Alexander Company

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DATE: 8-27-2008

SUBJECT: Northgate Shopping Center

Narrative Description of Proposed Alterations for Comprehensive Design Review

The proposed alterations for 1127 and 1291 North Sherman Avenue are intended to enhance the existing buildings and site by integrating site design with architecture and street graphics.

Site:
The current parking lot is completely devoid of landscape islands. With the introduction of landscape islands, the proposed design adds logical structure to the site circulation and reduces the area of asphalt. New connections are created between the site and public pedestrian walkways. Bicycle parking is also accommodated. The new design anticipates the possible creation of a new out lot on the site. On the east side of the mall building, existing dumpsters are consolidated into a single location.

Two competing concepts are presented for the entrance onto Aberg Avenue. Concept 'A' uses the existing curb cut across from Crowley Avenue. Concept 'B' describes the preferred layout for the northeast corner of the site, which requires relocating the existing entrance to the east. Concept 'B' better activates the east building façade of the "Annex" (1291 North Sherman Avenue).

The proposed modifications to the site are compatible with the existing storm water drainage system and the existing site lighting.

Architecture:
The existing mall building elevations can be loosely described as "Tudor" or "traditional." The intent of the architectural modifications is to enhance the traditional design with additional trim boards and decorative columns. All trim and siding will receive a new paint color scheme. The resulting design can be described as "Tudor with craftsman tendencies."

The Annex building has similar traditional qualities on the south and part of the east elevations, while other portions of the buildings are simply utilitarian in nature. What was previously an Oriental restaurant will have all Oriental décor removed including the round columns supporting the drop-off canopy. New decorative columns, trim boards, and paint color are introduced to coordinate with the improvements to the mall building.

To the west of the existing restaurant is the entrance to a large retail space. The current entrance has been reintroduced to a more prominent location several feet to the west. The roof forms and architectural detail of the restaurant building is carried over to the new entrance alterations.

Attached and to the north of the restaurant is a metal and concrete block utilitarian structure originally constructed as a bowling alley. The facades of the east and north sides are enhanced with a “modern” aesthetic. A new entrance vestibule has been created on the east side of the building presenting new opportunities to demise the large interior space. Metal wall panels on the Aberg Avenue elevation are replaced with aluminum and glass windows.

Street graphics:
Alterations to existing street graphics are intended to work with the overall architecture and site design. Two existing, non-conforming pylon signs on N. Sherman Avenue are to be replaced with new monument signs. The form and color of the new signs take cues from the proposed architectural alterations. An existing “above roof” sign over the Annex building will remain. Additional signable areas of the buildings are indicated on the architectural drawings. Existing building mounted signs shall meet current ordinances and further be regulated by the Landlord to maintain consistency of design.

While not strictly adhering to the current ordinance regulating street graphics, the intent is to pursue this Comprehensive Design review process to acknowledge the visual harmony between the street graphics, architecture, and site.

EXTERIOR ALTERATIONS AND SITE IMPROVEMENTS FOR

NORTHGATE SHOPPING CNTR.

1127 & 1291 NORTH SHERMAN AVENUE
MADISON, WI

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P3	PHOTOGRAPHS OF ANNEX, 1291 N. SHERMAN AVE
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2 of 2	ALTA/ACSM LAND TITLE SURVEY
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C2	SITE IMPROVEMENTS, DETAILS
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A2.2	FLOOR PLAN 1/8"= 1'-0", (ANNEX)
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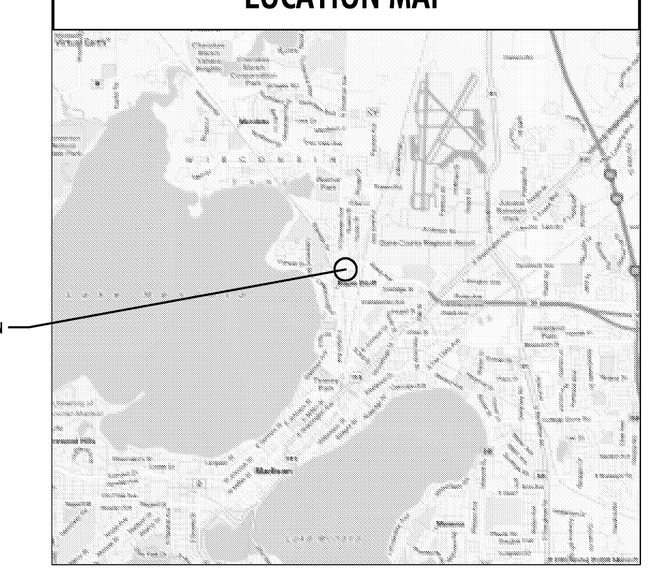

ALEXANDER COMPANY

145 EAST BADGER ROAD
SUITE 200
MADISON, WI. 53713

APPROVALS	NAME	DATE
DESIGN		
CONSTRUCTION		
DEVELOPMENT		
MANAGEMENT		
OWNER		

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08-27-08	UDC SUBMITTAL

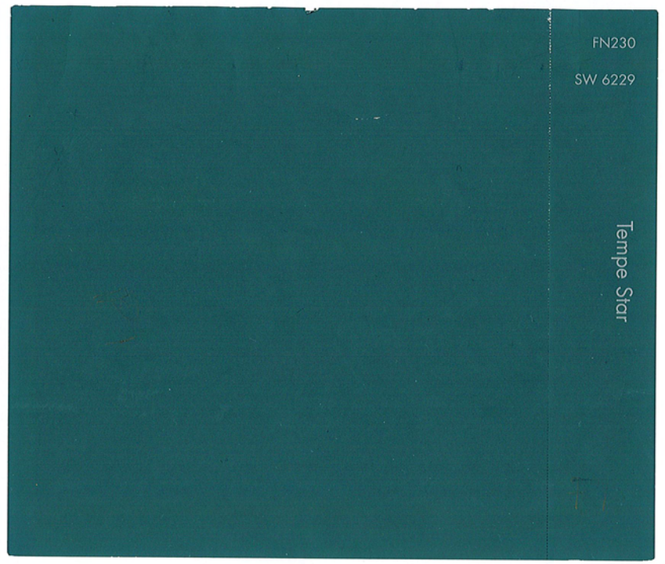
DRAWN: AAA APPR.: BBB

NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

TITLE SHEET & DRAWING INDEX

T1



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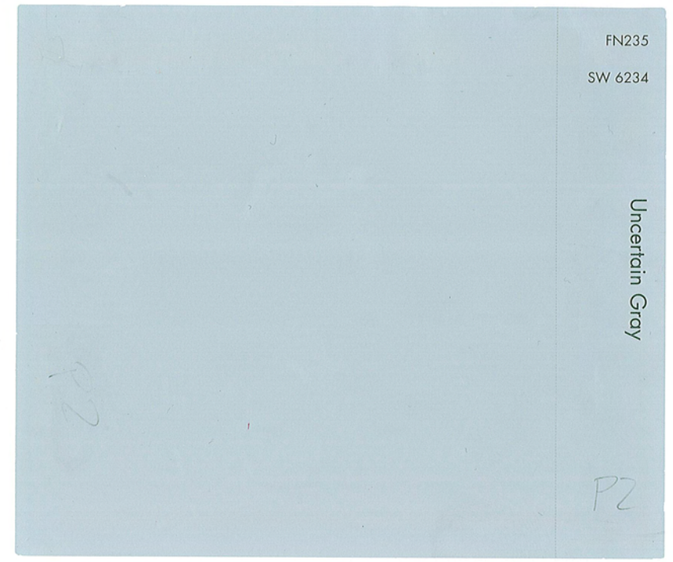

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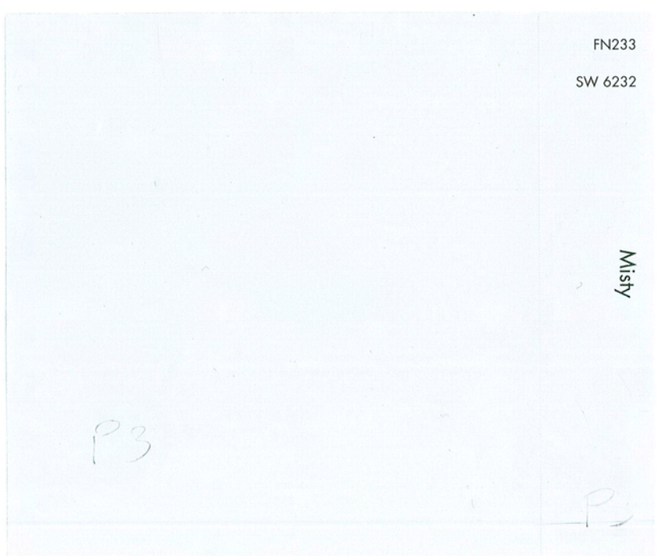

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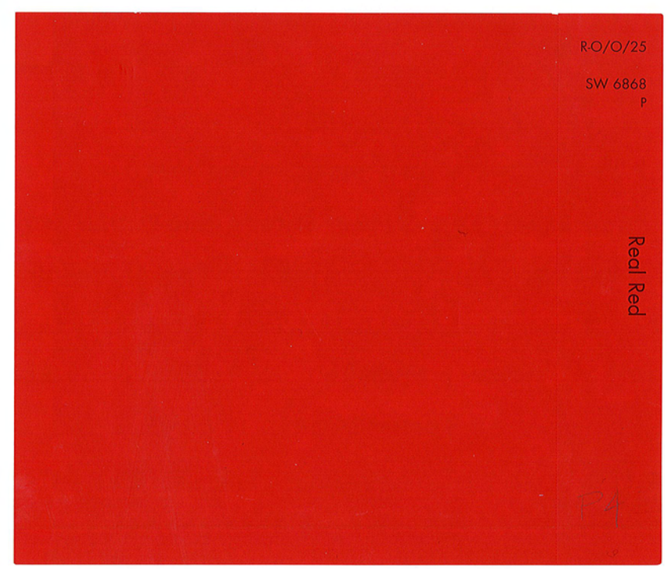

P4

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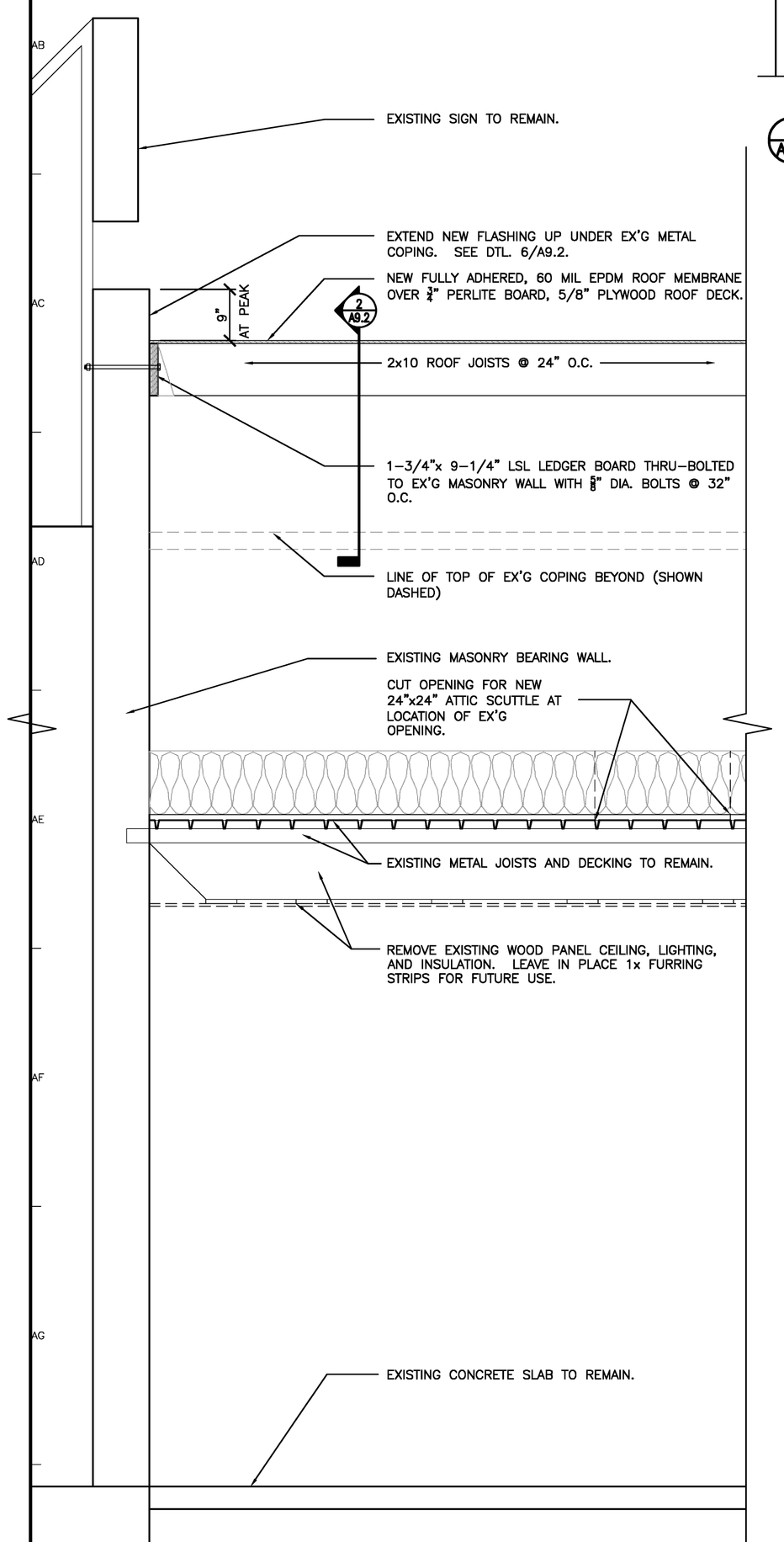
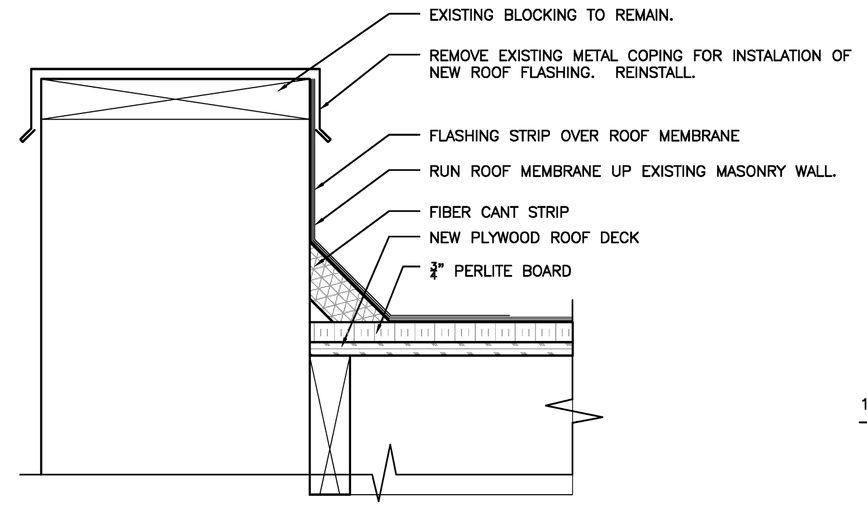
PANORAMIC PHOTO ELEVATIONS

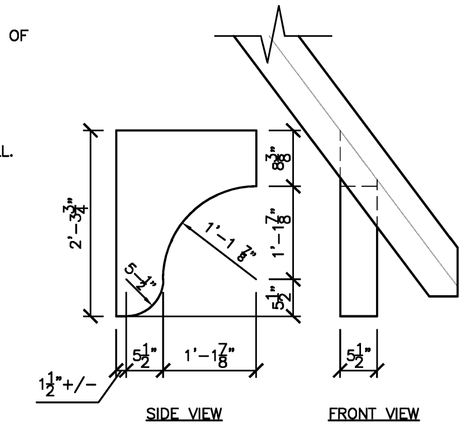
color



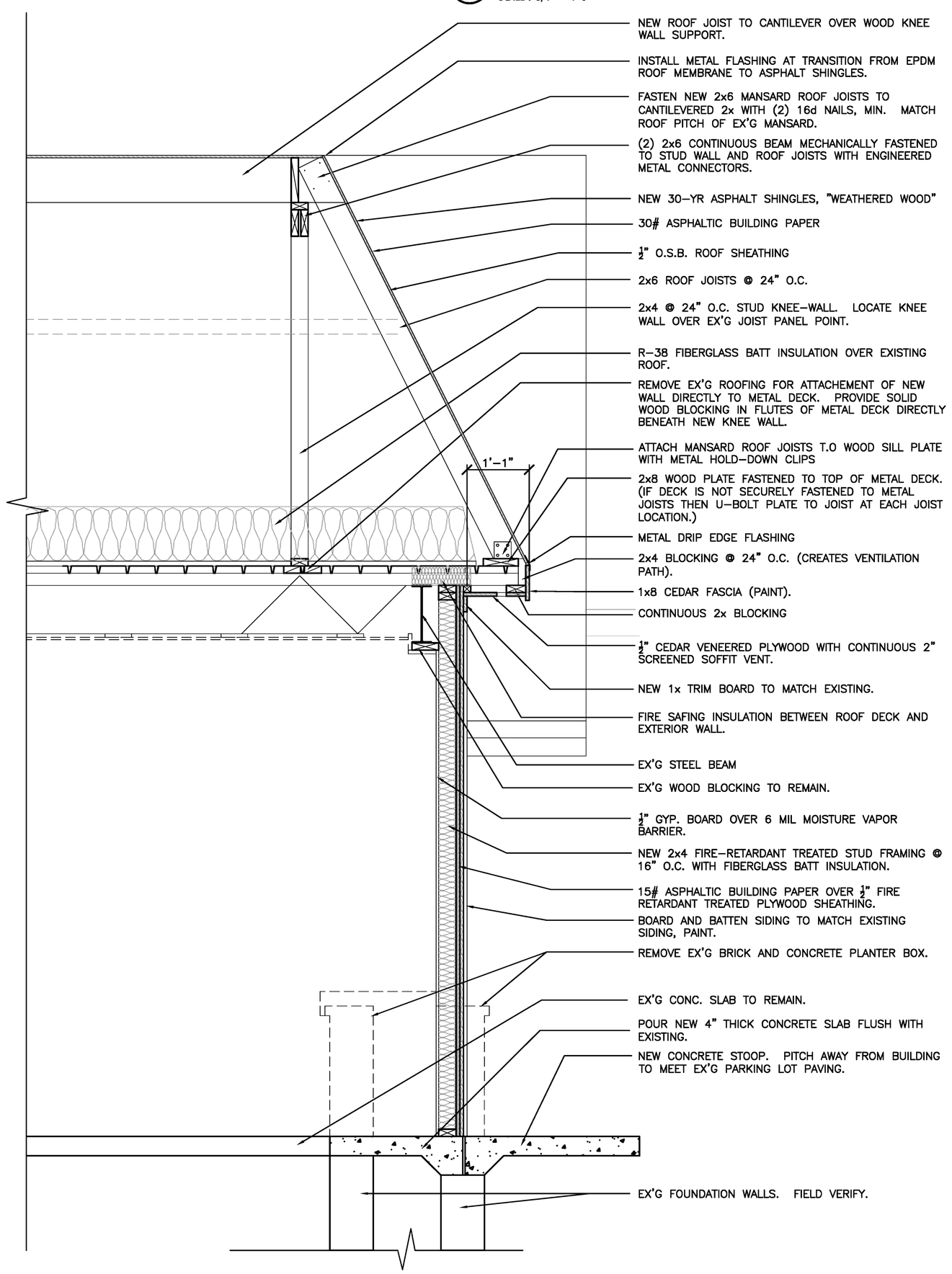
5 A9.2 WALL SECTION
SCALE : 3/4" = 1'-0"



6 A9.1
SCALE : 3" = 1'-0"



4 A9.2 DETAIL -BRACKET
SCALE : 3/4" = 1'-0"



3 A9.2 WALL SECTION
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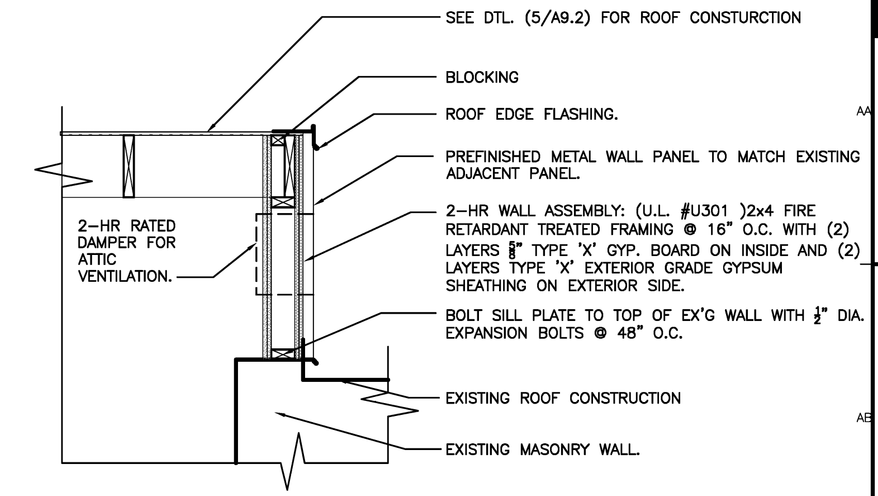

2 A9.2 DETAIL
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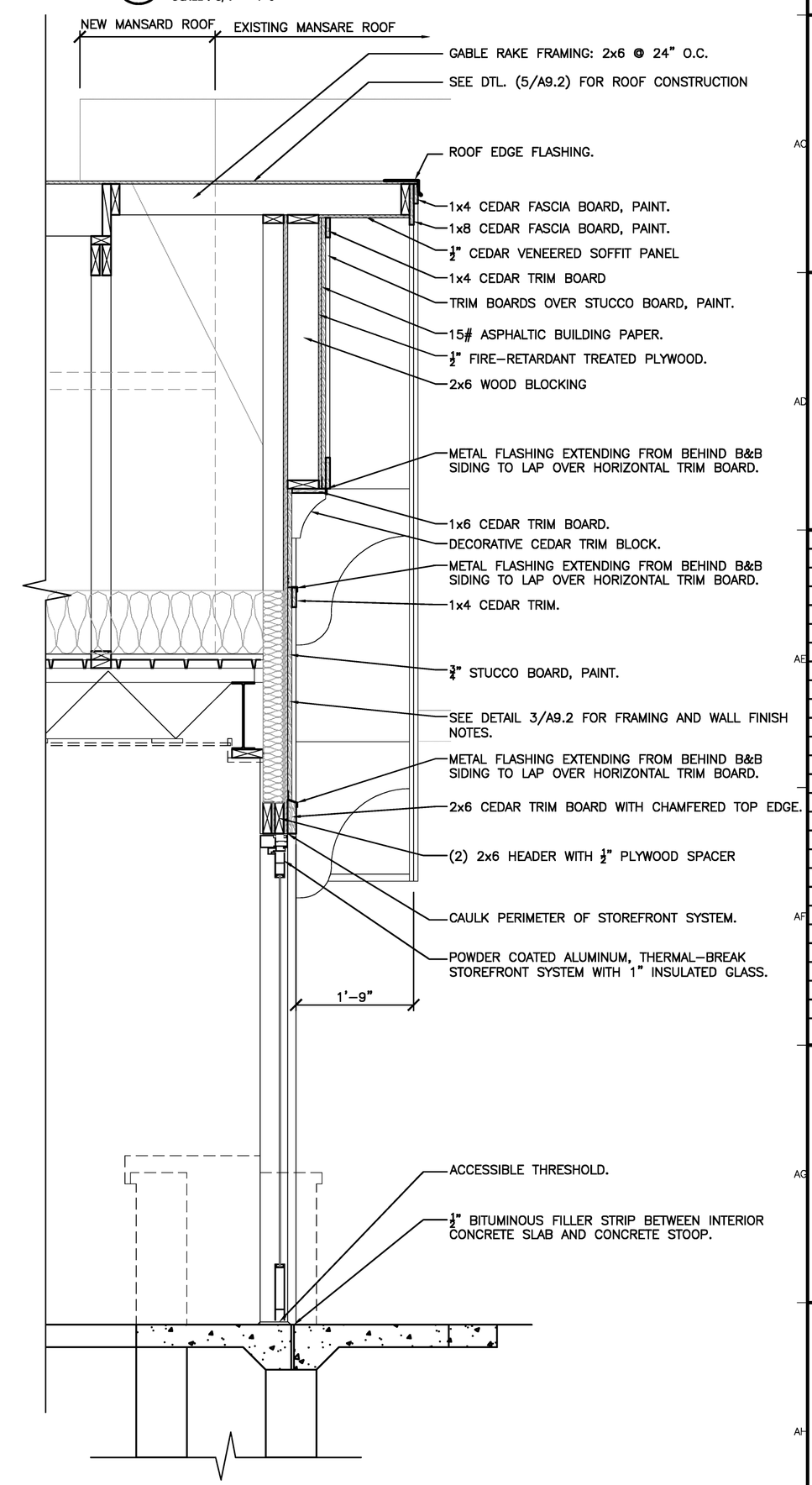

1 A9.2 WALL SECTION
SCALE : 3/4" = 1'-0"

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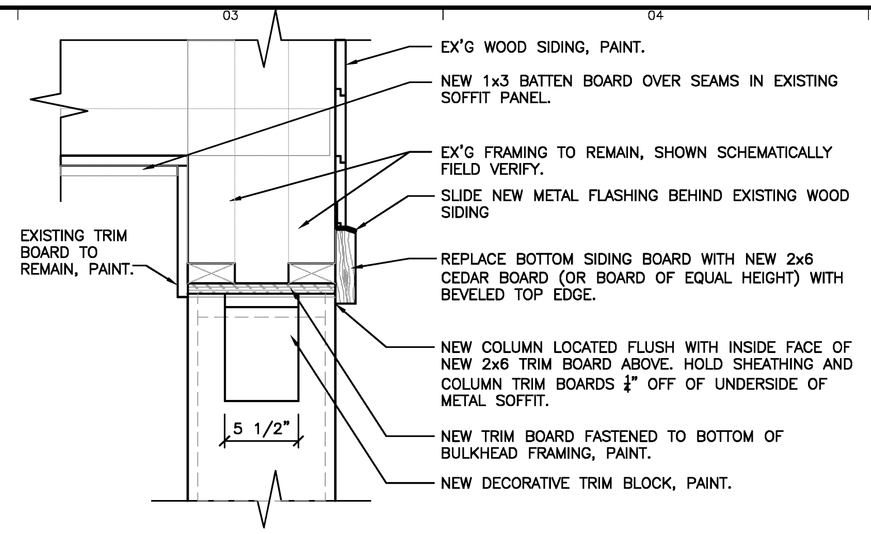
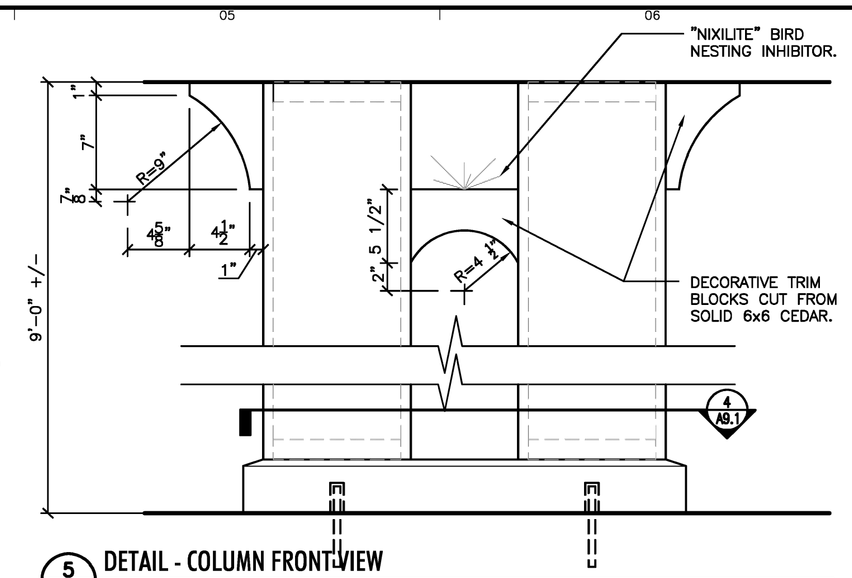
SECTIONS & DETAILS

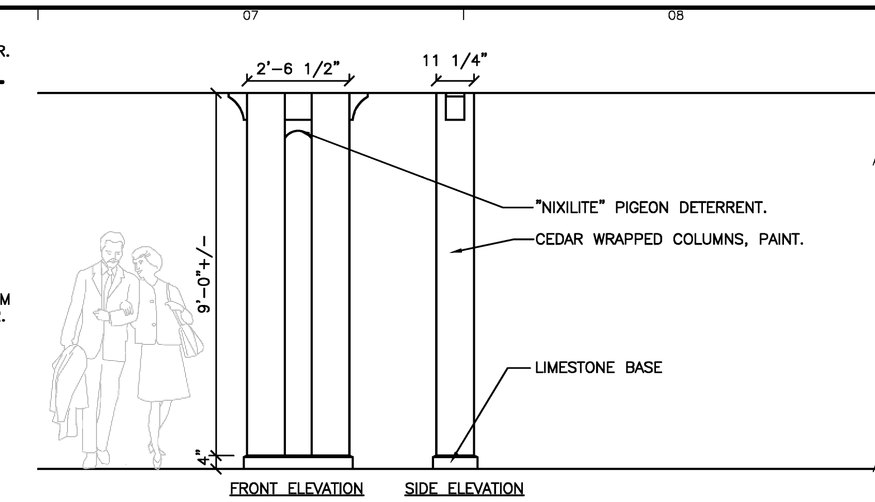
A9.2



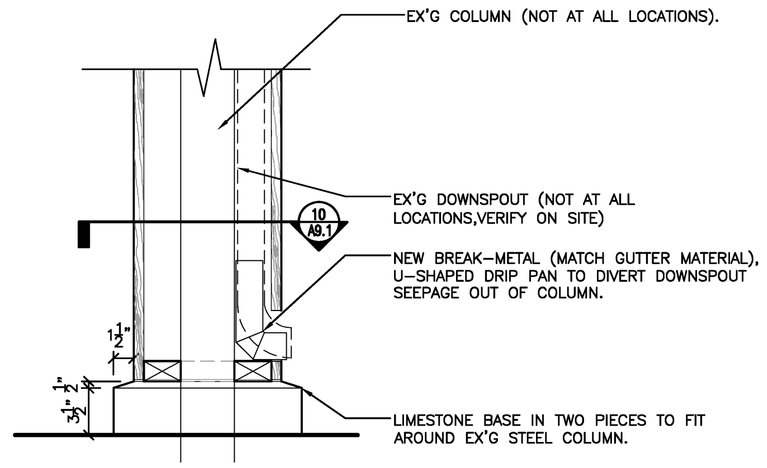
8 A9.1 DETAIL - COLUMN SIDE VIEW
SCALE : 1 1/2" = 1'-0"



