



# City of Madison

## Proposed Rezoning

Location  
301 Cross Oak Drive

Applicant  
Josh Bieber – Leaders Custom Homes/  
Steve Shulfer – Shulfer Architects, LLC

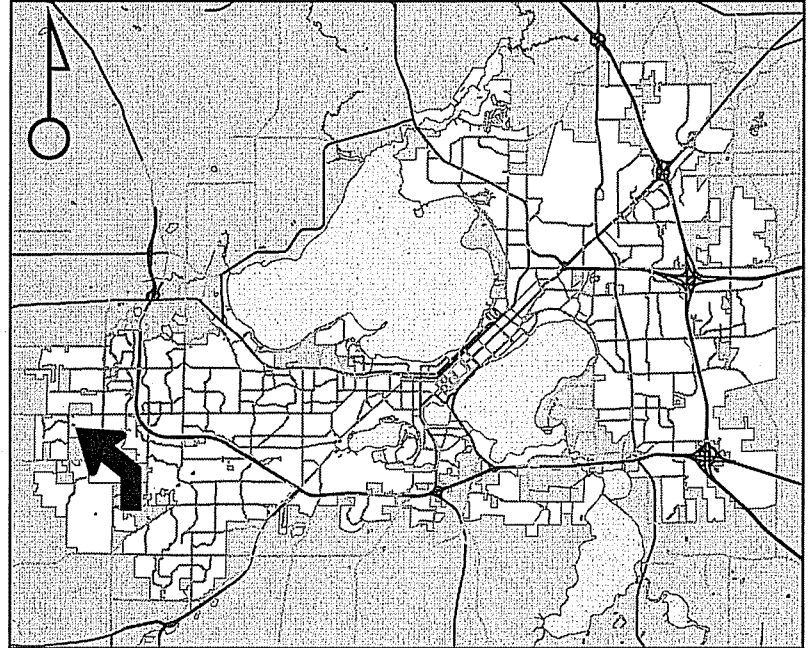
From: PD(GDP) To: PD(SIP)

Existing Use  
Vacant

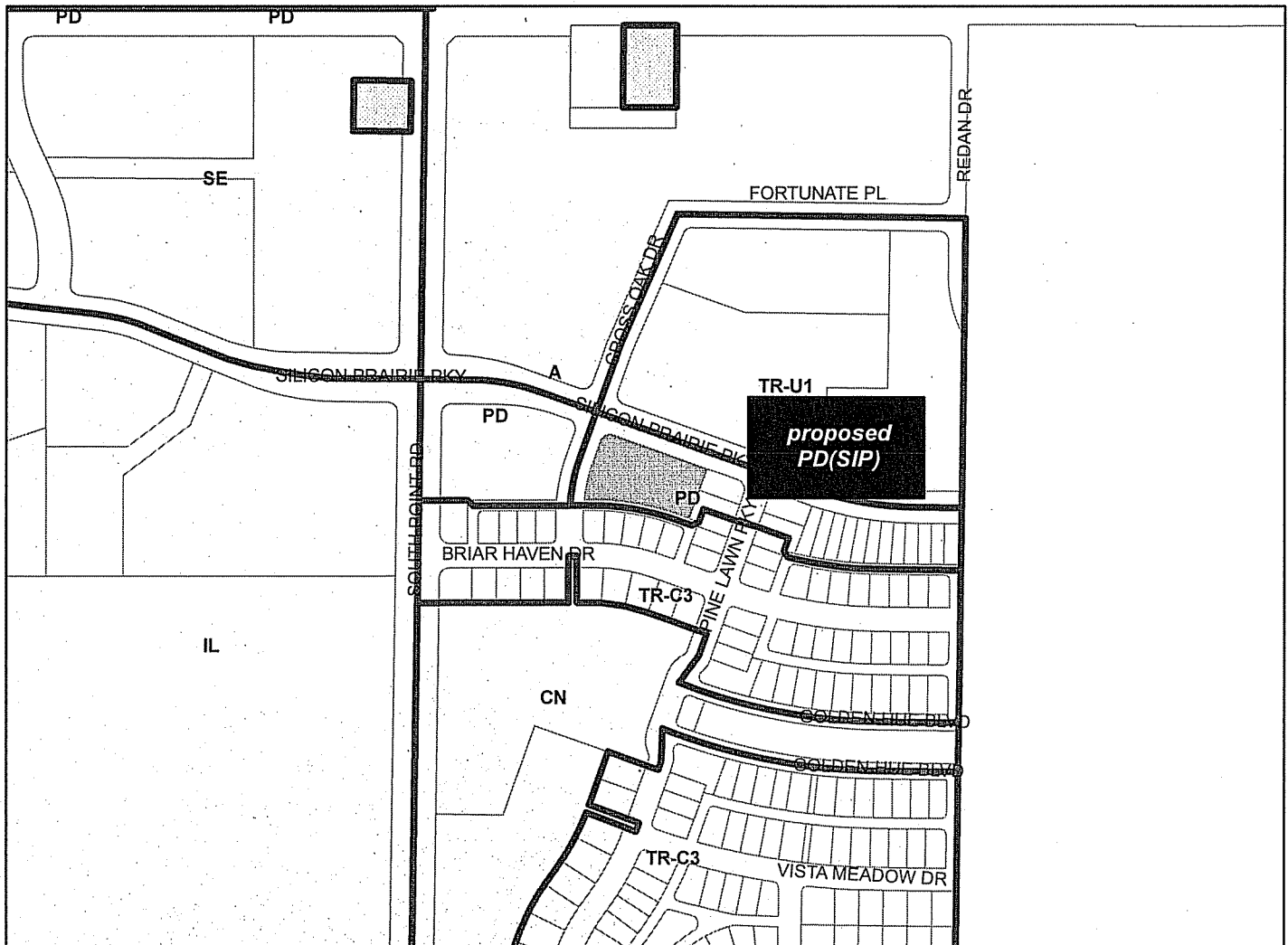
Proposed Use  
Construct nine-unit townhouse building

