URBAN DESIGN COMMISSION APPLICATION



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



FOR OFFICE USE ONLY:				
Date Received	9/24/25 10:55 a.m.	Initial Submittal		
Paid		Revised Submittal		

Complete all sections of this application, including the

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

desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.				<u>d</u> La	and Use application se Application and	Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635. Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.			
1.	Proj	ject Informatio	n						
	Add	lress (list all addr	esses on th	e pr	oject site): <u>116 - 124 E Go</u> rh	am			
	Title	e: 124 E Gorham							
2.					apply) and Requested Da	ate			
	UDC	meeting date r	equested		/05/2025				
		New developm					riously-approved development		
		Informational		V	Initial Approval	V	Final Approval		
3.	Proj	ject Type							
		Project in an Ur	ban Design	Dist	rict	Sig	nage		
					District (DC), Urban ed-Use Center District (MXC)		Comprehensive Design Review (CDR)		
			, ,,		rment Center District (SEC)		Modifications of Height, Area, and Setback		
		Campus Institut			I), or Employment Campus		Sign Exceptions as noted in Sec. 31.043(3), MGO		
		District (EC)				Ot	her		
	ш	Planned Develo General De			n (GDP)		Please specify		
		☐ Specific Im	•						
	V	Planned Multi-U	Jse Site or I	Resid	lential Building Complex				
4	Δ	licont Acout c	and Duama		Our on Information				
4.			and Prope	rty	Owner Information		Anay Real Estate Holdings H.C.		
		licant name	17/11 Com	more	sial Avo	_	mpany Apex Real Estate Holdings LLC		
		et address	1741 Commercial Ave 608-255-3753		City/State/Zip Madison, WI 53704 Email bbosben@apexrents.com				
	ieie	phone				_			
	Proj	ect contact pers				_	mpany Kahler Slater		
		et address	790 N Water St, Suite 1700		City/State/Zip Milwaukee, WI 53202				
	Tele	phone	414-290-3	731		_ Em	Email jkoeppen@kahlerslater.com		
	Pro	perty owner (if	not applic	ant)					
	Stre	et address				_ Cit	City/State/Zip		
Telephone			Email						

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST



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

1. Informa	tional Presentation					
	Locator Map Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required) Contextual site information, including photographs and layout of adjacent buildings/structures Site Plan Two-dimensional (2D) images of proposed buildings or structures.		Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.	 Title block Sheet num North are Scale, both Date Fully dim at 1"= 40 ** All plans m 	ck umb rrow oth v nens 0' or	written and graphic sioned plans, scaled
2. Initial A _l	pproval					
	Letter of Intent (If the project is within a development proposal addresses the district Contextual site information, including photograms Site Plan showing location of existing and bike parking, and existing trees over 18" distandscape Plan and Plant List (must be legismed) Building Elevations in both black & white an and color callouts PD text and Letter of Intent (if applicable)	ict cri raphs propi iamet ible)	iteria is required) and layout of adjacent building posed buildings, walks, drive ter	gs/structures es, bike lanes,		Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.
3. Final Ap	proval					
All the re	equirements of the Initial Approval (see above Grading Plan Lighting Plan, including fixture cut sheets an Utility/HVAC equipment location and screet Site Plan showing site amenities, fencing, the PD text and Letter of Intent (if applicable) Samples of the exterior building materials Proposed sign areas and types (if applicable)	nd pl ening rash,	hotometrics plan (must be le details (with a rooftop plan i	if roof-mounted	1)	
4. Signage	Approval (Comprehensive Design Review (CDR)	, Sign Modifications, and Sig	gn Exceptions (p	er :	Sec. 31.043(3))
	Locator Map Letter of Intent (a summary of how the proposed Contextual site information, including pho project site Site Plan showing the location of existing side driveways, and right-of-ways Proposed signage graphics (fully dimension Perspective renderings (emphasis on pedes	otogra ignag	aphs of existing signage bot se and proposed signage, dim scaled drawings, including ma	th on site and we nensioned signal aterials and col	with age	nin proximity to the
	Illustration of the proposed signage that me Graphic of the proposed signage as it relate		·	_	ງues	sted

ban	Design Commission Application (continued)
Req	uired Submittal Materials
	Application Form
	 A completed application form is required for <u>each</u> UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
	Letter of Intent
	• If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
	 For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
	Development Plans (Refer to checklist on Page 4 for plan details)
	Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)
	Electronic Submittal
	 Complete electronic submittals <u>must</u> be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to <u>UDCapplications@cityofmadison.com</u>. The email must include the project address, project name, and applicant name.
	• Email Size Limits. Note that <u>an individual email cannot exceed 20MB</u> and <u>it is the responsibility of the applicant</u> to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
	Notification to the District Alder
	 Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.
Арр	licant Declarations
1.	Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with $\frac{\text{Jessica Vaughn}}{\text{Jessica Vaughn}}$ on $\frac{05/12/2025}{\text{Jessica Vaughn}}$.

6. Applicant Declaration	าร
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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.

BRUCE BOSBE Name of applicant Authorizing signature of property owner

7. Application Filing Fees

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

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

	Urban Design Districts: \$350 (per §33.24(6) MGO).
	Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX): \$150 (per §33.24(6)(b) MGO)
	Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
	Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
\Box	All other sign requests to the Urban Design Commis

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

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

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

09/22/2025

124 E Gorham Letter of Intent

Milwaukee Madison Richmond Chicago Singapore

790 N Water Street, Suite 1700 Milwaukee, WI 53202 P 414.272.2000

Location

The project is located at 124 E Gorham St, just Northeast of the Gorham/Pinkney Intersection. This property is a contributing property in the Mansion Hill Historic District, which is listed in the National Register of Historic Places.

Proposed Lot Combination

We are proposing to combine 124 E Gorham St with 116 E Gorham, of which there is historical precedent. Referencing a 1902 Sanborn Map (See **Exhibit A** attached), these two properties were once joined as one. The lot combination was recently given conditional approval by landmarks.

Existing Structures

124 E Gorham (Carriage House)

This existing structure on site is a historic resource and is intended to remain on site as part of the new development. The structure is to remain intact, but reprogrammed/renovated on the interior and restored/rehabilitated on areas of the exterior. This structure is also to be moved and repositioned onsite to respect the property line that it currently encroaches.

116 E Gorham (Brown House)

This historic structure is to remain as is and will be connected to the new development through site circulation only.

Easements

We intend to establish an access/no-build easement on adjacent properties 130 E Gorham St and 121 E Gilman St to preserve the existing position of the carriage house (see site plan drawing in submittal package for more detail).

Proposed Development

The proposed development consists of a 4-story, 18-unit Multifamily Residential building, with 2 subgrade parking levels. The existing Carriage House is to be renovated and reprogrammed as an additional 4 units.

Project Goals

- Utilize a currently underutilized site and repurpose the existing Carriage House on site
- Provide more housing supply to the Mansion Hill neighborhood
- Blend the proposed development into the Mansion Hill District

Please see submittal drawing package for drawings and images supporting this document. We are pleased to provide a design solution that improves the conditions of this site and its surrounding context.

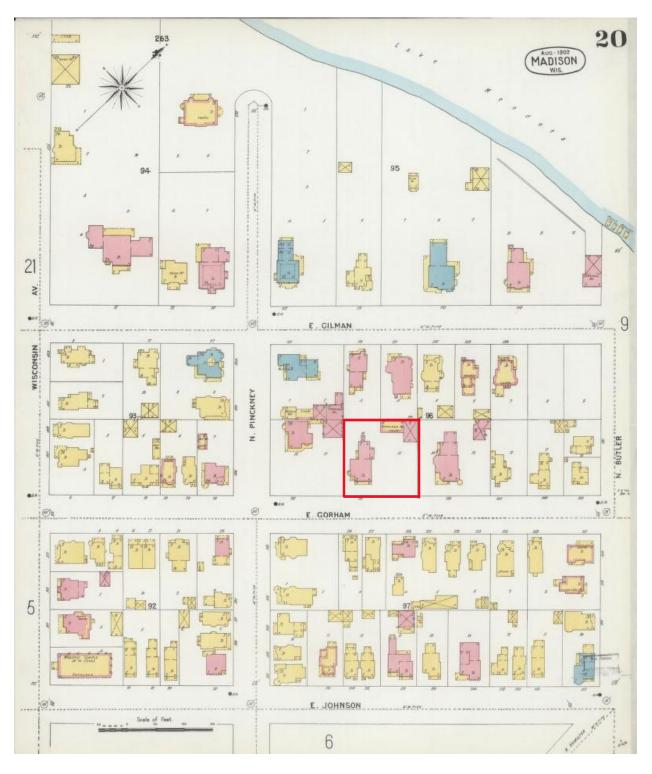
Thank you,

Joel Koeppen, AIA Design Leader | Associate Principal

KAHLER SLATER, INC.

