

DEVELOPER

## Associates

## ARCHITECTS



Engberg Anderson Design Partnership Inc.

SGN+A

LANDSCAPE ARCHITECT  
& CIVIL ENGINEER

**SCHIRMER / ANDERSON  
ASSOCIATES, INC.**  
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[www.ssa-consult.com](http://www.ssa-consult.com)

**SUBMITTAL DATE: AUGUST 23, 2006**

- L-C100 Drawing Index
- L-C200 Erosion Control Plan
- L-C210 Utility Plan
- L-C201 Utility Plan
- L-C300 Grading/Stormwater Plan
- L-C301 Grading/Stormwater Plan
- L-C400 Site Plan
- L-C401 Site Plan - A/B Building
- L-C402 Site Plan - Union Green
- L-C403 Site Plan - C Building/Union Main
- L-C404 Site Plan - G Building
- L-C405 Site Plan - French Battery Building
- L-C500 Landscape Plan
- L-C501 Landscape Plan - A/B Building
- L-C502 Landscape Plan - Union Green
- L-C503 Landscape Plan - C Building/Union Main
- L-C504 Landscape Plan - G Building
- L-C505 Landscape Plan - French Battery Building
- L-C506 Landscape Plant Legend
- L-C507 Landscape Image Board
- L-C600 Site Details
- L-C601 Site Details
- L-C602 Site Details
- L-C603 Site Details
- L-C604 Site Details
- L-C700 Signage Plan
- L-C800 Lighting Plan - Photometrics
- L-C801 Lighting Plan - Photometrics
- L-C900 Fire Protection Plan

A-A201	A - Lower Level Parking Plan
A-A202	A - Lower Level Parking Plan
A-A203	A - Grade Level Plan
A-A204	A - Grade Level Plan
A-A205	A - Second Level Plan
A-A206	A - Second Level Plan
A-A207	A - Third Level Plan
A-A301	A - North and East Elevations
A-A302	A - South and West Elevations

<b>Site Area</b>	<b>91,667 SF</b>
Impervious Surface	75,230 SF
Pervious Surface	16,437 SF
<b>Commercial/Retail Square Footage</b>	<b>97,360 SF</b>
<b>Parking Stalls</b>	<b>180</b>
Underground	87
Surface	93
<b>Bicycle Parking</b>	<b>30</b>
Underground	14
Surface	16

Site Area	20,127 SF
Impervious Surface	15,315 SF
Pervious Surface	4,812 SF
Commercial/Retail Square Footage	5,216 SF
Parking Stalls - Surface	23
Bicycle Parking - Surface	6

B-A201	B - Grade and Mezzanine Level Plans
B-A301	B - Elevations

C-A101	First Level Plan
C-A102	Parking Level Plan, Second Level Plan
C-A103	Third Level Plan, Fourth Level Plan
C-A104	Building Elevations
C-A105	Building Sections
C-A106	Wall Section

G-A201	G - Lower Level Parking Plan
G-A202	G - Lower Level Parking Plan
G-A203	G - Lower Level Parking Plan
G-A204	G.1 - Grade Level Plan
G-A205	G.1 - 2nd to 4th Level Plan
G-A206	G.3 - Grade Level Plan
G-A207	G.3 - 2nd to 4th Level Plan
G-A301	G.1 - North and East Elevations
G-A302	G.1 - West and South Elevations
G-A303	G.3 - North and East Elevations
G-A304	G.3 - South and West Elevations

FB-A100	Proposed Lower Level Plan
FB-A101	Proposed First Floor Plan
FB-A102	Proposed Second/Third Floor Plan
FB-A201	Winnebago Street Elevation
FB-A202	Rear Exterior Elevation
FB-A203	Sixth and Fifth Street Elevation

Site Area	39,121 SF
ImperVIOUS Surface	37,617 SF
Pervious Surface	1,504 SF
Gross Building Square Footage	114,742 SF
Commercial/Retail Square Footage	20,260 SF
Residential Square Footage	70,317 SF
Parking Stalls - Underground	65
Bicycle Parking	98
Underground Surface	90
	8
Total Dwelling Units	63
One Bedroom Units	39
Two Bedroom Units	24

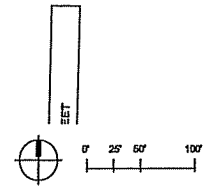
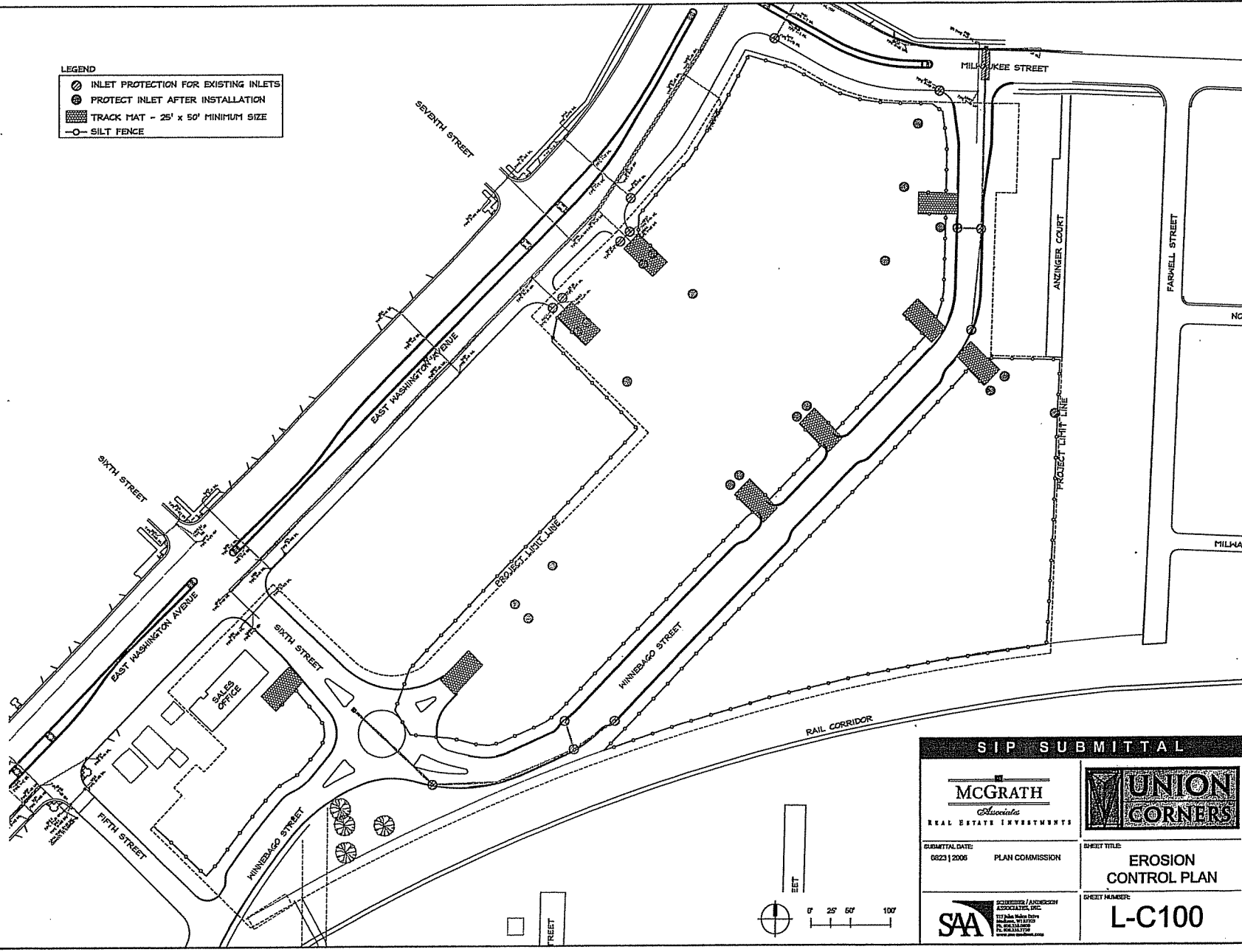
Site Area	110,674 SF
Impervious Surface	61,975 SF
Pervious Surface	48,699 SF
Gross Building Square Footage	209,126 SF
Parking Stalls	152
Underground Surface	135
	17
Bicycle Parking	134
Underground Surface	114
	20
Total Dwelling Units	116
One Bedroom Units	57
Two Bedroom Units	59

Site Area	24,021 SF
Impervious Surface	17,588 SF
Pervious Surface	6,433 SF
Gross Building Square Footage	54,948 SF
Commercial/Retail Square Footage	9,763 SF
Residential Square Footage	22,946 SF
Parking Stalls - Underground	30
Bicycle Parking	21
Underground Surface	17 4
Total Dwelling Units	16
Two Bedroom Units	12
Three Bedroom Units	4

Site Area	91,894 SF
Impervious Surface	37,349 SF
Pervious Surface	54,545 SF
On Street Parking Stalls	117

<b>Site Area</b>	<b>389,666 SF (8.89 Acres)</b>
<b>Impervious Surface</b>	<b>245,074 SF</b>
<b>Pervious Surface</b>	<b>144,592 SF</b>
<b>Impervious Surface Ratio</b>	
Existing ISR	95%
Proposed ISR	63%
<b>Building Use</b>	
<b>Commercial/Retail Square Footage</b>	<b>132,599 SF</b>
<b>Residential Units</b>	<b>203 Units</b>
<b>Parking Stalls</b>	<b>568</b>
Underground Stalls	317
Surface Stalls	132
Street Parking	115
<b>Landscape Requirements</b>	
Canopy Trees Required	10
Canopy Trees Proposed	10
Landscape Points Required	920
Landscape Points Proposed	1,532

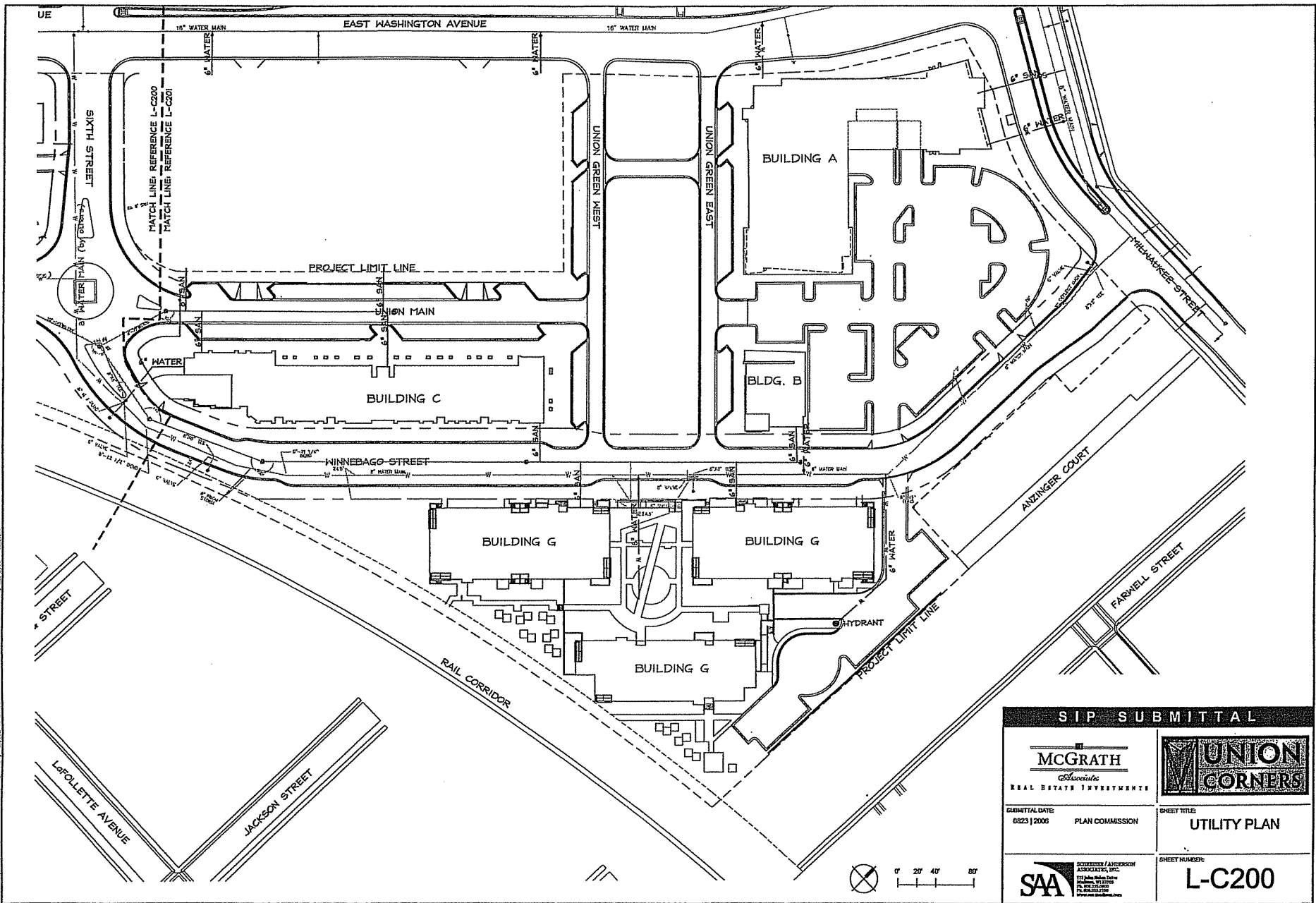
- LEGEND
- ⊙ INLET PROTECTION FOR EXISTING INLETS
  - ⊙ PROTECT INLET AFTER INSTALLATION
  - ▨ TRACK MAT - 25' x 50' MINIMUM SIZE
  - SILT FENCE



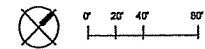
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SUBMITTAL DATE: 0623   2006	PLAN COMMISSION
SHEET TITLE: <b>EROSION CONTROL PLAN</b>	
SHEET NUMBER: <b>L-C100</b>	

For: Union Corners, Inc. (Union Corners, Inc. is a subsidiary of Union Corners, Inc. and is not a separate entity.)  
 Project: Union Corners, Inc. (Union Corners, Inc. is a subsidiary of Union Corners, Inc. and is not a separate entity.)  
 Date: 06/23/2006  
 Scale: 1" = 50'

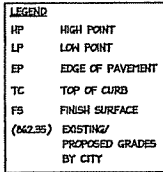
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SIP SUBMITTAL	
<b>MCGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	<b>UNION CORNERS</b>
SUBMITTAL DATE: 0823   2006	PLAN COMMISSION
<b>SAA</b> <small>SCOTT AND ANDERSON ASSOCIATES, INC.</small> <small>111 John Deere Drive</small> <small>Decorah, IA 52001</small> <small>PH: 562.551.2700</small> <small>www.saa-ia.com</small>	SHEET TITLE: <b>UTILITY PLAN</b>
	SHEET NUMBER: <b>L-C200</b>

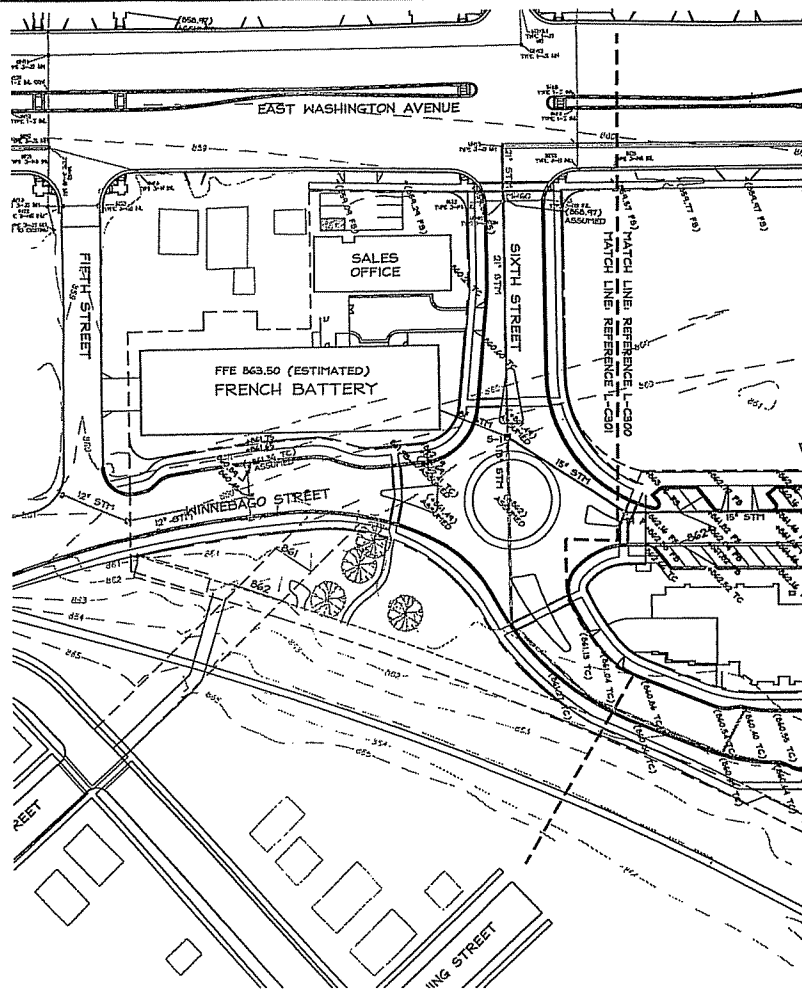




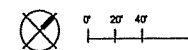


STRUCTURE TABLE			
STRUCT	RUN	RV	
FM60	851.09	855.24	
FM63	861.91	853.38	
FM66	861.05	852.67	
IN37	860.16	854.21	
IN44	861.33	852.90	
IN23	860.26	853.60	
S-1	851.85	856.21	
S-6	860.76	857.96	
S-13	860.73	857.87	
CB A	860.58	853.57	
CB B	861.37	856.43	
CB C	861.91	853.36	
CB D	860.61	854.23	
CB E	860.50	858.31	
CB F	861.50	856.70	
CB G	861.08	856.13	
CB H	859.72	855.53	
CB J	860.35	854.88	

SIP SUBMITTAL	
 <p><b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS</p>	
SUBMITTAL DATE: 08/23 / 2006	SHEET TITLE: <b>GRADING / STORMWATER PLAN</b>
 <p><b>SAA</b> SOUTHERN / ASSOCIATES ARCHITECTS, INC. 7117 Johns Highway, Suite 200, Johns Creek, Georgia 30143 Phone: 770.424.1000 Fax: 770.424.1001 www.saa-architects.com</p>	SHEET NUMBER: <b>L-C300</b>



LEGEND	
HP	HIGH POINT
LP	LOW POINT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
FS	FINISH SURFACE
(842.35)	EXISTING/ PROPOSED GRADES BY CITY



# SIP SUBMITTAL



SUBMITTAL DATE:  
08/23/2006 PLAN COMMISSION

SHEET TITLE:  
**GRADING /  
STORMWATER PLAN**



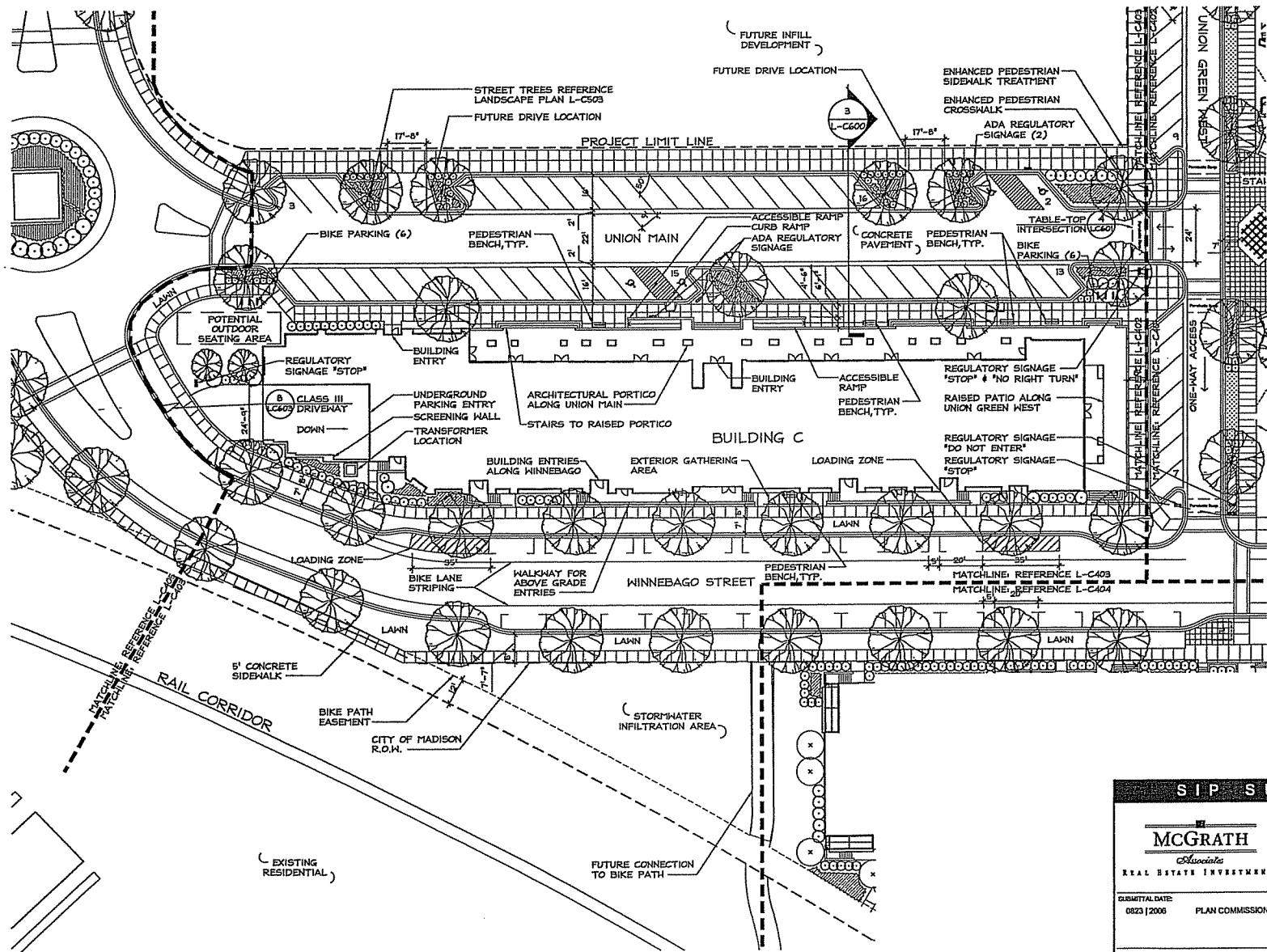
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**L-C301**





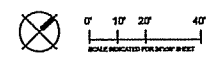


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NOTES:  
1. WINNEBAGO STREET AND SIXTH STREET PER THE CITY OF MADISON DEPARTMENT OF ENGINEERING-REFERENCE THEIR DRAWINGS FOR LAYOUT AND MATERIALS

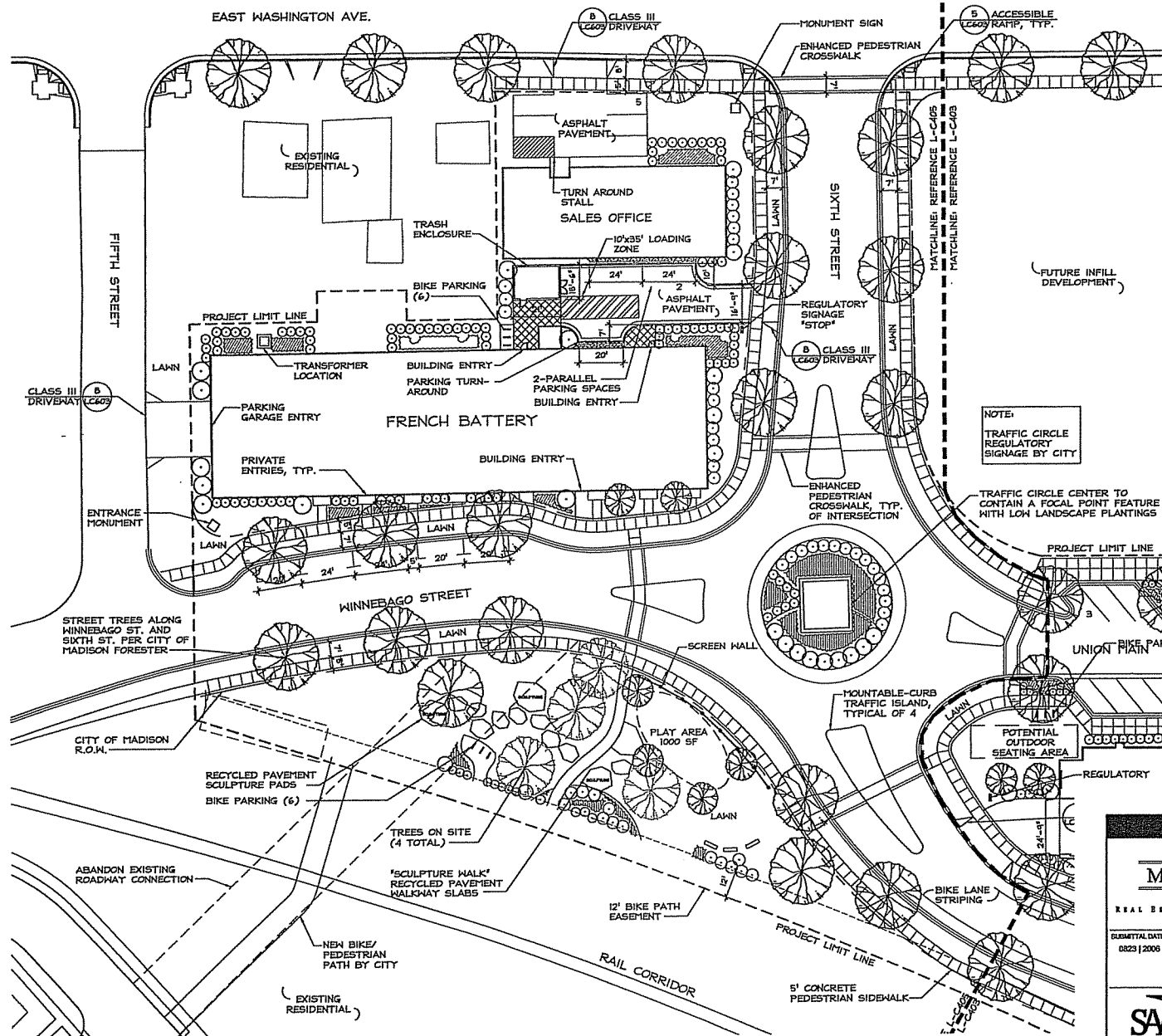
SURFACE PARKING SUMMARY:	
• ON-STREET	
WINNEBAGO	10
UNION MAIN	49
UNION GREEN WEST	21
TOTAL PARKING	86
DISABLED PARKING	4
• BIKE PARKING	12



SIP SUBMITTAL	
<b>MCGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	<b>UNION CORNERS</b>
SUBMITTAL DATE: 08/23/2006 PLAN COMMISSION	SHEET TITLE: <b>SITE PLAN BUILDING C / UNION MAIN</b>
<b>SAA</b> SCHOENBERGER & ANDERSON ASSOCIATES, INC. 117 John Deere Drive PO Box 187070 St. Louis, MO 63118 314.433.1170	SHEET NUMBER: <b>L-C403</b>







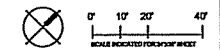
NOTES:

1. WINNEBAGO STREET AND SIXTH STREET PER THE CITY OF MADISON DEPARTMENT OF ENGINEERING-REFERENCE THEIR DRAWINGS FOR LAYOUT AND MATERIALS

NOTE:  
TRAFFIC CIRCLE  
REGULATORY  
SIGNAGE BY CITY

SURFACE PARKING SUMMARY:

• FRENCH BATTERY	2
• WINNEBAGO STREET	6
<b>TOTAL PARKING</b>	<b>8</b>



SIP SUBMITTAL

**McGRATH**  
*Associates*  
REAL ESTATE INVESTMENTS



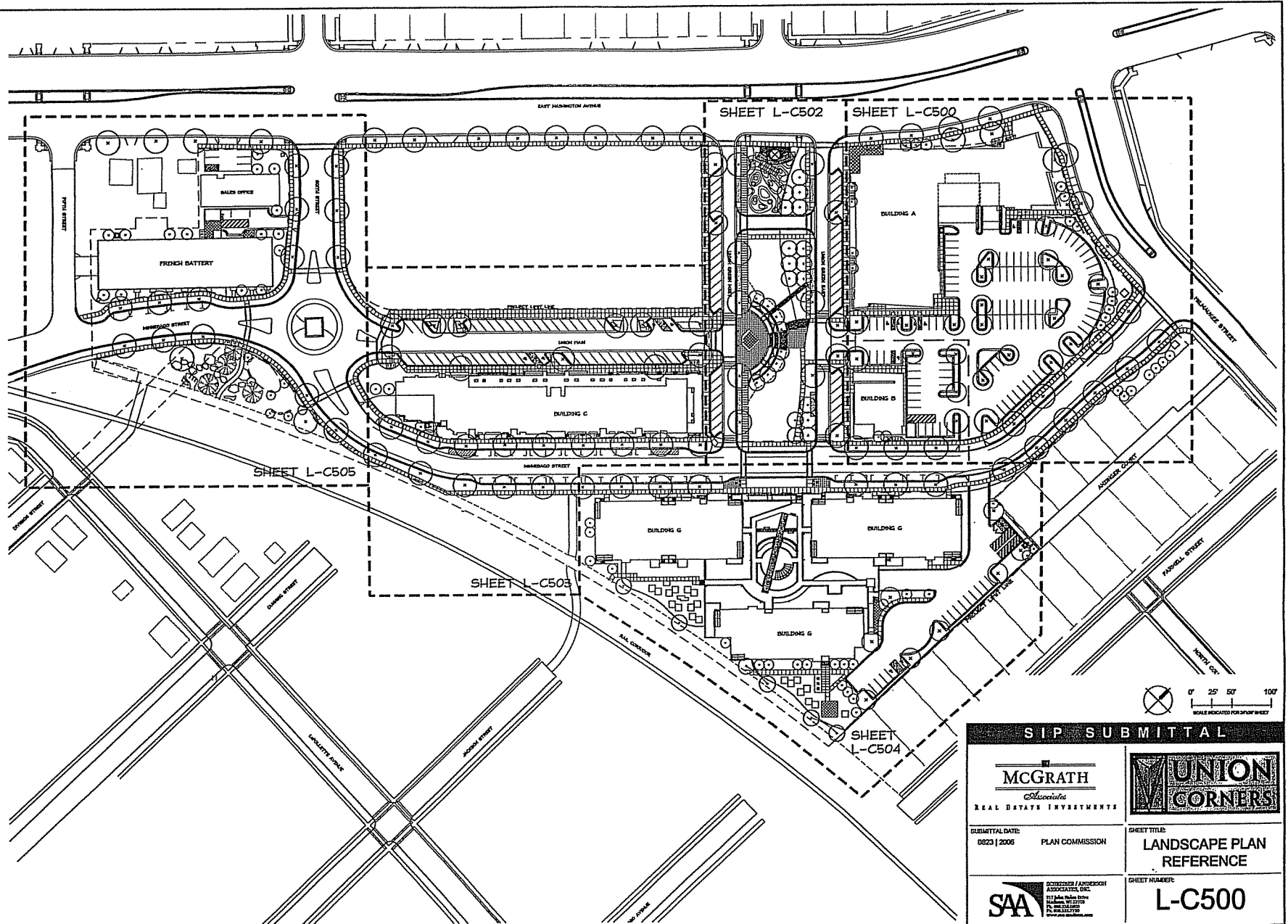
SUBMITTAL DATE: 08/23/2006  
PLAN COMMISSION

SHEET TITLE:  
**SITE PLAN  
FRENCH BATTERY BUILDING**

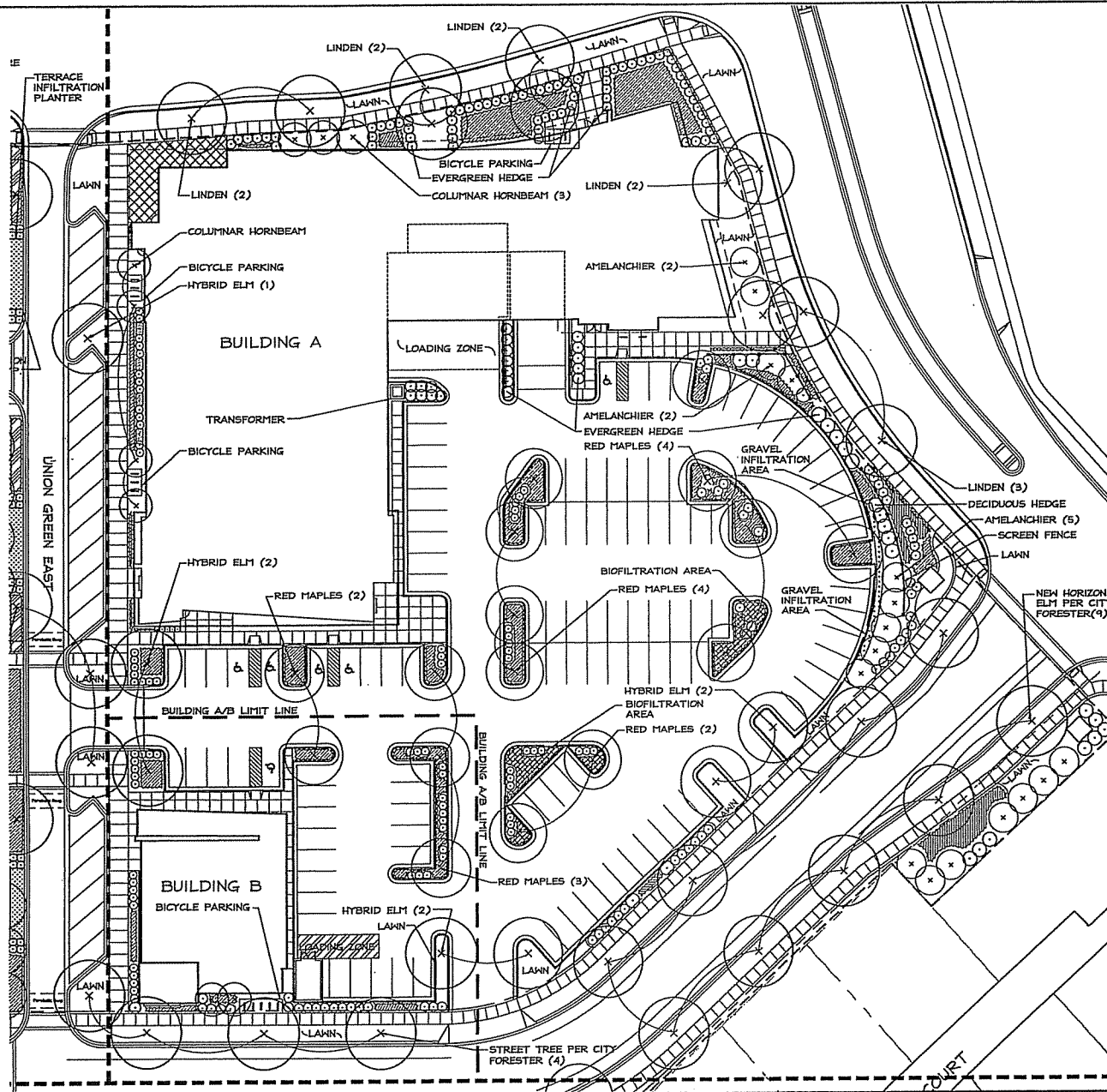
**SAA**  
SCHROEDER / ANDERSON  
ASSOCIATES, INC.  
1712 Jackson Square  
St. Louis, MO 63103  
TEL: 314.433.1234  
WWW.SAA-LLP.COM

SHEET NUMBER:  
**L-C405**





SIP SUBMITTAL	
<b>MCGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	<b>UNION CORNERS</b>
SUBMITTAL DATE: 0823   2006	SHEET TITLE: LANDSCAPE PLAN REFERENCE
<b>SAA</b>	SHEET NUMBER: <b>L-C500</b>



#### BUILDING A LANDSCAPE POINT SCHEDULE

OFF-STREET PARKING STALLS: 92  
 OFF-STREET LOADING ZONES: 2  
 CANOPY TREES REQUIRED: 7  
 LANDSCAPE POINTS REQUIRED: 571  
 CANOPY TREES PROVIDED: 7  
 LANDSCAPE POINTS PROVIDED: 799  
 ADDITIONAL POINTS PROVIDED: 228

#### LANDSCAPE POINT CALCULATIONS

LANDSCAPE ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
CANOPY TREE	35	10	350
DECIDUOUS SHRUB	2	55	110
EVERGREEN SHRUB	3	39	117
DECORATIVE FENCE (PER 10 LF)	10	12	120
EVERGREEN TREE	15	0	0
SMALL TREE	15	7	105

TOTAL LANDSCAPE POINTS ACHIEVED: 799

#### BUILDING B LANDSCAPE POINT SCHEDULE

OFF-STREET PARKING STALLS: 23  
 OFF-STREET LOADING ZONES: 1  
 CANOPY TREES REQUIRED: 2  
 LANDSCAPE POINTS REQUIRED: 187  
 CANOPY TREES PROVIDED: 2  
 LANDSCAPE POINTS PROVIDED: 303  
 ADDITIONAL POINTS PROVIDED: 116

#### LANDSCAPE POINT CALCULATIONS

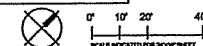
LANDSCAPE ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
CANOPY TREE	35	5	175
DECIDUOUS SHRUB	2	26	52
EVERGREEN SHRUB	3	18	54
DECORATIVE FENCE (PER 10 LF)	10	0	0
EVERGREEN TREE	15	0	0
SMALL TREE	15	2	30

TOTAL LANDSCAPE POINTS ACHIEVED: 303

NOTE: SEE SHEET L-C506 FOR LANDSCAPE PLANT PALETTE

#### LEGEND

GRAVEL INFILTRATION AREA  
 BIOFILTRATION AREA  
 NATIVE PLANTING AREA



#### SIP SUBMITTAL

**MCGRATH**  
 Associate  
 REAL ESTATE INVESTMENTS

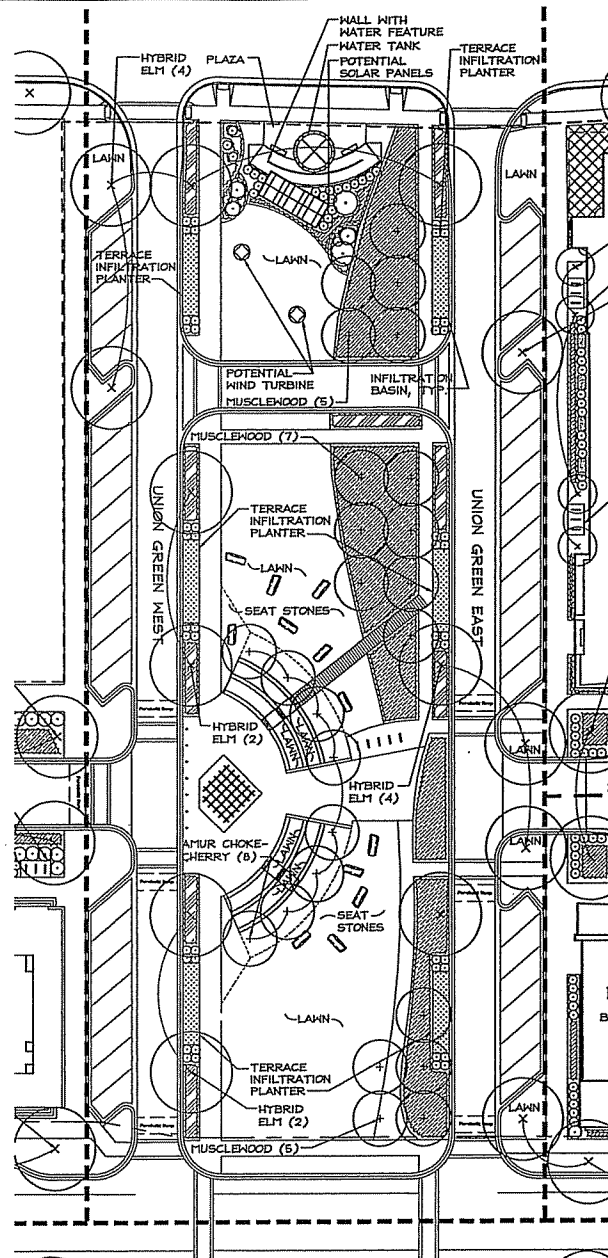
**UNION CORNERS**

SUBMITTAL DATE: 08/23/2009  
 PLAN COMMISSION

SHEET TITLE:  
 LANDSCAPE PLAN  
 BUILDING A/B

**SAA**  
 SCHWARTZ / ANDERSON  
 ASSOCIATES, INC.  
 11110 Valley View Drive  
 Dallas, TX 75248  
 Tel: 972.342.7000  
 Fax: 972.342.7001  
 www.saa-llp.com

SHEET NUMBER:  
 L-C501






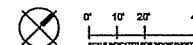
## LANDSCAPE POINT SCHEDULE

ON-STREET PARKING STALLS:	41
ON-STREET LOADING ZONES:	0
CANOPY TREES REQUIRED:	0
LANDSCAPE POINTS REQUIRED:	0
CANOPY TREES PROVIDED:	NA
LANDSCAPE POINTS PROVIDED:	NA

**NOTE:** SEE SHEET L-C506 FOR LANDSCAPE PLANT PALETTE

### LEGEND

INFILTRATION BASIN	
LOW NATIVE GRASS AREA	
NATIVE PLANTING AREA	



## SIP SUBMITTAL

McGRATH

*Associates*  
REAL ESTATE INVESTMENTS

SUBMITTAL DATE:	
0823   2008	PLAN COMMISSION

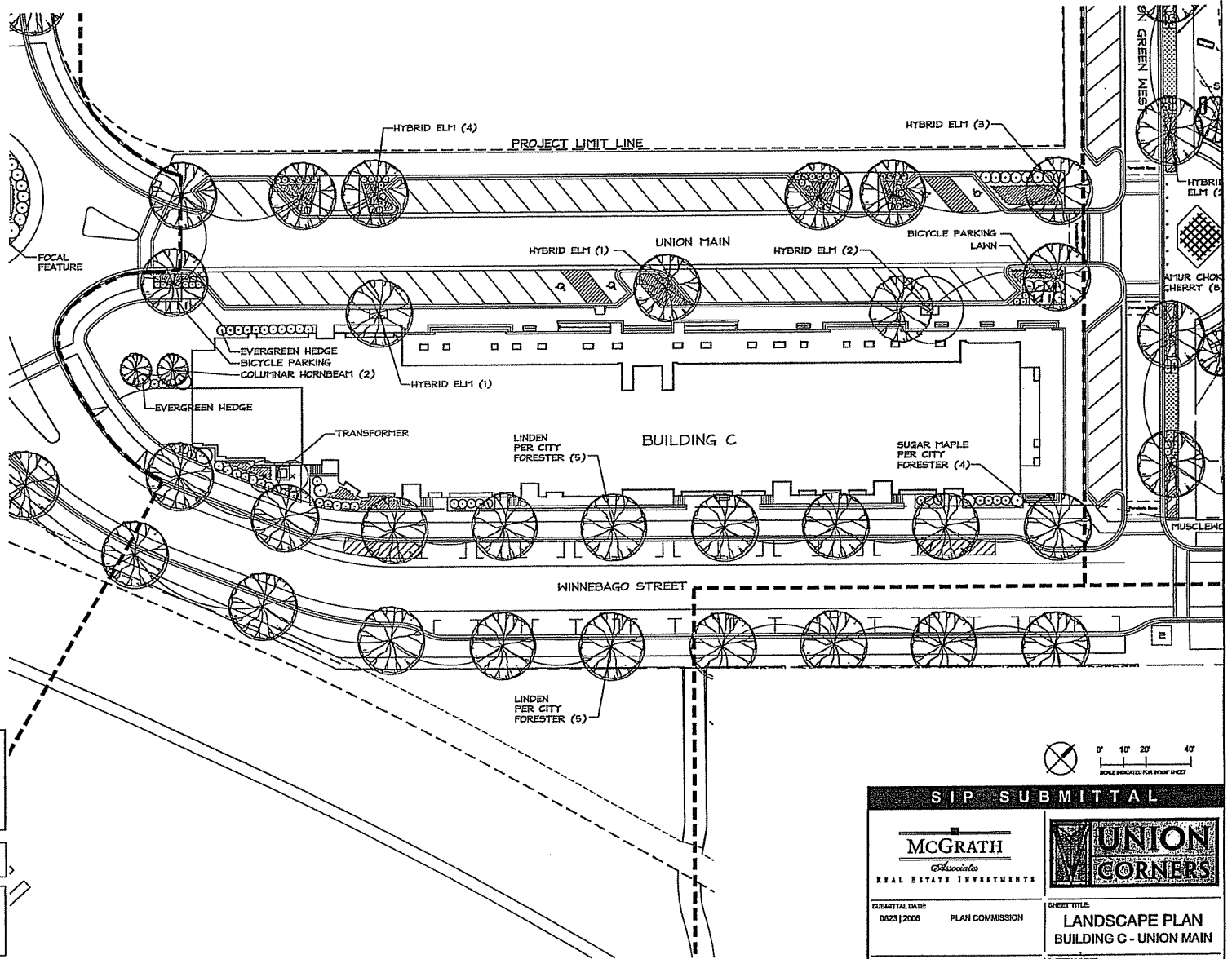
## UNION CORNERS

SHEET TITLE:  
**LANDSCAPE PLAN  
UNION GREEN**

SHEET NUMBER:  
**L-C502**

**SAA**

**SCHREIBER / AMERSON ASSOCIATES, INC.**  
117 John Helen Drive  
Madison, WI 53702  
TEL: 608.255.0903  
FAX: 608.255.1730  
Internet: [www.schreiber.com](http://www.schreiber.com)



#### LANDSCAPE POINT SCHEDULE

ON-STREET PARKING STALLS:	65
ON-STREET LOADING ZONES:	2
CANOPY TREES REQUIRED:	0
LANDSCAPE POINTS REQUIRED:	0
CANOPY TREES PROVIDED:	NA
LANDSCAPE POINTS PROVIDED:	NA

NOTE: SEE SHEET L-C506 FOR LANDSCAPE PLANT PALETTE

#### LEGEND

NATIVE PLANTING AREA



#### SIP SUBMITTAL

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Associates  
REAL ESTATE INVESTMENTS

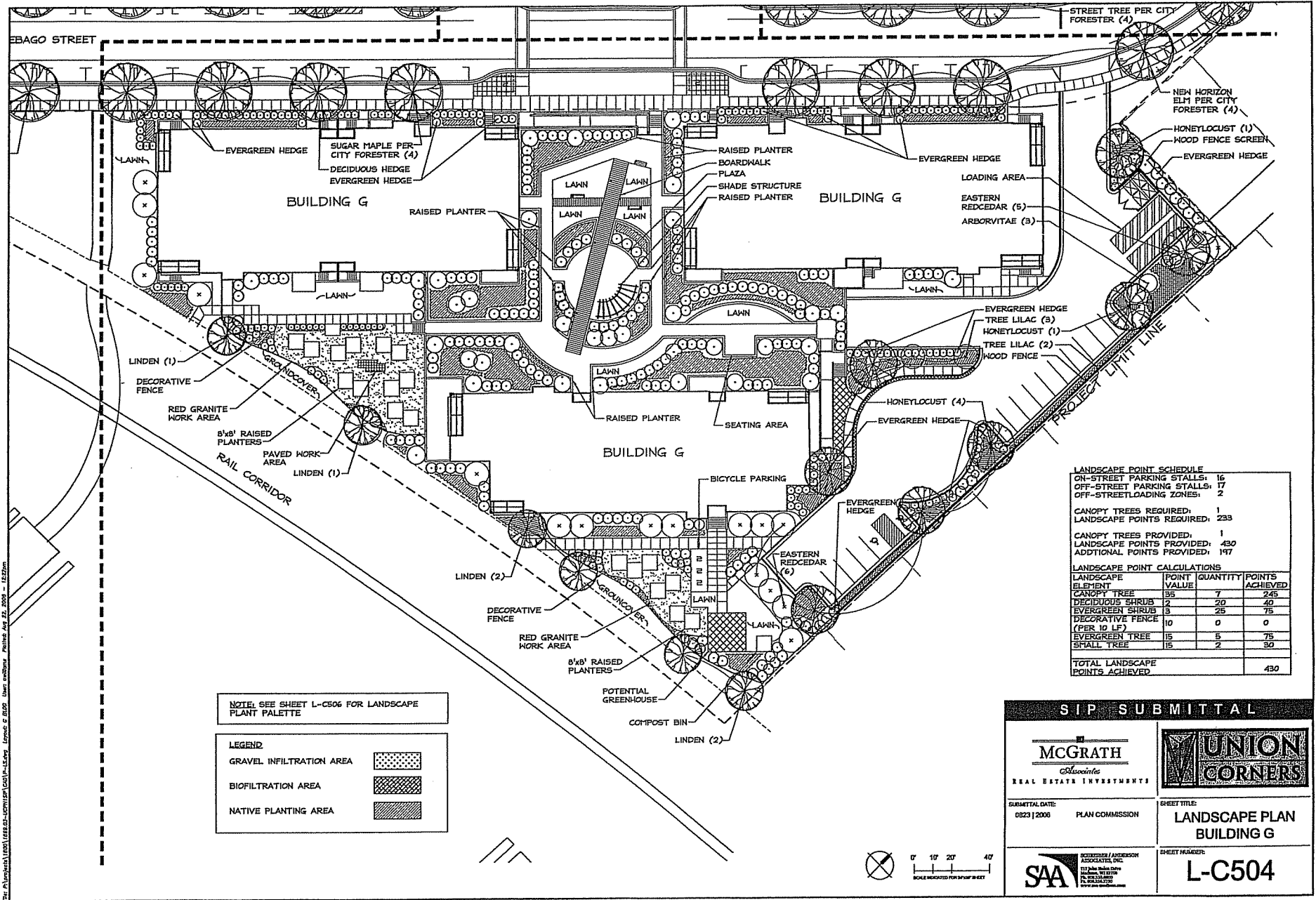
**UNION CORNERS**

SUBMITTAL DATE: 08/23/2006  
PLAN COMMISSION

SHEET TITLE:  
**LANDSCAPE PLAN  
BUILDING C - UNION MAIN**

**SAA**  
SOUTHERN ASSOCIATES / ASSOCIATES, INC.  
101 Main Street  
St. Louis, MO 63101  
Tel: 314.433.1000  
Fax: 314.433.1001

SHEET NUMBER:  
**L-C503**



NOTE: SEE SHEET L-C506 FOR LANDSCAPE PLANT PALETTE

**LEGEND**

GRAVEL INFILTRATION AREA

BIOFILTRATION AREA

NATIVE PLANTING AREA

**LANDSCAPE POINT SCHEDULE**

ON-STREET PARKING STALLS: 16

OFF-STREET PARKING STALLS: 17

OFF-STREET LOADING ZONES: 2

CANOPY TREES REQUIRED: 1

LANDSCAPE POINTS REQUIRED: 233

CANOPY TREES PROVIDED: 1

LANDSCAPE POINTS PROVIDED: 430

ADDITIONAL POINTS PROVIDED: 197

**LANDSCAPE POINT CALCULATIONS**

LANDSCAPE ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
CANOPY TREE	35	7	245
DECIDUOUS SHRUB	2	20	40
EVERGREEN SHRUB	3	25	75
DECORATIVE FENCE (PER 10 LF)	10	0	0
EVERGREEN TREE	15	5	75
SMALL TREE	15	2	30
<b>TOTAL LANDSCAPE POINTS ACHIEVED</b>			<b>430</b>

**SIP SUBMITTAL**

**MCGRATH**  
Sustainable  
REAL ESTATE INVESTMENTS

**UNION CORNERS**

SUBMITTAL DATE: 08/23/2006

PLAN COMMISSION

SHEET TITLE: **LANDSCAPE PLAN BUILDING G**

SHEET NUMBER: **L-C504**

**SAA**

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LANDSCAPE PLANT PALETTE - GRASSES, PERENNIALS & GROUNDCOVERS

Symbol	Botanical name	Common Name	Size	Root	Comments
GRASSES					
ca	<i>Calamagrostis x acutiflora</i> Karl Foerster	Karl Foerster Feather Reed Grass	1 Gal.	Cont.	Upright habit, golden fall color
dc	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1 Gal.	Cont.	Mounded habit, partial shade
ht	<i>Hellelactololus sempervirens</i>	Blue Dot Grass	1 Gal.	Cont.	Blue-green foliage, partial shade
ms	<i>Miscanthus sinensis</i> Morning Light	Morning Light Miscanthus	1 Gal.	Cont.	Arching habit, bright green foliage
pv	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	Cont.	Bronze fall color, upright habit
sc	<i>Schizachyrium scoparium</i>	Little Bluestem	1 Gal.	Cont.	Arching habit, blue-green foliage
ss	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 Gal.	Cont.	Arching habit, bright green foliage

## PERENNIALS

*ac	<i>Aquilegia canadensis</i>	Columbine	1 Gal.	Cont.	Spring blooming wildflower
*an	<i>Aster novae-angliae</i>	New England Aster	1 Gal.	Cont.	Late blooming, purple flowers
*at	<i>Asclepias tuberosa</i>	Butterfly Weed	1 Gal.	Cont.	Orange flowers, attracts butterflies
*cp	<i>Echinacea purpurea</i>	Purple Coneflower	1 Gal.	Cont.	Purple flowers, early to late blooms
*hh	<i>Helianthus scaberrimus</i>	False Sunflower	1 Gal.	Cont.	Blooms mid-summer to early fall
*mdm	<i>Monarda didyma</i>	Beebalm	1 Gal.	Cont.	Blooms early to late summer
pa	<i>Perovskia atriplicifolia</i>	Russian Sage	1 Gal.	Cont.	Blooms mid-summer to late fall
rh	<i>Rudbeckia hirta</i>	Black-Eyed Susan	1 Gal.	Cont.	Blooms late summer to early fall
*so	<i>Salidago speciosa</i>	Shaw Yellowroot	1 Gal.	Cont.	Blooms mid summer to early fall

### GROUNDCOVERS/VINES

PL	<i>Pachysandra terminalis</i>	Periwinkle	1 Gal.	Cont.	Shade tolerant, evergreen groundcover
Ra	<i>Rhus aromatica</i> 'Gro-low'	Gro-Low Fragrant Sumac	1 Gal.	Cont.	Fall color, deciduous groundcover
Vm	<i>Vinca minor</i>	Periwinkle	1 Gal.	Cont.	Shade tolerant, evergreen groundcover
Ad	<i>Aristolochia durier</i>	Dutchman's Pipe	1 Gal.	Cont.	Climbing vine, sun to partial shade
Cl	<i>Clematis crispa</i>	Curly Clematis	1 Gal.	Cont.	Summer blooms, climbing vine
Pr	<i>Parthenocissus tricuspidata</i>	Virginia Creeper	1 Gal.	Cont.	Fall Color, climbing vine

## LANDSCAPE PLANT PALETTE - BIO-INFILTRATION AREAS

Symbol	Botanical name	Common Name	Size	Root	Comments
TREES					
* AR	Acer rubrum	Red Maple	2.5' Cal.	B4B	Moist soil, tolerates poor drainage
* BN	Betula nigra	River Birch	2.5' Cal.	B4B	Moist soil, tolerates poor drainage
TC	Tilia Cordata	Littleleaf Linden	2.5" Cal.	B4B	Urban tolerant, fragrant flowers

## SHRUBS

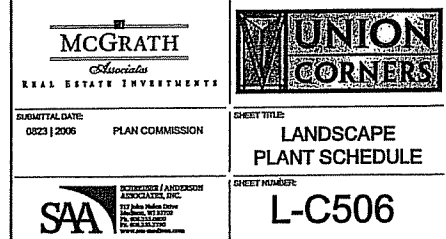
<sup>a</sup> Ca	<i>Cornus alternifolia</i>	Pagoda Dogwood	3 Gal.	Cont.	Horizontal branching
Cl	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Clethra	3 Gal.	Cont.	Fragrant flowers, adaptable
Ca	<i>Cornus sericea</i> 'Isanti'	Isanti Redtwig Dogwood	3 Gal.	Cont.	Multi-season interest
Fg	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	3 Gal.	Cont.	White flowers, adaptable
My	<i>Myrica gale</i>	Sweet Gale	3 Gal.	Cont.	Multi-season interest, adaptable
Vd	<i>Viburnum dentatum</i>	Arrowwood Viburnum	3 Gal.	Cont.	Multi-season interest, adaptable

## GRASSES AND SEDGES

cc	<i>Calamagrostis canadensis</i>	Canada Bluejoint	1 Gal.	Cont.	Palm-like sedge, adaptable
cm	<i>Carex muskingumensis</i>	Palm Sedge	1 Gal.	Cont.	Upright, fine textured foliage

