

URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Submitted: <u>March 23, 2016</u>	Informational Presentation Initial Approval Final Approval X
UDC Meeting Date: <u>April 6, 2016</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

Please complete all sections of the application, including the desired meeting date and the type of action requested.

1. **Project Address:** 510 University Avenue

Project Title (if any): Hub at Madison II

2. **This is an application for** (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$500 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Marc Lifshin
Street Address: 2234 West North Avenue
Telephone: (773) 227-2850 Fax: (773) 371-0674

Company: Core Campus Madison II, LLC.
City/State: Chicago, IL Zip: 60647
Email: Marcl@Corecamp.us

Project Contact Person: Brian Munson
Street Address: 120 East Lakeside Street
Telephone: (608) 255-3988 Fax: (608) 255-0814

Company: Vandewalle & Associates, Inc.
City/State: Madison, WI Zip: 53715
Email: bmunson@vandewalle.com

Project Owner (if not applicant): First University Family, LP.
Street Address: 401 North Carroll Street
Telephone: (608) 285-8095 Fax: (608) 285-8085

City/State: Madison, WI Zip: 53704
Email: brad@mullinsgroup.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on March 22, 2016.

(name of staff person) (date of meeting)

B. 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 _____ Relationship to Property _____
Authorized Signature _____ Date _____



The Hub at Madison II -UDC RE-SUBMITTAL

Core Campus Developers | Antunovich Associates Architecture · Planning

UDC Re-submission Presentation

Madison, Wisconsin | April 6, 2016



The Hub at Madison II -UDC RE-SUBMITTAL

Core Campus Developers | Antunovich Associates Architecture · Planning

CURRENT APPROVED

Context Plan

Madison, Wisconsin | April 6, 2016

LIST OF CHANGES

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Vision glass added. Spandrel panel glass replaced.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.





ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEROCK FACADE TO BE DEMITTED & RESULT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEROCK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (P2)
- (A2) FACEROCK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: SERRAVALLO (P2)
- (A3) FACEROCK 1 - PASTORS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (P2)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: TREAT (SLP)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERNS, COLORS TO MATCH BRUNNEN MOORE No. 2128-39 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2128-41 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (SPV)
- (A7) INTEGRALLY FINISHED CMU WALL, (CHOSEN BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BRICKY EDGES, COLOR: BLACK
- (A9) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH IDENTIFIED AS BLACK TO MATCH BRUNNEN MOORE No. 2128-40, BLACK BEAUTY.

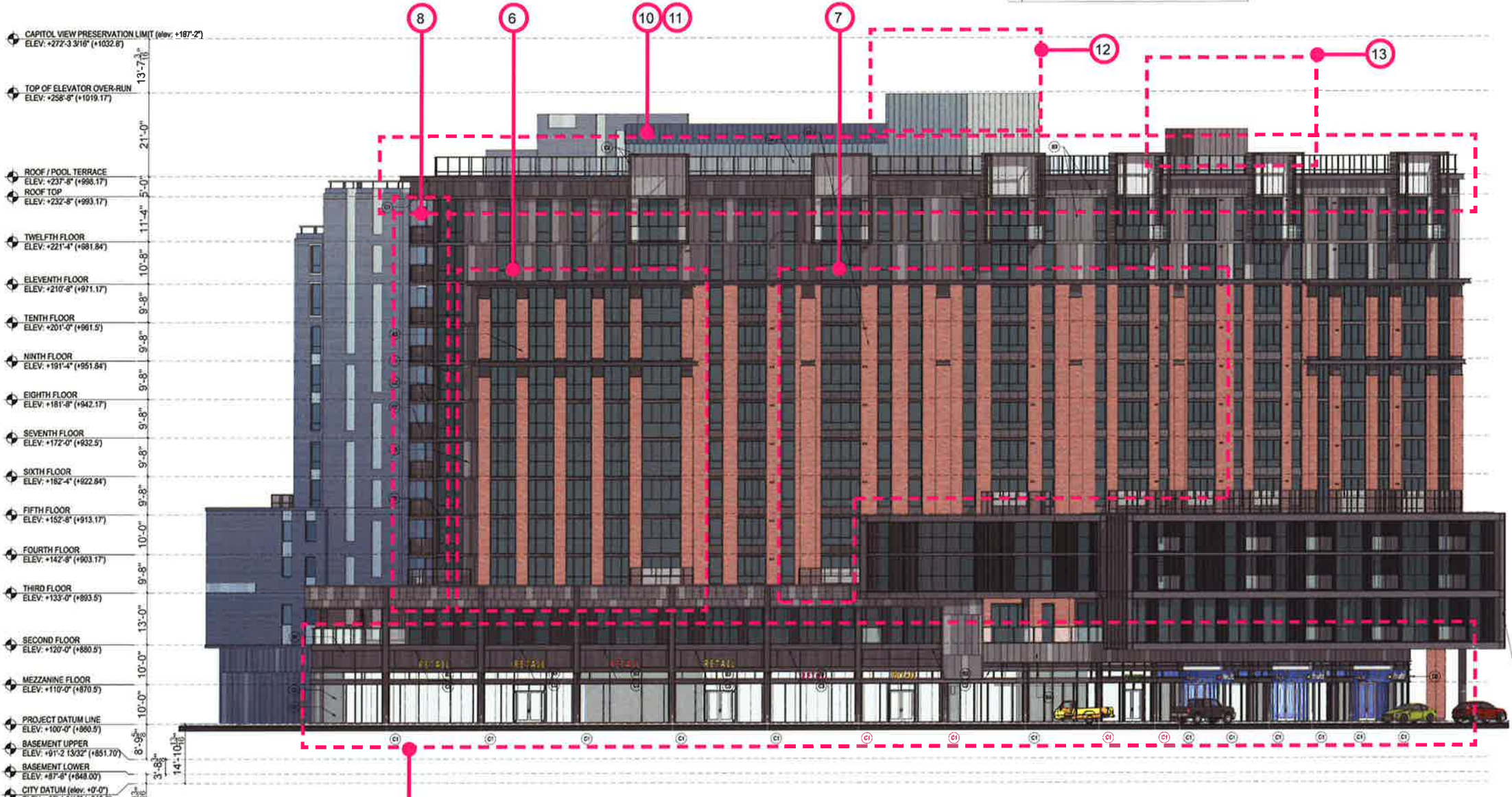
- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BRUNNEN MOORE 2128-39 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BRUNNEN MOORE 2128-40 (MEDIUM GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERNS, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BRUNNEN MOORE No. 2128-39 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2128-41 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CHANGING PANELS, CC-208 & CC-209, COLOR: BLACK
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WORK, FRAMES: COLOR: BLACK
- (B6) WREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BRUNNEN MOORE No. 2128-39 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WORK, FRAMES: COLOR: BLACK
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (B9) METAL STANDING SEAM BRICK PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (C) METAL CHANNELS - PAINT COLOR: BLACK
- (C1) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (C2) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (D) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D1) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D2) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D3) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME: COLOR: BLACK
- (D4) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME: COLOR: BLACK, GLASS: GLUCASITELI SPANDREL GLASS, COLOR: No. 3-833 GRAY
- (D5) ALUMINUM LOUVER CANOPY WITH TINTED GLASS PANELS AND COLORED FILM TREATMENT, LOWER COLOR: BRUNNEN MOORE No. 2128-40 (DARK GRAY)
- (D6) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE-FINISHED PAINT, COLOR: BLACK
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE, WITH PRE-FINISHED PAINT, COLOR: BLACK
- (D8) VETM FILM TREATMENT ADDED TO ENTRY GLAZING
- (D9) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BRUNNEN MOORE No. 2128-39 (DARK GRAY)
- (D10) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE-FINISHED PAINT, COLOR: BLACK
- (D11) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE-FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

1 UNIVERSITY AVE ELEVATION
SCALE: 3/8"=1'-0"

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	25%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	38%
12	15%	34%
13	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

DATE: 10/29/2016
SUBMITTER: CORE
SUBMITTER'S ADDRESS: 434 WEST GORHAM STREET, MADISON, WI 53703
SUBMITTER'S PHONE: 608-261-1234
SUBMITTER'S FAX: 608-261-1234
SUBMITTER'S EMAIL: info@core.com

DATE: 10/29/2016
ARCHITECT: ANTONOVICH ASSOCIATES
ARCHITECT'S ADDRESS: 1000 UNIVERSITY AVENUE, MADISON, WI 53706
ARCHITECT'S PHONE: 608-261-1234
ARCHITECT'S FAX: 608-261-1234
ARCHITECT'S EMAIL: info@antonovich.com

DATE: 10/29/2016
ENGINEER: BURESE ENGINEERS INC.
ENGINEER'S ADDRESS: 1000 UNIVERSITY AVENUE, MADISON, WI 53706
ENGINEER'S PHONE: 608-261-1234
ENGINEER'S FAX: 608-261-1234
ENGINEER'S EMAIL: info@burese.com

DATE: 10/29/2016
ARCHITECT: LAND DESIGN
ARCHITECT'S ADDRESS: 1000 UNIVERSITY AVENUE, MADISON, WI 53706
ARCHITECT'S PHONE: 608-261-1234
ARCHITECT'S FAX: 608-261-1234
ARCHITECT'S EMAIL: info@landdesign.com

DATE: 10/29/2016
ARCHITECT: THE JAMES
ARCHITECT'S ADDRESS: 434 WEST GORHAM STREET, MADISON, WI 53703
ARCHITECT'S PHONE: 608-261-1234
ARCHITECT'S FAX: 608-261-1234
ARCHITECT'S EMAIL: info@thejames.com

DATE: 10/29/2016
ARCHITECT: WISCONSIN ARCHITECTS
ARCHITECT'S ADDRESS: 1000 UNIVERSITY AVENUE, MADISON, WI 53706
ARCHITECT'S PHONE: 608-261-1234
ARCHITECT'S FAX: 608-261-1234
ARCHITECT'S EMAIL: info@wisconsinarchitects.com

DATE: 10/29/2016
ARCHITECT: RS-301

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
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ELEVATION KEY NOTES

- (A) EXISTING FACEROCK FACADE TO BE DEMOLISHED & REVEAL AS WAS SHOWN IN THE HISTORICAL PHOTOS LATER IN THE PROJECT
- (B) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (P10)
- (C) FACEBRICK 2 - MEDIUM SOIL, MANUFACTURER: GLEN GARRY, STYLE/COLOR: RED ROSE GRAY (R10P)
- (D) FACEBRICK 3 - PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (P10)
- (E) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: PERFORMANCE CAST STONE, COLOR: GREAT (B1P)
- (F) GRI & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2128-30 (DARK GRAY), 2128-40 (MEDIUM GRAY), 2128-60 (LIGHT GRAY)
- (G) ARCHITECTURAL STONE FINISH TRAIL CAP & DECORATIVE ELEMENTS, MANUFACTURER: PERFORMANCE CAST STONE, COLOR: GREAT (B1P)
- (H) INTERIALLY WATERPROOFED CHAIRWELL, (HIDDEN BY NEIGHBORING BUILDING)
- (I) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (J) NATURAL FINISH CONCRETE

NOTE: * ALL PAINT FINISH IDENTIFIED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

- (K) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 716-30 (DARK GRAY)
- (L) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2128-60 (MEDIUM GRAY)
- (M) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUX & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2128-30 (DARK GRAY), 2128-40 (MEDIUM GRAY), 2128-60 (LIGHT GRAY)
- (N) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-30 & CO-30L, COLOR: BLACK*
- (O) FLAT METAL PANEL SYSTEM TO MATCH HIDE, FRAMES: COLOR: BLACK*
- (P) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2121-30 (DARK GRAY)
- (Q) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH HIDE, FRAMES: COLOR: BLACK*
- (R) PREFINISHED ALUMINUM LOUISER SYSTEM, COLOR: BLACK*
- (S) METAL STANDING SEAM BOARD PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

- (T) METAL CHANNELS - PAINT COLOR: BLACK*
- (U) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (V) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

- (W) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (X) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (Y) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DESIGN AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (Z) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME: COLOR: BLACK*
- (AA) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS WALL, FRAME: COLOR: BLACK*, GLASS: OLDCASTLE SPANDREL GLASS, COLOR: NO. 3-829 GRAY.
- (AB) ALUMINUM LOUISER CANOPY WITH TINTED GLASS PANELS AND COLORED FILM TREATMENT, LOUISER COLOR: BENJAMIN MOORE NO. 2128-40 (MEDIUM GRAY)
- (AC) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PINE FINISHED PAINT, COLOR: BLACK*
- (AD) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE, WITH PINE FINISHED PAINT, COLOR: BLACK*
- (AE) HIDE FILM TREATMENT ADDED TO ENTRY GLAZING
- (AF) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2121-30 (DARK GRAY)
- (AG) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF, WITH PINE FINISHED PAINT, COLOR: BLACK*
- (AH) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PINE FINISHED PAINT, COLOR: BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	20%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	30%
12	15%	34%

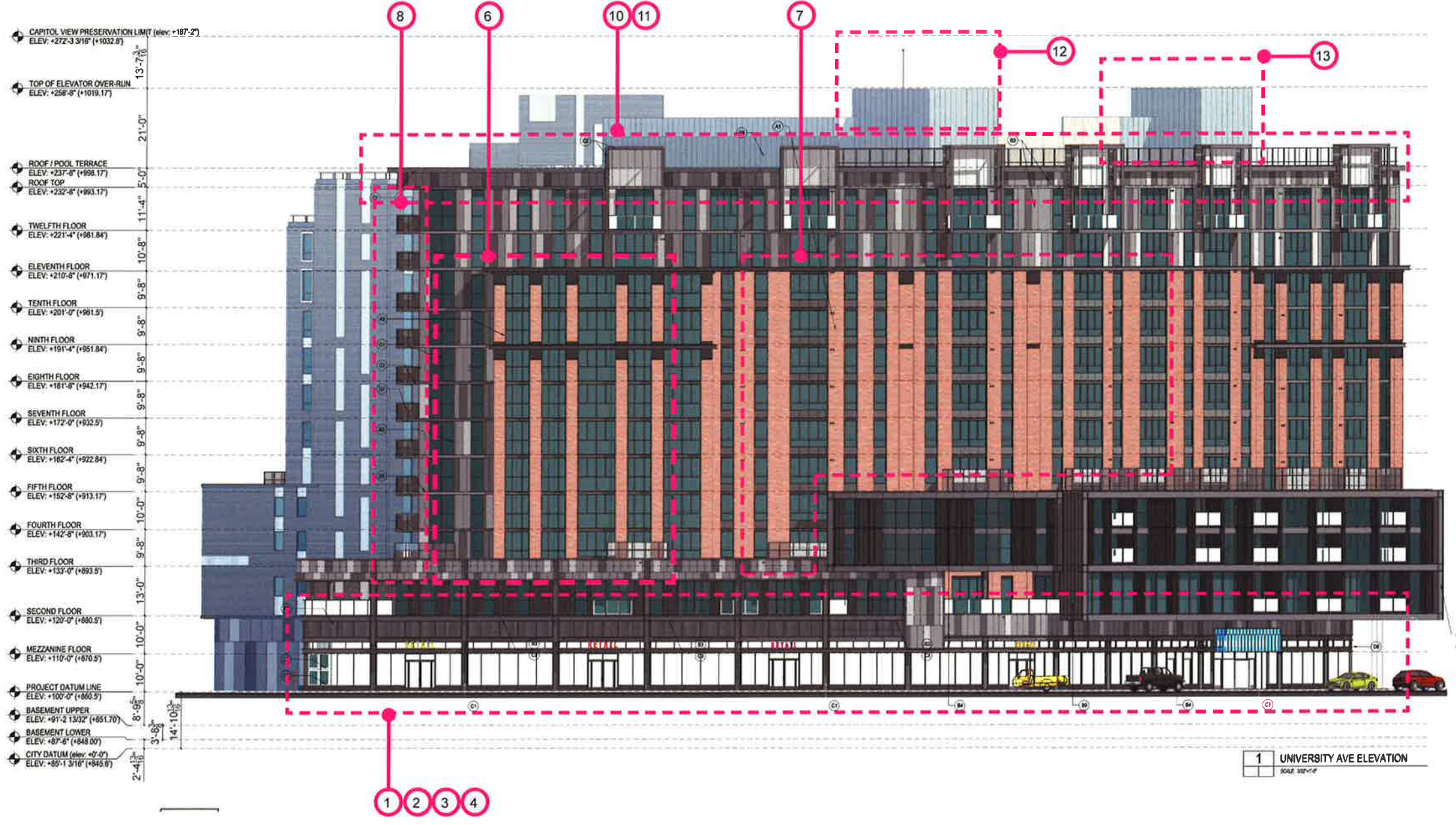
RETAIL AND RESIDENTIAL ENTRY

1	50%	85%
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12/13/2016 Recording Submittal

No.	Date	Description
Substitutions & Revisions		

Owner: **CORE**

General Contractor: **ANTUNOVICH ASSOCIATES**

Architect: **ANTUNOVICH ASSOCIATES**

Structural Engineer: **PIERCE ENGINEERS, INC.**

Mechanical and Planning Engineer: **BURSEE ENGINEERING, INC.**

Landscaping Architect: **Land Design**

Project Location: **The JAMES**
434 West Gorham Street
Madison, WI 53703

Drawing Title: **UNIVERSITY AVE ELEVATION**

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

Date Plotted: 8.23.2016

Plot Number: **RS-301**

NEW PROPOSED -



ELEVATION KEY NOTES

- (A) EXISTING FACED BRICK FACADE TO BE DEMOLISHED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO LAYER IN THE PROJECT
- (A1) FACEROCK 1 - UTILITY SIZE, MANUFACTURER, OLSEN GARY, STYLE COLOR, VERMILION (RED)
- (A2) FACEROCK 2 - MODULAR SIZE, MANUFACTURER, OLSEN GARY, STYLE COLOR, SRS TONE GRAY (BUFF)
- (A3) FACEROCK 3 - PLASTER WITH STEEL CHANNEL, DETAILING, MANUFACTURER, SAIN GARY, STYLE COLOR, VERMILION (RED)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, GREY (MATT BUFF)
- (A5) DAM & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN COLORS TO MATCH BENJAMIN MOORE No. 2128-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (M) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, GREY (MATT BUFF)
- (M1) INTERNALLY WATERPROOFED DAM WALL, SLOPED BY NEIGHBORING BUILDING
- (M2) PAINTED CONCRETE @ BALCONY LOGGERS, COLOR, BLACK
- (M3) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH IDENTIFIED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-30, BLACK BEAUTY.

