

229 W. LAKELAWN PLACE MADISON, WISCONSIN

PLAN COMMISSION SUBMITTAL

JUNE 25, 2010



PROJECT LOCATION

LEVEL	UNIT #/SPACE	BEDROOMS	S.F.	TOTAL SF/FLOOR (INCLUDES COMMON AREAS)
GARDEN	001	3	899	4106
	MECH/STORAGE		2593	
	BIKE PARKING		614	
1ST FLOOR	101	4	978	3987
	PUBLICSPACE		1950	
	BIKE PARKING		1059	
2ND FLOOR	201	6	1569	3962
	202	3	865	
	203	4	962	
3RD FLOOR	PUBLICSPACE		566	3962
	301	6	1569	
	302	3	865	
4TH FLOOR	303	4	962	3962
	PUBLICSPACE		566	
	401	6	1569	
5TH FLOOR	402	3	865	3942
	403	4	962	
	PUBLICSPACE		566	
TOTALS	501	6	1569	23921
	502	3	854	
	503	4	953	
TOTALS		34 UNITS	59	

Floor Area Ratio			
Total Lot S.F.:	13,780		
Allowed F.A.R.:	13,780	x 3 =	41,340 SF
Accacia S.F.:	13,776	not including garden level	
229 S.F.:	19,815		
Total S.F.:	33,591	FAR =	2.41

PROJECT DATA

OWNER / DEVELOPER :

PALLADIA, LLC.
615 EAST WASHINGTON AVENUE
MADISON, WI
PHONE: 608-443-1973
FAX:
EMAIL: kevin@kotherep.com
CONTACT: KEVIN PAGE

ARCHITECT :

GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WI 53717
PHONE: 608-829-1750
FAX: 608-829-3056
EMAIL: josh.wilcox@garybrink.com
CONTACT: JOSH WILCOX

GENERAL CONTRACTOR :

LANDGRAF CONSTRUCTION
5964 EXECUTIVE DRIVE
MADISON, WI 53719
PHONE: 608-274-4700
FAX: 608-274-9470
EMAIL: mark.landgraf@landgrafconstruction.com
CONTACT: MARK LANDGRAF

LANDSCAPE ARCHITECT :

THE BRUCE COMPANY
2830 W. BELTLINE HWY
MIDDLETON, WI 53562
PHONE: 608-836-7041
FAX: 608-836-3201
EMAIL: cpossehl@bruceco.com
CONTACT: CHUCK POSSEHL

CIVIL/SITE ENGINEER:

QUAM ENGINEERING
544 SOUTH MAIN STREET, SUITE B
WEST BEND, WI 53095
PHONE: 262-338-6641
EMAIL: kparish@quamengineering.com
CONTACT: KEVIN PARISH

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GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT: LAKELAWN APARTMENTS
229 W. LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
615 E. WASHINGTON AVENUE
MADISON, WISCONSIN

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PROJECT: 201106
DRAWN BY: KFR
DATE: 06-25-10
SCALE: AS NOTED
P.C. 06-25

