

DIMENSION IV-MADISON

Architecture, Engineering and Interior Design
313 West Bellline Hwy., Suite 161 Madison, WI 53713 Phone (608) 229-4444

NORMANDY SQUARE

NORMANDY LANE
MADISON, WI



Architecture: Dimension IV - Madison, LLC, Madison, WI
Civil Engineer: Jenkins Survey and Design, Inc., Madison, WI
Landscape: Watts Landscape Service, Verona, WI

CODE DATA

STORIES
FOUR

LEVELS
SIX

PROJECT/BUILDING DATA

SITE AREA
72,100 SF

BUILDING HEIGHT
53'-7"

PARKING
SURFACE PARKING - 15
SURFACE LOADING AREAS - 2
UNDERGROUND PARKING - 131

TOTAL - 148

BICYCLE PARKING
SURFACE PARKING - 30
UNDERGROUND PARKING - 68

TOTAL - 98

BUILDING AREA
LOWER PARKING 29,220 SF
UPPER PARKING 29,220 SF
FIRST FLOOR 28,500 SF
SECOND FLOOR 28,500 SF
THIRD FLOOR 28,500 SF
FOURTH FLOOR 28,500 SF

TOTAL 172,440 SF

UNIT MIX
1-BEDROOM 36
2-BEDROOM 55
TOTAL 91

LIST OF DRAWINGS

GENERAL

G0.1 COVER SHEET

SITE/LANDSCAPE

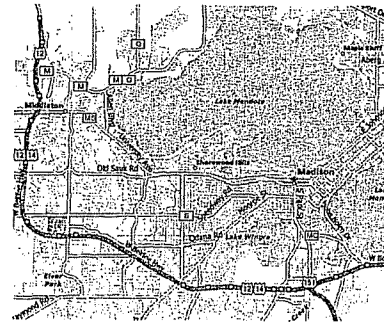
- C1.0 EXISTING OVERALL MARKET SQUARE PLAN
- C1.1 EXISTING SURVEY (JENKINS)
- C2.0 OVERALL MARKET SQUARE PLAN
- C2.1 SITE PLAN
- C3.0 EROSION CONTROL GRADING AND UTILITY PLAN (JENKINS)
- L1.0 LANDSCAPE PLAN (WATTS)
- E1.0 SITE LIGHTING PLAN

ARCHITECTURAL

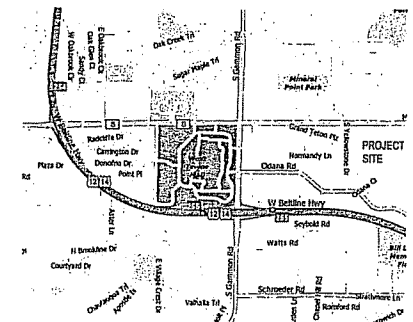
- A1.1 PARTIAL FIRST FLOOR PLAN
- A1.2 PARTIAL FIRST FLOOR PLAN
- A1.3 PARTIAL FIRST FLOOR PLAN
- A1.4 SECOND, THIRD, & FOURTH FLOOR PLAN
- A1.5 PARKING LEVEL PLANS
- A2.0 EXTERIOR ELEVATIONS



STATE MAP



VILLAGE MAP



SITE LOCATION MAP

PROJECT # 06072 ZONING SUBMISSION: MARCH 21, 2007

G0.1

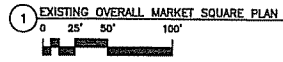
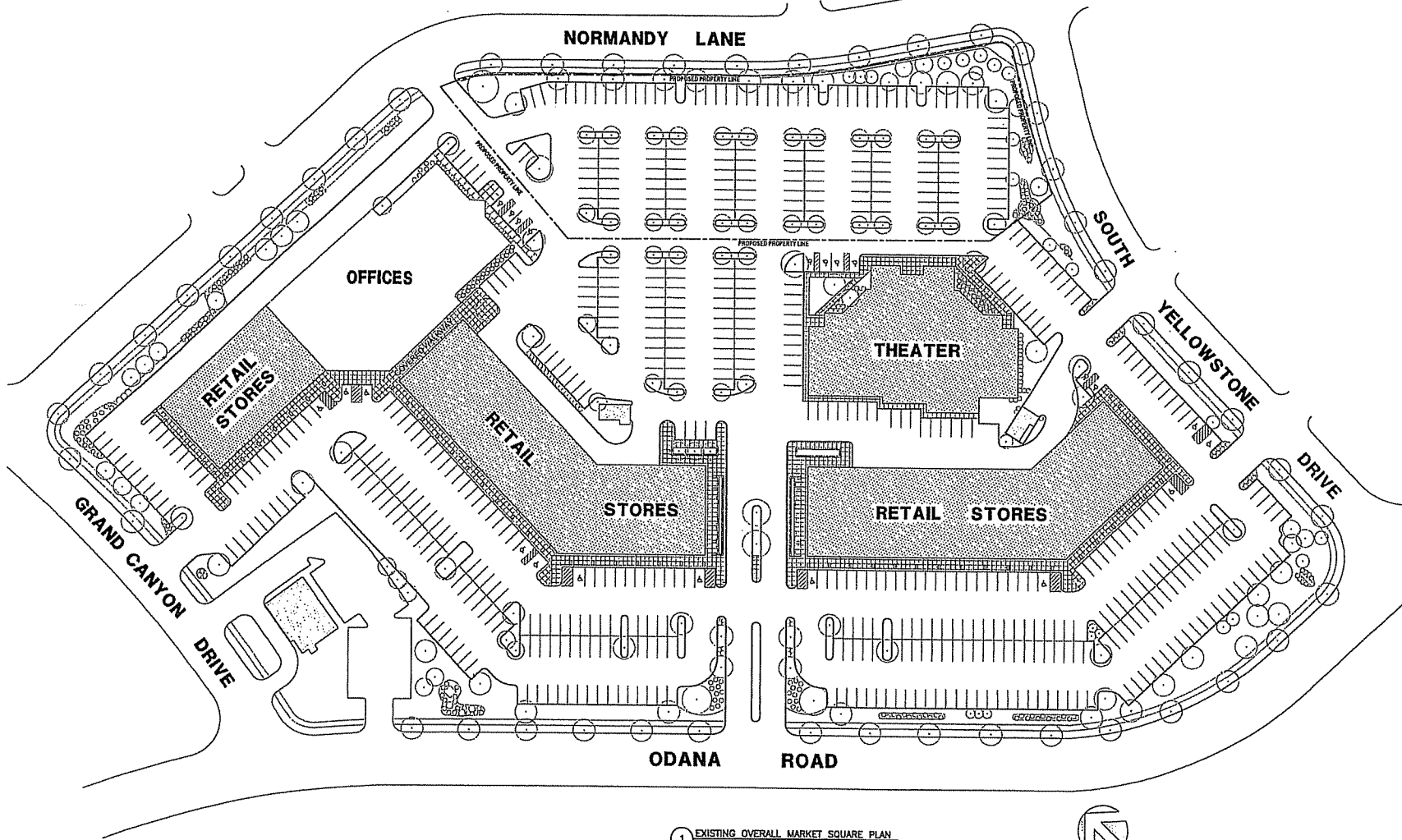
**DIMENSION IV
MADISON**

