

### LEVEL INFORMATION

- A. ~11,463 GSF
- B. JUSTDANE OFFICE AND FLEX ROOM
- C. APARTMENT MANAGEMENT OFFICE
- D. 2 SINGLE OCCUPANT RESTROOMS
- E. WORK OUT SPACE
- F. MAIL/PACKAGE ROOM
- G. BUILDING MECHANICALS
- H. 44 PERMANENT BIKE STALLS
- I. TRASH ROOM
- J. COVERED GARAGE PARKING, 17 STALLS
- K. 1 ELEVATOR FOR RESIDENTS
- L. 2 EGRESS STAIRS
- M. MECHANICAL ROOM
- N. UNIT COUNTS:
  - a. 2-BEDROOM: 2

### ROOM LEGEND

- BUILDING SERVICES
- COMMERCIAL
- PARKING
- RESIDENTIAL UNIT
- UNIT SERVICES
- GENERAL CIRCULATION
- VERTICAL CIRCULATION



DATE: 10/21/2024 1 OF 19

# PARK LOFTS

## FIRST FLOOR PLAN

DESIGN PARTNERS



DEVELOPMENT PARTNERS



8800 PARKMAN DRIVE # 2000, CLEVELAND, OH 44131 | 216.434.1111 | 216.434.1112 | 216.434.1113 | 216.434.1114 | 216.434.1115 | 216.434.1116 | 216.434.1117 | 216.434.1118 | 216.434.1119 | 216.434.1120 | 216.434.1121 | 216.434.1122 | 216.434.1123 | 216.434.1124 | 216.434.1125 | 216.434.1126 | 216.434.1127 | 216.434.1128 | 216.434.1129 | 216.434.1130 | 216.434.1131 | 216.434.1132 | 216.434.1133 | 216.434.1134 | 216.434.1135 | 216.434.1136 | 216.434.1137 | 216.434.1138 | 216.434.1139 | 216.434.1140 | 216.434.1141 | 216.434.1142 | 216.434.1143 | 216.434.1144 | 216.434.1145 | 216.434.1146 | 216.434.1147 | 216.434.1148 | 216.434.1149 | 216.434.1150 | 216.434.1151 | 216.434.1152 | 216.434.1153 | 216.434.1154 | 216.434.1155 | 216.434.1156 | 216.434.1157 | 216.434.1158 | 216.434.1159 | 216.434.1160 | 216.434.1161 | 216.434.1162 | 216.434.1163 | 216.434.1164 | 216.434.1165 | 216.434.1166 | 216.434.1167 | 216.434.1168 | 216.434.1169 | 216.434.1170 | 216.434.1171 | 216.434.1172 | 216.434.1173 | 216.434.1174 | 216.434.1175 | 216.434.1176 | 216.434.1177 | 216.434.1178 | 216.434.1179 | 216.434.1180 | 216.434.1181 | 216.434.1182 | 216.434.1183 | 216.434.1184 | 216.434.1185 | 216.434.1186 | 216.434.1187 | 216.434.1188 | 216.434.1189 | 216.434.1190 | 216.434.1191 | 216.434.1192 | 216.434.1193 | 216.434.1194 | 216.434.1195 | 216.434.1196 | 216.434.1197 | 216.434.1198 | 216.434.1199 | 216.434.1200

**LEVEL INFORMATION**

- A. ~11,690 GSF
- B. BUILDING MECHANICALS
- C. STORAGE UNITS
- D. 1 ELEVATOR FOR RESIDENTS
- E. 2 EGRESS STAIRS
- F. UNIT COUNTS:
  - a. 2 BEDROOM: 4
  - b. 1 BEDROOM: 3
  - c. 1 BEDROOM + DEN: 2
  - d. STUDIO: 2
- G. TOTAL UNITS ON FLOOR: 11

**ROOM LEGEND**

- BUILDING SERVICES
- RESIDENTIAL UNIT
- UNIT SERVICES
- GENERAL CIRCULATION
- VERTICAL CIRCULATION



DATE: 10/21/2024 2 OF 19

DEVELOPMENT PARTNERS



# PARK LOFTS

## SECOND - FOURTH FLOOR PLAN

DESIGN PARTNERS



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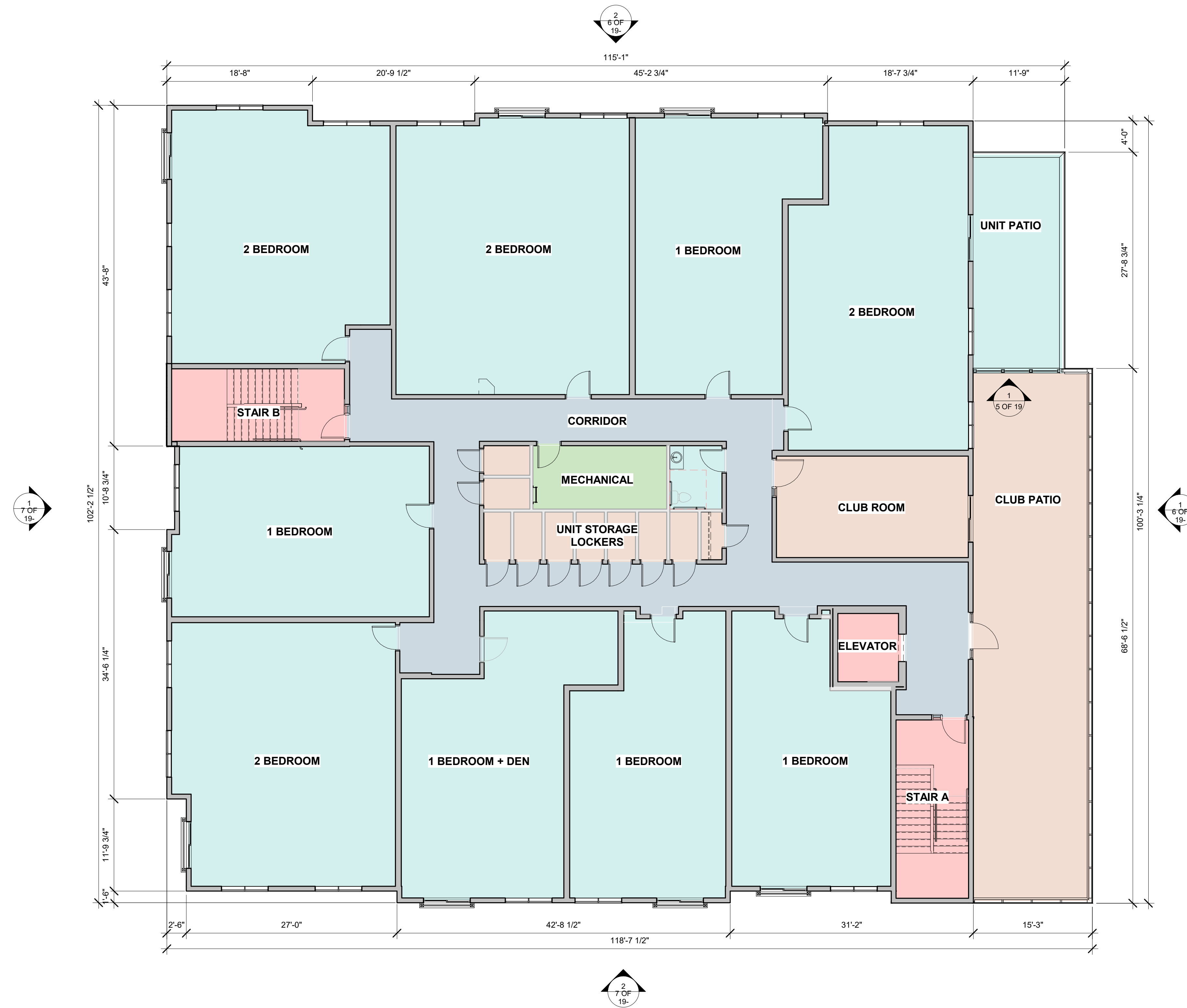
EMINENT  
DEVELOPMENT CORPORATION