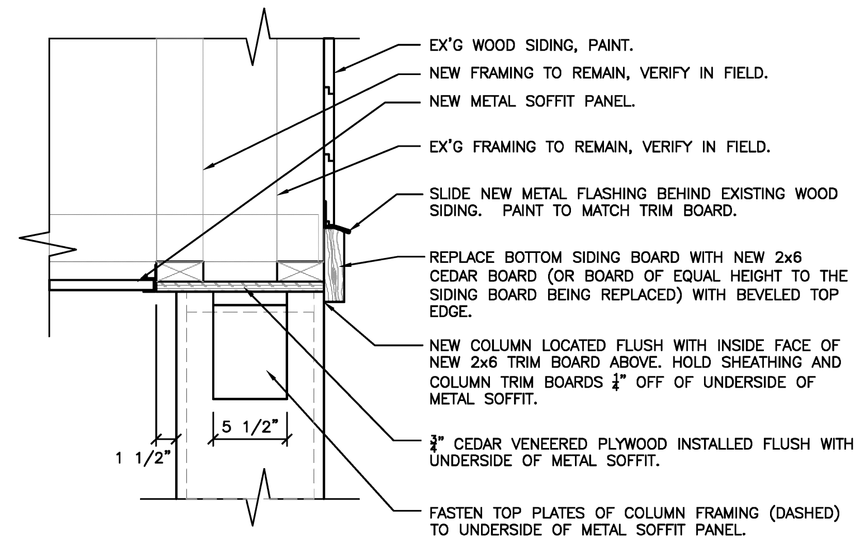
5 A9.1 DETAIL - COLUMN FRONT VIEW
SCALE : 1 1/2" = 1'-0"



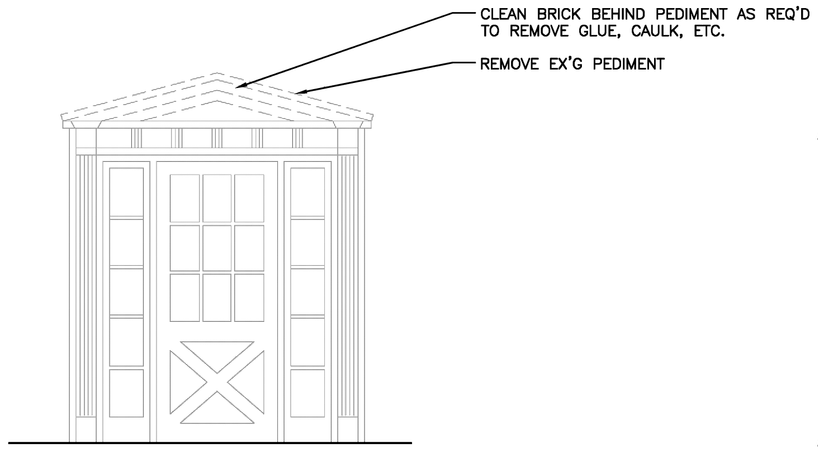
1 A9.1 DETAIL--NEW COLUMN
SCALE : 3/8" = 1'-0"



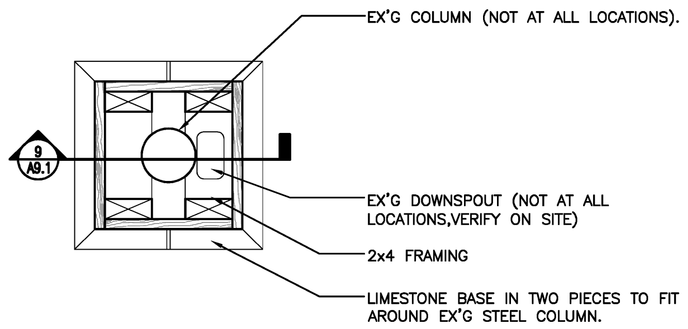
9 A9.1 DETAIL - COLUMN SECTION VIEW
SCALE : 1 1/2" = 1'-0"



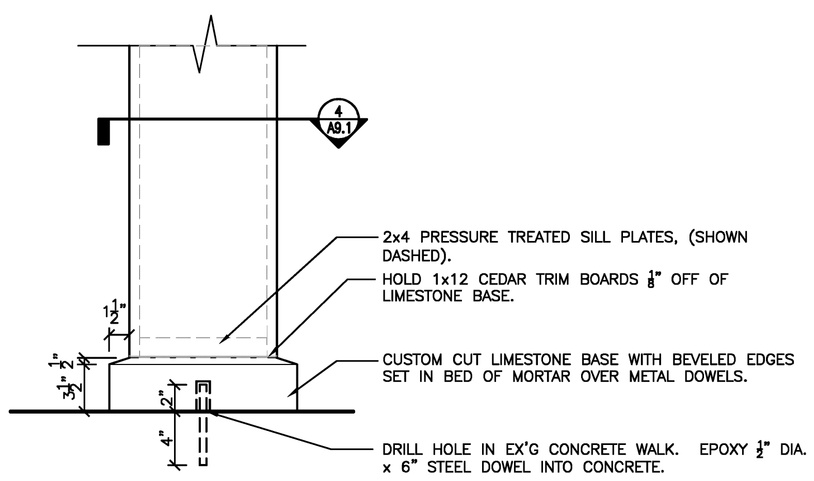
6 A9.1 DETAIL - COLUMN SIDE VIEW
SCALE : 1 1/2" = 1'-0"



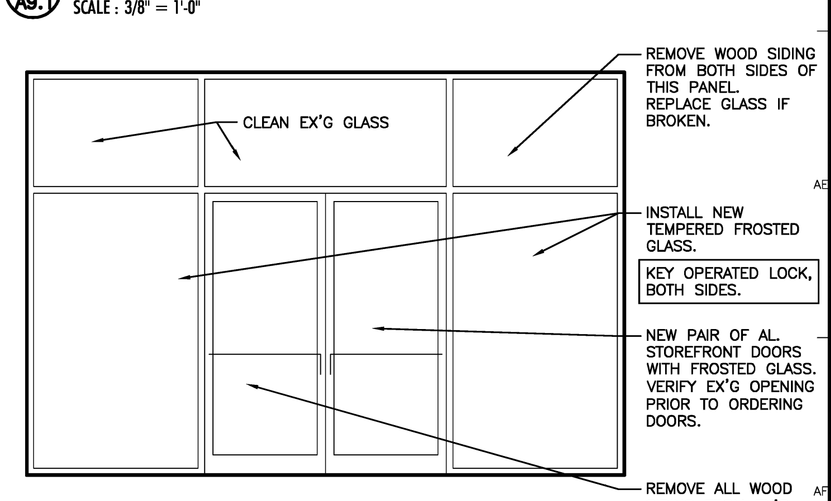
2 A9.1 DETAIL--EX'G DOOR SURROUND
SCALE : 3/8" = 1'-0"



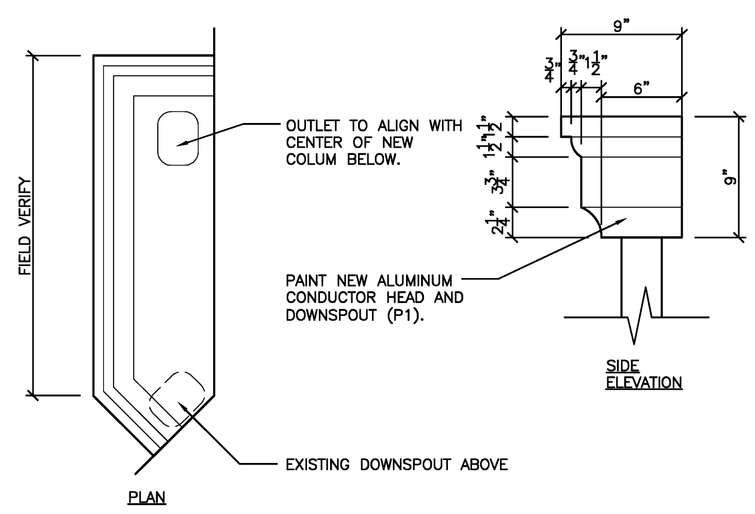
10 A9.1 DETAIL - COLUMN PLAN VIEW
SCALE : 1 1/2" = 1'-0"



7 A9.1 DETAIL - COLUMN SIDE VIEW
SCALE : 1 1/2" = 1'-0"



3 A9.1 DETAIL--STOREFRONT ENTRANCE AND BRICK FACADE
SCALE : 3/8" = 1'-0"



11 A9.1 DETAIL - CUSTOM CONDUCTOR HEAD CONCEPT
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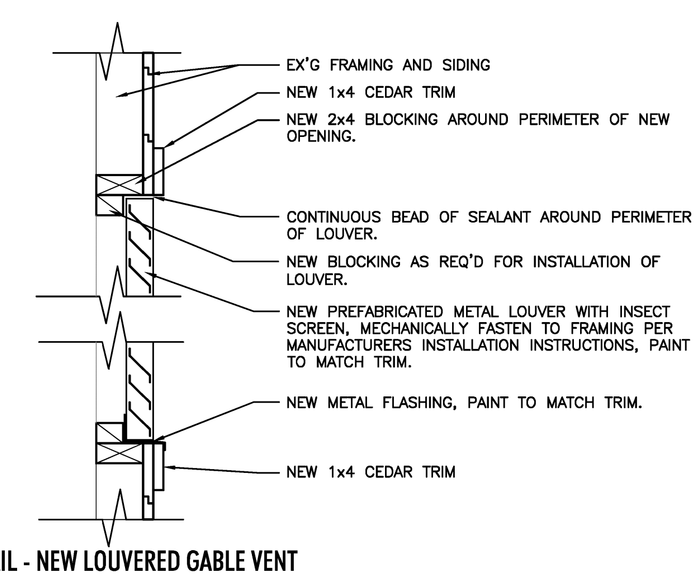

7 A9.1 DETAIL - NEW LOUVERED GABLE VENT
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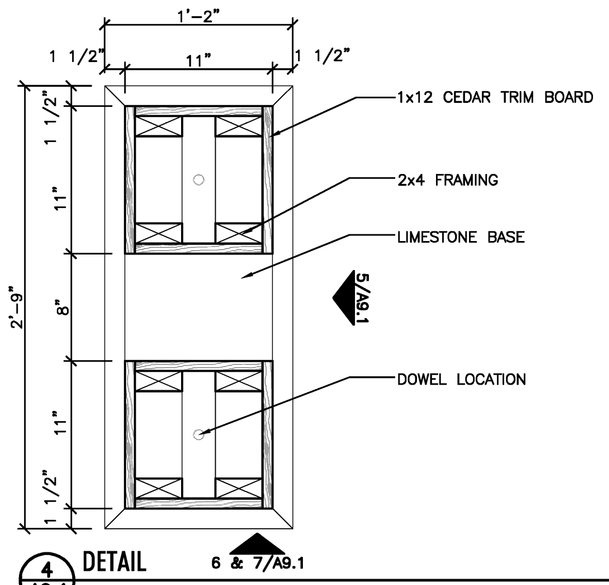

4 A9.1 DETAIL 6 & 7/A9.1
SCALE : 1 1/2" = 1'-0"

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PROJECT # 08-656

ARCHITECTURAL DETAILS

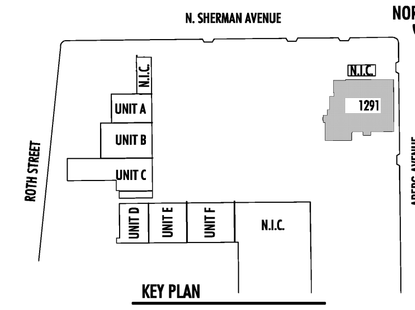
A9.1

GENERAL NOTES FOR SHEETS A2.1 THRU A2.3 ONLY:

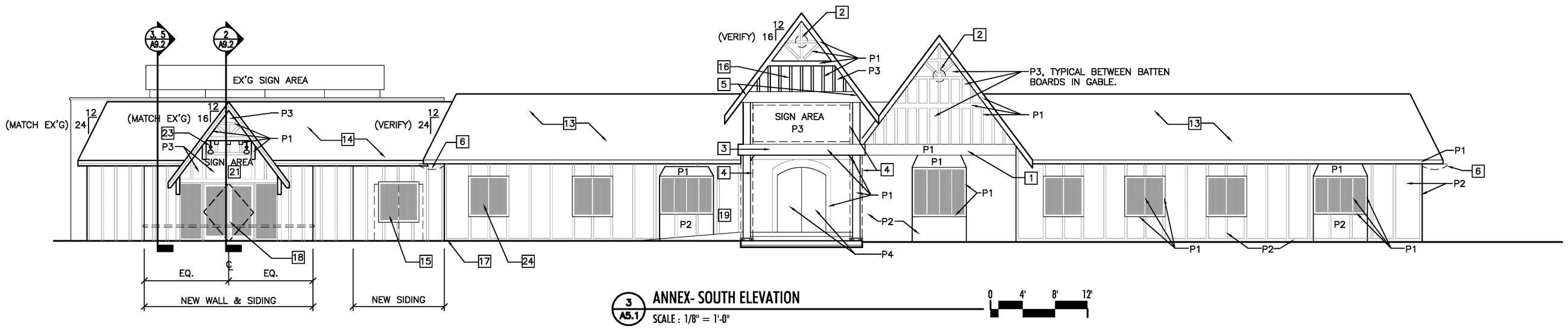
1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1.
2. GENERAL PAINT CONCEPT: ALL TRIM BOARDS, AND FASCIA BOARDS TO BE PAINTED (P1). ALL EXISTING BRICK THAT IS CURRENTLY PAINTED TO BE PAINTED (P2). PAINT THE UNDERSIDE OF ALL SOFFITS (P1). WOOD SIDING AND BATTEN BOARDS TO BE PAINTED (P2). MASK OFF AND PAINT WOOD TRIM IMMEDIATELY ADJACENT TO WINDOWS (P1). REFER TO ELEVATION DRAWINGS FOR SPECIFIC AREAS OF SIDING TO BE PAINTED (P3).
3. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED.
4. REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR ALL AREAS OF DAMAGE. THE ARCHITECT HAS INDICATED NUMEROUS LOCATIONS WHERE SIDING AND/OR TRIM BOARDS ARE DAMAGED AND ROTTEN. THE G.C. IS RESPONSIBLE TO IDENTIFY ALL LOCATIONS WHERE EX'G TRIM AND SIDING IS NOT SUITABLE FOR PAINTING AND REPORT TO THE ARCHITECT/OWNER ALL SUCH LOCATIONS PRIOR TO BEGINNING WORK.
5. REMOVE ALL HOLIDAY/ICICLE LIGHTING FROM BUILDING.
6. FILL ALL HOLES LEFT BY THE REMOVAL OF SIGNAGE, CONDUIT, OR OTHER SIMILAR OBJECTS.

KEY NOTES FOR SHEETS A2.1 THRU A2.3 ONLY:

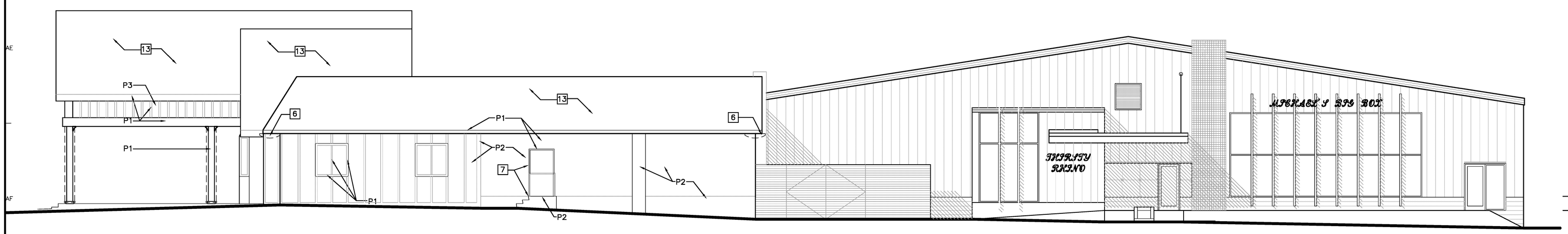
1. REMOVE HORIZONTAL TRIM BOARD. REPLACE WITH NEW TRIM BOARD TO MATCH HEIGHT OF EXISTING BOARD.
2. REMOVE EXISTING CIRCULAR MEDALLIONS.
3. REMOVE APPLIQUE DECORATIONS.
4. REMOVE DECORATIVE ROUND COLUMN ENCLOSURE AND BRACKETS. CONSTRUCT NEW COLUMN ENCLOSURES. USE SINGLE COLUMN ENCLOSURE SIMILAR TO DETAILS 4,5,6,7 ON A9.1.
5. REMOVE EX'G LIGHT FIXTURES. PROVIDE WEATHERTIGHT COVER PLATE ON JUNCTION BOX. PAINT COVER PLATE TO MATCH SOFFIT.
6. REMOVE EX'G DECORATIVE SOFFIT BRACKETS.
7. PATCH AND REPAIR DAMAGED CONCRETE STEP. EXISTING STAIR RAILING TO REMAIN, PAINT BLACK.
8. REMOVE EXISTING DECORATIVE "GLOBE" PENDANTS FROM UNDERSIDE OF COVERED DROP-OFF. PROVIDE NEW TRIM AND LENS FOR EXISTING RECESSED LIGHT FIXTURES. PAINT UNDERSIDE OF CANOPY (P3).
9. REMOVE EXISTING NEON SIGN. ABANDON AND CAP ELECTRIC PER CODE.
10. REMOVE EXISTING SURFACE MOUNTED ELECTRIC OUTLET BOX FROM WALL. INSTALL NEW ELECTRIC BOX RECESSED INTO EX'G SOFFIT.
11. REMOVE WOOD JAMBS AND OVERHEAD DOOR.
12. –
13. INSTALL NEW ASPHALT SHINGLE ROOF OVER EX'G SHINGLED ROOF.
14. NEW MANSARD ROOF WITH ASPHALT SHINGLES.
15. NEW WINDOW TO MATCH ALUMINUM AND GLASS STOREFRONT SYSTEM. SEE NOTE #18. MATCH HEIGHT OF EX'G WINDOWS AND WIDTH OF EXISTING OPENING. .
16. REMOVE EXISTING "CHINA PALACE" SIGN AND RETURN TO OWNER. INSTALL NEW VERTICAL TRIM BOARDS AS INDICATED ON THE DRAWING. BOARDS ARE TO MATCH WIDTH OF EXISTING TRIM BOARDS IN GABLE AREA ABOVE. PAINT (P1).
17. REPAIR DAMAGED TRIM BOARDS.
18. ALUMINUM AND GLASS STOREFRONT SYSTEM WITH REMOVABLE CENTER MULLION: 1" CLEAR INSULATED GLASS IN POWDER COARTED THERMAL-BREAK FRAME. COLOR OF FRAME "MILITARY BLUE" AS MANUFACTURED BY KAWNEER.
19. EXISTING RAILING TO REMAIN (NOT SHOWN), PAINT BLACK.
20. INSTALL NEW ROOF MOUNTED FLOOD LIGHTS FOR EXISTING SIGNAGE.
21. PROVIDE ELECTRICAL CIRCUIT TO JUNCTION BOX IN ATTIC FOR FUTURE SIGNAGE AND SIGN ILLUMINATION.
22. NEW WINDOW TO MATCH ALUMINUM AND GLASS STOREFRONT SYSTEM. SEE NOTE #18.
23. NEW SHEPARD'S HOOK STYLE LIGHT FIXTURE, QTY. 2. REFER TO SPECIFICATION MANUAL.
24. REPAIR BROKEN GLASS IN EXISTING WINDOW.



KEY PLAN



3 A5.1 ANNEX- SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



1 A5.1 ANNEX- EAST ELEVATION
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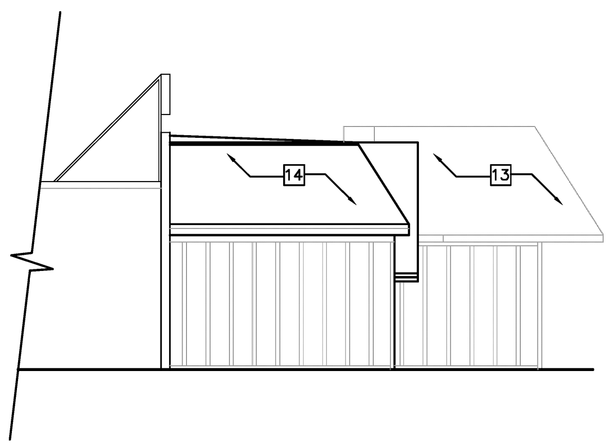
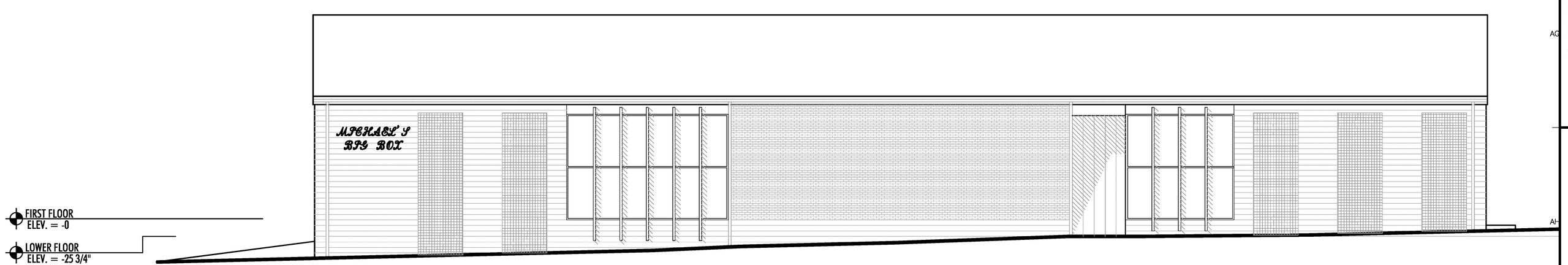

2 A5.1 ANNEX- WEST ELEVATION
SCALE : 1/8" = 1'-0"



1 A5.1 ANNEX- NORTH ELEVATION
SCALE : 1/8" = 1'-0"

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DRAWN: DZ APPR.: MT

NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

EXTERIOR ELEVATIONS

A5.1

REMOVE EX'G CHAIN LINK FENCING ON WEST SIDE OF BUILDING.

ENLARGE EXISTING OPENING TO 76"

REMOVE EXISTING WALL AND DOOR.

2'-10" 6'-0" 2'-10"

11'-8"

20'-10" +/-

DEMOLISH PORTION OF EXISTING WALL AND PLANTER BOXES IN THIS LOCATION.

RELOCATE EX'G EXIT SIGN OVER NEWLY ENLARGED OPENING.

(ABOVE)

INFILL DOOR OPENING WITH NEW WALL CONSTRUCTION AND NEW WINDOW.

REMOVE EXISTING DOOR AND FRAME.

REMOVE ALL ELECTRICAL FROM UNDERSIDE OF EX'G SOFFIT.

EX'G OVERHANG TO BE CUT BACK. REFER TO WALL SECTION 3/A9.2 FOR NEW SOFFIT DESIGN.

(NO WORK INSIDE EX'G RESTAURANT.)

REFER TO SITE PLAN FOR CONFIGURATION OF NEW WALKS.

REFER TO SHEET A5.1 FOR GENERAL NOTES AND KEY NOTES.

EX'G CONCRETE WALK AND RAILING TO REMAIN.

EX'G CONC. STEPS

REMOVE EXISTING ROUND COLUMN ENCLOSURES (QTY. 5), BUILD NEW SQUARE COLUMN ENCLOSURES SIMILAR TO DETAILS 4,5,6/A9.1.

LINE OF EX'G CONCRETE STOOP

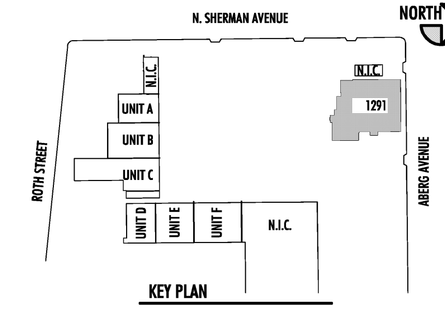
SAW CUT EX'G PAVEMENT. FORM AND POUR NEW CONCRETE CURB FLUSH WITH TOP OF EX'G CONC STEP.

EX'G CONC. STEPS

NORTH 1 A1.5 **FLOOR PLAN**

SCALE : 1/8" = 1'-0"

0 4' 8' 12'



EX'G LOW-PITCH ROOF

CLEAN OUT EX'G ROOF SCUPPER. RECONFIGURE DOWNSPOUT TO GO DIRECTLY TO GRADE.

SLOPE 1/4" PER FOOT

SLOPE 1/4" PER FOOT

SLOPE DOWN

2C

2C

EX'G LOW-PITCH ROOF

EX'G MANSARD ROOF

EX'G MANSARD ROOF

10

8

9

P1

P1

P3

REFER TO SHEET A5.1 FOR GENERAL NOTES AND KEY NOTES.

NORTH 2 A1.5 **ROOF PLAN**

SCALE : 1/8" = 1'-0"

0 4' 8' 12'

Alexander Company

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UDC SUBMITTAL

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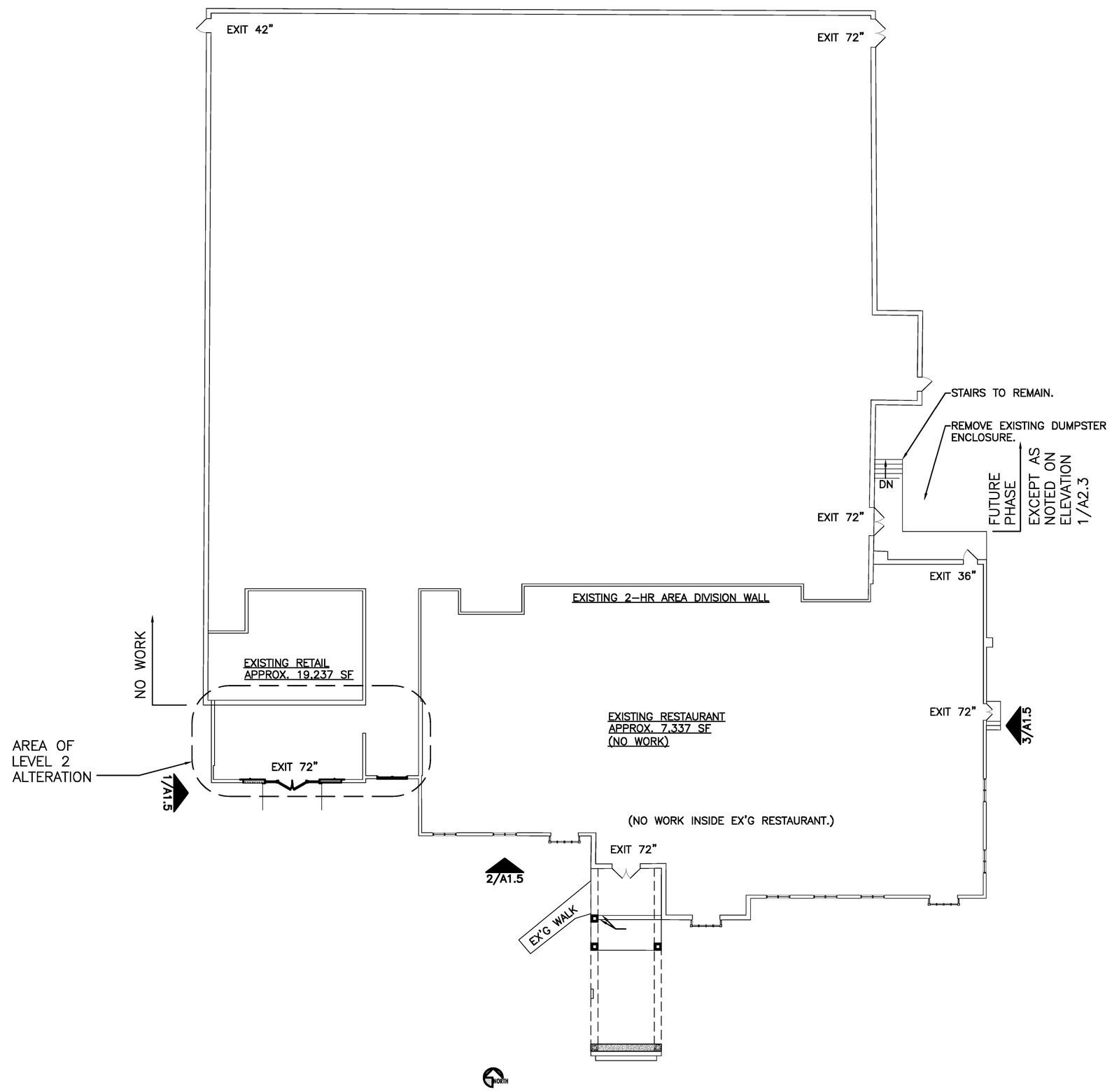
NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

1/8" PLANS

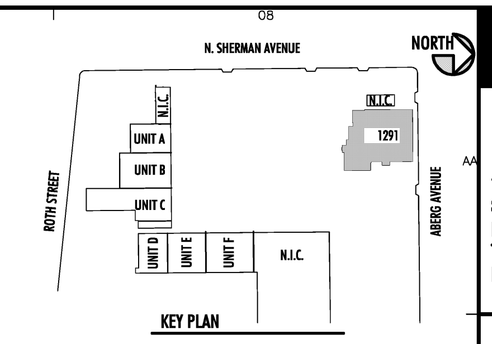
A2.2



NORTH 1 A1.5 SCHEMATIC FLOOR PLAN- ANNEX

SCALE : 1/16" = 1'-0"

0 8' 16' 24'



