



November 12, 2008

Al Martin
Urban Design Commission
City of Madison

Re: Acacia
229 W. Lakelawn Place
201 W. Lakelawn Place

The attached information is being submitted for an informational presentation to the Urban Design Commission on the November 19, 2008, agenda.

Plans being submitted include site plans, landscaping plans, floor plans, and elevations for both the existing Acacia Fraternity house at 201 W. Lakelawn Pl (formerly 222 Langdon St.) and a proposed apartment building on the existing gravel parking lot directly north. Also included is project summary information and proposed zoning text that was submitted for planning commission review on October 15, 2008, for a December 15 meeting.

We have had an information neighborhood meeting and preliminary meeting with Landmarks and Zoning. As a result of these meeting revisions have been made to the original plans. These revisions are reflected on elevation sheet 5.1, which is labeled "Revised Elevations 11-11-08."

These revision include larger first story windows, change in poured concrete base detail, decreasing amount of EIFS, increasing the amount of masonry, revising masonry material from burnished block to brick, a more prominent entrance with larger canopy, more glass and signage.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,
The Alexander Company, Inc

A handwritten signature in black ink that reads "David N. Kaul". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

David N. Kaul, AIA
Architect

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>11-12-08</u>	Action Requested
UDC MEETING DATE: <u>11-19-08</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 229 W LAKE LAWN PL + 201 W. LAKE LAWN PL
 ALDERMANIC DISTRICT: 2 (FORMERLY 222 LANGDON - EXISTING ACACIA FRATERNITY HOUSE)
 OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
222 LANGDON, LLC DAVID KAUL - ARCHITECT
C/O ALEXANDER CO. THE ALEXANDER COMPANY

CONTACT PERSON: DAVID KAUL C/O THE ALEXANDER COMPANY
 Address: 145 E. BADGER ROAD
MADISON, WISCONSIN 53713
 Phone: 608-268-8128
 Fax: 608-258-5599
 E-mail address: DNK@ALEXANDERCOMPANY.COM

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.

TOP OF PARAPET ELEV. 97.16'
 TOP OF PARAPET ELEV. 95.16'
 ROOF ELEV. 93.33'
 9'-4"
 FOURTH FLOOR ELEV. 84.0'
 9'-4"
 THIRD FLOOR ELEV. 74.66'
 9'-4"
 SECOND FLOOR ELEV. 65.33'
 9'-4"
 FIRST FLOOR ELEV. 56.0'
 10'-0"
 LOWER LEVEL ELEV. 46.0'





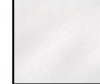
1 WEST ELEVATION A5.2

TOP OF PARAPET ELEV. 97.16'
 TOP OF PARAPET ELEV. 95.16'
 ROOF ELEV. 93.33'
 9'-4"
 FOURTH FLOOR ELEV. 84.0'
 9'-4"
 THIRD FLOOR ELEV. 74.66'
 9'-4"
 SECOND FLOOR ELEV. 65.33'
 9'-4"
 FIRST FLOOR ELEV. 56.0'
 10'-0"
 LOWER LEVEL ELEV. 46.0'



2 WEST ELEVATION A5.2

MATERIAL LEGEND

	EIFS COLOR: #465A PEARL		WINDOWS CLEAR GLASS, BRONZE FRAMES		ALUMINUM GRILLS COLOR: BRONZE
	EIFS COLOR: #389 SOUTHERN TAN		MASONRY ULTRA BURNISHED BY PREMIER BLOCK CORP, COLOR: MAPLENUT 4" x 16" UNITS		CABLE RAIL PAINTED STEEL RAILS WITH STAINLESS STEEL CABLES & HARDWARE
	METAL PANELS COLOR: TERRA COTTA		POURED CONCRETE STAINED & SANDBLASTED		

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

D-5-08 SPLANDMARKS SUBMITTAL

DRAWN: AAA APPR.: BBB

229 W. LAKE LAWN PLACE
201 W. LAKE LAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

EXTERIOR BUILDING
ELEVATIONS

A5.2

PRELIMINARY
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01-15-08 SP/AN/MAR/SUBMITAL

DRAWN: AAA APPR.: BBB

229 W. LAKEAWN PLACE
201 W. LAKEAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

EXTERIOR BUILDING
ELEVATIONS









A5.1

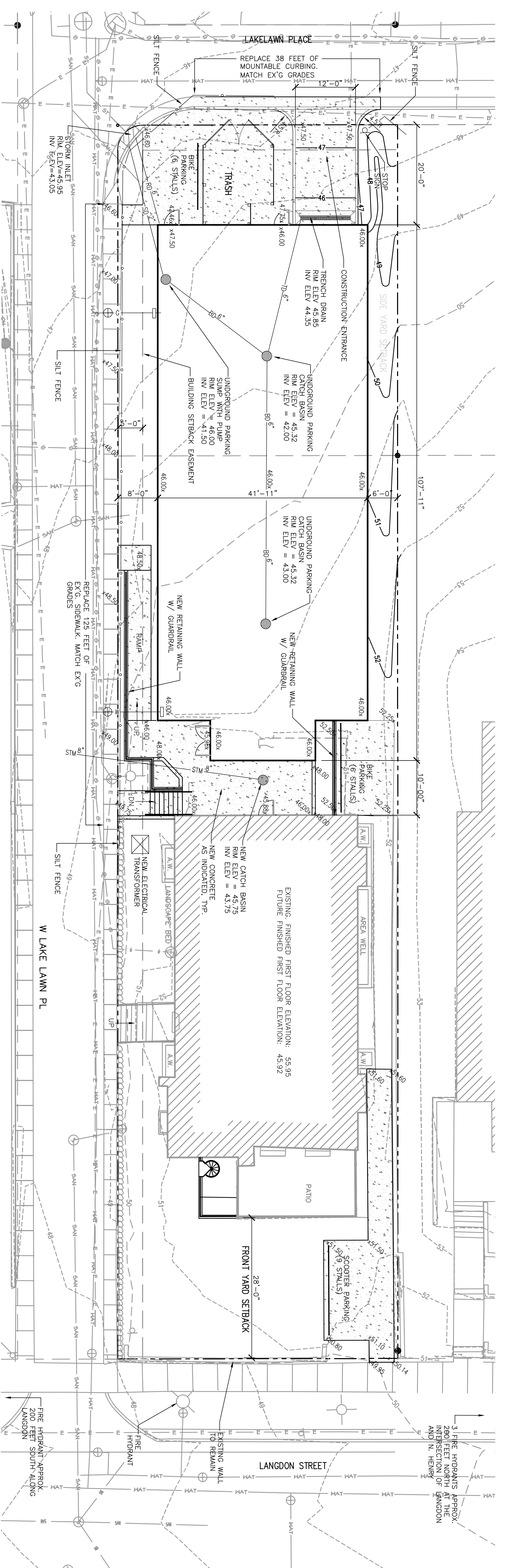
TOP OF PARAPET
ELEV. 97.16'
TOP OF PARAPET
ELEV. 95.16'
ROOF
ELEV. 93.33'
9'-4"
FOURTH FLOOR
ELEV. 84.0'
9'-4"
THIRD FLOOR
ELEV. 74.66'
9'-4"
SECOND FLOOR
ELEV. 65.33'
9'-4"
FIRST FLOOR
ELEV. 56.0'
10'-0"
LOWER LEVEL
ELEV. 46.0'



1 SOUTH ELEVATION 0 4' 8' 12'

MATERIAL LEGEND

- | | | | | | |
|---|---|---|---|---|---|
|  | EIFS
COLOR: #456A PEARL |  | WINDOWS
CLEAR GLASS, BRONZE FRAMES |  | ALUMINUM GRILLS
COLOR: BRONZE |
|  | EIFS
COLOR: #389 SOUTHERN TAN |  | MASONRY
ULTRA BURNISHED BY PREMIER
BLOCK CORP, COLOR: MAPLENUT
4" x 16" UNITS |  | CABLE RAIL
PAINTED STEEL RAILS WITH
STAINLESS STEEL CABLES &
HARDWARE |
|  | METAL PANELS
COLOR: TERRA COTTA |  | POURED CONCRETE
STAINED & SANDBLASTED | | |

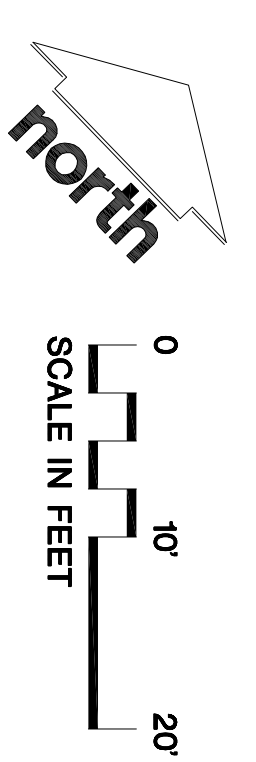


EXISTING LEGEND

⊙	SANITARY MANHOLE	⊗	LIGHT POLE
⊙	YARD CLEANOUT	⊗	UTILITY POLE
⊙	STORM MANHOLE	⊗	GUY WIRE / DEAD WIRE
⊙	STORM INLET	⊗	ELECTRIC FEDESTAL
⊙	STORM CATCH BASIN	⊗	ELECTRIC MANHOLE
⊙	WATER MANHOLE	⊗	OH
⊙	HYDRANT	⊗	TELEPHONE FEDESTAL
⊙	WATER VALVE	⊗	CABLE FEDESTAL
⊙	GAS VALVE	⊗	SIGN
		⊗	STONE WALL
		⊗	FENCE LINE

PROPOSED LEGEND

⊙	SPOT ELEVATION
⊙	CATCH BASIN
⊙	CONTOUR
⊙	GAS LINE
⊙	WATER LINE
⊙	STORM SEWER
⊙	SNIP DRAIN PIPE
⊙	BACKBENT DRAIN PIPE
⊙	ROOF DRAIN PIPE
⊙	SILT FENCE



Although every effort has been made in preparing these plans and checking them for accuracy, subcontractors must check all details and dimensions of their work and be responsible for the same.

These plans and designs are not to be used in whole or in part without the written consent of Exeter Design, Inc.

