

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>3/11/2009</u>	Action Requested
UDC MEETING DATE: <u>3/18/2009</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 8002 Watts Road

ALDERMANIC DISTRICT: 9th

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>The Carey Group</u>	<u>Iconica</u>
<u>2801 Coho Street</u>	<u>901 Deming Way</u>
<u>Madison, WI 53713</u>	<u>Madison, WI 53717</u>

CONTACT PERSON: Duane Johnson

Address: Iconica 901 Deming Way
Madison, WI 53717

Phone: (608) 664-3584

Fax: (608) 664-3535

E-mail address: Duane.Johnson@IconicaCreates.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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Design

Critical Milestone Description:

Completed By:

Receive signed proposal, CSM, CAD site background, and development guidelines (Notice to Proceed) 01/20/09

Programming and Schematic Design Phase duration 01/20/09 – 03/01/09

- Developer to contact alderman in writing of site intentions 01/15/09
- Review of design with Archdiocese and Princeton Club 02/05/09
- Approval of design from Archdiocese and Princeton Club 02/09/09
- Owner sign-off of program, site plan, preliminary elevations & space plan 02/11/09
- Submit to UDC for informational presentation 02/11/09
- Informational presentation to the UDC 02/18/09
- Submit for rezoning of PUD/SIP 02/18/09
- Submit to UDC for final approval 02/25/09

Construction Document Phase duration* 03/02/09 – 06/05/09

- Presentation to UDC for final approval 03/04/09
- Plan Commission meeting 04/20/09
- Common Council meeting (followed by departmental sign-off process) 05/05/09
- Final Departmental Sign-Off (2 to 4 weeks) +/- 05/19/09 – 06/02/09

Submit drawings for state review 06/8/09 – 06/22/09

Bidding Duration 06/08/09 – 06/26/09

Owner review and award of construction contract 06/29/09 - 07/08/09

Construction

Critical Milestone Description:

Completed By:

Commencement 07/08/09

Completion +/- 12/08/09

Owner Move-in

Critical Milestone Description:

Completed By:

Owner Move-in 12/11/09

*Note: Per our meeting discussions, by moving the construction documents ahead of UDC and Planning Commission approval by approximately one month there may be additional redesign costs.



NW CORNER FROM WATTS RD



NE AERIAL



SW CORNER FROM WATTS RD



ENTRY

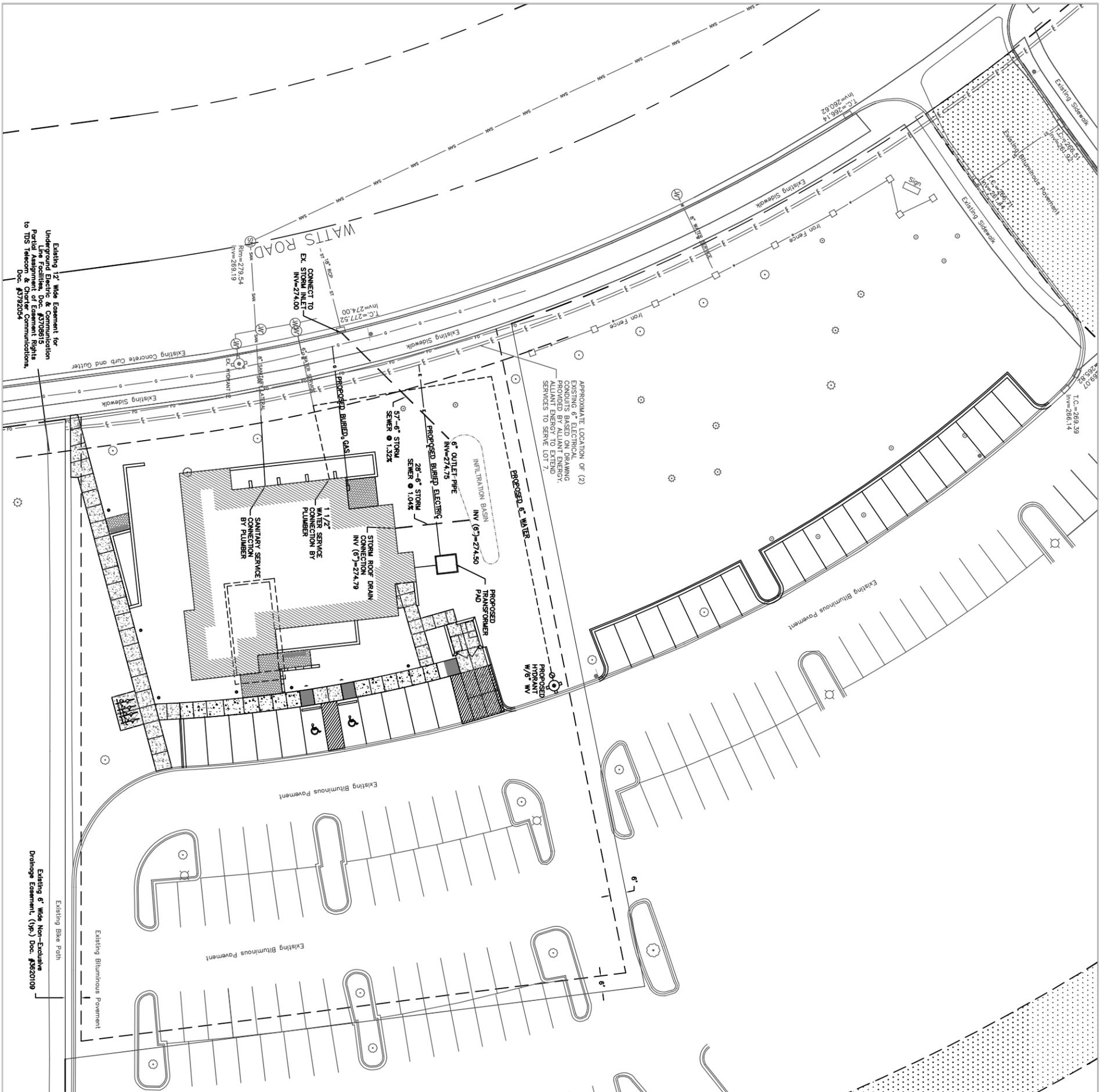
LIGHT FIXTURE SCHEDULE							
Fixture Mounting: R = Recess Mounted in Ceiling, Soffit, or Canopy S = Surface Mounted on Ceiling, Soffit, or Canopy W = Surface Mounted on Wall							
Fixt No.	Description	Manufacturer	Model No	Fixt. Volts	Lamp Qty and Type	Qty	Remarks
B	Ballard	KIM	GEM-70PMH20-DB	120V	70W E-17		
S1	Existing	Existing	Existing Site Luminaire on 20'-0" Pole	Existing	Existing		
S2	Step Light	Devoire Lighting	F611V5-PL7-MT-DB-GP	WVOLT	PLS-G23		R



