



454 WEST
MADISON, WISCONSIN

OWNER/DEVELOPER:

FLEMING DEVELOPMENT
2960 TRIVERTON PIKE ROAD
MADISON, WISCONSIN 53711
PHONE: 608-277-8887
FAX: 608-277-8982
PRINCIPAL CONTACT: JUSTIN HARDER

ARCHITECT :

GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
PHONE: 608-829-1750
FAX: 608-829-3056
PRINCIPAL CONTACT: GARY BRINK

CIVIL ENGINEER:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WISCONSIN 53718
PHONE: 608-838-0444 x228
FAX: 608-838-0445
PRINCIPAL CONTACT: JASON SANGER

DECEMBER 27, 2006
JOB #200621

LEGAL DESCRIPTION:

PARCEL A, a part of Lots One (1), Two (2), Three (3), Seventeen (17), and Eighteen (18), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southwesterly corner of said Lot 17, thence South 44°23'27" West along the Northwest line of West Johnson Street, 44.46 feet, thence South 49°25'17" West along the Northwest line of West Johnson Street, 44.46 feet, along the arc of a curve to the right, having a radius of 152.00 feet and a long chord subtended bearing North 27°15'17" West, 20.25 feet to the Northwest line of Bossert Street, 60.50 feet, thence North 45°25'07" West along the Northwest line of Bossert Street, 60.50 feet, thence North 07°47'24" West along the Northwest line of Bossert Street, 64.46 feet, thence North 02°25'29" West along the East line of Bossert Street, 64.46 feet, thence North 79°29'57" East, 10.62 feet, thence South 45°22'27" East, 44.50 feet to the Southwesterly line of said Lot 3, thence South 44°23'27" West along the Southwesterly line of said Lots 2 and 3, 44.46 feet, thence South 45°20'50" East, 195.10 feet to the Northwest line of West Johnson Street, thence South 44°23'27" West along the Northwest line of West Johnson Street, 33.15 feet to the point of beginning.

EXCEPTING a part conveyed by Warranty deed recorded July 24, 2003, as Document Number 3170704, described as follows: Part of Lot Two (2) and Three (3), Block Forty (40), Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwesterly corner of Lot 2, thence South 02°42'53" East along the East line of North Bossert Street, 115.00 feet to the point of beginning, thence North 79°29'57" East, 10.62 feet, thence South 45°20'50" East, 17.20 feet, thence South 44°23'27" West, 12.04 feet, thence North 80°25'18" West, 50.78 feet to the East line of North Bossert Street, and to the point of beginning.

ALSO: These lands conveyed by Warranty deed recorded July 24, 2003, as Document Number 3170704, described as follows: Part of Lot Three (3), Block Forty (40), Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwesterly corner of Lot 2, thence North 45°21'32" East along the South line of West Johnson Street, 44.46 feet to the North corner of the Township, 33 feet to Lot 4, of said Block, 40, thence South 45°21'32" East along the Northwest line of said Southwest 33 feet, 135.07 feet to the South line of Lot 4, thence South 44°14'48" West along the South line of said Lots 4 and 3, 165.70 feet to a point of beginning, thence continuing along said South line of Lot 3, 20.00 feet to a point, then to 8 feet Northwest of the Southwest corner of said Lot 3, thence North 45°20'50" East, 195.10 feet, parallel with the Southwest line of said Lot 3, 21.27 feet, thence North 44°23'27" East, 19.60 feet, thence South 45°20'50" East, 32.00 feet, thence South 45°20'50" East, 3.34 feet, thence North 44°14'48" East, 32.00 feet, thence South 44°23'27" East, 14.22 feet to the point of beginning.

PARCEL B, the Northwest Half (NE 1/2) of Lot Seventeen (17), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL C, the Southwest Half (SW 1/2) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL D, the Northwest Half (NE 1/2) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL E, the Southwest Half (SW 1/2) of Lot Fifteen (15), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARKING DATA:

CAR PARKING	
LEVEL 1	19
SECURED REGULAR PARKING STALLS	19
SECURED SMALL CAR PARKING STALLS	2
SECURED HANDICAP PARKING STALLS	2
UNSECURED REGULAR PARKING STALLS	10
UNSECURED SMALL CAR PARKING STALLS	2
UNSECURED HANDICAP PARKING STALLS	2
TOTAL	44
LEVEL 2	60
SECURED REGULAR PARKING STALLS	60
SECURED HANDICAP PARKING STALLS	2
TOTAL	62
TOTAL CAR PARKING	106
BICYCLE PARKING:	
VISITOR SECURED SURFACE	22
SECURED PARKING LEVEL 1	10
SECURED PARKING LEVEL 2	162
TOTAL BICYCLE PARKING	194
HOPED PARKING	
SECURED LEVEL 1	2
UNSECURED LEVEL 1	4
SECURED LEVEL 2	26
TOTAL HOPED PARKING	34

SITE DATA:

PAVEMENT AREA	10,628 SF
BUILDING FOOTPRINT AREA	20,842 SF
TOTAL PAVED AREA	36,740 SF
LAND AREA	37,921 SF = .07 ACRES
BUILDING AREA	228,110 SF
FLOOR AREA RATIO	3.34
BUILDING HEIGHT	109'-7"
32 STORIES - ARCHITECTURAL TOWER ELEMENT	

**EXISTING ZONING: C2-15 DENSER DISTRICT 2J
PROPOSED ZONING: PUD, 6005P**

BUILDING DATA							
FLOOR	AREA	USEABLE OPEN SPACE	COMMERCIAL	ONE BED	TWO BED	THREE BED	TOTAL UNITS
PARCELS II	24,604 SF*						
PARCELS I	24,200 SF*						
1ST FLOOR	14,444 SF	4200 SF					
2ND FLOOR	20,700 SF	300 SF		4	6	1	11
3RD FLOOR	42,000 SF	110 SF		6	13	0	19
4TH FLOOR	42,000 SF	194 SF		6	13	0	19
5TH FLOOR	42,000 SF	194 SF		6	13	0	19
6TH FLOOR	42,000 SF	123 SF		6	13	0	19
7TH FLOOR	42,000 SF	162 SF		6	13	0	19
8TH FLOOR	42,000 SF	162 SF		6	13	0	19
9TH FLOOR	42,000 SF	162 SF		6	13	0	19
10TH FLOOR	42,000 SF	162 SF		6	13	0	19
11TH FLOOR	42,000 SF	162 SF		6	13	0	19
12TH FLOOR	42,000 SF	162 SF		6	13	0	19
TOTALS	276,000 SF	14,033 SF		64	120	1	185
PERCENTAGE				32.4%	64.8%	2.5%	100%
TOTAL RESIDENTS				64	120	1	185

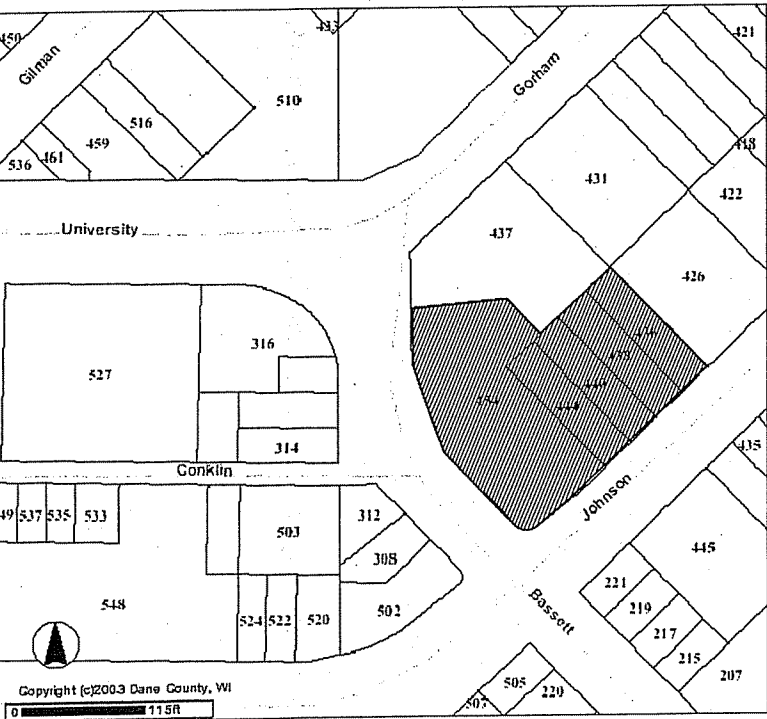
* NOT INCLUDED IN FLOOR AREA RATIO

SHEET INDEX:

- 1.01 SITE LOCATION, PROJECT STATISTICS, SHEET INDEX
- CERTIFIED SURVEY MAP
- 2.01 SITE PLAN
- 2.02 PLAZA TERRACE PLAN
- 2.20 SITE DETAILS
- C1.0 EXISTING SITE
- C1.1 SITE GRADING, UTILITY, AND EROSION CONTROL PLAN
- PL-01 PARKING LEVEL PLAN
- PL-02 PARKING LEVEL PLAN
- 4.01 FIRST FLOOR PLAN
- 4.02 SECOND FLOOR PLAN
- 4.03 THIRD FLOOR PLAN
- 4.04 FOURTH & FIFTH FLOOR PLANS
- 4.05 SIXTH FLOOR PLAN
- 4.06 SEVENTH FLOOR PLAN
- 4.07 EIGHTH FLOOR PLAN
- 4.08 NINTH & TENTH FLOOR PLANS
- 4.09 ELEVENTH FLOOR PLAN
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- 4.11 ROOF TOP PLAN
- 8.01 EXTERIOR BUILDING ELEVATIONS
- 8.02 EXTERIOR BUILDING ELEVATIONS
- 8.03 EXTERIOR BUILDING ELEVATIONS
- 8.04 EXTERIOR BUILDING ELEVATIONS
- 8.05 HIDDEN EXTERIOR BUILDING ELEVATIONS, CAST STONE PROFILES