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PROJECT # 08-656

SCHEMATIC FLOOR PLAN

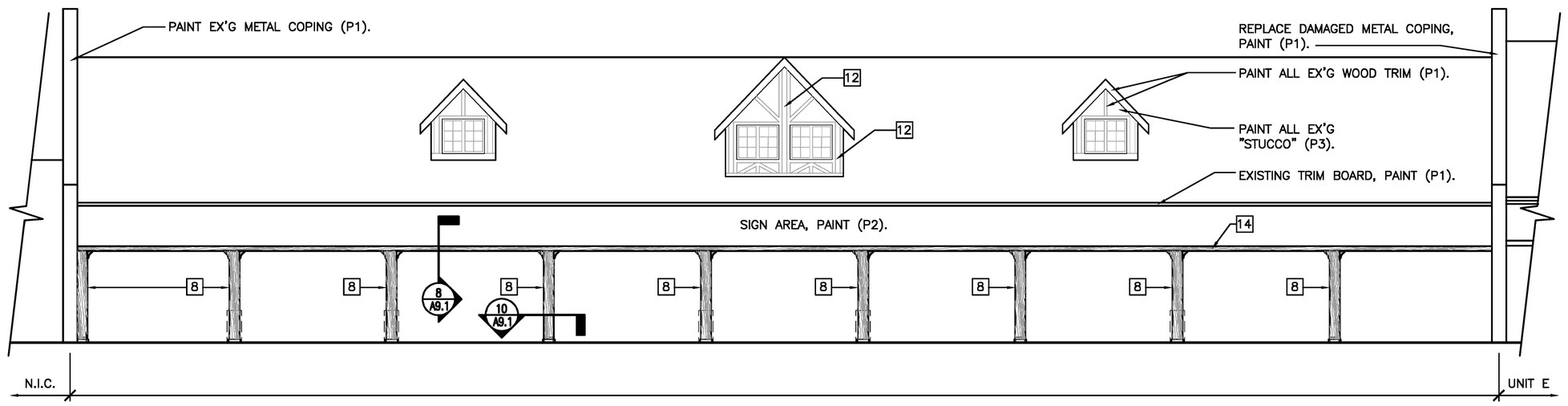
A2.1

GENERAL NOTES:

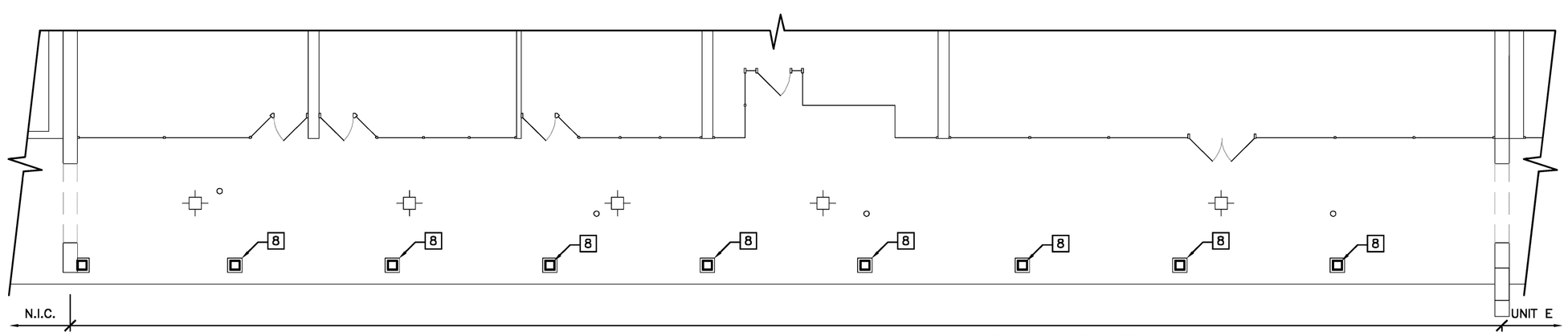
1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1
2. REMOVE ALL EX'G BANNER HOOKS FROM FASCIA PRIOR TO PAINTING.
3. CLEAN ALL CANOPY LIGHT FIXTURE LENSES. REPLACE LENSES IF PERMANENTLY YELLOWED, PROVIDE ALTERNATE ADDITIONAL PRICE FOR REPLACING ALL CANOPY LIGHT FIXTURES.
4. PAINT ALL SPEAKER TRIMS ON UNDERSIDE OF CANOPY TO MATCH SOFFIT PANEL.
5. MASK OFF ALL SIGNAGE PRIOR TO PAINTING. EX'G SIGNAGE SHALL NOT BE PAINTED EXCEPT FOR TOUCH UP PAINTING WHEREVER PAINT CURRENTLY EXISTS ON SIGNAGE. USE A COLOR TO MATCH BOXED LETTERS (EITHER BLACK OR WHITE).
6. ALL EXISTING BRICK TO REMAIN UNPAINTED.
7. PAINT ALL NEW AND EXISTING METAL GUTTERS AND DOWNSPOUTS TO MATCH WOOD TRIM (P1).
8. REFER TO SPECIFICATION MANUAL FOR BIDDING INSTRUCTIONS OF ALTERNATES.
9. OWNER SHALL BE RESPONSIBLE FOR REMOVAL OF PUBLIC GARBAGE CANS OUTSIDE OF STOREFRONTS. OWNER SHALL PROVIDE NEW CIGARETTE URNS.
10. PAINT COLOR SCHEDULE: ALL COLORS ARE SHERWIN WILLIAMS STANDARD COLORS; P1= SW 6229 "TEMPE STAR"; P2= SW 6234 "UNCERTAIN GRAY"; P3= SW 6232 "MISTY"; P4= SW 6868 "REAL RED:.

KEY NOTES:

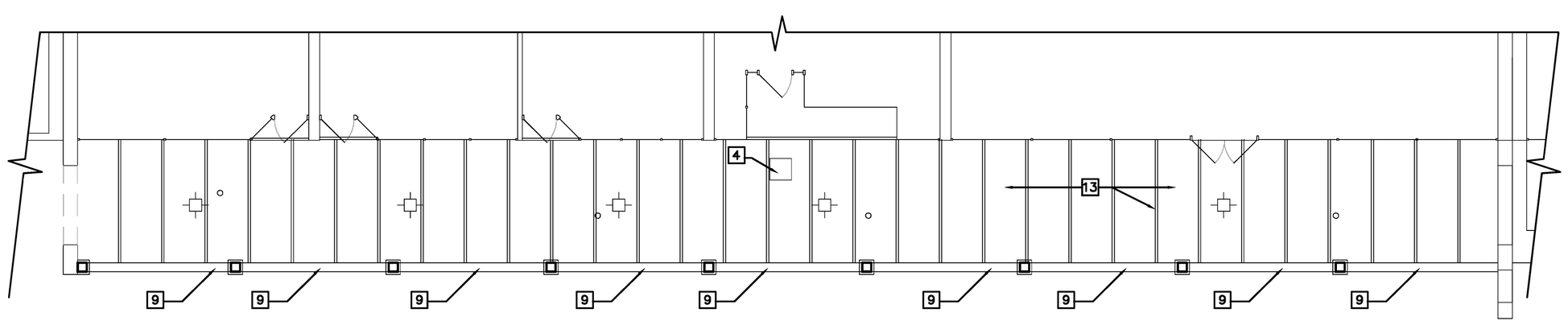
1. REPAIR INTERIOR SCREEN OVER WINDOW GLASS ON INSIDE OF DORMER.
2. REMOVE 1x TRIM UNDER GUTTERS PRIOR TO INSTALLING NEW TRIM.
3. REMOVE EXISTING METAL SOFFIT PANELS AT BULKHEAD. REPLACE WITH NEW PERFORATED ALUMINUM SOFFIT PANEL. PROVIDE ADDITIONAL HANGER SUPPORTS AS REQUIRED. G.C. TO PROVIDE SAMPLE OF PRODUCT FOR OWNER/ARCHITECT APPROVAL.
4. INSTALL NEW 18"x24" SELF-TRIMMING METAL ACCESS PANELS AT EXISTING OPENINGS. MODIFY EX'G OPENING AS REQ'D.
5. INSTALL NEW DECORATIVE COVER PLATE OVER EXISTING JUNCTION BOXES. PAINT WHITE.
6. REMOVE AND REINSTALL EX'G SIGN SO THAT TEXT IS IN TWO LINES.
7. REMOVE AND REINSTALL EX'G SIGN SO THAT TEXT IS IN ONE LINE.
8. REMOVE EX'G BRICK BASES AND WOOD TRIM FROM COLUMNS. WRAP EX'G COLUMNS WITH NEW MATERIALS PER DETAILS (9,10/A9.1). PAINT WOOD ENCLOSURES (P1).
9. REMOVE EXISTING PLYWOOD FROM BOTTOM OF BEAM. REPLACE WITH NEW CEMENT FIBER BOARD TO FIT OVER BOTTOM OF EXISTING BEAM, PAINT.
10. REPAIR CEILING PANEL SUSPENSION SYSTEM IN THIS AREA SO THAT PANELS LIE FLAT.
11. REMOVE EXISTING DOORS AND ENCLOSING WALLS.
12. REPLACE DAMAGED STUCCO BOARD WITH NEW FIBER CEMENT BOARD, PAINT (P3).
13. RE-FASTEN LOOSE CEILING PANELS. INSTALL NEW 1x3 BATTEN BOARDS OVER EXIG PANEL JOINTS ON CEILING. PAINT CEILING AND BATTEN BOARDS (P3).
14. RIP DOWN NEW 2x CEDAR TRIM BOARD TO MATCH HEIGHT OF SIDING BOARD BEING REPLACE, PAINT (P1). SEE DETAIL 6/A9.1.
15. REMOVE EXISTING PLANTER BOXES. SALVAGE AND RETURN LUMBER TO OWNER.
16. NEW CIGARETTE URN. PROVIDED AND INSTALLED BY OWNER.
17. NEW PLANTER BASKET LOCATION (QTY. 10). PROVIDE SOLID BLOCKING ABOVE SOFFIT PANEL FOR SUSPENSION SYSTEM. REFER TO LANDSCAPE PLANS FOR PLANT MATERIALS.
18. REPAIR AND REINSTALL EXISTING DAMAGED LIGHT FIXTURE.
19. CUSTOM ALUMINUM CONDUCTOR HEAD. SEE DTL. 11/A9.1.



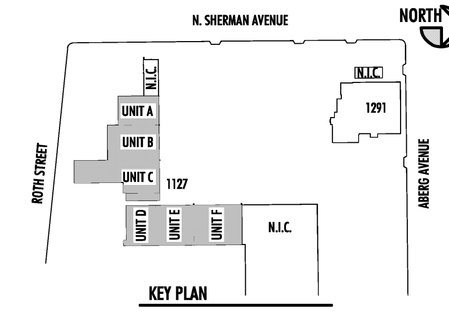
1 A1.4 UNIT 'F' ELEVATION
SCALE : 1/8" = 1'-0"



NORTH 2 A1.4 UNIT 'F' PLAN
SCALE : 1/8" = 1'-0"



NORTH 3 A1.4 UNIT 'F' REFLECTED CEILING PLAN
SCALE : 1/8" = 1'-0"



KEY PLAN

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NORTHGATE SHOPPING CENTER
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PROJECT # 08-656

PLANS & ELEVATIONS

A1.4

GENERAL NOTES:

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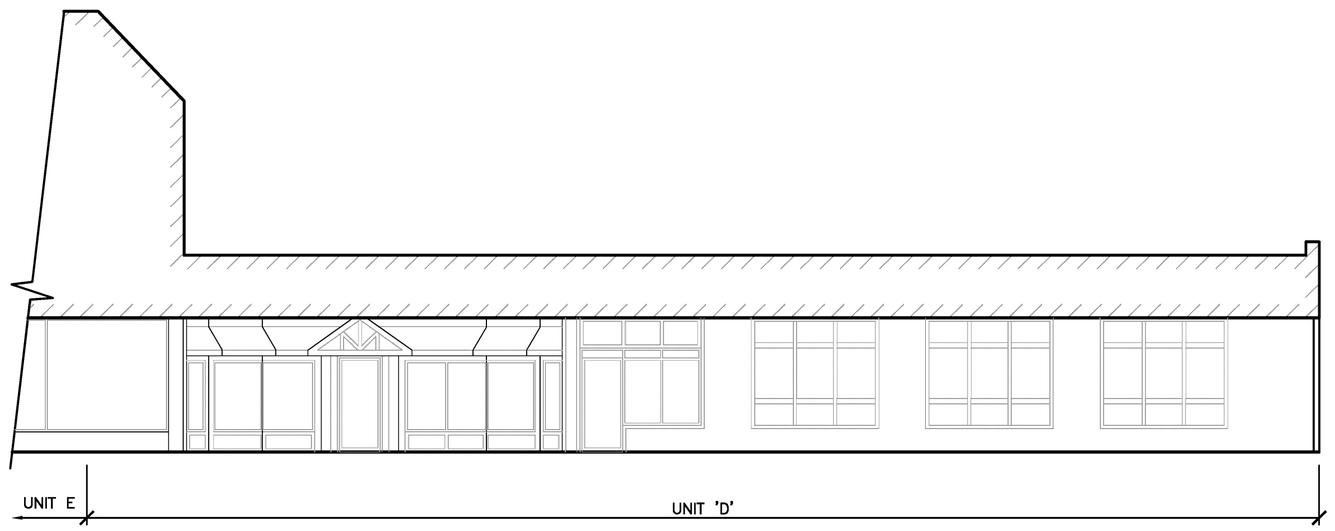
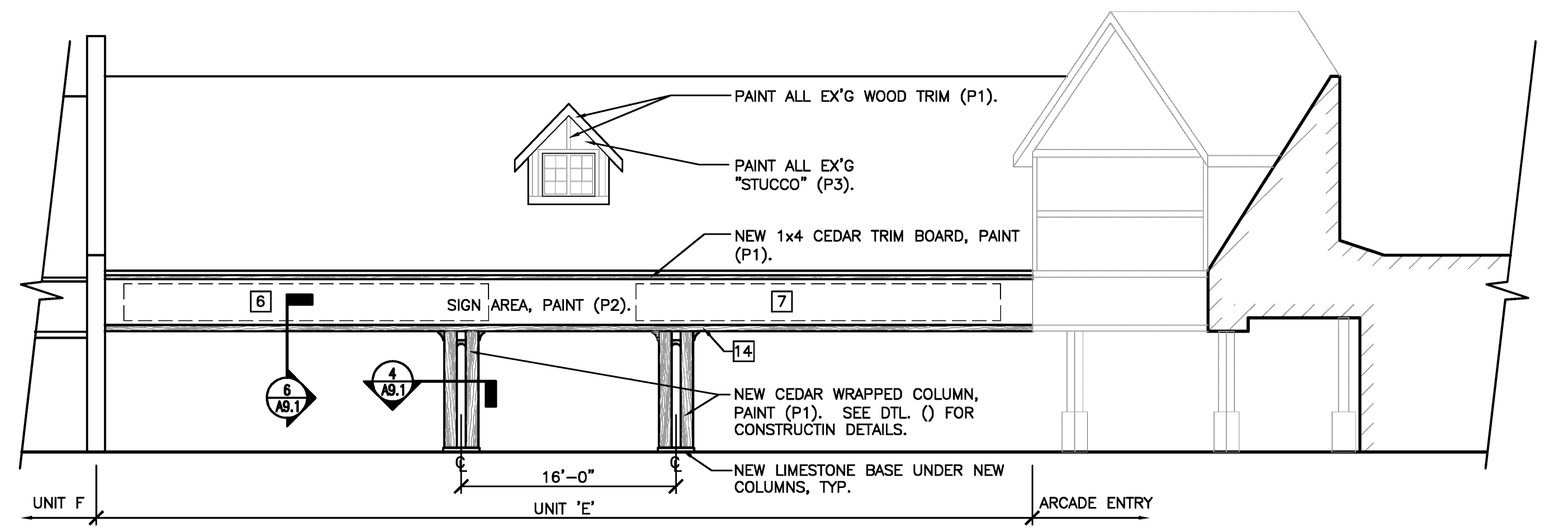
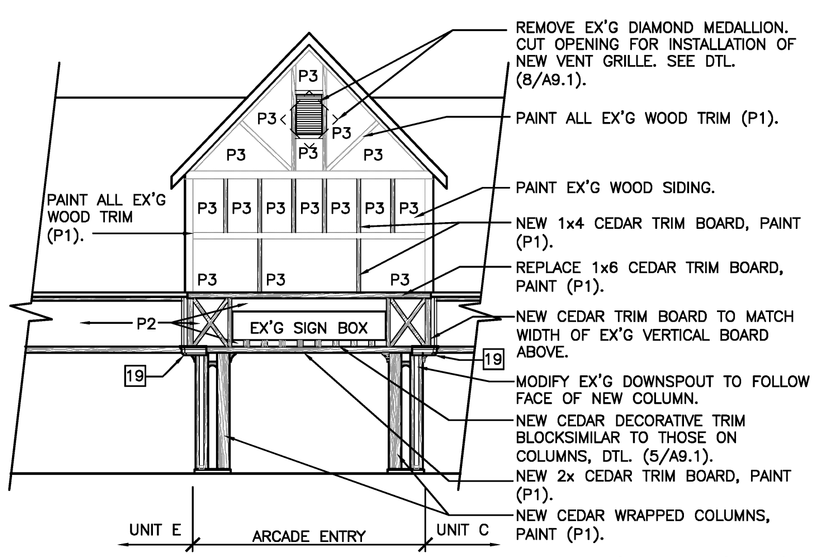


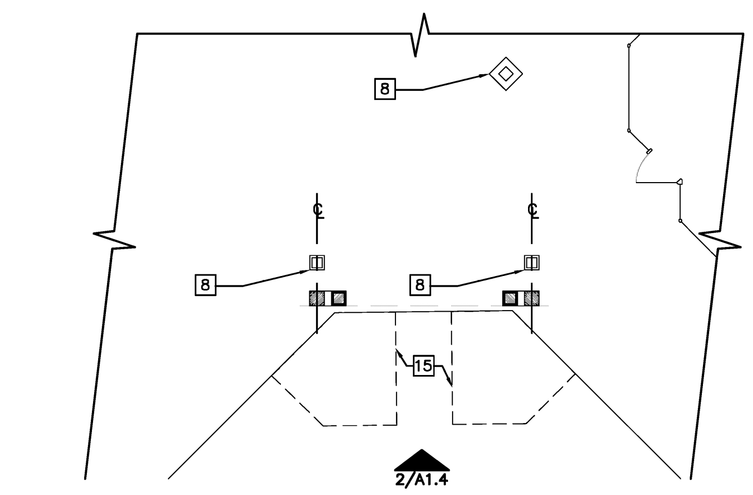
1 A1.3 UNIT 'D' ARCADE ELEVATION
SCALE : 1/8" = 1'-0"



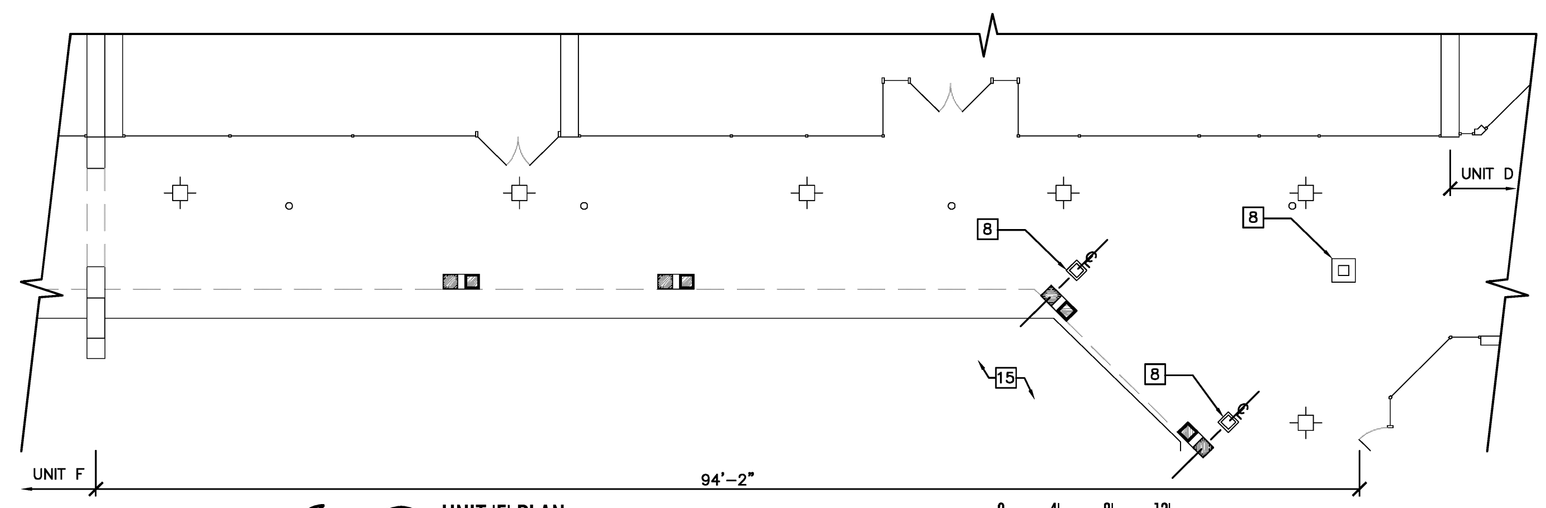
5 A1.3 UNIT 'E' ELEVATION
SCALE : 1/8" = 1'-0"



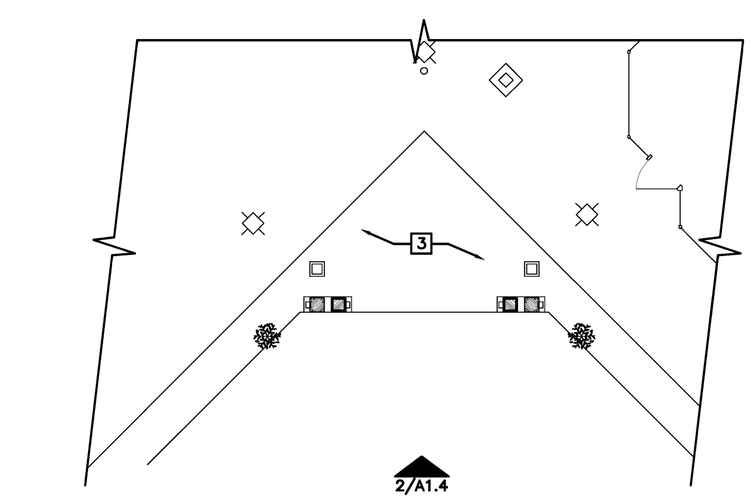
2 A1.4 ELEVATION- ARCADE ENTRY
SCALE : 1/8" = 1'-0"



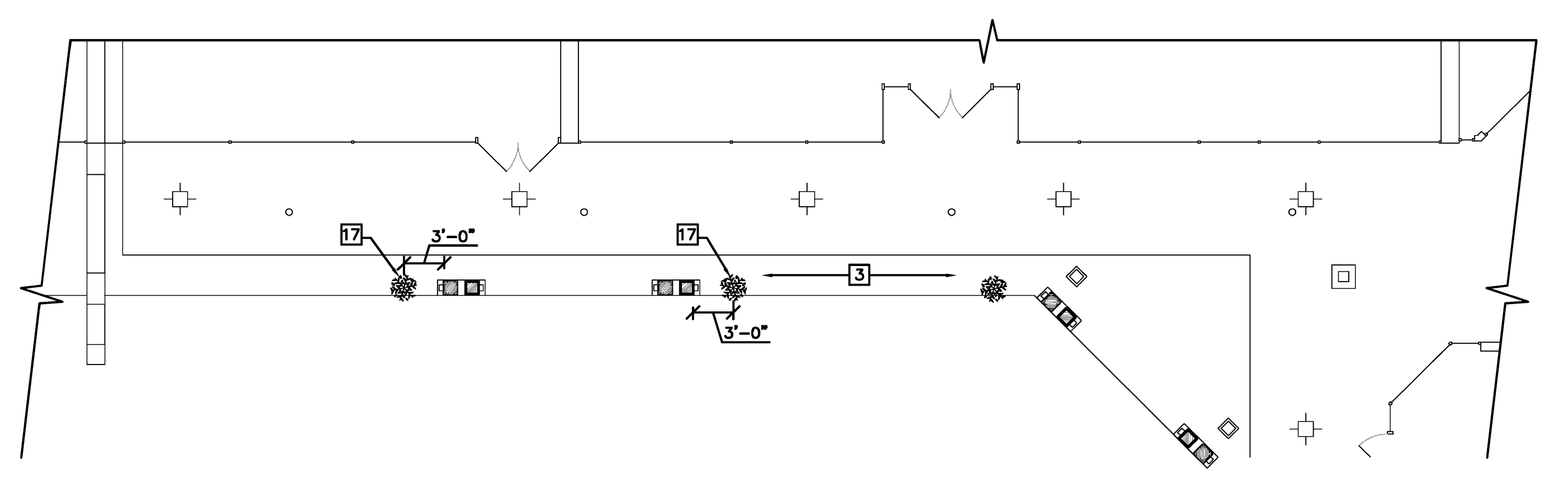
NORTH 4 A1.4 PLAN
SCALE : 1/8" = 1'-0"



NORTH 6 A1.3 UNIT 'E' PLAN
SCALE : 1/8" = 1'-0"



NORTH 6 A1.4 REFLECTED CEILING PLAN
SCALE : 1/8" = 1'-0"



NORTH 7 A1.3 UNIT 'E' REFLECTED CEILING PLAN
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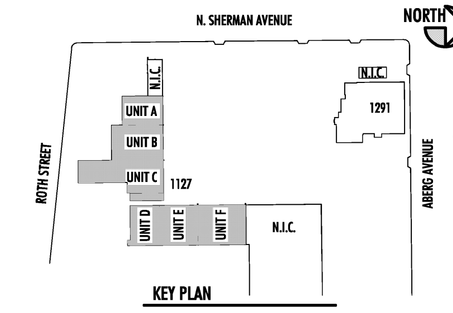

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PROJECT # 08-656

PLANS & ELEVATIONS

A1.3

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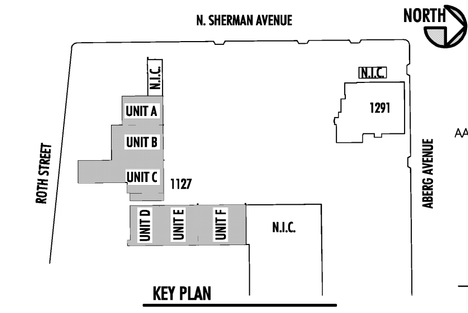
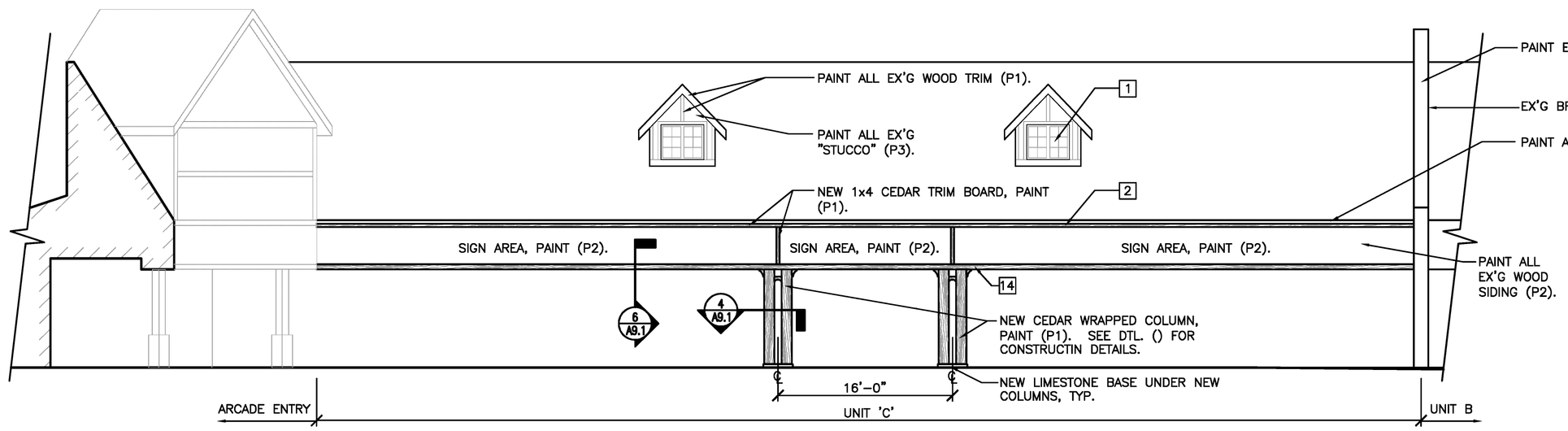
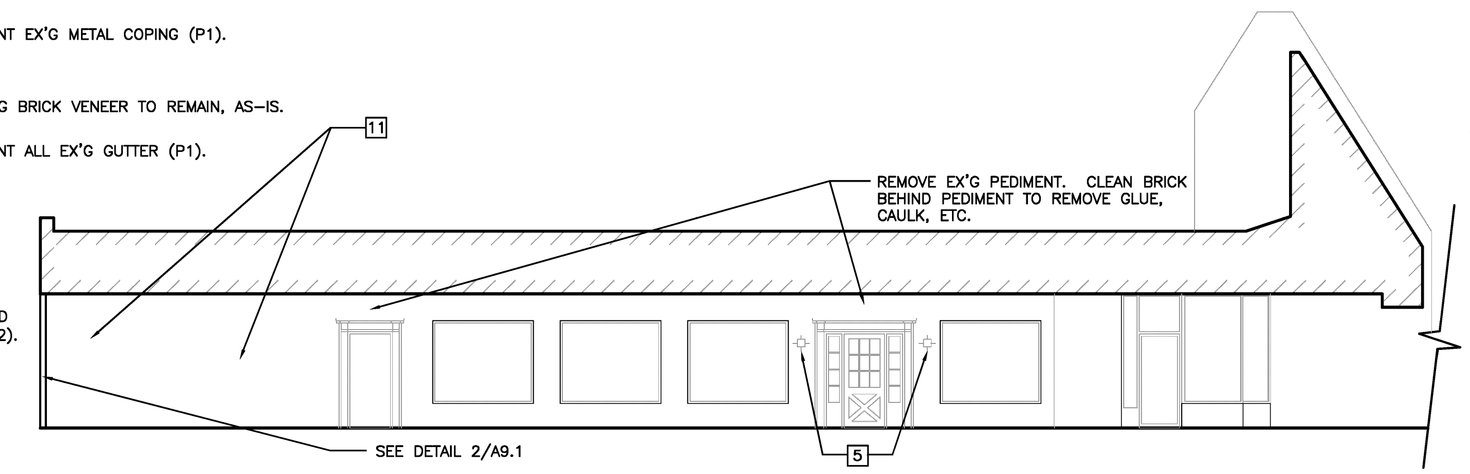
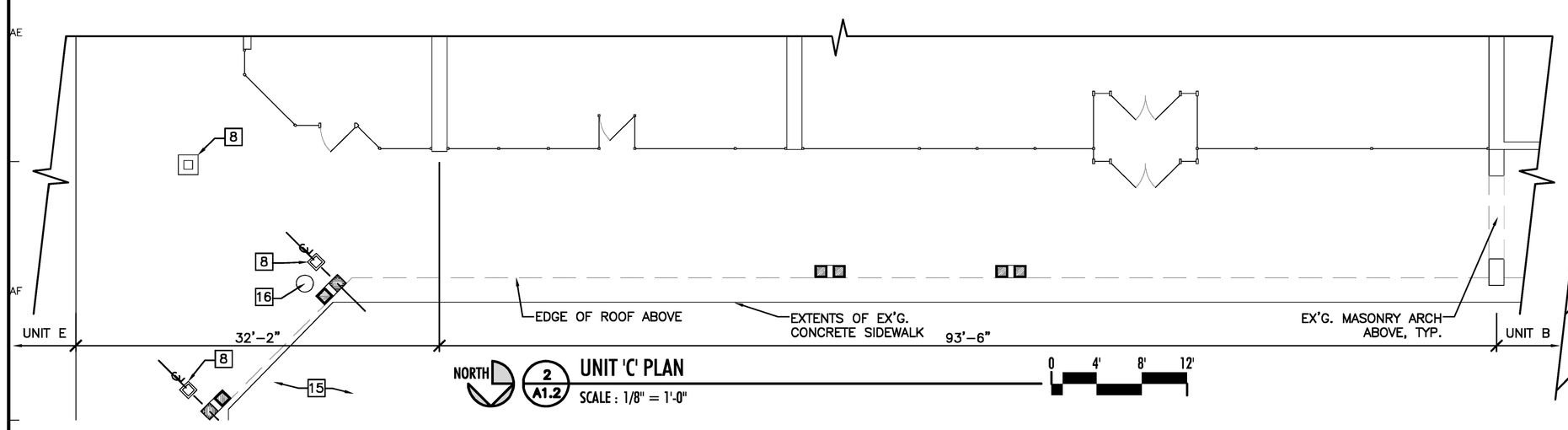