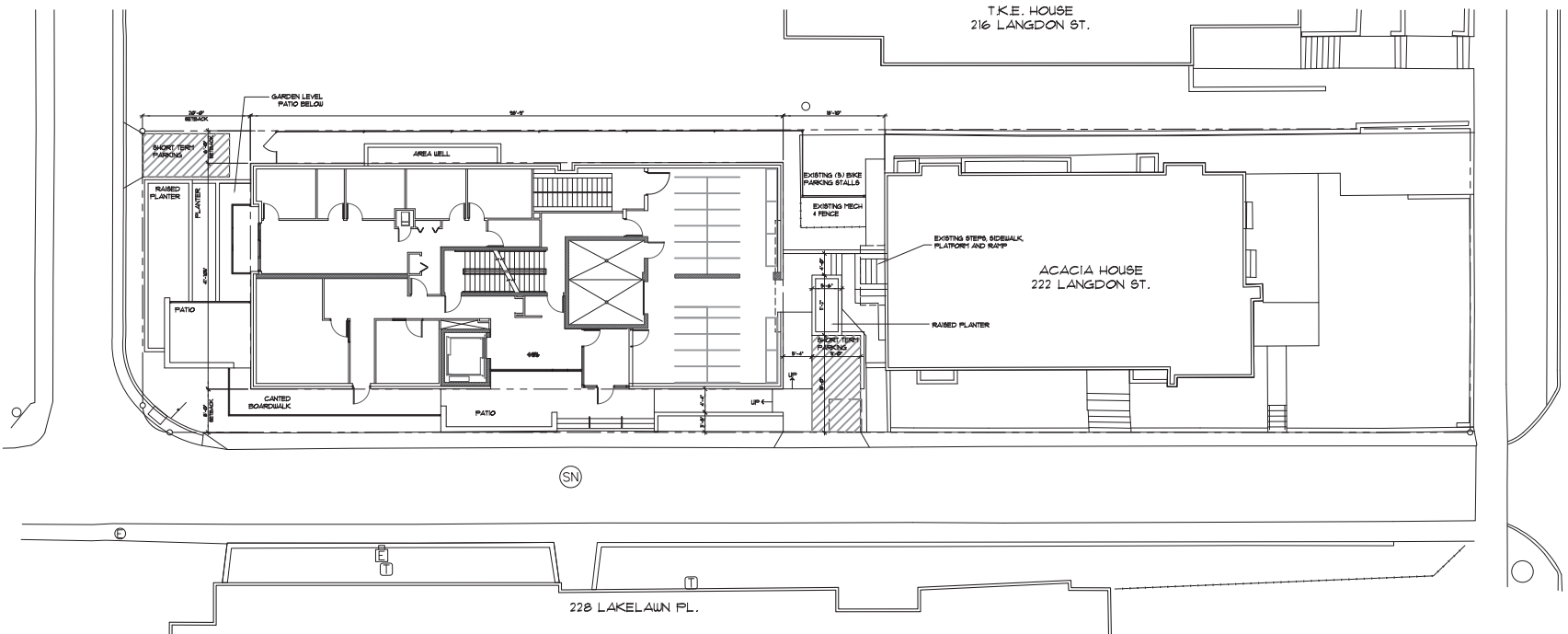
TITLESHEET

T1



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-254-1750
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PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	229 Lakelawn Place
Site acreage (total)	0.316 Acres
Number of building stories (above grade)	5
Building height	--
DILHR type of construction (new structures or additions)	LB
Total square footage of building	23921 sq. ft.
Use of property	Rental Housing
Gross square feet of office	NA
Gross square feet of retail area	NA
Number of employees in warehouse	NA
Number of employees in production	NA
Capacity of restaurant/place of assembly	NA
Number of bicycle stalls shown	First Level: 20 Moped & 7 Bicycle Stalls Lower Level: 54 Bicycle Stalls Total: 81(20 Moped & 61 Bicycle Stalls)
Number of Parking stalls:	SHOWN
Small Car	0
Large Car	0
Accessible	0
Total	0
Number of trees shown (See Landscape Plan)	



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

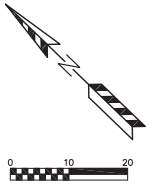
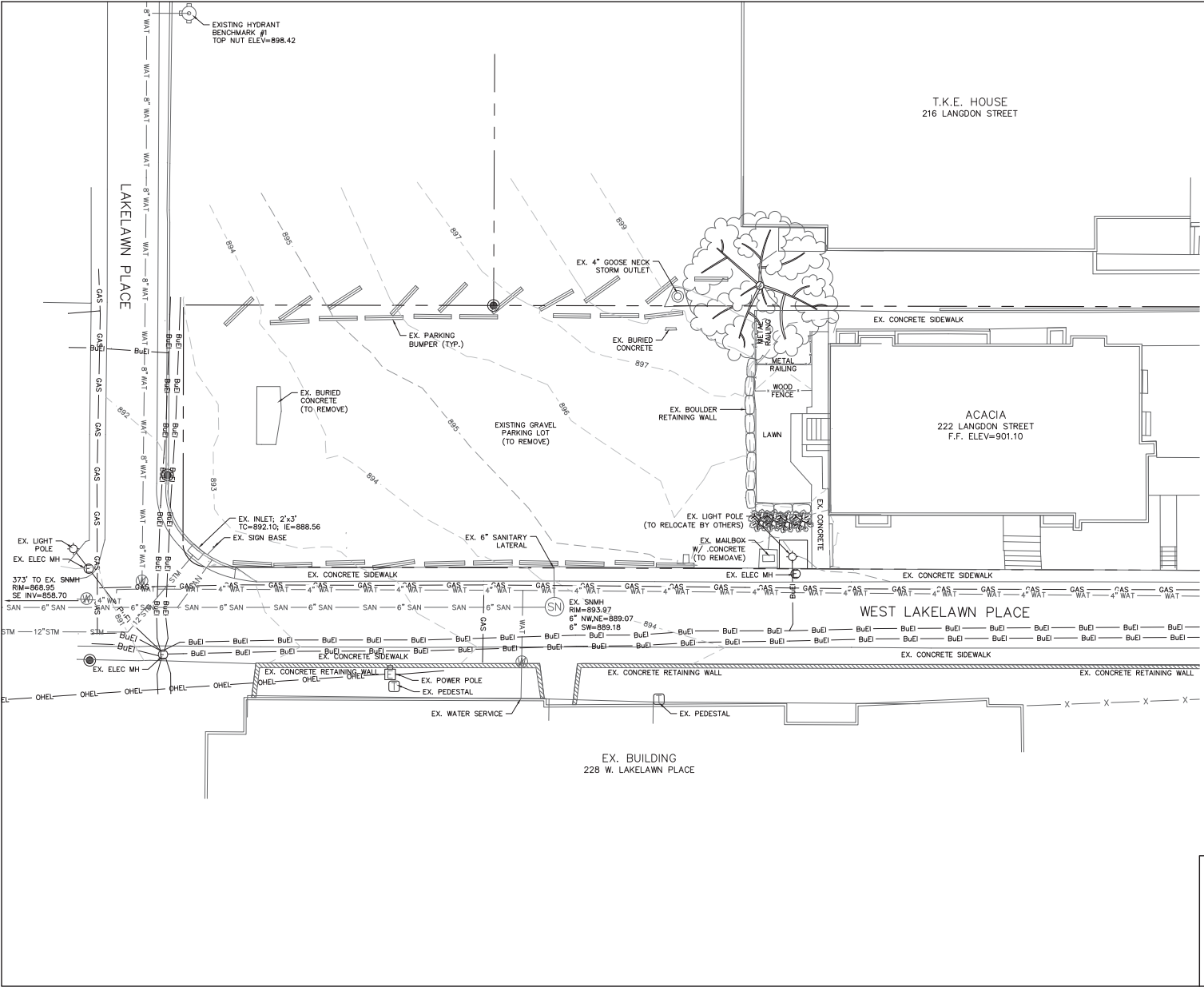


