

- A. ~11,463 GSF
- B. JUSTDANE OFFICE AND FLEX ROOM
- C. APARTMENT MANAGEMENT OFFICE
- D. 2 SINGLE OCCUPANT RESTROOMS
- E. WORK OUT SPACE
- F. MAIL/PACKAGE ROOM
- G. BUILDING MECHANICALS
- H. BIKE PARKING/STORAGE LOCKERS
- I. TRASH ROOM
- J. COVERED GARAGE PARKING, 17 STALLS
- K. 1 ELEVATOR FOR RESIDENTS
- L. 2 EGRESS STAIRS
- M. MECHANICAL ROOM
- N. UNIT COUNTS:
 - a. 2-BEDROOM: 2

- BUILDING SERVICES
- COMMERCIAL
- PARKING
- RESIDENTIAL UNIT
- UNIT SERVICES
- GENERAL CIRCULATION
- VERTICAL CIRCULATION



DEVELOPMENT PARTNERS



PARK LOFTS

FIRST FLOOR PLAN

- A. ~11,690 GSF
- B. BUILDING MECHANICALS
- C. STORAGE UNITS
- D. 1 ELEVATOR FOR RESIDENTS
- E. 2 EGRESS STAIRS
- F. UNIT COUNTS:
 - a. 2 BEDROOM: 4
 - b. 1 BEDROOM: 3
 - c. 1 BEDROOM + DEN: 2
 - d. STUDIO: 2
- G. TOTAL UNITS ON FLOOR: 11

- BUILDING SERVICES
- RESIDENTIAL UNIT
- UNIT SERVICES
- GENERAL CIRCULATION
- VERTICAL CIRCULATION



DEVELOPMENT PARTNERS



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PARK LOFTS

SECOND - FOURTH FLOOR PLAN

LEVEL INFORMATION

- A. ~11,690 GSF
- B. RESIDENT CLUB ROOM AND PATIO
- C. BUILDING MECHANICALS
- D. STORAGE UNITS
- E. 1 ELEVATOR FOR RESIDENTS
- F. 2 EGRESS STAIRS
- G. UNIT COUNTS:
 - a. 2 BEDROOM: 3
 - b. 1 BEDROOM: 2
 - c. 1 BDROOM + DEN: 2
 - d. STUDIO: 2
- H. TOTAL UNITS ON FIFTH FLOOR: 9

