

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

02772

DATE SUBMITTED: <u>January 18, 2006</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>January 25, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 700 University Avenue

ALDERMANIC DISTRICT: 8

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Madison Real Estate Properties (0) Potter Lawson, Inc.  
University of Wisconsin-Madison (0)  
Executive Management, Inc. (Developer)

CONTACT PERSON: Rick Gilbertsen, Potter Lawson, Inc.  
Address: 15 Ellis Potter Court  
Madison, WI 53711  
Phone: 608/274-2741  
Fax: 608/274-3674  
E-mail address: rickg@potterlawson.com



**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

# UNIVERSITY SQUARE

## MADISON, WISCONSIN

### Potter Lawson

Architect  
15 Ellis Potter Court  
Madison, WI 53711

### Structural Engineer

Arnold & O'Sheridan, Inc.  
1111 Deming Way  
Madison, WI 53703

### HVAC - Electrical - Plumbing - Fire Protection

KJWW ENGINEERING  
802 West Broadway, Suite 312  
Madison, WI 53713

### Landscape and Civil Engineering Design

JJR  
625 Williamson Street  
Madison, WI 53703

### Vertical Transportation

Lerch, Bates and Associates, Inc.  
100 West Monroe Street, Suite 1201  
Chicago, IL 60603

### Telecommunications Consultant

Intelligent Network Solutions  
10300 West Bluemound Road, STE A  
Wauwatosa, WI 53226

### Transportation Consultant

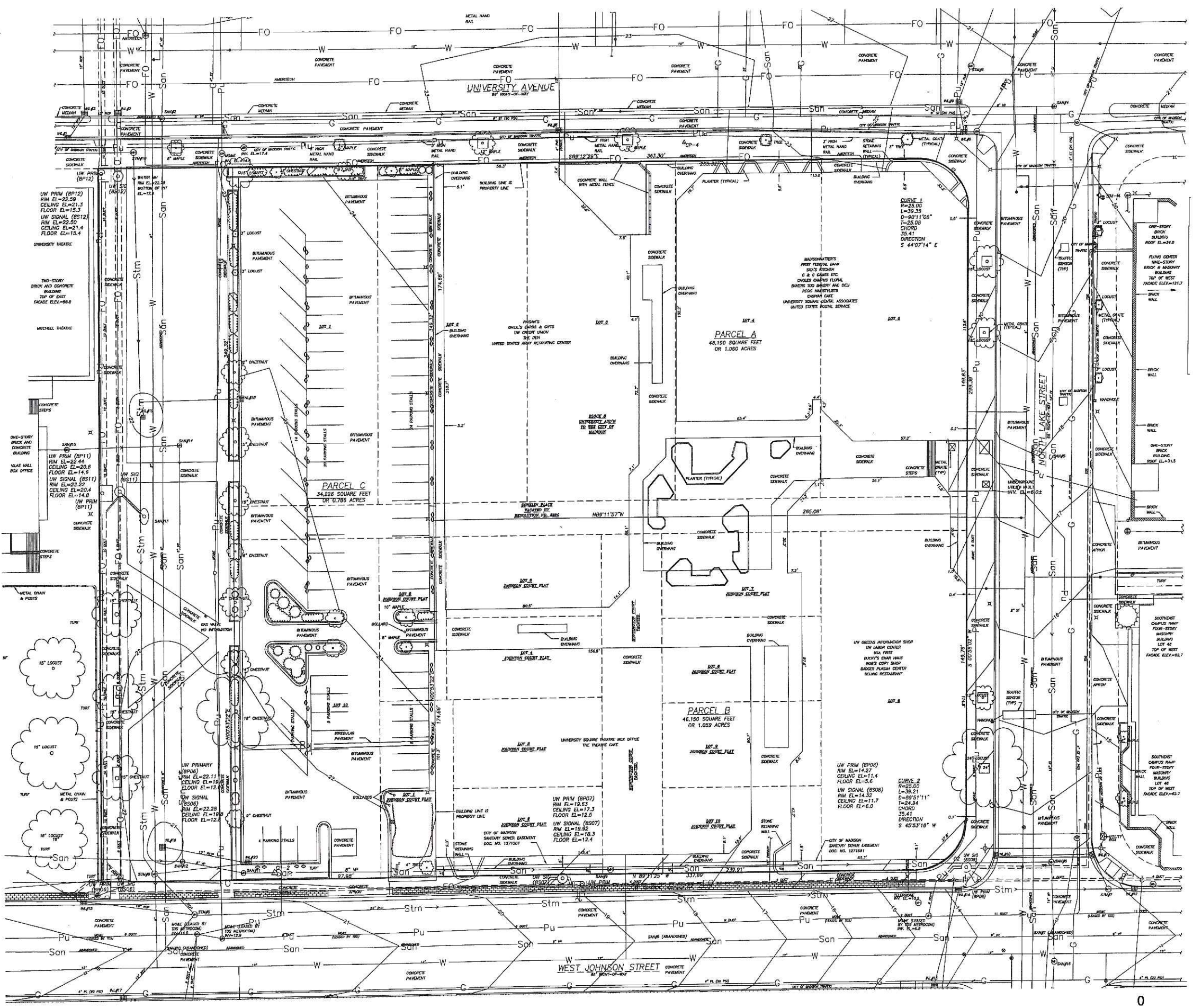
HNTB  
10 East Doty Street, Ste 615  
Madison, WI 53703

11 JANUARY 06



## University Square Development

## Site Context Photos



**LEGEND**

△ CP-1	CONTROL POINT LOCATION	— W	WATER MAIN
⊙ BM-1	BENCHMARK LOCATION	— P	UNDERGROUND ELECTRICAL POWER
○	PARKING METER	— FO	OVERHEAD ELECTRICAL POWER
○	UTILITY MANHOLE	— FO	UNDERGROUND FIBER OPTIC
○	UTILITY VAULT OR PEDESTAL	— T	UNDERGROUND TELEPHONE
○	STREET LIGHT POLE	— S	SANITARY SEWER
○	FIRE HYDRANT	— S	STORM SEWER
○	WATER VALVE	— G	GAS MAIN
○	STREET SIGN	— F	FENCE
○	DECIDUOUS TREE	— C	CONCRETE CURB
○	EVERGREEN TREE	— TL	TREE LINE
○	EVERGREEN SHRUB	— 35	INDEXED CONTOUR
○	CURB INLET	—	INTERMEDIATE CONTOUR
○	SUBSURFACE CONDUIT	—	BUILDING
○	PROPERTY CORNER FOUND	—	METAL HAND RAIL
○	RAILROAD SPIKE	—	
○	PROPERTY CORNER FOUND	—	
○	3/4" REBAR	—	

- NOTES**
- ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED UPON CITY OF MADISON DATUM. U.S.G.S. DATUM = CITY OF MADISON + 845.60.
  - CONTOUR INTERVAL IS ONE (1) FEET.
  - EXISTING CONDITIONS SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. BETWEEN AUGUST 29 AND SEPTEMBER 14, 2001. POINT DATA WAS COLLECTED WITH TOTAL STATION AND DATA COLLECTOR.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGER'S HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511

**LEGAL DESCRIPTION**

**PARCEL A (Furnished)**

Part of Block Six (6), University Addition to Madison, and part of vacated Conklin Place, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North quarter corner of Section Twenty-Three (23), Township Seven (7) North, Range Nine (9) East, City of Madison, Dane County, Wisconsin; thence South 36°21'35" West, 693.12 feet; thence South 00°57'02" West, 99.0 feet; thence North 89°12'29" West, 521.56 feet along the Southerly right-of-way line of University Avenue to a point of curve, the said point being the point of beginning; thence Southeast on a curve to the right, convex to the Northeast and having a radius of 25 feet and a chord that bears South 44°07'14" East, 35.41 feet to a point of tangency on the Westerly right-of-way line of North Lake Street; thence South 00°58'02" West, 149.63 feet along the Westerly right-of-way line of North Lake Street; thence North 89°11'57" West, 265.08 feet; thence North 00°53'22" East, 174.66 feet to the Southerly right-of-way line of University Avenue; thence South 89°12'29" East, 240.42 feet along the Southerly right-of-way line of University Avenue to the point of beginning.

**PARCEL B (Furnished)**

The Plat of Johnson Court and Part of Block Six (6), University Addition to Madison, and vacated Huntington Court and part of vacated Conklin Place, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North quarter corner of Section Twenty-Three (23), Township Seven (7) North, Range Nine (9) East, in the City of Madison, Dane County, Wisconsin; thence South 36°21'35" West, 693.12 feet; thence South 00°57'02" West, 99 feet; thence North 89°12'29" West along the Southerly right-of-way line of University Avenue 496.48 feet; thence South 00°58'02" West along the Westerly right-of-way line of North Lake Street 174.71 feet to the point of beginning of this description; thence continuing South 00°58'02" West along the Westerly right-of-way line of North Lake Street, 149.76 feet to a point of curve; thence Southwesterly on a curve to the right which has a radius of 25 feet and a chord which bears South 45°53'18" West, 35.31 feet to a point of tangency and the Northerly right-of-way line of West Johnson Street; thence North 89°11'25" West along said right-of-way line, 239.91 feet; thence North 00°53'22" East, 174.66 feet; thence South 89°11'57" East, 265.08 feet to the point of beginning.

**PARCEL C**

A parcel of land being all of Lots One (1) and Ten (10), part of Lot Two (2), and part of vacated Conklin Place of Block Six (6), University Addition to the City of Madison, recorded in Volume A of plats on Page Nine (9); and part of Lots One (1) and Five (5) of Johnson Court, recorded in Volume on Page as Document No. all located in the Northwest quarter (NW ¼), Section Twenty-Three, Town Seven North (7N), Range Nine East (9E), City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North quarter corner of said Section Twenty-Three (23); thence S 36°21'35" W, 693.12 feet; thence S 00°57'02" W, 99 feet; thence along the Southerly right-of-way line of University Avenue, N 89°12'29" W, 496.48 feet; thence along the Westerly right-of-way line of North Lake Street, S 00°58'02" W, 349.40 feet to the northerly right-of-way line of West Johnson Street; thence along said northerly right-of-way line of West Johnson Street, N 89°11'25" W, 239.91 feet to the point of beginning; thence continuing along said northerly right-of-way line of West Johnson Street, N 89°11'25" W, 97.98 feet to the easterly right-of-way line of vacated North Murray Street; thence along said easterly right-of-way line of North Murray Street, N 00°53'22" E, 349.32 feet to the southerly right-of-way line of University Avenue; thence along said southerly right-of-way line of University Avenue, S 89°12'29" E, 97.98 feet; thence S 00°53'22" W, 349.32 feet to the point of beginning.

**SURVEYOR'S CERTIFICATE**

I, Dave M. Jenkins, Registered Land Surveyor, hereby certify that this topographic survey and map is correct to the best of my knowledge and belief with the information provided.

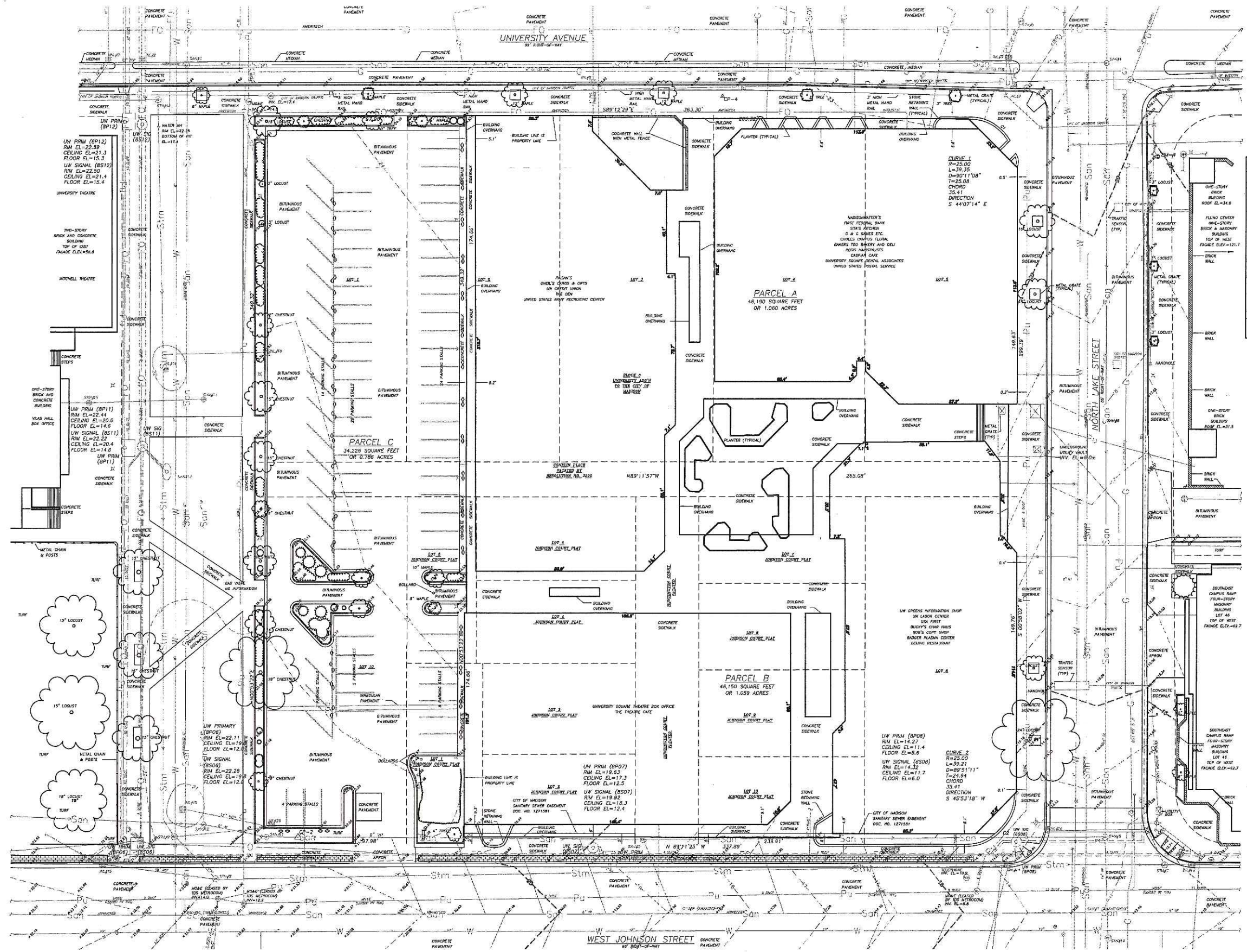
Dave M. Jenkins, S-2255  
Registered Land Surveyor

Date \_\_\_\_\_

SCALE IN FEET

Vicinity Map  
Not to Scale

TO OBTAIN LOCATIONS OF PROPOSED UNDERGROUND UTILITIES, BEFORE YOU DIG, CALL DIGGER'S HOTLINE 1-800-242-8511. TOLL FREE. BE RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREBY.



SANITARY SEWER MANHOLES					
Manhole ID	Rim Elevation	Invert Elevation	Diameter	Pipe Size	Pipe Type
SMW1	21.10	19.5	18"	18"	RCP
SMW2	22.93	19.5	18"	18"	RCP
SMW3	18.53	17.2	18"	18"	RCP
SMW4	20.79	17.2	18"	18"	RCP
SMW5	17.66	15.0	18"	18"	RCP
SMW6	18.58	15.0	18"	18"	RCP
SMW7	18.08	15.0	18"	18"	RCP
SMW8	18.80	15.0	18"	18"	RCP
SMW9	18.81	15.0	18"	18"	RCP
SMW10	21.30	19.5	18"	18"	RCP
SMW11	22.13	19.5	18"	18"	RCP
SMW12	21.80	19.5	18"	18"	RCP
SMW13	22.47	19.5	18"	18"	RCP
SMW14	22.27	19.5	18"	18"	RCP
SMW15	22.50	19.5	18"	18"	RCP
SMW16	18.87	15.0	18"	18"	RCP

STORM SEWER INLETS					
Manhole ID	Rim Elevation	Invert Elevation	Diameter	Pipe Size	Pipe Type
SI1	21.41	19.8	18"	18"	RCP
SI2	22.15	19.8	18"	18"	RCP
SI3	22.19	19.8	18"	18"	RCP
SI4	21.48	19.8	18"	18"	RCP
SI5	21.45	19.8	18"	18"	RCP
SI6	22.09	19.8	18"	18"	RCP
SI7	21.55	19.8	18"	18"	RCP
SI8	21.24	19.8	18"	18"	RCP
SI9	21.49	19.8	18"	18"	RCP
SI10	18.43	15.0	18"	18"	RCP
SI11	17.82	15.0	18"	18"	RCP
SI12	17.58	15.0	18"	18"	RCP
SI13	18.08	15.0	18"	18"	RCP
SI14	18.08	15.0	18"	18"	RCP
SI15	21.35	19.8	18"	18"	RCP
SI16	20.60	19.8	18"	18"	RCP
SI17	21.52	19.8	18"	18"	RCP
SI18	21.55	19.8	18"	18"	RCP
SI19	21.38	19.8	18"	18"	RCP
SI20	21.4	19.8	18"	18"	RCP
SI21	22.4	19.8	18"	18"	RCP

STORM SEWER MANHOLES					
Manhole ID	Rim Elevation	Invert Elevation	Diameter	Pipe Size	Pipe Type
SMW1	21.70	17.4	18"	18"	RCP
SMW2	21.85	17.0	24"	24"	RCP
SMW3	22.11	17.0	18"	18"	RCP
SMW4	22.88	17.0	24"	24"	RCP
SMW5	20.47	15.4	24"	24"	RCP
SMW6	21.47	16.0	18"	18"	RCP
SMW7	18.11	15.0	18"	18"	RCP
SMW8	21.43	15.7	18"	18"	RCP
SMW9	22.10	15.7	18"	18"	RCP
SMW10	22.10	15.7	18"	18"	RCP
SMW11	22.4	15.7	18"	18"	RCP

BENCHMARKS	
Benchmark ID	Description
BM-1	21.00 Top of curb of University Avenue
BM-2	21.00 Top of curb of Johnson Street
BM-3	21.10 Top of curb of Johnson Street
BM-4	18.87 Top of curb of Johnson Street

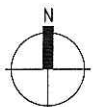
CONTROL POINTS	
Control Point	Elevation
CP-1	1856.21
CP-2	1858.51
CP-3	2388.48
CP-4	2371.89
CP-5	2384.32

