

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

AGENDA ITEM # _____
Project # _____

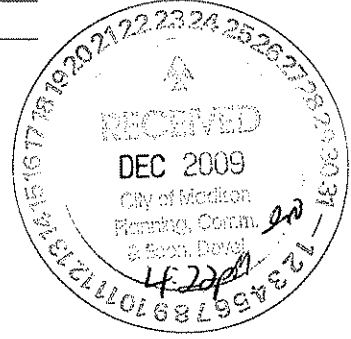
DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: <u>1.6.09</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 801 SOUTH PARK STREET

ALDERMANIC DISTRICT: _____

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Pat McCaughy John Biello - TJK DESIGN BUILD
CAPITOL PASSES LLC 1024 WEST MAIN STREET
MADISON, WI MADISON, WI 53703

CONTACT PERSON: John Biello - TJK DESIGN BUILD
 Address: 1024 West Main St
MADISON, WI 53703
 Phone: 257 1090
 Fax: 257 1092
 E-mail address: J.BIELLO



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.

PROPOSED FACILITY FOR:

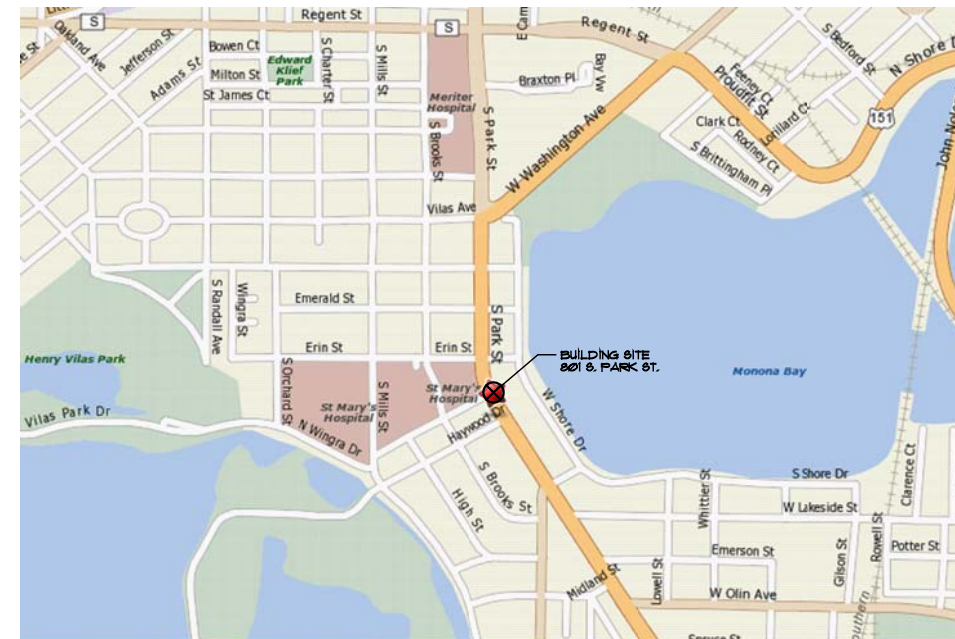
801 SOUTH PARK STREET

801 SOUTH PARK STREET
MADISON, WISCONSIN

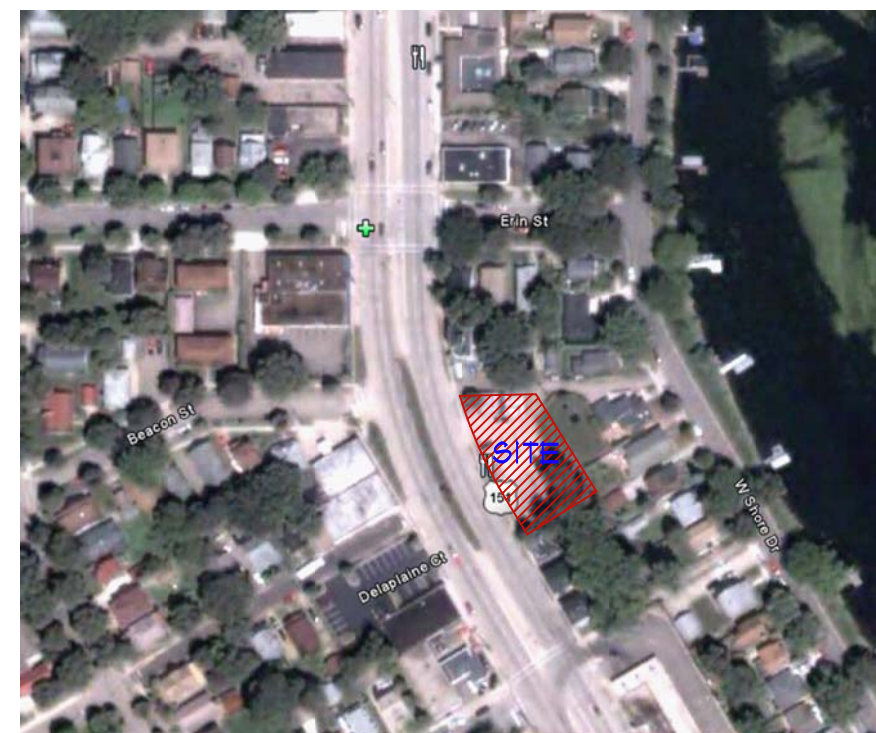
TJK TJK Design Build
634 West Main Street
Madison, WI 53703
DESIGN BUILD 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

- C-1.0 EXISTING SITE PLAN
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- C-1.2 GRADING AND UTILITY PLAN
- C-1.3 PLANTING PLAN
- C-1.4 PHOTOMETRIC PLAN
- L-3 PLANTING PLAN (COLOR)
- A-1.1 LOWER LEVEL FLOOR PLAN
- A-1.2 FIRST FLOOR PLAN
- A-1.3 SECOND FLOOR PLAN
- A-1.4 THIRD AND FOURTH FLOOR PLAN
- A-1.5 ROOF PLAN
- A-2.1 EXTERIOR ELEVATIONS
- A-2.2 EXTERIOR ELEVATIONS
- A-3.1 CROSS SECTION



SITE LOCATION MAP



AERIAL VIEW

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

PROPOSED FACILITY FOR:
801 SOUTH PARK STREET



EXISTING SITE PLAN
SCALE: 1" = 20'-0"
NORTH

SCALE 1" = 20'-0"

LEGEND:

- PROPERTY CORNER
- PROPERTY LINE
- SAN SANITARY SEWER
- STM STORM SEWER
- W WATER MAIN
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE W/ LIGHT
- ⊕ MANHOLE
- ⊕ WATER VALVE
- CURB INLET
- STORM SEWER ACCESS COVER
- ⊕ SPOT ELEVATION
- ⊕ MONITORING WELL
- ▨ EXISTING BUILDING

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-345-8811
TOLL FREE

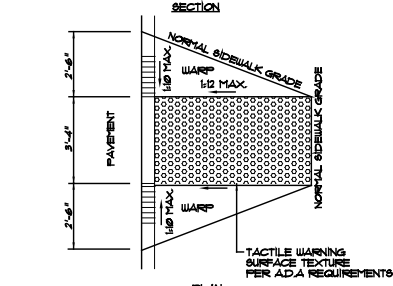
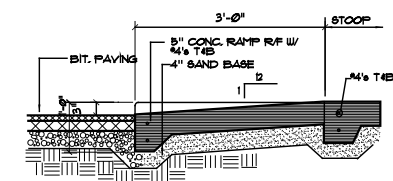
USE STATUTE REGISTRATION
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

