



Tuesday, September 19, 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 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 453 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.

### 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	431 West Gorham Street
408 West Johnson Street	430 West Johnson Street
412 West Johnson Street	Johnson Associates LLP
414 West Johnson Street	Attn: Forward Management
JDM Properties	826 North Star Drive
101 North Mills Street	Madison, WI 53718
Madison, WI 53715	
308 North Broom Street	416 West Johnson Street
312 North Broom Street	422 West Johnson Street
314 North Broom Street	Mullins Apartments LLC
318 North Broom Street	401 North Carroll Street
407 West Gorham Street	Madison, WI 53703
Madfish on Broom	
Attn: Madison Property Management	
1202 Regent Street	
Madison, WI 53715	

## 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	
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: 1.62 acre (70,659 sq. ft.)

Rezoning Acreage: .80 acre (34,848 sq. ft.)

Existing Units: 160 units

Existing Bedrooms: 257 bedrooms

## **Project Requests:**

### Zoning/Conditional Use Request

The project seeks to rezone the existing 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

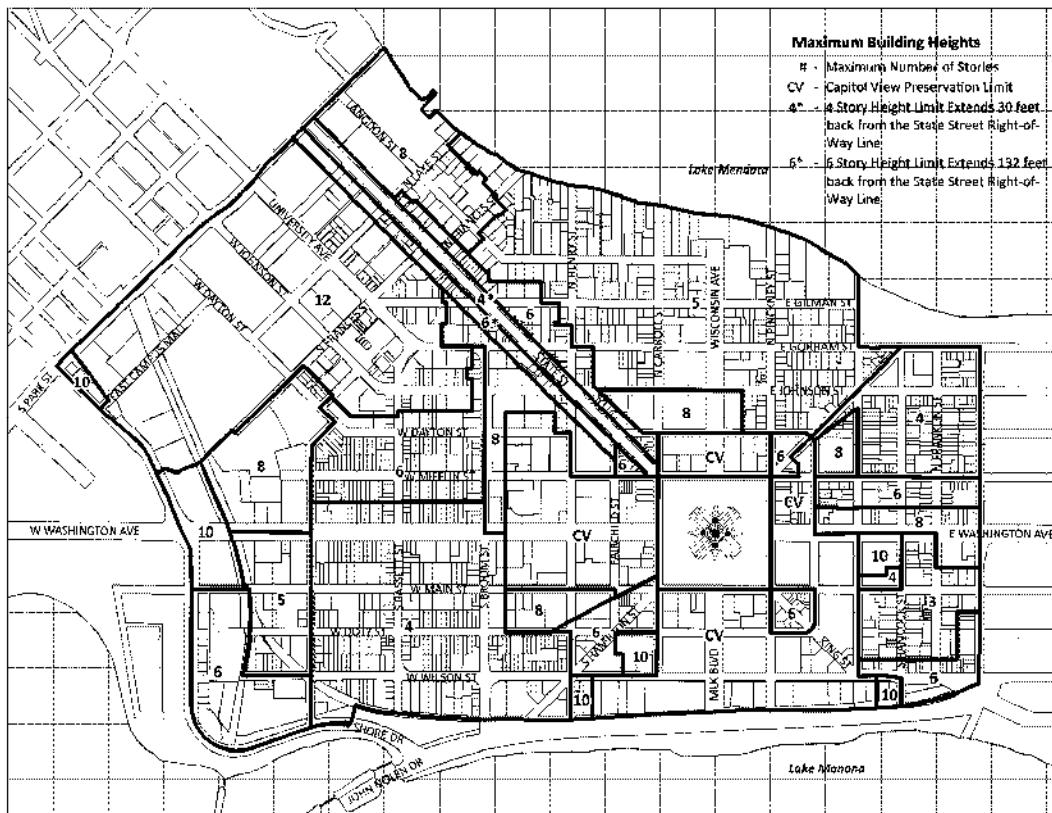
The project seeks to clarify the downtown plan and zoning code maximum building height maps by aligning the height map recommendations. Both plans show 12 story heights for the majority of the site with 6 stories along Broom Street. The Downtown Plan Maximum Building Height Map shows a straight line 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 232 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	453 units
1 bedroom	56
2 bedroom	140
3 bedroom	15
4 bedroom	97
5 bedroom	104
Studio	35
Townhomes	6
 Total number of beds	 1,671
 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:	168
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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
<b>EV Parking Stalls:</b>	
EV Installed	3
EV Ready	127
<b>Bike Parking:</b>	
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.

2026 Occupancy

## **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 16.56 feet along said southeasterly right-of-way line and the arc of a curve to the right having a radius of 90.00 feet and a chord bearing N56°08'08"E, 16.54 feet to the northeasterly line of said Lot 8, Block 40; thence S43°43'50"E, along said northeasterly line, 59.01 feet to the southerly line of the northwesterly half of said Lot 9, Block 40; thence N46°32'49"E, along said southerly line, 62.17 feet to the southwesterly right-of-way line of North Broom Street and a point of curvature; thence 28.88 feet along said southwesterly right-of-way line and the arc of a curve to the right having a radius of 90.00 feet and a chord bearing S52°22'13"E, 28.76 feet; thence S43°41'10"E, along said southwesterly right-of-way line, 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 70,659 square feet or 1.622 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.

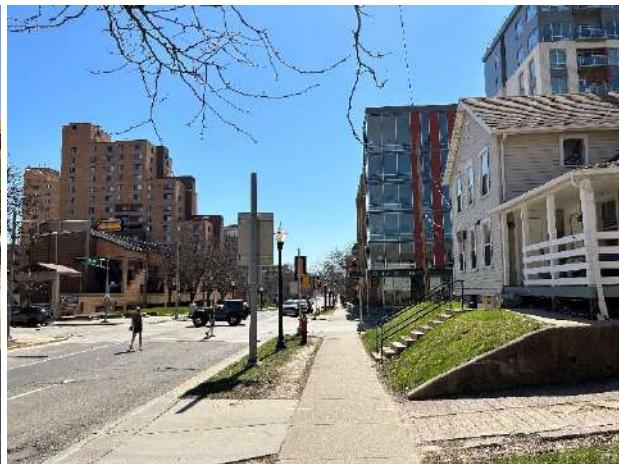
## **Exhibit C: Existing Building photos**

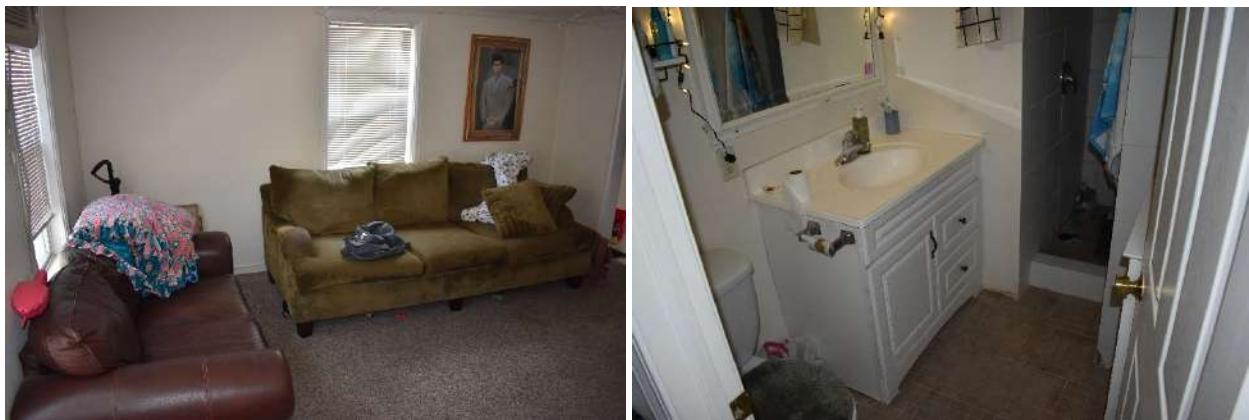
304 North Broom Street

## 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

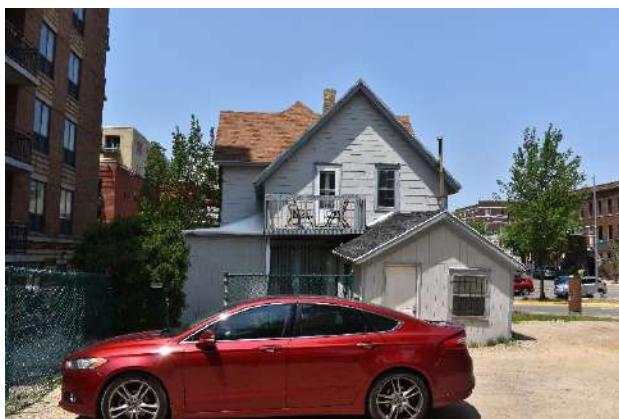






407 West Gorham

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



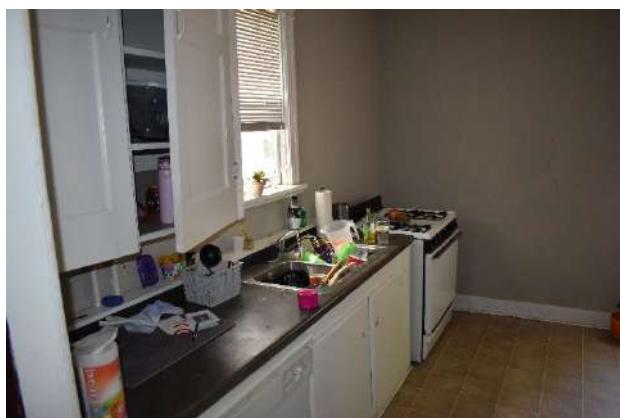


414 West Johnson

Student Housing 2 unit multi-family

Date of Construction: 1899

Request: Functional Obsolescence



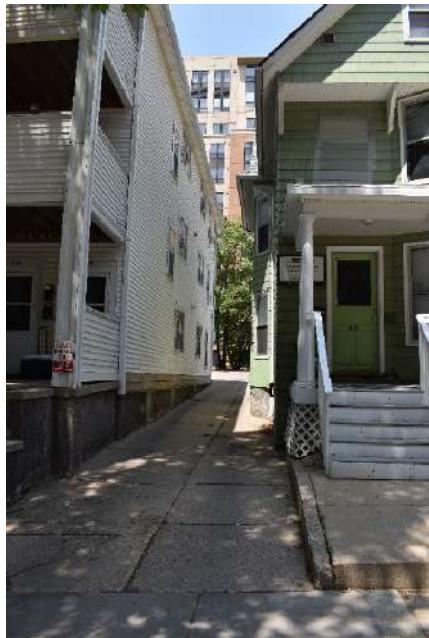


416 West Johnson

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  
OCTOBER 4 2023

**CORE**  
MADISON BROOM, LLC

VANDEWALLE &  
ASSOCIATES INC. 

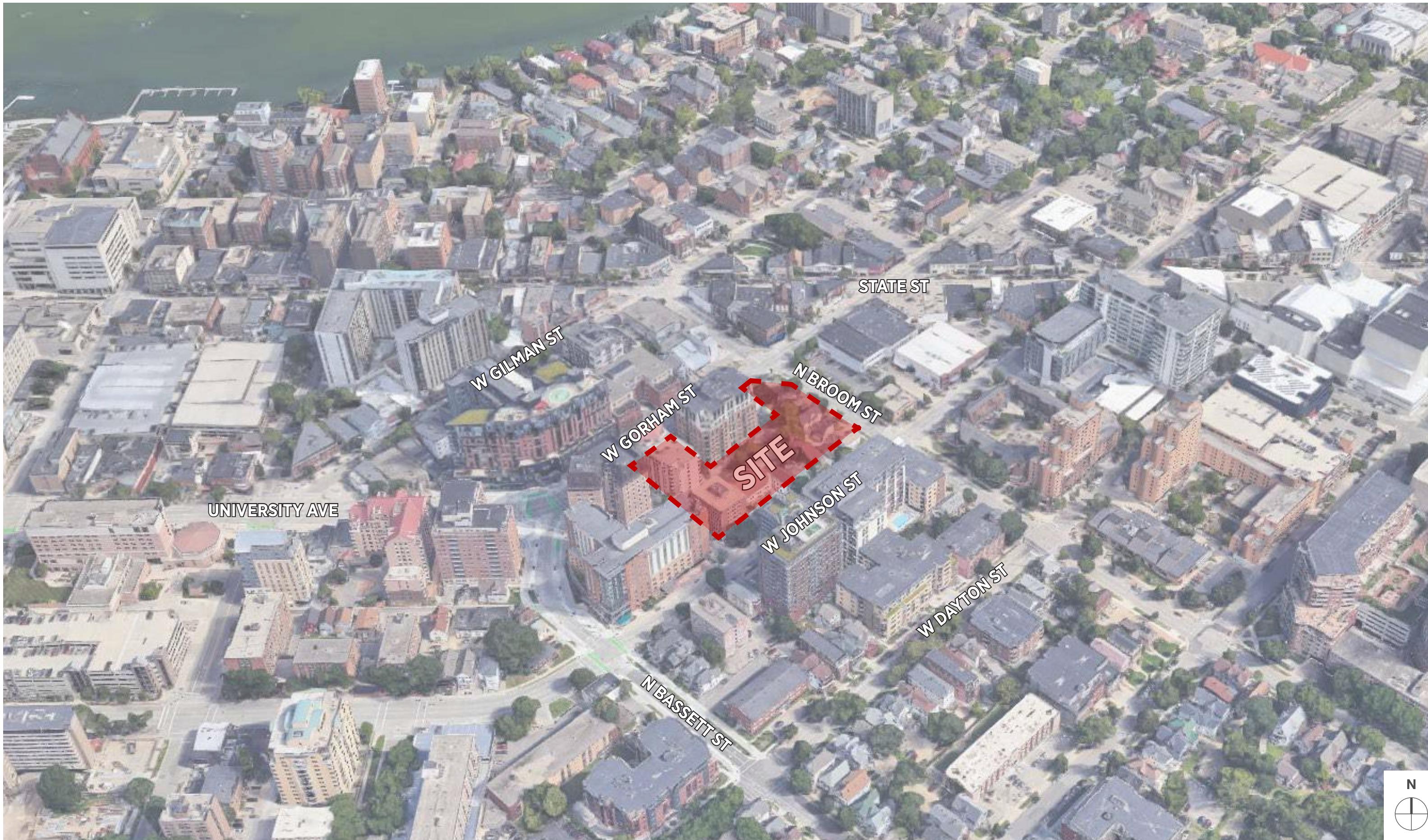


vierbicher  
planners | engineers | advisors 

 Hartranft Lighting Design

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

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**MADISON - JOHNSON & BROOM**

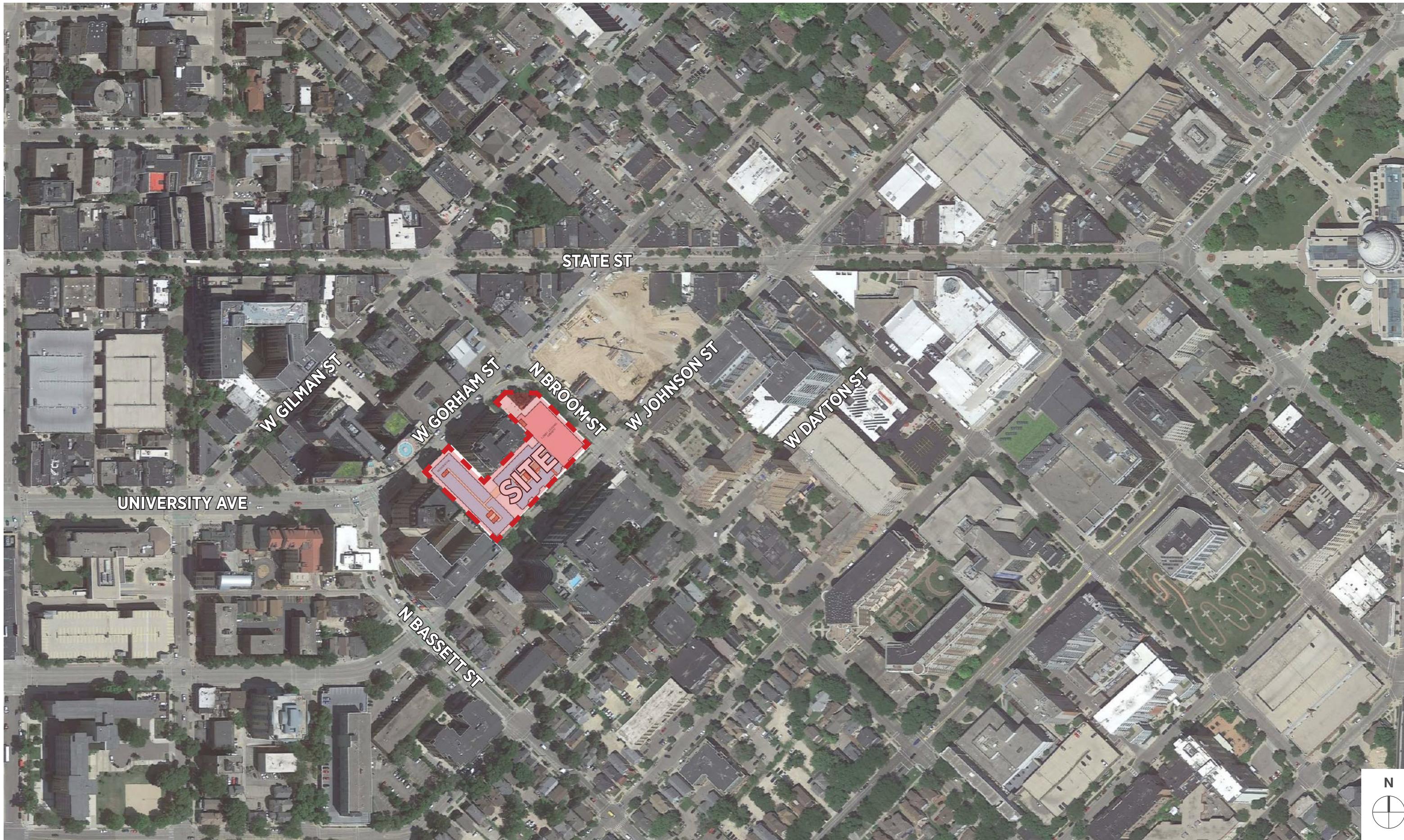
ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL SUBMITTAL

**AERIAL PERSPECTIVE LOCATION MAP**

MADISON, WISCONSIN • OCTOBER 04, 2023





**MADISON - JOHNSON & BROOM**

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

UDC FORMAL SUBMITTAL

**LOCATION MAP**

MADISON, WISCONSIN • OCTOBER 04, 2023

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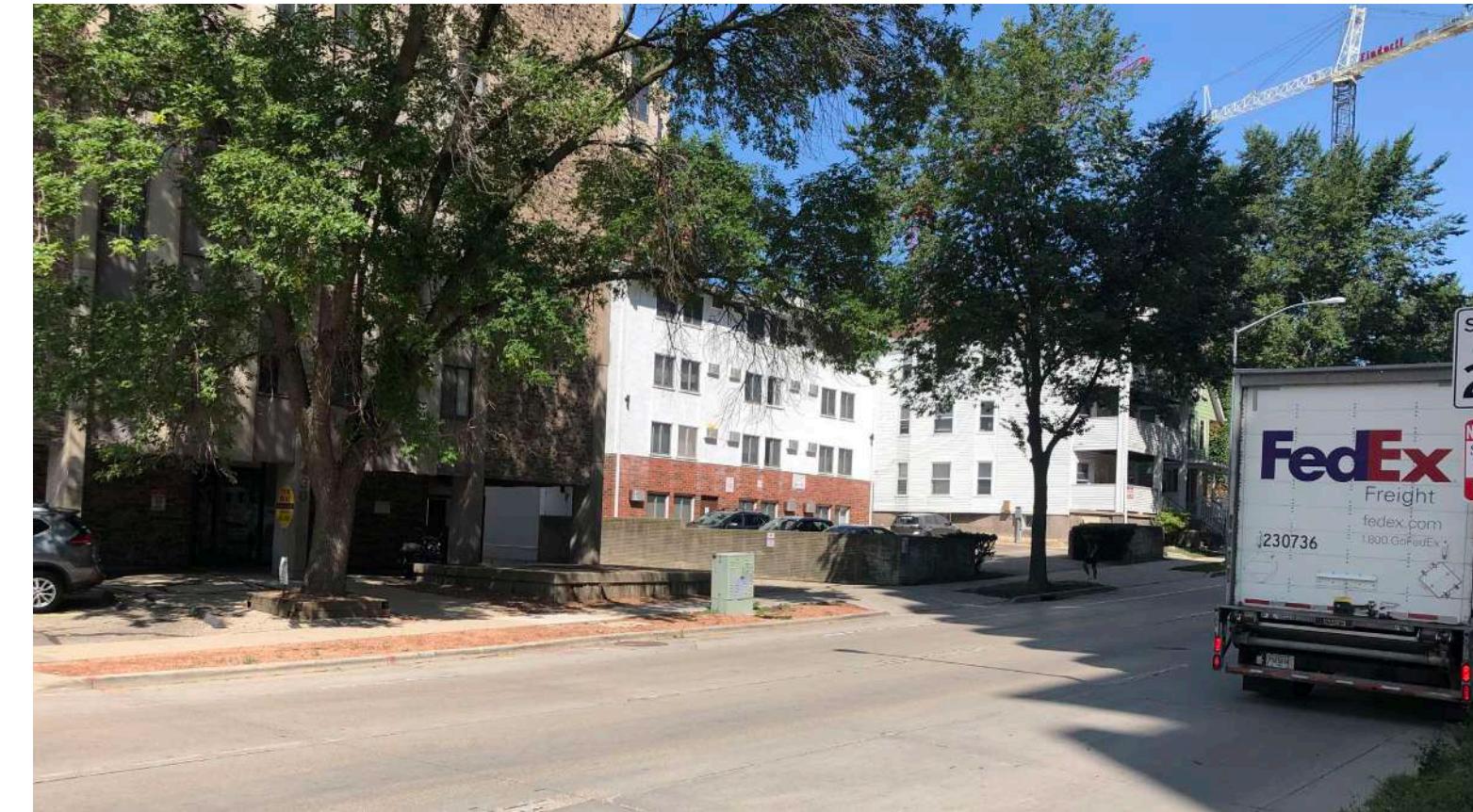
LOOKING NORTH AT W. JOHNSON ST. & N. BROOM ST.



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.