(See following page for Exhibit A)

Exhibit A



NOT FOR ONSTRUCTION

LAND USE APPLICATION

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

KAHLER SLATER PROJECT: 224086 9/22/2025



GENERAL SHEET INDEX		
SHEET NUMBER	SHEET NAME	
G000	COVER SHEET	

CIVIL SHEET INDEX				
SHEET NUMBER	SHEET NAME			
C100	EXISTING CONDITIONS			
C200	DEMOLITION PLAN			
C300	SITE PLAN			
C400	GRADING & EROSION CONTROL PLAN			
C500	UTILITY PLAN			

LANDSCAPE SHEET INDEX SHEET NUMBER SHEET NAME

SHEET NUMBER	SHEET NAME
A010	SITE PLAN
A100	SECOND LOWER LEVEL PLAN
A101	LOWER LEVEL PLAN
A102	FIRST FLOOR PLAN
A103	SECOND, THIRD FLOOR PLANS
A104	FOURTH FLOOR PLAN, ROOF PLAN
A200	EXTERIOR ELEVATIONS - SOUTH
A201	EXTERIOR ELEVATIONS - EAST
A202	EXTERIOR ELEVATIONS - NORTH
A203	EXTERIOR ELEVATIONS - WEST
A204	EXTERIOR ELEVATIONS - CARRIAGE HOUSE
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS

LIQUENIA OLIFET INDEV				
LIGHTING SHEET INDEX				
SHEET NUMBER	SHEET NAME			
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LAND USE APPLICATION

Drawing Da 9/22/2025

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

Project No. APEX Property
Management, inc.

Sheet Title

COVER SHEET

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790 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001

104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.767.2500

722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

Sheet No.

Structural:
GRAEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
(414) 259-1500

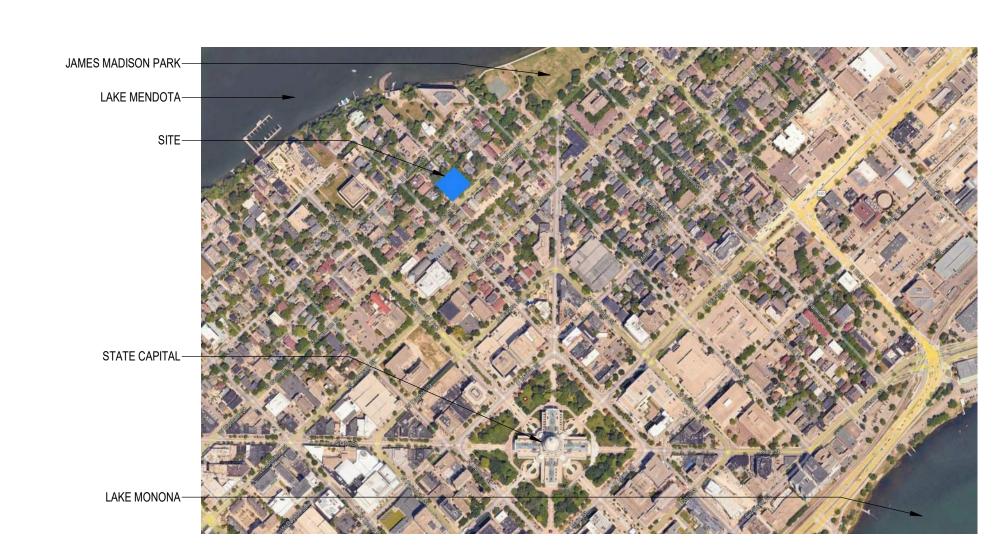
Architect:
Kahler Slater, Inc.
790 N Water Street, Suite 1700
Milwaukee, WI 53202

Mechanical, Electrical, Plumbing:
Ring & DuChateau, LLP
17400 W Capitol Dr.
Brookfield, WI 53045
(414) 778-2360

Civil, Landscape:
Vierbicher
600 W. Virginia Street, Suite 601
Milwaukee, WI 53202

(262) 875-5000

(414) 272-2000



planners engineers advisors

LAND USE APPLICATION

Management, inc.

EXISTING CONDITIONS

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790 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

> CALL DIGGER'S HOTLINE 1-800-242-8511

104 Shockoe Slip, Richmond, Virginia 23219 Telephone 804.767.2500 722 Williamson Street, Madison, Wisconsin 53703 Telephone 608.283.6300 Fax 608.283.6317

Telephone 414.272.2000 Fax 414.272.2001

150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606 Telephone 312.789.4516 Sheet No.

vierbicher planners engineers advisors

Revisions

LAND USE APPLICATION

Drawing Date

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

Project No. APEX Property Management, inc.

224086

Sheet Title

DEMOLITION PLAN

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Revisions

LAND USE APPLICATION

Drawing Date 9/22/2025

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

APEX Property Management, inc. 224086

Sheet Title

SITE PLAN

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Sheet No.

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Revisions

LAND USE APPLICATION

Drawing Date

124 E GORHAM

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APEX Property Management, inc.

Sheet Title

GRADING & EROSION CONTROL PLAN

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Sheet No. C400

Vierbicher planners engineers advisors



Revisions

LAND USE APPLICATION

Drawing Date

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

Project No. APEX Property Management, inc. 224086

Sheet Title

UTILITY PLAN

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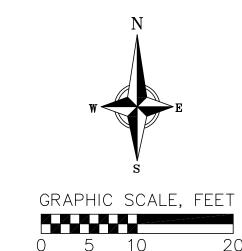
722 Williamson Street, Madison, Wisconsin 53703 Telephone 608.283.6300 Fax 608.283.6317 150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606 Telephone 312.789.4516

Sheet No.

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116 E GORHAM ST.	
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H. Olga H. Olg	
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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	
EVERGR	REEN SHRUBS			
Вх	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	
PERENN	IALS			
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	
Vr	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.	
Ха	Carex albicans / White-tinged Sedge	Cont.	1 Gal.	
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	
Ос	Osmunda cinnamomea / Cinnamon Fern	Cont.	1 Gal.	
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	



<u>QTY</u>

Kahler Slater

planners engineers advisors



CONCEPT PLANT SCHEDULE

\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	TURF	194 sf
	GROUNDCOVER #1 Antennaria plantaginifolia / Pussytoes Carex bromoides / Brome-like Sedge Carex pensylvanica / Pennsylvania Sedge Hydrophyllum virginianum / Virginia Waterleaf Sedum ternatum / Wild Stonecrop Viola sororia / Woolly Blue Violet	305 sf 46 182 136 23 46 23

PLANT MATERIAL NOTES:

- 1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- 2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- 3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- 4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
- 5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- 2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE, LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- 3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- 4. LANDSCAPE BEDS AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$ "X4" OR EQUAL, COLOR BLACK ANODIZED.

SEEDING AND PLUG PLANTING NOTES:

- 1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 17 WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW
- 4. INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. APPLY BIODEGRADABLE NON-WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCISE GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING.

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
- 2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- 3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- 4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- 5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- 6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE
- 7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

Revisions

LAND USE APPLICATION

Drawing Date

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

Project No. APEX Property Management, inc. 224086

Sheet Title

LANDSCAPE PLAN

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722 Williamson Street, Madison, Wisconsin 53703 Telephone 608.283.6300 Fax 608.283.6317 150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606 Telephone 312.789.4516

Sheet No.

