

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>10/16/13</u>	Action Requested
UDC MEETING DATE: <u>10/23/13</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 502 APOLLO WAY
ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
DAN SCHMIDT BRIAN STODDARD
FORWARD MANAGEMENT, INC AVENUE ARCHITECTS, INC

CONTACT PERSON: BRIAN STODDARD
Address: 550 SUNRISE DR #201
SPRING GREEN, WI 53588
Phone: 608-588-3691
Fax: 608-588-3582
E-mail address: BSTODD@AVEARCH.COM

PLEASE PRINT!

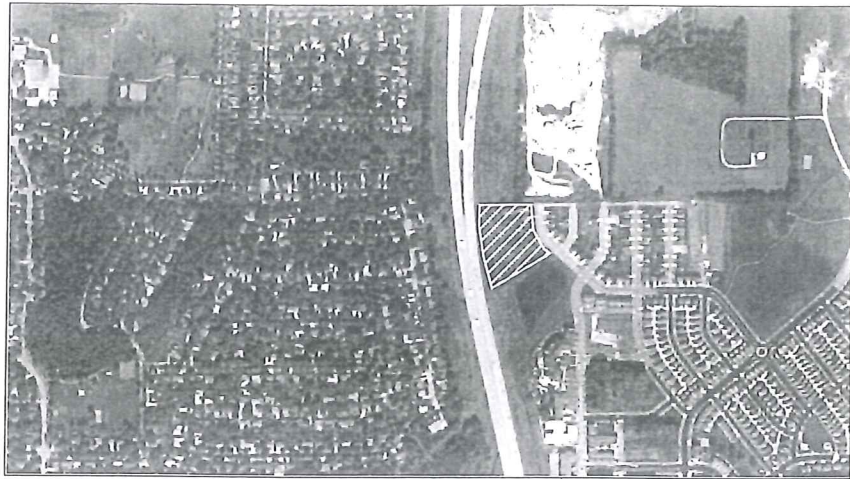
- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New 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.



INTERSTATE 39/90

SITE DEVELOPMENT DATA	
LOT AREA:	196,646 SF OR 4.51 ACRES
DWELLING UNITS:	GDP - 184 UNITS
	SIP PROPOSED - 105 UNITS
LOT AREA PER UNIT:	SIP PROPOSED - 1,872 SF/UNIT
DENSITY:	23.3 DU/ACRE
SITE COVERAGE:	BUILDING: 38,269 SF (19.46%)
	PAVEMENT: 39,988 SF (20.34%)
	USABLE OPEN SPACE: 19,459 SF (185.3 SF/DU)
BUILDING HEIGHT:	GDP - 45'-0" (PLUS 15% ONE ELEVATION = 51'-9")
	SIP PROPOSED - 45'-0" (PLUS 51'-0" ONE ELEVATION)
VEHICLE PARKING:	GDP - VARIES, SET AT SIP
	SIP PROPOSED - UNDERGROUND 95 STALLS
	SURFACE 90 STALLS
	TOTAL 185 STALLS (L76/DU)
BIKE PARKING	SURFACE (SHORT TERM) 30 STALLS
	UNDERGROUND (LONG TERM) 109 STALLS
	TOTAL 139 STALLS

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A-2.1 BUILDING ELEVATIONS (B&W)	
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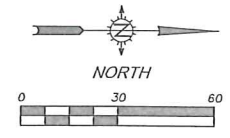
MARK	REVISION	DATE	BY

Engineer:	Checked By:	Date:	Field Bc:	Pg:
SJA		08-14-2013		

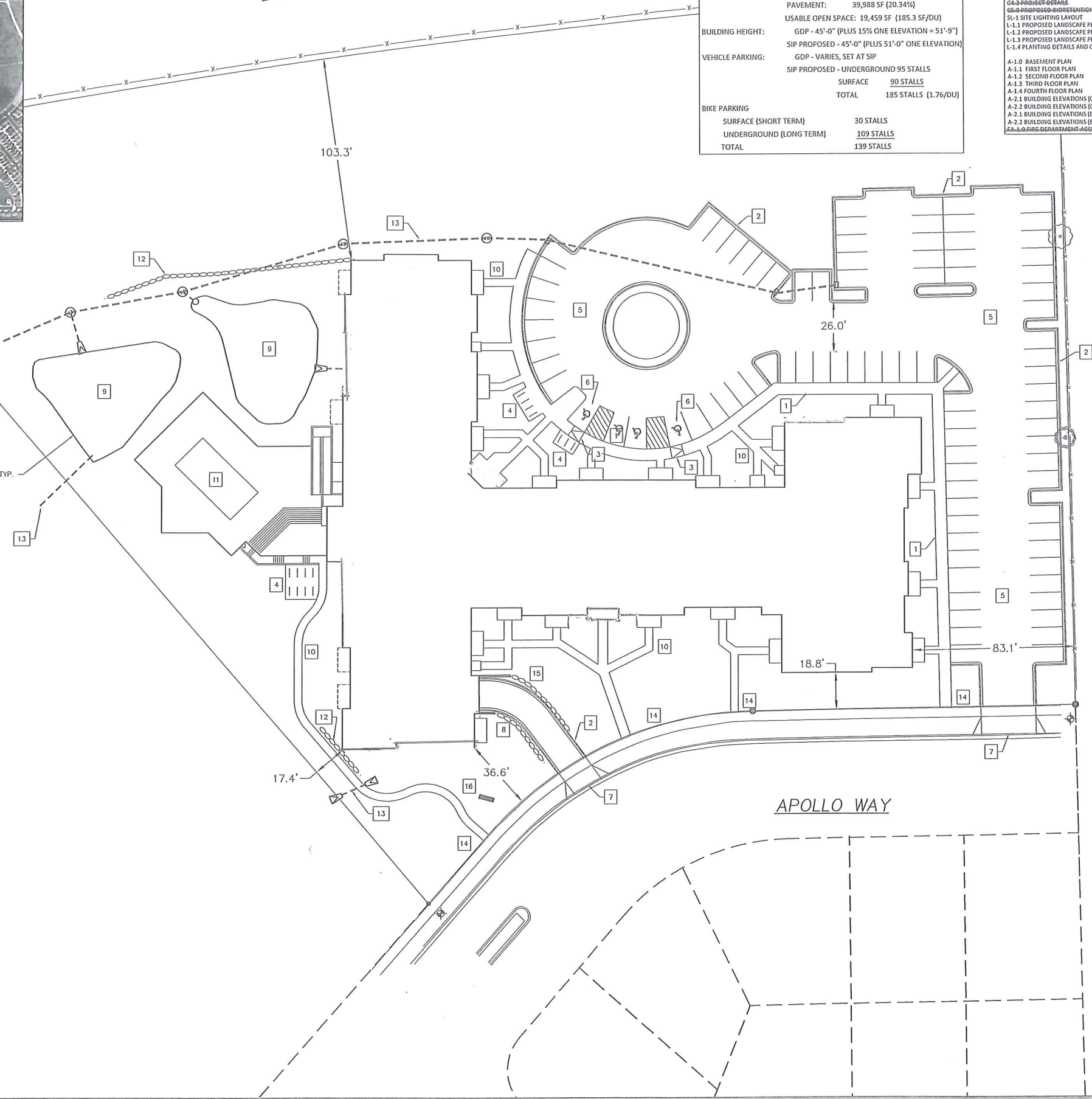
Project No:	Sheet
113.0542.30	C1.0

NOTES:

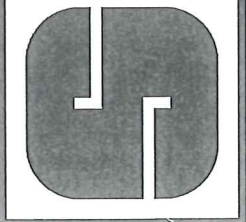
1. PROPOSED THICKENED EDGE SIDEWALK
2. PROPOSED 18" CURB AND GUTTER
3. HANDICAP RAMP
4. PROPOSED BIKE PARKING
5. ASPHALT PARKING LOT
6. HANDICAP PARKING STALLS WITH SIGNAGE
7. STANDARD CITY OF MADISON COMMERCIAL DRIVEWAY ENTRANCE
8. CAST IN PLACE CONCRETE RETAINING WALL AND BOULDER WALL
9. PROPOSED BIORETENTION AREAS FOR STORMWATER TREATMENT
10. PROPOSED 4' WIDE CONCRETE SIDEWALK
11. POOL DECK
12. PROPOSED BOULDER RETAINING WALL
13. PROPOSED STORM SEWER
14. CONNECT SITE WALKWAY TO EXISTING PUBLIC SIDEWALK
15. CAST IN PLACE CONCRETE RETAINING WALL AND BOLDER WALL, SPLIT RAIL FENCE AT TOP FOR FALL PROTECTION
16. PROPOSED SIGN LOCATION (SEPARATE REVIEW)



PRO BIORETENTION AREA, TYP.

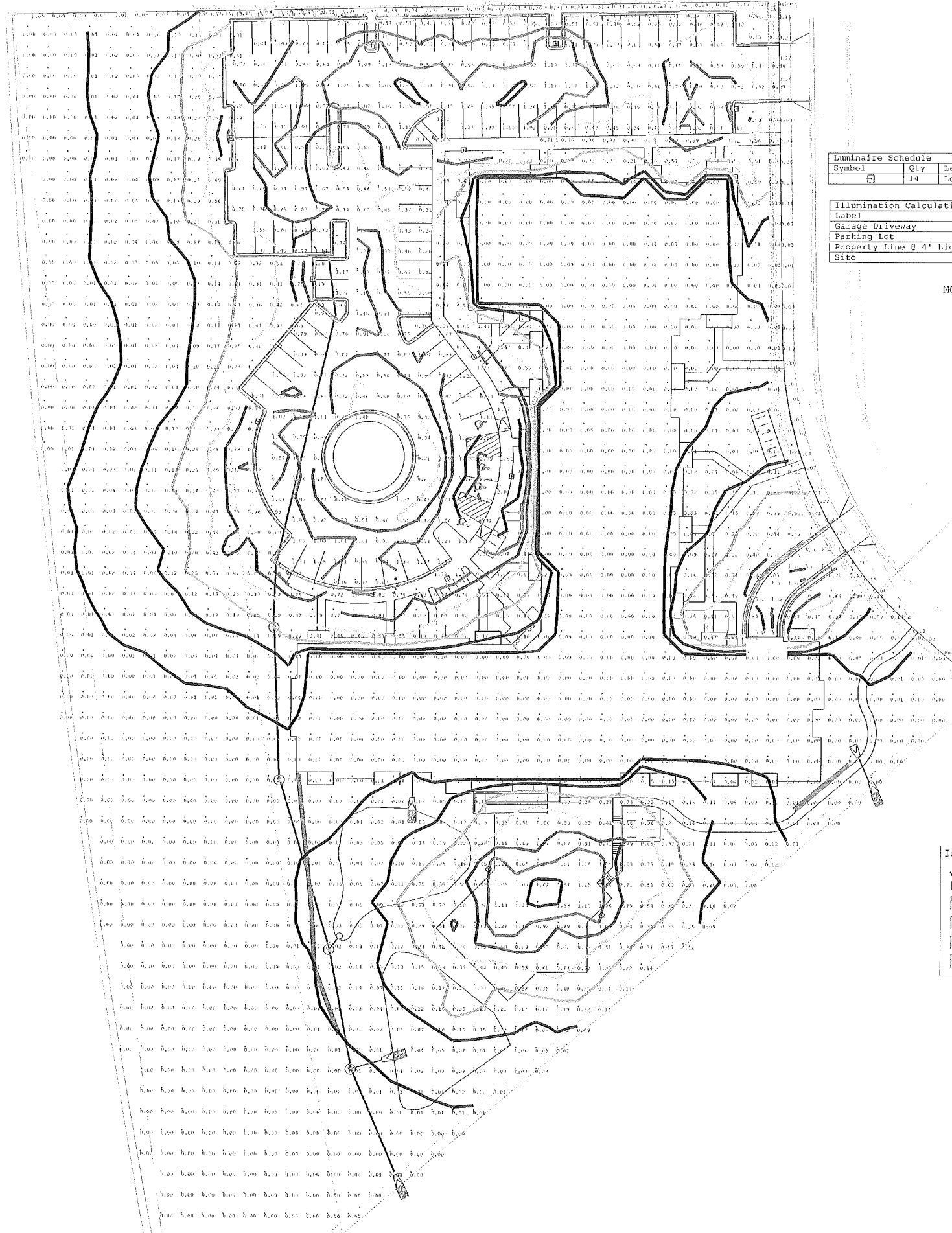


LOT 465 ~ 502 APOLLO WAY
 PROPOSED SITE PLAN
 CITY OF MADISON, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-688-0444 | www.snyder-associates.com



Project No: 113.0542.30
 Sheet C1.0

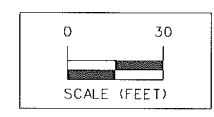
TOK D:\130542\Lighting\130542 - Lighting Analysis - Apollo wdy.dgn 8/13/2013 10:15:13 AM 7/17/2013 10:15:13 AM



Symbol	Qty	Label	Arrangement	Description
☐	14	Lot Lighting	SINGLE	RUUD Lighting MPRI410-M (100W MH)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage Driveway	Fc	0.75	1.06	0.38	1.97	2.79
Parking Lot	Fc	0.84	2.59	0.26	3.23	9.96
Property Line @ 4' high	Fc	0.17	0.43	0.00	N.A.	N.A.
Site	Fc	0.16	2.01	0.00	N.A.	N.A.