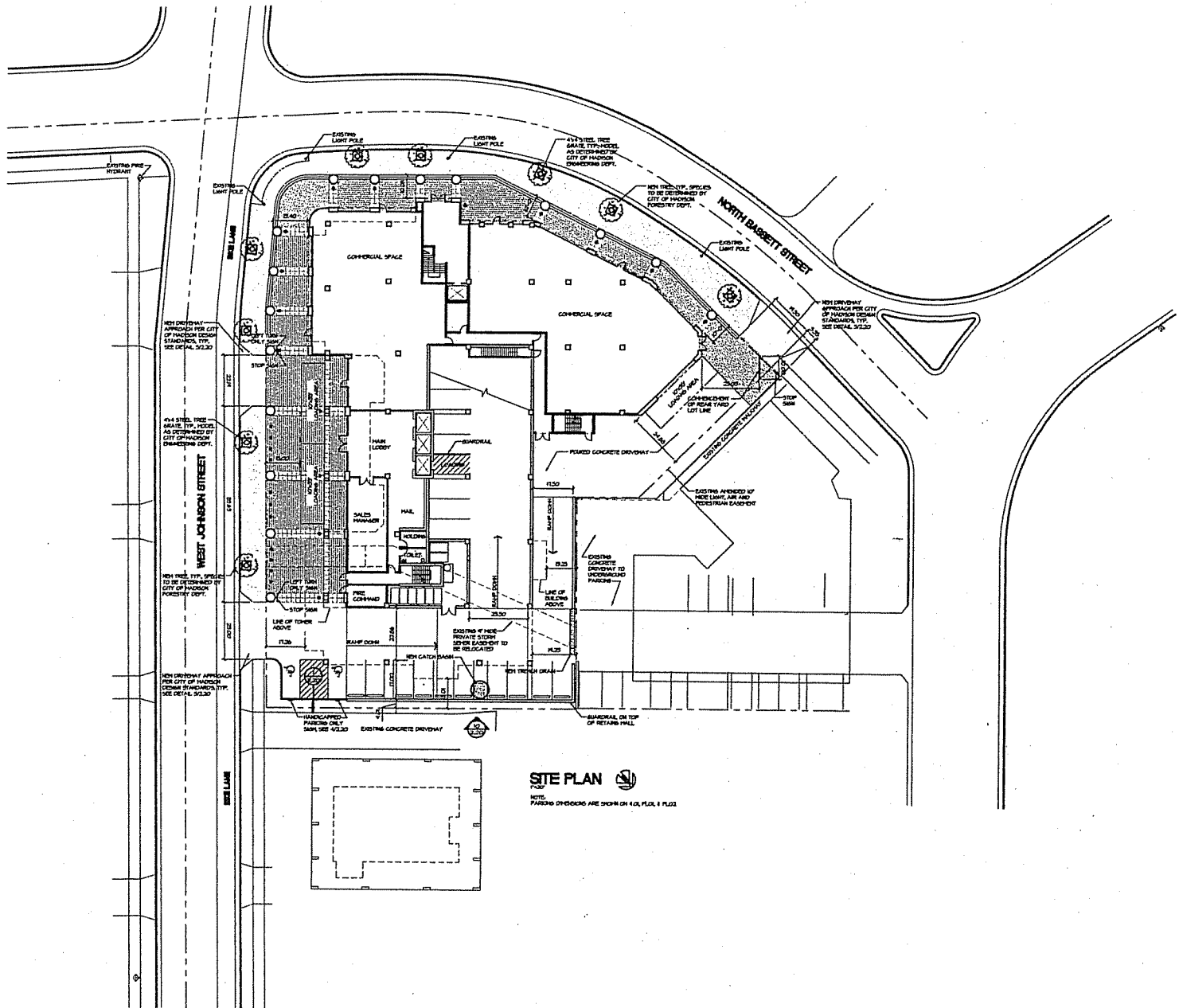
SITE LOCATION MAP





GARY BROCK & ASSOCIATES
ARCHITECTS

8401 EXCELSION DRIVE
MADISON, WI 53717
608-828-1750
608-828-3026 (FAX)



SITE PLAN

NOTE:
PARKING DRIVING ARE SHOWN ON 1/4\"/>

PROJECT:
454 WEST
401 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT:
FLEMING DEVELOPMENT
2800 TRAVELER PARK ROAD MADISON, WISCONSIN, USA

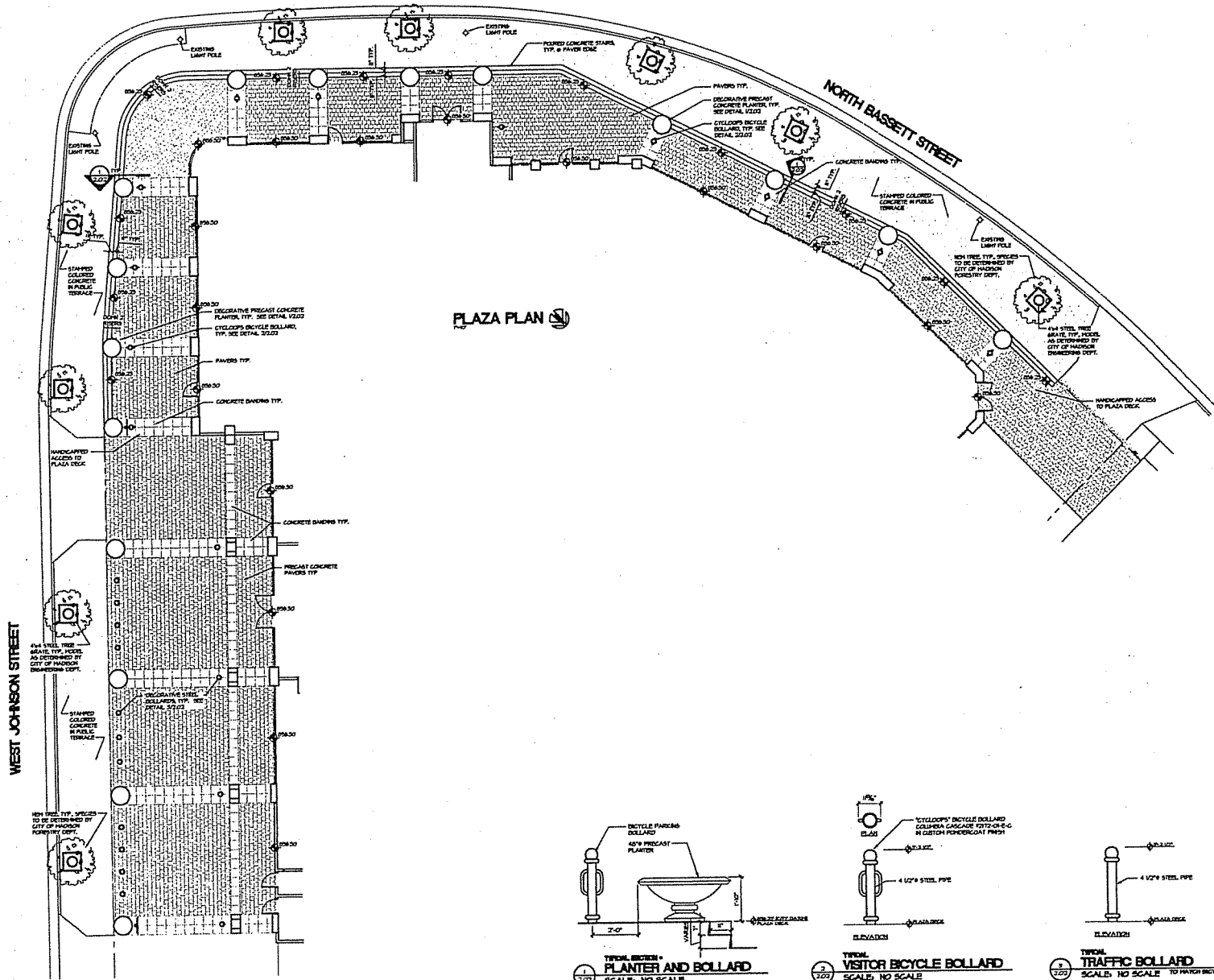
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PROJECT: 200621
CAD FILE: 201-200621
DRAWN BY: TB/RC
DATE: 12/27/06

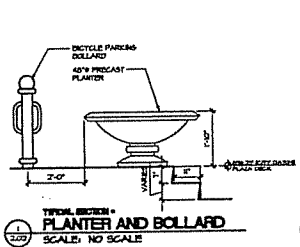


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ARCHITECTS

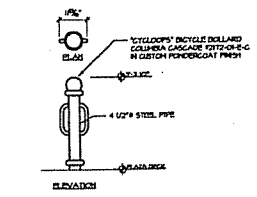
5401 EXCELSIOR DRIVE
MADISON, WI 53717
608-426-1750
608-429-3056 (FAX)



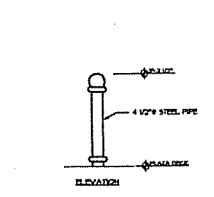
PLAZA PLAN



TYPICAL SECTION -
PLANTER AND BOLLARD
SCALE: NO SCALE



TYPICAL SECTION -
VISITOR BICYCLE BOLLARD
SCALE: NO SCALE



TYPICAL SECTION -
TRAFFIC BOLLARD
SCALE: NO SCALE

PROJECT: 454 WEST JOHNSON STREET
CLIENT: FLEMING DEVELOPMENT
5401 EXCELSIOR DRIVE
MADISON, WI 53717
608-426-1750
608-429-3056 (FAX)

PROJECT: 200821
CAD FILE: 202-200821
DRAWN BY: RC
DATE: 02/27/08



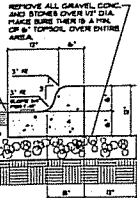
GARY BINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-823-1750
608-823-3026 (FAX)

NOTES:
CONCRETE - 4000 PSI + 58 DAYS
PROVIDE 1/2" DEEP CONTRACTION
JOINT AT 10'-0" INTERVALS

SEE GRADING PLAN
FOR SLOPE

PROVIDE 1/2" EXPANSION JOINTS
AT 50'-0" INTERVALS AT ALL
TANGENT POINTS AT ALL WOOD
STRUCTURES AND ROAD PAVEMENT
TOOL, ALL EXPOSED EDGES AND
JOINTS TO 1/4" RADIUS
STEEL FORMS REQUIRED



REMOVE ALL GRAVEL CONC.
AND BLOWER OVER 1/2" DIA.
PLACE BURE THERE IS A MIN.
OF 6" TOPSOIL OVER ENTIRE
AREA.

