

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>August 16, 2006</u>	Action Requested
UDC MEETING DATE: <u>September 6, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1400 East Washington Avenue

ALDERMANIC DISTRICT: 2

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Washington Square Associates, LLP</u>	<u>Mark Derr, Architect</u>
<u>401 North Carroll Street</u>	<u>3819 Monona Drive</u>
<u>Madison, Wisconsin 53703</u>	<u>Madison, Wisconsin 53714</u>

CONTACT PERSON: Jay Mullins
Address: 401 North Carroll Street
Madison, Wisconsin 53703
Phone: (608)285-8090 or (608)212-5965
Fax: (608)285-8085
E-mail address: jay@mullinsgroup.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 50,000 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)

Burse
 Surveying and Engineering, Inc.
 1400 E. Washington Ave, Suite B5
 Madison, WI 53703
 P: 608.250.3263
 F: 608.250.3266
 e-mail: burse@burseinc.com
 www.burseinc.com

APPROVALS
 PROJECT ENG:
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED:

WASHINGTON SQUARE BUILDING
 1400 E. WASHINGTON AVENUE
 MADISON, WI 53703
WASHINGTON SQUARE ASSOCIATES
 401 N CARROL STREET
 MADISON, WI 53703

PROJECT #: BSET14-99
 PLOT DATE: 08/30/2006

REVISION DATES:

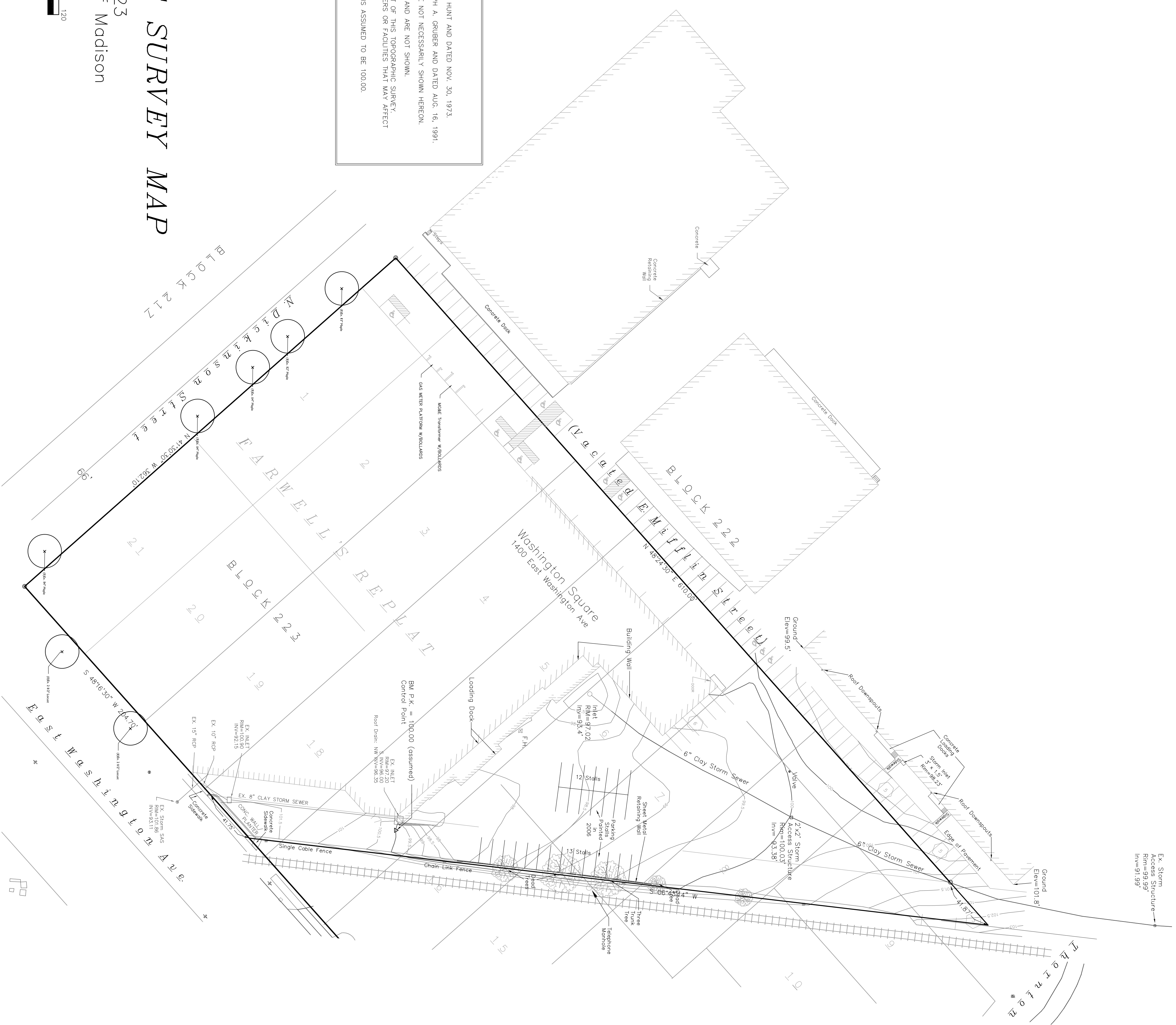
ISSUE DATES:

EXISTING
 TOPOGRAPHIC
 SURVEY

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DRAWING NUMBER
SU1

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 Madison, WI 53703
 P: 608.250.3263
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 e-mail: burse@burseinc.com
 www.burseinc.com



- LEGEND**
- 3/4" SOLID IRON ROD FOUND
 - PIPE FOUND
 - × FOUND CHASED "X" IN CONCRETE
 - UTILITY POLE
 - F.H. FIRE HYDRANT

NOTES

BOUNDARY LINES SHOWN WEST OF THE TRACKS ARE PER PLAT OF SURVEY PREPARED BY PAUL HUNT AND DATED NOV. 30, 1973. BOUNDARY LINES SHOWN EAST OF THE TRACKS ARE PER PLAT OF SURVEY PREPARED BY JOSEPH A. GRUBER AND DATED AUG. 16, 1891.

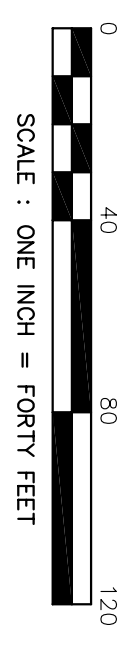
ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY ARE UNKNOWN AND ARE NOT SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS TOPOGRAPHIC SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. THE BENCHMARK SHOWN IS ASSUMED TO BE 100.00.

ALL TREES, HEDGES AND GROUND COVER ON THE SITE ARE NOT NECESSARILY SHOWN HEREON.

PARTIAL TOPOGRAPHIC SURVEY MAP

Part of Block 223
 Farwell's Replat, City of Madison



12"

1400



AKZO NOBEL METALLIC SILVER FLNA9137

JOB DESCRIPTION
S/F NON-ILLUMINATED EXTERIOR ALUMINUM LETTERS.

B. 1/2" FLAT CUT ALUMINUM LETTERS PAINTED AND STUD MOUNTED 1/4" OFF BUILDING FASCIA

FILE NAME 14582-09-0 DATE 08-10-06 SCALE 3/4"=1'
 JOB NAME THE MULLINS GROUP
 LOCATION MADISON WI
 DRAWN BY AJG SALESMAN MICHAEL OLKWITZ
 DESIGN APPROVED BY: _____
 AUTHORIZED SIGNATURE _____
 DATE _____

UNLESS OTHERWISE SPECIFIED:
 • ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120 PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.
 THIS IS AN ORIGINAL COMPUTER GENERATED COLOR PRINT. CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY SIGN PRODUCTIONS, INC. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS A COLOR REPRESENTATION ONLY. THIS PRINT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. IF NOT RETURNED WITHIN THIRTY DAYS FROM DATE, WE RESERVE THE RIGHT TO CHARGE FOR THE CREATIVE TIME INVOLVED IN ITS DEVELOPMENT.





EAST ELEVATION

JOB DESCRIPTION
S/F NON-ILLUMINATED EXTERIOR ALUMINUM LETTERS.

A. 1/2" FLAT CUT ALUMINUM LOGO PAINTED 2 SHADES OF METALLIC SILVER. STUD MOUNTED 1/4" OFF BUILDING FASCIA

B. 1/2" FLAT CUT ALUMINUM LETTERS PAINTED AND STUD MOUNTED 1/4" OFF BUILDING FASCIA

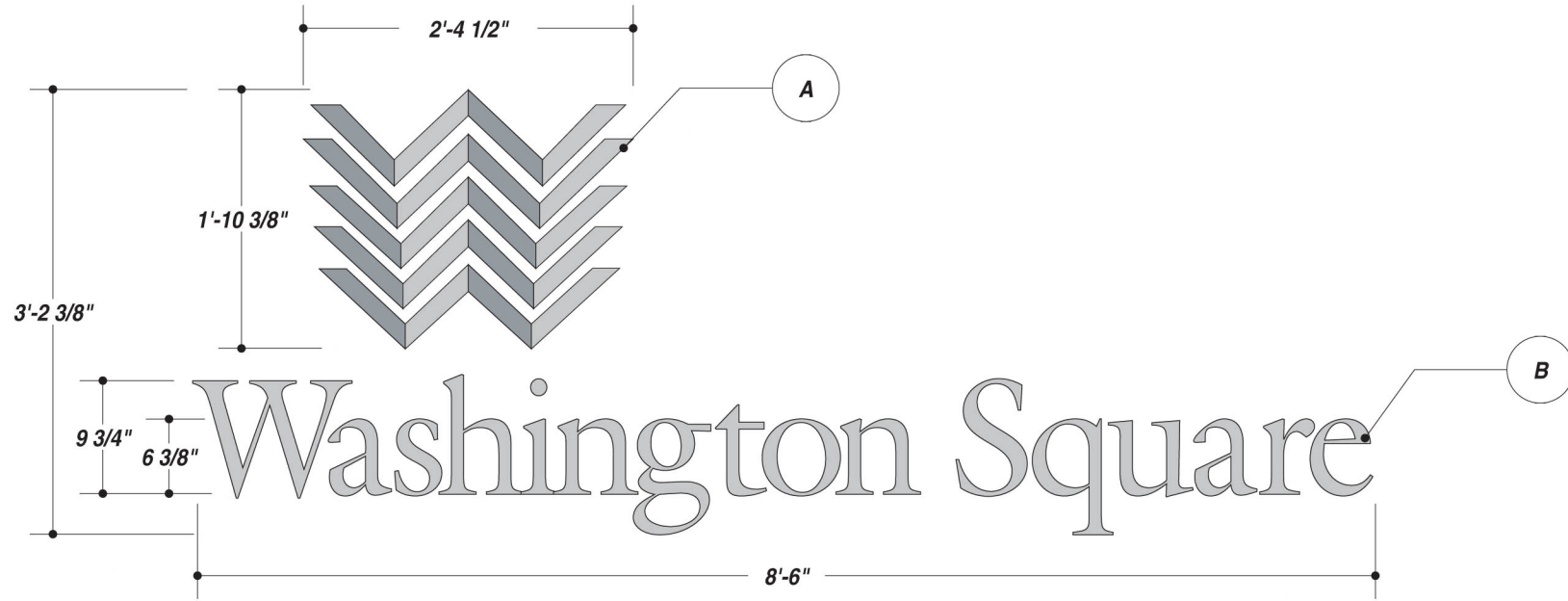
- AKZO NOBEL METALLIC GRAY FLNA9841
- AKZO NOBEL METALLIC SILVER FLNA9137
-
-
-

FILE NAME 14582-10-0 DATE 08-10-06 SCALE 3/4"=1'
 JOB NAME THE MULLINS GROUP
 LOCATION MADISON WI
 DRAWN BY EM SALESMAN MICHAEL OLKWITZ

DESIGN APPROVED BY: _____
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SOUTH ELEVATION



WEST ELEVATION

AKZO NOBEL METALLIC GRAY FLNA9841

AKZO NOBEL METALLIC SILVER FLNA9137

JOB DESCRIPTION

S/F NON-ILLUMINATED EXTERIOR ALUMINUM LETTERS.

A. 1/2" FLAT CUT ALUMINUM LOGO PAINTED 2 SHADES OF METALLIC SILVER. STUD MOUNTED 1/4" OFF BUILDING FASCIA

B. 1/2" FLAT CUT ALUMINUM LETTERS PAINTED AND STUD MOUNTED 1/4" OFF BUILDING FASCIA

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FILE NAME 14582-09-0 DATE 08-10-06 SCALE 3/4"=1'
 JOB NAME THE MULLINS GROUP
 LOCATION MADISON WI
 DRAWN BY AJG SALESMAN MICHAEL OLKWITZ
 DESIGN APPROVED BY:
 AUTHORIZED SIGNATURE _____
 DATE _____



IF THIS PRINTS ONTO ARTWORK PAGE THE FILE HAS BEEN SIZED TO FIT PAPER AND WILL NOT BE TO SCALE - UNCHECK THE FIT TO PAGE BOX IN ADOBE TO PRINT A SCALE PRINT

IF THIS PRINTS ONTO ARTWORK PAGE THE FILE HAS BEEN SIZED TO FIT PAPER AND WILL NOT BE TO SCALE - UNCHECK THE FIT TO PAGE BOX IN ADOBE TO PRINT A SCALE PRINT

INDEX OF DRAWINGS

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- EL1. NORTH DICKINSON STREET ELEVATIONS
- EL2. EAST WASHINGTON STREET ELEVATIONS
- EL3. EAST WALL - SOUTH PORTION - PLAN & ELEVATION
- EL4. EAST WALL - NORTH PORTION - PLAN & ELEVATION
- EL5. NORTH WING ELEVATIONS
- SD1. AWNING SECTIONS AND DETAILS

