

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 339 West Gorham
Title: Oliv Madison

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested January 11, 2023

New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
- Modifications of Height, Area, and Setback
- Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Brent Pflederer Company Core Madison Gorham, LLC
Street address 1643 N Milwaukee Street City/State/Zip Chicago, IL 60647
Telephone 630-887-7242 Email brentp@corespaces.com

Project contact person Brian Munson Company Vandewalle & Associates
Street address 120 East Lakeside Street City/State/Zip Madison, WI 53715
Telephone 608-609-4410 Email bmunson@vandewalle.com

Property owner (if not applicant) Core Madison Gorham, LLC
Street address 1643 N Milwaukee St. 5th Floor City/State/Zip Chicago, IL 60647
Telephone 773.969.5740 Email Brentp@corespaces.com

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on December 16th, 2022
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Brent Pflederer Relationship to property Development Manager

Authorizing signature of property owner Core Madison Gorham, LLC
By: Core Campus Developer, LLC
It's Development Manager  Date 12/19/22
Brent Pflederer, Development Manager

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



VANDEWALLE & ASSOCIATES INC.

To: Jenny Kirchgatter
Colin Punt
Jessica Vaughn

From: Brian Munson

CC: Brent Pflederer
Alder Verveer

Date: Friday, December 30, 2022

Re: 339 West Gorham Street: Oliv Madison

Attached is a minor amendment packet for the Oliv Madison Project. These changes address some program elements (expanded amenity), design refinements, and adding solar to the project. The packet illustrates the changes between the Original SIP document and the proposed amendments. The site plan review/building permit set elevations are also included for reference to show what was approved with the building permit.

Below are the items outlined on the attached plans. Items 1 through 6 are clouded in red as these items were not included in the site plan review/building permit set. Items 7 through 28 are clouded in blue as these were reviewed and approved in the site plan review and building permit sets. They are called out here for reference.

- Item 1. Curved Steel Elements (A14, A17, A7, A10): Revision from brick to painted steel plate for the curved elements adjacent to the lobby. This was done for constructability.
- Item 2. Front Entry Canopy (A14, A17, A7, A17, A18): Revise proposed entrance canopy for constructability. The thickness of the canopy needs to be 14" in order to fit structure, light fixtures and roof drain bodies.
- Item 3. Retail Storefront Canopies (A15, A42): Revise retail storefront awnings to aluminum louvered canopies.
- Item 4. Residential Garage Door Height (A19, A13): Residential garage door height reduced; brick added. Garage door lites revised per door manufacturer standards.
- Item 5. Increased Fitness Room size (A45): Revise 2nd floor to remove one unit, revise adjacent unit, and expand fitness amenity space (net reduction 1 unit and 3 beds).
- Item 6. Added Solar Panels and green roof modifications (A45, A46, A47, A49, A51): Reduction of select green roofs for proper maintenance access. The areas deleted required maintenance access through tenant units. The removal of these select green roofs provides the financial ability to add solar panels on the roof. The project added 8,485 SF to dedicate to solar panels.

- i. Note on item 6: The project will still almost double the minimum green roof requirement for stormwater management. 6,600 SF was required. 14,209 SF was provided in approved set. The current proposal includes 11,613 SF of green roof.

- Item 7. Architectural Brick Pier (A14, A17, A18): Width and depth revised for constructability.
- Item 8. Structural Columns (A14, A17): Structural columns required for constructability.
- Item 9. Brick Screen Wall (A14): Adjustments to screen wall for lateral bracing, constructability and maintenance.
- Item 10. Brick Reveal (A14, A17 A19): Depth and material were not originally defined – it is now defined as ½” black brick reveal.
- Item 11. Brick Recess (A16): Original recess dimension was not defined; it is now defined as 1” recess at soldier course locations and ½” at running bond locations.
- Item 12. State Street Metal Panel Façade (A16, A4): Minor revisions to the layout and dimensions to match approved floorplans.
- Item 13. Parapet Walls (A15, A16, A4, A7, A10, A13): Parapets increased in height to accommodate required roof sloping, drainage and waterproofing.
- Item 14. General Window Mullion Spacing (A16): Window mullions for living room windows went from having two mullions to three mullions. The new spacing allowed for symmetrical casement operable windows.
- Item 15. Tenant Balcony Railings (A19, A4, A7, A13): Select tenant balcony railings changed from glass railing to picket railing for design purposes.
- Item 16. Johnson Façade Corner Window (A19): Window revised per unit layout.
- Item 17. Firehouse – oLiv Property Line Setback (A19): Metal panel was not visible in original rendering due to error in setback of the Firehouse. It was included in the original elevations and adopted elevations and plans.
- Item 18. Johnson Street Egress Door (A19, A13): Egress door was added for stair 2.
- Item 19. Johnson Street Pier Spacing (A19): Pier spacing, and width revised so to not overlap glazing and maximize daylight into the units.
- Item 20. Gorham Façade Window Layout (A7): Revised façade previously approved under separate minor amendment. Updated to reflect approved floorplan adjustments.
- Item 21. Broom Street Inset Façade (A10): Metal panel changed to brick that matches Firehouse brick per request from adjacent property owner.
- Item 22. Broom Street Inset Façade (A10): Balconies removed per unit layout.
- Item 23. Johnson Street Louver (A13): Louver required for garage fresh air supply.
- Item 24. Historic Façade Updates (A19, A13): Historic facades were updated per coordination and based on a laser scan completed before the buildings were demolished.
- Item 25. Johnson Street Alley Corner (A13): Curved glass replaced with curved metal panel to conceal column.
- Item 26. Gorham Street Metal Band (A15, A7): Deeper metal band for constructability.
- Item 27. Glass Railing: Glass railing developed further throughout building – typical on all facades.
- Item 28. Window Spacing: Window spacing adjusted to align with unit layouts – typical on all facades.
- Item 29. Johnson street alley setback: There is a setback at level 7 on the Johnson Street elevation that was missing in the approved renderings. The proposed renderings now correctly show the setback.

UDC MINOR REVISIONS

RED - ITEMS PROPOSED FOR MINOR AMENDMENT
BLUE - PREVIOUSLY PERMIT APPROVED CHANGES



ōliv MADISON 339 W GORHAM STREET

ANTUNOVICH ASSOCIATES • ARCHITECTURE, PLANNING, INTERIOR DESIGN • CORE SPACES • DEVELOPER

TITLE SHEET

MADISON, WISCONSIN • DECEMBER 19, 2022

A1



ITEM #7
WIDTH AND DEPTH
REVISED FOR
CONSTRUCTABILITY

FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

ITEM #10
BLACK BRICK REVEAL

APPROVED



ITEM #2
CANOPY REVISED FOR
CONSTRUCTABILITY

ITEM #1
PAINTED CURVED STEEL
ELEMENT FOR
CONSTRUCTABILITY

ITEM #8
STRUCTURAL COLUMNS REQUIRED
FOR CONSTRUCTABILITY

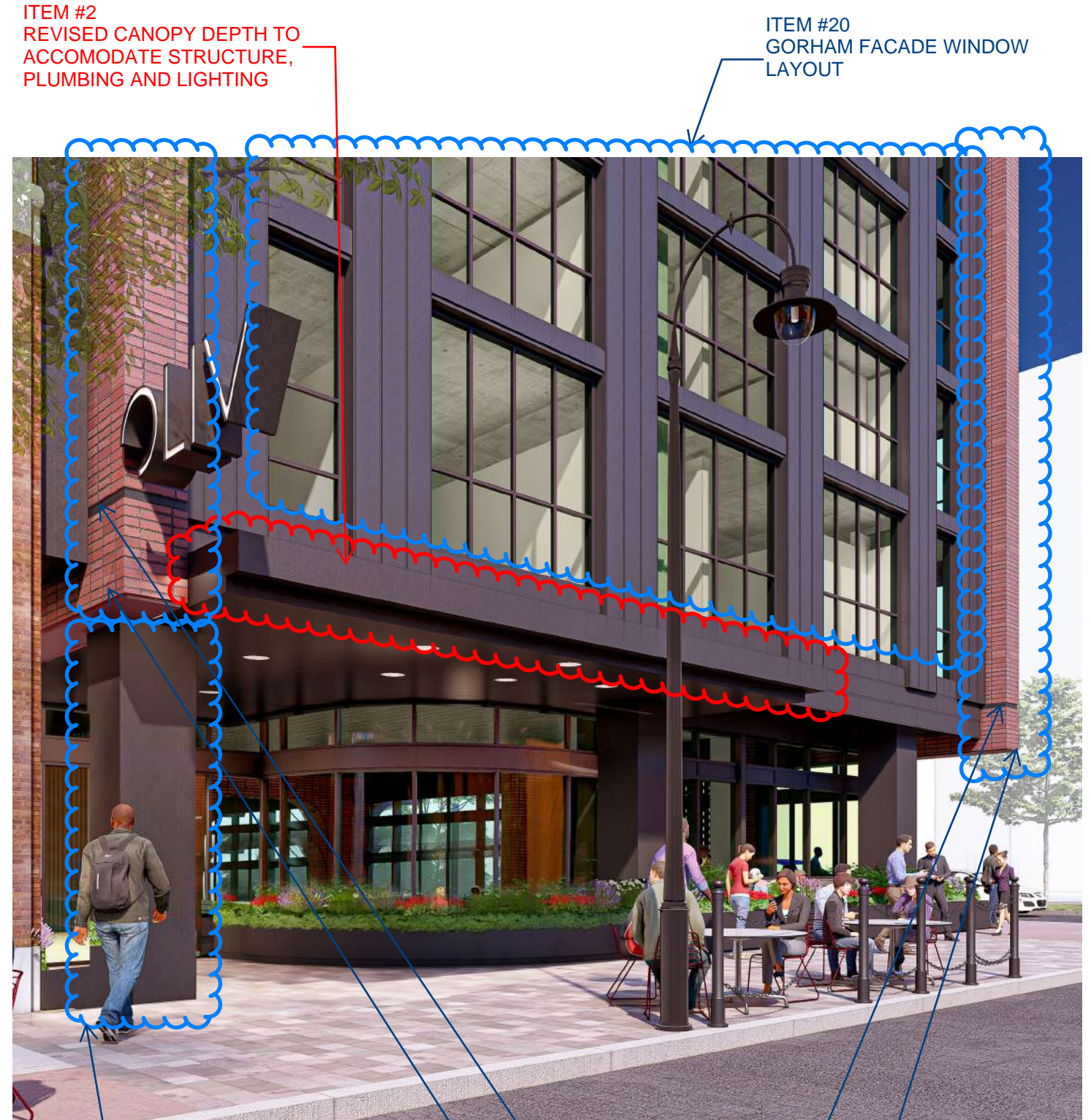
ITEM #9
ADJUSTMENTS TO
SCREEN WALL FOR
LATERAL BRACING,
CONSTRUCTABILITY
AND MAINTENANCE

