

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

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

06080

DATE SUBMITTED: <u>6-13-07</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>6-20-07</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 6500 Normandy Lane

ALDERMANIC DISTRICT: 19

OWNER/DEVELOPER (Partners and/or Principals)  
Normandy Square LLC

ARCHITECT/DESIGNER/OR AGENT:  
Dimension IV - Madison LLC

Verona WI

313 W Beltline Hwy, Ste 161, Madison WI

Gerard Dohm

Jerry Bourquin

CONTACT PERSON: Steve Yoder - Advanced Building Corp

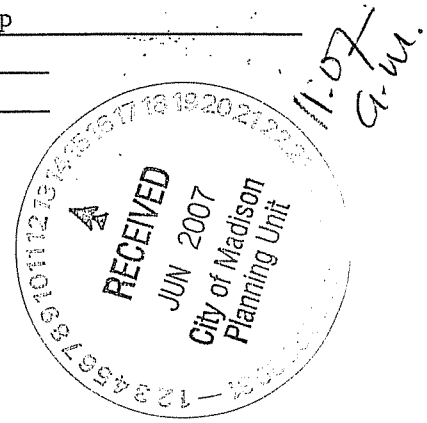
Address: 3624 Pioneer Road

Verona WI

Phone: 608-833-0900

Fax: 608-833-8483

E-mail address: syoder@adybldgcorp.com



**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

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

## Urban Design Commission

6500 Normandy Lane  
91 Unit Condominium Building PUD (UDD – SIP) Submission

### Design Revision

Per your design review comments of April 25, 2007, we have incorporated the following revisions.

#### Site Plan

- The main entrance to the building was relocated to front off of Normandy Lane. The activity room and patio activity areas were relocated to the Normandy Lane side.
- Pedestrian connection walks to Market Square and the streets were added.
- The rear sidewalk was straightened out to be a more direct route.
- Bicycle racks have been scattered around to the different sides and entrances.
- Moped parking has been added.
- The covered drive to the lower level has been covered with green area up to the point that the drive requires clearance. This eliminates the high side walls along the drive.
- A fence has been added next to the sidewalk to create a personal front door area for the ground floor residences.
- Screening has been added to the rear of the adjacent retail delivery area.
- Site lighting has been switched to metal halide.
- Landscape plan was revised to create edges at the building.

#### Building Plan

- The main entrance and activity room has been relocated to the Normandy Lane side.
- A small activity room and patio has been located off of each levels lobby.
- The jogs in the corridor have been widened to create informal activity areas and break up the corridor.

#### Building Elevations

- The building base has been revised to provide masonry material with offset bands to provide a more pedestrian scale.
- The roof edge has been revised to provide a heavier/wider more urban roof edge that ties into above the head of the windows. Ornamental brackets have been added at the corners to provide visual support of the roof fascia/soffit.
- The columns at the decks and patios have been revised to provide a stronger connection to the building. Masonry has been added to the lower three levels.
- The roofs at the corner patios have been pulled back to allow more light in. Arbors have been added at the top decks.
- The projecting bays on the building have been revised to have a flat parquet capital to provide a more urban image and stronger presence. EIFS has been eliminated for the project. Cement board is being used in these areas.

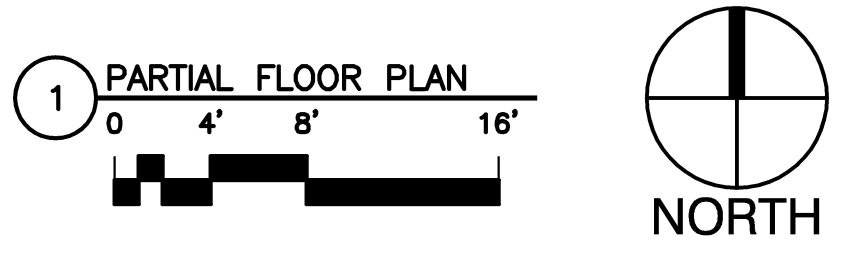
**DIMENSION IV  
MADISON**

*Architecture  
Engineering  
Interior Design*

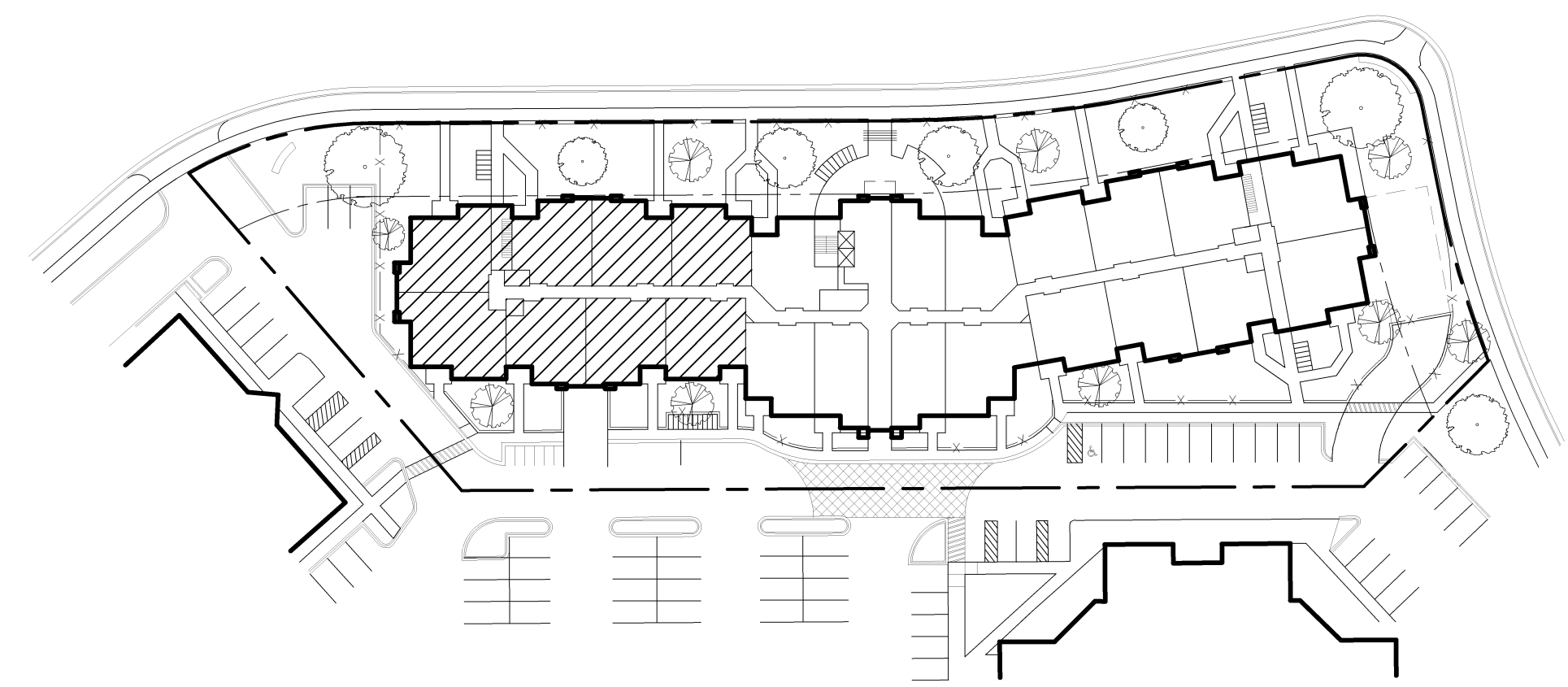
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**NORMANDY  
SQUARE**

6500 NORMANDY LANE  
MADISON, WI



\* SF DOES NOT INCLUDE PATIO



2 KEY SITE PLAN

DATE OF ISSUE: 06/13/07

REVISIONS:  
**URBAN DESIGN  
SUBMISSION**

PROJECT NO: 06072

**PARTIAL FIRST FLOOR  
PLAN**

**A1.1**

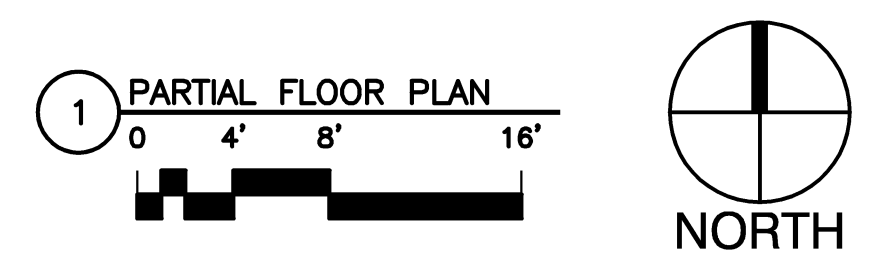
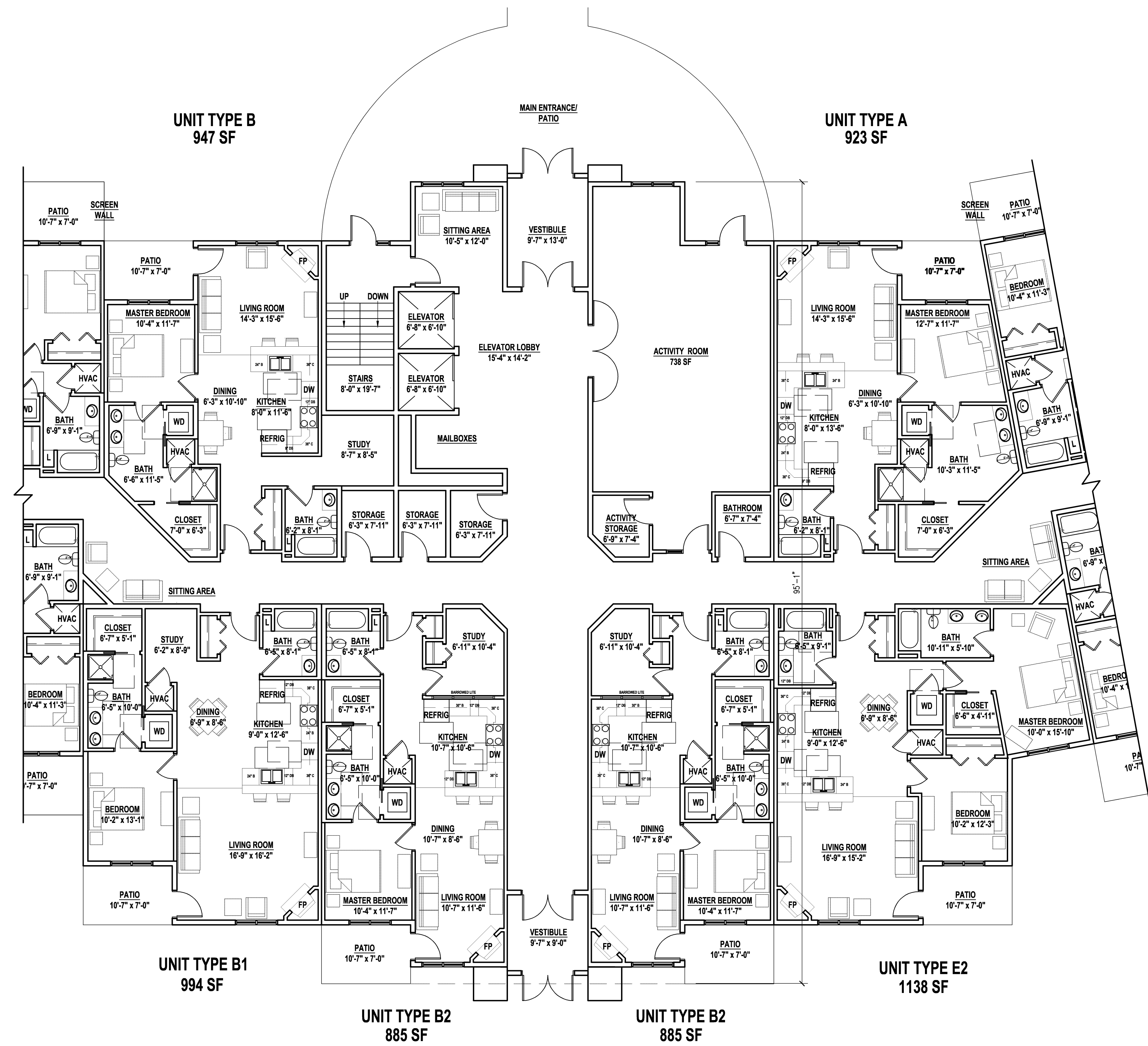
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Architecture  
Engineering  
Interior Design