GENERAL NOTES:

1. ALL PAINT STRIPPING SHALL BE 4" WIDE, YELLOW
2. H.C. CURB CUTS AND RAMPS PER ADA SEC. 4.1 MAX. SLOPE TO BE 1:2. MIN. WIDTH TO BE 36". TRUNCATED DOMES ARE TO BE INSTALLED ON EACH SIDE. DIAMOND MESH SURFACE FULL WIDTH AND DEPTH OF RAMP. SEE DETAIL 2/C-11
3. ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE
4. BITUMINOUS PAVING IS 3" SURFACE COURSE ON 8" COMPACTED STONE BASE (APPROXIMATE ASPHALTIC AREA: 6,610 SQ FT)
5. ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6" BAG MIX WITH WESTERN FINISH 5" THICK W/ W/F REINFORCING ON 6" COMPACTED FILL (AREA OF SIDEWALKS: 1,045 SQ FT)
6. WATER SERVICE MATERIAL SHALL BE 2" COPPER
7. SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
8. DRIVEWAY APRON CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON STANDARDS
9. EXISTING WATERMAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION
10. SLOPES GREATER THAN 3:1 SHALL BE LINED WITH EROSION MATTING
11. TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE VILLAGE
12. ACCESSIBLE SIGNAGE AT THE HEAD OF STALLS SHALL BE A MINIMUM OF 60 INCHES BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND

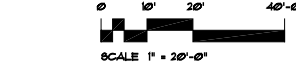
LIGHT FIXTURE KEY

- ⊕ COOPER, INVAE, ICON 250W SINGLE POLE LIGHT FIXTURE CATALOG# 12M-250-14H-200-48-BZ-H8 (8'-0" FROM GRADE)
- ⊕ U.S. ARCHITECTURAL LIGHTING CATALOG# OVP1 IL 50 WM DBZ (7'-0" FROM GRADE)
- ⊕ U.S. ARCHITECTURAL LIGHTING CATALOG# 3062 50 MH 2TI DBZ 8F (2'-0" FROM GRADE)
- ⊕ COOPER, HALO LED RECESSED CAN LIGHT FIXTURE CATALOG# ML106-8-21-483B8006 (10'-0" FROM GRADE)



1 SITE PLAN
C-11

SCALE: 1" = 20' - 0"

