

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>December 28, 2009</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>January 6, 2010</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 621 Mendota Court

ALDERMANIC DISTRICT: (8) Bryon Eagon

OWNER/DEVELOPER (Partners and/or Principals) <u>Patrick Properties</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Gary Brink &amp; Associates, Inc.</u>
<u>2417 University Avenue</u>	<u>8401 Excelsior Drive</u>
<u>Madison, WI 53726</u>	<u>Madison, WI 53717</u>

CONTACT PERSON: Gary Brink  
Address: (see above)

Phone: 608-829-1750  
Fax: 608-829-3056  
E-mail address: gary.brink@garybrink.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.

# 621 MENDOTA COURT

(FORMERLY 617-619 MENDOTA COURT)

## MADISON, WISCONSIN

### PROJECT DESCRIPTION:

8-STORY STUDENT HOUSING PROJECT DESIGN ZONE 3 CONSISTING OF 27 RENTAL UNITS AND 103 BEDROOMS WITH A MIX OF 5 SIX BEDROOM UNITS, 10 FOUR BEDROOM UNITS, 9 THREE BEDROOM UNITS, AND 3 TWO BEDROOM UNITS THERE IS A TOTAL OF 38,931 S.F. ON A SITE AREA OF 9,188 S.F.. RESULTING IN A FLOOR AREA RATIO OF 3.86 (WHICH DOES NOT INCLUDE THE GARDEN LEVEL). OUTDOOR PARKING FOR 9 MOPEDS AND 68 BICYCLES IS PROVIDED WITH AN ADDITIONAL 22 INDOOR BICYCLE STALLS. THERE IS A TOTAL OF 2,281 S.F. OF USEABLE OPEN SPACE.

## UDC INITIAL/FINAL APPROVAL

DECEMBER 28, 2009

## SHEET INDEX

T1	COVER SHEET & PROJECT CONTACTS
01	SURROUNDING PROPERTIES PHOTOS
02	SURROUNDING PROPERTIES PHOTOS
03	NEIGHBORHOOD MASS MODELING
04	NEIGHBORHOOD MASS MODELING
C-101	EXISTING SITE/DEMOLITION PLAN
C-102	GRADING AND EROSION CONTROL PLAN
C-103	UTILITY PLAN
L-1	LANDSCAPE PLAN
A1.01	SITE PLAN
A1.02	SITE LIGHTING PLAN
A1.20	SITE DETAILS
A2.00	GARDEN LEVEL
A2.01	LEVEL ONE
A2.02	LEVELS TWO THRU THREE
A2.03	LEVELS FOUR THRU SIX
A2.04	LEVEL SEVEN
A2.05	LEVEL EIGHT
A2.06	ROOF PLAN
A6.01	EXTERIOR ELEVATIONS
A6.02	EXTERIOR ELEVATIONS

**PATRICK  
PROPERTIES**  
608.663.1778

**DEVELOPER:**  
2417 UNIVERSITY AVENUE  
MADISON, WISCONSIN 53726  
PHONE: 608-663-1778  
FAX: 608-663-1557

**PATRICK PROPERTIES**  
PRIMARY CONTACT:  
PATRICK J. CORCORAN  
EMAIL: patrickproperties@tds.net



**CONTRACTOR:**  
5964 EXECUTIVE DRIVE  
MADISON, WISCONSIN 53719  
PHONE: 608-577-2047  
FAX: 608-274-9470

**LANDGRAF CONSTRUCTION**  
PRIMARY CONTACT:  
MARK LANDGRAF  
EMAIL: mark.landgraf@landgrafconstruction.com

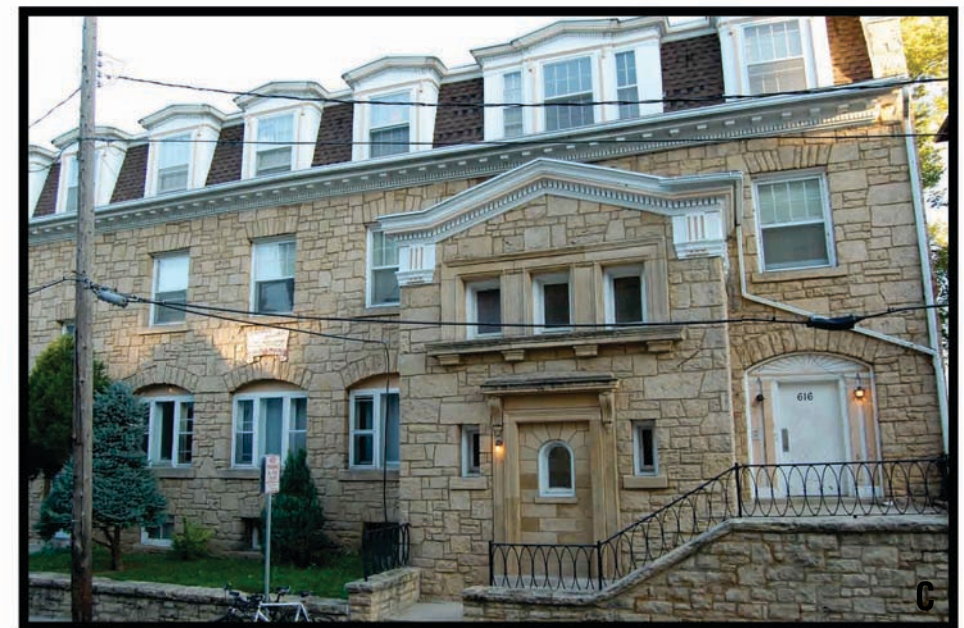
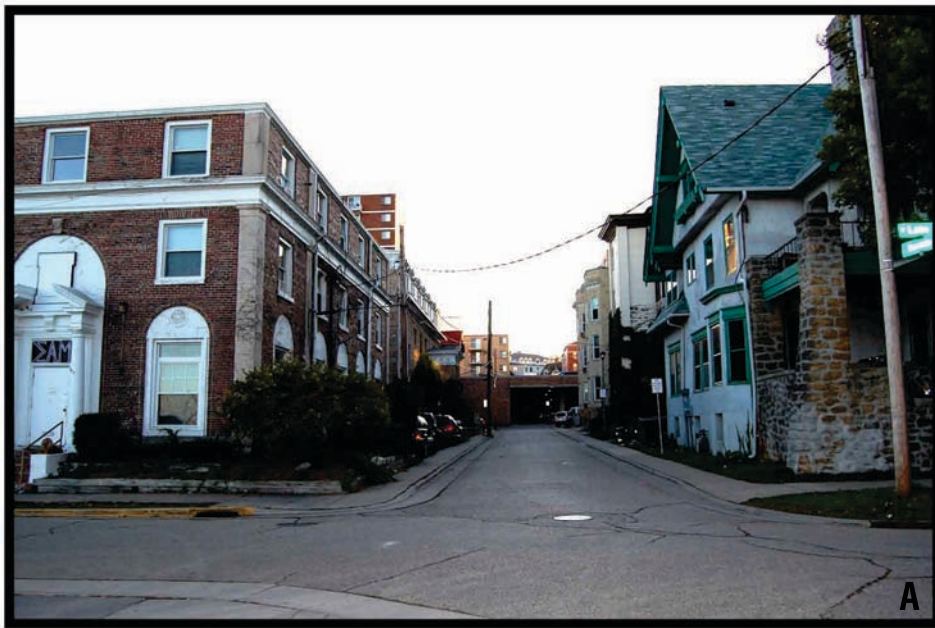


**ARCHITECT :**  
8401 EXCELSIOR DRIVE  
MADISON, WISCONSIN 53717  
PHONE: 608-829-1750  
FAX: 608-829-3056

**GARY BRINK & ASSOCIATES, INC.**  
EMAIL: gary.brink@garybrink.com  
CONTACT: GARY BRINK





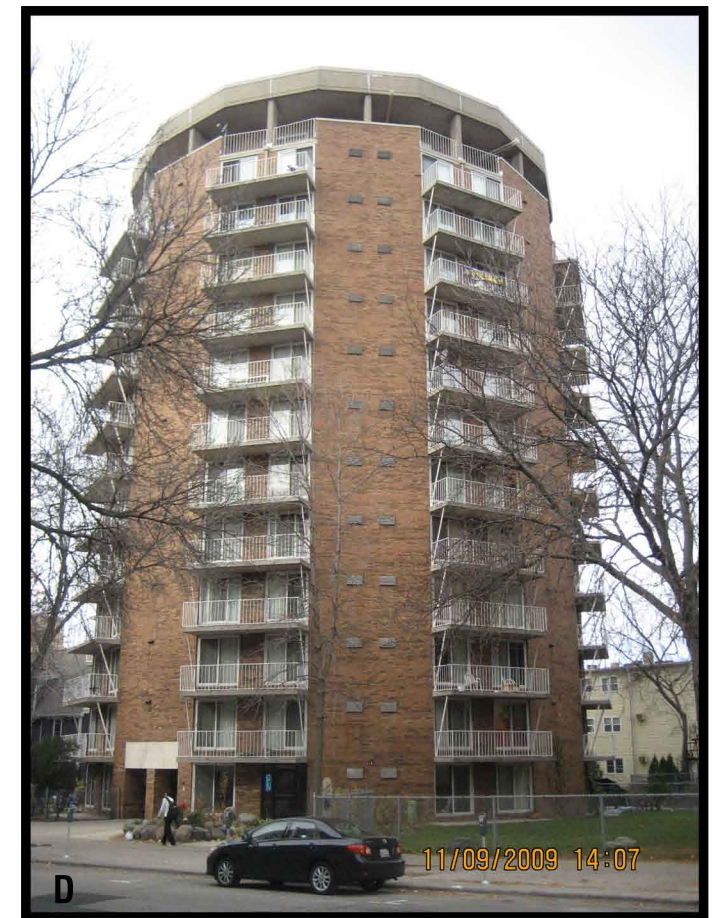
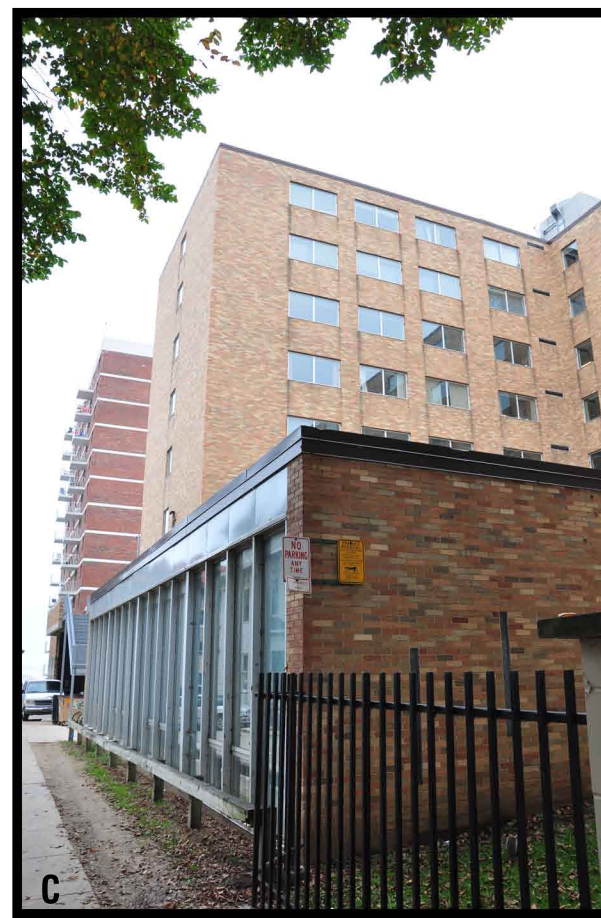


**Description of images:** (clockwise from left)

- A. Mendota Court looking East
- B. Mendota Court looking West
- C. 616 Mendota Court
- D. 617 Mendota Court

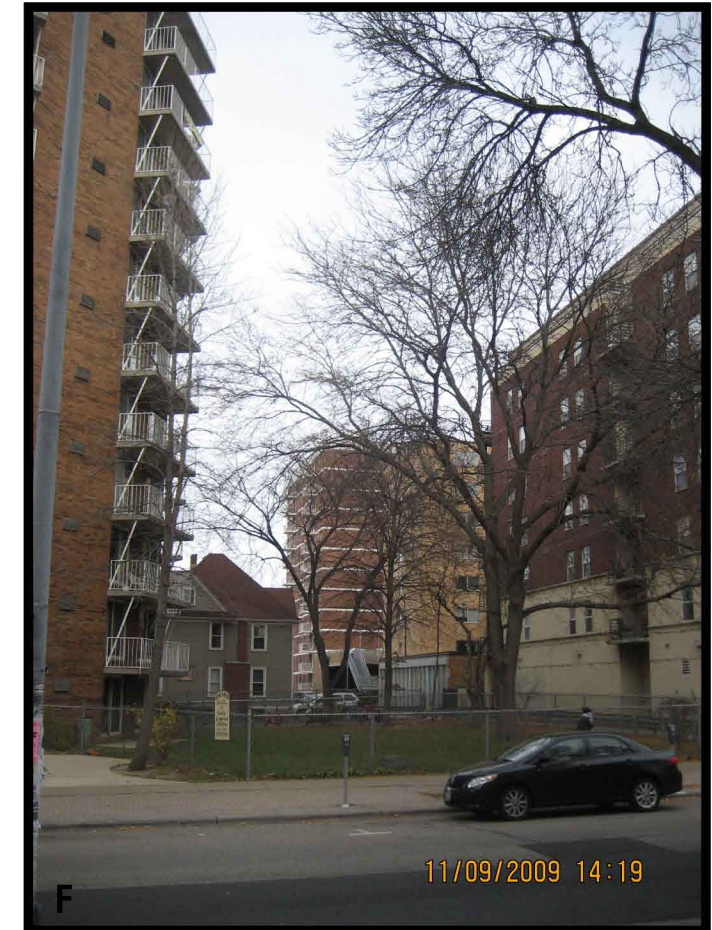
- E. Beta House, 622 Mendota Court
- F. North side of Mendota Court
- G. South side of Mendota Court