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PROJECT: 201106
DRAWN BY: KJR
DATE: 09-29-11
SCALE: AS NOTED
P.C. 09-29-11

PROPOSED
SITE
PLAN
A1.01

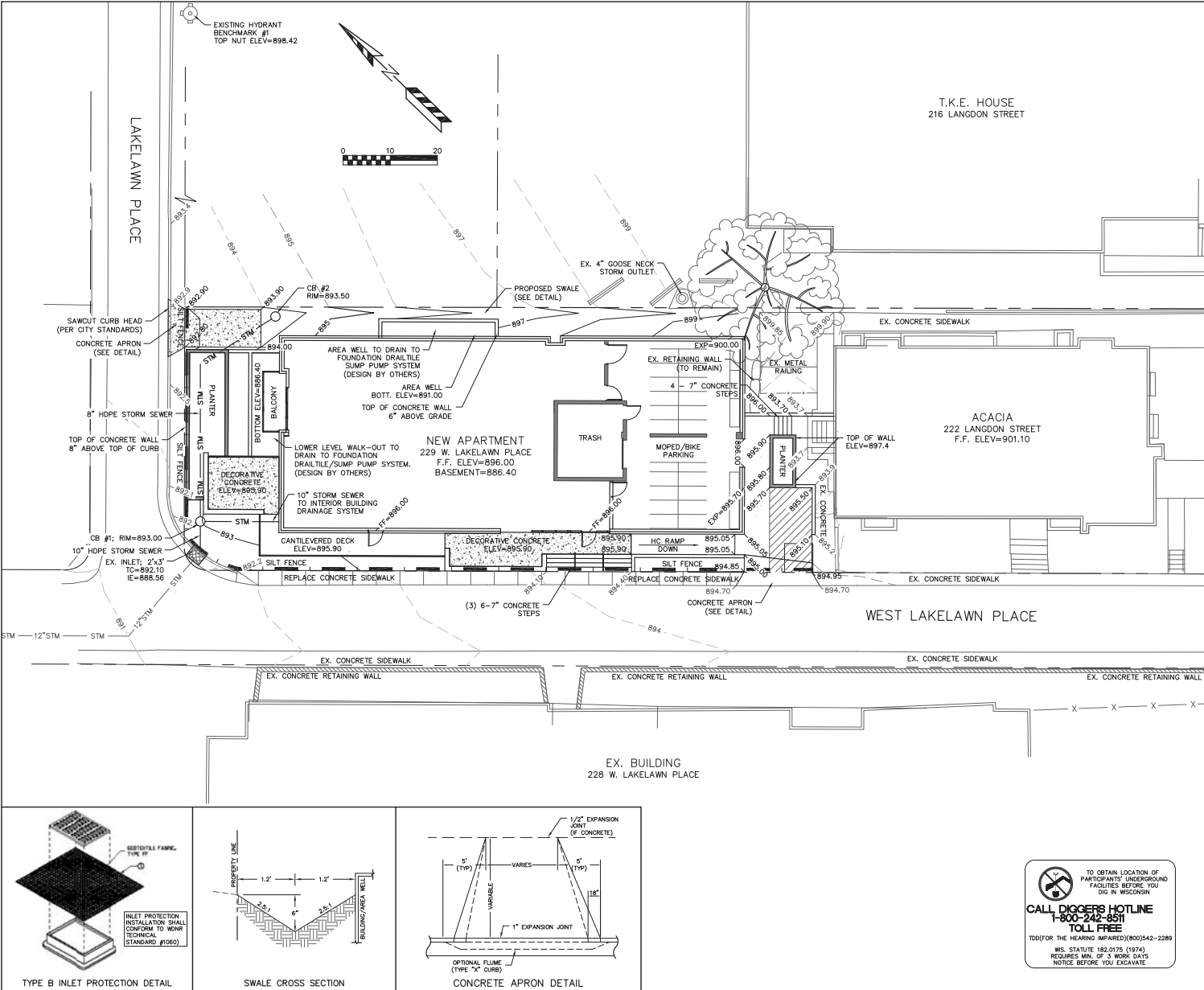


229 W LAKELAWN PLACE
 EXISTING SITE PLAN
 DATED: MAY 24, 2011

C-101
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggekkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



EROSION NOTES:

THE EXISTING GRAVEL PARKING AREA WILL SERVE AS THE STONE TACKING PAD DURING CONSTRUCTION. THE TACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

WATERING PROVISION: FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION (E.G., SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.

