ALCHEMY APARTMENT BUILD-OUT

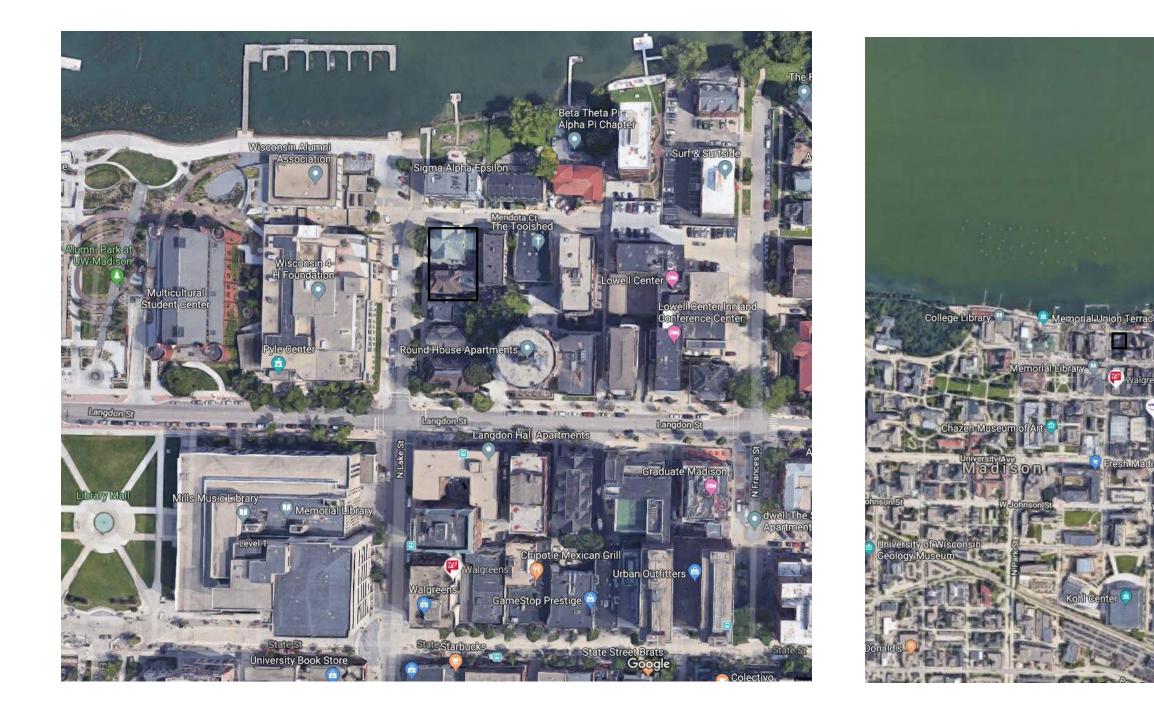
APARTMENTS

623 N. LAKE STREET MADISON, WISCONSIN 53703

GBA PROJECT NO. 201929.1

VICINITY LOCATION MAP:

PROJECT LOCATION MAP:



OWNER: PATRICK PROPERTIES

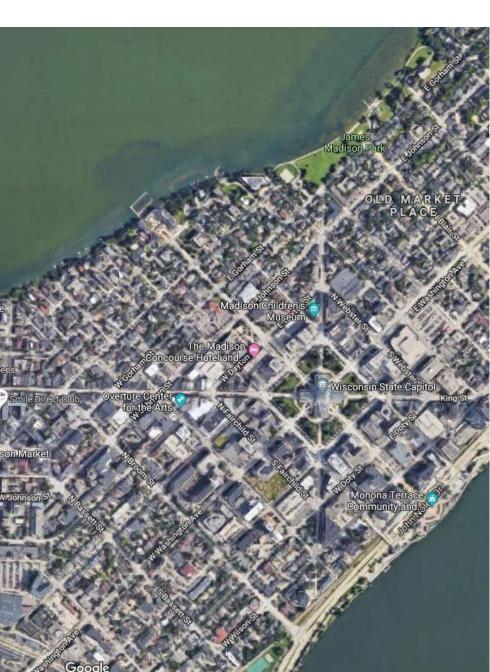
2417 UNIVERSITY AVENUE MADISON, WISCONSIN 53726 PHONE: (608) 663-1778 CONTACT: PÁTRICK J CORCORAN EMAIL: patrickproperties@tds.net

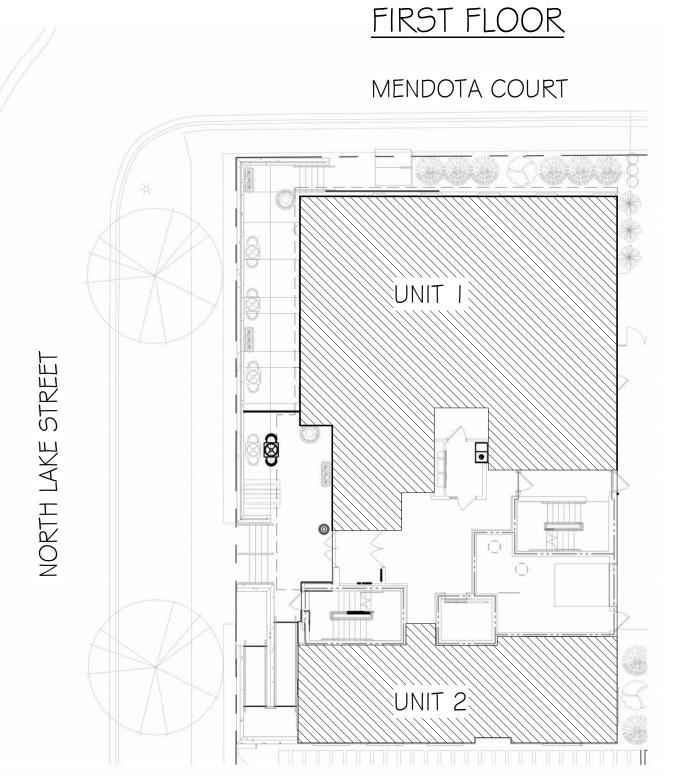
ARCHITECT/INTERIOR DESIGNER: GARY BRINK AND ASSOCIATES, INC 2248 DEMING WAY, SUITE 120 MIDDLETON, WISCONSIN 53762 PHONE: (608) 829-1545 CONTACT: JAMES MOSER EMAIL: james.moser@garybrink.com



MAJOR ALTERATION SET

PROJECT KEY PLANS:



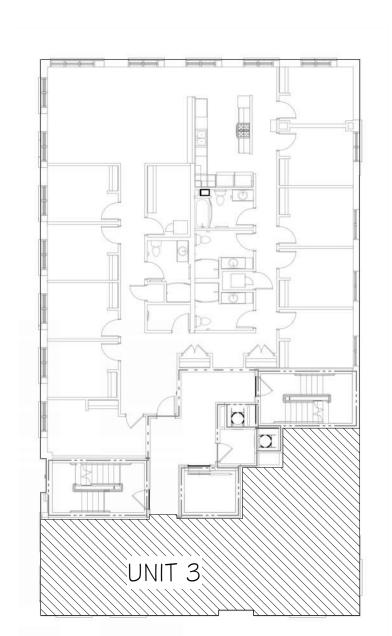


SCOPE OF WORK INVOLVES SELECTED AREAS ON BASEMENT LEVEL, FIRST FLOOR AND SECOND FLOOR

SHEET LIST

ALT-01	PROJECT COVER SHEET & CONTACTS
ALT-02	SITE PLAN AND PROJECT INFORMATION
ALT-03	BASEMENT PLAN
ALT-04	FIRST FLOOR PLANS
ALT-05	SECOND FLOOR PLANS
ALT-06	THIRD & FOURTH FLOOR PLANS
ALT-07	FIFTH & SIXTH FLOOR PLANS
ALT-08	SEVENTH & EIGHTH FLOOR PLANS
ALT-09	ROOF PLAN
ALT-10	EXTERIOR ELEVATIONS
ALT-11	EXTERIOR ELEVATIONS