METAL ROOF & WALL SYSTEMS

- (M4) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 2128-30 (DARK GRAY)
- (M5) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 2128-30 (DARK GRAY)
- (M6) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT, PAC-CLAD FLUSH FINISH PANEL SYSTEM, COLOR, BENJAMIN MOORE No. 2128-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (M7) ARTICULATED METAL PANEL SYSTEM, PRODUCT, CENTRA PROFILE SERIES CASCADE PANELS, CC-300 & CC-300, COLOR, BLACK
- (M8) FLAT METAL PANEL SYSTEM TO MATCH WORK FRAMES, COLOR, BLACK
- (M9) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR, BENJAMIN MOORE No. 2128-30 (DARK GRAY)
- (M10) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WORK FRAMES, COLOR, BLACK
- (M11) PREFINISHED ALUMINUM COVER SYSTEM, COLOR, BLACK
- (M12) METAL STANDING SEAM BRIDGE PANELS, PRODUCT, PAC-CLAD SLIP CLAD STANDING SEAM PANELS, COLOR, BLACK

STRUCTURAL STEEL

- (S1) METAL CHANNELS - PAINT COLOR, BLACK
- (S2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR, BLACK
- (S3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR, BLACK

WINDOW, DOOR, GLASS & GLAZING SYSTEMS

- (W1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK
- (W2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK
- (W3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DECISIONS AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (W4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR, BLACK
- (W5) ALUMINUM STOREFRONT FRAMES WITH OPERABLE GLASS INFILL, FRAME, COLOR, BLACK, GLASS, GLUCONITILE SPANDREL GLASS, COLOR, No. 3-829 GRAY
- (W6) ALUMINUM COLUMN CANOPY WITH TYPED GLASS PANELS AND COLORED FILM TREATMENT, ALUMINUM COLOR, BENJAMIN MOORE No. 2128-30 (DARK GRAY)
- (W7) ALUMINUM & GLASS SAFETY AWNING SYSTEM @ BALCONIES WITH PREFINISHED PAINT, COLOR, BLACK
- (W8) ALUMINUM & GLASS SAFETY AWNING SYSTEM @ ROOFTOP TERRACE, WITH PREFINISHED PAINT, COLOR, BLACK
- (W9) WORK FILM TREATMENT ADDED TO ENTRY GLAZING
- (W10) COMMERCIAL GARAGE OVERHEAD GARAGE DOOR OVERHEAD DOOR COMPANY, COLOR, BENJAMIN MOORE No. 2128-30 (DARK GRAY)
- (W11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF, WITH PREFINISHED PAINT, COLOR, BLACK
- (W12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PREFINISHED PAINT, COLOR, BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS

PERCENTAGE OF GLASS PER LEVEL

LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	20%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%

RETAIL AND RESIDENTIAL ENTRY

1	50%	50%
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THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENT

CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2")	ELEV. +277'-3 3/16" (+1032.8)
TOP OF ELEVATOR OVER-RUN	ELEV. +258'-5" (+1819.17)
ROOF / POOL TERRACE	ELEV. +237'-5" (+988.17)
ROOF TOP	ELEV. +232'-4" (+993.17)
TWELFTH FLOOR	ELEV. +221'-4" (+881.84)
ELEVENTH FLOOR	ELEV. +210'-8" (+971.17)
TENTH FLOOR	ELEV. +201'-0" (+961.5)
NINTH FLOOR	ELEV. +191'-4" (+951.84)
EIGHTH FLOOR	ELEV. +181'-8" (+942.17)
SEVENTH FLOOR	ELEV. +172'-0" (+932.5)
SIXTH FLOOR	ELEV. +162'-4" (+922.84)
FIFTH FLOOR	ELEV. +152'-8" (+913.17)
FOURTH FLOOR	ELEV. +142'-8" (+903.17)
THIRD FLOOR	ELEV. +133'-0" (+893.5)
SECOND FLOOR	ELEV. +120'-0" (+880.5)
MEZZANINE FLOOR	ELEV. +110'-0" (+870.5)
PROJECT DATUM LINE	ELEV. +100'-0" (+860.5)
BASEMENT UPPER	ELEV. +91'-2 13/32" (+851.70)
BASEMENT LOWER	ELEV. +87'-4" (+848.00)
CITY DATUM (elev. +0'-0")	ELEV. +85'-1 3/16" (+845.6)



2 GORHAM STREET ELEVATION - 1
SCALE: 3/32"=1'-0"

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Vision glass added. Spandrel panel glass replaced.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

DATE: 12.22.2016

NO. 1

DATE: 12.22.2016

DESCRIPTION: Submissions & Revisions

OWNER: CORE

DESIGNER: ANTONOVICH ASSOCIATES

ARCHITECT: ANTONOVICH ASSOCIATES

MECHANICAL AND PLUMBING ENGINEER: BURSE ENGINEERS INC.

ELECTRICAL ENGINEER: BURSE ENGINEERS INC.

CIVIL ENGINEER: BURSE ENGINEERS INC.

LANDSCAPE ARCHITECT: Land Design

PROJECT LOCATION: The JAMES, 434 West Gorham Street, Madison, WI 53703

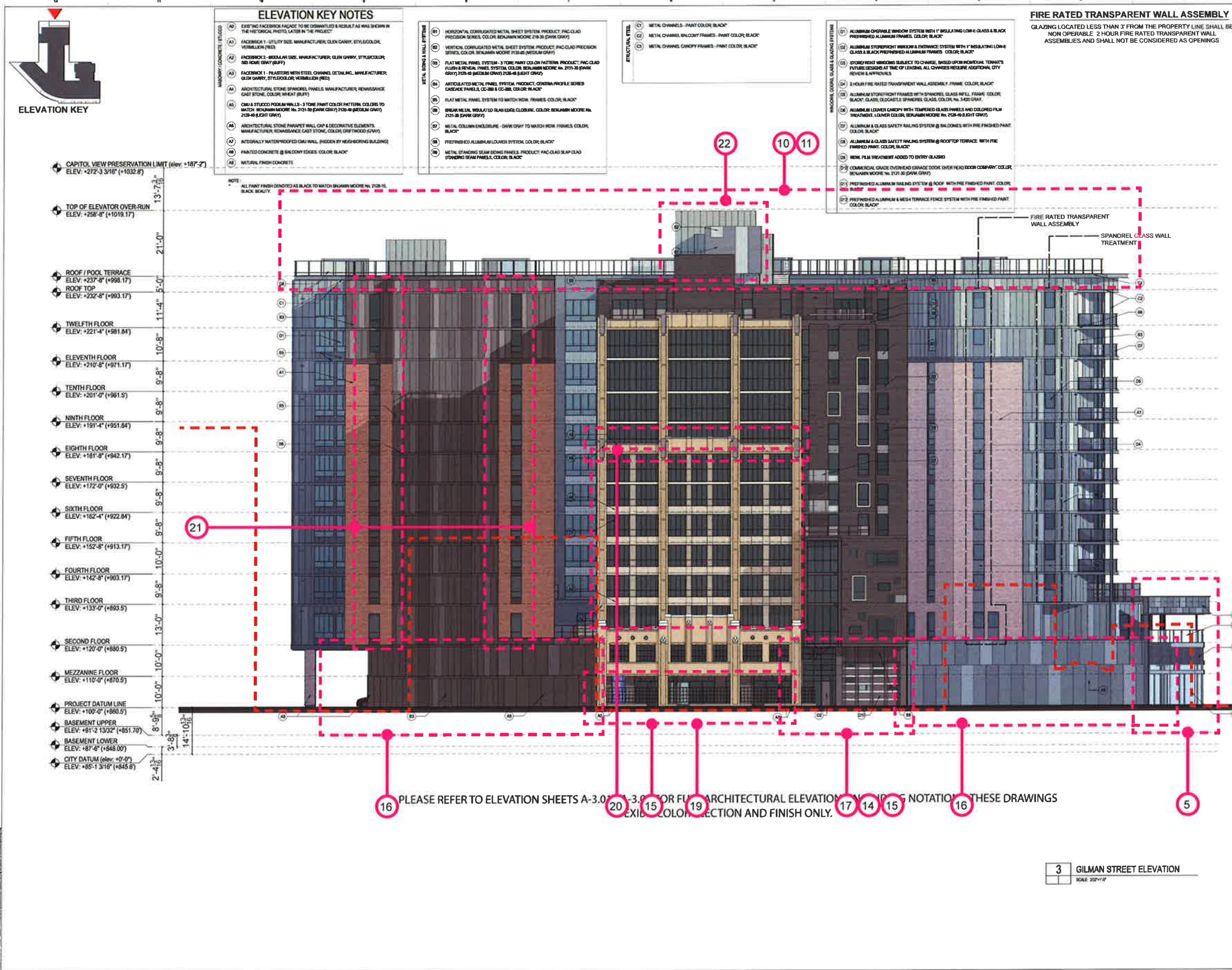
DRAWING TITLE: GORHAM STREET ELEVATION

DATE PLOTTED: 3.23.2016

SCALE: 3/32"=1'-0"

PROJECT NO.: RS-302

NEW PROPOSED -



ELEVATION KEY NOTES

EXISTING FACEBRICK FACADE TO BE DEMOLISHED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO LATER IN THE PROJECT

FACEBRICK 1 - UTILITY SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR, VERMILION (RED)

FACEBRICK 2 - MEDIUM SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR, SAGE GRAY (BUFF)

FACEBRICK 3 - FLATWORK WITH STEEL CHANNELS, DETAILING, MANUFACTURER, GLEN GARRY, STYLE/COLOR, VERMILION (RED)

ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, WHEAT (BLUFF)

CMU & STUCCO PODIUM WALLS - 3-TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-30 (PAVE GRAY), 2128-49 (MEDIUM GRAY), 2129-49 (LIGHT GRAY)

ARCHITECTURAL STONE FINISH WALL OF A DECORATIVE ELEMENTS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, OFF WHITE (GRAY)

INTIALLY WATERPROOFED CMU WALL, HIDDEN BY NEIGHBORING BUILDING

PAINTED CONCRETE @ BALCONY EDGES, COLOR, BLACK

NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-31, BLACK BEAUTY.

METAL BRICKS WALL SYSTEM

HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 219-30 (PAVE GRAY)

VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 219-30 (PAVE GRAY)

FLAT METAL PANEL SYSTEM - 3-TONE PAINT COLOR PATTERN, PRODUCT, PAC CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR, BENJAMIN MOORE NO. 2131-30 (PAVE GRAY), 2128-49 (MEDIUM GRAY), 2129-49 (LIGHT GRAY)

ARTICULATED METAL PANEL SYSTEM, PRODUCT, GENERA PROFILE SERIES CASCADE PANELS, CO-388 & CO-386, COLOR, BLACK

FLAT METAL PANEL SYSTEM TO MATCH HOW, FRAMES, COLOR, BLACK

BREAK METAL, REVEAL TO GLASS EDGE, COLOR, BENJAMIN MOORE NO. 2131-30 (PAVE GRAY)

METAL COLUMN ENCLOSURE - SAGE GRAY TO MATCH HOW, FRAMES, COLOR, BLACK

PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR, BLACK

METAL STANDING SEAM SIDING PANELS, PRODUCT, PAC CLAD SLAP CLAD STANDING SEAM PANELS, COLOR, BLACK

FUNCTIONAL ITEMS

METAL CHANNELS - PAINT COLOR, BLACK

METAL CHANNEL BALCONY FRAMES - PAINT COLOR, BLACK

METAL CHANNEL CANOPY FRAMES - PAINT COLOR, BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS

ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK

ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK

STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON HORIZONTAL TRENDS, FUTURE DESIGN AT TIME OF LEASE, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS

2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR, BLACK

ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR, BLACK; GLASS, GLC/STLE SPANDREL GLASS, COLOR, NO. 3-429 (SAGE)

ALUMINUM LOUVER CANOPY WITH TINTED GLASS PANELS & COLORED FILM TREATMENT, LOWER COLOR, BENJAMIN MOORE NO. 2128-49 (SAGE)

ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH FINE FINISHED PAINT, COLOR, BLACK

ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE, WITH FINE FINISHED PAINT, COLOR, BLACK

WELL FILM TREATMENT ADDED TO ENTRY GLAZING

COMMERCIAL GRADE OVERHEAD GARAGE DOOR OVER HEAD DOOR COMPANY, COLOR, BENJAMIN MOORE NO. 2131-30 (PAVE GRAY)

PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH FINE FINISHED PAINT, COLOR, BLACK

PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH FINE FINISHED PAINT, COLOR, BLACK

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	25%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

DATE: 10/28/2016

PROJECT: The JAMES, 434 West Gorham Street, Madison, WI 53703

SCALE: 3/8" = 1'-0"

3 GILMAN STREET ELEVATION

change list

- Brick knee wall added at University Ave. / Gorham St. storefront.
- Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
- Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
- Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
- Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
- Column arrangement and location at university end on main façade changed due to unit layout changes.
- Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
- Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
- Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
- Bent channel at top roof line simplified to metal panel eyebrow.
- Glass Pool terrace screen scope reduced. Pool terrace size reduced.
- Multiple lighting masts centralized in single mast to rear of lift overrun.
- Second elevator overrun added.
- Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
- Black brick cladding at street. Replace CMU and stucco cladding at street.
- CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
- Garage door colors simplified to 1 color plus glass.
- Scuppers added at terraces. Flood prevention.
- Vision glass added. Spandrel panel glass replaced.
- Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
- Window location altered.
- Mechanical screen height increased from 20' to 23'-6"
- Mechanical exhaust/intake grills. Mechanical vent requirements.
- Brick clad columns changed to natural finish columns.
- Fire rated windows added. At share light well to neighbor.
- Brick knee wall remove from metal panel areas.
- Windows removed. Plan changes, windows no longer possible.
- Door type change. Size reduced to suit exterior space plan.
- All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEROCK FACADE TO BE DEMANTLED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEROCK 1 - UTILITY SIDE, MANUFACTURER: GLEN GARRY, STYLE: COLOR: VERMILION (P&S)
- (A2) FACEROCK 2 - MODULAR SIDE, MANUFACTURER: GLEN GARRY, STYLE: COLOR: SIDING GRAY (BLFF)
- (A3) FACEROCK 1 - PLANTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE: COLOR: VERMILION (P&S)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: REINSSPACE CAST STONE, COLOR: WHEAT (BLFF)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN COLORS TO MATCH BENJAMIN MOORE NO. 2101-33 (DARK GRAY) P20-49 (MEDIUM GRAY) 2108-40 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE FINISH WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: REINSSPACE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A7) METALLIC WATERPROOFING ON WALL, PROVIDED BY NEIGHBORING BUILDING
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (A9) NATURAL FINISH CONCRETE

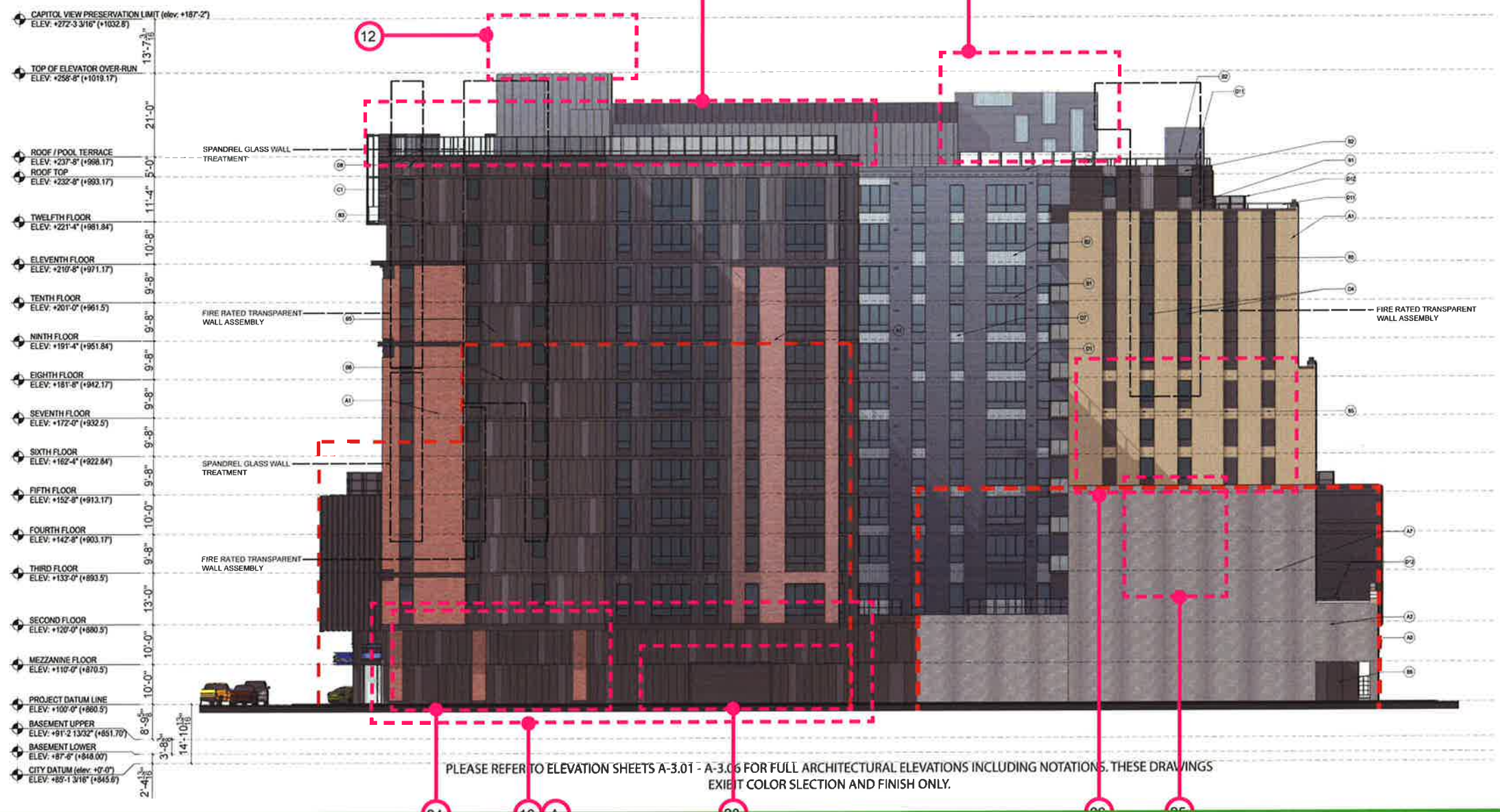
NOTE: ALL PAINT FINISH IDENTIFIED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