ROOM LEGEND

- BUILDING SERVICES
- RESIDENTIAL UNIT
- UNIT SERVICES
- GENERAL CIRCULATION
- VERTICAL CIRCULATION



PARK LOFTS
FIFTH FLOOR PLAN

DESIGN PARTNERS

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JSD

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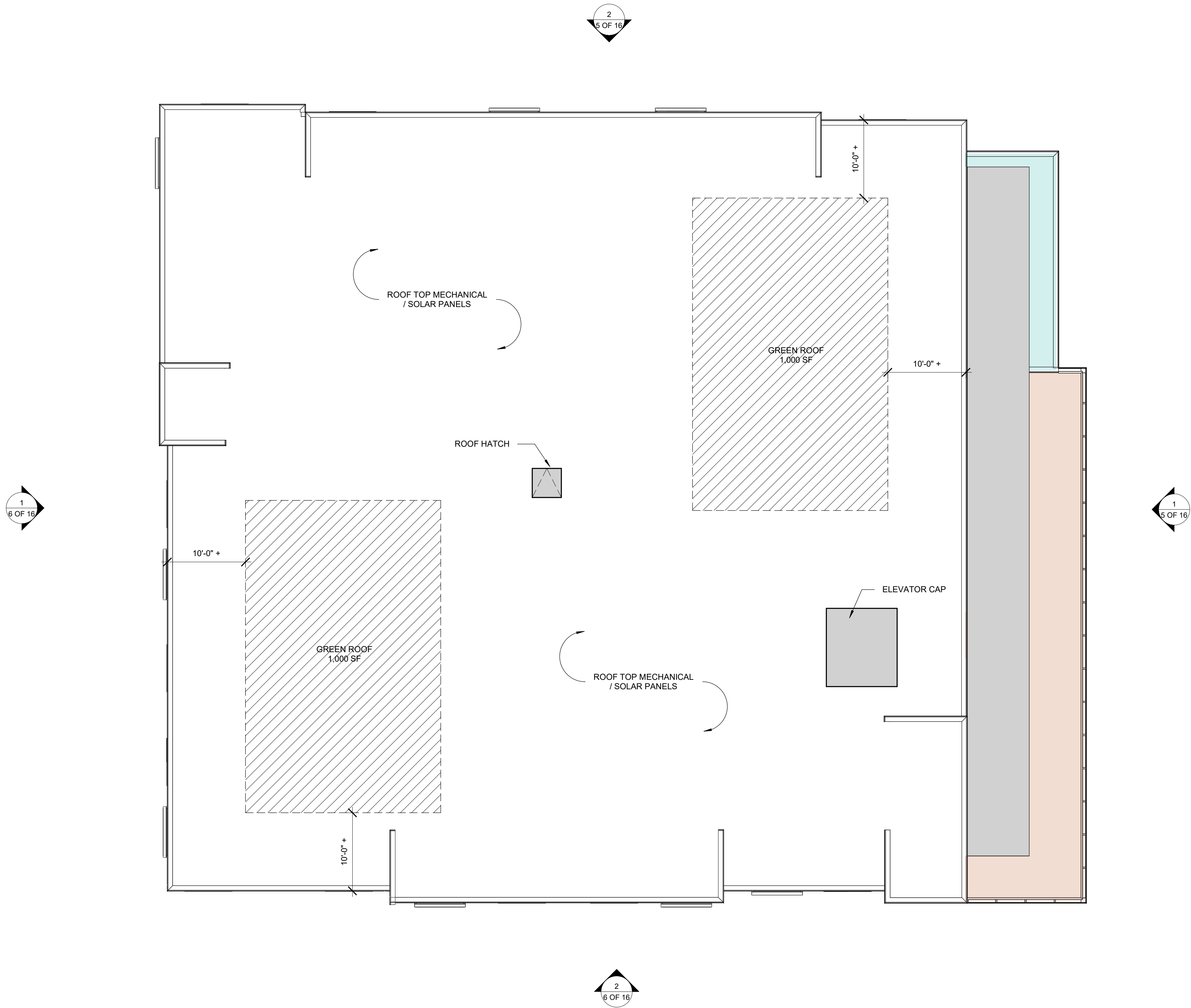
EMINENT

DEVELOPMENT CORPORATION

NATIONAL
CONSTRUCTION
INCORPORATED

LEVEL INFORMATION

- A. NON-OCCUPIED ROOF
- B. GREEN ROOF TRAYS, APPROXIMATELY 2,000 SF TOTAL
- C. BUILDING AND RESIDENTIAL MECHANICAL EQUIPMENT
- D. FUTURE SOLAR ARRAYS



