



City of Madison

Conditional Use

Location
614 Vera Court

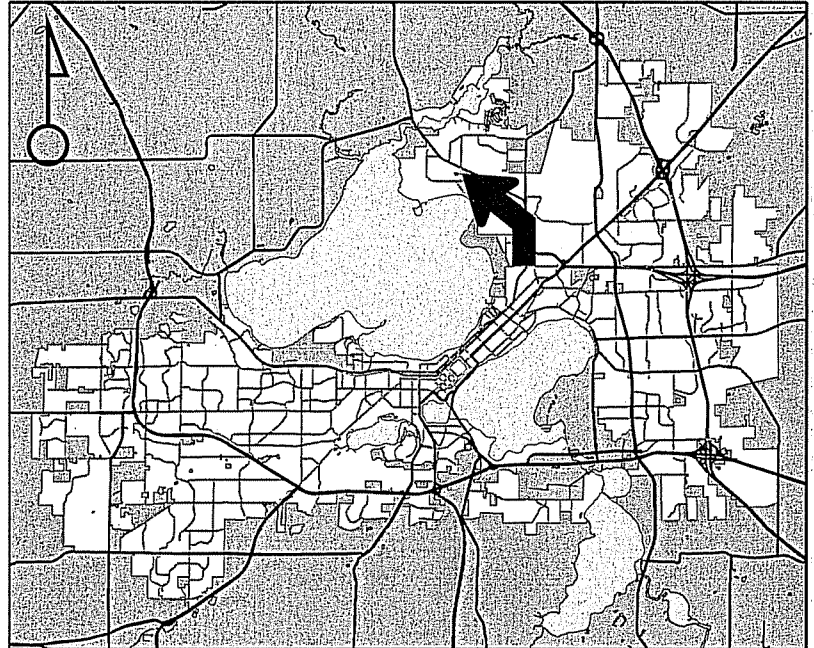
Project Name
Vera Court Community Center Expansion