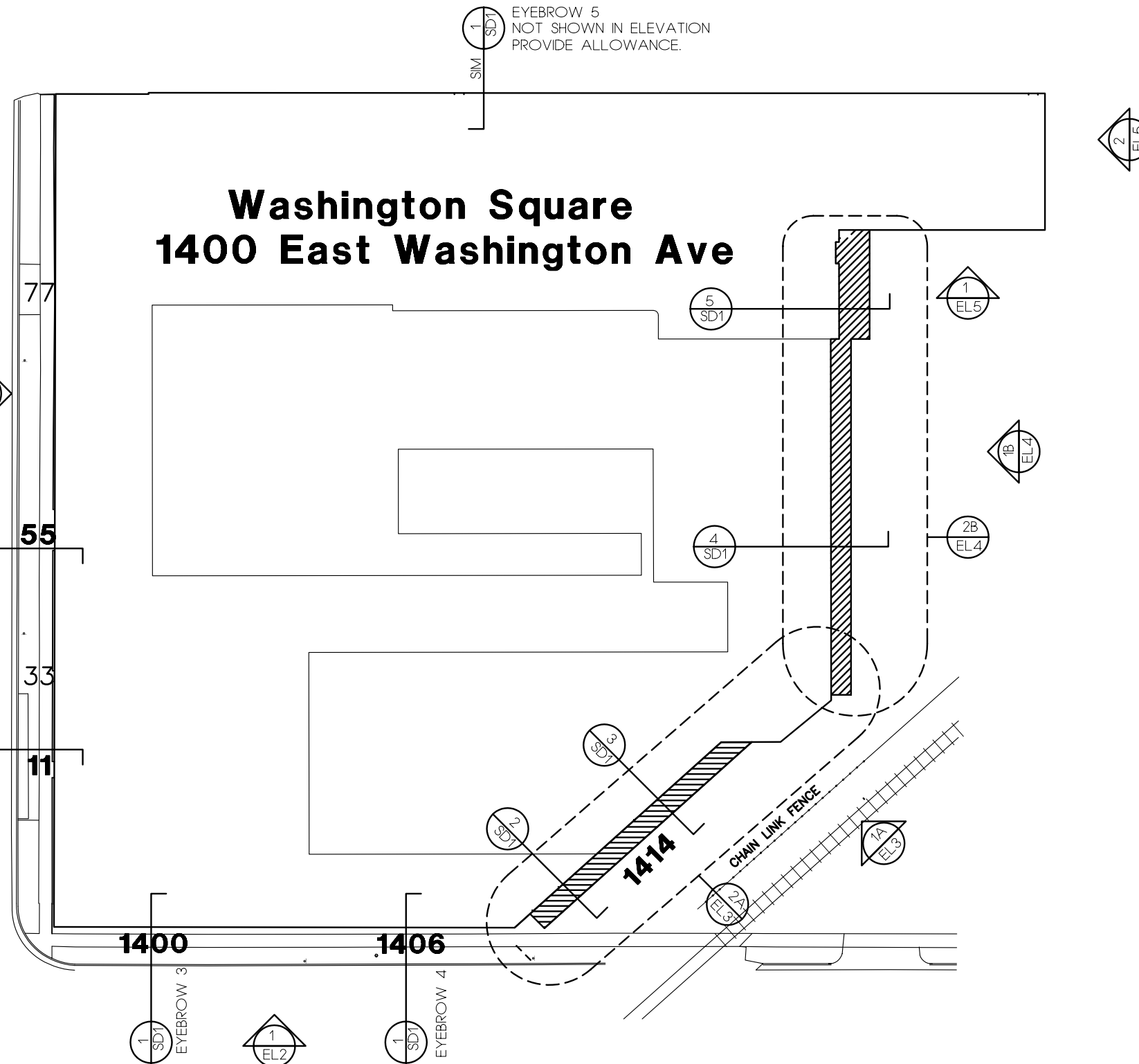
SUPPLEMENTAL INFORMATION

- PN PROJECT NARRATIVE
- LM1 LOCATION PLAN
- EXP1 - EXP12 EXTERIOR PERSPECTIVES
- CP1 - CP9 CONTEXTUAL PHOTOS

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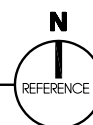
NORTH DICKINSON STREET



EAST WASHINGTON AVENUE

KEY PLAN - EXISTING BUILDING

SCALE NONE



UDC ARCHITECT

3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

MARK DERR

EXTERIOR IMPROVEMENTS PROJECT
1400 EAST WASHINGTON AVENUE

WASHINGTON SQUARE ASSOC.
401 NORTH CARROLL STREET
MADISON * WISCONSIN
53703 608.285.8090

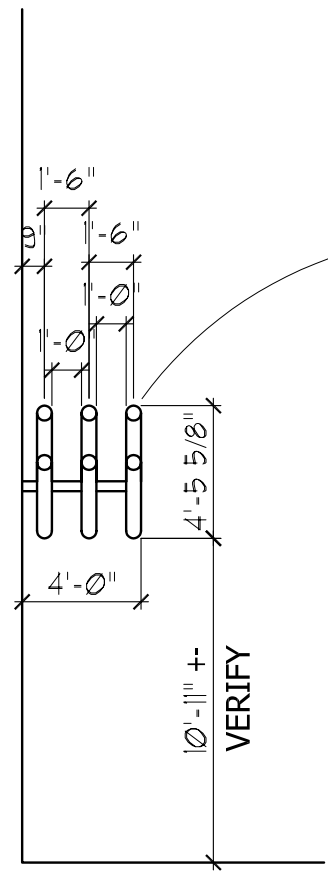
DRAWING STATUS	PRELIMINARY	CHECKED BY	MD	DRAWING TITLE	AWNING KEY PLAN
PROGRESS	REVIEW	PROJECT NUMBER	WSA-2-06	SCALE	AS SHOWN
FINAL	DRAWN BY	SHEET NUMBER	SK1		

REVISONS

DATE	
DATE	
DATE	
DOCUMENT DATE	08.30.06

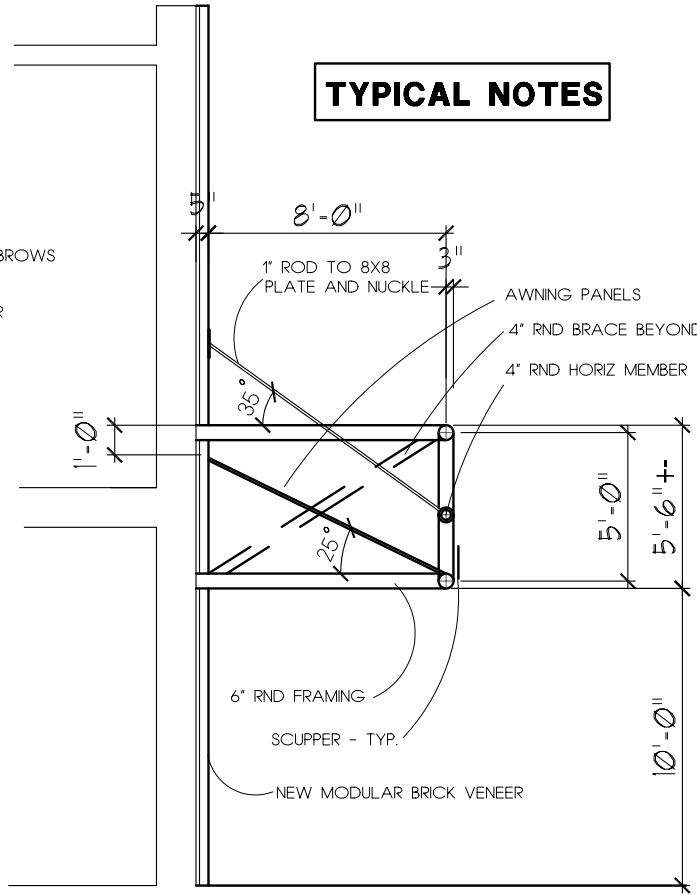
OF 1

1400 EAST WASHINGTON AVENUE



1 EYEBROW SECTION
SCALE : NONE

3 - 6" W" TUBE EYEBROWS
SUPPORTED WITH
4" CANTILEVER TUBE
DETAILS BY ENGINEER
SEE SHEET EL2 FOR
TYPICAL PLAN

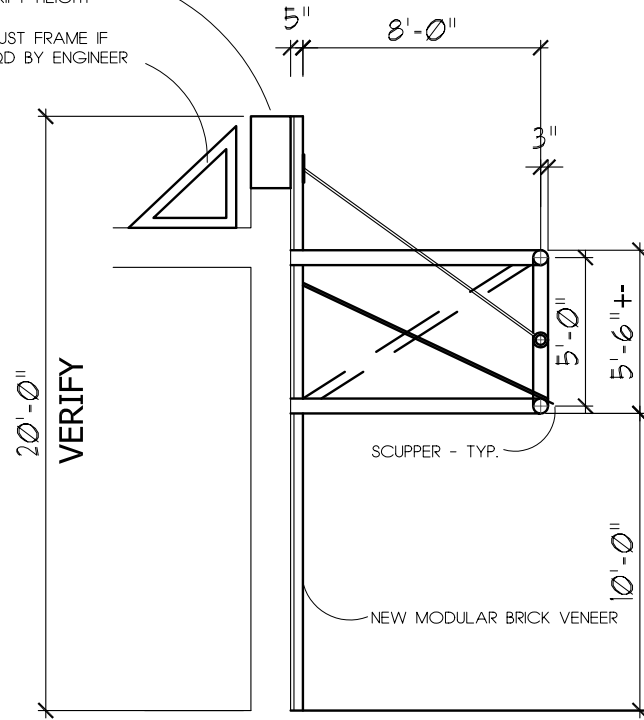


2 AWNING SECTION
SCALE : NONE

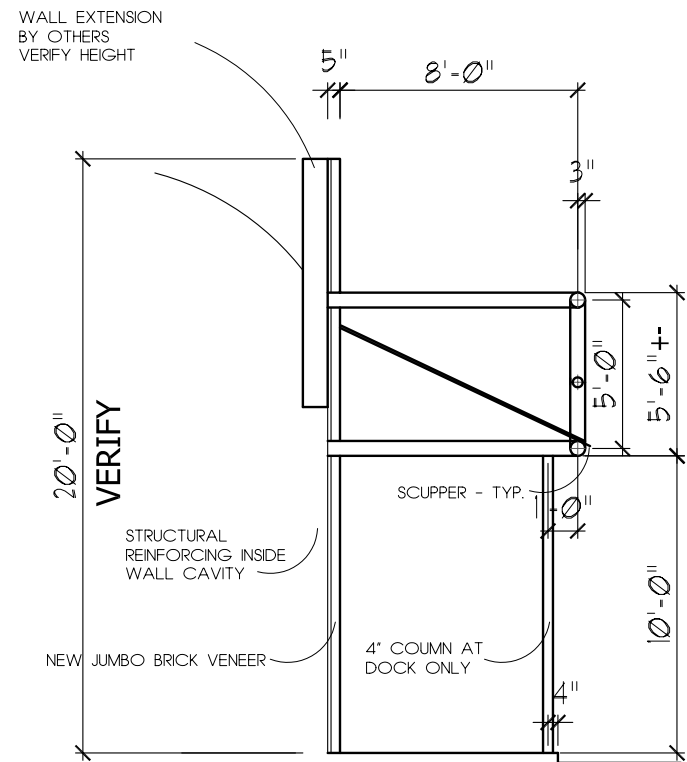
TYPICAL NOTES

PARAPET EXTENSION
BY OTHERS
VERIFY HEIGHT

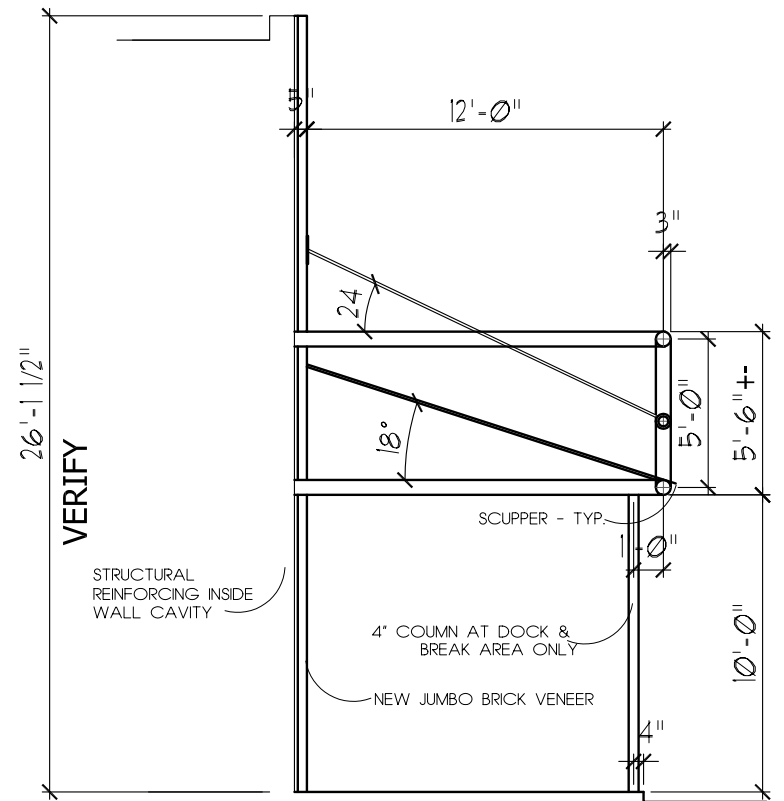
THRUST FRAME IF
REQD BY ENGINEER



3 AWNING SECTION
SCALE : NONE



4 AWNING SECTION - BREAK AREA
SCALE : NONE



5 AWNING SECTION AT LIFT PORTION
SCALE : NONE

UDC ARCHITECT
3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

MARK JERT ARCHITECT
3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

EXTERIOR IMPROVEMENTS PROJECT
1400 EAST WASHINGTON AVENUE

CLIENT: WASHINGTON SQUARE ASSOC. 401 NORTH CARROLL STREET MADISON * WISCONSIN 53703 608.285.8090

CHECKED BY: MD
DRAWING TITLE: AS SHOWN
SCALE: AS SHOWN

REVISIONS	DATE	DATE	DATE

SECTIONS & DETAILS

PROJECT NUMBER: WSA-2-06
SHEET NUMBER: SD1

1 OF 1

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

Number of parking Stalls 171
 Number of 2" Min. Cal. Trees Required 12

Parking Stall Points **730**
 Loading Berth Points (2) **150**
 Number of Landscape Points Required **880**

SOLUTION

15 Canopy Trees (2"-2 1/2") @ 35 pts. 525
1 Canopy Trees or Small Ornamental Trees (1 1/2"-2"0) @ 15 pts 15

44 Deciduous Shrubs @ 2 pts. 88
39 Evergreen Shrubs @ 3 pts. 117

- Evergreen Trees (3' Ht.) @ 15 pts. -
345 Decorative Wall or Fence @ 5 pts. per 10 l.f. 175

Earth Berm per 10 l.f.:
 - Average Ht. - 30" @ 5 pts. -
 - Average Ht. - 15" @ 2 pts. -

TOTAL POINTS 920



Locator Map

LM1

Washington Square 1400 East Washington Ave

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

Number of parking Stalls	171
Number of 2" Min. Cal. Trees Required	12
Parking Stall Points	730
Loading Berth Points (2)	150
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Canopy Trees (2"-2 1/2") @ 35 pts.	525
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Deciduous Shrubs @ 2 pts.	88
Evergreen Shrubs @ 3 pts.	117
Evergreen Trees (3' Ht.) @ 15 pts.	-
Decorative Wall or Fence @ 5 pts. per 10 l.f.	175
Earth Berm per 10 l.f. :	-
Average Ht. - 30" @ 5 pts.	-
Average Ht. - 15" @ 2 pts.	-
TOTAL POINTS	920

