



BUILDING DESIGNS | RENDER

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026

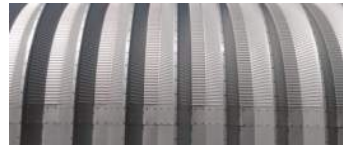


BUILDING DESIGNS | RENDER

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SIDING 01 (INTEGRAL ROOFING)

MANUFACTURER: STEEL MASTER
MATERIAL: GALVALUME METAL
GAUGE: 20
TEXTURE: RIBS (7" DEPTH)
COLOR: GALVALUME



SIDING 02

MANUFACTURER: MCELROY
MATERIAL: MULTI-COR-GALVALUME METAL
GAUGE: 26
TEXTURE: CORRUGATED (1.75" DEPTH)
COLOR: GALVALUME
REFLECTANCE: 0.67



TRIM 01

MANUFACTURER: MCELROY
MATERIAL: GALVALUME METAL
GAUGE: 26
COLOR: GALVALUME
REFLECTANCE: 0.67



SIDING 03

MANUFACTURER - WOODTONE ON JAMES
HARDIE
MATERIAL - FIBER CEMENT
COLOR SANDCASTLE



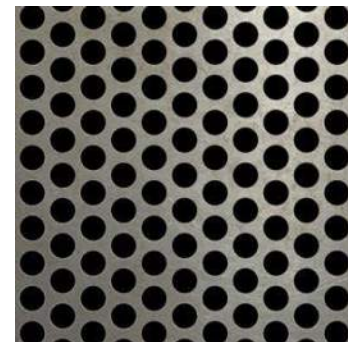
SIDING 04

MANUFACTURER: WOODTONE ON JAMES HARDIE
MATERIAL: FIBER CEMENT
COLOR: ROASTED WALNUT



SIDING 05

MANUFACTURER: ACCURATE PERFORATING
(OR EQUAL)
MATERIAL: GALVALUME METAL
GAUGE: 26



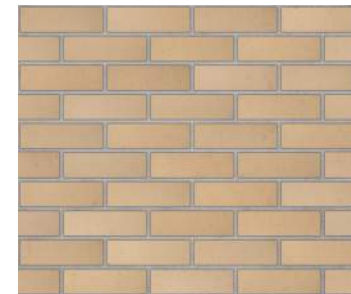
SIDING 06

MANUFACTURER: MCELROY
MATERIAL: MEDALLION 1
GAUGE: 24
COLOR: MATTE BLACK



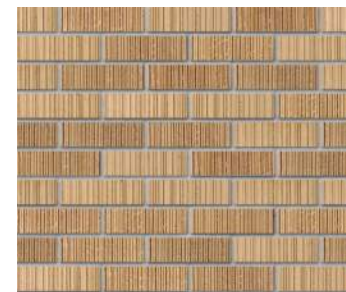
FACEBRICK 01

MANUFACTURER: ENDICOTT
MATERIAL: UTILITY BRICK
COLOR: GOLDEN BUFF
TEXTURE: SMOOTH



FACEBRICK 02

MANUFACTURER: ENDICOTT
MATERIAL: UTILITY BRICK
COLOR: GOLDEN BUFF
TEXTURE: VERTICAL SCORE



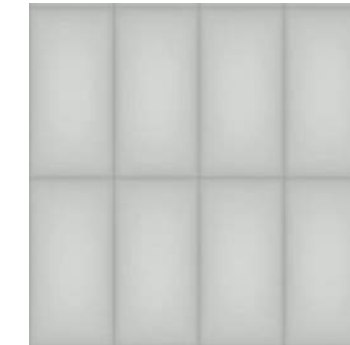
BLACK CABLE RAILING

MANUFACTURER: QUIGLEY CABLE RAIL (OR EQUAL)
MATERIAL: BLACK ALUMINUM RAIL AND POSTS.
STAINLESS STEEL CABLES AND CONNECTORS.



GLAZING 02

MANUFACTURER: KALWALL
MATERIAL: TRANSLUCENT PANELS



PREVIOUS



CHANGES FROM PREVIOUS SUBMITTAL

- REVISED WINDOW SIZES & RHYTHM TO MAKE CONSISTENT AROUND ENTIRE BUILDING.
- MATERIAL PALETTE SIMPLIFIED WITH WOODTONES. PALETTE APPLIED CONSISTENTLY AROUND ENTIRE BUILDING.
- ADDED SOLAR PANELS

REVISED

- T.O. ROOF
159'-11 1/2"
- T.O. PARAPET
147'-4 1/8"
- T.O. LOW ROOF
146'-4 1/8"
- LEVEL 04
134'-6 3/4"
- LEVEL 03
123'-4 7/8"
- LEVEL 02
112'-3"
- LEVEL 01
100'-0"



- **TRIM 01**
MCELROY - GALVALUME
- **SIDING 05**
PERFORATED METAL
- **GLAZING 02**
FROSTED ACRYLIC PANELS
- **BLACK CABLE RAILING**
- **SIDING 02**
MCELROY MULTI-COR - GALVALUME
- **SIDING 03**
WOODTONE - SANDCASTLE
- **SIDING 04**
WOODTONE - ROASTED WALNUT
- **FACEBRICK 01**
ENDICOTT - GOLDEN BUFF

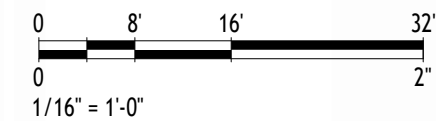
BLACK METAL TRIM TYP

SOLAR PANELS

MATCH FACEBRICK 01

BUILDING DESIGNS | SOUTH ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026



