



URBAN DESIGN COMMISSION 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

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>11-30-16</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>12-14-2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Alteration to Previously Approved

1. Project Address: 1010 E Washington Ave
Project Title (if any): Stone House Mixed Use at the Madison Dairy site

2. This is an application for (Check all that apply to this UDC application):
 New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee) UDD 8; Traditional Employment District
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jonathan Parker
Street Address: 309 W Johnson, Suite 202,
Telephone: (608) 442-5350 Fax: (____) _____

Company: Eppstein Uhen Architects
City/State: Madison, WI Zip: 53703
Email: jonathanp@eua.com

Project Contact Person: Paul Raisleger
Street Address: 309 W Johnson, Suite 202,
Telephone: (608) 442-5350 Fax: (____) _____

Company: Eppstein Uhen Architects
City/State: Madison, WI Zip: 53703
Email: paulr@eua.com

Project Owner (if not applicant) : Rich Arnesen
Street Address: 625 N Segoe Rd #107
Telephone: (608) 251-6000 Fax: (____) _____

Stone House Development
City/State: Madison, WI Zip: 53705
Email: rarnesen@stonehousedevlopment.com

A pre-application meeting with staff is required prior to filing any Urban Design Application. Please contact UDC staff at (608) 266-4635 to schedule a pre-application meeting.

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin and Heather Stouder on 11-28-16.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Jonathan Parker Relationship to Property Architect

Authorized Signature  Date 11-30-2016



City of Madison
Al Martin
215 Martin Luther King Jr. Blvd; Room LL-100
Madison, WI 53701
November 30, 2016

Stone House Mixed Use Project, 1000 E Washington Ave, UDC Submittal for Minor Alteration to Previously Approved Plans.

Dear Mr. Martin, the following list outlines the items that have been refined on the Stone House Mixed Use Project at 1010 E Washington Ave.

1. Summary of changes:
 - a. The final Land Use Drawings provided by us after the final UDC Review & Approval revised some elements on the West Elevation to fall within the setback limits. The West Elevation projecting balconies were changed to French balconies or recessed balconies, and the 11th floor gathering space and overhanging roof was moved east. This submittal requests official approval of these items.
 - b. Window mullion colors have been changed from ivory to dark bronze/dark brown on floors 4 through 11 of the tower and on the affordable housing.
 - c. On the east (alley) face of the first and second floors and the west (Brearily) recessed parking garage entrance the exterior wall material has been changed from precast concrete to two tones of ground face CMU to improve aesthetic coordination with tower and to better integrate the louver locations.
 - d. At the retail entries on the first floor facing E Washington the solid canopies at entrances to retail spaces has been changed to solar screens, and solar screens are currently proposed only at the retail space on the corner of E Washington and Brearily. Infrastructure is in place to accommodate solar screens to identify entrances for future retail tenants if they desire to add them as part of their tenant improvement.
 - e. At the band above the storefront windows of the first floor retail spaces, the material has changed from a continuous dark bronze louver to a flat dark bronze metal panel that accommodates a dark bronze horizontal louver where needed.
 - f. A recessed balcony feature was added at office levels 2 and 3 on the Brearily side of the building. This feature repeats the same balcony feature at office levels 2 and 3 on the E Washington side of the building
 - g. The landscape design on the 3rd floor terrace was adjusted to better correspond to housing and tenant layouts.
 - h. The location of the main entry door to the Affordable Housing was moved from Brearily Street to Mifflin Street so it has a Mifflin Street Address (This component of the project is called "Mifflin Street Apartments" so it was best to have a Mifflin Street address). Landscaping was adjusted accordingly.

333 E. Chicago St.
Milwaukee, WI 53202

414 271 5350 : main
414 271 7794 : fax

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Suite 650
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608 442 5350 : main
608 442 6680 : fax

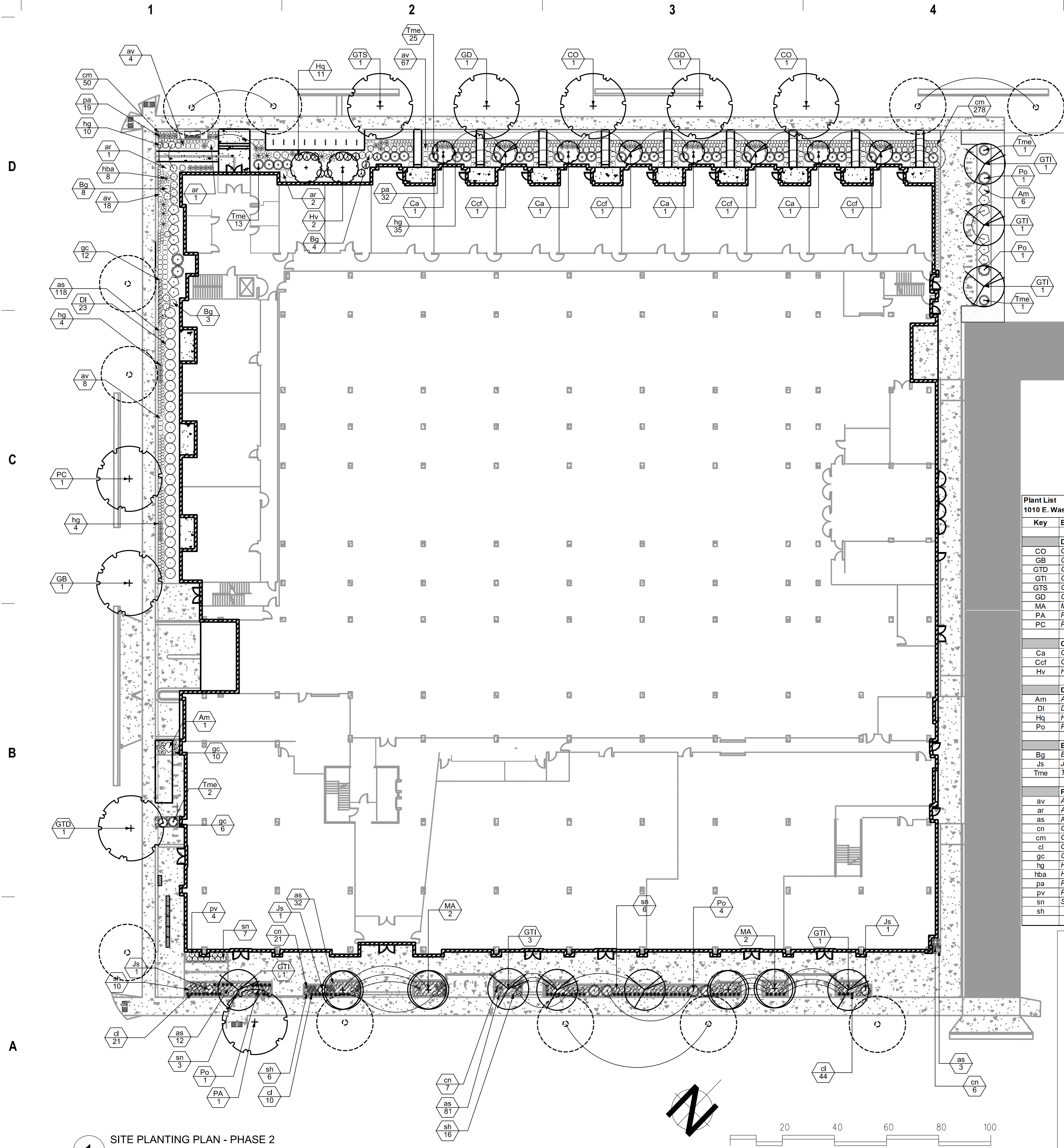
- i. On the Affordable Housing portion of the project, minor adjustments were made to window head locations and window sizes to work with standard framing details and standard window sizes.
 - j. Adjustments were made to the Affordable Housing Exterior design: Cement board shakes were changed to cement board lap siding (owner preference), dark brown flat metal panel material was changed to dark brown flat cement board panel material (better consistency of finish/color with adjacent materials and avoids oil-canning), C shaped decorative elements on the Mifflin Street townhouses were eliminated (simplifies architecture and provides distinction from non-walkup units); C shaped accents at the entry and Brearly facades were changed from metal panel to EIFS (EIFS improves the aesthetic by allowing them to look monolithic rather than metal panel that has lots of joints and might have oil-canning).
 - k. Affordable Housing 4th floor courtyard elevations were adjusted to work better with finalized interior layouts and finalized exterior landscaping.
2. Index of revised drawings submitted:
- L101.1 Site Planting Plan
 - L103.2 Level 03 Terrace Planting Plan
 - L111.0.B Level 11 Landscape Plan
 - A14.1 Enlarged Building Elevation
 - A15.1 Enlarged Building Elevation
 - A16.1 Enlarged Building Elevation
 - A16.2 Enlarged Building Elevation
 - A16.3 Enlarged Building Elevation
 - A17 Perspectives
 - A18 Perspectives
 - A19 Perspectives
 - A20 Perspectives

