

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Date Received 11/6/23 11:42 a.m. Initial Submittal
Paid _____ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 304/308/312/314/318 N.Broom, 405/407/431 W.Gorham, 408/412/414/416/422 W.Johnson

Title: Johnson & Broom Project

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

UDC meeting date requested 11.29.23

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

3. Project Type

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

Signage

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

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Chad Matesi **Company** Core Madison Broom LLC.
Street address 1643 North Milwaukee Street **City/State/Zip** Chicago, IL 60647
Telephone 847.644.9302 **Email** dougt@corespaces.com

Project contact person Brian Munson **Company** Vandewalle & Associates
Street address 120 East Lakeside Street **City/State/Zip** Madison, WI 53715
Telephone 608.609.4410 **Email** bmunson@vandewalle.com

Property owner (if not applicant) See Attached
Street address _____ **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:

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

Presentations to the Commission

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

5. Required Submittal Materials

Application Form

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

Letter of Intent

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

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

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

Electronic Submittal

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

Notification to the District Alder

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 11.3.23.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Doug Tichenor Relationship to property Owner Rep

Authorizing signature of property owner Doug Tichenor Date November 3, 2023

7. Application Filing Fees

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

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

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

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

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



VANDEWALLE & ASSOCIATES INC.

Friday, November 3, 2023

Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

The attached formal submittal packet for the Johnson & Broom project, submitted on behalf of Core Madison Broom, LLC, outlines the request for the rezoning and redevelopment of a new multifamily project located along West Johnson Street, West Gorham Street, and North Broom Street. This project is designed to meet the recommendations of the adopted plans while creating much needed new student focused residential housing with a range of configurations, including student-oriented affordability.

Project Description

- Rezone parcels from Conservancy (CN) and Planned Development (PD) to Urban Mixed Use (UMX)
- Conditional Use
 - New construction greater than 20,000 square feet
 - New construction of building in UMX District greater than 8 units
 - Rooftop outdoor recreation
- Downtown Height Map district boundary clarification
- Demolition of existing structures
- CSM to create one lot for development

Project Proposal

The proposed project is a 14/8 story multi-family building with 445 units (studios to five-bedroom units), commercial uses along West Gorham Street, and lobby/amenity space along North Broom Street and West Johnson Street. This project implements the adopted downtown plan, downtown design guidelines, and downtown height map with well-articulated urban architecture, vibrant activates streetscapes, and mixed-use opportunities.

The overall project is organized into four distinct building expressions with two distinct towers. This approach creates unique massing and diverse architectural character throughout the building. The overall character also carefully responds to the adjoining buildings and design datum of the neighborhood.

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www.vandewalle.com

Shaping places, shaping change

Downtown Height Ordinance/Affordability

The project seeks to utilize the recently adopted downtown height ordinance amendment to incorporate additional floors with the delivery of affordable student housing. The affordability ordinance identifies the opportunity for voluntary income and rent restricted units through the potential contribution of the surplus engineering parcel located at the corner of West Gorham Street and North Broom Street. Affordable student housing is proposed for the project, utilizing the "Oliv Model", with 10% of the beds (in 2-bedroom double occupancy units) receiving a 40% discount versus market rate for students of need, through cooperation with the University of Wisconsin Office of Financial Aid and the City of Madison.

The resulting design of the project reflects the overall height allowed in the downtown height map while avoiding encroachment into the Capital View Preservation Limit.

Sustainability

Sustainability is a key element of the design of the building with a design goal of LEED Silver equivalent design.

Applicant

Core Madison Broom, LLC.
1643 North Milwaukee Street
Chicago, IL 60647

Owners

304 North Broom Street
408 West Johnson Street
412 West Johnson Street
414 West Johnson Street
JDM Properties
101 North Mills Street
Madison, WI 53715

308 North Broom Street
312 North Broom Street
314 North Broom Street
318 North Broom Street
407 West Gorham Street
Madfish on Broom
Attn: Madison Property Management
1202 Regent Street
Madison, WI 53715

405 West Gorham Street
Core Madison Broom LLC.
1543 North Milwaukee Street
Chicago, Illinois 60647

431 West Gorham Street
430 West Johnson Street
Johnson Associates LLP
Attn: Forward Management
826 North Star Drive
Madison, WI 53718

416 West Johnson Street
422 West Johnson Street
Mullins Apartments LLC
401 North Carroll Street
Madison, WI 53703

Design Team

Architecture:
 Antunovich Associates
 224 West Huron Street
 Suite 7E
 Chicago, Illinois 60654

Lighting:
 Hartranft Lighting Design
 401 Hawthorne Lane
 Suite 110-269
 Charlotte, NC 28204

Engineering:
 Vierbicher
 999 Fournier Drive
 Madison, WI 53717

Entitlement:
 Vandewalle & Associates
 120 East Lakeside Street
 Madison, WI 53715

Landscape:
 Site Design
 888 South Michigan Avenue
 Chicago, IL 60605

Site Data

Address	PIN	Existing Zoning	Square Footage	Units	Beds
304 North Broom Street	0709-231-0501-3	UMX	3,432	2	2
308 North Broom Street	0709-231-0502-1	UMX	3,960	1	
312 North Broom Street	0709-231-0503-9	UMX	3,960	3	
314 North Broom Street	0709-231-0504-7	UMX	2,178	4	
318 North Broom Street	0709-231-0505-5	UMX	2,178	2	
405 West Gorham	0709-231-0506-3	CN	2,485	0	
407 West Gorham	0709-231-0507-1	UMX	4,356	2	
431 West Gorham	0709-231-0515-4	PD	13,068	60	
408 West Johnson	0709-231-0529-5	UMX	1,716	2	
412 West Johnson	0709-231-0528-7	PD	4,356	9	
414 West Johnson	0709-231-0527-9	PD	4,356	2	
416 West Johnson	0709-231-0526-1	UMX	4,356	3	
422 West Johnson	0709-231-0525-3	UMX	8,712	28	
430 West Johnson	0709-231-0524-5	PD	13,068	42	

Total Site Acreage: 1.679 acre (73,127 sq. ft.)
 Rezoning Acreage: .86 acre (37,333 sq. ft.)
 Existing Units: 160 units
 Existing Bedrooms: 257 bedrooms

Project Requests:

Zoning/Conditional Use Request

The project seeks to rezone the existing Conservancy (CN, Planned Development (PD) to Urban Mixed Use (UMX) with a conditional use request for the following elements:

- Building greater than 20,000 square feet and more than 4 stories in height
- Building in UMX greater than 8 units
- Outdoor recreation/rooftop amenities

Downtown Height Ordinance/Affordability

The project meets the standards of the recently adopted downtown height ordinance through the delivery of affordable student housing in cooperation with the City of Madison and University of Wisconsin Office of Financial Aid.

Downtown Plan Recommendations:

The project design continues the primarily high-density student residential uses identified in the Johnson Street Bend District along with the recommendations focused on redeveloping under-utilized parcels with active and engaging street frontages. The project concept seeks to implement these recommendations through the utilization of the new downtown height definitions with affordable housing, placement of active uses along the street edges (amenities, lobbies, and retail uses) and seeks to expand & improve the existing open space at the corner of West Gorham Street & North Broom Street.

The Downtown Plan Maximum Building Height Map identifies this site as 12 stories with a 6 story section adjacent to North Broom Street. These are further defined as 6 stories/88 feet and 12 stories/172 feet within the recently adopted amendments to the zoning code. This site is also subject to the Capital Viewshed Preservation Limit which caps the building height at total elevation 1,032 or 159'-10" above Broom Street. The proposed project is designed to meet the height standards by incorporating affordable student housing in a building less than 88'/172' and below the Capital Viewshed Preservation Limit.

Downtown Height Map Boundary Clarification

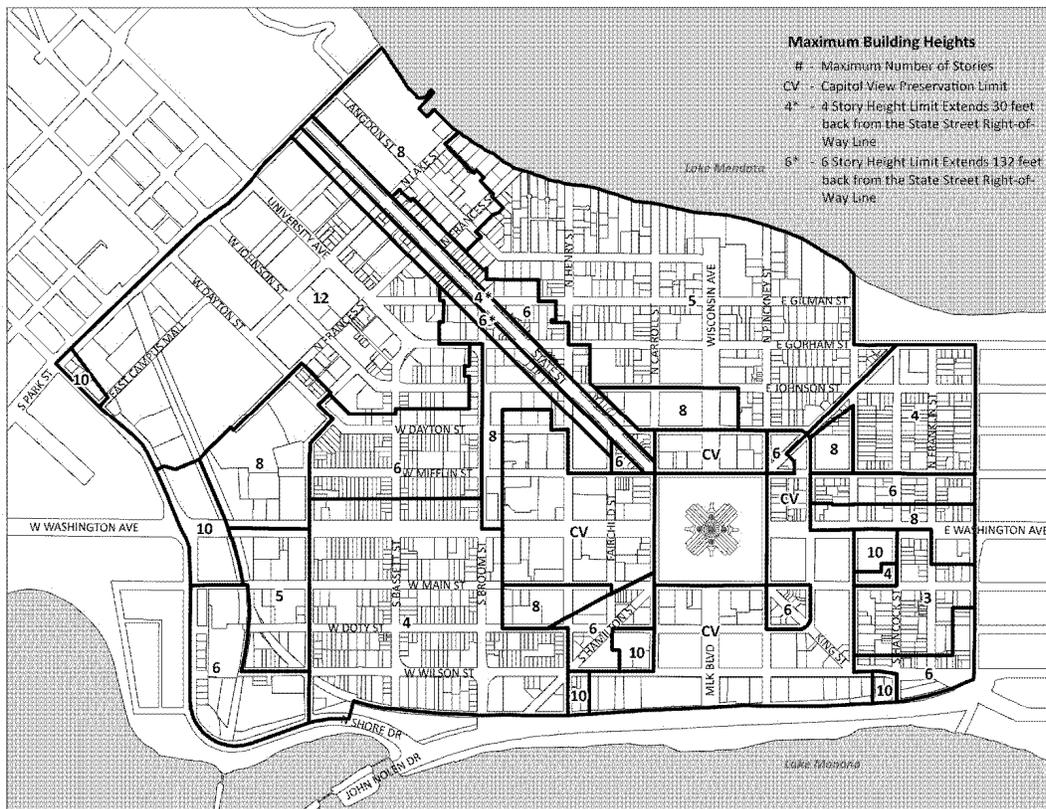
The project seeks to clarify the downtown plan and zoning code maximum building height maps by aligning the height map recommendations. Both plans show 12 story heights for the majority of the site with 6 stories along Broom Street. The Downtown Plan Maximum Building Height Map shows a straight line between the two heights parallel to North Broom Street approximately 65' back from the ROW. The Zoning Code Maximum Building Height Map shows the line following the parcel lines, resulting in a jog in the height boundary.

The applicant requests that the Zoning Code Maximum Building Height Map be amended to follow the recommendation of the downtown plan with the boundary being a straight line from West Gorham Street to West Johnson Street ~65' back from the Broom Street Right of Way.

Maximum Building Height Map (Downtown Plan):



Maximum Building Height Map (Zoning Code):



Project Summary

The proposed project is a 14/8 story multi-family building with 445 units ranging from studios to five bedroom units, commercial uses along Gorham Street, and lobby/amenity space along Broom and Johnson Street.

Proposed Use:

Multi-Family Housing	445 units
1 bedroom	41
2 bedroom	142
3 bedroom	16
4 bedroom	110
5 bedroom	89
Studio	41
Townhomes	6
Total number of beds	1,649
Retail	3,736 square feet

Affordable Housing:

10% of the beds within the building will be offered within the 2 bedroom/double occupancy units (Suite+) at a 40% discount versus market rate for qualifying needs-based students, patterned after the adopted affordability agreements in the Oliv project across the street from the site. These units will be allowed throughout the building on every floor within the Suite + unit type.

Details of this program are included in a separate Memorandum of Understanding with the University of Wisconsin and Land Use Restriction Agreement with the City of Madison.

Total Affordable Beds:	165
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Access:

Pedestrian access will be served by a primary lobby fronting onto the corner of Gorham and Broom Street, a lobby onto Johnson Street (building 4 lobby) and secondary entrances off of Gorham Street, the pedestrian walkway and Johnson Street (building 2/3).

Vehicular access for tenants, drop-offs, delivery and refuse pickup is organized off of Johnson Street with an off-street drop off and access to the lower-level parking on site.

Bicycle access and storage is spread throughout the building to deliver secured parking options for tenants with ample bike storage capacity in close proximity and easily accessible to units.

Vehicle Parking:

LL1	6 delivery/drop off spaces 53 spaces (32 tandem) Delivery/loading zone
LL2:	71 spaces (56 tandem)
Total Car Spaces	122

EV Parking Stalls:	
EV Installed	3
EV Ready	127

Bike Parking:	
Guest Parking (short term):	45 spaces
First Floor	5
LL1	40
Tenant Parking (long term):	721 spaces
LL1	280 standard
	121 structured
LL2	162 standard
	158 structured
Total Spaces	766

Lot Coverage: 88%

Loading:

All loading, deliveries, and trash/recycling collection will take place within the site, accessed from the West Johnson Street entrance.

Car share pickup and deliveries will have access to 6 designated short-term parking stalls within the lower-level parking area.

Usable Open Space:

Usable open space will be delivered through a ground level plaza at West Gorham Street and North Broom Street, a mid-block walkway, balconies, and rooftop patios with a range of amenities and configurations.

Open Space Required (10 sq. ft./bedroom): 13,510 sq. ft.

Open Space Provided:

Mid-Block Walkway:	3,157 sq. ft.
Entry Plaza:	7,496 sq. ft.
Rooftop amenity:	13,507 sq. ft.
Balconies:	3,566 sq. ft.
Total	27,726 sq. ft.

Green Roof Supplied: 12,392 sq. ft.

Project Schedule

Alder Verveer Meeting	September 7, 2022
Initial Planning Staff Meeting	September 7, 2022
Formal Neighborhood Association/Alder Notification	November 3 rd
Initial DAT Submittal	November 23 rd
Development Assistance Team Meeting	December 1 st
UDC Staff Meeting	December 7 th
Matt Mikolajewski Meeting	December 9 th
Development Assistance Team Meeting	February 16 th
DAT Meeting	April 14 th
UDC Informational Submittal	April 24 th
Demolition Request Notification (CNI, CANA)	April 28 th
Formal Submittal Notification (CNI, CANA)	April 28 th
UDC Informational Meeting	May 10 th
Landmarks Commission	May 15 th
Steering Committee	June 15 th
Neighborhood Presidents Meeting	June 27 th
Steering Committee Meeting	July 26 th
UDC Informational #2 Submittal	July 27 th
Alders Verveer/MGR Meeting	July 27 th
UDC Informational #2 Meeting	August 16 th
Alder Bennett Meeting	August 17 th
Alder Verveer Meeting	August 24 th
General Neighborhood Meeting #1	September 7 th
Formal Project Submittal	September 18 th
Demolition Request	
CSM/Plat	
Zoning Submittal	
Target Construction Date	Summer 2024
Target Occupancy	Fall 2026

Exhibit A: Legal Description

Part of Lots 4, 8, 9 and 15, Block 40 and all of Lots 5, 10, 11, 12, 13 and 14, Block 40, Original Plat of Madison as recorded in Volume A of Plats, on Page 3, as Document Number 102 and located in the Northwest Quarter of the Northeast Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North quarter corner of said Section 23; thence S88°46'41"E, along the north line of the Northeast Quarter of said Section 23, a distance of 352.04 feet; thence S01°13'19"W, 359.41 feet to southeasterly right-of-way line of West Gorham Street and the point of beginning of this description; thence N52°35'38"E, along said southeasterly right-of-way line, 17.55 feet to a point of curvature; thence 135.03 feet along said right-of-way line and the arc of a curve to the right having a radius of 90.00 feet and a chord bearing S86°09'26"E, 122.71 feet; thence S43°41'10"E, along the southwesterly right-of-way line of North Broom Street, 168.71 feet to the intersection with the northwesterly right-of-way line of West Johnson Street; thence S45°38'32"W, along said northwesterly right-of-way line, 365.14 feet; thence N43°35'15"W, 135.09 feet; thence N43°46'43"W, 135.19 feet to the aforementioned southeasterly right-of-way line of West Gorham Street; thence N46°37'05"E, along said southeasterly right-of-way line, 99.42 feet; thence S43°45'55"E, 134.54 feet; thence N46°13'00"E, 165.90 feet; thence N43°59'58"W, 129.89 feet to said southeasterly right-of-way line of West Gorham Street and the point of beginning.

Said description contains 73,127 square feet or 1.679 acres, more or less.

Exhibit B: Adopted Plan Standards Conditional Use Standards

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
The proposal for multi-family housing is consistent with the historic use of the site and the surrounding area.
2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*
The site is well served with readily available municipal services adjacent to the site.
3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*
The proposed building is consistent with the previous use of the site and reflects the recommendations of the Comprehensive Plan and Downtown Plan.
4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
The proposal will not preclude development or improvement of the surrounding properties.
5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*
The proposal incorporates the necessary site improvements to support the project.
6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*
The project submittal includes the City of Madison TDMP spreadsheet, illustrating that the project exceeds the required transportation components.
7. *The conditional use conforms to all applicable regulations of the district in which it is located.*
The project meets the standards of the UMX zoning district and downtown plan.
8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*
Not Applicable.
9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*

The project has been presented for informational review with the Urban Design Commission on May 10, 2023 & July 27, 2023 (UDC) to gather input on the design direction and will seek UDC approval as part of the review of the project.

10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*

The proposal meets the parking requirements for the Urban Mixed Use (UMX) zoning district. This site is well served with pedestrian and bicycle routes and transit service, as illustrated by the submitted TDMP spreadsheet.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*

Not Applicable.

12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

Not applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

- a. *The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
- b. *The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
- c. *The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*

- d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*
Not applicable.

15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071\(2\)\(a\) Downtown Height Map](#), as provided by [Section 28.071\(2\)\(a\)1.](#), no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*

- a. *The new building is entirely located on the same parcel as the building being replaced.*
- b. *The new building is not taller in stories or in feet than the building being replaced.*
- c. *The new building is not larger in total volume than the building being replaced.*
- d. *The new building is consistent with the design standards in [Section 28.071\(3\)](#) and meets all of the dimensional standards of the zoning district other than height.*
- e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

Not applicable.

16. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)*

Not Applicable

Downtown Design Guidelines

Site Design + Building Placement

Orientation

The project creates a strong and permeable street wall with minimal setback along all three adjoining streets while employing a setback to allow for a larger terrace/sidewalk zones along all adjoining. Useable entrances front out to each street frontage with expansive windowpanes integrated into the first floor to reinforce activity and transparency along the sidewalk.

Access + Circulation

The site parking and loading is accessed through an off street vehicular court along West Johnson Street to minimize disruption on regional vehicular and bicycle corridors. Guest parking/delivery is located within the building with 6 spots available for short term use. Long term parking and bicycle parking is located on throughout building within the lower levels, with direct access to a majority of the secured stalls.

Usable Open Space -Residential Development

The project offers resident both balcony and roof top useable open space with a variety of activity areas.

Landscaping

The landscape design of the ground level offers a mid block promenade, expanded entry plaza at West Gorham and North Broom Street, outdoor seating and gathering areas, urban foundation plantings,

expanded sidewalk/terrace area, and buffers from adjoining developments. The overall design seeks to bring color & texture to the streetscape by using landscape and hardscape to further define commercial/public vs. residential/private entrances to the building.

Lighting

Building lighting is proposed to provide appropriate levels of light while maintaining a safe and enjoyable residential environment.

Architecture

Massing

The massing implements the adopted plans and recommendations of the Downtown Height Map with the building mass broken into two towers with four distinct architectural expressions.

Building Components

The ground level of the building incorporates setbacks to create a pedestrian focused activation along each streetscape while clearly establishing a “base” condition for the building and grounding the architecture to the street. The upper-level design utilizes a grid structure that creates visual interest and a framework for setbacks & balconies to further divide the facades into distinct expressions that span from first floor to the rooftop.

Visual Interest

The overall design of the building, based on UDC feedback, creates a varied and articulated expression along all sides of the building with different treatments in the four different buildings.

Door and Window Openings

The overall design of the project fits into the context of the adjoining development while implementing a unique design expression that creates architectural diversity within the overall neighborhood.

Building Materials

The building uses high quality durable materials throughout the four-sided design.

Terminal Views and Highly-Visible Corners

Not applicable.

Awnings and Canopies

The project entries are highlighted with architectural features to clearly denote the primary pedestrian entrances.

Signage

Signage for the building will be integrated into the project through future submittals and will be consistent with the signage ordinance.

Exhibit C: Existing Building photos

304 North Broom Street

Student Housing 2 unit multi-family

Date of Construction: 1870

Request: Functional obsolescence





308 North Broom Street
Student Housing single-family rental
Date of Construction: 1885
Request: Functional obsolescence





312 North Broom Street
Student Housing 3 unit multi-family
Date of Construction: 1898
Request: Functional obsolescence





314 North Broom Street
Student Housing 2 unit multi-family
Date of Construction: 1904
Request: Functional obsolescence







318 North Broom Street
Student Housing 2 unit multi-family
Date of Construction: 1875
Request: Functional obsolescence







407 West Gorham

Student Housing

2 unit multi-family

Date of Construction:

1894

Request:

Functional obsolescence





431 West Gorham

Student Housing

60 unit apartment

Date of Construction:

1990

Request:

Redevelopment to comprehensive recommendations







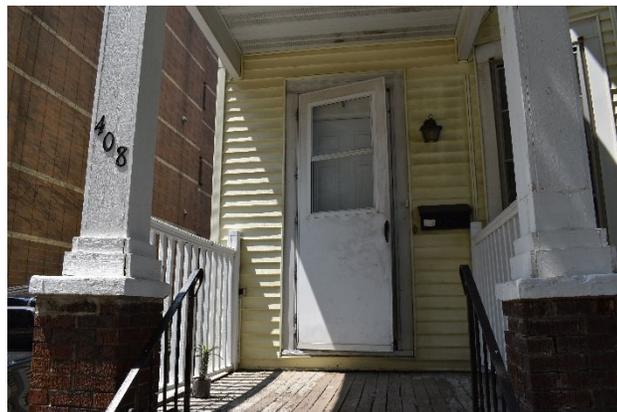


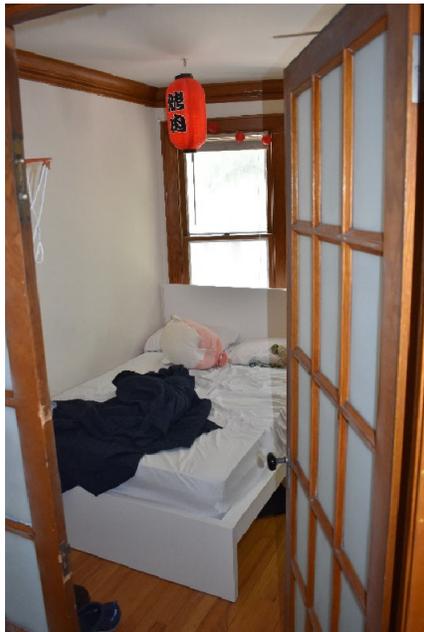
408 West Johnson

Student Housing 2 unit multi-family

Date of Construction: 1899

Request: Functional obsolescence





412 West Johnson

Student Housing

9 unit multi-family

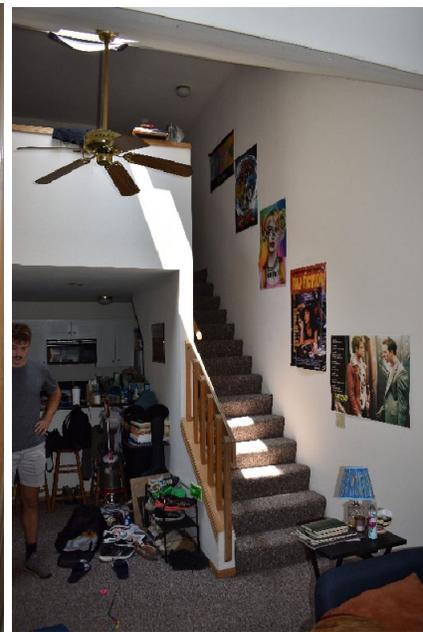
Date of Construction:

1990

Request:

Redevelopment to comprehensive recommendations





414 West Johnson

Student Housing

2 unit multi-family

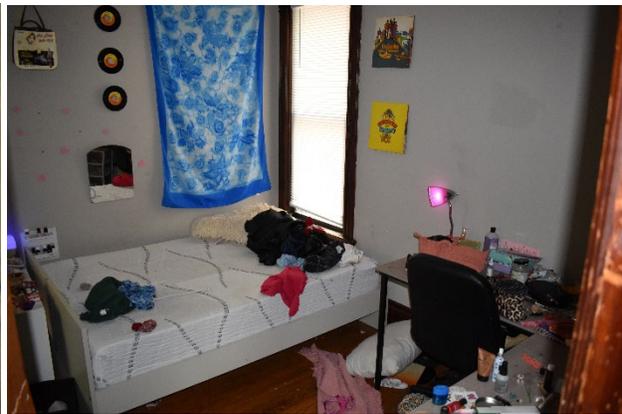
Date of Construction:

1899

Request:

Functional Obsolescence





416 West Johnson

Student Housing

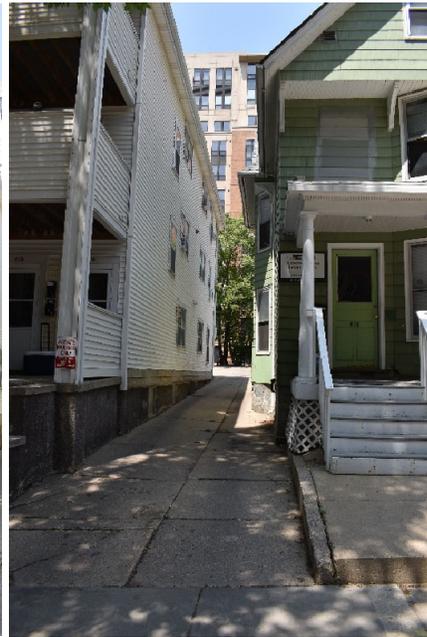
3 unit multi-family

Date of Construction:

1914

Request:

Functional obsolescence



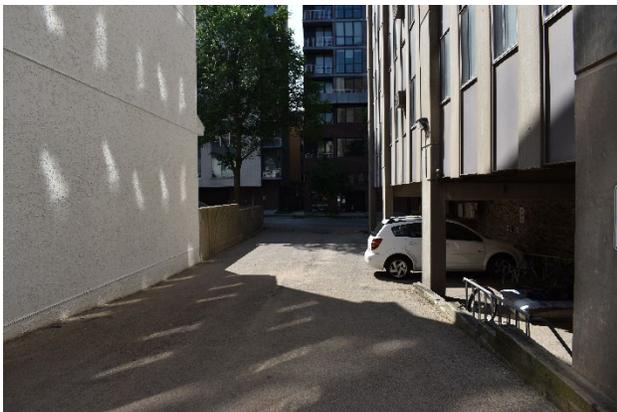


422 West Johnson

Student Housing 28 unit multi-family

Date of Construction: 1973

Request: Functional obsolescence





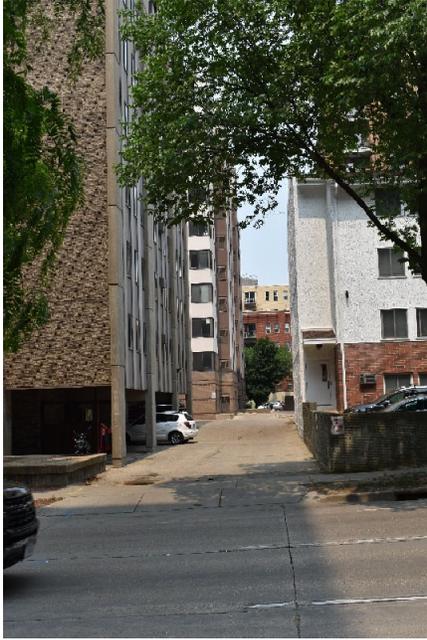
430 West Johnson

Student Housing 42 unit multi-family

Date of Construction: 1973

Request: Functional obsolescence









MADISON - JOHNSON & BROOM

UDC FORMAL SUBMITTAL R1

NOVEMBER 29, 2023

CORE
MADISON BROOM, LLC

VANDEWALLE &
ASSOCIATES INC. 