PREVIOUS



REVISED

T.O. ROOF
159'-11 1/2"

T.O. PARAPET
147'-4 1/8"

T.O. LOW ROOF
146'-4 1/8"

LEVEL 04
134'-6 3/4"

LEVEL 03
123'-4 7/8"

LEVEL 02
112'-3"

LEVEL 01
100'-0"



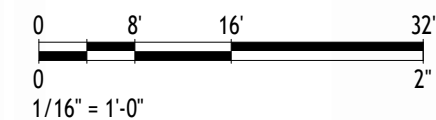
SIDING 01
STEEL MASTER ROOF + SIDING

SIDING 04
WOODTONE - ROASTED WALNUT

SIDING 06
MCELROY MEDALLION 1 -
MATTE BLACK

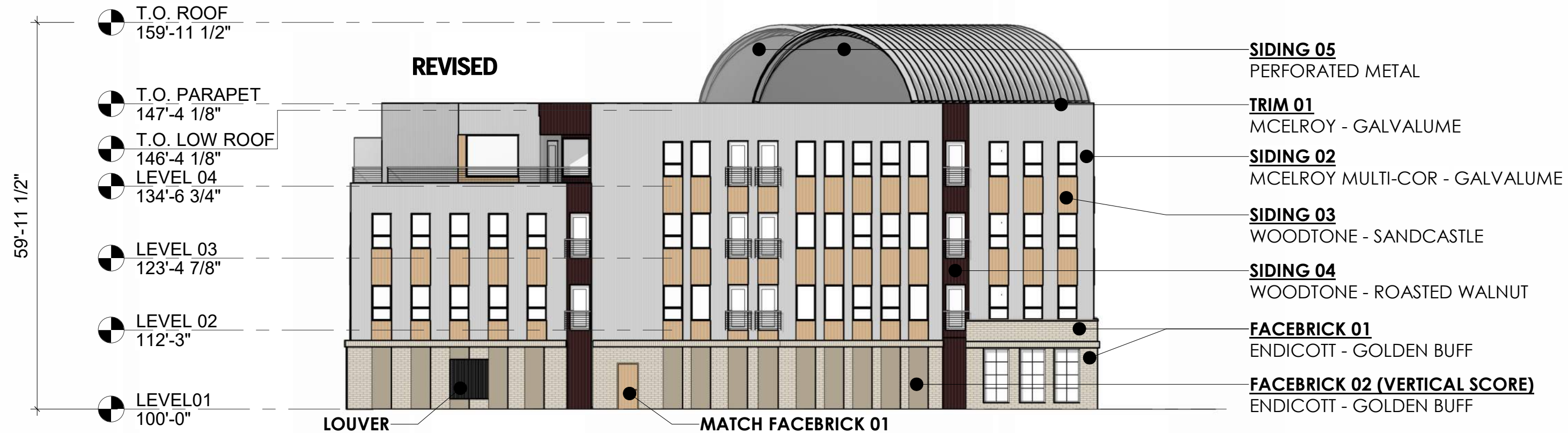
BUILDING DESIGNS | WEST ELEVATION

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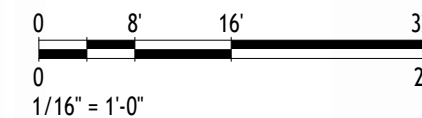
CHANGES FROM PREVIOUS SUBMITTAL

- REVISED WINDOW SIZES & RHYTHM TO MAKE CONSISTENT AROUND ENTIRE BUILDING.
- ADDED OPENINGS IN BLANK WALL AREAS WHERE AT A STAIRS.
- MATERIAL PALETTE SIMPLIFIED WITH WOODTONES. PALETTE APPLIED CONSISTENTLY AROUND ENTIRE BUILDING.



BUILDING DESIGNS | NORTH ELEVATION

999 S. PARK STREET | UDC RESUBMISSION | MARCH 2026



PREVIOUS



REVISED

TRIM 01
MCELROY - GALVALUME

BLACK CABLE RAILING



T.O. ROOF
159'-11 1/2"

T.O. PARAPET
147'-4 1/8"

T.O. LOW ROOF
146'-4 1/8"

LEVEL 04
134'-6 3/4"

LEVEL 03
123'-4 7/8"

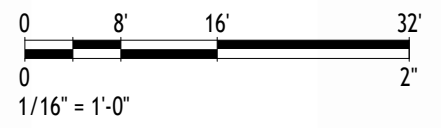
LEVEL 02
112'-3"

LEVEL 01
100'-0"