REVERSE SLOPE IF
NEED FOR
DRAINAGE

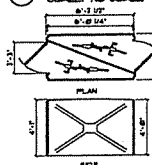
1/2" EXPANSION JOINT

PAVEMENT SURFACE

COMPACTED SAND

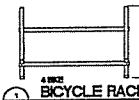
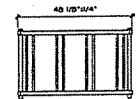
COMPACTED SUB-BASE

1 CURB DETAIL
SCALE: NO SCALE



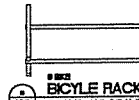
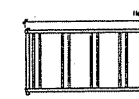
2 BKE SHELL MODEL 302
SCALE: NO SCALE

3 NOT USED
SCALE:

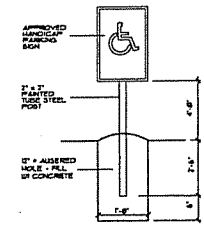


4 BICYCLE RACK
SCALE: NO SCALE

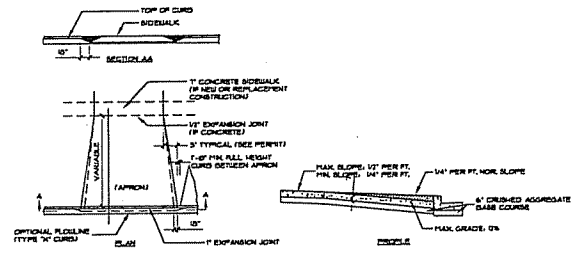
5 NOT USED
SCALE:



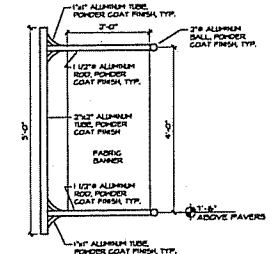
6 BICYCLE RACK
SCALE: NO SCALE



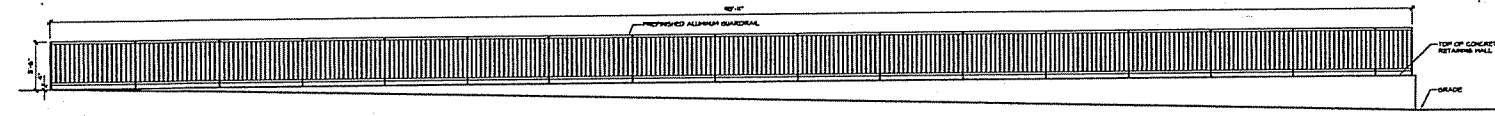
7 TYP. HANDICAP SIGN
SCALE: NO SCALE



8 COMMERCIAL DRIVEWAY DETAIL
SCALE: NO SCALE



9 EXTERIOR SIGN BANNER
SCALE: NO SCALE



10 RETAINING WALL
EAST ELEVATION
SCALE: 1/4"=1'-0"

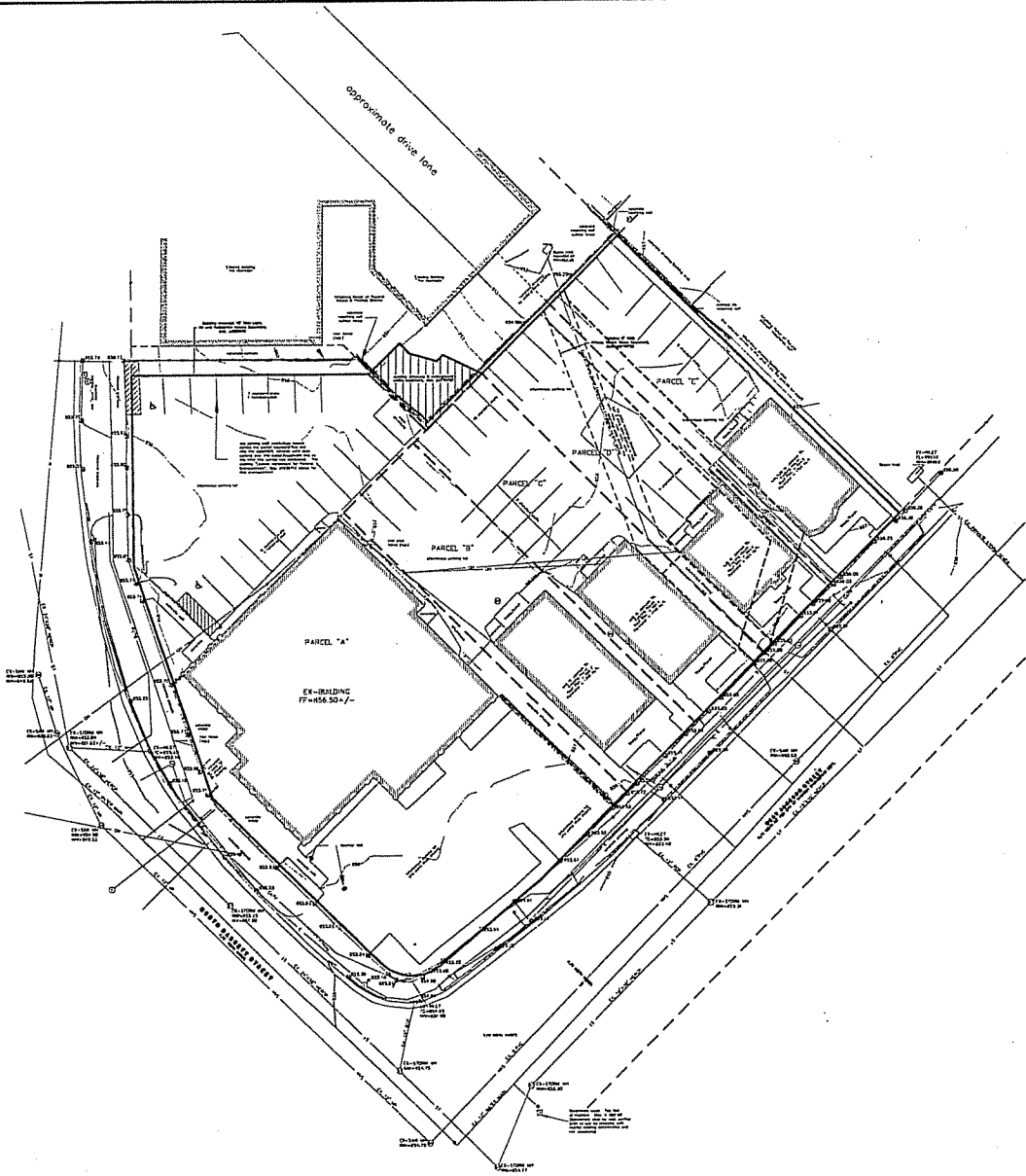
PROJECT:
454 WEST
454 WEST JOHNSON STREET
MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
5800 THIRTIETH FIVE ROAD
MADISON, WISCONSIN 53717

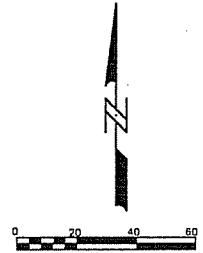
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PROJECT: 200621
CADD FILE: 220-200621
DRAWN BY: RC
DATE: 12/27/06

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE.
 4. ALL DISTANCES TO BE MEASURED ALONG THE CENTERLINE.
 5. ALL DISTANCES TO BE MEASURED ALONG THE CENTERLINE.



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 2. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
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 4. ALL DISTANCES TO BE MEASURED ALONG THE CENTERLINE.
 5. ALL DISTANCES TO BE MEASURED ALONG THE CENTERLINE.



SCALE: 1" = 40' (11"x17")
 SCALE: 1" = 20' (24"x36")

Calkins Engineering, LLC
 1000 West Johnson Street
 Madison, WI 53716
 (608) 233-1444

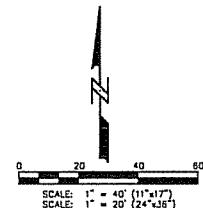
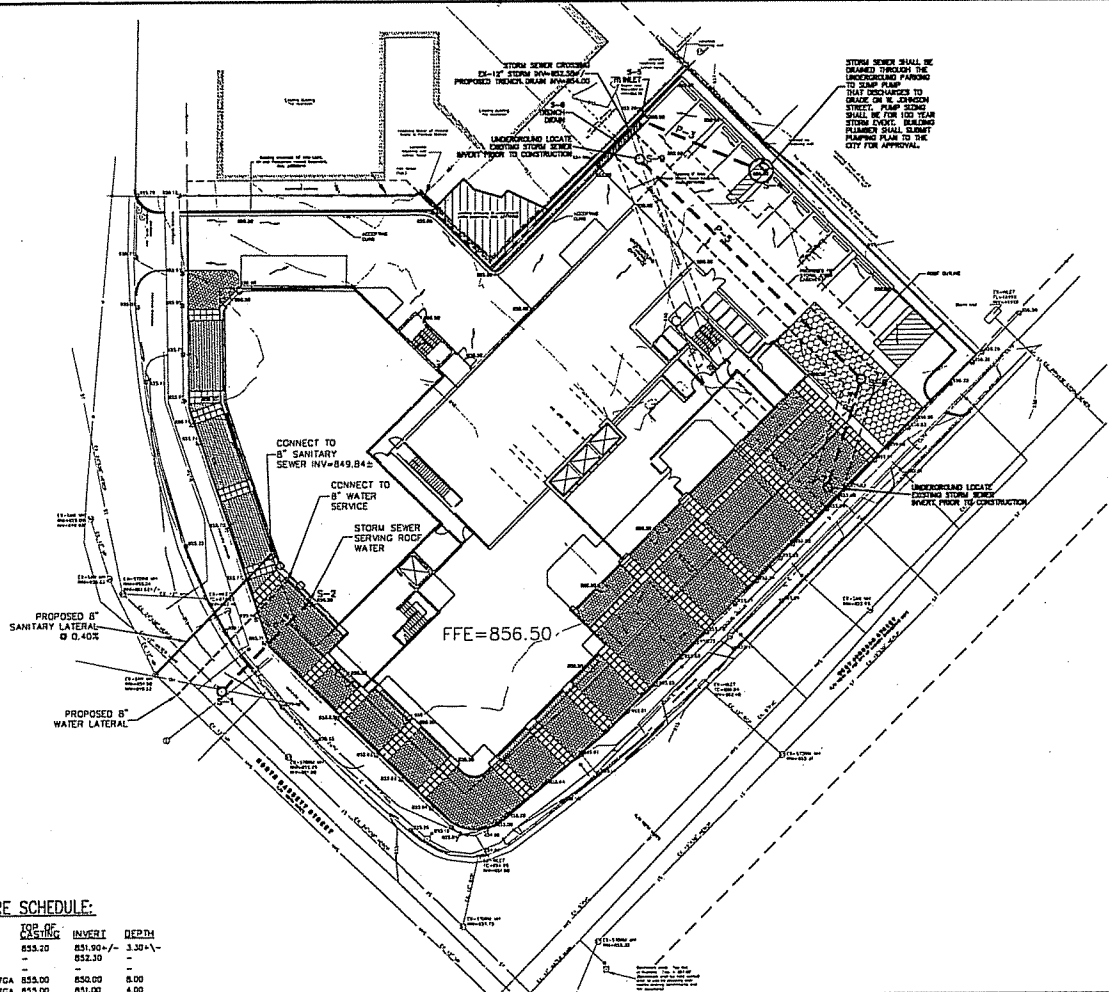
DATE	REVISIONS
12-31-06	

