

# CRG | Madison Park + Regent

Urban Design Commission Submission for Approval

Friday, July 1, 2022



## *Index of Sheets*

A-1 Cover/Index  
A-2 Letter of Intent  
A-3 Site Map  
A-4 Context Photos  
A-5 Massing Diagrams  
A-6 Massing & Palette  
A-7 3D Images  
A-8 3D Images  
A-9 3D Images  
A-10 3D Images  
A-11 Street/Sidewalk  
A-12 3D Images  
A-13 3D Images  
A-14 3D Images  
A-15 North Elevation - Privacy  
A-16 North Windows - Privacy  
A-17 Plan - Lower Level  
A-18 Plan - Level 01  
A-19 Plan - Level 02-04  
A-20 Plan - Level 05  
A-21 Plan - Level 06-08  
A-22 Plan - Level 09  
A-23 Plan - Level 10  
A-24 Plan - Roof  
A-25 Elevations - Color  
A-26 Exterior Materials  
A-27 Elevations Overall  
A-28 Elevation - South - Area A  
A-29 Elevation - South - Area B  
A-30 Elevation - North - Area A  
A-31 Elevation - North - Area B  
A-32 Elevations - East & West  
A-33 Context Comparison - New Sheet  
A-34 Elevation Features E & W - New Sheet

## *Index of Sheets*

C-1 Existing Conditions Plan  
C-2 Demolition Plan  
C-3 Site Plan  
C-4 Fire Access Plan  
C-5 Grading and Erosion Control Plan  
C-6 Detailed Grading Plan 1  
C-7 Detailed Grading Plan 2  
C-8 Utility Plan  
L-1 Landscape Plan  
L-2 Landscape West  
L-3 Landscape East  
L-4 9th Floor Roof Deck

# Letter of Intent

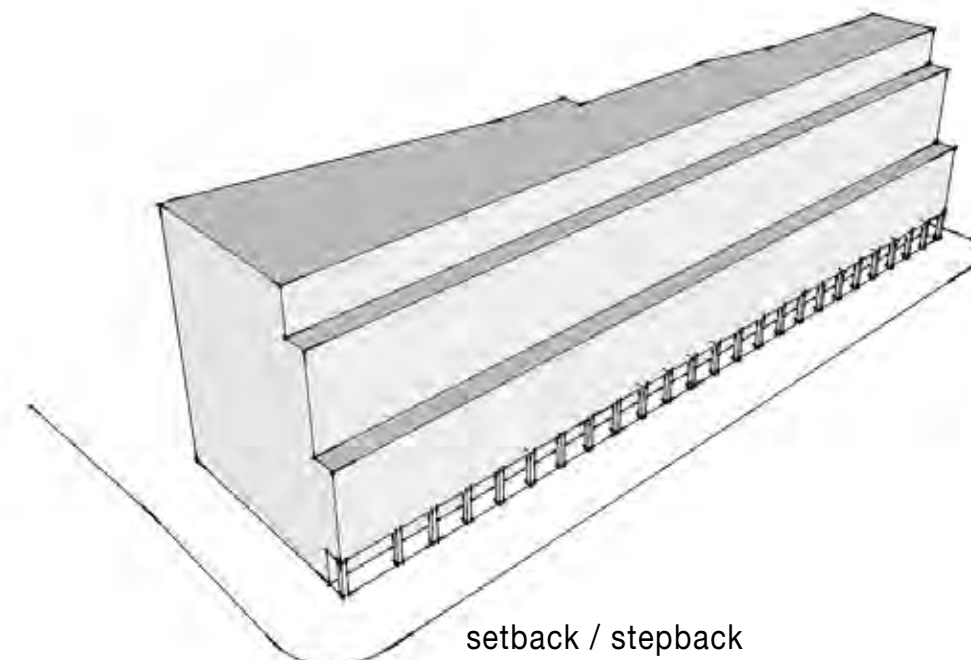
To the Madison Urban Design Commission,

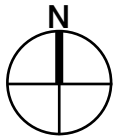
Thank you for the opportunity to review the proposed project at Park & Regent Street.

The project is located at the corner of Park and Regent Streets. In the *Regent Street - South Campus Neighborhood Plan* this is the East end of the *Regent Street Business District*. The proposed building is designed specifically to comply with the required design criteria of the district in several ways. The project meets or exceeds all required site setback rules. At the ground level, the storefront is setback an additional 8 feet to provide for an expanded pedestrian zone along Regent Street and set back even further to provide outdoor plaza space at the East and West ends. This allows for street-activating functions at the ground level such as retail space for local businesses and widened outdoor space at the main entry along Regent and the second entry on East Campus Mall. An unobstructed 45-degree view chamfer at each street intersection has been provided in order to improve traffic visibility and safety. Additionally, the building steps back 10 feet each at levels 5 and 9 in adherence with the district requirements for buildings taller than 8 stories. The project is being designed to achieve LEED Silver certification, which allows two additional stories totaling 10 stories overall. As part of this effort, green roofs are provided at the roof of each step back at levels 5 and 9. Finally, a new vehicular drive is provided along the north side of the site to access deliveries, parking, and service entrances, with special attention paid to lighting for convenience and safety of all residents and visitors.

After the initial informational presentation to the Urban Design Commission on March 30th, the design team took into consideration many of the comments and suggestions offered by the commission members. Several specific ways in which the design was updated based on the commission's input are listed below.

1. To provide for the best privacy possible between the northern units and the adjacent office building, bedroom windows were narrowed and pushed to the foot-wall end of each bedroom. This allows for bedrooms to have ample daylight but prevents any direct view from the offices to any bed, allowing privacy for residents and office occupants. Living rooms have wider windows but benefit from the fact that they are occupied most often during after-office hours. (Illustrations shown on pages UD-15 and UD-16).
2. Detail has been added to the brick coursing at piers around the building base. In these locations, areas of brick have been indented to better accentuate the depth of the material and to further break down the façade to the human scale. (Illustration shown on page UD-11).
3. Trees have been selected with attention paid to the type and shape of the mature tree. Columnar trees will not interfere with traffic or the building in the future. (A planting plan is included as part of this package and renderings reflect the modified tree spacing and species).
4. The accent material on the west façade has been changed to the same dark metal panel used elsewhere to avoid using too many materials, and to visually tie that area in with other portions of the building.
5. The window pattern on the upper portion of the East façade has been updated to give it a more asymmetrical rhythm and visual interest.





Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
SITE MAP

DRAWING NO.

A- 3

Job # 20 005602



# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
**CONTEXT PHOTOS**

DRAWING NO.  
**A- 4**

Job # 20 005602



street view looking southeast



street view along Regent



street view looking east



aerial view looking northwest

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

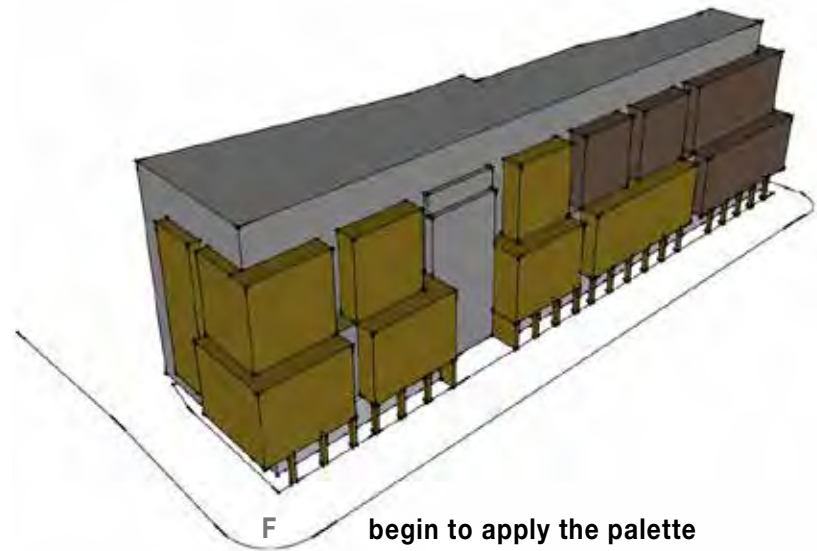
DATE: 07/01/2022

DRAWING TITLE  
MASSING DIAGRAMS

DRAWING NO.

A- 5

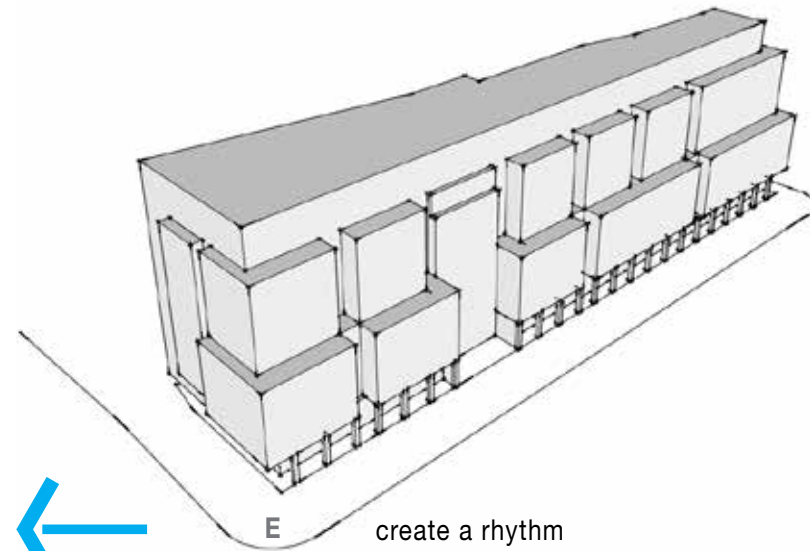
Job # 20 005602



F

**begin to apply the palette**

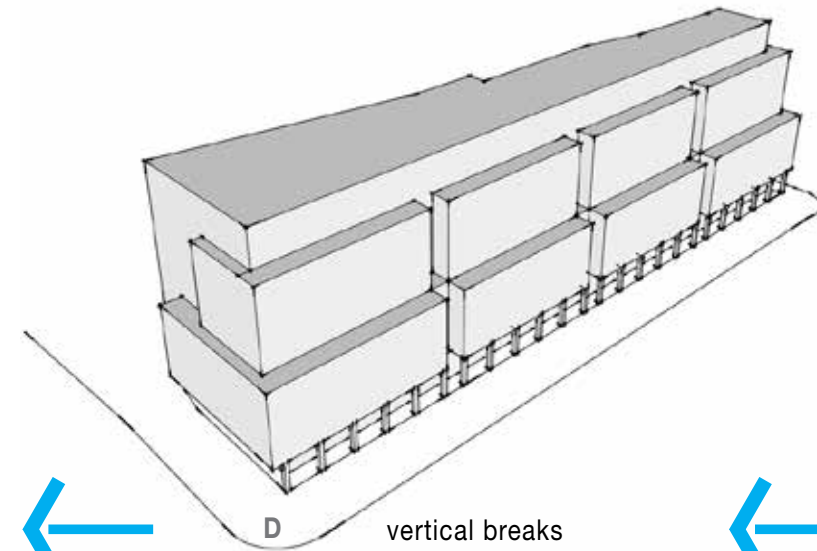
- keep the palette to 3 main materials
- use the materials to enhance the weight, lightness of the masses while breaking them down
- reinforce the human scale with texture



E

**create a rhythm**

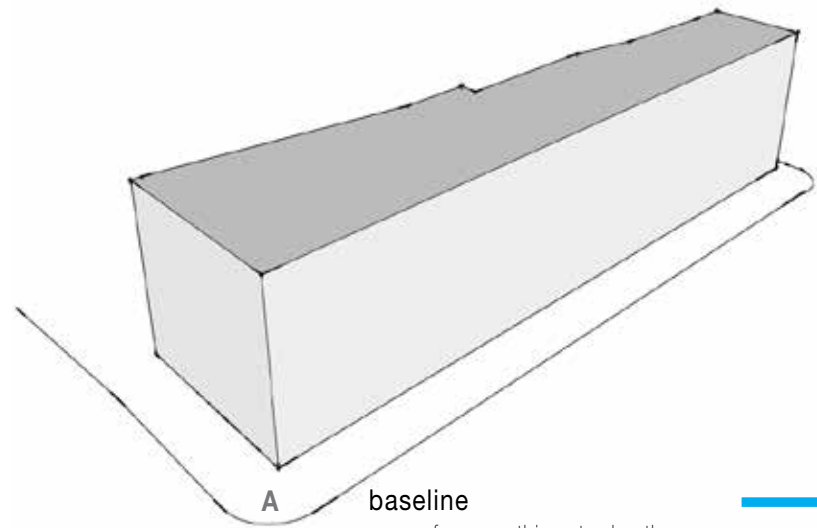
the vertical breaks are orchestrated into a composition that creates a fluid rhythm on the street



D

**vertical breaks**

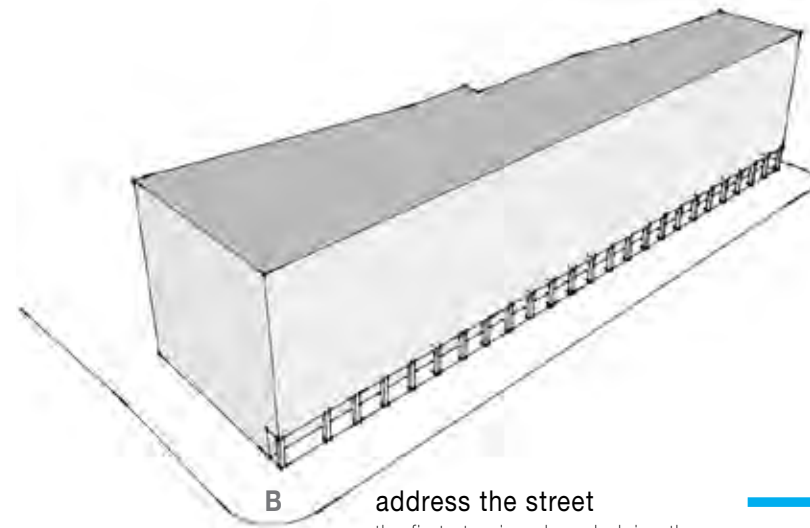
create a more intimate and appropriate scale though the addition of vertical breaks as well



A

**baseline**

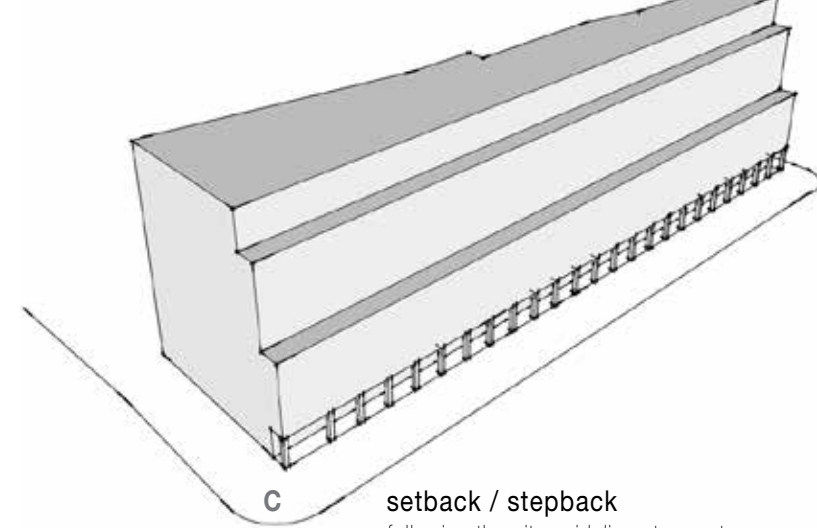
as a reference, this extrudes the overall site prior to addressing the steps needed to addressing the planning guidelines



B

**address the street**

the first step is acknowledging the street experience and creating a human scale both on the sidewalk and from a distance



C

**setback / stepback**

following the city guidelines to create a composition which doesn't overpower the street/neighborhood. Hold back from the property line and then step back at the 5th and 9th floor to right-size the basic mass

Recapping the previous page and its diagrams, the proposed design addresses the following:

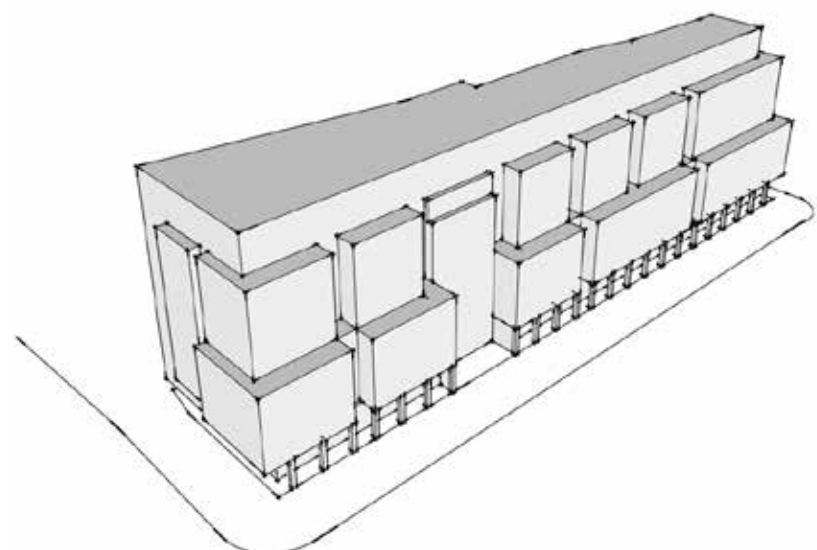
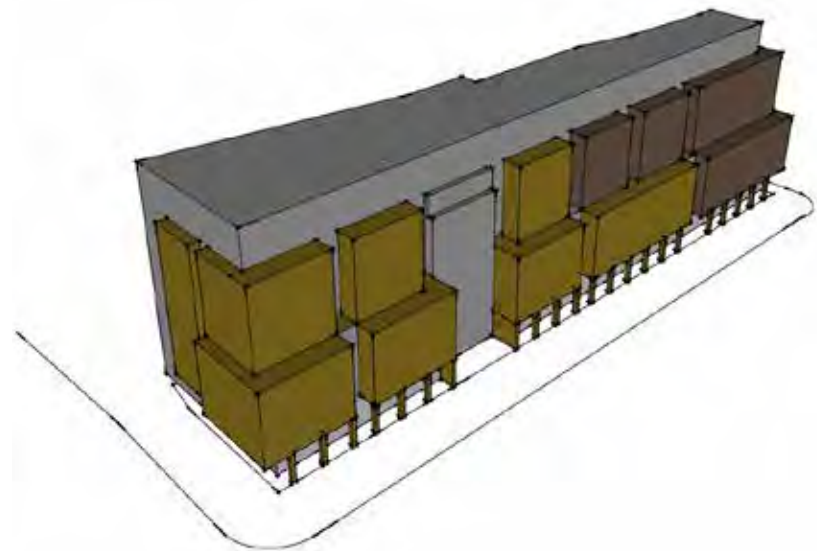
- how the building meets the street in order to create a human-scaled urban experience
- conforming to setback and stepback guidelines for projects of the scale
- providing vertical breaks in the massing to continue to create a scale of building which reinforces the rhythm of the neighborhood
- develop a tight material palette which carries forward the overall approach to a neighborhood scale through color, texture and unit scale/size.

