

# UDC INITIAL / FINAL APPROVAL

## SEYBOLD ROAD MIXED USE DEVELOPMENT

6910 SEYBOLD ROAD  
MADISON, WI



**DIMENSION IV**  
Madison Design Group

architecture · interior design · planning

# SITE AND CONTEXT



View from Seybold



View from Seybold



View from the Beltline



Verizon Building

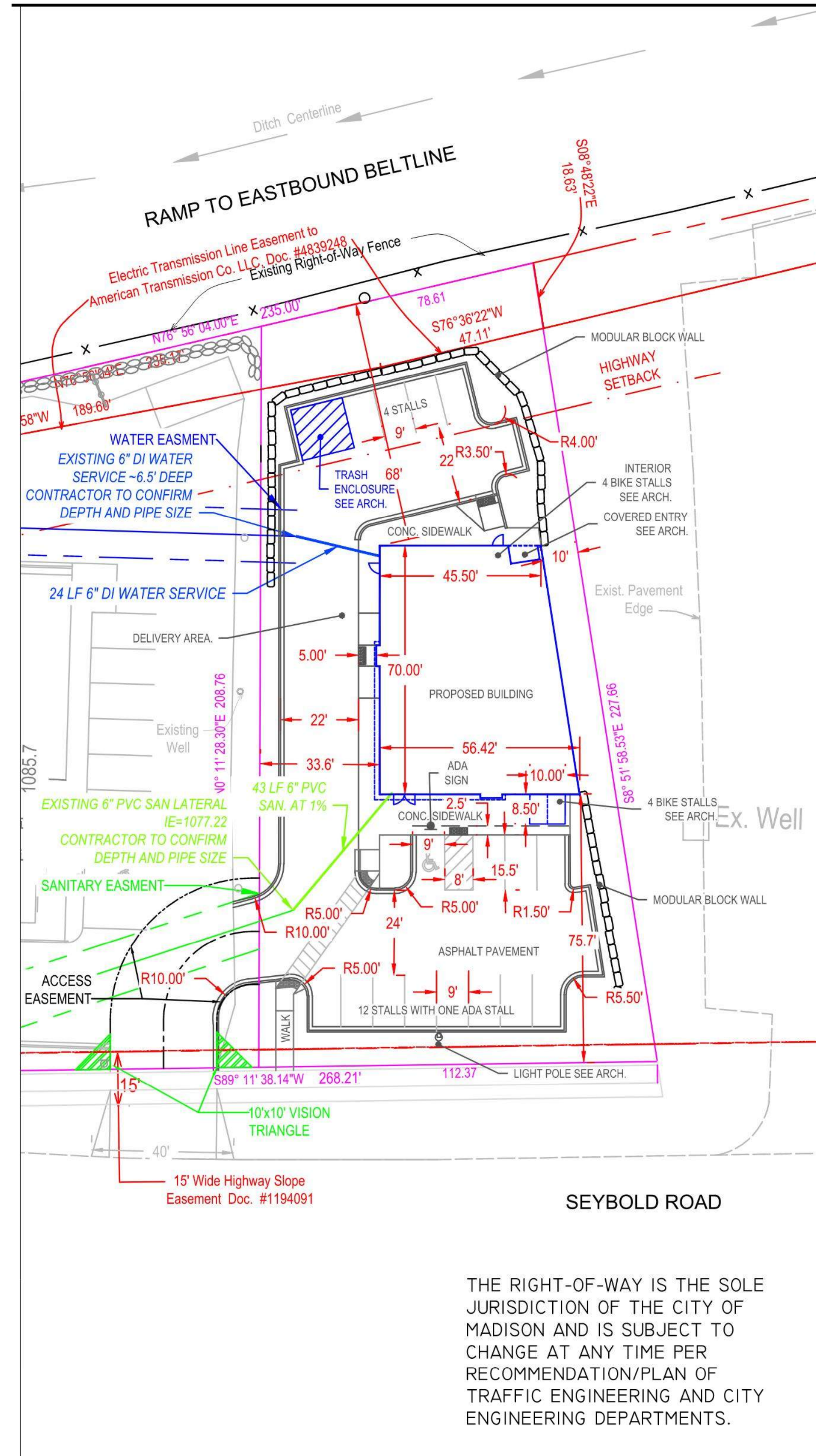


Quality Inn Building



SITE PLAN CONTEXT

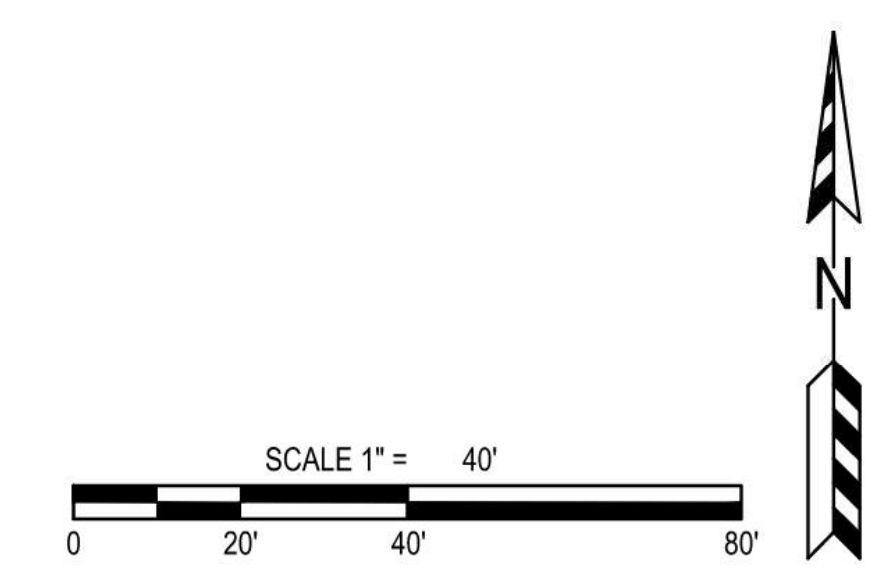
# SITE PLAN



Parking Lot Plan Site Information	
Site address:	6910 SEYBOLD ROAD
Site acreage (total):	4.740
Number of building stories (above ground):	2
Building height:	26'
DILHR type of construction (new structures or additions):	SEE ARCHITECTURAL PLAN
Total square footage of building:	3500 SF FOOTPRINT
Use of property:	MIXED COMMERCIAL AND RESIDENTIAL
Gross square feet of entire building:	6,500 SF
Gross square feet of retail:	SEE ARCHITECTURAL PLAN
Number of employees in storage room:	3
Number of people in residential area:	15
Capacity of restaurant or place of assembly:	38
Number of bicycle stalls shown:	8
Number of parking stalls:	
Small car:	0
Large car:	16
Accessible:	1
Total:	16
Number of trees shown:	SEE LANDSCAPING PLAN

PROPOSED:  
 SITE AREA = 20,651 SF  
 PERVIOUS SURFACE = 14,213 SF  
 PERCENT PERVIOUS = 31.2%  
 PERCENT IMPERVIOUS = 68.8%  
 BUILDING FOOTPRINT = 3,500 SF  
 SEE ARCH. FOR UNIT TYPE BREAKDOWN

