

ROUNDHOUSE APARTMENT ADDITION

626 LANGDON ST.
MADISON, WISCONSIN 53701

CITY SUBMITTAL
MAY 19, 2014

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MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

JOB #201247

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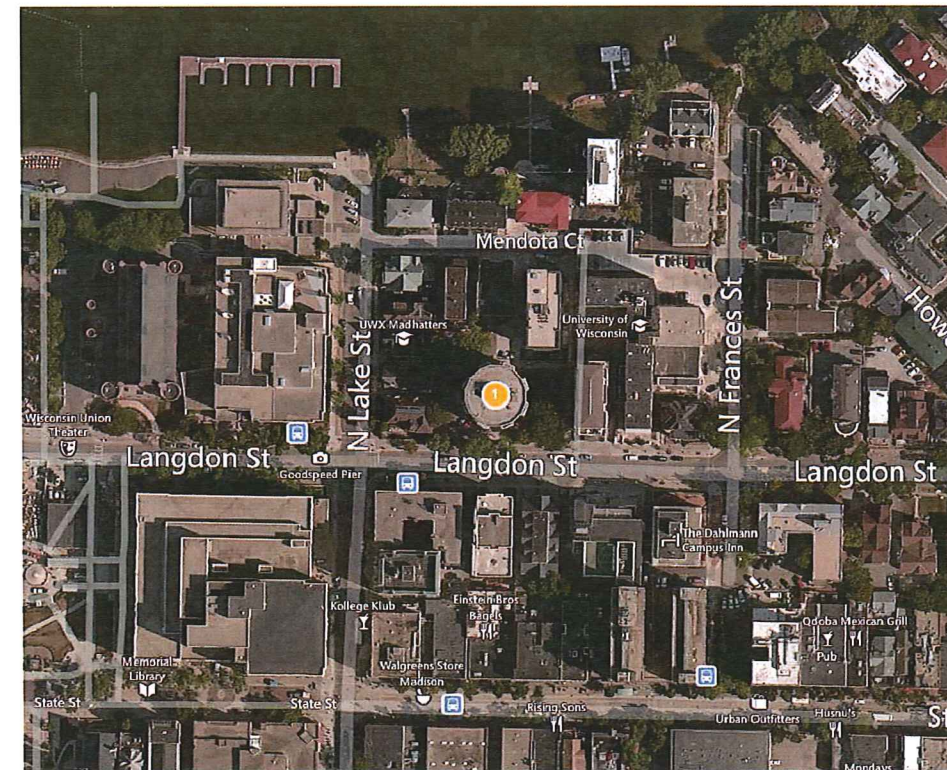
626 LANGDON STREET
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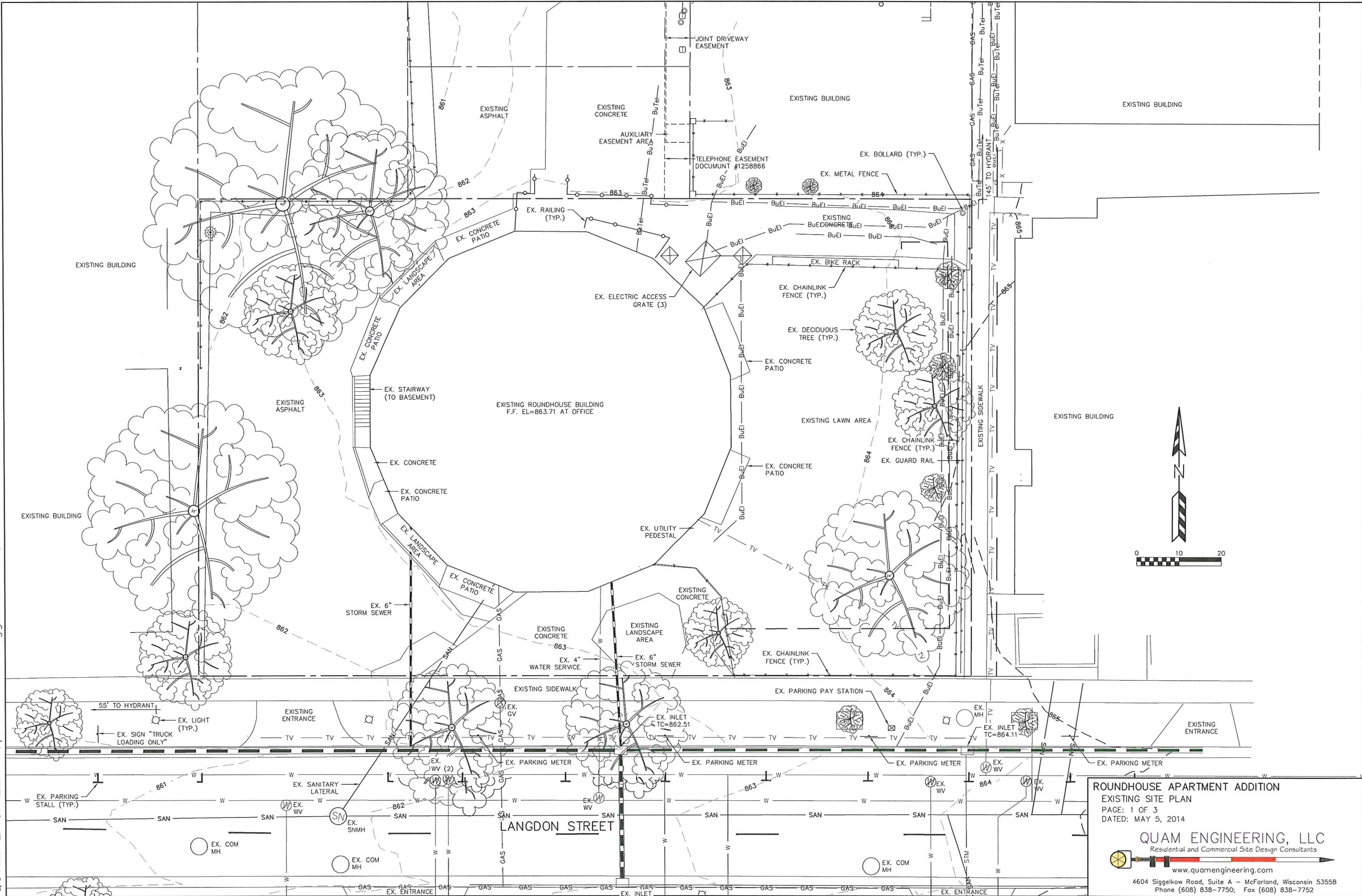
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McFARLAND, WI 53558
PHONE: 608-271-8111

PROJECT:
ROUNDHOUSE APARTMENTS
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MADISON, WISCONSIN 53701
CLIENT:
ROUNDHOUSE APARTMENTS, LLC.
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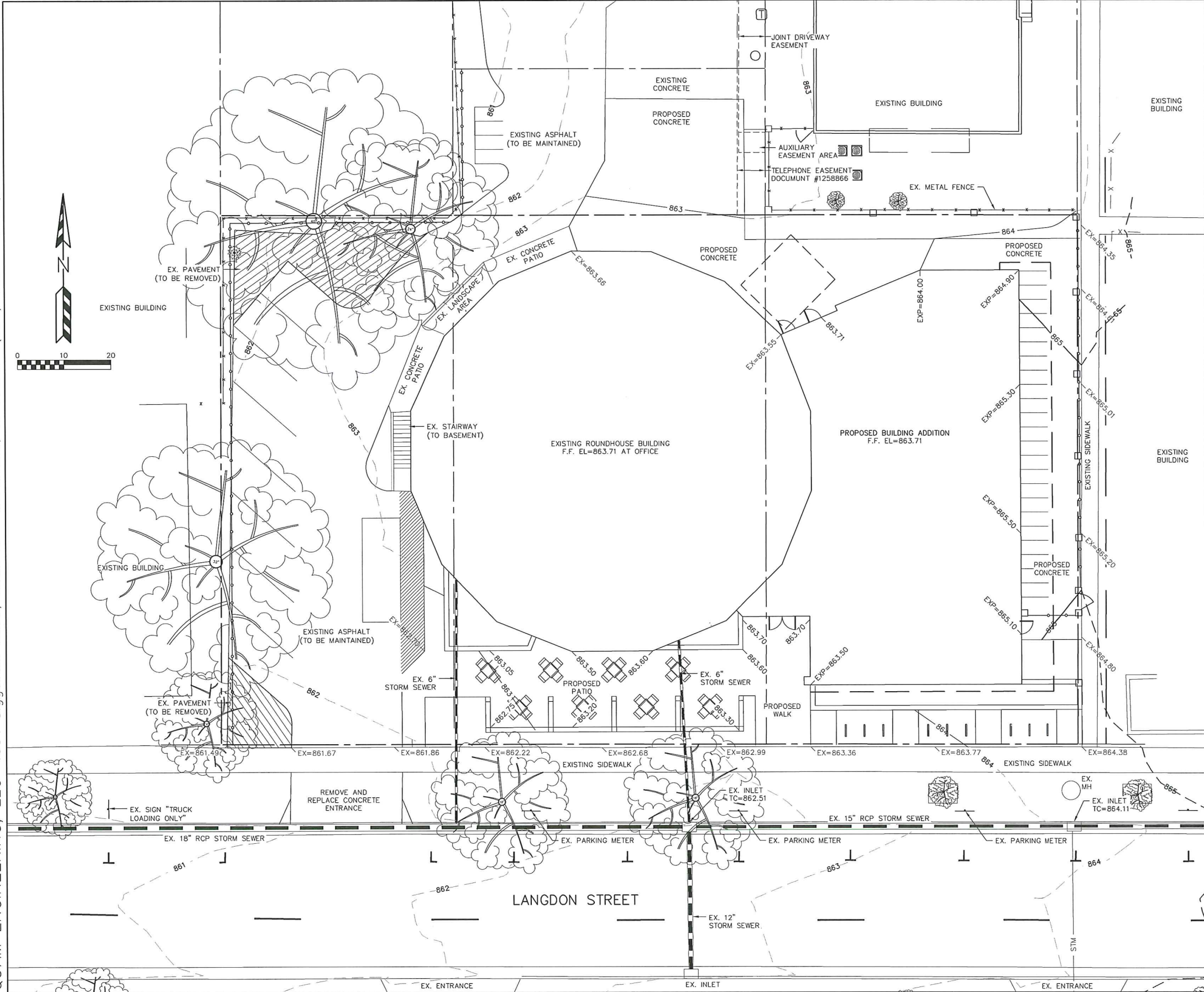
COVER SHEET
AND PROJECT
CONTACTS