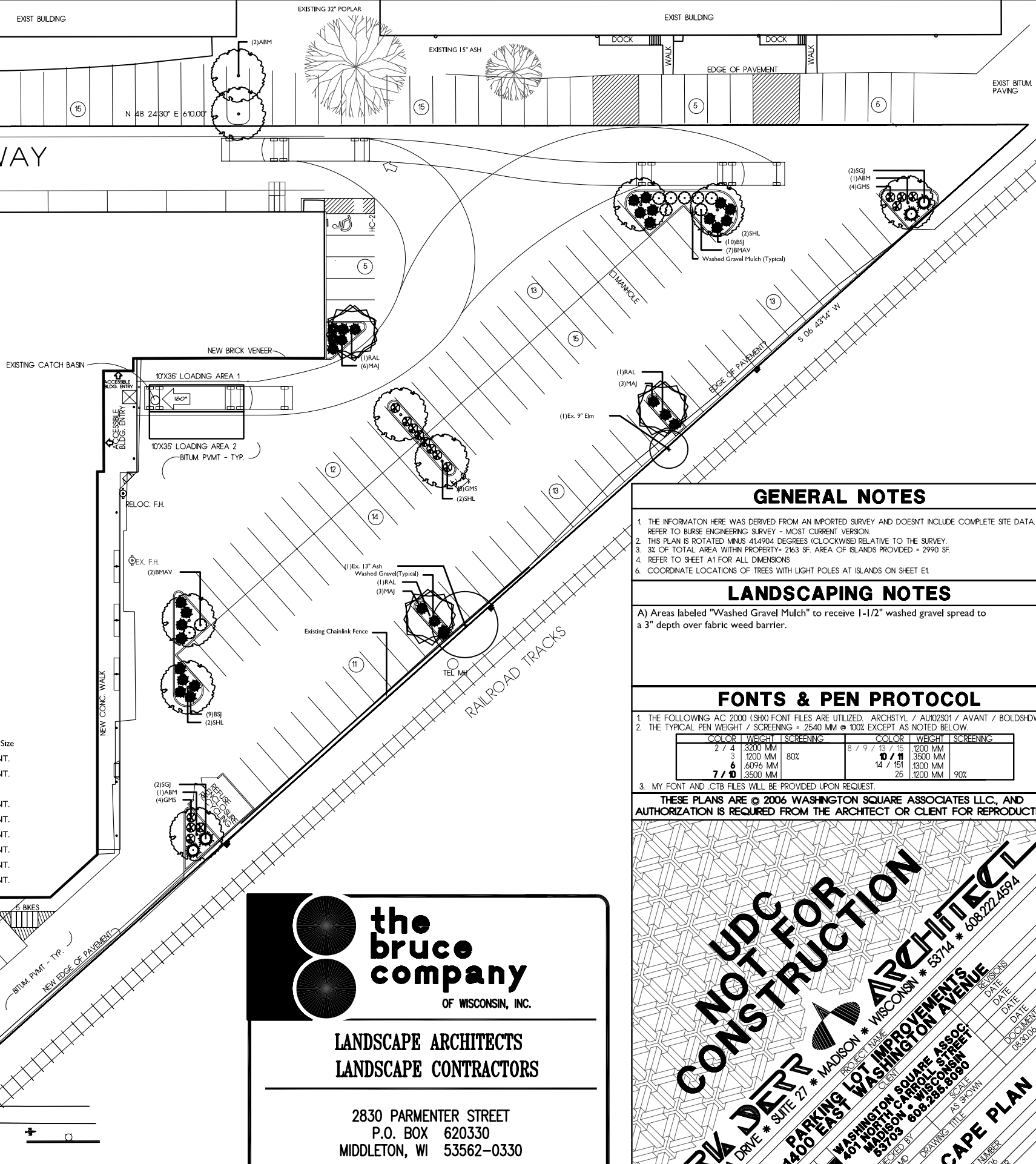
Plant Material List

Broadleaf Deciduous				Shrub			
Quantity	Code Name	Common Name	Planting Size	Quantity	Code Name	Common Name	Planting Size
3	AHH	Amer Hornbeam	2" B&B	9	BMAV	Blue Muffin Arwd Viburnum	#5 CONT.
6	ABM	Autumn Blaze Maple	2 1/2" B&B	3	CVR	Carefree Wonder Rose	#2 CONT.
1	GRC	Golden Raindrops Crabapple	2" B&B	3	CFE	Chicago Fire Winged Euonymus	3' B&B
9	RAL	Redmond Amer Linden	2 1/2" B&B	17	CPB	Crimson Pygmy Barberry	#2 CONT.
6	SHL	Skyline Thlns Honeylocust	2" B&B	17	DS	Daphne Spirea	#2 CONT.
Conifer Evergreen				5	DRS	Dart's Red Spirea	#2 CONT.
4	BY	Berryhill Yew	15" B&B	6	GMS	Gold Mound Spirea	#2 CONT.
19	BSJ	Blue Sargent Juniper	#2 CONT.	2	IHD	Ivory Halo Dogwood	#7 CONT.
12	MAJ	Mini Arcadia Juniper	#2 CONT.				
1	MAJ	Mini Arcadia Juniper	#5 CONT.				
4	SGJ	Sea Green Juniper	#2 CONT.				
Perennial							
6	KFG	Karl Foerster's Feather Reed Grass	#1 CONT.				
38	SDD	Stella De Oro Daylily (gold 18" Re)	#1 CONT.				
8	SWD	Summer Wine Daylily (purple 24" M)	#1 CONT.				
5	WLC	Walker's Low Catmint	#1 CONT.				

NORTH DICKINSON STREET

NORTH DRIVEWAY

EAST WASHINGTON AVENUE



GENERAL NOTES

1. THE INFORMATION HERE WAS DERIVED FROM AN IMPORTED SURVEY AND DOESNT INCLUDE COMPLETE SITE DATA. REFER TO BURSE ENGINEERING SURVEY - MOST CURRENT VERSION.
2. THIS PLAN IS ROTATED MINUS 41.4904 DEGREES (CLOCKWISE) RELATIVE TO THE SURVEY.
3. 3% OF TOTAL AREA WITHIN PROPERTY+ 2163 SF. AREA OF ISLANDS PROVIDED + 2990 SF.
4. REFER TO SHEET A1 FOR ALL DIMENSIONS
5. COORDINATE LOCATIONS OF TREES WITH LIGHT POLES AT ISLANDS ON SHEET E1

LANDSCAPING NOTES

A) Areas labeled "Washed Gravel Mulch" to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.

FONTS & PEN PROTOCOL

1. THE FOLLOWING AC 2000 (SHX) FONT FILES ARE UTILIZED. ARCHSTYL / AUI02S01 / AVANT / BOLDSHOW
 2. THE TYPICAL PEN WEIGHT / SCREENING = 2540 MM @ 100% EXCEPT AS NOTED BELOW.
- | COLOR | WEIGHT | SCREENING | COLOR | WEIGHT | SCREENING |
|-------|---------|-----------|-------|---------|-----------|
| 2 | 4 | 3200 MM | 8 | 9 | 18 |
| 3 | 1200 MM | 80% | 9 | 11 | 3500 MM |
| 6 | 6096 MM | | 14 | 151 | 1300 MM |
| 7 | 6 | 3500 MM | 25 | 1200 MM | 90% |
3. MY FONT AND .CTB FILES WILL BE PROVIDED UPON REQUEST.

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the bruce company
OF WISCONSIN, INC.

**LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS**

2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330

TEL (608) 836-7041
FAX (608) 831-6266

NOT FOR CONSTRUCTION

MARK DEER ARCHITECT

8819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 508.222.4594

PARKING LOT IMPROVEMENTS

1400 EAST WASHINGTON AVENUE

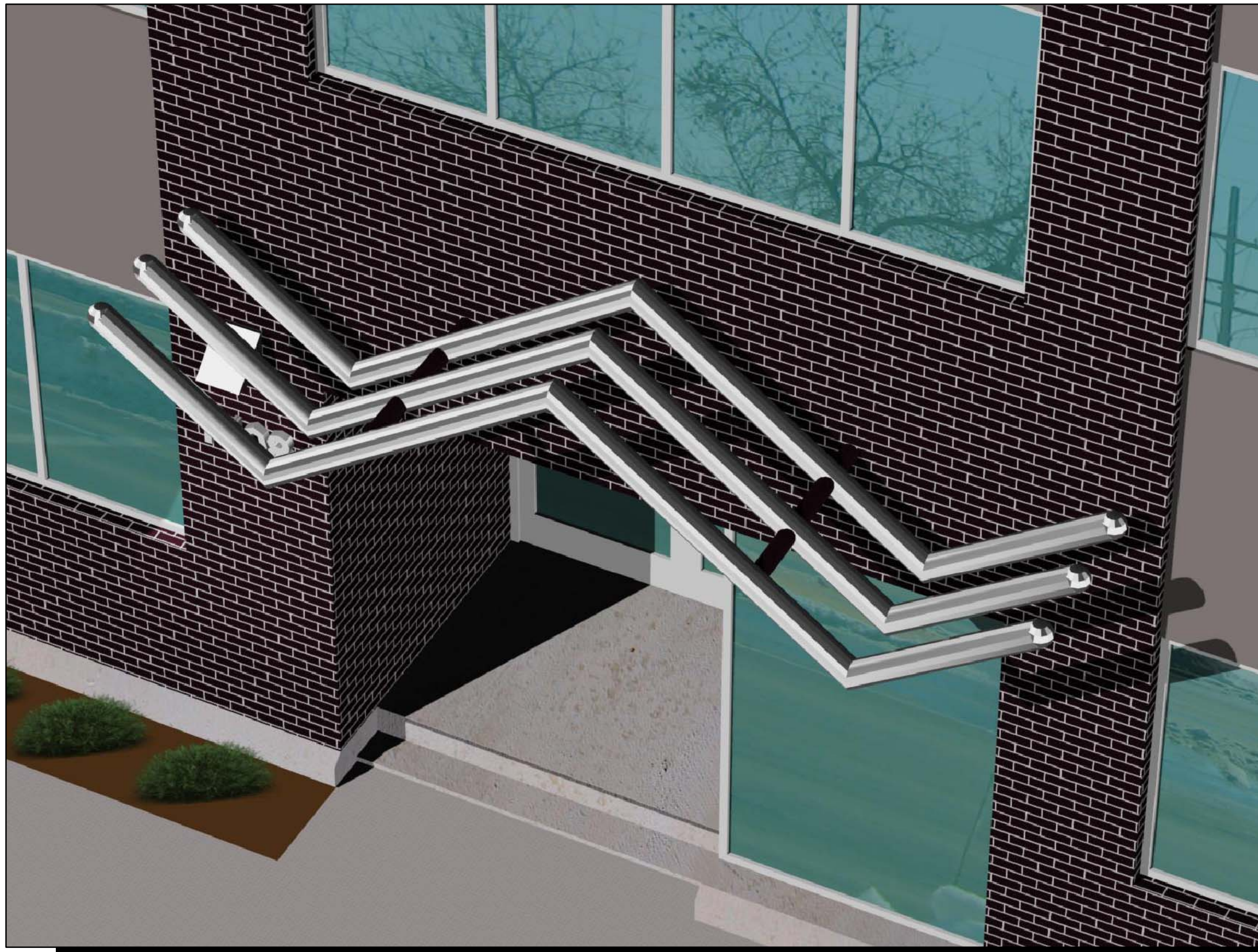
WASHINGTON SQUARE ASSOC
401 NORTH CARROLL STREET
MADISON * WISCONSIN
53703 808.288.8060

LANDSCAPE PLAN

DRAWING STATUS: PRELIMINARY
PROJECT: 1400 EAST WASHINGTON AVENUE
CLIENT: WASHINGTON SQUARE ASSOCIATES
CHECKED BY: [Signature]
SCALE: AS SHOWN
DRAWING TITLE: LANDSCAPE PLAN
PROJECT NUMBER: WSP-2-06
SHEET NUMBER: L1

REVISIONS:
DATE: 08/30/06
DATE: [Blank]
DOCUMENT DATE: 08/30/06

LANDSCAPING PLAN
SCALE : 1"=20'-0"



SIDEWALK VIEW OF EYEBROW

UDC
MARK DERR ARCHITECT
 3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

EXTERIOR IMPROVEMENTS PROJECT
 1400 EAST WASHINGTON AVENUE
 CLIENT: WASHINGTON SQUARE ASSOC
 401 NORTH CARROLL STREET
 MADISON * WISCONSIN
 53703 608.285.8090

DRAWING STATUS	PROJECT NAME	CLIENT	SCALE	DRAWING TITLE	PROJECT NUMBER	SHEET NUMBER
PRELIMINARY	EXTERIOR IMPROVEMENTS PROJECT	WASHINGTON SQUARE ASSOC	AS SHOWN	EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS	WSA-2-06	EXP12
PROGRESS						
REVIEW						
FINAL						
DRAWN BY	CHECKED BY					
MD	MD					

REVISIONS
 DATE DATE DATE DATE
 DOCUMENT DATE
 08.30.06

12



AERIAL VIEW OF EYEBROW

UDC

MARK DERR ARCHITECT
 3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

EXTERIOR IMPROVEMENTS PROJECT
 1400 EAST WASHINGTON AVENUE

CLIENT: WASHINGTON SQUARE ASSOC
 401 NORTH CARROLL STREET
 MADISON * WISCONSIN
 53703 608.285.8090

DRAWING STATUS	PROJECT NAME	CLIENT	SCALE	DRAWING TITLE	PROJECT NUMBER	REVISIONS
PRELIMINARY	1400 EAST WASHINGTON AVENUE	WASHINGTON SQUARE ASSOC	AS SHOWN	EXTERIOR IMPROVEMENTS PROJECT	WSA-2-06	DATE
PROGRESS		MADISON * WISCONSIN				DATE
REVIEW						DATE
FINAL						DATE
DRAWN BY						DOCUMENT DATE
MD						08.30.06

EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS

EXPT11

OF 12



WEST ELEVATION OF NORTH DICKINSON STREET - SIDEWALK



ENTRY 77 ON NORTH DICKINSON STREET

UDC ARCHITECT
 WISCONSIN * 53714 * 608.222.4594

MARK DERR
 3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53703 * 608.285.8090

WASHINGTON SQUARE ASSOC
 401 NORTH CARROLL STREET
 MADISON * WISCONSIN * 53703 * 608.285.8090

EXTERIOR IMPROVEMENTS PROJECT
 1400 EAST WASHINGTON AVENUE

DRAWING STATUS	PROJECT TITLE	SCALE	REVISIONS
PRELIMINARY	AS SHOWN		DATE
PROGRESS			DATE
REVIEW			DATE
FINAL			DATE
DRAWN BY	PROJECT NUMBER	WSA-2-06	DOCUMENT DATE
MD	SHEET NUMBER		08.30.06

EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS

EXP10
 OF 12



WEST ELEVATION OF NORTH DICKINSON STREET

UDC ARCHITECT
 WISCONSIN * 53714 * 608.222.4594

MARK DERR
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 1400 EAST WASHINGTON AVENUE

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 401 NORTH CARROLL STREET
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PRELIMINARY	AS SHOWN		DATE
PROGRESS			DATE
REVIEW			DATE
FINAL			DATE
DRAWN BY	PROJECT NUMBER	PROJECT NUMBER	DOCUMENT DATE
MD	WSA-2-06	WSA-2-06	08.30.06

EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS

EXP9

OF 12



SOUTH & EAST ELEVATIONS OF NORTH WING

UDC ARCHITECT
WISCONSIN * 53714 * 608.222.4594

MARK DERR
3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

EXTERIOR IMPROVEMENTS PROJECT
1400 EAST WASHINGTON AVENUE

CLIENT: WASHINGTON SQUARE ASSOC
401 NORTH CARROLL STREET
MADISON * WISCONSIN
53703 608.285.8090

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MD				08.30.06

EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS

PROJECT NUMBER: WSA-2-06
SHEET NUMBER: EXP8

12 OF 12



EAST ELEVATION (SOUTH PORTION)

