

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: 5/18/2011

Action Requested

- Informational Presentation
- Initial Approval and/or Recommendation
- Final Approval and/or Recommendation

UDC MEETING DATE: 5/25/2011

PLEASE PRINT!

PROJECT ADDRESS: 2300 S. PARK STREET

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

COMMUNITY DEVELOPMENT AUTH.

JOHN LICHTENHELD

NATALIE ERDMAN

SAA DESIGN GROUP

717 JOHN NOLEN DRIVE, MADISON

CONTACT PERSON: JOHN LICHTENHELD

Address: 717 JOHN NOLEN DRIVE

MADISON, WI 53713

Phone: 608.255.0800

Fax: 608.255.7750

E-mail address: jlichtenheld@saa-madison.com

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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:)

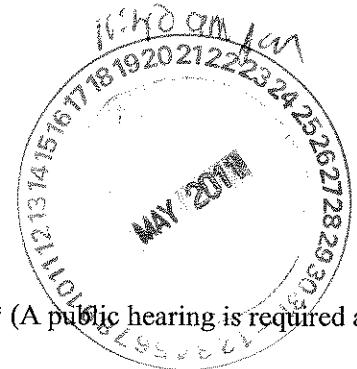
- R.P.S.M. Parking Variance (Fee required)

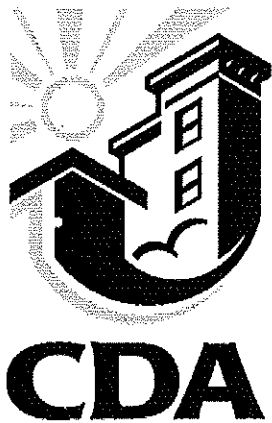
(See Section D for:)

- 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.





Community Development Authority

Madison Municipal Building, Suite 318
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
ph (608)266.4675 tdd (608)264.9290 fx (608)264.9291
email housing@cityofmadison.com
mail P.O. Box 1785, Madison, WI 53701-1785

May 18, 2011

Madison Urban Design Commission
Al Martin
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: Revised Submission
The Village on Park Phase 2
Park Street

Dear Mr. Martin

The Villager Mall Project ("The Village on Park") is being resubmitted to the Urban Design Commission ("UDC") for final approval of a demolition permit and façade design the the south and a portion of the east end of the development.

Owner/Project Team

The owner of the project is the Community Development Authority of the City of Madison; Natalie Erdman, Executive Director (nerdman@cityofmadison.com). The architect is Strang, Inc., Larry Barton, Project Manager (Barton@strang-inc.com) 276-9200, and the Engineer and Landscape Architect is SAA Design Group, John Lichtenheld Project Manager (jlichtenheld@saa-madison.com)255-0800.

Project History

The Village on Park has been before the UDC on a number of occasions over the last few years for the Master Plan approval, completion of Phase I and the planning of Phase 2. The Master Plan was originally approved on September 24, 2008. The project went before the UDC on June 2, 2010 for final approval of a temporary parking lot and demolition of the South Building. Final approval was granted based on full demolition of the South Building and formal consideration is required if any portion is maintained or if there is any other departure from the approved Master Plan

In April of 2011, The Village on Park development team presented to the UDC plans to (1) maintain a portion of the South Building and (2) modify the site and landscaping from the approved Master Plan. The CDA plans to demolish 100 feet of building frontage, construct a new exterior southern façade and renovate 50 feet of the existing eastern façade. Site and landscaping on the southern end will also be

redone. At the April meeting, the UDC requested that additional thought be put into the façades and the site.

We are submitting revised plans to address many of the concerns raised by the UDC and request final approval of the revised plans.

Approval Request

Final approval of revised submissions for the following items is being requested.

- a modification to the parking lot and street access based on the partial demolition of the South Building, and
- improvements on the south and a portion of the east facades

Site Information

Lot Area 6 acres (no change)

Building area of approximately 124,000 sf after demolition (7,100 sf to accommodate Yue Wah)

Vehicle parking stalls

Bike parking stalls

Loading

Submittals

The following plans are being submitted as a part of the review:

Revised Building Elevations for the South Building

Revised Site Plan

On behalf of the CDA, we appreciate your time in reviewing these changes.

Sincerely,

COMMUNITY DEVELOPMENT AUTHORITY



Natalie Erdman

Executive Director

Community Development Authority of the City of Madison

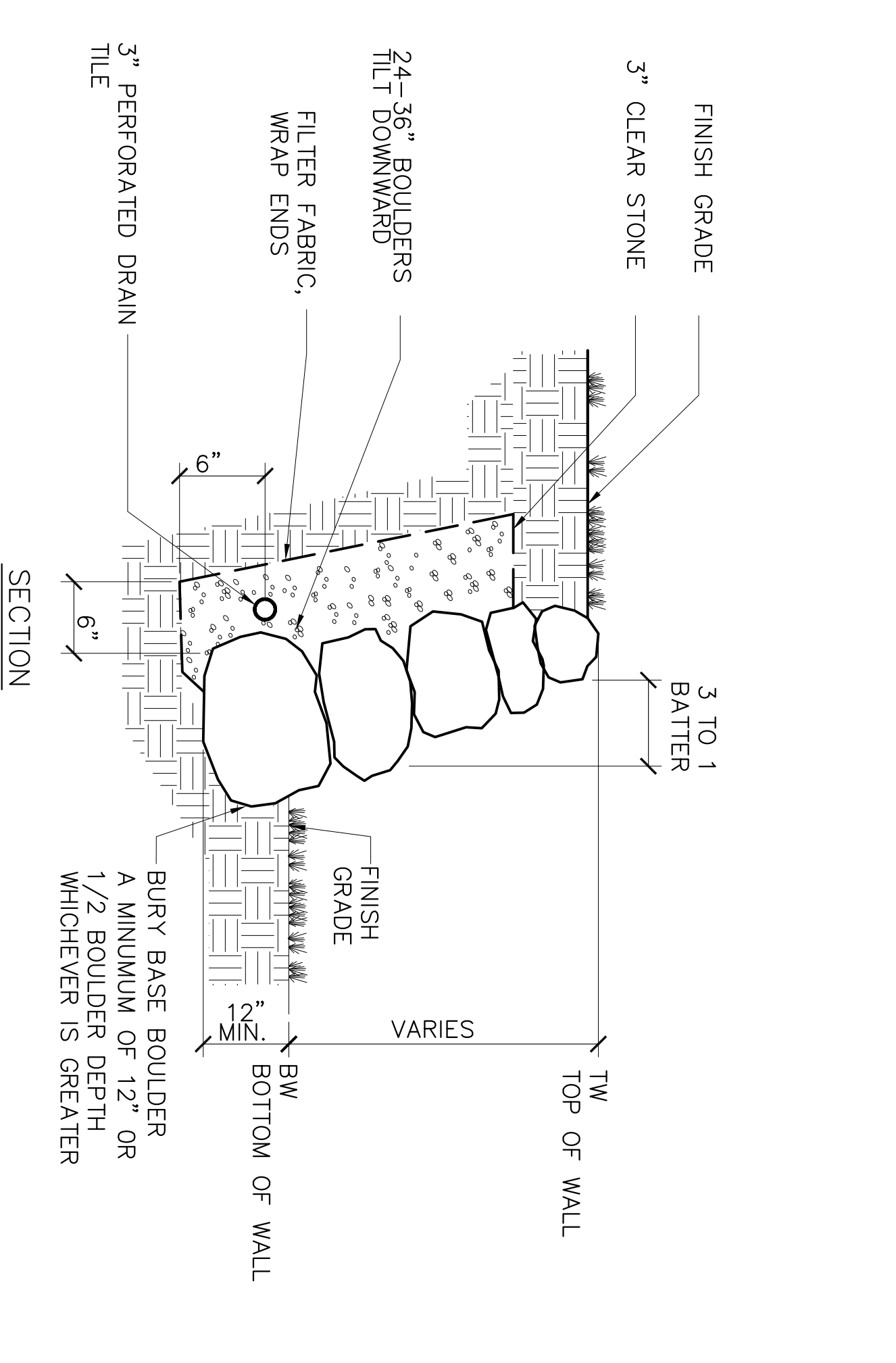
Cc: John Lichtenheld

Larry Barton

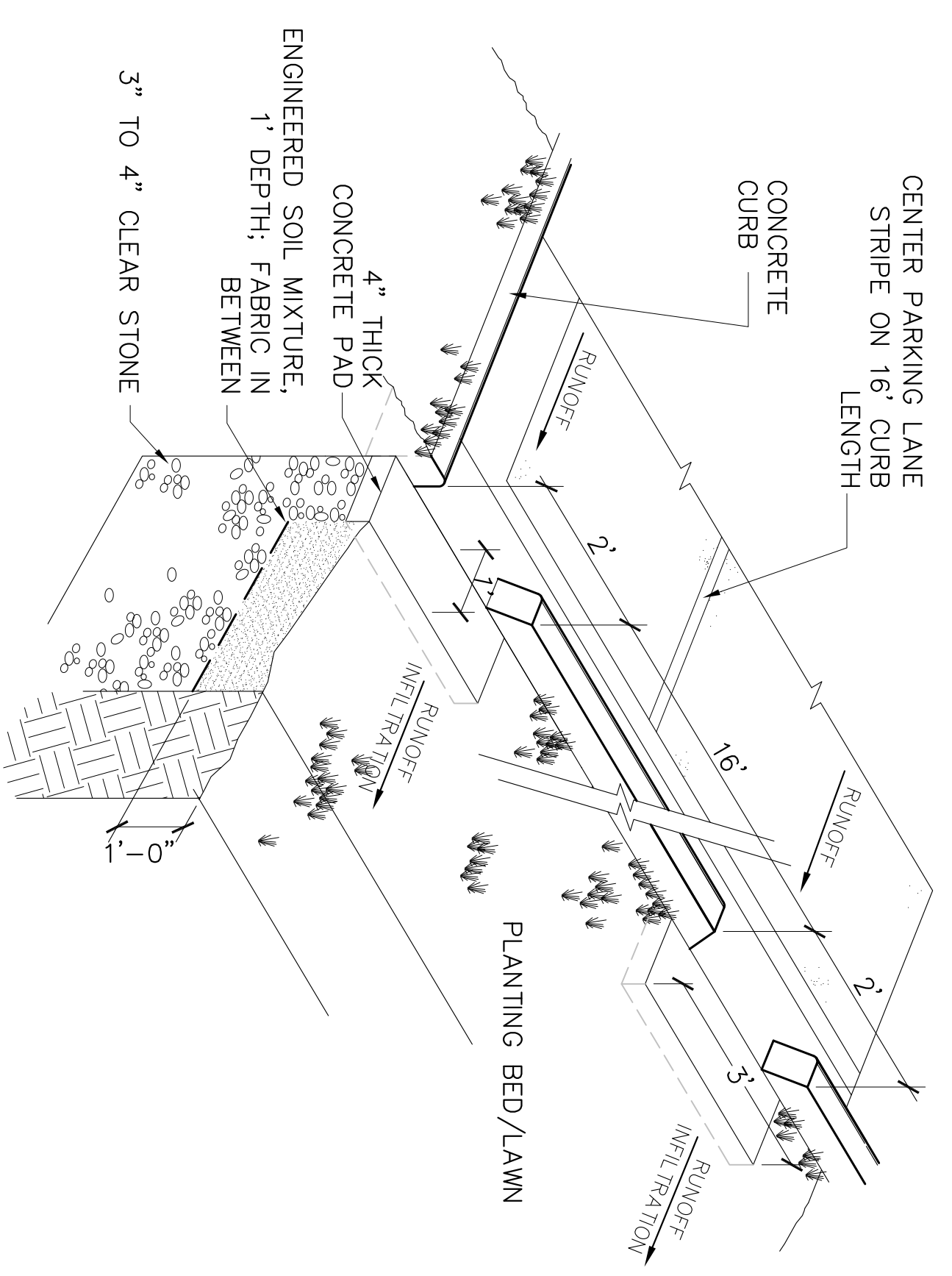


VILLGAER PHASE 2 - EAST ELEVATION
 SCALE : N.T.S. MAY 18, 2011

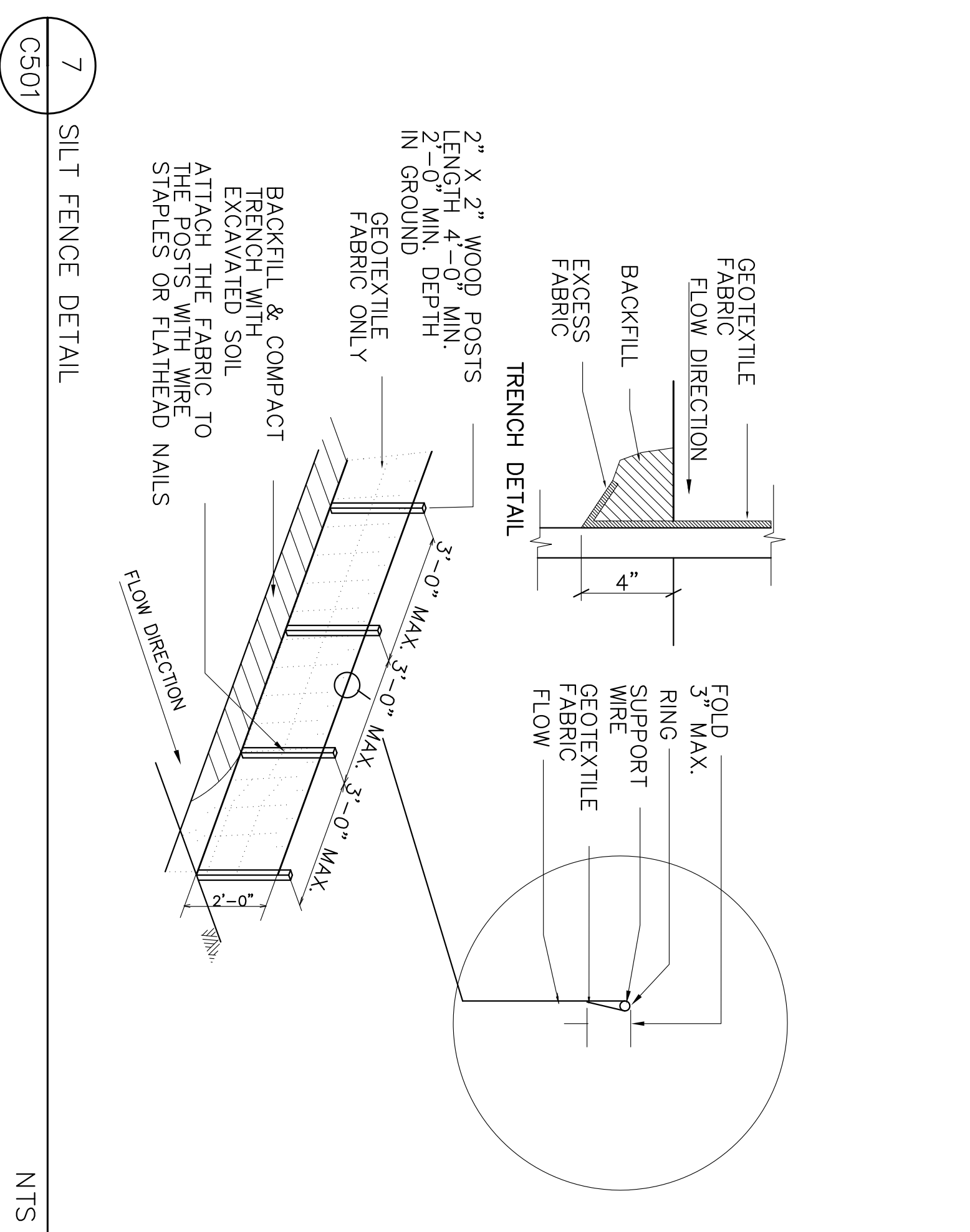




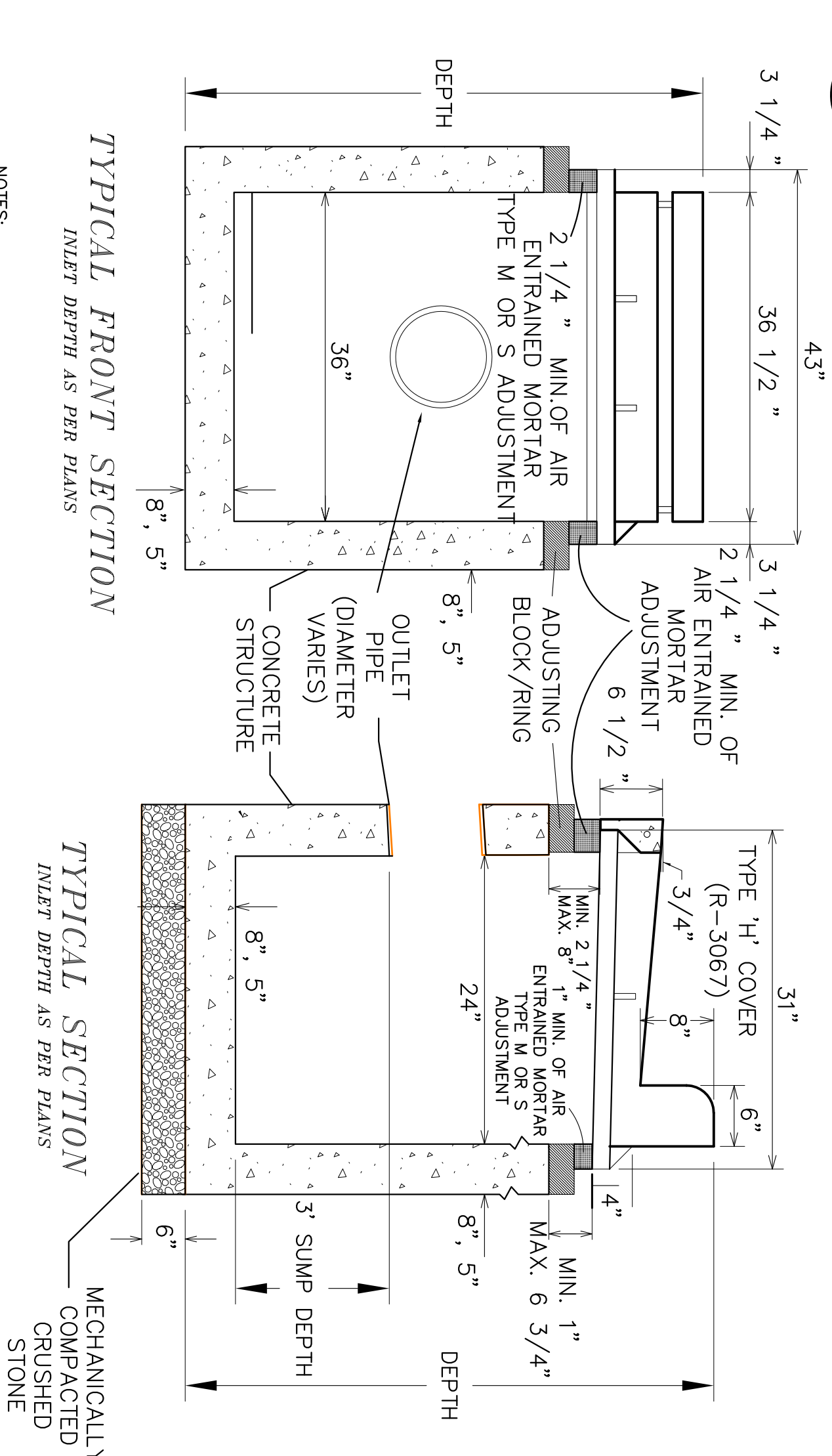
1 RETAINING WALL - LAWN LOCATION
 CS01 SCALE 1"=1'-0"



