

ALCHEMY APARTMENT BUILD-OUT

APARTMENTS

623 N. LAKE STREET
MADISON, WISCONSIN 53703

GBA PROJECT NO. 201929.1

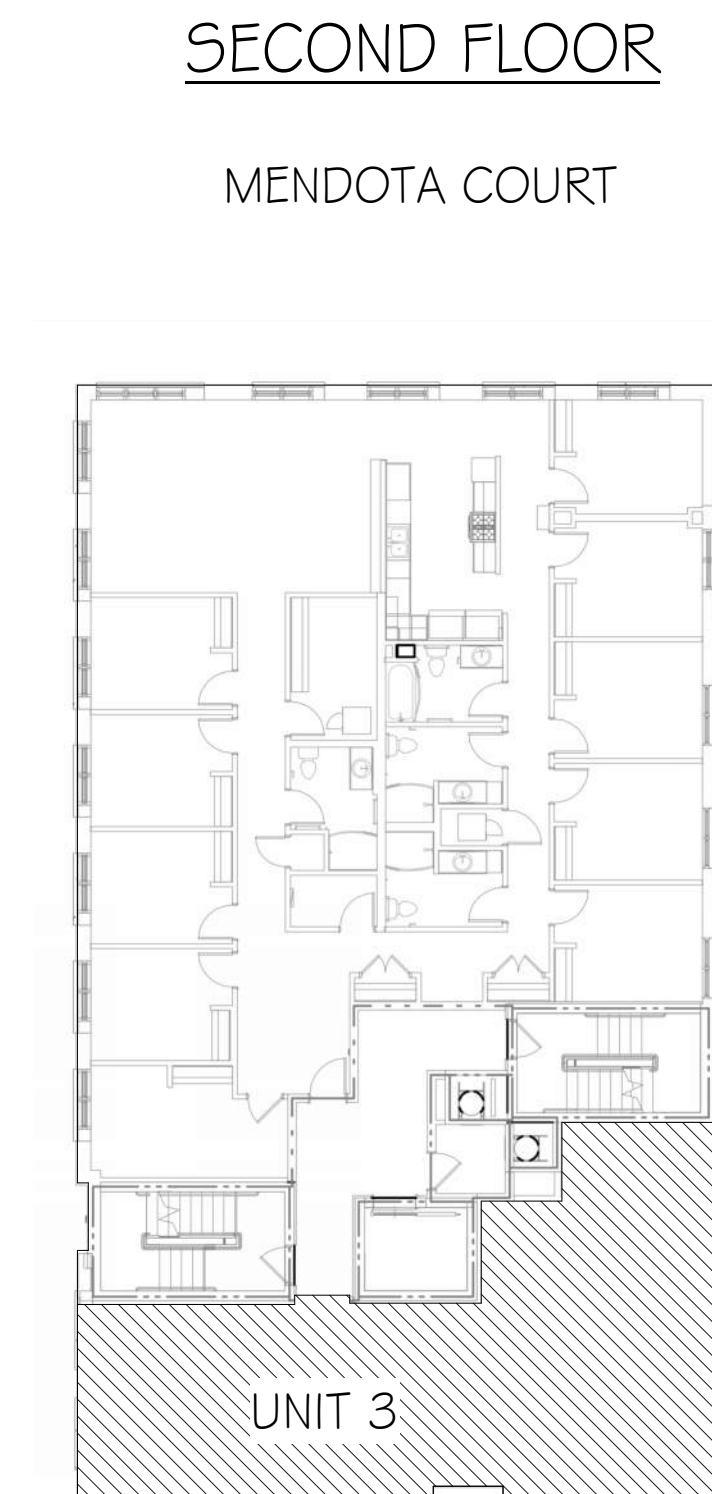