- LEGEND**
- △ CP-1 CONTROL POINT LOCATION
  - BM-1 BENCHMARK LOCATION
  - PARKING METER
  - UTILITY MANHOLE
  - UTILITY VALVE OR PEDESTAL
  - STREET LIGHT POLE
  - FIRE HYDRANT
  - WATER VALVE
  - STREET SIGN
  - DECIDUOUS TREE
  - EVERGREEN TREE
  - EVERGREEN SHRUB
  - CURB INLET
  - SUBSURFACE CONDUIT
  - PROPERTY CORNER FOUND
  - RAILROAD SPIKE
  - WATER MAIN
  - UNDERGROUND ELECTRICAL
  - OVERHEAD ELECTRICAL
  - UNDERGROUND FIBER OPTIC
  - UNDERGROUND TELEPHONE
  - SANITARY SEWER
  - STORM SEWER
  - GAS MAIN
  - CONCRETE CURB
  - TREE LINE
  - INDEXED CONTOUR
  - INTERMEDIATE CONTOUR
  - BUILDING
  - METAL HAND RAIL

- NOTES**
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  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGER'S HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
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1" = 50'-0"



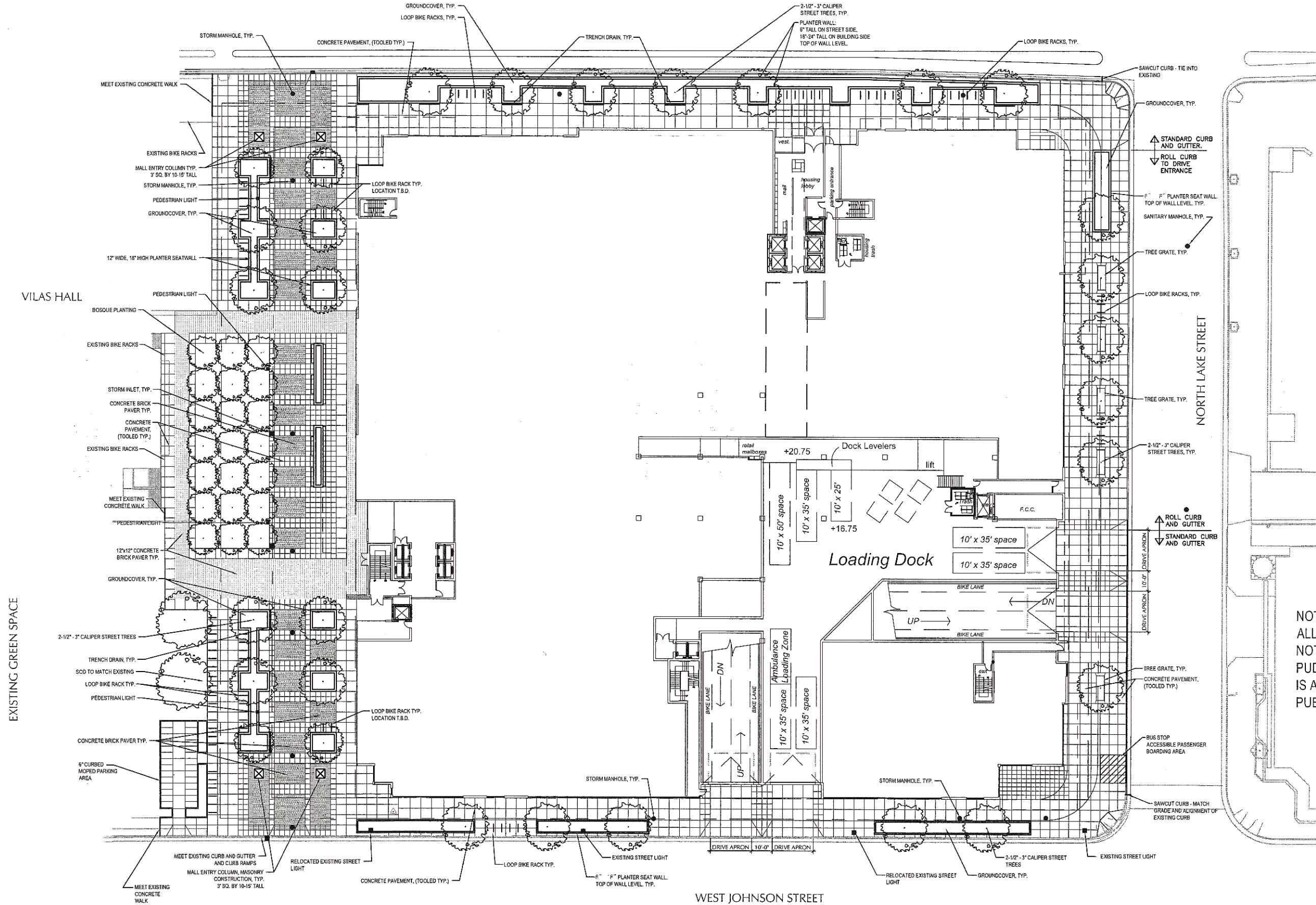
# University Square Development

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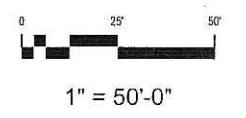
# Existing Conditions Plan

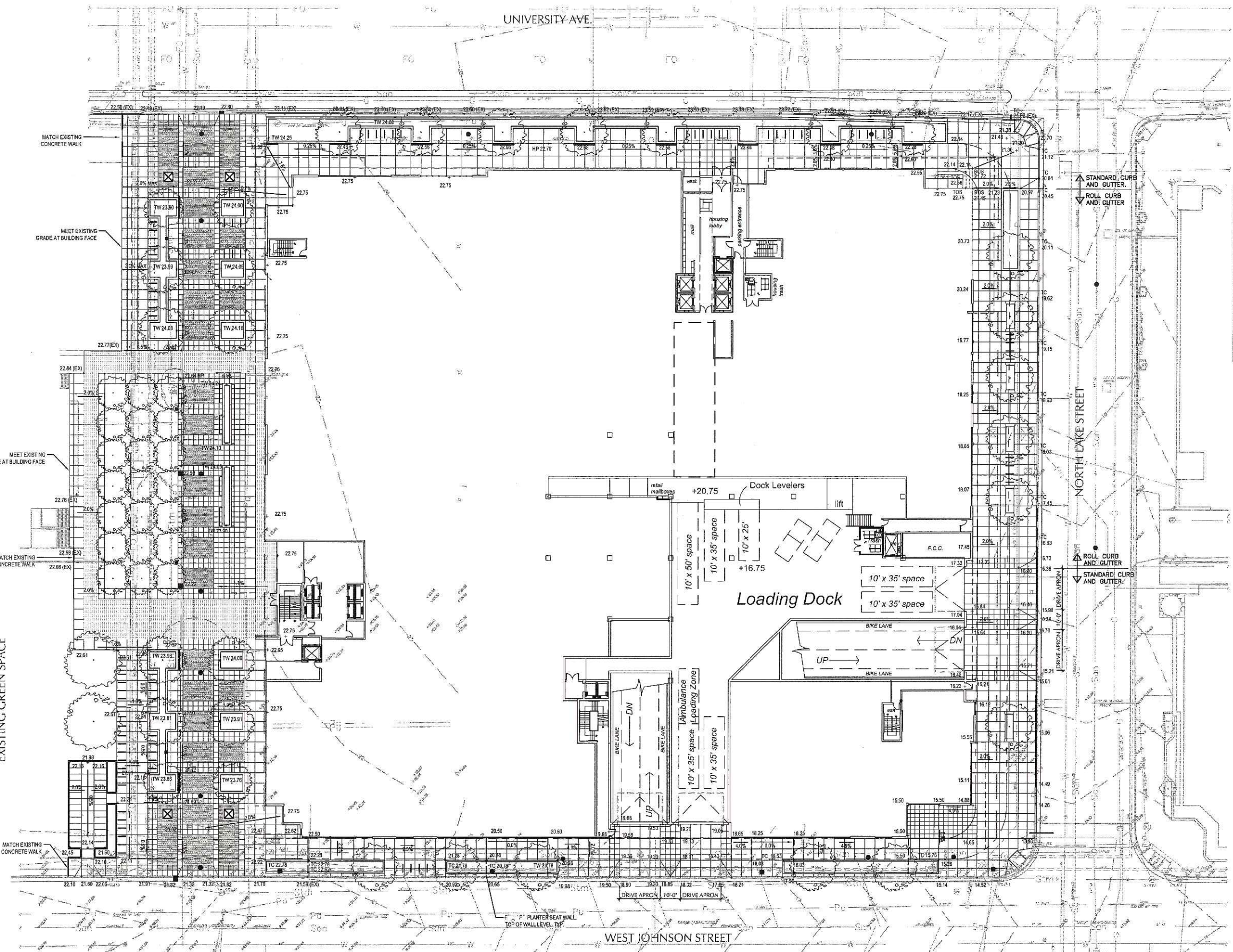


UNIVERSITY AVE.



NOTE:  
ALL WORK PROPOSED IN THE RIGHT OF WAY IS NOT BEING APPROVED AS A PART OF THE PUD-GDP-SIP. ALL WORK IN THE RIGHT OF WAY IS APPROVED SEPARATELY BY THE BOARD OF PUBLIC WORKS, CITY OF MADISON.





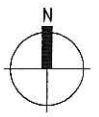
- LEGEND**
- - - - - GRADE BREAK LINE
  - 2.0% - DRAINAGE DIRECTION AND SLOPE
  - + 16.58 - SPOT ELEVATION
  - TC - TOP OF CURB
  - TW - TOP OF WALL
  - - - - - MATCH EXISTING GRADE
  - (EX) - EXISTING ELEVATION

**NOTES**

1. MAXIMUM CROSS SLOPE ON ALL PRIMARY WALKWAYS SHALL NOT EXCEED 2%.



1" = 50'-0"

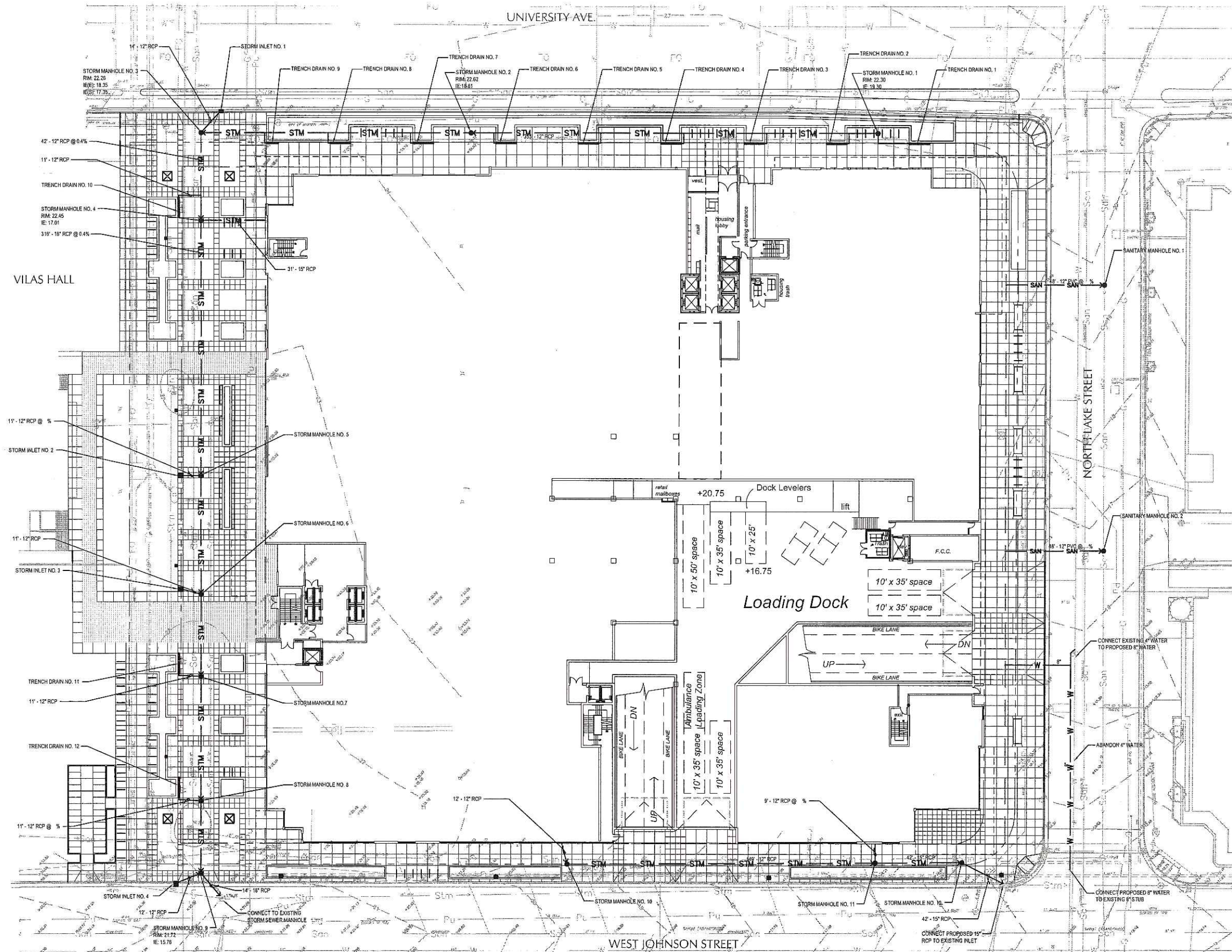


**University Square Development**

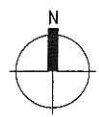
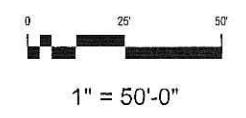
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**Grading Plan**

JJR



- LEGEND**
- TRENCH DRAIN
  - - SANITARY OR STORM MANHOLE
  - - WATER VALVE
  - - STORM SEWER INLET
  - STM — - STORM SEWER
  - SAN — - SANITARY SEWER
  - W — - WATERMAIN



**University Square Development**

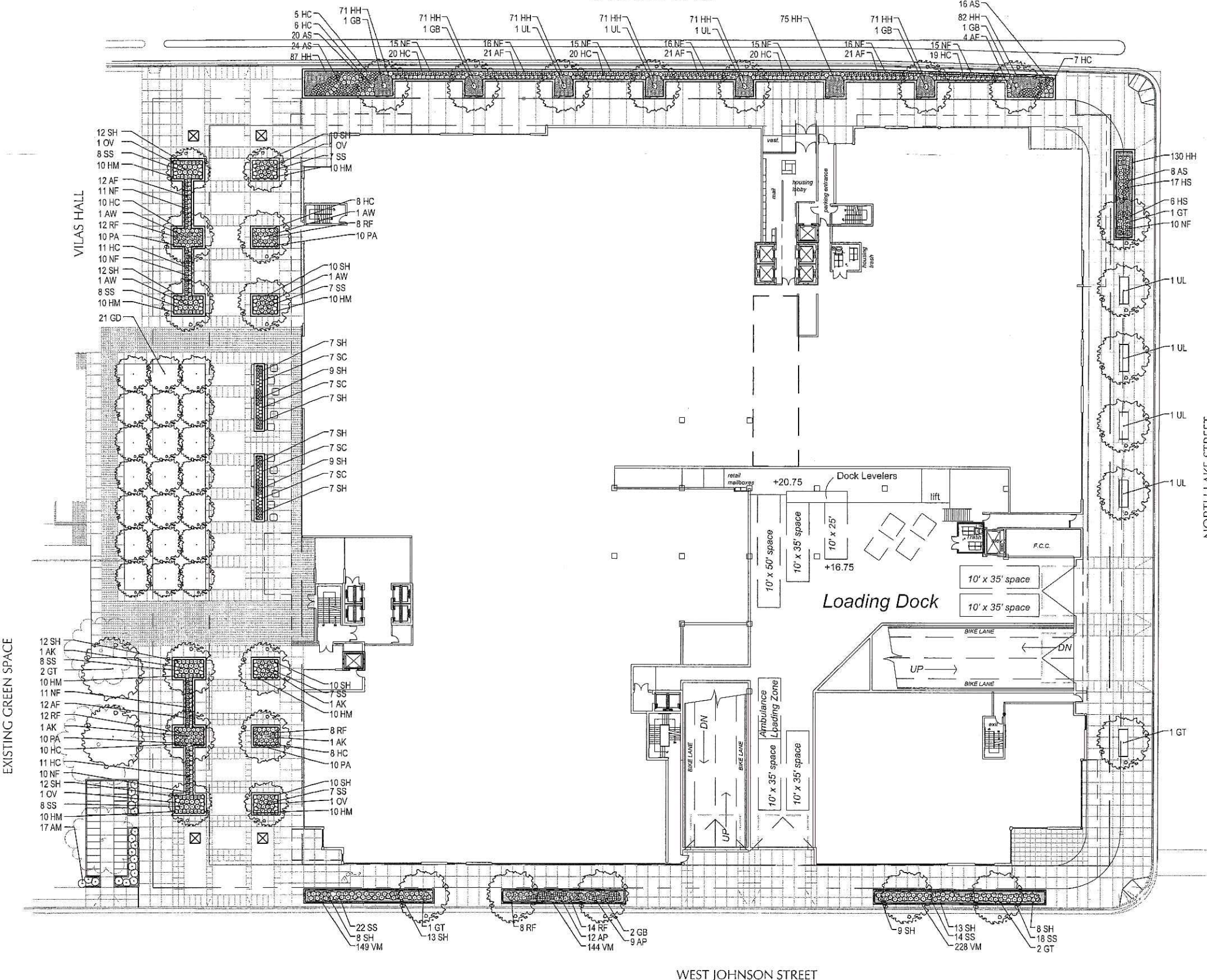
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**Site Utility Plan**

**JJR**



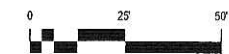
UNIVERSITY AVENUE



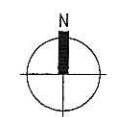
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME - COMMON NAME	SIZE	ROOT	SPACING
<b>DECIDUOUS TREES</b>					
AK	4	Acer truncatum 'Keithform' NORWEGIAN SUNSET MAPLE	2 1/2" GAL.	B&B	SEE PLAN
AW	4	Acer x freemanii 'Autumn Blaze' AUTUMN BLAZE MAPLE	2 1/2" GAL.	B&B	SEE PLAN
GB	6	Ginkgo biloba 'Autumn Gold' AUTUMN GOLD GINKGO	2 1/2" GAL.	B&B	SEE PLAN
GT	7	Gleditsia triacanthos 'Skyline' SKYLINE HONEYLOCUST	2 1/2" GAL.	B&B	SEE PLAN
OV	4	Ostrya virginiana IRONWOOD	2 1/2" GAL.	B&B	SEE PLAN
UL	8	Ulmus x 'Morton' ACCOLADE ELM	2 1/2" GAL.	B&B	SEE PLAN
GD	21	Gymnocladus dioica 'Espresso' KENTUCKY COFFEE TREE	2 GAL.	B&B	SEE PLAN
<b>DECIDUOUS SHRUBS</b>					
AM	17	Aronia melanocarpa var. elata Glossy Black Chokeberry	24" HEIGHT	B&B	SEE PLAN
<b>PERENNIALS</b>					
AF	91	Aster novae-angliae 'Purple Dome' PURPLE DOME ASTER	1 GAL.	CONT.	18" O.C.
AP	21	Astilbe x arendsii 'Fanal' FANAL ASTILBE	1 GAL.	CONT.	18" O.C.
AS	68	Astilbe x arendsii 'Snowdrift' SNOWDRIFT ASTILBE	1 GAL.	CONT.	18" O.C.
HC	168	Hemerocallis 'Chicago Apache' CHICAGO APACHE DAYLILY	1 GAL.	CONT.	18" O.C.
HS	23	Hemerocallis 'Sunny Honey' SUNNY HONEY DAYLILY	1 GAL.	CONT.	18" O.C.
HM	80	Hemerocallis 'Mini Stella' MINI STELLA DAYLILY	1 GAL.	CONT.	18" O.C.
NF	160	Nepeta faassenii 'Walker's Low' WALKER'S LOW CATMINT	1 GAL.	CONT.	18" O.C.
RF	62	Rudbeckia fulgida 'Goldstrum' BLACK EYED SUSAN	1 GAL.	CONT.	18" O.C.
SS	124	Sedum spectabile 'Autumn Joy' AUTUMN JOY SEDUM	1 GAL.	CONT.	18" O.C.
<b>GRASSES</b>					
PA	40	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	1 GAL.	CONT.	18" O.C.
SH	185	Sporobolus heterolepis PRAIRIE DROPSEED	1 GAL.	CONT.	18" O.C.
SC	28	Schizachyrium scoparium LITTLE BLUESTEM	1 GAL.	CONT.	18" O.C.
<b>GROUNDCOVERS</b>					
HH	800	Hedera helix 'Thorndale' THORNDALE IVY	4"	CONT.	12" O.C.
VM	520	Vinca minor PERIWINKLE	4"	CONT.	12" O.C.