ITEM	DATE
Drawn: SMOIT	10-15-08
Checked: EAS	
Approved: EAS	
Revised:	
Revised:	
Revised:	

PREPARED BY:
Gold Spring Design
 222 South Main Street
 Fort Atkinson, WI 53538

PROJECT
ACACIA
 201 & 229 W. Lakelawn Place
 Madison, Wisconsin

SHEET TITLE
Site Grading & Utilities Plan

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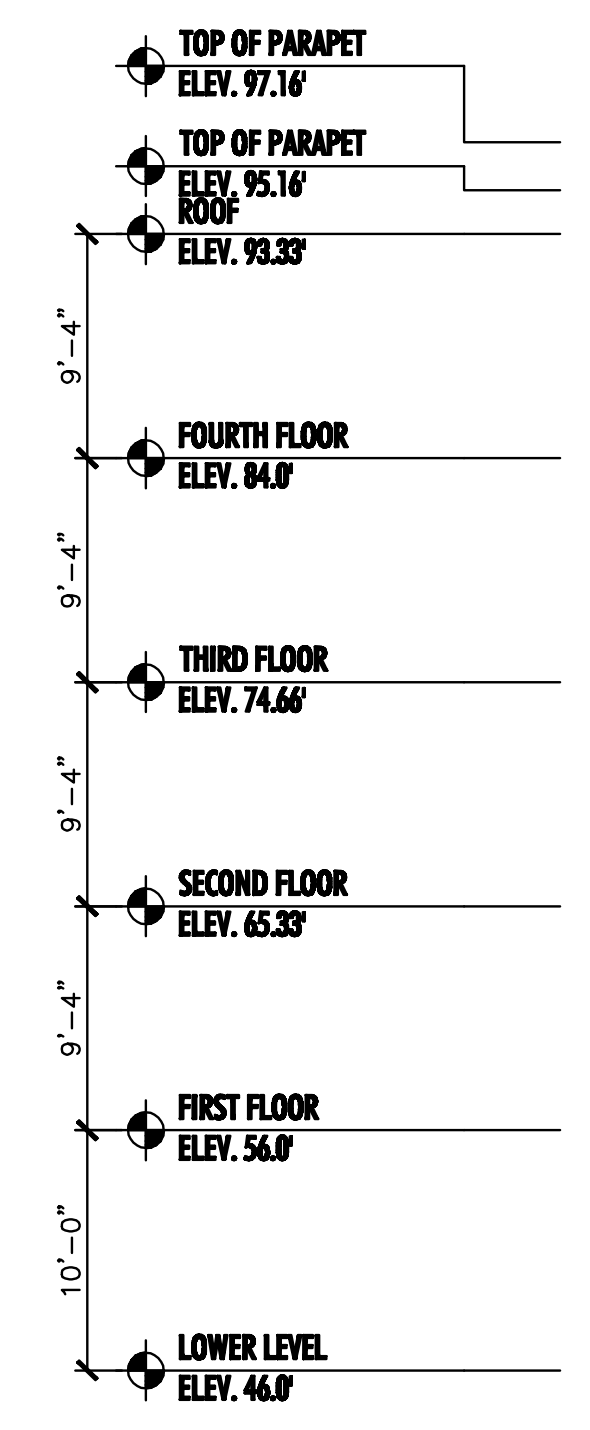
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SHEET NUMBER C-21
ED PROJECT NUMBER 08-0098
ED PROJECT FILE SITELAND/DWG
SCALE 1"=10'

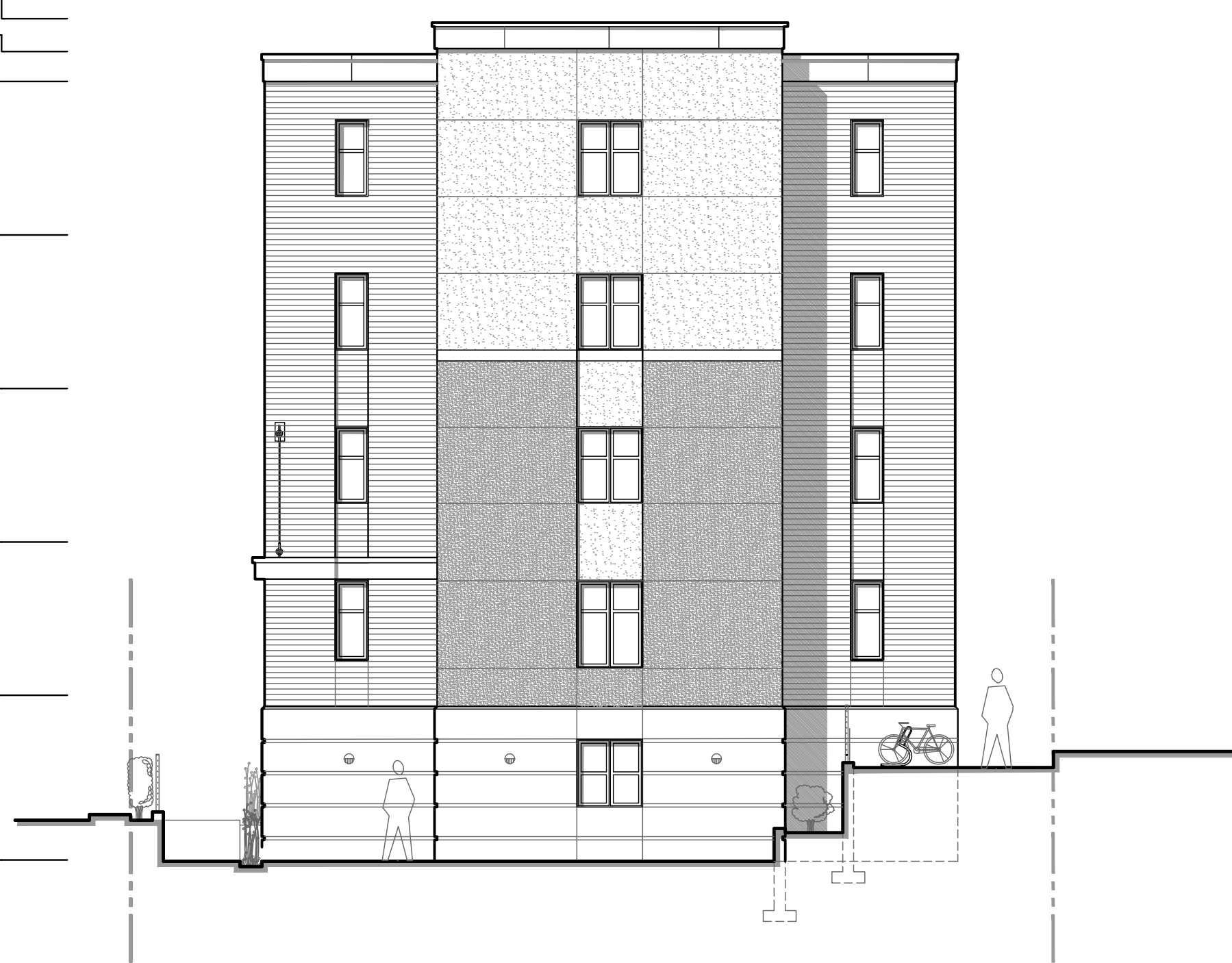
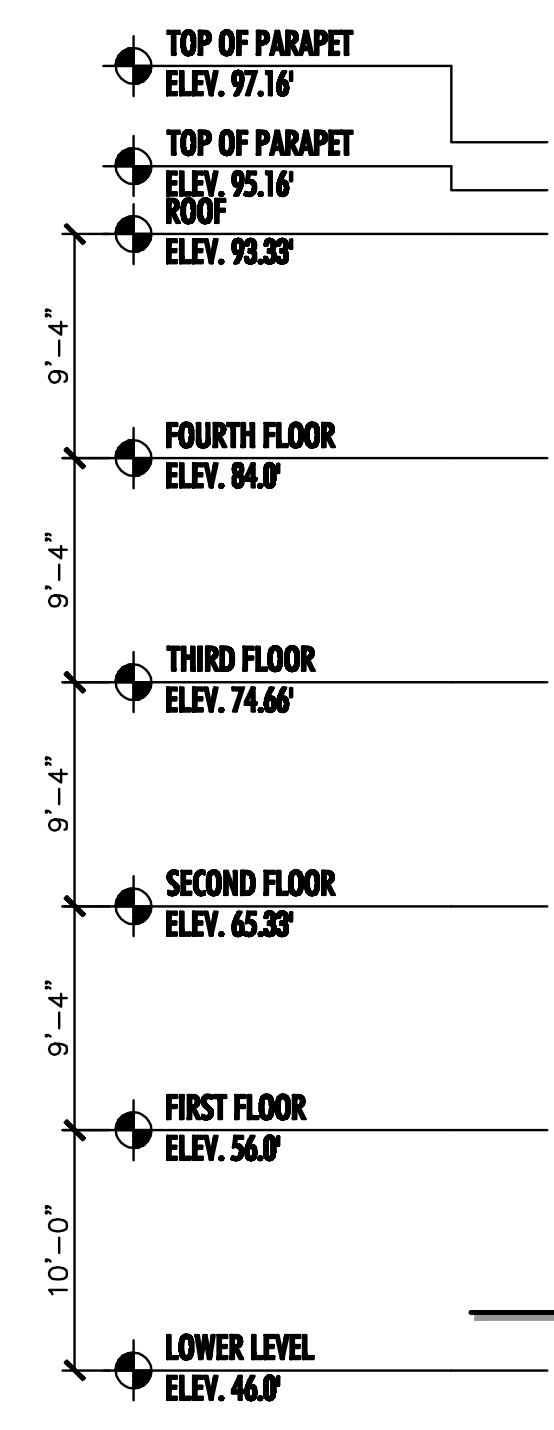
EXETER DESIGN, INC.
 1898 RICE ROAD
 BELLEVILLE, WI 53508
 (608) 424-2286



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
A5.1



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
A5.2



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
A5.1

PRELIMINARY
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10-15-08 SPL/LANDMARKS SUBMITTAL