\* WISCONSIN NATIVE

## SIP SUBMITTAL

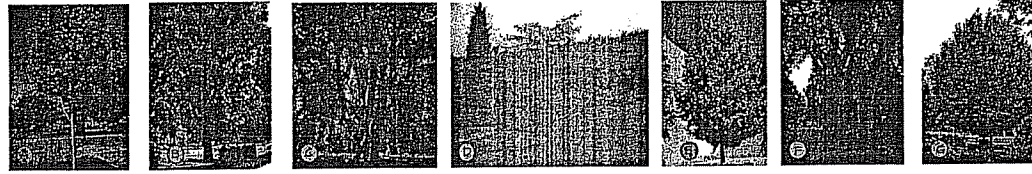


• WISCONSIN NATIVE

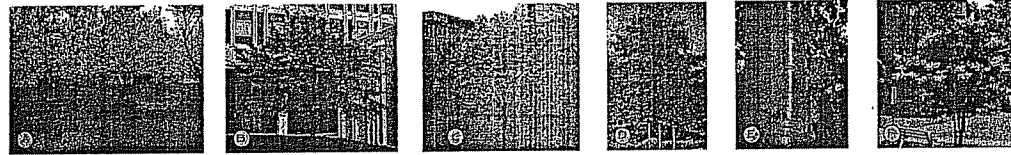
File: P:\proj\cts\1800\1800-03-UCFHSIP\G0\F-LS plant schedule.dwg Layout: LS SCHULDE User: cawerna Plotted: Aug 12, 2008 - 12:27pm



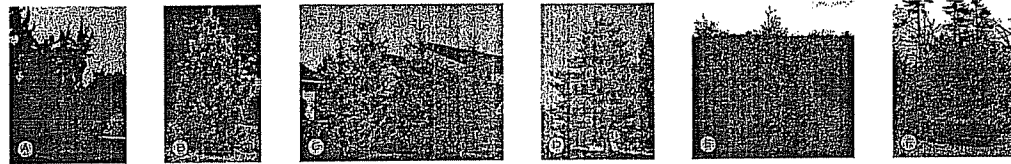
- \*A RED MAPLE
- \*B HACKBERRY
- \*C AMERICAN BEECH
- \*D THORNLESS HONEYLOCUST
- \*E REDMOND LINDEN
- F NEW HORIZON ELM
- G COLUMNAR HORNBEAM



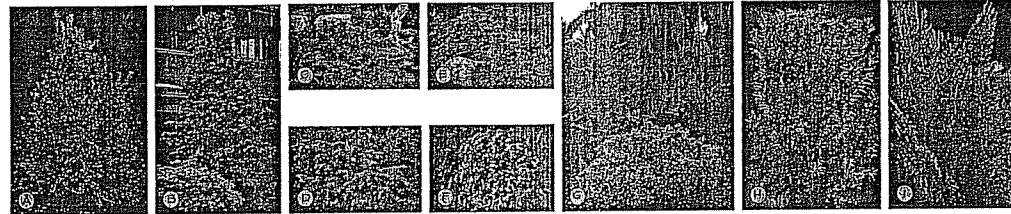
- \*A AUTUMN BRILLIANCE SERVICEBERRY
- \*B AMERICAN HORNBEAM
- C SAUCER MAGNOLIA
- \*D BLACK TUPELO
- E AMUR CHOKECHERRY
- F JAPANESE TREE LILAC



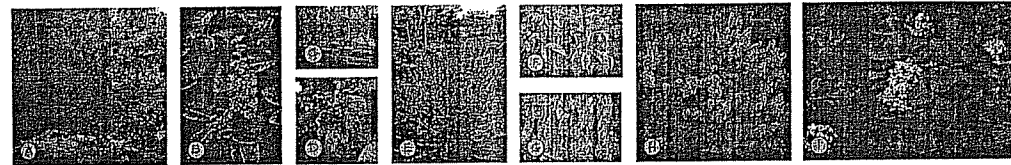
- \*A EASTERN RED CEDAR
- \*B SWISS STONE PINE
- \*C BLACK HILLS SPRUCE
- \*D SCOTS PINE
- \*E AMERICAN ARBORVITAE
- \*F CANADA HEMLOCK



- A BOXWOOD
- B FALSE CYPRRESS
- C HETZ JUNIPER
- \*D OLDFIELD COMMON JUNIPER
- E JAPANESE GARDEN JUNIPER
- F SIBERIAN CYPRRESS
- G BLUE STAR JUNIPER
- H HICK'S YEW
- \*I EMERALD ARBORVITAE



- \*A PAGODA DOGWOOD
- B SUMMERSWEET CLETHRA
- C CORNELIANCHERRY DOGWOOD
- \*D CRANBERRYBUSH VIBURNUM
- \*E REDTWIG DOGWOOD
- F DWARF PAVEMENT ROSE
- \*G STAGHORN SUMAC
- H MISS KIM LILAC
- I KOREAN SPICE VIBURNUM



File: P:\projects\1800\1800A3-UCPHISZ\CLD\P-Vegitation photo board.dwg Layout: P-1PB 1 User: cmtkmsa Plotted: Aug 22, 2008 -- 12:23pm

- A BLUE OAT GRASS
- B TUFTED HAIR GRASS
- C FEATHER REED GRASS
- \*D LITTLE BLUESTEM



E MISCANTHUS  
\*F SWITCH GRASS  
\*G PRAIRIE DROPSEED



\*A COLUMBINE  
 B NEW ENGLAND ASTER  
 \*C BUTTERFLY WEED  
 \*D PURPLE CONEFLOWER



\*E FALSE SUNFLOWER  
 \*F BEEBALM  
 G RUSSIAN SAGE  
 \*H SHOWY GOLDENROD



- A PERIWINKLE
- B FRAGRANT SUMAC
- C PACHYSANDRA



D	DUTCHMAN'S PIPE
E	CLEMATIS
F	VIRGINIA CREEPER



**THE**  
**MCGRATH**  
*Associates*  
REAL ESTATE INVESTMENTS

SUBMITTAL DATE: 0823   2008	PLAN COMMISSION
--------------------------------	-----------------

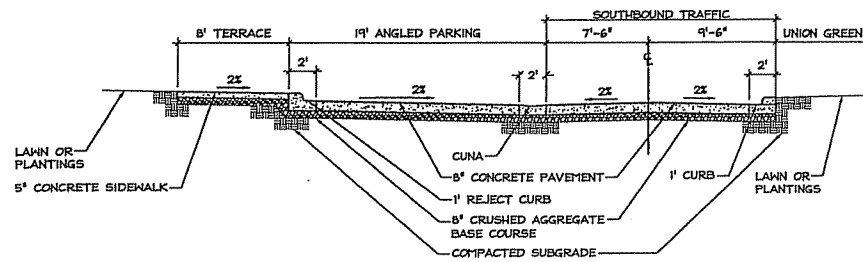


SHEET TITLE:  
**LANDSCAPE  
PLANT IMAGE BOARD**



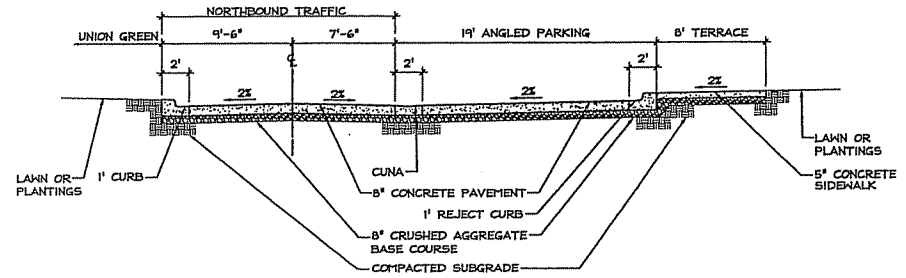
SHEET NUMBER:  
**L-C507**





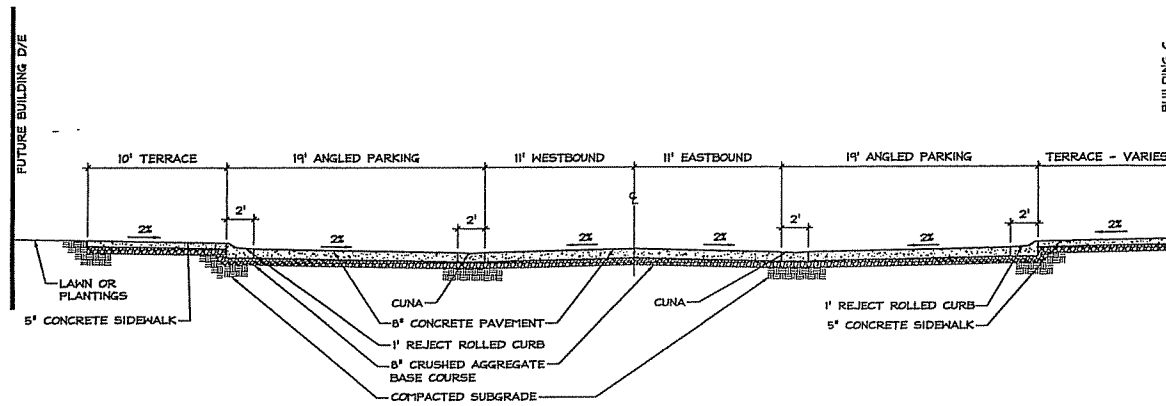
2 SECTION - UNION GREEN WEST  
L-C600

SCALE: 1/4"=1'-0"



1 SECTION - UNION GREEN EAST  
L-C600

SCALE: 1/4"=1'-0"

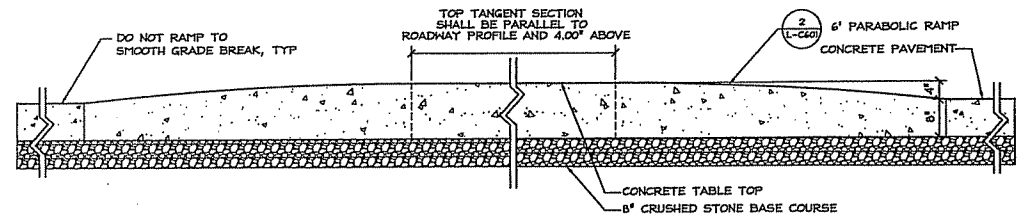
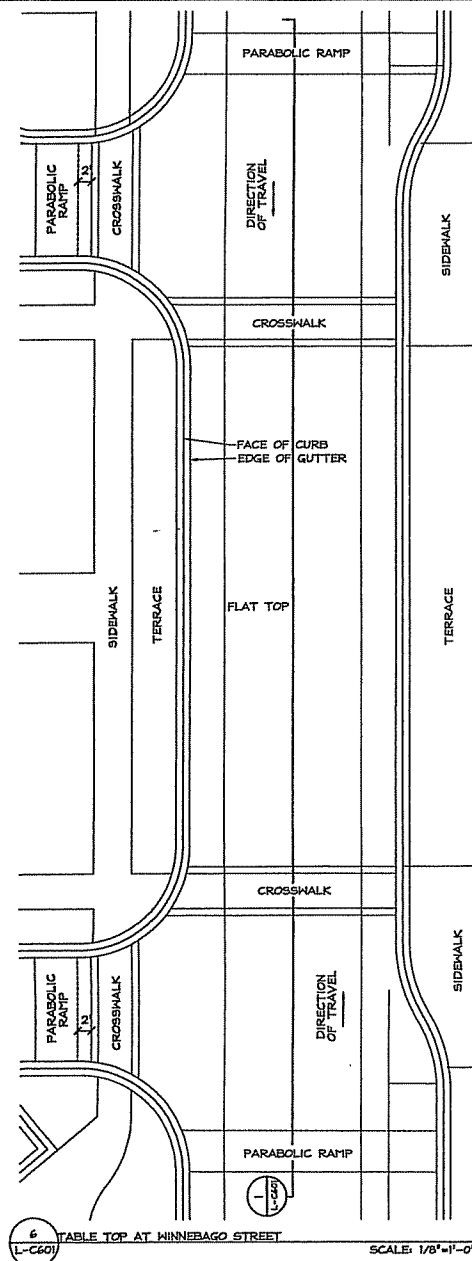


3 SECTION - UNION MAIN  
L-C600

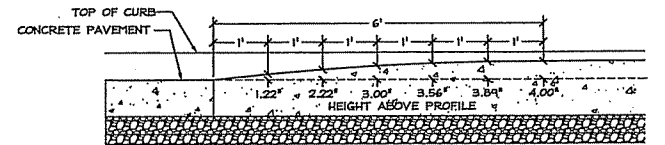
SCALE: 1/4"=1'-0"

NOTE: SCALE INDICATED FOR PRINT SHEET

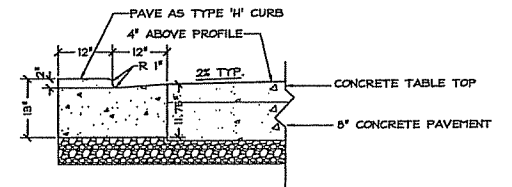
SIP SUBMITTAL			
SUBMITTAL DATE: 0223   2006		PLAN COMMISSION	
		SHEET TITLE: DETAIL SHEET	
SHEET NUMBER: L-C600			



1 SECTION - TABLE TOP STREET  
L-C601

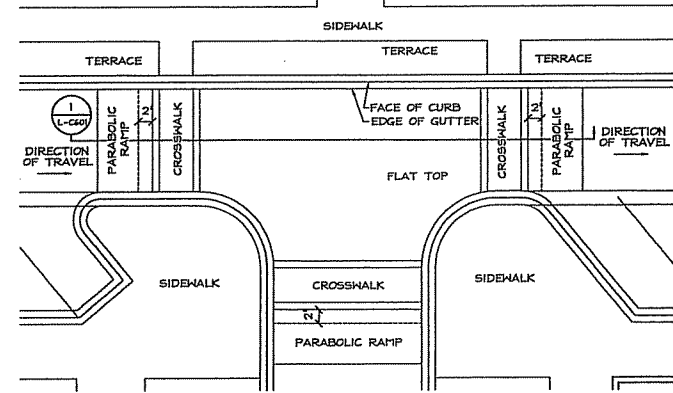


2 SECTION - PARABOLIC RAMP  
L-C601



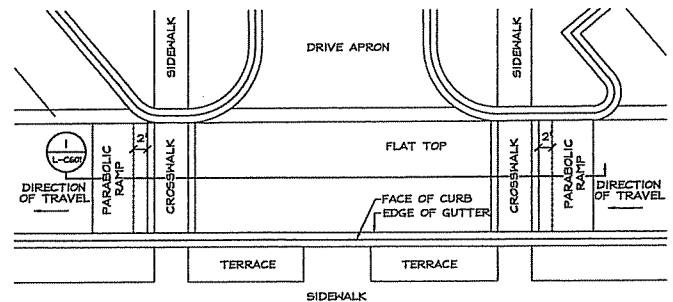
3 SECTION - TYPE 'H' CURB  
L-C601

NOTE: ACTUAL CROSS SECTION SLOPE MAY VARY.



4 TABLE TOP AT UNION GREEN WEST  
L-C601

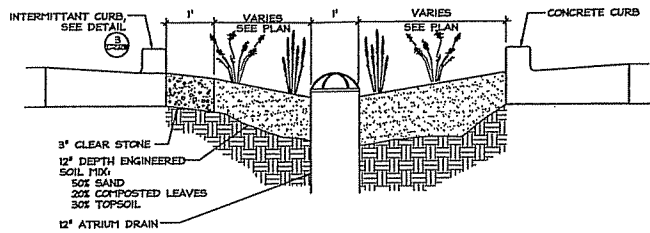
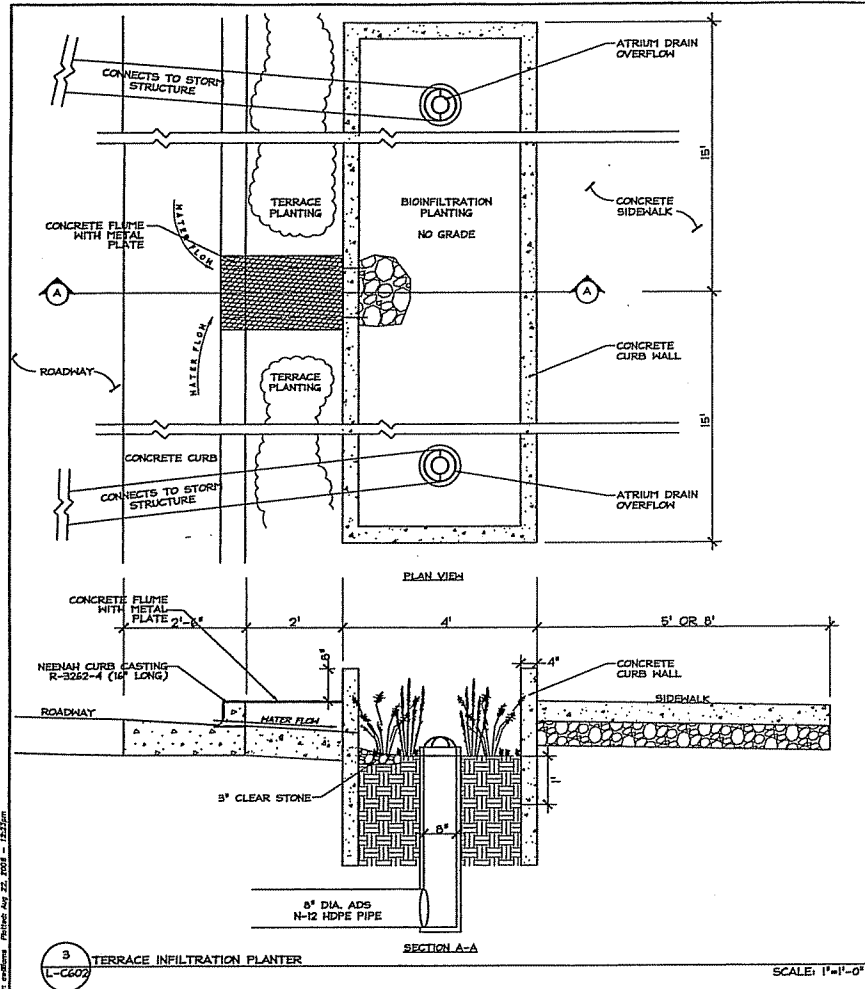
SCALE: 1/8"=1'-0"



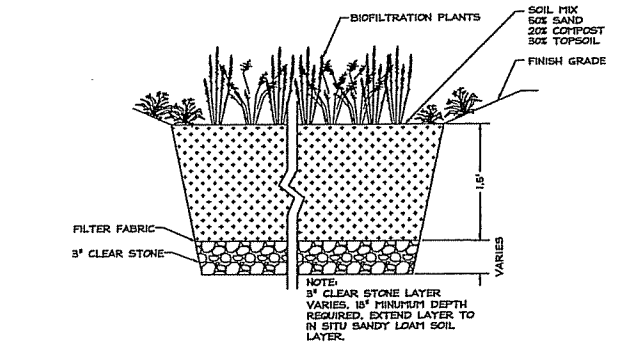
5 TABLE TOP AT UNION GREEN EAST  
L-C601

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

SIP SUBMITTAL			
SUBMITTAL DATE 08/23/2008		SHEET TITLE PLAN COMMISSION	
		SHEET NUMBER L-C601	



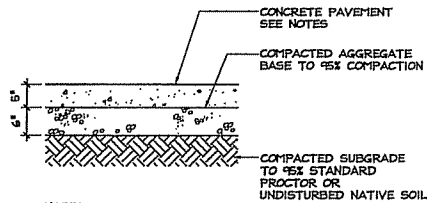
1 BIOINFILTRATION PLANTING AREA  
L-C602 SCALE: 1"=1'-0"



2 RAINGARDEN DETAIL  
L-C602 SCALE: 1"=1'-0"

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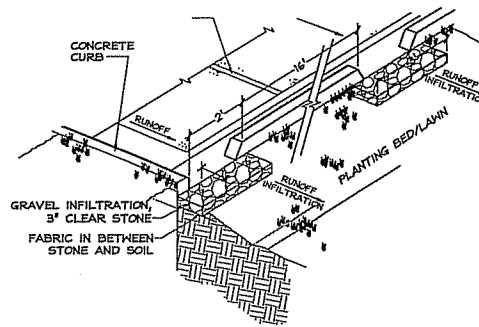
<b>SIP SUBMITTAL</b>			
SUBMITTAL DATE: 08/22/2006		PROJECT COMMISSION	
		SHEET NUMBER: <b>L-C602</b>	



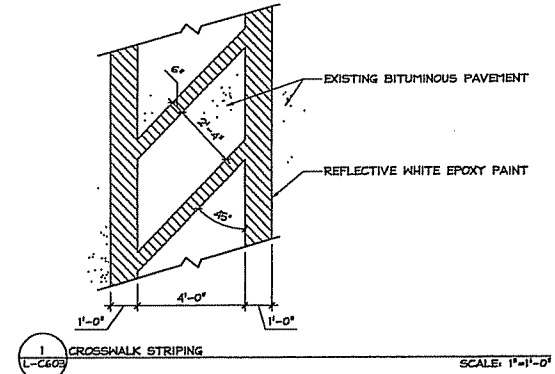
**NOTES:**

1. EXPANSION JOINTS EVERY 30' O.C. FOR LINEAR WALKS
2. SEE LAYOUT PLANS AND DETAIL 4/C6.1 FOR CONTROL & EXPANSION JOINT SPACING
3. CONCRETE PAVEMENT WITH MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAFFIC

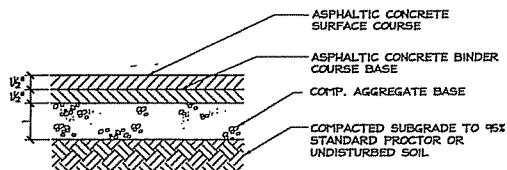
6 CONCRETE PEDESTRIAN WALK  
L-C603 SCALE: 1"=1'-0"



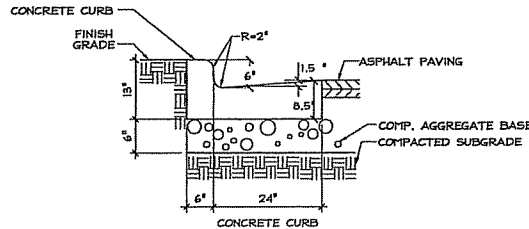
3 INTERMITTENT CURB & GRAVEL INFILTRATION STRIP  
L-C603 NTS



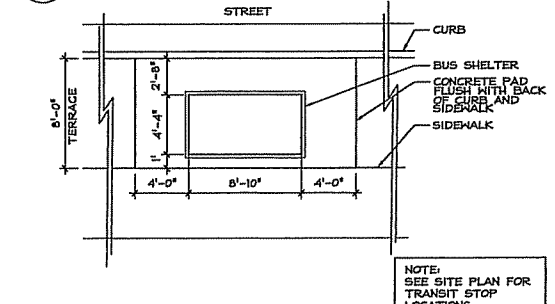
1 CROSSWALK STRIPING  
L-C603 SCALE: 1"=1'-0"



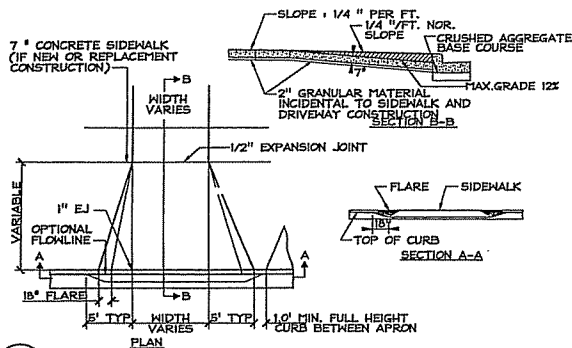
7 BITUMINOUS PAVEMENT  
L-C603 SCALE: 1"=1'-0"



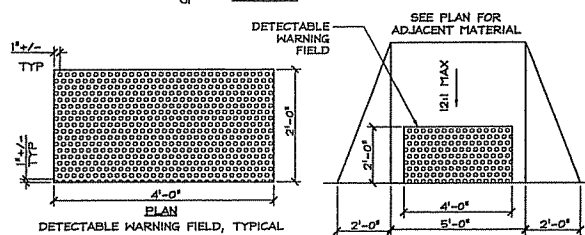
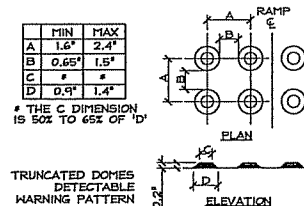
4 30° CONCRETE CURB  
L-C603 SCALE: 1"=1'-0"



2 TRANSIT STOP  
L-C603 SCALE: 1/4"=1'-0"



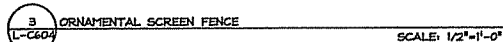
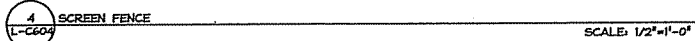
8 CLASS III DRIVE APRON  
L-C603 NTS






5 ACCESSIBLE CURB RAMP  
L-C603 SCALE: 1/2"=1'-0"

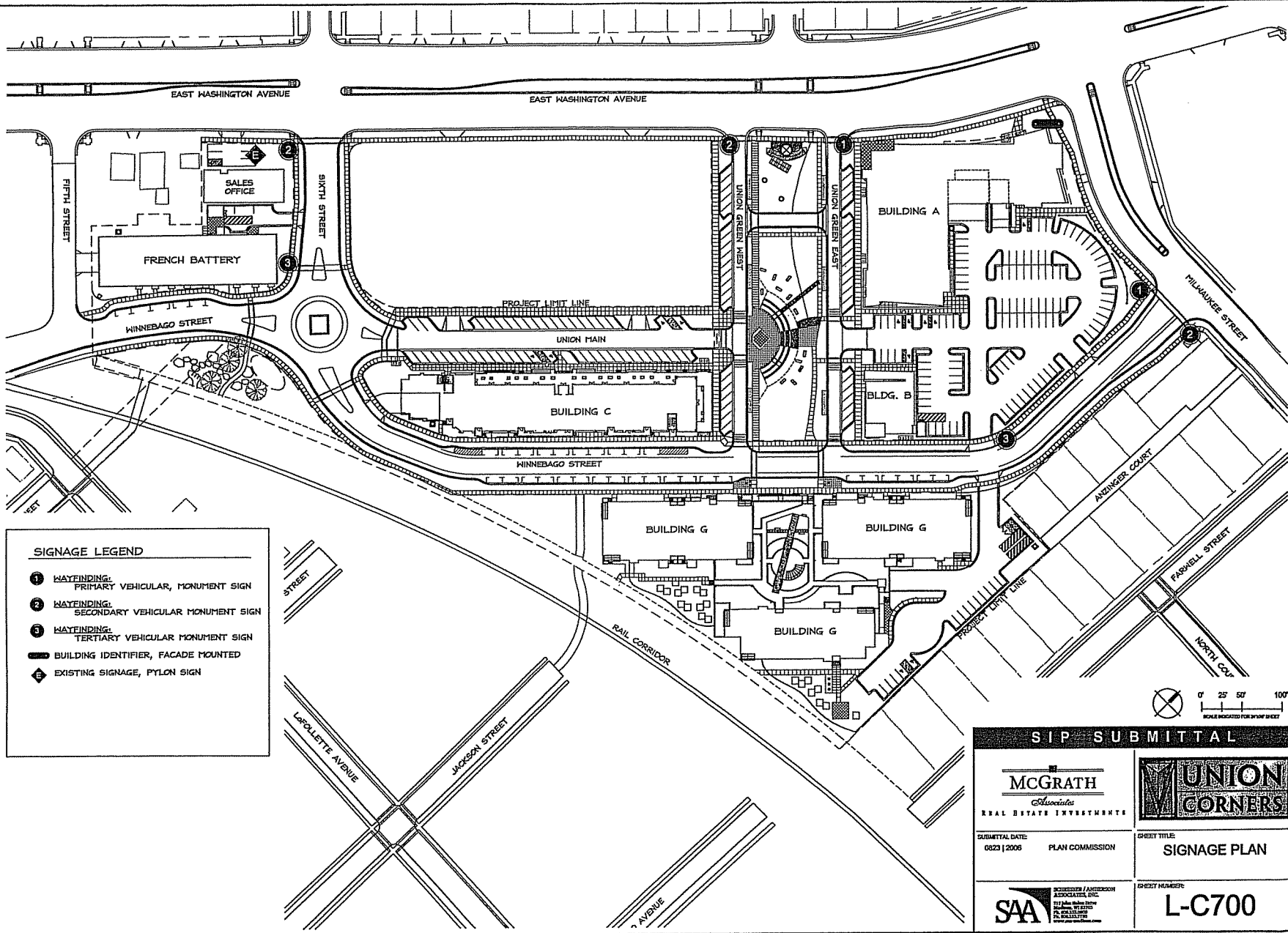
NOTE: SCALE INDICATED FOR EACH SHEET

SIP SUBMITTAL	
<p><b>McGRATH</b> <i>Associates</i></p> <p>REAL ESTATE INVESTMENTS</p> <p>SUBMITTAL DATE: 08/23/2006</p> <p>PLAN COMMISSION</p> <p><b>SAA</b></p>	<p><b>UNION</b> <b>CORNERS</b></p> <p>SHEET TITLE: <b>DETAIL SHEET</b></p> <p>SHEET NUMBER: <b>L-C603</b></p>



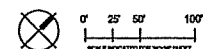
ACRYLIC PANELS TO BE A MIX OF 5  
COLORS, FRAMED BY 2" METAL  
SURROUNDS AND ATTACHED TO TOP AND  
BOTTOM RAIL. PANELS TO BE UV STABLE  
AND VANDAL RESISTANT. CONCEPTUAL  
OVERLAPPING OF PANELS IS SHOWN.