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Interior Design

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**NORMANDY
SQUARE**

NORMANDY LANE
MADISON, WI



DATE OF ISSUE: 03/21/07

REVISIONS:
**ZONING
SUBMISSION**

PROJECT NO: 05072

EXISTING OVERALL
MARKET SQUARE PLAN

C1.0

**DIMENSION IV
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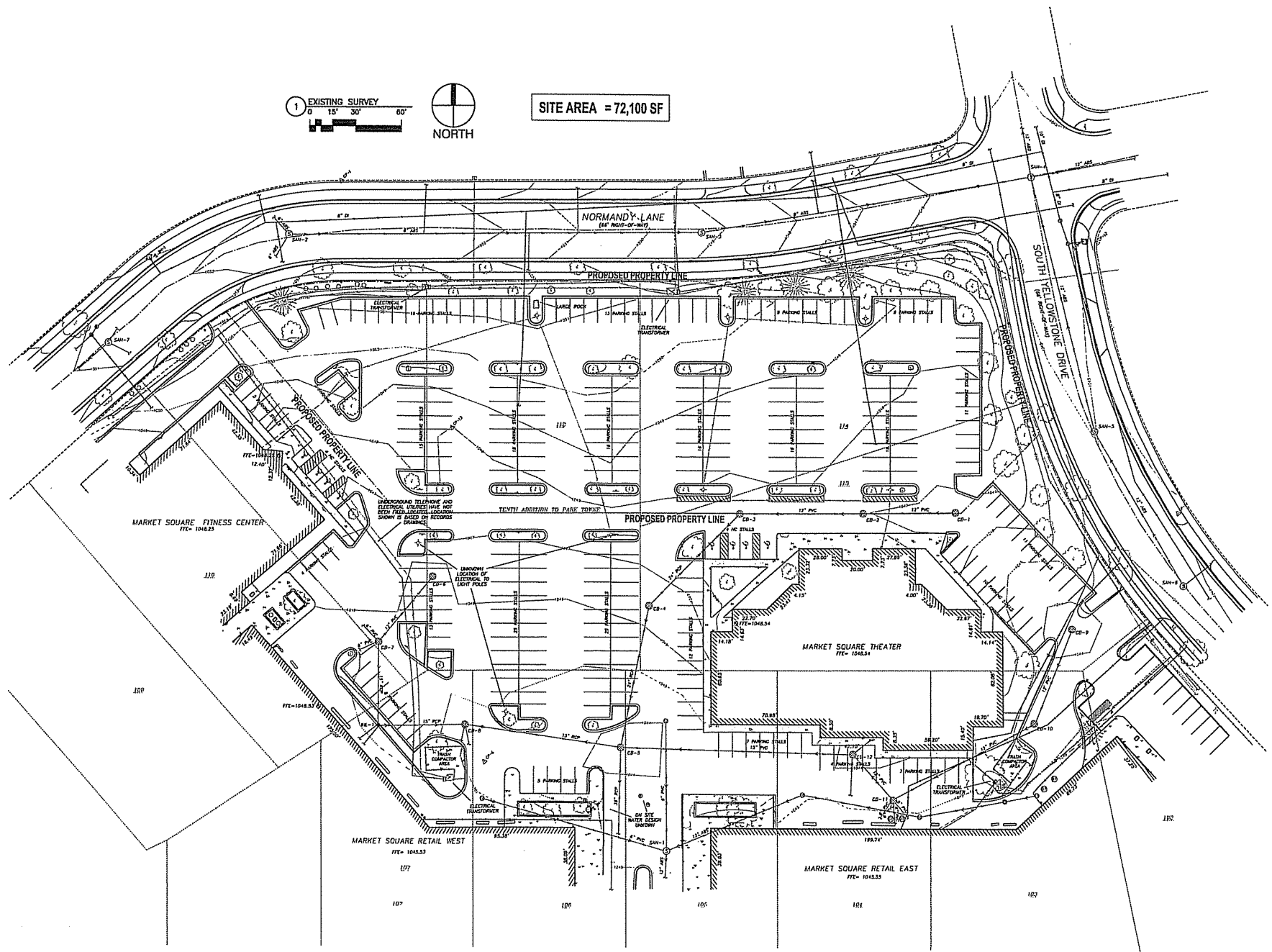
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SITE AREA = 72,100 SF



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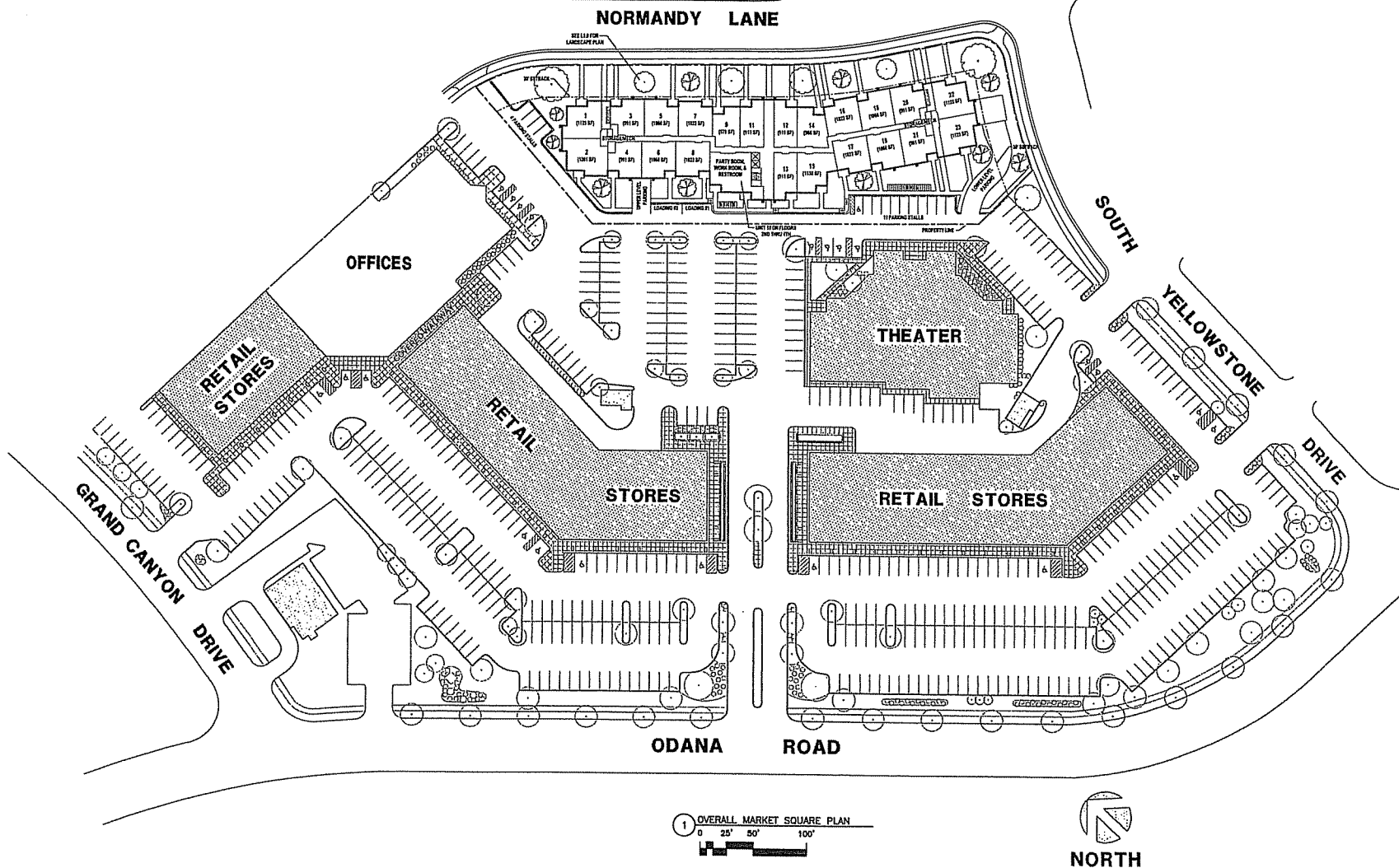
EXISTING SURVEY