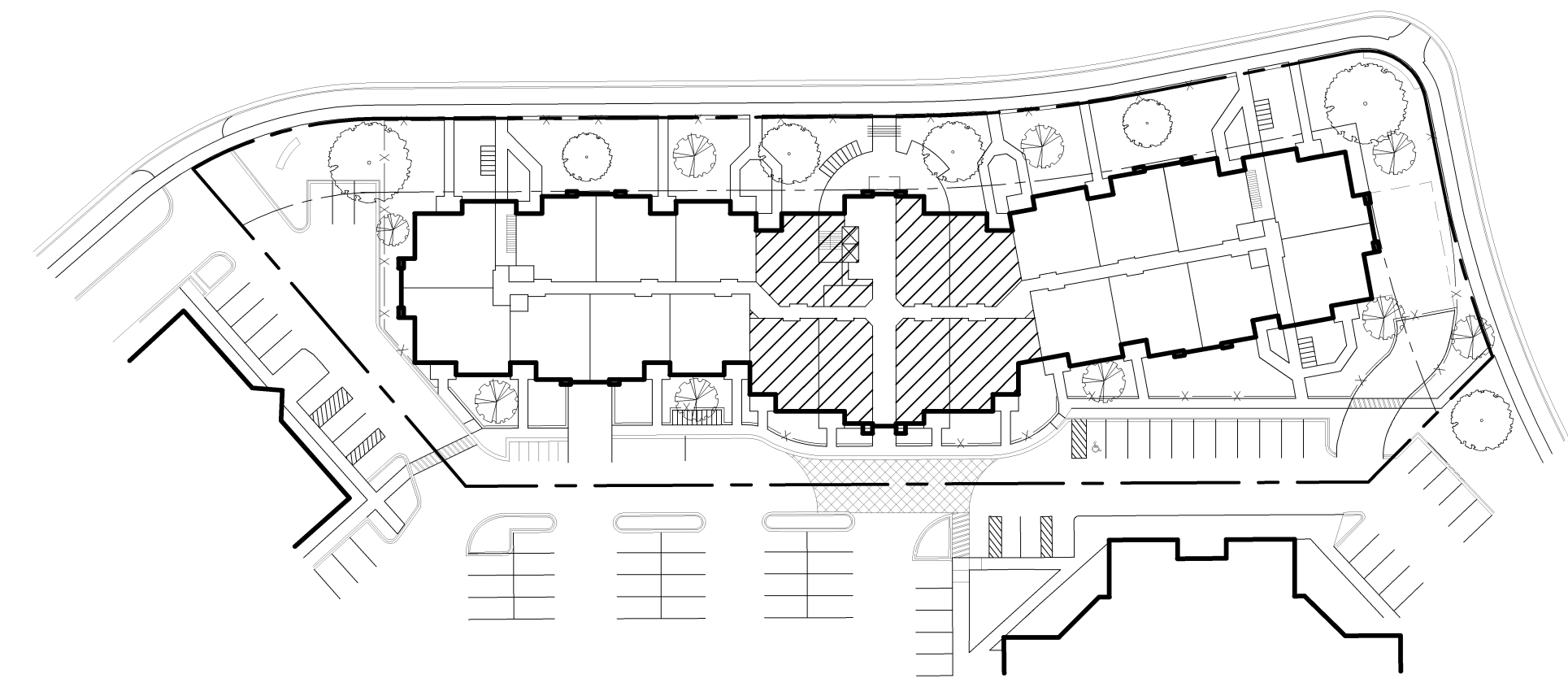
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## NORMANDY SQUARE

6500 NORMANDY LANE  
MADISON, WI



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2 KEY SITE PLAN

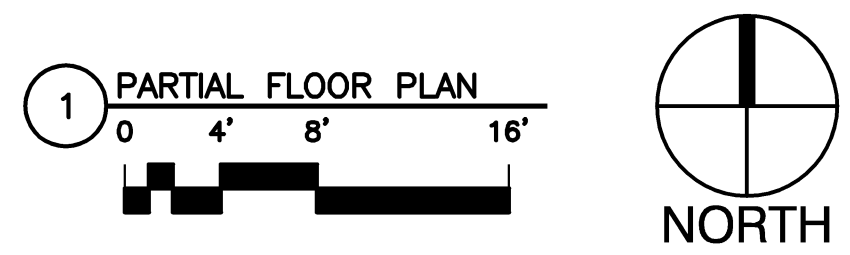
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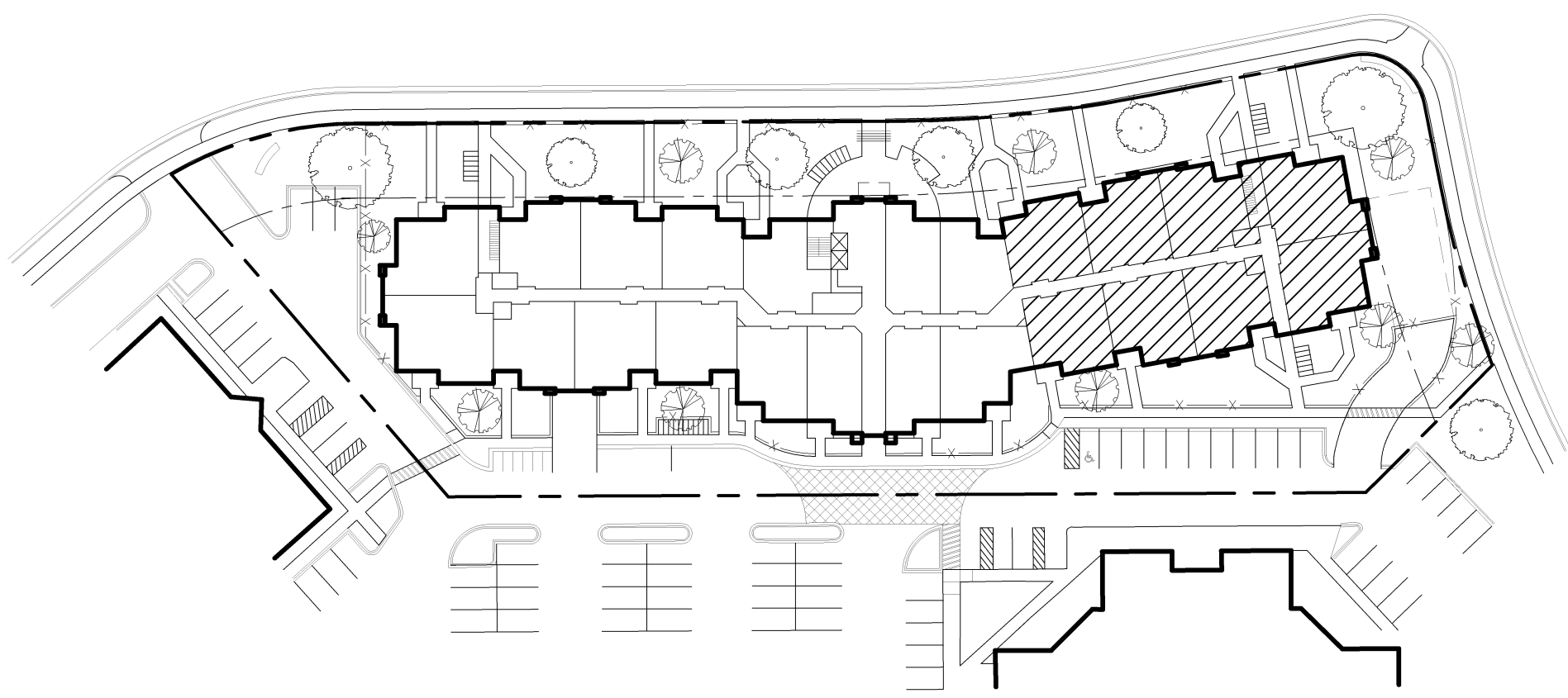
PROJECT NO: 06072