LOUVER

BUILDING DESIGNS | NORTH-EAST ELEVATION

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EXISTING



PROPOSED



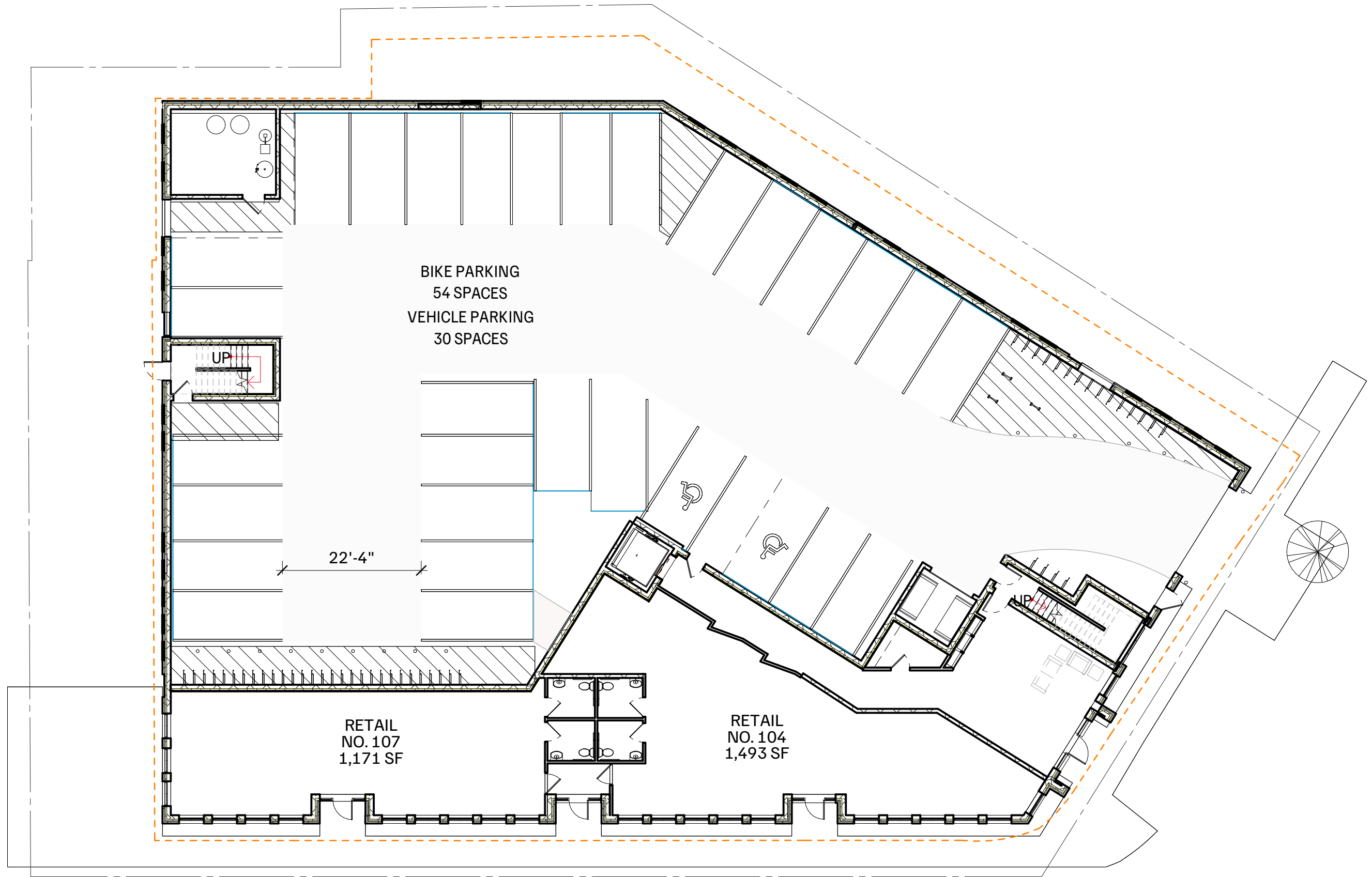
EXISTING WOOD FENCE
(REFURBISHED)

REMOVE VINES AND
OVER GROWTH

POWER WASH AND
PREP FOR REFINISH

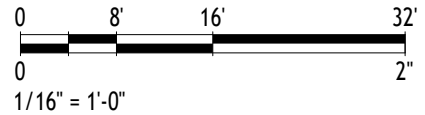
STAIN WITH CEDAR
NATURAL TONE WOOD
STAIN AND SEAL

6'-0"



1

LEVEL 01
1/16" = 1'-0"



BUILDING DESIGNS | FLOOR PLANS

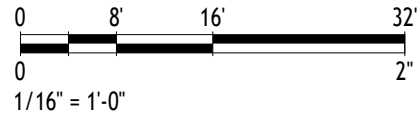
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1

LEVEL 02
1/16" = 1'-0"



BUILDING DESIGNS | FLOOR PLANS

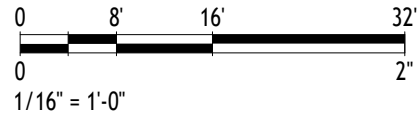
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1