**LEVEL INFORMATION**

- A. ~11,690 GSF
- B. RESIDENT CLUB ROOM AND PATIO
- C. BUILDING MECHANICALS
- D. STORAGE UNITS
- E. 1 ELEVATOR FOR RESIDENTS
- F. 2 EGRESS STAIRS
- G. UNIT COUNTS:
  - a. 2 BEDROOM: 3
  - b. 1 BEDROOM: 2
  - c. 1 BEDROOM + DEN: 2
  - d. STUDIO: 2
- H. TOTAL UNITS ON FIFTH FLOOR: 9

**ROOM LEGEND**

- BUILDING SERVICES
- RESIDENTIAL UNIT
- UNIT SERVICES
- GENERAL CIRCULATION
- VERTICAL CIRCULATION

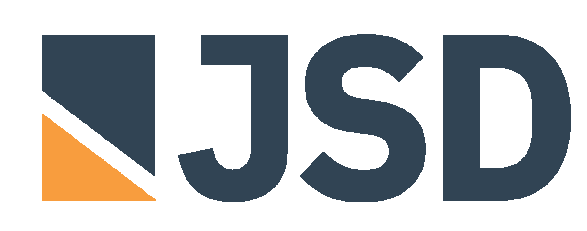


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# PARK LOFTS

## FIFTH FLOOR PLAN

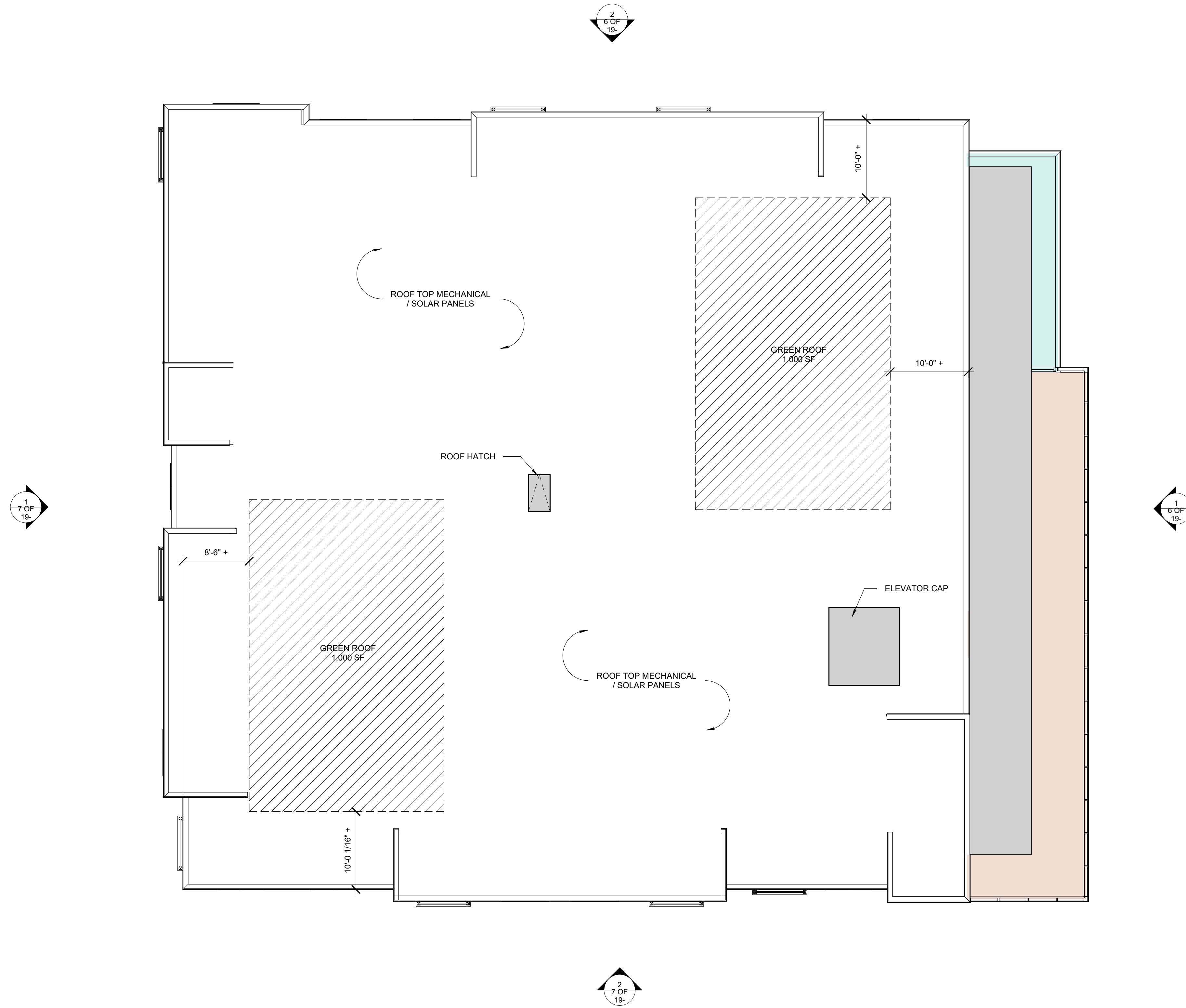
DESIGN PARTNERS



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**LEVEL INFORMATION**

- A. NON-OCCUPIED ROOF
- B. GREEN ROOF TRAYS, APPROXIMATELY 2,000 SF TOTAL
- C. BUILDING AND RESIDENTIAL MECHANICAL EQUIPMENT
- D. FUTURE SOLAR ARRAYS