PARTIAL FIRST FLOOR  
PLAN

# A1.2



\* SF DOES NOT INCLUDE PATIO



2 KEY SITE PLAN

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## NORMANDY SQUARE

6500 NORMANDY LANE  
MADISON, WI

DATE OF ISSUE: 06/13/07

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PARTIAL FIRST FLOOR  
PLAN

# A1.3

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## NORMANDY SQUARE

6500 NORMANDY LANE  
MADISON, WI

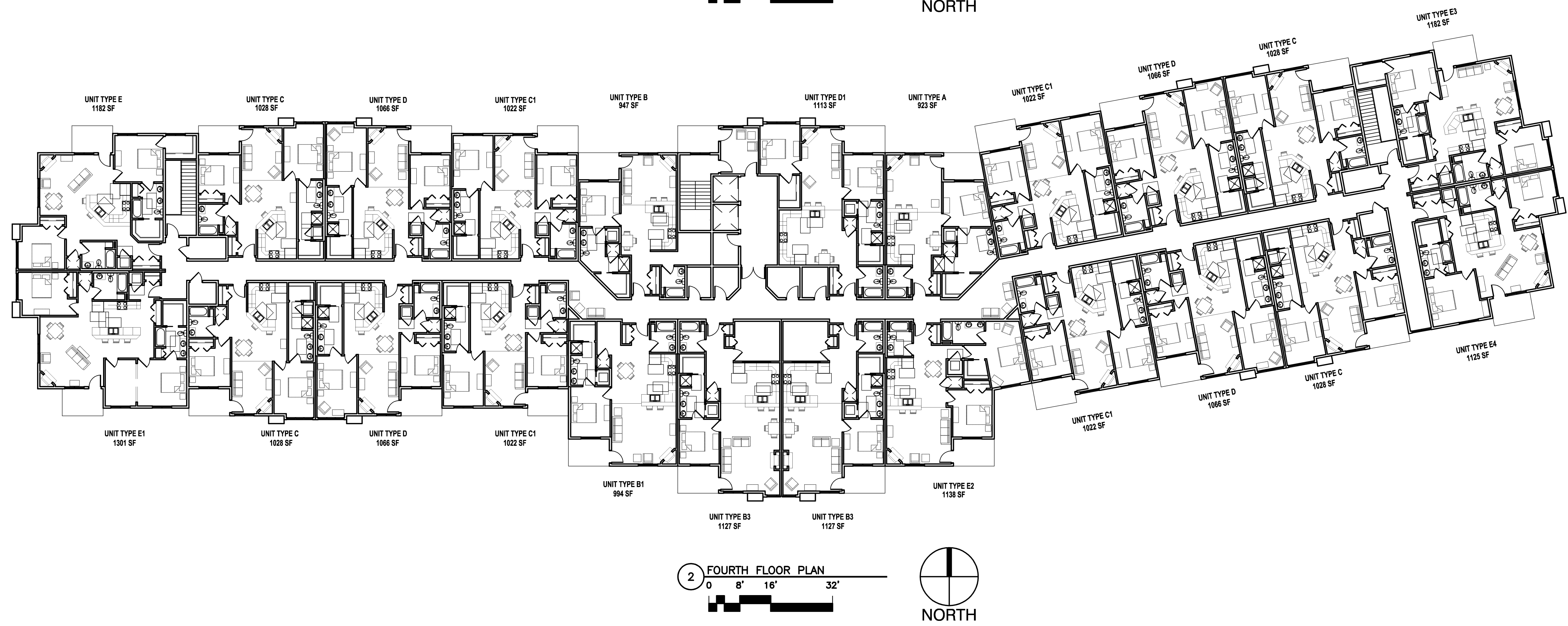
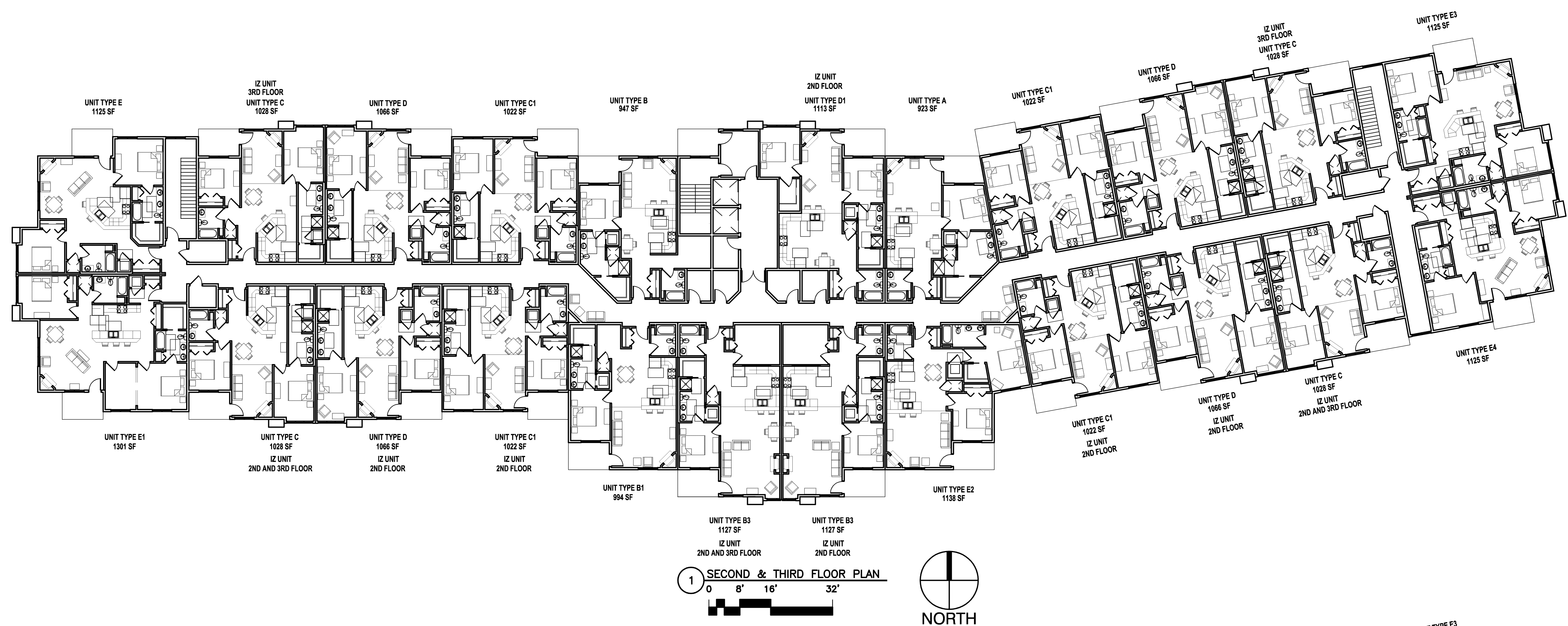
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**URBAN DESIGN  
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PROJECT NO: 06072

SECOND, THIRD, &  
FOURTH FLOOR PLAN

# A1.4



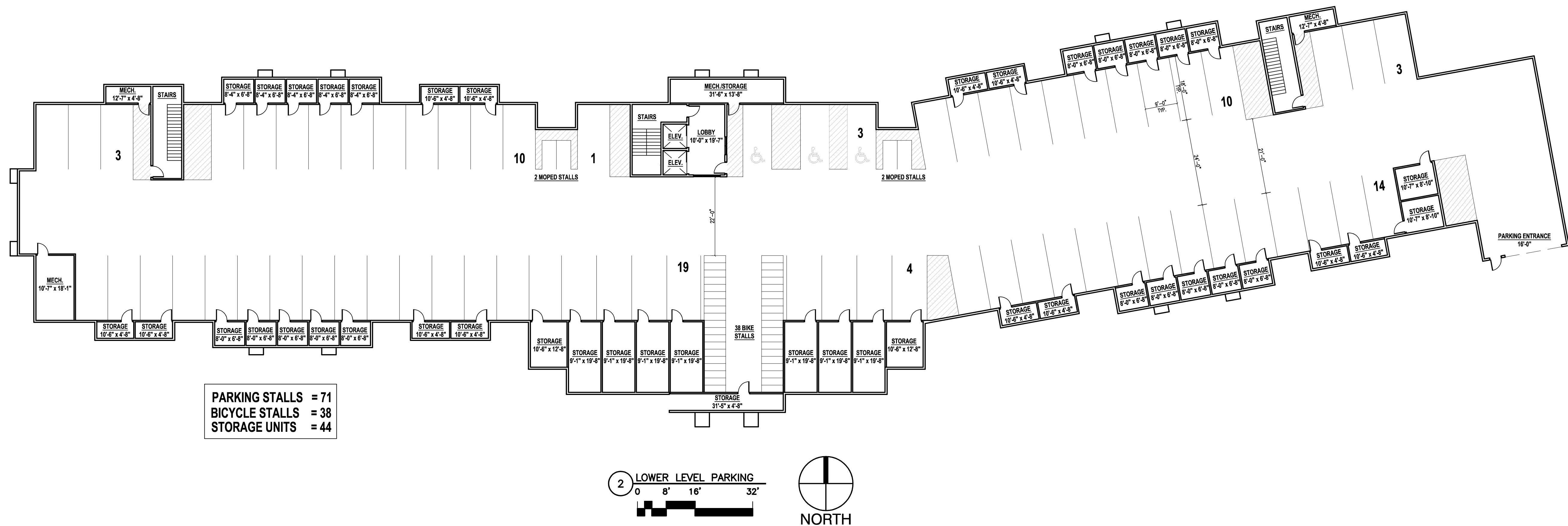
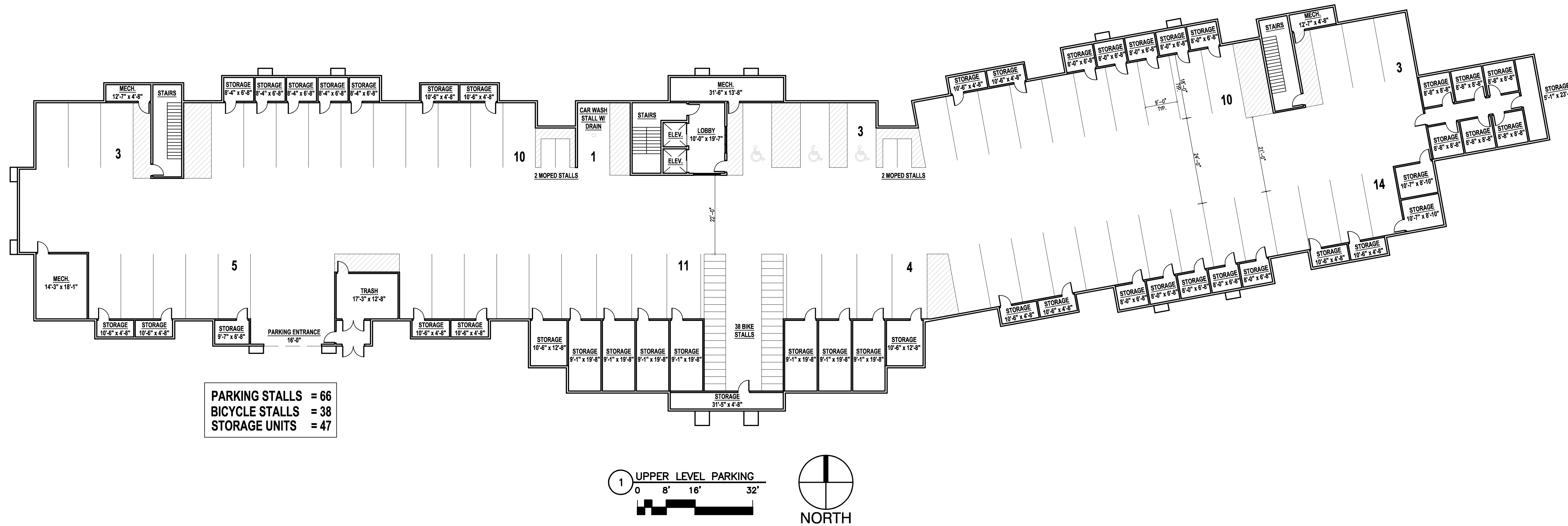
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## NORMANDY SQUARE

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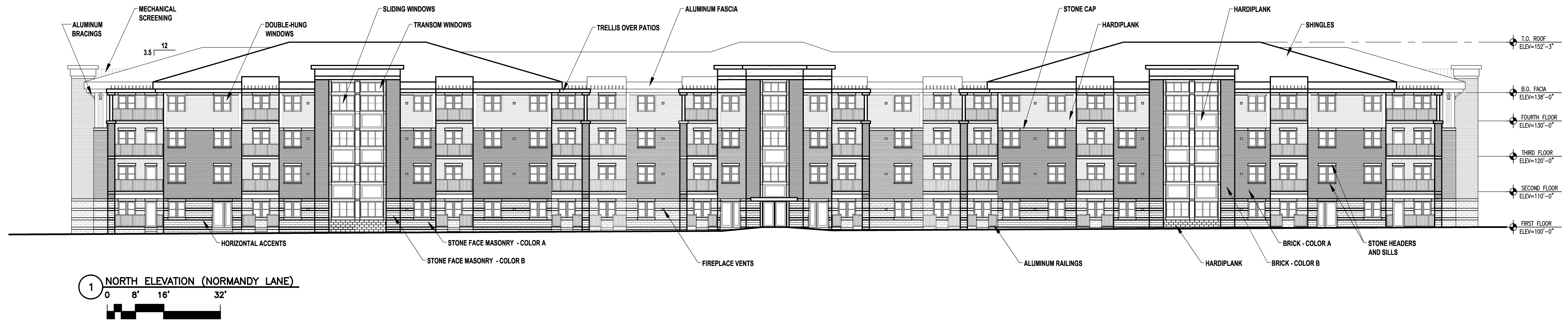
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PARKING LEVEL PLANS