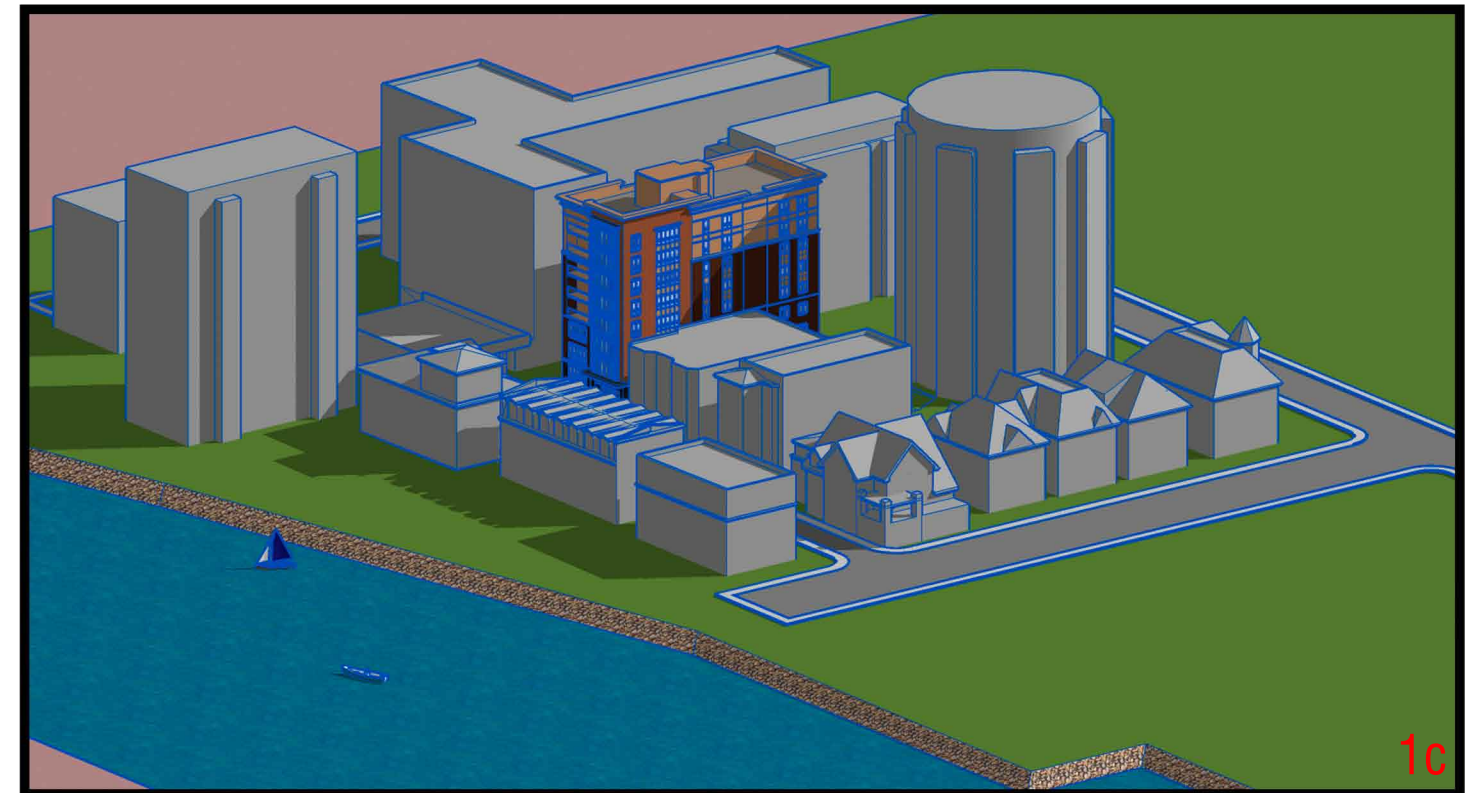
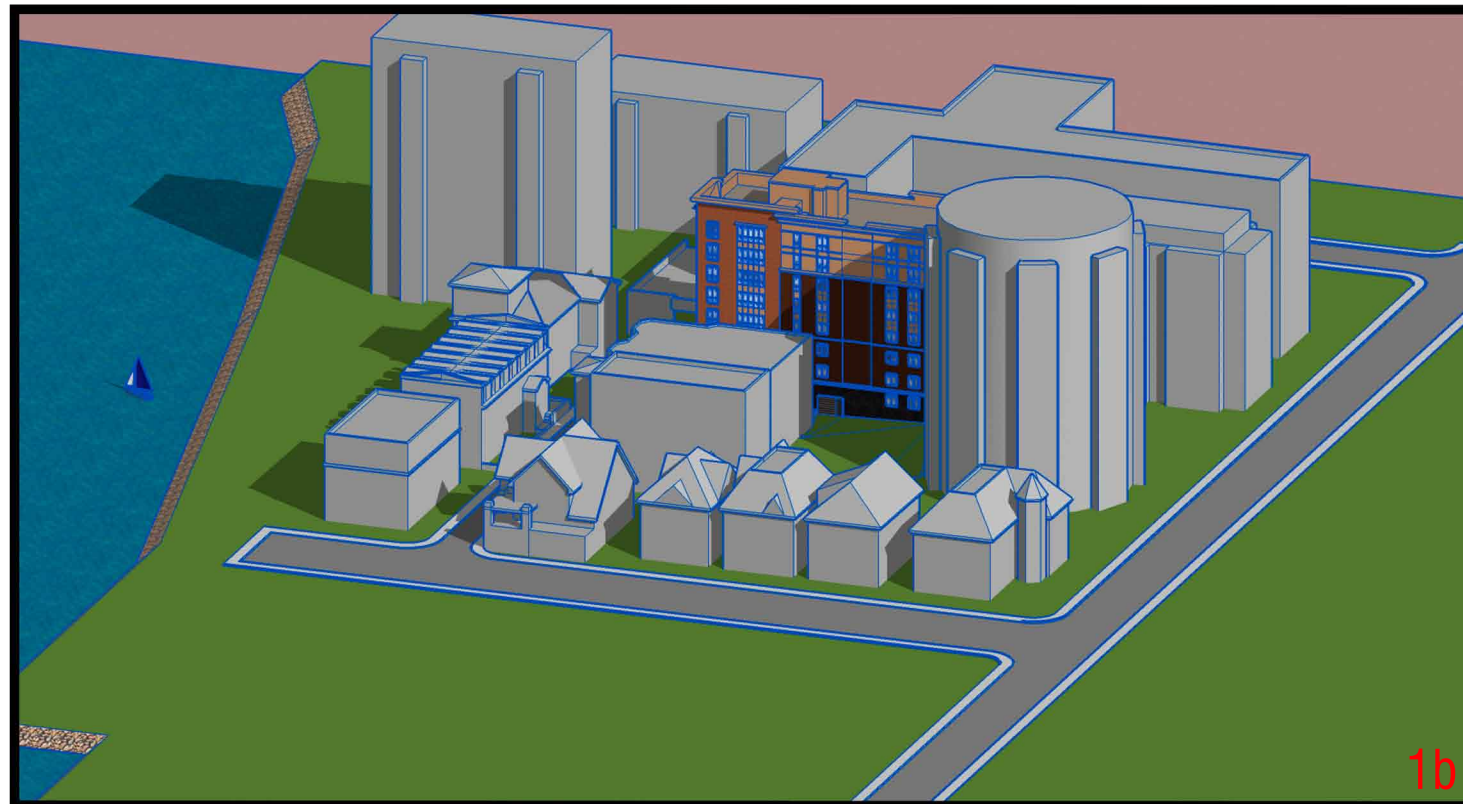
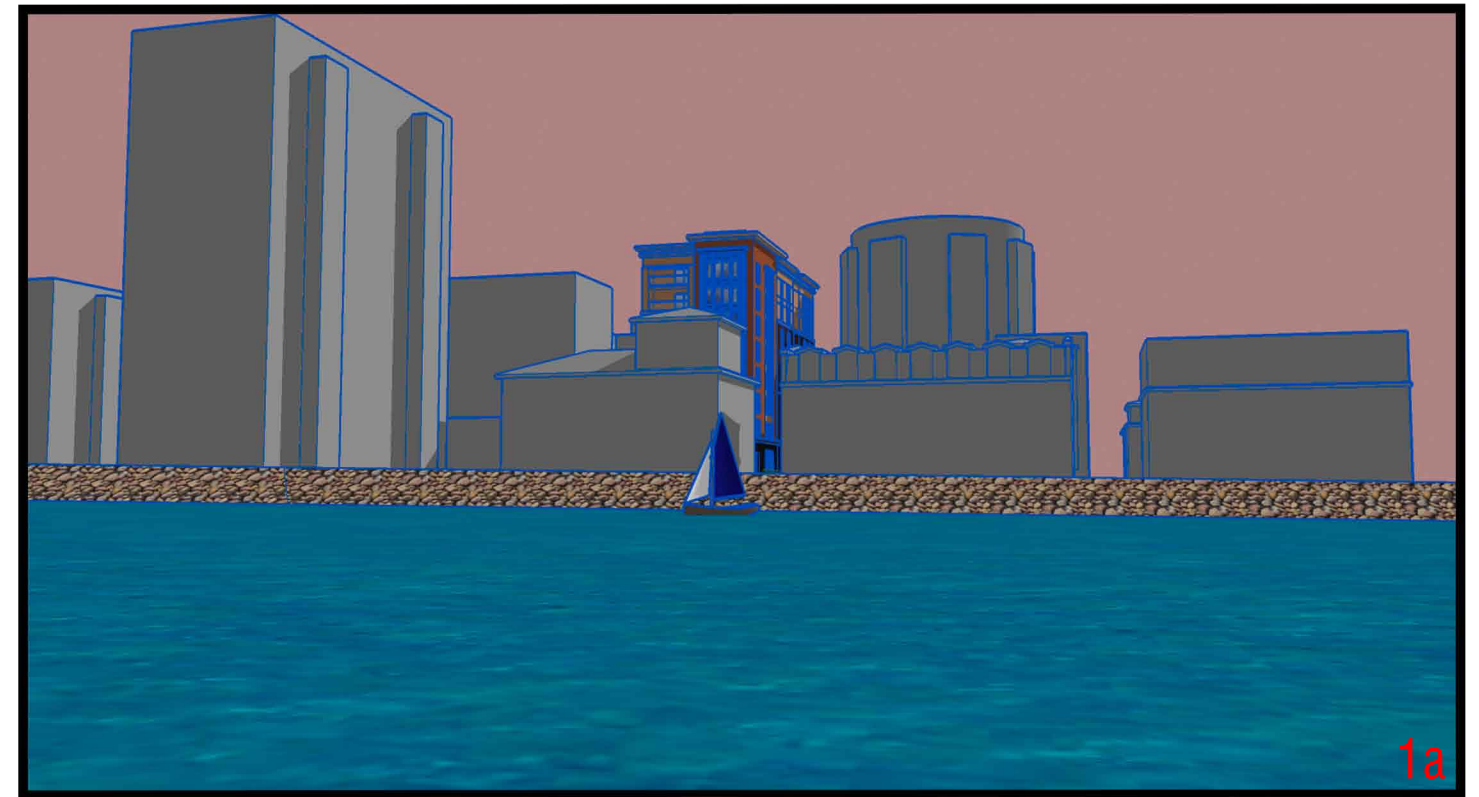
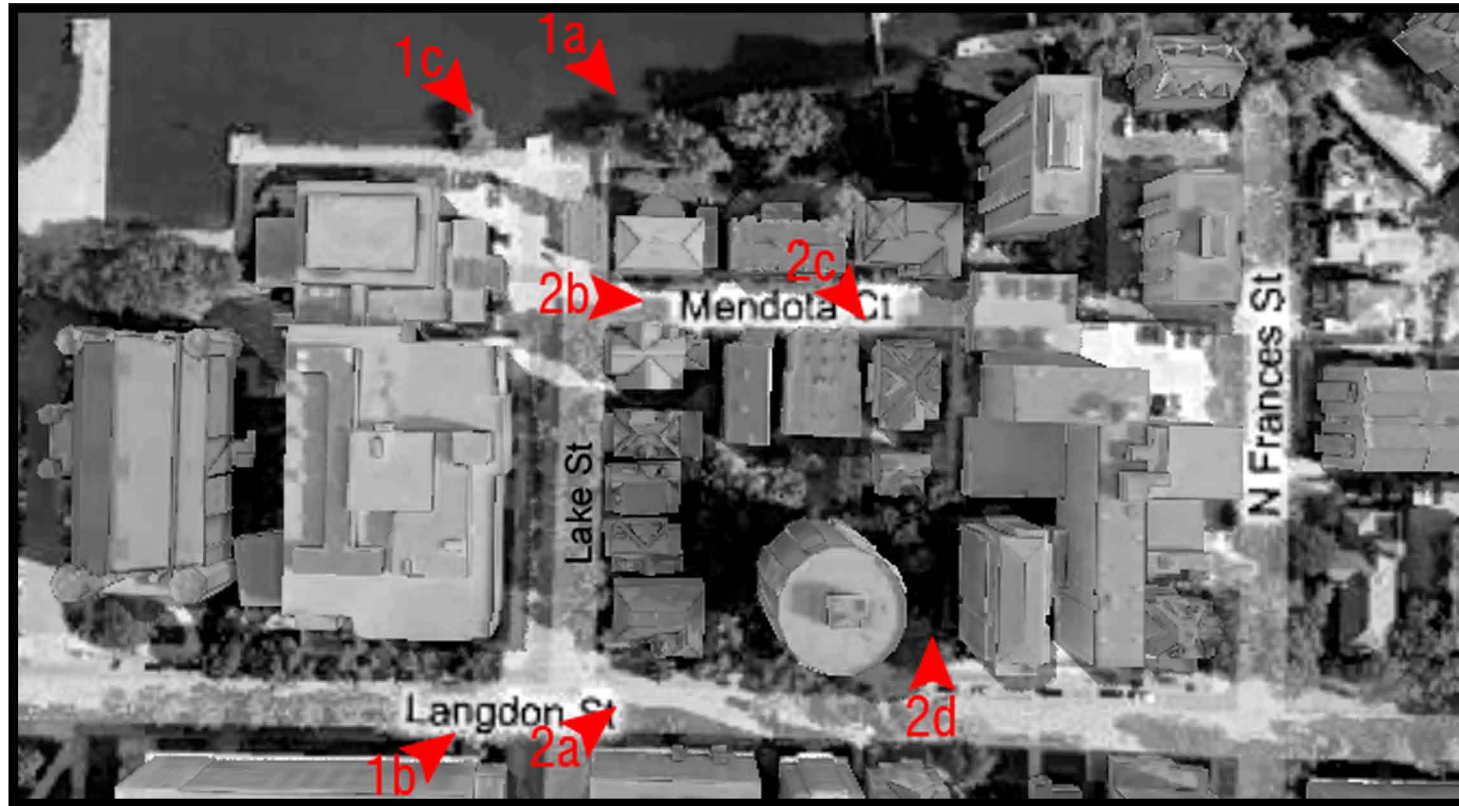