Please contact me if you have any questions about this submittal,

Thanks,



Jonathan Parker, RA, LEED AP
Principal
Eppstein Uhen Architects
309 W Johnson St., Suite 209
Madison, WI 53703
jonathanp@eua.com



1 SITE PLANTING PLAN - PHASE 2

SCALE: 1"=20' @ FULL SCALE 24"X36" SHEET

**City of Madison, WI
Landscape Worksheet**
1010 E. Washington

Developed Lots*		SF	Landscape Points Req.	
Total Developed Area		29,970	500	
Element	Point Value	Existing Quantity	Proposed Quantity	Total Points
Overstory Deciduous Tree	35	11	17	980
Tall Evergreen Tree	35		0	0
Ornamental Tree	15		12	180
Upright Evergreen Shrub	10		0	0
Shrub, deciduous	3		85	255
Shrub, evergreen	4		68	272
Ornamental Grasses/Perennials	2		1052	2104
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4		0	0
Existing Significant Specimen Tree	14		0	0
Landscape Furniture for Public Seating and/or Transit Connections	5		1	5
				3796

Development Frontage		LF	Overstory Tree Req (or x2 for Orn./Evergreen Tree Sub.)	Shrubs Req.
Total LF of Street Frontage Between Bldg./Parking & Street		960	32	160
Element	Point Value	Trees	Shrubs	
Overstory Deciduous Tree	35	28		
Ornamental Tree	15	10		
Evergreen Tree	15			
Shrub, deciduous	2		90	
Shrub, evergreen	3		70	
			160	

*Includes existing trees

Key	Botanical Name	Common Name	Size	Spec	Comments
Deciduous Trees					
CO	<i>Celtis occidentalis</i>	Hackberry	2.5" Cal.	BB	Single straight leaders; match specimens
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" Cal.	BB	Single straight leaders; match specimens
GTD	<i>Gleditsia triacanthos</i> 'Draves'	Street Keeper Honeylocust	2.5" Cal.	BB	Single straight leaders; match specimens
GTI	<i>Gleditsia triacanthos</i> 'Imicola' PP1, 605	Imperial Honeylocust	2.5" Cal.	BB	Single straight leaders; match specimens
GTS	<i>Gleditsia triacanthos</i> 'Skycole' PP1, 619	Skyline Honeylocust	2.5" Cal.	BB	Single straight leaders; match specimens
GD	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Coffeetree	2.5" Cal.	BB	Single straight leaders; match specimens
MA	<i>Maackia amurensis</i>	Amur Maackia	2.5" Cal.	BB	Single straight leaders; match specimens
PA	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation London Planetree	2.5" Cal.	BB	Single straight leaders; match specimens
PC	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear	2.5" Cal.	BB	Single straight leaders; match specimens
Ornamental Trees					
Ca	<i>Comus alternifolia</i>	Pagoda dogwood	4' Ht.	BB	Single straight leaders; match specimens
Ccf	<i>Carpinus caroliniana</i> 'J.N. Upright'	Firespire Muscledwood	18" Ht.	BB	Space per plan
Hv	<i>Hamamelis virginiana</i>	Common Witchhazel	4' Ht.	BB	Multi-stem, 3-5 leaders; match specimens
Deciduous Shrubs					
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Chokeberry	18" ht.	cont.	Space 3'-6" o.c.
DI	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle	3 gal.	cont.	Space 4'-0" o.c.
Hq	<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee Oak Leaf Hydrangea	12" Ht.	BB	Space per plan
Po	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Eastern Ninebark	24" ht.	cont.	Space 5'-0" o.c.
Evergreen Shrubs					
Bg	<i>Buxus</i> x 'Green Velvet'	Green Velvet Boxwood	5 gal.	cont.	Space 3'-6" o.c.
Js	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	15" spd.	cont.	Space per plan
Tme	<i>Taxus x media</i> 'Everlow'	Everlow Yew	18" spd.	cont.	Space per plan
Perennials/Grasses/Groundcovers					
av	<i>Alchemilla vulgaris</i>	Lady's Mantle	1 gal.	cont.	Space 18" o.c.
ar	<i>Aralia racemosa</i>	Spikenard	1 gal.	cont.	Space 2'-3"
as	<i>Allium tanacetifolium</i> 'Summer Beauty'	Summer Beauty Allium	1qt.	cont.	Space 12" o.c.
cn	<i>Calamintha nepeta</i> ssp. <i>Nepeta</i>	Nepeta Catmint	1 qt.	cont.	Space 18" o.c.
cm	<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	1 gal.	cont.	Space 18" o.c.
cl	<i>Chasmanthium latifolium</i>	Northern Sea Oats	1 qt.	cont.	Space 24" o.c.
gc	<i>Geranium x cantabrigiense</i> 'Biokovo'	Biokovo Geranium	1 gal.	cont.	Space 18" o.c.
hg	<i>Hosta</i> x 'Guacamole'	Guacamole Hosta	1 gal.	cont.	Space 36-48" o.c.
hba	<i>Hosta</i> 'Blue Angel'	Blue Angel Hosta	1 gal.	cont.	Space per plan
pa	<i>Polystichum acrostichoides</i>	Christmas Fern	4.5" gallon	cont.	Space per plan
pv	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1qt.	pot	Space per plan
sn	<i>Salvia nemorosa</i> 'May Night'	May Night Salvia	1 qt.	cont.	Space per plan
sh		Prairie Dropseed	1qt.	cont.	Space per plan

NOTES:

- Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>
- Contractor shall contact City Forestry (266-4816) at least one week prior to planting to schedule marking the planting sites, inspecting the nursery stock, and reviewing planting specifications with the Landscaper.
- Landscape Worksheet reflect inclusion of Phase 1 and Phase 2 of the project.



epstein uhen : architects
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 madison 309 West Johnson Street, Suite
 202
 Madison, Wisconsin 53703
 telephone 608.442.5350



303 S. PATERSON
 SUITE ONE
 MADISON, WI 53703
 Phone: 608.251-3600

PROJECT INFORMATION

STONE HOUSE
 MIXED USE EAST
 WASHINGTON

1010 E.
 WASHINGTON
 MADISON, WI 53703



ISSUANCE AND REVISIONS

UDC MINOR ALTERATION

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS
 NOT FOR CONSTRUCTION

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

PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 11/30/2016

SITE PLANTING PLAN

SHEET NAME

L101.1



eppstein uhen : architects

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KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