MOUNTING HEIGHT - ALL FIXTURES AT 25 FT



Value (Fc)	Color	Value (Fc)	Color	Value (Fc)	Color
0.00	[Dark Grey]	0.75	[Medium-Dark Grey]	2.5	[Dark Grey]
0.1	[Dark Grey]	1	[Medium-Dark Grey]	3	[Dark Grey]
0.25	[Medium-Dark Grey]	1.5	[Dark Grey]		[Dark Grey]
0.5	[Medium-Dark Grey]	2	[Dark Grey]		[Dark Grey]


 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

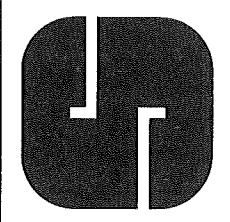
LOT 465 ~ 502 APOLLO WAY

SITE LIGHTING LAYOUT

CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

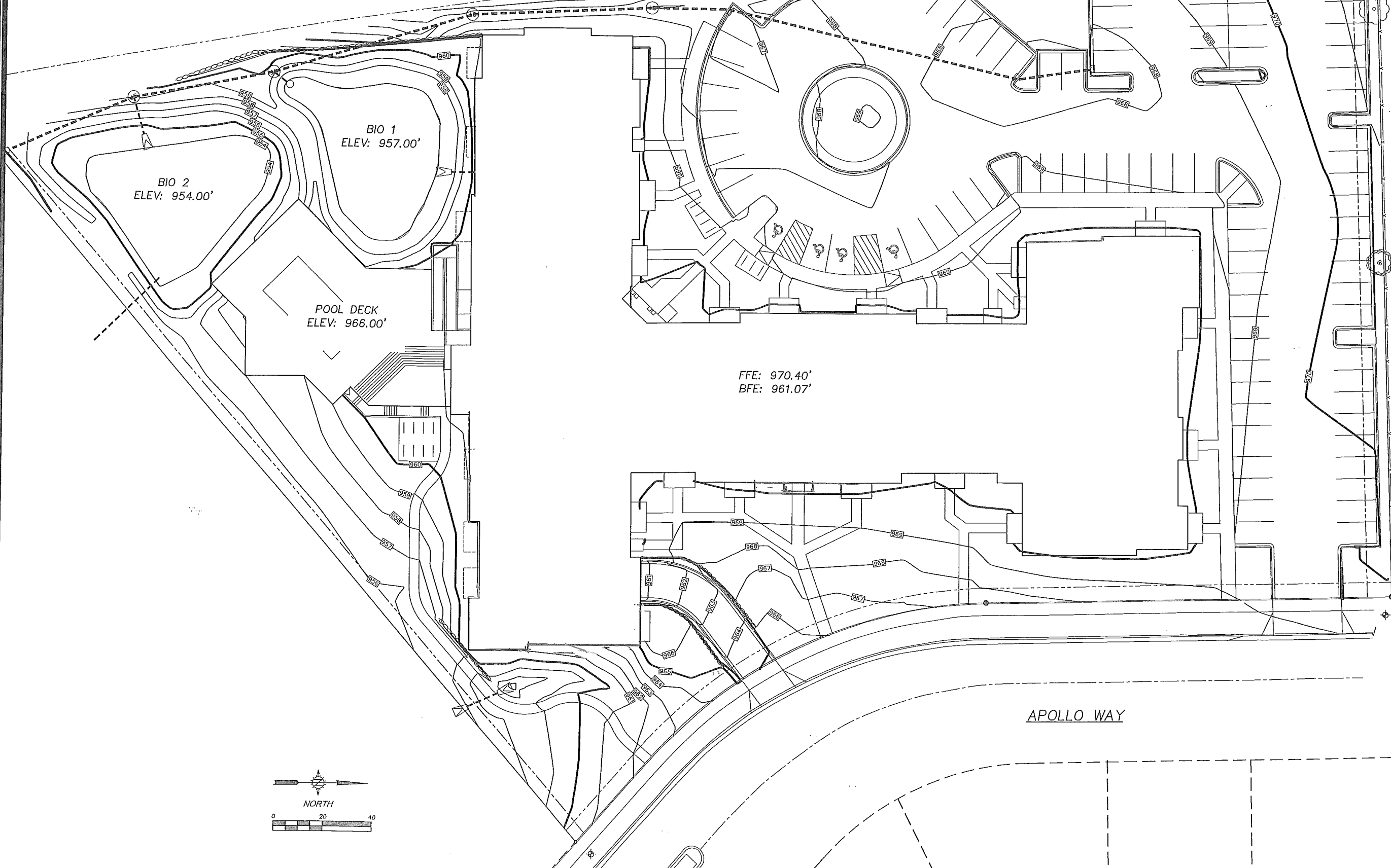


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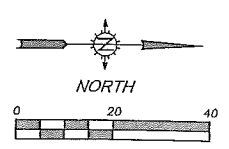
SL-1

MARK	REVISION	DATE	BY
	Checked By: SJA	8-14-2013	Scale: SEE SCALE BAR
	Technician: NCO	Date: 8-14-2013	Field Bk. Pg:
	Project No: 113.0542.30		SL-1

FOR BIORETENTION POND DETAILS REFER TO SHEET C5.0



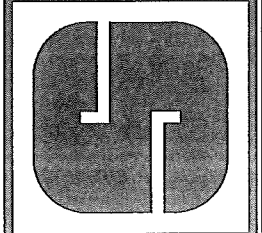
FFE: 970.40'
BFE: 961.07'



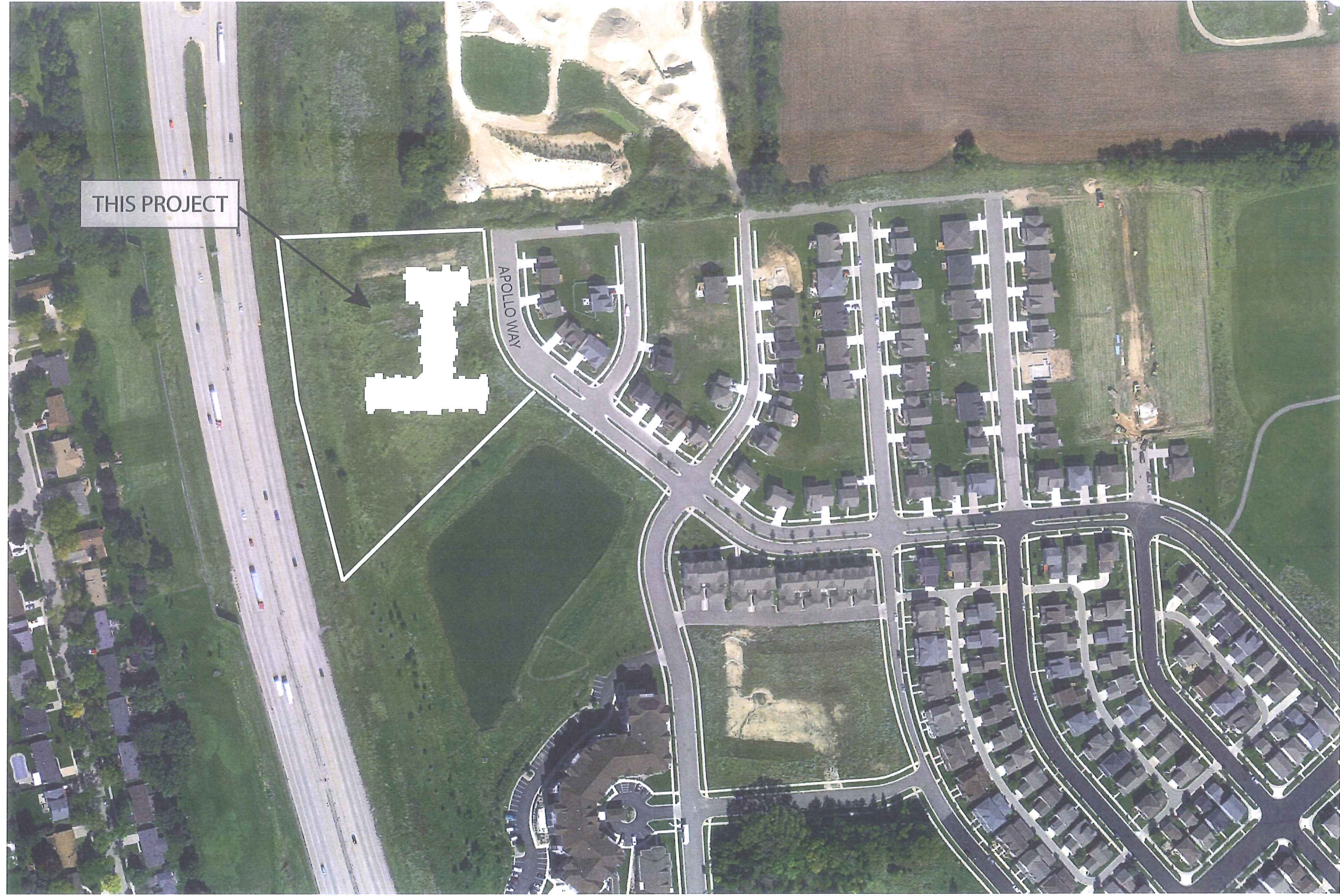
MARK	REVISION	DATE	BY
Engineer: SJA	Checked By:	Scale: SEE BAR SCALE	
Technician: NGO	Date: 08-14-2013	Field Bk:	Fig:

Project No: 113.0542.30
Sheet C3.1

LOT 465 ~ 502 APOLLO WAY
PROPOSED GRADING PLAN
 CITY OF MADISON, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



Project No: 113.0542.30
Sheet C3.1



550 Sunrise Drive, Suite 201
 Post Office Box 1024
 Spring Green, WI 53588

Phone: 608-588-3691
 Fax: 608-588-3582

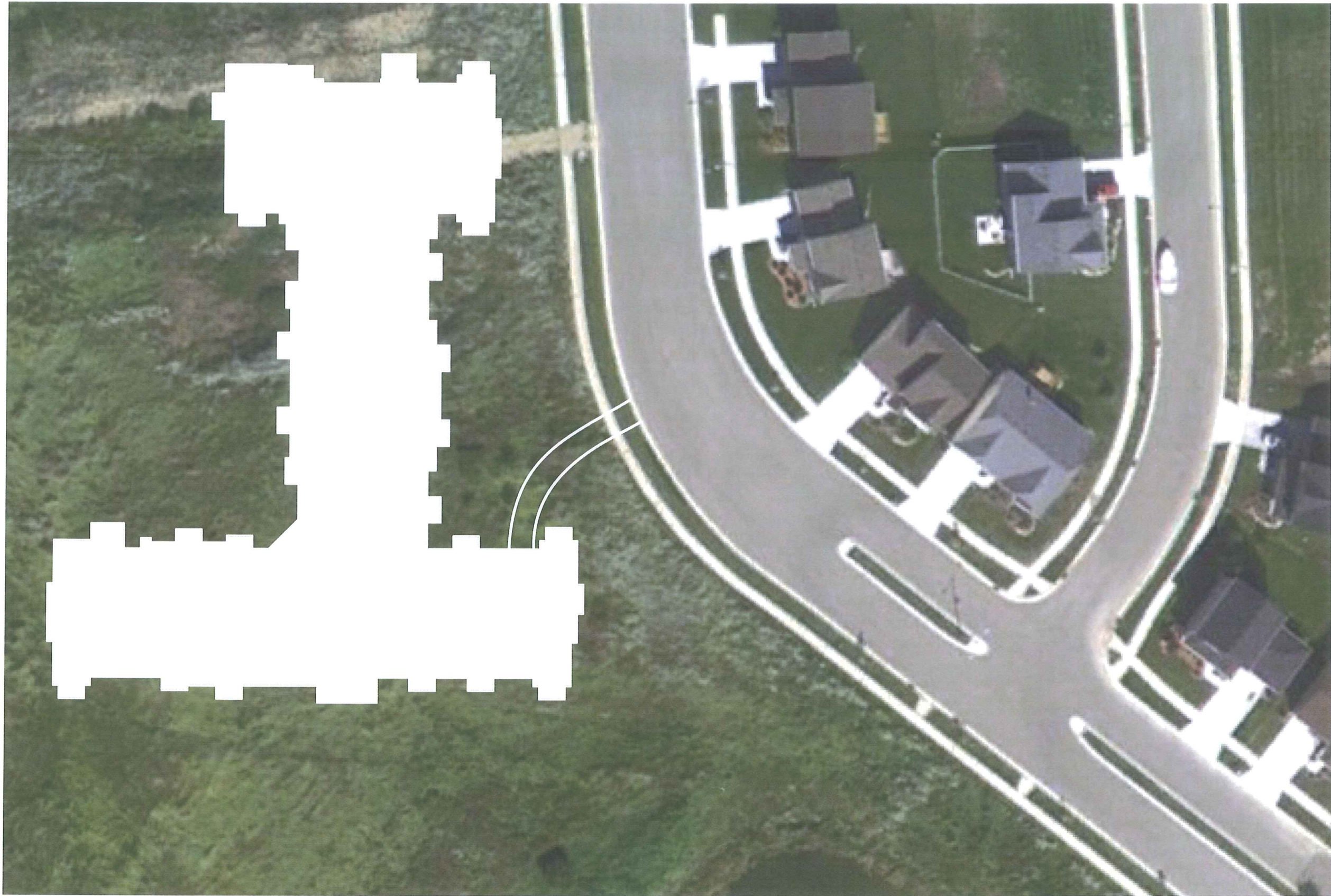
Lot 465
 502 Apollo Way
 Grandview Commons
 Madison, Wisconsin

UDC INFORMATIONAL
 07-31-2013

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Drawing Name
 Site Locator Map

Project Number	Sheet No.
1307	C-1.0



A VENUE
Architects, Inc.

550 Sunrise Drive, Suite 201
Post Office Box 1024
Spring Green, WI 53588

Phone: 608-588-3691
Fax: 608-588-3582

Lot 465
502 Apollo Way
Grandview Commons
Madison, Wisconsin

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07-31-2013

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Drawing Name
Context Map

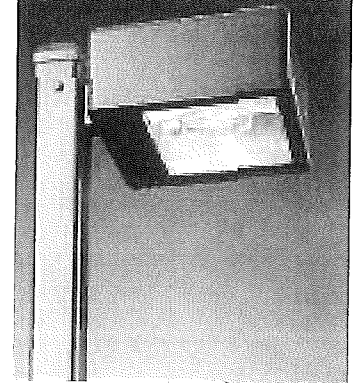
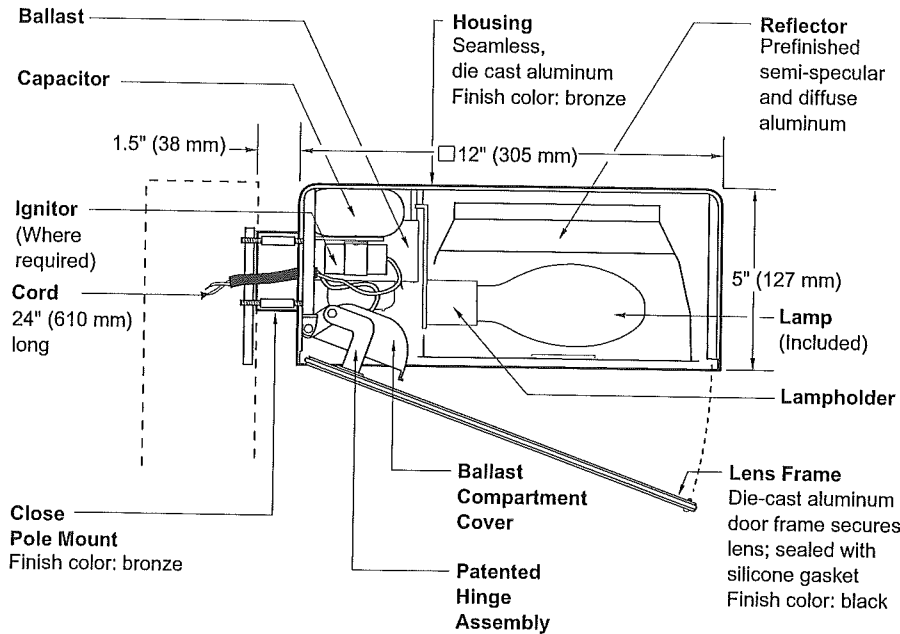
Project Number
1307

Sheet No.

