



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 710 E MIFFLIN ST & 124 N LIVINGSTON ST Aldermanic District: 2

2. PROJECT

Date Submitted: 03/04/2015

Project Title / Description: VERITAS VILLAGE

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral

Other (specify): NEW CONSTRUCTION ADJACENT TO A DESIGNATED MADISON LANDMARK

3. APPLICANT

Applicant's Name: VERITAS VILLAGE, LLC Company: VERITAS VILLAGE, LLC

Address: P.O. BOX 602237 City/State: MADISON, WI Zip: 53703

Telephone: (608) - 826 -4000 E-mail: TERRENCE@TVALENTERPRISES.COM

Property Owner (if not applicant): _____

Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: Terrence R. Wall, President of its Manager Date: 3/4/2015

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300

Madison, Wisconsin 53718

608.241.9500

Letter of Intent Veritas Village Land Use Application

Veritas Village Apartments Master Plan is being submitted to the City of Madison in conjunction with the Land Use Application for the Veritas Village multi-family development. The following is the Letter of Intent for the Land Use Application.

Veritas Village is a multi-family residential development, to be located at the intersection of East Livingston Street and Mifflin Street on the city's near east side at 710 East Mifflin Street. The proposed project consists of a new four (4) story multi-family building containing 188 dwelling units in total. The four stories of residential space are above a single level of parking that extends out from the footprint of the building above to allow for the desired parking ratio of 1.0 spaces per dwelling unit (the achieved parking ratio of the project is 1.02 stalls/unit). The project provides a total of 192 vehicle parking spaces (all covered) and a total of 188 bicycle parking spaces are also provided. The area of the site is approximately 97,865 SF, or 2.247 acres.

The existing site is currently occupied by the Reynolds Crane Company. The majority of the existing site is a paved lot used for the operations of the Reynolds Crane Company. The newly developed site would be made up of a single building, associated drives and surface parking, a parking plinth with several street-edge courtyards as well as a large interior communal courtyard space with ample outdoor space, a pool, and sun deck. There will also be a common roof deck on the 4th floor of the project providing stunning views back towards the capitol building.

The building shall be concrete construction for the lower level parking garage with wood framed construction for the residential floors above. The exterior building materials will all be of high quality; consisting of cast stone veneer, composite fiber cement siding, vinyl windows and doors, as well as ample brick masonry.

The proposed project schedule has construction commencing in the summer of 2015 with completion in the fall of 2017. The construction the building will be slightly staggered, and the completion of total project build-out shall depend on market conditions.

To date, the project team has met with the Tenney-Lapham Neighborhood Association, Alderperson Ledell Zellers, and City Planning staff numerous times as part of a

collaborative effort to design a project that attempts to meet the needs and desires of the various stakeholders as well as the needs of the developer.

The project team currently consists of Veritas Village, LLC (developer), JLA Architects + Planners (architecture/design), Vierbicher Associates, Inc. (civil engineering), and The Bruce Company (landscape architecture).