**MADISON - JOHNSON & BROOM**

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

UDC FORMAL SUBMITTAL

**SITE CONTEXT IMAGES**

MADISON, WISCONSIN • OCTOBER 04, 2023



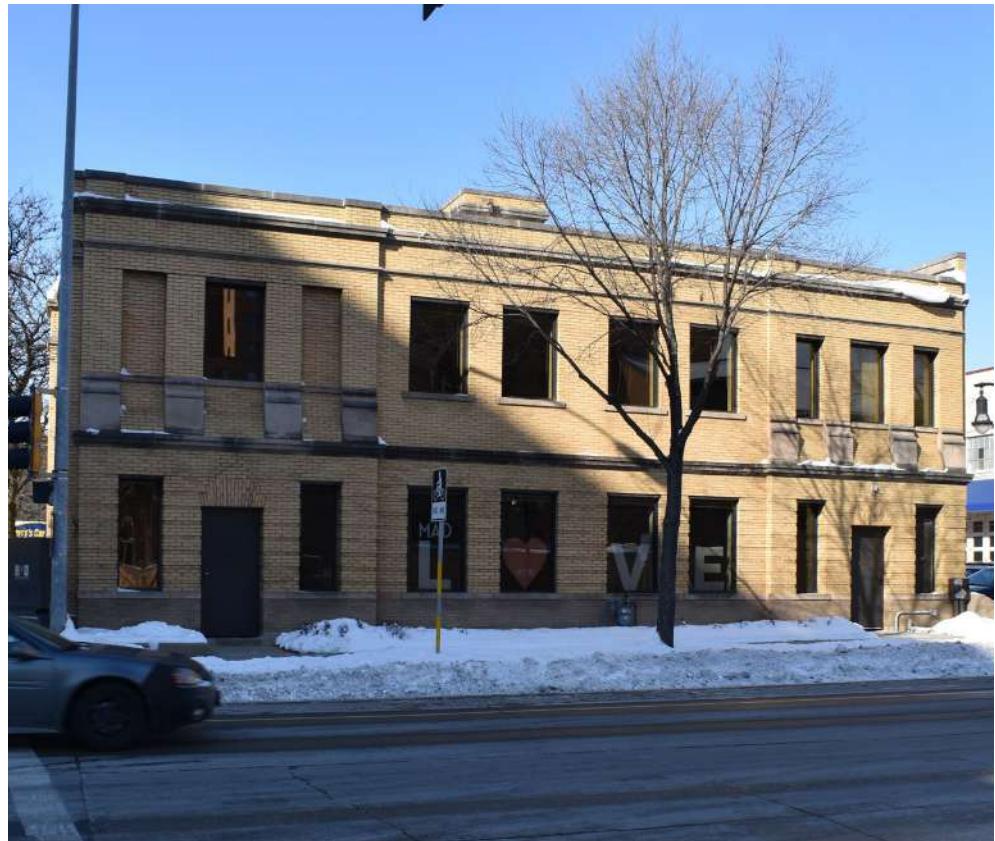
THE DOMAIN



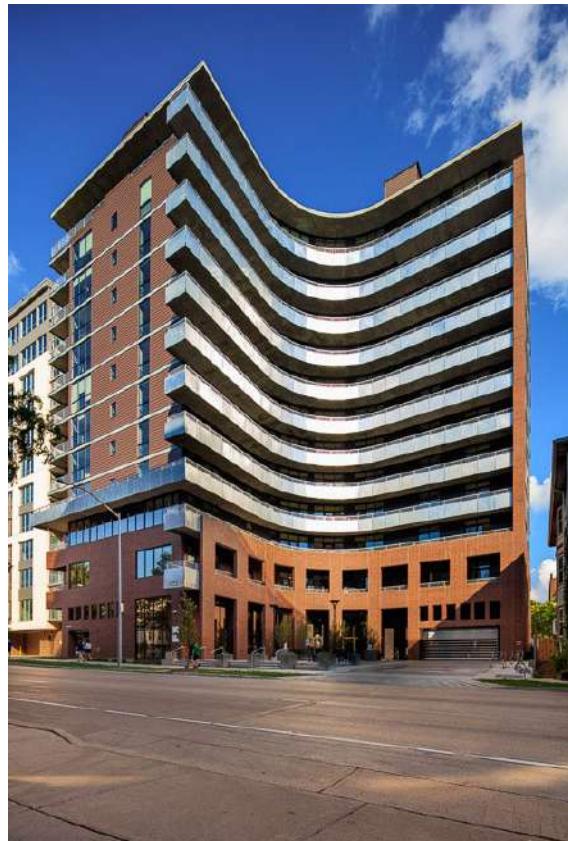
ABERDEEN



326 W GORHAM STREET



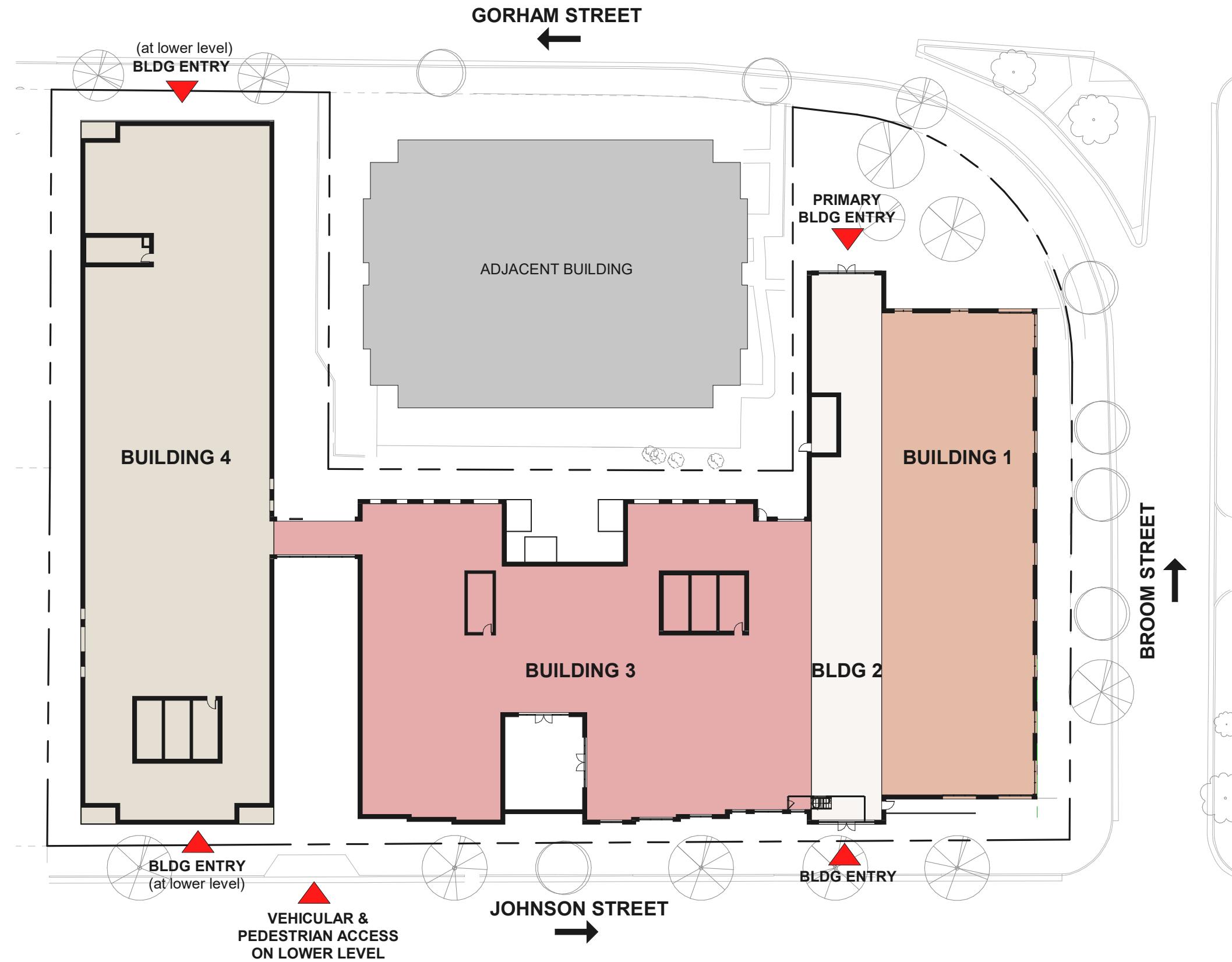
301 W JOHNSON STREET

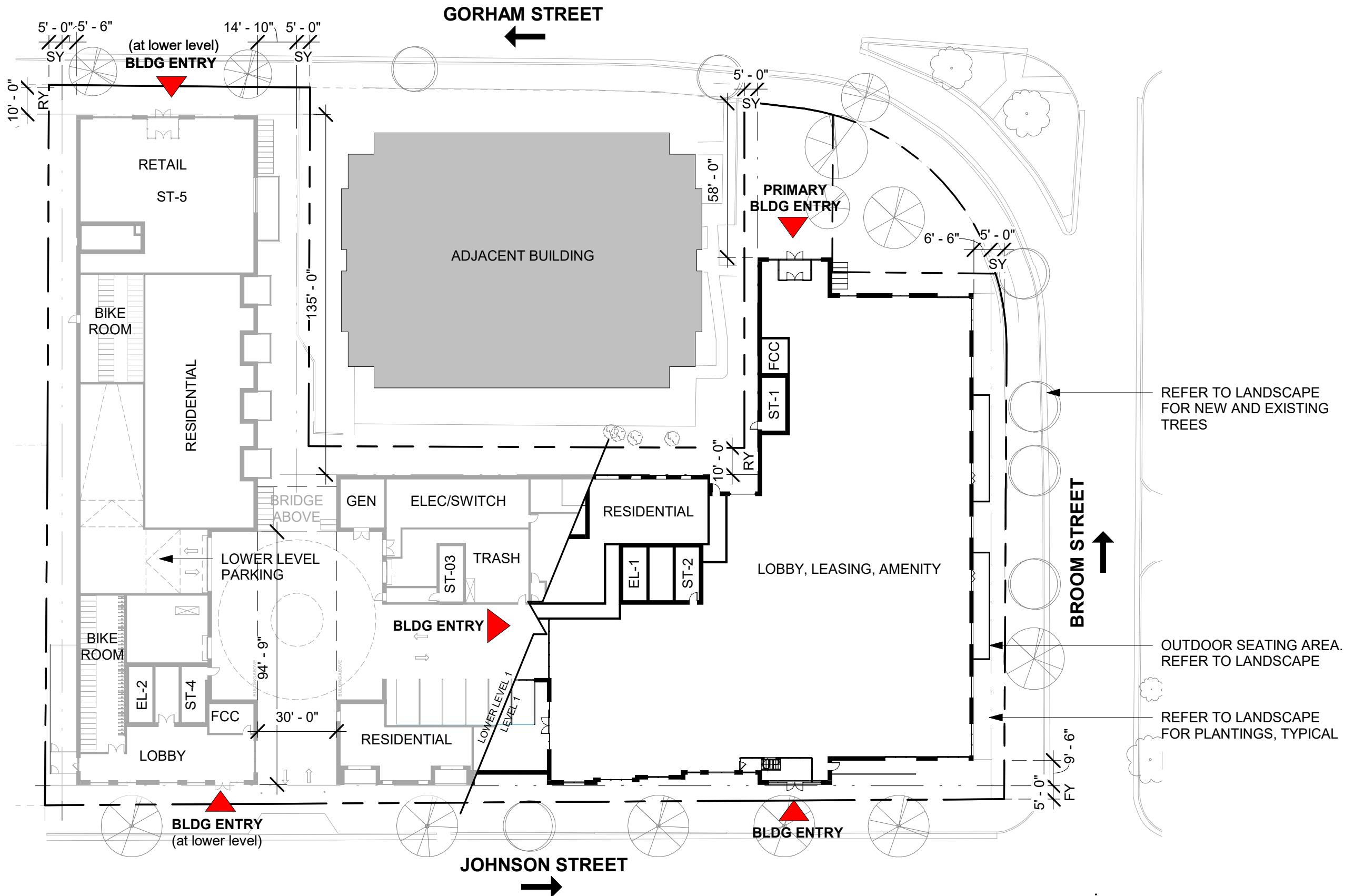


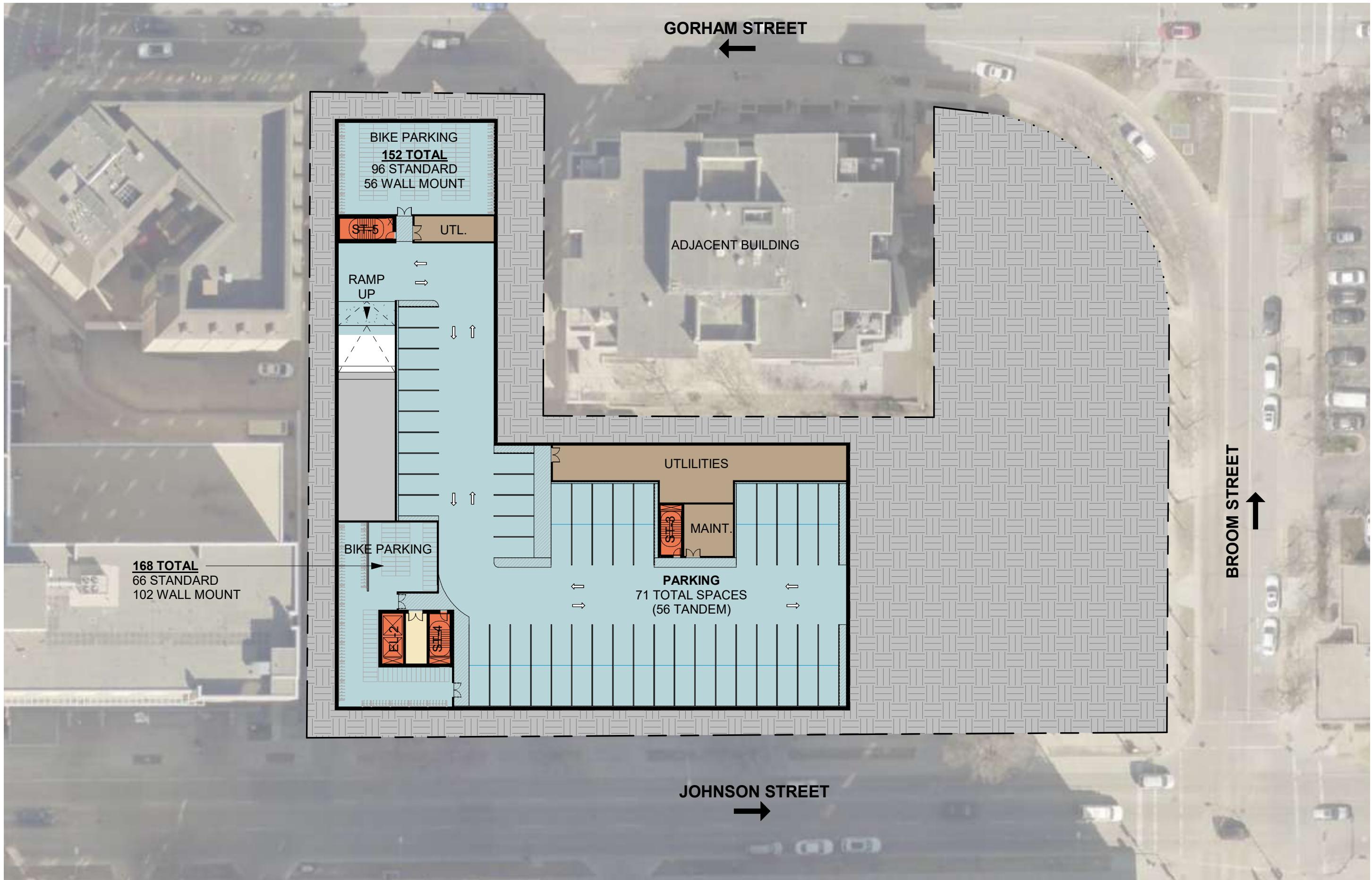
THE LUX



EQUINOX







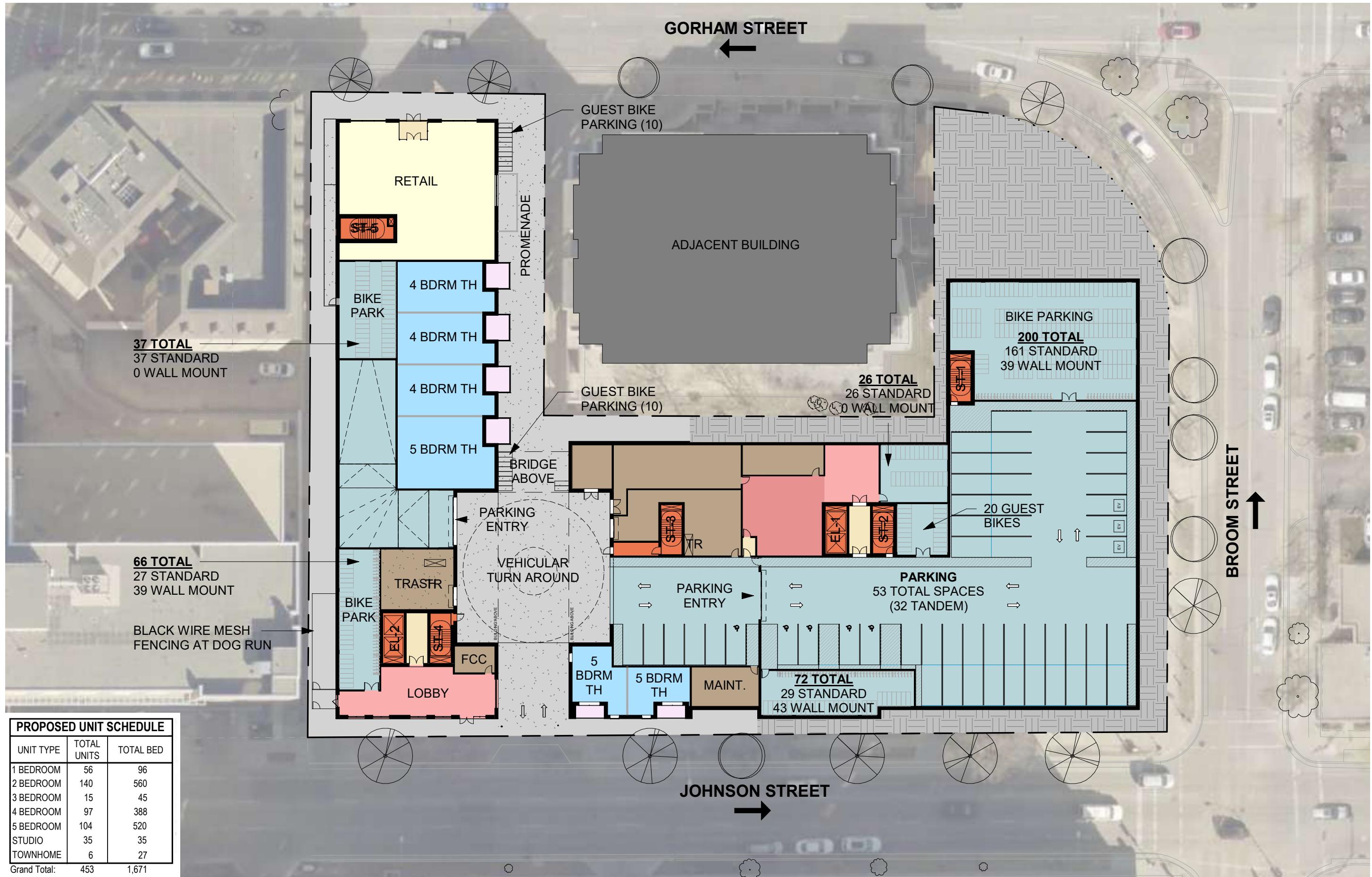
**MADISON - JOHNSON & BROOM**

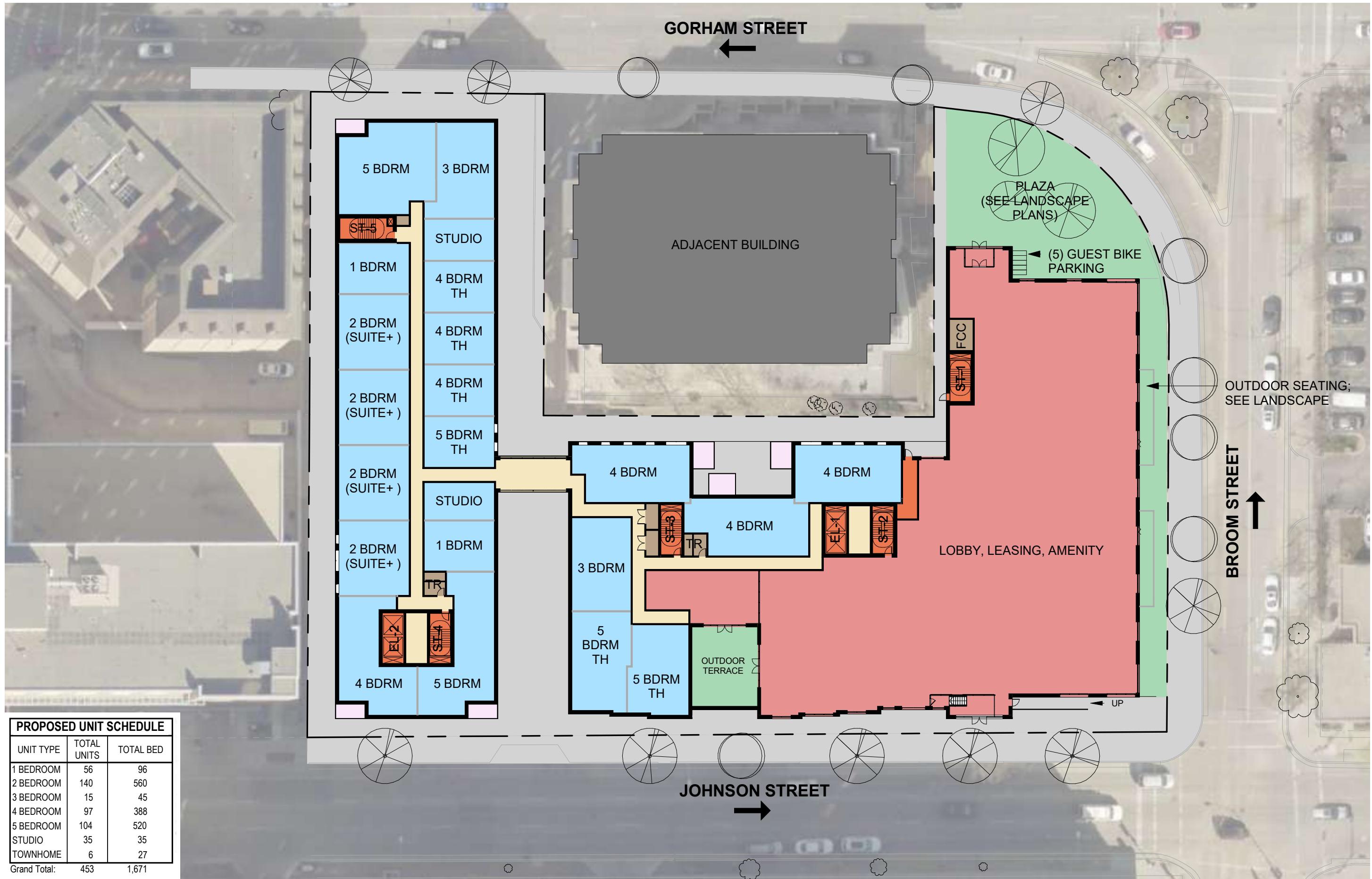
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UDC FORMAL SUBMITTAL

**LOWER LEVEL 2 FLOOR PLAN**

MADISON, WISCONSIN • OCTOBER 04, 2023











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**RESIDENTIAL FLOOR PLAN: LEVEL 9**

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**TYPICAL RESIDENTIAL FLOOR PLAN: LEVELS 10-14**

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**CONCEPTUAL PERSPECTIVE RENDERING**

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**CONCEPTUAL PERSPECTIVE RENDERING**

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**3D MASSING VIEW W JOHNSON ST**

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**3D MASSING VIEW** CORNER OF W JOHNSON ST & N BROOM ST

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**3D MASSING VIEW** CORNER OF W GORHAM ST & N BROOM ST

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**PERSPECTIVE RENDERING W GORHAM ST LOOKING SE**

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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



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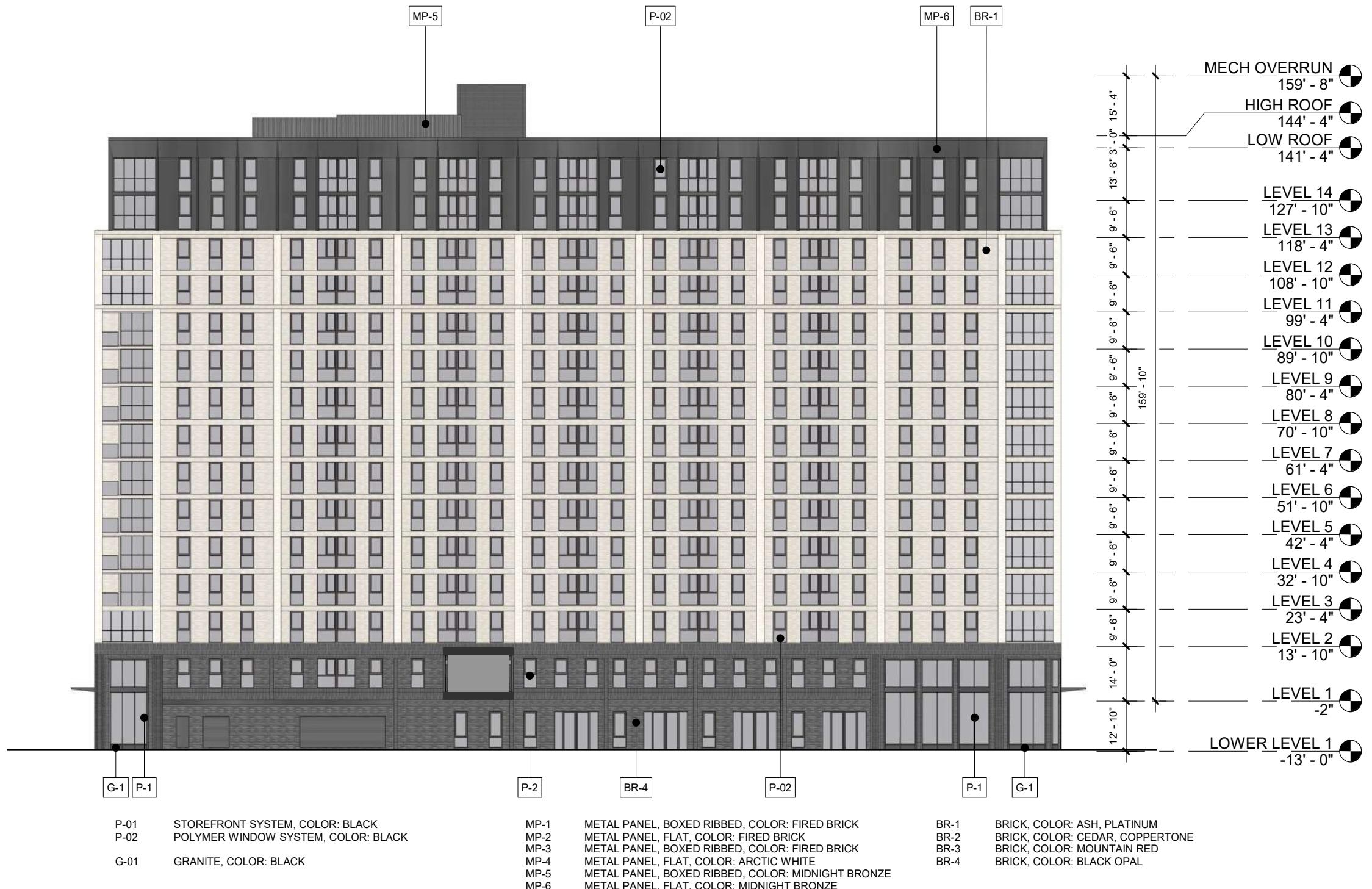
P-01 STOREFRONT SYSTEM, COLOR: BLACK  
 P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK  
 G-01 GRANITE, COLOR: BLACK