site

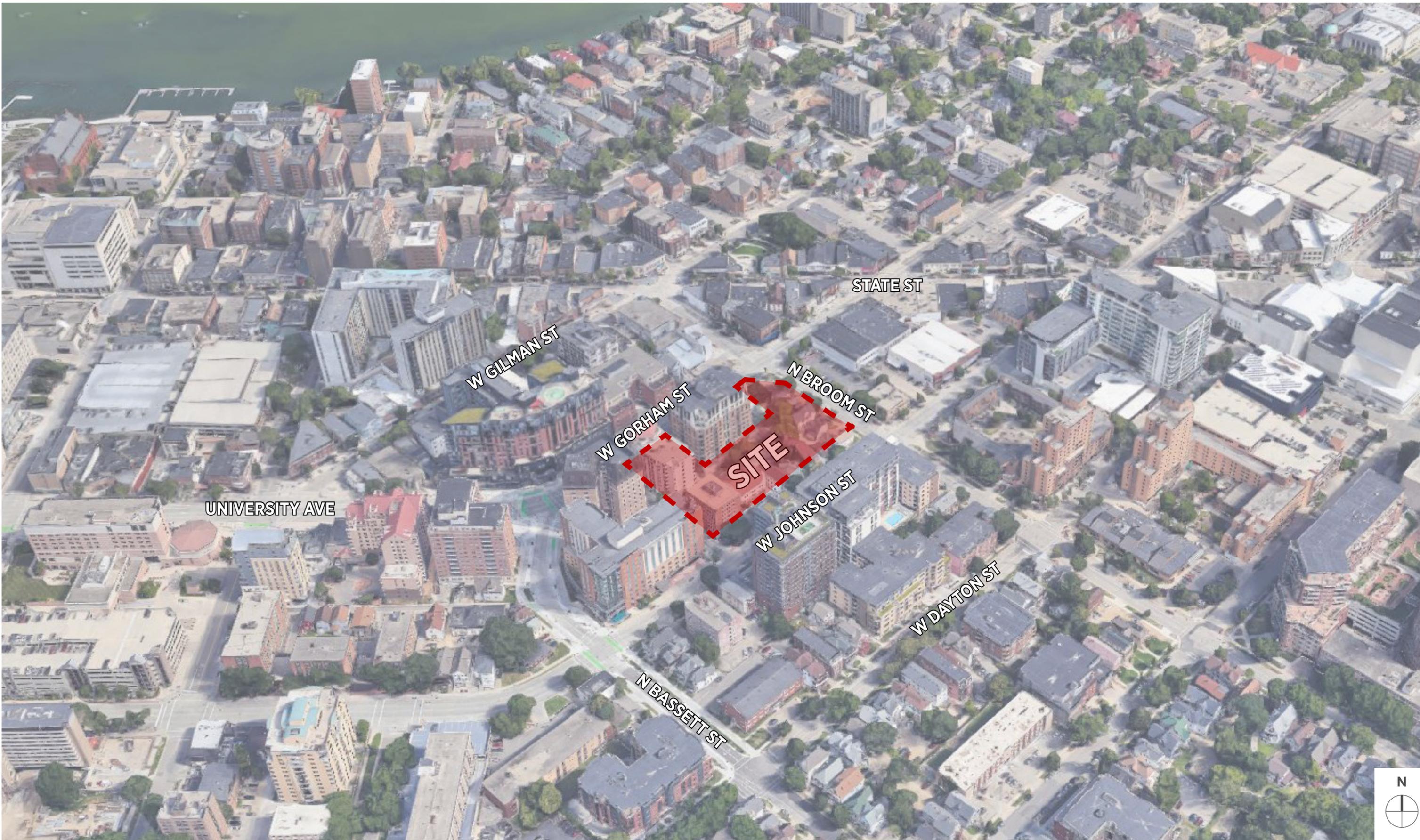
vierbicher
planners | engineers | advisors

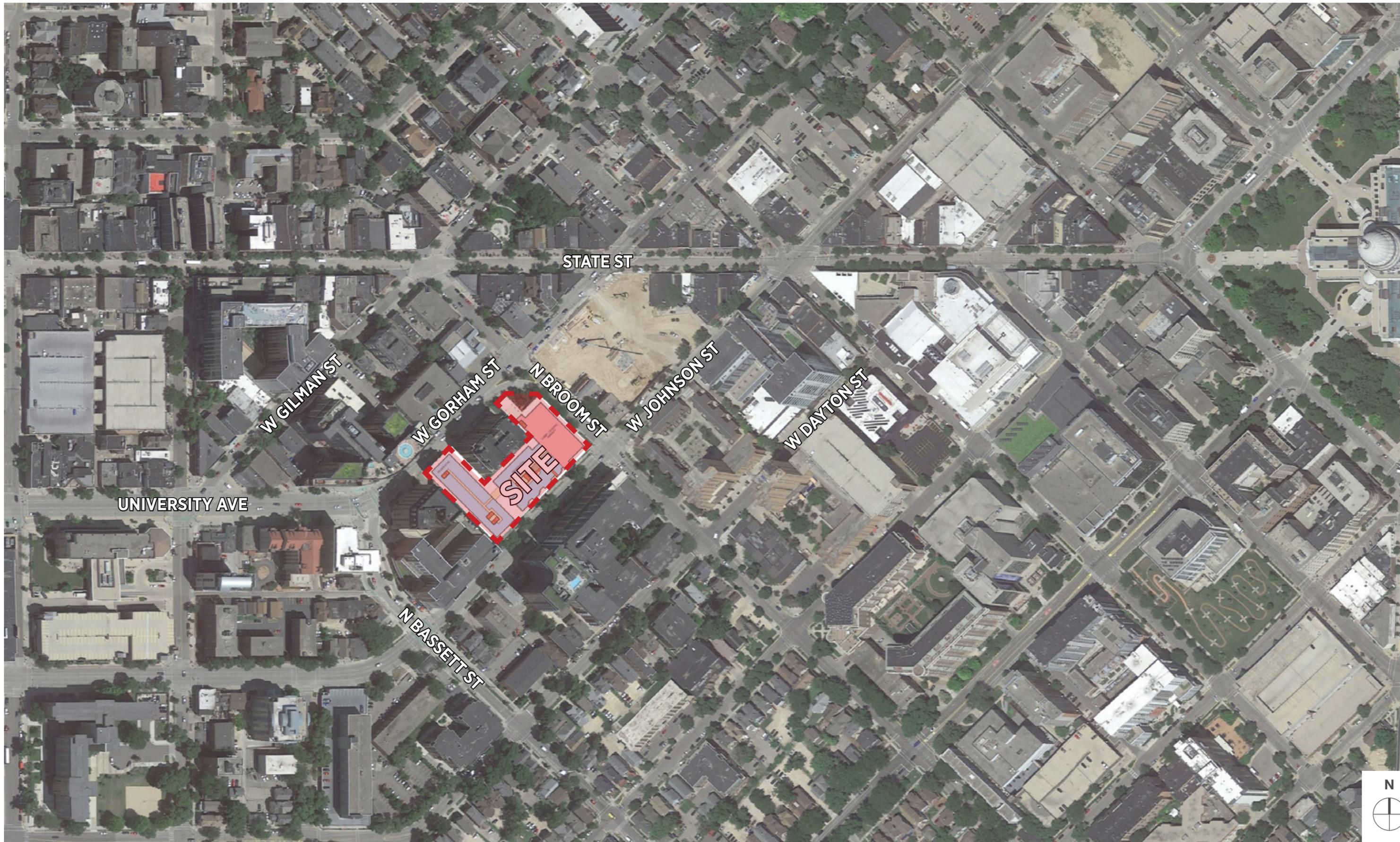


 Hartranft Lighting Design

 **ANTUNOVICH
ASSOCIATES**
ARCHITECTURE · PLANNING · INTERIOR DESIGN

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LOOKING NORTH AT W. JOHNSON ST. & N. BROOM ST.



LOOKING EAST ACROSS W. JOHNSON ST.



LOOKING EAST AT N. BROOM & W. JOHNSON ST.



LOOKING NORTH ACROSS W. JOHNSON ST.



LOOKING NORTH/ WEST (TOWARDS W. GORHAM ST.)



LOOKING SOUTH / WEST DOWN W. GORHAM ST.



LOOKING NORTH / EAST DOWN W. GORHAM ST.



LOOKING NORTH DOWN W. GORHAM ST.



THE DOMAIN



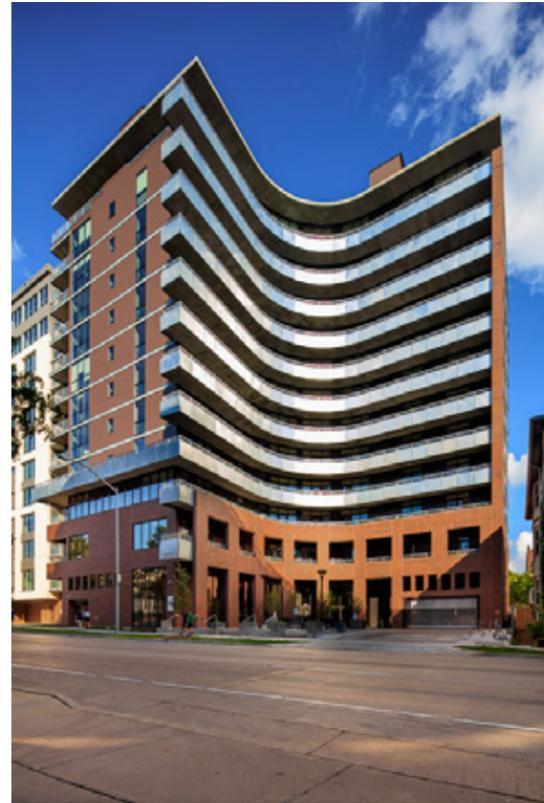
ABERDEEN



326 W GORHAM STREET



301 W JOHNSON STREET

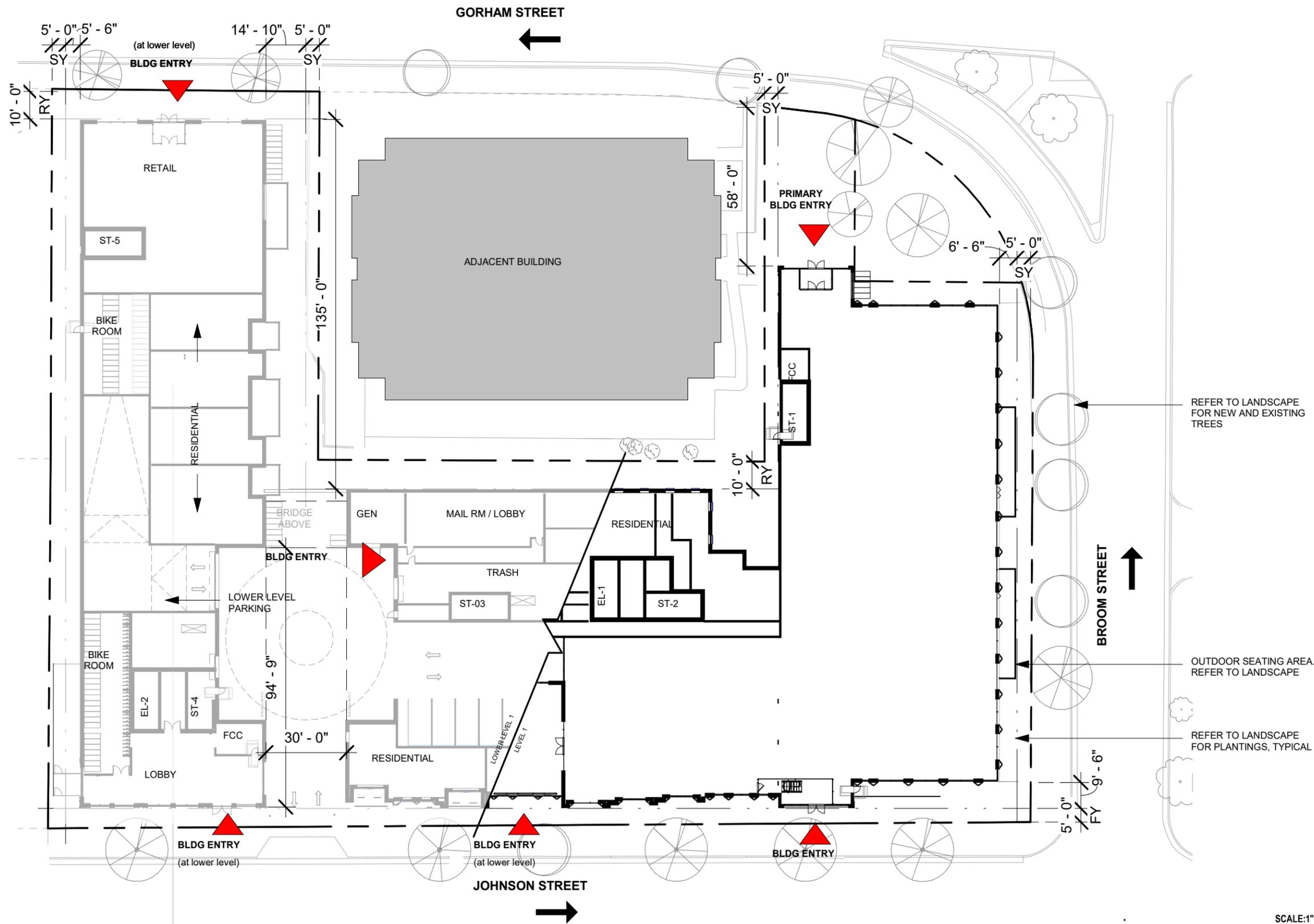


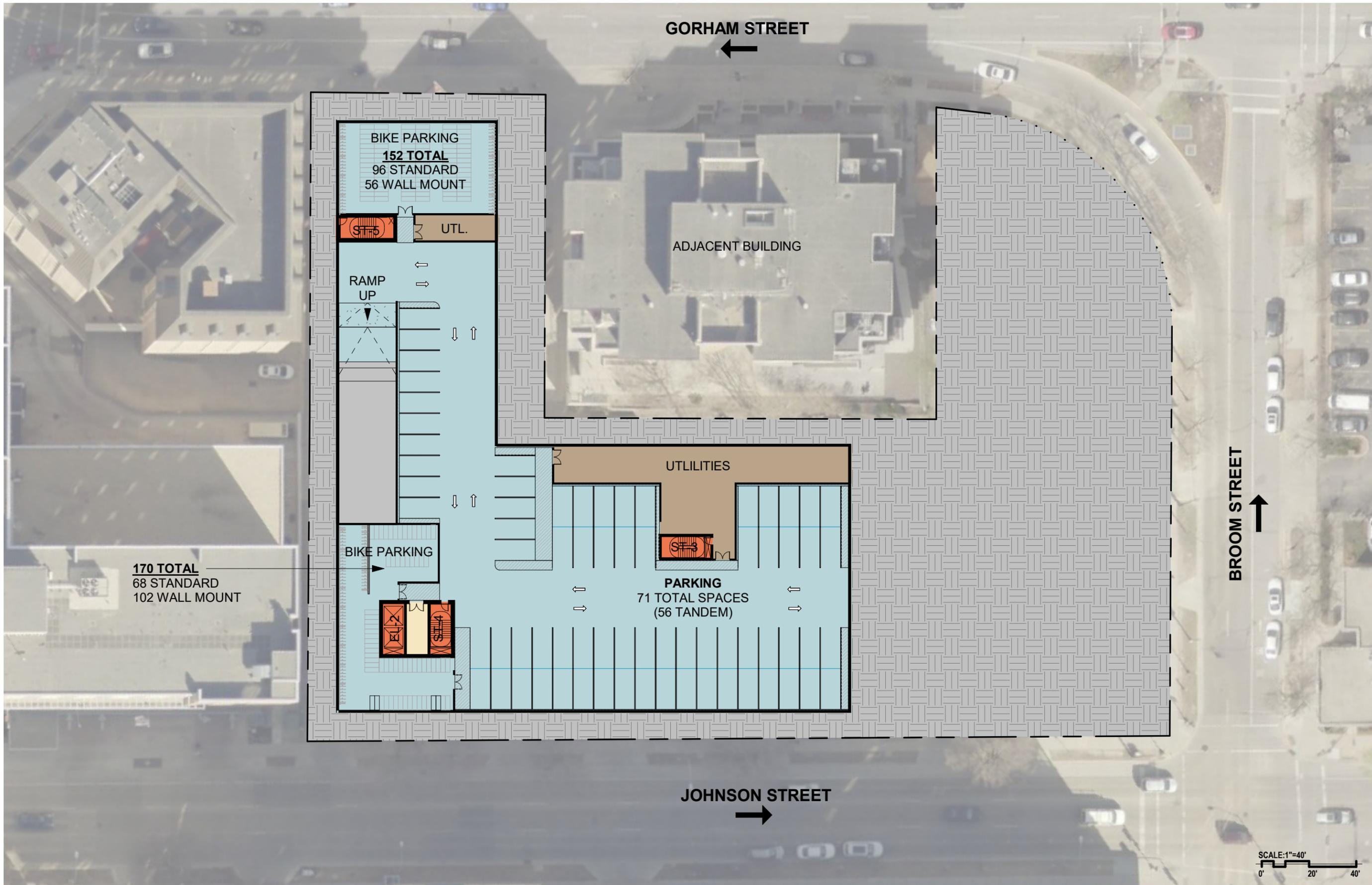
THE LUX

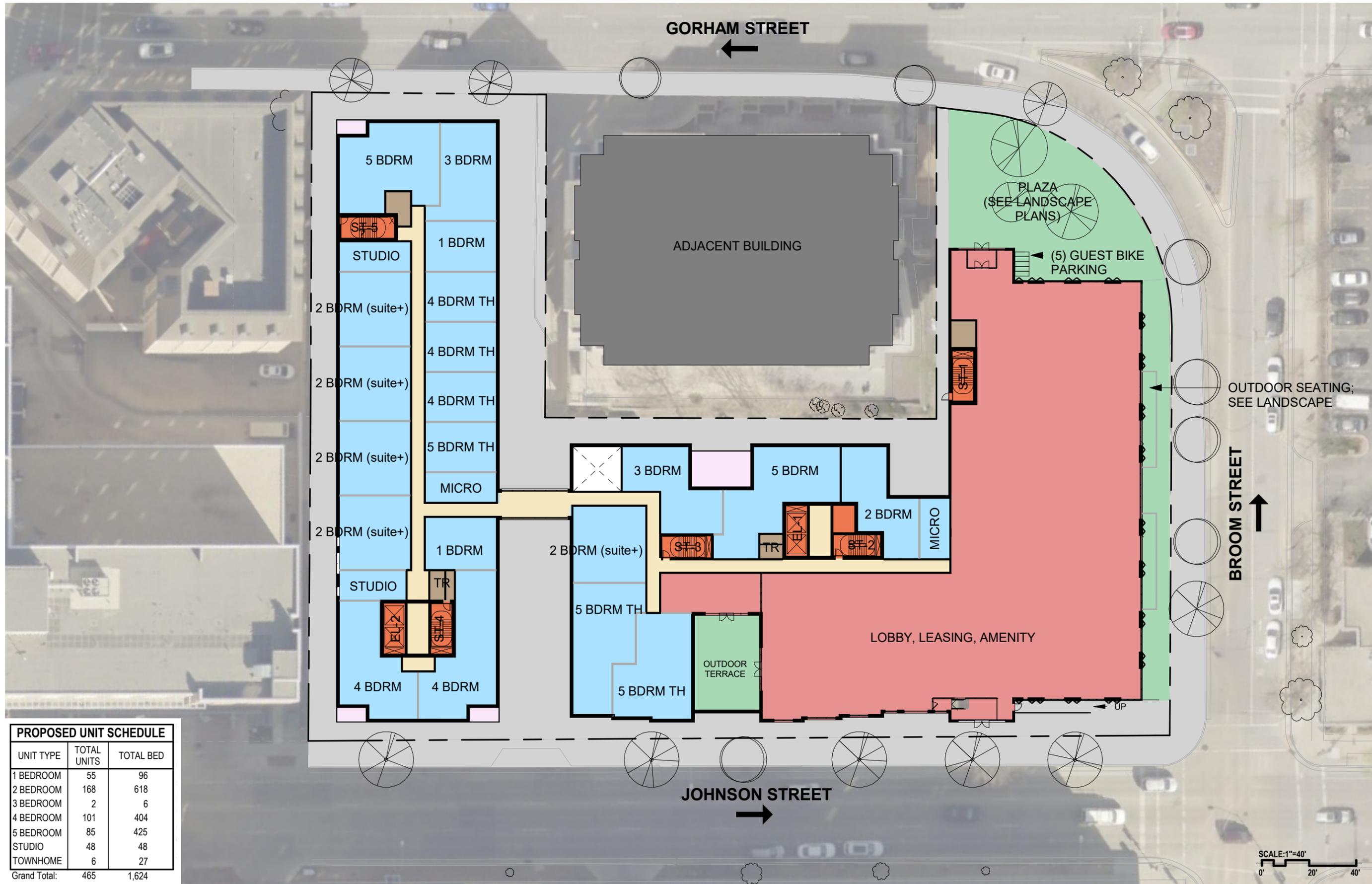


EQUINOX





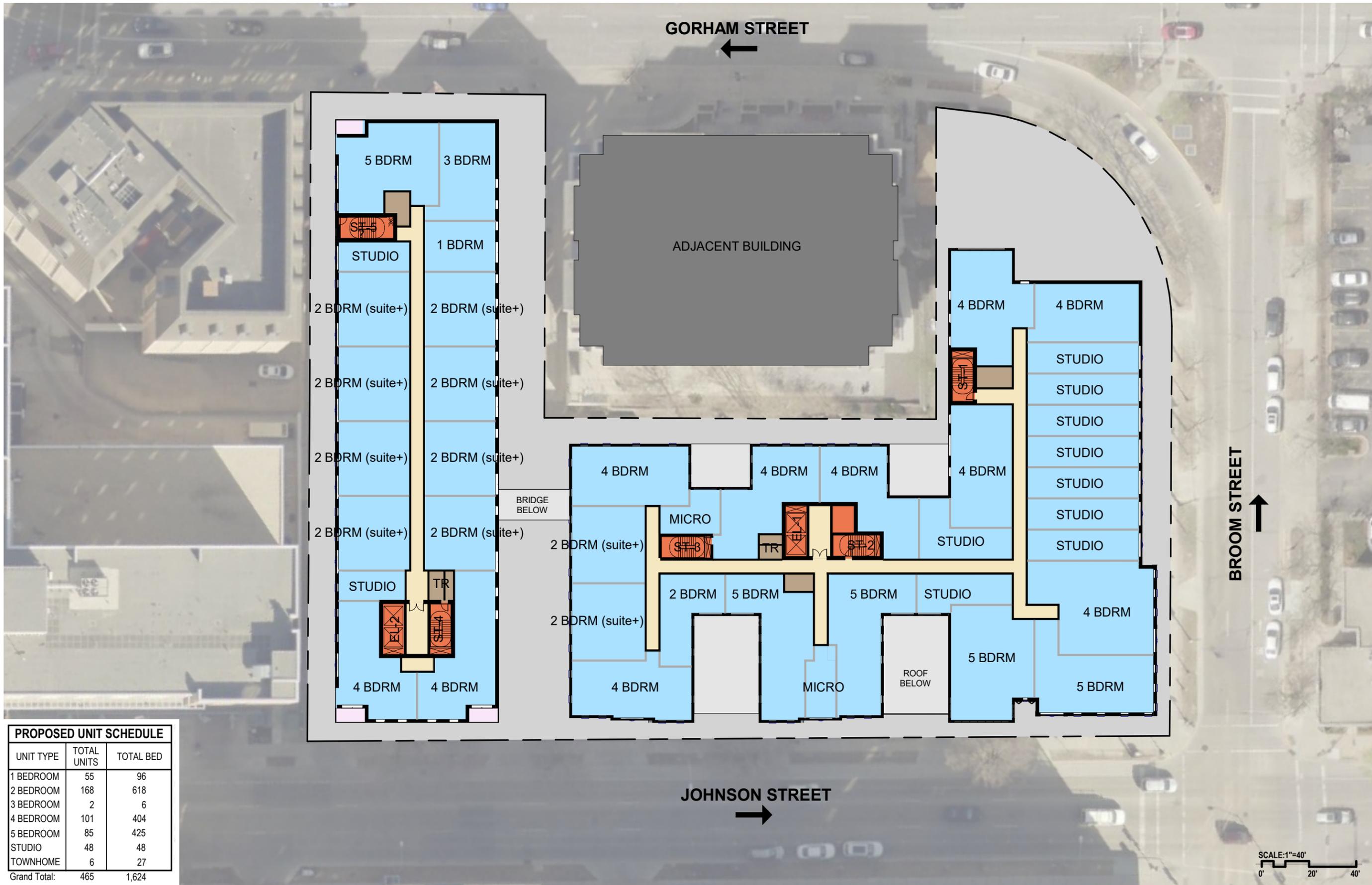




PROPOSED UNIT SCHEDULE

UNIT TYPE	TOTAL UNITS	TOTAL BED
1 BEDROOM	55	96
2 BEDROOM	168	618
3 BEDROOM	2	6
4 BEDROOM	101	404
5 BEDROOM	85	425
STUDIO	48	48
TOWNHOME	6	27