454 WEST JOHNSON STREET
 EXISTING SITE
 SHEET NO. C-1.0 OF 1.0
 DRAWING PATH: E:\PROJECTS\454 WEST JOHNSON STREET\454E.DWG
 PLOT DATE:

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

C-1.0

TO OBTAIN LOCATION OF PARTNERSHIP AND PACKAGES BEFORE YOU DO A REVISION
CALL DIOGERS HOTLINE
1-800-242-8071
TOLL FREE!
 MS. STATUTE 182.075 (1974)
 RIGHTS M.O. OF 3 WORK DAYS
 NOTICE BEFORE YOU LEAVE



DATE: 12-21-08
 REVISIONS:
 Calkins Engineering, LLC
 5010 Hayes Road
 Madison, WI 53718
 (608) 228-0474

GENERAL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 830 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 5%; POTASH, NOT LESS THAN 5%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.

PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SLUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/WEBS SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.

CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL MEASURES WEEKLY AND AFTER RAINFALL EVENTS EXCEEDING 0.5" IN DEPTH.

CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.

ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL SUBSURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPARTMENT OF COMMERCE GUIDELINES.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

PRIVATE STORM SEWER SHALL BE ADS N-12.

PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151-CLASS 52).

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).

PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.

UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION. LOWER LEVEL OF BUILDING WILL NEED TO BE PUMPED TO GRAVITY DRAIN SANITARY SEWER.

ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY ENGINEER.

ALL EXISTING DRIVEWAY APPROACHES TO BE ABANDONED SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER. TERRACE RESTORATION SHALL BE PER CITY OF MADISON REQUIREMENTS.

454 WEST JOHNSON STREET
 GRADING, EROSION CONTROL, AND UTILITY PLAN

Calkins Engineering, Inc
 Civil Engineers & Land Surveyors

C-1.1

STORM SEWER STRUCTURE SCHEDULE:

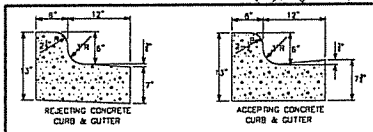
STRUCTURE NUMBER	TYPE	GRATE	TOP OF EXISTING	INVERT	DEPTH
S-1	4"x4" GAS	R-1530	855.20	851.90/-	3.30'-1"
S-2	12" STIB	-	852.10	-	-
S-3	OMITTED	-	-	-	-
S-4	8" CD W/ML	R-1878-870A	855.00	850.00	5.00
S-5	H INLET	R-1878-870A	855.00	851.00	4.00
S-6	TRENCH DRAIN	R-4999-L3	855.00	854.00	1.00
S-7***	3" CD	R-1557	855.93	***	***
S-8***	3" CD	R-1557	855.34	***	***
S-9***	3" CD	R-1557	855.37	***	***

NOTES:
 - GRATE TYPES REFERENCE NEMAH COMPANY CATALOG.
 - S-4 HAS 3" CURB.
 - TRENCH DRAIN SHALL BE 20' LONG AND INSTALLED PER NEMAH COMPANY GUIDELINES.
 - INVERTS OF S-7, S-8, AND S-9 SHALL BE DETERMINED AFTER FIELD UNDERGROUND LOCATES HAVE BEEN PERFORMED.

STORM SEWER PIPE SCHEDULE:

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH	INLET	DISCHARGE	SLOPE	PIPE SIZE
P-1	S-2	S-1	40'	852.30/-	851.90/-	1.00	12"
P-2	OMITTED	-	-	-	-	-	-
P-3	S-5	S-4	37'	U.L.O.	U.L.O.	0.50	12"
P-4	S-8	S-7	35'	U.L.O.	U.L.O.	0.50	12"
P-5	S-9	S-8	101'	U.L.O.	U.L.O.	0.50	12"

NOTES:
 - P-1, P-4, AND P-5 INVERT GRADES SHALL BE DETERMINED AFTER UNDERGROUND LOCATES ARE PERFORMED.

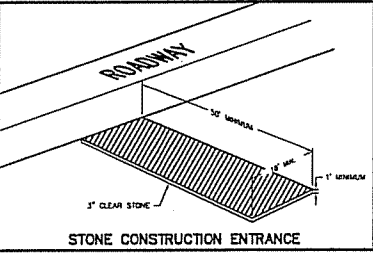


GENERAL NOTES:
 LATERAL CONNECTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 8' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
 EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS OR CURVES OF RADIUS 20' OR LESS, AND AT ANGLE POINTS OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE EXPANSION JOINT WITH THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
 IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

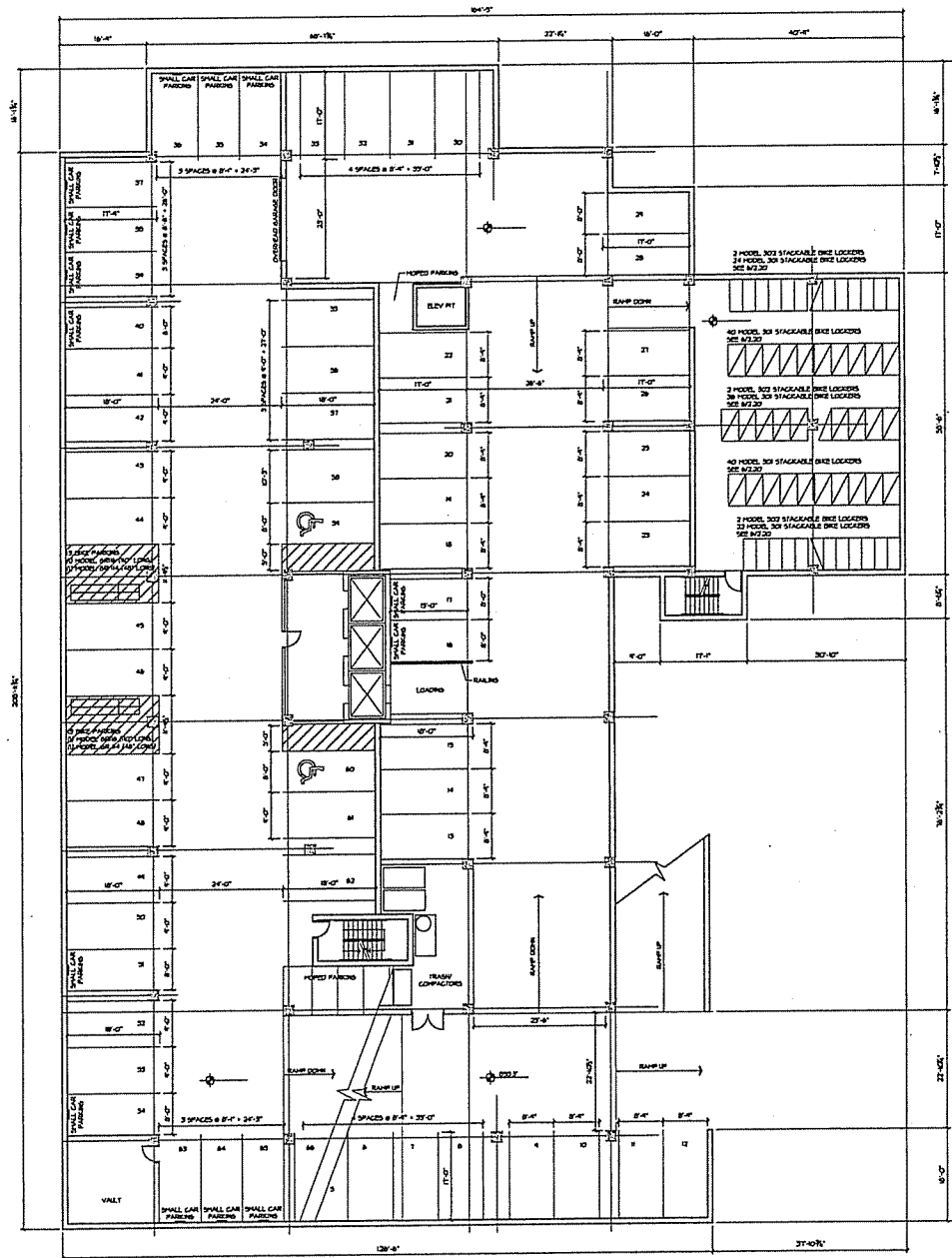
CURB AND GUTTER

LEGEND:

- STORM SEWER
- PROPOSED PAYMENT GRADE
- EXISTING SPOT GRADE



STONE CONSTRUCTION ENTRANCE



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8401 EXCELSIOR DRIVE
MADISON, WI 53711
608-823-1750
608-823-3256 (FAX)

