

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

**AGENDA ITEM # _____
Project # _____**

DATE SUBMITTED: <u>January 27, 2010</u>	Action Requested
UDC MEETING DATE: <u>February 3, 2010</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 621 Mendota Court

ALDERMANIC DISTRICT: (8) Bryon Eagon

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

CONTACT PERSON: Gary Brink
Address: (see above)
Phone: 608-829-1750
Fax: 608-829-3056
E-mail address: gary.brink@garybrink.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



January 27, 2010

Urban Design Commission
C/o Mr. Al Martin, Secretary to Urban Design Commission
215 Martin Luther King Jr. Boulevard, Suite LL100
Madison, WI 53703

RE 621 MENDOTA COURT PROPOSED APARTMENT BUILDING
REVISIONS TO PLANS FROM 1/6/10 UDC MEETING

Dear Commission Members:

On January 6, 2010 Urban Design Commission granted initial approval to the eight story, 27 unit residential development in Downtown Design Zone No. 3. There were three conditions noted that limited the project from receiving final approval:

1. Land use issues raised by the opposition
2. Additional tinted concrete at the building entry
3. Reduction to the cornice profile at the upper façade.

The concern over land use as it relates to trash pick-up, density, bulk congestion and traffic impact on Mendota Court was discussed at length at the 1/25/10 Plan Commission. The Plan Commission voted 5-2 in favor of the project.

The plan set submitted for the 2/3/10 U.D.C. meeting has been revised to address the tinted concrete and cornice treatments. Beyond these recommended revisions, the following items on the site plan, first floor and garden level plans have been revised:

1. The 10'x18' loading zone was removed from the east yard, replaced with a 10'x32' loading zone on the west side of the property per the direction of Madison Traffic Engineering. We limited the loss of usable open area to 146 sq. ft. with a reduction to the size of the Garden Level area well and an increase to the green area on the southeastern side of the property.
2. The east side yard has been revised to accommodate (27) 3'x6' moped stalls and (3) visitor bike per the direction of staff.
3. (72) 2'x6' structured bike parking stalls have been added to the Garden Level. Access to bike storage is through the new Bike Parking Lobby and a 7'-0" stairwell that has ramps on both sides for ease of use. The Bike Parking Lobby includes full height glass, a 42" door with a power assist mechanism and is now recessed three feet, resulting in a 5' canopy.
4. Three bedrooms have been removed from the Garden Level to make room for the additional bike storage. A single bedroom apartment designated for the resident manager has taken its place.
5. The Electrical Room, Lounge, Lobby and Landlord Storage have been reconfigured to better utilize the available space.

Sincerely,

Gary Brink
Principal
Gary Brink & Associates

PROPOSED ZONING TEXT: PUD-GDP/SIP

621 MENDOTA COURT

MADISON, WI

January 27, 2010

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

All of lot 7 and the East ½ of lot 8, Manufacturing Company's Replat of Lots 1, 2, 3, 4, Block 3 in the City of Madison, also the North 20 feet of the South 132 feet of Lot 4, Block 3, the Original Plat of the City of Madison, Dane County, Wisconsin.

- A. Statement of Purpose:** This Downtown Design Zone 3 District is established to allow for the construction at 621 Mendota Court with the following program:

Total Site Area: 9,188 s.f.

Building Area:

Garden level:	3,913 s.f. (Not counted towards F.A.R.)
1 st Floor:	4,331 s.f.
2 nd Floor:	4,479 s.f.
3 rd Floor:	4,479 s.f.
4 th Floor:	4,425 s.f.
5 th Floor:	4,425 s.f.
6 th Floor:	4,425 s.f.
7 th Floor:	4,425 s.f.
8 th Floor:	<u>4,425 s.f.</u>
Total New Construction:	39,327 s.f.

Apartments: 27

Bedrooms: 100

Auto Parking: None

Bicycle Parking: 102 total stalls

Outdoor Total Site:

3 bicycle

27 Mopeds

Indoor Bicycle Storage Spaces: 72

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above.
3. The Garden Level is not counted as a story per Zoning Code as less than fifty percent (50%) of the front exterior wall is exposed above grade.

C. Lot Area: 9,188 s.f.

D. Floor Area Ratio:

1. Floor area ratios will be 3.86
2. Maximum building height shall be as limited by Design District 3 of the Madison Zoning Code; the height of the structure is identified on submitted architectural plans.

E. Yard Area Requirements: Yard areas will be provided as shown on the submitted site plan and landscape plan and as outlined in the Downtown Design District 3 Zoning Code.

F. Landscaping: Site Landscaping will be provided as shown on final approved landscape plan.

G. Accessory Off-Street Parking & Loading: Accessory off street bicycle and moped parking will be provided as shown on the site plan. A 10'x32' Off Street Loading Zone is located along the western edge of the property.

H. Lighting: Site Lighting is provided as shown on the submitted lighting plan. Light spill at the eastern edge of the property on to the easement is for security.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and/or its Designee (Secretary)

J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District. No more than six unrelated persons can occupy a six bedroom unit.

- K. Alterations and Revisions:** No alteration or revision to this planned unit development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- L. Terrace Improvements:** Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.
- M. Sanitary and Water:** All sanitary and water lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- N. Residential Parking Permits:** No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.
- O. Management/Maintenance Plan:** See attached Management plan.

Management Plan

**621 Mendota Court
Madison, WI 53703**

January 27, 2009

The proposed building at 621 Mendota Court will be managed by Patrick Properties. Patrick Properties is owned and managed by Patrick Corcoran. The Corcoran family has been involved residential income property in downtown Madison for more than forty years. Patrick has more than 20 years of personal experience in the downtown/student housing market as well as commercial real estate. Patrick Properties currently owns/manages 16 buildings in downtown and near west side of Madison. These buildings include the 45 unit Ambassador by the Lake.

621 Mendota Ct Management Plan

621 Mendota Ct doors and locks will be on a “keyless” card system. This will provide management a higher level of security regarding lost “keys” and a change of tenants.

A resident manager will be on site for tenants to contact regarding, maintenance problems, noise complaints, lock outs, emergencies, etc. If the resident manager is unable to resolve a problem he/she will contact Patrick Properties or authorized maintenance/repair services to remedy the problem. A listing of authorized maintenance personal and repair services will be provided to the resident manager.

Brodeur Enterprises LLC, our maintenance contractor’s, office is located at 619 Langdon St. (Approx 175 feet from 621 Mendota Ct)

The resident manager OR Brodeur Enterprises LLC will be responsible for the following on a weekly basis (more frequently if needed):

Keep grounds picked up and free of debris

Vacuum/sweep hallways

Keep common areas free of trash and debris

Maintain trash room

Maintain laundry room-sweep floor, empty trash cans, wipe down laundry machines

Changed burned out light bulbs in common areas

Maintain lobby/entrance

Maintenance staff will inspect all common areas 3 times per week Repairs to common areas will be done immediately upon learning of need.

The building will provide trash chutes and an INTERIOR trash room. Signage will be located in the building directing all tenants on the proper use of the chutes and educating them on recycling standards. The trash room will be equipped with trash a compactor in order to minimize waste pick ups. Pellitteri Waste Systems will pick-up three times per week for trash and twice a week for recyclables.

Trash pick-up vehicles and maintenance staff parking will be handled with a 10' x 32' loading area located on the west side of the property

Snow will be removed from sidewalk, loading zone and exterior bike/moped parking area by noon the day after a snowfall. Snow will be deposited in the west side of the rear yard. Excessive snow will be hauled off site. Ice melt will be applied to these areas as needed.

The residential lease for 621 Mendota Ct will prohibit tenants from:

Loitering/partying in common areas

Having an excessive number of guests in one unit (no more than one guest/tenant)

Hanging clothes, signs or banners from balconies

Placing interior furniture (ie. upholstered chairs, couches, etc.) on balconies

Grilling on balconies

Bicycles on balconies

The outdoor grill area will have a precast concrete receptacle for used coals. This receptacle will be checked during the weekly maintenance inspections. It will be emptied as needed.

Policy and general announcements for residents will be posted in both the Main Lobby and East Lobby.

All interior and exterior common areas and entrances will be monitored by security cameras. Video from these cameras will be reviewed on a regular basis. This will further our ability to provide a safe and secure living environment.

During the move out period a minimum of two maintenance staff will be on site to facilitate with proper trash removal, keeping hallways clear and exterior grounds free of trash and debris. At a scheduled time, office staff will begin the check out process unit by unit and will be immediately followed by maintenance, painting and cleaning. There will be a minimum of 6-8 cleaning staff and 4-6 painters. The maintenance crew will be determined by the repairs needed within the building.

During the move in period a minimum of three office staff, including Patrick Corcoran, will be on site to facilitate incoming tenants. Move in times will be staggered by floor, in order to minimize congestion on Mendota Ct.

621 Mendota Court
Exterior and Interior Design Criteria
01/27/10

Exterior Building Design

1. Massing: The proposed eight story building is in scale with many of the buildings in the surrounding area. It is less stories than The Surfside and The Roundhouse which are directly adjacent. The immediate neighborhood contains several other structures that are similarly sized in both footprint and height.
2. Orientation: The building is oriented towards Mendota Court with the primary entrance logically located on the west corner of the building. Most of the occupants will be arriving from this direction and is consistent with other buildings on the court. Access to the property can also be achieved from the sidewalk that connects to Langdon Street. This area will have a decorative aluminum fence with masonry piers that include lighting for security.
3. Building Components: The exterior design is comprised of a well defined base, body and cap. The base of the building is designed to engage the varied public space that surrounds it with the use of material details, planters, windows, canopies and lighting. The top of the building is clearly defined with the use of appropriately scaled treatments that also function as mechanical screen, while the middle of the building uses masonry and balconies to transition the top and base.
4. Articulation: The façade is articulated through the use of a varied unit size, material module size and texture, strong vertical and horizontal plane changes, balconies, canopies with three dimensional details. The monumental northwest corner accentuates the entrance and anchors the building while providing enlarged openings to lake views. The roof line is broken with the use of raised parapets that grow out of vertical elements that soften the mass of the building. The end result is a design that is befitting of the area with a rich, warm and comfortable character that will enrich the neighborhood.
5. Openings: The size and rhythm of the opening are similar to other buildings in the area and are placed to enhance the vertical and horizontal architectural elements which create an appropriately scaled building. Many of the openings on the upper floors and northwest corner are oversized to maximize views. Lower level openings to lodging units are sized to fit with the base materials and have sills that are a minimum of five feet above grade for security. The entry is composed primarily of full height transparent glass to enhance visibility to the court and landscaping elements which creates an inviting and secure space. The eastern bike entry is oversized for easier access, with full height transparent glass for security. The location to the trash service door is pulled back from the public sightline and will be complimentary to the adjacent materials.

6. Materials: Building and site materials will be rich in appearance with intriguing textural and module characteristics that will be compatible with the site and neighborhood. The high quality, durable materials will be continuous around the building and scaled to reinforce the identifiable base, body and cap.
7. Entry Treatment: The corner monumental entrance provides a visible and clearly defined entry to the building via enlarged building massing, articulation, canopy, differentiation of materials, site treatments, lighting and canopy. The bike entrance on the east side of the property is setback from the façade with a metal canopy and enlarged glass entrance; it will also have lighting and a bench to create a comfortable secondary building entry.
8. Terminal Views: The main approach and most visible view of the building is from Mendota Court via Lake Street. That corner of the building has been designed to be the prominent feature of the façade. The sightlines to the majority of the façade are impeded by adjacent large structures or trees.

Site Design / Function

1. Semi-Public Space: The semi public spaces are being enhanced with a variety of ground treatments, site amenities, raised planters, outdoor cooking area and lighting.
2. Landscaping: Due to the urban site, nature of tenant abuse and use of the semi-public space, landscaping will be limited to varied ground materials, raised planters and plantings.
3. Lighting: Exterior lighting will be designed to meet this criteria and provide addition security to the east sidewalk.

Interior Building Design

1. & 2. Mix of Dwelling Unit Types: The building is intended for student housing and young professionals. A mix of one, two, three, four and six bedrooms are provided.
2. Dwelling Unit Size, Type and Layout: All bedrooms are designed for single occupancy while the living areas are capable of comfortably seating all occupants.
3. Interior Entryway: The primary entry creates an inviting appearance with the use of transparent glass, 13' tall ceilings, canopies, planters and lighting. The lobby is sufficiently sized for deliveries and circulation.
4. Usable Open Space: The total 2,135 s.f. of usable open space is attributed to the back yard and balconies on the front and back of the building.

5. Trash Storage: The trash and recycling storage is located within the building footprint and is accessible to all resident via vertical chutes.
6. Off Street Loading: A 10'x32' loading zone is provided on the west side yard. Additionally, it is the owner's intent that the units will be furnished which will reduce the impact during move in week.
7. Resident Parking: There is no vehicle parking on this project. A total of 102 bike/moped stalls are provided that include 27 (3x6) moped and 3 (2x6) bicycle stalls outside in the secured east side yard. There are 72 (2x6) structured bicycle stalls in the garden level that is accessed directly from the east yard.

621 MENDOTA COURT

(FORMERLY 617-619 MENDOTA COURT)

MADISON, WISCONSIN

PROJECT DESCRIPTION:

8-STORY STUDENT HOUSING PROJECT DESIGN ZONE 3 CONSISTING OF 27 RENTAL UNITS AND 100 BEDROOMS WITH A MIX OF 5 SIX BEDROOM UNITS, 9 FOUR BEDROOM UNITS, 9 THREE BEDROOM UNITS, 3 TWO BEDROOM UNITS & 1 ONE BEDROOM UNIT. THERE IS A TOTAL OF 39,327 S.F. ON A SITE AREA OF 9,188 S.F., RESULTING IN A FLOOR AREA RATIO OF 3.86 (WHICH DOES NOT INCLUDE THE GARDEN LEVEL). OUTDOOR PARKING FOR 27 MOPEDS AND 3 BICYCLE STALLS IS PROVIDED WITH AN ADDITIONAL 72 INDOOR BICYCLE STALLS. THERE IS A TOTAL OF 2,135 S.F. OF USEABLE OPEN SPACE.