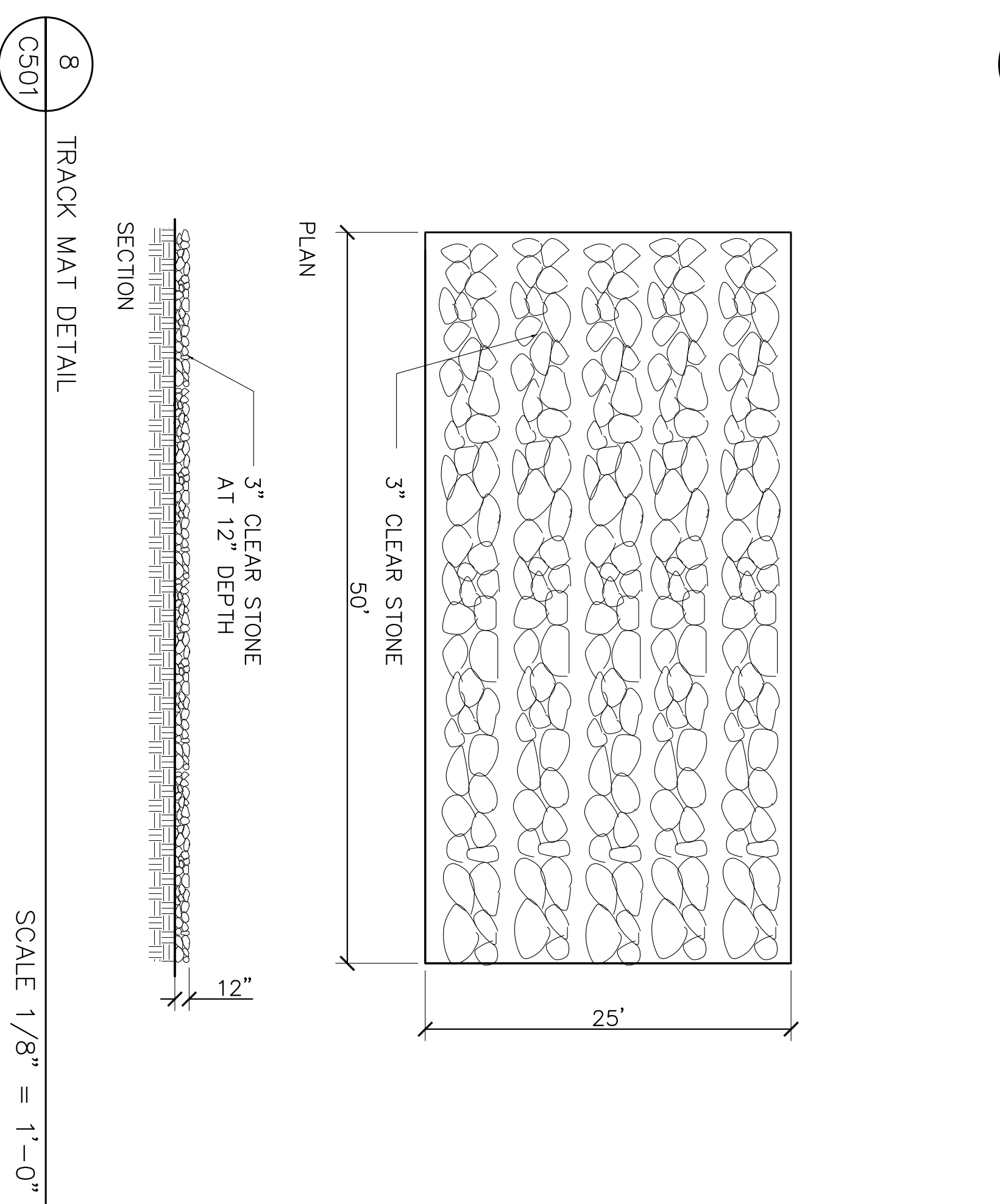
4 CURB CUT
 CS01 NTS



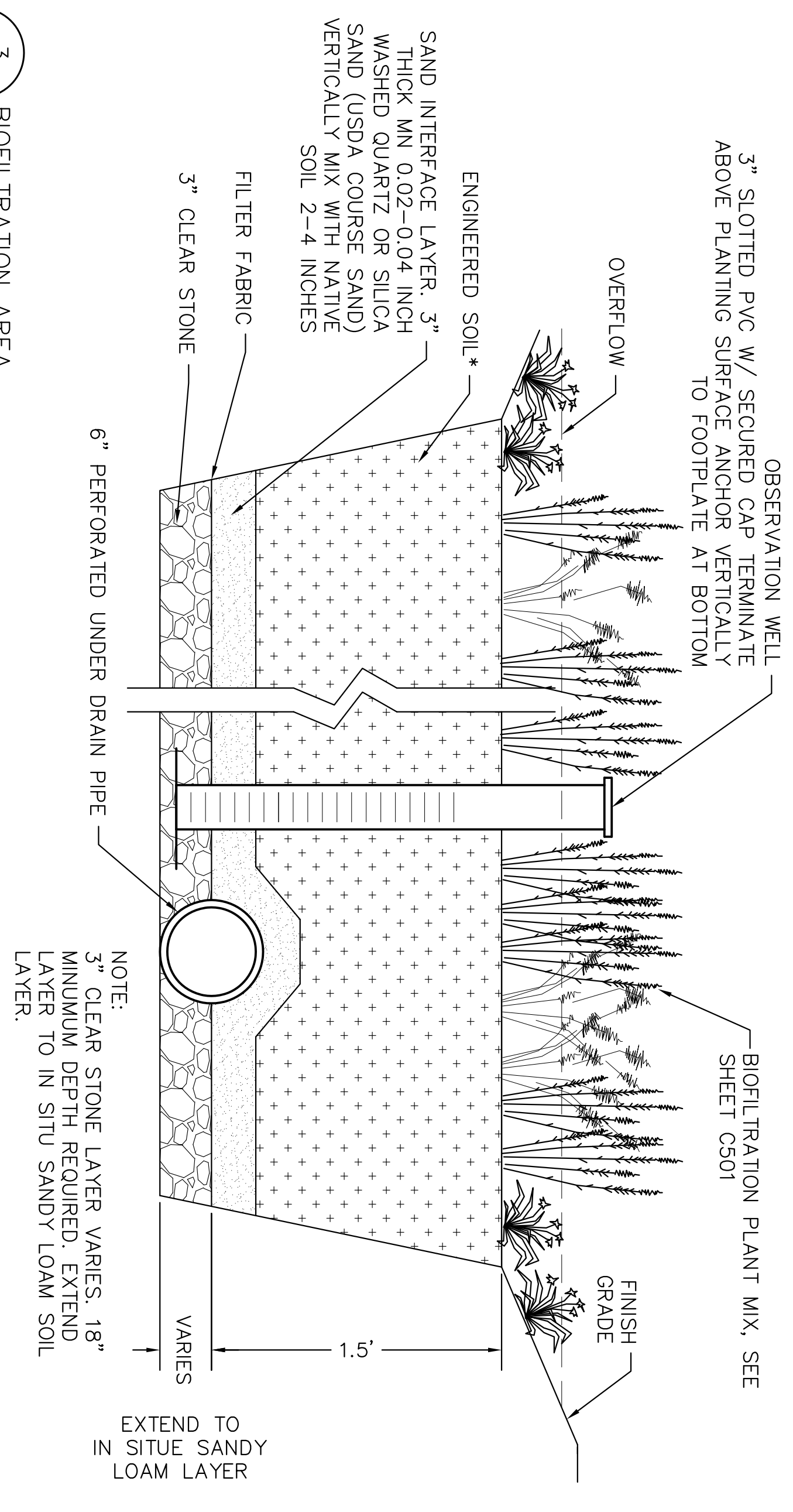
7 SILT FENCE DETAIL
 CS01 NTS



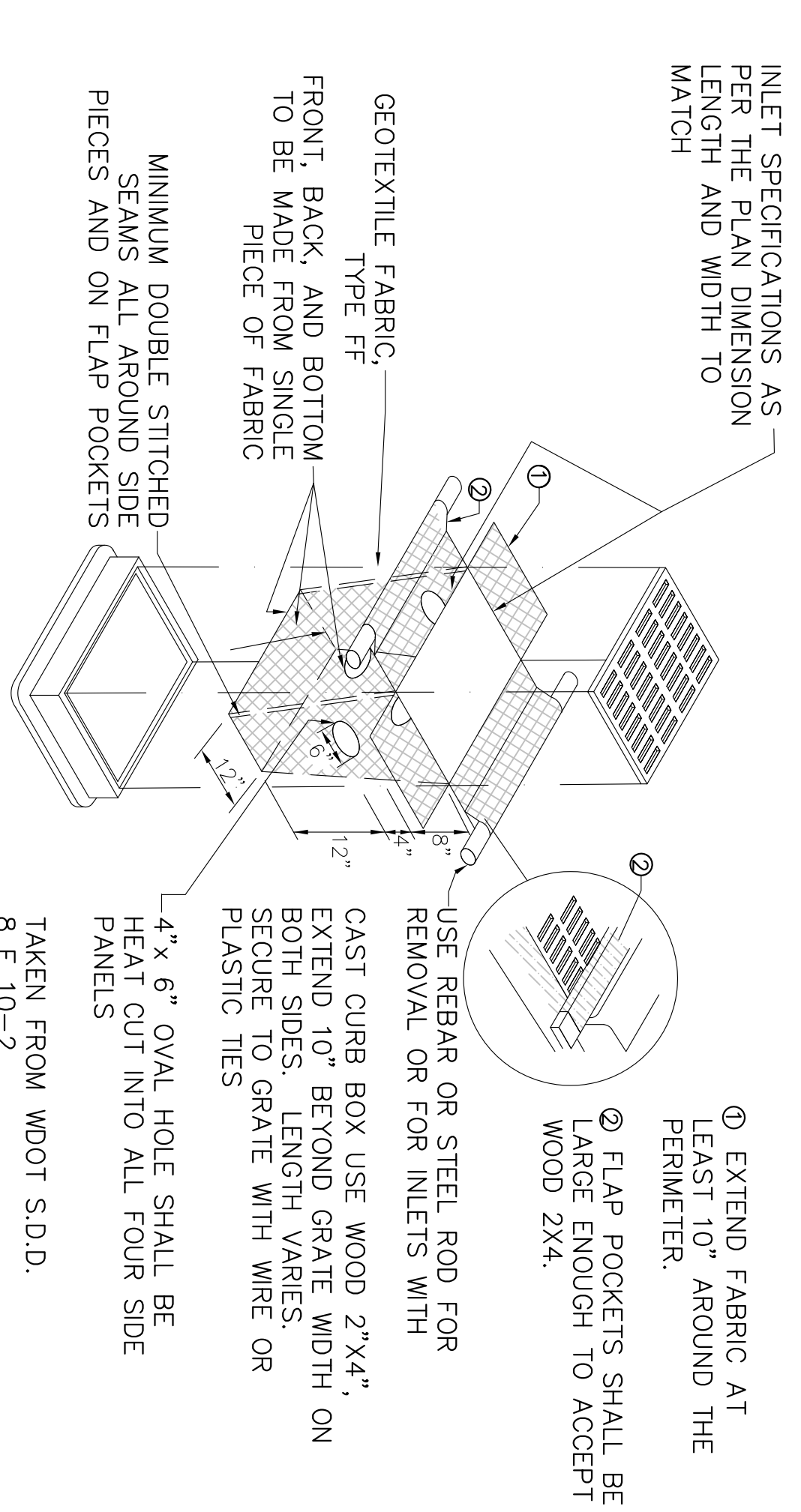
5 TYPE "H" INLET WITH SWAMP
 CS01 MODIFIED FROM MADISON S.D.D. 5.7.7 NTS



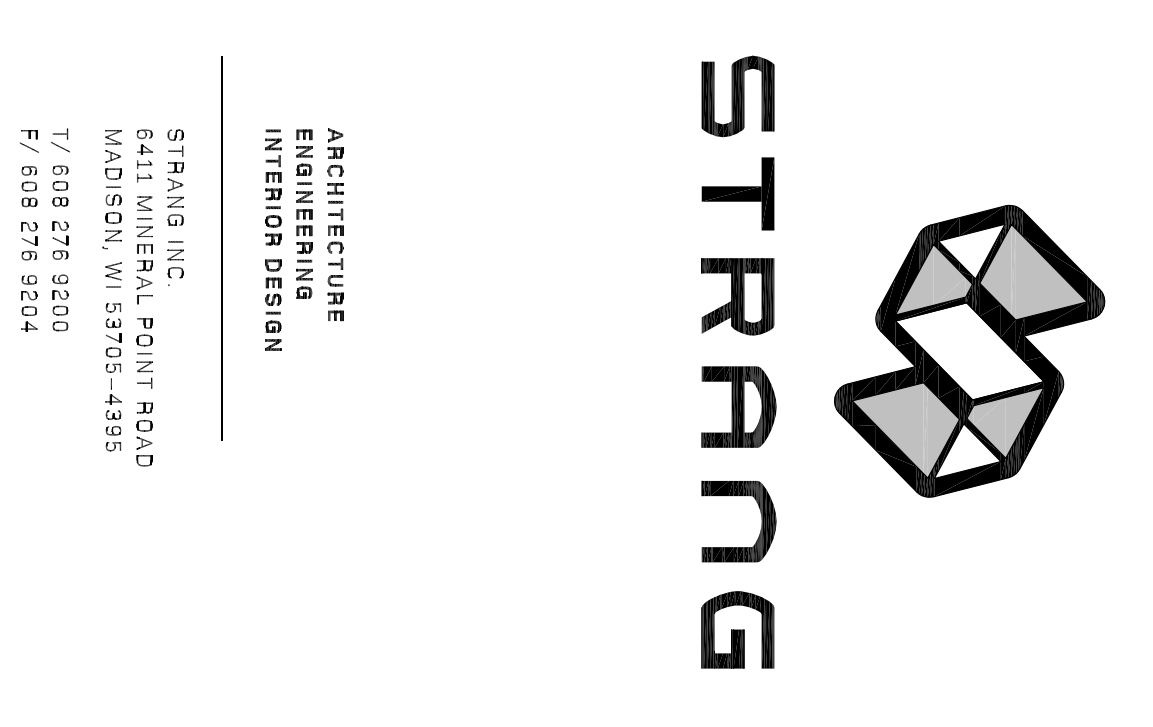
8 TRACK MAT DETAIL
 CS01 SCALE 1/8" = 1'-0"



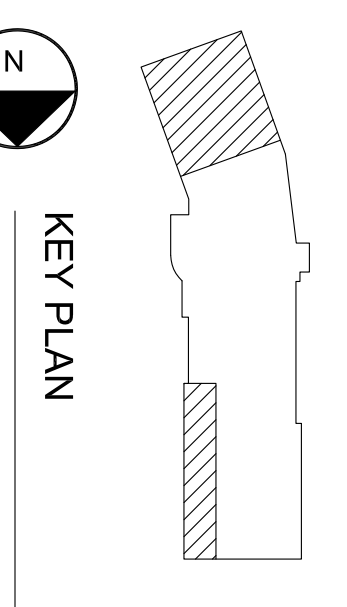
3 BIOFILTRATION AREA
 CS01 NTS

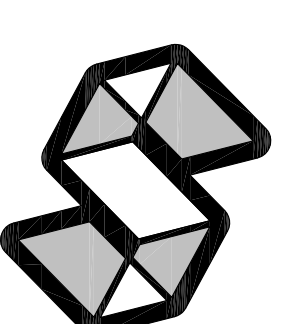


6 INLET PROTECTION, TYPE D
 CS01 NTS



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FILE NAME	P-D
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CHECKED	JL
DATE	06-18-11
PROJECT NO.	2349.02
PROJECT TITLE	THE VILLAGE ON PARK PHASE II SITE/FACADE IMPROVEMENTS
2322 S. PARK ST MADISON, WI	





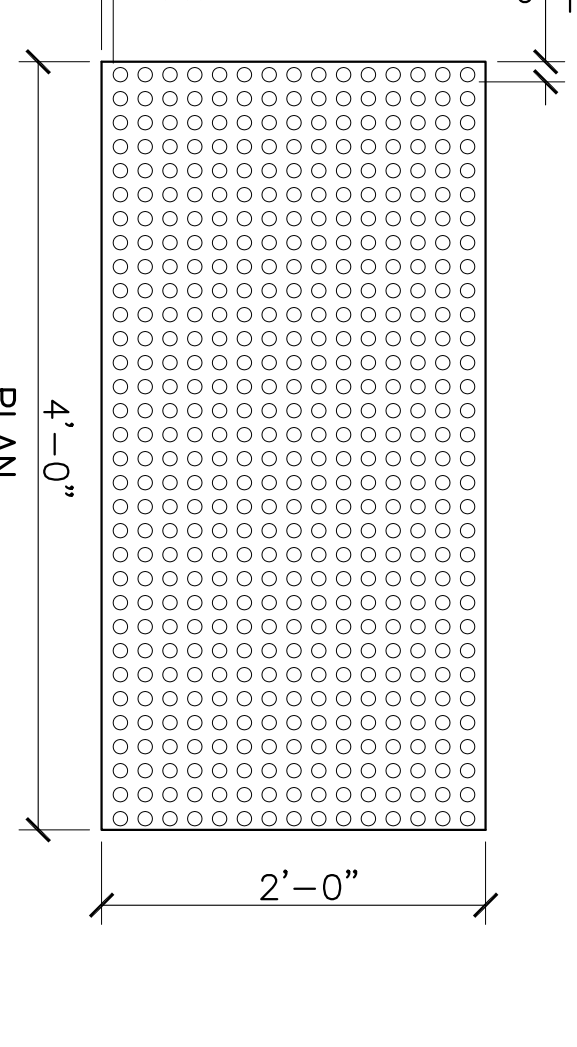
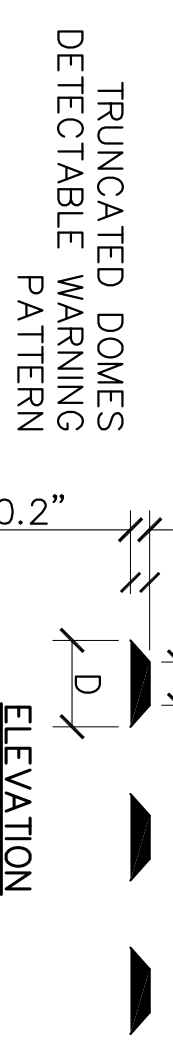
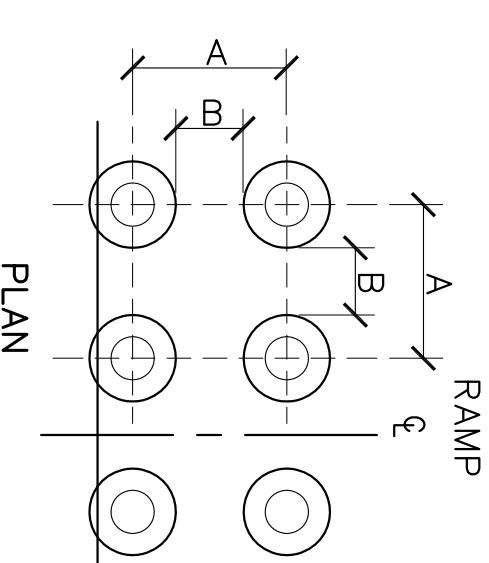
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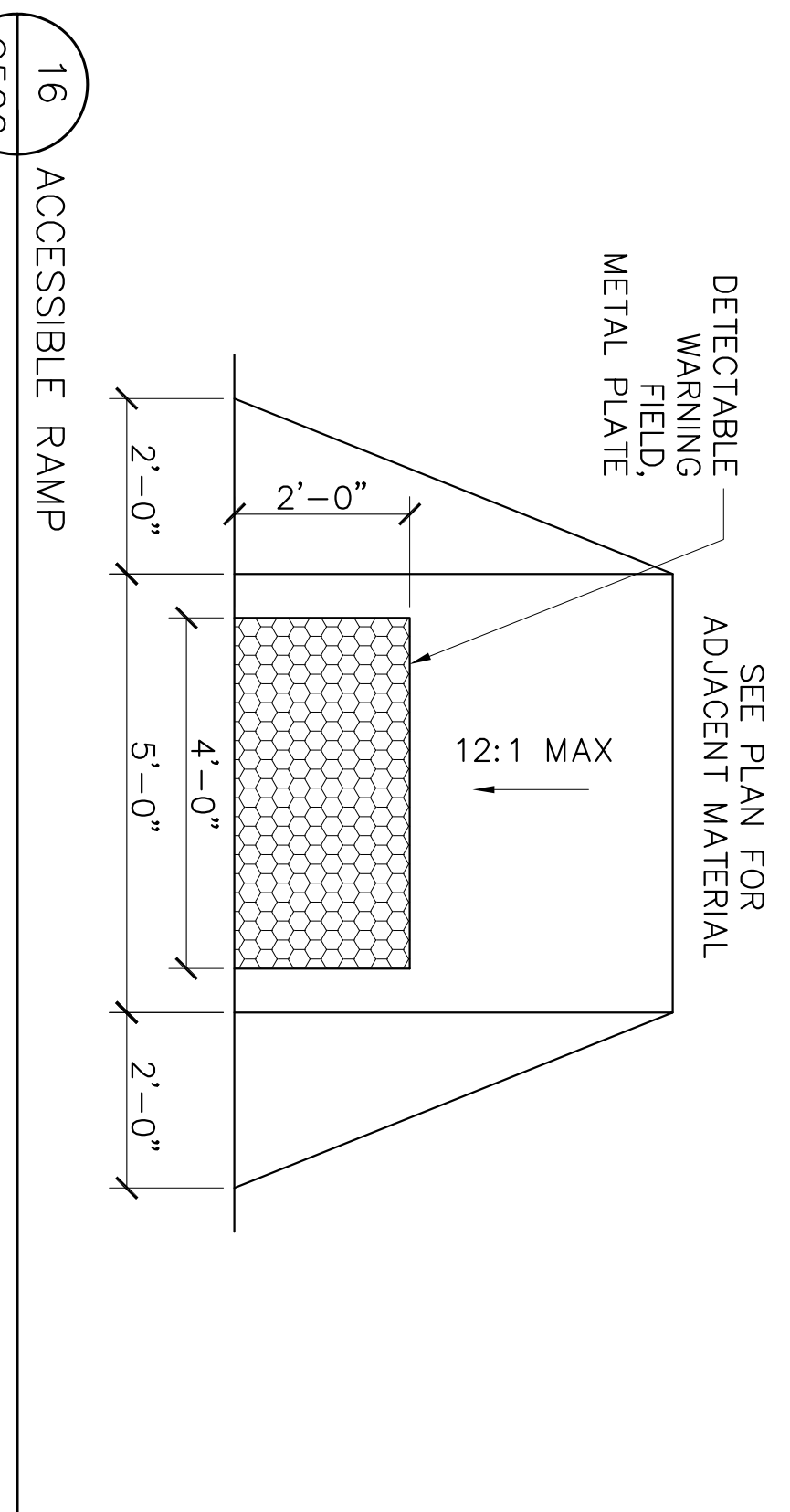
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6411 VINCENNA ROAD
MADISON, WI 53705-4995
P: 608.278.8200
F: 608.278.8294

