

WASHINGTON SQUARE ASSOCIATES LLC

Washington Square \* 1400 East Washington Avenue

**WASHINGTON SQUARE EXTERIOR  
IMPROVEMENTS PROJECT**

**UDC SUBMITTAL**

August 16, 2006

**MARK DERR \* ARCHITECT**

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3819 MONONA DRIVE \* SUITE 27 \* MADISON WI \* 53714

P. 608.222.4594 \* F. 608.222.4594 \* E. MarkDArchitect@aol.com

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # 8  
Project # 8-106-06  
0430A

DATE SUBMITTED: <u>August 16, 2006</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>August 23, 2006</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1400 East Washington Avenue

ALDERMANIC DISTRICT: 2

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Washington Square Associates, LLP</u>	<u>Mark Derr, Architect</u>
<u>401 North Carroll Street</u>	<u>3819 Monona Drive</u>
<u>Madison, Wisconsin 53703</u>	<u>Madison, Wisconsin 53714</u>

CONTACT PERSON: Jay Mullins  
Address: 401 North Carroll Street  
Madison, Wisconsin 53703  
Phone: (608)285-8090 or (608)212-5965  
Fax: (608)285-8085  
E-mail address: jay@mullinsgroup.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 50,000 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)

**WASHINGTON SQUARE ASSOCIATES, LLP**  
**401 NORTH CARROLL STREET**  
**MADISON, WISCONSIN 53703**  
**PHONE: 608-285-8090**  
**FAX: 608-257-5158**

August 16, 2006

**Re: UDC Submission for Informational Presentation of 1400 East Washington Avenue**

**WASHINGTON SQUARE - 1400 EAST WASHINGTON**  
**AWNING PROJECT NARRATIVE**

The existing Washington Square building is located at 1400 East Washington Avenue.

Our goal is to upgrade the exterior in a way that respects both the original industrial use of the site, and also its present business occupancy, by utilizing a design vocabulary which speaks to both.

We have obtained an administrative approval to undertake some exterior improvements, including painting, windows, and brick, which have either already been implemented or are presently in progress.

The work that we are presenting for the Commission's consideration consists of the following elements:

- The addition of metal "eyebrows" to punctuate the 1400 and 1406 entries on East Washington, the 11 and 55 entries on North Dickinson Street, and the main entry on the North side of the building. There are 5 total which would be all the same design as shown on the drawings. These would be finished to match the existing anodized aluminum window frames and be over 10' above the sidewalk at their lowest point.
- The addition of new white colored awnings along the East wall as shown on the drawings. These are intended to resemble a tension structure at the South portion of the East wall next to East Washington Avenue.
- A similar awning/canopy with columns is proposed to replace the existing vertical steel panel canopy along the north side of the east wall.
- The upgrading of the existing "North Wing" with additional windows to recall the typical fenestration details along the street elevations at East Washington & North Dickinson Street. The additional windows will replace the existing thin "slit" type openings in the South and East walls of that wing. In addition, we wish to replace the white stucco on the South facade of that wing with new brick similar to the rest of the existing "jumbo" brick on that existing North Wing. This brick would continue along the new wall of the former loading dock area. The transition of the two brick types would occur at the inconspicuous corner.
- We would replace the existing Aqua blue spandrel glass at the entry 77 curtain wall on North Dickinson Street with a new colored spandrel glass panel to complement the rest of the facade.

- These drawings show the proposed preliminary building identification signage, which has not yet been finalized. The final signage will include tenant signage and also the street entry numbers. Exterior lighting will be provided in a future UDC submittal.

We are excited to discuss our exterior renovation ideas with Urban Design. Please accept this package for informational purposes. We are also seeking budgeting information from Contractors. We look forward to an integrated implementation package.

We have contacted our Alder, Brenda Konkel about the proposed improvements. Please feel free to contact us or our Architect, Mark Derr, if you have any questions prior to the September 6<sup>th</sup> meeting in room 260 of the Municipal building at 215 MLK Blvd. at 4:15 p.m.

Here is a list of the materials in our presentation packet, which are on an 11x17 format, except for the first three items.

1. UDC Application Form
2. Awning Project Narrative dated August 16, 2006
3. LM1 - 8 1/2x11 Locator Map
4. EXP1 Through EXP12 - Exterior Perspectives of New Awnings & Other Improvements
5. SK1- Site Key Plan
6. EL1 - New North Dickinson Street Elevation
7. EL2 - New East Washington Street Elevation
8. EL3 - New Plan & Elevation of South Half of East Wall
9. EL4 - New Plan & Elevation of North Half of East Wall Break Area
10. EL5 - New North Wing Elevations
11. SD1 - New Sections of Proposed Awnings
12. CP1 Through CP9 - Contextual Photos of Existing Building & Surrounding Areas
13. Electronic Media (CD ROM)

We will bring presentation boards as well as samples and/or colors of the brick, awnings, spandrels, frames, and panels to the meeting.

Sincerely,

WASHINGTON SQUARE ASSOCIATES, LLP



Jay Mullins

Enclosures



Locator Map

**LM1**

1 4 0 0 E A S T W A S H I N G T O N A V E N U E



EAST ELEVATION (SOUTH PORTION) LOOKING DOWN EAST WASHINGTON



SOUTH & WEST ELEVATIONS OF NORTH DICKINSON & EAST WASHINGTON

**UDC**

**MARK DERR ARCHITECT**  
 3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

PROJECT NAME: 1400 EAST WASHINGTON AVENUE  
 CLIENT: WASHINGTON SQUARE ASSOC  
 401 NORTH CARROLL STREET  
 MADISON \* WISCONSIN  
 53703 608.285.8090

DRAWING STATUS	PROJECT TITLE	SCALE	REVISIONS
PRELIMINARY	AS SHOWN		DATE
PROGRESS			DATE
REVIEW			DATE
FINAL			DOCUMENT DATE
DRAWN BY: MD			08/16/06

EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: EXP1

OF 12



FULL EAST ELEVATION

DUE TO LANDSCAPING, THIS PORTION OF THE BUILDING, WHERE THE BRICK TRANSITION OCCURS, IS NOT READILY VISIBLE FROM EAST WASHINGTON

**UDC**

**MARK DEPT ARCHITECT**  
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**1400 EAST WASHINGTON AVENUE**  
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PRELIMINARY	1400 EAST WASHINGTON AVENUE	WASHINGTON SQUARE ASSOC	AS SHOWN	EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS	DATE
PROGRESS					DATE
REVIEW					DATE
FINAL					DATE
DRAWN BY					DOCUMENT DATE
MD					08/16/06

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: EXP2



**SOUTH & EAST ELEVATIONS FROM EAST WASHINGTON**

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**1400 EAST WASHINGTON AVENUE**  
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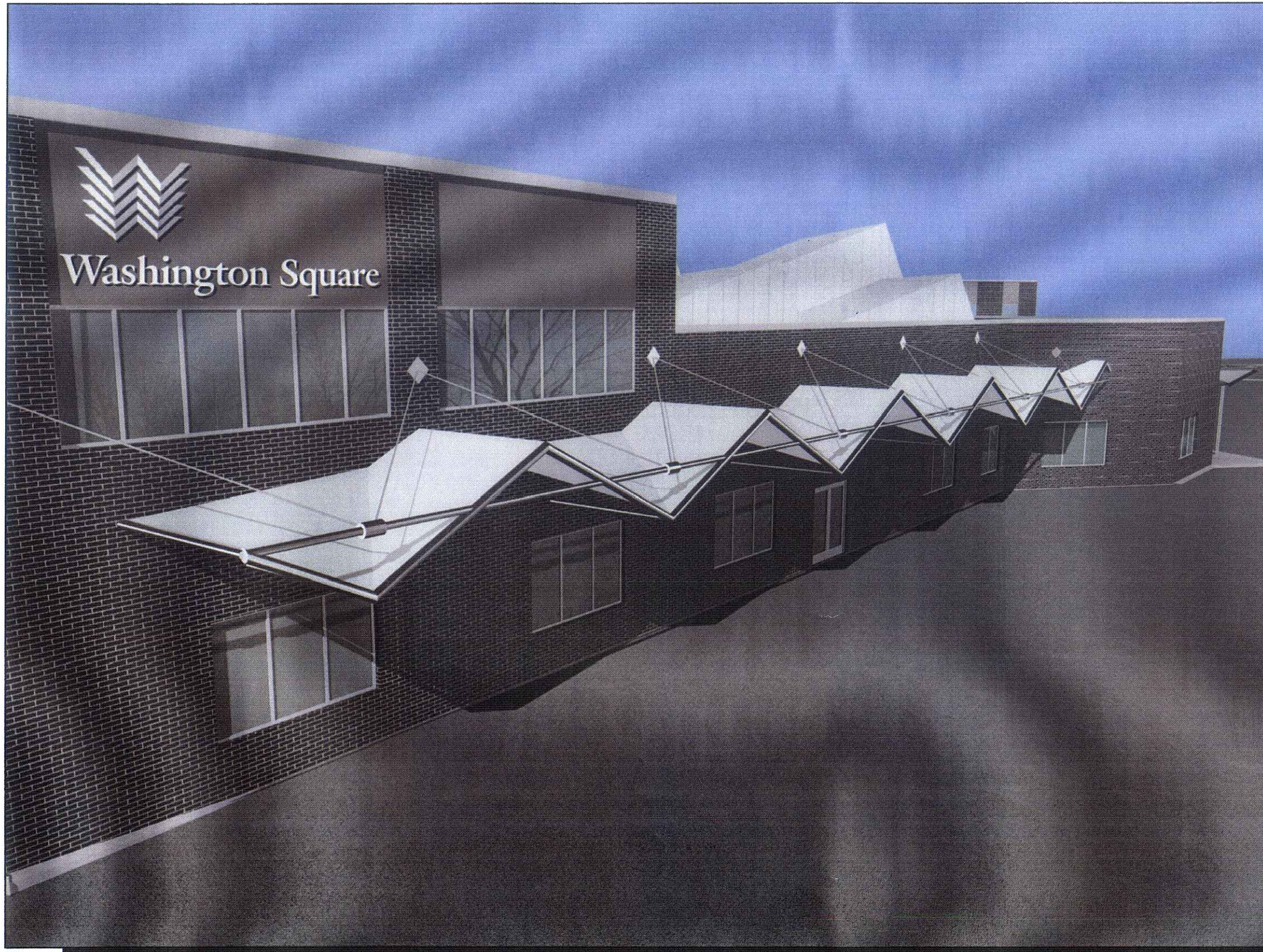
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REVIEW							DATE
FINAL							DOCUMENT DATE
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MD							