**Description of images:** (clockwise from left)

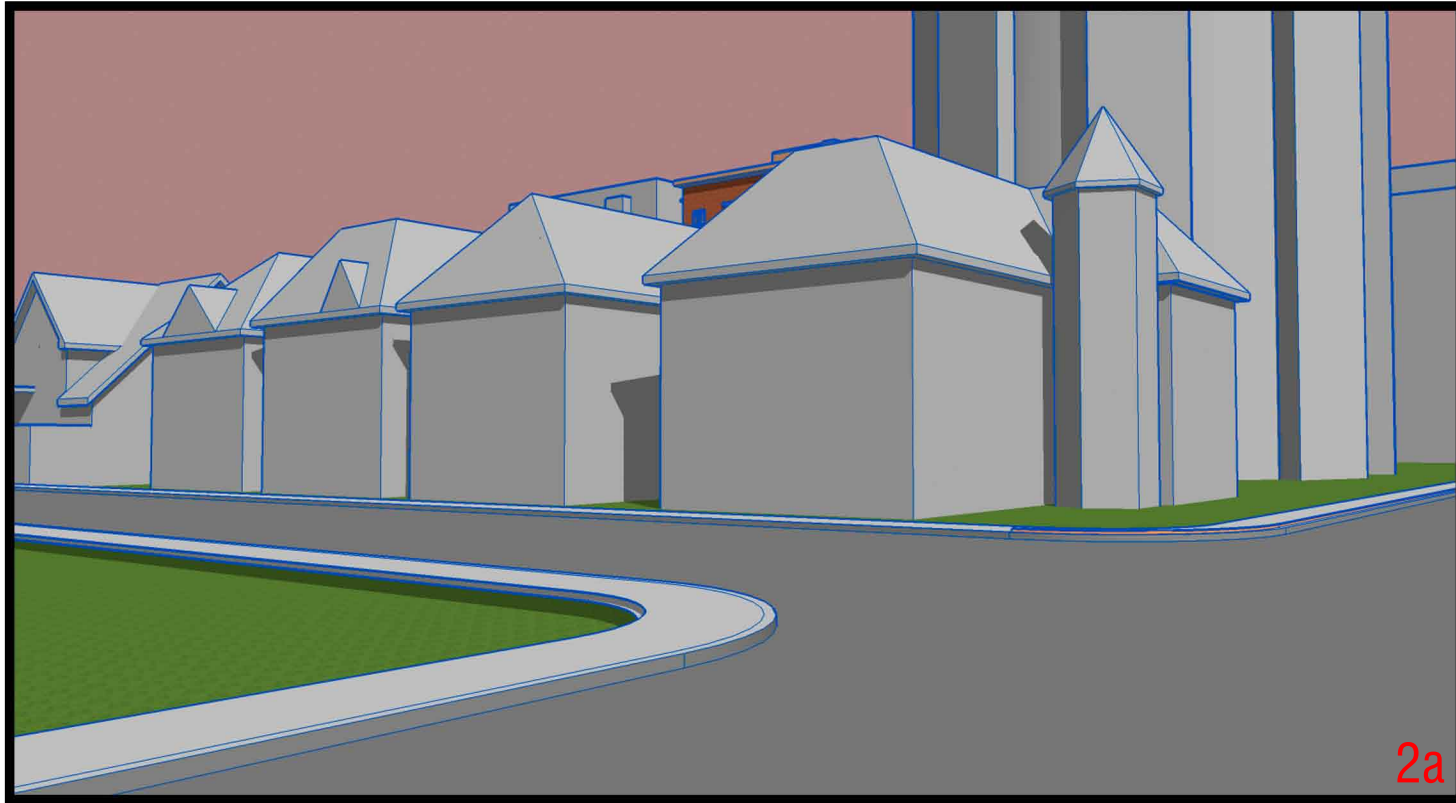
- A. Surfside, 603 Frances Street
- B. Mendota Court looking East to Lowell Hall
- C. Lowell Center
- D. Roundhouse, 626 Langdon
- E. 614 Langdon
- F. Langdon Street looking North