UDC

MARK DERR ARCHITECT

3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

EXTERIOR IMPROVEMENTS PROJECT

1400 EAST WASHINGTON AVENUE

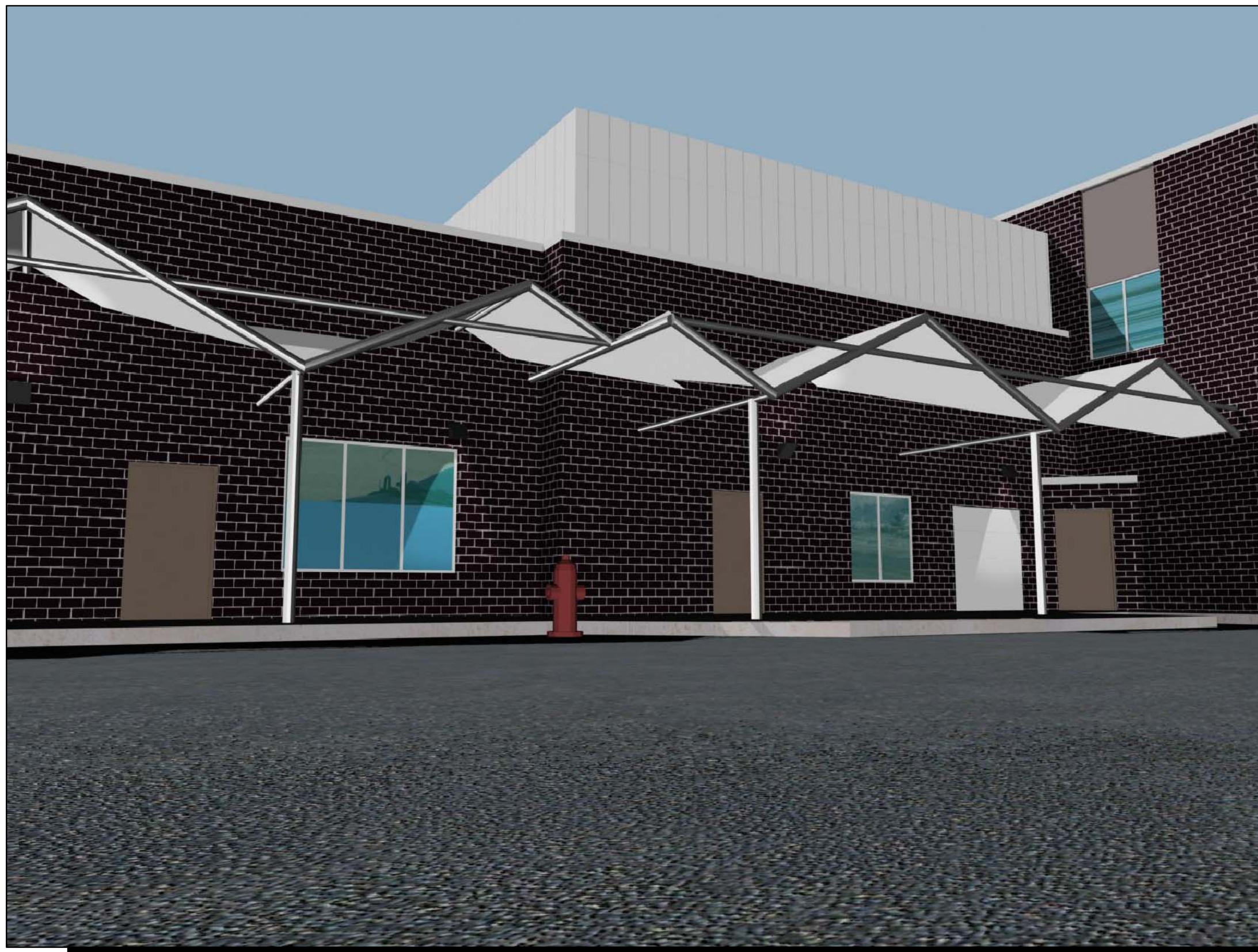
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53703 608.285.8090

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EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS

PROJECT NUMBER: WSA-2-06
SHEET NUMBER: EXP7

OF 12



BREAK AREA AWNING TRANSITION EAST ELEVATION (NORTH PORTION)

UDC

MARK DERR ARCHITECT

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EXTERIOR IMPROVEMENTS PROJECT

1400 EAST WASHINGTON AVENUE

WASHINGTON SQUARE ASSOC
401 NORTH CARROLL STREET
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REVIEW							
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NO.	DATE	DATE	DATE	DOCUMENT DATE
				08.30.06

EXP6

OF 12



BREAK AREA AWNING - EAST ELEVATION (NORTH PORTION)

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EXTERIOR IMPROVEMENTS PROJECT

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EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS

EXP5

OF 12



EAST ELEVATION (SOUTH PORTION)

UDC

MARK DEPT
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ARCHITECT
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401 NORTH CARROLL STREET
MADISON * WISCONSIN
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EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS



SOUTH & EAST ELEVATIONS FROM EAST WASHINGTON

UDC

MARK DERR ARCHITECT
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EXTERIOR IMPROVEMENTS PROJECT
 1400 EAST WASHINGTON AVENUE

CLIENT: WASHINGTON SQUARE ASSOC
 401 NORTH CARROLL STREET
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PROGRESS					DATE
REVIEW					DATE
FINAL					DATE
DRAWN BY					DOCUMENT DATE
MD					08.30.06

EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS

EXP3

OF 12



FULL EAST ELEVATION

DUE TO LANDSCAPING, THIS PORTION OF THE BUILDING, WHERE THE BRICK TRANSITION OCCURS, IS NOT READILY VISIBLE FROM EAST WASHINGTON

UDC

MARK DERR ARCHITECT

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PROJECT NAME: EXTERIOR IMPROVEMENTS PROJECT
 CLIENT: WASHINGTON SQUARE ASSOC
 401 NORTH CARROLL STREET
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REVIEW				DATE
FINAL				DATE
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EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS

PROJECT NUMBER: WSA-2-06
 SHEET NUMBER: EXP2

12

1 4 0 0 E A S T W A S H I N G T O N A V E N U E



EAST ELEVATION (SOUTH PORTION) LOOKING DOWN EAST WASHINGTON



SOUTH & WEST ELEVATIONS OF NORTH DICKINSON & EAST WASHINGTON

UDC

MARK DERR ARCHITECT

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EXTERIOR IMPROVEMENTS PROJECT

1400 EAST WASHINGTON AVENUE

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REVISIONS	DATE	DATE	DATE	DOCUMENT DATE
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EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS



Job Name:
Washington Square

Catalog Number:
BVWW17-1-M175MH-T-B2-T3

Notes:

Type:

A

VISUAL06-10610

Page ES1

BVWW-17



Features & Specifications

Ballast -

Thermally protected, Class P, non-PCB, UL Listed
CSA certified ballast is standard, Sound rated 'A'

Wiring & Electrical -

Fixture conforms to UL 1598 and is suitable for
wet locations. AWM, TFN or THHN wire used
throughout, rated for required temperatures.

Materials -

Housing is formed from heavy gauge zinc coated steel.
The diffuser is Clear Tempered Glass.

Finish -

Post fabrication polyester powder coated finish over
zinc coated steel.

Installation -

Mounts to a standard junction box (supplied by others),
Hardware included with fixture.

Warranty -

Warranted for two years against mechanical defects
in manufacturing, exclusive of lamps.

Listings -

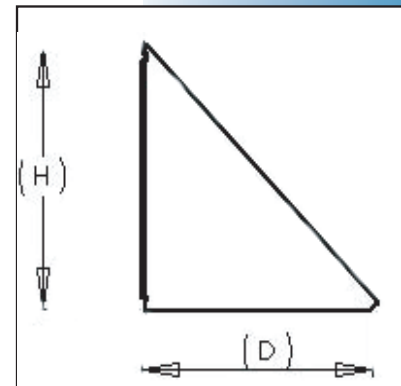
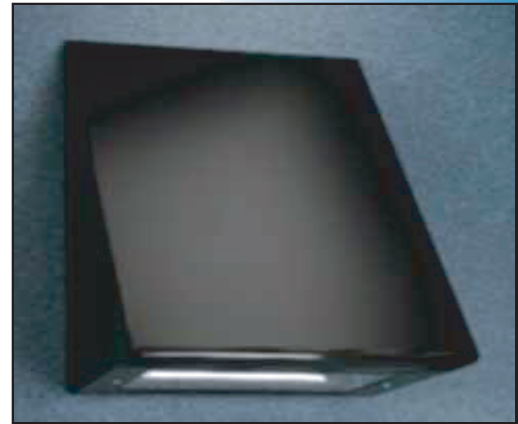
UL and CUL listed for wet locations.

- * Zinc Coated Steel Housing
- * Diffuser - Clear Tempered Glass
- * Photometric Patterns Type 2, 3 and 4
- * Mounting - Universal Mounting Bracket (Included)
- * UL and CUL Wet Location Listed

Catalog No.

Type:

Job Name:



Height - 13 1/2"
Width - 12"
Depth - 13 3/4"

Example: BVWW-17-U-1Q26-2-Z1-T2

Series	Voltage	Lamping	Kelvin	Finish	Pattern	Options
BVWW-17	U 120-277v 1 120v/60Hz 2 277v 60Hz	1Q26 (1) Q-26w Elec 1T42 (1) T-42w Elec 1T57 (1) T-57w Elec 2Q26 (2) Q-26w Elec 2T42 (2) T-42w Elec S070 70w HPS S100 100w HPS S150 150w HPS M070 70w MH M100 100w MH M175 175w MH	2 2700K 3 3500K 4 4100K T Clear	Z1 Satin Bronze B2 Textured Black W3 Textured White	T2 Type 2 Distribution T3 Type 3 Distribution T4 Type 4 Distribution	12 High Power Factor 21 Photocell ES EnergyStar** ** Selected Wattages

West Coast

Phone: 800-325-4448

Fax: 800-323-2346

www.lightwayind.com
sales@lightwayind.com

East Coast

Phone: 866-350-0991

Fax: 866-490-5754

Lightway
distinctive fluorescent lighting



Job Name:
Washington Square

Catalog Number:
BVWW17-1-M070MH-T-B2-T3

Notes:

Type:

B

VISUAL06-10610

Page ES2

BVWW-17

Features & Specifications

Ballast -

Thermally protected, Class P, non-PCB, UL Listed
CSA certified ballast is standard, Sound rated 'A'

Wiring & Electrical -

Fixture conforms to UL 1598 and is suitable for
wet locations. AWM, TFN or THHN wire used
throughout, rated for required temperatures.

Materials -

Housing is formed from heavy gauge zinc coated steel.
The diffuser is Clear Tempered Glass.

Finish -

Post fabrication polyester powder coated finish over
zinc coated steel.

Installation -

Mounts to a standard junction box (supplied by others),
Hardware included with fixture.

Warranty -

Warranted for two years against mechanical defects
in manufacturing, exclusive of lamps.

Listings -

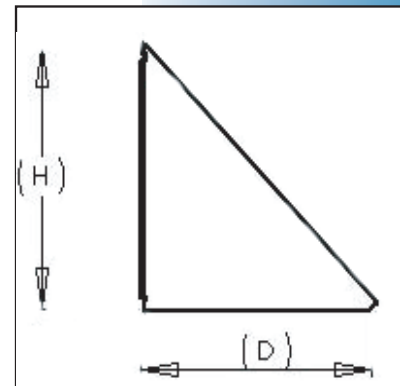
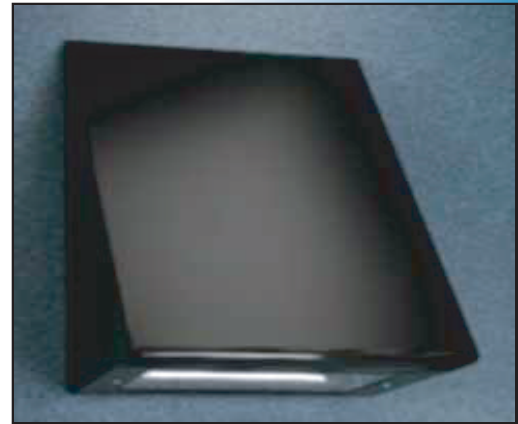
UL and CUL listed for wet locations.

- * Zinc Coated Steel Housing
- * Diffuser - Clear Tempered Glass
- * Photometric Patterns Type 2, 3 and 4
- * Mounting - Universal Mounting Bracket (Included)
- * UL and CUL Wet Location Listed

Catalog No.

Type:

Job Name:



Height - 13 1/2"
Width - 12"
Depth - 13 3/4"

Example: BVWW-17-U-1Q26-2-Z1-T2

Series	Voltage	Lamping	Kelvin	Finish	Pattern	Options
BVWW-17	U 120-277v 1 120v/60Hz 2 277v 60Hz	1Q26 (1) Q-26w Elec 1T42 (1) T-42w Elec 1T57 (1) T-57w Elec 2Q26 (2) Q-26w Elec 2T42 (2) T-42w Elec S070 70w HPS S100 100w HPS S150 150w HPS M070 70w MH M100 100w MH M175 175w MH	2 2700K 3 3500K 4 4100K T Clear	Z1 Satin Bronze B2 Textured Black W3 Textured White	T2 Type 2 Distribution T3 Type 3 Distribution T4 Type 4 Distribution	12 High Power Factor 21 Photocell ES EnergyStar** ** Selected Wattages

West Coast

Phone: 800-325-4448

Fax: 800-323-2346

www.lightwayind.com
sales@lightwayind.com

East Coast

Phone: 866-350-0991

Fax: 866-490-5754

Lightway

distinctive fluorescent lighting



Job Name:
Washington Square

Catalog Number:
(2)CR1-A-H40-H3-F-Q-DB-SSS25DB
Notes:

Type:
C
VISUAL06-10610

**CIMARRON
SERIES**

Page ES3

Cat. #		Approvals
Job	Type	

**SPAULDING
LIGHTING**

APPLICATIONS

- Area and wall lighting.

SPECIFICATIONS

- IES Type II, III, IV, V (square) light distributions
- Flat lens design for full cutoff control
- 175w to 400w lamps in HPS, MH, Super MH, and Pulse Start for design flexibility
- Mounts on upswept, straight arms for poles or on wall bracket for a uniform project look
- 5 standard, 2 premium, and custom colors are available

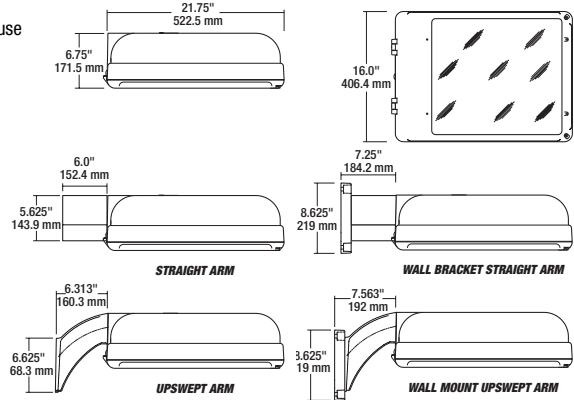
LISTINGS

- UL and CSA certified for outdoor use in wet locations.



For more detail, see back.