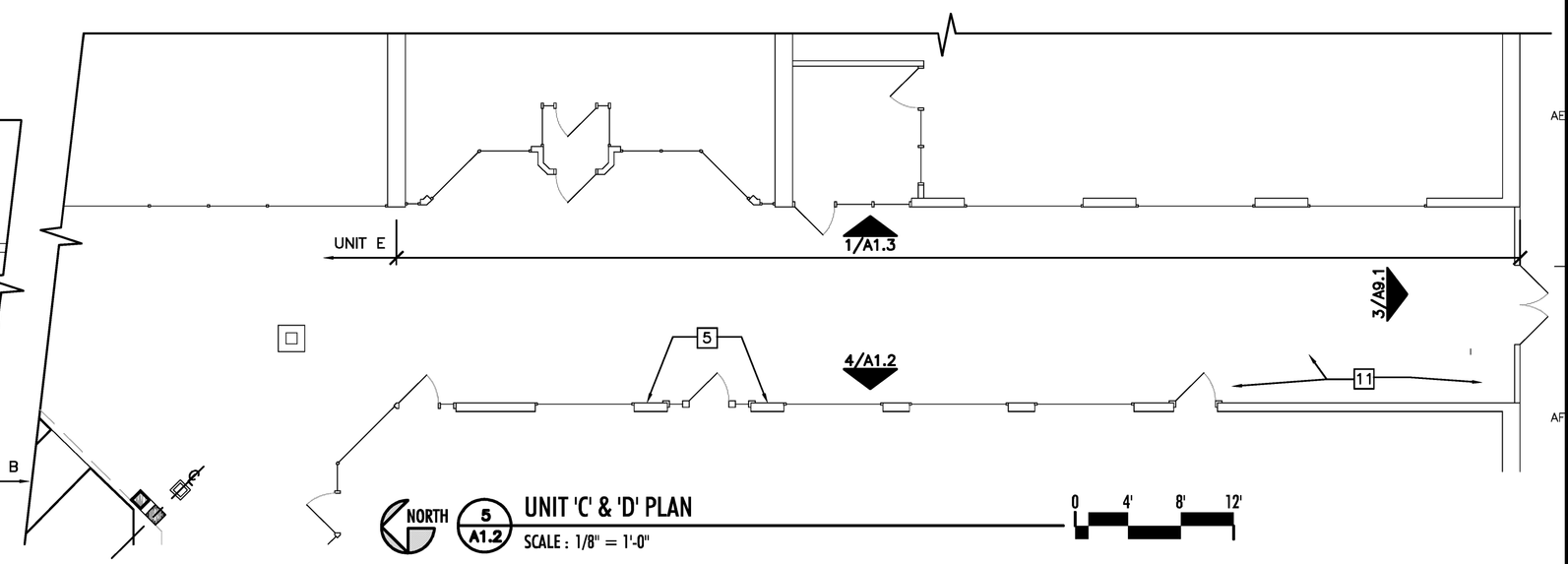
1 A1.2 UNIT 'C' ELEVATION
SCALE : 1/8" = 1'-0"



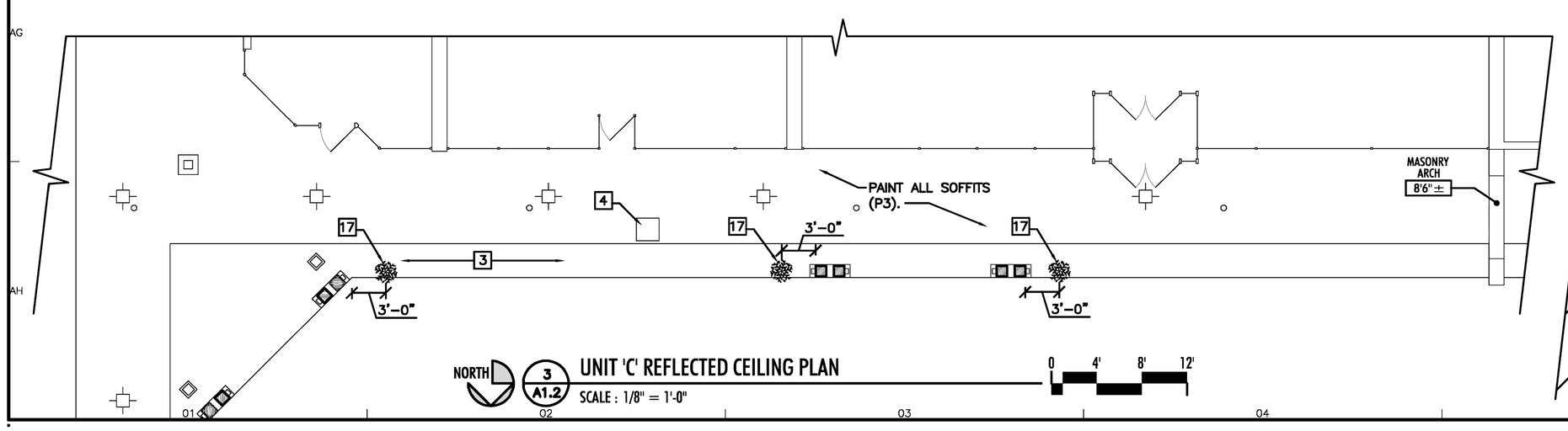
4 A1.2 UNIT 'C' ARCADE ELEVATION
SCALE : 1/8" = 1'-0"



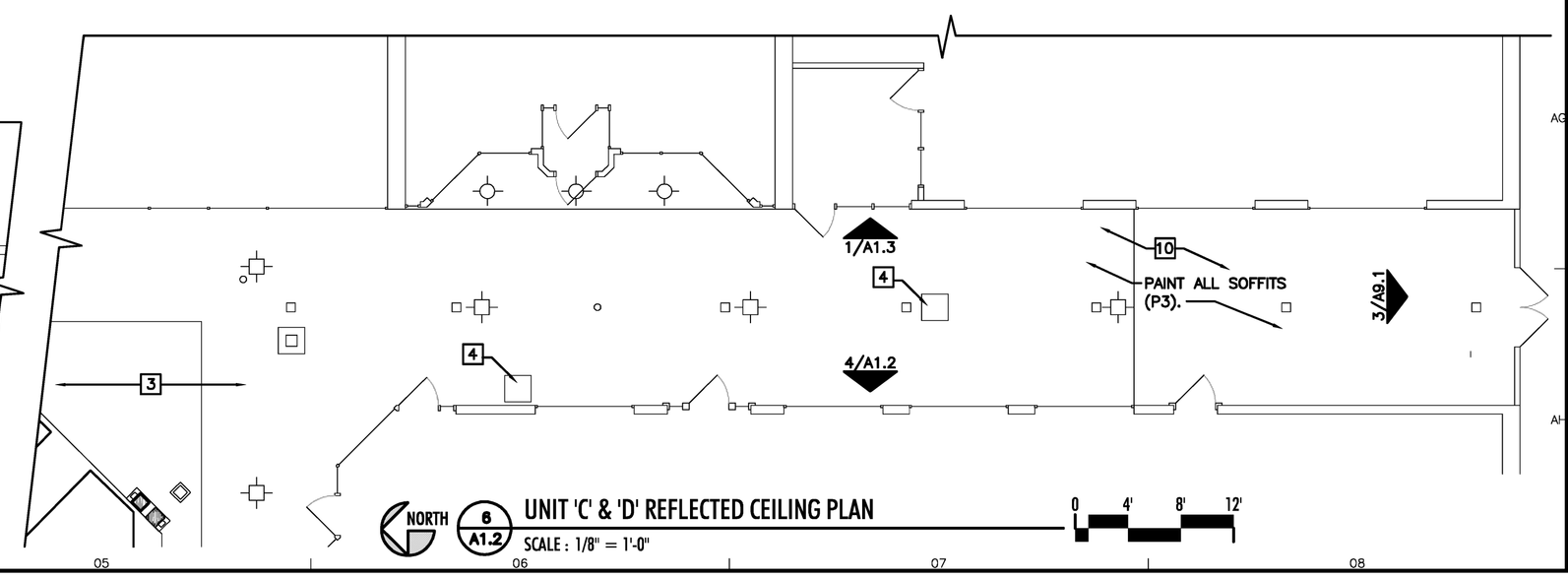
2 A1.2 UNIT 'C' PLAN
SCALE : 1/8" = 1'-0"



5 A1.2 UNIT 'C' & 'D' PLAN
SCALE : 1/8" = 1'-0"



3 A1.2 UNIT 'C' REFLECTED CEILING PLAN
SCALE : 1/8" = 1'-0"



6 A1.2 UNIT 'C' & 'D' REFLECTED CEILING PLAN
SCALE : 1/8" = 1'-0"

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8-27-2008

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DRAWN: DZ APPR.: MT

NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

PLANS & ELEVATIONS

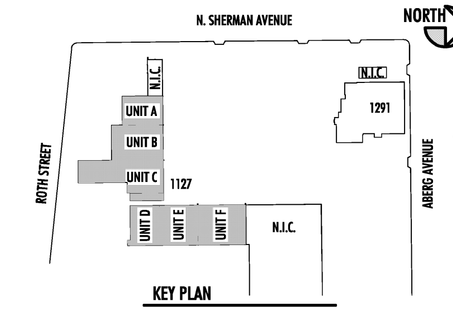
A1.2

GENERAL NOTES:

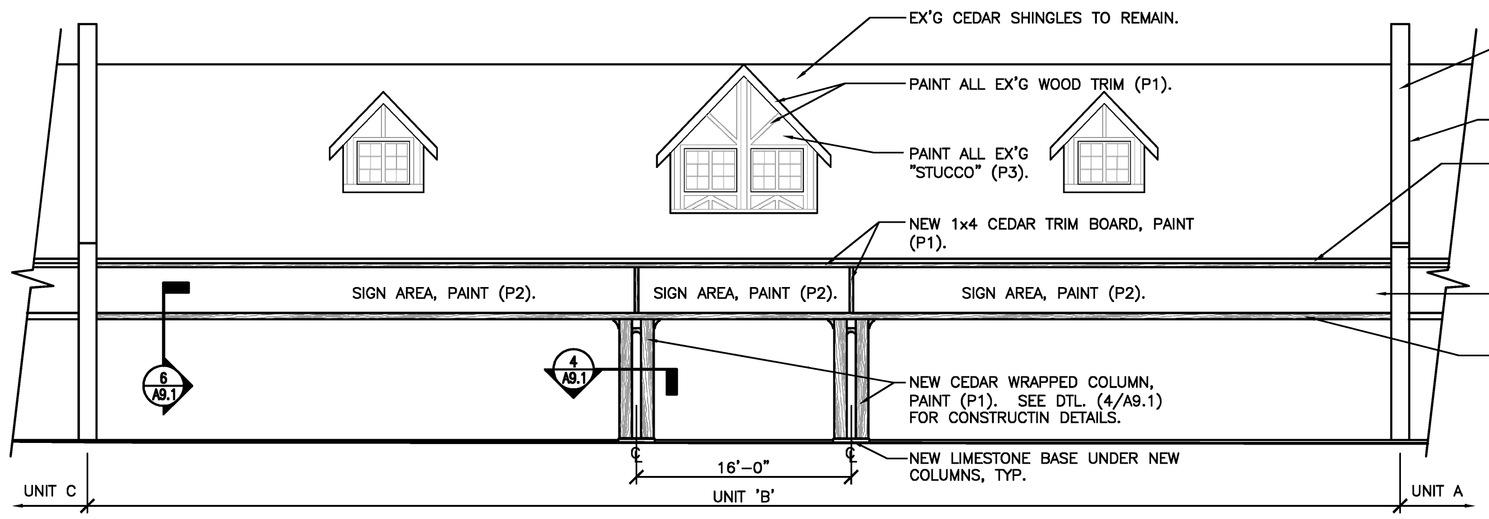
1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1
2. REMOVE ALL EX'G BANNER HOOKS FROM FASCIA PRIOR TO PAINTING.
3. CLEAN ALL CANOPY LIGHT FIXTURE LENSES. REPLACE LENSES IF PERMANENTLY YELLOWED, PROVIDE ALTERNATE ADDITIONAL PRICE FOR REPLACING ALL CANOPY LIGHT FIXTURES.
4. PAINT ALL SPEAKER TRIMS ON UNDERSIDE OF CANOPY TO MATCH SOFFIT PANEL.
5. MASK OFF ALL SIGNAGE PRIOR TO PAINTING. EX'G SIGNAGE SHALL NOT BE PAINTED EXCEPT FOR TOUCH UP PAINTING WHEREVER PAINT CURRENTLY EXISTS ON SIGNAGE. USE A COLOR TO MATCH BOXED LETTERS (EITHER BLACK OR WHITE).
6. ALL EXISTING BRICK TO REMAIN UNPAINTED.
7. PAINT ALL NEW AND EXISTING METAL GUTTERS AND DOWNSPOUTS TO MATCH WOOD TRIM (P1).
8. REFER TO SPECIFICATION MANUAL FOR BIDDING INSTRUCTIONS OF ALTERNATES.
9. OWNER SHALL BE RESPONSIBLE FOR REMOVAL OF PUBLIC GARBAGE CANS OUTSIDE OF STOREFRONTS. OWNER SHALL PROVIDE NEW CIGARETTE URNS.
10. PAINT COLOR SCHEDULE: ALL COLORS ARE SHERWIN WILLIAMS STANDARD COLORS; P1= SW 6229 "TEMPE STAR"; P2= SW 6234 "UNCERTAIN GRAY"; P3= SW 6232 "MISTY"; P4= SW 6868 "REAL RED:.

KEY NOTES:

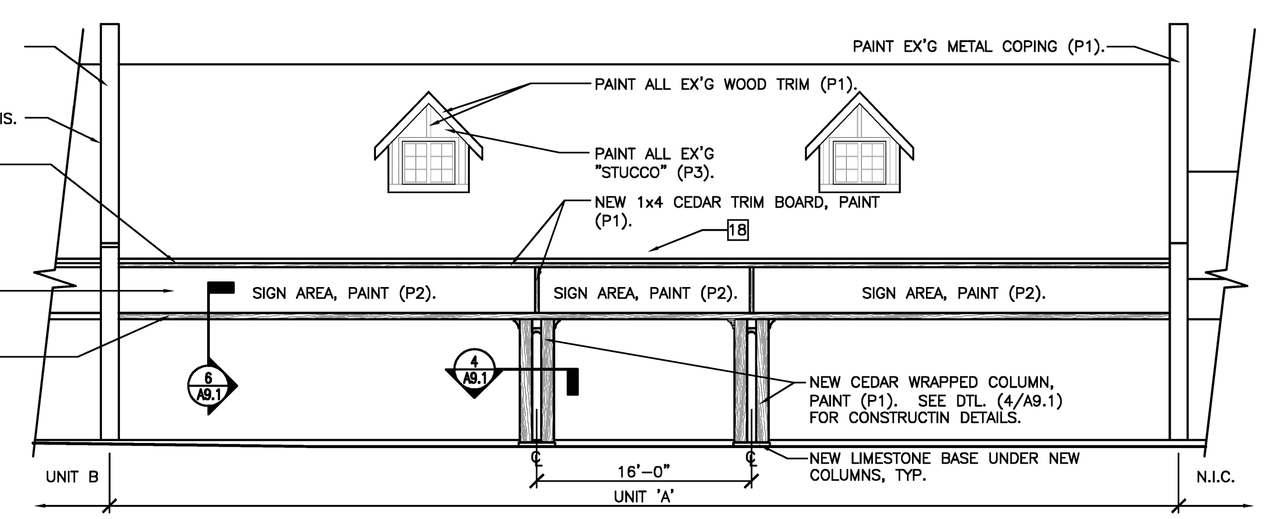
1. REPAIR INTERIOR SCREEN OVER WINDOW GLASS ON INSIDE OF DORMER.
2. REMOVE 1x TRIM UNDER GUTTERS PRIOR TO INSTALLING NEW TRIM.
3. REMOVE EXISTING METAL SOFFIT PANELS AT BULKHEAD. REPLACE WITH NEW PERFORATED ALUMINUM SOFFIT PANEL. PROVIDE ADDITIONAL HANGER SUPPORTS AS REQUIRED. G.C. TO PROVIDE SAMPLE OF PRODUCT FOR OWNER/ARCHITECT APPROVAL.
4. INSTALL NEW 18"x24" SELF-TRIMMING METAL ACCESS PANELS AT EXISTING OPENINGS. MODIFY EX'G OPENING AS REQ'D.
5. INSTALL NEW DECORATIVE COVER PLATE OVER EXISTING JUNCTION BOXES. PAINT WHITE.
6. REMOVE AND REINSTALL EX'G SIGN SO THAT TEXT IS IN TWO LINES.
7. REMOVE AND REINSTALL EX'G SIGN SO THAT TEXT IS IN ONE LINE.
8. REMOVE EX'G BRICK BASES AND WOOD TRIM FROM COLUMNS. WRAP EX'G COLUMNS WITH NEW MATERIALS PER DETAILS (9,10/A9.1). PAINT WOOD ENCLOSURES (P1).
9. REMOVE EXISTING PLYWOOD FROM BOTTOM OF BEAM. REPLACE WITH NEW CEMENT FIBER BOARD TO FIT OVER BOTTOM OF EXISTING BEAM, PAINT.
10. REPAIR CEILING PANEL SUSPENSION SYSTEM IN THIS AREA SO THAT PANELS LIE FLAT.
11. REMOVE EXISTING DOORS AND ENCLOSING WALLS.
12. REPLACE DAMAGED STUCCO BOARD WITH NEW FIBER CEMENT BOARD, PAINT (P3).
13. RE-FASTEN LOOSE CEILING PANELS. INSTALL NEW 1x3 BATTEN BOARDS OVER EXIG PANEL JOINTS ON CEILING. PAINT CEILING AND BATTEN BOARDS (P3).
14. RIP DOWN NEW 2x CEDAR TRIM BOARD TO MATCH HEIGHT OF SIDING BOARD BEING REPLACE, PAINT (P1). SEE DETAIL 6/A9.1.
15. REMOVE EXISTING PLANTER BOXES. SALVAGE AND RETURN LUMBER TO OWNER.
16. NEW CIGARETTE URN. PROVIDED AND INSTALLED BY OWNER.
17. NEW PLANTER BASKET LOCATION (QTY. 10). PROVIDE SOLID BLOCKING ABOVE SOFFIT PANEL FOR SUSPENSION SYSTEM. REFER TO LANDSCAPE PLANS FOR PLANT MATERIALS.
18. REPAIR AND REINSTALL EXISTING DAMAGED LIGHT FIXTURE.
19. CUSTOM ALUMINUM CONDUCTOR HEAD. SEE DTL. 11/A9.1.



KEY PLAN



4 A1.1 UNIT 'B' ELEVATION
SCALE : 1/8" = 1'-0"



1 A1.1 UNIT 'A' ELEVATION
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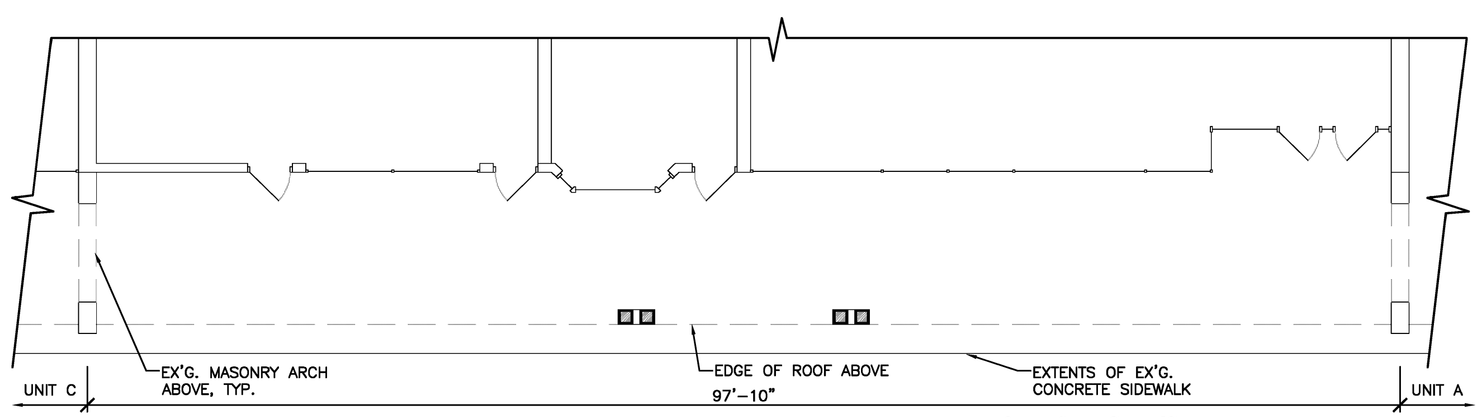

NORTH 5 A1.1 UNIT 'B' PLAN
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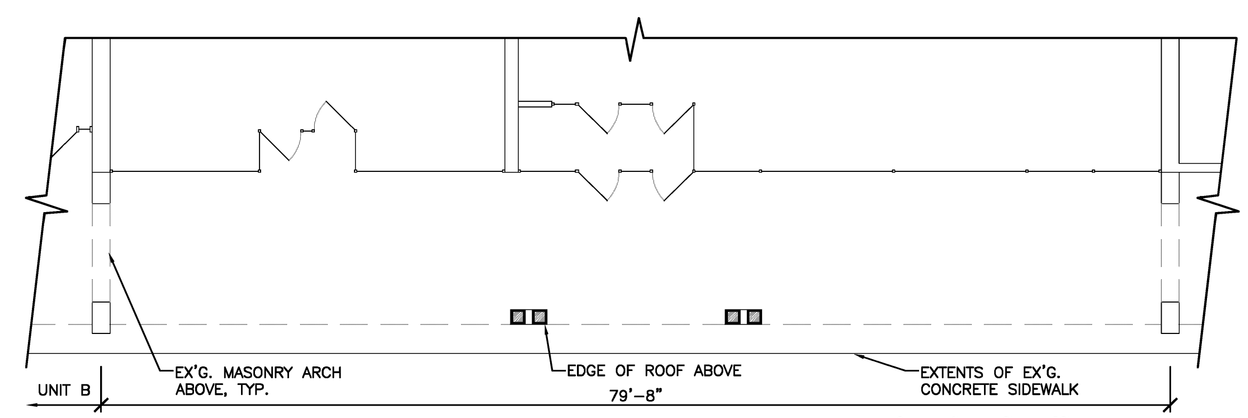
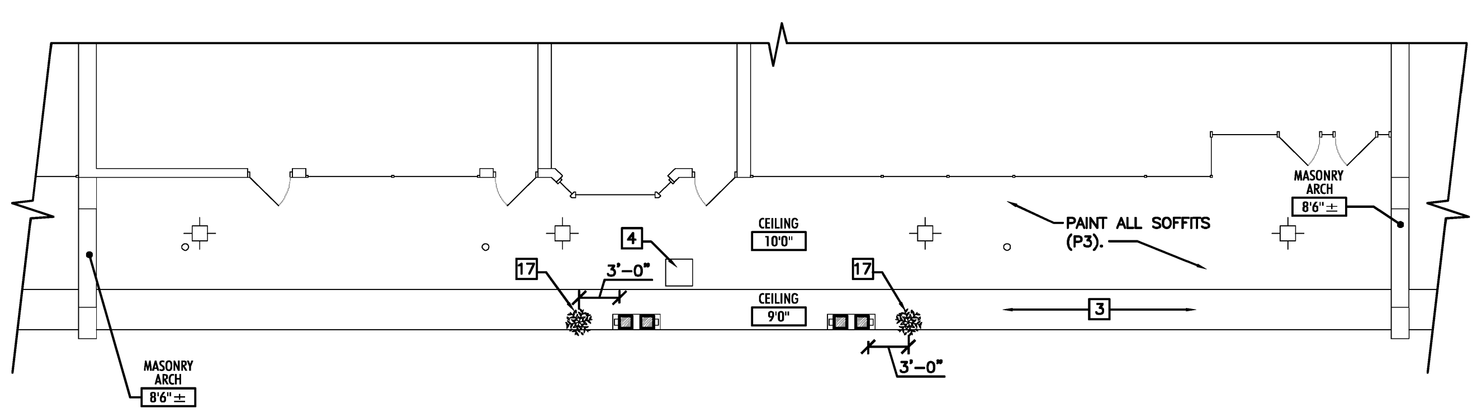
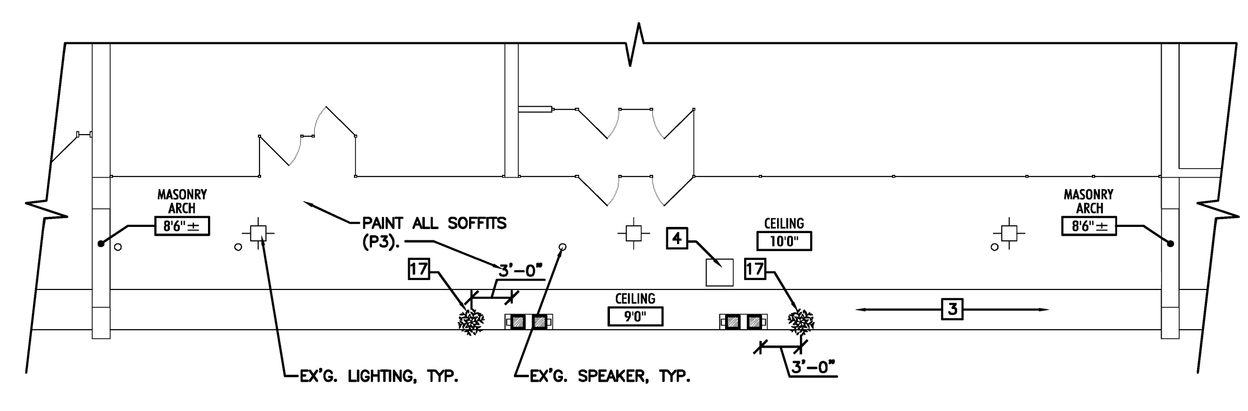


NORTH 2 A1.1 UNIT 'A' PLAN
SCALE : 1/8" = 1'-0"



NORTH 6 A1.1 UNIT 'B' REFLECTED CEILING PLAN
SCALE : 1/8" = 1'-0"



NORTH 3 A1.1 UNIT 'A' REFLECTED CEILING PLAN
SCALE : 1/8" = 1'-0"

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8-27-2008

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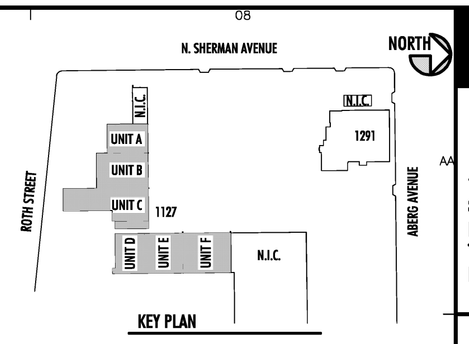
DRAWN: DZ APPR.: MT

NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

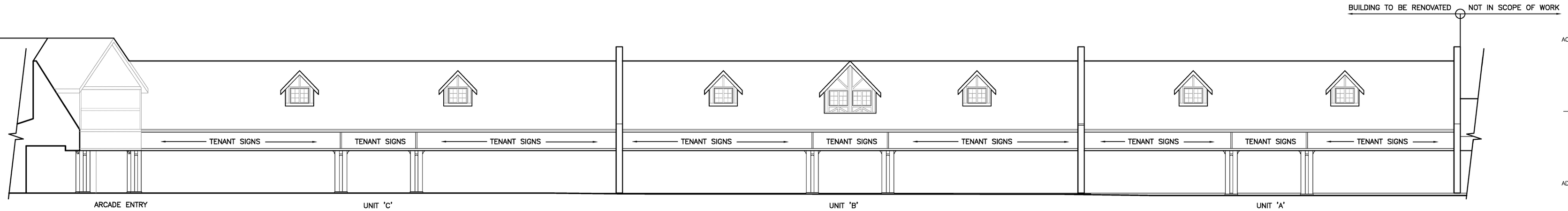
PROJECT # 08-656

PLANS & ELEVATIONS

A1.1



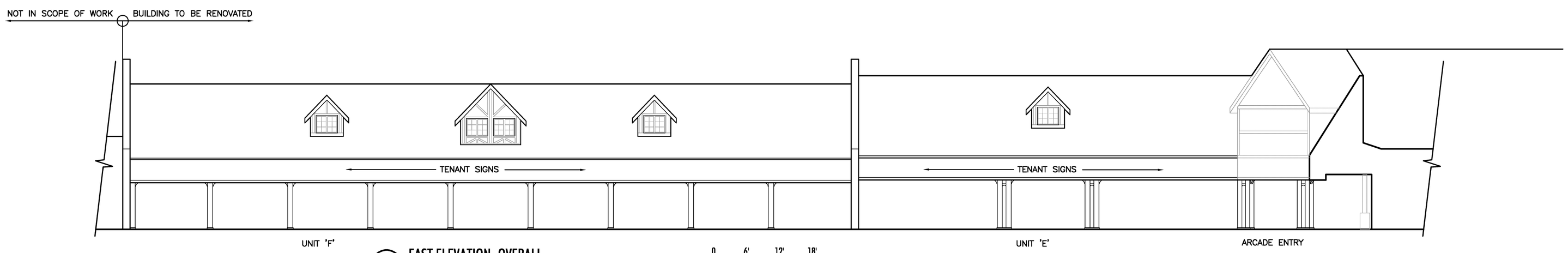
KEY PLAN



2 / A1.0 NORTH ELEVATION-OVERALL

SCALE : 3/32" = 1'-0"

0 6' 12' 18'



1 / A1.0 EAST ELEVATION- OVERALL

SCALE : 3/32" = 1'-0"

0 6' 12' 18'

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NORTHGATE SHOPPING CENTER
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PROJECT # 08-656

OVERALL ELEVATIONS

A1.0

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PROJECT # 08-656

PANORAMIC PHOTO ELEVATIONS

P4

EAST ELEVATION, 1291 N. SHERMAN AVE.