PARK LOFTS

ROOF PLAN

DESIGN PARTNERS



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DEVELOPMENT CORPORATION



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WEST ELEVATION



SOUTH ELEVATION



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PARK LOFTS

EXTERIOR COLOR ELEVATIONS

DEVELOPMENT PARTNERS





PRODUCT: NICHHA ARCHITECTURAL BLOCK
COLOR: TUSCAN
STYLE: STACKED BOND



PRODUCT: REGAL IDEAS GLASS RAILING
COLOR: WHITE
STYLE: TEMPERED CLEAR GLASS



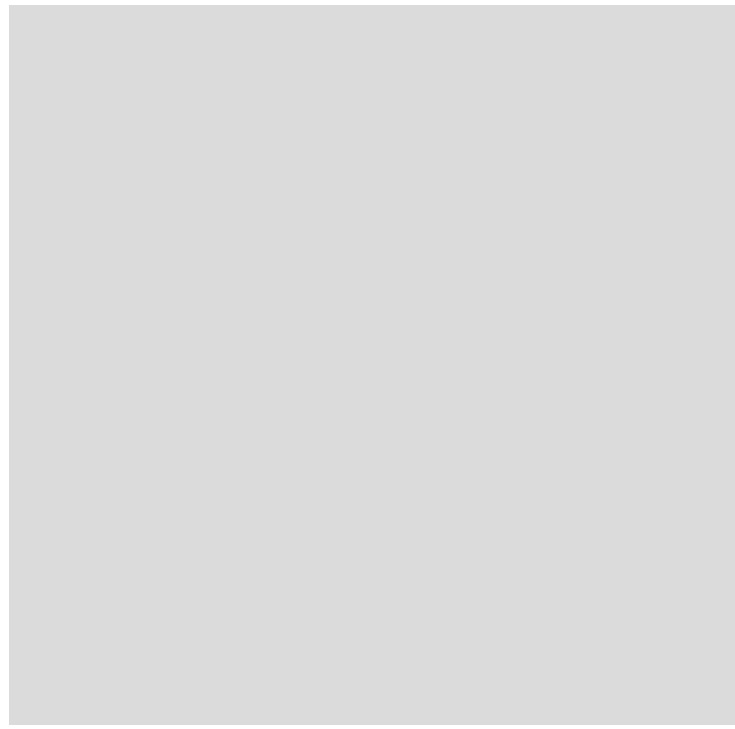
PRODUCT: NICHHA ARCHITECTURAL BLOCK
COLOR: GRAYS HARBOR (SW 6236)
STYLE: RUNNING BOND



PRODUCT: METAL COPING AND FASCIA
COLOR: DARK BRONZE



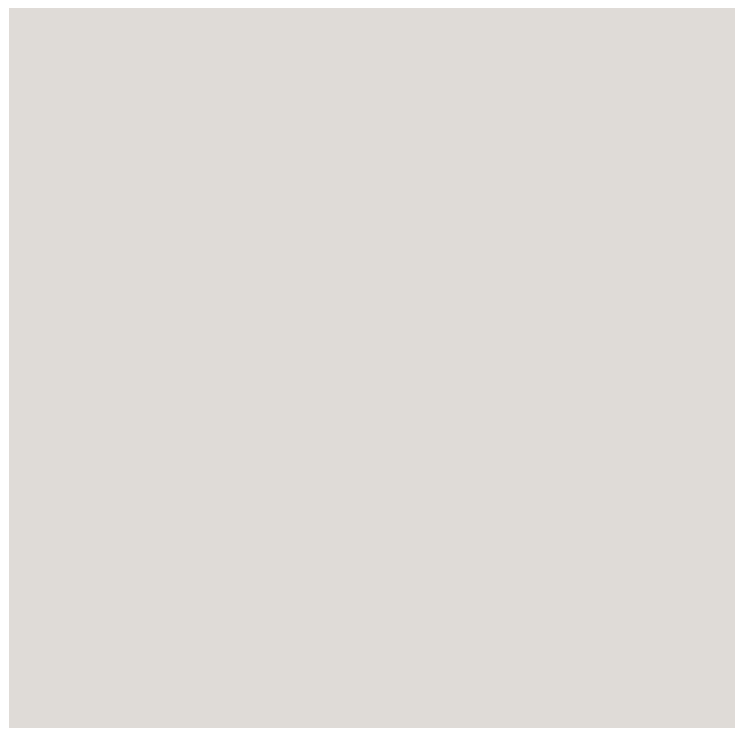
PRODUCT: NUCEDAR VERTICAL SIDING
COLOR: BRACING BLUE
STYLE: ROUGH SAWN TEXTURE
8" WIDE (6 3/4" FACE) T&G SHIP LAP
FLUSH JOINT