Public Hearing Date  
Plan Commission  
09 January 2017

Common Council  
17 January 2017

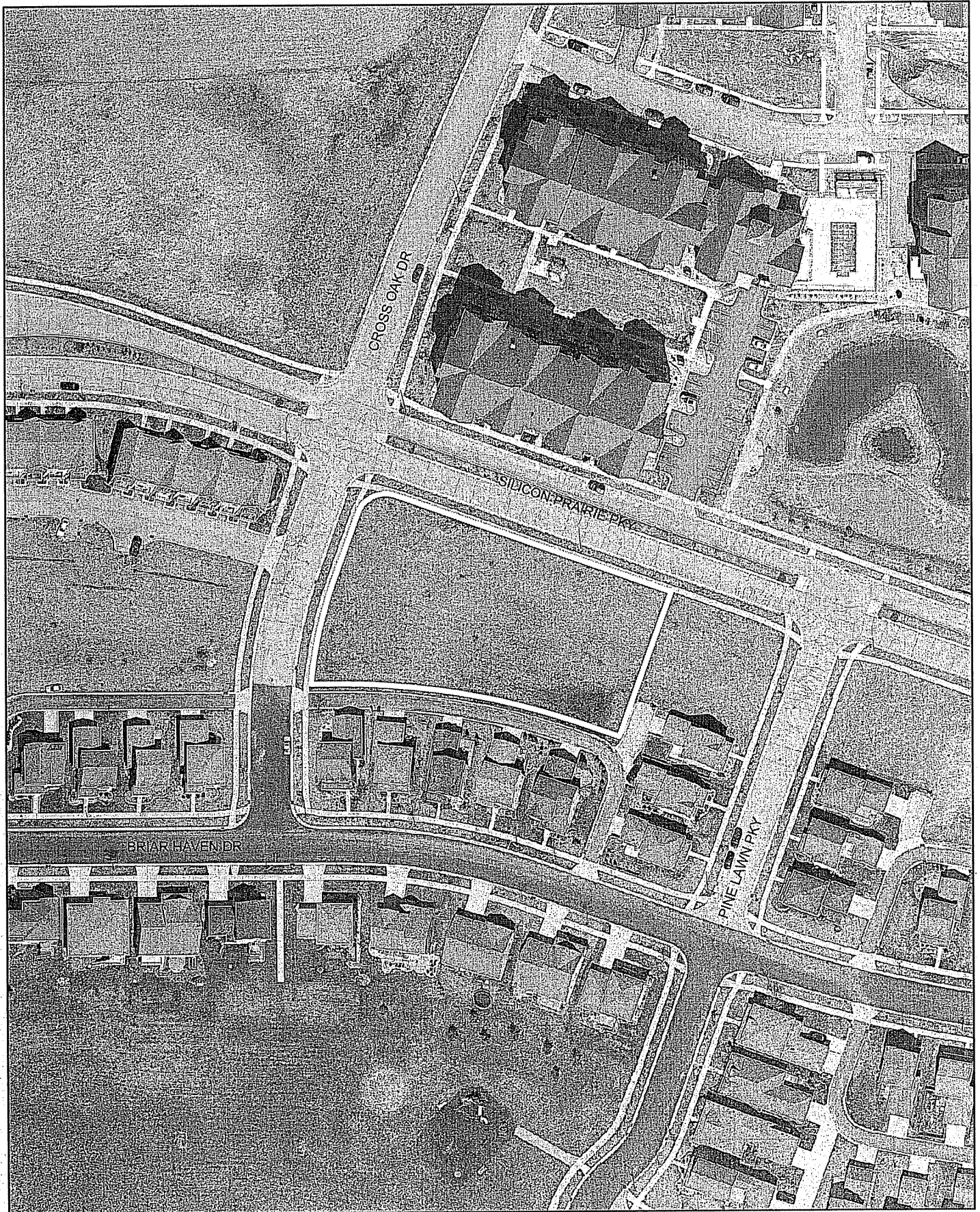


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale: 1" = 400'

City of Madison, Planning Division : PPE : Date : 04 January 2017





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$ 1500 Receipt No. 21844-0006  
 Date Received 10/12/16  
 Received By JL  
 Parcel No. 0708-281-2305-3  
 Aldermanic District 9-Paul Skidmore  
 Zoning District PD  
 Special Requirements Zoned PD  
 Review Required By:  
 Urban Design Commission     Plan Commission  
 Common Council                       Other: \_\_\_\_\_

Form Effective: February 21, 2013

LANDUSE-2016-00126

1. **Project Address:** Lot #159 Cardinal Glen, 301 Cross Oak Drive  
**Project Title (if any):** Leaders 9-Unit Townhome Development

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: final SIP

### 3. Applicant, Agent & Property Owner Information:

**Applicant Name:** Steve Shulfer Company: Shulfer Architects, LLC  
**Street Address:** 7780 Elmwood Ave., Suite 208 City/State: Middleton Zip: WI  
**Telephone:** (608) 836-7570 Fax: ( ) Email: sshulfer@shulferarchitects.com

**Project Contact Person:** (same) Company: \_\_\_\_\_  
**Street Address:** \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
**Telephone:** ( ) Fax: ( ) Email: \_\_\_\_\_

**Property Owner (if not applicant):** Josh Bieber, Leaders Custom Homes  
**Street Address:** 3326 Leopold Way City/State: Madison, WI Zip: 53713  
Apt. B Fitzburg

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: a proposed new 9-unit townhome apartment development on a green-field site. Current GDP zoning is for up to 10 townhome apartment units.

Development Schedule: Commencement 12/1/2016 Completion 9/1/2017

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
District 9 Alder Paul Skidmore, 8/12/2016 & 9/14/2016

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

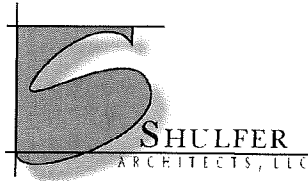
Planning Staff: Tim Parks Date: 8/12/16 Zoning Staff: Jessica Vaughn Date: 9/6/16

numerous conversations, including Al Martin and prior UDC meeting

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Steve Shulfer Relationship to Property: Architect

Authorizing Signature of Property Owner [Signature] Date 10/12/2016



October 12, 2016

**City of Madison**  
**Department of Planning and Community Development-Urban Design Commission**  
**215 Martin Luther King Jr. Blvd.**  
**P.O. Box 2985**  
**Madison, WI 53701**

Re: Proposed new townhome development  
301 Cross Oak Drive  
Madison, Wisconsin

On behalf of property owner Josh Bieber (Leader's Custom Homes), I am submitting this Land Use Application and request for final SIP approval for the new apartment development planned at 301 Cross Oak Drive.