**EXTERIOR PERSPECTIVES OF NEW  
DRAWINGS & OTHER IMPROVEMENTS**

**EXP3**

OF 12





**EAST ELEVATION (SOUTH PORTION)**

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**AWNING PROJECT AVENUE**  
 1400 EAST WASHINGTON AVENUE \* MADISON \* WISCONSIN \* 53703 \* 608.285.8090

WASHINGTON SQUARE ASSOC  
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PROGRESS	DATE
REVIEW	DATE
FINAL	DATE
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**EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS**

**EXP4**

OF 12



**BREAK AREA AWNING - EAST ELEVATION (NORTH PORTION)**

**UDC**

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**WASHINGTON PROJECT**  
 401 NORTH CARROLL STREET  
 MADISON \* WISCONSIN \* 53703 \* 608.285.8090

**EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS**

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PROGRESS		MADISON * WISCONSIN		DATE
REVIEW				DATE
FINAL				DATE
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MD				08/16/06

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: **EXP5**

OF 12



**BREAK AREA AWNING TRANSITION EAST ELEVATION (NORTH PORTION)**

**UDC**

**MARK DERT ARCHITECT**  
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**1400 EAST WASHINGTON AVENUE**  
 CLIENT: WASHINGTON SQUARE ASSOC  
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REVIEW			DATE
FINAL			DATE
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**EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS**

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: **EXP6**

CF



**EAST ELEVATION (SOUTH PORTION)**

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**AWNING PROJECT**  
 CLIENT: WASHINGTON SQUARE ASSOC  
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FINAL		53703 608.285.8090			DOCUMENT DATE
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**EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS**

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: EXP7



**SOUTH & EAST ELEVATIONS OF NORTH WING**

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 401 NORTH CARROLL STREET  
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FINAL				DATE
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**EXTERIOR PERSPECTIVES OF NEW WINGS & OTHER IMPROVEMENTS**

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: EXP8

OF 12



WEST ELEVATION OF NORTH DICKINSON STREET

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**1400 EAST WASHINGTON AVENUE**  
 CLIENT: WASHINGTON SQUARE ASSOC  
 401 NORTH CARROLL STREET  
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FINAL					DOCUMENT DATE
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**EXTERIOR PERSPECTIVES OF NEW AWNINGS & OTHER IMPROVEMENTS**

**EXP9**  
 SHEET NUMBER

12



WEST ELEVATION OF NORTH DICKINSON STREET - SIDEWALK

**UDC**

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**1400 EAST WASHINGTON AVENUE**  
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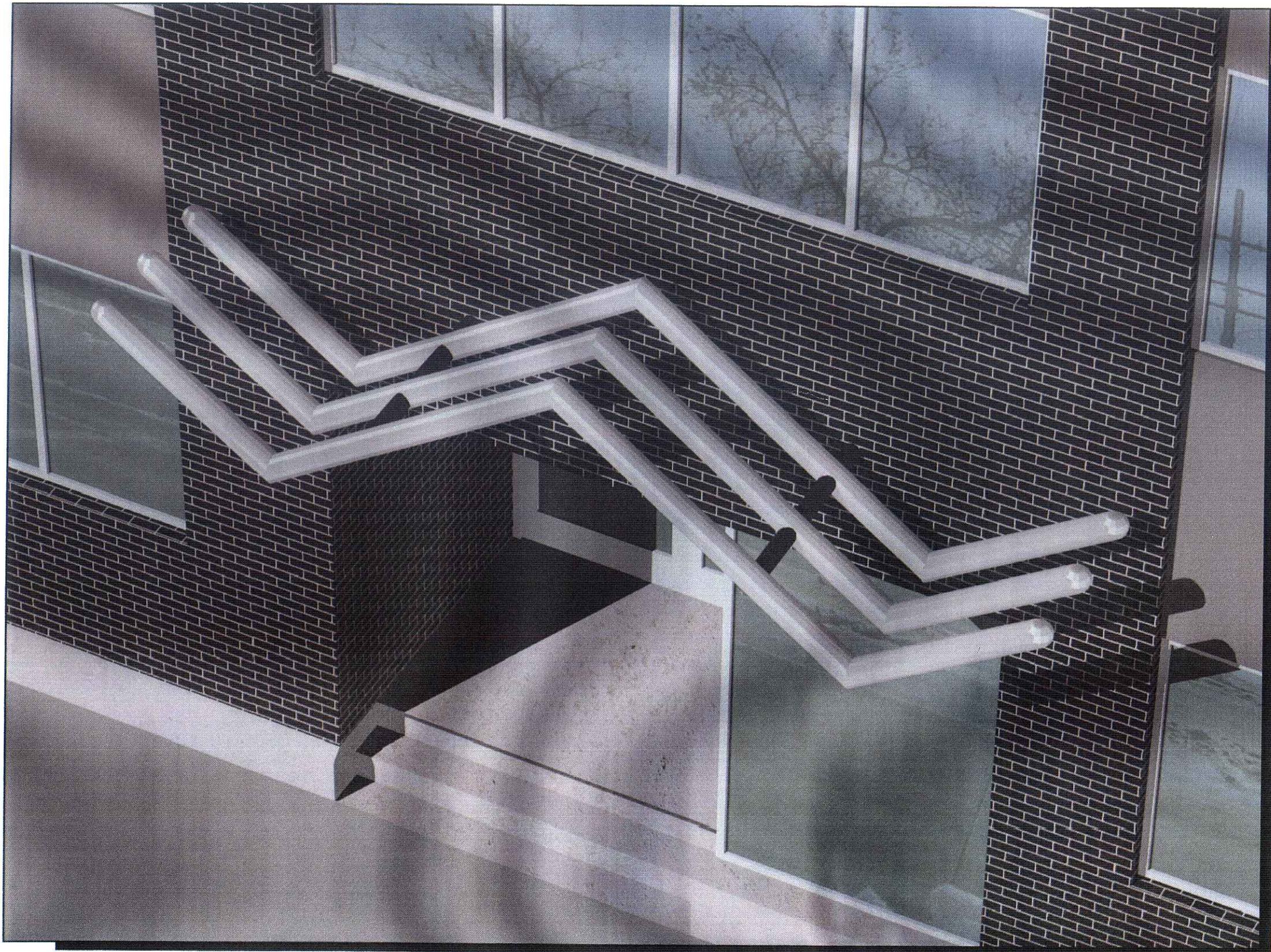
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PROGRESS		401 NORTH CARROLL STREET	DATE
REVIEW		MADISON * WISCONSIN	DATE
FINAL		53703 608.285.8090	DOCUMENT DATE
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**EXTERIOR PERSPECTIVES OF NEW  
4 WINGS & OTHER IMPROVEMENTS**

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: **EXP10**

OF



**AERIAL VIEW OF EYEBROW**

**UDC**

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**AWNING PROJECT**  
 1400 EAST WASHINGTON AVENUE

**WASHINGTON SQUARE ASSOC**  
 401 NORTH CARROLL STREET  
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 53703 608.286.8090