PRODUCT: ALUMINUM STOREFRONT
COLOR: CLEAR ANODIZED



PRODUCT: BELDEN BRICK
COLOR: BLACK DIAMOND VELOUR
STYLE: NORMAN SIZE WITH 3/8" GROUT JOINTS
1/3 RUNNING BOND PATTERN



PRODUCT: VINYL WINDOWS AND PATIO DOORS
COLOR: SANDSTONE

DESIGN PARTNERS



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PARK LOFTS

EXTERIOR MATERIAL BOARD

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PARK LOFTS

3D Renderings

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DEVELOPMENT PARTNERS



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PARK LOFTS

3D Renderings

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DEVELOPMENT PARTNERS



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PARK LOFTS

3D Renderings

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3D Renderings

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PARK LOFTS

3D Renderings

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File: \\USDNC\projects\2023\2313499\DWG\Landscape Sheets\2313499 - Landscape.dwg Layout: L1.0 User: matt.ammel Plotted: Jul 11, 2024 - 1:32pm Xref's: 23-13499 1202 S Park Street

A B C D

HIGH STREET

SOUTH PARK STREET

1124 SOUTH PARK STREET

1206 SOUTH PARK STREET

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	RETAINING WALL
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	DECORATIVE STONE MULCH
	ALUMINUM EDGING
	BIKE RACK

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS SHRUBS					
	ARME	Aronia melanocarpa 'Morton' TM Iroquois Beauty Black Chokeberry	#3	24" Ht. (min)	9
	COSE	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood	#3	24" Ht. (min)	9
	PHOPL	Physocarpus opulifolius 'Little Devil' TM Dwarf Ninebark	#3	18" Ht. (min)	6
EVERGREEN SHRUBS					
	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood	#3	18" Ht. (min)	2
PERENNIALS & GRASSES					
	PAVIN	Panicum virgatum 'Northwind' Northwind Switch Grass	#1	Min. 12"-24"	17
	RUFL	Rudbeckia fulgida 'Blovi' Viette's Little Suzy Coneflower	#1	Min 8"-18"	24
	SPHE	Sporobolus heterolepis Prairie Dropseed	#1	Min. 8"-18"	21

CONTRACTOR NOTES

- ALL DISTURBED AREAS SHALL RECEIVE TURF GRASS SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE DEPICTED.
- ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN
(CONTRACT NO. ####, PROJECT NO. #####)



SCALE IN FEET
10' 0 10'