Grand Total: 465 1,624



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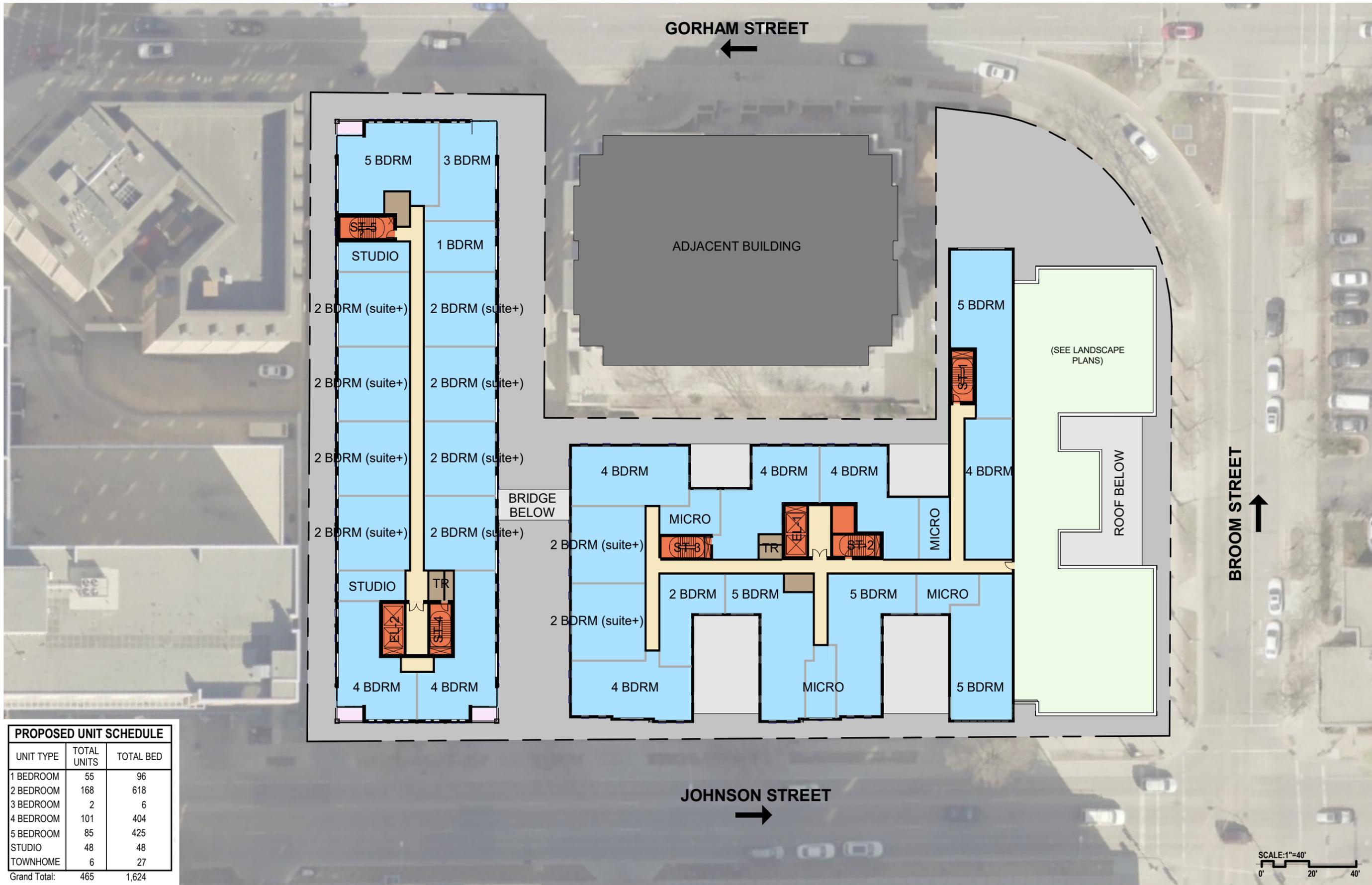
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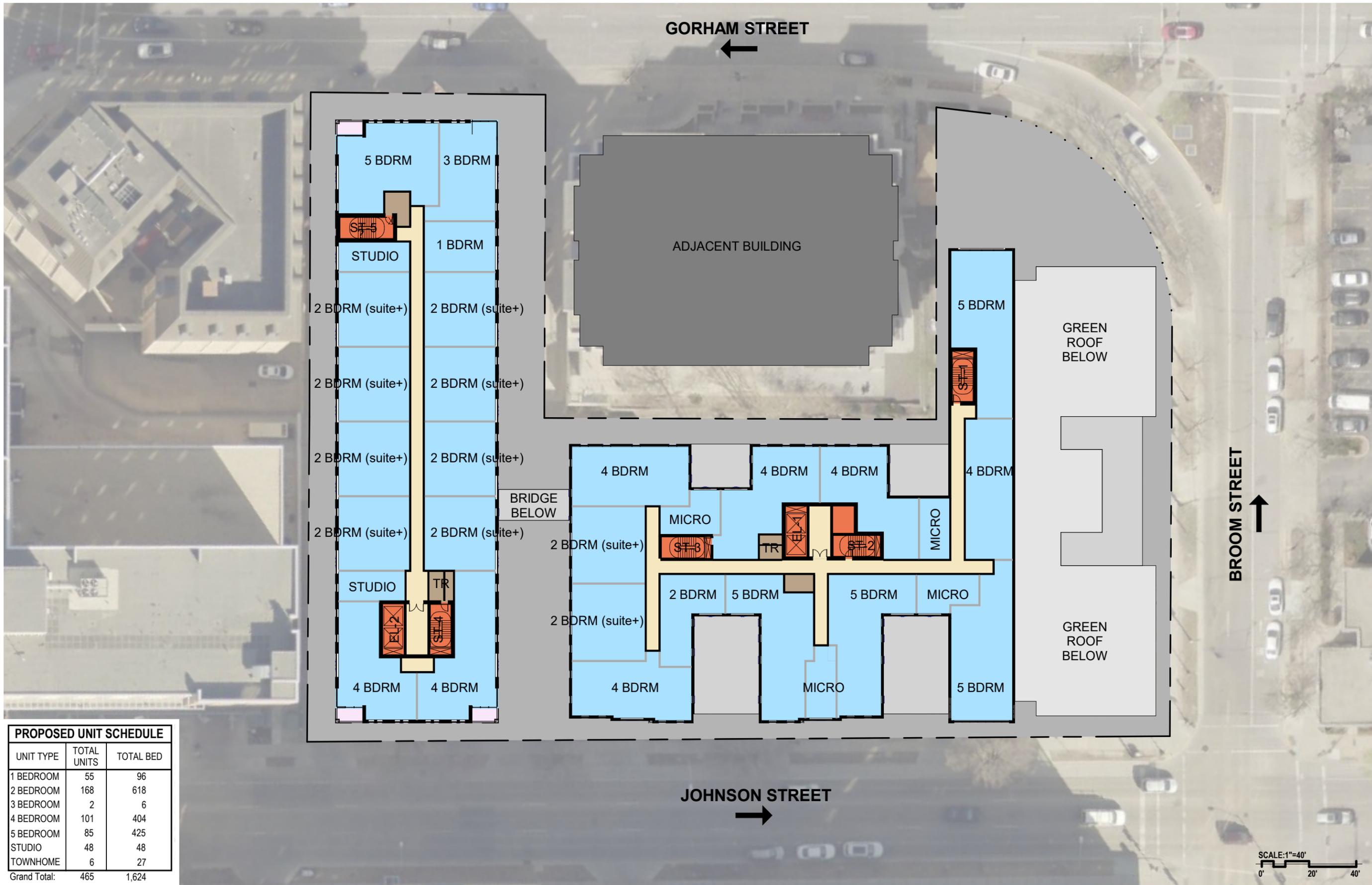
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SCALE: 1"=40'
0' 20' 40'

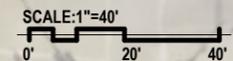




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MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL SUBMITTAL R1

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 29, 2023















MADISON - JOHNSON & BROOM

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UDC FORMAL SUBMITTAL R1

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 29, 2023











MAX HEIGHT 160' - 0"
 CAPITOL HEIGHT [1032]

MAX HEIGHT 88' - 0"

- MECH OVERRUN 159' - 8"
- HIGH ROOF 144' - 4"
- LOW ROOF 141' - 4"
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- LOWER LEVEL 1 -13' - 0"

P-01 STOREFRONT SYSTEM, COLOR: BLACK
 P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK
 G-01 GRANITE, COLOR: BLACK

MP-1 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
 MP-2 METAL PANEL, FLAT, COLOR: FIRED BRICK
 MP-3 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
 MP-4 METAL PANEL, FLAT, COLOR: ARCTIC WHITE
 MP-5 METAL PANEL, BOXED RIBBED, COLOR: MIDNIGHT BRONZE
 MP-6 METAL PANEL, FLAT, COLOR: MIDNIGHT BRONZE

BR-1 BRICK, COLOR: ASH, PLATINUM
 BR-2 BRICK, COLOR: CEDAR, COPPERTONE
 BR-3 BRICK, COLOR: MOUNTAIN RED
 BR-4 BRICK, COLOR: BLACK OPAL



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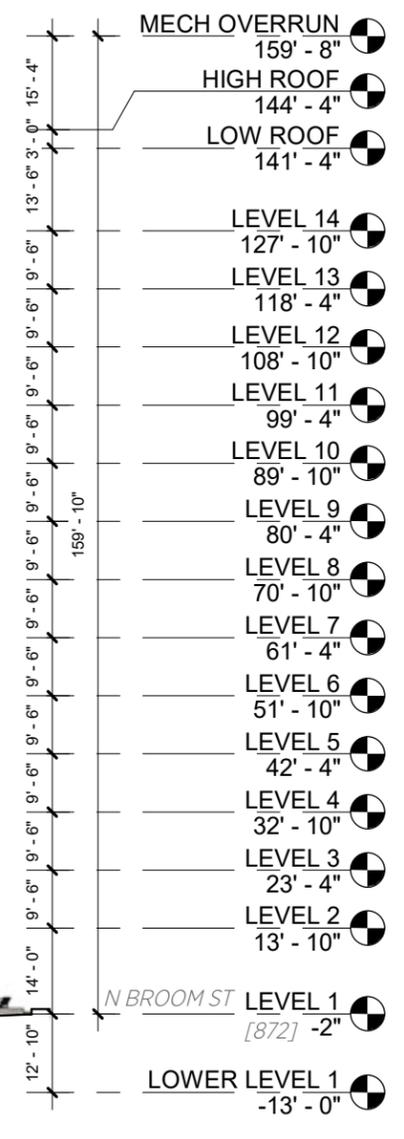


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MAX HEIGHT 160' - 0"
 CAPITOL HEIGHT [1032]

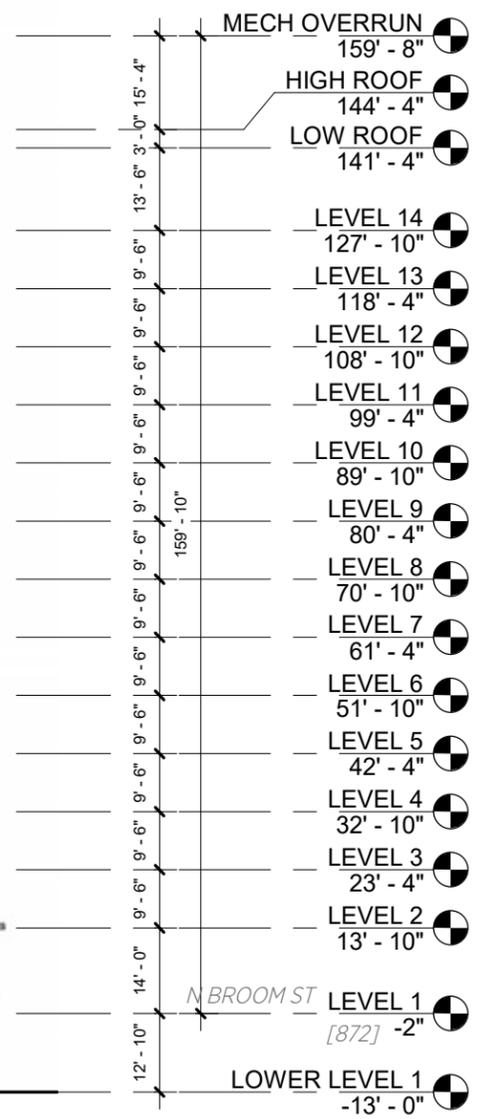


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 CM-1 ARCHITECTURAL CMU, COLOR: MIDWEST SLATE

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MAX HEIGHT CAPITOL HEIGHT
160' - 0" [1032]

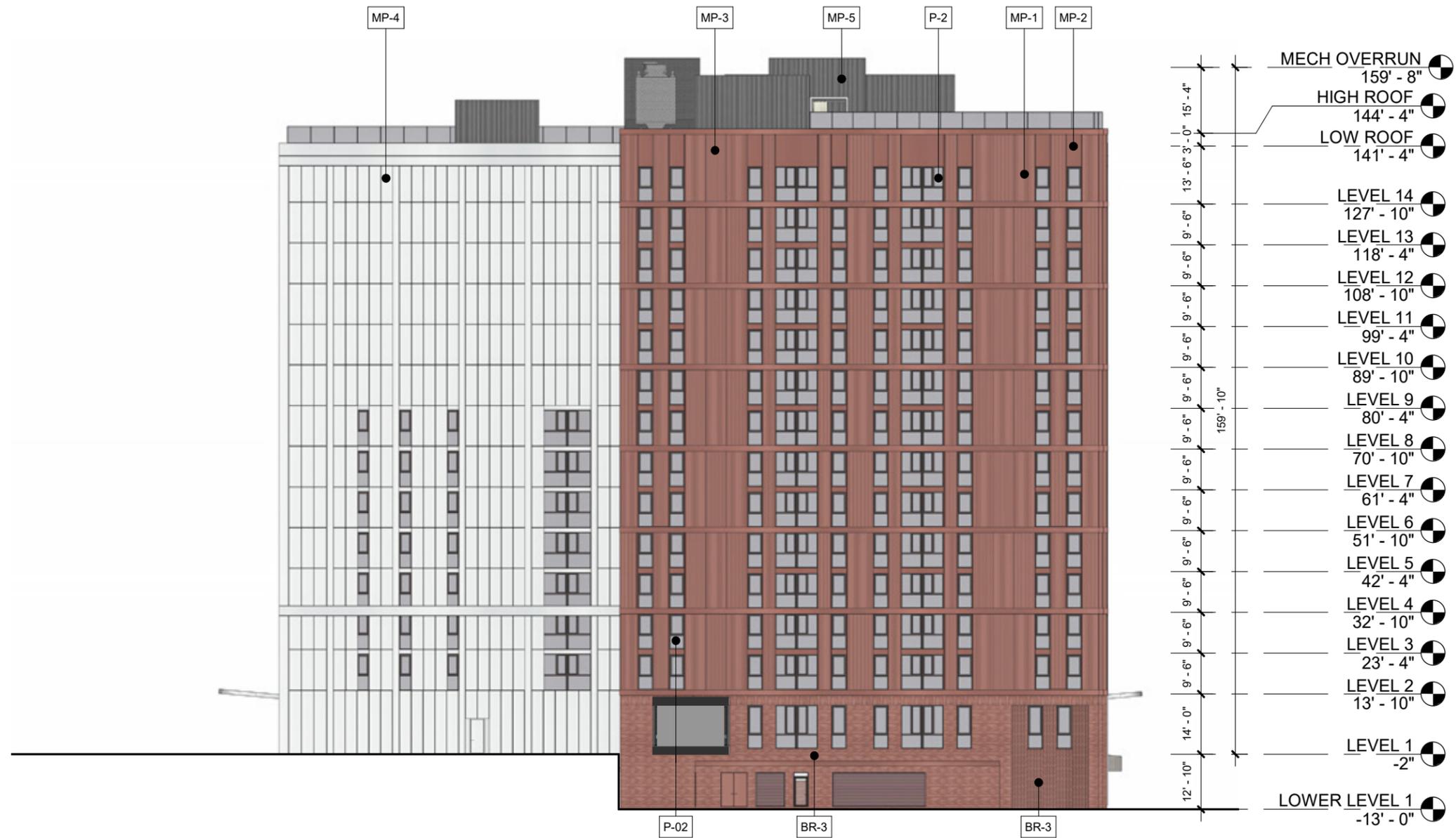


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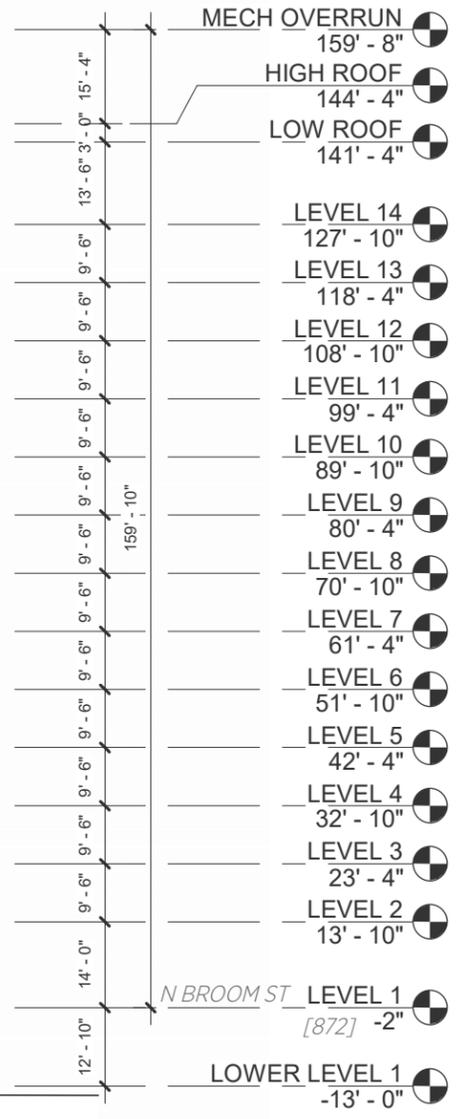
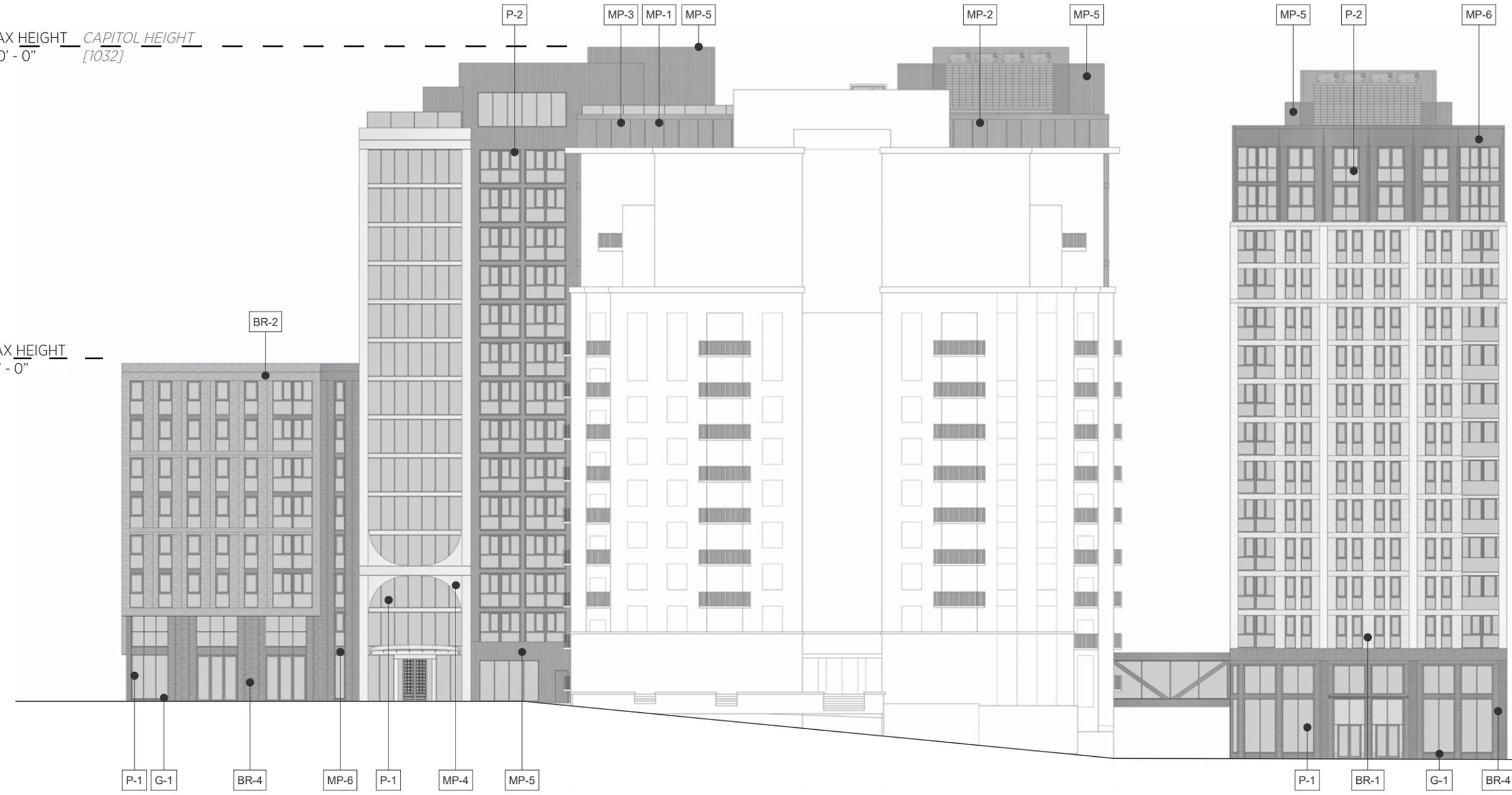
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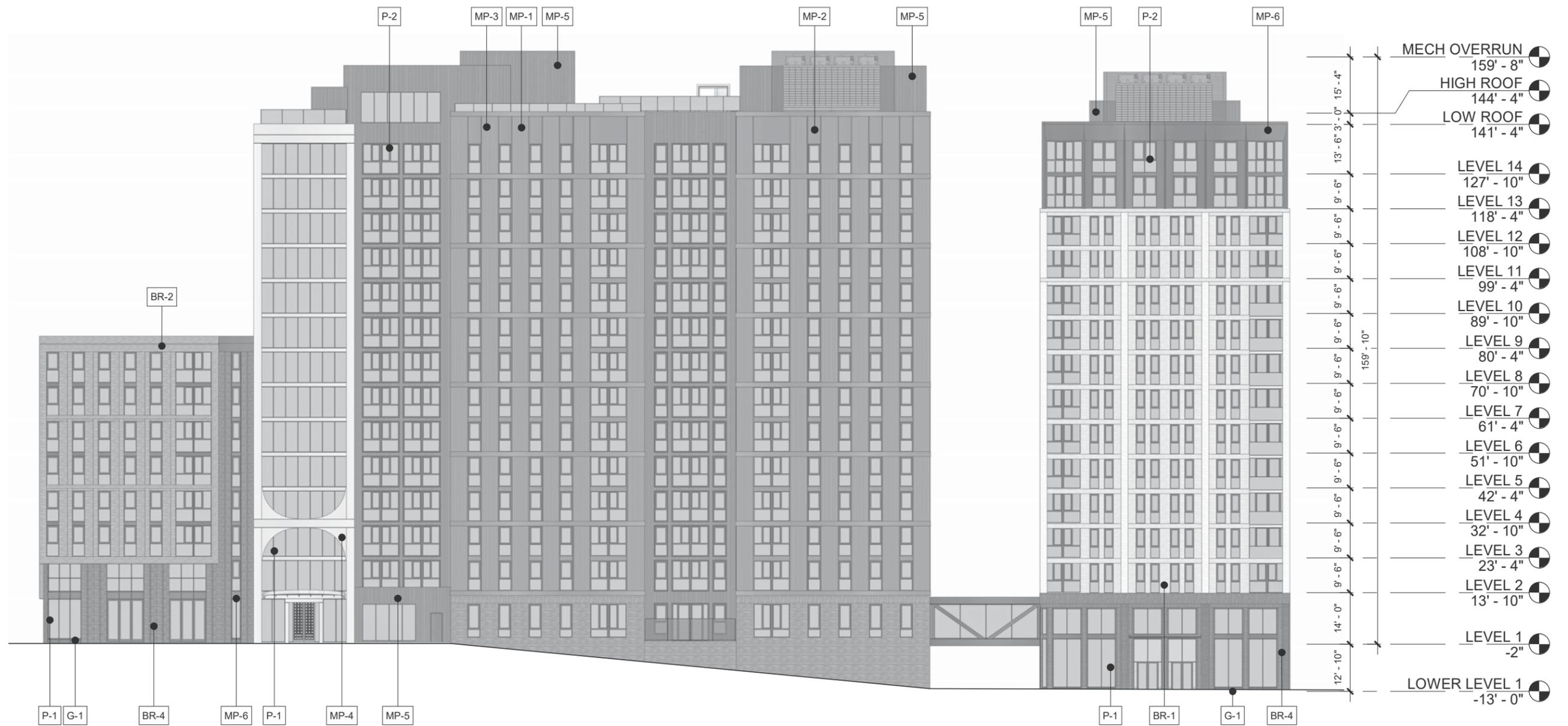
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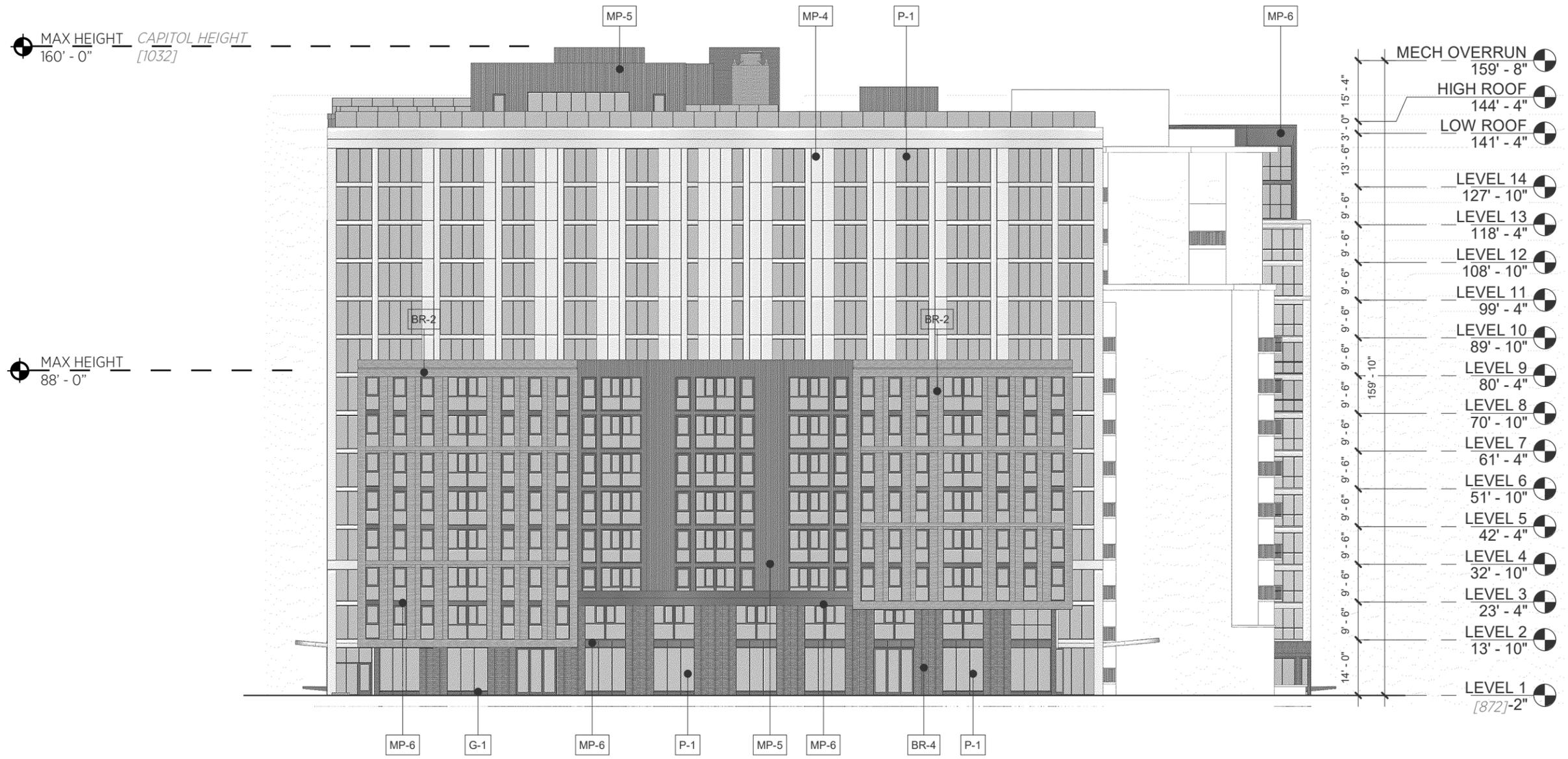
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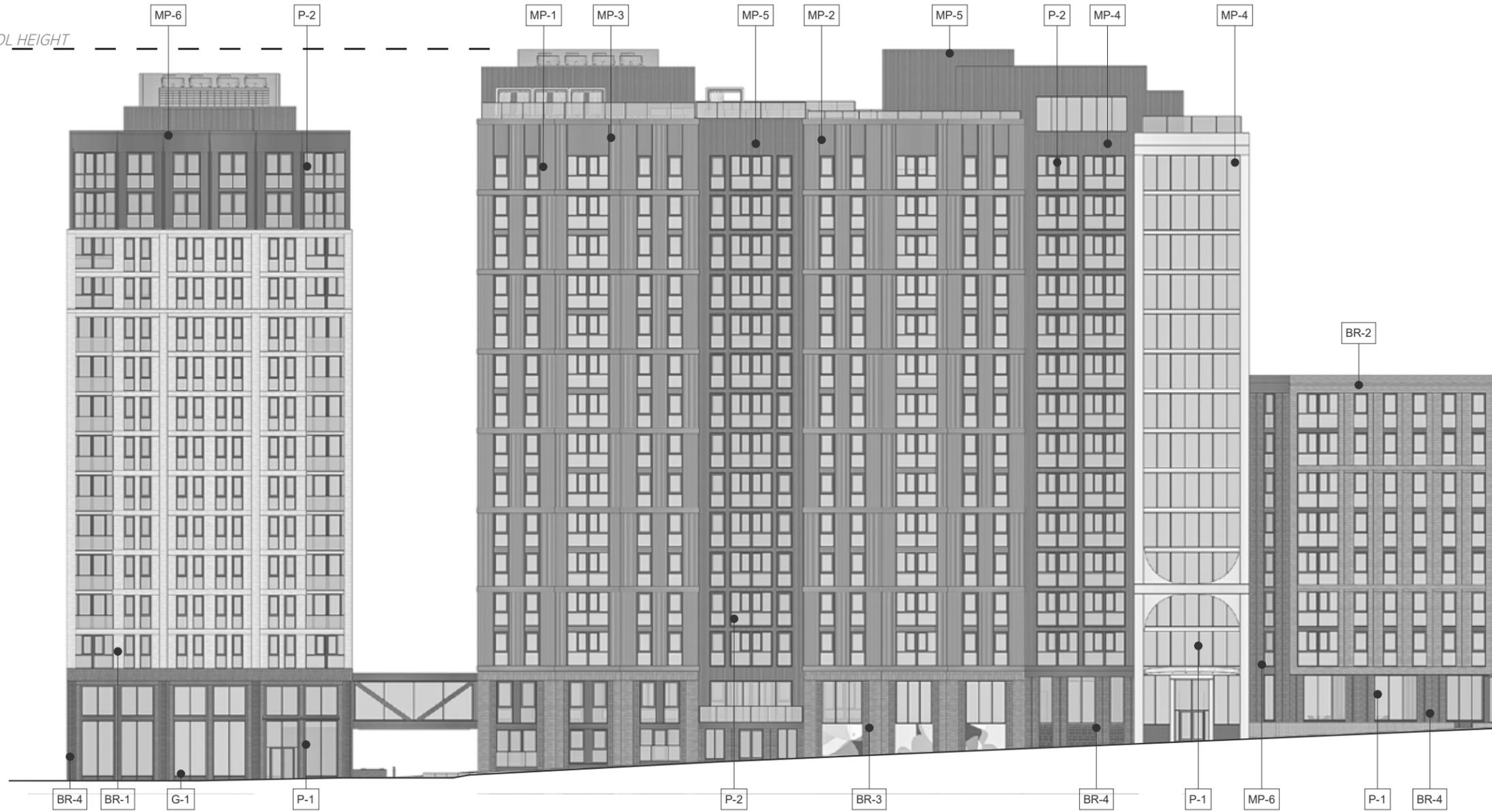
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- | | | | | | |
|------|-------------------------------------|------|---|------|---------------------------------|
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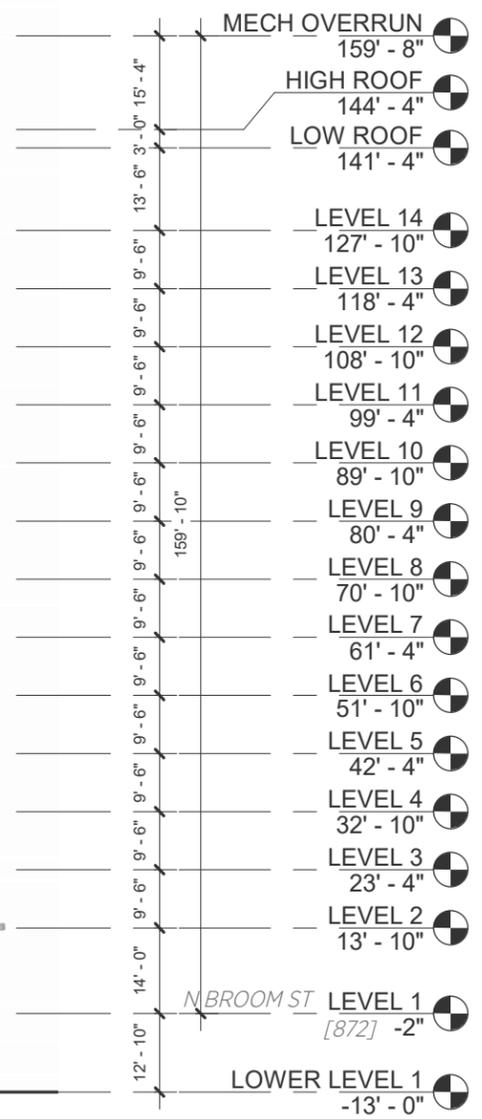
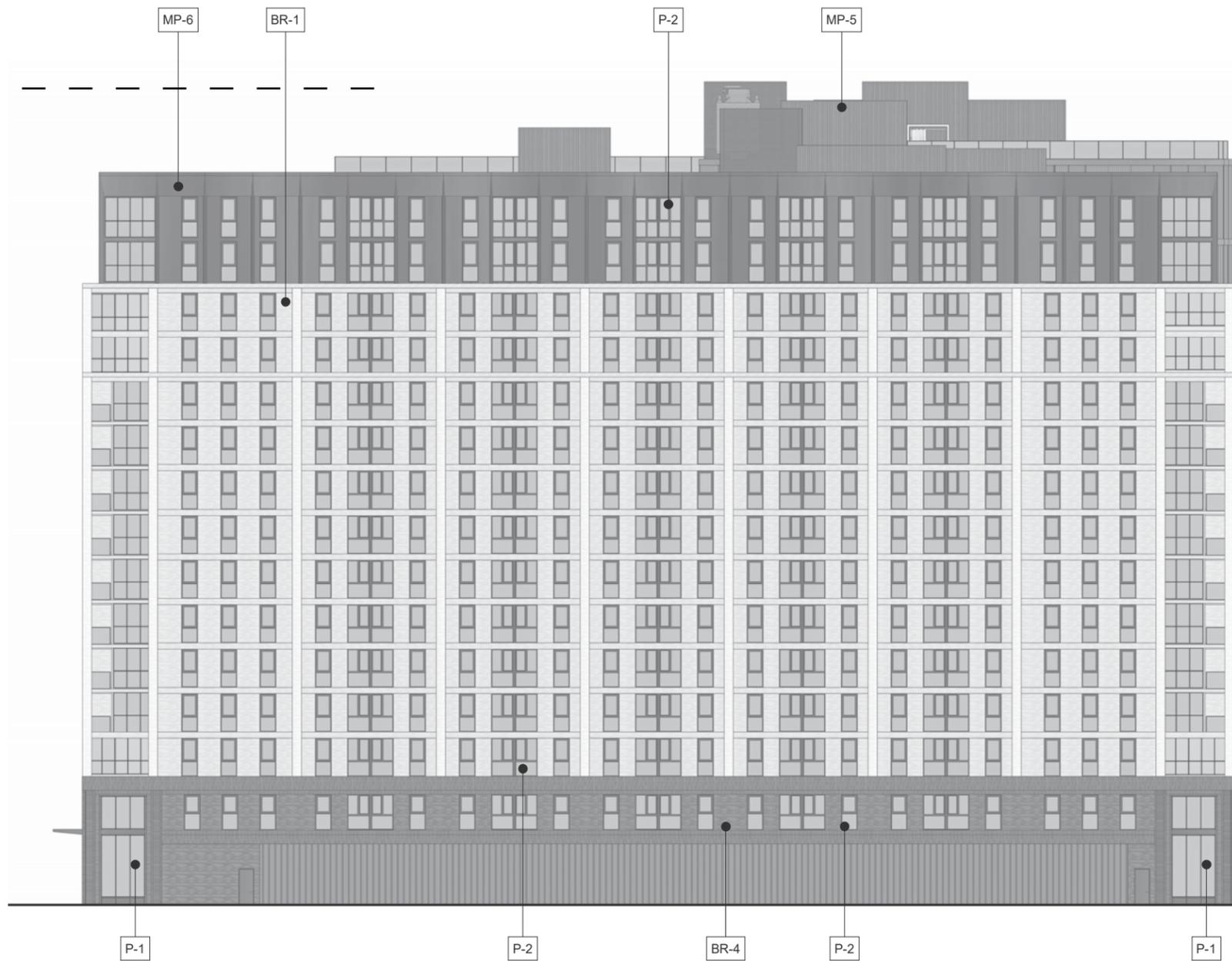
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- LOWER LEVEL 1 -13' - 0"