<p align="center"><b>SIP SUBMITTAL</b></p>	
<p align="center">   <b>McGRATH</b>  <i>Associates</i>  <b>REAL ESTATE INVESTMENTS</b> </p>	<p align="center">   <b>UNION</b>  <b>CORNERS</b> </p>
<p>GURMET DATE: 0823 / 2006</p> <p align="center"><b>PLAN COMMISSION</b></p>	<p><b>SHEET TITLE:</b></p> <p align="center"><b>DETAIL SHEET</b></p>
<p align="center">  <b>SCHEIDT &amp; ANDERSON ASSOCIATES, INC.</b>          1171 Maple Ridge Drive          Madison, WI 53708          Tel: 608-261-2000          Fax: 608-261-2001          www.saa.com       </p>	<p><b>SHEET NUMBER:</b></p> <p align="center"><b>L-C604</b></p>



**SIGNAGE LEGEND**

- ① WAYFINDING: PRIMARY VEHICULAR, MONUMENT SIGN
- ② WAYFINDING: SECONDARY VEHICULAR MONUMENT SIGN
- ③ WAYFINDING: TERTIARY VEHICULAR MONUMENT SIGN
- BUILDING IDENTIFIER, FACADE MOUNTED
- ◆ EXISTING SIGNAGE, PYLON SIGN



**SIP SUBMITTAL**

SUBMITTAL DATE: 0523   2006		PLAN COMMISSION	
		SHEET NUMBER: <b>L-C700</b>	
SHEET TITLE: <b>SIGNAGE PLAN</b>		SHEET NUMBER: <b>L-C700</b>	

# LIGHTING CALCULATIONS

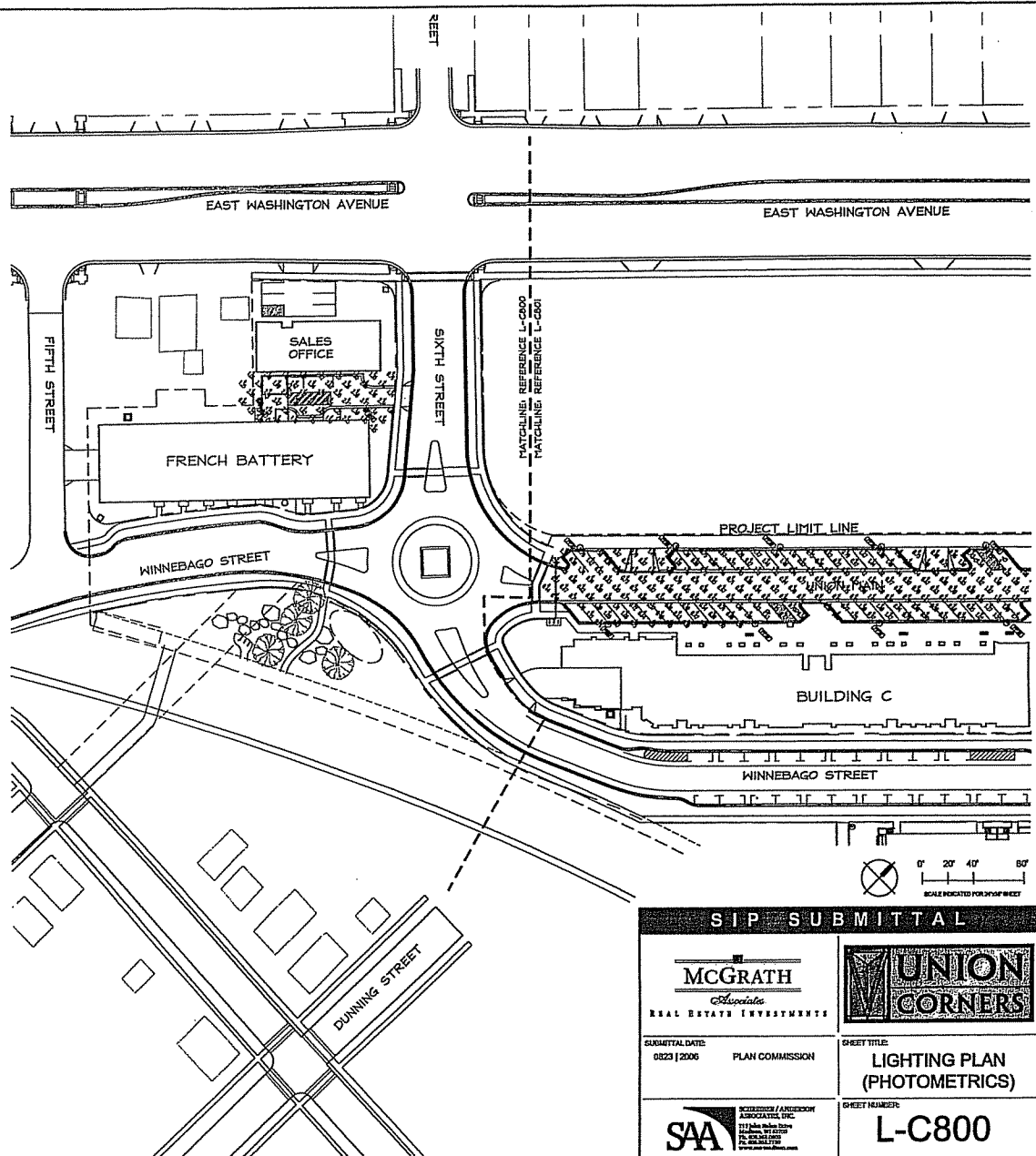
DWG file created by L-800 2.01

CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	# FTS	SPAC	GROUP	AVE	MAX	FIN	MAX/FIN
LAYOUT	047.30x16.50 FT	Park_Land / H-H	428	0.00	(0)	0.76	2.91	0.27	11.5
		Park_Land / H-H	437	0.00	(0)	2.00	6.23	0.31	20.31
		I	1	0.00	(0)	0.50	0.50	0.50	1.00

Union Corners LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
BL	*	COOPER LIGHTING (1) 1' x 1'	(1)	900		0.00 26
PT20	Δ	JOHNSON (1) 1' x 1' LP50	(1)	1600		0.00 23
SD	+	COOPER LIGHTING (2) 1' x 1' SDH-50-4PS-XX-35	(2)	1600		0.00 4
SDS	Δ	COOPER LIGHTING (1) 1' x 1' SDH-50-4PS-XX-35	(1)	1600		0.00 4
H0	Δ	JOHNSON (1) 1' x 1' LP50	(1)	1600		0.00 10

AREA SUMMARY SCHEDULE						
AREA NAME	LAMP	DIMENSIONS	LUMENS / CASCHS	WATTS / SQ FT	QTY	
LAYOUT	OUT	047.30x16.50 FT	600 (2) 6720 (2) 600 (6) 600 (6)	0.76	1	

NOTE: ALL LIGHT FIXTURES TO BE METAL HALIDE



## SIP SUBMITTAL

**MCGRATH**  
*Associates*  
REAL ESTATE INVESTMENTS



SUBMITTAL DATE: 08/23/2006  
PLAN COMMISSION

SHEET TITLE:  
**LIGHTING PLAN  
(PHOTOMETRICS)**







**SAA** SAA ASSOCIATES  
111 John Street  
Madison, WI 53703  
PH: 608.261.2000  
www.saaassociates.com

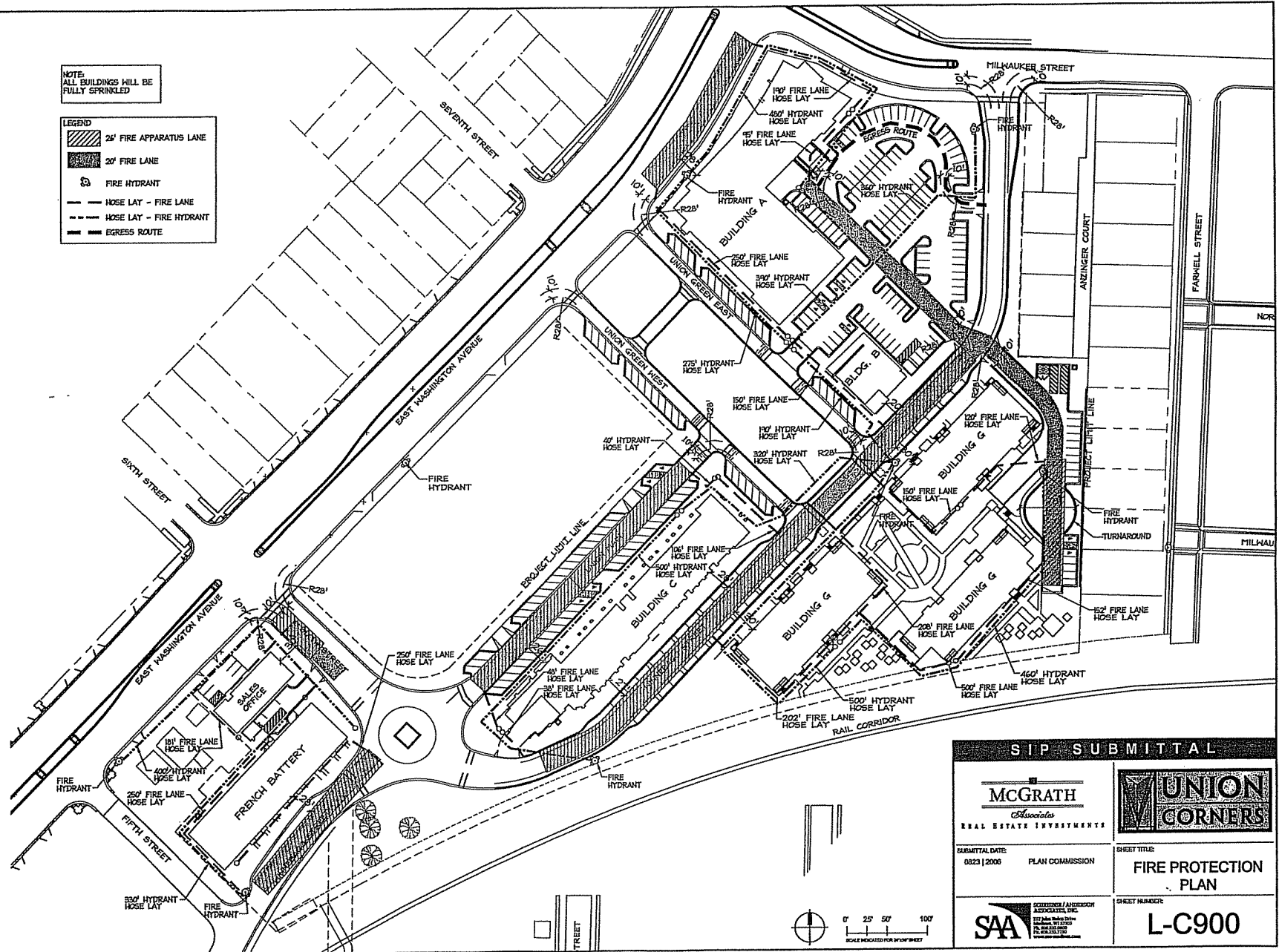
SHEET NUMBER:  
**L-C800**






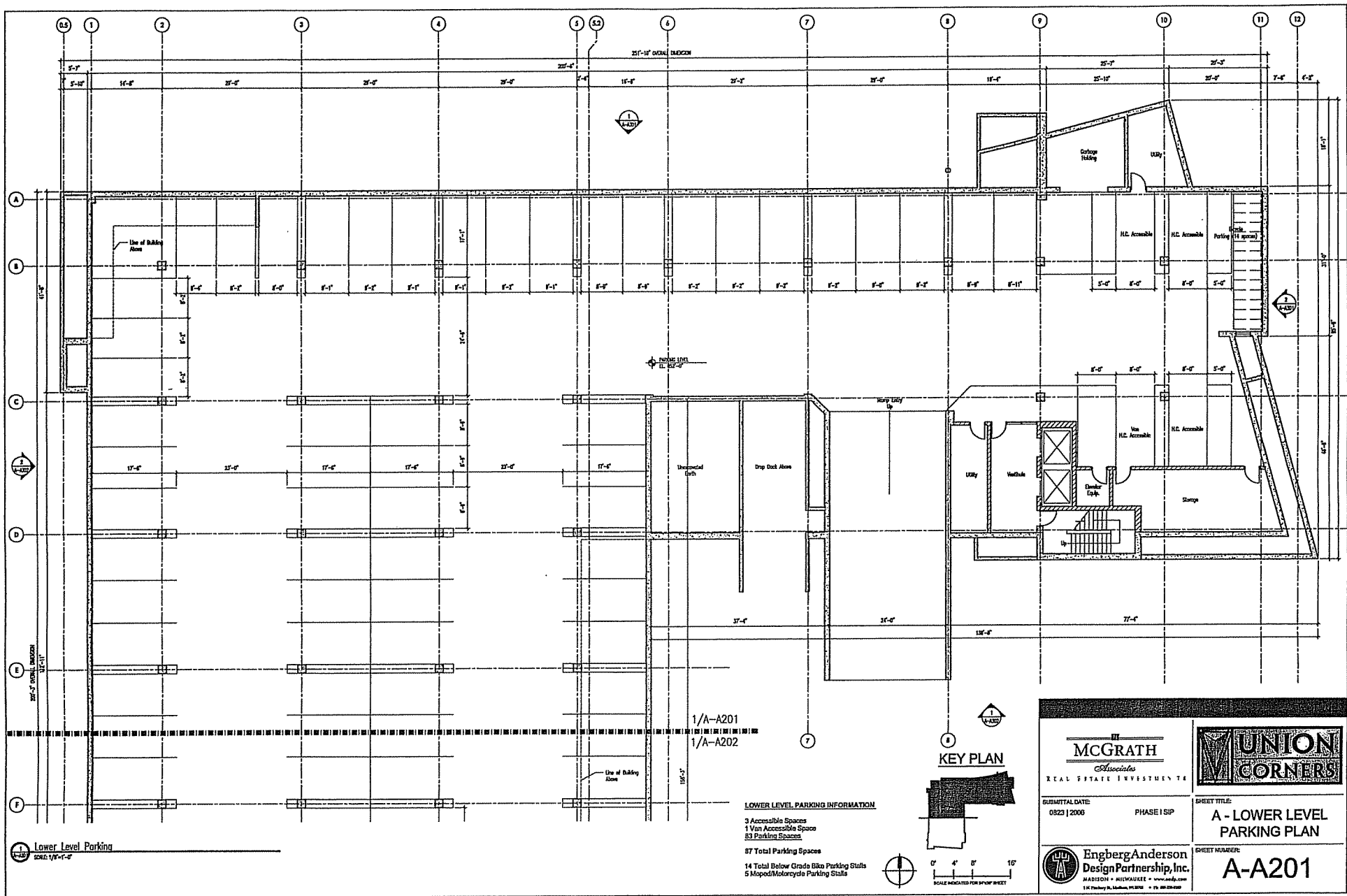




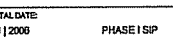
NOTE:  
ALL BUILDINGS WILL BE  
FULLY SPRINKLED

	24' FIRE APPARATUS LANE
	20' FIRE LANE
	FIRE HYDRANT
	HOSE LAY - FIRE LANE
	HOSE LAY - FIRE HYDRANT
	EGRESS ROUTE

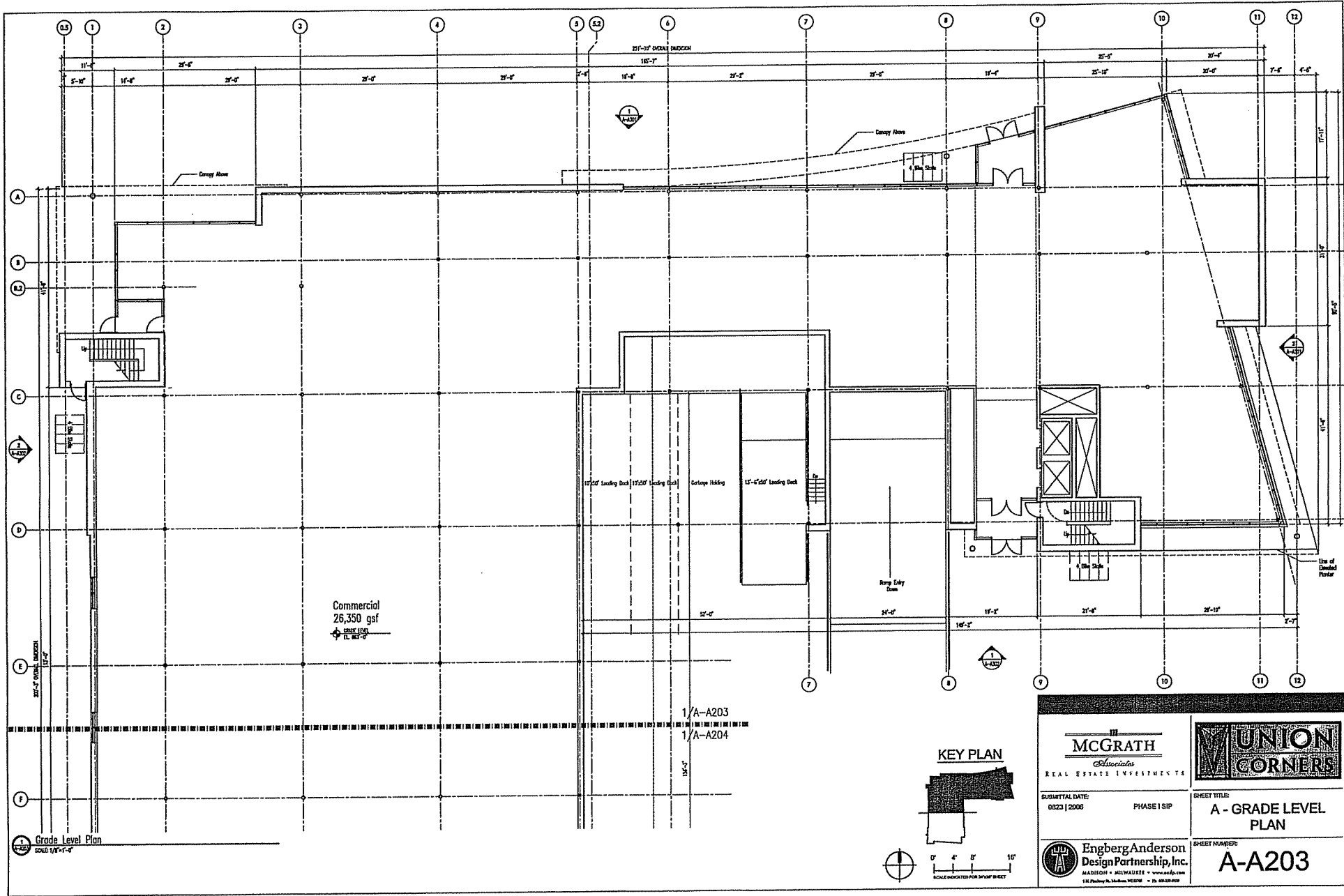


SIP SUBMITTAL	
 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	 <b>UNION CORNERS</b>
SUBMITTAL DATE: 08/23/2006	PLAN COMMISSION
 <b>SAA</b> ASSOCIATES, INC. 1111 North Main Street Milwaukee, WI 53212 Tel. 414.223.1111 Fax 414.223.1112	SHEET TITLE: <b>FIRE PROTECTION PLAN</b> SHEET NUMBER: <b>L-C900</b>

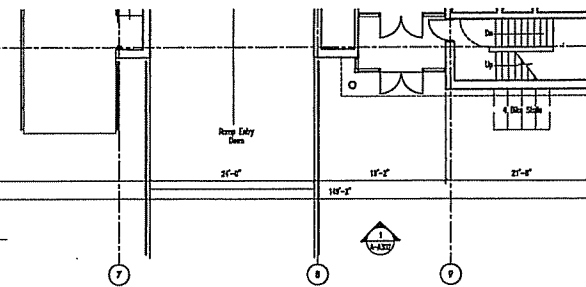




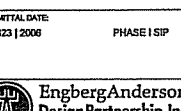
 <p><b>McGRATH</b> <i>Associates</i></p> <p>REAL ESTATE INVESTMENT</p>	 <p><b>UNION CORNERS</b></p>
<p>SUBMITTAL DATE: 08/23 / 2006</p> <p>PHASE I / SIP</p>	<p>SHEET TITLE:</p> <p><b>A - LOWER LEVEL PARKING PLAN</b></p>
 <p><b>Engberg Anderson Design Partnership, Inc.</b> HARDON • MINNEAPOLIS • PORTLAND, ME 101 Freeway Dr., Haddon, ME 04042 • TEL 800-524-6869</p>	<p>SHEET NUMBER:</p> <p><b>A-A201</b></p>

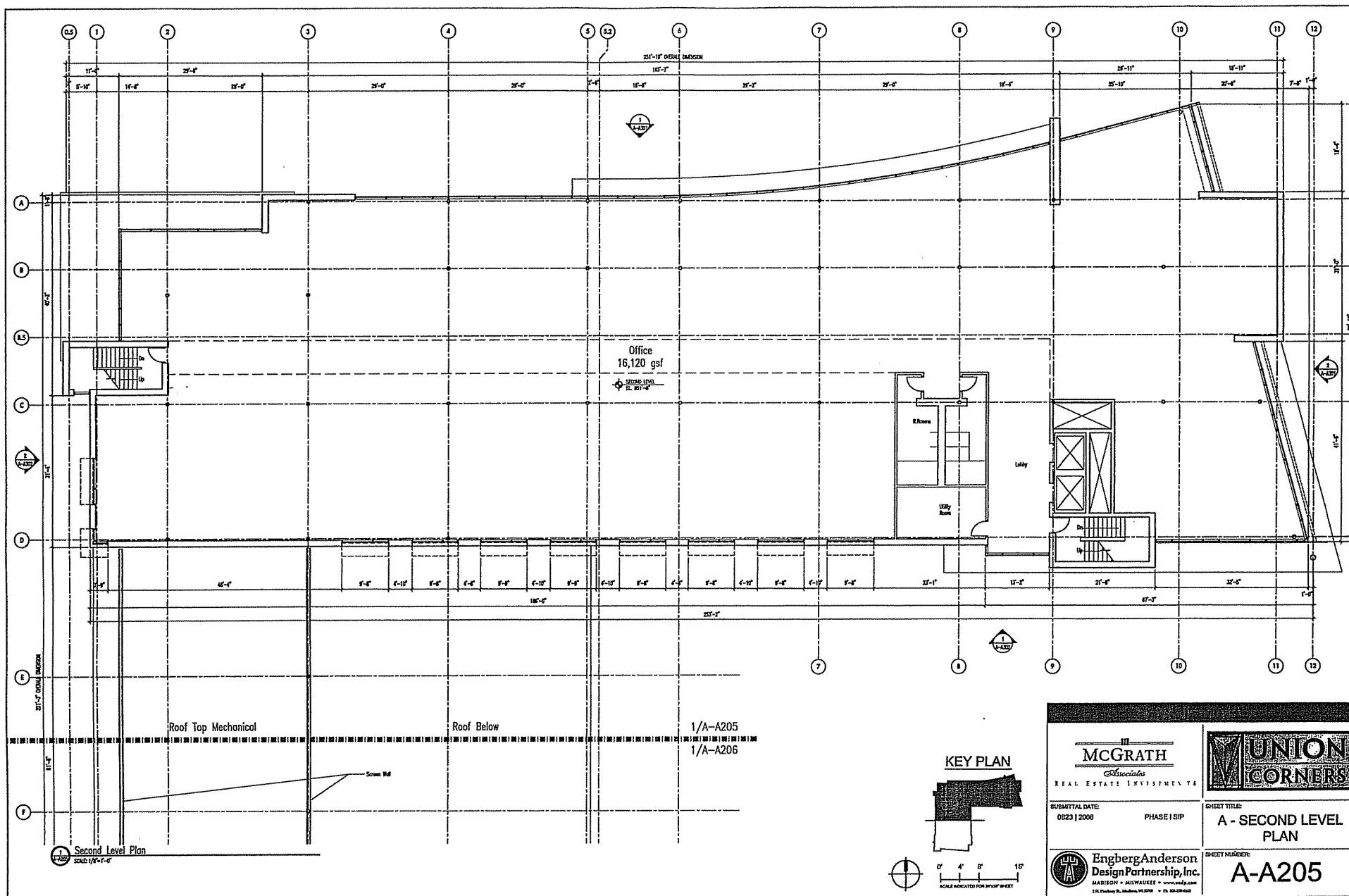


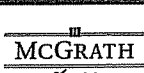




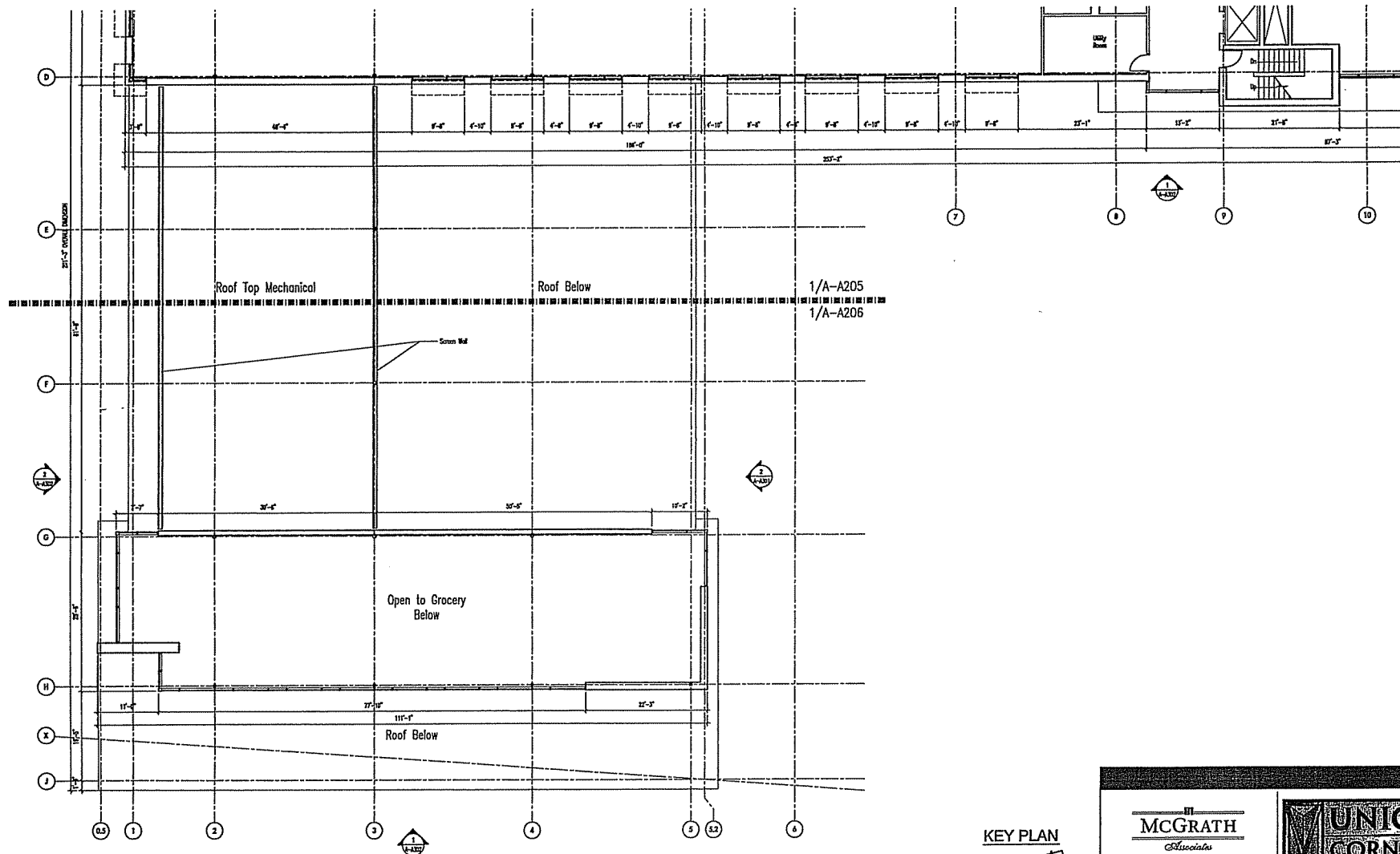
<p><b>MCGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS</p>		<p><b>UNION CORNERS</b></p>	
<p>SUBMITAL DATE: 0323   2005</p>		<p>PHASE I SIP</p>	
<p>EngbergAnderson Design Partnership, Inc. MADISON • MILWAUKEE • www.eadp.com 1400 Parkway Dr. Madison, WI 53706 • P: 608.259.8999</p>		<p>SHEET TITLE: <b>A - GRADE LEVEL PLAN</b></p>	
		<p>SHEET NUMBER: <b>A-A203</b></p>	