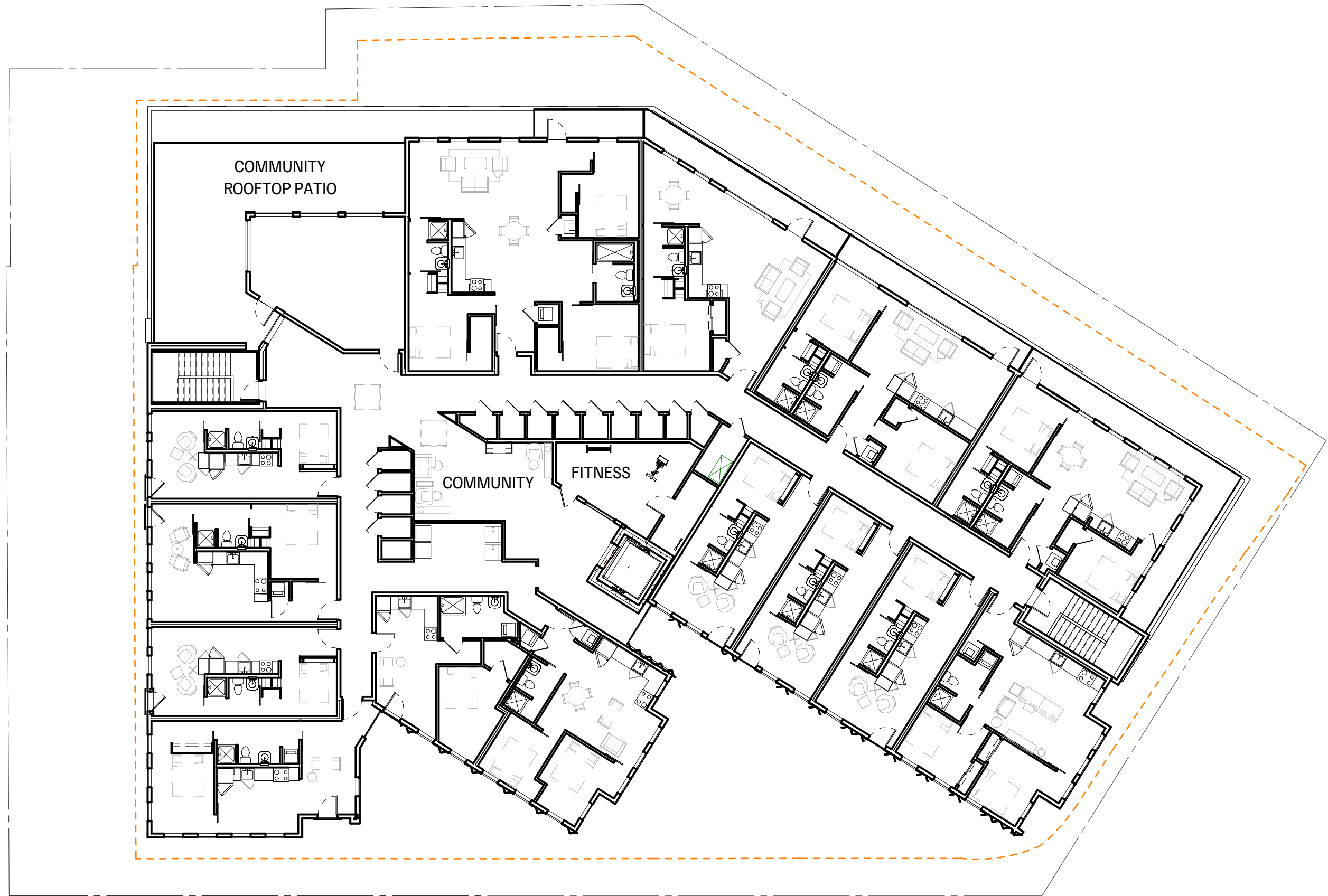
LEVEL 03
1/16" = 1'-0"



BUILDING DESIGNS | FLOOR PLANS

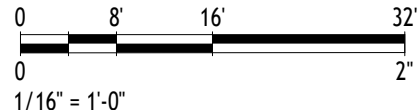
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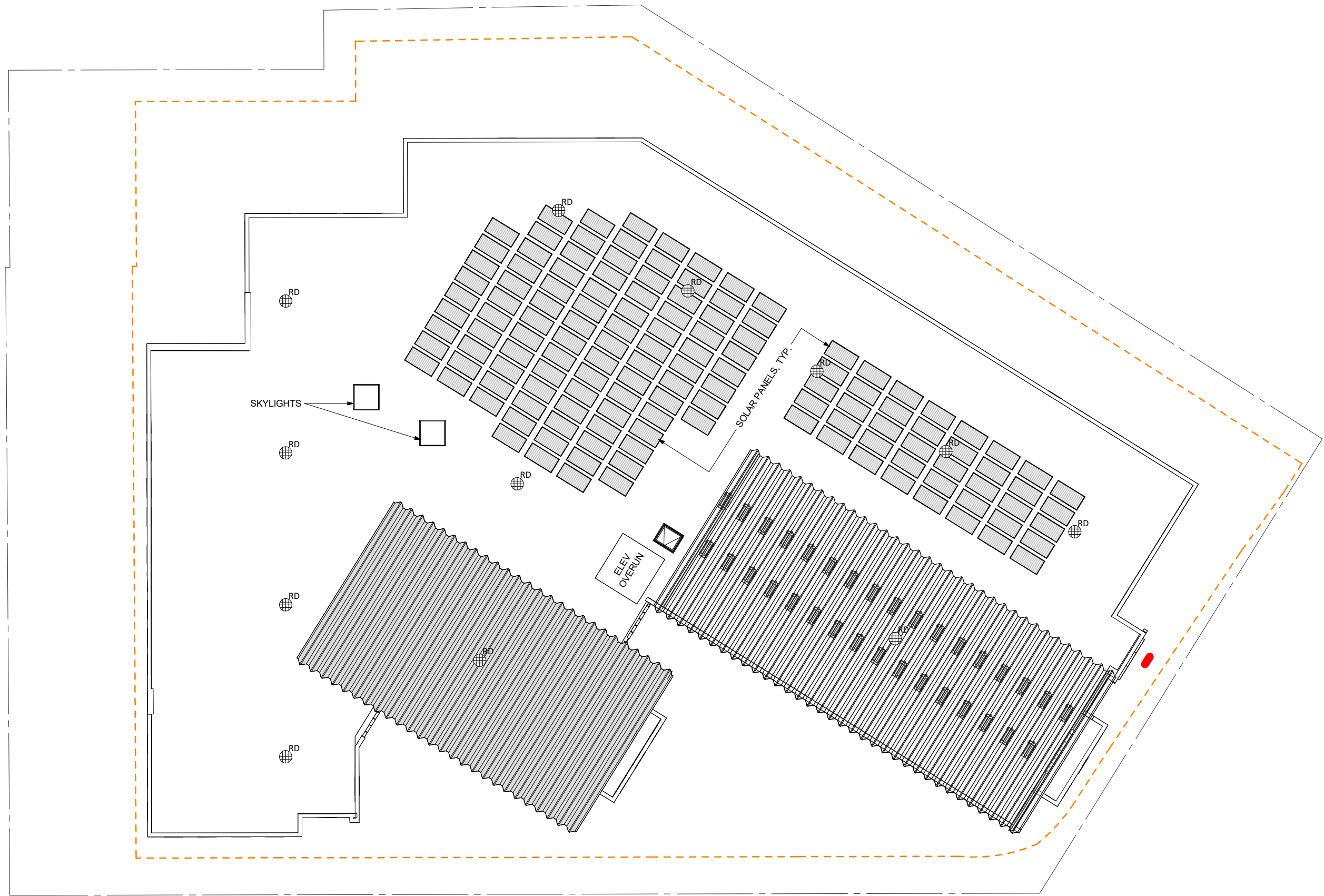
LEVEL 04
1/16" = 1'-0"



