

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0122

**MARKET SQUARE
BUILDING A1**
LAND USE APPLICATION
SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE DECEMBER 7, 2022

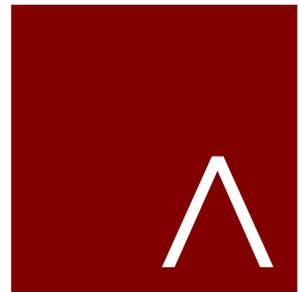
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SITE CONTEXT

SHEET NUMBER

G100



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SHEET NUMBER

G101



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
AERIAL PERSPECTIVE

SHEET NUMBER
A200



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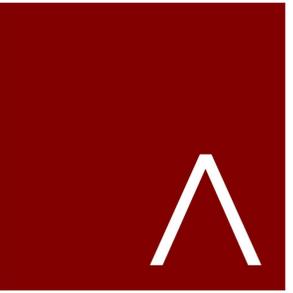
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

AERIAL PERSPECTIVE

SHEET NUMBER

A201



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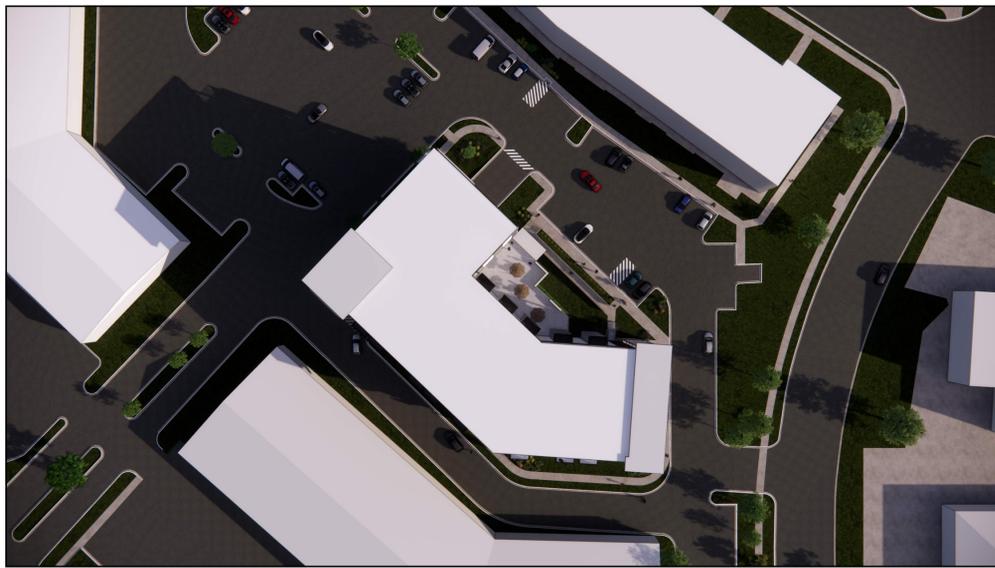
Mark	Description	Date