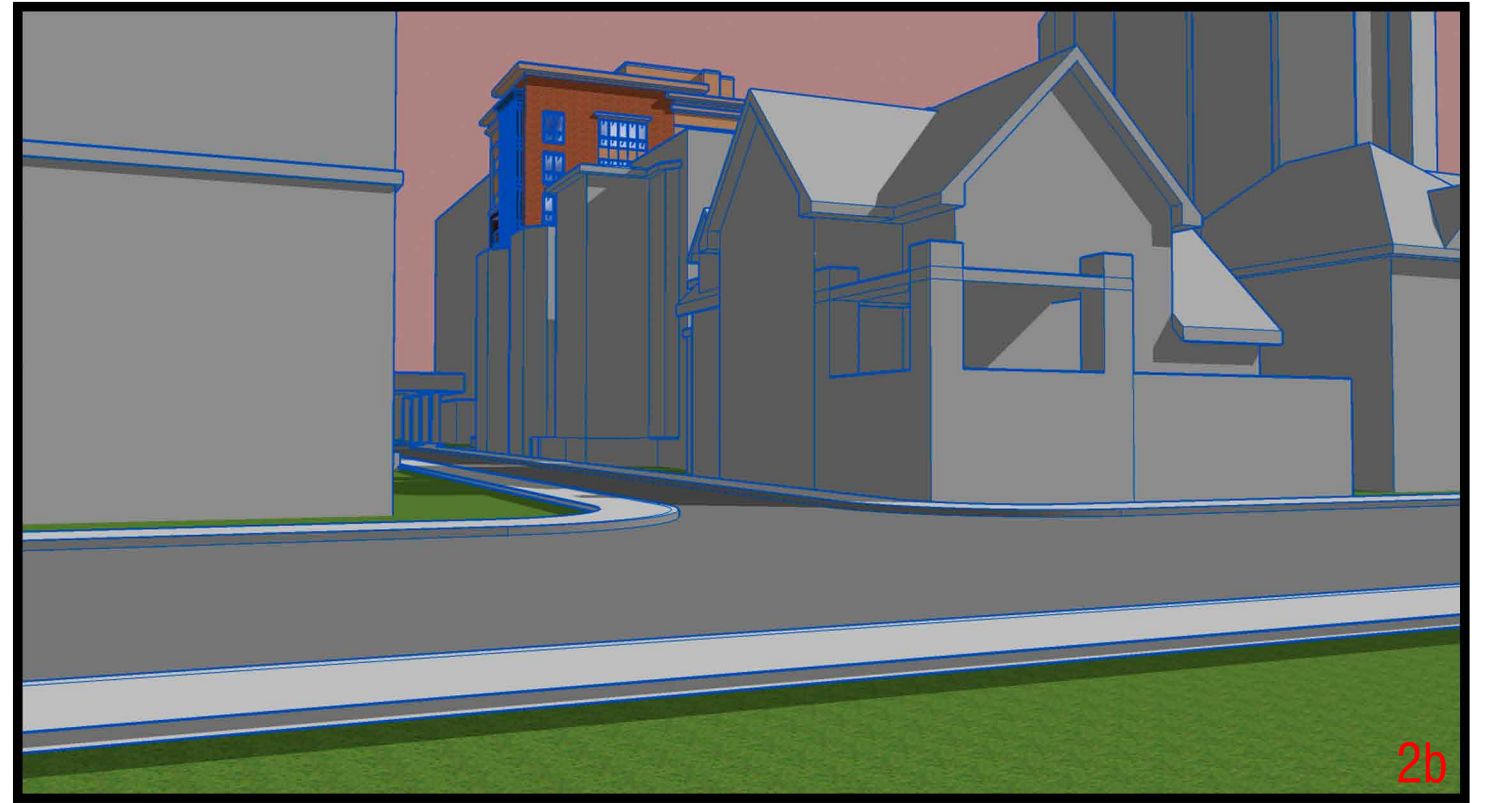




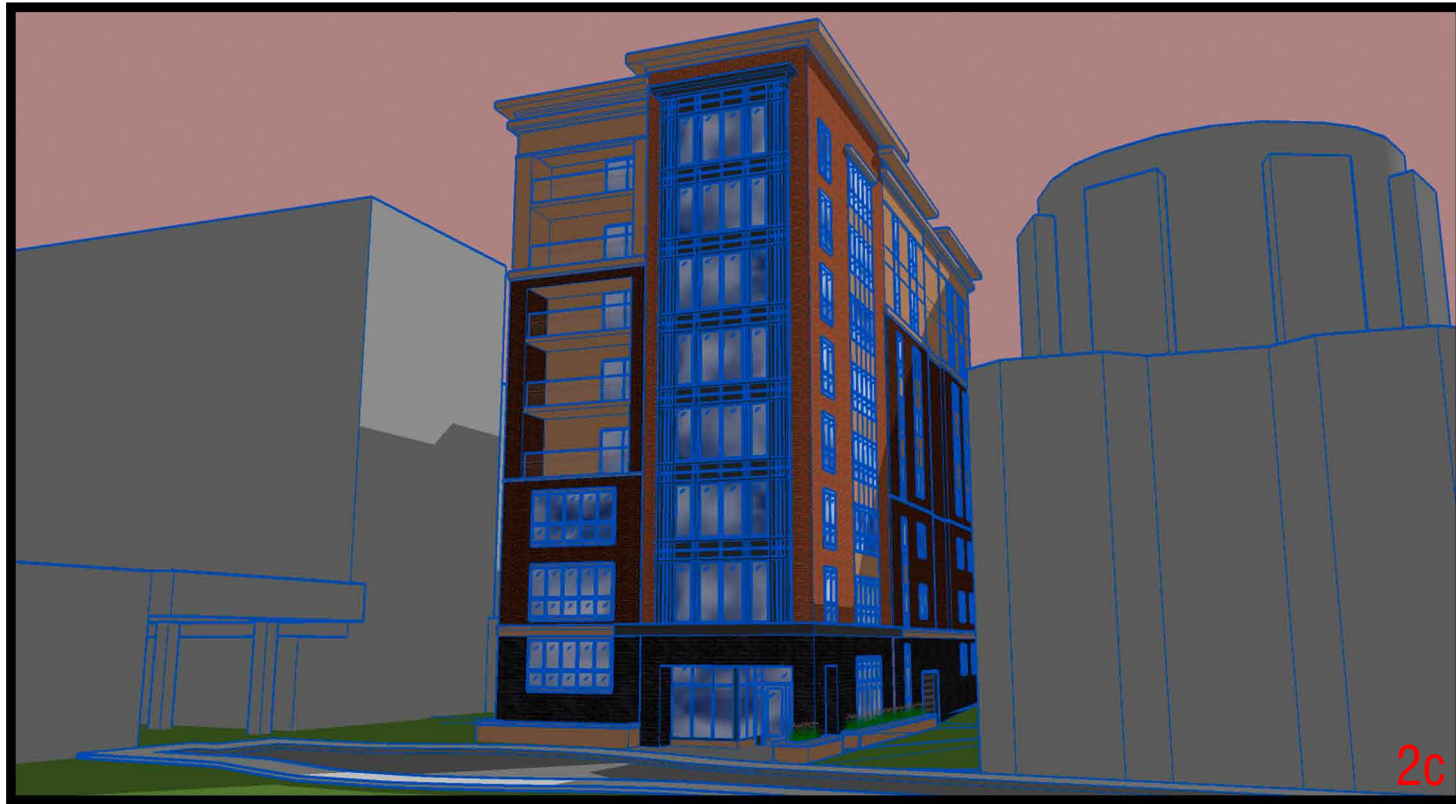




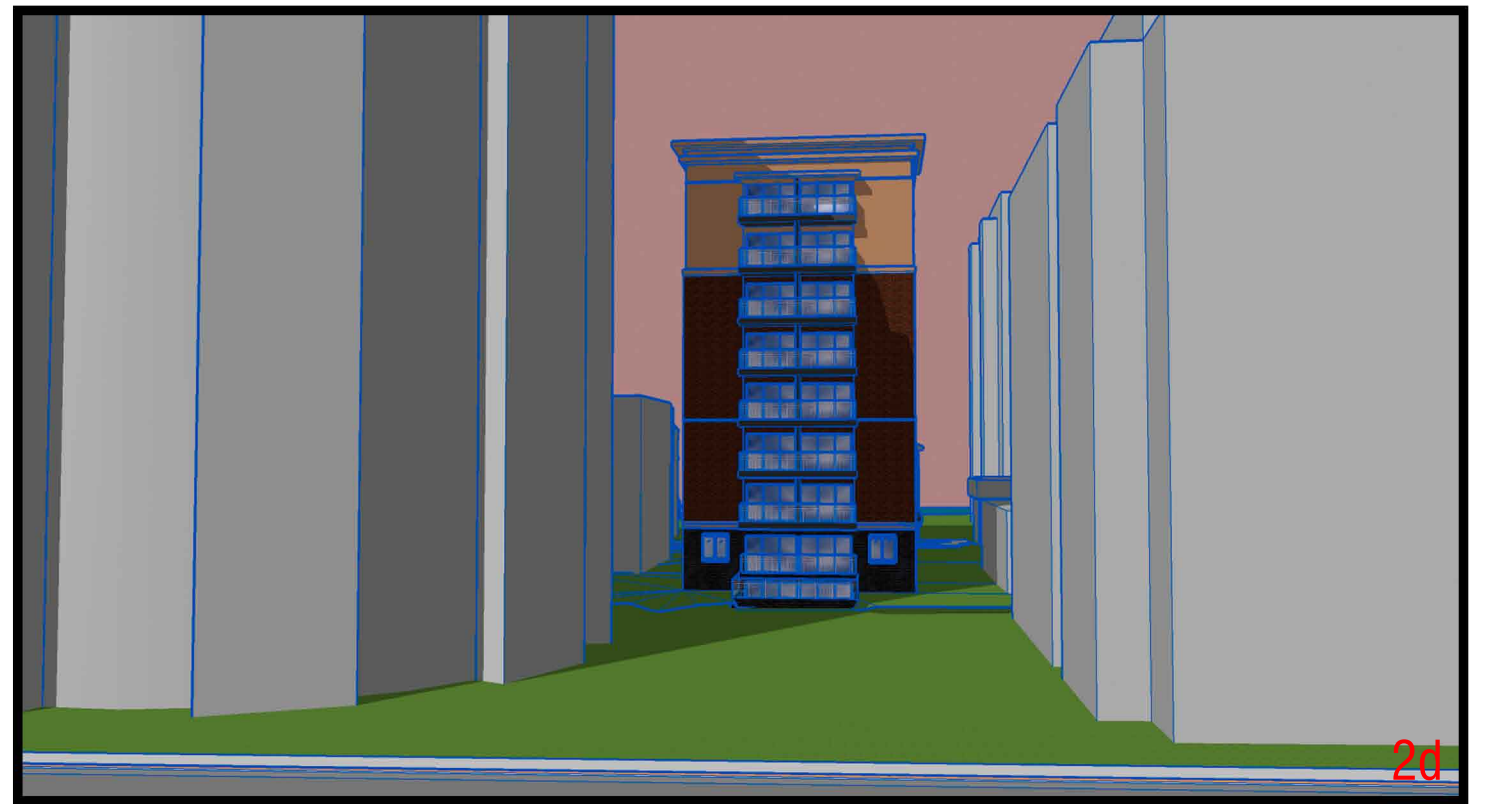
2a



2b

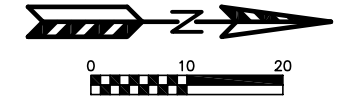
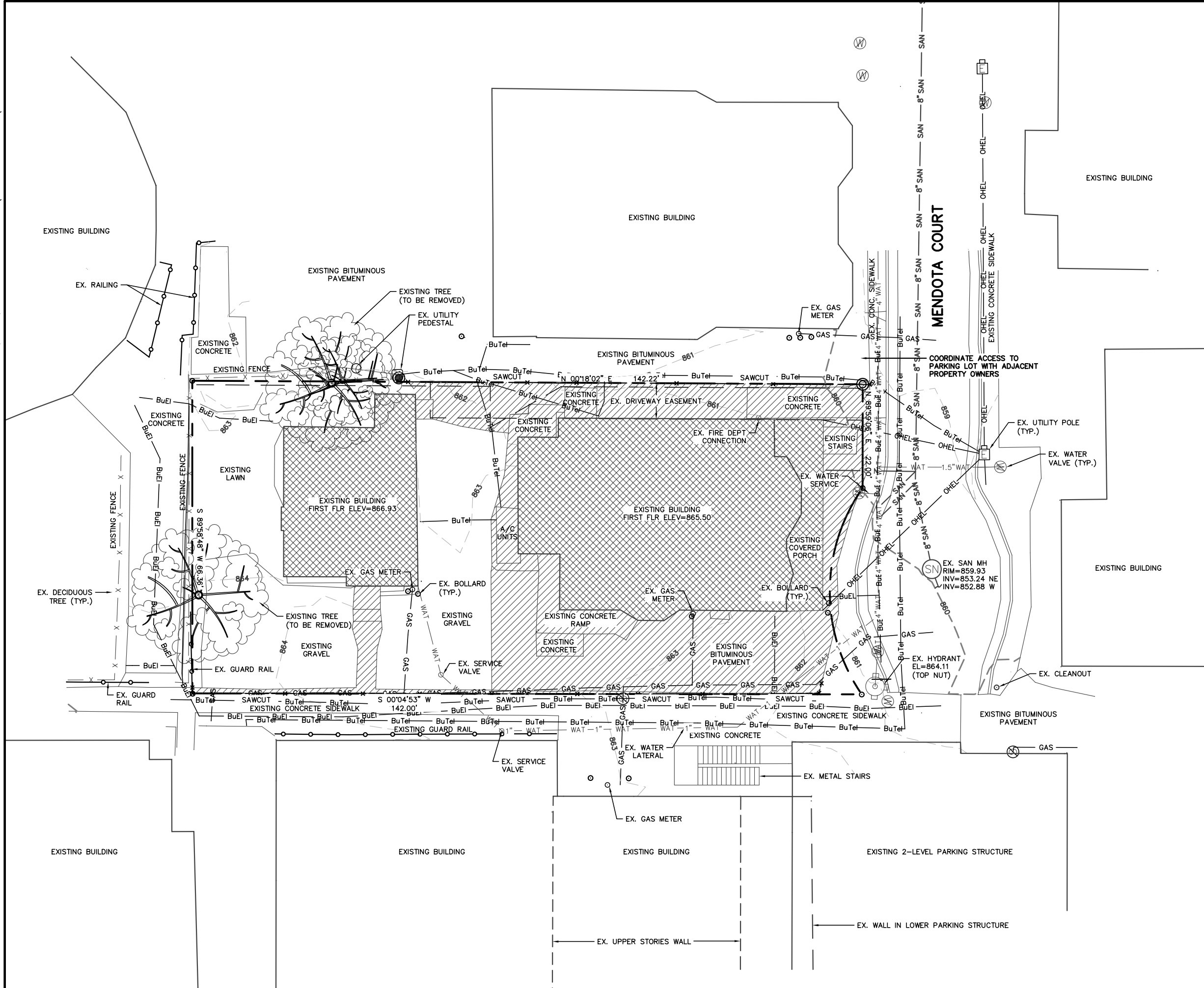


2c


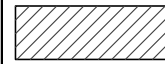


2d





- ### DEMOLITION GENERAL NOTES
1. PRIOR TO COMMENCEMENT OF DEMOLITION THE GENERAL CONTRACTOR SHALL EVALUATE THE EXISTING STRUCTURES FOR THE PRESENCE OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE PRESENT, THEY SHALL BE DISPOSED AS REQUIRED BY THE CITY OF MADISON & STATE OF WISCONSIN. HAZARDOUS MATERIALS CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS FROM BUILDING PREMISES.
  2. SHUT-OFF, DISCONNECT, REMOVE, SEAL AND CAP UTILITIES ACCORDING TO SPECIFICATIONS. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
  3. DEMOLISH ALL FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION THAT ARE WITHIN AREA OF WORK IN THEIR ENTIRETY.
  4. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS.
  5. ALL EJECTOR PITS, SUMP PITS, MANHOLES, CATCH BASINS AND ALL OTHER STRUCTURES WITHIN AREA OF DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY.
  6. BACKFILL AND COMPACTION OF SOIL MATERIAL IN AREA WHERE BUILDING DEMOLITION OCCURED SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
  7. COMPLETELY REMOVE ANY AND ALL ABOVE GROUND STRUCTURES (I.E. FLAG POLES, SIGNS, STOOPS, RAILINGS ETC.) WITHIN AREA OF WORK.
  8. GENERAL CONTRACTOR TO PRODUCE A "DECONSTRUCTION" REUSE & RECYCLING PLAN AS REQUIRED BY THE CITY OF MADISON.

- ### SITE DEMOLITION LEGEND
-  DEMOLISH AND REMOVE ALL CONSTRUCTION OF RESIDENTIAL STRUCTURE. REMOVE EXISTING FOOTINGS, FOUNDATION WALLS AND ABOVE GRADE BUILDING ELEMENTS IN THEIR ENTIRETY.
  -  COMPLETELY DEMOLISH AND REMOVE PAVING, SUBBASE AND AGGREGATE. FILL VOIDS ACCORDING TO BACKFILL REQUIREMENTS IN PROJECT SPECIFICATIONS.

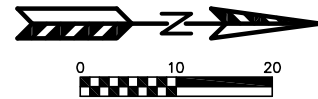
- ### NOTES:
- 1) UTILITIES SHOWN ARE BASED UPON TOPOGRAPHIC COLLECTION AND CITY OF MADISON RECORD DRAWINGS.

**621 MENDOTA COURT**  
 EXISTING SITE/DEMOLITION PLAN  
 DATED: DECEMBER 28, 2009

**C-101**

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4893 Larson Beach Road; McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752





**ROOF DRAINAGE NOTE:**

ROOF INTERNAL DOWNSPOUT DISCHARGE TO CAST IRON STORM SEWER WITH GOOSE NECK. RUNOFF WILL DISCHARGE AT GRADE AND DRAIN TO MENDOTA COURT. SEE PLUMBING PLAN FOR DETAILS.

EXISTING BUILDING  
ROUNDHOUSE APARTMENTS  
626 LANGDON

EXISTING BUILDING  
625 MENDOTA COURT

EXISTING BUILDING  
616 MENDOTA COURT

**EROSION NOTES:**

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

WOOD TYPE D INLET PROTECTION SHALL BE PLACED ON ADJACENT INLETS PRIOR TO ANY CONSTRUCTION.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

AUGUST 16, 2010	INSTALL EROSION CONTROL DEVICES.
AUGUST 16 - DECEMBER 15, 2010	DEMOLISH EXISTING BUILDINGS AND SIDEWALKS.
DECEMBER 15, 2010 - AUGUST 15, 2011	CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREAS.

**RESTORATION NOTES:**

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE #0 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL REGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

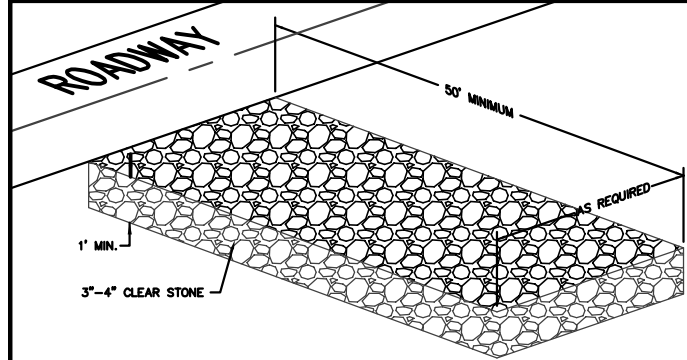
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**

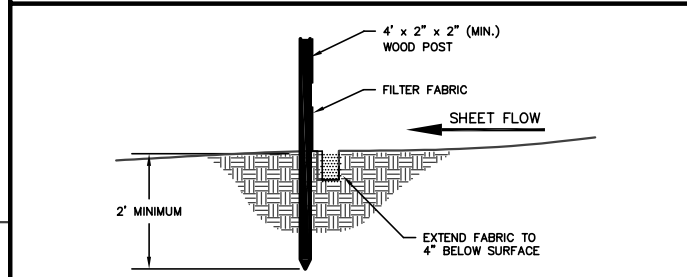
PATRICK PROPERTIES  
5417 UNIVERSITY AVE  
MADISON, WI 53705

**ENGINEER:**

QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4893 LARSON BEACH ROAD  
MCFARLAND, WI 53558



**STONE CONSTRUCTION ENTRANCE**

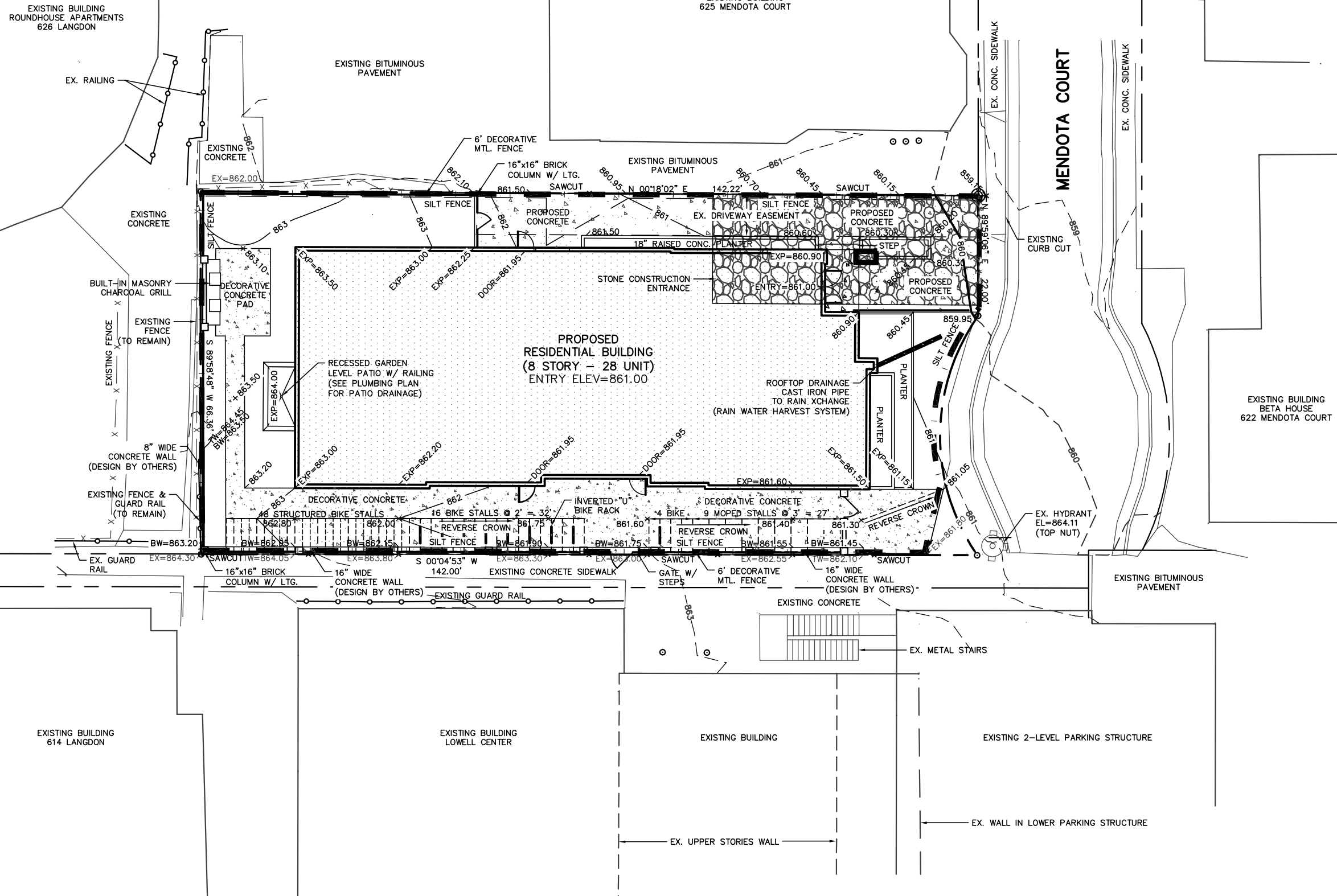


**SILT FENCE CONSTRUCTION (SHEET FLOW)**

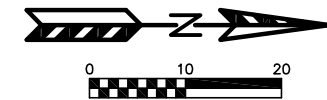
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
1-800-242-8511  
TOLL FREE  
TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