1-1/2" CLOSE POLE MOUNT

12" (305 mm) PARKING/ROADWAY LIGHT

**PR1-12
SERIES**



SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
	125W PSMH	MPR1612-(a)(b)
	150W PSMH	MPR1615-(a)(b)
METAL HALIDE		
	50W MH	MPR1405-(a)(b)
	70W MH	MPR1407-(a)(b)
	100W MH	MPR1410-(a)(b)
	175W MH	MPR1417-(a)(b)
HIGH PRESSURE SODIUM		
	35W HPS	MPR1503-(a)(b)
	50W HPS	MPR1505-(a)(b)
	70W HPS	MPR1507-(a)(b)
	100W HPS	MPR1510-(a)(b)
	150W HPS	MPR1515-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (Standard: 125W PSMH; 50 - 100W MH; 50W HPS)
M	120/208/240/277V (Standard: 150W PSMH; 175W MH; 70 - 150W HPS)
T	120/277/347V (Canada Only) (Standard: 150W PSMH; 70 - 175W MH; 70 - 150W HPS)
1	120V (Standard: 35W HPS)
2	277V
27	277V Reactor (150W PSMH Only)
3	208V
4	240V
5	480V (175W MH; 70 - 150W HPS)
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
-(a)P	Button Photocell
-5P	External Photocell (for 480V)
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Parking lot and roadway luminaire for HID lamp, totally enclosed. Supplied with IES Type III asymmetric distribution pattern. Housing is seamless, die-cast aluminum. Mounting consists of a 1.8" (44 mm) wide by 2.5" (64 mm) high by 1.5" (38 mm) long extruded aluminum arm. The arm is held in place with two 3/8" (9 mm) mounting rods fastened to a steel backing plate inside the pole, and by two nuts inside the fixture housing. Mounting rods are provided with sealing washers to prevent water leakage. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass.

ELECTRICAL

Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit types:

Reactor (277V PSMH)
150W PSMH

Reactor
120V: 35 - 150W HPS

HX — High Reactance
50 - 100W MH; 50 - 150W HPS

CWA — Constant Wattage Autotransformer
125 & 150W PSMH; 175W MH

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

PATENT

US 4,689,729

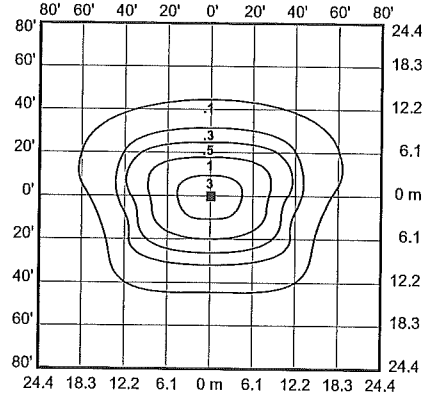
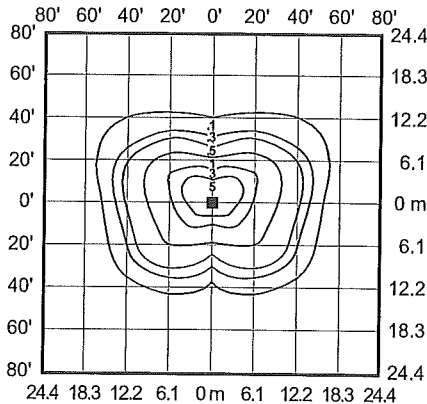
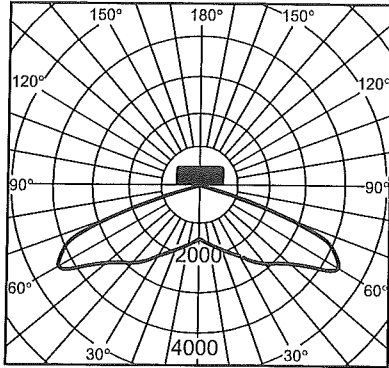
ACCESSORIES

FWG-12 Wire Guard
SBL-12 Backlight Shield

EPA RATING

EPA 0.60 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).

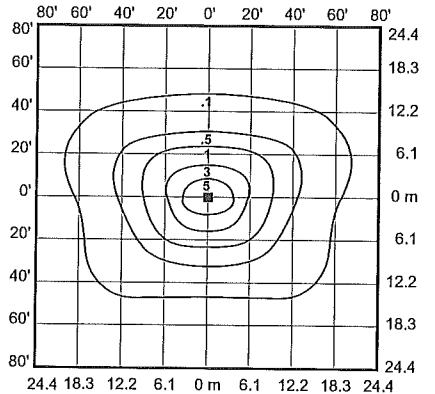
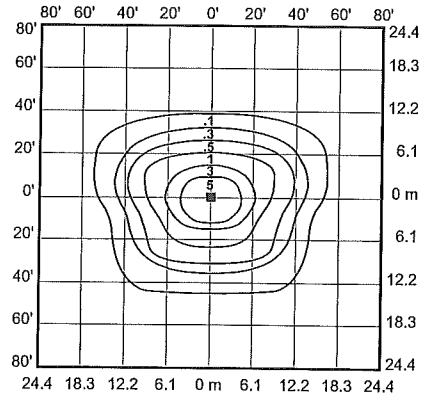
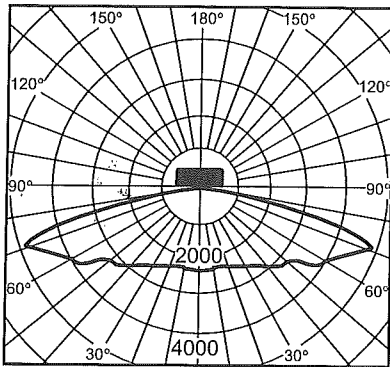
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



Lighting Sciences Inc.
Certified Test Report No. LSI 10694
Candlepower distribution curve of 175W MH
Rectangular Parking/Roadway Light.

Isofootcandle plot of 175W MH
Parking/Roadway Light at 15' (4.6 m)
mounting height and 0° vertical tilt.
(Plan view)

Isofootcandle plot of 175W MH
Parking/Roadway Light at 20' (6.1 m)
mounting height and 0° vertical tilt.
(Plan view)

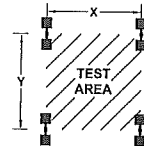


Lighting Sciences Inc.
Certified Test Report No. LSI 10110
Candlepower distribution curve of 150W HPS
Rectangular Parking/Roadway Light.

Isofootcandle plot of 150W HPS
Parking/Roadway Light at 15' (4.6 m)
mounting height and 0° vertical tilt.
(Plan view)

Isofootcandle plot of 150W HPS
Parking/Roadway Light at 20' (6.1 m)
mounting height and 0° vertical tilt.
(Plan view)

Pole-spacing Example Data



Test area is centered within a (16) pole layout.
Max. Recommended Pole-spacing

Average Initial Light Levels at Grade
2 Fixtures per pole @ 180°
(Footcandles ÷ 0.0929 = Lux)

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	X x Y		Footcandles Lux	
MPR1410-D	100W MH	8,100	10' (3.0 m)	60' (18.3 m)	40' (12.2 m)	5.84	68
			15' (4.6 m)	90' (27.4 m)	60' (18.3 m)	2.48	27
MPR1417-M	175W MH	12,000	15' (4.6 m)	90' (27.4 m)	60' (18.3 m)	3.69	40
			20' (6.1 m)	120' (36.6 m)	80' (24.4 m)	2.01	22
MPR1510-M	100W HPS	9,500	10' (3.0 m)	60' (18.3 m)	40' (12.2 m)	7.32	79
			15' (4.6 m)	90' (27.4 m)	60' (18.3 m)	2.94	32
MPR1515-M	150W HPS	16,000	15' (4.6 m)	90' (27.4 m)	60' (18.3 m)	4.95	53
			20' (6.1 m)	120' (36.6 m)	80' (24.4 m)	2.64	28



October 16, 2013

Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

LETTER OF INTENT

Lot 465
Grandview Commons
Project Address – 502 Apollo Way

The attached application and plans are submitted for UDC Initial/Final approval for Lot 465 at Grandview Commons. A rezoning application was submitted on September 4, 2013. The rezoning is from PUD/GDP to PUD/GDP/SIP.

Developer:

FMI Development, LLC
Contact: Dan Schmidt
110 S. Brooks Street
Madison, WI 53715
608-441-6100
(fax) 608-255-3387
dans@rentfmi.com

Architect:

AVENUE Architects, Inc
Contact: Brian Stoddard
550 Sunrise Drive, Suite 201
Spring Green, WI 53588
608-588-3691
(fax) 608-588-3582
bstod@avearch.com

Site Engineer:

Snyder & Associates, Inc.
Contact: Mike Calkins
5010 Voges Road
Madison, WI 53718
608-838-0444
(fax) 608-838-0445
mcalkins@snyder-associates.com

Landscape Design:

Snyder & Associates, Inc.
Contact: Mike Calkins
5010 Voges Road
Madison, WI 53718
608-838-0444
(fax) 608-838-0445
mcalkins@snyder-associates.com

Development Description

The project site is located in the Grandview Commons development on the far east side of Madison, east of Interstate 90 and north of Cottage Grove Road. The site is in the McClellan Park neighborhood and is currently vacant with soil being temporarily stockpiled on it. To the north of the site is a quarry, to the west of the site is the Interstate Highway, to the south is a large pond and green space, and to the east are existing single family homes.

The GDP for Grandview Commons was developed to provide a variety of living options and commercial uses in a neighborhood setting.

It is anticipated that construction will begin in December 2013, pending City approvals, with construction completed in late 2014.

Project Data

Building Summary

Allowable Building Height: 45' (plus 15% increase on one elevations = 51'9")

Provided: (varies, see elevations) Average building height is 44'-6".

Apartment Unit Summary

<u>3 Bedroom</u>	<u>2 Bedroom</u>	<u>1 Bedroom</u>	<u>Studio</u>	<u>Total</u>
4	50	39	12	105

Site Summary

Total Site Acreage	4.51
Total Site Square Footage	196,607 sf
Lot Area/D.U.	1,872 sf/du
Density	23.3 du/acre
Site Coverage	
Building	38,269 sf (19.46%)
Pavement	38,988 sf (20.34%)
Usable Open Space	19,459 sf (185.3 sf/du)

Parking Summary

Provided: Vehicle	
Required:	Varies ((will be set in SIP)
Provided:	
Underground	95 Spaces
Surface	<u>90 Spaces</u>
Total	185 Spaces
Ratio: 1.77 stalls/unit	
Provide: Bicycle	
Surface (short term)	30 (11 required)
Underground (long term)	<u>109 (95 required)</u>
Total	139 (106 required)

Site and Building Architecture

The project consists of one 105-unit combination three-story/four-story building. Building has underground parking. The project includes an outdoor swimming pool, property management/leasing office, a community room, and an exercise room. Unit styles are a variety of studio, one bedroom, two bedroom, and three bedroom units.

Site and building architecture adopt neighborhood design elements such as siting the buildings close to the street, anchoring the building to the corner architecturally, providing individual connecting walks from the street to many of the units, and neighborhood scale street facades.

The majority of the parking is underground with the surface parking located internally on the site, minimizing the automobile's impact on the neighborhood.

Building has a flat roof. Most units have patios or decks. Building materials are a mix of brick, horizontal siding, aluminum deck railings, with a modified 'board & batten' detailing providing compatibility with the surrounding neighborhood exterior materials.

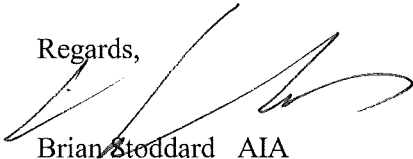
Trash removal will be done privately. Trash storage for the apartments will be located in the underground parking garage. Snow removal and maintenance will be private.

Social and Economic Impact

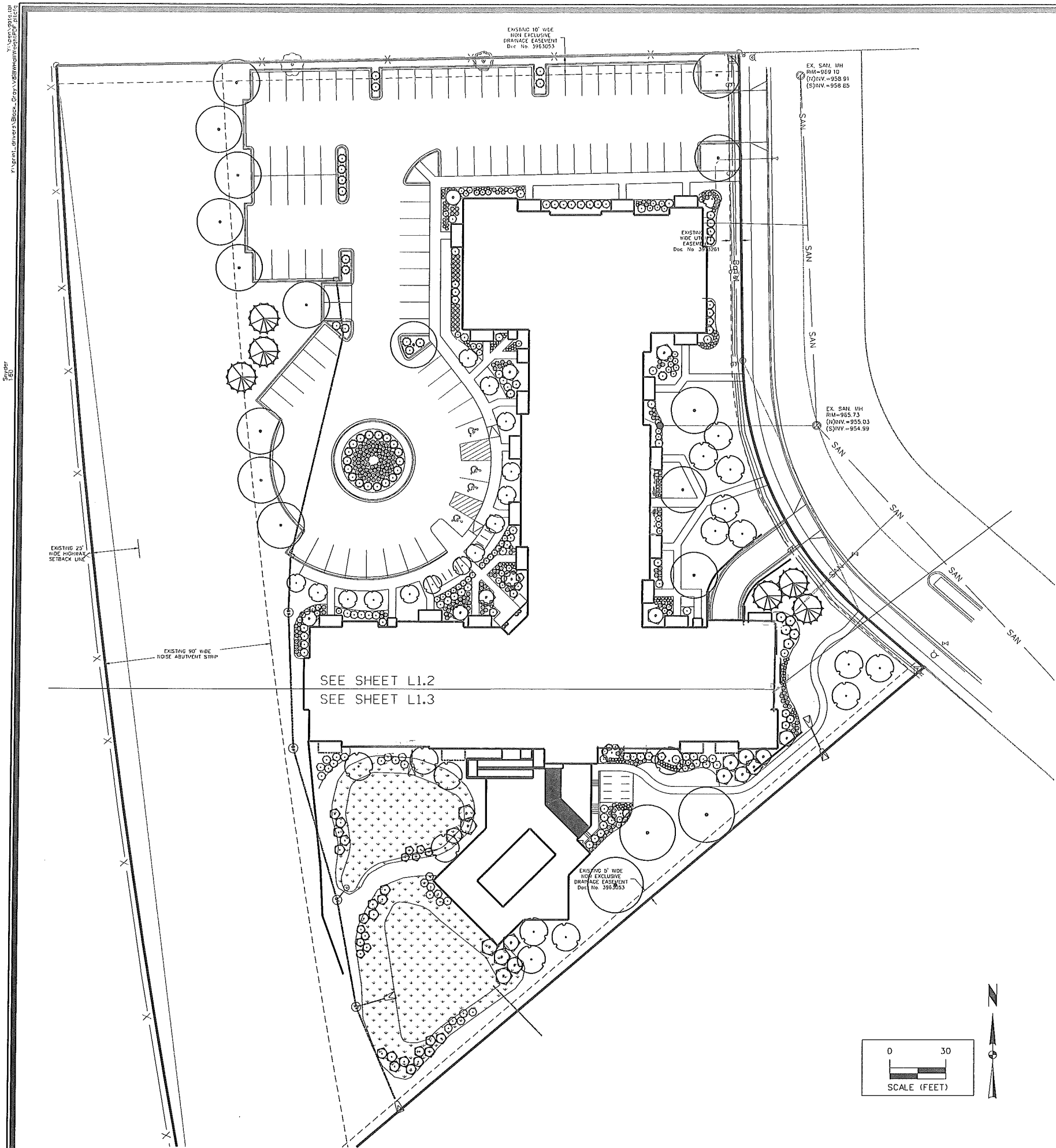
The development will have a positive social and economic impact. It is the next progression of the Grandview Commons Development Plan and complies with the previously approved GDP zoning standards. The project will add to the variety of living choices and commercial uses in this planned development.

Thank you for your time and consideration of our proposal.