LAND USE APPLICATION

Drawing Date 9/22/2025

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

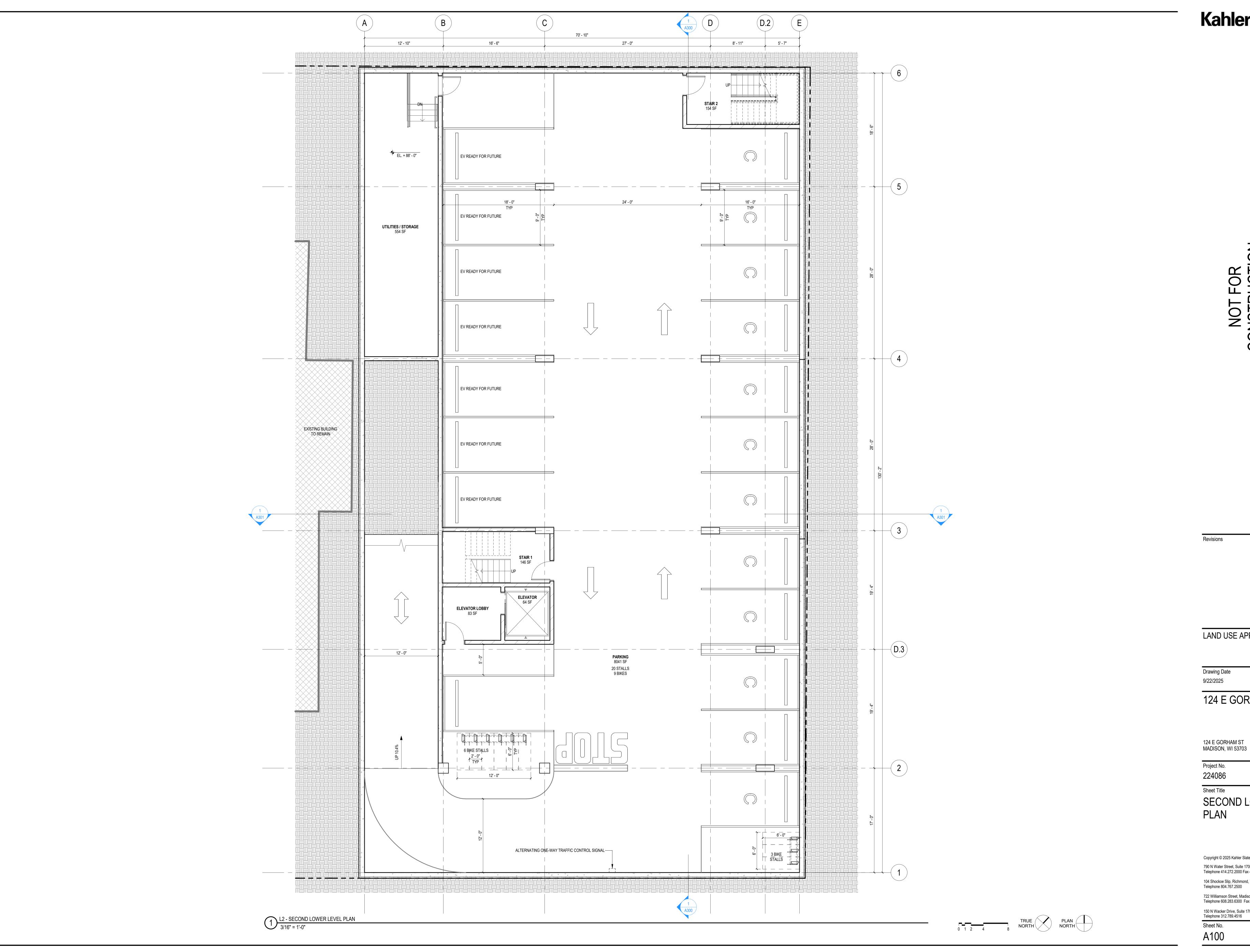
Project No.