EPA = 1.2 ft² (single unit with arm)



ORDERING INFORMATION

ORDERING EXAMPLE

CR1 - A - H17 - H2 - F - Q - DB - PR1
Series Mounting Wattage/Source Lamp Orientation/Distribution Lens Voltage Color Options

SERIES

CR1 Cimarron

MOUNTING

- A¹** Arm Mount Construction (6" straight rigid arm included & acceptable for 90° configurations)
- AD¹** Decorative Arm Mount Const. (6" decorative upswept arm incl. & acceptable for 90° configurations)
- WB** Wall Bracket Const. (includes Wall Bracket & 6" straight arm unless WBAD option is chosen which substitutes Decorative Upswept Arm)
- 0** No Arm or Wall Bracket (only order without arm or wall bracket when they are ordered as accessory)

WATTAGE/SOURCE

- METAL HALIDE**
- H17** 175W (ED-28)
- H25** 250W (ED-28)
- H40** 400W (ED-28)
- SUPER METAL HALIDE**
- MS17** 175W (ED-28)
- MS25** 250W (ED-28)
- MS40** 400W (ED-28)
- PULSE START METAL HALIDE**
- P10** 100W (ED-17)
- P12** 125W (ED-17)
- P15** 150W (ED-28)
- P20** 200W (ED-28)
- P25** 250W (ED-28)
- P32** 320W (ED-28)
- P35** 350W (ED-28)
- P40** 400W (ED-28)

¹ When ordering poles, specify Pole Drill Pattern #2 for A and AD mounting.

WATTAGE/SOURCE con't

- HIGH PRESSURE SODIUM**
- S10** 100W (ED-23 1/2)
- S15** 150W (ED-23 1/2)
- S25** 250W (ED-18)
- S40** 400W (ED-18)

LAMP ORIENTATION/DISTRIBUTION

- H2** Horizontal II
- H3** Horizontal III
- H4** Horizontal IV
- H5** Horizontal V (square)

LENS

- F** Flat

VOLTAGE

- Q** Quad-Tap® (120, 208, 240, 277V)
- V** Five-Tap (120, 208, 240, 277, 480V) (250 & 400 MH, 250 & 400 HPS only)
- 5** 480V
- T** 120, 277, 347V
- 0** No Ballast
- E** 50 Hz 220/240V (250 & 400 MH, 250 & 400 HPS only)

COLOR

- DB** Dark Bronze
- BL** Black
- WH** White
- GR** Gray
- PS** Platinum Silver
- RD** Red (premium color)
- FG** Forest Green (premium color)
- CC** Custom Color (premium color)

OPTIONS

- WBAD** Substitutes Decorative Upswept Arm when WB wall bracket mounting is chosen
- RPA2** Round Pole Adapter (2¾"-3½")
- RPA3** Round Pole Adapter (3¼"-3¾")
- RPA4** Round Pole Adapter (3⅞"-4½")
- RPA5** Round Pole Adapter (5")
- RPA6** Round Pole Adapter (6")
- F1** Fusing - 120V
- F2** Fusing - 208V
- F3** Fusing - 240V
- F4** Fusing - 277V
- F5** Fusing - 480V
- F6** Fusing - 247V
- P1** Photo Button - 120V
- P2** Photo Button - 208V
- P3** Photo Button - 240V
- P4** Photo Button - 277V
- P6** Photo Button - 347V
- PR1** Photo Cell Receptacle - 120V
- PR2** Photo Cell Receptacle - 208V
- PR3** Photo Cell Receptacle - 240V
- PR4** Photo Cell Receptacle - 277V
- PR5** Photo Cell Receptacle - 480V
- PR6** Photo Cell Receptacle - 347V
- QZ** Quartz RS with lamp
- HS** Internal House Side Shield (available for H2, H3 & H4 distributions)
- VG** Polycarbonate Vandal Guard
- L** Lamp

SELECT UNITS ARE STOCKED FOR IMMEDIATE SHIPMENT.



Job Name:
Washington Square

Catalog Number:
(2)CR1-A-H40-H3-F-Q-DB-SSS25DB
Notes:

Type:

C

VISUAL06-10610

ACCESSORIES

Page ES4

CIMARRON ACCESSORIES

CATALOG #	DESCRIPTION
ARM-CR-6-S-XX^{1,2}	6" Rigid Straight Arm
ARM-CRD-6-S-XX^{1,2}	6 1/2" Rigid Upswept Arm
ARM-CR-K-TA-XX¹	Tenon Arm (single) adjustable
ARM-CR-TK-TA-XX¹	Tenon Arm (double 180°) adjustable
ARM-CR-K-S-XX^{1,2}	Adjustable Arm (for flat surfaces)
CR1-PVG	Polycarbonate Vandal Guard
CR1-HS-23	Internal House Side Shield (H2 & H3 distributions)
CR1-HS-4	Internal House Side Shield (H4 distribution)
CR-RPA2-XX¹	Round Pole Adapter for Straight Arm (2 3/4 - 3 1/8")
CR-RPA3-XX¹	Round Pole Adapter for Straight Arm (3 1/4 - 3 3/4")
CR-RPA4-XX¹	Round Pole Adapter for Straight Arm (3 7/8 - 4 1/2")
CR-RPA5-XX¹	Round Pole Adapter for Straight Arm (5")
CR-RPA5-XX¹	Round Pole Adapter for Straight Arm (6")
CRD-RPA2-XX¹	Round Pole Adapter for Upswept Arm (2 3/4 - 3 1/8")
CRD-RPA3-XX¹	Round Pole Adapter for Upswept Arm (3 1/4 - 3 3/4")
CRD-RPA4-XX¹	Round Pole Adapter for Upswept Arm (3 7/8 - 4 1/2")
CRD-RPA5-XX¹	Round Pole Adapter for Upswept Arm (5")
CRD-RPA6-XX¹	Round Pole Adapter for Upswept Arm (6")
WB-CR-XX¹	Wall Bracket

¹ Replace XX with color choice, eg.: **DB** for Dark Bronze

² When ordering poles, specify Pole Drill Pattern #2

CIMARRON TENON TOP POLE BRACKET ACCESSORIES

(RSS version requires round pole adapter)

CATALOG #	DESCRIPTION
SSS-490-XX¹	Square Pole Tenon Adapter (4 at 90 degrees)
RSS-490-XX¹	Round Pole Tenon Adapter (4 at 90 degrees)
RSS-3120-XX¹	Round Pole Tenon Adapter (3 at 120 degrees)

¹ Replace XX with color choice, eg.: **DB** for Dark Bronze

ADDITIONAL ACCESSORIES

CATALOG #	DESCRIPTION
PTL-1	Photocontrol - Twist-Lock Cell (120V)
PTL-8	Photocontrol - Twist-Lock Cell (120-277V)
PTL-5	Photocontrol - Twist-Lock Cell (480V)
PTL-6	Photocontrol - Twist-Lock Cell (347V)
PSC	Shorting Cap - Twist-Lock

HOUSING Architecturally styled, one piece die-cast aluminum housing with nominal .125" wall thickness. Low profile design reduces the overall wind loading while providing a sleek, unobtrusive look which complements most building architectural styles.

DOOR Die-cast aluminum door hinges to housing and secures with two captive screws providing four points on contact ensuring a clean lens and optical assembly. Both the flat tempered glass and door are sealed with one-piece extruded silicone gaskets.

OPTICS Specular, anodized aluminum reflectors provide IES type II, III, IV, and V distributions with a horizontal lamp orientation. The type II, III, and V reflectors are one-piece hydroformed while the type IV is a multi-piece design. All meet IESNA Full Cutoff classification and are field rotate in 90 degree increments. House side shields available as either factory installed options or field installed accessories.

MOUNTING Two arm designs are available providing maximum design flexibility. The die-cast aluminum arm offers a sleek upswept look while the extruded straight arm includes the housings contoured lines for continuity of style. A wall bracket and pole/tenon accessories are also available allowing easy mounting for virtually any application.

ELECTRICAL Energy efficient HID lamps up to 400 watts. Pulse rated porcelain sockets have spring loaded, nickel plated center contact. All units offer factory or field-installable photocell options and fusing.

BALLAST HPF ballast circuit, starting rated at -20 deg F (-40 deg F for HPS). Ballast and other electrical components mounted directly to housing for excellent heat dissipation and long life.

FINISH Durable Lektrocote® TGIC thermoset polyester powder paint finish assures long life and maintenance free service. Standard finishes include Dark Bronze, Black, White, Gray, and Platinum Silver. Also available are Red, Forest Green, and custom colors.

LISTING UL 1598 approved and CSA Certified for wet location applications.

With 25 foot Square straight Steel Pole, Dark Bronze, drilled for 2 CR1's @180

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

SPAULDING
LIGHTING

Spaulding Lighting • 101 Corporate Drive, Suite L • Spartanburg, SC 29303 • PHONE: 864-599-6000

For more information visit our web site: www.spauldinglighting.com



Page ES5

East Washington Building NK82206, Revised Site View from (401, -381, 425), Heading = 350 deg., Elevation = -32 deg.

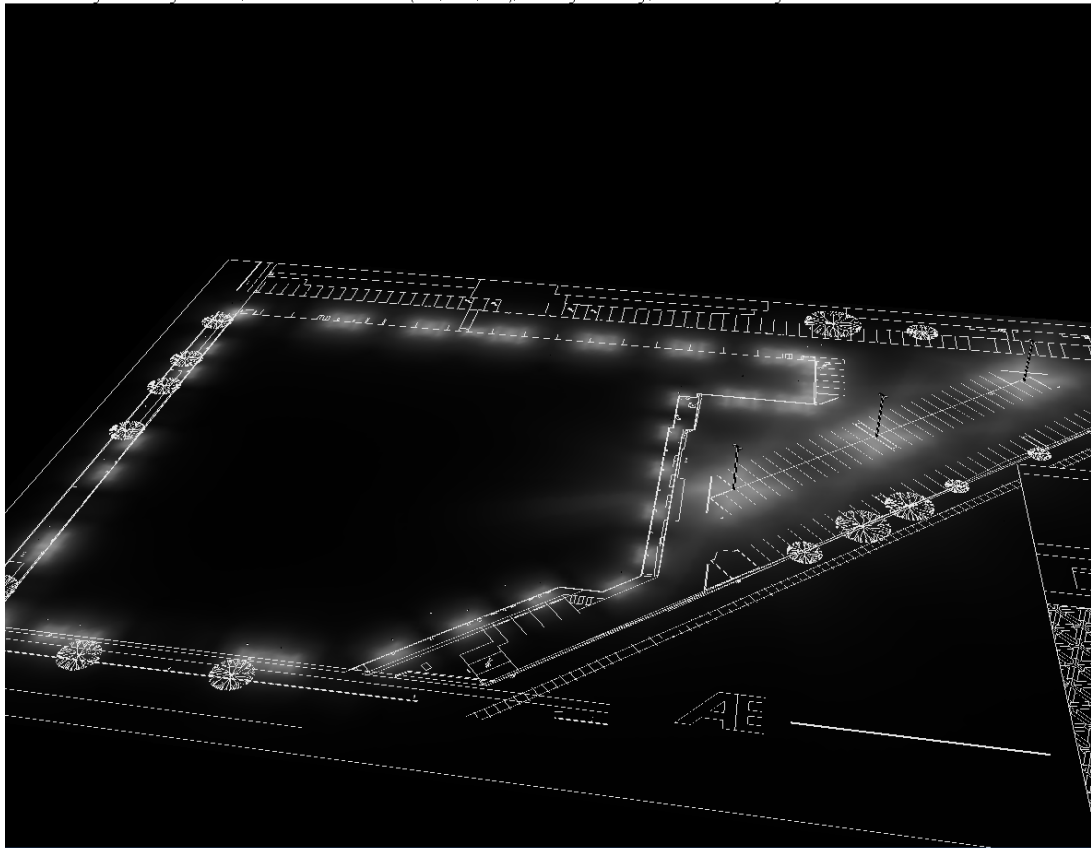
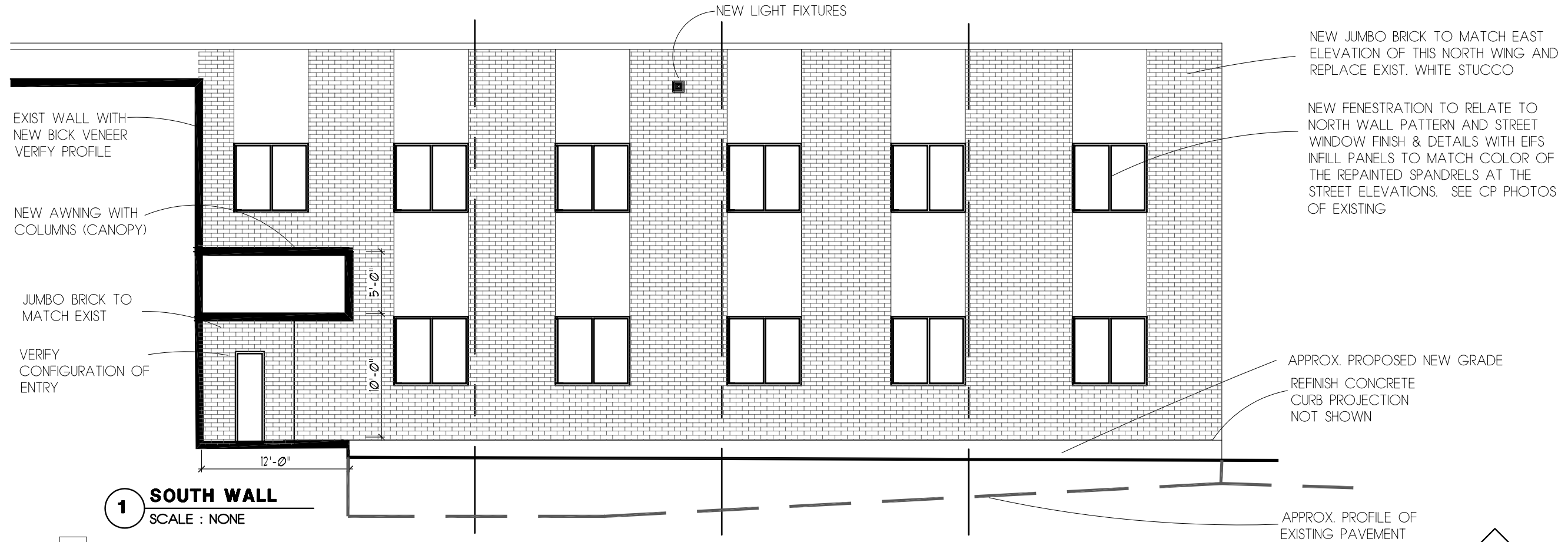
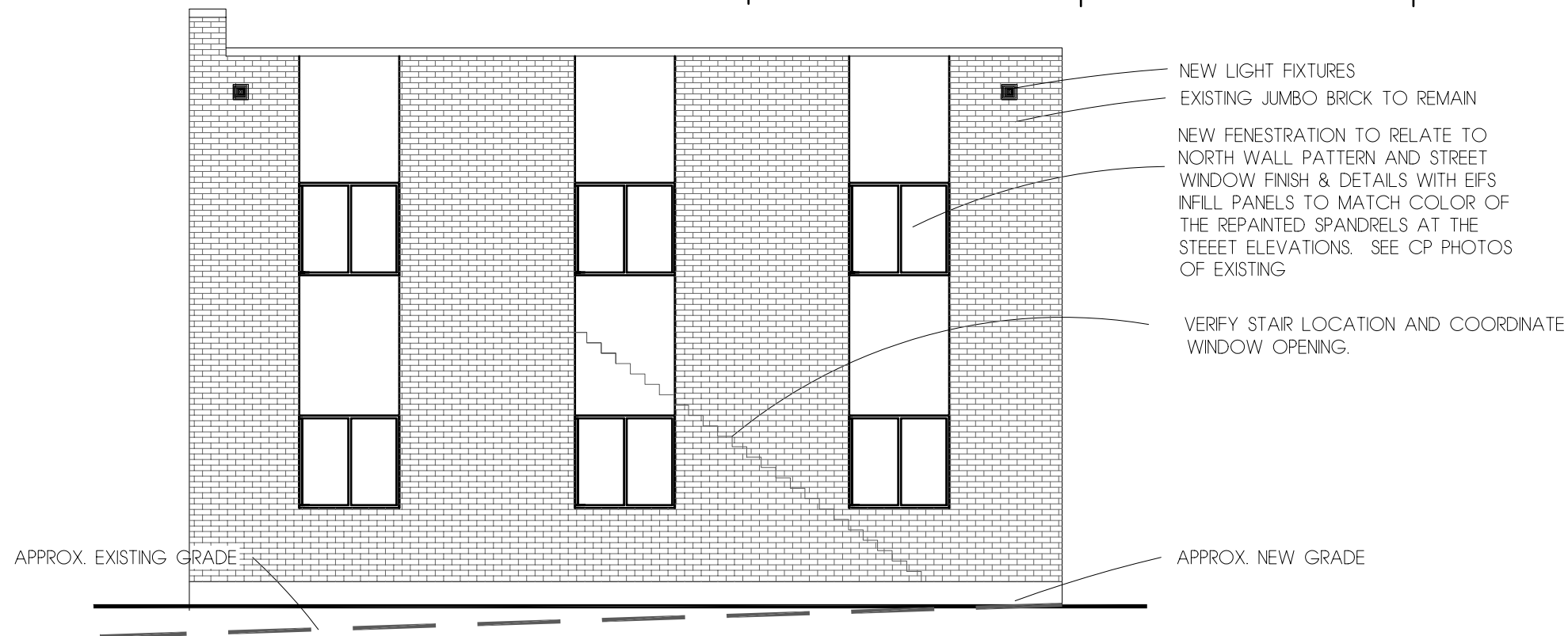