# A1.5

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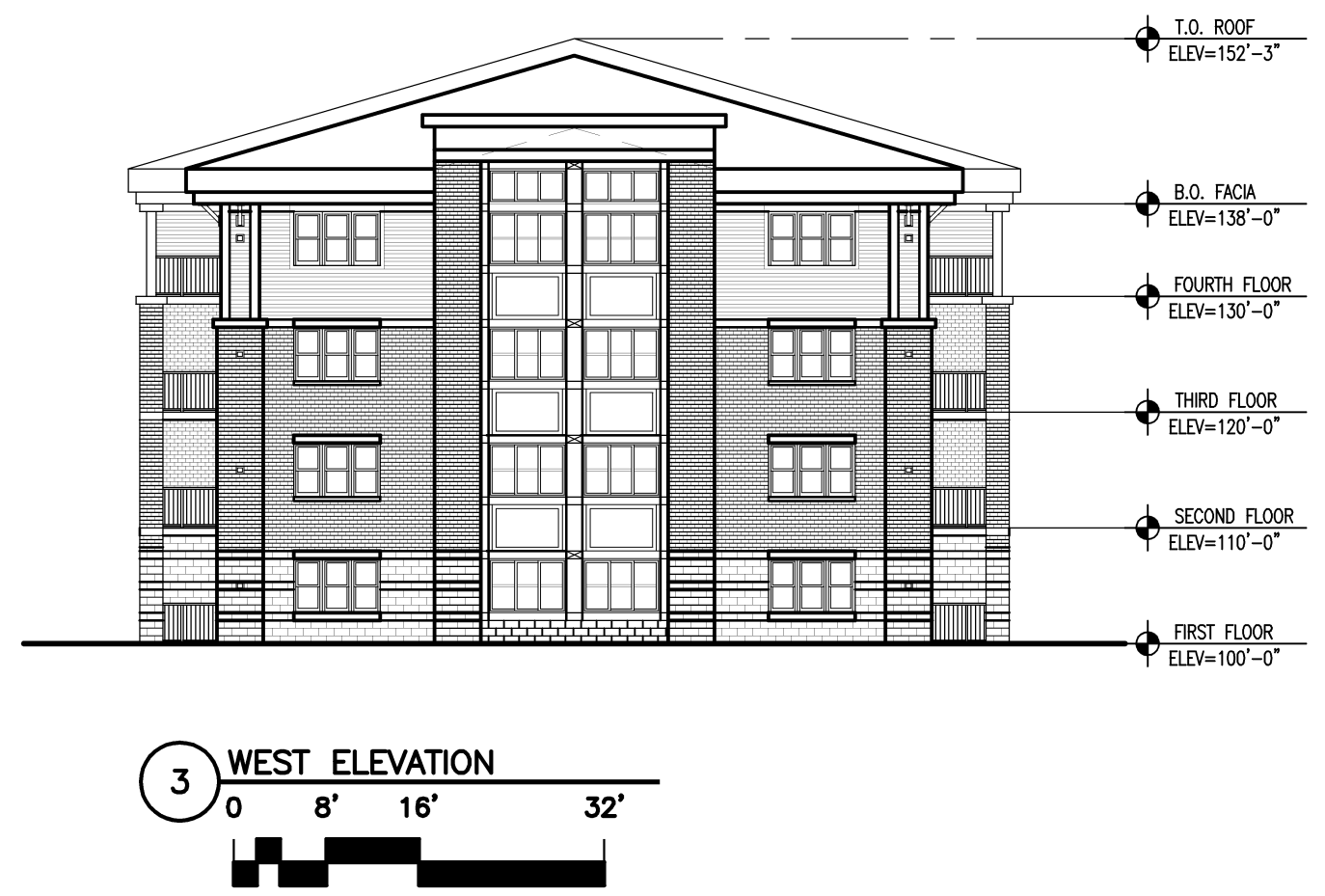
1 NORTH ELEVATION (NORMANDY LANE)

## NORMANDY SQUARE

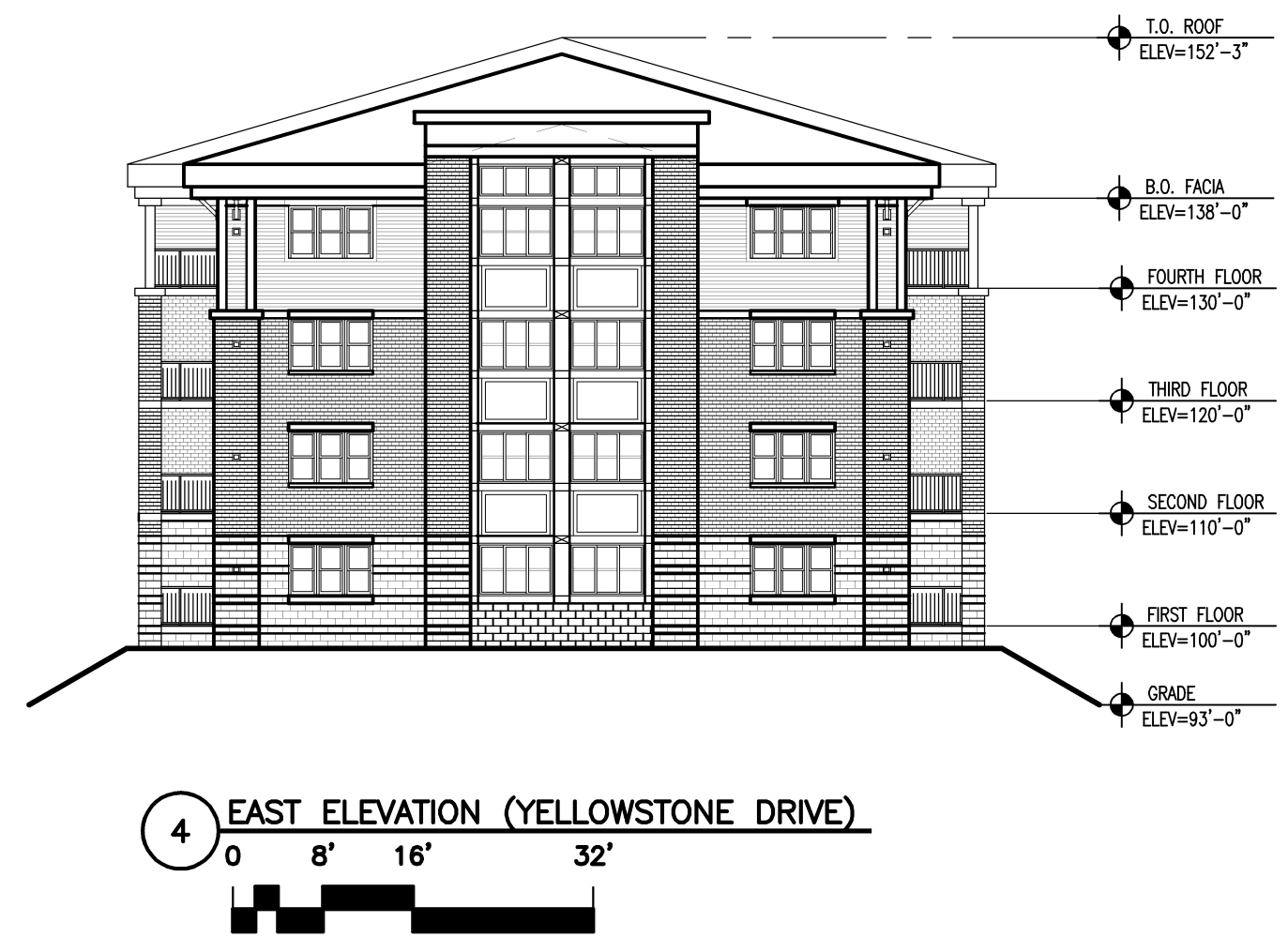
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MADISON, WI



2 SOUTH ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION (YELLOWSTONE DRIVE)

DATE OF ISSUE: 06/13/07

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EXTERIOR  
ELEVATIONS

# A2.0



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**NORMANDY  
SQUARE**

6500 NORMANDY LANE  
MADISON, WI



1 ENLARGED PARTIAL ELEVATION  
0 2' 4' 8'

DATE OF ISSUE: 06/13/07

REVISIONS:  
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PROJECT NO: 06072

ENLARGED PARTIAL  
ELEVATION

**A2.1**

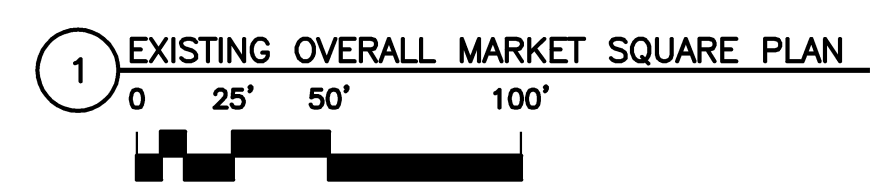
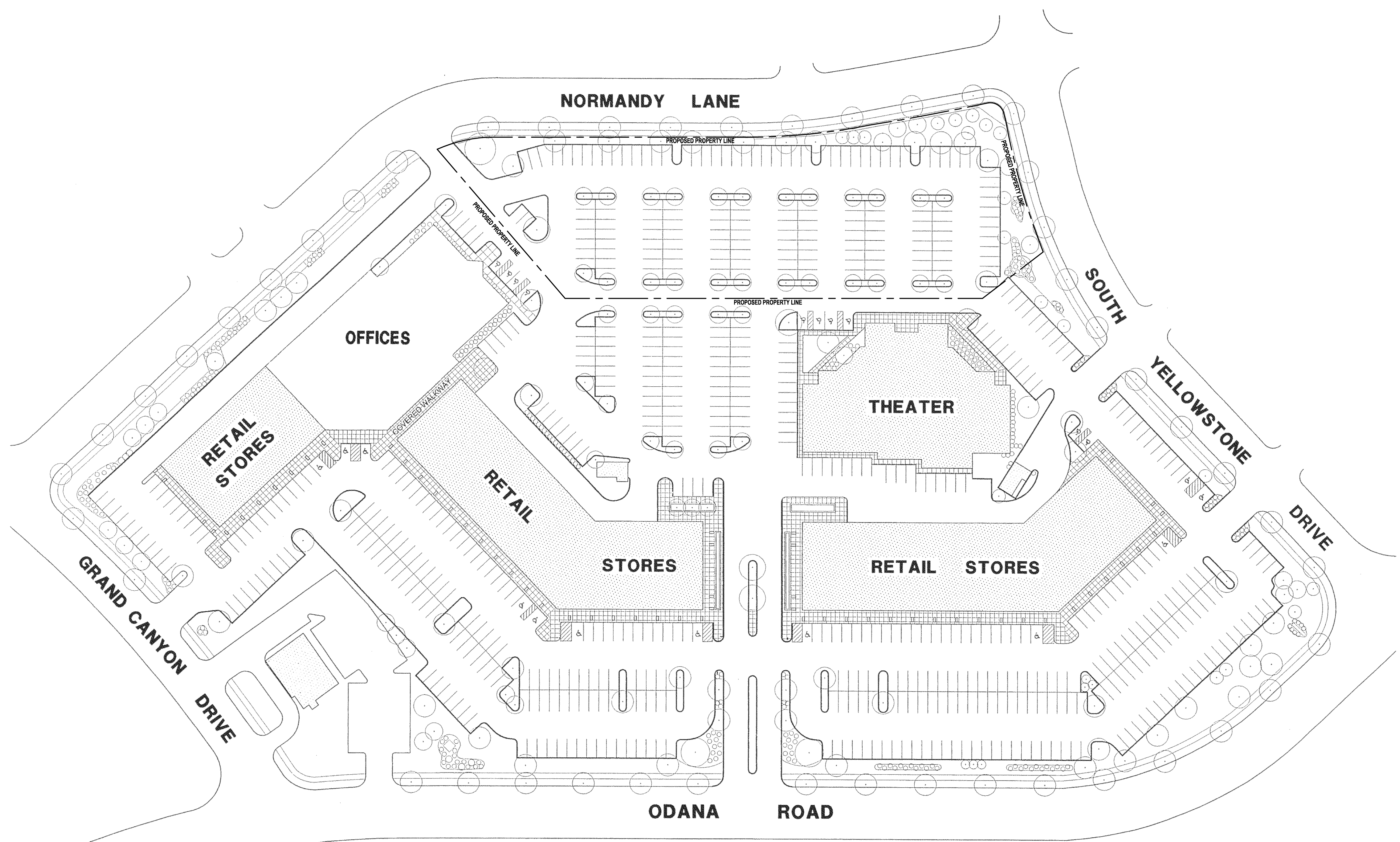
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**NORMANDY  
SQUARE**