C1.1

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OVERALL MARKET
SQUARE PLAN

C2.0

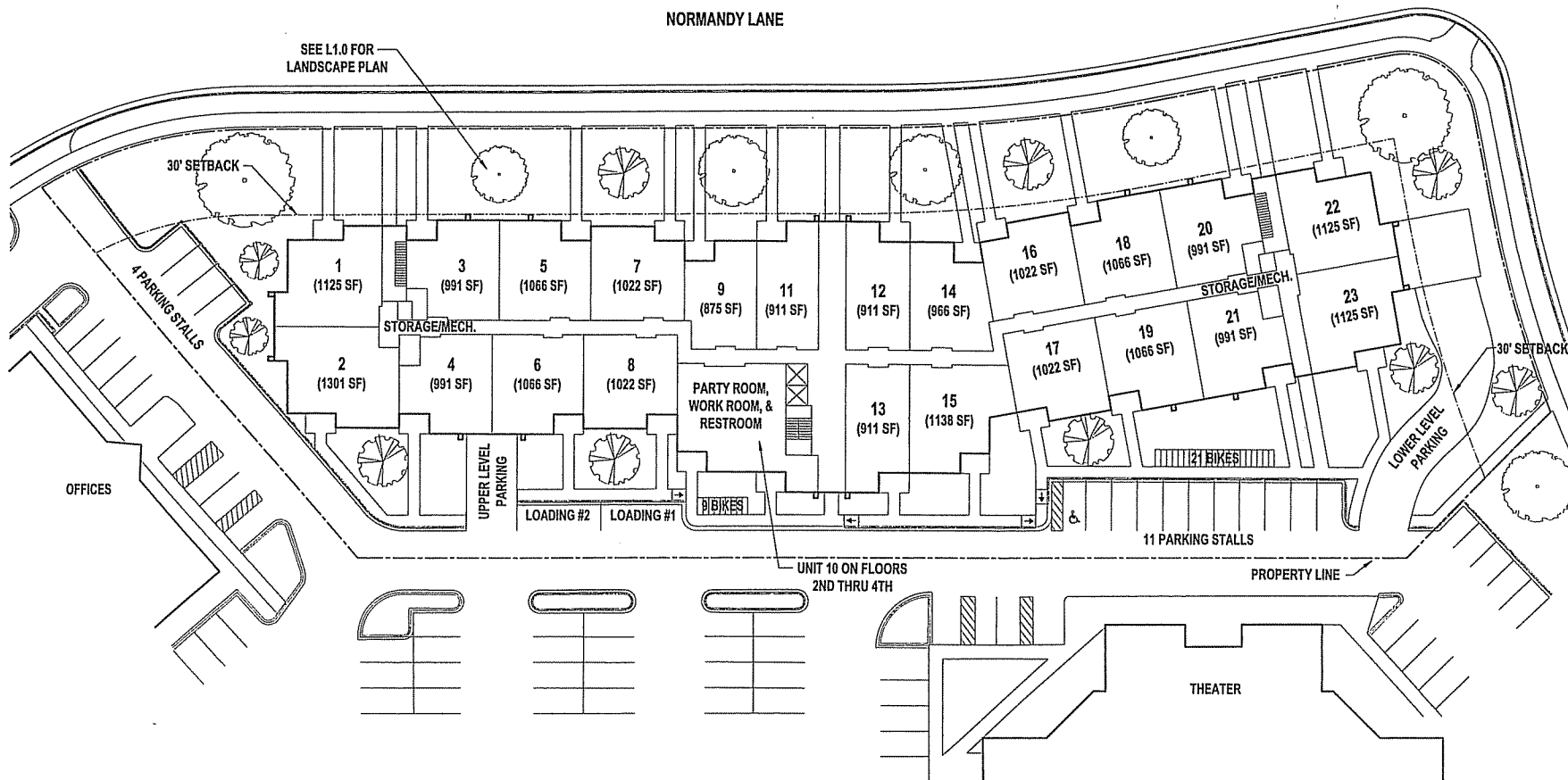
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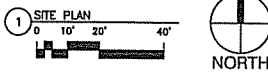
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MADISON, WI



STORAGE UNITS = 6 PER FLOOR
(4 ON FIRST FLOOR)

UNIT MIX			
1 BEDROOM, 1-3/4 BATH	1 PER FLOOR	x 4	= 4
1 BEDROOM, 1-3/4 BATH, STUDY	8 PER FLOOR	x 4	= 32
2 BEDROOM, 1-3/4 BATH - SMALL	4 PER FLOOR	x 4	= 16
2 BEDROOM, 1-3/4 BATH - LARGE	4 PER FLOOR	x 4	= 16
2 BEROOM, 2 BATH	6 PER FLOOR	x 4	= 23
	(5 ON FIRST FLOOR)		
TOTAL			= 91



IZ UNITS				
BEDROOMS	TYPE	FRONT/REAR	FLOOR	COUNT
1	B	FRONT	2	2
1	B	REAR	2	2
1	B	REAR	3	1
2	C	REAR	2	2
2	C	REAR	3	1
2	D	FRONT	2	2
2	D	REAR	2	2
2	D	REAR	3	2
TOTAL				= 14