SECOND FLOOR



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AS NOTED

01/06/2025

SCALE:

MAJOR ALTERATION

GBA

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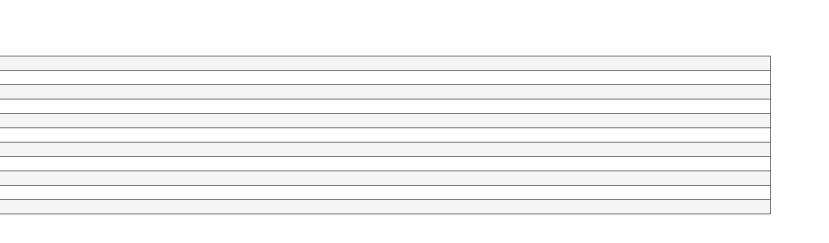
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NORTH

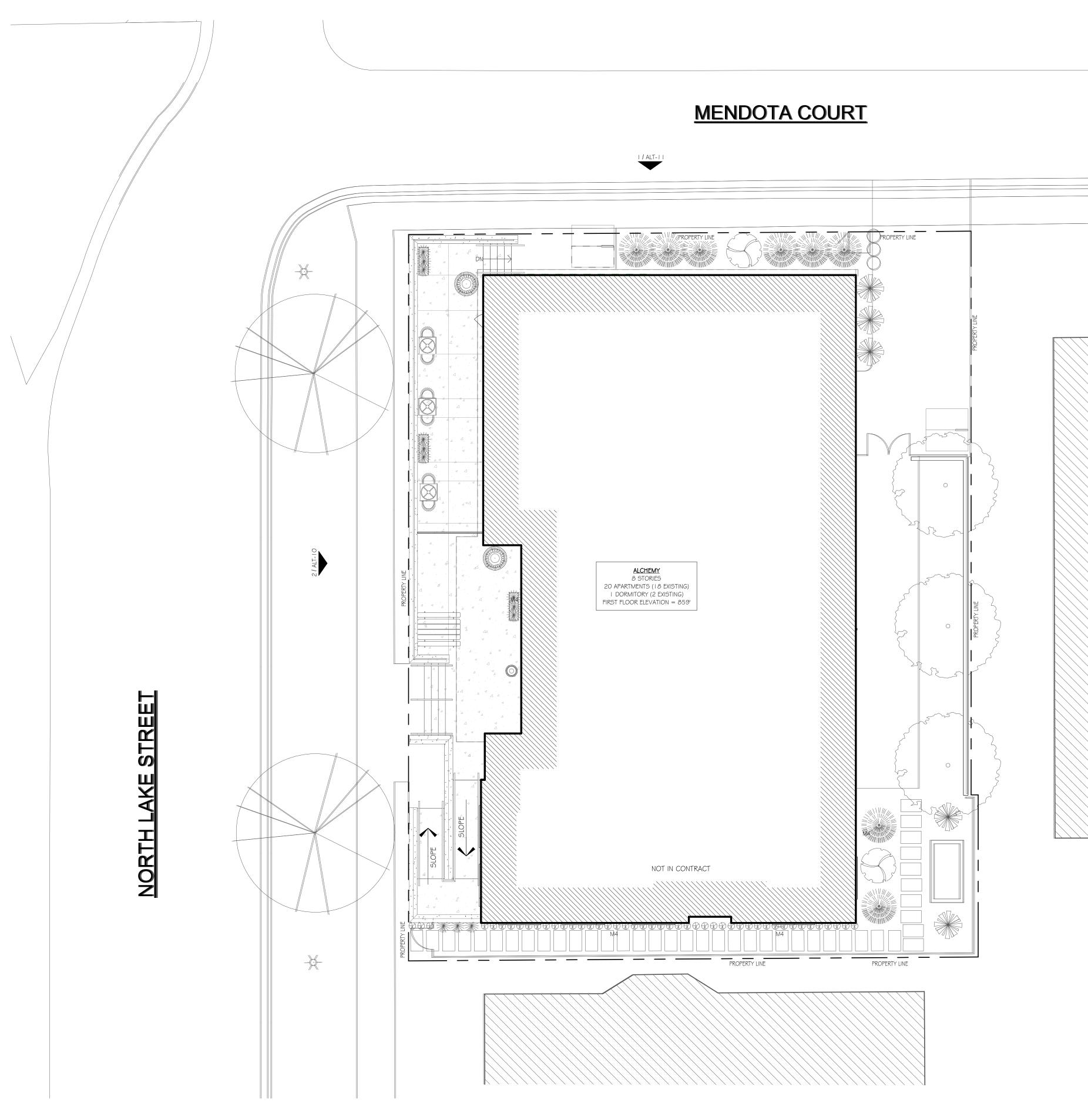




PROJECT COVER

SHEET &

MENDOTA COURT



SITE INFORMATION

ADDRESS SITE ACERAGE USE OF PROPERTY ZONING

SETBACKS FRONT YARD REAR YARD SIDE YARD

MAXIMUM NUMBER OF STORIES

TOTAL NUMBER OF PARKING STALLS NUMBER OF STALLS DESIGNATED ACCESSIBLE

TOTAL NUMBER OF BICYCLE STALLS (EXISTING) TOTAL NUMBER OF BICYCLE STALLS (PROPOSED)

IMPERVIOUS SURFACE AREA ROOFTOP PAVED

MAXIMUM PERCENT IMPERVIOUS PERCENT IMPERVIOUS WITHIN LOT AREA

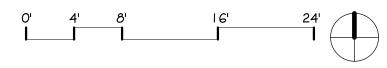
USABLE OPEN SPACE REQUIRED (EXISTING) USABLE OPEN SPACE REQUIRED (PROPOSED) USABLE OPEN SPACE PROVIDED

EXISTING CONDITIONS - BUILDING

FLOOR LEVEL	AREA (GSF)	# OF DU'S	# OF BEDROOMS
Basement - Bicycle Parking, Fitness Area, Storage and Utility	4,695	0	0
1st Floor - Fraternity & Common Spaces	4,674	0	0
2nd Floor - Fraternity Dormitories	4,917	2	15
3rd Floor - Apartments	4,917	3	11
4th Floor - Apartments	4,917	3	11
5th Floor - Apartments	4,917	3	11
6th Floor - Apartments	4,917	3	11
7th Floor - Apartments	4,877	3	11
8th Floor - Apartments	4,877	3	11
TOTAL	43,708	20	81

PROPOSED ALTERATIONS - BUILDING

FLOOR LEVEL	AREA (GSF)	# OF DU'S	# OF BEDROOMS
Basement - Bicycle Parking, Fitness Area, Storage and Utility	4,695	0	0
1st Floor - Apartments	4,674	2	7
2nd Floor - Apartment & Dormitory	4,917	2	13
3rd Floor - Apartments	4,917	3	11
4th Floor - Apartments	4,917	3	11
5th Floor - Apartments	4,917	3	11
6th Floor - Apartments	4,917	3	11
7th Floor - Apartments	4,877	3	11
8th Floor - Apartments	4,877	3	11
TOTAL	43,708	22	86





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623 NORTH LAKE STREET 8,226 SF (0.19 ACRES) MULTI-FAMILY DOWNTOWN RESIDENTIAL (DR2)

10 FT 15.97 FT (20% LOT DEPTH)

5 FT

8

0 PERMANENT, 1 TEMPORARY 0

42 (4 EXTERIOR) 46 (4 EXTERIOR)

6,895 SF 4,720 SF 2,175 SF (315 SF POROUS PAVEMENT MIN.)