NORTH ELEVATION, 1291 N. SHERMAN AVE.

DETAIL, EAST ELEVATION, 1291 N. SHERMAN AVE.

EAST ELEVATION, 1291 N. SHERMAN AVE.

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NORTHGATE SHOPPING CENTER
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PROJECT # 08-656

PANORAMIC PHOTO ELEVATIONS

P3

SOUTH ELEVATION, 1291 N. SHERMAN AVE.

DETAIL, SOUTH ELEVATION, 1291 N. SHERMAN AVE.

DETAIL, SOUTH ELEVATION, 1291 N. SHERMAN AVE.

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PANORAMIC PHOTO ELEVATIONS

P2

N. Sherman Avenue Panorama

Aberg Avenue Panorama

1127 N. SHERMAN AVE.

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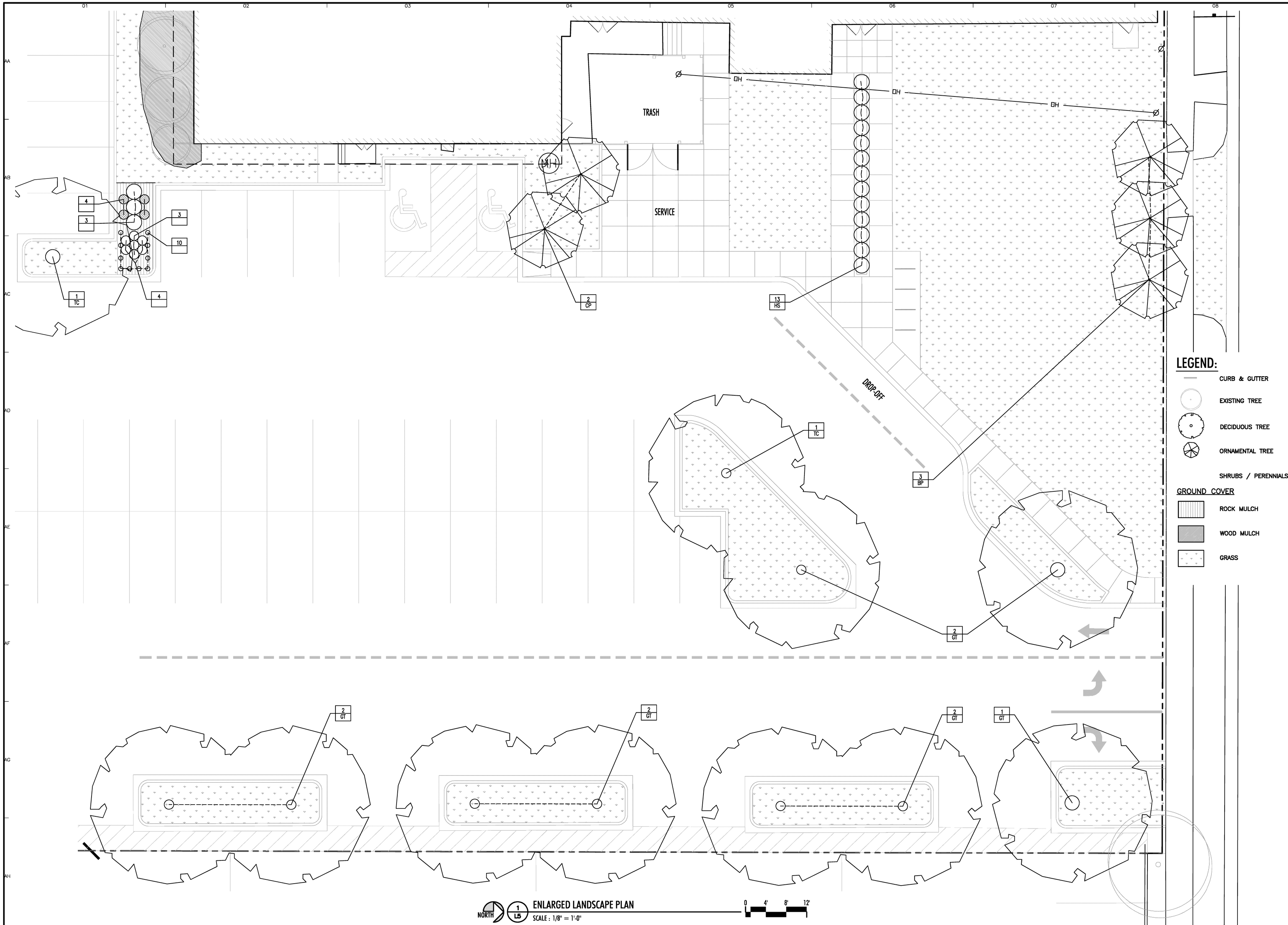
PANORAMIC PHOTO ELEVATIONS

P1



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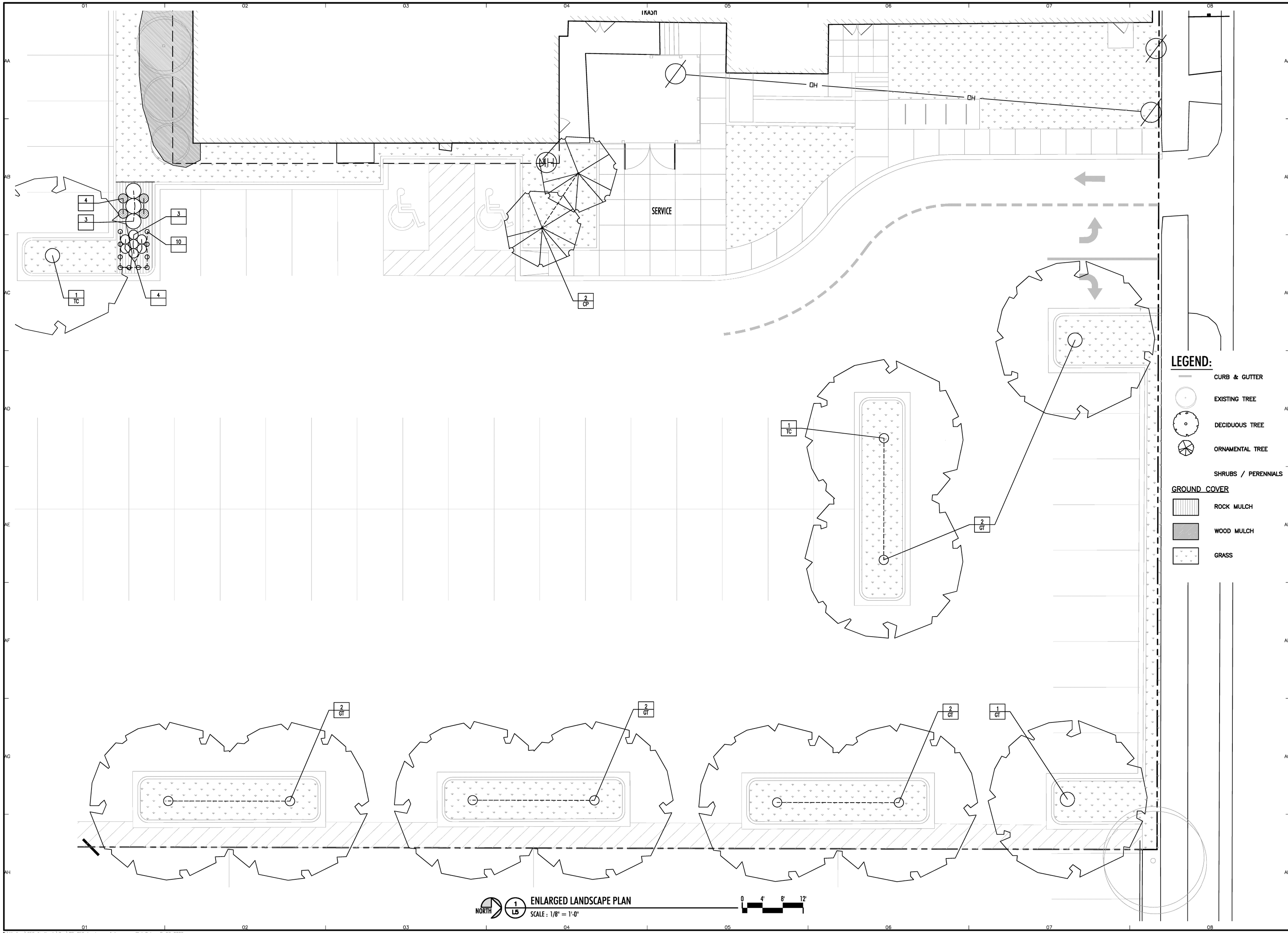
NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

'CONCEPT B'
ENLARGED
LANDSCAPE PLAN

L5-B



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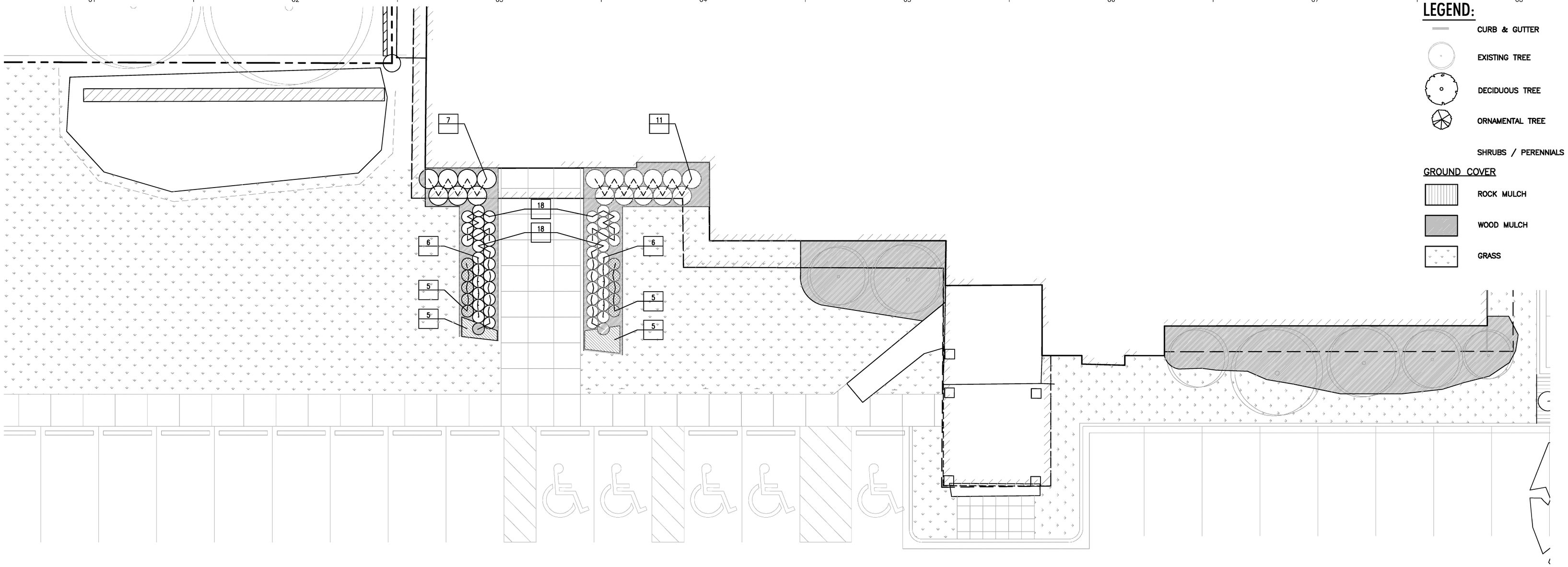
NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

'CONCEPT A'
ENLARGED
LANDSCAPE PLAN

L5-A



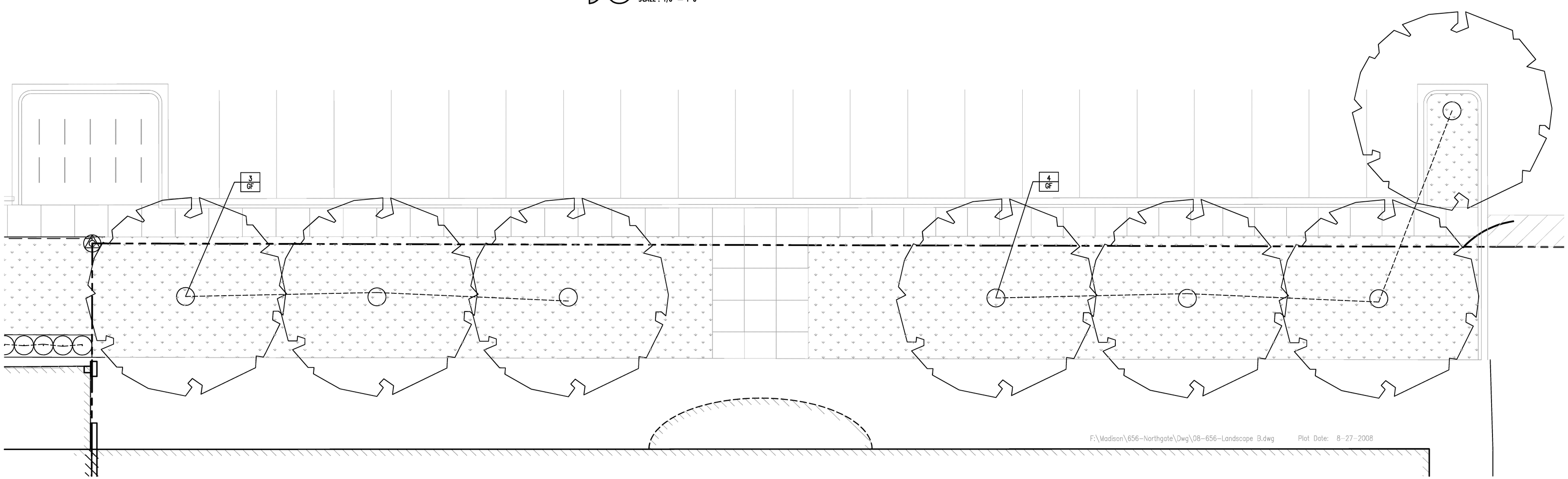
LEGEND:

- CURB & GUTTER
- EXISTING TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS / PERENNIALS

GROUND COVER

- ROCK MULCH
- WOOD MULCH
- GRASS

NORTH 1 L4 **ENLARGED LANDSCAPE PLAN**
SCALE : 1/8" = 1'-0"
0 4' 8' 12'



NORTH 2 L4 **ENLARGED LANDSCAPE PLAN (FUTURE SECOND PHASE)**
SCALE : 1/8" = 1'-0"
0 4' 8' 12'

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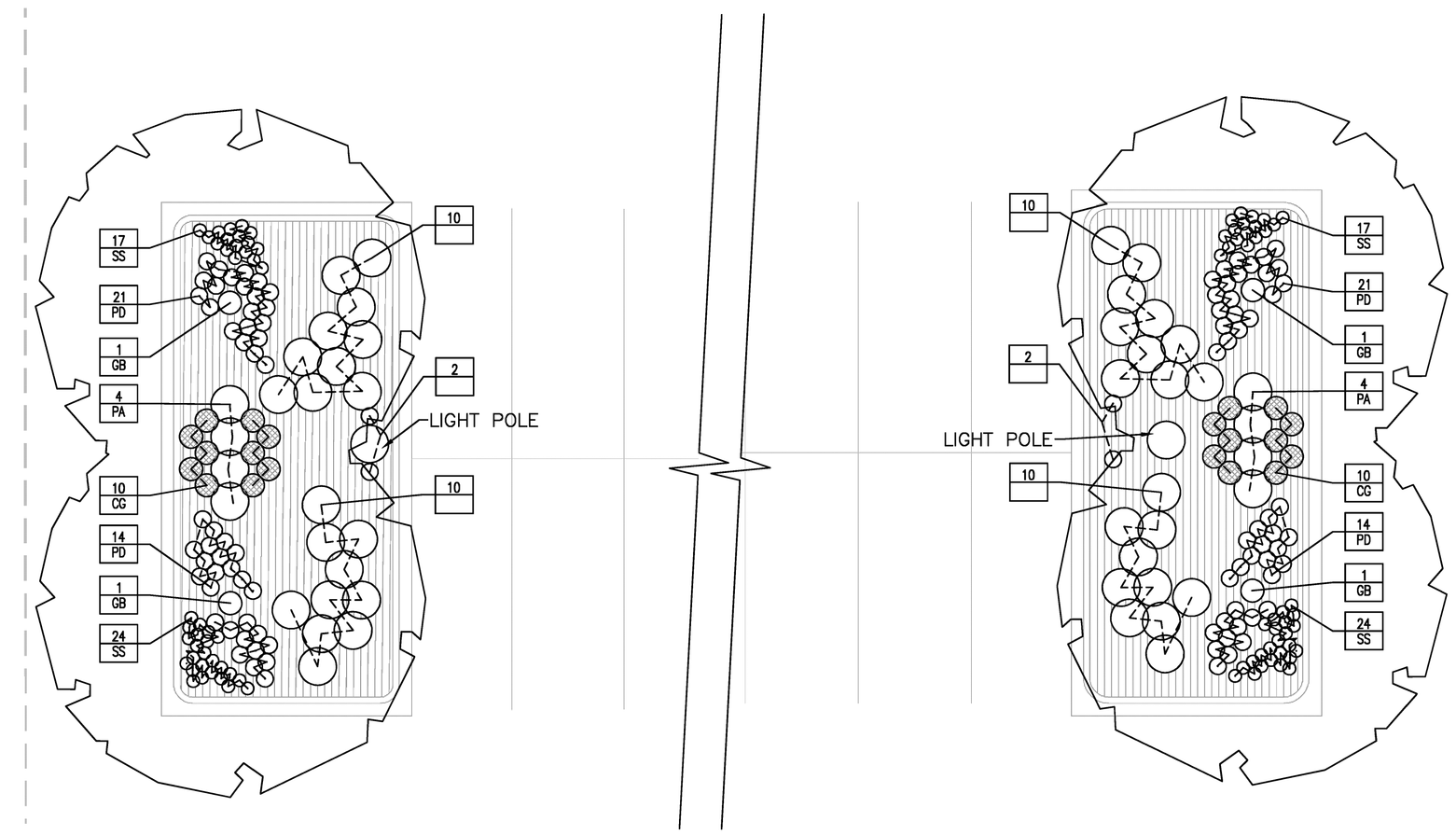
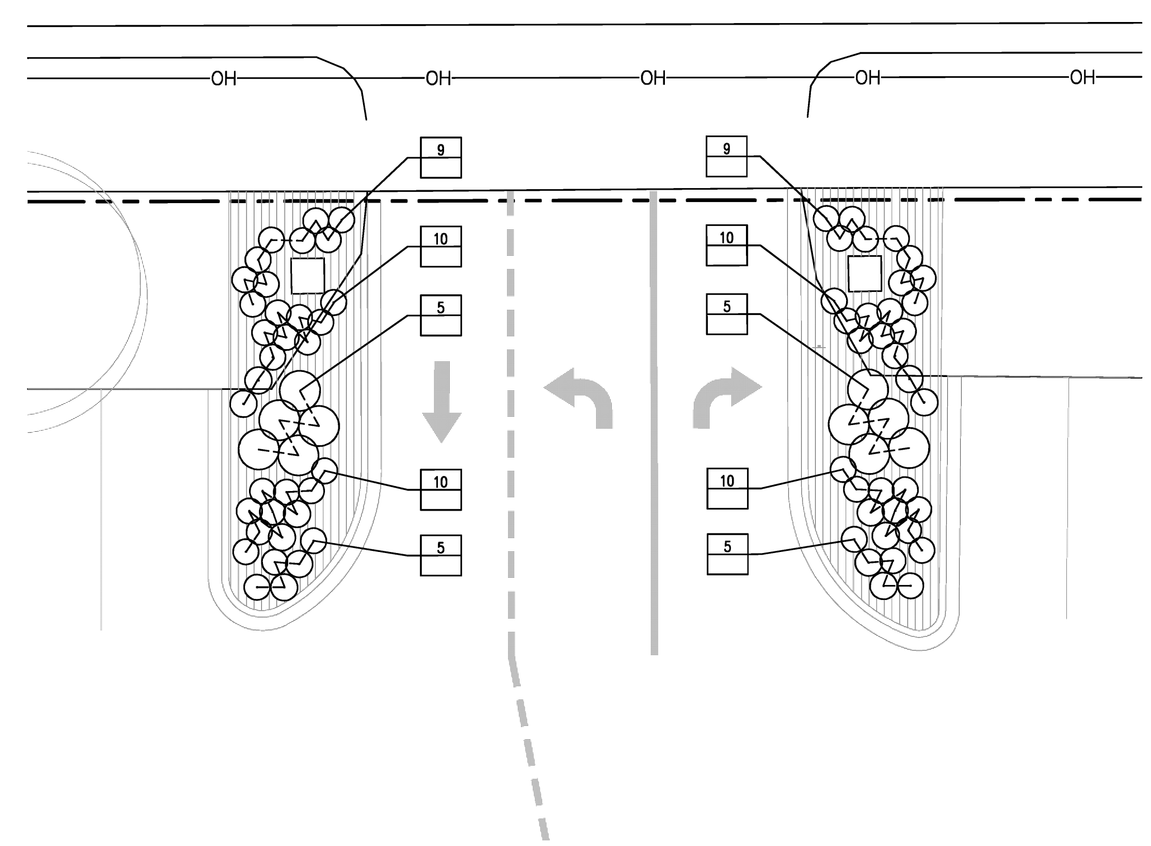
ENLARGED LANDSCAPE PLANS

L4

F:\Madison\656-Northgate\Dwg\08-656-Landscape B.dwg Plot Date: 8-27-2008



NORTH 1/L3 **ENLARGED LANDSCAPE PLAN**
SCALE : 1/8" = 1'-0"
0 4' 8' 12'



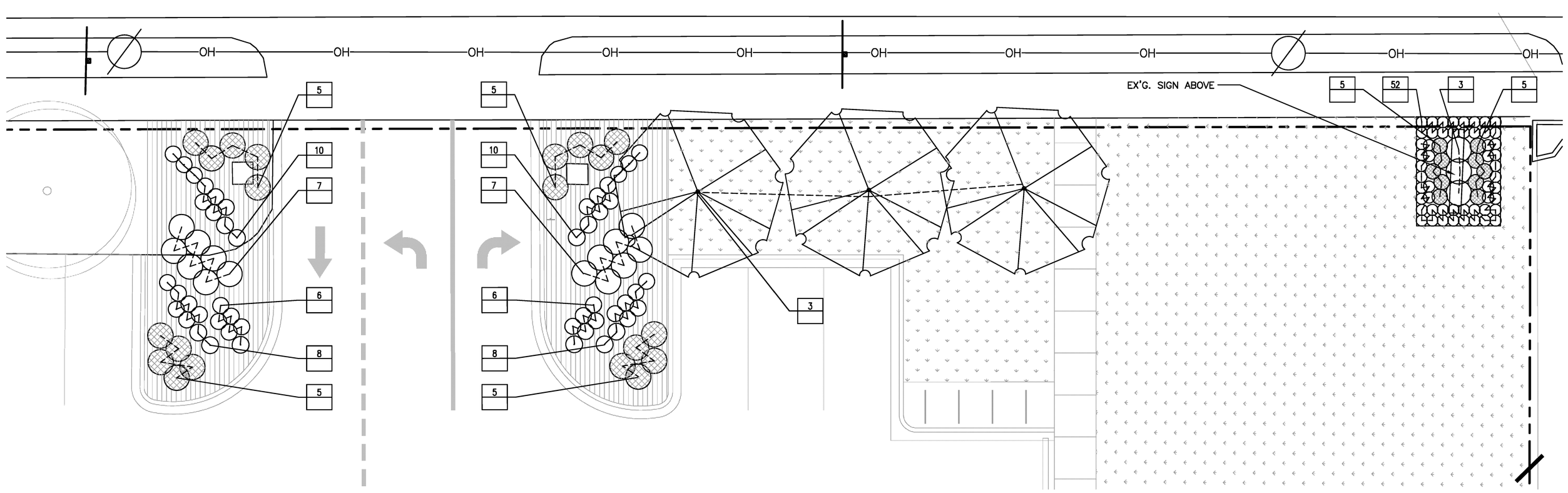
NORTH 2/L3 **ENLARGED LANDSCAPE PLAN**
SCALE : 1/8" = 1'-0"
0 4' 8' 12'

LEGEND:

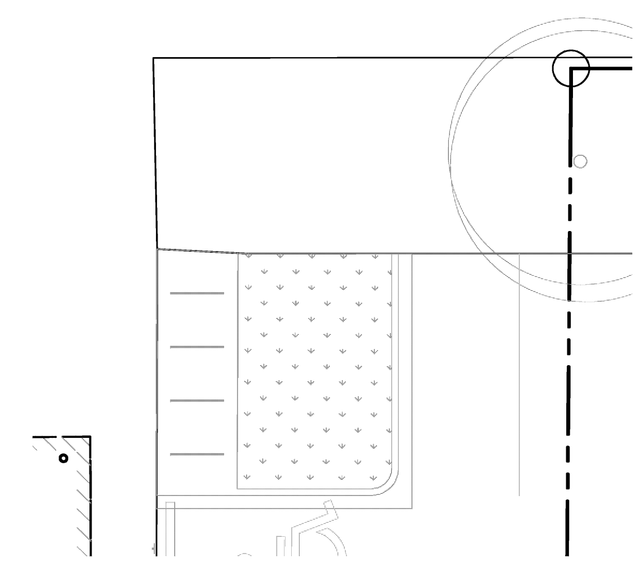
- CURB & GUTTER
- EXISTING TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS / PERENNIALS

GROUND COVER

- ROCK MULCH
- WOOD MULCH
- GRASS



NORTH 3/L3 **ENLARGED LANDSCAPE PLAN**
SCALE : 1/8" = 1'-0"
0 4' 8' 12'



NORTH 4/L3 **ENLARGED LANDSCAPE PLAN**
SCALE : 1/8" = 1'-0"
0 4' 8' 12'

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PROJECT # 08-656

ENLARGED LANDSCAPE PLANS

L3

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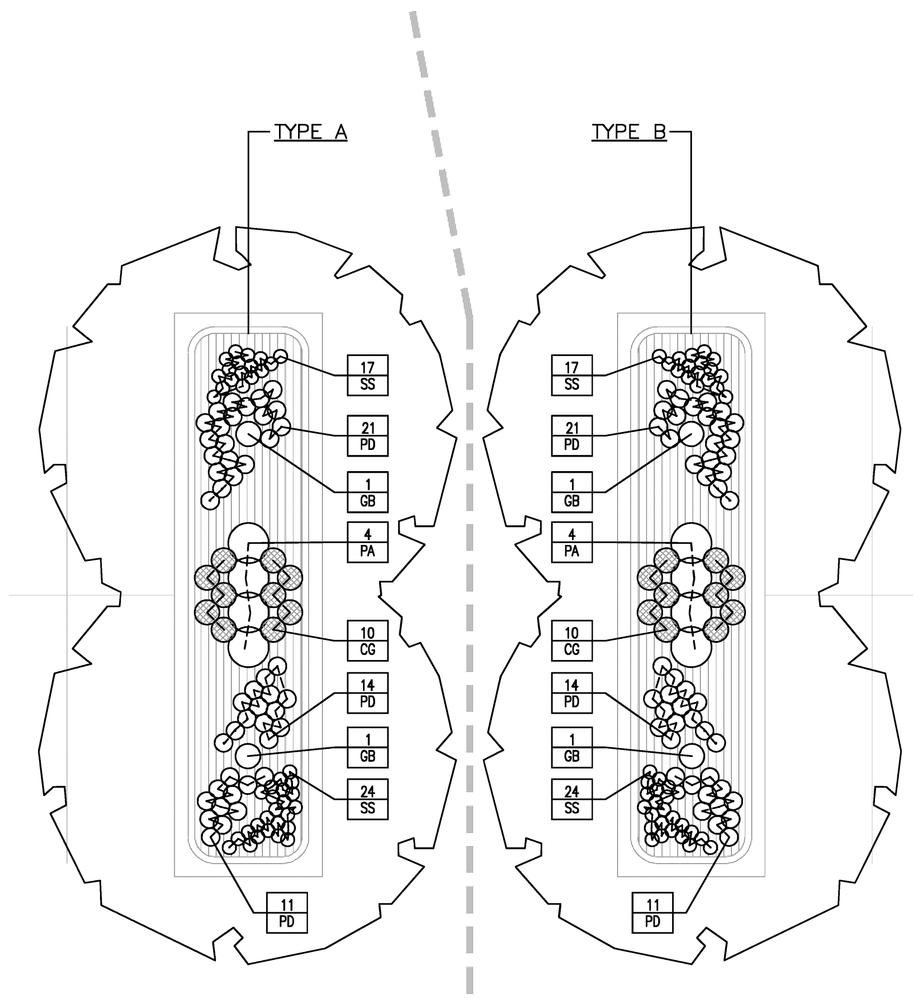
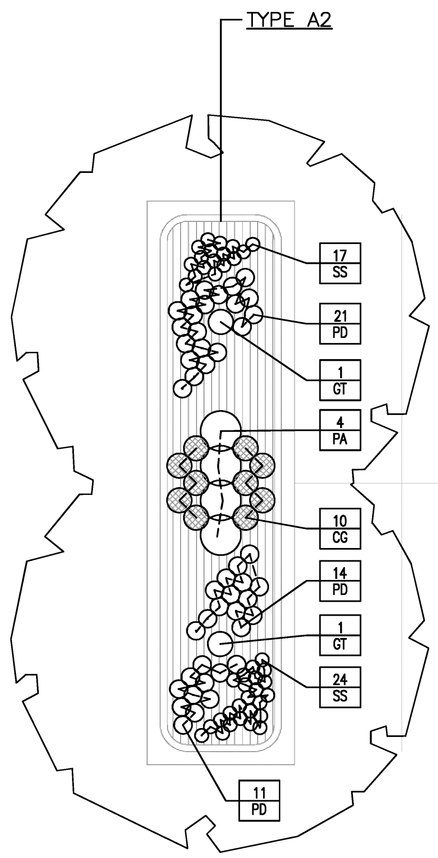