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SITE PLAN

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Sheet No. A010



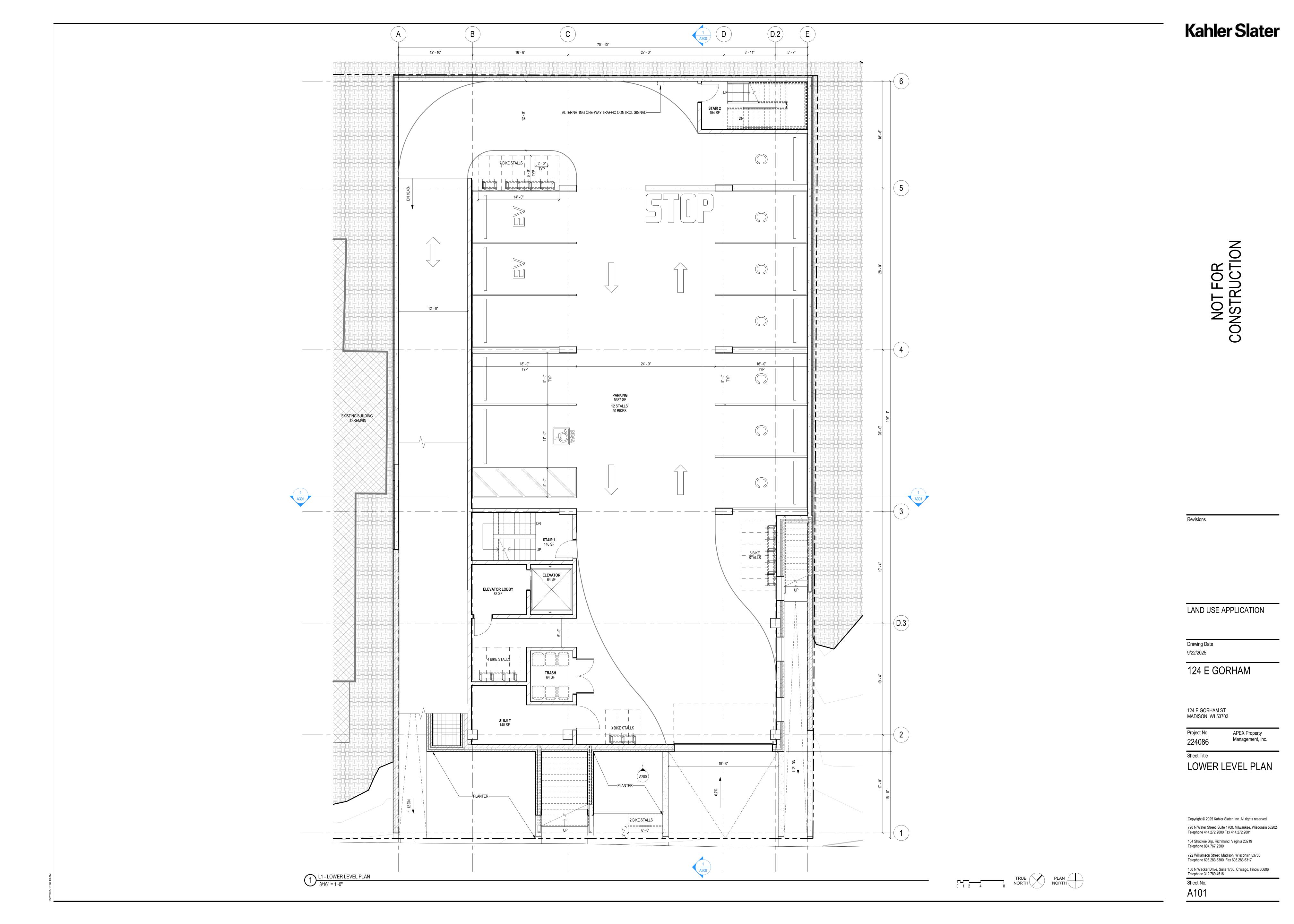
LAND USE APPLICATION

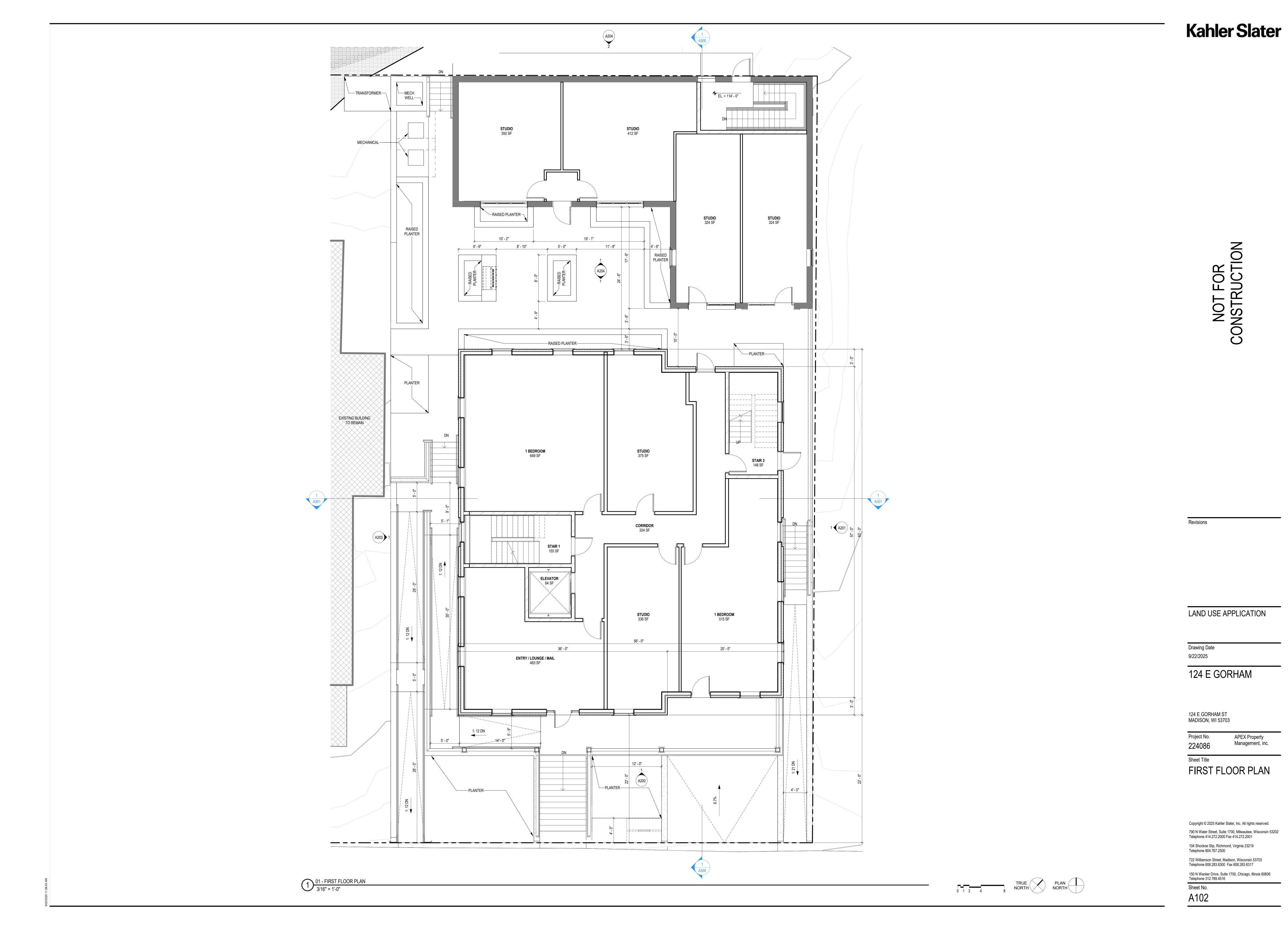
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SECOND LOWER LEVEL

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LAND USE APPLICATION

Drawing Date 9/22/2025

124 E GORHAM

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FOURTH FLOOR PLAN, ROOF PLAN

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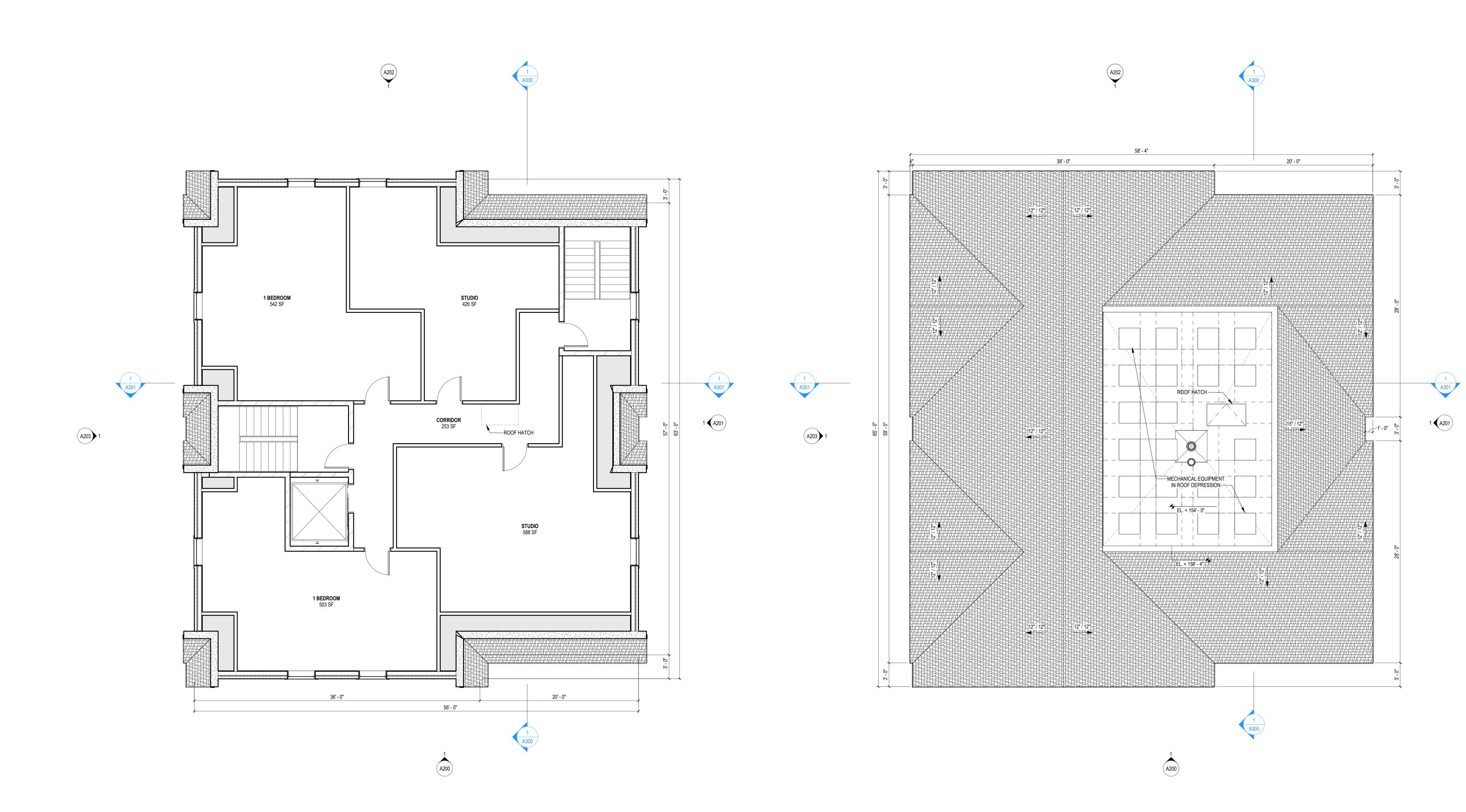
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Sheet No.

Sheet No. **A104**

0 1 2 4 8 NORTH



04 - FOURTH FLOOR PLAN

ROOF PLAN

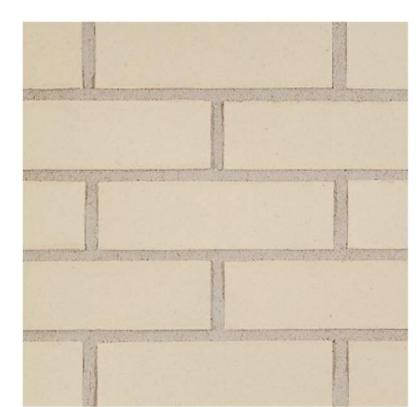


ROOF SHINGLE 01 | ASPHALT SHINGLE
BASIS OF DESIGN - CERTAINTEED LANDMARK PRO
COLOR - GRAY



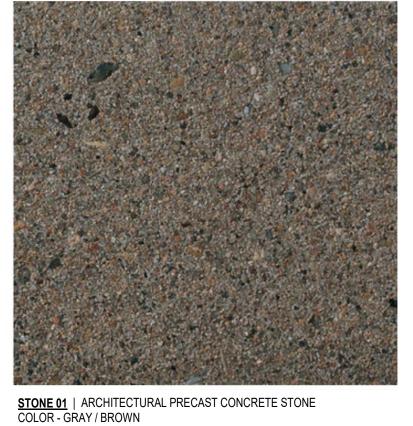
<u>SIDING 01</u> | FIBER CEMENT LAP SIDING COLOR - CUSTOM PANEL 01 | FIBER CEMENT PANEL COLOR - CUSTOM

EXISTING BUILDING TO REMAIN



BRICK 01 | MODULAR BRICK BASIS OF DESIGN - BELDEN, CREAM, 481-483 SMOOTH







KEYNOTES

BIKE RACK 01 BRICK 01A BRICK 01B

DOOR 02

FASCIA 01

RAILING 01

STONE 01A STONE 01B

WINDOW 01 WINDOW 02

OVERHEAD DOOR 01

ROOF SHINGLE 01

SINGLE LOOP METAL BIKE RACK, PAINTED COLOR MATCH STONE MODULAR BRICK, RUNNING BOND, CREAM COLOR

MODULAR BRICK, STACKED BOND, CREAM COLOR MODULAR BRICK, SOLDIER COURSE, CREAM COLOR

PANELIZED GARAGE DOOR, COLOR MATCH STONE

FIBER CEMENT PANEL, COLOR MATCH STONE

ASPHALT SHINGLE, COLOR MATCH STONE

STONE, COURSED ASHLAR

FASCIA BOARD, COLOR MATCH STONE

ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE

WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE

DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
ALUMINUM STOREFRONT, FRAME COLOR MATCH STONE

LAND USE APPLICATION

Drawing Date 9/22/2025 124 E GORHAM

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APEX Property Management, inc. Project No. 224086