1 SITE PLAN
SCALE: 1"=20'-0"
E100



<p>ICONICA True Design-Build</p> <p>901 Denning Way // Madison, WI 53717 Ph: 608.664.3500 // Fax: 608.664.3555 iconicadirect.com</p>	<p>BYCE & WORMAN FAMILY DENTISTRY</p> <p>8002 Watts Road Madison, WI 53719</p> <p>The Carey Group 2801 Coho Street Madison, WI 53713</p>	<p>ISSUE DATES:</p>
		<p>RFHS/DATE:</p>
<p>PROJECT #: 20090170</p> <p>SHEET NUMBER</p> <p>E100</p> <p>2009 Iconica, Inc.</p>	<p>This document contains confidential or proprietary information of Iconica. Neither the information nor the information herein is to be disseminated, copied, or otherwise disclosed, either in whole or in part, except as specifically authorized by Iconica.</p>	



3 UTILITY PLAN
 C102 SCALE: 1" = 40'-0" (11x17) 1" = 20'-0" (24x36)



TO OBTAIN LOCATION OF
 PARALLELS UNDERGROUND
 UTILITIES BEFORE YOU
 EXCAVATE, CALL
CALL DODGERS HOTLINE
1-800-242-8511
TOLL FREE
 MS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

NOTES:
 CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
 CONTRACTOR SHALL OBTAIN ANY NECESSARY CONNECTION, PLUGGING, RIGHT-OF-WAY, AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 PRIVATE STORM SEWER SHALL BE HDPE (ADS N-12 OR OTHER DEPT. OF COMMERCE APPROVED MATERIAL).
 ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52).
 PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (C900).
 SITE CONTRACTOR SHALL LEAVE SANITARY, STORM, AND WATER SERVICES FIVE FEET SHORT (HORIZONTAL) FROM THE BUILDING OR BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF THESE SERVICES.
 ALL PRIVATE SANITARY SEWER, WATER MAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN, ADDENDUM NO. 1, DECEMBER 22, 2004 OR MOST RECENT EDITION.
 ALL SIDEWALK AND CURB & GUTTER DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED BURIED GAS MAIN
- PROPOSED BURIED ELECTRIC
- EX. BURIED ELECTRIC CONDUIT
- EX. BURIED GAS LINE
- EX. WATER MAIN
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. BURIED FIBER OPTIC LINE
- EX. BURIED TELEPHONE
- EX. HYDRANT
- LIGHT POLE
- STORM "H" INLET
- DECIDUOUS TREE
- CONFEROUS TREE
- SIGN

Hatching Denotes Limits of
 Declaration of Drive Easement,
 Doc. #1258108

Existing 12' Wide Easement for
 Underpass and Sidewalk
 Partial Assignment of Easement Rights
 to TDS Telecom & Charter Communications,
 Doc. #3792004

Existing 6' Wide Non-Exclusive
 Driveway Easement, (Typ.) Doc. #3620109

CIVIL ENGINEER:

 Colkins Engineering, Inc.
 Civil Engineers & Land Surveyors
 5010 Vogue Road
 Madison, WI 53718
 (608) 838-1444

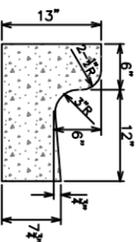
<p>ICONICA True Design-Build</p> <p>901 O. Domingo Drive / Madison, WI 53717 Ph: 608.994.3200 / F: 608.994.3235 iconicadesign.com</p>	<p>BYCE & WORMAN FAMILY DENTISTRY</p> <p>8002 Watts Road Madison, WI 53719</p> <p>The Carey Group</p> <p>2801 Coho Street Madison, WI 53713</p>	<p>This drawing indicates the proposed relationship of the proposed work to the existing conditions. This drawing is not for construction.</p> <p>Schematic Design Phase:</p> <p>RF/IS/DATE: _____</p> <p>PROJECT #: 20090170</p> <p>SHEET NUMBER</p> <p>C102</p> <p>©2009 Iconica, Inc.</p>
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INFILTRATION BASIN SOIL STRUCTURE CROSS SECTION

DNR SPECIFICATION 5100 COMPOST
 6" TOPSOIL AND MULCH
 274.50'
 274.00'
 (APPROX. DOLOMITE BEDROCK ELEVATION)

NOTE:
 FINAL CONSTRUCTION OF THE INFILTRATION BASIN IS TO OCCUR WHEN THE TRIBUTARY AREA HAS BEEN STABILIZED AND LEFT OFF-LINE UNTIL THE VEGETATION HAS BEEN ESTABLISHED.