- (B) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 210-38 (DARK GRAY)
- (B1) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 210-38 (DARK GRAY)
- (B2) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2101-33 (DARK GRAY) P20-49 (MEDIUM GRAY) 2108-40 (LIGHT GRAY)
- (B3) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-200 & CC-200L, COLOR: BLACK
- (B4) FLAT METAL PANEL SYSTEM TO MATCH WORK FRAMES, COLOR: BLACK
- (B5) BRUSH METAL, INSULATED GLAZED EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-36 (DARK GRAY)
- (B6) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WORK FRAMES, COLOR: BLACK
- (B7) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (B8) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (C) METAL CHANNELS - PAINT COLOR: BLACK
- (C1) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (C2) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (D) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D1) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D2) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DECISIONS AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D3) HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME: COLOR: BLACK
- (D4) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME: COLOR: BLACK, GLASS: GLAZESTYLE SPANDREL GLASS, COLOR: NO. 9405 GRAY
- (D5) ALUMINUM LOUVER CANOPY WITH TINTED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2128-40 (LIGHT GRAY)
- (D6) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PINE FINISHED PAINT, COLOR: BLACK
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PINE FINISHED PAINT, COLOR: BLACK
- (D8) COMMERCIAL GRADE OVERHEAD GARAGE DOOR OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2128-36 (DARK GRAY)
- (D9) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PINE FINISHED PAINT, COLOR: BLACK
- (D10) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PINE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXIST COLOR SELECTION AND FINISH ONLY.

4 NORTH EAST ELEVATION
SCALE: 3/8"=1'-0"

PERCENTAGE OF GLASS PER LEVEL

LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	39%
12	15%	34%

RETAIL AND RESIDENTIAL ENTRY

1	50%	68%
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THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS

10/12/2015 Planning Submittal

No. Date Description

Submissions & Revisions

CORE

General Contractor

Architect

ANTUNOVICH ASSOCIATES

Structural Engineer

TE ENGINEERING INC.

Mechanical and Plumbing Engineer

Electrical Engineer

Civil Engineer

Burse

Landscaping Architect

Land Design

Project Location

The JAMES
434 West Gorham Street
Madison WI 53703

Drawing File

NORTH EAST ELEVATION

Scale: 3/8"=1'-0"

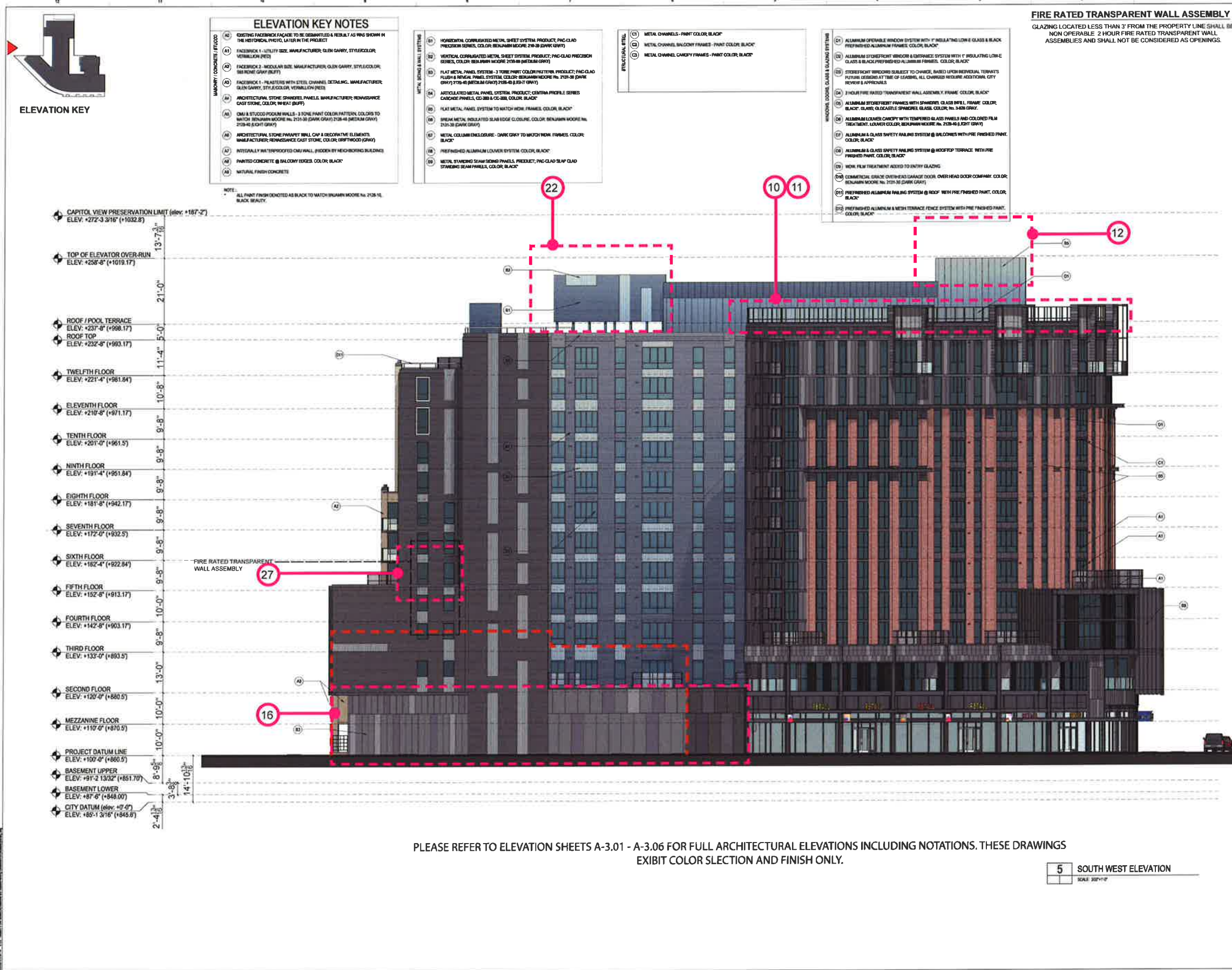
Date Printed: 10/29/2015

DISCOMB
RESIDENTIAL ARCHITECT
1000
CHICAGO, ILLINOIS

Drawing No. **RS-304**

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
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9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
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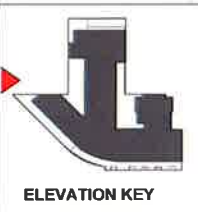


PERCENTAGE OF GLASS PER LEVEL	
RESIDENTIAL	
LEVEL	% REQUIRED / % ACHIEVED
1	15% / 44%
2	15% / 29%
3	15% / 33%
4	15% / 30%
5	15% / 34%
6	15% / 34%
7	15% / 34%
8	15% / 34%
9	15% / 34%
10	15% / 34%
11	15% / 30%
12	19% / 34%
RETAIL AND RESIDENTIAL ENTRY	
1	50% / 88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

change list

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- Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
- Black brick cladding at street. Replace CMU and stucco cladding at street.
- CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
- Garage door colors simplified to 1 color plus glass.
- Scuppers added at terraces. Flood prevention.
- Vision glass added. Spandrel panel glass replaced.
- Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
- Window location altered.
- Mechanical screen height increased from 20' to 23'-6"
- Mechanical exhaust/intake grills. Mechanical vent requirements.
- Brick clad columns changed to natural finish columns.
- Fire rated windows added. At share light well to neighbor.
- Brick knee wall remove from metal panel areas.
- Windows removed. Plan changes, windows no longer possible.
- Door type change. Size reduced to suit exterior space plan.
- All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



ELEVATION KEY NOTES

(A)	EXISTING FACEBRICK FACADE TO BE DEMOLISHED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
(A1)	FACEBRICK 1 - UTILITY SIZE MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RES)
(A2)	FACEBRICK 2 - MODULAR SIZE MANUFACTURER: GLEN GARRY, STYLE/COLOR: SIB RIME GRAY (RES)
(A3)	FACEBRICK 1 - PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RES)
(A4)	ARCHITECTURAL STONE SPANDREL PANELS MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (RES)
(A5)	CAST STONE/PODSUM WALLS - 3 TONE PAINT COLOR SYSTEM, COLORS TO MATCH BENJAMIN MOORE NO. 2131-33 (DARK GRAY) 2138-40 (MEDIUM GRAY) 2139-40 (LIGHT GRAY)
(A6)	ARCHITECTURAL STONE PAVEMENT WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DAYWOOD (GRAY)
(A7)	INTERIALLY WATERPROOFED CMU WALL (PROVEN BY NEIGHBORING BUILDING)
(A8)	PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
(A9)	NATURAL FRESH CONCRETE

NOTE: ALL PAINT FINISH IDENTIFIED AS BLACK TO MATCH BENJAMIN MOORE NO. 2138-40, BLACK BEAUTY.

METAL SPANDREL WALL SYSTEMS

(B1)	HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PFC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2138-39 (DARK GRAY)
(B2)	VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PFC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2138-40 (MEDIUM GRAY)
(B3)	FLAT METAL PANEL SYSTEM - 2 TONE PAINT COLOR SYSTEM, PRODUCT: PFC-CLAD FLUSH & RIBBED PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2138-39 (DARK GRAY) 2138-40 (MEDIUM GRAY) 2139-40 (LIGHT GRAY)
(B4)	ANTICLIMATED METAL PANEL SYSTEM, PRODUCT: CANTONIA PANELS SERIES CASCADE PANELS, CC-300 & CC-300, COLOR: BLACK
(B5)	FLAT METAL PANEL SYSTEM TO MATCH WORK FRAMES, COLOR: BLACK
(B6)	BROWN METAL INSULATED GLASS EDGE CLADDING, COLOR: BENJAMIN MOORE NO. 2131-33 (DARK GRAY)
(B7)	METAL COLLAR ENCLOSURE - DARK GRAY TO MATCH WORK FRAMES, COLOR: BLACK
(B8)	PRE-FINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
(B9)	METAL STAIRING SEAM USING PANELS, PRODUCT: PFC-CLAD SLAM CLAD STAIRING SEAM PANELS, COLOR: BLACK

STRUCTURAL STEEL

(C)	METAL CHANNELS - PAINT COLOR: BLACK
(C1)	METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
(C2)	METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

WINDOWS, DOORS, GLASS & GLAZING SYSTEMS

(D1)	ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
(D2)	ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
(D3)	STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGN AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
(D4)	2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY FRAME, COLOR: BLACK
(D5)	ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK, GLASS: OGC/CASTLE SPANDREL GLASS, COLOR: #3-800 GRAY
(D6)	ALUMINUM LOUVER CANOPY WITH TINTED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2138-40 (MEDIUM GRAY)
(D7)	ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE-FINISHED PAINT, COLOR: BLACK
(D8)	ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE, WITH PRE-FINISHED PAINT, COLOR: BLACK
(D9)	NEW FILM TREATMENT ADDED TO ENTRY GLAZING
(D10)	COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR CANOPY, COLOR: BENJAMIN MOORE NO. 2131-33 (DARK GRAY)
(D11)	PRE-FINISHED ALUMINUM RAILING SYSTEM @ ROOF, WITH PRE-FINISHED PAINT, COLOR: BLACK
(D12)	PRE-FINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE-FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
 GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS

PERCENTAGE OF GLASS PER LEVEL

LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	37%
12	15%	34%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

107.13.2016 Recording Submittal
 No. Date Description
 Submittals & Revisions

Owner: **CORE**

Architect: **ANTUNOVICH ASSOCIATES**

Structural Engineer: **PERKINS ENGINEERS & INC.**

Mechanical and Plumbing Engineer: **BURSEE ENGINEERING INC.**

Electrical Engineer: **Land Design**

Project Location: **The JAMES**
434 West Gorham Street
Madison, WI 53703

Drawing Title: **SOUTH WEST ELEVATION**

Scale: 3/32"=1'-0"

Client Project: 3.23.2016

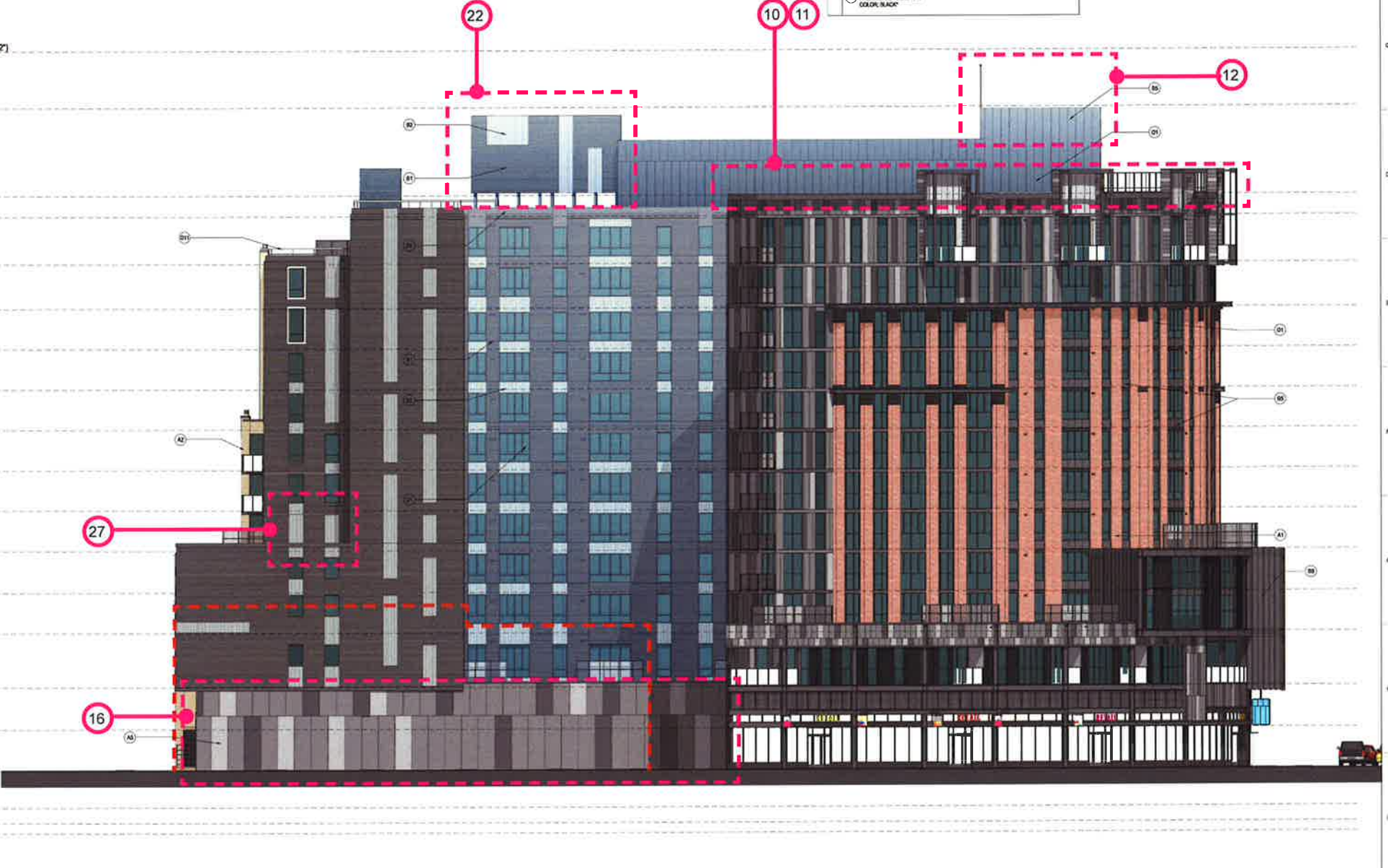
Professional Seal: **JOSEPH M. ANTUNOVICH**, ARCHITECT, CHICAGO, ILL. No. 7619