Regards,

Joseph M. Lee, AIA
JLA Architects + Planners

VERITAS VILLAGE

MADISON , WISCONSIN



LANDMARKS COMMISSION SUBMITTAL

JLA
architects

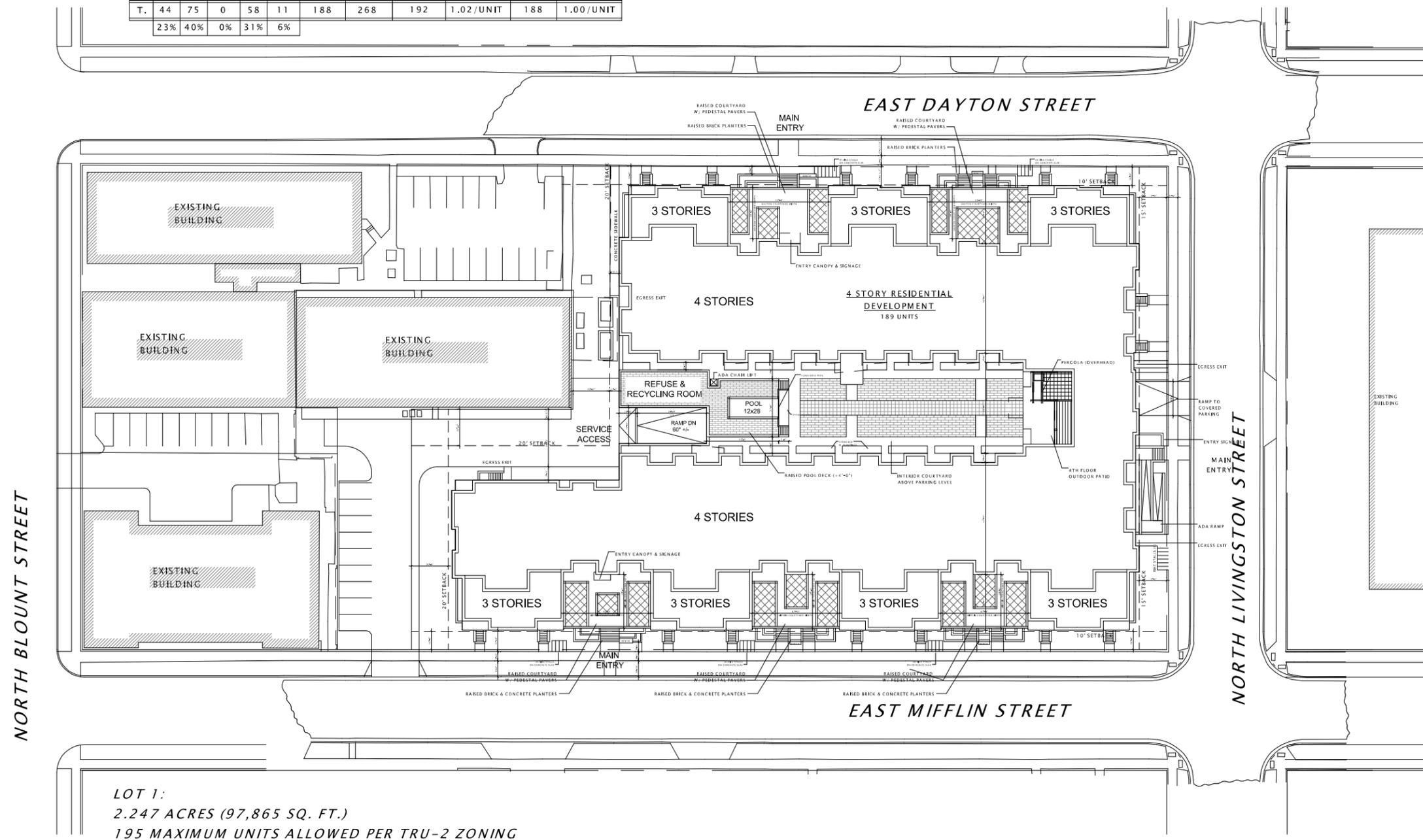
JLA PROJECT NUMBER: 14-1201

MARCH 4, 2015

LOT AREA: 2.247 ACRES (97,865 SQ. FT.)

ZONING DATA		REQUIREMENT	DESIGN
LOT AREA	500 SF/UNIT + 250 SF/BR > 2 = 189 UNITS (MAX)	188 UNITS (11-3BR UNITS)	
FRONT SETBACK	15 FEET	15 FEET	STOOPS, STAIRS, RAMP ENCROACH
SIDEYARD SETBACK	10 FEET	10 FEET (DAYTON) 10 FEET (MIFFLIN)	STOOPS, STAIRS, RAMP ENCROACH
REAR SETBACK	20 FEET	20 FEET	AT REFUSE ROOM ONLY - ALL OTHER AREAS 20'+
MAXIMUM HEIGHT	6 STORIES - 78 FEET	4 STORIES - 55 FEET	3 STORIES - 44 FEET ALONG DAYTON & MIFFLIN
LOT COVERAGE	80% (MAXIMUM) = 78,292 S.F.	76% = 74,479 S.F. 55% = 53,798 S.F.	FOOTPRINT OF PARKING LEVEL FOOTPRINT OF RESIDENTIAL LEVELS ABOVE PARKING
USABLE OPEN SPACE	140 SF/UNIT = 26,320 S.F. (MAX. 75% - BALCONIES)		COMMON ROOF DECKS & BALCONIES GROUND LEVEL (9,025 ACTUAL S.F.)