EXISTING GREEN SPACE



1" = 50'-0"

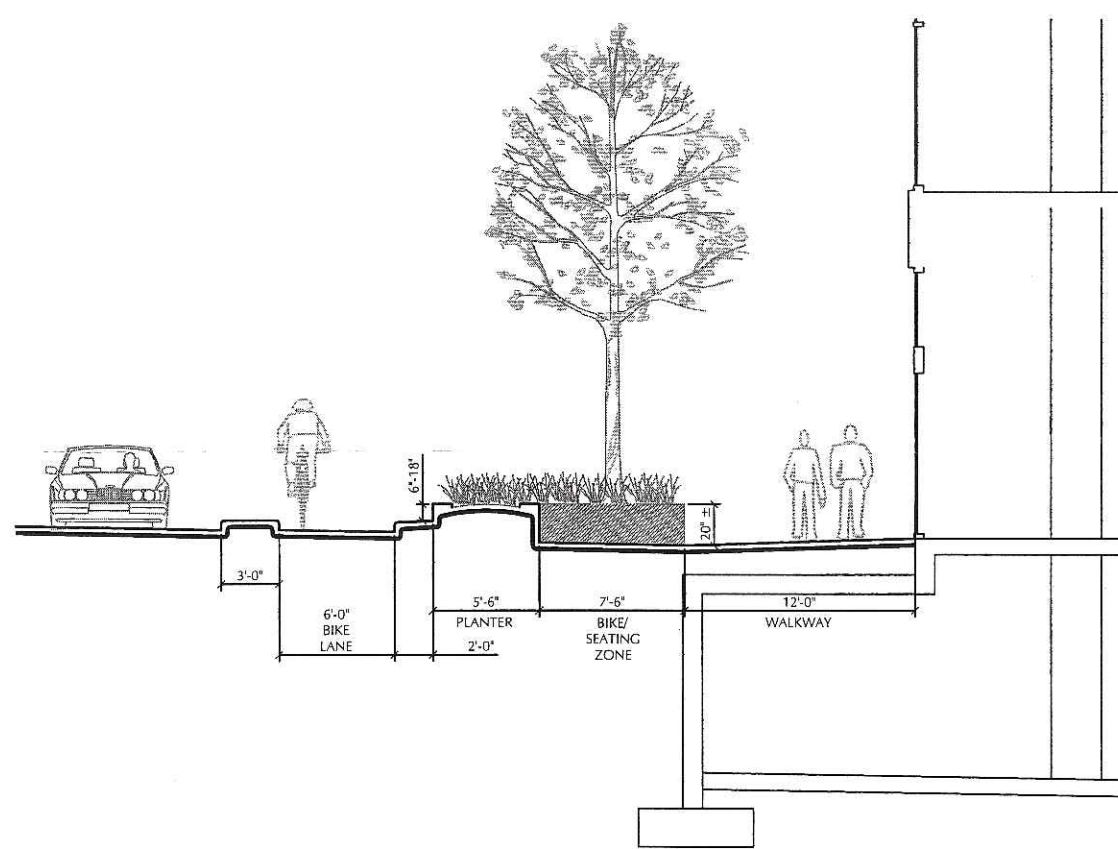


University Square Development

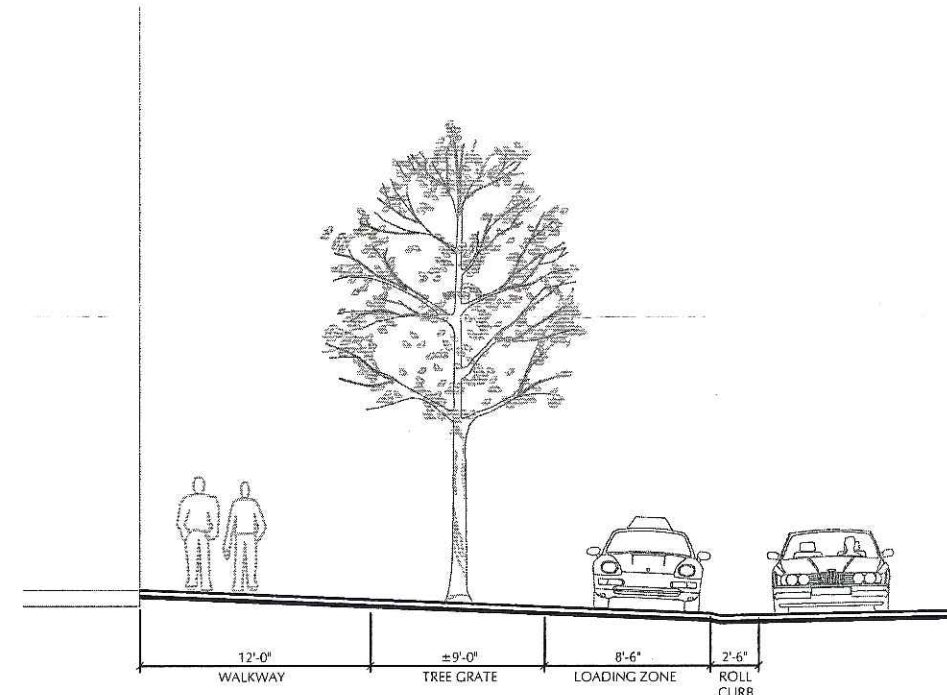
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Landscape Plan

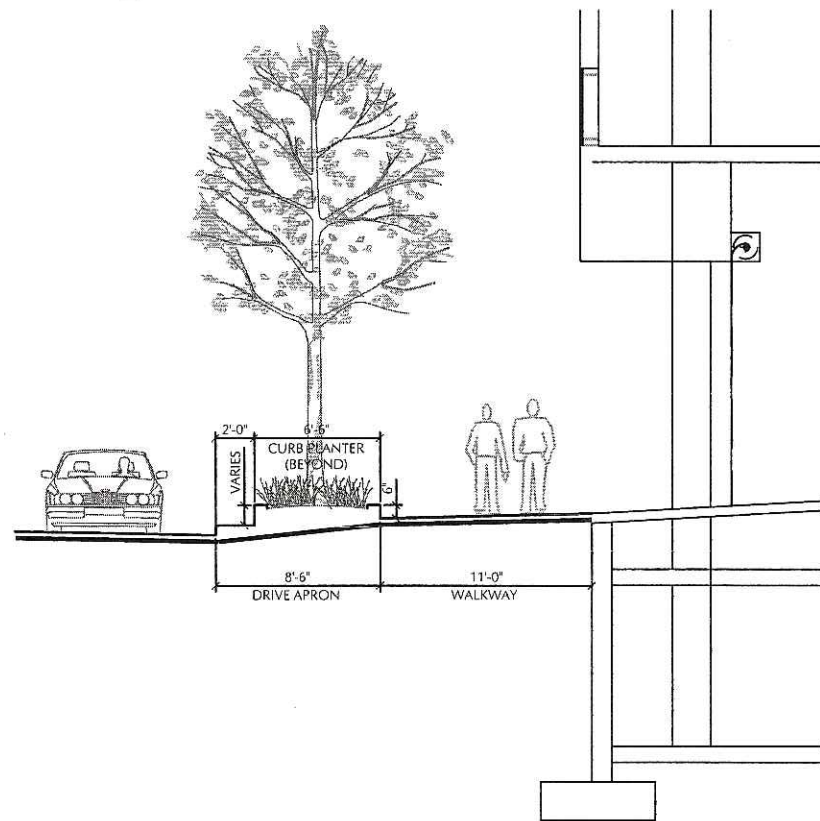




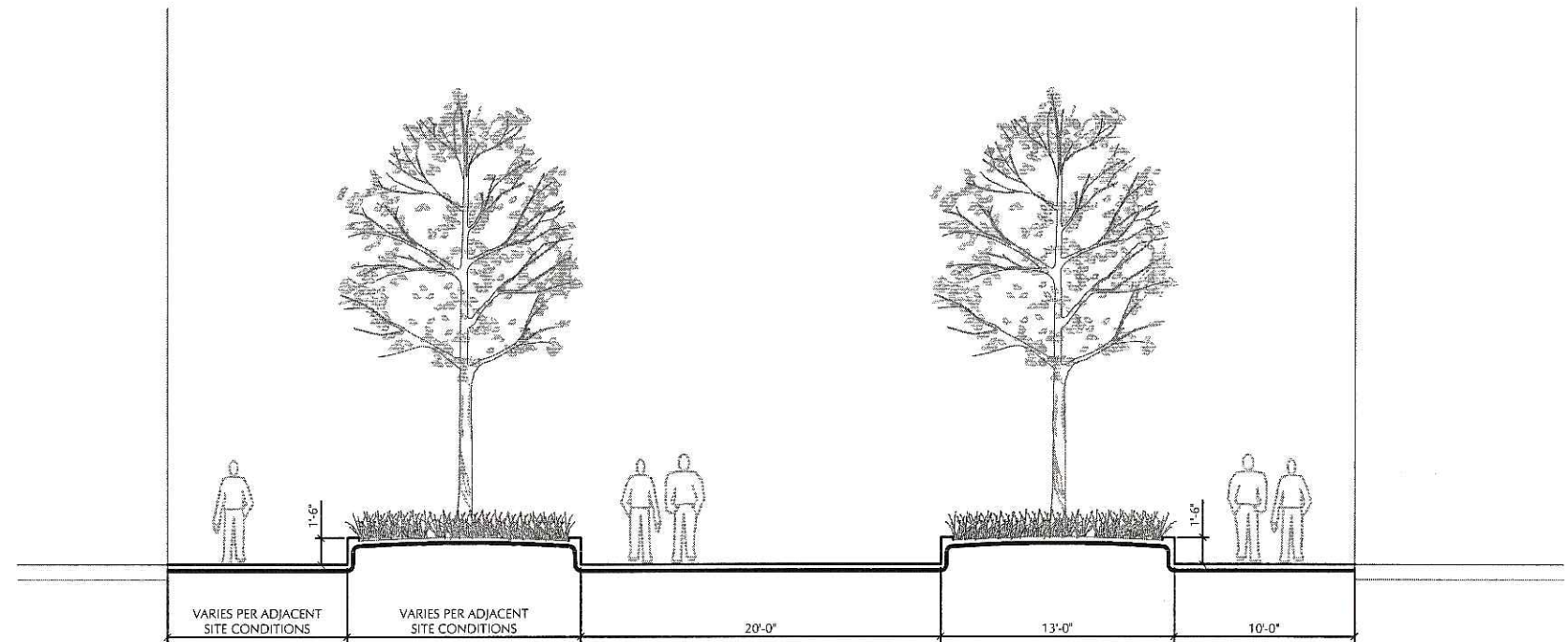
1 UNIVERSITY AVENUE SECTION  
1" = 10'



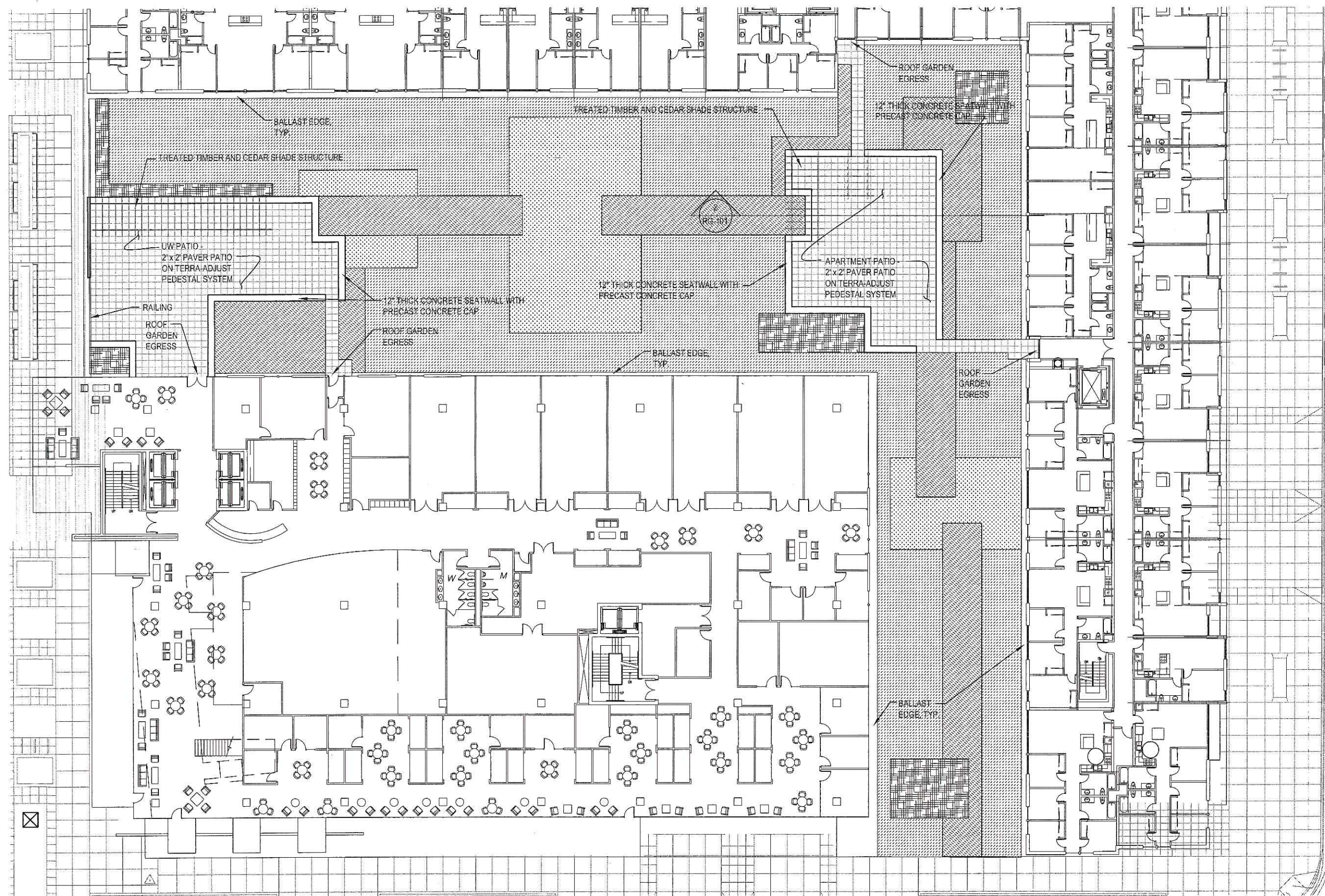
2 NORTH LAKE STREET SECTION @ TREE GRATE  
1" = 10'







3 WEST JOHNSON STREET SECTION  
1" = 10'

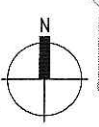
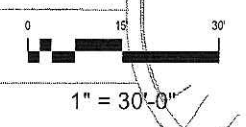


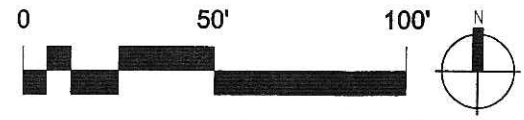
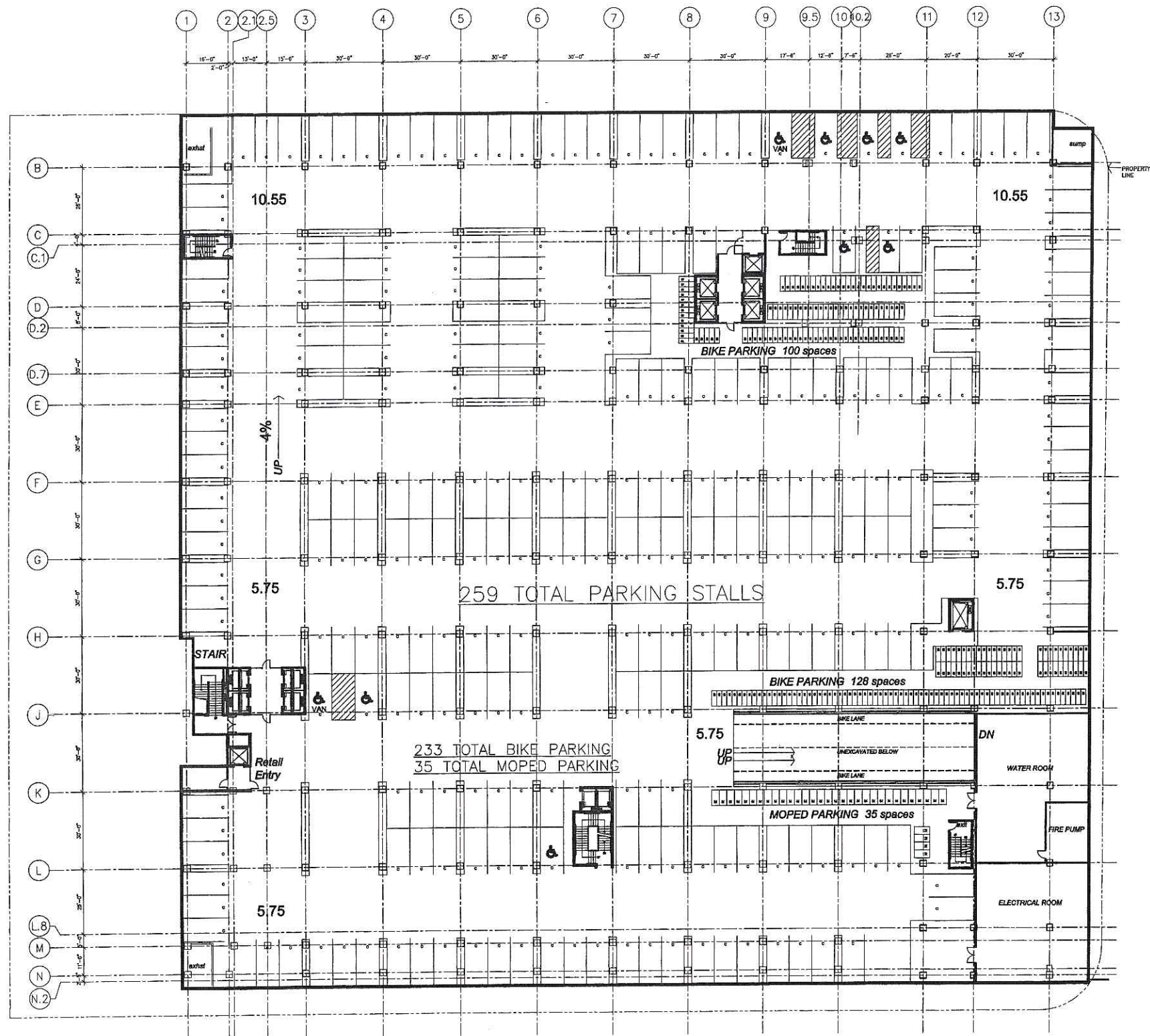
4 EAST CAMPUS MALL SECTION  
1" = 10'