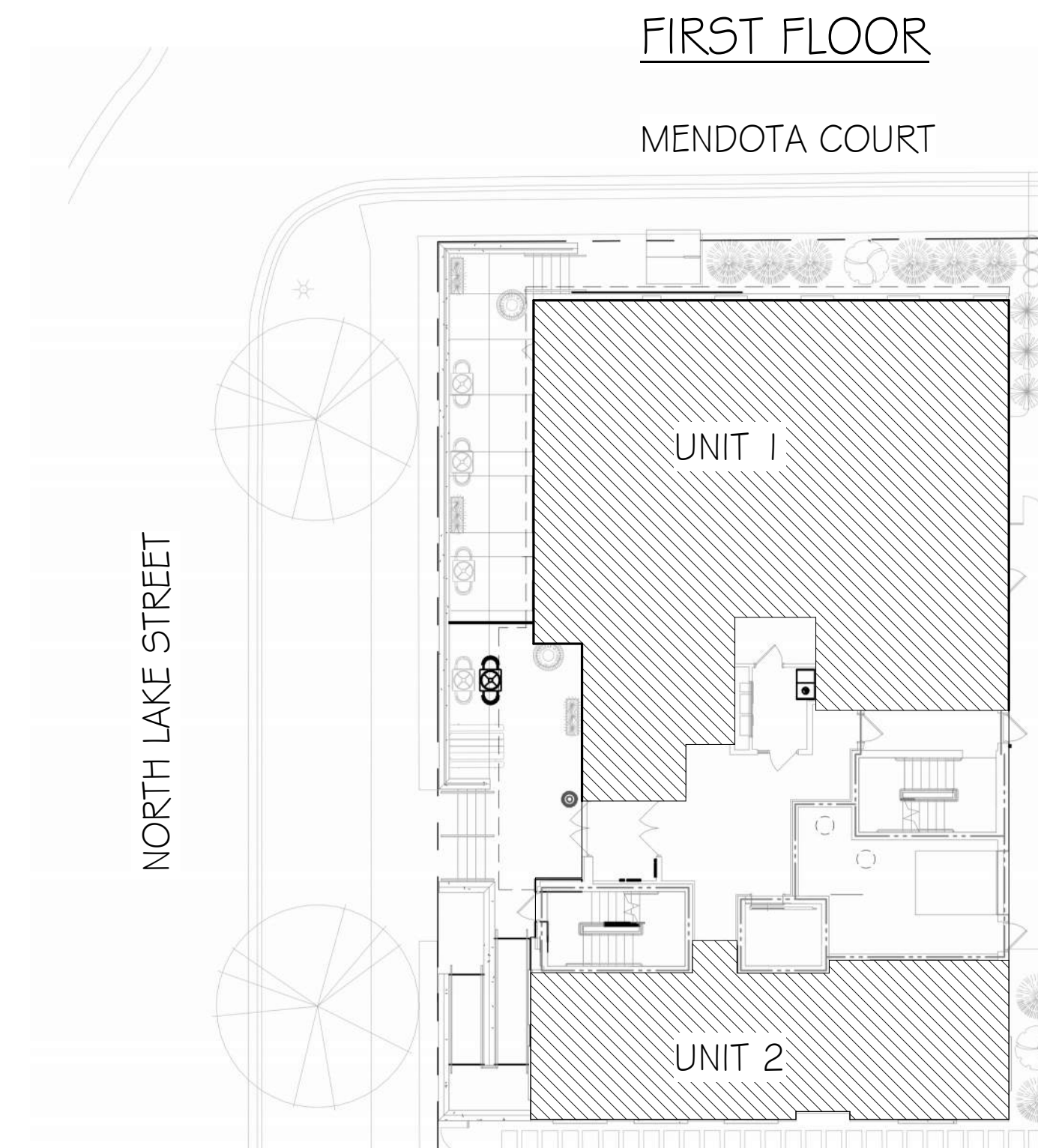
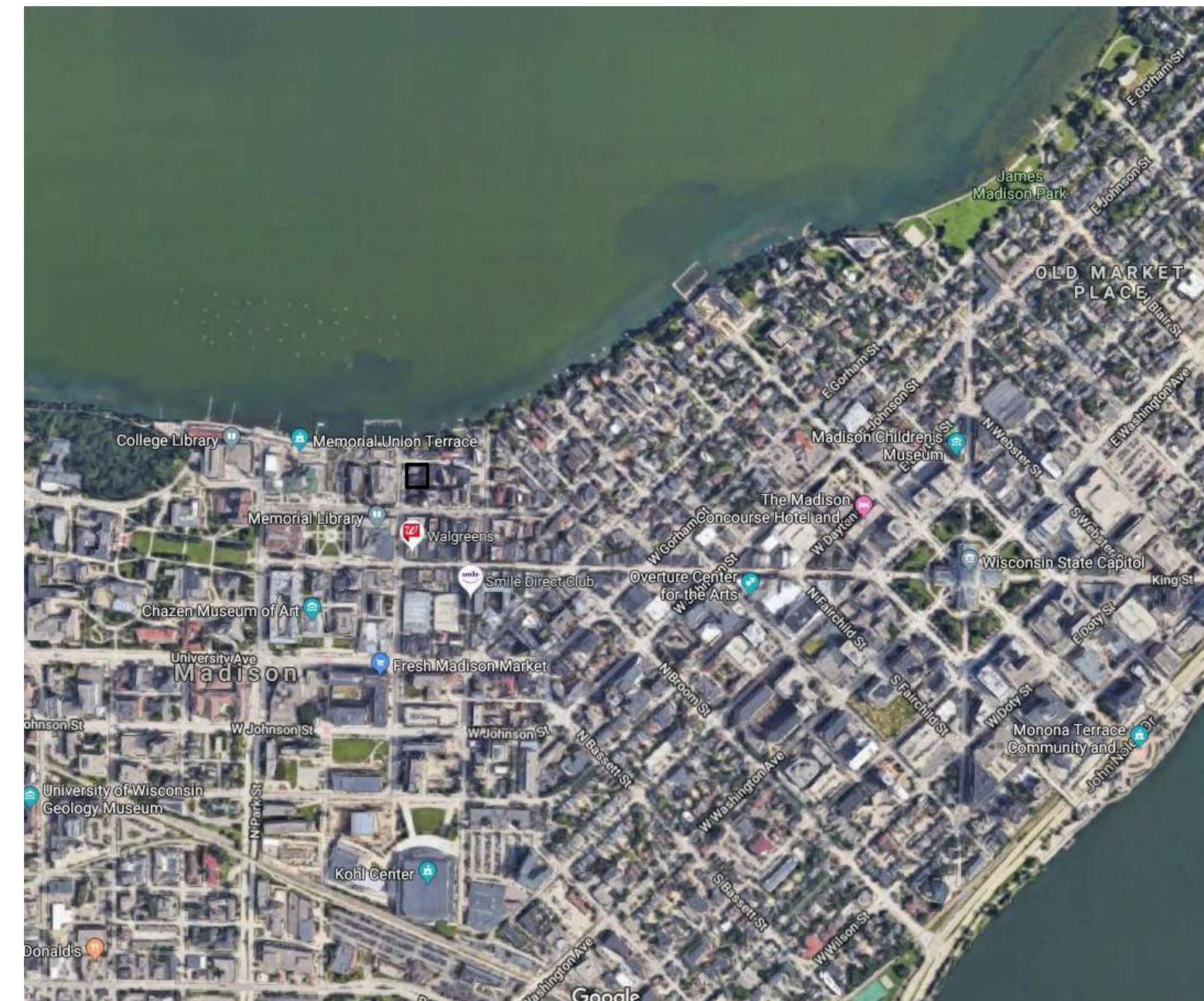
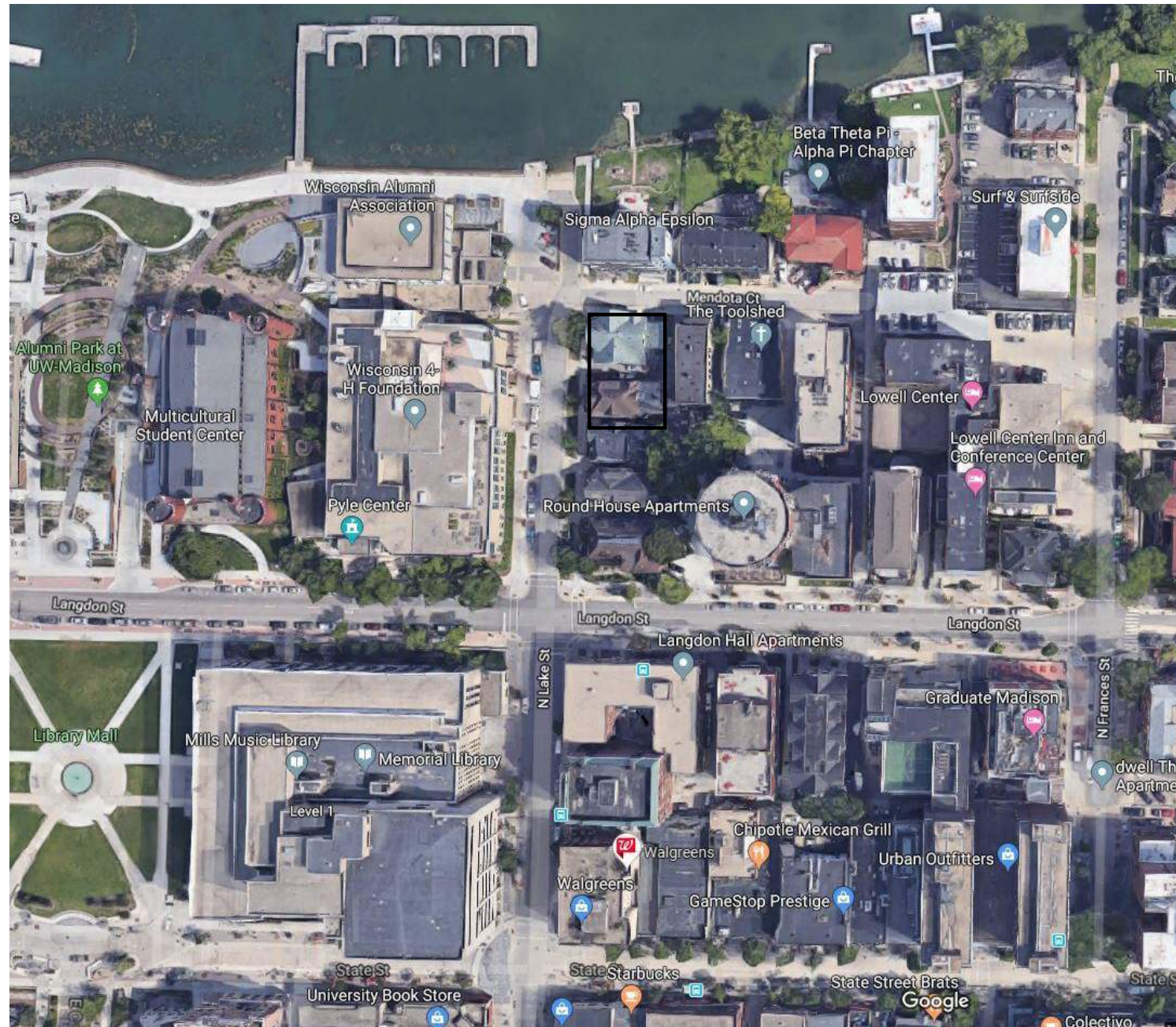
MAJOR ALTERATION SET