STANDARD CONCRETE CURB & GUTTER

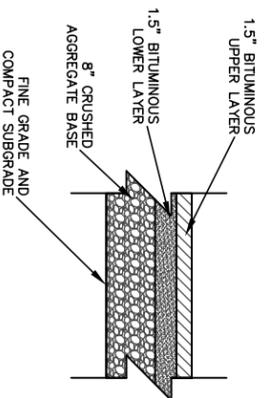


CURB NOTES:
 LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH.

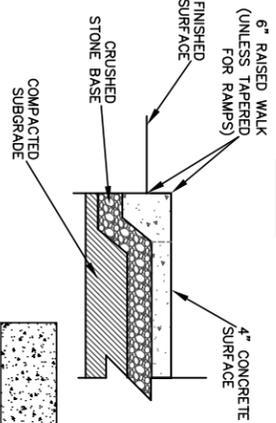
THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED GRUSHED STONE.

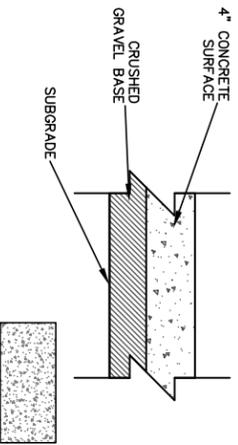
LIGHT DUTY ASPHALT PAVING DETAIL



CONCRETE EDGE WALK DETAIL



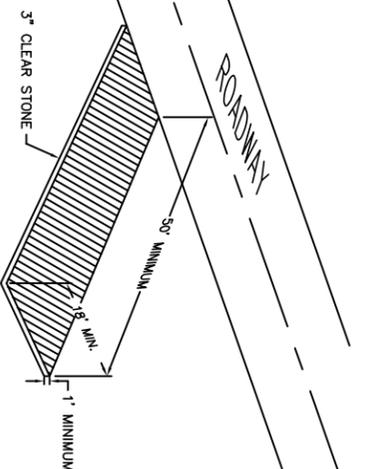
CONCRETE WALK DETAIL



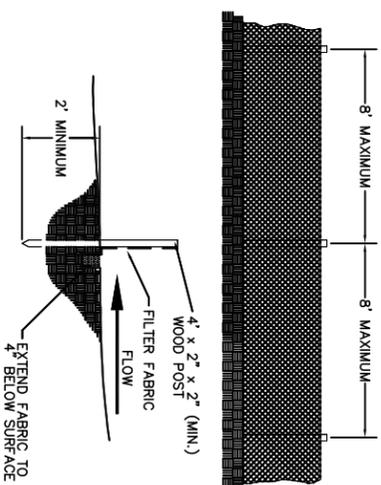
EROSION CONTROL SCHEDULE:
 INSTALL EROSION CONTROL MEASURES:
 BEGIN CONSTRUCTION: GRVEL BASE COURSE INSTALLATION COMPLETED:
 GRAVEL BASE COURSE INSTALLATION COMPLETED:

NOTE: AN EROSION CONTROL PERMIT EXTENSION SHALL BE FILED WITH THE CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. THE PERMIT FEE SHALL BE PAID TO THE CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. THE PERMIT FEE SHALL BE PAID TO THE CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. THE PERMIT FEE SHALL BE PAID TO THE CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

STONE CONSTRUCTION ENTRANCE



SILT FENCE CONSTRUCTION



2 GRADING & EROSION CONTROL PLAN

C101

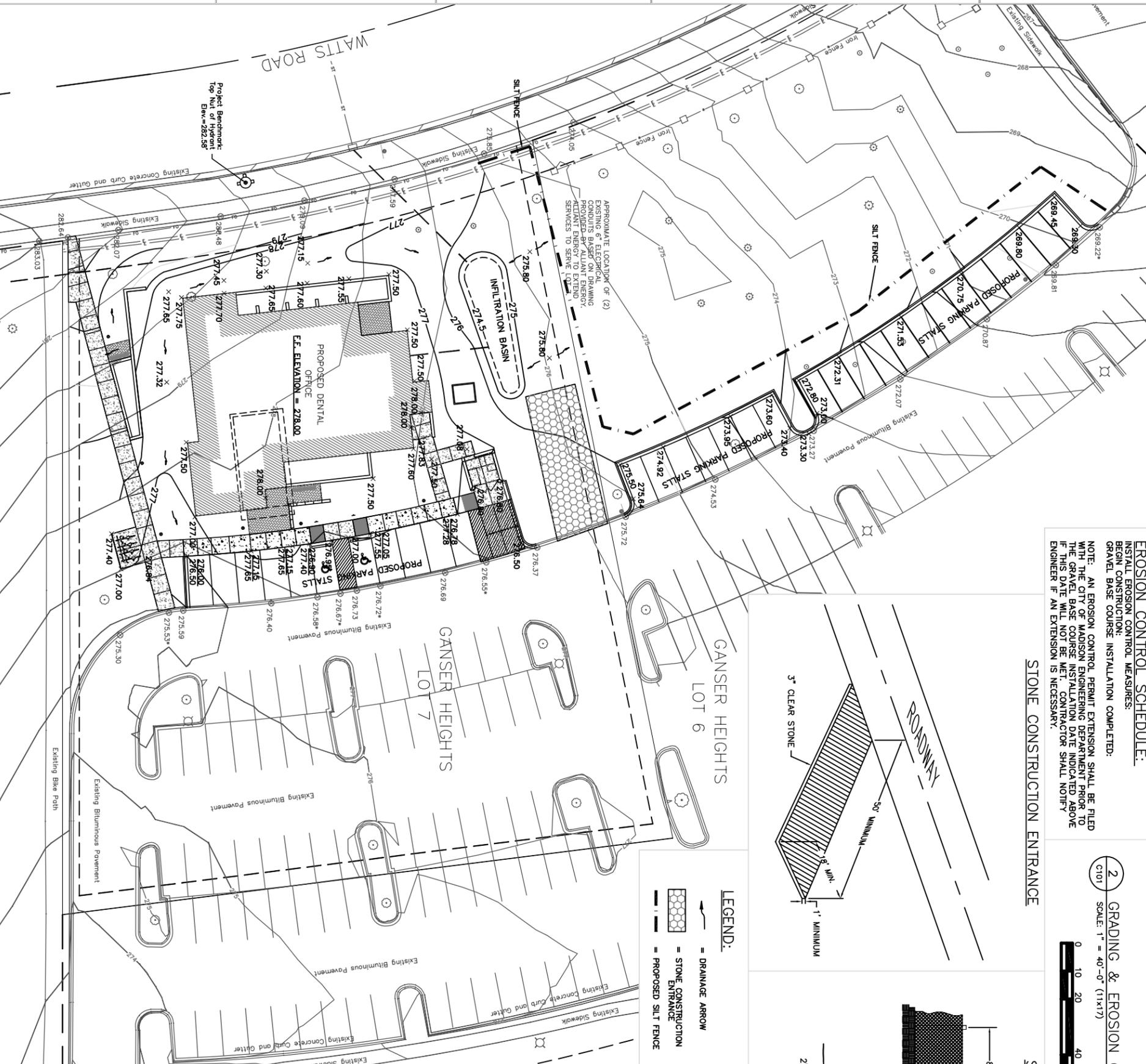
SCALE: 1" = 40'-0" (11x17)