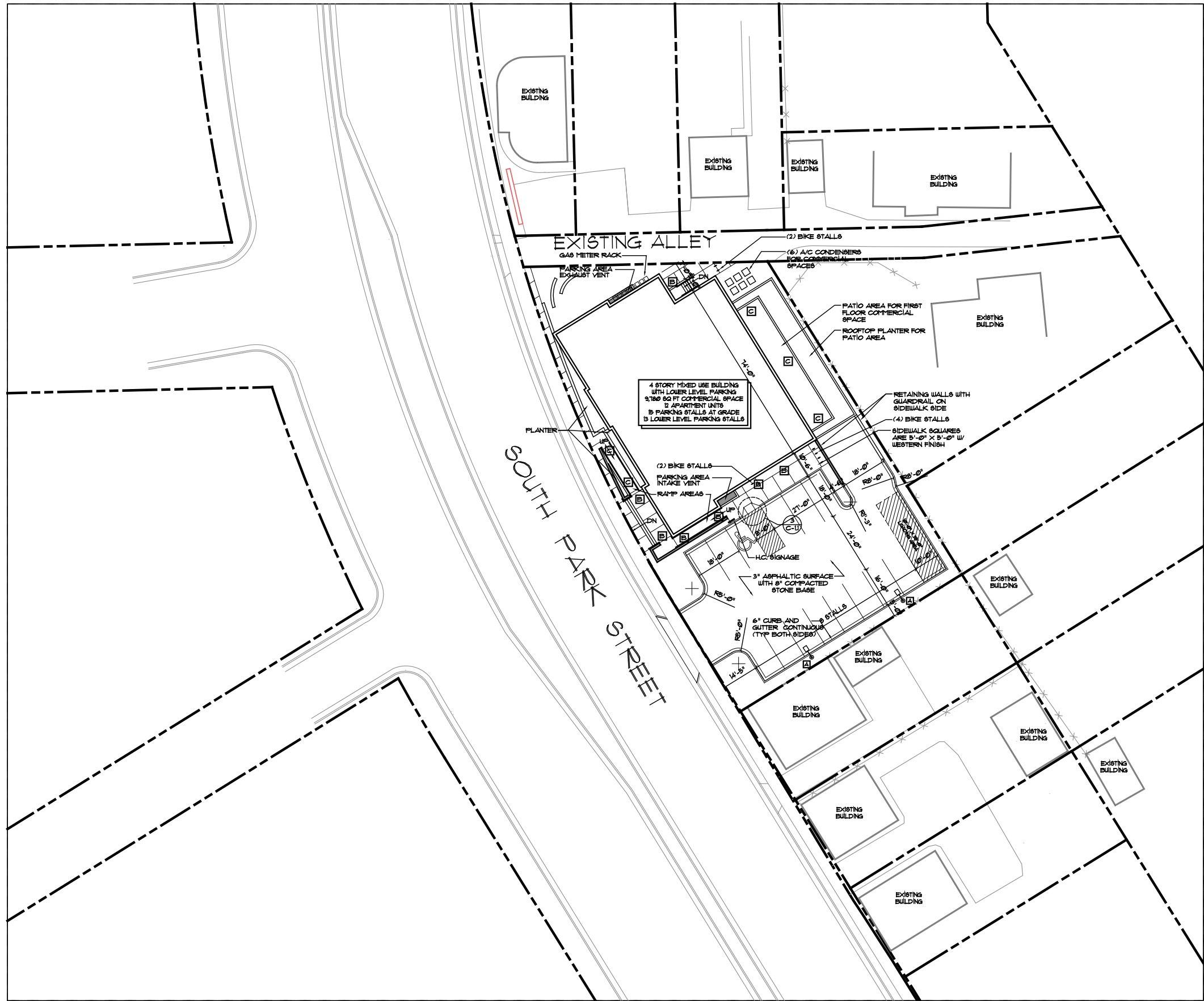


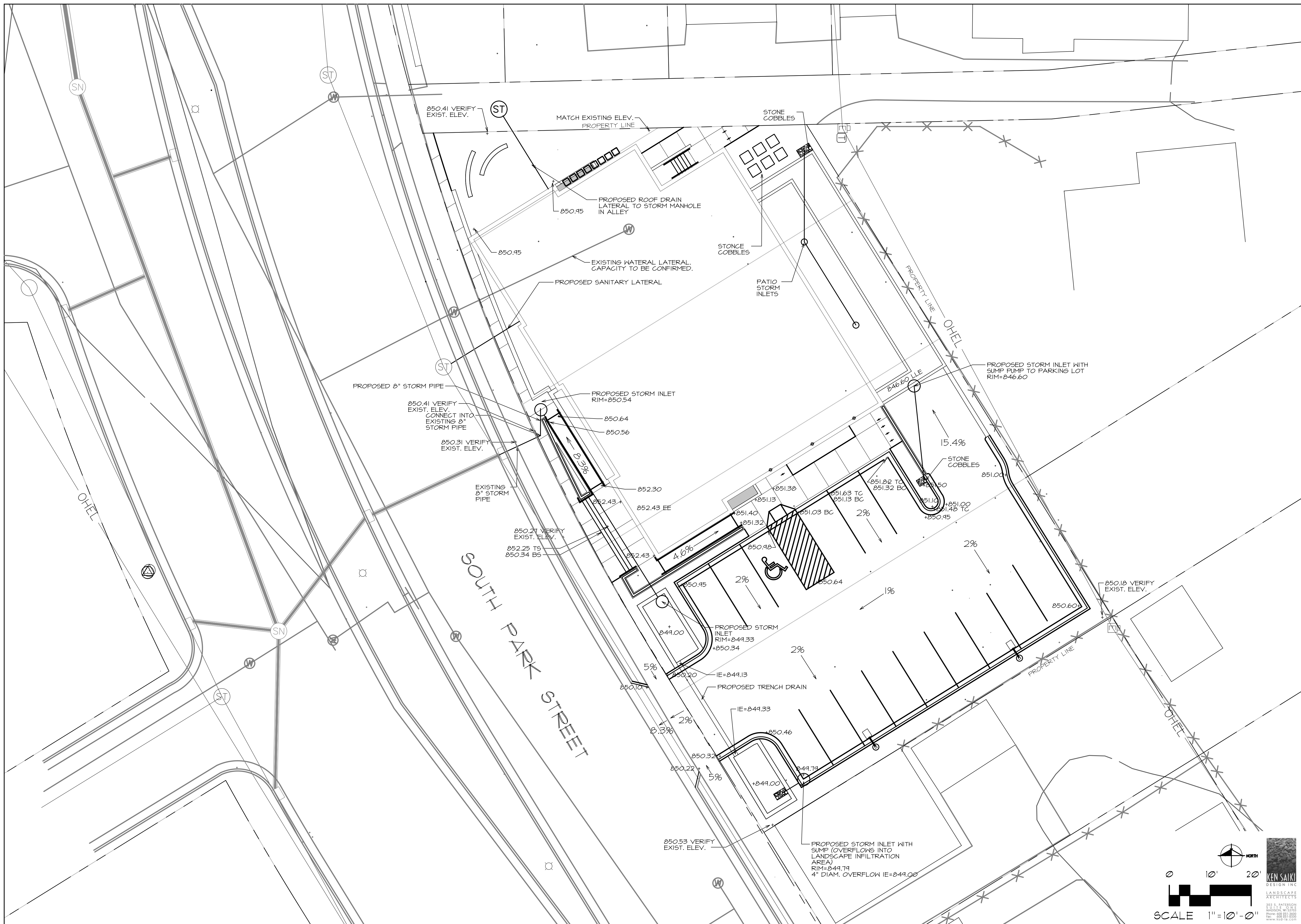
SCALE 1" = 20'-0"

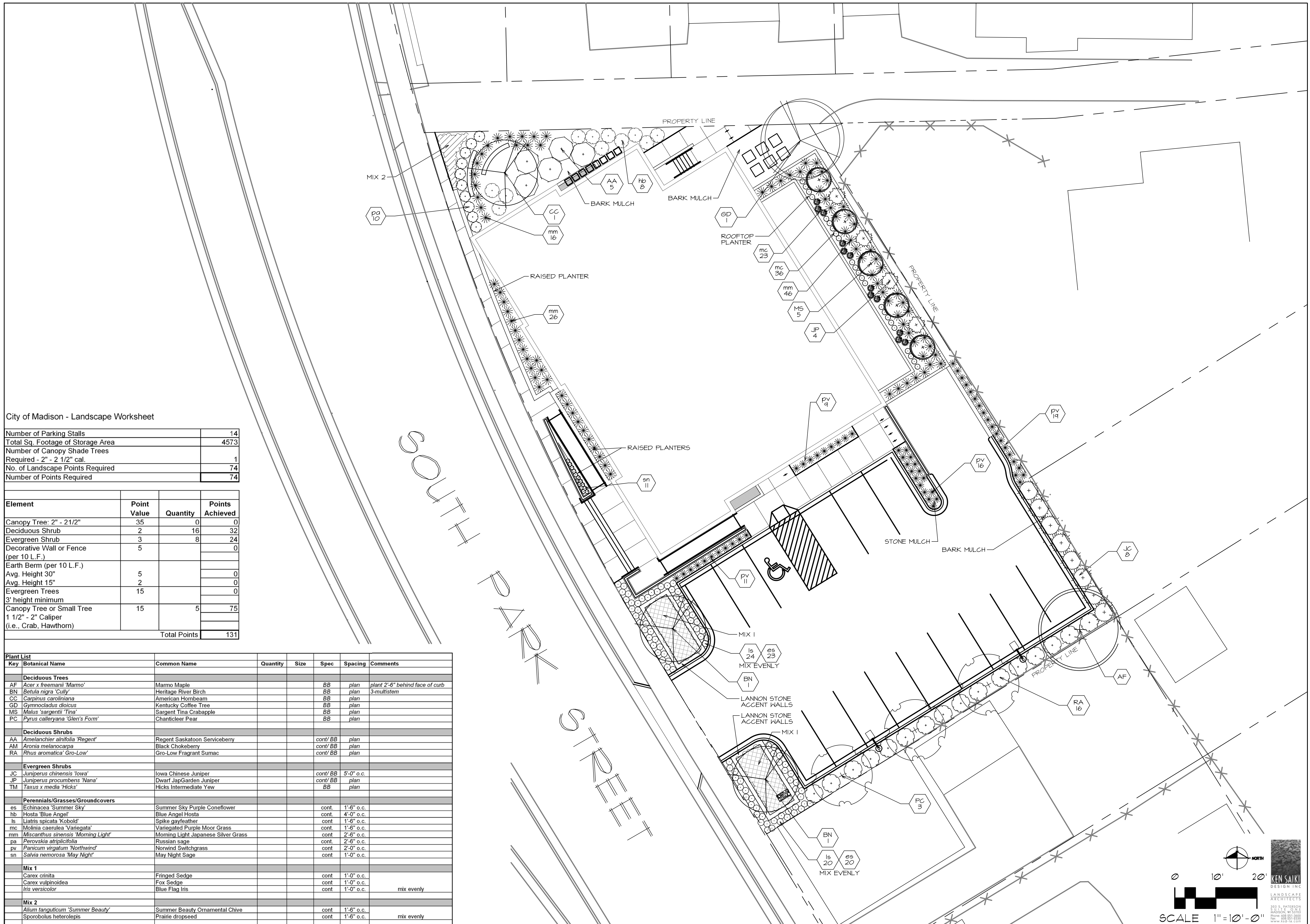


3 TYPICAL CURB RAMP DETAIL
C-11

SCALE: 1/8" = 1'-0"