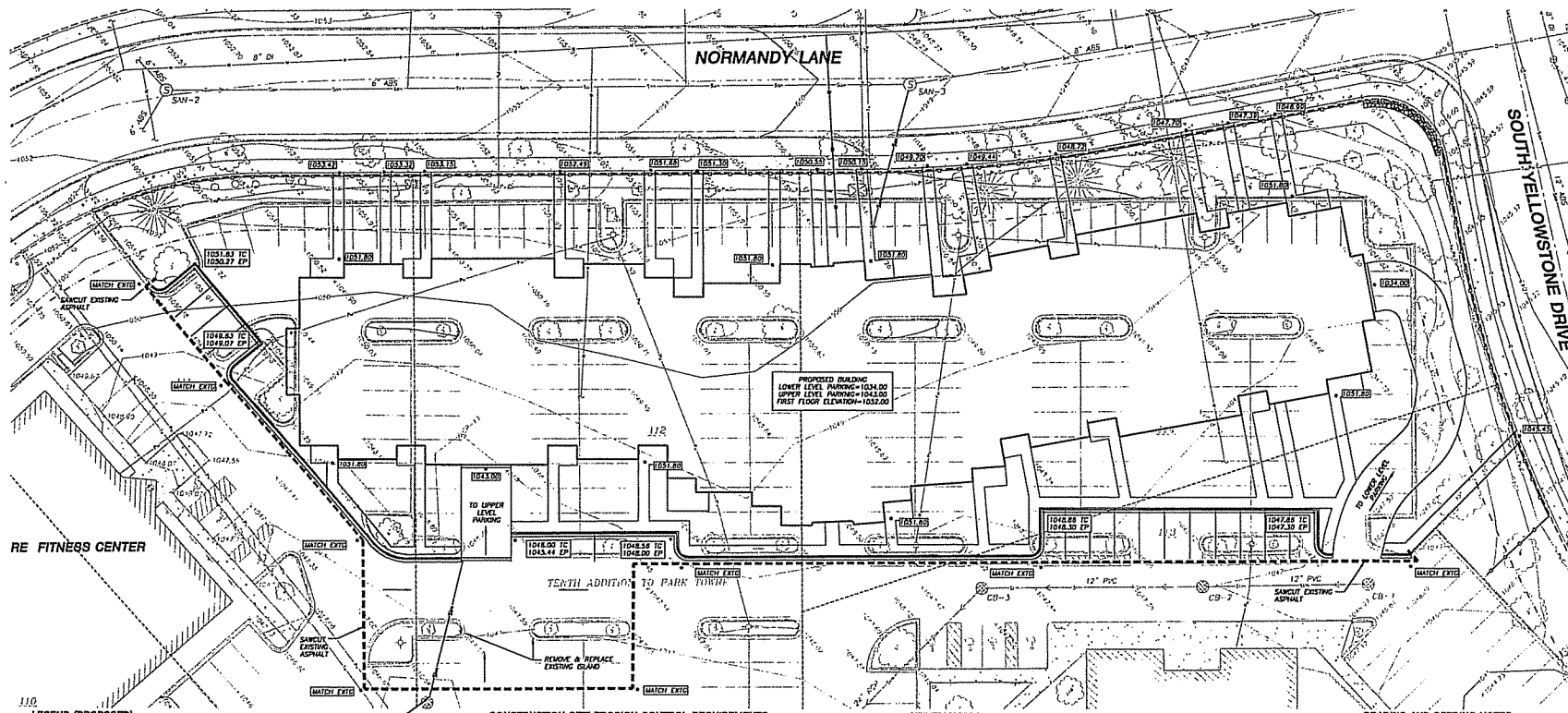
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SITE PLAN

C2.1



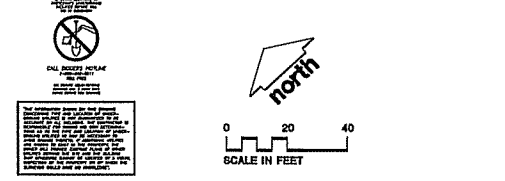
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**HOMES AT
NORMANDY**
NORMANDY LANE
MADISON, WI

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Jankins Survey & Design, Inc.
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• CIVIL ENGINEERING
• TRANSPORTATION ENGINEERING
• PLANNING & DEVELOPMENT
• CONSTRUCTION MANAGEMENT
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MILWAUKEE REGIONAL OFFICE
123 W2301 Henry Court
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Wauwatosa, Wisconsin 53186
(224) 513-0566

- LEGEND (PROPOSED)**
- PROPERTY LINE
 - BUILDING LINE
 - SAW CUT
 - 1051 PROPOSED 1 FOOT CONTOUR
 - 1650 PROPOSED 5 FOOT CONTOUR
 - 1650 STORM SEWER
 - 18" REJECT CURB & GUTTER
 - S&T FENCING
 - CONCRETE PAVEMENT
 - BITUMINOUS PAVEMENT
 - PAVEMENT STRIPING
 - STONE BERM

- GENERAL NOTES**
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
 2. NO SITE GRADING OUTSIDE OR DOWNHILLSIDE OF PROPOSED S&T FENCE LOCATION.
 3. ALL WORK IN THE ROW AND PUBLIC PLACEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
 4. JOBS SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEFICIENCIES BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCREPANCY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.



CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS (FORMERLY REFERRED TO AS BMP'S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORTHSEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO NEHR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 30" LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DIRT SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE WEST SIDE OF THE TRENCH.
B. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERED TANK IN ACCORDANCE WITH THE DEPARTMENT'S TECHNICAL STANDARD NO. 1001 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM OR DRAINAGE DITCH.
10. STONE CHECK DAMS SHALL BE PLACED IN FRONT OF S&T FENCING IN ANY LOW AREA.
11. APPLY AND/OR POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBABILISTIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 3:1 (FOOT) SHALL BE STABILIZED WITH CLASS E TYPE D EROSION MATTING OR APPROVED BY A WRIT APPROVED PALMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUESTED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. ALL STORM SEWER STRUCTURES SHALL HAVE RILEY PROTECTION TYPE C (RILEY NO. 4, 7, 9) AND TYPE D (RILEY NO. 5, 8, 9). STANDARD DETAILS FOR RILEY PROTECTION ARE LOCATED IN THE WOOD COUNTY FACILITIES DEVELOPMENT MANUAL (FDM), CHAPTER 16, SOO NUMBER 2610-2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE FDM.
15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH NEHR AND WOODMAN REQUIREMENTS.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LENGTHS IN FIELD.
2. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS AND SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL DIMENSIONS TO BE LEFT OPEN OVER NIGHTS AS REQUIRED.
3. CIRCULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 8th EDITION.
4. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS AND SHOULD INCLUDE CURB & GUTTER, SIDEWALK, TOPSOIL, FERTILIZER, SEEDING AND MULCHING.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
• EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
• OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
• VERIFYING UTILITY ELEVATIONS AND NOTING ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
• NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
• NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION PROTECTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE CHANGED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE GRANTING OF ADDITIONAL FEES MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
7. ANY UNDERGROUND UTILITIES WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
8. ALL PRIVATE SANITARY AND WATER BUILDING SERVICES SHALL BE INSTALLED WITH A 5" MINIMUM BURY.
9. PRIVATE WATER SERVICES 2" OR LESS IN DIAMETER SHALL BE INSTALLED WITH A MINIMUM 30" HORIZONTAL SEPARATION FROM ANY SANITARY SEWER OR AT LEAST 12" ABOVE THE SEWER IN ACCORDANCE WITH COAM 82.402(1)(b).
10. FOR WATER SERVICES GREATER THAN 2", MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER SERVICES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHEN SEWER CROSSES OVER WATER.
11. NO WATER SERVICE SHALL BE INSTALLED WITHIN 6" OF A STORM SEWER.
12. ALL EXTERIOR CLEANSINGS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH COAM 82.34(2)(b) AND COAM 81.30(2)(c).
13. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO COAM 81.30-3.
14. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO COAM 81.30-6.
15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO COAM 81.30-7.
16. COORDINATE GAS, ELECTRICAL, TELEPHONE, FIBER OPTICS, ETC., CONNECTIONS/RELOCATIONS WITH APPROPRIATE UTILITY COMPANY.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS.
2. CONTRACTOR TO USE A SEEDING RATE OF 3.5 LBS PER 1000 S.F. FOR THIS AREA.
3. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMPLETION.
4. CONTRACTOR SHALL SECURE ALL COMPACTED POREVIOUS AREAS PRIOR TO SEEDING AND MULCHING.
5. CONTRACTOR SHALL CHISEL-FORM OR DEEP TILL WITH DOUBLE TIMES THE SHALES AND DETENTION AREAS JUST PRIOR TO SEEDING TO PROMOTE INFILTRATION.
6. CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SEEDING PERIOD UNLESS THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.