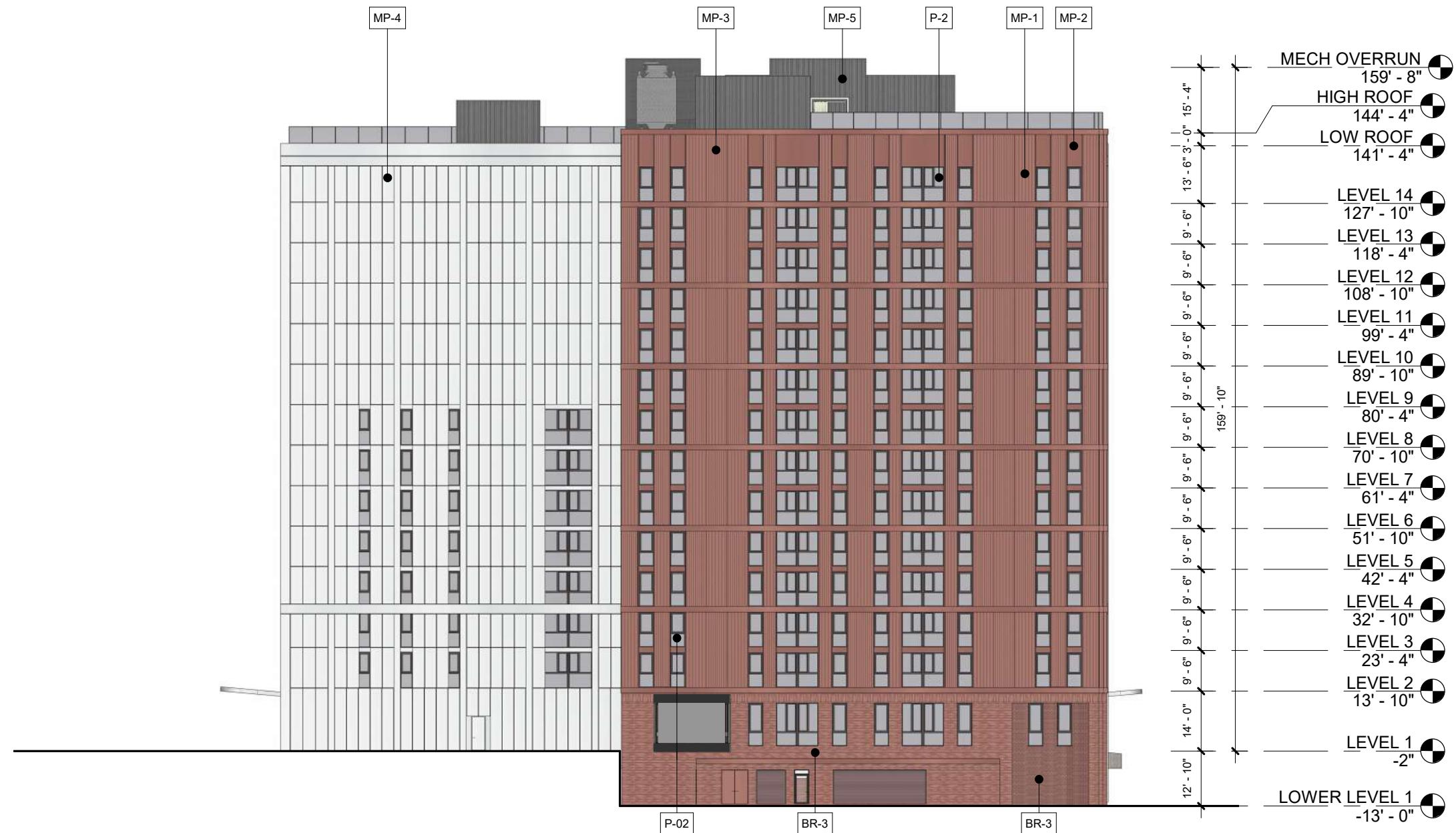
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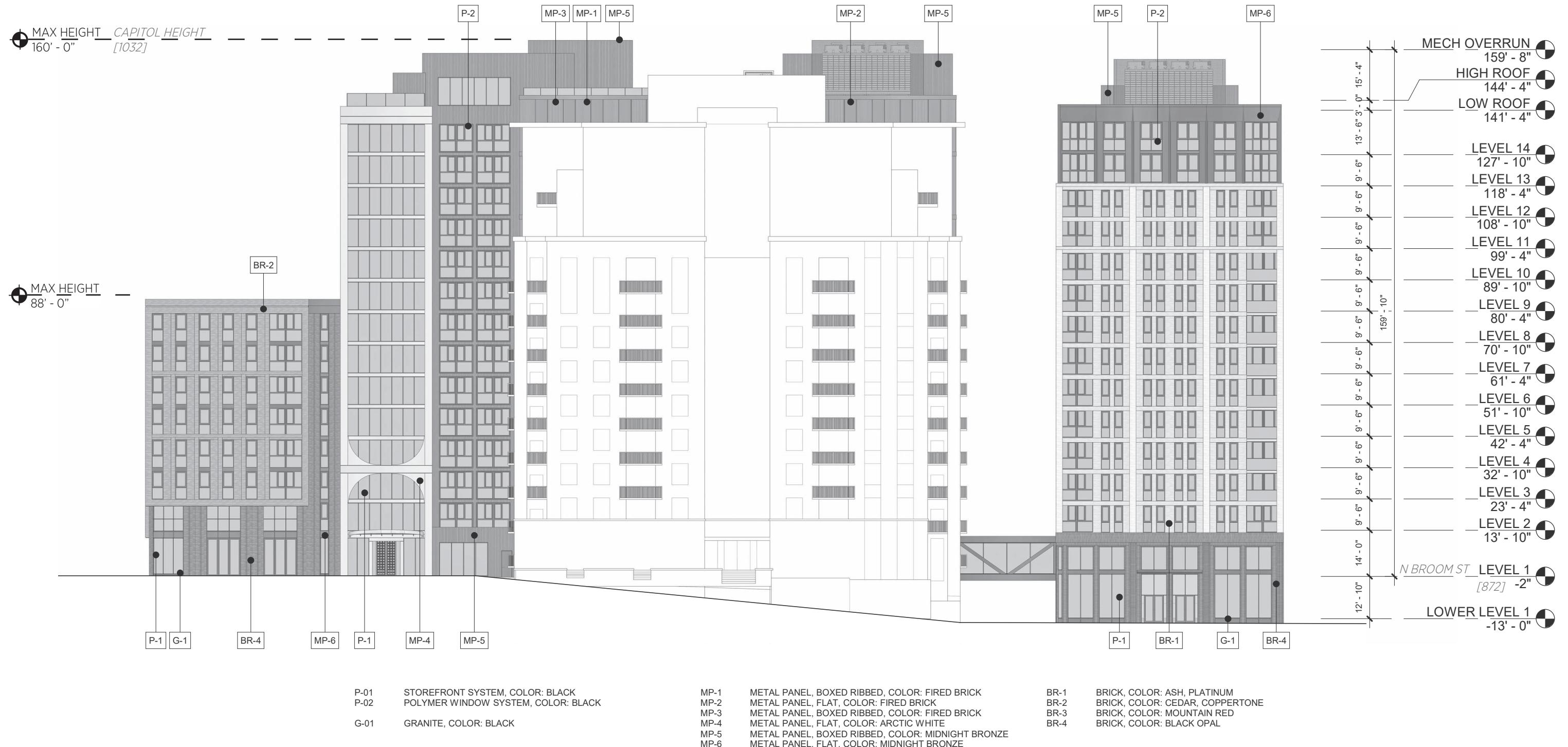
BR-1 BRICK, COLOR: ASH, PLATINUM  
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 BR-4 BRICK, COLOR: BLACK OPAL



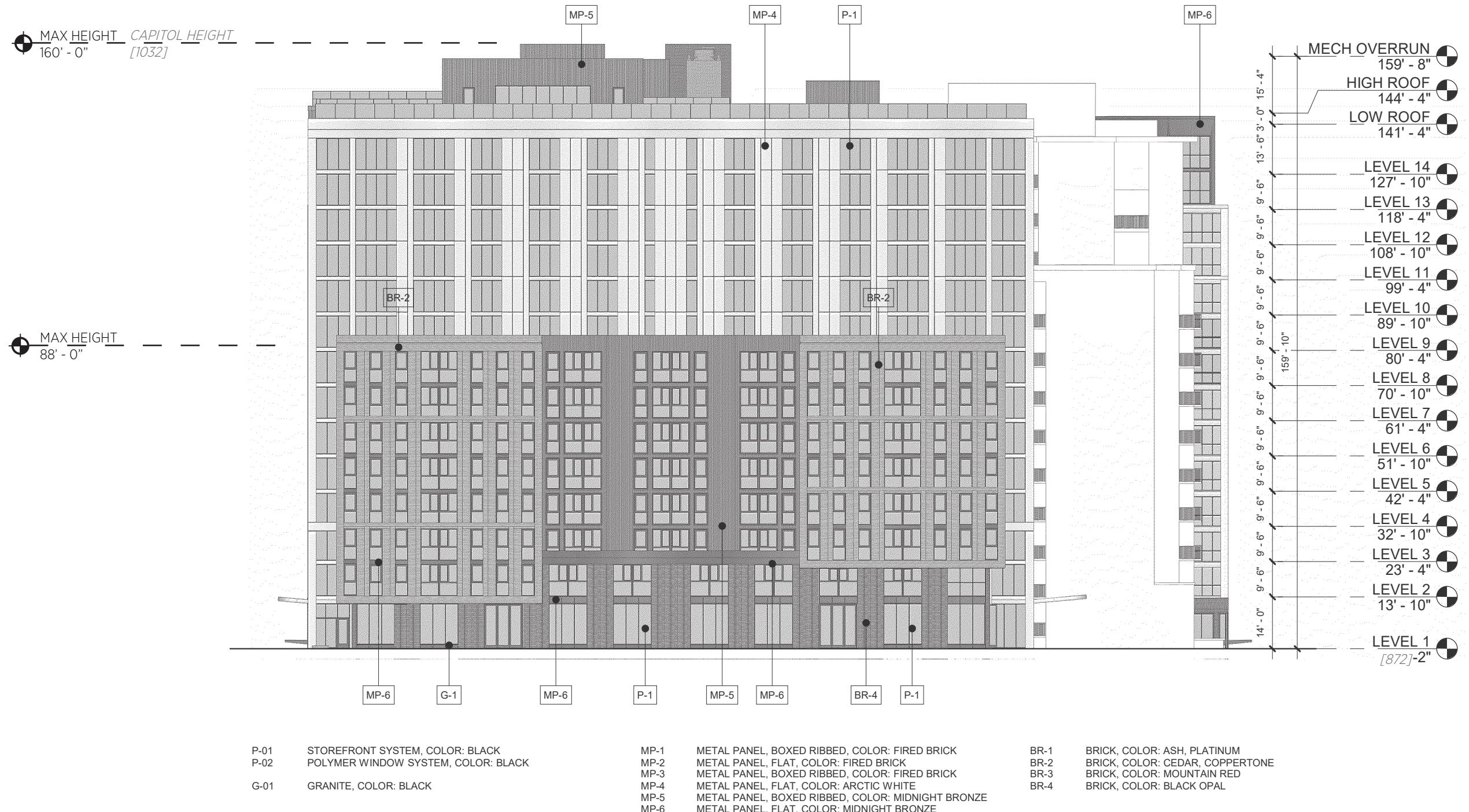




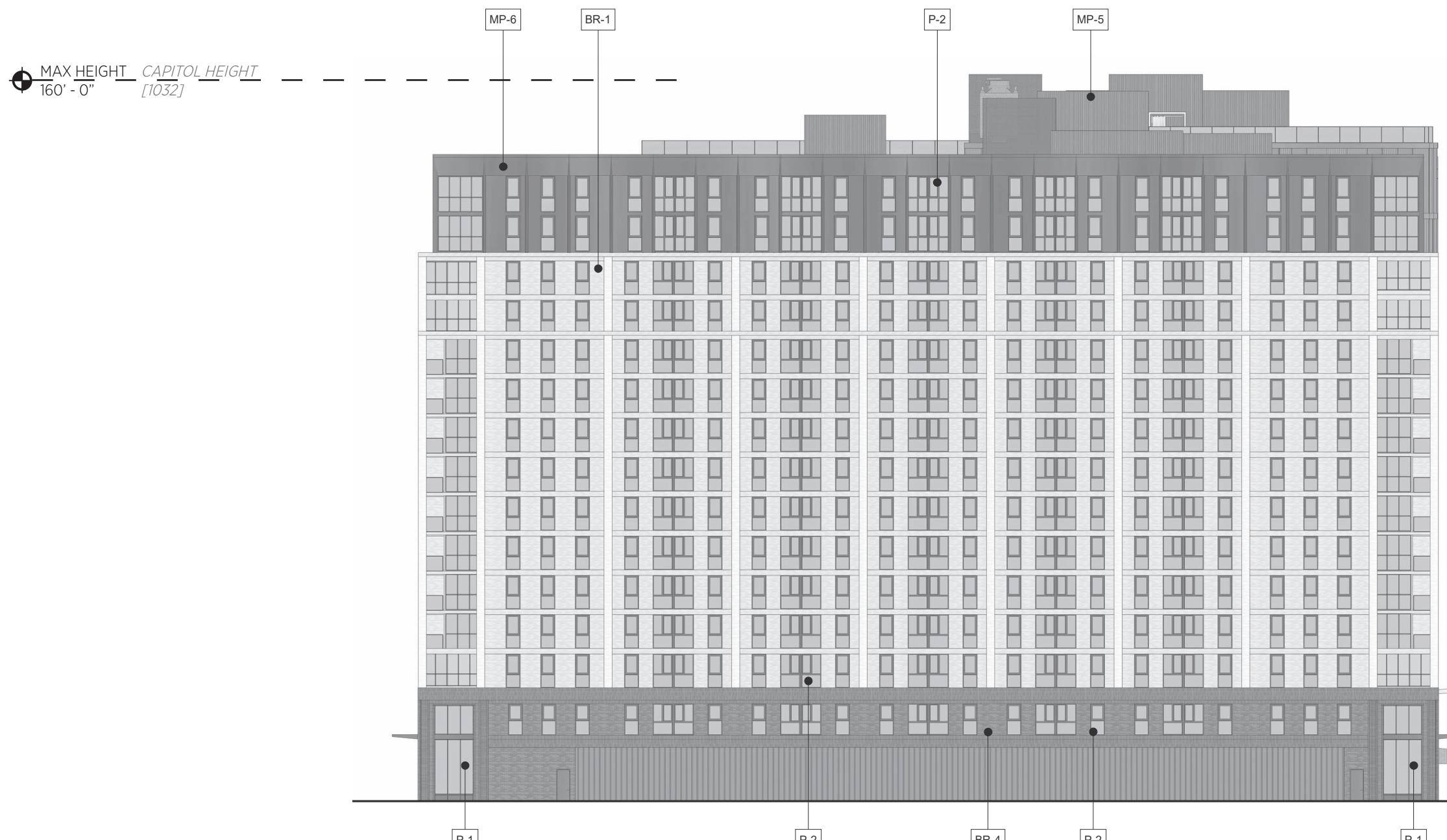








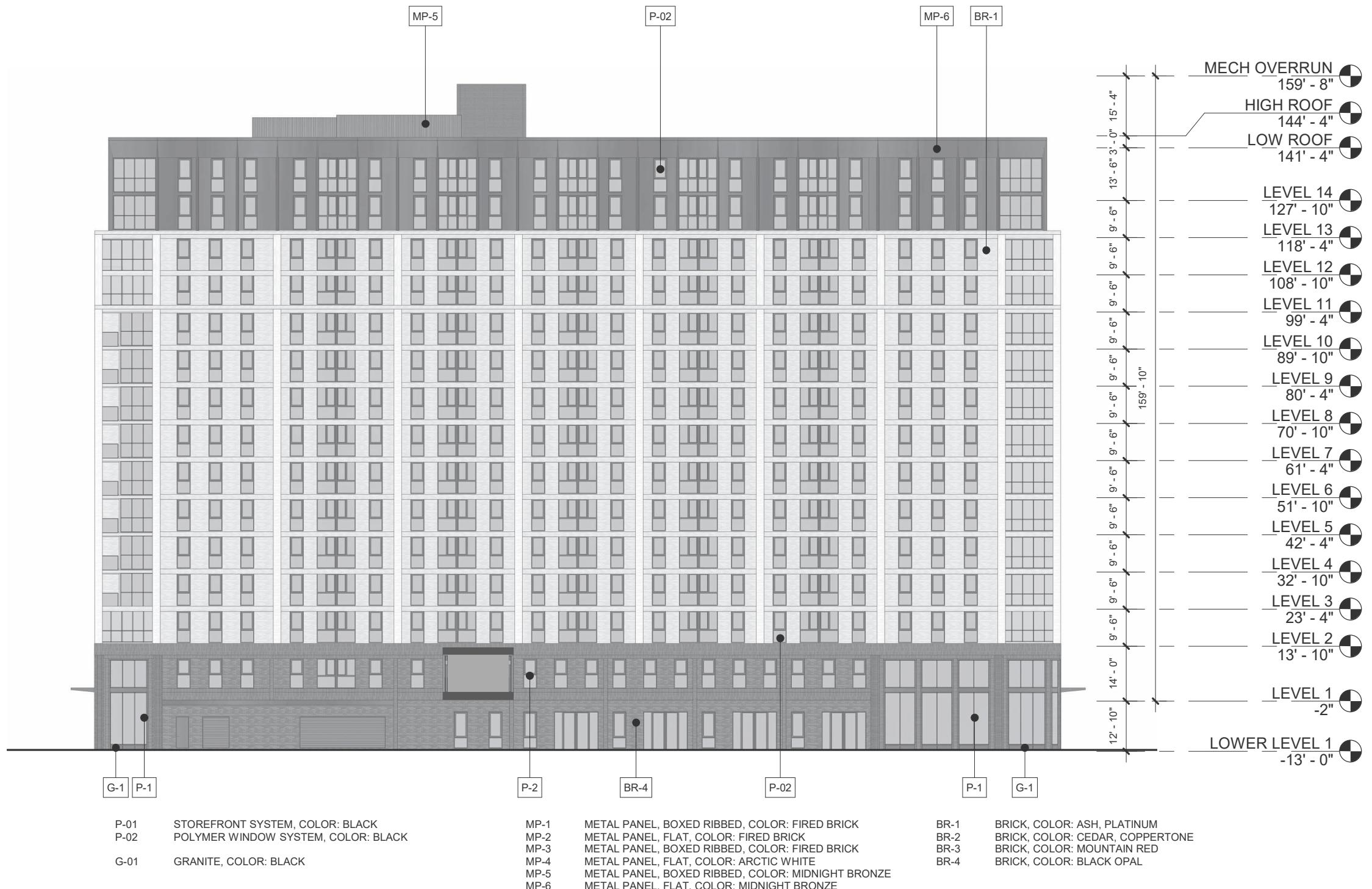


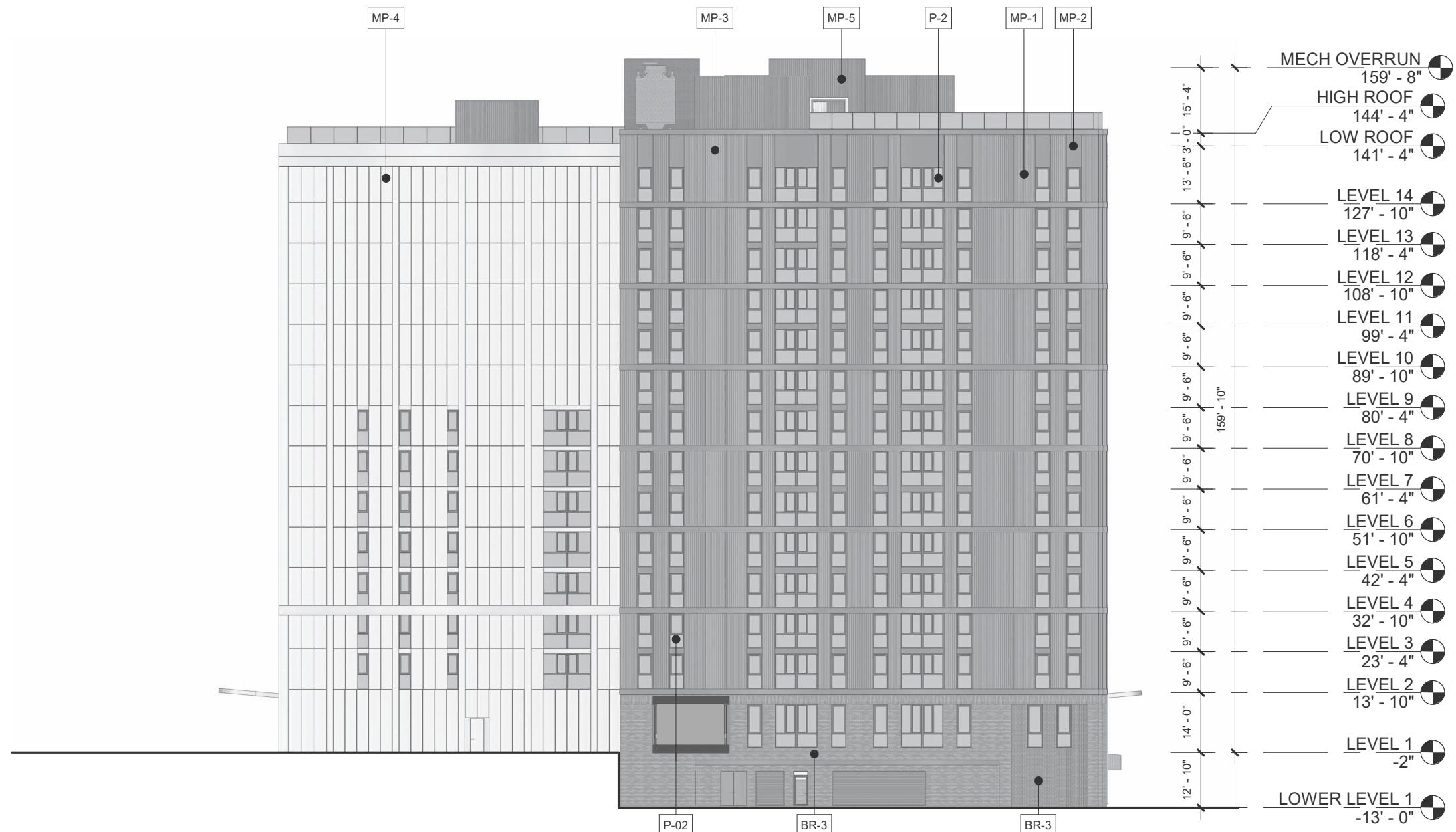


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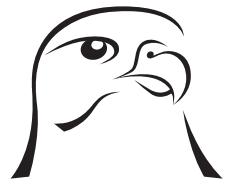


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## AviProtek®

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



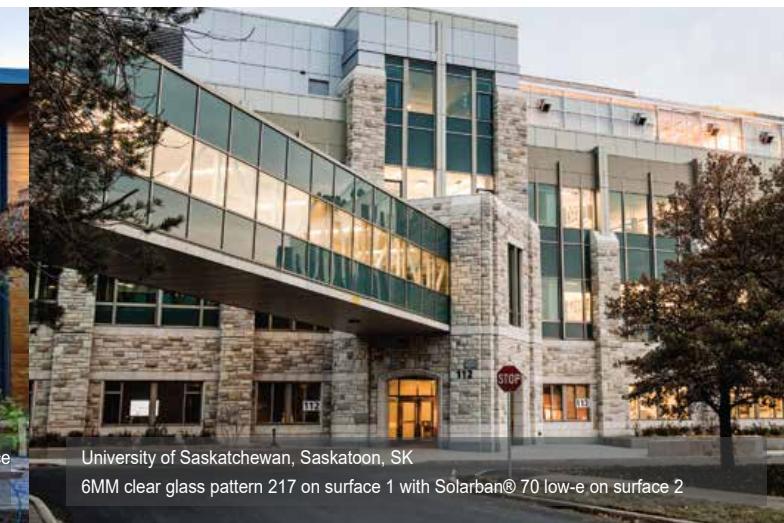
In collaboration with Vitro Architectural Glass



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 on 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



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BIRD FRIENDLY GLAZING REFERENCE IMAGES

MADISON, WISCONSIN • OCTOBER 04, 2023

## 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.



Solar Control Low-E Glass



Solar Control Low-E Glass

#### Glass

AviProtek Pattern (1) with	VLT	VLR		NFRCU / Winter	SHGC	LSG	
Solarban® 60 (2) + Clear	70	Ext.%	Int.%	Night-time	Argon	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 (1<sup>st</sup>) 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 (1<sup>st</sup>) surface of the glass.