UDC FINAL APPROVAL

JANUARY 27, 2010

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A6.01	EXTERIOR ELEVATIONS
A6.02	EXTERIOR ELEVATIONS

PATRICK PROPERTIES 608.663.1778

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

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



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

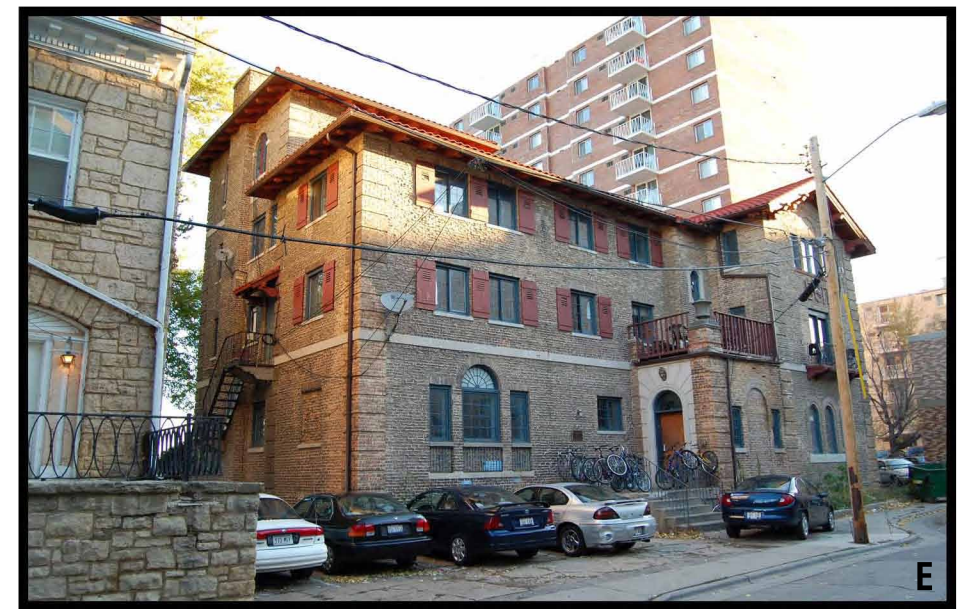
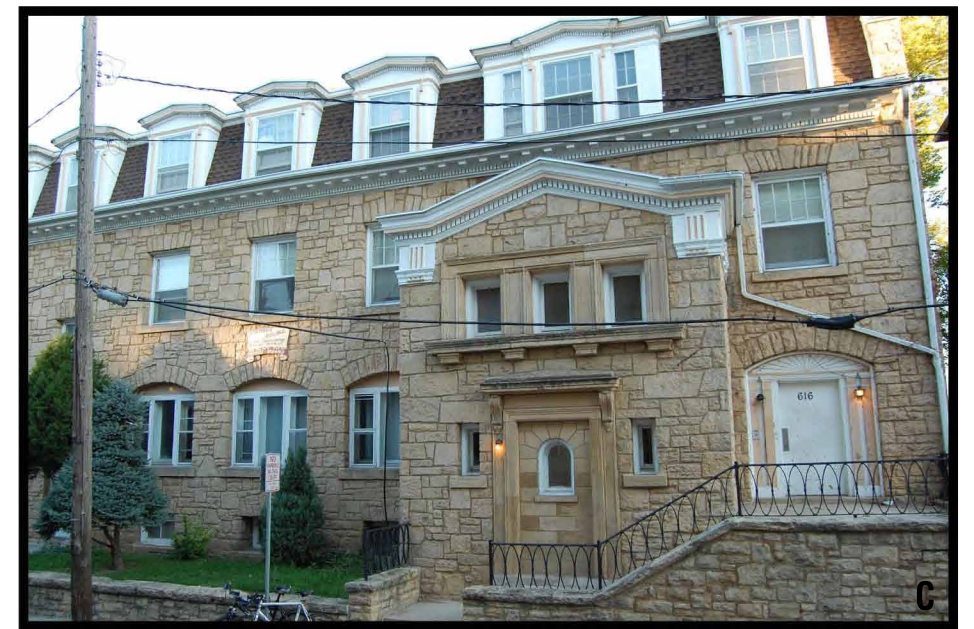
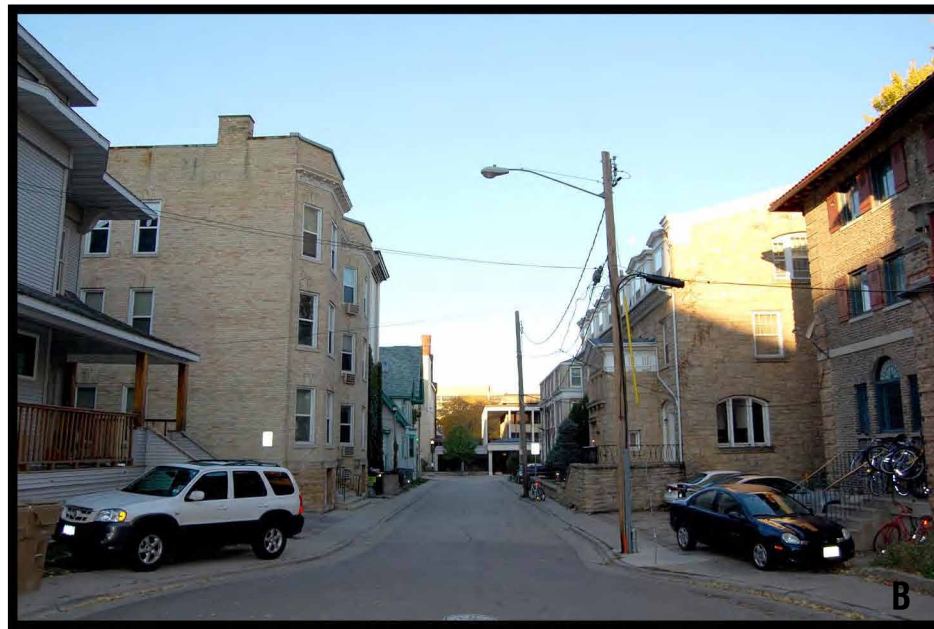
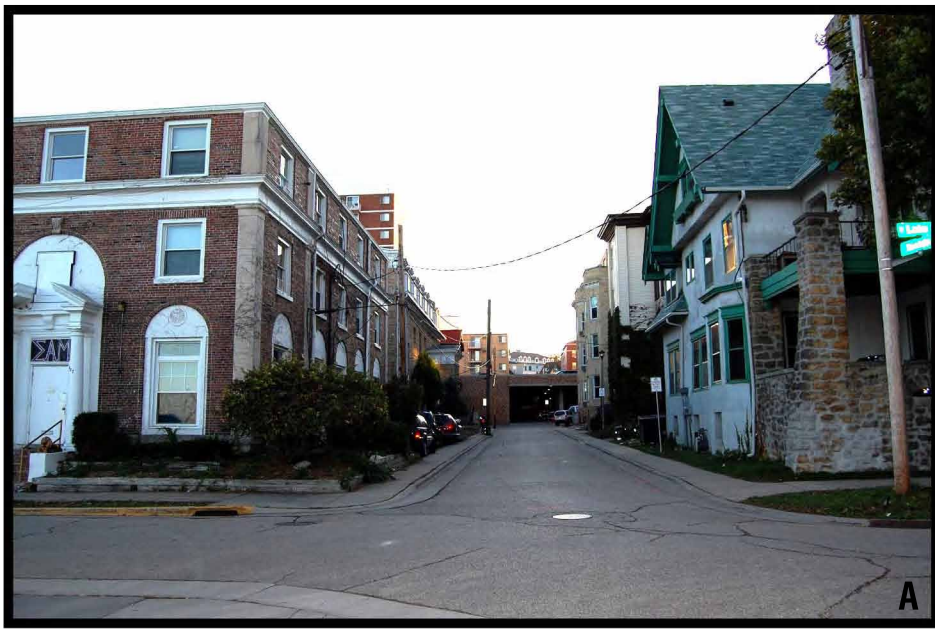
LANDGRAF CONSTRUCTION
PRIMARY CONTACT:
MARK LANDGRAF
EMAIL: mark.landgraf@landgrafconstruction.com



ARCHITECT:
8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
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GARY BRINK & ASSOCIATES, INC.
EMAIL: gary.brink@garybrink.com
CONTACT: GARY BRINK

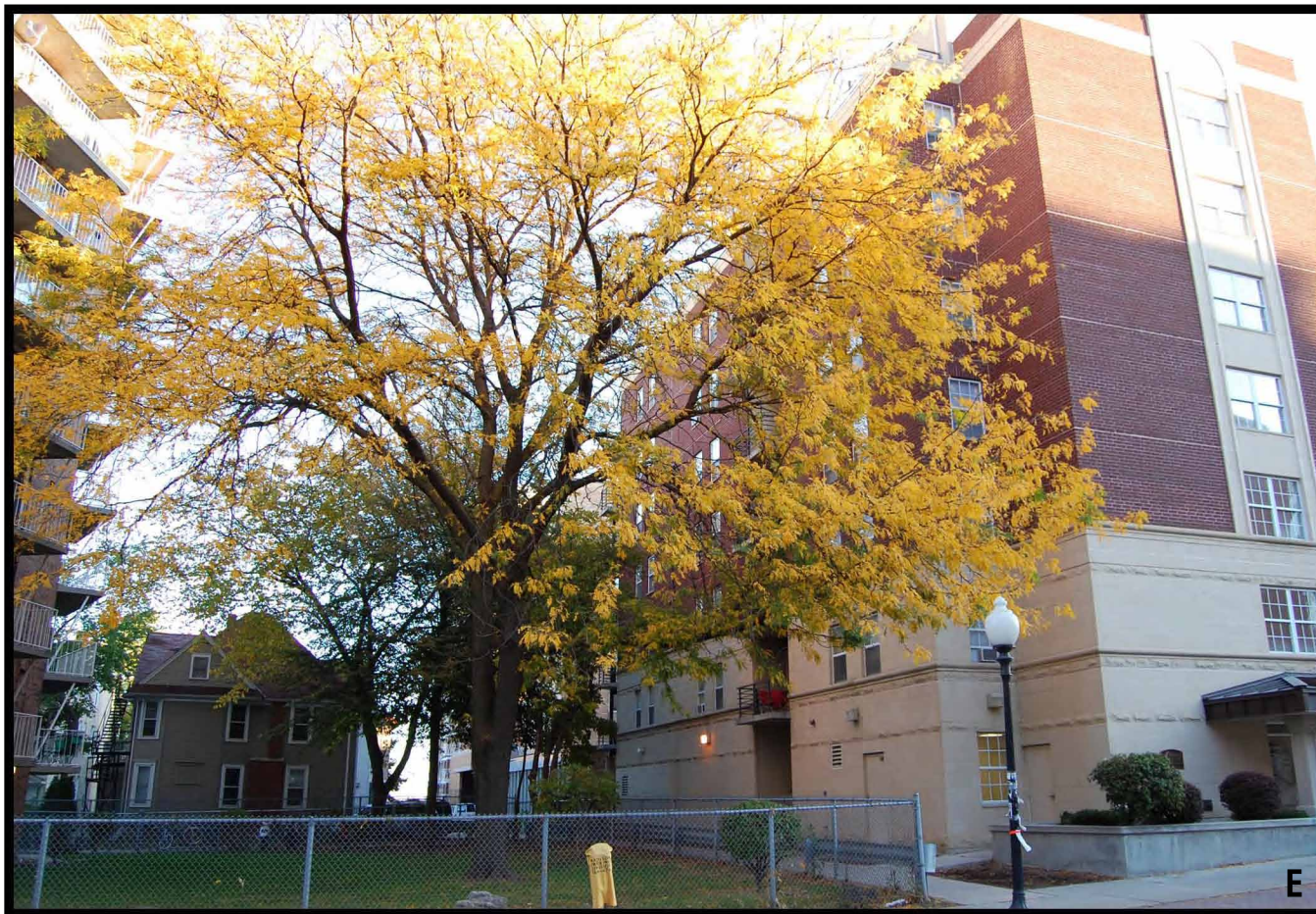
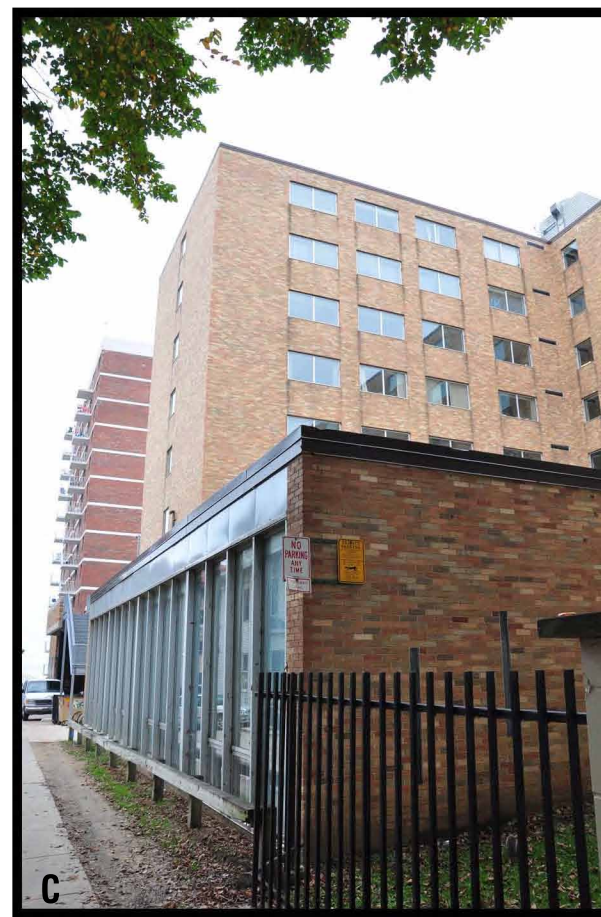




Description of images: (clockwise from left)