Applicant
Future Madison Northpointe, LLC/
Elizabeth Cwik - BWZ Architects

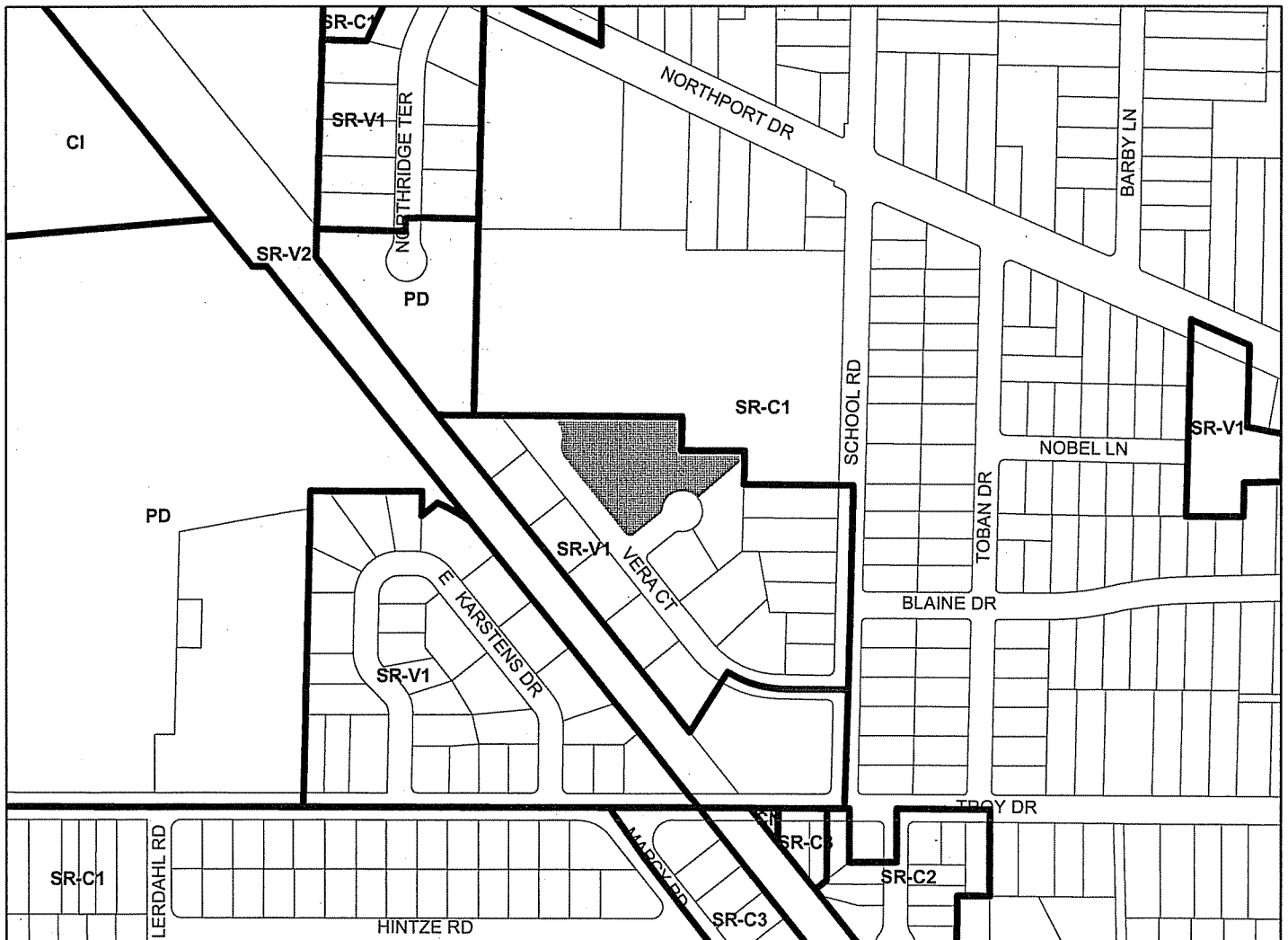
Existing Use
Neighborhood center

Proposed Use
Construct addition to neighborhood
center

Public Hearing Date
Plan Commission
04 April 2016

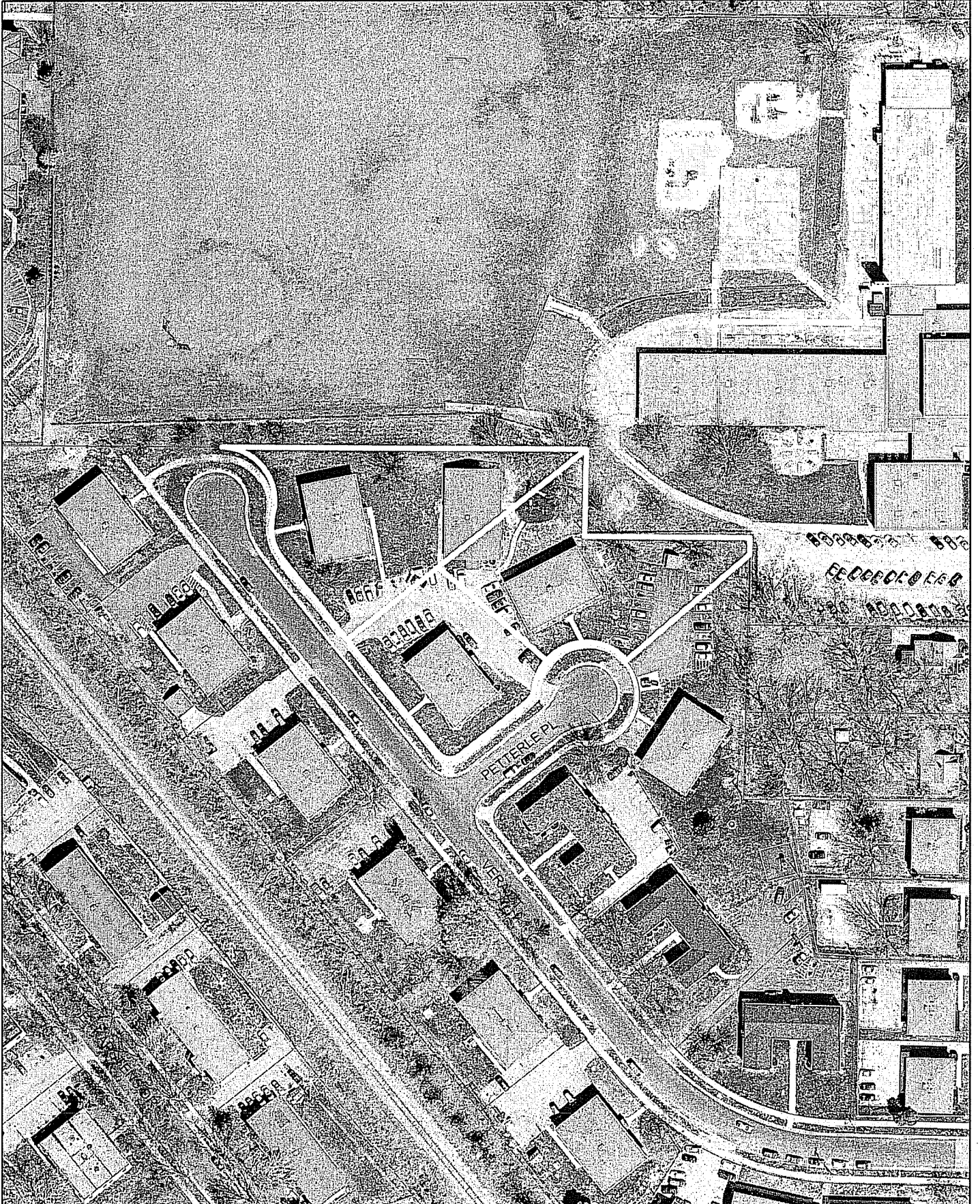


For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 March 2016





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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 614 Vera Court, Madison, Wisconsin 53704
Project Title (if any): Vera Court Community Center Expansion

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: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Doug Strub Company: Meridian Group, Inc.
 Street Address: 2249 Pinehurst Drive City/State: Middleton, Wisconsin Zip: 53562
 Telephone: (608) 836-1152 Fax: (608) 836-8021 Email: DStrub@zmeridian.com

Project Contact Person: Elizabeth Cwik Company: BWZ Architects
 Street Address: 2211 Parmenter Street City/State: Middleton, Wisconsin Zip: 53562
 Telephone: (608) 831-2900 Fax: () Email: ecwik@bwzarchitects.com

Property Owner (if not applicant): Future Madison Northpointe, LLC
 Street Address: P.O. Box 620800 City/State: Middleton, Wisconsin Zip: 53562

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Classroom and office addition to the existing Vera Court Community Center.

Development Schedule: Commencement June 2016 Completion September 2016

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 ² 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*. **Waived**

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.

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 Alder Rebecca Kemble and Northside Planning Council - January 8, 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: Heather Stouder Date: 01/14/2016 Zoning Staff: Jenny Kirchgatter Date: 01/14/2016

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

Name of Applicant Elizabeth Cwik

Relationship to Property: Architect

Authorizing Signature of Property Owner Kurt Wolff

Date February 17, 2016



February 17, 2016

Plan Commission
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53701

Re: LETTER OF INTENT
614 Vera Court
Classroom and Office Addition

To Whom It May Concern:

The Meridian Group, representing Future Madison Northpointe, proposes an addition to the Vera Court Neighborhood Center. NCI-Roberts Construction will build the addition designed by BWZ Architects.

The programs offered by the Center have outgrown their current facility, built in 1994. In addition to the Center, the non-profit Future Madison Northpointe owns the surrounding residential buildings on the property. The 3500 sq. ft. addition will double the size of the Neighborhood Center and will contain three classrooms, additional offices and restrooms. Programs benefitting local youth and families, including tutoring, afterschool, and youth leadership, operate during business hours. The construction cost is estimated at \$440,000.

The project is defined as an addition to a recreational/community/neighborhood center, a Conditional Use in the SR-V1 zoning district.

Respectfully yours,

A handwritten signature in cursive script that reads 'Elizabeth A. Cwik'.

Elizabeth Cwik, AIA

Cc: Doug Strub, Meridian Group

VERA COURT NEIGHBORHOOD CENTER ADDITION

614 Vera Court
Madison, Wisconsin 53704

ARCHITECT

Elizabeth Cwik, AIA
BWZ Architects, Inc.
2211 Parmenter Street
Middleton, WI 53562
608-831-2900

SHEET INDEX	
ID	NAME
G100	COVER SHEET
C100	OVERALL SITE PLAN
V001	EXISTING CONDITIONS
C101	DETAIL SITE PLAN
C102	DEMOLITION PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	UTILITY PLAN
A101	FLOOR PLAN
A401	ELEVATIONS
A402	ELEVATIONS

BWZ
ARCHITECTS

2211 Parmenter Street
Middleton, Wisconsin 53562
608-831-2900
www.bwzarchitects.com



**Vera Court
Neighborhood Center**

614 Vera Court
Madison, WI 53704

SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/17/16

REVISIONS:

SCALE: 1" = 1'-0"

DRAWING NAME:

COVER SHEET

DRAWING NUMBER:

G100



**Vera Court
Neighborhood Center**
614 Vera Court
Madison, WI 53704

Civil Engineer:
Wyser Engineering
201 1/2 East Main Street
Mount Horeb, WI 53572

SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/3/16

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

**EXISTING
CONDITIONS**

DRAWING NUMBER:

V 001



0' 10' 20' 30'
1" = 20' on 24"x36"
NTS on 11"x17"

LEGEND

- FOUND REBAR
- FOUND IRON PIPE
- SET 1" REBAR
- SET PK NAIL
- ⊕ BENCHMARK
- ⊕ SIGN
- ⊕ SANITARY MANHOLE
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ COMMUNICATION PEDESTAL
- ⊕ AIR CONDITIONER UNIT
- ⊕ ELECTRIC METER
- ⊕ LIGHTPOLE
- ⊕ UTILITY POLE
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ DECIDUOUS TREE
- PROPERTY LINE
- - - PLATTED LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- ▨ BUILDING FOOTPRINT
- ▨ EDGE OF CONCRETE
- ▨ EDGE OF ASPHALT
- - - FENCE LINE
- - - SAN - SANITARY SEWER
- - - WAT - WATER MAIN
- - - GAS - NATURAL GAS LINE
- - - COMM - COMMUNICATION LINE
- - - E - ELECTRIC LINE
- - - OHE - OVERHEAD TRANSMISSION LINE
- ▨ ASPHALT PAVEMENT
- ▨ CONCRETE PAVEMENT
- - - 890 - CONTOUR MAJOR
- - - 831 - CONTOUR MINOR

GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON FEBRUARY 1ST AND 10TH, 2016.
2. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MAD 83 (2011) GRID NORTH - TRUE NORTH. THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VERA COURT BEARS N 38° 31' 25" W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811.
6. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE USE. WYSER ENGINEERING, LLC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
7. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

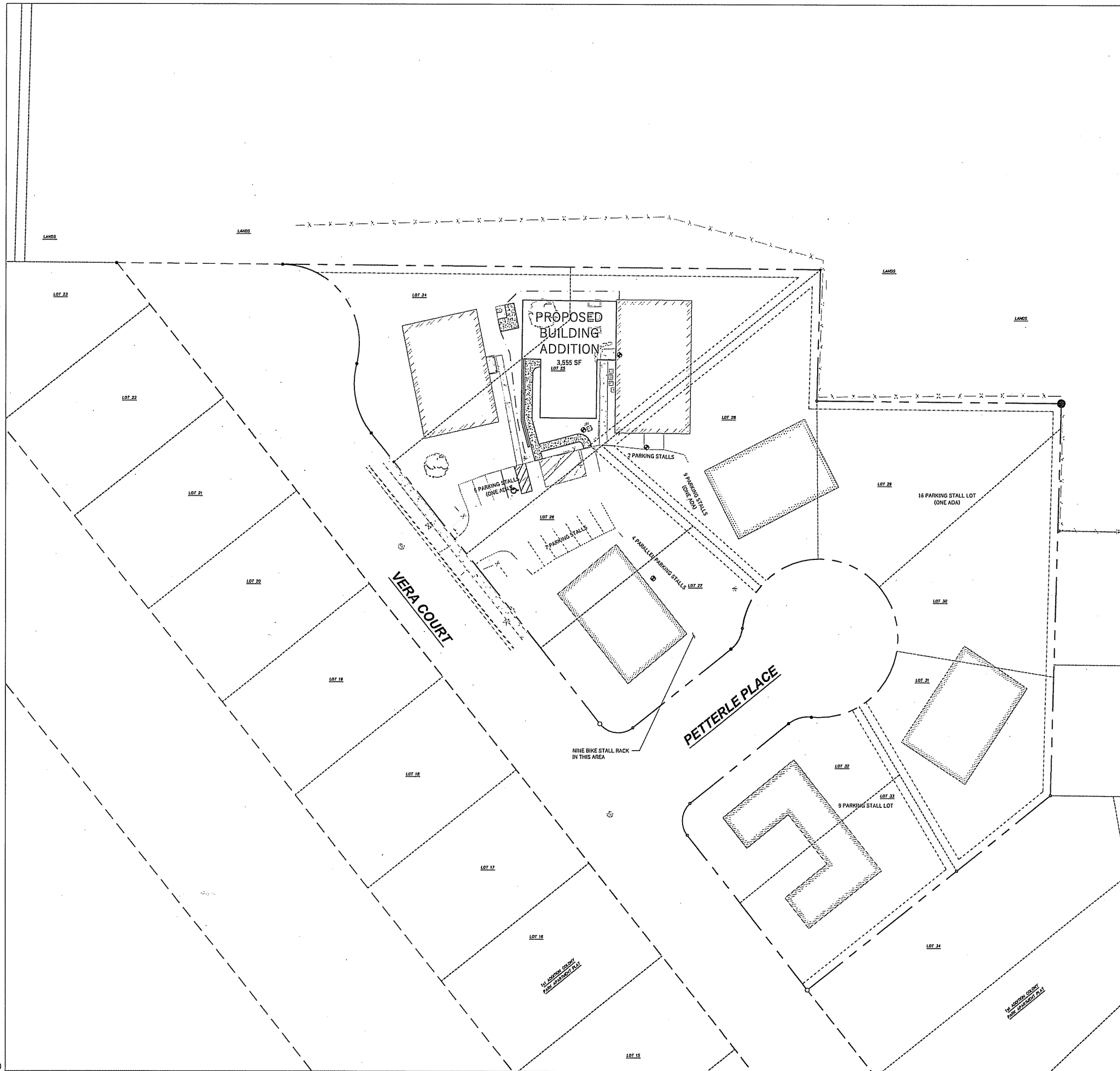
BENCHMARK TABLE

BM LABEL	ELEVATION	DESCRIPTION
BM - 1	954.35	FINISHED FLOOR ELEVATION INSIDE WEST SIDE ENTRY OF COMMUNITY CENTER
BM - 2	950.40	SQUARE AT NORTHWEST CORNER OF TRANSFORMER PAD NEAR COMM. CENTER BLD.
BM - 3	954.35	SQUARE AT SOUTHWEST CORNER OF STOOP AT SOUTH ENTRY OF COMMUNITY CENTER
BM - 4	950.40	SQUARE AT NORTH CORNER OF STOOP AT EAST ENTRY OF 622 VERA COURT BUILDING

SEE GENERAL NOTE NO. 6

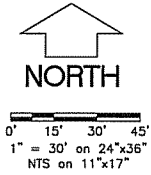
1
V001
EXISTING CONDITIONS SURVEY
1" = 20'