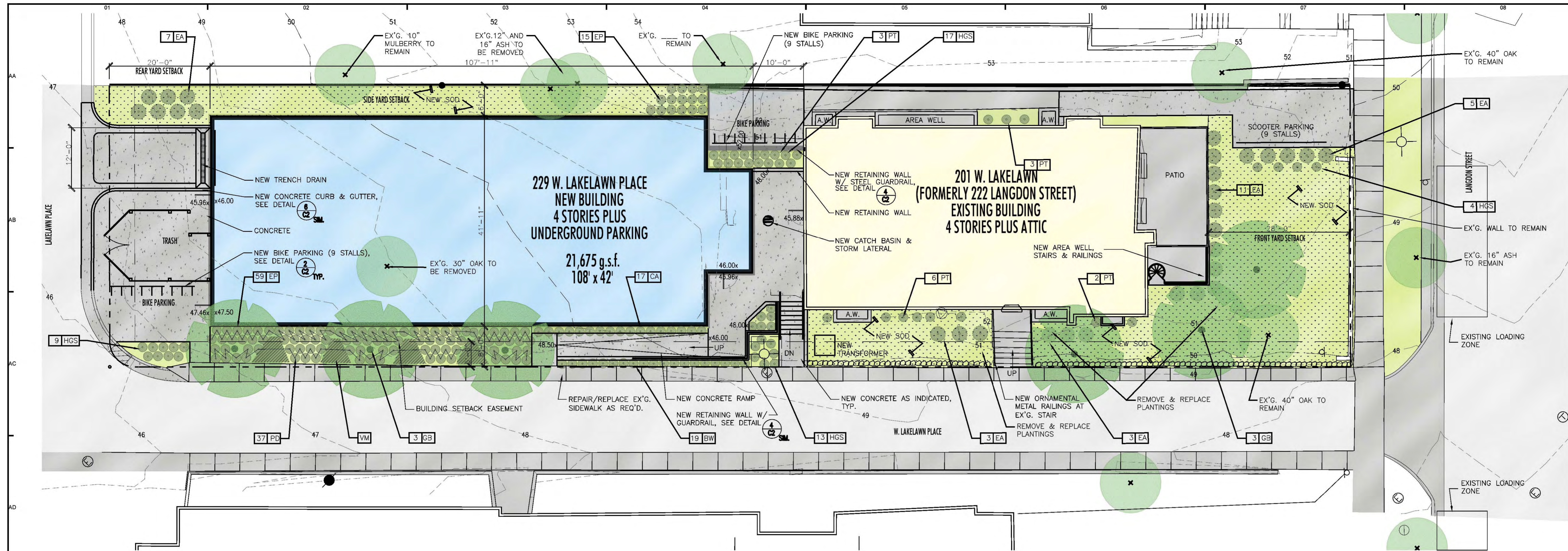
DRAWN: AAA APPR: BBB

229 W. LAKELAWN PLACE
201 W. LAKELAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

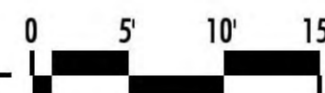
REVISED ELEVATIONS 11-11-08

ELEVATIONS
A5.1

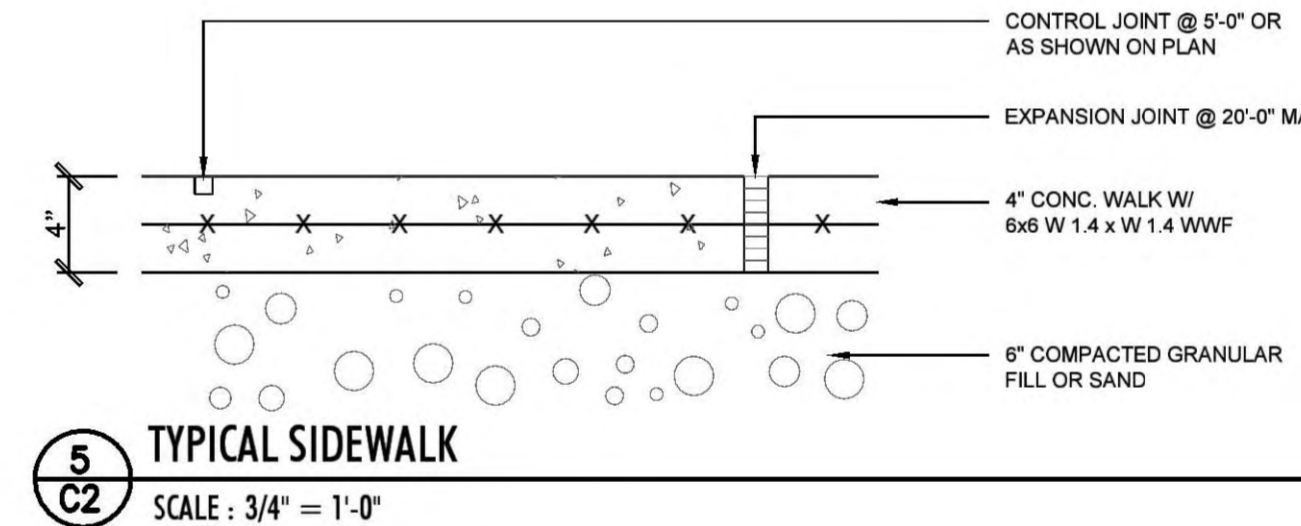
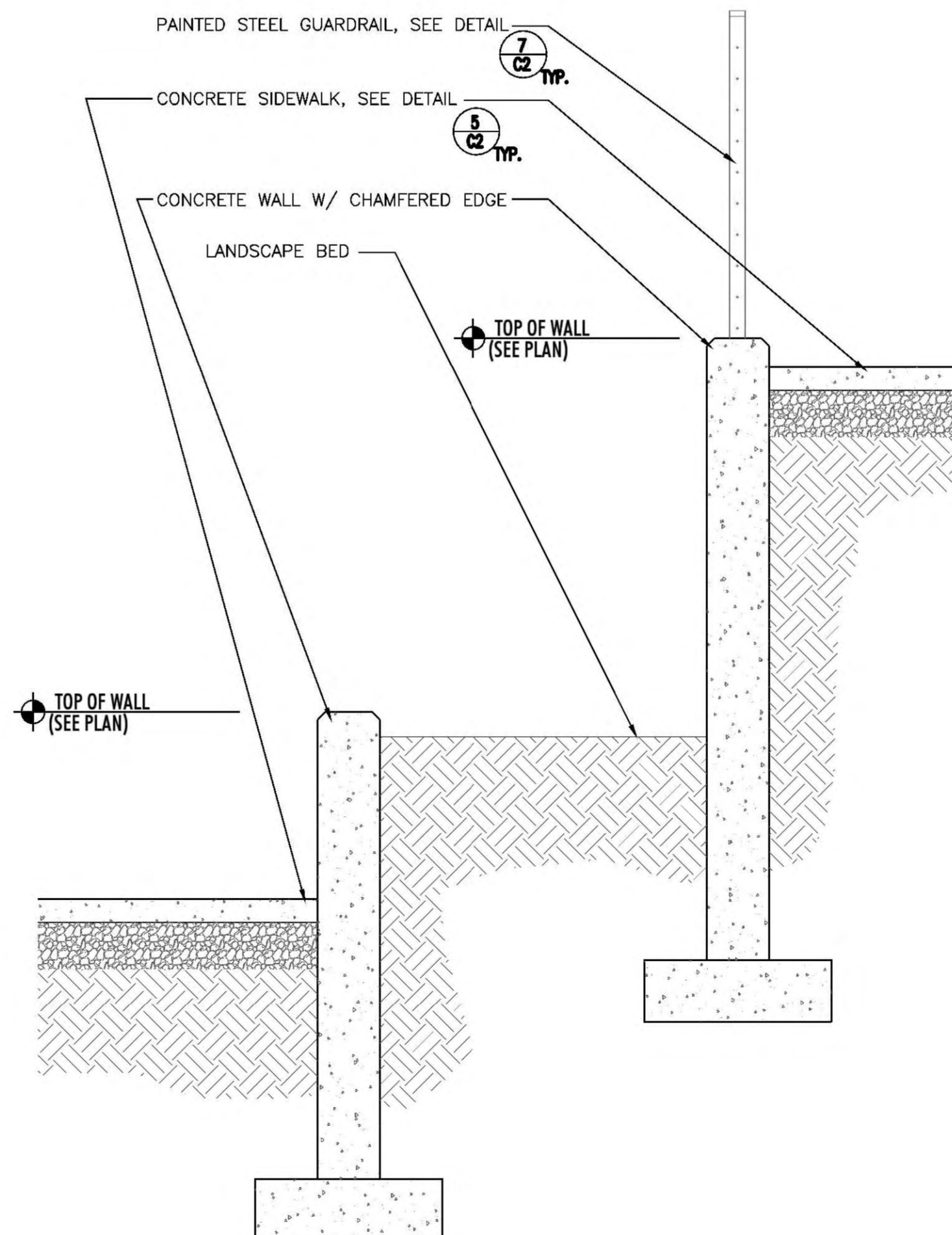
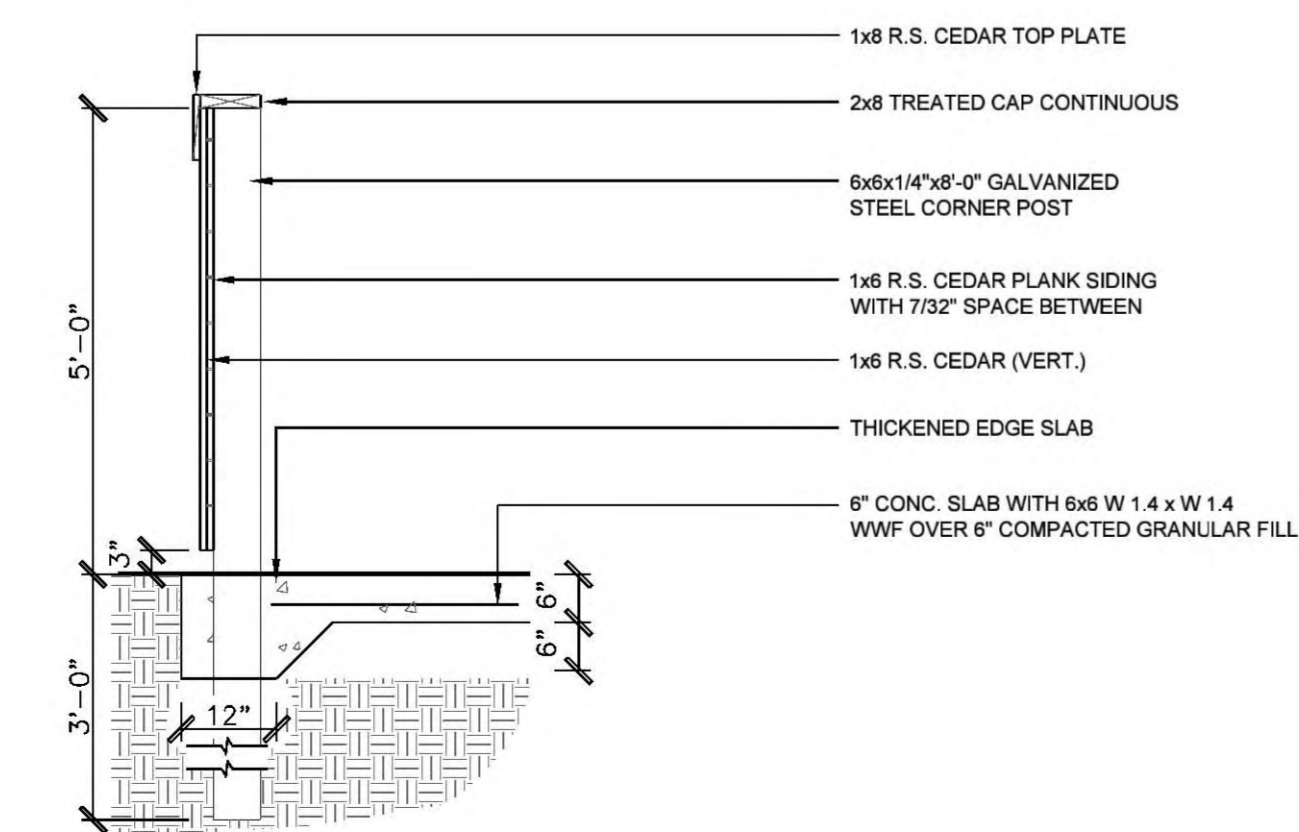
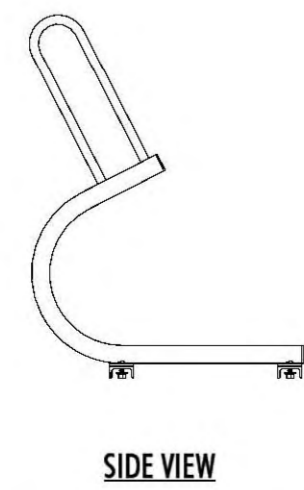
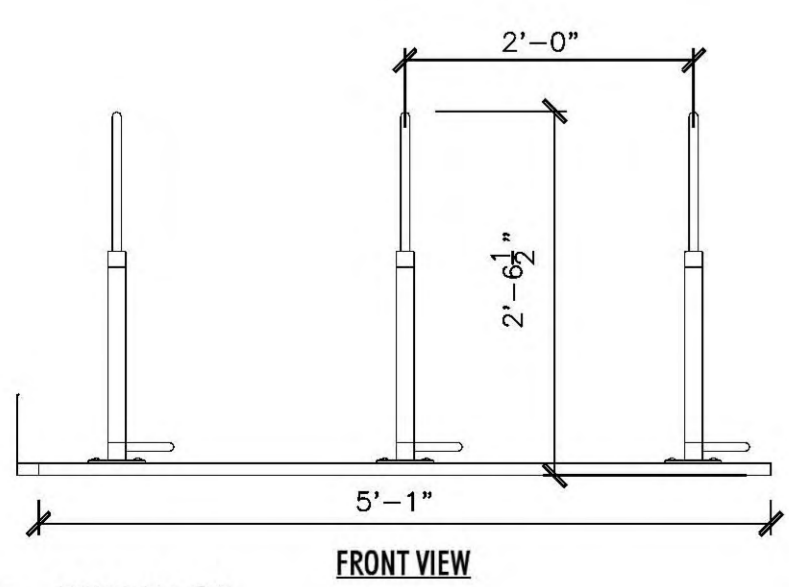
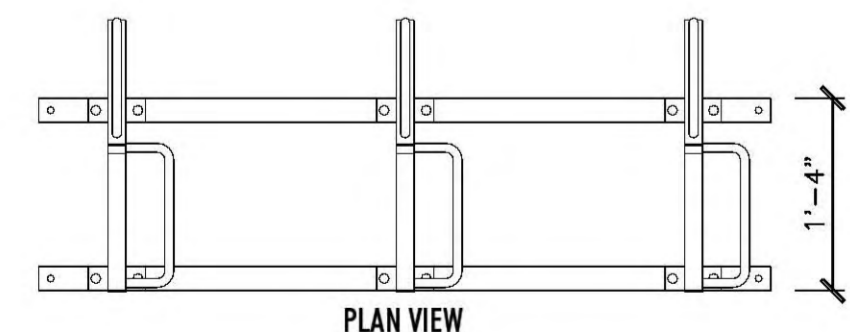