T1



ROUNDHOUSE APARTMENT ADDITION
EXISTING SITE PLAN
PAGE: 1 OF 3
DATED: MAY 5, 2014

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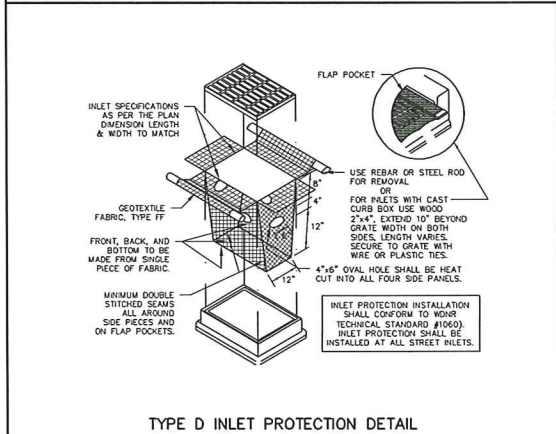
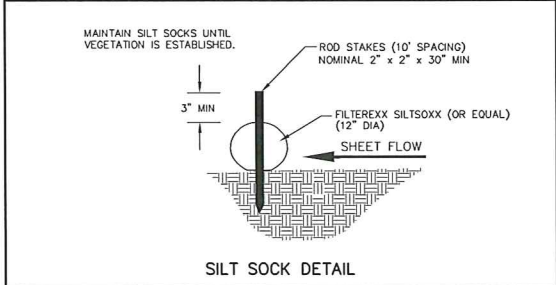


EROSION NOTES:
 SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 WDOT TYPE D INLET PROTECTION SHALL BE INSTALLED IN ADJACENT INLETS.
 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 A 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.

TIME SCHEDULE:
 MAY 1, 2014 INSTALL INITIAL EROSION CONTROL DEVICES.
 MAY 2 - DECEMBER 15, 2014 CONSTRUCT BUILDING ADDITION AND RESTORE PERVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:
 ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

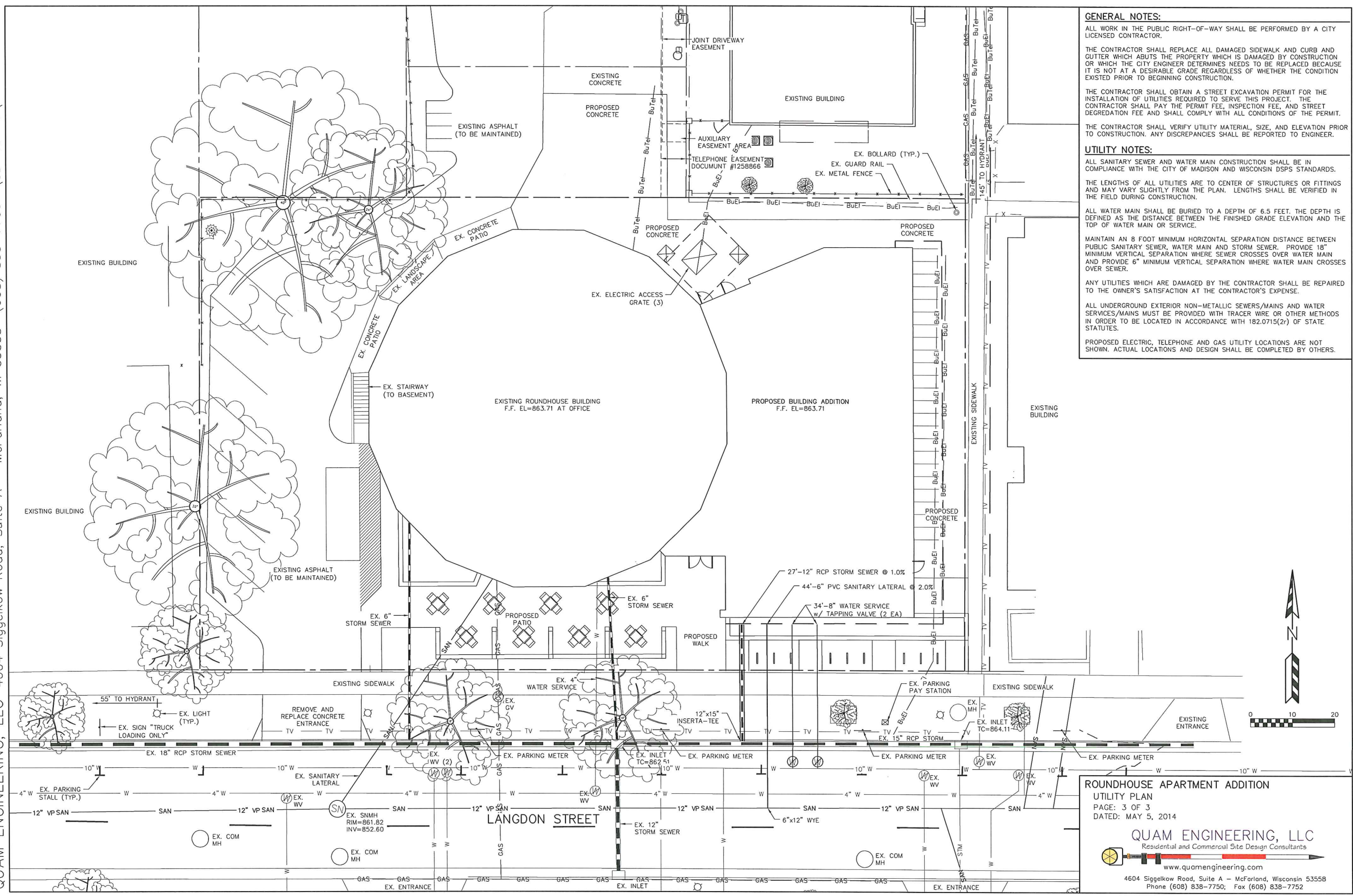
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

ROUNDHOUSE APARTMENT ADDITION
 GRADING AND EROSION CONTROL PLAN
 PAGE: 2 OF 3
 DATED: MAY 5, 2014

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GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK AND CURB AND GUTTER WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED BY CONSTRUCTION OR WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL VERIFY UTILITY MATERIAL, SIZE, AND ELEVATION PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

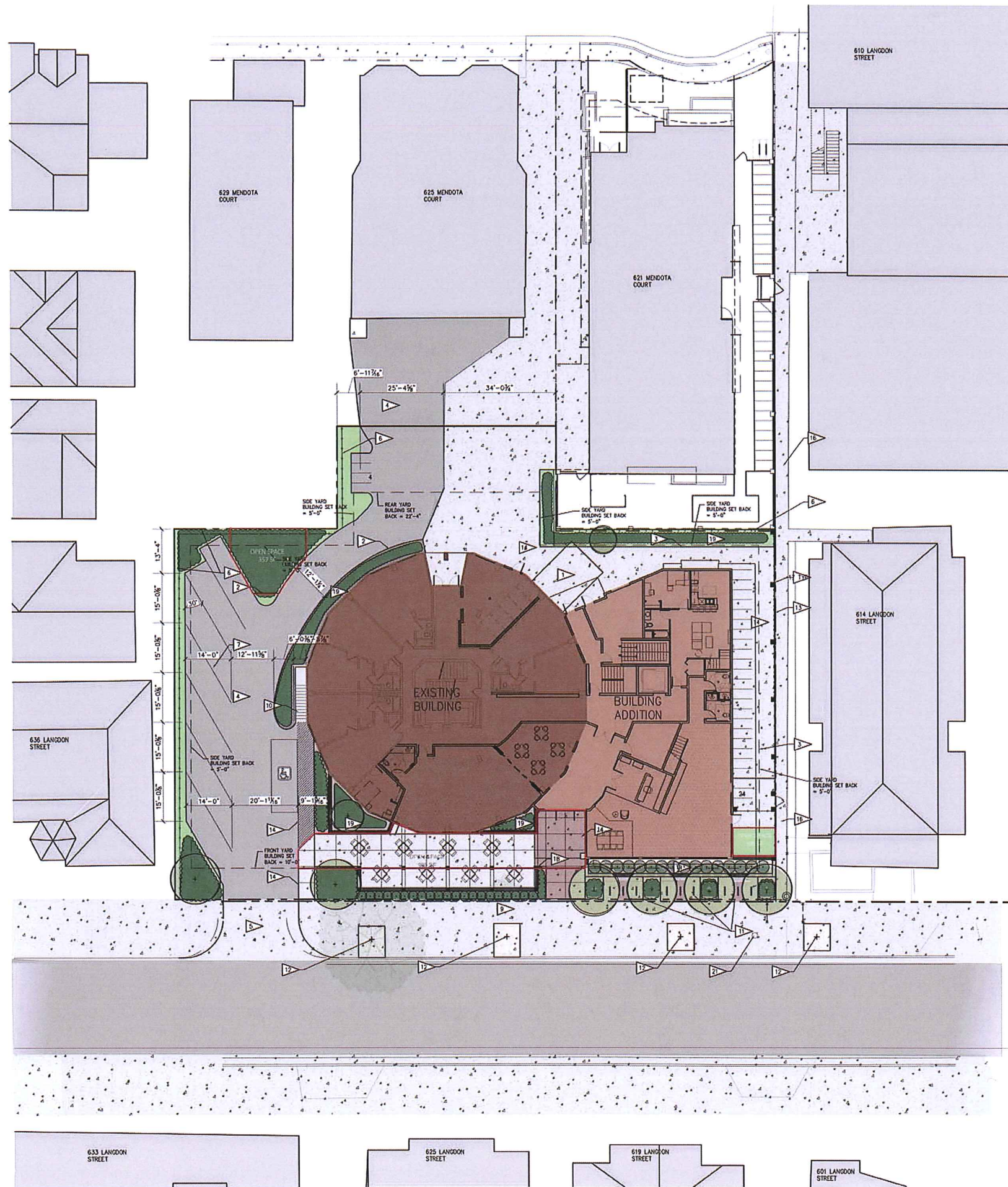
ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ROUNDHOUSE APARTMENT ADDITION
 UTILITY PLAN
 PAGE: 3 OF 3
 DATED: MAY 5, 2014