- P-1 STOREFRONT SYSTEM, COLOR: BLACK
- P-2 POLYMER WINDOW SYSTEM, COLOR: BLACK
- G-1 GRANITE, COLOR: BLACK
- CM-1 ARCHITECTURAL CMU, COLOR: MIDWEST SLATE

- MP-1 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
- MP-2 METAL PANEL, FLAT, COLOR: FIRED BRICK
- MP-3 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
- MP-4 METAL PANEL, FLAT, COLOR: ARCTIC WHITE
- MP-5 METAL PANEL, BOXED RIBBED, COLOR: MIDNIGHT BRONZE
- MP-6 METAL PANEL, FLAT, COLOR: MIDNIGHT BRONZE

- BR-1 BRICK, COLOR: ASH, PLATINUM
- BR-2 BRICK, COLOR: CEDAR, COPPERTONE
- BR-3 BRICK, COLOR: MOUNTAIN RED
- BR-4 BRICK, COLOR: BLACK OPAL


MAX HEIGHT 160' - 0"
CAPITOL HEIGHT [1032]



P-01 STOREFRONT SYSTEM, COLOR: BLACK
 P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK
 G-01 GRANITE, COLOR: BLACK

MP-1 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
 MP-2 METAL PANEL, FLAT, COLOR: FIRED BRICK
 MP-3 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
 MP-4 METAL PANEL, FLAT, COLOR: ARCTIC WHITE
 MP-5 METAL PANEL, BOXED RIBBED, COLOR: MIDNIGHT BRONZE
 MP-6 METAL PANEL, FLAT, COLOR: MIDNIGHT BRONZE

BR-1 BRICK, COLOR: ASH, PLATINUM
 BR-2 BRICK, COLOR: CEDAR, COPPERTONE
 BR-3 BRICK, COLOR: MOUNTAIN RED
 BR-4 BRICK, COLOR: BLACK OPAL





AviProtek®E

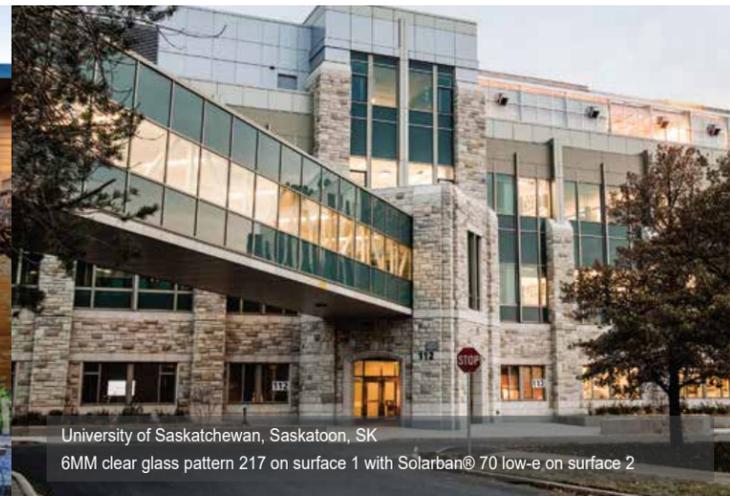
Walker bird friendly glass with Vitro high-performance Solarban® low-e



Proven to be effective time and time again...



Oregon Zoo – Portland, OR – LEED Platinum Certified – LEED Credit 55 Bird Deterrence
6MM clear glass pattern 211 surface 1 with Solarban® 70 low-e on surface 2



University of Saskatchewan, Saskatoon, SK
6MM clear glass pattern 217 on surface 1 with Solarban® 70 low-e on surface 2



Boulevard Club, Toronto ON
6MM clear glass pattern 216 on surface 1 with Solarban® 60 low-e on surface 2



University of Minnesota, Falcon Heights MN
6MM clear glass pattern 215 on surface 1 with Solarban® 70 low-e on surface 2

Saving birds and energy!

Patterns on surface 1



211 Vertical



213 Horizontal



214 Organic



215 2" x 2"



216 4" x 4"



217 2" x 2"

Low-e coatings on surface 2

Solarban® Solar Control Low-e Glass Products by Vitro Architectural Glass

Solarban® glass is a spectrally selective glass option which reduces long and short wave (infrared) heat energy, while at the same time allowing visible light to be transmitted through the glass. Solarban® glass products by Vitro Glass let you specify larger spans of glass that maximize natural daylighting without sacrificing thermal efficiency.

With a range of options, the Solarban® family of glass products feature a clear aesthetic with among the highest light-to-solar gain (LSG) ratios in the industry.



Glass

AviProtek Pattern (1) with	VL	VLR		NFRU / Winter		SHGC	LSG
		Ext.%	Int.%	Night-time	Argon		
Solarban® 60 (2) + Clear	70	11	12	0.29	0.24	0.39	1.79
Solarban® 70 (2) + Clear	64	12	13	0.28	0.24	0.27	2.37

Due to the low density of the AviProtek® patterns, they have no significant impact on the values above.

Other coatings are available on demand. Please contact your Walker representative.

Bird collisions with glass building facades are the major cause of bird mortality, claiming the lives of hundreds of millions of birds each year. The magnitude of the problem is such that an important trend in making buildings safer for birds has emerged across North America. Municipalities, states and provinces have, and continue to enact bird deterrence legislation. Leading scientists have proven that the use of visual markers on the **exterior (1st) surface** of the glass provides birds with the best chance to identify a solid barrier and avoid collision. Furthermore, the CSA A460 standard requires the use of visual markers being placed on the exterior (1st) surface of the glass.

The AviProtek® E bird friendly glass solution combines acid-etched visual markers on the 1st surface with Vitro's Solarban® high performance low-e coatings on the 2nd surface, creating the most effective bird friendly glazing solution on the market. Architects and building owners alike can now achieve their environmental goals and earn LEED credits while meeting solar performance targets.



Sustainable solution

The AviProtek® E is the ONLY bird friendly glass product available that possesses an EPD – Environmental Product Declaration. Our environmentally responsible solution allows architects to secure an additional LEED point for their projects using Pilot Credit 55 related to bird deterrence. It also meets California building legislation requirement (AB262) to be enacted in 2020.

Product Specifications

Thickness: 6MM (1 / 4")

Dimension: 96" x 130" only

Substrates: Clear and Starphire Ultra-Clear™ glass, standard tints available on demand subject to glass availability.

Availability: AviProtek® E glass products are only available from members of the Vitro Certified™ Network.

Quantity: Subject to a minimum of one block of 4,000 lbs or 1,000 sq ft of glass.

Low-e: Available with Solarban® 60 VT, Solarban® 70 VT by Vitro Glass, other coatings are available on demand.

Warranty for the acid-etching: 10 year limited warranty on surface degradation. For all terms and conditions of the Walker Textures® warranty, please contact our Customer Service Department.

Warranty for the low-e coating: For more information, please contact the Vitro Glass Customer Service Department.

Solarban, Starphire, Starphire Ultra-Clear, Vitro and Vitro Certified are trademarks owned by Vitro.



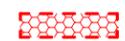
Walker Glass Co. Ltd., 9551 Ray Lawson Blvd., Montreal QC H1J 1L5 Canada
Phone: 514.352.3030 or 1 888 320.3030



- MECH_OVERRUN 159' - 8"
- HIGH ROOF 144' - 4"
- LOW ROOF 141' - 4"
- LEVEL 14 127' - 10"
- LEVEL 13 118' - 4"
- LEVEL 12 108' - 10"
- LEVEL 11 99' - 4"
- LEVEL 10 89' - 10"
- LEVEL 9 80' - 4"
- LEVEL 8 70' - 10"
- LEVEL 7 61' - 4"
- LEVEL 6 51' - 10"
- LEVEL 5 42' - 4"
- LEVEL 4 32' - 10"
- LEVEL 3 23' - 4"
- LEVEL 2 13' - 10"
- LEVEL 1 -2"
- LOWER LEVEL 1 -13' - 0"

BIRD FRIENDLY GLAZING

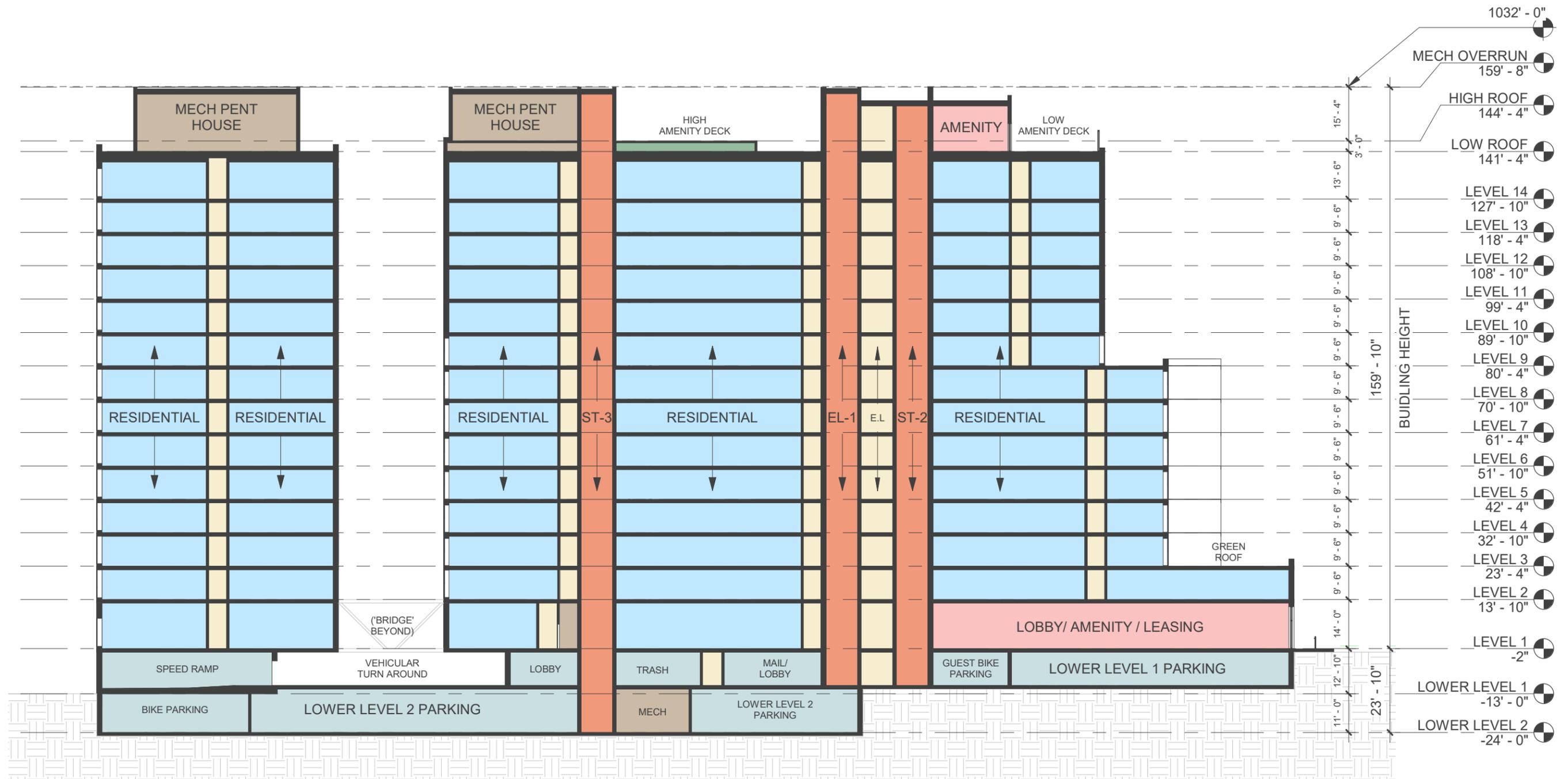


 BIRD FRIENDLY GLAZING



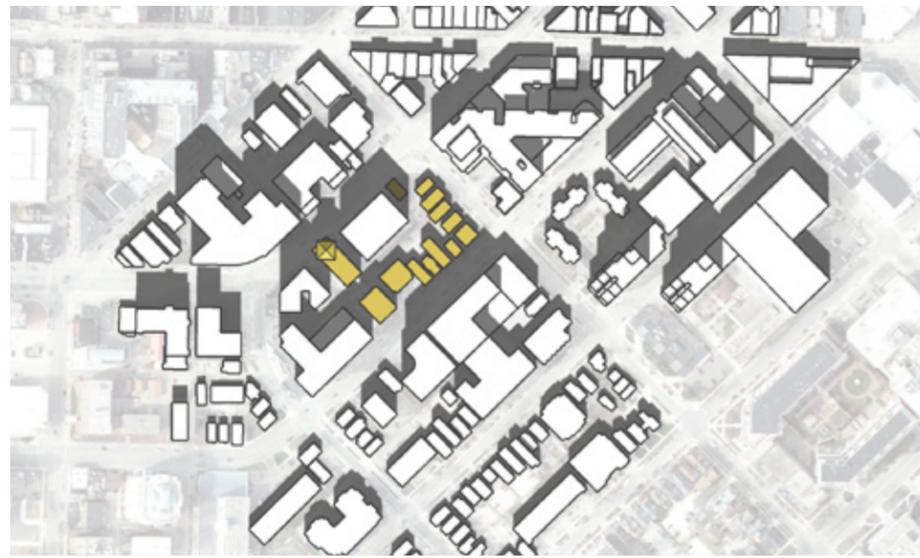
- MECH OVERRUN
159' - 8"
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- LEVEL 10
89' - 10"
- LEVEL 9
80' - 4"
- LEVEL 8
70' - 10"
- LEVEL 7
61' - 4"
- LEVEL 6
51' - 10"
- LEVEL 5
42' - 4"
- LEVEL 4
32' - 10"
- LEVEL 3
23' - 4"
- LEVEL 2
13' - 10"
- LEVEL 1
-2"
- LOWER LEVEL 1
-13' - 0"

BIRD FRIENDLY GLAZING





SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM



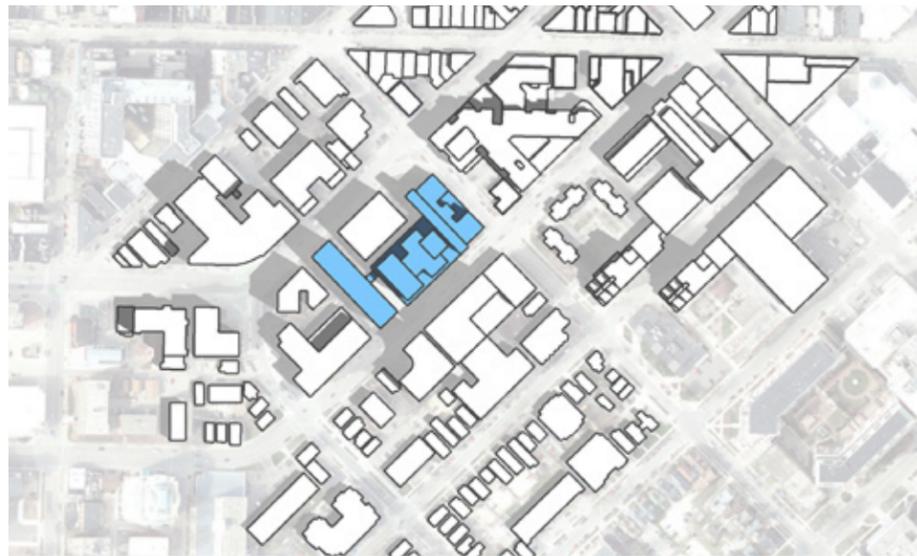
SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



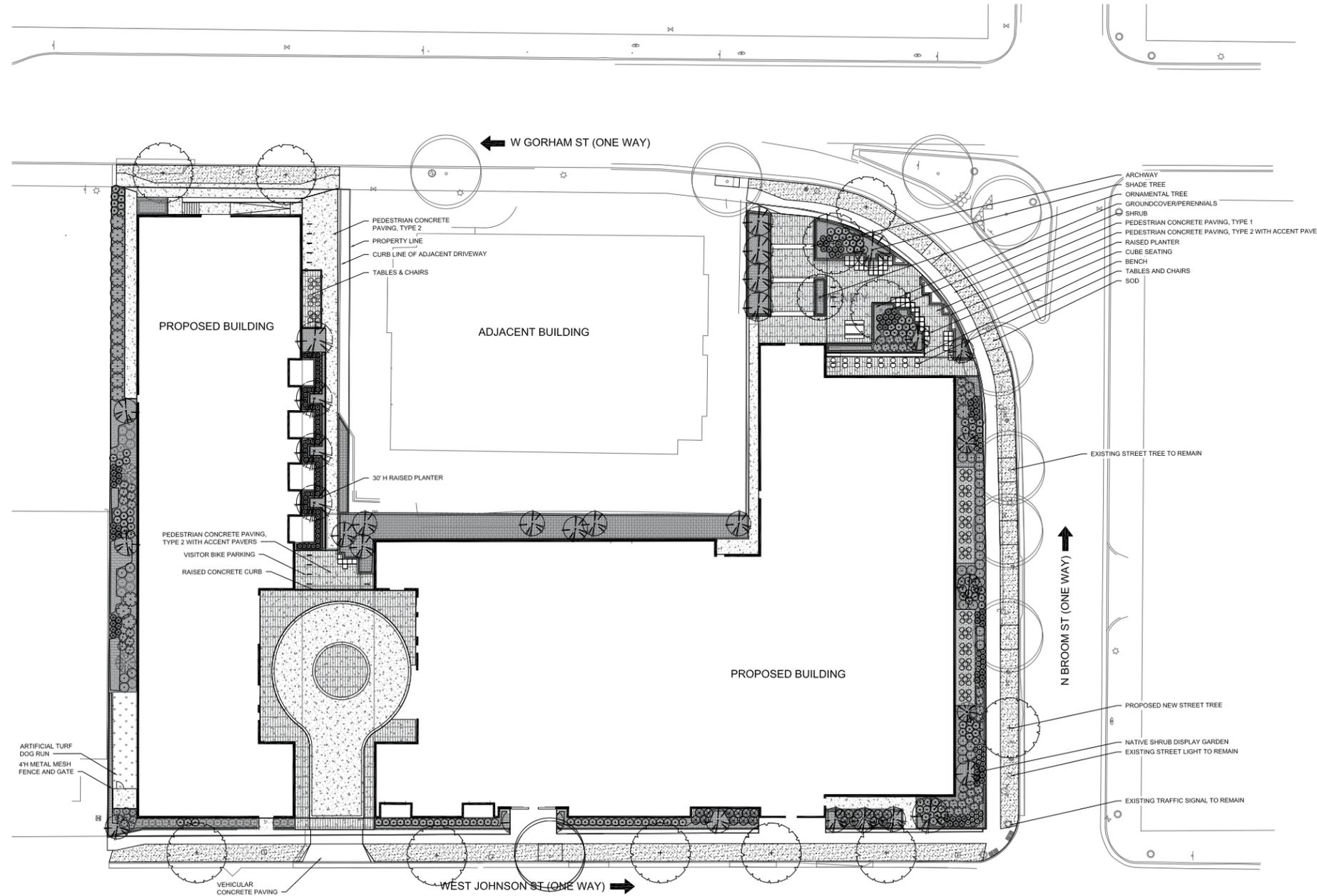
WINTER 12 PM



WINTER 4 PM

LEGEND

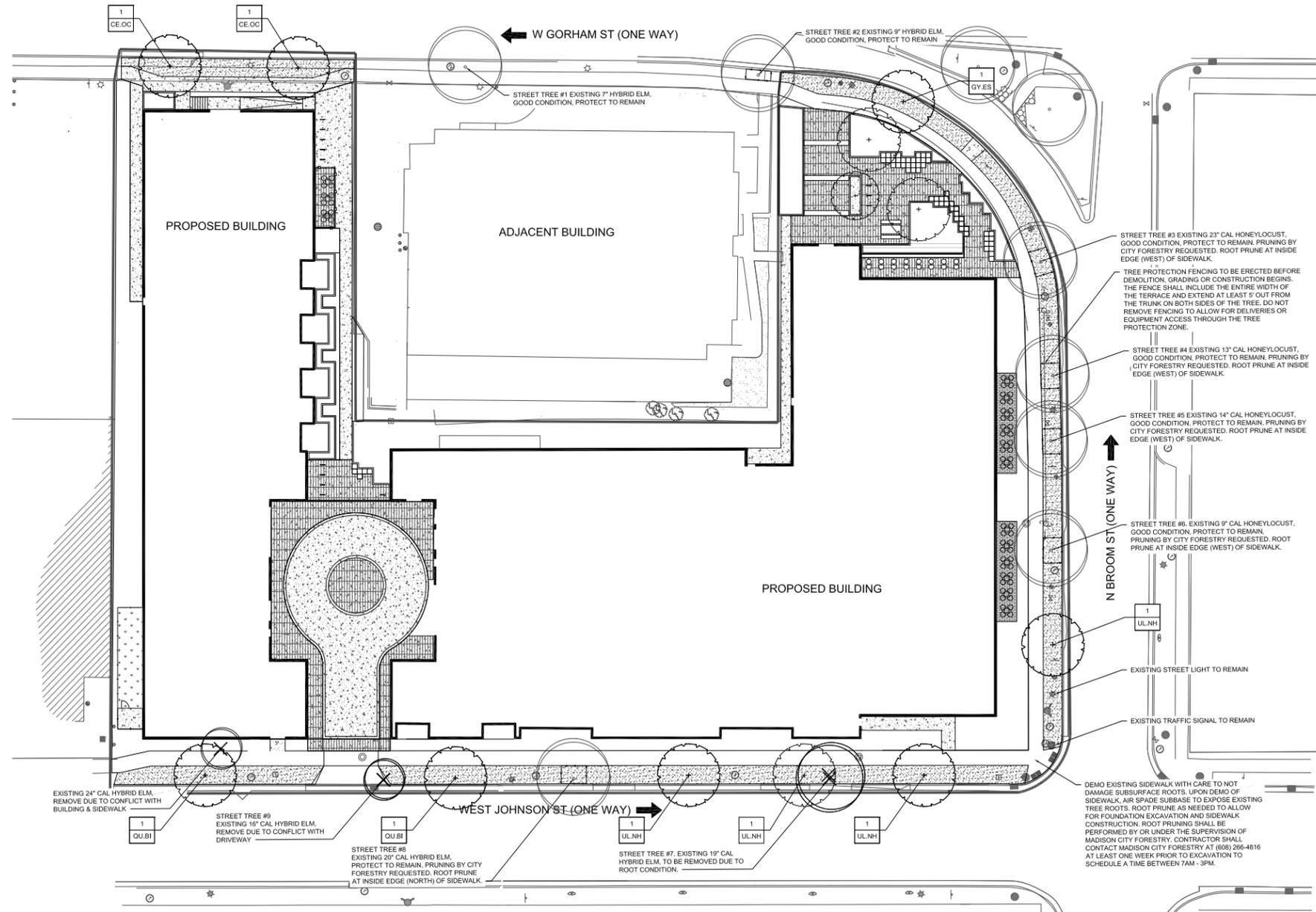
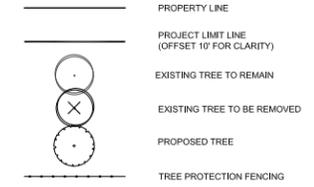
-  PROPERTY LINE
-  PROJECT LIMIT LINE (OFFSET 1' FOR CLARITY)
-  PEDESTRIAN CONCRETE PAVING, TYPE 1
-  PEDESTRIAN CONCRETE PAVING, TYPE 2 WITH ACCENT UNIT PAVERS
-  VEHICULAR CONCRETE PAVING
-  UNIT PAVER PAVING
-  ARTIFICIAL TURF
-  4H CHAIN LINK FENCE AND GATE
-  RAISED PLANTER
-  RAISED CONCRETE CURB
-  ROLLOVER CURB
-  BENCH
-  EXISTING TREE
-  SHADE TREE
-  ORNAMENTAL TREE
-  SHRUBS
-  GROUNDCOVER/PERENNIALS
-  SOD
-  CUBE SEATING
-  TABLES AND CHAIRS
-  BUILT-IN SEATING
-  5H PRIVACY SCREEN
-  8H PRIVACY SCREEN