SHEET TITLE

**EXTERIOR
PERSPECTIVES**

SHEET NUMBER

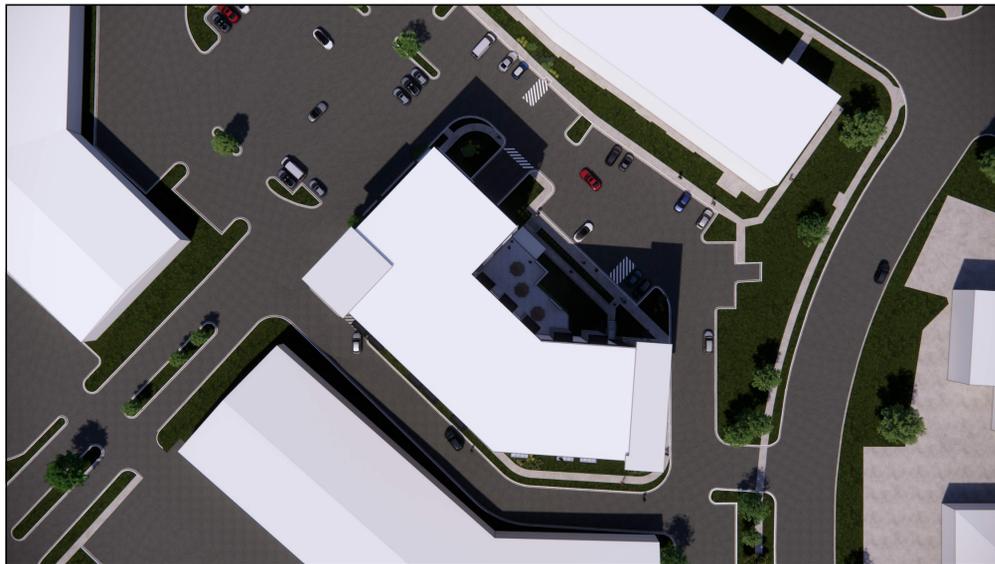
A210



SHADOW ON MARCH 21ST @ 9AM



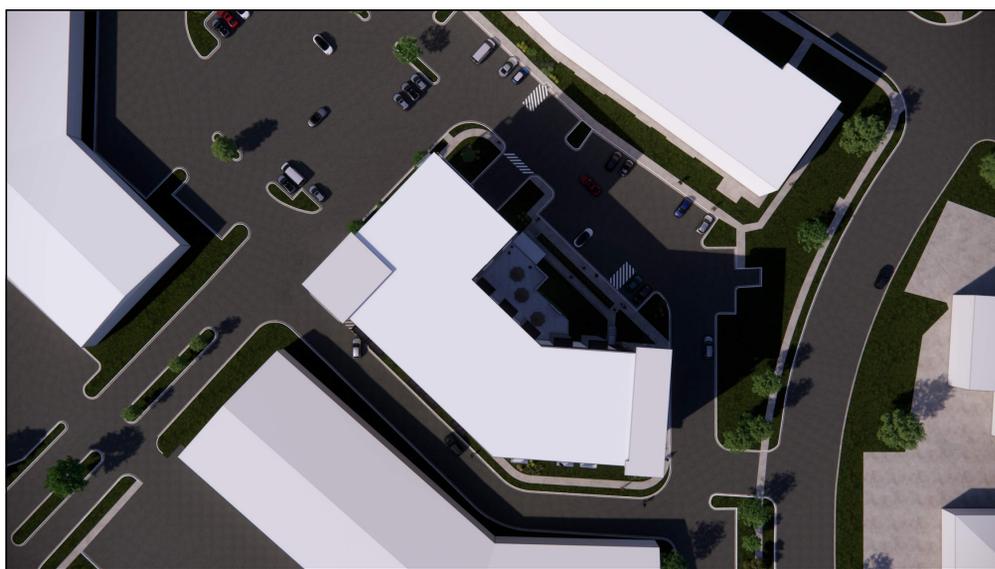
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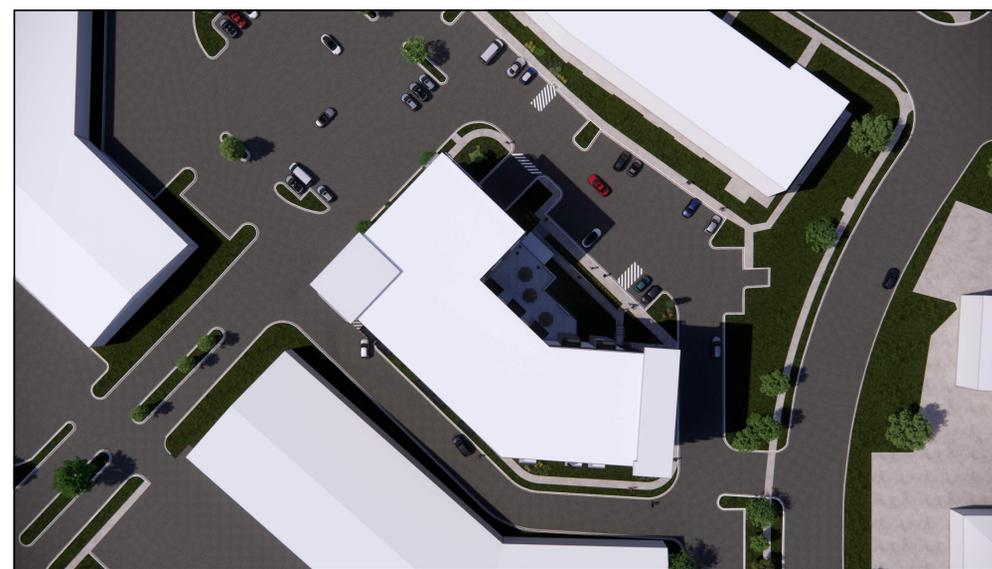
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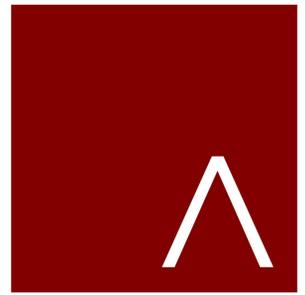
SHADOW ON JUNE 21ST @ 2PM