Regards,



Brian Stoddard AIA



PLANT SCHEDULE

TREES	KEY BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AS	Acer saccharum 'AutumnFest'	AUTUMN FEST MAPLE	2"	B&B
GD	Gymnocladus dioica	KENTUCKY COFFEE TREE 'ESPRESSO'	2"	B&B, SEEDLESS
GT	Gleditsia triacanthos 'Skyline'	SKYLINE HONEYLOCUST	2"	B&B
ORNAMENTAL TREES				
AL	Amelanchier laevis 'Cumulus'	CUMULUS SERVICEBERRY	6' HT.	B&B
AC	Amelanchier canadensis	SERVICEBERRY	6' HT., MULTISTEM	B&B
MP	Morus 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	6' HT.	B&B
PC	Picea glauca 'Densata'	BLACK HILLS SPRUCE	6' HT.	B&B
SHRUBS				
AA	Aronia arbutifolia 'Brilliantissima'	RED CHOKEBERRY 'BRILLIANTISSIMA'	36" HL.	CONT. (4' O.C.)
AM	Aronia melanocarpa 'Viking'	BLACK CHOKEBERRY 'VIKING'	24" HL.	CONT. (4' O.C.)
AW	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	24" HL.	CONT. (3' O.C.)
JH	Juniperus horizontalis 'Youngstown'	YOUNGSTOWN JUNIPER	12" HL.	CONT. (5' O.C.)
RN	Rosa x 'Noleso'	FLOWER CARPET YELLOW ROSE	24" HL.	CONT. (2' O.C.)
SJ	Spiraea japonica 'Neon Flash'	NEON FLASH SPIREA	24" HL.	CONT. (2' O.C.)
PO	Physocarpus opulifolius 'Diabolo'	DIABOLO NINEBARK	36" HL.	CONT. (5' O.C.)
VC	Viburnum carlesii 'compactum'	COMPACT KOREANSPICE VIBURNUM	24" HL.	CONT. (5' O.C.)
VD	Viburnum dentatum 'Christom'	BLUE MUFFIN VIBURNUM	36" HL.	CONT. (5' O.C.)
VL	Viburnum lentago	NANNEYBERRY VIBURNUM	36" HL.	CONT. (7' O.C.)
PERENNIALS				
EP	Echinacea purpurea	PURPLE CONEFLOWER	1 GAL.	CONT. (2' O.C.)
HA	Heuchera x 'Amethyst Mist'	AMETHYST MIST CORAL BELLS	1 GAL.	CONT. (2' O.C.)
HE	Hosta 'Empress Wu'	EMPRESS WU HOSTA	1 GAL.	CONT. (3' O.C.)
HN	Hosta 'Enterprise'	ENTERPRISE HOSTA	1 GAL.	CONT. (2' O.C.)
FR	Hemerocallis 'Rocket City'	ROCKET CITY DAYLILY	1 GAL.	CONT. (2' O.C.)
AF	Astilbe x arendsii 'Fanal'	FANAL ASTILBE	1 GAL.	CONT. (2' O.C.)
PV	Panicum virgatum 'Northwind'	NORTHWIND SWITCH GRASS	1 GAL.	CONT. (2.5' O.C.)
SS	Schizanthus scapularis 'Carousel'	LITTLE BLUESTEM 'CAROUSEL'	1 GAL.	CONT. (2.5' O.C.)
SH	Sporobolus heterolepis	PRAIRIE DROPS EED	1 GAL.	CONT. (2.5' O.C.)

PLANTING PLAN CONSTRUCTION NOTES

- SEED ALL OTHER AREAS DISTURBED FROM CONSTRUCTION WITH GRASS SEED MIX IN ACCORDANCE WITH PROPOSED EROSION CONTROL PLAN UNLESS OTHERWISE NOTED.
- BIO-RETENTION AREAS TO BE SEEDED WITH RAINWATER RENEWAL GARDEN NATIVE SEED MIX. INCLUDES TILLING, SPREADING, FERTILIZING, WATERING, WEEDING AND OTHER ACTIVITIES AS REQUIRED TO ESTABLISH FINAL VEGETATION. SEED MIX SHALL CONSIST OF THE FOLLOWING:
 FORBS: MARSH MILKWEED, HEATH ASTER, NEW ENGLAND ASTER, WILD WHITE INDIGO, SPOTTED JOE PYE WEED, BONESSET PRAIRIE BLAZING STAR, MARSH BLAZING STAR, CARDINAL FLOWER, GREAT BLUE LOBELIA, WILD BERGAMOT, OBEDIENT PLANT, MOUNTAIN MINT, YELLOW CONEFLOWER, BLACK-EYED SUSAN, SWEET BLACK-EYED SUSAN, OHIO GOLDENROD, SPIDERWORT, BLUE VERVAIN AND IRONWEED.
 GRASSES, SEDGES & RUSHES: FRINGED BROME, BLUE JOINT GRASS, BEBB-S SEDGE, CRAWFORD'S SEDGE, FRINGED SEDGE, COMMON FOX SEDGE, CANADA WILD RYE, VIRGINIA WILD RYE, REED MANNA GRASS, SWITCH GRASS, DARK-GREEN BULLRUSH, WOOL GRASS, INDIAN GRASS, PRAIRIE CORD GRASS.
 SEEDING RATE TO BE 8 LBS. PER ACRE. SEED MIX MAY BE OBTAINED FROM AGRECOL LLC, WWW.AGRECOL.COM, 1-808-223-3571. (AGRECOL LLC, 10101 NORTH CASEY ROAD, EVANSVILLE, WI 53536) OR APPROVED EQUAL. ALLOWABLE SEEDING DATES SHALL BE DETERMINED BY THE MANUFACTURER'S RECOMMENDATION.
 SEE PROPOSED STORMWATER DETAILS FOR SOIL MIX AND ADDITIONAL INFORMATION.
- BIO-RETENTION AREAS SHALL ALSO BE PLANTED WITH CONTAINER PLUG PLANTINGS. PLUGS TO BE PLACED RANDOMLY IN GROUPS OF 3, 5 AND 7. PLUGS SHOULD BE 1.5"x1.5"x3" PLUGS PLANTED 18" O.C. PLUG MIX SHALL CONSIST OF THE FOLLOWING:
 LAVENDER HYSSOP, HEATH ASTER, HAIRY WOOD MINT, BRISTLY SEDGE, PORCUPINE SEDGE, BROWN FOX SEDGE, PURPLE CONEFLOWER, BONESSET, RATTLESNAKE GRASS, SOUTHERN BLUE FLAG, IRIS, MARSH BLAZING STAR, GREAT BLUE LOBELIA, MOUNTAIN MINT, OHIO GOLDENROD, BLUE VERVAIN, HEART-LEAVED GOLDEN ALEXANDERS.

LOT 465 ~ 502 APOLLO WAY
 PROPOSED LANDSCAPE PLAN
 CITY OF MADISON, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
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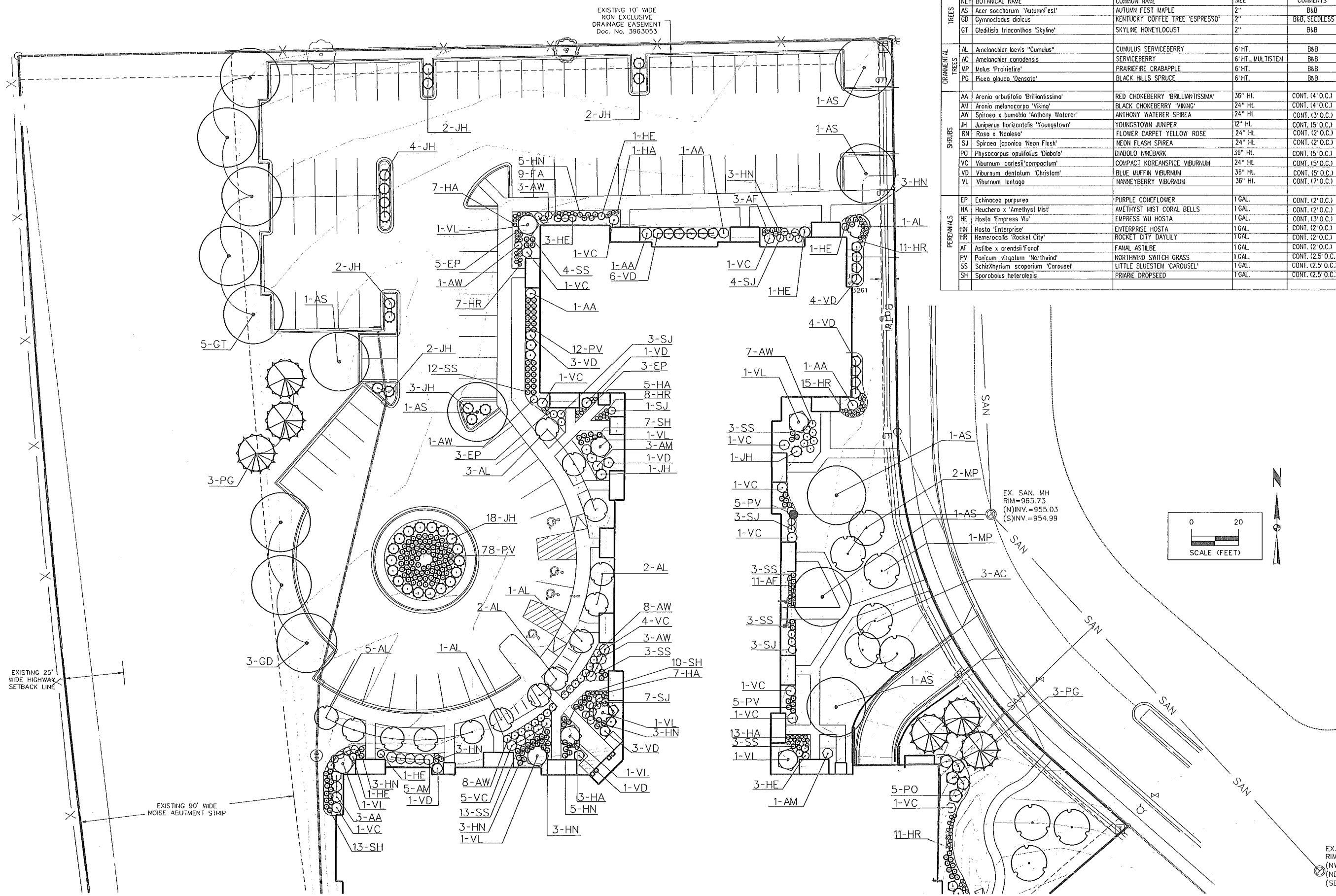
Project No: 113.0542.30
 Sheet L-1.1

MARK	REVISION	DATE	BY
Engineer: MC	Checked By: DPM	Scale: See Plan	Field Bk. Pg:
Technician: DEG	Date: 9-3-13		

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Wisconsin.

Donald P. Morner, ASLA Date _____
 License Number LA-643-014
 Pages or sheets covered by this seal: _____

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PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AS	<i>Acer saccharum</i> 'AutumnFest'	AUTUMN FEST MAPLE	2"	B&B
GD	<i>Gymnocladus dioica</i>	KENTUCKY COFFEE TREE 'ESPRESSO'	2"	B&B, SEEDLESS
GT	<i>Cleditioa triacanthos</i> 'Skyline'	SKYLINE HONEYLOCUST	2"	B&B
ORNAMENTAL TREES				
AL	<i>Amelanchier laevis</i> 'Cumulus'	CUMULUS SERVICEBERRY	6' HT.	B&B
AC	<i>Amelanchier canadensis</i>	SERVICEBERRY	6' HT., MULTISTEM	B&B
MP	<i>Molus</i> 'PrairieFire'	PRAIRIEFIRE CRABAPPLE	6' HT.	B&B
PG	<i>Picea glauca</i> 'Densata'	BLACK HILLS SPRUCE	6' HT.	B&B
SHRUBS				
AA	<i>Aronia arbutifolia</i> 'Brilliantissima'	RED CHOKEBERRY 'BRILLIANTISSIMA'	36" HL.	CONT. (4' O.C.)
AM	<i>Aronia melanocarpa</i> 'Viking'	BLACK CHOKEBERRY 'Viking'	24" HL.	CONT. (4' O.C.)
AW	<i>Spiraea x bumalda</i> 'Anthony Waterer'	ANTHONY WATERER SPIREA	24" HL.	CONT. (3' O.C.)
JH	<i>Juniperus horizontalis</i> 'Youngstown'	YOUNGSTOWN JUNIPER	12" HL.	CONT. (5' O.C.)
RN	<i>Rosa</i> x 'Noaleso'	FLOWER CARPET YELLOW ROSE	24" HL.	CONT. (2' O.C.)
SJ	<i>Spiraea japonica</i> 'Neon Flash'	NEON FLASH SPIREA	24" HL.	CONT. (2' O.C.)
PD	<i>Physocarpus opulifolius</i> 'Diablo'	DIABLO NINEBARK	36" HL.	CONT. (5' O.C.)
VC	<i>Viburnum carlesii</i> 'compactum'	COMPACT KOREANSPICE VIBURNUM	24" HL.	CONT. (5' O.C.)
VD	<i>Viburnum dentatum</i> 'Christom'	BLUE MUFFIN VIBURNUM	36" HL.	CONT. (5' O.C.)
VL	<i>Viburnum lentago</i>	NANNEYBERRY VIBURNUM	36" HL.	CONT. (7' O.C.)
PERENNIALS				
EP	<i>Echinacea purpurea</i>	PURPLE CONEFLOWER	1 GAL.	CONT. (2' O.C.)
HA	<i>Heuchera</i> x 'Amethyst Mist'	AMETHYST MIST CORAL BELLS	1 GAL.	CONT. (2' O.C.)
HE	<i>Hosta</i> 'Empress Wu'	EMPRESS WU HOSTA	1 GAL.	CONT. (3' O.C.)
HI	<i>Hosta</i> 'Enterprise'	ENTERPRISE HOSTA	1 GAL.	CONT. (2' O.C.)
HR	<i>Hemerocallis</i> 'Rocket City'	ROCKET CITY DAYLILY	1 GAL.	CONT. (2' O.C.)
AF	<i>Astilbe</i> x 'orendii Fanal'	FANAL ASTILBE	1 GAL.	CONT. (2' O.C.)
PV	<i>Panicum virgatum</i> 'Northwind'	NORTHWIND SWITCH GRASS	1 GAL.	CONT. (2.5' O.C.)
SS	<i>Schizanthus scoparium</i> 'Carousel'	LITTLE BLUESTEM 'CAROUSEL'	1 GAL.	CONT. (2.5' O.C.)
SH	<i>Sporobolus heterolepis</i>	PRIARE DROPSEED	1 GAL.	CONT. (2.5' O.C.)