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ZONING CODE:

- DOWNTOWN RESIDENTIAL 2 DISTRICT
- FRONT YARD SETBACK = 10'-0" (OR TO BUILD LINE) - PROPOSED 10'-0"
- SIDE YARD SETBACK = 5'-0" - PROPOSED 5'-0"
- REAR YARD SETBACK = 20% OF LOT DEPTH (= 22'-4"), BUT NO LESS THAN 20'-0" - PROVIDED 20'-0"
- MAXIMUM LOT COVERAGE = 80% - PROPOSED LOT COVERAGE = 43.4%
LOT SIZE: 22,482 SF
BUILDING FOOTPRINT: 9760 SF
2760 SF = 43.4%
22,482 SF
- MAXIMUM HEIGHT = 8 STORES (PER DOWNTOWN HEIGHT MAP)
(CONDITIONAL USE MAY ALLOW HIGHER)
- USABLE OPEN SPACE = 20 S.F. PER BEDROOM:
75% OF REQUIRED OPEN SPACE CAN BE BALCONIES (2955 S.F.)
25% OF REQUIRED OPEN SPACE NEEDS TO BE USABLE SPACE (998 S.F.)
3940 S.F. REQUIRED
EXISTING BALCONIES = 5628 S.F.
PROPOSED BALCONIES = 1904 S.F.
TOTAL BALCONY S.F. = 7532 S.F.
PROPOSED USABLE OPEN SPACE = 1335 S.F.
- BIKE / MOPED PARKING REQUIREMENTS:
1 STALL PER UNIT UP TO 2 BEDROOMS 2 STALL PER ADDITIONAL BEDROOM. 1 GUEST SPACE PER 10 UNITS.
- DESIGN OPTION REQUIRES 152 BIKE / MOPED STALLS-
PROVIDED STALLS 178 BIKE/MOPED STALLS-
- INTERIOR BIKE STALLS 132
- INTERIOR MOPED STALLS 0
- EXTERIOR BIKE STALLS 18
- EXTERIOR MOPED STALLS 28
- AREA OF THE SITE = 22482 SQ. FT.
IMPERVIOUS PAVING = 7584 SQ. FT.
IMPERVIOUS AREAS = 4740 SQ. FT.

SITE PLAN KEY NOTES

- EXISTING ELECTRICAL VAULT
- EXISTING TREES TYP. TO BE REMOVED
- EXISTING CONCRETE PAVING
- LINE OF BUILDING ABOVE
- EXISTING CURB CUT TO REMAIN
- EXISTING FENCE
- EXISTING PARKING STALLS MODIFIED TO COMPLY WITH MSN ORDINANCE
- TRASH ENCLOSURE SEE DETAIL 2/A1.20
- EXISTING SIDEWALK & TERRACE TO BE PROTECTED DURING CONSTRUCTION
- EXISTING EXTERIOR CONCRETE STAIRS TO BASEMENT
- GUEST BIKE PARKING PER 1/A1.20
- EXISTING TERRACE TREES TO REMAIN (CONFIRM WITH MSN FD)
- STEEL FENCE PER 3/A1.20
- 5' REINFORCED CONCRETE SLAB WITH BROOM FINISH
- YELLOW STRIPING FOR HANDICAP LOADING ZONE
- EXISTING SIDEWALK (TAX ID: 251/0709-143-0127-4) TO BE RE CONSTRUCTED AT AREAS ADJACENT TO SCOPE OF WORK.
- MASONRY COLUMN AND LIGHT PER 4/A1.20
- TRELLIS ASSEMBLY PER 5/A1.20
- PLANTING BED WITH RAISED EDGE PER LANDSCAPING PLAN
- PIPE BOLLARD PER 6/A1.20
- EXISTING STREET PEDESTRIAN POLE LIGHT

GENERAL NOTES

- ANY DAMAGE TO EXISTING PAVEMENT AT LAKELAWN PLACE WILL REQUIRE RESTORATION IN ACCORDANCE WITH MADISON PATCHING CRITERIA.
- REPLACE ALL SIDEWALK, CURB AND CUTTER WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK, CURB AND CUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIREABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- CONTRACTOR SHALL POST A DEPOSIT AND REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH ANY MODIFICATIONS TO LAKELAWN PLACE LIGHTING, SOUNDING AND PAVEMENT MARKING, CONDUIT AND HANDHOLES, INCLUDING LABOR, ENGINEERING AND MATERIALS FOR BOTH TEMPORARY AND PERMANENT INSTALLATIONS.
- ANY DAMAGE ON ADJACENT PROPERTIES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER.
- SEE CIVIL DRAWINGS FOR PROPERTY LINES AND EASEMENTS.



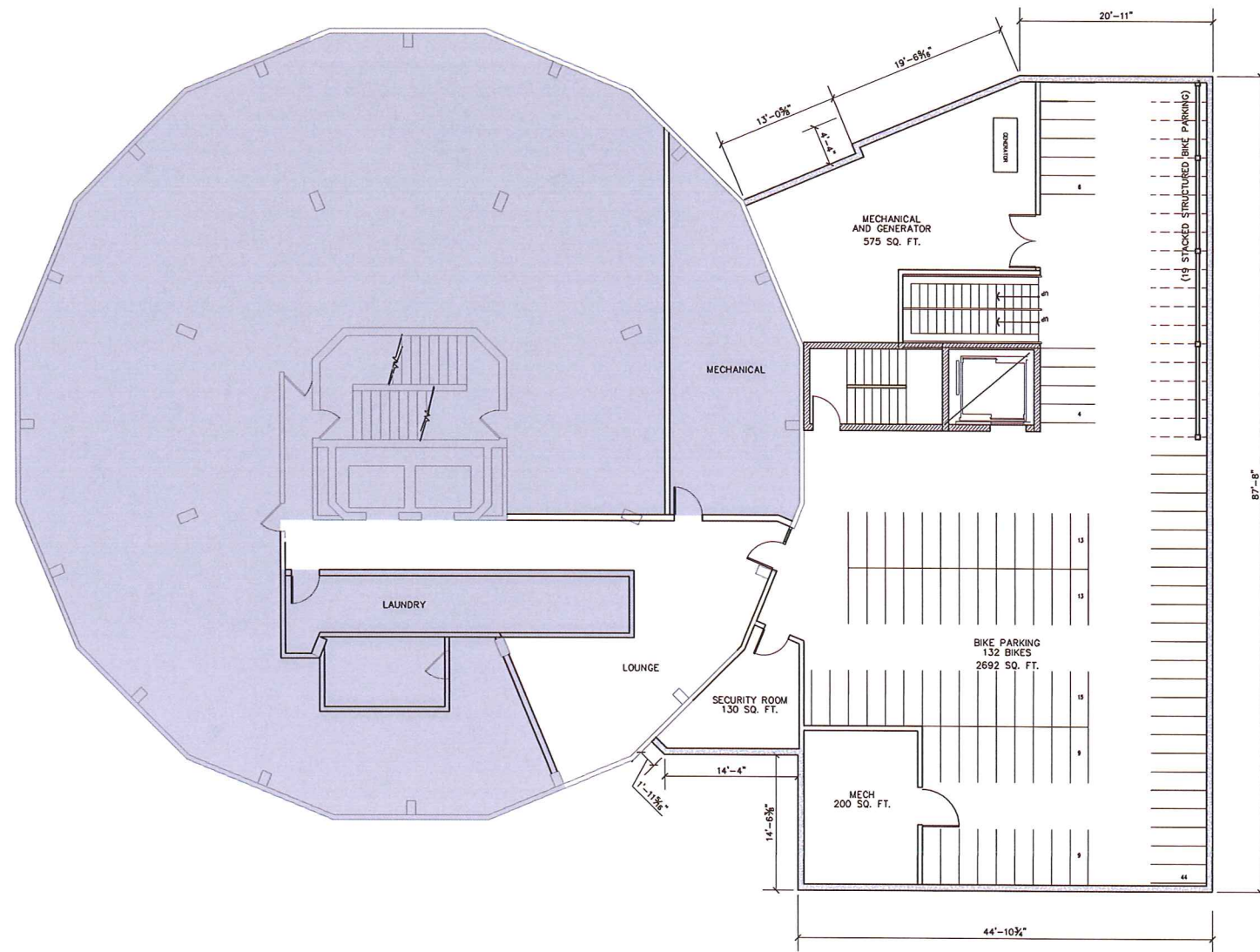
PROJECT: ROUNDHOUSE APARTMENTS
626 LANGDON STREET
MADISON, WISCONSIN 53701
CLIENT: ROUNDHOUSE APARTMENTS, LLC.
626 LANGDON STREET
MADISON, WISCONSIN 53703

PROJECT: 201247
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SITE PLAN
SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'