**The AviProtek® E** bird friendly glass solution combines acid-etched visual markers on the 1<sup>st</sup> surface with Vitro's Solarban® high performance low-e coatings on the 2<sup>nd</sup> 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



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**BIRD FRIENDLY GLAZING PRODUCT DATA**

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**BIRD FRIENDLY GLAZING ELEVATION W GORHAM ST**

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**BIRD FRIENDLY GLAZING ELEVATION N BROOM ST**

MADISON, WISCONSIN • OCTOBER 04, 2023



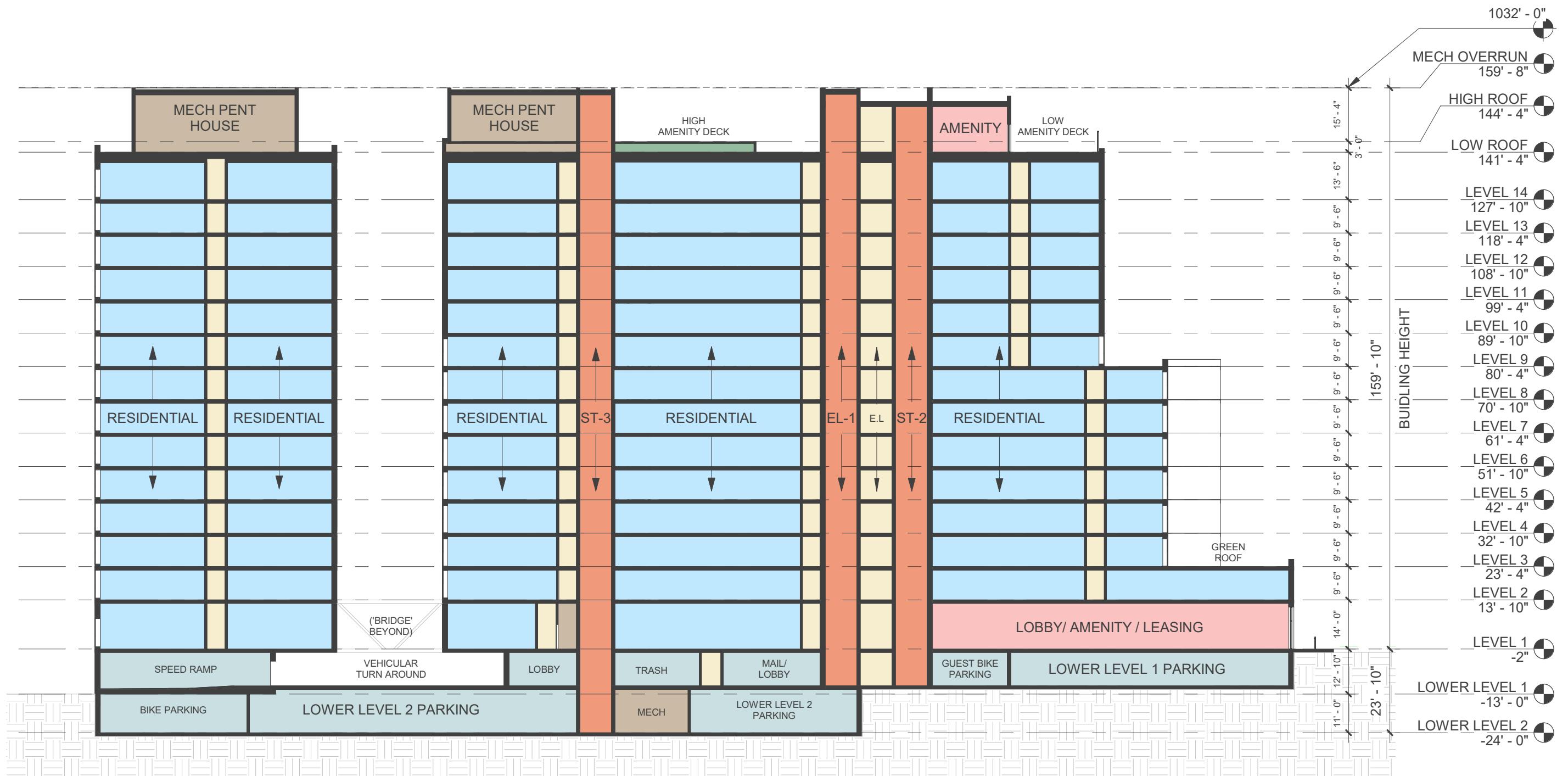
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**BIRD FRIENDLY GLAZING ELEVATION W JOHNSON ST**

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SPRING 10 AM



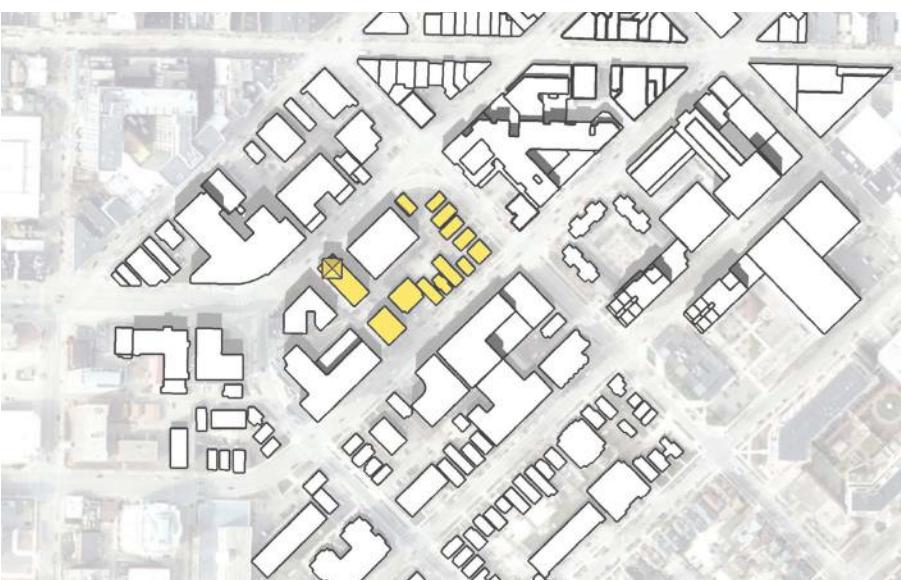
SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12PM



WINTER 4 PM



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**EXISTING SITE - SHADOW STUDIES**

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SPRING 10 AM



SPRING 12 PM



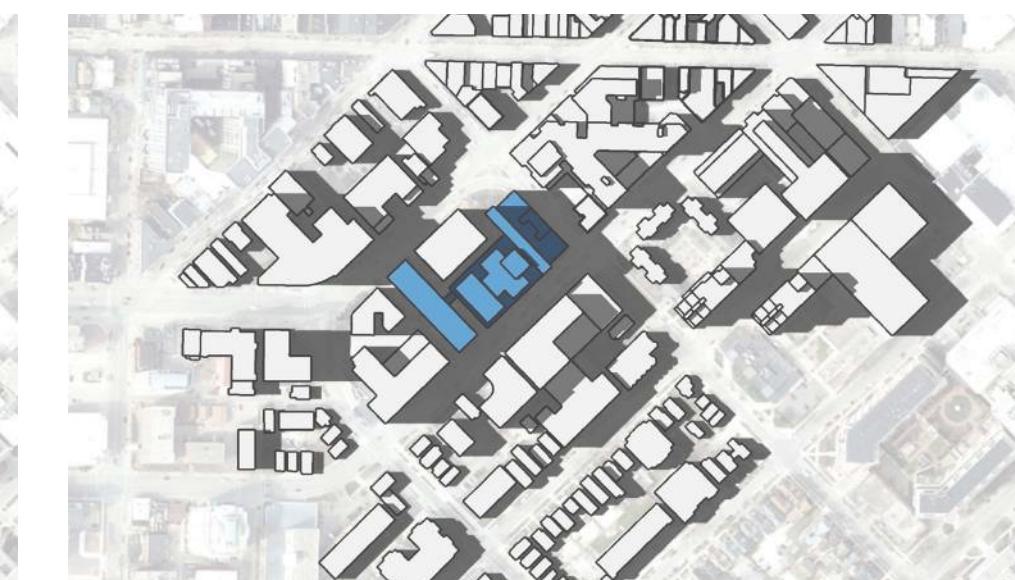
SPRING 4 PM



SUMMER 10 AM



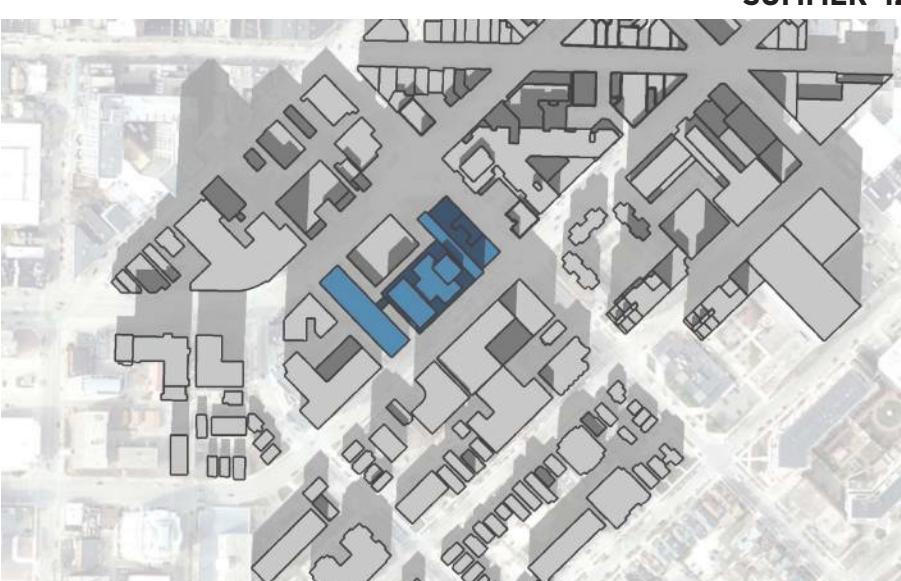
SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12PM



WINTER 4 PM



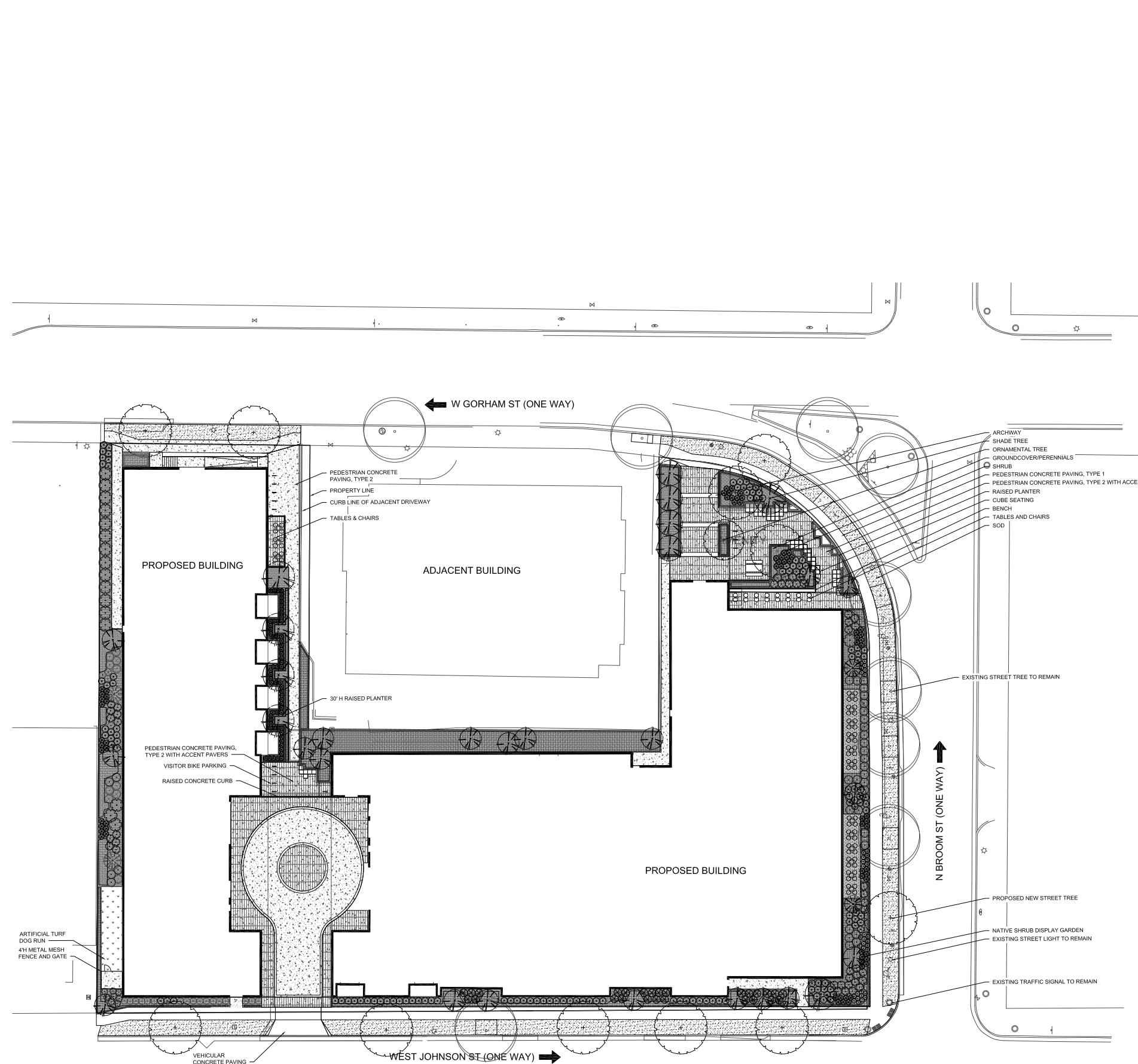
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**PROPOSED DESIGN - SHADOW STUDIES**

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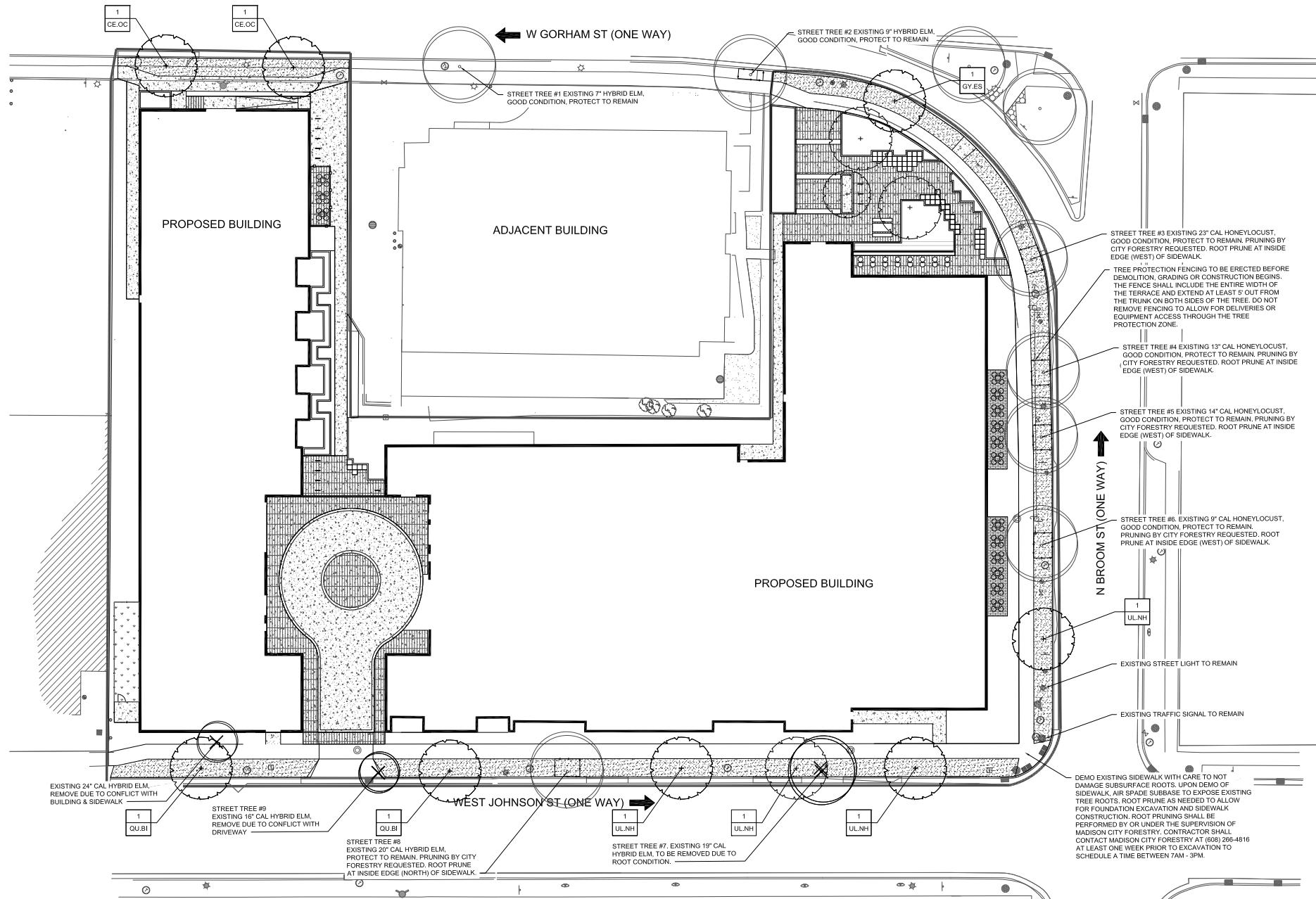
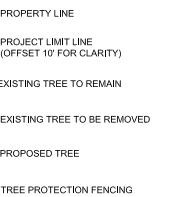
LEGEND

PROPERTY LINE
PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
PEDESTRIAN CONCRETE PAVING, TYPE 1
PEDESTRIAN CONCRETE PAVING, TYPE 2, WITH ACCENT UNIT PAVERS
VEHICULAR CONCRETE PAVING
UNIT PAVER PAVING
ARTIFICIAL TURF
4'H 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
5'H PRIVACY SCREEN
8'H PRIVACY SCREEN

PLANT SCHEDULE - GROUND FLOOR					
CODE	CITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CE.OC	2	<i>Celtis occidentalis</i>	Common - Hackberry	B&B	2 5' dia
GY.LS	1	<i>Fraxinus americana</i> 'Purpurea'	Purple Kentucky Coffee Tree	B&B	2 5' dia
QU.BI	2	<i>Quercus bicolor</i>	'Swamp White Oak'	B&B	2 5' dia
JLNH	4	<i>Ulmus 'Vern' 'UR 201'</i>	New Haven Hybrid Elm	B&B	2 5' dia