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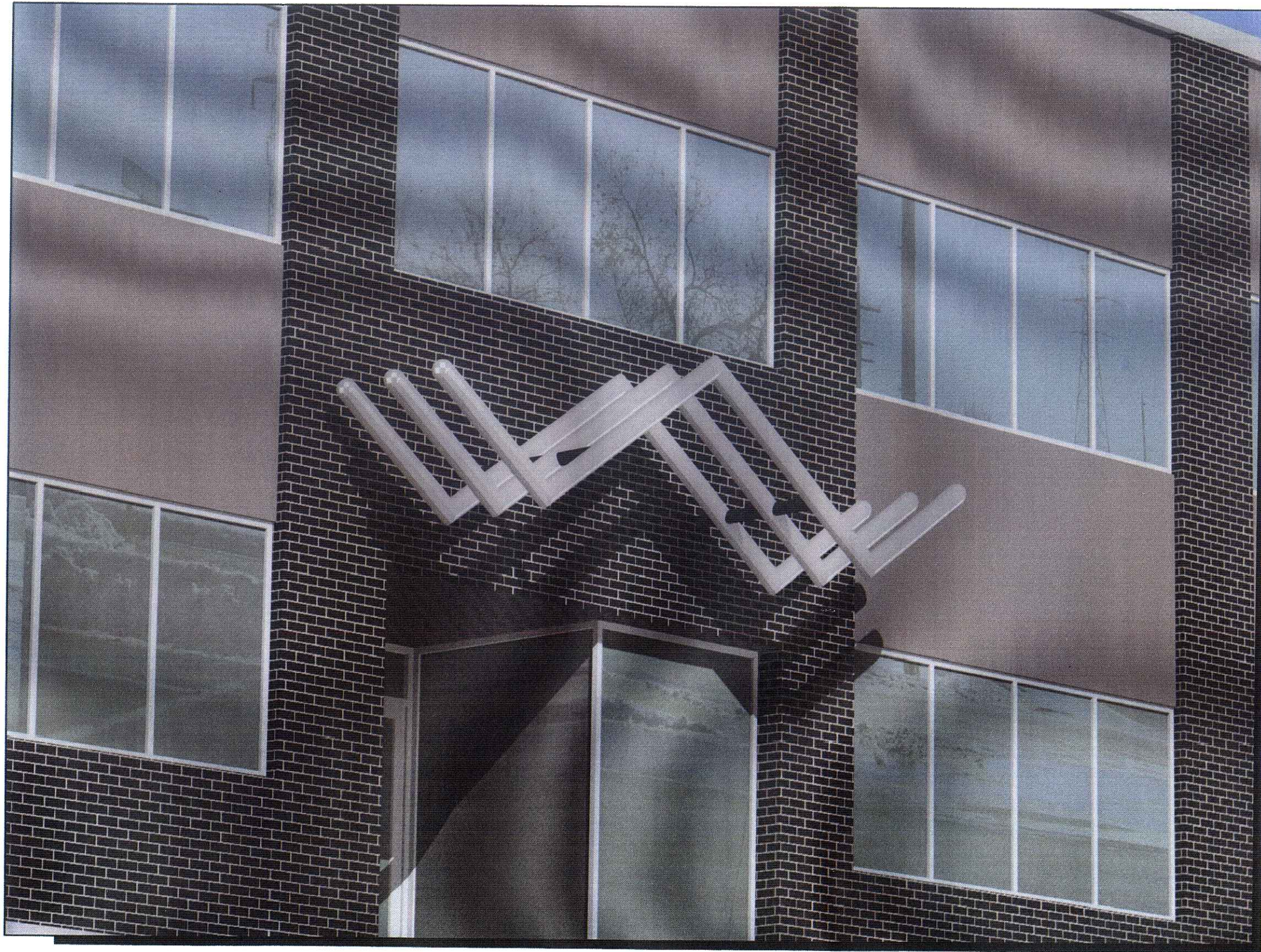
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**EXTERIOR PERSPECTIVES OF NEW  
 AWNINGS & OTHER IMPROVEMENTS**

PROJECT NUMBER: WSA-7-06  
 SHEET NUMBER: EXP11

OF 12





**SIDEWALK VIEW OF EYEBROW**

**UDC**

**MARK DEPT ARCHITECT**

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1400 EAST WASHINGTON AVENUE

WASHINGTON PROJECT  
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 MADISON \* WISCONSIN  
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**EXTERIOR PERSPECTIVES OF NEW  
 4 WINGS & OTHER IMPROVEMENTS**

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: EXP12

OF 12

INDEX OF DRAWINGS

- SK1. SITE KEY PLAN
- EL1. NORTH DICKINSON STREET ELEVATIONS
- EL2. EAST WASHINGTON STREET ELEVATIONS
- EL3. EAST WALL - SOUTH PORTION - PLAN & ELEVATION
- EL4. EAST WALL - NORTH PORTION - PLAN & ELEVATION
- EL5. NORTH WING ELEVATIONS
- SD1. AWNING SECTIONS AND DETAILS

SUPPLEMENTAL INFORMATION

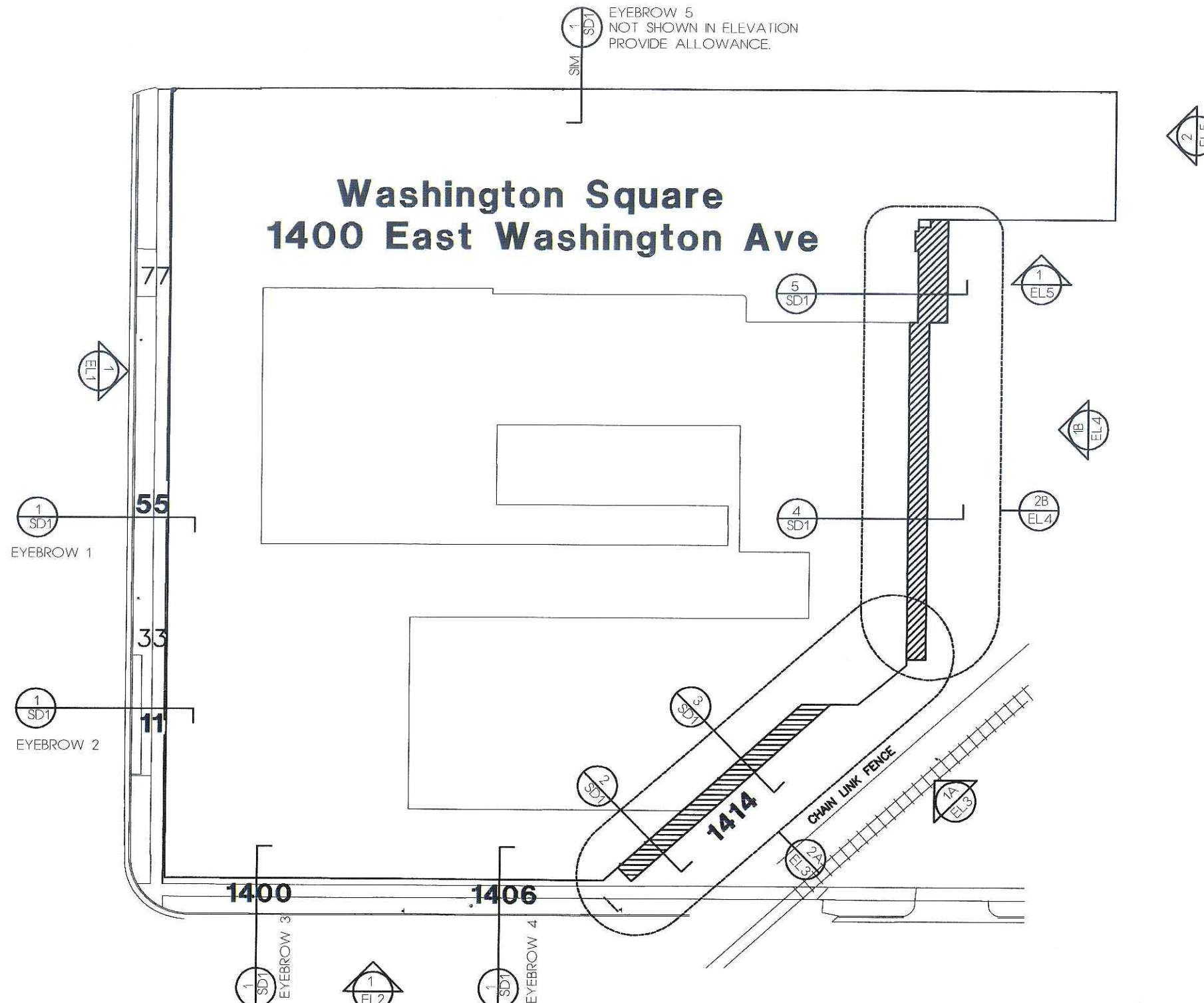
- PN PROJECT NARRATIVE
- LM1 LOCATION PLAN
- EXP1 - EXP12 EXTERIOR PERSPECTIVES
- CP1 - CP9 CONTEXTUAL PHOTOS

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NORTH DICKINSON STREET

Washington Square  
1400 East Washington Ave



EAST WASHINGTON AVENUE

KEY PLAN - EXISTING BUILDING

SCALE NONE



**UDC**

**ARCHITECT**

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**1400 EAST WASHINGTON AVENUE**