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BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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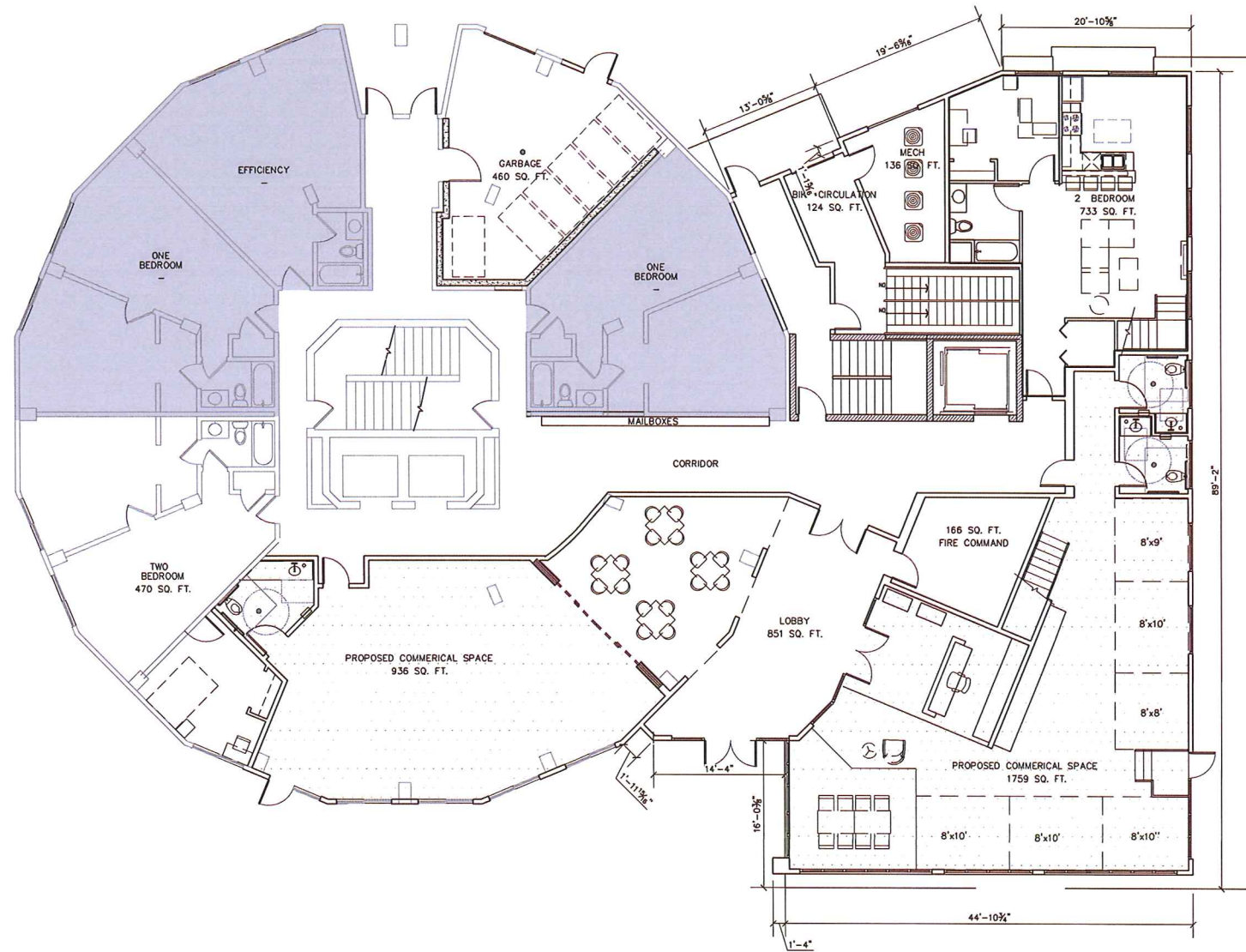
BASEMENT
FLOOR PLAN
A2.00



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FLOOR/LEVEL	EXISTING ROUNDHOUSE						
	UNIT TYPES			ROOMS PER FLOOR	Units to be Lost		SQUARE FOOTAGE
	Efficiency	One Bedroom	Two Bedroom		Efficiency	One Bedroom	
Basement	0	0	0	0	1	1	5752
1st	4	4	0	8	0	1	5752
2nd	0	8	0	8	0	2	5752
3rd	0	8	0	8	0	2	5752
4th	0	8	0	8	0	2	5752
5th	0	8	0	8	0	2	5752
6th	0	8	0	8	0	2	5752
7th	0	8	0	8	0	2	5752
8th	0	8	0	8	0	2	5752
9th	0	8	0	8	N/A	N/A	5752
10th	0	8	0	8	N/A	N/A	5752
11th	0	8	0	8	N/A	N/A	5752
12th	0	8	0	8	N/A	N/A	5752
Penthouse	1	2	1	4	N/A	N/A	3931
Total Units	5	94	1	100	1	16	78707
Total Beds	5	94	2	101	1	16	

FLOOR/LEVEL	ROUNDHOUSE ADDITION PROJECT						SQ. FT. PER CONSTRUCTION TYPE			SQUARE FOOTAGE	
	UNIT TYPES					UNITS PER FLOOR	Existing	Remodelling of Existing	New Construction		
	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom						
Basement	0	0	0	0	0	0	4664	1088	4008	9760	
1st	1	2	2	0	0	0	5	1994	3758	4008	9760
2nd/ Mezzanine	0	6	1	0	0	0	7	5152	600	553	6305
3rd	0	6	1	2	2	0	11	4560	1192	4546	10298
4th	0	6	1	2	2	0	11	4560	1192	4546	10298
5th	0	6	1	2	2	0	11	4560	1192	4546	10298
6th	0	6	1	2	2	0	11	4560	1192	4546	10298
7th	0	6	1	2	2	0	11	4560	1192	4546	10298
8th	0	6	1	2	2	0	11	4560	1192	4546	10298
9th	0	6	1	2	2	0	11	4560	1192	4546	10298
10th	0	8	0	0	0	0	8	5752	0	0	5752
11th	0	8	0	0	0	0	8	5752	0	0	5752
12th	0	8	0	0	0	0	8	5752	0	0	5752
Penthouse	1	2	1	0	0	0	4	3931	0	0	3931
Total Units	2	76	11	14	14	0	117				
Total Beds	2	76	22	42	56	0	198	64917	13790	40391	119098



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

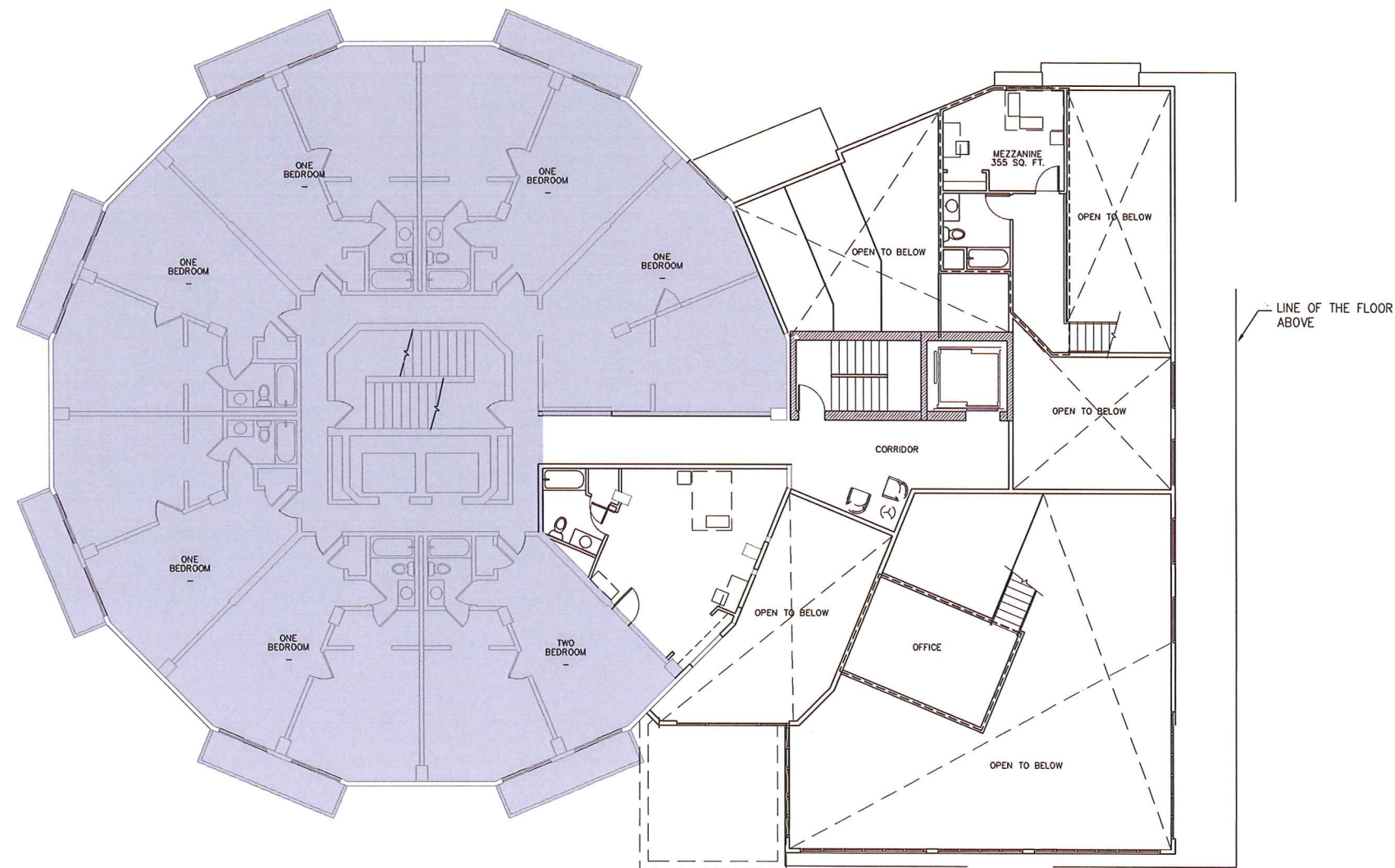


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FIRST FLOOR
MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