PAVING NOTES

1. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURAL CONSTRUCTION, APPLICABLE TO THE CITY OF MADISON.
2. PAVEMENT DESIGN WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENTS OUTLINED BY THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. PRIVATE PAVEMENT DESIGN SHALL BE BASED UPON GEOTECHNICAL REPORT PROVIDED BY GEOTECHNICAL ENGINEER OR AT A MINIMUM 3" ASPHALT OVER PAVEMENT TYPE C-3(3) PLACED ON 8" SUB-AGGREGATE BASE 1-1/4" CONSTRUCTED IN 2 LIFTS. LOWER LAYER SHOULD BE 1.5" AND THE UPPER LAYER SHOULD BE 1.5". THE UPPER AND LOWER COURSES OF THE SUB-AGGREGATE STRUCTURE SHOULD CONSIST OF 19.5 MM MAXIMUM WASH# 20. ALL PAVING TO BE CONSTRUCTED ON AN ASPHALT UNDER LAYER OF PG-64-22 MAY BE USED FOR THE UPPER AND LOWER LAYERS.

DATE OF ISSUE: 02/02/07

REVISIONS:
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO: 66072

**EROSION CONTROL
GRADING &
UTILITY PLAN**
C3.0

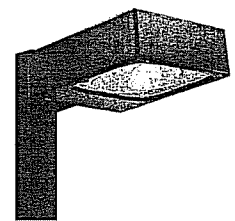
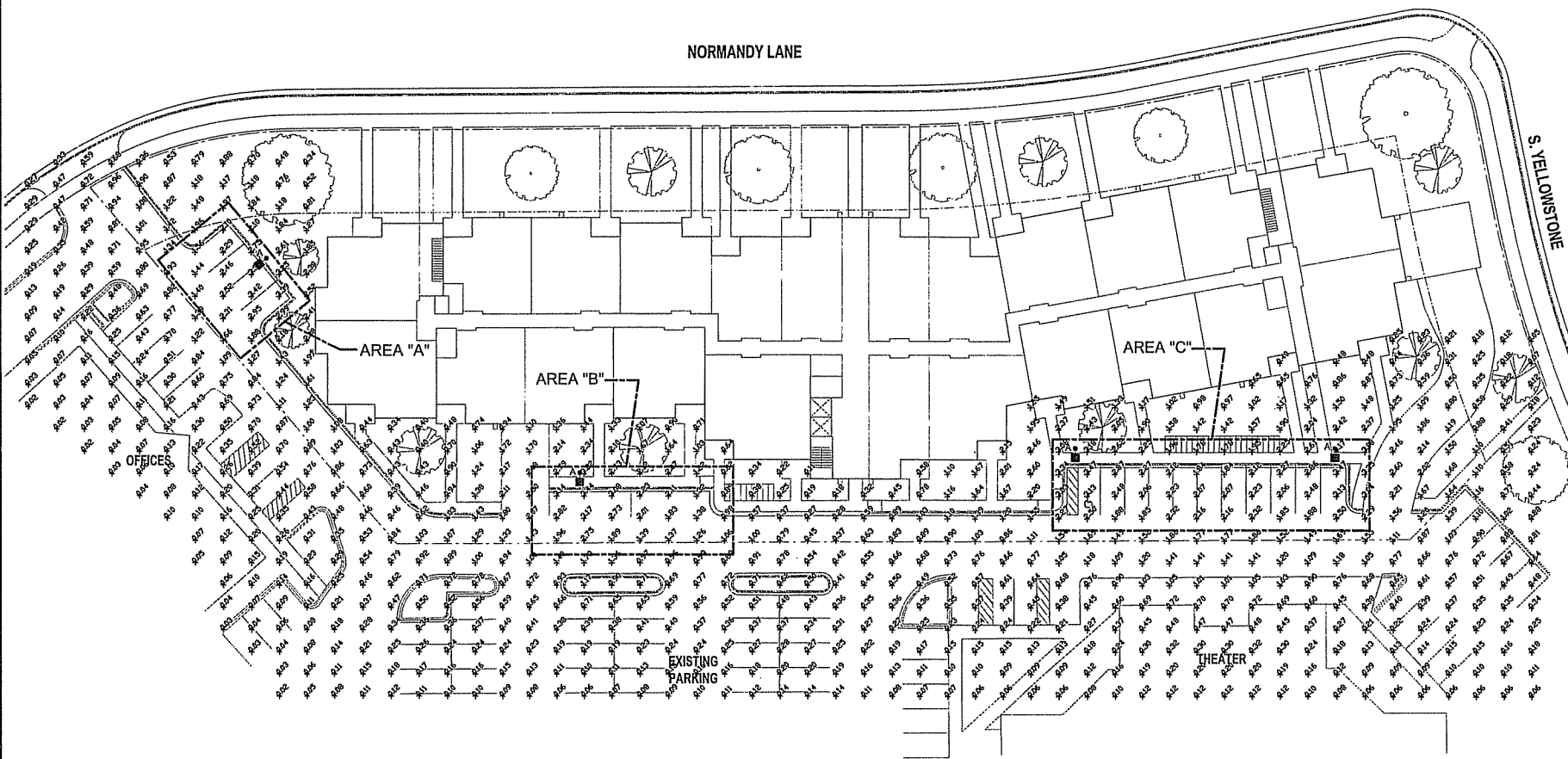
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MADISON, WI



TYPE "A" FIXTURE

1 SITE LIGHTING PHOTOMETRIC PLAN
0 10' 20' 40'



NEW PARKING AREA CALCULATIONS:

AREA	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	AVERAGE/MINIMUM (fc)
A	2.04	3.55	0.68	3.09
B	1.83	3.47	0.80	2.41
C	2.07	3.60	0.78	2.65

FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	VOLTS	LAMPS	MT.G.	REMARKS
A	MCGRAW EDISON	CAL-250MPS-120-JI-X	120	1-C250550/AL10	POLE	SINGLE HEAD TYPE III AREA FIXTURE ON 30" POLE ON 2" CONCRETE BASE WITH 150 WATT HIGH PRESSURE SODIUM LAMP SOURCE

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SUBMISSION**

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SITE LIGHTING
PHOTOMETRIC PLAN