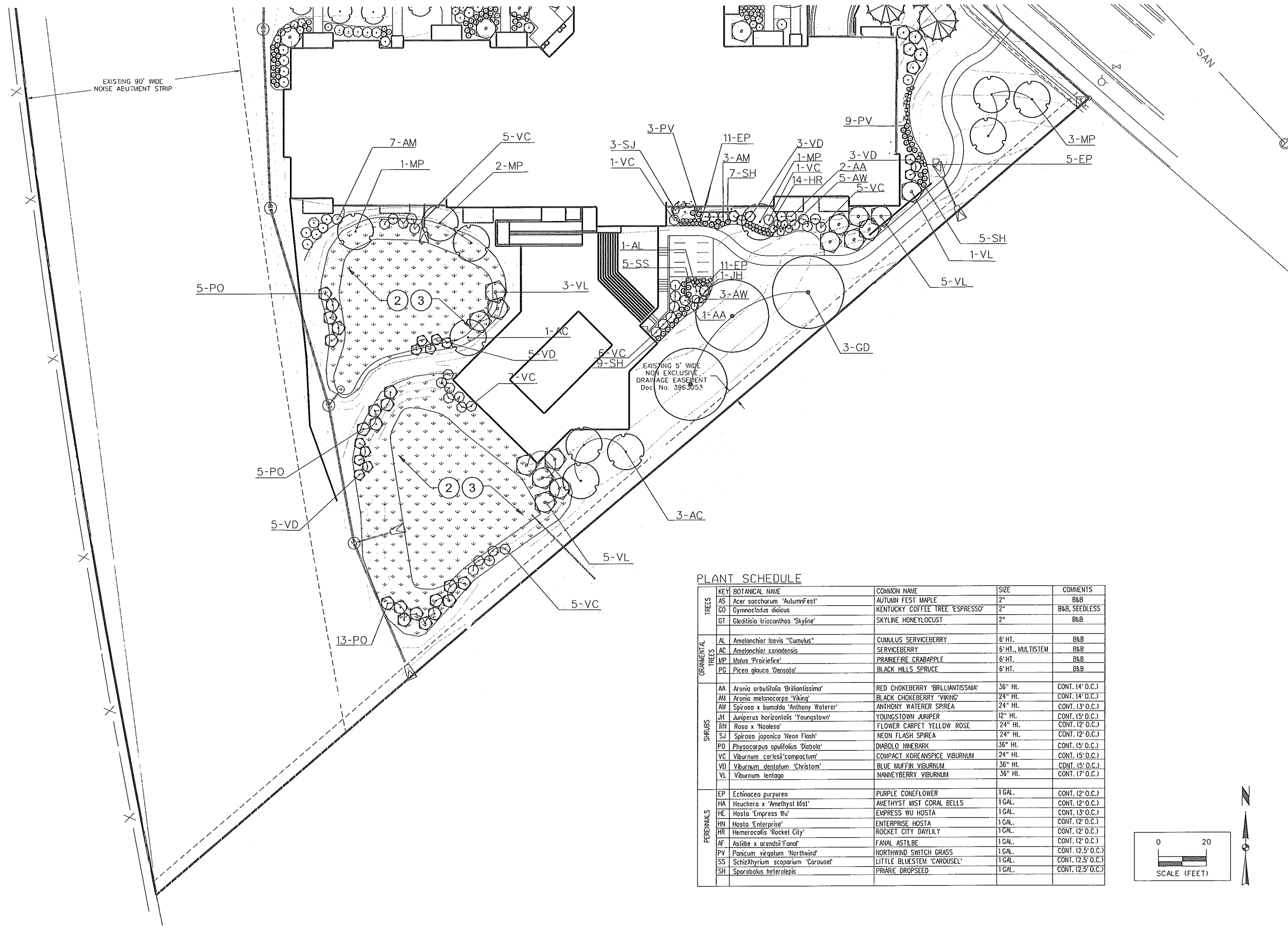
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Technician:	DEG	Date:	9-3-13	Field Bk:	

CITY OF MADISON, DANE COUNTY, WI
PROPOSED LANDSCAPE PLAN
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

LOT 465 ~ 502 APOLLO WAY
 Project No: 113.0542.30
 Sheet L-1.2

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Snyder
PLG



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AS	<i>Acer saccharum</i> 'AutumnFest'	AUTUMN FEST MAPLE	2"	B&B
GD	<i>Gymnocladus dioica</i>	KENTUCKY COFFEE TREE 'ESPRESSO'	2"	B&B, SEEDLESS
GT	<i>Gleditsia triacanthos</i> 'Skyline'	SKYLINE HONEYLOCUST	2"	B&B
TREES				
AL	<i>Amelanchier laevis</i> "Cumulus"	CUMULUS SERVICEBERRY	6' HT.	B&B
AC	<i>Amelanchier canadensis</i>	SERVICEBERRY	6' HT., MULTISTEM	B&B
MP	<i>Morus</i> 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	6' HT.	B&B
PG	<i>Picea glauca</i> 'Densata'	BLACK HILLS SPRUCE	6' HT.	B&B
ORNAMENTAL TREES				
AA	<i>Aronia arbutifolia</i> 'Brilliantissima'	RED CHOKEBERRY 'BRILLIANTISSIMA'	36" HL.	CONT. (14' O.C.)
AM	<i>Aronia melanocarpa</i> 'Viking'	BLACK CHOKEBERRY 'VIKING'	24" HL.	CONT. (14' O.C.)
AW	<i>Spiraea x bumalda</i> 'Anthony Waterer'	ANTHONY WATERER SPIREA	24" HL.	CONT. (13' O.C.)
JH	<i>Juniperus horizontalis</i> 'Youngstown'	YOUNGSTOWN JUNIPER	12" HL.	CONT. (15' O.C.)
RN	<i>Rosa</i> x 'Noalesa'	FLOWER CARPET YELLOW ROSE	24" HL.	CONT. (12' O.C.)
SJ	<i>Spiraea japonica</i> 'Neon Flash'	NEON FLASH SPIREA	24" HL.	CONT. (12' O.C.)
PD	<i>Physocarpus opulifolius</i> 'Diabolo'	DIABOLO NINEBARK	36" HL.	CONT. (15' O.C.)
VC	<i>Viburnum carlesii</i> 'compactum'	COMPACT KOREANSPICE VIBURNUM	24" HL.	CONT. (15' O.C.)
VD	<i>Viburnum dentatum</i> 'Christom'	BLUE MUFFIN VIBURNUM	36" HL.	CONT. (15' O.C.)
VL	<i>Viburnum lentago</i>	HAWKEYEBERRY VIBURNUM	36" HL.	CONT. (17' O.C.)
SHRUBS				
EP	<i>Echinacea purpurea</i>	PURPLE CONEFLOWER	1 GAL.	CONT. (12' O.C.)
HA	<i>Heuchera</i> x 'Amethyst Mist'	AMETHYST MIST CORAL BELLS	1 GAL.	CONT. (12' O.C.)
HE	<i>Hosta</i> 'Empress Wu'	EMPRESS WU HOSTA	1 GAL.	CONT. (13' O.C.)
HN	<i>Hosta</i> 'Enterprise'	ENTERPRISE HOSTA	1 GAL.	CONT. (12' O.C.)
HR	<i>Hemerocallis</i> 'Rocket City'	ROCKET CITY DAYLILY	1 GAL.	CONT. (12' O.C.)
AF	<i>Astilbe</i> x 'arendsii Fand'	FANAL ASTILBE	1 GAL.	CONT. (12' O.C.)
PV	<i>Panicum virgatum</i> 'Northwind'	NORTHWIND SWITCH GRASS	1 GAL.	CONT. (12.5' O.C.)
SS	<i>Schizanthus scoparium</i> 'Carouse'	LITTLE BLUESTEM 'CAROUSEL'	1 GAL.	CONT. (12.5' O.C.)
SH	<i>Sporobolus heterolepis</i>	PRAIRIE DROPSEED	1 GAL.	CONT. (12.5' O.C.)
PERENNIALS				

LOT 465 ~ 502 APOLLO WAY

PROPOSED LANDSCAPE PLAN

CITY OF MADISON, DANE COUNTY, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
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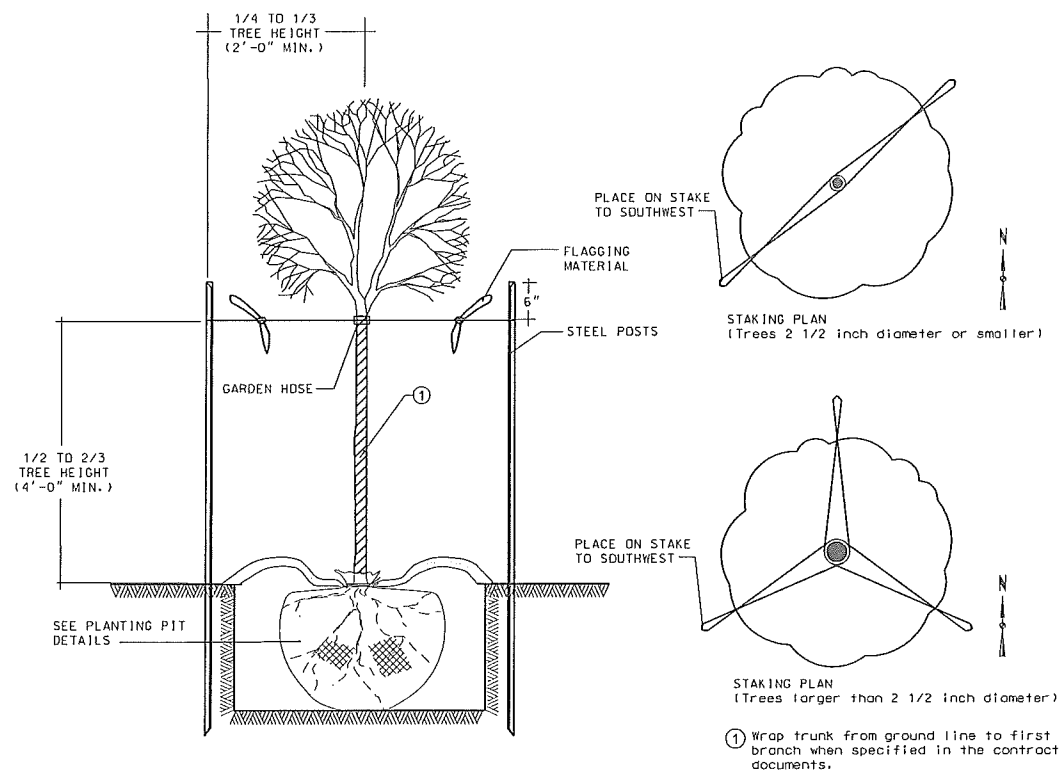
SNYDER & ASSOCIATES, INC.

Project No: 113.0542.30

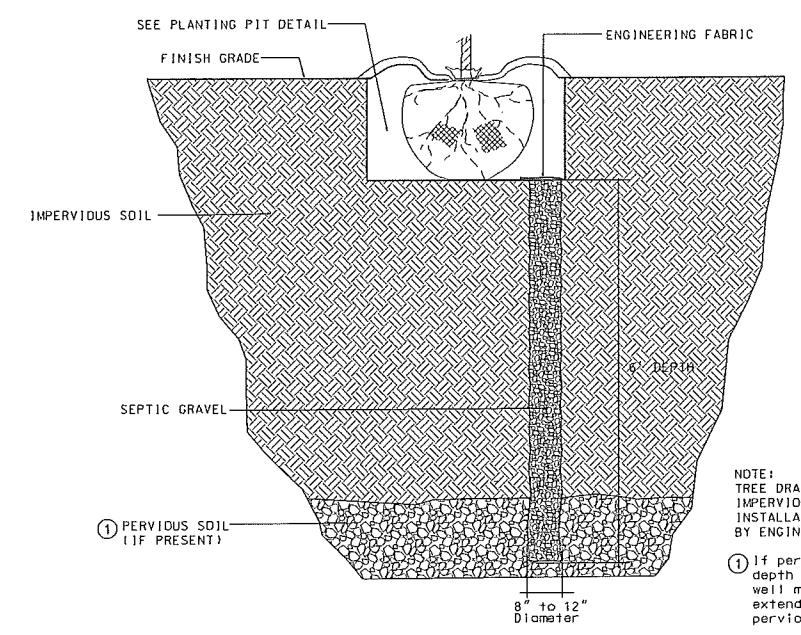
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Technician:	DEG	Date:	9-3-13
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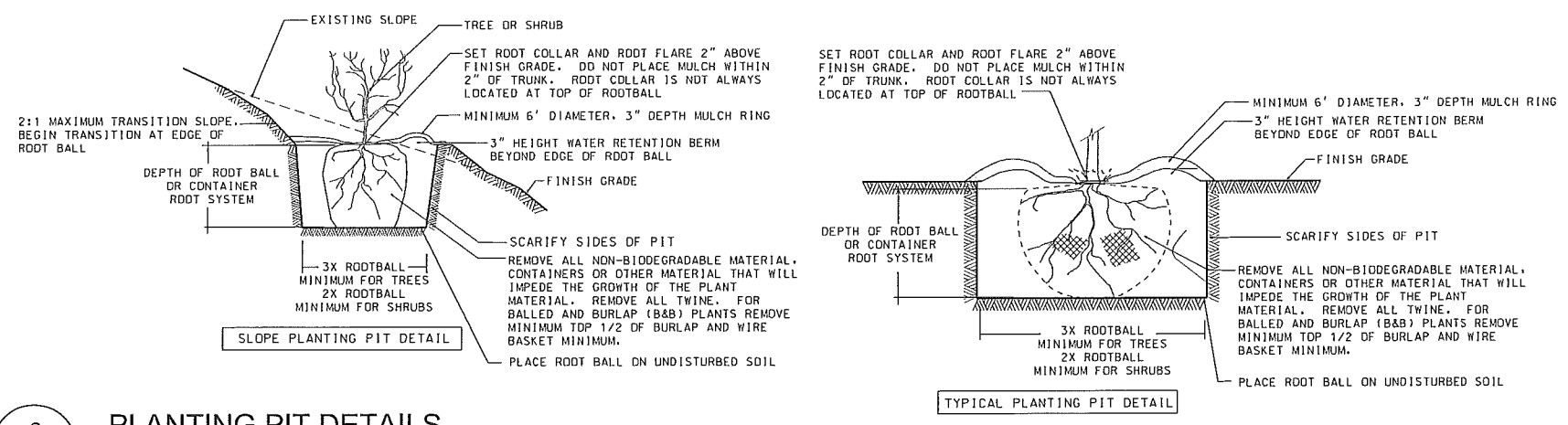
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1 DECIDUOUS TREE STAKING DETAIL
 L1.2 NO SCALE



2 TREE DRAINAGE WELL DETAIL
 L1.2 NO SCALE



3 PLANTING PIT DETAILS
 L1.2 NO SCALE

- PLANTING PLAN GENERAL NOTES**
- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXXT LOCATION INDICATED.
 - B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRXTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXXT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRXTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRXTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
 - C. PLANT MATERIAL SHALL BE PROVIDED AND INSTALLED IN XCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2013 ADDITION.
 - D. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
 - E. CONTRXTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT XCEPTANCE.
 - F. CONTRXTOR SHALL PROPERLY CARE FOR ALL PLANT MATERIAL DURING CONSTRUCTION AND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT XCEPTANCE.
 - G. HARDWOOD MULCH: PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER. PROVIDE CONTINUOUS MULCH BEDS AROUND ADJXCENT SHRUB PLANTINGS AND ALL AREAS INDICATED ON THE PLAN. MULCH SHALL NOT BE PLXED AROUND THE COLLAR OF SHRUB OR TREE. CONTRXTOR TO PROVIDE A CLEAN VERTICAL CUT EDGE TO 4" DEPTH INTO EXISTING GRADE TO DEFINE THE PLANTING BED LIMITS, UNLESS OTHERWISE DIRECTED BY OWNER.
 - H. CONTRXTOR TO PROVIDE A SAMPLE OF EDGING AND MULCH FOR APPROVAL.
 - I. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
 - J. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
 - K. PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. OWNER HAS THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - L. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BXX FILLING.
 - M. ALL PROPDSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

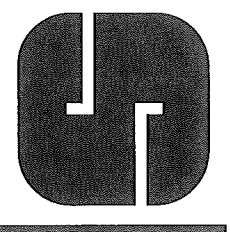
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Engineer:	LNS	Date:	9-3-13			
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Project No:	113.0542.30			Sheet	L-1.4	

LOT 465 ~ 502 APOLLO WAY

CITY OF MADISON, DANE COUNTY, WI

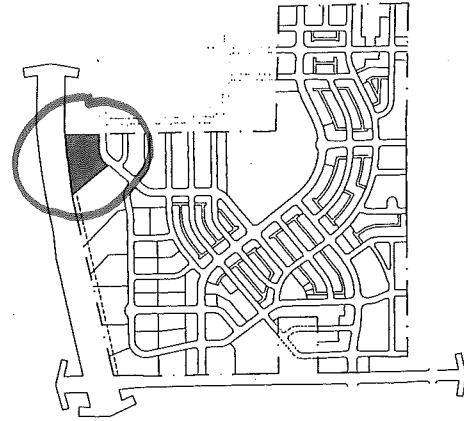
SNYDER & ASSOCIATES, INC.