DATE: 10/21/2024 4 OF 19

# PARK LOFTS

## ROOF PLAN

DESIGN PARTNERS  
**Sketchworks**  
architecture llc

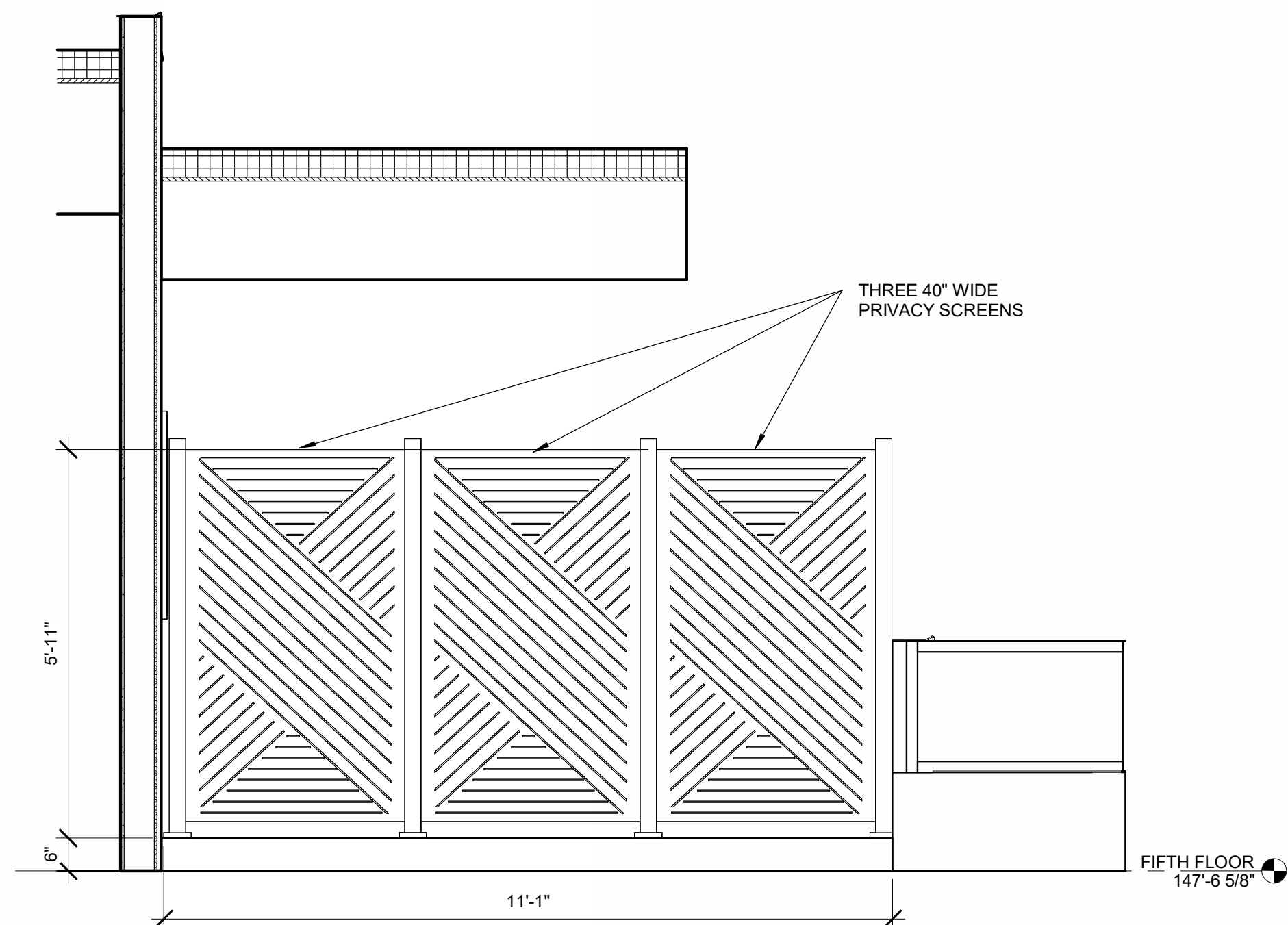
**JSD**

**EMINENT**  
DEVELOPMENT CORPORATION

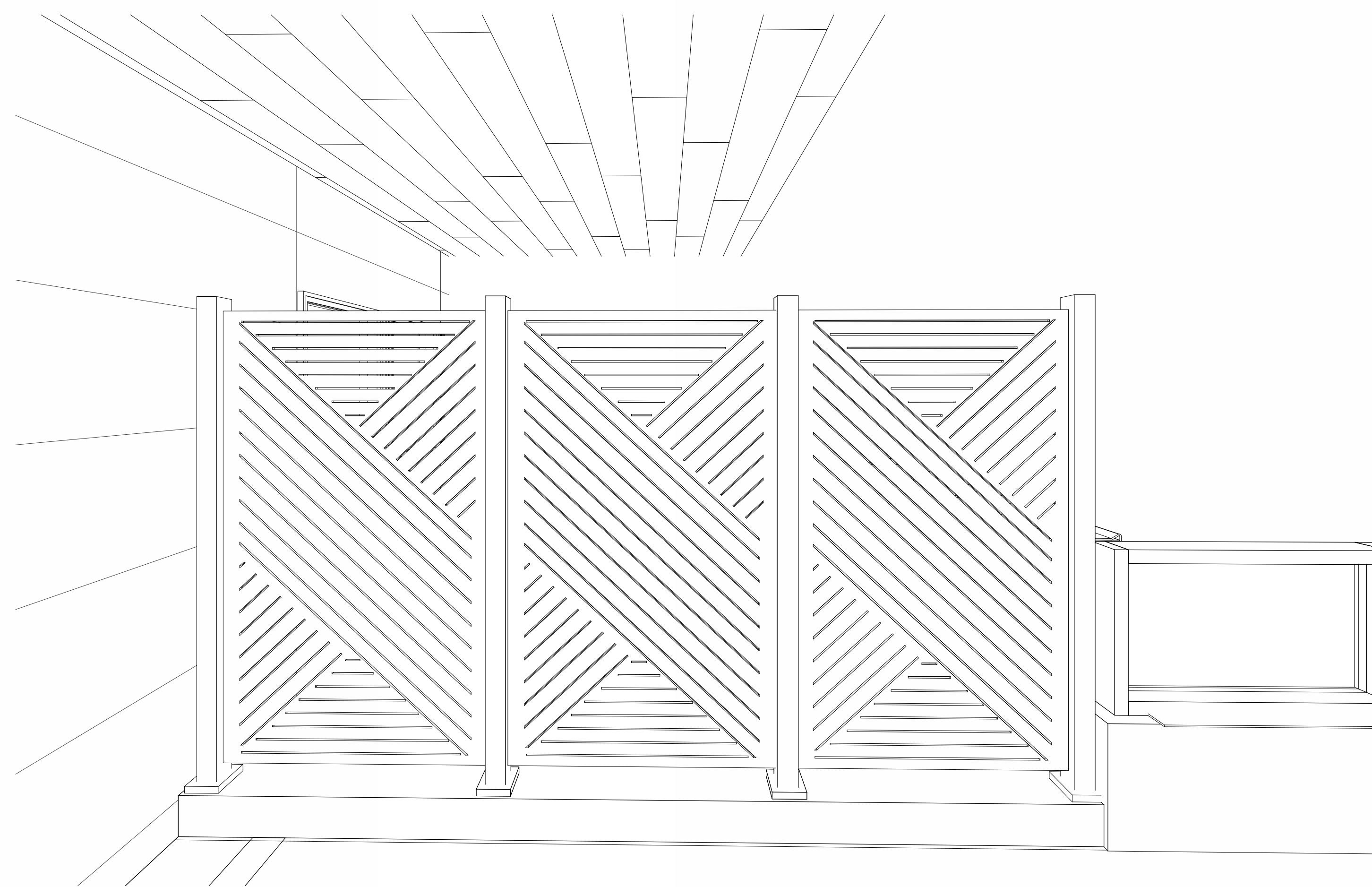
**NATIONAL**  
CONSTRUCTION  
INCORPORATED