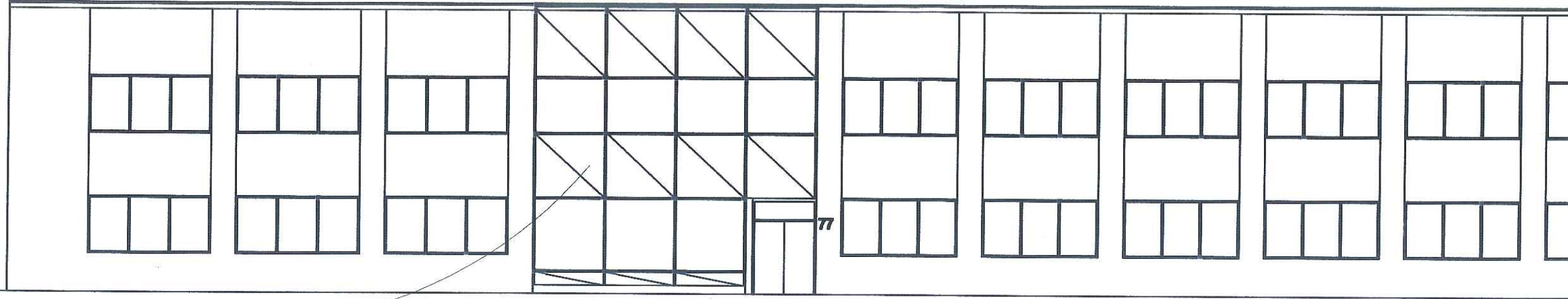
**AWNING PROJECT**

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REVIEW			
FINAL			
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			SHEET NUMBER
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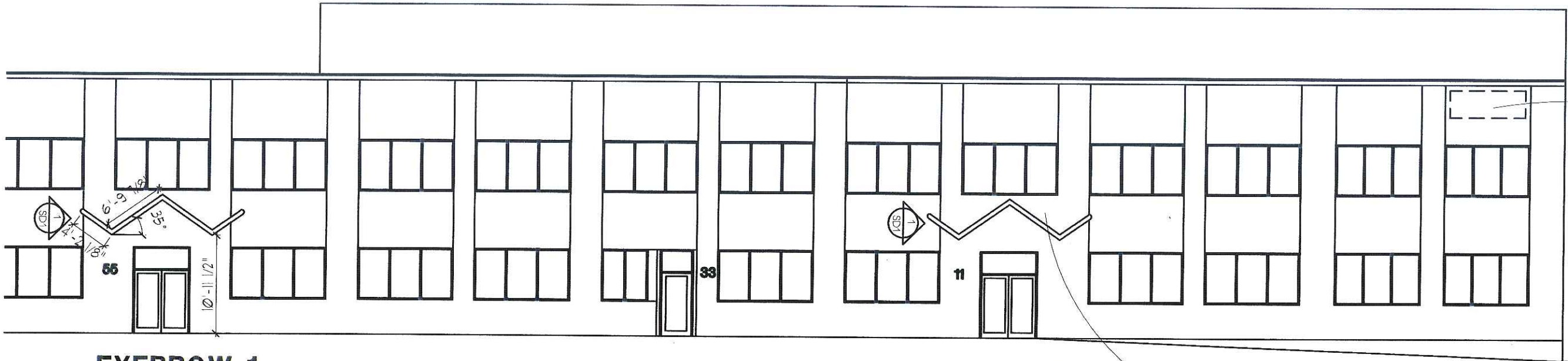
**SITE KEY PLAN**

**SKI**



NEW SPANDREL GLASS TO  
COMPLEMENT NEW COLOR  
SCHEME

**1 NORTH DICKINSON STREET ELEVATION (NORTH)**  
SCALE : NONE



SIGNAGE

**EYEBROW 1**  
CENTER ON FENESTRATION ABOVE  
PROVIDE ROUNDED ENDS TYP

**2 NORTH DICKINSON STREET ELEVATION (SOUTH)**  
SCALE : NONE

**EYEBROW 2**

NEW BRICK SPANDRELS  
BEHIND EYEBROW TO  
MATCH EXISTING TYP

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PRELIMINARY	1400 EAST WASHINGTON AVENUE	WASHINGTON SQUARE ASSOC	AS SHOWN	NORTH DICKINSON ST. ELEV	DATE
PROGRESS					DATE
REVIEW					DATE
FINAL					DOCUMENT DATE
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PROJECT NUMBER					
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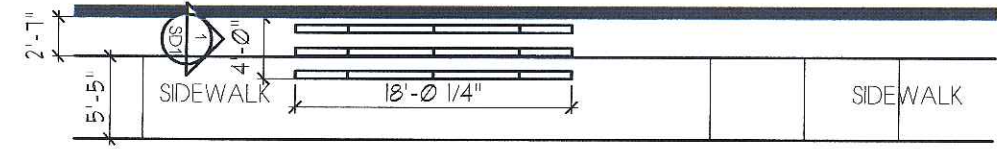
**EL 1**  
OF 5



**EYEBROW 3**

**EYEBROW 4**

REFINISH & REPAINT EXISTING SPANDREL PANELS  
 NEW BRICK SPANDRELS BEHIND EYEBROW TO MATCH EXISTING TYP BOIT OF PANEL TO COVER EXIST ALUM. HEAD PIECE



**1 EAST WASHINGTON AVENUE ELEVATION**  
 SCALE : NONE

**3 TYPICAL EYEBROW PLAN**  
 SCALE : NONE  
 SIDEWALK DIMS ARE DIFFERENT ON DICKINSON ST.

**UDC ARCHITECT**  
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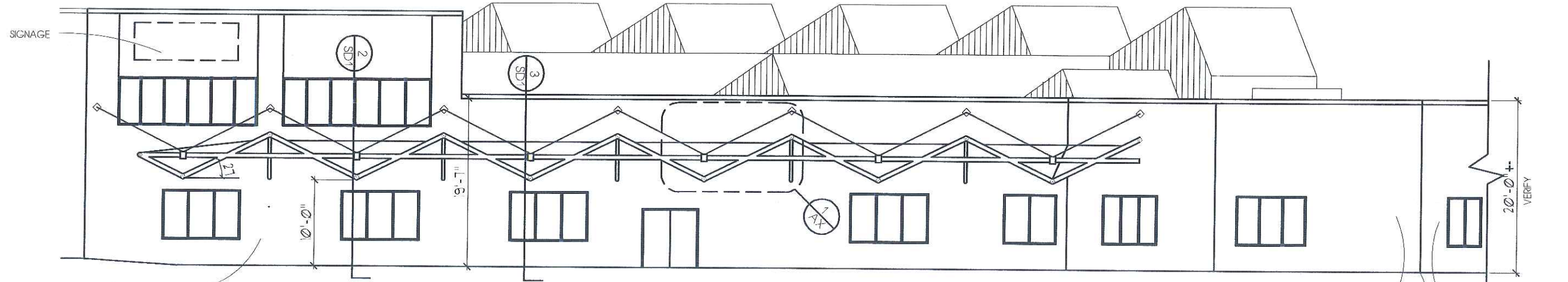
**AWNING PROJECT**  
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 CLIENT: WASHINGTON SQUARE ASSOC  
 401 NORTH CARROLL STREET  
 MADISON \* WISCONSIN \* 53703 \* 608.285.8090

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PRELIMINARY	1400 EAST WASHINGTON AVENUE	AS SHOWN	DATE
PROGRESS			DATE
REVIEW			DATE
FINAL			DOCUMENT DATE
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**EAST WASHINGTON ELEV**  
**TYPICAL EYEBROW PLAN**

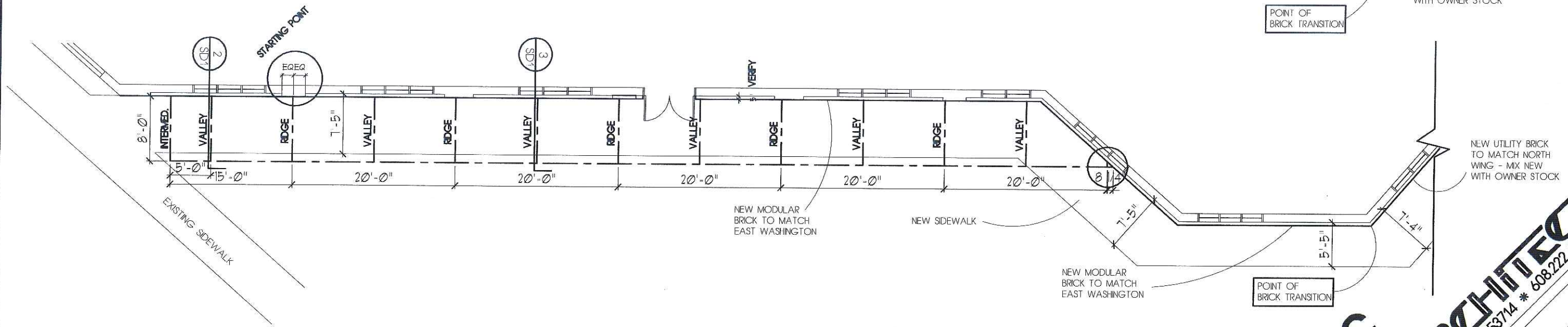
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# 1400 EAST WASHINGTON AVENUE