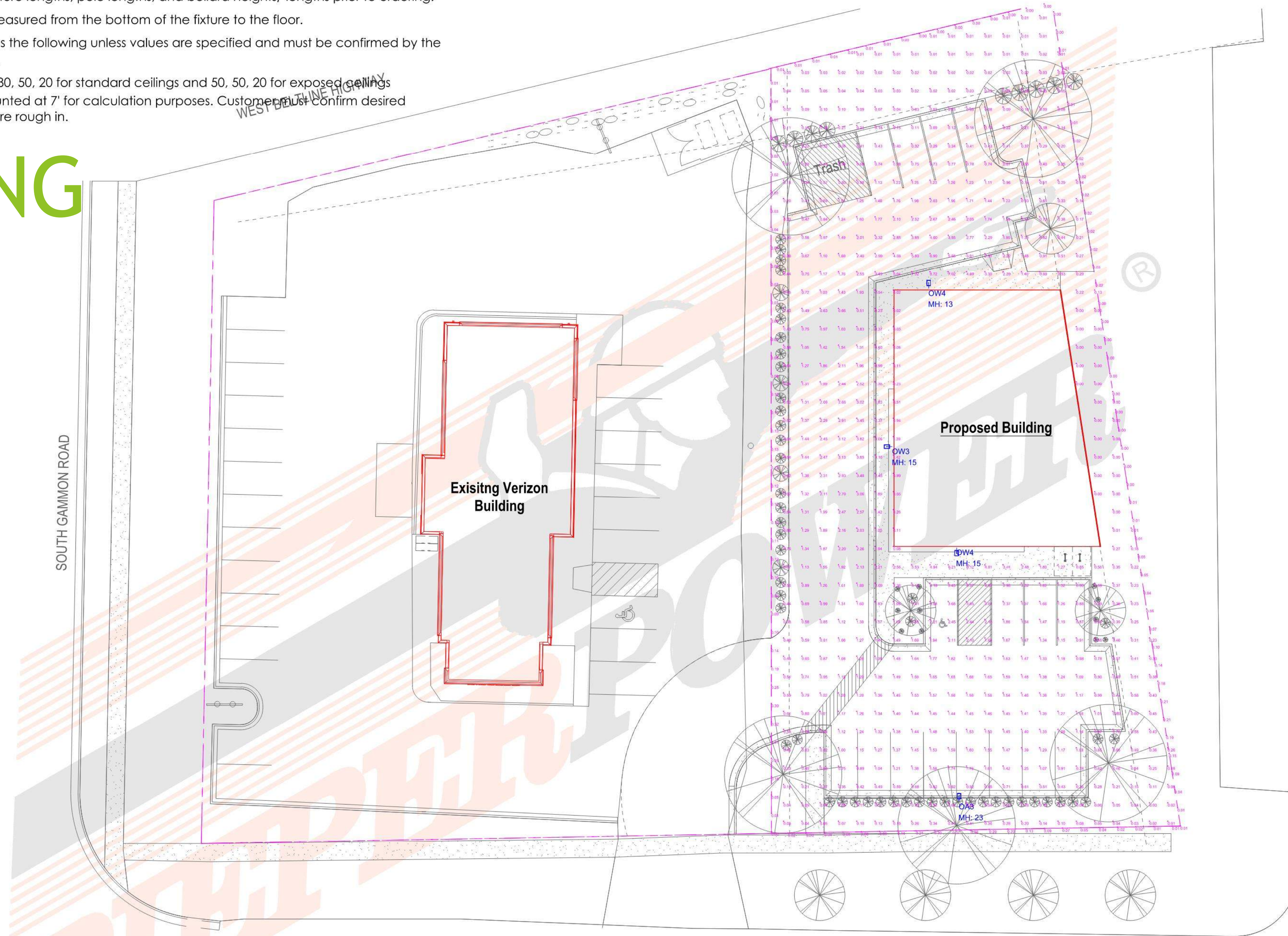
THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customers must confirm desired mounting height before rough in.

# SITE LIGHTING



Luminaire Schedule

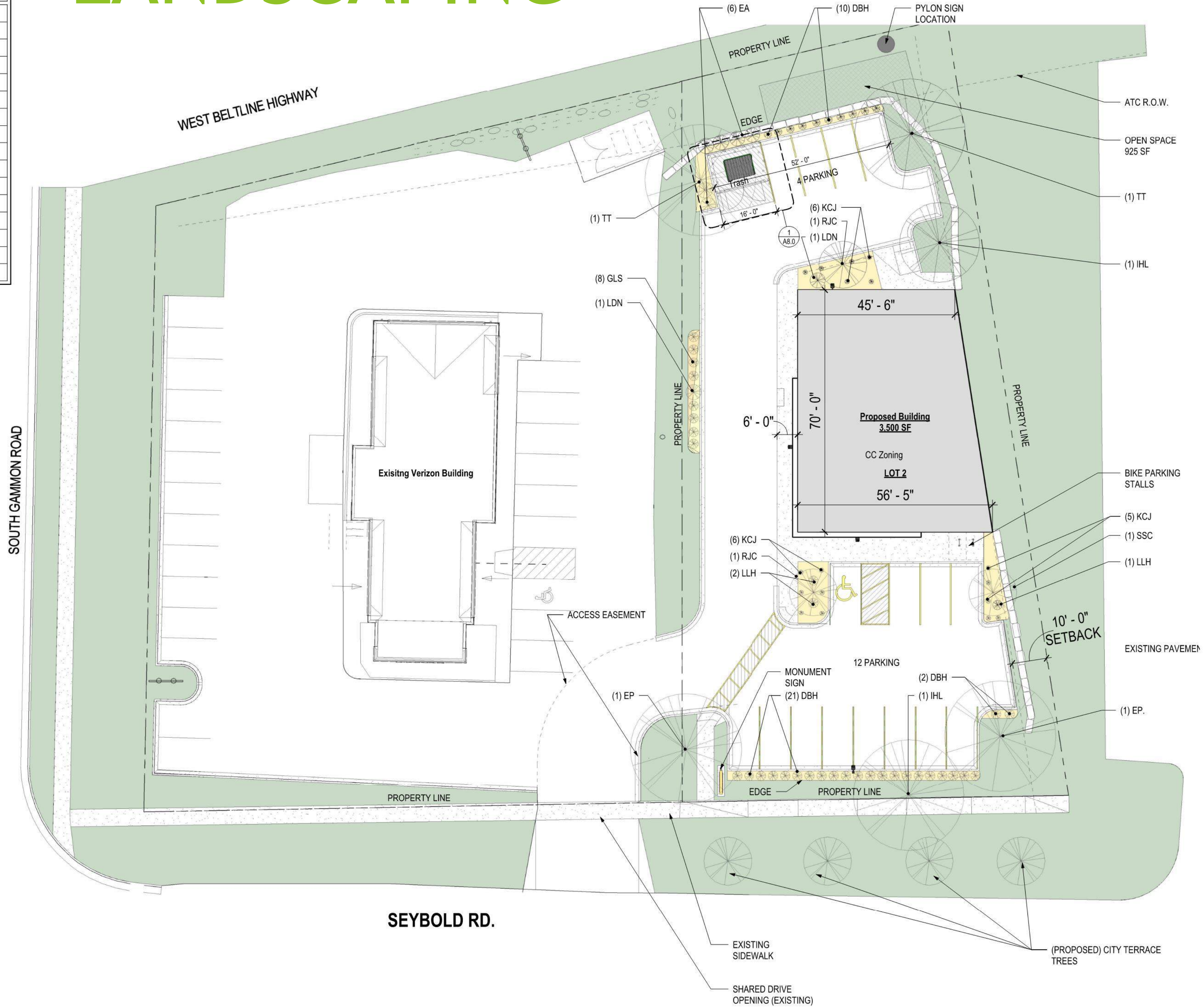
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
1	OA3	SINGLE	0.900	LITHONIA	RSX1 LED P1 xxK R3 HS 20FT POLE 3 FT BASE	51.34	51.34	4980
1	OW3	SINGLE	0.900	LITHONIA	RSX1 LED P1 xxK R3 HS WBA	51.34	51.34	4980
2	OW4	SINGLE	0.900	LITHONIA	RSX1 LED P1 xxK R4 WBA	51.34	102.68	7189

Calculation Summary

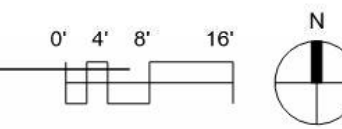
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	Illuminance	Fc	0.07	0.37	0.00	N.A.	N.A.
SITE	Illuminance	Fc	1.08	8.72	0.00	N.A.	N.A.
PARKING + DRIVES	Illuminance	Fc	1.60	7.3	0.1	16.00	73.00

# LANDSCAPING

PLANT LIST					
KEY	QUAN	SIZE	COMMON NAME	BOTANICAL NAME	ROOT
	(6)		<b>CANOPY TREES</b>		
EP	2	2"	EXCLAMATION PLANETREE	PLATANUS OCCIDENTALIS	BB
IHL	2	2"	IMPERIAL HONEY LOCUST	GLEDITSIA TRICANTHOS	BB
TT	2	2"	TULIP TREE	LIRIODENDRON TULIPIFERA	BB
	(3)		<b>ORNAMENTAL TREES</b>		
RJC	2	2"	RED JADE CRAB	MALUS 'RED JADE'	BB
SSC	1	2"	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	BB
	(46)		<b>DECIDUOUS SHRUBS</b>		
DBH	33	18"	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	POT
GLS	8	18"	GRO LOW SUMAC	RHUS AROMATICA	POT
LDN	2	24"	LITTLE DEVIL NINEBARK	PHYSOCARPUS O 'DONNA MAY'	POT
LLH	3	24"	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA	POT
	(23)		<b>EVERGREEN SHRUBS</b>		
EA	6	5"	EMERALD ARBORVITAE	THUJA O 'EMERALD ARBORVITAE'	POT
KCJ	17	18"	KALLAY'S COMPACT JUNIPER	JUNIPERUS C 'KALLAY'S COMPACT'	CON