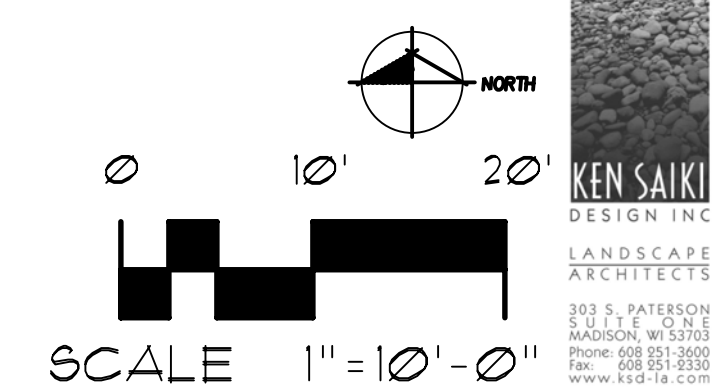


City of Madison - Landscape Worksheet

Number of Parking Stalls	14
Total Sq. Footage of Storage Area	4573
Number of Canopy Shade Trees Required - 2" - 2 1/2" cal.	1
No. of Landscape Points Required	74
Number of Points Required	74

Element	Point Value	Quantity	Points Achieved
Canopy Tree: 2" - 2 1/2"	35	0	0
Deciduous Shrub	2	16	32
Evergreen Shrub	3	8	24
Decorative Wall or Fence (per 10 L.F.)	5		0
Earth Berm (per 10 L.F.)			0
Avg. Height 30"	5		0
Avg. Height 15"	2		0
Evergreen Trees 3' height minimum	15	5	75
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)			
Total Points			131

Key	Botanical Name	Common Name	Quantity	Size	Spec	Spacing	Comments
Deciduous Trees							
AF	<i>Acer x freemanii</i> 'Marmo'	Marmo Maple			BB	plan	plant 2'-6" behind face of curb
BN	<i>Betula nigra</i> 'Cully'	Heritage River Birch			BB	plan	3-multistem
CC	<i>Carpinus caroliniana</i>	American Hornbeam			BB	plan	
GD	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree			BB	plan	
MS	<i>Malus 'sargentii</i> 'Tina'	Sargent Tina Crabapple			BB	plan	
PC	<i>Pyrus calleryana</i> 'Gleri's Form'	Chanticleer Pear			BB	plan	
Deciduous Shrubs							
AA	<i>Amelanchier alnifolia</i> 'Regent'	Regent Saskatoon Serviceberry			cont/BB	plan	
AM	<i>Aronia melanocarpa</i>	Black Chokeberry			cont/BB	plan	
RA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac			cont/BB	plan	
Evergreen Shrubs							
JC	<i>Juniperus chinensis</i> 'Towa'	Iowa Chinese Juniper			cont/BB	5'-0" o.c.	
JP	<i>Juniperus procumbens</i> 'Nana'	Dwarf JapGarden Juniper			cont/BB	plan	
TM	<i>Taxus x media</i> 'Hicks'	Hicks Intermediate Yew			BB	plan	
Perennials/Grasses/Groundcovers							
es	<i>Echinacea</i> 'Summer Sky'	Summer Sky Purple Coneflower			cont.	1'-6" o.c.	
hb	<i>Hosta</i> 'Blue Angel'	Blue Angel Hosta			cont.	4'-0" o.c.	
ls	<i>Liatris spicata</i> 'Kobold'	Spike gayfeather			cont.	1'-6" o.c.	
mc	<i>Molinia caerulea</i> 'Variegata'	Variegated Purple Moor Grass			cont.	1'-6" o.c.	
mm	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Japanese Silver Grass			cont.	2'-6" o.c.	
pa	<i>Perovskia atriplicifolia</i>	Russian sage			cont.	2'-6" o.c.	
pv	<i>Panicum virgatum</i> 'Northwind'	Nonwind Switchgrass			cont.	2'-0" o.c.	
sn	<i>Salvia nemorosa</i> 'May Night'	May Night Sage			cont.	1'-0" o.c.	
Mix 1							
	<i>Carex crinita</i>	Fringed Sedge			cont.	1'-0" o.c.	
	<i>Carex vulpinoidea</i>	Fox Sedge			cont.	1'-0" o.c.	
	<i>Iris versicolor</i>	Blue Flag Iris			cont.	1'-0" o.c.	mix evenly
Mix 2							
	<i>Allium tanacetifolium</i> 'Summer Beauty'	Summer Beauty Ornamental Chive			cont.	1'-6" o.c.	
	<i>Sporobolus heterolepis</i>	Prairie dropseed			cont.	1'-6" o.c.	mix evenly



KEN SAIKI
DESIGN INC
LANDSCAPE ARCHITECTS
393 S. PATTERSON
MADISON, WI 53703
Phone: 608.251.2900
www.ksaiki.com



- LIGHT FIXTURE KEY**
- ☐ COOPER INVUL ICON 280W SINGLE POLE LIGHT FIXTURE CATALOG# 101-280-111-280-40-02-16 (18'-0" FROM GRADE)
 - ☐ US ARCHITECTURAL LIGHTING CATALOG# OVP1 II, 80 WHT DIBZ (7'-0" FROM GRADE)
 - ☐ US ARCHITECTURAL LIGHTING CATALOG# 3603 80 WHT 271 DIBZ 8" (7'-0" FROM GRADE)
 - ☐ COOPER HALO LED RECESSED CAN LIGHT FIXTURE CATALOG# HL160-8-21-1600000 (18'-0" FROM GRADE)

PHOTOMETRIC PLAN
C-14 SCALE: 1" = 20' - 0"
SCALE 1" = 20'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	89 fc	263 fc	80 fc	N/A	N/A