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

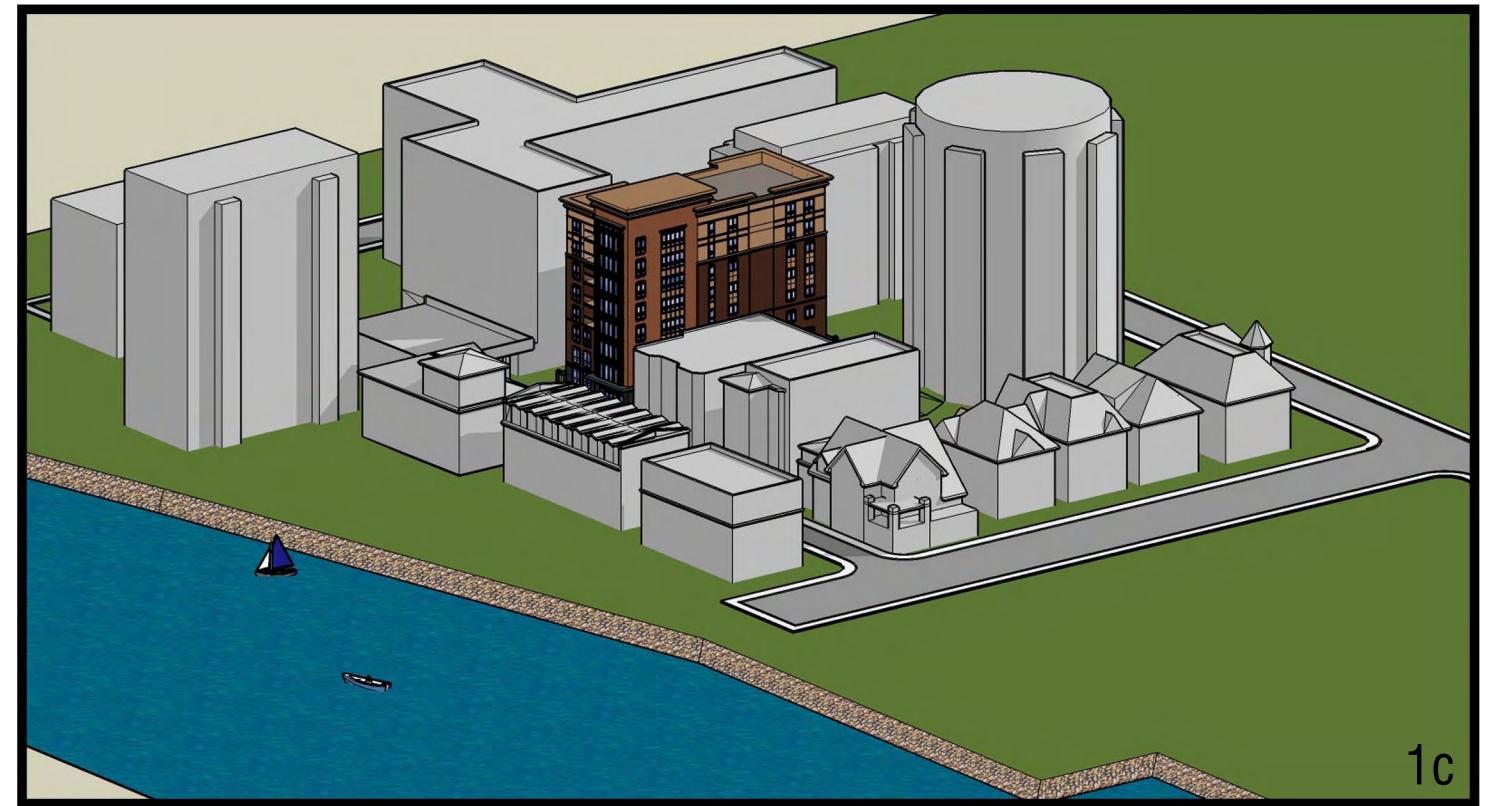
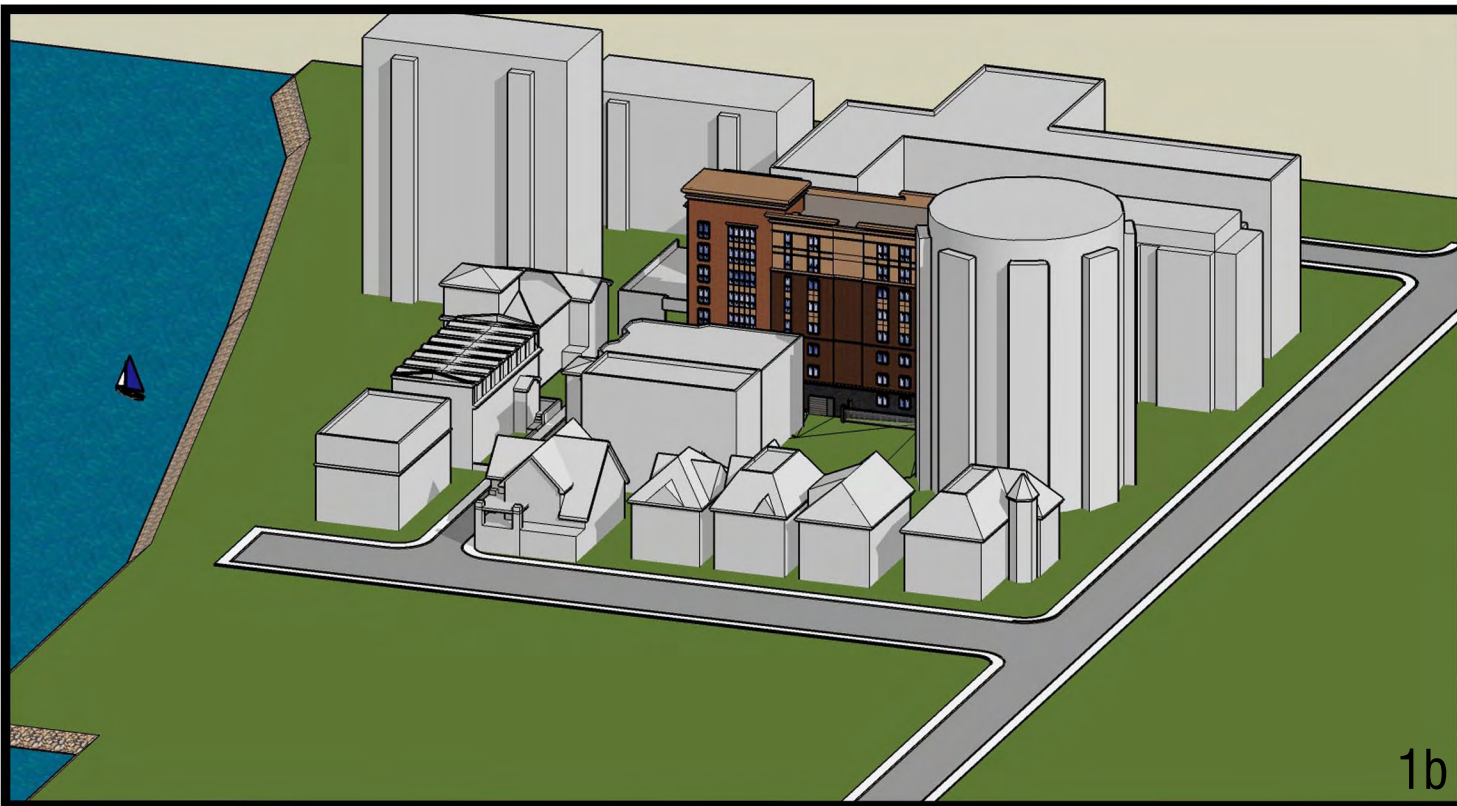
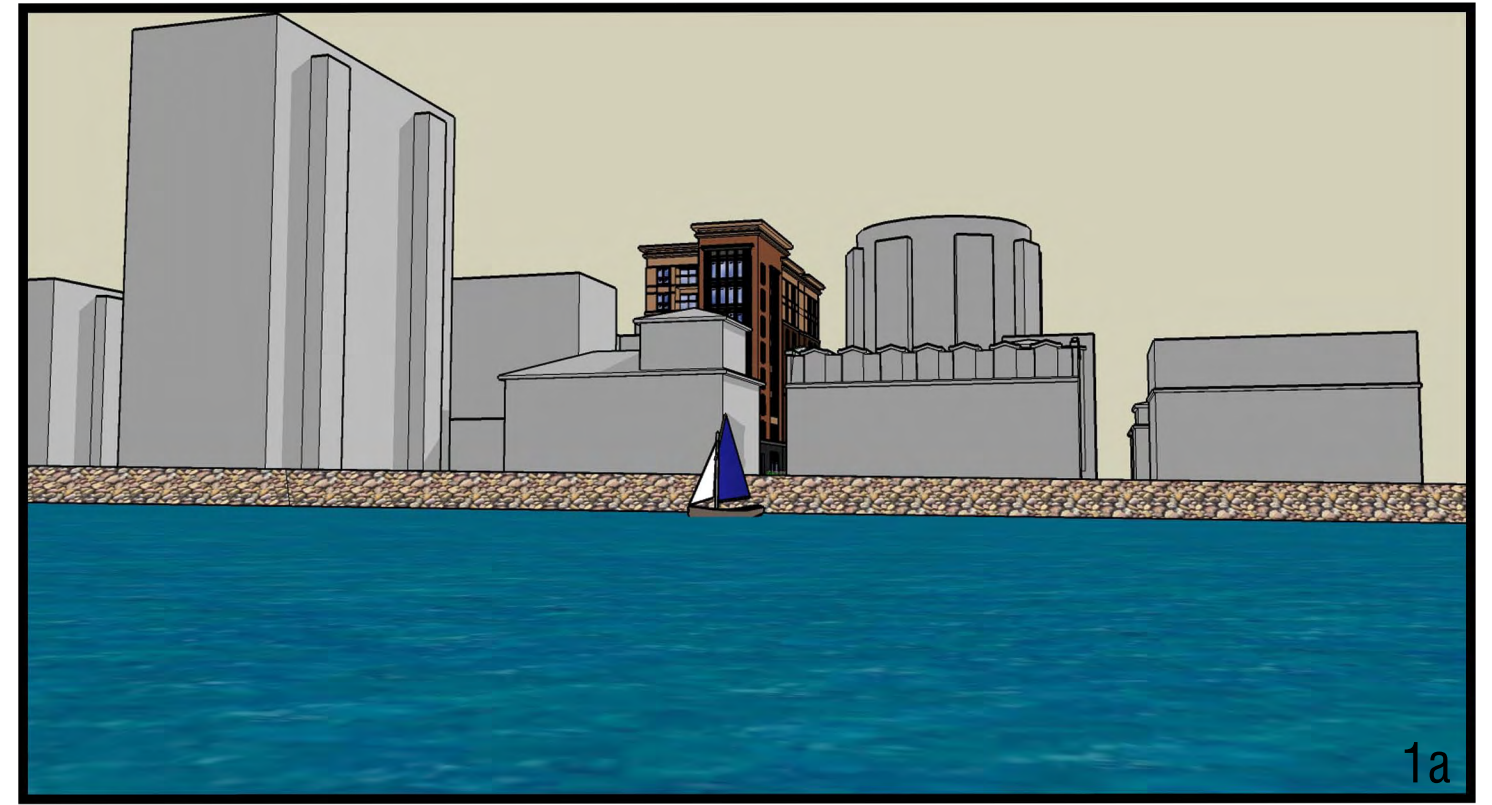
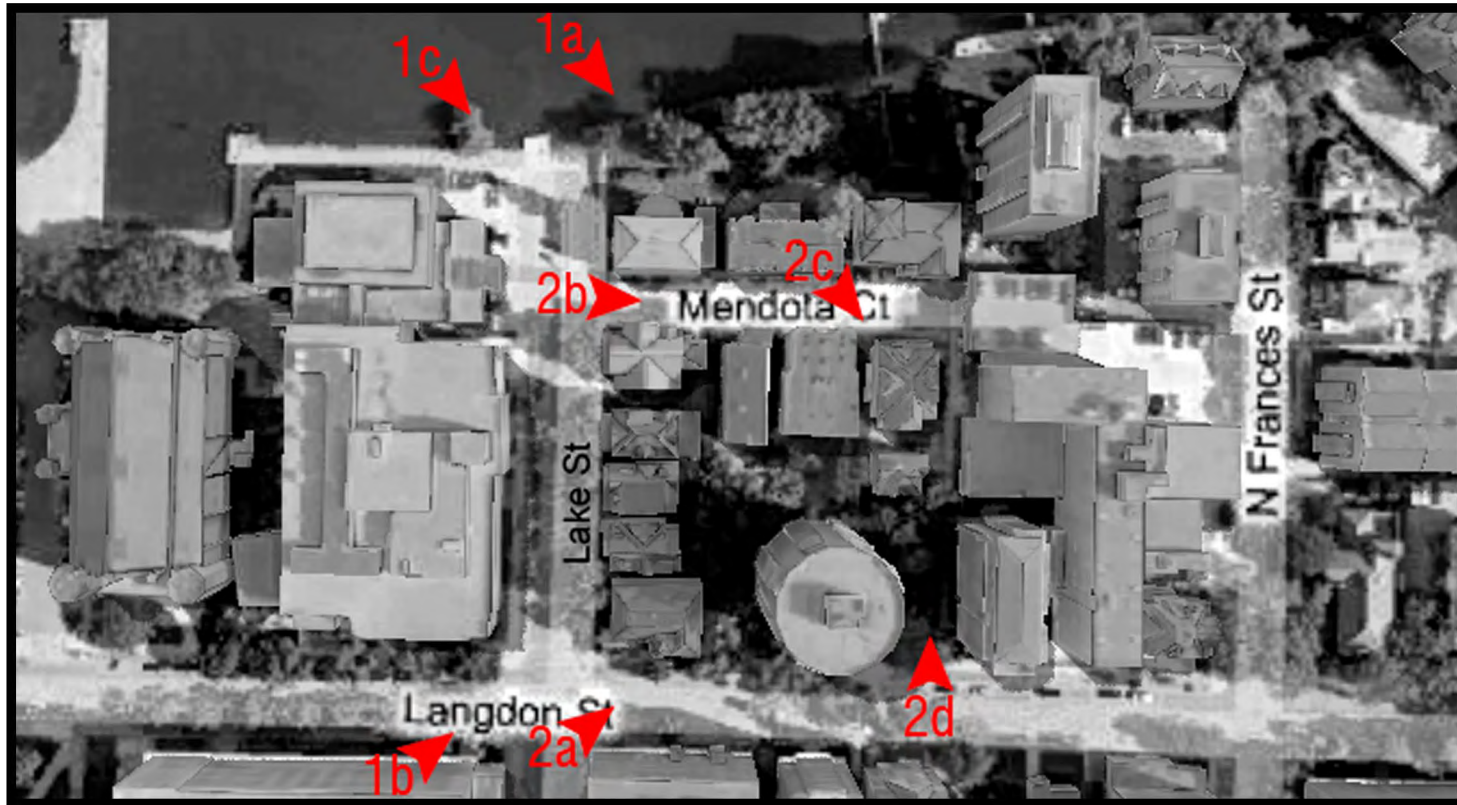
- E. Beta House, 622 Mendota Court
- F. North side of Mendota Court
- G. South side of Mendota Court

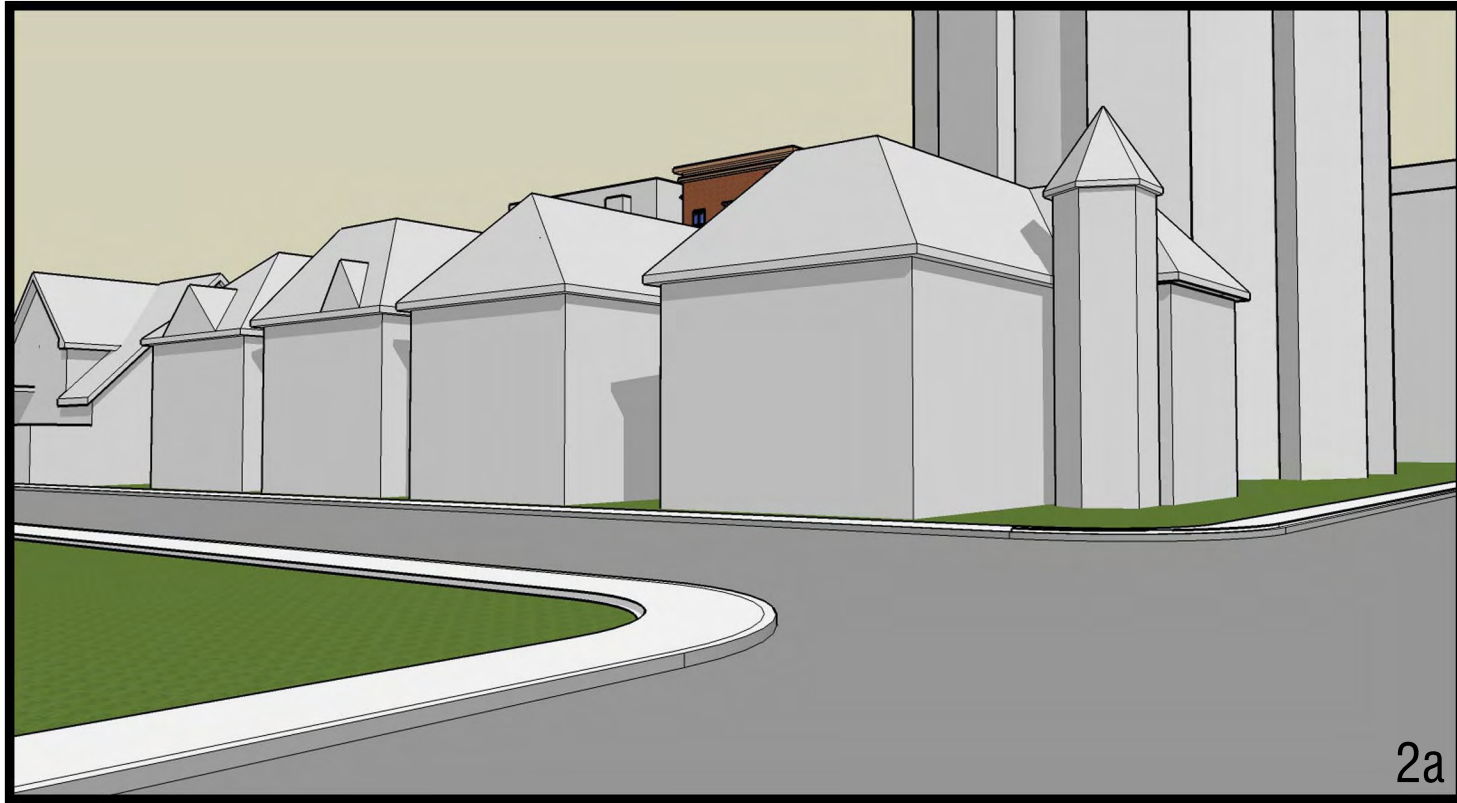


Description of images: (clockwise from left)