The proposed project establishes a four story base along Park, Regent and E. Campus Dr. clad in a reddish brick. A series of piers and columns at the ground floor establish an anchor for this mass while opening it up substantially with storefront windows to activate the streets with retail spaces and amenities which serve the residents.

Floors 5 through 8 step back from the base and are clad in three different materials which help define the entry along Regent and then create a further punctuation to the building's rhythm from east to west.

Floors 9 and 10 step back from the middle grouping of floors to create an attic quality to the design therein completing the traditional notion of base/middle/top. It will also feel more open and transparent to reinforce the cap.

The material palette changes from darker to lighter in an east west direction to break down the massing and imply a difference in buildings. All of this, along with the window patterns keep the project from feeling overly heavy or massive and instead, provide an appropriately scaled, warm and inviting experience on the street and in the neighborhood.





SOUTH ELEVATION ALONG REGENT STREET SHOWING RESIDENTIAL ENTRY

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

A- 7

Job # 20 005602



VIEW LOOKING NORTHEAST AT CORNER OF PARK & REGENT

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

A- 8

Job # 20 005602





VIEW LOOKING NORTHWEST AT CORNER OF REGENT & CAMPUS MALL



Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

A- 9

Job # 20 005602



VIEW LOOKING NORTHWEST ALONG REGENT

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

A-10

Job # 20 005602



EXISTING SIDEWALK CONDITION ALONG REGENT (APPR. 7' FROM CURB TO BLDG.)



PROPOSED SIDEWALK CONDITION ALONG REGENT (APPR. 15' FROM CURB TO BLDG.)

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
STREET/SIDEWALK

DRAWING NO.

A-11

Job # 20 005602



STREETSCAPE AT CORNER OF REGENT & EAST CAMPUS MALL

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

A-12

Job # 20 005602



STREETSCAPE AT CORNER OF PARK & REGENT

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

A-13

Job # 20 005602



VIEW LOOKING SOUTHEAST FROM PARK

21 NORTH PARK ST

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

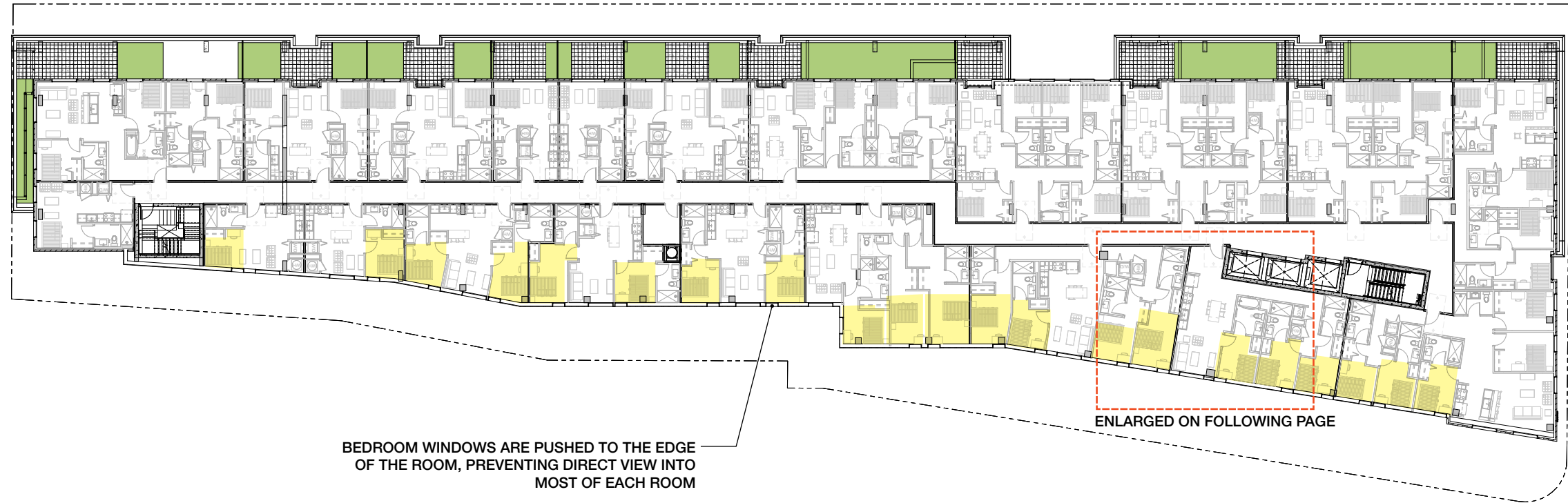
DRAWING NO.

A-14

Job # 20 005602

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



NORTH FACADE SHOWING ZONES OF NEIGHBORING OFFICE BUILDING

DATE: 07/01/2022

DRAWING TITLE  
NORTH ELEVATION  
PRIVACY  
DRAWING NO.

A-15

Job # 20 005602

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



ALL WINDOWS HAVE ROLLER SHADES

BEDROOM WINDOWS ARE NARROWER THAN LIVING ROOM WINDOWS

BEDROOM WINDOWS ARE PUSHED TO THE EDGE OF THE ROOM, PREVENTING DIRECT VIEW INTO MOST OF THE ROOM

EACH BEDROOM HAS AREA WHERE BED CAN BE PLACED WHICH IS OBSCURED FROM VIEW



LIVING ROOM

BEDROOM

BEDROOM

LIVING ROOM

BEDROOM

BEDROOM

BED

BED

NORTH FACADE AND CUT AWAY AXONOMETRIC VIEW

DATE: 07/01/2022

DRAWING TITLE  
NORTH WINDOWS  
PRIVACY

DRAWING NO.

A-16

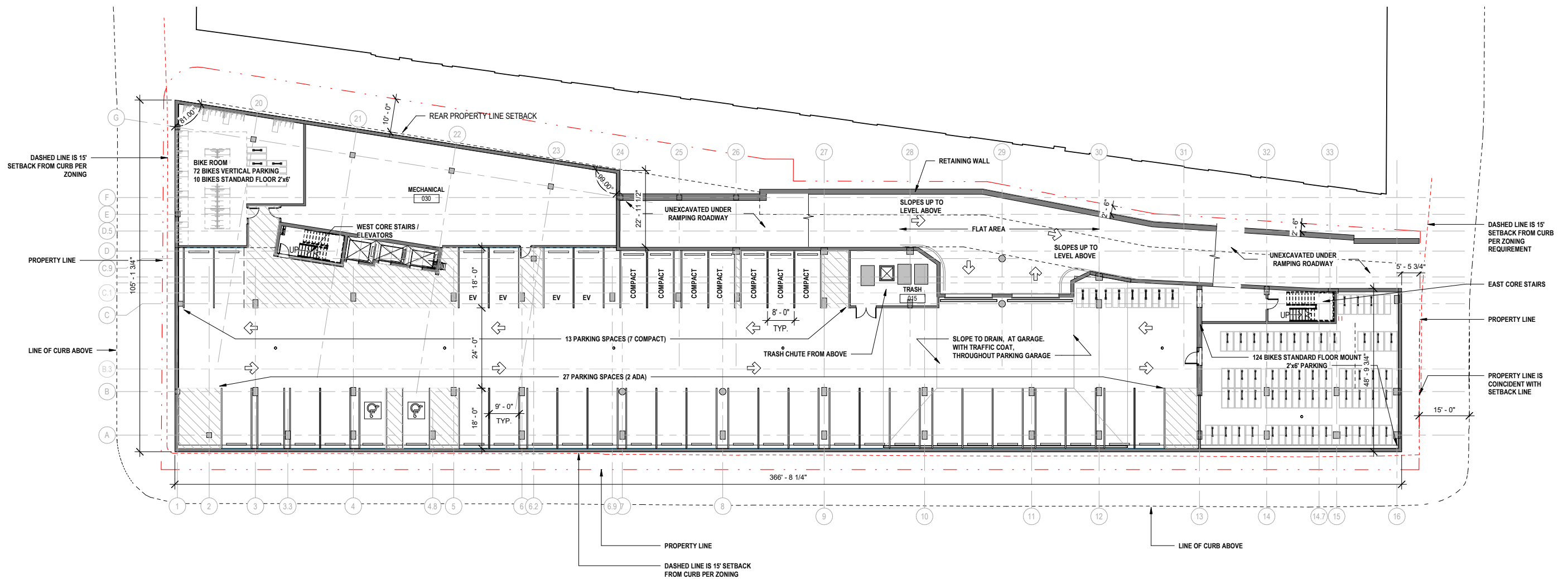
Job # 20 005602





# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



1 FLOOR PLAN - LOWER LEVEL  
1/16" = 1'-0"



DATE: 07/01/2022

DRAWING TITLE  
PLAN - LOWER LEVEL

DRAWING NO.

A-17

Job # 20 005602

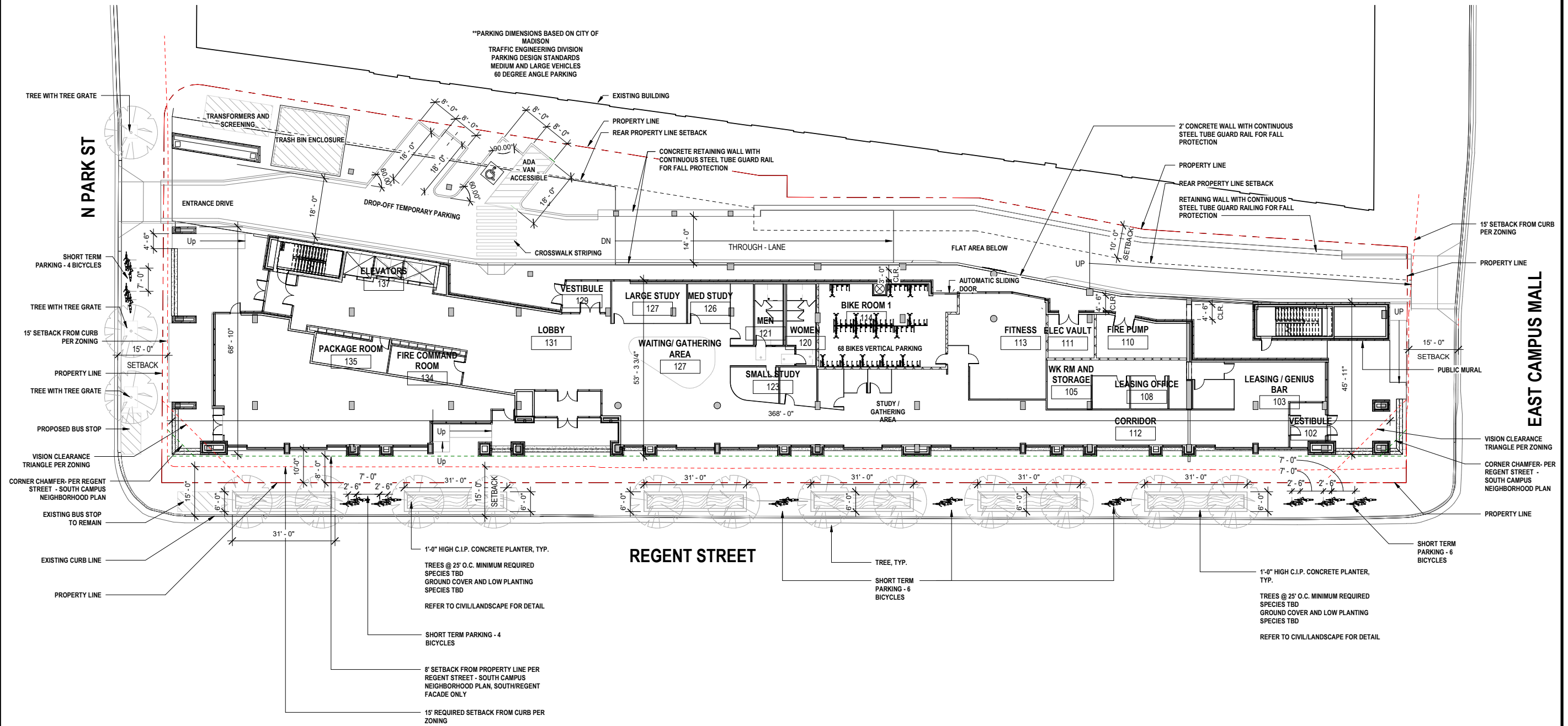


Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

GENERAL NOTES

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.



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



DATE: 07/01/2022

DRAWING TITLE  
PLAN - LEVEL 01

DRAWING NO.

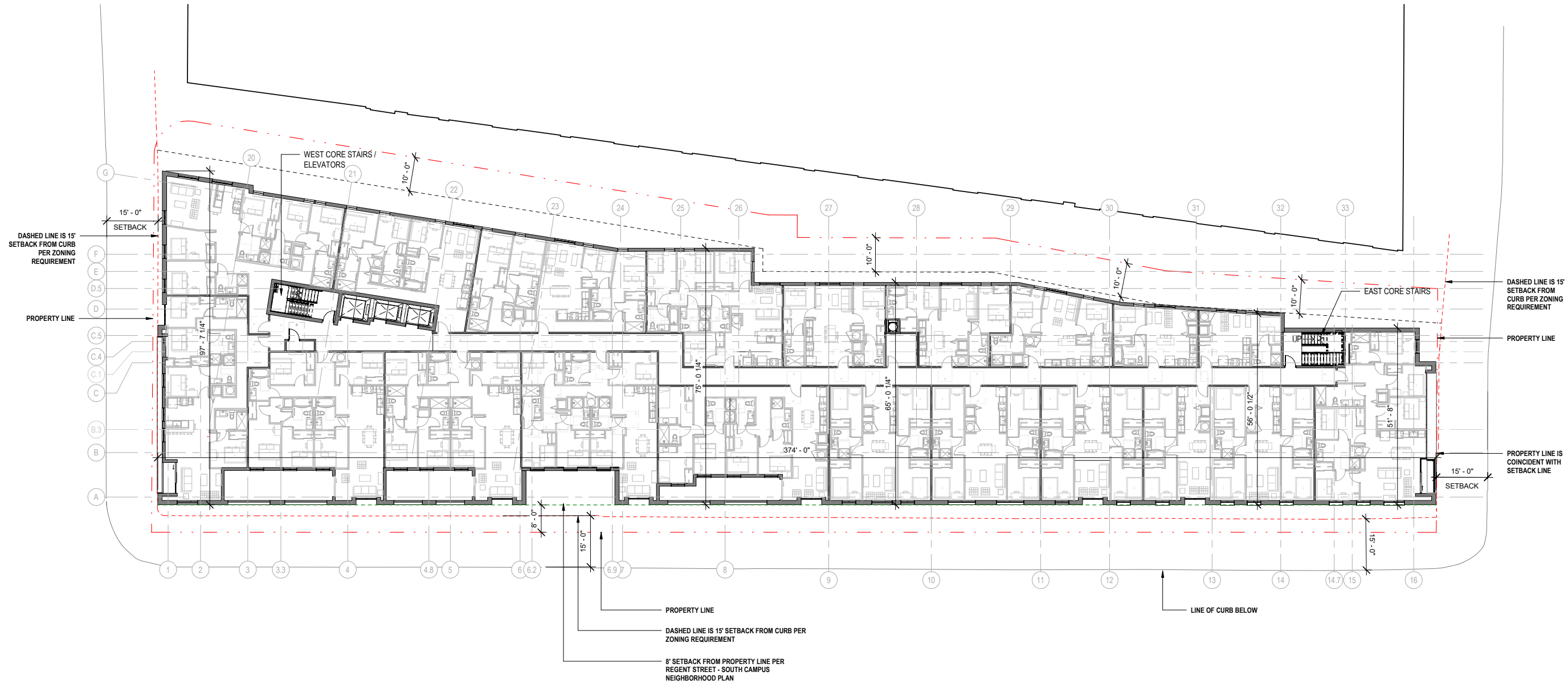
A-18

Job # 20 005602

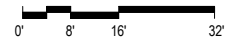


# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



1 FLOOR PLAN - LEVEL 02, 03 & 04  
U002 1/16" = 1'-0"



DATE: 07/01/2022

DRAWING TITLE  
PLAN - LEVEL 02-04

DRAWING NO.