Drawing No.: **RS-305**

change list

- Brick knee wall added at University Ave. / Gorham St. storefront.
- Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
- Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
- Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
- Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
- Column arrangement and location at university end on main façade changed due to unit layout changes.
- Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
- Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
- Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
- Bent channel at top roof line simplified to metal panel eyebrow.
- Glass Pool terrace screen scope reduced. Pool terrace size reduced.
- Multiple lighting masts centralized in single mast to rear of lift overrun.
- Second elevator overrun added.
- Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
- Black brick cladding at street. Replace CMU and stucco cladding at street.
- CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
- Garage door colors simplified to 1 color plus glass.
- Scuppers added at terraces. Flood prevention.
- Vision glass added. Spandrel panel glass replaced.
- Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
- Window location altered.
- Mechanical screen height increased from 20' to 23'-6"
- Mechanical exhaust/intake grills. Mechanical vent requirements.
- Brick clad columns changed to natural finish columns.
- Fire rated windows added. At share light well to neighbor.
- Brick knee wall remove from metal panel areas.
- Windows removed. Plan changes, windows no longer possible.
- Door type change. Size reduced to suit exterior space plan.
- All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2") ELEV. +272'-3 3/16" (+1032.8)	13'-7 1/8"
TOP OF ELEVATOR OVER-RUN ELEV. +258'-8" (+1019.17)	21'-0"
ROOF / POOL TERRACE ELEV. +237'-8" (+998.17)	5'-0"
ROOF TOP ELEV. +232'-8" (+993.17)	11'-4"
TWELFTH FLOOR ELEV. +221'-4" (+861.84)	10'-8"
ELEVENTH FLOOR ELEV. +210'-8" (+811.17)	9'-8"
TENTH FLOOR ELEV. +201'-0" (+811.5)	9'-8"
NINTH FLOOR ELEV. +191'-4" (+861.84)	9'-8"
EIGHTH FLOOR ELEV. +181'-8" (+811.17)	9'-8"
SEVENTH FLOOR ELEV. +172'-0" (+811.5)	9'-8"
SIXTH FLOOR ELEV. +162'-4" (+861.84)	9'-8"
FIFTH FLOOR ELEV. +152'-8" (+811.17)	10'-0"
FOURTH FLOOR ELEV. +142'-8" (+861.17)	9'-8"
THIRD FLOOR ELEV. +133'-0" (+811.5)	13'-0"
SECOND FLOOR ELEV. +120'-0" (+800.5)	10'-0"
MEZZANINE FLOOR ELEV. +110'-0" (+870.5)	10'-0"
PROJECT DATUM LINE ELEV. +100'-0" (+860.5)	6'-9"
BASEMENT UPPER ELEV. +91'-2 13/32" (+851.70)	3'-8"
BASEMENT LOWER ELEV. +87'-8" (+848.00)	14'-10 1/2"
CITY DATUM (elev. +0'-0") ELEV. +85'-1 3/16" (+845.8)	2'-4 1/2"



5 SOUTH WEST ELEVATION
SCALE: 3/32"=1'-0"

NEW PROPOSED -



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACED BRICK FACADE TO BE DEMOLISHED & RECONSTRUCTED AS SHOWN IN THE HISTORICAL PHOTO LATER IN THE PROJECT
- (B) FACED BRICK - UTILITY SIZE, MANUFACTURER, GLEN GERRY, STYLE/COLOR, VERMILION (RED)
- (C) FACED BRICK - MODULAR SIZE, MANUFACTURER, GLEN GERRY, STYLE/COLOR, VERMILION (RED)
- (D) FACED BRICK - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER, GLEN GERRY, STYLE/COLOR, VERMILION (RED)
- (E) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER, REMBRANCE, CAST STONE, COLOR, GREY (B&T)
- (F) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR SYSTEM, COLORS TO MATCH BENJAMIN MOORE No. 215-38 (DARK GRAY) 215-48 (MEDIUM GRAY) 215-88 (LIGHT GRAY)
- (G) ARCHITECTURAL STONE PANELED WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER, REMBRANCE, CAST STONE, COLOR, ONE-TONE (B&T)
- (H) INTERIALLY WATERPROOFED CMU WALL, CHOSEN BY NEIGHBORING BUILDING
- (I) PAINTED CONCRETE @ BALCONY EDGES, COLOR, BLACK
- (J) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH IDENTIFIED AS BLACK TO MATCH BENJAMIN MOORE No. 215-55, BLACK BEAUTY.

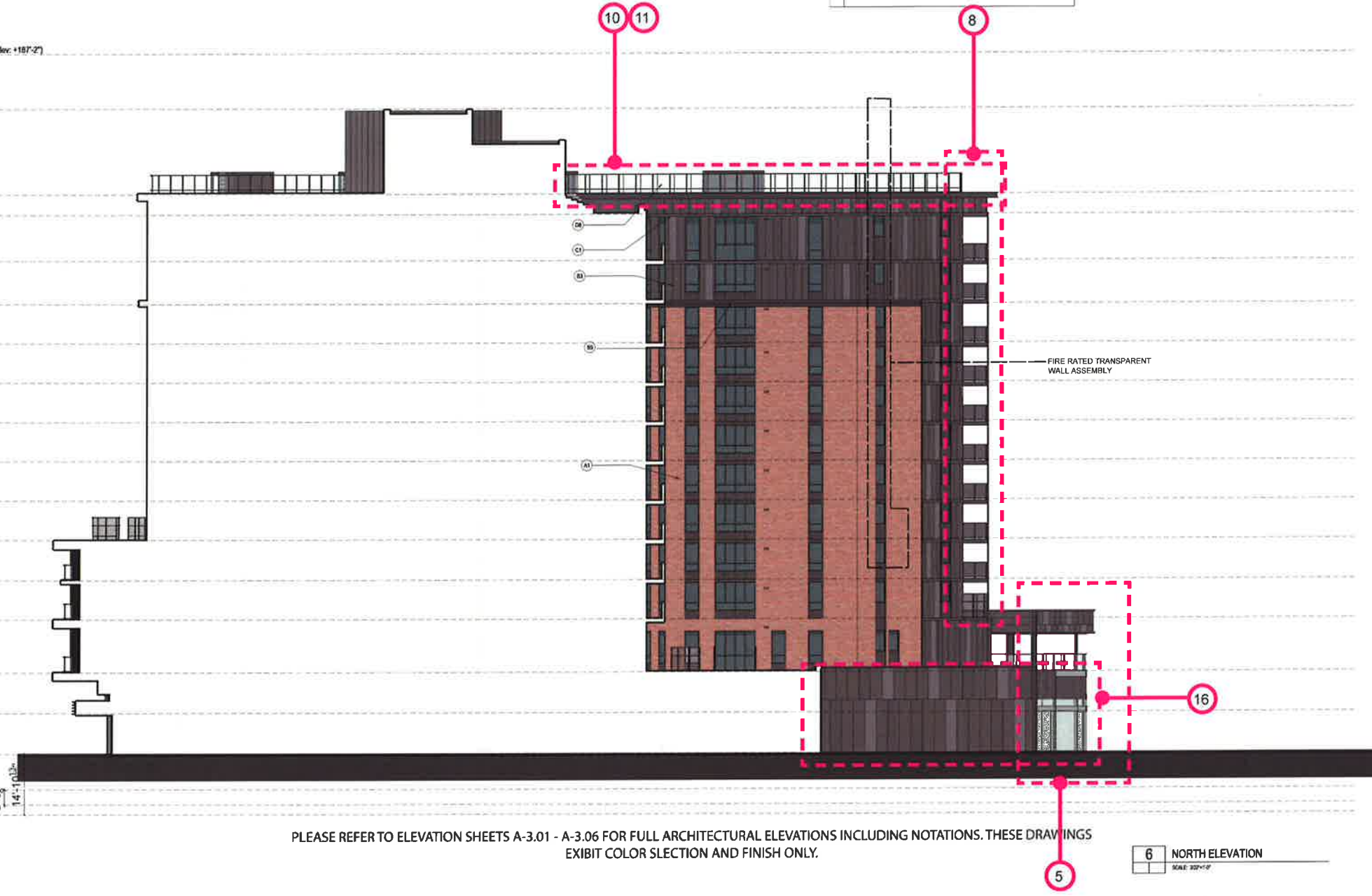
- (K) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE No. 215-38 (DARK GRAY)
- (L) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE No. 215-48 (MEDIUM GRAY)
- (M) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR SYSTEM, PRODUCT, PAC-CLAD FLUSH & VISION PANEL SYSTEM, COLOR, BENJAMIN MOORE No. 215-38 (DARK GRAY) 215-48 (MEDIUM GRAY) 215-88 (LIGHT GRAY)
- (N) ARTICULATED METAL PANEL SYSTEM, PRODUCT, CENTRA-PANEL SERIES CASCADE PANELS, CO-88 & CO-88L, COLOR, BLACK
- (O) FLAT METAL PANEL SYSTEM TO MATCH WORK, FRAMES, COLOR, BLACK
- (P) BREAK METAL, INSULATED SLAB EDGE CLOSURE, COLOR, BENJAMIN MOORE No. 215-78 (DARK GRAY)
- (Q) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WORK, FRAMES, COLOR, BLACK
- (R) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR, BLACK
- (S) METAL STANDING SEAM SOFFIT PANELS, PRODUCT, PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR, BLACK

- (T) METAL CHANNELS - PAINT COLOR, BLACK
- (U) METAL CHANNEL, BALCONY FRAMES - PAINT COLOR, BLACK
- (V) METAL CHANNEL, CANOPY FRAMES - PAINT COLOR, BLACK

- (W) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK
- (X) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK
- (Y) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGN AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (Z) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR, BLACK
- (AA) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR, BLACK; GLASS, GLUCASTLE SPANDREL GLASS, COLOR, No. 3-88 GRAY
- (AB) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOWER COLOR, BENJAMIN MOORE No. 215-48 (LIGHT GRAY)
- (AC) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE-FINISHED PAINT, COLOR, BLACK
- (AD) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE-FINISHED PAINT, COLOR, BLACK
- (AE) HOPE FILM TREATMENT ADDED TO ENTRY GLAZING
- (AF) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR, BENJAMIN MOORE No. 215-38 (DARK GRAY)
- (AG) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE-FINISHED PAINT, COLOR, BLACK
- (AH) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE-FINISHED PAINT, COLOR, BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2")	ELEV. +272'-3 3/16" (+1032.8)
TOP OF ELEVATOR OVER-RUN	ELEV. +258'-8" (+1019.17)
ROOF / POOL TERRACE	ELEV. +237'-6" (+968.17)
ROOF TOP	ELEV. +232'-8" (+993.17)
TWELFTH FLOOR	ELEV. +221'-4" (+981.84)
ELEVENTH FLOOR	ELEV. +210'-6" (+971.17)
TENTH FLOOR	ELEV. +201'-0" (+961.5)
NINTH FLOOR	ELEV. +191'-4" (+951.84)
EIGHTH FLOOR	ELEV. +181'-6" (+942.17)
SEVENTH FLOOR	ELEV. +172'-0" (+932.5)
SIXTH FLOOR	ELEV. +162'-4" (+922.84)
FIFTH FLOOR	ELEV. +152'-6" (+913.17)
FOURTH FLOOR	ELEV. +142'-8" (+903.17)
THIRD FLOOR	ELEV. +133'-0" (+893.5)
SECOND FLOOR	ELEV. +120'-0" (+880.5)
MEZZANINE FLOOR	ELEV. +110'-0" (+870.5)
PROJECT DATUM LINE	ELEV. +100'-0" (+860.5)
BASEMENT UPPER	ELEV. +91'-2 13/32" (+851.70)
BASEMENT LOWER	ELEV. +87'-6" (+848.00)
CITY DATUM (elev. +0'-0")	ELEV. +85'-1 3/16" (+845.8)



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

6 NORTH ELEVATION
SCALE: 3/32"=1'-0"

PERCENTAGE OF GLASS PER LEVEL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	25%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	30%
12	15%	34%
13	15%	34%
14	15%	34%
15	15%	34%
16	15%	34%
17	15%	34%
18	15%	34%
19	15%	34%
20	15%	34%
21	15%	34%
22	15%	34%
23	15%	34%
24	15%	34%
25	15%	34%
26	15%	34%
27	15%	34%
28	15%	34%
29	15%	34%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

10/23/2015 Permitting Submittal

No. One Description

Submittals & Revisions

CORE

General Contractor

ARCHITECT

ANTUNOVICH ASSOCIATES

MECHANICAL AND PLUMBING ENGINEER

BUREE

MECHANICAL AND PLUMBING ENGINEER

LANDSCAPE ARCHITECT

Land Design

PROJECT LOCATION

The JAMES
434 West Gorham Street
Madison, WI 53703

DRAWING TITLE

NORTH ELEVATION

DATE

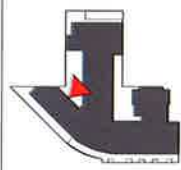
10/29/2015

PROJECT NO.

RS-306

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Vision glass added. Spandrel panel glass replaced.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FACADE TO BE DEMOLISHED & REBUILD AS SHOWN IN THE HISTORICAL PHOTO, CLAY IN THE PROJECT
- (B) FACEBRICK - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (C) FACEBRICK - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: RED HOME GRAY (BUFF)
- (D) FACEBRICK - PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (E) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: BROWN (BROWN)
- (F) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERNS COLORS TO MATCH BENJAMIN MOORE No. 213-38 (DARK GRAY), 215-46 (MEDIUM GRAY), 215-45 (LIGHT GRAY)
- (G) ARCHITECTURAL STONE FINISH WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (H) INTERIALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (I) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (J) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DESIGNATED AS BLACK TO MATCH BENJAMIN MOORE No. 213-16, BLACK BEAUTY.

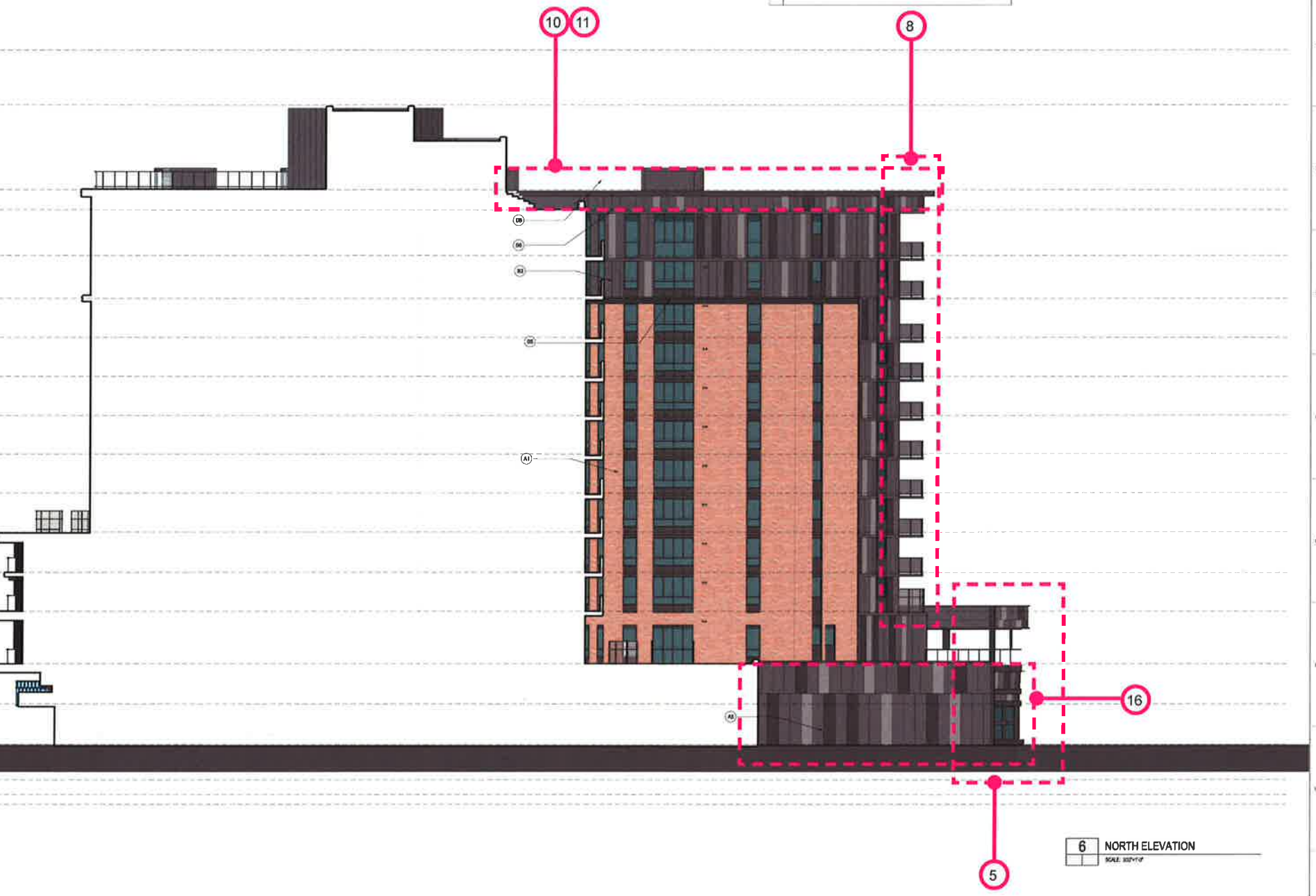
- (K) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 215-38 (DARK GRAY)
- (L) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 215-46 (MEDIUM GRAY)
- (M) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUX & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 213-38 (DARK GRAY), 215-46 (MEDIUM GRAY), 215-45 (LIGHT GRAY)
- (N) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-388 & CO-394, COLOR: BLACK
- (O) FLAT METAL PANEL SYSTEM TO MATCH WORK FRAMES, COLOR: BLACK
- (P) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 213-38 (DARK GRAY)
- (Q) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WORK FRAMES, COLOR: BLACK
- (R) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (S) METAL STANDING BEAM SOUND PANELS, PRODUCT: PAC-CLAD SLAP GLAD STANDING BEAM PANELS, COLOR: BLACK

- (T) METAL CHANNELS - PAINT COLOR: BLACK
- (U) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (V) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (W) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (X) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (Y) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DECISIONS AT THE OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (Z) 2-HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK
- (AA) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK, GLASS: CLEAR/STRENGTHENED GLASS, COLOR: No. 3489 GRAY
- (AB) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 215-46 (LIGHT GRAY)
- (AC) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK
- (AD) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK
- (AE) WORK FILM TREATMENT ADDED TO ENTRY GLAZING
- (AF) COMMERCIAL SPACE OVERHEAD GARAGE DOOR, OVER HEAD DOOR CANOPY, COLOR: BENJAMIN MOORE No. 213-38 (DARK GRAY)
- (AG) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK
- (AH) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS

CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2")	ELEV. +272'-3 3/16" (+1032.8)
TOP OF ELEVATOR OVER-RUN	ELEV. +258'-8" (+1019.17)
ROOF / POOL TERRACE	ELEV. +237'-8" (+909.17)
ROOF TOP	ELEV. +232'-8" (+903.17)
TWELFTH FLOOR	ELEV. +221'-4" (+981.84)
ELEVENTH FLOOR	ELEV. +210'-8" (+971.17)
TENTH FLOOR	ELEV. +201'-0" (+961.5)
NINTH FLOOR	ELEV. +191'-4" (+951.84)
EIGHTH FLOOR	ELEV. +181'-8" (+942.17)
SEVENTH FLOOR	ELEV. +172'-0" (+932.5)
SIXTH FLOOR	ELEV. +162'-4" (+922.84)
FIFTH FLOOR	ELEV. +152'-8" (+913.17)
FOURTH FLOOR	ELEV. +142'-8" (+903.17)
THIRD FLOOR	ELEV. +133'-0" (+893.5)
SECOND FLOOR	ELEV. +120'-0" (+880.5)
MEZZANINE FLOOR	ELEV. +110'-0" (+870.5)
PROJECT DATUM LINE	ELEV. +100'-0" (+860.5)
BASEMENT UPPER	ELEV. +91'-2 13/32" (+851.70)
BASEMENT LOWER	ELEV. +87'-8" (+848.00)
CITY DATUM (elev. +0'-0")	ELEV. +89'-1 3/16" (+845.8)



6 NORTH ELEVATION
SCALE: 3/8"=1'-0"

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	20%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	30%
12	15%	34%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

Submitted: 03/13/2016 Recording Submittal

No.	Date	Description
Submissions & Revisions		

Owner: CORE

Architect: ANTONOVICH ASSOCIATES

Structural Engineer: PE ENGINEERING, INC.