PRELIMINARY
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1 SITE IMPROVEMENTS PLAN
SCALE: 1" = 10'



SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
TREES						
GB	Ginkgo Biloba 'Autumn Gold'	Ginkgo Autumn Gold	2" cal.	B&B	6	
SHRUBS						
EA	Euonymus Alatus 'Timber Creek'	'Chicago Fire' Winged Euonymus	#5	Cont.	29	
BW	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	#2	Cont.	19	24" o.c.
PERENNIALS / VINES						
HGS	Hemerocallis 'Gentle Shepard'	Gentle Shepherd Daylily	#1	Cont.	43	
EP	Echinacea Purpurea Magnus	Purple Cone Flower	#2	Cont.	74	
PD	Phlox Divaricata Chattanooga	Chattahoochee Phlox	#1	Cont.	37	
CA	Calamagrostis Acuta Flora 'Karl Forester'	Karl Forester Feather Reed Grass	#1	Cont.	17	
PT	Parthenocissus Tricuspidata	Boston Ivy	#2	Cont.	14	
VM	Vinca minor	Periwinkle		Cont.		12" o.c.

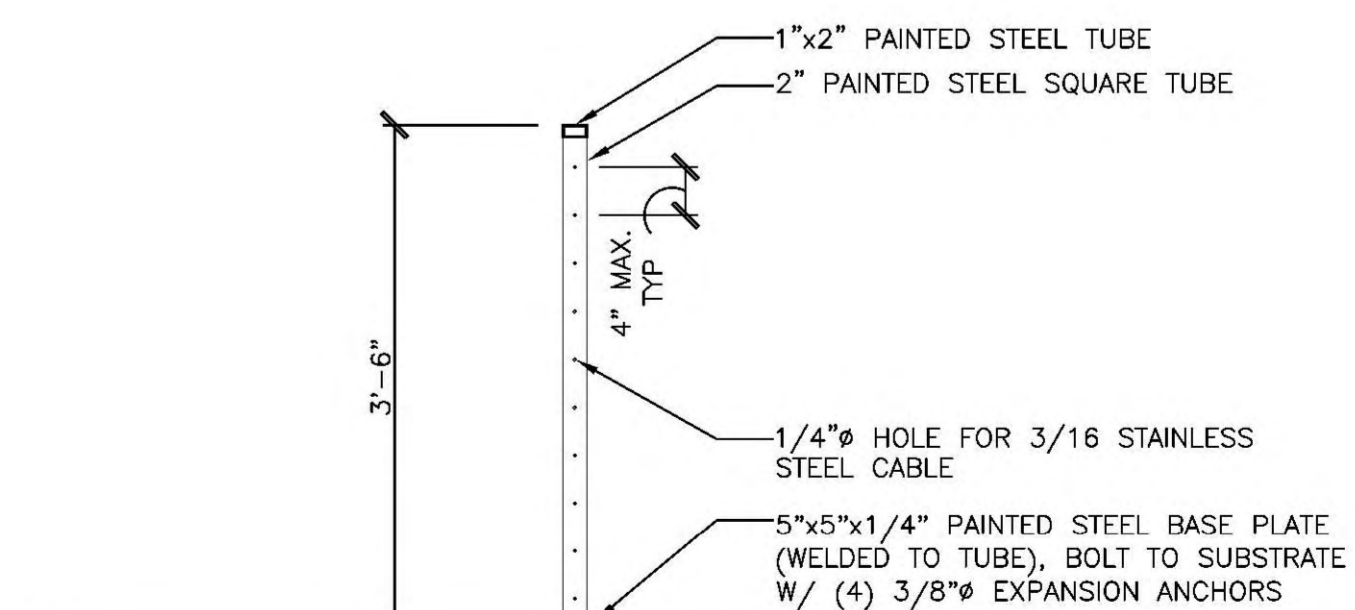


4 TYPICAL RETAINING WALL / LANDSCAPE BED
SCALE: 3/4" = 1'-0"

7 GUARDRAIL
SCALE: 3/4" = 1'-0"

2 BIKE RACK
SCALE: 3/4" = 1'-0"

3 TRASH ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



10-15-08 SPLANDMARKS SUBMITTAL

DRAWN: DZ APPR.: TM

229 W. LAKELAWN PLACE
201 W. LAKELAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

LANDSCAPING AND
SITE IMPROVEMENTS

C2

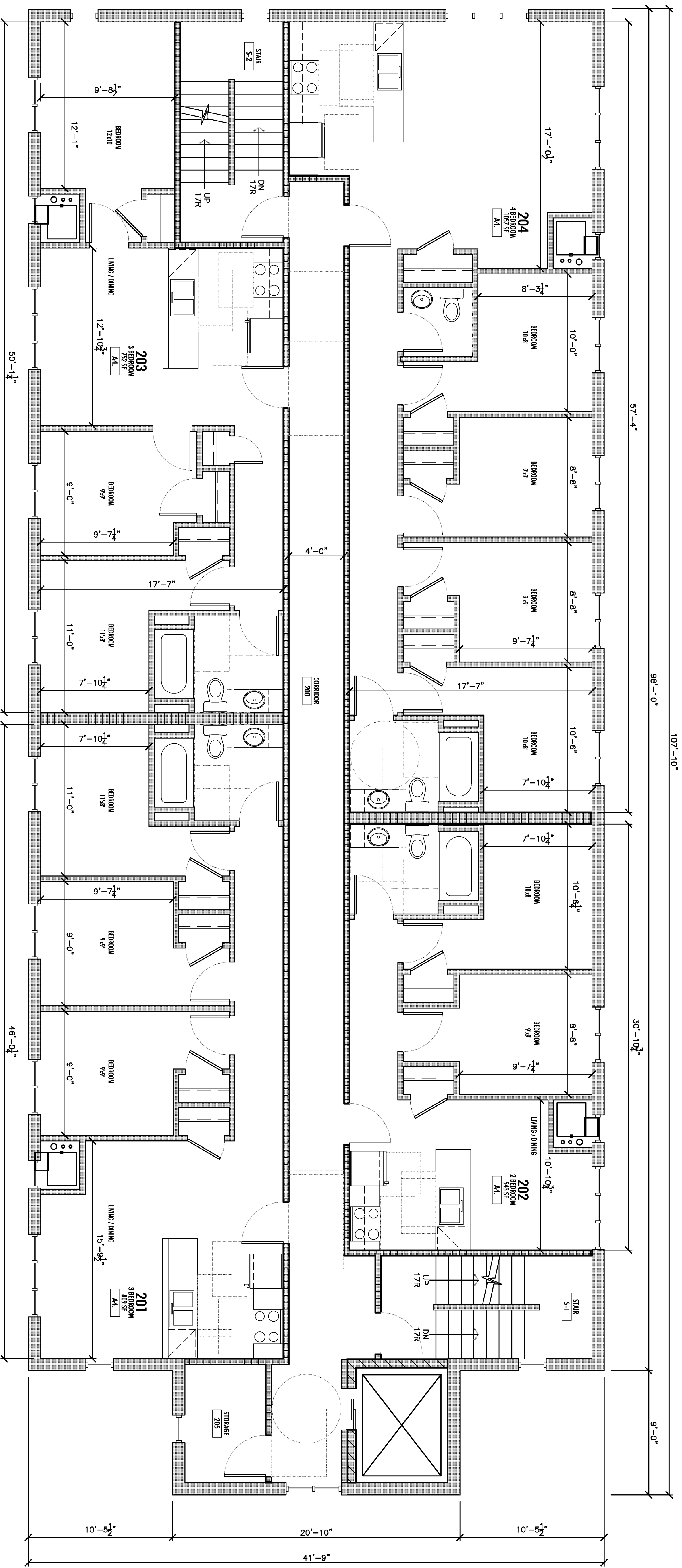
DRAWN: DZ	APPX: TM

229 W. LAKEVIEW PLACE
201 W. LAKEVIEW PLACE
MADISON, WISCONSIN

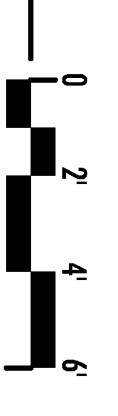
PROJECT # 08-673

SECOND-FOURTH
FLOOR PLAN

A1.2



KEY PLAN
REFERENCE NORTH
1
SCALE: 1/4" = 1'-0"