1" = 20'-0" (24x36)



GANSER HEIGHTS LOT 6

GANSER HEIGHTS LOT 7



- LEGEND:**
- = DRAINAGE ARROW
 - = STONE CONSTRUCTION ENTRANCE
 - = PROPOSED SILT FENCE

- ⊗ 269.81 = EXISTING SPOT ELEVATION (FIELD VERIFIED)
- ⊗ 269.22* = EXISTING SPOT ELEVATION (INTERPOLATED)
- × 269.45 = PROPOSED SPOT ELEVATION
- × 277.05 = PROPOSED PAVEMENT ELEVATION
- × 277.55 = PROPOSED SIDEWALK ELEVATION

NOTES:
 STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.
 EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.
 TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.
 THE MAXIMUM SLOPE AT HANDICAP ACCESSIBLE WALKS SHALL BE 1:20. THE MAXIMUM SLOPE AT HANDICAP RAMPS SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION SHALL HAVE HANDRAILS ON BOTH SIDES.
 ALL SIDEWALK AND CURB & GUTTER DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
 ANY DAMAGE TO THE NEW ASPHALT SURFACE COURSE WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT.
 ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
 GRASS AREAS SHALL RECEIVE FERTILIZER, SEED AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.
 PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
 ALL EROSION AND SEDIMENT CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER A 0.5 INCH OR GREATER RAINFALL EVENT. ALL NECESSARY MAINTENANCE SHALL FOLLOW WITHIN 24 HOURS OF THE INSPECTION.

CIVIL ENGINEER:
 Colkins Engineering, Inc.
 5010 Vogels Road
 Madison, WI 53718
 (608) 838-1444