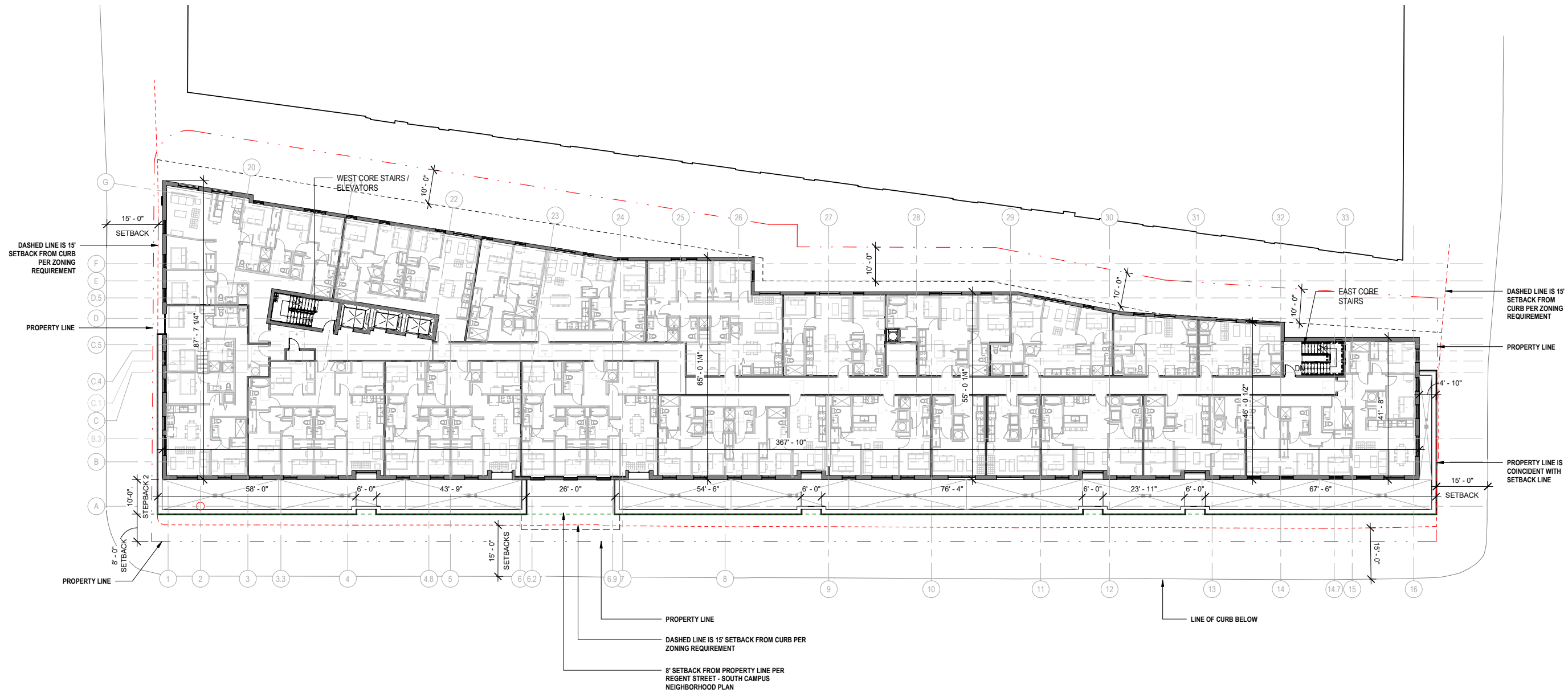
A-19

Job # 20 005602

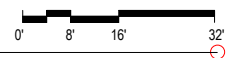


# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



1 FLOOR PLAN - LEVEL 05  
1/16" = 1'-0"



DATE: 07/01/2022

DRAWING TITLE  
PLAN - LEVEL 05

DRAWING NO.

A-20

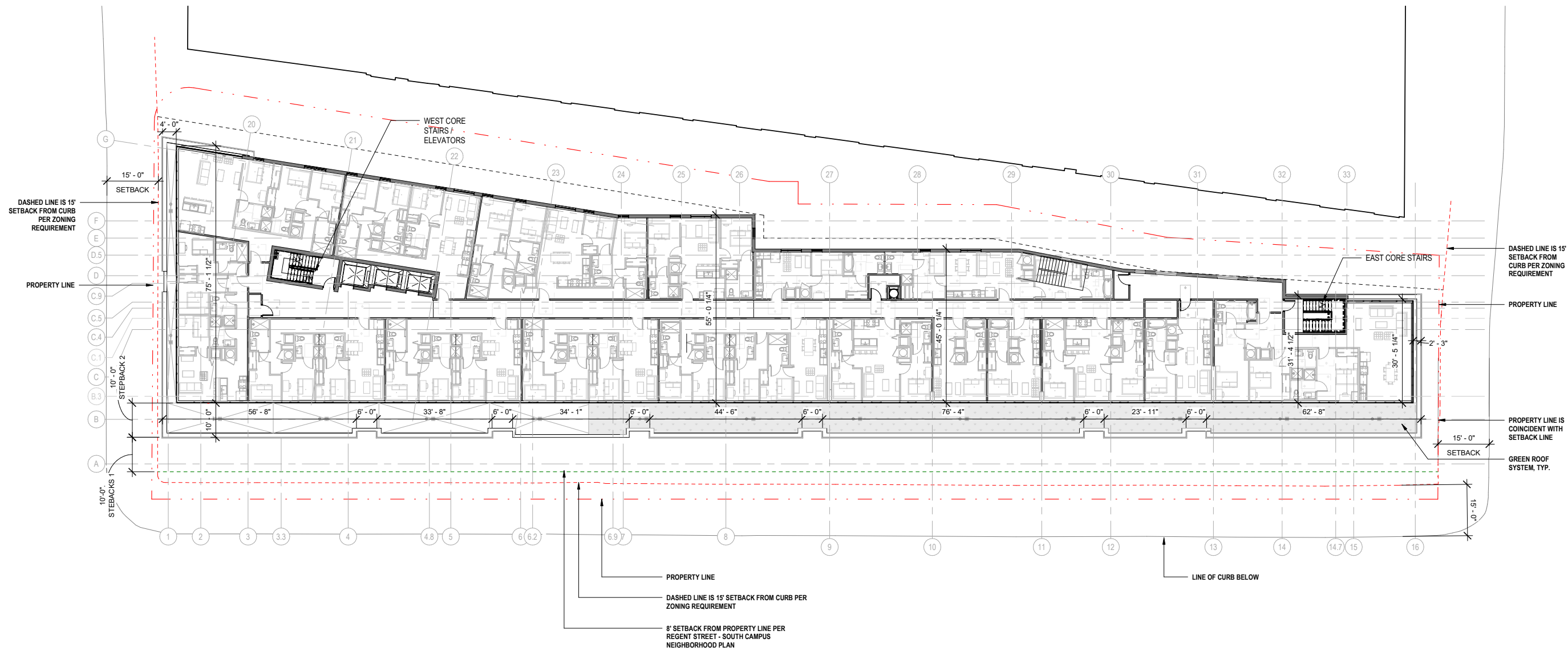
Job # 20 005602



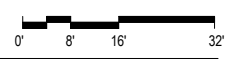


# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



1 FLOOR PLAN - LEVEL 09  
1/16" = 1'-0"



DATE: 07/01/2022

DRAWING TITLE  
PLAN - LEVEL 09

DRAWING NO.  
A-22

Job # 20 005602



# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

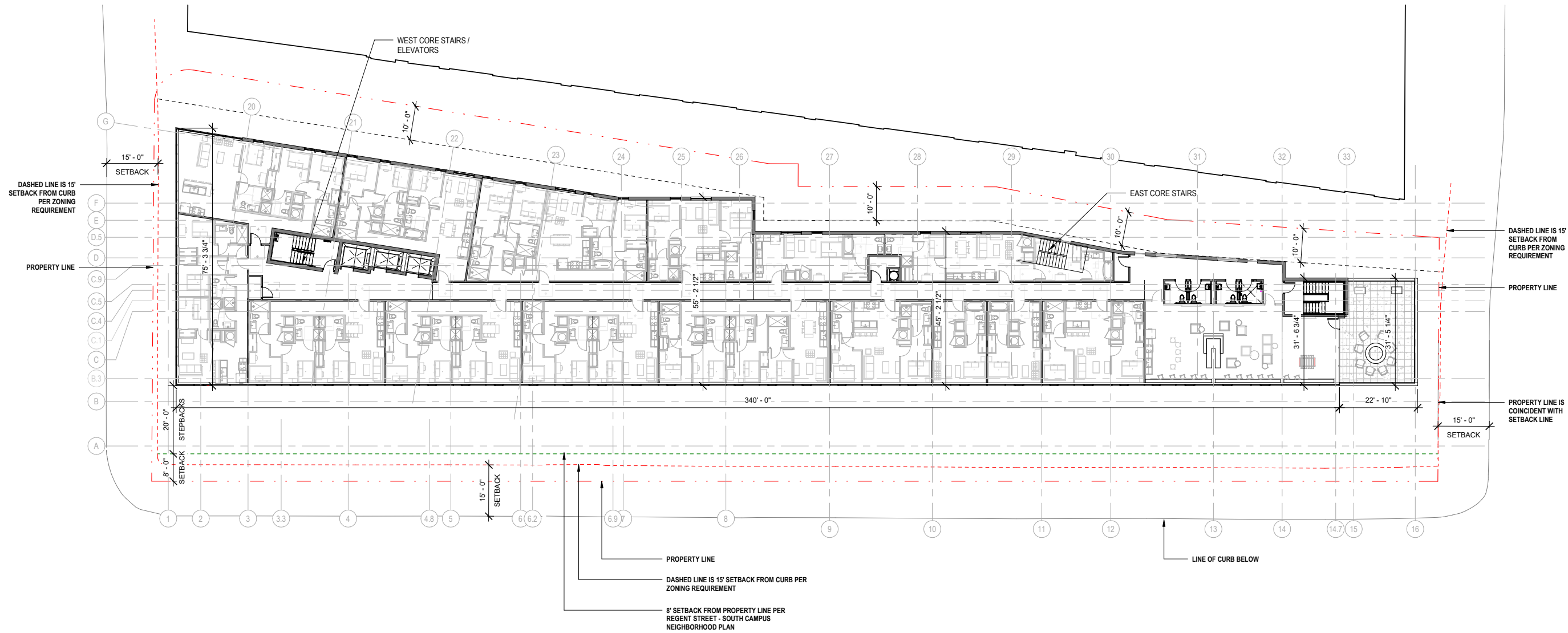
DATE: 07/01/2022

DRAWING TITLE  
PLAN - LEVEL 10

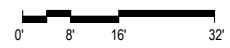
DRAWING NO.

A-23

Job # 20 005602



1 FLOOR PLAN - LEVEL 10  
U006 1/16" = 1'-0"





# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

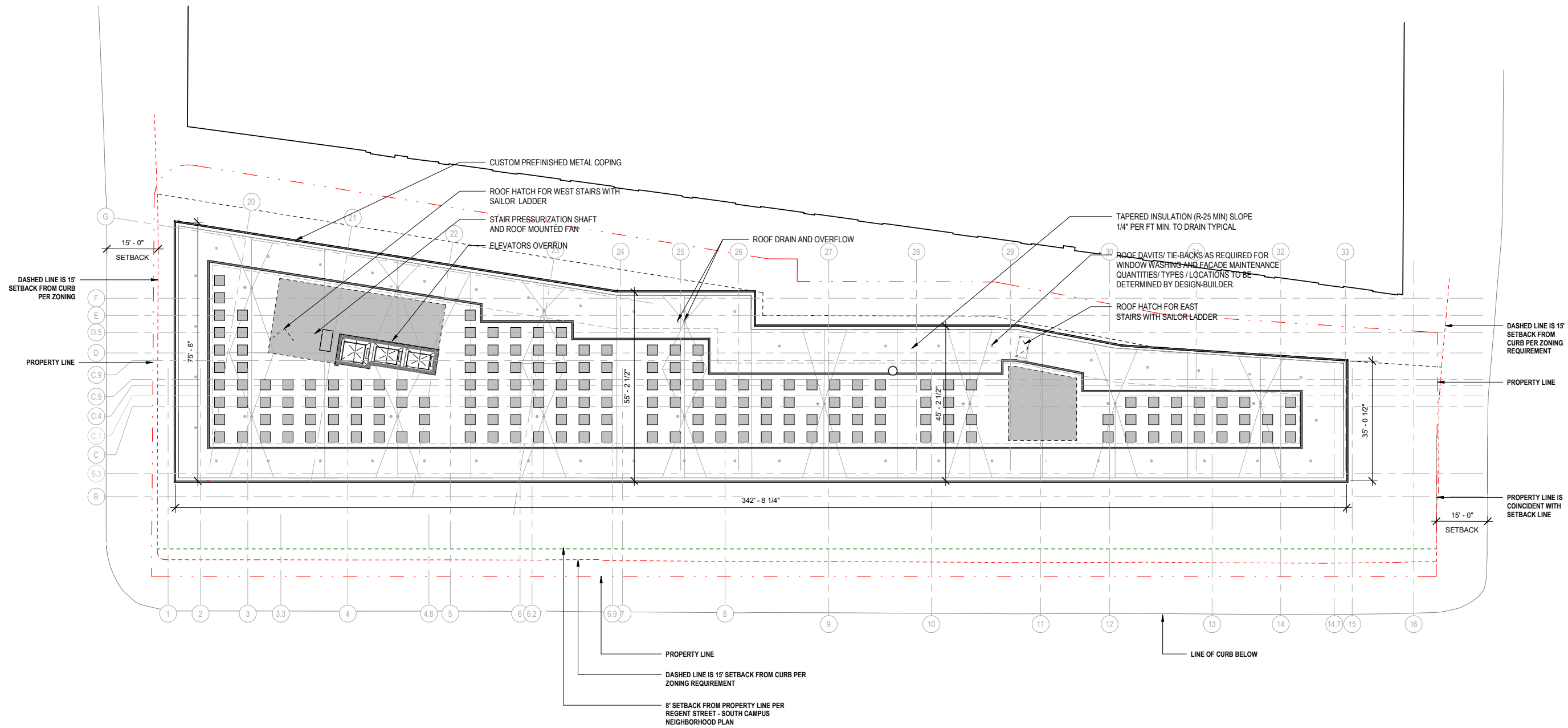
DATE: 07/01/2022

DRAWING TITLE  
PLAN - ROOF

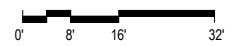
DRAWING NO.

A-24

Job # 20 005602



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







SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

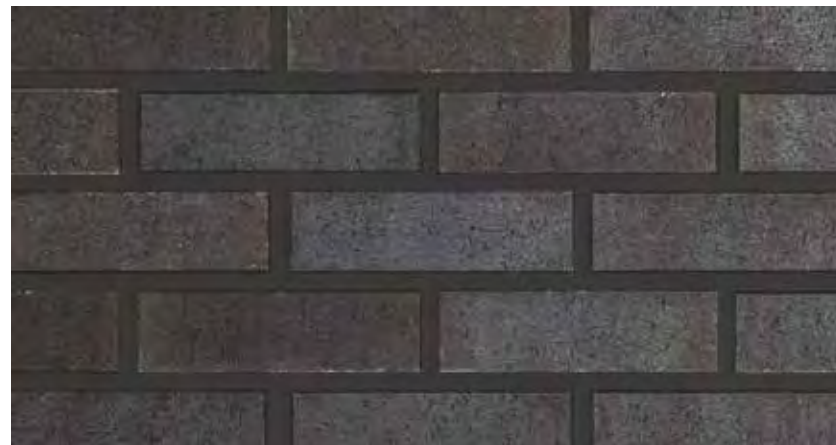
DRAWING TITLE  
ELEVATIONS - COLOR

DRAWING NO.  
**A-25**

Job # 20 005602



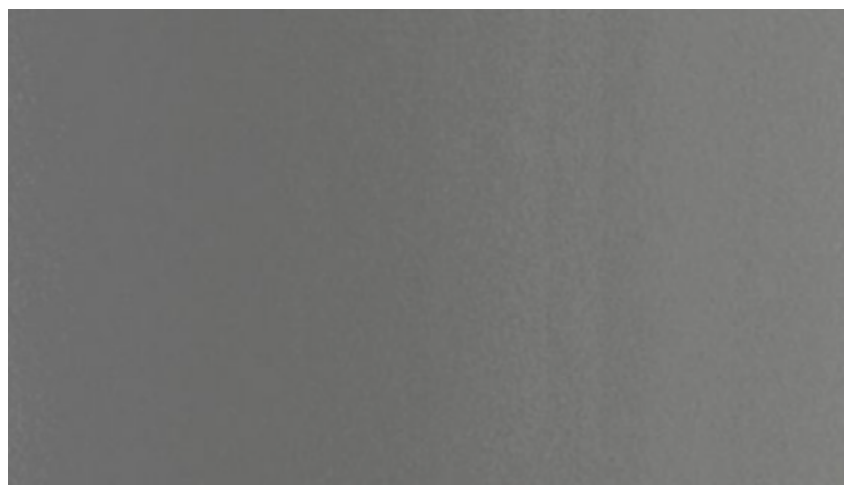
BK-1 BRICK



BK-2 BRICK



WD-2 HPL WOOD VENEER PANEL



FB-1 FIBER CEMENT BOARD



ST-1 STONE BASE



MT-1 COMPOSITE METAL PANEL

EXTERIOR ELEVATION NOTES					
HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION; COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION; COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRIT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
ELEVATIONS - OVERALL

DRAWING NO.  
A-27

Job # 20 005602

NON-ILLUMINATED AWNING /BUILDING SIGNAGE. SHADED RECTANGLE REPRESENTS THE GENERAL INTENT, SIZE AND LOCATION OF THE PROPOSED SIGN. SIGN WILL BE IN CONFORMANCE WITH THE REGULATIONS OF THE CITY OF MADISON SIGN CONTROL ORDINANCE AND PARK STREET CORRIDOR PLAN, WHICH INCLUDES SIZE, MATERIAL, LOCATION, MOUNTING METHOD AND ATTACHMENTS TO STRUCTURE