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Condominium Apartments 1 (Lot 465)

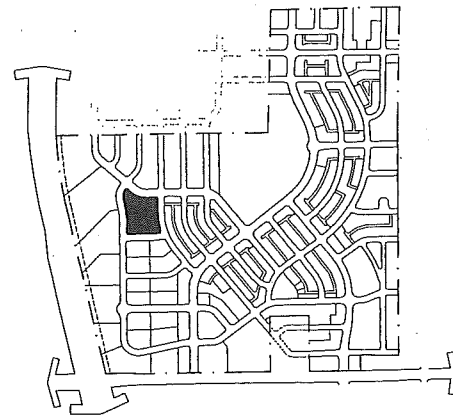
Condominium Apartments 1 include a mixture of apartment units located along the stormwater feature and highway right-of-way. Building placement within this sub-district will focus onto the open space feature and Apollo Way, with berm and landscape features along the highway. Landscaping and site design will be coordinated with the noise abatement treatments.



<u>Net Acreage</u>	<u>4.5 acres</u>
<u>Maximum Dwelling Units</u>	<u>184 units</u>
<u>Net Density</u>	<u>40.9 dwelling units/acre</u>

Condominium/Apartments 2 (Lots 455, 456, 457)

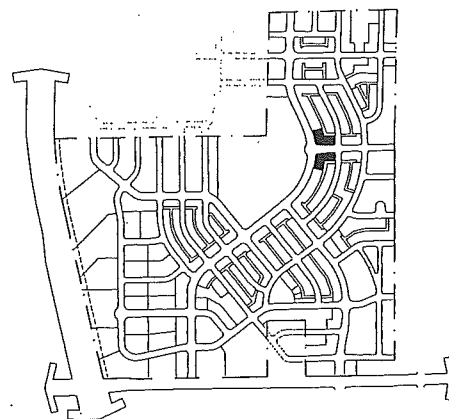
Condominium Apartments 2 features both apartment homes and townhomes designed to transition in massing and density from the Neighborhood Center Residential Areas and the adjoining single family residential units. Building placement and design will reinforce the street edges and transition the grade change across the site.



<u>Net Acreage</u>	<u>3.6 acres</u>
<u>Maximum Dwelling Units</u>	<u>87 units</u>
<u>Net Density</u>	<u>24.4 dwelling units/acre</u>

Condominium/Apartments 3 (Lots 154, 157)

Condominium Apartments 3 offer a mixture of housing options within the single family areas. These alley loaded homes will be designed to highlight the Dominion/North Star roundabout and wrap "front door" facades along each frontage.



<u>Net Acreage</u>	<u>1.4 acres</u>
<u>Maximum Dwelling Units</u>	<u>20 units</u>
<u>Net Density</u>	<u>13.9 dwelling units/acre</u>

CONDOMINIUM/APARTMENT DISTRICT

Description

The condominium/apartment district includes a range of housing types from Townhomes and Four Unit homes to multi-family interior hallway residential buildings. These housing types are mixed to create a vibrant urban style residential core.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-4 district.

Permitted Uses

- Multi Family Residential Homes
- Condominium Homes
- Detached, Attached, Underground, & Garages parking
- Accessory Uses

District Breakdown

<u>Total Number of Units</u>	<u>291 units</u>
<u>Average Net Density</u>	<u>30.6 dwelling units/acre</u>

Lot 465

<u>Maximum Number of Units</u>	<u>184 units</u>
<u>Net Acreage</u>	<u>4.5 acres</u>
<u>Maximum Net Density</u>	<u>40.9 dwelling units/acre</u>

Lot 455, 456, 457

<u>Maximum Number of Units</u>	<u>87 units</u>
<u>Net Acreage</u>	<u>3.6 acres</u>
<u>Maximum Net Density</u>	<u>24.4 dwelling units/acre</u>

Lot 154, 157

<u>Maximum Number of Units</u>	<u>20 units</u>
<u>Net Acreage</u>	<u>1.4 acres</u>
<u>Maximum Net Density</u>	<u>13.9 dwelling units/acre</u>

Lot Requirements

- | | |
|--------------------------------------|--|
| Minimum Lot Area | varies (will be set in SIP) |
| Minimum Lot Width | varies (will be set in SIP) |
| Minimum Corner Lot Width | varies (will be set in SIP) |
| Minimum Front Yard Setback | 15 feet |
| Maximum Front Yard Setback | 30 feet |
| Minimum Side Yard Setback | 0 feet |
| Minimum Corner Lot Side Yard Setback | varies (will be set in SIP) |
| Sum of Side Yard Setbacks | varies (will be set in SIP) |
| Minimum Building Separation | varies (will be set in SIP) |
| Minimum Garage Rear Yard Setback | 1 foot |
| Maximum Garage Rear Yard Setback | 4' on exterior lots
8' on interior lots |
| Minimum Garage Side Yard Setback | 5 feet |

Minimum Paved Surface Setback	4 feet
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	80%
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	<u>varies (will be set in SIP)</u>
Accessory Building Regulations	accessory buildings not allowed, except detached garages

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

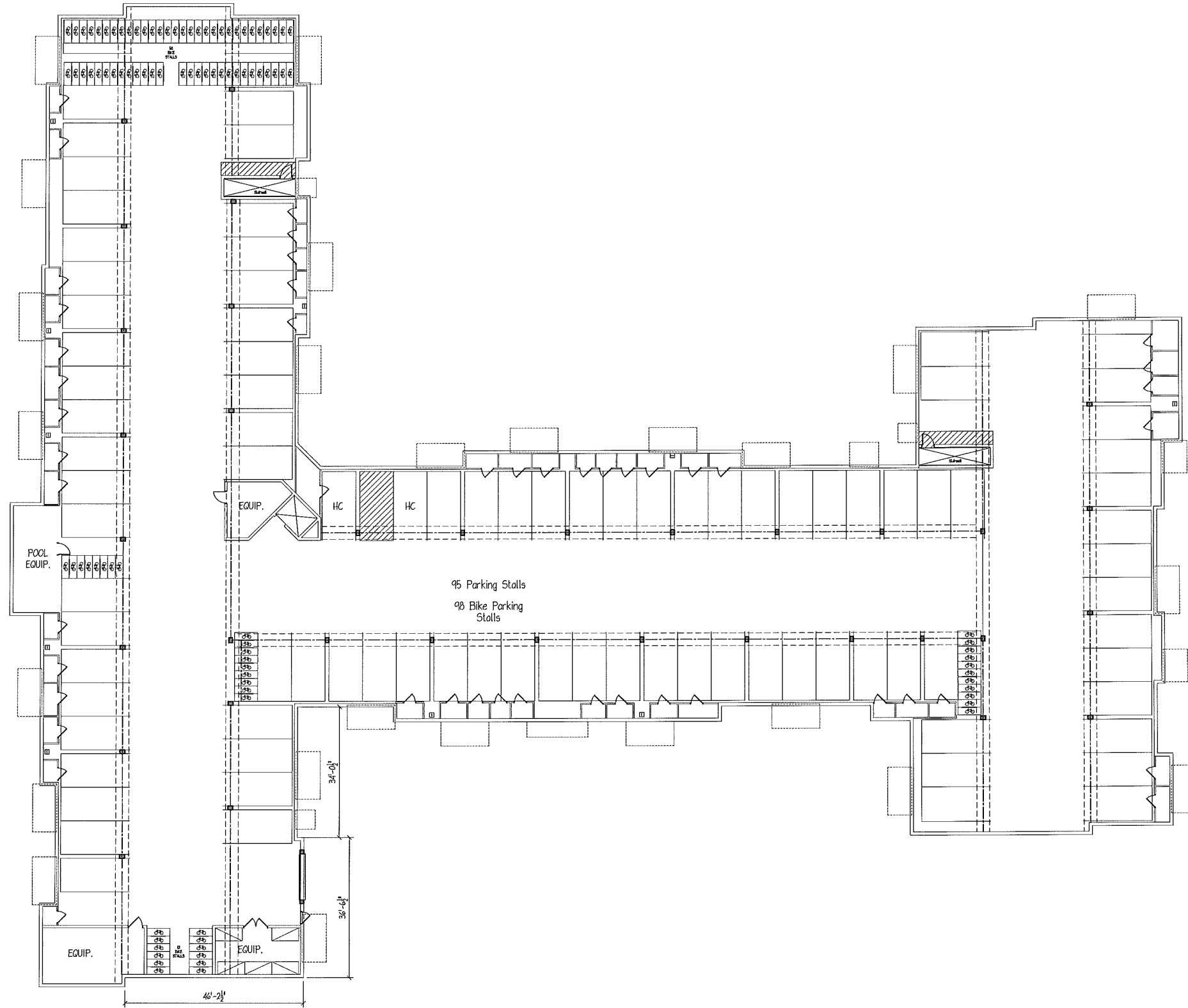
Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.


Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Trash Enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.




Basement Plan
 SCALE - 1/16" = 1'-0" (1/32" = 1'-0" @ 11x17)



A VENUE
 Architects, Inc.
 550 Sunrise Drive, Suite 201
 Post Office Box 1024
 Spring Green, WI 53588
 Phone: 608-588-3691
 Fax: 608-588-3582

Lot 465
 502 Apollo Way
 Grandview Commons
 Madison, Wisconsin

Plan Comm. Submittal
 09-04-2013

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Drawing Name
Basement Floor Plan

Project Number
1307

Sheet No.
A-1.0



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Madison, Wisconsin

Plan Comm. Submittal
09-04-2013

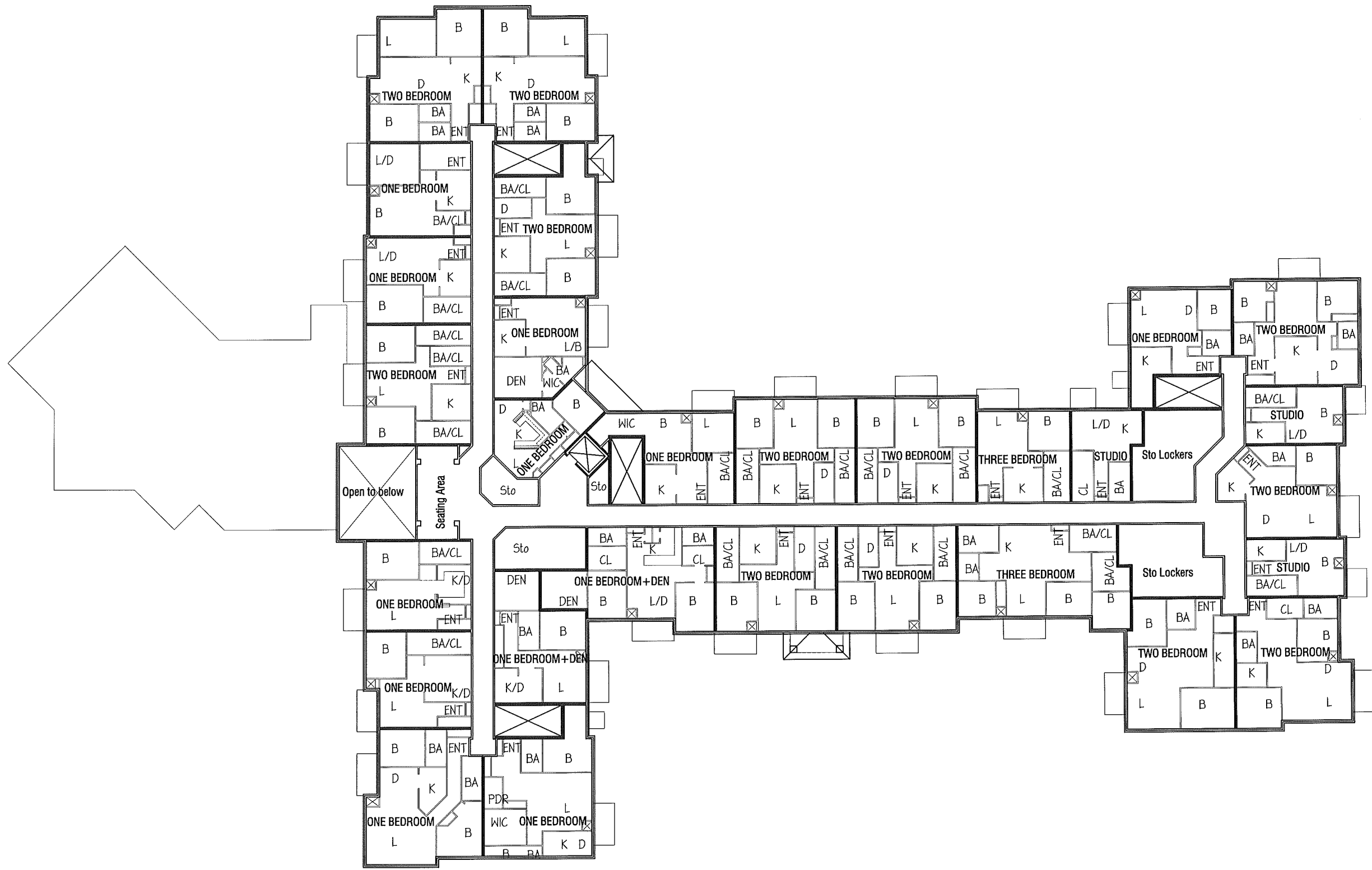
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Drawing Name
First Floor Plan
2nd & 3rd Floor
Sim.