Mechanical and Plumbing Engineers: BUREE ENGINEERING & ARCHITECTURE

Electrical Engineer: LAND DESIGN

Project Location: The JAMES, 434 West Gorham Street, Madison, WI 53703

Stamp: WISCONSIN ARCHITECT, JOSEPH M. ANTONOVICH, 7099 CHICAGO, ARCHITECT

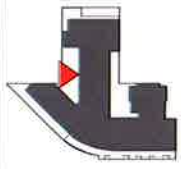
Stamp No: RS-306

Date Project: 3.23.2016

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Vision glass added. Spandrel panel glass replaced.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

NEW PROPOSED -



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEROCK FACTORY TO BE DEMOLISHED & REBUILD AS SHOWN IN THE HISTORICAL PHOTO LATER IN THE PROJECT
- (B) FACEROCK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (C) FACEROCK 2 - MEDIUM SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: GUN TIME GRAY (BLUE)
- (D) FACEROCK 3 - PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (E) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (F) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERNS TO MATCH BENJAMIN MOORE No. 212-38 (DARK GRAY) 2128-45 (MEDIUM GRAY) 2128-48 (LIGHT GRAY)
- (G) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (H) INTERIALLY WATERPROOFED CMU WALL (MODERN BY NEIGHBORING BUILDING)
- (I) PAINTED CONCRETE @ BALCONY EDGE, COLOR: BLACK
- (J) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DERIVED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-45, BLACK BEAUTY.

METAL BOND & WALL SYSTEM

- (1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 212-38 (DARK GRAY)
- (2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 212-38 (DARK GRAY)
- (3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERNS, PRODUCT: PAC-CLAD FLUSH REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 2127-35 (DARK GRAY) 2128-45 (MEDIUM GRAY) 2128-48 (LIGHT GRAY)
- (4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CEVORA PROFILE SERIES, COLOR: BENJAMIN MOORE No. 2127-35 (DARK GRAY)
- (5) FLAT METAL PANEL SYSTEM TO MATCH WORK, FRAMES: COLOR: BLACK
- (6) BRASS METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2128-48 (LIGHT GRAY)
- (7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WORK, FRAMES: COLOR: BLACK
- (8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (9) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

FUNCTIONAL METAL

- (1) METAL CHANNELS - PAINT COLOR: BLACK
- (2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

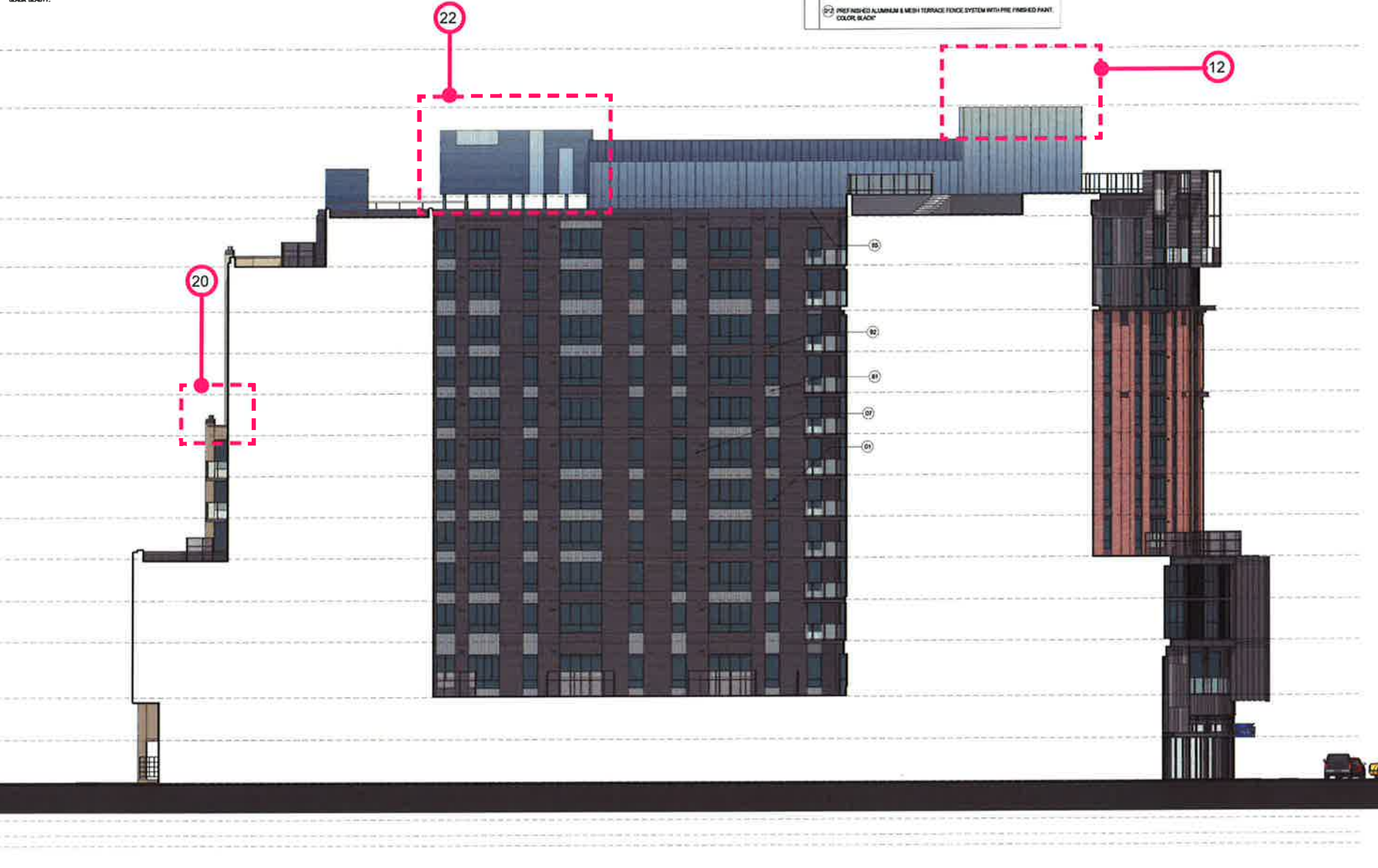
WINDOW, LOUVER, GLASS & GLAZING SYSTEMS

- (1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDEMNITY TOWNSHIP FUTURE DECISION AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME: COLOR: BLACK
- (5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS WALL, FRAME: COLOR: BLACK, GLASS: COLORCASTLE SPANDREL GLASS, COLOR: No. 3428 GRAY
- (6) ALUMINUM LOUVER CANOPY WITH TINTED GLASS PANELS AND COLORED FILM TREATMENT, LOW-EASH COLOR: BENJAMIN MOORE No. 2128-45 (LIGHT GRAY)
- (7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PINE FINISHED PAINT, COLOR: BLACK
- (8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PINE FINISHED PAINT, COLOR: BLACK
- (9) COMMERCIAL SPACE OVERHEAD GARAGE DOOR OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2127-35 (DARK GRAY)
- (10) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PINE FINISHED PAINT, COLOR: BLACK
- (11) PINE FINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PINE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
 GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

Vertical Elevation Scale

- CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2") ELEV. +272'-3 3/16" (+1032.8)
- TOP OF ELEVATOR OVER-RUN ELEV. +258'-8" (+1019.17)
- ROOF / POOL TERRACE ELEV. +237'-8" (+968.17)
- ROOF TOP ELEV. +232'-8" (+963.17)
- TWELFTH FLOOR ELEV. +221'-4" (+981.84)
- ELEVENTH FLOOR ELEV. +210'-8" (+971.17)
- TENTH FLOOR ELEV. +201'-0" (+961.5)
- NINTH FLOOR ELEV. +191'-4" (+951.84)
- EIGHTH FLOOR ELEV. +181'-8" (+942.17)
- SEVENTH FLOOR ELEV. +172'-0" (+932.5)
- SIXTH FLOOR ELEV. +162'-4" (+922.84)
- FIFTH FLOOR ELEV. +152'-8" (+913.17)
- FOURTH FLOOR ELEV. +142'-8" (+903.17)
- THIRD FLOOR ELEV. +132'-0" (+893.5)
- SECOND FLOOR ELEV. +120'-0" (+880.5)
- MEZZANINE FLOOR ELEV. +110'-0" (+870.5)
- PROJECT DATUM LINE ELEV. +100'-0" (+860.5)
- BASEMENT UPPER ELEV. +91'-2 13/32" (+851.70)
- BASEMENT LOWER ELEV. +87'-6" (+848.00)
- CITY DATUM (elev. +0'-0") ELEV. +85'-1 3/16" (+845.8)



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

7 SOUTH WEST ELEVATION
 SCALE: 3/32" = 1'-0"

PERCENTAGE OF GLASS PER LEVEL

LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

Project Information:

Project Name: The JAMES
 434 West Gorham Street
 Madison WI 53703

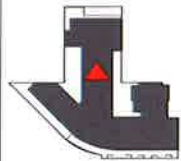
Professional Seals:

- Architect: Joseph M. Antunovich, AIA, No. 10258
- Engineer: Buree Engineering Inc., No. 10258
- MEP Engineer: Buree Engineering Inc., No. 10258
- Structural Engineer: Buree Engineering Inc., No. 10258
- MEP Engineer: Buree Engineering Inc., No. 10258
- Structural Engineer: Buree Engineering Inc., No. 10258

Project No. RS-307

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies removed from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Vision glass added. Spandrel panel glass replaced.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



ELEVATION KEY

ELEVATION KEY NOTES

- (A0) EXISTING FACEROCK FAÇADE TO BE DEMANTLED & RESULT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEROCK 1 - UTILITY SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A2) FACEROCK 2 - MODULAR SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR: SEBASTIAN GRAY (GRAY)
- (A3) FACEROCK 3 - PLASTERED WITH STEEL CHANNEL DETAILING, MANUFACTURER, GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR: WHEAT (BROWN)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2121-30 (DARK GRAY) 2125-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE FINISH WALL, CAP & DECORATIVE ELEMENTS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, GRAY/TROCK (GRAY)
- (A7) INTERIALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR, BLACK
- (A9) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH IDENTIFIED AS BLACK TO MATCH BENJAMIN MOORE NO. 2126-14, BLACK BEAUTY.

- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PNC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 2126-30 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PNC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 2126-30 (DARK GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT, PNC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR, BENJAMIN MOORE NO. 2121-30 (DARK GRAY) 2125-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT, CENTRA PROFILE SERIES CHANGING PANELS, CC-288 & CC-285, COLOR: BLACK
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WORK, FINISH, COLOR, BLACK
- (B6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR, BENJAMIN MOORE NO. 2121-30 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE, DARK GRAY TO MATCH WORK, FINISH, COLOR, BLACK
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR, BLACK
- (B9) METAL STANDING BEAM BEARING PANELS, PRODUCT, PNC-CLAD SLAB CLAD STANDING BEAM PANELS, COLOR, BLACK

- (C1) METAL CHAIRS - PAINT COLOR, BLACK
- (C2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR, BLACK
- (C3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR, BLACK

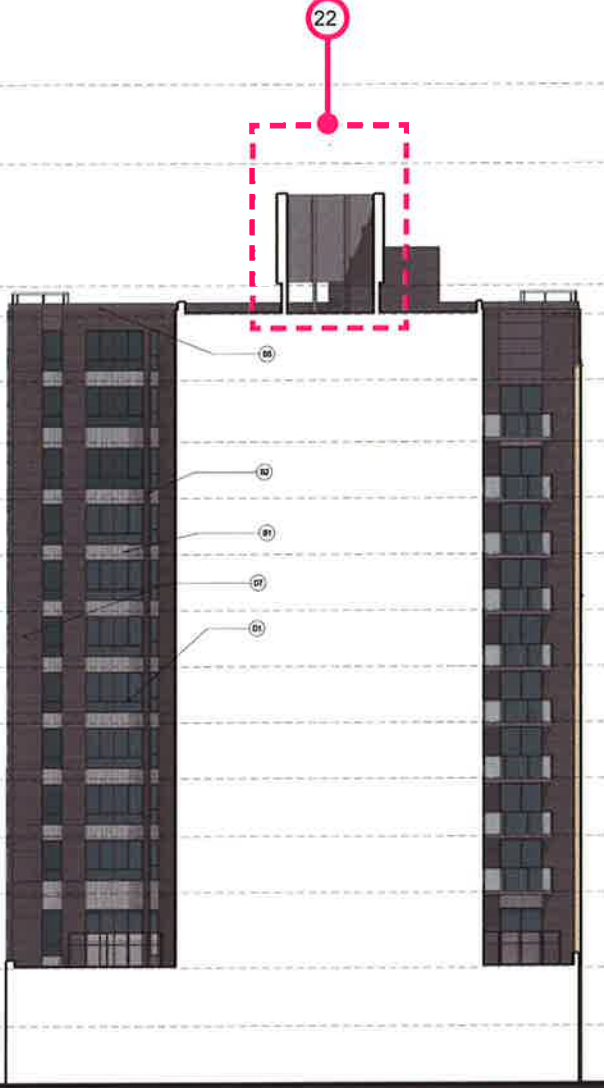
- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK
- (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK
- (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DECISIONS AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVAL
- (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR, BLACK
- (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR, BLACK, GLASS, CHECKLISTE SPANDREL GLASS, COLOR, NO. 3-881 GRAY
- (D6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR, BENJAMIN MOORE NO. 2126-40 (LIGHT GRAY)
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PNE FINISHED PAINT, COLOR, BLACK
- (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PNE FINISHED PAINT, COLOR, BLACK
- (D9) WORK FILM TREATMENT ADDED TO ENTRY GLAZING
- (D10) COMMERCIAL GARAGE OVERHEAD GARAGE DOOR, OVERHEAD DOOR COMPANY, COLOR, BENJAMIN MOORE NO. 2121-30 (DARK GRAY)
- (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PNE FINISHED PAINT, COLOR, BLACK
- (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PNE FINISHED PAINT, COLOR, BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	23%
3	15%	33%
4	15%	35%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	30%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	65%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS

- CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2")
ELEV. +272'-3 3/16" (+1032.6)
- TOP OF ELEVATOR OVER-RUN
ELEV. +258'-8" (+1019.17)
- ROOF / POOL TERRACE
ELEV. +237'-5" (+991.17)
- ROOF TOP
ELEV. +232'-8" (+990.17)
- TWELFTH FLOOR
ELEV. +221'-4" (+881.84)
- ELEVENTH FLOOR
ELEV. +210'-5" (+971.17)
- TENTH FLOOR
ELEV. +201'-0" (+961.5)
- NINTH FLOOR
ELEV. +191'-4" (+951.84)
- EIGHTH FLOOR
ELEV. +181'-8" (+942.17)
- SEVENTH FLOOR
ELEV. +172'-0" (+932.5)
- SIXTH FLOOR
ELEV. +162'-4" (+922.84)
- FIFTH FLOOR
ELEV. +152'-8" (+913.17)
- FOURTH FLOOR
ELEV. +142'-8" (+903.17)
- THIRD FLOOR
ELEV. +132'-0" (+893.5)
- SECOND FLOOR
ELEV. +120'-0" (+880.5)
- MEZZANINE FLOOR
ELEV. +110'-0" (+870.5)
- PROJECT DATUM LINE
ELEV. +100'-0" (+860.5)
- BASEMENT UPPER
ELEV. +91'-2 13/32" (+851.70)
- BASEMENT LOWER
ELEV. +87'-6" (+848.00)
- CITY DATUM (elev. +0'-0")
ELEV. +85'-1 3/16" (+845.8)



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

8 NORTH WEST ELEVATION
SCALE: 3/32"=1'-0"

change list

- Brick knee wall added at University Ave. / Gorham St. storefront.
- Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
- Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
- Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
- Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
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- Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
- Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
- Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
- Bent channel at top roof line simplified to metal panel eyebrow.
- Glass Pool terrace screen scope reduced. Pool terrace size reduced.
- Multiple lighting masts centralized in single mast to rear of lift overrun.
- Second elevator overrun added.
- Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
- Black brick cladding at street. Replace CMU and stucco cladding at street.
- CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
- Garage door colors simplified to 1 color plus glass.
- Scuppers added at terraces. Flood prevention.
- Vision glass added. Spandrel panel glass replaced.
- Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
- Window location altered.
- Mechanical screen height increased from 20' to 23'-6"
- Mechanical exhaust/intake grills. Mechanical vent requirements.
- Brick clad columns changed to natural finish columns.
- Fire rated windows added. At share light well to neighbor.
- Brick knee wall remove from metal panel areas.
- Windows removed. Plan changes, windows no longer possible.
- Door type change. Size reduced to suit exterior space plan.
- All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

General Notes

Submittals & Revisions

General Contractor

Architect

Structural Engineer

Mechanical and Planting Engineers

Electrical Engineer

Civil Engineer

Landscaping Architect

Project Location

Project Name

Scale

Stamp

RS-308



ELEVATION KEY

ELEVATION KEY NOTES

- (N) EXISTING FACEBRICK FACADE TO BE ORNAMENTED A RESULT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEBRICK 1 - SILENT SIZE, MANUFACTURER: GLEN GARRY, STYLE: COLOR: VERMILION (R2)
- (A2) FACEBRICK 2 - MODERN SIZE, MANUFACTURER: GLEN GARRY, STYLE: COLOR: SIB ROME GRAY (R2F)
- (A3) FACEBRICK 1 - PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE: COLOR: VERMILION (R2)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: IRVING GRAY
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-33 (DARK GRAY) 2138-48 (MEDIUM GRAY) 2132-40 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: IRVING GRAY
- (A7) INTEGRALLY WATERPROOFED CMU WALL, (PROVIDE BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (A9) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISHES DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2131-33, BLACK BEAUTY.