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







2a



2b



2c



2d

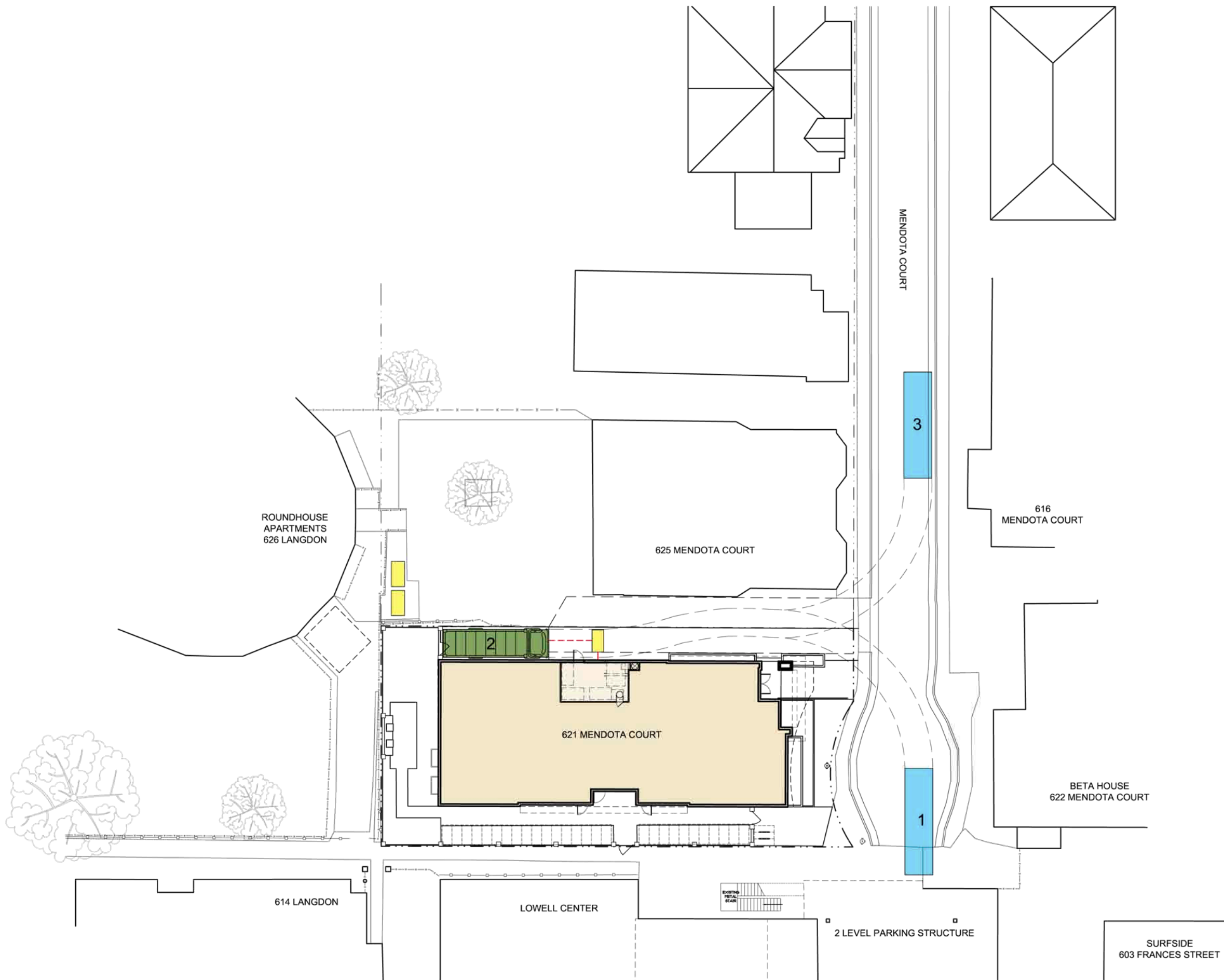




Mendota Court - Exterior Rendering
621 Mendota Court Madison, Wisconsin

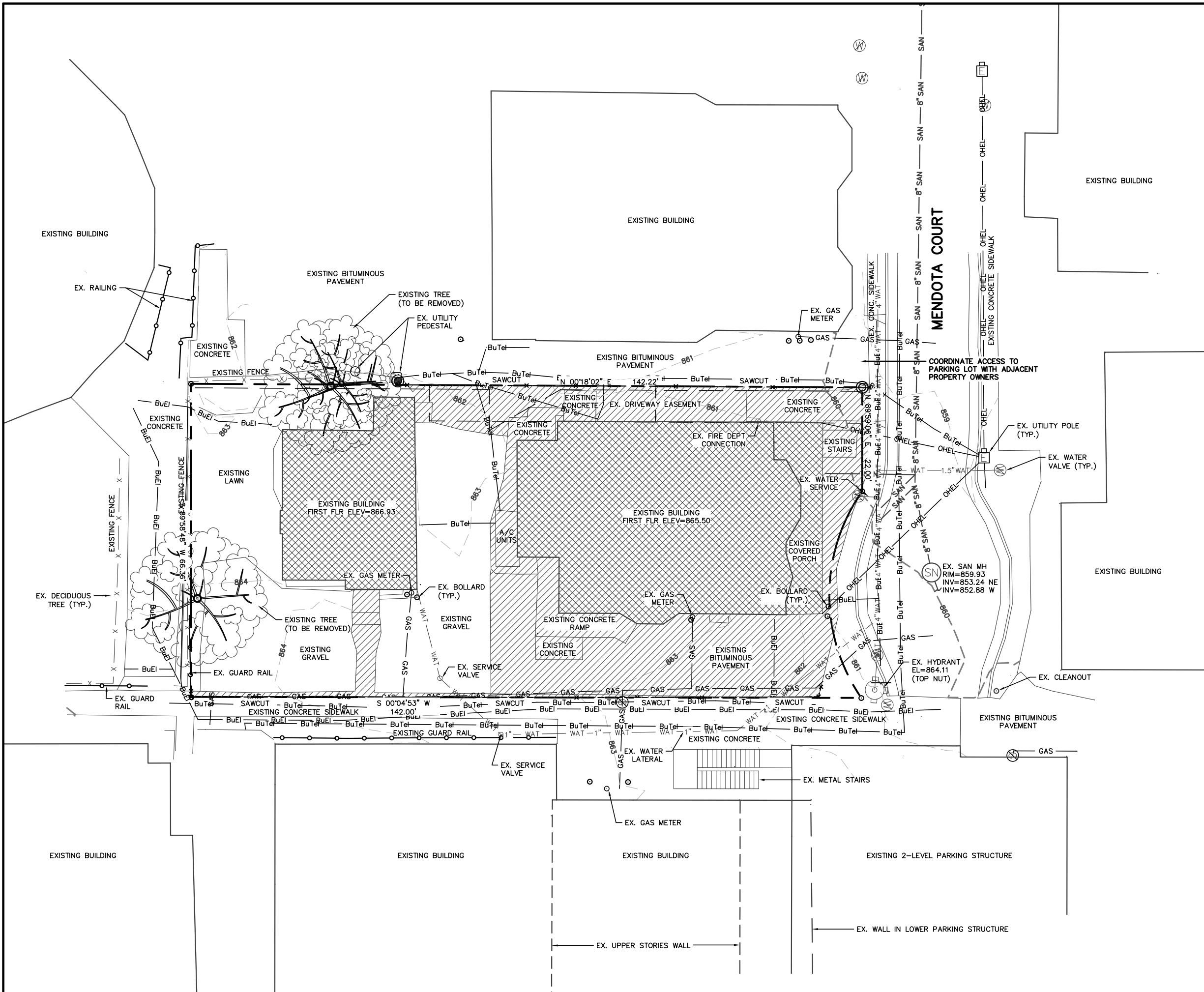
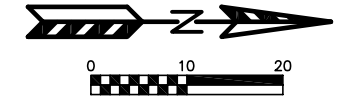


January 27, 2010





GRAPHIC	REFUSE COLLECTION KEY
	EXISTING REFUSE CONTAINERS
	NUMBERS RELATE TO SEQUENCE OF COLLECTION VEHICLE



DEMOLITION GENERAL NOTES

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

SITE DEMOLITION LEGEND

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

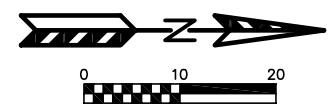
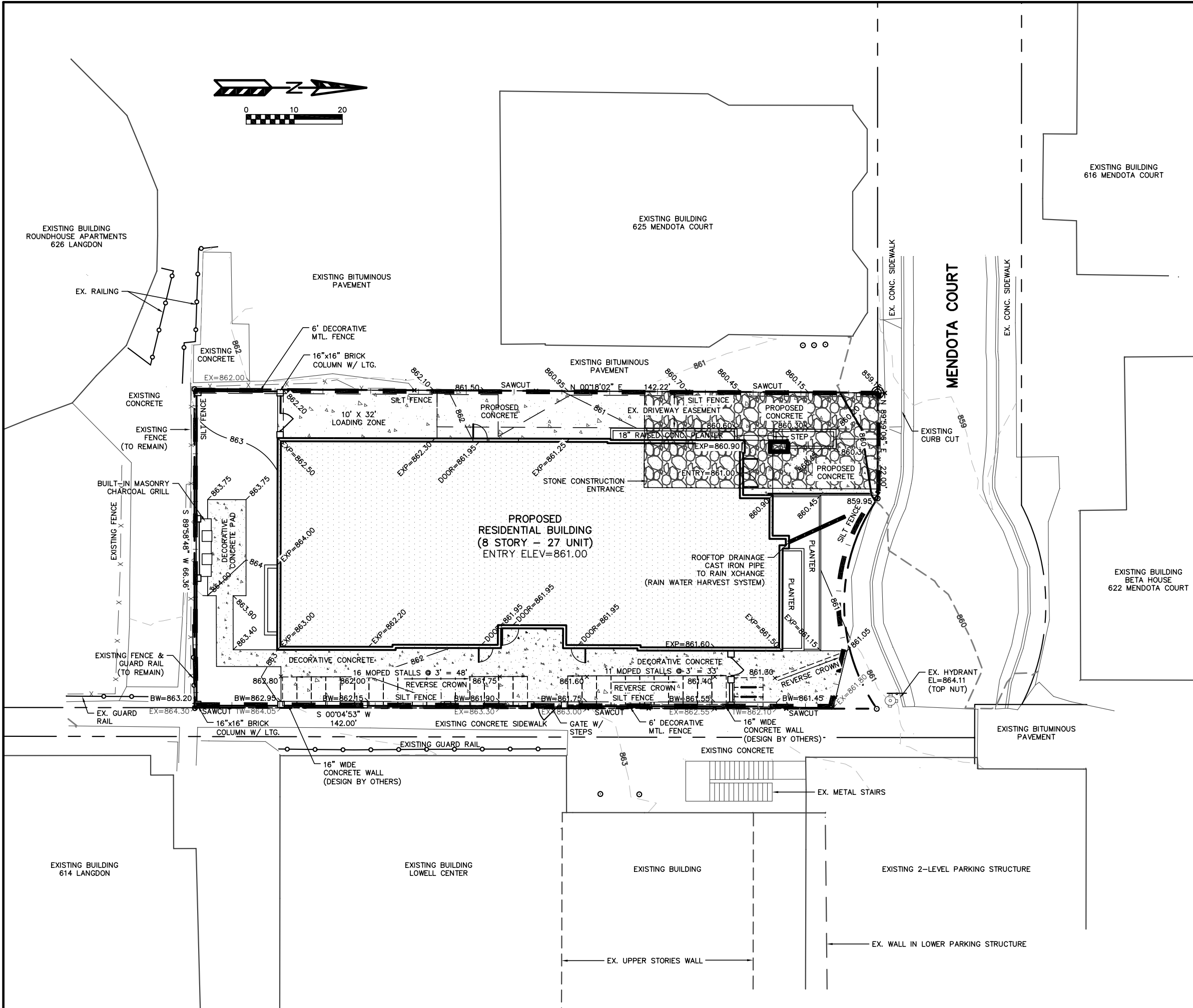
NOTES:

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

621 MENDOTA COURT
 EXISTING SITE/DEMOLITION PLAN
 DATED: JANUARY 15, 2010

C-101

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



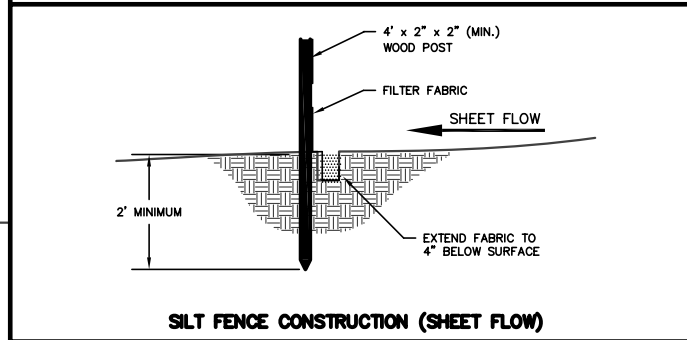
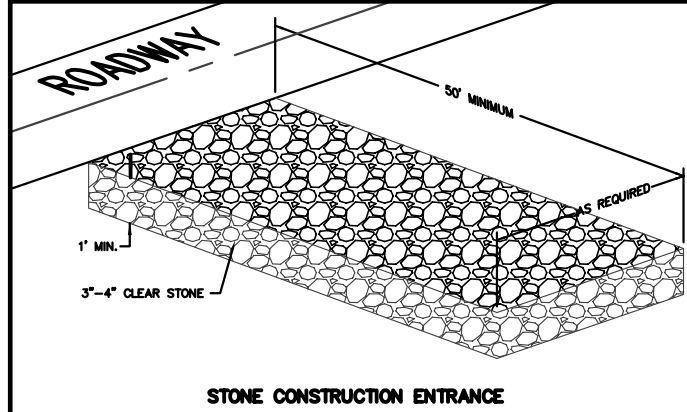
EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 WDOT TYPE D INLET PROTECTION SHALL BE PLACED ON ADJACENT INLETS PRIOR TO ANY CONSTRUCTION.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

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

RESTORATION NOTES:
 ALL PERSISTENTLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER: PATRICK PROPERTIES
 5417 UNIVERSITY AVE
 MADISON, WI 53705

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

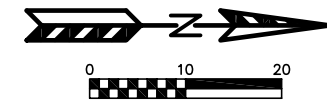


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

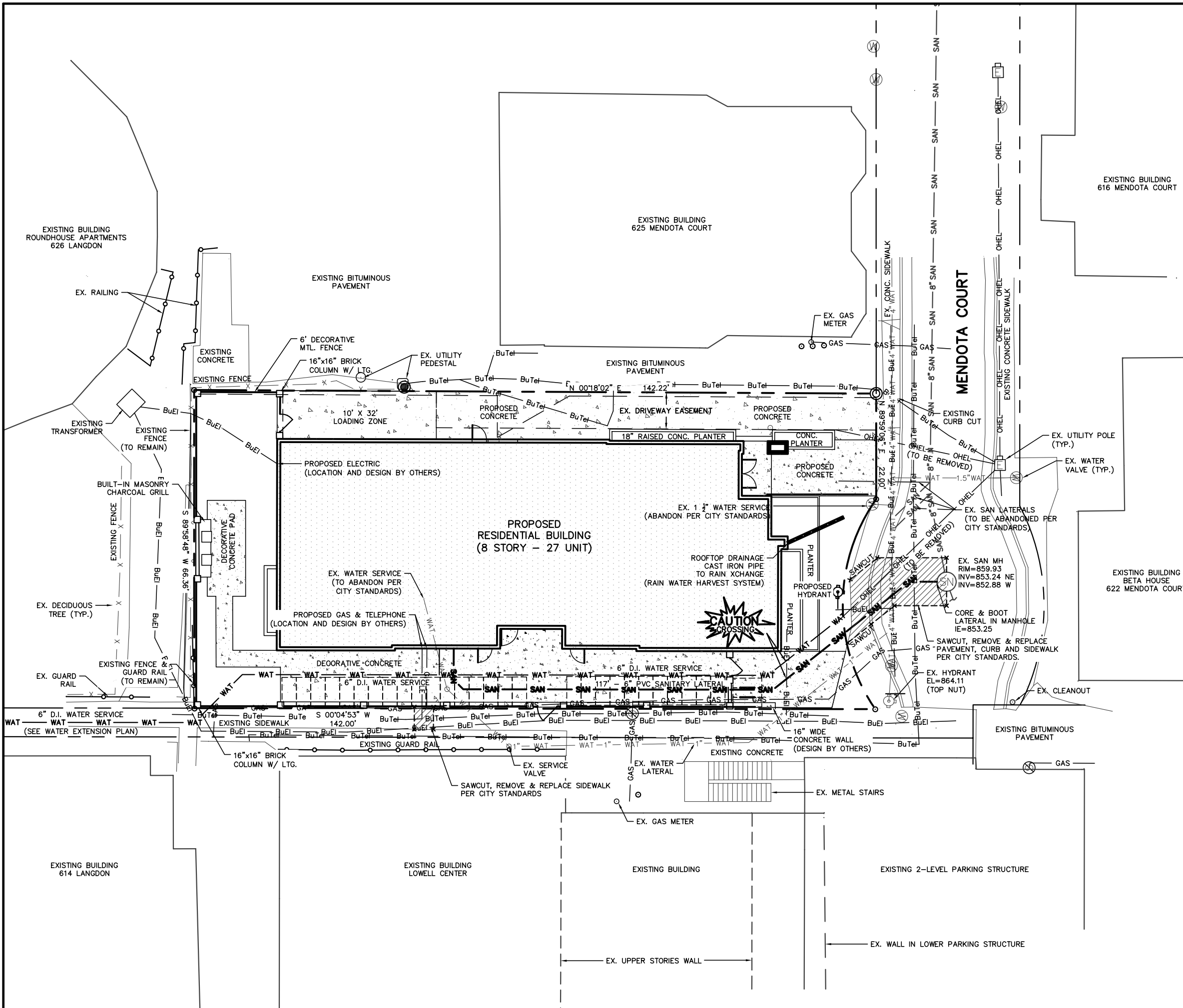
621 MENDOTA COURT
 GRADING AND EROSION CONTROL PLAN
 DATED: JANUARY 15, 2010

C-102

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



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



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

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

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

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

UTILITY NOTES:

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

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

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

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

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

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

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

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

621 MENDOTA COURT
 UTILITY PLAN
 DATED: JANUARY 15, 2010

C-103



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 4893 Larson Beach Road; McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