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

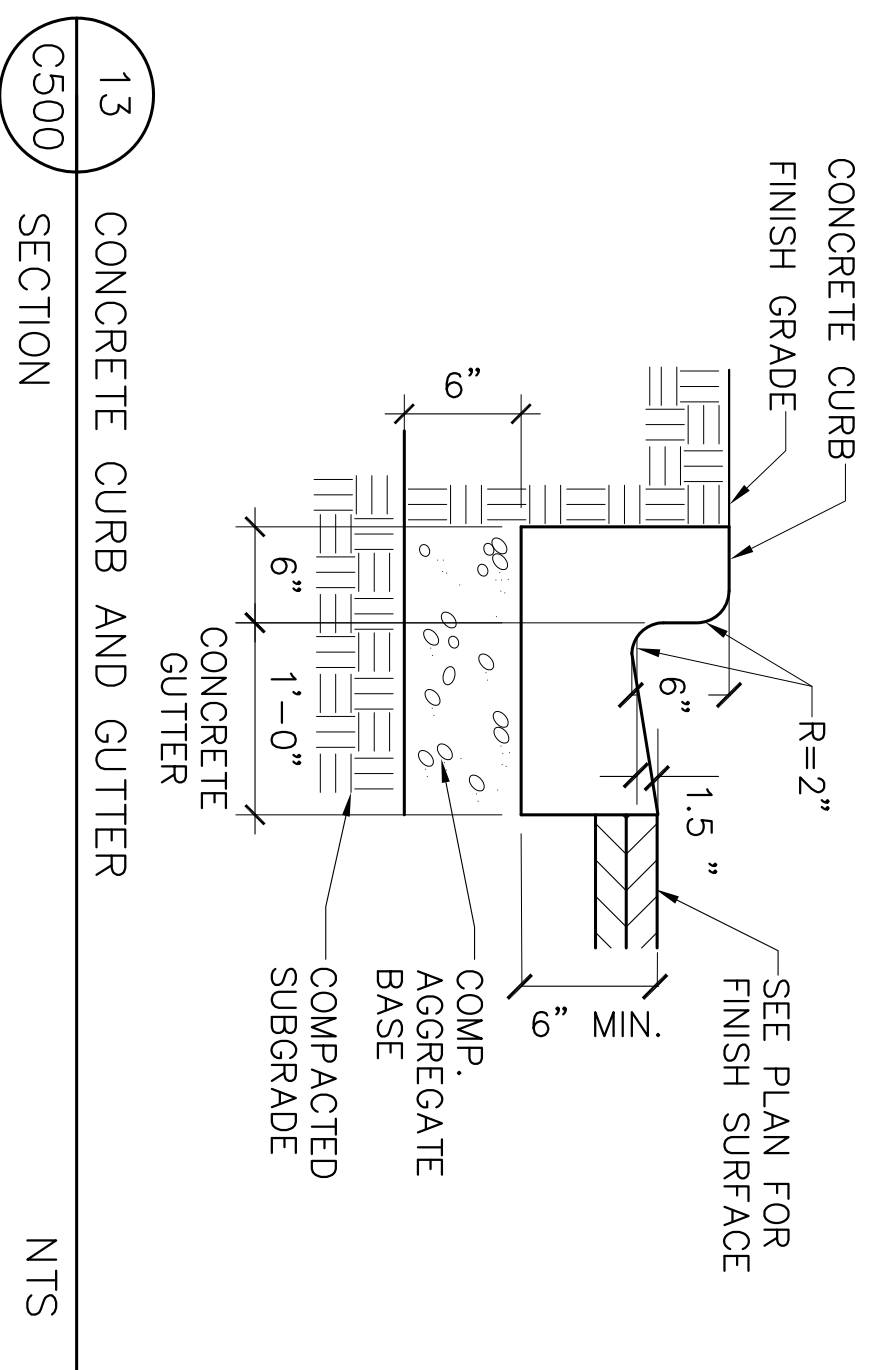
* THE C DIMENSION IS 50% TO 85% OF 'D'



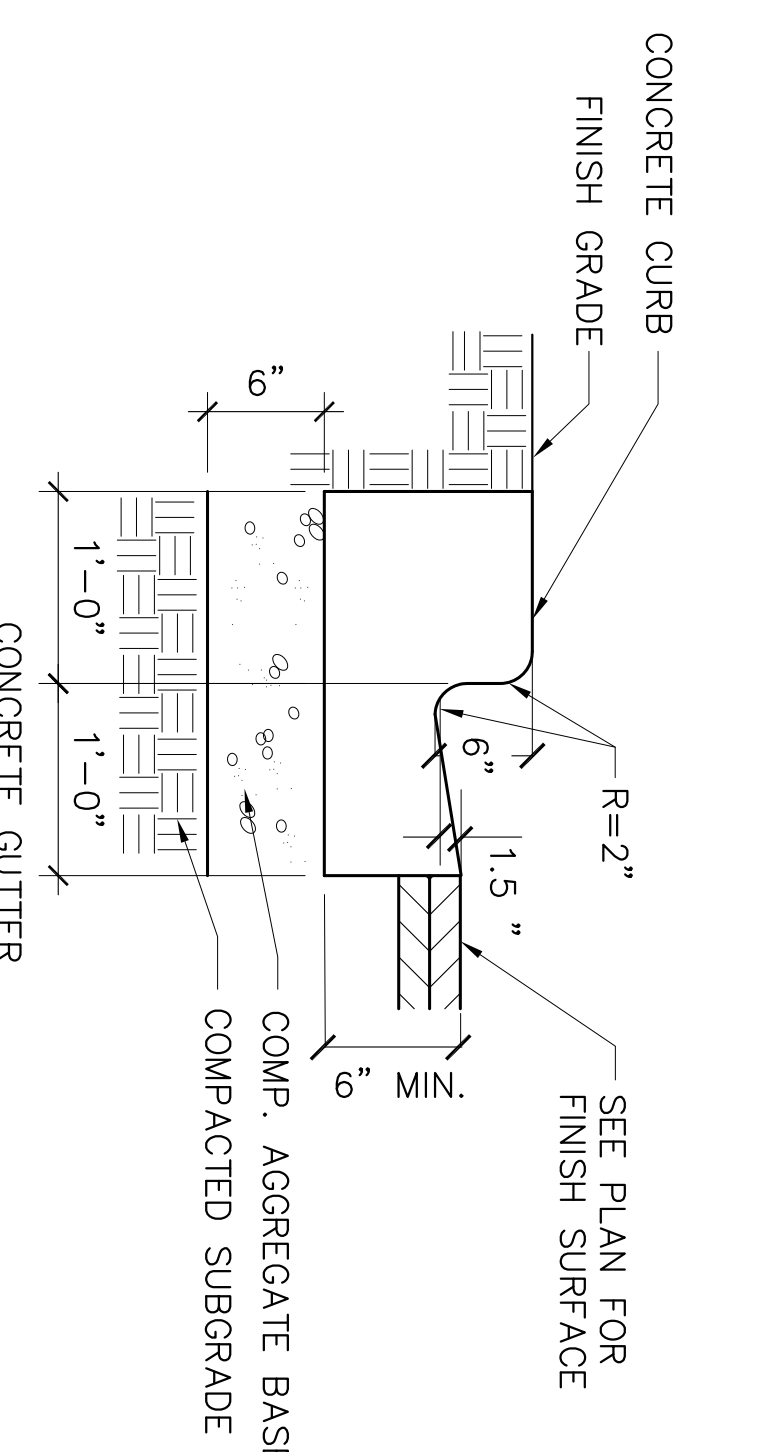
DETECTABLE WARNING FIELD, TYPICAL



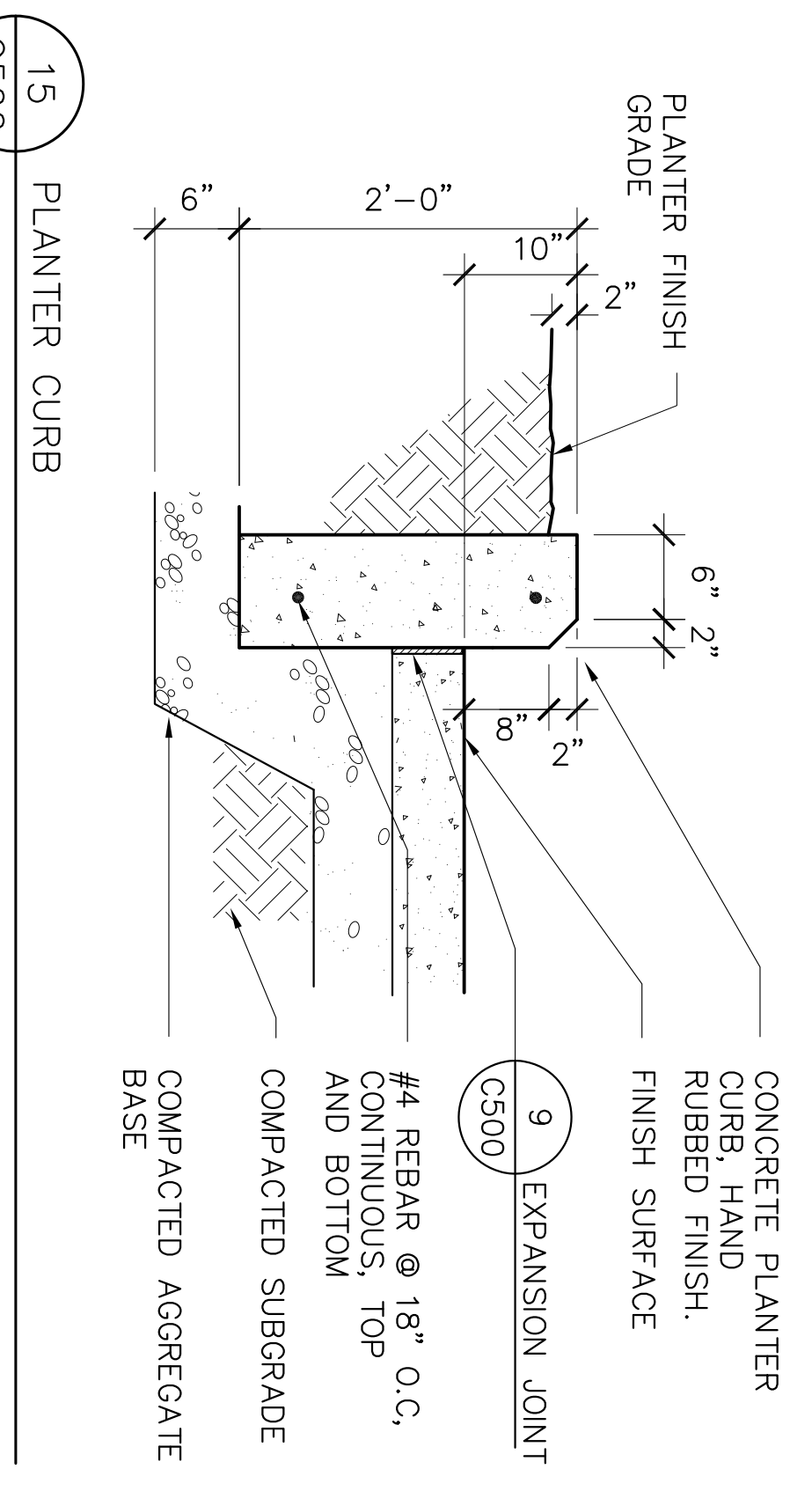
16 ACCESSIBLE RAMP C500 NTS



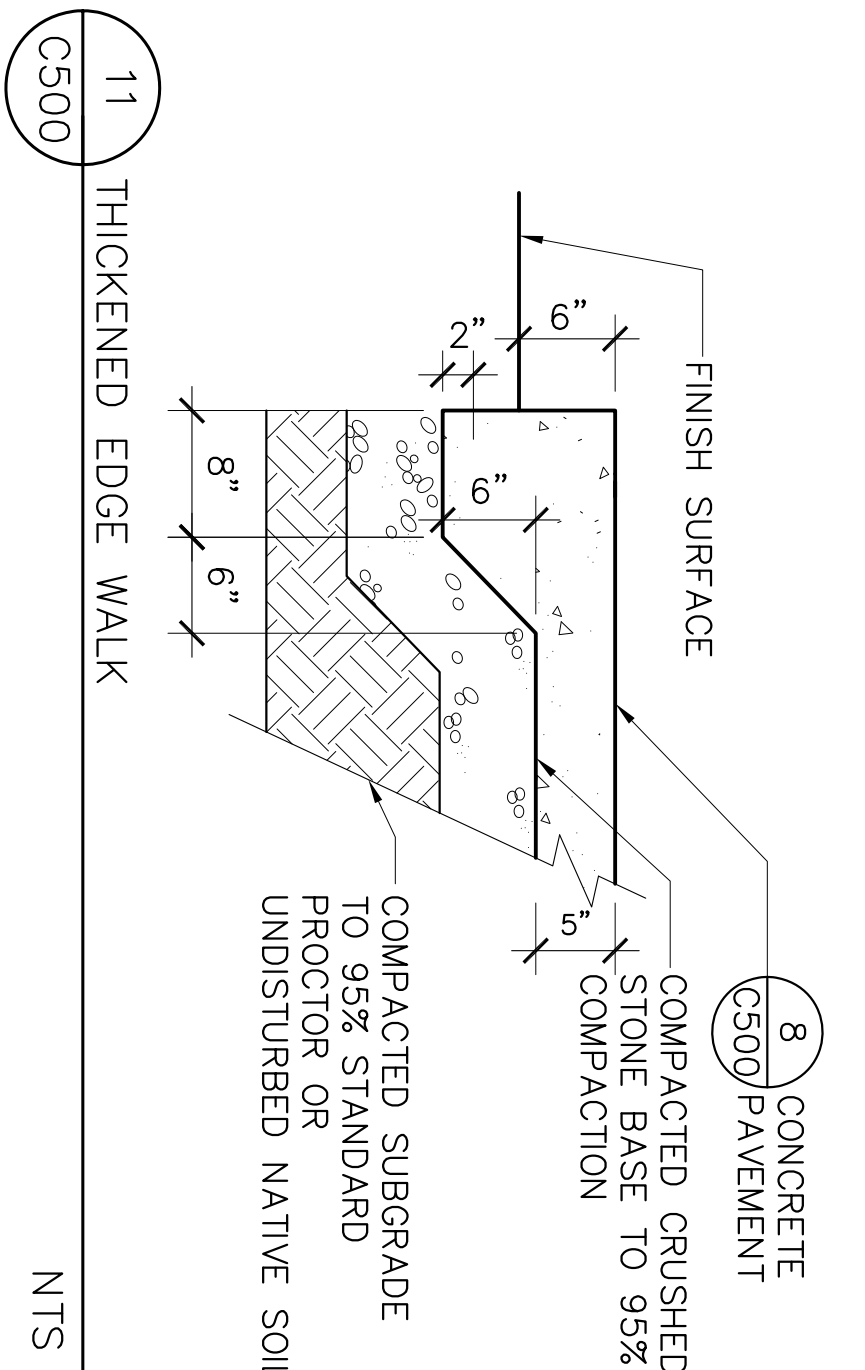
13 CONCRETE CURB AND GUTTER SECTION C500 NTS