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1400 EAST WASHINGTON AVENUE



1 SOUTH WALL
SCALE : NONE



2 EAST WALL
SCALE : NONE

THIS IS A SCHEMATIC DIAGRAM AND ALL ELEVATIONS MUST BE VERIFIED

UDC

MARK DEPT
3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

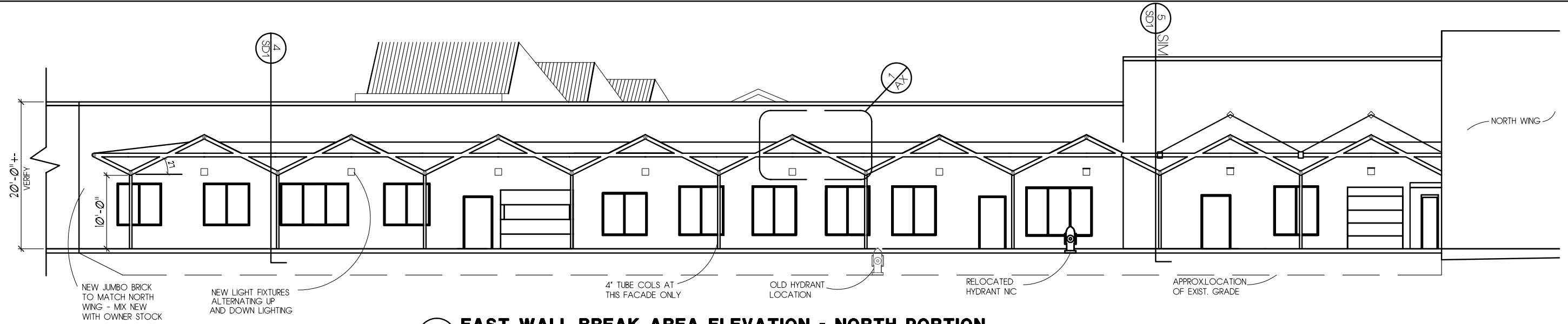
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EXTERIOR IMPROVEMENTS PROJECT
1400 EAST WASHINGTON AVENUE

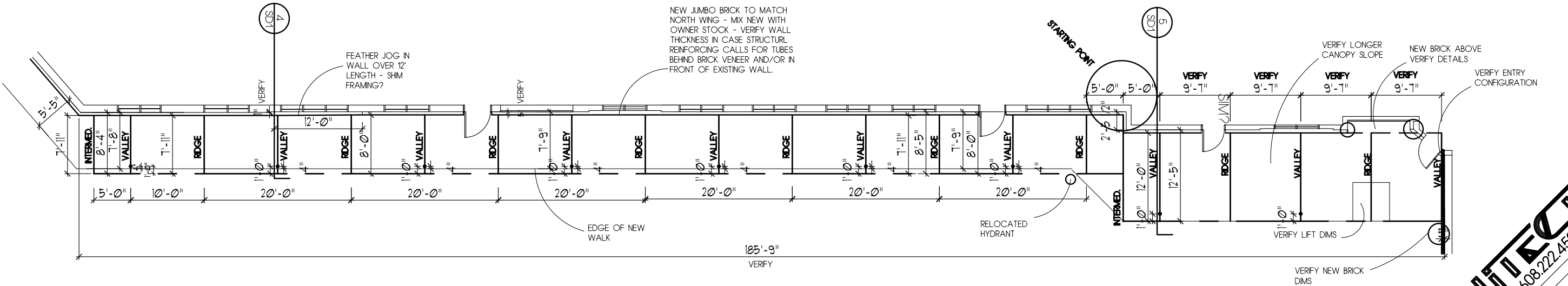
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REVIEW		CHECKED BY	MADISON * WISCONSIN			DATE	
FINAL			53703 608.285.8090			DOCUMENT DATE	08.30.06
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		PROJECT NUMBER	WSA-2-06				
		SHEET NUMBER	EL5				

OF 5

1400 EAST WASHINGTON AVENUE



1B EAST WALL BREAK AREA ELEVATION - NORTH PORTION
SCALE : NONE



2B EAST WALL BREAK AREA PLAN - NORTH PORTION
SCALE : NONE

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MARK DEPT
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EXTERIOR IMPROVEMENTS PROJECT
1400 EAST WASHINGTON AVENUE

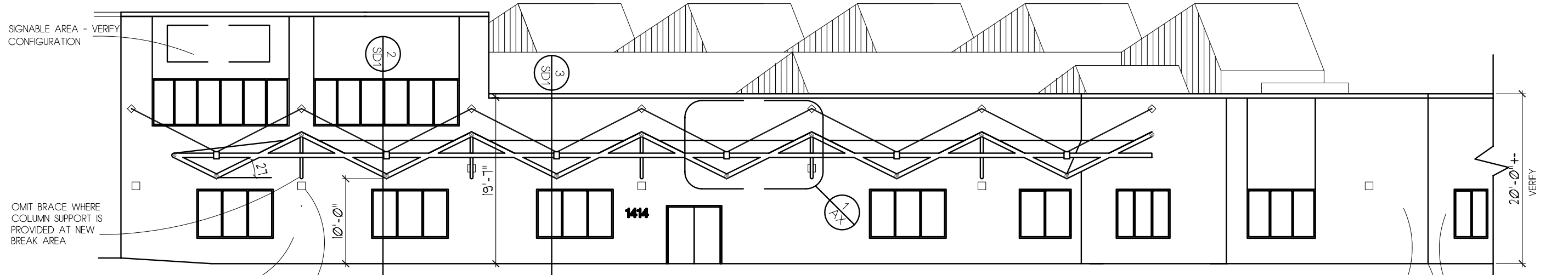
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SCALE: AS SHOWN

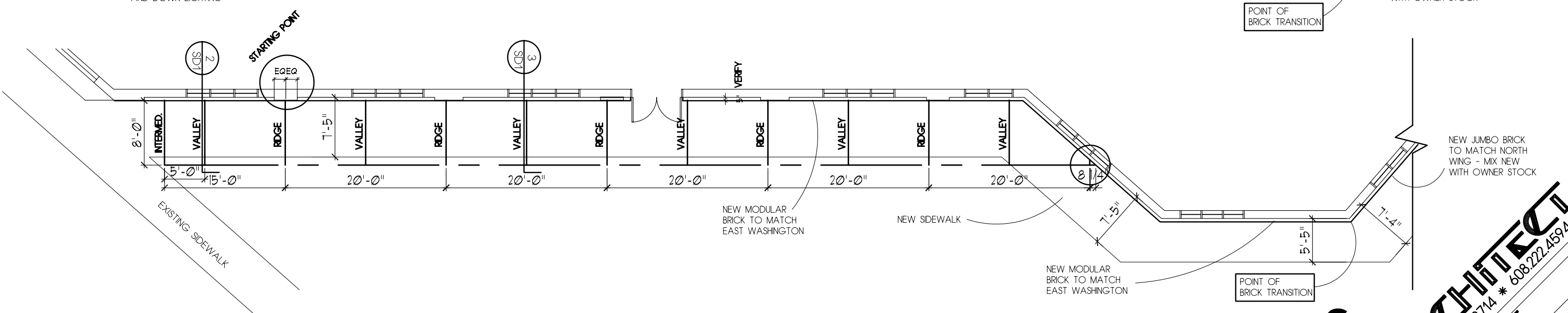
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PROJECT NUMBER: WSA-2-06
SHEET NUMBER: EL4

1400 EAST WASHINGTON AVENUE



1A EAST WALL ELEVATION - SOUTH PORTION
SCALE : NONE



2A EAST WALL PLAN - SOUTH PORTION
SCALE : NONE

UDC ARCHITECT
WISCONSIN * 53714 * 608.222.4594

MARK JETT
3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

EXTERIOR IMPROVEMENTS PROJECT
1400 EAST WASHINGTON AVENUE

CLIENT: WASHINGTON SQUARE ASSOC.
401 NORTH CARROLL STREET
MADISON * WISCONSIN
53703 608.285.8090

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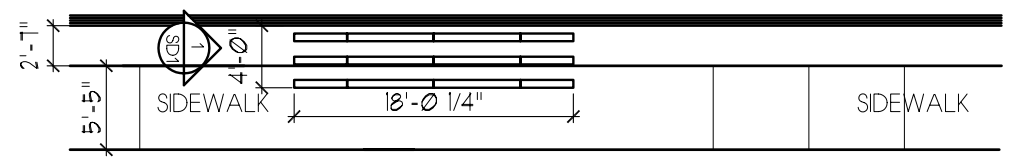
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PROJECT NUMBER: WSA-2-06
REVIEW: FINAL
SHEET NUMBER: EL3

REVISIONS	DATE	DATE	DATE

08/30/06



1 EAST WASHINGTON AVENUE ELEVATION
SCALE : NONE



3 TYPICAL EYEBROW PLAN
SCALE : NONE
SIDEWALK DIMS ARE DIFFERENT ON DICKINSON ST.

UDC
ARCHITECT

MARK DEPT
3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

EXTERIOR IMPROVEMENTS PROJECT
1400 EAST WASHINGTON AVENUE

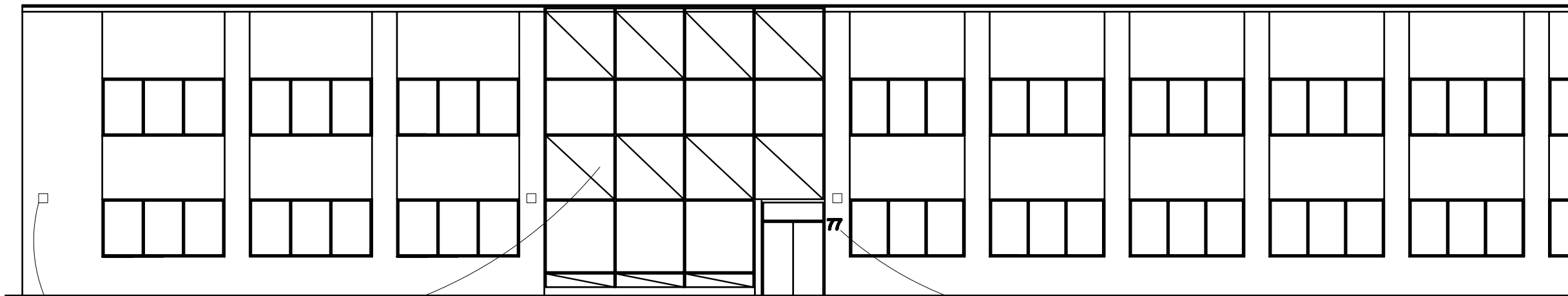
CLIENT: WASHINGTON SQUARE ASSOC. 401 NORTH CARROLL STREET MADISON * WISCONSIN 53703 608.285.8090

CHECKED BY: MD

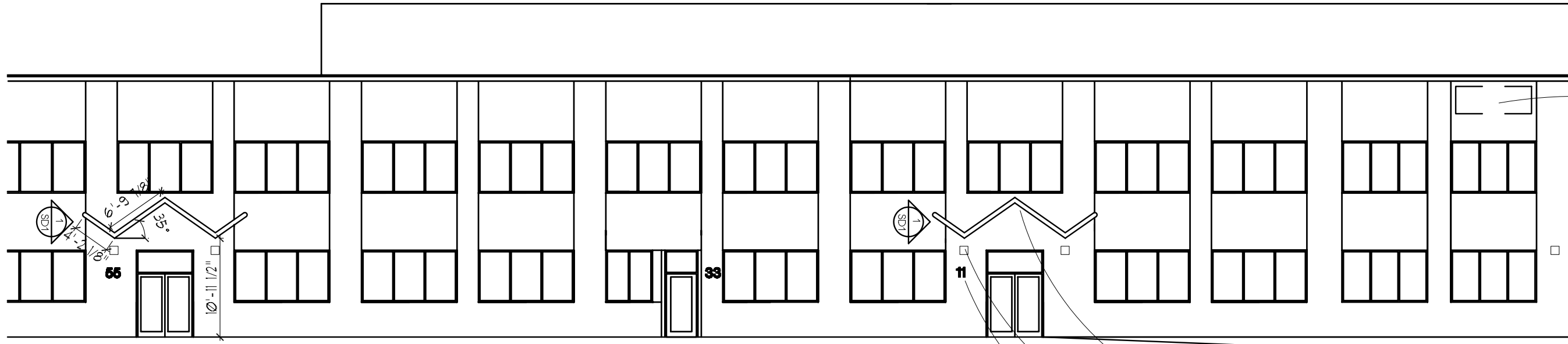
DRAWING STATUS	DRAWING TITLE	SCALE	REVISIONS
PRELIMINARY	AS SHOWN		DATE
PROGRESS			DATE
REVIEW			DATE
FINAL			DATE
DRAWN BY: MD			DOCUMENT DATE: 08.30.06