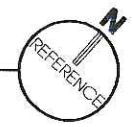


**1A EAST WALL ELEVATION - SOUTH PORTION**  
SCALE : NONE

NEW MODULAR BRICK TO MATCH EAST WASHINGTON  
NEW UTILITY BRICK TO MATCH NORTH WING - MIX NEW WITH OWNER STOCK  
POINT OF BRICK TRANSITION



**2A EAST WALL PLAN - SOUTH PORTION**  
SCALE : NONE



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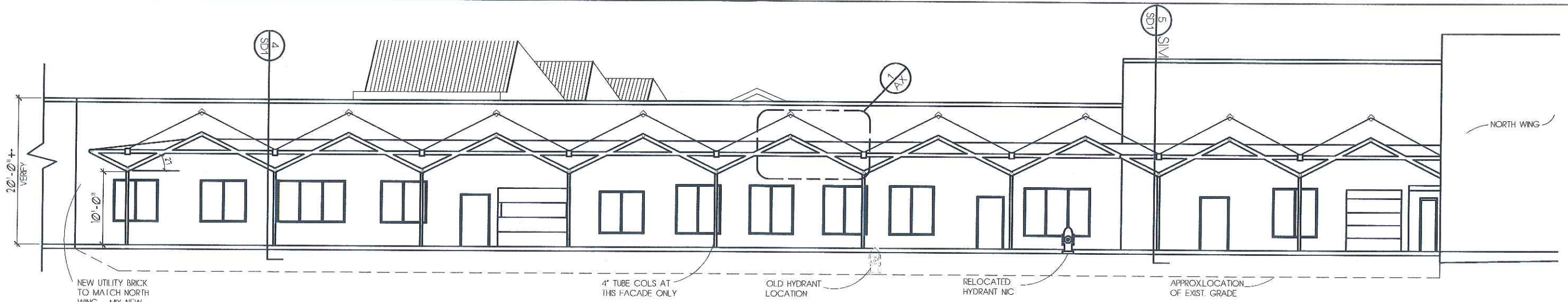
**MARK DEPP**  
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401 NORTH CARROLL STREET  
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**1400 EAST WASHINGTON AVENUE**  
PROJECT NAME  
CLIENT

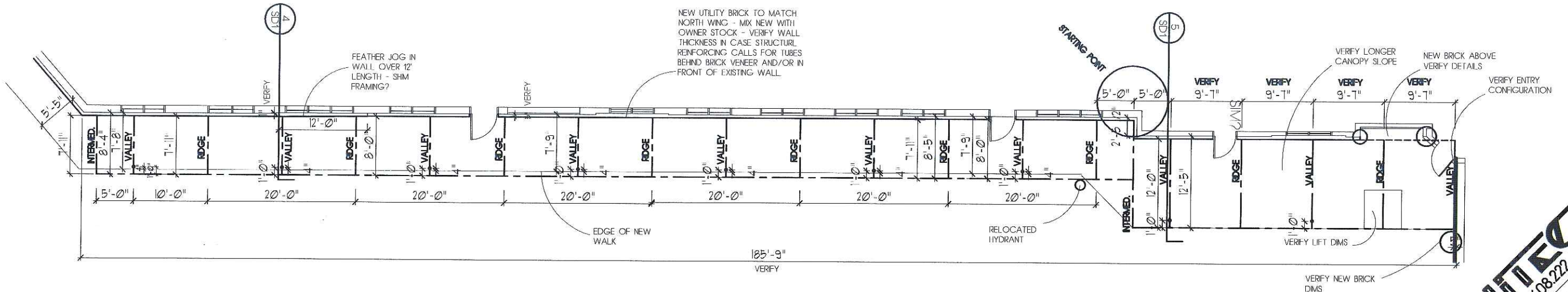
**EAST WALL-SOUTH PORTION**  
DRAWING TITLE

REVISIONS	DATE


DRAWING STATUS: PRELIMINARY  
 DRAWN BY: MD  
 CHECKED BY: MD  
 PROJECT NUMBER: WSA-2-06  
 SCALE: AS SHOWN  
 SHEET NUMBER: EL3  
 DATE: 08/16/06



**1B EAST WALL BREAK AREA ELEVATION - NORTH PORTION**  
SCALE : NONE



**2B EAST WALL BREAK AREA PLAN - NORTH PORTION**  
SCALE : NONE



**UDC ARCHITECT**  
3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

**MARK DEPP**  
3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53703 \* 608.285.8090

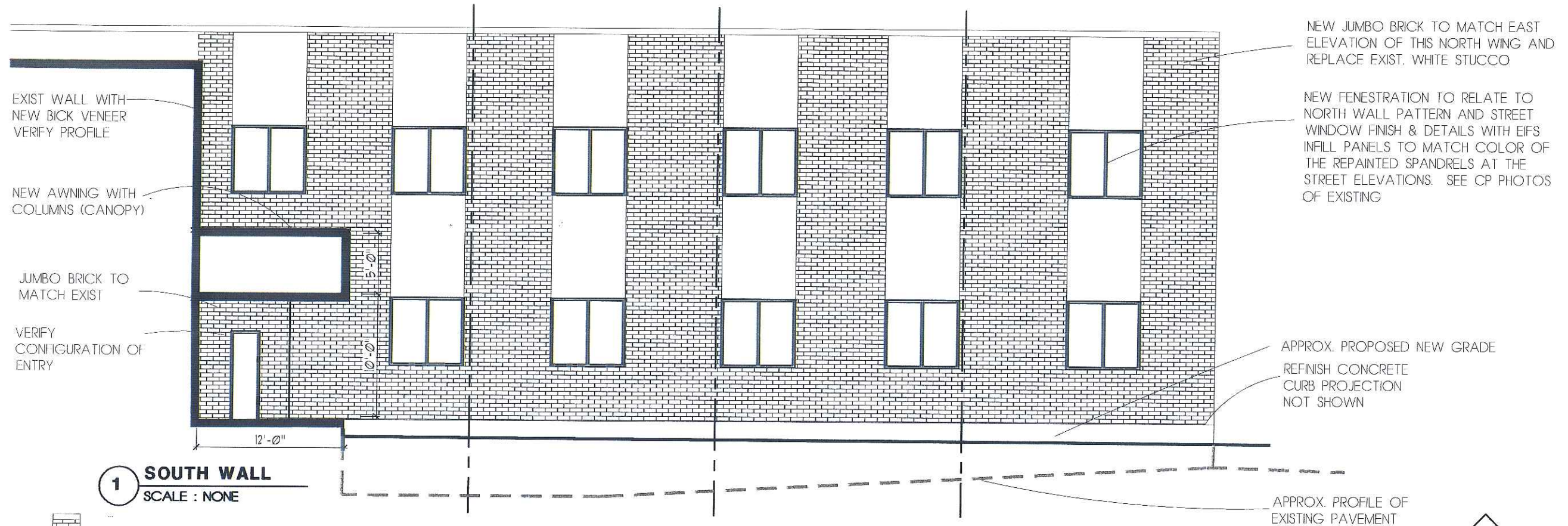
**1400 EAST WASHINGTON AVENUE**  
WASHINGTON PROJECT  
CLIENT  
401 NORTH CARROLL STREET  
MADISON \* WISCONSIN  
53703 \* 608.285.8090

DRAWING STATUS	DRAWING TITLE	SCALE	AS SHOWN	REVISIONS
PRELIMINARY				DATE
PROGRESS				DATE
REVIEW				DATE
FINAL				DATE
DRAWN BY				DOCUMENT DATE
CHECKED BY				08/16/06