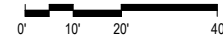


NON-ILLUMINATED AWNING SIGNAGE. SHADED RECTANGLE REPRESENTS THE GENERAL INTENT, SIZE AND LOCATION OF THE PROPOSED SIGN. SIGN WILL BE IN CONFORMANCE WITH THE REGULATIONS OF THE CITY OF MADISON SIGN CONTROL ORDINANCE AND PARK STREET CORRIDOR PLAN, WHICH INCLUDES SIZE, MATERIAL, LOCATION, MOUNTING METHOD AND ATTACHMENTS TO STRUCTURE

1 SOUTH ELEVATION  
U008 1" = 20'-0"



2 WEST ELEVATION  
U008 1" = 20'-0"

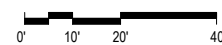


NON-ILLUMINATED BUILDING SIGNAGE. SHADED RECTANGLE REPRESENTS THE GENERAL INTENT, SIZE AND LOCATION OF THE PROPOSED SIGN. SIGN WILL BE IN CONFORMANCE WITH THE REGULATIONS OF THE CITY OF MADISON SIGN CONTROL ORDINANCE AND PARK STREET CORRIDOR PLAN, WHICH INCLUDES SIZE, MATERIAL, LOCATION, MOUNTING METHOD AND ATTACHMENTS TO STRUCTURE



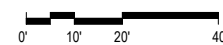
NON-ILLUMINATED WALL SIGNAGE. SHADED RECTANGLE REPRESENTS THE GENERAL INTENT, SIZE AND LOCATION OF THE PROPOSED SIGN. SIGN WILL BE IN CONFORMANCE WITH THE REGULATIONS OF THE CITY OF MADISON SIGN CONTROL ORDINANCE AND PARK STREET CORRIDOR PLAN, WHICH INCLUDES SIZE, MATERIAL, LOCATION, MOUNTING METHOD AND ATTACHMENTS TO STRUCTURE

3 NORTH ELEVATION  
U008 1" = 20'-0"



NON-ILLUMINATED AWNING SIGNAGE. SHADED RECTANGLE REPRESENTS THE GENERAL INTENT, SIZE AND LOCATION OF THE PROPOSED SIGN. SIGN WILL BE IN CONFORMANCE WITH THE REGULATIONS OF THE CITY OF MADISON SIGN CONTROL ORDINANCE AND PARK STREET CORRIDOR PLAN, WHICH INCLUDES SIZE, MATERIAL, LOCATION, MOUNTING METHOD AND ATTACHMENTS TO STRUCTURE

4 EAST ELEVATION  
U008 1" = 20'-0"





Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
ELEVATION - SOUTH  
AREA A

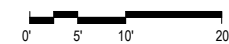
DRAWING NO.

A-28

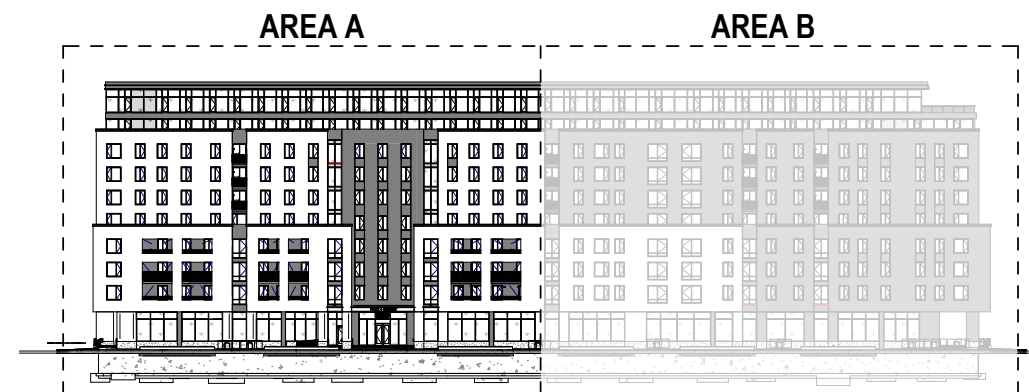
Job # 20 005602



1 SOUTH ELEVATION - AREA A  
U009 1" = 10'-0"



EXTERIOR ELEVATION NOTES					
HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRIT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)



GENERAL NOTES

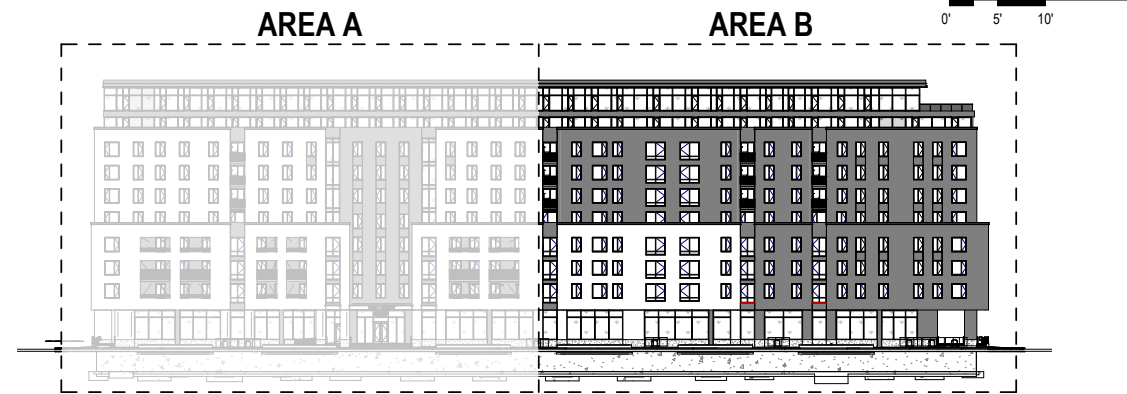
- PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.

ARCHITECTURAL FENCE AROUND MECHANICAL EQUIPMENT- SCREEN INSET AT A DISTANCE OF ONE AND ONE-HALF (1.5X) TIMES ITS HEIGHT FROM ANY PRIMARY FACADE FRONTING A PUBLIC STREET AND SHALL BE CONSTRUCTED TO A HEIGHT OF AT LEAST 1'-0" ABOVE THE HEIGHT OF THE EQUIPMENT



1 SOUTH ELEVATION - AREA B  
U010 1" = 10'-0"

EXTERIOR ELEVATION NOTES					
HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRIT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)



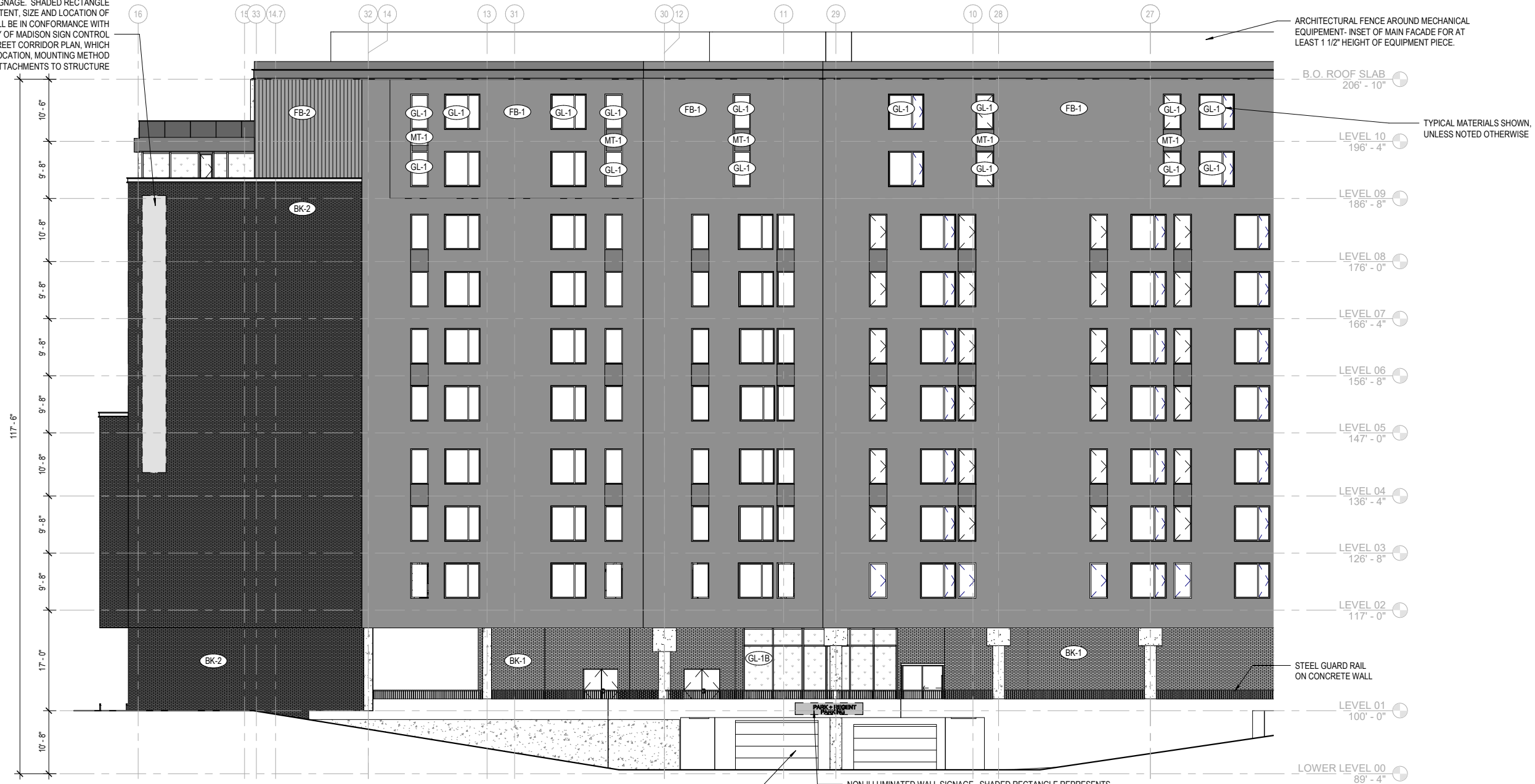
**GENERAL NOTES**

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.



NON-ILLUMINATED BUILDING SIGNAGE. SHADED RECTANGLE REPRESENTS THE GENERAL INTENT, SIZE AND LOCATION OF THE PROPOSED SIGN. SIGN WILL BE IN CONFORMANCE WITH THE REGULATIONS OF THE CITY OF MADISON SIGN CONTROL ORDINANCE AND PARK STREET CORRIDOR PLAN, WHICH INCLUDES SIZE, MATERIAL, LOCATION, MOUNTING METHOD AND ATTACHMENTS TO STRUCTURE

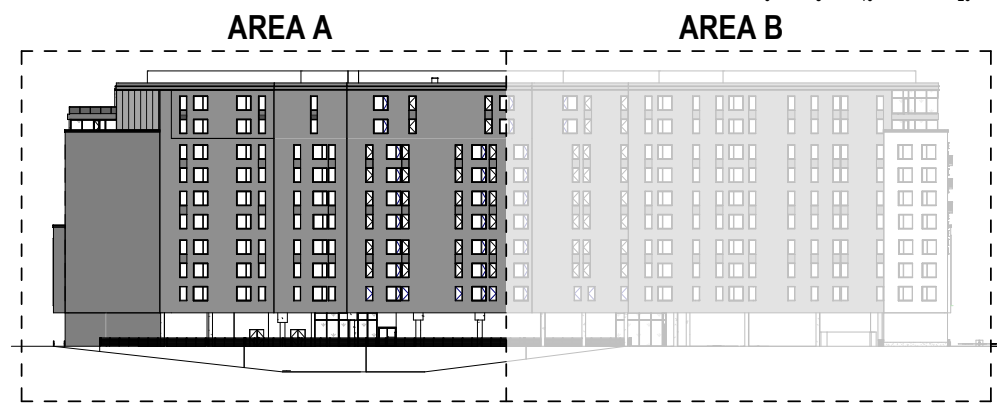
ARCHITECTURAL FENCE AROUND MECHANICAL EQUIPMENT- INSET OF MAIN FACADE FOR AT LEAST 1 1/2" HEIGHT OF EQUIPMENT PIECE.



1 NORTH ELEVATION - AREA A  
U011 1" = 10'-0"

NON-ILLUMINATED WALL SIGNAGE. SHADED RECTANGLE REPRESENTS THE GENERAL INTENT, SIZE AND LOCATION OF THE PROPOSED SIGN. SIGN WILL BE IN CONFORMANCE WITH THE REGULATIONS OF THE CITY OF MADISON SIGN CONTROL ORDINANCE AND PARK STREET CORRIDOR PLAN, WHICH INCLUDES SIZE, MATERIAL, LOCATION, MOUNTING METHOD AND ATTACHMENTS TO STRUCTURE

EXTERIOR ELEVATION NOTES					
HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRIT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)



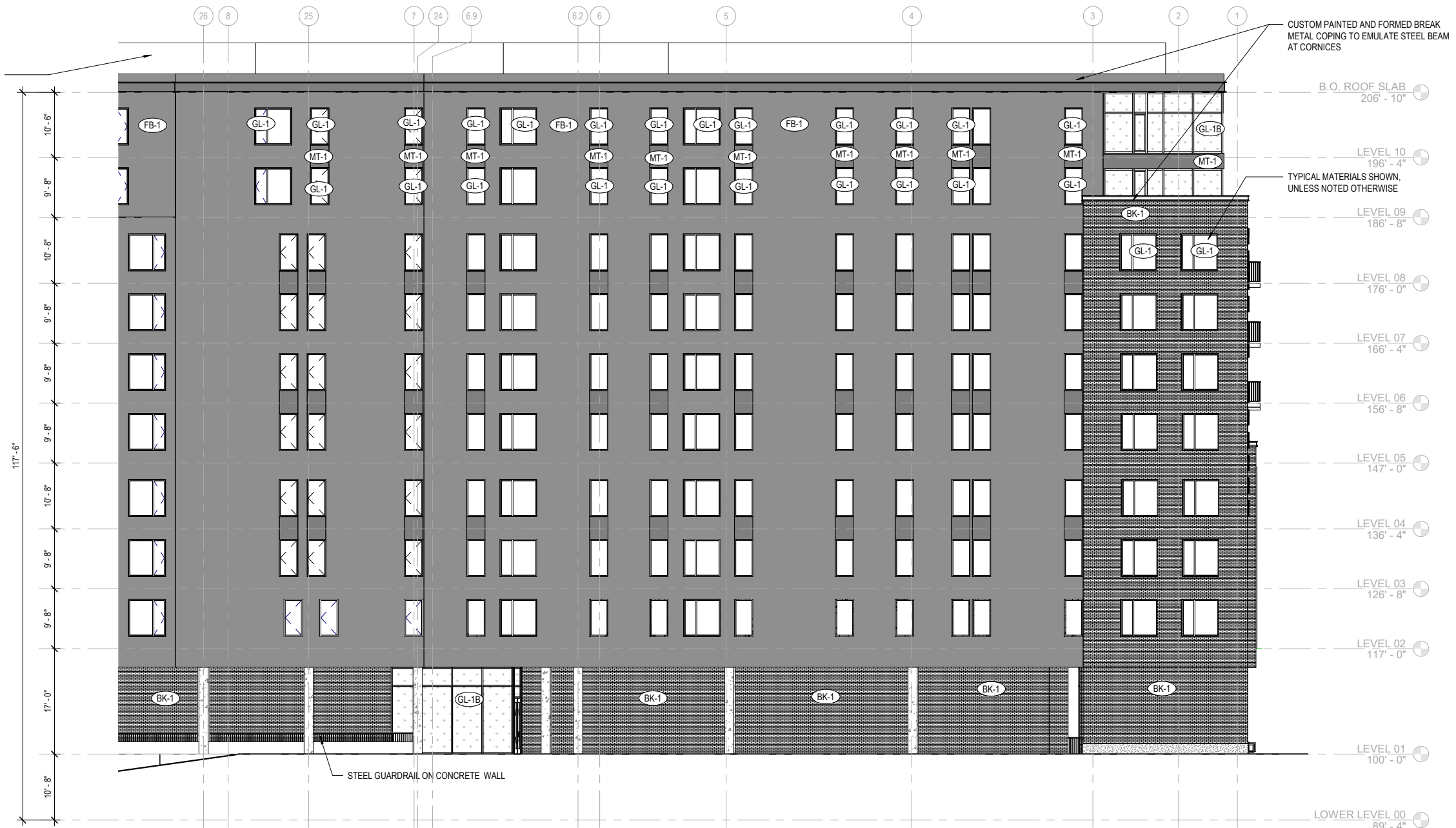
**GENERAL NOTES**

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.

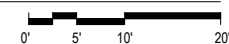


**Park & Regent Apartments**  
CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

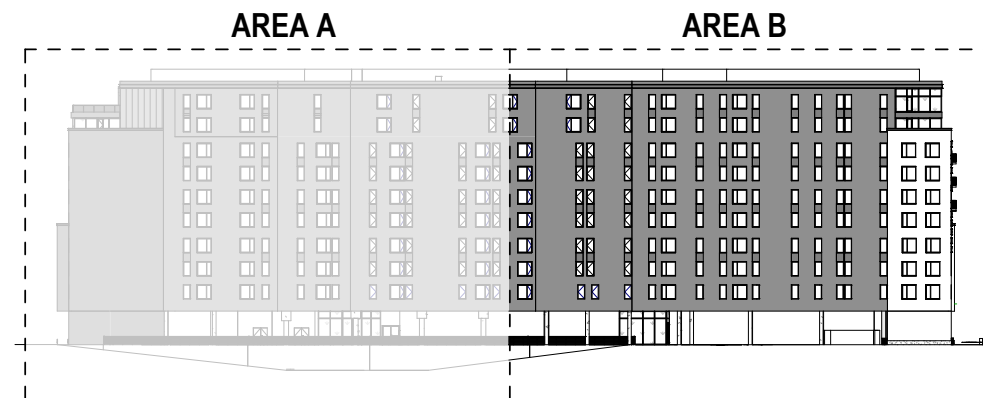
ARCHITECTURAL FENCE AROUND MECHANICAL EQUIPMENT- SCREEN INSET AT A DISTANCE OF ONE AND ONE-HALF (1.5X) TIMES ITS HEIGHT FROM ANY PRIMARY FACADE FRONTING A PUBLIC STREET AND SHALL BE CONSTRUCTED TO A HEIGHT OF AT LEAST 1'-0" ABOVE THE HEIGHT OF THE EQUIPMENT



1 NORTH ELEVATION - AREA B  
U012 1" = 10'-0"



EXTERIOR ELEVATION NOTES					
HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRIT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)



**GENERAL NOTES**

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.