BUILDING DATA											
FL	UNITS							PARKING			
	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	VEHICLE	RATIO	BIKE	RATIO
4	11	20	0	9	2	42	55	37			
3	11	20	0	17	3	51	74	53			
2	11	20	0	17	3	51	74	53			
1	11	15	0	15	3	44	65	53			
T.	44	75	0	58	11	188	268	192	1.02/UNIT	188	1.00/UNIT
	23%	40%	0%	31%	6%						



LOT 1:
2.247 ACRES (97,865 SQ. FT.)
195 MAXIMUM UNITS ALLOWED PER TRU-2 ZONING



JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-1201

VERITAS VILLAGE, LLC

LANDMARKS COMMISSION
SUBMITTAL

VERITAS VILLAGE

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: MARCH 4, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE
PLAN - OVERALL

SHEET NUMBER

ASP-100

TOPOGRAPHIC LINEWORK LEGEND

- UT — UT — EXISTING UNDERGROUND TELEPHONE
- — — — — EXISTING CHAIN LINK FENCE
- — — — — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- — — — — EXISTING PARCEL LINE
- - - - - EXISTING UTILITY EASEMENT

Hatching depicts limits of easement parcel:
Pedestrian/vehicle access easement for the purpose of maintenance & repair operations; for surface water runoff; for light & air at or along the common boundary of Reynolds parcel & easement parcel. Doc. #2129137; Amended by Doc. #2239049

Hatching depicts limits of access easement area:
Doc. #2129137; Amended by Doc. #2239049. Amendment affects this area.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ⊠ EXISTING MAILBOX
- ⊙ EXISTING MONITORING WELL
- ⊙ EXISTING SIGN
- ⊙ EXISTING CURB INLET
- ⊙ EXISTING FIELD INLET
- ⊙ EXISTING FIELD INLET
- ⊙ EXISTING ROOF DRAIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING CURB STOP
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING AIR CONDITIONING PEDESTAL
- ⊙ EXISTING DOWN GUY
- ⊙ EXISTING ELECTRIC MANHOLE

- ⊠ EXISTING ELECTRIC PEDESTAL
- ⊠ EXISTING TRANSFORMER
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING TELEPHONE PEDESTAL

- PROPOSED ASPHALT
- EXISTING ASPHALT

PROPOSED GRADING LEGEND

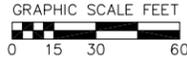
- — — — — PROPOSED ADA ACCESSIBLE ROUTE
- — — — — 2.92% PROPOSED SLOPE ARROWS
- 849.54 PROPOSED SPOT ELEVATIONS
- ⊗ 849.56 EXISTING SPOT ELEVATIONS
- ⊙ TYPE D INLET PROTECTION

ABBREVIATIONS

- G - TOP OF GROUND
- C - TOP OF CURB
- W - TOP OF WALK
- P - EDGE OF PAVEMENT
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