File: W:\2016\160301_BWZ Architects - Vera Court\dwg\160301_Civil Design.dwg Layout: Site Plan User: Dan Plotter: Feb 16, 2016 - 12:20pm
 © 2016 BWZ ARCHITECTS



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- LIMITS OF DISTURBANCE
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGES LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGES OF MOUNT HOREB STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: 614 VERA COURT
 SITE ACREAGE: 115,086 SF (2.64 AC)
 USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL AND COMMUNITY GATHERING AREA
 ZONING: SR-V1

SETBACKS:
 FRONT YARD - 25 FEET
 SIDE YARD - 6 FEET
 REAR YARD - 30 FEET

TOTAL UNITS: 34

PARKING:

	MIN	MAX	BIKE
MULTI-FAM	1 PER UNIT	2.5 PER UNIT	1 PER UNIT UP TO 2-BEDROOMS + 1 PER ADDITIONAL BEDROOM + 1 PER 10 UNITS

COMMUNITY PER ZONING ADMINISTRATOR

TOTAL NUMBER OF PARKING STALLS: 52
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 3

TOTAL NUMBER OF BIKE STALLS: 9

NEW IMPERVIOUS SURFACE AREA:
 ROOFTOP: 3,555 SQ.FT.
 PAVED: 527 SQ.FT.

TOTAL DISTURBANCE LIMITS: 7,000 SQ. FT.



2211 Parmenter Street
 Middleton, Wisconsin 53562
 608-831-2900
 www.bwzarchitects.com



Vera Court Neighborhood Center

614 Vera Court
 Madison, WI 53704

Civil Engineer:
 Wyser Engineering, LLC
 201 1/2 East Main Street
 Mt. Horeb, WI 53572

SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/3/16

REVISIONS:

SCALE: 1:20

DRAWING NAME:

OVERALL SITE PLAN

DRAWING NUMBER:

C100



File: \\1\2016\160301_BWZ Architects - Vera Court.dwg 160301_Civil Design.dwg Layout: Site Plan Detail User: Dan Plotter: Feb 16, 2016 - 12:20pm
 © 2016 BWZ ARCHITECTS

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- BUILDING FOOTPRINT
- - - DISTURBANCE LIMITS
- CONCRETE PAVEMENT



0' 5' 10' 15'
 1" = 10' on 24"x36"
 NTS on 11"x17"

GENERAL NOTES

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3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGES LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGES OF MOUNT HOREB STANDARD SPECIFICATIONS.

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Vera Court Neighborhood Center

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Civil Engineer:
Wyszer Engineering, LLC
 201 1/2 East Main Street
 Mt. Horeb, WI 53572

SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/3/16

REVISIONS:

SCALE: 1:10

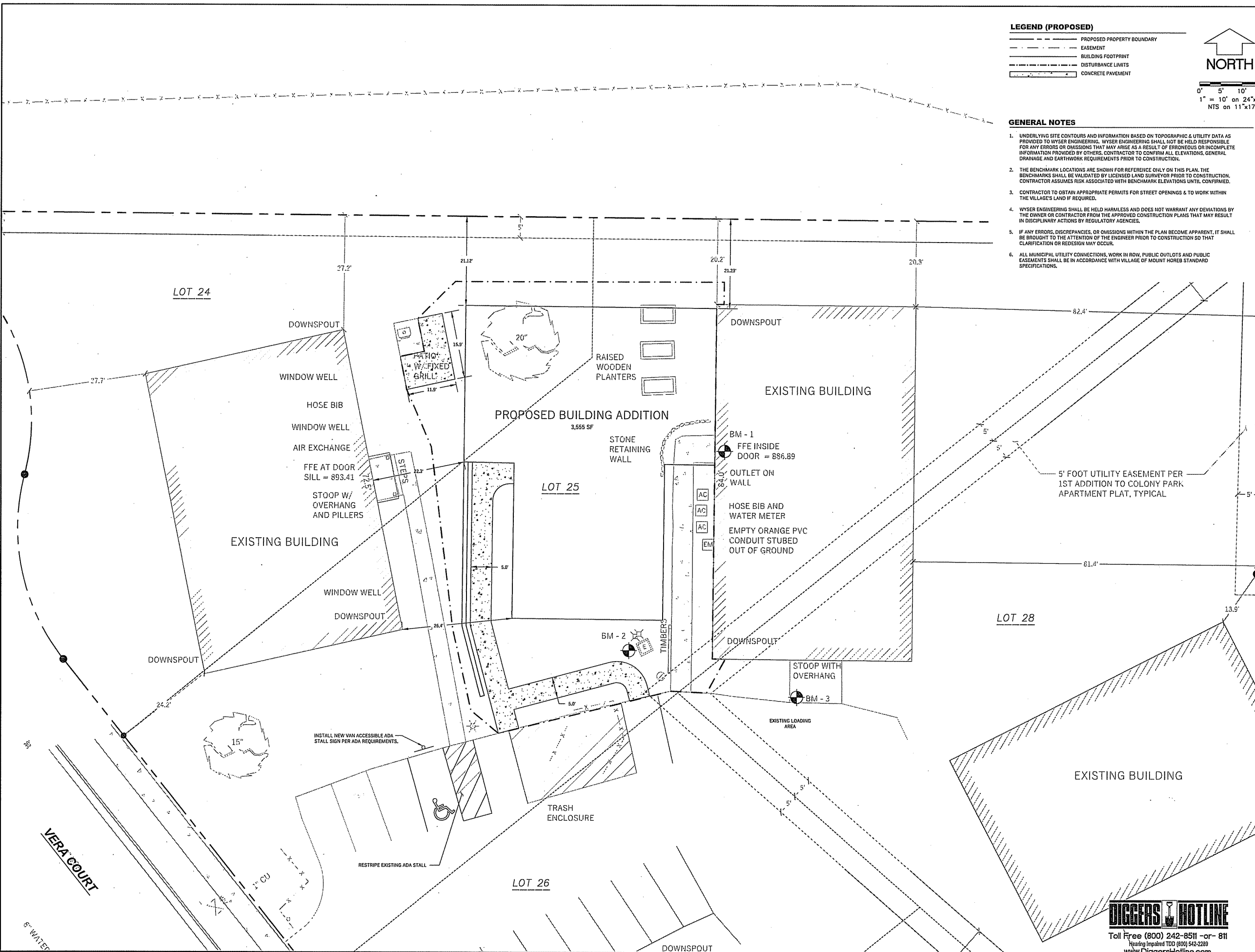
DRAWING NAME:

DETAIL SITE PLAN

DRAWING NUMBER:

C101

DIGGERS HOTLINE
 Toll Free (800) 242-8511 or 811
 Hearing Impaired TDD (608) 542-2289
 www.DiggersHotline.com

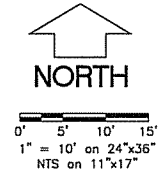


DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE BY OTHERS, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY BY OTHERS, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GRINDING TO PROPOSED SUBGRADE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENDOCH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
- GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
- RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNERS SATISFACTION AT THE CONTRACTOR'S EXPENSE.