PROPOSED



FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

APPROVED



ITEM #8
STRUCTURAL COLUMNS REQUIRED
FOR CONSTRUCTABILITY

ITEM #10
BRICK REVEAL

ITEM #7
WIDTH AND DEPTH
REVISED FOR
CONSTRUCTABILITY

PROPOSED



FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

APPROVED

ITEM #20
GORHAM FACADE WINDOW LAYOUT



ITEM #7
WIDTH AND DEPTH
REVISED FOR
CONSTRUCTABILITY

ITEM #2
REVISED CANOPY DEPTH TO
ACCOMODATE STRUCTURE,
PLUMBING AND LIGHTING

PROPOSED



FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

APPROVED



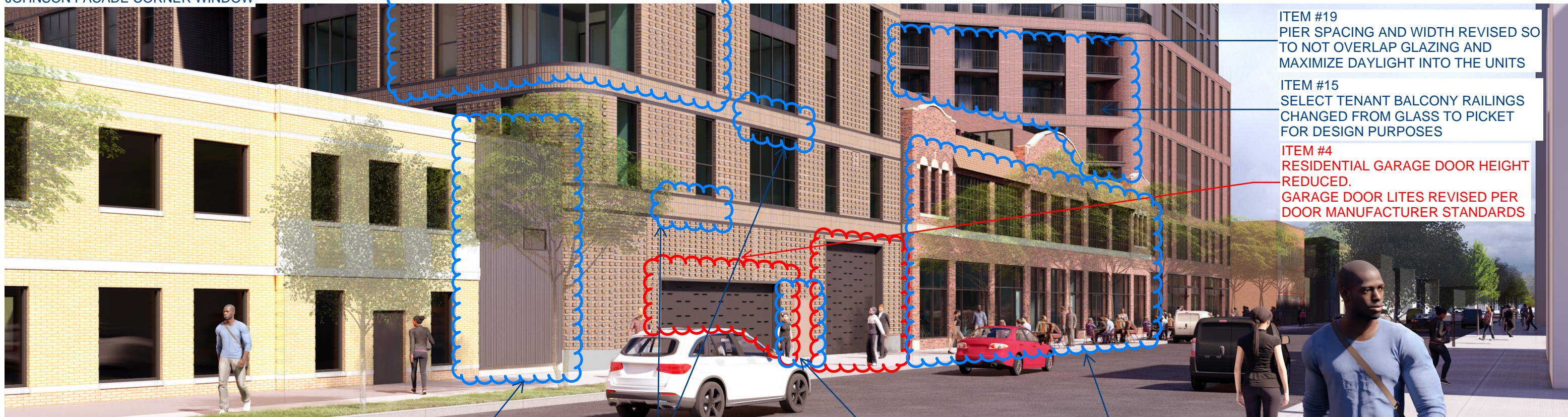
PROPOSED



ITEM #16
JOHNSON FACADE CORNER WINDOW

ITEM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

APPROVED



ITEM #19
PIER SPACING AND WIDTH REVISED SO
TO NOT OVERLAP GLAZING AND
MAXIMIZE DAYLIGHT INTO THE UNITS

ITEM #15
SELECT TENANT BALCONY RAILINGS
CHANGED FROM GLASS TO PICKET
FOR DESIGN PURPOSES

ITEM #4
RESIDENTIAL GARAGE DOOR HEIGHT
REDUCED.
GARAGE DOOR LITES REVISED PER
DOOR MANUFACTURER STANDARDS

ITEM #17
METAL PANEL WAS NOT VISIBLE IN ORIGINAL RENDERING
DUE TO ERROR IN SETBACK OF THE FIREHOUSE. WAS
INCLUDED IN ADOPTED ELEVATIONS AND PLANS.

ITEM #10
1/2" BRICK REVEAL DEFINED

ITEM #18
EGRESS DOOR
TO STAIR 2

ITEM #24
HISTORIC FACADE
UPDATED TO REFLECT
LASER SCAN

PROPOSED



CITY DATUM: 0.00 FEET = 845.6 FEET ABOVE SEA LEVEL

BUILDING HEIGHT RELATIVE TO STATE CAPITOL
 HEIGHT = GRADE + BUILDING HEIGHT - CITY DATUM
 = 873.10 + 132.0 - 845.6
HEIGHT = 159.5FT < 187.2 (STATE CAPITOL BLDG.)

- GL-01 ALUMINUM WINDOW SYSTEM
- GL-02 ALUMINUM STOREFRONT SYSTEM
- GL-03 METAL & GLASS GUARDRAIL
- BR-01 BRICK
- BR-02 BRICK
- BR-03 BRICK
- BR-04 BRICK
- BR-05 BRICK (REBUILD)
- BR-06 BRICK (REBUILD)
- BR-07 BRICK (REBUILD)
- BR-08 BRICK (REBUILD)
- TC-01 TERRA COTTA (REBUILD)
- MP-01 CORRUGATED METAL PANEL
- MP-02 METAL PANEL

INCLUDED FOR REFERENCE



CITY DATUM: 0.00 FEET = 845.6 FEET ABOVE SEA LEVEL

BUILDING HEIGHT RELATIVE TO STATE CAPITOL
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- BRK.01 BRICK
- BRK.02 BRICK
- BRK.03 BRICK
- BRK.04 BRICK
- BRK.05 BRICK (REBUILD)
- BRK.06 BRICK (REBUILD)
- BRK.07 BRICK (REBUILD)
- BRK.08 BRICK (REBUILD)
- BRK.09 BRICK TO MATCH FIREHOUSE
- BRK.10 BRICK
- LST.01 STONE TO MATCH FIREHOUSE
- GRA.01 GRANITE
- GRA.02 GRANITE
- CST.01 CAST STONE
- CST.02 CAST STONE TO MATCH EXISTING
- CMU.01 BURNISHED BLOCK
- GL.01 POLYMER RATED WINDOW SYSTEM
- GL.02 ALUMINUM STOREFRONT SYSTEM
- GL.03 METAL & GLASS GUARDRAIL
- TC.01 TERRA COTTA (REBUILD)
- MTL.01 METAL PANEL BOX RIB
- MTL.02 METAL PANEL FLUSH
- MTL.03 METAL PANEL ACM
- MTL.04 METAL PANEL BOX RIB PERFORATED
- LVR.01 METAL LOUVER

ITEM #28
WINDOW SPACING ADJUSTED TO ALIGN WITH
UNIT LAYOUTS - TYPICAL ON ALL FACADES

ITEM #27
GLASS RAILING DEVELOPED FURTHER
THROUGHOUT BUILDING - TYPICAL ON ALL
FACADES

ITEM #15
SELECT TENANT BALCONY RAILINGS
CHANGED FROM GLASS TO PICKET
FOR DESIGN PURPOSES

ITEM #20
GORHAM FACADE WINDOW
LAYOUT

ITEM #29
JOHNSON STREET ALLEY
SETBACK

ITEM #3
PROPOSING ALUMINUM
LOUVERED CANOPIES AT
RETAIL STOREFRONTS.



ITEM #13
PARAPETS INCREASED IN
HEIGHT TO ACCOMMODATE
REQUIRED ROOF ASSEMBLY

ITEM #26
DEEPER METAL BAND FOR
CONSTRUCTABILITY

CITY DATUM: 0.00 FEET = 845.6 FEET ABOVE SEA LEVEL

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- BRK.01 BRICK
- BRK.02 BRICK
- BRK.03 BRICK
- BRK.04 BRICK
- BRK.05 BRICK (REBUILD)
- BRK.06 BRICK (REBUILD)
- BRK.07 BRICK (REBUILD)
- BRK.08 BRICK (REBUILD)
- BRK.09 BRICK TO MATCH FIREHOUSE
- BRK.10 BRICK
- LST.01 STONE TO MATCH FIREHOUSE
- GRA.01 GRANITE
- GRA.02 GRANITE
- CST.01 CAST STONE
- CST.02 CAST STONE TO MATCH EXISTING

- CMU.01 BURNISHED BLOCK
- GL.01 POLYMER RATED WINDOW SYSTEM
- GL.02 ALUMINUM STOREFRONT SYSTEM
- GL.03 METAL & GLASS GUARDRAIL
- TC.01 TERRA COTTA (REBUILD)
- MTL.01 METAL PANEL BOX RIB
- MTL.02 METAL PANEL FLUSH
- MTL.03 METAL PANEL ACM
- MTL.04 METAL PANEL BOX RIB PERFORATED
- LVR.01 METAL LOUVER

ITEM #1
PAINTED STEEL PLATE FOR
CONSTRUCTABILITY

ITEM #2
CANOPY REVISED FOR
CONSTRUCTABILITY

ITEM #1
PAINTED STEEL PLATE FOR
CONSTRUCTABILITY

ITEM #3
PROPOSING ALUMINUM
LOUVERED CANOPIES AT
RETAIL STOREFRONTS.