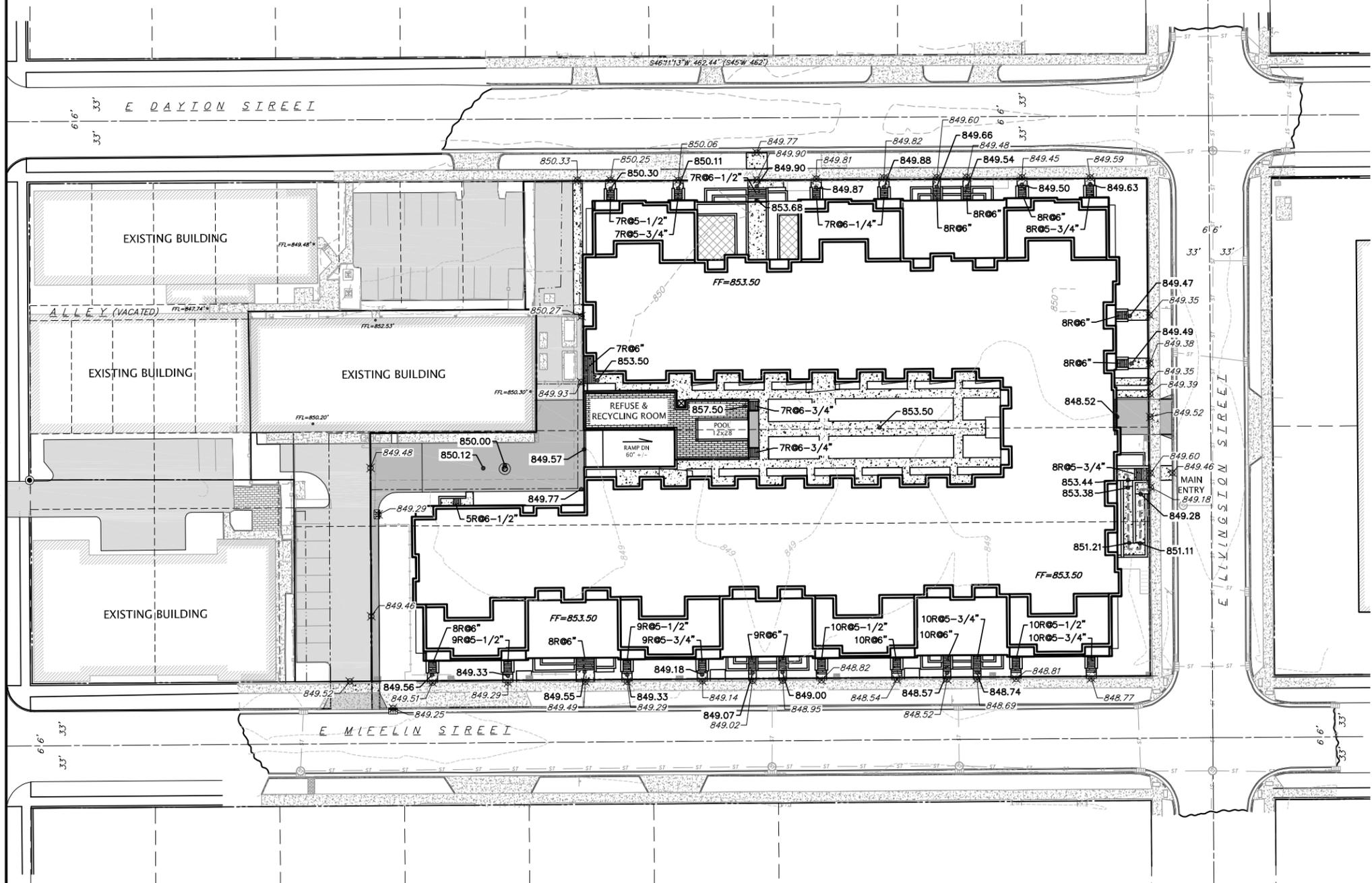


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF E MIFFLIN STREET MEASURED AS BEARING S46°04'54"W



GENERAL NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
4. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR TO RELOCATE EXISTING UNDERGROUND TELEPHONE LINE.



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - FARMER DU CHEN
999 Fourth Street, Reedburg, IL 62450
Phone: (815) 852-5332 Fax: (815) 852-5330

Grading Plan
E Mifflin
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 02/18/2015

DRAFTER CGUY

CHECKED JDOY

PROJECT NO. 140223

SHEET 2 OF 3

DWG. NO.

TOPOGRAPHIC LINEWORK LEGEND

- UT — UT — EXISTING UNDERGROUND TELEPHONE
- CH — CH — EXISTING CHAIN LINK FENCE
- W — W — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- P — P — EXISTING PARCEL LINE
- E — E — EXISTING UTILITY EASEMENT