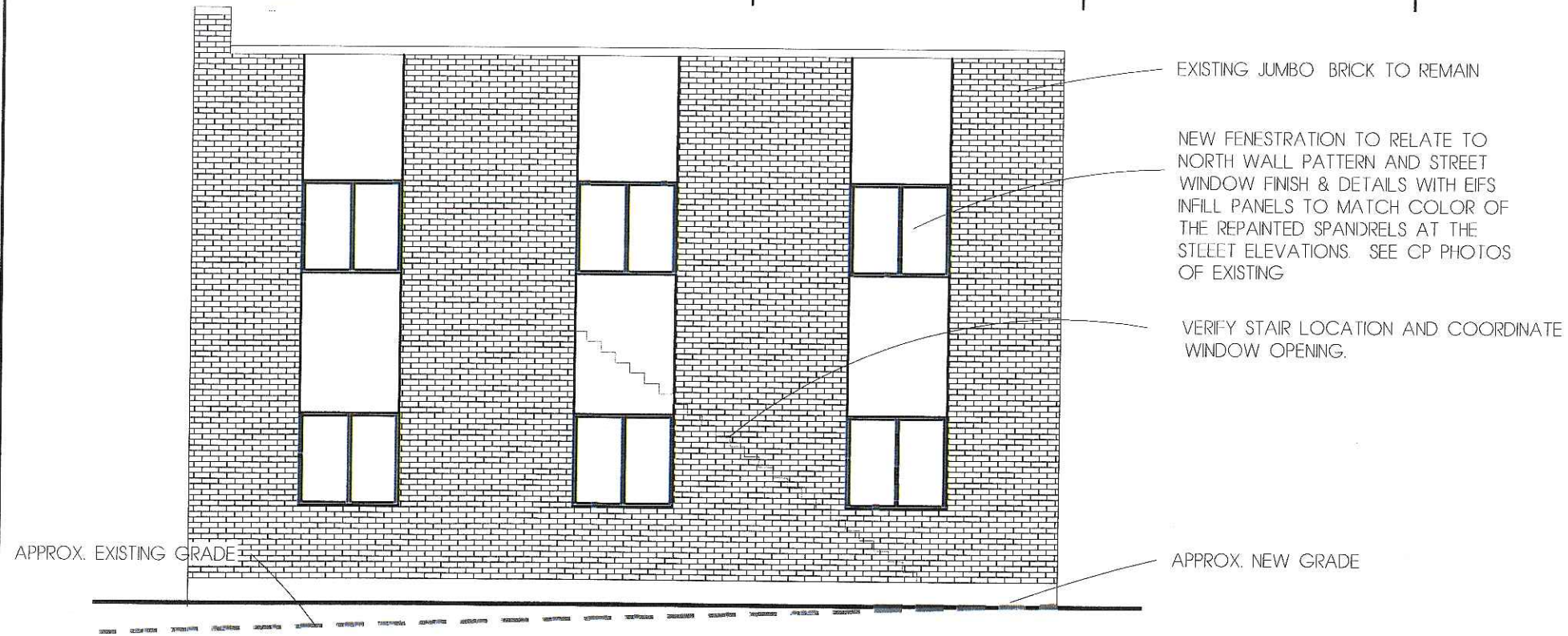
**EAST WALL (NORTH PORTION)**

PROJECT NUMBER: WSA-2-06  
SHEET NUMBER: EL4

# 1400 EAST WASHINGTON AVENUE



**1 SOUTH WALL**  
SCALE: NONE



**2 EAST WALL**  
SCALE: NONE

THIS IS A SCHEMATIC DIAGRAM AND ALL ELEVATIONS MUST BE VERIFIED

**UDC**

**ARCHITECT**

3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

**MARK DERR**

1400 EAST WASHINGTON AVENUE

WASHINGTON PROJECT

CLIENT

WASHINGTON SQUARE ASSOC  
401 NORTH CARROLL STREET  
MADISON \* WISCONSIN  
53703 \* 608.288.8090

CHECKED BY: MD

DRAWING TITLE: NORTH WING

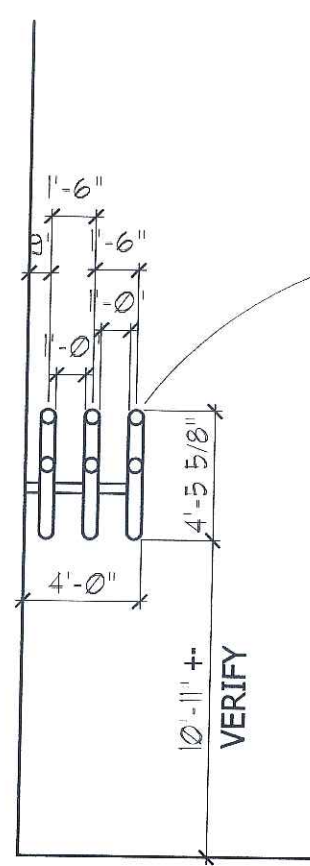
SCALE: AS SHOWN

PROJECT NUMBER: VISA-2-06

SHEET NUMBER: EL5

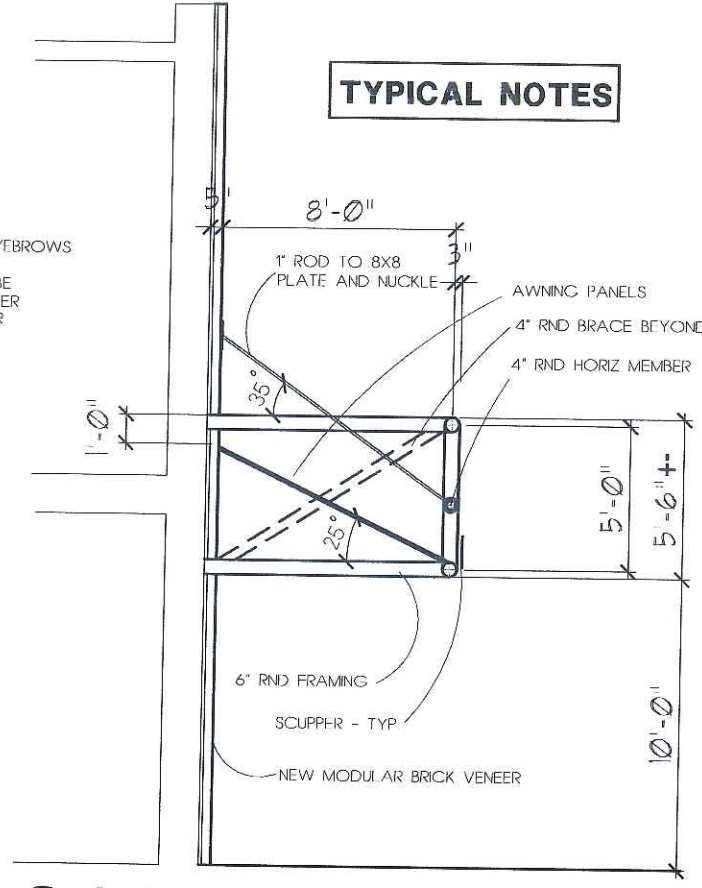
REVISIONS	DATE	DATE	DATE

OF 5



**1 EYEBROW SECTION**  
SCALE : NONE

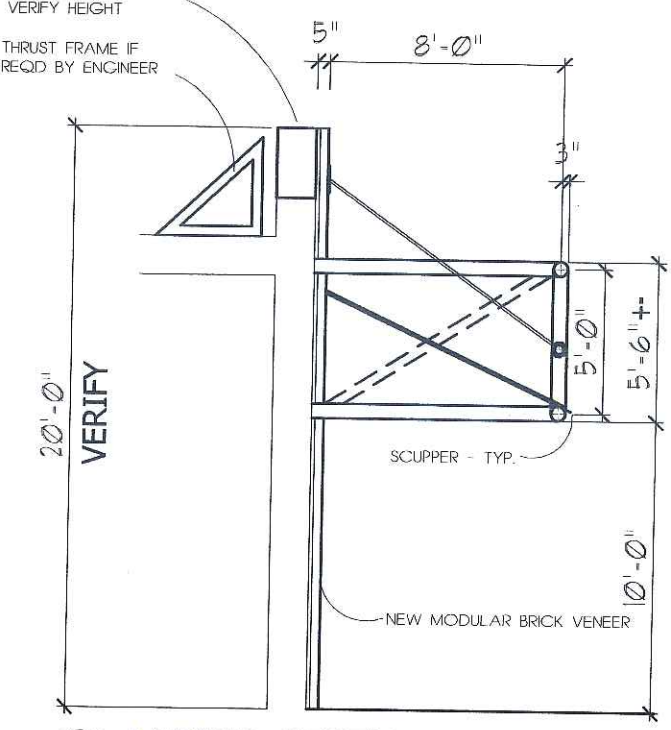
3 - 6" W" TUBE EYEBROWS SUPPORTED WITH 4" CANTILEVER TUBE DETAILS BY ENGINEER SEE SHEET EL2 FOR TYPICAL PLAN