**621 MENDOTA COURT**  
GRADING AND EROSION CONTROL PLAN  
DATED: DECEMBER 28, 2009 **C-102**

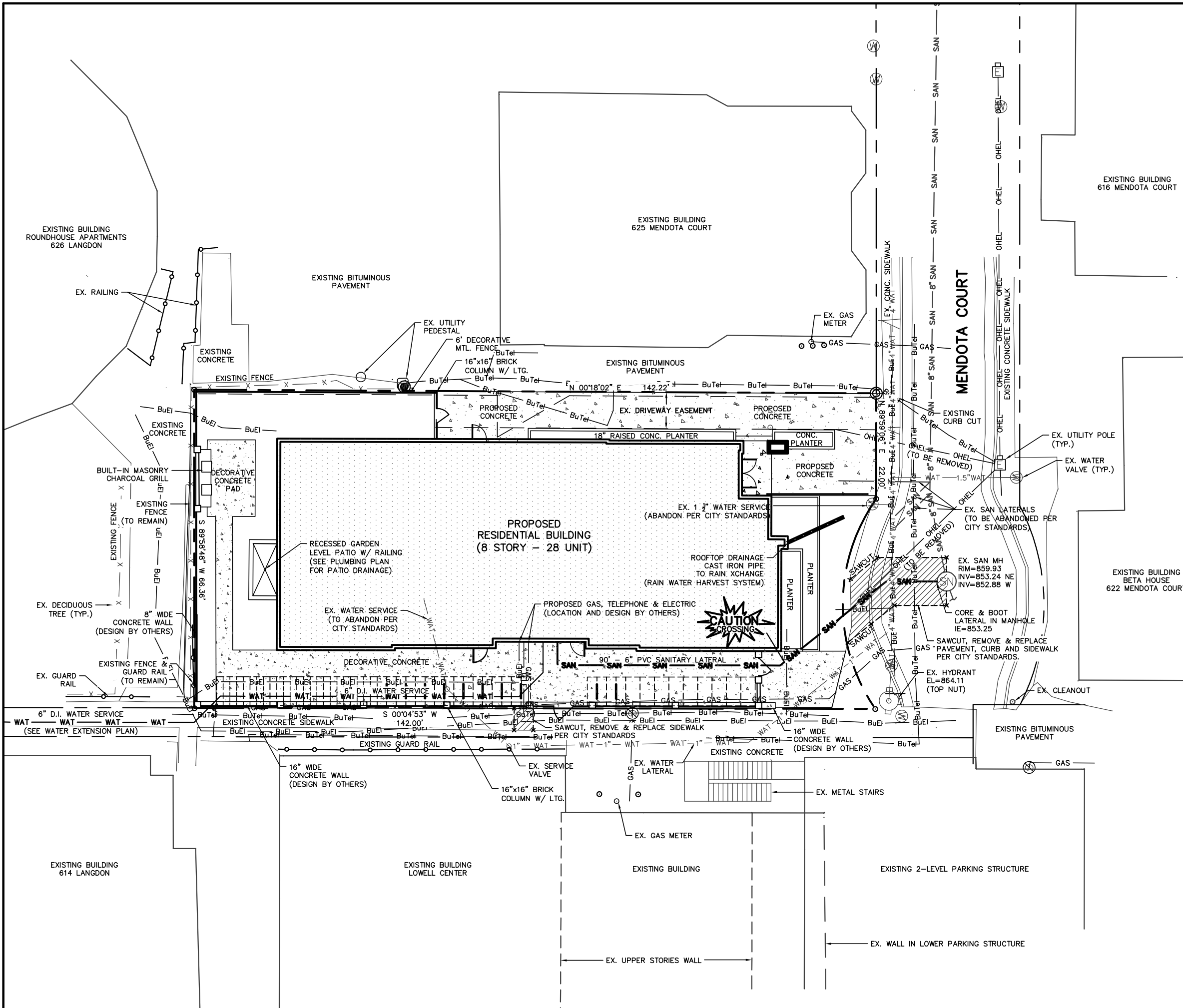
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4893 Larson Beach Road; McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752







NOTES:  
 1) UTILITIES SHOWN ARE BASED UPON TOPOGRAPHIC COLLECTION AND CITY OF MADISON RECORD DRAWINGS.



**GENERAL NOTES:**  
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ANY DAMAGE TO THE PAVEMENT ON MENDOTA COURT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.

THE APPLICANT SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.

PRIOR TO APPROVAL OF THE APPLICATION, THE OWNER SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$100 NON-REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

**UTILITY NOTES:**  
 ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION. ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS SHALL BE ABANDONED. THE ABANDONMENT SHALL BE IN CONFORMANCE WITH THE CITY OF MADISON AND WISCONSIN STATE STANDARDS.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE SHOWN FOR PICTORIAL PURPOSES AND ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

THE PROPOSED SANITARY LATERAL SLOPE SHALL BE DETERMINED BY THE PLUMBER IN CONFORMANCE WITH WISCONSIN ADMINISTRATIVE CODE CHAPTER COMM 82.30.

**621 MENDOTA COURT**  
 UTILITY PLAN  
 DATED: DECEMBER 28, 2009

**C-103**

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4893 Larson Beach Road; McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752







ROUNDHOUSE  
APARTMENTS  
626 LANGDON

EXISTING BUILDING

EXISTING  
BITUMINOUS  
PAVEMENT

625 MENDOTA COURT

EXISTING BUILDING

616  
MENDOTA COURT

EXISTING  
BUILDING

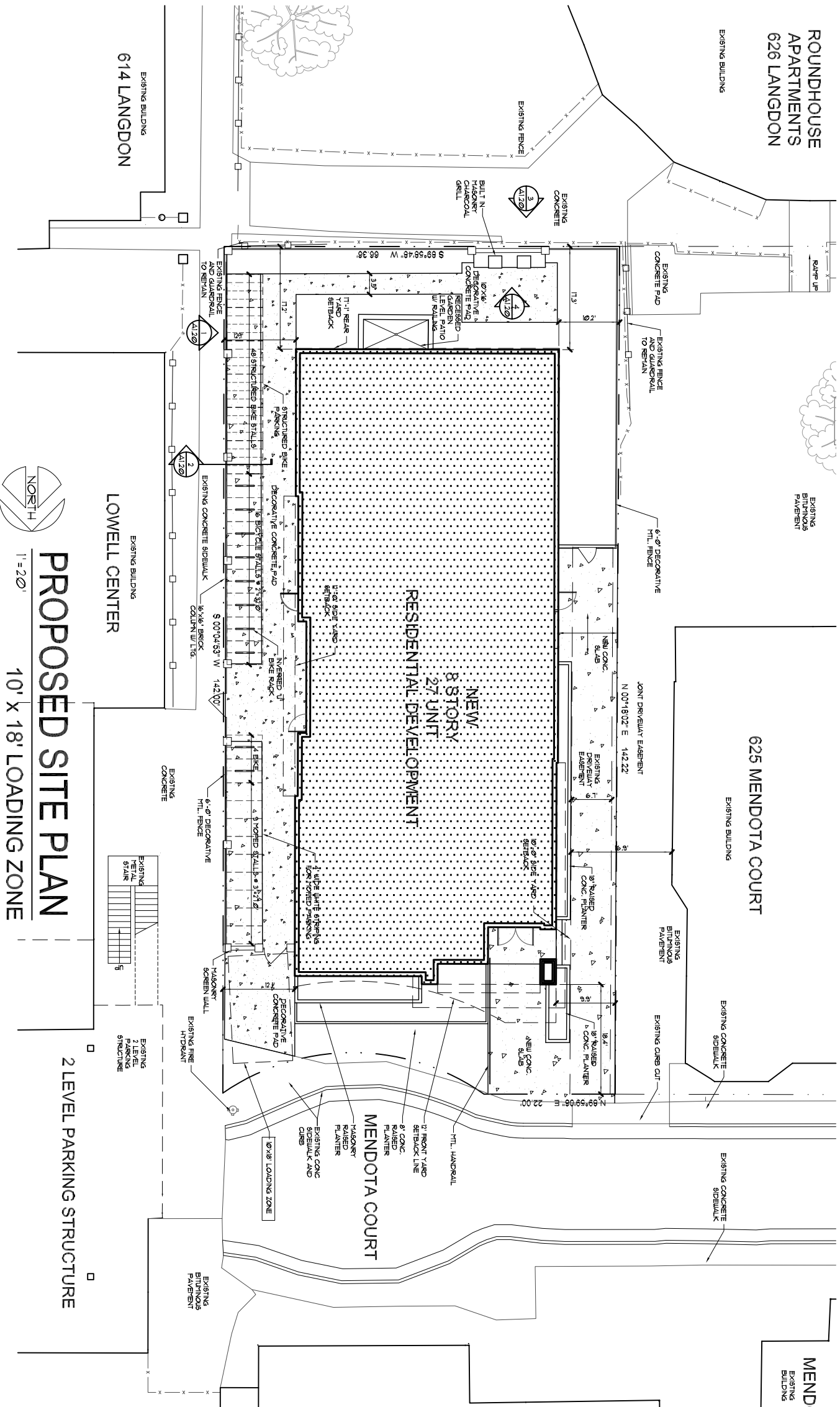
GARY BRINK & ASSOCIATES  
ARCHITECTS  
#401 EXETER DRIVE  
MADISON, WI 53717  
608.359.1500  
608.359.3888 (FAX)



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address	621 Mendota Court
Site acreage (total)	0.221 Acres
Number of building stories (above grade)	(A) Eight
Building height	31'-1"
Building type of construction (new structures or additions)	JB
Total square footage of building	58,623 sq. ft.
Use of property	Rental Housing
Gross square feet of office	NA
Gross square feet of retail area	NA
Number of employees in warehouse	NA
Number of employees in production	NA
Capacity of restaurant/piece of assembly	NA
Number of bicycle stalls shown: Outside	9 Menard & 68 Bicycle Stalls
Inside	22 Bicycle Stalls
Total	39 (9 Menard & 30 Bicycle Stalls)
Number of Parking stalls:	SHOWN
Small Car	0
Large Car	0
Accessible	0
Total	0
Number of trees shown (See Landscape Plan)	

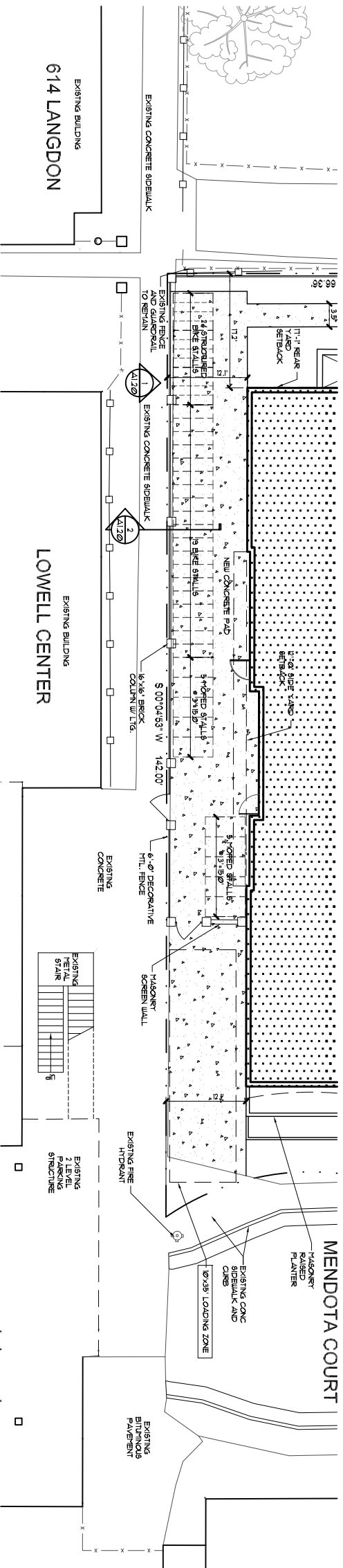
BETA HOUSE  
622 MENDOTA COURT



PROPOSED SITE PLAN  
10' X 18' LOADING ZONE



1" = 20'



PROPOSED SITE PLAN - OPTION A  
10' X 35' LOADING ZONE



1" = 20'

PROJECT:  
MENDOTA COURT  
621 MENDOTA COURT  
MADISON, WISCONSIN 53703  
DEVELOPER:  
PATRICK PROPERTIES  
5417 UNIVERSITY AVENUE  
MADISON, WISCONSIN 53705

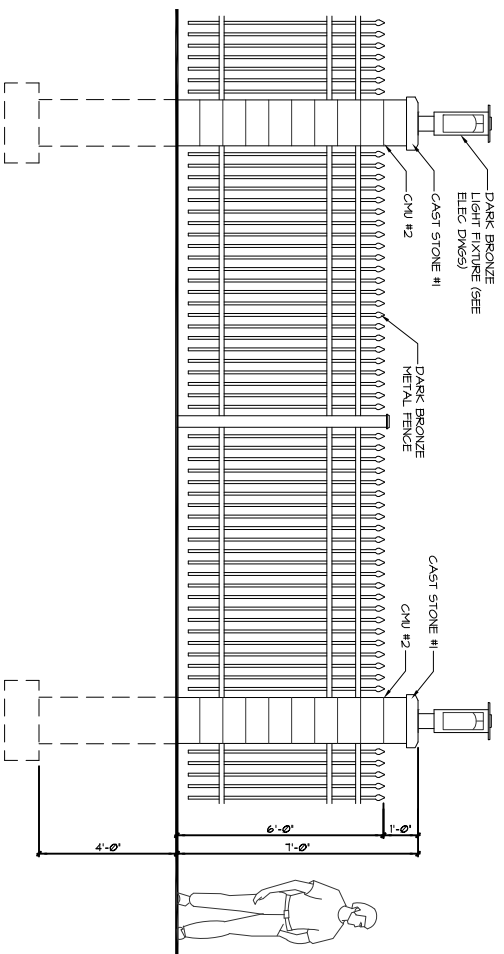
©2009 GARY BRINK & ASSOCIATES  
Any reproduction, modification, or reuse of any portion of this document is prohibited without the prior written consent of Gary Brink & Associates.