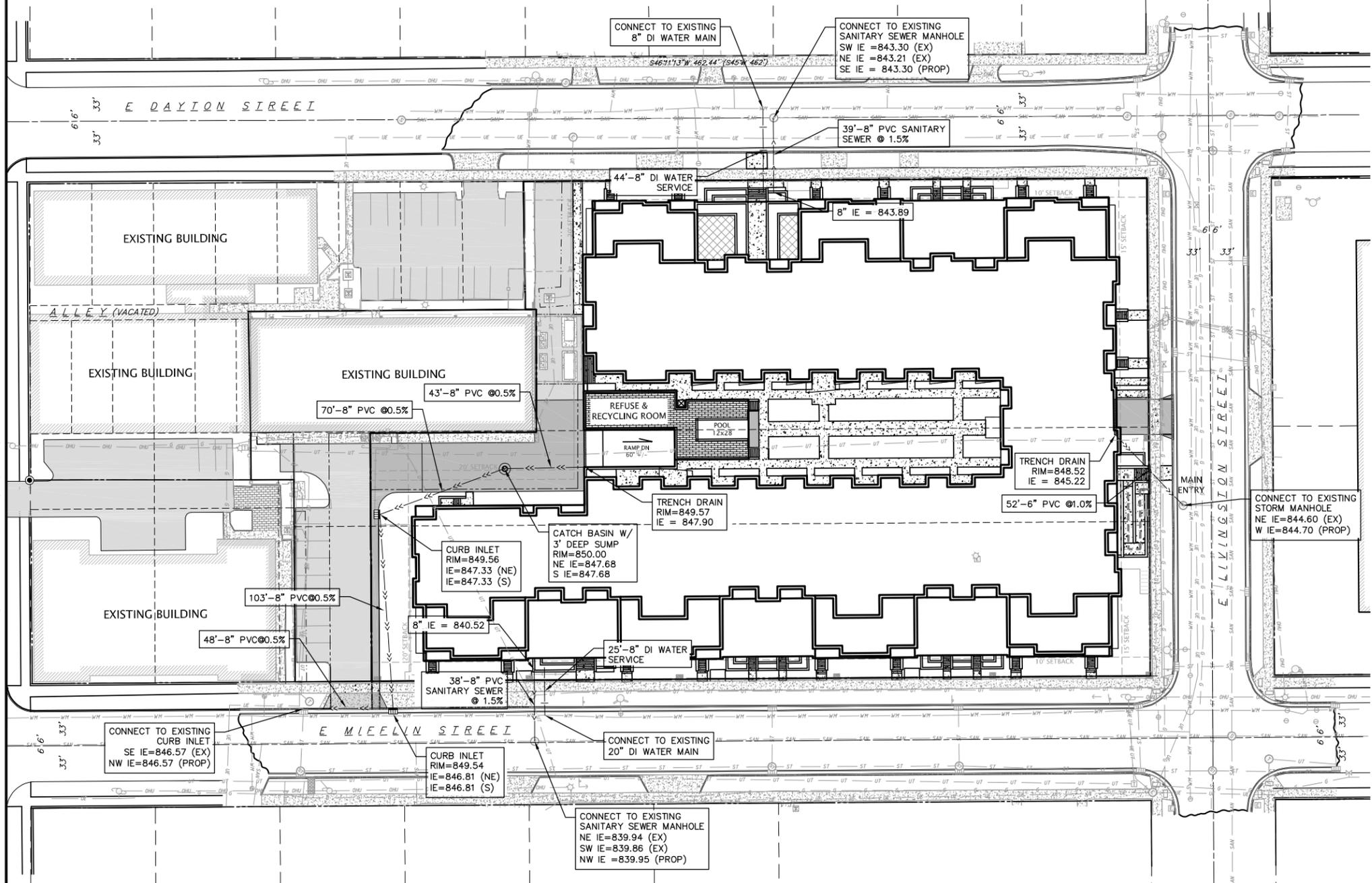
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- EXISTING ELECTRIC PEDESTAL

- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-336-3860
TDD (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. STATUTE 182.075 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.



UTILITY NOTES

1. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
3. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
4. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
5. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
6. PRIVATE SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
7. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
8. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
9. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
11. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
12. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
13. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
15. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
16. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
17. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5" BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
18. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE MADISON WATER UTILITY TO REMOVE THE WATER METERS.
19. EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.
20. SANITARY SEWER TO HAVE UTILITY TRENCH SEALS TO PROTECT FROM GROUNDWATER.

planners | engineers | advisors
REEDSBURG - MADISON - FRAIRIE DU CHEN
999 Foundry Drive, Reedburg, IL 62450
Phone: (815) 852-5332 Fax: (815) 852-5335

Utility Plan

E Mifflin
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 02/18/2015

DRAFTER CGUY

CHECKED JDOY

PROJECT NO. 140223

SHEET 3 OF 3

DWG. NO.