This project is part of an approved GDP planned development district at Cardinal Glenn, and for which we are submitting documents for the Specific Implementation Plan, (SIP) seeking Urban Design Commission final approval, Plan Commission and Common Council approval, contingent upon staff review and approval.

We have met with City staff, and have presented for information at the September 21, 2016 UDC meeting.

**Project Team:**

**Owner & General Contractor**

Leaders Custom Homes  
Josh Bieber  
Madison, WI  
608-772-7687

**Architect**

Shulfer Architects, LLC  
Steve Shulfer, AIA  
7780 Elmwood Ave., Suite 208  
Middleton, WI 53562  
608-836-7570

**Civil Engineer**

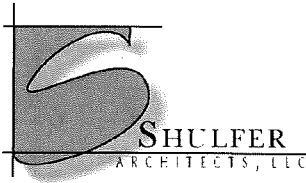
D'Onofrio Kottke & Associates  
Dan Day, PE  
7530 Westward Way  
Madison, WI 53717  
608-833-7530

**Landscape Architect**

Jeffrey Delaura, RLA  
801 Bear Claw Way  
Madison, WI 53717  
608-334-7949

**Structural Engineer**

MP Squared Structural Engineers, LLC  
Mark Lindloff, PE  
583 D'Onofrio Dr., Suite 201  
Madison, WI 53719  
608-821-4770



**Project Overview:**

The proposed project is a multi-family townhome development consisting of nine mostly identical units. All units will have street-front access on Silicon Prairie Parkway, with rear parking and private garage access from the south public alley (accessed from Cross Oak Drive).

All units will be two story plus basement-level exposed garage, containing two bedrooms and two and one-half bathrooms. The will be large (approx. 1,500 sf finished), market-rate apartment rental units.

**Zoning District:**

The property is currently zoned PD, Planned Development (submitting here for SIP)  
Lot 159, Located in the "Cardinal Glenn" development

Setbacks:

Front: minimum 10'

Corner lot: minimum 10'

Garage Rear: minimum 2'

Max. Building Height: 45'

**Project Data:**

Proposed Use:	Residential Use / Multi-Tenant Apartment Development
Project Name:	Leader's 9-Unit Townhome (working title)
Lot size:	38,671 sf
Building footprint:	6,800 sf
Paving Coverage:	14,360 sf
Lot Coverage:	53% coverage
Sidewalk width	5'-0"
Automobile Parking:	18 private garage parking stalls 18 private driveway parking stalls 17 shared / visitor parking stalls
Bicycle Parking:	18 total spaces (two per unit)
Building Height:	two stories at Silicon Prairie Parkway, approx. 31' above street level
Apartment Totals:	9 Total Units, all two-bedroom

**LOT LEGAL DESCRIPTION:**

**PROPOSED USE:** RESIDENTIAL USE / MULTI-TENANT

**LOT SIZE:** 38,671 SF

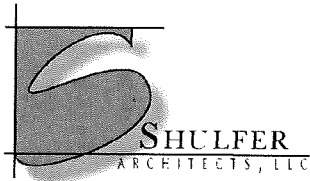
**BUILDING FOOTPRINT:** 6,792 SF

**BUILDING GROSS AREA:** 20,312 SF

**EXPOSED BASEMENT:** 6,728 SF

**FIRST FLOOR:** 6,792 SF

**SECOND FLOOR:** 6,792 SF



PAVING COVERAGE: 14,360 SF

TOTAL IMPERVIOUS: 21,152 SF

TOTAL PERVIOUS:  
USEABLE OPEN SPACE: 1,215 SF  
FRONT PORCH SPACE: 567 SF  
BALCONY SPACE: 648 SF

LOT COVERAGE: 55% COVERAGE

SIDEWALK WIDTH: 5'-0"

AUTOMOBILE PARKING: 33 SPACES TOTAL \*  
18 INDOOR / GARAGE STALLS  
15 SHARED / VISITOR PARKING STALLS  
(INCL. 2 ADA VAN-ACCESSIBLE STALLS)

\* DOES NOT INCL. 18 PRIVATE DRIVEWAY STALLS

BICYCLE PARKING: 18 TOTAL SPACES (TWO PER UNIT)

BUILDING HEIGHT: TWO STORIES AT SILICON PRAIRIE PARKWAY  
APPROX. 31' ABOVE STREET LEVEL

APARTMENT TOTALS: 9 TOTAL UNITS, ALL TWO-BEDROOM

The site design, landscape design, lighting plan, exterior materials and colors are all represented in the documents submitted with this letter, and all meet City ordinances and design standards. We will work with City staff as needed to address any further concerns that may be had as we seek zoning and building permits for construction.

I thank you for your review and consideration of this SIP submittal.