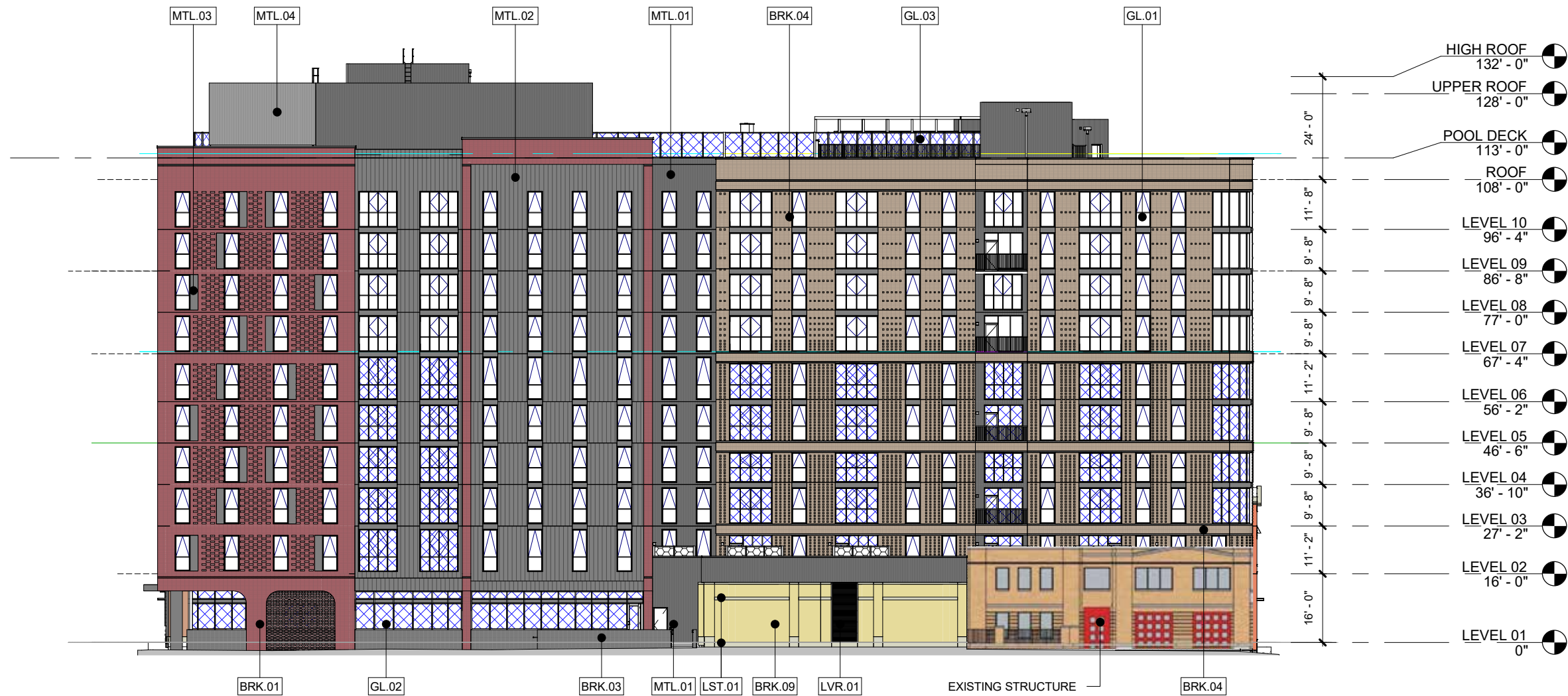


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- MP-01 CORRUGATED METAL PANEL
- MP-02 METAL PANEL

INCLUDED FOR REFERENCE



CITY DATUM: 0.00 FEET = 845.6 FEET ABOVE SEA LEVEL

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- | | | | |
|--------|------------------------------|--------|--------------------------------|
| BRK.01 | BRICK | CMU.01 | BURNISHED BLOCK |
| BRK.02 | BRICK | GL.01 | POLYMER RATED WINDOW SYSTEM |
| BRK.03 | BRICK | GL.02 | ALUMINUM STOREFRONT SYSTEM |
| BRK.04 | BRICK | GL.03 | METAL & GLASS GUARDRAIL |
| BRK.05 | BRICK (REBUILD) | TC.01 | TERRA COTTA (REBUILD) |
| BRK.06 | BRICK (REBUILD) | MTL.01 | METAL PANEL BOX RIB |
| BRK.07 | BRICK (REBUILD) | MTL.02 | METAL PANEL FLUSH |
| BRK.08 | BRICK (REBUILD) | MTL.03 | METAL PANEL ACM |
| BRK.09 | BRICK TO MATCH FIREHOUSE | MTL.04 | METAL PANEL BOX RIB PERFORATED |
| BRK.10 | BRICK | LVR.01 | METAL LOUVER |
| LST.01 | STONE TO MATCH FIREHOUSE | | |
| GRA.01 | GRANITE | | |
| GRA.02 | GRANITE | | |
| CST.01 | CAST STONE | | |
| CST.02 | CAST STONE TO MATCH EXISTING | | |

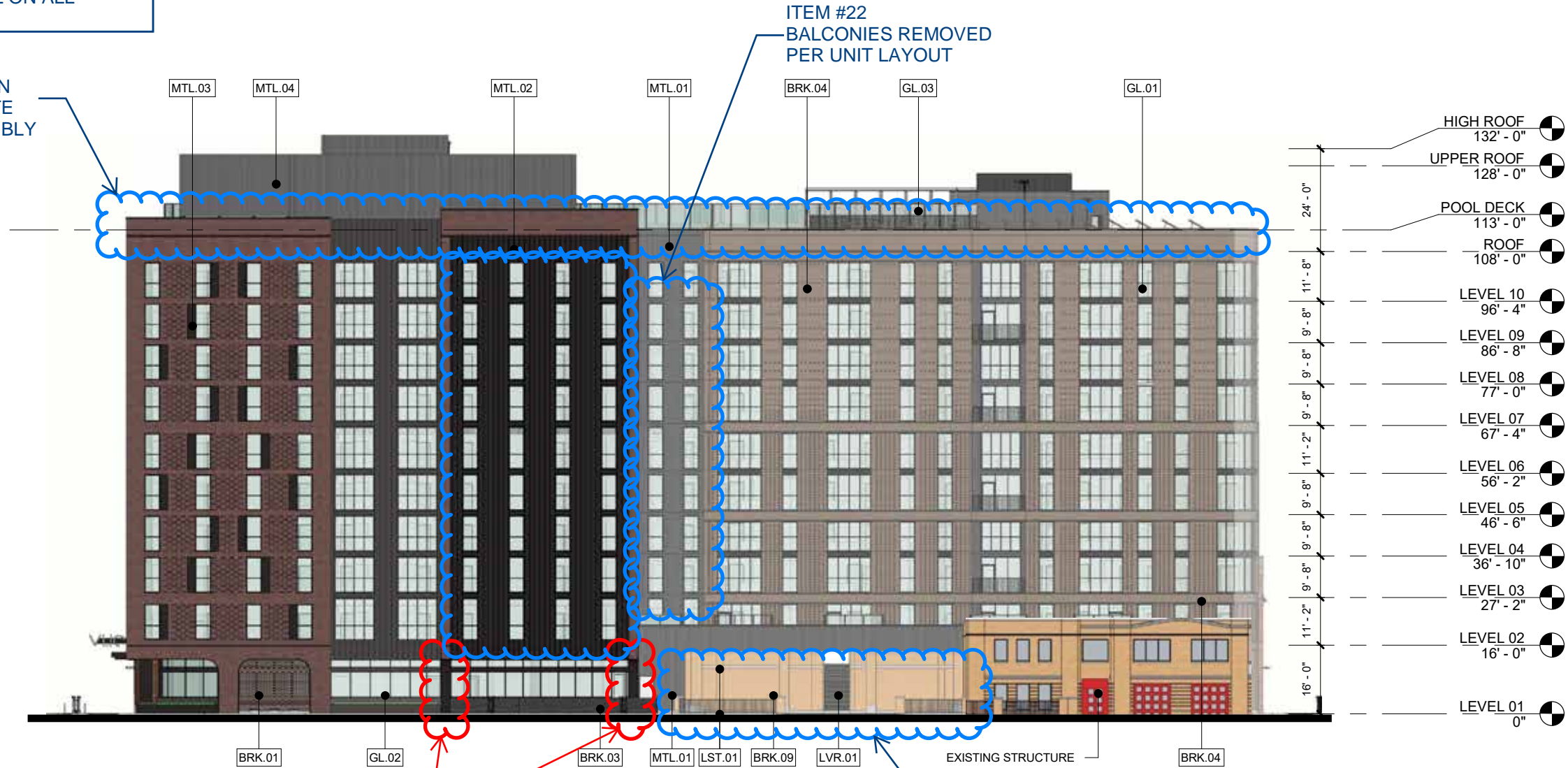
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WINDOW SPACING ADJUSTED TO ALIGN WITH
UNIT LAYOUTS - TYPICAL ON ALL FACADES

ITEM #10
BLACK BRICK
REVEAL

ITEM #27
GLASS RAILING DEVELOPED FURTHER
THROUGHOUT BUILDING - TYPICAL ON ALL
FACADES

ITEM #13
PARAPETS INCREASED IN
HEIGHT TO ACCOMMODATE
REQUIRED ROOF ASSEMBLY

ITEM #22
BALCONIES REMOVED
PER UNIT LAYOUT



ITEM #1
PAINTED STEEL PLATE FOR
CONSTRUCTABILITY

ITEM #21
METAL PANEL CHANGED TO BRICK THAT
MATCHES FIREHOUSE BRICK

CITY DATUM: 0.00 FEET = 845.6 FEET ABOVE SEA LEVEL

BUILDING HEIGHT RELATIVE TO STATE CAPITOL
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= 873.10 + 132.0 - 845.6
HEIGHT = 159.5FT < 187.2 (STATE CAPITOL BLDG.)