SHADOW ON MARCH 21ST @ 4PM



SHADOW ON JUNE 21ST @ 4PM



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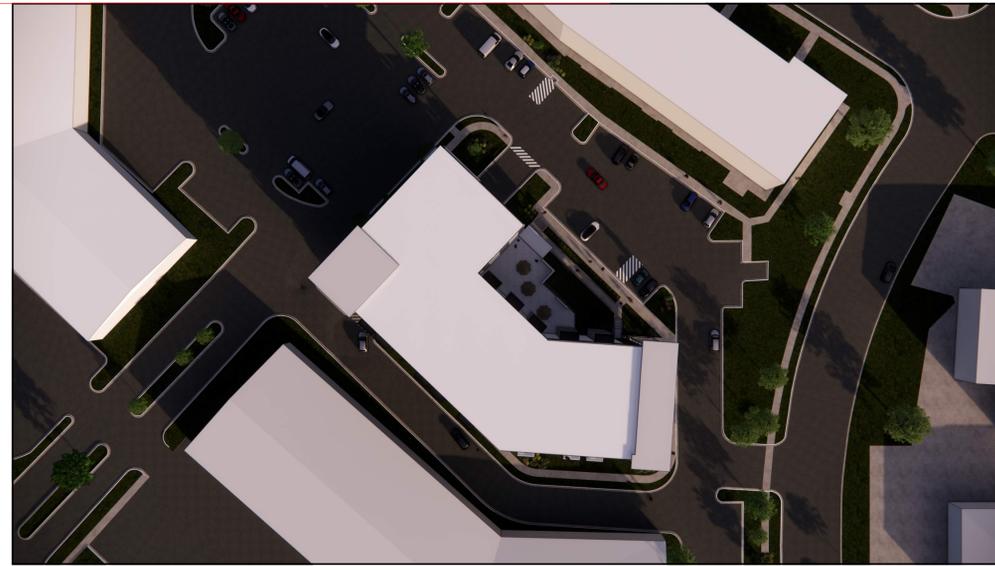
SHADOW STUDY