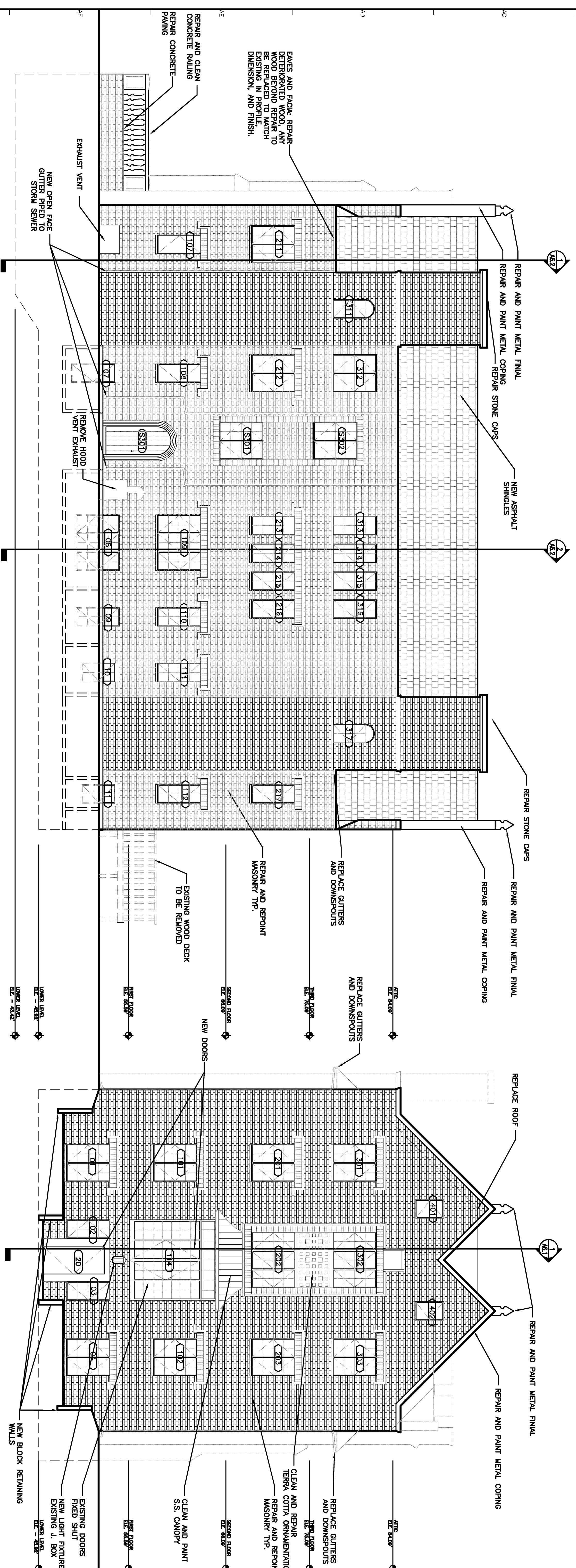


P:\Working\2008-07\2008-07-01\2008-07-01-102.dwg Plot Date: 10/17/2008

PRELIMINARY
 FOR INFORMATION PURPOSE ONLY
 NOT FOR CONSTRUCTION

05-21-08 SCHEMATIC DESIGN PROPOSAL
 07-22-08 75% DESIGN DEVELOPMENT
 09-05-08 10% DESIGN DEVELOPMENT
 11-14-08 PART 2 ADDENDUM

DRAWN: BSF	APPX.
ACACIA 201 W. LAKELAND PL MADISON WI	
PROJECT # 08-667	
EXTERIOR BUILDING ELEVATIONS	
A5.2	



PRELIMINARY
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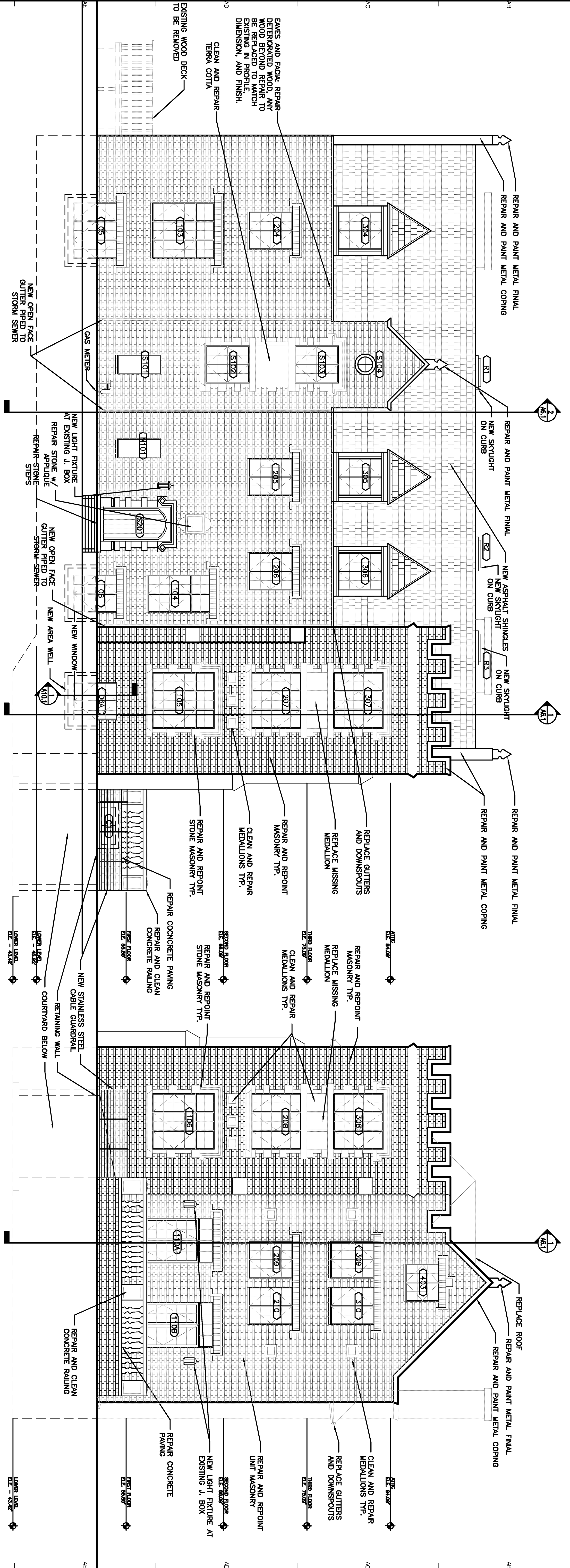
06-21-08	SCHEMATIC DESIGN PROPOSAL
07-23-08	75% DESIGN DEVELOPMENT
08-04-08	10% DESIGN DEVELOPMENT
08-19-08	PART 2 SUBMITTAL
09-14-08	PART 2 ADDENDUM

DATE	DESCRIPTION

ACACIA
 201 W. LAKEVIEW PL
 MADISON WI

PROJECT # 08-667

EXTERIOR
 BUILDING
 ELEVATIONS
A5.1



GENERAL ELEVATION NOTES:

A. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED.

B. REMOVE ALL PLANT GROWTH AT EXTERIOR WALLS. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

C. REMOVE ALL EXISTING ELECTRICAL CONDUIT, FIXTURES, MECHANICAL PIPING, LOUVERS, VENTS, ETC. PROVIDE NEW REPAIR STUCCO SYSTEM, MIN. 2 COATS, AND ACCESSORIES, AT A DEPTH TO MATCH ADJACENT SURFACES. PROVIDE FINISH TO MATCH EXISTING ADJACENT SYSTEM. (TYPICAL AT ENTIRE PERIMETER OF BUILDING)

D. WINDOWS, REFER TO WINDOW SCHEDULE AND SPECIFICATION MANUAL FOR SCOPE OF REPAIR OR REPLACEMENT. SALVAGE AND RESTORE EXISTING WINDOW SASHES AND FRAMES (WITH IN KIND REPLACEMENT OF MISSING AND BADLY DAMAGED COMPONENTS). INSTALL NEW WINDOWS ON INTERIOR OF RESTORED EX'G WINDOWS. ALL WINDOW PARTS (EXCEPT GLAZING) TO BE PAINTED.

E. ARCHITECTURAL SHEET METAL: REMOVE AND RESERVE ALL ARCHITECTURAL SHEET METAL. MARK THE ORIGINAL LOCATION OF EACH PIECE. CLEAN, PRIME AND RE-FINISH ALL PIECES IN A SHOP. FABRICATE NEW SECTIONS TO REPLACE BADLY DAMAGED PIECES. FINISH NEW REPLACEMENT MATERIAL TO MATCH. INSTALL ARCHITECTURAL SHEET METAL AFTER FRAMING AND WEATHER RESISTIVE BARRIER HAVE BEEN INSTALLED.

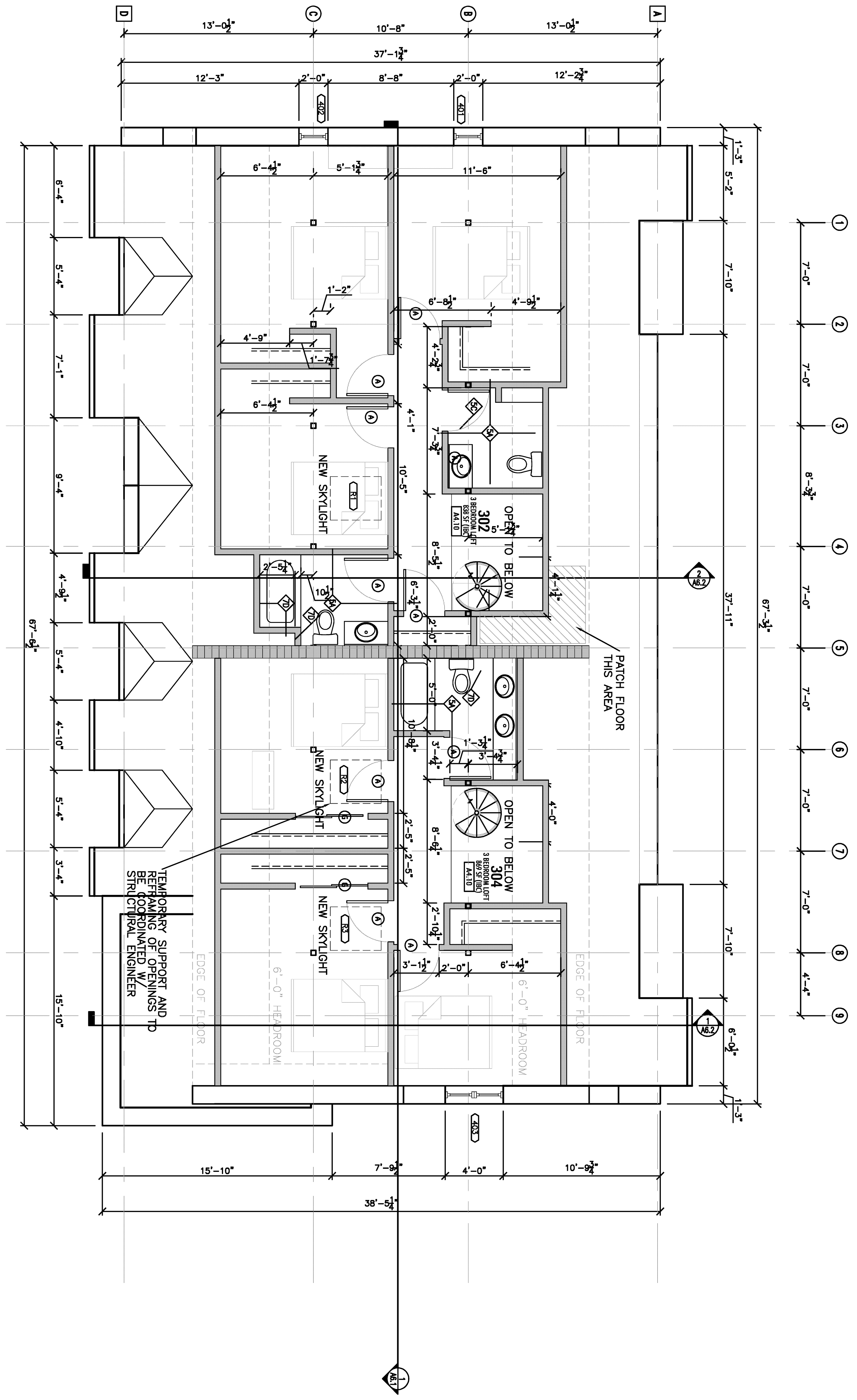
F. PAINTED WOOD: REMOVE ALL LOOSE OR PEELING PAINT DOWN TO SOUND SUBSTRATE. REPAIR AREAS OF DAMAGE. PROVIDE NEW ELASTOMERIC COATING.