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

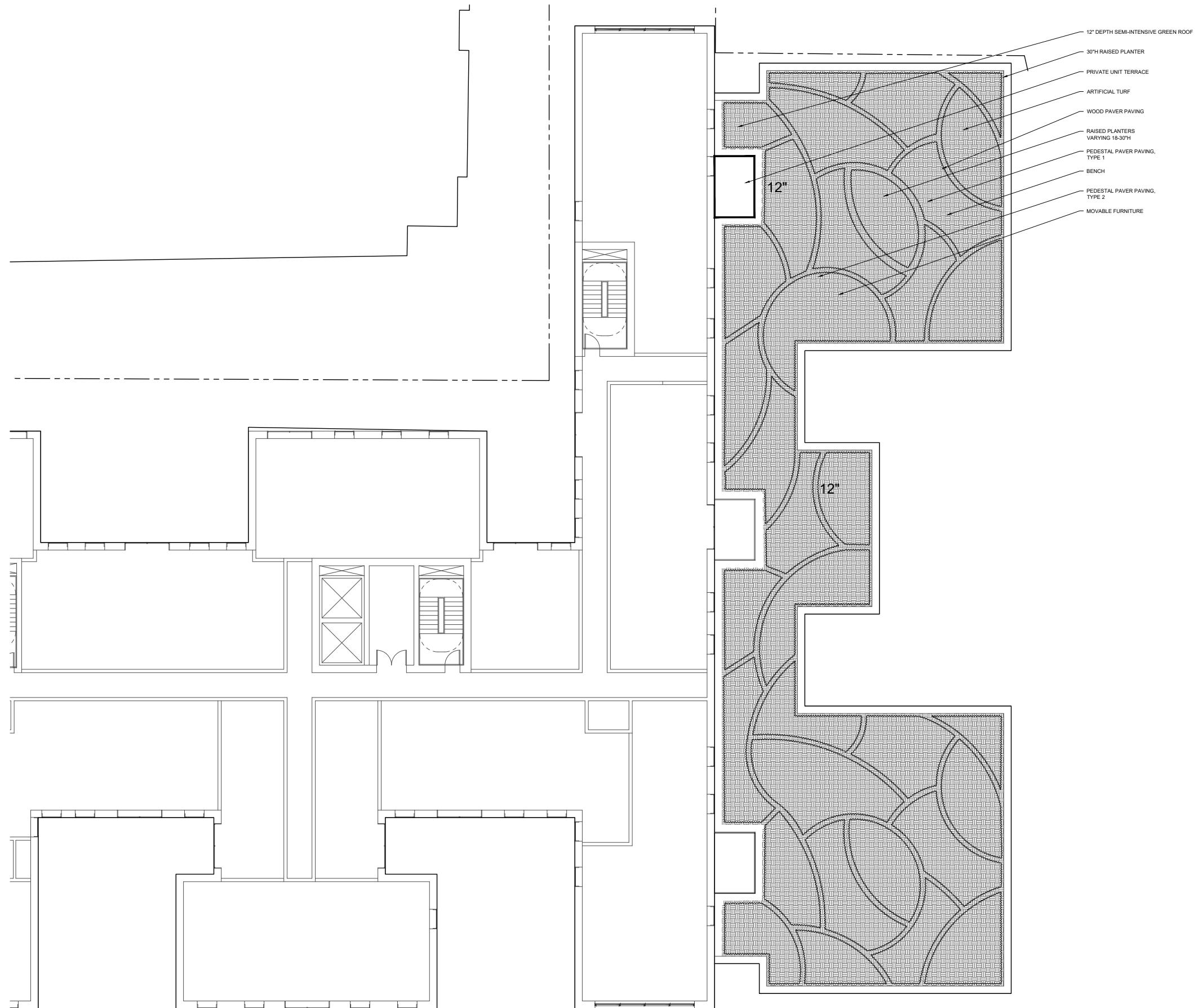
#### LEGEND

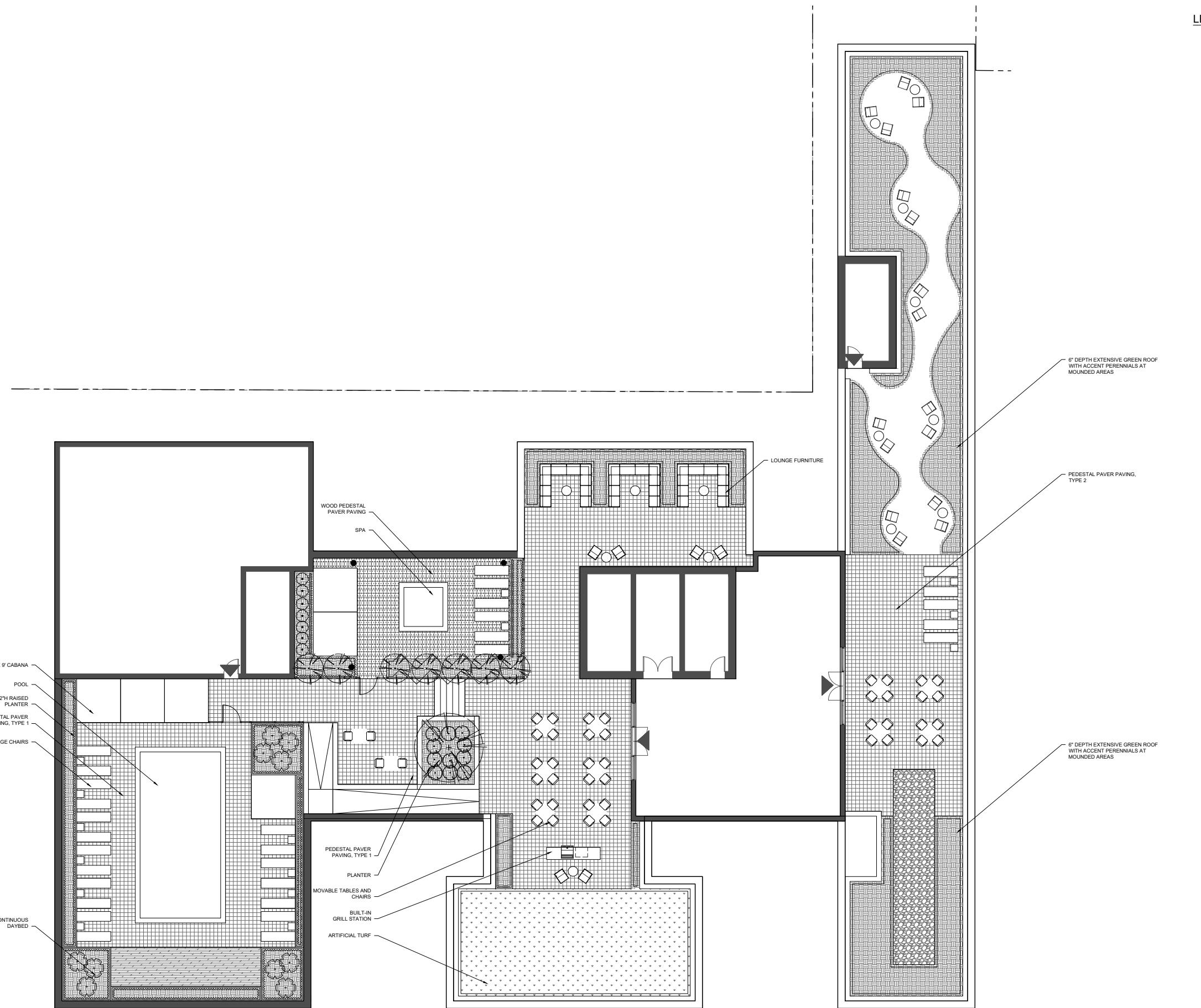


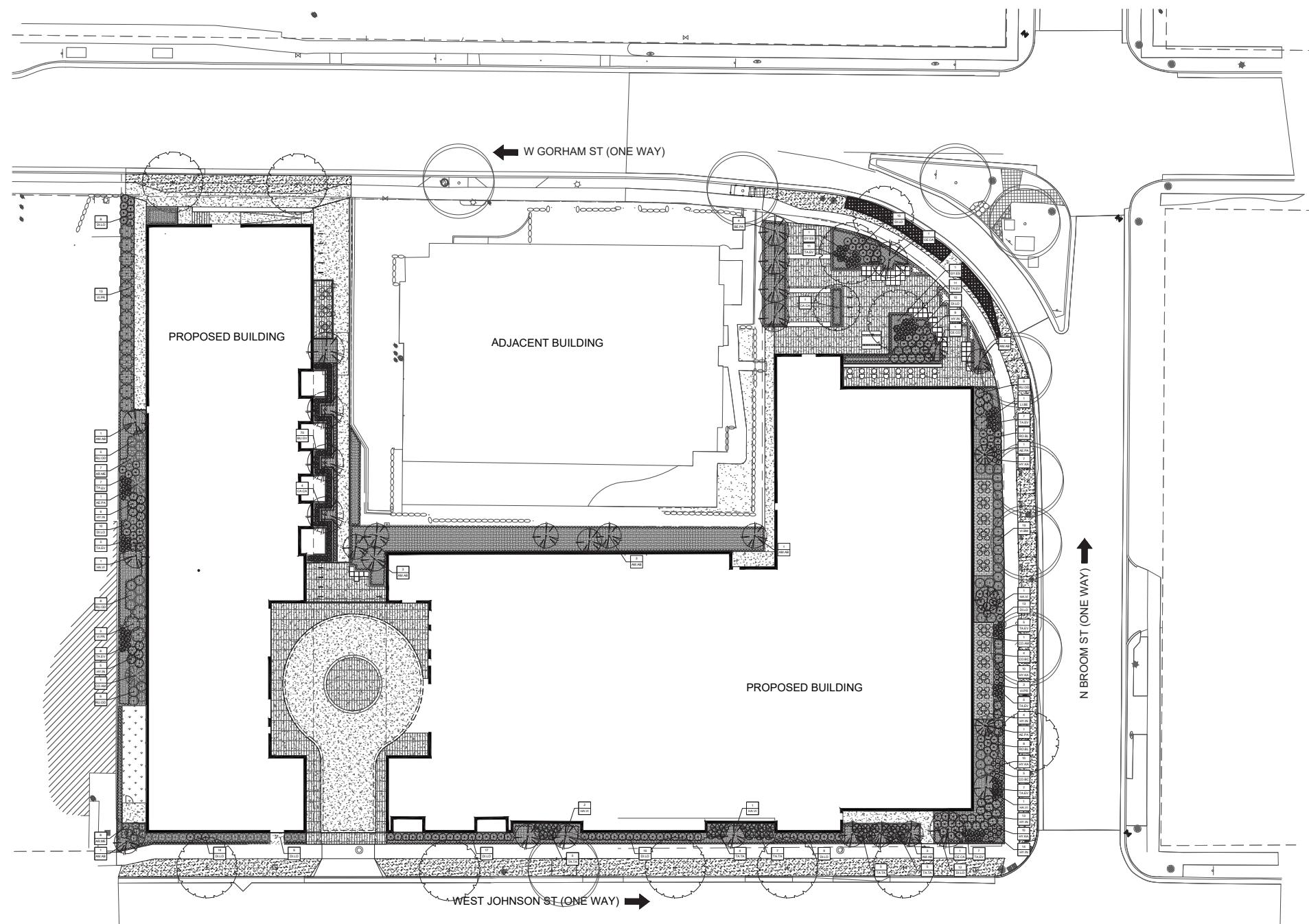
NOTES:

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS SHALL NOT BE APPROVED, AND THE REMOVAL PERMIT ISSUED BY CITY FORESTRY FOR 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 ONE MONTH. THE ALDERPERSON 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.
2. 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 THAT CAUSES DAMAGE TO THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE STREET TREE. CONTRACTOR SHALL NOT 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 REMEDIAL ACTIONS ARE REQUIRED.
3. 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 CUTTER ROOTS OVER 12 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 DAMAGE TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTP://WWW.CITYOFMADISON.COM/BUSINESS/SPECSC.FM](http://www.cityofmadison.com/business/specs.cfm)
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED. NO EXCAVATION, DUMPING OF PARK VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS IS ALLOWED. DAMAGE TO THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. 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.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION. THIS SHALL NOT BE APPROVED BY CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-PART 1 STANDARDS FOR PRUNING.
7. DEMOLITION, GRADING OR CONSTRUCTION SHALL 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 PRIOR TO EXCAVATION TO SCHEDULE A TIME BETWEEN 7AM - 3PM.
8. TREE PROTECTION FENCING TO BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE AND, EXTEND AT LEAST 5 FEET OUTSIDE THE TREE ON BOTH SIDES OF THE TREE. DO NOT REMOVE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
9. GRADE STORM DRAINS 5' DEPTH BELOW GRADE FOR ALL TREE/STUMP REMOVALS.









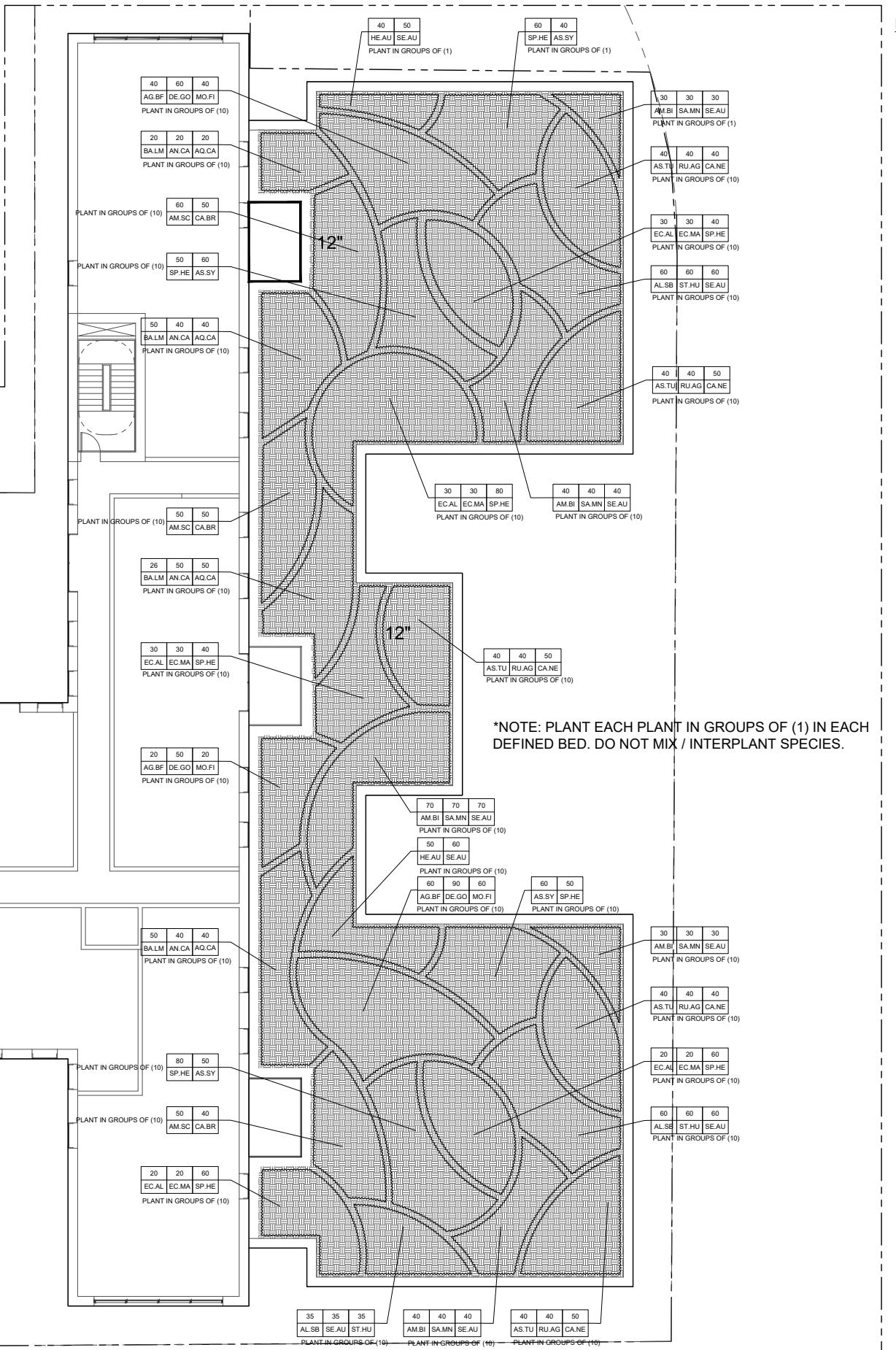
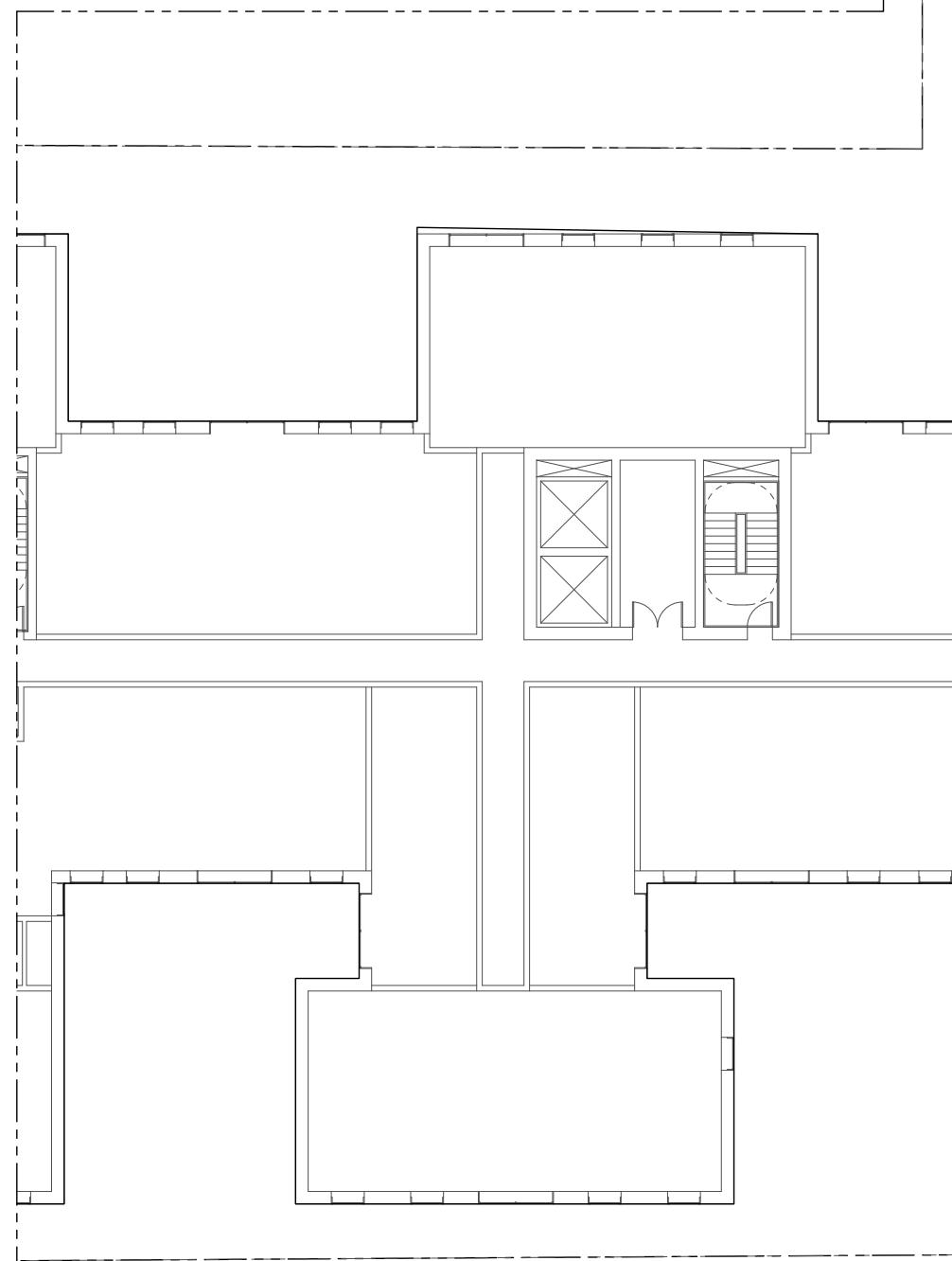
LEGEND

PROPERTY LINE
PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
PEDESTRIAN CONCRETE PAVING, TYPE 1
PEDESTRIAN CONCRETE PAVING, TYPE 2, WITH ACCE UNIT PAVERS
VEHICULAR CONCRETE PAVING
UNIT PAVER PAVING
ARTIFICIAL TURF
4'H CHAIN LINK FENCE AND GATE
RAISED PLANTER
RAISED CONCRETE CURB
ROLLEROVER CURB
BENCH
EXISTING TREE
SHADE TREE
ORNAMENTAL TREE
SHRUBS
GROUNDCOVER/PERENNIALS
SOD
CUBE SEATING
TABLES AND CHAIRS
BUILT-IN SEATING
5'H PRIVACY SCREEN
8'H PRIVACY SCREEN

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>							
AG.BF	Agastache 'Blue Fortune'	Blue Fortune Giant Hyssop	pot	LP50 plug			
AL.SB	Allium 'Summer Beauty'	Summer Beauty Allium	pot	LP50 plug			
AM.BI	Amsonia 'Blue Ice'	Blue Ice Blue Star	pot	LP50 plug			
AM.SC	Amsonia 'Storm Cloud'	Storm Cloud Blue Star	pot	LP50 plug			
AS.SY	Asclepias syriacus	Common Milkweed	pot	LP50 plug			
AS.TU	Asclepias tuberosa	Butterflyweed	pot	LP50 plug			
BAL.M	Baptisia 'Lemon Meringue'	Lemon Meringue False Indigo	pot	LP50 plug			
CA.KF	Calamagrostis x 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	LP50 plug			
CA.NE	Calamagrostis repens ssp. neopurpurea	Lesser Calamint	pot	LP50 plug			
DE.GO	Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hair Grass	pot	LP50 plug			
EC.AL	Echinacea purpurea 'Alba'	White Purple Coneflower	pot	LP50 plug			
EC.MA	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	pot	LP50 plug			
MO.FI	Monarda fistulosa	Wild Bergamot	pot	LP50 plug			
RU.AG	Rudbeckia 'American Goldrush'	American Goldrush Black Eyed Susan	pot	LP50 plug			
SA.MN	Salvia 'sylvestris' 'Manacht'	May Night Salvia	pot	LP50 plug			
SE.AU	Sesleria autumnalis	Autumn Moor Grass	pot	LP50 plug			
SP.HE	Sporobolus heterolepis	Prairie Dropseed	pot	LP50 plug			
ST.HU	Stachys o. 'Hummelo'	Hummelo Betony	pot	LP50 plug			

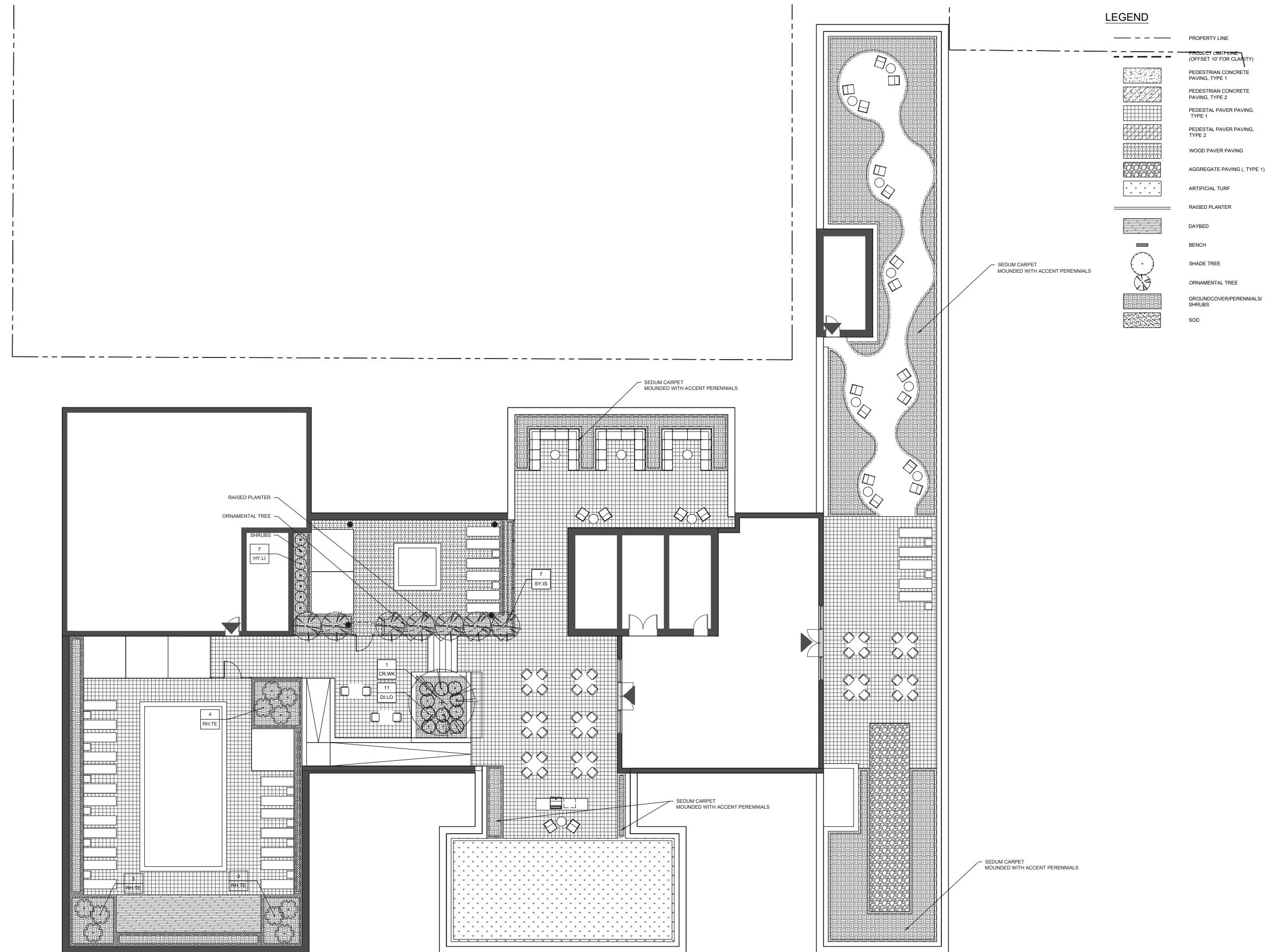
**PLANTING NOTES:**

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 10' FOR CLARITY)
	GROUNDCOVER/PERENNIALS/SHRUBS



**PLANT SCHEDULE - GROUND FLOOR**

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
<b>PARKWAY DECIDUOUS TREES</b>						
CE.OC	2	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	Matching heads
GY.ES	1	<i>Gymnocladus dioicus 'Espresso'</i>	Espresso Kentucky Coffeetree	B&B	2.5" cal	Matching heads
QUI.BI	2	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	Matching heads
UL.NH	3	<i>Ulmus 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2.5" cal	Matching heads
<b>DECIDUOUS TREES</b>						
GY.E.S	2	<i>Gymnocladus dioicus 'Espresso'</i>	Espresso Kentucky Coffeetree	B&B	2.5" cal	Matching heads
<b>UNDERSTORY / ORNAMENTAL TREES</b>						
AM.AB	9	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	B&B	6' ht	Multi-stemmed 5-8 canes. Matching heads
BE.PA	4	<i>Betula papyrifera 'Oenic'</i>	Renaissance Oasis Paper Birch	B&B	10' ht	Multi-stemmed 3-5 canes. Matching heads
CA.CA	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 'Covey'</i>	Lavender Twist Redbud	B&B	2" cal	Weeping Form
HA.VI	7	<i>Hamamelis virginiana</i>	Common Witchhazel	B&B	5' ht	
<b>EVERGREEN SHRUBS</b>						
BU.GV	40	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	B&B	21"-24" w	24" oc
TA.EV	73	<i>Taxus x media 'Everlow'</i>	Everlow Yew	cont	18" w	30" oc
TATA.TA	35	<i>Taxus x media 'Taunton'</i>	Taunton Yew	cont/B&B	24" w	48" oc
<b>DECIDUOUS SHRUBS</b>						
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 'Bergeson Compact'</i>	Bergeson Compact Redtwig Dogwood	cont	#5, min 30" ht	42" oc
DIL.O	123	<i>Dierama lonicera</i>	Dwarf Bush Honeysuckle	cont	#3, min 18" ht	36" oc
HY.IN	75	<i>Hydrangea arborescens 'Abetwo'</i>	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
LIB.E	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
VIB.M	19	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Arrowwood Viburnum	cont	#5, min 30" ht	48" oc
VIP.R	19	<i>Viburnum prunifolium 'McRouge'</i>	Forest Rouge Blackhawk Viburnum	B&B	min 5' ht x w	6' oc
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>						
AM.BI		<i>Amsonia 'Blue Ice'</i>	Blue Ice Blue Star	cont	#1	12" oc
AN.CA		<i>Anemone canadensis</i>	Meadow Anemone	cont	#1	15" oc
CA.PE		<i>Carex pensylvanica</i>	Penn Sedge	cont	#1	12" oc
CARA		<i>Carex radiata</i>	Eastern Star Wood Sedge	cont	#1	12" oc
DR.MA		<i>Dryopteris marginalis</i>	Marginal Wood Fern	cont	#1	18" oc
EUD.I		<i>Eurybia divaricata</i>	White Wood Aster	cont	#1	18" oc
GE.BE		<i>Geranium 'Bevan's Variety'</i>	Bevans Cranesbill	cont	#1	12" oc
HE.AB	4,000 SF	<i>Heuchera 'Autumn Bride'</i>	Autumn Bridge Heuchera	cont	#1	12" oc
HO.HB		<i>Hosia 'Hadspen Blue'</i>	Hadspen Blue Hosta	cont	#1	24" oc
HE.AB		<i>Heuchera 'Autumn Bride'</i>	Autumn Bride Alumroot	cont	#1	18" oc
PH.BM		<i>Phlox divaricata 'Blue Moon'</i>	Blue Moon Woodland Phlox	cont	#1	15" oc
PO.AC		<i>Polygonatum multiflorum</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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**PLANTING SCHEDULE - GROUND FLOOR**
**PLANT SCHEDULE - LEVEL 9**

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>							
AG.BF		<i>Agastache 'Blue Fortune'</i>	Blue Fortune Giant Hyssop	pot	LP50 plug		
AL.SB		<i>Allium 'Summer Beauty'</i>	Summer Beauty Allium	pot	LP50 plug		
AM.BI		<i>Amsonia 'Blue Ice'</i>	Blue Ice Blue Star	pot	LP50 plug		
AM.SC		<i>Amsonia 'Storm Cloud'</i>	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 'Lemon Meringue'</i>	Lemon Meringue False Indigo	pot	LP50 plug		
CA.KF		<i>Calamagrostis x 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	pot	LP50 plug		
CANE		<i>Calamintha nepeta ssp. nepeta</i>	Lesser Calamint	pot	LP50 plug		
DE.GO	7,200 SF	<i>Deschampsia cespitosa 'Goldtau'</i>	Goldtau Tufted Hair Grass	pot	LP50 plug		
EC.AL		<i>Echinacea purpurea 'Alba'</i>	White Purple Coneflower	pot	LP50 plug		
EC.MA		<i>Echinacea purpurea 'Magnus'</i>	Magnus Purple Coneflower	pot	LP50 plug		
MO.FI		<i>Monarda fistulosa</i>	Wild Bergamot	pot	LP50 plug		
RU.AG		<i>Rudbeckia 'American Goldrush'</i>	American Goldrush Black Eyed Susan	pot	LP50 plug		
SA.MN		<i>Salvia x sylvestris 'Mainacht'</i>	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.HU		<i>Stachys o. 'Hummelo'</i>	Hummelo Betony	pot	LP50 plug		

**PLANTING NOTES:**

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PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.