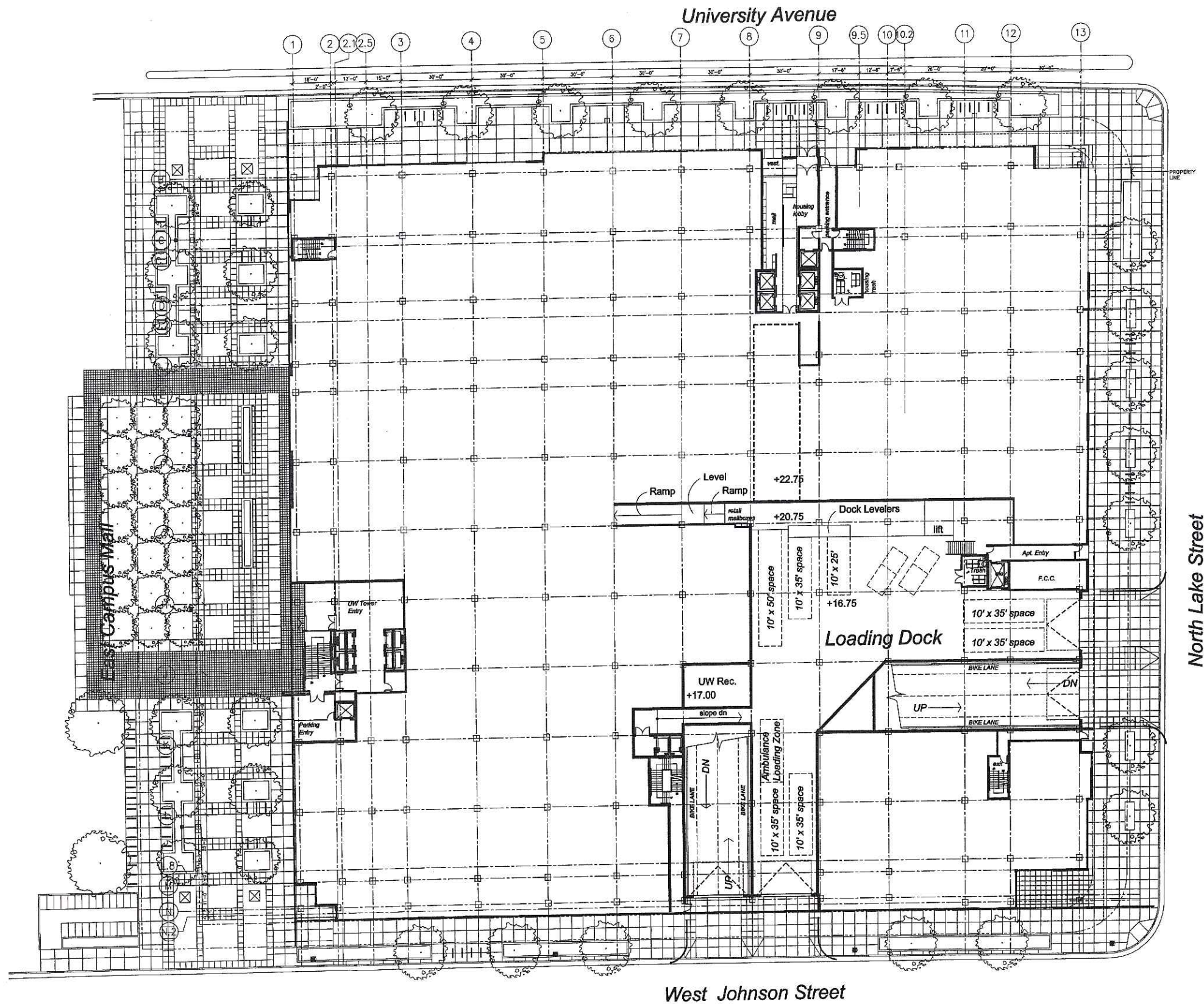


LEGEND

-  4 INCH TRAY, PLANT MIX A
-  4 INCH TRAY, PLANT MIX B
-  8 INCH TRAY, PLANT MIX C
-  8 INCH TRAY, PLANT MIX D



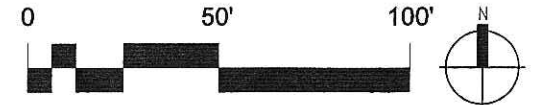




University Avenue

North Lake Street

West Johnson Street

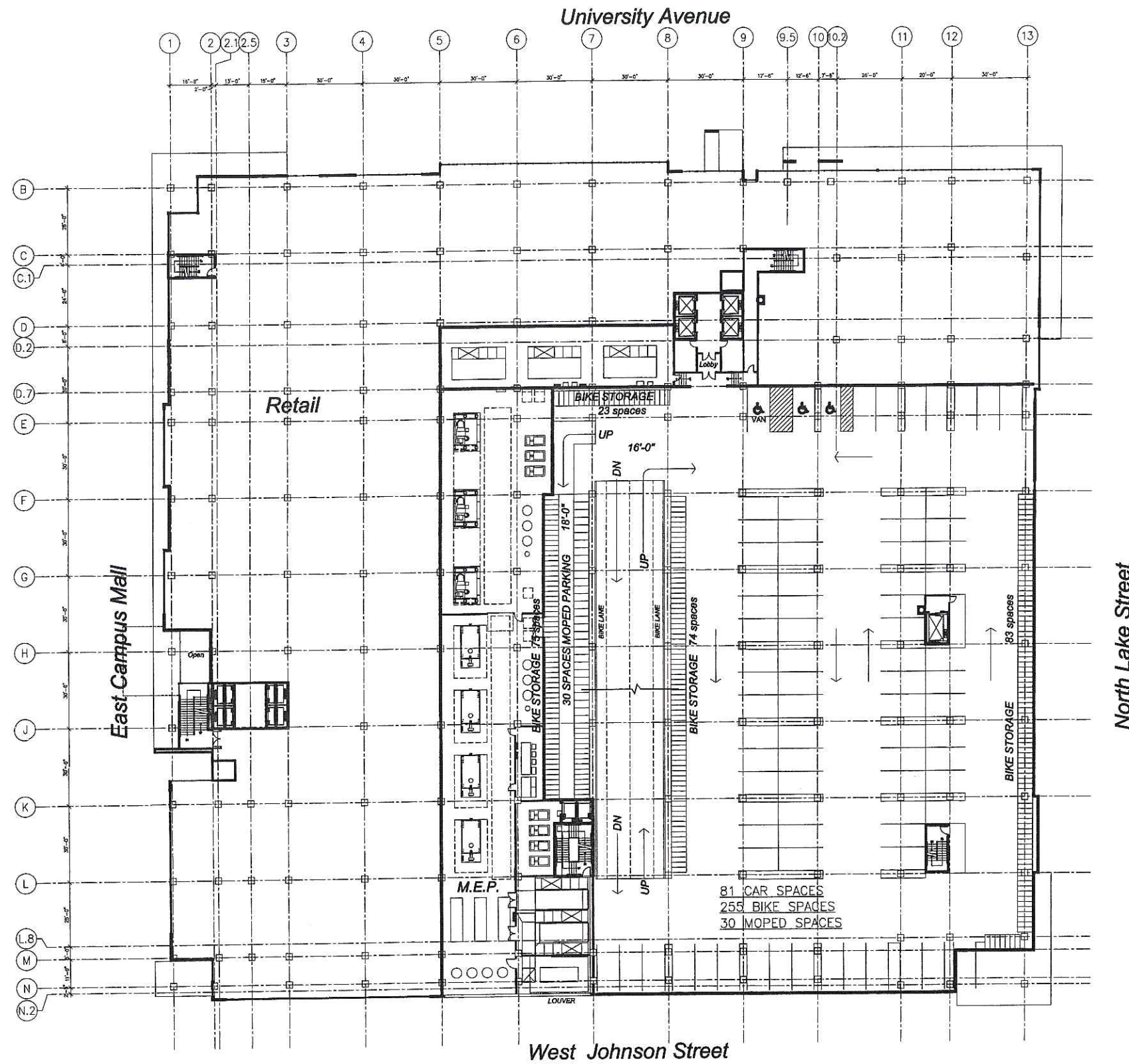


First Floor Plan

1" = 50'-0"

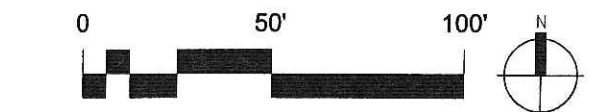
University Square Development

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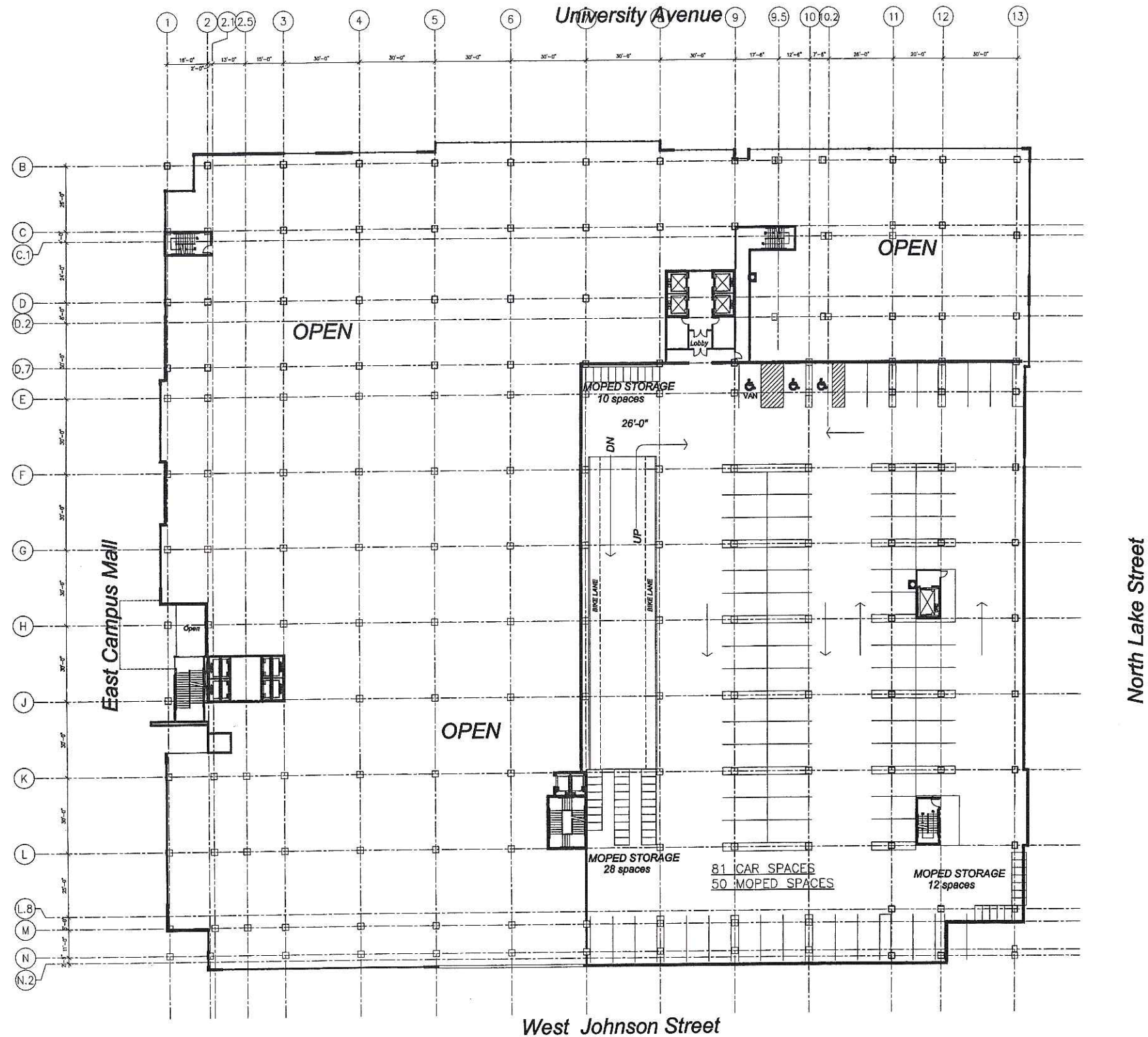
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Second Floor Parking Plan

1" = 50'-0"

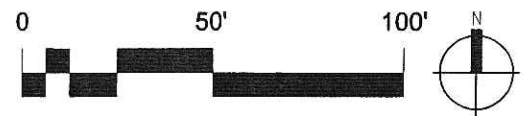
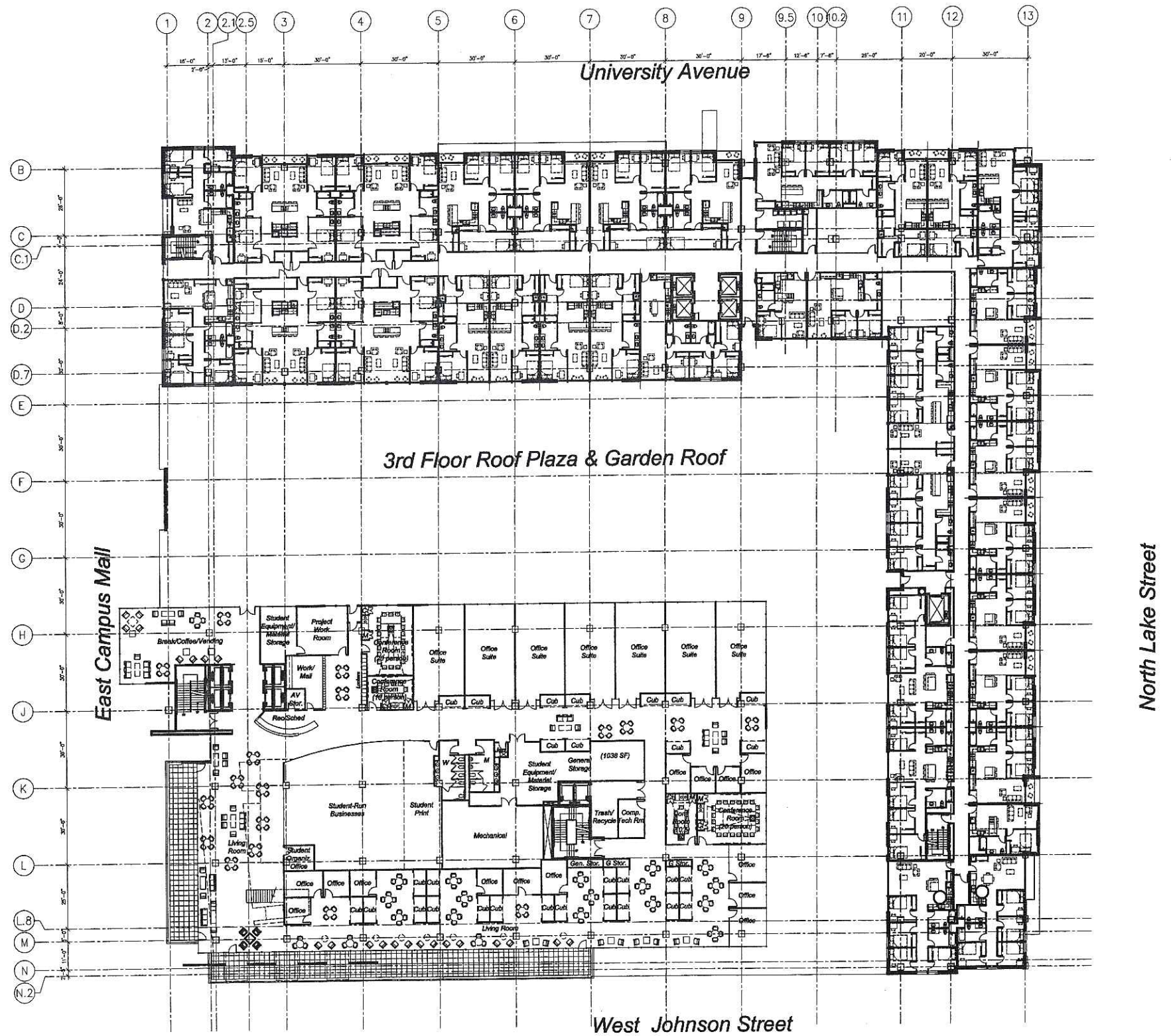


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Second Floor Upper Parking Plan

1" = 50'-0"