NORTH 1 L2 TYPICAL ISLAND LANDSCAPE PLAN
SCALE : 1/8" = 1'-0"

0 4' 8' 12'



NORTH 2 L2 TYPICAL ISLAND LANDSCAPE PLAN
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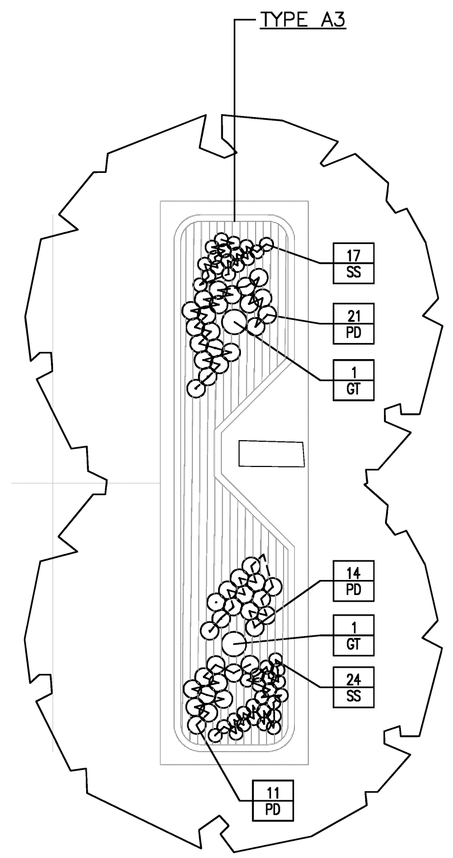
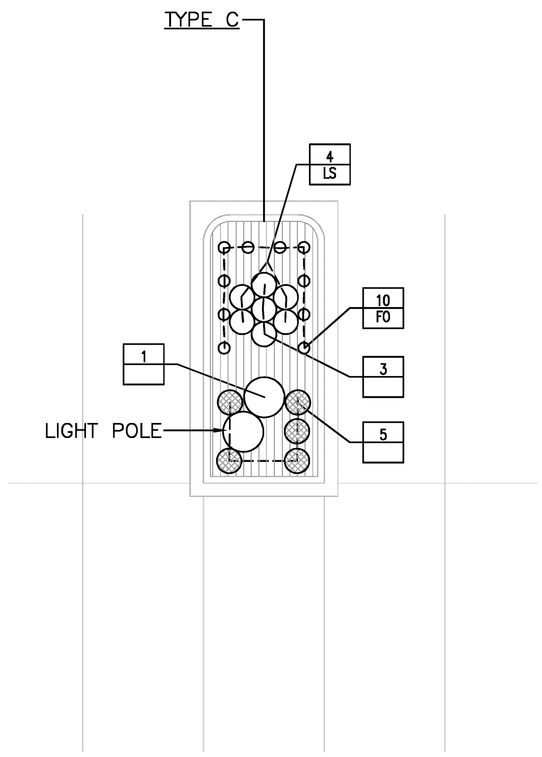
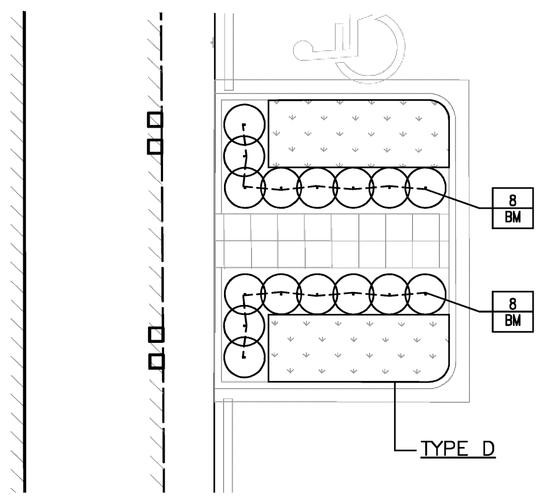


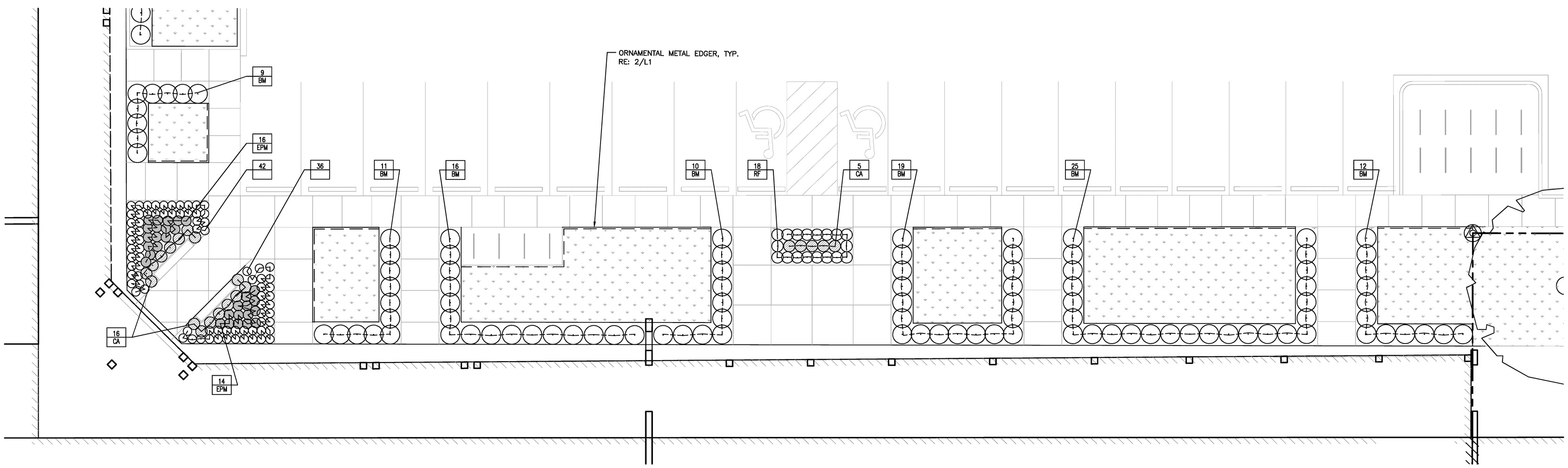
NORTH 3 L2 TYPICAL ISLAND LANDSCAPE PLAN
SCALE : 1/8" = 1'-0"



NORTH 4 L2 TYPICAL ISLAND LANDSCAPE PLAN
SCALE : 1/8" = 1'-0"



NORTH 5 L2 TYPICAL ISLAND LANDSCAPE PLAN
SCALE : 1/8" = 1'-0"



NORTH 6 L2 ENLARGED LANDSCAPE PLAN
SCALE : 1/8" = 1'-0"

0 4' 8' 12'

LEGEND:

- CURB & GUTTER
- EXISTING TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS / PERENNIALS

GROUND COVER

- ROCK MULCH
- WOOD MULCH
- GRASS

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NORTHGATE SHOPPING CENTER
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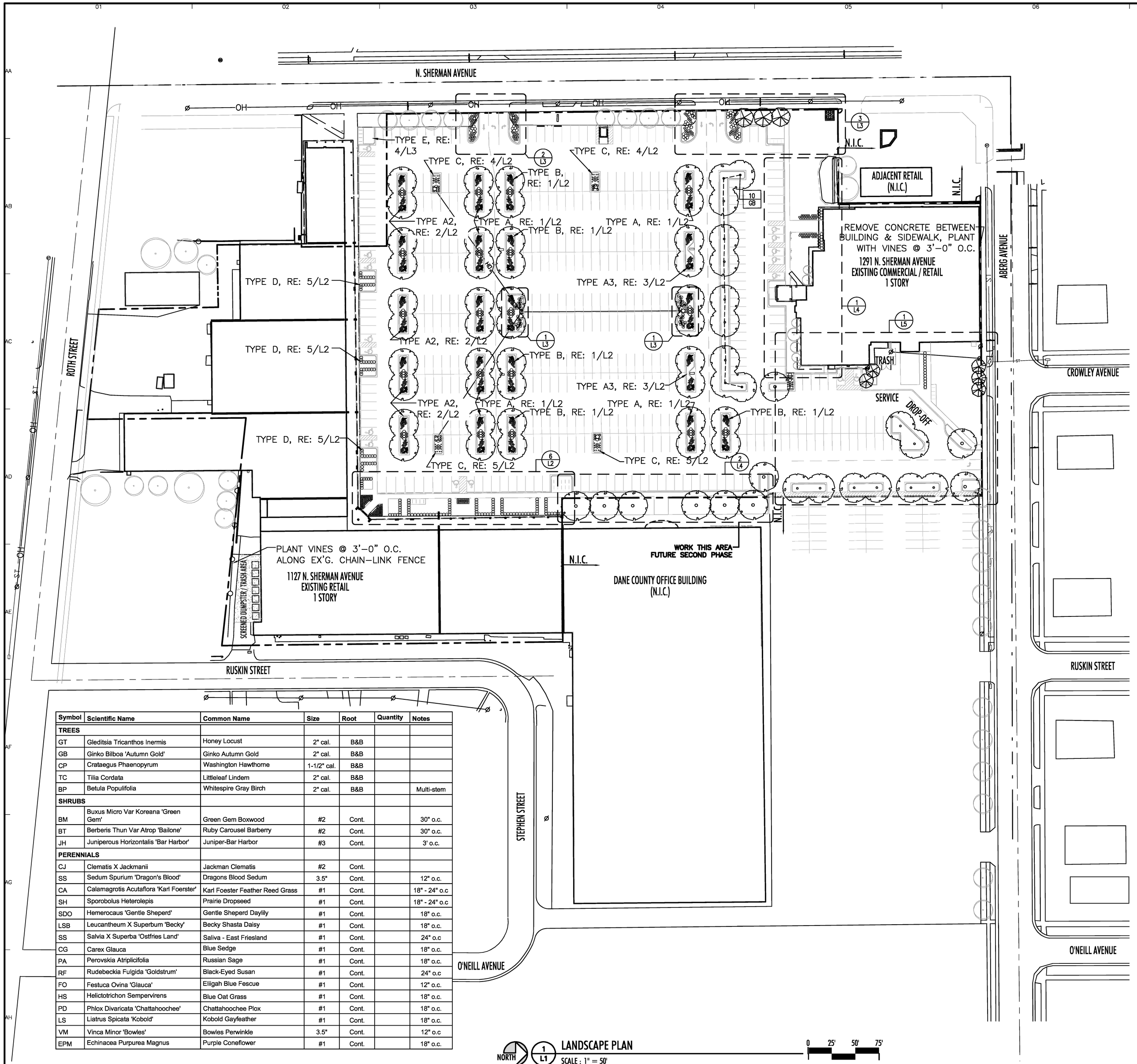
PROJECT # 08-656

ENLARGED LANDSCAPE PLANS

L2

*:\Madison\656-Northgate\Dwg\08-656-Landscape B.dwg Plot Date: 8-27-2008



Symbol	Scientific Name	Common Name	Size	Root	Quantity	Notes
TREES						
GT	Gleditsia Tricanthos Inermis	Honey Locust	2" cal.	B&B		
GB	Ginko Bilboa 'Autumn Gold'	Ginko Autumn Gold	2" cal.	B&B		
CP	Crataegus Phaenopyrum	Washington Hawthorne	1-1/2" cal.	B&B		
TC	Tilia Cordata	Littleleaf Lindem	2" cal.	B&B		
BP	Betula Populifolia	Whitespire Gray Birch	2" cal.	B&B		Multi-stem
SHRUBS						
BM	Buxus Micro Var Koreana 'Green Gem'	Green Gem Boxwood	#2	Cont.		30" o.c.
BT	Berberis Thun Var Atrop 'Bailone'	Ruby Carousel Barberry	#2	Cont.		30" o.c.
JH	Juniperous Horizontalis 'Bar Harbor'	Juniper-Bar Harbor	#3	Cont.		3' o.c.
PERENNIALS						
CJ	Clematis X Jackmanii	Jackman Clematis	#2	Cont.		
SS	Sedum Spurium 'Dragon's Blood'	Dragons Blood Sedum	3.5"	Cont.		12" o.c.
CA	Calamagrotis Acutaflora 'Karl Foerster'	Karl Foester Feather Reed Grass	#1	Cont.		18" - 24" o.c
SH	Sporobolus Heterolepis	Prairie Dropseed	#1	Cont.		18" - 24" o.c
SDO	Hemerocaus 'Gentle Sheperd'	Gentle Sheperd Daylily	#1	Cont.		18" o.c.
LSB	Leucantheum X Superbum 'Becky'	Becky Shasta Daisy	#1	Cont.		18" o.c.
SS	Salvia X Superba 'Ostfries Land'	Saliva - East Friesland	#1	Cont.		24" o.c
CG	Carex Glauca	Blue Sedge	#1	Cont.		18" o.c.
PA	Perovskia Atriplicifolia	Russian Sage	#1	Cont.		18" o.c.
RF	Rudebeckia Fulgida 'Goldstrum'	Black-Eyed Susan	#1	Cont.		24" o.c
FO	Festuca Ovina 'Glauca'	Elligah Blue Fescue	#1	Cont.		12" o.c.
HS	Helictotrichon Sempervirens	Blue Oat Grass	#1	Cont.		18" o.c.
PD	Phlox Divaricata 'Chattahoochee'	Chattahoochee Plox	#1	Cont.		18" o.c.
LS	Liatrus Spicata 'Kobold'	Kobold Gayfeather	#1	Cont.		18" o.c.
VM	Vinca Minor 'Bowles'	Bowles Perwinkle	3.5"	Cont.		12" o.c
EPM	Echinacea Purpurea Magnus	Purple Coneflower	#1	Cont.		18" o.c.

NORTH

1 / L1 LANDSCAPE PLAN
SCALE : 1" = 50'

0 25' 50' 75'

LEGEND:

- CURB & GUTTER
- EXISTING TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS / PERENNIALS

GROUND COVER

- ROCK MULCH
- WOOD MULCH
- GRASS

LANDSCAPE REQUIREMENT CHART

I. NUMBER OF TREES REQUIRED:

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of the worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160 points).

NUMBER OF PARKING STALLS	444
TOTAL SQUARE FOOTAGE OF THE STORAGE AREA DIVIDED BY THREE HUNDRED (300) SQUARE FEET	2
NUMBER OF CANOPY SHADE TREES REQUIRED (2"-2 1/2 " CALIPER)	26
Manufacturing / Industrial (60% of requirement above)	

II. NUMBER OF LANDSCAPE POINTS REQUIRED

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

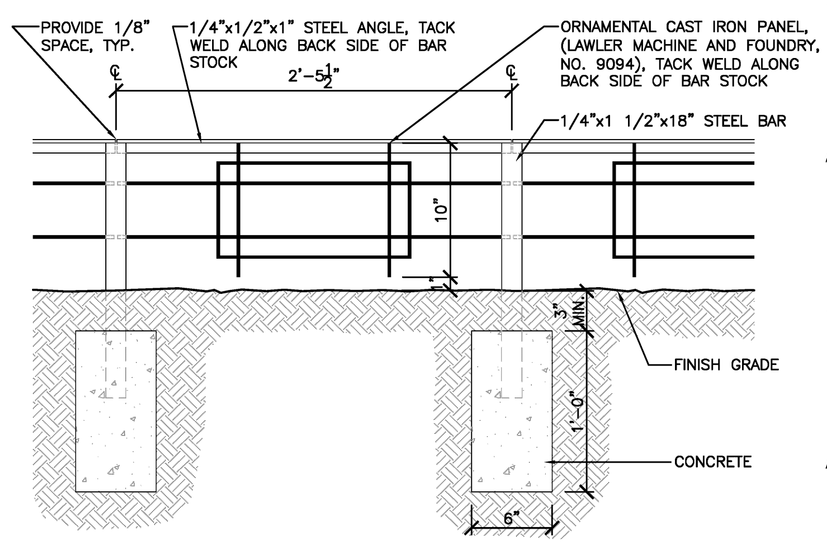
The number of points required for loading areas is (75) points for each loading berth.

NUMBER OF POINTS REQUIRED	1687
Manufacturing / Industrial (60% of requirement above)	

TABULATION OF POINTS AND CREDITS

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	CREDITS POINTS	
Canopy Tree - 2"-2 1/2 " *	35			45	1575	(1820)
Deciduous Shrub	2			0	0	
Evergreen Shrub	3			0	0	
Decorative wall or Fence (per) 10 L.F.	5			0	0	
Earth Berm (per 10 L.F.) Ave. Height 30" Ave. Height 15"	5 2			0	0	
Evergreen Trees 3 - ft. height min.	15			0	0	
Canopy Tree or Small Tree 1 1/2 " - 2" Cal. (i.e., Crab., Hawthorn)	15			0	0	
* Trees required in Part I above, are not to be included in the point count.				+	0	= TOTAL



2 / L1 ORNAMENTAL METAL PANEL DETAIL
SCALE : 1 1/2" = 1'-0"

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8-27-2008

08-27-08	UDC SUBMITTAL

DRAWN: DZ APPR.: EF

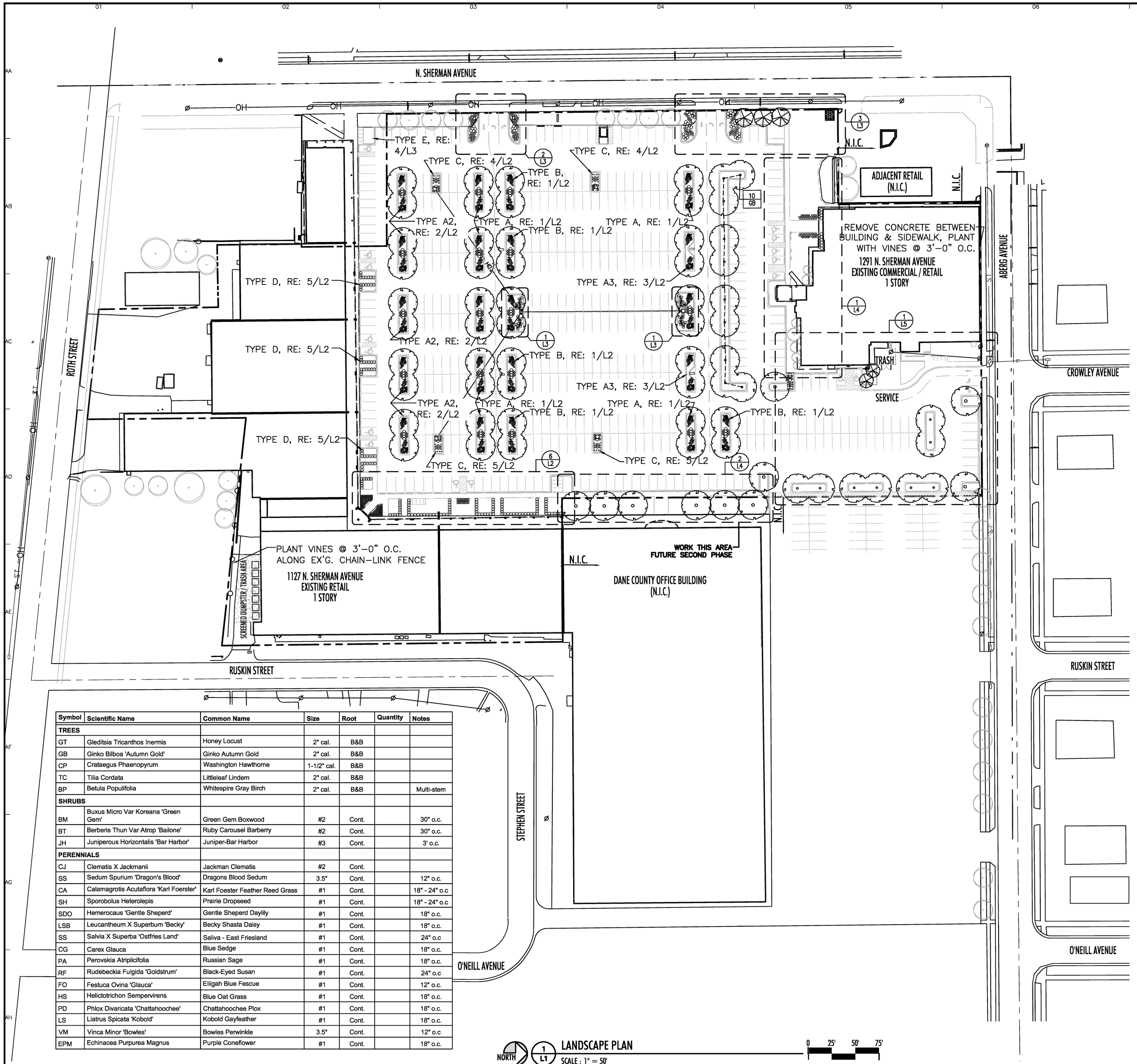
NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

'CONCEPT B'
LANDSCAPE PLAN

L1-B

T:\Madison\656-Northgate\Dwg\08-656-Landscape B.dwg Plot Date: 8-27-2008



Symbol	Scientific Name	Common Name	Size	Root	Quantity	Notes
TREES						
GT	Gleditsia Tricanthos Inermis	Honey Locust	2" cal.	B&B		
GB	Ginko Bilboa 'Autumn Gold'	Ginko Autumn Gold	2" cal.	B&B		
CP	Crataegus Phaenopyrum	Washington Hawthorne	1-1/2" cal.	B&B		
TC	Tilia Cordata	Littleleaf Lindem	2" cal.	B&B		
BP	Betula Populifolia	Whitespire Gray Birch	2" cal.	B&B		Multi-stem
SHRUBS						
BM	Buxus Micro Var Koreana 'Green Gem'	Green Gem Boxwood	#2	Cont.		30" o.c.
BT	Berberis Thun Var Atrop 'Bailone'	Ruby Carousel Barberry	#2	Cont.		30" o.c.
JH	Juniperous Horizontalis 'Bar Harbor'	Juniper-Bar Harbor	#3	Cont.		3' o.c.
PERENNIALS						
CJ	Clematis X Jackmanii	Jackman Clematis	#2	Cont.		
SS	Sedum Spurium 'Dragon's Blood'	Dragons Blood Sedum	3.5"	Cont.		12" o.c.
CA	Calamagrotis Acutaflora 'Karl Foerster'	Karl Foester Feather Reed Grass	#1	Cont.		18" - 24" o.c
SH	Sporobolus Heterolepis	Prairie Dropseed	#1	Cont.		18" - 24" o.c
SDO	Hemerocaus 'Gentle Sheperd'	Gentle Sheperd Daylily	#1	Cont.		18" o.c.
LSB	Leucantheum X Superbum 'Becky'	Becky Shasta Daisy	#1	Cont.		18" o.c.
SS	Salvia X Superba 'Ostfries Land'	Saliva - East Friesland	#1	Cont.		24" o.c
CG	Carex Glauca	Blue Sedge	#1	Cont.		18" o.c.
PA	Perovskia Atriplicifolia	Russian Sage	#1	Cont.		18" o.c.
RF	Rudebeckia Fulgida 'Goldstrum'	Black-Eyed Susan	#1	Cont.		24" o.c
FO	Festuca Ovina 'Glauca'	Elligah Blue Fescue	#1	Cont.		12" o.c.
HS	Helictotrichon Sempervirens	Blue Oat Grass	#1	Cont.		18" o.c.
PD	Phlox Divaricata 'Chattahoochee'	Chattahoochee Plox	#1	Cont.		18" o.c.
LS	Liatrus Spicata 'Kobold'	Kobold Gayfeather	#1	Cont.		18" o.c.
VM	Vinca Minor 'Bowles'	Bowles Perwinkle	3.5"	Cont.		12" o.c
EPM	Echinacea Purpurea Magnus	Purple Coneflower	#1	Cont.		18" o.c.

NORTH

1/L1 LANDSCAPE PLAN
SCALE : 1" = 50'

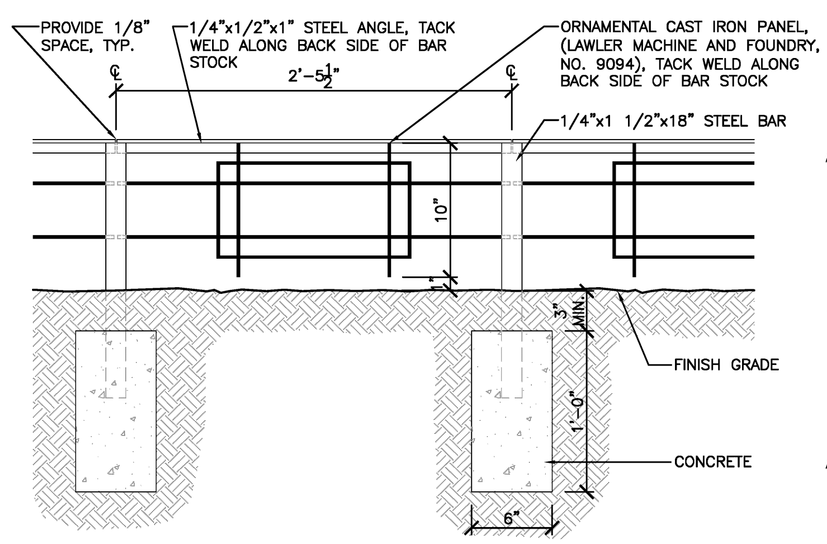
0 25' 50' 75'

LEGEND:

- CURB & GUTTER
- EXISTING TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS / PERENNIALS

GROUND COVER

- ROCK MULCH
- WOOD MULCH
- GRASS



2/L1 ORNAMENTAL METAL PANEL DETAIL
SCALE : 1 1/2" = 1'-0"

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UDC SUBMITTAL

8-27-2008

08-27-08	UDC SUBMITTAL

DRAWN: DZ APPR.: EF

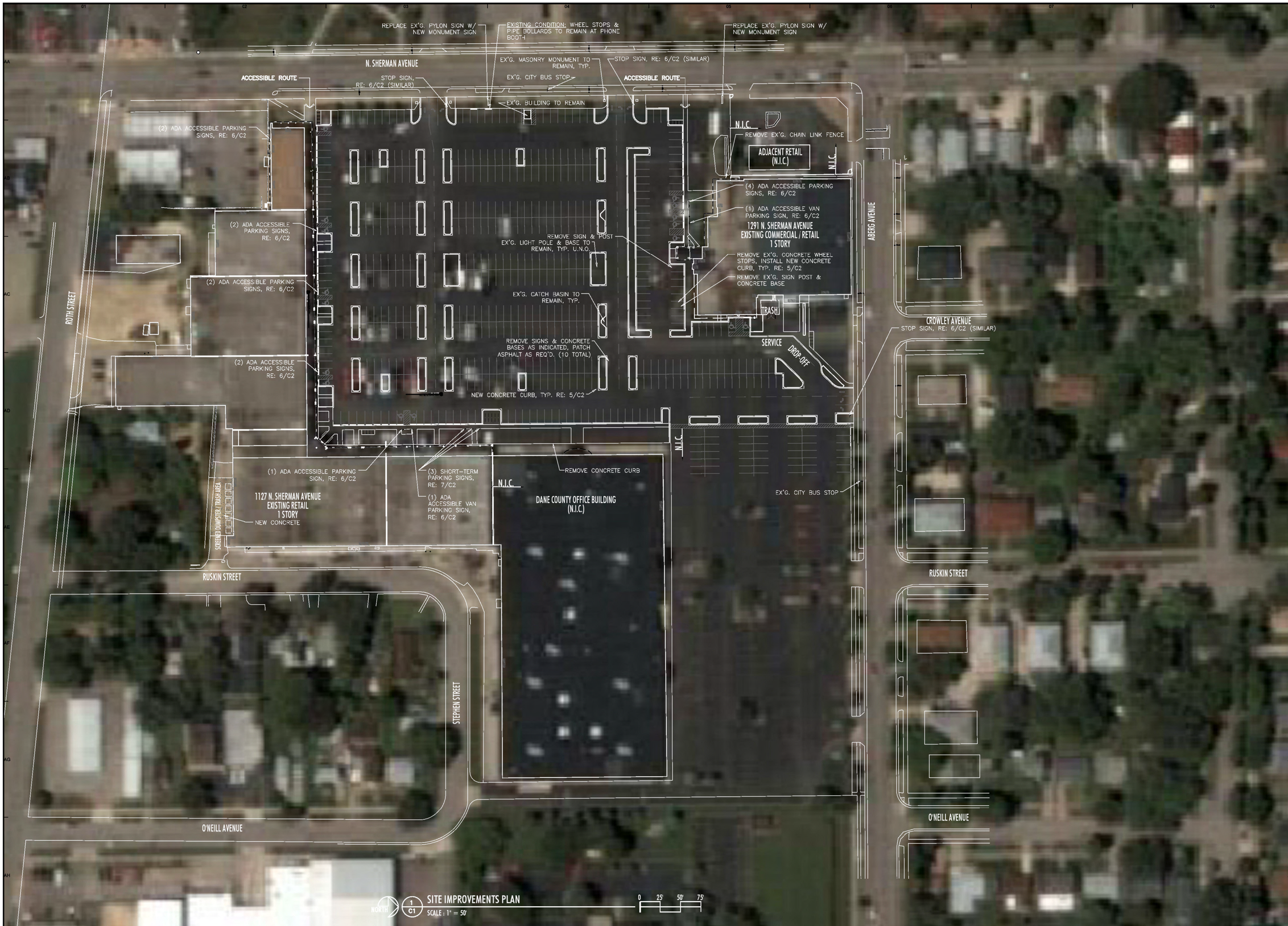
NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