G. REPAIR/REPOINT BRICK AND STONE MASONRY PER SPECIFICATION.

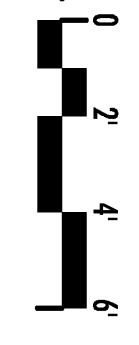
H. PAINT ALL DUCT AND PIPE PENETRATIONS IN ROOF TO COLOR SIMILAR TO ROOF SHINGLES.

GENERAL NOTES:
 1. FOR GENERAL NOTES, REFERENCE SHEET A1.0.

- GENERAL WALL KEY:**
- BEARING WALL (NEW OR EXISTING)
 - NEW FIRE RATED WALL
 - NEW INTERIOR WALL
 - NEW PARTIAL HEIGHT INTERIOR WALL
 - NEW MASONRY WALL
 - EXISTING NON-BEARING WALL
 - EXISTING MASONRY WALL
- WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION.
 UNLESS NOTED OTHERWISE, NEW INTERIOR WALLS SHALL BE WALL TYPE 5



REFERENCE NORTH
 1 FOURTH FLOOR - UPPER LEVEL DIMENSION PLAN
 SCALE: 1/4" = 1'-0"



Alexander Company
 145 E. Badger Road
 Suite 200
 Madison, WI 53713
 Telephone: 608-258-5590
 Fax: 608-258-5599

PRELIMINARY
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05-23-08	SCHEMATIC DESIGN PROPOSAL
07-22-08	75% DESIGN DEVELOPMENT
08-05-08	100% DESIGN DEVELOPMENT
09-09-08	PART 2 SUBMITTAL
03-14-09	PART 2 ADDENDUM

DRAWN: BSF
 APPR:
 ACACIA
 201 W. LAKEVIEW PL
 MADISON WI

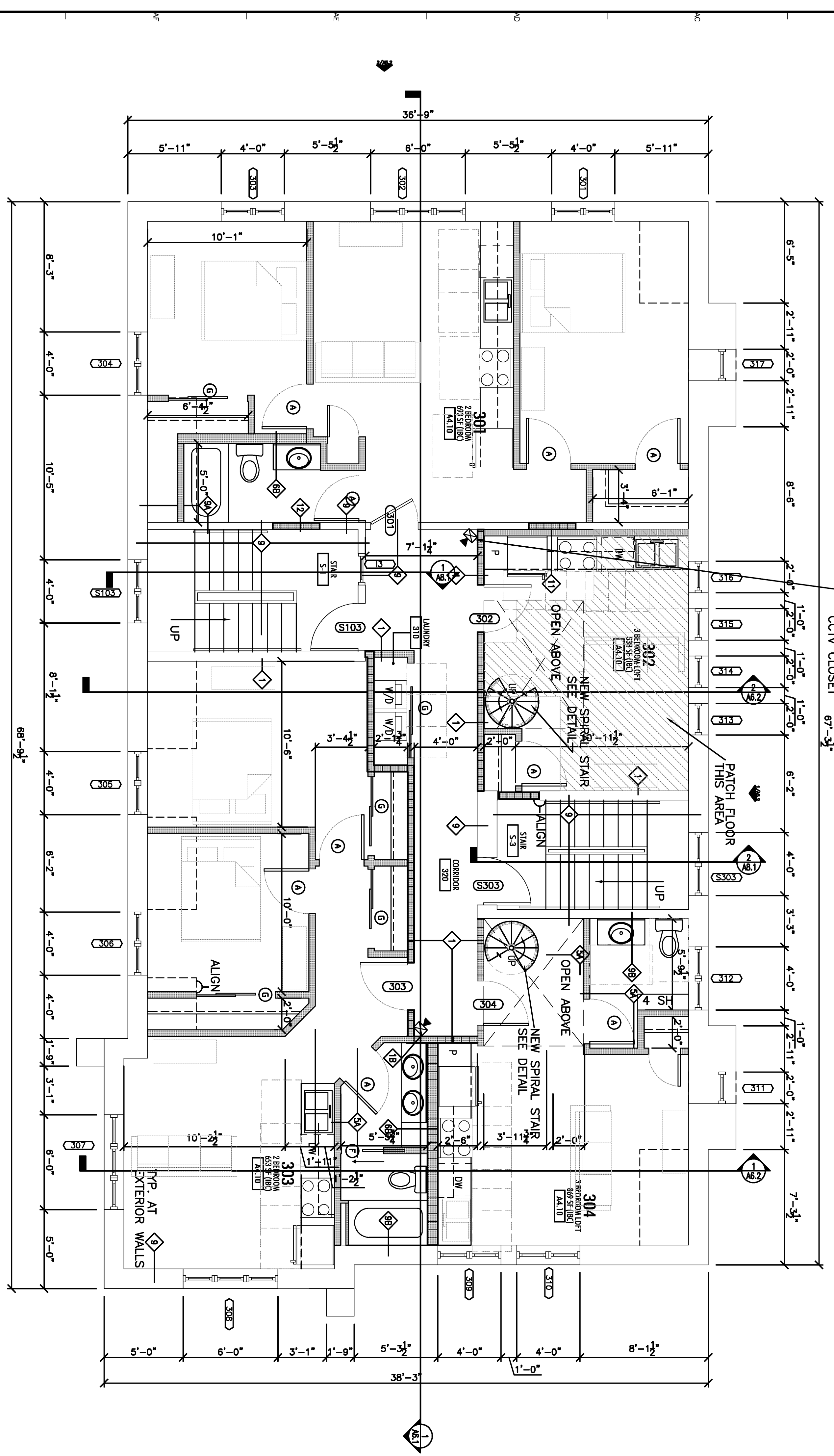
PROJECT # 08-667

FOURTH FLOOR -
 UPPER LEVEL
 DIMENSION
 PLAN
A2.4

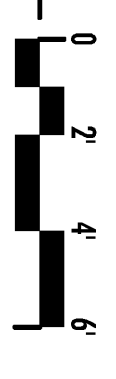
GENERAL NOTES:

1. FOR GENERAL NOTES, REFERENCE SHEET A1.0.

- GENERAL WALL KEY:**
- ▬ BEARING WALL (NEW OR EXISTING)
 - ▬ NEW FIRE RATED WALL
 - ▬ NEW INTERIOR WALL
 - ▬ NEW PARTIAL HEIGHT INTERIOR WALL
 - ▬ NEW MASONRY WALL
 - ▬ EXISTING NON-BEARING WALL
 - ▬ EXISTING MASONRY WALL
 - ▬ WALL TAG INDICATES WALL TYPE, REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION.
 - ◊ UNLESS NOTED OTHERWISE, NEW INTERIOR WALLS SHALL BE WALL TYPE 5



1 THIRD FLOOR DIMENSION PLAN
 REFERENCE NOMIN SCALE: 1/4" = 1'-0"



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07-22-08	75% DESIGN DEVELOPMENT
08-05-08	100% DESIGN DEVELOPMENT
09-09-08	PART 2 SUBMITTAL
10-14-08	PART 2 ADDENDUM

ACACIA
 201 W. LAKEVIEW PL
 MADISON WI

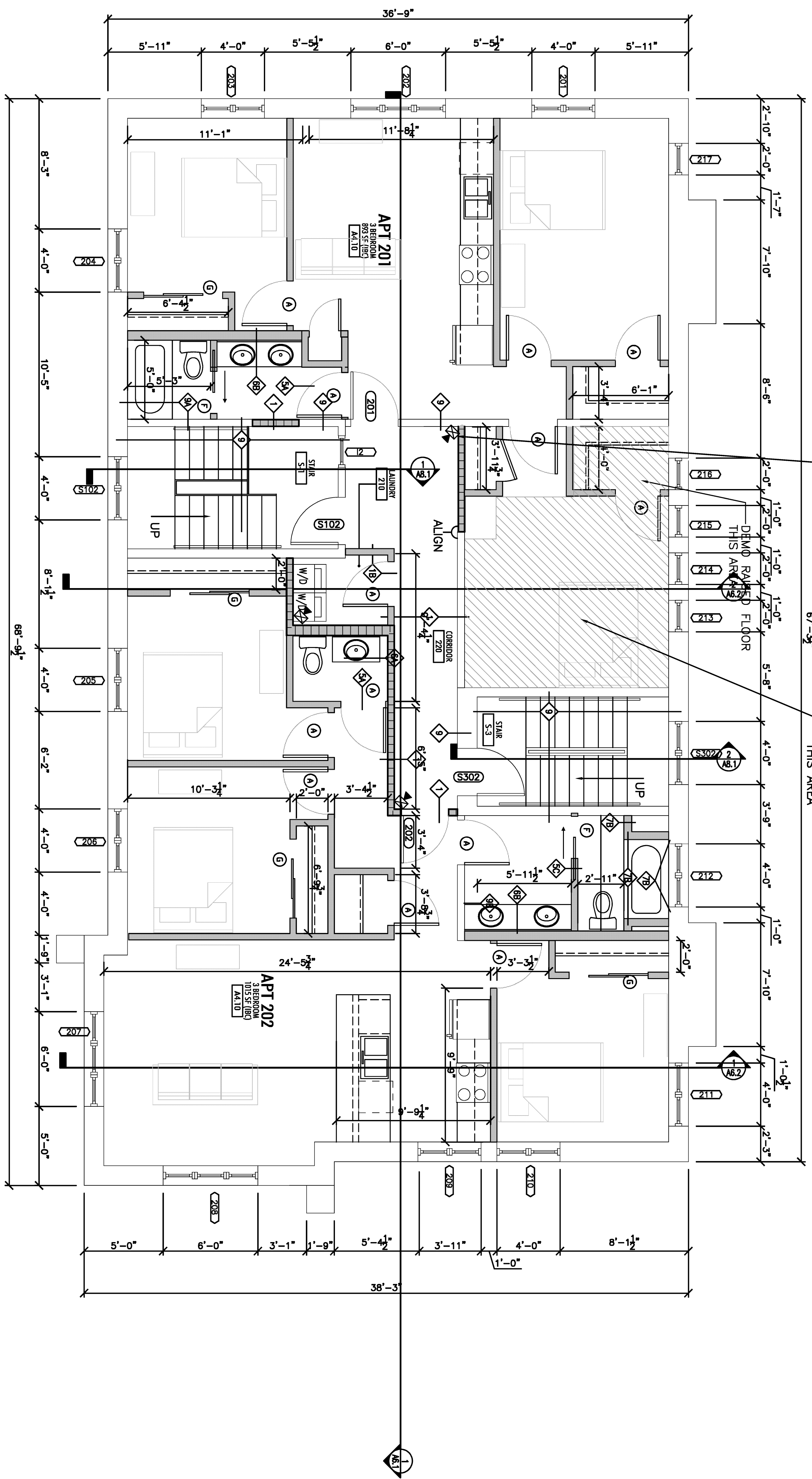
PROJECT # 08-667

THIRD FLOOR
 DIMENSION
 PLAN

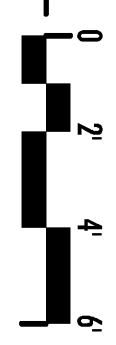
A2.3

GENERAL NOTES:
1. FOR GENERAL NOTES, REFERENCE SHEET A1.0.