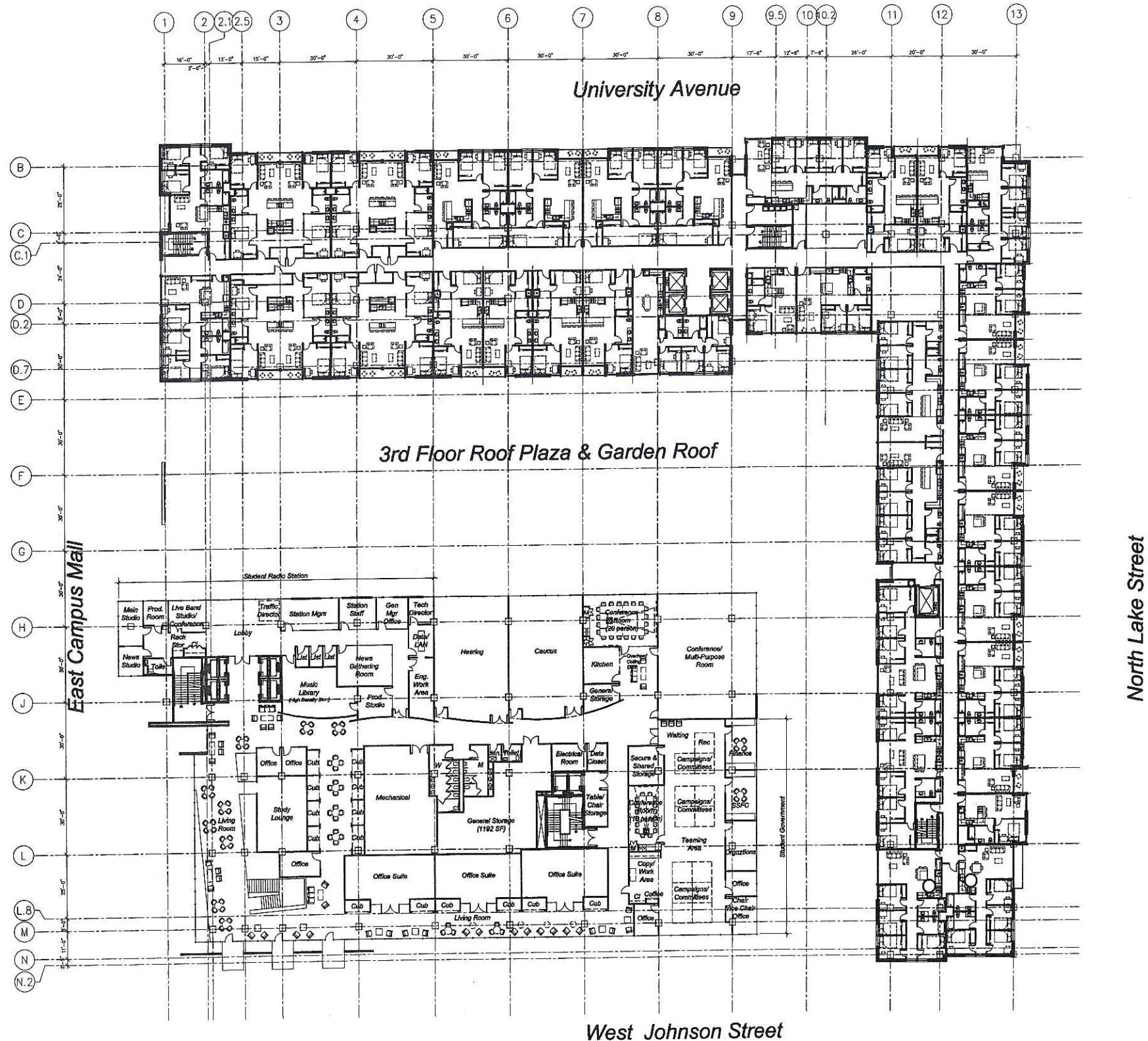
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**Third Floor Plan**

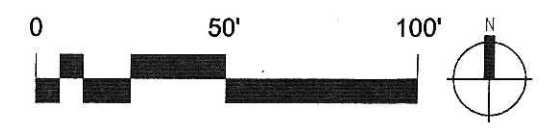
1" = 50'-0"





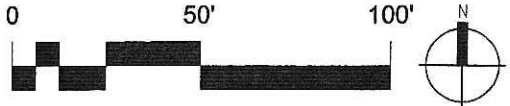
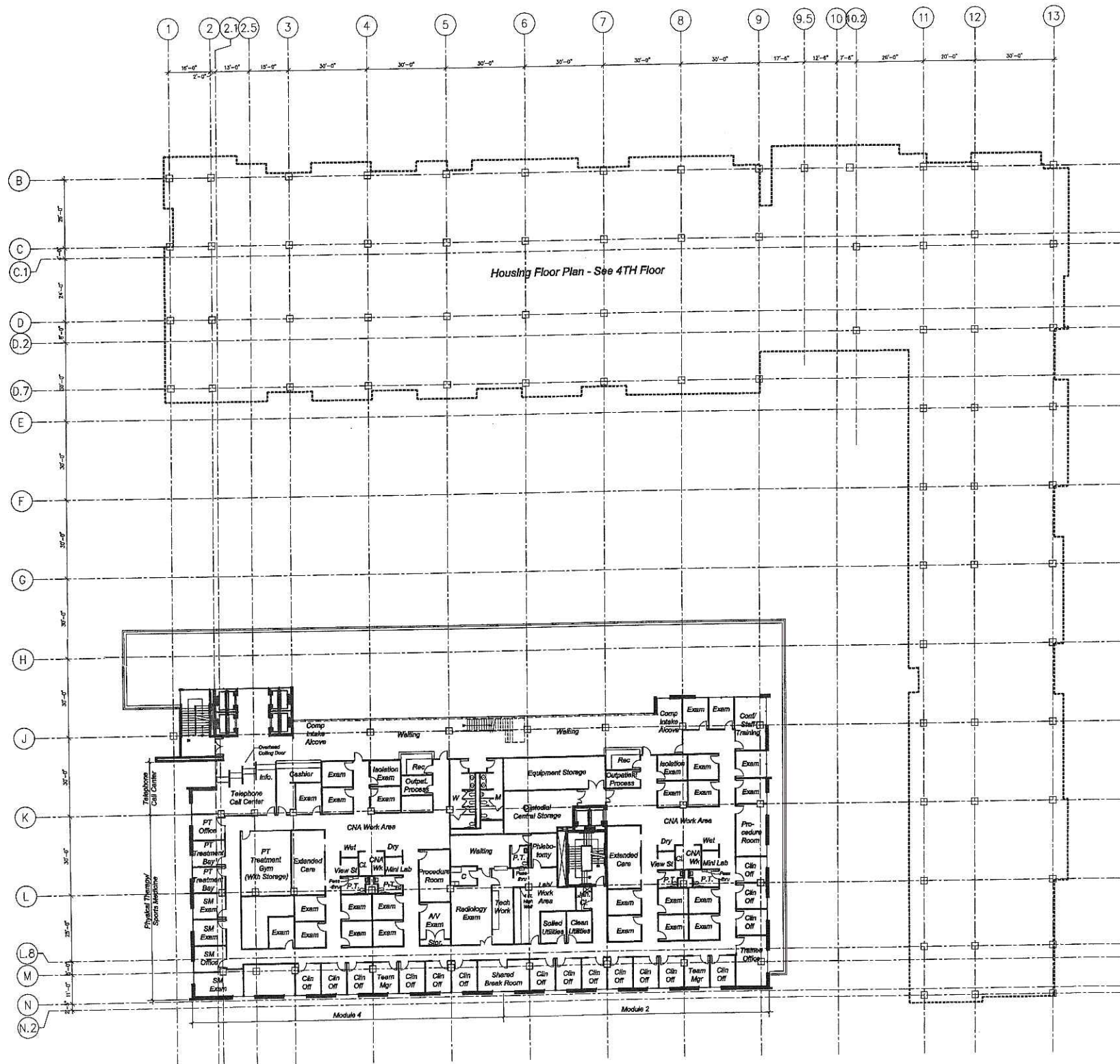
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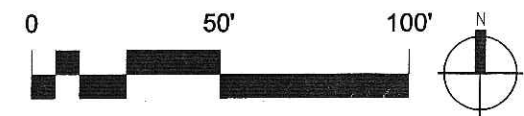
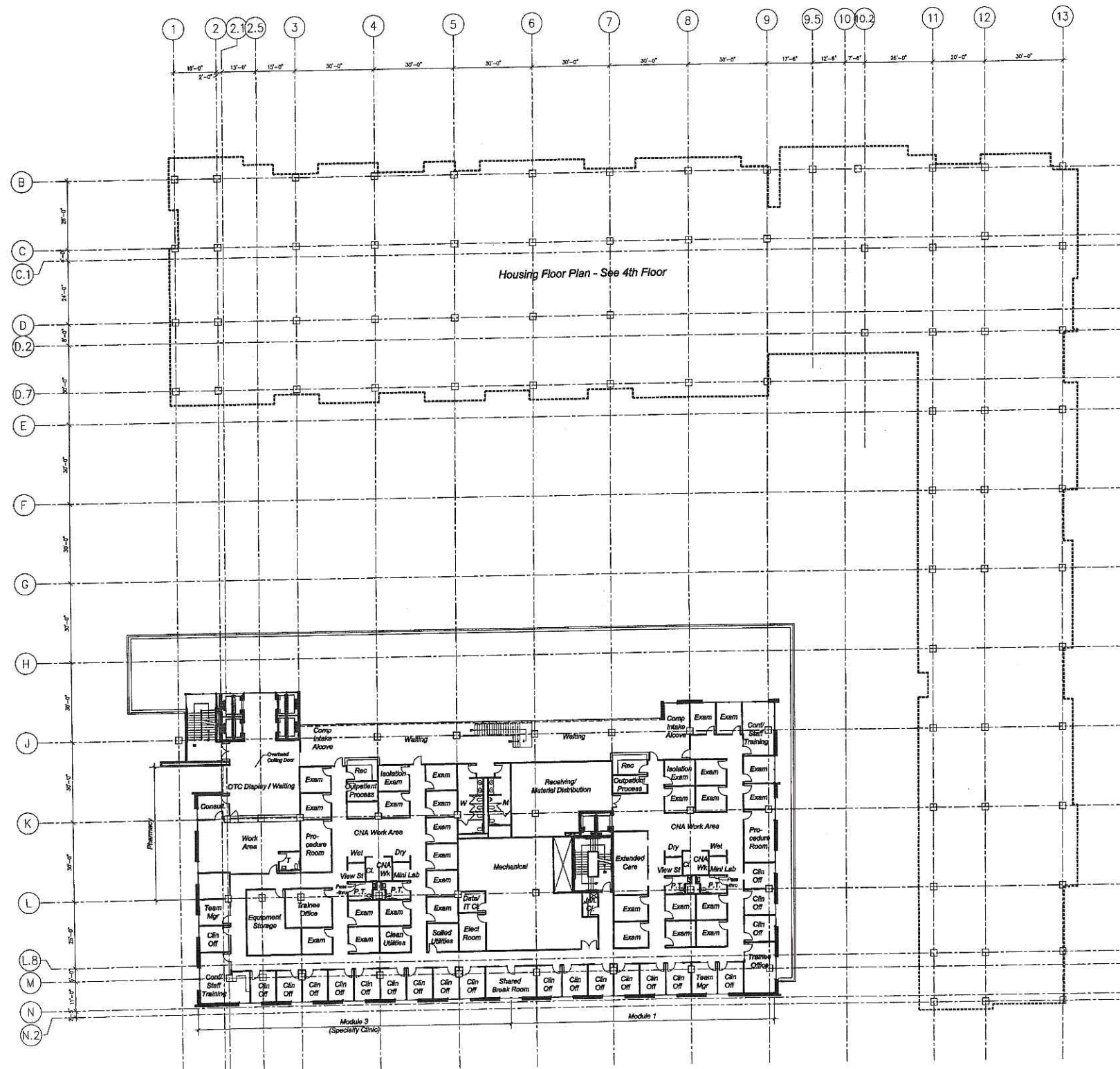
Fourth Floor Plan

1" = 50'-0"



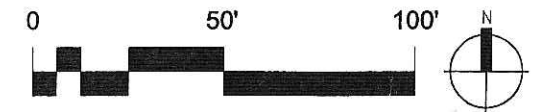
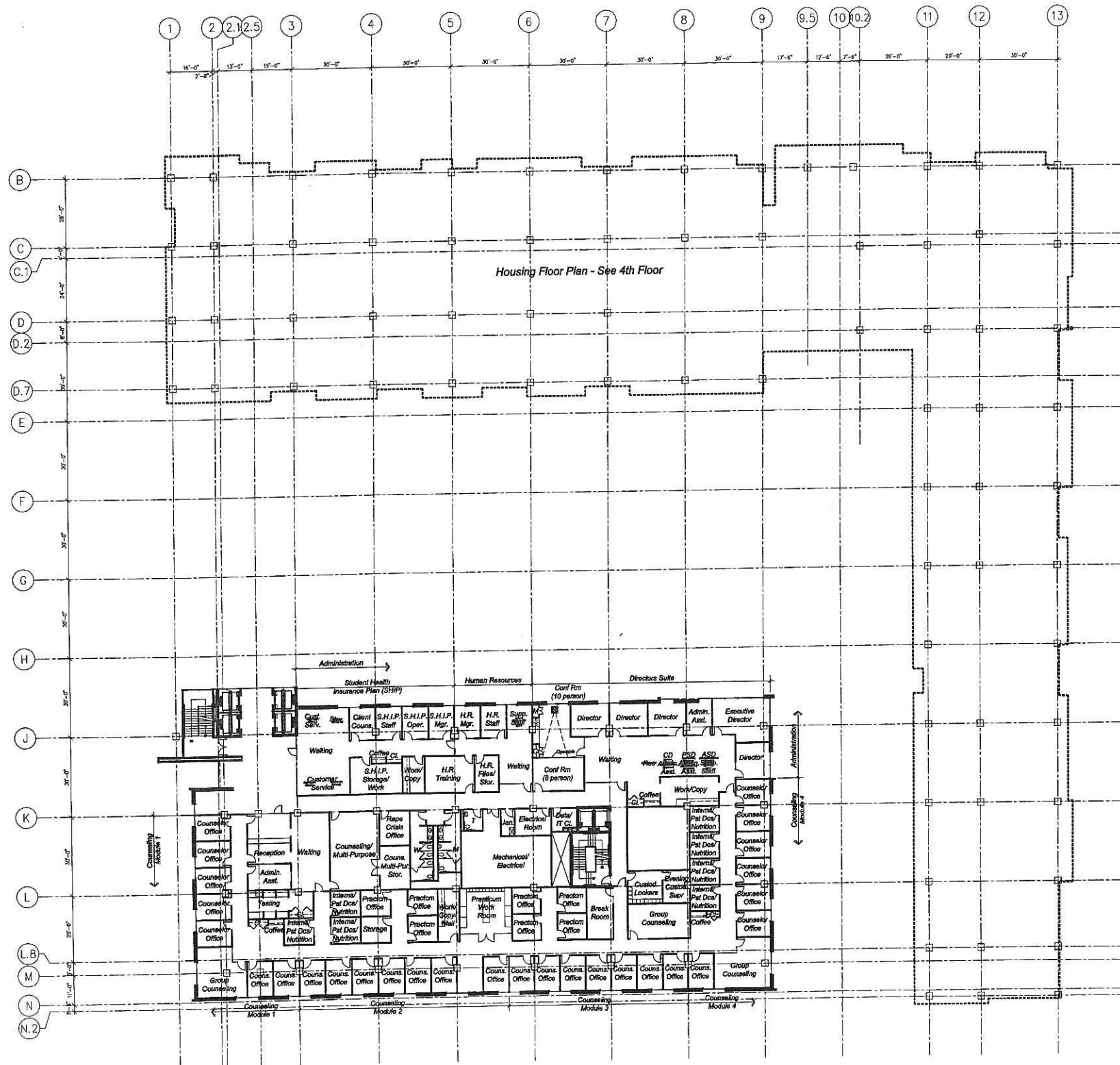
Fifth Floor Plan

1" = 50'-0"



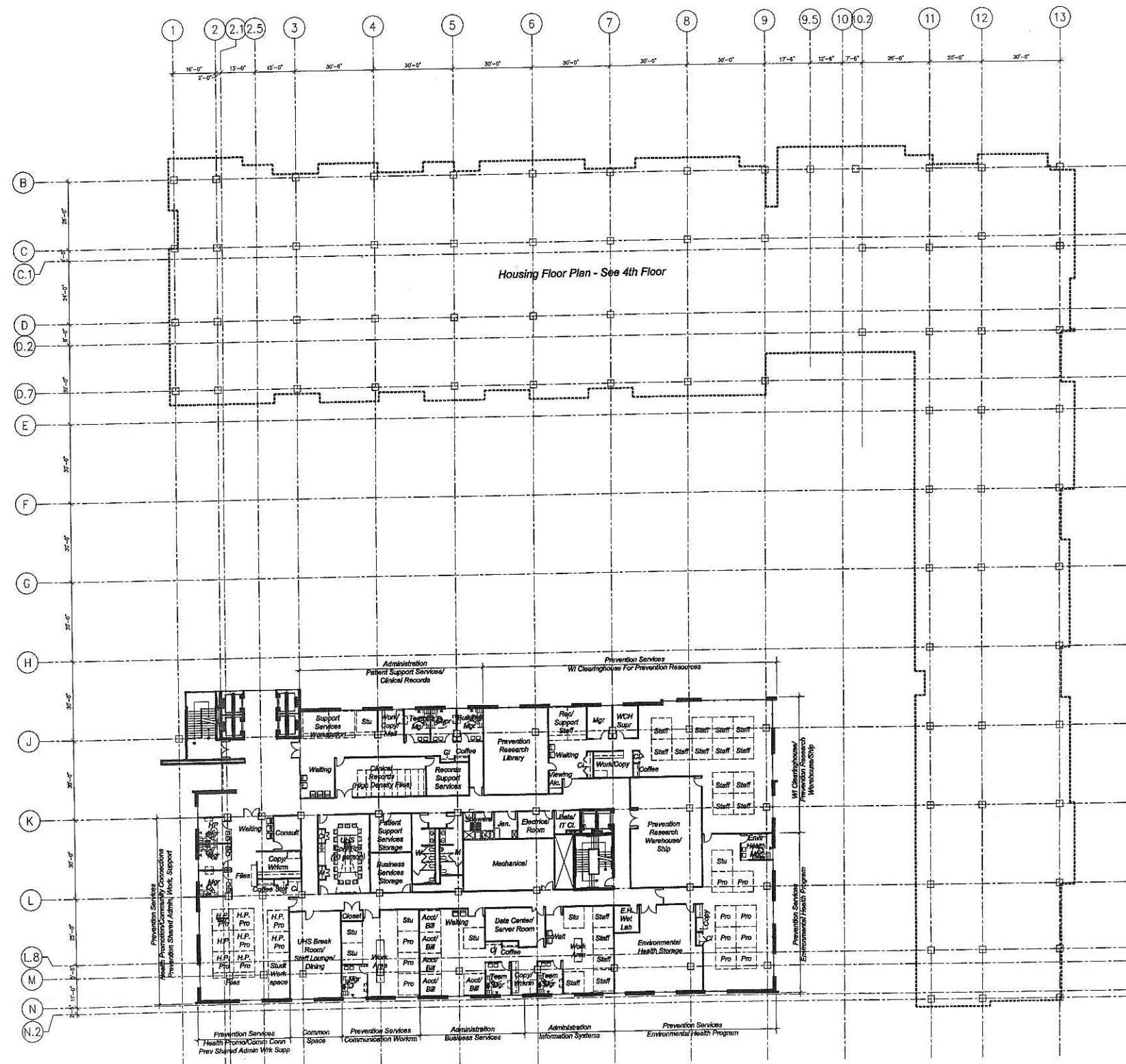
Sixth Floor Plan

1" = 50'-0"