VICINITY LOCATION MAP:

PROJECT LOCATION MAP:

PROJECT KEY PLANS:



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

PROJECT: **ALCHEMY APARTMENT BUILD-OUT**
623 N. LAKE STREET
MADISON, WI 53703
CLIENT: **PATRICK PROPERTIES**
MADISON, WI 53726
2417 UNIVERSITY AVENUE

PROJECT: 201929.1
DRAWN BY: Author
DATE: 01/06/2025
SCALE: AS NOTED

MAJOR ALTERATION 01/06/2025

OWNER:
PATRICK PROPERTIES
2417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53726
PHONE: (608) 663-1778
CONTACT: PATRICK 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

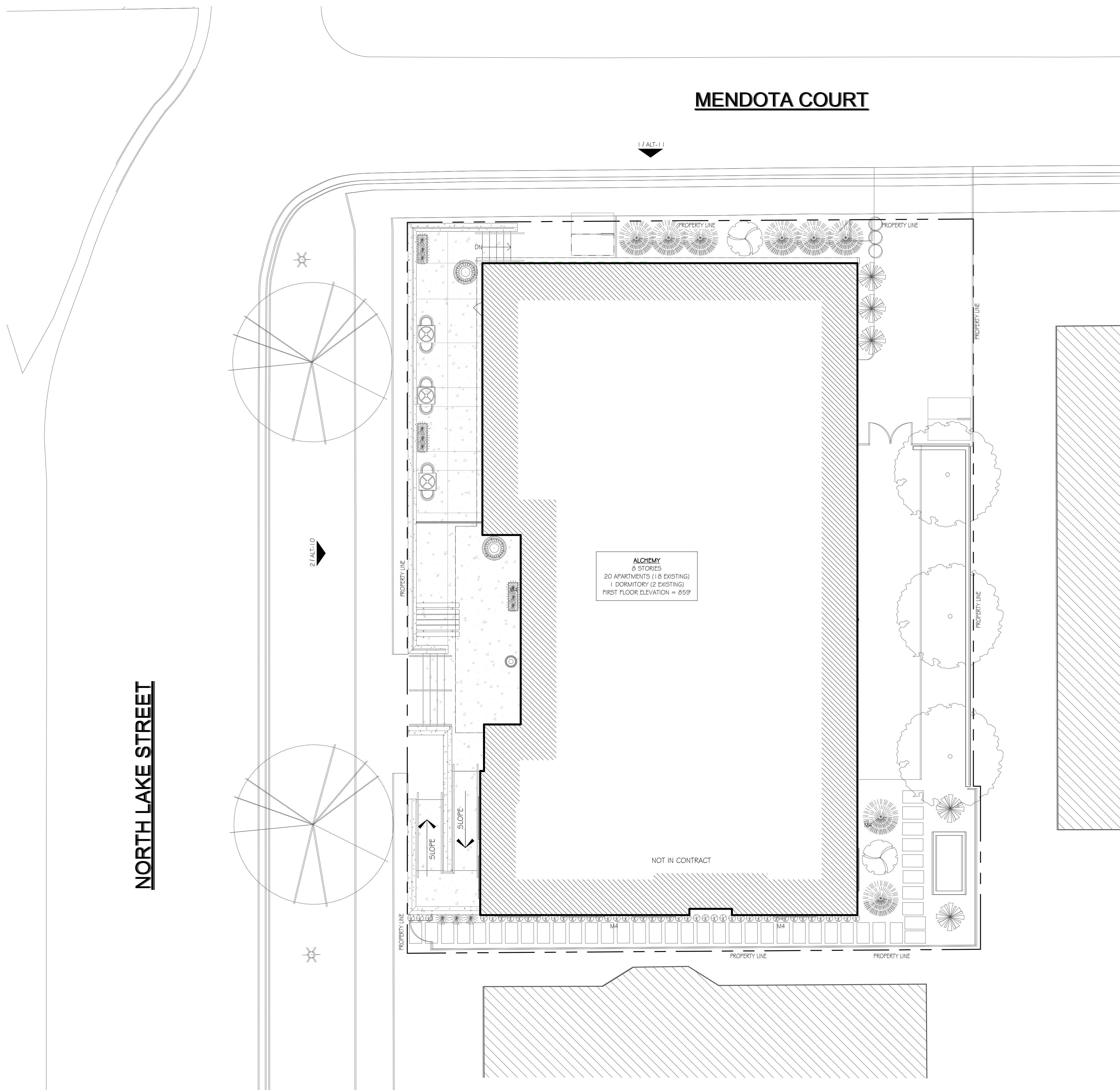
SHEET LIST

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
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PROJECT COVER
SHEET &
CONTACTS

ALT-01

MENDOTA COURT



SITE INFORMATION

ADDRESS	623 NORTH LAKE STREET
SITE ACERAGE	8,226 SF (0.19 ACRES)
USE OF PROPERTY	MULTI-FAMILY
ZONING	DOWNTOWN RESIDENTIAL (DR2)
SETBACKS	
FRONT YARD	10 FT
REAR YARD	15.97 FT (20% LOT DEPTH)
SIDE YARD	5 FT
MAXIMUM NUMBER OF STORIES	
	8
TOTAL NUMBER OF PARKING STALLS	
NUMBER OF STALLS DESIGNATED ACCESSIBLE	0 PERMANENT, 1 TEMPORARY
TOTAL NUMBER OF BICYCLE STALLS (EXISTING)	
TOTAL NUMBER OF BICYCLE STALLS (PROPOSED)	42 (4 EXTERIOR) 46 (4 EXTERIOR)
IMPERVIOUS SURFACE AREA	
ROOFTOP	6,895 SF
PAVED	4,720 SF
	2,175 SF (315 SF POROUS PAVEMENT MIN.)
MAXIMUM PERCENT IMPERVIOUS	
PERCENT IMPERVIOUS WITHIN LOT AREA	80%
	83.8% (80.0% INCLUDING POROUS PAVEMENT)
USABLE OPEN SPACE REQUIRED (EXISTING)	
USABLE OPEN SPACE REQUIRED (PROPOSED)	1,620 SF (20 SF PER BEDROOM)
USABLE OPEN SPACE PROVIDED	1,720 SF (20 SF PER BEDROOM)
	1,729 SF

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

PROJECT: **ALCHEMY APARTMENT BUILD-OUT**

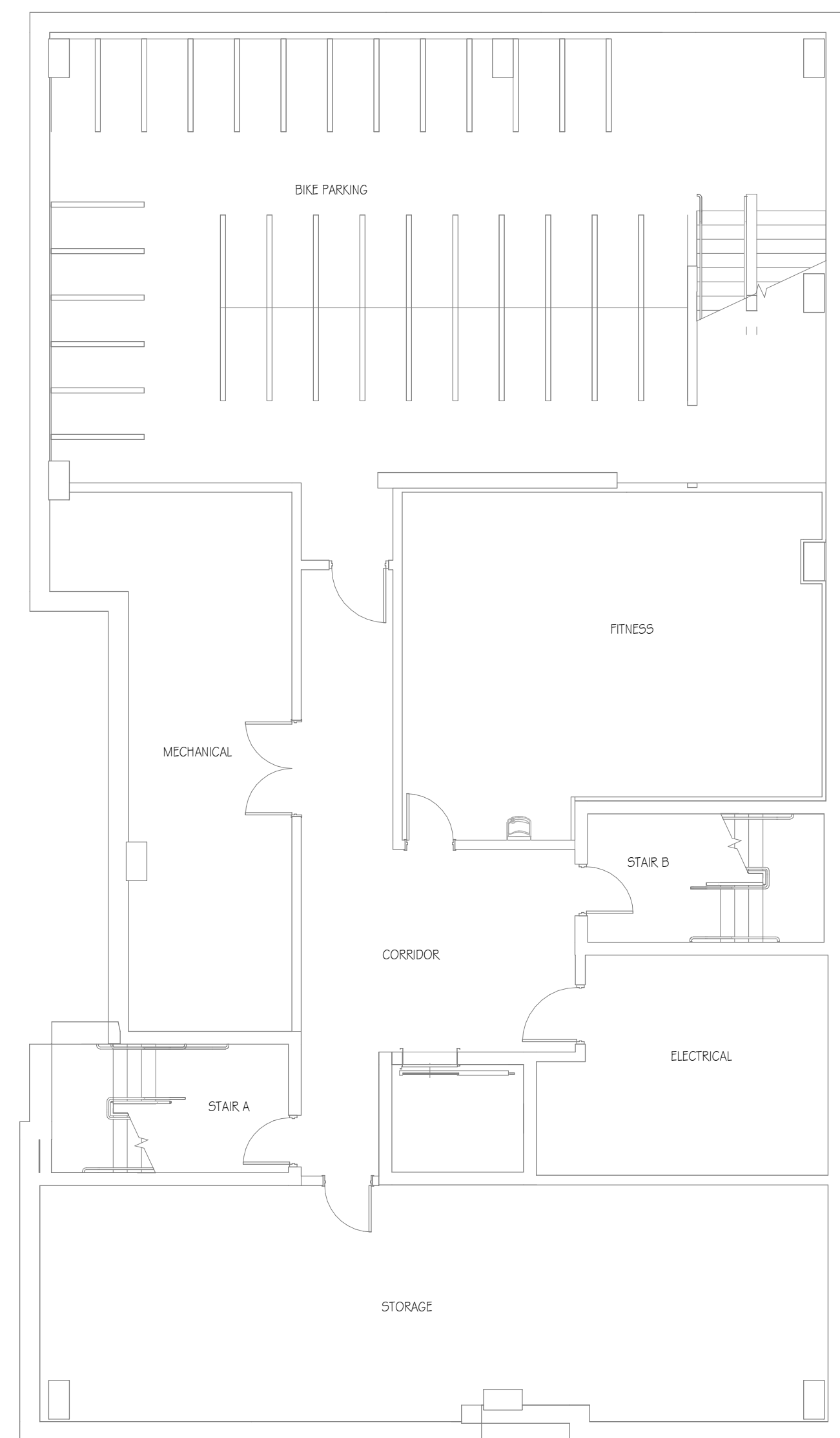
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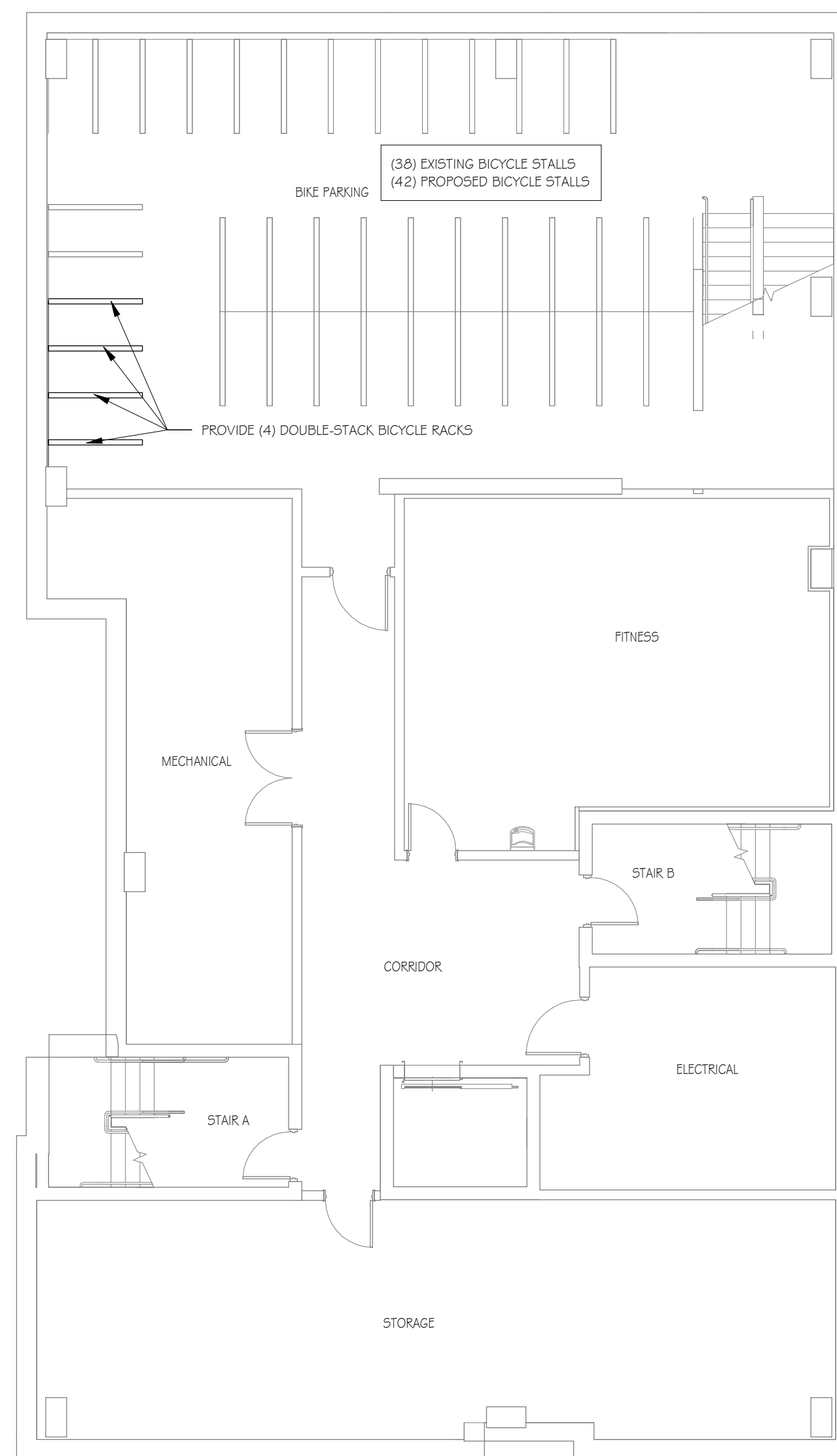
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MAJOR ALTERATION 01/06/2025