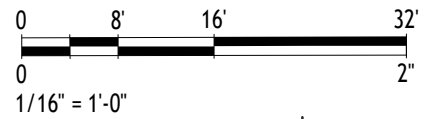
BUILDING DESIGNS | FLOOR PLANS

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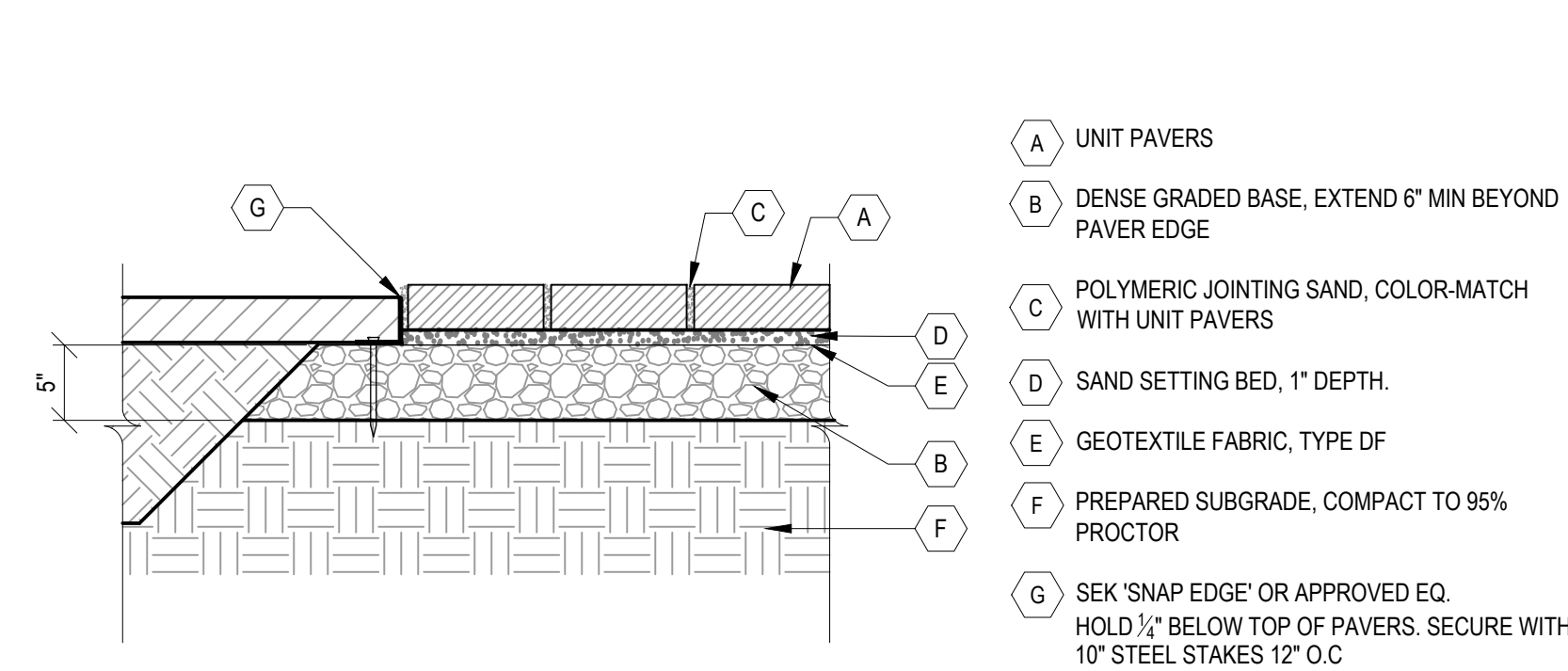
1 ROOF
 1/16" = 1'-0"