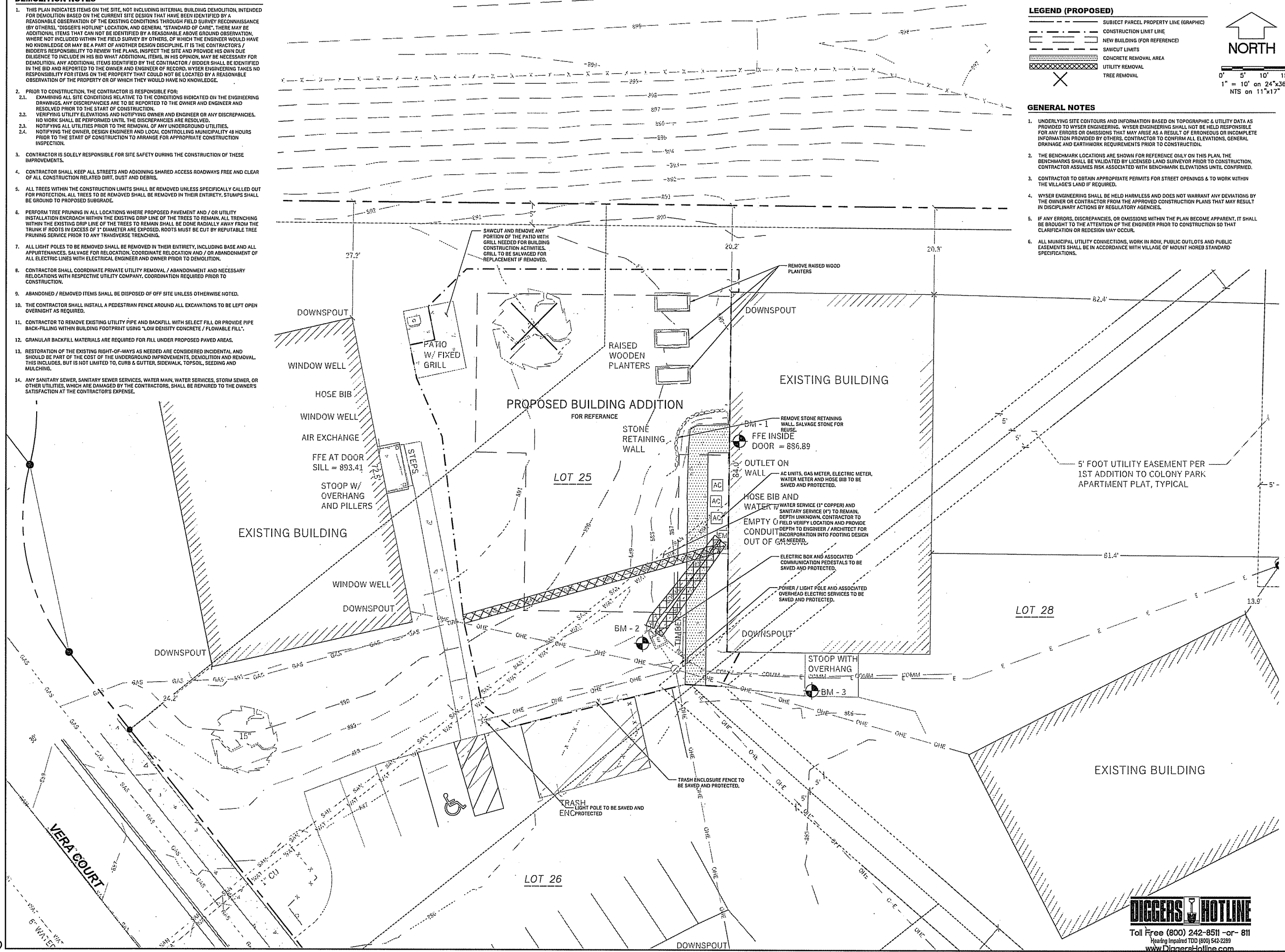
LEGEND (PROPOSED)

- SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
- CONSTRUCTION LIMIT LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- CONCRETE REMOVAL AREA
- UTILITY REMOVAL
- TREE REMOVAL



GENERAL NOTES

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- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
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 Neighborhood Center**
 614 Vera Court
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Civil Engineer:
Wysier Engineering, LLC
 201 1/2 East Main Street
 Mt. Horeb, WI 53752

SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/3/16

REVISIONS:

SCALE: 1:10

DRAWING NAME:

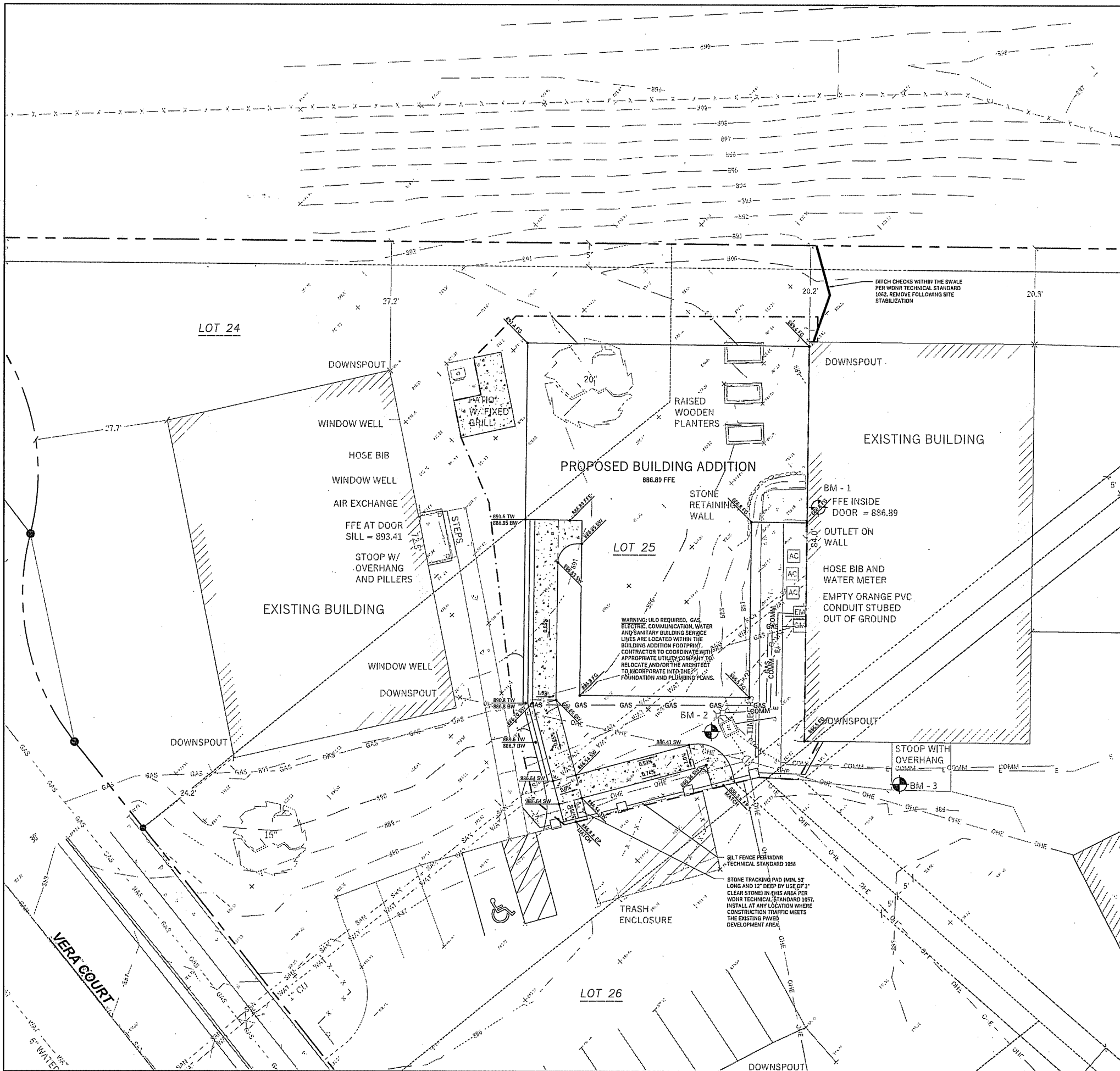
**DEMOLITION
 PLAN**

DRAWING NUMBER:

C102

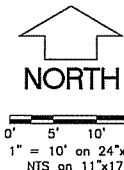
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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ CONCRETE PAVEMENT
- 890 — PROPOSED MAJOR CONTOUR
- 887 — PROPOSED MINOR CONTOUR
- SILT FENCE
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wis.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / OWNER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. ALL SLOPES EXCEEDING 25% (4:1) SHALL BE STABILIZED WITH A CLASS I, TYPE B EROSION MAT.
8. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
9. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
10. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER FOR APPROVAL.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
8. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 827 OF STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (WISDOT 2014).
9. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
10. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
11. ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B MATTING.

BWZ
ARCHITECTS

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 608-831-2900
 www.bwzarchitects.com



**Vera Court
 Neighborhood Center**

614 Vera Court
 Madison, WI 53704

Civil Engineer:
Wysier Engineering, LLC
 201 1/2 East Main Street
 Mt. Horeb, WI 53752

SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/3/16

REVISIONS:

SCALE: 1:10

DRAWING NAME:

**GRADING &
 EROSION
 CONTROL PLAN**

DRAWING NUMBER:

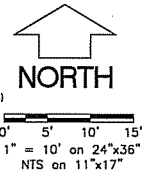
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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▨ CONCRETE PAVEMENT
- COMM PROPOSED COMMUNICATION SERVICE (DESIGN BY OTHERS)
- GAS PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGES LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDMR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
7. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
13. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART VII. PRE-CONSTRUCTION MEETING WITH THE CITY OF MADISON IS REQUIRED PRIOR TO INSTALLATION.
14. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART VII.
15. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDMR STORM WATER MANAGEMENT TECHNICAL STANDARD 106L.
16. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
17. NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES.
18. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.



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Vera Court Neighborhood Center
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 Madison, WI 53704

Civil Engineer:
Wysier Engineering, LLC
 201 1/2 East Main Street
 Mt. Horeb, WI 53572

SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/3/16

REVISIONS:

SCALE: 1:10

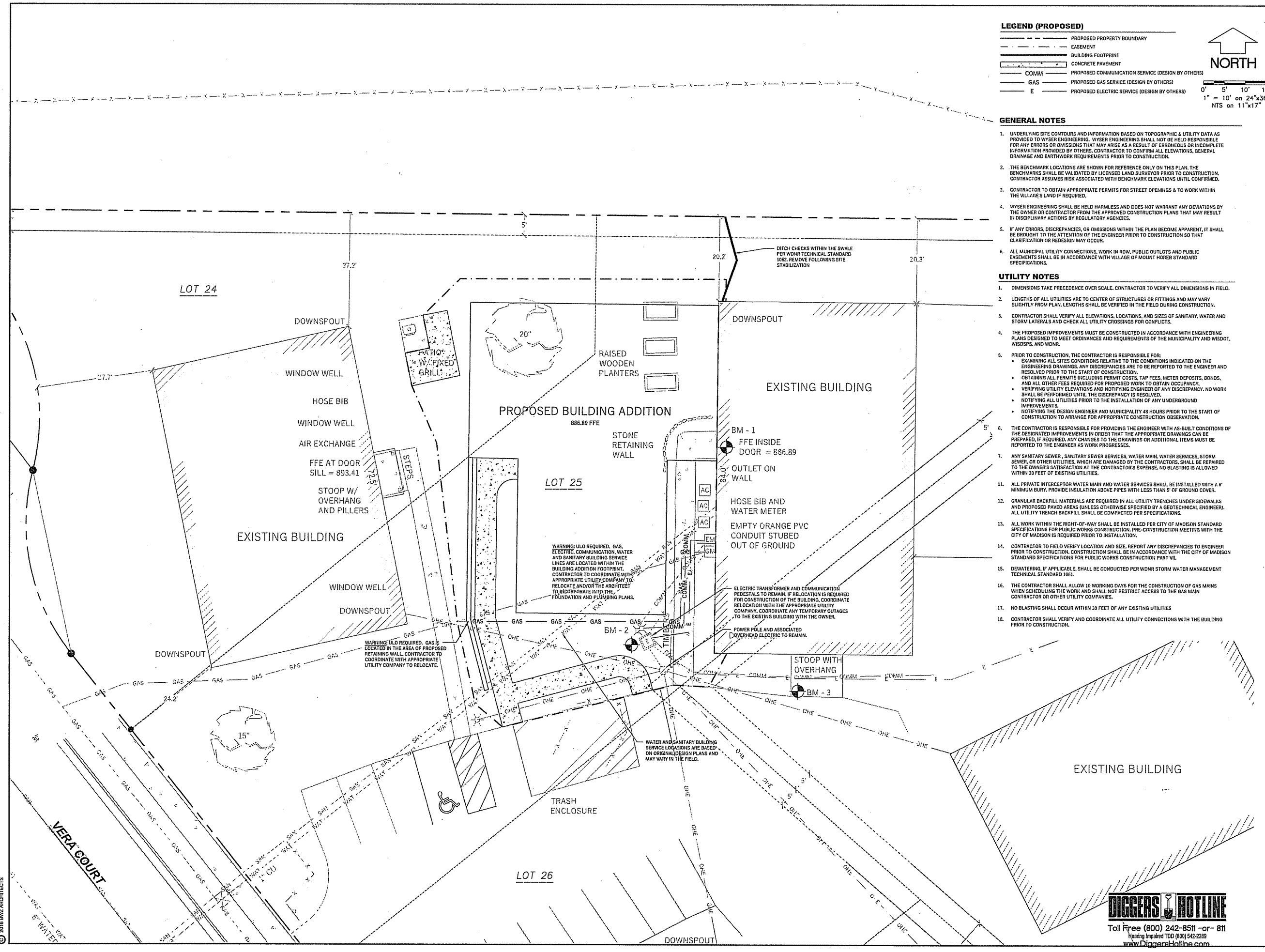
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UTILITY PLAN