EAST WASHINGTON AVENUE
PROJECT NUMBER: WSA-2-06
SHEET NUMBER: EL2

OF 5



1 NORTH DICKINSON STREET ELEVATION (NORTH)
SCALE : NONE



EYEBROW 1
CENTER ON FENESTRATION ABOVE
PROVIDE ROUNDED ENDS TYP

2 NORTH DICKINSON STREET ELEVATION (SOUTH)
SCALE :NONE

EYEBROW 2

NEW BRICK SPANDRELS
BEHIND EYEBROW TO
MATCH EXISTING TYP
NEW LIGHT FIXTURES
NEW SIGNAGE

UDC ARCHITECT
3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

MARK DEPT
3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.222.4594

EXTERIOR IMPROVEMENTS PROJECT
1400 EAST WASHINGTON AVENUE

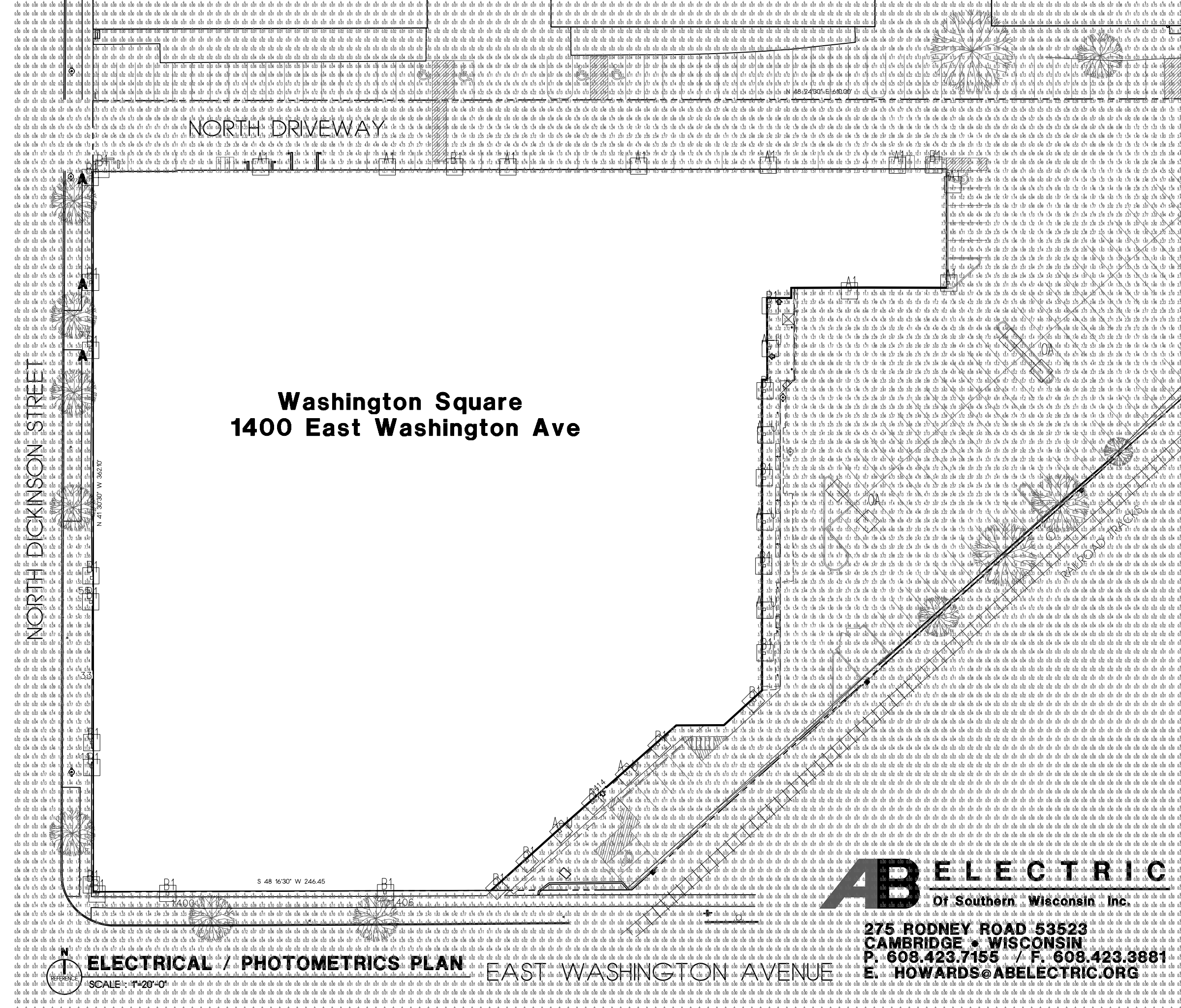
WASHINGTON SQUARE ASSOC.
401 NORTH CARROLL STREET
MADISON * WISCONSIN
53703 608.285.8090

REVISIONS	DATE

CHECKED BY: MD
DRAWING TITLE: NORTH DICKINSON ST. ELEV
SCALE: AS SHOWN
PROJECT NUMBER: WSA-2-06
SHEET NUMBER: 034406

EL 1

OF 3



NORTH DICKINSON STREET

Washington Square 1400 East Washington Ave

S 48° 16'30" W 246.45

ELECTRICAL / PHOTOMETRICS PLAN

EAST WASHINGTON AVENUE

ABELECTRIC
 Of Southern Wisconsin Inc.
 275 RODNEY ROAD 53523
 CAMBRIDGE • WISCONSIN
 P. 608.423.7155 / F. 608.423.3881
 E. HOWARDS@ABELECTRIC.ORG

NOTES

- SEE GENERAL NOTES ON SHEET A1. SEE ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS EXCEPT AT NORTH WALL.
- SEE 8 1/2 X 11 SUPPLEMENTARY LIGHTING DATA.
- SEE SHEET A1 FOR FIXTURE SCHEDULE.

FONTS & PEN PROTOCOL

- THE FOLLOWING AC 2000 (SHX) FONT FILES ARE UTILIZED. ARCHSTYL / AU/02501 / AVANT / BOLDSDW
- THE TYPICAL PEN WEIGHT / SCREENING = 2540 MM @ 100% EXCEPT AS NOTED BELOW.

COLOR	WEIGHT	SCREENING	COLOR	WEIGHT	SCREENING
2 / 4	3200 MM		8 / 9	13 / 65	3200 MM
3	1200 MM	80%	10 / 11	13 / 65	3200 MM
6	6096 MM		14 / 51	1300 MM	
7 / 10	3500 MM		25	1200 MM	90%

3. MY FONT AND CTB FILES WILL BE PROVIDED UPON REQUEST.
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MARK DEPT
 387 MONROE DRIVE • SUITE 27 • MADISON • WISCONSIN • 53714 • 608.272.4594

CONSTRUCTION

ARCHITECT
 WASHINGTON SQUARE ASSOCIATES LLC
 401 NORTH CARROLL STREET
 MADISON • WISCONSIN • 53703 • 608.285.8000

PROJECT NAME: EXTERIOR & PARKING LOT IMPROVEMENTS
 CLIENT: WASHINGTON SQUARE ASSOCIATES LLC
 ADDRESS: 1400 EAST WASHINGTON AVENUE

DATE	REVISION
DATE	REVISION
DATE	REVISION
DATE	REVISION
DATE	REVISION
DATE	REVISION

CREATED BY: [Name]
 NO. [Number] DRAWING TITLE: AS SHOWN
 SCALE: [Scale]

PHOTOMETRICS
 PROJECT NUMBER: WSA-206
 SHEET NUMBER: E2

SCALE: 1"=20'-0"

E2

NORTH DRIVEWAY

Washington Square 1400 East Washington Ave

FIXTURE SCHEDULE

CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	
Revised Site	719.80x475.80ft	Grade / H-H	12352	4.00	<+>	1.17	20.78	0.00	
East Washington Building (NK82206) LUMINAIRE SCHEDULE									
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST				
A-U	□	LIGHTWAY - WALL 175 LW @ 16' (1) "A" FLOOD-175	(1) MH175/U/MED. LUMEN R	13500	None None				
A1	□	LIGHTWAY - WALL 175 LW @ 16' (1) "A" FLOOD-175	(1) MH175/U/MED. LUMEN R	13500	None None				
B1	□	LIGHTWAY - WALL 070 LW @ 9' (1) "B" FLOOD-070	(1) MH070/U/MED. LUMEN R	5500	None None				
OA	⊕	Spaulding Double Cimerron (2) "01" CR1-H40-H3	(2) MH400/U/ED28	40000	25" SSS 3" Conc. Pour				
AREA SUMMARY SCHEDULE									
AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY				
Revised Site	OUT	719.80x475.80ft	<A-U > (6) <A1 > (10) <B1 > (25) <OA > (3)	0.01	1				

NOTES

- SEE GENERAL NOTES ON SHEET A1. SEE ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS EXCEPT AT NORTH WALL.
- SEE 8 1/2 X 11 SUPPLEMENTARY LIGHTING DATA.
- SEE THIS SHEET FOR FIXTURE SCHEDULE.

FONTS & PEN PROTOCOL

- THE FOLLOWING AC 2000 (SHX) FONT FILES ARE UTILIZED. ARCHSTYL / AUTZSD1 / AVANT / BOLDSHDW
 - THE TYPICAL PEN WEIGHT / SCREENING = 2540 MM @ 100% EXCEPT AS NOTED BELOW.
- | COLOR | WEIGHT | SCREENING | COLOR | WEIGHT | SCREENING |
|-------|---------|-----------|-----------------|---------|-----------|
| 2 / 4 | 3200 MM | | 8 / 9 / 13 / 15 | 1200 MM | |
| 3 | 1200 MM | 80% | 10 / 11 | 3500 MM | |
| 6 | 60% MM | | 14 / 15 | 1300 MM | |
| 7 / 0 | 3500 MM | | 25 | 1200 MM | 90% |
- MY FONT AND CTB FILES WILL BE PROVIDED UPON REQUEST.

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NOT FOR CONSTRUCTION

MARK DEER ARCHITECT

8819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.272.4594

EXTERIOR & PARKING LOT IMPROVEMENTS
1400 EAST WASHINGTON AVENUE

WASHINGTON SQUARE ASSOC
401 NORTH CARROLL STREET
MADISON * WISCONSIN
53703 * 608.285.8386

PROJECT NAME: WASHINGTON SQUARE ASSOC
CLIENT: WASHINGTON SQUARE ASSOC
CHECKED BY: [Signature]
NO. [Blank] DRAWING TITLE: EXTERIOR LIGHTING PLAN
SCALE: AS SHOWN
PROJECT NUMBER: WSA-2-06
SHEET NUMBER: E1

DRAWING STATUS	DATE	REVISIONS
PRELIMINARY		
PROGRESS		
REVIEW		
FINAL		
DRAWN BY: [Signature]		

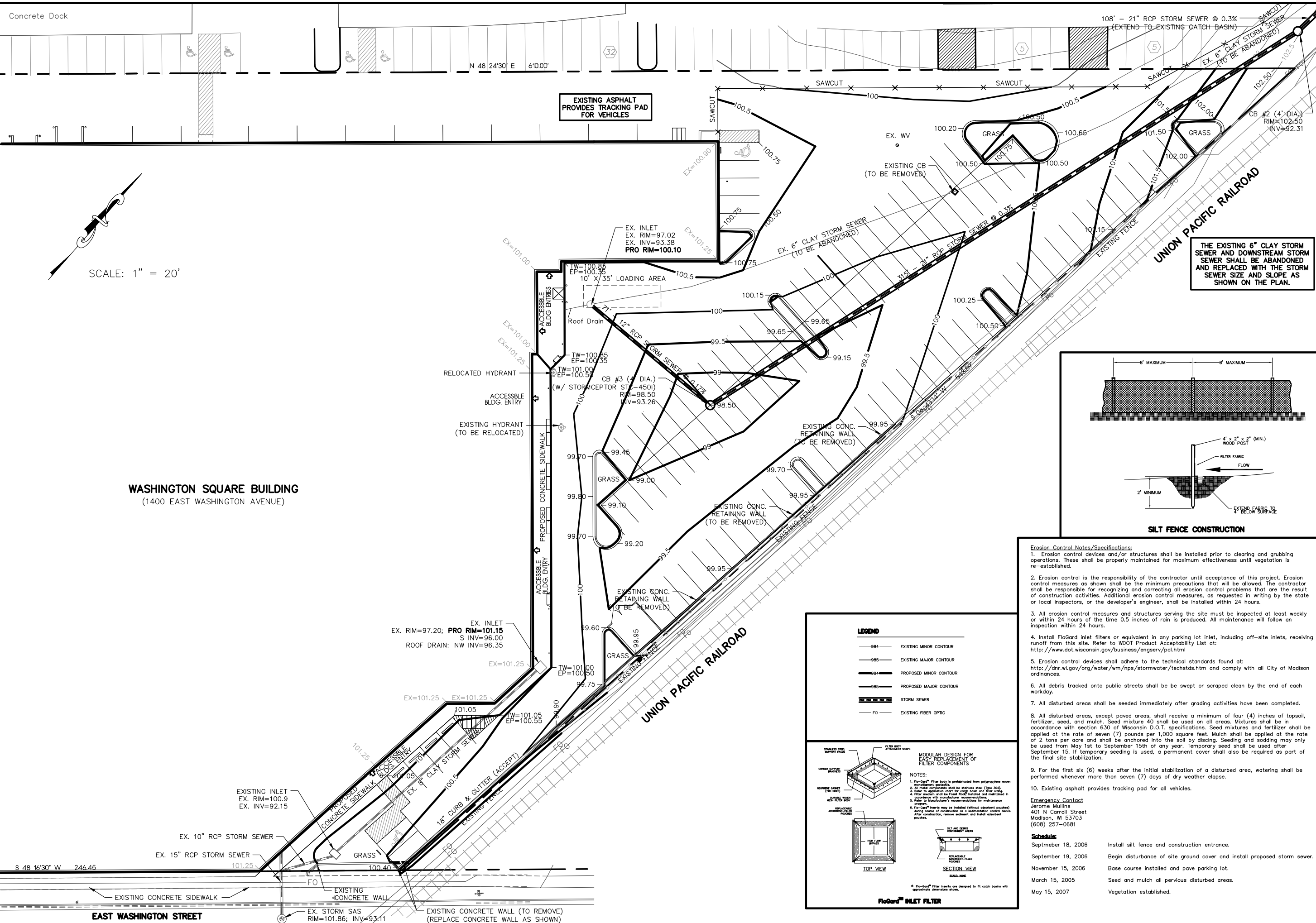
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P. 608.423.7155 / F. 608.423.3881
E. HOWARDS@ABELECTRIC.ORG

ELECTRICAL / PHOTOMETRICS PLAN
SCALE : 1"=20'-0"

EAST WASHINGTON AVENUE

E1



SCALE: 1" = 20'

WASHINGTON SQUARE BUILDING
(1400 EAST WASHINGTON AVENUE)

Burse
Surveying and Engineering, Inc.
400 E. Washington Ave, Suite 18
Madison, WI 53703
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: burse@chorus.net
www.bursesurveyengr.com

APPROVALS	PROJECT ENG:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED:
-----------	--------------	--------------	-----------	-------------	-----------

WASHINGTON SQUARE BUILDING
1400 E. WASHINGTON AVE
MADISON, WI 53703

WASHINGTON SQUARE ASSOCIATES
401 N CARROLL ST
MADISON, WI 53703

PROJECT #: BSE114-99

PLOT DATE: 08-30-06

REVISION DATES:

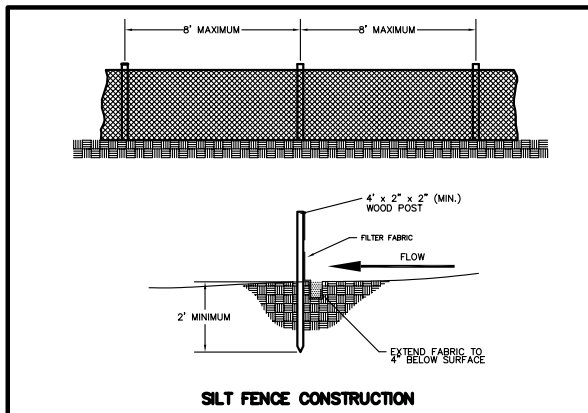
ISSUE DATES:

GRADING AND EROSION CONTROL PLAN

Burse
Surveying and Engineering, Inc.