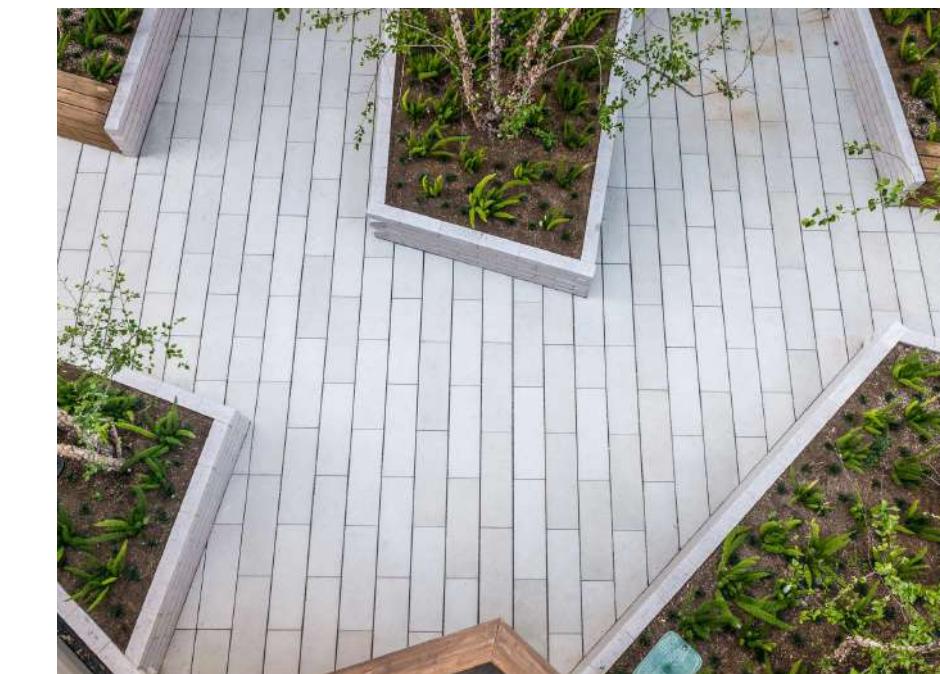
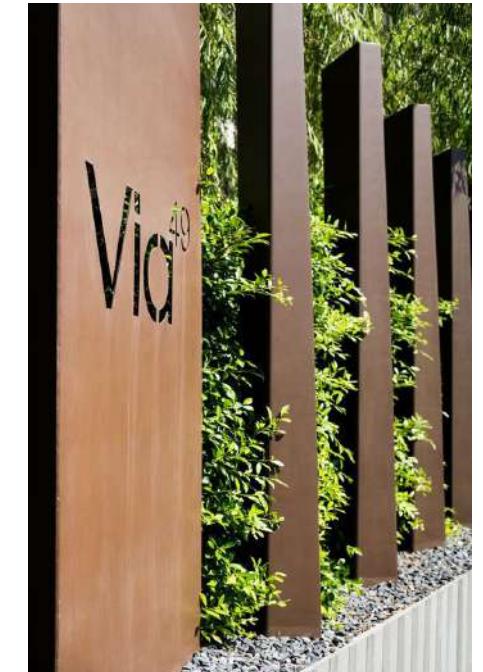
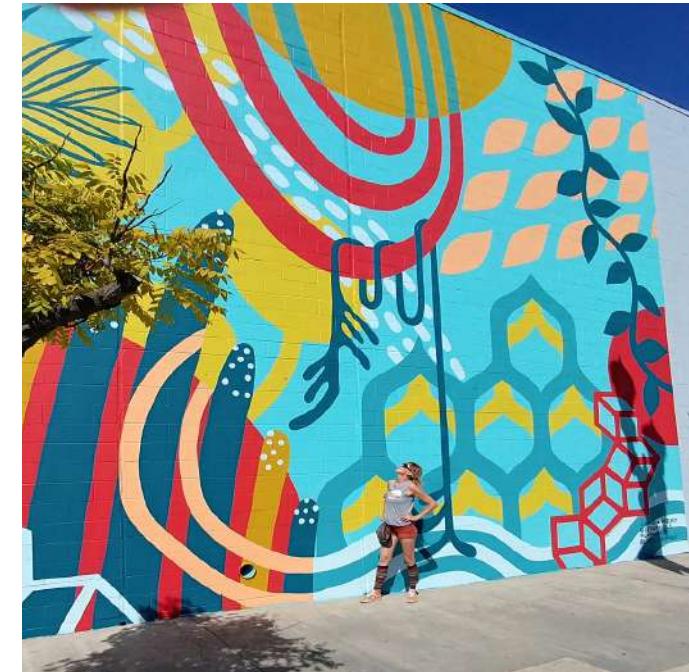
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ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA.

**PLANTING SCHEDULE - LEVEL 9**

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
<b>ORNAMENTAL TREES</b>							
CR.WK	1	<i>Crataegus viridis 'Winter King'</i>	Winter King Hawthorn	B&B	10' w		Multi-stemmed
SY.IS	7	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	B&B	2" cal		Single Stem
<b>DECIDUOUS SHRUBS</b>							
DIL.O	23	<i>Dierama lonicera</i>	Dwarf Bush Honeysuckle	cont	24" w	36" oc	
HY.LO	7	<i>Hydrangea arborescens 'NCHA8'</i>	Limetta Smooth Hydrangea	cont	18" ht	30" oc	
RH.TE	5	<i>Rhus typhina 'Baltiger'</i>	Tiger Eyes Sumac	cont/B&B	48" ht	48" oc	
<b>ORNAMENTAL GRASSES, PERENNIALS, &amp; GROUNDCOVERS</b>							
AL.SB		<i>Allium 'Summer Beauty'</i>	Summer Beauty Ornamental Onion	cont	#1	15" o.c.	
AM.BI		<i>Amsonia 'Blue Ice'</i>	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 subsp. nepeta</i>	Lesser Calamint	cont	#1	15" o.c.	
DE.GO		<i>Deschampsia cespitosa 'Goldtau'</i>	Goldtau Tufted Hair Grass	cont	#1	18" o.c.	
EC.KK		<i>Echinacea 'Kim's Knee High'</i>	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 'American Goldrush'</i>	American Goldrush Black Eyed Susan	cont	#1		



**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 CONNECTOR  
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

This legend provides a key for various line patterns and symbols used in topographic maps to represent different types of features and infrastructure.

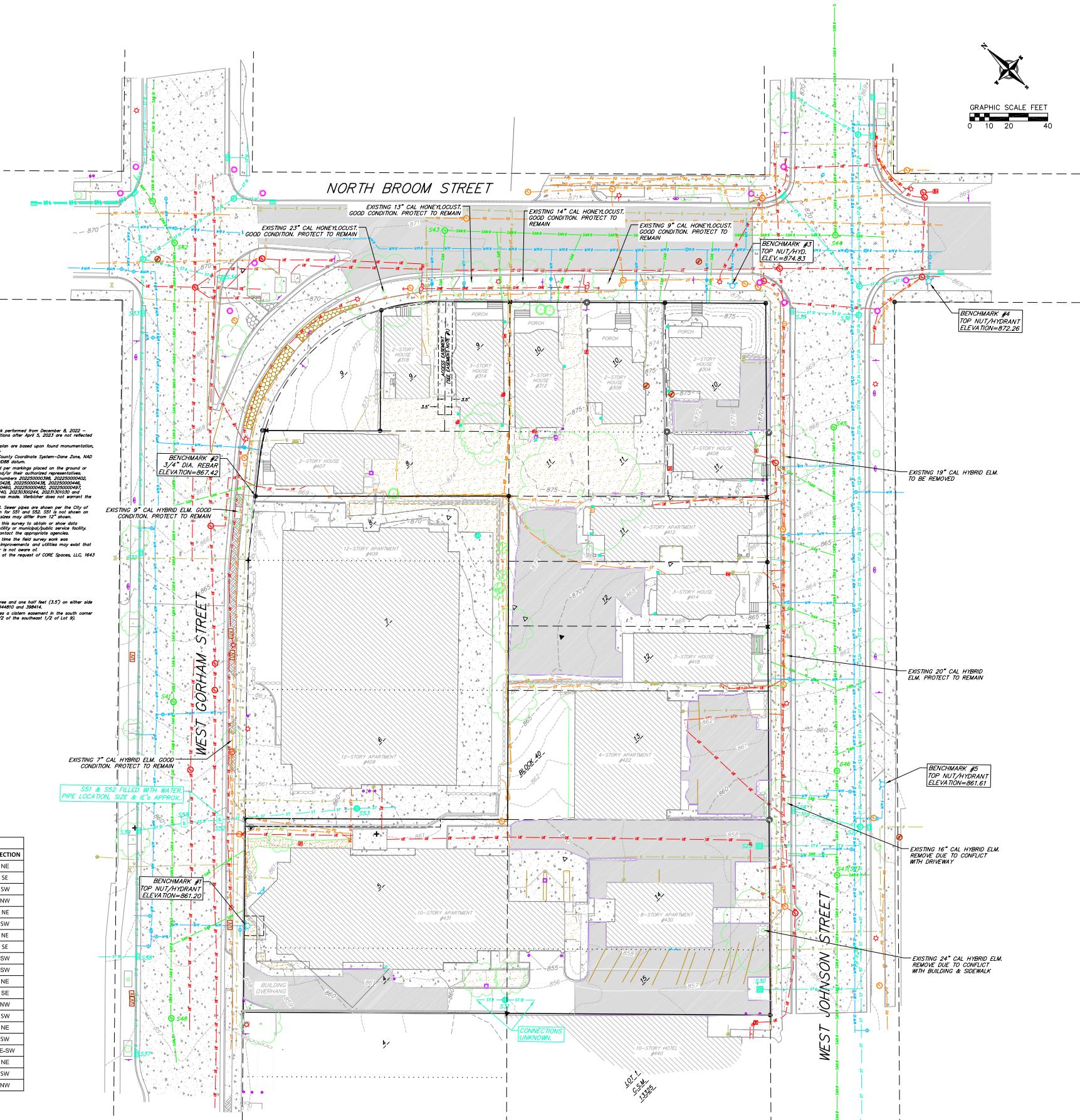
- TOPOGRAPHIC LINework LEGEND**
- UTV** EXISTING UNDERGROUND CABLE TV
- FO** EXISTING UNDERGROUND FIBER OPTIC LINE
- UT** EXISTING UNDERGROUND TELEPHONE
- RE** EXISTING RETAINING WALL
- CF** EXISTING CHAIN LINK FENCE
- WF** EXISTING WOOD FENCE
- GS** EXISTING GAS LINE
- UE** EXISTING UNDERGROUND ELECTRIC LINE
- OE** EXISTING OVERHEAD ELECTRIC LINE
- SAN** EXISTING SANITARY SEWER LINE (SIZE N)
- ST** EXISTING STORM SEWER LINE (SIZE N)
- WM** EXISTING WATER MAIN (SIZE NOTED)
- 855—** EXISTING MAJOR CONTOUR
- 856—** EXISTING MINOR CONTOUR
- EP** EXISTING EDGE OF PAVEMENT
- EG** EXISTING EDGE OF GRAVEL
- GS** EXISTING GRAVEL SURFACE
- CS** EXISTING CONCRETE SURFACE
- AS** EXISTING ASPHALT SURFACE
- PB** EXISTING PATIO BLOCK SURFACE

**EASEMENT NOTES:**

1. Seven feet (7') wide access easement, three and one half feet of property line, per Document Numbers 444810 and 398414.
2. Document Number 398414 further describes a cistern easement of House #318 property (the northeast 1/2 of the southeast 1/4).

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	865.75	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
			856.99	CENTER

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECT
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	869.91	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
			850.85	SW
S47(S7)	SMH	857.18	850.38	NE-S
			850.66	NW
S48	SMH	857.25	850.56	NE
			850.46	SW
			850.66	NW





DEMOLITION PLAN LEGEND

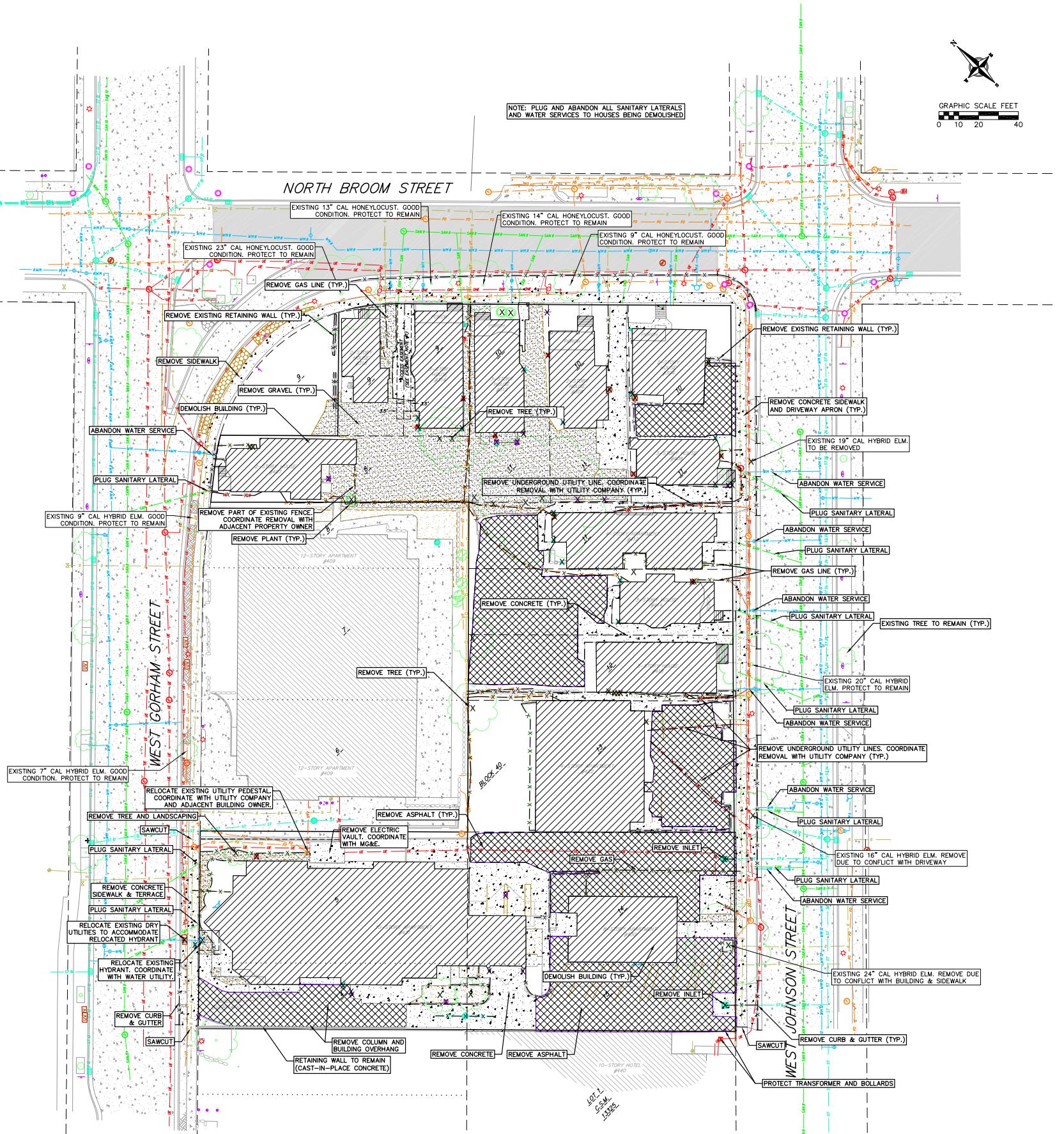
- CURB & GUTTER REMOVAL**
- ASPHALT REMOVAL**
- CONCRETE & GRAVEL REMOVAL**
- BUILDING REMOVAL**
- TREE REMOVAL**
- SAWCUT**
- UTILITY STRUCTURE REMOVAL**
- UTILITY LINE REMOVAL**

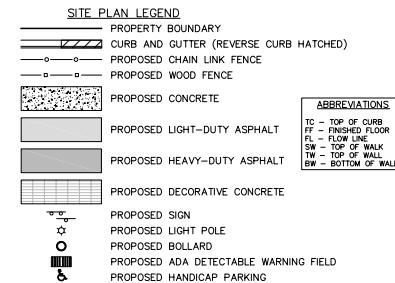
DEMOLITION/EROSION CONTROL NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SCAFFOLDING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION, MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALK, ETC. SCAFFOLDING ARE APPROPRIATE AND MAY BE HELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
12. 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 ONE OR MORE STREET TREE(S). THIS MAY REQUIRE SMALLER EQUIPMENT AND ADDITIONAL SUPPORT 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.
13. 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 AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pv/specs.cfm>
14. 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).
15. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.

NOTE: PLUG AND ABANDON ALL SANITARY LATE  
AND WATER SERVICES TO HOUSES BEING DEMOLI

GRAPHIC SCALE FEET





**PARKING LOT SITE INFORMATION BLOCK**

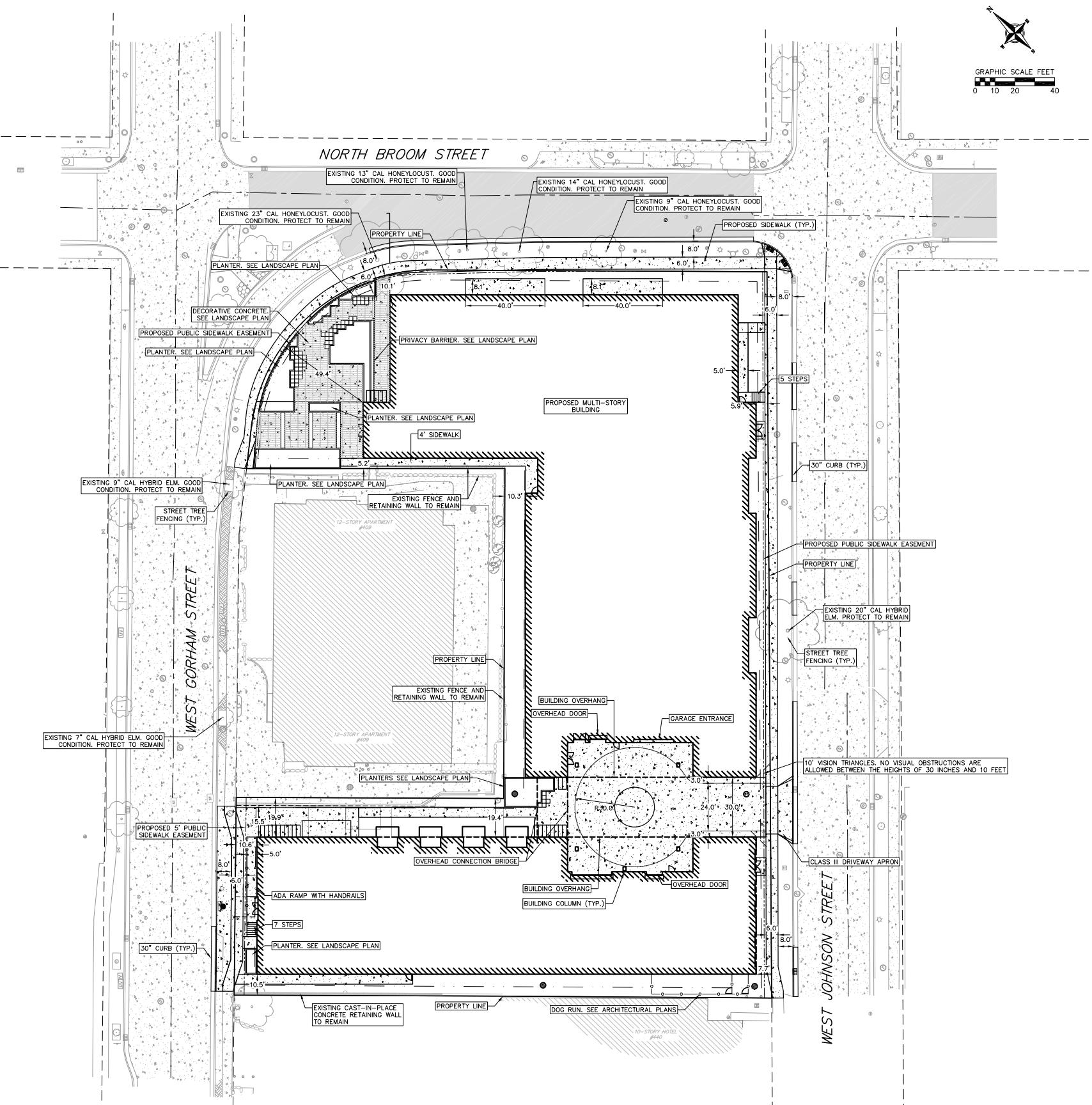
SITE ADDRESS: 304-318 N BROOM STREET/408-430 W JOHNSON STREET/407 W GORHAM STREET  
SITE ACREAGE (TOTAL): 1.68 ACRES

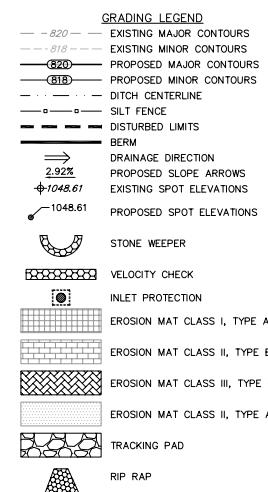
NUMBER OF BUILDING STORIES (ABOVE GRADE): 15/8 STORIES  
BUILDING HEIGHT: 160'  
DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): IA

USE OF PROPERTY: MULTIFAMILY APARTMENT WITH RETAIL  
GROSS SQUARE FEET OF BUILDING: 727,647 SF  
GROSS SQUARE FEET OF RETAIL AREA: 3,736 SF  
NUMBER OF EMPLOYEES: N/A  
NUMBER OF EMPLOYEES IN RETAIL: N/A  
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: N/A  
NUMBER OF CYCLE STANDS SHOWN: 100, EXTERIOR  
NUMBER OF PARKING SPOTS: 2,541 (2 EV INSTALLED, 13 EV READY)  
NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

**SITE PLAN NOTES:**

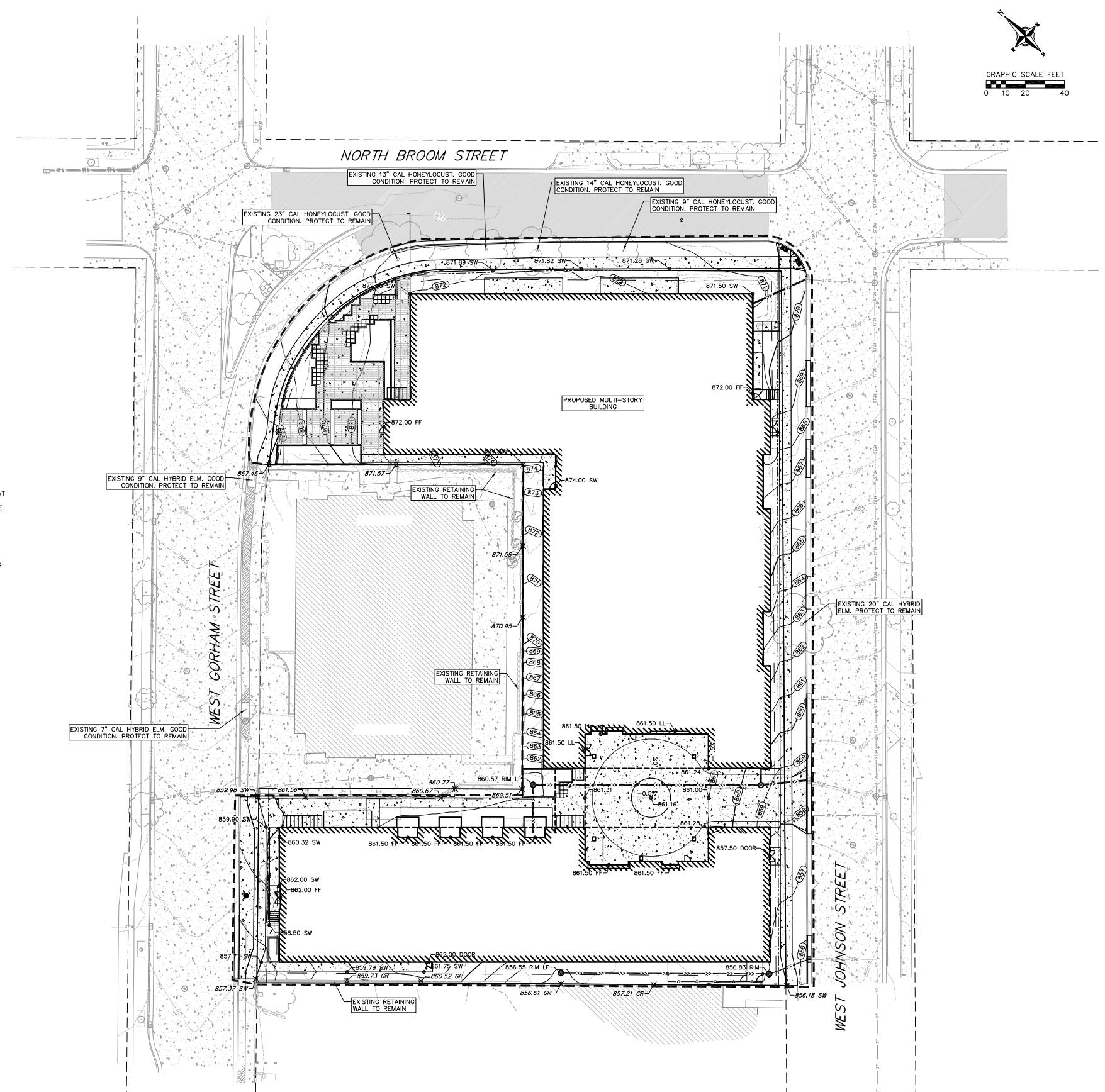
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
- 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 DECENT GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTORS SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISTURB, SOAR, 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 AND 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 REMEDIAL ACTION 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 FORESTRY FOR APPROVAL OF EXCAVATION, THE IMPACT TO THE TREE(S) AND THE 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 HAZARDOUS MATERIAL ON ARRESTED 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.
- 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).
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME FOR THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS