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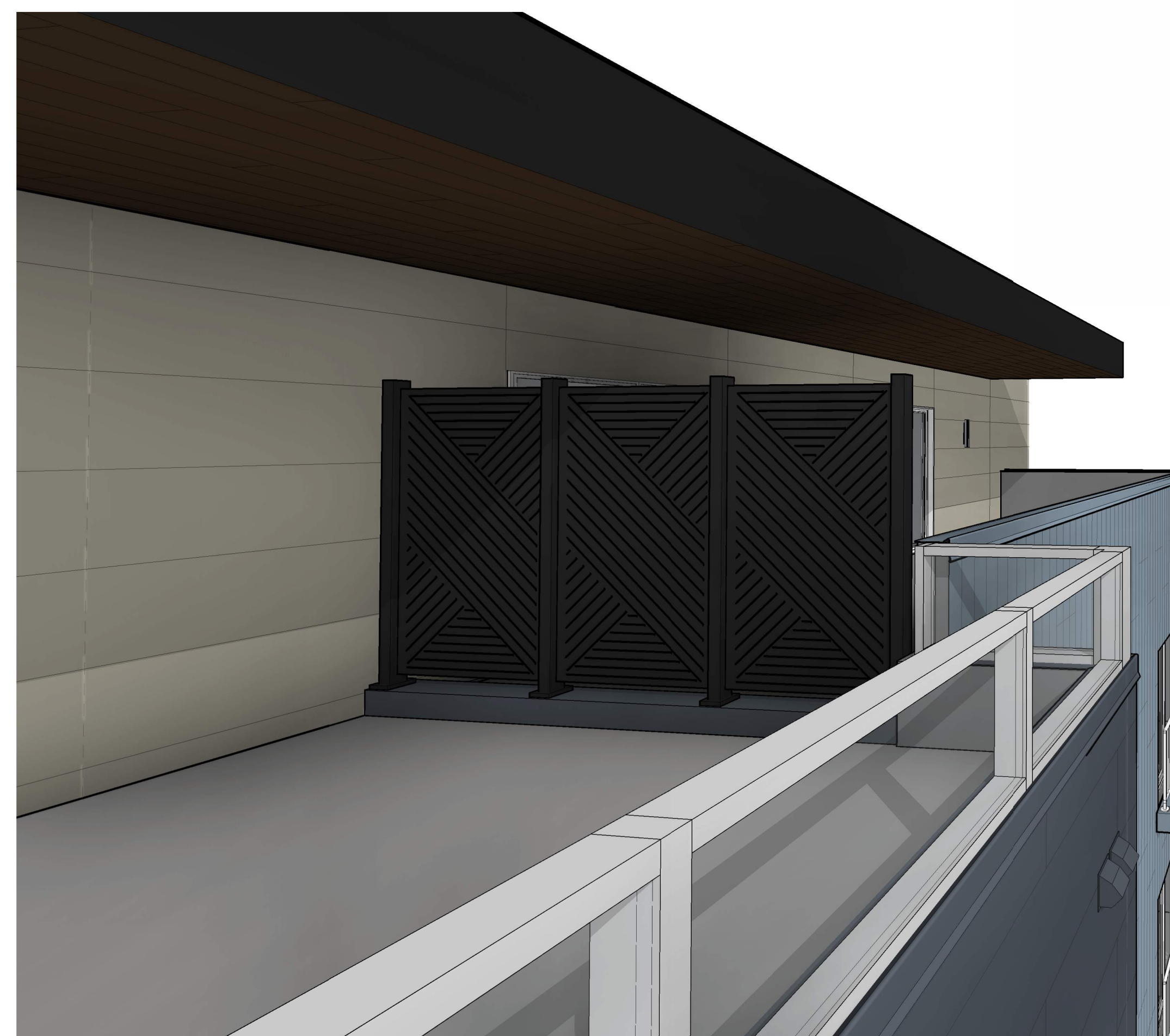




PRIVACY SCREEN ELEVATION



PRIVACY SCREEN



PRIVACY SCREEN - COLOR



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DEVELOPMENT PARTNERS



DESIGN PARTNERS



# PARK LOFTS

## PRIVACY SCREEN





EAST ELEVATION



NORTH ELEVATION



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DESIGN PARTNERS DEVELOPMENT PARTNERS