- (M) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PVC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2131-33 (DARK GRAY)
- (M1) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PVC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2131-33 (DARK GRAY)
- (M2) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PVC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2131-33 (DARK GRAY) 2138-48 (MEDIUM GRAY) 2132-40 (LIGHT GRAY)
- (M3) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTINA PROFILE SERIES CASCOCK PANELS, CC-280 & CC-282, COLOR: BLACK
- (M4) FLAT METAL PANEL SYSTEM TO MATCH NOM. FRAMES, COLOR: BLACK
- (M5) BREAK METAL, INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-33 (DARK GRAY)
- (M6) METAL COLUMN ENCLOSURE - GLEN GARRY TO MATCH NOM. FRAMES, COLOR: BLACK
- (M7) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (M8) METAL STYRING SEAM BEING PANELS, PRODUCT: PVC-CLAD SLAP CLAD STYRING SEAM PANELS, COLOR: BLACK

- (S) METAL CHANNELS - PAINT COLOR: BLACK
- (S1) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (S2) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (W) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (W1) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (W2) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON HORIZONTAL TENDRY'S FUTURE DECISION AT TIME OF LOUVER, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (W3) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR: BLACK
- (W4) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR: BLACK, GLASS, GLUCOSTYLE SPANDREL GLASS INFILL, FRAME, COLOR: BLACK
- (W5) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2131-33 (DARK GRAY)
- (W6) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH FINE FINISHED PAINT, COLOR: BLACK
- (W7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH FINE FINISHED PAINT, COLOR: BLACK
- (W8) VISION FILM TREATMENT ACCORD TO ENTRY GLAZING
- (W9) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER OVERHEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2131-33 (DARK GRAY)
- (W10) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH FINE FINISHED PAINT, COLOR: BLACK
- (W11) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH FINE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS

CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2")	ELEV. +272'-3 3/16" (+1032.8)
TOP OF ELEVATOR OVER-RUN	ELEV. +258'-0" (+1019.17)
ROOF / POOL TERRACE	ELEV. +237'-0" (+998.17)
ROOF TOP	ELEV. +232'-0" (+993.17)
TWELFTH FLOOR	ELEV. +221'-4" (+981.64)
ELEVENTH FLOOR	ELEV. +219'-8" (+971.17)
TENTH FLOOR	ELEV. +201'-0" (+961.5)
NINTH FLOOR	ELEV. +191'-4" (+951.84)
EIGHTH FLOOR	ELEV. +181'-8" (+942.17)
SEVENTH FLOOR	ELEV. +172'-0" (+932.5)
SIXTH FLOOR	ELEV. +162'-4" (+922.84)
FIFTH FLOOR	ELEV. +152'-8" (+913.17)
FOURTH FLOOR	ELEV. +142'-0" (+903.17)
THIRD FLOOR	ELEV. +133'-0" (+893.5)
SECOND FLOOR	ELEV. +120'-0" (+880.5)
MEZZANINE FLOOR	ELEV. +110'-0" (+870.5)
PROJECT DATUM LINE	ELEV. +100'-0" (+660.5)
BASEMENT UPPER	ELEV. +91'-2 13/32" (+651.70)
BASEMENT LOWER	ELEV. +87'-8" (+648.00)
CITY DATUM (elev. +87'-0")	ELEV. +85'-1 3/16" (+645.8)



8 NORTH WEST ELEVATION
SCALE: 3/8" = 1'-0"

PERCENTAGE OF GLASS PER LEVEL	
RESIDENTIAL	
LEVEL	% REQUIRED / % ACHIEVED
1	15% / 44%
2	15% / 29%
3	15% / 33%
4	15% / 33%
5	15% / 34%
6	15% / 34%
7	15% / 34%
8	15% / 34%
9	15% / 34%
10	15% / 34%
11	15% / 36%
12	15% / 24%

RETAIL AND RESIDENTIAL ENTRY	
LEVEL	% REQUIRED / % ACHIEVED
1	50% / 80%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

No.	Date	Description
Submissions & Revisions		
CORE		
Architect: ANTUNOVICH ASSOCIATES		
Structural Engineer: PERICE ENGINEERS INC.		
Mechanical and Plumbing Engineer: Burse		
Electrical Engineer: Land Design		
Civil Engineer: Burse		
Project Location: The JAMES , 434 West Gorham Street, Madison WI 53703		
Drawing Title: NORTH WEST ELEVATION		
Seal: WISCONSIN ARCHITECTS , JOSEPH M. ANTUNOVICH, 1029 CHICAGO, CHICAGO, ILLINOIS		Sheet Printed: 3.23.2010
Drawing No.: RS-308		

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Vision glass added. Spandrel panel glass replaced.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

NEW PROPOSED -



- ### ELEVATION KEY NOTES
- (A) EXISTING FACED BRICK FACADE TO BE DISMANTLED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO LATER IN THE PROJECT
 - (B) FACED BRICK - 1. LIFTED SIZE, MANUFACTURER: CLEN GARY, STYLE: COLOR: VERMILION (RED)
 - (C) FACED BRICK - 2. MEDIUM SIZE, MANUFACTURER: CLEN GARY, STYLE: COLOR: RED (RED GRAY)
 - (D) FACED BRICK - 1. PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER: CLEN GARY, STYLE: COLOR: VERMILION (RED)
 - (E) ARCHITECTURAL STONE (SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: GREAT BUFF)
 - (F) GRY & STUCCO PIERM WALLS - 1. TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2137-38 (DARK GRAY), 2138-40 (MEDIUM GRAY), 2139-41 (LIGHT GRAY)
 - (G) ARCHITECTURAL STONE FINISHED WALL CAP & OCCUPANT ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: GREAT BUFF)
 - (H) NATURALLY WATERPROOFED CMU WALL, FINISH BY NEIGHBORING BUILDING
 - (I) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
 - (J) NATURAL FINISH CONCRETE
- NOTE: ALL PAINT FINISH INDICATED AS BLACK TO MATCH BENJAMIN MOORE NO. 2138-41, BLACK BEAUTY.

- ### METAL ROOFING & WALL SYSTEMS
- (M) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PROFORM SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
 - (N) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PROFORM SERIES, COLOR: BENJAMIN MOORE 2138-40 (MEDIUM GRAY)
 - (O) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLORIDA RENOVATION PANELS SYSTEM, COLOR: BENJAMIN MOORE NO. 2138-39 (DARK GRAY), 2138-40 (MEDIUM GRAY), 2138-41 (LIGHT GRAY)
 - (P) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CHANCE PANELS, CC-201 & CC-202, COLOR: BLACK
 - (Q) FLAT METAL PANEL SYSTEM TO MATCH HONE FRAMES, COLOR: BLACK
 - (R) BRICK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2137-38 (DARK GRAY)
 - (S) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH HONE FRAMES, COLOR: BLACK
 - (T) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
 - (U) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAT CLAD STANDING SEAM PANELS, COLOR: BLACK

- ### STRUCTURAL STEEL
- (V) METAL CHANNELS - PAINT COLOR: BLACK
 - (W) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
 - (X) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- ### WINDOW, GLASS & GLAZING SYSTEMS
- (Y) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
 - (Z) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
 - (AA) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGN AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
 - (AB) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME: COLOR: BLACK
 - (AC) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME: COLOR: BLACK, GLASS: CLEARCASTLE SPANDREL GLASS, COLOR: NO. 3-028 GRAY
 - (AD) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PINE FINISHED PAINT, COLOR: BLACK
 - (AE) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE, WITH PINE FINISHED PAINT, COLOR: BLACK
 - (AF) HDPE FILM TREATMENT ADDED TO ENTRY GLAZING
 - (AG) COMMERCIAL GRADE OVERHEAD GARAGE DOOR OVER OVERHEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2137-38 (DARK GRAY)
 - (AH) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PINE FINISHED PAINT, COLOR: BLACK
 - (AI) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PINE FINISHED PAINT, COLOR: BLACK

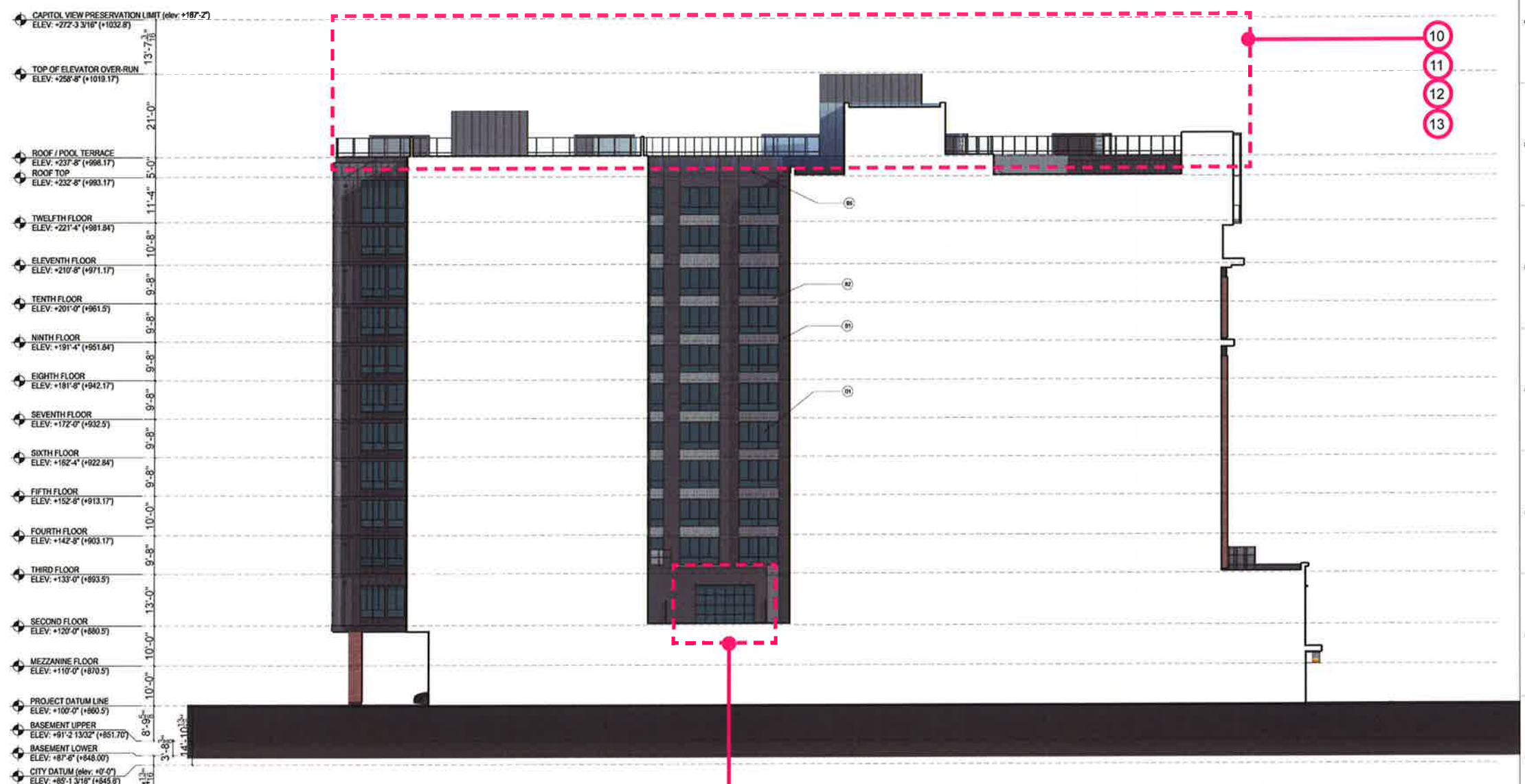
FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL

LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	25%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	38%
12	15%	34%
13	15%	34%
RETAIL AND RESIDENTIAL ENTRY	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS



PLEASE REFER TO ELEVATION SHEETS A-3.01 A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

9 SOUTH EAST ELEVATION
SCALE: 3/32"=1'-0"

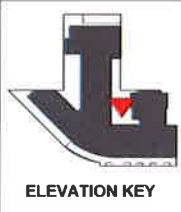
25

OWNER CORE 3401 PLEASANTVIEW BLVD MADISON, WI 53713	
ARCHITECT ANTONOVICH ASSOCIATES 404 VINE ST MADISON, WI 53703	
MECHANICAL AND PLUMBING ENGINEER PHURCE ENGINEERS, INC. 1000 UNIVERSITY AVENUE, SUITE 200 MADISON, WI 53706	
LANDSCAPE ARCHITECT Land Design 404 VINE ST MADISON, WI 53703	
PROJECT LOCATION The JAMES 434 VINE ST MADISON, WI 53703	
DATE 10.29.2015	
PROJECT NUMBER RS-309	

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Vision glass added. Spandrel panel glass replaced.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.





ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FACADE TO BE DEMOLISHED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEBRICK 1 - 1 1/2" RIB SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (R2)
- (A2) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: 800 HOME GRAY (R1F)
- (A3) FACEBRICK 3 - FLAT SURF WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (R2)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: GREY (R1F)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH: BENJAMIN MOORE NO. 2128-30 (DARK GRAY), 2128-40 (MEDIUM GRAY), 2128-50 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DARTMOUTH (GRAY)
- (A7) INTEGRALLY WATERPROOFED CMU WALL, FINISHED BY MECHANICAL BUILDING
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (A9) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DEMONSTRATED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-18, BLACK BEAUTY.