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PROJECT NUMBER 14339-01

DATE 11/30/2016

LEVEL N-04 TERRACE
PLANTING PLAN

SHEET NAME

L103.2

LEGEND

PLANT MIXES

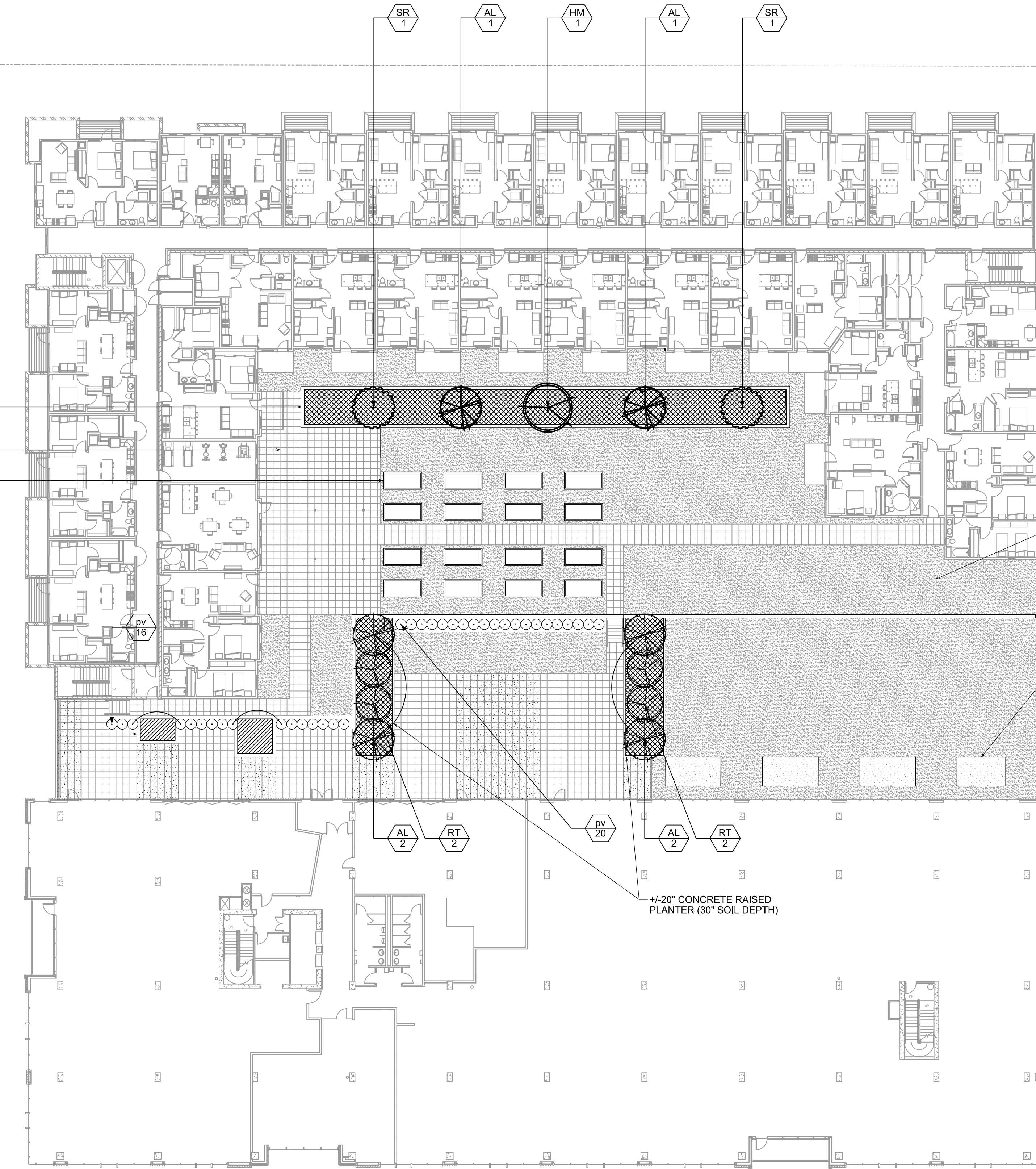
- EXTENSIVE SEDUM MIX
- INTENSIVE PLUG MIX 1
- INTENSIVE PLUG MIX 2

PAVER COLORS

- TYPE 1, WAUSAU TILE, WARM TAN
- TYPE 2, WAUWATON TILE, COOL GRAY

NOTES:

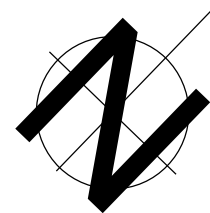
1. ALL PLANTED AREAS TO BE IRRIGATED. SEE SPEC 32 80 00 IRRIGATION PERFORMANCE.
2. ALL 30" HIGH PLANTERS SHALL HAVE 30" OF ENGINEERED GROWING MEDIA. ALL 18" HIGH PLANTERS SHALL HAVE 18" OF ENGINEERED GROWING MEDIA.
3. WATERPROOF MEMBRANE, INSULATION, FLASHING, AND ALL ANCILLARY ROOFING COMPONENTS PER ARCHITECT.
4. ALL PERGOLA STRUCTURES PER ARCHITECT.
5. ALL SITE FURNISHINGS PER OWNER.
6. SEE PLUMBING DRAWINGS FOR ALL DRAINAGE INFO.



Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Ornamental Trees & Shrubs						
AL	<i>Amelanchier laevis</i> 'JFS-Arb'	Spring Flurry Serviceberry	2	4' Ht	B&B	Single straight leaders; match specimens
HM	<i>Heghtacodium miconioides</i>	Seven Son Flower	1	5' Ht	B&B	Multi-stem, 3-5 leaders; match specimens
RT	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eyes Sumac	4	5' Ht	B&B	Specimen
SR	<i>Syringa reticulata</i> 'Elliott'	Snowcap Tree Lilac	2	5' Ht	B&B	Specimen
Perennials						
pv	<i>Panicum vergatum</i> 'Northwind'	Northwind Switch Grass	33	1 Gal	Cont.	Space 3' O.C.
Extensive Sedum Mix						
	<i>Sedum acre</i> 'Aureum'					3,758 SF pre-grown green roof modules
	<i>Sedum album</i> 'Coral Carpet'					
	<i>Sedum ellacombianum</i>					
	<i>Sedum floriferum</i> 'Weihenstephaner Gold'					
	<i>Sedum sexangulare</i> 'Elatum'					
	<i>Sedum spurium</i> 'Dragon's Blood'					Modern Mix
Intensive Plug Mix 1						
	<i>Allium senumum</i>	Nodding Wild Onion	7		Plug	Place plants randomly at 12" on-center.
	<i>Anemone patens</i> 'volfgangiana	Pasque Flower	3		Plug	
	<i>Carex bicknellii</i>	Bicknell's Sedge	12		Plug	
	<i>Coreopsis palmata</i>	Prairie Coreopsis	3		Plug	
	<i>Dalea (Petalostemum) candida</i>	White Prairie Clover	2		Plug	
	<i>Dalea (Petalostemum) purpureum</i>	Purple Prairie Clover	2		Plug	
	<i>Dianthus carthusianorum</i>	Cheddar Pinks	2		Plug	
	<i>Echinacea pallida</i>	Pale Purple Coneflower	2		Plug	
	<i>Geum triflorum</i>	Prairie Smoke	3		Plug	
	<i>Heuchera richardsonii</i>	Alum Root	3		Plug	
	<i>Koeleria cristata</i>	June Grass	10		Plug	
	<i>Penstemon digitalis</i> 'Husker's Red'	Husker's Red Beardtongue	3		Plug	
	<i>Rudbeckia fulgida</i> var. <i>deamii</i>	Black-Eyed-Susan	3		Plug	
	<i>Tradescantia ohioensis</i>	Ohio Spiderwort	10		Plug	
Intensive Plug Mix 2						
	<i>Allium</i> 'Summer Beauty'	Summer Beauty Ornamental Onion	182	4 1/4" pot	Cont.	Space 18" on center, cluster same species in groups of 3-5
	<i>Aster sericeus</i>	Silky Aster	91	4 1/4" pot	Cont.	
	<i>Coreopsis verticillata</i> 'Tweety'	Tweety Threadleaf Tickseed	91	4 1/4" pot	Cont.	
	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	136	4 1/4" pot	Cont.	
	<i>Sedum floriferum</i> 'Weihenstephaner Gold'	Weihenstephaner Gold Sedum	91	4 1/4" pot	Cont.	
	<i>Sedum spectabilis</i> 'Brilliant'	Stardust Sedum	91	4 1/4" pot	Cont.	
	<i>Sesleria autumnalis</i>	Autumn Moor Grass	227	4 1/4" pot	Cont.	