- GENERAL WALL KEY:**
- ▬ BEARING WALL (NEW OR EXISTING)
 - ▬ NEW FIRE RATED WALL
 - ▬ NEW INTERIOR WALL
 - ▬ NEW PARTIAL HEIGHT INTERIOR WALL
 - ▬ NEW MASONRY WALL
 - ▬ EXISTING NON-BEARING WALL
 - ▬ EXISTING MASONRY WALL
- ◊ WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION.
- UNLESS NOTED OTHERWISE, NEW INTERIOR WALLS SHALL BE WALL TYPE 5



REFERENCE NORTH
1 SECOND FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"



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Suite 200
Madison, WI 53713
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05-23-08	SCHEMATIC DESIGN PROGRESS
07-22-08	75% DESIGN DEVELOPMENT
08-05-08	100% DESIGN DEVELOPMENT
09-09-08	PART 2 SUBMITTAL
10-14-08	PART 2 ADDENDUM

ACACIA
201 W LAKEVIEW PL
MADISON WI

PROJECT # 08-667

SECOND FLOOR
DIMENSION
PLAN

A2.2

PERMISSION NOTES:

- 1. FOR DEMOLITION/REPAIR/RENOVATION/REPAIR/REPAIR SHEET 0, D1.0.

GENERAL WALL KEY:

	BEARING WALL (NEW OR EXISTING)
	NEW FIRE RATED WALL
	NEW INTERIOR WALL
	NEW PARTIAL HEIGHT INTERIOR WALL
	NEW MASONRY WALL
	EXISTING MASONRY WALL
	WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION.

UNLESS NOTED OTHERWISE, NEW INTERIOR WALLS SHALL BE WALL TYPE 5

DIMENSION NOTES:

- 1. WALL THICKNESS IS 3 5/8" TYPICAL UNLESS OTHERWISE DIMENSIONED.
- 2. ALL NEW WALLS ARE DIMENSIONED TO FACE OF FINISH.
- 3. ALL EXISTING WALLS ARE DIMENSIONED TO FACE OF EXISTING FINISH.
- 4. NOTIFY ARCHITECT IF ± DIMENSION VARIES BY 6" OR 5/8" WHICH EVER IS LESS.

FLOORING NOTES:

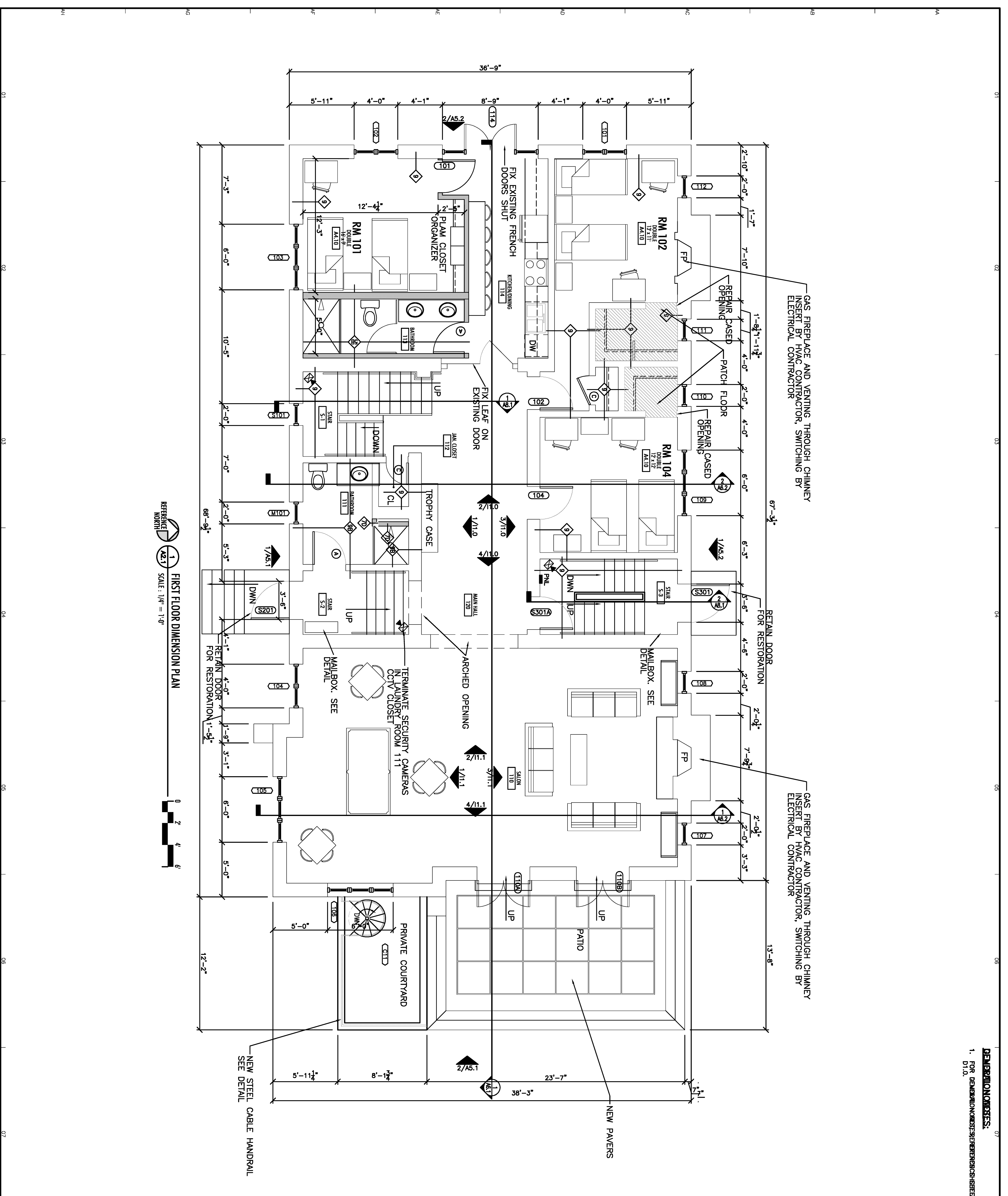
- 1. INSTALL CERAMATIC UNDERLAMENT WHERE HARDWOOD FLOORS WERE REMOVED. REFER TO DEMOLITION PLAN FOR LOCATIONS.
- 2. INSTALL CERAMATIC UNDERLAMENT WHERE FLOORING IS NOT CONTINUOUS UNDER REMOVED WALLS.

EXISTING STARWELL NOTES:

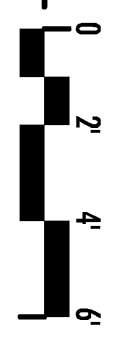
- 1. SEE SECTION SHEETS AB... FOR SCOPE OF WORK.
- 2. SEE SECTION SHEETS AB... FOR ELECTRICAL LIGHTING.

BASEMENT FINISH NOTES:

- 1. SCRAPE LOOSE PAINT AND PLASTER FROM EXISTING WALLS AND CEILING TO REMAIN. THESE ITEMS WILL NOT RECEIVE NEW FINISHES. LEAVE AREA BROOM CLEAN.



REFERENCE NORTH 1 FIRST FLOOR DIMENSION PLAN SCALE: 1/4" = 1'-0"



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05-20-08	SCHEMATIC DESIGN PROGRAM
07-22-08	75% DESIGN DEVELOPMENT
08-05-08	10% DESIGN DEVELOPMENT
09-09-08	PART 2 SUBMITTAL
10-14-08	PART 2 ADDENDUM

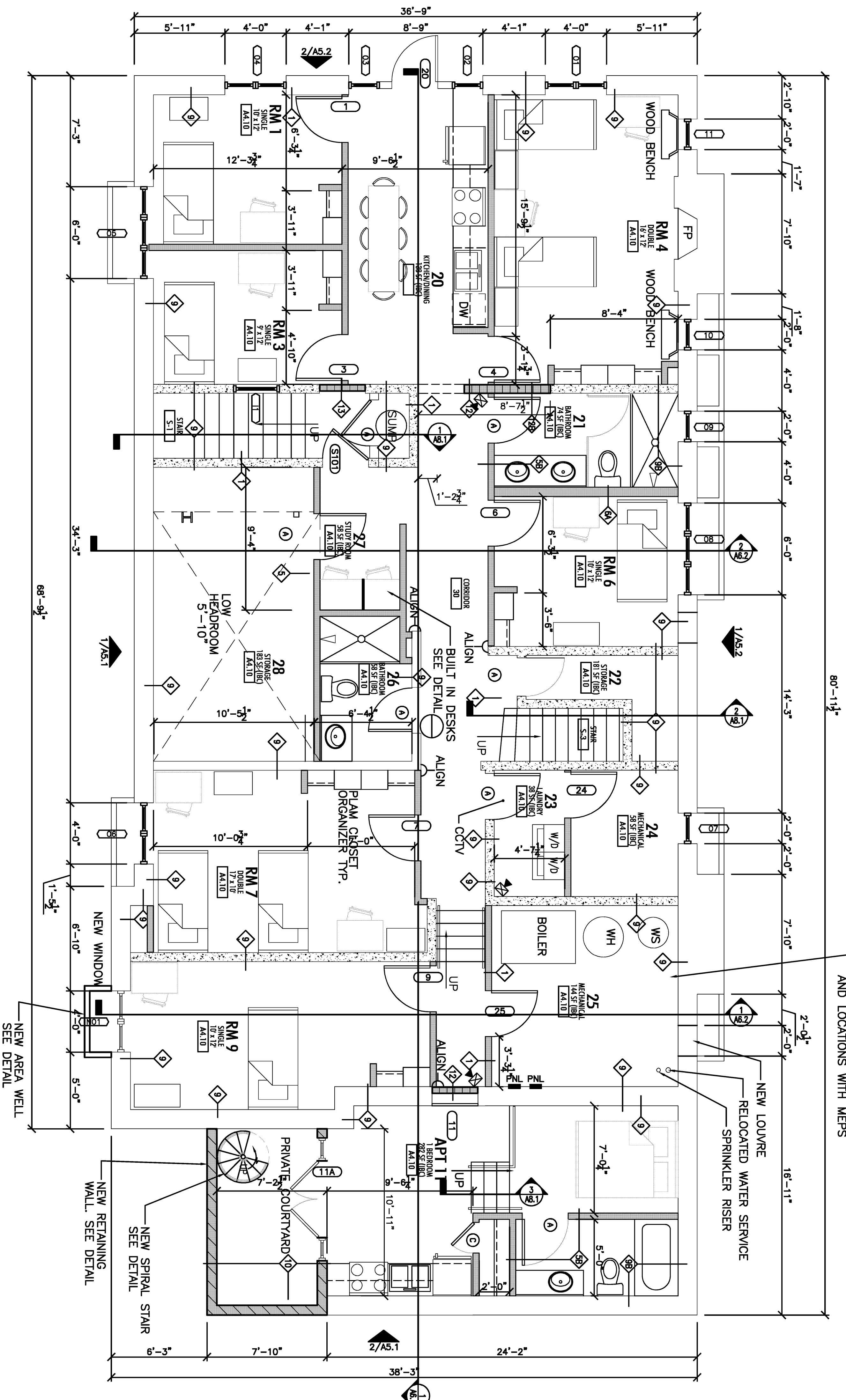
DRAWN: BSF	APPX:
ACACIA	
201 W. LAKEAWN PL	
MADISON WI	