ANIONIC POLYMER: IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE OHS TECHNICAL STANDARD 1000).
 SITES: [SITES: https://one.nalco.com/arkelw/wn/nes/2024/08/16/16/TECHSTDS/EROSION/20181000-POLYMER/1000.PDF](https://one.nalco.com/arkelw/wn/nes/2024/08/16/16/TECHSTDS/EROSION/20181000-POLYMER/1000.PDF)

SOIL STOCKPILES: A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARP OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.

INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.

SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

TIME SCHEDULE:

OCTOBER 17, 2011 - INSTALL EROSION CONTROL DEVICES.
 OCTOBER 17 - NOVEMBER 15, 2011 - REMOVE EXISTING CONCRETE FOUNDATION AND ASPHALT PARKING LOT.
 NOV. 16, 2011 - AUGUST 1, 2012 - CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:

ALL PREVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PREVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WEED DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL PROGRESS SHALL BE APPLIED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 16%; POTASH, NOT LESS THAN 8%.

OWNER: 222 LANGDON, LLC
 145 EAST BAKER ROAD
 MADISON, WI 53713

ENGINEER: QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

TYPE B INLET PROTECTION DETAIL

SWALE CROSS SECTION

CONCRETE APRON DETAIL

SILT FENCE CONSTRUCTION (SHEET FLOW)

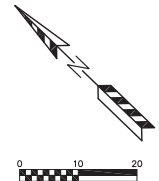
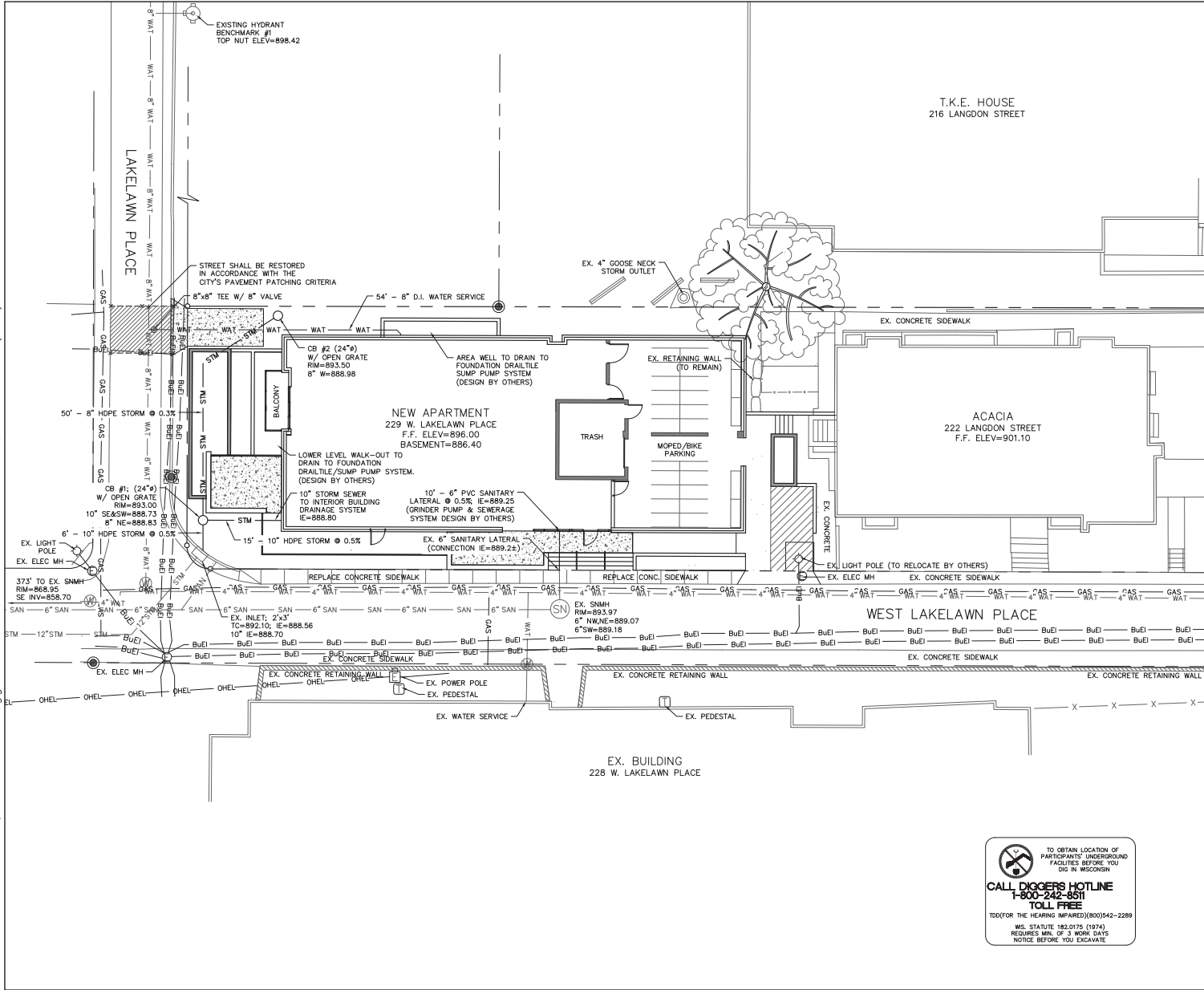
LEGEND:

- 894 --- EXISTING MINOR CONTOUR.
- 895 --- EXISTING MAJOR CONTOUR.
- 894 --- PROPOSED MAJOR CONTOUR.
- 895 --- PROPOSED MAJOR CONTOUR.
- 896.00 --- PROPOSED SPOT ELEVATION
- TW=896.00 --- PROPOSED TOP OF WALL ELEVATION
- FF=897.30 --- FIRST FLOOR ELEVATION.
- EXP=897.00 --- BUILDING EXPOSURE ELEVATION.
- INSTALL WOOD TYPE B INLET PROTECTION.

229 W LAKELAWN PLACE
 GRADING AND EROSION CONTROL PLAN
 DATED: MAY 24, 2011

C-102
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 Residential and Commercial Site Design Consultants
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 Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
 (TODOR FOR THE HEARING IMPAIRED)(608)542-2289
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK, CURB AND ASPHALT IN RIGHT-OF-WAY PER CITY STANDARDS.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$100 NON-REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ANY DAMAGE TO WEST LAKEAWN PLACE OR LAKEAWN PLACE PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MADISON PATCHING CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

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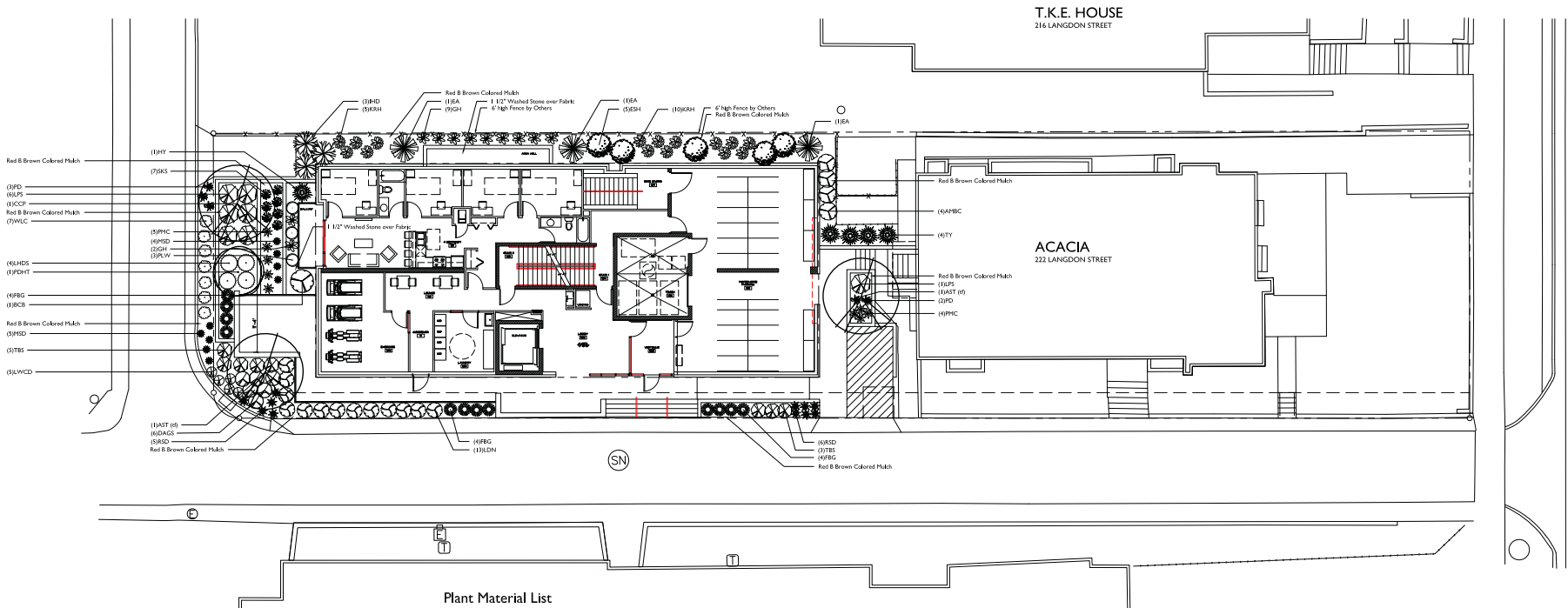
229 W LAKEAWN PLACE
 UTILITY PLAN
 DATED: MAY 24, 2011

C-103

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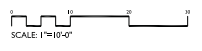
Plant Material List