**ROUNDHOUSE APARTMENTS
626 LANGDON**

EXISTING BUILDING

614 LANGDON

EXISTING BUILDING

EXISTING BITUMINOUS PAVEMENT

(5)JCC
(1)ABST
(4)RSH
(6)EA

625 MENDOTA COURT

EXISTING BUILDING

EXISTING CONCRETE SIDEWALK

616 MENDOTA COURT

EXISTING BUILDING

616

MENDOTA COURT

EXISTING BUILDING

**BETA HOUSE
622 MENDOTA COURT**

**NEW
8 STORY
27 UNIT
RESIDENTIAL DEVELOPMENT
621 MENDOTA COURT**

**EXISTING BUILDING
LOWELL CENTER
Plant Material List**

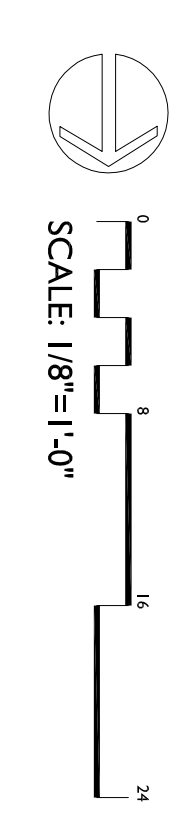
Quantity	Code Name	Scientific Name	Common Name	Planting Size
1	ABST	Amelanchier X Grand Autumn Bluff (G)	Autumn Bluff Sandcherry (G)	2' B&B
3	CSO	Quercus Alba X Quercus Foulcrum Crimson Spire	Crimson Spire Oak	2' LIZ B&B
Coifer Evergreen				
1	ESP	Pinus Strobus Blue Star [®]	Blue Star Eastern White Pine	#3 CONT.
12	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborescens	#6 CONT.
2	HA	Thuja Occidentalis 'Hematury'	Hematury Arborescens	#5 CONT.
Perennial				
3	AKHG	Heuchera Petaluma Autumnangel [®]	Autumn Angel	Planting Size
7	BO	Hemerocallis Bell	Big Daylily	#1 CONT.
1	CHH	Dicentra Spectabilis	Common Bleeding Heart	#1 CONT.
5	CVS	Carex Hirsutissima 'Evergold'	Evergold Variegated Japanese Sedge	#1 CONT.
5	BS5	Rudbeckia Full Sun Silkman Goldsturm	Goldsturm Black-eyed Susan	#1 CONT.
4	HIT	Onoclea Lyoni 'Hot Lips'	Hot Lips Turtleneck	#1 CONT.
7	KFG	Calamagrostis Autumn Kaii Forester	Kaii Forester Feather Reed Grass	#1 CONT.
4	LM	Achillea Millefolium	Lady's Mantle	#1 CONT.
16	PD	Sporobolus Heterodactylus	Pine Dropseed	#1 CONT.
7	PLW	Eurychorda Fernaldii Var. Color	Purpleleaf Wintercreeper	#1 CONT.
6	RSL	Palmetto 'Raspberry Splash'	Raspberry Splash Liriodendron	#1 CONT.
4	RSD	Heuchera Royal Standard	Royal Standard Heuchera	#1 CONT.
7	RSH	Hemerocallis Ruby Star [®]	Ruby Star Daylily	#1 CONT.
4	SIS	Hemerocallis Sweet Heat [®]	Sweet Heat Daylily	#1 CONT.
5	VA	Tradescantia Sweet Heat [®]	Sweet Heat Spiderwort	#1 CONT.
5	VA	Azalea Chinese Vanner [®]	Vanner Azalea	#1 CONT.
Shrub				
10	ACD	Hamamelis Virginica 'Albemarle's Compact'	Albemarle's Compact Dogwood	#5 CONT.
3	COG	Hamamelis Virginica 'Compact'	Compact Oregon Dogwood	#2 CONT.
1	ETV	Viburnum X Tenedra 'Triumph'	Emerald Triumph Viburnum	#7 CONT.
5	ICC	Syringa 'Coral Spikes'	Indiscreet Coral Spikes	#2 CONT.
3	LHS	Itea Virgata 'Spect' [®]	Little Henry Dwarf Sweetgum	#2 CONT.
9	TBS	Spiraea betulifolia 'Toi' [®]	Toi Bechtel Dwarf Spirea	#2 CONT.

GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown as indicated, spread to a 3" depth over fabric weed barrier.

B) Areas labeled "6-12" Granite cobblestone mulch" to receive WI native granite cobblestones or pond cobbles from Kalka Granite, LLC, in Stratford, WI, USA toll free call (800) 852-7413,SP#440 to a 18"-24" depth over fabric weed barrier.

C) Rain/Change rainwater harvest system by Aquascape 901 Anguillard Way, St. Charles, IL 60174 Toll Free (888)977-08371 Buried Aquo Box-3000 gallon holding capacity (3'x11'x6") includes a rainwater filtration system, core drilled granite boulders for the feature, a host of plants, and a hose bib which allows for the education and usage of the stored water with a hose bib connection to be used for the watering of on-site plant material and the cleaning and maintenance of the hardscape surfaces. Roof water piping to ground level (by others)



2 LEVEL PARKING STRUCTURE

LANDSCAPE PLAN

CALL DIGGERS HOTLINE
1-800-272-8511

TO OBTAIN LOCATION OF
MATERIALS AND TO
OBTAIN PRICES
FOR MATERIALS
CONTACT
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FOR A LOCATION
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MADISON, WI 53703
NOTICE BEFORE YOU EXCAVATE

MENDOTA COURT

Owner: PATRICK PROPERTIES
621 MENDOTA COURT
MADISON, WISCONSIN

Checked By: CPP
Drawn By: CPP
SUBMITTAL:
01-15-10 MPC
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

Job #

L1

©2010 CAD/CHECK/MENDOTA COURT STUDENT HOUSING/LAND DRAWINGS/MENDOTA CT_10CS_01_15_10.DWG
Created: 1/14/2010, Saved: 1/14/2010, Printed: 1/15/2010

the
group
architects
LANDSCAPE ARCHITECTS
LANDSCAPE CONSULTANTS
280 P.O. BOX 60330
MIDDLETON, WI 53562-0330
TEL: (608) 839-7941
FAX: (608) 831-0506



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXETER DRIVE
MADISON, WI 53717
608.551.7500
608.551.8800 (FAX)

ROUNDHOUSE
APARTMENTS
626 LANGDON

EXISTING BUILDING

616
MENDOTA COURT
EXISTING BUILDING

625 MENDOTA COURT

EXISTING BUILDING

BETA HOUSE
622 MENDOTA COURT

PARKING LOT PLAN SITE INFORMATION BLOCK

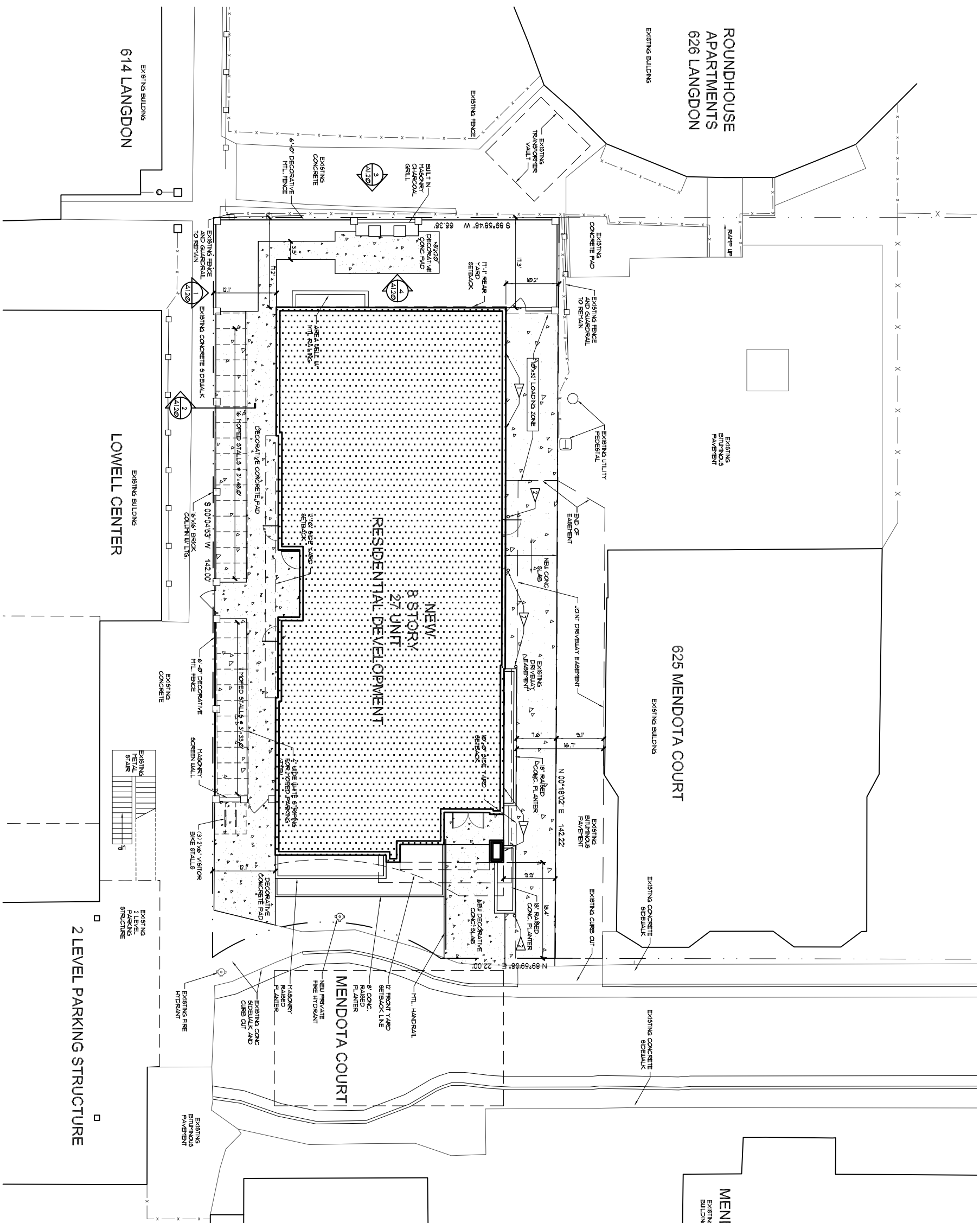
Site Address: 621 Mendota Court
 Site acreage (total): 0.211 Acres
 Number of building stories (above grade): (8) Eight
 Building height: 85'-7" FT.
 Diller type of construction (new structures or additions): IB
 Total square footage of building: 38,931 sq. ft.
 Use of property: Rental Housing
 Gross square feet of office: NA
 Gross square feet of retail area: NA
 Number of employees in warehouse: NA
 Number of employees in production: NA
 Capacity of restaurant/place of assembly: NA
 Number of bicycle stalls shown: Outside - 27, Inside - 25, Bicycle Stalls
 Inside - 102 (72, Motorist & 25, Bicycle Stalls)
 1800

Number of Parking stalls:

Small Car	0	SHOWN
Large Car	0	
Accessible	0	
TOTAL	0	

Number of trees shown (See Landscape Plan)

KEY NOTES
 1. MAKE REF. AS FOR TYPE AND LOCATION
 2. 6" DIA. WHEEL BOLLARD FLEED w/ CONC.



PROPOSED SITE PLAN

1" = 20'
10' X 32' LOADING ZONE

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

DRAWN BY: 200819
 DATE: 12/02/09
 SCALE: AS NOTED

PLAN CONTRIBUTION:
 NED/BR/09 12/03/09
 LDC 12/02/09
 LDC 12/28/09
 PC 1/9/10
 LDC 09/17/10



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LED LandScape

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FEATURES

- High output LED with minimal power consumption
- Highly sensitive to heat up to 160°F (70°C)
- 50,000+ hour life, reducing maintenance significantly
- Non-toxic light in an ecofriendly plastic housing
- Simple to install with no wiring or cabling
- Smooth, flat, adjustable to highlight or evenly illuminate pool decks
- Easy to clean with soft fiber material and low water usage
- Available in 12" or 24" diam with 120° and 150° beam angles

COOPER LIGHTING - LUMARK®

Impact™
MPP-T-70-4T
Mendota Court

GENERAL DATA

IP IMPACT TRAPEZOID

1" Dia
48" Mounting Depth
24" Hgt
24" Dia
24" Dia
24" Dia
24" Dia

1" Dia
48" Mounting Depth
24" Hgt
24" Dia
24" Dia
24" Dia

6" METAL WALL WASH

OPENING WALL WASHING DOWNLIGHT
ED17P LAMP TO 150W PAR LAMP TO 100W

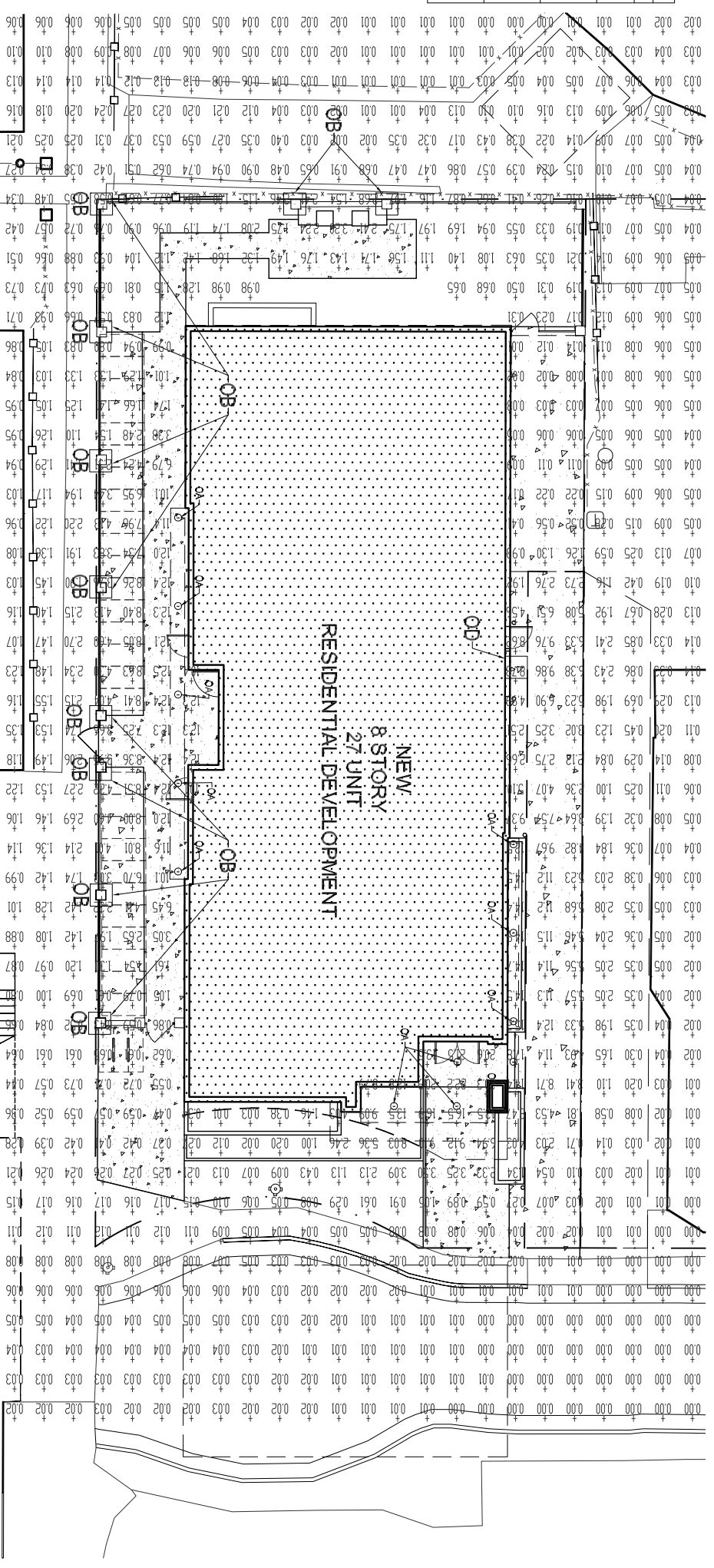
TYPE OB

MENDOTA COURT - MD6-750L-20MH

150W WAX ED17P TYPE OA

150W WAX ED17P TYPE OC2

MENDOTA COURT APARTMENTS - SITE LUMINAIRE SCHEDULE (1/15/10)	TYPE	DESCRIPTION	LAMP	LUMENS	Mounting	LF	Qty
DA	Portfolio	MD6-6750L-70MH (1) 70 MH	5500	13'	AF-G	0.70	12
DB	Sterenberg	0610 (1) 0610-50MH-III-HS	3500	6'	PIER	0.70	2
DB1	Sterenberg	0610 (1) 0610-50MH-V	3500	6'	PIER	0.70	7
DD	Lumark	Wallpack (1) MHP-T-70MT	5500	10'-3"	AF-G	0.70	1