E1.0

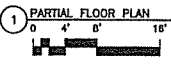
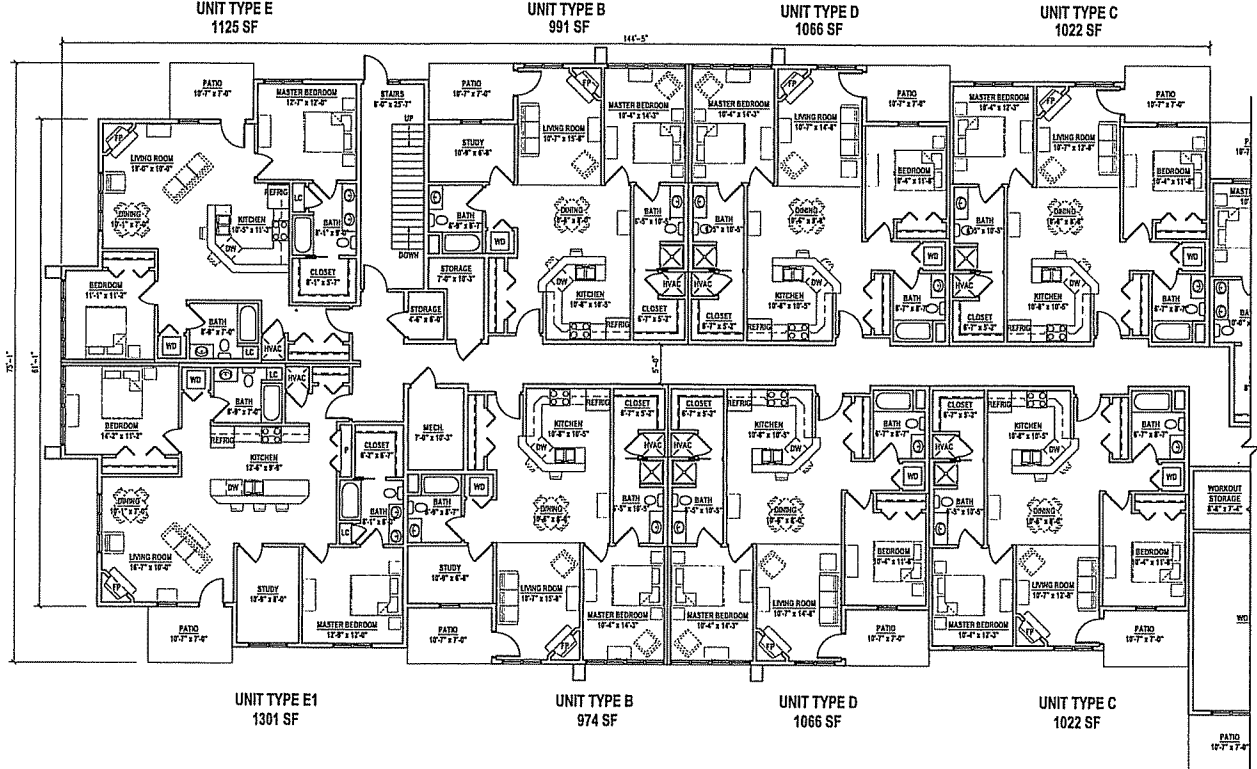
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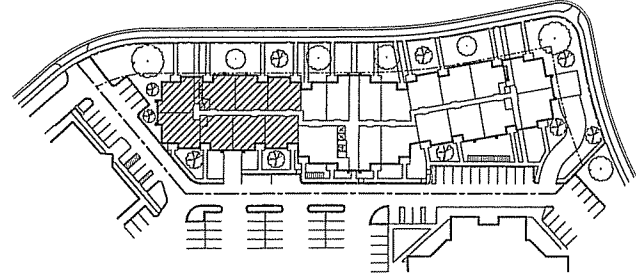
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* SF DOES NOT INCLUDE PATIO



2 KEY SITE PLAN

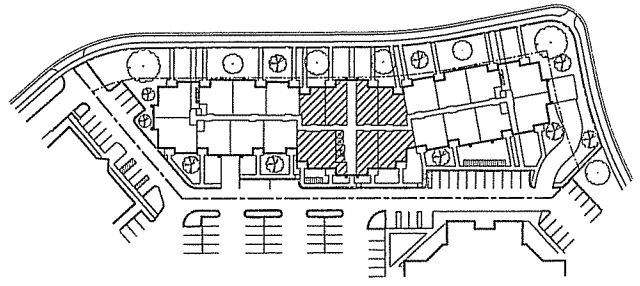
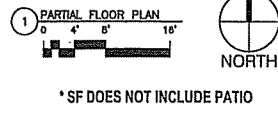
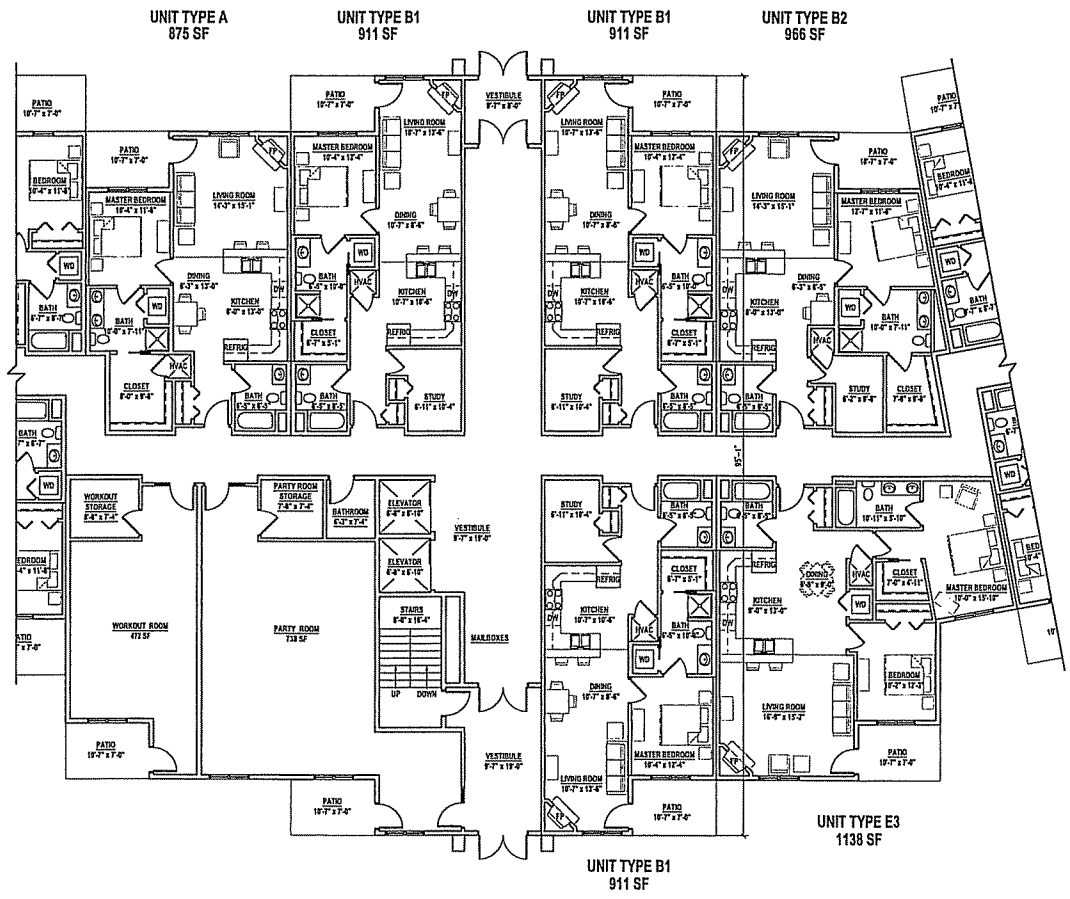
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ZONING SUBMISSION

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PARTIAL FIRST FLOOR
PLAN

A1.1



2 KEY SITE PLAN

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PARTIAL FIRST FLOOR
PLAN

A1.2

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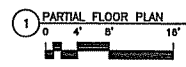
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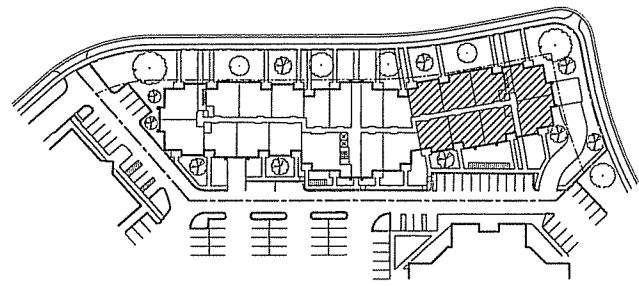
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PARTIAL FIRST FLOOR
PLAN