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EXISTING OVERALL  
MARKET SQUARE PLAN

**C1.0**

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## NORMANDY SQUARE

6500 NORMANDY LANE  
MADISON, WI

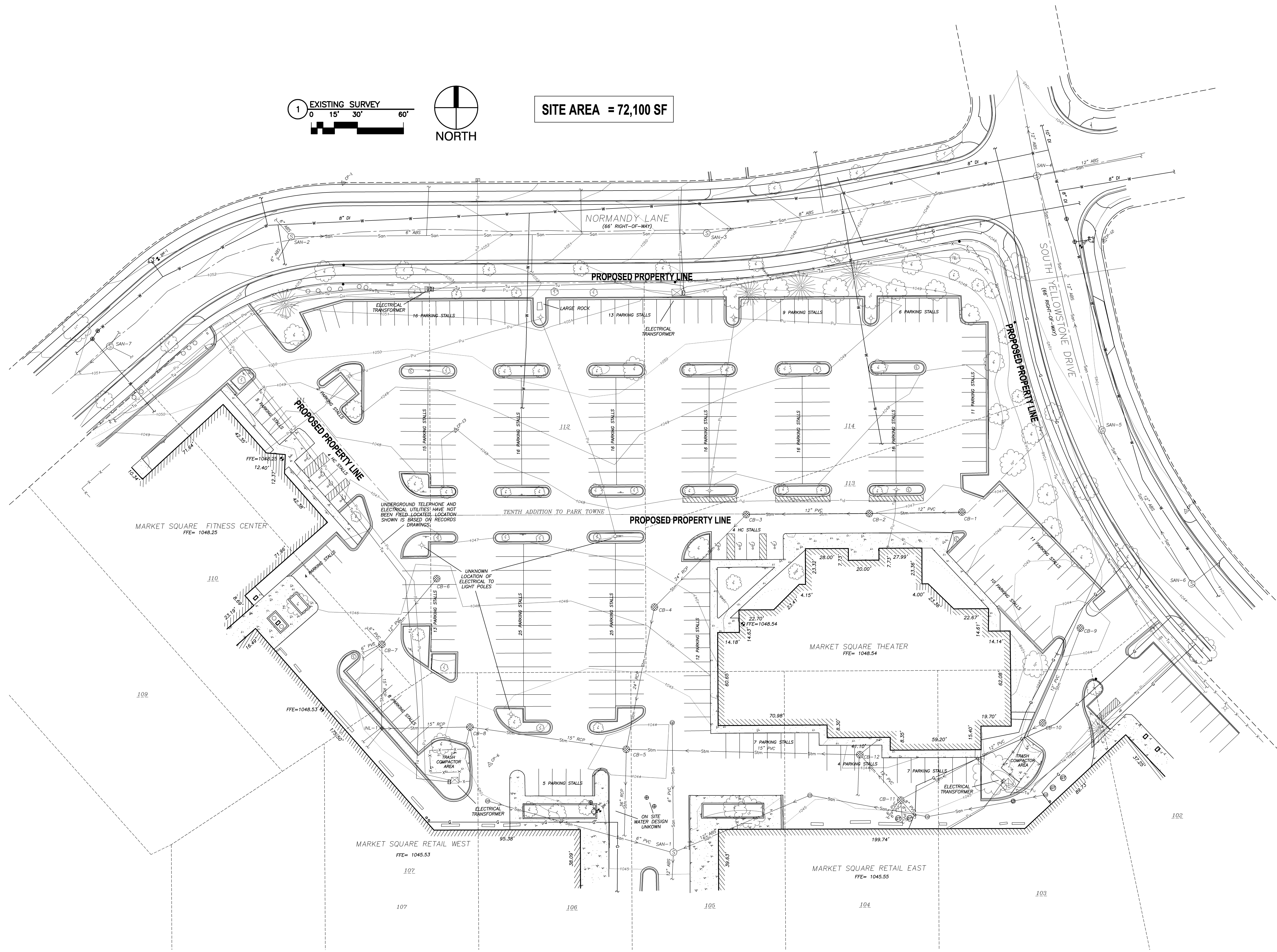
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EXISTING SURVEY

# C1.1



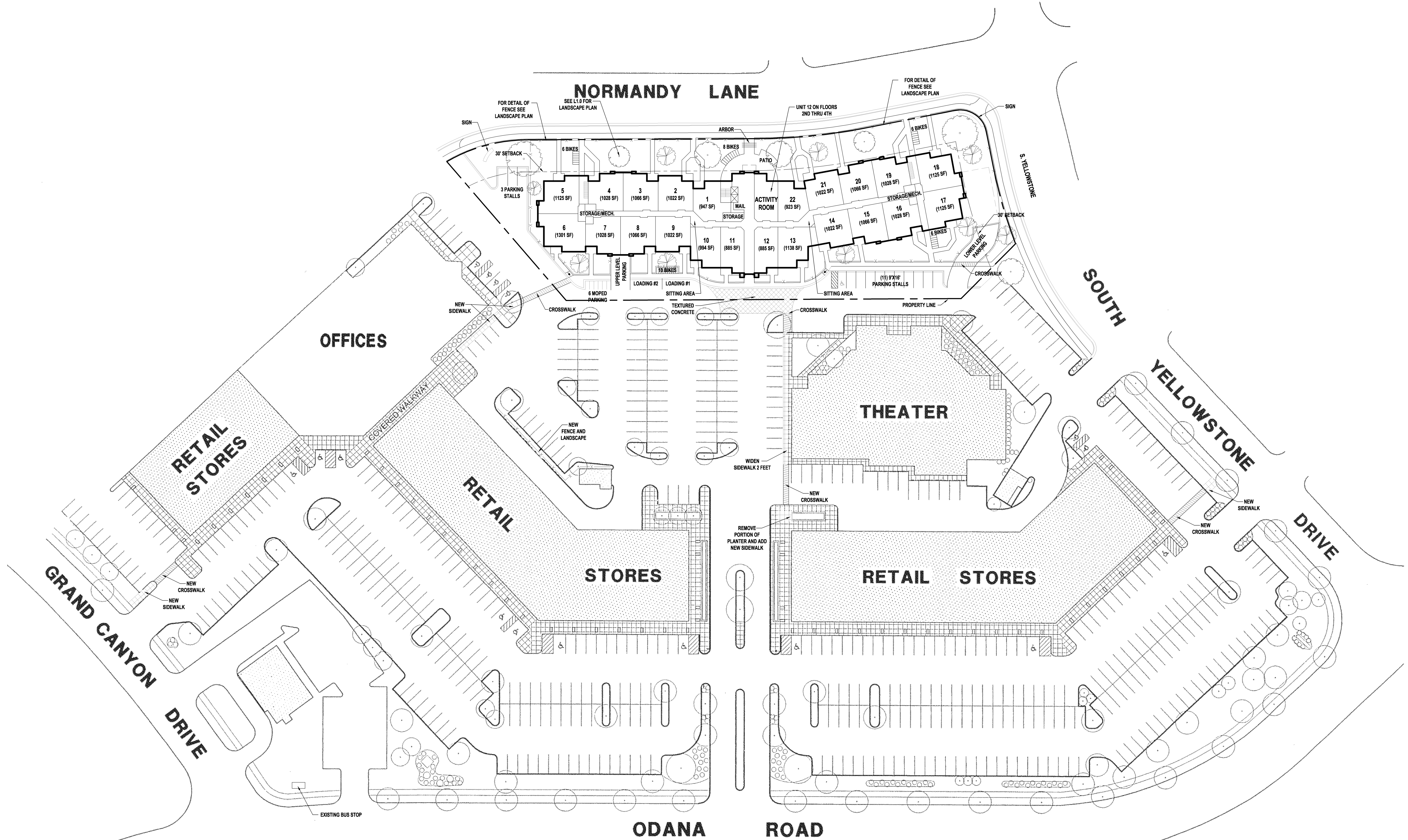
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**NORMANDY  
SQUARE**

6500 NORMANDY LANE  
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1 OVERALL MARKET SQUARE PLAN  
0 25' 50' 100'



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OVERALL MARKET  
SQUARE PLAN