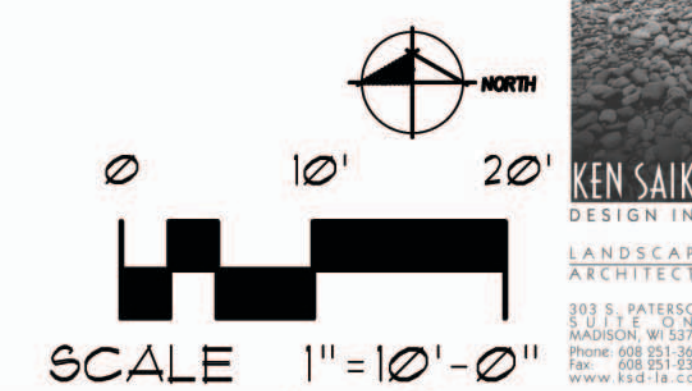


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Number of Canopy Shade Trees	
Required - 2" - 2 1/2" cal.	1
No. of Landscape Points Required	74
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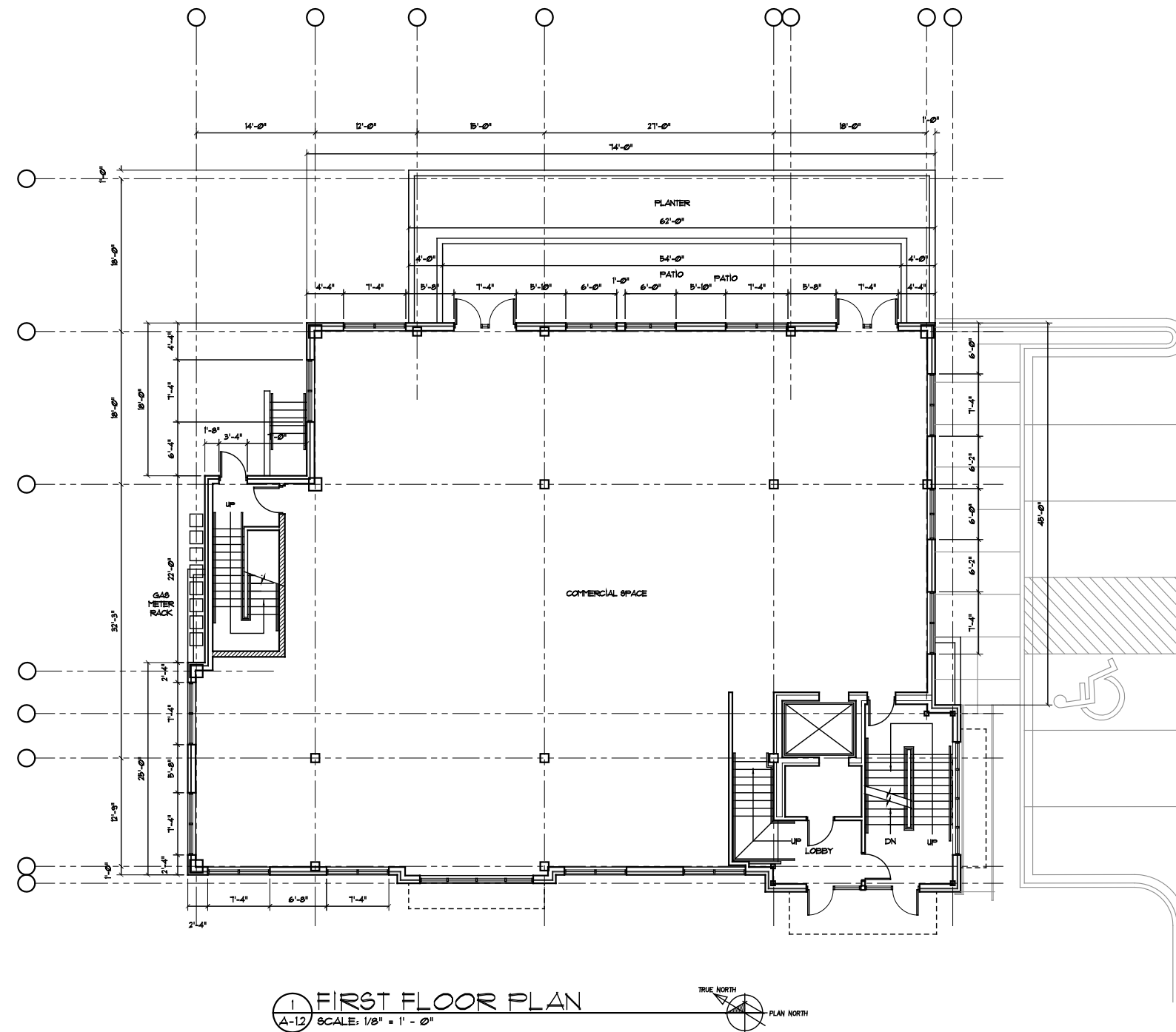
Element	Point Value	Quantity	Points Achieved
Canopy Tree: 2" - 2 1/2"	35	4	140
Deciduous Shrub	2	13	26
Evergreen Shrub	3	13	39
Decorative Wall or Fence (per 10 L.F.)	5		0
Earth Berm (per 10 L.F.)			0
Avg. Height 30"	5		0
Avg. Height 15"	2		0
Evergreen Trees	15		0
3' height minimum			0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15		0
Total Points			205

Key	Botanical Name	Common Name	Quantity	Size	Spec	Spacing	Comments
Deciduous Trees							
AF	<i>Acer x freemanii</i> 'Marmo'	Marmo Maple			BB	plan	plant 2'-6" behind face of curb
BN	<i>Betula nigra</i> 'Cully'	Heritage River Birch			BB	plan	3-multistem
CC	<i>Carpinus caroliniana</i>	American Hornbeam			BB	plan	
GD	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree			BB	plan	
MS	<i>Malus 'sargentii</i> 'Tina'	Sargent Tina Crabapple			BB	plan	
PC	<i>Pyrus calleryana</i> 'Glen's Form'	Chanticleer Pear			BB	plan	
Deciduous Shrubs							
AA	<i>Amelanchier alnifolia</i> 'Regent'	Regent Saskatoon Serviceberry			cont/ BB	plan	
AM	<i>Aronia melanocarpa</i>	Black Chokeberry			cont/ BB	plan	
RA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac			cont/ BB	plan	
Evergreen Shrubs							
JC	<i>Juniperus chinensis</i> 'Iowa'	Iowa Chinese Juniper			cont/ BB	5'-0" o.c.	
JP	<i>Juniperus procumbens</i> 'Nana'	Dwarf Jap Garden Juniper			cont/ BB	plan	
TM	<i>Taxus x media</i> 'Hicks'	Hicks Intermediate Yew			BB	plan	
Perennials/Grasses/Groundcovers							
es	<i>Echinacea</i> 'Summer Sky'	Summer Sky Purple Coneflower			cont.	1'-6" o.c.	
hb	<i>Hosta</i> 'Blue Angel'	Blue Angel Hosta			cont.	4'-0" o.c.	
ls	<i>Liatris spicata</i> 'Kobold'	Spike paylather			cont	1'-6" o.c.	
mc	<i>Molinia caerulea</i> 'Variegata'	Variegated Purple Moor Grass			cont.	1'-6" o.c.	
mm	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Japanese Silver Grass			cont.	2'-6" o.c.	
pa	<i>Perovskia atriplicifolia</i>	Russian sage			cont.	2'-6" o.c.	
pv	<i>Panicum virgatum</i> 'Northwind'	Norwind Switchgrass			cont.	2'-0" o.c.	
sn	<i>Salvia nemorosa</i> 'May Night'	May Night Sage			cont	1'-0" o.c.	
Mix 1							
	<i>Carex crinita</i>	Fringed Sedge			cont	1'-0" o.c.	
	<i>Carex vulpinoidea</i>	Fox Sedge			cont	1'-0" o.c.	
	<i>Iris versicolor</i>	Blue Flag Iris			cont	1'-0" o.c.	mix evenly
Mix 2							
	<i>Allium tanguticum</i> 'Summer Beauty'	Summer Beauty Ornamental Chive			cont	1'-6" o.c.	
	<i>Sporobolus heterolepis</i>	Prairie dropseed			cont	1'-6" o.c.	mix evenly