80% 83.8% (80.0% INCLUDING POROUS PAVEMENT)

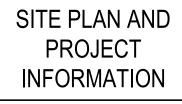
1,620 SF (20 SF PER BEDROOM) 1,720 SF (20 SF PER BEDROOM) 1,729 SF

PROJECT: ALCHEMY APARTMENT BUILD-OUT	623 N. LAKE STREET MADISON, WI 53703	CLENT: PATRICK PROPERTIES	MADISON, WI 53726	2417 UNIVERSITY AVENUE
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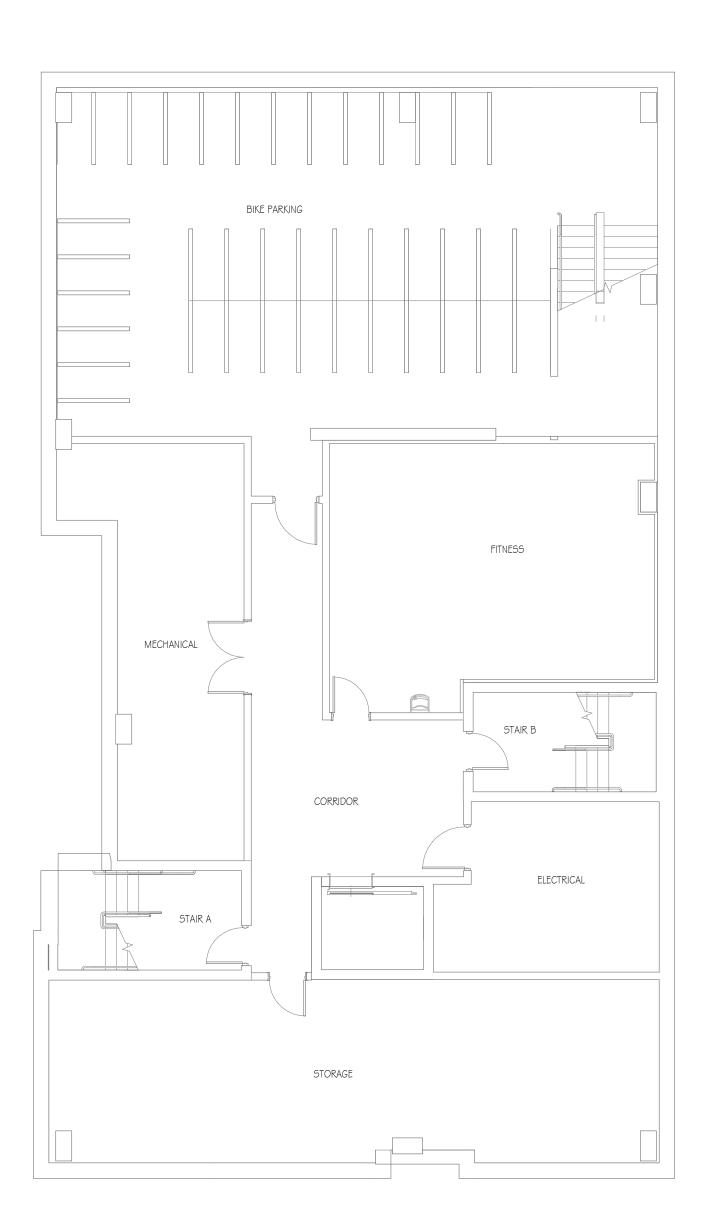
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01/06/2025

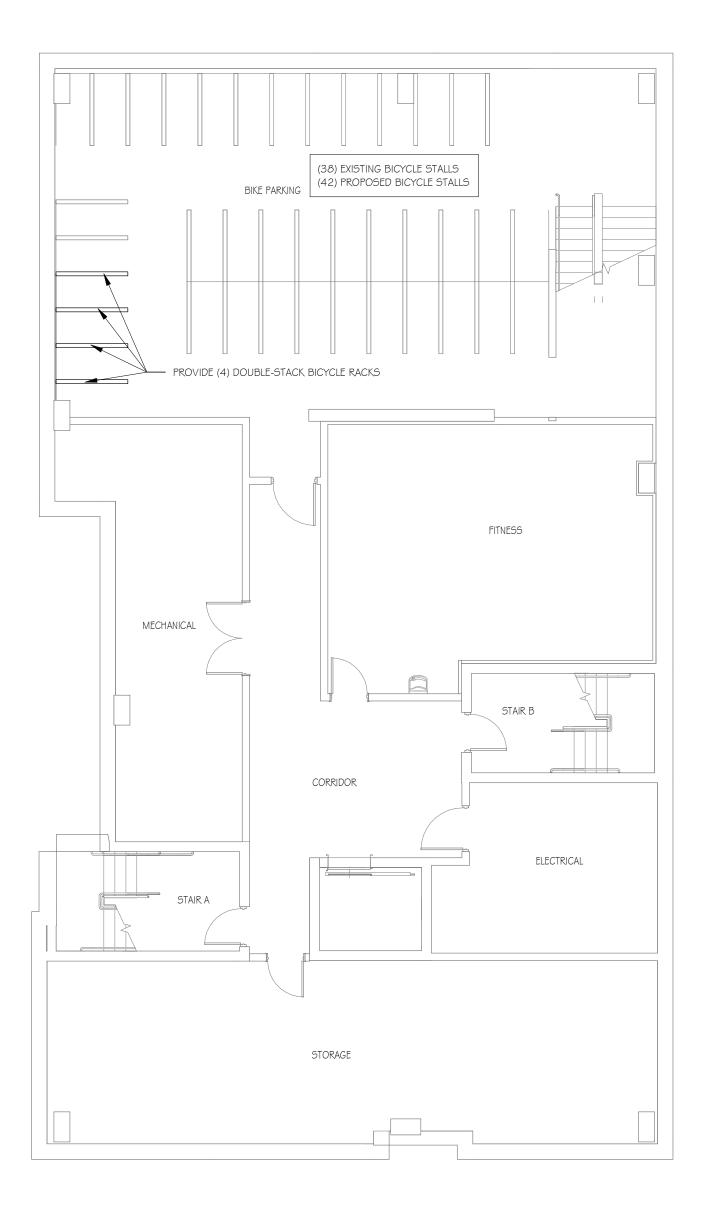
MAJOR ALTERATION



ALT-02



BASEMEN PLAN (EXISTING) I/8" = 1'-0"



2 BASEMENT PLAN (PROPOSED)



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Home (https://securabike.com)

Double Height with Ramp 2 Bike Rack



AS2890.3 COMPLIANT

Leda's double height bicycle racks provides the maximum utilisation of allocated horizontal storage and parking, and is easy to use. Simply pull out the sliding base rail until it reaches its pivot point, and fold down to allow easy positioning of your bicycle.

CBR2GSA top tier 1336mm high CBR2GSB top tier 1536mm high

So you can stagger heights, be sure to nominate the quantity of each required.

Supplied in knock-down kit form for easy assembly on site.