- | | | | |
|--------|------------------------------|--------|--------------------------------|
| BRK.01 | BRICK | GL-02 | ALUMINUM STOREFRONT SYSTEM |
| BRK.02 | BRICK | GL-03 | METAL & GLASS GUARDRAIL |
| BRK.03 | BRICK | TC-01 | TERRA COTTA (REBUILD) |
| BRK.04 | BRICK | MTL.01 | METAL PANEL BOX RIB |
| BRK.05 | BRICK (REBUILD) | MTL.02 | METAL PANEL FLUSH |
| BRK.06 | BRICK (REBUILD) | MTL.03 | METAL PANEL ACM |
| BRK.07 | BRICK (REBUILD) | MTL.04 | METAL PANEL BOX RIB PERFORATED |
| BRK.08 | BRICK (REBUILD) | LVR.01 | METAL LOUVER |
| BRK.09 | BRICK TO MATCH FIREHOUSE | | |
| BRK.10 | BRICK | | |
| LST.01 | STONE TO MATCH FIREHOUSE | | |
| GRA.01 | GRANITE | | |
| GRA.02 | GRANITE | | |
| CST.01 | CAST STONE | | |
| CST.02 | CAST STONE TO MATCH EXISTING | | |



CITY DATUM: 0.00 FEET = 845.6 FEET ABOVE SEA LEVEL

BUILDING HEIGHT RELATIVE TO STATE CAPITOL
 HEIGHT = GRADE + BUILDING HEIGHT - CITY DATUM
 = 873.10 + 132.0 - 845.6
HEIGHT = 159.5FT < 187.2 (STATE CAPITOL BLDG.)

- GL-01 ALUMINUM WINDOW SYSTEM
- GL-02 ALUMINUM STOREFRONT SYSTEM
- GL-03 METAL & GLASS GUARDRAIL

- BR-01 BRICK
- BR-02 BRICK
- BR-03 BRICK
- BR-04 BRICK
- BR-05 BRICK (REBUILD)
- BR-06 BRICK (REBUILD)
- BR-07 BRICK (REBUILD)
- BR-08 BRICK (REBUILD)

- TC-01 TERRA COTTA (REBUILD)

- MP-01 CORRUGATED METAL PANEL
- MP-02 METAL PANEL

INCLUDED FOR REFERENCE



CITY DATUM: 0.00 FEET = 845.6 FEET ABOVE SEA LEVEL

BUILDING HEIGHT RELATIVE TO STATE CAPITOL
 HEIGHT = GRADE + BUILDING HEIGHT - CITY DATUM
 = 873.10 + 132.0 - 845.6
HEIGHT = 159.5FT < 187.2 (STATE CAPITOL BLDG.)

- | | | | |
|--------|------------------------------|--------|--------------------------------|
| BRK.01 | BRICK | CMU.01 | BURNISHED BLOCK |
| BRK.02 | BRICK | GL-01 | POLYMER RATED WINDOW SYSTEM |
| BRK.03 | BRICK | GL-02 | ALUMINUM STOREFRONT SYSTEM |
| BRK.04 | BRICK | GL-03 | METAL & GLASS GUARDRAIL |
| BRK.05 | BRICK (REBUILD) | TC-01 | TERRA COTTA (REBUILD) |
| BRK.06 | BRICK (REBUILD) | MTL.01 | METAL PANEL BOX RIB |
| BRK.07 | BRICK (REBUILD) | MTL.02 | METAL PANEL FLUSH |
| BRK.08 | BRICK (REBUILD) | MTL.03 | METAL PANEL ACM |
| BRK.09 | BRICK TO MATCH FIREHOUSE | MTL.04 | METAL PANEL BOX RIB PERFORATED |
| BRK.10 | BRICK | LVR.01 | METAL LOUVER |
| LST.01 | STONE TO MATCH FIREHOUSE | | |
| GRA.01 | GRANITE | | |
| GRA.02 | GRANITE | | |
| CST.01 | CAST STONE | | |
| CST.02 | CAST STONE TO MATCH EXISTING | | |

ITEM #28
WINDOW SPACING ADJUSTED TO ALIGN WITH UNIT LAYOUTS - TYPICAL ON ALL FACADES

ITEM #27
GLASS RAILING DEVELOPED FURTHER THROUGHOUT BUILDING - TYPICAL ON ALL FACADES

ITEM #15
SELECT TENANT BALCONY RAILINGS CHANGED FROM GLASS TO PICKET FOR DESIGN PURPOSES

ITEM #29
JOHNSON STREET ALLEY SETBACK

- HIGH ROOF 132' - 0"
- UPPER ROOF 128' - 0"
- POOL DECK 113' - 0"
- ROOF 108' - 0"
- LEVEL 10 96' - 4"
- LEVEL 09 86' - 8"
- LEVEL 08 77' - 0"
- LEVEL 07 67' - 4"
- LEVEL 06 56' - 2"
- LEVEL 05 46' - 6"
- LEVEL 04 36' - 10"
- LEVEL 03 27' - 2"
- LEVEL 02 16' - 0"
- LEVEL 01 0"



ITEM #13
PARAPETS INCREASED IN HEIGHT TO ACCOMMODATE REQUIRED ROOF ASSEMBLY

ITEM #16
JOHNSON FACADE CORNER WINDOW

ITEM #23
LOUVER REQUIRED PER MECHANICAL DRAWINGS.

ITEM #4
RESIDENTIAL GARAGE DOOR HEIGHT REDUCED - BRICK DETAILING ADDED. GARAGE DOOR LITES REVISED PER DOOR MANUFACTURER STANDARDS

ITEM #18
EGRESS DOOR

ITEM #25
CURVED GLASS REPLACED WITH CURVED METAL PANEL TO CONCEAL COLUMN.

ITEM #3
PROPOSING ALUMINUM LOUVERED CANOPIES AT RETAIL STOREFRONTS.

