

LETTER OF INTENT
March 23, 2016

REVISIONS

Major Alteration Submission - THE **Washington Plaza**
residential

Submitted by

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This is in response to the city staff requesting as built's showing all components for the Washington Plaza project. As a result, we were asked to submit 4 items to be reviewed by UDC. First was a wooden trellis on the rooftop terrace. This will be removed instead. Second was the railing for the rooftop terrace as it was built higher than approved and in different material. It has been redesigned to be lowered to the original height with the top rail in metal and finish to match the approved design. Third was the modification of the landscape plan to replace concrete sidewalk and planting area with brick pavers for individual tenant patio areas. We verified that we did not exceed the 90% area covered. Fourth is the addition of privacy fencing not on the original submission. This has been redesigned to match architecture.

All submitted items have been reviewed with the neighborhood steering committee and city staff and modified to satisfy their concerns.

We still are showing all items on the as built's as requested by city staff, with explanation to their purpose and how they came about.

March 23, 2016

Washington Plaza
425 W. Washington Avenue
Components added or not shown on Conditional Use Application

CITY DEPARTMENT REQUIREMENTS

- 1A Railing installed according to Fire Department direction.
- 1B Additional equipment for back-up generator required by code.
- 1C Building code limitation on openings allowed per floor.
- 1D Fire Department required hose connection.

MEPS DESIGNED AFTER APPROVALS

- ~~2A* Apartment HVAC vents did not fit in allowed width and had to be relocated.~~ ***
- 2B Additional HVAC was required for commercial space.
- 2C Intake and exhaust required for design.
- 2D Dryer vents located where structure allowed access.
- 2E Security cameras.
- 2F MG&E required location for transformer replaced one planter.

OWNER IMPROVEMENTS

- 3A 6 foot wood fence for ground floor apartments to screen lights from adjacent parking lots and provide security due to lower elevation.
- 3B Remove ground cover plantings and replace with pavers for tenant use of apartments on ground floor.
- 3C Add metal angles to protect masonry at garage entrance in place of raised curb.
- 3D Replace and add masonry retaining wall to improve site drainage.

ELEVATIONS NOT MATCHING PLANS

- 4A Window could not be installed due to conflict with structural column in same location.

** Apartment HVAC vents are not part of this application.