DESIGN PARTNERS



# PARK LOFTS

## EXTERIOR COLOR ELEVATIONS

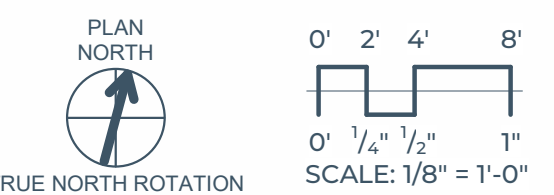




WEST ELEVATION



SOUTH ELEVATION



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DEVELOPMENT PARTNERS



DESIGN PARTNERS



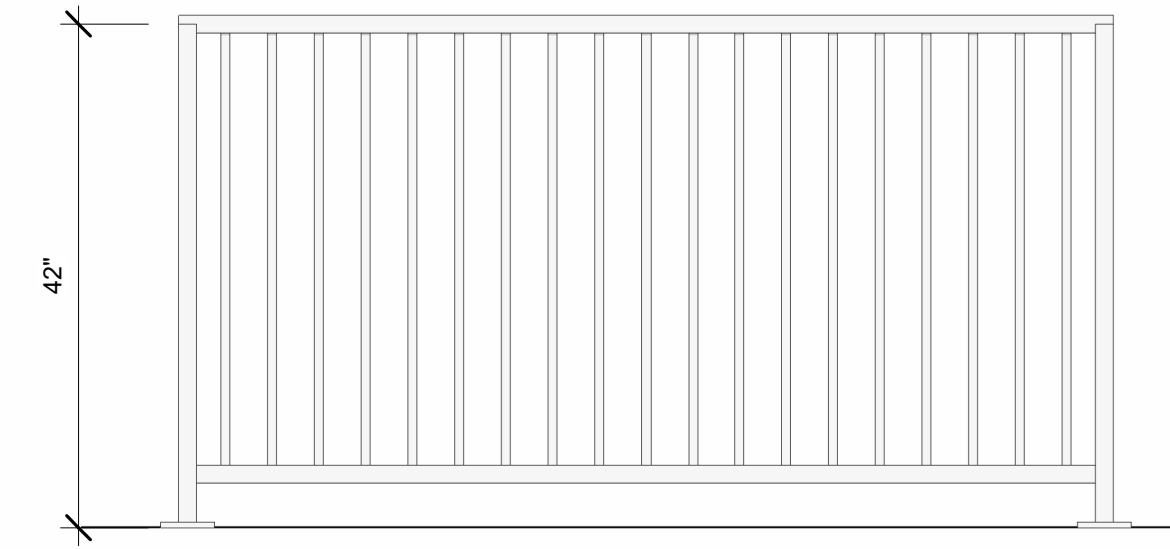
# PARK LOFTS

## EXTERIOR COLOR ELEVATIONS





PRODUCT: NICHHA ARCHITECTURAL BLOCK  
 COLOR: TUSCAN  
 STYLE: STACKED BOND



PRODUCT: JULIET BALCONY GUARDRAIL  
 COLOR: WHITE  
 STYLE: VERTICAL PICKET



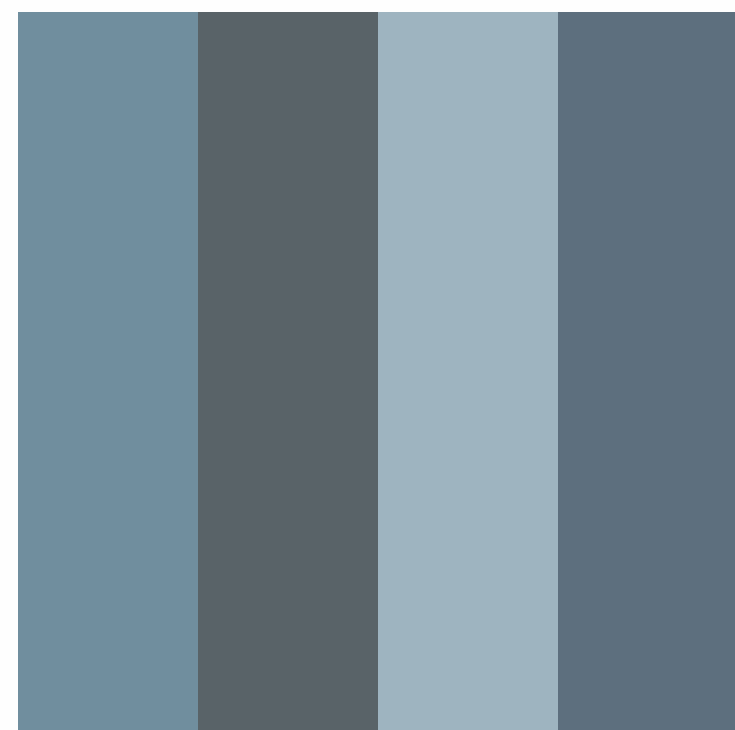
PRODUCT: NICHHA ARCHITECTURAL BLOCK  
 COLOR: GRAYS HARBOR (SW 6236)  
 STYLE: RUNNING BOND



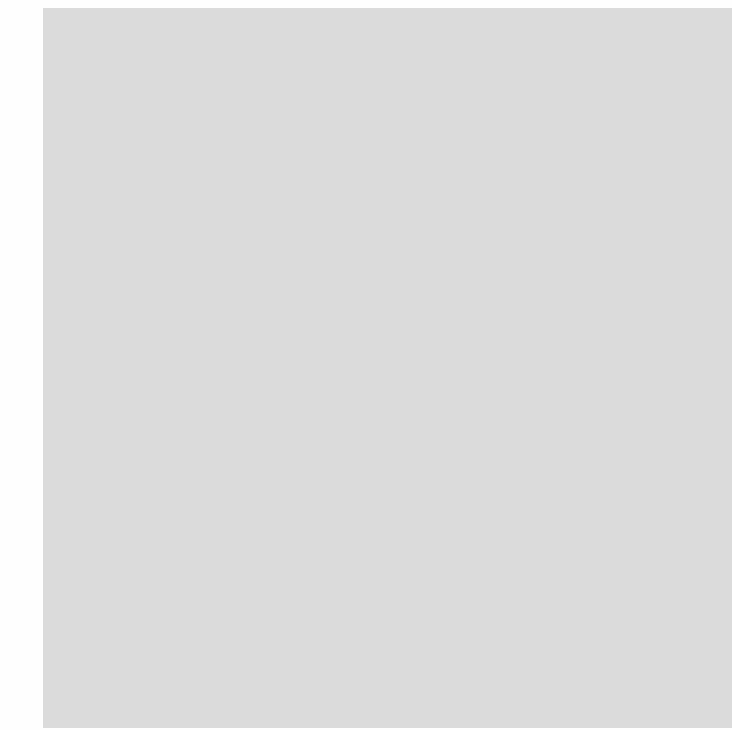
PRODUCT: NICHHA LATURA V-GROOVE  
 COLOR: SMOKY AZURITE (SW 9148)  
 STYLE: VERTICAL RUNNING BOND