Each CBR2GS rack can park a single bicycle on the upper and lower levels for a total of 2 bicycles. Available in Galvanised / Powder Coated at an extra cost

Benefits

• Allow the maximum number of riders of bicycles in the smallest space

Efficient bicycle storage

- Easily installed
- Long lasting and durable
- Economical
 Best Switzed for modil
- Best Suited for medium term parking
 Assemble on site
- Applications
- Residential apartments
 Recreation centres
- Secondary schools. TAFE colleges and universities
- Workplaces
- Retail shopping
- Material

• Frame 125 x 75 x 3mm RHS / Hot dipped galvanised

PROJECT: ALCHEMY APARTMENT BUILD-OU ⁻ 623 N. LAKE STREET	MADISON, WI 53703 CLIENT: PATRICK PROPERTIES MADISON, WI 53726 2417 UNIVERSITY AVENUE
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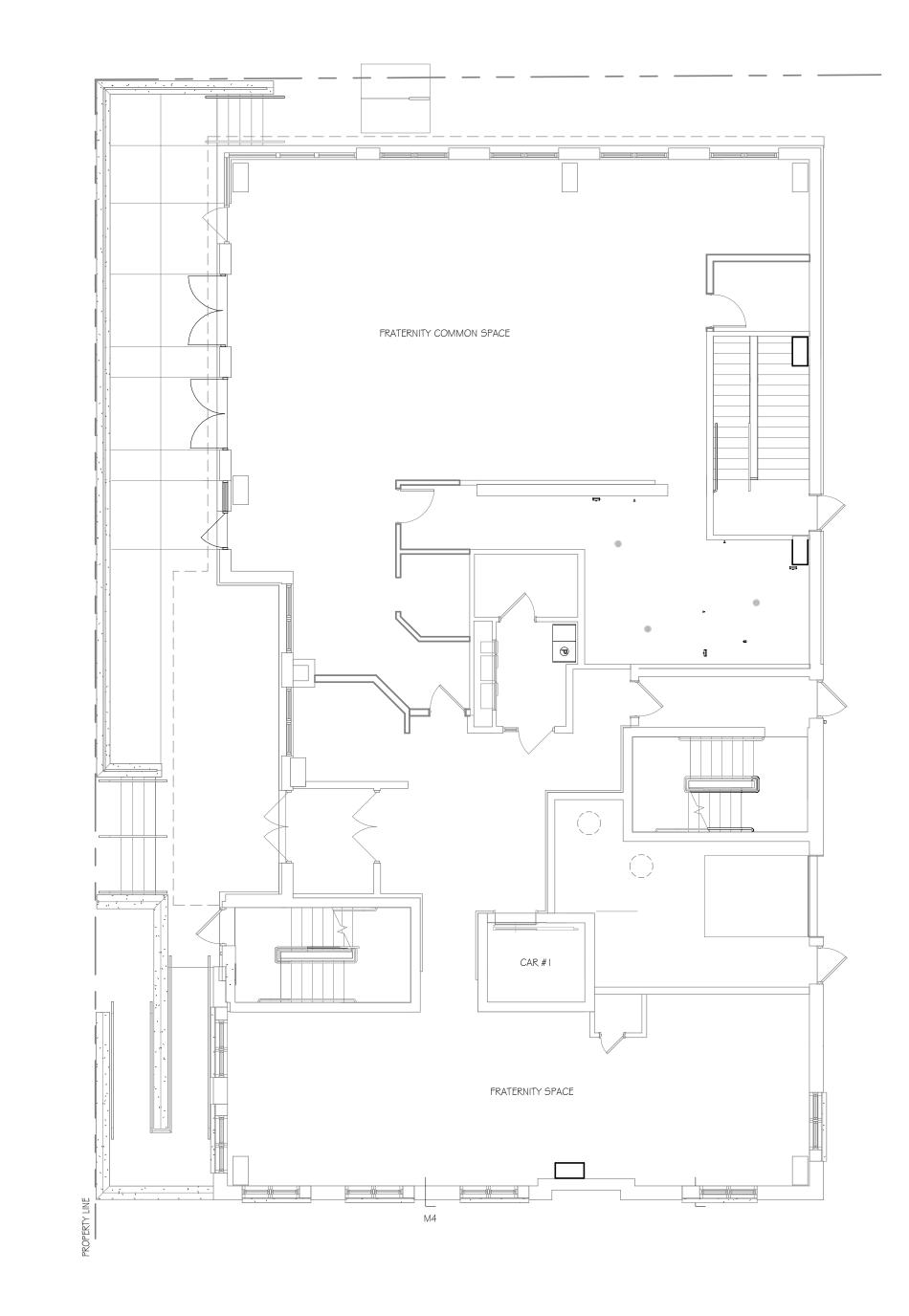
MAJOR ALTERATION

BASEMENT PLAN

AS NOTED

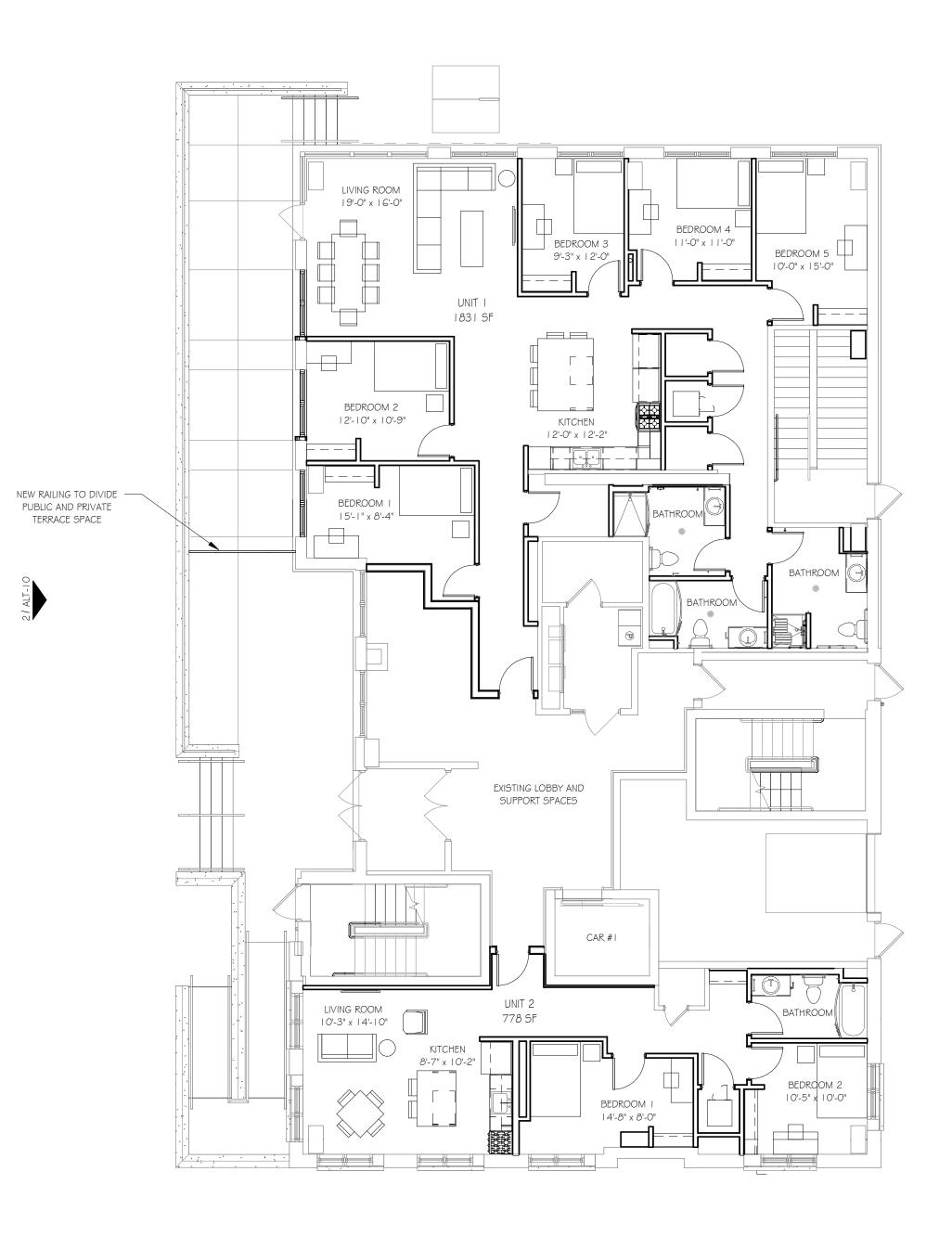












2 FIRST FLOOR PLAN (PROPOSED)



FIRST FLOOR PLANS

SCALE:

MAJOR ALTERATION

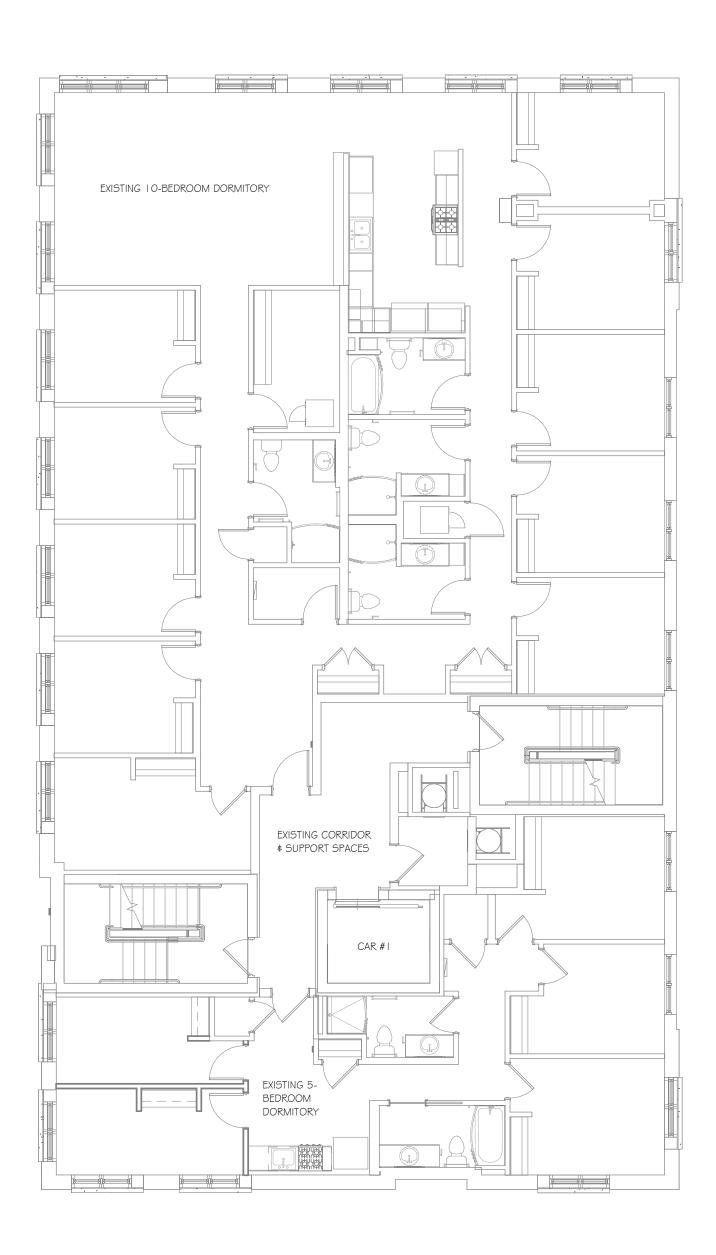
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		01/00	5,2020



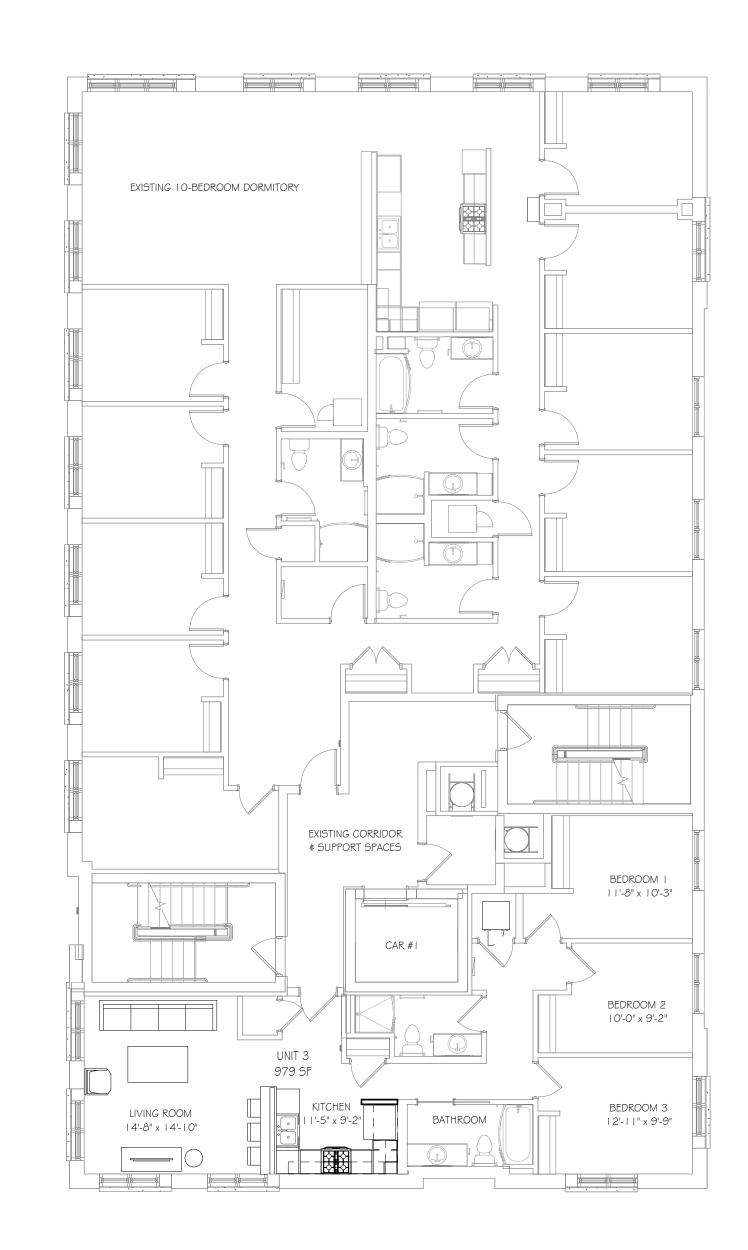
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| / ALT- | |

1 SECOND FLOOR PLAN (EXISTING)

E / ALT-



2 SECOND FLOOR PLAN (PROPOSED)



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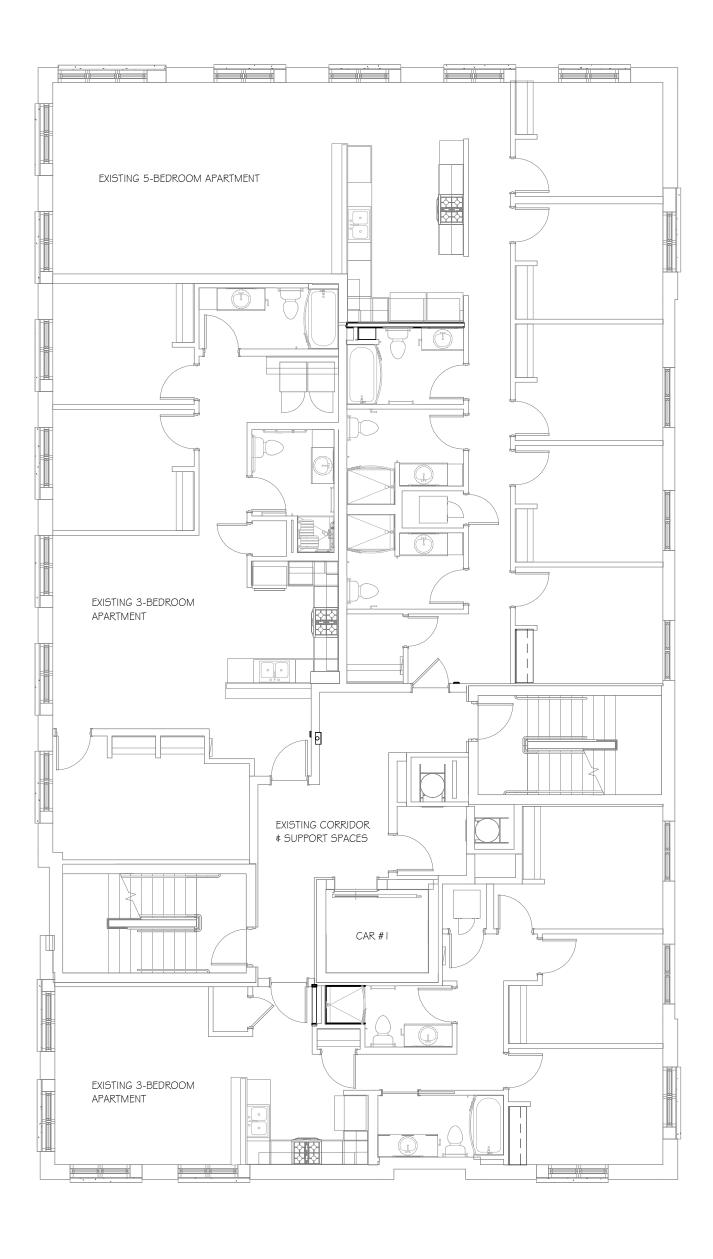