'CONCEPT A'
LANDSCAPE PLAN

L1-A

T:\Madison\656-Northgate\Dwg\08-656-Landscape A.dwg Plot Date: 8-27-2008



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8-27-2008

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DRAWN: DZ APPR.: EF

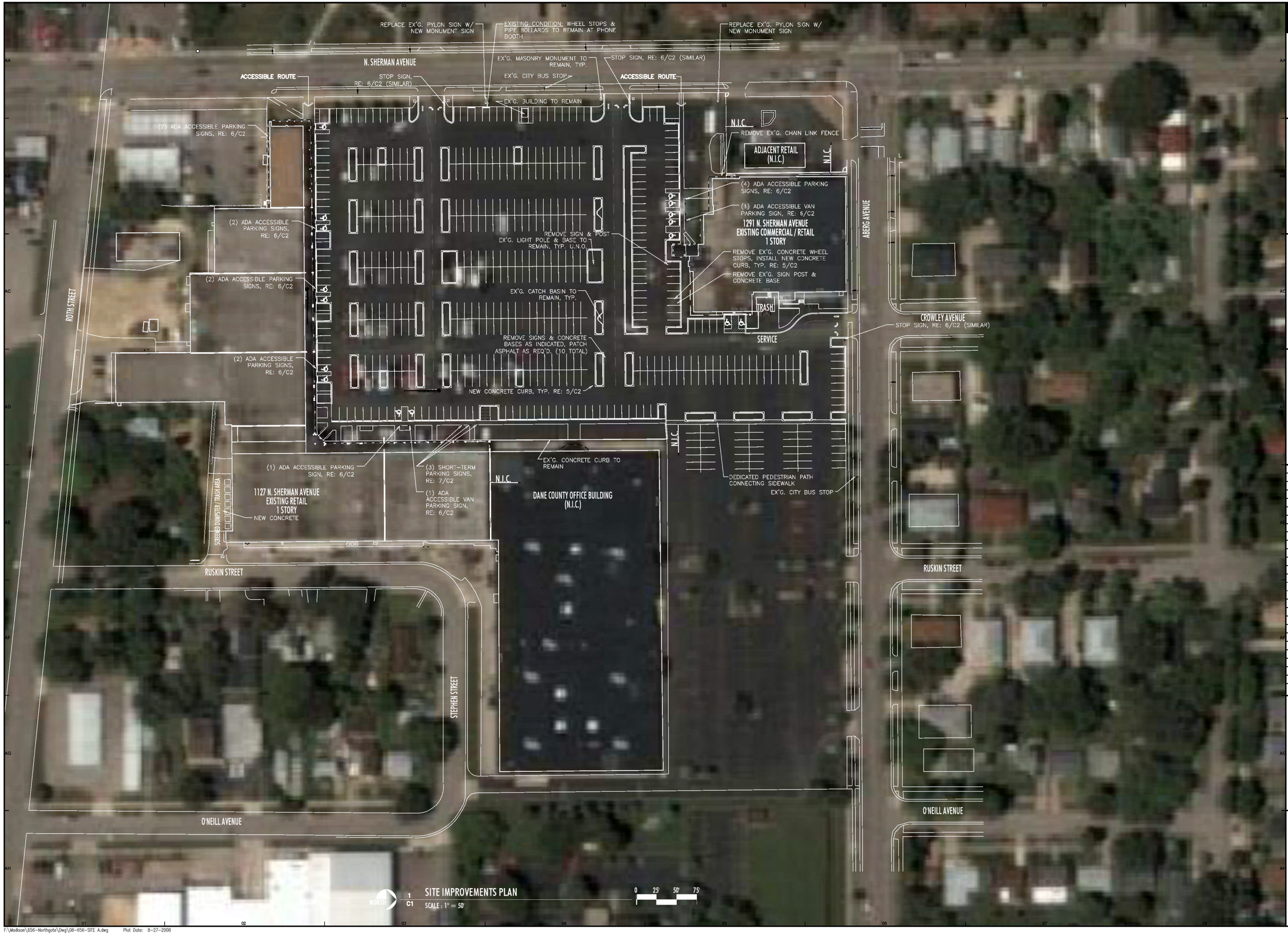
NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

'CONCEPT B'
AERIAL OVERLAY SITE PLAN

C4-B

F:\Madison\656-Northgate\Dwg\08-656-SITE B.dwg Plot Date: 8-27-2008



1 C1 SITE IMPROVEMENTS PLAN
SCALE : 1" = 50'

F:\Madison\656-Northgate\Dwg\08-656-SITE A.dwg Plot Date: 8-27-2008

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NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

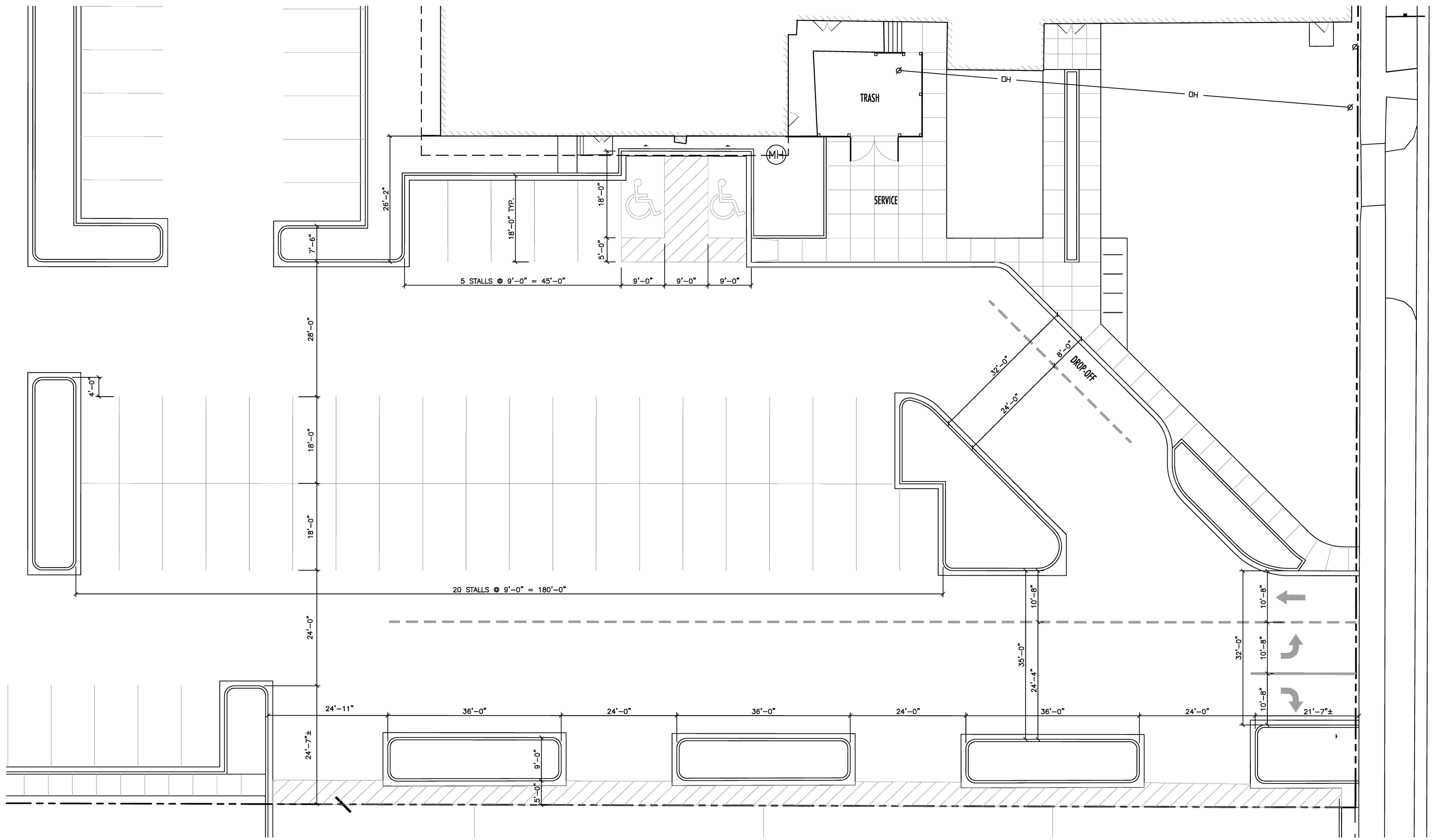
PROJECT # 08-656

'CONCEPT A'
AERIAL OVERLAY SITE PLAN

C4-A

GENERAL NOTES:

FOR GENERAL NOTES SEE SHEET C1.



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NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

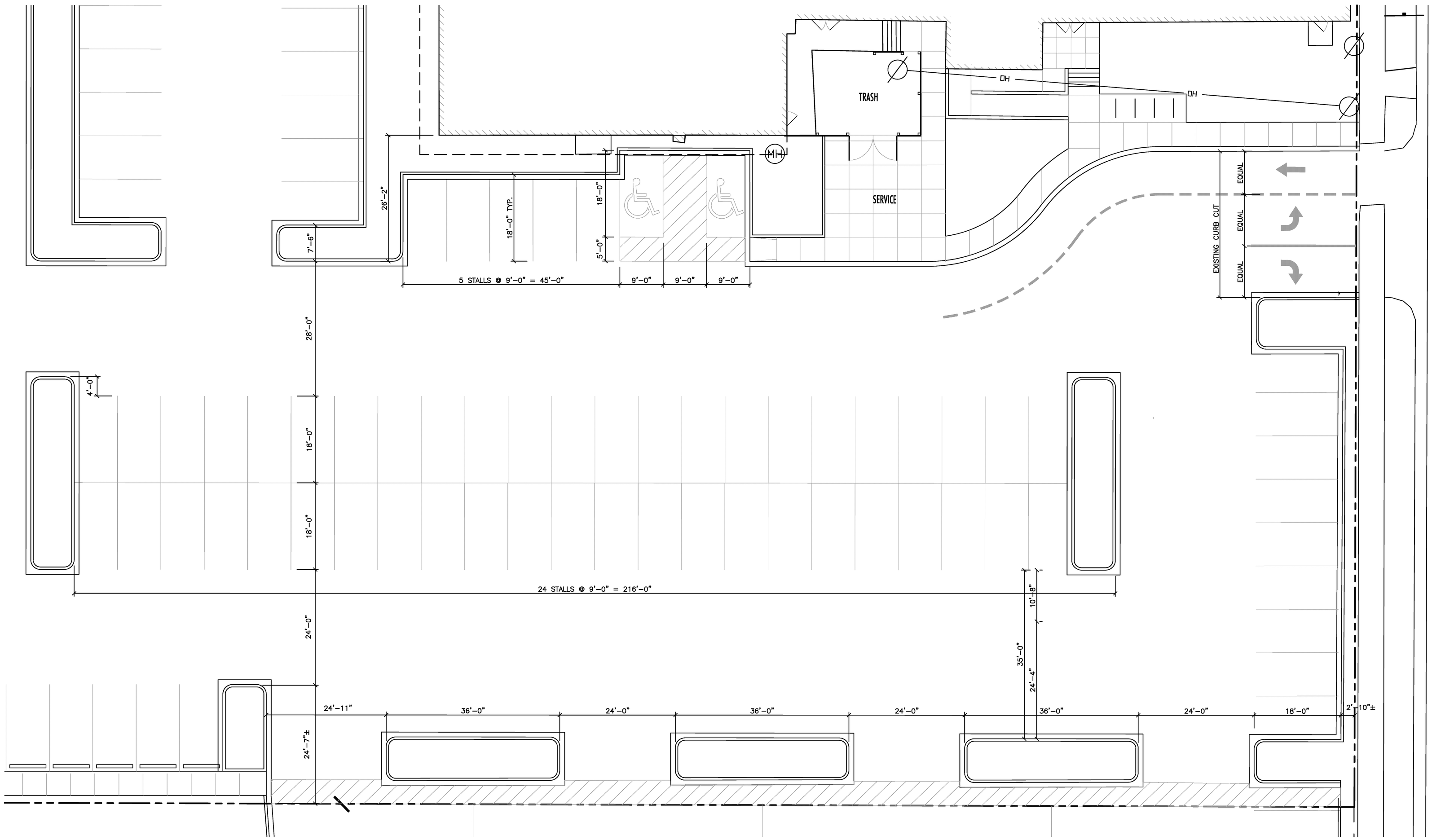
PROJECT # 08-656

'CONCEPT B'
ENLARGED SITE IMPROVEMENT PLAN

C3-B

GENERAL NOTES:

FOR GENERAL NOTES SEE SHEET C1.



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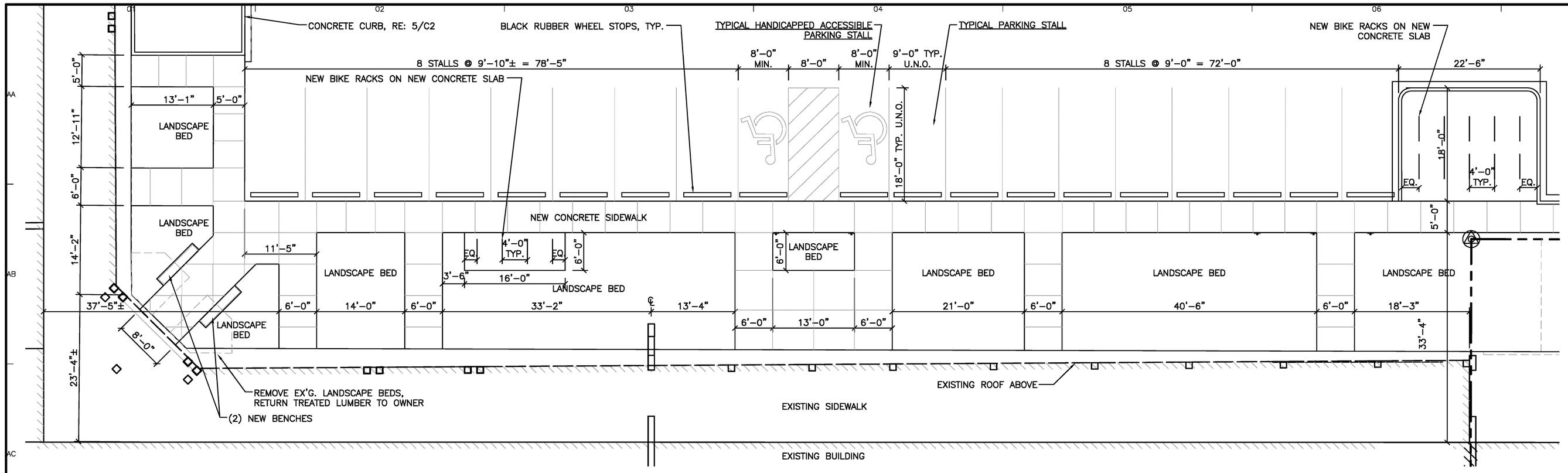
NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

'CONCEPT A'
ENLARGED SITE
IMPROVEMENT PLAN

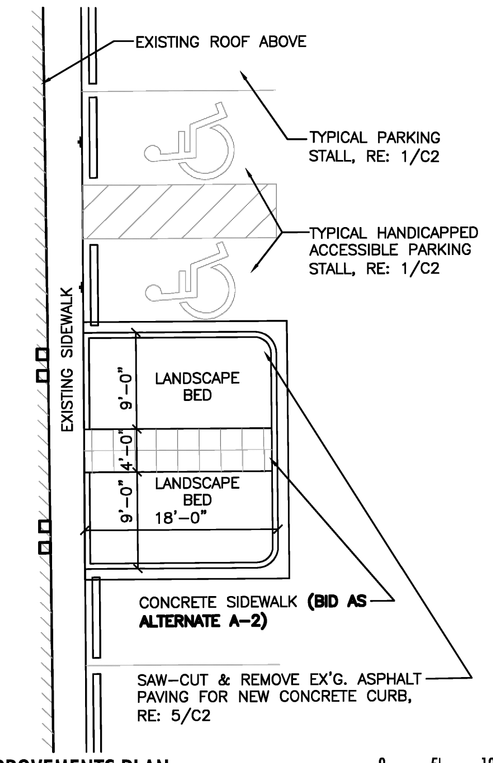
C3-A



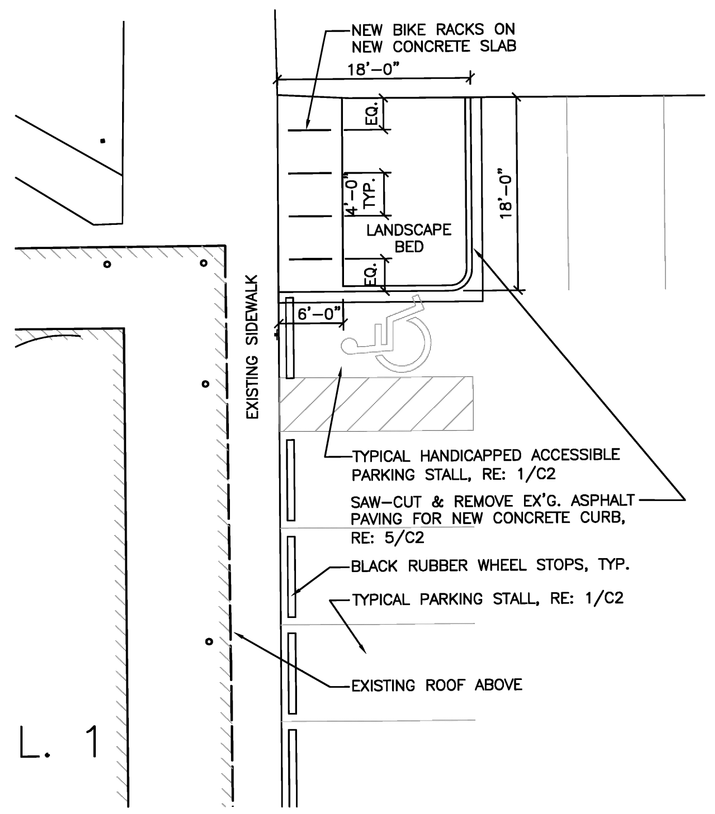
NORTH 1/C2 **ENLARGED SITE IMPROVEMENTS PLAN**
SCALE : 1" = 10'
0 5' 10' 15'

GENERAL NOTES:

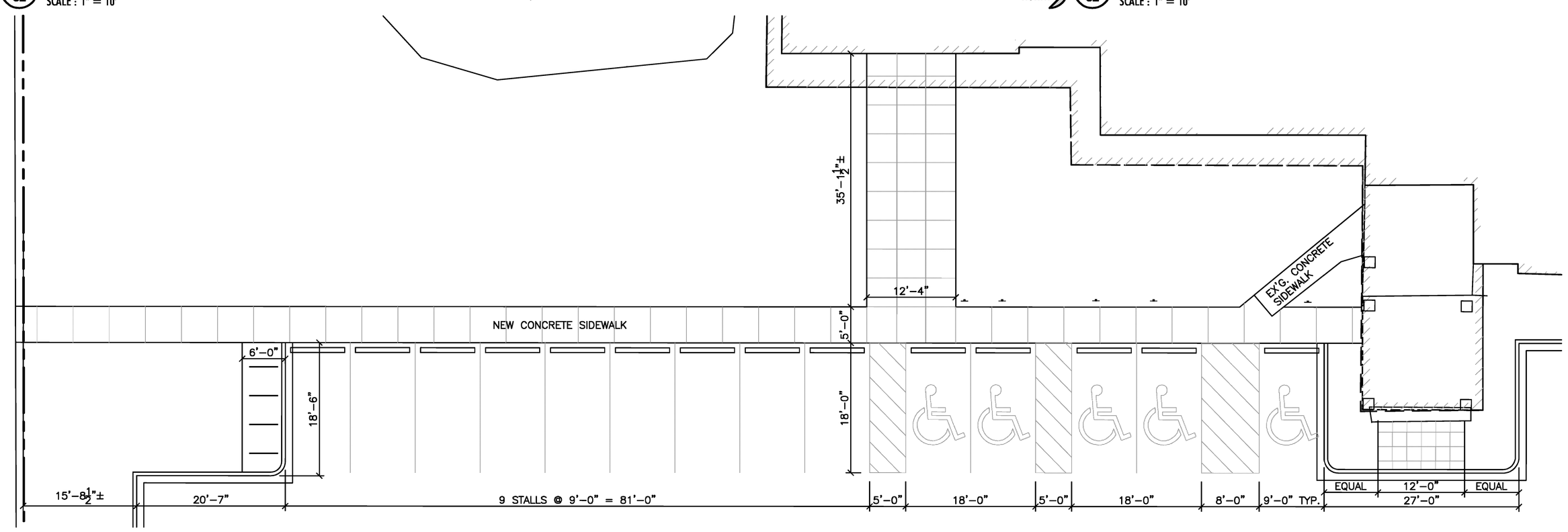
FOR GENERAL NOTES SEE SHEET C1.



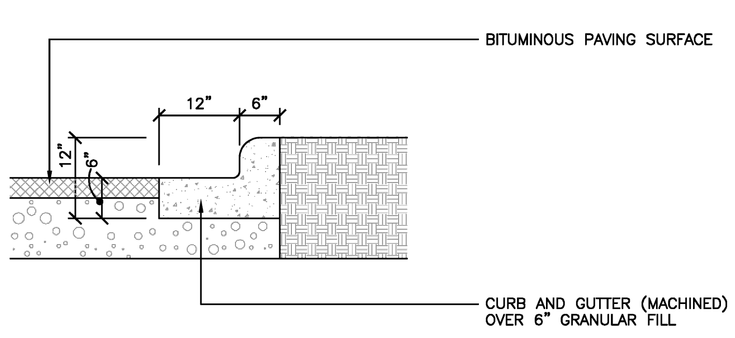
NORTH 2/C2 **ENLARGED SITE IMPROVEMENTS PLAN**
SCALE : 1" = 10'
0 5' 10' 15'



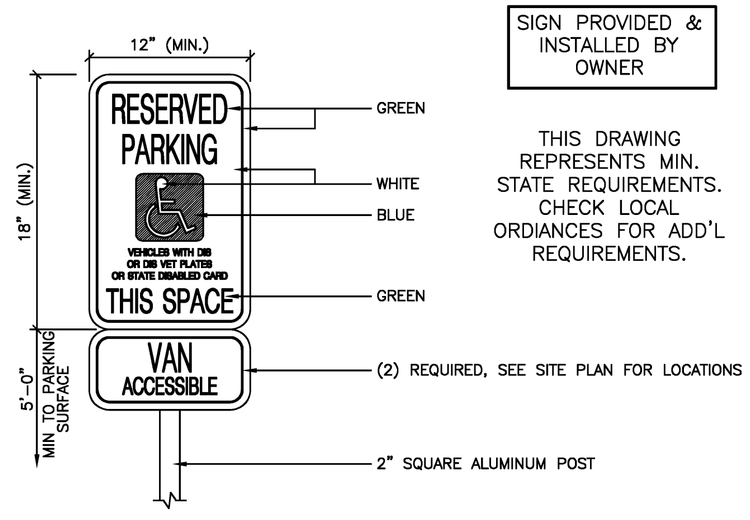
NORTH 3/C2 **ENLARGED SITE IMPROVEMENTS PLAN**
SCALE : 1" = 10'
0 5' 10' 15'



NORTH 4/C2 **ENLARGED SITE IMPROVEMENTS PLAN**
SCALE : 1" = 10'
0 5' 10' 15'



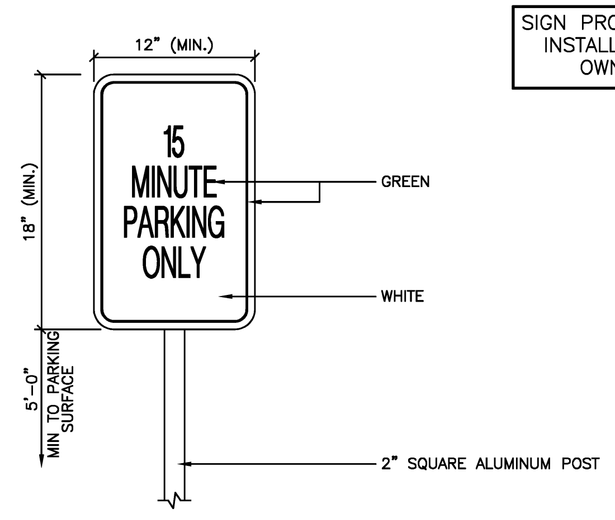
5/C2 **18" CURB & GUTTER DETAIL**
SCALE : 3/4" = 1'-0"
03310-03
11-9-98



SIGN PROVIDED & INSTALLED BY OWNER

THIS DRAWING REPRESENTS MIN. STATE REQUIREMENTS. CHECK LOCAL ORDIANCES FOR ADD'L REQUIREMENTS.

6/C2 **ADA ACCESSIBLE SIGN DETAIL**
SCALE : 3/4" = 1'-0"



SIGN PROVIDED & INSTALLED BY OWNER

7/C2 **PARKING SIGN DETAIL**
SCALE : 3/4" = 1'-0"

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145 E. Badger Road
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Madison, WI 53713
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Fax: 608-258-5599

UDC SUBMITTAL

8-27-2008

08-27-08	UDC SUBMITTAL

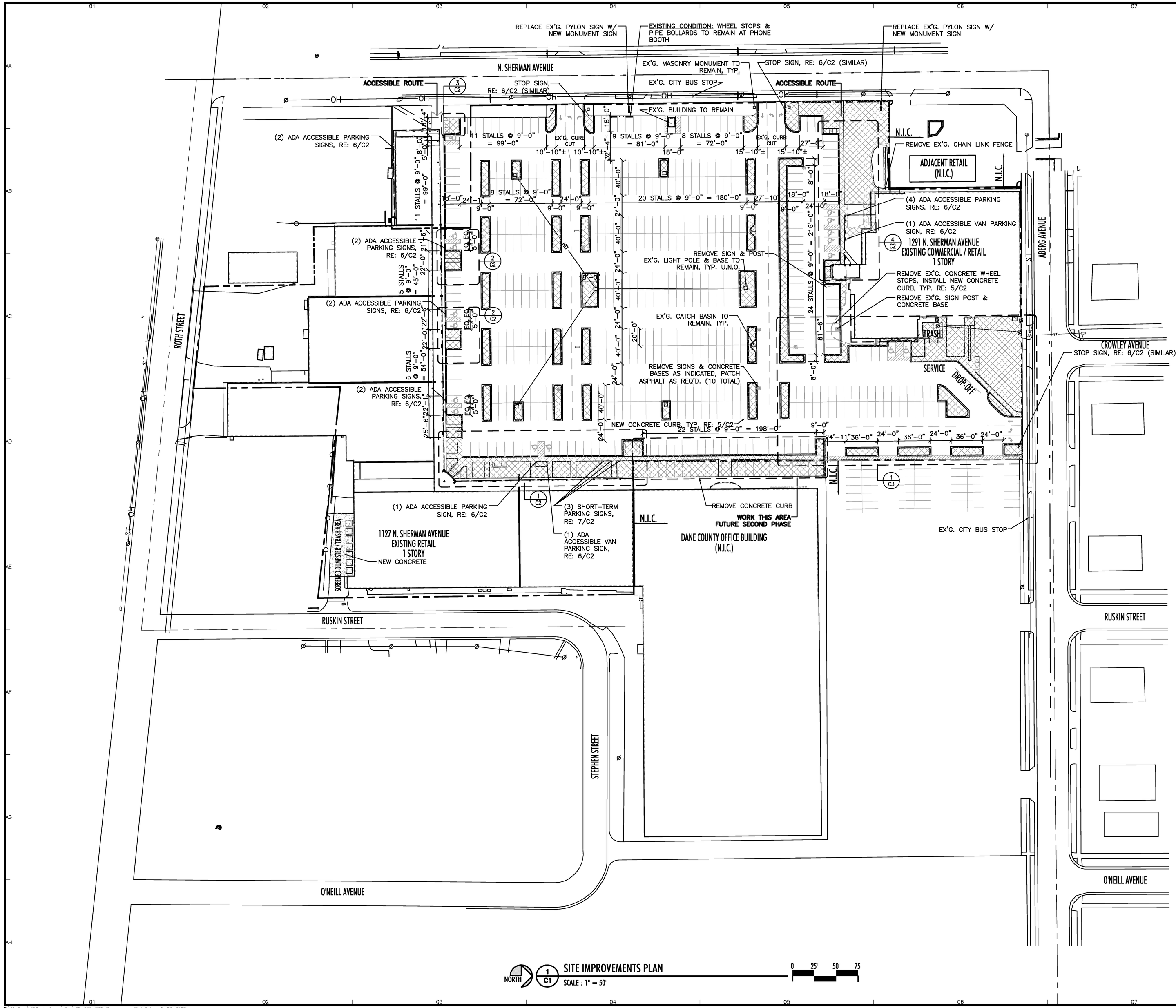
DRAWN: DZ APPR.: EF

NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

ENLARGED SITE PLANS & DETAILS

C2



SAW-CUT & REMOVE PAVING WHERE INDICATED BY PATTERN

GENERAL NOTES:

1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1
2. FOR LANDSCAPING INFORMATION SEE SHEET L1.
3. NOTIFY ARCHITECT IF ± DIMENSION VARIES BY 6" OR 5% WHICH EVER IS LESS.
4. REPLACE ASPHALT PAVING AS REQUIRED.
5. SEAL COAT EXISTING ASPHALT PAVING TO REMAIN.
6. NEW PARKING STRIPING AS SHOWN ON 1/C1.
7. FOR ALTERATIONS TO BUILDINGS SEE SHEETS A1.1–A1.4 & A2.1–A2.2.
8. EXISTING LIGHT POLES AND POLE MOUNTED FIXTURES TO REMAIN.
9. REMOVE INTERIOR PARKING LOT TRAFFIC CONTROL SIGNS AND CONCRETE BASES. TURN OVER TO OWNER ALL SIGNS FOR OWNER'S USE.
10. FOR LOCATION OF UTILITIES, SEE SITE SURVEY SHEETS 1 OF 2 AND 2 OF 2.

TOTAL PAVING = 221,091 S.F.
LANDSCAPE ISLANDS = 46,186 S.F.