REV DATE

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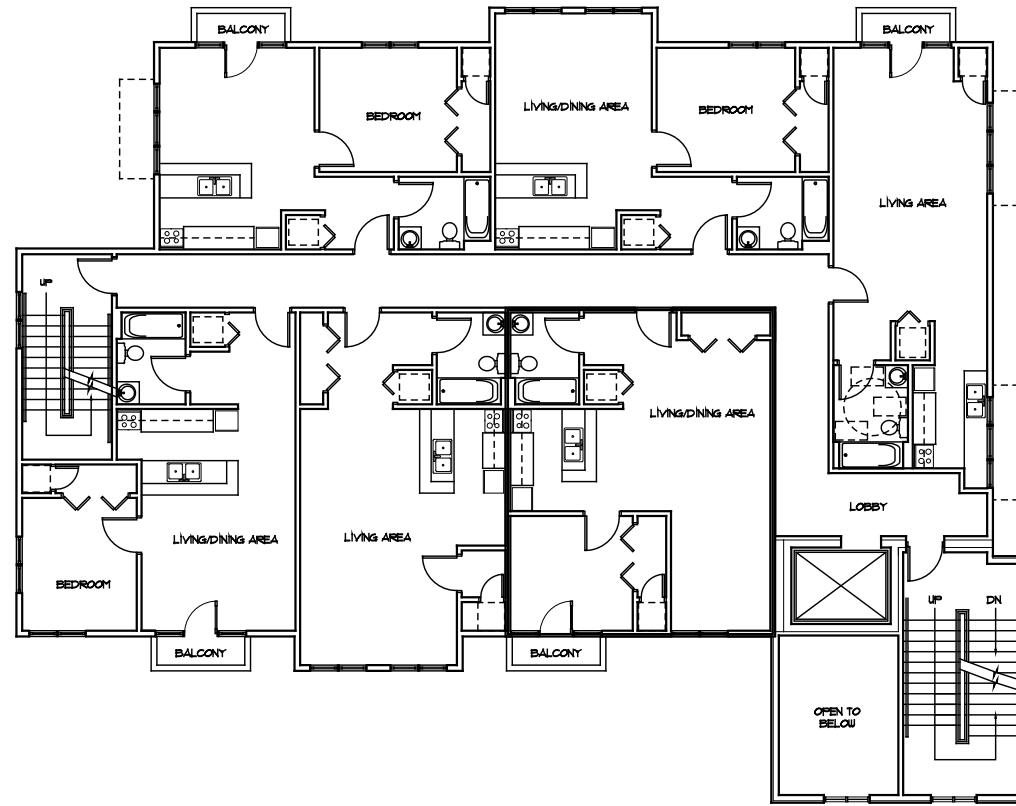


1 FIRST FLOOR PLAN
A-12 SCALE: 1/8" = 1' - 0"

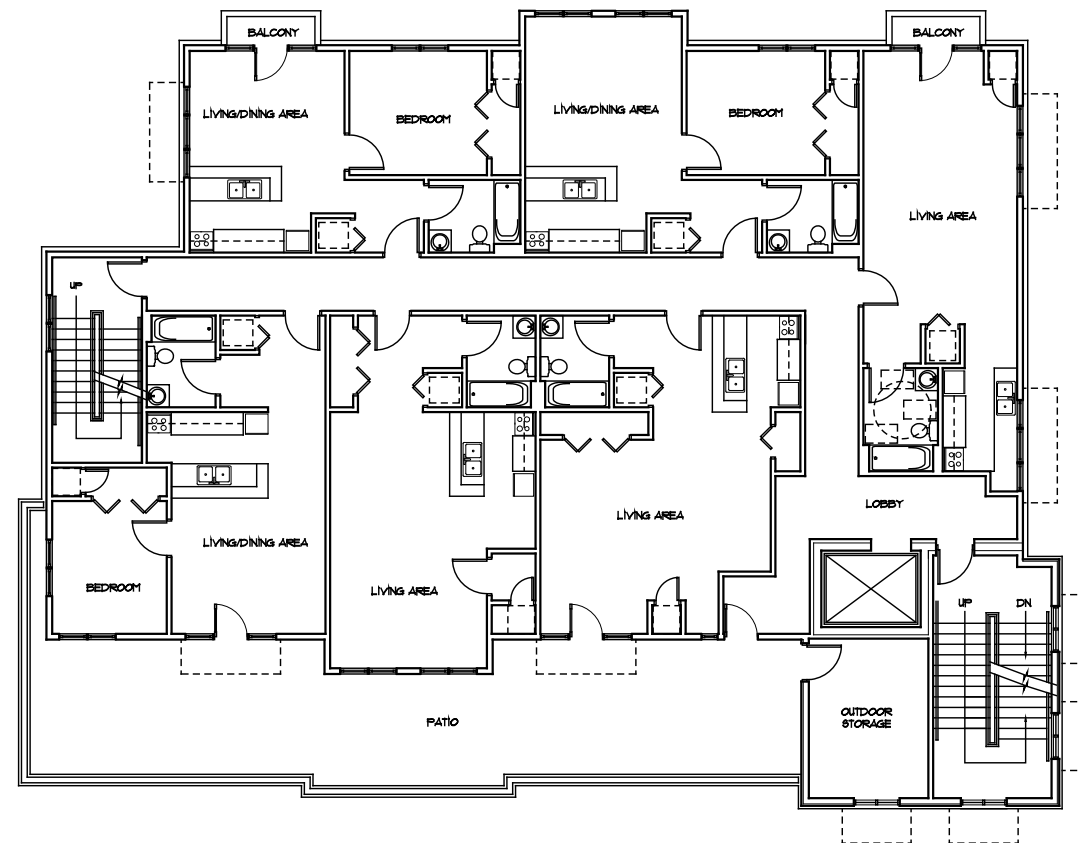
PROPOSED FACILITY FOR:
801 SOUTH PARK STREET
801 SOUTH PARK STREET
MADISON, WISCONSIN