- (B) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLOUD PRODUCTION SERIES, COLOR: BENJAMIN MOORE 2128-30 (DARK GRAY)
- (B1) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLOUD PRODUCTION SERIES, COLOR: BENJAMIN MOORE 2128-40 (MEDIUM GRAY)
- (B2) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLOUD FLUSH & RIBBED PANELS, SYSTEM, COLOR: BENJAMIN MOORE NO. 2128-30 (DARK GRAY), 2128-40 (MEDIUM GRAY), 2128-50 (LIGHT GRAY)
- (B3) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CRACKER PANELS, CC-200 & CC-200L, COLOR: BLACK
- (B4) FLAT METAL PANEL SYSTEM TO MATCH NEW FRAMES, COLOR: BLACK
- (B5) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2128-30 (DARK GRAY)
- (B6) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH NEW FRAMES, COLOR: BLACK
- (B7) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (B8) METAL STANDING SEAM SCISSOR PANELS, PRODUCT: PAC-CLOUD SLIP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (C) METAL CHANNELS - PAINT COLOR: BLACK
- (C1) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (C2) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (D) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D1) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D2) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D3) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME: COLOR: BLACK
- (D4) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME: COLOR: BLACK, GLASS: GLUCASTLE SPANDREL GLASS, COLOR: NO. 3425 GRAY
- (D5) ALUMINUM LOUVER CANOPY WITH TINTED GLASS PANELS AND COLORED FILM TREATMENT, LOWER COLOR: BENJAMIN MOORE NO. 2128-40 (MEDIUM GRAY)
- (D6) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PPE FINISHED PAINT, COLOR: BLACK
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PPE FINISHED PAINT, COLOR: BLACK
- (D8) MOVIE FILM TREATMENT ADDED TO ENTRY GLAZING
- (D9) COMMERCIAL GRADE OVERHEAD GARAGE DOOR OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2128-30 (DARK GRAY)
- (D10) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PPE FINISHED PAINT, COLOR: BLACK
- (D11) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PPE FINISHED PAINT, COLOR: BLACK

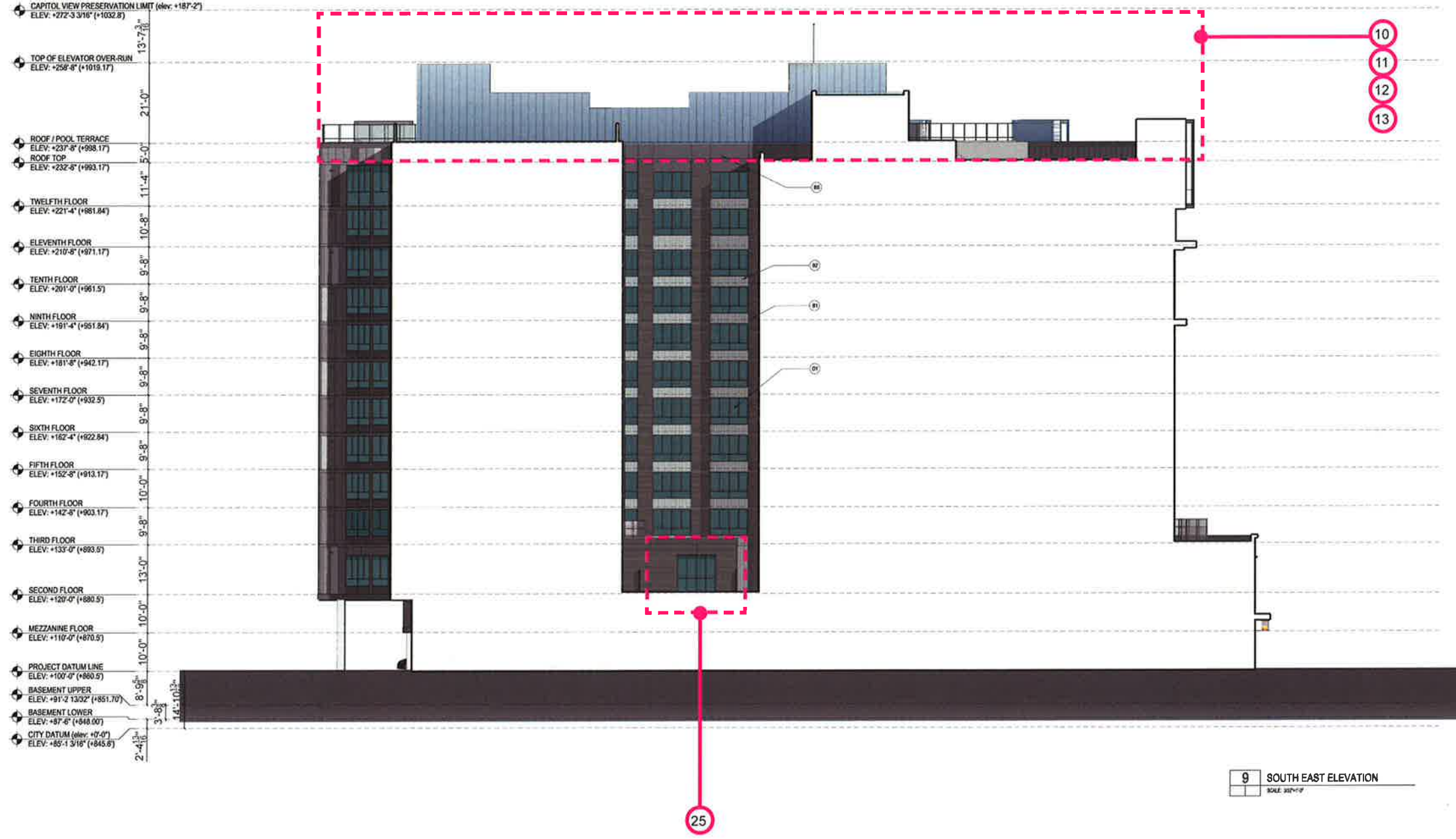
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PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	30%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	80%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
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14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Vision glass added. Spandrel panel glass replaced.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



9 SOUTH EAST ELEVATION
SCALE: 3/8"=1'-0"

107-13-0210 Recording Submittal

No. Date Description

Submittals & Revisions

Owner
CORE

Architect
ANTUNOVICH ASSOCIATES

Mechanical and Plumbing Engineer
PERFORMANCE ENGINEERS INC.

Structural Engineer
BUREE

Landscaping Architect
Land Design

Project Location
The JAMES
434 West Gorham Street
Madison WI 53703

Stamp
WISCONSIN
REGISTERED ARCHITECT
T699
CHICAGO, ILLINOIS

Stamp
RS-309

NEW PROPOSED -



ELEVATION KEY

ELEVATION KEY NOTES

- (10) EXISTING FACEBRICK FACADE TO BE DEMOLISHED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (11) FACEBRICK - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLOCOLOR VERMILION (RED)
- (12) FACEBRICK - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLOCOLOR SMOKE GRAY (BUFF)
- (13) FACEBRICK - PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLOCOLOR VERMILION (RED)
- (14) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: REMANENCE CAST STONE, COLOR: WHEAT (BUFF)
- (15) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2125-48 (MEDIUM GRAY) 2123-40 (LIGHT GRAY)
- (16) ARCHITECTURAL STONE FINANCIAL WALL, CAP & DECORATIVE ELEMENTS, MANUFACTURER: REMANENCE CAST STONE, COLOR: OAK WOOD (GRAY)
- (17) INTERNALLY WATERPROOFED CMU WALL, DESIGN BY NEIGHBORING BUILDING
- (18) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (19) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-46, BLACK BEAUTY.

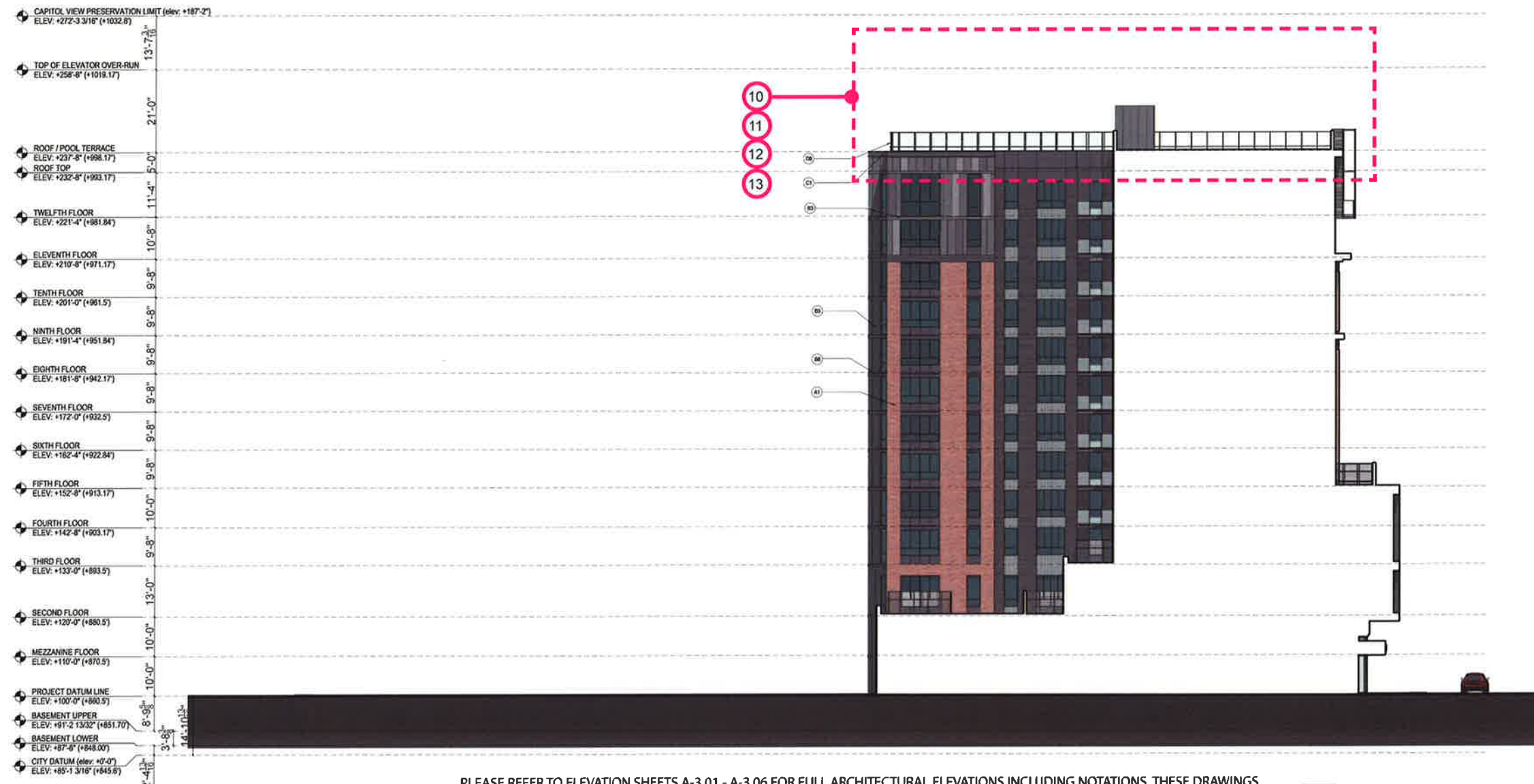
- (20) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PVC CLAD FREEDOM PRECISION SERIES, COLOR: BENJAMIN MOORE 2131-30 (DARK GRAY)
- (21) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PVC CLAD FREEDOM PRECISION SERIES, COLOR: BENJAMIN MOORE 2128-48 (MEDIUM GRAY)
- (22) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PVC CLAD FLUXUS BUREAU PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2125-48 (MEDIUM GRAY) 2123-40 (LIGHT GRAY)
- (23) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-300 & CO-250, COLOR: BLACK
- (24) FLAT METAL PANEL SYSTEM TO MATCH IRON FRAMES, COLOR: BLACK
- (25) BRASS METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (26) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH IRON FRAMES, COLOR: BLACK
- (27) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (28) METAL STANDING SEAM ROOF PANELS, PRODUCT: PVC CLAD SLIP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (29) METAL CHANNELS - PAINT COLOR: BLACK
- (30) METAL CHANNELS, BALCONY FRAMES - PAINT COLOR: BLACK
- (31) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (32) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (33) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (34) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGN AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS.
- (35) 2-HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME: COLOR: BLACK
- (36) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME: COLOR: BLACK, GLASS: GLIDECASTE SPANDREL GLASS, COLOR: No. 3-488 GRAY.
- (37) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2128-45 (LIGHT GRAY)
- (38) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PINE FINISHED PAINT, COLOR: BLACK
- (39) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PINE FINISHED PAINT, COLOR: BLACK
- (40) NEW FILM TREATMENT ACCESS TO ENTRY GLAZING
- (41) COMMERCIAL GRADE CHUTE/HEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (42) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PINE FINISHED PAINT, COLOR: BLACK
- (43) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PINE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

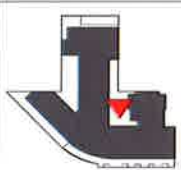
10 NORTH EAST ELEVATION
SCALE 1/8" = 1'-0"

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	22%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	38%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
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ELEVATION KEY

ELEVATION KEY NOTES

(A0) EXISTING FACEBRICK FACADE TO BE DEMOLISHED & REBUILD AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT

(A1) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION RED

(A2) FACEBRICK 2 - MEDIUM SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: BRICK RED GRAY (BLRT)

(A3) FACEBRICK 1 - PLANTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION RED

(A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BLRT)

(A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH: BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2131-40 (MEDIUM GRAY) 2131-45 (LIGHT GRAY)

(A6) ARCHITECTURAL STONE FINISH WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: CHERRYWOOD (DARK)

(A7) INTEGRALLY WATERPROOFED CMU WALL, SHOWN BY NEIGHBORING BUILDING

(A8) FINISHED CONCRETE @ BALCONY EDGES, COLOR: BLACK

(A9) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DERIVED AS BLACK TO MATCH BENJAMIN MOORE No. 2131-30 BLACK BEAUTY.

METAL BEAMS & WALL SYSTEMS

(B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PFC CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2131-30 (DARK GRAY)

(B2) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PFC CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2131-40 (MEDIUM GRAY) 2131-45 (LIGHT GRAY)

(B3) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-388 & CO-385, COLOR: BLACK

(B4) FLAT METAL PANEL SYSTEM TO MATCH WORK FRAMES, COLOR: BLACK

(B5) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)

(B6) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WORK FRAMES, COLOR: BLACK

(B7) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK

(B8) METAL STANDING SEAM ROOF PANELS, PRODUCT: PFC CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

STRUCTURAL STEEL

(C1) METAL CHANNELS - PAINT COLOR: BLACK

(C2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK

(C3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

WINDOW DOOR GLASS & GLAZING SYSTEMS

(D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK

(D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK

(D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGN AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS

(D4) 2-HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK

(D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS WALL, FRAME COLOR: BLACK, GLASS: GLAZABLE SPANDREL GLASS, COLOR: No. 305 GRAY

(D6) ALUMINUM GLAZED CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOWER COLOR: BENJAMIN MOORE No. 2131-40 (LIGHT GRAY)

(D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PFC FINISHED PAINT COLOR: BLACK

(D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PFC FINISHED PAINT COLOR: BLACK

(D9) WORK FILM TREATMENT ADDED TO ENTRY GLAZING

(D10) COMMERCIAL GRADE OVERHEAD GARAGE COOL, OVERHEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)

(D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PFC FINISHED PAINT, COLOR: BLACK

(D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PFC FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	20%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%

RETAIL AND RESIDENTIAL ENTRY

LEVEL	% REQUIRED	% ACHIEVED
1	50 %	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

10/13/2016 Recording Submittal

No. Date Description

Submittals & Revisions

Core

Architect: ANTUNOVICH ASSOCIATES

Structural Engineer: PEERCE ENGINEERS INC

Mechanical and Plumbing Engineer: Burse

Civil Engineer: Burse

Architectural Engineer: Land Design

Project Location: The JAMES, 434 West Gorham Street, Madison, WI 53703

Drawing Title: NORTH WEST ELEVATION

Scale: 3/8" = 1'-0"

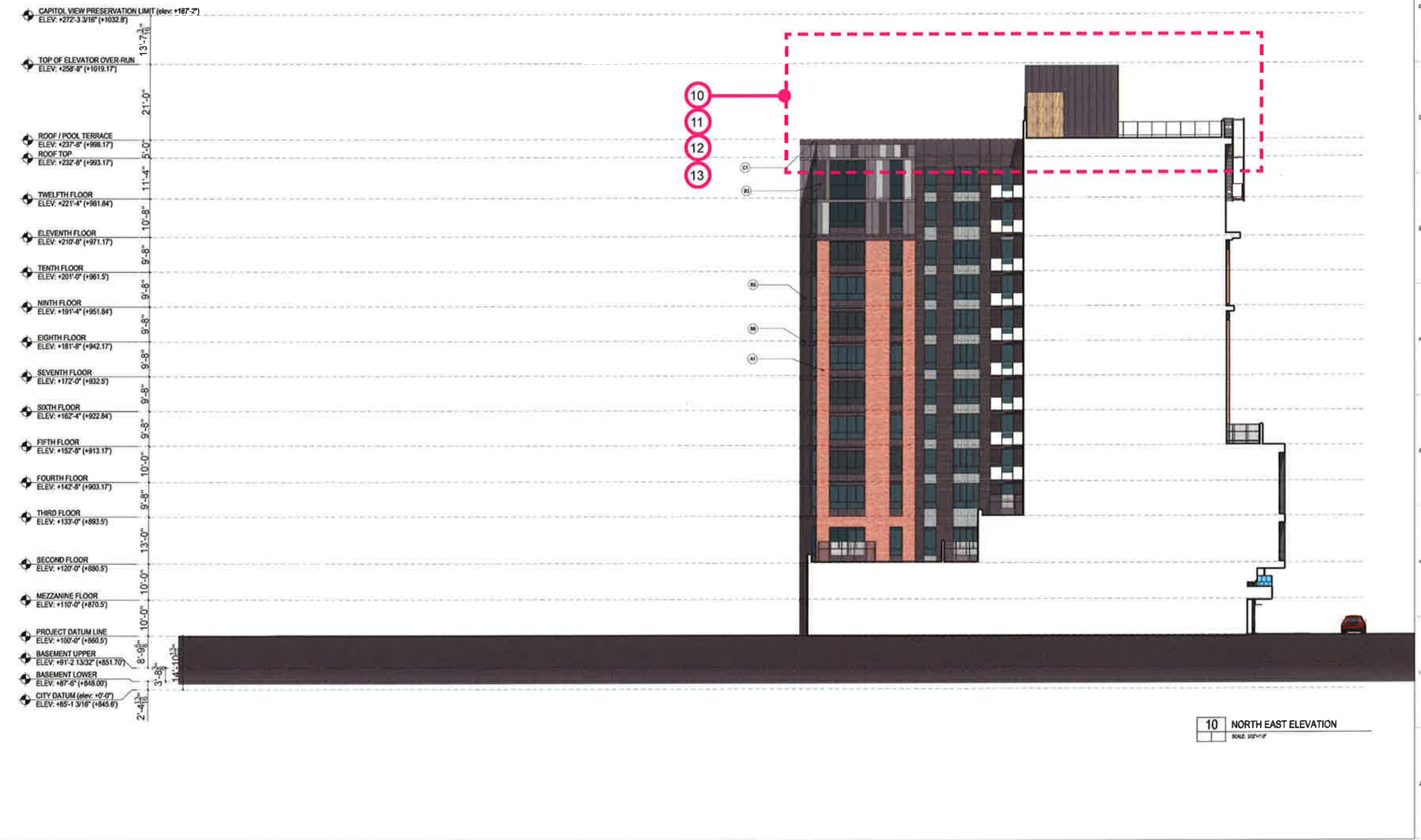
3.23.2016

JOSEPH M. ANTUNOVICH ARCHITECT

RS-310

change list

- Brick knee wall added at University Ave. / Gorham St. storefront.
- Residential and leasing lobby entry and canopies removed from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
- Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
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- Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
- Column arrangement and location at university end on main façade changed due to unit layout changes.
- Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
- Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
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- Bent channel at top roof line simplified to metal panel eyebrow.
- Glass Pool terrace screen scope reduced. Pool terrace size reduced.
- Multiple lighting masts centralized in single mast to rear of lift overrun.
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- Vision glass added. Spandrel panel glass replaced.
- Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
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- Mechanical exhaust/intake grills. Mechanical vent requirements.
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- Windows removed. Plan changes, windows no longer possible.
- Door type change. Size reduced to suit exterior space plan.
- All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