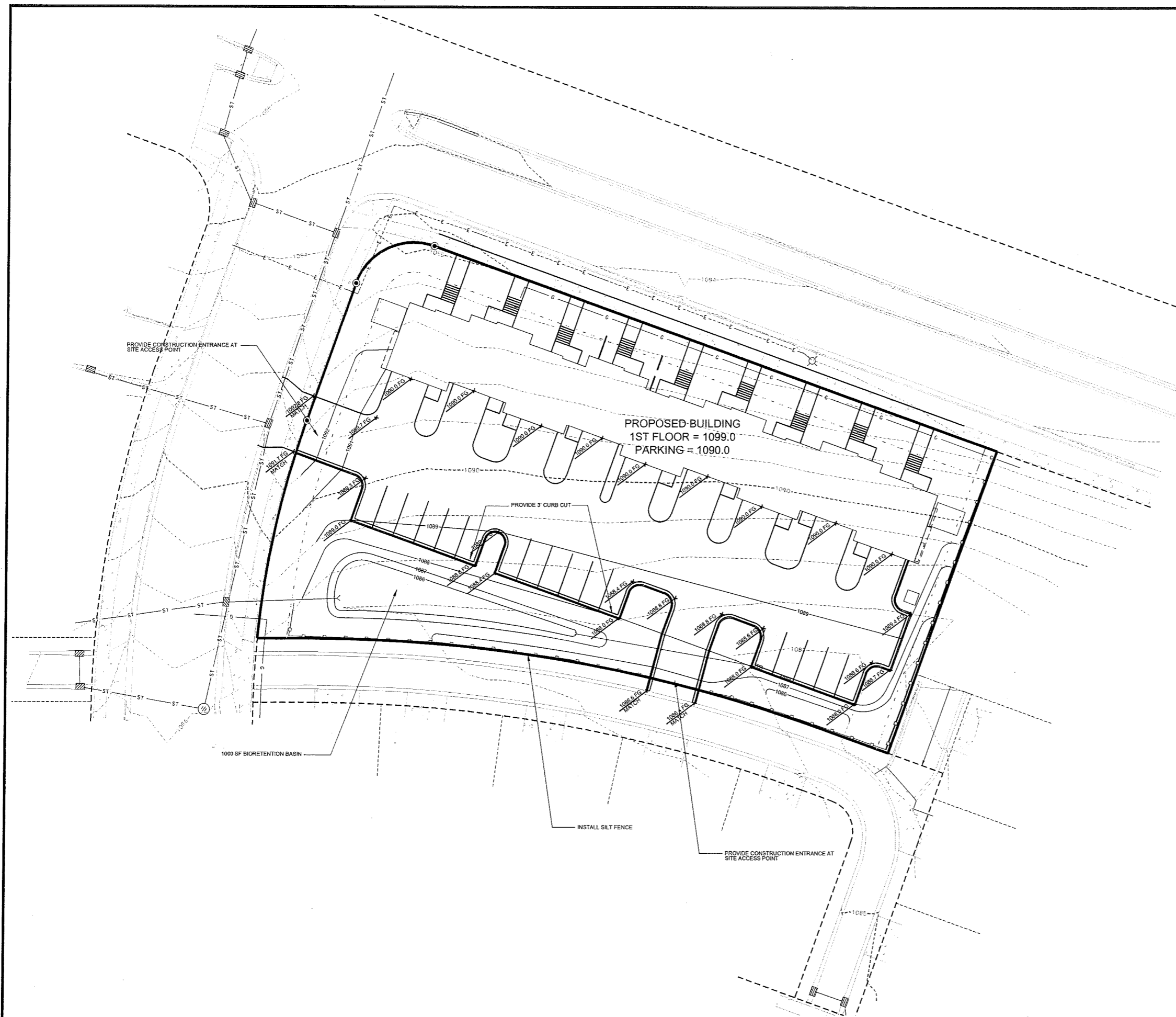
Respectfully,

Steve Shulfer, AIA  
SHULFER ARCHITECTS, LLC









**LEGEND**

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- SPOT ELEVATION
  - EP - EDGE OF PAVEMENT
  - FF - FINISHED FLOOR ELEVATION
  - TC - TOP OF CURB
  - TW - TOP OF WALL (GROUND ELEVATION)
  - BW - BOTTOM OF WALL (GROUND ELEVATION)
  - HP - HIGHPOINT
- SILT FENCE/SILT SOCK
- PROPOSED RETAINING WALL

**GRADING AND EROSION CONTROL NOTES:**

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEE MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