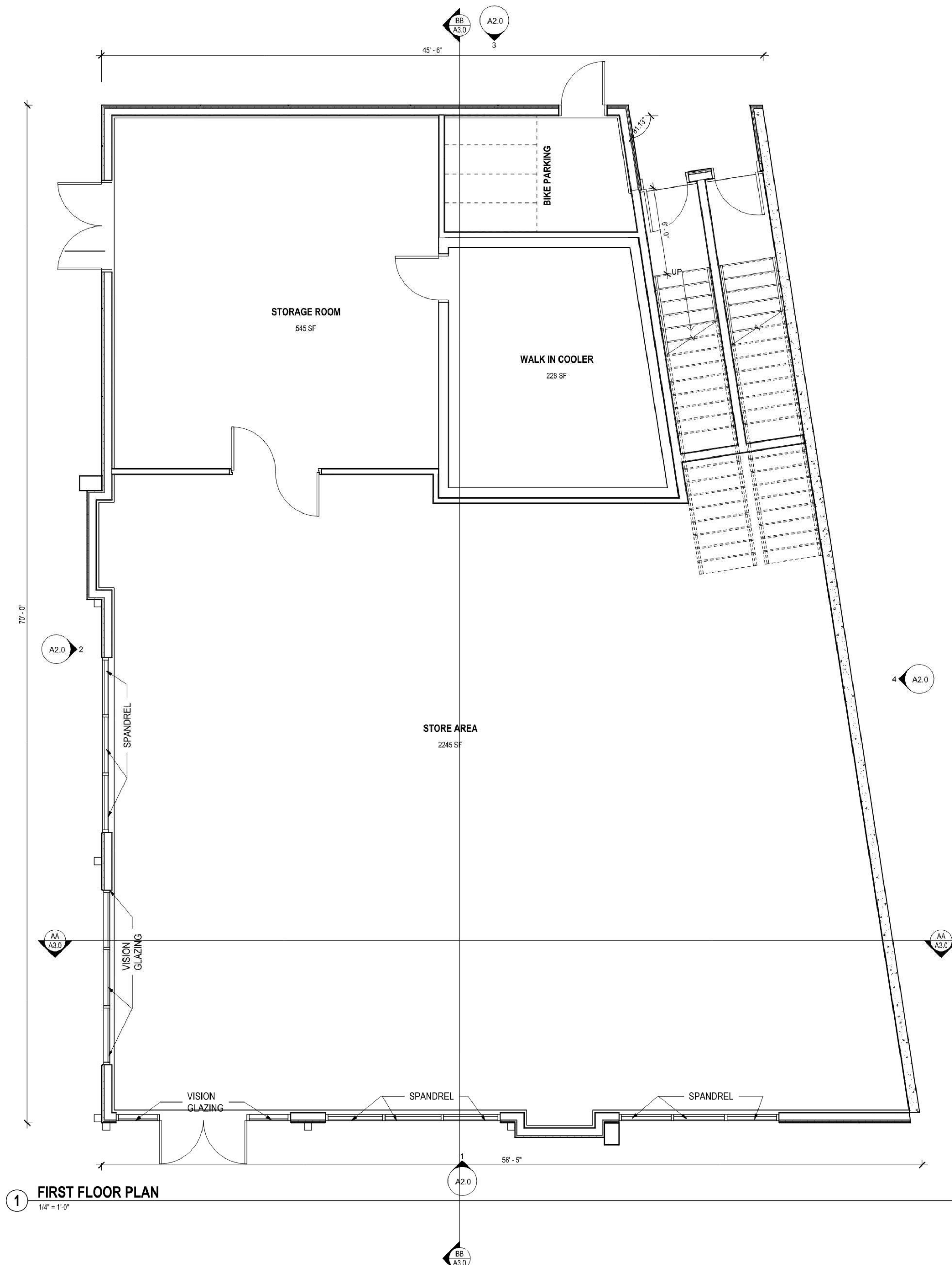
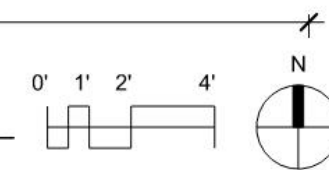
1 SITE PLAN / LANDSCAPE PLAN  
1/16" = 1'-0"