1 LEVEL 3 AND N-04 TERRACE - PLANTING PLAN
SCALE: 1"=10' ON 24"X36" SHEET



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2

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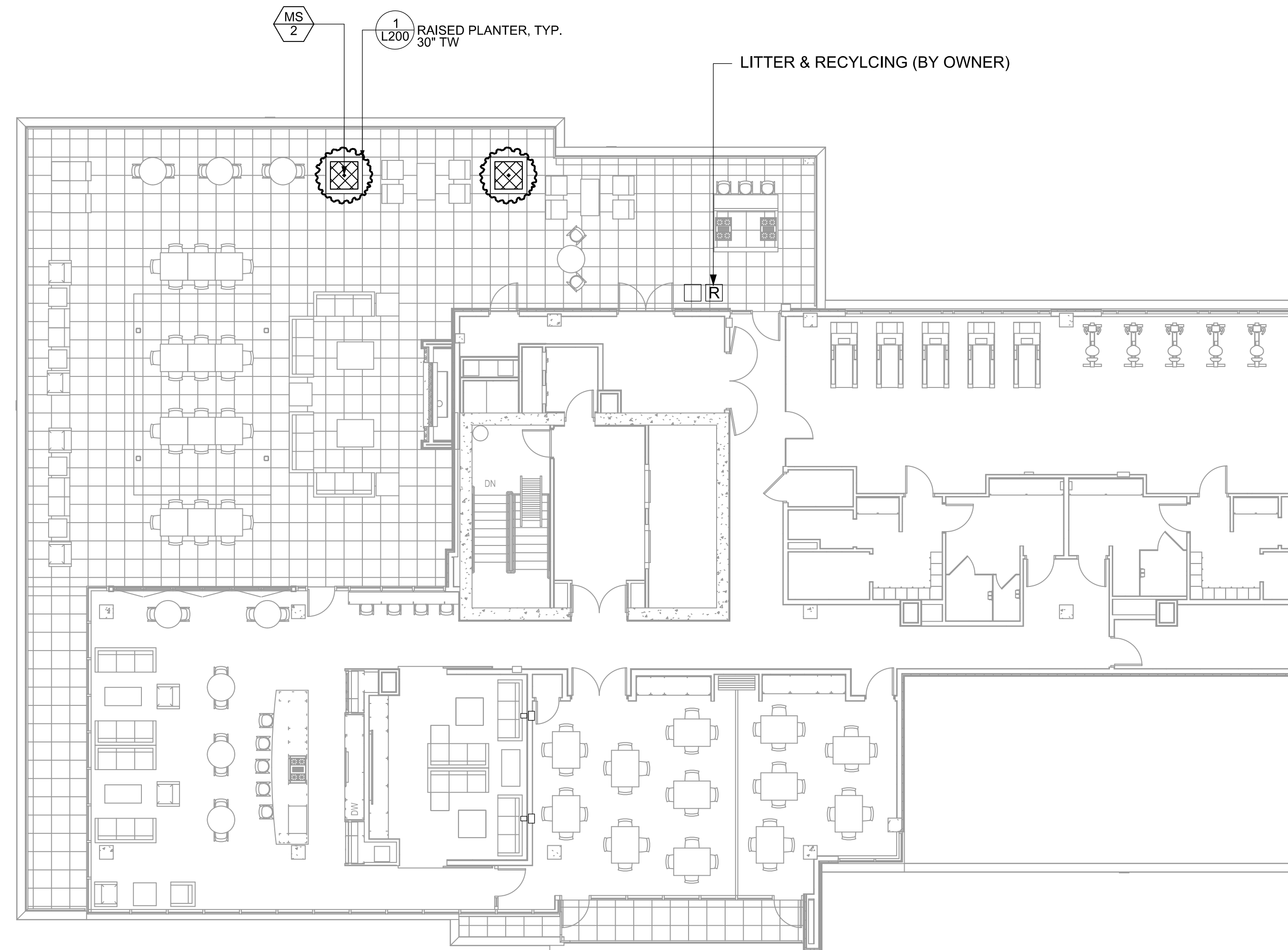
6

D

C

B

A



Plant List: Level 11 Terrace						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Ornamental Trees & Shrubs						
MS	<i>Malus sargentii</i> 'Tina'	Tina Sargent Crabapple	2	5' Ht	B&B	Multi-stemmed
Intensive Plug Mix						
	<i>Allium</i> 'Summer Beauty'	Summer Beauty Ornamental Onion	4	4 1/4" pot	Cont.	Space 18" on center
	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	2	4 1/4" pot	Cont.	
	<i>Sesleria autumnalis</i>	Autumn Moor Grass	2	4 1/4" pot	Cont.	

LEGEND

PLANT MIXES

INTENSIVE PLUG MIX 2 (18 SF)

NOTES:

- TOP-OF-WALL (TW) ELEVATION REPRESENTS TOP OF C.I.P CONCRETE RELATIVE TO FINISHED GRADE/PRECAST PAVER ELEVATION. SEE ARCHITECTUR FOR THRESHOLD TRANSITION BETWEEN INTERIOR FFE AND EXTERIOR FINISHED GRADE.
- ALL 30" HIGH PLANTERS SHALL HAVE 30" OF ENGINEERED GROWING MEDIA.
- WATERPROOF MEMBRANE, INSULATION, FLASHING, AND ALL ANCILLARY ROOFING COMPONENTS PER ARCHITECT.
- ALL PERGOLA STRUCTURES PER ARCHITECT.
- ALL SITE FURNISHINGS PER OWNER.
- SEE PLUMBING DRAWINGS FOR ALL DRAINAGE INFO.
- ALL PLANTED AREAS TO BE IRRIGATED. SEE SPEC 32 80 00 IRRIGATION PERFORMANCE.



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PROJECT INFORMATION

**STONE HOUSE
MIXED USE EAST
WASHINGTON**

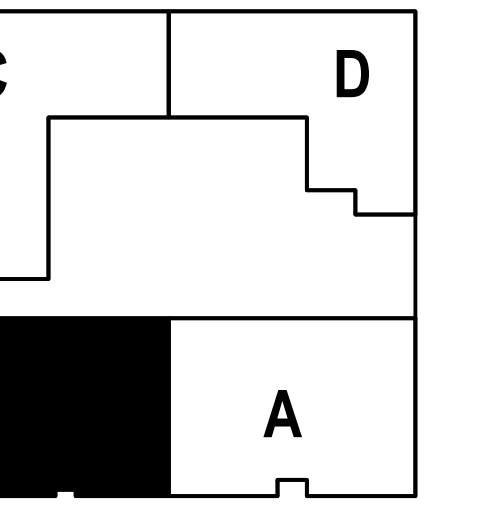
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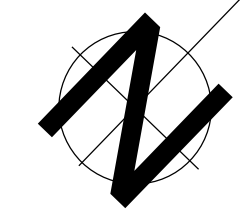
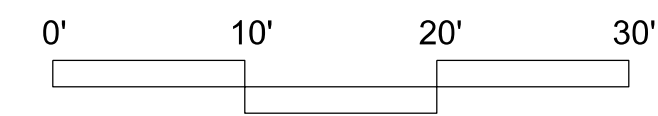
PROJECT MANAGER JP
PROJECT NUMBER 14339-01
DATE 11/30/2016