PROPOSED PHOTOMETRIC SITE PLAN

PROJECT: MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53703

DEVELOPER: PATRICK PROPERTIES
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

DATE: 01/15/10
SCALE: AS NOTED

DRAWN BY: [Signature]

PROJECT: 200919

DATE: 01/15/10

SCALE: AS NOTED

DRAWN BY: [Signature]

PROJECT: 200919

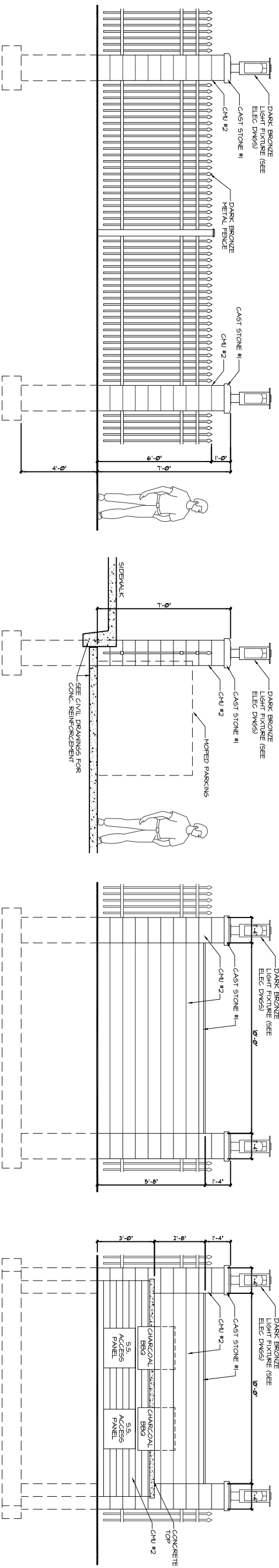
DATE: 01/15/10

SCALE: AS NOTED

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MADISON, WI 53717
608.551.7500
608.551.8888 (FAX)

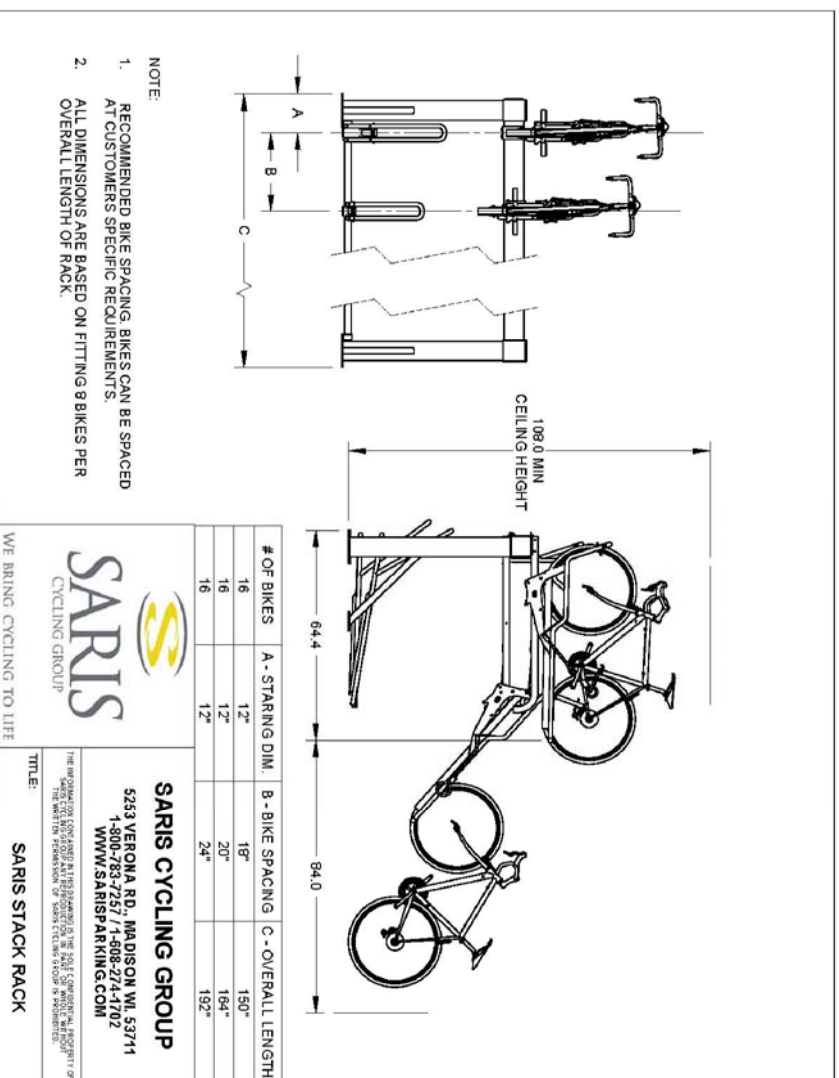


1 TYPICAL PAIR/ FENCE ELEVATION
3/8" = 1'-0"

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

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

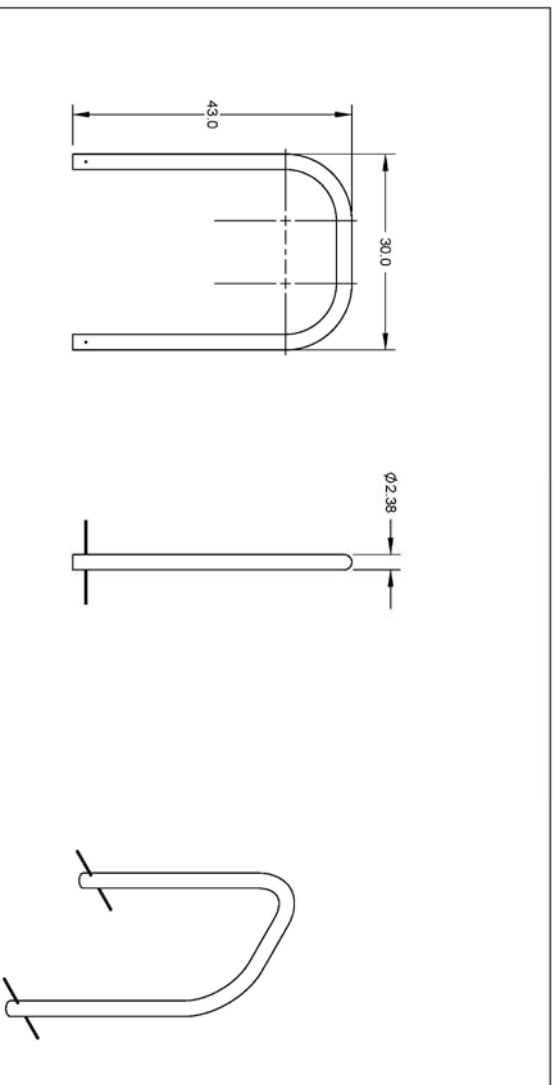
4 BBQ ELEVATION
3/8" = 1'-0"



SARIS CYCLING GROUP
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1-800-783-7257 / 1-408-274-1702
WWW.SARISPARKING.COM

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SARIS STACK RACK



- NOTE:
- DO NOT SCALE DRAWING.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

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2112 - 2 BIKE BG BIKE DOCK



SITE BENCH

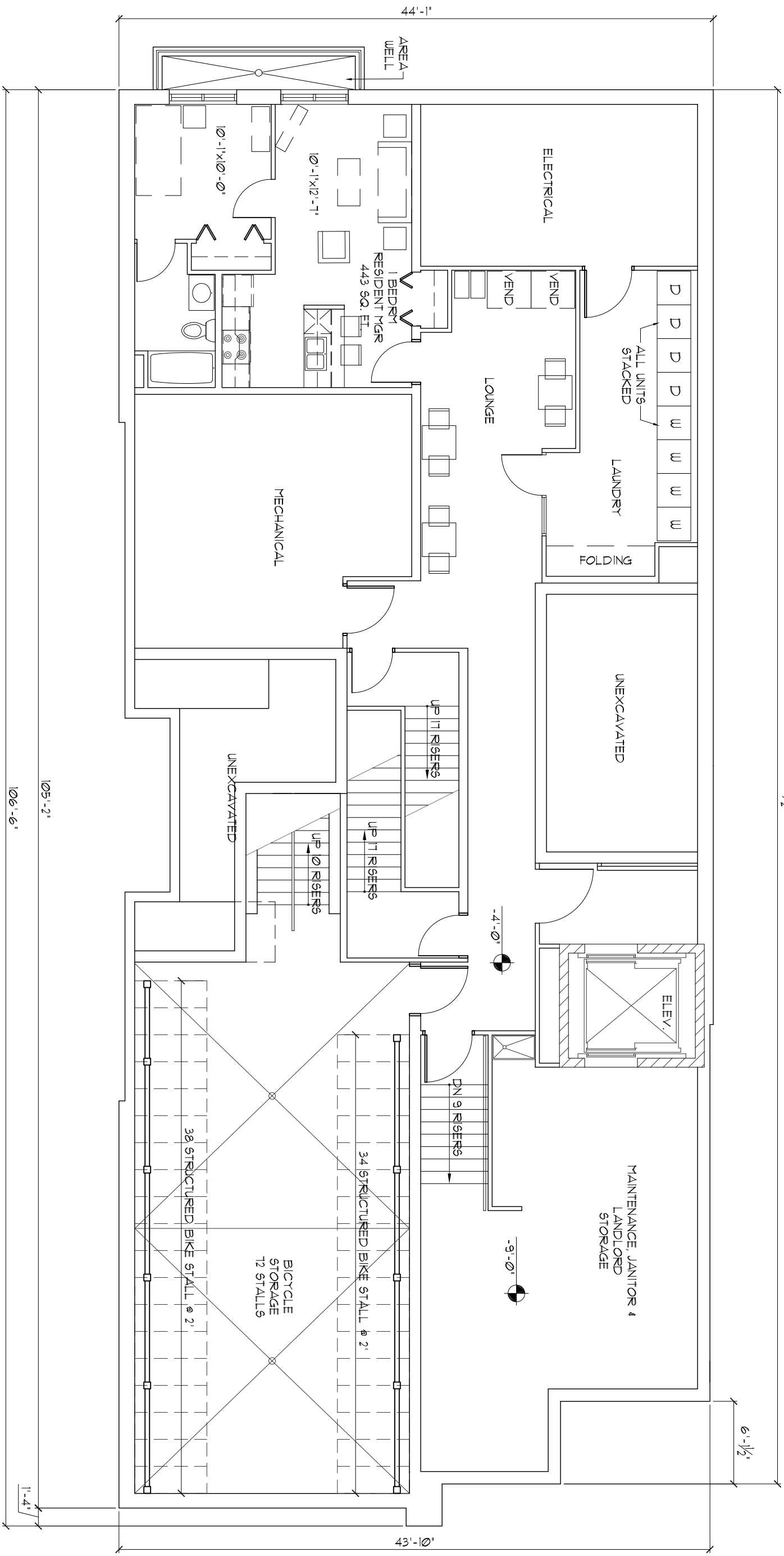


TYPICAL PLANTER

PROJECT: 200949
DRAWN BY: 01/5/10
DATE: AS NOTED
SCALE:
PROJECT: 200949
DATE: 01/5/10
SCALE: AS NOTED

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

103'-4 1/2"



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

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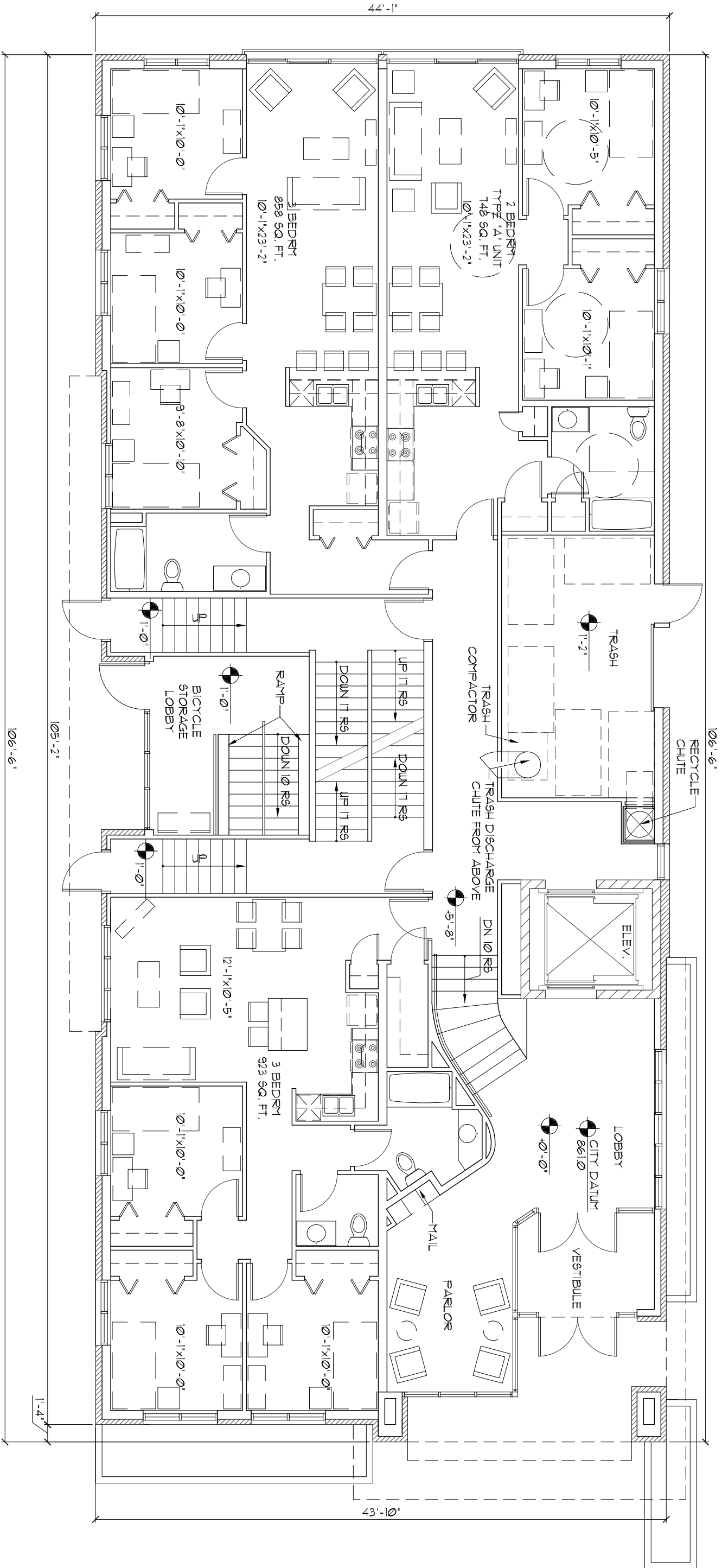


PROJECT: **MENDOTA COURT**
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: **PATRICK PROPERTIES**
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

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PROJECT: 2008349
DRAWN BY: 01/15/10
DATE: AS NOTED
SCALE: AS NOTED
DC 10/28/09
PLAN COMPLETION DC 11/23/09
NEGOTIATION DC 11/23/09
DC 11/20/09
DC 11/20/09
PC 01/15/10
DC 01/11/10