BYCE & WORMAN FAMILY DENTISTRY

8002 Watts Road
 Madison, WI 53719

The Carey Group
 2801 Coho Street
 Madison, WI 53713

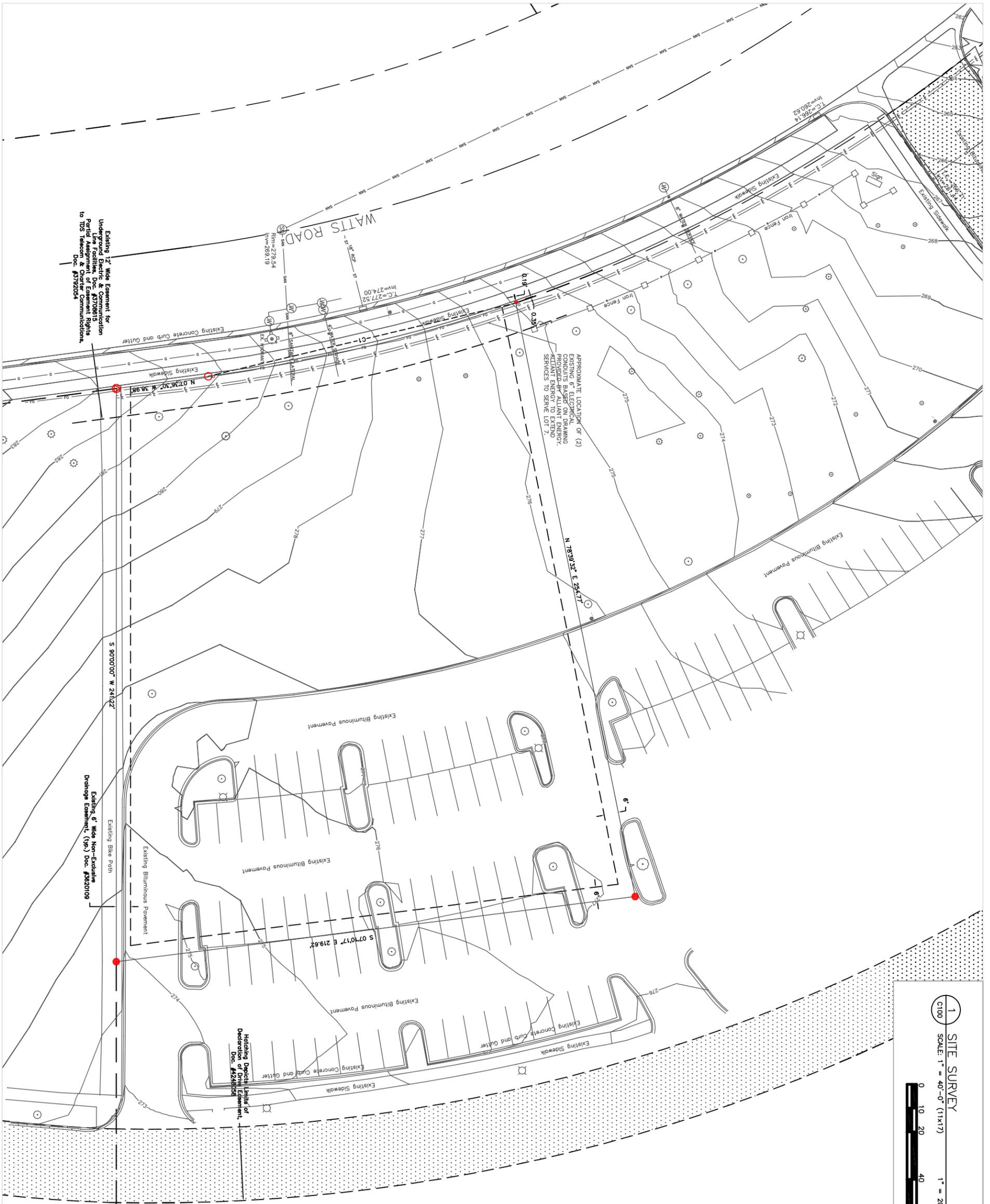
ICONICA
 True Design • Build

901 Downing Drive / Madison, WI 53717
 Ph: 608.954.3500 / F: 608.994.3535
 iconicadesign.com

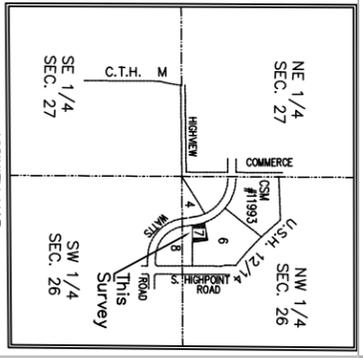
C101

PROJECT #: 20090170
 SHEET NUMBER

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1 SITE SURVEY
 SCALE: 1" = 40'-0" (11x17) 1" = 20'-0" (24x36)
 0 10 20 40 60



NE 1/4 SEC. 27
 NW 1/4 SEC. 26
 COMMERCIAL #1993
 U.S.H. 127 1/2
 WATTS ROAD
 This Survey

NW 1/4, SW 1/4 OF SECTION 26,
 SE 1/4 OF SECTION 27,
 T 7 N, R 8 E
 BEARINGS ARE BASED UPON THE
 NORTH BEARINGS N 78°39'52" E

LEGEND	
•	3/4" SOLID IRON ROD FOUND
•	1-1/4" SOLID IRON ROD FOUND
○	3/4" x 18" SOLID IRON RE-ROD SET, WT. 150 LBS./FT.
○	MAG NAIL SET
()	INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
—	BURIED GAS LINE
—	WATER MAIN
—	SANITARY SEWER
—	STORM SEWER
—	BURIED FIBER OPTIC LINE
—	IRON FENCE
⊗	STORM MANHOLE
⊗	WATER VALVE
⊗	STORM "H" INLET
⊗	DEODOROUS TREE
⊗	CONIFEROUS TREE
⊗	SIGN
⊗	HYDRANT
⊗	LIGHT POLE

Existing 12' Wide Easement for Underground Electric & Communication Lines. This Easement is a Part of Assignment of Easement Rights to TDS Telecom & Charter Communications, Doc. #37920254

Existing 6' Wide Non-Easement Drainage Easement (Typ.) Doc. #3620109

Hatching Depicts Limits of Dedication of Driv. Easement, Doc. #3248028

APPROXIMATE LOCATION OF (2) EXISTING 6" ELECTRICAL CONDUITS BASED ON DRAWING. ACCORDING TO EXISTING PLANS, ACCIDENT ENERGY TO EXTEND SERVICES TO SERVE LOT 7.