A-12

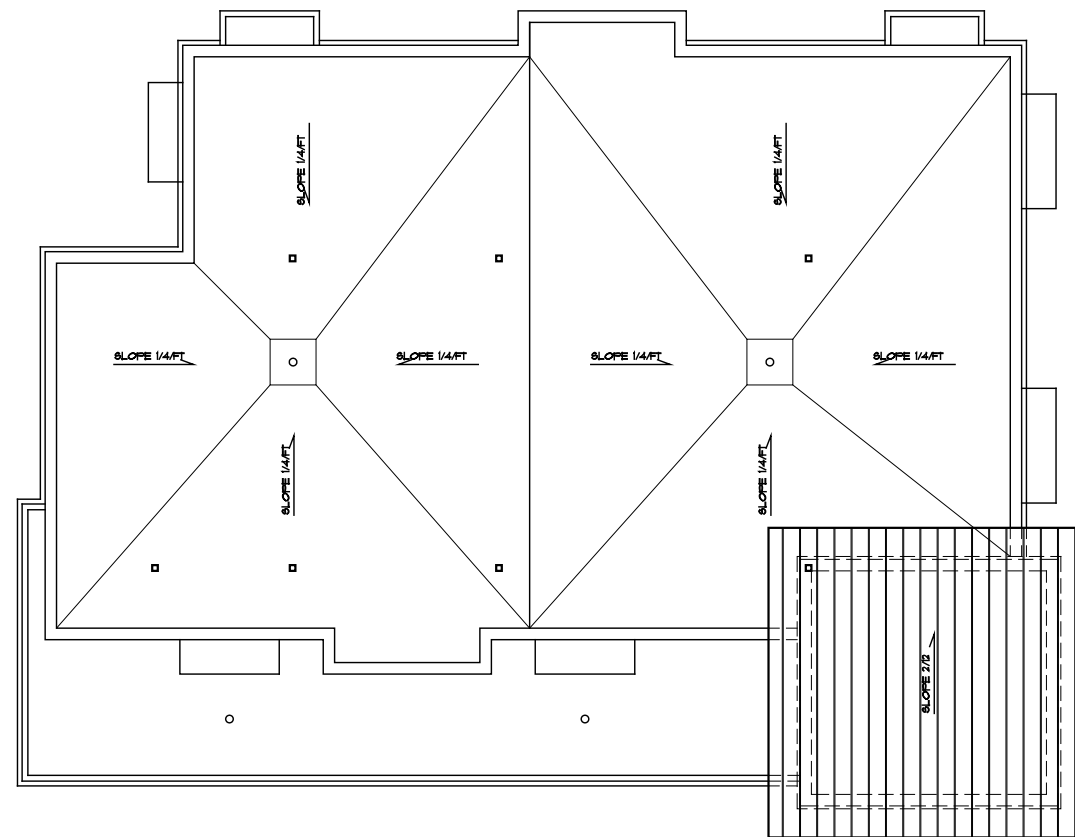
12.23.09



2 FOURTH FLOOR PLAN
A-14 SCALE: 1/8" = 1' - 0"



1 THIRD FLOOR PLAN
A-14 SCALE: 1/8" = 1' - 0"



1 ROOF PLAN
A-15 SCALE: 1/8" = 1' - 0"



GENERAL ROOF PLAN NOTES

TYPICAL FLAT ROOF
 PREFABRICATED WOOD TRUSSES • 24" OC, 3/4" TAG, 9-PLY, OSB PLYWOOD,
 6 MIL VAPOR BARRIER, R-30 POLYISOCYANURATE RIGID INSULATION,
 48 MIL EPDM RUBBER ROOFING MEMBRANE WITH 10 LB/80 FT ROOFING BALLAST



1 PARKING LOT ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"

MATERIAL LIST	
STANDING BEAM ROOF:	COATED METALS GROUP, "DARK BRONZE"
REFINISHED METAL FASCIA AND SOFFIT:	COATED METALS GROUP, "DARK BRONZE"
EXTERIOR INSULATION AND FINISH SYSTEM:	COLOR TO MATCH SHERWIN WILLIAMS, #00-2846, "ROYCROFT BRONZE GREEN"
CEMENT BOARD SIDING:	PAIN TO MATCH SHERWIN WILLIAMS, #00-0928, "LIBRARY FEUTER"
ALUMINUM CLAD WOOD WINDOWS:	FELLA, "DARK BRONZE", ALUMINUM CLADDING WITH LOW-E GLASS
ALUMINUM STOREFRONT & WINDOW SYSTEM:	KAWNEER, "DARK BRONZE" ALUMINUM WITH INSULATED LOW E GLASS, THERMAL BREAKS IN FRAME
FIELD BRICK:	ENDICOTT CLAY PRODUCTS CO. MEDIUM IRON SPOT #11 UTILITY SIZE VELOUR FINISH WITH COLORED MORTAR IN ACCENT COLOR
RENAISSANCE STONE BASE AND ACCENT BANDS:	ARRISORP INTERNATIONAL INC. RENAISSANCE STONE, "WHEAT", #SMOOTH, D204 WITH COLORED MORTAR TO MATCH
CEDAR RAILINGS:	STAIN TO MATCH SHERWIN WILLIAMS #00-6339, "FIRED BRICK"
PRECAST HEADS AND SILLS:	EDWARDS CAST STONE, #60, "WHEAT"