<u>Broadleaf Deciduous</u>			
Quantity	Code Name	Scientific Name	Common Name
2	AST	Amygdalops Linnifol	Alfhegy Serranberry (f)
1	CCP	Pyrus Calleryana 'Changdoe'	Changdoe Callery Pear
1	PDHT	Hydrangea Panicleata 'Pink Diamond' (f)	Pink Diamond Hydrangea (f)
<u>Conifer Evergreen</u>			
Quantity	Code Name	Scientific Name	Common Name
3	EA	Thuja Occidentalis 'Smurgif'	Emerald Arborvitae
1	HY	Taxus X Media 'Hidokaf'	Hicks Yew
4	TY	Taxus X Media 'Tausonif'	Tauton Yew
<u>Perennial</u>			
Quantity	Code Name	Scientific Name	Common Name
12	FBG	Calamagrostis Canadensis	Fall Blazing Feather Reed Grass
11	GH	Hortia 'Guacamole'	Guacamole Hosta
15	KH1	Hortia 'Kross Riegel'	Kross Riegel Hosta
5	LWCD	Heimerocallis 'Lutz White Cup'	Leif White Cup Daylily
9	HSD	Heimerocallis 'Tina Sells'	Tina Sells Daylily
9	PRC	Echinacea 'Clay Cone 2'	Pink Meadowlark Coneflower
5	PD	Spornokha Heimerocallis	Pink Dripped
3	RLW	Guanyan Fortune 'Ice Cakes'	Parakeet Wisteriaspreer
11	RSD	Heimerocallis 'Ruby Sells'	Ruby Sells Daylily
7	SKS	Tradescantia 'Sweet Kate'	Sweet Kate Spiderwort
7	WLC	Napaea X Fossand 'Walker's Low'	Walker's Low Canna
<u>Shrub</u>			
Quantity	Code Name	Scientific Name	Common Name
4	AMBC	Aronia Melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry
1	BCB	Aronia Arbuticola 'Balthasar'	Balthasar Red Chokeberry
6	DAGS	Spiraea Japonica 'Therpsant'	Dakota Goldcharm Spirea
5	ESB	Hydrangea 'Maxima Ballerina'	Ballera Summer Hydrangea
3	HD	Cornus Alba 'Rubra'	Hardy Hald Dogwood
13	LDN	Physocarpus Opulifolius 'Donna My'	Little Devil Ninebark
4	LHDS	Ilex Virginica 'Spark'	Little Henry Dwarf Sweetgale
7	LPS	Spiraea Japonica 'Lark Phoenix'	Lark Phoenix Spirea
8	TBS	Spiraea Japonica 'Toi'	Toi Bleuet Spirea

GENERAL NOTES

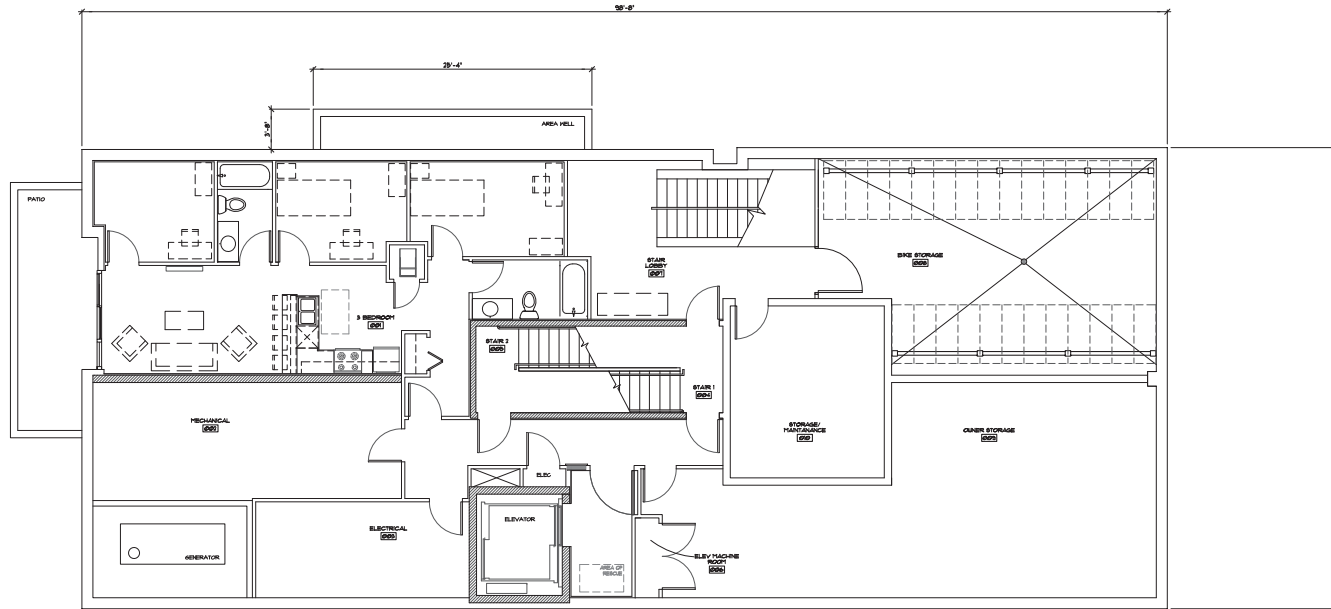
- A) Areas labeled "Red B Colored Mulch" to receive a mixture of recycled mulch product, colored brown or red as indicated, spread to a 3" depth over pre-wetted ground.
- B) In-annual trees (and shrub/grass) found along perimeter of property as well as those found within lawn areas to receive colored mulch (rigid and colored mulch beds) consisting of a mixture of recycled mulch product, colored brown or red as indicated, spread to a minimum 2" depth.
- C) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over 16"X wood barrier.
- D) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier or Red B colored mulch, colored red or brown as indicated, spread to a 3" depth over pre-wetted landscape as noted on plan.