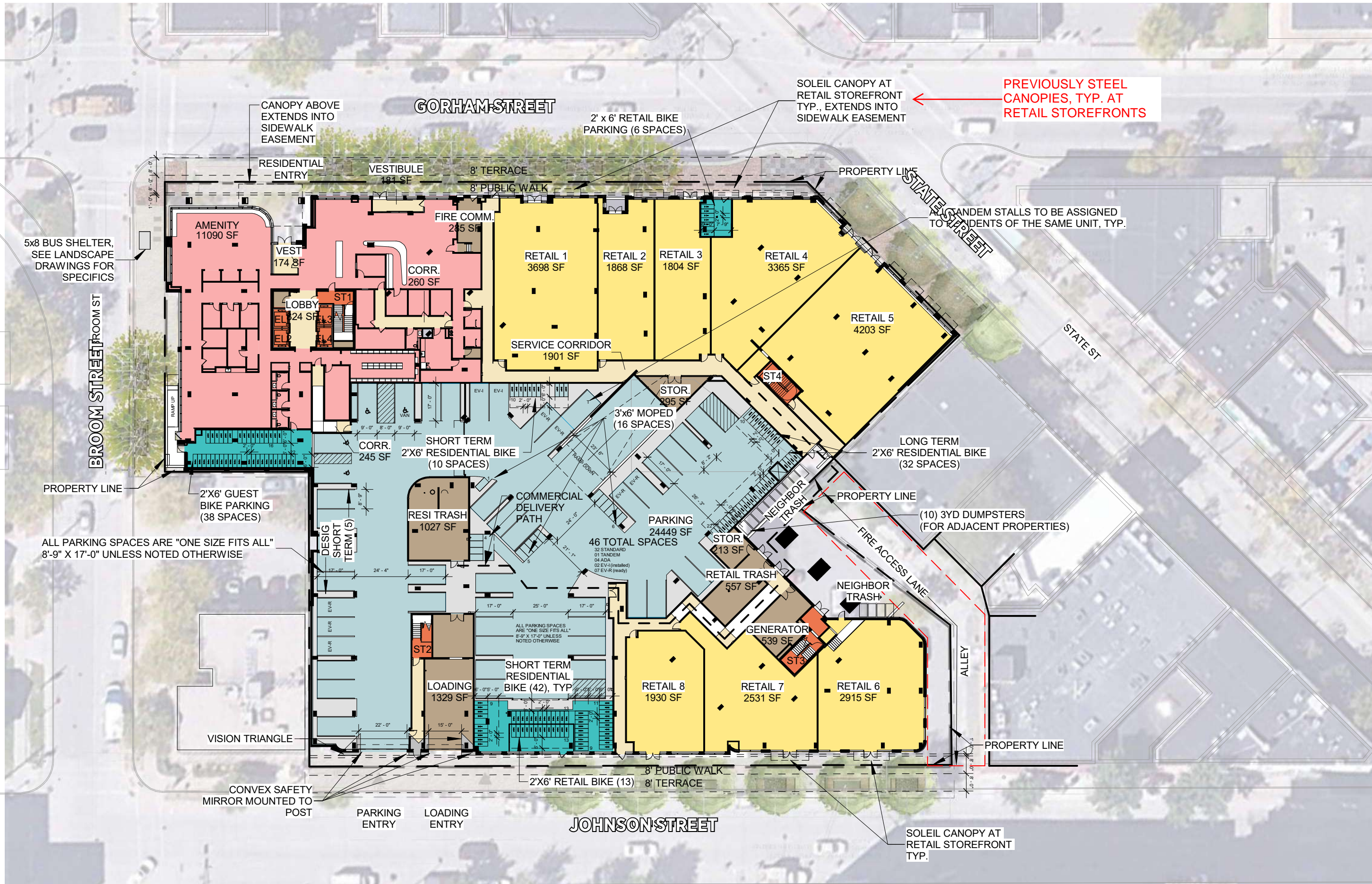
ITEM #24
HISTORIC FACADE UPDATED PER DESIGN DEVELOPMENT AND LASER SCAN

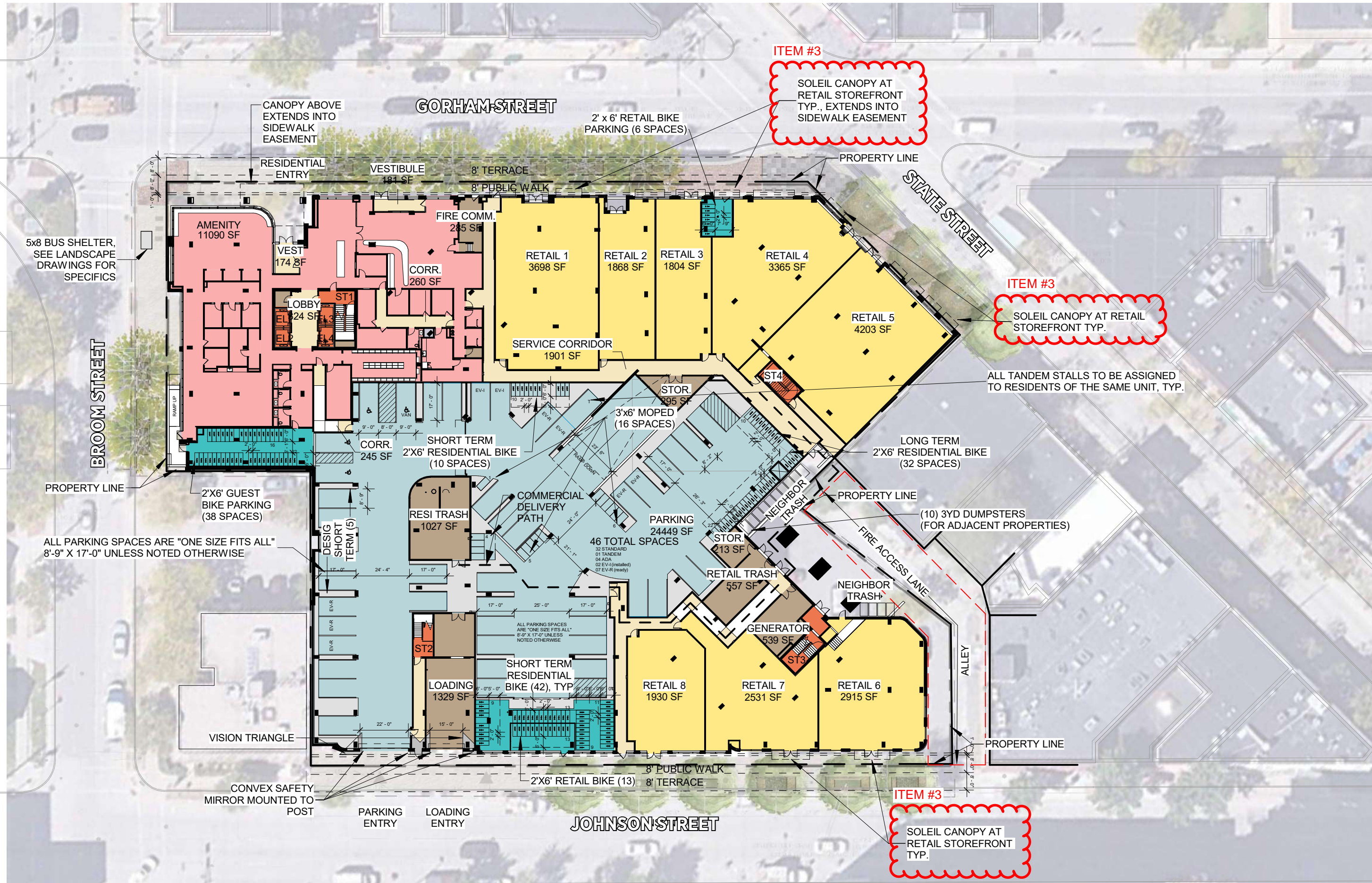
CITY DATUM: 0.00 FEET = 845.6 FEET ABOVE SEA LEVEL

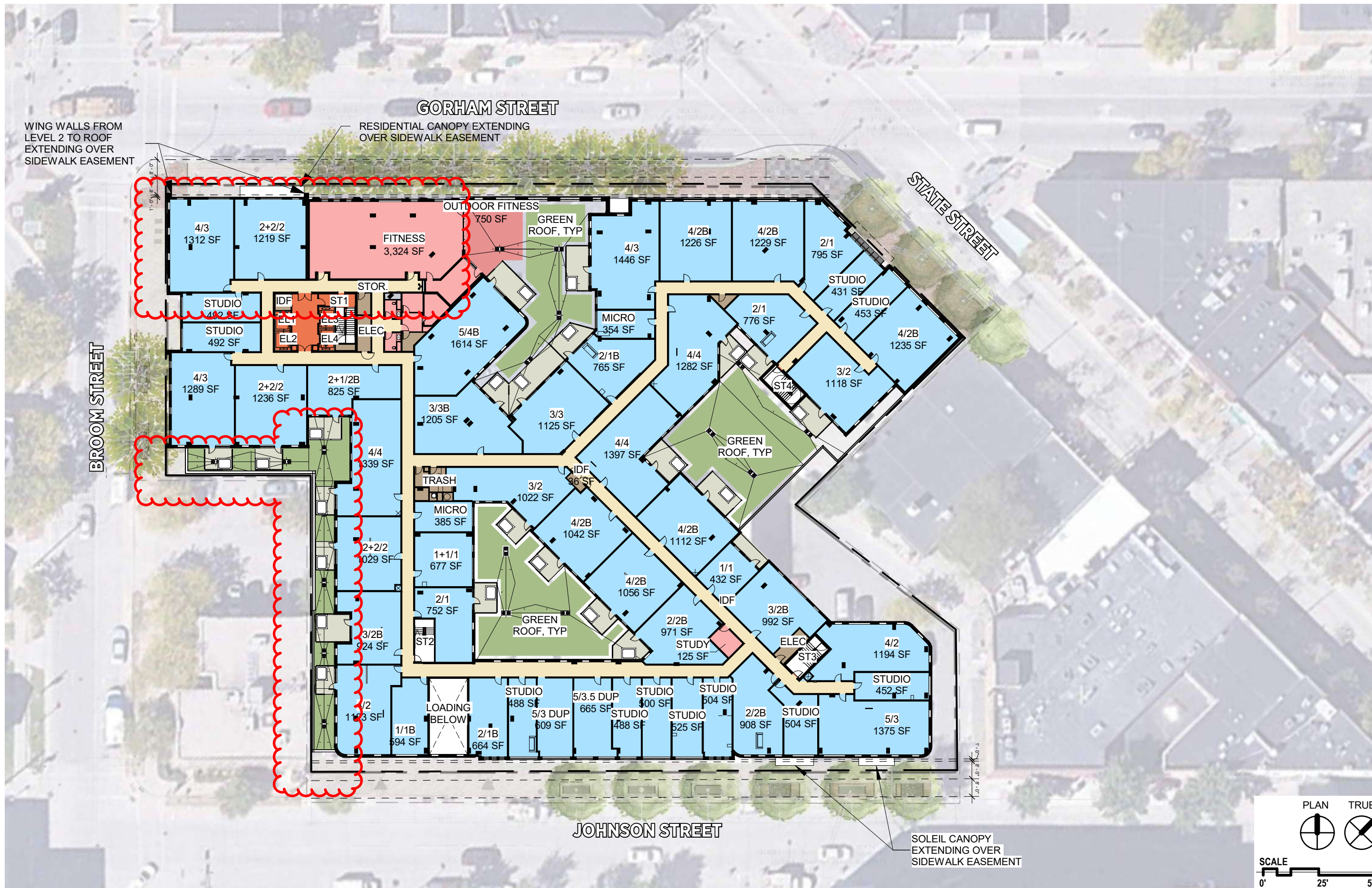
BUILDING HEIGHT RELATIVE TO STATE CAPITOL
 HEIGHT = GRADE + BUILDING HEIGHT - CITY DATUM
 = 873.10 + 132.0 - 845.6
 HEIGHT = 159.5FT < 187.2 (STATE CAPITOL BLDG.)