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608.551.7500
608.551.0320



LEVEL ONE

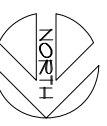
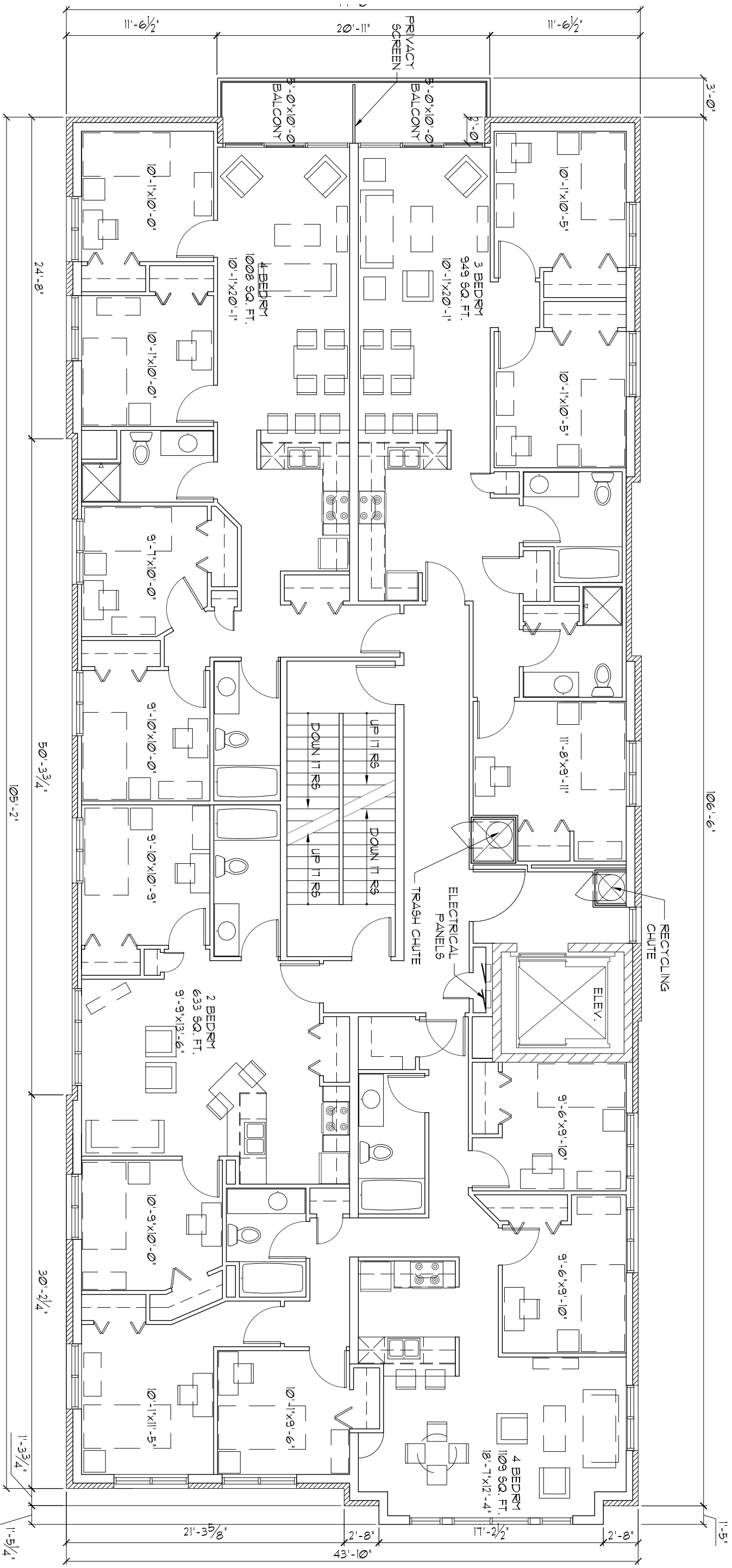
1/8" = 1'-0"

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

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PROJECT: 200949
DRAWN BY: [Signature]
DATE: 01/15/10
SCALE: AS NOTED
DATE: 02/26/09
PLAN CORRECTIONS: 03/23/09
REVISIONS: 03/23/09
DATE: 03/23/09
DATE: 03/23/09
DATE: 03/23/09



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608.551.7500
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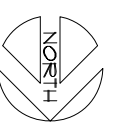
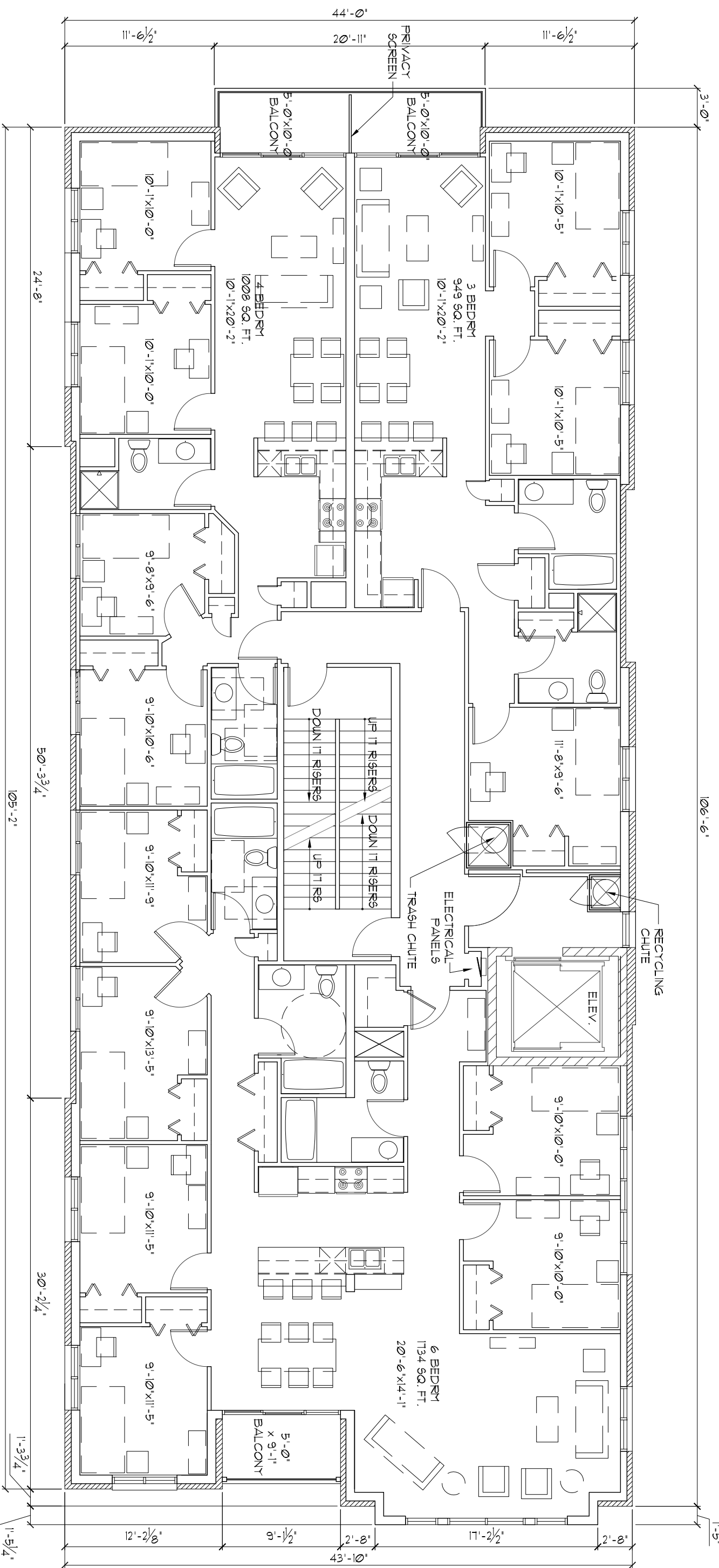
LEVELS TWO THRU THREE
1/8" = 1'-0"

PROJECT: MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
6417 UNIVERSITY AVENUE
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PROJECT: 200949
DRAWN BY: 01/15/10
DATE: AS NOTED
SCALE: AS NOTED

REVISIONS:
DATE BY
DESCRIPTION
02/26/09 01/23/09 NIELSON/ROOP
03/02/09 01/23/09 NIELSON/ROOP
07/28/09 01/23/09 NIELSON/ROOP
01/15/10 01/15/10 NIELSON/ROOP
07/11/10 07/11/10 NIELSON/ROOP



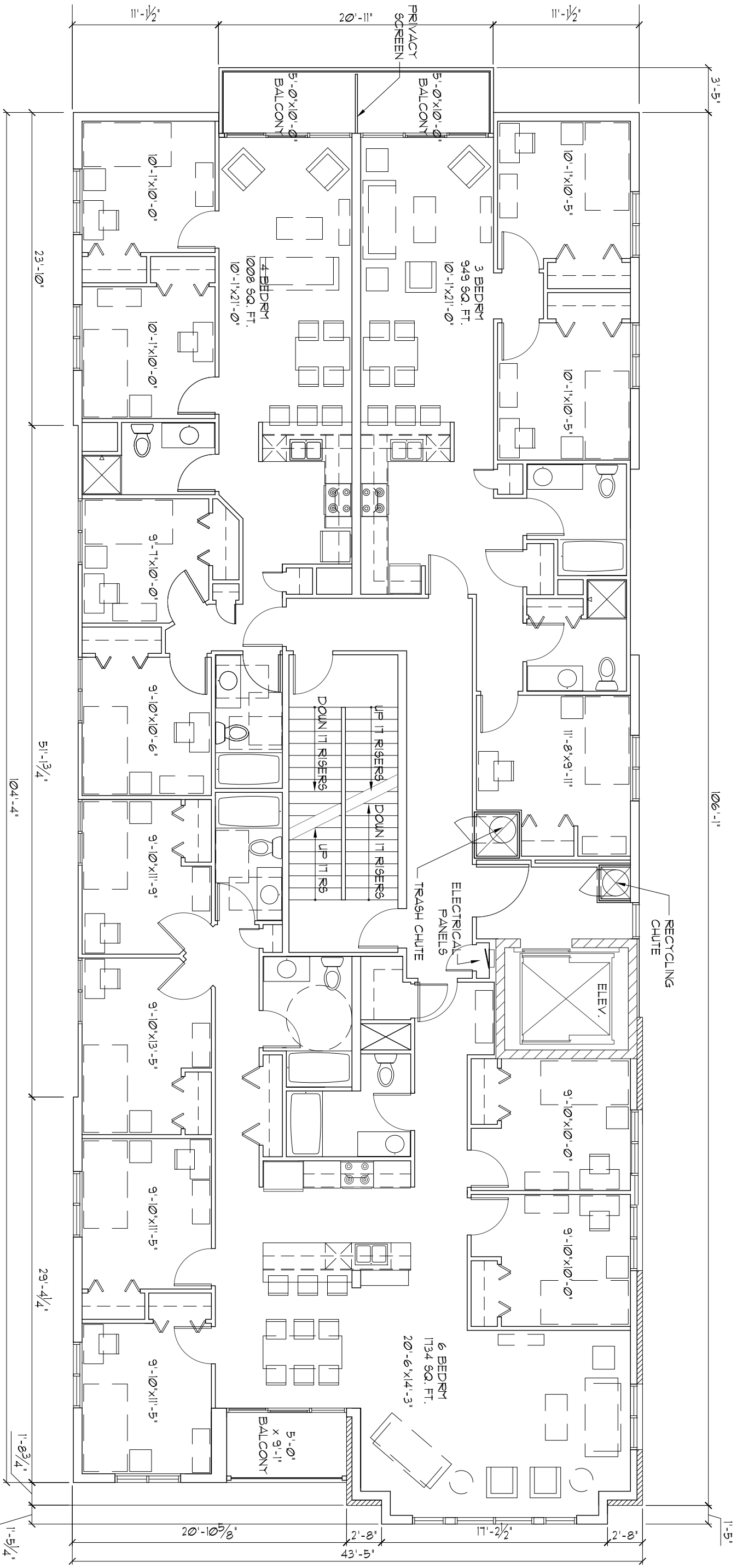
LEVELS FOUR THRU SIX
1/8" = 1'-0"

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

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PROJECT: 200949
DRAWN BY: 01/BJ/MD
DATE: AS NOTED
SCALE: AS NOTED
CHECKED BY: 02/02/09
PLAN CONTRIBUTION: 02/02/09
REVISIONS:
DATE BY
02/02/09
02/02/09
02/02/09
02/02/09
02/02/09
02/02/09



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LEVEL SEVEN

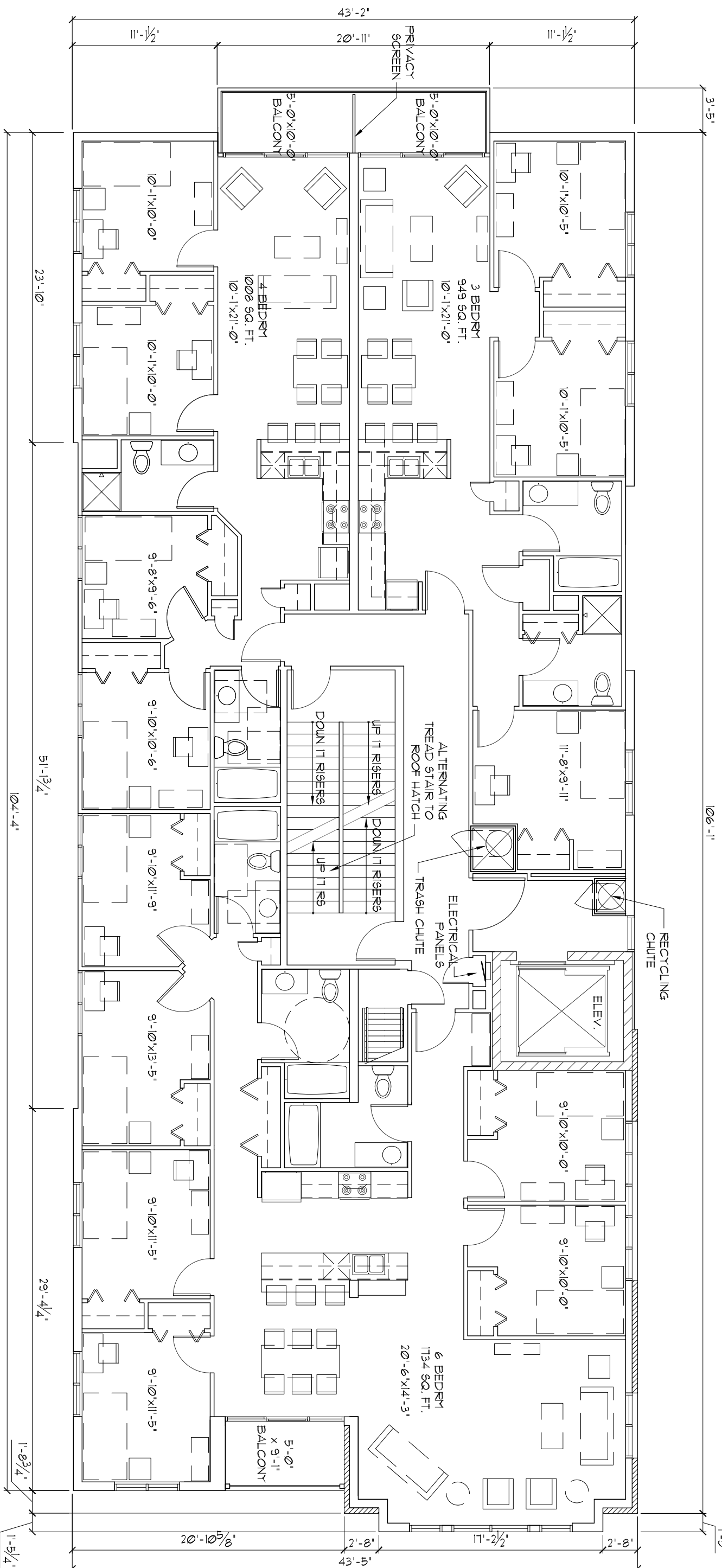
1/8" = 1'-0"

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

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PROJECT: 2009349
DRAWN BY: 01/15/10
DATE: AS NOTED
SCALE: AS NOTED
CHECKED: 02/26/09
PLAN COMPILED/CHG: 11/23/09
REVISIONS:
DATE: 11/26/09
BY: 01/15/10
PC: 01/15/10
CHECKED: 01/17/10



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608.551.7500
608.552.8828 (FAX)



LEVEL EIGHT

1/8" = 1'-0"