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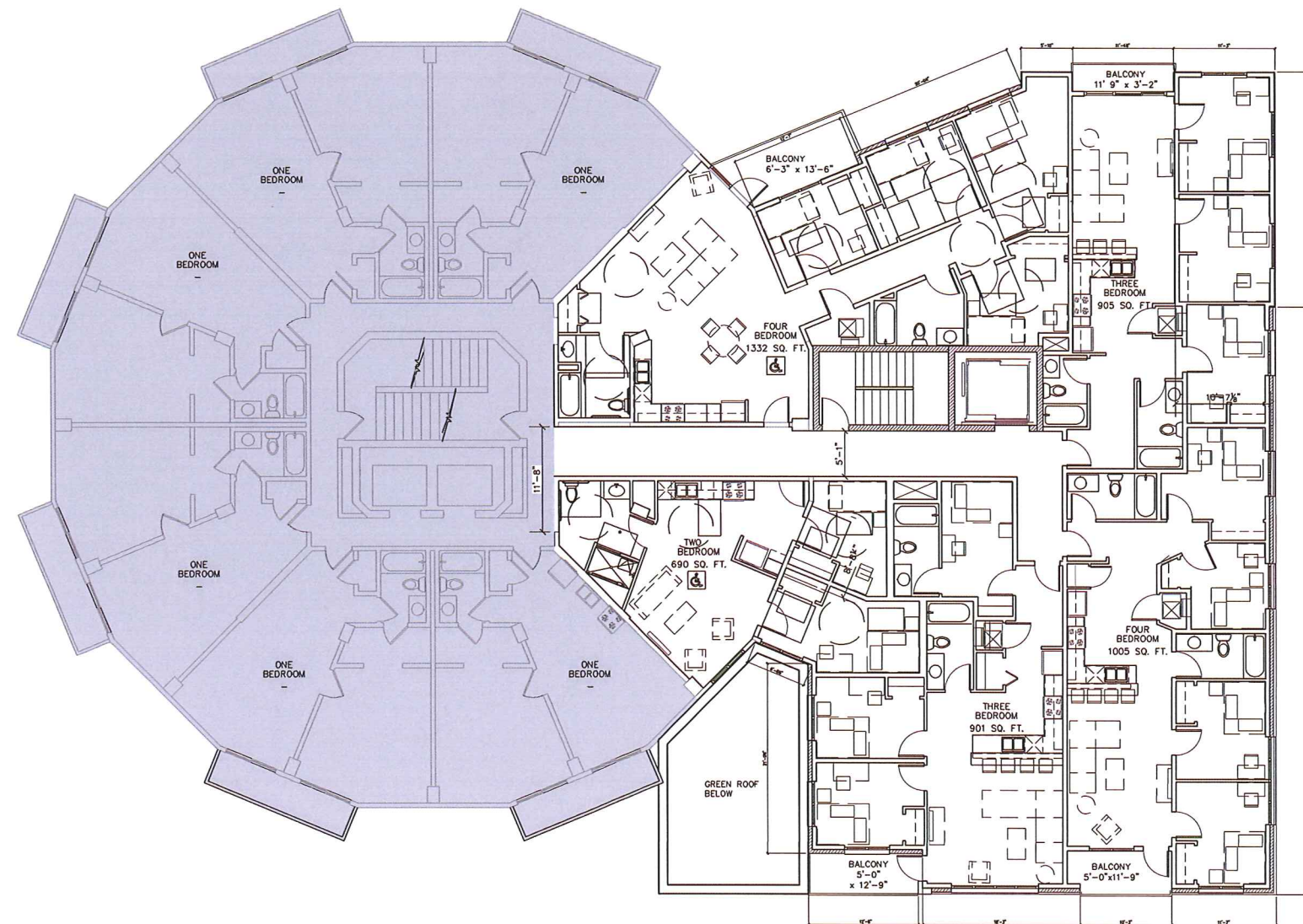
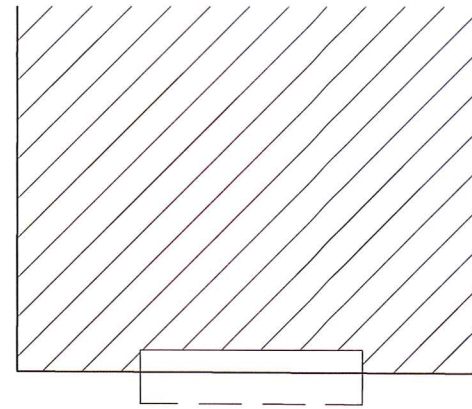
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FIRST FLOOR
MEZZANINE
FLOOR PLAN

A2.02



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2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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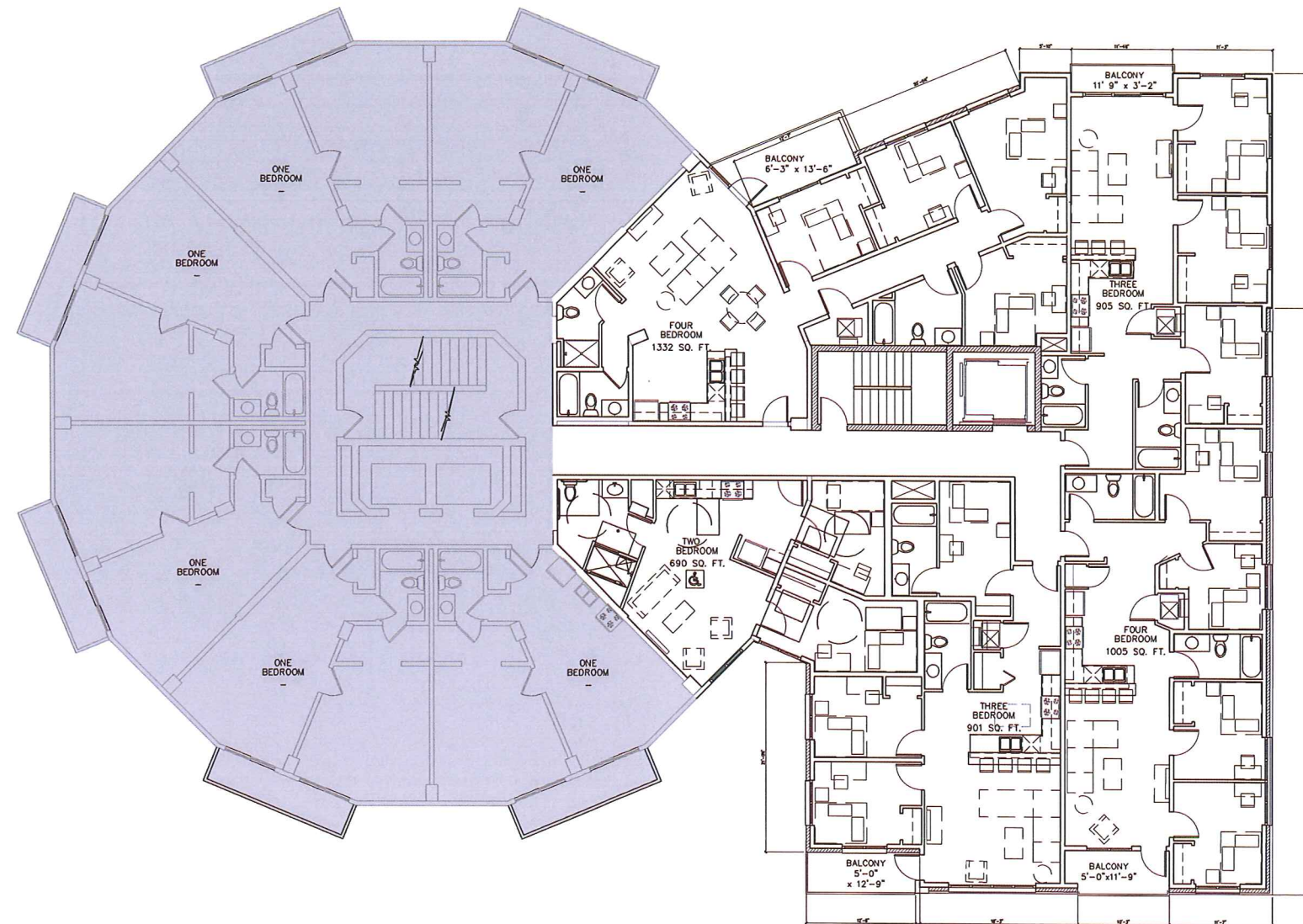
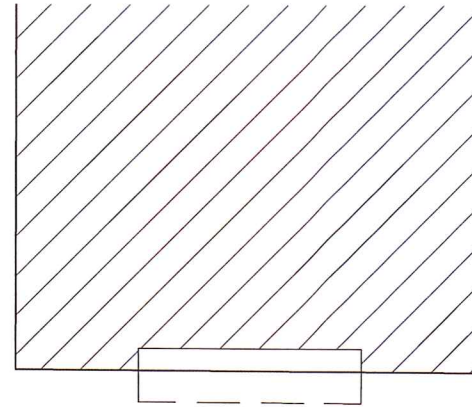
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SECOND
FLOOR PLAN
A2.03



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 **3RD FLOOR PLANS**
SCALE: 1/8" = 1'-0"