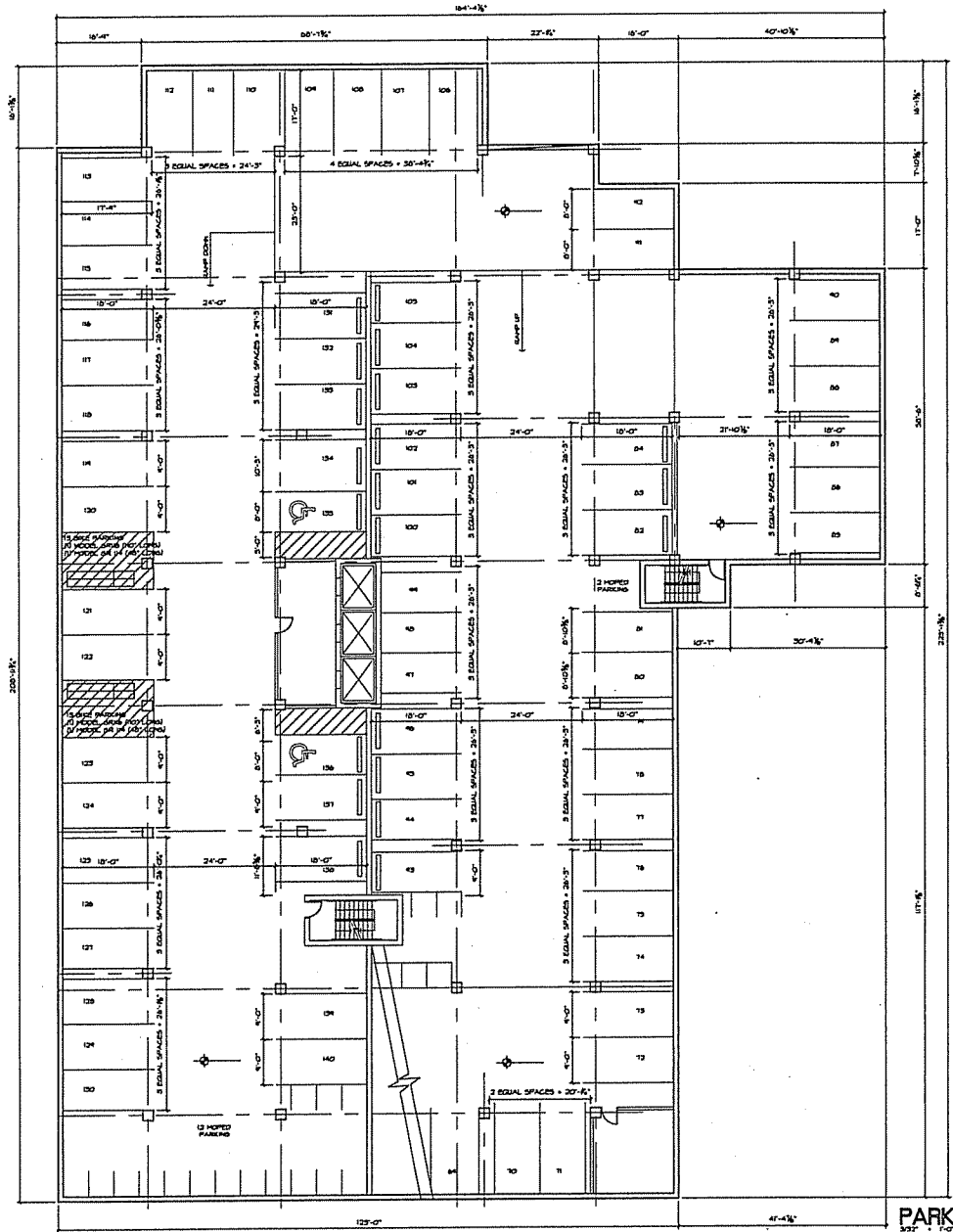
PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT:
FLEMING DEVELOPMENT
2880 TRAVERTON PEAK ROAD MADISON, WISCONSIN 53711

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DRAWN BY: 13
DATE: 05/06

PARKING LEVEL I

PL 01

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PARKING LEVEL II PL 02A



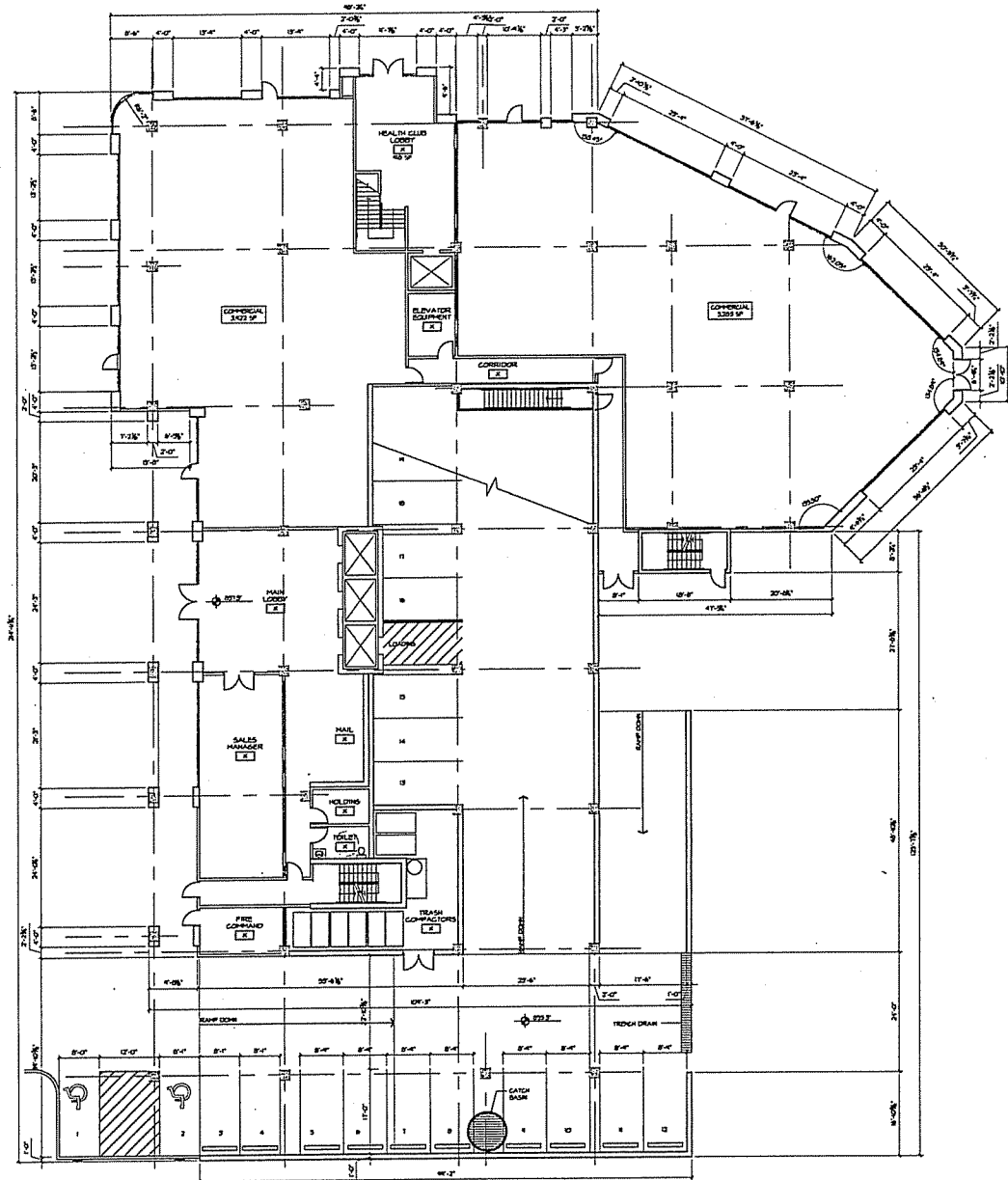
GARY BROWN & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-822-1750
608-822-3056 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET
MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
2800 TRINITY LANE
MADISON, WISCONSIN 53711