CITY OF MADISON SUBMITTAL
LANDSCAPE PLAN
 MADISON, WISCONSIN
 MAY 25TH, 2011





GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-261-1750
608-261-0556 (FAX)



PROJECT: **LAKELAWN APARTMENTS**
223 LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: **PALLADIA, LLC**
615 E. WASHINGTON AVENUE
MADISON, WISCONSIN

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PROJECT: 201106
DRAWN BY: **KB**
DATE: **09-29-11**
SCALE: **AS NOTED**

P.C. 09-29-11



GARDEN LEVEL FLOOR PLAN
3/16" = 1'-0"

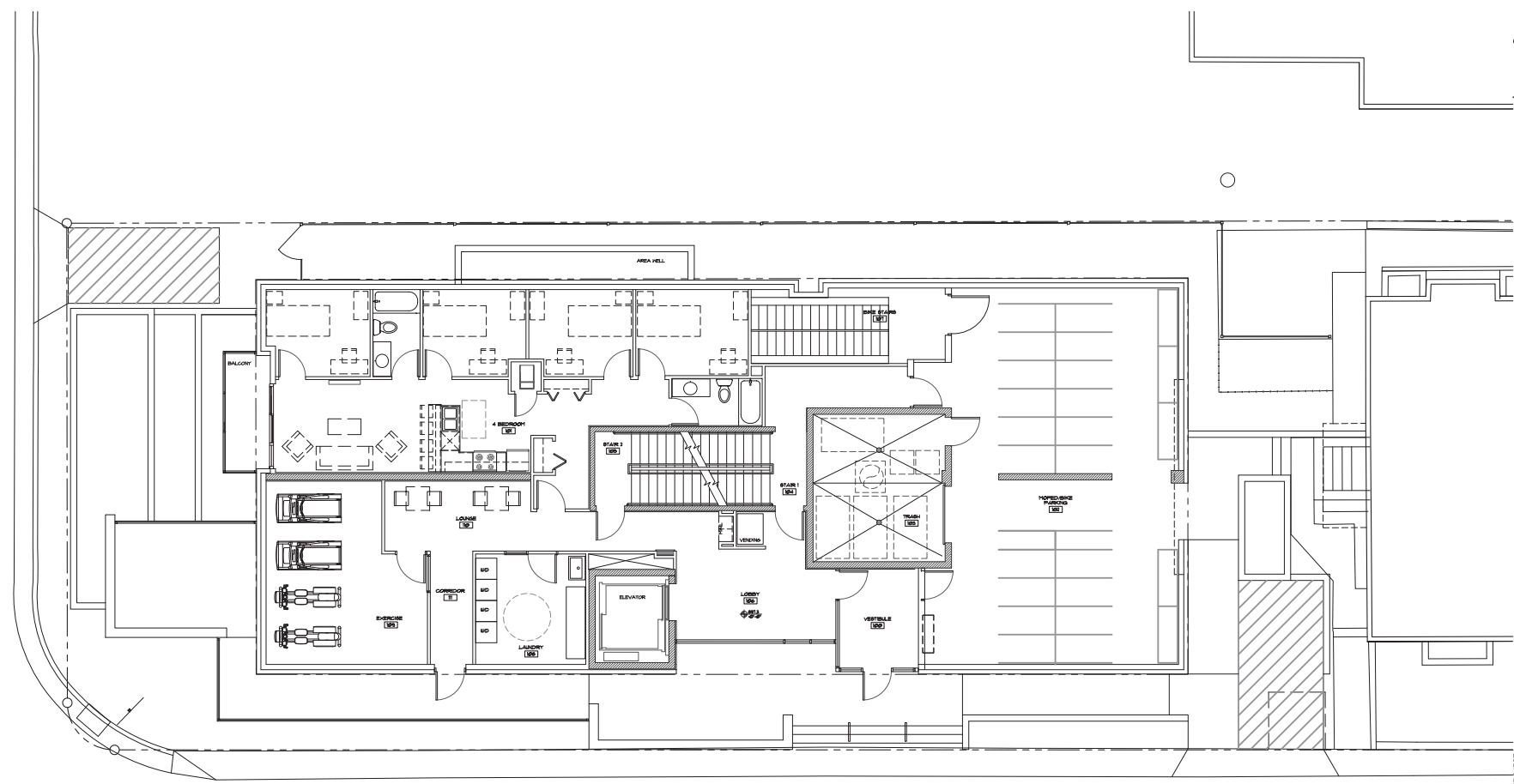


GARDEN
LEVEL
FLOOR PLAN

A2.00



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ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
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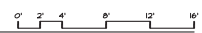
(SN)