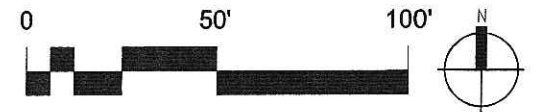
Seventh Floor Plan

1" = 50'-0"



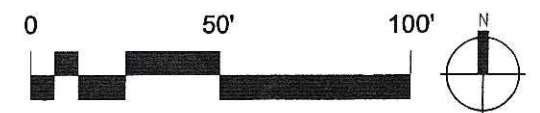
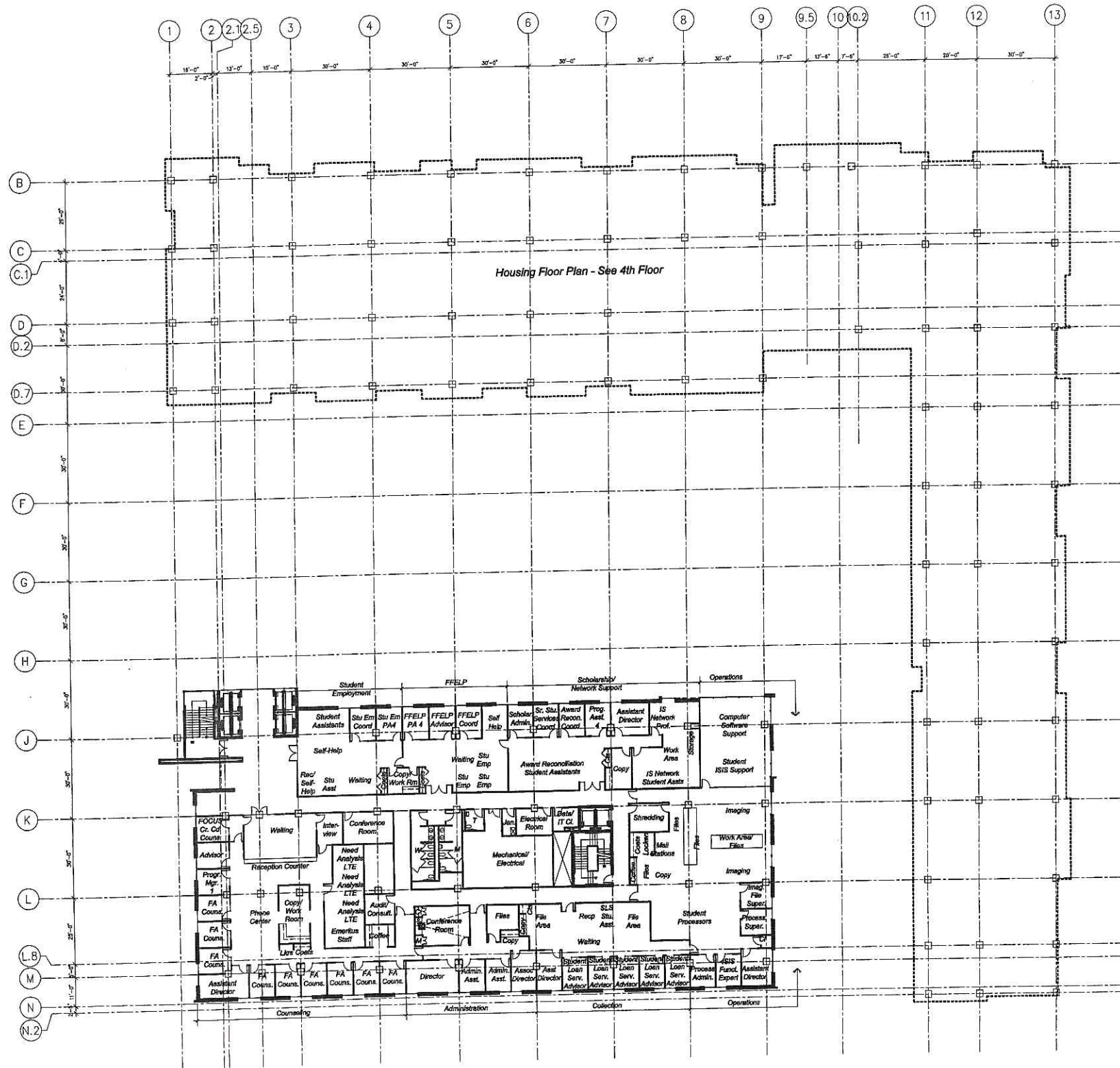
# University Square Development

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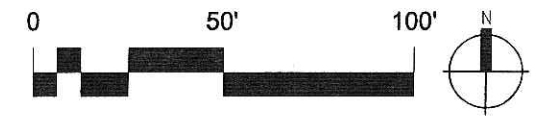
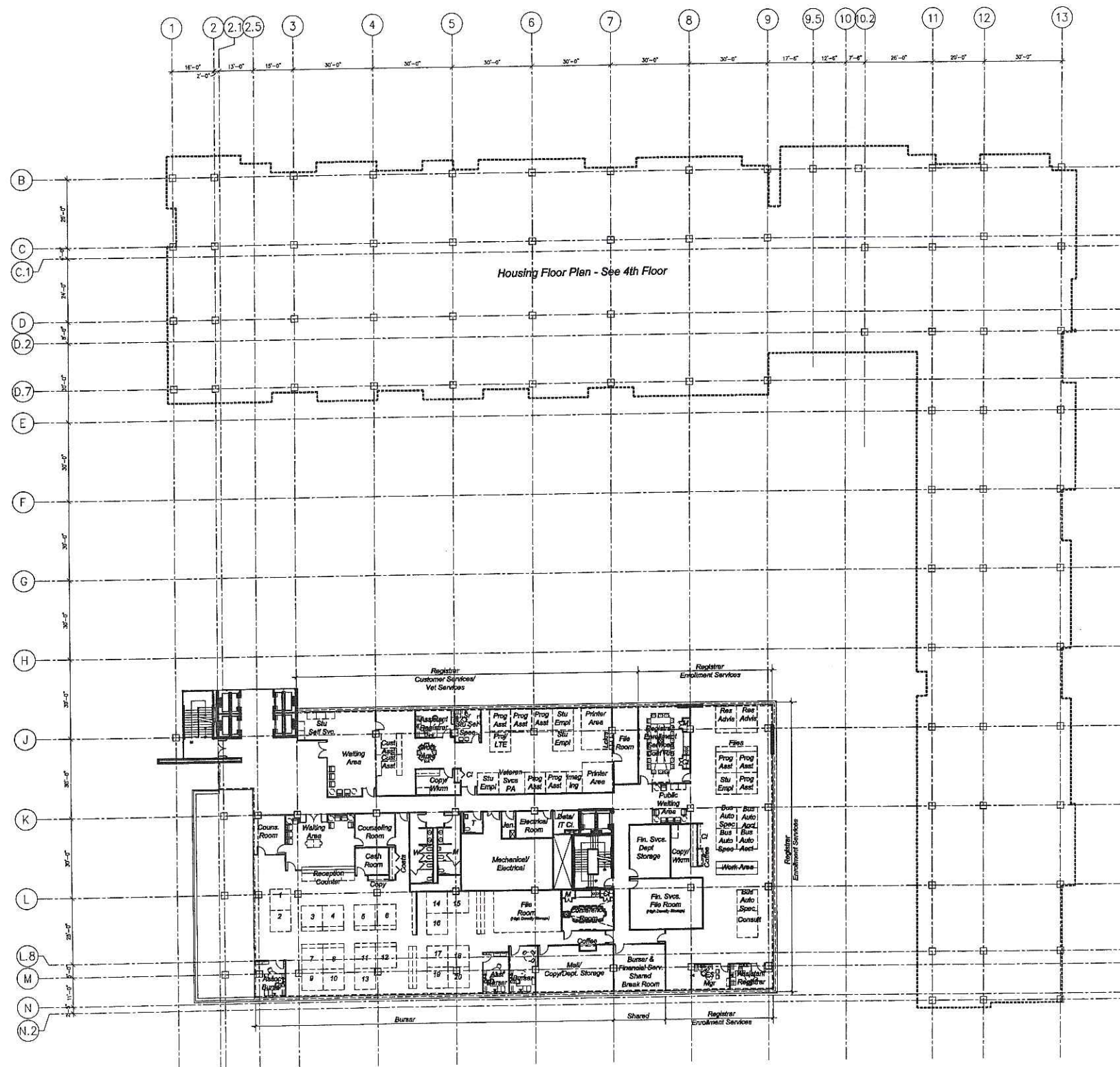
## Eight Floor Plan

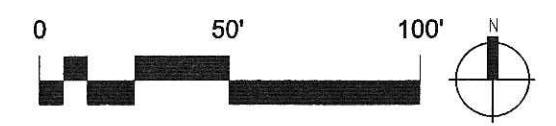
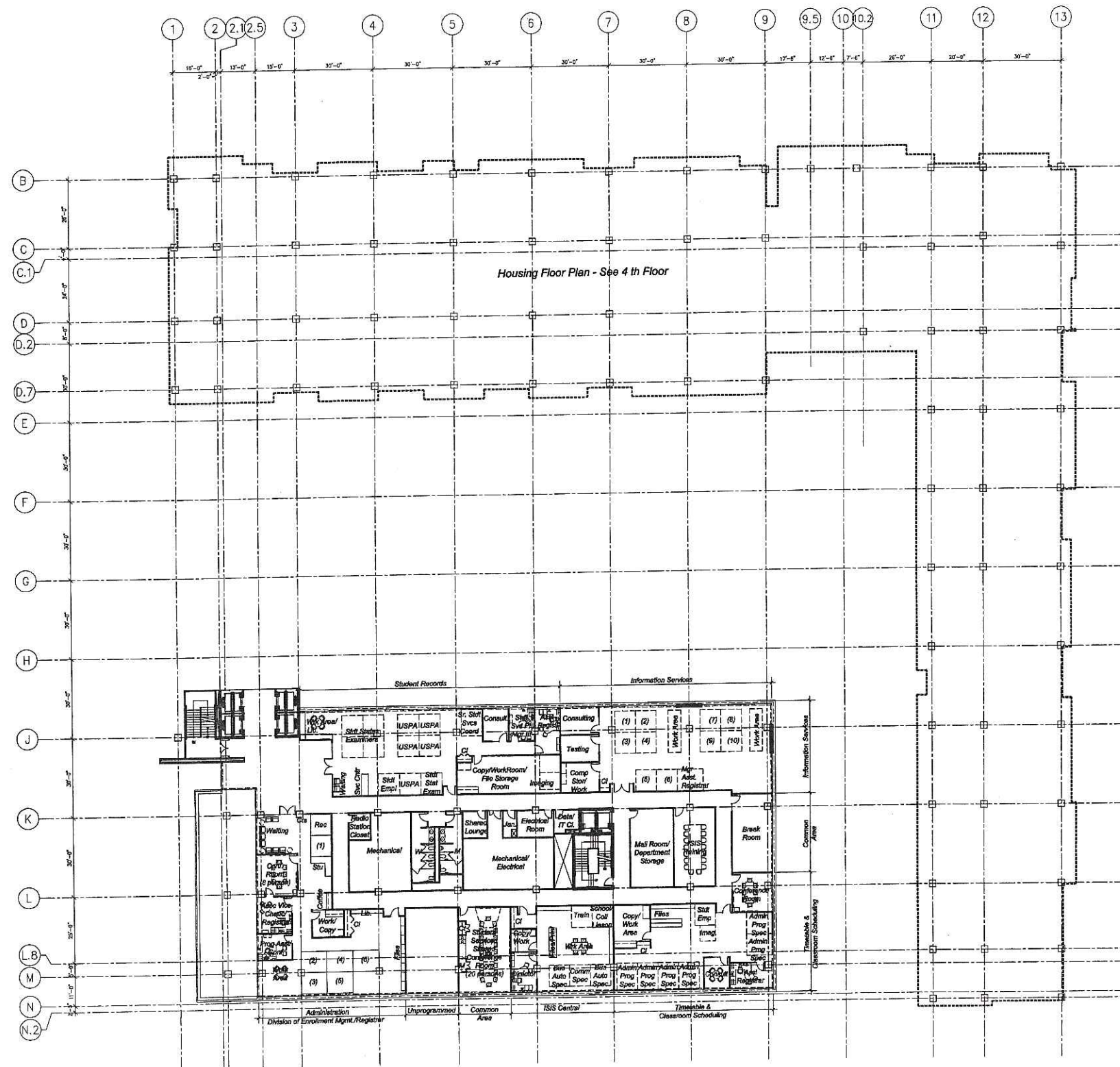
1" = 50'-0"



**Ninth Floor Plan**

1" = 50'-0"

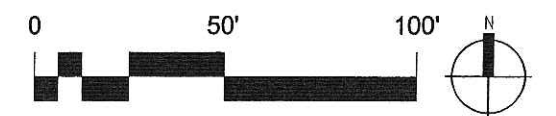
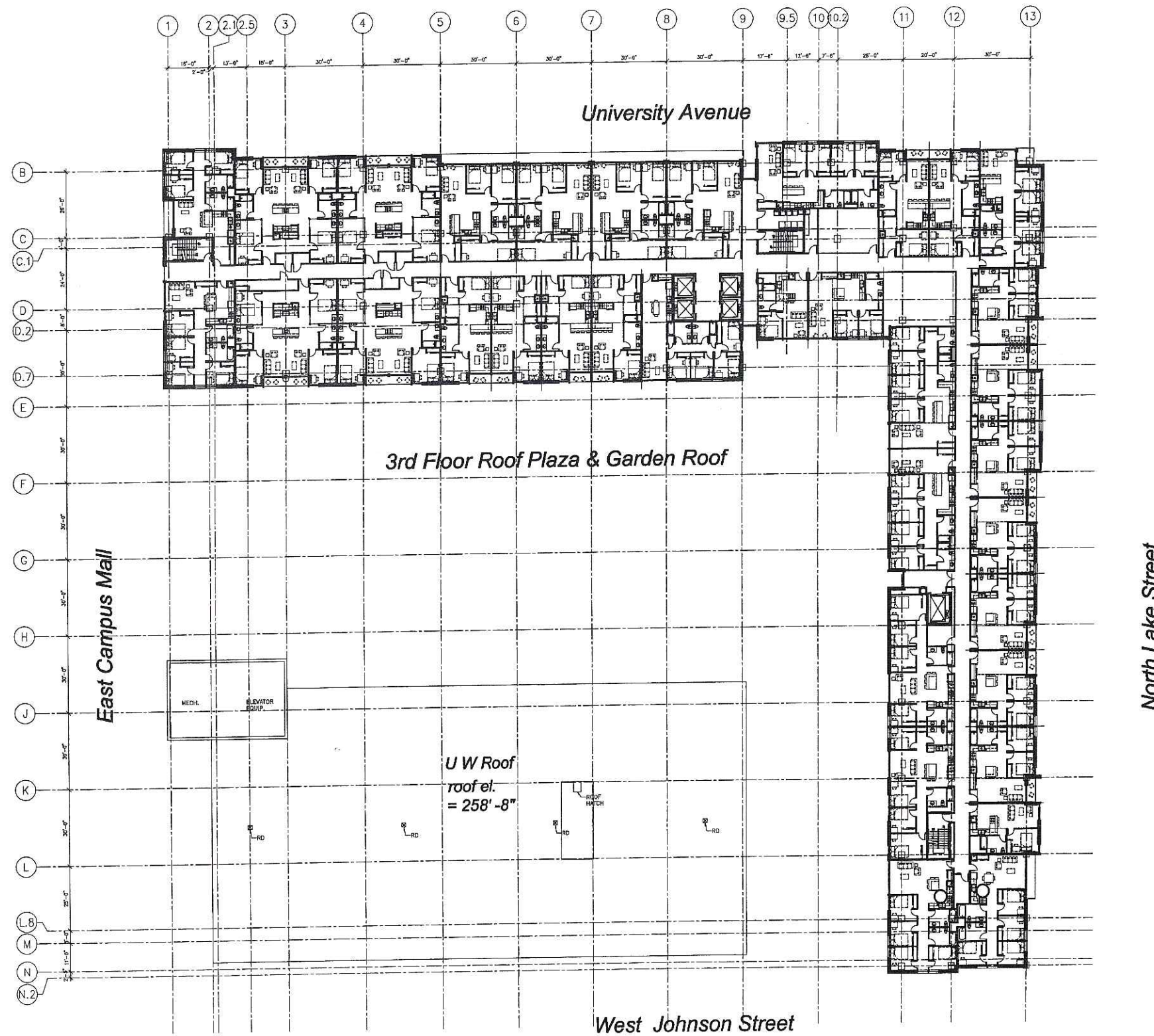