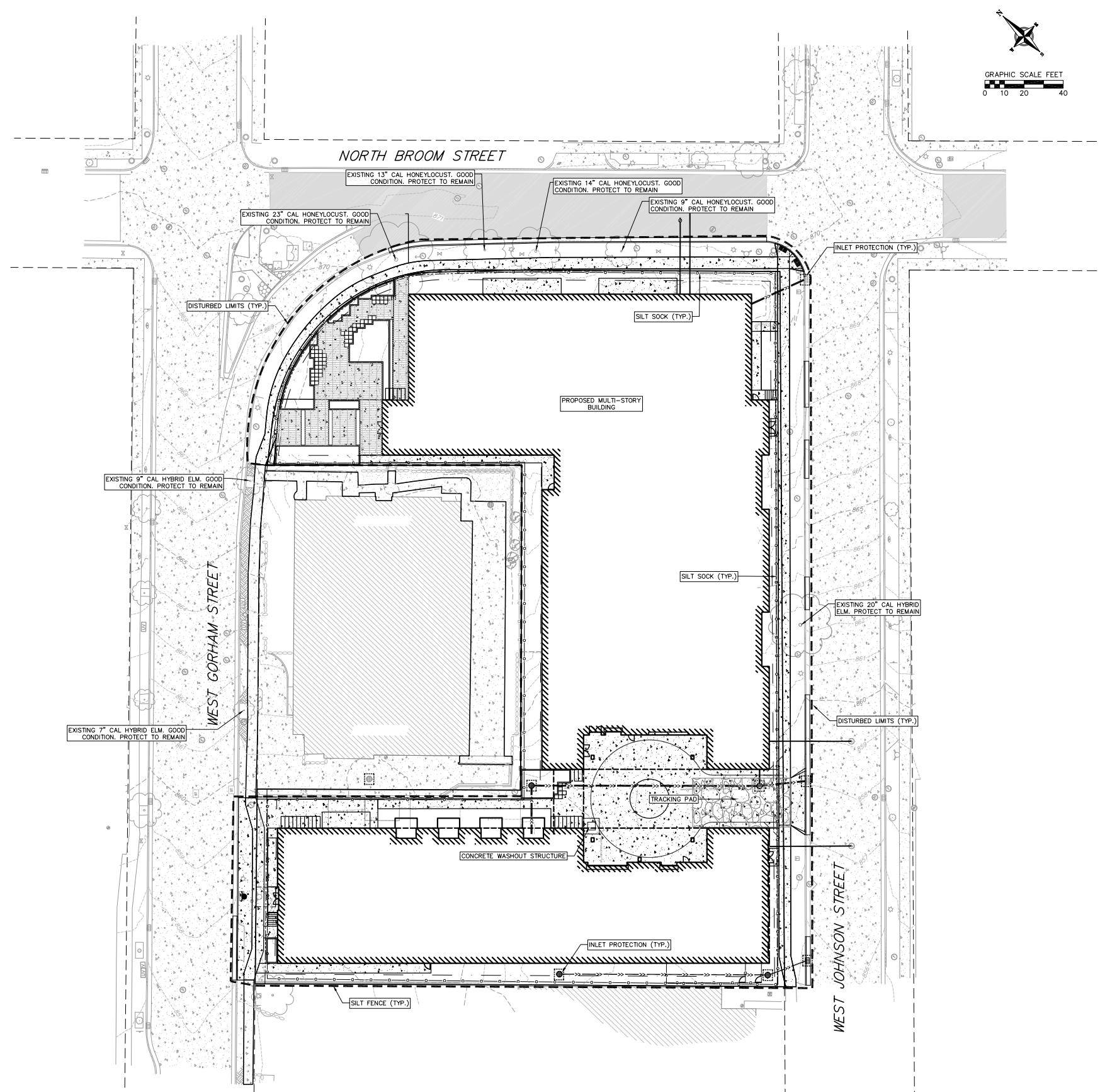
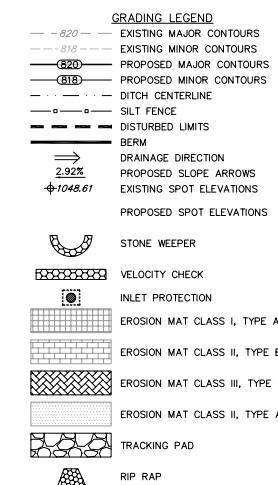


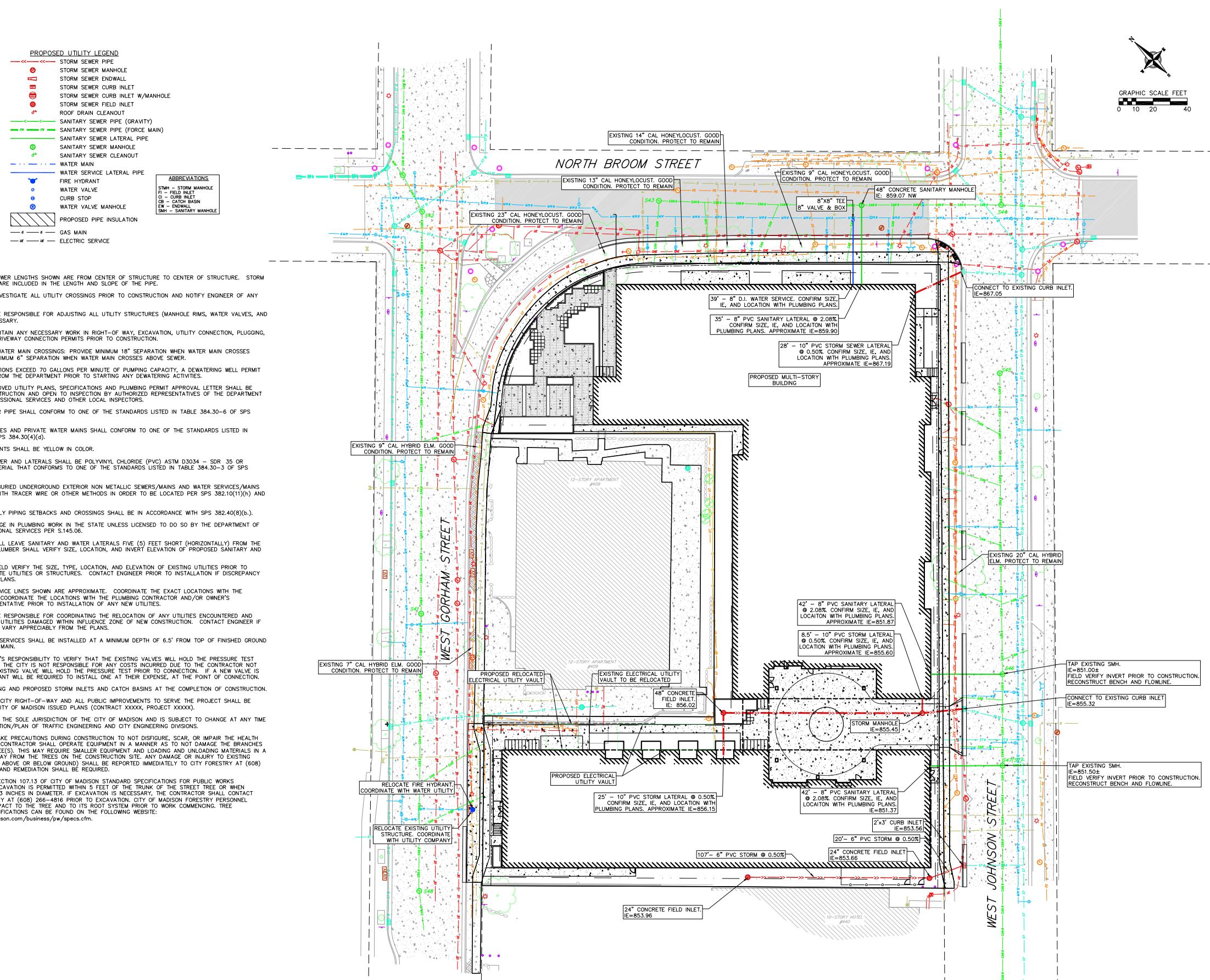


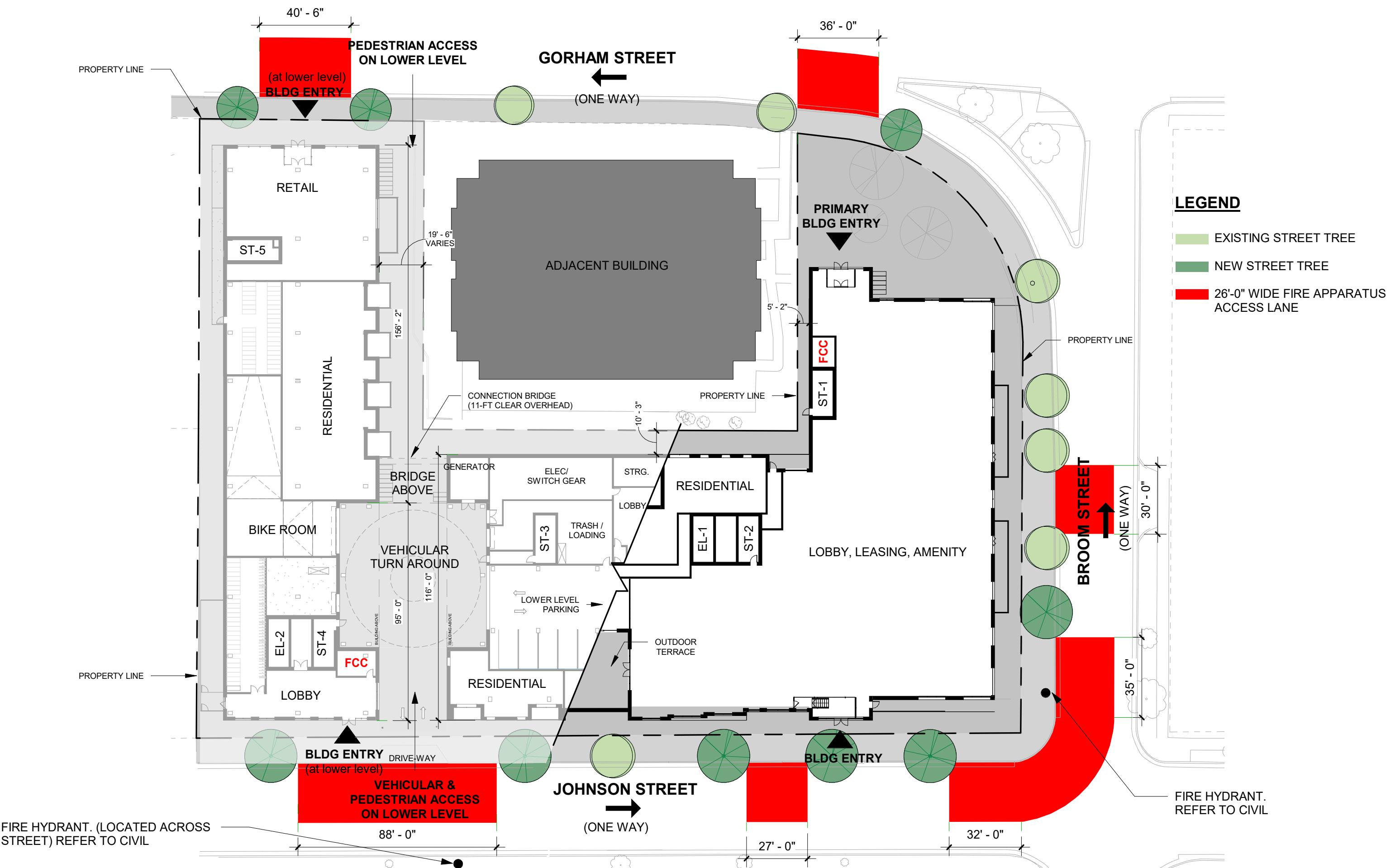
GRADING NOTES:

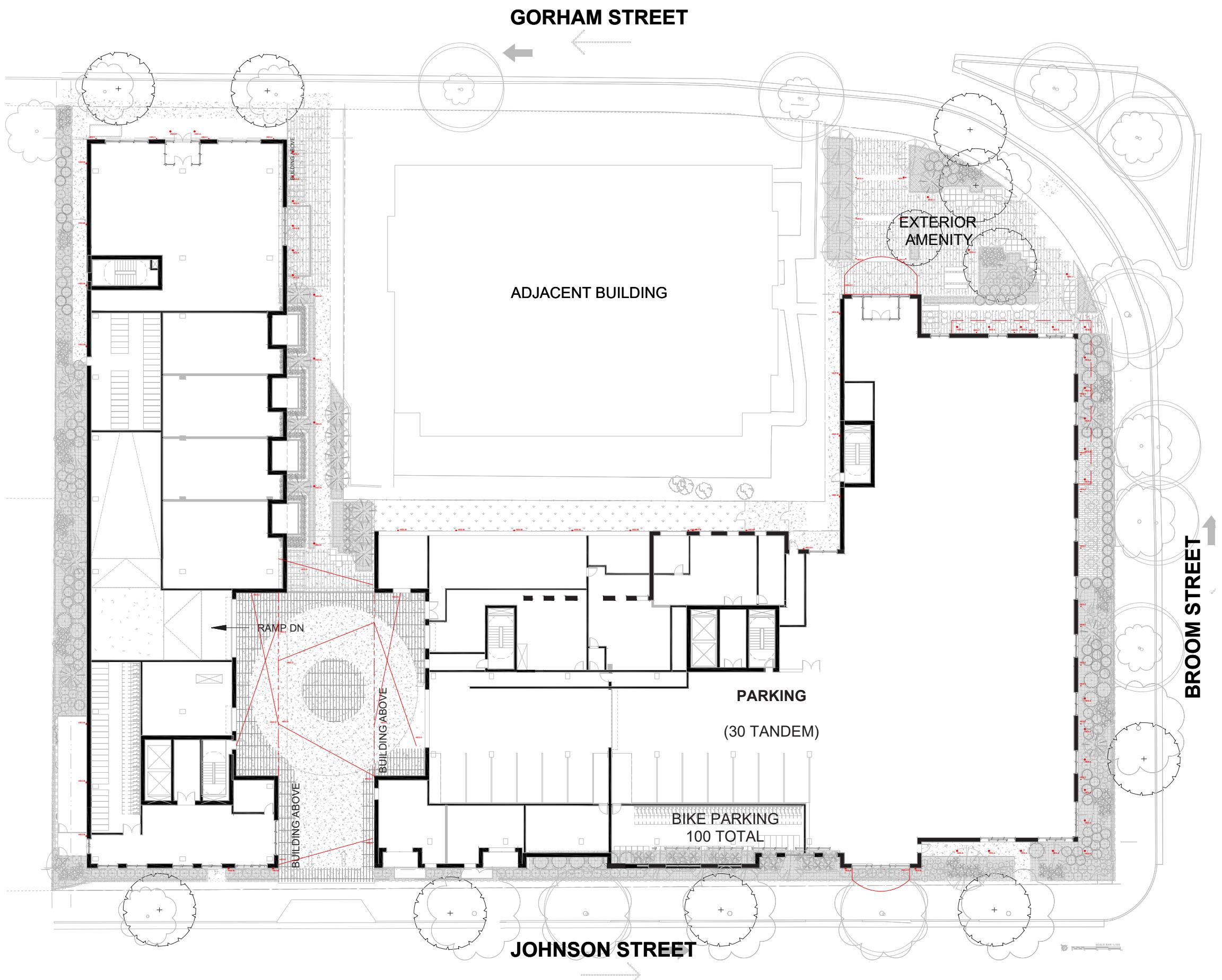
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
3. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXXX, PROJECT XXXXX).
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.
5. CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING STREET TREES AND NOT HARM 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.
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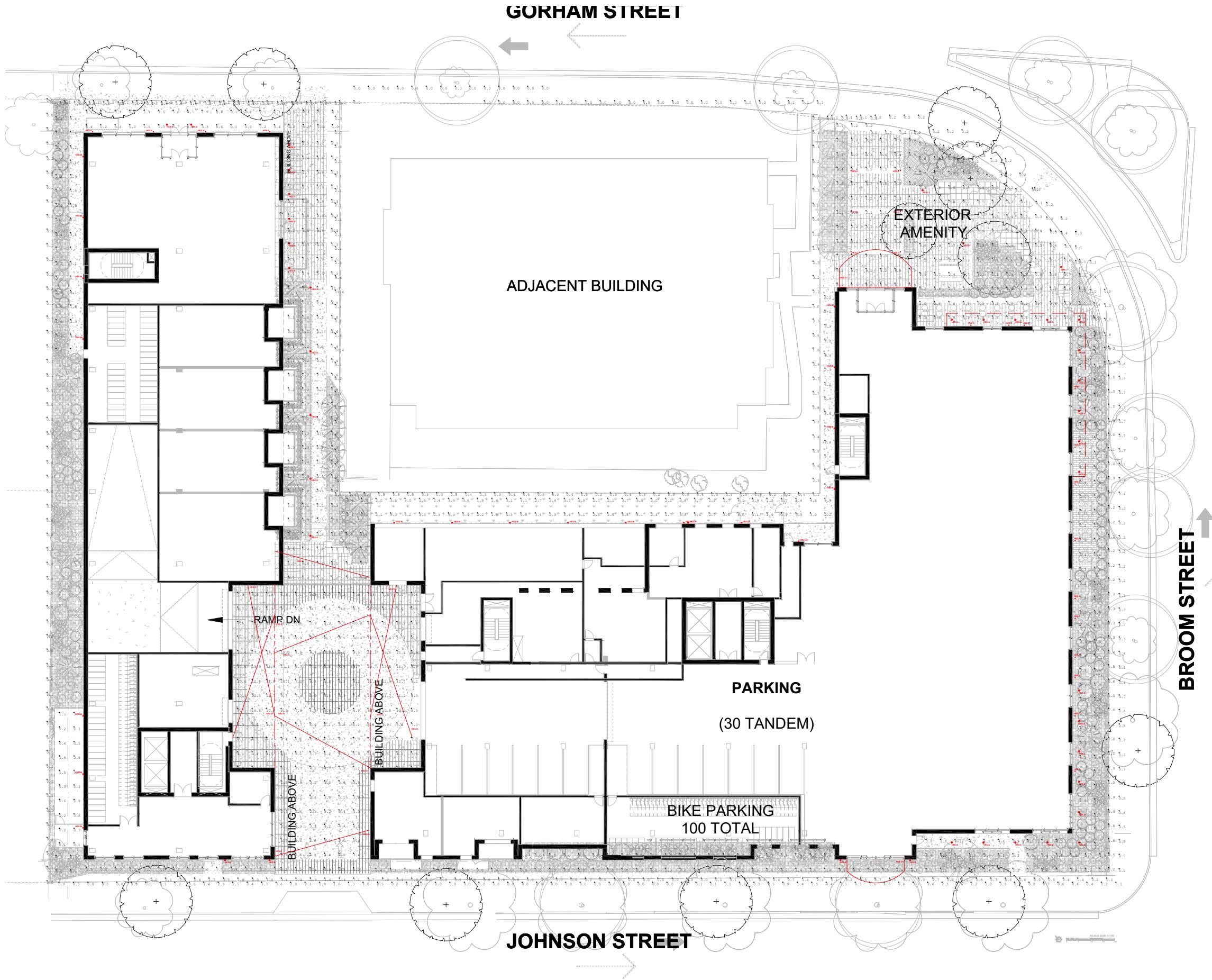












Luminaire Schedule								
Symbol	Qty	Tag	Label	Description	LLF	Luminaire	Lumens	Watts
○	22	HEX-A	HEXA_EVO4 30_10 AR MWD LD	EVO4 30_10 AR MWD LD	0.900	852	8.8	
□	4	HEX-B	AT7928-BK - Vesta	AT7928-BK HEX-B Opt1	0.900	1574	31.3	
■	116	HEX-C	KBL-F-V-30K-24V	KBL-F-V-30K-24V	0.225	722	14.3	
—	52	HEX-C1	KBL-F-V-BL-30K-IEPF-IEC-24_IE	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

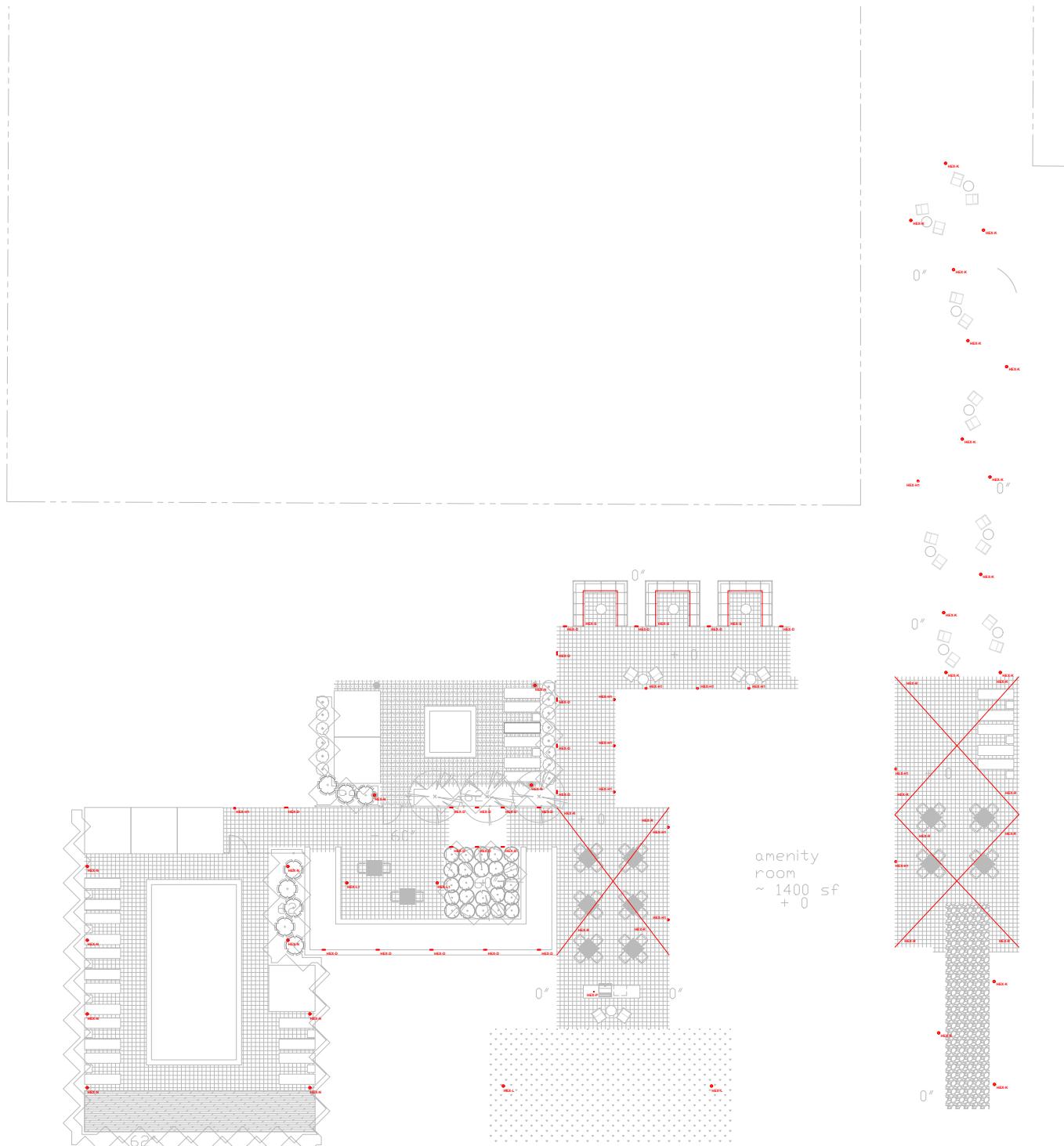
90% LUMEN MAINTENANCE

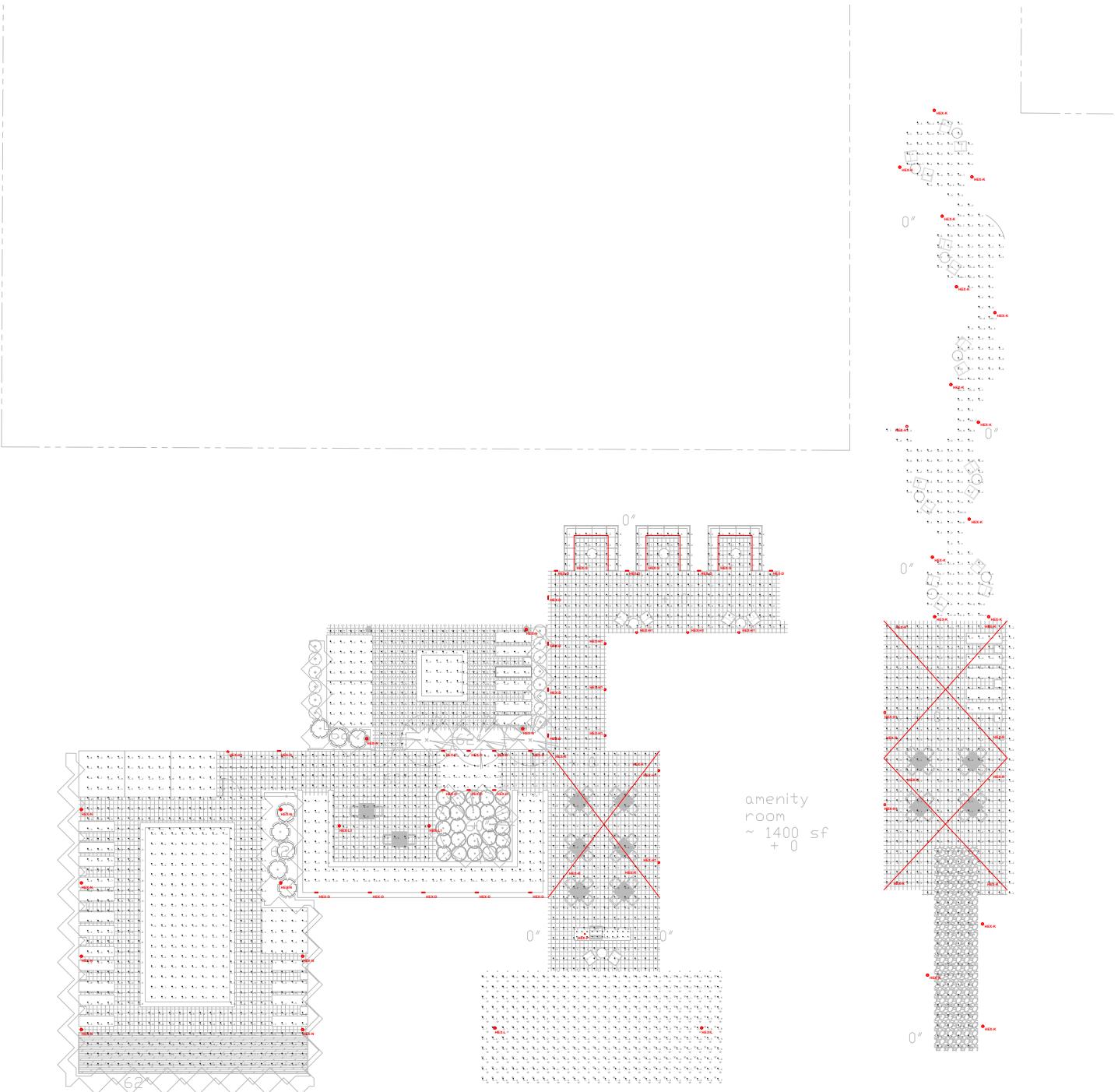
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**MADISON - JOHNSON & BROOM**

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

UDC FORMAL SUBMITTAL

**ROOF PHOTOMETRICS**

MADISON, WISCONSIN • OCTOBER 04, 2023

Luminaire Schedule								
Symbol	Qty	Tag	Label	Description	LLF	Luminaire Lumen	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

**GENERAL NOTES:**

EXTERIOR LIGHTS HEX- F, G, M, N, AND R TO BE CONTROLLED VIA TIMECLOCK TO TURN ON 1 HR BEFORE SUNSET AND TURN OFF 1 HR AFTER SUNRISE.