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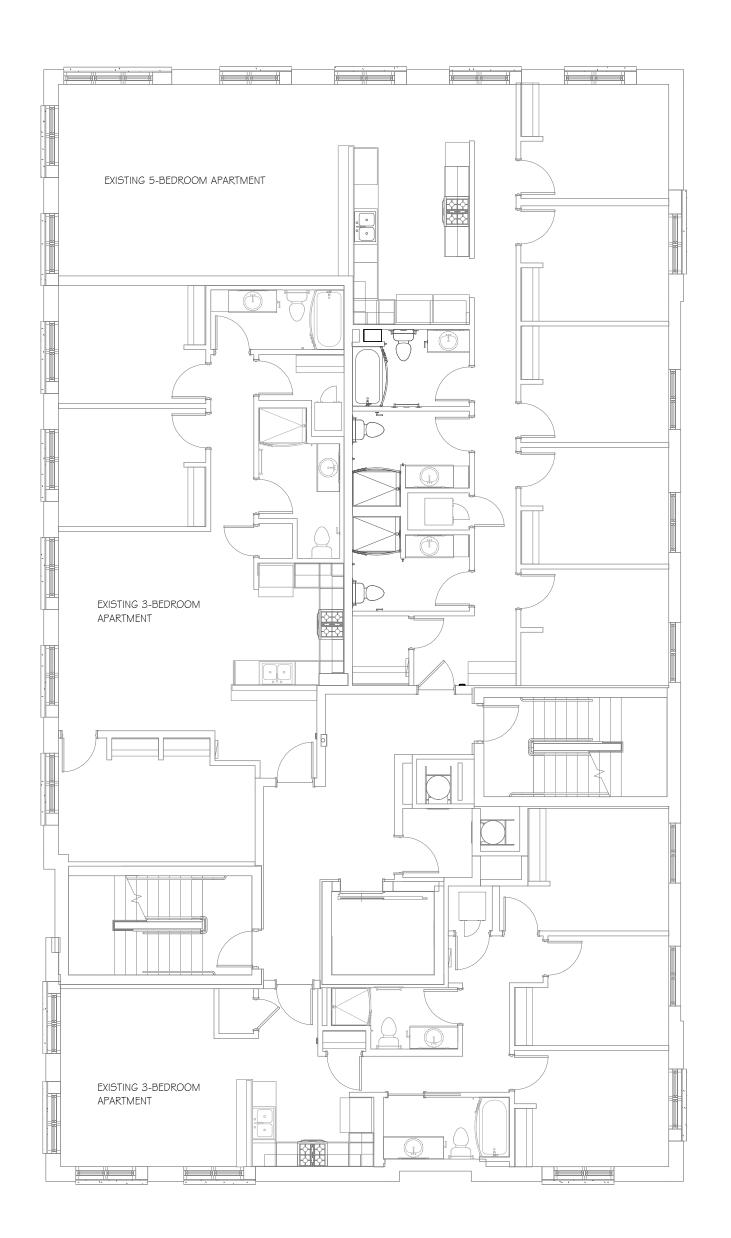
SECOND FLOOR PLANS

MAJOR ALTERATION





1 THIRD FLOOR PLAN (EXISTING TO REMAIN)



2 FOURTH FLOOR PLAN (EXISTING TO REMAIN)



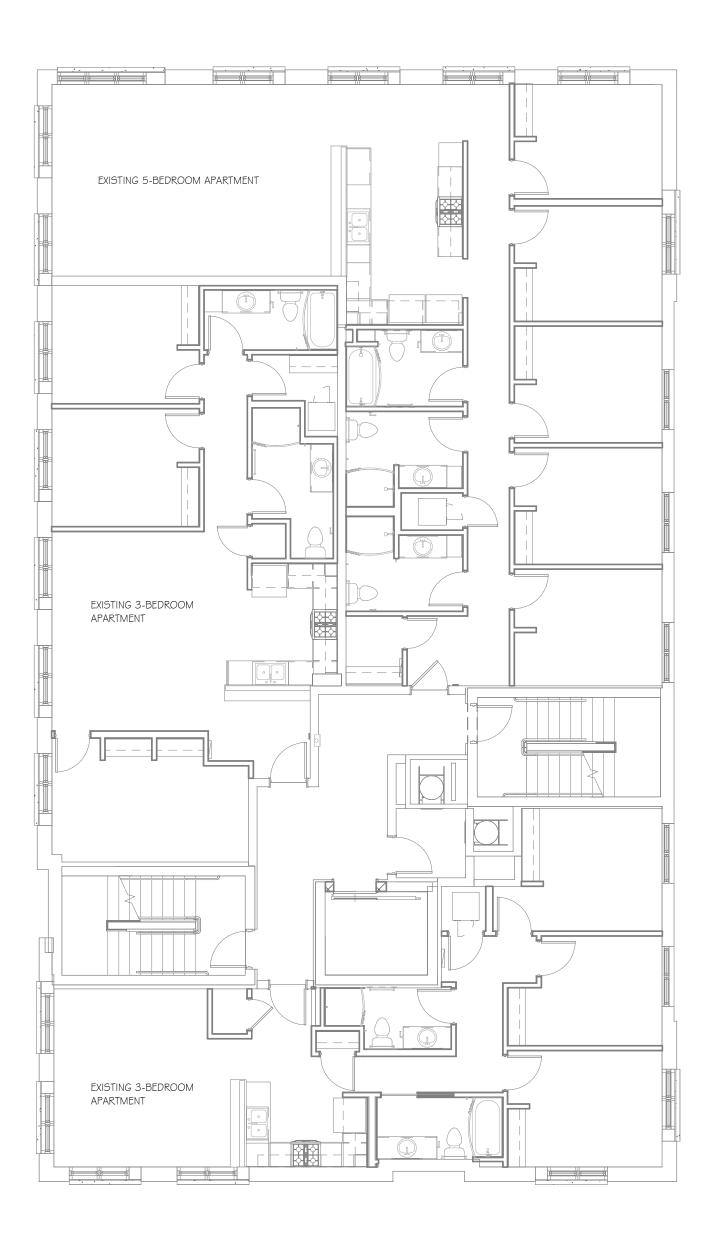
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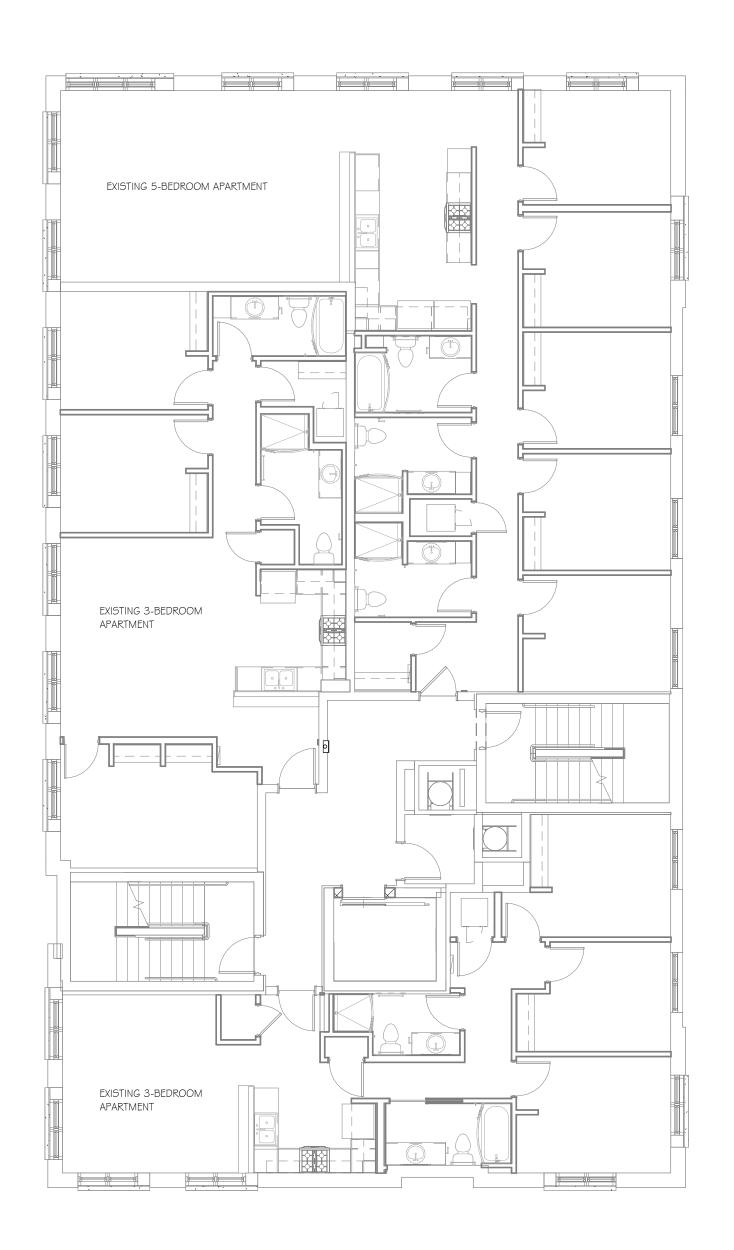
THIRD & FOURTH FLOOR PLANS