**ELEVENTH FLOOR
TERRACE
PLANTING PLAN**

SHEET NAME

L111.0.B

1 11TH FLOOR ROOF TERRACE LANDSCAPE PLAN
SCALE: 1"=10' ON 24"X36" SHEET



1

2

3

4

5

6



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ENLARGED
BUILDING
ELEVATION

A14.1

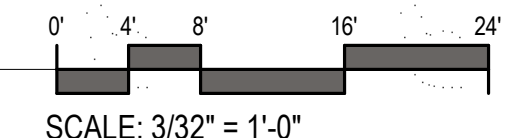
APARTMENT TOWER & GARAGE		AFFORDABLE RATE APARTMENT BUILDING	
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC MCU (MICA CHAMPAGNE)		UTILITY BRICK - BELDEN CONCORD BLEND
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC DCX (DARK COPPER METALLIC)		CONCRETE MASONRY UNIT, GROUND FACE, COLOR: TRENDSSTONE ELMHURST
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC TRM (TERRA COTTA MATTE)		CONCRETE MASONRY UNIT ACCENT, GROUND FACE, COLOR: TRENDSSTONE LT. BROWN
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC CTW (WHITE)		EXPOSED CONCRETE OR PRECAST CONCRETE COLOR: EDWARDS #18 NATURAL, REFER TO KEYNOTES
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - PAC CLAD MEDIUM BRONZE		EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - SHERWIN WILLIAMS FORCEFUL ORANGE
	CORRUGATED METAL PANEL, PAC-CLAD HWP CONCEALED FASTNER, COLOR - PAC CLAD MEDIUM BRONZE		MANUFACTURED CALCIUM SILICATE STONE VENEER - SMOOTH, ARRISCRRAFT RENAISSANCE SANDRIFT, WITH INSERTS OF ROUGH CUT STONE VENEER
	WINDOW / DOOR / STOREFRONT / RAILING GLAZING		SPANDELR GLAZING
	VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH, CUSTOM PAINTED YELLOW TONE COLOR		CEMENT BOARD LAP SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: TIMBER BARK
	VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: RICH ESPRESSO		UTILITY BRICK - BOWERSTON 85/15 W/C
	VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: COUNTRYLANE RED		EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - WHITE
	WINDOW / DOOR / STOREFRONT GLAZING		WINDOW / DOOR / STOREFRONT GLAZING

KEYNOTES PER SHEET	
0330-03	CAST IN PLACE CONCRETE LANDSCAPE / PLANTER WALL
0550-05	SURFACE MOUNTED POWDER COATED METAL GUARDRAIL WITH LAMINATED GLASS INFILL. HORIZONTAL RAILS AND POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO 5" X 5" BASE PLATES THAT ARE ANCHORED TO THE CONCRETE.
0550-06	POWDER COATED METAL GUARDRAIL WITH LAMINATED GLASS INFILL. HORIZONTAL RAILS AND POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO A STEEL ANGLE SUPPORT THAT IS CONNECTED TO THE WALL'S STRUCTURAL STEEL ELEMENT.
0550-09	HORIZONTAL METAL PIPE GUARDRAIL. PAINTED TO MATCH ADJACENT MECHANICAL SCREEN. MIN 12" ABOVE ADJACENT EGRESS WALKWAY. ALL OPENINGS SPACES BETWEEN PIPES LESS THAN 4". PROVIDE LATCHED ACCESS GATES FOR ACCESS TO MECHANICAL AREAS. COORDINATE WITH MECHANICAL CONTRACTOR.
0550-13	GALVANIZED STEEL PERGOLA WITH HEAVY TIMBER INFILL MEMBERS. PERGOLA MEMBERS TO BE FIELD PAINTED / STAINED.
0550-15	FABRICATED TAPERED STEEL CHANNEL. GALVANIZED AND PAINTED, COLOR TBD BY ARCHITECT. SEE STRUCTURAL DRAWINGS. GRIND ALL WELDS SMOOTH.
0550-28	POWDER COATED METAL GUARDRAIL WITH 3/4" VERTICAL PICKETS @ 4" OC MAX SPACING. HORIZONTAL RAILS AND VERTICAL POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO A STEEL ANGLE SUPPORTS THAT IS CONNECTED TO THE WALL / FLOOR STRUCTURE.
0742-07	METAL FLASHING
0762-01	PREFINISHED METAL COPING WITH DRIP AND HEMMED EDGE
0851-01	ALUMINUM WINDOW
2337-02	ALUMINUM VENT CAP. CENTER IN METAL PANEL AND ALIGN VENTS AS INDICATED ON BUILDING ELEVATIONS. PREFINISHED TO MATCH ADJACENT METAL PANEL COLOR

KEYNOTES PER SHEET	
B2010-02	BRICK VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 4" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-05	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), METAL 2" FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-06	CORRUGATED METAL PANEL (CONCEALED FASTENER), METAL 2" FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-11	CORRUGATED METAL PANEL (CONCEALED FASTENER), METAL GIRTS
B2010-17	BRICK VENEER, AIR SPACE, AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2 X 6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-18	FIBER CEMENT BOARD LAP SIDING, AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2 X 6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-19	FIBER CEMENT BOARD VERTICAL SIDING, 3/4" VERTICAL P.T. WOOD FURRING, AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2 X 6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-22	FIBER CEMENT BOARD VERTICAL SIDING, 3/4" VERTICAL P.T. WOOD FURRING, METAL 2" FURRING, 2" RIGID INSULATION, AIR & WATER BARRIER (VAPOR IMPERMEABLE), 6" CONCRETE MASONRY UNITS
B2010-25	1 1/2" EXTERIOR INSULATION FINISH SYSTEM (EIFS), AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2X6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-27	3/4" FIBER CEMENT BOARD TRIM (OVER 3/4" VERTICAL P.T. WOOD FURRING WHEN ADJACENT WOOD FURRING), AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2 X 6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD



NORTH ELEVATION
3/32" = 1'-0"



PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1010 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

UDC MINOR ALTERATION

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 11/30/2016

ENLARGED
BUILDING
ELEVATION

A15.1

EXTERIOR MATERIALS LEGEND

APARTMENT TOWER & GARAGE

	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC MCU (MICA CHAMPAGNE)		UTILITY BRICK - BELDEN CONCORD BLEND
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC DCX (DARK COPPER METALLIC)		CONCRETE MASONRY UNIT, GROUND FACE, COLOR: TRENDSTONE ELMHURST
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC TRM (TERRA COTTA MATTE)		CONCRETE MASONRY UNIT ACCENT, GROUND FACE, COLOR: TRENDSTONE LT. BROWN
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC CTW (WHITE)		EXPOSED CONCRETE OR PRECAST CONCRETE COLOR: EDWARDS #18 NATURAL, REFER TO KEYNOTES
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - PAC CLAD MEDIUM BRONZE		EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - SHERWIN WILLIAMS FORCEFUL ORANGE
	CORRUGATED METAL PANEL, PAC-CLAD HWP CONCEALED FASTENER, COLOR - PAC CLAD MEDIUM BRONZE		MANUFACTURED CALCIUM SILICATE STONE VENEER - SMOOTH, ARRISCRAFT RENAISSANCE SANDRIFT, WITH INSERTS OF ROUGH CUT STONE VENEER
	WINDOW / DOOR / STOREFRONT / RAILING GLAZING		SPANDREL GLAZING

AFFORDABLE RATE APARTMENT BUILDING

	VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH, CUSTOM PAINTED YELLOW TONE COLOR		VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: RICH ESPRESSO
	VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: COUNTRYLANE RED		CEMENT BOARD LAP SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: TIMBER BARK
	UTILITY BRICK - BOWERSTON 85/15 WIC		EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - WHITE
	WINDOW / DOOR / STOREFRONT GLAZING		

KEYNOTES PER SHEET

0341-04	PRECAST CONCRETE WALL PANEL - BUFF
0550-06	POWDER COATED METAL GUARDRAIL WITH LAMINATED GLASS INFILL. HORIZONTAL RAILS AND POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO A STEEL ANGLE SUPPORT THAT IS CONNECTED TO THE WALL'S STRUCTURAL STEEL ELEMENT.
0550-09	HORIZONTAL METAL PIPE GUARDRAIL. PAINTED TO MATCH ADJACENT MECHANICAL SCREEN. MIN 42H ABOVE ADJACENT EGRESS WALKWAY. ALL OPENINGS/SPACES BETWEEN PIPES LESS THAN 4". PROVIDE LATCHED ACCESS GATES FOR ACCESS TO MECHANICAL AREAS. COORDINATE WITH MECHANICAL CONTRACTOR.
0550-15	FABRICATED TAPERED STEEL CHANNEL. GALVANIZED AND PAINTED. COLOR TBD BY ARCHITECT. SEE STRUCTURAL DRAWINGS. GRIND ALL WELDS SMOOTH.
0550-25	POWDER COATED METAL GUARDRAIL WITH LAMINATED GLASS INFILL. HORIZONTAL RAILS AND POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO A STEEL ANGLE SUPPORT THAT IS CONNECTED TO THE CMU WALL.
0550-27	FABRICATED ALUMINUM SUNSHADE
0762-01	PREFINISHED METAL COPING WITH DRIP AND HEMMED EDGE
0762-10	PREFINISHED METAL SCUPPER WITH WELDED SEAMS AND FLANGE WITH PREFINISHED CONDUCTOR AND OPEN-FACED DOWNSPOUT DOWN TO ROOF SURFACE
0762-11	PREFINISHED METAL SCUPPER WITH WELDED SEAMS AND FLANGE
0843-01	ALUMINUM-FRAMED STOREFRONT - CLEAR ANODIZED AT LEVELS 01, 02 & 03 - IVORY AT LEVEL 04 AND ABOVE
0844-01	ALUMINUM-FRAMED CURTAIN WALL
0851-01	ALUMINUM WINDOW
0854-01	FIBERGLASS WINDOW
2337-02	ALUMINUM VENT CAP, CENTER IN METAL PANEL AND ALIGN VENTS AS INDICATED ON BUILDING ELEVATIONS. PREFINISHED TO MATCH ADJACENT METAL PANEL COLOR