SHEET NUMBER

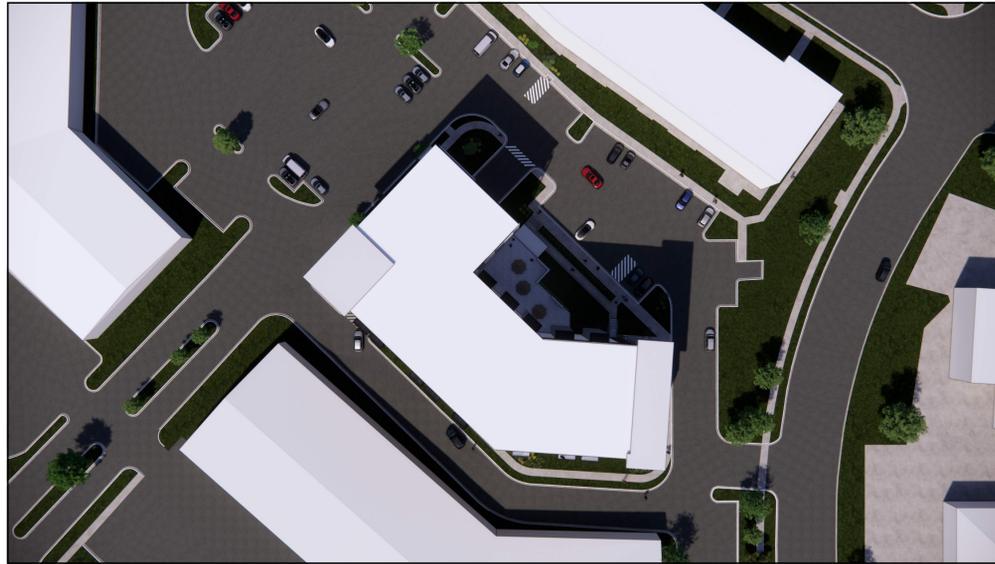
A300



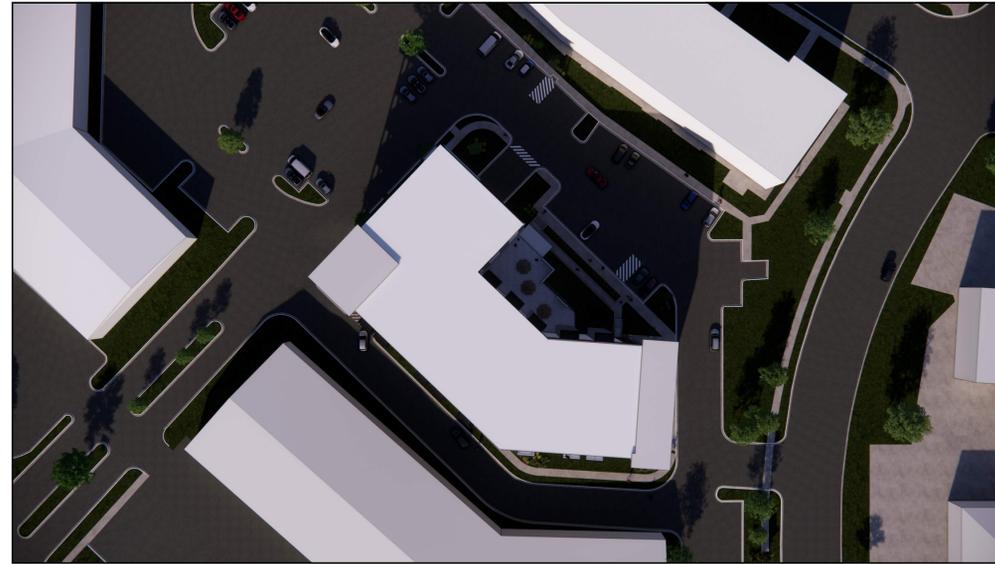
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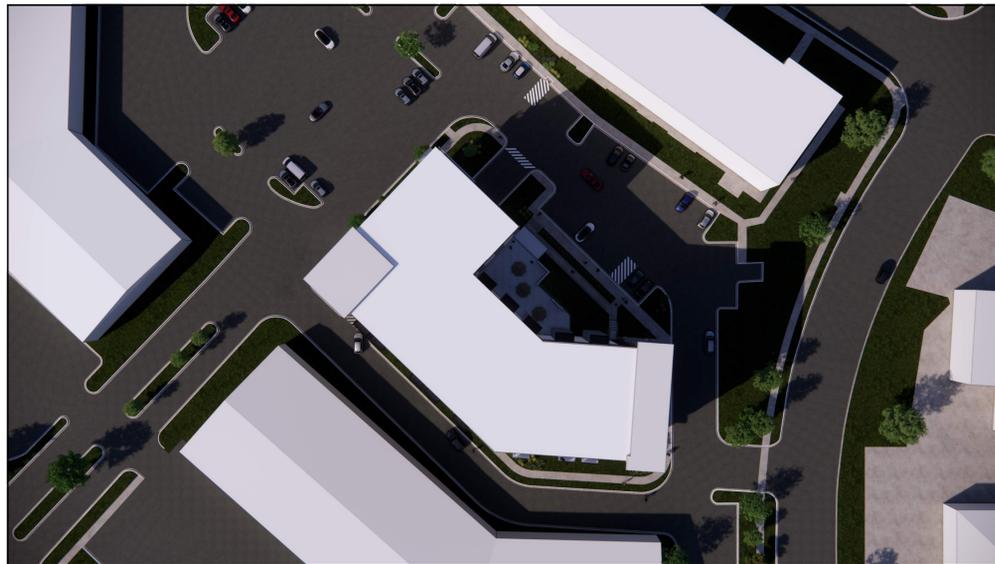
SHADOW ON DECEMBER 21ST @ 9AM