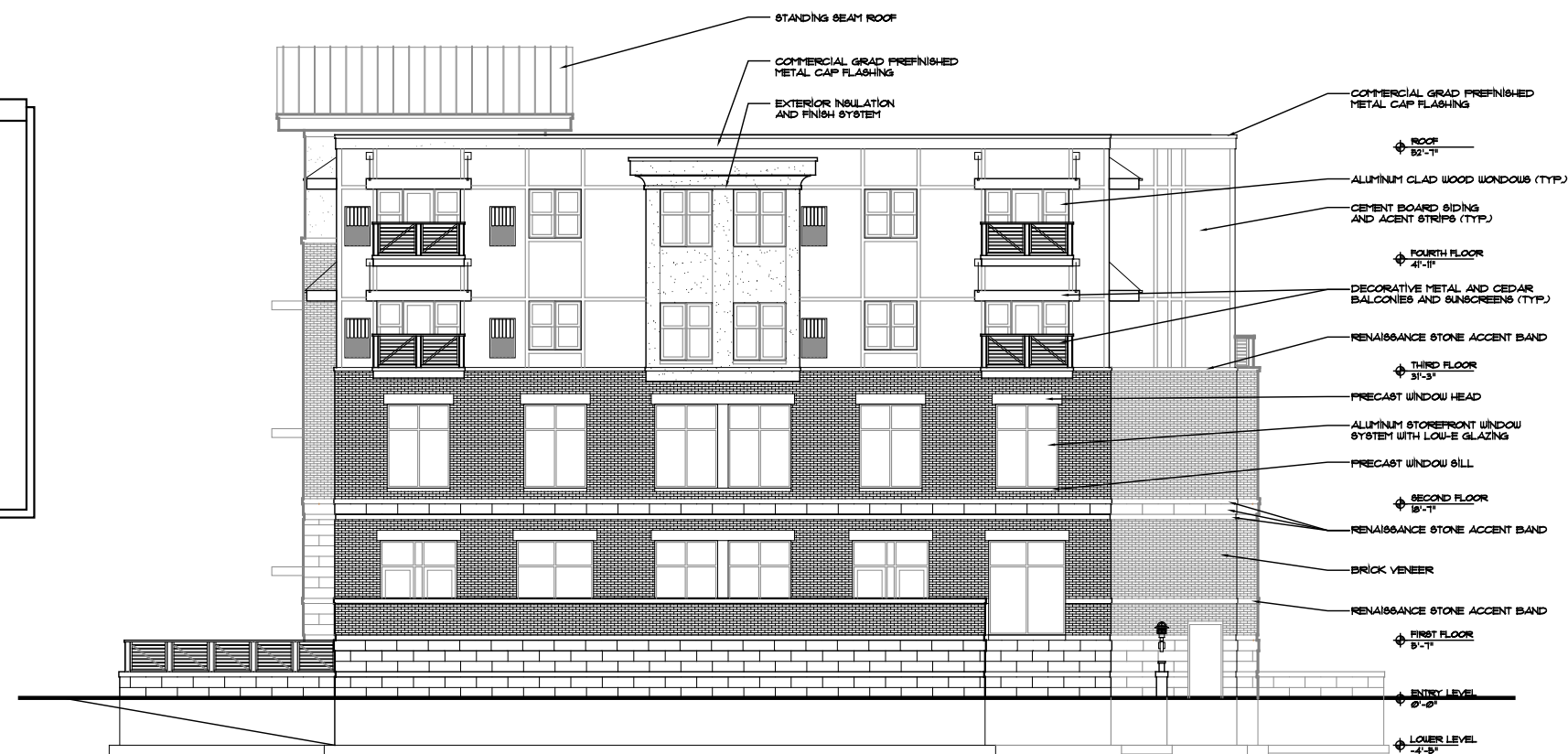


2 PARK STREET ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"

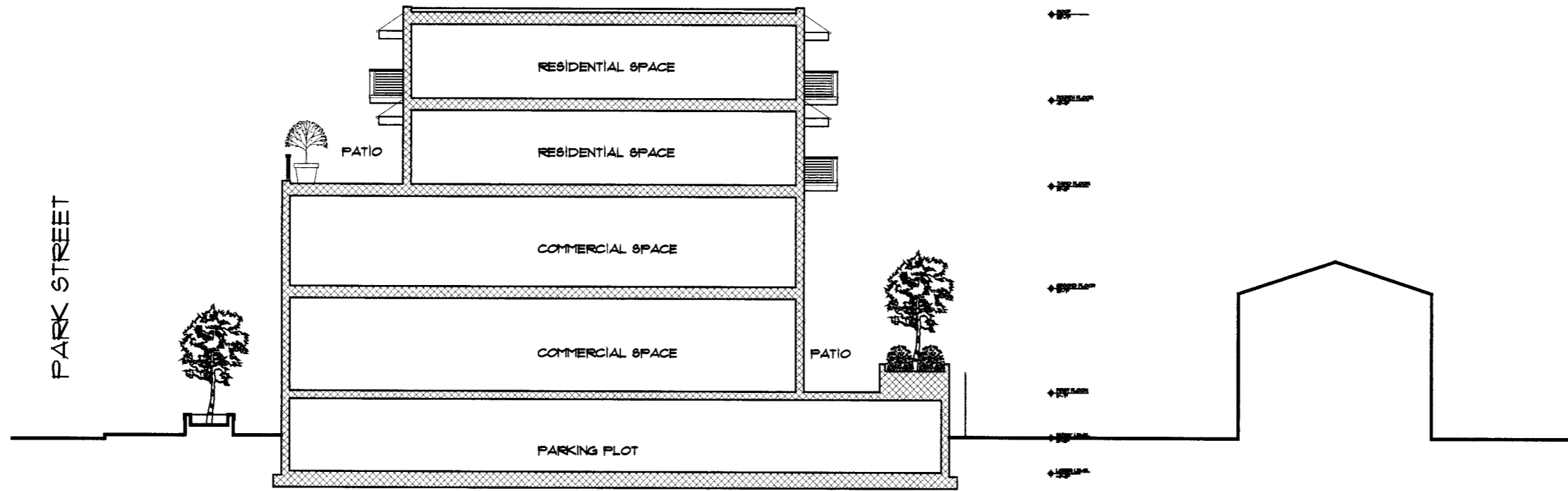


1 ALLEY ELEVATION
A-22 SCALE: 1/8" = 1' - 0"

MATERIAL LIST	
STANDING BEAM ROOF:	COATED METALS GROUP, "DARK BRONZE"
PREFINISHED METAL FASCIA AND SOFFIT:	COATED METALS GROUP, "DARK BRONZE"
EXTERIOR INSULATION AND FINISH SYSTEM:	COLOR TO MATCH SHERWIN WILLIAMS, "0W-2846, "ROYCROFT BRONZE GREEN"
CEMENT BOARD SIDING:	PAIN TO MATCH SHERWIN WILLIAMS, "0W-0928, "LIBRARY FEUTER"
ALUMINUM CLAD WOOD WINDOWS:	FELLA, "DARK BRONZE", ALUMINUM CLADDING WITH LOW-E GLASS
ALUMINUM STOREFRONT & WINDOW SYSTEM:	KAWNEER, "DARK BRONZE" ALUMINUM WITH INSULATED LOW-E GLASS, THERMAL BREAKS IN FRAME
FIELD BRICK:	ENDICOTT CLAY PRODUCTS CO. MEDIUM IRON SPOT #11 UTILITY SIZE VELOUR FINISH WITH COLORED MORTAR IN ACCENT COLOR
RENAISSANCE STONE BASE AND ACCENT BANDS:	ARRISORP INTERNATIONAL INC. RENAISSANCE STONE, "WHEAT", 8"X10", D204 WITH COLORED MORTAR TO MATCH
CEGAR RAILING:	STAIN TO MATCH SHERWIN WILLIAMS "0W-6339, "FIRED BRICK"
PRECAST HEADS AND SILL:	EDWARDS CAST STONE, #6, "WHEAT"



2 BACK ELEVATION
A-22 SCALE: 1/8" = 1' - 0"



① SCHEMATIC SECTION FROM PARK STREET TO BACK PROPERTY LINE
A-3.1 SCALE: 1/8" = 1' - 0"

PHOTOS OF EXISTING SITE CONDITIONS:

801 SOUTH PARK STREET
MADISON, WI

PHOTOS 'A':



SOUTH CORNER OF LOT
LOOKING NORTH



SOUTH CORNER OF LOT
LOOKING NORTHWEST



WEST CORNER OF LOT
LOOKING NORTHWEST



NORTHEAST CORNER OF LOT
LOOKING SOUTHWEST



SOUTH CORNER OF SITE
LOOKING SOUTH



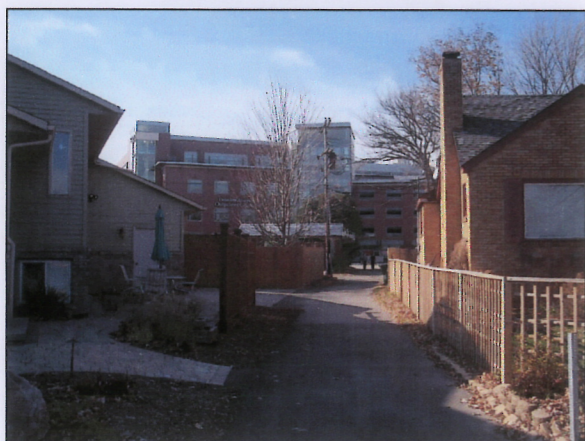
SITE VIEW FROM NORTHWEST



SITE VIEW FROM WEST



SITE VIEW FROM SOUTHWEST



EAST END OF ALLEY
LOOKING WEST



CENTER OF ALLEY
LOOKING NORTHWEST



CENTER OF ALLEY
LOOKING NORTHEAST



WEST END OF ALLEY
LOOKING EAST

PHOTOS OF EXISTING SITE CONDITIONS:

801 SOUTH PARK STREET
MADISON, WI

PHOTOS 'B':



EXISTING
BUILDING



SITE VIEW FROM NORTHEAST



EAST PROPERTY LINE
LOOKING SOUTH



SITE VIEW FROM SOUTHWEST



NORTHWEST OF SITE
LOOKING WEST



SITE VIEW FROM NORTHWEST



SITE VIEW FROM NORTHWEST



SITE VIEW FROM NORTHWEST



PARK STREET



SITE VIEW FROM SOUTHWEST



SITE VIEW FROM WEST



WEST OF SITE
LOOKING NORTHEAST