VERITAS VILLAGE, LLC

LANDMARKS COMMISSION
SUBMITTAL

VERITAS VILLAGE

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: MARCH 4, 2015

REVISION SCHEDULE

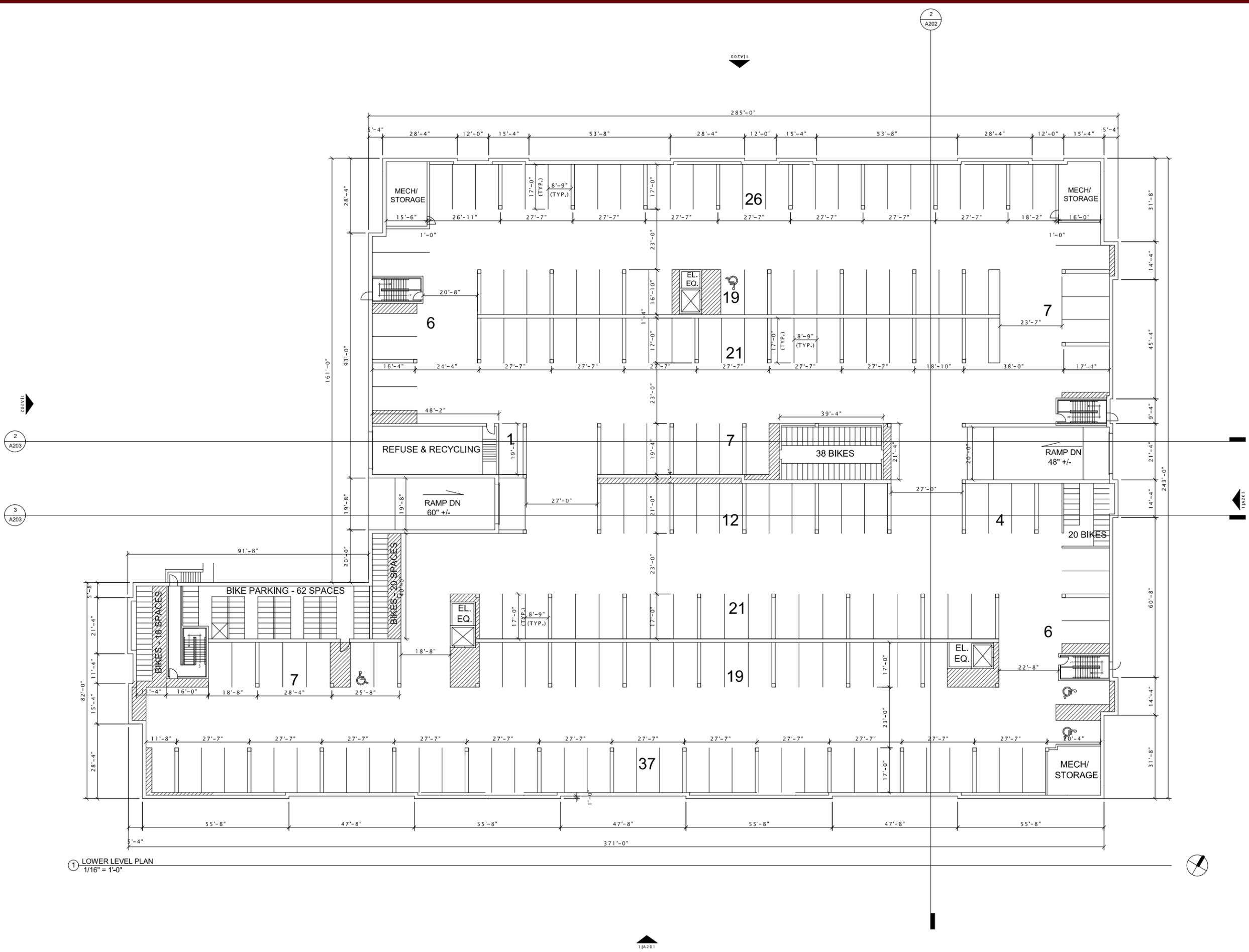
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100.1