Sheet Title

EXTERIOR ELEVATIONS - SOUTH

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0 1 2 4 8

3/16" = 1'-0"

Ka	hla	101	04
74			ler

MODULAR BRICK, RUNNING BOND, CREAM COLOR
MODULAR BRICK, STACKED BOND, CREAM COLOR
MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
EXISTING BRICK TO REMAIN
HOLLOW METAL DOOR, COLOR MATCH STONE
FASCIA BOARD, COLOR MATCH STONE
METAL GRATE, PAINTED TO MATCH STONE
FIBER CEMENT PANEL, COLOR MATCH STONE
WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ASPHALT SHINGLE, COLOR MATCH STONE
EXISTING ROOF SHINGLE TO REMAIN
FIBER CEMENT LAP SIDING, COLOR MATCH STONE
STONE, COURSED ASHLAR
STONE
DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
FIXED WINDOW, FRAME COLOR MATCH STONE
FIXED WINDOW SPANDREL GLASS, FRAME COLOR MATCH STONE

NOT FOR CONSTRUCTION





Revisions

LAND USE APPLICATION

Drawing Date 9/22/2025

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

Project No. APEX Property

224086 Management, inc.

Sheet Title

A201

0 1 2 4 8

EXTERIOR ELEVATIONS
- EAST

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Telephone 312.789.4516

Sheet No.

3/16" = 1'-0"

Ka	h	OK	C	2	OK
Z		EI.			LEI

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE

NOT FOR CONSTRUCTION



NORTH ELEVATION

3/16" = 1'-0"

LAND USE APPLICATION

Drawing Date 9/22/2025

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

Project No. APEX Property

224086 Management, inc.

Sheet Title

A202

0 1 2 4 8

EXTERIOR ELEVATIONS
- NORTH

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Telephone 312.789.4516

Sheet No.

Ka	hla	101	04
74			ler

(EYNOTES	
RICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
RICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
RICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
RICK 02	EXISTING BRICK TO REMAIN
ASCIA 01	FASCIA BOARD, COLOR MATCH STONE
ANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
AILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
OOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
OOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
DING 01	FIBER CEMENT LAP SIDING, COLOR MATCH STONE
TONE 01A	STONE, COURSED ASHLAR
TONE 01B	STONE
INDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE



WEST ELEVATION

3/16" = 1'-0"

LAND USE APPLICATION

Drawing Date 9/22/2025

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

Project No. 224086

A203

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APEX Property Management, inc. Sheet Title

EXTERIOR ELEVATIONS

- WEST

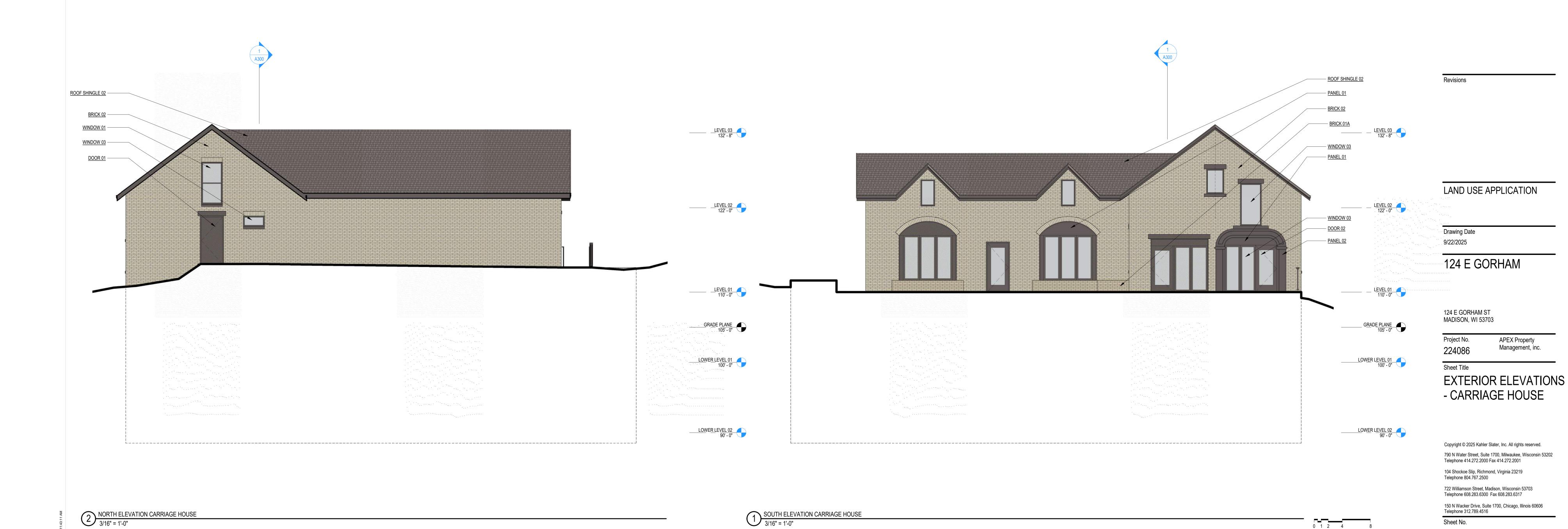
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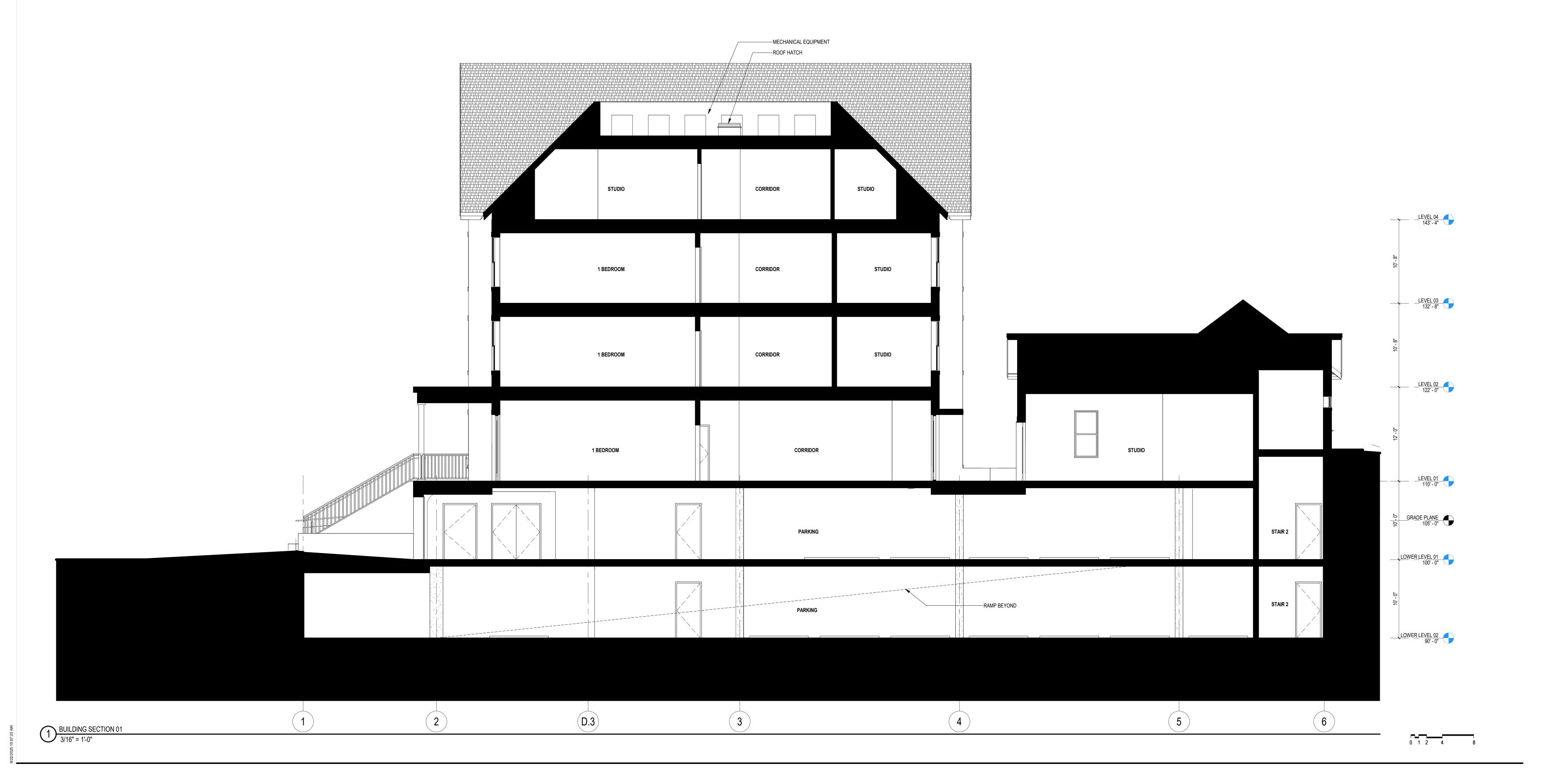
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KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
DOOR 01	HOLLOW METAL DOOR, COLOR MATCH STONE
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
PANEL 02	EXISTING WOOD PANEL TO REMAIN
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 03	FIXED WINDOW, FRAME COLOR MATCH STONE