DRAWING NUMBER:

C300

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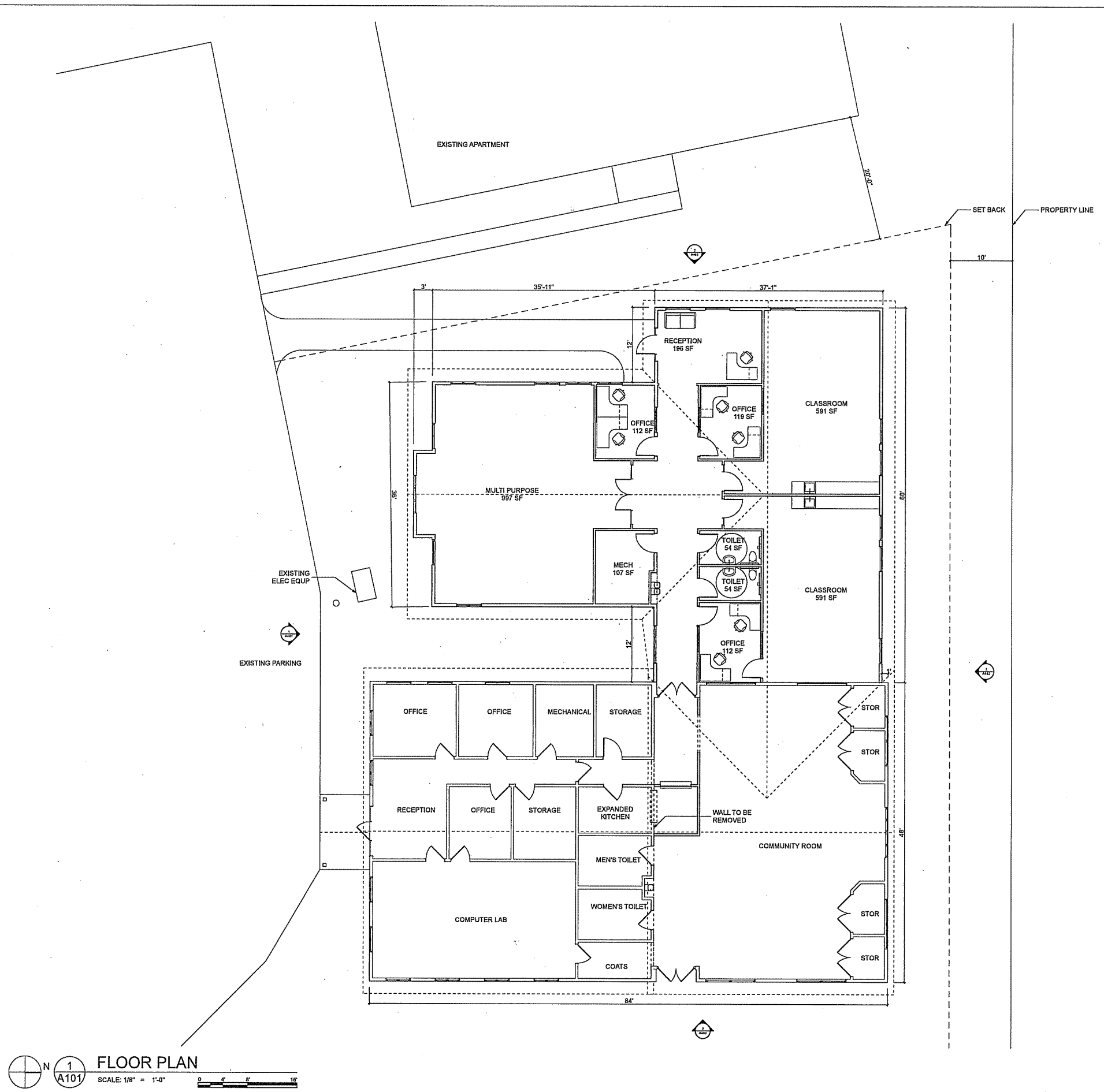


**Vera Court
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Madison, WI 53704

ADDITION

TOTAL SF: 3,500



SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/17/16

REVISIONS:

SCALE: 1/8" = 1'-0"

DRAWING NAME:

FLOOR PLAN

DRAWING NUMBER:

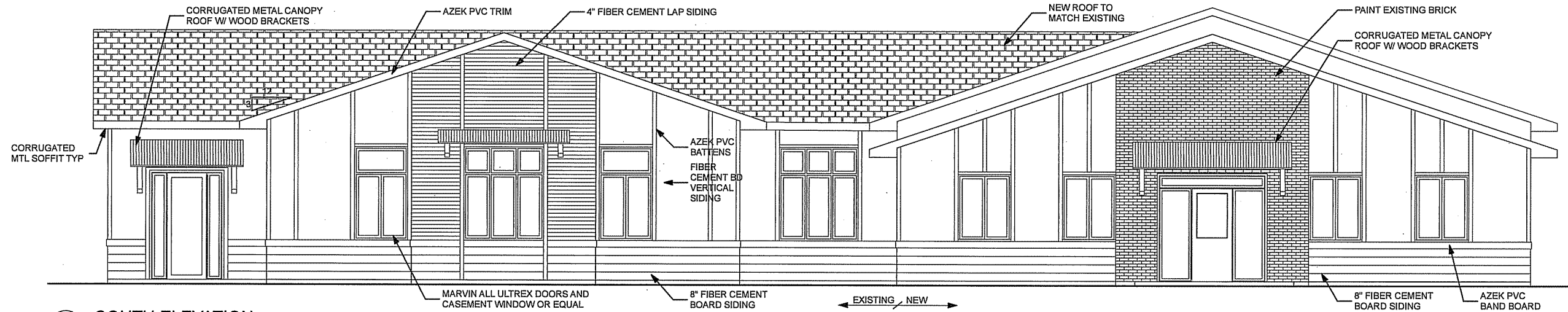
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FLOOR PLAN
SCALE: 1/8" = 1'-0"