**GENERAL CALCULATION NOTES:**

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PROPERTY LINE ILLUMINANCE MEASURED AT 4'0 ABOVE GRADE

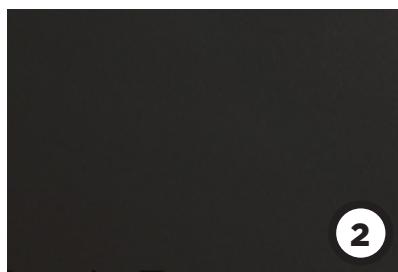
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90% LUMEN MAINTENANCE

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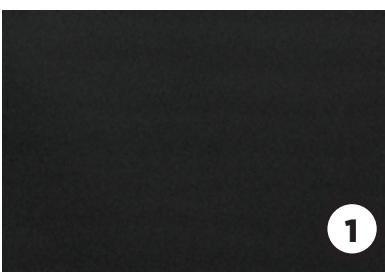




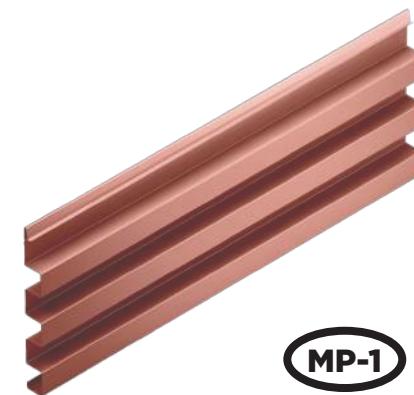
STOREFRONT SYSTEM  
COLOR, BLACK



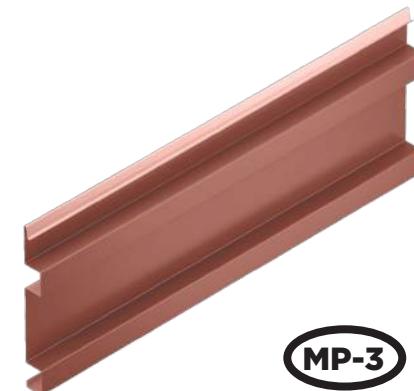
POLYMER WINDOW SYSTEM  
COLOR, BLACK



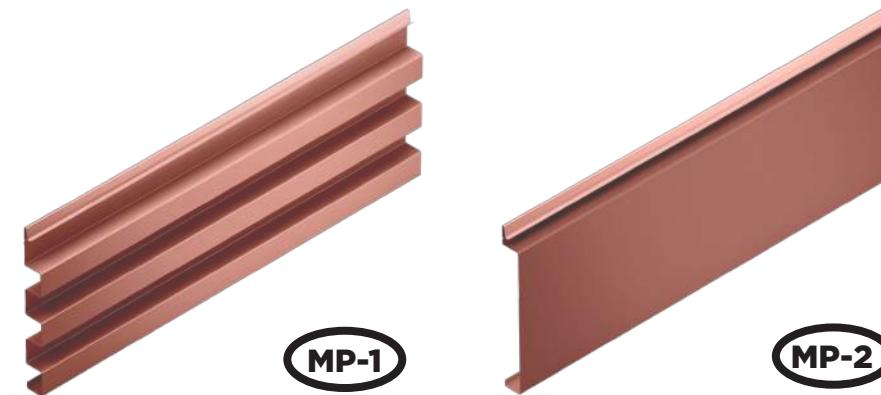
GRANITE  
COLOR, BLACK



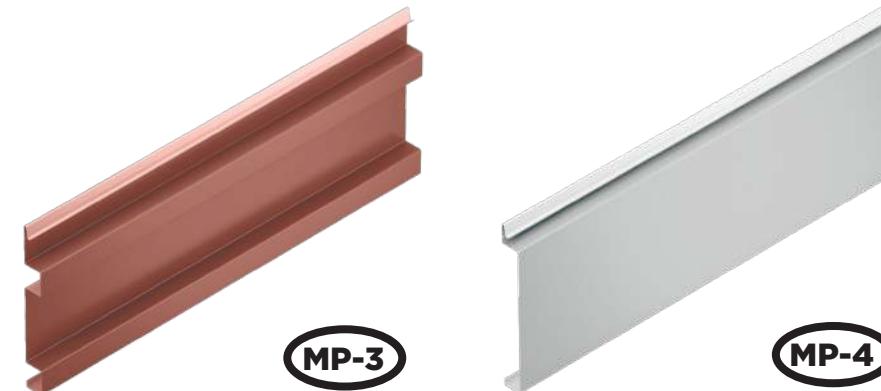
METAL PANEL  
BOXED RIBBED  
COLOR, FIRED BRICK



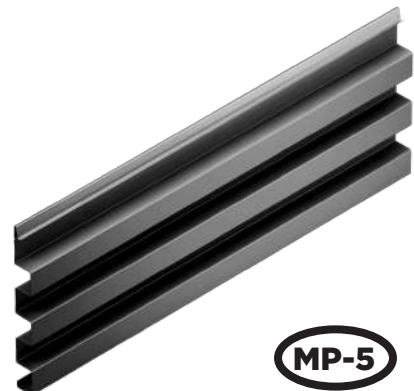
METAL PANEL  
BOXED RIBBED  
COLOR, FIRED BRICK



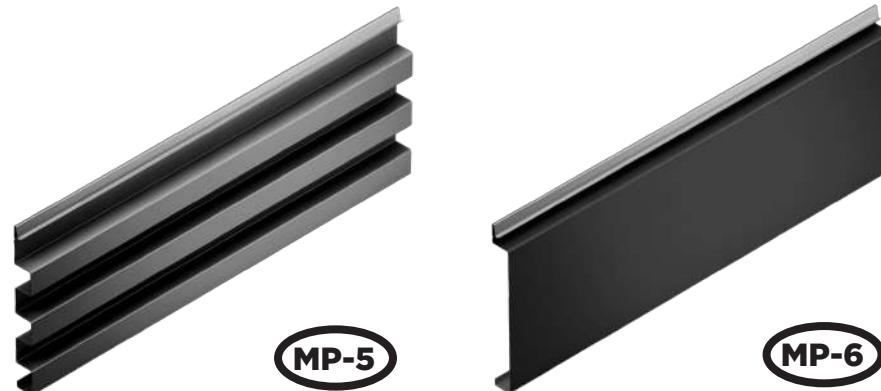
METAL PANEL  
FLAT  
COLOR, FIRED BRICK



METAL PANEL  
FLAT  
COLOR, ARCTIC WHITE



METAL PANEL  
BOXED RIBBED  
COLOR, MIDNIGHT BRONZE



METAL PANEL  
FLAT  
COLOR, MIDNIGHT BRONZE



BRICK  
COLOR, ASH, PLATINUM



BRICK  
COLOR, CEDAR, COPPERTONE



BRICK  
COLOR, MOUNTAIN RED



BRICK  
COLOR, BLACK OPAL





PREVIOUS



CURRENT



PREVIOUS



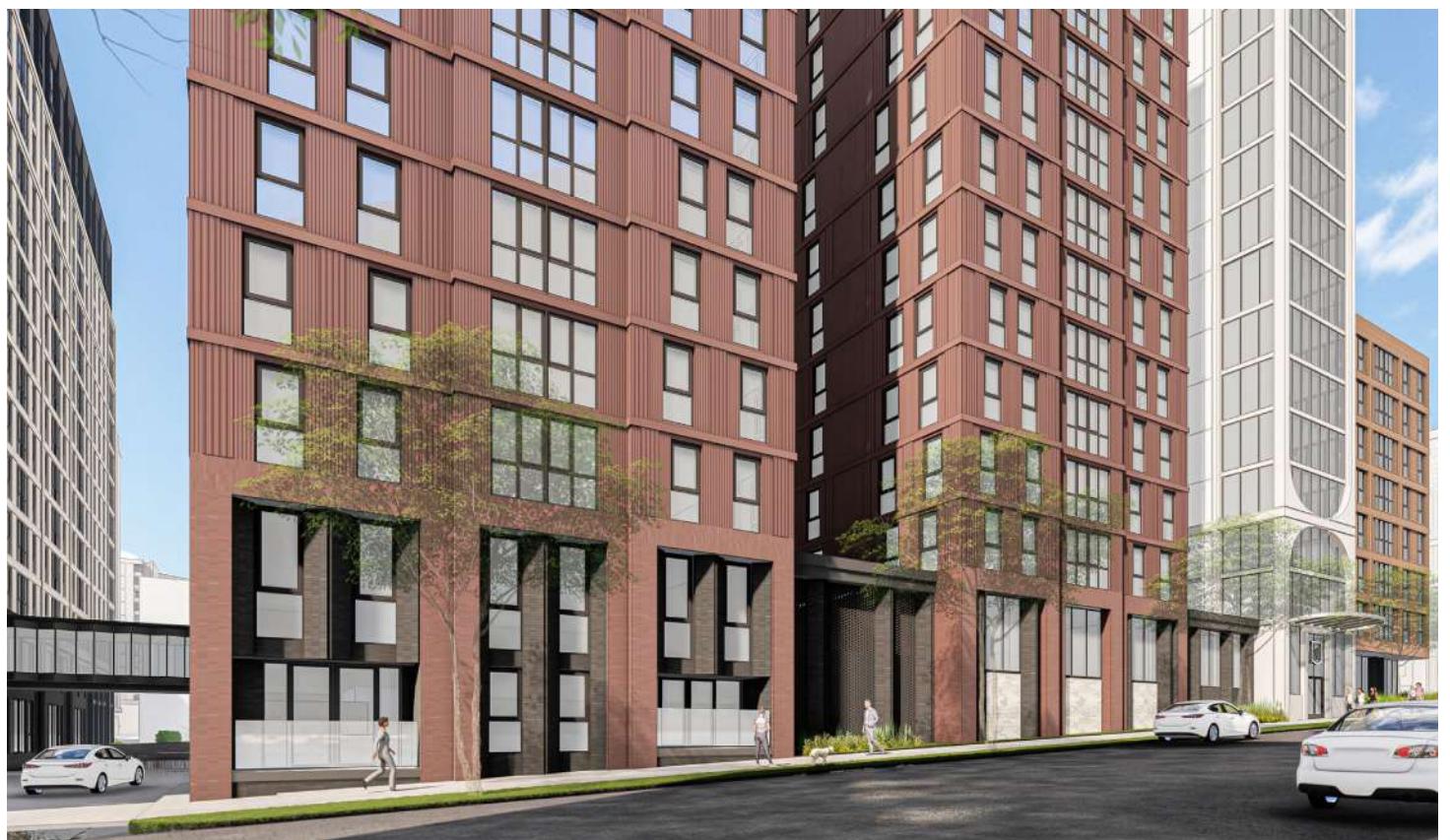
CURRENT



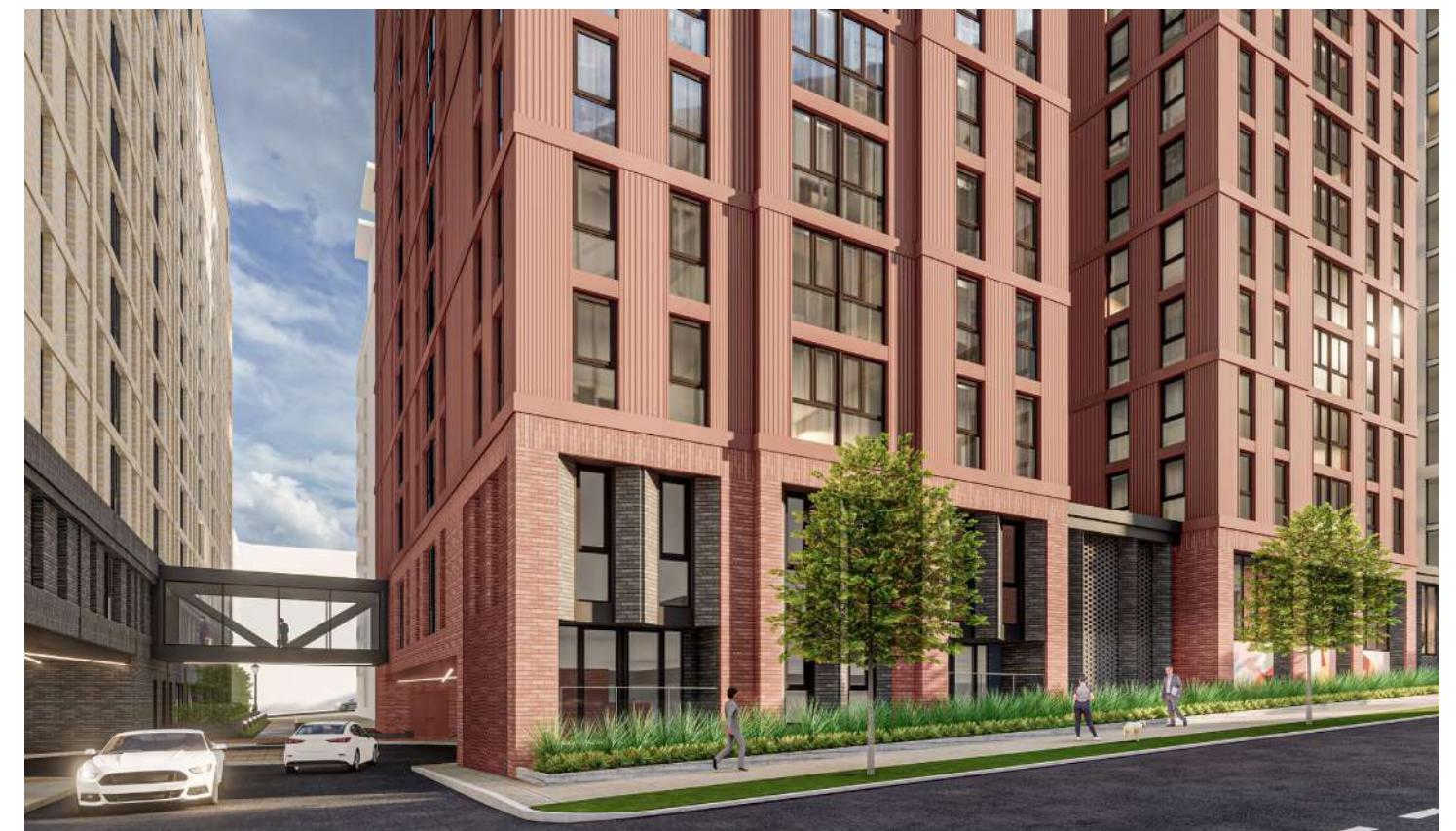
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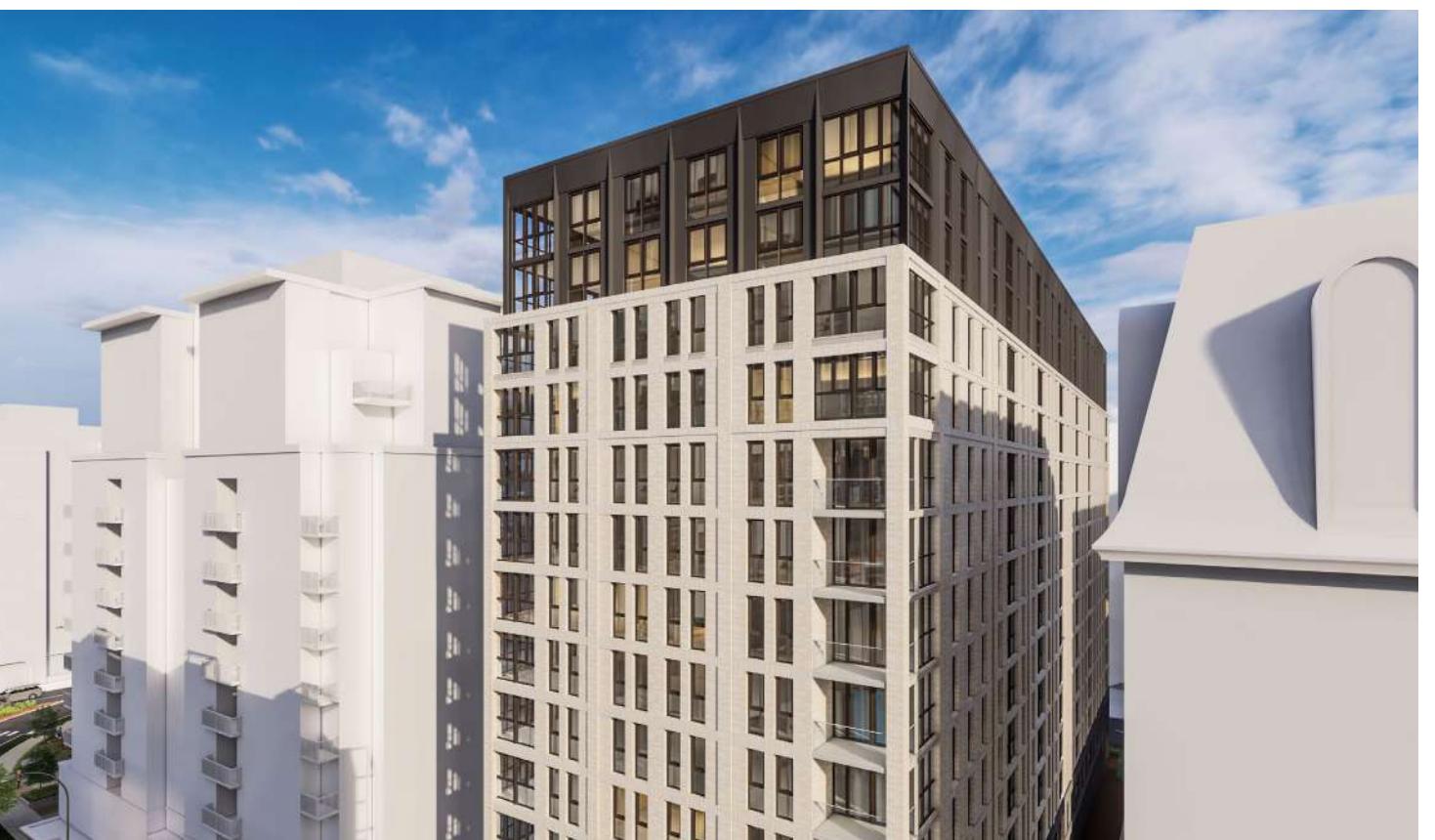
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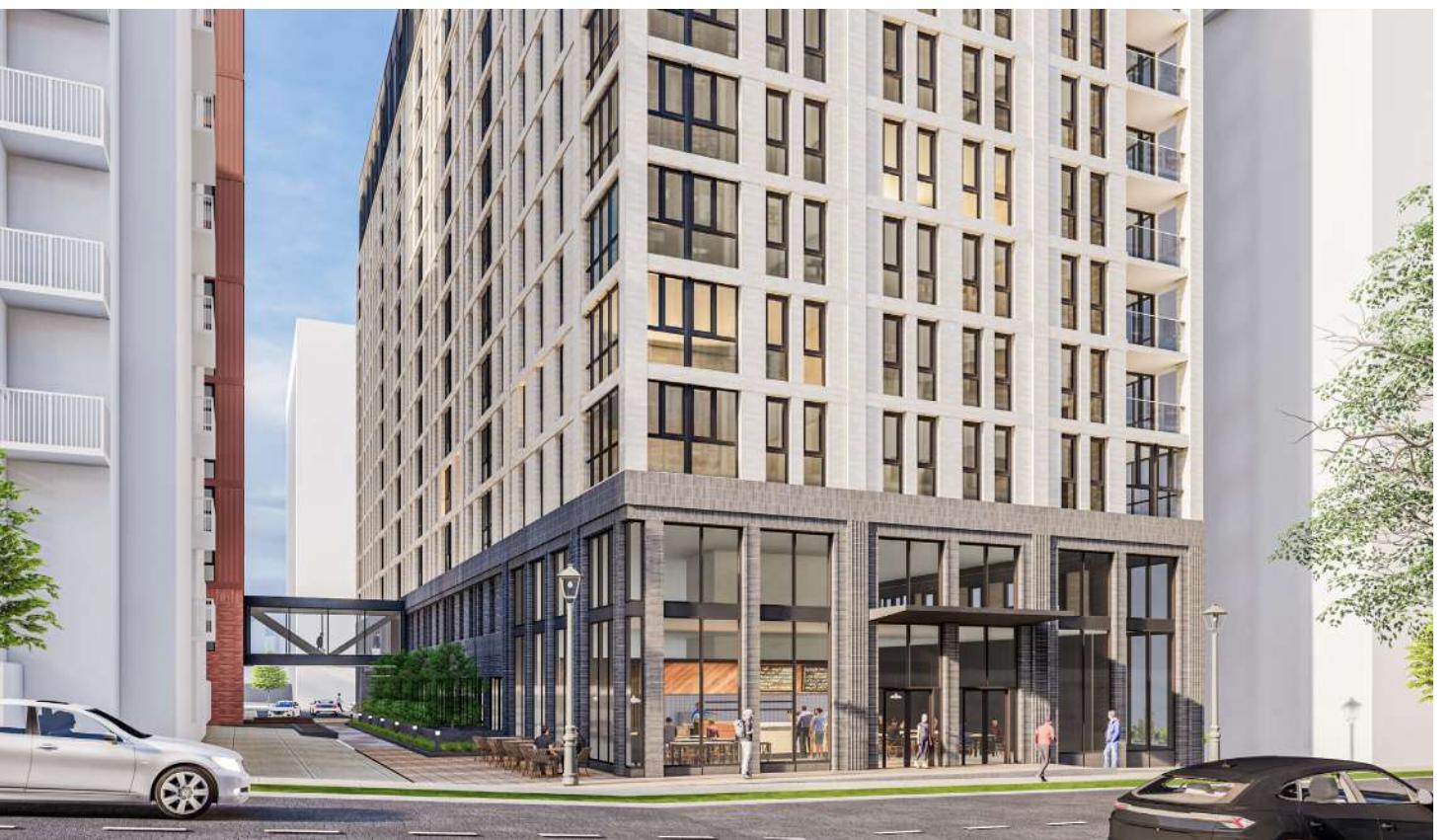
PREVIOUS



CURRENT



PREVIOUS



CURRENT



PREVIOUS



CURRENT



PREVIOUS



CURRENT