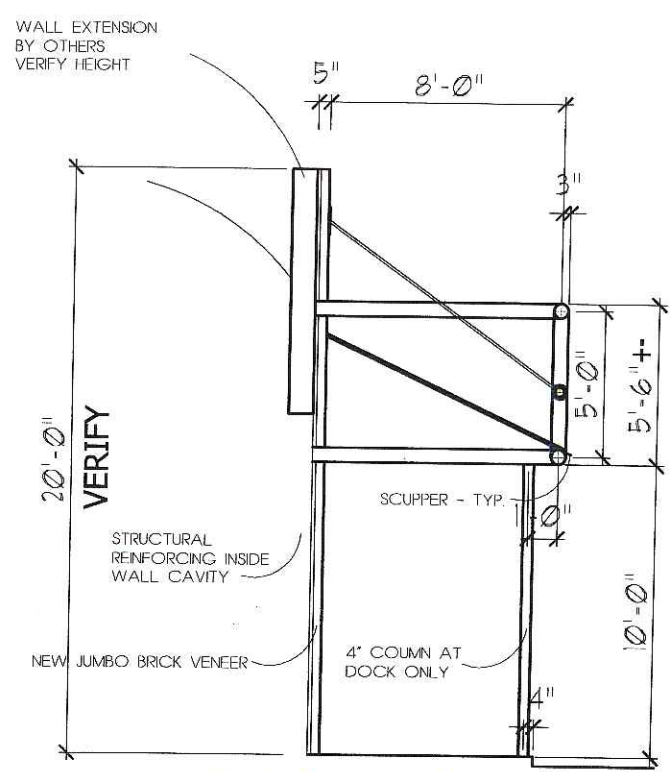
**2 AWNING SECTION**  
SCALE : NONE

**TYPICAL NOTES**

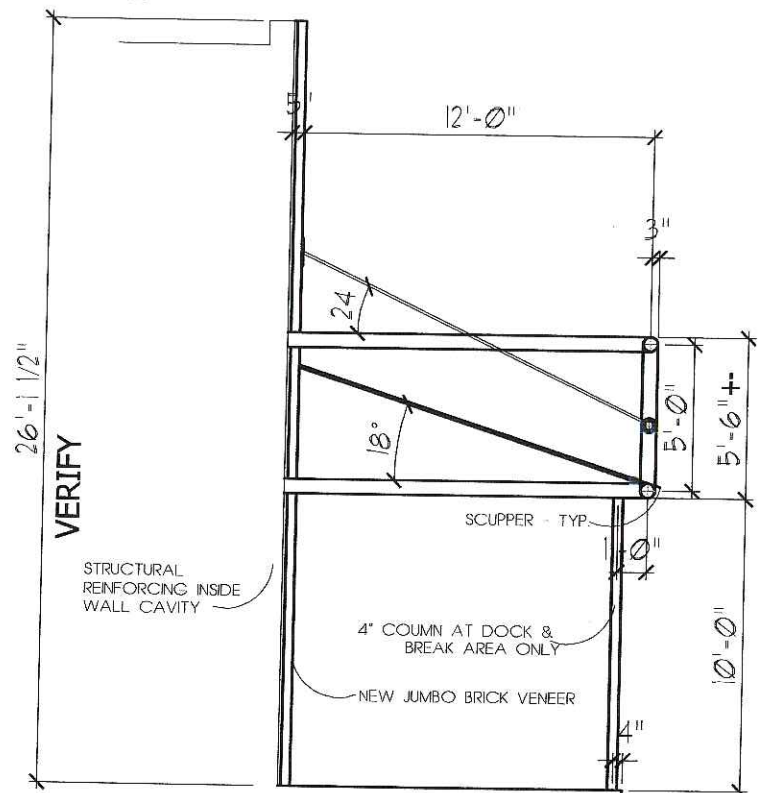
PARAPET EXTENSION BY OTHERS VERIFY HEIGHT  
THRUST FRAME IF REQD BY ENGINEER



**3 AWNING SECTION**  
SCALE : NONE



**4 AWNING SECTION - BREAK AREA**  
SCALE : NONE



**5 AWNING SECTION AT LIFT PORTION**  
SCALE : NONE

**UDC ARCHITECT**  
3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

**MARK DERR ARCHITECT**  
1400 EAST WASHINGTON AVENUE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

**WASHINGTON PROJECT**  
401 NORTH CARROLL STREET \* MADISON \* WISCONSIN \* 53703 \* 608.285.8080

**WASHINGTON SQUARE ASSOC.**  
401 NORTH CARROLL STREET \* MADISON \* WISCONSIN \* 53703 \* 608.285.8080

DRAWING STATUS	PROJECT NAME	CLIENT	SCALE	DRAWING TITLE	AS SHOWN	REVISIONS
PRELIMINARY	1400 EAST WASHINGTON AVENUE	WASHINGTON PROJECT	AS SHOWN	SECTIONS & DETAILS	SD1	DATE
PROGRESS						DATE
REVIEW						DATE
FINAL						DATE
DRAWN BY						DOCUMENT DATE
CHECKED BY						08/15/06

PROJECT NUMBER: WSA-2-06  
SHEET NUMBER: SD1



1 4 0 0 E A S T W A S H I N G T O N A V E N U E



SOUTH & WEST ELEVATIONS



WEST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

**UDC ARCHITECT**  
 WISCONSIN \* 53714 \* 608.222.4594

**MARK DERR ARCHITECT**  
 3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

**AWNING PROJECT**  
 1400 EAST WASHINGTON AVENUE  
 CLIENT: WASHINGTON SQUARE ASSOC  
 401 NORTH CARROLL STREET  
 MADISON \* WISCONSIN  
 53703 608.285.8090

DRAWING STATUS	REVISIONS
PRELIMINARY	DATE
PROGRESS	DATE
REVIEW	DATE
FINAL	DOCUMENT DATE
DRAWN BY MD	08/16/06

CHECKED BY MD  
 DRAWING TITLE: AS SHOWN  
 SCALE: AS SHOWN

**CONTEXTUAL PHOTOS OF EXISTING BUILDING & SURROUNDING SITE**

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: CPT

# 1400 EAST WASHINGTON AVENUE



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION

**UDC**  
**ARCHITECT**

**MARK DERT**  
3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

**WASHINGTON SQUARE ASSOC**  
401 NORTH CARROLL STREET  
MADISON \* WISCONSIN  
53708 608.285.8080

PROJECT NAME: 1400 EAST WASHINGTON AVENUE  
CLIENT: WASHINGTON SQUARE ASSOC  
CHECKED BY: MD  
DRAWING TITLE: CONTEXTUAL PHOTOS OF EXISTING BUILDING & SURROUNDING SITE  
SCALE: AS SHOWN  
PROJECT NUMBER: WSA-2-06  
SHEET NUMBER: CP2

DRAWING STATUS	REVISIONS
PRELIMINARY	DATE
PROGRESS	DATE
REVIEW	DATE
FINAL	DATE
DRAWN BY	DOCUMENT DATE
MD	08/16/06



PARTIAL EAST ELEVATION - SOUTH



PARTIAL EAST ELEVATION - MIDDLE



PARTIAL EAST ELEVATION - NORTH



PARTIAL EAST & SOUTH ELEVATIONS

**UDC**

**MARK DERR ARCHITECT**

3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

1400 EAST WASHINGTON AVENUE

WASHINGTON SQUARE ASSOC  
401 NORTH CARROLL STREET  
MADISON \* WISCONSIN  
53703 608.285.8090

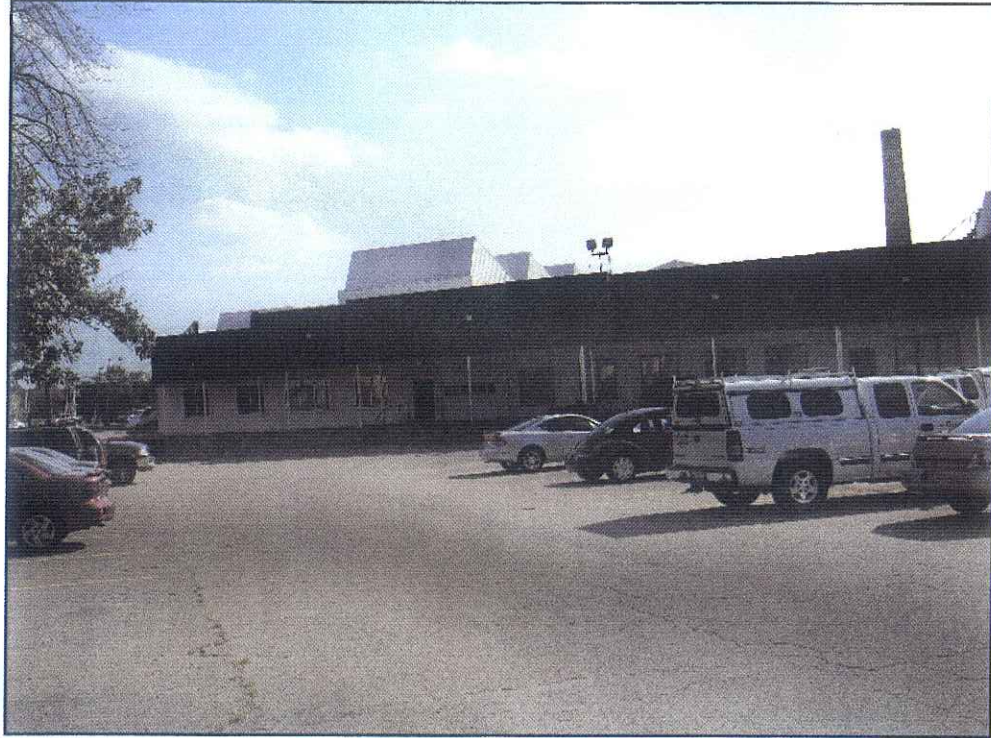
DRAWING STATUS	PROJECT NAME	CLIENT	SCALE	DRAWING TITLE	PROJECT NUMBER	SHEET NUMBER
PRELIMINARY	1400 EAST WASHINGTON AVENUE	WASHINGTON SQUARE ASSOC	AS SHOWN	CONTEXTUAL PHOTOS OF EXISTING BUILDING & SURROUNDING SITE	WSA-7-06	CP3
PROGRESS						
REVIEW						
FINAL						
DRAWN BY						
CHECKED BY						