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



2 BASEMENT PLAN (PROPOSED)
1/8" = 1'-0"

Home (<https://securabike.com>)

Double Height with Ramp 2 Bike Rack

PRODUCT CODE: CBR2GS



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 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

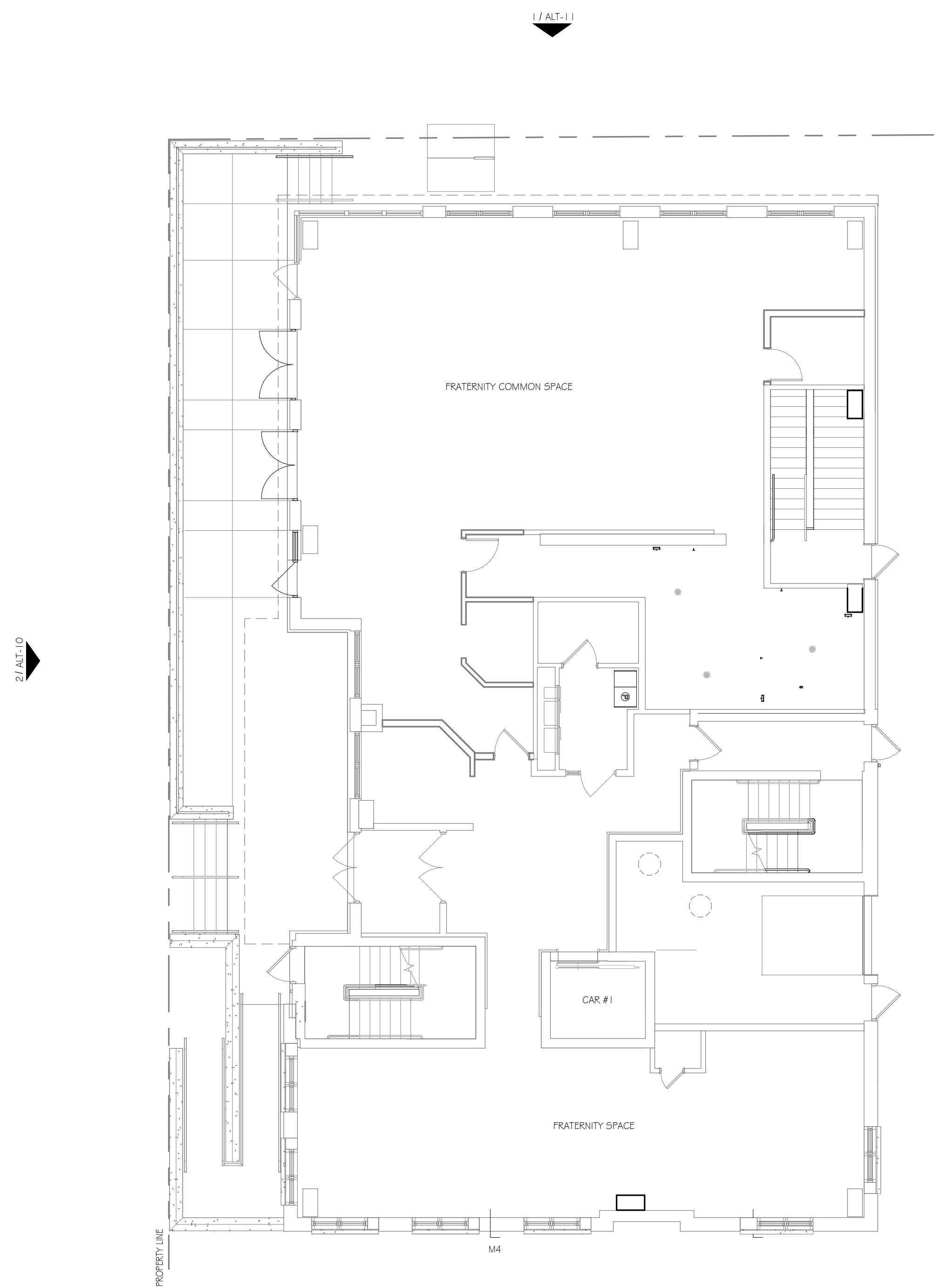
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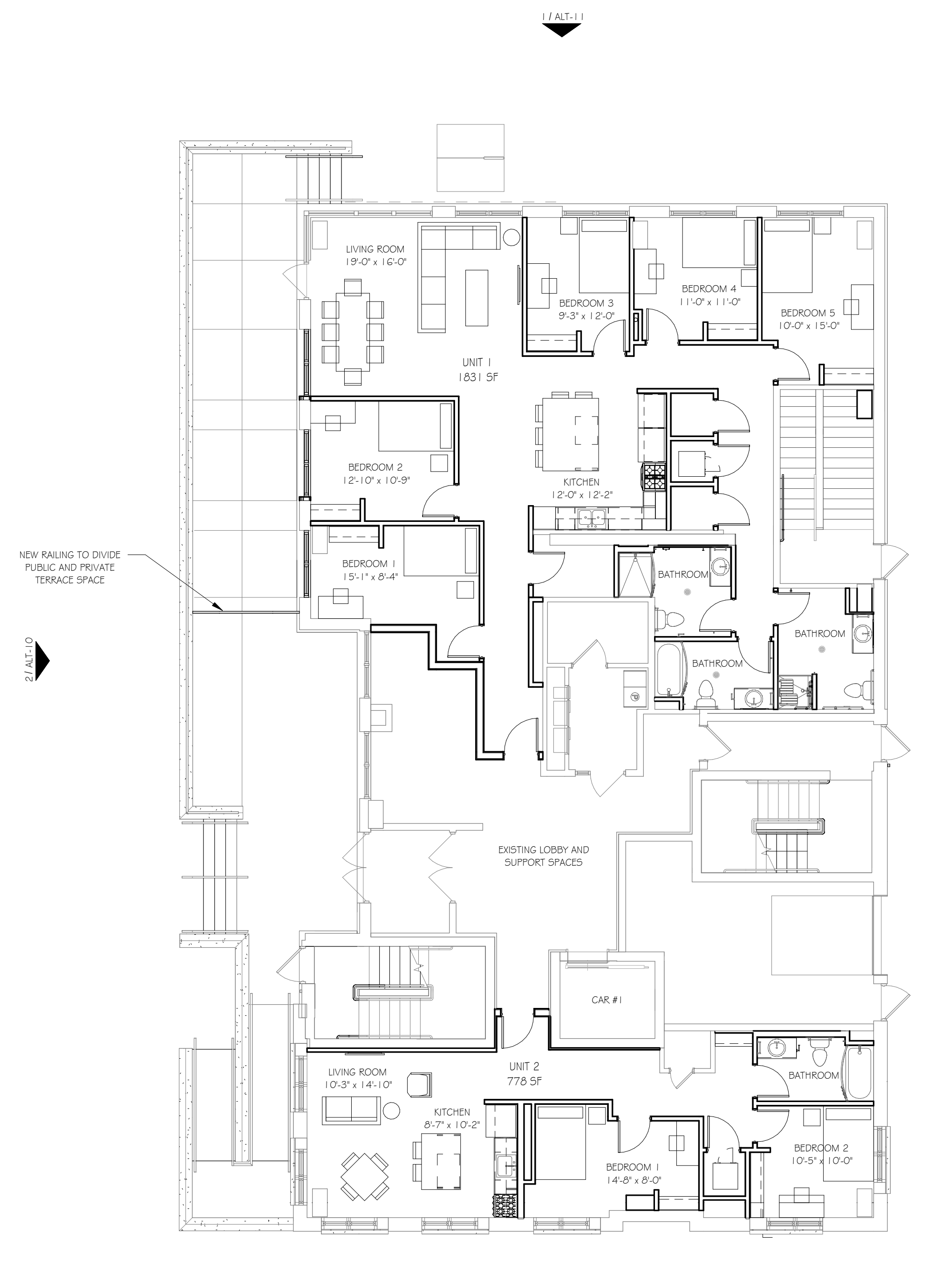
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1 FIRST FLOOR PLAN (PREVIOUSLY APPROVED)
1/8" = 1'-0"