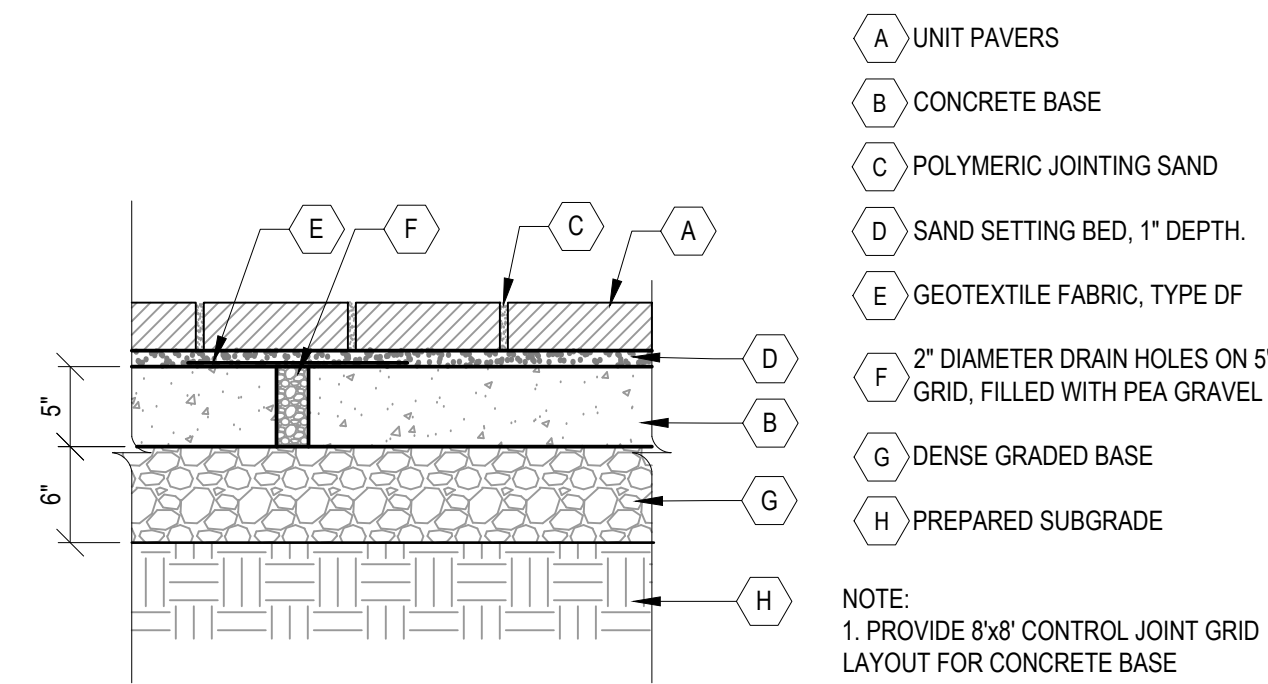
BUILDING DESIGNS | FLOOR PLANS

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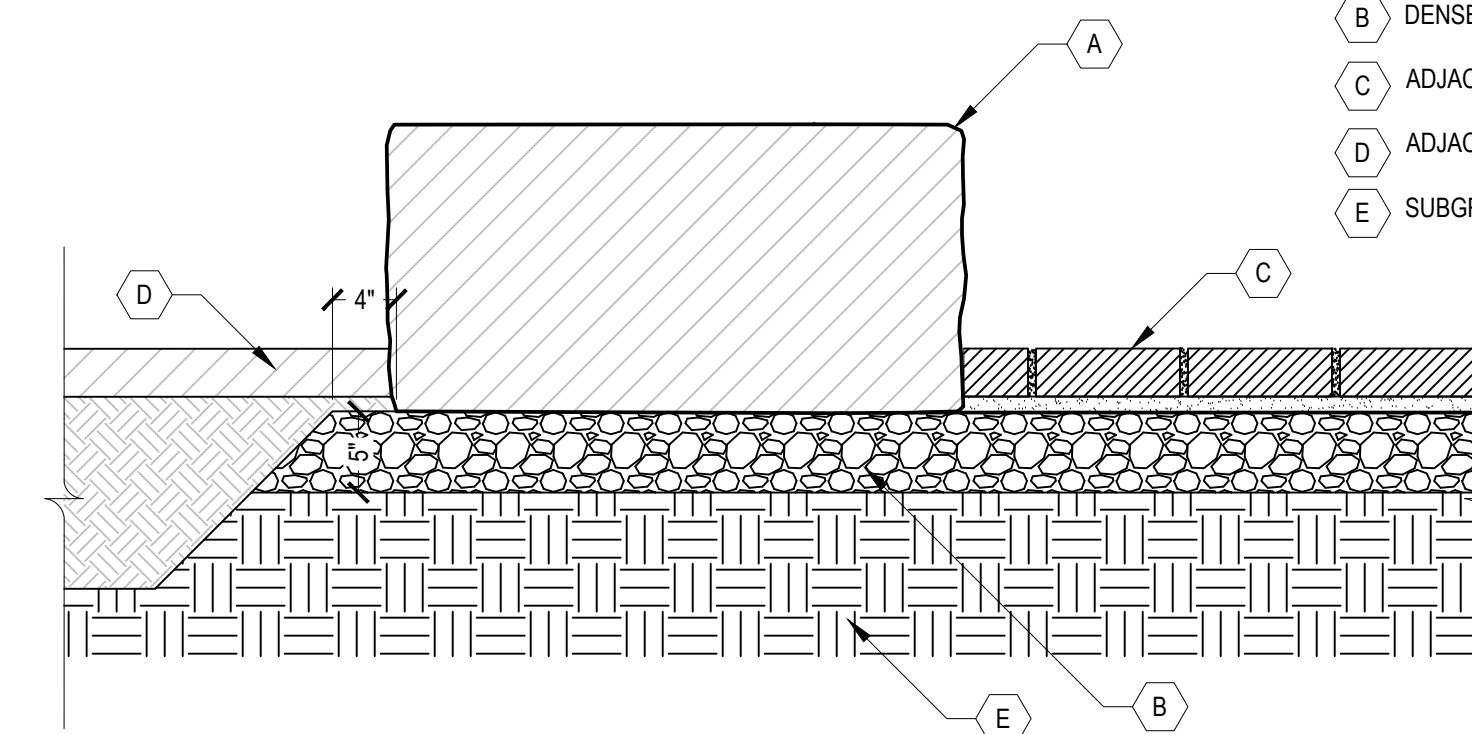