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DATE: 11/06/06



FIRST FLOOR PLAN

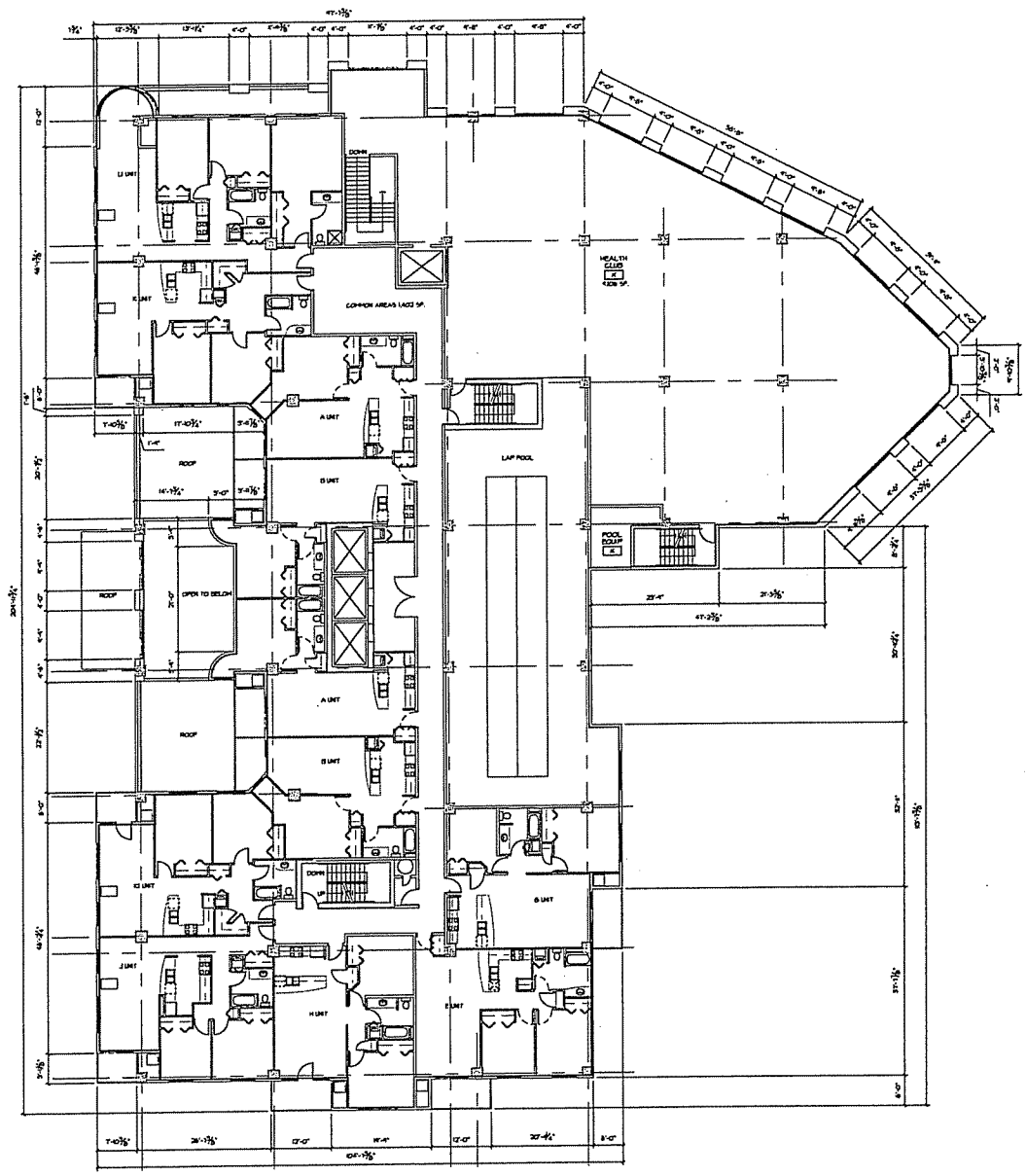


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8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-822-1720
608-822-3055 (FAX)

PROJECT: 454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT: FLEMING DEVELOPMENT
2840 TRINITYTON PIKE ROAD MADISON, WISCONSIN 53711

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DATE: 1/26/06



SECOND FLOOR PLAN



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MADISON, WI 53717
608-833-1350
608-829-3056 (FAX)

PROJECT: 454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT: FLEMING DEVELOPMENT
2800 TRINITYVIEW PINE ROAD MADISON, WISCONSIN 53711

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PROJECT: 200621
CAD/FILE: 402-200621
DRAWN BY: RC
DATE: 12/27/06



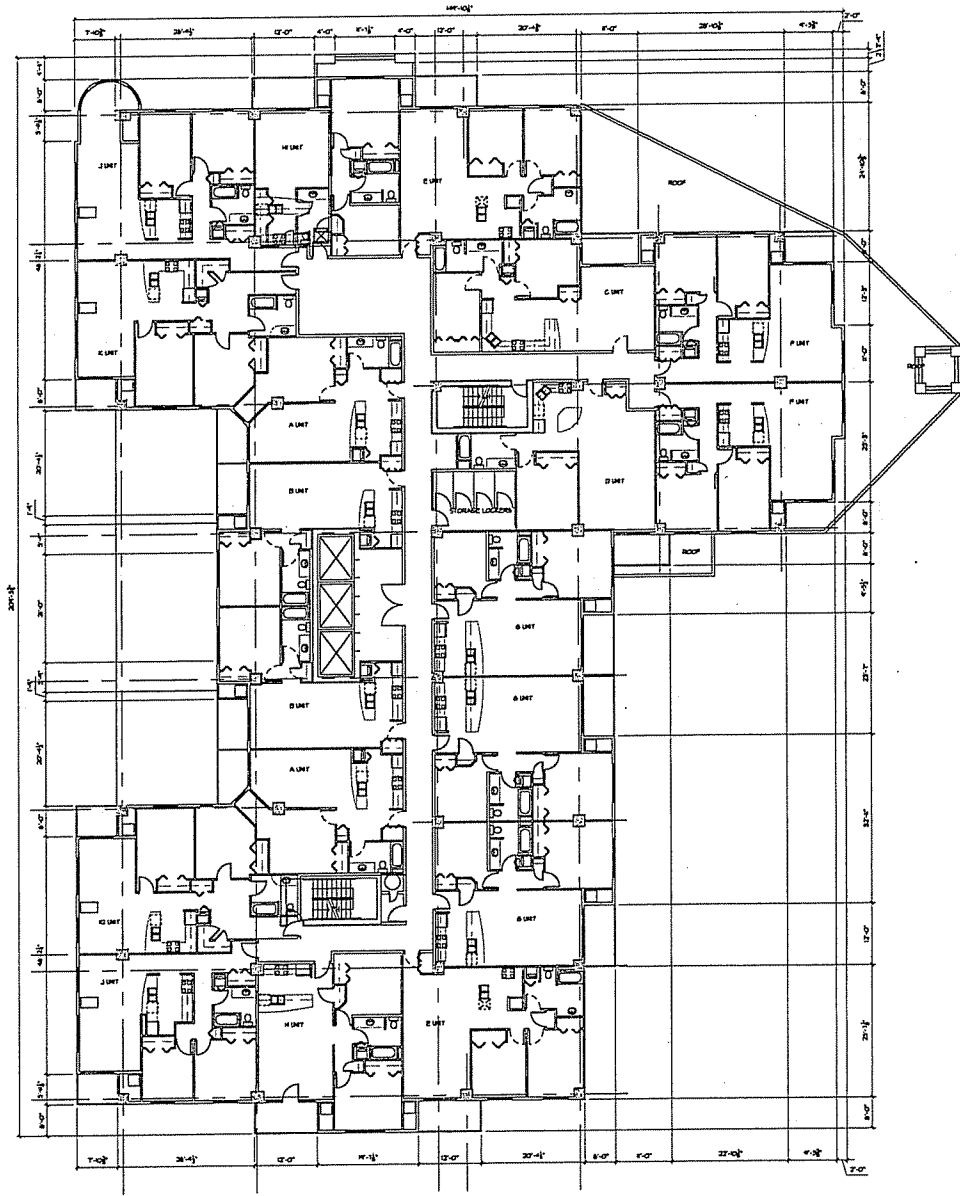
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8431 EXCELSIOR DRIVE
MADISON, WI 53717
608-223-1250
608-223-3236 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT:
FLEMING DEVELOPMENT
2600 TRAVERTON PINE HOLLOW MADISON, WISCONSIN 53711

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DRAWN BY: RC
DATE: 12/27/06

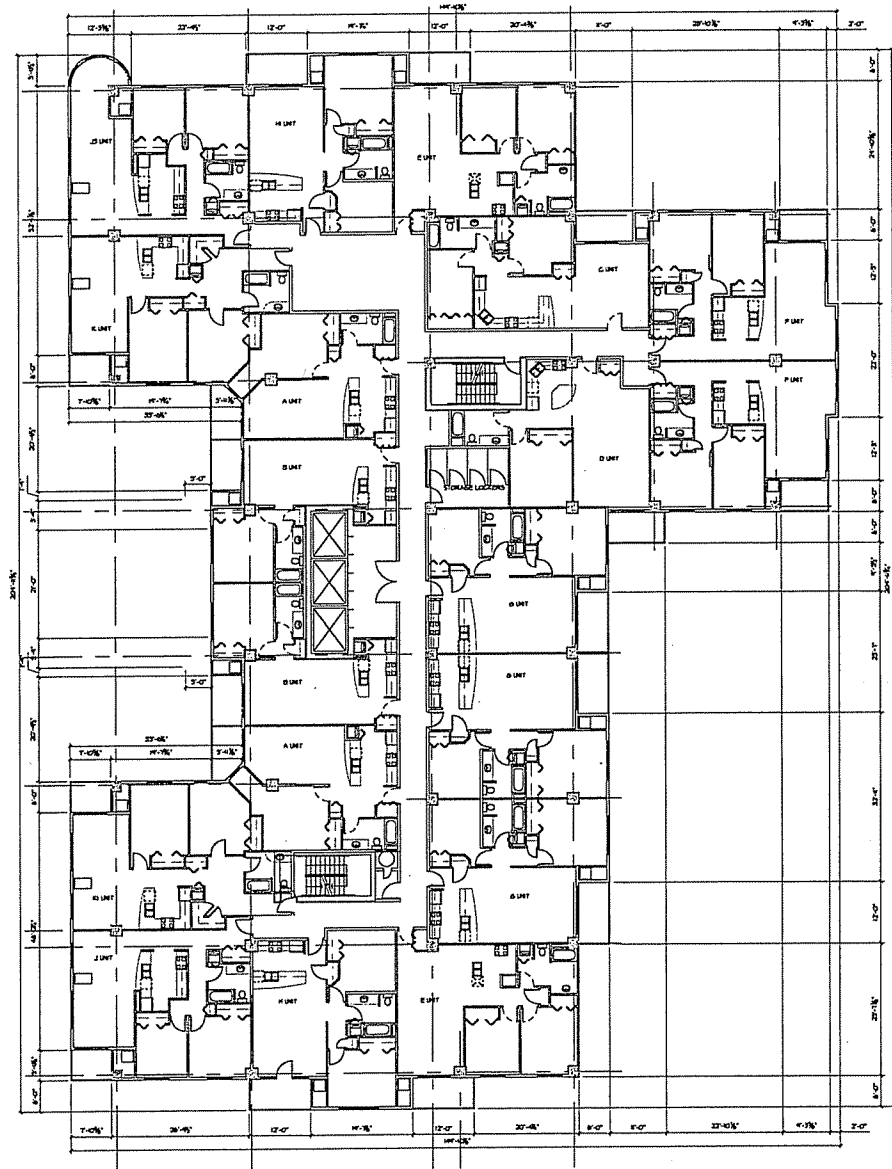


THIRD FLOOR PLAN



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8451 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1730
608-829-3058 (FAX)



LEVEL 4 & 5 FLOOR PLANS

PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT:
FLEMING DEVELOPMENT
3800 THURSTON PLACE ROAD MADISON, WISCONSIN 53711