BYCE & WORMAN FAMILY DENTISTRY

8002 Watts Road
 Madison, WI 53719

The Carey Group
 2801 Coho Street
 Madison, WI 53713

901 Claming Way, J Madison, WI 53717
 Ph: 608.994.3300 / F: 608.994.3335
 iconicadentals.com

ICONICA
 True Design-Build



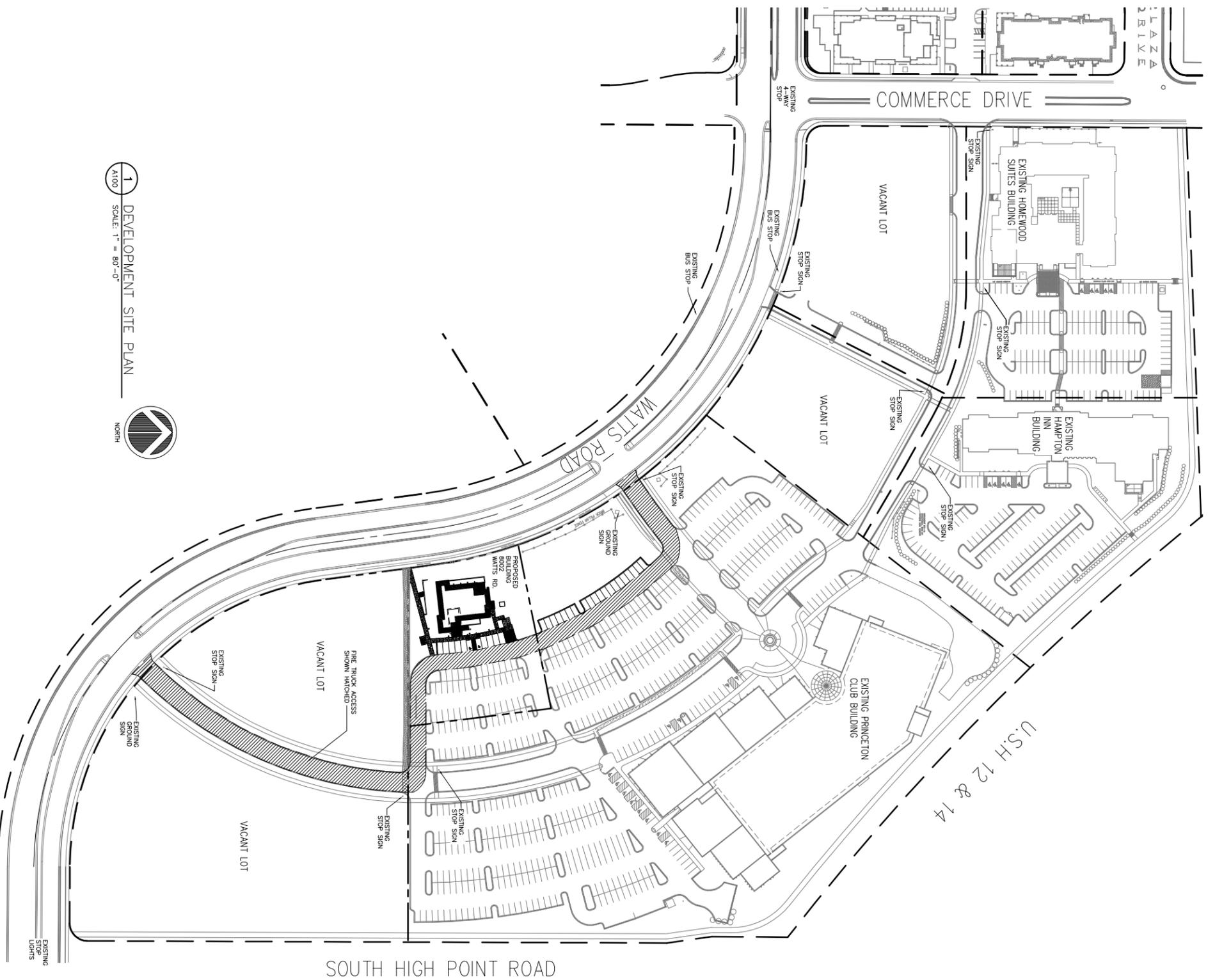
ISSUE DATES:
 02/18/09 CITY SUBMITTAL

Schematic Design Phase:
 This drawing indicates the scope and relationship of the proposed work. This drawing is not for construction.

PROJECT #: 20090170
 SHEET NUMBER

C100

CIVIL ENGINEER:
 Colkins Engineering, Inc
 5010 Vogue Road
 Madison, WI 53718
 (608) 838-1444



1 DEVELOPMENT SITE PLAN
SCALE: 1" = 80'-0"



BYCE & WORMAN FAMILY DENTISTRY

8002 Watts Road
Madison, WI 53719

The Carey Group
2801 Coho Street
Madison, WI 53713



901 Dantley Way // Madison, WI 53717
Ph: (608) 994-5300 / Fax: (608) 994-5359
www.iconicadesign.com

ISSUE DATES:

RFI/SI DATE:

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PROJECT #: 20090170
SHEET NUMBER

A100

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25' FRONT
YARD SETBACK
20' LANDSCAPING
AREA

GAS METER

EXISTING BIKE
LANE

Project Benchmark
Top of Hydrant
Elev.=282.58'