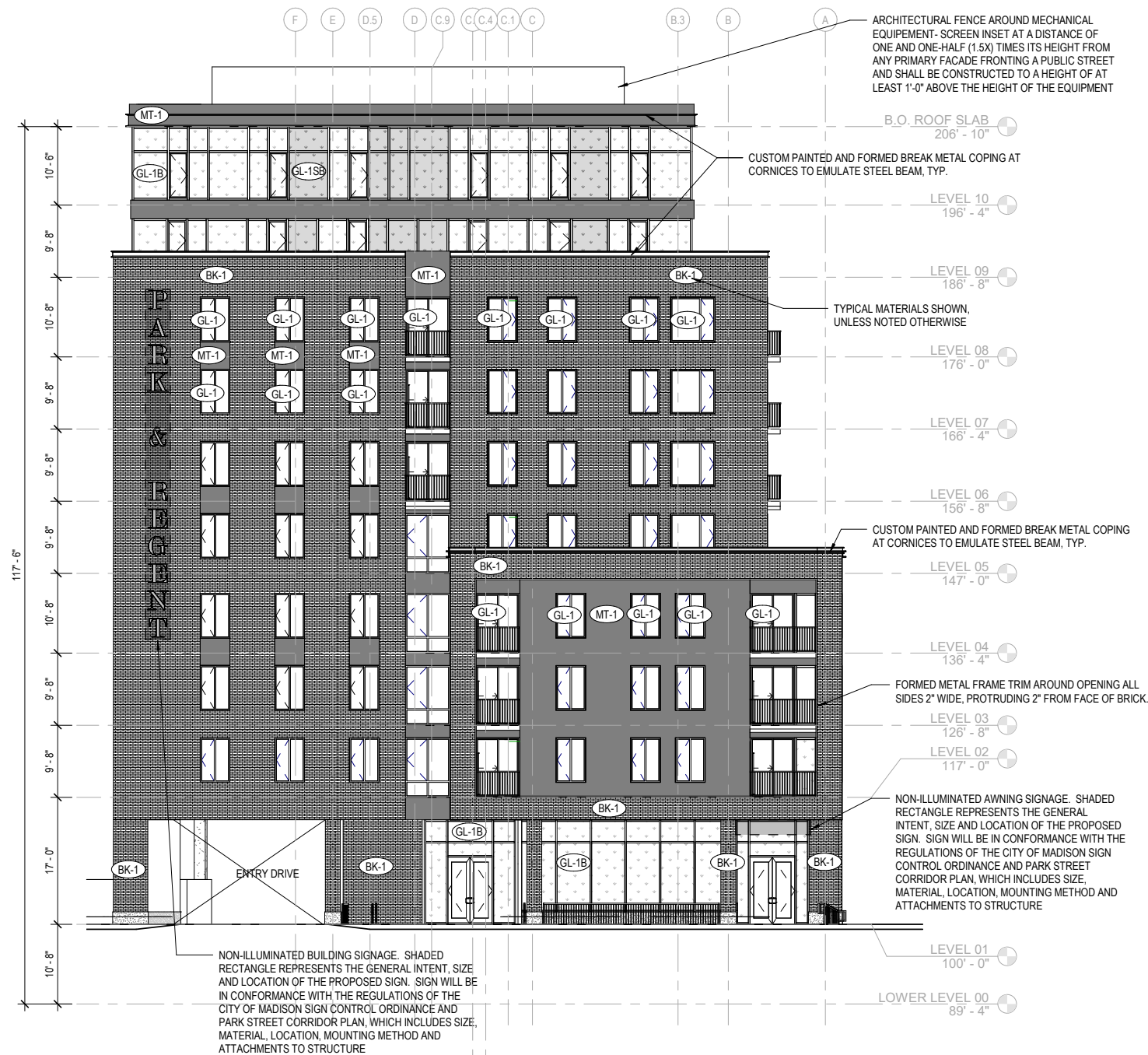
DATE: 07/01/2022

DRAWING TITLE  
ELEVATION - NORTH  
AREA B

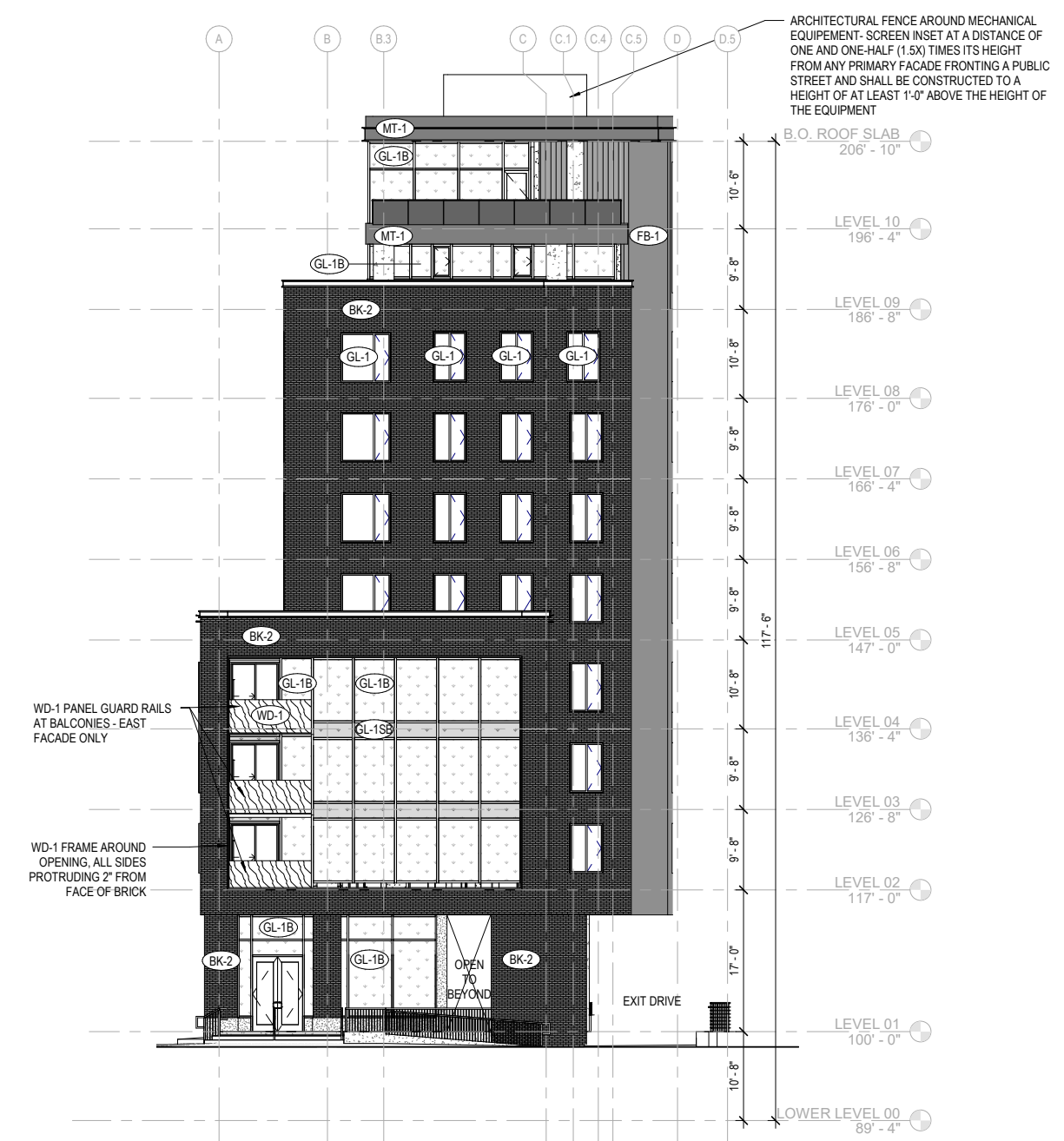
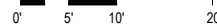
DRAWING NO.

**A-31**

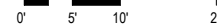
Job # 20 005602



1 WEST ELEVATION  
 U013 1" = 10'-0"



2 EAST ELEVATION  
 U013 1" = 10'-0"



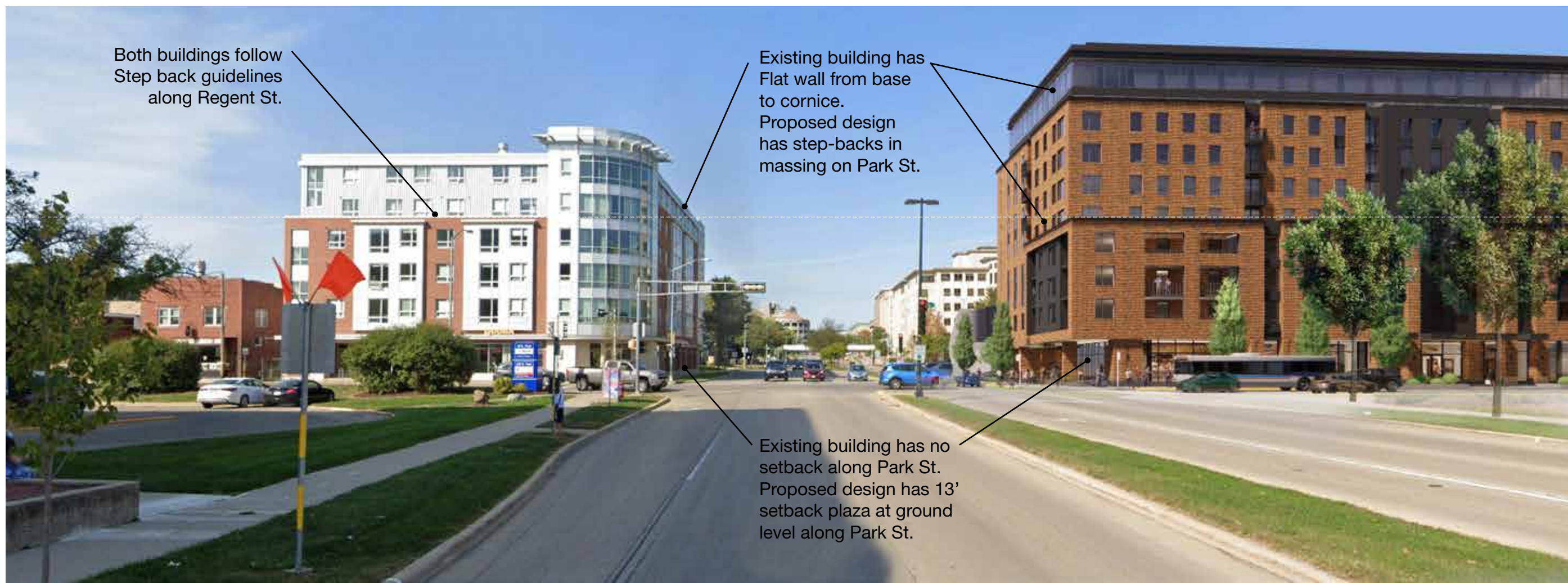
EXTERIOR ELEVATION NOTES

HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRIT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)

GENERAL NOTES

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.





Both buildings follow Step back guidelines along Regent St.

Existing building has Flat wall from base to cornice. Proposed design has step-backs in massing on Park St.

Existing building has no setback along Park St. Proposed design has 13' setback plaza at ground level along Park St.

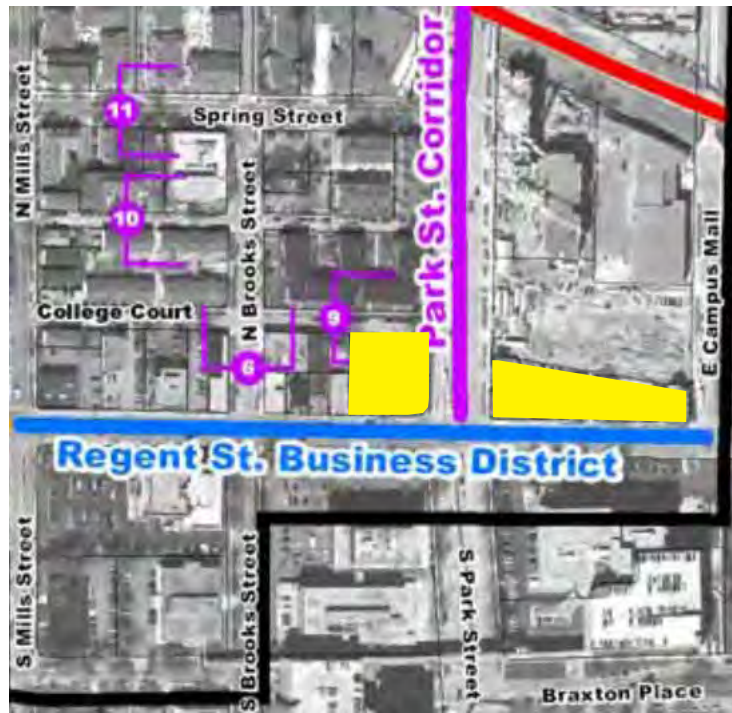


Image from Regent Street - South Campus Neighborhood Plan

Both the proposed project and the existing Park Regent Apartments immediately to the west fall in the Regent Street Business District and the Park Street Corridor. Shown in yellow at left, they are the only two sites that fall in the zone between Regent Street and College Court and are subject to the same recommendations of the Regent Street – South Campus Neighborhood Plan.

The existing building complies with the Regent Street Business District guidelines along its south façade, as does the proposed design. The neighboring building is built to the property line and does not include a setback on Park Street, utilizing a flat wall from sidewalk to parapet with a modest signage canopy. In order to respond to the guidelines of the Plan to create consistency of street frontage at this node, the proposed design seeks to meet those same standards. The proposed design further responds to the intent of the Plan to create a pedestrian-scaled experience at grade, setting the ground floor back 13' from the property line to provide a rain-and-sun-protected public plaza and widened pedestrian zone. The design also incorporates two significant setbacks at levels 5 and 9 to create an articulated façade that better reflects the suggested design principles for this node set forth in the Plan. While the Plan would allow for a flat, uninterrupted façade at Park Street, the project is designed to provide more interest and create a pedestrian-focused experience consistent with the Plan.

In conclusion, the proposed design is intended to recognize the gateway created at Park and Regent by providing an elevated design along the Park Street façade. The design seeks consistency with its context and the Plan by adhering to the same requirements as its most directly comparable neighbor, and does more than the minimum suggested by the Plan on its West and East facades.