- A UNIT PAVERS
- B DENSE GRADED BASE, EXTEND 6" MIN BEYOND PAVER EDGE
- C POLYMERIC JOINTING SAND, COLOR-MATCH WITH UNIT PAVERS
- D SAND SETTING BED, 1" DEPTH.
- E GEOTEXTILE FABRIC, TYPE DF
- F PREPARED SUBGRADE, COMPACT TO 95% PROCTOR
- G SEK 'SNAP EDGE' OR APPROVED EQ. HOLD 1/2" BELOW TOP OF PAVERS. SECURE WITH 10" STEEL STAKES 12" O.C



- A UNIT PAVERS
 - B CONCRETE BASE
 - C POLYMERIC JOINTING SAND
 - D SAND SETTING BED, 1" DEPTH.
 - E GEOTEXTILE FABRIC, TYPE DF
 - F 2" DIAMETER DRAIN HOLES ON 5' GRID, FILLED WITH PEA GRAVEL
 - G DENSE GRADED BASE
 - H PREPARED SUBGRADE
- NOTE:
1. PROVIDE 8'x8' CONTROL JOINT GRID LAYOUT FOR CONCRETE BASE



- A LIMESTONE BLOCK, BUFF COLOR, 18"x18"x36" LENGTH, SPLIT FACE TOP/BOTTOM/END FACES, WEATHEREDGE OR BEDFACE FRONT/BACK FACES
- B DENSE GRADED BASE
- C ADJACENT UNIT PAVERS
- D ADJACENT PLANTING BED (MULCH + PLANTING SOIL)
- E SUBGRADE, COMPACT TO 95% PROCTOR

1 UNIT PAVERS

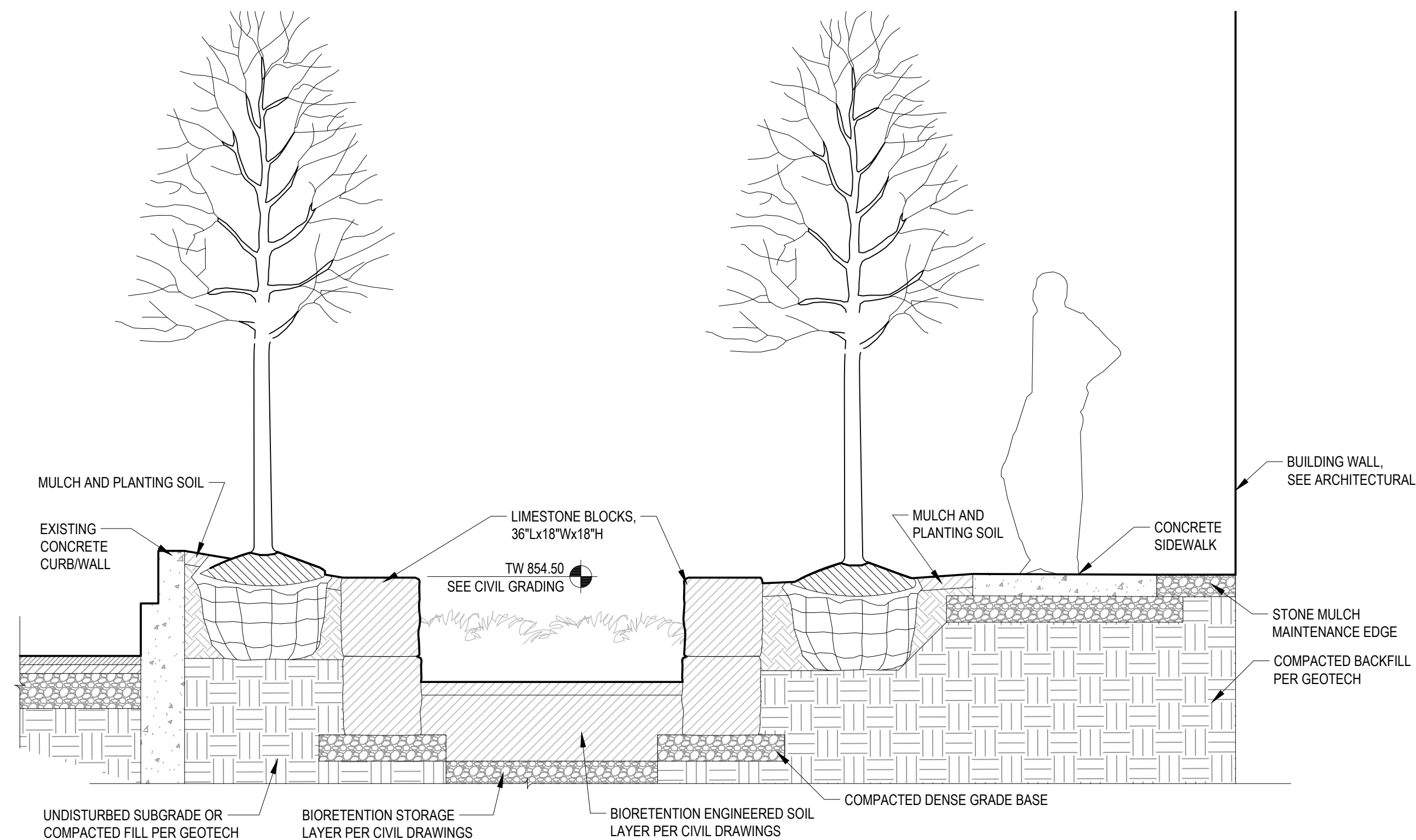
SCALE: 1" = 1'