DATE: 12/10/09  
DRAWN BY: AS NOTED  
PROJECT: 2009349  
DRWN BY: 12/10/09  
SCALE: AS NOTED  
DATE: 12/10/09  
PROJECT: 2009349  
DRWN BY: 12/10/09  
SCALE: AS NOTED  
DATE: 12/10/09  
PROJECT: 2009349

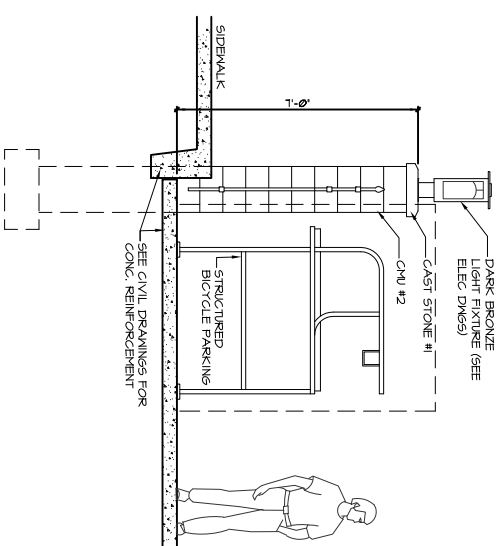
SITE PLAN

A1.01

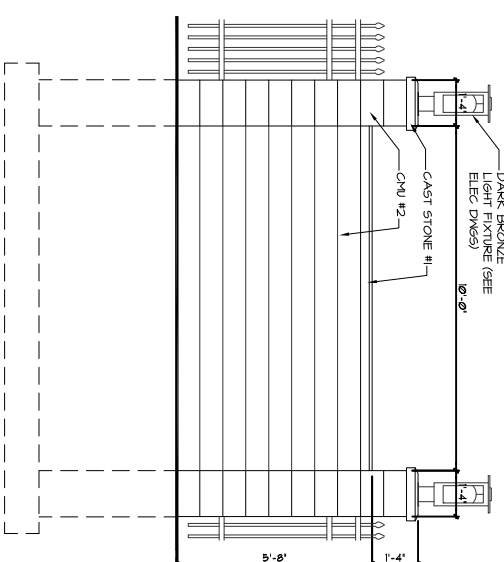




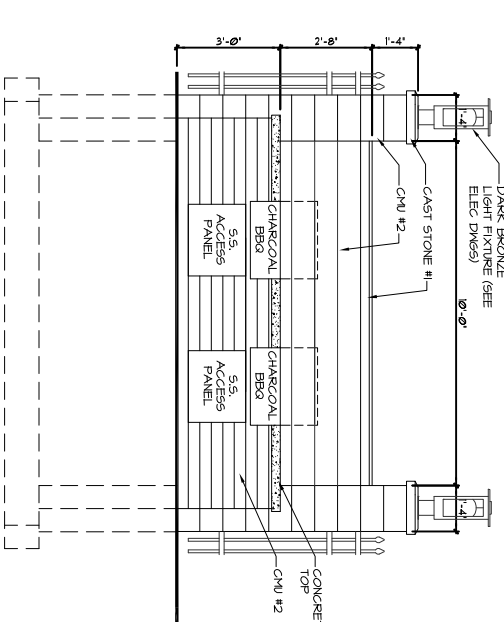
1 TYPICAL PEIR/ FENCE ELEVATION  
3/8" = 1'-0"



2 TYPICAL PEIR/ FENCE SECTION  
3/8" = 1'-0"



3 BBQ ELEVATION  
3/8" = 1'-0"



4 BBQ ELEVATION  
3/8" = 1'-0"



GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXETER DRIVE  
MADISON, WI 53717  
608.551.7500  
608.552.8888 (FAX)

## Bike-Double-Decker-Framework™



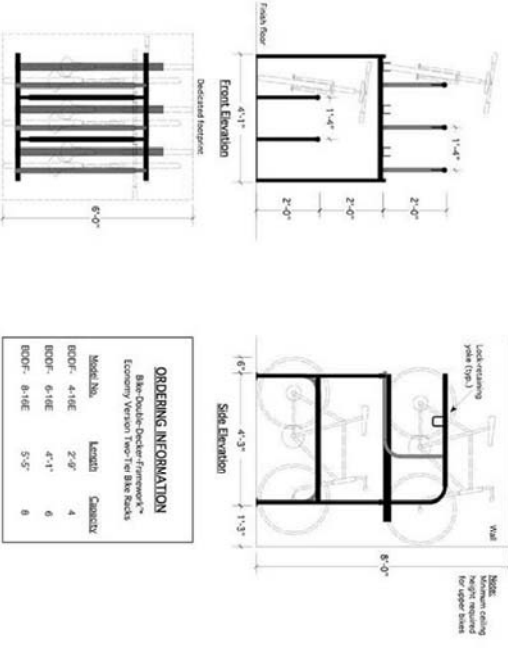
(1) BDDF-8-16 Bike-Double-Decker-Framework™



(1) BDDF-8-16 Bike-Double-Decker-Framework™

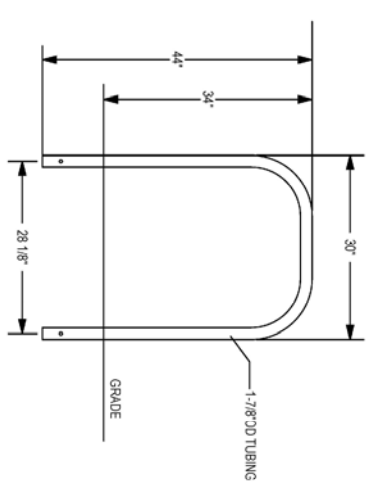
### Specifications

- Materials:**
- 1" nom. Sched. 40, ASTM A350, welded seamless steel pipe for railings
  - 1" nom. Sched. 40, black plastic sleeve covers horizontal portion of railings
  - 2" nom. Sched. 40, ASTM A300, welded seamless steel pipe for side rails and end structures
  - 2" x 2" x 1/8" H.R. steel angle for bike wheel tracks
  - 3/8" x 3" H.R. steel flat bar for base
- Fabrications:**
- All metallurgical joints are MIG welds
- Standard:**
- Black thermoplastic powder coating 8 to 10 mils thick
- Finishes:**
- Hot-dipped galvanized
- Options:**
- Colored thermoplastic powder-coating topcoats 8 to 10 mils thick quoted upon request
  - Stainless-steel construction with satin finish quoted upon request
- BDDF-6-16E Bike-Double-Decker Framework™ Economy Version : Two-Tier Bike Rack For 6 Bikes**

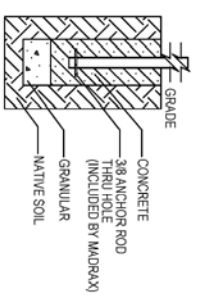


ORDERING INFORMATION			
Bike-Double-Decker Framework™ Economy Version Two-Tier for 6 Bikes			
Model No.	Length	Capacity	
BDDF- 4-16E	2-2'	4	
BDDF- 6-16E	4-1'	6	
BDDF- 8-16E	5-5'	8	

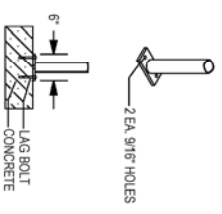
## STRUCTURED BICYCLE RACK



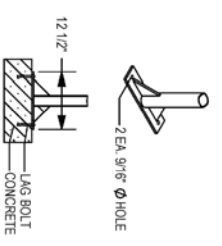
ELEVATION VIEW



□ IN-GROUND MOUNT (IG)



□ SURFACE FLANGE MOUNT (SF)



□ SURFACE GUSSET MOUNT (SG) UPRCHASE

PRODUCT: U19049 (SFS)  
DESCRIPTION: U BIKE RACK  
DATE: 8-5-02  
ENG: TLD

CONVENTIONAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF MADRAX, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ©2007 MADRAX, INC. ALL PROPRIETARY RIGHTS RESERVED.

## STANDARD BICYCLE RACK



SITE BENCH



TYPICAL PLANTER

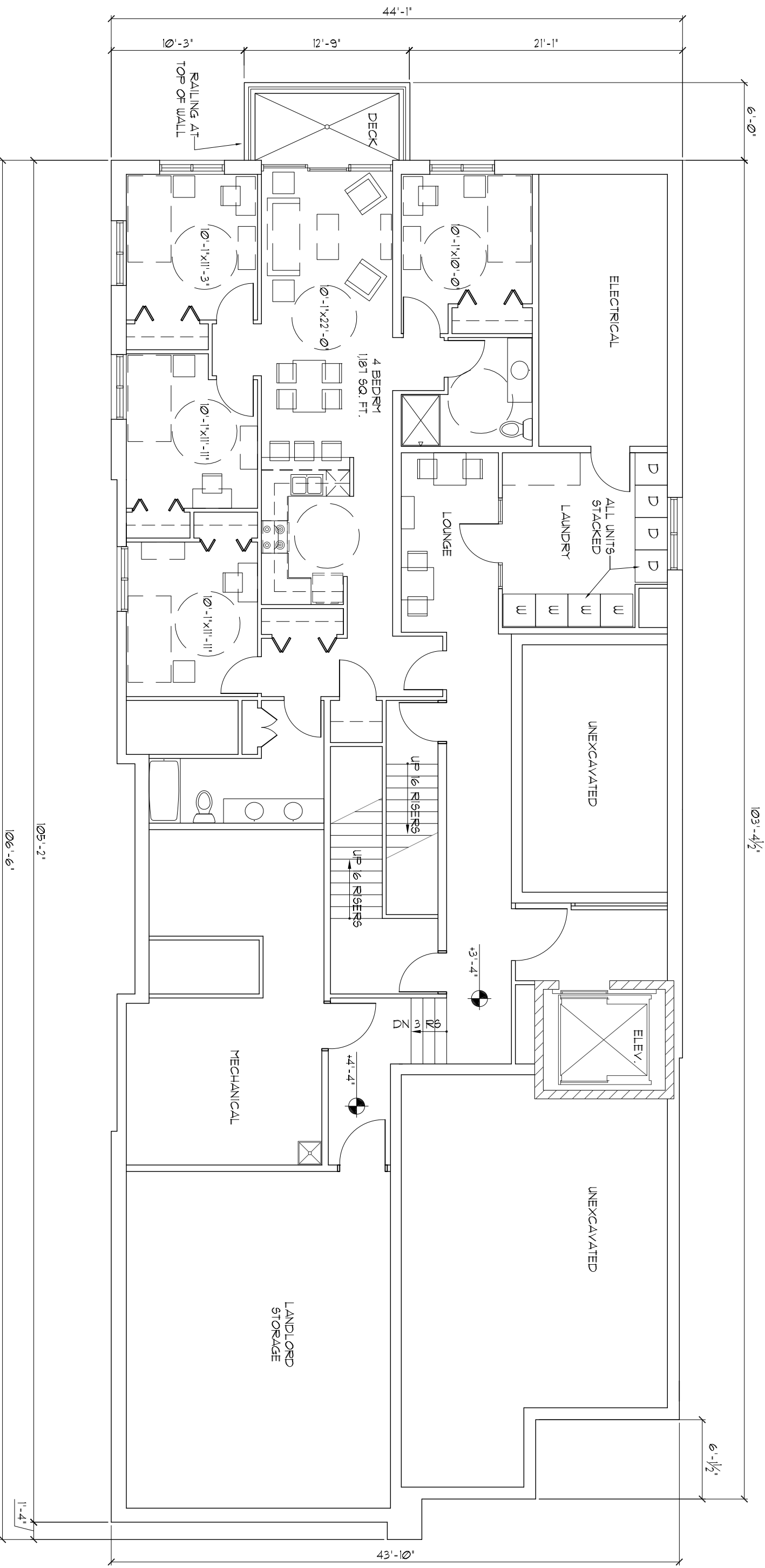
PROJECT: MENDOTA COURT  
621 MENDOTA COURT  
MADISON, WISCONSIN 53703  
DEVELOPER: PATRICK PROPERTIES  
6417 UNIVERSITY AVENUE  
MADISON, WISCONSIN 53705

©2008 GARY BRINK & ASSOCIATES  
All rights reserved. Reproduction or use in any form without the written permission of Gary Brink & Associates, Inc.  
PROJECT: 2008349  
DRAWN BY: 12/28/09  
DATE: AS NOTED  
SCALE: 1/2" = 1'-0"  
DC 1/28/09  
NLS/CD/NO/DC 1/23/09  
DC 1/28/09





GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXETER DRIVE  
MADISON, WI 53717  
608.551.7500  
608.552.8288 (FAX)



**GARDEN LEVEL**  
1/8" = 1'-0"

PROJECT: MENDOTA COURT  
621 MENDOTA COURT  
MADISON, WISCONSIN 53703  
DEVELOPER: PATRICK PROPERTIES  
6417 UNIVERSITY AVENUE  
MADISON, WISCONSIN 53706

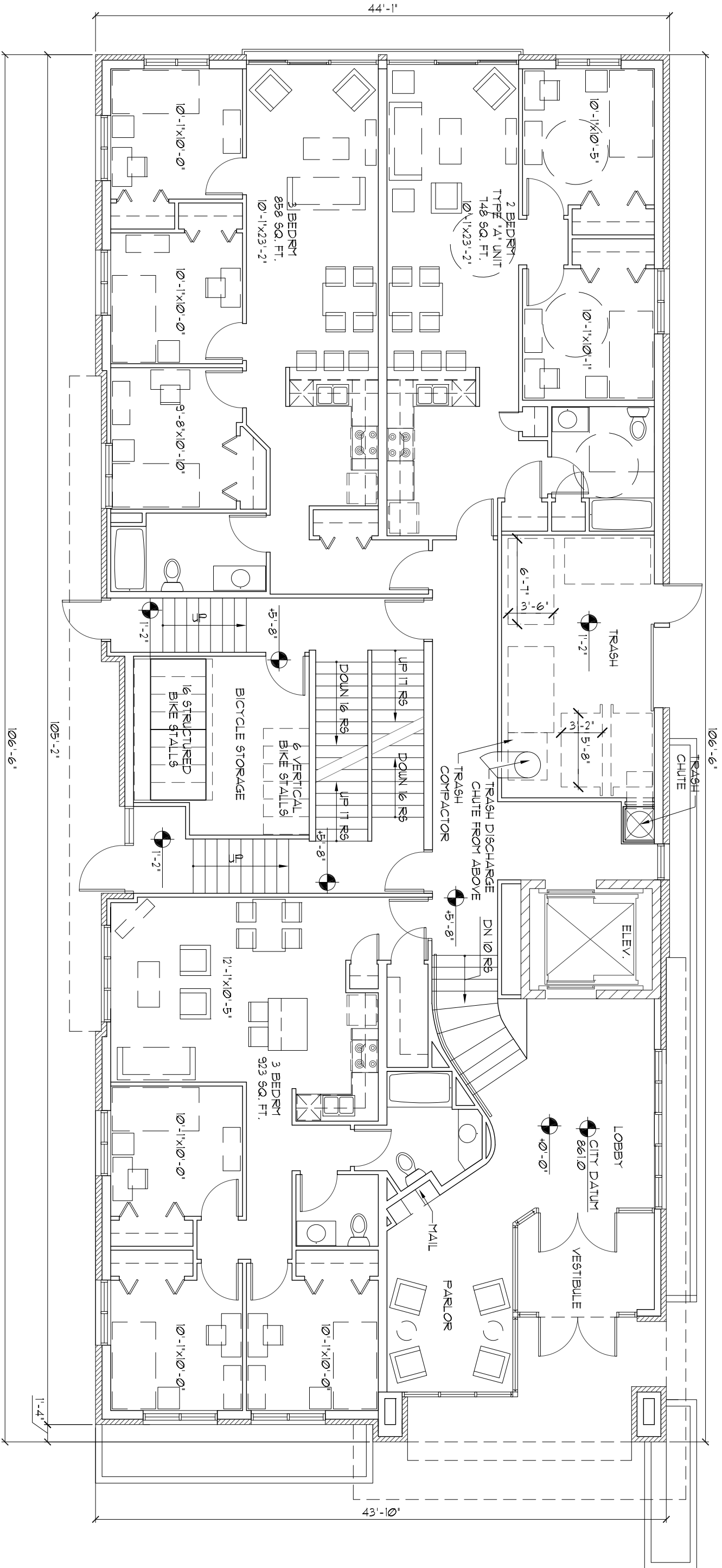
©2008 GARY BRINK & ASSOCIATES  
Any reproduction, distribution, or use by any person other than the client without the written permission of Gary Brink & Associates, Inc. is prohibited.