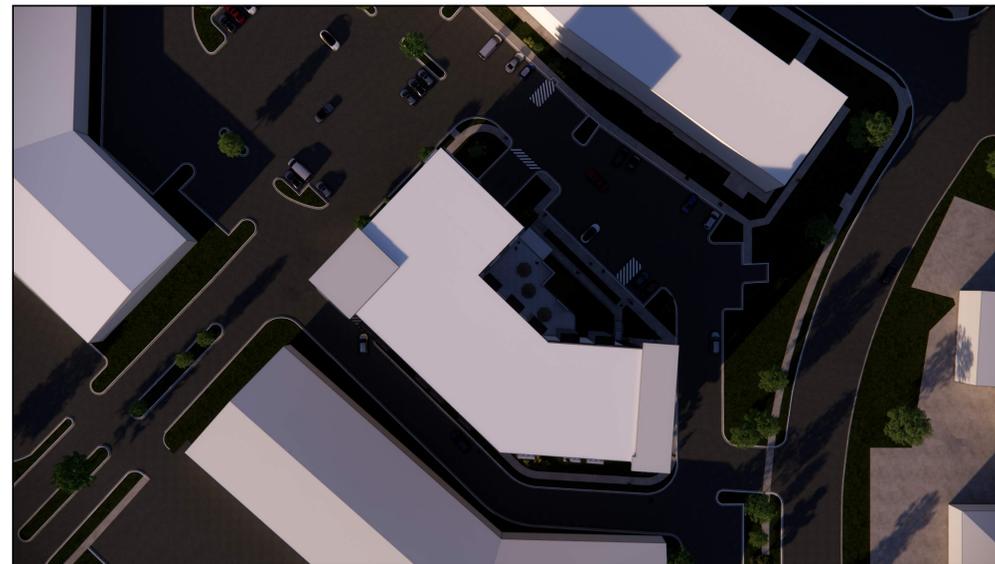
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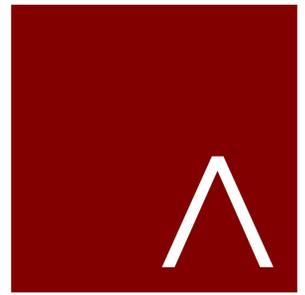
SHADOW ON DECEMBER 21ST @ 2PM