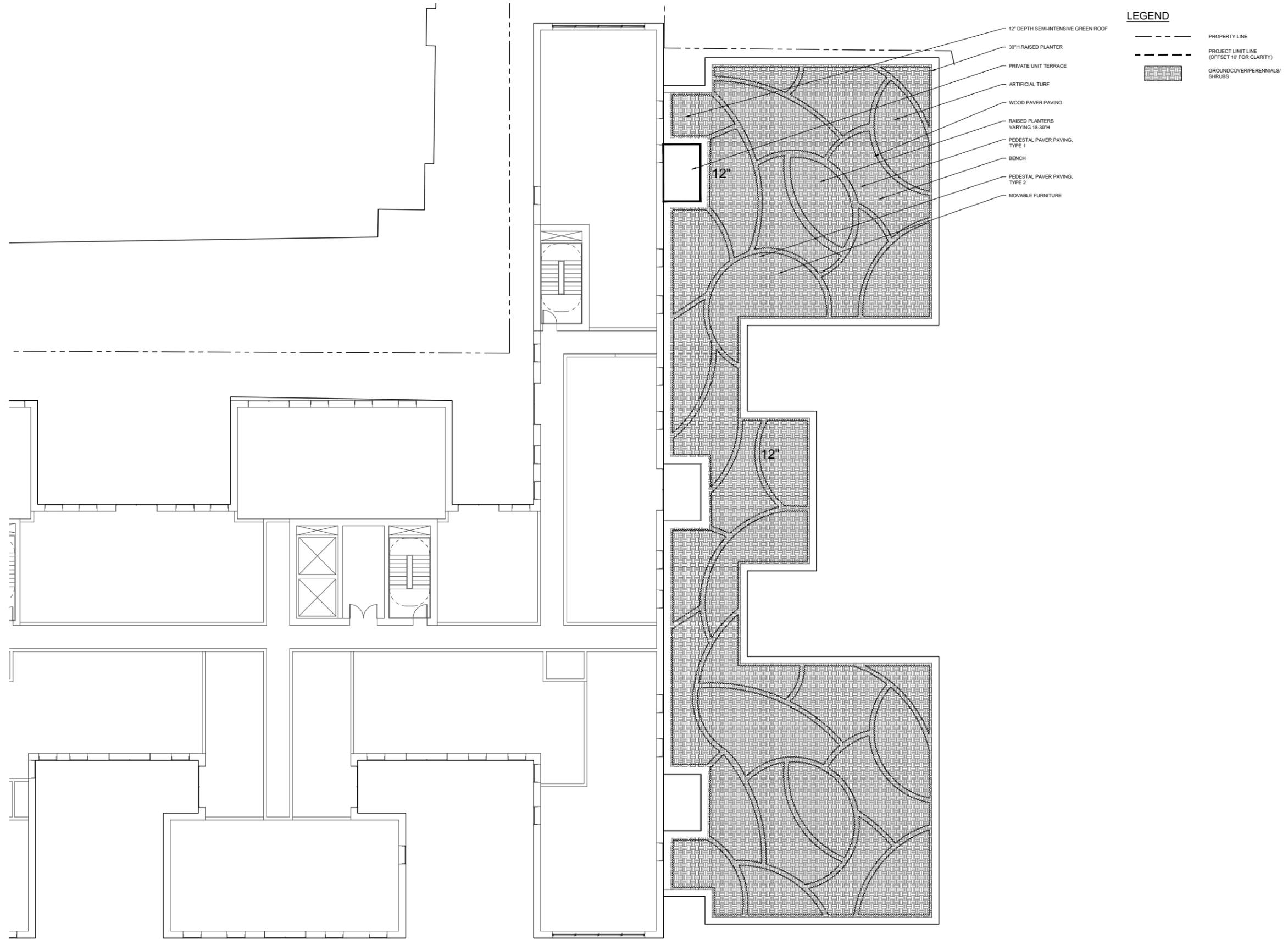
PLANT SCHEDULE - GROUND FLOOR						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
PARKWAY DECIDUOUS TREES						
CE.OC	2	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	Matching heads
GY.ES	1	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	Matching heads
QU.BI	2	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	Matching heads
UL.NH	4	<i>Ulmus</i> 'New Horizon'	New Horizon Hybrid Elm	B&B	2.5" cal	Matching heads

NOTES:
 1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY.

LEGEND

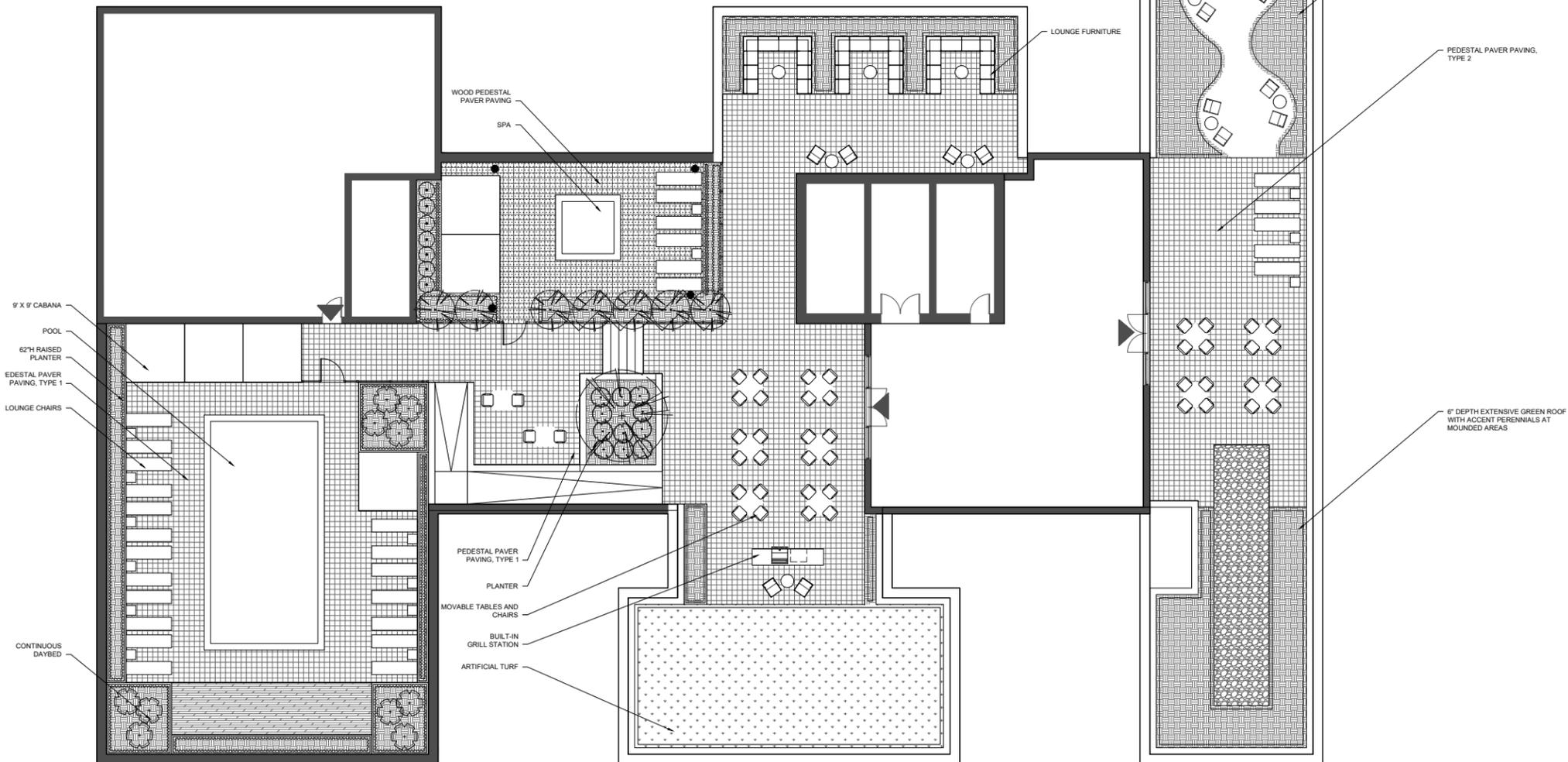


- NOTES:
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/SPECS.CFM SECTION 107.13\(G\) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISSONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN \(5\) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.](https://www.cityofmadison.com/business/specs/cfm-section-107-13g)
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A305-PART 1 STANDARDS FOR PRUNING.
 - DEMO EXISTING SIDEWALK WITH CARE TO NOT DAMAGE SUBSURFACE ROOTS. UPON DEMO OF SIDEWALK, AIR SPADE SUBBASE TO EXPOSE EXISTING TREE ROOTS. ROOT PRUNE AS NEEDED TO ALLOW FOR FOUNDATION EXCAVATION AND SIDEWALK CONSTRUCTION. ROOT PRUNING SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF MADISON CITY FORESTRY. CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 AT LEAST ONE WEEK PRIOR TO EXCAVATION TO SCHEDULE A TIME BETWEEN 7AM - 3PM.
 - TREE PROTECTION FENCING TO BE ERRECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE AND EXTEND AT LEAST 5' OUT FROM THE TRUNK ON BOTH SIDES OF THE TREE. DO NOT REMOVE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - GRIND STUMPS TO MIN 18" DEPTH BELOW GRADE FOR ALL TREE/STUMP REMOVALS.



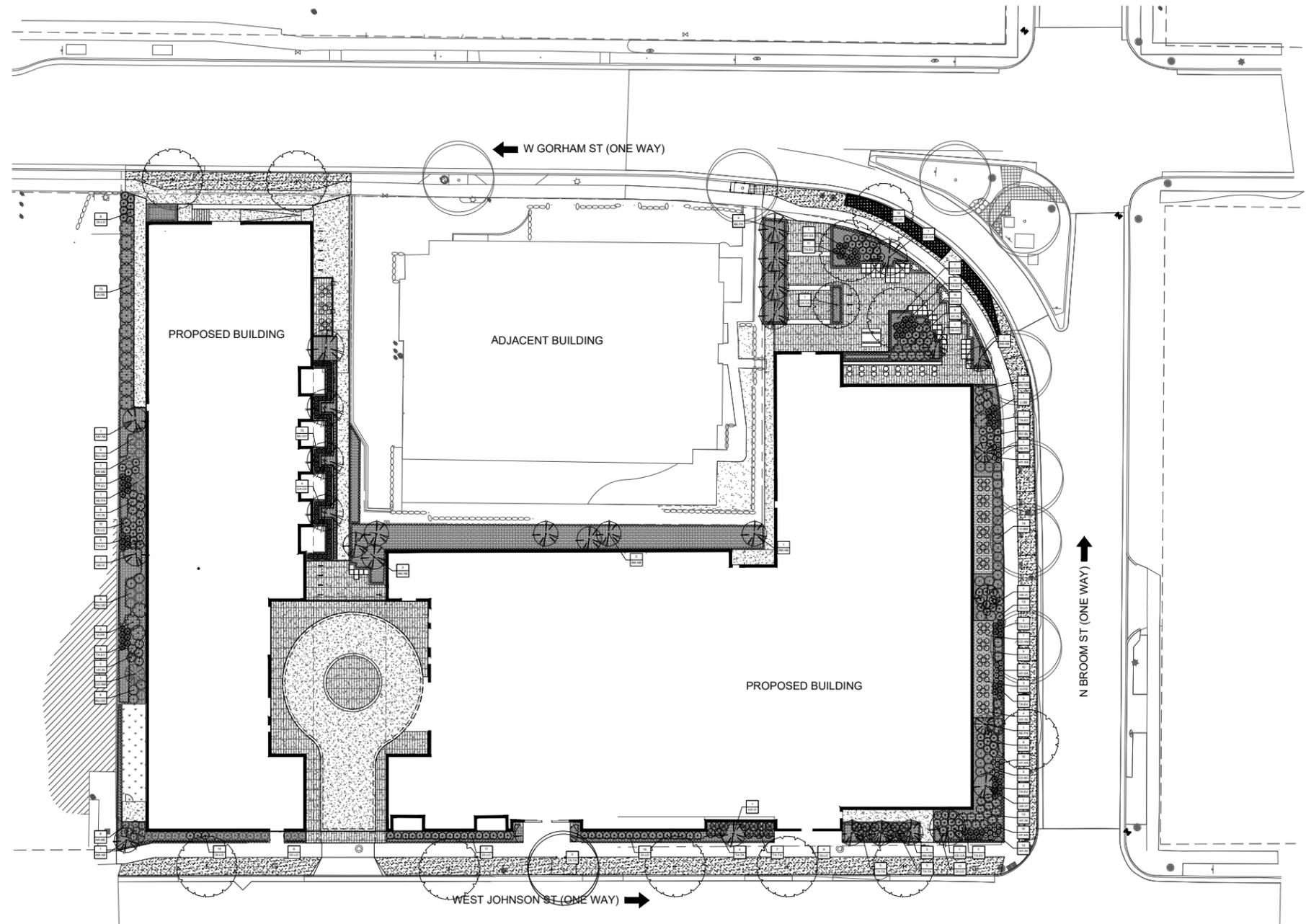
LEGEND

- PROPERTY LINE
- - - PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
- [Pattern] PEDESTRIAN CONCRETE PAVING, TYPE 1
- [Pattern] PEDESTRIAN CONCRETE PAVING, TYPE 2
- [Pattern] PEDESTAL PAVER PAVING, TYPE 1
- [Pattern] PEDESTAL PAVER PAVING, TYPE 2
- [Pattern] WOOD PAVER PAVING
- [Pattern] AGGREGATE PAVING (, TYPE 1)
- [Pattern] ARTIFICIAL TURF
- ===== RAISED PLANTER
- [Pattern] DAYBED
- [Symbol] BENCH
- [Symbol] SHADE TREE
- [Symbol] ORNAMENTAL TREE
- [Pattern] GROUND COVER/PERENNIALS/SHRUBS
- [Pattern] SOD



LEGEND

- PROPERTY LINE
- - - PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
- [Pattern] PEDESTRIAN CONCRETE PAVING, TYPE 1
- [Pattern] PEDESTRIAN CONCRETE PAVING, TYPE 2, WITH ACCENT UNIT PAVERS
- [Pattern] VEHICULAR CONCRETE PAVING
- [Pattern] UNIT PAVER PAVING
- [Pattern] ARTIFICIAL TURF
- [Symbol] 4" CHAIN LINK FENCE AND GATE
- [Symbol] RAISED PLANTER
- [Symbol] RAISED CONCRETE CURB
- [Symbol] ROLLOVER CURB
- [Symbol] BENCH
- [Symbol] EXISTING TREE
- [Symbol] SHADE TREE
- [Symbol] ORNAMENTAL TREE
- [Symbol] SHRUBS
- [Pattern] GROUNDCOVER/PERENNIAL
- [Pattern] SOD
- [Symbol] CUBE SEATING
- [Symbol] TABLES AND CHAIRS
- [Symbol] BUILT-IN SEATING
- [Symbol] 5" PRIVACY SCREEN
- [Symbol] 6" PRIVACY SCREEN

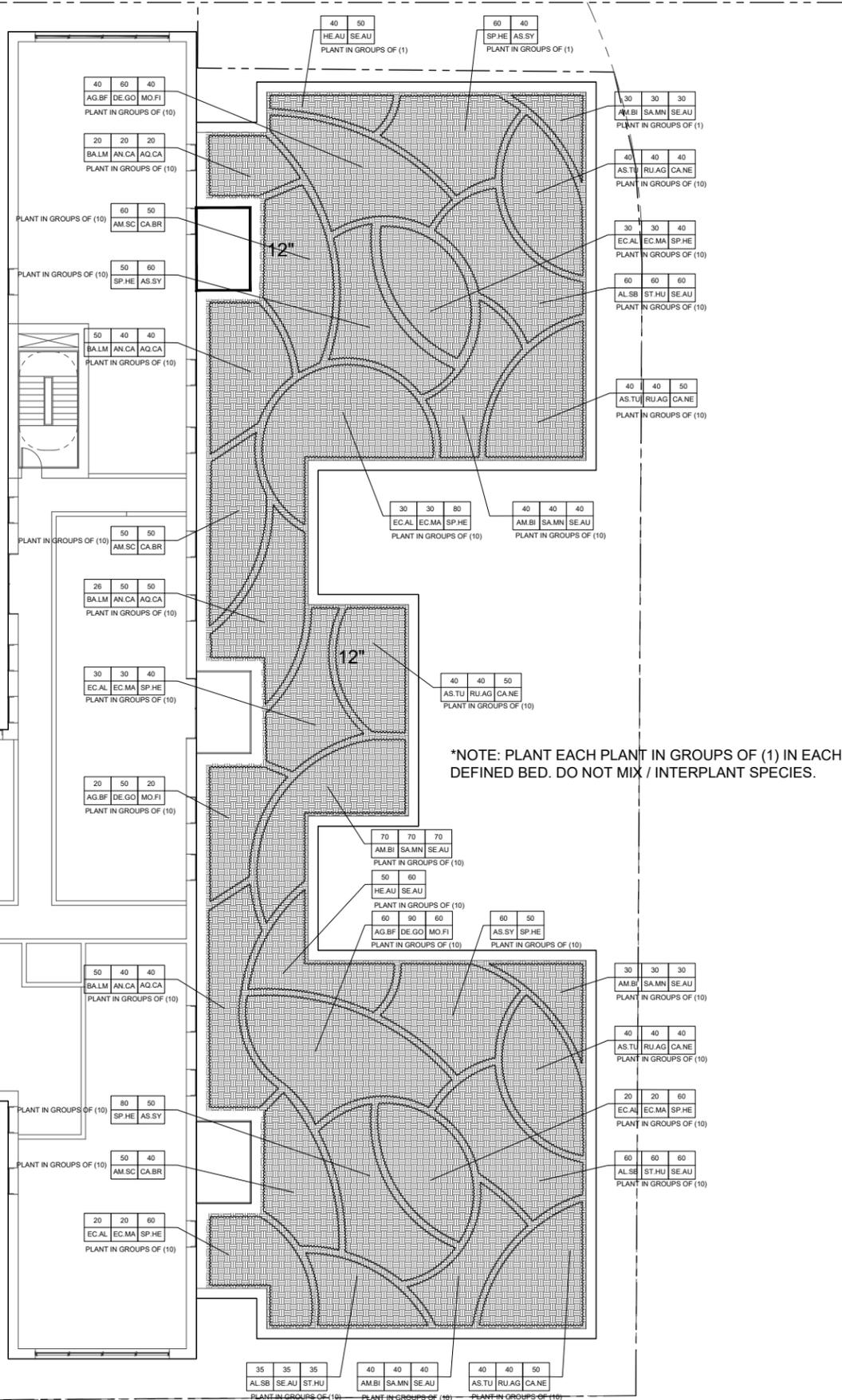
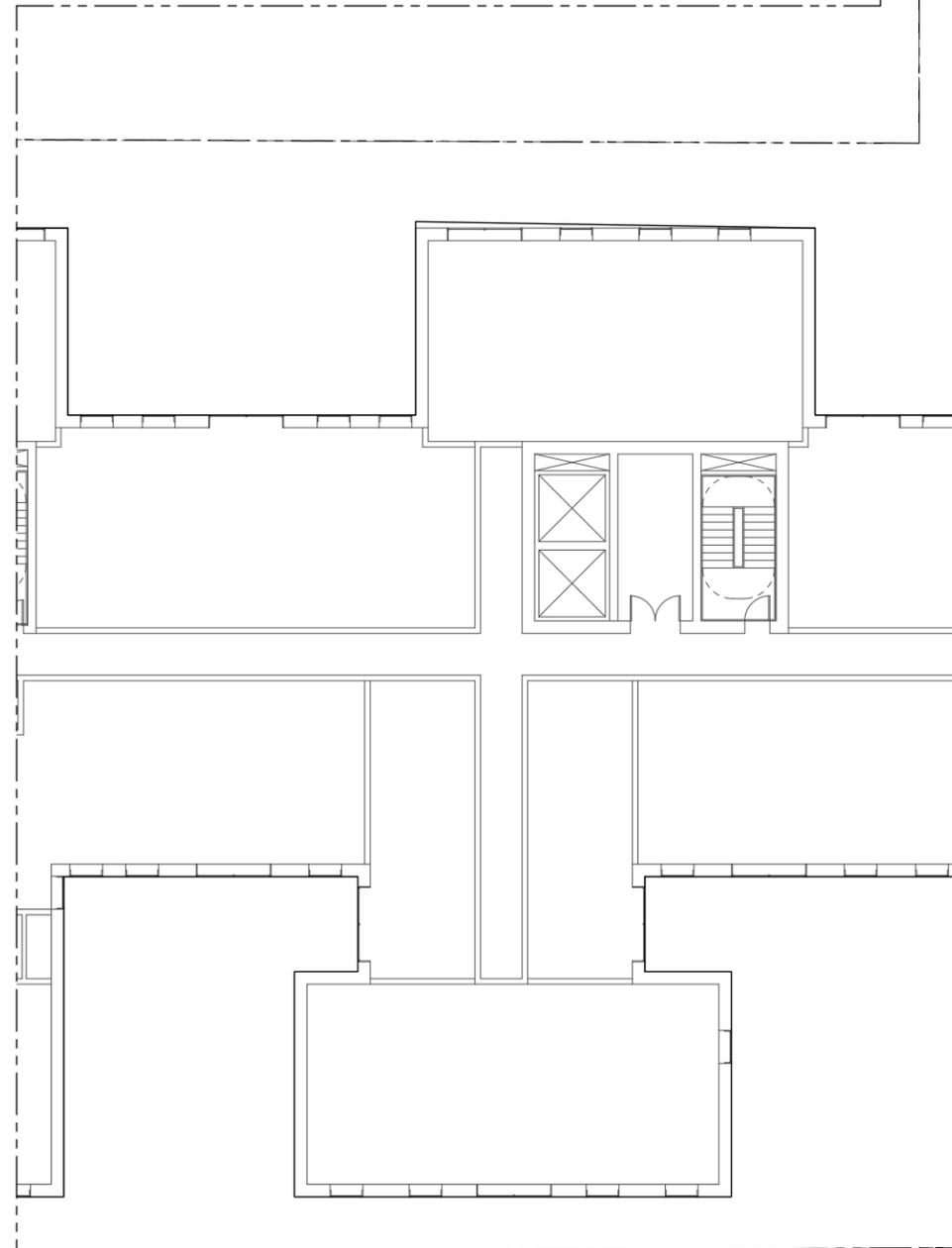




site design group, Inc.
88 South Michigan Avenue #100, Chicago, IL 60605
t. 312.437.2240 v. www.site-dsg.com