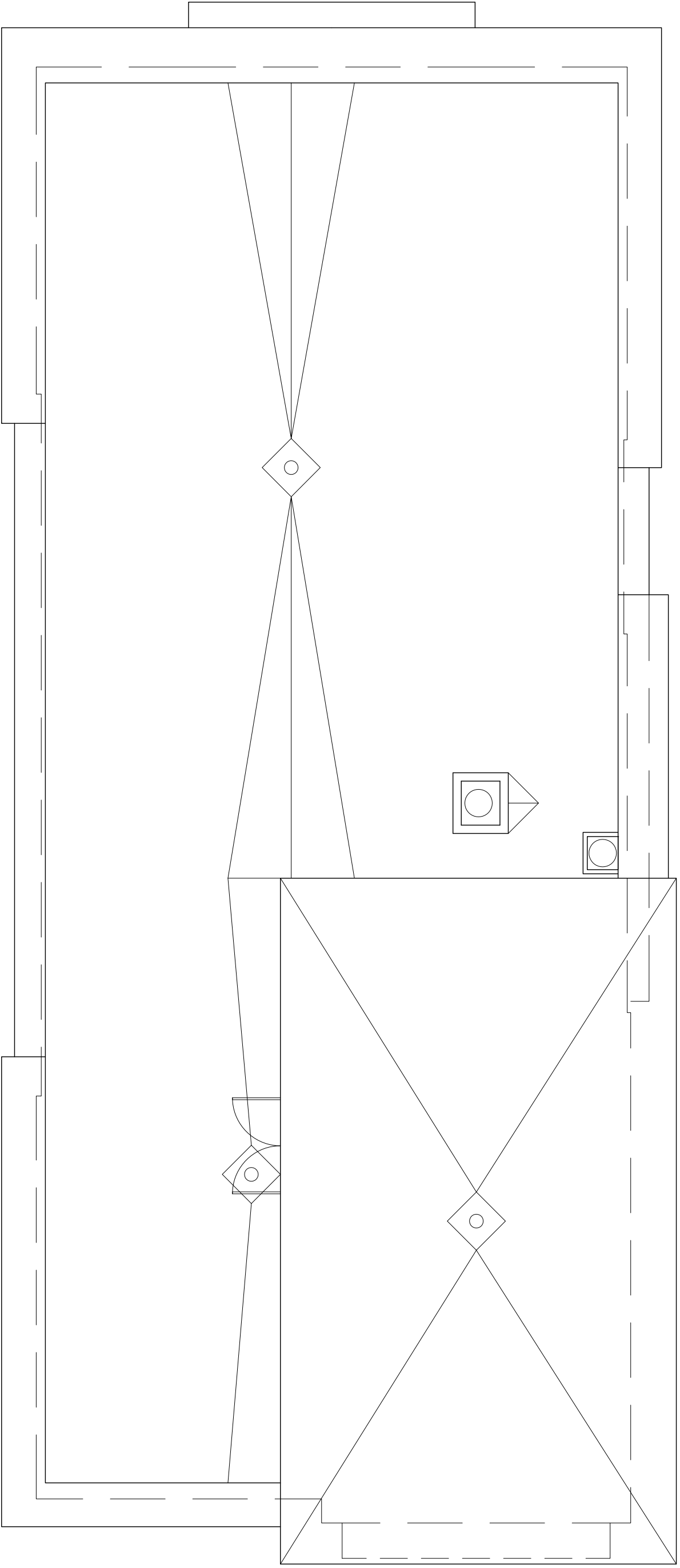
PROJECT:	200949
DATE:	01/15/10
SCALE:	AS NOTED
DRWN:	AS NOTED
CHK:	07/28/09
APP:	07/28/09
DES:	07/28/09
CON:	07/28/09
INT:	07/28/09
EXT:	07/28/09
MEP:	07/28/09
STR:	07/28/09
LAND:	07/28/09
PLANNING:	07/28/09
LEGAL:	07/28/09
MARKETING:	07/28/09
SALES:	07/28/09
OPERATIONS:	07/28/09
MAINTENANCE:	07/28/09
SECURITY:	07/28/09
ENVIRONMENTAL:	07/28/09
ARCHITECT:	07/28/09

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

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GARY BRINK & ASSOCIATES
ARCHITECTS
840 EXETER DRIVE
MADISON, WI 53717
608.261.7500
608.261.0120



ROOF PLAN

1/8" = 1'-0"

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1/8/12

PROJECT: 200849

DRAWN BY: 01/15/10

DATE: AS NOTED

SCALE: AS NOTED

UDC 1/28/09

PLAN CONTRIBUTION UDC 1/23/09

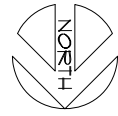
NEIGHBORHOOD 12/23/08

UDC 1/20/09

UDC 1/28/09

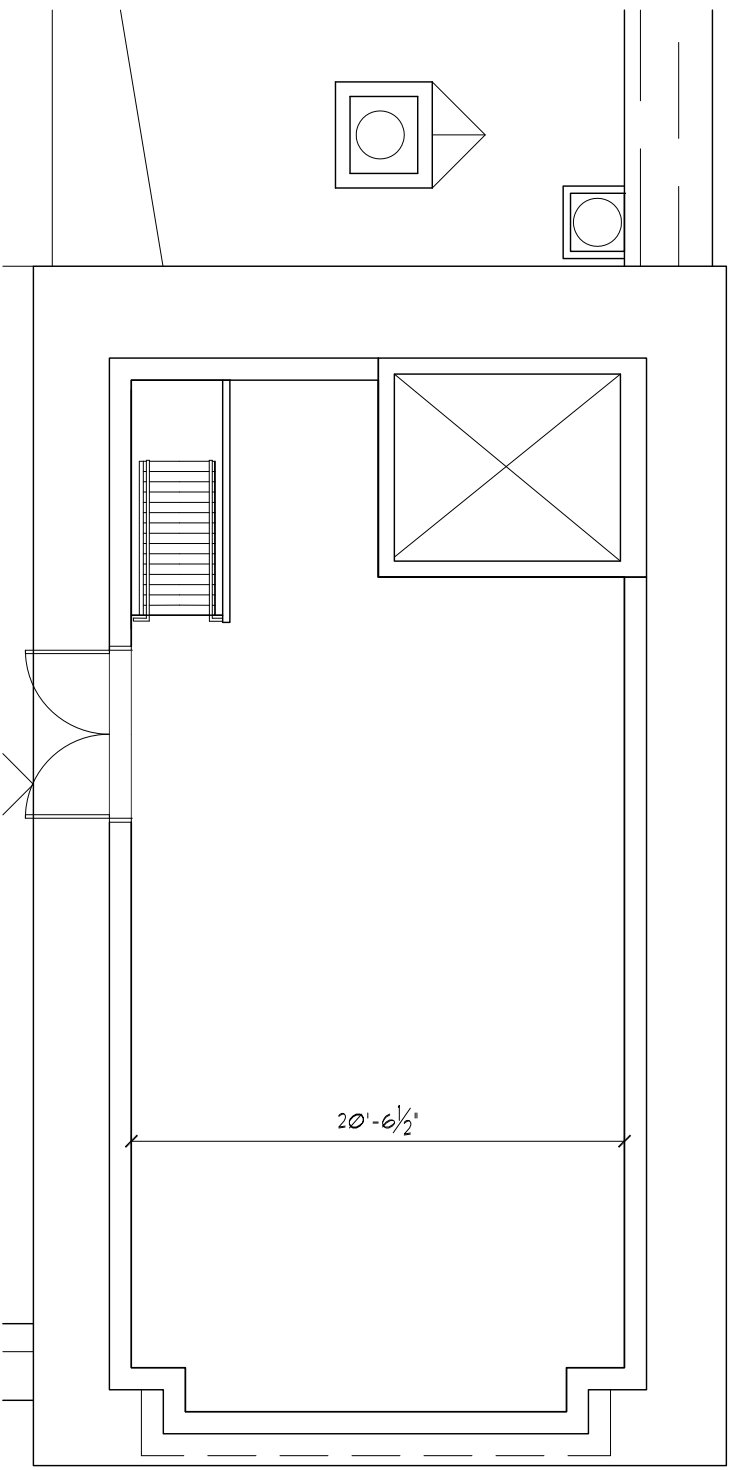
PC 01/15/10

UDC 01/11/10



PENTHOUSE PLAN

1/8" = 1'-0"

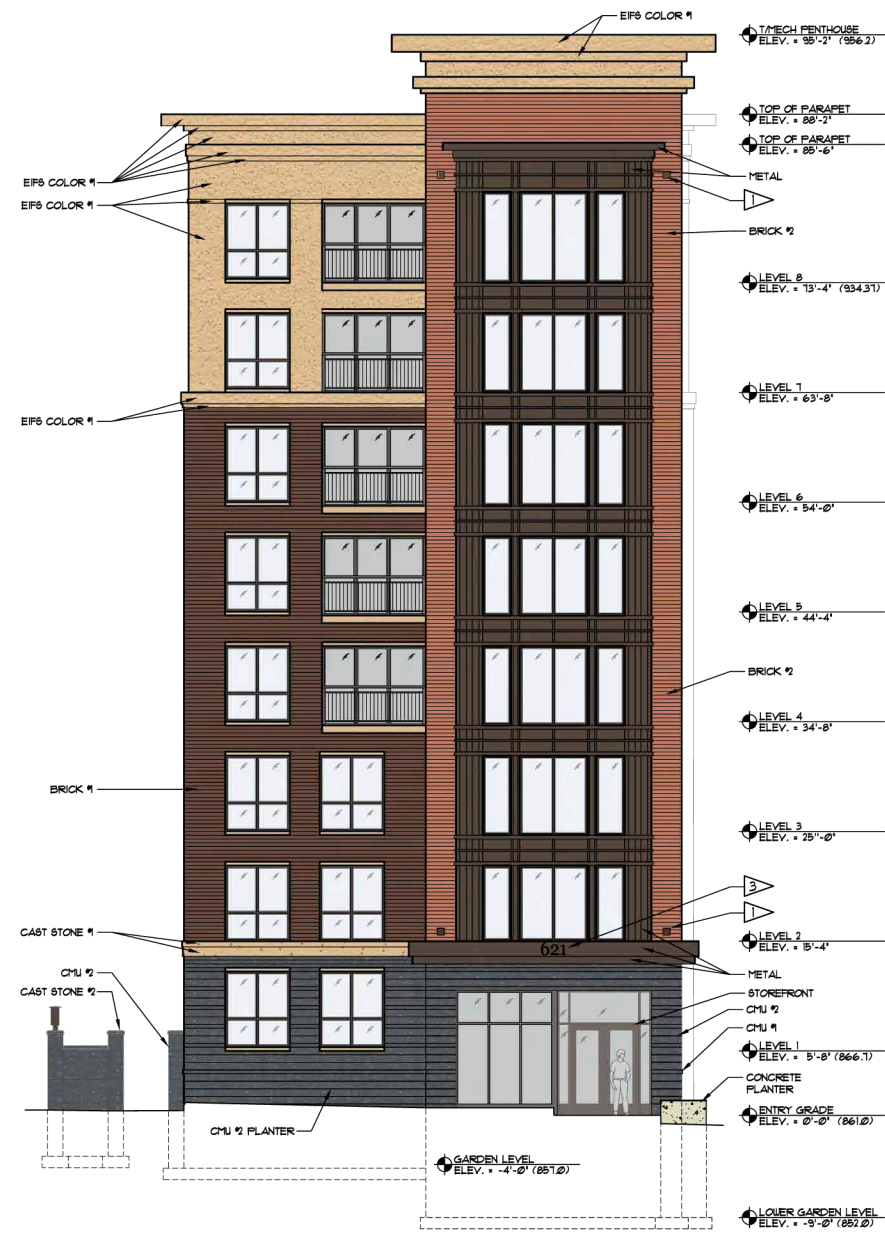




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GRAPHIC	EXTERIOR FINISH KEY
	CMU-1 TRENDSSTONE - MIDWEST SLATE, GROUND FACE, 8x16x4
	CMU-2 TRENDSSTONE - MIDWEST SLATE, GROUND FACE, 4x16x4
	B-1 INTERSTATE BRICK - WALNUT UTILITY BRICK
	B-2 INTERSTATE BRICK - OCHRE BUFF UTILITY BRICK
	EIFS-1 EIFS W/ FINE SAND FINISH TO MATCH 88618 TOTALLY TAN
	S-1 PRECAST CONTINENTAL CAST STONE, 445 OR EQUAL
	M-1 EQUAL TO CENTRIA '8865 XL DARK BRONZE'

- KEY NOTES
- 1 LIGHTING FIXTURE (SEE ELECT DWGS)
 - 2 ROOF SCUPPER
 - 3 12" REAR ILLUMINATED CAST ALUMINUM LETTERS
 - 4 NO PARKING - TOW AWAY ZONE SIGN



NORTH ELEVATION
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE

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MADISON, WISCONSIN

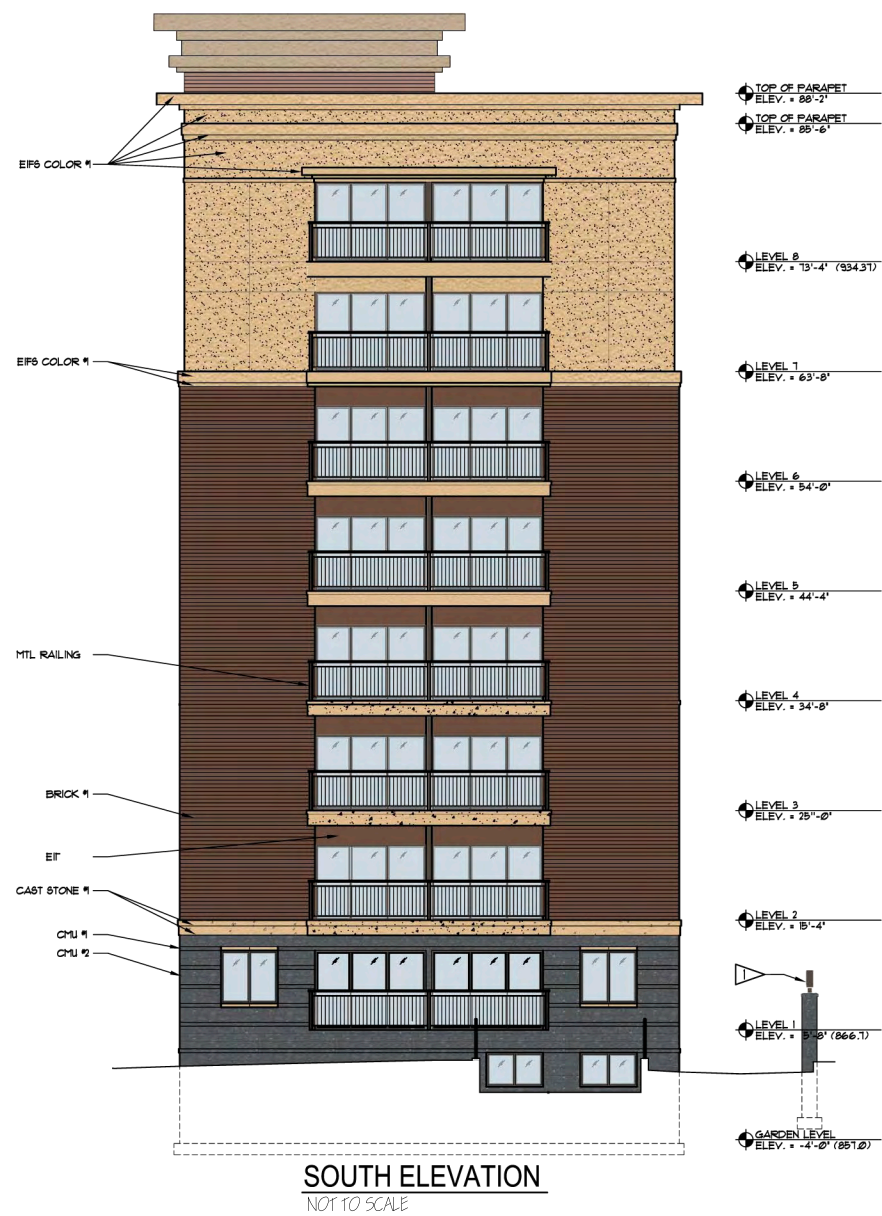
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PROJECT: 200849
DRAWN BY: KB
DATE: 01/15/10
SCALE: AS NOTED

UDC	10/28/09
PLAN COMM/ION/UDC	11/23/09
NEIGHBORHOOD	12/3/09
UDC	12/10/09
UDC	12/28/09
PC	01/15/10
UDC	01/21/10



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PROJECT: 200849
DRAWN BY: KB
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UDC	10/28/09
PLAN CORR/ISSUE/UDC	11/23/09
NEIGHBORHOOD	12/3/09
UDC	12/10/09
UDC	12/28/09
PC	01/15/10
UDC	01/21/10