SIGNAGE

BENCH

RAISED
PLANTER BED

TRANSFORMER
PAD

INFILTRATION
SWALE

NEW BUILDING
4,600 SF ±

NEW PRINCETON
CLUB PARKING
STALLS

15' SIDE
YARD SETBACK

DUMPSTER
ENCLOSURE

STRIPED
LOADING
AREA

NEW DENTAL
OFFICE PARKING
STALLS

ADA PARKING
STALLS

BIKE RACK

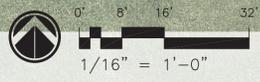
25' REAR
YARD
SETBACK

EXISTING
PARKING
STALLS

EXISTING
PARKING
STALLS

CONNECTION
TO EXISTING
ASPHALT BIKE
PATH AND CITY
SIDEWALK

EXISTING
ASPHALT BIKE
PATH

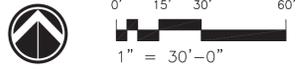




PARKING:
(11) NEW DENTAL OFFICE STALLS
(20) NEW PRINCETON CLUB STALL

GREEN SPACE: 37%

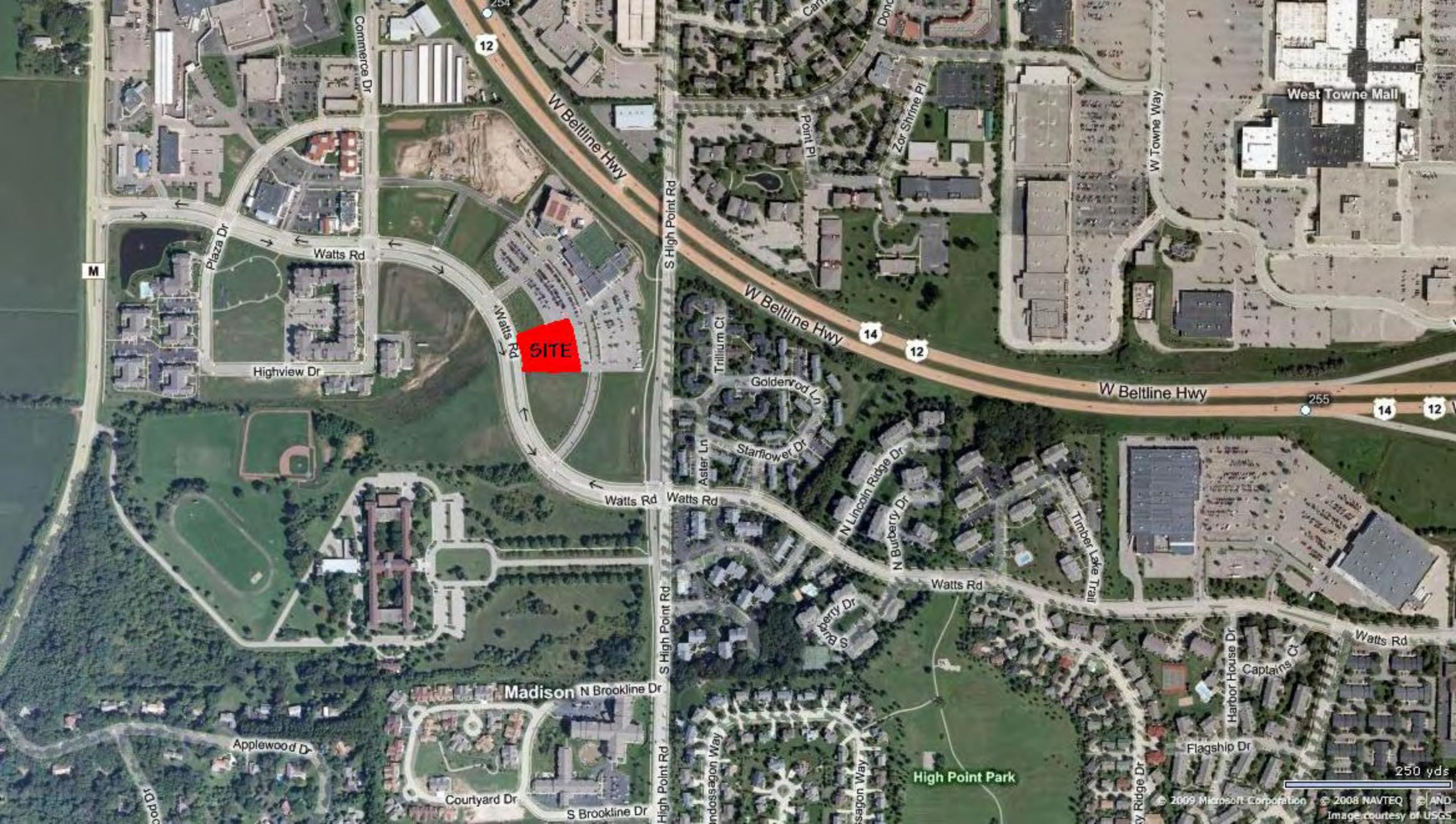
OVERALL SITE PLAN



ICONICA
True Design-Build



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SITE

West Towne Mall

Madison

High Point Park

250 yds

© 2009 Microsoft Corporation © 2008 NAVTEQ © AND
Image courtesy of USGS



The Carey Group

Commercial Real Estate Services

February 11, 2009

City of Madison
Planning Department
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Letter of Intent: 8002 Watts Road

To Whom It May Concern:

The Carey Group is submitting this Letter of Intent on behalf of Dr. Peter Worman and Dr. Brad Byce.

8002 Watts Road (otherwise known as Lot 7 of Ganser Heights) is a 47,580 square foot vacant lot and is located in the Princeton Club parking lot. The Princeton Club currently uses a portion of the lot for parking. Our intent is to develop a 4,600 (+/-) square foot, single tenant, family dental clinic for Dr.'s Byce and Worman.

The clinic will have 8 operatories with 13 employees and 2 dentists. They will operate Monday through Friday from 7:00 a.m. to 6:00 p.m. They will require 31 parking stalls. (15 for employees, 8 for patients being treated, and 8 for patients in waiting room.) As part of the development, The Princeton Club is requiring that the 34 parking stalls currently on Lot 7 be replaced on Princeton Club land.

Iconica has been selected as the architect and Paul Skidmore has been selected as the landscape architect. We have not selected a general contractor yet. The development schedule is attached to this letter.

If you have any questions about this project you can contact Kevin Carey at The Carey Group at (608) 310-7401

Sincerely,

Kevin Carey



Design

Critical Milestone Description:	Completed By:
Receive signed proposal, CSM, CAD site background, and development guidelines (Notice to Proceed)	01/20/09
Programming and Schematic Design Phase duration	01/20/09 – 03/01/09
<ul style="list-style-type: none"> • Developer to contact alderman in writing of site intentions • Review of design with Archdiocese and Princeton Club • Approval of design from Archdiocese and Princeton Club • Owner sign-off of program, site plan, preliminary elevations & space plan • Submit to UDC for informational presentation • Informational presentation to the UDC • Submit for rezoning of PUD/SIP • Submit to UDC for final approval 	01/15/09 02/05/09 02/09/09 02/11/09 02/11/09 02/18/09 02/18/09 02/25/09
Construction Document Phase duration*	03/02/09 – 06/05/09
<ul style="list-style-type: none"> • Presentation to UDC for final approval • Plan Commission meeting • Common Council meeting (followed by departmental sign-off process) • Final Departmental Sign-Off (2 to 4 weeks) 	03/04/09 04/20/09 05/05/09 +/- 05/19/09 – 06/02/09
Submit drawings for state review	06/8/09 – 06/22/09
Bidding Duration	06/08/09 – 06/26/09
Owner review and award of construction contract	06/29/09 - 07/08/09