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PARK LOFTS

MIXED-USE DEVELOPMENT

1202 S. PARK STREET
MADISON, WI 53713

Project Status

07-15-2024 LAND USE SUBMITTAL

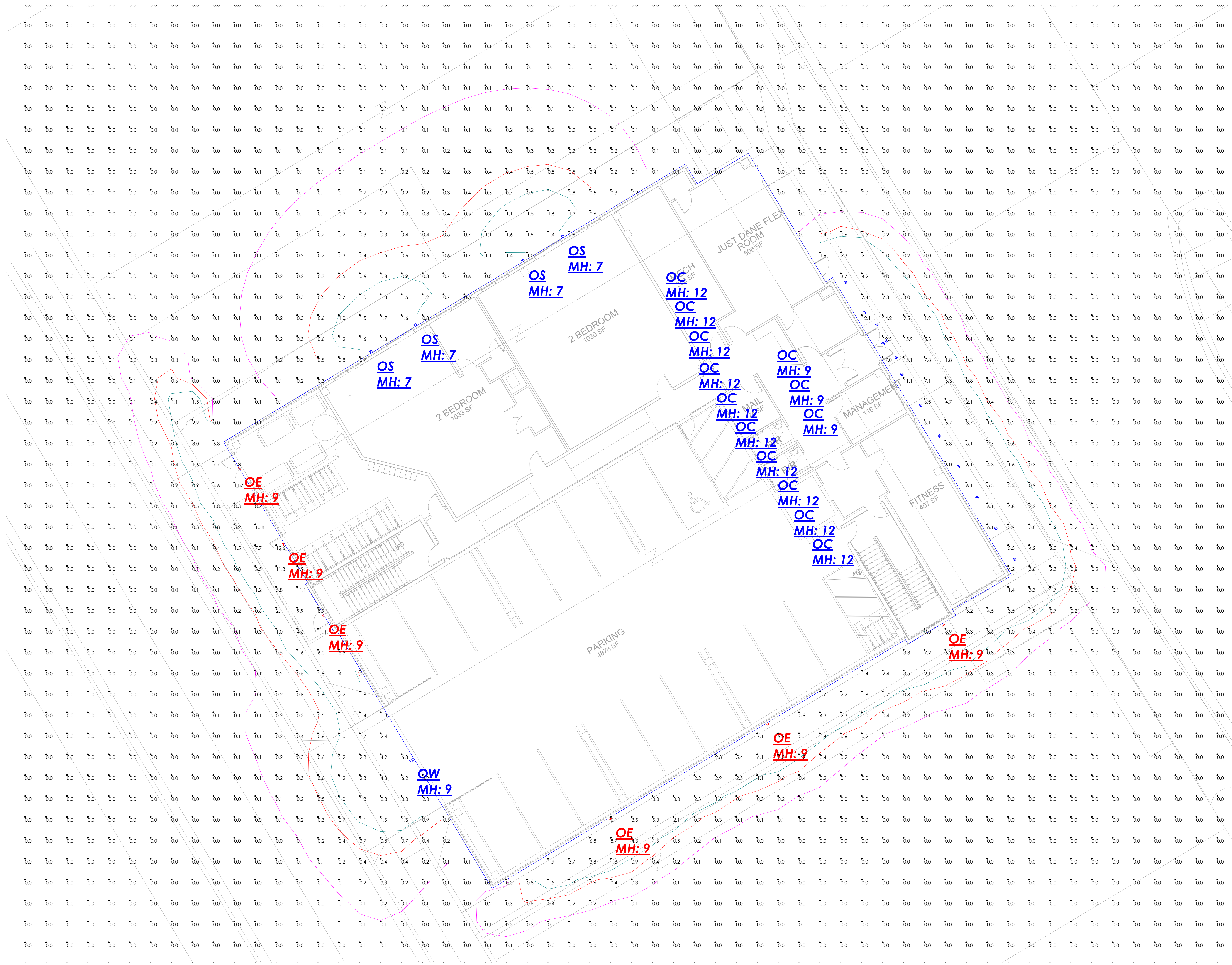
PROJ. #: 23081-01

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LANDSCAPE
PLAN

L1.0

PRELIMINARY



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.45	19.3	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	13	OC	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HC605D010-HM60525840-61WDBB	Single	661	6	0.900
	6	OE	MULE LIGHTING, INC.	MERU-LED-ACEM-BK-IH	Single	1581	16.4	0.900
	4	OS	AFX	REAW0518LAJUDBK	Single	1331	20.39	0.900
	1	OW	Rayon Lighting	T652LEDB-10W-UNV-CTS-XX-XX	Single	1858	10.7928	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
14350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(P) 414-943-1915
(F) 952-943-8088
www.mlazar.com