2 FIRST FLOOR PLAN (PROPOSED)
1/8" = 1'-0"

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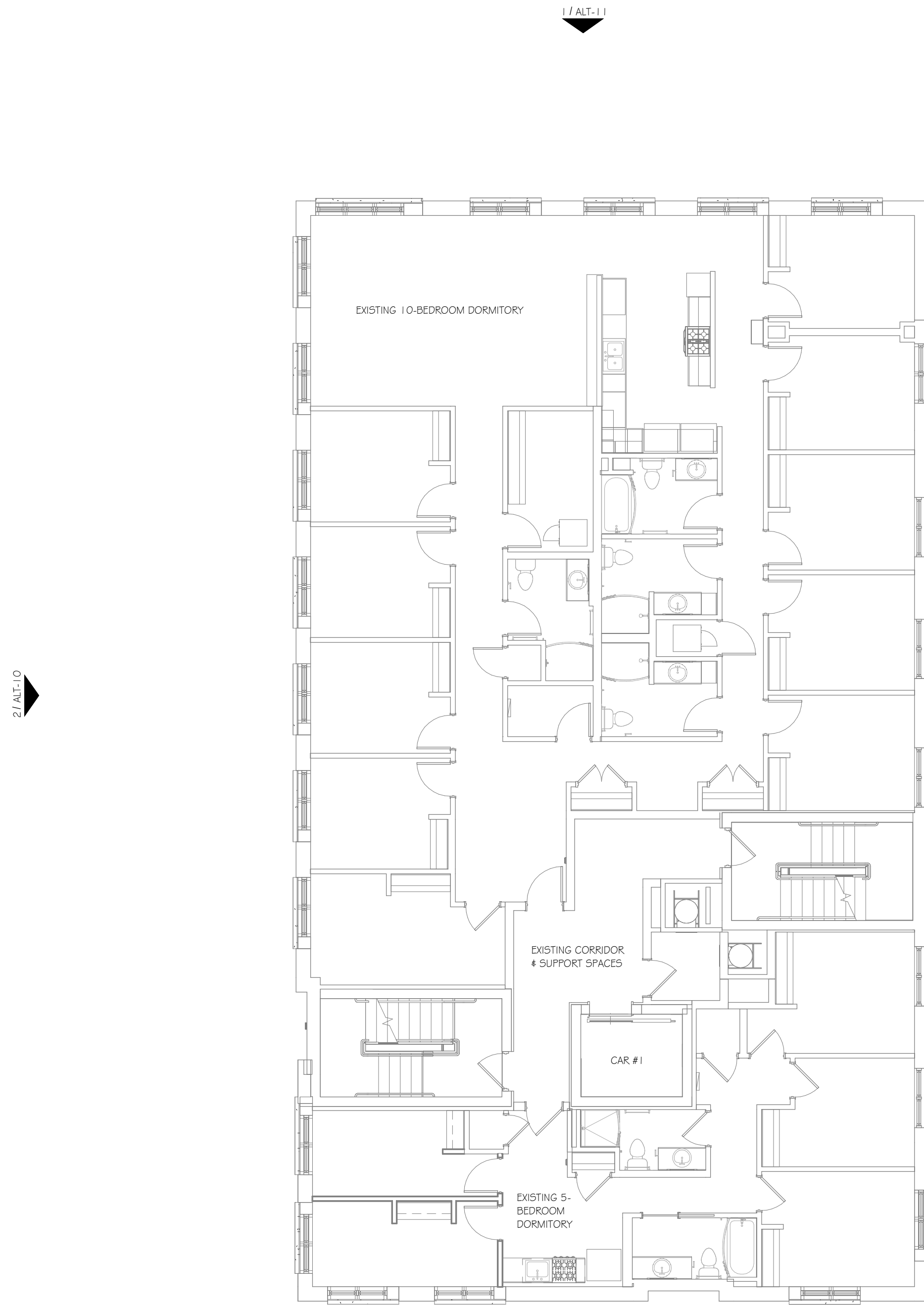
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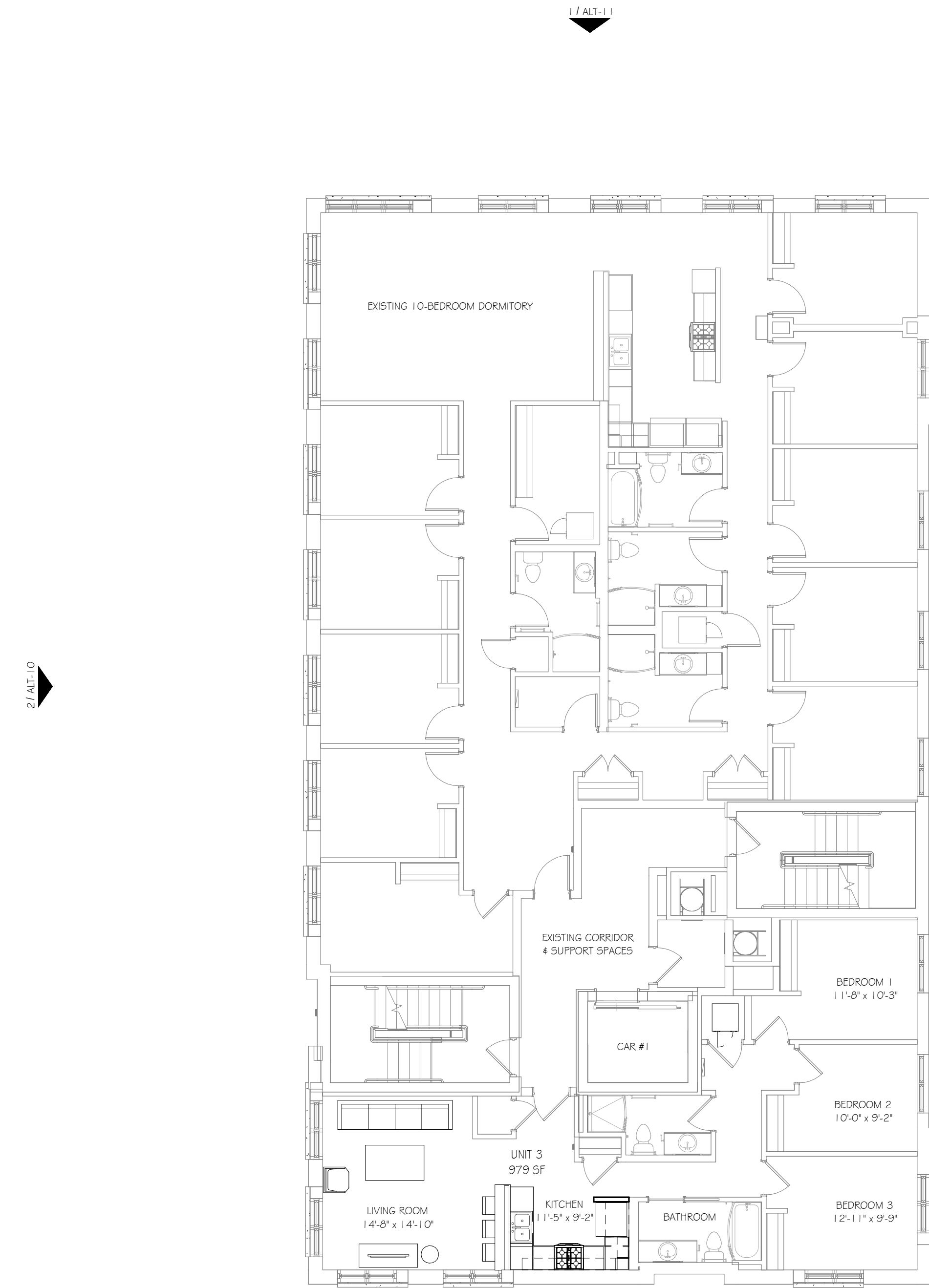
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1 SECOND FLOOR PLAN (EXISTING)
1/8" = 1'-0"