MAJOR ALTERATION





1 FIFTH FLOOR PLAN (EXISTING TO REMAIN)



2 SIXTH FLOOR PLAN (EXISTING TO REMAIN)



FIFTH & SIXTH FLOOR PLANS

PROJECT: ALCHEMY APARTMENT BUILD-OUT 623 N. LAKE STREET MADISONI WI 53203	CLIENT: CLIENT: PATRICK PROPERTIES MADISON, WI 53726 2417 UNIVERSITY AVENUE
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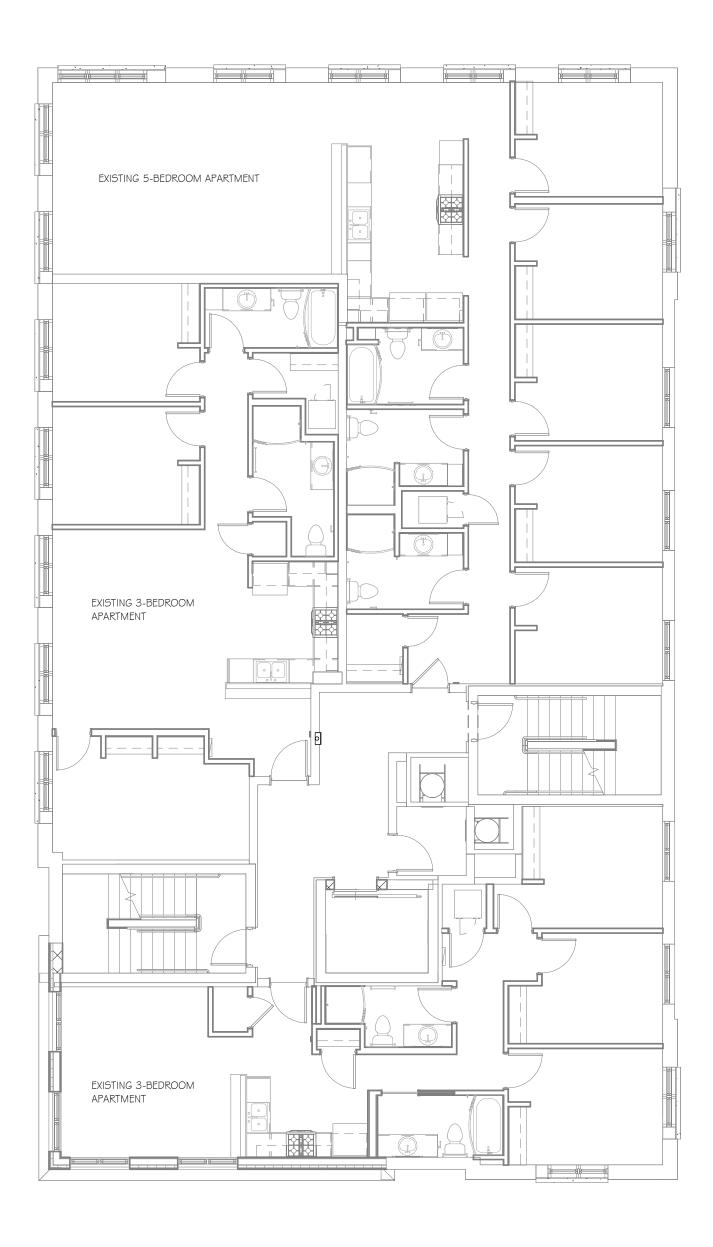
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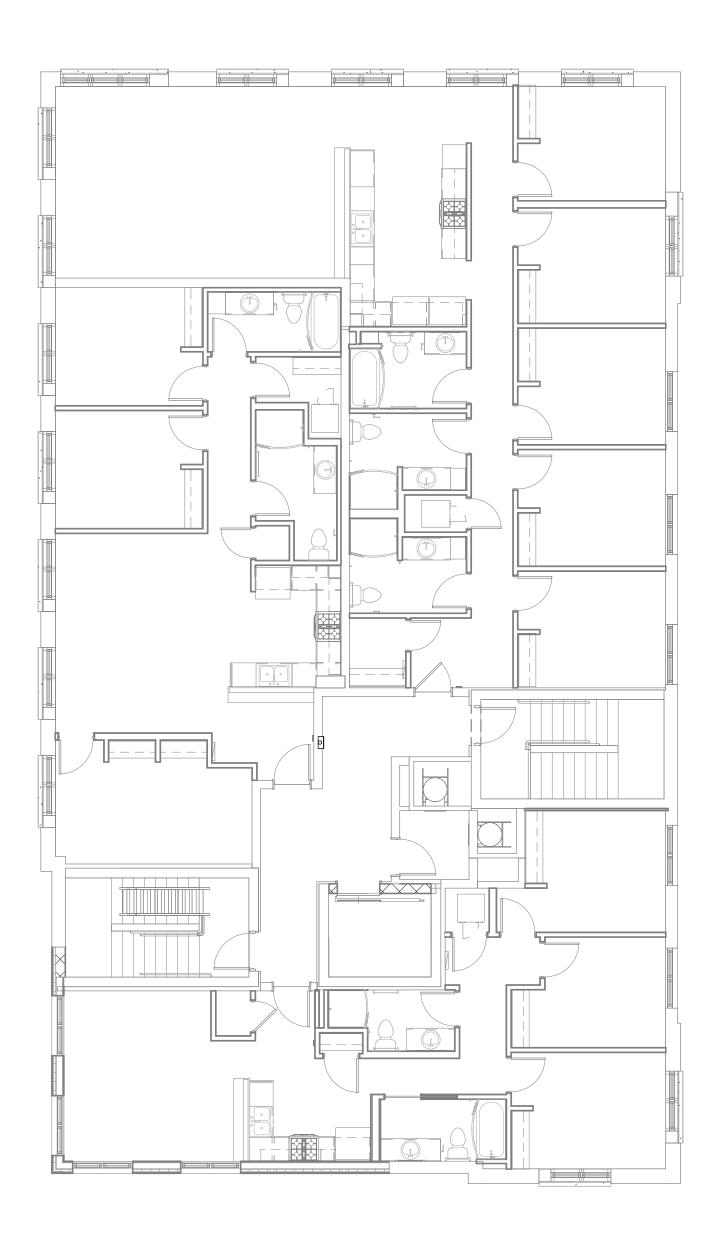
01/06/2025