1 LOWER LEVEL PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

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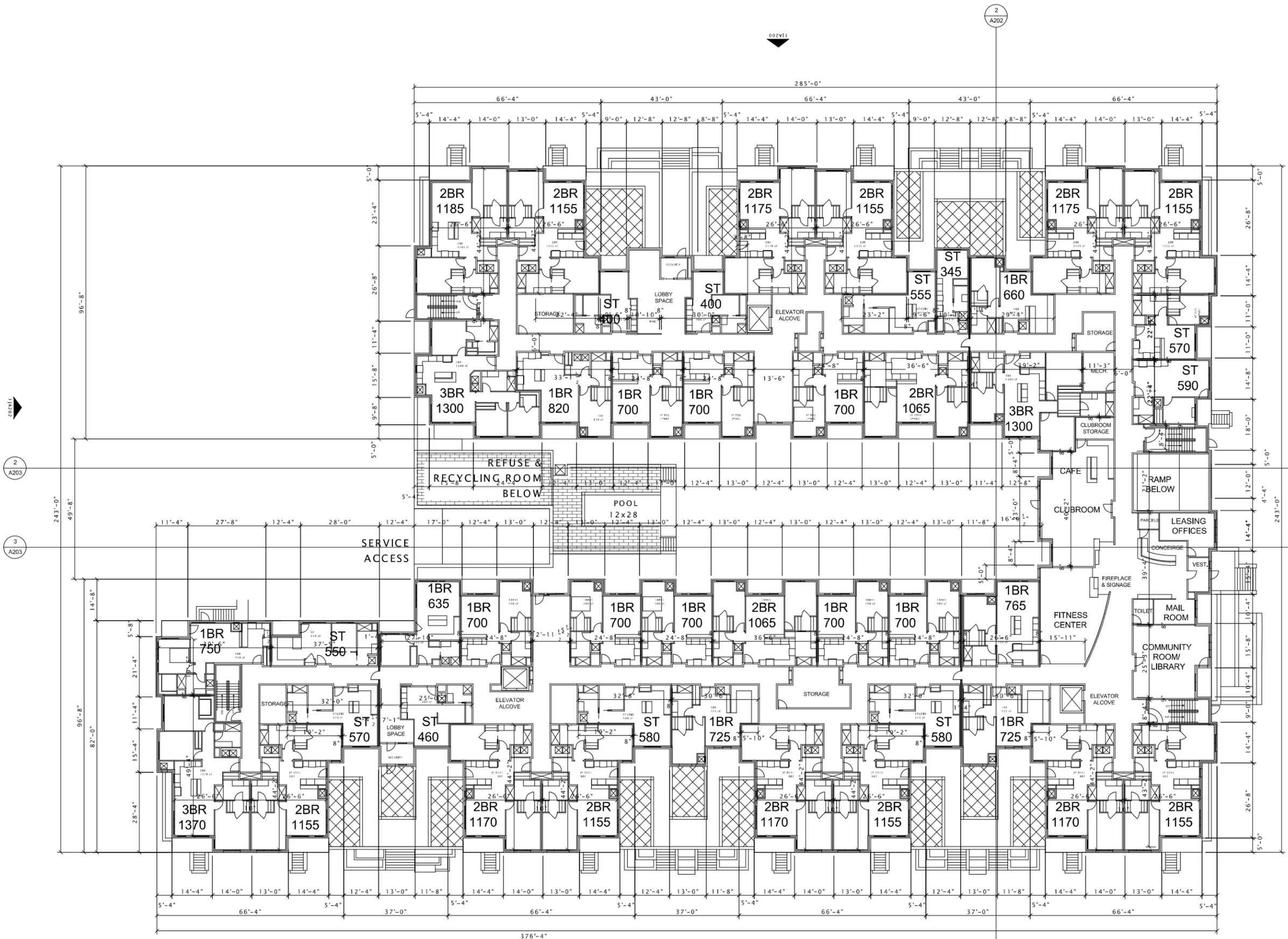
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101