2 SECOND FLOOR PLAN (PROPOSED)
1/8" = 1'-0"

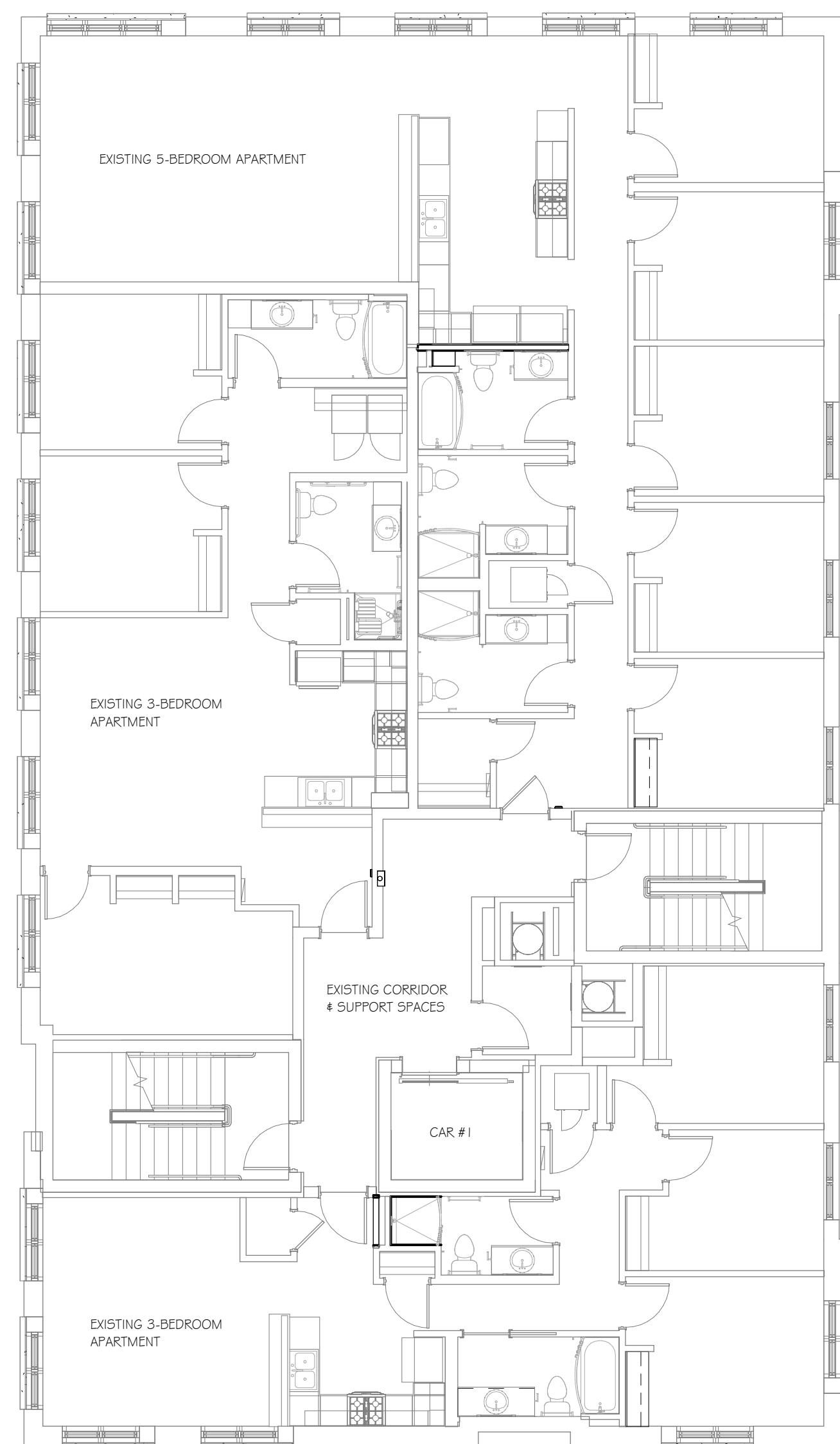
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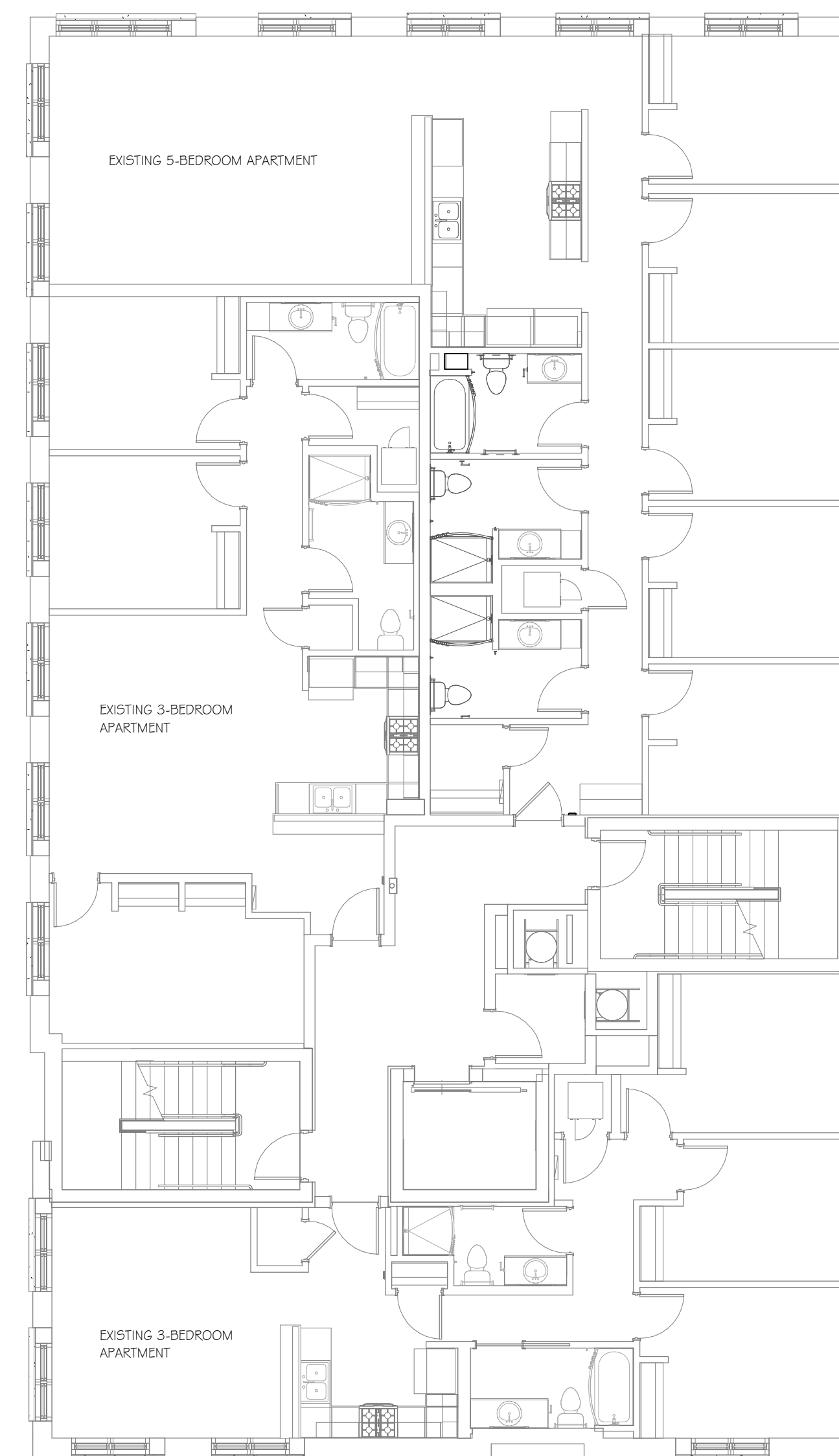
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1 THIRD FLOOR PLAN (EXISTING TO REMAIN)
1/8" = 1'-0"