Construction

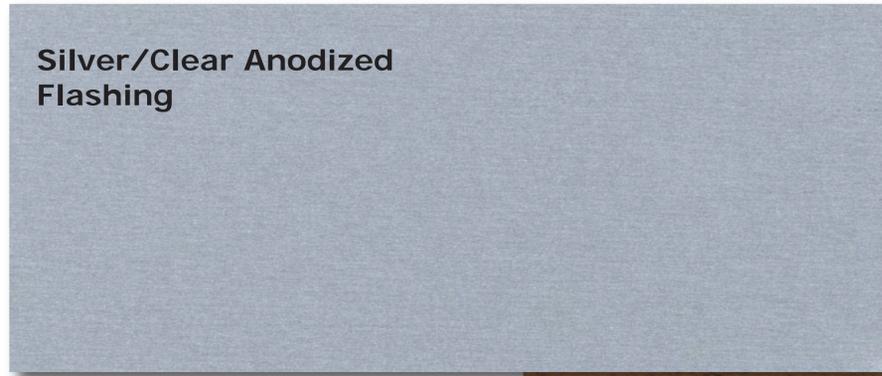
Critical Milestone Description:	Completed By:
Commencement	07/08/09
Completion	+/-12/08/09

Owner Move-in

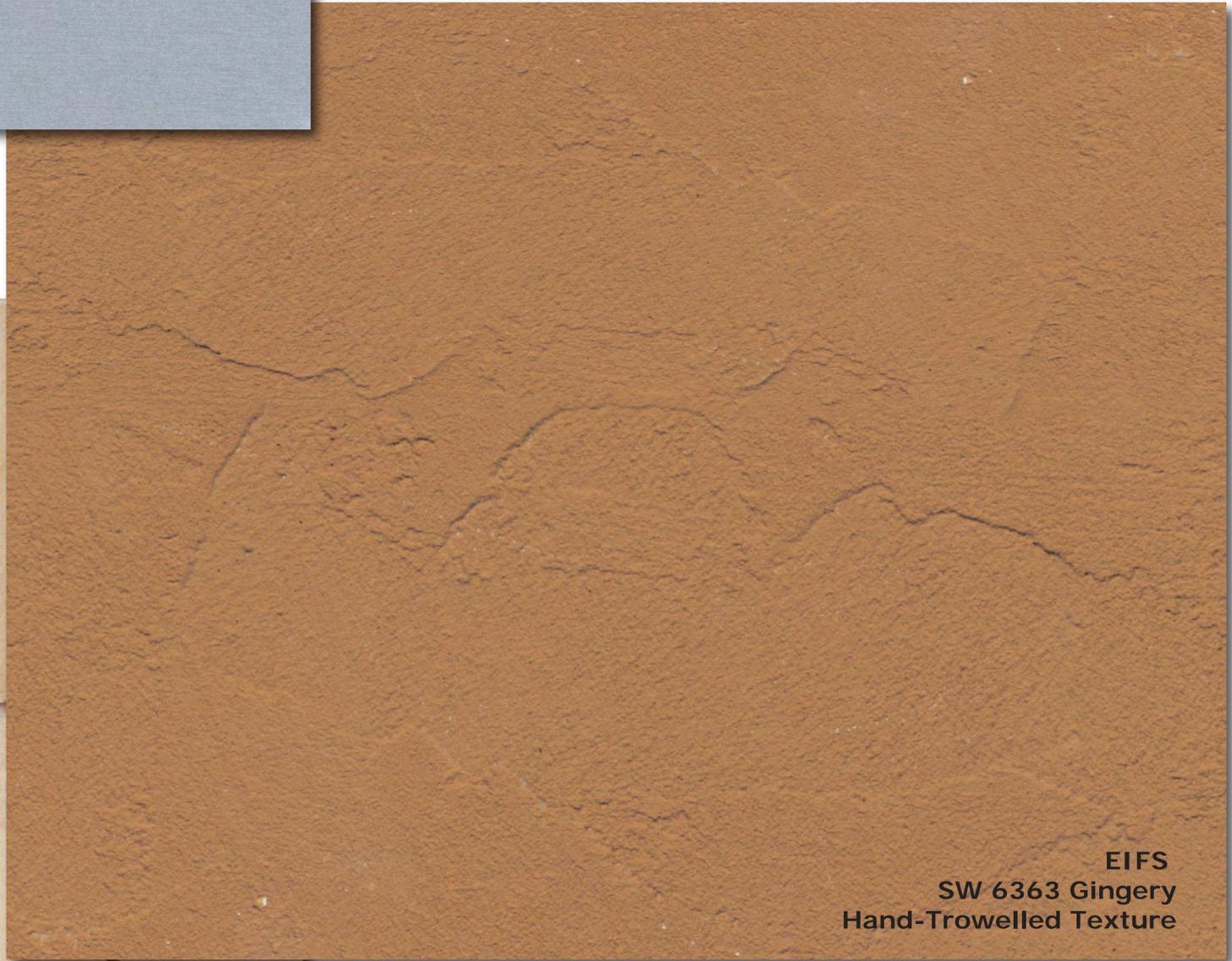
Critical Milestone Description:	Completed By:
Owner Move-in	12/11/09

*Note: Per our meeting discussions, by moving the construction documents ahead of UDC and Planning Commission approval by approximately one month there may be additional redesign costs.

Silver/Clear Anodized
Flashing



Calcium Silicate Masonry Unit
"Sandrift" color range



EIFS
SW 6363 Gingery
Hand-Trowelled Texture