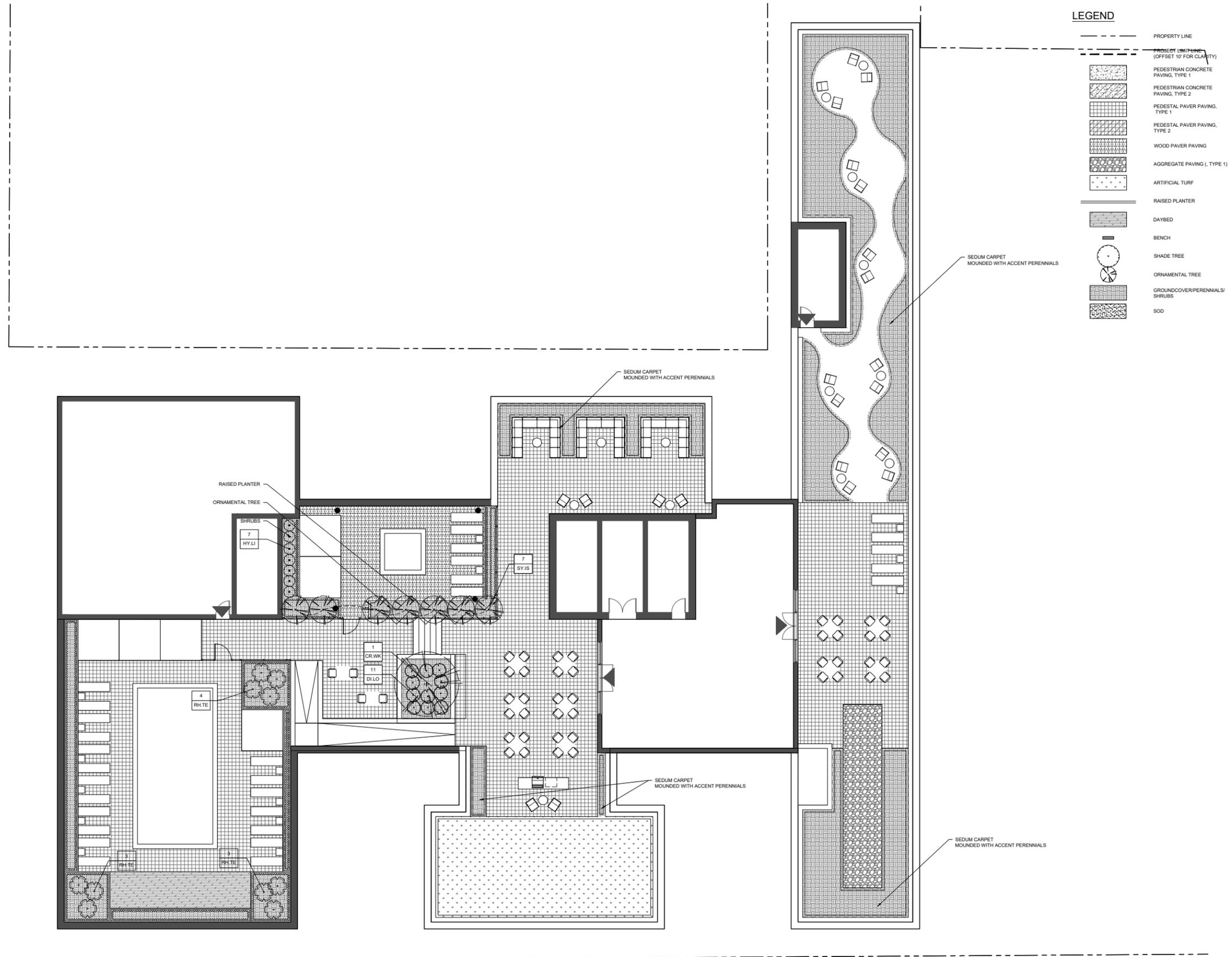
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
ORNAMENTAL GRASSES & PERENNIALS							
AG.BF		Ajastache 'Blue Fortune'	Blue Fortune Giant Hyssop	pot	1.750 plug		
AL.SB		Allium 'Summer Beauty'	Summer Beauty Allium	pot	1.750 plug		
AM.BI		Amsonia 'Blue Ice'	Blue Ice Blue Star	pot	1.750 plug		
AM.SC		Amsonia 'Storm Cloud'	Storm Cloud Blue Star	pot	1.750 plug		
AS.SY		Asclepias syriacus	Common Milkweed	pot	1.750 plug		
AS.TU		Asclepias tuberosa	Butterflyweed	pot	1.750 plug		
BALM		Baptisia 'Lemon Meringue'	Lemon Meringue False Indigo	pot	1.750 plug		
CA.FI		Calamagrostis x Karl Foerster	Karl Foerster Feather Reed Grass	pot	1.750 plug		
CANE		Calamagrostis xsp. nepeta	Lesser Calamint	pot	1.750 plug		
DE.GO		Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hair Grass	pot	1.750 plug		
EC.AL		Echinacea purpurea 'Alba'	White Purple Coneflower	pot	1.750 plug		
EC.MA		Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	pot	1.750 plug		
MO.FI		Monarda fistulosa	Wild Bergmot	pot	1.750 plug		
RU.AG		Rudbeckia 'American Goldrush'	American Goldrush Black Eyed Susan	pot	1.750 plug		
SALM		Salvia x sylvestris 'Mianacht'	May Night Salvia	pot	1.750 plug		
SE.AU		Setaria autumnalis	Autumn Moor Grass	pot	1.750 plug		
SP.HE		Sporobolus heterolepis	Prairie Dropseed	pot	1.750 plug		
ST.HU		Stachys c. 'Hummel'	Hummel's Betony	pot	1.750 plug		

PLANTING NOTES:
SUBMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.
ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.
BULB LAYOUT SHALL BE FIELD DIRECTED BY LA. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER.
ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA.



LEGEND

- PROPERTY LINE
- - - PROJECT LIMIT LINE (OFFSET 1/2' FOR CLARITY)
- [Hatched Box] GROUND COVER/PERENNIALS/SHRUBS





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88 South Street, Suite 1100, Chicago, IL 60601
t. 312.407.2200 • www.site-design.com

PLANT SCHEDULE - GROUND FLOOR						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
PARKWAY DECIDUOUS TREES						
CE.OC	2	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	Matching heads
GY.ES	1	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	Matching heads
QU.BI	2	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	Matching heads
UL.NH	3	<i>Ulmus</i> 'New Horizon'	New Horizon Hybrid Elm	B&B	2.5" cal	Matching heads
DECIDUOUS TREES						
GY.ES	2	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	Matching heads
UNDERSTORY / ORNAMENTAL TREES						
AM.AB	9	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	6' ht	Multi-stemmed 5-8 canes. Matching heads
BE.PA	4	<i>Betula papyrifera</i> 'Oenci'	Renaissance Oasis Paper Birch	B&B	10' ht	Multi-stemmed 3-5 canes. Matching heads
CACA	5	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5" cal	
CE.CA	2	<i>Cercis canadensis</i>	Eastern Redbud	B&B	2" cal	Single Stem, Northern Strain
CE.CO	1	<i>Cercis canadensis</i> 'Covey'	Lavender Twist Redbud	B&B	2" cal	Weeping Form
HA.VI	7	<i>Hamamelis virginiana</i>	Common Witchhazel	B&B	5' ht	
EVERGREEN SHRUBS						
BU.GV	40	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	B&B	21"-24" w	24" oc
TA.EV	73	<i>Taxus x media</i> 'Everlow'	Everlow Yew	cont	18" w	30" oc
TATA	35	<i>Taxus x media</i> 'Tautoni'	Tautoni Yew	cont/B&B	24" w	48" oc
DECIDUOUS SHRUBS						
AE.PA	3	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	B&B	48" ht x w	per plan
AR.ME	15	<i>Aronia melanocarpa</i>	Black Chokeberry	cont	#3, min 18" ht	36" oc
CO.AM	3	<i>Corylus americana</i>	American Hazelnut	B&B	48" ht x w	per plan
CO.BC	9	<i>Cornus sericea</i> 'Bergeson Compact'	Bergeson Compact Redtwig Dogwood	cont	#5, min 30" ht	42" oc
DILLO	123	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	cont	#3, min 18" ht	36" oc
HY.NI	75	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Smooth Hydrangea	cont	#5, min 30" ht	42" oc
HY.KA	37	<i>Hypericum kalmianum</i>	Kalm St. John's Wort	cont	#3, min 18" ht	24" oc
LIBE	2	<i>Lindera benzoin</i>	Spicebush	B&B	48" ht x w	6' oc
RO.BL	15	<i>Rosa blanda</i>	Meadow Rose	cont	#5, min 30" ht	48" oc
RU.OD	22	<i>Rubus odoratus</i>	Purple Flowering Raspberry	cont	#5, min 30" ht	48" oc
V.BM	19	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	cont	#5, min 30" ht	48" oc
V.PR	19	<i>Viburnum prunifolium</i> 'McK'Rouge'	Forest Rouge Blackhaw Viburnum	B&B	min 5' ht x w	6' oc
ORNAMENTAL GRASSES & PERENNIALS						
AMBI	4,000 SF	<i>Amsonia</i> 'Blue Ice'	Blue Ice Blue Star	cont	#1	12" oc
ANCA		<i>Anemone canadensis</i>	Meadow Anemone	cont	#1	15" oc
CAPE		<i>Carex pensylvanica</i>	Penn Sedge	cont	#1	12" oc
CARA		<i>Carex radata</i>	Eastern Star Wood Sedge	cont	#1	12" oc
DR.MA		<i>Dryopteris marginalis</i>	Marginal Wood Fern	cont	#1	18" oc
EU.DI		<i>Eurybia divaricata</i>	White Wood Aster	cont	#1	18" oc
GE.BE		<i>Geranium</i> 'Bevan's Variety'	Bevan's Cranesbill	cont	#1	12" oc
HE.AB		<i>Heuchera</i> 'Autumn Bride'	Autumn Bride Heuchera	cont	#1	12" oc
HO.HB		<i>Hosta</i> 'Hadspen Blue'	Hadspen Blue Hosta	cont	#1	24" oc
HE.AB		<i>Heuchera</i> 'Autumn Bride'	Autumn Bride Alumroot	cont	#1	18" oc
PH.BM		<i>Phlox divaricata</i> 'Blue Moon'	Blue Moon Woodland Phlox	cont	#1	15" oc
PO.AC		<i>Polystichum acrostichoides</i>	Christmas Fern	cont	#1	12" oc
SE.AU		<i>Sesleria autumnalis</i>	Autumn Moor Grass	cont	#1	15" oc
TICO		<i>Tiarella cordifolia</i>	Foamflower	cont	#1	12" oc

PLANTING NOTES:
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INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.
ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.
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1 PLANTING SCHEDULE - GROUND FLOOR

PLANT SCHEDULE - LEVEL 9							
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
ORNAMENTAL GRASSES & PERENNIALS							
AG.BF		<i>Agastache</i> 'Blue Fortune'	Blue Fortune Giant Hyssop	pot	LP50 plug		
AL.SB		<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium	pot	LP50 plug		
AMBI		<i>Amsonia</i> 'Blue Ice'	Blue Ice Blue Star	pot	LP50 plug		
AM.SC		<i>Amsonia</i> 'Storm Cloud'	Storm Cloud Blue Star	pot	LP50 plug		
AS.SY		<i>Asclepias syriacus</i>	Common Milkweed	pot	LP50 plug		
AS.TU		<i>Asclepias tuberosa</i>	Butterflyweed	pot	LP50 plug		
BALM		<i>Baptisia</i> 'Lemon Meringue'	Lemon Meringue False Indigo	pot	LP50 plug		
CA.KF		<i>Calamagrostis x</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	LP50 plug		
CANE		<i>Calamintha nepeta</i> ssp <i>nepeta</i>	Lesser Calamint	pot	LP50 plug		
DE.GO	7,200 SF	<i>Deschampsia cespitosa</i> 'Goldtau'	Goldtau Tufted Hair Grass	pot	LP50 plug		
EC.AL		<i>Echinacea purpurea</i> 'Alba'	White Purple Coneflower	pot	LP50 plug		
EC.MA		<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	pot	LP50 plug		
MO.FI		<i>Monarda fistulosa</i>	Wild Bergmot	pot	LP50 plug		
RU.AG		<i>Rudbeckia</i> 'American Goldrush'	American Goldrush Black Eyed Susan	pot	LP50 plug		
SAMN		<i>Salvia x sylvestris</i> 'Mainacht'	May Night Salvia	pot	LP50 plug		
SE.AU		<i>Sesleria autumnalis</i>	Autumn Moor Grass	pot	LP50 plug		
SP.HE		<i>Sporobolus heterolepis</i>	Prairie Dropseed	pot	LP50 plug		
ST.HJ		<i>Stachys o.</i> 'Hummelo'	Hummelo Betony	pot	LP50 plug		

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2 PLANTING SCHEDULE - LEVEL 9

PLANT SCHEDULE - ROOF							
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
ORNAMENTAL TREES							
CR.WK	1	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	B&B	10' w		Multi-stemmed
SY.IS	7	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2" cal		Single Stem
DECIDUOUS SHRUBS							
DILLO	23	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	cont	24" w	36" oc	
HY.LO	7	<i>Hydrangea arborescens</i> 'NCHA8'	Limetta Smooth Hydrangea	cont	18" ht	30" oc	
RH.TE	5	<i>Rhus typhina</i> 'Balliger'	Tiger Eyes Sumac	cont/B&B	48" ht	48" oc	
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS							
AL.SB		<i>Allium</i> 'Summer Beauty'	Summer Beauty Ornamental Onion	cont	#1	15" o.c.	
AMBI		<i>Amsonia</i> 'Blue Ice'	Blue Ice Bluestar	cont	#1	15" o.c.	
AS.TU		<i>Asclepias tuberosa</i>	Butterflyweed	cont	#1	18" o.c.	
BO.CU		<i>Bouteloua curtipendula</i>	Sideoats grama	cont	#1	18" o.c.	
CANE		<i>Calamintha nepeta</i> subsp. <i>nepeta</i>	Lesser Calamint	cont	#1	15" o.c.	
DE.GO		<i>Deschampsia cespitosa</i> 'Goldtau'	Goldtau Tufted Hair Grass	cont	#1	18" o.c.	
EC.KK		<i>Echinacea</i> 'Kim's Knee High'	Kim's Knee High Purple Coneflower	cont	#1	18" o.c.	
ER.YU	900 SF	<i>Eryngium yuccifolium</i>	Rattlesnake Master	cont	#1	18" o.c.	
RU.AG		<i>Rudbeckia</i> 'American Goldrush'	American Goldrush Black Eyed Susan	cont	#1	18" o.c.	
SA.WE		<i>Salvia nemorosa</i> 'Wesuwe'	Wesuwe Sage	cont	#1	15" o.c.	
SC.SO		<i>Schizachyrium scoparium</i> 'Standing Ovation'	Standing Ovation Little Bluestem	cont	#1	18" o.c.	
SE.KA		<i>Sedum kamtschaticum</i>	Orange Stonecrop	pot	quart	10" o.c.	
SE.AU		<i>Sesleria autumnalis</i>	Autumn Moor Grass	cont	#1	15" o.c.	
SP.HE		<i>Sporobolus heterolepis</i>	Prairie Dropseed	cont	#1	21" o.c.	
YU.FI		<i>Yucca filamentosa</i>	Adam's Needle	cont	#3	24" o.c.	

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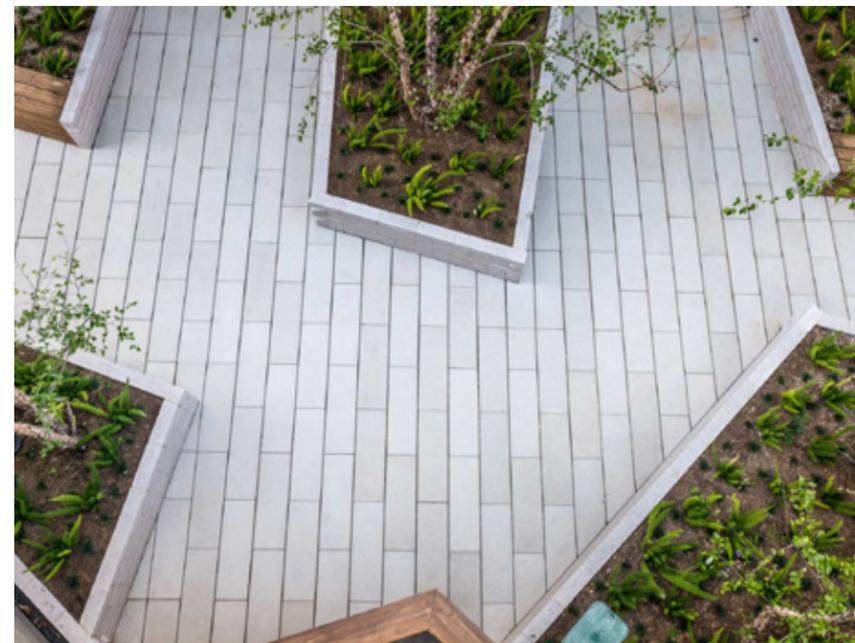
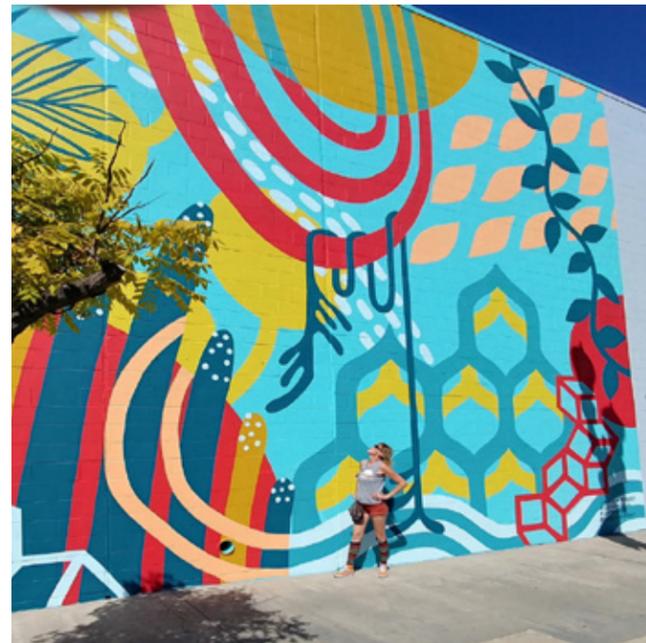
3 PLANTING SCHEDULE - ROOF

ROOF - SEDUM MAT WITH ACCENT PLANTINGS						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
-	2,250 SF	Sedum mat with 1 accent plant per 2 SF	As supplied by SemperGreen or approved equal			min. 95% coverage at time of installation
-		<i>Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow	4" pot	plug	accent
-		<i>Agastache x</i> 'Blue Fortune'	Blue Fortune Anise Hyssop	4" pot	plug	accent
-		<i>Allium cernuum</i>	Nodding Onion	4" pot	plug	accent
-		<i>Allium schoenoprasum</i> 'Forescate'	Forescate Chives	4" pot	plug	accent
-		<i>Ammeria maritima</i> 'Dusseldorf Pride'	Dusseldorf Pride Sea Thrift	4" pot	plug	accent
-		<i>Carex verticillata</i> 'Moonbeam'	Moonbeam Carex	4" pot	plug	accent
-		<i>Dianthus</i> 'Bewitched'	Bewitched Pinks	4" pot	plug	accent
-		<i>Echinacea purpurea</i> 'Pishe Meadowbrite'	Pishe Meadowbrite Purple Coneflower	4" pot	plug	accent
-		<i>Rudbeckia fulgida</i> 'Early Bird Gold'	Early Bird Gold Orange Coneflower	4" pot	plug	accent
-		<i>Sesleria autumnalis</i>	Autumn Moor Grass	4" pot	plug	accent
-	-	<i>Sedum acre</i> 'Aureum'	Aureum Stonecrop	carpet	-	
-	-	<i>Sedum acre</i> 'Goldmoss'	Goldmoss Stonecrop	carpet	-	
-	-	<i>Sedum album</i> 'Coral Carpet'	Coral Carpet Stonecrop	carpet	-	
-	-	<i>Sedum album</i> 'Murale'	Murale Stonecrop	carpet	-	
-	-	<i>Sedum hybridum</i> 'Immergrunnen'	Little Evergreen Stonecrop	carpet	-	
-	-	<i>Sedum hispanicum</i>	Spanish Stonecrop	carpet	-	
-	-	<i>Sedum kamtschaticum</i>	Orange Stonecrop	carpet	-	
-	-	<i>Sedum kamtschaticum</i> var. <i>floriferum</i>	Orange Stonecrop	carpet	-	
-	-	<i>Sedum kamtschaticum</i> 'Weihenstephaner Gold'	Weihenstephaner Gold Orange Stonecrop	carpet	-	
-	-	<i>Sedum kamtschaticum</i> 'Variegatum'	Variegated Orange Stonecrop	carpet	-	
-	-	<i>Sedum subsp. rupestre</i> 'Angelina'	Angelina Stonecrop	carpet	-	
-	-	<i>Sedum subsp. rupestre</i> 'Blue Spruce'	Blue Spruce Stonecrop	carpet	-	
-	-	<i>Sedum saxifragale</i>	Tasteless Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Fuldaglut'	Fuldaglut Caucasian Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'John Creech'	John Creech Caucasian Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Red Carpet'	Red Carpet Caucasian Stonecrop	carpet	-	
-	-	<i>Sedum stefco</i>	Blushing Stonecrop	carpet	-	
-	-	<i>Sedum takesimensis</i> 'Golden Carpet'	Golden Carpet Takeshima Stonecrop	carpet	-	

Note: Accent plugs may be pre-grown into sedum mats in lieu of being 'plugged' into sedum mats on site.
Note: Layout of accent plants in sedum mat to be approved by landscape architect prior to installation.
Note: Planting layout to be approved by landscape architect in the field prior to installation.
Note: Interplant bulbs at the direction of landscape architect in the field.

PLANTING NOTES:
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4 PLANTING SCHEDULE - ROOF SEDUM MAT



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- uv— EXISTING UNDERGROUND CABLE TV
- fo— EXISTING FIBER OPTIC LINE
- ut— EXISTING UNDERGROUND TELEPHONE
- rw— EXISTING RETAINING WALL
- cl— EXISTING CHAIN LINK FENCE
- w— EXISTING WOOD FENCE
- g— EXISTING GAS LINE
- e— EXISTING UNDERGROUND ELECTRIC LINE
- o— EXISTING OVERHEAD ELECTRIC LINE
- s— EXISTING SANITARY SEWER LINE (SIZE NOTED)
- st— EXISTING STORM SEWER LINE (SIZE NOTED)
- wm— EXISTING WATER MAIN (SIZE NOTED)
- 855— EXISTING MAJOR CONTOUR
- 856— EXISTING MINOR CONTOUR
- p— EXISTING EDGE OF PAVEMENT
- g— EXISTING GRAVEL SURFACE
- c— EXISTING CONCRETE SURFACE
- a— EXISTING ASPHALT SURFACE
- b— EXISTING PATIO BLOCK SURFACE

EXISTING STORM STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S27	STMH	857.75	852.52	NE-SW
S28	CIN	858.42	855.22	SE
S29	FINR	857.60	854.95	SE
S30	FINR	856.02	853.99	SE
S31	FIN	857.10	854.30	SE
			854.33	NW
S32	CIN	865.76	861.25	NE
			861.11	SW
			861.60	NW
S33	CIN	869.28	865.28	NE
			865.24	SW
S34	CIN	870.22	865.94	NW
S35	CIN	870.10	866.95	SE
S36	STMH	869.27	863.83	SW
			863.88	CENTER
			861.11	SW
			861.60	NW
S37	CIN	856.82	852.99	NE
			852.97	SW
S38	CIN	857.76	853.76	NE
			853.74	SW
			853.83	NW
S39	CIN	859.83	855.76	NE
			855.90	SE
			855.73	SW
S51	STMH	860.18	856.00	NW
			853.65	CENTER
S52	STMH	859.73	853.95	NW
			854.32	SE
S53	FIN	859.34	856.62	NW
			856.56	SE
			855.99	CENTER

EXISTING SANITARY STRUCTURE TABLE

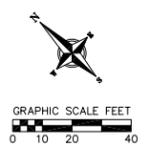
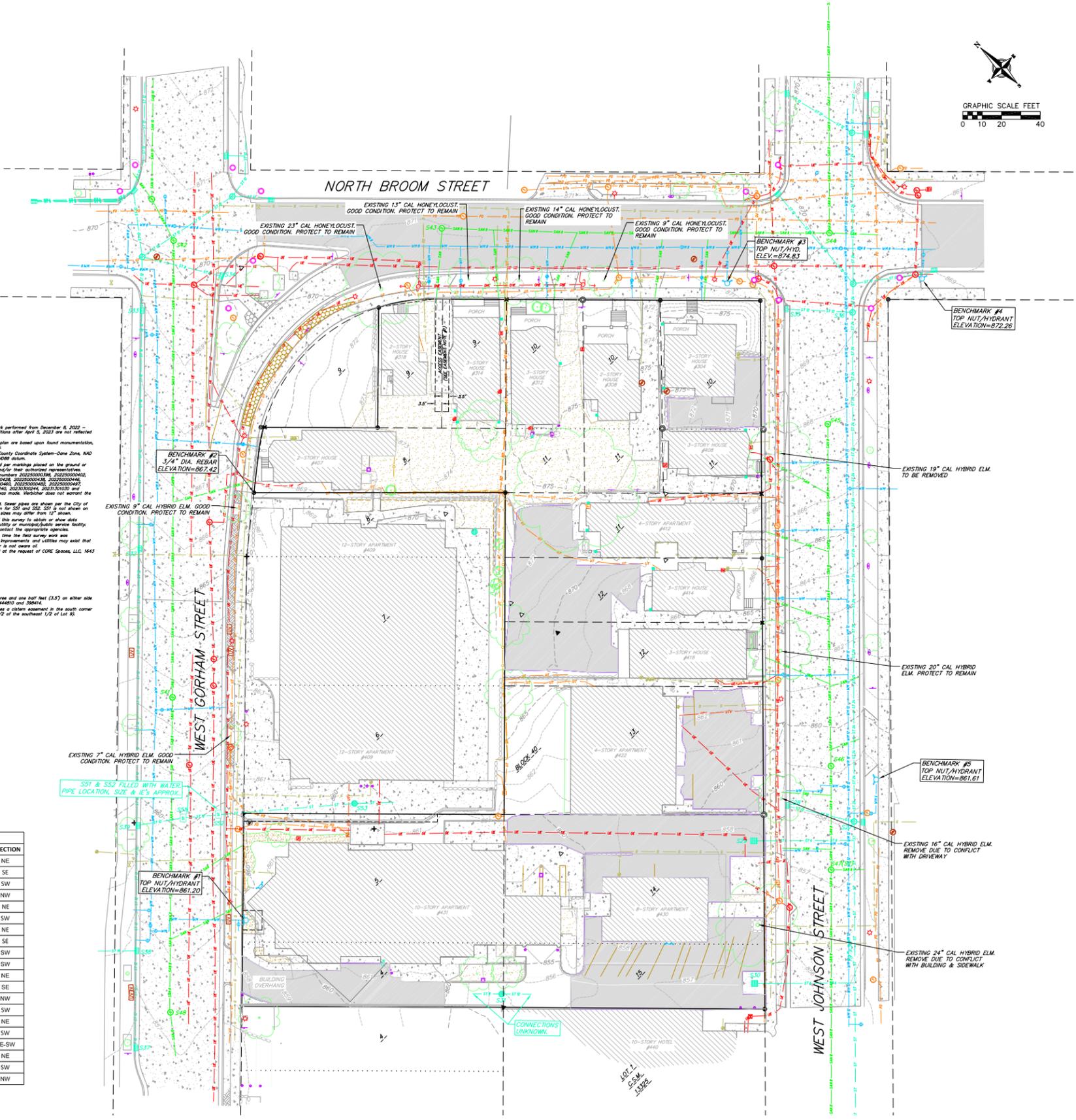
NAME	TYPE	RIM	INVERT	DIRECTION
S41	SMH	862.62	854.56	NE
			856.64	SE
			854.36	SW
			856.24	NW
S42	SMH	870.18	860.47	NE
			860.40	SW
S43	SMH	870.97	859.91	NE
			859.67	SE
			860.13	SW
			863.62	SW
S44	SMH	869.85	861.70	NE
			858.65	SE
			858.65	NW
S45	SMH	867.83	860.11	SW
S46	SMH	859.00	850.90	NE
S47(S7)	SMH	857.18	850.38	NE-SW
S48	SMH	857.25	850.56	NE
			850.46	SW
			850.66	NW

NOTES

- This survey is based upon field survey work performed from December 6, 2022 - April 5, 2023. Any changes in site conditions after April 5, 2023 are not reflected by this survey.
- The existing property lines shown on this plan are based upon found monumentation, survey of record and the recorded deeds.
- This map is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are based upon NAVD83 datum.
- All underground utilities have been located per markings placed on the ground or made provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline ticket numbers 202200000401, 202200000402, 202200000403, 202200000404, 202200000405, 202200000406, 202200000407, 202200000408, 202200000409, 202200000410, 202200000411, 202200000412, 202200000413, 202200000414, 202200000415 and 202301000001. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
- Sewer and water structures were surveyed. Sewer pipe sizes are shown per the City of Madison utility records. See notes on plan for S51 and S52. S51 is 12" shown on City of Madison utility records and pipe sizes may differ from 12" shown. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Some snow cover was present during the time the field survey work was completed on the subject site. Additional improvements and utilities may exist that were not visible and of which the surveyor is not aware of.
- This existing conditions plan was prepared at the request of CORE Spaces, LLC, 1643 N Milwaukee Ave, Chicago, IL 60647.