 <p><b>McGRATH</b> <i>Blount</i> REAL ESTATE INVESTMENTS</p>	 <p><b>UNION CORNERS</b></p>
<p>SUBMITTAL DATE: 08/23 / 2006</p> <p>PHASE I SIP</p>	<p>SHEET TITLE: A - GRADE LEVEL PLAN</p>
 <p><b>Engberg-Anderson Design Partnership, Inc.</b> BRASHEAR • MILWAUKEE • WISCONSIN 1347 Parkview Pl., Madison, WI 53706 • 731-266-0200</p>	<p>SHEET NUMBER: <b>A-A204</b></p>



 <p>REAL ESTATE INVESTMENT</p>	
<p>SUBMITTAL DATE: 08/23/2008</p> <p>PHASE I SIP</p>	<p>SHEET TITLE: A - SECOND LEVEL PLAN</p>
 <p>EngbergAndersson Design Partnership, Inc. MADISON • MILWAUKEE • <a href="http://www.eandp.com">www.eandp.com</a> 100 Dayton Rd., Suite 200 • Wauwatosa, WI 53190</p>	<p>SHEET NUMBER: A-A205</p>



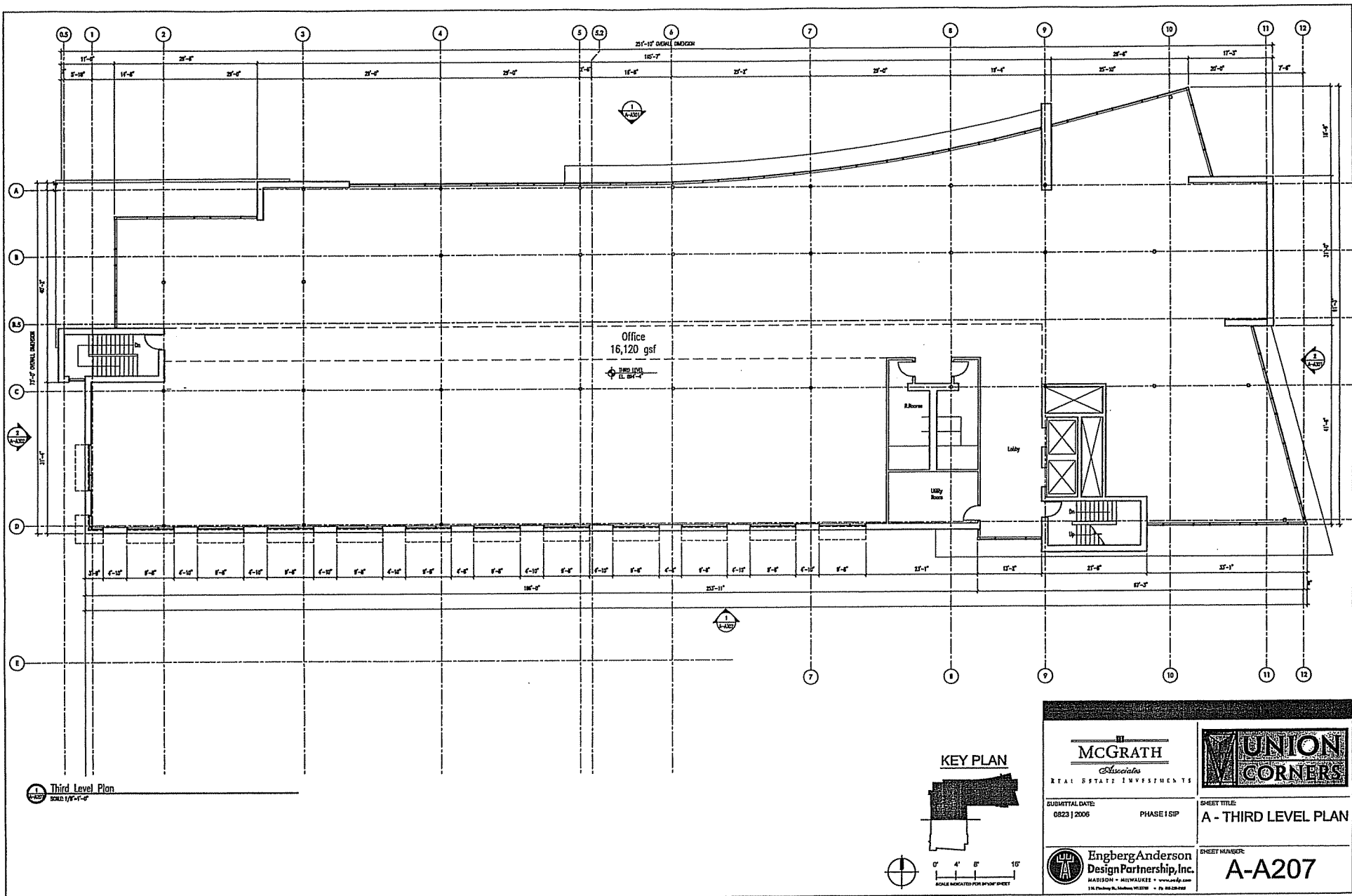
1 Second Level Plan  
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KEY PLAN

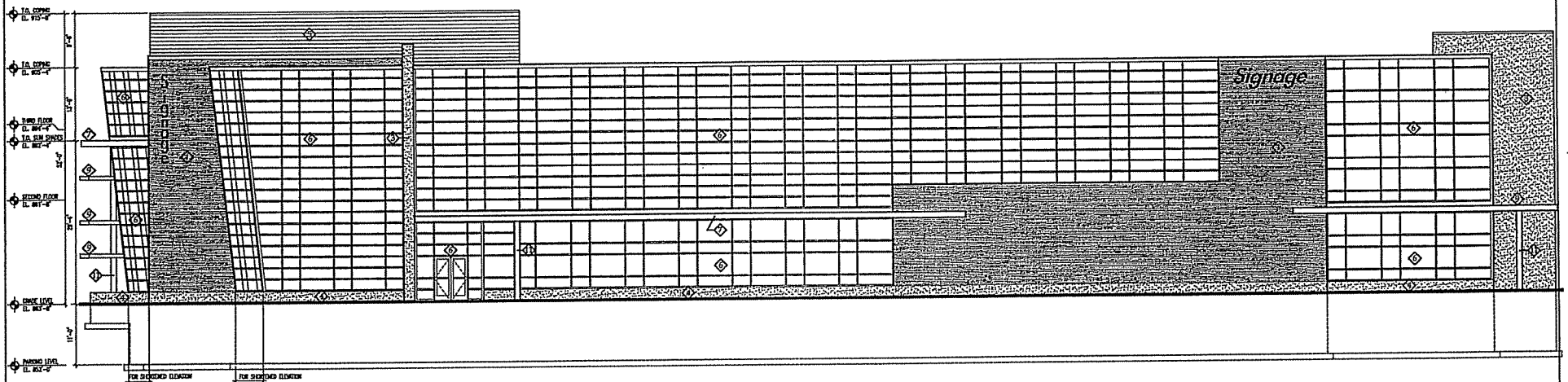


0' 4' 8' 12'  
SCALE INDICATED FOR THIS SHEET

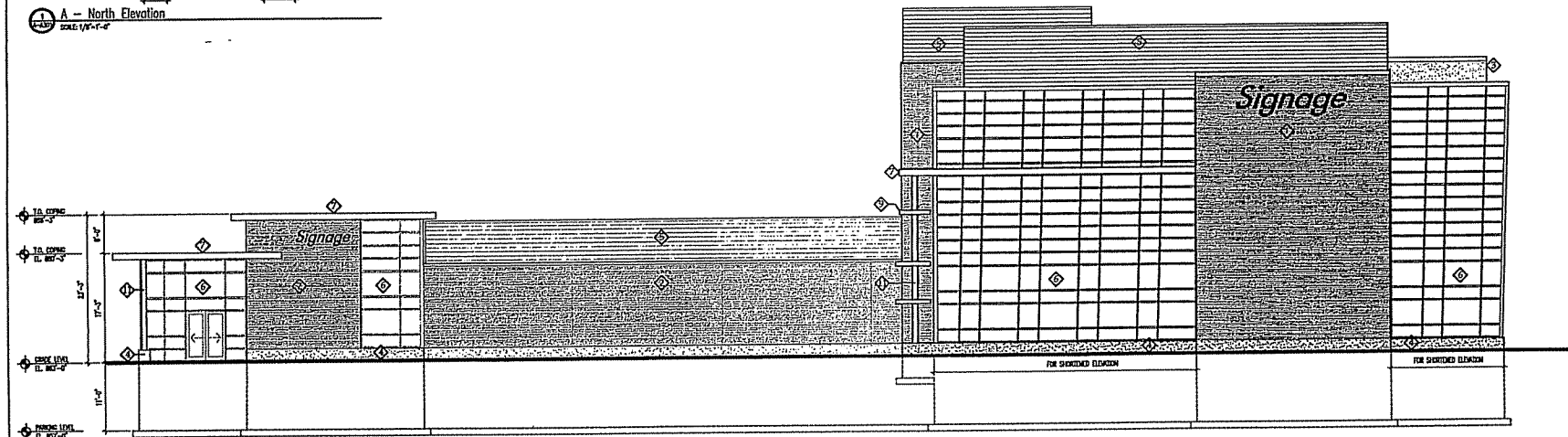
<p>McGrath Associates REAL ESTATE INVESTMENTS</p>		
<p>SUBMITTAL DATE: 0823   2008</p>	<p>PHASE   S/P</p>	
<p>EngbergAnderson DesignPartnership, Inc. MADISON • MILWAUKEE • www.eadp.com 1141 Peachtree St., Atlanta, GA 30309 • (770) 588-0000</p>		<p>SHEET TITLE: <b>A - SECOND LEVEL PLAN</b></p> <p>SHEET NUMBER: <b>A-A206</b></p>







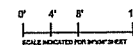
1 A - North Elevation  
SCALE 1/8"=1'-0"



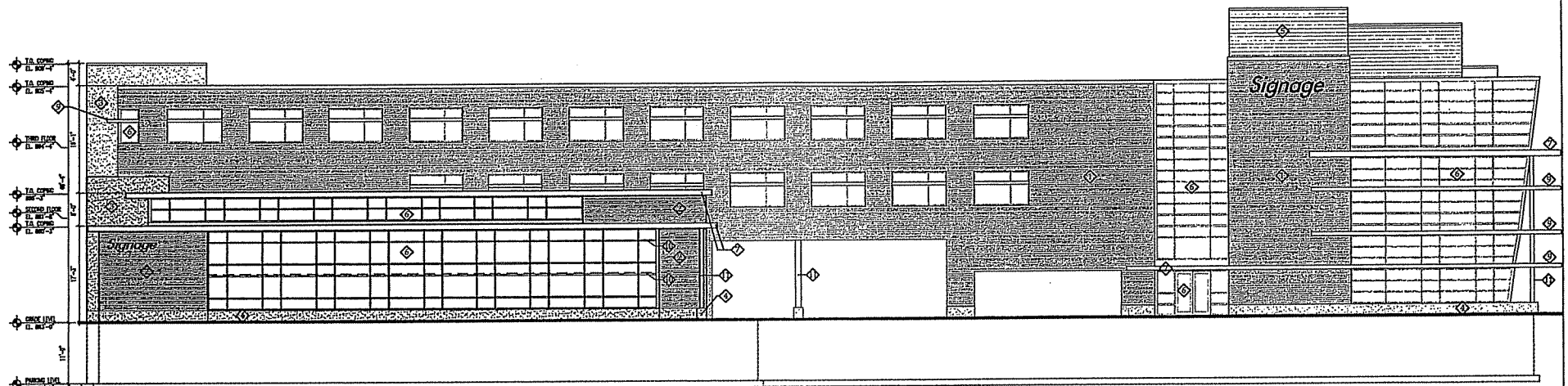
2 A - East Elevation  
SCALE 1/8"=1'-0"

Exterior Material Legend -- typical at all elevations

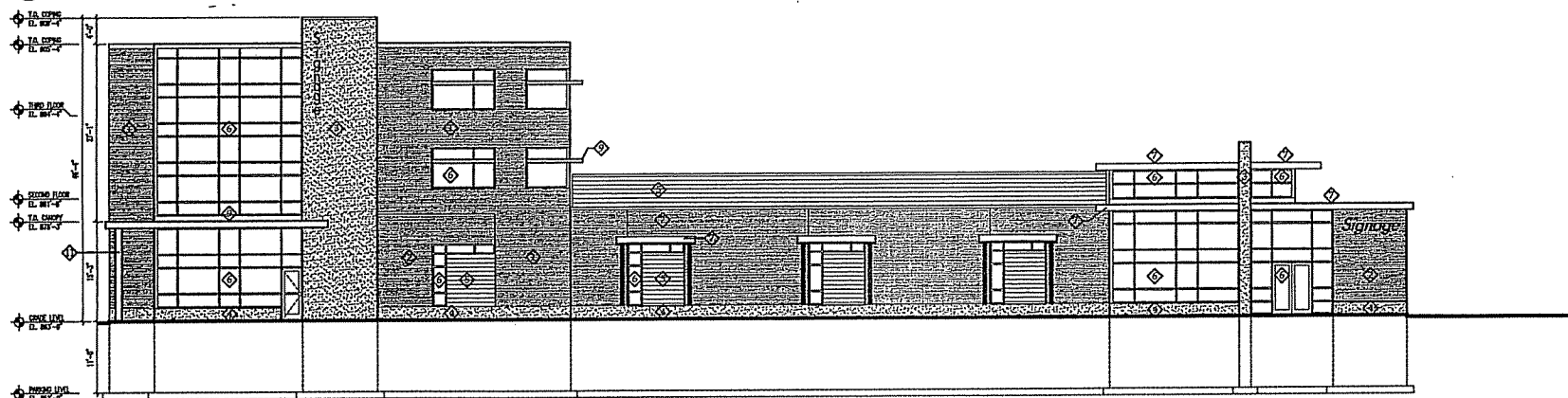
- 1-Brick 1 Smooth Face Running bond pattern
- 2-Brick 1 Velour Face Running bond pattern
- 3-Board Formed Site Cast Concrete
- 4-Sandblasted Site Cast Concrete
- 5-Prefinished Corrugated Metal Panel
- 6-Insulated Clear Glazing in aluminum frame
- 7-Prefinished Metal Fascia and canopy
- 8-Metal Louver
- 9-Perforated Metal Sunshade w/ Prefinished Mid. Fascia
- 10-Horizontal Fabric Sunshade
- 11-Painted Metal



SUBMITTAL DATE: 0823   2006		PHASE I SIP	
		SHEET TITLE: <b>A - NORTH AND EAST ELEVATIONS</b>	
MADISON • MILWAUKEE • www.eadp.com <small>124 Parkway Dr., Madison, WI 53706 • P: 608.259.0200</small>		SHEET NUMBER: <b>A-A301</b>	



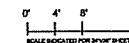
**A - South Elevation**  
SCALE 1/8"=1'-0"



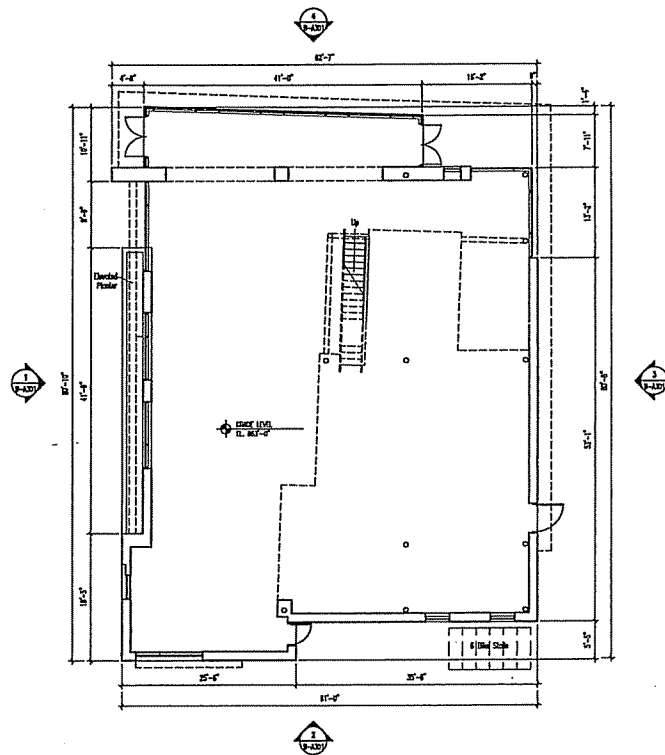
**A - West Elevation**  
SCALE 1/8"=1'-0"

Exterior Material Legend - typical at all elevations

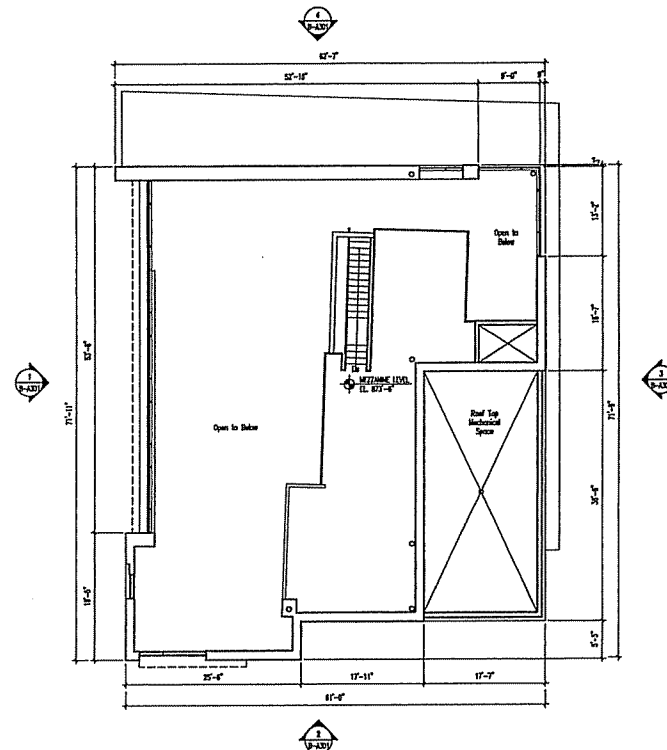
- 1-Brick 1 Smooth Face Running bond pattern
- 2-Brick 1 Velour Face Running bond pattern
- 3-Board Formed Site Cast Concrete
- 4-Sandblasted Site Cast Concrete
- 5-Prefinished Corrugated Metal Panel
- 6-Insulated Clear Glazing in aluminum frame
- 7-Prefinished Metal Fascia and canopy
- 8-Metal Louver
- 9-Perforated Metal Sunshade w/ Prefinished Mt. Fascia
- 10-Horizontal Fabric Sunshade
- 11-Painted Metal



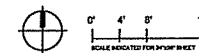
SUBMITTAL DATE: 0823   2006	SHEET TITLE: <b>A - SOUTH AND WEST ELEVATIONS</b>
 HADISON • MILWAUKEE • www.aadp.com 510 Peachburg Rd., Madison, WI 53706 • Tel: 608.224.4100	SHEET NUMBER: <b>A-A302</b>






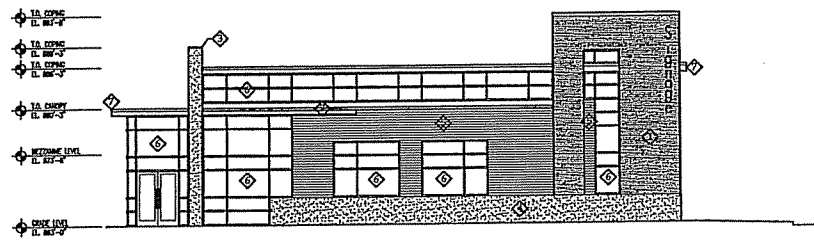
1-B-201  
B - Grade Level Plan  
SCALE 1/8"=1'-0"



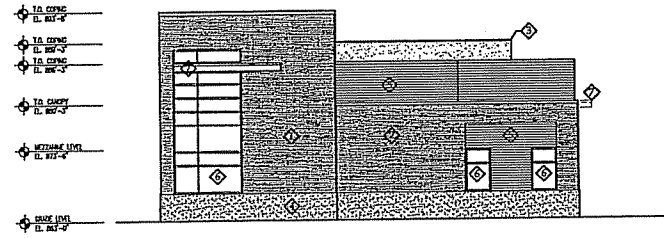
1-B-202  
B - Mezzanine Level Plan  
SCALE 1/8"=1'-0"



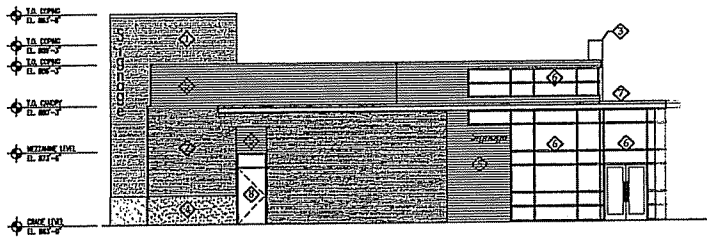
 <b>McGrath</b> <i>Associates</i> REAL ESTATE INVESTMENTS		
SUBMITTAL DATE: 0823   2006	PHASE   SIP	
 <b>Engberg Anderson</b> <b>Design Partnership, Inc.</b> <small>MADISON • MILWAUKEE • www.eadp.com</small> <small>174 Parkview Dr., Madison, WI 53706 • Ph. 608-266-4028</small>		SHEET TITLE: <b>B- GRADE &amp; MEZZ.          LEVEL PLANS</b>  SHEET NUMBER: <b>B-A201</b>



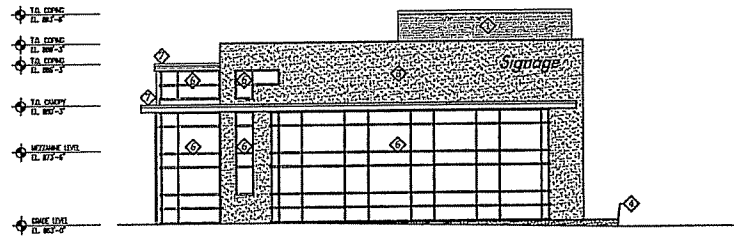
1 B - West Elevation  
SCALE: 1/8"=1'-0"



2 B - North Elevation  
SCALE: 1/8"=1'-0"



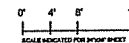
3 B - East Elevation  
SCALE: 1/8"=1'-0"



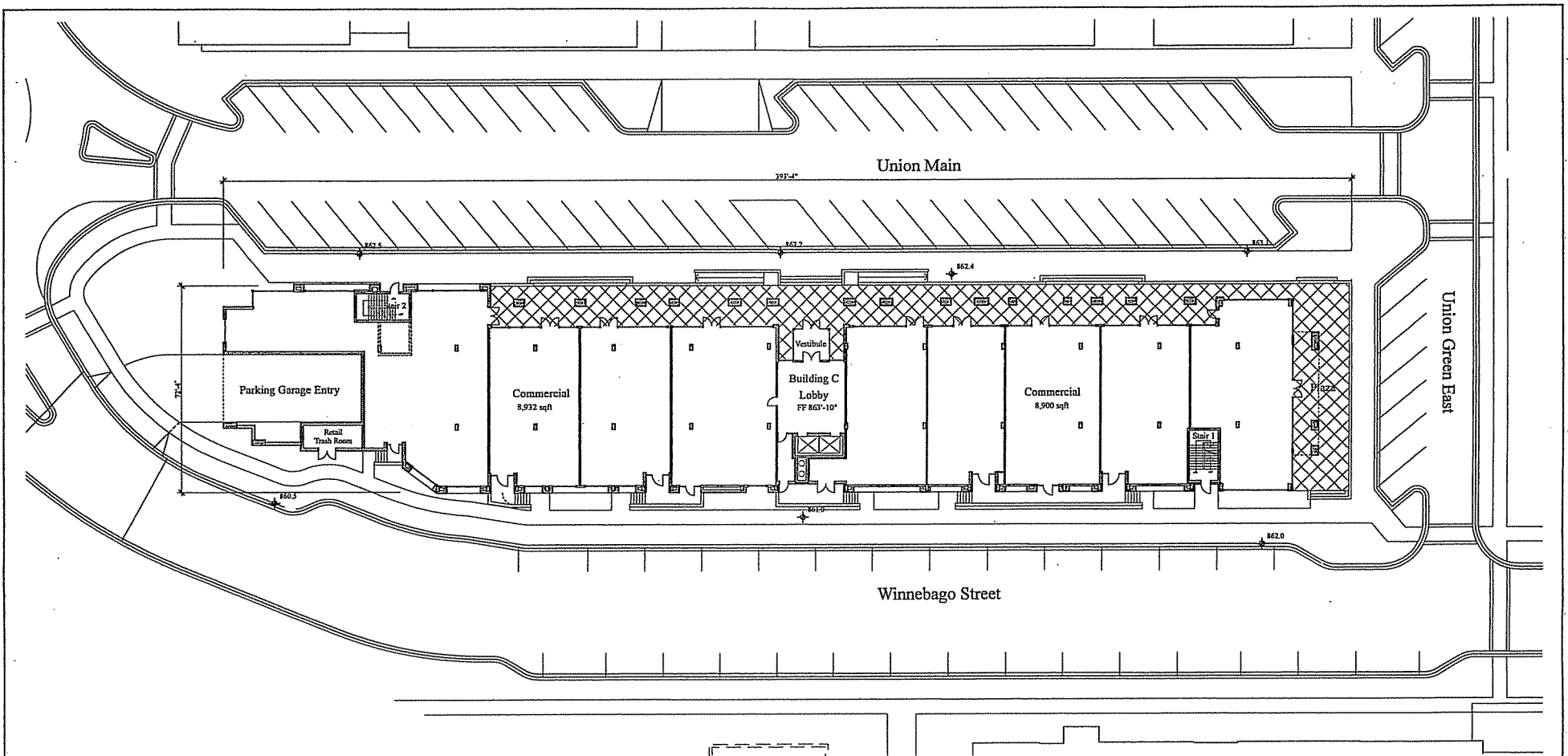
4 B - South Elevation  
SCALE: 1/8"=1'-0"

Exterior Material Legend -- typical at all elevations

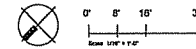
- 1-Brick 1 Smooth Face Running bond pattern
- 2-Brick 1 Vellour Face Running bond pattern
- 3-Board Formed Site Cast Concrete
- 4-Sandblasted Site Cast Concrete
- 5-Prefinished Corrugated Metal Panel
- 6-Insulated Clear Glazing in aluminum frame
- 7-Prefinished Metal Fascia and canopy
- 8-Hollow Metal Door in aluminum frame



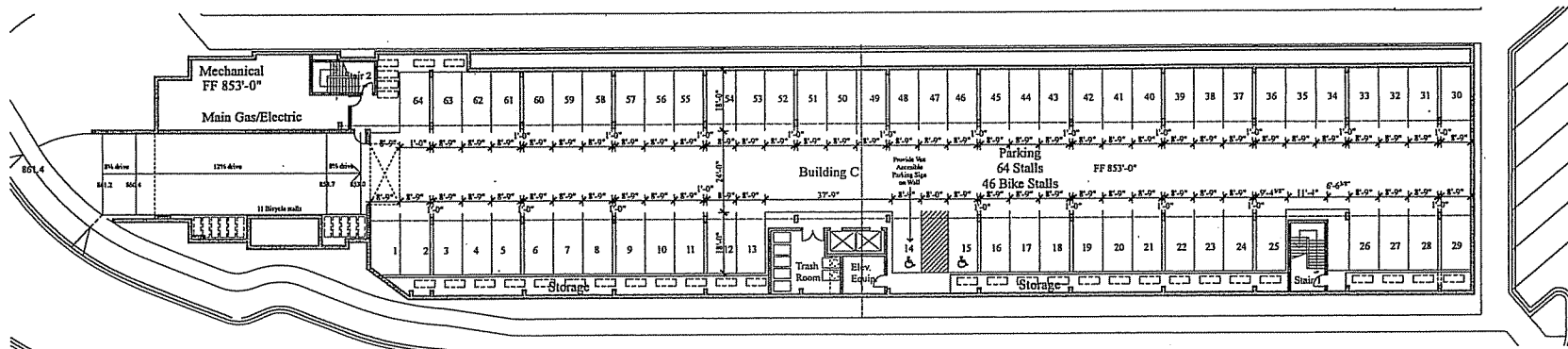
SUBMITTAL DATE: 0823   2008		SHEET TITLE: B - ELEVATIONS
PHASE   S/P		SHEET NUMBER: B-A301
		HARRISON • MILWAUKEE • www.aedp.com 1141 Easting St., Madison, WI 53706 • Tel. 608.264.4400