#	Date	Comments
Revisions		

RLMA Project #: 160879
Drawn By: EP
Date: 7/12/2024

PHOTOMETRIC SITE PLAN
PARK LOFTS
MADISON, WI

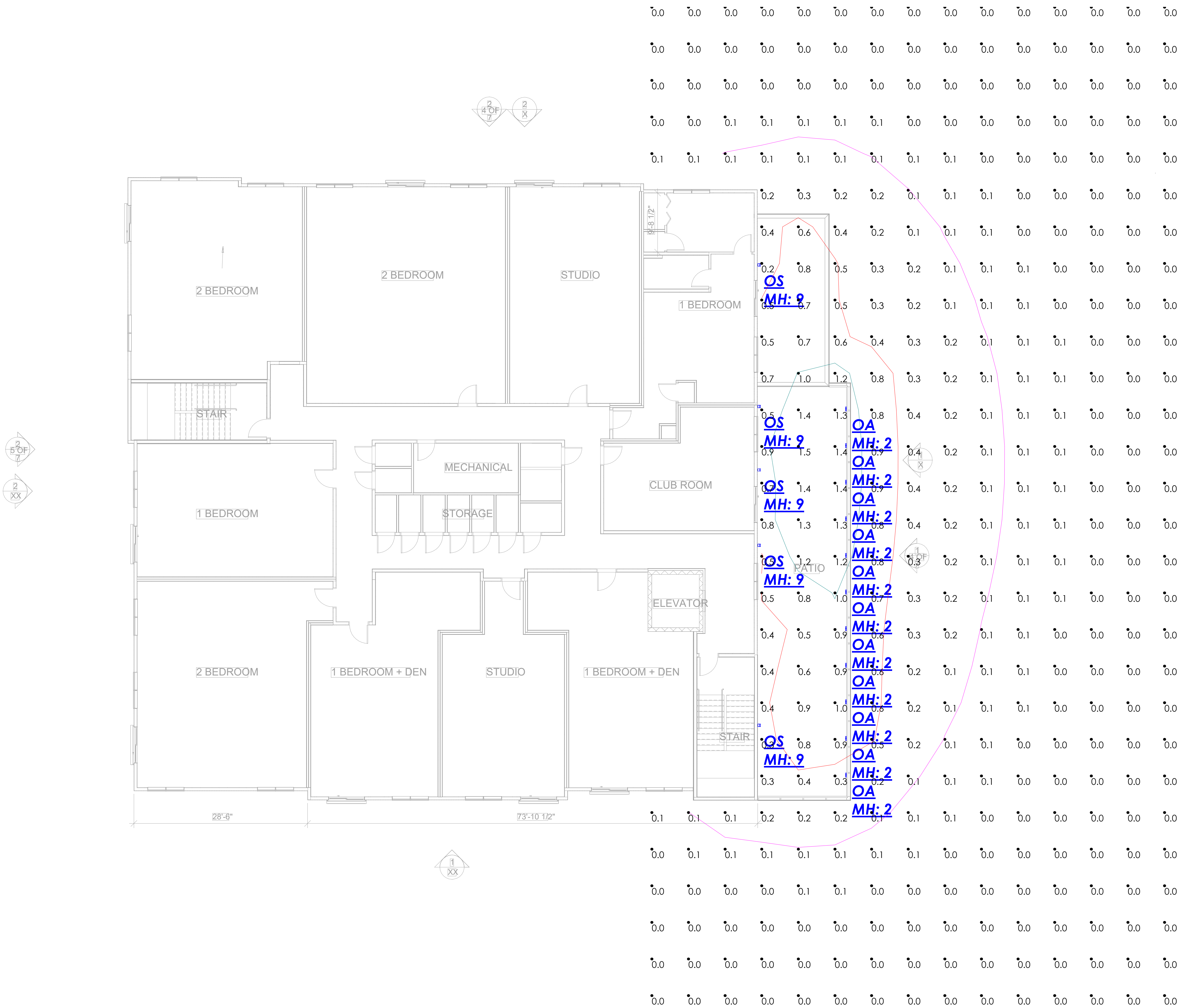
Scale: 1" = 8' 0"

1 OF 2

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5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.17	1.5	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF	
	11	OA	WE-EF	133-0455	Single	132	5.5	0.900	
	5	OS	AFX	REAW0518LAJUDBK	Single	1331	20.39	0.900	



Revisions			
#	Date	Comments	