GRADING & EROSION CONTROL PLAN

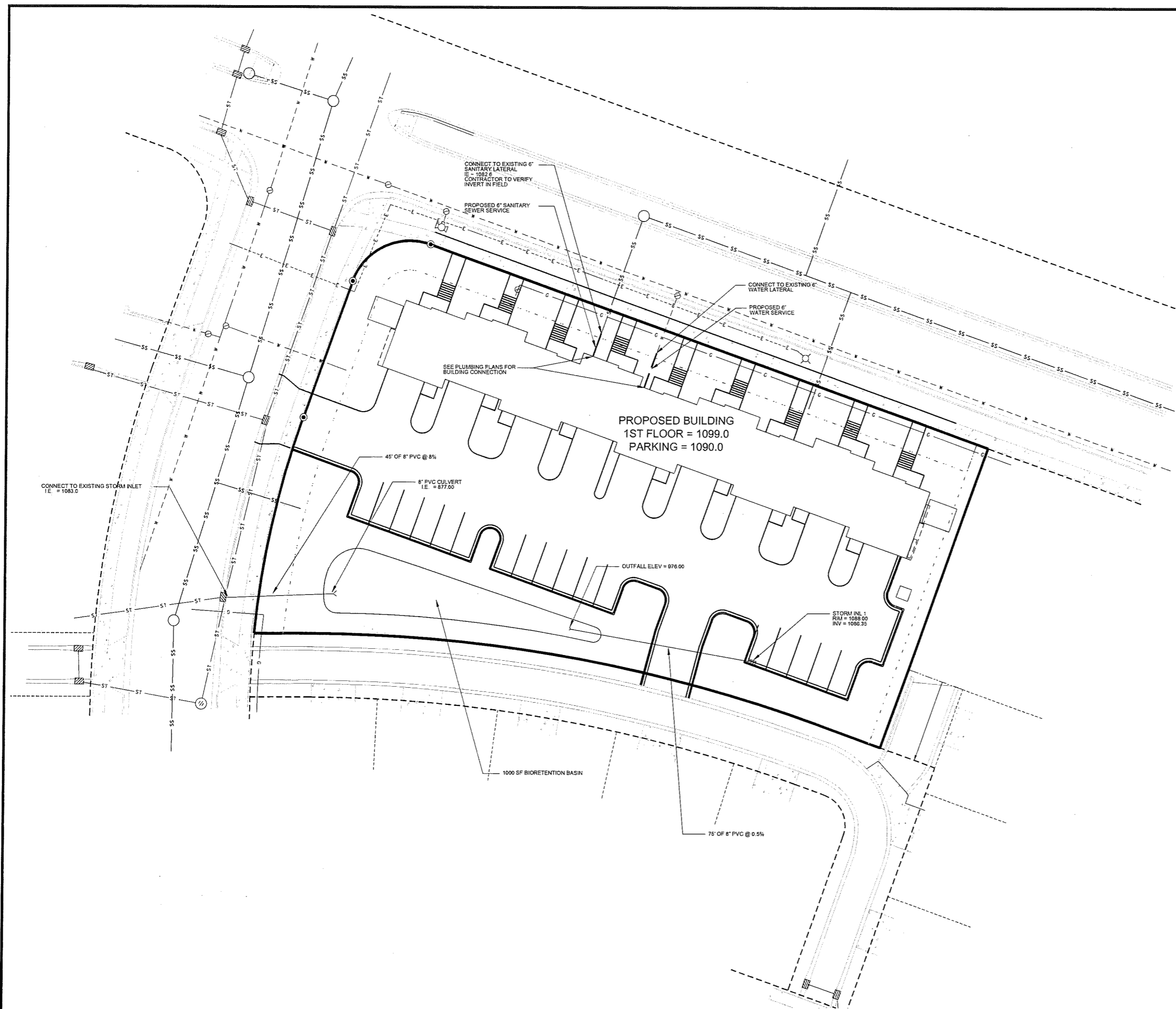
**CARDINAL GLENN TOWNHOMES**

CITY OF MADISON, DANE COUNTY, WISCONSIN






SCALE: 1" = 20'  
(PAGE SIZE: 11x17)

DATE: 09-15-16  
REVISED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DRAWN BY: KVB  
FN: 16-05-130  
Sheet Number:  
**1 OF 3**

**DONFRID KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



**LEGEND**

-  PROPERTY LINE
-  18" CONCRETE CURB & GUTTER
-  PROPOSED BUILDING
-  PROPOSED RETAINING WALL
-  PROPOSED STORM SEWER

- SITE UTILITY NOTES**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
  2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
  3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
  4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
  5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
  6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
  7. ALL ROOF DRAIN STORM PIPES TO BE 6" PVC @ 1.0% AND ROOF DRAIN SYSTEM INLETS TO BE PVC FIELD DRAIN / CLEANOUTS.

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westwood Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

UTILITY PLAN  
**CARDINAL GLENN TOWNHOMES**

CITY OF MADISON, DANE COUNTY, WISCONSIN



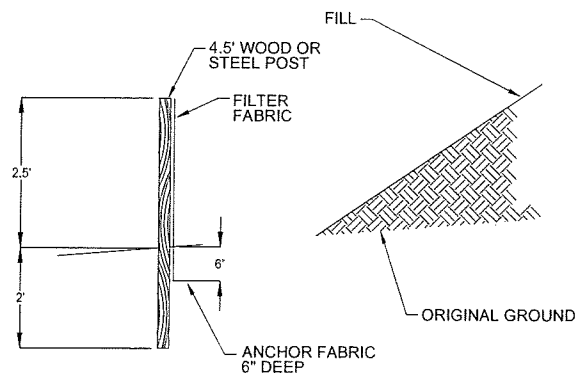
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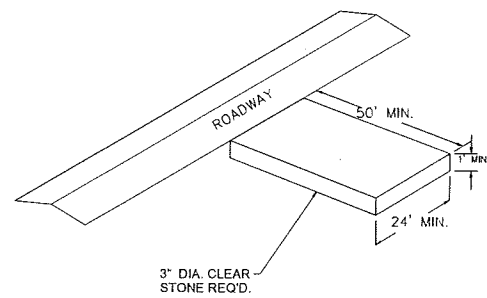
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FN: 16-05-130

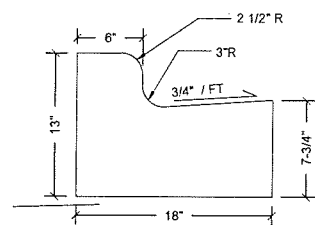
Sheet Number:  
**2 OF 3**



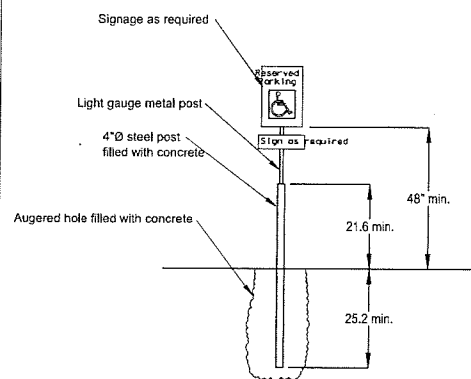
**SILT FENCE DETAIL**  
NOT TO SCALE



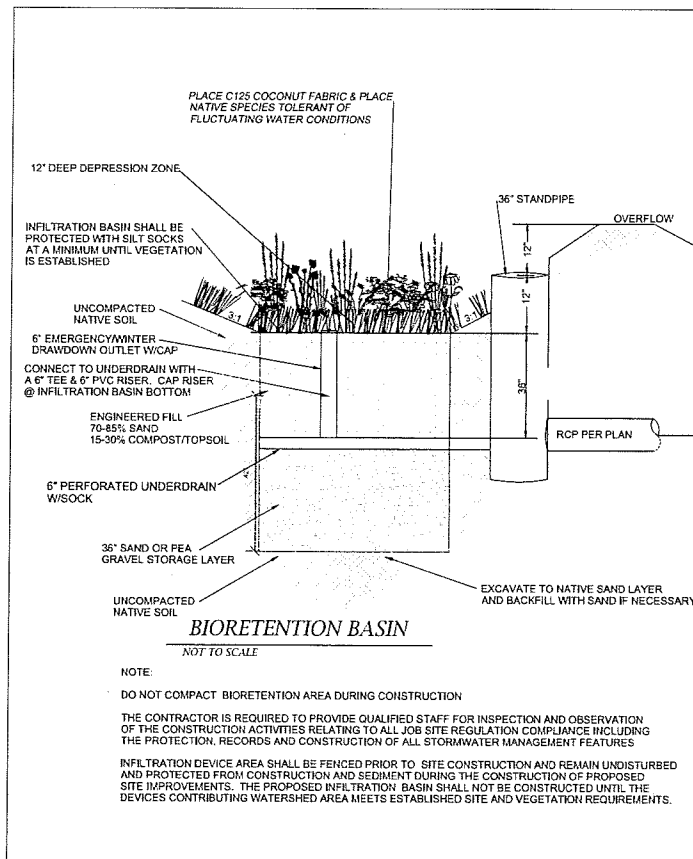
**STONE TRACKING PAD DETAIL**  
NOT TO SCALE