EASEMENT NOTES

- Seven feet (7') wide access easement, three and one half feet (3.5') on either side of property line, per Document Number 444010 and 398414.
- Document Number 398414 further describes a cistern easement in the south corner of House #218 property (the northwest 1/2 of the southeast 1/2 of Lot 9).



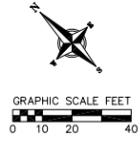
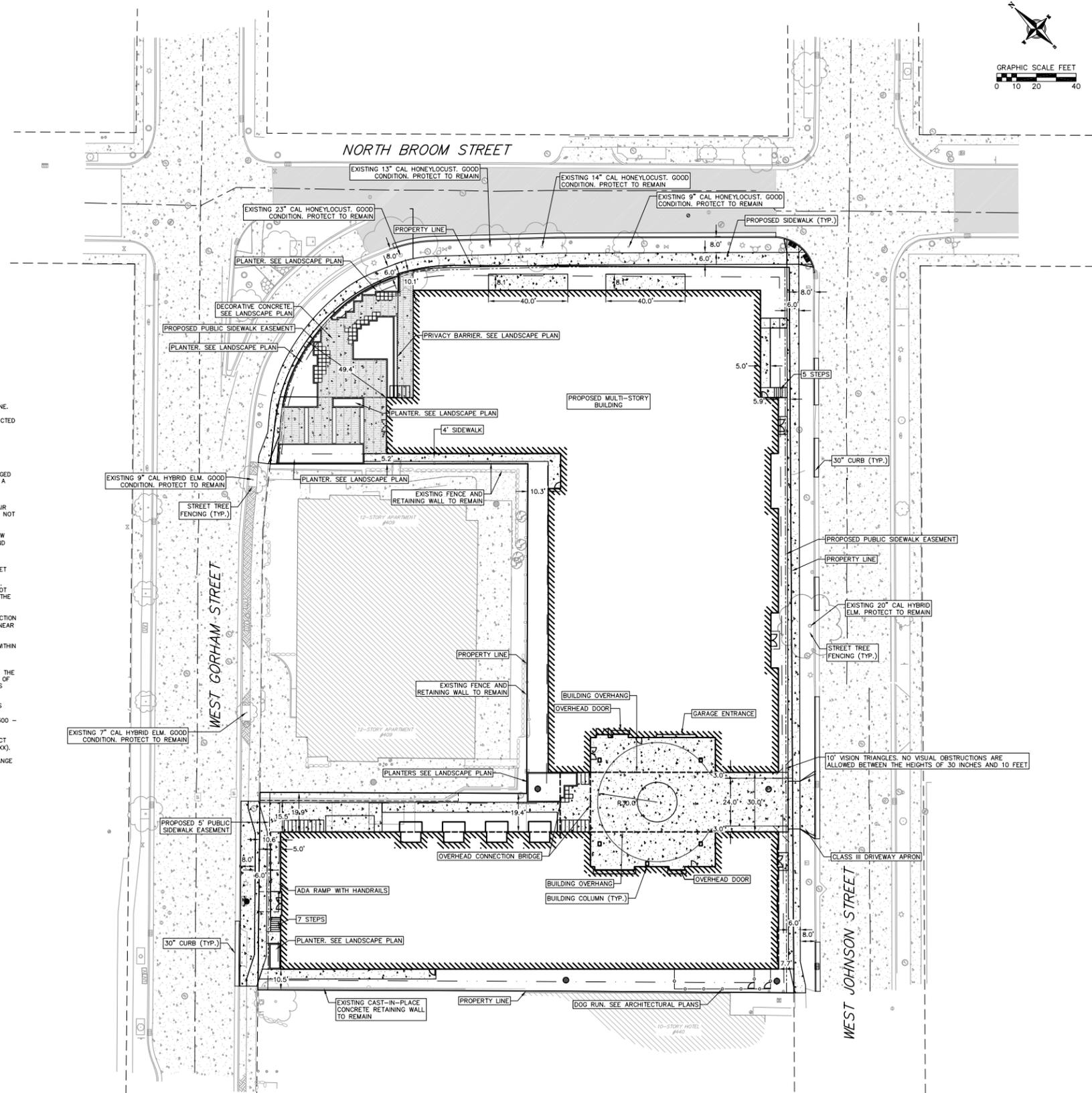
SITE PLAN LEGEND	
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	PROPOSED CONCRETE
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED DECORATIVE CONCRETE
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

ABBREVIATIONS	
TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

PARKING LOT SITE INFORMATION BLOCK	
SITE ADDRESS: 304-318 N BROOM STREET/408-430 W JOHNSON STREET/407 W GORHAM STREET	
SITE ACREAGE (TOTAL): 1.68 ACRES	
NUMBER OF BUILDING STORIES (ABOVE GRADE): 15/8 STORIES	
BUILDING HEIGHT: 160'	
DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): IA	
USE OF PROPERTY: MULTIFAMILY APARTMENT WITH RETAIL	
GROSS SQUARE FEET OF BUILDING: 727,847 SF	
GROSS SQUARE FEET OF RETAIL AREA: 3,736 SF	
NUMBER OF EMPLOYEES IN WAREHOUSE: N/A	
NUMBER OF EMPLOYEES: TBD	
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: N/A	
NUMBER OF BICYCLE STALLS SHOWN: 25 EXTERIOR, 741 INTERIOR	
NUMBER OF PARKING STALLS: 124 STALLS (3 EV INSTALLED, 13 EV READY)	
NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN.	

SITE PLAN NOTES:

- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
- CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROADS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIAL ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
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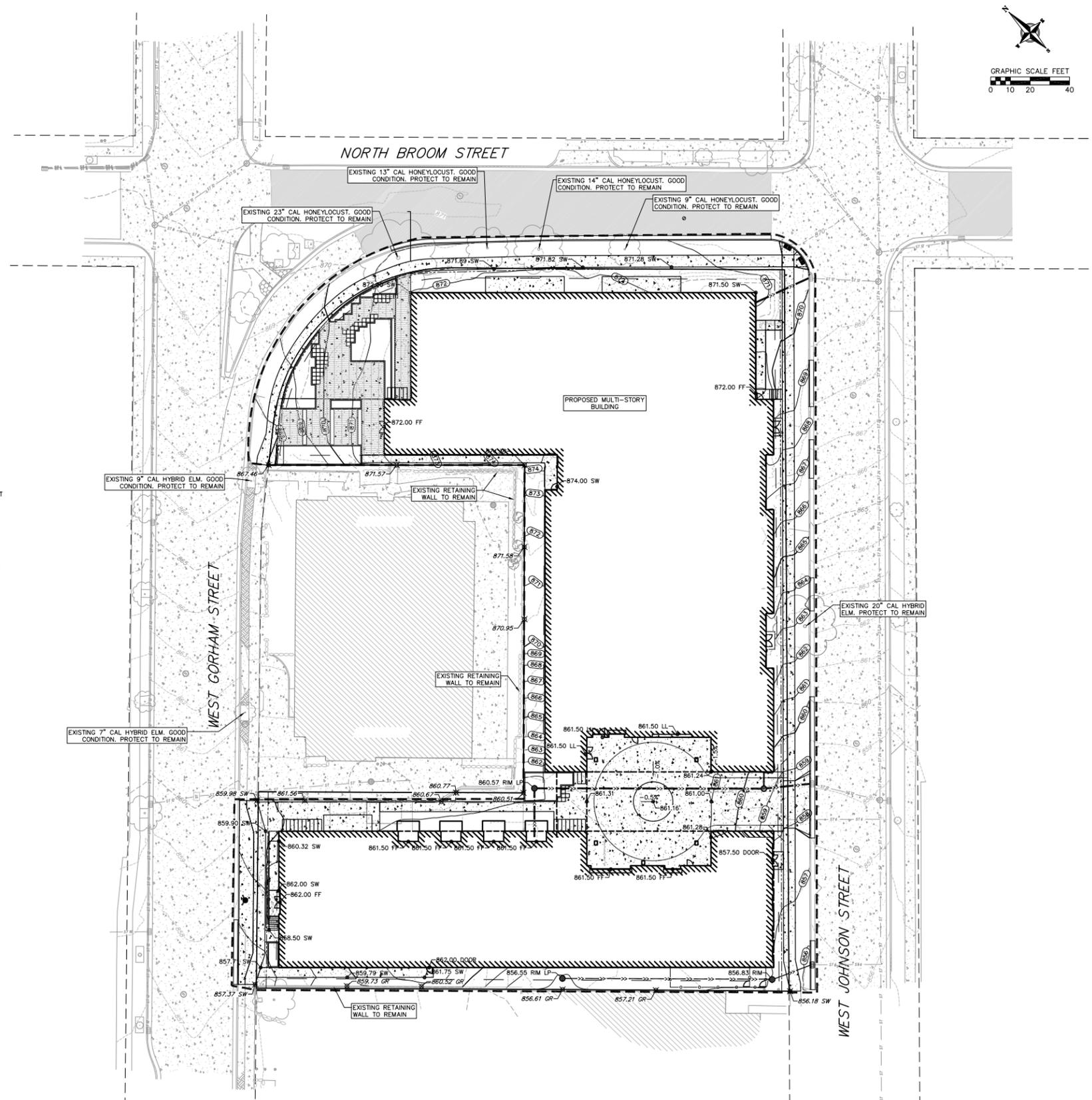


GRADING LEGEND

- 820--- EXISTING MAJOR CONTOURS
- 818--- EXISTING MINOR CONTOURS
- 820--- PROPOSED MAJOR CONTOURS
- 818--- PROPOSED MINOR CONTOURS
- --- DITCH CENTERLINE
- --- SILT FENCE
- --- DISTURBED LIMITS
- --- BERM
- >--- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- +1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- --- STONE WEEPER
- --- VELOCITY CHECK
- --- INLET PROTECTION
- --- EROSION MAT CLASS I, TYPE A
- --- EROSION MAT CLASS II, TYPE B
- --- EROSION MAT CLASS III, TYPE C
- --- EROSION MAT CLASS II, TYPE A
- --- TRACKING PAD
- --- RIP RAP

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
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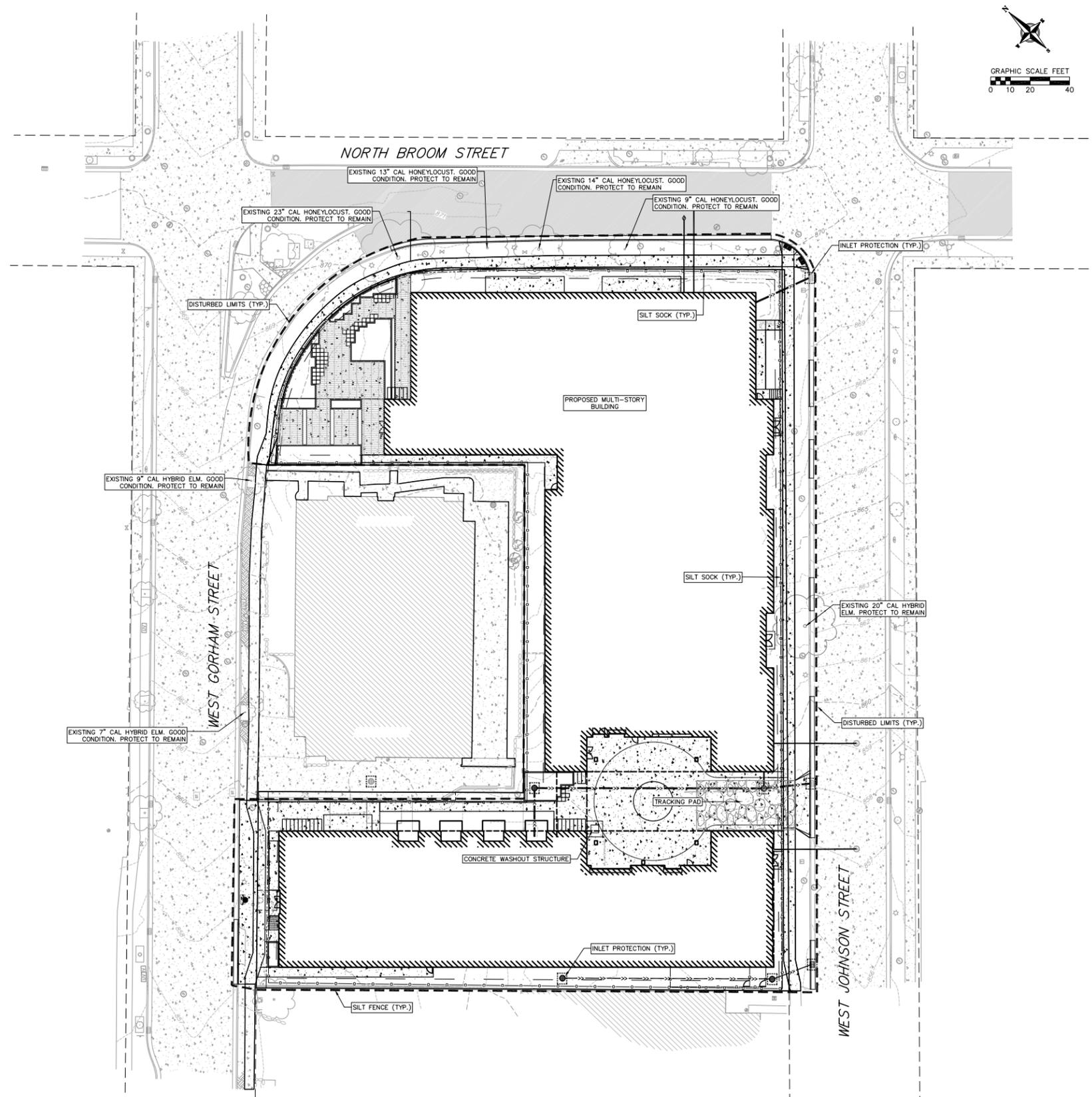


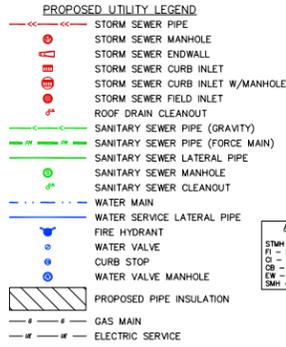
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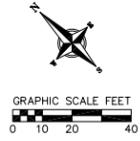
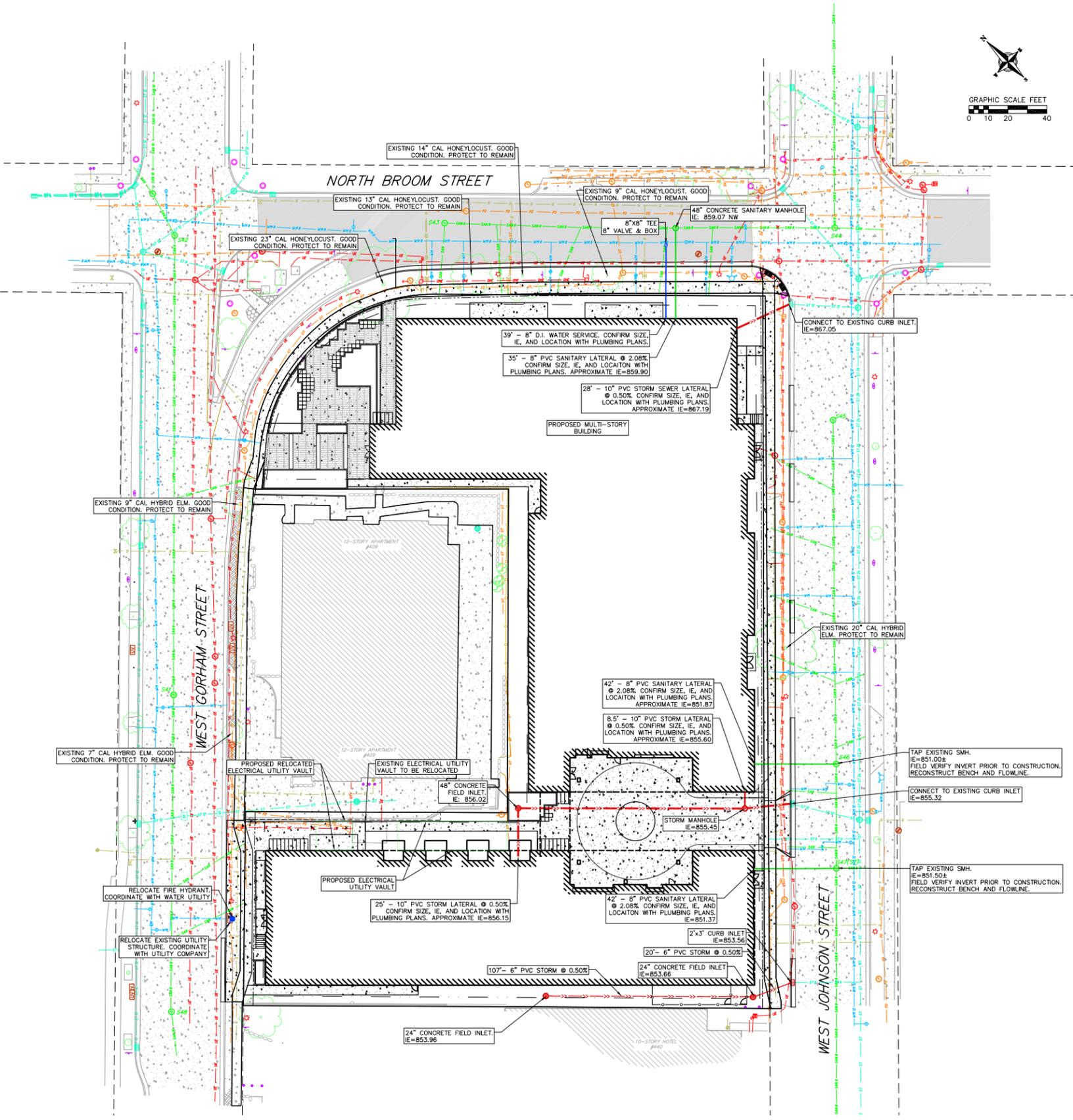


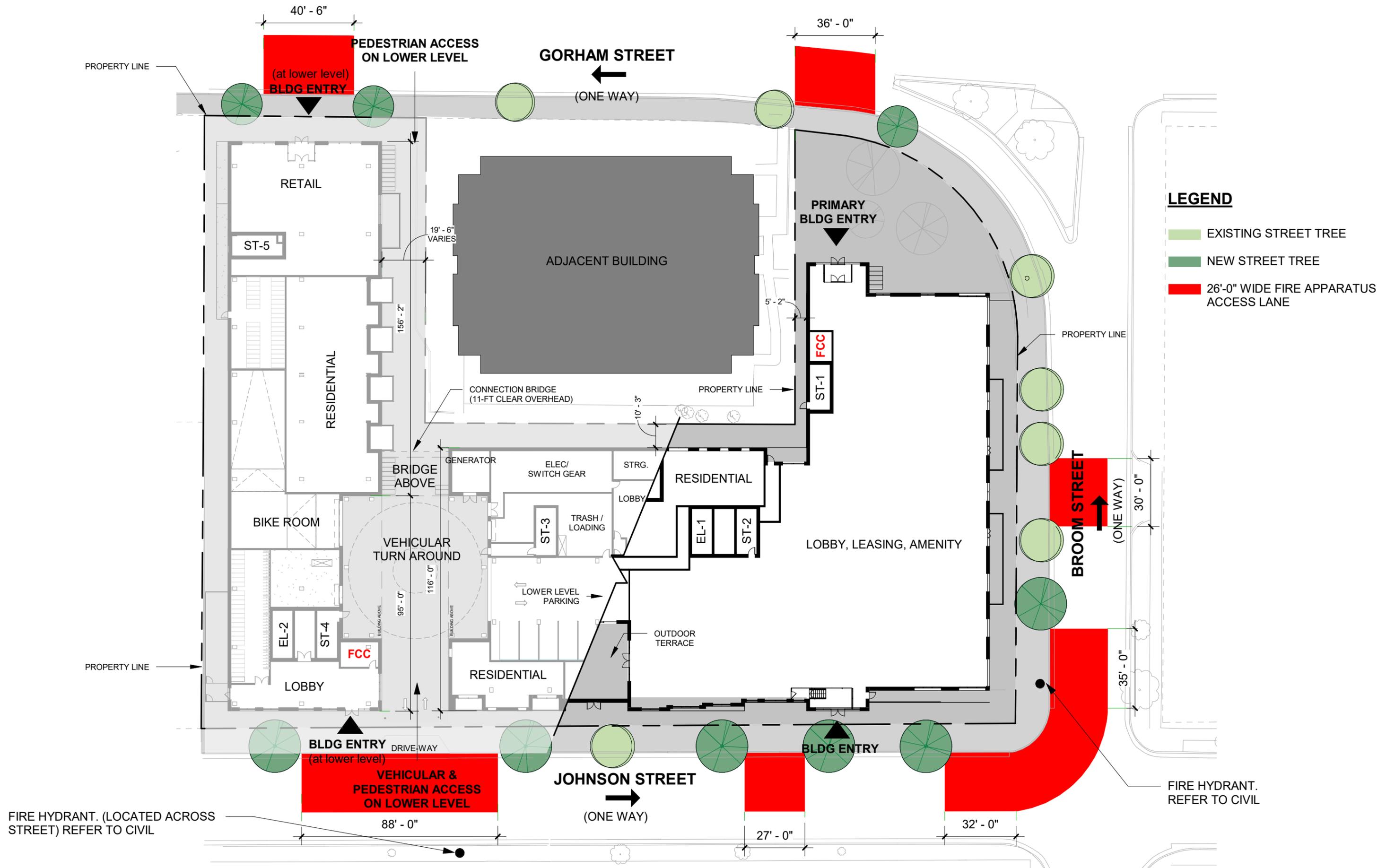
ABBREVIATIONS

SMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

UTILITY NOTES:

1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SCOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE WATER HYDRANTS SHALL BE YELLOW IN COLOR.
11. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
12. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(1)(h) AND SPS 382.40(8)(k).
13. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
14. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
15. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
16. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
17. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
19. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
21. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
22. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXXX, PROJECT XXXXX).
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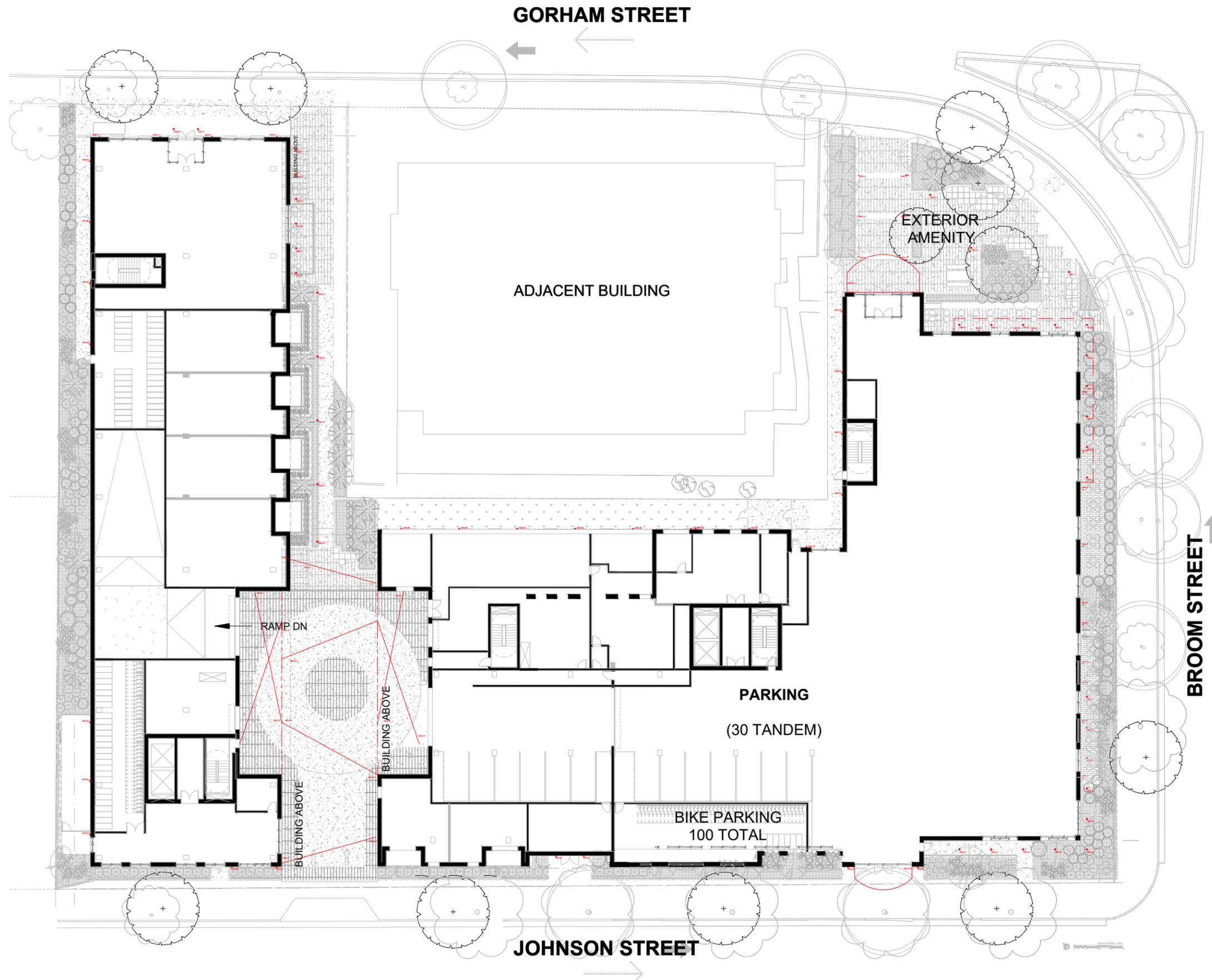