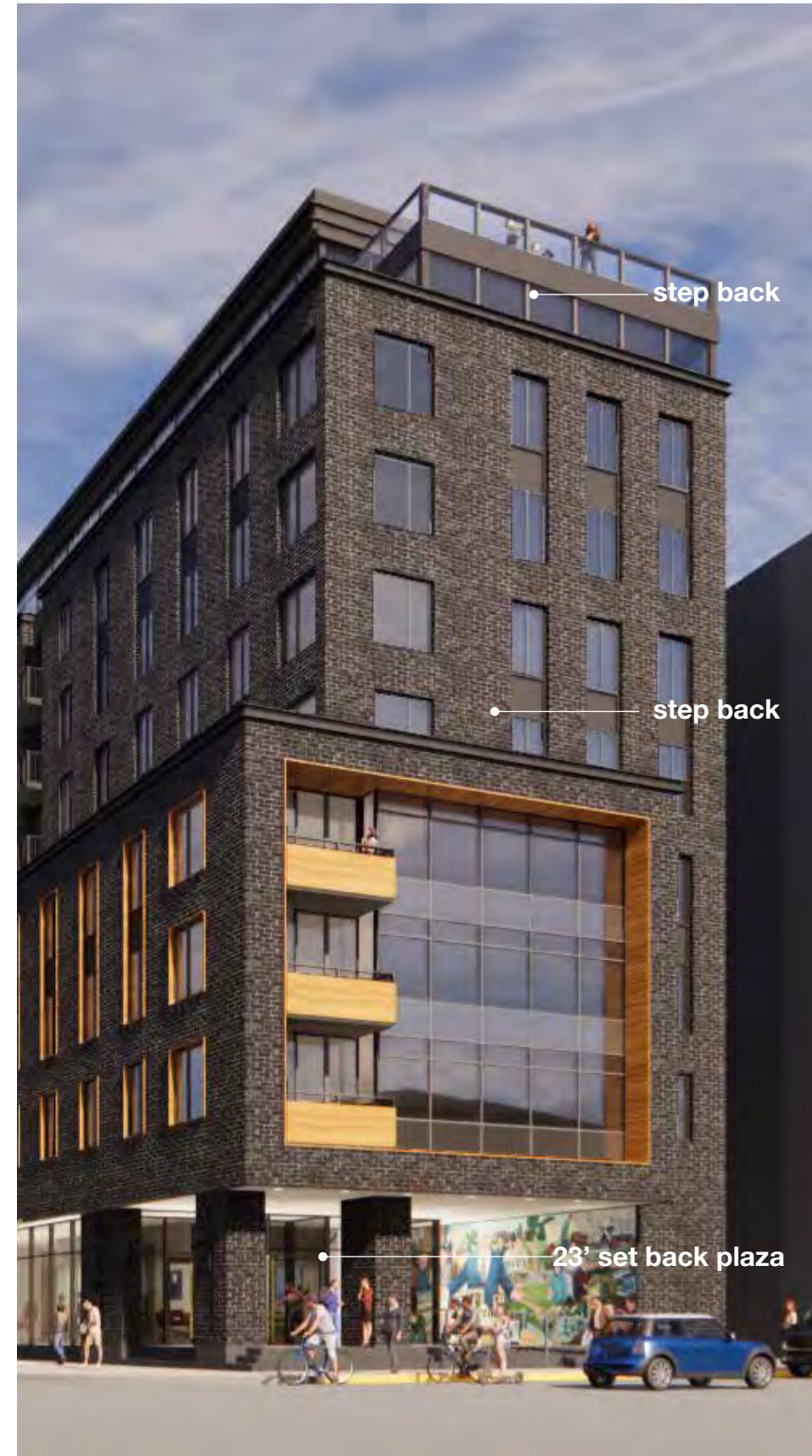


Park St. Facade

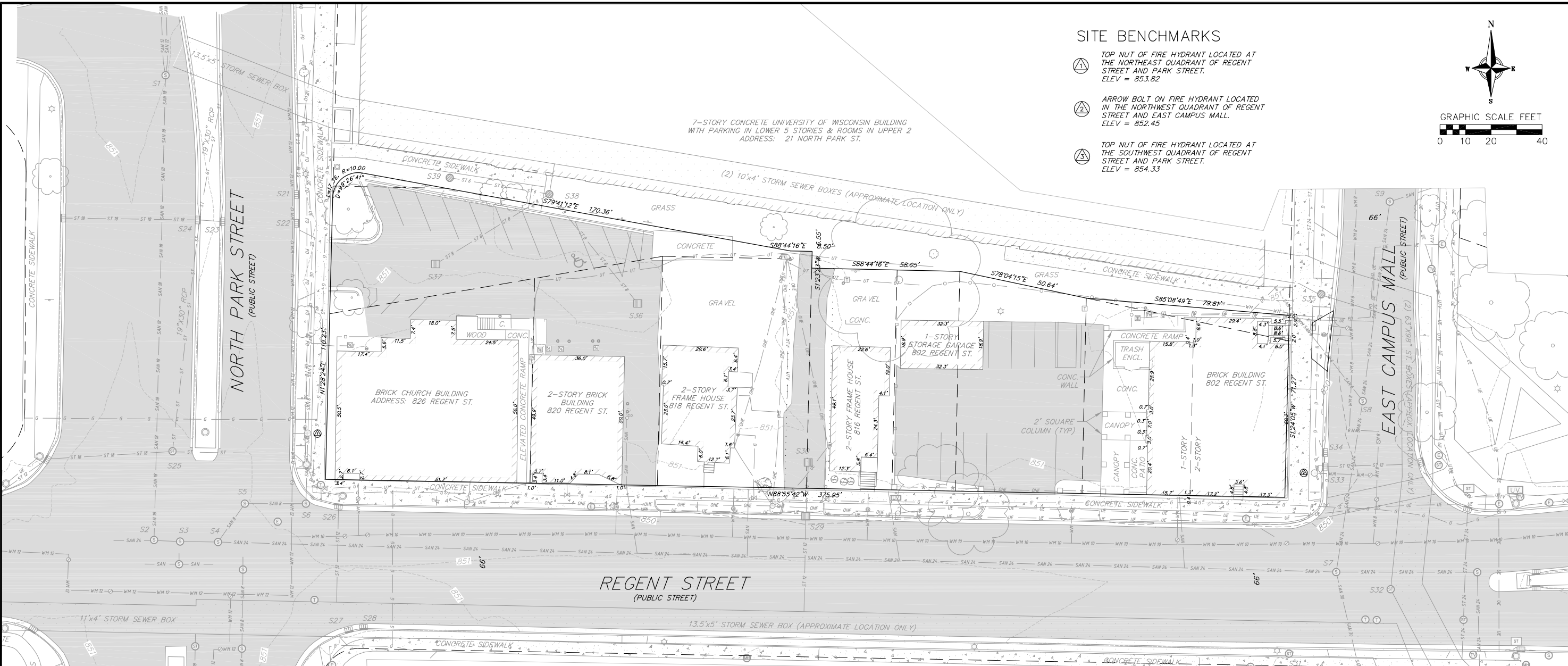
The underlying zoning and Regent Street – South Campus Neighborhood Plan would allow for a flat, full height wall at either end of the building. The project team has opted to incorporate additional setbacks and articulation to support the pedestrian experience and ensure exceptional design and architecture of the building. Specifically, the proposed design incorporates setbacks and vertical breaks in the massing in order to better respond to the context and create a nuanced, pedestrian-scaled street character as intended in the Plan, including the following amenities and features:

- Street Activation: retail and amenity spaces activate the entire street frontage
- Multiple entrances are provided to enhance the pedestrian zone per the Plan
- Dominant corner entrances and plazas anchor the corners per the Plan
- The first-floor glazing exceeds 60% of wall surface as outlined in the Plan

Plazas at each end of the building occur under shelter from rain/snow and excessive sun. These outdoor spaces are intended to widen the public pedestrian zone and support the intent of the Plan by setting back the faces of each end of the building at the pedestrian level. This enhances the pedestrian experience and establishes these intersections as key gateways whether coming from Park Street or East Campus Mall.

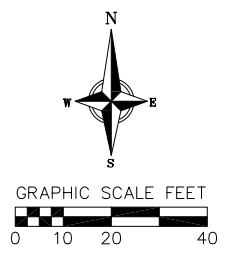


East Campus Mall Facade



**SITE BENCHMARKS**

- ① TOP NUT OF FIRE HYDRANT LOCATED AT THE NORTHEAST QUADRANT OF REGENT STREET AND PARK STREET. ELEV = 853.82
- ② ARROW BOLT ON FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF REGENT STREET AND EAST CAMPUS MALL. ELEV = 852.45
- ③ TOP NUT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST QUADRANT OF REGENT STREET AND PARK STREET. ELEV = 854.33



**EXISTING SANITARY STRUCTURE TABLE**

NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	851.02	842.62	N-S
S2	SMH	851.40	842.39	N
		842.05	E	
		842.10	W	
S3	SMH	851.51	842.05	E-W
S4	SMH	851.39	844.09	NE
		842.04	E	
		842.09	W	
S5	SMH	851.05	844.75	E
		844.68	SW	
		844.84	E-PLUGGED	
		844.84	W	
S7	SMH	850.69	839.34	N
		841.44	E	
		839.09	S	
		841.43	W	
S8	SMH	850.24	839.62	N
		839.57	S	
		842.59	NW	
S9	SMH	850.37	839.87	N-S

**EXISTING STORM STRUCTURE TABLE**

NAME	TYPE	RIM	INVERT	DIRECTION
S21	CIN	850.89	847.04	N-S
S22	CIN	850.82	847.07	N
		842.05	S	
S23	CIN	851.09	846.84	W
S24	CIN	850.82	846.47	BOTTOM
S25	STMH	851.09	846.49	N
		846.69	E-W	
S26	CIN	850.45	847.45	S
S27	CIN	850.88	844.83	BOTTOM
S28	CIN	850.91	844.86	BOTTOM
S29	FINR	849.79	846.79	N
		846.74	S	
S30	FINR	850.40	847.60	S
S31	STMH	851.03	844.37	BOTTOM
S32	STMH	850.91	843.48	BOTTOM
S33	CIN	850.20	847.20	N
		846.85	E	
S34	CIN	850.22	847.12	S
S35	STMH	850.74	843.74	BOTTOM
S36	FINR	850.43	848.10	NW
S37	FINR	850.63	848.18	NE
S38	FIN	851.14	845.99	N-E-W
		847.89	SE-SW	
S39	FIN	851.10	849.30	E

INACCESSIBLE

**TOPOGRAPHIC SYMBOL LEGEND**

- ⊙ EXISTING BOLLARD
- ⊙ EXISTING SIGN
- ⊙ EXISTING CURB INLET
- ⊙ EXISTING FIELD INLET RECTANGULAR
- ⊙ EXISTING FIELD INLET
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY CLEANOUT
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING CURB STOP
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING AIR CONDITIONING PEDESTAL
- ⊙ EXISTING DOWN GUY
- ⊙ EXISTING ELECTRIC MANHOLE
- ⊙ EXISTING TRANSFORMER
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING TV MANHOLE
- ⊙ EXISTING TV PEDESTAL
- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING UNIDENTIFIED MANHOLE
- ⊙ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊙ EXISTING HANDICAP PARKING
- ⊙ EXISTING TRAFFIC SIGNAL
- ⊙ EXISTING SHRUB
- ⊙ EXISTING DECIDUOUS TREE

**TOPOGRAPHIC LINEWORK LEGEND**

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- \* — \* — EXISTING CHAIN LINK FENCE
- \* — \* — EXISTING IRON FENCE
- G — G — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 850 — — EXISTING MAJOR CONTOUR
- 851 — — EXISTING MINOR CONTOUR

**NOTES:**

- This survey is based upon field survey work performed from January 4-12, 2022. Any changes in site conditions after January 12, 2022 are not reflected by this survey.
- The existing property lines shown on this plan are based upon found monumentation, surveys of record and the recorded deeds.
- This map is referenced to the Wisconsin County Coordinate System—Dane Zone, NAD 83 (2011). Elevations are based upon NAVD88 datum from "Existing Conditions Plan" by Vierbicher, dated April 5, 2019.
- All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20215204887, 20215204894, 20215204895, 20215204900, 20215204901, 20215204902, 20215204910, 20215204918, 20215204924 and 20215204928. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
- Sewer, storm and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the said 2019 "Existing Conditions Plan", City of Madison record drawings, MUSD record drawings and City of Madison STweb.
- No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Significant snow cover was present during the time the field survey work was completed on the subject site. Additional improvements and utilities may exist that were not visible and of which the surveyor is not aware of.
- This existing conditions plan was prepared at the request of CRG Acquisition, LLC, c/o CRG Services Management, LLC, 7800 Forsyth Blvd, 3rd Floor, St. Louis, MO 63105.

**Existing Conditions Plan**  
 Park & Regent Apartments  
 City of Madison  
 Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

DATE: 07/01/2022  
 DRAFTER: ZDR  
 CHECKED: JLL  
 PROJECT NO.: 200332

**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING BOLLARD
- ⊕ EXISTING SIGN
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING FIELD INLET RECTANGULAR
- ⊕ EXISTING FIELD INLET
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY CLEANOUT
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING GAS METER
- ⊕ EXISTING AIR CONDITIONING PEDESTAL
- ⊕ EXISTING DOWN GUY
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TV MANHOLE
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING UNIDENTIFIED MANHOLE
- ⊕ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊕ EXISTING HANDICAP PARKING
- ⊕ EXISTING TRAFFIC SIGNAL
- ⊕ EXISTING SHRUB
- ⊕ EXISTING DECIDUOUS TREE

**TOPOGRAPHIC LINEWORK LEGEND**

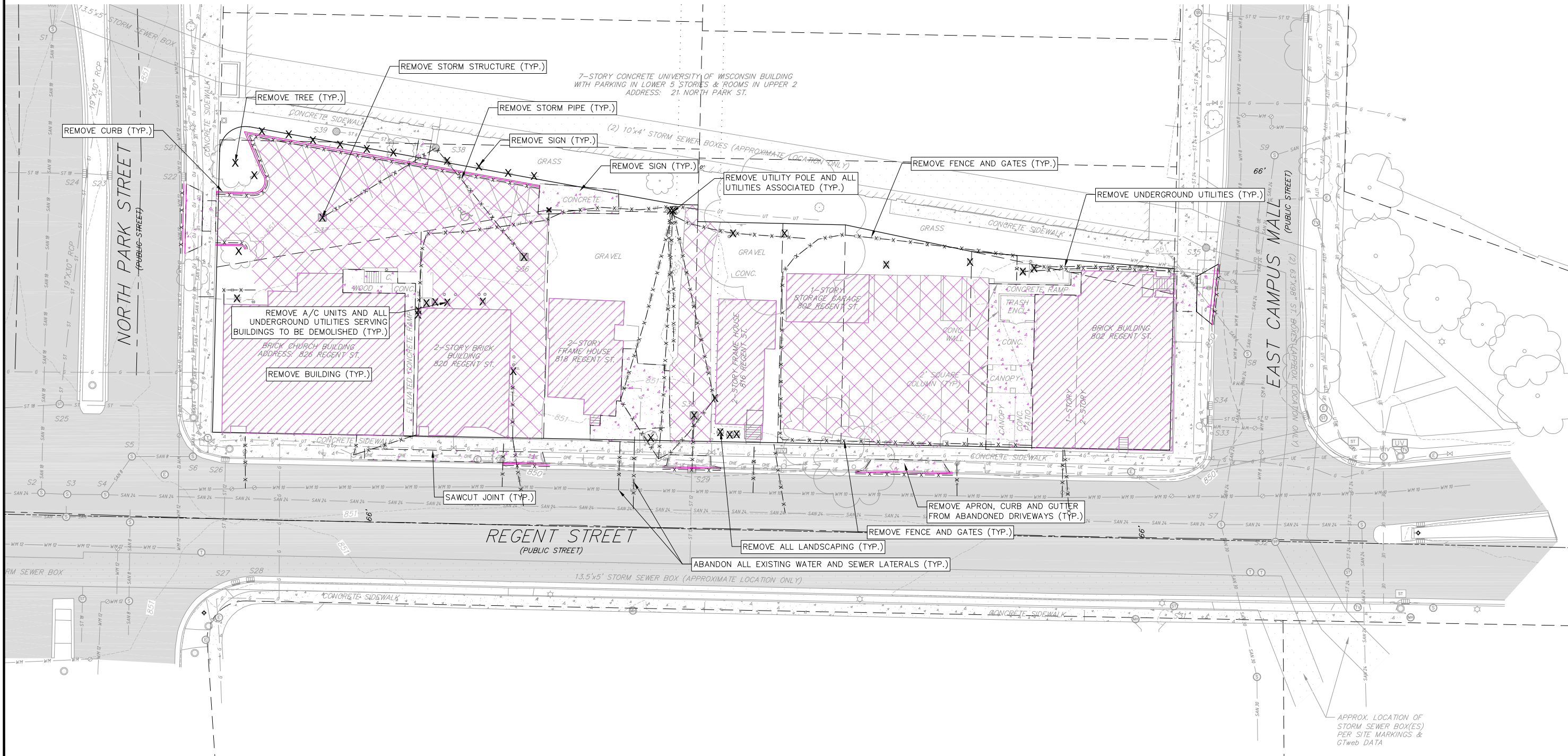
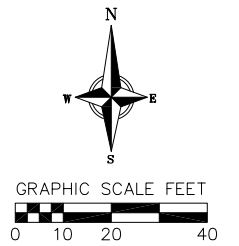
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- \* — \* — EXISTING CHAIN LINK FENCE
- \* — \* — EXISTING IRON FENCE
- □ — □ — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 850 — 850 — EXISTING MAJOR CONTOUR
- 851 — 851 — EXISTING MINOR CONTOUR

**DEMOLITION PLAN LEGEND**

- x — x — x — CURB AND GUTTER REMOVAL
- ⊕ ASPHALT REMOVAL
- ⊕ CONCRETE REMOVAL
- ⊕ BUILDING REMOVAL
- ⊕ TREE REMOVAL
- X — SAWCUT
- X — X — X — UTILITY STRUCTURE REMOVAL
- x — x — x — UTILITY LINE REMOVAL

**DEMOLITION NOTES:**

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.