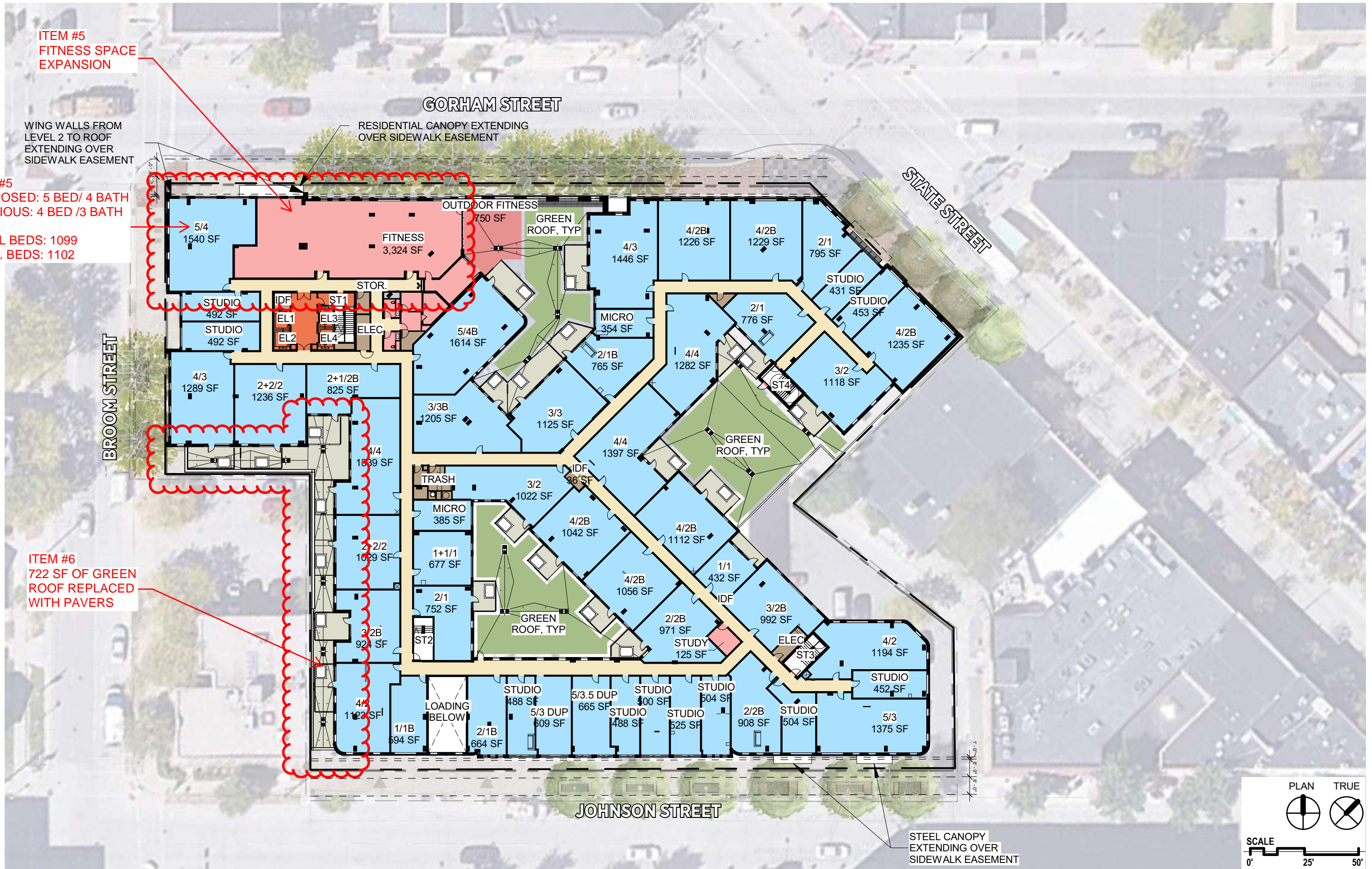
- BRK 01 BRICK
- BRK 02 BRICK
- BRK 03 BRICK
- BRK 04 BRICK
- BRK 05 BRICK (REBUILD)
- BRK 06 BRICK (REBUILD)
- BRK 07 BRICK (REBUILD)
- BRK 08 BRICK (REBUILD)
- BRK 09 BRICK TO MATCH FIREHOUSE
- BRK 10 BRICK
- LST 01 STONE TO MATCH FIREHOUSE
- GRA 01 GRANITE
- GRA 02 GRANITE
- CST 01 CAST STONE
- CST 02 CAST STONE TO MATCH EXISTING

- CMU 01 BURNISHED BLOCK
- GL-01 POLYMER RATED WINDOW SYSTEM
- GL-02 ALUMINUM STOREFRONT SYSTEM
- GL-03 METAL & GLASS GUARDRAIL
- TC-01 TERRA COTTA (REBUILD)
- MTL 01 METAL PANEL BOX RIB
- MTL 02 METAL PANEL FLUSH
- MTL 03 METAL PANEL ACM
- MTL 04 METAL PANEL BOX RIB PERFORATED
- LVR 01 METAL LOUVER









ITEM #5
FITNESS SPACE
EXPANSION

WING WALLS FROM
LEVEL 2 TO ROOF
EXTENDING OVER
SIDEWALK EASEMENT

RESIDENTIAL CANOPY EXTENDING
OVER SIDEWALK EASEMENT

ITEM #5
PROPOSED: 5 BED/ 4 BATH
PREVIOUS: 4 BED /3 BATH

TOTAL BEDS: 1099
PREV. BEDS: 1102

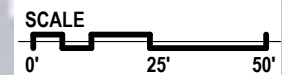
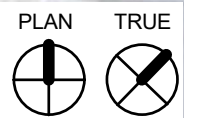
BROOM STREET