PROJECT: **LAKELAWN APARTMENTS**
223 LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: **PALLADIA, LLC**
615 E. WASHINGTON AVENUE
MADISON, WISCONSIN

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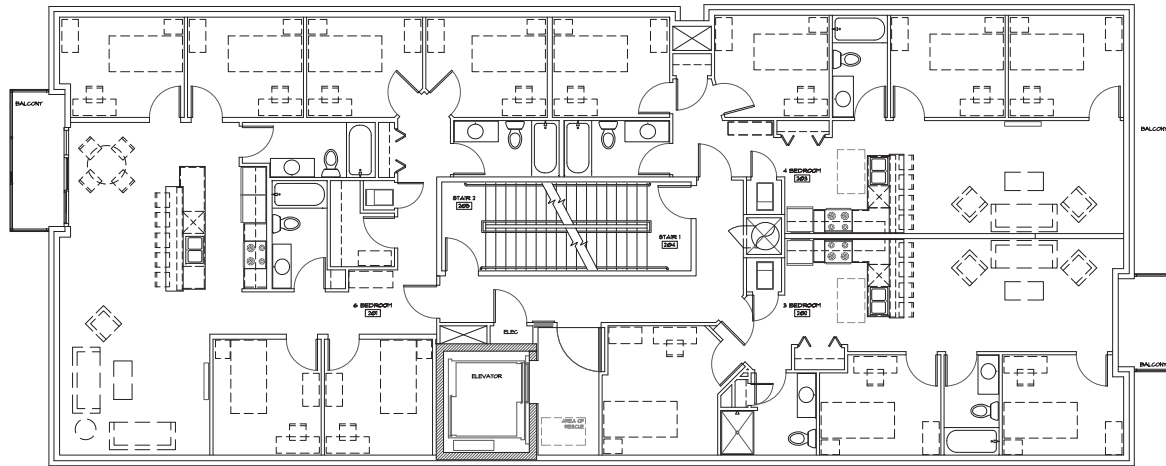
 **FIRST LEVEL FLOOR PLAN**
3/16" = 1'-0"



FIRST LEVEL
FLOOR PLAN
A2.01



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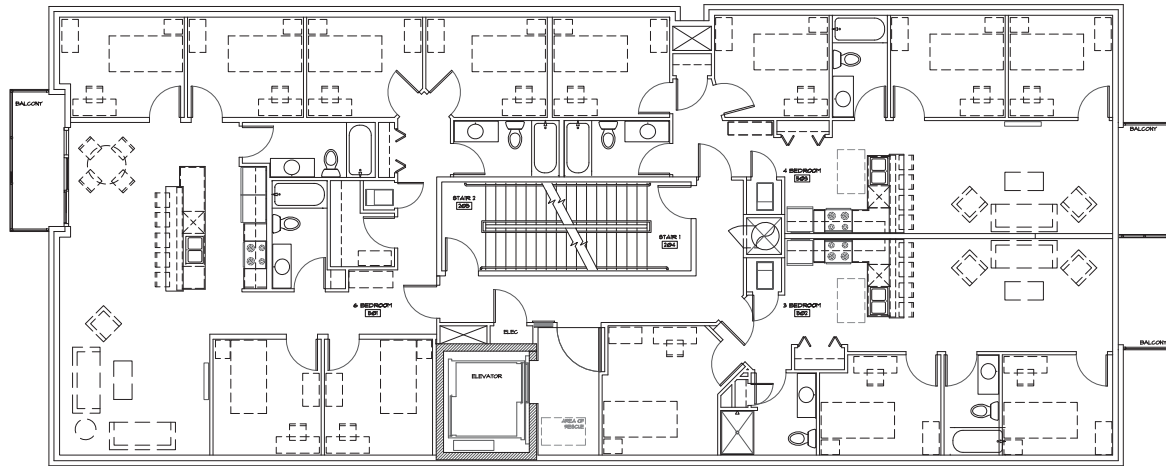
LEVELS 2 THRU 4
3/16" = 1'-0"



LEVELS
2-4
FLOOR PLANS
A2.02



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8401 EXCELSIOR DRIVE
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PROJECT: **LAKELAWN APARTMENTS**
223 LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: **PALLADIA, LLC**
615 E. WASHINGTON AVENUE
MADISON, WISCONSIN

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PROJECT: 201106
DRAWN BY: **KR**
DATE: **09-29-11**
SCALE: **AS NOTED**
P.C. **09-29-11**



LEVEL 5 FLOOR PLAN
3/16" = 1'-0"



LEVEL
5
FLOOR PLAN
A2.03



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 ESCUE SAUND DRIVE
MADISON, WI 53717
608-676-1700
608-626-3054 (FAX)



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



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

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229 LAKELAWN PLACE
MADISON, WISCONSIN
OWNER: PALLADIA, LLC
1000 W. WASHINGTON AVENUE
MADISON, WISCONSIN

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GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-676-1700
608-626-3054 (FAX)



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



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



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