0 1 2 4 8

A204





LAND USE APPLICATION

124 E GORHAM

124 E GORHAM ST MADISON, WI 53703

Drawing Date 9/22/2025

Project No. 224086

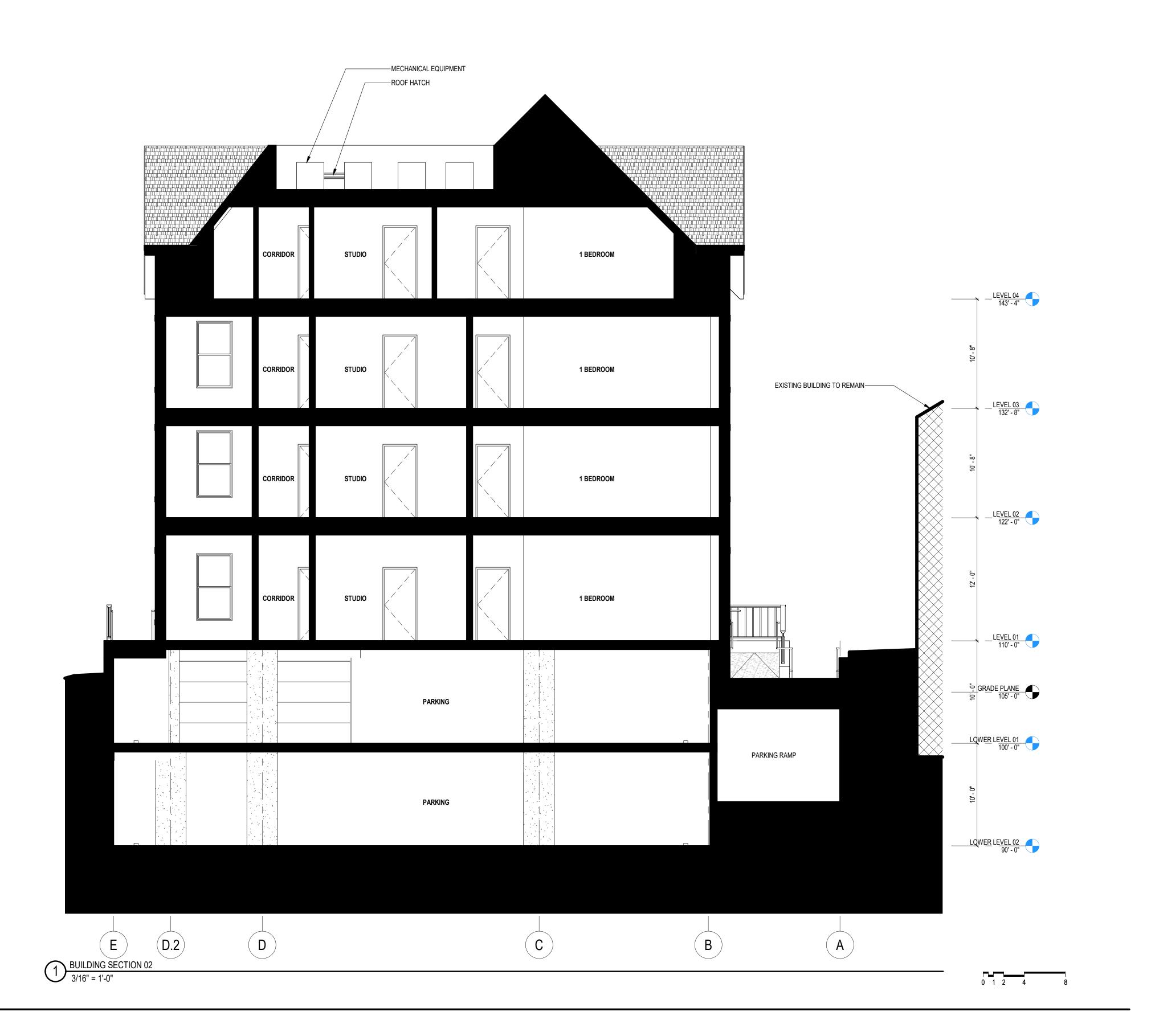
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Sheet Title

BUILDING SECTIONS

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Sheet No. A300



Revisions

LAND USE APPLICATION

Drawing Date

124 E GORHAM

9/22/2025

124 E GORHAM ST MADISON, WI 53703

Project No.