1st FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

LANDMARKS COMMISSION
SUBMITTAL

VERITAS VILLAGE

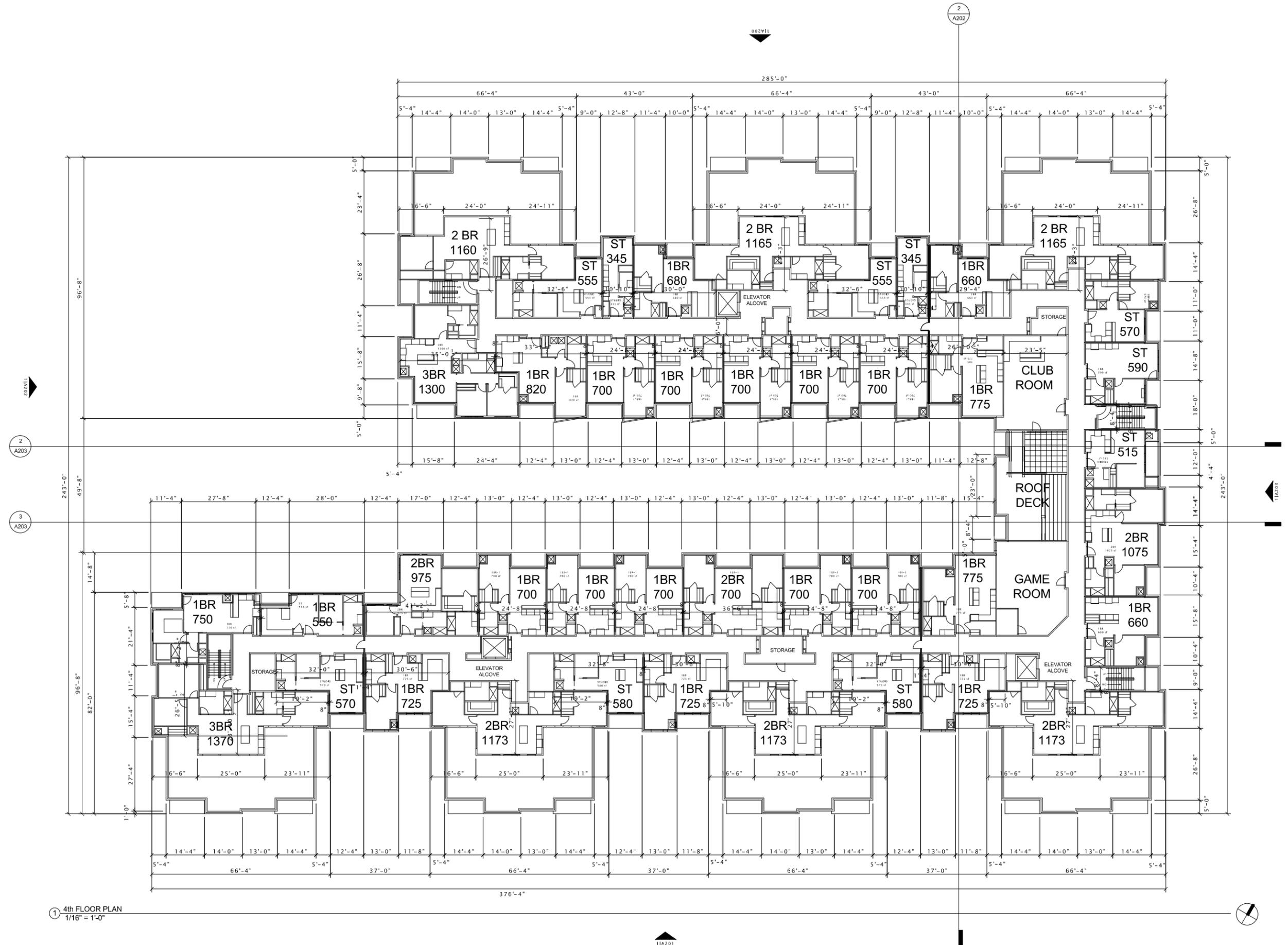
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Mark	Description	Date

SHEET TITLE
FOURTH FLOOR PLAN

SHEET NUMBER
A103



① 4th FLOOR PLAN
1/16" = 1'-0"



① Dayton Street Elevation
1/16" = 1'-0"



② Dayton Street Entry Enlarged Elevation
1/8" = 1'-0"



③ Dayton Street Courtyard Enlarged Elevation
1/8" = 1'-0"

VERITAS VILLAGE, LLC

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DATE OF ISSUANCE MARCH 4, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

VERITAS VILLAGE, LLC

LANDMARKS COMMISSION
SUBMITTAL

VERITAS VILLAGE

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Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201



① Mifflin Street Elevation
1/16" = 1'-0"



② Mifflin Street Entry Enlarged Elevation
1/8" = 1'-0"



③ Mifflin Street Courtyard Enlarged Elevation
1/8" = 1'-0"

VERITAS VILLAGE, LLC

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202



① Southwest Elevation
3/32" = 1'-0"



② Interior Courtyard Elevation - North East
3/32" = 1'-0"

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- COURTYARD

SHEET NUMBER

A203



1 Livingston Street Elevation
3/32" = 1'-0"



2 Interior Courtyard Elevation - North
3/32" = 1'-0"



3 Interior Courtyard Elevation - East
1/16" = 1'-0"