A1.3



* SF DOES NOT INCLUDE PATIO



2 KEY SITE PLAN

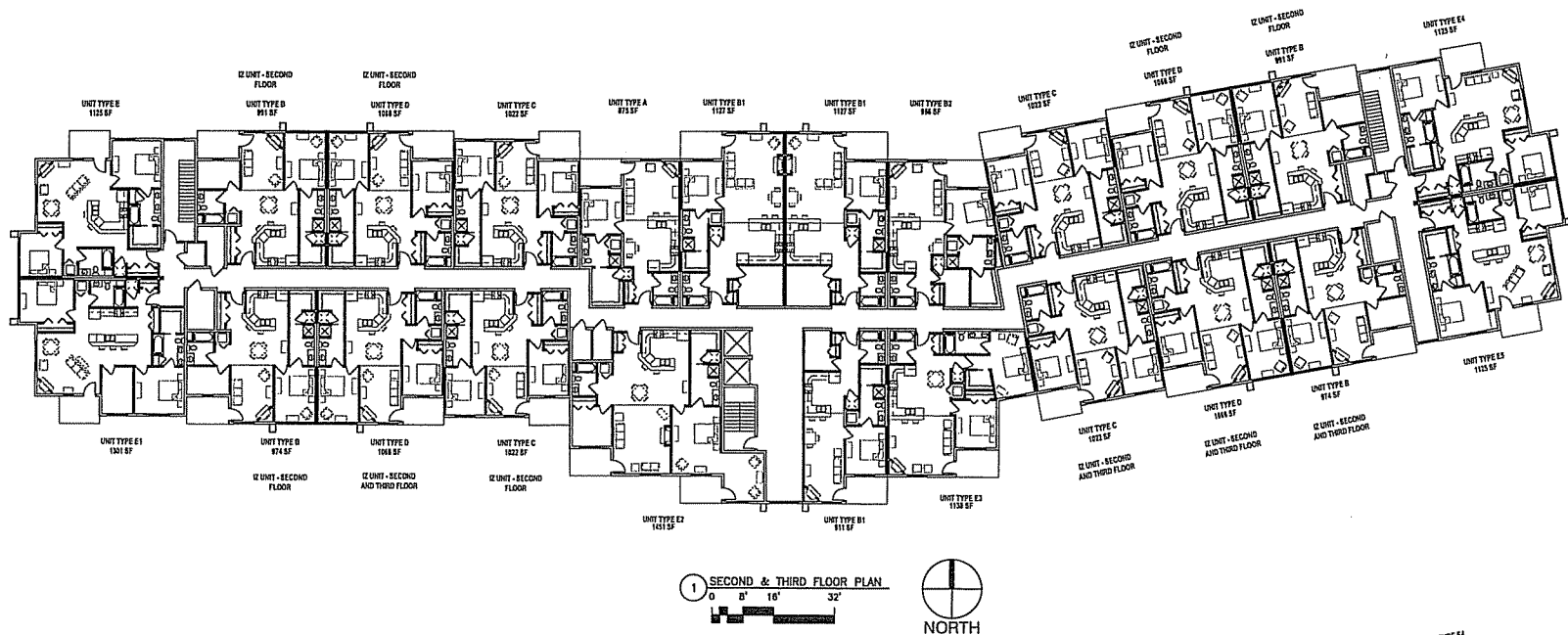
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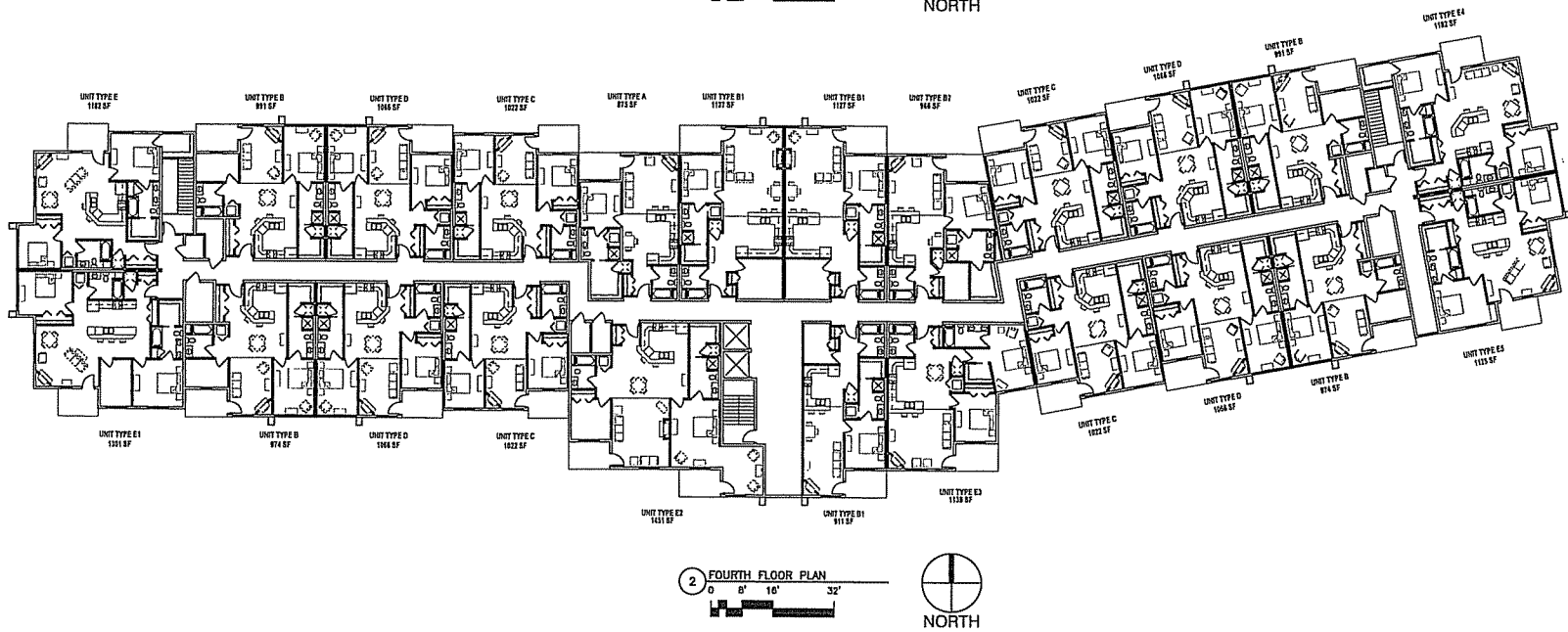
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NORMANDY SQUARE