NEW PROPOSED -



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEROCK FACADE TO BE DEMOLISHED & REBUILD AS WAS SHOWN IN THE HISTORIC PHOTO, LATER BY THE PROJECT
- (B) FACEROCK 1 - UTILITY SIZE MANUFACTURER, OLSEN GARRY, STYLED COLOR, VERMILION (#E3)
- (C) FACEROCK 2 - MODULAR SIZE MANUFACTURER, OLSEN GARRY, STYLED COLOR, 3RD TONE GRAY (#B1F)
- (D) FACEROCK 3 - PLASTER WITH STEEL CHANNELS, DETAILS MANUFACTURER, OLSEN GARRY, STYLED COLOR, VERMILION (#E3)
- (E) ARCHITECTURAL STONE SPANDREL PANELS MANUFACTURER, RENAISSANCE CAST STONE, COLOR, GREY (#A1F)
- (F) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLOR TO MATCH BENJAMIN MOORE NO. 2151-30 (DARK GRAY), 2128-40 (MEDIUM GRAY), 2129-40 (LIGHT GRAY)
- (G) ARCHITECTURAL STONE PATTERN WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, GREY (#A1F)
- (H) INTEGRALLY FINISHED CONCRETE WALL (MODIFIED BY REINFORCING BULGES)
- (I) PAINTED CONCRETE @ BALCONY EDGE, COLOR, BLACK
- (J) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH CROTTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-40, BLACK BEAUTY

- (K) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 214-30 (DARK GRAY)
- (L) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 214-30 (DARK GRAY)
- (M) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT, PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR, BENJAMIN MOORE NO. 2121-30 (DARK GRAY), 2128-40 (MEDIUM GRAY), 2129-40 (LIGHT GRAY)
- (N) ARTICULATED METAL PANEL SYSTEM, PRODUCT, CENTRA PROF 7 SERIES CASCADE PANELS, CC-200 & CC-200, COLOR, BLACK
- (O) FLAT METAL PANEL SYSTEM TO MATCH WORK, FRAMES, COLOR, BLACK
- (P) UNFINISHED METAL INSULATED SLAB EDGE ENCLOSURE, COLOR, BENJAMIN MOORE NO. 2121-30 (DARK GRAY)
- (Q) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WORK, FRAMES, COLOR, BLACK
- (R) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR, BLACK
- (S) METAL STANDING SEAM SIDING PANELS, PRODUCT, PAC-CLAD SLAP-CLAD STANDING SEAM PANELS, COLOR, BLACK

- (T) METAL CHIMNELS - PAINT COLOR, BLACK
- (U) METAL CHIMNEL BALCONY FRAMES - PAINT COLOR, BLACK
- (V) METAL CHIMNEL CANOPY FRAMES - PAINT COLOR, BLACK

- (W) WINDOW DOUBLE GLAZE GLAZING SYSTEM
- (X) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK
- (Y) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK
- (Z) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DECISION AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (AA) 4 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR, BLACK
- (AB) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR, BLACK; GLASS, OLDCASTLE SPANDREL GLASS, COLOR, NO. 3-800 GRAY
- (AC) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOWER COLOR, BENJAMIN MOORE NO. 2128-40 (BURNI GRAY)
- (AD) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR, BLACK
- (AE) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR, BLACK
- (AF) WORK FILM TREATMENT ADDED TO ENTRY GLAZING
- (AG) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR, BENJAMIN MOORE NO. 2121-30 (DARK GRAY)
- (AH) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR, BLACK
- (AI) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR, BLACK

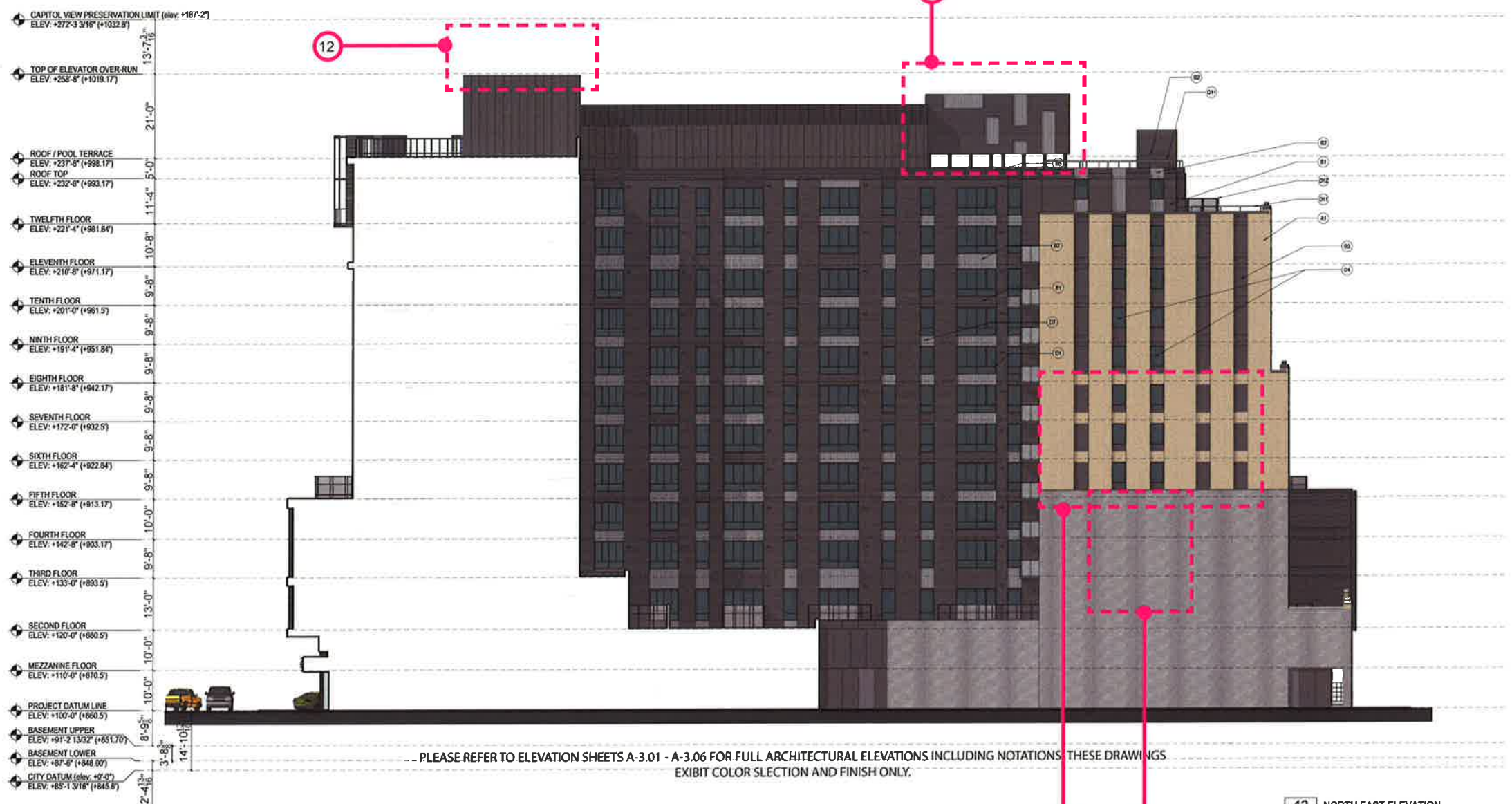
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LEVEL	% REQUIRED	% ACHIEVED
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2	15%	23%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	30%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	88%

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change list

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28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

12 NORTH EAST ELEVATION
SCALE: 3/8"=1'-0"

12 2016 Recording Submittal

No. Date Description

Submittals & Revisions

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Project Location:

The JAMES
434 West Gorham Street
Madison, WI 53703

Drawing Title:

NORTH EAST ELEVATION

Scale: 3/8"=1'-0"

DATE PLOTTED: 10.28.2015

WISCONSIN
JOSEPH M. ANTUNOVICH
7509
CIRCULAR
ARCHITECT

RS-312



ELEVATION KEY NOTES

MASONRY/CONCRETE/ETUCCO

- (A1) EXISTING FACEROCK PACKAGE TO BE DEMANTLED & REHABILITATED AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A2) FACEROCK 1 - LUTETIY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A3) FACEROCK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: 3RD FLOOR GRAY (GRAY)
- (A4) FACEROCK 1 - PLASTERING WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A5) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A6) CHALK STUCCO PATTERN WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2128-30 (DARK GRAY), 2128-40 (MEDIUM GRAY), 2128-40 (LIGHT GRAY)
- (A7) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A8) INTERNALLY WATERPROOFED CMU WALL - (SHOWN BY NEIGHBORING BUILDING)
- (A9) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (A0) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH SPECIFIED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-30 BLACK BEAUTY.

METAL, WOOD & WALL SYSTEMS

- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE #1238 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE #1238 (DARK GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE #1238 (DARK GRAY), 2128-40 (MEDIUM GRAY), 2128-40 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-300 & CC-200, COLOR: BLACK
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WOOD FRAMES, COLOR: BLACK
- (B6) BRUSH METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE #1238-30 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WOOD FRAMES, COLOR: BLACK
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (B9) METAL STANDING SEAM SLAB SYSTEM, PRODUCT: PAC-CLAD SLAB CLAD STANDING SEAM PANELS, COLOR: BLACK

STRUCTURAL NOTES

- (C1) METAL CHANNELS - PAINT COLOR: BLACK
- (C2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (C3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

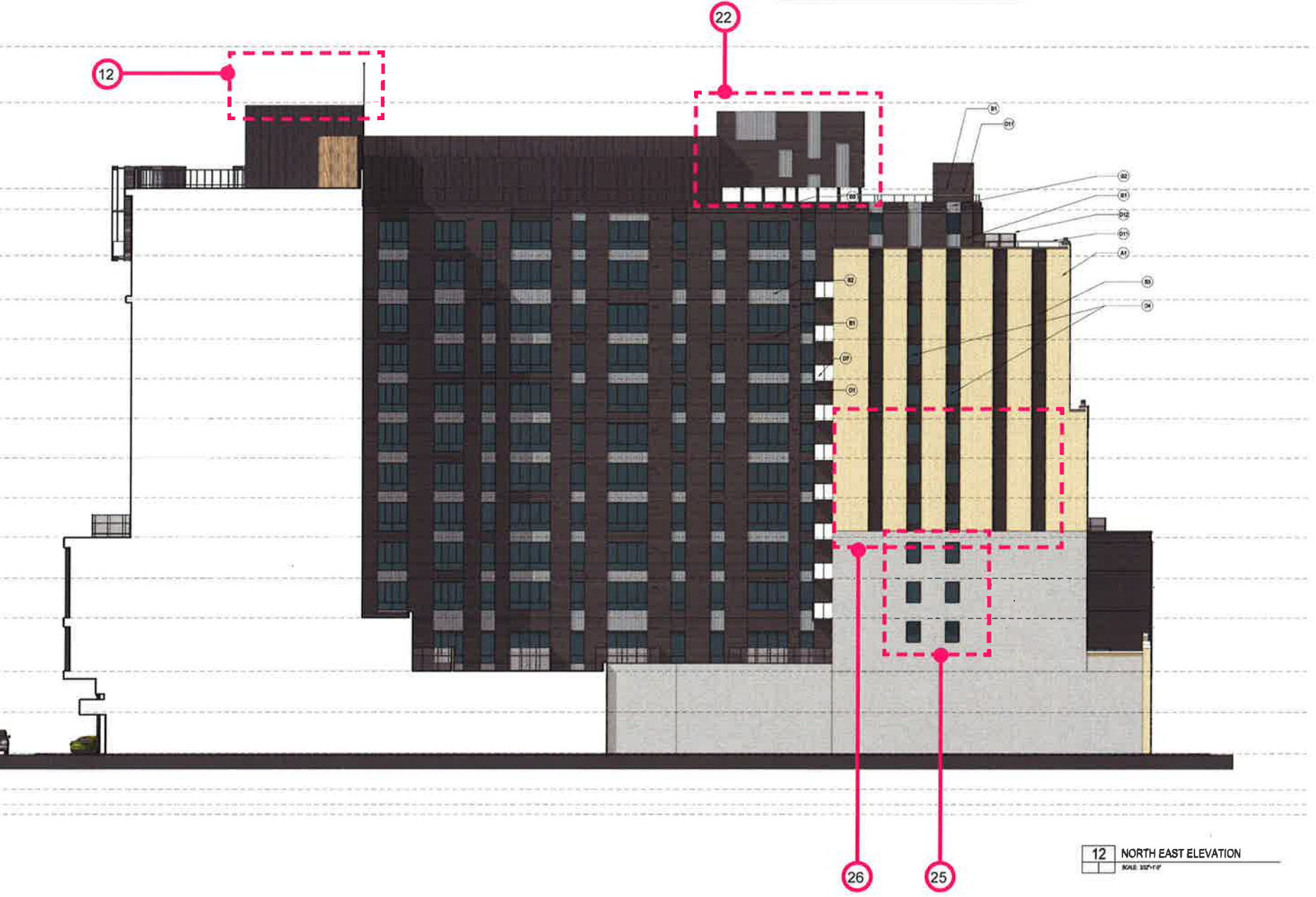
WINDOOR, DOOR, GLASS & GLAZING SYSTEMS

- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGN AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK
- (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS WALL, FRAME COLOR: BLACK, GLASS: GLASCOTE SPANDREL GLASS, COLOR: #3-808 (GRAY)
- (D6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE #1238-40 (LIGHT GRAY)
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE-FINISHED PAINT, COLOR: BLACK
- (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE-FINISHED PAINT, COLOR: BLACK
- (D9) HOW-FILM TREATMENT ADDED TO ENTRY GLAZING
- (D10) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2128-30 (DARK GRAY)
- (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE-FINISHED PAINT, COLOR: BLACK
- (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE-FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
 GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

ELEVATION KEY

- CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2") ELEV. +272'-3 3/16" (+1032.8)
- TOP OF ELEVATOR OVER-RUN ELEV. +258'-0" (+1019.17)
- ROOF / POOL TERRACE ELEV. +237'-0" (+998.17)
- ROOF TOP ELEV. +232'-0" (+993.17)
- TWELFTH FLOOR ELEV. +221'-4" (+981.84)
- ELEVENTH FLOOR ELEV. +210'-0" (+971.17)
- TENTH FLOOR ELEV. +201'-0" (+961.5)
- NINTH FLOOR ELEV. +191'-4" (+951.84)
- EIGHTH FLOOR ELEV. +181'-0" (+942.17)
- SEVENTH FLOOR ELEV. +172'-0" (+932.5)
- SIXTH FLOOR ELEV. +162'-4" (+922.84)
- FIFTH FLOOR ELEV. +152'-0" (+913.17)
- FOURTH FLOOR ELEV. +142'-0" (+903.17)
- THIRD FLOOR ELEV. +133'-0" (+903.5)
- SECOND FLOOR ELEV. +120'-0" (+880.5)
- MEZZANINE FLOOR ELEV. +110'-0" (+870.5)
- PROJECT DATUM LINE ELEV. +100'-0" (+800.5)
- BASEMENT UPPER ELEV. +91'-2 13/32" (+851.70)
- BASEMENT LOWER ELEV. +87'-0" (+848.00)
- CITY DATUM (elev. +0'-0") ELEV. +85'-1 3/16" (+845.8)



12 NORTH EAST ELEVATION
 SCALE: 3/32"=1'-0"

PERCENTAGE OF GLASS PER LEVEL

LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	30%
12	15%	34%

RETAIL AND RESIDENTIAL ENTRY
 1 50% 86%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

REVISIONS

No.	Date	Description

Submissions & Revisions

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PROJECT LOCATION
 The JAMES
 434 West Gorham Street
 Madison WI 53703

DATE PLOTTED
 3/23/2016

SCALE
 3/32"=1'-0"

DRAWING NO.
 RS-312

change list

- Brick knee wall added at University Ave. / Gorham St. storefront.
- Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
- Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
- Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
- Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
- Column arrangement and location at university end on main façade changed due to unit layout changes.
- Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
- Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
- Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
- Bent channel at top roof line simplified to metal panel eyebrow.
- Glass Pool terrace screen scope reduced. Pool terrace size reduced.
- Multiple lighting masts centralized in single mast to rear of lift overrun.
- Second elevator overrun added.
- Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
- Black brick cladding at street. Replace CMU and stucco cladding at street.
- CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
- Garage door colors simplified to 1 color plus glass.
- Scuppers added at terraces. Flood prevention.
- Vision glass added. Spandrel panel glass replaced.
- Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
- Window location altered.
- Mechanical screen height increased from 20' to 23'-6"
- Mechanical exhaust/intake grills. Mechanical vent requirements.
- Brick clad columns changed to natural finish columns.
- Fire rated windows added. At share light well to neighbor.
- Brick knee wall remove from metal panel areas.
- Windows removed. Plan changes, windows no longer possible.
- Door type change. Size reduced to suit exterior space plan.
- All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

NEW PROPOSED -