Project Number
1307

Sheet No.
A-1.1

 **First Floor Plan**
SCALE - 1/16" = 1'-0" (1/32" = 1'-0" @ 11x17)



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Madison, Wisconsin

Plan Comm. Submittal
09-04-2013

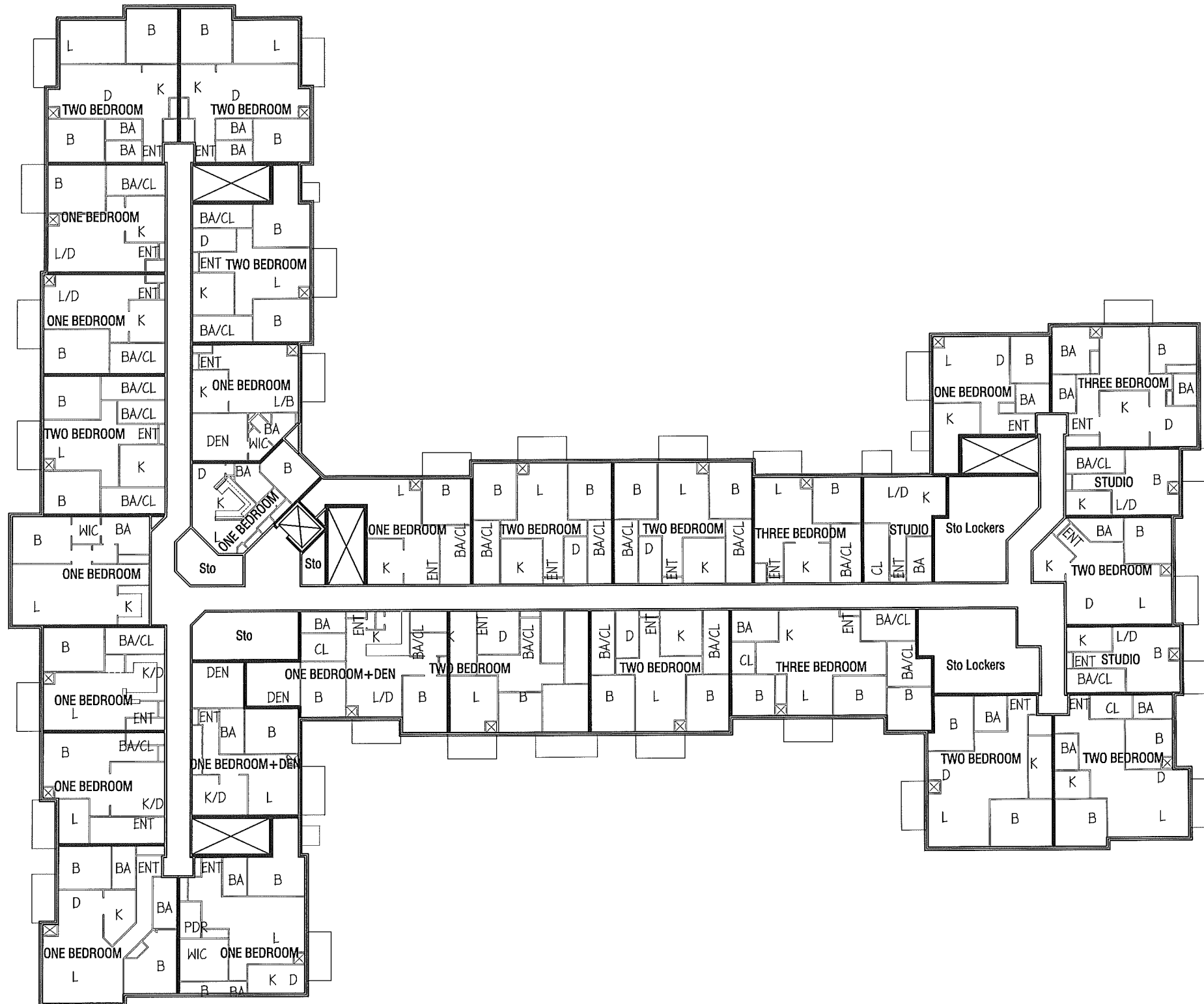
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Drawing Name
Second Floor Plan

Project Number
1307

Sheet No.
A-1.2

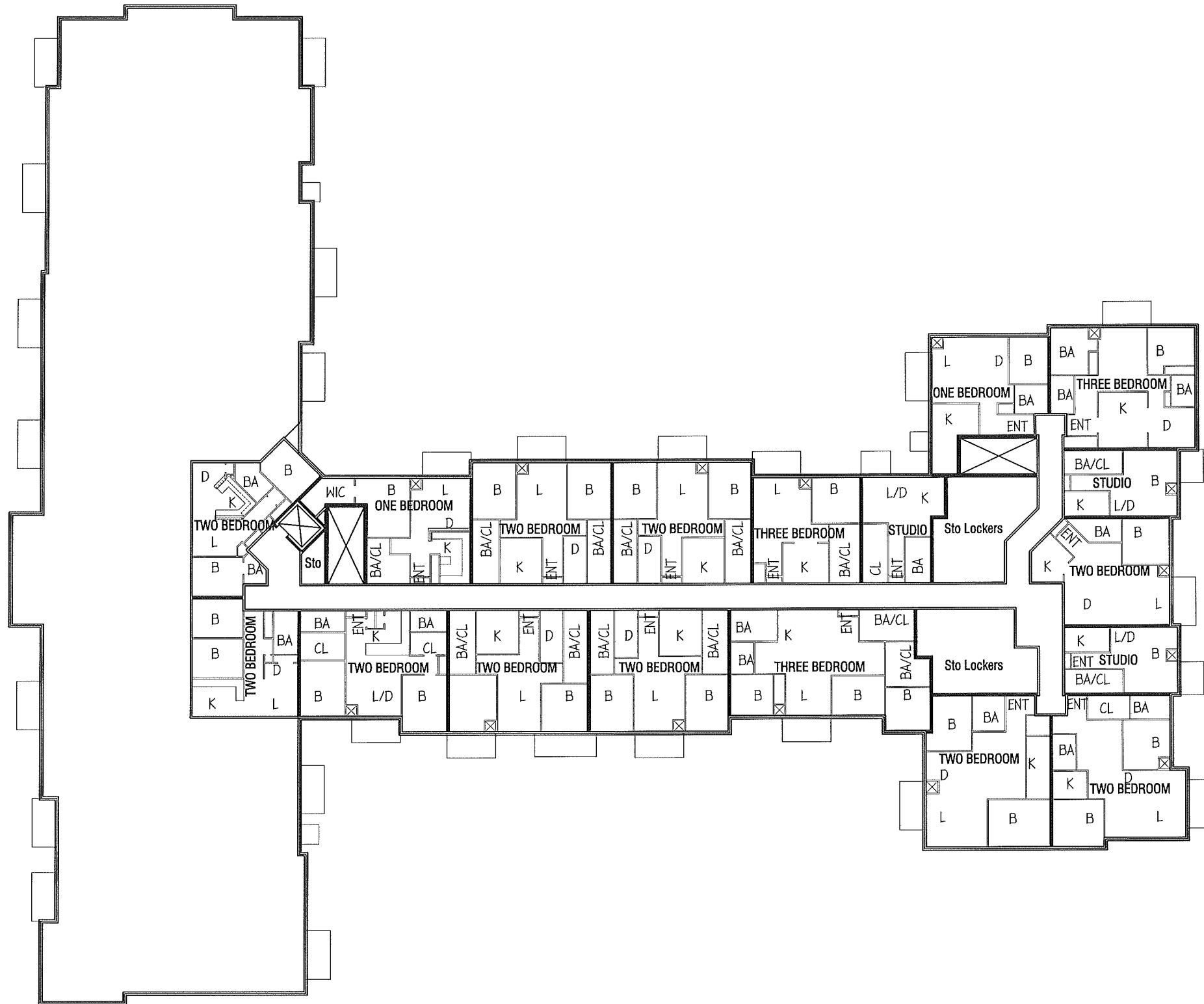
 **Second Floor Plan**
SCALE - 1/16" = 1'-0" (1/32" = 1'-0" @ 11x17)




Third Floor Plan
 SCALE - 1/16" = 1'-0" (1/32" = 1'-0" @ 11x17)



550 Sunrise Drive, Suite 201
 Post Office Box 1024
 Spring Green, WI 53588
 Phone: 608-588-3691
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Drawing Name
Fourth Floor Plan

Project Number
1307

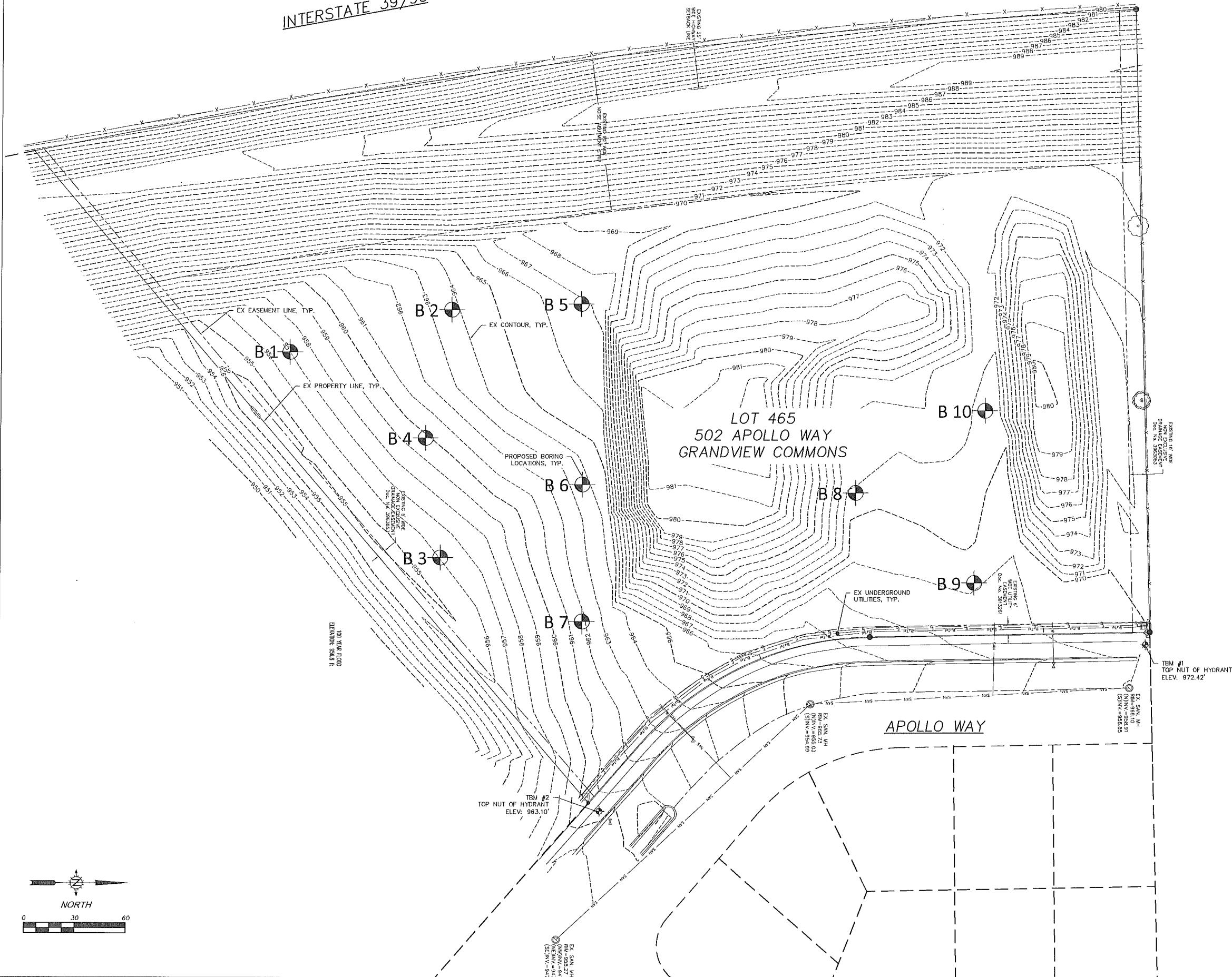
Sheet No.
A-1.4

 **Fourth Floor Plan**
 SCALE - 1/16" = 1'-0" (1/32" = 1'-0" @ 11x17)

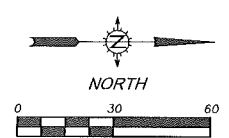
GENERAL NOTES

- UTILITY WARNING**
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION.** CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- NOTIFY OWNER, ENGINEER AND CITY OF MADISON AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.**

INTERSTATE 39/90



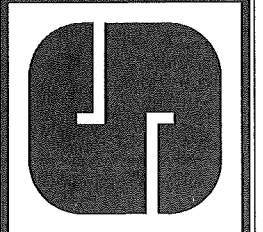

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

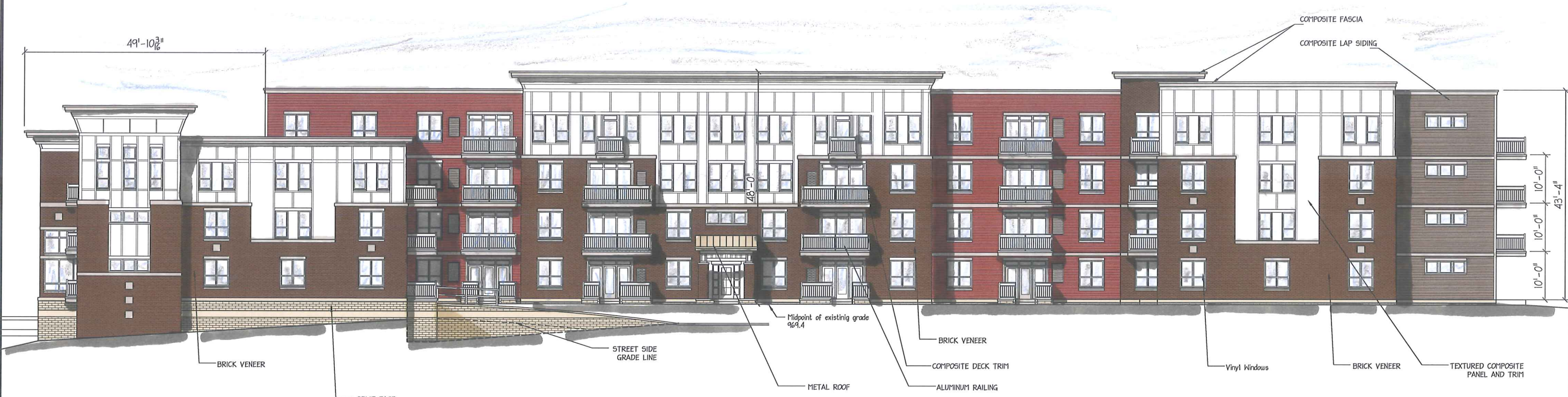


MARK	REVISION	DATE	BY

Engineer: SUA
 Checked By: NCO
 Date: 08-14-2013
 Scale: SEE BAR SCALE
 Field Bk: Pg:

LOT 465 ~ 502 APOLLO WAY
 EXISTING SITE PLAN
 CITY OF MADISON, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com





EAST ELEVATION
SCALE - 3/32" = 1'-0"

BUILDING HEIGHT CALCULATION	
EAST ELEVATION	= 48'-0"
NORTH ELEVATION	= 44'-4"
WEST ELEVATION	= 45'-0"
SOUTH ELEVATION	= 42'-8"
AVERAGE	= 45'-0"



SOUTH ELEVATION
SCALE - 3/32" = 1'-0"

Lot 465
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Grandview Commons
Madison, Wisconsin

ADDITIONAL INFO
10-10-2013

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Drawing Name
Elevations

Project Number
1307

Sheet No.
A-2.1



WEST ELEVATION
SCALE - 3/32" = 1'-0"