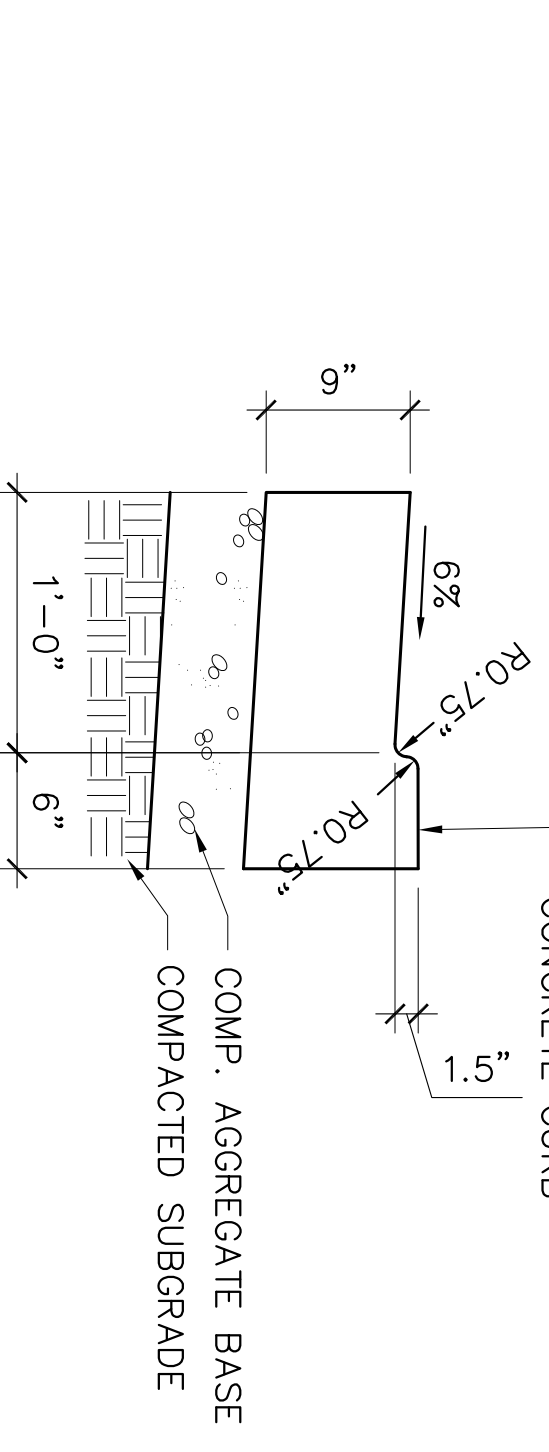
14 24" CURB AND GUTTER C500 NTS



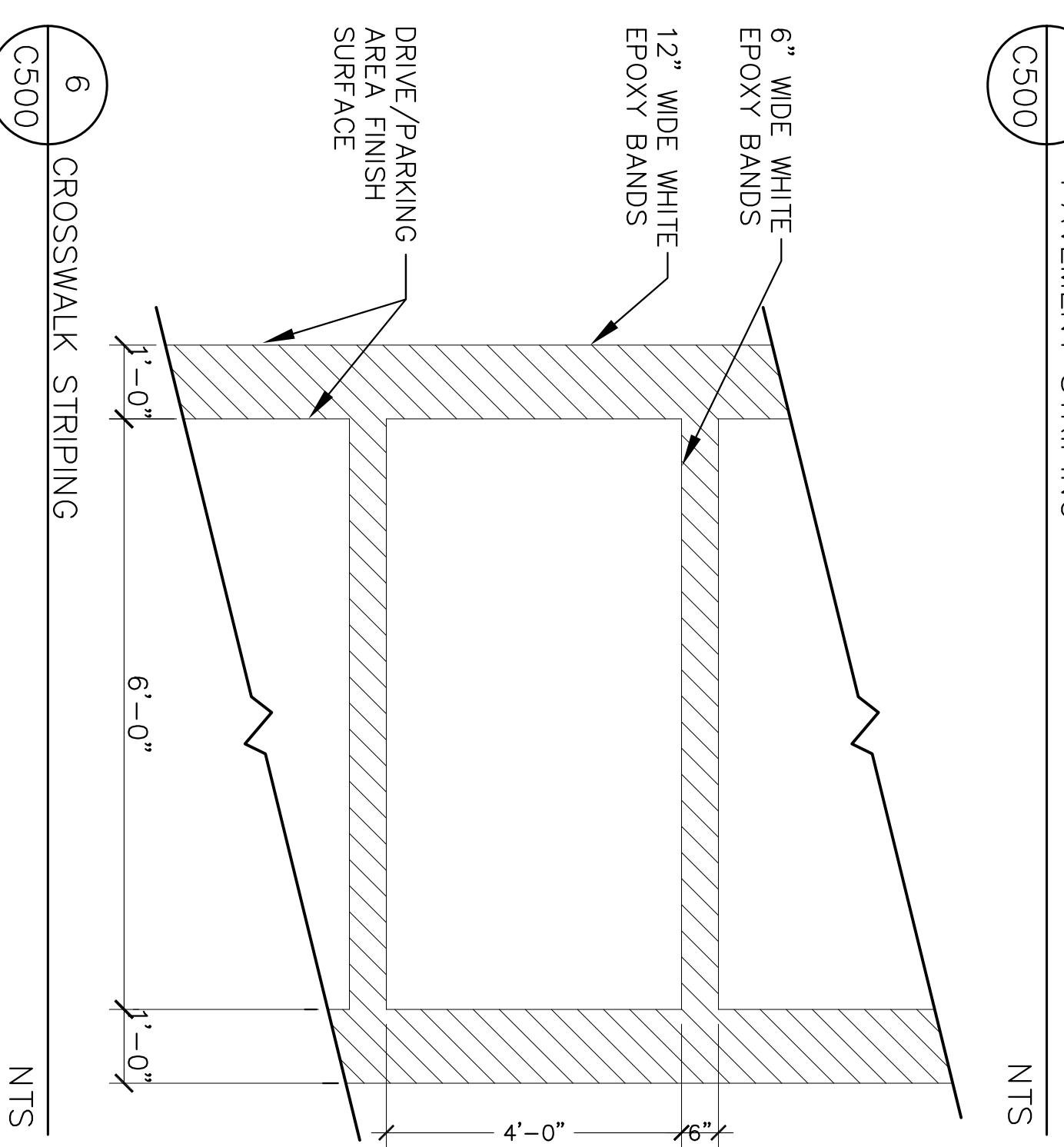
15 PLANTER CURB C500 NTS



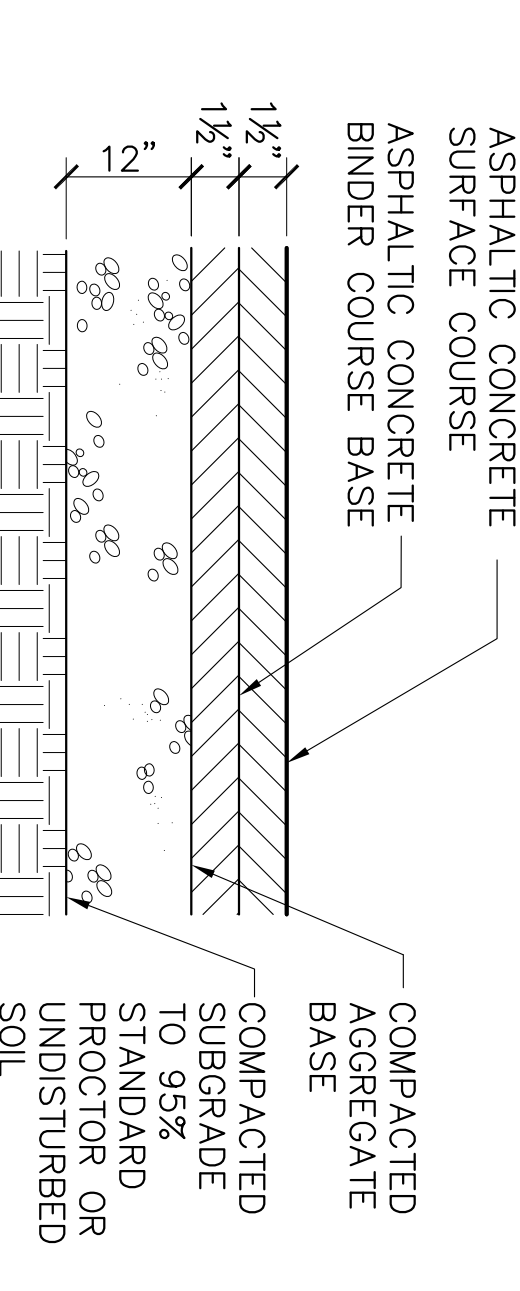
11 THICKENED EDGE WALK C500 NTS



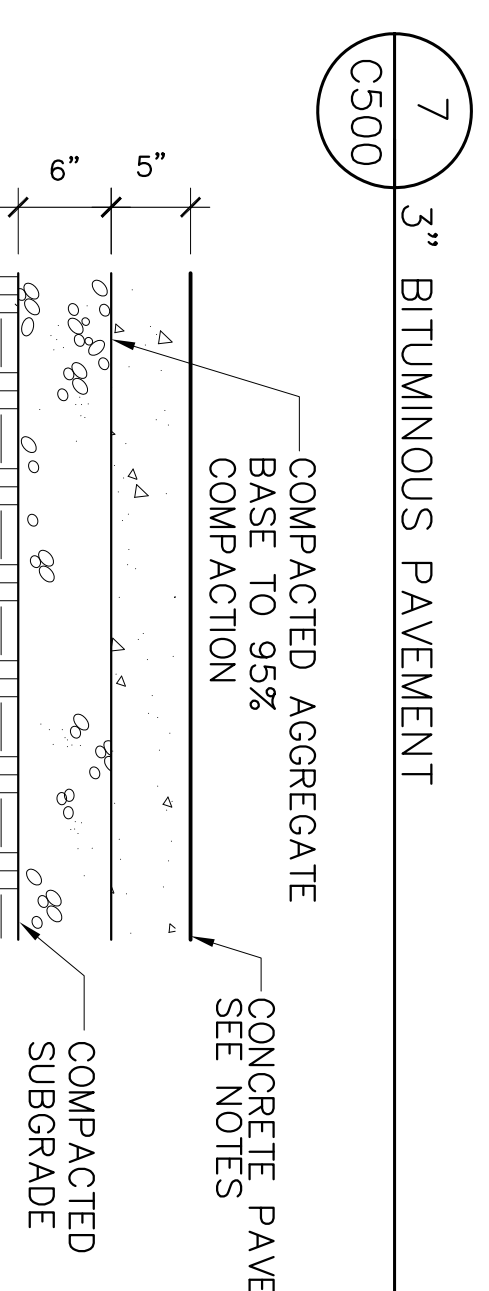
12 CURB AT TABLE TOP C500 NTS



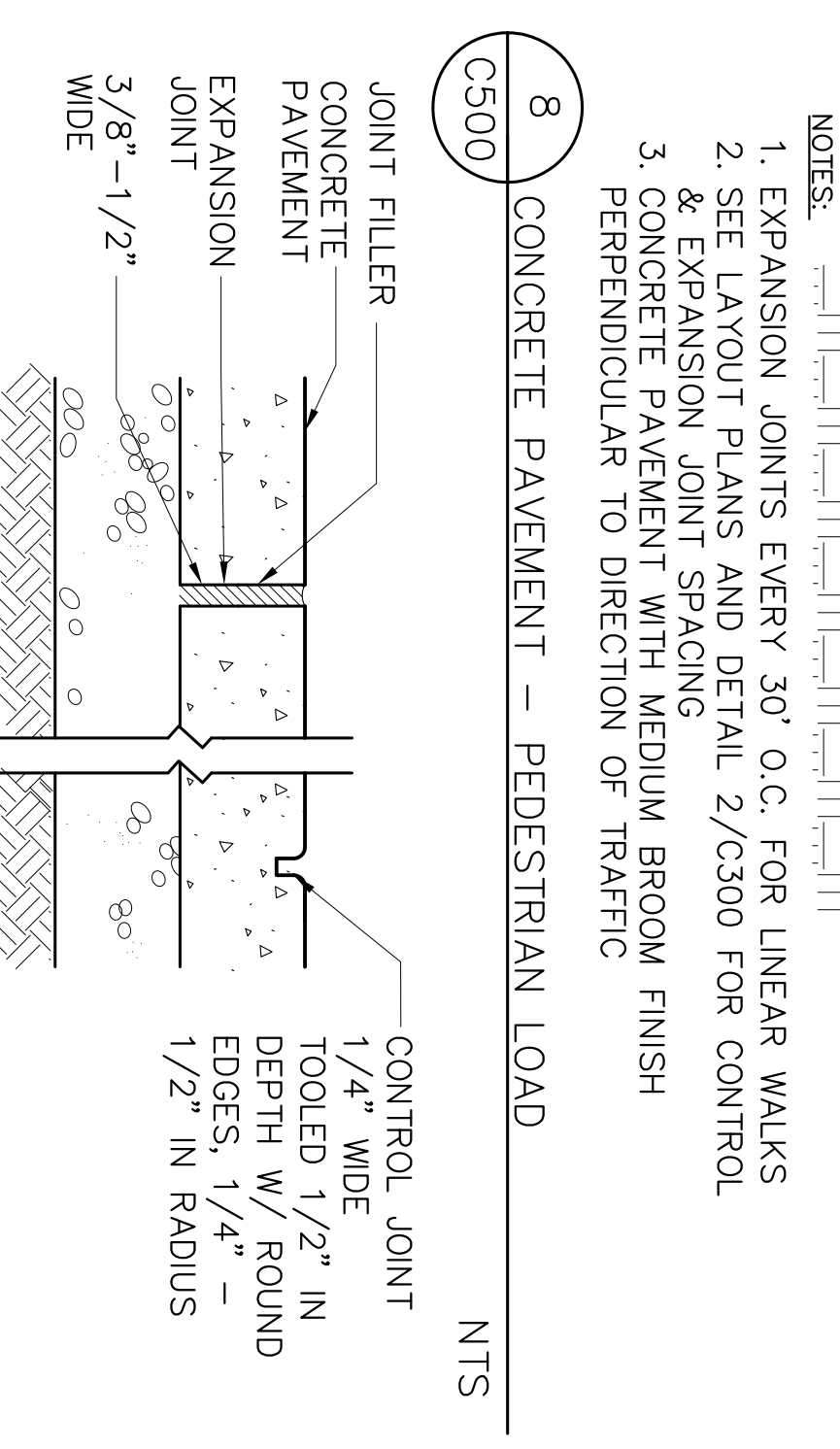
5 PAVEMENT STRIPING C500 NTS



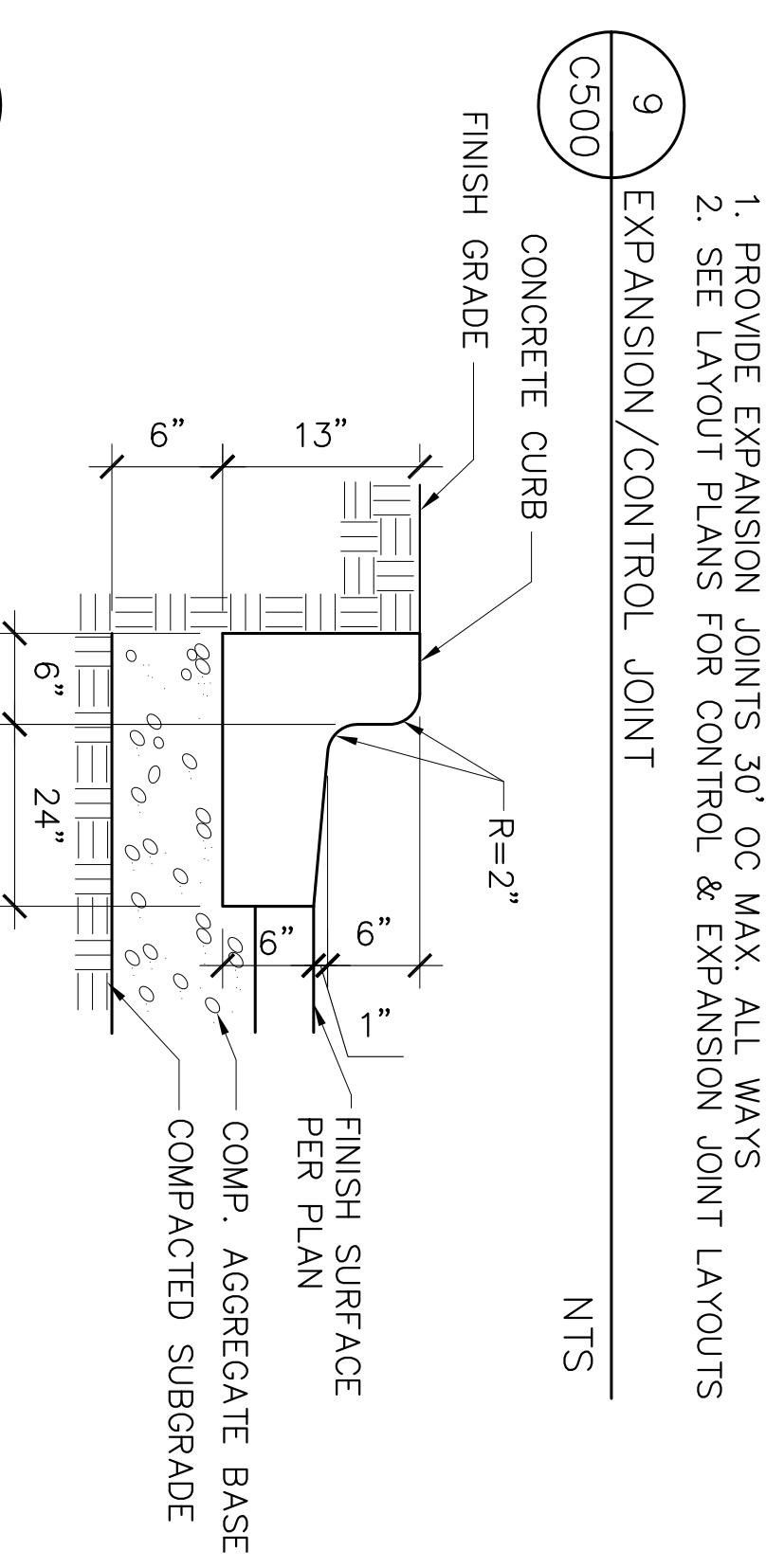
6 CROSSWALK STRIPING C500 NTS



7 3" BITUMINOUS PAVEMENT C500 NTS



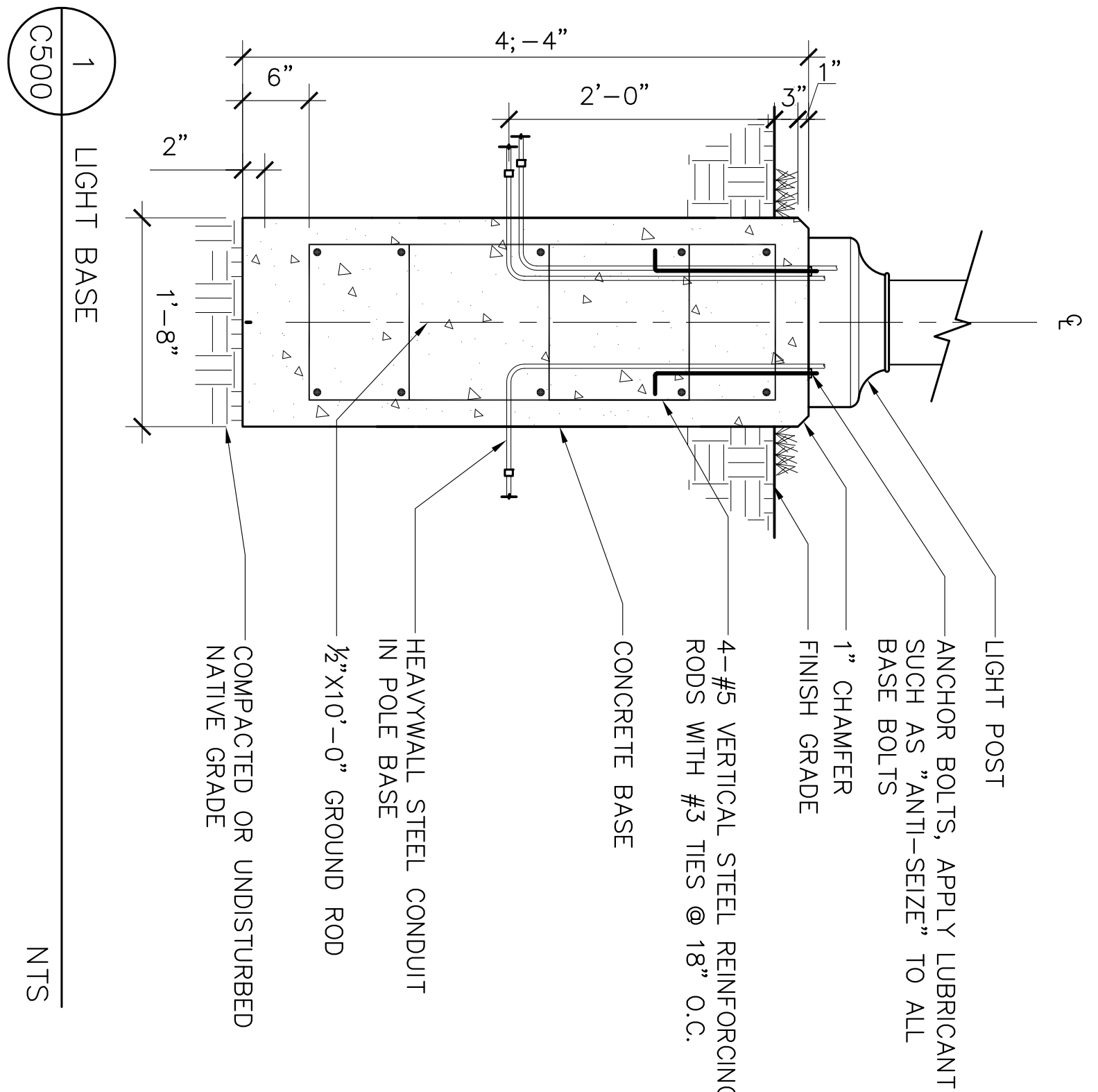
8 CONCRETE PAVEMENT - PEDESTRIAN LOAD C500 NTS