**Eleventh Floor Plan**

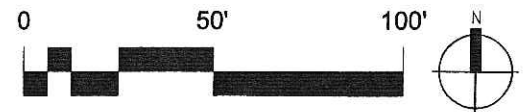
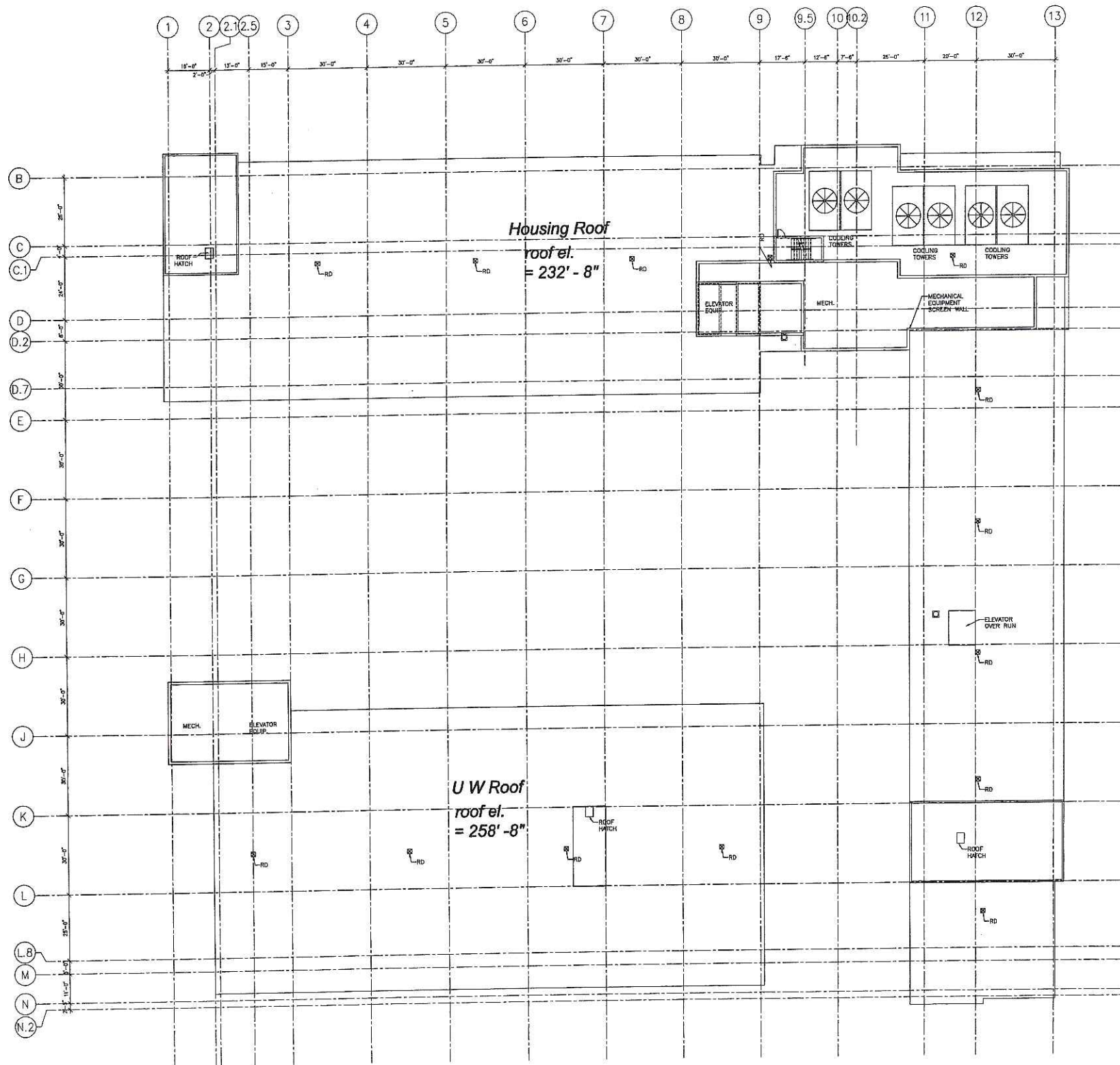
1" = 50'-0"





Twelfth Floor Plan

1" = 50'-0"





**KEY NOTES - BUILDING MATERIALS:**

- 1 ARCHITECTURAL PRECAST PANELS - COLOR TBD
- 2 ARCHITECTURAL PRECAST PANELS W/ EXPOSED AGGREGATE - COLOR TBD
- 3 ARCHITECTURAL PRECAST PANELS W/ BRICK VENEER - COLOR TBD
- 4 METAL PANELS
- 5 METAL PANELS
- 6 EXPOSED CONCRETE
- 7 EXPOSED CONCRETE STRUCTURE
- 8 ALUMINUM CURTAINWALL GLAZING SYSTEM
- 9 ALUMINUM WINDOW WALL GLAZING SYSTEM
- 10 ALUMINUM STOREFRONT GLAZING SYSTEM
- 11 ALUMINUM OPERABLE WINDOW
- 12 ALUMINUM PATIO DOORS
- 13 ALUMINUM ENTRANCE DOORS
- 14 ARCHITECTURAL S.S. MESH SCREENING
- 15 MECHANICAL EQUIPMENT SCREEN (COLOR TBD)
- 16 MECHANICAL LOUVERS (COLOR TBD)
- 17 S.S. COILING OVERHEAD DOOR (OPEN GRILLE)
- 18 S. STL WIRE RAILING SYSTEM
- 19 BACK LIT EMBLEM
- 20 BUILDING SIGNAGE

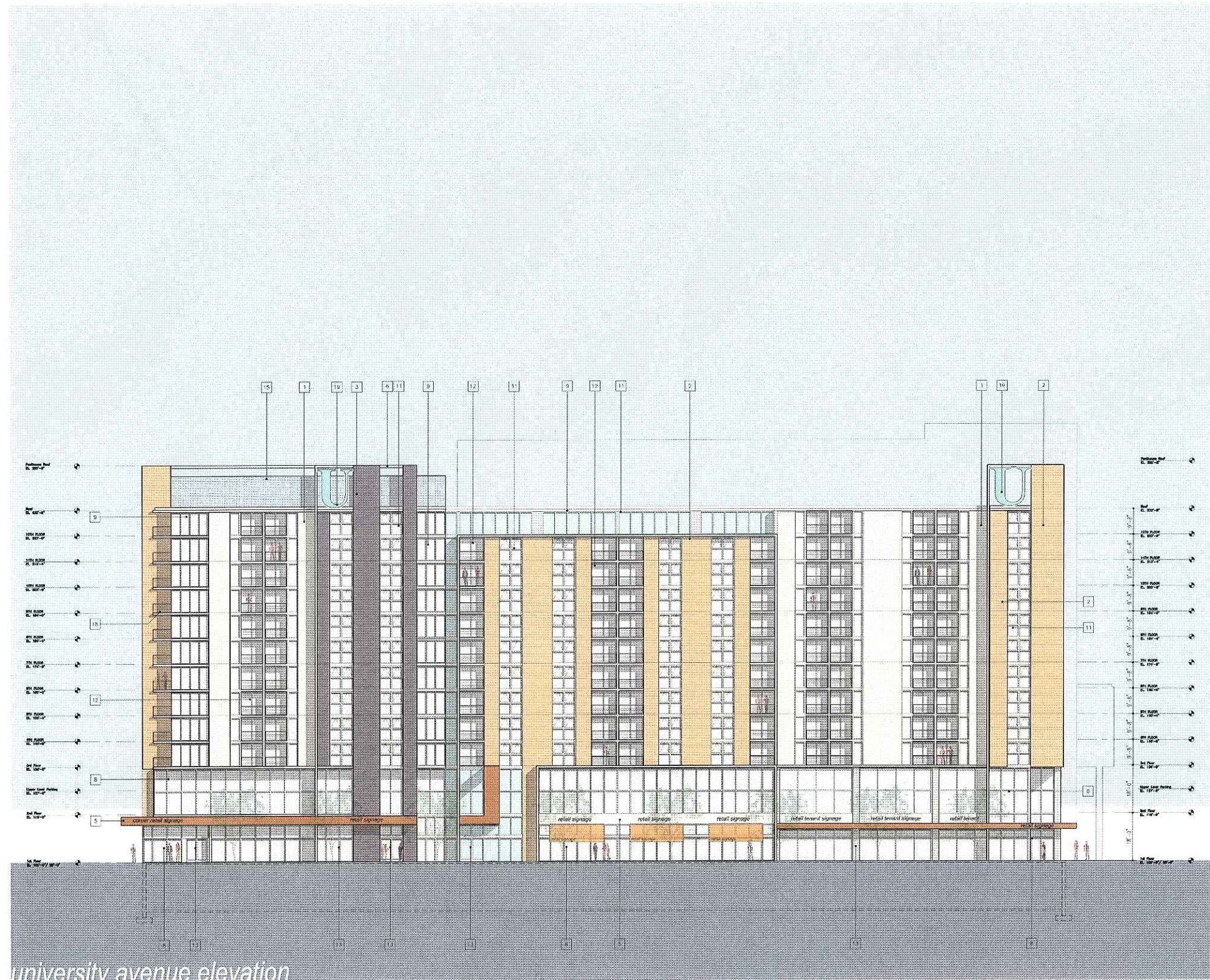
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**East Elevation**

1/16" = 1'-0"



**KEY NOTES - BUILDING MATERIALS:**

- 1 ARCHITECTURAL PRECAST PANELS - COLOR TBD
- 2 ARCHITECTURAL PRECAST PANELS W/ EXPOSED AGGREGATE - COLOR TBD
- 3 ARCHITECTURAL PRECAST PANELS W/ BRICK VENEER - COLOR TBD
- 4 METAL PANELS
- 5 METAL PANELS
- 6 EXPOSED CONCRETE
- 7 EXPOSED CONCRETE STRUCTURE
- 8 ALUMINUM CURTAINWALL GLAZING SYSTEM
- 9 ALUMINUM WINDOW WALL GLAZING SYSTEM
- 10 ALUMINUM STOREFRONT GLAZING SYSTEM
- 11 ALUMINUM OPERABLE WINDOW
- 12 ALUMINUM PATIO DOORS
- 13 ALUMINUM ENTRANCE DOORS
- 14 ARCHITECTURAL S.S. MESH SCREENING
- 15 MECHANICAL EQUIPMENT SCREEN (COLOR TBD)
- 16 MECHANICAL EQUIPMENT SCREEN (COLOR TBD)
- 17 S.S. COILING OVERHEAD DOOR (OPEN GRILLE)
- 18 S SILE WIRE BAILING SYSTEM
- 19 BACK LIT EMBLEM
- 20 BUILDING SIGNAGE

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**North Elevation**

1/16" = 1'-0"



- KEY NOTES - BUILDING MATERIALS:**
- 1 ARCHITECTURAL PRECAST PANELS - COLOR TBD
  - 2 ARCHITECTURAL PRECAST PANELS W/ EXPOSED AGGREGATE - COLOR TBD
  - 3 ARCHITECTURAL PRECAST PANELS W/ BRICK VENEER - COLOR TBD
  - 4 METAL PANELS
  - 5 METAL PANELS
  - 6 EXPOSED CONCRETE
  - 7 EXPOSED CONCRETE STRUCTURE
  - 8 ALUMINUM CURTAINWALL GLAZING SYSTEM
  - 9 ALUMINUM WINDOW WALL GLAZING SYSTEM
  - 10 ALUMINUM STOREFRONT GLAZING SYSTEM
  - 11 ALUMINUM OPERABLE WINDOW
  - 12 ALUMINUM PATIO DOORS
  - 13 ALUMINUM ENTRANCE DOORS
  - 14 ARCHITECTURAL S.S. MESH SCREENING
  - 15 MECHANICAL EQUIPMENT SCREEN (COLOR TBD)
  - 16 MECHANICAL LOUVERS (COLOR TBD)
  - 17 S.S. COILING OVERHEAD DOOR (GREEN GRILLE)
  - 18 S. STL WIRE RAILING SYSTEM
  - 19 BACK LIT EMBLEM
  - 20 BUILDING SIGNAGE

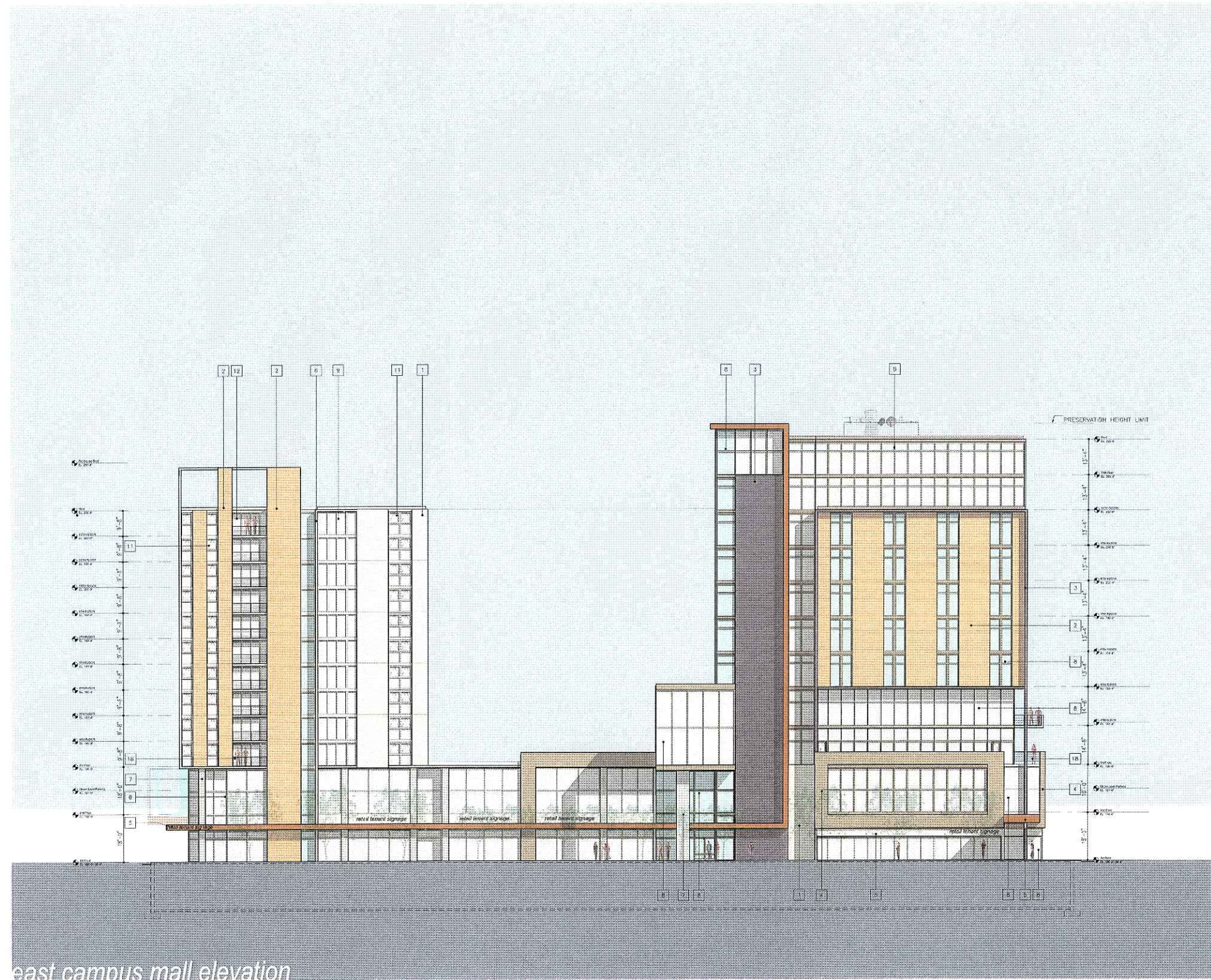
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South Elevation

1/16" = 1'-0"



- KEY NOTES - BUILDING MATERIALS:**
- 1 ARCHITECTURAL PRECAST PANELS - COLOR TBD
  - 2 ARCHITECTURAL PRECAST PANELS W/ EXPOSED AGGREGATE - COLOR TBD
  - 3 ARCHITECTURAL PRECAST PANELS W/ BRICK VENTIL - COLOR TBD
  - 4 METAL PANELS (COLOR A)
  - 5 METAL PANELS (COLOR B)
  - 6 EXPOSED CONCRETE
  - 7 EXPOSED CONCRETE STRUCTURE
  - 8 ALUMINUM CURTAINWALL GLAZING SYSTEM
  - 9 ALUMINUM WINDOW WALL GLAZING SYSTEM
  - 10 ALUMINUM STOREFRONT GLAZING SYSTEM
  - 11 ALUMINUM OPERABLE WINDOW
  - 12 ALUMINUM PATIO DOORS
  - 13 ALUMINUM ENTRANCE DOORS
  - 14 ARCHITECTURAL S.S. MESH SCREENING
  - 15 MECHANICAL EQUIPMENT SCREEN (COLOR TBD)
  - 16 MECHANICAL LOUVERS (COLOR TBD)
  - 17 S.S. COILING OVERHEAD DOOR (OPEN GRILLE)
  - 18 S.S. WIRE RAILING SYSTEM
  - 19 BACK LT. EMBLEM
  - 20 BUILDING SIGNAGE

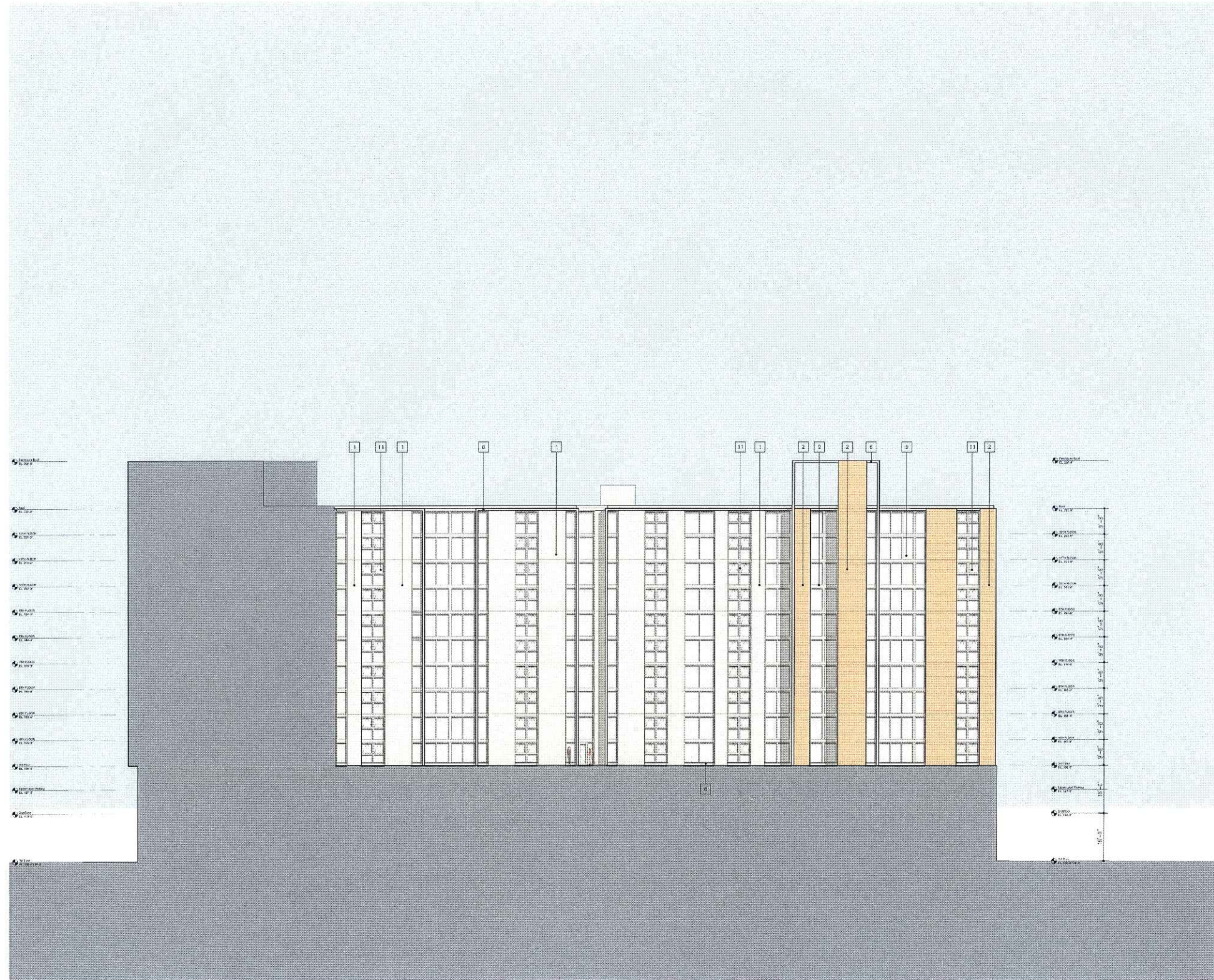
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West Elevation