# FLOORPLANS

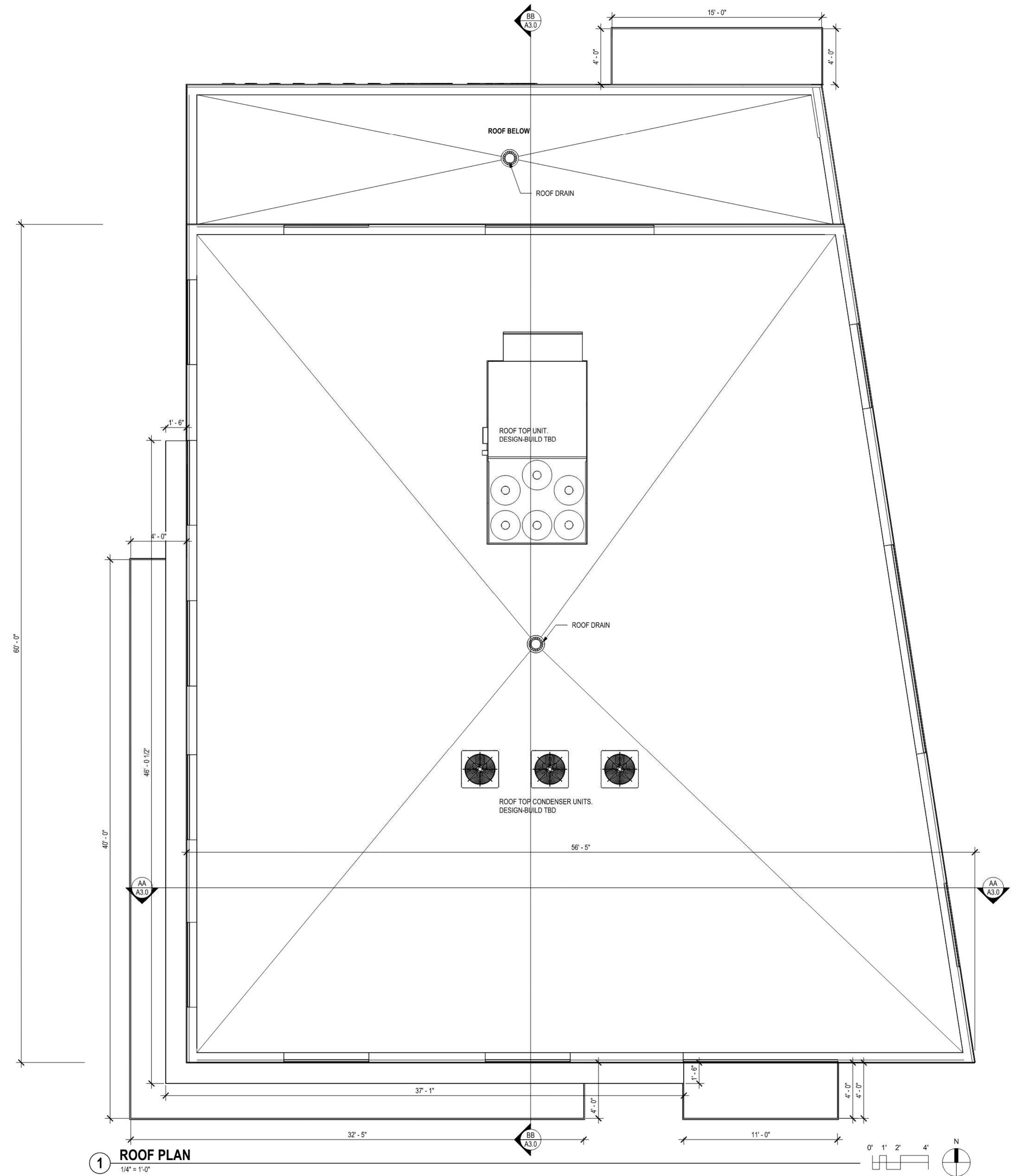


1 SECOND FLOOR PLAN  
1/4" = 1'-0"



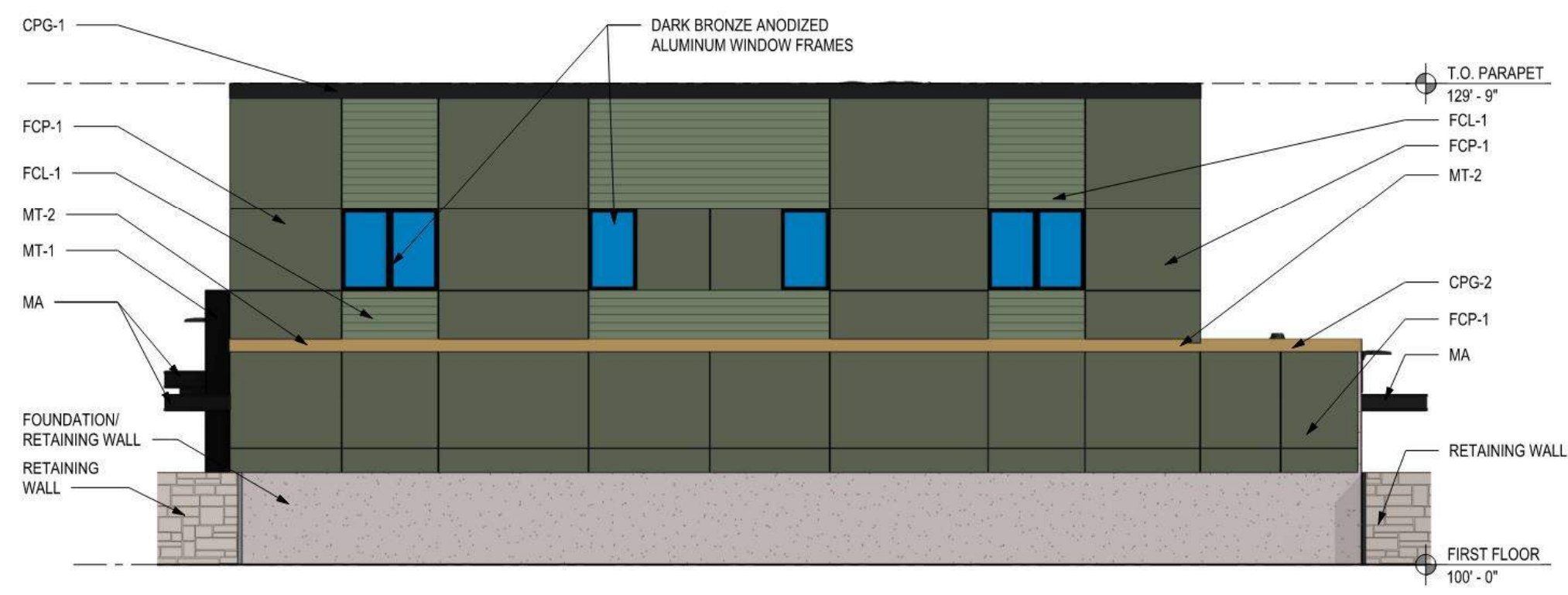
1 FIRST FLOOR PLAN  
1/4" = 1'-0"

# ROOF PLAN

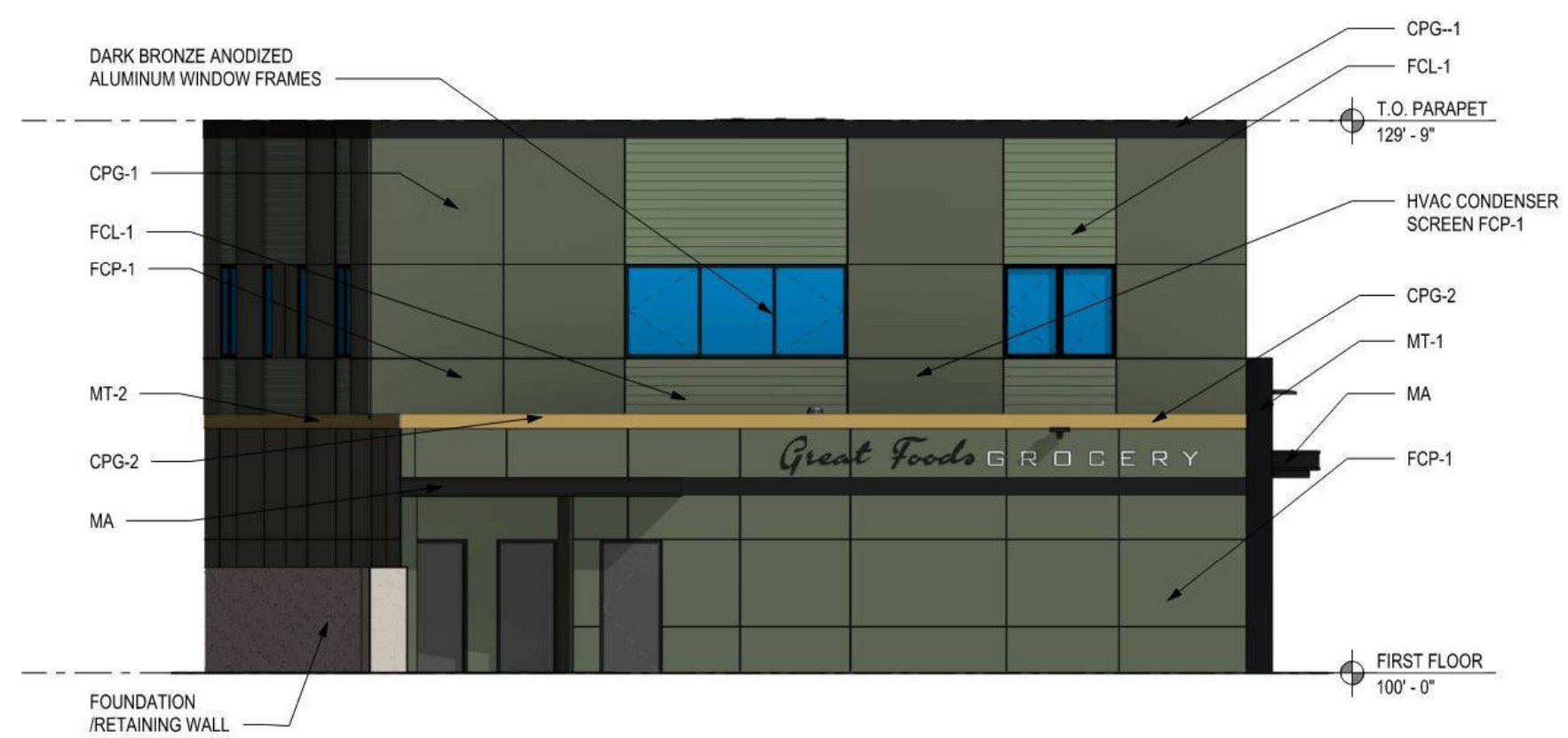


# ELEVATIONS

ELEVATION LEGEND & NOTES		
<b>SIDING &amp; TRIM</b>		
FCP-1	FIBER CEMENT PANEL	COLOR (DIAMOND KOTE)
FCL-1	FIBER CEMENT LAP SIDING	OLIVE
MP-1	ENGINEERED WOOD PANEL	PEWTER GREEN
		FAWN
<b>PRE-FINISHED METAL</b>		COLOR
CPG-1	COPING	DARK BRONZE
CPG-2	COPING	FAWN
FSA	FASCIA	DARK BRONZE
MT-1	METAL TRIM	DARK BRONZE
MT-2	METAL TRIM	FAWN
<b>CANOPY</b>		COLOR
MA	METAL AWNING	DARK BRONZE
<b>STOREFRONT</b>		COLOR
	ANODIZED ALUMINUM	DARK BRONZE