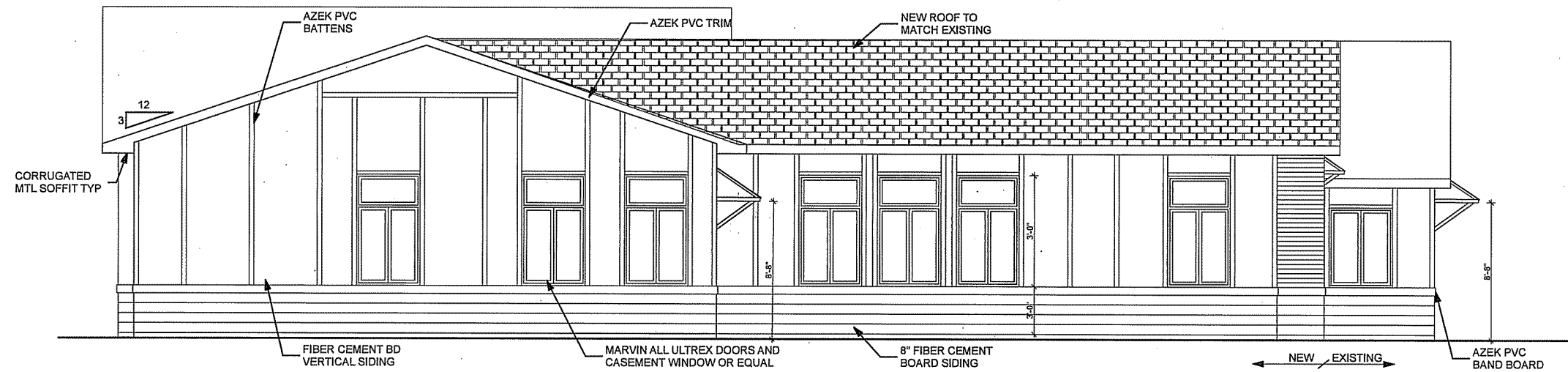


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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8

SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/17/16

REVISIONS:

SCALE: 1/4" = 1'-0"

DRAWING NAME:

ELEVATIONS

DRAWING NUMBER:

A401



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SET TYPE: PROGRESS

PROJECT NUMBER: 1421

DATE: 2/17/16

REVISIONS:

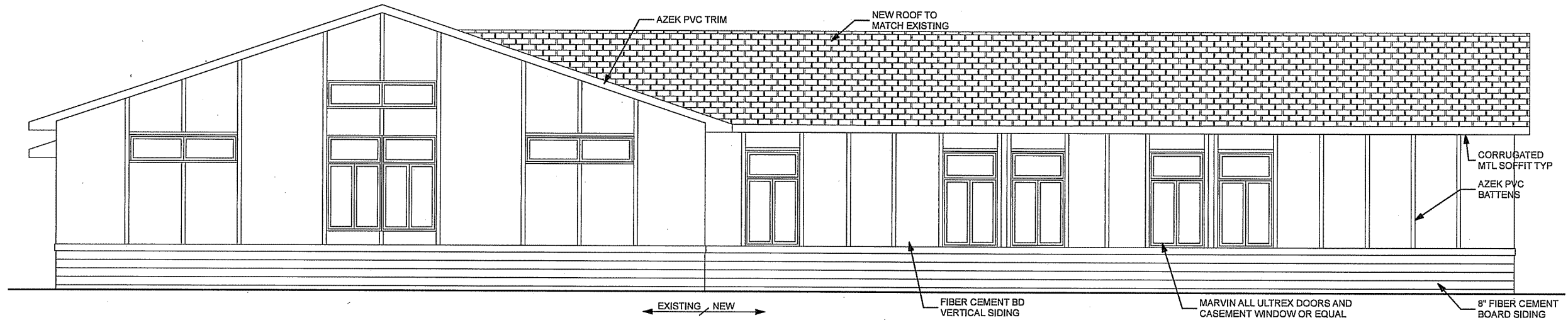
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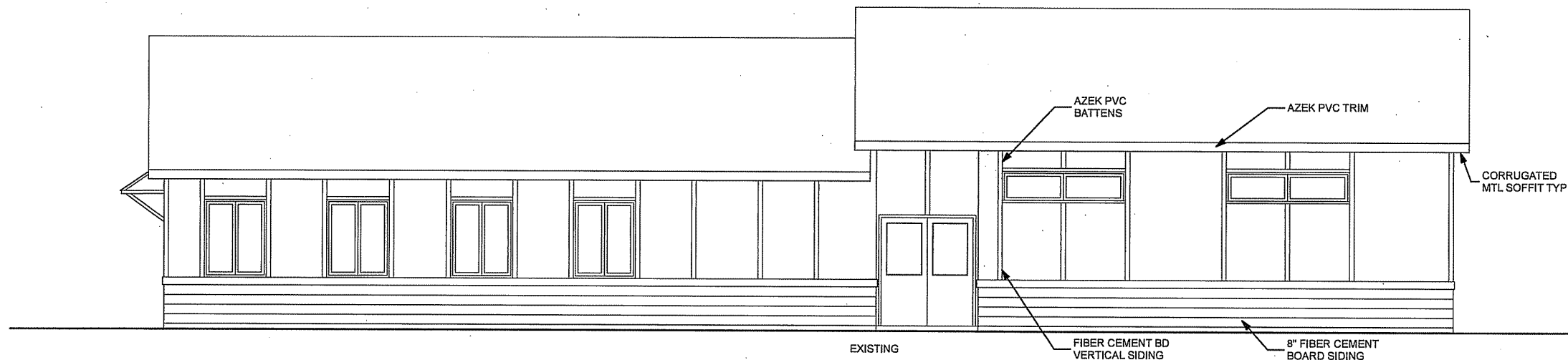
ELEVATIONS

DRAWING NUMBER:

A402



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 6



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 6