REVISIONS

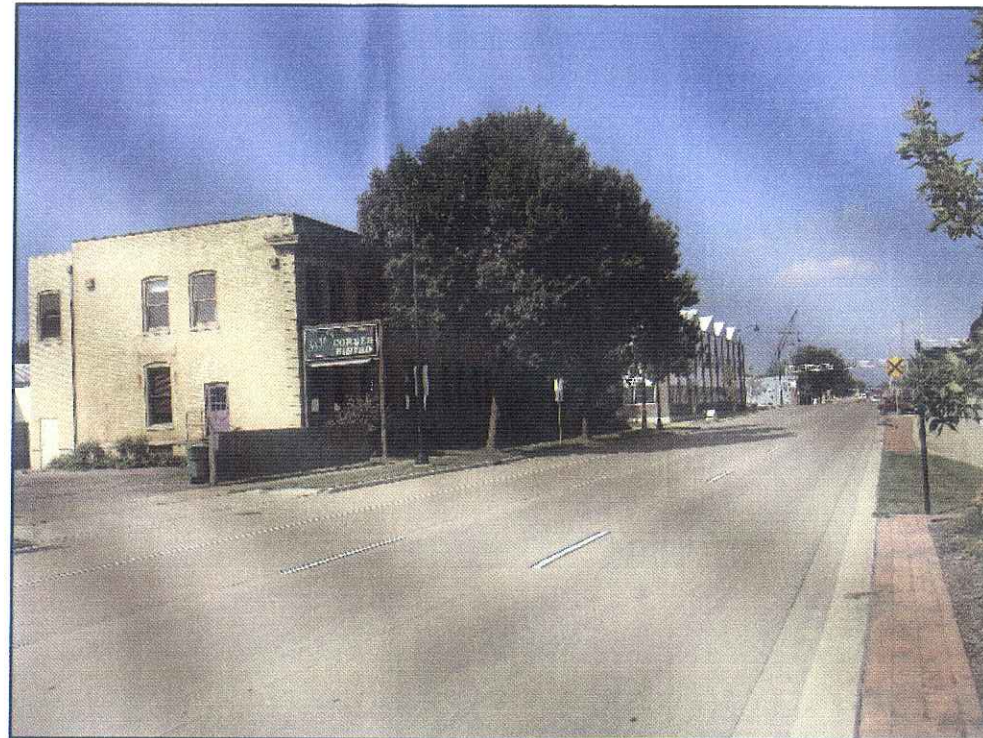
DATE	DATE	DATE	DOCUMENT DATE
			08/16/06

7

1 4 0 0 E A S T W A S H I N G T O N A V E N U E



PARTIAL EAST ELEVATION



WESTERLY ADJACENT VIEW



NORTH ELEVATION



SOUTHWEST ADJACENT VIEW

**UDC**

**MARK DEER ARCHITECT**  
 WISCONSIN \* 53714 \* 608.222.4594

**MARK DEER**  
 3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53703 \* 608.285.8090

**1400 EAST WASHINGTON AVENUE**  
 CLIENT: WASHINGTON SQUARE ASSOC.  
 401 NORTH CARROLL STREET  
 MADISON \* WISCONSIN \* 53703 \* 608.285.8090

DRAWING STATUS	PROJECT NAME	REVISIONS
PRELIMINARY	1400 EAST WASHINGTON AVENUE	DATE
PROGRESS		DATE
REVIEW		DATE
FINAL		DATE
DRAWN BY		DOCUMENT DATE
CHECKED BY		08/16/06

SCALE: AS SHOWN

**CONTEXTUAL PHOTOS OF EXISTING BUILDING & SURROUNDING SITE**

PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: CP4



PARTIAL EAST ELEVATION



PARTIAL NORTH ELEVATION  
AT LOCATION OF NEW EYEBROW



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION

**UDC ARCHITECT**  
 3819 MONOVA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

**MARK DEPT**  
 1400 EAST WASHINGTON AVENUE

**WASHINGTON SQUARE ASSOC**  
 401 NORTH CARROLL STREET  
 MADISON \* WISCONSIN  
 53703 608.285.8090

REVISIONS	DATE

PROJECT NAME: 1400 EAST WASHINGTON AVENUE  
 CLIENT: WASHINGTON SQUARE ASSOC  
 CHECKED BY: MD  
 DRAWING TITLE: AS SHOWN  
 SCALE: AS SHOWN  
 PROJECT NUMBER: WSA-2-06  
 SHEET NUMBER: CP5

**CONTEXTUAL PHOTOS OF EXISTING BUILDING & SURROUNDING SITE**

7 OF 7

1400 EAST WASHINGTON AVENUE



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



NORTHEAST ADJACENT VIEW



SOUTHEAST ADJACENT VIEW

**UDC ARCHITECT**  
 WISCONSIN \* 53714 \* 608.222.4594

**MARK DERR**  
 3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53703 \* 608.285.8090

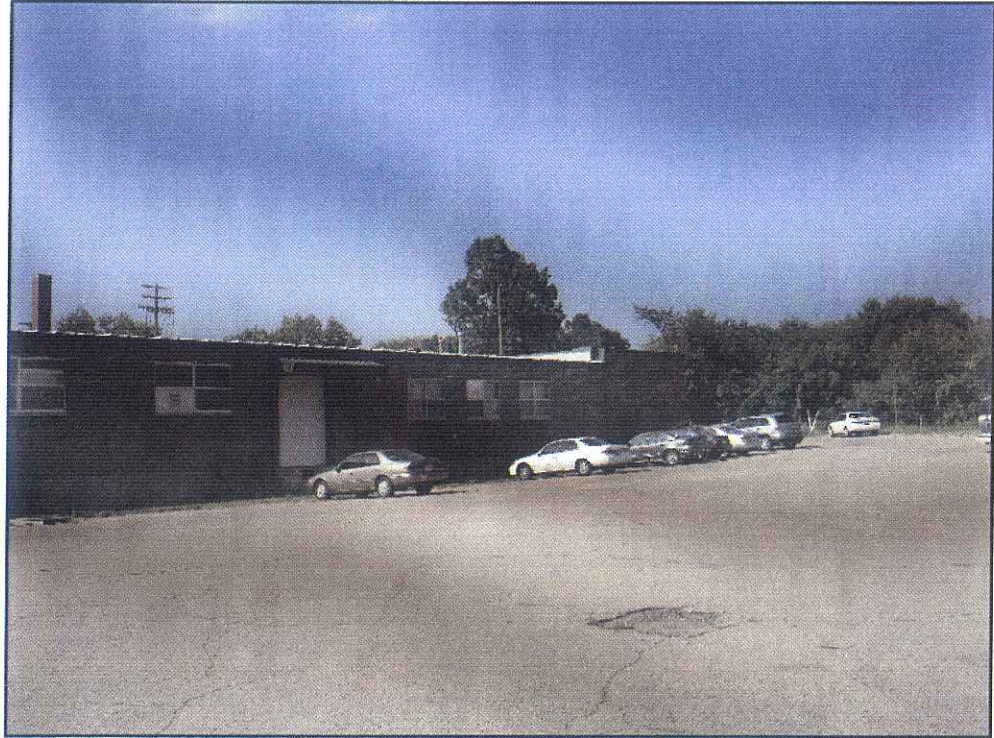
**AWNING PROJECT**  
 CLIENT: WASHINGTON SQUARE ASSOC  
 401 NORTH CARROLL STREET  
 MADISON \* WISCONSIN \* 53703 \* 608.285.8090

DRAWING STATUS	PROJECT NAME	REVISIONS
PRELIMINARY	1400 EAST WASHINGTON AVENUE	DATE
PROGRESS		DATE
REVIEW		DATE
FINAL		DOCUMENT DATE
DRAWN BY MD		08/16/06

CHECKED BY: MD  
 DRAWING TITLE: AS SHOWN  
 SCALE: AS SHOWN  
 PROJECT NUMBER: VSI-7-06  
 SHEET NUMBER: CP6

**CONTEXTUAL PHOTOS OF EXISTING BUILDING & SURROUNDING SITE**

CP6 of 7



NORTHEAST VIEW OF ADJACENT BUILDING



NORTHWEST VIEW OF ADJACENT BUILDING

**UDC**

**MARK DERR ARCHITECT**  
 3819 MONONA DRIVE \* SUITE 27 \* MADISON \* WISCONSIN \* 53714 \* 608.222.4594

**AWNING PROJECT**  
 1400 EAST WASHINGTON AVENUE  
 CLIENT: WASHINGTON SQUARE ASSOC  
 401 NORTH CARROLL STREET  
 MADISON \* WISCONSIN  
 53703 608.285.8090

DRAWING STATUS	PROJECT NAME	REVISIONS
PRELIMINARY	1400 EAST WASHINGTON AVENUE	DATE
PROGRESS	AWNING PROJECT	DATE
REVIEW	CLIENT	DATE
FINAL	WASHINGTON SQUARE ASSOC	DATE
DRAWN BY	401 NORTH CARROLL STREET	DOCUMENT DATE
MD	MADISON * WISCONSIN	08.16.06

CHECKED BY: MD  
 DRAWING TITLE: AS SHOWN  
 SCALE: AS SHOWN

**CONTEXTUAL PHOTOS OF EXISTING BUILDING & SURROUNDING SITE**

PROJECT NUMBER: WISA-2-06  
 SHEET NUMBER: CP7

OF 7