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DRAWING NUMBER
CV1



- Erosion Control Notes/Specifications:**
- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
 - Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
 - All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
 - Install FloGard inlet filters or equivalent in any parking lot inlet, including off-site inlets, receiving runoff from this site. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.html>
 - Erosion control devices shall adhere to the technical standards found at: <http://dnr.wis.gov/org/water/wm/nps/stormwater/techstds.htm> and comply with all City of Madison ordinances.
 - All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
 - All disturbed areas shall be seeded immediately after grading activities have been completed.
 - All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 630 of Wisconsin D.O.T. specifications. Seed mixtures and fertilizer shall be applied at the rate of seven (7) pounds per 1,000 square feet. Mulch shall be applied at the rate of 2 tons per acre and shall be anchored into the soil by discing. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
 - For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.
 - Existing asphalt provides tracking pad for all vehicles.

LEGEND

- 984 EXISTING MINOR CONTOUR
- 985 EXISTING MAJOR CONTOUR
- 984 PROPOSED MINOR CONTOUR
- 985 PROPOSED MAJOR CONTOUR
- STORM SEWER
- FO EXISTING FIBER OPTIC

MODULAR DESIGN FOR EASY REPLACEMENT OF FILTER COMPONENTS

NOTES:

- Flo-Gard® Filter body is constructed from polypropylene woven reinforcement geotextile.
- All metal components shall be stainless steel (Type 304).
- Filter medium shall be 1/8" mesh washed and certified in accordance with manufacturer recommendations.
- Refer to manufacturer's recommendations for maintenance.
- Flo-Gard® inserts may be installed (without absorbent pad) during course of construction as a sediment control device. After construction, remove sediment and install absorbent inserts.

SECTION VIEW

TOP VIEW

Flo-Gard® INLET FILTER

Emergency Contact
Jerome Mullins
401 N Carroll Street
Madison, WI 53703
(608) 257-0681

Schedule:

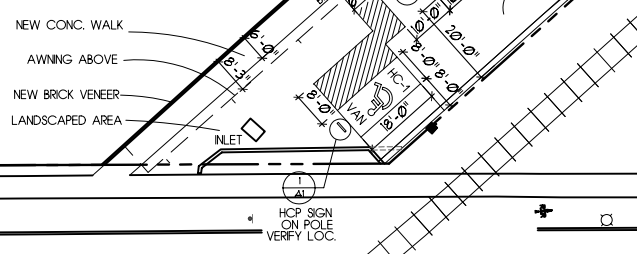
September 18, 2006	Install silt fence and construction entrance.
September 19, 2006	Begin disturbance of site ground cover and install proposed storm sewer.
November 15, 2006	Base course installed and pave parking lot.
March 15, 2005	Seed and mulch all pervious disturbed areas.
May 15, 2007	Vegetation established.

NORTH DICKINSON STREET

Washington Square 1400 East Washington Ave

NORTH DRIVEWAY

RAILROAD TRACKS



GENERAL NOTES

1. THE INFORMATION HERE WAS DERIVED FROM AN IMPORTED SURVEY AND DOES NOT INCLUDE COMPLETE SITE DATA. REFER TO BURSE ENGINEERING SURVEY - MOST CURRENT VERSION.
2. THIS PLAN IS ROTATED MINUS 41.4904 DEGREES (CLOCKWISE) RELATIVE TO THE SURVEY.
3. 3% OF TOTAL AREA = 2163 SF. AREA OF ISLANDS PROVIDED = 2990 SF.
4. REFER TO LANDSCAPING SHEET L1 FOR ACTUAL TREE LOCATIONS. THIS PLAN SHOWS EXISTING TREES ONLY. COORDINATE LOCATIONS OF TREES WITH LIGHT POLES AT ISLANDS ON SHEET E1.

FONTS & PEN PROTOCOL

1. THE FOLLOWING AC 2000 (SHX) FONT FILES ARE UTILIZED: ARCHSTYL / AUTOCAD / AVANT / BOLDSDHW
 2. THE TYPICAL PEN WEIGHT / SCREENING = 2540 MM @ 100% EXCEPT AS NOTED BELOW.
- | COLOR | WEIGHT | SCREENING | COLOR | WEIGHT | SCREENING |
|-------|---------|-----------|-----------------|---------|-----------|
| 2 / 4 | 3200 MM | | 8 / 9 / 13 / 15 | 1200 MM | |
| 3 | 1200 MM | 80% | 10 / 11 | 3500 MM | |
| 6 | 60% MM | | 14 / 151 | 1300 MM | |
| 7 / 0 | 3500 MM | | 25 | 1200 MM | 90% |
3. MY FONT AND CTB FILES WILL BE PROVIDED UPON REQUEST.

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1. PROVIDE WALL OR POLE MOUNTED METAL SIGN WITH INTERNATIONAL SYMBOL AT ACCESSIBLE PARKING STALL.
2. MATLS, SIZE, LOCATION, COLORS, WORDING, AND MOUNTING HEIGHT / LOCATION TO BE IN ACCORDANCE WITH CURRENT STATE SPECIFICATIONS.

1 ACCESSIBILITY SIGN

N.T.S.



2 COMPACT CAR SIGN

N.T.S.

1. PROVIDE WALL MOUNTED SIGN PER CITY SPECS

NOT FOR CONSTRUCTION

MARK DEPP ARCHITECT

3819 MONONA DRIVE * SUITE 27 * MADISON * WISCONSIN * 53714 * 608.272.4594

1400 EAST WASHINGTON AVENUE

WASHINGTON SQUARE ASSOC
401 NORTH CARROLL STREET
MADISON * WISCONSIN
53703 * 608.285.8888

PROJECT NAME: 1400 EAST WASHINGTON AVENUE
CLIENT: WASHINGTON SQUARE ASSOC
PROJECT NO: 53703

DRAWING TITLE: PROPOSED PARKING PLAN

DRAWING STATUS: PRELIMINARY
REVISIONS: DATE: _____
DATE: _____
DATE: _____
DATE: _____

SCALE: AS SHOWN

PROJECT NUMBER: WSA-2-06
SHEET NUMBER: A1

PROPOSED PARKING PLAN
SCALE: 1"=20'-0"

EAST WASHINGTON AVENUE

1400 1406

S 48 16'30" W 246.45

N 41'30'30" W 362.12'

77

55

33

11



1400 EAST WASHINGTON AVENUE

GENERAL NOTES

LOCATION MAP

INDEX OF DRAWINGS

SHEETS IN HALF TONE (IF ANY) ARE NOT INCLUDED IN THIS SET

- T1 TITLE SHEET / LOCATION MAP
- SU1 SURVEY
- CV1 CIVIL & SITE ENGINEERING
- A1 PROPOSED PARKING PLAN
- L1 LANDSCAPE PLAN
- E1 EXTERIOR LIGHTING PLAN
- E2 PHOTOMETRICS

APPROVALS

APPROVAL NOTE

THE LICENSED PROFESSIONAL WHOSE STAMP APPEARS BELOW APPLIES ONLY TO THE WORK PREPARED BY THEM OR UNDER THEIR DIRECT SUPERVISION, AND CORRESPONDING TO THE SHEETS LISTED ABOVE ALONG WITH ANY SUPPLEMENTARY MATERIALS ASSOCIATED WITH THEIR PROFESSIONAL SERVICES AND ARE A PART OF THIS PROJECT.

ARCHITECT LANDSCAPE ARCHITECT CIVIL ENGINEER

APPROVAL AGENCY 1

APPROVAL AGENCY 2

FONTS & PEN PROTOCOL

- THE FOLLOWING AC 2000 (SHX) FONT FILES ARE UTILIZED: ARCHSTYL / AUTO2501 / AVANT / BOLDSDW
- THE TYPICAL PEN WEIGHT / SCREENING = 2540 MM @ 100% EXCEPT AS NOTED BELOW.

COLOR	WEIGHT	SCREENING	COLOR	WEIGHT	SCREENING
2 / 4	3200 MM	80%	8 / 9 / 13 / 15	1200 MM	90%
3	1200 MM		14 / 15	1300 MM	
6	6096 MM		25	1200 MM	

- MY FONT AND .CTB FILES WILL BE PROVIDED UPON REQUEST.

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EAST MIFFLIN STREET

NORTH DICKINSON STREET

Washington Square
1400 East Washington

RAILROAD TRACKS

EAST WASHINGTON AVENUE

LOCATION MAP
SCALE : 1"=80'-0"

PROJECT NOTES

SYMBOLS & ABBREVIATIONS

PROJECT DATA

SITE INFORMATION BLOCK

REFER TO ENGINEERING SHEETS FOR THEIR LEGENDS

SECTION REFERENCE	EXISTING CONST. TO REMAIN	SMOKE DETECTOR	CLASS A FIRE EXTINGUISHER
ELEVATION REFERENCE	DEMOLITION	ILLUMINATED EXIT LIGHT	FIRE ALARM HORN WITH STROBE
DETAIL REFERENCE	NEW OR RELOC. CONSTRUCTION	FIRE ALARM RING STATION	LIGHT FIXTURE
WALL TYPE REFERENCE	NEW DOOR WIDTH AND NUMBER	SUSPENDED LIGHT FIXTURE	CAN LIGHT FIXTURE
EQUIPMENT REFERENCE	EXISTING DOOR TO REMAIN	SUPPLY GRILLE	RETURN GRILLE
CASEWORK REFERENCE	STRUCTURAL GRID COLUMN LINES	SPRINKLER HEAD	
AB ANCHOR BOLT	FLR FLOOR	QT QUARRY TILE	
AFB ABOVE FINISH FLOOR	FOF FACE OF FINISH	QTY QUANTITY	
ACT ACCIDENTAL CEILING TILE	FOM FACE OF MASONRY	R RAILS	
BM BEAM	FOS FACE OF STUD	RENF REINFORCE ED (ING)	
BOF BOTTOM OF FOOTING	FRP FIBERGLASS REIN. PANEL	RM ROOM	
CJ CONSTRUCTION JOINT	GWG GYPHUM WALL BOARD	SM SILLAR	
CLG CEILING	GC. GENERAL CONTRACTOR	SST. STAINLESS STEEL	
CL CENTER LINE	H HEIGHT	STL STEEL	
COL COLUMN	HT HEIGHT	TEMP TEMPERED	
CONC CONCRETE	IE IN OTHER WORDS.	TB TRAIL BEARING	
CT CERAMIC TILE	INSUL INSULATION	TCC TOP OF CONCRETE	
D DEPTH	INT INTERIOR	TOF TOP OF FOOTING	
DO DITTO	JT JOINT	TOS TOP OF STEEL	
DP DOWNPOUT	L LENGTH	TOW TOP OF WALL	
DM DIMENSION	MET METAL	TYP TYPICAL	
EJ EXPANSION JOINT	MAT MATERIAL	UCN UNLESS OTHERWISE NOTED	
EFS EXT. INBL. FINSH SYSTEM	MPO MULTIPLE POINT DELIVERY	VB VINYL BASE	
ETR EXISTING TO REMAIN	MR MOISTURE RESISTANT	VBAR VAPOR BARRIER	
EQ EQUAL	NIS NOT TO SCALE	VCT VINYL COMPOSITION TILE	
EWB EACH WAY AT BOTTOM	OD OUTSIDE DIMENSION	VER VERIFY	
EXT EXTERIOR	PL PLATE	VPB VINYL PANEL	
FD FLOOR DRAIN	POS POINT OF SALE	W WIDTH	
FEX FIRE EXTINGUISHER	PR PAR	W/ WITH	
FF FINISH FLOOR	PT POINT	WD WOOD	

PROJECT DESCRIPTION
PARKING LOT IMPROVEMENT PLAN INCLUDING RAISING THE EXISTING GRADE FOR PROPER DRAINAGE

PROJECT ADDRESS
1400 EAST WASHINGTON AVENUE
MADISON, WI ZIP 53703

ZONING
C3 - DISTRICT 4

OCCUPANCY
BC - B
TENANT MULTIPLE

CONSTRUCTION TYPE
TYPE 3B - UNPROT. MASONRY
2 STORY WITH NO BASEMENT

FIRE PROTECTION
SPRINKLERED
FIRE EXTINGUISHERS

OWNER
WASHINGTON SQUARE ASSOCIATES LLC.
PROJECT REPRESENTATIVE - JAY MULLINS
401 N. CARROLL
MADISON WI 53703
P. 608.285.8090 / F. 285.8085
E. JAY@MULLINSGROUP.COM

ARCHITECT OF RECORD
MARK DERR
8819 MONONA DR. SUITE 27
MADISON, WI 53714
P. 608.222.4594 / F. 608.222.4594
E. MARK@ARCHITECT18A.CO

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BURSE SURVEYING & ENGINEERING
1400 EAST WASHINGTON AVE
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E. BURSE@CHORUS.NET

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RICH STROHMENGER
THE BRUCE COMPANY
2830 PARKCENTER STREET
MIDDLETON WI 53562
P. 608.836.6665 X 284 / F. 608.831.4236
E. RICH@BRUCECO.COM

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HOWARD SMITH
3237 E. ROCKDALE ROAD
CAMBRIDGE WI 53523
P. 608.423.7155 / F. 608.423.3881
E. HOWARDS@ABELECTRIC.ORG

PROJECT NUMBER
WSA-3-06

SITE ADDRESS 1400 EAST WASHINGTON AVENUE

SITE ACREAGE (TOTAL=72,104 SF) 1.655 ACRES

NO. OF STORES ABOVE GRADE 2

BLDG. HEIGHT 39' +

IBC TYPE OF CONST. 3B

TOTAL BLDG. SF. 99,281 + 60,638 = 159,919 SF

USE OF PROPERTY B

GROSS SF. OF OFFICE 159,919 SF

GROSS SF. RETAIL 0

NO. OF EMPL. IN WAREHOUSE NA

NO. OF EMPL. IN PRODUCTION NA

NO. OF BICYCLE STALLS 18

ARCHITECT OF RECORD
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P. 608.423.7155 / F. 608.423.3881
E. HOWARDS@ABELECTRIC.ORG

PROJECT NUMBER
WSA-3-06

TYPES OF PARKING STALLS :

SMALL CAR 4

LARGE CAR 161

ACCESSIBLE 6

DRIVE STACKING 0

TOTAL 171

NO. OF 10X35 LOADING BERTHS 2

NO. OF TREES SHOWN SEE SHEET L1

COMMENTS
THE SCOPE OF THIS PROJECT IS LIMITED TO PARKING LOT IMPROVEMENTS

NOT FOR CONSTRUCTION

MARK DERR ARCHITECT
8819 MONONA DRIVE SUITE 27 MADISON WISCONSIN 53714 608.222.4594

1400 EAST WASHINGTON AVENUE IMPROVEMENTS
PROJECT NAME
CLIENT
401 NORTH CARROLL STREET
MADISON WISCONSIN 53703
808.285.8080

WASHINGTON SQUARE ASSOC
401 NORTH CARROLL STREET
MADISON WISCONSIN 53703
808.285.8080

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E. HOWARDS@ABELECTRIC.ORG

PROJECT NUMBER
WSA-3-06

DRAWING STATUS
PRELIMINARY
PROGRESS
REVIEW
FINAL
DRAWN BY
NO

SCALE
AS SHOWN

PROJECT NUMBER
WSA-3-06

SHEET NUMBER
T1

DATE
08/20/06

DOCUMENT DATE

TITLE SHEET / LOCATION MAP

1 OF 1