PRODUCT: METAL COPING AND FASCIA  
 COLOR: DARK BRONZE



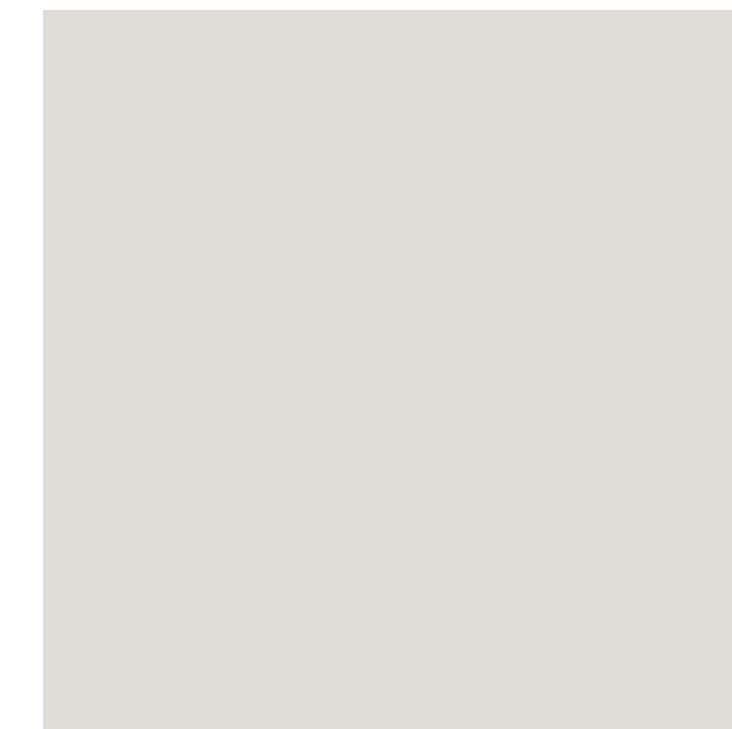
PRODUCT: NICHHA LATURA V-GROOVE  
 COLOR: GRAYS HARBOR (SW 6236)  
 SMOKY AZURITE (SW 9148)  
 FADED FLAXFLOWER (SW 9146)  
 DISTANCE (SW 6243)  
 STYLE: CHECKERED PATTERN WITH RUNNING BOND



PRODUCT: ALUMINUM STOREFRONT  
 COLOR: CLEAR ANODIZED



PRODUCT: BELDEN BRICK  
 COLOR: BLACK DIAMOND VELOUR  
 STYLE: NORMAN SIZE WITH 3/8" GROUT JOINTS  
 1/3 RUNNING BOND PATTERN



PRODUCT: VINYL WINDOWS AND PATIO DOORS  
 COLOR: SANDSTONE



PRODUCT: BELDEN BRICK  
 COLOR: BLACK DIAMOND VELOUR  
 STYLE: NORMAN SIZE WITH 3/8" GROUT JOINTS  
 1/3 RUNNING BOND PATTERN

# PARK LOFTS

## EXTERIOR MATERIAL BOARD

DATE: 10/21/2024 8 OF 19

DESIGN PARTNERS



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# PARK LOFTS

3D Renderings

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DESIGN PARTNERS



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# PARK LOFTS

3D Renderings

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DEVELOPMENT PARTNERS



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# PARK LOFTS

3D Renderings

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# PARK LOFTS

3D Renderings

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# PARK LOFTS

3D Renderings

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# PARK LOFTS

3D Renderings

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3D Renderings

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SOUTH SIDE WALK - LOOKING TO HIGH STREET



SOUTH SIDE WALK - LOOKING TO PARK STREET



NORTH OPEN SPACE - LOOKING TO HIGH STREET



NORTH OPEN SPACE - LOOKING TO PARK STREET

# PARK LOFTS

## 3D Renderings

DATE: 10/21/2024 16 OF 19

DESIGN PARTNERS



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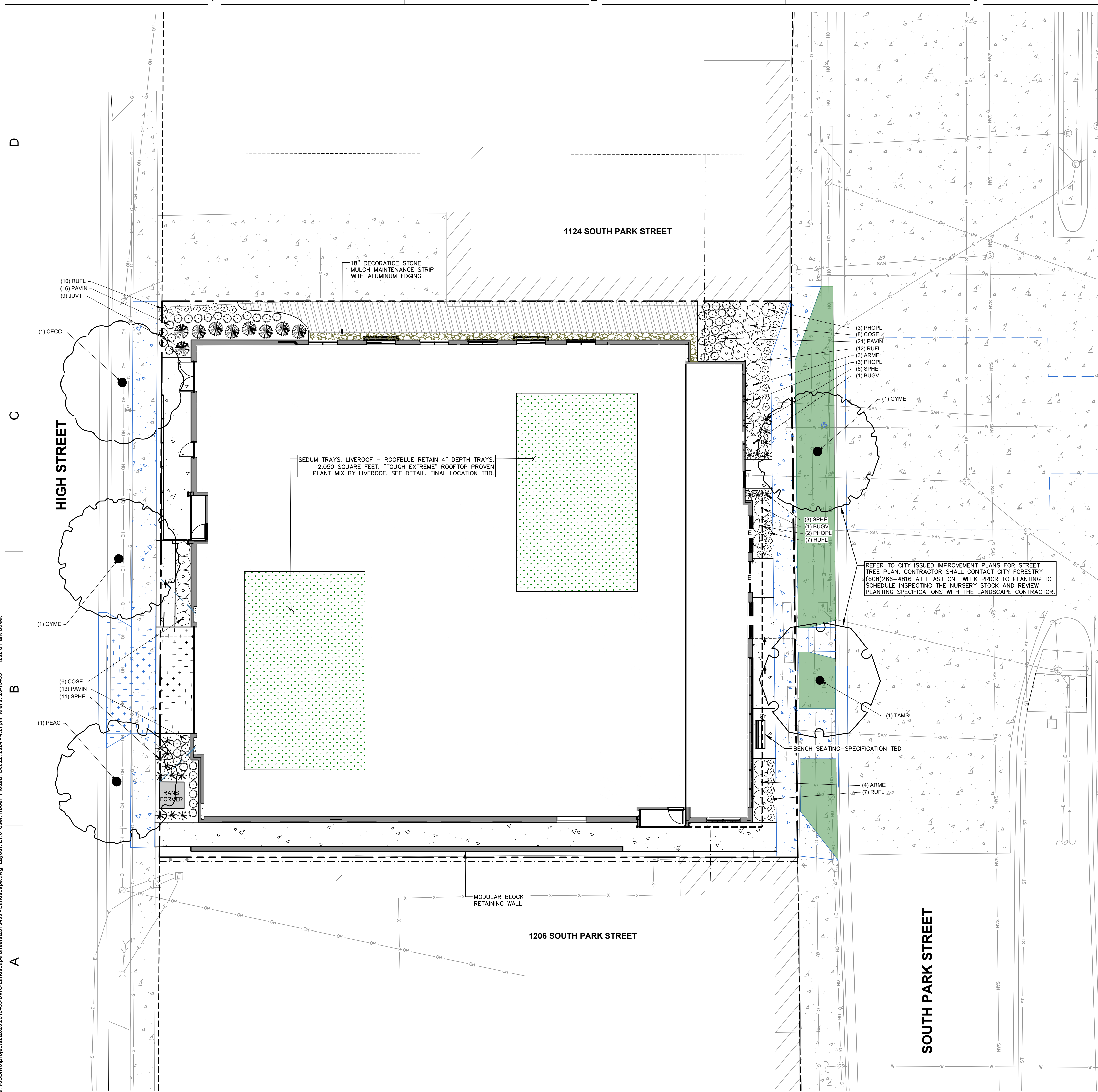
DESIGN PARTNERS