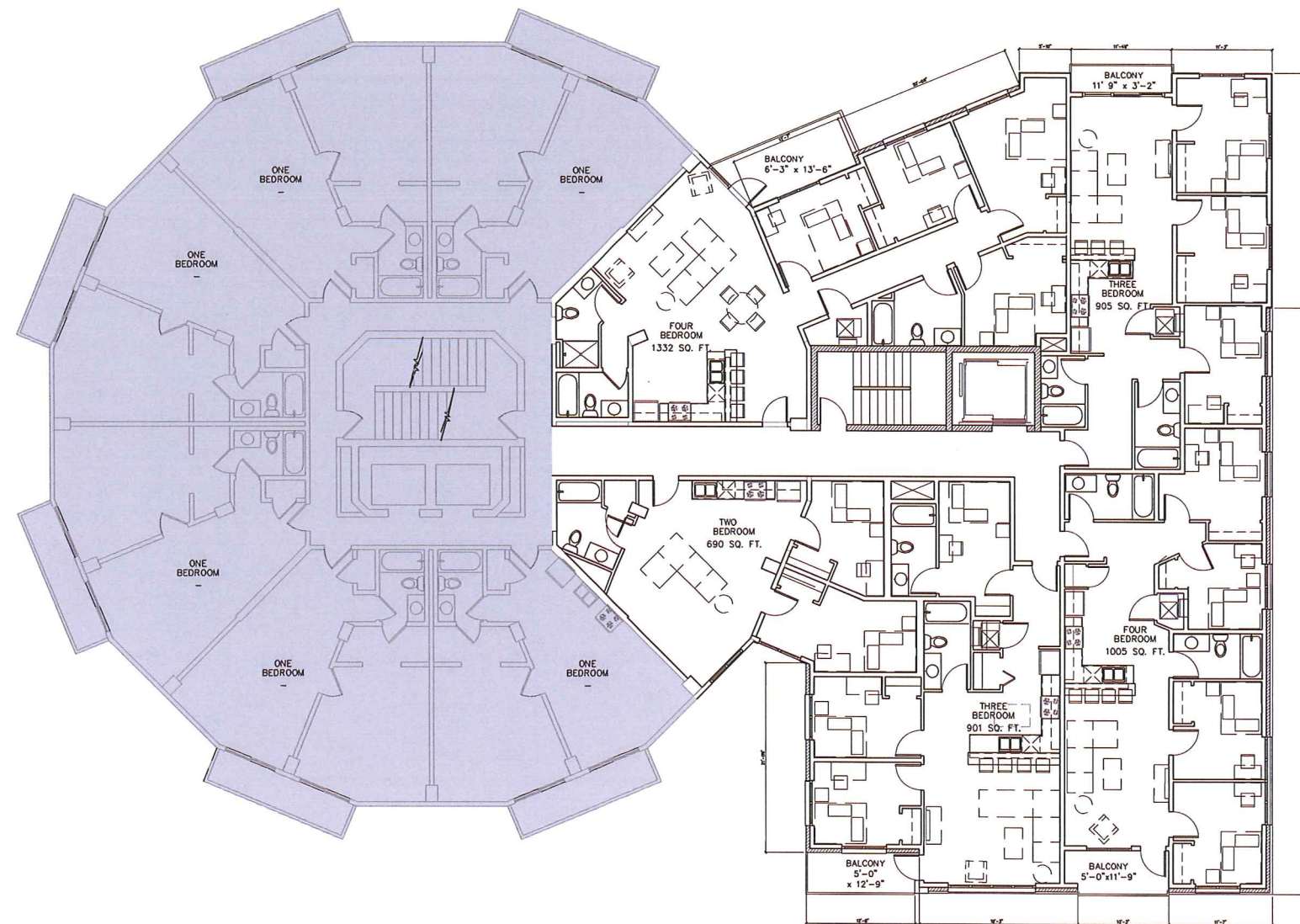
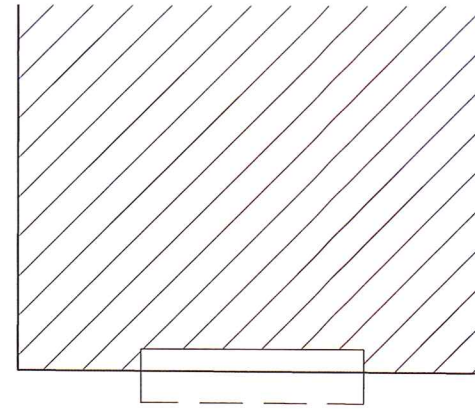
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4TH THRU 8TH FLOOR PLANS
SCALE: 1/8" = 1'-0"



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626 LANGDON STREET
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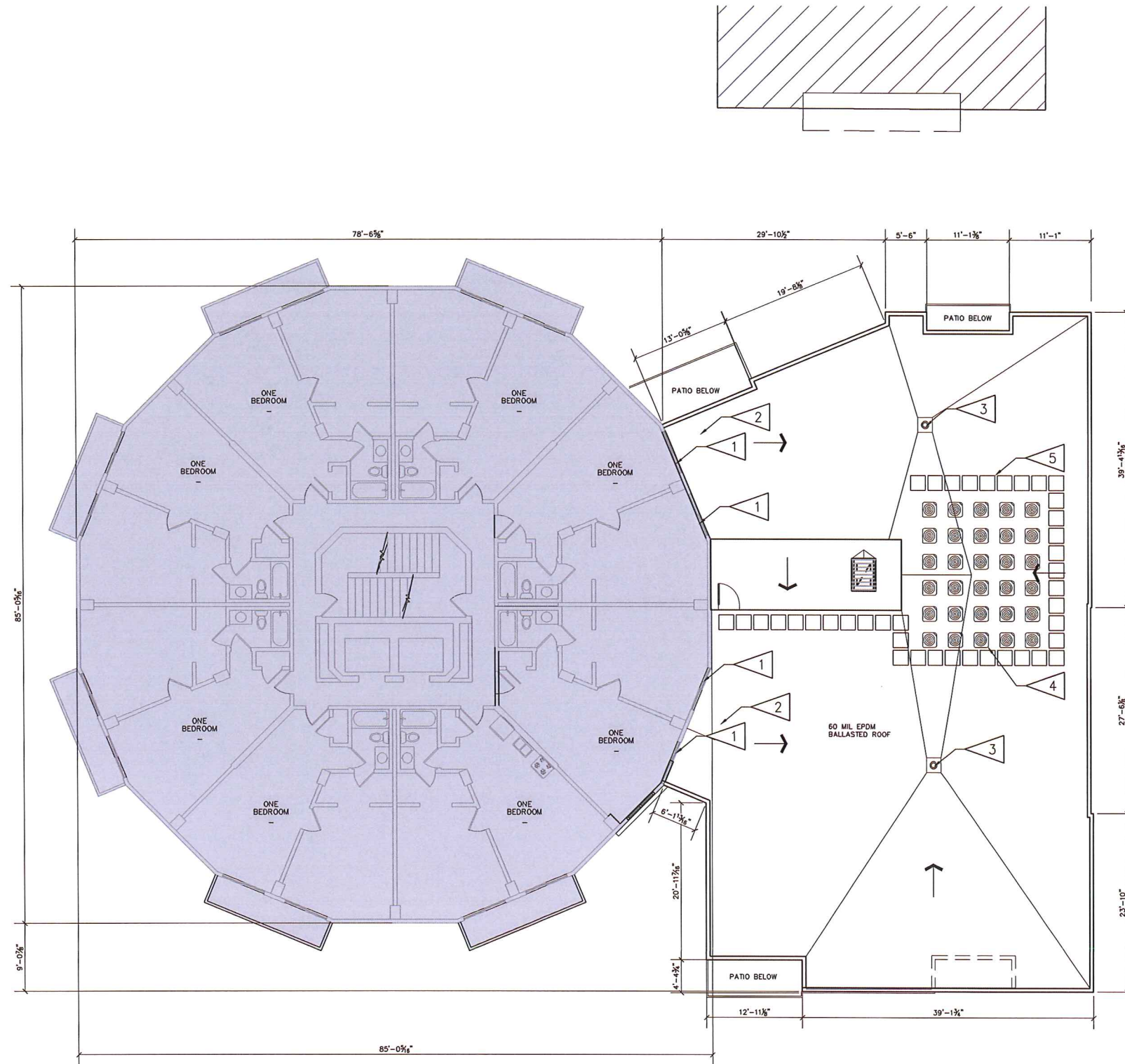
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4th-8th FLOOR
FLOOR PLAN

A2.05



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ROOF PLAN KEY NOTES	
	EXISTING DOOR TO BE REPLACED WITH WINDOW
	EXISTING PATIO TO BE REMOVED
	ROOF DRAIN
	CONDENSER UNITS
	WALK WAY PAD



10th FLOOR AND ROOF PLAN
SCALE: 1/8" = 1'-0"



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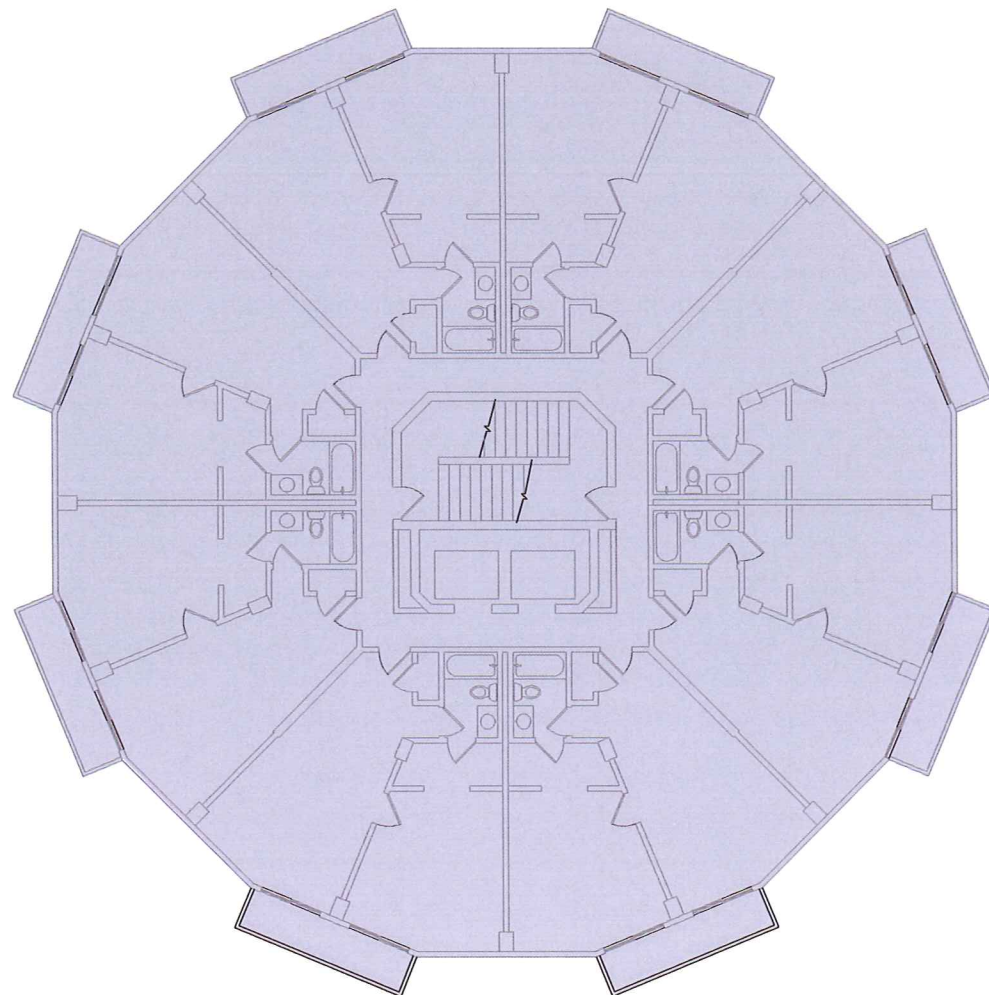
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ROUND HOUSE
10th FLOOR PLAN/
ROOF PLAN