2 FOURTH FLOOR PLAN (EXISTING TO REMAIN)
1/8" = 1'-0"

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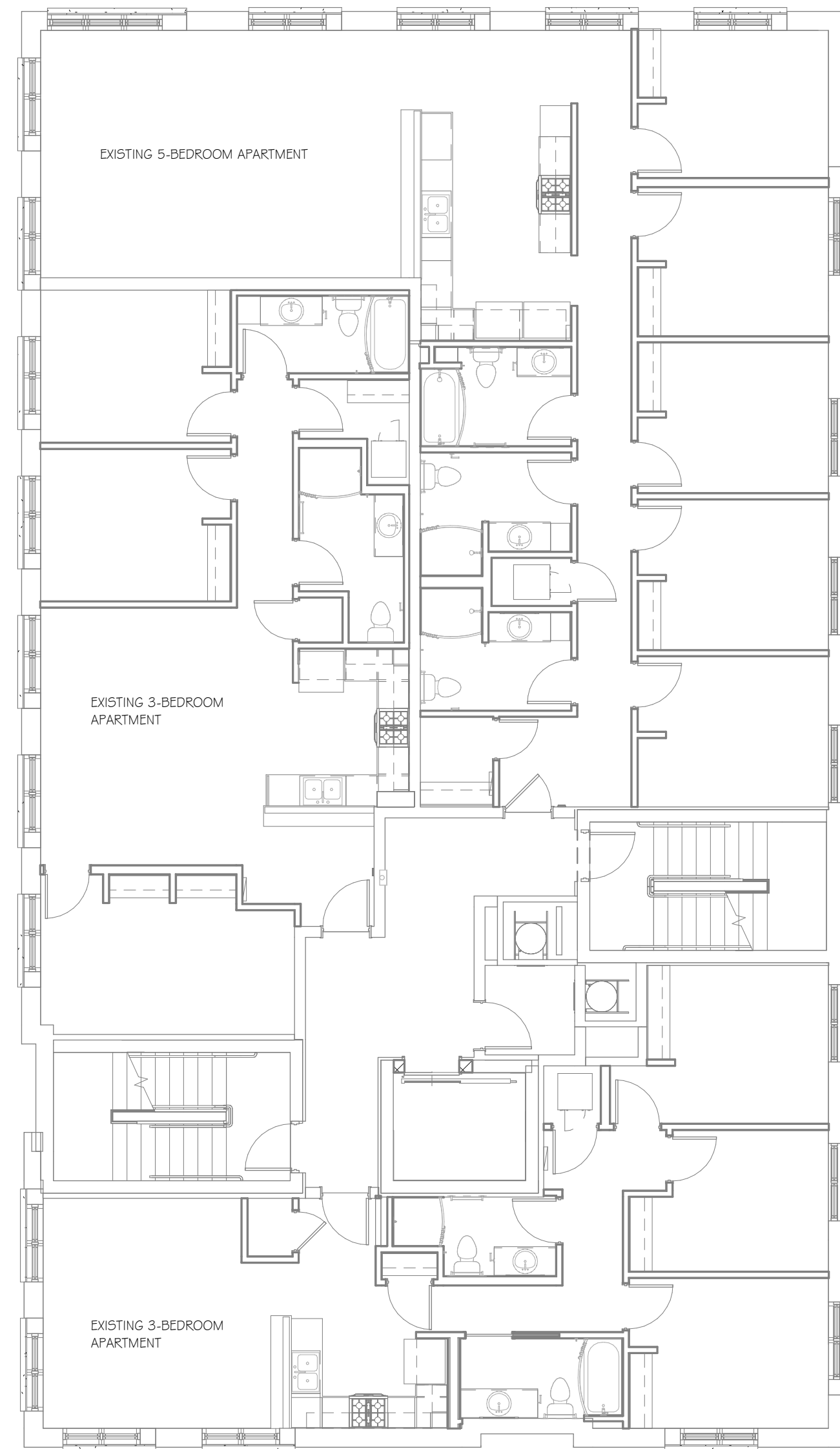
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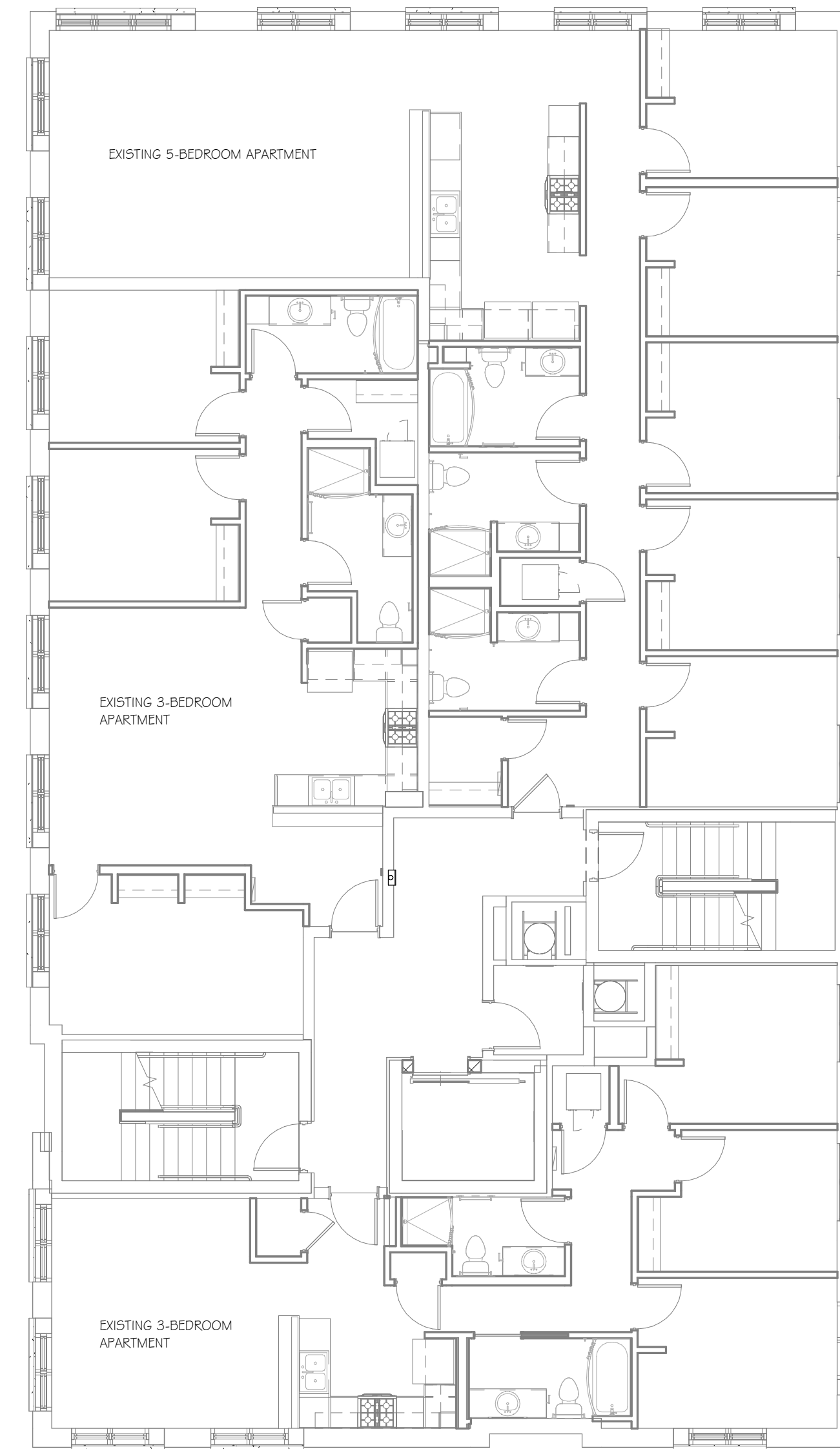
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MAJOR ALTERATION 01/06/2025