**C2.0**

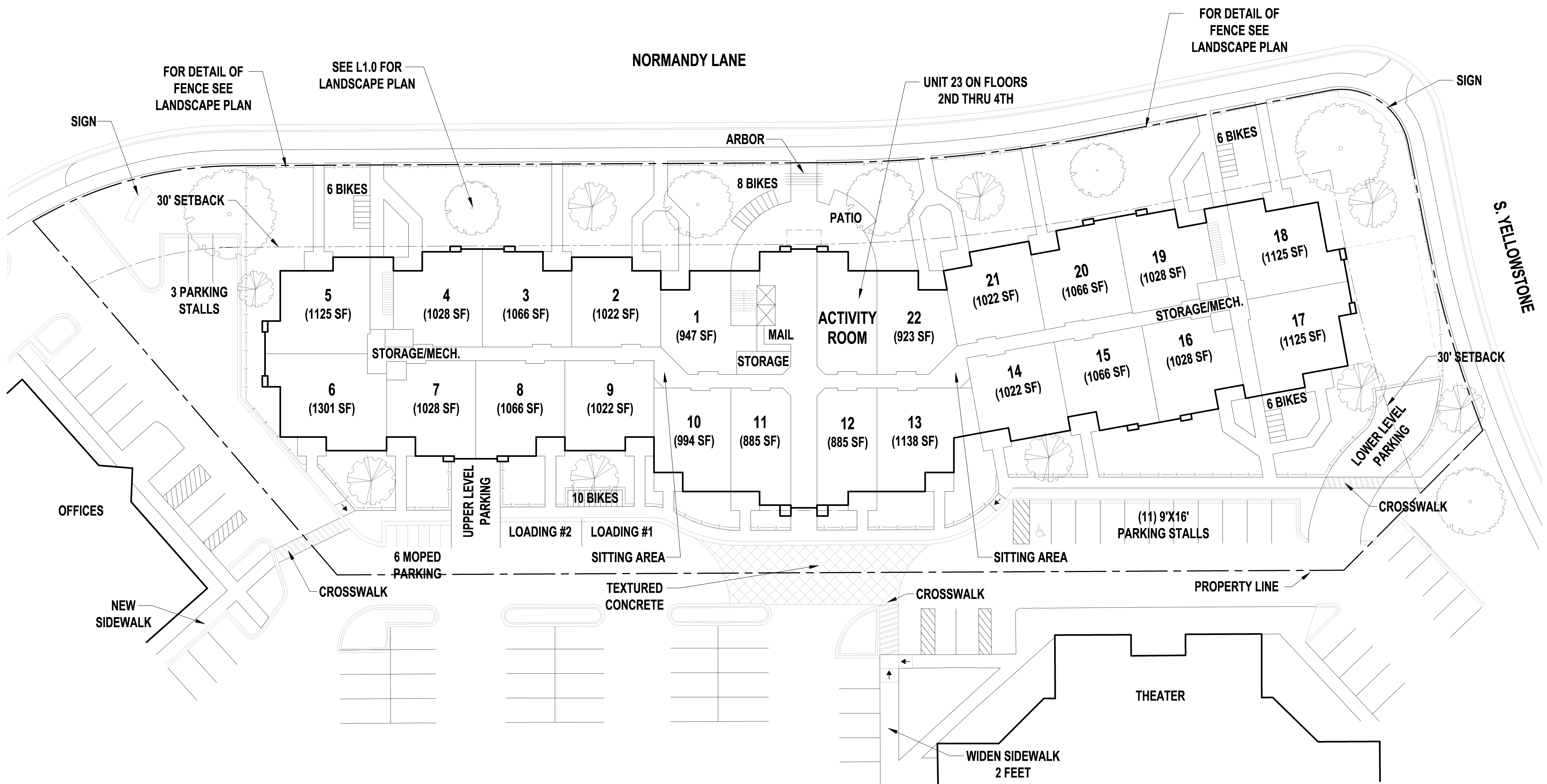
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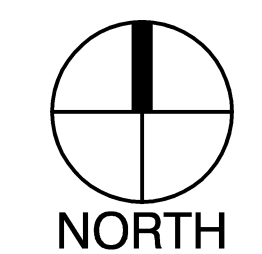
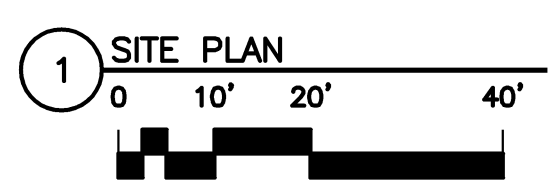
## NORMANDY SQUARE

6500 NORMANDY LANE  
MADISON, WI



STORAGE UNITS = 7 PER FLOOR  
(5 ON FIRST FLOOR)

UNIT MIX			
1 BEDROOM, 1-3/4 BATH	1 PER FLOOR	x 4	= 4
1 BEDROOM, 1-3/4 BATH, STUDY	4 PER FLOOR	x 4	= 16
2 BEDROOM, 1-3/4 BATH - SMALL	8 PER FLOOR		
2 BEDROOM, 1-3/4 BATH - LARGE	5 PER FLOOR	x 4	= 32
	(4 ON FIRST FLOOR)	x 4	= 19
2 BEROOM, 2 BATH	5 PER FLOOR	x 4	= 20
			<b>TOTAL = 91</b>



IZ UNITS				
BEDROOMS	TYPE	FRONT/REAR	FLOOR	COUNT
1	B3	REAR	2	2
1	B3	REAR	3	1
2	C	FRONT	3	2
2	C	REAR	2	2
2	C1	REAR	3	2
2	D	REAR	2	2
2	D1	FRONT	2	1
			<b>TOTAL</b>	<b>= 14</b>

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SITE PLAN

# C2.1

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**HOMES AT  
NORMANDY**

NORMANDY LANE  
MADISON, WI

**JSD • Engineers • Surveyors**  
*Jenkins Survey & Design, Inc.*

• SURVEYING AND MAPPING  
• CIVIL ENGINEERING  
• PLANNING AND DESIGN  
• ENVIRONMENTAL ENGINEERING  
• PAINTING AND FINISHES  
• CONSTRUCTION MANAGEMENT

MADISON REGIONAL OFFICE

161 Horizon Drive  
Suite 101  
Verona, Wisconsin 53593  
(608) 848-5060

MILWAUKEE REGIONAL OFFICE

N22 W22931 Nancy Court  
Suite 3  
Waukesha, Wisconsin 53186  
(262) 513-0066

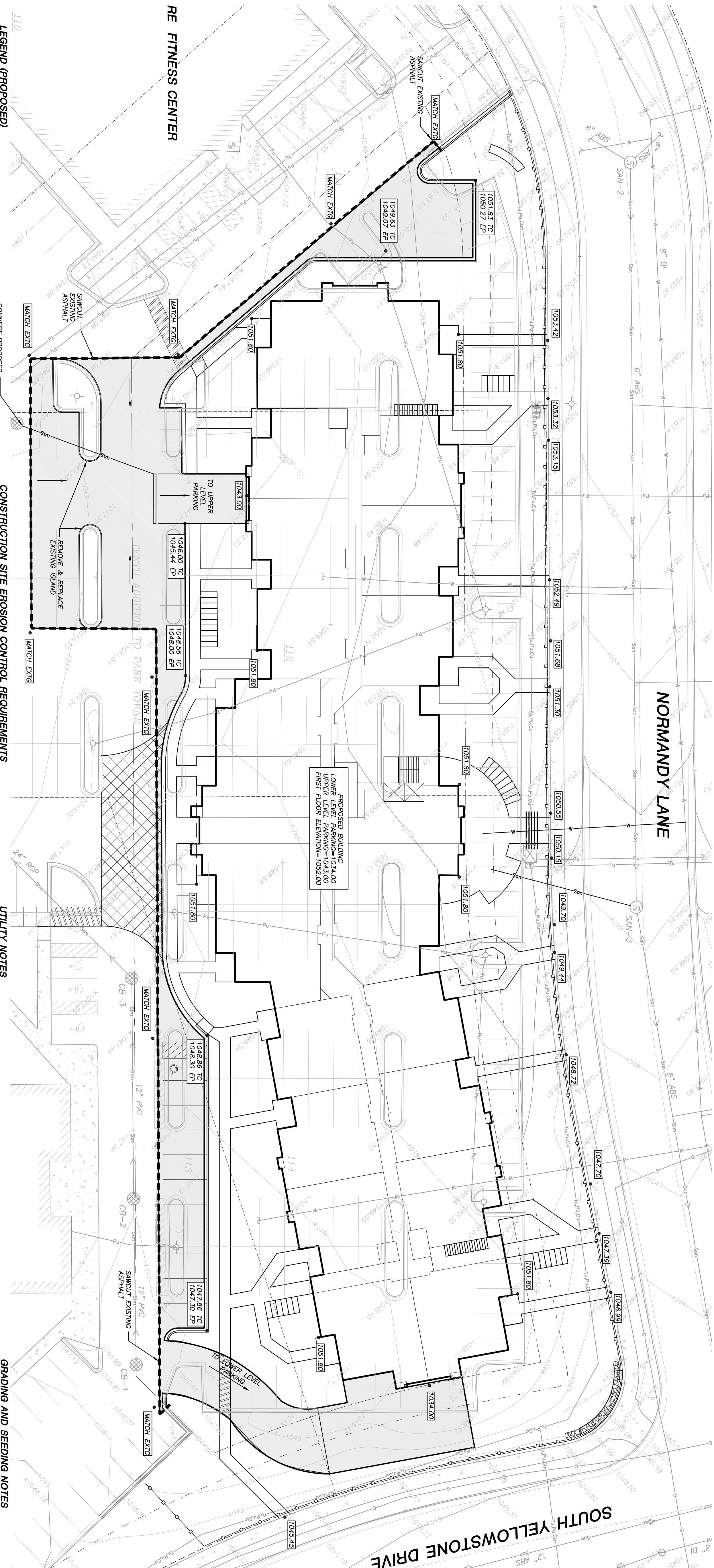
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REVISIONS:  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT NO.: 08072

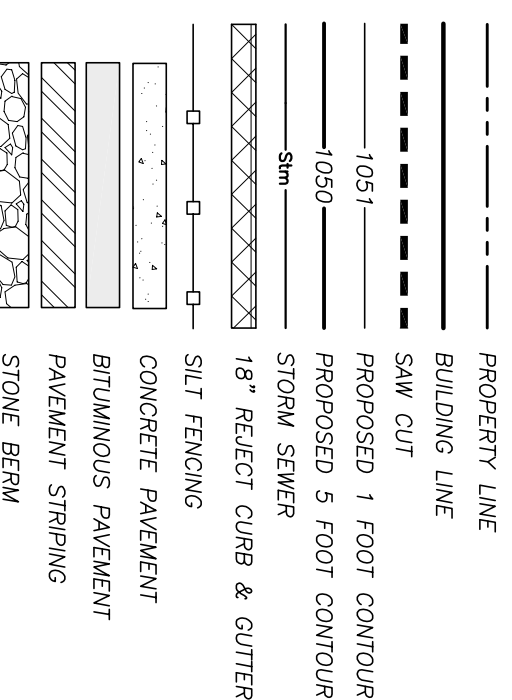
**EROSION CONTROL  
GRADING &  
UTILITY PLAN**

**03.0**



**RE FITNESS CENTER**

**LEGEND (PROPOSED)**



**GENERAL NOTES**

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
3. ALL WORK IN THE ROW AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT ALL PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY OPINIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.



SCALE IN FEET

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS (FORMERLY REFERRED TO AS BMP'S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORSSEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WORK TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. DAMAGE OBSERVED DURING THE INSPECTION:
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY EROSION CONTROL MEASURES THAT ARE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
5. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD OR DIRT, SEDIMENT AND THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
7. INSTALL EROSION CONTROLS ON THE DOWNSLOPE SIDE OF STOCKPILES.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - C. WITH THE DEWATERING TECHNICAL STANDARD NO. 1081 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. STONE CHECK DAMS SHALL BE PLACED IN FRONT OF SILT FENCING IN ANY LOW AREA.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING OR APPLICATION OF A WOOL APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. ALL STORM SEWER STRUCTURES SHALL HAVE INLET PROTECTION TYPE C (INLETS NO. 4, 7, 9) AND TYPE D (INLETS NO. 5, 6, 8). STANDARD DEMAS FOR INLET PROTECTION ARE LOCATED IN THE WISCONSIN FACILITIES DEVELOPMENT MANUAL (FDM), CHAPTER 16, SDD NUMBER BE-10-2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE FDM.
15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WISCONSIN AND WISCONSIN REQUIREMENTS.