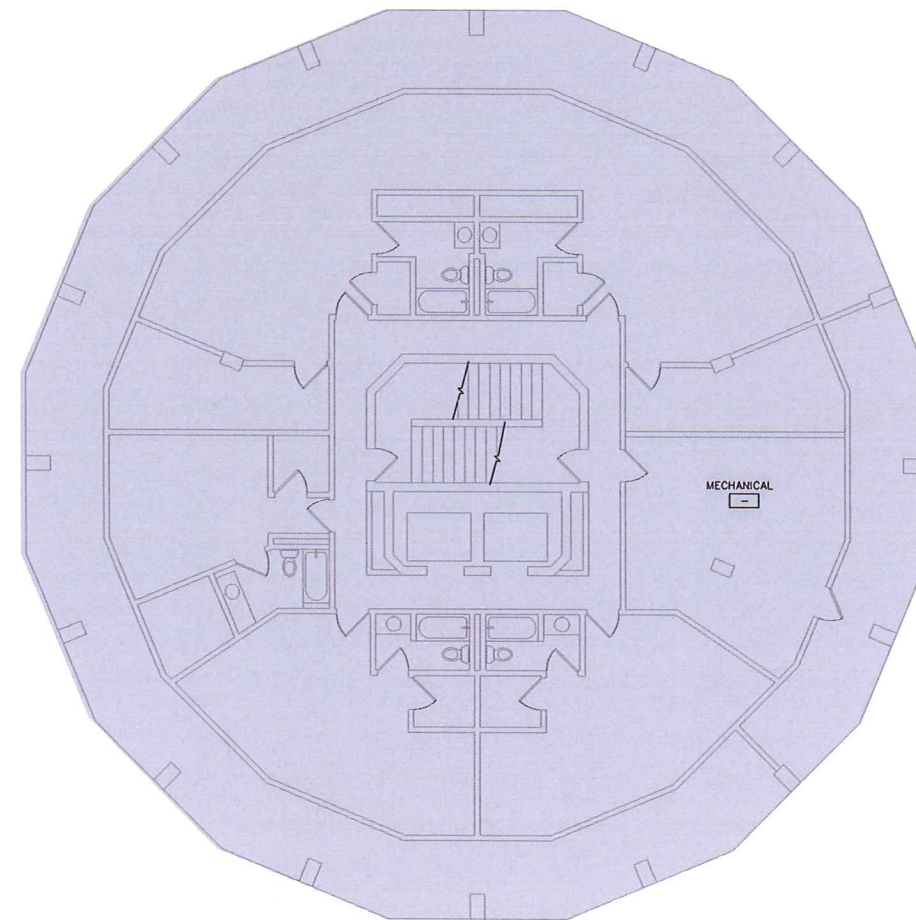
A2.06



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 **11th/12th FLOOR PLAN**
SCALE: 1/8" = 1'-0"



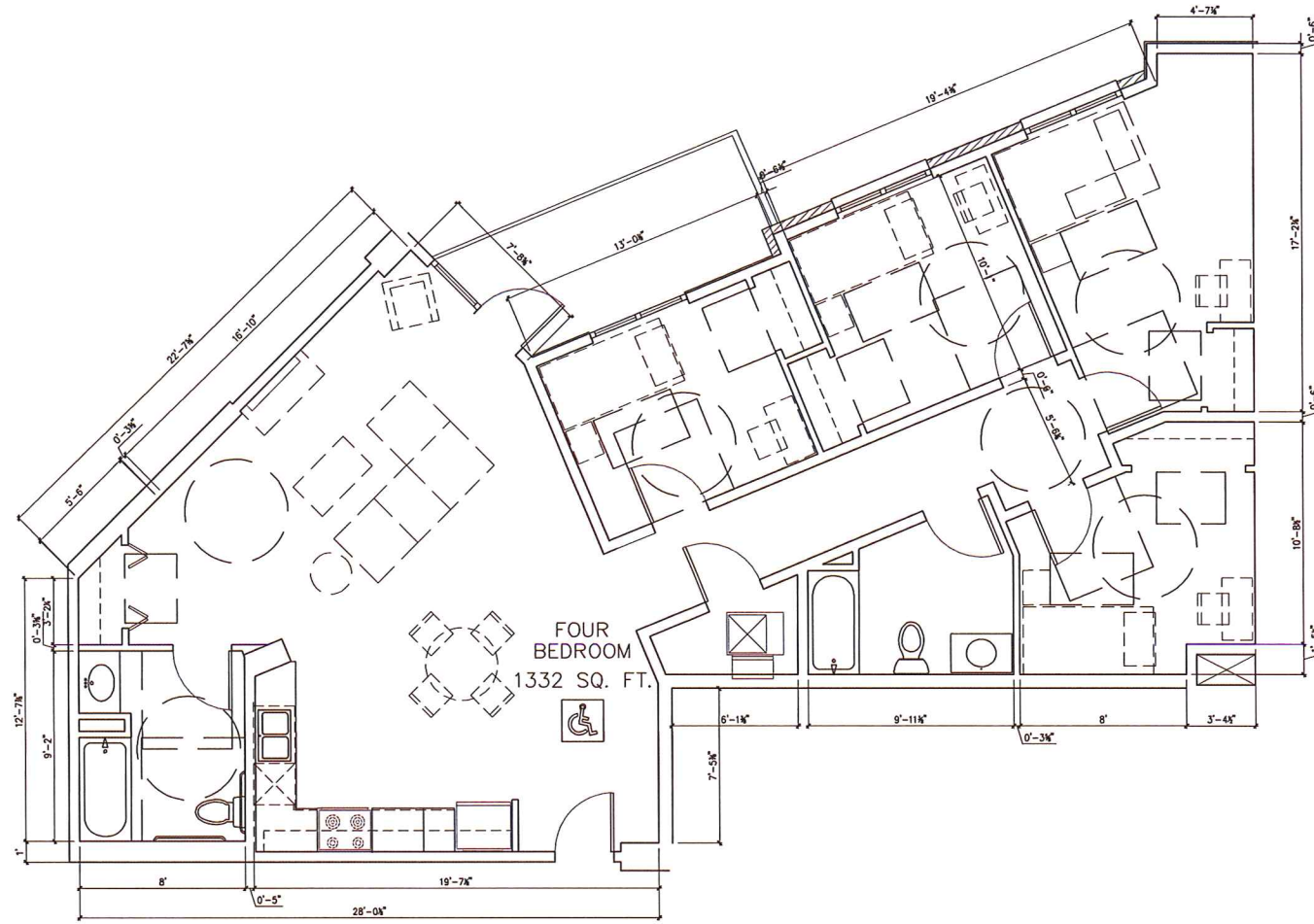
 **PENTHOUSE FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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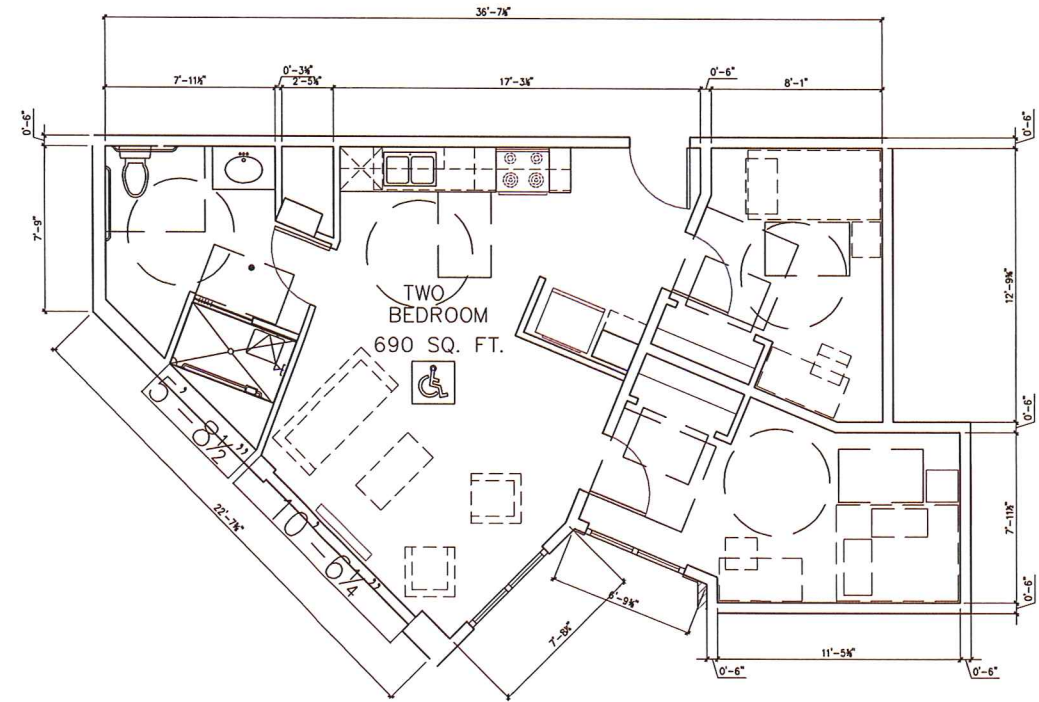
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1 ENLARGED ACC 4 BEDROOM
SCALE: 1/4" = 1'-0"



2 ENLARGED ACC 2 BEDROOM
SCALE: 1/4" = 1'-0"

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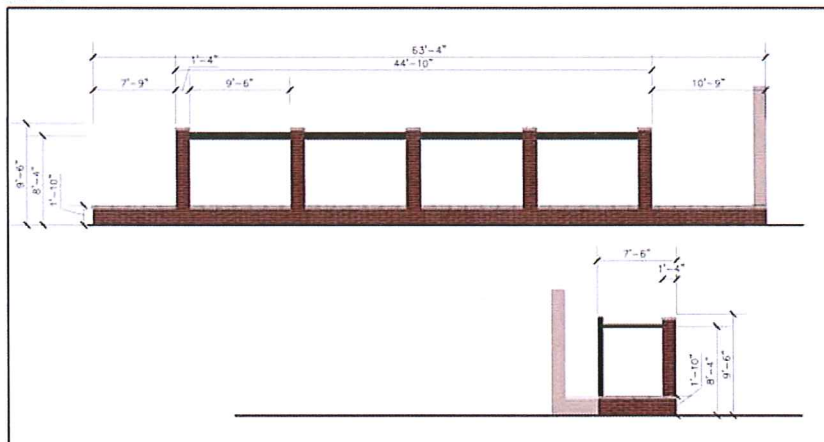