4 EAST ELEVATION - COLOR  
1/8" = 1'-0"



3 NORTH ELEVATION - COLOR  
1/8" = 1'-0"



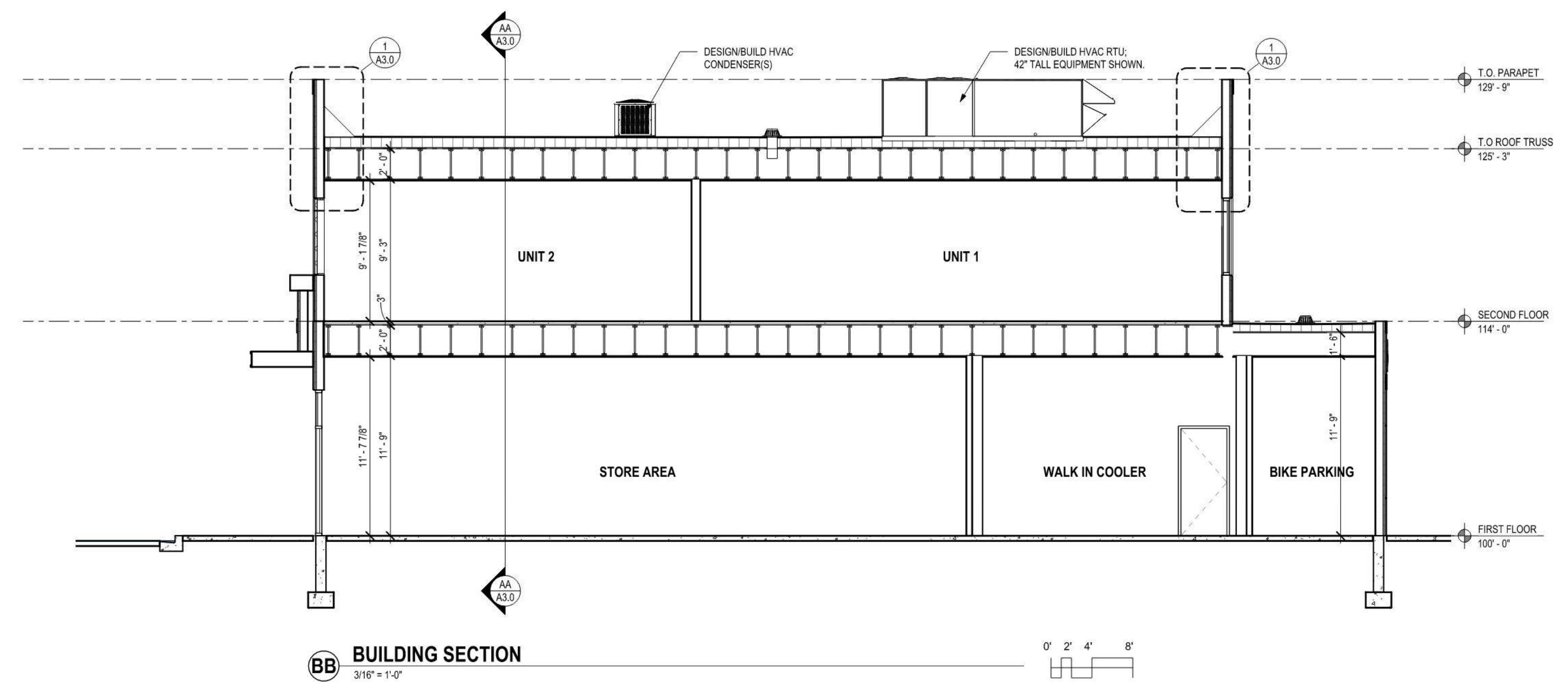
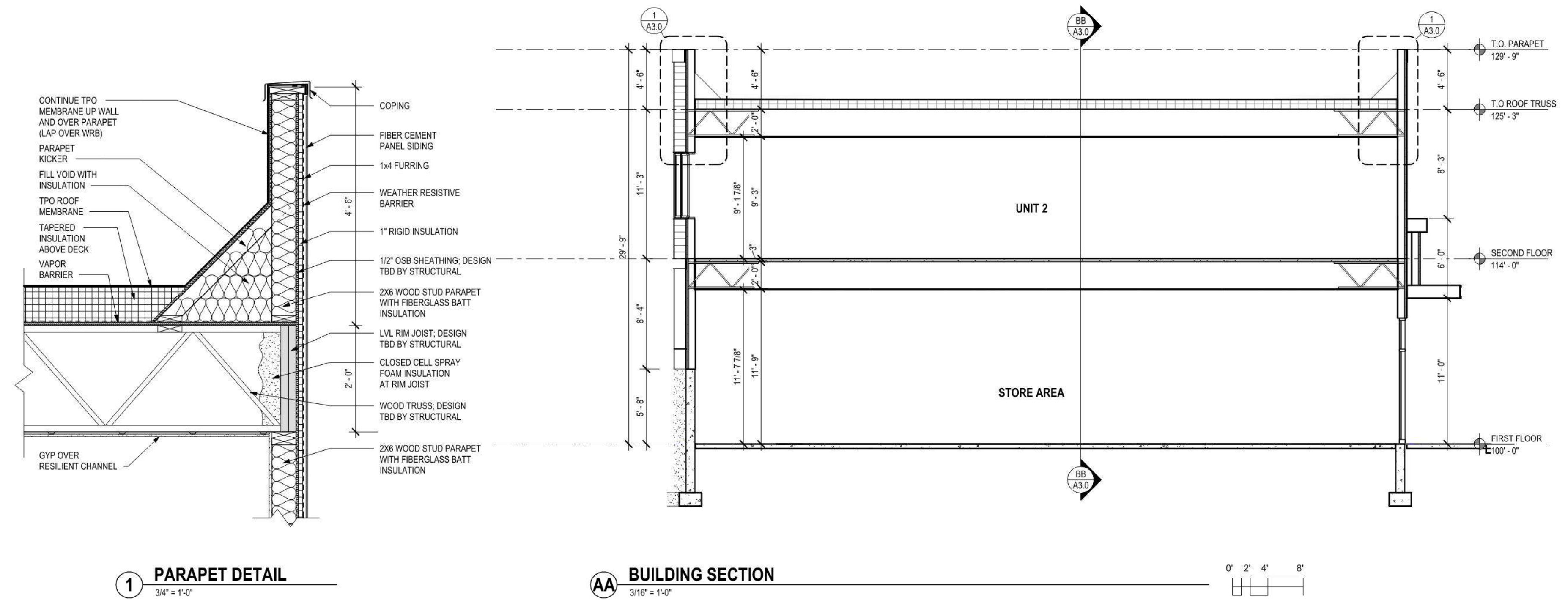
2 WEST ELEVATION - COLOR  
1/8" = 1'-0"