1/16" = 1'-0"



- KEY NOTES - BUILDING MATERIALS:**
- 1 ARCHITECTURAL PRECAST PANELS - COLOR TBD
  - 2 ARCHITECTURAL PRECAST PANELS W/ EXPOSED AGGREGATE - COLOR TBD
  - 3 ARCHITECTURAL PRECAST PANELS W/ BRICK VENEER - COLOR TBD
  - 4 METAL PANELS (COLOR A)
  - 5 METAL PANELS (COLOR B)
  - 6 EXPOSED CONCRETE
  - 7 EXPOSED CONCRETE STRUCTURE
  - 8 ALUMINUM CURTAINWALL GLAZING SYSTEM
  - 9 ALUMINUM WINDOW WALL GLAZING SYSTEM
  - 10 ALUMINUM STOREFRONT GLAZING SYSTEM
  - 11 ALUMINUM STOREFRONT WINDOW
  - 12 ALUMINUM PATIO DOORS
  - 13 ALUMINUM ENTRANCE DOORS
  - 14 ARCHITECTURAL S.S. MESH SCREENING
  - 15 MECHANICAL EQUIPMENT SCREEN (COLOR TBD)
  - 16 MECHANICAL LOUVERS (COLOR TBD)
  - 17 S.S. COILING OVERHEAD DOOR (OPEN GRILLE)
  - 18 S. STL. WIRE RAILING SYSTEM
  - 19 RACK III FURNISH
  - 20 BUILDING SIGNAGE

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West Courtyard Elevation





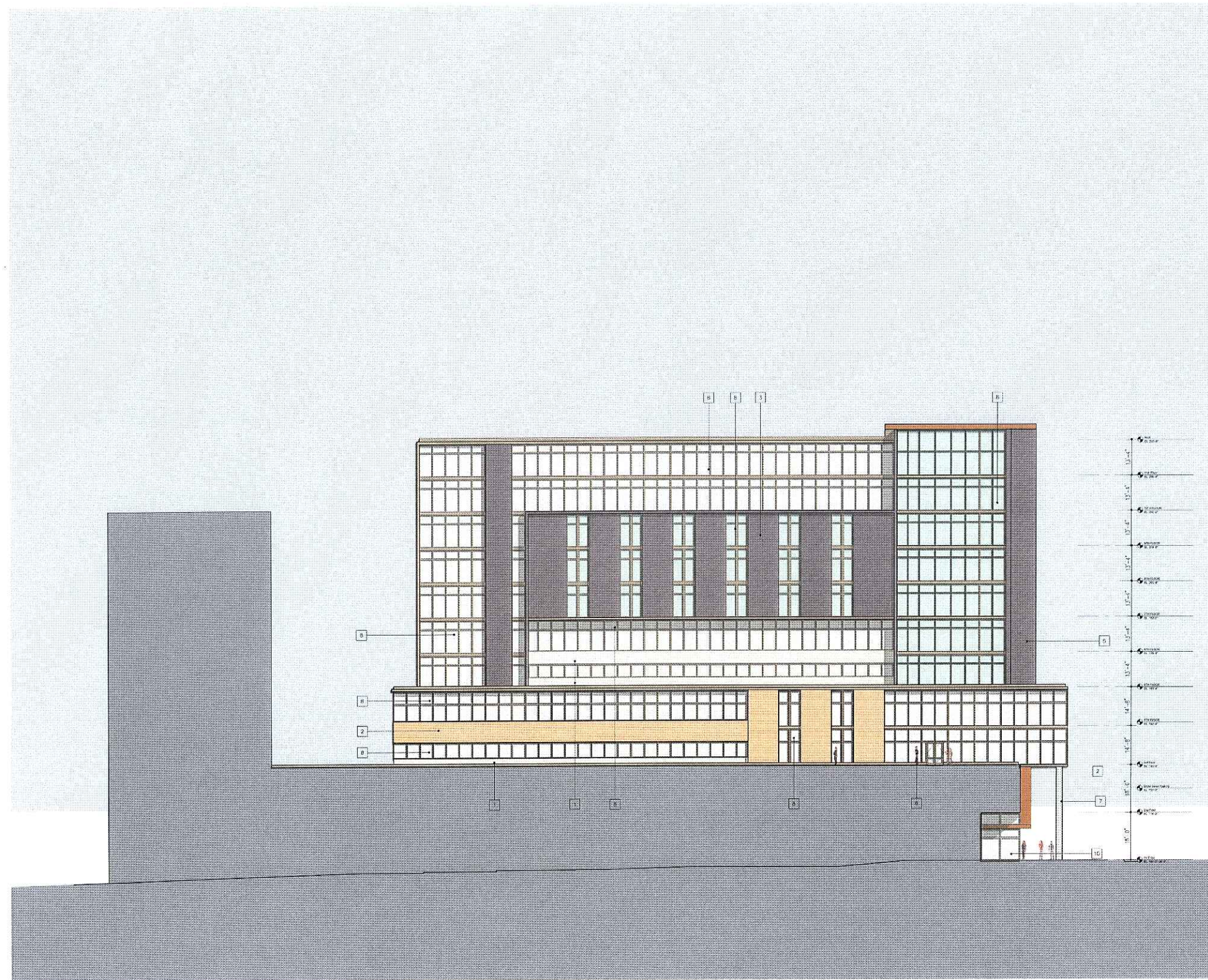
- KEY NOTES - BUILDING MATERIALS:**
- 1 ARCHITECTURAL PRECAST PANELS - COLOR TBD
  - 2 ARCHITECTURAL PRECAST PANELS W/ EXPOSED AGGREGATE - COLOR TBD
  - 3 ARCHITECTURAL PRECAST PANELS W/ BRICK VENEER - COLOR TBD
  - 4 METAL PANELS (COLOR A)
  - 5 METAL PANELS (COLOR B)
  - 6 EXPOSED CONCRETE
  - 7 EXPOSED CONCRETE STRUCTURE
  - 8 ALUMINUM CURTAINWALL GLAZING SYSTEM
  - 9 ALUMINUM WINDOW WALL GLAZING SYSTEM
  - 10 ALUMINUM STOREFRONT GLAZING SYSTEM
  - 11 ALUMINUM OPERABLE WINDOW
  - 12 ALUMINUM PATIO DOORS
  - 13 ALUMINUM ENTRANCE DOORS
  - 14 ARCHITECTURAL S.S. MESH SCREENING
  - 15 MECHANICAL EQUIPMENT SCREEN (COLOR TBD)
  - 16 MECHANICAL LOUVERS (COLOR TBD)
  - 17 S.S. COILING OVERHEAD DOOR (OPEN GRILLE)
  - 18 S. ST. WIRE RAILING SYSTEM
  - 19 RACK LIT FURNITURE
  - 20 BUILDING SIGNAGE

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South Courtyard Elevation





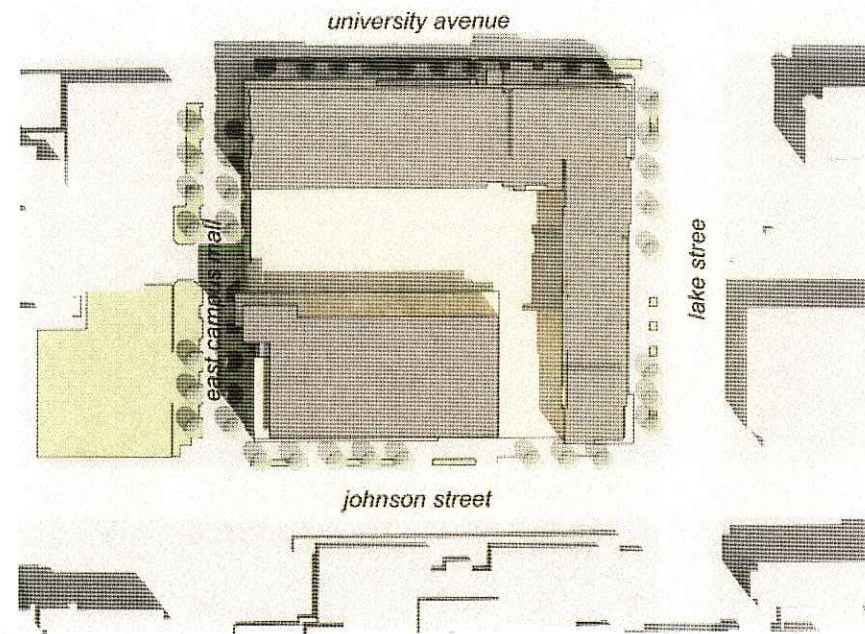


- KEY NOTES - BUILDING MATERIALS:**
- 1 ARCHITECTURAL PRECAST PANELS - COLOR TBD
  - 2 ARCHITECTURAL PRECAST PANELS W/ EXPOSED AGGREGATE - COLOR TBD
  - 3 ARCHITECTURAL PRECAST PANELS W/ BRICK VENEER - COLOR TBD
  - 4 METAL PANELS (COLOR A)
  - 5 METAL PANELS (COLOR B)
  - 6 EXPOSED CONCRETE
  - 7 EXPOSED CONCRETE SCREENING
  - 8 ALUMINUM CURTAINWALL GLAZING SYSTEM
  - 9 ALUMINUM WINDOW WALL GLAZING SYSTEM
  - 10 ALUMINUM STOREFRONT GLAZING SYSTEM
  - 11 ALUMINUM OPERABLE WINDOW
  - 12 ALUMINUM PATIO DOORS
  - 13 ALUMINUM ENTRANCE DOORS
  - 14 ARCHITECTURAL S.S. MESH SCREENING
  - 15 MECHANICAL EQUIPMENT SCREEN (COLOR TBD)
  - 16 MECHANICAL LOUVERS (COLOR TBD)
  - 17 S.S. COILING OVERHEAD DOOR (OPEN GRILLE)
  - 18 S.S. WIRE RAILING SYSTEM
  - 19 BACK-LIT EMBLEM
  - 20 BUILDING SIGNAGE



University Square Development

North Courtyard Elevation



University Square Development

Schematic Views



*university avenue and east campus mall view*

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*east campus mall entrance view*

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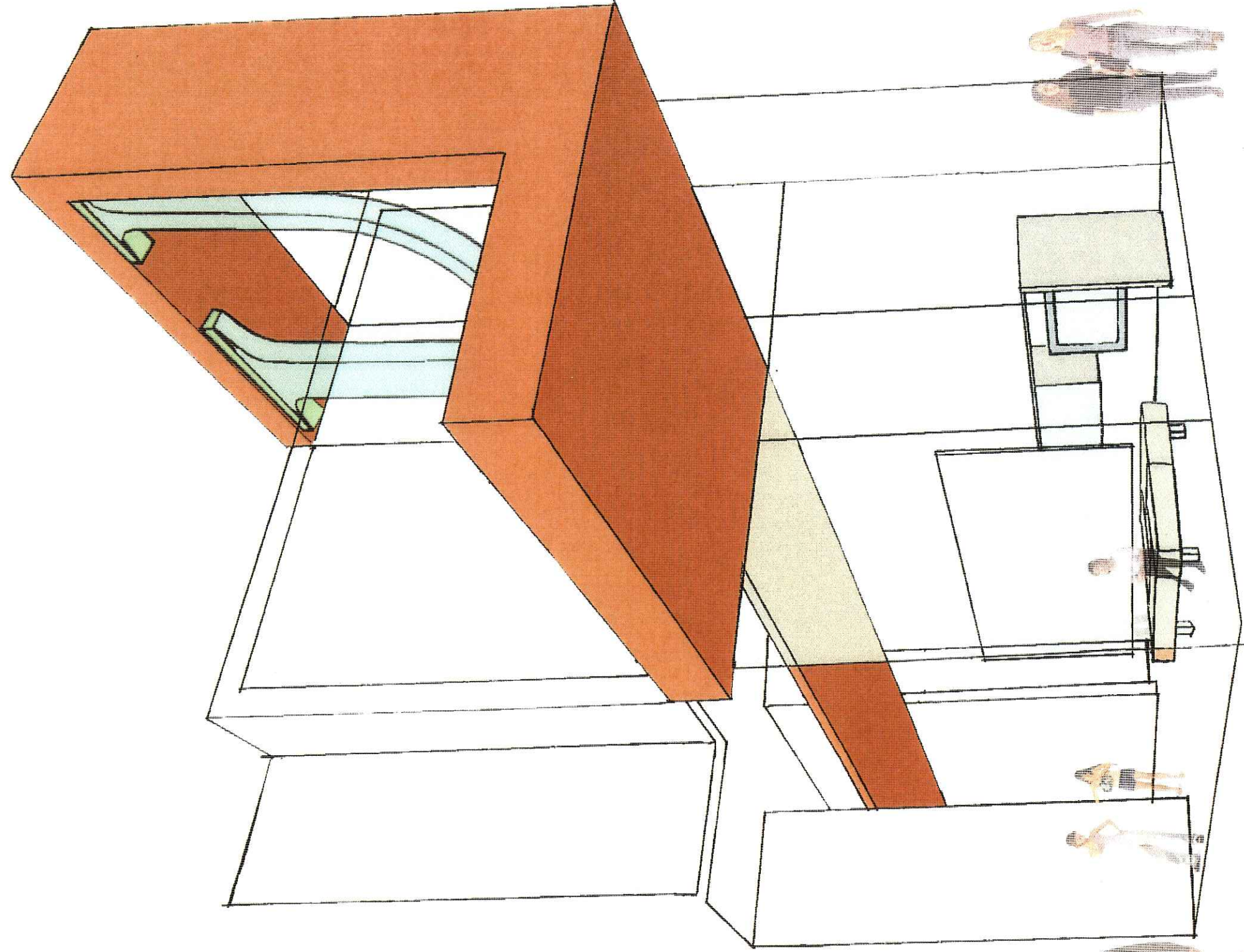
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*university avenue view looking west*

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*university ave residential entrance lobby*

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*typical apartment balcony detail*

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*residential roof garden*

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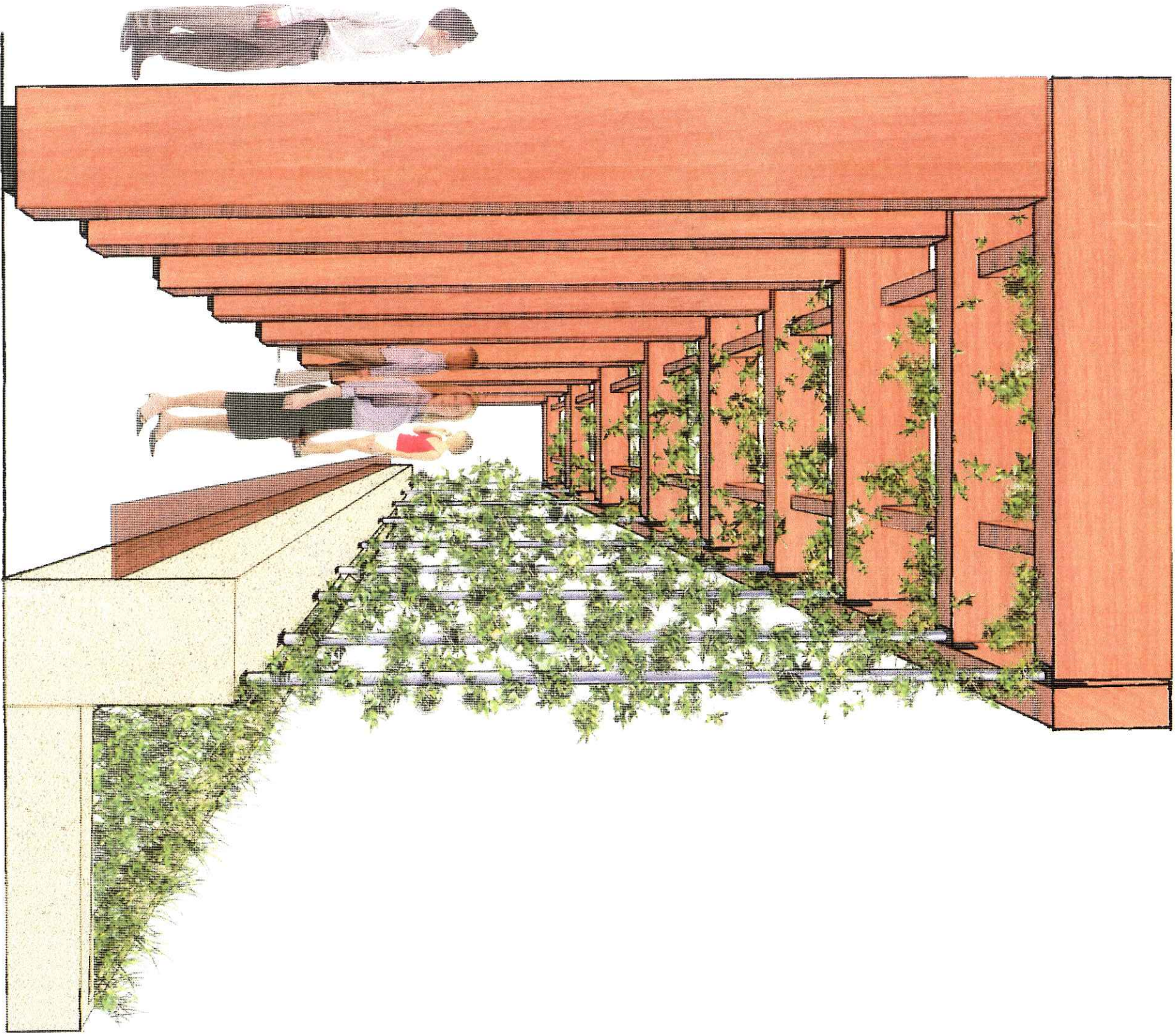




*uw roof garden looking west*

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*view of uw trellis*

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