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GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	GR-1	MASONRY FIELD MFR: SUMMIT BRICK AND TILE CO SIZE: UTILITY COLOR: 633 IVCA
	GR-2	PRE-CAST WINDOW SILLS MFR: N/A SIZE: N/A COLOR: LIMESTONE
	M-1	METAL COPINGS, FASCIAS, ETC. MFR: BERRIDGE MANUFACTURING COMPANY SIZE: N/A COLOR: CHARCOAL GREY
	W-1	WINDOW AND STOREFRONT FRAME MFR: N/A SIZE: N/A COLOR: DARK BRONZE
	S-1	SMART SIDE PANEL SIDING MFR: LP BUILDING PRODUCTS SIZE: N/A COLOR: HALLMAN LINDSAY 0575 "GREYSTROKE"

PERGOLA ELEVATIONS
SCALE 1/8" = 1'



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



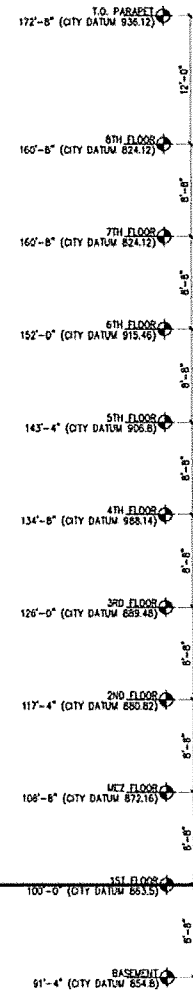
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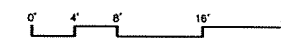


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GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(M-F)	MASONRY FIELD MFR: SUMMIT BRICK AND TILE CO SIZE: 80X16 COLOR: 655 INCA
	(P-C)	PRE-CAST WINDOW SILLS MFR: N.A. SIZE: N.A. COLOR: LIMESTONE
	(M-F)	METAL COPINGS, FASCIAS, ETC. MFR: BERROSE MANUFACTURING COMPANY SIZE: N.A. COLOR: CHARCOAL GREY
	(W-F)	WINDOW AND STOREFRONT FRAME MFR: N.A. SIZE: N.A. COLOR: DARK BRONZE
	(S-P)	SMART SIDE PANEL SIDING MFR: J.P. BUILDING PRODUCTS SIZE: N.A. COLOR: HALLMAN LINDSAY 05TS "GREYSTROKE"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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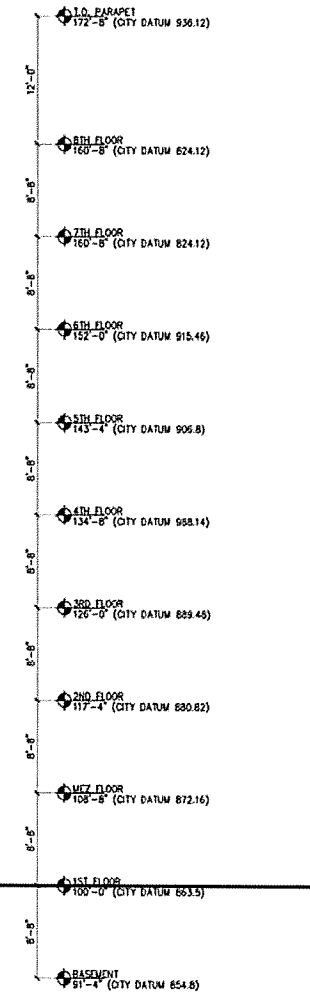
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NORTH
ELEVATION

A6.02



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GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(M)	MASONRY FIELD MFR: SUMMIT BRICK AND TILE CO SIZE: UTILITY COLOR: EGG NOZZA
	(W)	PRE-CAST WINDOW SILLS MFR: N/A SIZE: N/A COLOR: LIMESTONE
	(M)	METAL COPINGS, FASCIAS, ETC. MFR: BEBRIDGE MANUFACTURING COMPANY SIZE: N/A COLOR: CHARCOAL GREY
	(C)	WINDOW AND STOREFRONT FRAME MFR: N/A SIZE: N/A COLOR: DARK BRONZE
	(C)	SMART SIDE PANEL SOUND MFR: LP BUILDING PRODUCTS SIZE: N/A COLOR: HALEMAN LINDSAY 0578 "GREYSTROKE"

EAST ELEVATION
SCALE: 1/8" = 1'-0"



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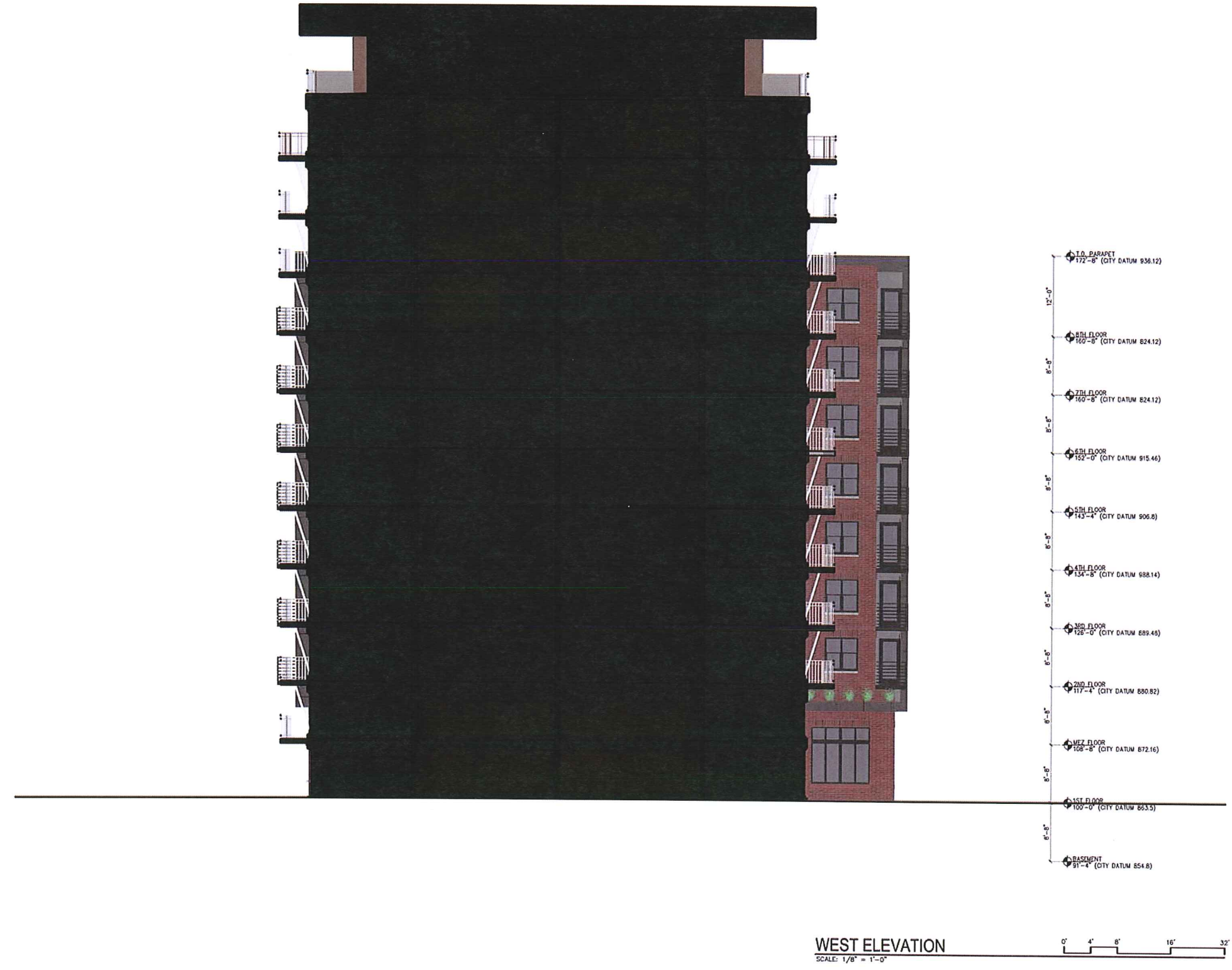
EAST ELEVATION

A6.03



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GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(MB)	MASONRY FIELD MFG: SUMMIT BRICK AND TILE CO SIZE: UTILITY COLOR: ESS INCA
	(MS)	PRE-CAST WINDOW SILLS MFG: N/A SIZE: N/A COLOR: LIMESTONE
	(M)	METAL COPINGS, FASCIAS, ETC. MFG: BERTRIDGE MANUFACTURING COMPANY SIZE: N/A COLOR: CHARCOAL GREY
	(W)	WINDOW AND STOREFRONT FRAME MFG: N/A SIZE: N/A COLOR: DARK BRONZE
	(S)	SMART SIDE PANEL SIDING MFG: LP BUILDING PRODUCTS SIZE: N/A COLOR: HALLMAN LINDSAY 0575 "GREYSTROKE"



- 12'-0" T.O. PARAPET 936.12 (CITY DATUM 936.12)
- 6'-0" 8TH FLOOR 824.12 (CITY DATUM 824.12)
- 6'-0" 7TH FLOOR 824.12 (CITY DATUM 824.12)
- 6'-0" 6TH FLOOR 915.46 (CITY DATUM 915.46)
- 6'-0" 5TH FLOOR 906.8 (CITY DATUM 906.8)
- 6'-0" 4TH FLOOR 988.14 (CITY DATUM 988.14)
- 6'-0" 3RD FLOOR 889.48 (CITY DATUM 889.48)
- 6'-0" 2ND FLOOR 880.82 (CITY DATUM 880.82)
- 6'-0" MEZ FLOOR 872.16 (CITY DATUM 872.16)
- 6'-0" 1ST FLOOR 863.3 (CITY DATUM 863.3)
- 6'-0" BASEMENT 854.8 (CITY DATUM 854.8)

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WEST
ELEVATION

A6.04



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MASSING
MODEL
RENDERING
R1.01



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MASSING
MODEL
RENDERING

R1.02



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MASSING
MODEL
RENDERING
R1.03



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MASSING
MODEL
RENDERING

R1.04