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File: \\USD\projects\2023\2313499\DWG\Landscape Sheets\2313499 - Landscape.dwg Layout: L1.0 User: hborr Plotted: Oct 22, 2024 - 4:27pm Xref's: 2313499 1202 S Park Street



**LEGEND**

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
---	BUILDING OUTLINE
- - - -	BUILDING OVERHANG
---	EDGE OF PAVEMENT
▨	CONCRETE PAVEMENT
▨▨▨	HEAVY DUTY CONCRETE PAVEMENT
▨▨▨▨	RETAINING WALL
959	PROPOSED 1 FOOT CONTOUR
960	PROPOSED 5 FOOT CONTOUR
959	EXISTING 1 FOOT CONTOUR
960	EXISTING 5 FOOT CONTOUR
○	SANITARY SEWER
○	WATERMAIN
○	STORM SEWER
○	EXISTING SANITARY SEWER
○	EXISTING WATERMAIN
○	EXISTING STORM SEWER
▨	DECORATIVE STONE MULCH
▨	ALUMINUM EDGING
→	BIKE RACK

**PLANT SCHEDULE SITE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
<b>EVERGREEN TREE</b>					
○	JUVT	<i>Juniperus virginiana</i> 'Taylor' Taylor Eastern Redcedar	B & B	6' Ht. (min)	9
<b>DECIDUOUS SHRUBS</b>					
○	ARME	<i>Aronia melanocarpa</i> 'Morton'™ Iroquois Beauty Black Chokeberry	#3	24" Ht. (min)	7
○	COSE	<i>Cornus sericea</i> 'Farrow' Arctic Fire® Red Twig Dogwood	#3	24" Ht. (min)	14
○	PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil' ™ Dwarf Ninebark	#3	18" Ht. (min)	8
<b>EVERGREEN SHRUBS</b>					
○	BUGV	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	#3	18" Ht. (min)	2
<b>PERENNIALS &amp; GRASSES</b>					
○	PAVIN	<i>Panicum virgatum</i> 'Northwind' Northwind Switch Grass	#1	Min. 12"-24"	50
○	RUFL	<i>Rudbeckia fulgida</i> 'Blow' Viette's Little Suzy Coneflower	#1	Min. 8"-18"	36
○	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed	#1	Min. 8"-18"	20
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
<b>GROUND COVERS</b>					
▨	CAPE	<i>Carex pensylvanica</i> Pennsylvania Sedge	4" plug	12-inches O.C.	587

**PLANT SCHEDULE - STREET TREES**

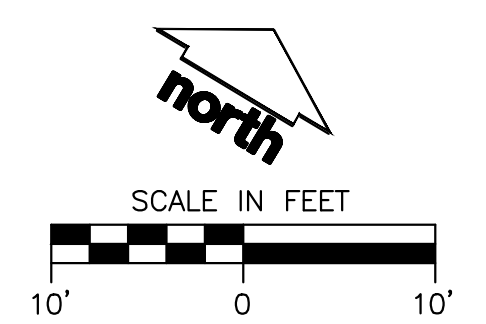
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
<b>STREET TREES</b>					
○	CECC	<i>Celtis occidentalis</i> Common Hackberry	B & B	2" Cal	1
○	GYME	<i>Gymnocladus dioica</i> 'Espresso' Kentucky Coffeetree	B & B	2" Cal	2
○	PEAC	<i>Platanus x acerifolia</i> 'Morton Circle' ™ Exclamation London Plane Tree	B & B	2" Cal	1
○	TAMS	<i>Tilia americana</i> 'McKSentry' American Sentry® Linden	B & B	2" Cal	1

- CONTRACTOR NOTES**
- ALL DISTURBED AREAS SHALL RECEIVE TURF GRASS SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE DEPICTED.
  - ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.

CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)-266-4816 TO OBTAIN A STREET TREE REMOVAL PERMIT FOR (4) LOW GROWING 2" DIAMETER TREES ALONG HIGH STREET DUE TO POWERLINES TO BE INSTALLED UNDERGROUND.

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN  
(CONTRACT NO. ####, PROJECT NO. #####)



**PARK LOFTS**  
MIXED-USE DEVELOPMENT  
1150 S. PARK STREET  
MADISON, WI 53713

**Project Status**

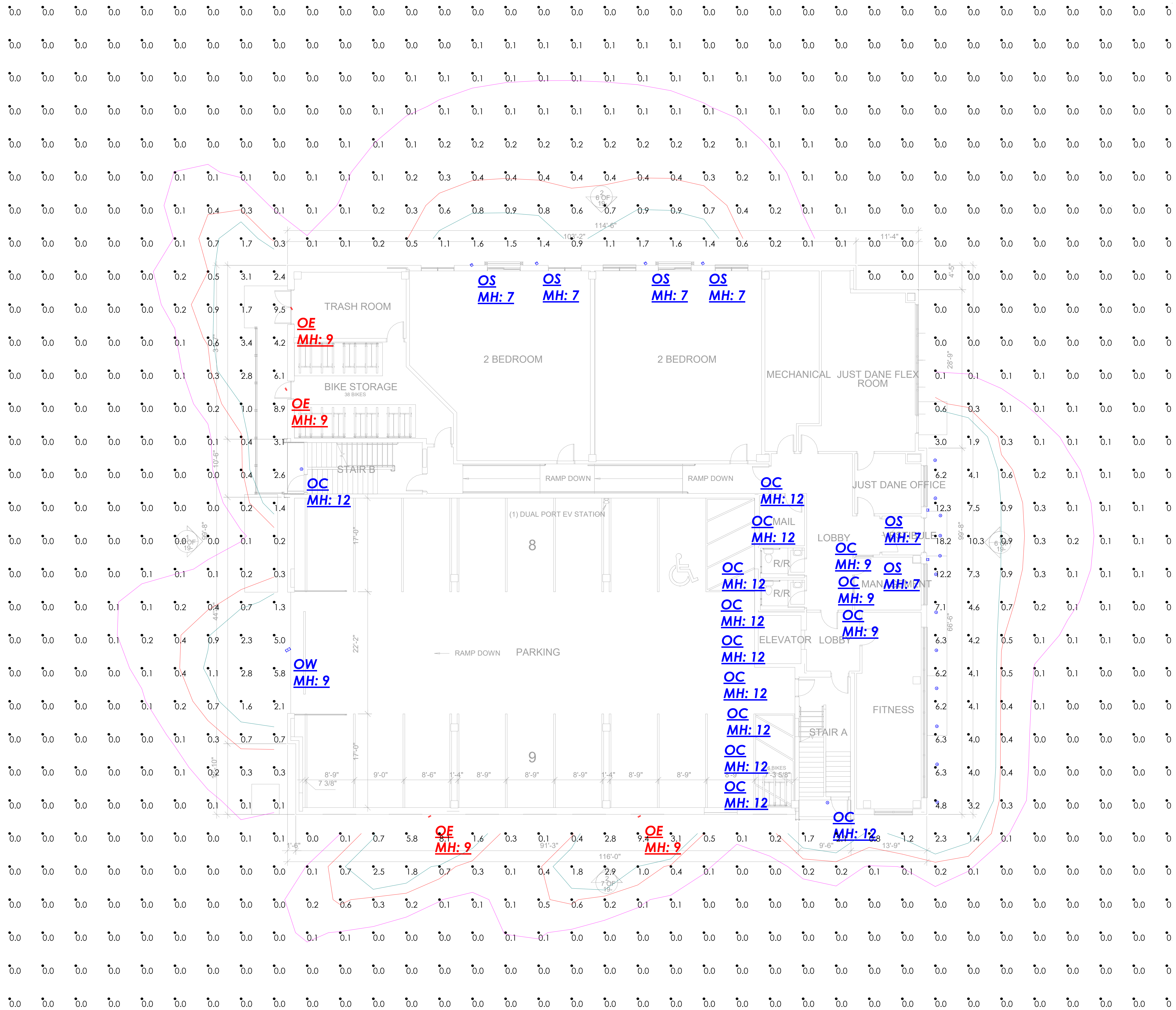
07-15-2024	LAND USE SUBMITTAL
10-22-2024	UDC RESUBMITTAL