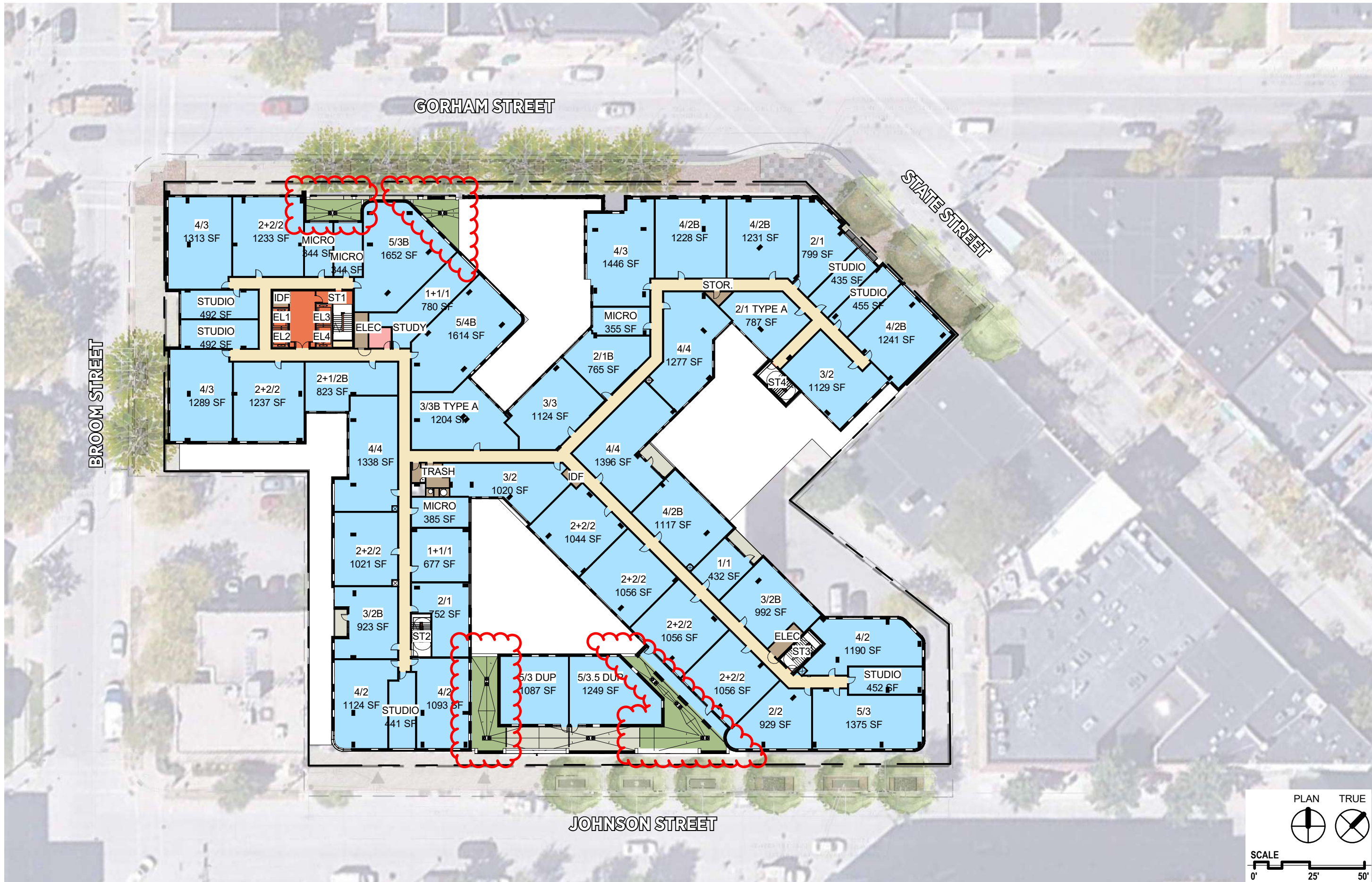
GORHAM STREET

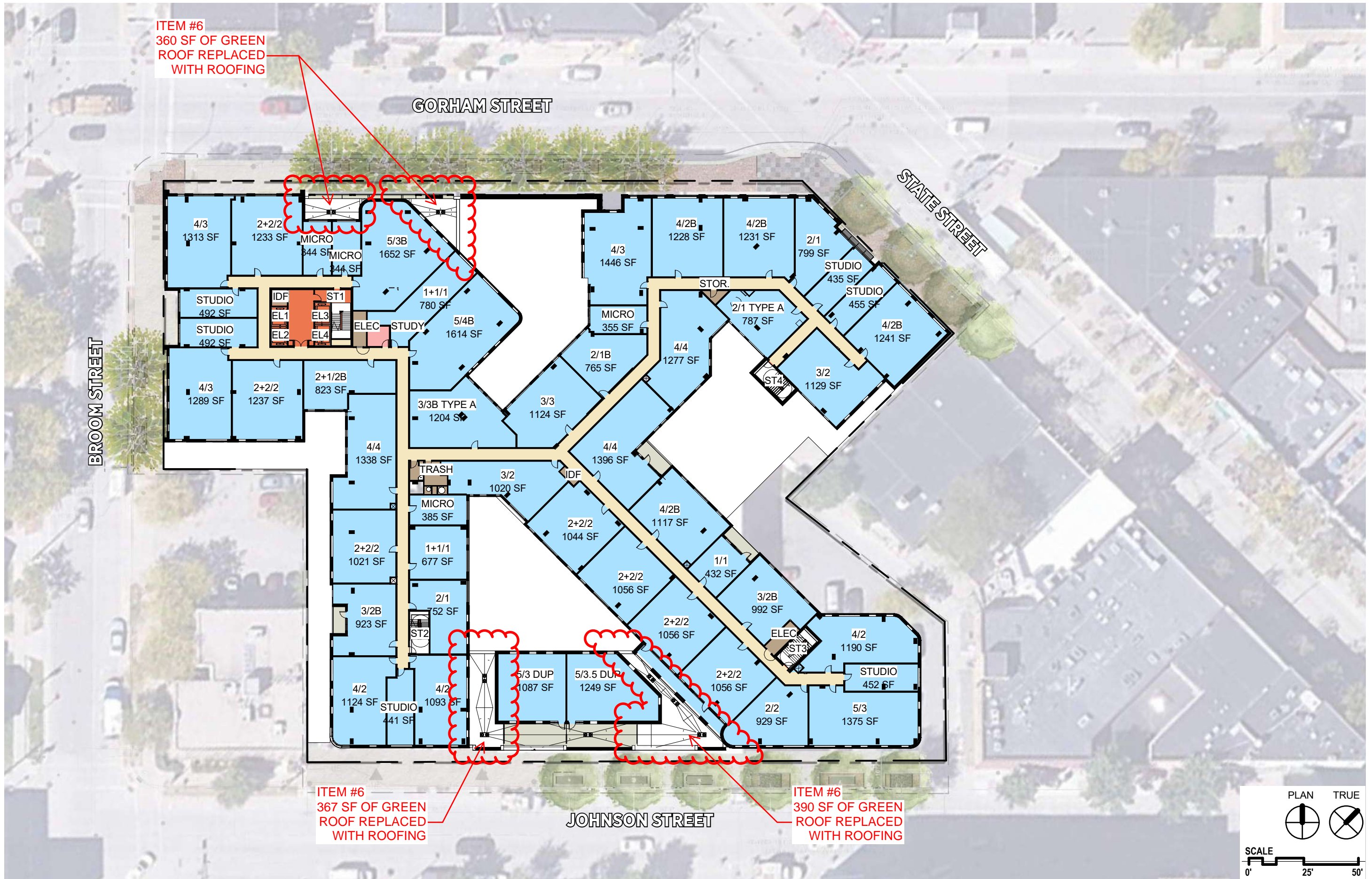
STATE STREET

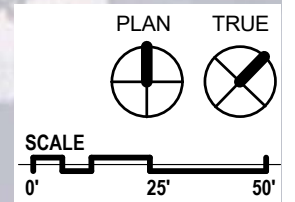
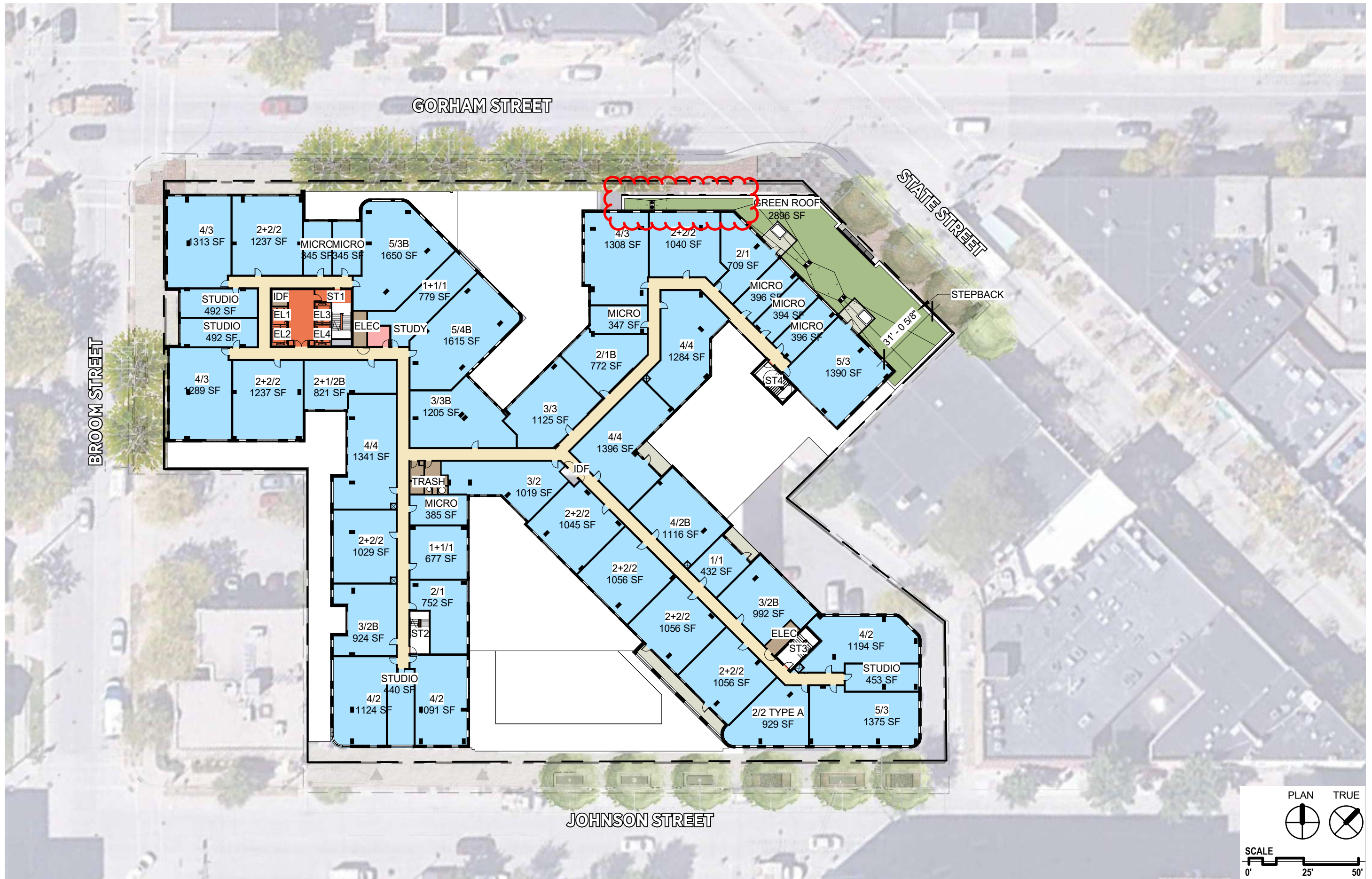
JOHNSON STREET