**UTILITY NOTES**

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LENGTHS IN FIELD.
2. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS AND SHALL INSTALL A PERIMETER FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
3. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 8th EDITION.
4. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS AND SHOULD INCLUDE CURB & GUTTER, SIDEWALK, TOSOL, FERTILIZERS, SEEDING AND MULCHING.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS AND RESOLVED PRIOR TO THE START OF ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND DEPOSITORS, BONDS, AND ALL OTHER OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERMITTED UNTIL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSSES.
7. ANY UNDERGROUND UTILITIES WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNERS SATISFACTION AT THE CONTRACTOR'S EXPENSE.
8. ALL PRIVATE SANITARY AND WATER BUILDING SERVICES SHALL BE INSTALLED WITH A 5' MINIMUM BURY.
9. PRIVATE WATER SERVICES 2" OR LESS IN DIAMETER SHALL BE INSTALLED WITH A MINIMUM 30" HORIZONTAL SEPARATION FROM ANY SANITARY SEWER OR AT LEAST 12" ABOVE THE SANITARY SEWER IN ACCORDANCE WITH COMM 82.40(9)(b).
10. FOR WATER SERVICES GREATER THAN 2", MAINTAIN AN 8' FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER SERVICES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SANITARY SEWER CROSSES OVER WATER.
11. NO WATER SERVICE SHALL BE INSTALLED WITHIN 6" OF A STORM SEWER.
12. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH COMM 82.34(5)(b) AND COMM 84.30(2)(c).
13. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO COMM 84.30-3.
14. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO COMM 84.30-6.
15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO COMM 84.30-7.
16. COORDINATE GAS, ELECTRICAL, TELEPHONE, FIBER OPTICS, ECT., CONNECTION/RELOCATIONS WITH APPROPRIATE UTILITY COMPANY.

**GRADING AND SEEDING NOTES**

1. ALL DISTURBED AREAS SHALL BE SEeded AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS.
2. CONTRACTOR TO USE A SEEDING RATE OF 3.5 LBS PER 1000 S.F. FOR TURF AREAS.
3. ALL PROPOSED GRASSES SHOWN ARE ENHANCED GRASSES. CONTRACTOR SHALL VERIFY ALL GRASSES HAVE SUFFICIENTLY ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMPLETION.
4. CONTRACTOR SHALL SCORIFY ALL COMPACTED FERTILIZER AREAS PRIOR TO SEEDING AND MULCHING.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDD AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LARSE WITH NO SIGNIFICANT RAINFALL.

**PAVING NOTES**

1. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STURCTURE CONSTRUCTION, APPLICABLE TO THE CITY OF MADISON.
2. PAVEMENT DESIGN WITHIN THE ROW SHALL CONFORM TO MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. PRIVATE PAVEMENT DESIGN SHALL BE BASED UPON CONCRETE OR ASPHALT MINIMUM 3" D. SUBGRADE COEFFICIENT OR AT PER MINIMUM 3" D. SUBGRADE COEFFICIENT TYPE E-(-3) PLACED ON 8" BASE. AGGREGATE DENSE 1-1/4" CONSTRUCTED IN 2 LIFTS. LOWER LAYER SHOULD BE 1.5". THE UPPER AND LOWER LAYER SHOULD BE 1.5". THE UPPER AND LOWER LAYER SHOULD BE 1.5" NOMINAL MAXIMUM SIZE AGGREGATE GRADATION. AN ASPHALT BINDER GRADE OF PG-64-22 MAY BE USED FOR THE UPPER AND LOWER LAYERS.

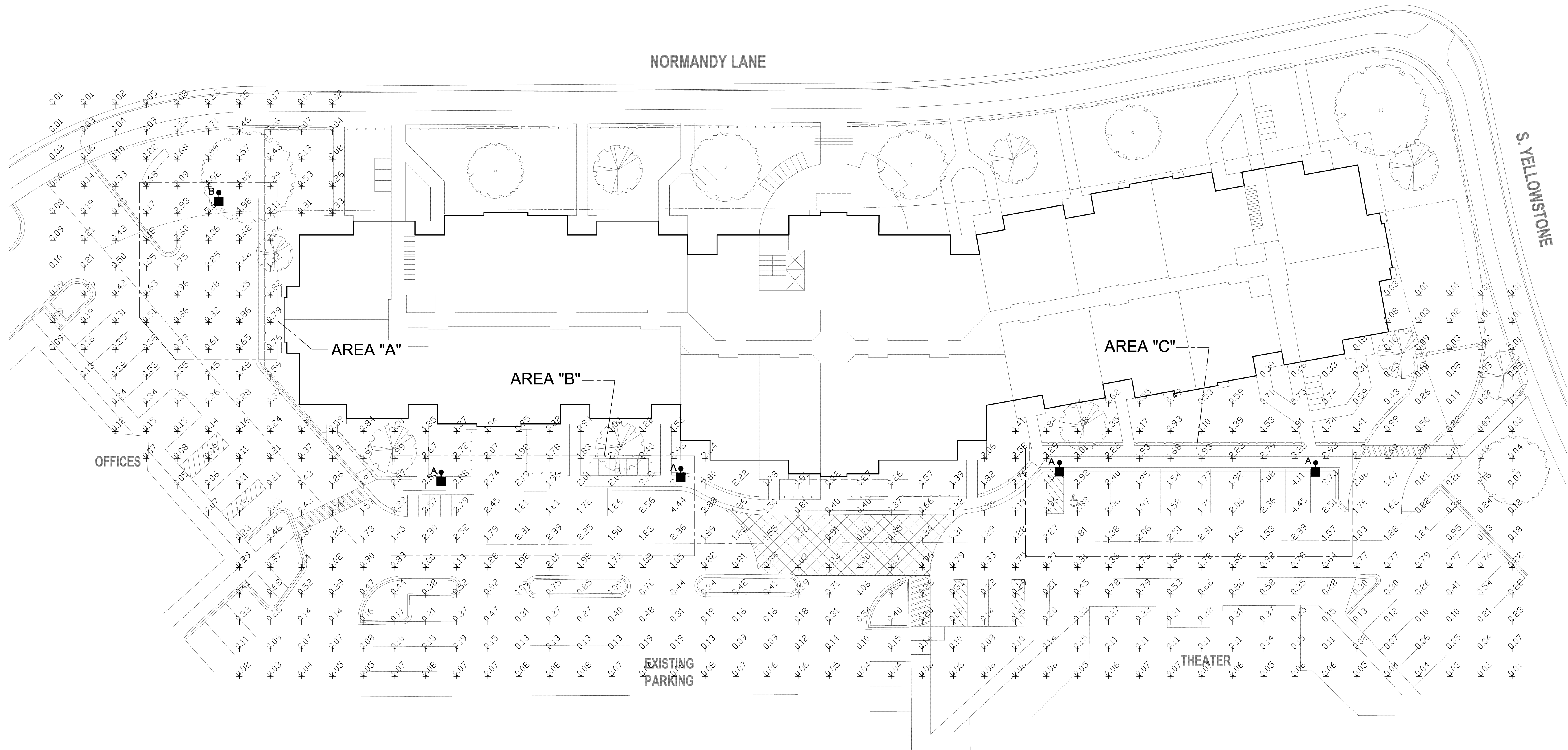
# DIMENSION IV MADISON

Architecture  
Engineering  
Interior Design

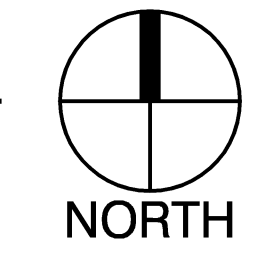
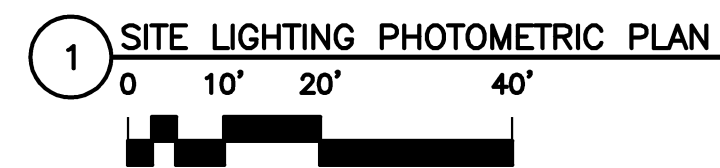
313 West Beltline Hwy., Suite 161  
Madison, WI 53713  
phone (608) 229-4444 fax (608) 229-4445

## NORMANDY SQUARE

6500 NORMANDY LANE  
MADISON, WI



TYPE "A" FIXTURE



NEW PARKING AREA CALCULATIONS:				
AREA	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	AVERAGE/MINIMUM (fc)
A	1.89	5.64	0.61	3.10
B	2.11	3.96	1.45	1.46
C	2.17	4.45	1.54	1.41

FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NO.	VOLTS	LAMPS	MT'G.	REMARKS
A	McGRAW EDISON	CAL-250MH-120-3F-X-HOUSE SIDE SHIELD	120	1-MH250/U	POLE	SINGLE HEAD TYPE III AREA FIXTURE ON 22" POLE ON 2" CONCRETE BASE WITH 250 WATT METAL HALIDE LAMP SOURCE
B	McGRAW EDISON	CAL-250MH-120-4F-X-HOUSE SIDE SHIELD	120	1-MH250/U	POLE	SINGLE HEAD TYPE IV AREA FIXTURE ON 22" POLE ON 2" CONCRETE BASE WITH 250 WATT METAL HALIDE LAMP SOURCE

DATE OF ISSUE: 06/13/07

REVISIONS:  
**URBAN DESIGN  
SUBMISSION**

PROJECT #: 06072

### SITE LIGHTING PHOTOMETRIC PLAN

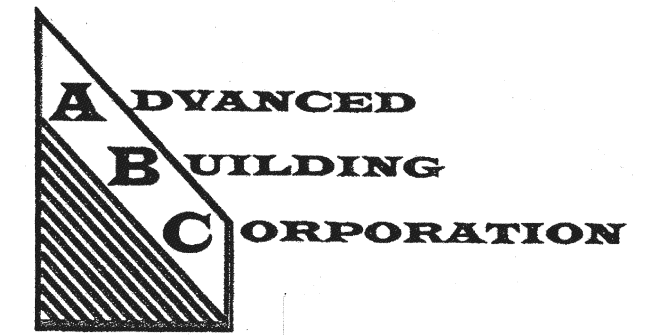
# E1.0

# DIMENSION IV-MADISON

Architecture, Engineering and Interior Design  
313 West Beltline Hwy., Suite 161 Madison, WI 53713 Phone (608) 229-4444

## NORMANDY SQUARE

6500 NORMANDY LANE  
MADISON, WI



**Architecture: Dimension IV - Madison, LLC, Madison, WI**  
**Civil Engineer: Jenkins Survey and Design, Inc., Madison, WI**  
**Landscape: Watts Landscape Service, Verona, WI**

### CODE DATA

STORIES  
FOUR

LEVELS  
SIX

### PROJECT/BUILDING DATA

SITE AREA  
72,100 SF

BUILDING HEIGHT  
52'-3"

PARKING  
SURFACE PARKING - 14  
SURFACE LOADING AREAS - 2  
SURFACE MOPED PARKING - 6  
UNDERGROUND PARKING - 137  
  
TOTAL - 159

BICYCLE PARKING  
SURFACE PARKING - 36  
UNDERGROUND PARKING - 76  
  
TOTAL - 112

BUILDING AREA  
LOWER PARKING 29,240 SF  
UPPER PARKING 30,110 SF  
FIRST FLOOR 28,570 SF  
SECOND FLOOR 28,570 SF  
THIRD FLOOR 28,570 SF  
FOURTH FLOOR 28,570 SF  
  
TOTAL 173,630 SF

UNIT MIX  
1-BEDROOM 20  
2-BEDROOM 71  
  
TOTAL 91

### LIST OF DRAWINGS

#### GENERAL

G0.1 COVER SHEET

#### SITE/LANDSCAPE

- C1.0 EXISTING OVERALL MARKET SQUARE PLAN
- C1.1 EXISTING SURVEY (JENKINS)
- C2.0 OVERALL MARKET SQUARE PLAN
- C2.1 SITE PLAN
- C3.0 EROSION CONTROL GRADING AND UTILITY PLAN (JENKINS)
- L1.0 LANDSCAPE PLAN (WATTS)
- E1.0 SITE LIGHTING PLAN