PROJECT: 2008349  
DRAWN BY: [redacted]  
DATE: 12/28/09  
SCALE: AS NOTED  
DC: 10/28/09  
PLAN COMPILED/DC: 11/23/09  
MECHANICAL/DC: 11/23/09  
DC: 12/08/09  
DC: 12/28/09





GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXETER DRIVE  
MADISON, WI 53717  
608.551.7500  
608.551.0320



# LEVEL ONE

1/8" = 1'-0"

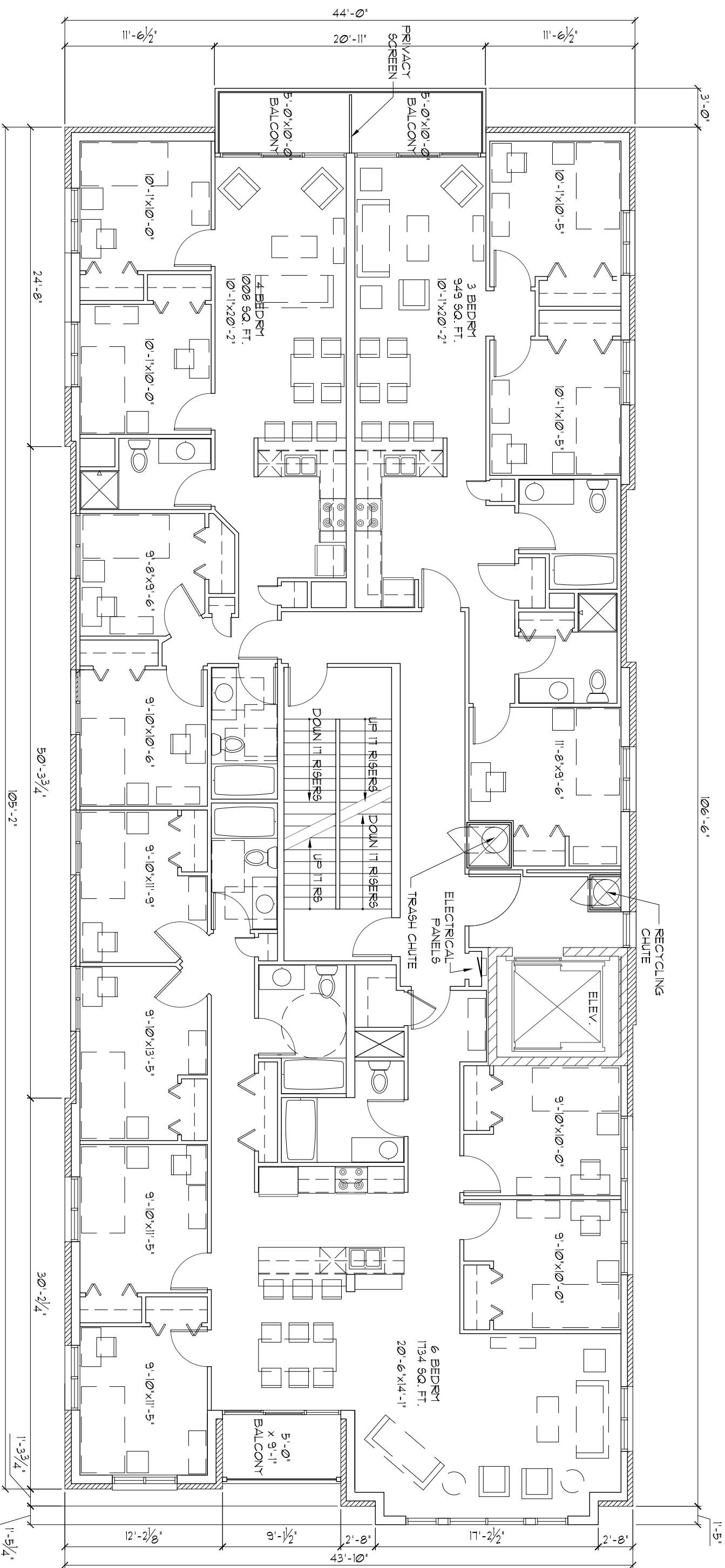
PROJECT:  
**MENDOTA COURT**  
621 MENDOTA COURT  
MADISON, WISCONSIN 53703  
DEVELOPER:  
**PATRICK PROPERTIES**  
6417 UNIVERSITY AVENUE  
MADISON, WISCONSIN 53706

©2009 GARY BRINK & ASSOCIATES  
All rights reserved. No portion of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without the prior written permission of Gary Brink & Associates, Inc.  
PROJECT: 2009349  
DRAWN BY: [Redacted]  
DATE: 12/28/09  
SCALE: AS NOTED  
DC: [Redacted]  
PLAN CORRECTIONS: [Redacted]  
REVISIONS: [Redacted]  
DC: [Redacted]  
DATE: 12/28/09









PROJECT: MENDOTA COURT  
 621 MENDOTA COURT  
 MADISON, WISCONSIN 53703  
 DEVELOPER: PATRICK PROPERTIES  
 6417 UNIVERSITY AVENUE  
 MADISON, WISCONSIN 53705

©2008 GARY BRINK & ASSOCIATES  
 ALL RIGHTS RESERVED. NO PART OF THIS  
 DOCUMENT IS TO BE REPRODUCED OR  
 TRANSMITTED IN ANY FORM OR BY ANY  
 MEANS, ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION STORAGE AND  
 RETRIEVAL SYSTEM.

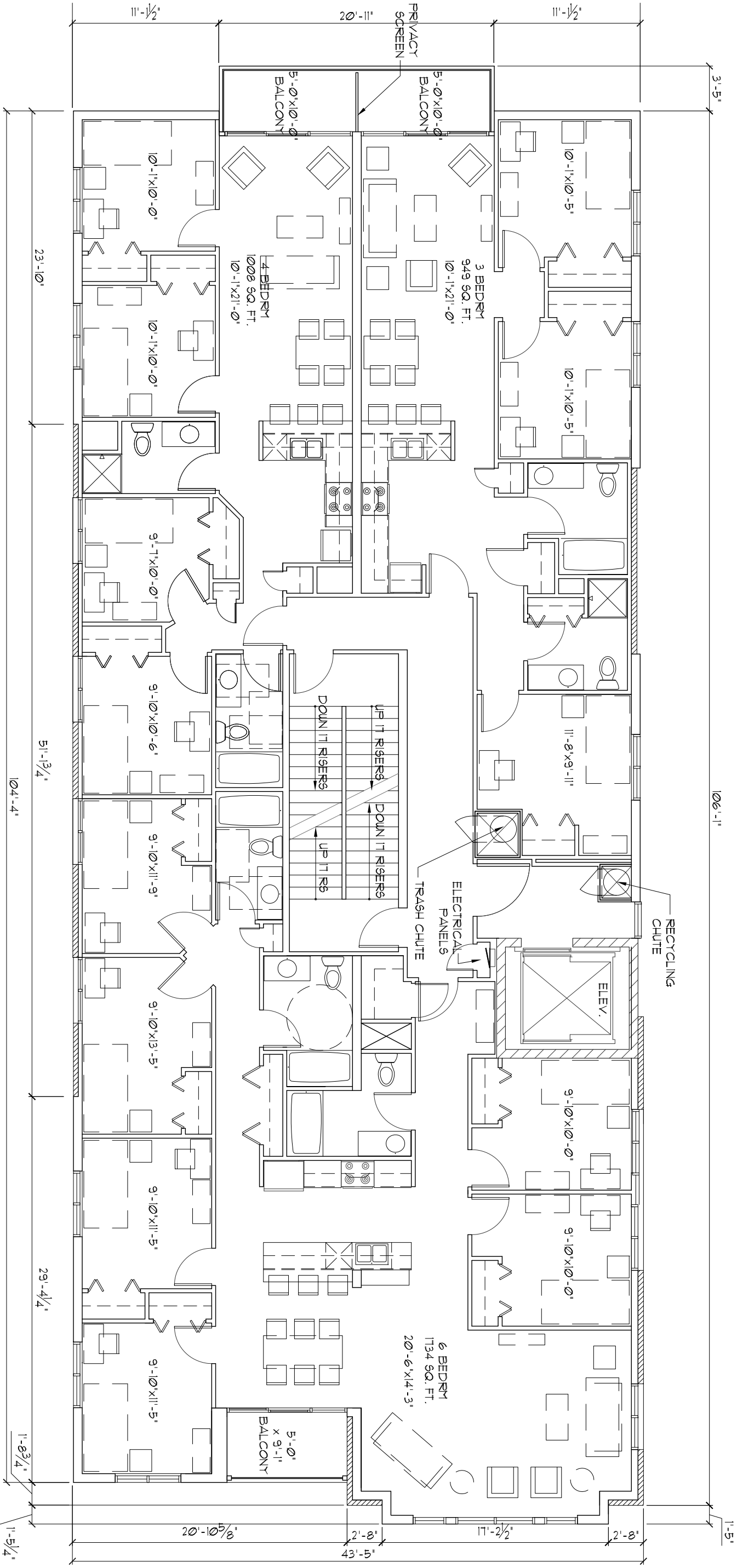
PROJECT: 200849  
 DRAWN BY: 12/28/09  
 DATE: AS NOTED  
 SCALE: 1/8" = 1'-0"  
 12/28/09  
 1/23/09  
 1/23/09  
 1/23/09  
 1/23/09  
 1/23/09



LEVELS FOUR THRU SIX  
 1/8" = 1'-0"



GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXETER SIOR DRIVE  
MADISON, WI 53717  
608.551.7500  
608.551.8200 (FAX)



# LEVEL SEVEN

1/8" = 1'-0"

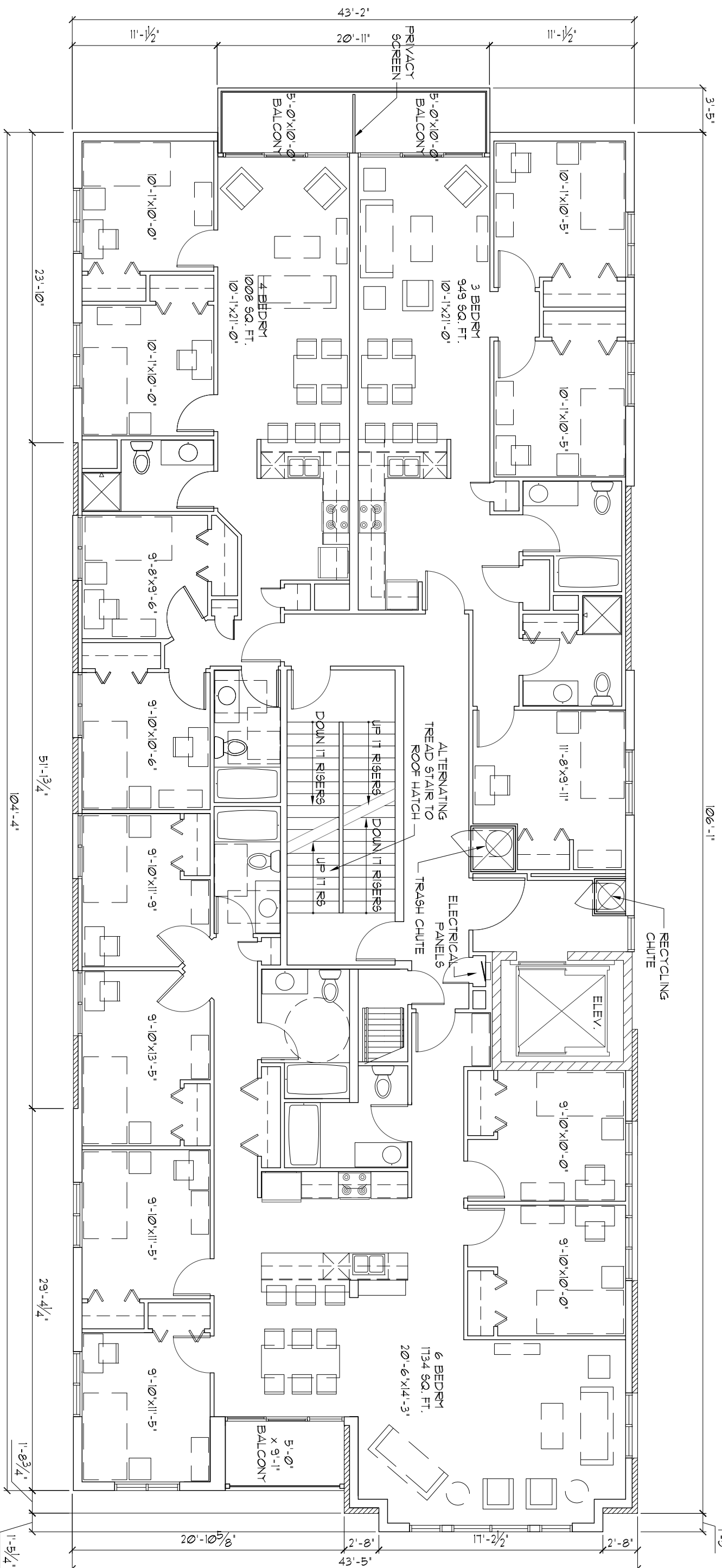
PROJECT: MENDOTA COURT  
621 MENDOTA COURT  
MADISON, WISCONSIN 53703  
DEVELOPER: PATRICK PROPERTIES  
6417 UNIVERSITY AVENUE  
MADISON, WISCONSIN 53706

©2008 GARY BRINK & ASSOCIATES  
All rights reserved. Reproduction or use in any form without the written permission of Gary Brink & Associates is prohibited.