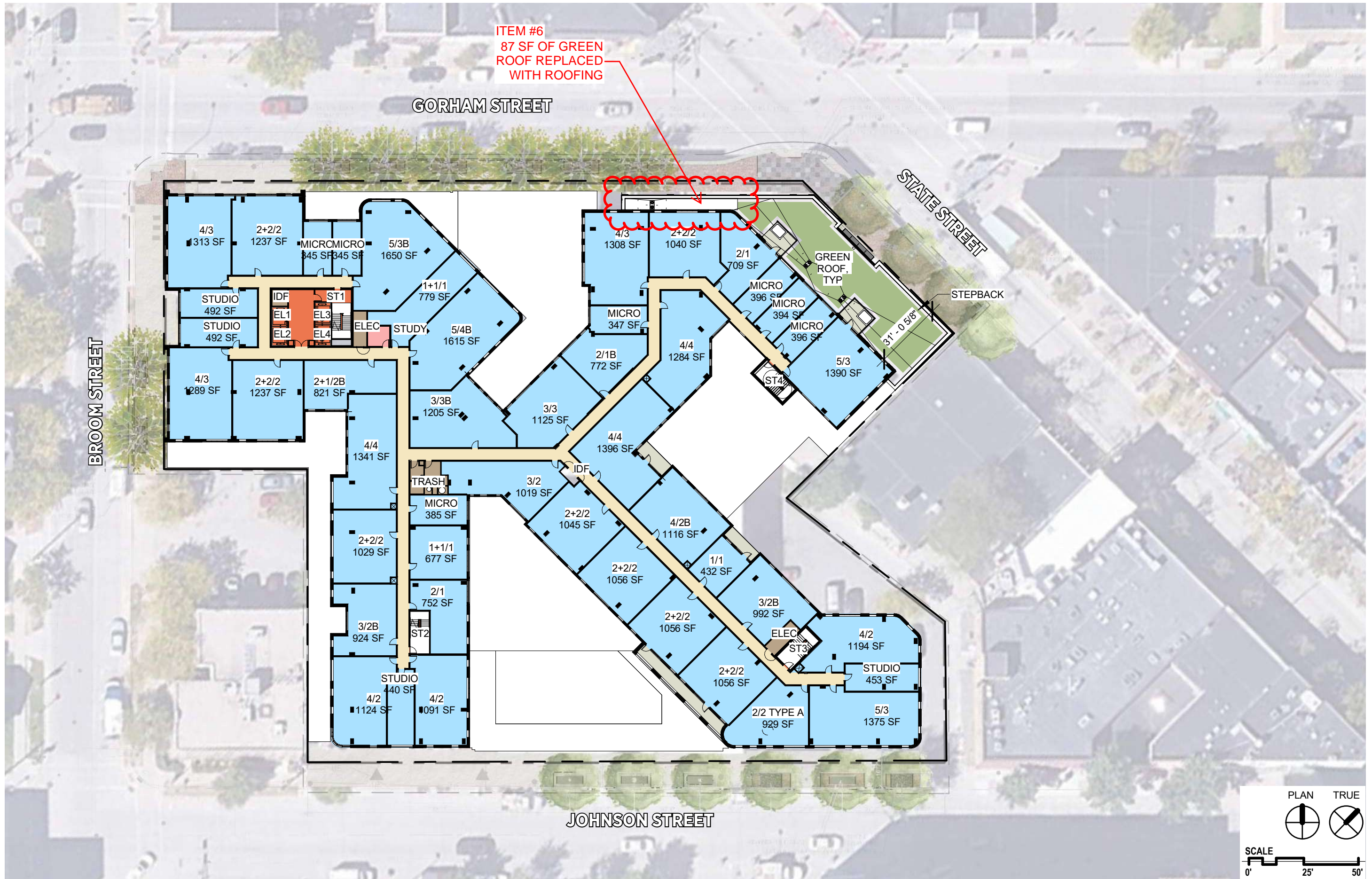
STEEL CANOPY
EXTENDING OVER
SIDEWALK EASEMENT











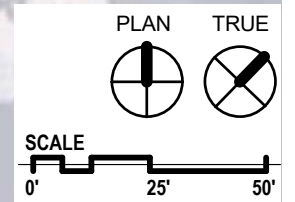
ITEM #6
87 SF OF GREEN
ROOF REPLACED
WITH ROOFING

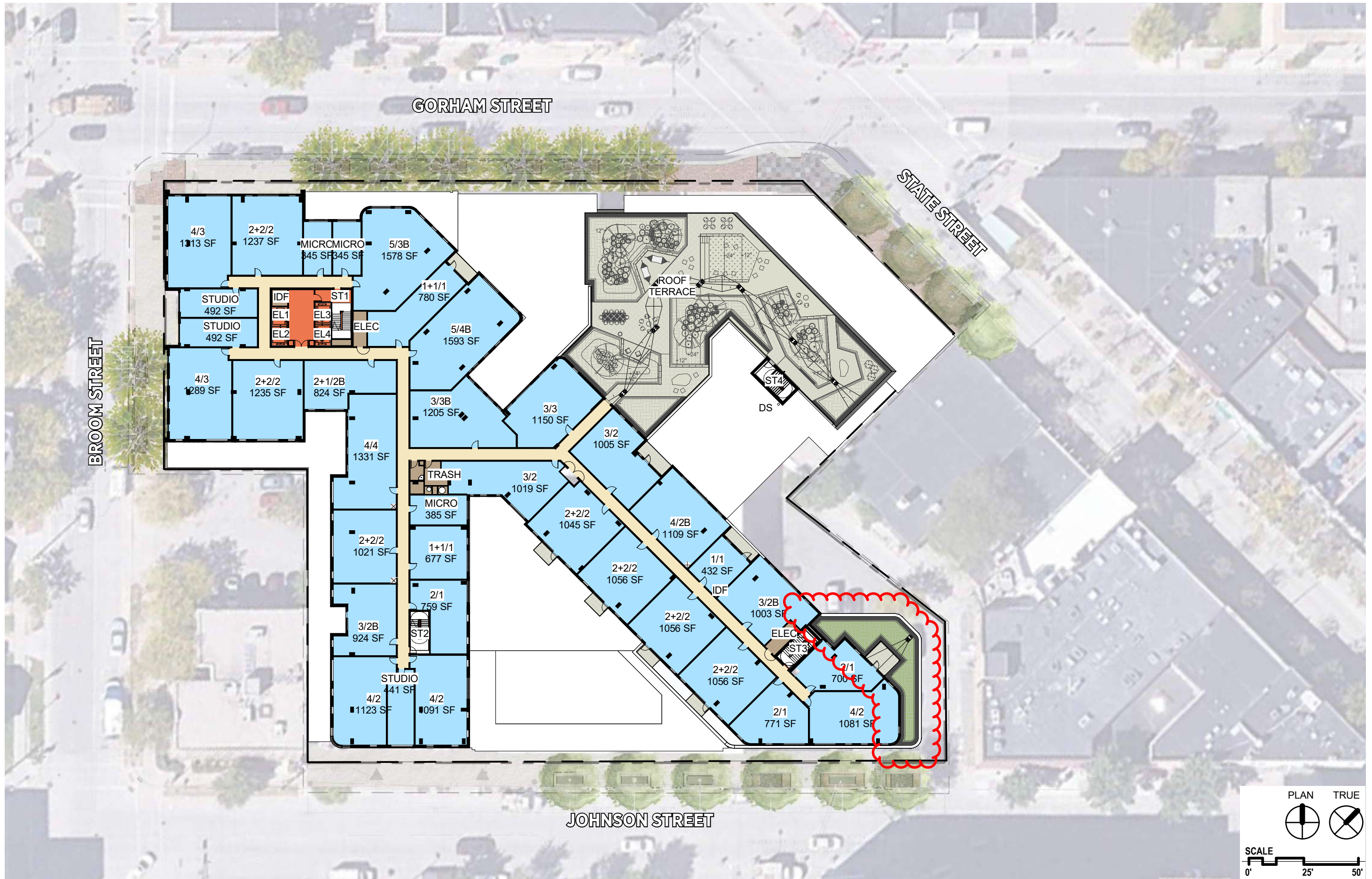
GORHAM STREET

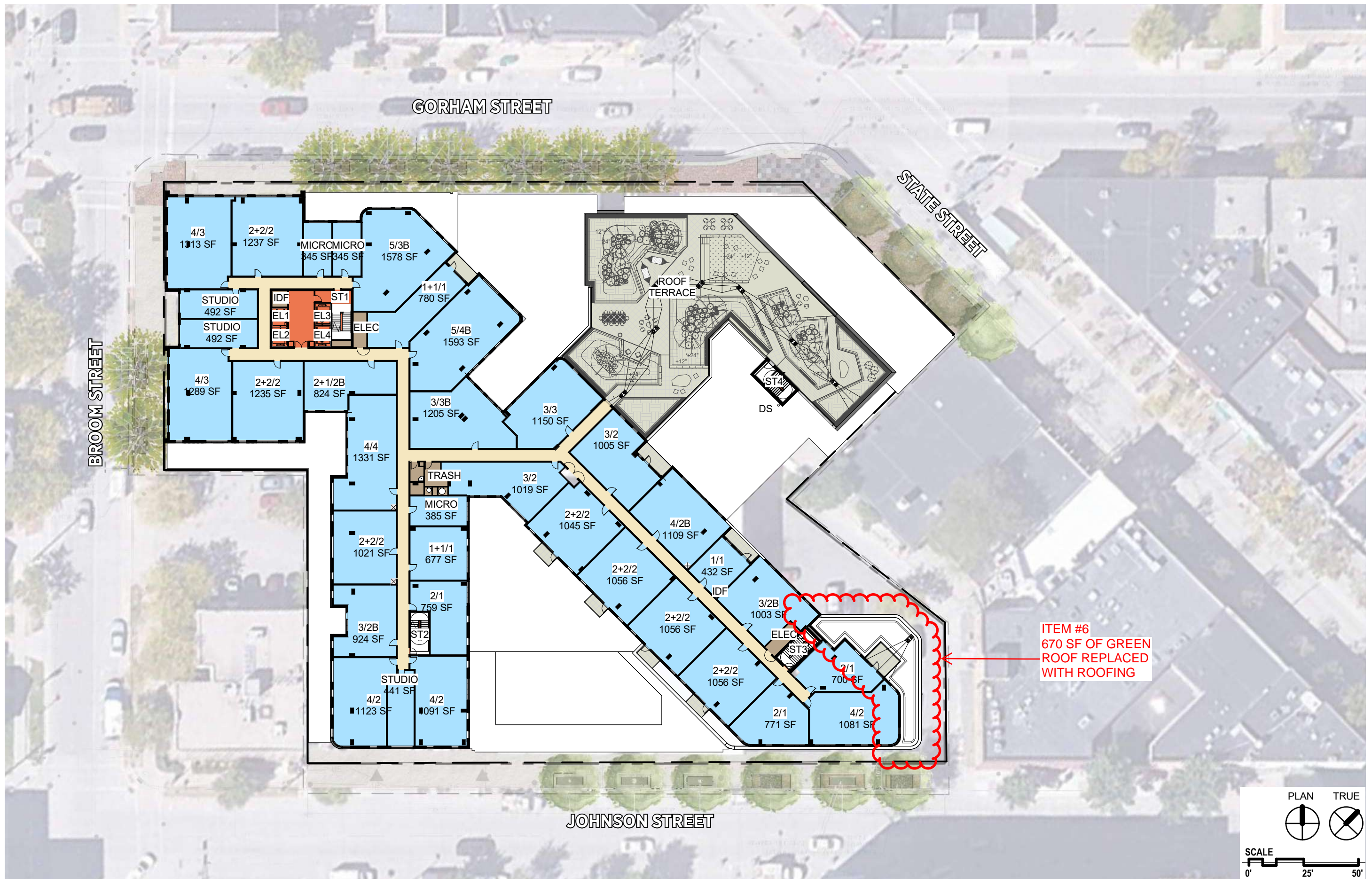
STATE STREET

BROOM STREET

JOHNSON STREET







ITEM #6
670 SF OF GREEN
ROOF REPLACED
WITH ROOFING