**18" CURB & GUTTER (TYPE G)**  
**CURB & GUTTER DETAIL**  
NOT TO SCALE



**ACCESSIBLE PARKING SIGN DETAIL**  
NOT TO SCALE

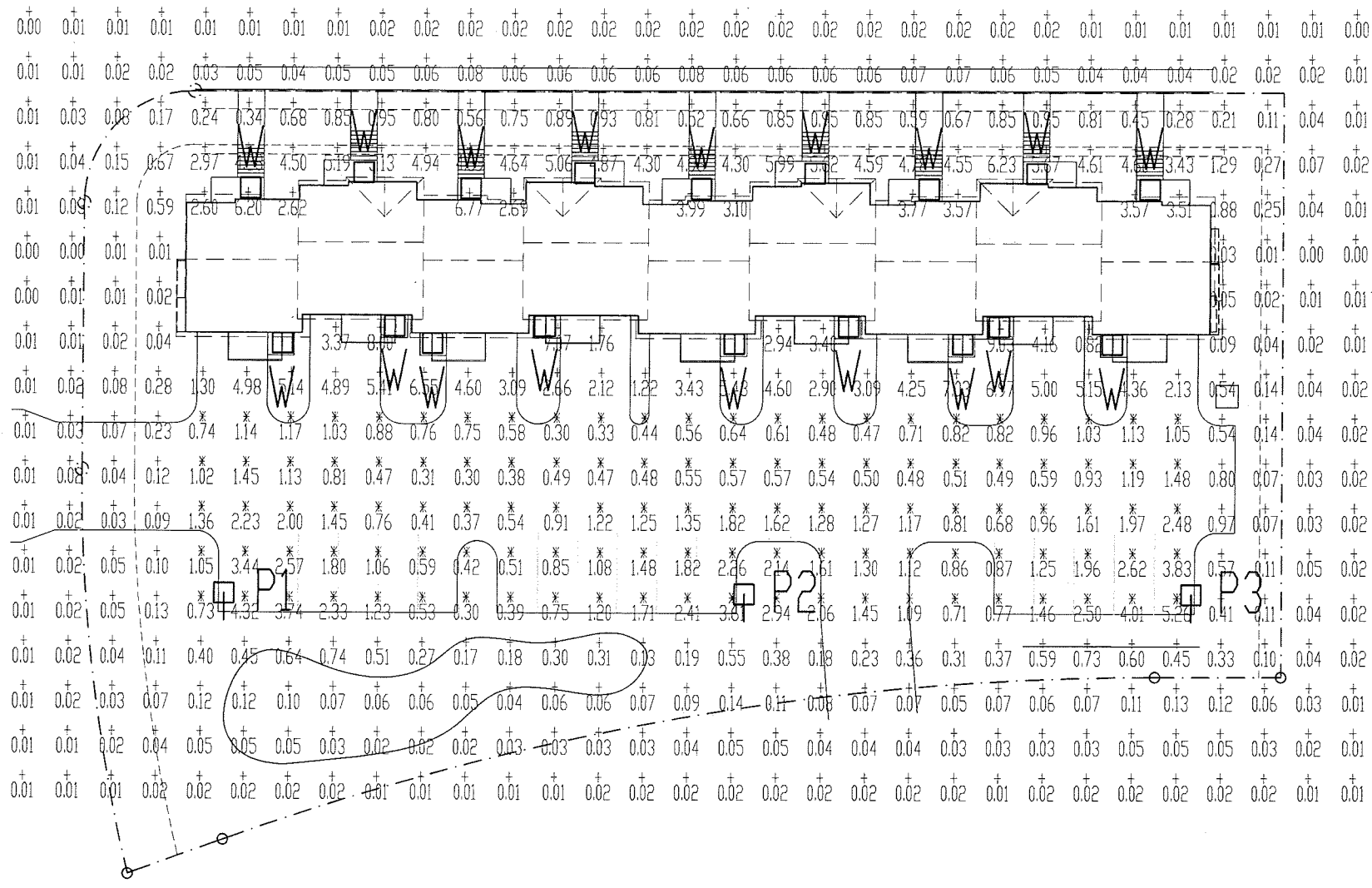


**BIORETENTION BASIN**  
NOT TO SCALE



CALCULATION SUMMARY						
GRID HEIGHT	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
At Grade	(+) MISC	0.90	9.03	0.00	3685.6	365.80
	(*) PARKING	1.26	5.26	0.30	17.32	4.14

Cross Oak Apartments LUMINAIRE SCHEDULE					
TYPE	DESCRIPTION	LAMP	MOUNTING	LLF	QTY
P1	McGraw-Edison Galleon (1) GLEON-AF-01-LED-E1-SLR-BZ	59w LED	18' POLE FLUSH BASE	0.95	1
P2	McGraw-Edison Galleon (1) GLEON-AF-01-LED-E1-SL3-BZ	59w LED	18' POLE FLUSH BASE	0.95	1
P3	McGraw-Edison Galleon (1) GLEON-AF-01-LED-E1-SLL-BZ	59w LED	18' POLE FLUSH BASE	0.95	1
W	Cree XSP (1) XSPW-A-0-3-F-G-U-Z	25w LED	8'-6" AFG	0.95	18



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

### XSP Series

35 Watt LED Wall Mount Luminaire

**Product Description:**  
The XSP LED wall mount luminaire has a slim, unobtrusive design for outdoor wall mounted applications. The rugged, heavy-duty aluminum housing is coated with a protective powder coat finish and is available in black or white. The luminaire is made of high quality materials and is designed for long life. The luminaire is designed specifically for LED technology and is available in 100, 150, and 200 watt configurations. Quick change feature for easy maintenance. Features Energy Star luminaire and is ETL listed.