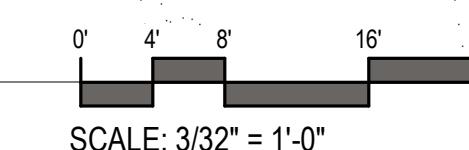
KEYNOTES PER SHEET

2374-01	ROOF TOP HVAC UNIT MOUNTED ON CURB. SEE MECHANICAL DRAWINGS.
B2010-01	BRICK VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-02	BRICK VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 4" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-03	BRICK VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-04	MANUFACTURED CALCIUM SILICATE STONE VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-05	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), METAL 'Z' FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-06	CORRUGATED METAL PANEL (CONCEALED FASTENER), METAL 'Z' FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-07	CORRUGATED METAL PANEL (CONCEALED FASTENER), METAL 'Z' FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 4" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-08	3" EXTERIOR INSULATION FINISH SYSTEM (EIFS), AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD



SOUTH ELEVATION

3/32" = 1'-0"



PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1010 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

UDC MINOR ALTERATION

#	DATE	DESCRIPTION

SHEET INFORMATION

PROJECT MANAGER JP
PROJECT NUMBER 14339-01
DATE 11/30/2016

ENLARGED
BUILDING
ELEVATION

A16.1

EXTERIOR MATERIALS LEGEND

APARTMENT TOWER & GARAGE		AFFORDABLE RATE APARTMENT BUILDING	
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC MCU (MICA CHAMPAGNE)		UTILITY BRICK - BELDEN CONCORD BLEND
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC DCX (DARK COPPER METALLIC)		CONCRETE MASONRY UNIT, GROUND FACE, COLOR: TRENDSTONE ELMHURST
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC TRM (TERRA COTTA MATTE)		CONCRETE MASONRY UNIT ACCENT, GROUND FACE, COLOR: TRENDSTONE LT. BROWN
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC CTW (WHITE)		EXPOSED CONCRETE OR PRECAST CONCRETE COLOR: EDWARDS #18 NATURAL, REFER TO KEYNOTES
	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - PAC CLAD MEDIUM BRONZE		EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - SHERWIN WILLIAMS FORCEFUL ORANGE
	CORRUGATED METAL PANEL, PAC-CLAD HWP CONCEALED FASTNER, COLOR - PAC CLAD MEDIUM BRONZE		MANUFACTURED CALCIUM SILICATE STONE VENEER - SMOOTH, ARRISCRAFT RENAISSANCE SANDRIFT, WITH INSERTS OF ROUGH CUT STONE VENEER
	WINDOW / DOOR / STOREFRONT / RAILING GLAZING		SPANDEL GLAZING
	VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH, CUSTOM PAINTED YELLOW TONE COLOR		VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: RICH ESPRESSO
	VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: COUNTRYLANE RED		CEMENT BOARD LAP SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: TIMBER BARK
	UTILITY BRICK - BOWERSTON 85/15 W/C		EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - WHITE
	WINDOW / DOOR / STOREFRONT GLAZING		WINDOW / DOOR / STOREFRONT GLAZING

KEYNOTES PER SHEET

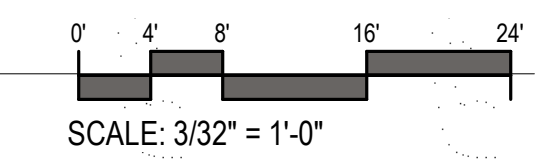
0330-01	CAST IN PLACE STRUCTURAL COLUMNS
0330-02	CANTILEVERED POST TENSION PATIO WITH TRAFFIC COATING. TRAFFIC COATING ON TOP AND TURN DOWN ON ALL EXPOSED SIDES
0330-03	CAST IN PLACE CONCRETE LANDSCAPE / PLANTER WALL
0345-01	ARCHITECTURAL PRECAST CONCRETE LINTEL
0420-01	CONCRETE MASONRY UNITS
0550-05	SURFACE MOUNTED POWDER COATED METAL GUARDRAIL WITH LAMINATED GLASS INFILL. HORIZONTAL RAILS AND POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO 5" X 5" BASE PLATES, THAT ARE ANCHORED TO THE CONCRETE.
0550-06	POWDER COATED METAL GUARDRAIL WITH LAMINATED GLASS INFILL. HORIZONTAL RAILS AND POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO A STEEL ANGLE SUPPORT THAT IS CONNECTED TO THE WALL'S STRUCTURAL STEEL ELEMENT.
0550-15	FABRICATED TAPERED STEEL CHANNEL. GALVANIZED AND PAINTED, COLOR TBD BY ARCHITECT. SEE STRUCTURAL DRAWINGS. GRIND ALL WELDS SMOOTH.
0550-27	FABRICATED ALUMINUM SUNSHADE.
0550-28	POWDER COATED METAL GUARDRAIL WITH 3/4" VERTICAL PICKETS @ 4" OC MAX SPACING. HORIZONTAL RAILS AND VERTICAL POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO A STEEL ANGLE SUPPORTS THAT IS CONNECTED TO THE WALL / FLOOR STRUCTURE.
0762-01	PREFINISHED METAL COPING WITH DRIP AND HEMMED EDGE
0833-01	OVERHEAD COILING DOOR
0833-02	HIGH-SPEED ROLLING DOOR
0843-01	ALUMINUM-FRAMED STOREFRONT - CLEAR ANODIZED AT LEVELS 01, 02 & 03 - IVORY AT LEVEL 04 AND ABOVE
0851-01	ALUMINUM WINDOW
0854-01	FIBERGLASS WINDOW
B2010-01	BRICK VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD

KEYNOTES PER SHEET

B2010-02	BRICK VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 4" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-04	MANUFACTURED CALCIUM SILICATE STONE VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-05	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), METAL 2" FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 4" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-06	CORRUGATED METAL PANEL (CONCEALED FASTENER), METAL 2" FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-07	CORRUGATED METAL PANEL (CONCEALED FASTENER), METAL 2" FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 4" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-17	BRICK VENEER, AIR SPACE, AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2 X 6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-18	FIBER CEMENT BOARD LAP SIDING, AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2 X 6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-19	FIBER CEMENT BOARD VERTICAL SIDING, 3/4" VERTICAL P.T. WOOD FURRING, AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2 X 6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-22	FIBER CEMENT BOARD VERTICAL SIDING, 3/4" VERTICAL P.T. WOOD FURRING, METAL 2" FURRING, 2" RIGID INSULATION, AIR & WATER BARRIER (VAPOR IMPERMEABLE), 8" CONCRETE MASONRY UNITS
B2010-25	1 1/2" EXTERIOR INSULATION FINISH SYSTEM (EIFS), AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2X6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-27	3/4" FIBER CEMENT BOARD TRIM (OVER 3/4" VERTICAL P.T. WOOD FURRING WHEN ADJACENT WOOD FURRING), AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2 X 6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD



WEST ELEVATION
3/32" = 1'-0"



PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1010 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

UDC MINOR ALTERATION

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROJECT MANAGER	JP
PROJECT NUMBER	14339-01
DATE	11/30/2016