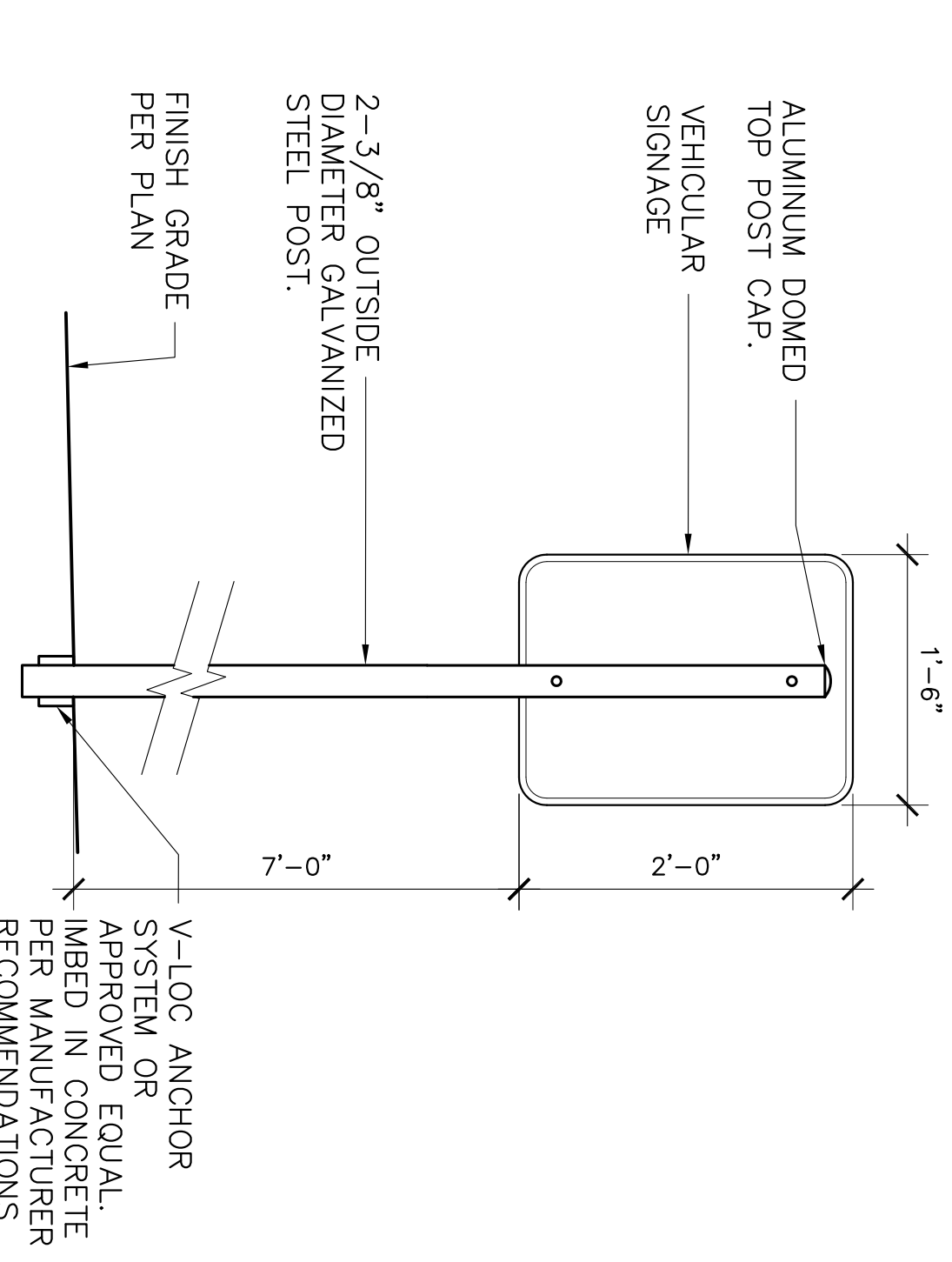
9 CONCRETE CURB C500 NTS



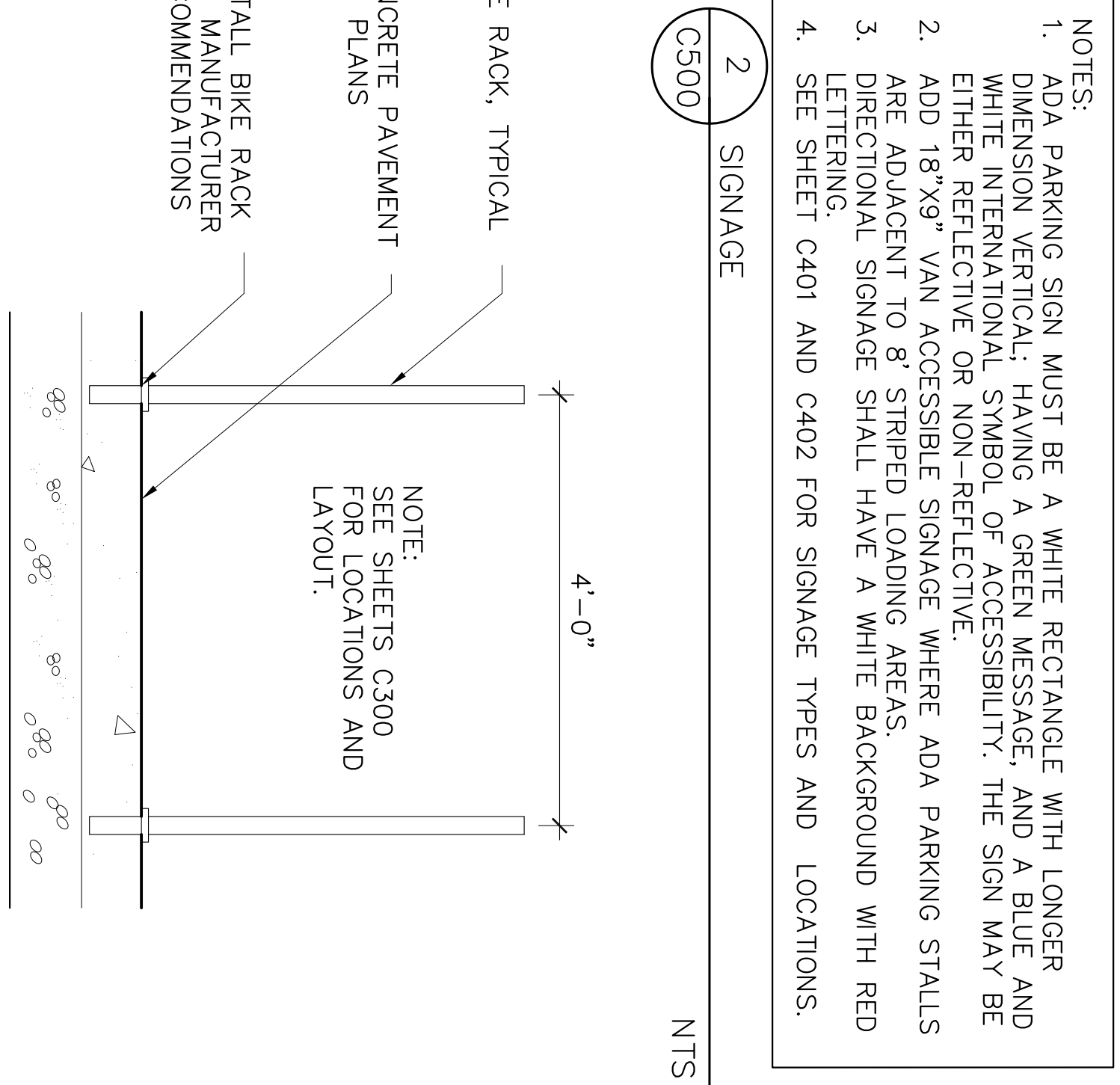
10 REFLECT CURB C500 NTS



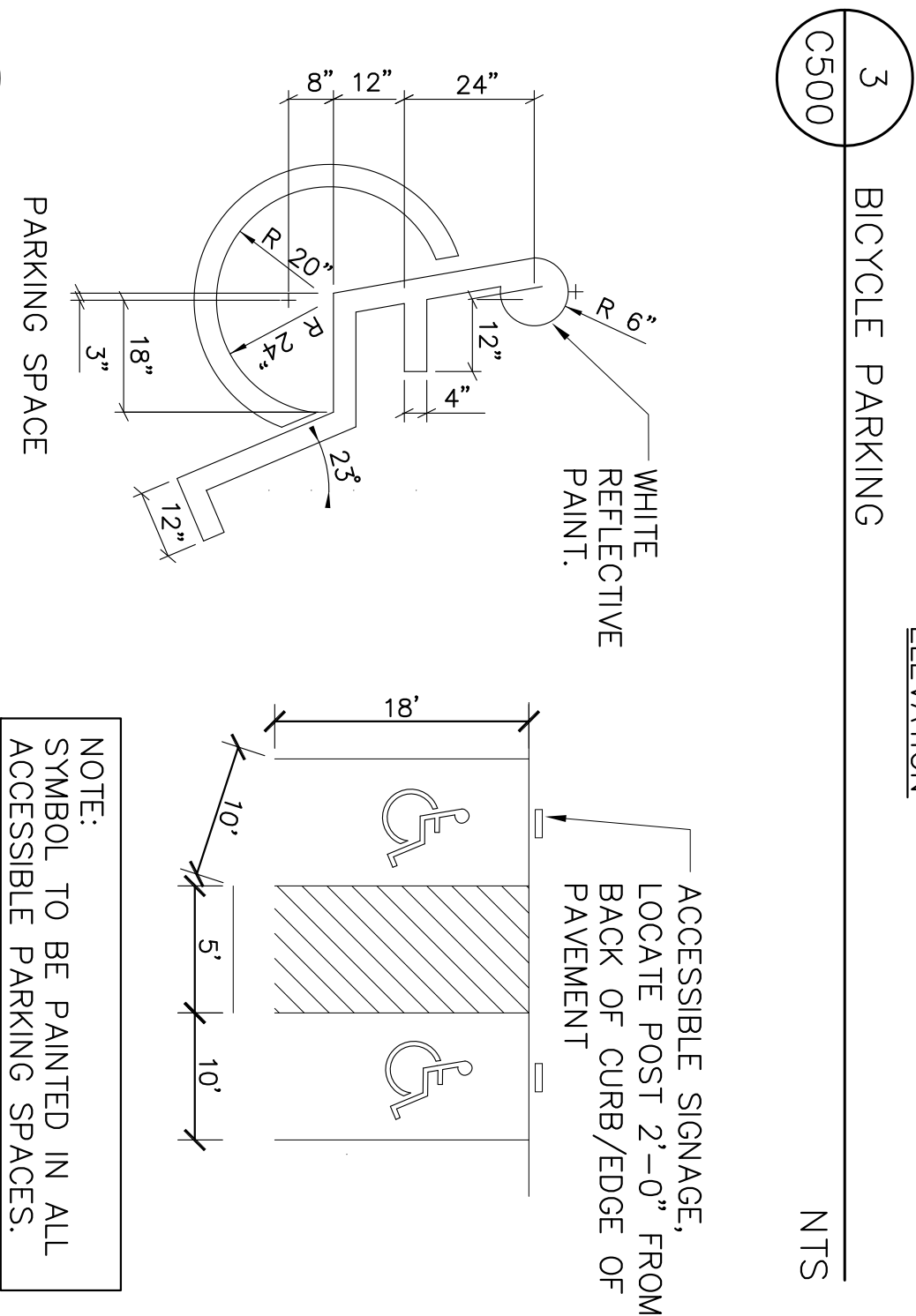
1 LIGHT BASE C500 NTS



2 SIGNAGE C500 NTS



3 BICYCLE PARKING C500 NTS



4 ACCESSIBLE PAVEMENT MARKING SYMBOL C500 NTS

NOTES:
 1. ADA PARKING SIGN MUST BE A WHITE RECTANGLE WITH LONGER DIMENSION VERTICAL. HAVING A GREEN MESSAGE, AND A BLUE AND WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN MAY BE EITHER REFLECTIVE OR NON-REFLECTIVE.
 2. ADD 18"x9" VAN ACCESSIBLE SIGNAGE WHERE ADA PARKING STALLS ARE ADJACENT TO 8' STRIPED LOADING AREAS.
 3. DIRECTIONAL SIGNAGE SHALL HAVE A WHITE BACKGROUND WITH RED LETTERING.
 4. SEE SHEET C401 AND C402 FOR SIGNAGE TYPES AND LOCATIONS.

BIKE RACK, TYPICAL
 CONCRETE PAVEMENT
 PER PLANS
 INSTALL BIKE RACK PER MANUFACTURER RECOMMENDATIONS

NOTE:
 SEE SHEETS C300 FOR LOCATIONS AND LAYOUT.

ELEVATION

3 BICYCLE PARKING C500 NTS

4 ACCESSIBLE PAVEMENT MARKING SYMBOL C500 NTS

NOTE:
 SYMBOL TO BE PAINTED IN ALL ACCESSIBLE PARKING SPACES.



SAA DESIGN GROUP

DRAWING SET #

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FILE NAME

REVISIONS

DRAWN PH

CHECKED JL

DATE 06-18-11

PROJECT NO. 2349.02

PROJECT TITLE

THE VILLAGE ON PARK PHASE II SITE/FACADE IMPROVEMENTS

2322 S. PARK ST MADISON, WI

SHEET TITLE

DETAILS

KEY PLAN

SHEET NO. C500

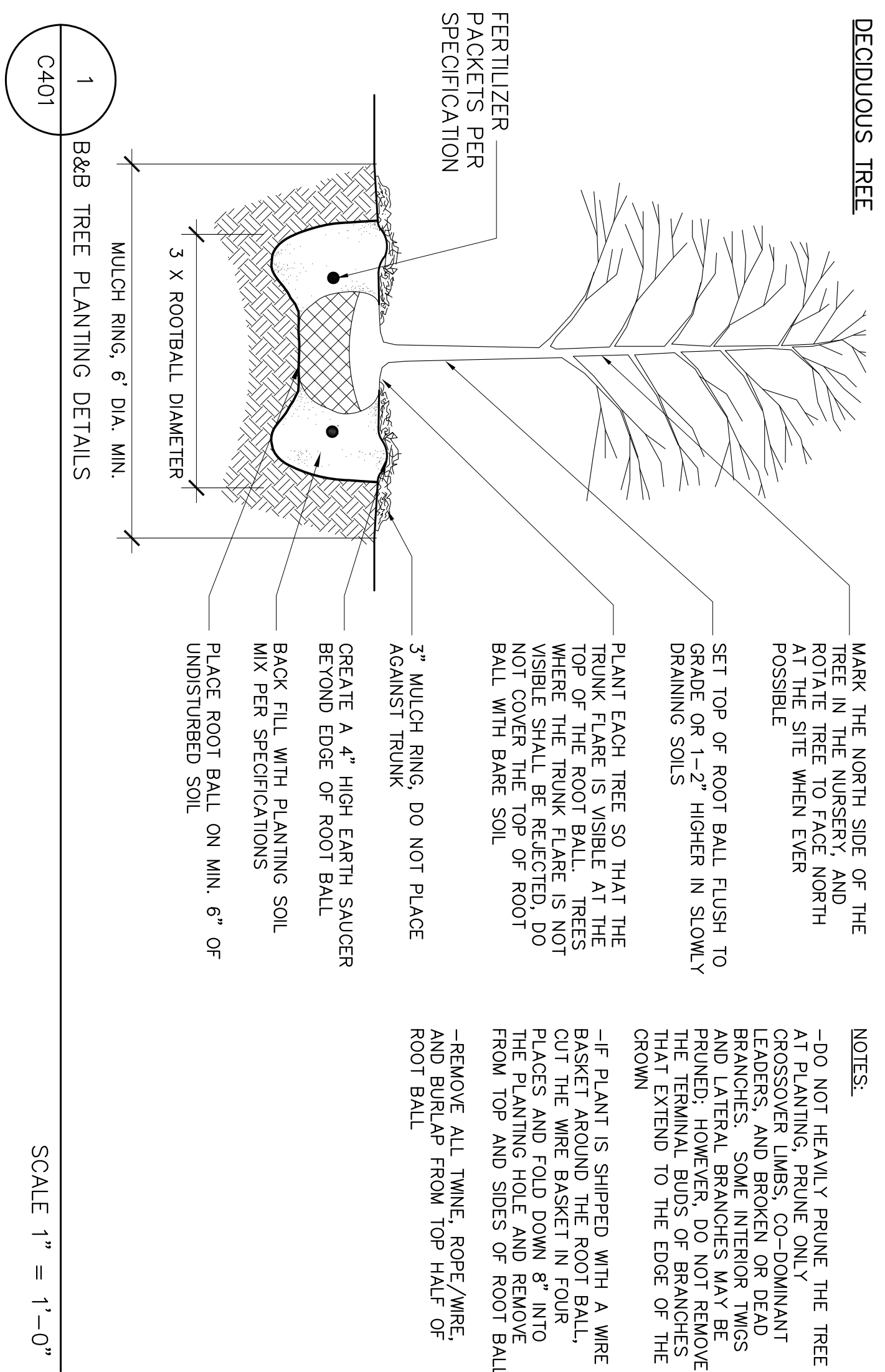
LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
TREES						
AF	Acer x Freemanii 'Mormo'	Mormo Maple	2" Cal.	B&B	x	Matched sizes
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	x	Multi-stem
CV	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	1.5" Cal.	B&B	x	
OT	Gleditsia thornata var. inermis	Thornless Honeylocust	2.5" Cal.	B&B	x	
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal.	B&B	x	
TC	Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden	2" Cal.	B&B	x	
EVERGREEN TREES/SHRUBS						
JS	Juniperus sabinia 'Arcadia'	Arcadia Juniper	3 Gal.	CG	x	
JV	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 Gal.	CG	x	
Jp	Juniperus 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	3 Gal.	CG	x	
DECIDUOUS SHRUBS						
CI	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	15"-24" Ht.	Cont.	x	
Dg	Deutzia gracilis	Slender Deutzia	3 Gal.	Cont.	x	
Ds	Diervilla sessilifolia 'Butterfly'	Butterfly Bush Honeysuckle	3 Gal.	Cont.	x	
Ca	Cotoneaster apiculatus	Cranberry Cotoneaster	12"-15" Ht.	Cont.	x	
Ro	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 Gal.	Cont.	x	
Rn	Rosa x 'Newry Wild'	Newry Wild Rose	15"-24" Ht.	Cont.	x	
PERENNIALS / GROUNDCOVERS / GRASSES						
am	Alchemilla mollis	Lady's Mantle	1 Gal.	Cont.	x	24" spacing
ca	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	Cont.	x	18" spacing
cp	Carex pennsylvanica	Pennsylvania Sedge	4"	Cont.	x	18" spacing
ef	Euonymus fortunei 'Coloratus'	Purple Leaf Winter Creeper	4"	Cont.	x	18" spacing
ep	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower	1 Gal.	Cont.	x	24" spacing
he	Hemerocallis 'Pardon Me'	Pardon Me Daylily	4"	Cont.	x	24" spacing
nf	Nepeta x faassenii 'Kit Kat'	Kit Kat Catmint	1 Gal.	Cont.	x	24" spacing
sm	Salvia 'May Night'	May Night Salvia	4"	Cont.	x	24" spacing
rf	Rudbeckia fulgida 'Sulivanii'	Sulivanii Black Eyed Susan	4"	Cont.	x	24" spacing
ls	Ligularia stenocephala 'Little Rocket'	'Little Rocket' Ligularia	1 Gal.	Cont.	x	30" spacing
hh	Hosta 'Halcyon'	Halcyon Hosta	1 Gal.	Cont.	x	30" spacing
sh	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	x	30" spacing
ss	Sporobolus sibiricus	Frost Grass	1 Gal.	Cont.	x	36" spacing

LANDSCAPE POINTS — PERMANENT LOT:

NUMBER OF TREES REQUIRED:	TABULATION OF POINTS PROVIDED:			
NUMBER OF PARKING STALLS	CANOPY TREES	35pts	7	245
LOADING AREAS	DECIDUOUS SHRUBS	2pts	101	202
CANOPY TREES REQUIRED	EVERGREEN SHRUBS	3pts	46	138
	EVERGREEN TREES	15pts	0	0
NUMBER OF LANDSCAPE POINTS REQUIRED:	ORNAMENTAL TREES	15pts	1	15
POINTS REQUIRED PER PARKING STALLS	TOTAL POINTS			600 pts
POINTS REQUIRED PER LOADING AREA				
TOTAL POINTS REQUIRED				475

DECIDUOUS TREE



MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND AT THE SITE WHEN EVER POSSIBLE