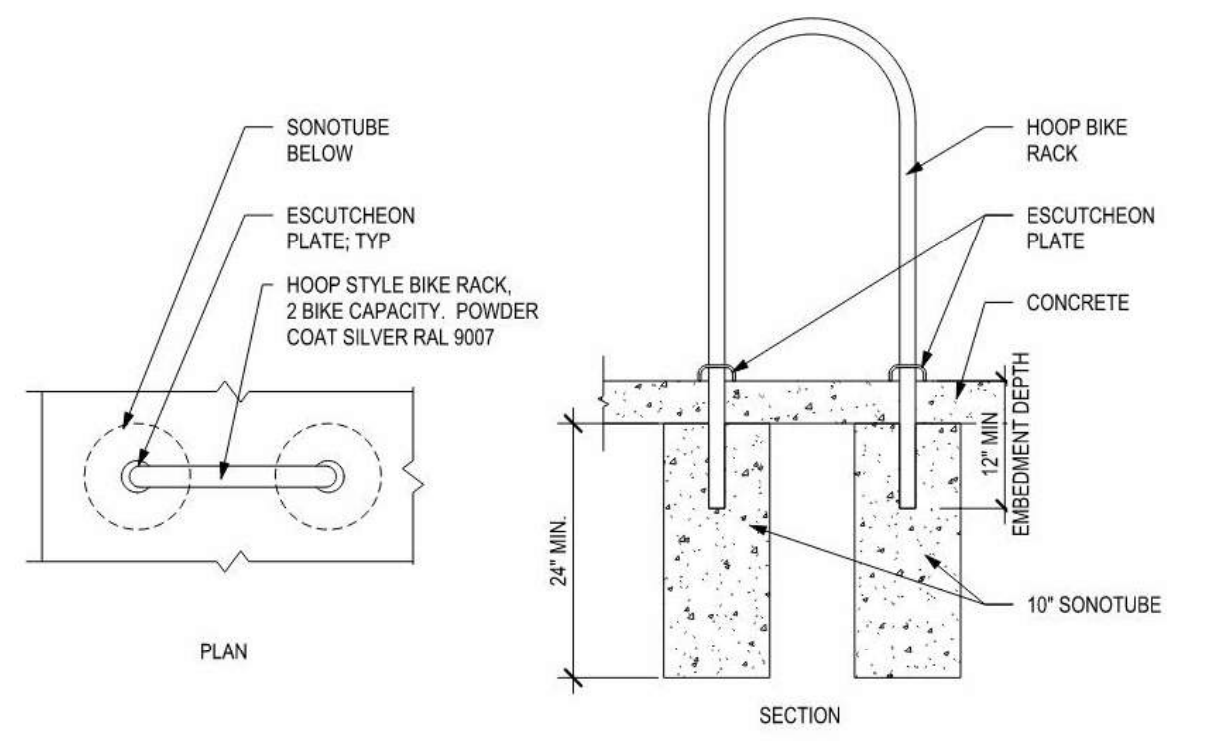
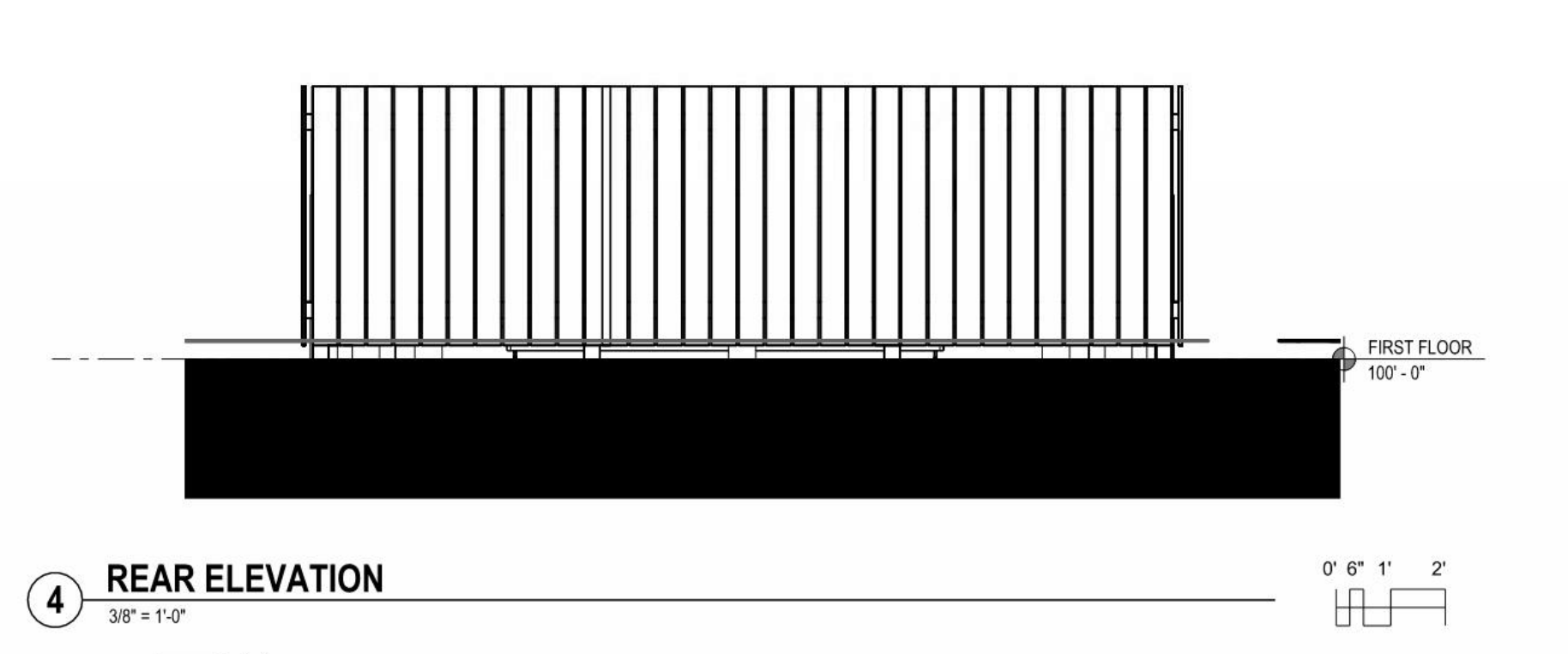
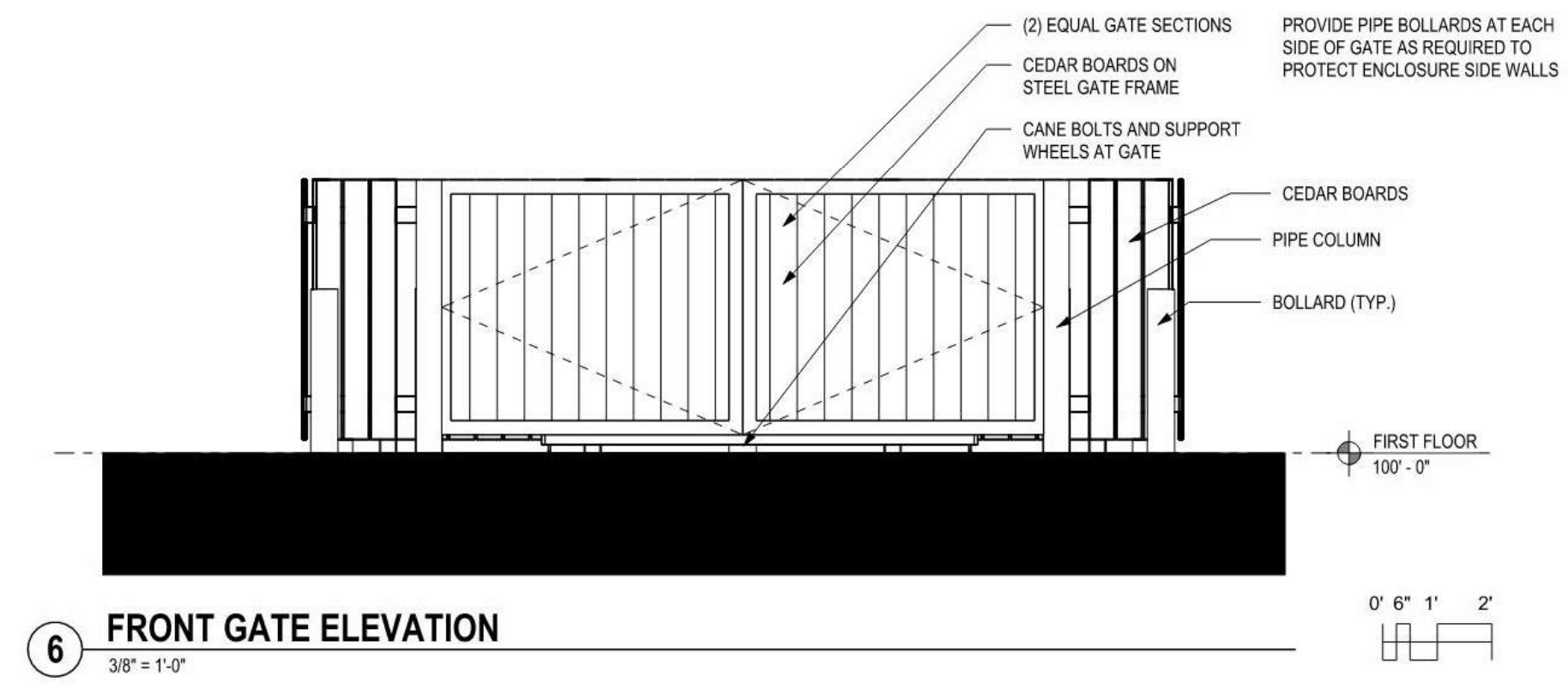