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DATE: 12/27/06



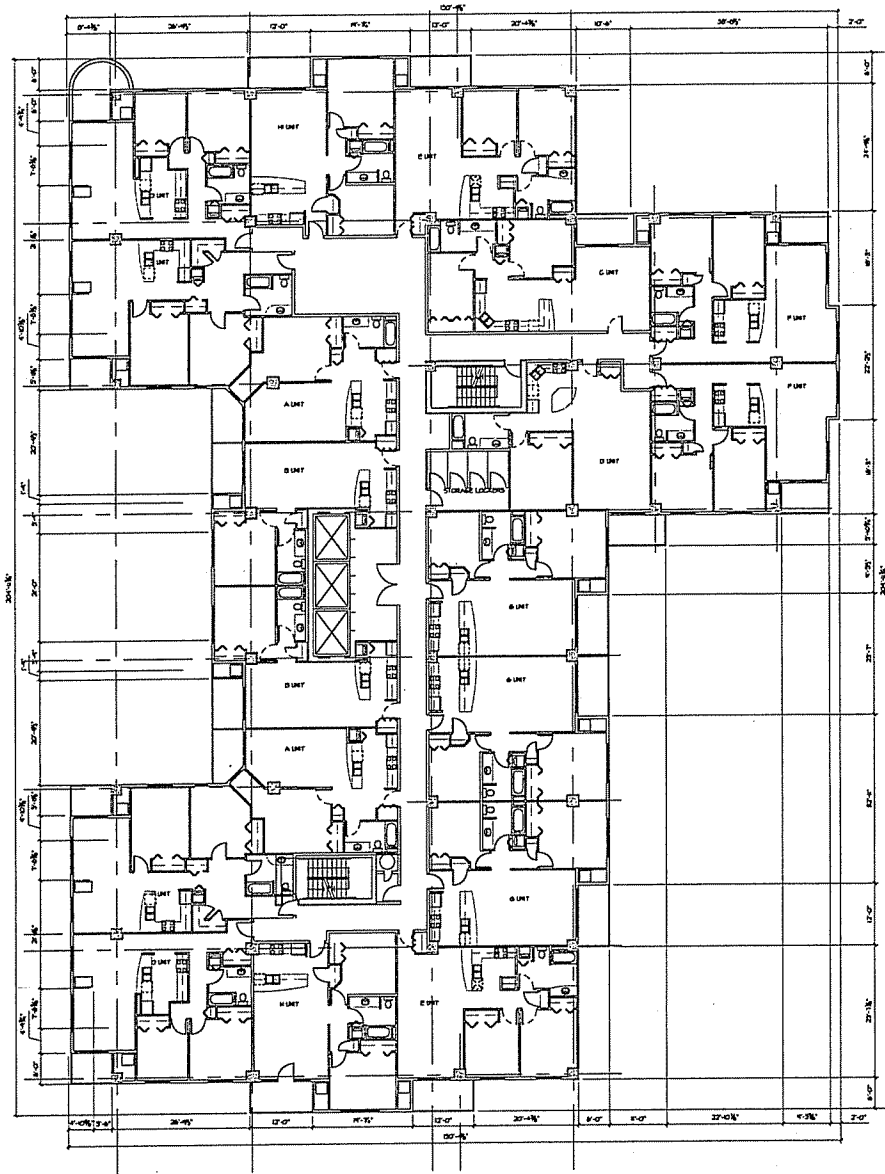
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ARCHITECTS

8411 EXCELSIOR DRIVE
MADISON, WI 53717
608-822-1120
608-822-3226 (FAX)

PROJECT: **454 WEST**
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT: **FLEMING DEVELOPMENT**
2800 TRINITYTON PLACE ROAD MADISON, WISCONSIN 53711

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DATE: 12/27/06



LEVEL 6 FLOOR PLAN



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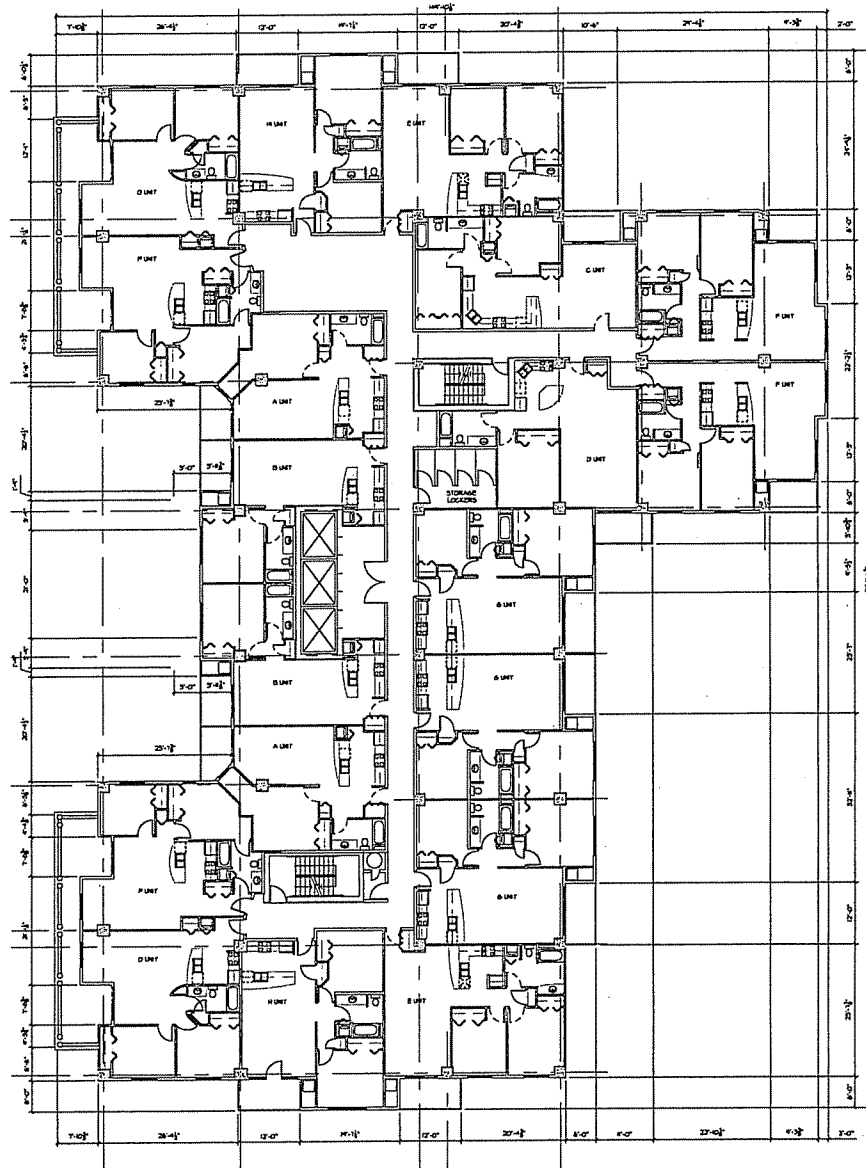
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3058 (FAX)

PROJECT:
454 WEST
404 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
2880 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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DATE: 12/27/06



LEVEL 7 FLOOR PLAN



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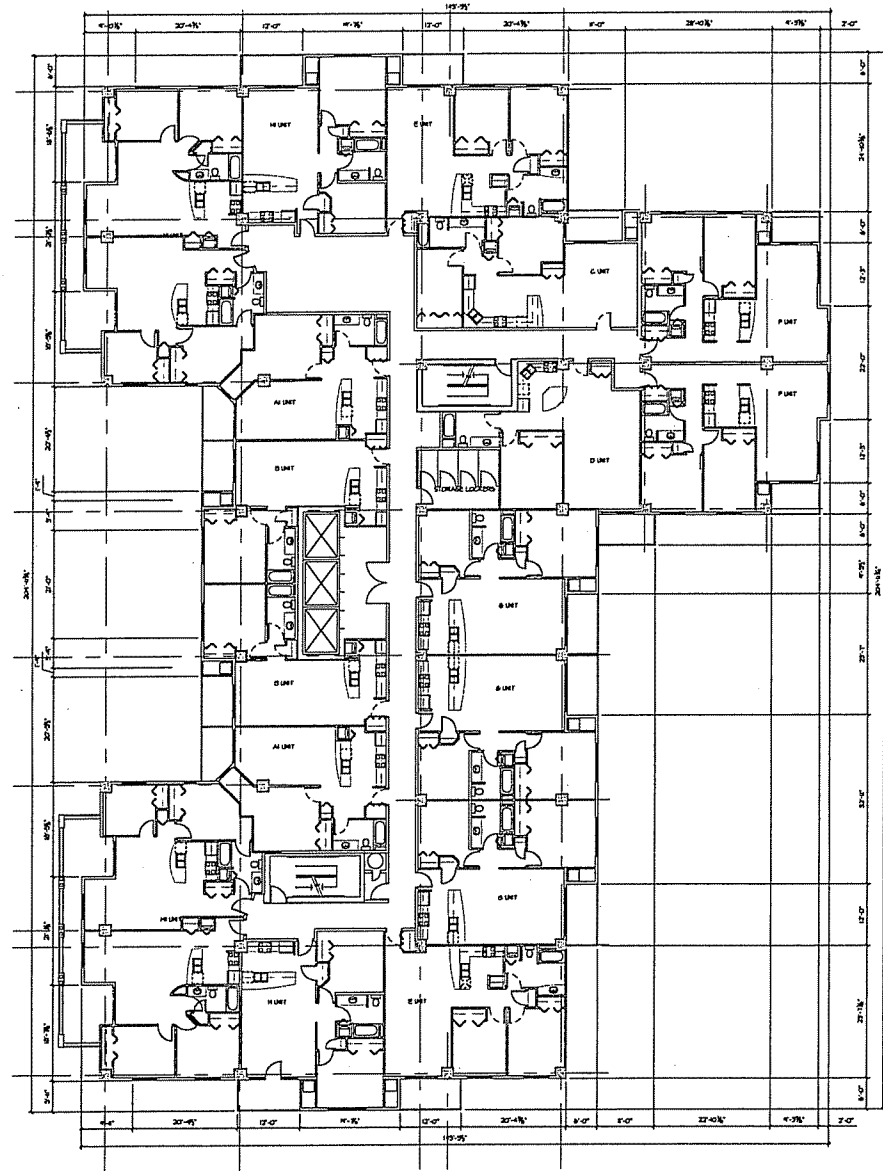
8431 EXCELSIOR DRIVE
MADISON, WI 53717
608-823-1750
608-823-3058 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET
MADISON, WISCONSIN