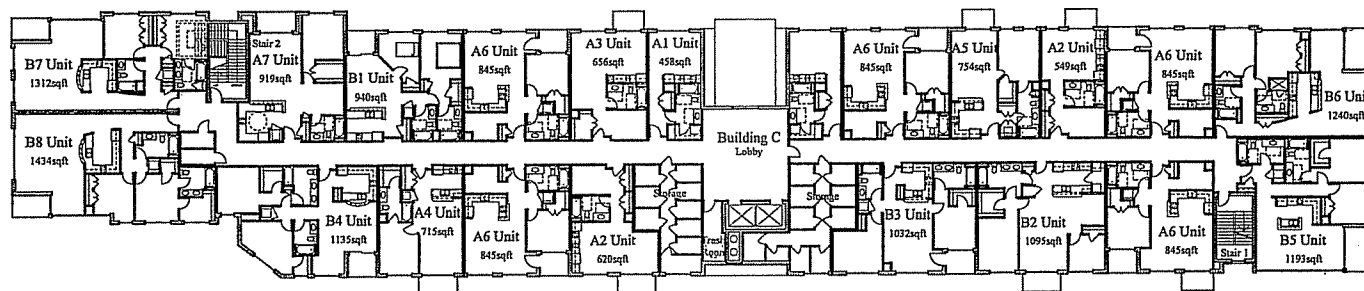
1st Level Plan



SIP SUBMITTAL	
<b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS SUBMITTAL DATE: 08/23   2006 PLAN COMMISSION	<b>UNION CORNERS</b> SHEET TITLE: First Level Plan SHEET NUMBER: C-A101
<b>SGN+A</b> SIMONSON GERMANY HONENMAKER + ASSOCIATES, INC. 1195 West Grand Hills Drive, Suite T-65 Atlanta, Georgia 30329 Telephone (404) 514-4466	




Parking Level Plan

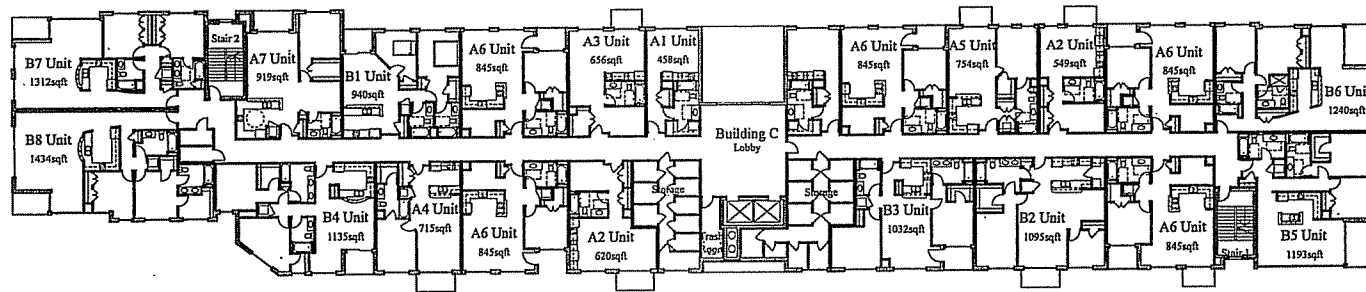


2nd Level Plan

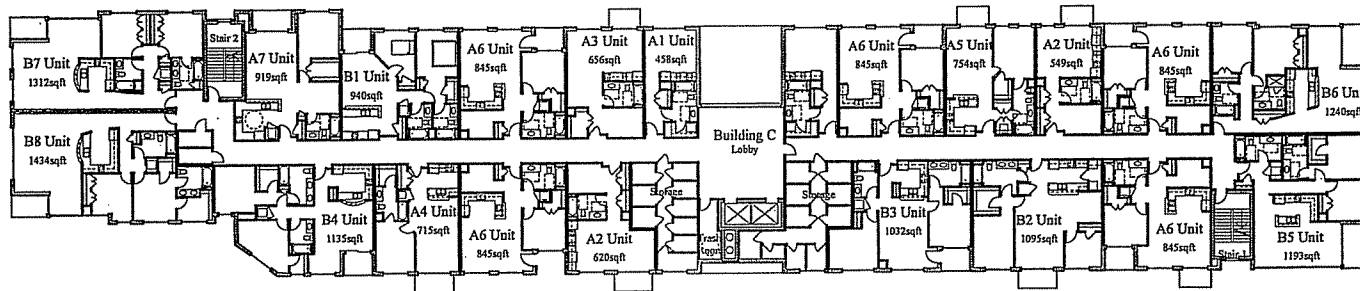


0' 8' 16' 32'  
Scale 1/8" = 1'-0"

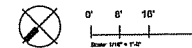
SIP SUBMITTAL	
 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	
SUBMITTAL DATE: 0823   2006	PLAN COMMISSION
SHEET TITLE: <b>Parking Level Plan          Second Level Plan</b>	
SHEET NUMBER: <b>C-A102</b>	
<b>SGN+A</b> <small>SEAWARDSON GERMANY HONENMAKER &amp; ASSOCIATES, INC.          1190 West Drexel Hills Drive, Suite 743          Atlanta, Georgia 30329          Telephone (404) 624-4466</small>	



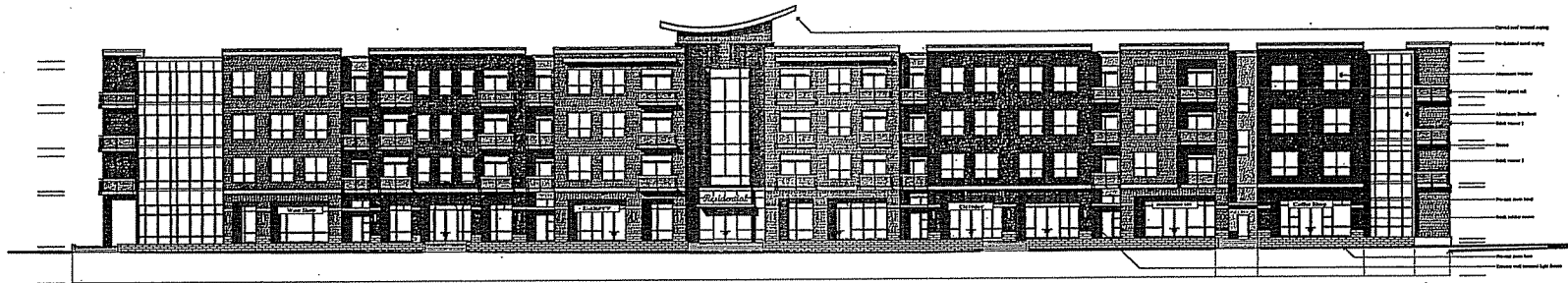
3rd Level Plan



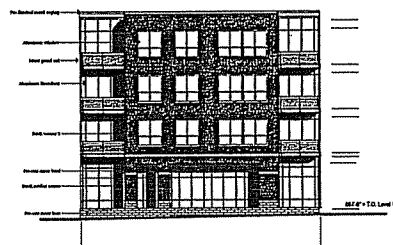
4th Level Plan



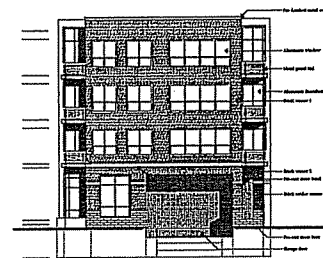
SIP SUBMITTAL	
 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	
SUBMITTAL DATE: 0523   2006	PLAN COMMISSION
SHEET TITLE: <b>Third Level Plan Fourth Level Plan</b>	
SHEET NUMBER: <b>C-A103</b>	
SGN+A <small>SEMPERSON GERMANY HOMEOWNER + ASSOCIATES, INC.          1190 West Dunwoody Drive, Suite 145          Atlanta, Georgia 30329          Telephone (404) 614-4466</small>	



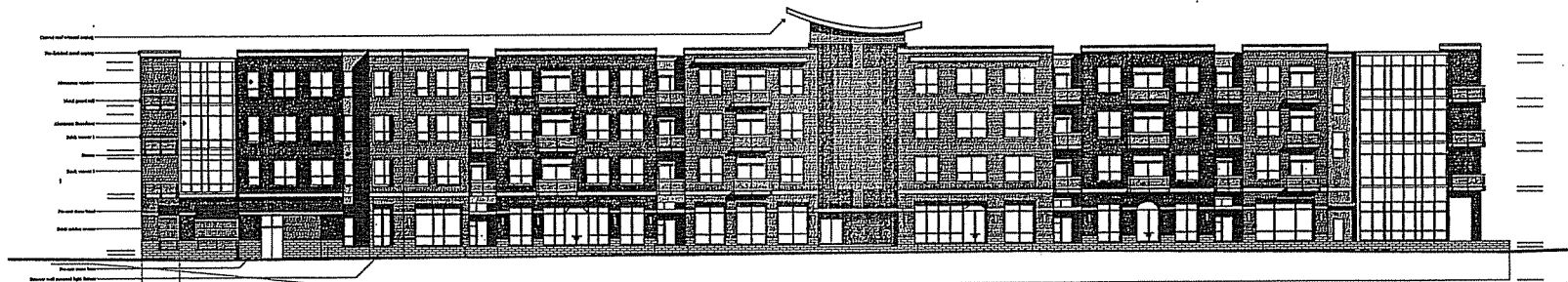
Union Main Elevation



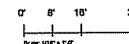
Union Green East Elevation




Garage Entry Elevation

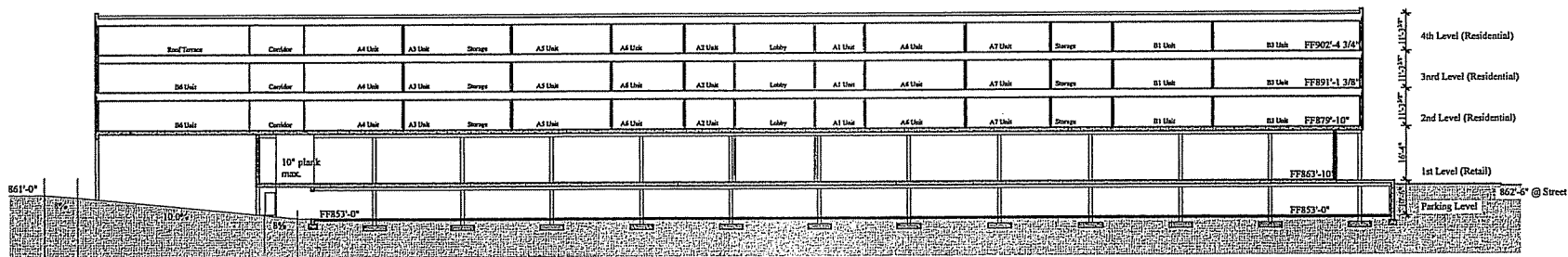


Winnebago Street Elevation

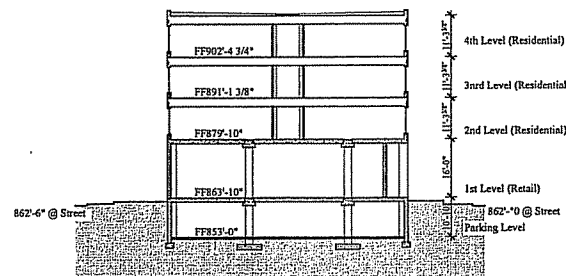


SIP SUBMITTAL	
 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	
SUBMITTAL DATE: 0823   2006	PLAN COMMISSION
SGN+A SIMONSON GERMANHY NICHOLSKER + ASSOCIATES, INC. 1100 West End Street, Suite 1400 Atlanta, Georgia 30309 Telephone: (404) 634-4666	SHEET TITLE: <b>Building Elevations</b>
SHEET NUMBER: <b>C-A104</b>	

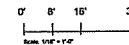




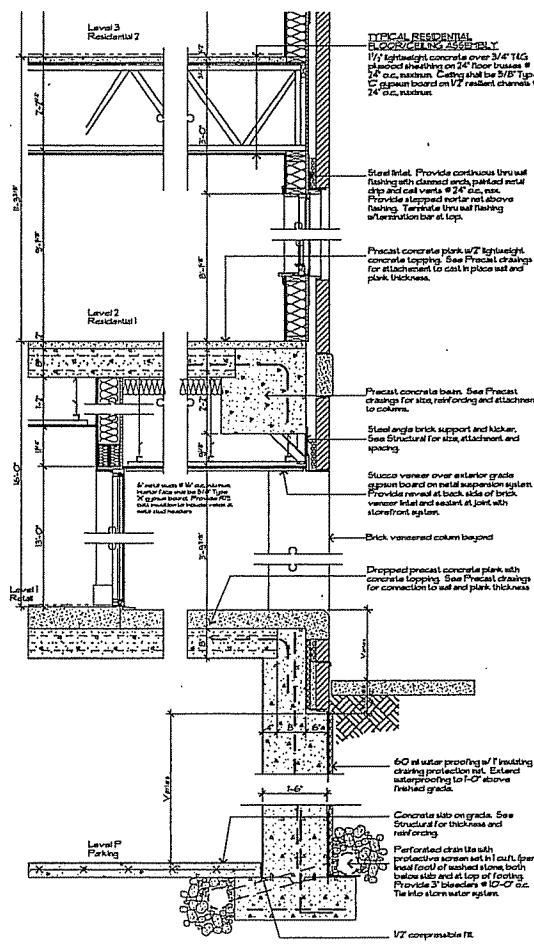
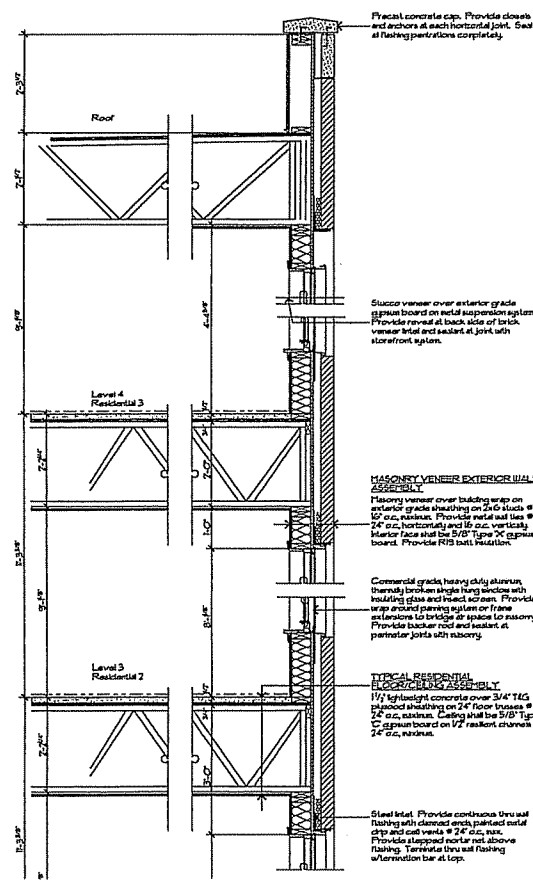
Building Section



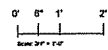
Building Section



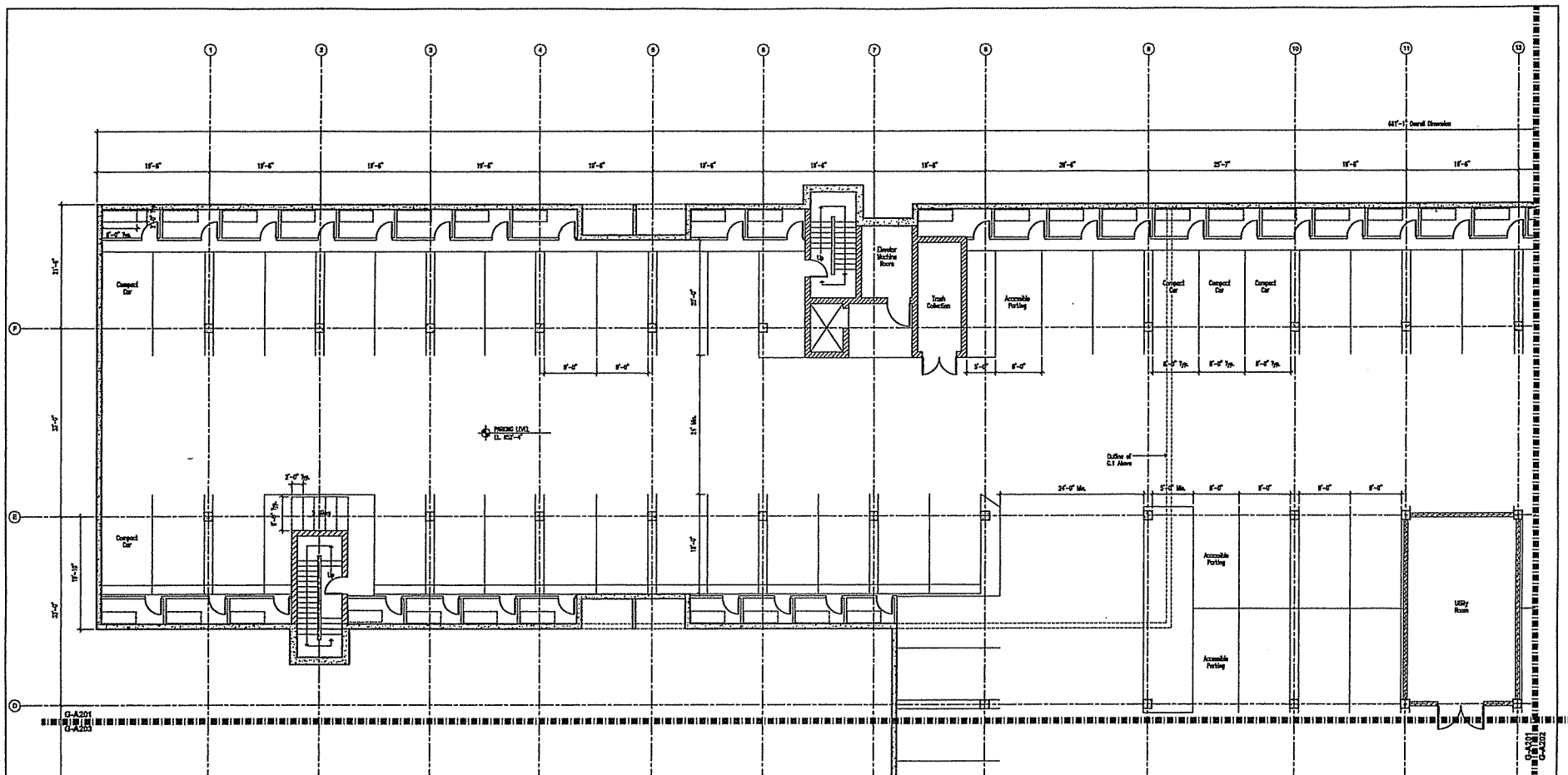
SIP SUBMITTAL	
<b>MCGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	
SUBMITTAL DATE: 0823 / 2008	PLAN COMMISSION
SGN+A <small>SIMMONSON GERMANMY NOHSEMAKER + ASSOCIATES, INC.          1190 West Peachtree Street, Suite 1450          Atlanta, Georgia 30329          Telephone (404) 634-4466</small>	SHEET TITLE: <b>Building Sections</b>
SHEET NUMBER: <b>C-A105</b>	



Typical Wall Section



SIP SUBMITTAL	
 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	 <b>UNION CORNERS</b>
SUBMITTAL DATE: 0823   2006	PLAN COMMISSION
SGN+A SIMONSON GERMANMY NOYEMAKER + ASSOCIATES, INC. 1190 West Deist Falls Drive, Suite 1-45 Atlanta, Georgia 30329 Telephone (404) 634-4466	SHEET TITLE: Wall Section
SHEET NUMBER: <b>C-A106</b>	

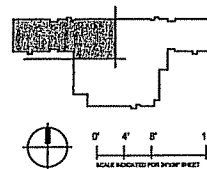


**G - LOWER LEVEL PARKING PLAN**  
 SCALE: 1/8"=1'-0"

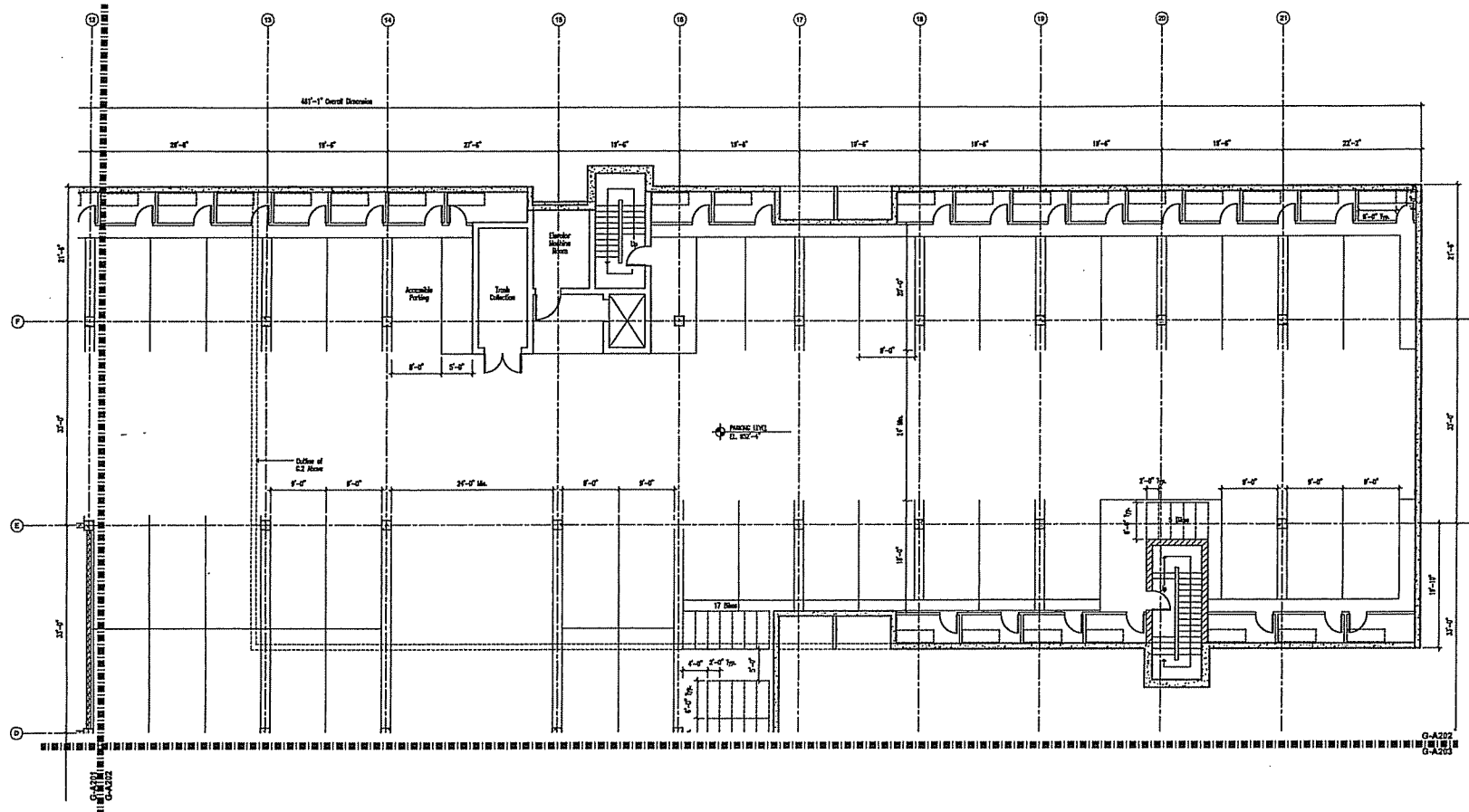
**LOWER LEVEL PARKING INFORMATION**

5 Compact Car Spaces  
 5 Accessible Spaces  
 1 Van Accessible Space  
 124 Parking Spaces  
 135 Total Parking Spaces  
 38 Bike Stalls  
 71 Storage Caissets  
 107 Total Below Grade Bike Parking Stalls

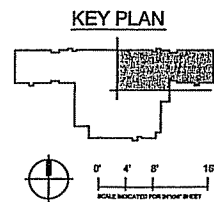
**KEY PLAN**



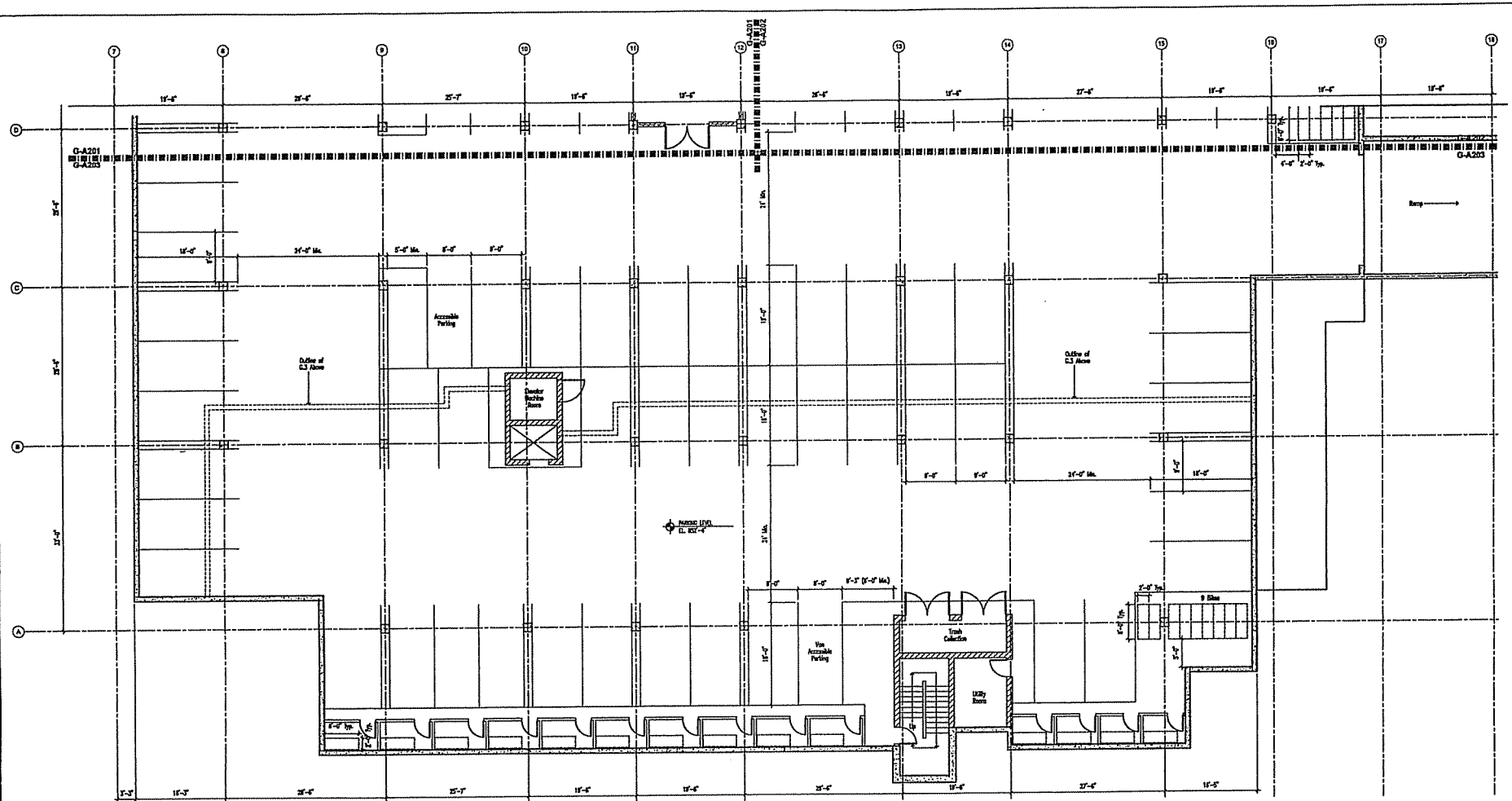
SUBMITTAL DATE: 0823   2006		SHEET TITLE: <b>G - LOWER LEVEL          PARKING PLAN</b>
		SHEET NUMBER: <b>G-A201</b>