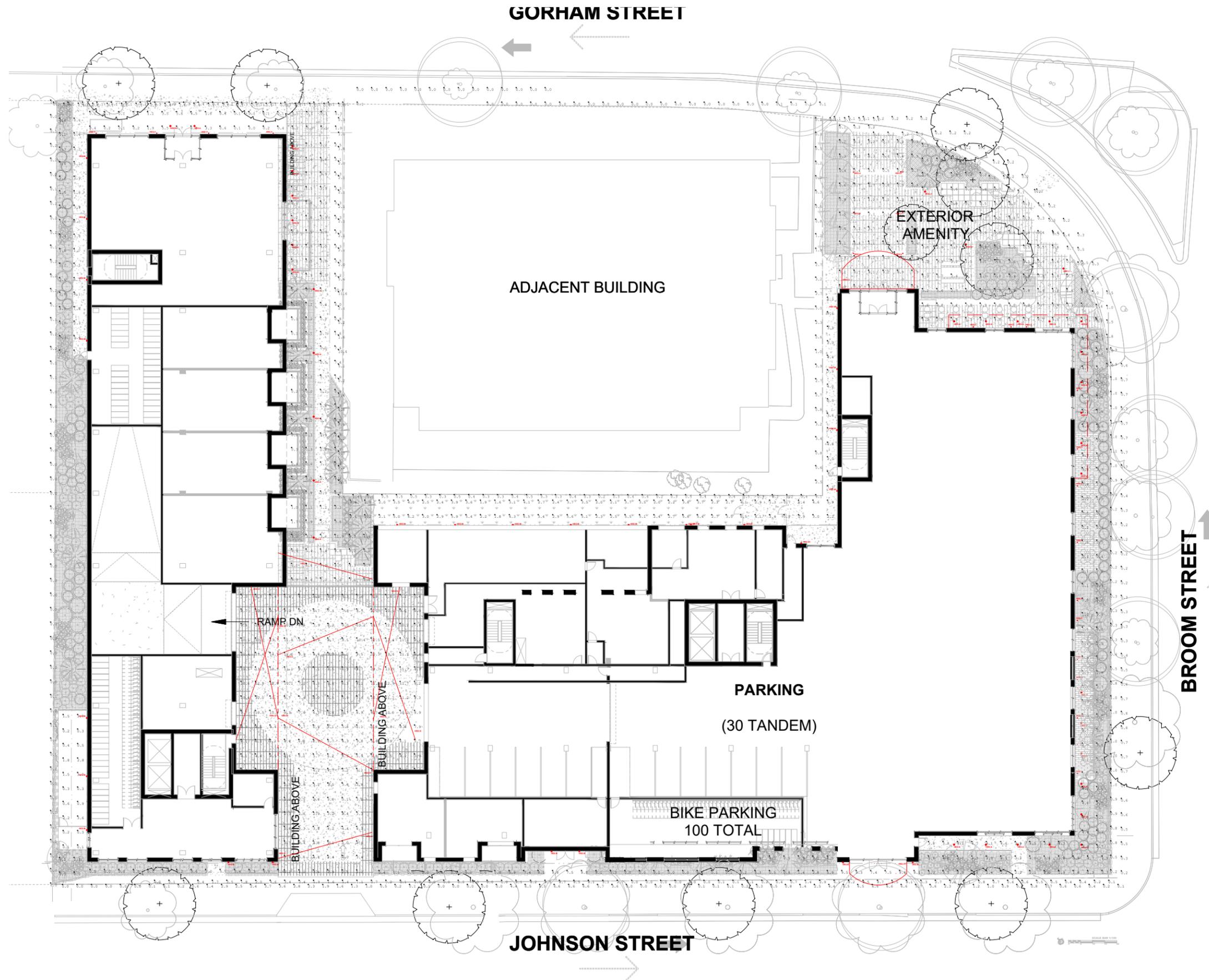
LEGEND

- EXISTING STREET TREE
- NEW STREET TREE
- 26'-0" WIDE FIRE APPARATUS ACCESS LANE

FIRE HYDRANT. (LOCATED ACROSS STREET) REFER TO CIVIL

FIRE HYDRANT. REFER TO CIVIL





Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
○	22	HEX-A	HEXA_EVO4 30_10 AR MWD LD	EVO4 30_10 AR MWD LD	0.900	852	8.8
□	4	HEX-B	AT7928-BK - Vesta	AT7928-BK HEX-B Opt1	0.900	1574	31.3
■	116	HEX-C	KBL-F-V-30K-24V	KBL-F-V-30K-24V	0.225	722	14.3
—	52	HEX-C1	KBL-F-V-BL-30K-IEPF-IEC-24_IE	KBL-F-V-BL-30K-IEPF-IEC-24_3	0.900	96	7.7
○	6	HEX-G	ZXL-11-A-M_IESNA2002		0.900	633	8.111
□	4	HEX-H1	SN825-L1L5	SN825-L1L5	0.900	555	12.2
○	5	HEX-K	LN601B-L10-R30	LN601B-L10-R30	0.900	1120	11
○	3	HEX-L	LC0123WCC010LD7T540K-IES	LC0123C010LD7T540K	0.900	955	10
□	15	HEX-M	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED P1 30K 80CRI VF	0.900	1161	10.0002
—	94	HEX-O	FN-SCS8-5W-3-27K	SL-XX-5W-3FT-27K-XX	0.720	912	16.4
●	6	HEX-U	1E345590	1E345590	0.900	550	6.1
●	4	HEX-V	KPLM41ZML230_SP	KPLM41ZML230_SP	0.900	611	13.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DOG PARK	Illuminance	Fc	1.25	3.7	0.1	12.50	37.00
EXTERIOR AMENITY	Illuminance	Fc	1.78	5.9	0.2	8.90	29.50
INTERIOR ALLEY	Illuminance	Fc	3.51	7.9	0.7	5.01	11.29
PATHWAY_EAST	Illuminance	Fc	2.78	5.4	0.1	27.80	54.00
PATHWAY_NORTH_1	Illuminance	Fc	3.26	9.2	0.1	32.60	92.00
PATHWAY_NORTH_2	Illuminance	Fc	1.33	7.7	0.0	N.A.	N.A.
PATHWAY_SOUTH_1	Illuminance	Fc	2.02	9.5	0.0	N.A.	N.A.
PATHWAY_SOUTH_2	Illuminance	Fc	2.19	7.6	0.0	N.A.	N.A.
PATHWAY_WEST	Illuminance	Fc	2.65	6.3	0.0	N.A.	N.A.
PROMENADE	Illuminance	Fc	2.64	11.9	0.1	26.40	119.00
PROPERTY LINE_EAST	Illuminance	Fc	0.85	3.5	0.1	8.50	35.00
PROPERTY LINE_NORTH	Illuminance	Fc	1.32	12.1	0.0	N.A.	N.A.
PROPERTY LINE_SOUTH	Illuminance	Fc	1.44	8.7	0.0	N.A.	N.A.
PROPERTY LINE_WEST	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
SIDEWALK_BROOM	Illuminance	Fc	0.59	2.0	0.2	2.95	10.00
SIDEWALK_GORHAM	Illuminance	Fc	0.16	2.3	0.0	N.A.	N.A.
SIDEWALK_JOHNSON	Illuminance	Fc	1.26	6.6	0.0	N.A.	N.A.
TURN AROUND SPOT	Illuminance	Fc	7.31	14.1	2.0	3.66	7.05

GENERAL NOTES:

EXTERIOR LIGHTS HEX-D, E, F, G, J, K, AND L TO BE CONTROLLED VIA TIMECLOCK TO TURN ON 1 HR BEFORE SUNSET AND TURN OFF 1 HR AFTER SUNRISE.

TYPE HEX-A, B, C, AND H WILL BE CONTROLLED SEPERATELY THAN THE TIMECLOCK.

GENERAL CALCULATION NOTES:

AVERAGE REFLECTANCES = 50% GROUND AND 50% WALLS

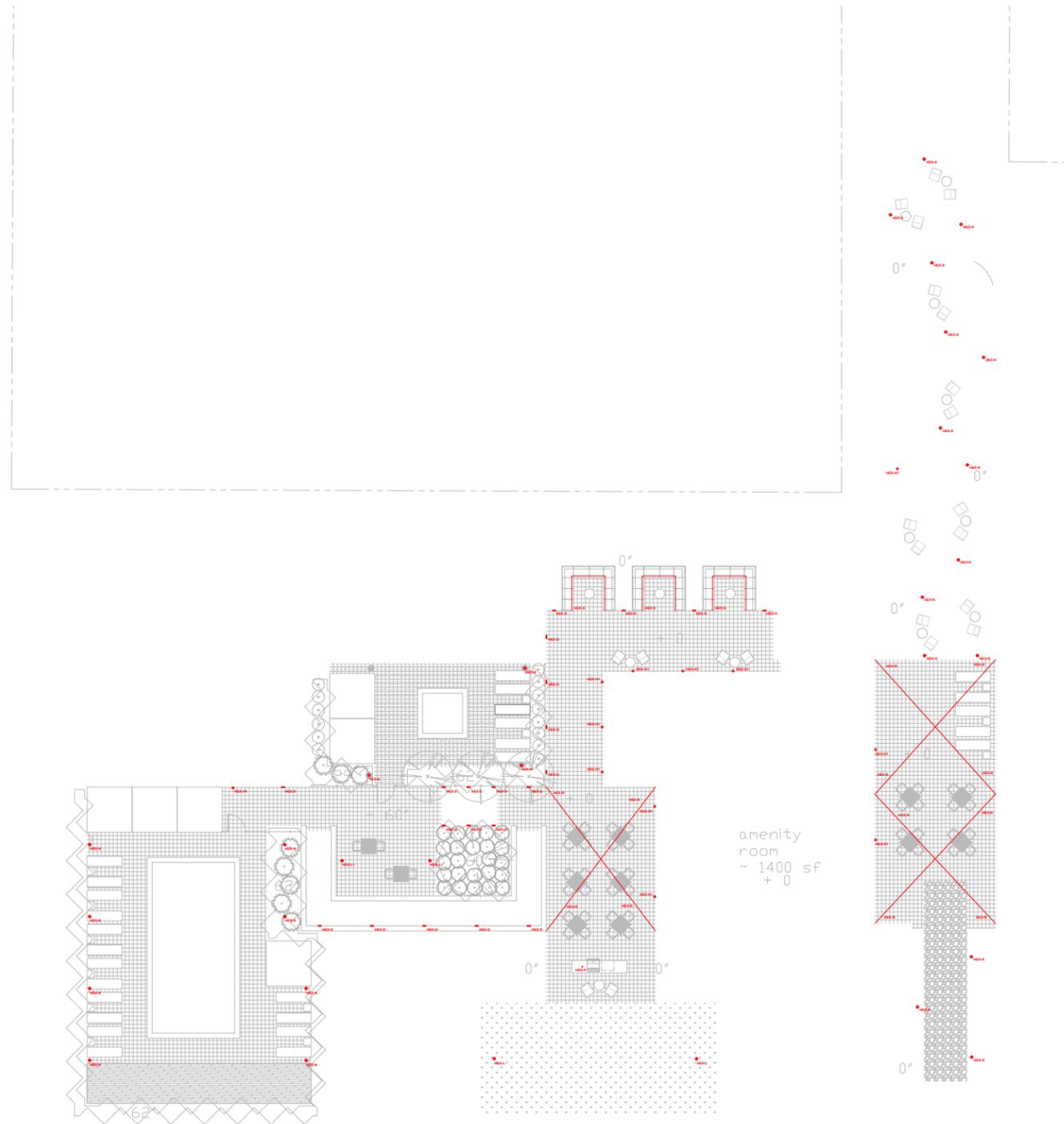
PROPERTY LINE ILLUMINANCE MEASURED AT 4'0 ABOVE GRADE
ALL OTHER CALCULATIONS TAKEN AT GROUND

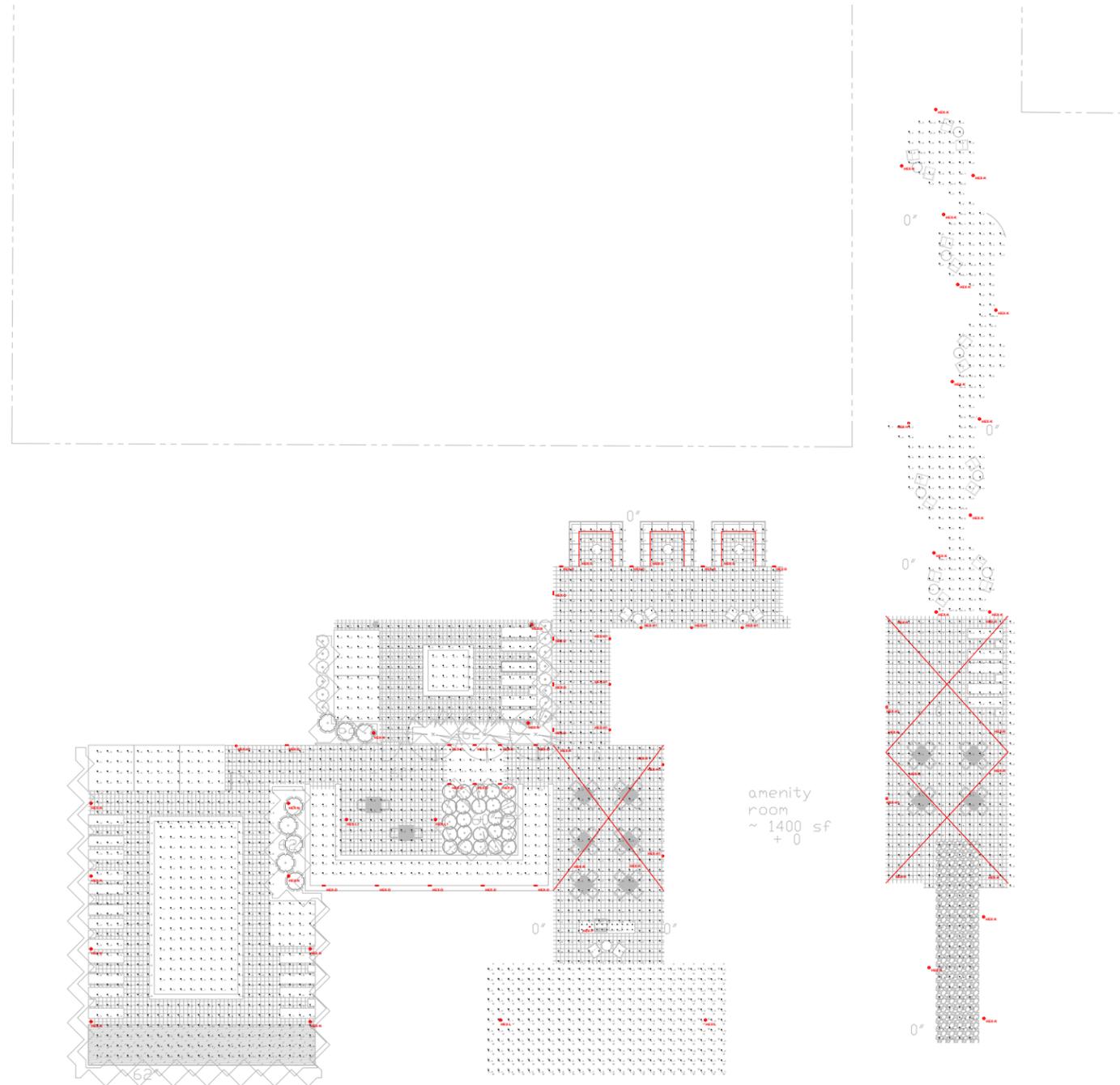
90% LUMEN MAINTENANCE

CALCULATION DISCLAIMER:

ILLUMINANCE CALCULATIONS ARE INTENDED TO SERVE AS A VERIFICATION TOOL FOR LIGHTING DESIGN, NOT AS A GUARANTEE OF SPECIFIC ILLUMINANCE LEVELS. ALL CALCULATIONS PERFORMED BY HARTRANFT LIGHTING DESIGN, LLC ARE BASED ON STANDARDS AND METHODS APPROVED BY THE IESNA, AND PHOTOMETRY MADE AVAILABLE BY LIGHTING FIXTURE MANUFACTURERS. WHILE ALL NECESSARY STEPS HAVE BEEN TAKEN TO INSURE THE ACCURACY OF THE CALCULATIONS, ALL RESULTS ARE DIRECTLY DEPENDENT ON THE IES FORMAT PHOTOMETRIC FILE USED AS INPUT AND THE POINT-BY-POINT CAULCULATION METHOD USED BY THE SOFTWARE. COMPUTED RESULTS CAN VARY SIGNIFICANTLY (+/-20%) FROM ACTUAL LEVELS AS A RESULT OF FIELD CONDITIONS SUCH AS FINISHES AND ENVIRONMENTAL FACTORS THAT MAY AFFECT THE LIGHTING AS WELL AS HE ACCURACY OF DATA INCLUDED IN THE INPUT FILE. HARTRANFT LIGHTING DESIGN, LLC SHALL NOT BEAR RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN CALCULATED LEVELS AND THOSE ULTIMATELY REALIZED UNDER FIELD CONDITIONS.







Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
☐	14	HEX-D	S6240W	S6240W_14	0.900	422	13.5
☐	11	HEX-H1	SN825-L1L5	SN825-L1L5	0.900	555	12.2
○	15	HEX-K	LN601B-L10-R30	LN601B-L10-R30	0.900	1120	11
○	2	HEX-L	LC0123WCC010LD7T540K-IES	LC0123C010LD7T540K	0.900	955	10
○	14	HEX-N	EQ111E039LDT430K	EQ111E039LDT430K	0.900	4261	39
—	143	HEX-R	HEX-R_7828-LSL2-B-12-S-30-C	LSL2-B-12-S-30-C	0.900	5	0.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Counter_1_Top_1	Illuminance	Fc	0.54	0.6	0.5	1.08	1.20
Dining and Grills	Illuminance	Fc	2.23	23.8	0.6	3.72	39.67
Dining East	Illuminance	Fc	2.23	218.2	0.0	N.A.	N.A.
Hot Tub Deck	Illuminance	Fc	5.85	7.0	2.9	2.02	2.41
Hot Tub Surface	Illuminance	Fc	6.44	6.6	6.3	1.02	1.05
Landing_1_Planar	Illuminance	Fc	5.43	13.3	2.1	2.59	6.33
Landing_2_Planar	Illuminance	Fc	3.47	9.1	1.1	3.15	8.27
Landing_3_Planar	Illuminance	Fc	4.85	5.9	3.2	1.52	1.84
Lounge West	Illuminance	Fc	6.49	159.9	0.2	32.45	799.50
Pool Deck	Illuminance	Fc	6.98	65.0	3.0	2.33	21.67
Pool Surface	Illuminance	Fc	6.18	7.7	4.7	1.31	1.64
Raised Eating Area	Illuminance	Fc	4.36	22.6	1.1	3.96	20.55
Ramp_1_Planar	Illuminance	Fc	1.42	2.7	0.5	2.84	5.40
Ramp_2_Planar	Illuminance	Fc	4.13	15.7	0.7	5.90	22.43
Ramp_3_Planar	Illuminance	Fc	3.33	13.9	0.9	3.70	15.44
Ramp_4_Planar	Illuminance	Fc	4.71	5.8	3.4	1.39	1.71
Seating East	Illuminance	Fc	11.92	222.5	0.1	119.20	2225
Stairs	Illuminance	Fc	11.64	91.8	2.1	5.54	43.71
Turf	Illuminance	Fc	3.13	6.0	1.1	2.85	5.45

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GENERAL CALCULATION NOTES:

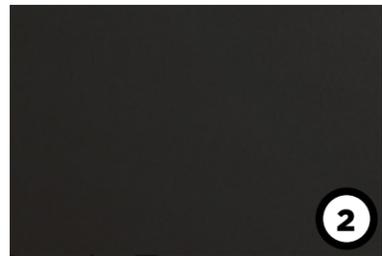
AVERAGE REFLECTANCES = 50% GROUND AND 50% WALLS

PROPERTY LINE ILLUMINANCE MEASURED AT 4'0 ABOVE GRADE
ALL OTHER CALCULATIONS TAKEN AT GROUND

90% LUMEN MAINTENANCE

CALCULATION DISCLAIMER:

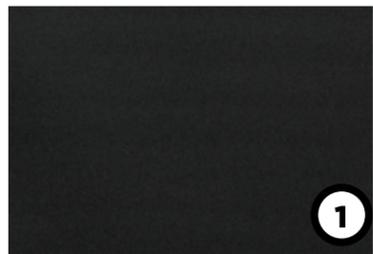
ILLUMINANCE CALCULATIONS ARE INTENDED TO SERVE AS A VERIFICATION TOOL FOR LIGHTING DESIGN, NOT AS A GUARANTEE OF SPECIFIC ILLUMINANCE LEVELS. ALL CALCULATIONS PERFORMED BY HARTRANFT LIGHTING DESIGN, LLC ARE BASED ON STANDARDS AND METHODS APPROVED BY THE IESNA, AND PHOTOMETRY MADE AVAILABLE BY LIGHTING FIXTURE MANUFACTURERS. WHILE ALL NECESSARY STEPS HAVE BEEN TAKEN TO INSURE THE ACCURACY OF THE CALCULATIONS, ALL RESULTS ARE DIRECTLY DEPENDENT ON THE IES FORMAT PHOTOMETRIC FILE USED AS INPUT AND THE POINT-BY-POINT CAULCULATION METHOD USED BY THE SOFTWARE. COMPUTED RESULTS CAN VARY SIGNIFICANTLY (+/-20%) FROM ACTUAL LEVELS AS A RESULT OF FIELD CONDITIONS SUCH AS FINISHES AND ENVIRONMENTAL FACTORS THAT MAY AFFECT THE LIGHTING AS WELL AS HE ACCURACY OF DATA INCLUDED IN THE INPUT FILE. HARTRANFT LIGHTING DESIGN, LLC SHALL NOT BEAR RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN CALCULATED LEVELS AND THOSE ULTIMATELY REALIZED UNDER FIELD CONDITIONS.



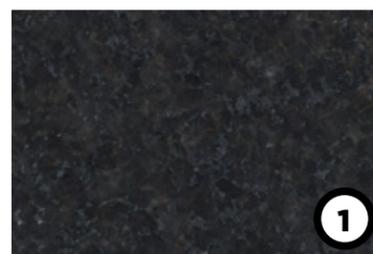
2
POLYMER WINDOW SYSTEM
COLOR, BLACK



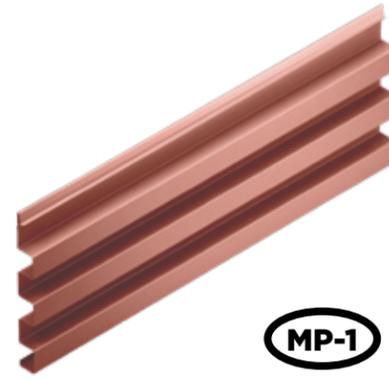
GLAZING UNITS
LOW IRON CLEAR



1
STOREFRONT SYSTEM
COLOR, BLACK



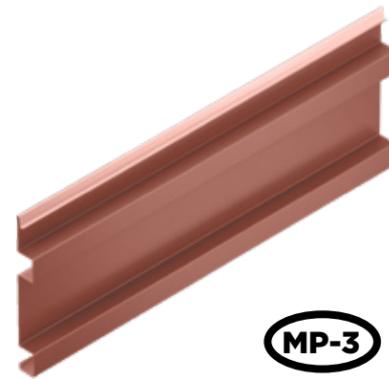
1
GRANITE
COLOR, BLACK



MP-1
METAL PANEL
BOXED RIBBED
COLOR, FIRED BRICK



MP-2
METAL PANEL
FLAT
COLOR, FIRED BRICK



MP-3
METAL PANEL
BOXED RIBBED
COLOR, FIRED BRICK



MP-4
METAL PANEL
FLAT
COLOR, ARCTIC WHITE



MP-5
METAL PANEL
BOXED RIBBED
COLOR, MIDNIGHT BRONZE



MP-6
METAL PANEL
FLAT
COLOR, MIDNIGHT BRONZE



BR-1
BRICK
COLOR, ASH, PLATINUM



BR-2
BRICK
COLOR, CEDAR, COPPERTONE



BR-3
BRICK
COLOR, MOUNTAIN RED



BR-4
BRICK
COLOR, BLACK OPAL



PREVIOUS



CURRENT



PREVIOUS



CURRENT



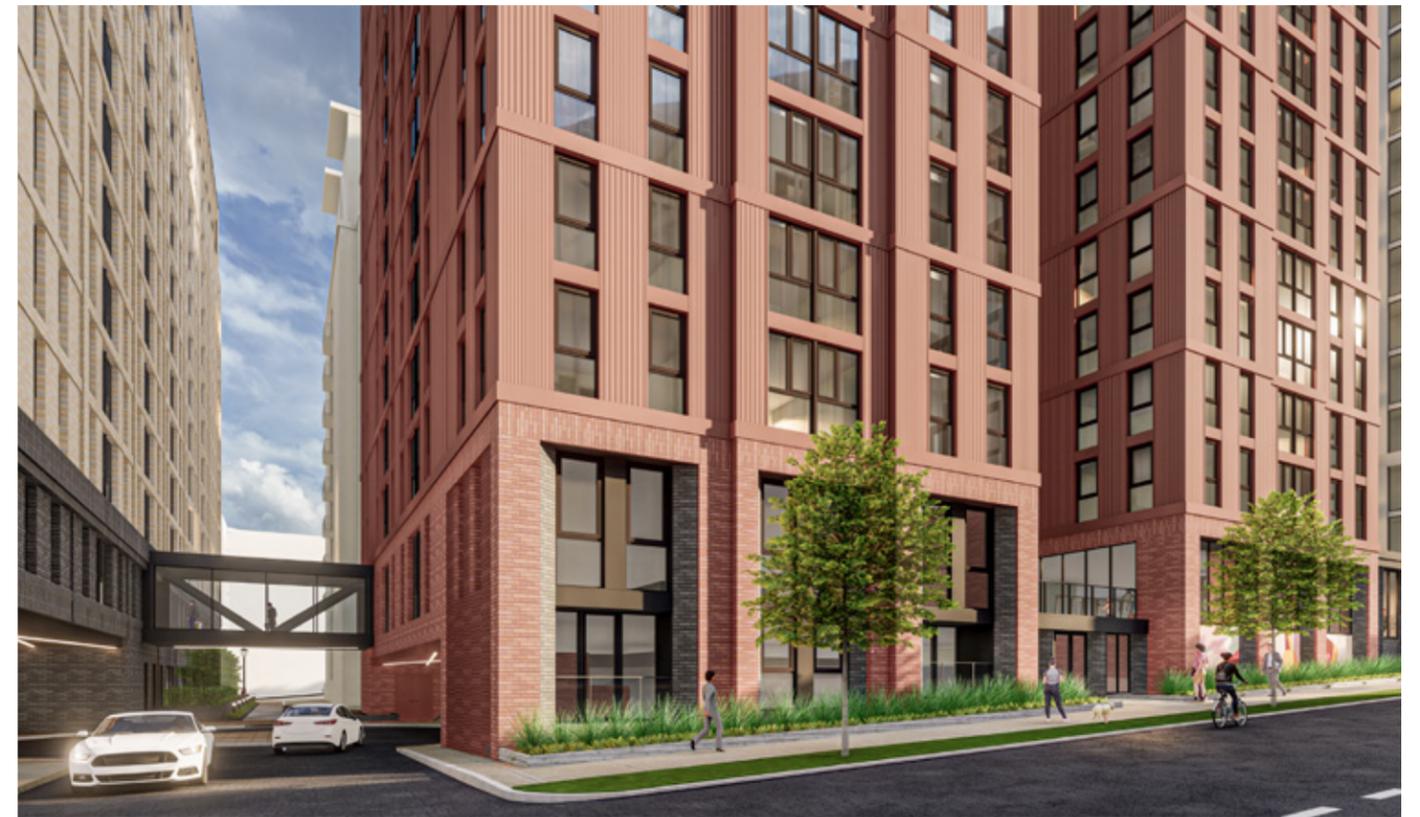
PREVIOUS



CURRENT



PREVIOUS



CURRENT



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PREVIOUS



CURRENT

SN612

Custom Build

FULL NAME:	COMPANY:
EMAIL:	PROJECT:

SN612 - 12" STEP NECK ANGLE

Reflector: Spun from heavy gauge aluminum with an rolled in bead.

Dimensions: Diameter: 12" Height: 14¼"

Max Wattage: 200W Open fixture. Optional enclosures may reduce max wattage.

Mounting: Top Mounting with 3/4 NPT. For outdoor use, Teflon tape should be used around threads.

Finish: Powder Coat Finish for Outdoor use.

Certification: Built to UL 1598 and UL Certified for Damp and Wet Locations.



FIXTURE EXTERIOR

G0 (Black)



FIXTURE INTERIOR

G1 (White)

LVFV1-1500-XXK - LVFV1 - 1500LM, 12W

LED: Bridgelux Vero SE 18 Series

Lumen: 1500(12W)

Kelvin: 27, 30, 35, 40, 50K Standard

CRI: 90CRI

Driver: AC Electronics, 120/277V, 0-10V Dimming down to 5%

Dimming: 0-10V, 5%

Voltage: 120 - 277VAC

Install: Driver goes inside jbox

Certification: cULus - Fixture manufactured to UL Standards 1598 & 8750

0-10v dimming must be specified in part number and on PO



KELVIN

27K (27K)

DIMMING

0-10V (0-10V Dimming)

41S - 41S - SHORT CLEAR

For use with Integral LEDs or short lamps.



GN10U - GOOSENECK - STYLE U - 10IN



MOUNTING 1 FINISH
G0 (Black)



HMTG - HMTG



MOUNTING 2 FINISH
G0 (Black)



PART NUMBER: SN612-EG0-IG1 / LVFV1-1500-27K-0-10V / 41S / GN10U-G0 / HMTG-G0