PROJECT: 2008349  
DRAWN BY: [REDACTED]  
DATE: 12/28/09  
SCALE: AS NOTED

DATE: 12/28/09  
PLAN COMPILED/DATE: 11/23/09  
REVISIONS/DATE: 11/20/09  
DATE: 11/20/09  
DATE: 11/20/09





# LEVEL EIGHT

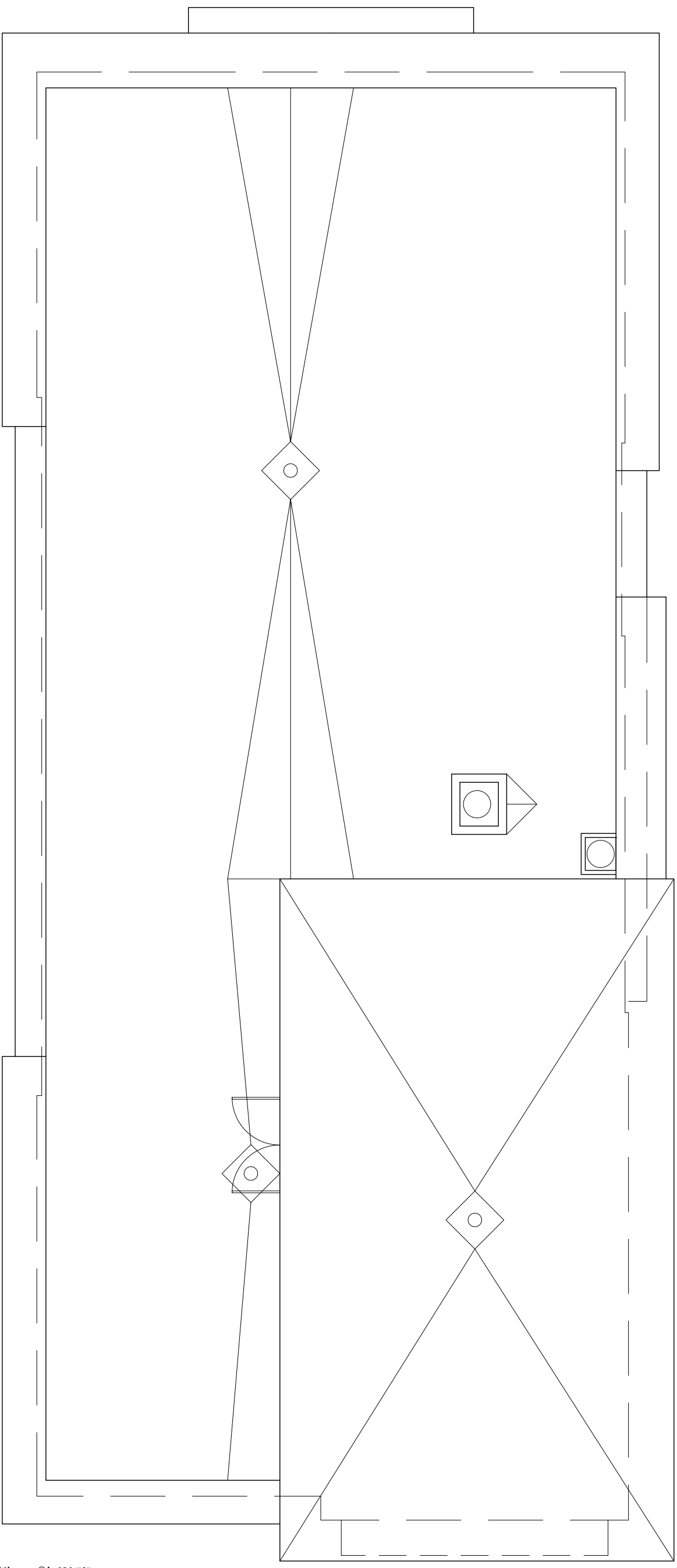
1/8" = 1'-0"

PROJECT: 200949  
DRAWN BY: [REDACTED]  
DATE: 12/26/09  
SCALE: AS NOTED  
PROJECT: 200949  
DRAWN BY: [REDACTED]  
DATE: 12/26/09  
SCALE: AS NOTED  
PROJECT: 200949  
DRAWN BY: [REDACTED]  
DATE: 12/26/09  
SCALE: AS NOTED

PROJECT:  
**MENDOTA COURT**  
621 MENDOTA COURT  
MADISON, WISCONSIN 53703  
DEVELOPER:  
**PATRICK PROPERTIES**  
6417 UNIVERSITY AVENUE  
MADISON, WISCONSIN 53705




GARY BRINK & ASSOCIATES  
 ARCHITECTS  
 8401 EXETER ST. DRIVE  
 MADISON, WI 53717  
 608.264.5000  
 608.264.0000



PROJECT:  
**MENDOTA COURT**  
 621 MENDOTA COURT  
 MADISON, WISCONSIN 53703  
 DEVELOPER:  
**PATRICK PROPERTIES**  
 5417 UNIVERSITY AVENUE  
 MADISON, WISCONSIN 53706

© 2009 Gary Brink & Associates, Architects  
 All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Gary Brink & Associates, Architects.  
 PROJECT: 2008-049  
 DRAWN BY: [Redacted]  
 DATE: 12/28/09  
 SCALE: AS NOTED  
 LDC 07/28/09  
 PLAN CONTINUED ON LDC 11/23/09  
 NBS/BRINK/000 12/23/09  
 LDC 11/26/09  
 LDC 12/28/09

 **ROOF PLAN**  
 1/8" = 1'-0"

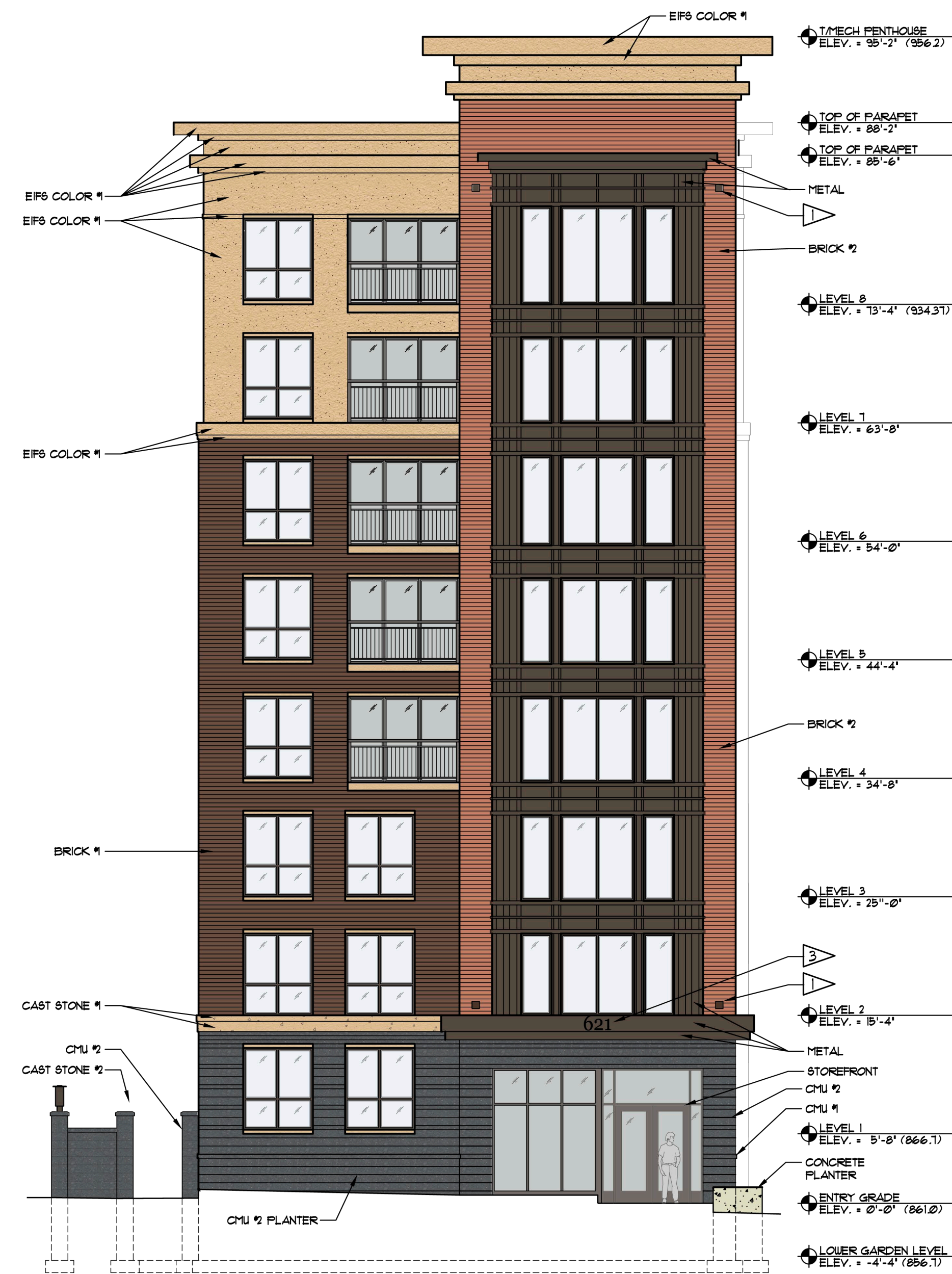




GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXCELSIOR DRIVE  
MADISON, WI 53717  
608-829-1750  
608-829-3056 (FAX)

GRAPHIC	EXTERIOR FINISH KEY
	CMU-1 TRENDSSTONE - MIDWEST SLATE, GROUND FACE, 8x16x4
	CMU-2 TRENDSSTONE - MIDWEST SLATE, GROUND FACE, 4x16x4
	B-1 INTERSTATE BRICK - WALNUT UTILITY BRICK
	B-2 INTERSTATE BRICK - COPPERSTONE UTILITY BRICK
	EIFS-1 EIFS W/ FINE SAND FINISH TO MATCH 8x16x16 HOPSACK
	S-1 PRECAST CONTINENTAL CAST STONE, 4x8 OR EQUAL
	M-1 EQUAL TO CENTRIA '9365 XL DARK BRONZE'

- KEY NOTES
- 1 LIGHTING FIXTURE (SEE ELECT DWGS)
  - 2 ROOF SCUPPER
  - 3 12" CAST ALUMINUM LETTERS



**NORTH ELEVATION**  
NOT TO SCALE



**WEST ELEVATION**  
NOT TO SCALE

PROJECT: **MENDOTA COURT**  
621 MENDOTA COURT  
MADISON, WISCONSIN  
DEVELOPER: **PATRICK PROPERTIES**  
5417 UNIVERSITY AVENUE  
MADISON, WISCONSIN

© 2009 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC.

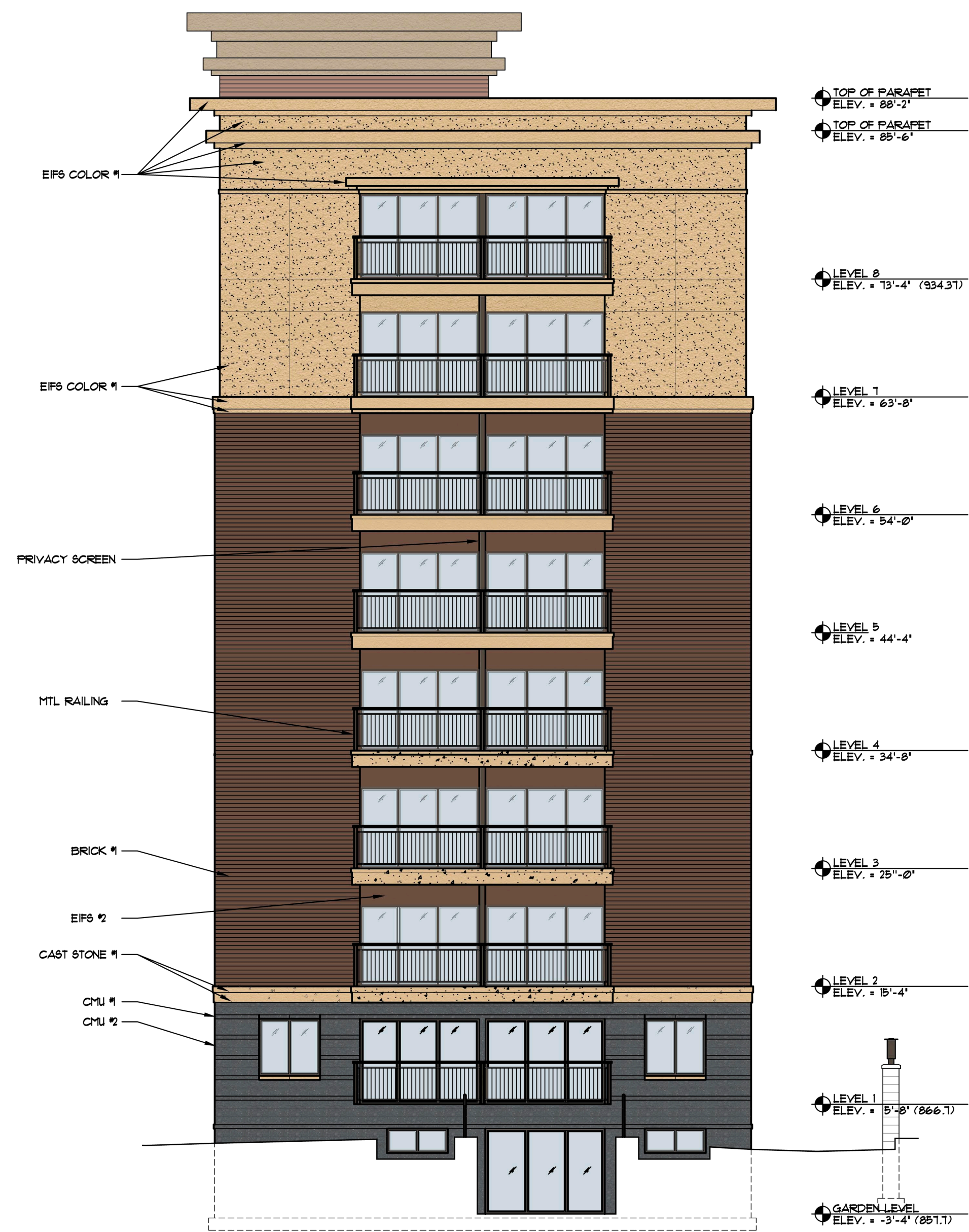
PROJECT: 200849  
DRAWN BY: KB  
DATE: 12/28/09  
SCALE: AS NOTED

UDC 10/28/09  
PLAN COMM/ION/UDC 11/23/09  
NEIGHBORHOOD 12/3/09  
UDC 12/10/09  
UDC 12/28/09





GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXCELSIOR DRIVE  
MADISON, WI 53717  
608-829-1750  
608-829-3056 (FAX)



**SOUTH ELEVATION**  
NOT TO SCALE



**EAST ELEVATION**  
NOT TO SCALE

PROJECT: **MENDOTA COURT**  
621 MENDOTA COURT  
MADISON, WISCONSIN  
DEVELOPER: **PATRICK PROPERTIES**  
5417 UNIVERSITY AVENUE  
MADISON, WISCONSIN

© 2009 GARY BRINK & ASSOC.  
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC.

PROJECT:	200849
DRAWN BY:	KB
DATE:	12/28/09
SCALE:	AS NOTED
UDC	10/28/09
PLAN COMMISSION/UDC	11/23/09
NEIGHBORHOOD	12/3/09
UDC	12/10/09
UDC	12/28/09