**G - LOWER LEVEL PARKING PLAN**  
SCALE: 1/8"=1'-0"

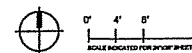
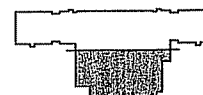


<b>MCGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS		<b>UNION</b> <b>CORNERS</b>
SUBMITTAL DATE: 08/23/2006	PHASE I SUP	
<b>EngbergAnderson</b> Design Partnership, Inc. <small>MADISON • MILWAUKEE • www.eandp.com</small> <small>116 Pinckney St., Madison, WI 53703 • P: 608.261.0028</small>		SHEET TITLE: <b>G - LOWER LEVEL          PARKING PLAN</b> SHEET NUMBER: <b>G-A202</b>

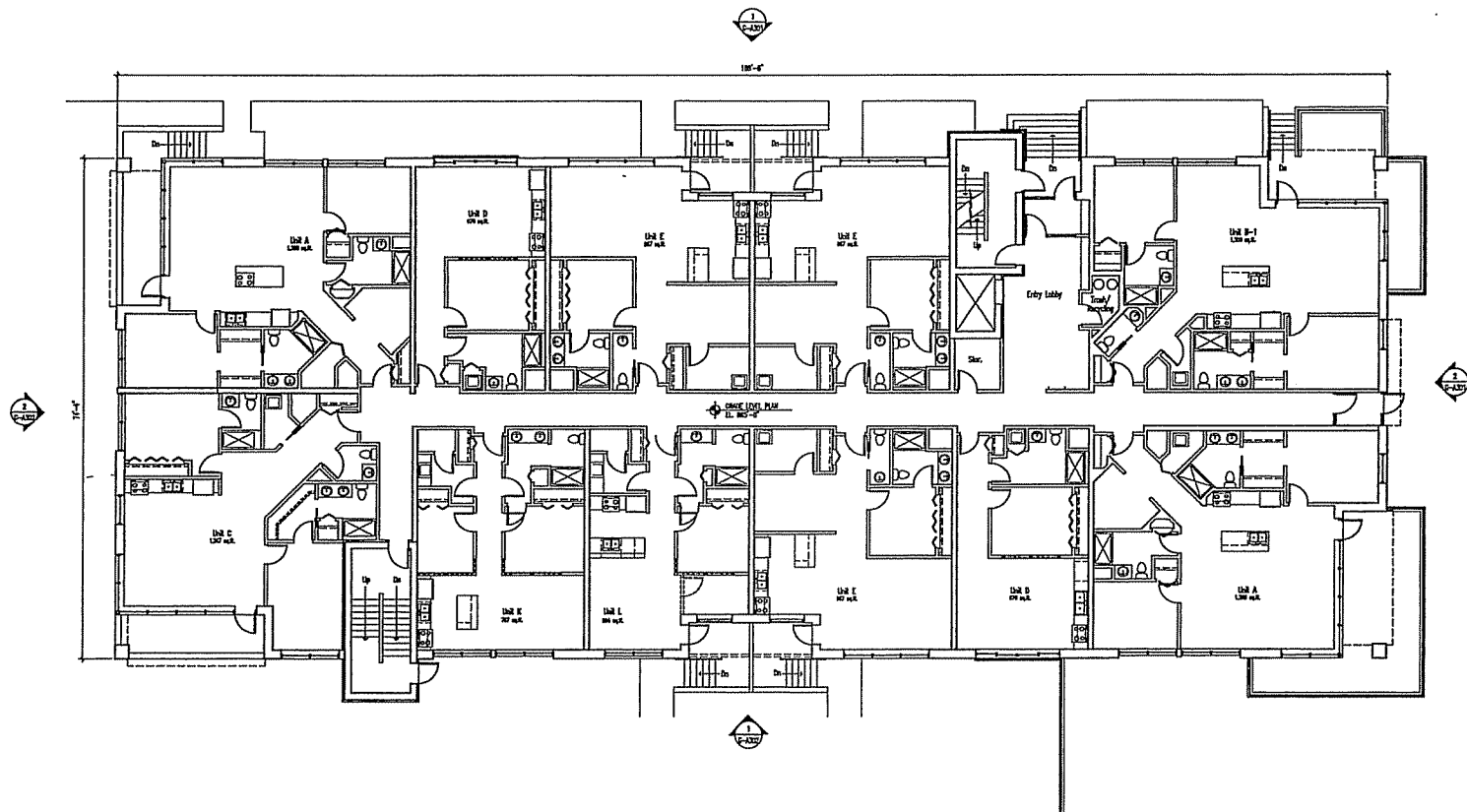


**G - LOWER LEVEL PARKING PLAN**  
SCALE 1/8"=1'-0"

**KEY PLAN**

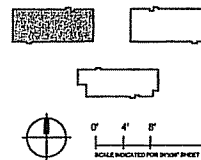


<p><b>MCGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS</p>	<p><b>UNION CORNERS</b></p>
<p>SUBMITTAL DATE: 0823   2006</p> <p>PHASE   SIP</p>	<p>SHEET TITLE: <b>G - LOWER LEVEL PARKING PLAN</b></p>
<p><b>EngbergAnderson</b> Design Partnership, Inc. MADISON • MILWAUKEE • <a href="http://www.eapdy.com">www.eapdy.com</a> <small>1345 Parkview Dr., Madison, WI 53706 • P: 608.266.8200</small></p>	<p>SHEET NUMBER: <b>G-A203</b></p>

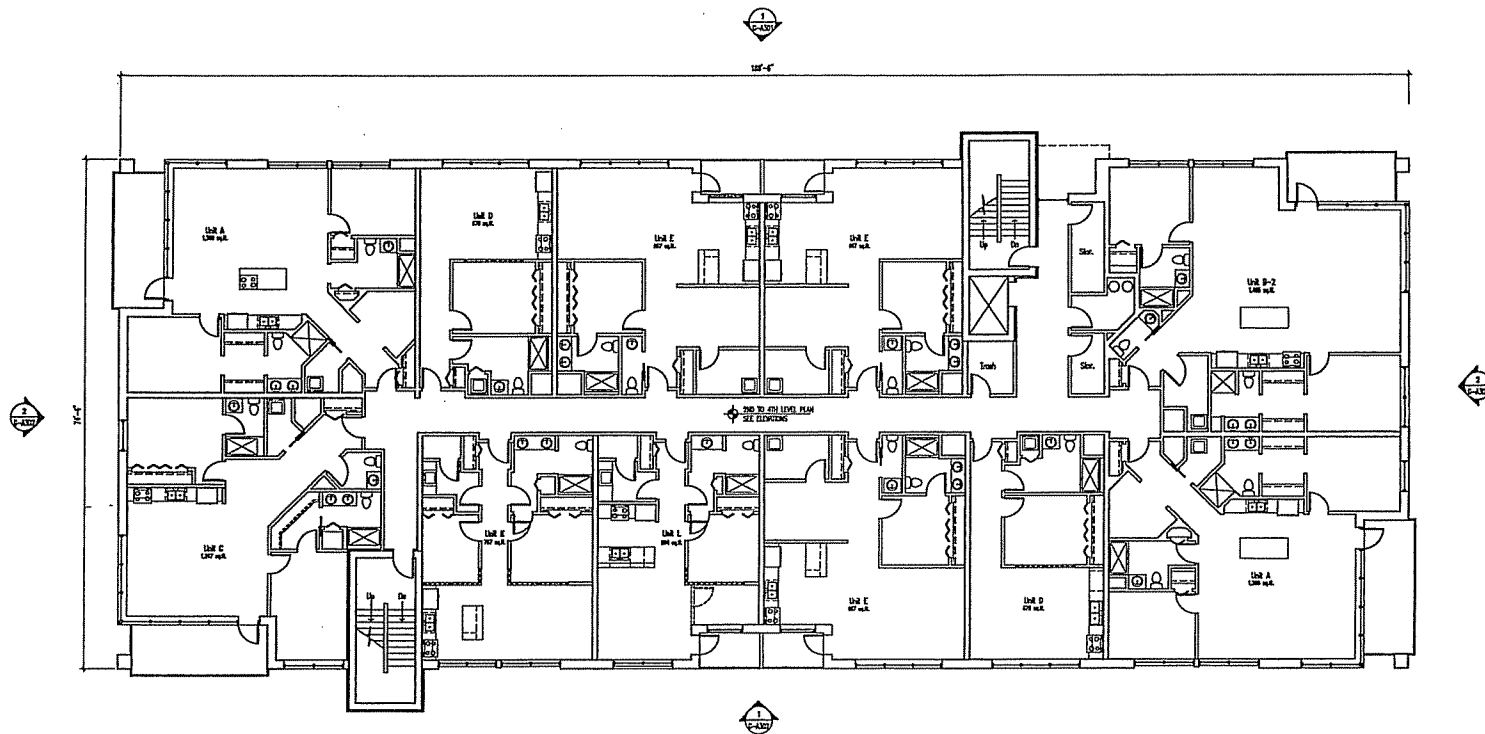


**G.1 - GRADE LEVEL PLAN (G.2 MIRRORED)**  
 SCALE: 1/8"=1'-0"

# KEY PLAN

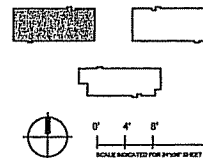


<p><b>McGRATH</b>  <i>Associates</i>          REAL ESTATE INVESTMENTS</p>		<p><b>UNION</b>  <b>CORNERS</b></p>
<p>GUARANTAL DATE:          0823   2006</p>	<p>PHASE I SIP</p>	
<p><b>EngbergAnderson</b>  <b>DesignPartnership, Inc.</b>          MADISON • MILWAUKEE • www.eadp.com          100 Prichard St., Madison, WI 53703 • Tel: 608.261.0000</p>		<p>SHEET TITLE:  <b>G.1 - GRADE          LEVEL PLAN          (G.2 MIRRORED)</b></p> <p>SHEET NUMBER:  <b>G-A204</b></p>

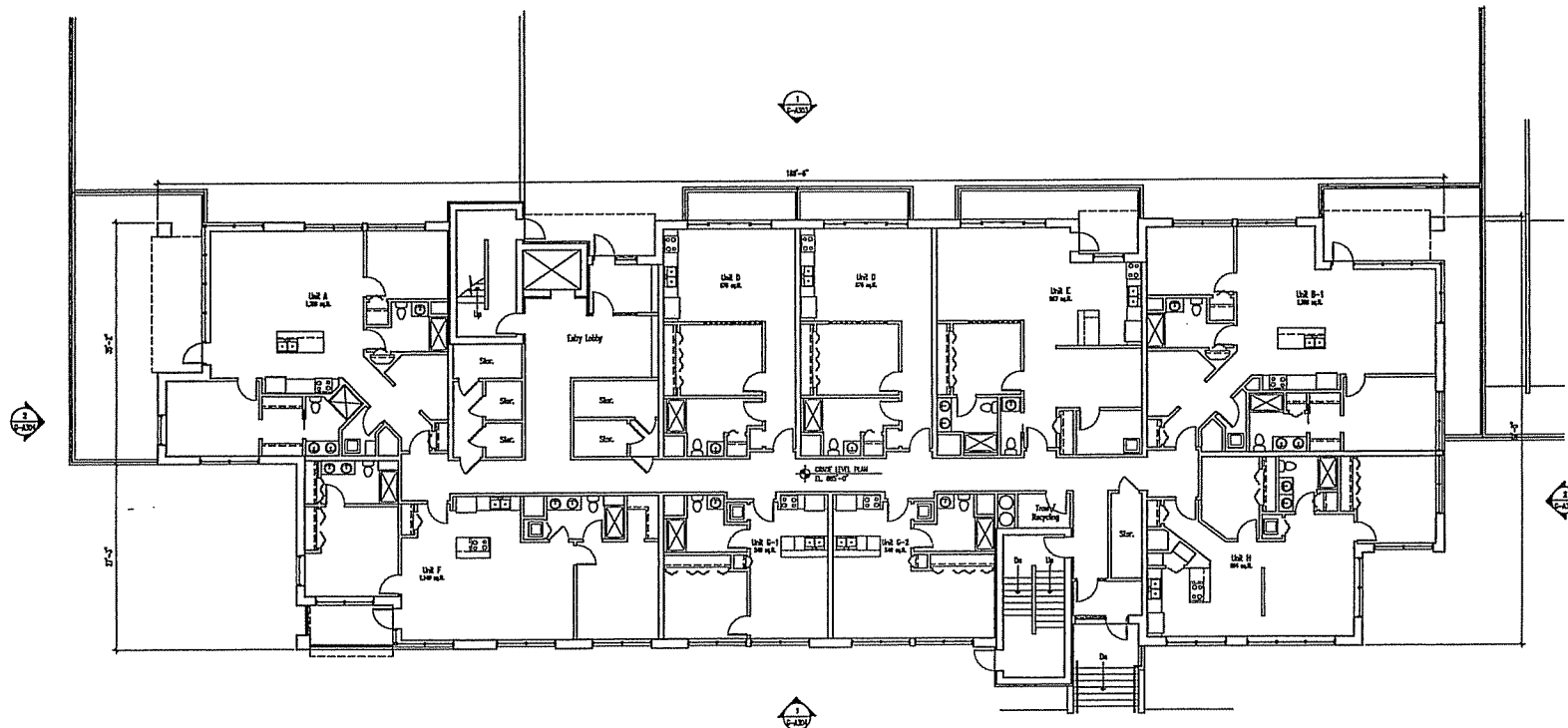


**G.1 - 2ND TO 4TH LEVEL PLAN (G.2 MIRRORED)**  
 SCALE: 1/8"=1'-0"

**KEY PLAN**

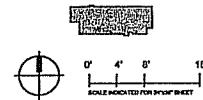
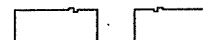





 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENT FIRM		
SUBMITTAL DATE: 08/23 / 2006	PHASE: I SIP	SHEET TITLE: <b>G.1 - 2ND TO 4TH          LEVEL PLAN          (G.2 MIRRORED)</b>
 <b>EngbergAnderson</b> <b>DesignPartnership, Inc.</b> MADISON • MILWAUKEE • www.eadp.com <small>114 Pinckney St., Madison, WI 53703 • P: 608.226.8800</small>		SHEET NUMBER: <b>G-A205</b>



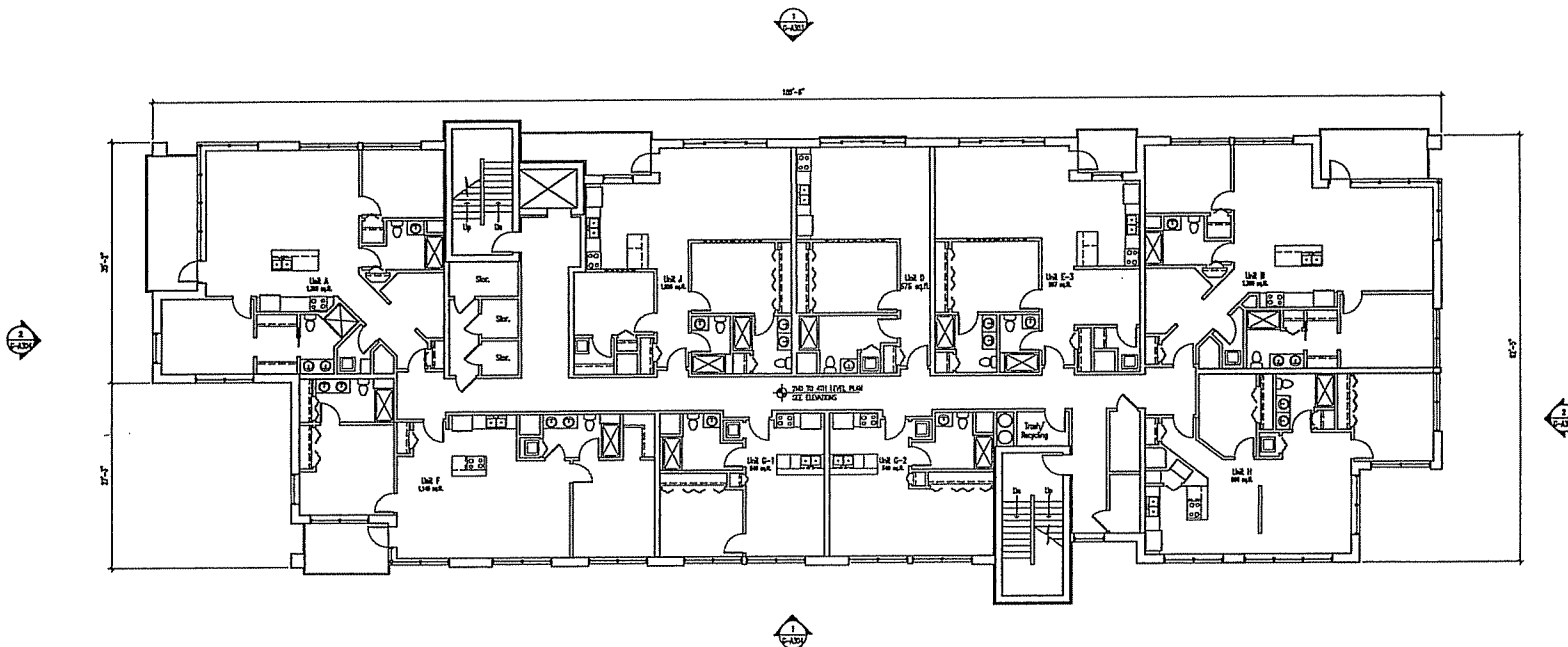
**G.3 - GRADE LEVEL PLAN**  
SCALE: 1/8"=1'-0"

**KEY PLAN**



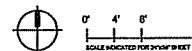
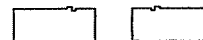
 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENT		
SUBMITTAL DATE: 0823   2006	PHASE   SIP	
 <b>EngbergAnderson</b> Design Partnership, Inc. MADISON • MILWAUKEE • www.eandp.com <small>1315 Parkway Dr., Madison, WI 53706 • PH 608.259.4500</small>		SHEET TITLE: <b>G.3 - GRADE LEVEL PLAN</b> SHEET NUMBER: <b>G-A206</b>



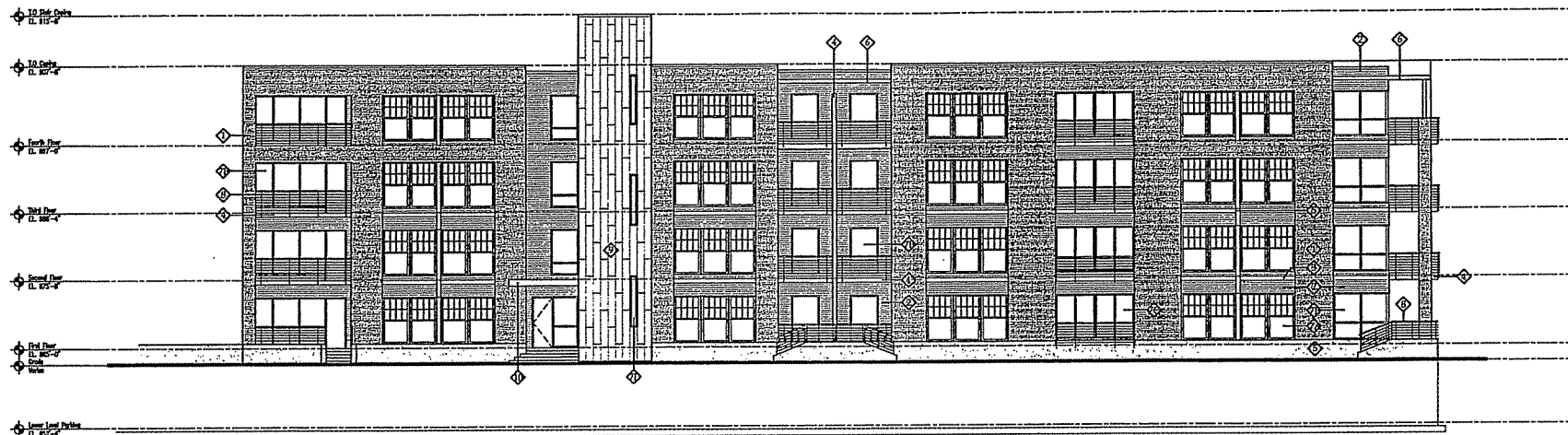


G.3 - 2ND TO 4TH LEVEL PLAN  
SCALE 1/8"=1'-0"

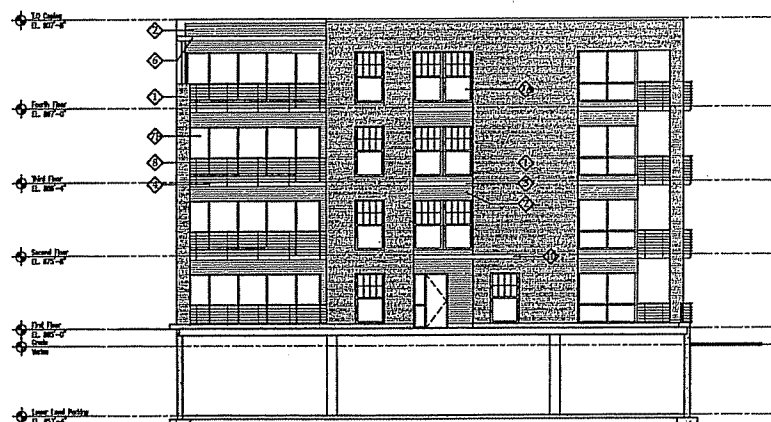
KEY PLAN



<b>MCGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENT		
SUBMITTAL DATE: 0823   2006	PHASE   SIP	
<b>EngbergAnderson</b> DesignPartnership, Inc. MADISON • MILWAUKEE • www.eandp.com <small>1417 Madison St., Madison, WI 53703 • P: 608.224.4422</small>		SHEET TITLE: <b>G.3 - 2ND TO 4TH LEVEL PLAN</b>  SHEET NUMBER: <b>G-A207</b>






**NORTH ELEVATION G.1 (G.2 MIRRORED)**  
SCALE: 1/8"=1'-0"

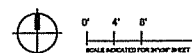


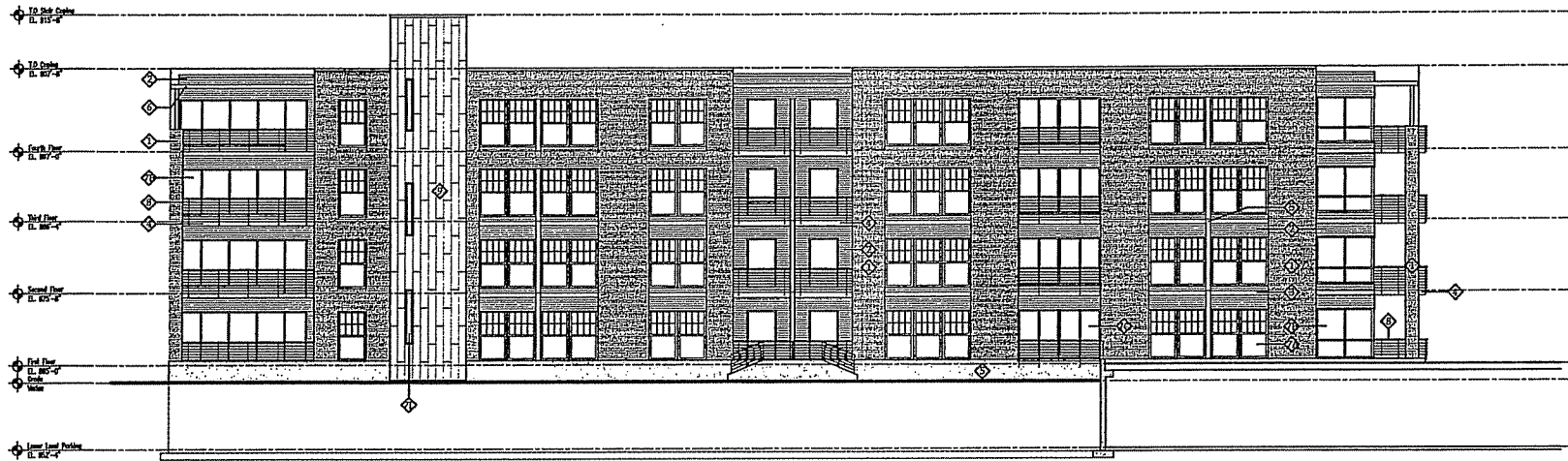
**EAST ELEVATION G.1 (G.2 MIRRORED)**  
SCALE: 1/8"=1'-0"

Exterior Material Legend – typical at all elevations

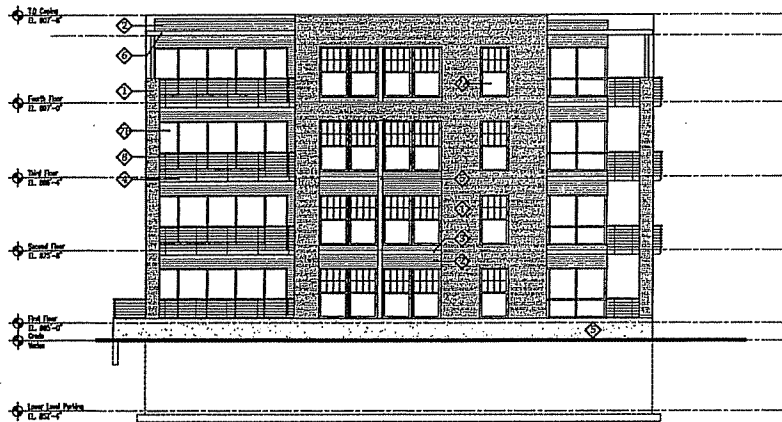
- 1-Brick 1 in Running bond pattern
- 2-Brick 2 in Running bond pattern
- 3-Brick Soldier course
- 4-Precast concrete panel
- 5-Sandblasted site cast concrete
- 6-Prefinished metal trellis
- 7A-Aluminum or Aluminum clad single hung window system w/ insul. glazing
- 7B-Aluminum or Aluminum clad window system w/ insulated glazing
- 7C-Aluminum or Aluminum clad sliding door w/ insulated glazing
- 7D-Aluminum or Aluminum clad fixed window system w/ insulated glazing
- 8-Prefinished metal railing system
- 9-Flat seam metal panel system - coated copper
- 10-Prefinished metal canopy and fascia

 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS		
SUBMITTAL DATE: 0823   2006	PHASE   SIP	SHEET TITLE: G.1 - NORTH AND EAST ELEVATIONS (G.2 MIRRORED)
 <b>EngbergAnderson</b> Design Partnership, Inc. MADISON • MILWAUKEE • www.eadp.com <small>114 Parkway St., Madison, WI 53706 • PH 608.255.8628</small>		SHEET NUMBER: <b>G-A301</b>





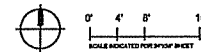
**G.1 SOUTH ELEVATION (G.2 MIRRORED)**  
SCALE: 1/8"=1'-0"






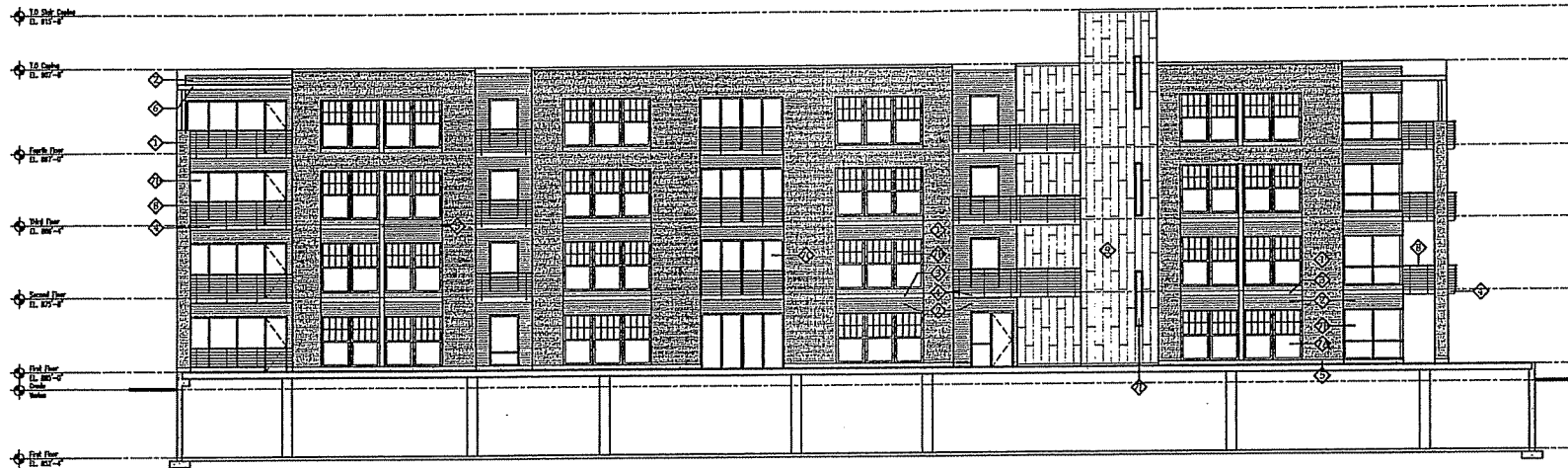
**G.1 WEST ELEVATION (G.2 MIRRORED)**  
SCALE: 1/8"=1'-0"