ENLARGED
BUILDING
ELEVATION

A16.2

EXTERIOR MATERIALS LEGEND

APARTMENT TOWER & GARAGE

- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC MCU (MICA CHAMPAGNE)
- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC DCX (DARK COPPER METALLIC)
- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC TRM (TERRA COTTA MATTE)
- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC CTW (WHITE)
- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - PAC CLAD MEDIUM BRONZE
- CORRUGATED METAL PANEL, PAC-CLAD HWP CONCEALED FASTNER, COLOR - PAC CLAD MEDIUM BRONZE
- WINDOW / DOOR / STOREFRONT / RAILING GLAZING

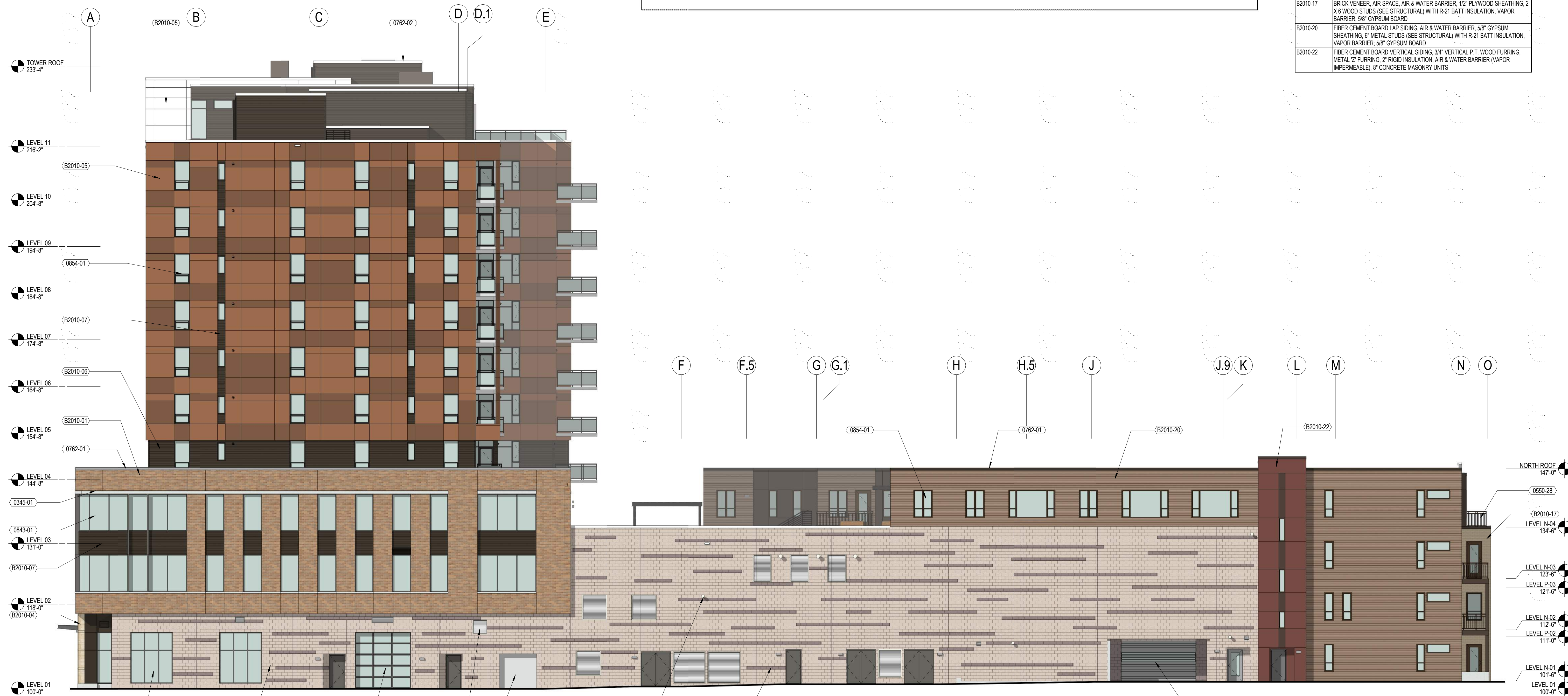
- UTILITY BRICK - BELDEN CONCORD BLEND
- CONCRETE MASONRY UNIT, GROUND FACE, COLOR: TRENDSSTONE ELMHURST
- CONCRETE MASONRY UNIT ACCENT, GROUND FACE, COLOR: TRENDSSTONE LT. BROWN
- EXPOSED CONCRETE OR PRECAST CONCRETE COLOR: EDWARDS #18 NATURAL, REFER TO KEYNOTES
- EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - SHERWIN WILLIAMS FORCEFUL ORANGE
- MANUFACTURED CALCIUM SILICATE STONE VENEER - SMOOTH, ARRISCRAFT RENAISSANCE SANDRIFT, WITH INSERTS OF ROUGH CUT STONE VENEER
- SPANDEREL GLAZING

AFFORDABLE RATE APARTMENT BUILDING

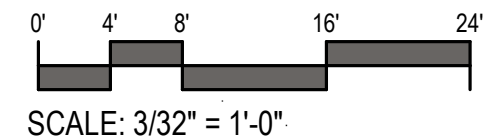
- VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH, CUSTOM PAINTED YELLOW TONE COLOR
- VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: RICH ESPRESSO
- VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: COUNTRYLANE RED
- CEMENT BOARD LAP SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: TIMBER BARK
- UTILITY BRICK - BOWESTON 8515 WIC
- EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - WHITE
- WINDOW / DOOR / STOREFRONT GLAZING

KEYNOTES PER SHEET

0345-01	ARCHITECTURAL PRECAST CONCRETE LINTEL
0420-01	CONCRETE MASONRY UNITS
0550-28	POWDER COATED METAL GUARDRAIL WITH 3/4" VERTICAL PICKETS @ 4' OC MAX SPACING. HORIZONTAL RAILS AND VERTICAL POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO A STEEL ANGLE SUPPORTS THAT IS CONNECTED TO THE WALL / FLOOR STRUCTURE.
0762-01	PREFINISHED METAL COPING WITH DRIP AND HEMMED EDGE
0762-02	PREFINISHED METAL GRAVEL STOP WITH CONTINUOUS CLEAT
0833-02	HIGH-SPEED ROLLING DOOR
0836-01	GLAZED SECTIONAL OVERHEAD DOOR
0843-01	ALUMINUM-FRAMED STOREFRONT - CLEAR ANODIZED AT LEVELS 01, 02 & 03 - IVORY AT LEVEL 04 AND ABOVE
0854-01	FIBERGLASS WINDOW
2337-01	PREFINISHED MECHANICAL LOUVER (COLOR SELECTION BY ARCHITECT)
2337-03	EXHAUST VENT, PAINT TO MATCH ADJACENT EXTERIOR MATERIAL
B2010-01	BRICK VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-04	MANUFACTURED CALCIUM SILICATE STONE VENEER, AIR SPACE, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-05	METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), METAL 'Z' FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-06	CORRUGATED METAL PANEL (CONCEALED FASTENER), METAL 'Z' FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-07	CORRUGATED METAL PANEL (CONCEALED FASTENER), METAL 'Z' FURRING, 1 1/2" ROCK-WOOL FIBER BOARD INSULATION, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 4" METAL STUDS WITH 1" SPRAY APPLIED INSULATION, 5/8" GYPSUM BOARD
B2010-15	8" CONCRETE MASONRY UNITS, AIR & WATER BARRIER, 2" SPRAY APPLIED INSULATION
B2010-17	BRICK VENEER, AIR SPACE, AIR & WATER BARRIER, 1/2" PLYWOOD SHEATHING, 2 X 6 WOOD STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-20	FIBER CEMENT BOARD LAP SIDING, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-22	FIBER CEMENT BOARD VERTICAL SIDING, 3/4" VERTICAL P.T. WOOD FURRING, METAL 'Z' FURRING, 2" RIGID INSULATION, AIR & WATER BARRIER (VAPOR IMPERMEABLE), 8" CONCRETE MASONRY UNITS



EAST ELEVATION
3/32" = 1'-0"



PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1010 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