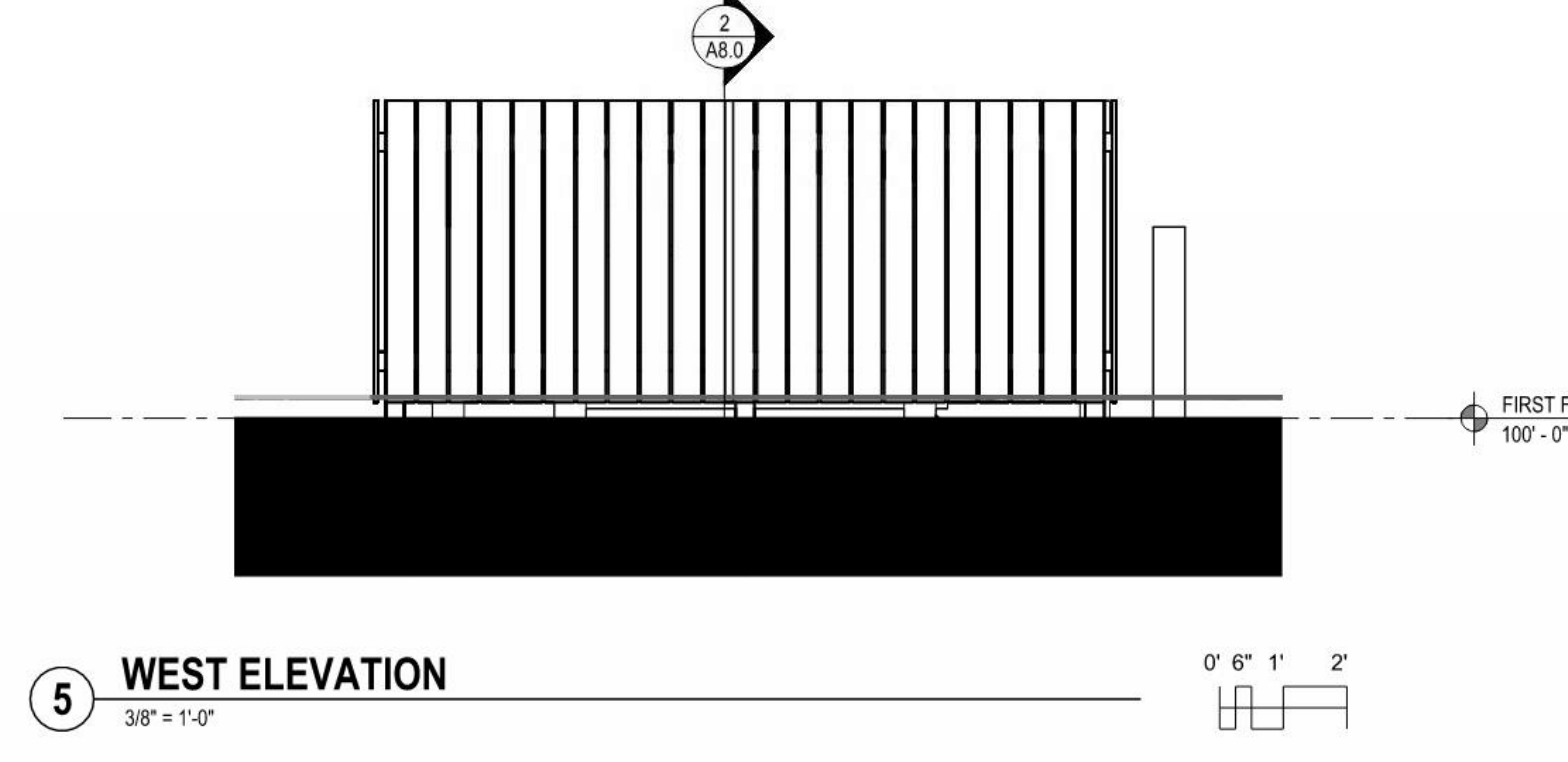
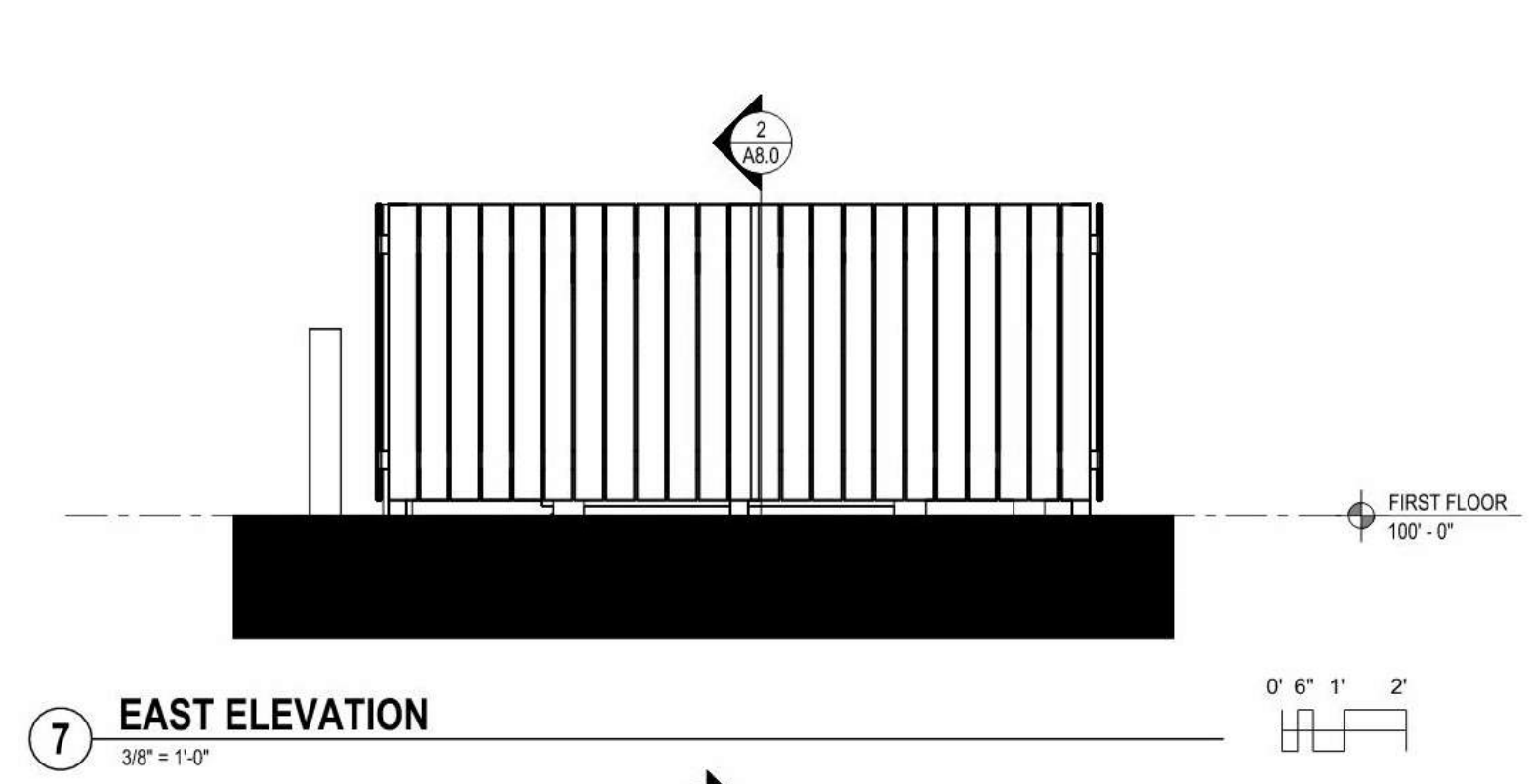
1 SOUTH ELEVATION - COLOR  
1/8" = 1'-0"