Exterior Material Legend – typical at all elevations

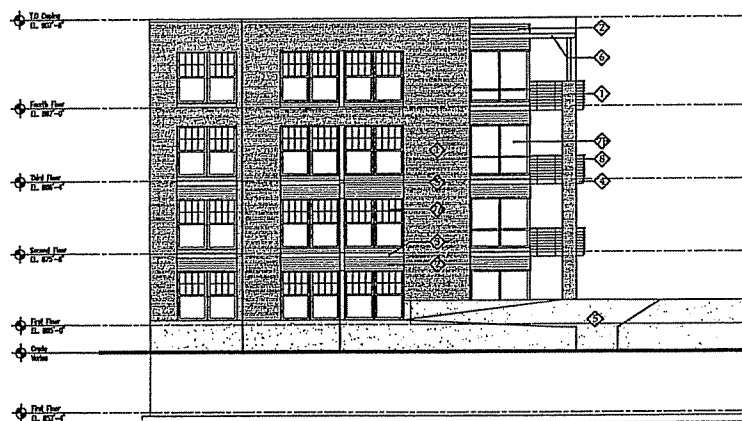
- 1-Brick 1 in Running bond pattern
- 2-Brick 2 in Running bond pattern
- 3-Brick Soldier course
- 4-Precast concrete panel
- 5-Sandblasted site cast concrete
- 6-Prefinished metal trellis
- 7A-Aluminum or Aluminum clad single hung window system w/ insul. glazing
- 7B-Aluminum or Aluminum clad window system w/ insulated glazing
- 7C-Aluminum or Aluminum clad sliding door w/ insulated glazing
- 7D-Aluminum or Aluminum clad fixed window system w/ insulated glazing
- 8-Prefinished metal railing system
- 9-Flat seam metal panel system - coated copper
- 10-Prefinished metal canopy and fascia



 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENT		
SUBMITTAL DATE: 0823   2006	PHASE I SIP	SHEET TITLE: <b>G.1 - WEST AND SOUTH          ELEVATIONS          (G.2 MIRRORED)</b>
 <b>EngbergAnderson</b> Design Partnership, Inc. <small>MADISON • MILWAUKEE • www.eadp.com</small> <small>1315 Peachtree St., Madison, WI 53703 • PH 608-224-0000</small>		SHEET NUMBER: <b>G-A302</b>



**1 NORTH ELEVATION G.3**  
SCALE: 1/8"=1'-0"






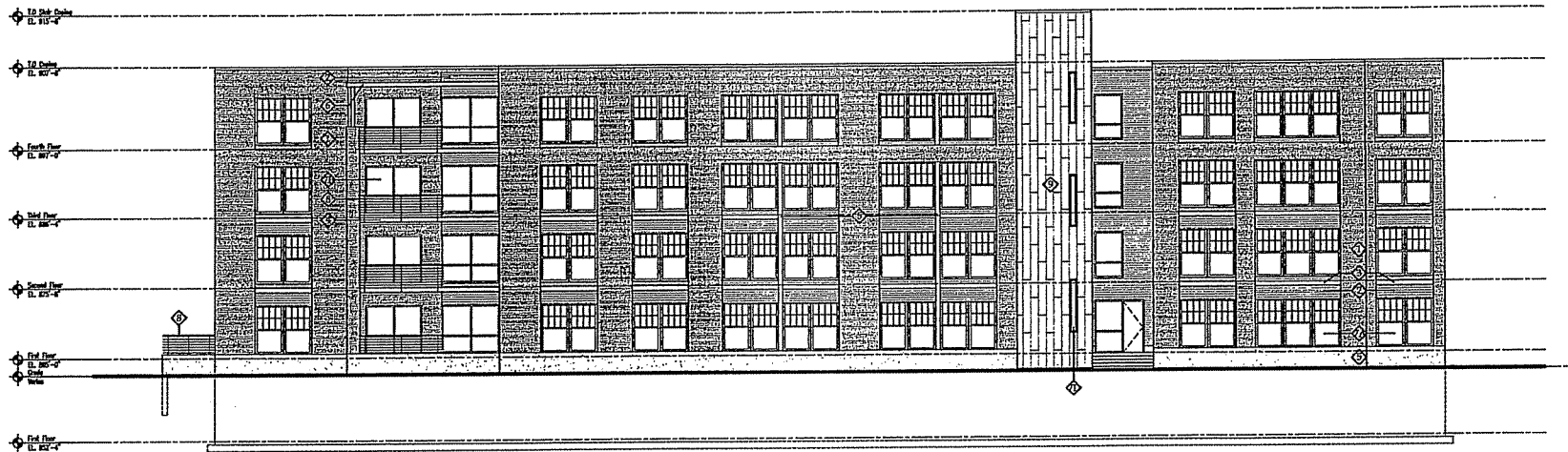
**2 EAST ELEVATION G.3**  
SCALE: 1/8"=1'-0"

Exterior Material Legend - typical at all elevations

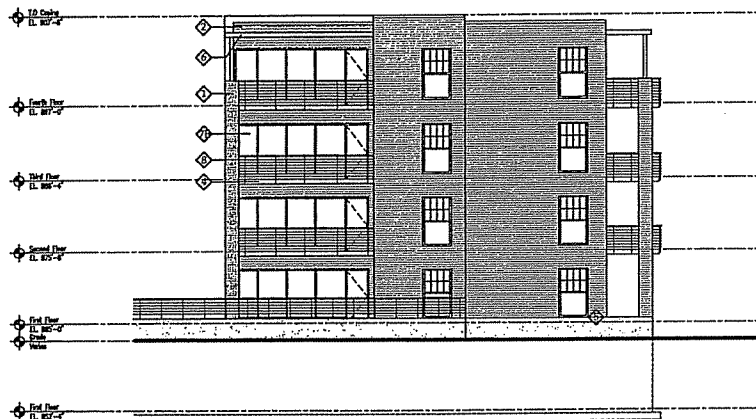
- 1-Brick 1 in Running bond pattern
- 2-Brick 2 in Running bond pattern
- 3-Brick Soldier course
- 4-Precast concrete panel
- 5-Sandblasted site cast concrete
- 6-Prefinished metal trellis
- 7A-Aluminum or Aluminum clad single hung window system w/ insul. glazing
- 7B-Aluminum or Aluminum clad window system w/ insulated glazing
- 7C-Aluminum or Aluminum clad sliding door w/ insulated glazing
- 7D-Aluminum or Aluminum clad fixed window system w/ insulated glazing
- 8-Prefinished metal railing system
- 9-Flat seam metal panel system -coated copper
- 10-Prefinished metal canopy and fascia



	
SUBMITTAL DATE: 0823   2008	PHASE I SIP SHEET TITLE: <b>G.3 - NORTH AND EAST ELEVATIONS</b>
 <b>EngbergAnderson</b> Design Partnership, Inc. <small>MADISON • MILWAUKEE • www.eadp.com</small> <small>134 Prichard St., Madison, WI 53703 • Tel. 608.266.4225</small>	SHEET NUMBER: <b>G-A303</b>






**SOUTH ELEVATION G.3**  
SCALE 1/8"=1'-0"

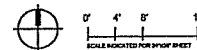


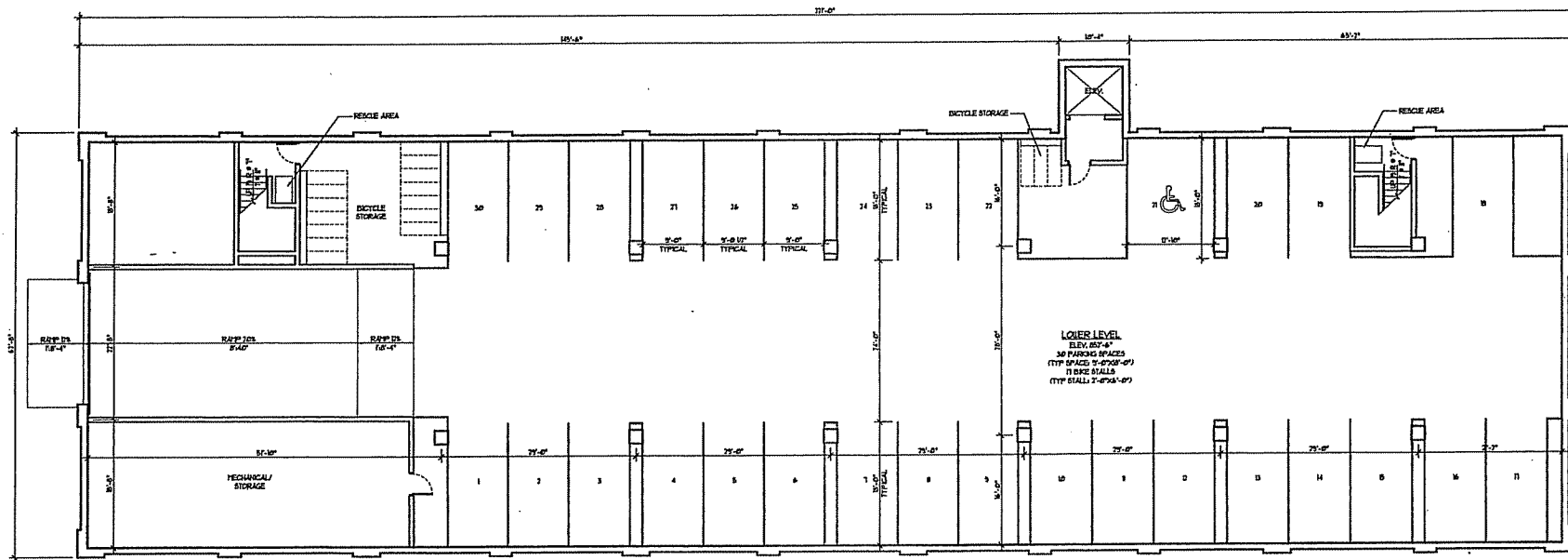
**WEST ELEVATION G.3**  
SCALE 1/8"=1'-0"

**Exterior Material Legend - typical at all elevations**

- 1-Brick 1 in Running bond pattern
- 2-Brick 2 in Running bond pattern
- 3-Brick Soldier course
- 4-Precast concrete panel
- 5-Sandblasted site cast concrete
- 6-Prefinished metal trellis
- 7A-Aluminum or Aluminum clad single hung window system w/ Insul. glazing
- 7B-Aluminum or Aluminum clad window system w/ Insulated glazing
- 7C-Aluminum or Aluminum clad sliding door w/ Insulated glazing
- 7D-Aluminum or Aluminum clad fixed window system w/ Insulated glazing
- 8-Prefinished metal railing system
- 9-Flat seam metal panel system - coated copper
- 10-Prefinished metal canopy and fascia

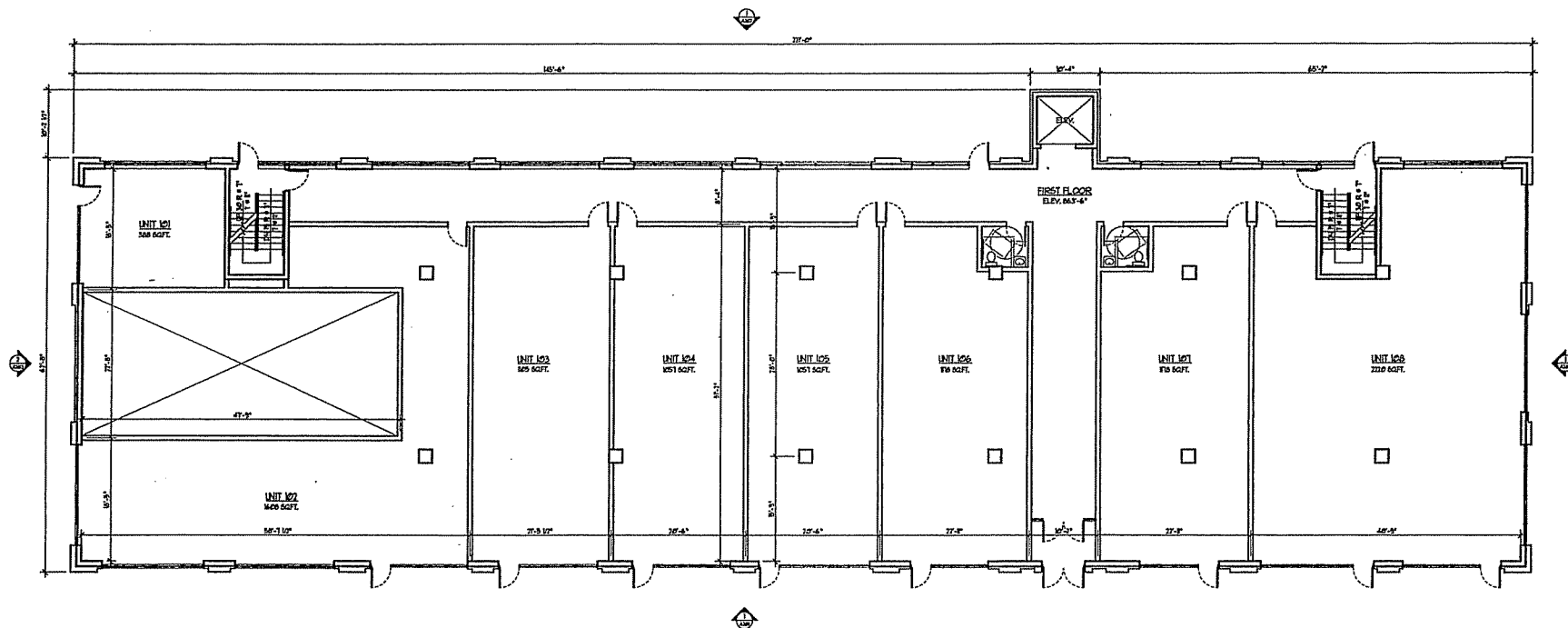
 <b>McGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENT		
SUBMITTAL DATE: 0823   2006	PHASE   SIP	SHEET TITLE: <b>G.3 - SOUTH AND WEST ELEVATIONS</b>
 <b>EngbergAnderson</b> Design Partnership, Inc. <small>MADISON • MILWAUKEE • www.eadp.com</small> <small>1400 Technology Dr., Madison, WI 53706 • P 608.224.8887</small>		SHEET NUMBER: <b>G-A304</b>





SIP SUBMITTAL	
<b>MCGRATH</b> <i>Associates</i> REAL ESTATE INVESTMENTS	<b>UNION CORNERS</b>
SUBMITTAL DATE: 0823 / 2008	PLAN COMMISSION
ARCHITECT: <b>ARCHITECTURE   CSG, INC.</b> 107 N. HAWAIIAN STREET MADISON, WI 53703 608/251-4482	SHEET TITLE: <b>PROPOSED LOWER LEVEL PLAN</b>
	SHEET NUMBER: <b>FB-A100</b>

PROPOSED LOWER LEVEL PLAN  
 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"

# SIP SUBMITTAL

THE  
**MCGRATH**  
*Associates*  
REAL ESTATE INVESTMENTS

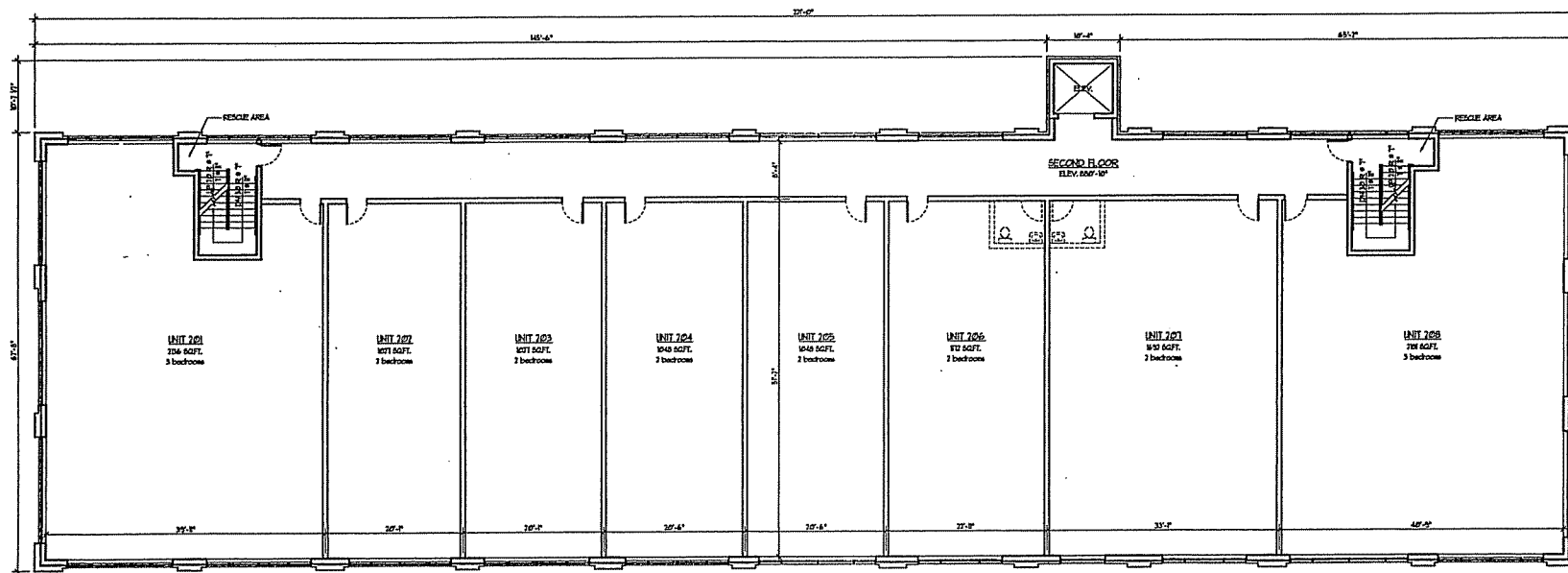


SUBMITTAL DATE:  
08/23/2008 PLAN COMMISSION

SHEET TITLE:  
**PROPOSED FIRST  
FLOOR PLAN**

ARCHITECT:  
**ARCHITECTURE | CSG, INC.**  
177 N. HAMILTON STREET  
MADISON, WI 53703 608/231-4402

SHEET NUMBER:  
**FB-A101**



SIP SUBMITTAL

**MCGRATH**  
*Successes*  
REAL ESTATE INVESTMENTS

**UNION**  
**CORNERS**

SUBMITTAL DATE:  
0823 | 2006

PLAN COMMISSION

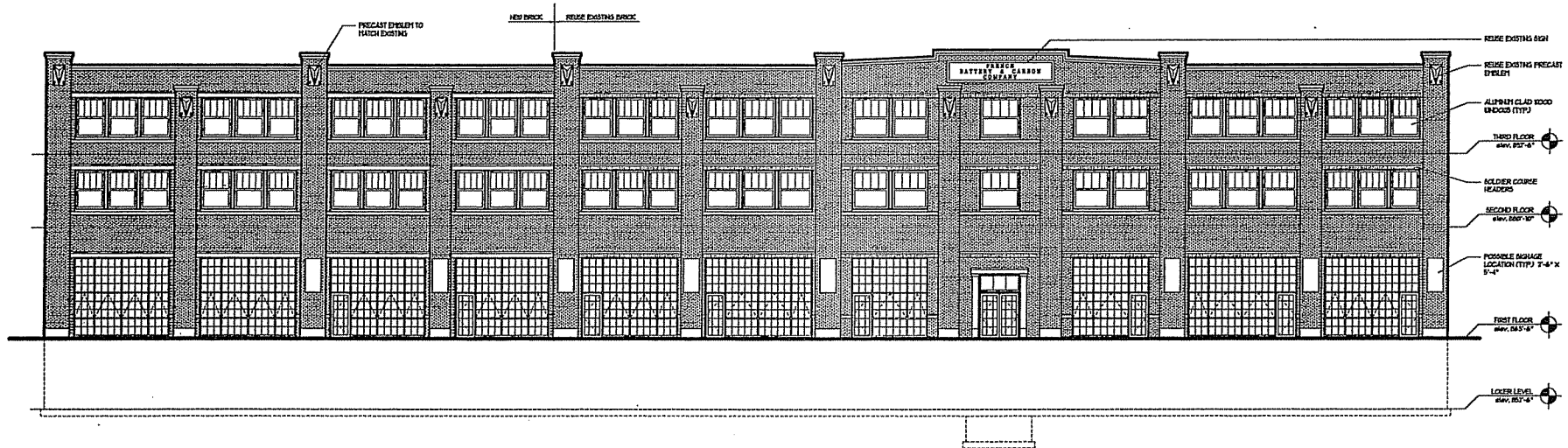
SHEET TITLE:  
**PROPOSED 2ND/  
3RD FLOOR PLAN**

ARCHITECT:  
**ARCHITECTURE | CSG, INC.**  
107 N. HAWKSTON STREET  
WACONIA, MN 55703 608/231-4402

SHEET NUMBER:  
**FB-A102**

PROPOSED SECOND/THIRD FLOOR PLAN  
1/8" = 1'-0"





REUSE EXISTING BRICK AND TRIM  
AS MUCH AS POSSIBLE IN THE  
ORIGINAL BUILDING. DETAILS  
AND MATERIALS IN NEW BUILDING  
BAYS TO BE SIMILAR TO  
EXISTING.

1 WINNEBAGO STREET ELEVATION  
1/8" = 1'-0"

# SIP SUBMITTAL

**MCGRATH**  
*Associates*  
REAL ESTATE INVESTMENTS

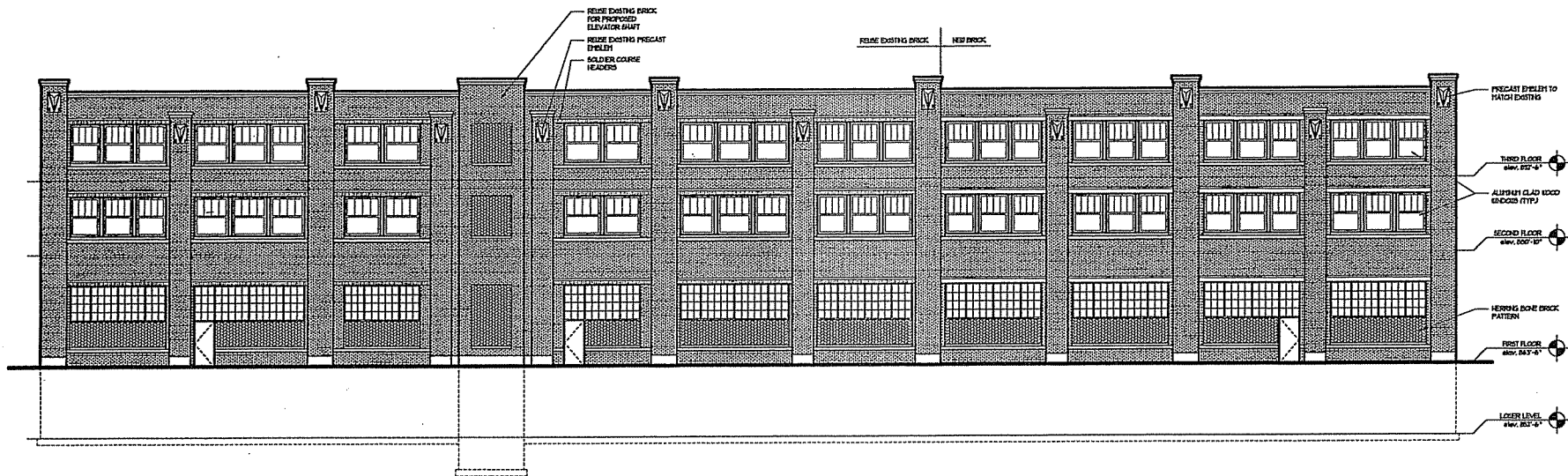


SUBMITTAL DATE:  
08/23/2008 PLAN COMMISSION

SHEET TITLE:  
WINNEBAGO  
STREET ELEVATION

ARCHITECT:  
**ARCHITECTURE | CSG, INC.**  
107 N. HAMILTON STREET  
MADISON, WI 53703 608/251-4402

SHEET NUMBER:  
**FB-A201**



REUSE EXISTING BRICK AND TRIM  
AS MUCH AS POSSIBLE IN THE  
ORIGINAL BUILDING DETAILS  
AND MATERIALS IN NEW BUILDING  
BAYS TO BE SIMILAR TO  
EXISTING.

REAR EXTERIOR ELEVATION  
1/8" = 1'-0"

# SIP SUBMITTAL

**MCGRATH**  
*Associates*  
REAL ESTATE INVESTMENTS



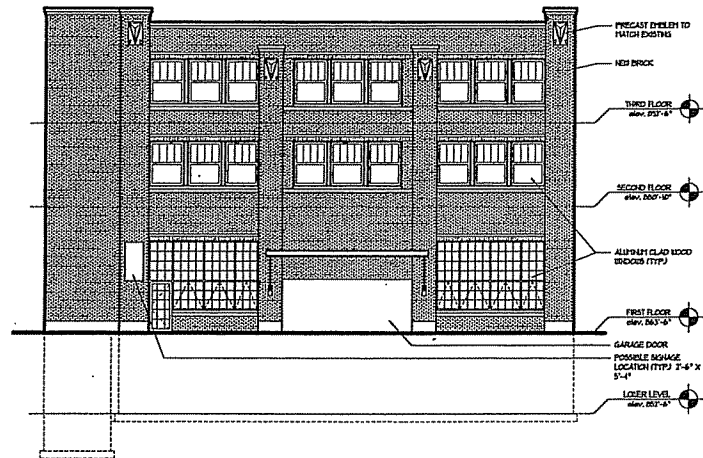
SUBMITTAL DATE:  
0823 | 2006

PLAN COMMISSION

SHEET TITLE:  
REAR EXTERIOR  
ELEVATION

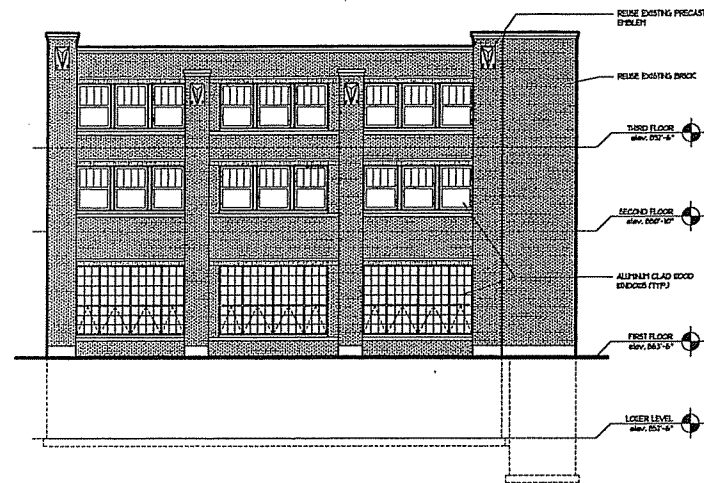
ARCHITECT:  
**ARCHITECTURE | CSG, INC.**  
107 N. HAMILTON STREET  
MADISON, WI 53703 608/251-4402

SHEET NUMBER:  
**FB-A202**



REUSE EXISTING BRICK AND TRIM AS MUCH AS POSSIBLE IN THE ORIGINAL BUILDING. DETAILS AND MATERIALS IN NEW BUILDING BAYS TO BE SIMILAR TO EXISTING.

2 FIFTH STREET ELEVATION  
1/8" = 1'-0"



REUSE EXISTING BRICK AND TRIM AS MUCH AS POSSIBLE IN THE ORIGINAL BUILDING. DETAILS AND MATERIALS IN NEW BUILDING BAYS TO BE SIMILAR TO EXISTING.

1 SIXTH STREET ELEVATION  
1/8" = 1'-0"

SIP SUBMITTAL			
SUBMITTAL DATE: 0823   2006		PLAN COMMISSION	
ARCHITECT: ARCHITECTURE   CSG, INC. 107 N. WALTON STREET MADISON, WI 53703 608/231-4402		SHEET TITLE: 6TH & 5TH STREET ELEVATIONS	
		SHEET NUMBER: <b>FB-A203</b>	