SCALE:

MAJOR ALTERATION







2 EIGHTH FLOOR PLAN (EXISTING TO REMAIN)

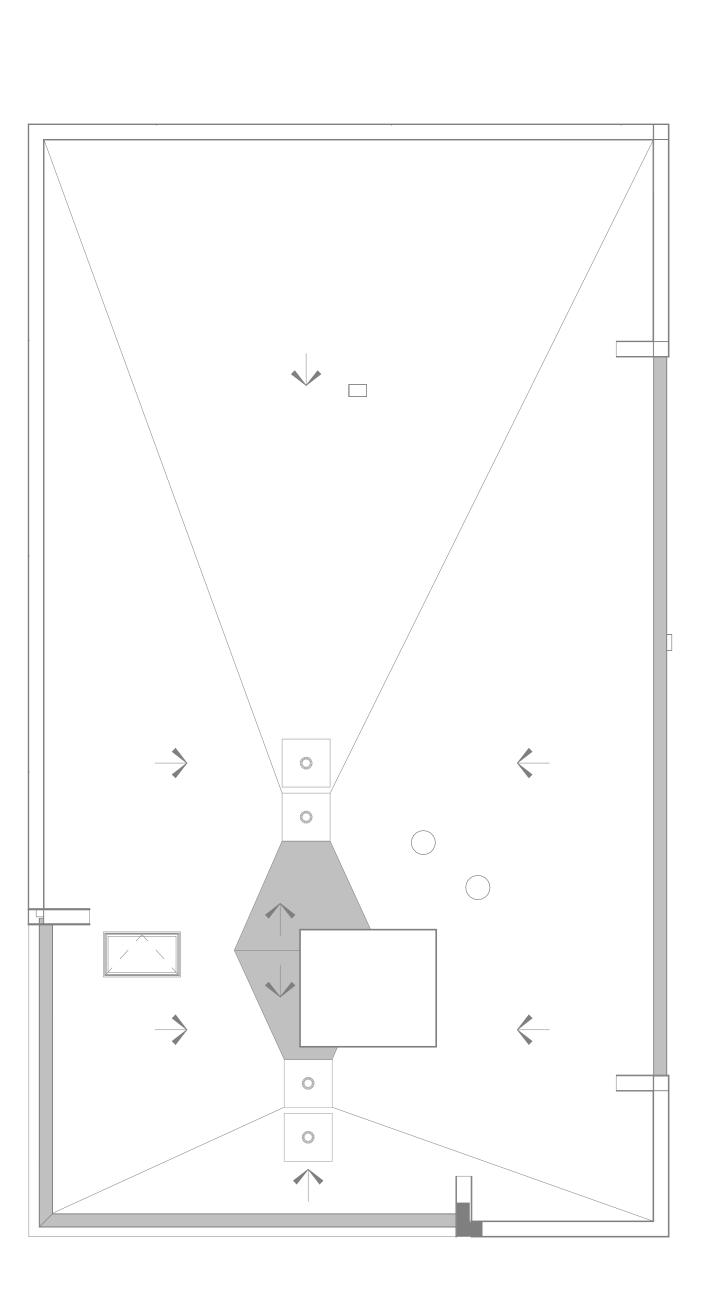


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MAJOR ALTERATION



1 ROOF PLAN (EXISTING TO REMAIN)



ROOF PLAN

MAJOR ALTERATION

01/06/2025

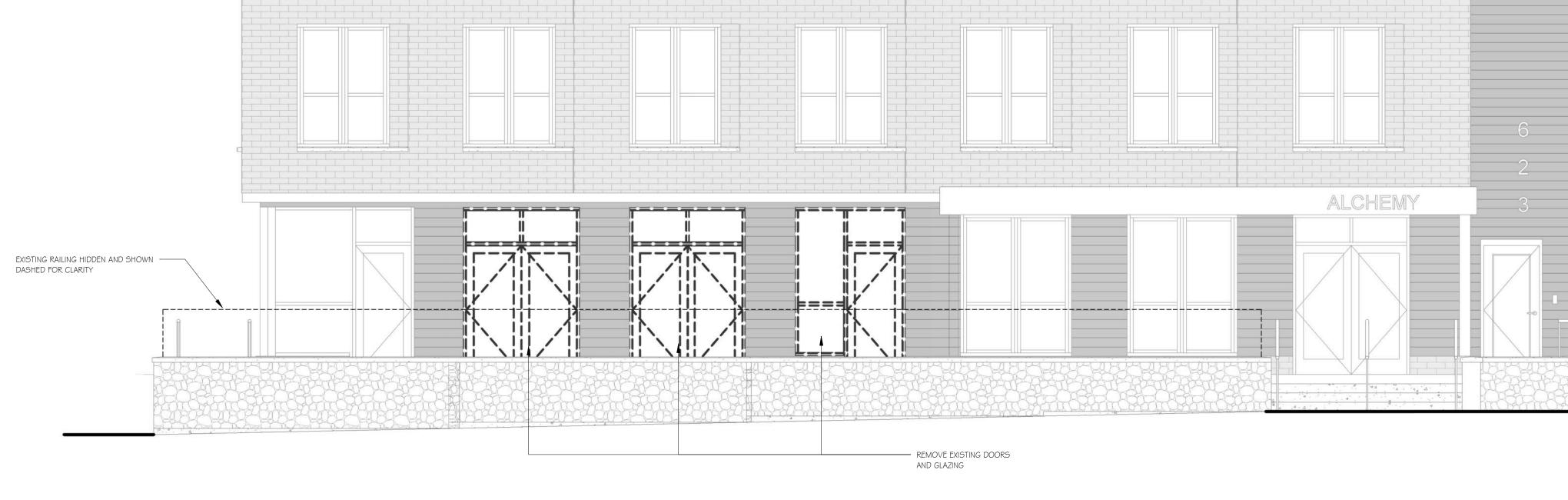


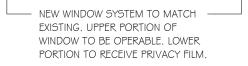


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WEST ELEVATION (EXISTING CONDITIONS & DEMOLITION)







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FIRST FLOOR	
0"	

	SECOND FLOOR 11'-4"
	FIRST FLOOR 0"

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EXTERIOR ELEVATIONS

MAJOR ALTERATION



BEDROOM WINDOWS TO RECEIVE A PRIVACY FILM OVER LOWER PANES WITH NEW OPERABLE WINDOW INSERTS WITHIN EXISTING WINDOW SYSTEM



1 NORTH ELEVATION (EXISTING CONDITIONS & DEMOLITION)

			EXISTING UPPER AND REPLACE W	GLAZING TO BE REMOVED)



EXTERIOR
ELEVATIONS

<u>FIRST_FLOOR</u>	
<u>SECOND FLOOR</u> 11'-4"	
<u>FIRST FLOOR</u> 0"	

	<u>SECOND FLOOR</u> 11'-4"
	<u>FIRST FLOOR</u>

. NO-

ALCHEMY APARTMENT BUILD. 623 N. LAKE STREET MADISON, WI 53703

PROJECT:

DATE:

SCALE:

DRAWN BY:

MAJOR ALTERATION

CLIENT: PATRICK PROPERTIES MADISON, WI 53726 2417 UNIVERSITY AVENUE

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