SET TOP OF ROOT BALL FLUSH TO GRADE OR 1'-2" HIGHER IN SLOWLY DRAINING SOILS

PLANT EACH TREE SO THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED, DO NOT COVER WITH BARE SOIL

3" MULCH RING, DO NOT PLACE AGAINST TRUNK

CREATE A 4" HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL

BACK FILL WITH PLANTING SOIL MIX PER SPECIFICATIONS

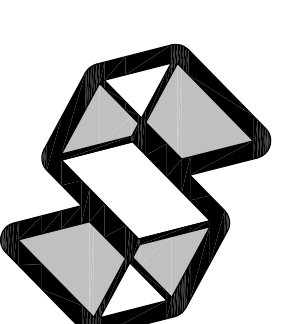
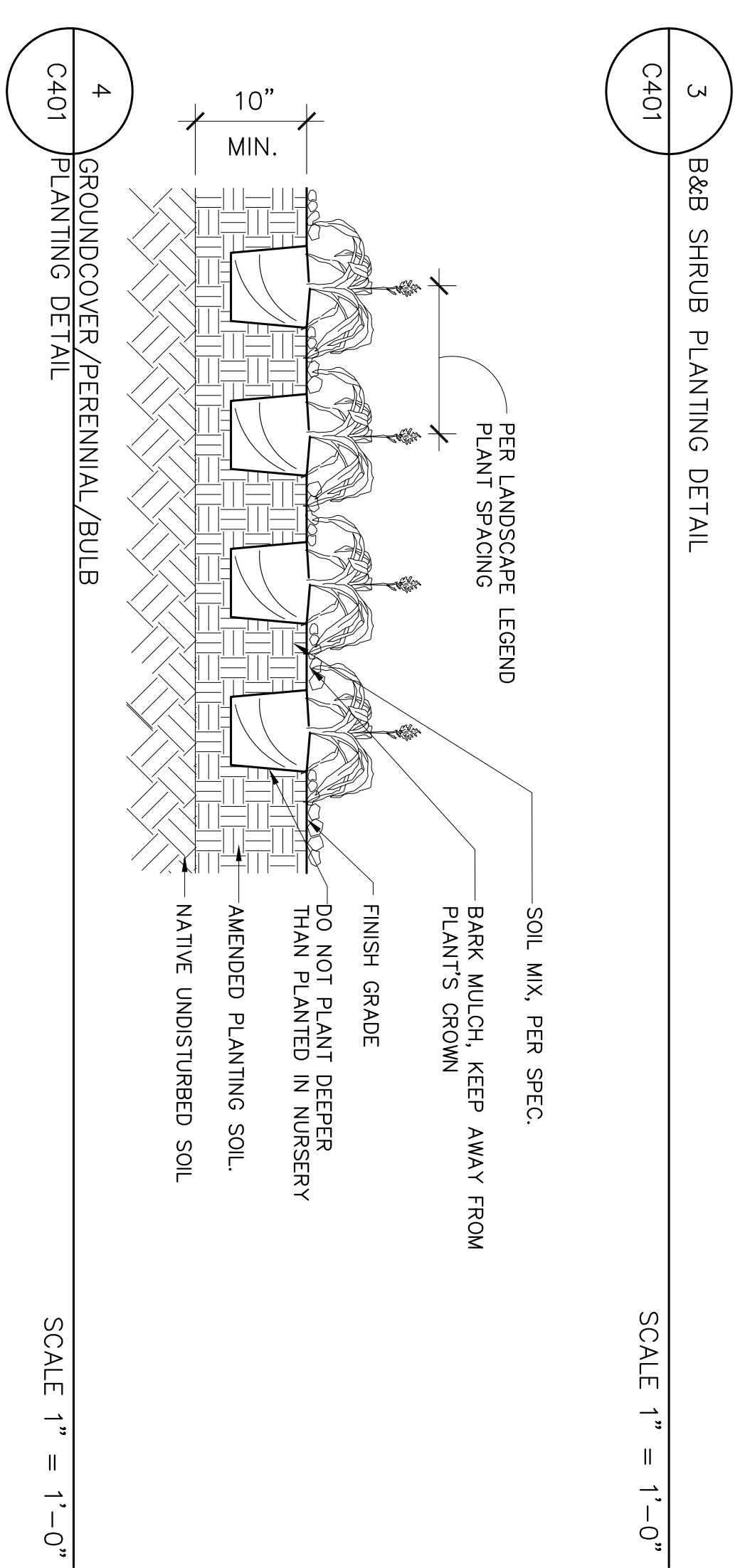
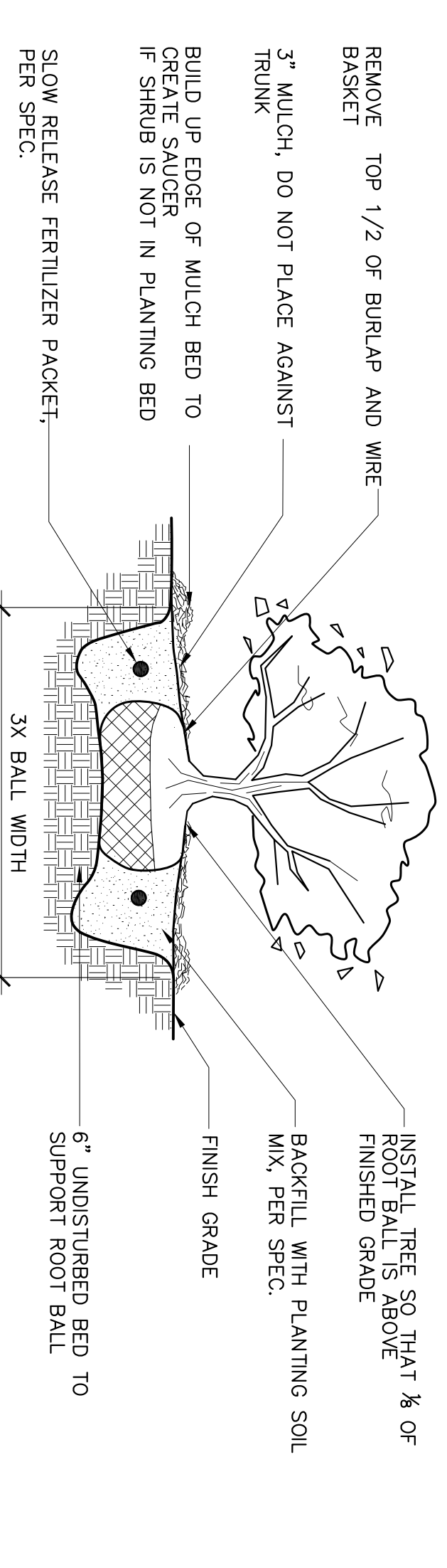
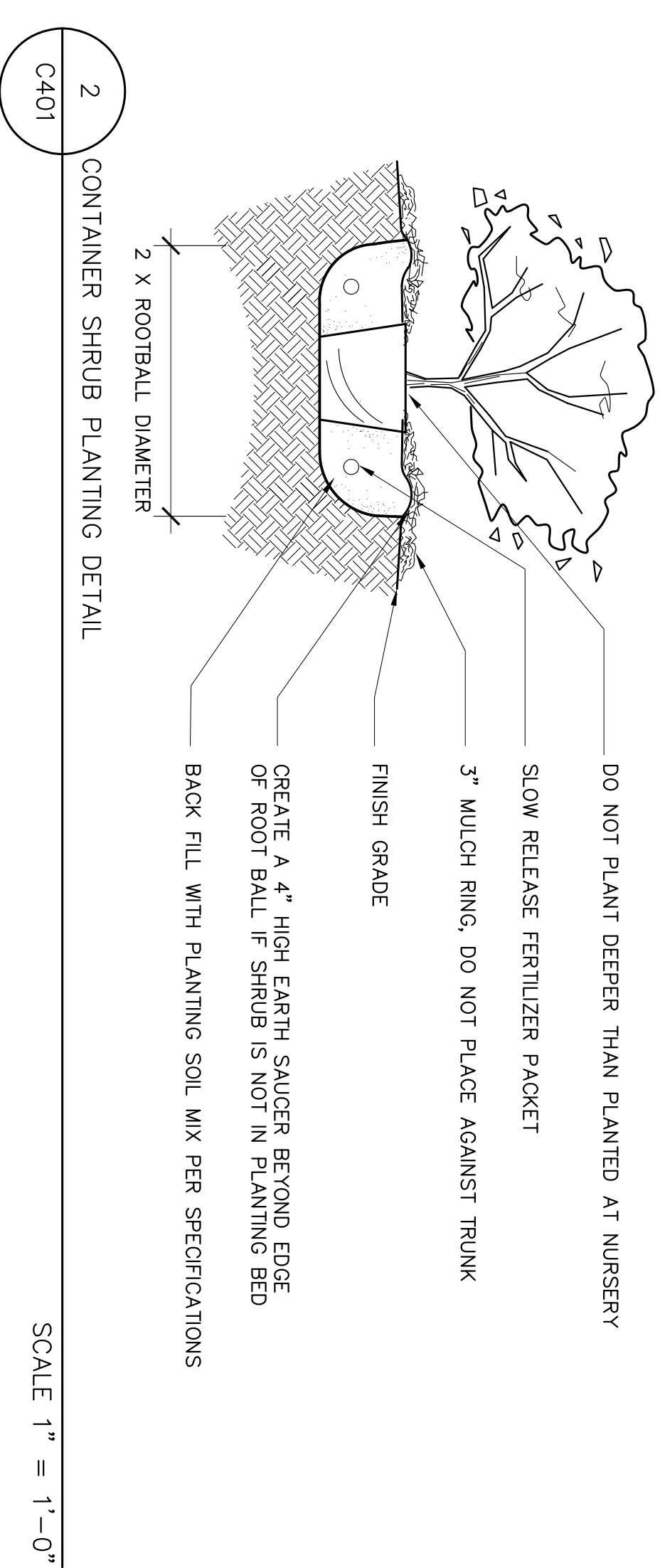
PLACE ROOT BALL ON MIN. 6" OF UNDISTURBED SOIL

NOTES:

-DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. BRANCHES AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

-IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE DOWN 8" INTO PLACES AND FOLD DOWN 8" INTO FROM TOP AND SIDES OF ROOT BALL

-REMOVE ALL TWINE, ROPE/WIRE, BRIDLE FROM TOP HALF OF ROOT BALL



STRANG

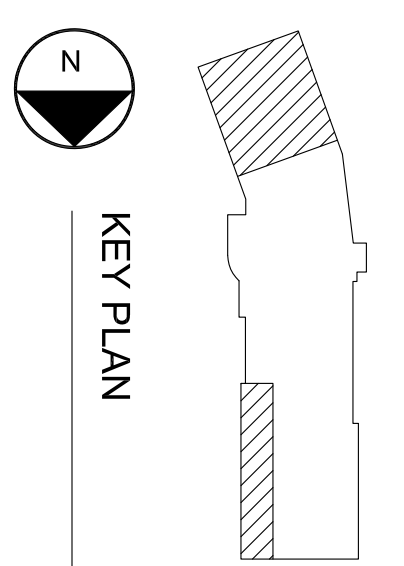
ARCHITECTURE
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MADISON, WI 53705-4393
P / 608.278.8200
F / 608.278.8234



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DATE	06-18-11
PROJECT NO.	2349.02
PROJECT TITLE	THE VILLAGE ON PARK PHASE II SITE/FACADE IMPROVEMENTS
SHEET TITLE	LANDSCAPE PLANT SCHEDULE AND DETAILS
SHEET NO.	C401

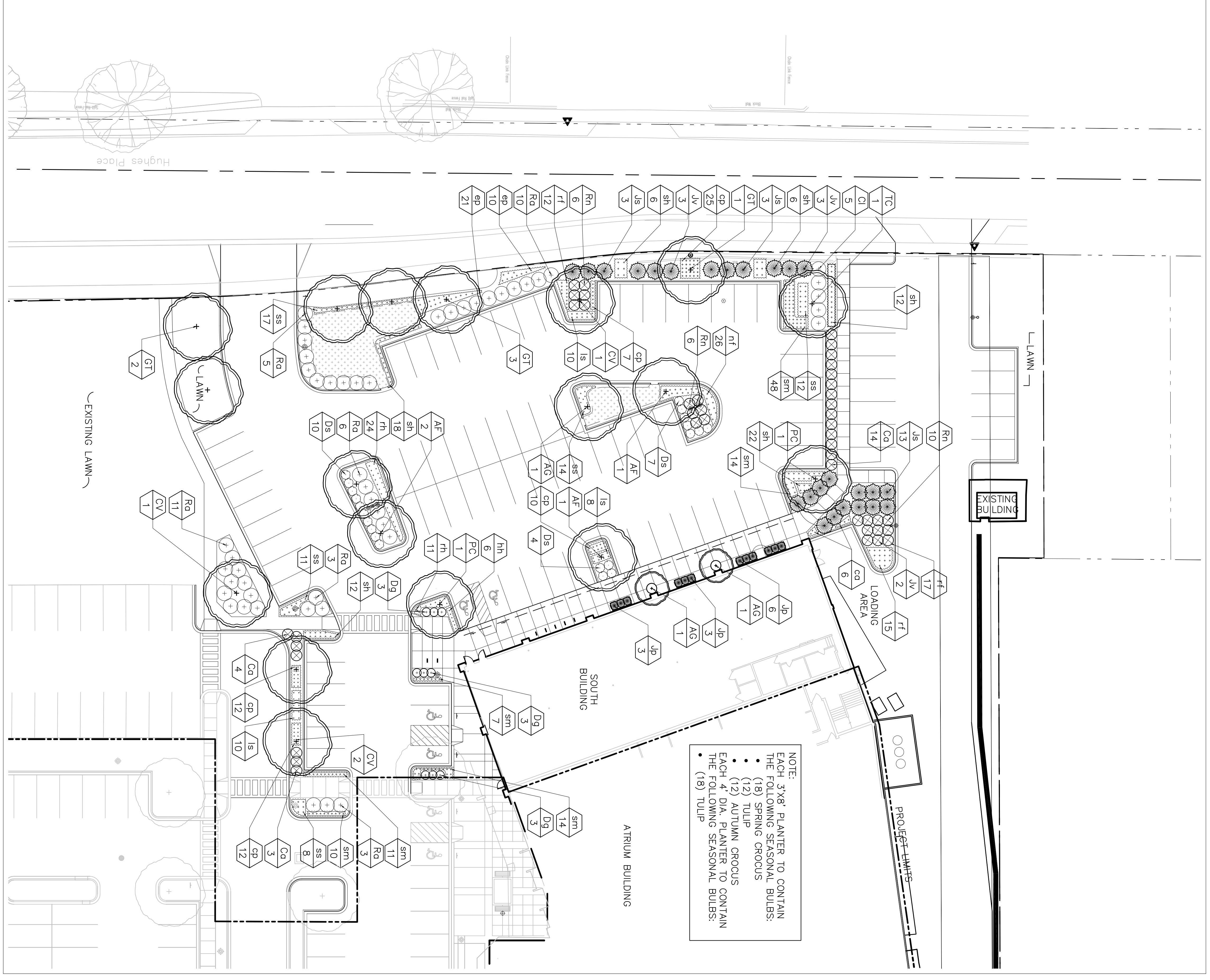
2322 S. PARK ST
MADISON, WI



LANDSCAPE PLANT SCHEDULE AND DETAILS

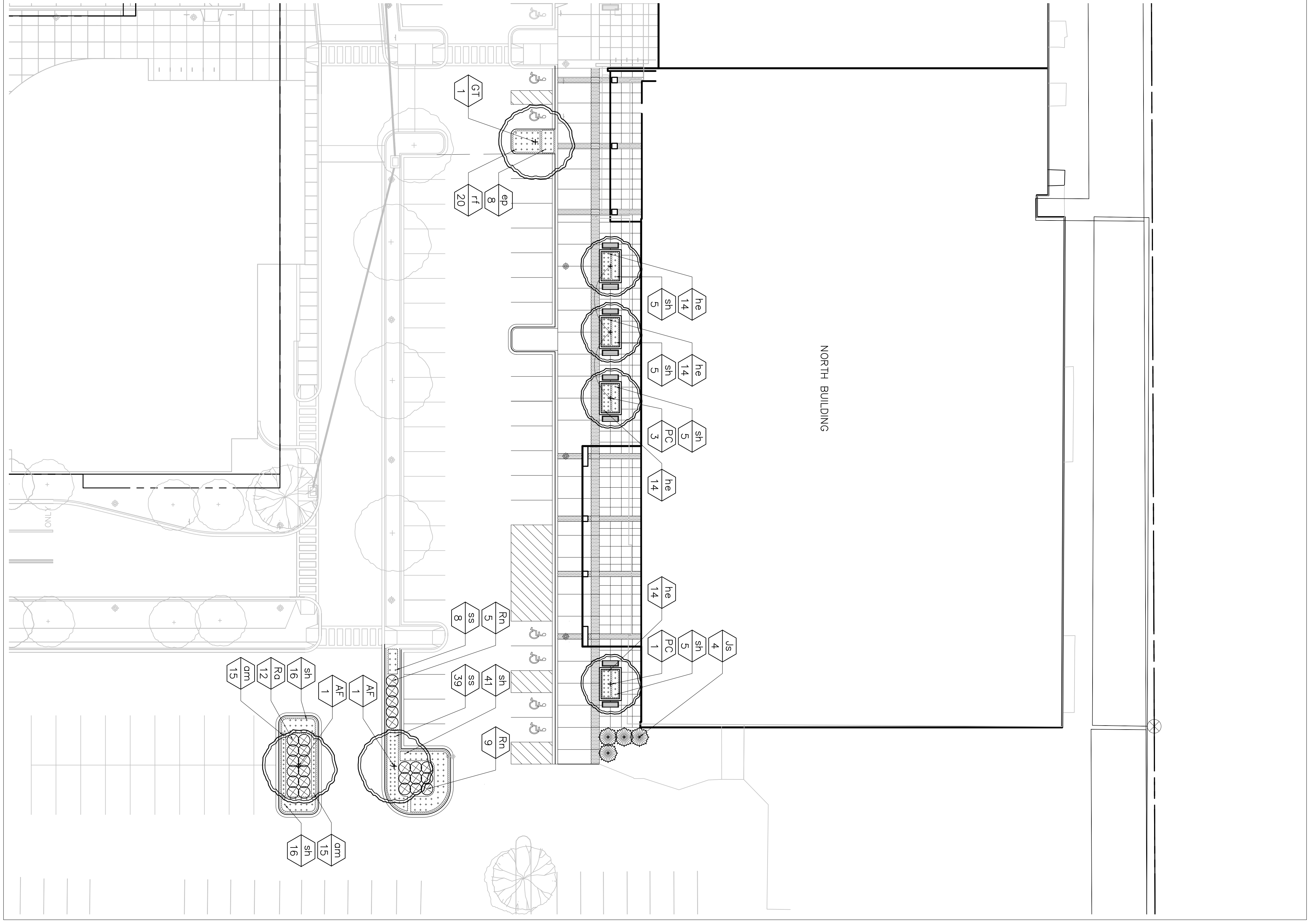
SHEET NO. C401

1 SOUTH BUILDING

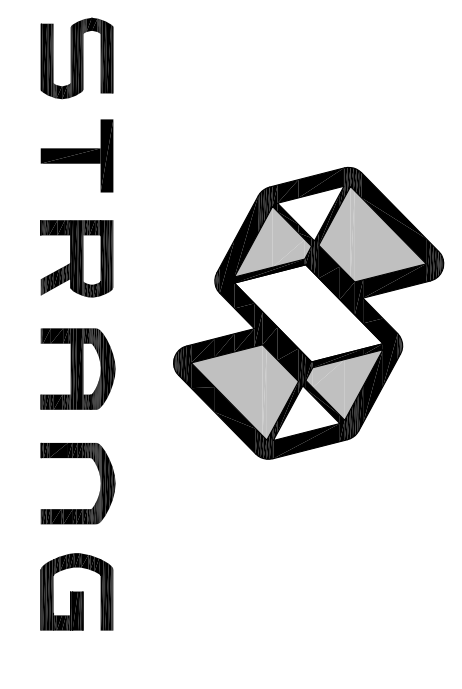
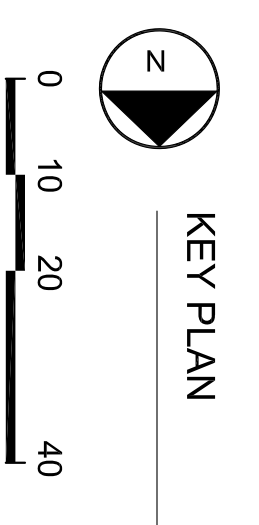
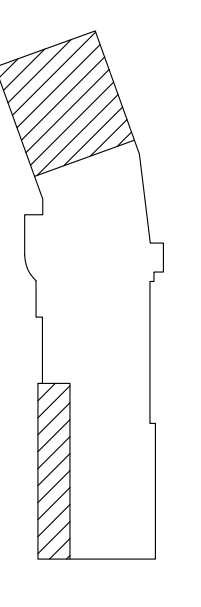


SCALE: 1"=20'-0"

2 NORTH BUILDING



SCALE: 1"=20'-0"



ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN

STRANG INC.
 6411 WINTERL POINT ROAD
 MADISON, WI 53705-4995
 T/ 608 278 8200
 F/ 608 278 8204



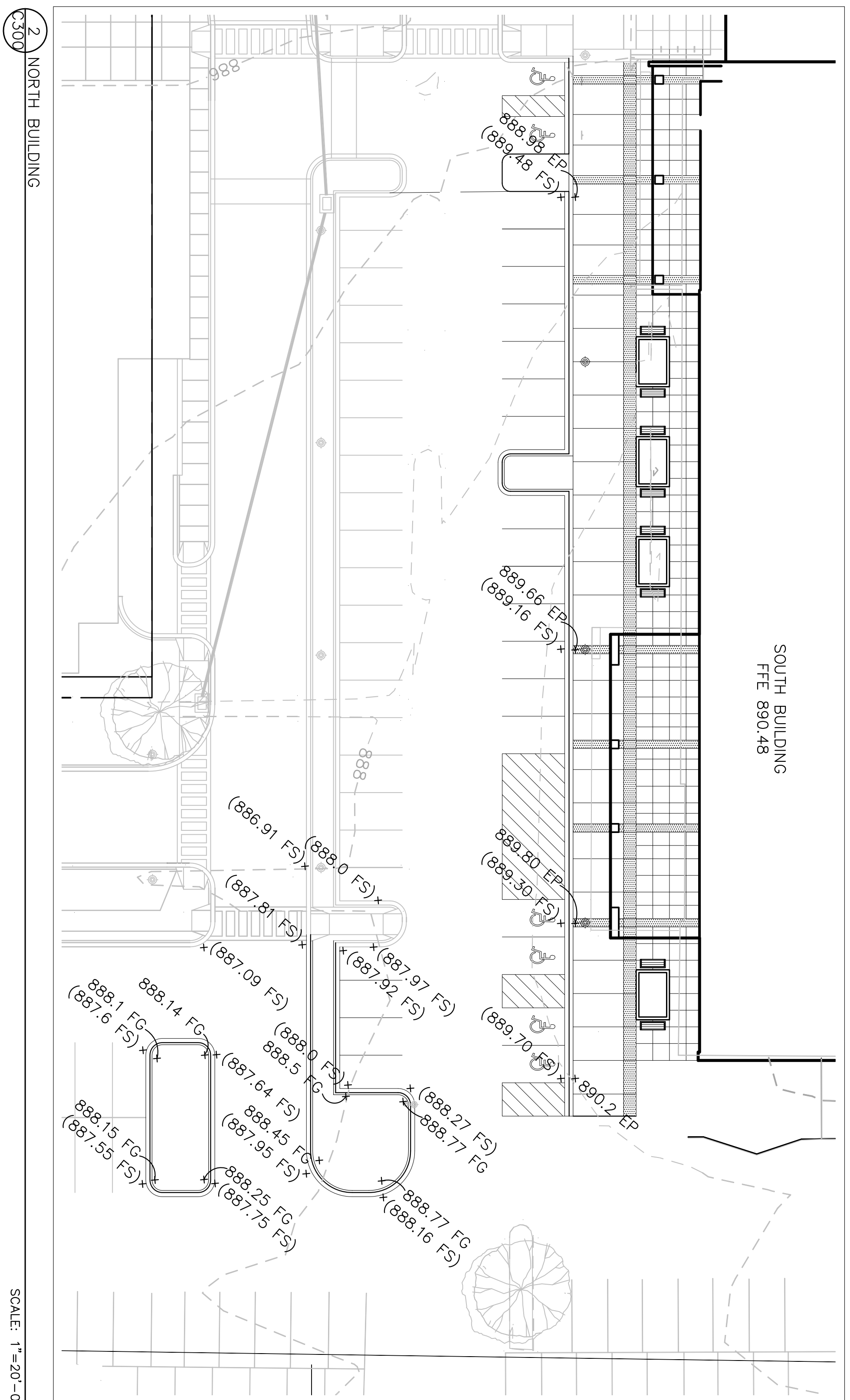
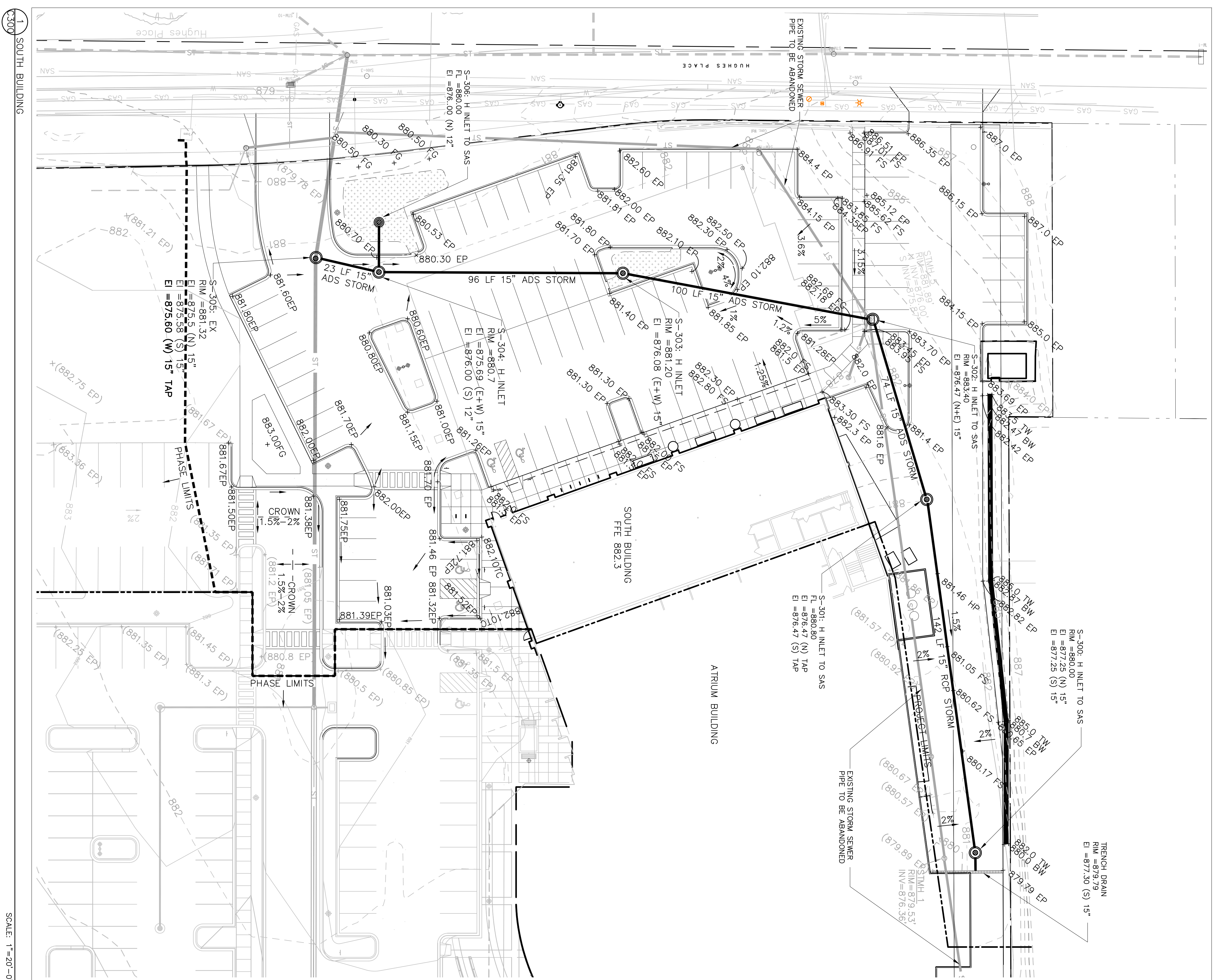
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CHECKED	JL
DATE	05-18-11
PROJECT NO.	2349.02
PROJECT TITLE	

THE VILLAGE
 ON PARK
 PHASE II
 SITE/FACADE
 IMPROVEMENTS

2323 S. PARK ST
 MADISON, WI

SHEET TITLE
 LANDSCAPE PLAN

SHEET NO.
 C400



- LEGEND:**
- HP HIGH POINT
 - LP LOW POINT
 - FS FINISH SURFACE
 - FG FINISH GRADE
 - EG EDGE OF CURB
 - EP EDGE OF PAVEMENT
 - PH (PH. 1) EXISTING GRADE
 - PH. 2) PROPOSED GRADE
 - PH. 3) SLOPE DIRECTION
- NOTES:**
1. ALL PROPOSED PAVING, CURBS, AND PLANTING AREAS SHALL TRANSITION SMOOTHLY TO EXISTING ADJACENT FEATURES. ENSURE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL PLANTING AREAS. EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OFF-SITE. CONTIGUOUS AREAS SHALL BE REPRESENTED BY THE DESIGN INTENT OF FINISH GRADES AND FINISH SURFACES. SUBGRADES SHALL BE PER THE DETAILS SHEET EXISTING GRADE AT PROJECT LIMIT LINES WITH A SMOOTH AND CONTINUOUS TRANSITION. EXISTING UNDERSTAIRS SHALL BE NOTED ON THIS PAGE TO CONSTRUCTION TO VERIFY PRIOR TO CONSTRUCTION. SPOT ELEVATIONS REPRESENT EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED BY LEGEND DESCRIPTION.
 2. EX INLET TO BE FITTED WITH FLO-GARD PLUS™ (HIGH CAPACITY) CATCH BASIN, INSERT AS DISTRIBUTED BY KRISTAR OR CATCH-ALL INLET FILTERS BY MAR-MAC MANUFACTURING CO. OR APPROVED EQUAL FOR OIL & GREASE CONTROL.
 3. THE REPRESENTATION OF HUGHES PLACE SHOWN ON THIS SHEET (WIDENED RIGHT-OF-WAY, RELOCATED SIDEWALK) IS SHOWN PER CITY PROJECT 53W0871, SCHEDULED FOR AUGUST 2010 CONSTRUCTION. IT DOES NOT REPRESENT CURRENT CONDITIONS.

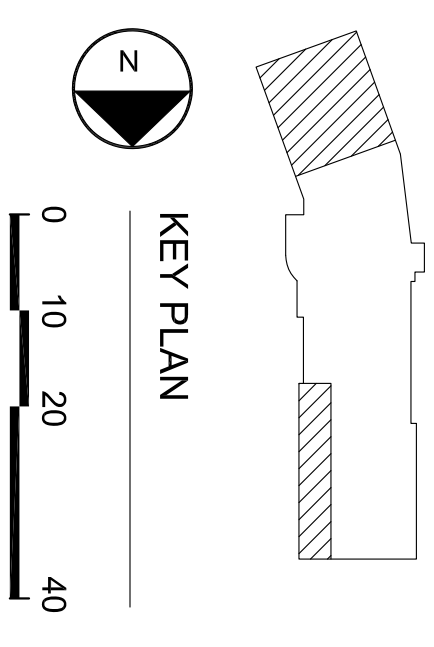
STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
6411 WINTERL POINT ROAD
MADISON, WI 53705-4995
P: 608.278.8200
F: 608.278.8294

SAA DESIGN GROUP

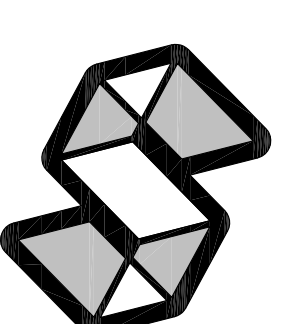
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STRANG, INC.	
FILE NAME	P-50
REVISIONS	
DRAWN	PH
CHECKED	JL
DATE	06-16-11
PROJECT NO.	2349.02
PROJECT TITLE	THE VILLAGE ON PARK PHASE II SITE/FACADE IMPROVEMENTS
2323 S. PARK ST MADISON, WI	

NOT FOR CONSTRUCTION



SHEET TITLE
SITE GRADING PLAN

SHEET NO.
C300



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ENGINEERING
INTERIOR DESIGN

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F/ 608.278.8204



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OWNER STRANG, INC.
FILE NAME P-SP
REVISIONS
DRAWN PH
CHECKED JL
DATE 06-18-11
PROJECT NO. 2349.02
PROJECT TITLE
**THE VILLAGE
ON PARK
PHASE II
SITE/FACADE
IMPROVEMENTS**
2323 S. PARK ST
MADISON, WI

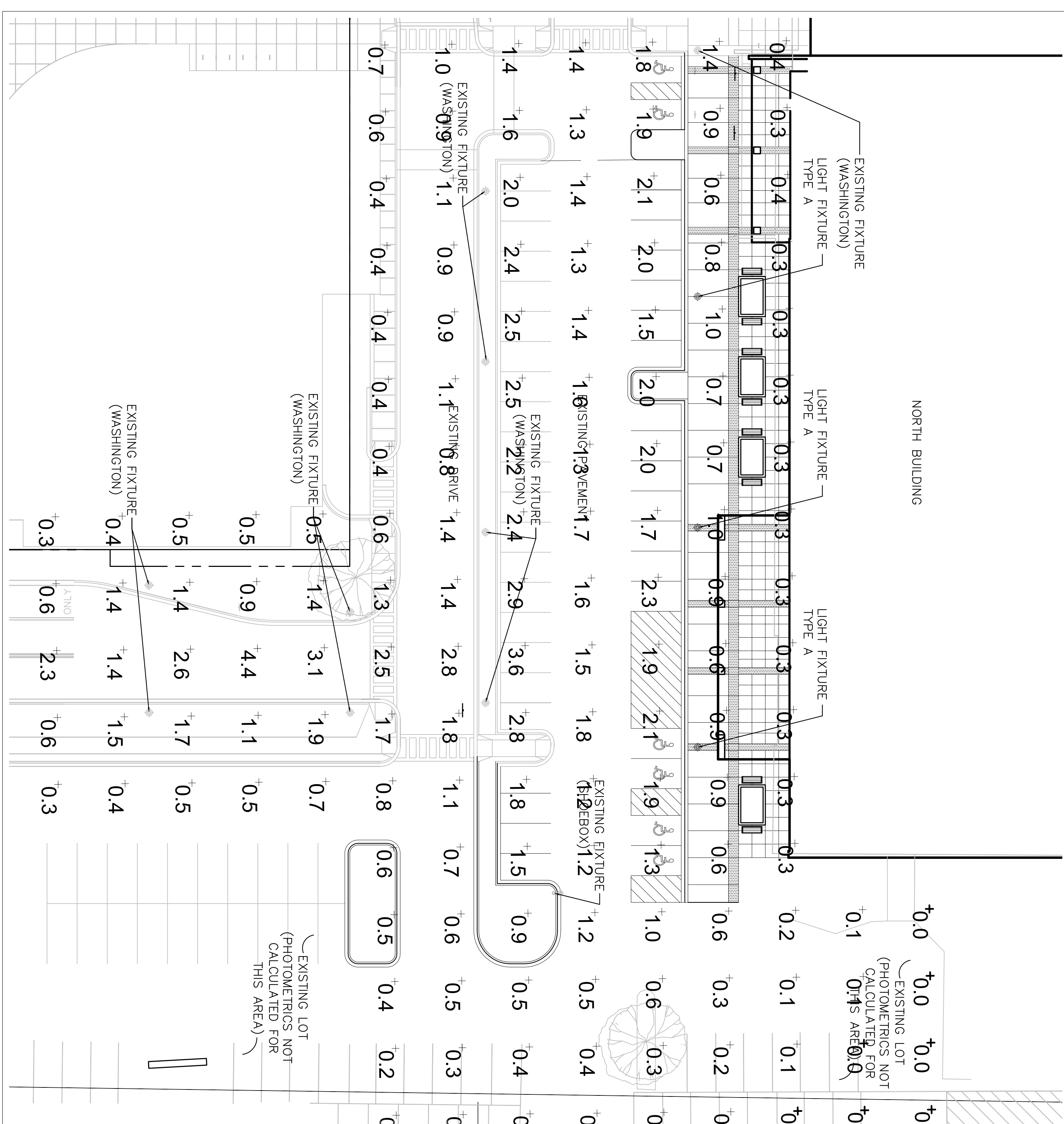
SHEET TITLE
**PHOTOMETRIC
PLAN**

SHEET NO.
C202

TYPE	CATALOG NO.	DESCRIPTION	LAMP	FILE	LMENS	LF	WATTS
A	WA15DMH3X4	WASHINGTON POSTITE (GLASS)	MR150LMED	WA15DMH3X4IES	14000	0.67	185
B	WA15DMH4X4	WASHINGTON POSTITE (GLASS)	MR150LMED	WA15DMH4X4IES	14000	0.67	185
C	G250MHFF	MONGOOSE SINGLE HEAD	MS250MH75PS	G250MH00LFF	22000	0.70	282
D	G250MHWF	MONGOOSE DOUBLE HEAD	MS250MH75PS	G250MH00LWF	22000	0.70	282
E	G250MHWF	MONGOOSE WALLPACK IV	MR150LMED	WA15DMH00C	14000	0.66	185
F	WA15DMHC	WASHINGTON POSTITE (GLASS)	MR150LMED	WA15DMH00C	14000	0.66	185

WASHINGTON FIXTURES ON 14' POLE (16' MOUNTING HEIGHT)
MONGOOSE ON 25' POLE

DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
NORTH END	1.0 FC	4.0 FC	0.0 FC	NA	NA
SOUTH END	1.6 FC	4.5 FC	0.4 FC	11.3:1	4.0:1



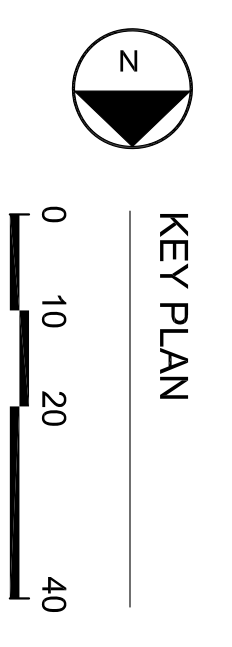
2 NORTH BUILDING

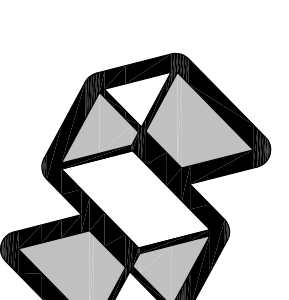
SCALE: 1"=20'-0"



2 SOUTH BUILDING

SCALE: 1"=20'-0"

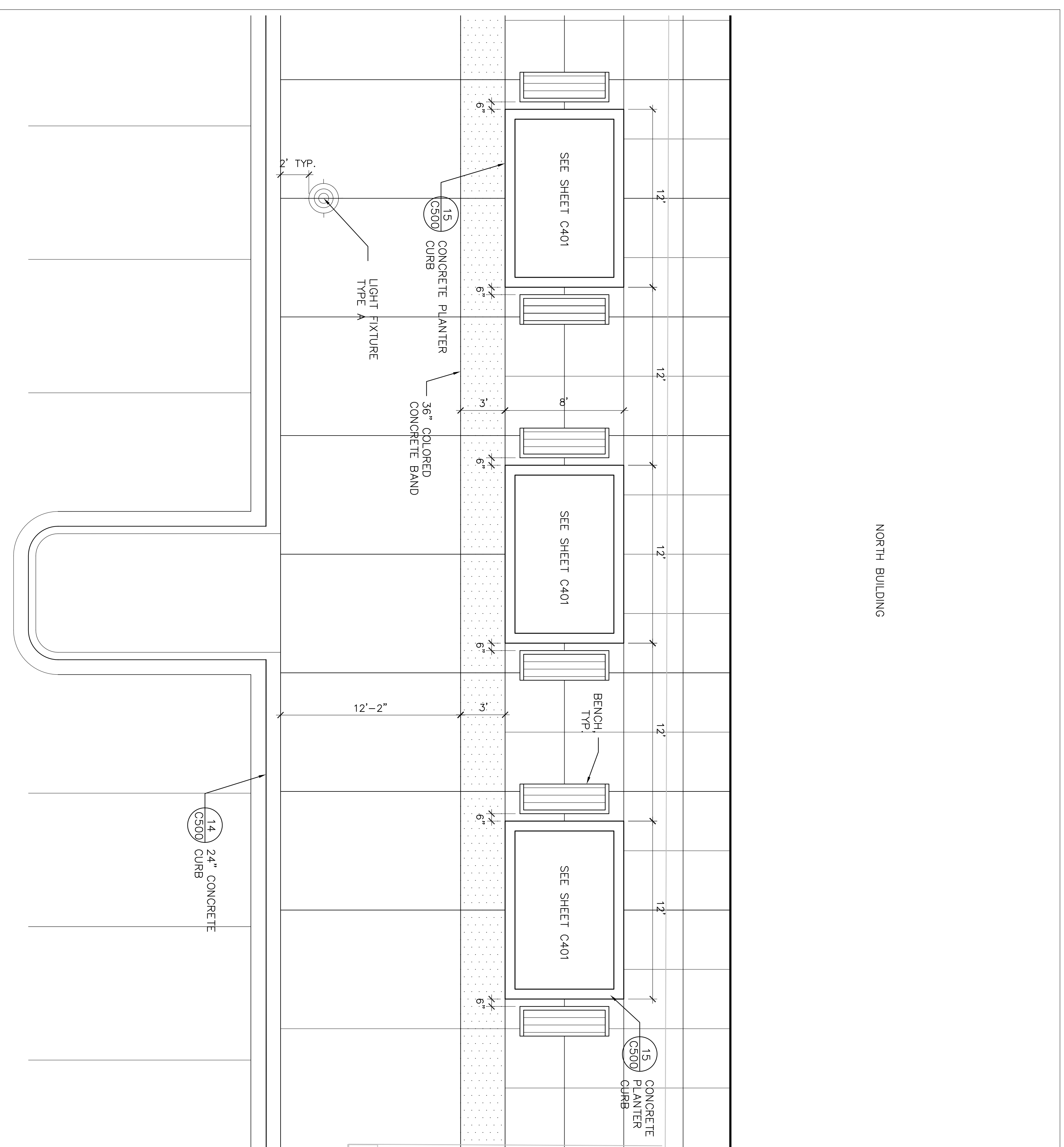




STRANG

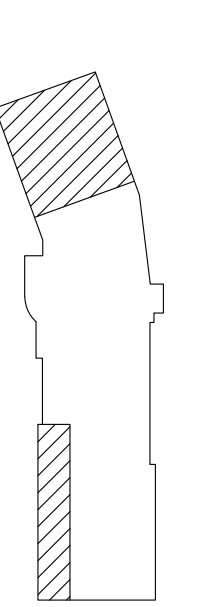
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
6411 VERNER L. ROYER ROAD
MADISON, WI 53705-4393
P/ 608.278.8200
F/ 608.278.8204

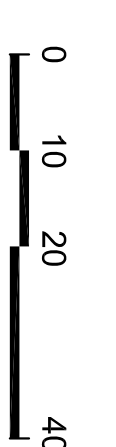


2 PLAZA AREA ENLARGEMENT
C201

SCALE 1" = 4'



KEY PLAN



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FILE NAME	P-SP
REVISIONS	
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DATE	06-18-11
PROJECT NO.	2349.02