1 FIFTH FLOOR PLAN (EXISTING TO REMAIN)
1/8" = 1'-0"



2 SIXTH FLOOR PLAN (EXISTING TO REMAIN)
1/8" = 1'-0"

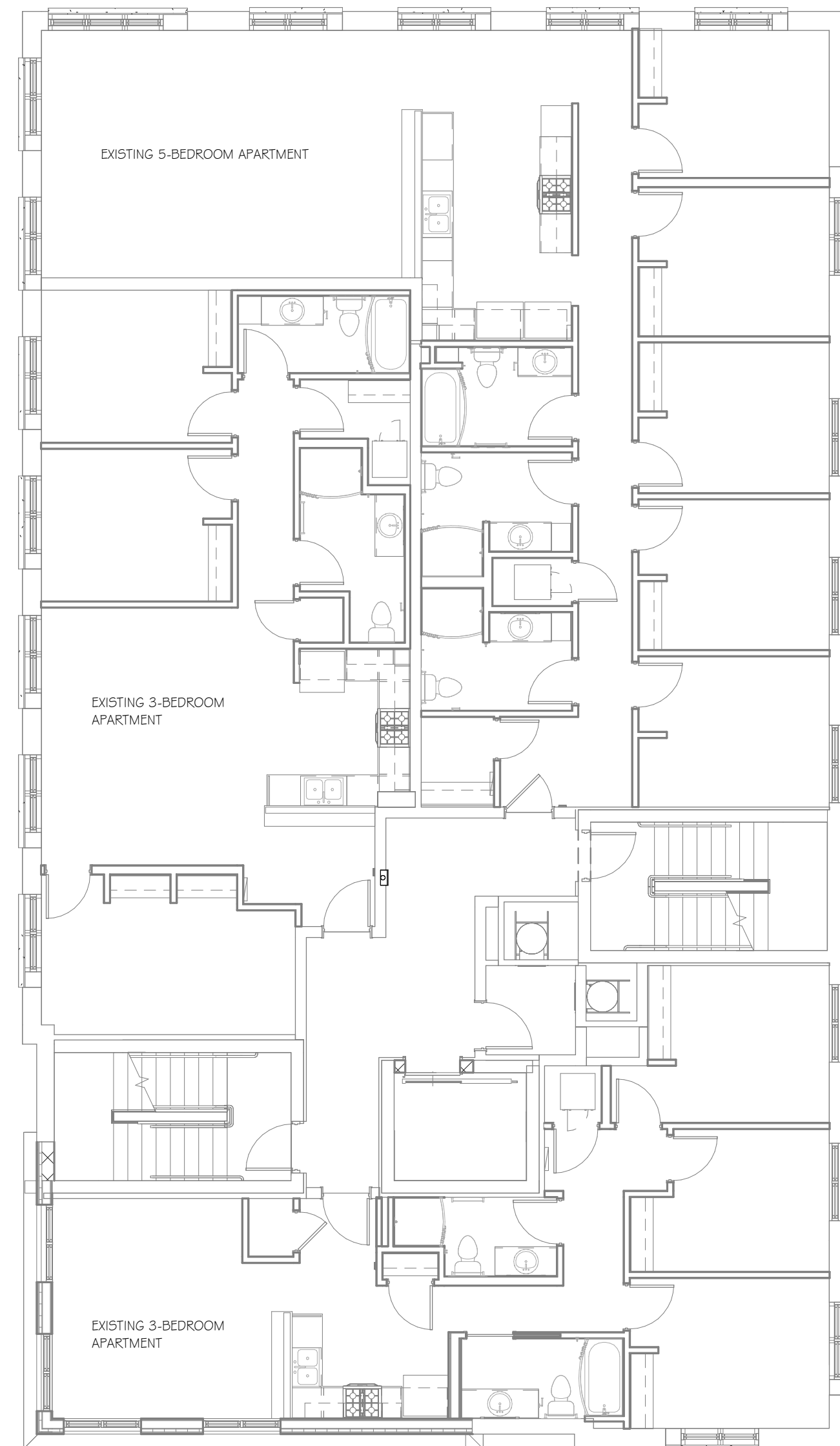
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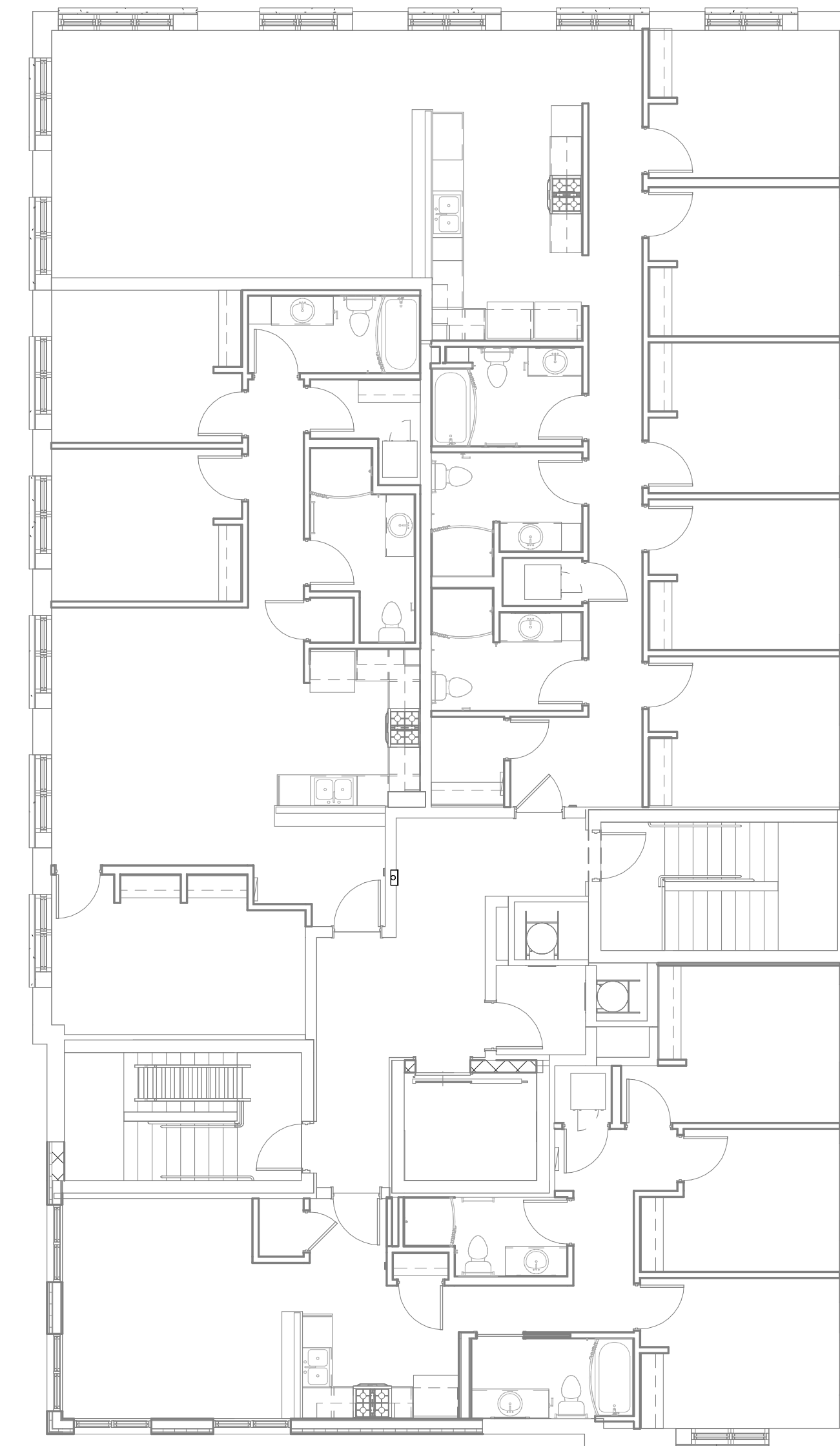
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1 SEVENTH FLOOR PLAN (EXISTING TO REMAIN)
1/8" = 1'-0"



2 EIGHTH FLOOR PLAN (EXISTING TO REMAIN)
1/8" = 1'-0"

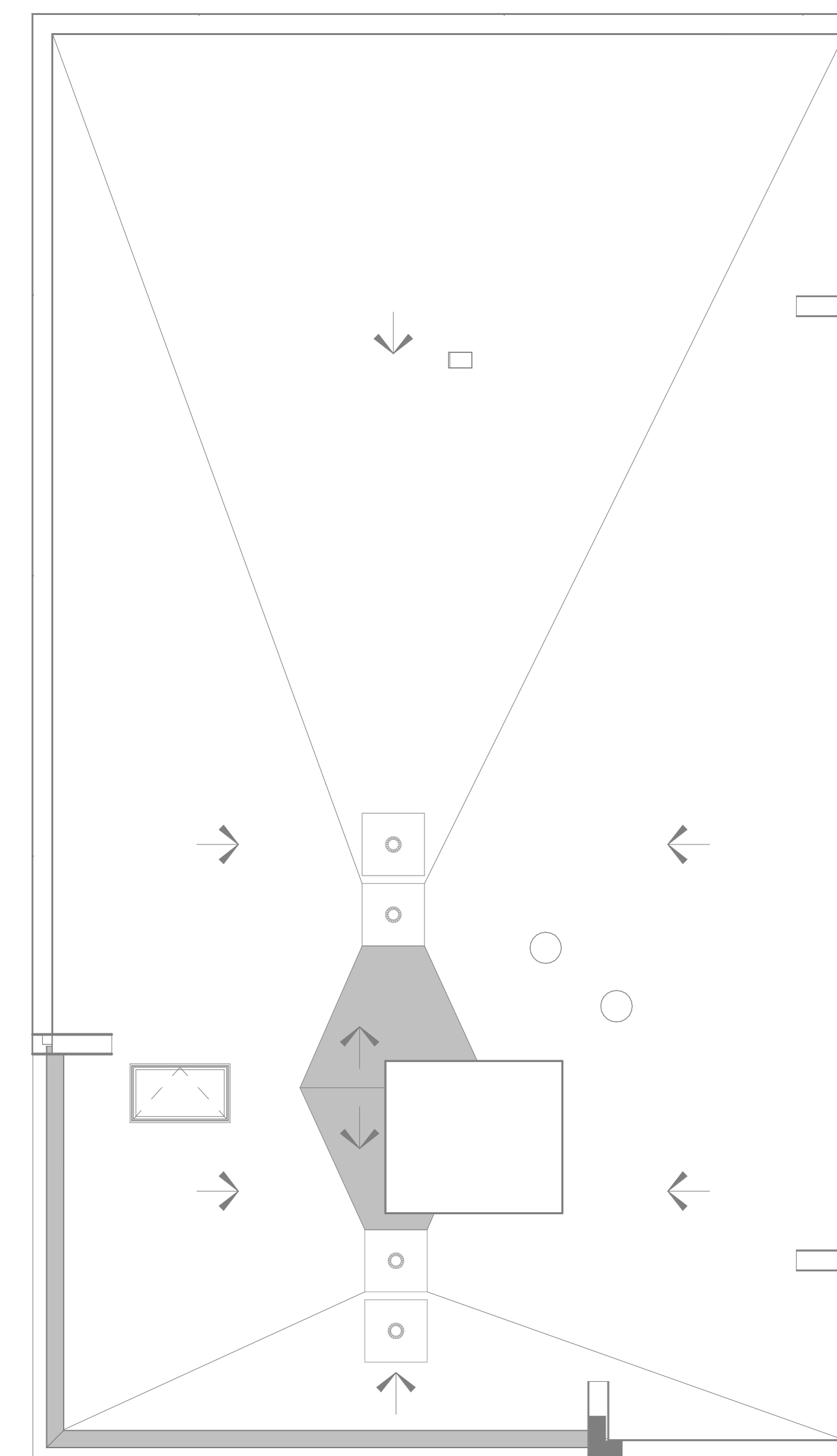
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1 ROOF PLAN (EXISTING TO REMAIN)
1/8" = 1'-0"

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1 WEST ELEVATION (EXISTING CONDITIONS & DEMOLITION)
1/4" = 1'-0"



2 WEST ELEVATION (PROPOSED)
1/4" = 1'-0"

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① NORTH ELEVATION (EXISTING CONDITIONS & DEMOLITION)
1/4" = 1'-0"



② NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"

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EXTERIOR
ELEVATIONS

ALT-11