APEX Property Management, inc. 224086 Sheet Title

BUILDING SECTIONS

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Sheet No. A301

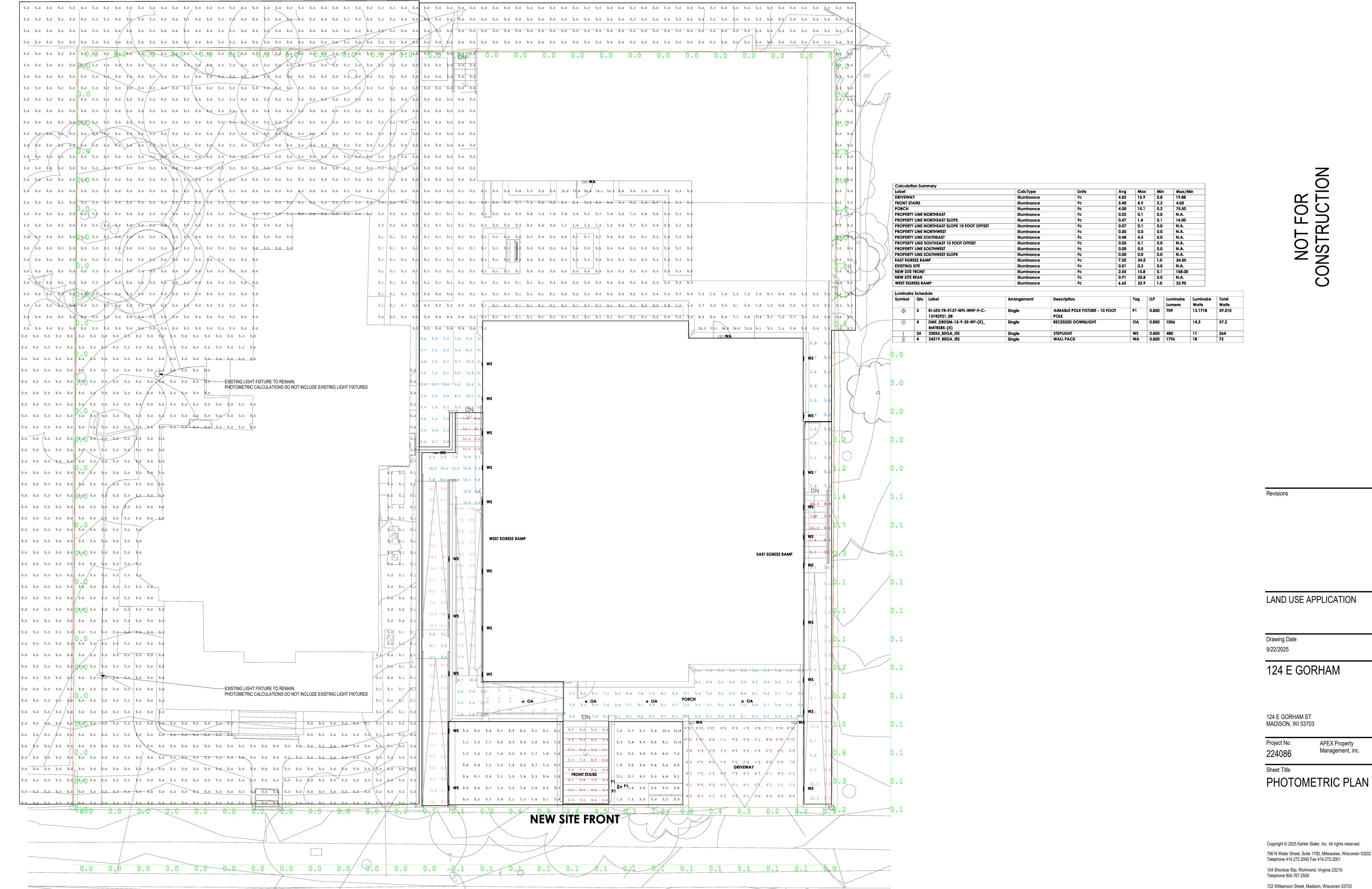


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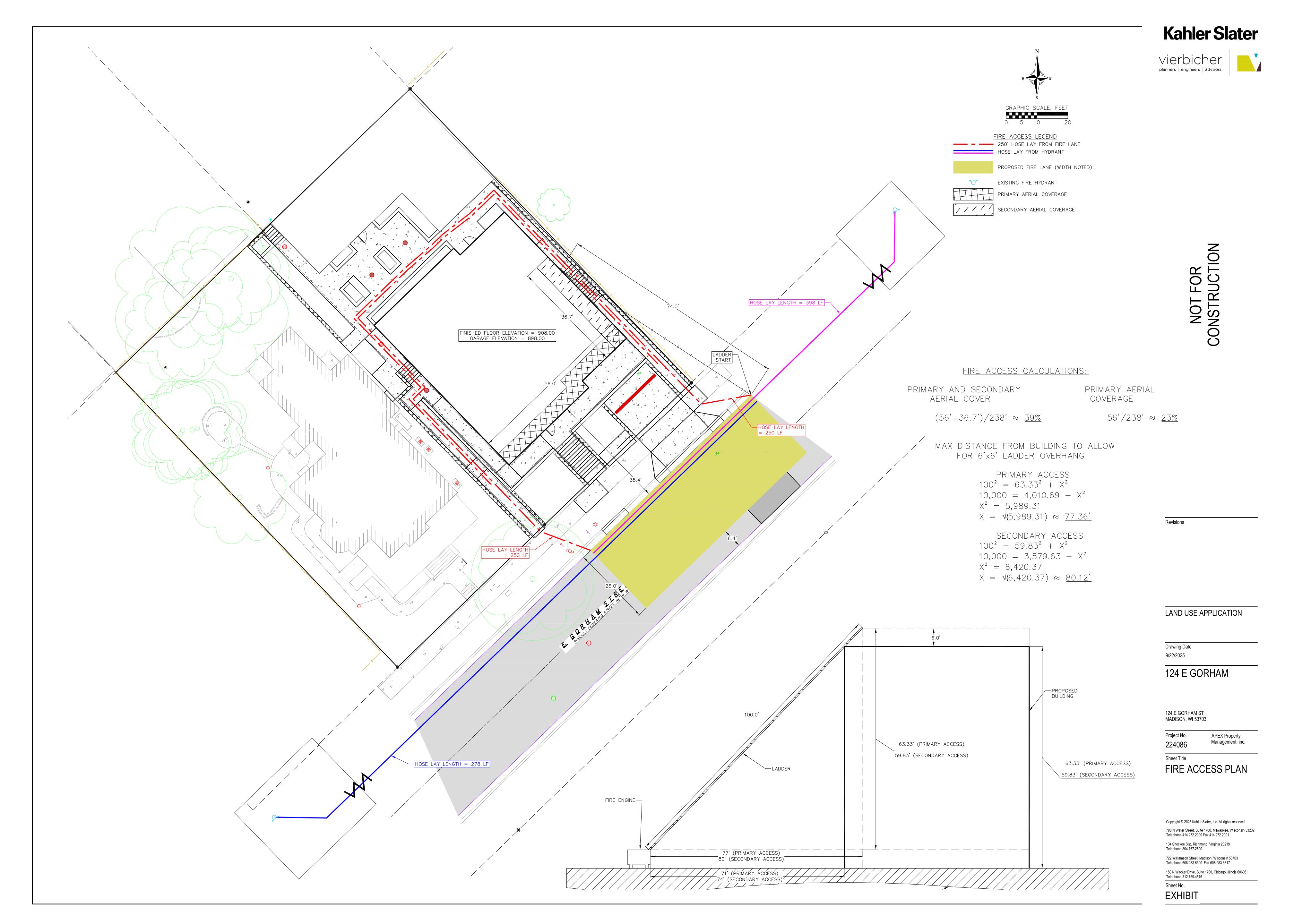
Sheet No.

150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606



NEW SITE REAR

EXISTING SITE





City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 124 E Gorham Street	
Contact Name & Phone #: Peter Bissesn - 414-290-3805	

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	✓ Yes✓ Yes✓ Yes	☐ No ☐ No ☐ No	☐ N/A ☑ N/A ☐ N/A
 2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.) 	 ✓ Yes 	No No No No No No No No	 N/A N/A N/A N/A N/A N/A N/A N/A N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:a) Is the gate a minimum of 20-feet clear opening?b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes ☐ Yes ☐ Yes	No No No	☐ N/A ☑ N/A ☑ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	Yes Yes	☑ No ☐ No	□ N/A ☑ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	Yes	☑ No	□ N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions:	✓ Yes	☐ No	□ N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	Yes	☑ No	□ N/A
25% of the perimeter?b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes ☐ Yes ☐ Yes	☑ No ☑ No ☑ No	□ N/A □ N/A □ N/A
 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) 	☐ Yes ☐ Yes ☐ Yes	✓ No ✓ No ✓ No	□ N/A □ N/A □ N/A
25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature	☐ Yes ☐ Yes	✓ No ✓ No	□ N/A □ N/A
25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights? 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes	✓ No ✓ No ✓ No ✓ No	□ N/A □ N/A □ N/A □ N/A
 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights? 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? 	Yes Yes Yes Yes Yes Yes	No No No No No No	
 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights? 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? 	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☑ Yes ☑ Yes ☑ Yes ☑ Yes	No No No No No No No No	N/A
 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights? 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the 	☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes	No No No No No No No	N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.



124 E Gorham Madison

Exterior Lighting Products

September 19, 2025

RD Project: 225032.00

124 Gorham
Exterior Lighting
Type OA
Downlight



Project:	Type:
Product Code:	Date:

V072825

4" Round Downlight

Modular System Flexibility during and after installation with interchangeable modules, optics and trims

Quick Install Embedded driver and plug-and-play connection require no wiring

High Performance Precise lighting control without sacrificing stellar efficiency

Enhanced Dimming Smooth, Flicker-free dimming options down to 0.1%

INSTALLATION

Ceiling Thickness

New Construction: 1/2" up to 1 3/4"

Spray Foam: 1/2" up to 2"

Standard Remodel: 1/2" up to 1 1/4" Fire Rated Remodel: 5/8" up to 1 1/4"

Low Profile: 1/2" up to 1 1/4" Extension Collar: 1 3/4" up to 3"

(For use with Standard New Construction Only)

Super Shallow: 1/2" up to 1 1/2"

Ceiling Material

Drywall, Millwork, Concrete, Acoustic Ceiling Tiles

TRIMS

Aperture

Shape

Round

Style

Standard, Flangeless, Wall Wash/Sloped Ceiling, Pinhole, Hyperbolic, Decorative, Coastal Marine Grade/IP66

Finish

White, Black, Bronze, Clear Diffuse, Custom Color (RAL Color)

LIGHT OUTPUT & DISTRIBUTION

Module

Downlight

Lumens (Power)

750 lm (9.5 W), 1000 lm (12.5 W), 1250 lm (14.3W), 1500 lm (14.3W)

Color Quality

93 CRI, 2-step SDCM

Color Temperature













4000K





Tunable White (6500K-2700K)

Beam Spread

Narrow Spot



25° Spot



40° Flood



60° Wide Flood



90°+ General



40° x 20° Linear Spread



Soft Focus

Warranty

5 year limited warranty; 50,000 hours

POWER & CONTROLS

Input Voltage

120/277V

Dimming

0-10V (1%), DALI-2 (0.1%), TRIAC/ELV (1%), Lutron Athena Wireless Node (1%)