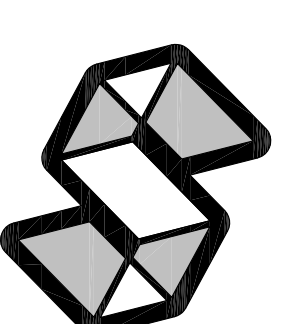
PROJECT TITLE
**THE VILLAGE
 ON PARK
 PHASE II
 SITE/FACADE
 IMPROVEMENTS**

2322 S. PARK ST
 MADISON, WI

SHEET TITLE
**SITE LAYOUT PLAN
 ENLARGEMENT**

SHEET NO.
C201

- LEGEND**
- ASPHALT PAVEMENT
 - CONCRETE TABLE TOP PAVEMENT
 - END PARABOLIC RAMP
- NOTES**
1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
 2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES.
 3. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
 4. MAXIMUM SLOPE AT ALL TOPS OF CURBS OR SLOPE AT HANDICAP RAMPS 1:12.
 5. DIMENSIONS PER FACE OF CURB OR EDGE OF PAVEMENT.
 6. INTERIOR PARKING LOT ISLANDS TO HAVE 3'-0" CORNER RADIUS



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
6411 WISCONSIN POINT ROAD
MADISON, WI 53705-4995
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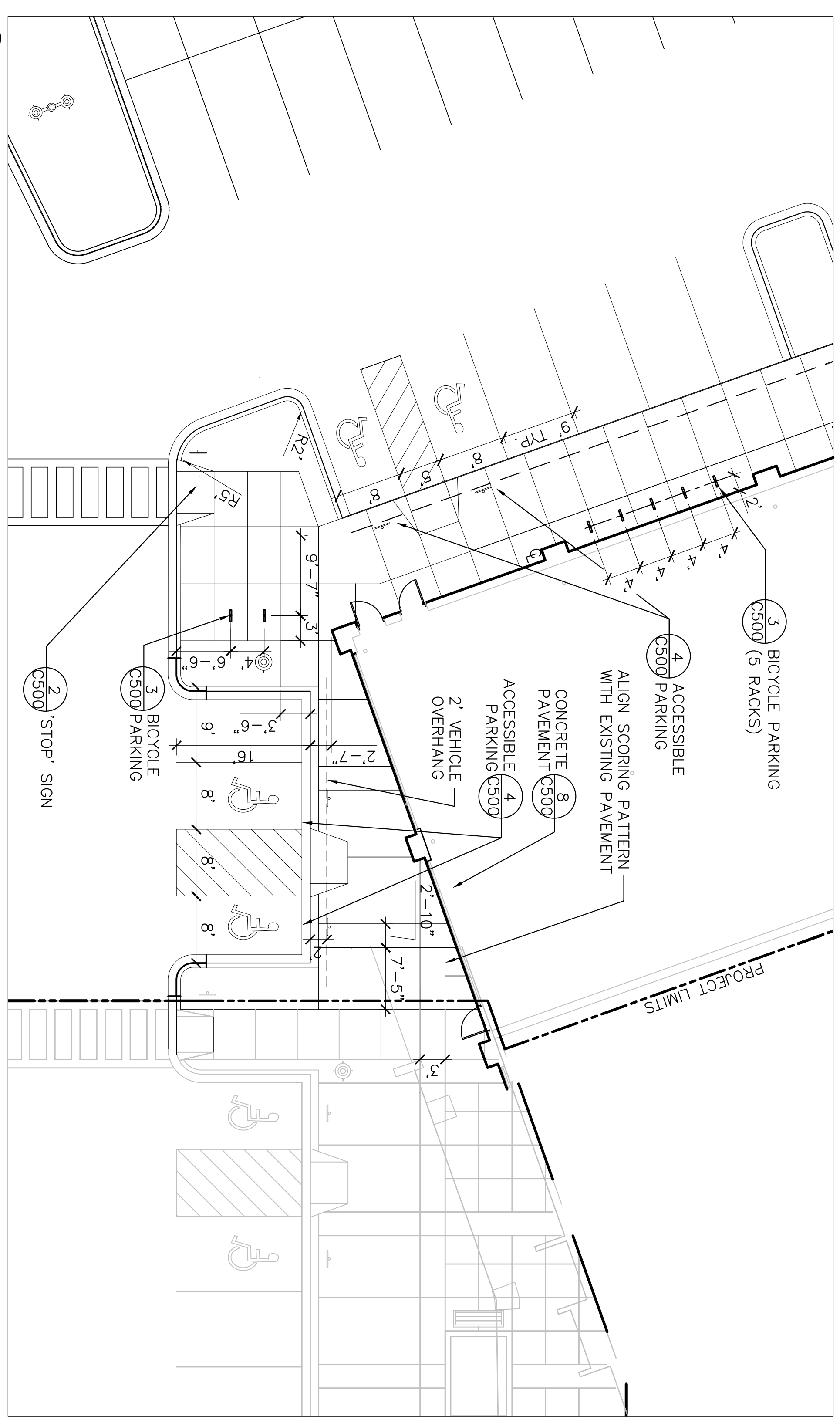
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OWNER	STRANG, INC.
FILE NAME	P-SP
REVISIONS	
DRAWN	PH
CHECKED	JL
DATE	06-18-11
PROJECT NO.	2349.02
PROJECT TITLE	

**THE VILLAGE
ON PARK
PHASE II
SITE/FACADE
IMPROVEMENTS**

2322 S. PARK ST
MADISON, WI

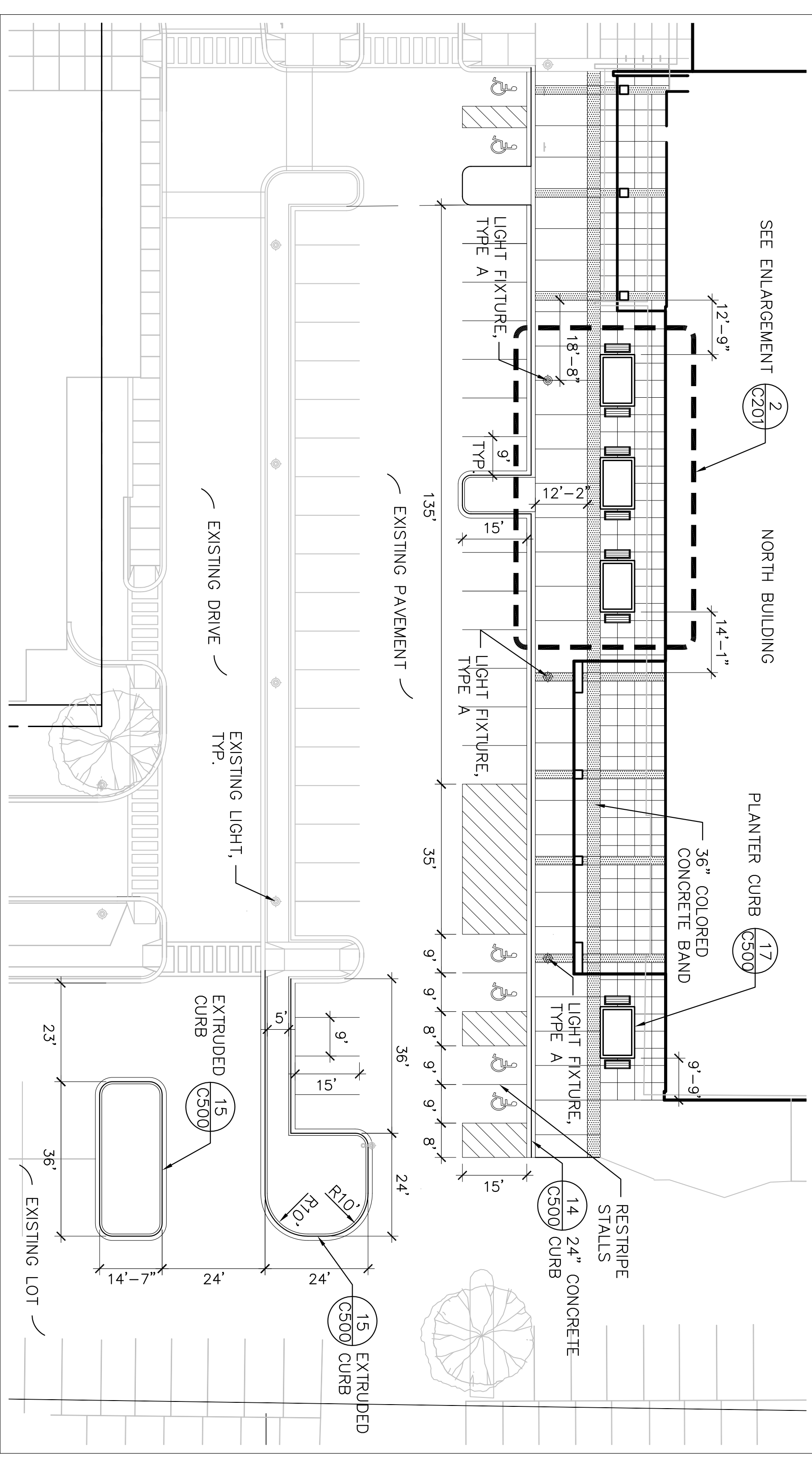
SITE LAYOUT PLAN

SHEET NO.
C200



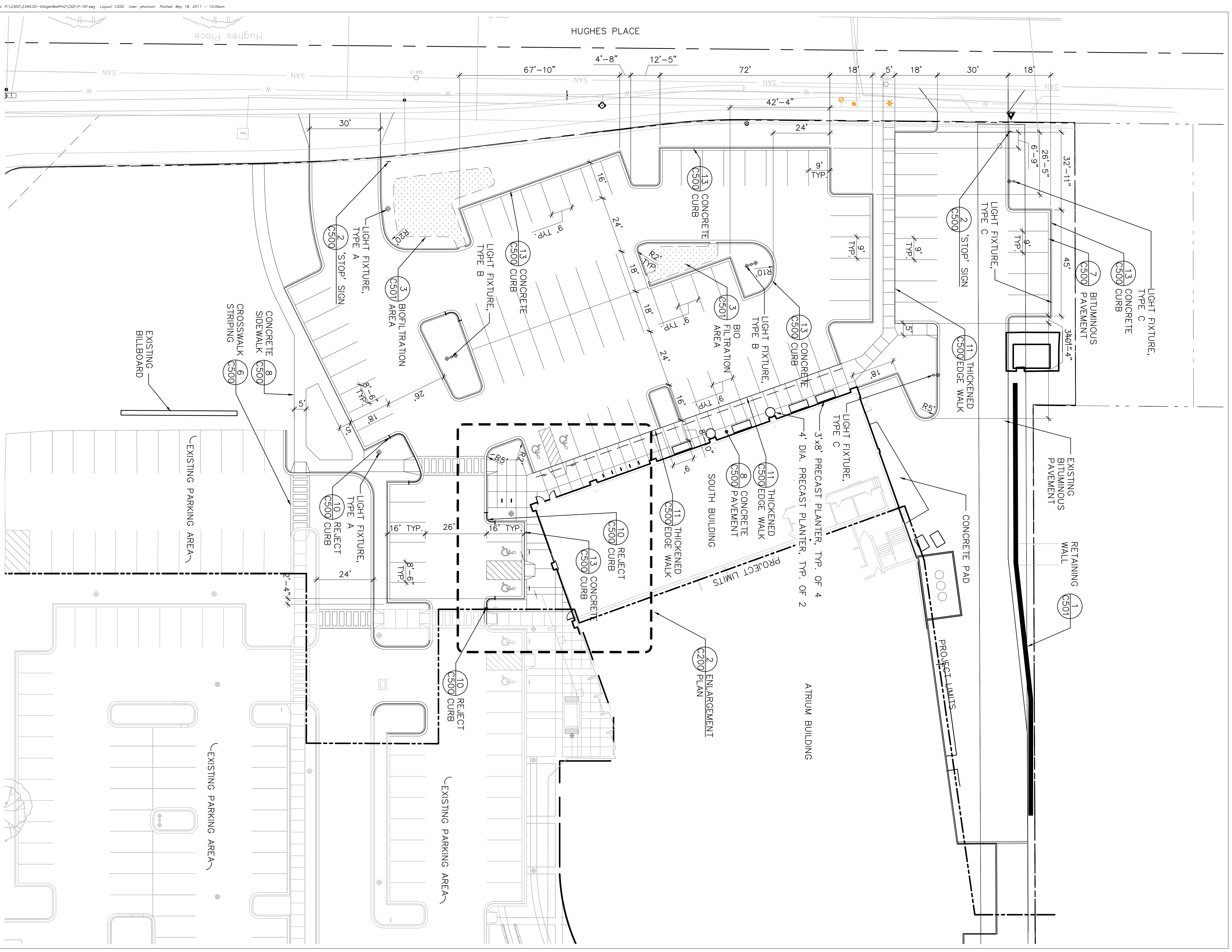
2 ENLARGEMENT PLAN

SCALE: 1"=10'-0"



3 NORTH BUILDING

SCALE: 1"=20'-0"



C200 SOUTH BUILDING

SCALE: 1"=20'-0"

LEGEND

TABLE TOP INTERSECTION

PROJECT LIMIT LINE

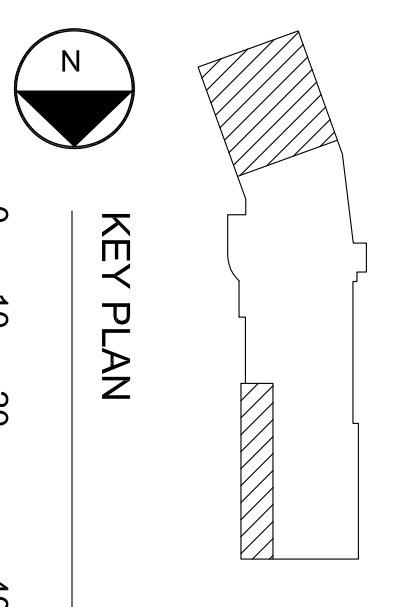
LIGHT FIXTURE, TYPE A

LIGHT FIXTURE, TYPE B

LIGHT FIXTURE, TYPE C

EXISTING LIGHT FIXTURE

- NOTES**
1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
 2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES
 3. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
 4. MAXIMUM SLOPE AT ALL WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12.
 5. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
 6. INTERIOR PARKING LOT ISLANDS TO HAVE 3'-0" CORNER RADII



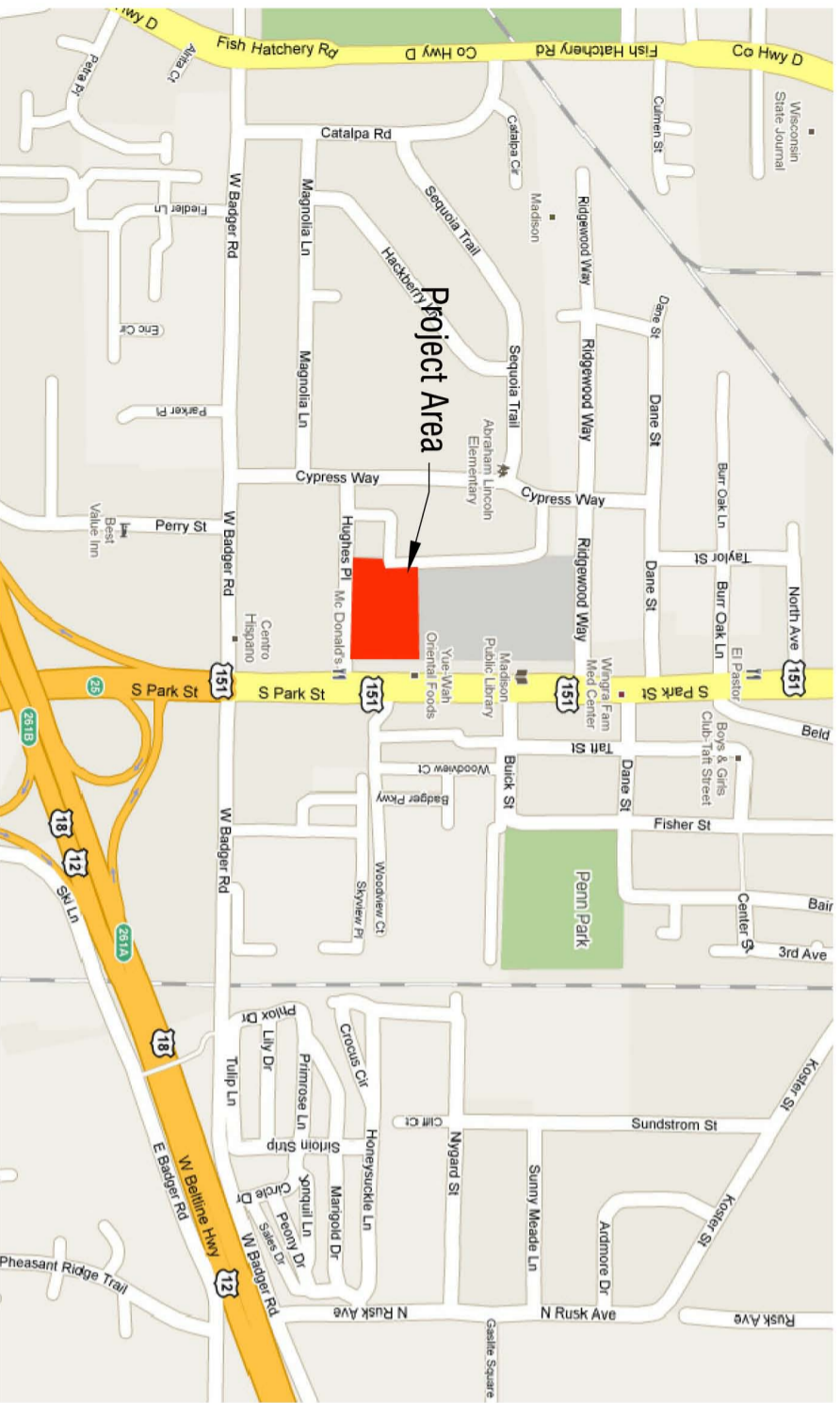
0 10 20 40

The Village on Park: Phase II

2300 S. Park Street, Madison, Wisconsin

Sheet Index

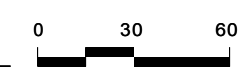
- East Elevation
- South Elevation
- Site Layout Plan
- Site Layout Plan Enlargements
- Photometrics
- Site Grading Plan
- Landscape Plan
- Landscape Plant Schedule
- Details
- Master Plan

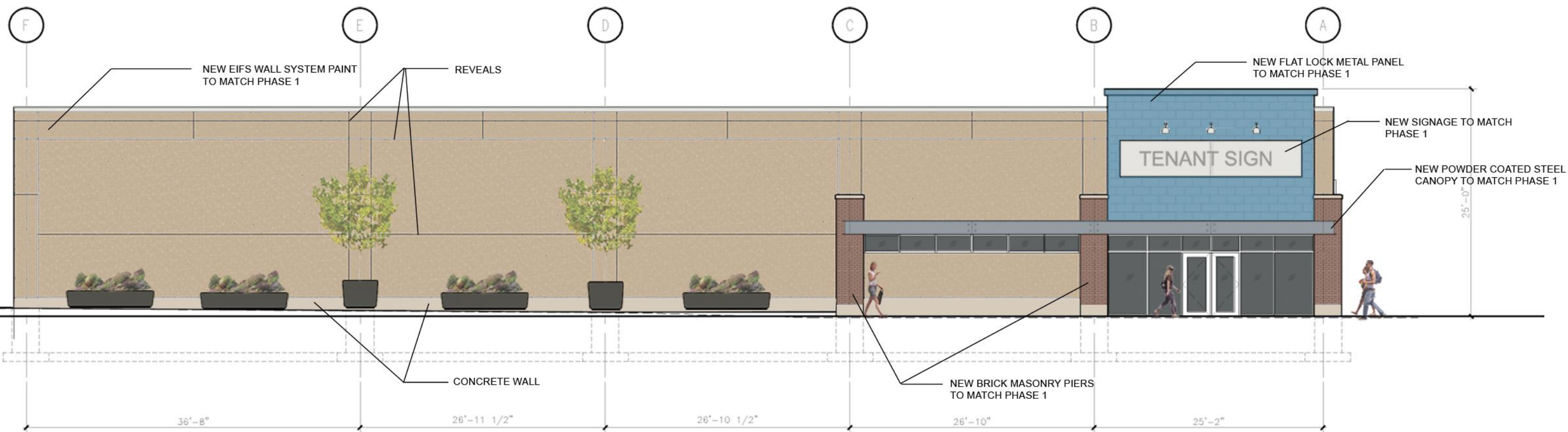




PARKING SUMMARY:
 PARKING REQUIRED: 706 STALLS
 (CALCULATED AT 3 STALLS PER 1,000 SQUARE FEET)
 PARKING PROVIDED: 433 STALLS
 (1.83 STALLS PER 1,000 SQUARE FEET)
 *PARKING DEFICIENCY: 273 STALLS

The Villager Master Plan





VILLGAER PHASE 2 - SOUTH ELEVATION
 SCALE : N.T.S. MAY 18, 2011