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MADISON, WI



1 SECOND & THIRD FLOOR PLAN
0 16' 32'



2 FOURTH FLOOR PLAN
0 16' 32'

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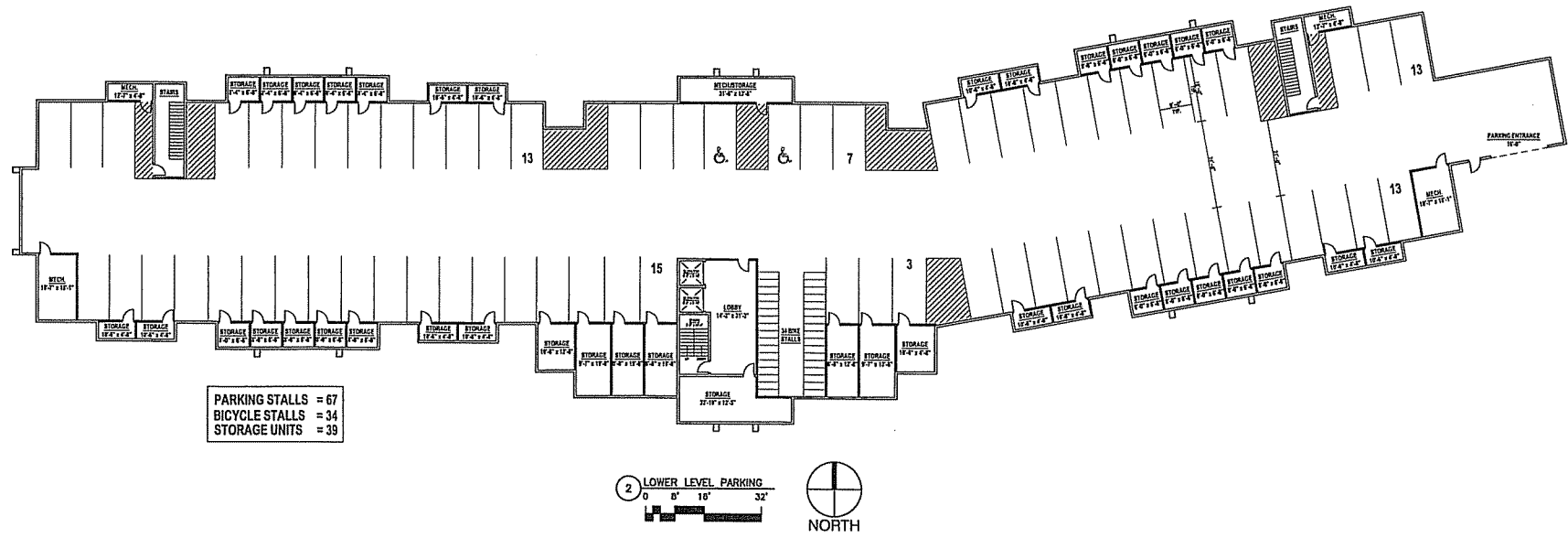
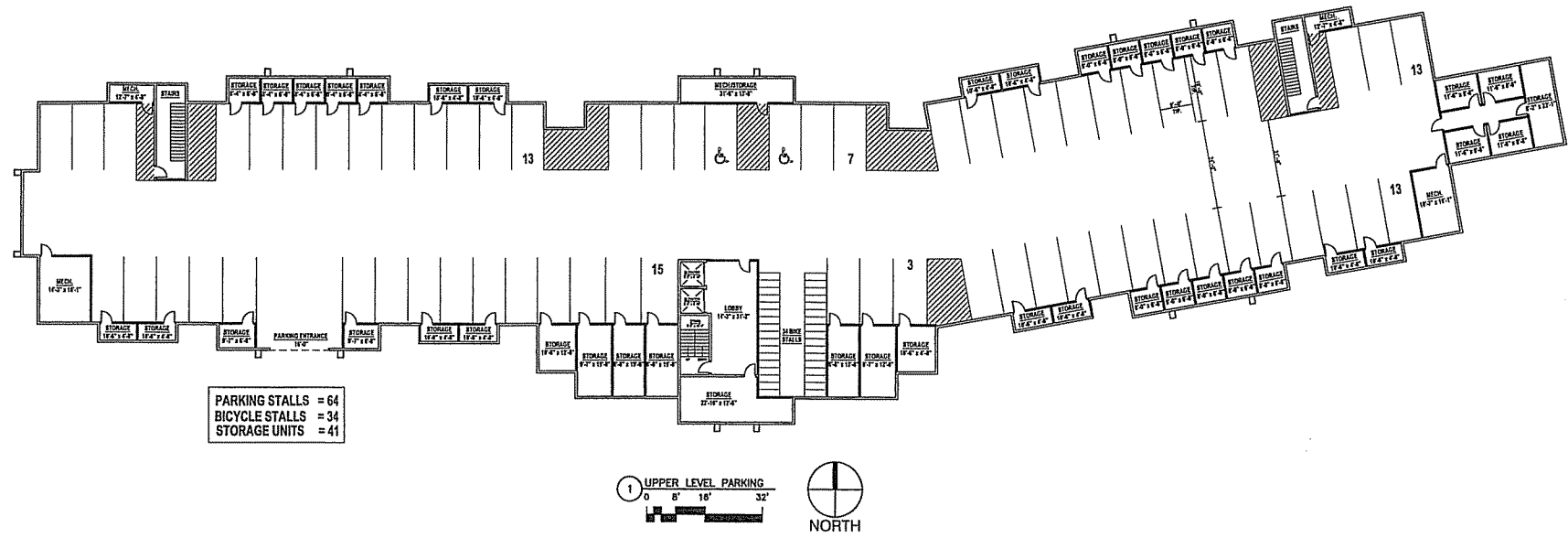
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SECOND, THIRD, &
FOURTH FLOOR PLAN

A1.4

**NORMANDY
SQUARE**

NORMANDY LANE
MADISON, WI



DATE OF ISSUE:	03/21/07
REVISIONS:	
ZONING SUBMISSION	
PROJECT NO.:	06072
PARKING LEVEL PLANS	

A1.5

DIMENSION IV MADISON

Architecture
Engineering
Interior Design

313 West Beltline Hwy., Suite 161
Madison, WI 53713
phone (608) 229-4444 fax (608) 229-4415

NORMANDY SQUARE

NORMANDY LANE
MADISON, WI

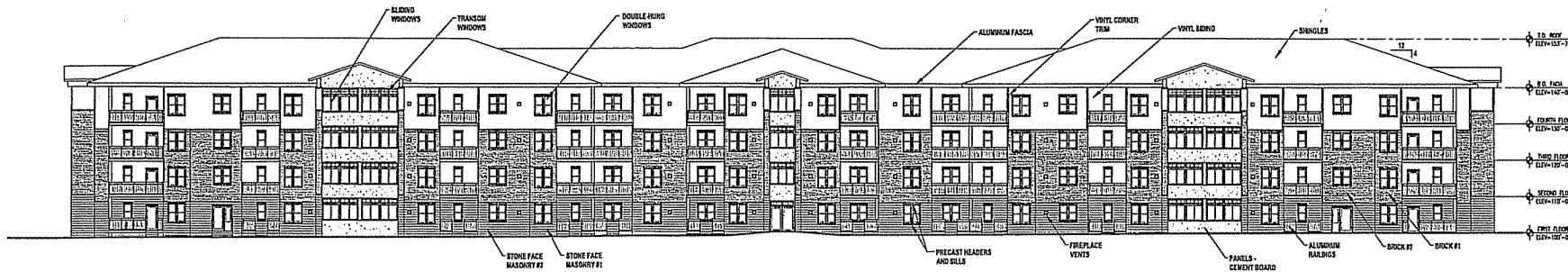
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REVISIONS:
**ZONING
SUBMISSION**

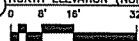
PROJECT NO: 06072

EXTERIOR
ELEVATIONS

A2.0



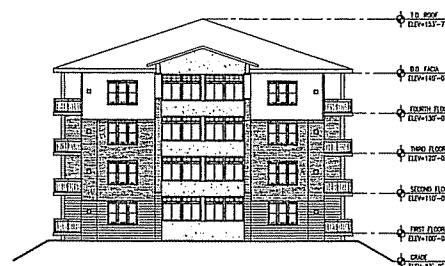
1 NORTH ELEVATION (NORMANDY LANE)



2 SOUTH ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION (YELLOWSTONE DRIVE)