NOTE:
SEE PARTIAL SOUTH NORTH
HING ELEVATION

NORTH ELEVATION
SCALE - 3/32" = 1'-0"

Lot 465
502 Apollo Way
Grandview Commons
Madison, Wisconsin

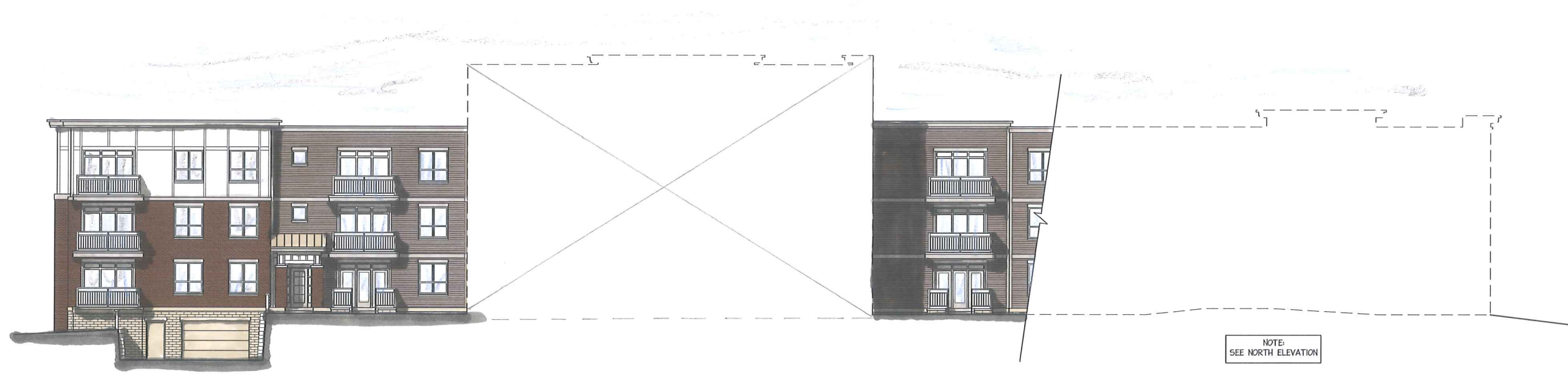
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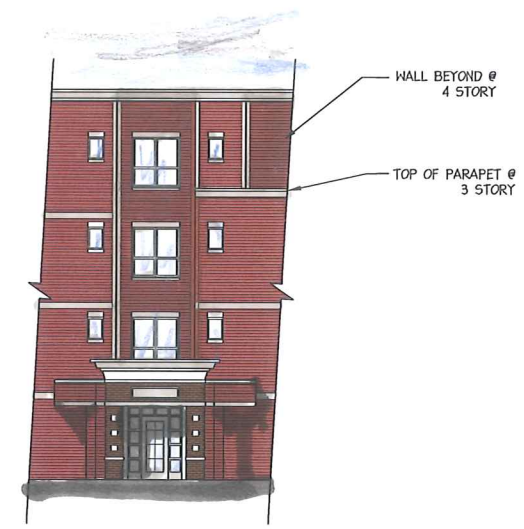
Drawing Name
Elevations

Project Number
1307

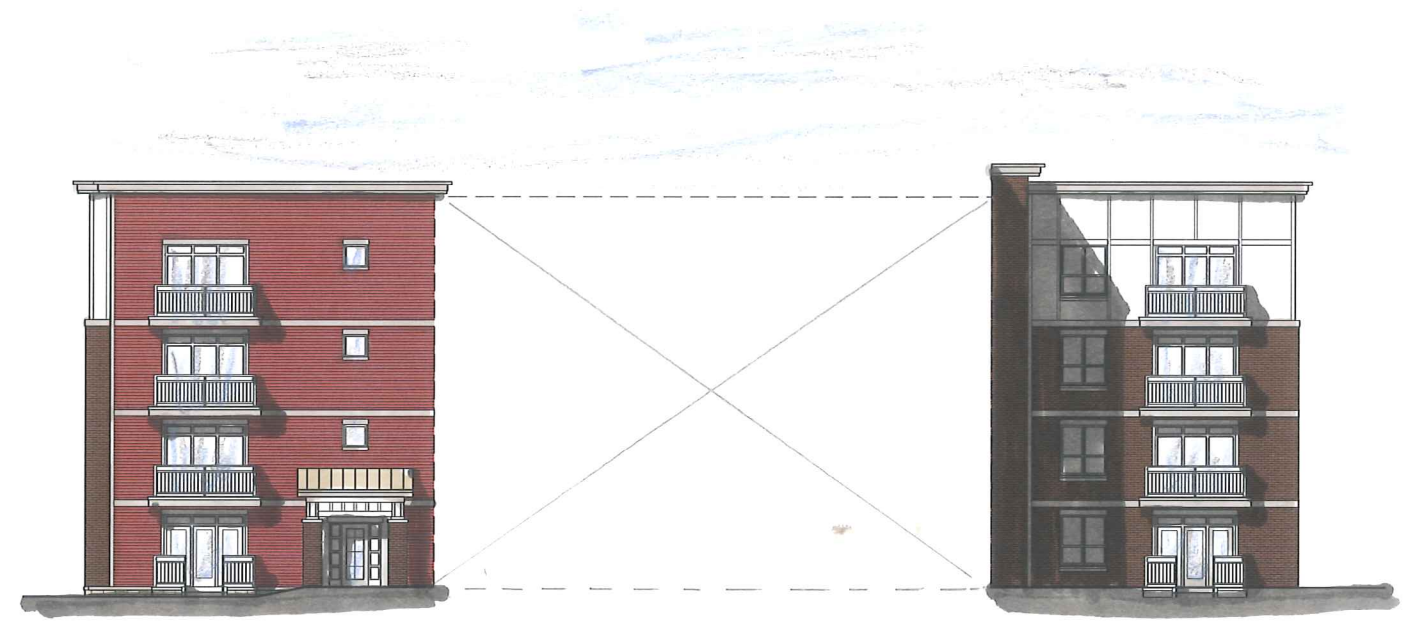
Sheet No.
A-2.2



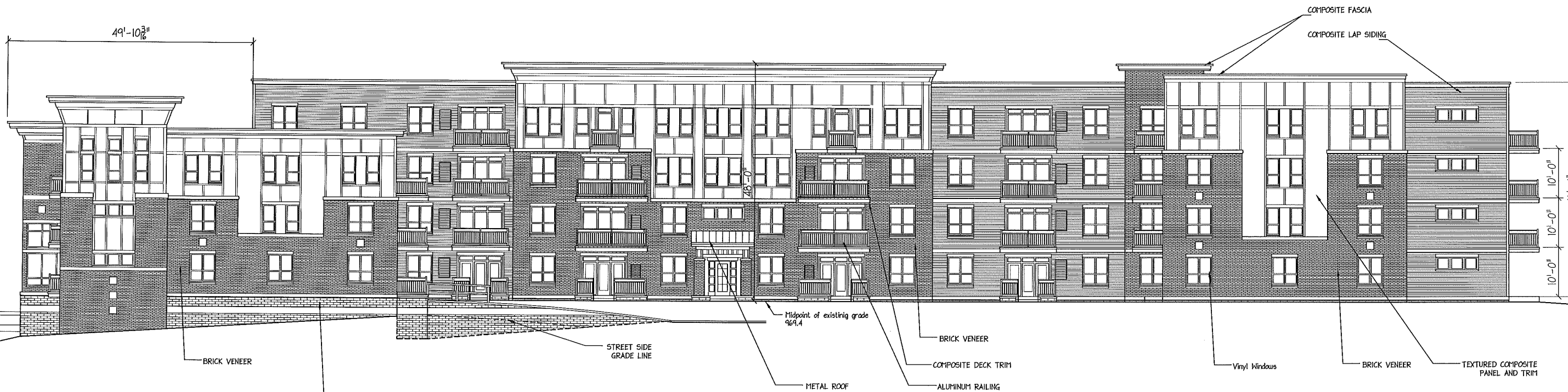
○ PARTIAL NORTH SOUTH WING ELEVATION
SCALE - 3/32" = 1'-0"



○ MAIN ENTRY
SCALE - 3/32" = 1'-0"

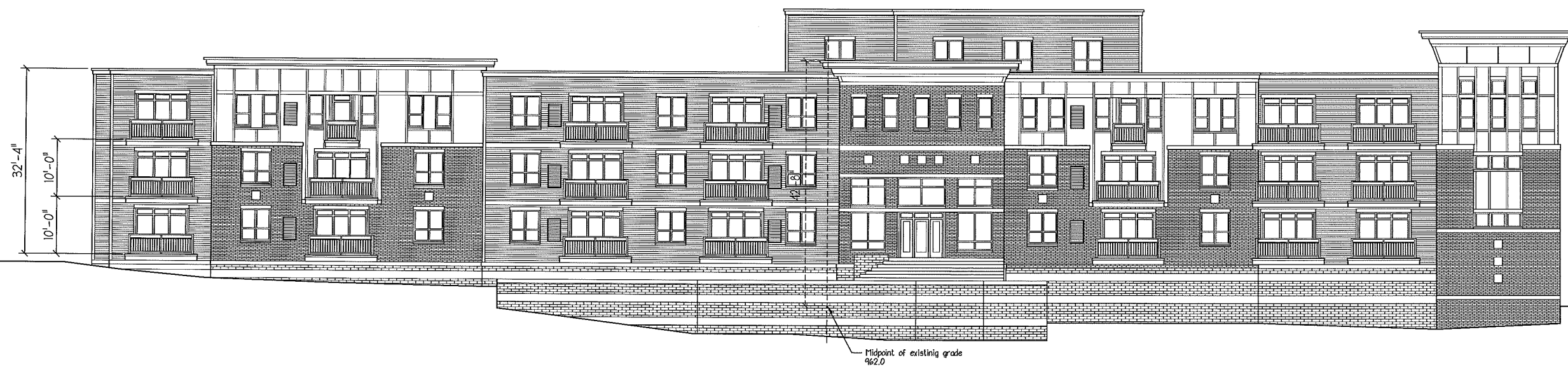


○ PARTIAL SOUTH NORTH WING ELEVATION
SCALE - 3/32" = 1'-0"



EAST ELEVATION
SCALE - 3/32" = 1'-0"

BUILDING HEIGHT CALCULATION	
EAST ELEVATION=	48'-0"
NORTH ELEVATION=	44'-4"
WEST ELEVATION=	45'-0"
SOUTH ELEVATION=	42'-8"
AVERAGE=	45'-0"



SOUTH ELEVATION
SCALE - 3/32" = 1'-0"

Lot 465
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Madison, Wisconsin

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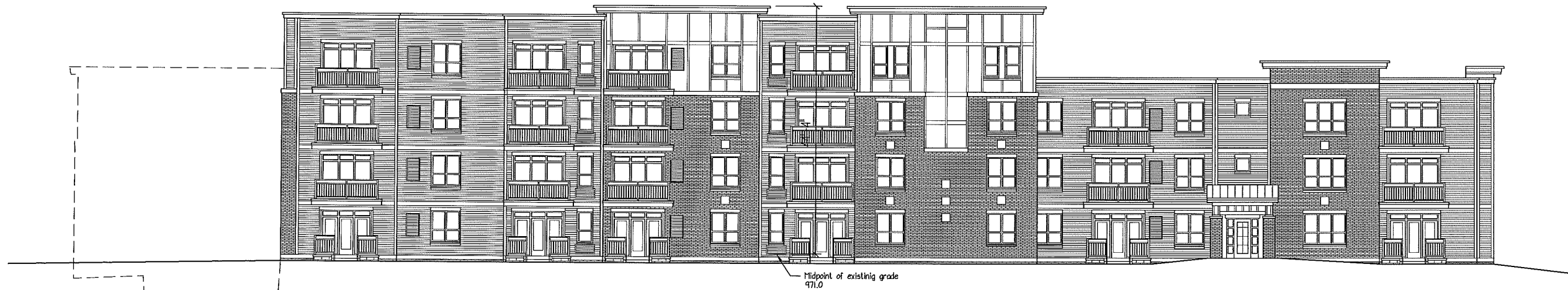
Drawing Name
Elevations

Project Number
1307

Sheet No.
A-2.1



○ WEST ELEVATION
SCALE - 3/32" = 1'-0"



NOTE:
SEE PARTIAL SOUTH NORTH
WING ELEVATION

○ NORTH ELEVATION
SCALE - 3/32" = 1'-0"

Lot 465
502 Apollo Way
Grandview Commons
Madison, Wisconsin

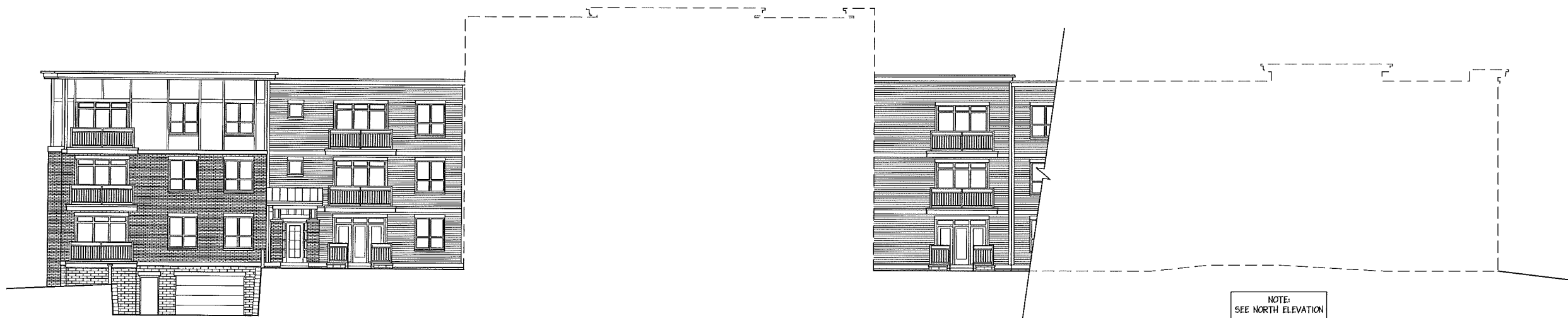
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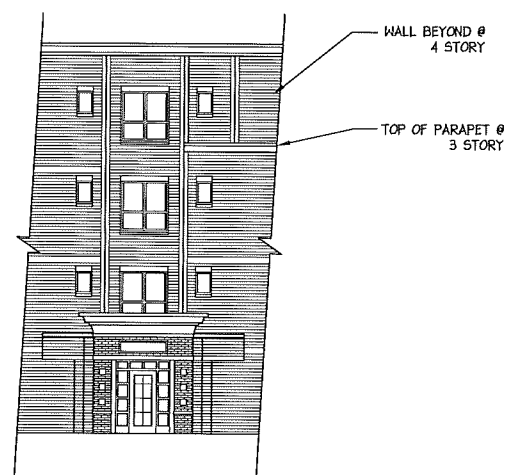
Drawing Name
Elevations

Project Number
1307

Sheet No.
A-2.2



PARTIAL NORTH SOUTH WING ELEVATION
SCALE - 3/32" = 1'-0"



MAIN ENTRY
SCALE - 3/32" = 1'-0"



PARTIAL SOUTH NORTH WING ELEVATION
SCALE - 3/32" = 1'-0"