**Performance Summary:**  
Nominal Maximum Output: 6000 lumens  
Max. Input: 35 Watts  
Max. Output: 3500 lumens  
Color: Neutral White  
CCT: 4000K (Warm White)  
Lifetime: 50,000 hours (at 70°C ambient temperature)

**Accessories:**  
Fastener  
Bath Fan  
Bath Fan  
Bath Fan

**Ordering Information:**  
XSPW-A-0-3-F-G-U-Z

Product	Version	Mounting	Light Power	Color	Order Code
XSPW	A	0	35	F	G-U-Z

UL, ETL, DLC, Energy Star, CREE

### McGraw-Edison

**DESCRIPTION:**  
The GLEON™ LED luminaire delivers a consistent performance in a rugged, weather-resistant design. The GLEON luminaire is designed for long life and is available in 100, 150, and 200 watt configurations. The luminaire is designed specifically for LED technology and is available in 100, 150, and 200 watt configurations. Quick change feature for easy maintenance. Features Energy Star luminaire and is ETL listed.

**Specification Features:**  
**Construction:** The GLEON luminaire is constructed from a rugged, weather-resistant aluminum housing. The luminaire is designed for long life and is available in 100, 150, and 200 watt configurations. The luminaire is designed specifically for LED technology and is available in 100, 150, and 200 watt configurations. Quick change feature for easy maintenance. Features Energy Star luminaire and is ETL listed.  
**Electrical:** The GLEON luminaire is designed for long life and is available in 100, 150, and 200 watt configurations. The luminaire is designed specifically for LED technology and is available in 100, 150, and 200 watt configurations. Quick change feature for easy maintenance. Features Energy Star luminaire and is ETL listed.  
**Mounting:** The GLEON luminaire is designed for long life and is available in 100, 150, and 200 watt configurations. The luminaire is designed specifically for LED technology and is available in 100, 150, and 200 watt configurations. Quick change feature for easy maintenance. Features Energy Star luminaire and is ETL listed.

**Dimensions:**  
Height: 18.00"  
Width: 12.00"  
Depth: 4.00"

**Drilling Pattern:**  
Hole Diameter: 1/8"  
Hole Spacing: 1.50"

**CERTIFICATION DATA:**  
DLC Qualified  
Energy Star  
ETL Listed

**ENERGY DATA:**  
Power: 35W  
Output: 3500 lumens  
Efficacy: 100 lm/W

9-Unit Apartment Building  
Lot #159 Cardinal Glenn  
Madison, Wisconsin

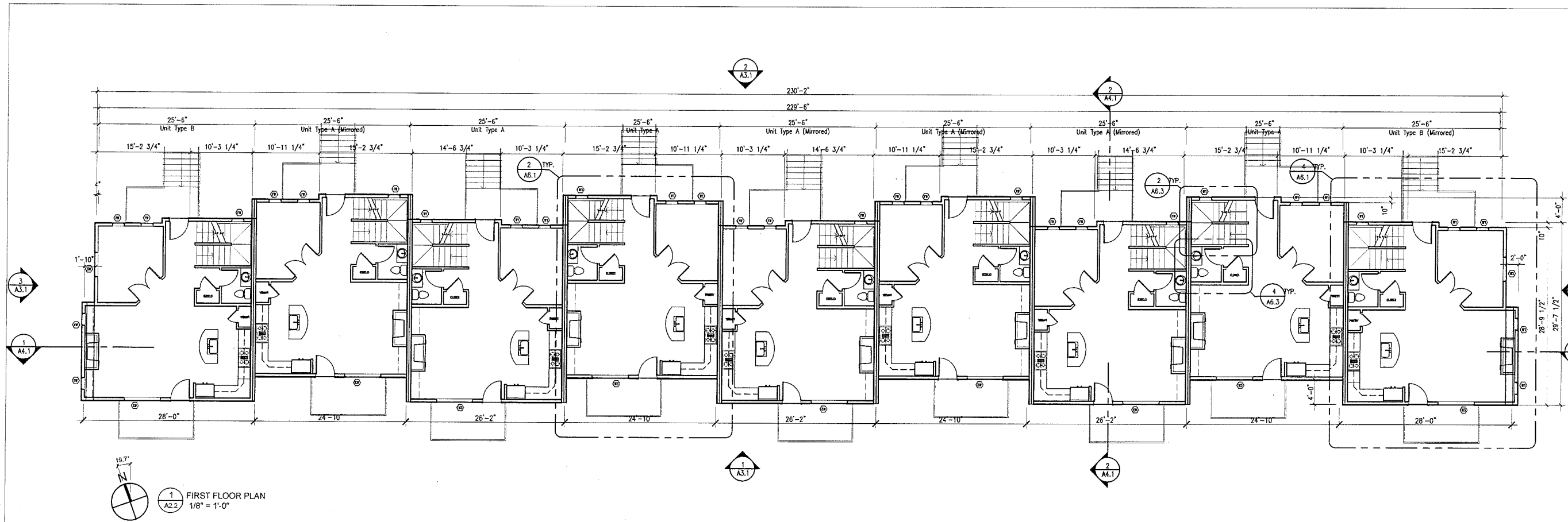
SITE LIGHTING PLAN

10/07/2016  
Construction Doc

LAND USE APPLICATION  
NOT FOR CONSTRUCTION

SL





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

**GENERAL PLAN NOTES:**

1. MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGN BUILD. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS.
2. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED IN THIS DRAWING SET.
3. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
4. WALLS TO BE PARTITION TYPE P-1 UNLESS OTHERWISE NOTED.
5. PROVIDE NEW P-LAM WINDOW SILLS AT ALL EXISTING AND NEW WINDOW OPENINGS. FINAL FINISH TBD.