RATINGS & CERTIFICATIONS

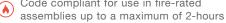
Housing



() IC (Insulation Contact) Rated



Code compliant for use in fire-rated



STC/IIC Sound Rated





DarkSky Approved 1

Module and Trim



UL Listed for Wet Location/IP66 Configurations Available²



- ¹ Downlight only, CCT less than or equal to 3000K, non-decorative trims only
- ² Flanged trims, under covered areas only
- 3 White and Black Finish Only















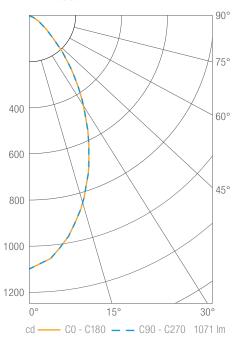


WI Series 4" Round Downlight

PHOTOMETRY

DRD2 1000 lm, 3000K, Wide Flood

DRD2M10930WF



Luminous Intensity

Gamma	C 0°
0°	1100
5°	1058
10°	973
15°	866
20°	743
25°	609
30°	478
35°	361
40°	252
45°	161
50°	102
55°	68
60°	41
65°	24
70°	11
75°	6
80°	4
85°	2
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	620	58
0-40	845	79
0-60	1037	97
0-90	1069	100
0-180	1071	100

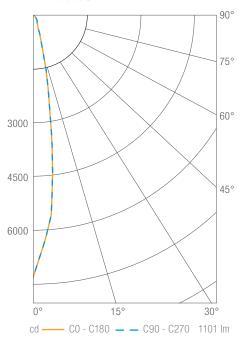
Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	122	3.1'
6'	31	6.2'
9'	14	9.3'
12'	8	12.3'

Beam Angle: 55°

DRD2 1000 lm, 3000K, Soft Focus

DRD2M10930SF



Luminous Intensity

Gamma	C 0°
0°	7280
5°	5603
10°	2489
15°	875
20°	381
25°	247
30°	194
35°	161
40°	122
45°	90
50°	64
55°	45
60°	28
65°	16
70°	7
75°	4
80°	2
85°	1
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	868	79
0-40	968	88
0-60	1078	98
0-90	1100	100
0-180	1101	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	809	0.9'
6'	202	1.7'
9'	90	2.6'
12'	51	3.4'

Beam Angle: 16°



RIO - Pole Top - Line Voltage - LED High-Power - Horizontal

NEW

124 Gorham
Exterior Lighting
Type P1
Aim-able Pole Light









Downloads

Installation Instructions BIM - Revit (.zip) Photometry Files (.zip)

Product Variant Examples





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RIO - Pole Top - Line Voltage - LED High-Power -

Horizontal

124 Gorham
Exterior Lighting
Type P1
Aim-able Pole Light

Light Source

Light Source	Optic	Beam Angle	CCT (K)	CRI	R9	Input Power (W)	Delivered Lumens (Lm)	СВСР
e130	VNSP - Very Narrow Spot	6	2700	80	>15	14	781	37868
	, ,							
e130	NSP - Narrow Spot	13	2700	80	>15	14 14	811	11467
e130	SP - Spot	23	2700	80	>15		698	2874
e130	MFL - Medium Flood	34	2700	80	>15	14	704	1631
e130	WFL - Wide Flood	56	2700	80	>15	14	752	822
e131	VNSP - Very Narrow Spot	6	3000	80	>15	14	774	37498
e131	NSP - Narrow Spot	13	3000	80	>15	14	803	11355
e131	SP - Spot	23	3000	80	>15	14	692	2846
e131	MFL - Medium Flood	34	3000	80	>15	14	697	1615
e131	WFL - Wide Flood	56	3000	80	>15	14	745	814
e132	VNSP - Very Narrow Spot	6	3500	80	>15	14	819	39718
e132	NSP - Narrow Spot	13	3500	80	>15	14	851	12027
e132	SP - Spot	23	3500	80	>15	14	733	3015
e132	MFL - Medium Flood	34	3500	80	>15	14	739	1710
e132	WFL - Wide Flood	56	3500	80	>15	14	789	862
e133	VNSP - Very Narrow Spot	6	4000	80	>15	14	808	39163
e133	NSP - Narrow Spot	13	4000	80	>15	14	839	11859
e133	SP - Spot	23	4000	80	>15	14	722	2973
e133	MFL - Medium Flood	34	4000	80	>15	14	728	1687
e133	WFL - Wide Flood	56	4000	80	>15	14	778	850
e134	VNSP - Very Narrow Spot	6	2700	90	>50	14	646	31302
e134	NSP - Narrow Spot	13	2700	90	>50	14	670	9479
e134	SP - Spot	23	2700	90	>50	14	577	2376
e134	MFL - Medium Flood	34	2700	90	>50	14	582	1348
e134	WFL - Wide Flood	56	2700	90	>50	14	622	679
e135	VNSP - Very Narrow Spot	6	3000	90	>50	14	709	34355
e135	NSP - Narrow Spot	13	3000	90	>50	14	736	10403
e135	SP - Spot	23	3000	90	>50	14	634	2608
e135	MFL - Medium Flood	34	3000	90	>50	14	639	1480
e135	WFL - Wide Flood	56	3000	90	>50	14	682	745
e136	VNSP - Very Narrow Spot	6	3500	90	>50	14	747	36204
e136	NSP - Narrow Spot	13	3500	90	>50	14	775	10963
e136	SP - Spot	23	3500	90	>50	14	668	2748
e136	MFL - Medium Flood	34	3500	90	>50	14	673	1559
e136	WFL - Wide Flood	56	3500	90	>50	14	719	785
e137	VNSP - Very Narrow Spot	6	4000	90	>50	14	740	35880
e137	NSP - Narrow Spot	13	4000	90	>50	14	768	10865
e137	SP - Spot	23	4000	90	>50	14	662	2723
e137	MFL - Medium Flood	34	4000	90	>50	14	667	1545
								778
e137	WFL - Wide Flood	56	4000	90	>50	14	712	7

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Wall luminaire · Symmetric

124 Gorham
Exterior Lighting
Type WA
Discreet Wall Pack

BEGA

Application

Wall luminaire with symmetric light distribution designed for general illumination of pathways, plazas and building entrances.

Materials

Clear safety glass with matte finish

Marine grade, copper free (\leq 0.3% copper content) A360.0 aluminum alloy

High temperature silicone gasket

Mechanically captive stainless steel fasteners

Silicone applied robotically to casting, plasma treated for increased

adhesion

Galvanized zinc-plated mounting bracket

Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 65

Weight: 8.2 lbs.

Electrical

Operating voltage 120-277V AC
Minimum start temperature -30° C
LED module wattage 14.9 W
System wattage 17.4 W

Controllability 0-10V dimmable

Color rendering index Ra > 80 Luminaire lumens 1796 lm LED service life (L70) 60000 hrs

LED color temperature

4000K (K4) 3500K (K35) 3000K (K3) 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

Black (BLK) Bronze (BRZ)
Silver (SLV) White (WHT)
Natural Bronze (NTB) RAL:

CUS:

Type:

BEGA Product:

Project: Modified:

Available options

CUS Custom finish FSC Fusing

MGU Marine grade undercoat NTB Natural bronze (premium finish)

RAL RAL finish





Wall luminaire · Symmetric

	LED	А	В	С	
B24219	14.9W	11	11	5 ³ / ₈	

Application

Recessed wall luminaire with asymmetric light distribution that is ideal for the illumination of ground surfaces, building entrances, stairs and footpaths. Separate installation housing allows for seamless coordination into construction and easy maintenance.

Materials

BEGA Tricoat ®, a 3-layer finishing technology for increased corrosion protection

Composite installation housing
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 65

Weight: 2.1 lbs.

Electrical

Operating voltage 120-277V AC Minimum start temperature -30° C LED module wattage 8.4 W System wattage 11.0 W

Controllability 0-10V, TRIAC, and ELV dimmable

Color rendering index Ra > 80 Luminaire lumens 480 lm LED service life (L70) 60000 hrs

LED color temperature

4000K (K4) 3500K (K35) 3000K (K3) 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

Black (BLK) Bronze (BRZ)
Silver (SLV) White (WHT)
Natural Bronze (NTB) RAL:
CUS:

CO3.

Type:

BEGA Product:

Project: Modified:

Available options

AMB Amber LED Custom finish FSC Fusing

MGU Marine grade undercoat NTB Natural bronze (premium finish)

RAL RAL finish

Included (available for pre-shipment)

BB24065 Installation housing





Recessed wall luminaire · Directed light

	LED	Α	В	С	
B33055	8.4 W	121/2	23/,	5	