PROJECT # 08-667

FIRST FLOOR DIMENSION PLAN

A2.1

- GENERAL WALL KEY:**
- BEARING WALL (NEW OR EXISTING)
 - NEW FIRE RATED WALL
 - NEW INTERIOR WALL
 - NEW PARTIAL HEIGHT INTERIOR WALL
 - NEW MASONRY WALL
 - EXISTING NON-BEARING WALL
 - EXISTING MASONRY WALL
- WALL TAG INDICATES WALL TYPE. REFERENCE SHEET A0.1 FOR WALL TYPE CONSTRUCTION.
UNLESS NOTED OTHERWISE, NEW INTERIOR WALLS SHALL BE WALL TYPE 5



1 LOWER LEVEL DIMENSION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET G2.1
2. FOR WALL TYPE DESCRIPTIONS SEE PARTITION SCHEDULE ON THIS SHEET TO BE TRACED INKED ON THE SHEET TO BE TRACED WITHIN UNITS. REFER TO SHEETS A4.1-A4.4.
3. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET A1.1.1
4. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS A11.2 TO A11.4
5. REFER TO DEMOLITION PLANS FOR EXISTING CONDITIONS AND ADDITIONAL INFORMATION.
6. FOR COMPLETE UNIT LAYOUT AND DIMENSIONING SEE 1/4" SCALE UNIT PLANS.
7. NEW STUDIOS ARE 3 5/8" UNLESS OTHERWISE DIMENSIONED OR NOTED. NOTIFY ARCHITECT IF ± DIMENSION VARIES BY 6" OR 5X WHICHEVER IS LESS. DIMENSIONS TO EXISTING WALLS ARE TO FACE OF EXISTING FINISH.
8. EXISTING FLOOR OPENINGS ARE TO BE INFILLED UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR DETAILS.
9. REPAIR AREAS WHERE FINISHES HAVE BEEN REMOVED TO INVESTIGATE STRUCTURE.
10. INSTALL FREIGHT ELEVATOR DOOR OPENINGS. TYPICAL ALL FLOORS.
11. ON THE INTENT OF THE ELECTRICAL WORK SHOWN ON THIS PLAN IS TO ESTABLISH DESIRED LOCATIONS OF FUTURES. IT IS NOT TO BE CONSIDERED AS A COMPREHENSIVE PLAN OF SPECIFICATIONS AND DETAILS REQUIRED BY THE CONTRACTOR. CONTRACTOR MAINTAINS RESPONSIBILITY FOR QUANTITIES AND LOCATIONS OF ALL FUTURES AND DEVICES, INCLUDING LIFE SAFETY AND FIRE ALARM/DETECTION SYSTEMS AS REQUIRED.
12. EXISTING WORK IN PLACE THAT IS DISTURBED DUE TO NEW WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER THE NEW WORK IS IN PLACE.
13. UNBOUND PLASTER WALLS, CEILING, COLUMNS, ETC. ARE TO BE REPAIRED TO A SOUND STATE WITH FURNISHING STUDS, DRYWALL, AND FINISH. EXISTING SOUND PLASTER SURFACES ARE TO BE REPAIRED OR NEW GYPSUM BOARD LAMINATED TO THE EXISTING SURFACE. NEW FINISH SHALL BE PREPARED TO ACCEPT NEW FINISH.
14. EXISTING ELECTRICAL DEVICE BOXES AND PANELS IN EXISTING PLASTER SURFACE, WHICH ARE NOT TO RECEIVE NEW LAMINATED GYP BOARD ARE TO BE FILLED AND FINISHED FLUSH WITH EXISTING SURFACE.
15. RETAIN EXISTING WALL CHUTE. REPLACE MISSING/BROKEN GLASS AND PAINT NEW AND EXISTING GLASS BLACK (HIGH GLOSS). FIX CHUTE CLOSED AND REPLACE MISSING PIECES.
16. PATCH WALLS WHERE FIRE HOSE AND FIRE EQUIPMENT HAS BEEN REMOVED.
17. REPLACE MISSING AND/OR DAMAGED TRAVERSE/MARBLE WITH RECLAIMED PANELS.
18. REPAIR DECORATIVE PLASTER BEAMS WHERE BEAMS WERE DAMAGED FROM PREVIOUS CEILING INSTALLATION.
19. PATCH HOLES IN TERRAZZO/MARBLE FLOORS WITH CONCRETE. FINISH FLUSH WITH EXISTING FLOOR.
20. PATCH AND REPAIR EXISTING WALLS, CEILINGS, FLOORS, AND COLUMNS WHERE WALLS WERE REMOVED DURING DEMOLITION. PATCH AND REPAIR EXISTING WOOD BASE, WHERE WALLS WERE REMOVED DURING DEMOLITION, WITH WOOD TRIM OR NEW BASE TO MATCH EXISTING.
21. LEVEL FLOOR AREAS AS NOTED WITH CEMENTITIOUS UNDERLAYMENT (MAX THICKNESS OF 1 1/2"). FEATHER TO LEVEL OF ADJACENT AREA TO ACHIEVE SMOOTH FINISH. REFER TO SPECIFICATION SECTION ____.
22. REFER TO ELEVATIONS FOR UP-LIGHTING AND SPECIALTY LIGHTING.
23. REPAIR ORIGINAL PLASTER GYPSUM MOUNDINGS. SEE 1/4" SCALE UNIT PLANS FOR EXACT LOCATIONS.
24. FORMER PIPE CHASE DOORS ARE TO BE FIXED CLOSED AND EXISTING HARDWARE IS TO BE REMOVED.
25. REMOVE WOOD BASE ON WALLS TO REMAIN AS NECESSARY FOR NEW CABINETRY, BATH FIXTURES, STUD WALLS, ETC.
26. REPAIR AND/OR REPLACE WINDOW SASHES. REPLACED SASHES SHALL REPLICATE THE EXISTING SASH.
27. REPAIR DECORATIVE COLUMNS. REPLICATE MISSING PIECES TO MATCH EXISTING.
28. REPAIR FIREPLACE SURROUNDS AND MANTELS. REPLACE MISSING PIECES TO MATCH EXISTING.
29. EXISTING CORRIDOR DOORS NOT SCHEDULED TO BE OPERABLE SHALL BE TRICK CLOSED. REMOVE EXISTING HARDWARE FROM UNIT SIDE OF DOOR.
30. FILL ALL FLOOR PENETRATIONS FROM PIPING OR CONDUITS.
31. PROPOSED LIGHTING AT CORRIDORS TO BE WIRED THROUGH EXISTING CONDUIT WHERE LOCATIONS ARE PROPOSED AT THE SAME LOCATION AS EXISTING JUNCTION BOXES AND THROUGH WIRE MOLD AT NEW PROPOSED LOCATIONS. PATCH CEILING AT FIXTURE LOCATION.
32. ALL NEW STRUCTURAL STEEL TO RECEIVE CEMENTITIOUS FIRE PROTECTIVE COATING.
33. ALL NEW DOOR OPENINGS IN EXISTING STRUCTURAL WALLS REQUIRE LINTELS. REFER TO STRUCTURAL PLANS FOR NEW LINTELS.
34. NEW ROOF DRAIN LOCATIONS TO BE APPROVED BY ARCHITECT AND COORDINATED WITH PLUMBING CONTRACTOR. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER.
35. RENISH EXISTING DOOR FRAMES, CASING, BASE TRIM, PICTURE MOLDING, TRANSOM FRAMES, AND DOORS TO REMAIN.
36. REPAIR AND POLISH MARBLE/TILE FLOORS. REPLACE BROKEN OR MISSING TILES OR BASE WITH SALVAGED/NEW.
37. PROVIDE NEW RATED TRIPLE PANEL DOORS AS INDICATED ON DOOR SCHEDULE. FIELD VERIFY DIMENSIONS OF EXISTING OPENINGS.
38. REPLACE BROKEN/OBSCURED GLASS AT THROUSERS. BACK PAINT ALL TRANSOMS WITH HIGH GLOSS BLACK PAINT.
39. REPAIR AND POLISH MARBLE/TILE FLOORS. REPLACE BROKEN OR MISSING TILES OR BASE WITH SALVAGED/NEW.
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FLOORING NOTES:

1. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE HARDWOOD FLOORS WERE REMOVED. REFER TO DEMOLITION PLAN FOR LOCATIONS.
2. INSTALL CEMENTITIOUS UNDERLAYMENT WHERE FLOORING IS NOT CONTINUOUS UNDER REMOVED WALLS.

EXISTING STAIRWELL NOTES:

1. SEE SECTION SHEETS A8.____ FOR SCOPE OF WORK.
2. SEE SECTION SHEETS A8.____ FOR ELECTRICAL LIGHTING.

BASEMENT FINISH NOTES:

1. SCRAPE LOOSE PAINT AND PLASTER FROM EXISTING WALLS AND CEILINGS TO REMAIN. THESE ITEMS WILL NOT RECEIVE NEW FINISHES. LEAVE AREA BROOM CLEAN.

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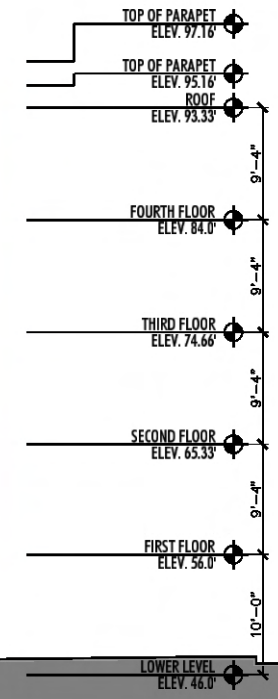
05-21-08	SCHEMATIC DESIGN PROPOSAL
07-22-08	75% DESIGN DEVELOPMENT
08-05-08	10% DESIGN DEVELOPMENT
09-09-08	PART 2 SUBMITTAL
10-14-08	PART 2 ADDENDUM

DRAWN: A44	APPX: 888
ACACIA	
201 W. LAKEVIEW PL	
MADISON WI	

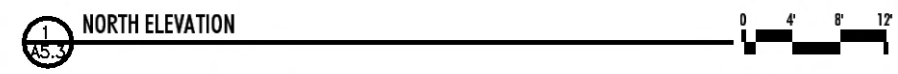
PROJECT # 08-667

LOWER LEVEL
DIMENSION
PLAN









A2.0



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MATERIAL LEGEND

<p> EIFS COLOR: #456A PEARL</p> <p> EIFS COLOR: #389 SOUTHERN TAN</p> <p> METAL PANELS COLOR: TERRA COTTA</p>	<p> WINDOWS CLEAR GLASS, BRONZE FRAMES</p> <p> MASONRY ULTRA BURNISHED BY PREMIER BLOCK CORP, COLOR: MAPLENUT 4" x 16" UNITS</p> <p> POURED CONCRETE STAINED & SANDBLASTED</p>	<p> ALUMINUM GRILLS COLOR: BRONZE</p> <p> CABLE RAIL PAINTED STEEL RAILS WITH STAINLESS STEEL CABLES & HARDWARE</p>
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DRAWN: AAA APPR.: BBB

229 W. LAKEAWN PLACE
201 W. LAKEAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

EXTERIOR BUILDING
ELEVATIONS

A5.3