2 UNIT PAVERS OVER CONCRETE BASE

SCALE: 1" = 1'

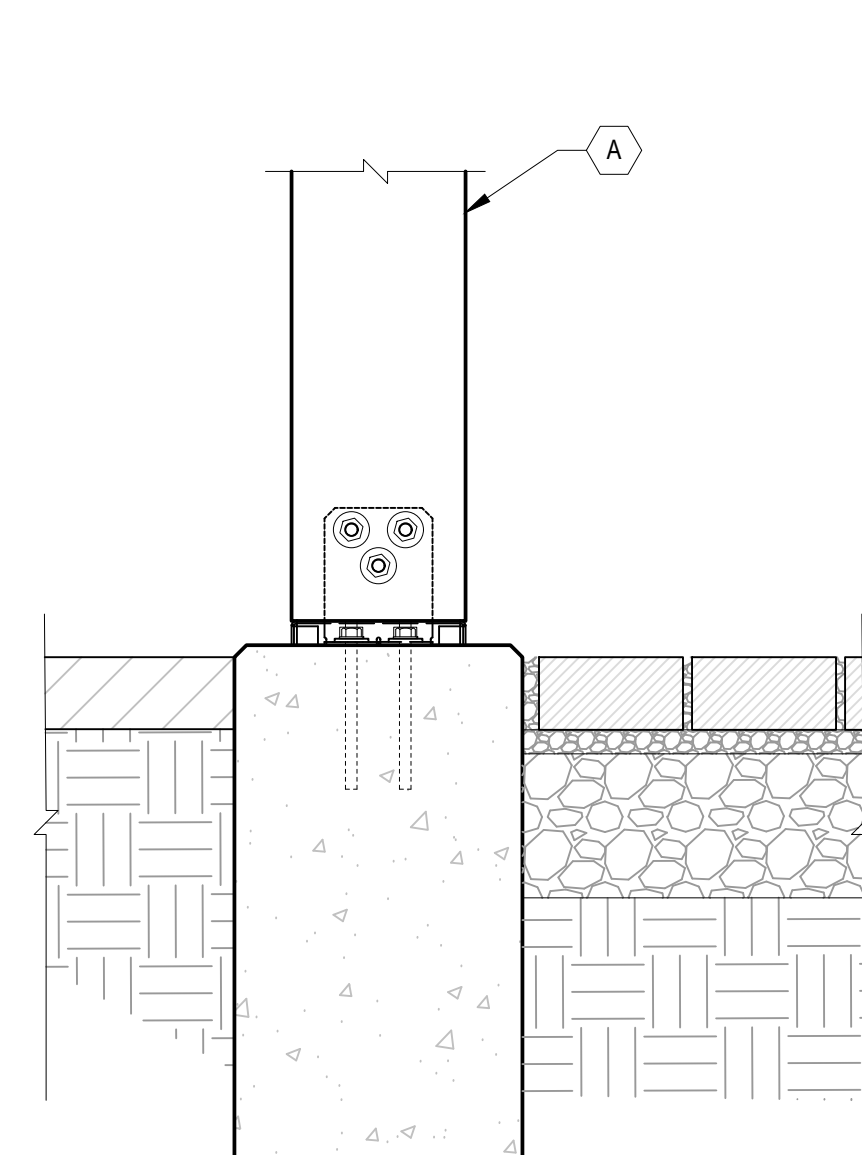
3 STONE BLOCK SEAT

SCALE: 1" = 1'



4 SIDEYARD SECTION

SCALE: 1/2" = 1'



- A 8X8X10' CEDAR POST, 2-SIDES PRIMED & PAINTED WITH 2 COATS EXTERIOR ACRYLIC-LATEX PAINT, SEE FINISHING DIAGRAM
- B SIMPSON STRONG-TIE CPT88Z CONCEALED POST TIE
- C 1/2" DIAMETER THROUGH BOLTS WITH NUT, WASHER BOTH SIDES, HOT-DIP GALVANIZED TYPICAL ALL
- D 1/2" EMBEDDED ANCHORS, 6" MIN EMBED
- E 12" DIAM. CONCRETE FOUNDATION, 48" MIN. DEPTH
- F ADJACENT UNIT PAVERS, SEE PLANS WHERE APPLICABLE
- G ADJACENT PLANTING BED, SEE PLANS WHERE APPLICABLE

NOTE:
1. INSTALL POST-TIE PER MANUFACTURER'S INSTRUCTIONS.
2. EASE ALL EDGES.

5 DECORATIVE WOOD POST

SCALE: 1-1/2" = 1'



6 DECORATIVE WOOD POST - DESIGN INTENT IMAGE

NTS

Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
WYSER ENGINEERING
BERNAU DESIGN

BERNAU
design + landscape architecture
3901 SAINT CLAIR ST
MADISON, WI 53711
bernau-design.com

NOT FOR CONSTRUCTION

CLIENT THRESHOLD DEVELOPMENT	STATUS PRICING SET
PROJECT 999 S. PARK ST	INFORMATION PROJECT NO DATE 2026.02.27

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STREET NAME
SITE DETAILS

THRESHOLD BUILDS

REVISION	SHEET NO L501
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