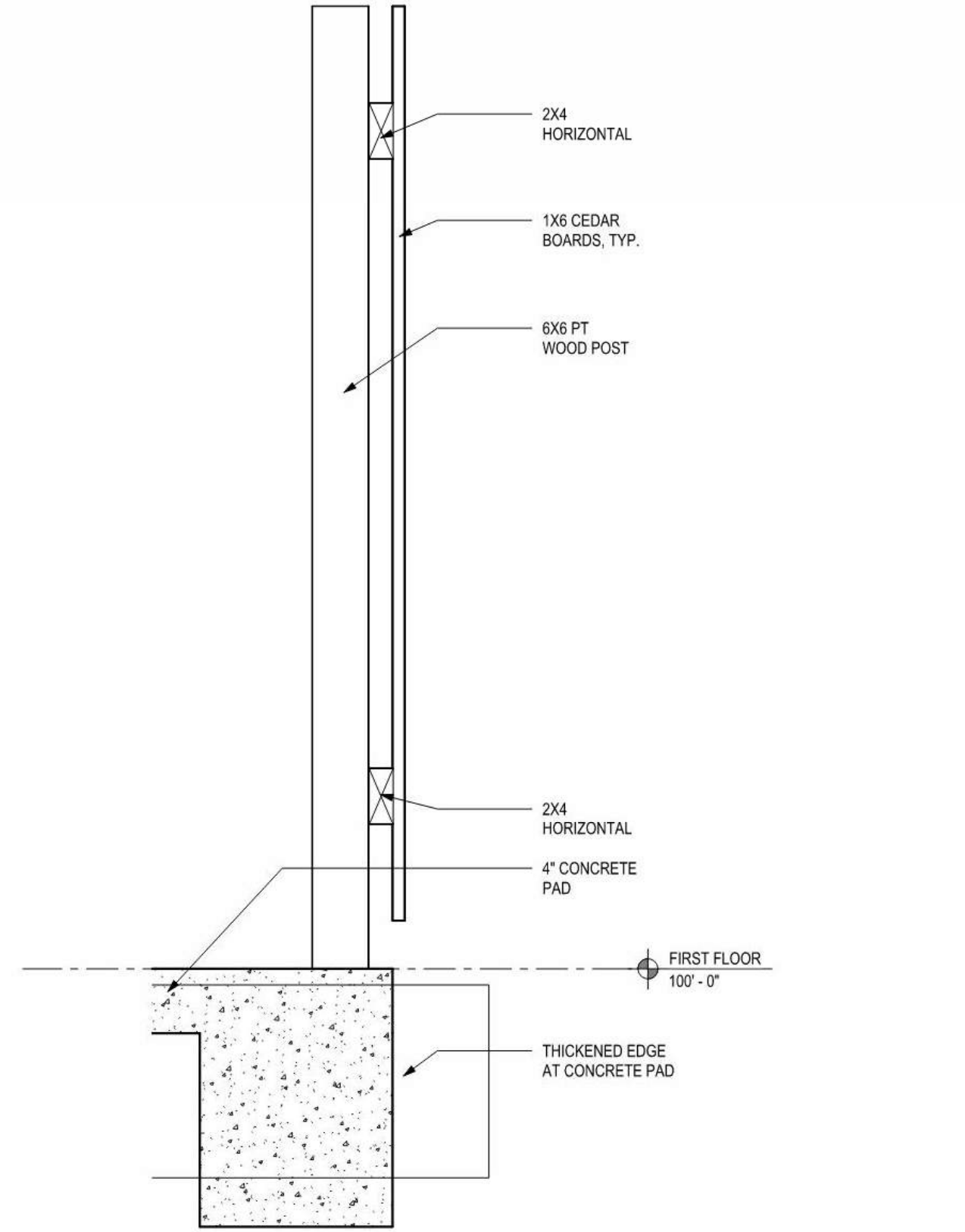
# BUILDING SECTIONS



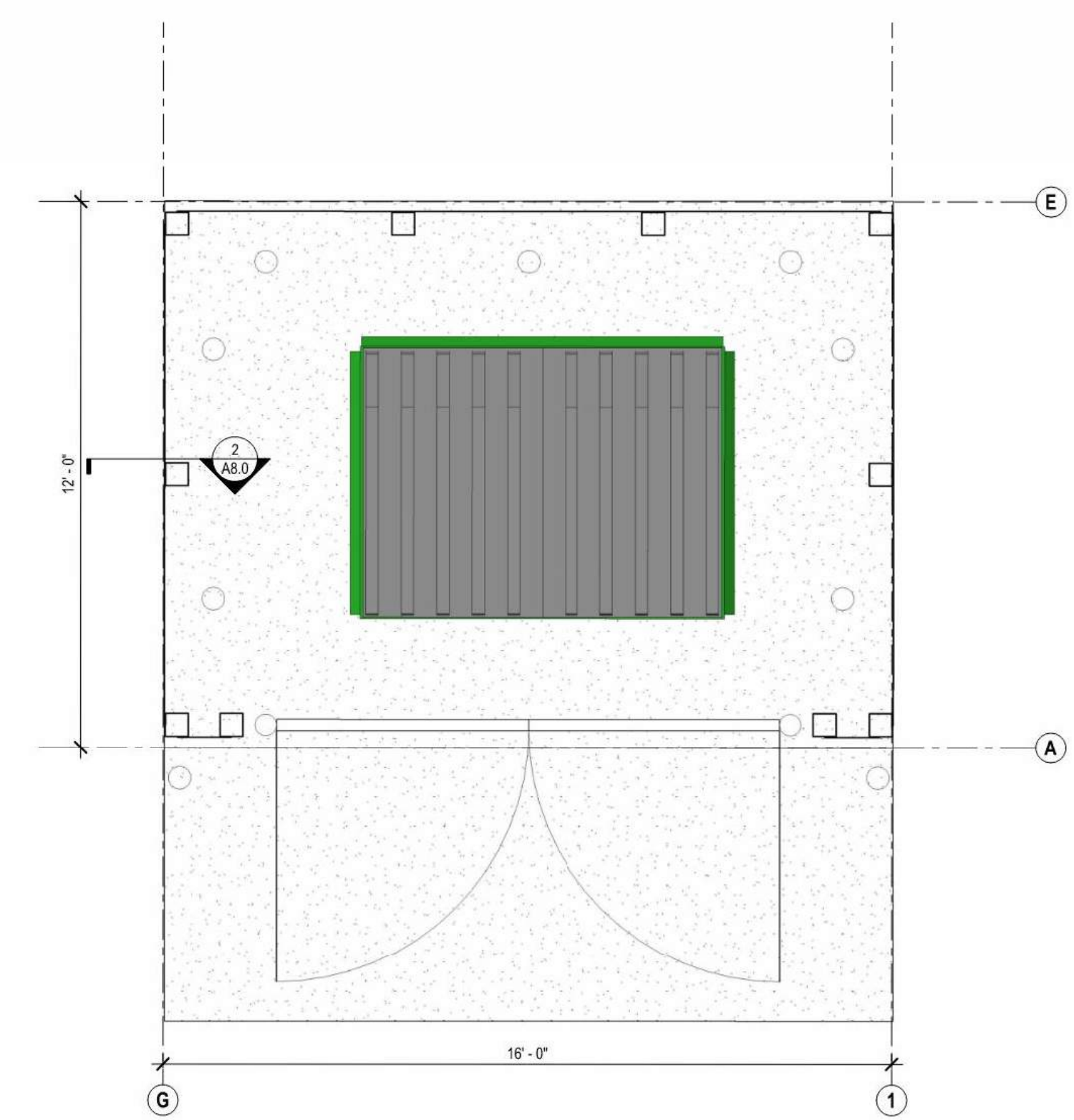
# TRASH ENCLOSURE DETAILS



**3 BIKE RACK DETAIL**  
3/4" = 1'-0"

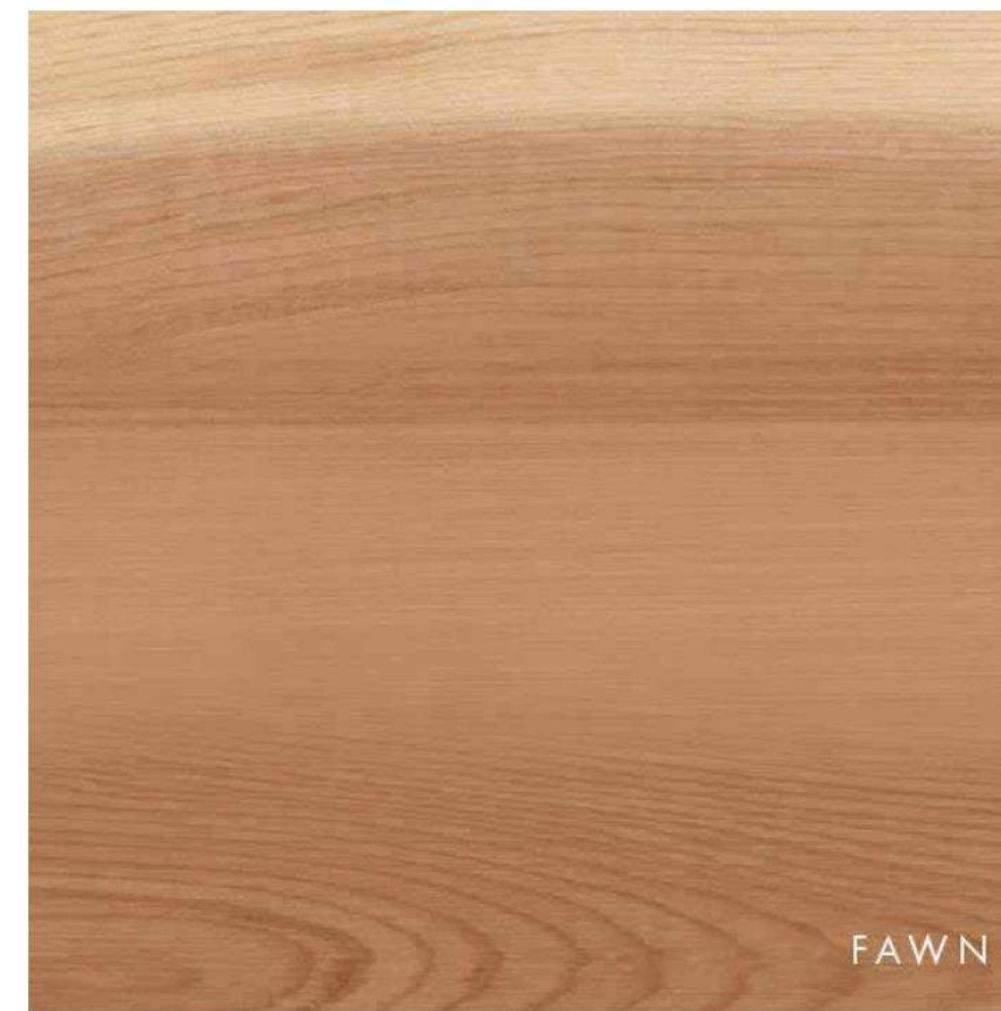


**2 SECTION**  
1 1/2" = 1'-0"



**1 TRASH ENCLOSURE PLAN**  
3/8" = 1'-0"

# MATERIALS



METAL TRIM - FAWN



METAL TRIM/METAL COPING/STOREFRONT  
FRAME/WINDOW FRAME - DARK BRONZE



FIBER CEMENT PANEL SIDING - OLIVE



FIBER CEMENT PANEL SIDING - PEWTER GREEN



METAL PANEL SIDING - FAWN

# RENDERING



# RENDERING