UDC MINOR ALTERATION

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROJECT MANAGER	JP
PROJECT NUMBER	14339-01
DATE	11/30/2016

ENLARGED
BUILDING
ELEVATION

A16.3

EXTERIOR MATERIALS LEGEND

APARTMENT TOWER & GARAGE

- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC MCU (MICA CHAMPAGNE)
- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC DCX (DARK COPPER METALLIC)
- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC TRM (TERRA COTTA MATTE)
- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - ALPOLIC CTW (WHITE)
- METAL COMPOSITE MATERIAL PANEL (DRY JOINT SYSTEM), COLOR - PAC CLAD MEDIUM BRONZE
- CORRUGATED METAL PANEL, PAC-CLAD HWP CONCEALED FASTNER, COLOR - PAC CLAD MEDIUM BRONZE
- WINDOW / DOOR / STOREFRONT / RAILING GLAZING

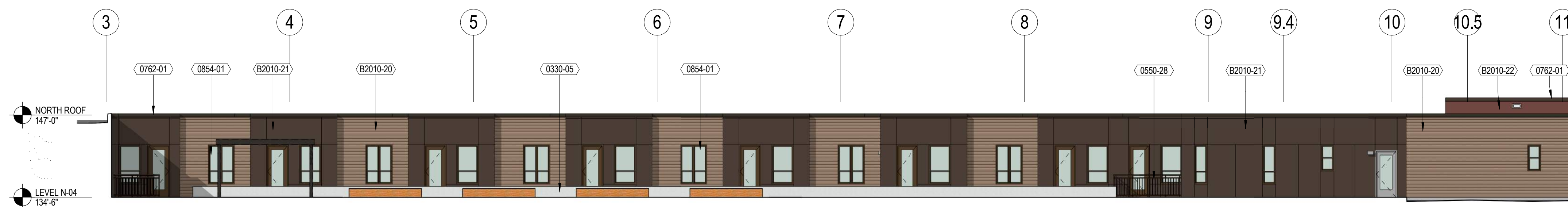
- UTILITY BRICK - BELDEN CONCORD BLEND
- CONCRETE MASONRY UNIT, GROUND FACE, COLOR: TRENDSTONE ELMHURST
- CONCRETE MASONRY UNIT ACCENT, GROUND FACE, COLOR: TRENDSTONE LT. BROWN
- EXPOSED CONCRETE OR PRECAST CONCRETE COLOR: EDWARDS #18 NATURAL, REFER TO KEYNOTES
- EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - SHERWIN WILLIAMS FORCEFUL ORANGE
- MANUFACTURED CALCIUM SILICATE STONE VENEER - SMOOTH, ARRISCRAFT RENAISSANCE SANDRIFT, WITH INSERTS OF ROUGH CUT STONE VENEER
- SPANDREL GLAZING

AFFORDABLE RATE APARTMENT BUILDING

- VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH, CUSTOM PAINTED YELLOW TONE COLOR
- VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: RICH ESPRESSO
- VERTICAL CEMENT BOARD SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: COUNTRYLANE RED
- CEMENT BOARD LAP SIDING - JAMES HARDIE - SMOOTH FINISH - COLOR: TIMBER BARK
- UTILITY BRICK - BOWERSTON 85/15 W/C
- EXTERIOR INSULATION AND FINISH SYSTEM PAINTED - WHITE
- WINDOW / DOOR / STOREFRONT GLAZING

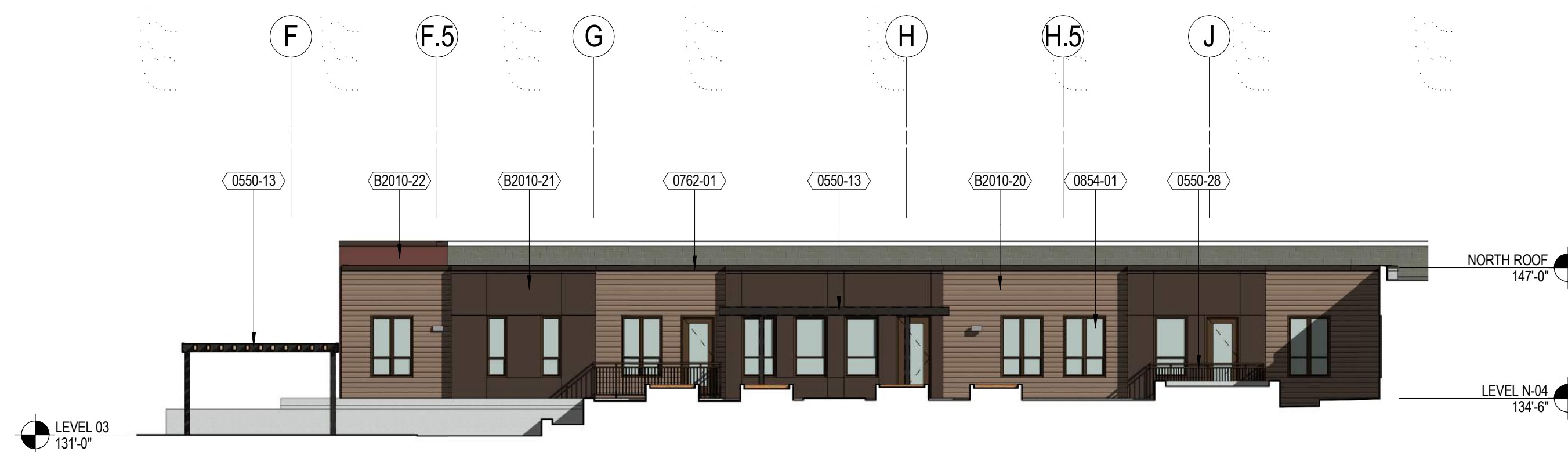
KEYNOTES PER SHEET

0330-05	CAST IN PLACE CONCRETE WALL
0550-13	GALVANIZED STEEL PERGOLA WITH HEAVY TIMBER INFILL MEMBERS. PERGOLA MEMBERS TO BE FIELD PAINTED / STAINED.
0550-28	POWDER COATED METAL GUARDRAIL WITH 3/4" VERTICAL PICKETS @ 4" OC MAX SPACING. HORIZONTAL RAILS AND VERTICAL POSTS ARE COMPOSED OF 2" METAL SQUARE TUBES. POSTS MOUNTED TO A STEEL ANGLE SUPPORTS THAT IS CONNECTED TO THE WALL / FLOOR STRUCTURE.
0762-01	PREFINISHED METAL COPING WITH DRIP AND HEIMMED EDGE
0854-01	FIBERGLASS WINDOW
B2010-20	FIBER CEMENT BOARD LAP SIDING, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
B2010-21	FIBER CEMENT BOARD VERTICAL SIDING, 3/4" VERTICAL P.T. WOOD FURRING, AIR & WATER BARRIER, 5/8" GYPSUM SHEATHING, 6" METAL STUDS (SEE STRUCTURAL) WITH R-21 BATT INSULATION, VAPOR BARRIER, 5/8" GYPSUM BOARD
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SOUTH FACING COURTYARD ELEVATION (WEST FACING SIMILAR)

3/32" = 1'-0"



EAST FACING COURTYARD ELEVATION

3/32" = 1'-0"



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PERSPECTIVES

A17



**VIEW FROM THE CORNER OF EAST
WASHINGTON AND BREARLY**



**LEVEL 03 / LEVEL N-04
ROOF TERRACE**

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PERSPECTIVES

A18



**VIEW FROM THE CORNER OF EAST
WASHINGTON AND BREARLY**



**STREET VIEW FROM THE CORNER OF
EAST WASHINGTON AND BREARLY**



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PERSPECTIVES

A19



**ROOFTOP VIEW OF THE ELEVENTH
FLOOR TERRACE**



**VIEW OF THE AFFORDABLE HOUSING FROM
THE CORNER OF MIFFLIN AND BREARLY**



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PROJECT MANAGER JP

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DATE 11/30/2016

PERSPECTIVES

A20



**STREET VIEW FROM THE CORNER
OF MIFFLIN AND BREARLY**



**STREET VIEW OF THE AFFORDABLE
HOUSING FROM MIFFLIN**