REVISIONS		NO.	DATE	REMARKS

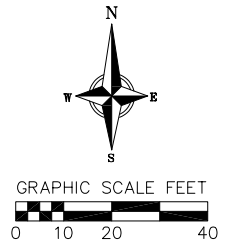
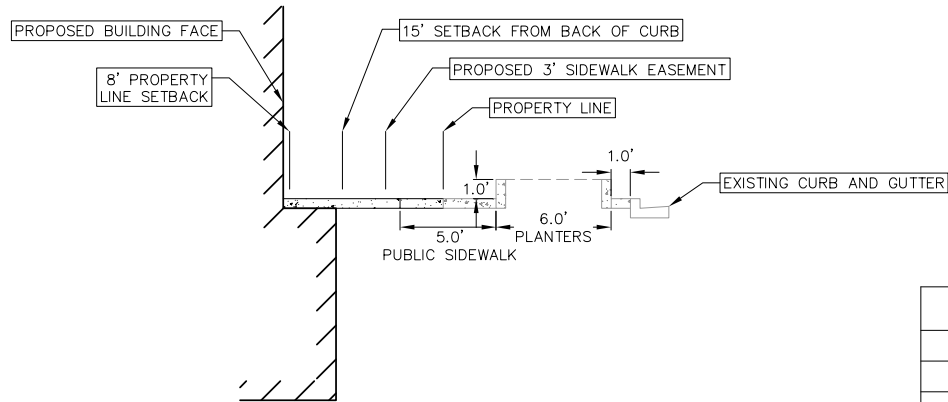
DATE	07/01/2022
DRAFTER	ZDRE
CHECKED	JLIL
PROJECT NO.	200332

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED ASPHALT OVER LOWER LEVEL (SEE ARCHITECTURAL PLANS)
- PROPOSED ASPHALT
- PROPOSED SIGN

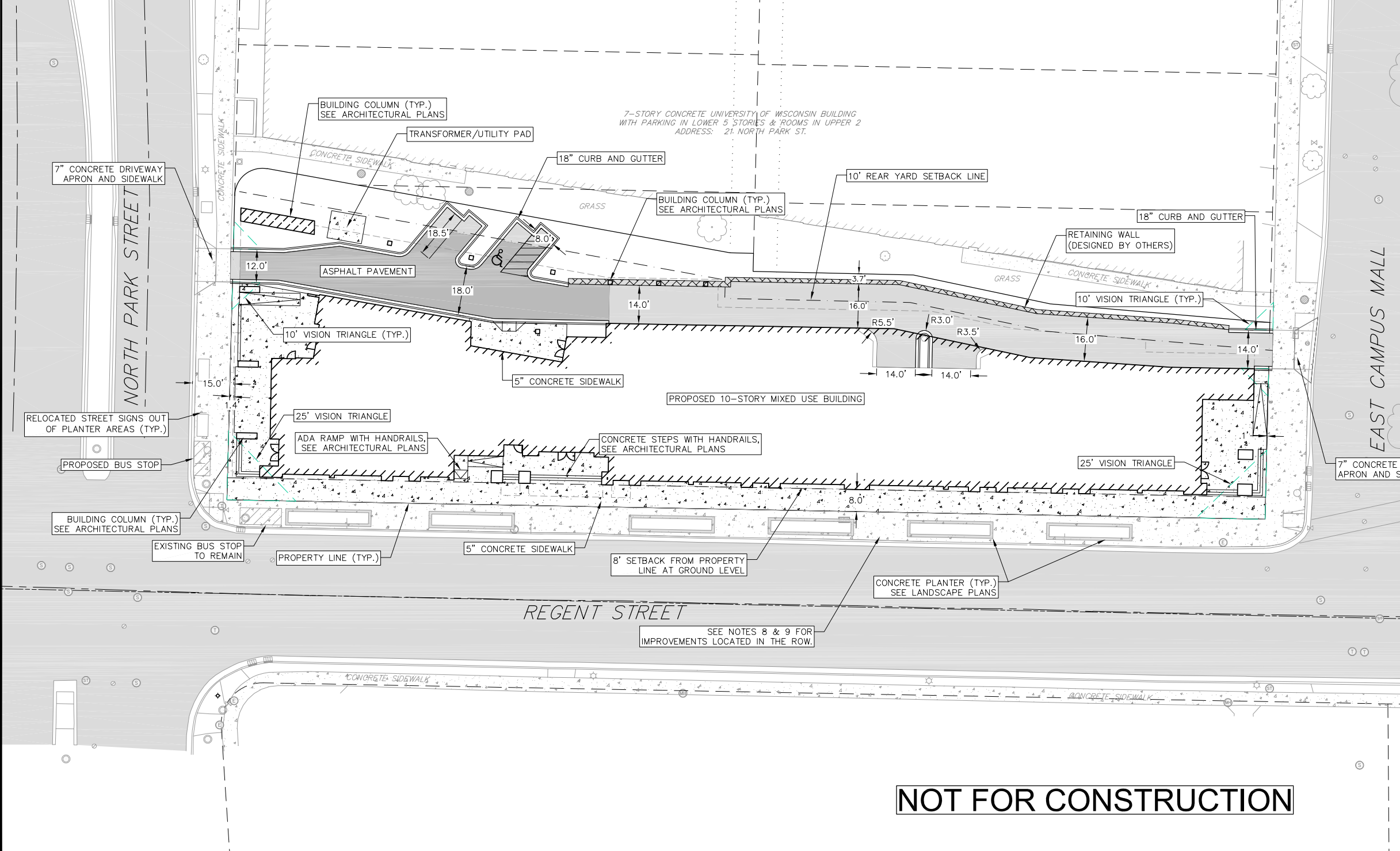
**SITE PLAN NOTES:**

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT XXXXXX, CONTRACT XXXXXX.
9. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



1 REGENT STREET SECTION  
NOT TO SCALE

SITE PLAN SUMMARY TABLE	
SITE AREA	35,022 SF
LOT COVERAGE	85.1% IMPERVIOUS
USEABLE OPEN SPACE	5,100 SF REQUIRED 1,272 SF SITE 3,825 SF BUILDING
LANDSCAPED AREA	1,269 SF
BUILDING SQUARE FOOTAGE	245,050 SF
BUILDING FOOTPRINT AREA	20,132 SF
EFFICIENCY	20
1-BEDROOM	12
2-BEDROOM	53
3-BEDROOM	20
4-BEDROOM	32
5-BEDROOM	35
DENSITY	213.9 UNITS PER ACRE
SURFACE PARKING STALLS	3
UNDER STRUCTURE PARKING STALLS	40
INDOOR BIKE PARKING	274
OUTDOOR BIKE PARKING	20



**NOT FOR CONSTRUCTION**

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 07/01/2022  
 DRAFTER: ZDRE  
 CHECKED: JLL  
 PROJECT NO.: 200332



**GRADING LEGEND**

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- --- SILT FENCE
- - - - - DISTURBED LIMITS
- ⇒ DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION

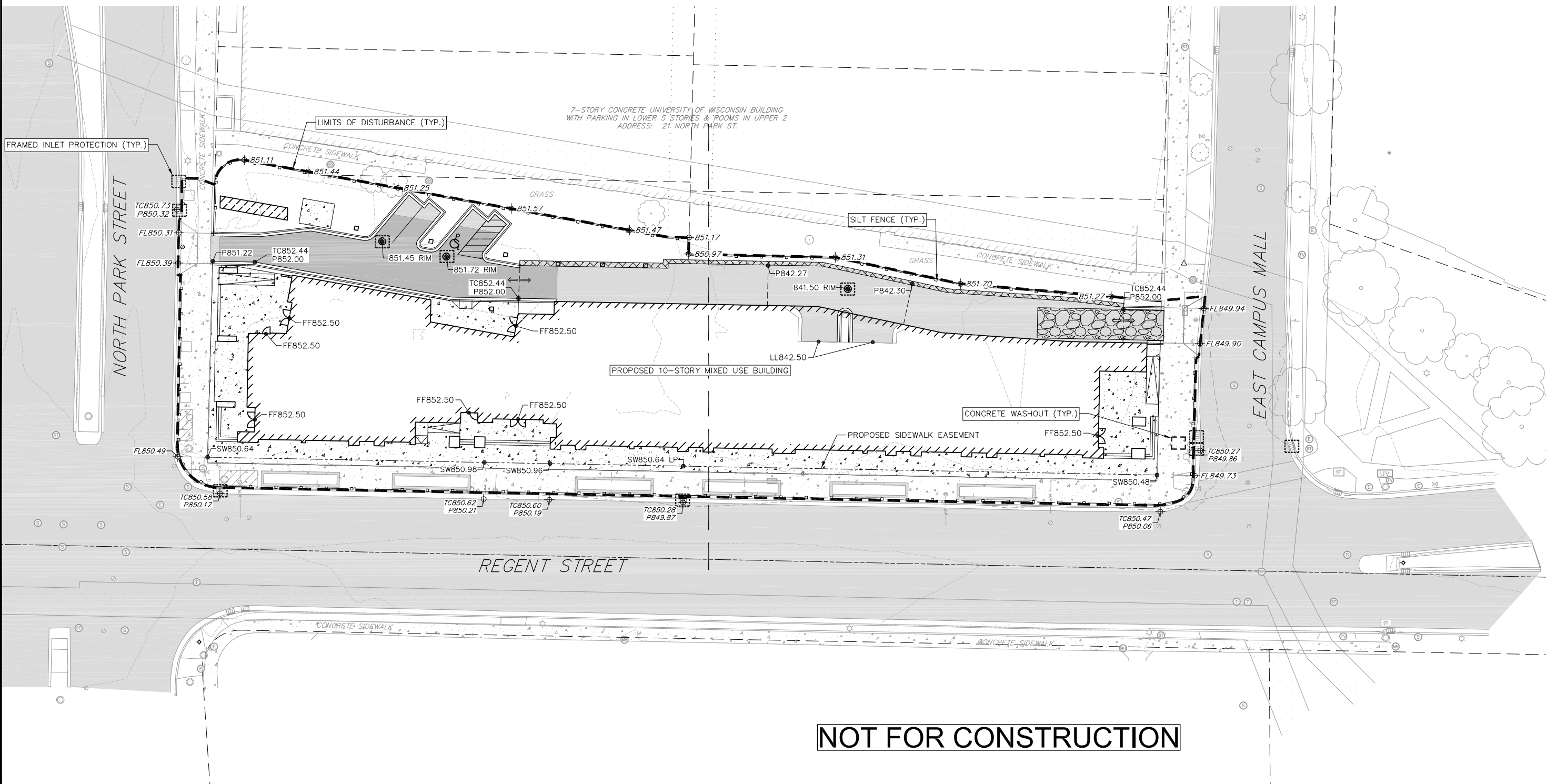
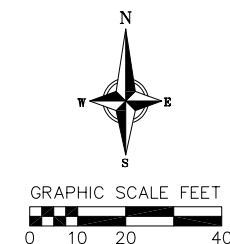
**ABBREVIATIONS**

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

**GRADING NOTES:**

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

- TRACKING PAD
- HANDICAP ACCESSIBLE SIDEWALK RAMP



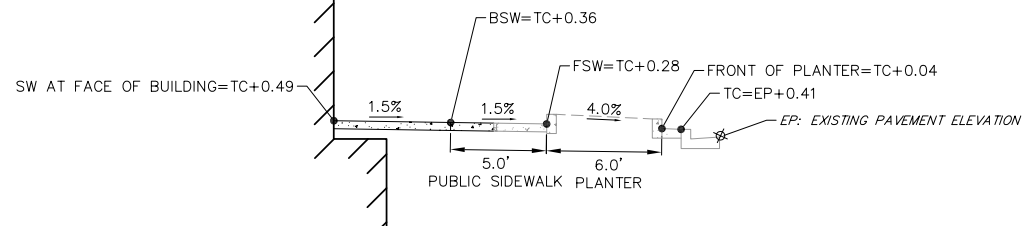
**NOT FOR CONSTRUCTION**

**Grading and Erosion Control Plan**  
Park & Regent Apartments  
City of Madison  
Dane County, Wisconsin

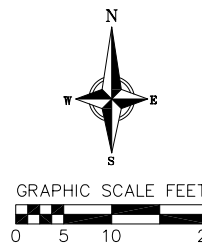
REVISIONS	NO.	DATE	REMARKS

DATE	07/01/2022
DRAFTER	ZDRE
CHECKED	JLIL
PROJECT NO.	200332



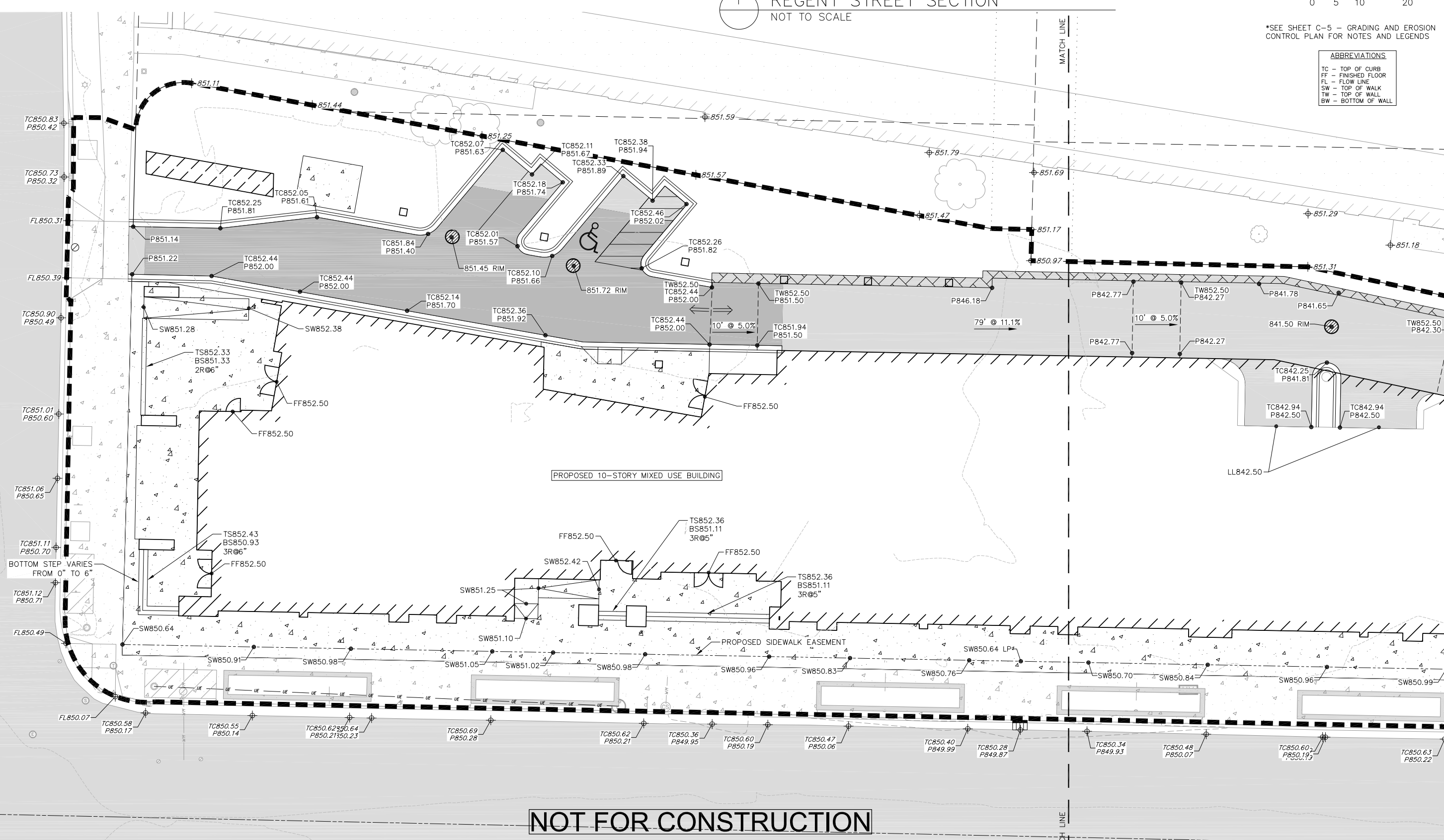
1 REGENT STREET SECTION  
NOT TO SCALE



\*SEE SHEET C-5 - GRADING AND EROSION CONTROL PLAN FOR NOTES AND LEGENDS

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL



**NOT FOR CONSTRUCTION**

REVISIONS		NO.	DATE	REMARKS

DATE	07/01/2022
DRAFTER	ZDRE
CHECKED	JLIL
PROJECT NO.	200332





SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED SIGN

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER SERVICE LATERAL PIPE
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

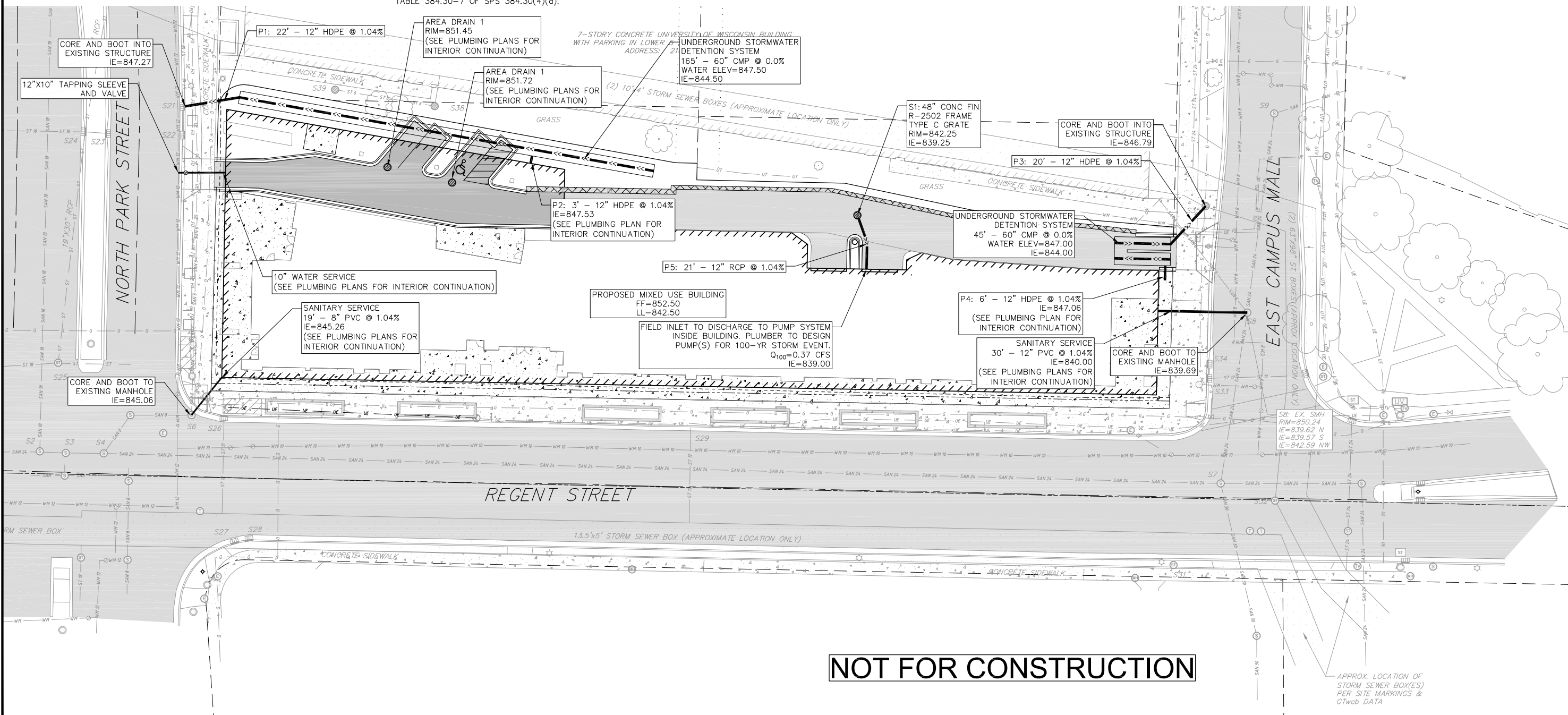
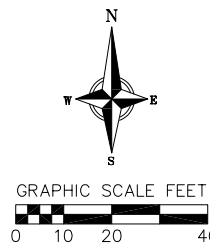
ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).

- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.



**NOT FOR CONSTRUCTION**

**Utility Plan**  
Park & Regent Apartments  
City of Madison  
Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

DATE	07/01/2022
DRAFTER	ZDRE
CHECKED	JLIL
PROJECT NO.	200332
<b>C-8</b>	

PLANT SCHEDULE

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
AG	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	B & B	1.5" Cal	1
CA	Cornus alternifolia / Pagoda Dogwood	B & B	6" ht.	2
MC	Malus 'Cinzam' / Cinderella Dwarf Crabapple	Cont.	1.5" Cal	4



EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Jb	Juniperus sabinia 'Blue Forest' / Blue Forest Juniper	Cont.	5 Gal.	18
Te	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	Cont.	5 Gal.	11

PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
at	Allium tanguticum 'Noneuq' TM / Balloon Bouquet Globe Lily	Cont.	1 Gal.	36
au	Arctostaphylos uva-ursi / Kinnikinnick	Cont.	1 Gal.	42
ci	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.	28
cb	Cimicifuga racemosa 'Brunette' / Snakeroot	Cont.	1 Gal.	16
eb	Eryngium planum 'Blue Glitter' / Blue Glitter Sea Holly	Cont.	1 Gal.	36
ga	Geranium sanguineum 'Alpenglow' / Bloodred Geranium	Cont.	1 Gal.	51
hao	Hosta x 'Awakening Angel' / Awakening Angel Hosta	Cont.	1 Gal.	19
hf	Hosta x 'Fire Island' / Fire Island Hosta	Cont.	1 Gal.	16
ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	42
sh	Sporobolus heterolepis 'Tara' / Tara Dwarf Prairie Dropseed	Cont.	1 Gal.	116

GROUND COVERS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	SPACING	QTY
	Vinca minor / Common Periwinkle	flat	2" x 2" x 4" plug	12" o.c.	1,001

STREET TREE & SEEDING SCHEDULE\*

	COLUMNAR DECIDUOUS TREE	7
	SHADY PLACE TURFGRASS	1,096 sf

\* STREET TREE LOCATIONS, SPECIES AND QUANTITIES TO BE DETERMINED IN COORDINATION WITH CITY FORESTER

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

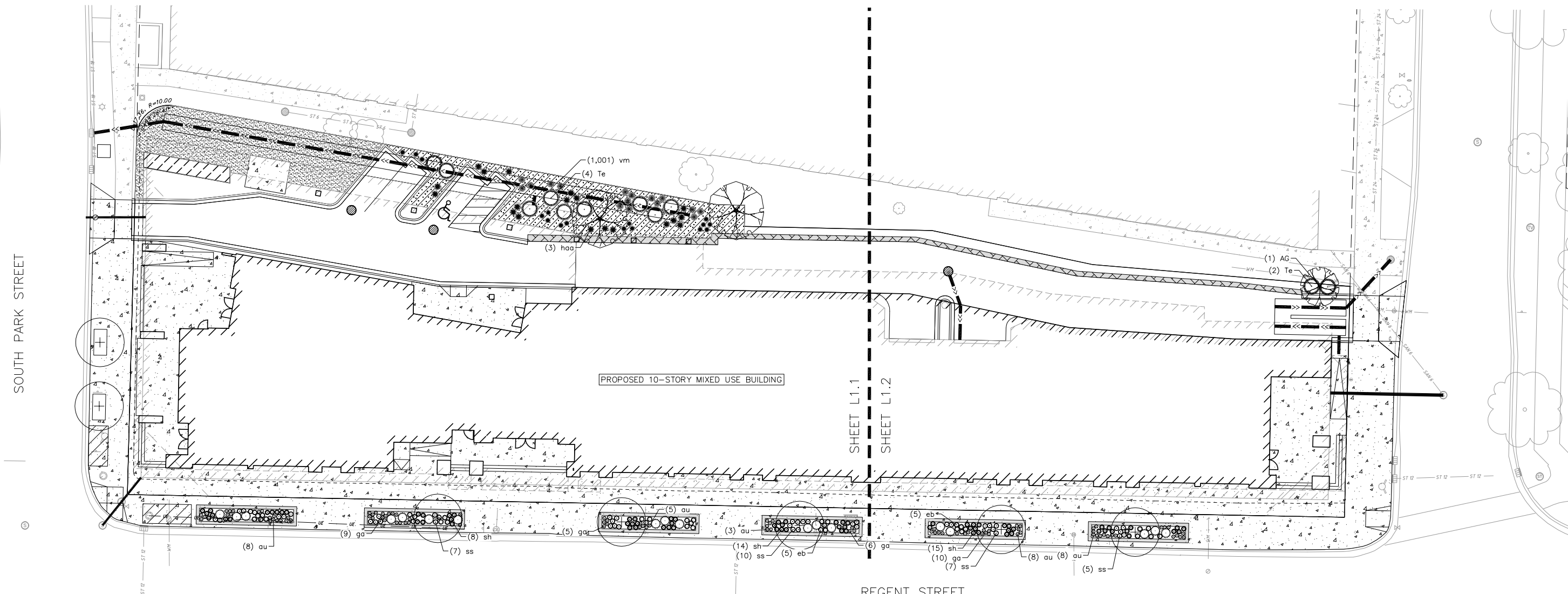
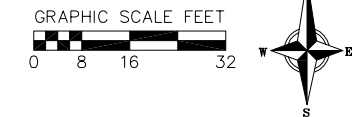
LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3/8"x4" OR EQUAL, COLOR BLACK ANODIZED.

SEEDING NOTES:

- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

City of Madison Landscape Worksheet						
Address:	NE Corner Park & Regent Sts	Date:	07.01.2022			
Total Square Footage of Developed Area:	35,023	-	15,965	=	19058	sf
	(Site Area)		(Building Footprint at Grade)			
Total Landscape Points Required (<5 ac):	19,058	/ 100 =	191	x 1 =	191	
Landscape Points Required >5 ac:		/ 100 =	0	x 1 =	-	
			Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0		0
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0	3	45
Upright evergreen shrub	3-4 feet tall	10		0		0
Shrub, deciduous	#3 gallon	3		0		0
Shrub, evergreen	#3 gallon	4		0	11	44
Ornamental grasses/perennials	#1 gallon	2		0	52	104
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
<b>Sub Totals</b>				0		193



NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS

C:\Users\svin\appdata\local\Temp\AcPublish\_7176\200332 - Landscape.dwg by: svin 01 Jul 2022 - 10:25a

PLANT SCHEDULE

UNDERSTORY TREES	BOTANICAL / COMMON NAME
AG	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry
CA	Cornus alternifolia / Pagoda Dogwood
MC	Malus 'Cinzam' / Cinderella Dwarf Crabapple


PLANT SCHEDULE

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
Jb	Juniperus sabina 'Blue Forest' / Blue Forest Juniper
Te	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew

PERENNIALS	BOTANICAL / COMMON NAME
at	Allium tanguticum 'Noneug' TM / Balloon Bouquet Globe Lily
au	Arctostaphylos uva-ursi / Kinnikinnick
ci	Callirhoe involucrata / Purple Poppymallow
cb	Cimicifuga racemosa 'Brunette' / Snakeroot
eb	Eryngium planum 'Blue Glitter' / Blue Glitter Sea Holly
ga	Geranium sanguineum 'Alpenglow' / Bloodred Geranium
haa	Hosta x 'Awakening Angel' / Awakening Angel Hosta
hf	Hosta x 'Fire Island' / Fire Island Hosta
ss	Schizachyrium scoparium / Little Bluestem
sh	Sporobolus heterolepis 'Tara' / Tara Dwarf Prairie Dropseed

PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME
	Vinca minor / Common Periwinkle



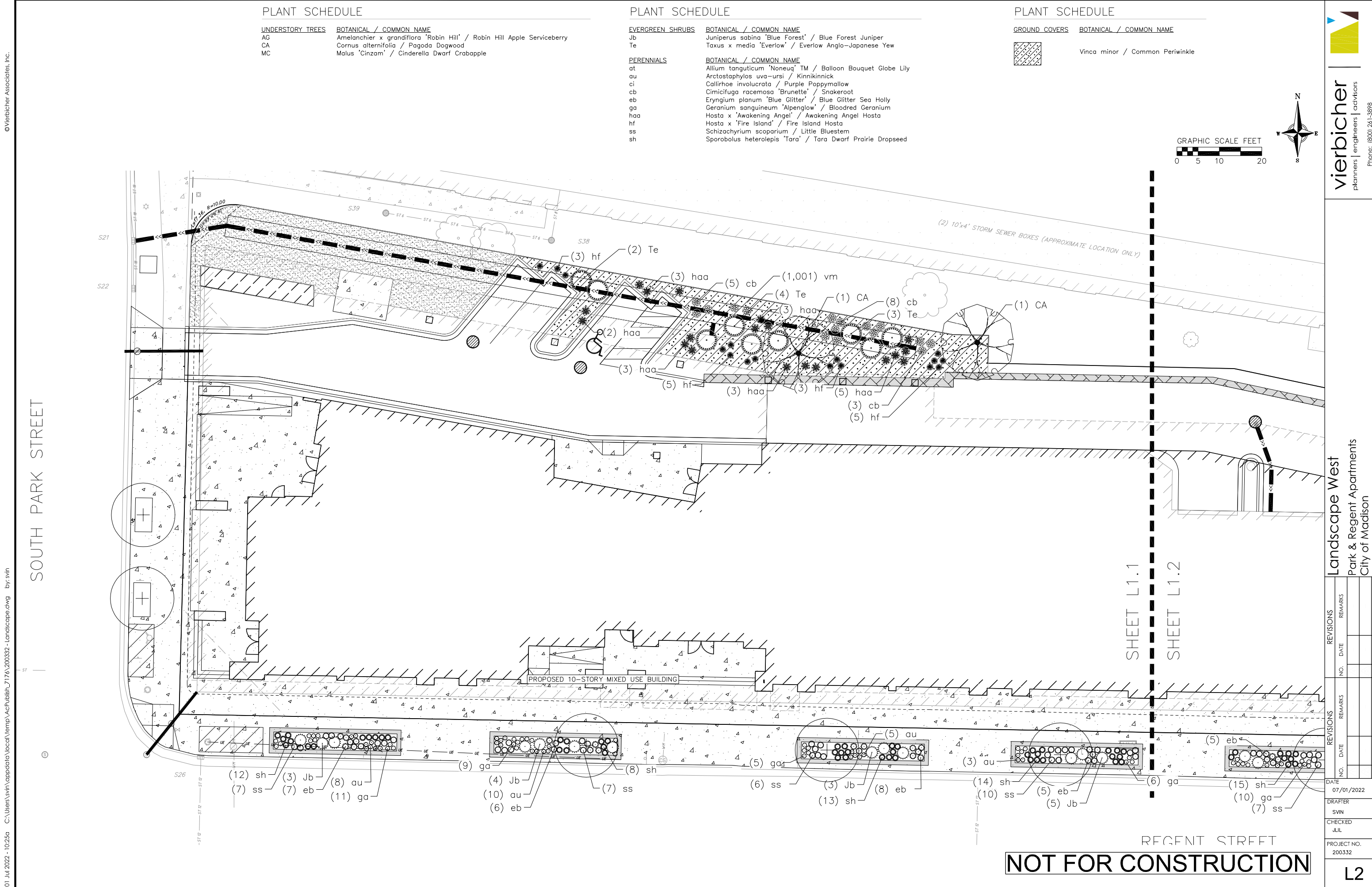
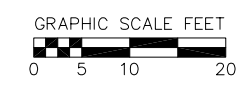
**vierbicher**  
planners | engineers | advisors  
Phone: (800) 261-3898

Landscape West  
Park & Regent Apartments  
City of Madison  
Dane County, Wisconsin

REVISIONS	
NO.	REMARKS

DATE	07/01/2022
DRAFTER	SVIN
CHECKED	JLIL
PROJECT NO.	200332

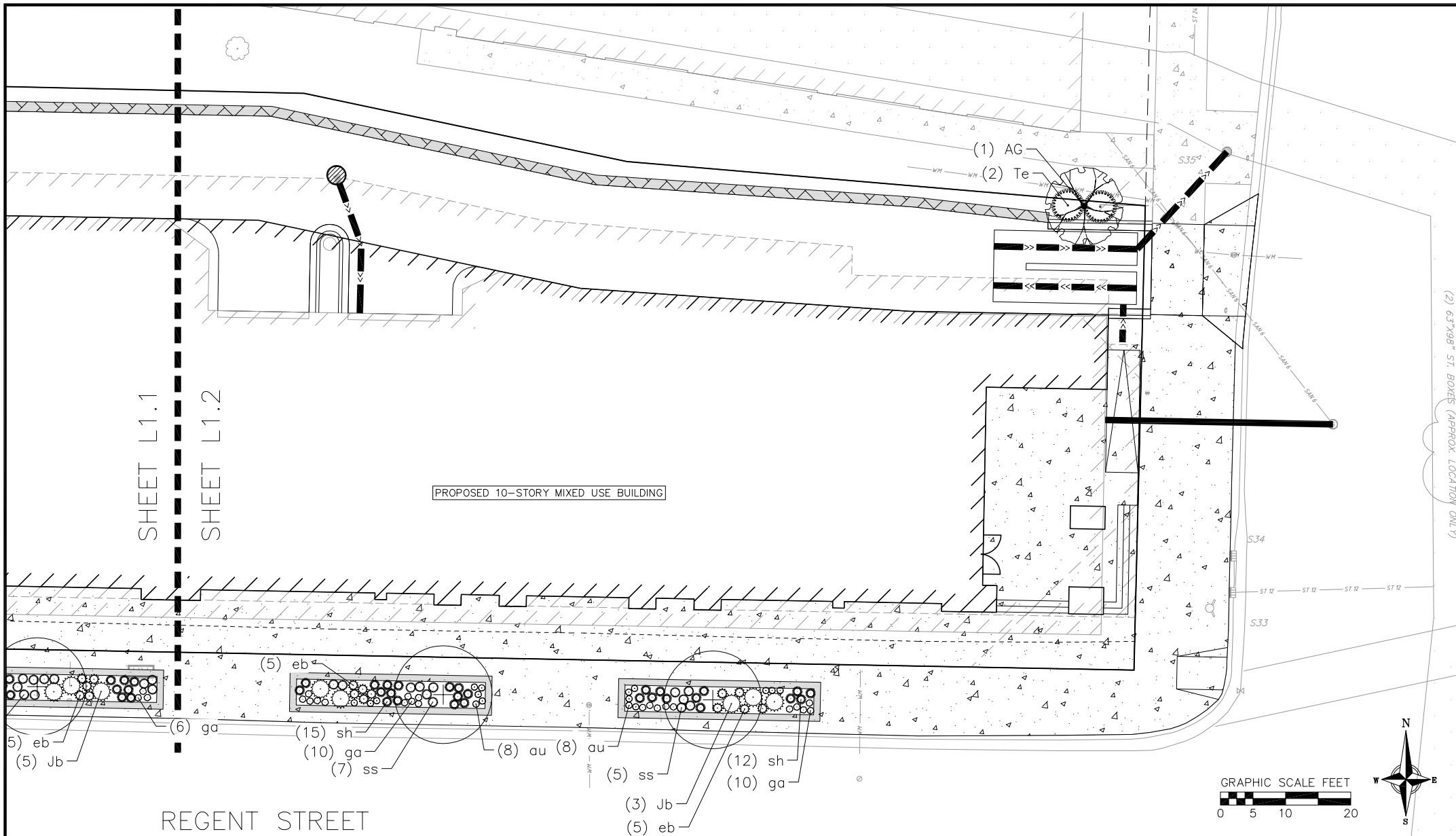
L2



**NOT FOR CONSTRUCTION**

01 Jul 2022 - 10:25a C:\Users\svin\AppData\Local\Temp\AcPublish\_7176\200332 - Landscape.dwg by: svin

©Vierbicher Associates, Inc.



(2) 63"Ø ST. BOXES (APPROX. LOCATION ONLY)

**PLANT SCHEDULE**

UNDERSTORY TREES	BOTANICAL / COMMON NAME
AG	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry
CA	Cornus alternifolia / Pagoda Dogwood
MC	Malus 'Cinzam' / Cinderella Dwarf Crabapple
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
Jb	Juniperus sabina 'Blue Forest' / Blue Forest Juniper
Te	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew
PERENNIALS	BOTANICAL / COMMON NAME
at	Allium tanguticum 'Noneuq' TM / Balloon Bouquet Globe Lily
au	Arctostaphylos uva-ursi / Kinnikinnick
ci	Callirhoe involucrata / Purple Poppymallow
cb	Cimicifuga racemosa 'Brunette' / Snakeroot
eb	Eryngium planum 'Blue Glitter' / Blue Glitter Sea Holly
ga	Geranium sanguineum 'Alpenglow' / Bloodred Geranium
haa	Hosta x 'Awakening Angel' / Awakening Angel Hosta
hf	Hosta x 'Fire Island' / Fire Island Hosta
ss	Schizachyrium scoparium / Little Bluestem
sh	Sporobolus heterolepis 'Tara' / Tara Dwarf Prairie Dropseed
GROUND COVERS	BOTANICAL / COMMON NAME
	Vinca minor / Common Periwinkle

REVISIONS	NO.	DATE	REMARKS

DATE: 07/01/2022  
 DRAFTER: SVIN  
 CHECKED: JUL  
 PROJECT NO.: 200332

**NOT FOR CONSTRUCTION**