PROJ. # 23081-01  
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**LANDSCAPE PLAN**

**PRELIMINARY**





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.13	18.2	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
⊙	14	OC	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HC605D10-HM60525840-61WDBB	Single	661	6	0.900
⊞	4	OE	MULE LIGHTING, INC.	MERU-LED-ACEM-BK-IH	Single	1581	16.4	0.900
⊞	6	OS	AFX	REAW0518LAJUDBK	Single	1331	20.39	0.900
⊞	1	OW	Rayon Lighting	T652LEDB-10W-UNV-CTS-XX-XX-XX	Single	1858	10.7928	0.900

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- Egress calc points @ 0" A.F.F.
- Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

#	Date	Comments

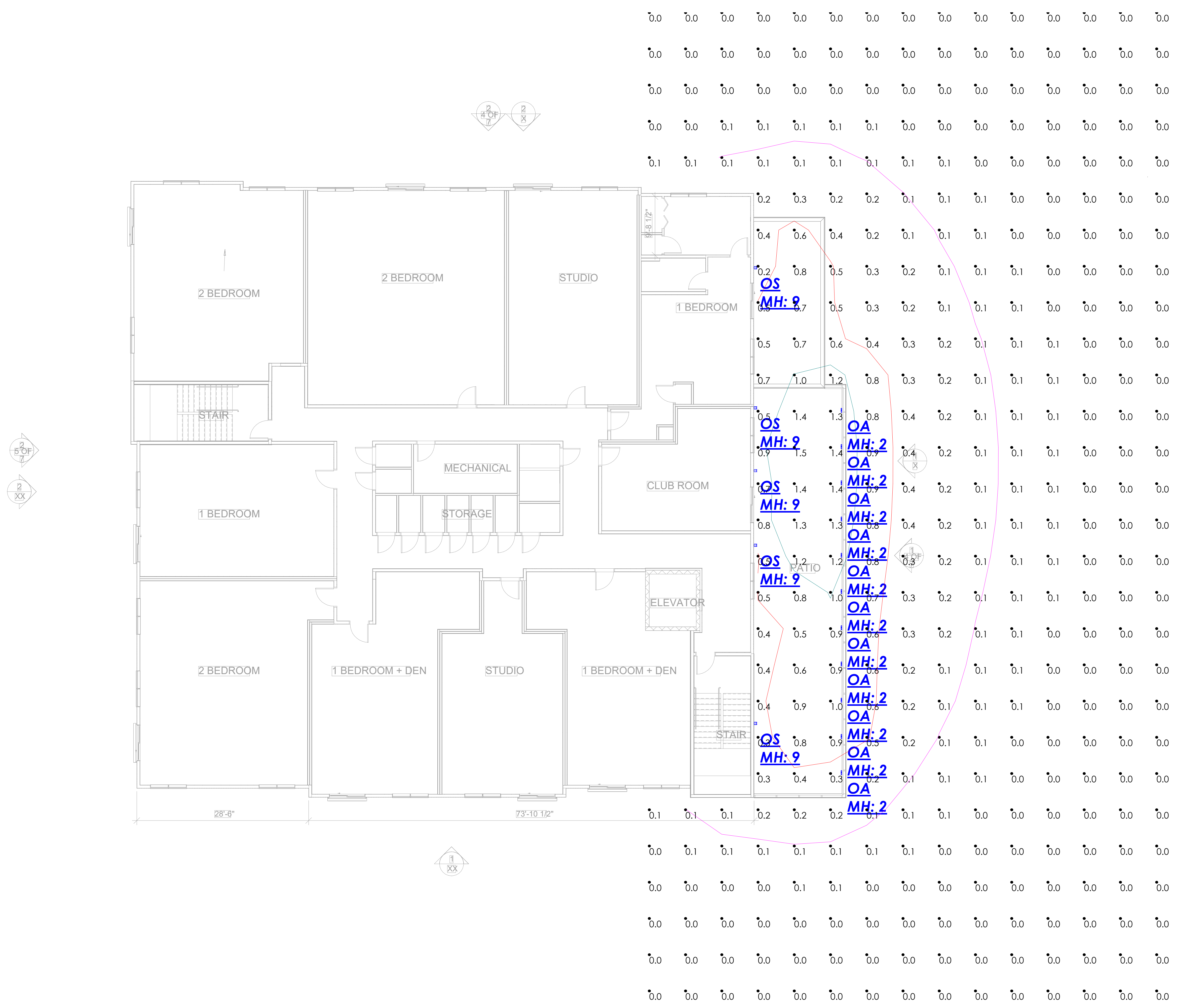
Revisions

RLMA Project #: 160879  
 Drawn By: EP  
 Date: 10/22/2024  
 Scale: 1" = 8' 0"

#	Date	Comments

Revisions

RLMA Project #: 160879  
 Drawn By: EP  
 Date: 7/12/2024  
 Scale: 1" = 8' 0"



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.17	1.5	0.0	N.A.	N.A.

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
☐	11	OA	WE-EF	133-0455	Single	132	5.5	0.900
+	5	OS	AFX	REAW0518LAJUDBK	Single	1331	20.39	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise  
 2. Not a Construction Document, for Design purposes only  
 3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise  
 4. Standard outdoor calc points @ Grade unless noted otherwise  
 5. Egress calc points @ 0" A.F.F.  
 6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.