PAVING = 162,286 S.F.

TOTAL PARKING STALLS = 444

ADA ACCESSIBLE STALLS REQUIRED = 9

ADA ACCESSIBLE STALLS = 16
(3 VAN ACCESSIBLE STALLS)

BICYCLE PARKING = 52

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8-27-2008

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DRAWN: DZ APPR.: EF

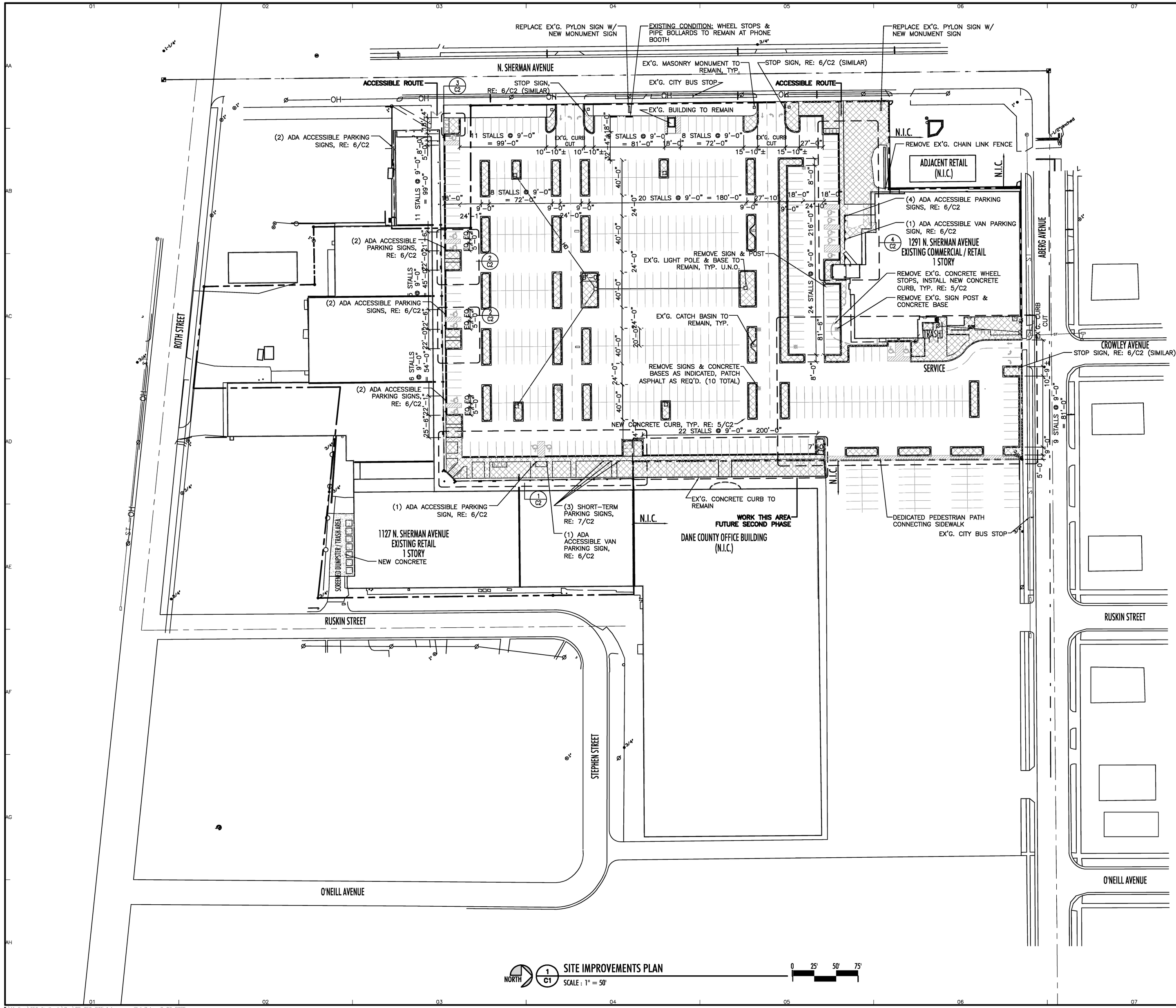
NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

'CONCEPT B'
SITE IMPROVEMENTS PLAN

C1-B

T:\Madison\656-Northgate\Dwg\08-656-SITE B.dwg Plot Date: 8-27-2008



SAW-CUT & REMOVE PAVING WHERE INDICATED BY PATTERN

GENERAL NOTES:

1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1
2. FOR LANDSCAPING INFORMATION SEE SHEET L1.
3. NOTIFY ARCHITECT IF ± DIMENSION VARIES BY 6" OR 5% WHICH EVER IS LESS.
4. REPLACE ASPHALT PAVING AS REQUIRED.
5. SEAL COAT EXISTING ASPHALT PAVING TO REMAIN.
6. NEW PARKING STRIPING AS SHOWN ON 1/C1.
7. FOR ALTERATIONS TO BUILDINGS SEE SHEETS A1.1–A1.4 & A2.1–A2.2.
8. EXISTING LIGHT POLES AND POLE MOUNTED FIXTURES TO REMAIN.
9. REMOVE INTERIOR PARKING LOT TRAFFIC CONTROL SIGNS AND CONCRETE BASES. TURN OVER TO OWNER ALL SIGNS FOR OWNER'S USE.
10. FOR LOCATION OF UTILITIES, SEE SITE SURVEY SHEETS 1 OF 2 AND 2 OF 2.

TOTAL PAVING = 221,091 S.F.
LANDSCAPE ISLANDS = 41,216 S.F.

PAVING = 179,875 S.F.

TOTAL PARKING STALLS = 460

ADA ACCESSIBLE STALLS REQUIRED = 9

ADA ACCESSIBLE STALLS = 16
(3 VAN ACCESSIBLE STALLS)

BICYCLE PARKING = 52

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UDC SUBMITTAL

8-27-2008

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DRAWN: DZ APPR.: EF

NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

'CONCEPT A'
SITE IMPROVEMENTS PLAN

C1-A

Alexander Company

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UDC SUBMITTAL

8-27-2008

08-27-08	UDC SUBMITTAL

DRAWN: DZ APPR.: EF

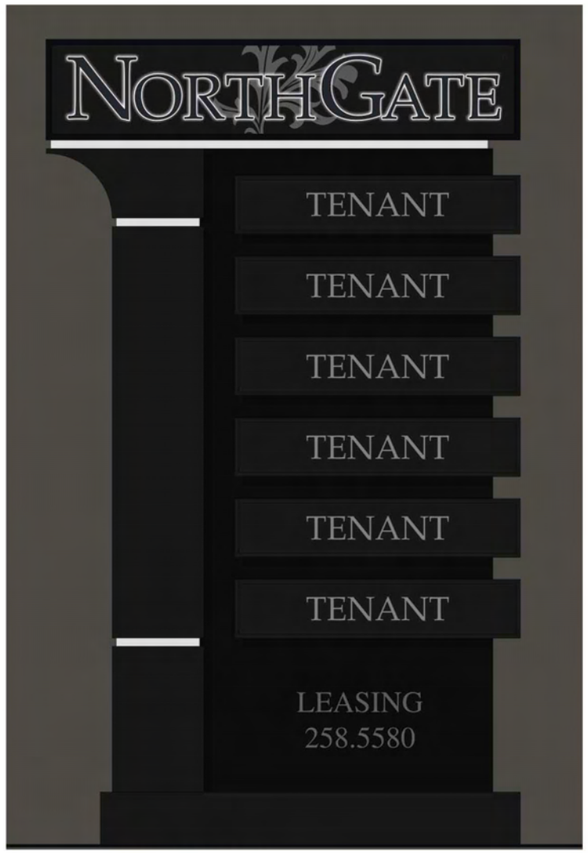
NORTHGATE SHOPPING CENTER
N. SHERMAN AVE
MADISON, WI

PROJECT # 08-656

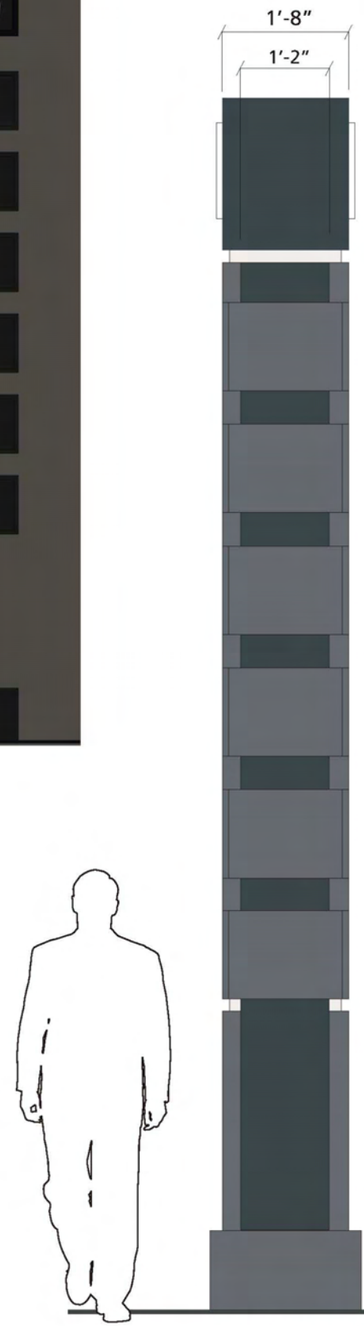
EXISTING AERIAL

C0

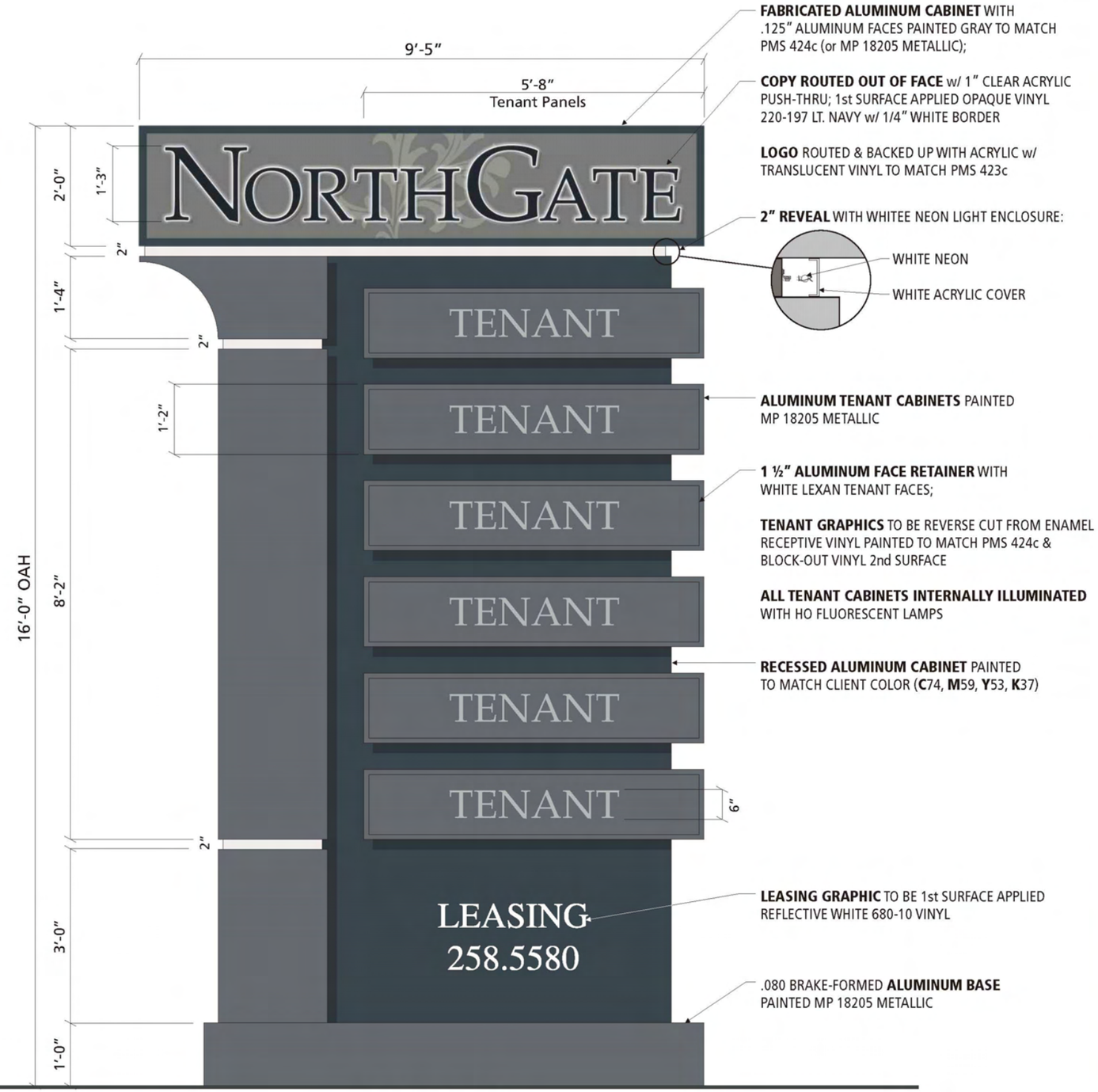
T:\Madison\656-Northgate\Dwg\08-656-SITE A.dwg Plot Date: 8-27-2008



NIGHT VIEW - NTS



SIDE ELEVATION
Scale: 1/2"=1'-0"



FRONT ELEVATION
Scale: 1/2"=1'-0"

D/F INTERNALLY ILLUMINATED **PRIMARY MONUMENT SIGN**

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Strategic Identity
design / consulting
1711 Scheuring Road
De Pere, WI 54115
920.604.0999
www.stratident.com

Project
NORTHGATE

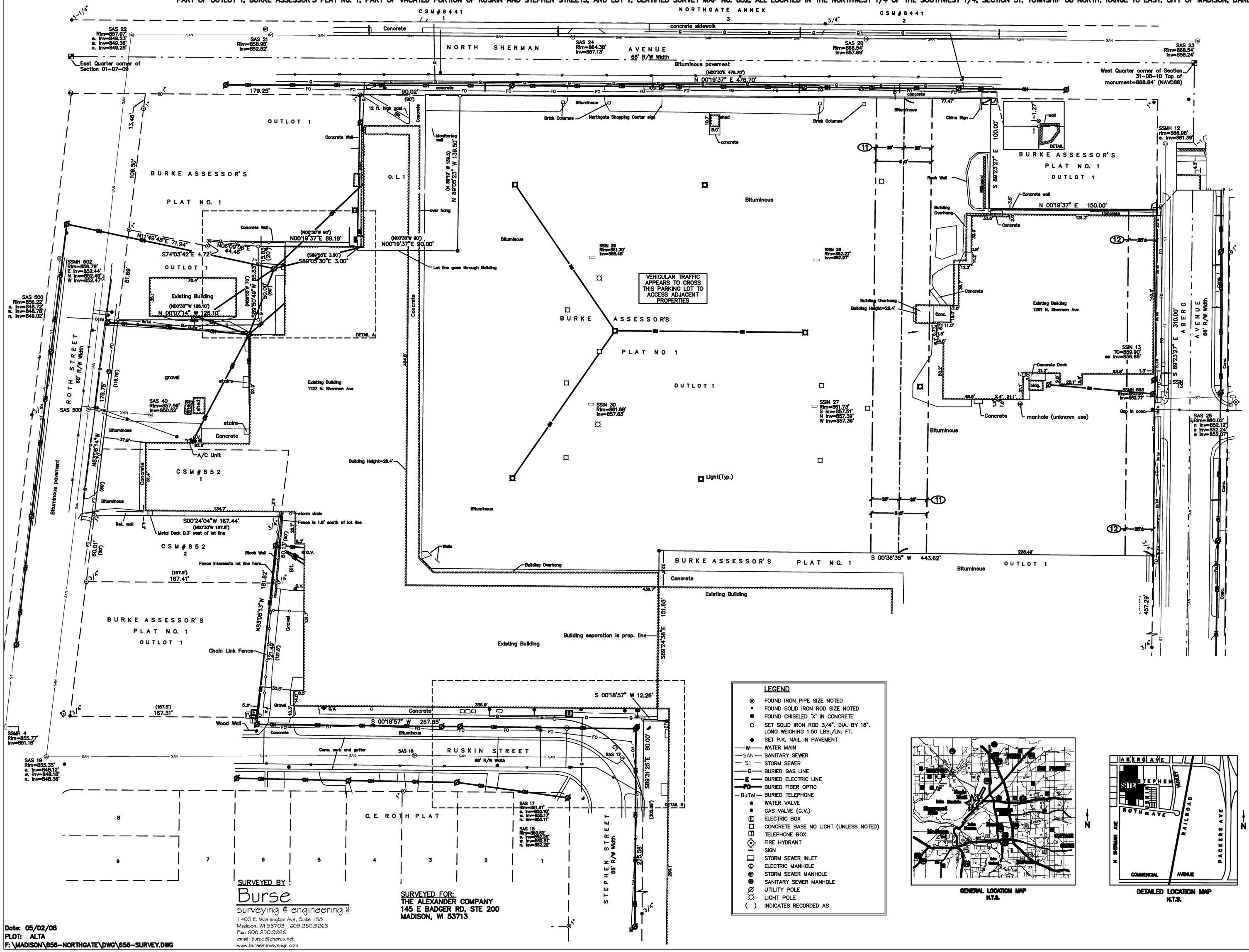
Project No.
62278_R2

Date Revised
8-20-08 RE
8-21-08 RE

Sheet Title / No.
NG:1

ALTA/ACSM LAND TITLE SURVEY

PART OF OUTLOT 1, BURKE ASSESSOR'S PLAT No. 1, PART OF VACATED PORTION OF RUSKIN AND STEPHEN STREETS, AND LOT 1, CERTIFIED SURVEY MAP No. 852, ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRID NORTH

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE 83 1997

0 40 80 120

SCALE : ONE INCH = FORTY FEET

DESCRIPTION (FURNISHED):

Commitment No. NCS-345661-MAD First American Title Insurance Company, Exhibit A:

"Part of Outlot One (1), Burke Assessor's Plat No. 1, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of Section Thirty-one (31), Township Eight (8) North, Range Ten (10) East; thence South along the center line of Sherman Avenue 183 feet; thence North 89°30' East, 33 feet to the Easterly line of Sherman Avenue and the point of beginning of this description; thence South 00°30' East along said Easterly line 476.70 feet to an iron stake; thence South 89°19' East, 139.50 feet to an iron stake; thence South 00°30' East, 90 feet to an iron stake; thence North 89°55' West, 3 feet to an iron stake; thence South 00°30' East, 90 feet to an iron stake; thence South 89°55' East, 70 feet to an iron stake; thence South 00°30' East, 128.10 feet to an iron stake on the Northerly line of Roth Street; thence South 83°42' East along said Northerly line of Roth Street 118.75 feet; thence North 00°30' West 167.50 feet to an iron stake; thence South 83°42' East, 241.50 feet to an iron stake; thence North 00°30' West, 380.14 feet to an iron stake; thence South 89°23' West, 151.64 feet to an iron stake; thence North 00°30' West, 443.92 feet to an iron stake and the Southerly line of Aberg Avenue; thence South 89°30' West along the Southerly line of Aberg Avenue 310 feet to an iron stake; thence South 00°30' East, 150 feet to an iron stake; thence South 89°30' West, 100 feet to the point of beginning. EXCEPT Lands conveyed by deed recorded April 15, 1991, in Volume 15698 of Records, on Page 9, as Document No. 2255761.

"That part of vacated Ruskin Street and vacated Stephen Street described in resolution recorded in Volume 458 of Records, Page 335, as Document No. 1178231.

"Lot One (1), Certified Survey Map No. 852, recorded in Volume 4 of Certified Surveys, Page 74, as Document No. 1328942. (Being a part of Outlot 1, Burke Assessor's Plat No. 1, in the City of Madison, Dane County, Wisconsin.)"

NOTE: DESCRIPTION DOES NOT CREATE A MATHEMATICALLY CLOSED FIGURE

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
LAND SURVEYOR

SURVEYOR'S CERTIFICATE:

TO: NORTHGATE VENTURES, LLC
TO: FIRST AMERICAN TITLE INSURANCE COMPANY

This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Wisconsin and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(b)(1), 7(c), 11(a), 11(b), and 16 in Table A contained therein. pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as land surveyor registered in the State of Wisconsin, the relative positional accuracy of this survey does not exceed that which is specified therein.

This survey is made of the use of present owners of the property and also those who purchase, mortgage or guarantee the title thereto within year from date hereof.

Dated this fifth day of May, 2008

Michelle L. Burse, R.L.S. No. 2020

LEGEND

- FOUND IRON PIPE SIZE NOTED
- FOUND SOLID IRON ROD SIZE NOTED
- FOUND CHISELED "X" IN CONCRETE
- SET SOLID IRON ROD 3/4". DIA. BY 18". LONG WEIGHING 1.50 LBS./LN. FT.
- SET P.K. NAIL IN PAVEMENT
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- —E— BURIED ELECTRIC LINE
- —FO— BURIED FIBER OPTIC
- —BuTel— BURIED TELEPHONE
- WATER VALVE
- GAS VALVE (G.V.)
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- SIGN
- STORM SEWER INLET
- ELECTRIC MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- ( ) INDICATES RECORDED AS

GENERAL LOCATION MAP
N.T.S.

DETAILED LOCATION MAP
N.T.S.

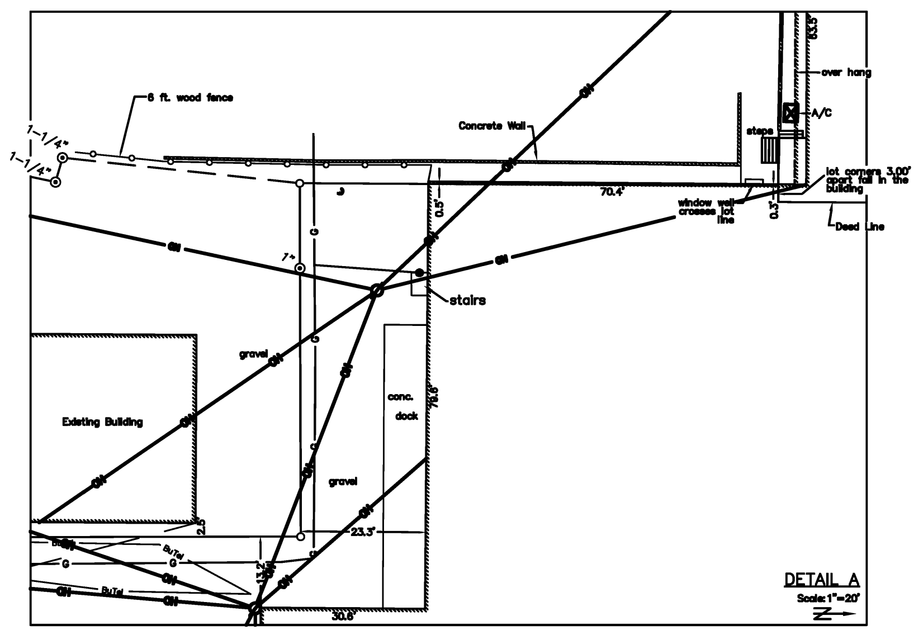
SURVEYED BY:
Burse surveying & engineering Inc
1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

SURVEYED FOR:
THE ALEXANDER COMPANY
145 E BADGER RD, STE 200
MADISON, WI 53713

Date: 05/02/08
PLOT: ALTA
F:\MADISON\656-NORTHGATE\DWG\656-SURVEY.DWG

ALTA/ACSM LAND TITLE SURVEY

PART OF OUTLOT 1, BURKE ASSESSOR'S PLAT No. 1, PART OF VACATED PORTION OF RUSKIN AND STEPHEN STREETS, AND LOT 1, CERTIFIED SURVEY MAP No. 852, ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES:

1. Dates of field work: April 14 – 15, 2008.

2. Total Parcel Area: 367,508 sq. ft.

3. Site Address: 1127 & 1291 N Sherman Ave. Tax Parcel Numbers: 081031303035 & 081031303019.

4. Routing of public utilities is based upon:
markings provided by Digger's Hotline Ticket Numbers 20081509317, 20081509328, 20081509343, 20081509356, and 20081509366.
drawings obtained from City of Madison Engineering Division, and Madison Gas & Electric Company.
and visible aboveground structures.
Additional buried utilities/structures may be encountered. No excavations were made to locate utilities.
Before excavations are performed contact Digger's Hotline.

5. No attempt has been made as a part of this boundary survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

6. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

7. All trees, hedges and ground cover on the site may not necessarily be shown hereon.

8. By graphic plotting only, this parcel is located in Zone X (Areas determined to be outside of 500–year flood plain) per the Flood Insurance Rate Map Community Panel Number 55025C0426F, Effective Date: June 17, 2003.

9. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

10. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with Title Commitment Number NCS–345661–MAD, Commitment Date: March 28, 2008, by First American Title Insurance Company National Commercial Services, which references the following (listed items match items in Schedule B Section II of Commitment):

(10) Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated Ruskin and Stephen Street, pursuant to Wisconsin Statute. This item is plotted hereon as item 13.

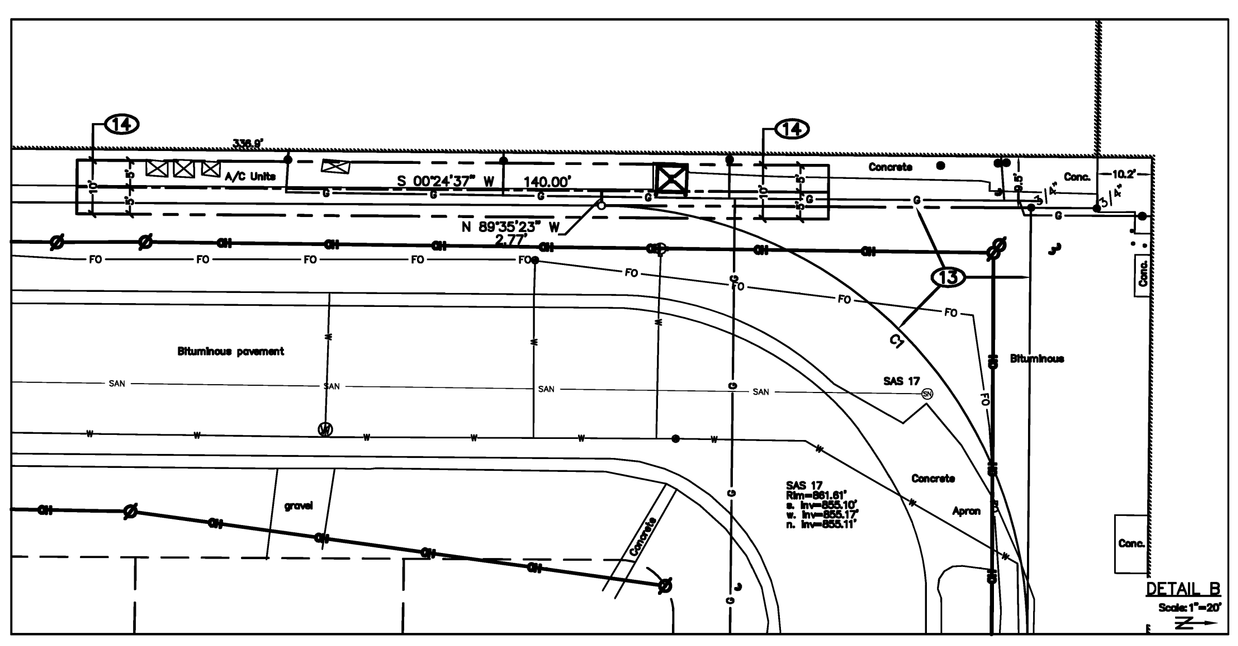
(11) Grant of Easement to Wisconsin River Power Company recorded in Volume 32 of Misc., Page 513, as Document No. 346826. This item does affect the subject property and is plotted hereon. No utilities were marked by Digger's Hotline within this easement.

(12) Grant of Easement to Wisconsin Power and Light Company recorded January 31, 1961, in Volume 357 of Misc., Page 215, as Document No. 1018141. Easement Assignment recorded January 23, 2001, as Document No. 3282542. This item does affect the subject property, and is plotted hereon in its approximate location. However, the description in this item contains a patent ambiguity. Specifically, it states that the centerline described begins 5 feet south of the southerly right of way of Aberg Avenue, but then states that said centerline runs 1 foot south of and parallel with said southerly right of way. Also, notice that this easement seems to run through existing building.

(13) Restrictions and Reservations contained in Resolution vacating Ruskin and Stephen Street recorded February 10, 1967, in Volume 458 of Misc., Page 335, as Document No. 1178231. This item does affect the subject property and is plotted hereon.

(14) Grant of Easement to Madison Gas and Electric Company recorded July 10, 1992, in Volume 19613 of Records, Page 21, as Document No. 2376853. This item does affect the subject property and is plotted hereon.

11. Subject property is designated as C2 General Commercial District. According to Madison General Ordinance 28.09(3)(g), yard requirements for Zone C2 are as follows:. In the C2 district, minimum yards shall be provided as follows: 1. A yard shall be provided where the extension of a front or side lot line abutting a street coincides with a front lot line of an adjacent lot located in a residence district. Such yard shall be equal in depth to the minimum front yard required by this ordinance on such adjacent residential lot. Such yard shall be provided along such front or side lot abutting a street for a distance of at least twenty–five (25) feet, including the width of any intervening alley, from such residential lot. 2. A yard shall be provided where a side lot line abuts a residence district. Such yard along such side lot line shall be equal in dimension to the minimum side yard which would be required under this ordinance for any residential use in the adjacent residential district. (Am. by Ord. 12,546, 4–7–00) 3. A yard shall be provided where a rear lot line coincides with an alley right–of–way line or a side lot line or rear lot line of an adjacent parcel. Such yard along such rear lot line shall be ten (10) feet in depth for buildings less than two stories in height, and thirty (30) feet for buildings two (2) stories or more in height. (Am. by Ord. 11,762, 1–3–97) 4. For residential uses, there shall be provided side and rear yards as established in the R5 district regulations. For residential uses located above the ground floor, such yards shall begin at a level no higher than the level of the finished floor of the lowest residential unit.



WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie WI
LAND SURVEYOR

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	UTILITY POLE
	LIGHT POLE
( )	INDICATES RECORDED AS

Burse
surveying & engineering Inc.
1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

Date: 05/02/08
PLOT: ALTA
F:\MADISON\856–NORTHGATE\DWG\856–SURVEY.DWG