#### ARCHITECTURAL

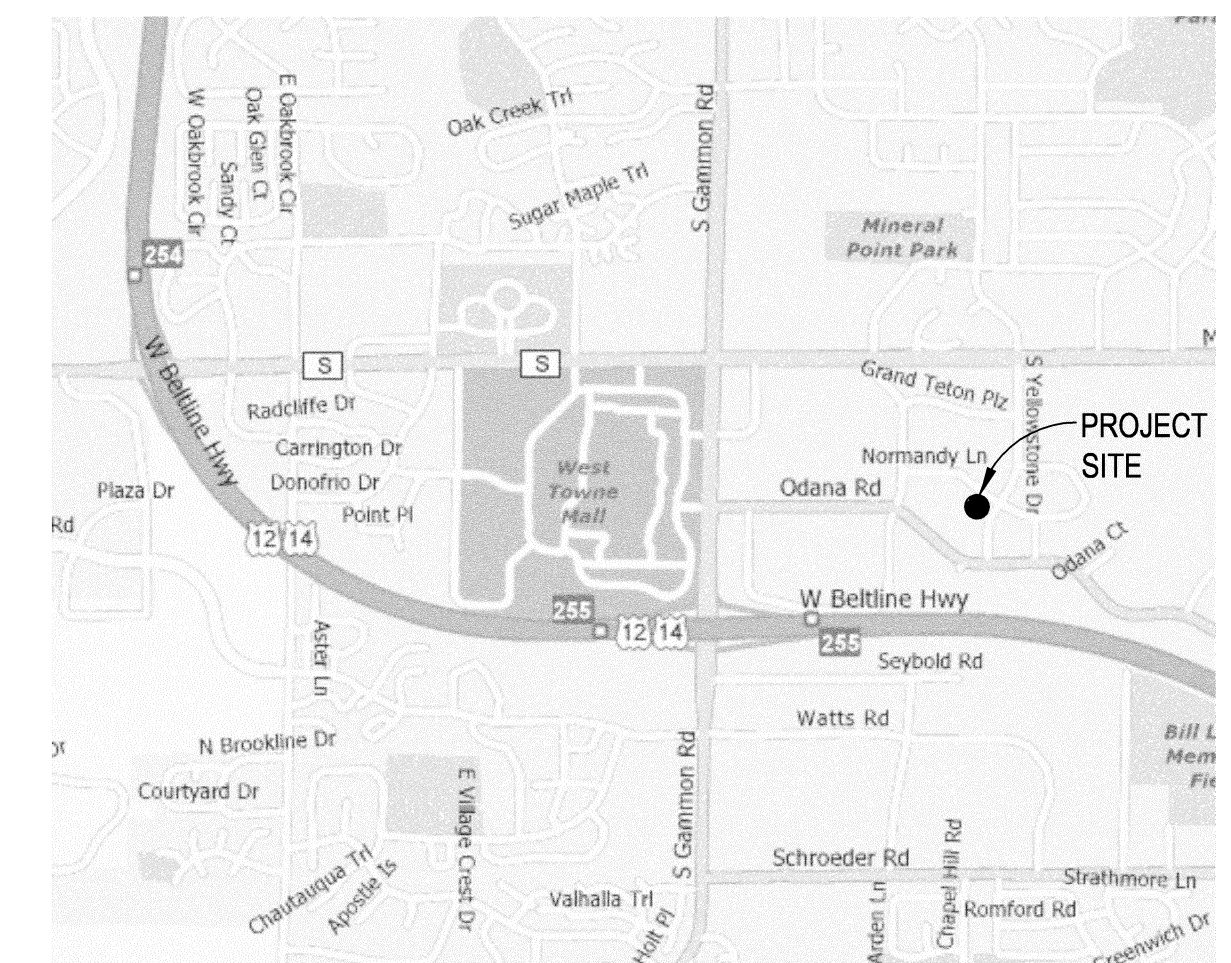
- A1.1 PARTIAL FIRST FLOOR PLAN
- A1.2 PARTIAL FIRST FLOOR PLAN
- A1.3 PARTIAL FIRST FLOOR PLAN
- A1.4 SECOND, THIRD, & FOURTH FLOOR PLAN
- A1.5 PARKING LEVEL PLANS
- A2.0 EXTERIOR ELEVATIONS
- A2.1 ENLARGED PARTIAL ELEVATION COLOR PERSPECTIVE



STATE MAP



CITY MAP



SITE LOCATION MAP



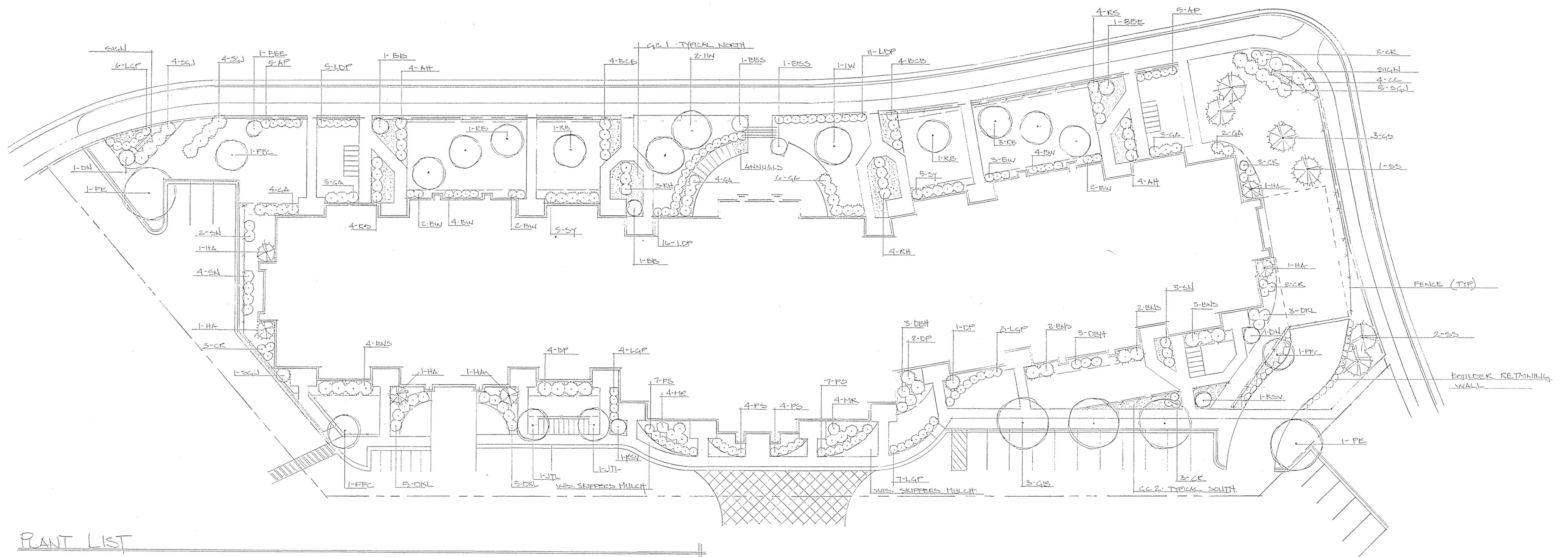
**NOTES**

- 1) ALL LAWNS TO RECEIVE SEED, FERTILIZER, & STRAW MULCH
- NORTH SIDE: SHADY MIX
- ALL OTHERS: MADISON PARKS OR EQUAL
- 2) ALL PLANTING BEDS TO RECEIVE BLACK PLASTIC EDGING AT PERIMETERS
- 3) ALL PLANTING BEDS TO RECEIVE 3-4" OF SHREDDED BARK MULCH UNLESS NOTED ON PLAN
- 4) C.C.1 TO BE PLANTED 12" O.C.
- 5) G.C.2 TO BE PLANTED 18" O.C.

**PARKING LOT CALCULATIONS**

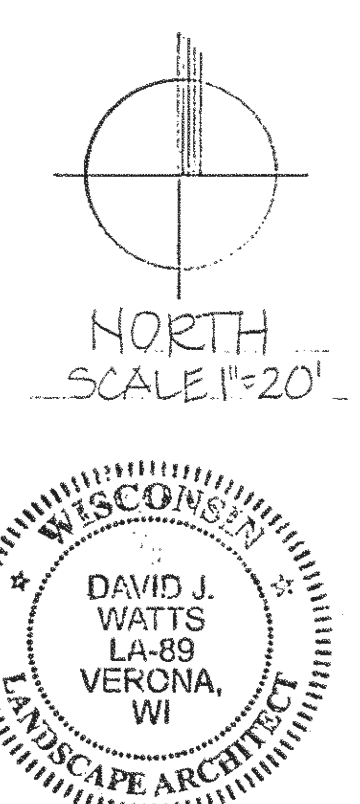
14 STALLS = 1 CANOPY TREE @ 10' SCREENING POINTS  
 SOLUTION: 3' GINKGO BILOBA @ 35 P.T.S. = 105 P.T.S.

**LANDSCAPE PLAN**  
 SCALE 1" = 20'



**PLANT LIST**

SYMBOL	QTY	COMMON NAME	SIZE	SYMBOL	QTY	COMMON NAME	SIZE
<b>TREES</b>				<b>SHRUBS</b>			
GB	3	GINKGO BILOBA	2"	AH	8	ANNABELLE HYDRANGEA	15'
JTL	2	JAPANESE TREE LILAC	1 1/2'	AP	10	ABEOTSWOOD POTENTILLA	18"
IW	3	IRONWOOD	2"	BB	2	BURNING BUSH	3'
PE	2	PIONEER ELM	2"	BBE	2	BLACK BEAUTY ELDER	2'
PFC	3	PRAIRIE FIRE GRASS	1 1/2'	BBS	2	BURNING BUSH ON STD.	4'
RB	8	REDJUD	8'	BCB	8	BLACK CHOKEBERRY	18"
<b>EVERGREENS</b>				CC	4	CRANBERRY COGNACSTER	18"
BNS	11	BIRD'S NEST SPRUCE	18"	CR	12	CAREFREE ROSE	15"
BW	13	BOXWOOD	15"	DEH	6	DWF BUSH HONEYSUCKLE	18"
DP	7	DWARF FITZGER	18"	DKL	13	DWF KOREAN LILAC	24"
GA	22	GLOBE ARBORVITAE	8"	DN	2	DIABLO NINEBARK	30"
GS	3	GREEN SPRUCE	5'	KSV	2	KOREAN SPACE VIBURNUM	30"
HA	6	HOLYSTRAUP ARBORVITAE	4'	LP	32	LODENSE PRIVET	15"
PS	22	PINILA 'GLOBE' SPRUCE	15"	LCP	25	LITTLE GEM POTENTILLA	15"
RH	7	RHODODENDRON PUM	18"	MR	8	MORDEN ROSE	18"
SN	14	SEA GREEN JUNIPER	18"	RS	8	RUNNING SERVICEBERRY	24"
SS	3	SERBIAN SPRUCE	5'	SN	9	SNOWMOUND SPIRES	24"
SY	10	SPREADING YEW	18"	GC1		PURPLE LEAF WINTERCREEPER	3'
				GC2		STELLA D'ORO DRACULA	14L



**NORMANDY SQUARE**  
 6500 NORMANDY LANE  
 MADISON, WI  
 WATTS LANDSCAPE SERVICE  
 3570 PIONEER RD.  
 VERONA, WI