REVISIONS	
NO.	DESCRIPTION

9-Unit Apartment Building  
Lot #159 Cardinal Glenn  
Madison, Wisconsin

OVERALL FIRST FLOOR  
PLAN

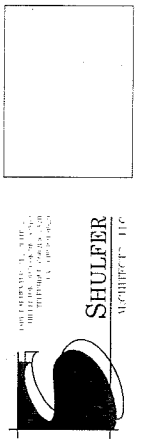
10/07/2016  
Construction Documents

NO.	DATE	BY	DESCRIPTION

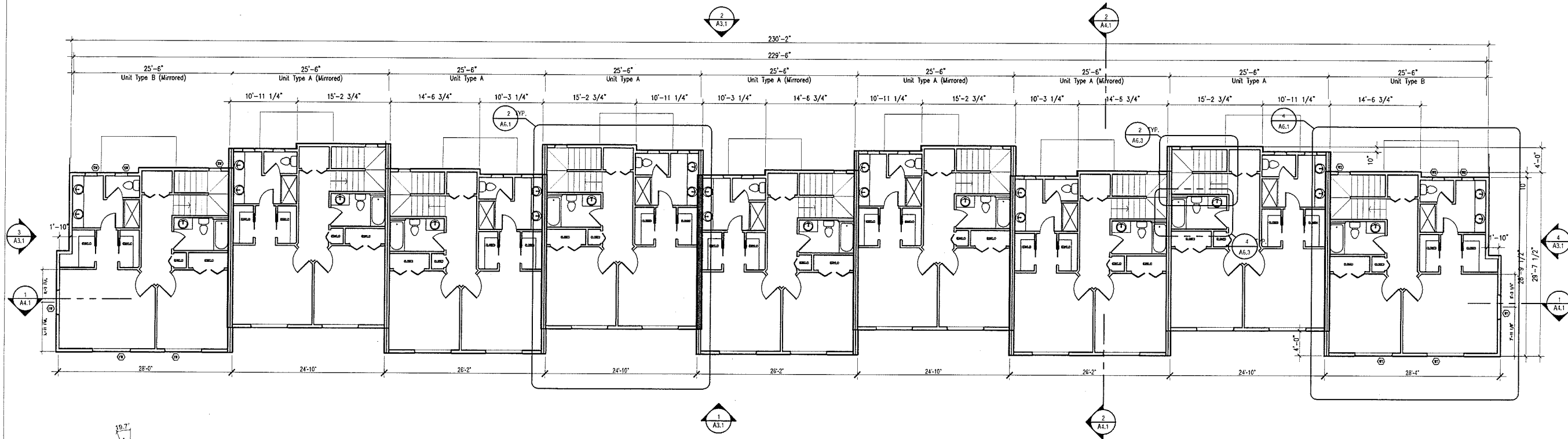
**Pricing Set  
NOT FOR CONSTRUCTION**

**A2.2**

8/22/2016 4:02:03 PM







19.7  
 1 SECOND FLOOR PLAN  
 A2.3 1/8" = 1'-0"

**GENERAL PLAN NOTES:**

1. MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGN BUILD. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS.
2. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED IN THIS DRAWING SET.
3. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
4. WALLS TO BE PARTITION TYPE P-1 UNLESS OTHERWISE NOTED
5. PROVIDE NEW P-LAM WINDOW SILLS AT ALL EXISTING AND NEW WINDOW OPENINGS. FINAL FINISH TBD.

REVISIONS	

9-Unit Apartment Building  
 Lot #159 Cardinal Glenn  
 Madison, Wisconsin

OVERALL SECOND FLOOR PLAN

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 Construction Documents

NO.	DESCRIPTION	DATE

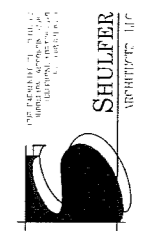
Pricing Set  
 NOT FOR CONSTRUCTION

A2.3

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SHULFER  
 ARCHITECTS, P.C.



9-Unit Apartment Building  
 Lot #159 Cardinal Glenn  
 Madison, Wisconsin

EXTERIOR ELEVATIONS

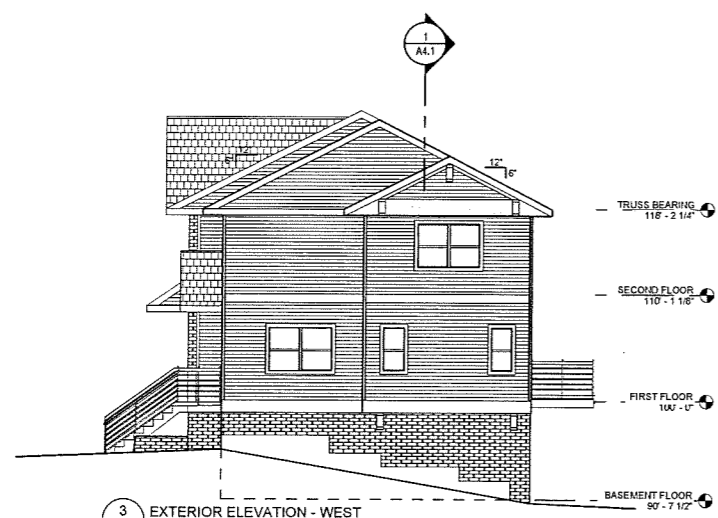
10/07/2016  
 Construction Document



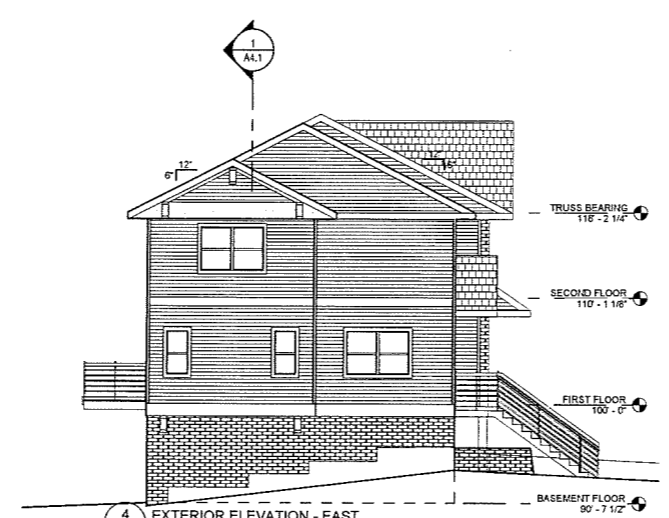
1  
 A3.1 EXTERIOR ELEVATION - NORTH  
 1/8" = 1'-0"



2  
 A3.1 EXTERIOR ELEVATION - SOUTH  
 1/8" = 1'-0"



3  
 A3.1 EXTERIOR ELEVATION - WEST  
 1/8" = 1'-0"



4  
 A3.1 EXTERIOR ELEVATION - EAST  
 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND:

Mark	Description
00	XXX
00	XXX
00	XXX
00	XXX
00	XXX
00	XXX
00	XXX
00	XXX
00	XXX
00	XXX