CLIENT:
FLEMMING DEVELOPMENT
2880 TRENKLEMAN FIELD ROAD
MADISON, WISCONSIN 53711

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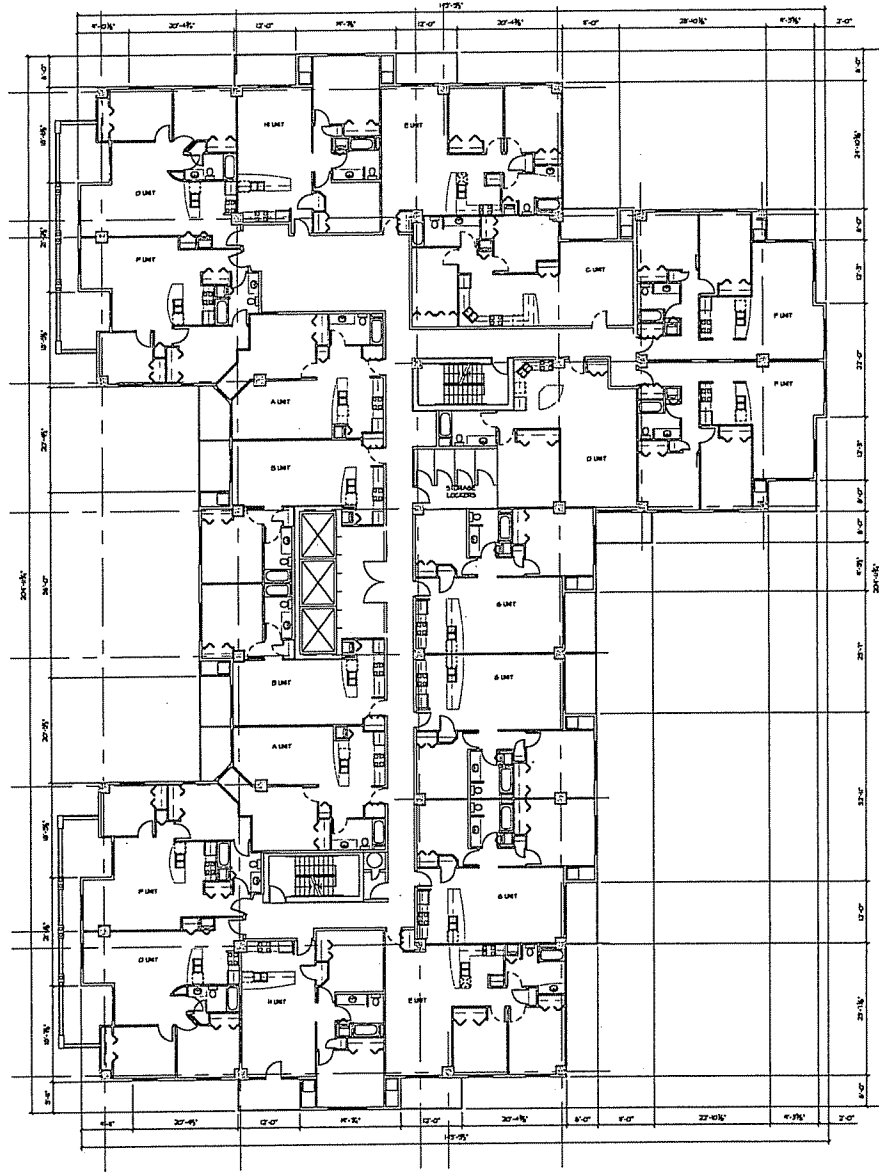


LEVEL 8 FLOOR PLAN



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ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3058 (FAX)



LEVEL 9 & 10 FLOOR PLANS

PROJECT: 454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT: FLEMING DEVELOPMENT
2880 TRAVERTON PINE ROAD MADISON, WISCONSIN 53711

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DATE: 12/27/06



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5401 EXCELSIOR DRIVE
MADISON, WI 53717
608-229-1750
608-229-3038 (FAX)



WEST JOHNSON STREET ELEVATION (SOUTH)

1/8" = 1'-0"

SHORTEST CAST STONE PROFILE
SEE SHEET 4.06 FOR PROFILES

PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
2000 TRAVELER PLACE ROAD MADISON, WISCONSIN 53711

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DATE: 12/27/06

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8401 EXCELSIOR DRIVE
MADISON, WI 53719
608-829-1750
608-925-3056 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET
MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
5860 THRENTON PARK ROAD
MADISON, WISCONSIN 53711

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PROJECT: 200821
CAD FILE: 601-200821
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DATE: 12/17/08



NORTH ELEVATION

1/8" = 1'-0"

INDICATES CAST STONE PROFILE
SEE SHEET 6.02 FOR PROFILES



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8401 EXCELSIOR DRIVE
MADISON, WI 53711
608-829-1750
608-829-3238 (FAX)

TOWER PARAPET 136'-11"

ROOF DECK 133'-0"

UNDERSOON HEAD HEIGHT 128'-9"

10TH FLOOR 127'-0"

UNDERSOON HEAD HEIGHT 123'-11"

9TH FLOOR 121'-0"

UNDERSOON HEAD HEIGHT 119'-11"

8TH FLOOR 119'-0"

UNDERSOON HEAD HEIGHT 115'-11"

7TH FLOOR 117'-0"

UNDERSOON HEAD HEIGHT 113'-11"

6TH FLOOR 115'-0"

UNDERSOON HEAD HEIGHT 111'-11"

5TH FLOOR 113'-0"

UNDERSOON HEAD HEIGHT 109'-11"

4TH FLOOR 111'-0"

UNDERSOON HEAD HEIGHT 107'-11"

3RD FLOOR 105'-0"

UNDERSOON HEAD HEIGHT 103'-11"

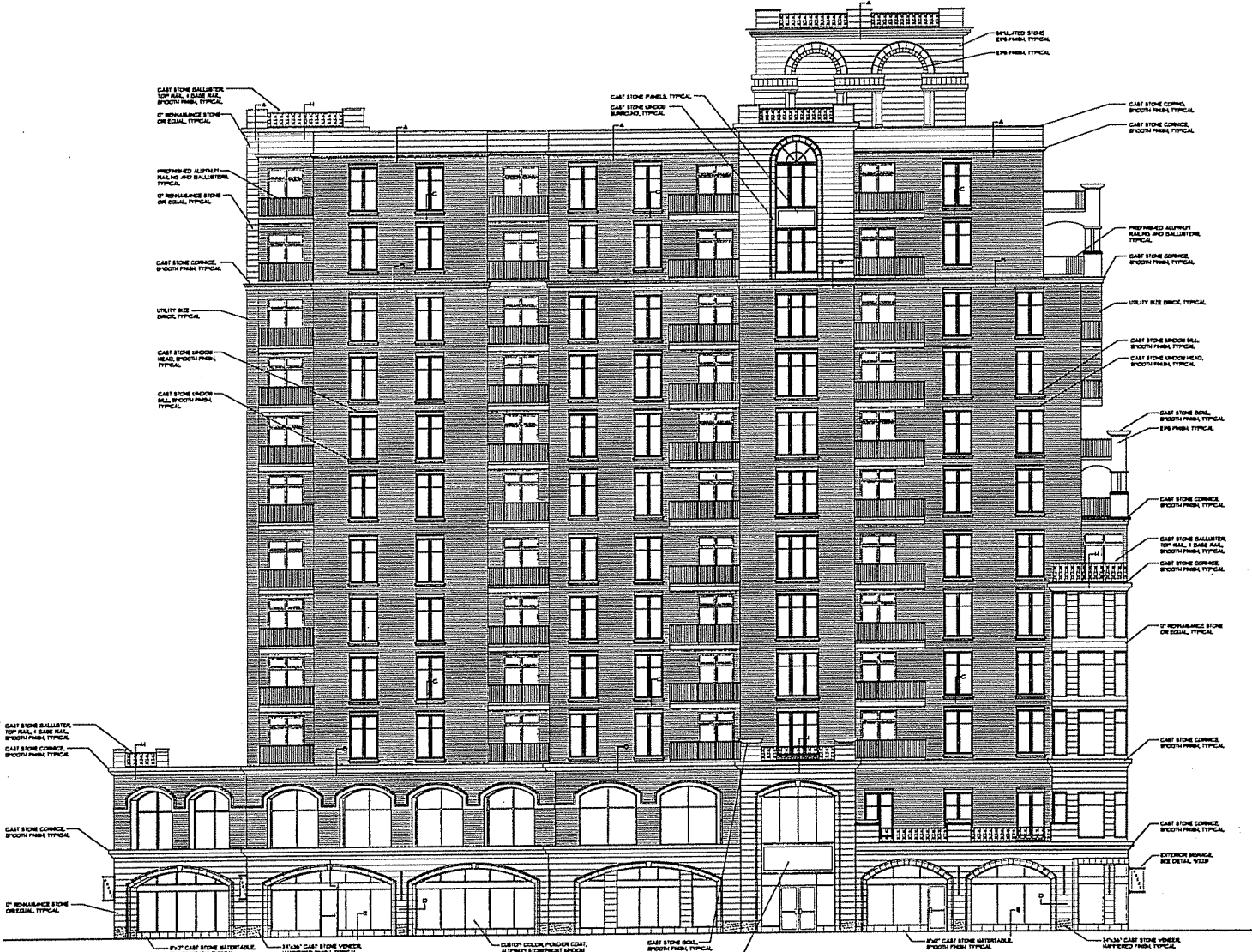
2ND FLOOR 101'-0"

UNDERSOON HEAD HEIGHT 99'-11"

1ST FLOOR 97'-0"

UNDERSOON HEAD HEIGHT 95'-11"

1ST FLOOR CITY DATUM 96'-0"



NORTH BASSETT STREET ELEVATION (WEST)

1/8" = 1'-0"

SHOWS GARY BIRK PEOPLE
SEE SHEET 610 FOR PROFILES

PROJECT: **454 WEST**
454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT: **FLEMING DEVELOPMENT**
2090 TWENTYFIFTH FINE ROAD MADISON, WISCONSIN 53711

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CAD FILE: 601-200821
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DATE: 02/27/08

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