SHADOW ON SEPTEMBER 21ST @ 4PM



SHADOW ON DECEMBER 21ST @ 4PM



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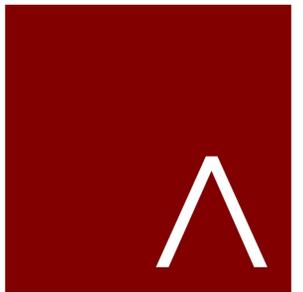
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SHADOW STUDY

SHEET NUMBER

A301



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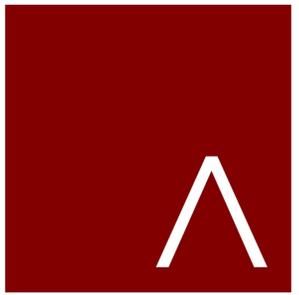
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**EXTERIOR
PERSPECTIVES**

SHEET NUMBER

A211



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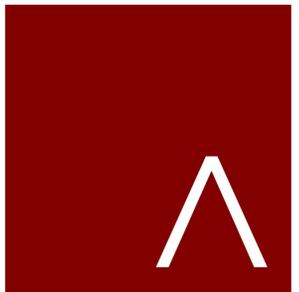
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**EXTERIOR
PERSPECTIVES**

SHEET NUMBER

A212



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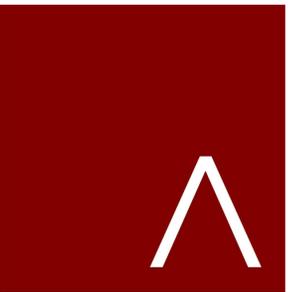
Mark	Description	Date

SHEET TITLE

**EXTERIOR
PERSPECTIVES**

SHEET NUMBER

A213



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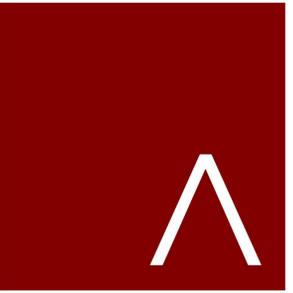
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SHEET TITLE

**EXTERIOR
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SHEET NUMBER

A214



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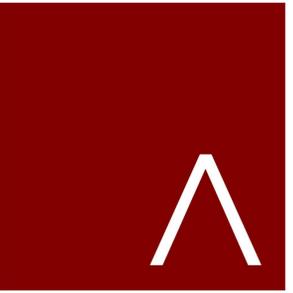
Mark	Description	Date

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**EXTERIOR
PERSPECTIVES**

SHEET NUMBER

A215



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EXTERIOR PERSPECTIVE

SHEET NUMBER

A216



MARKET SQUARE BUILDING A1

MADISON, WISCONSIN



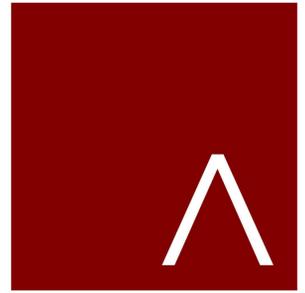
LAND USE APPLICATION SUBMITTAL

JANUARY 4th, 2023



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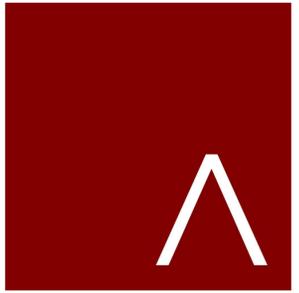
Mark	Description	Date
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SHEET TITLE

SITE CONTEXT

SHEET NUMBER

G102



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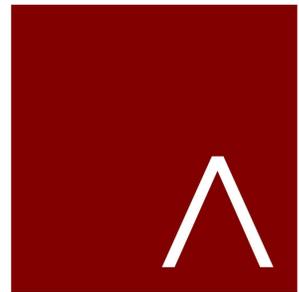
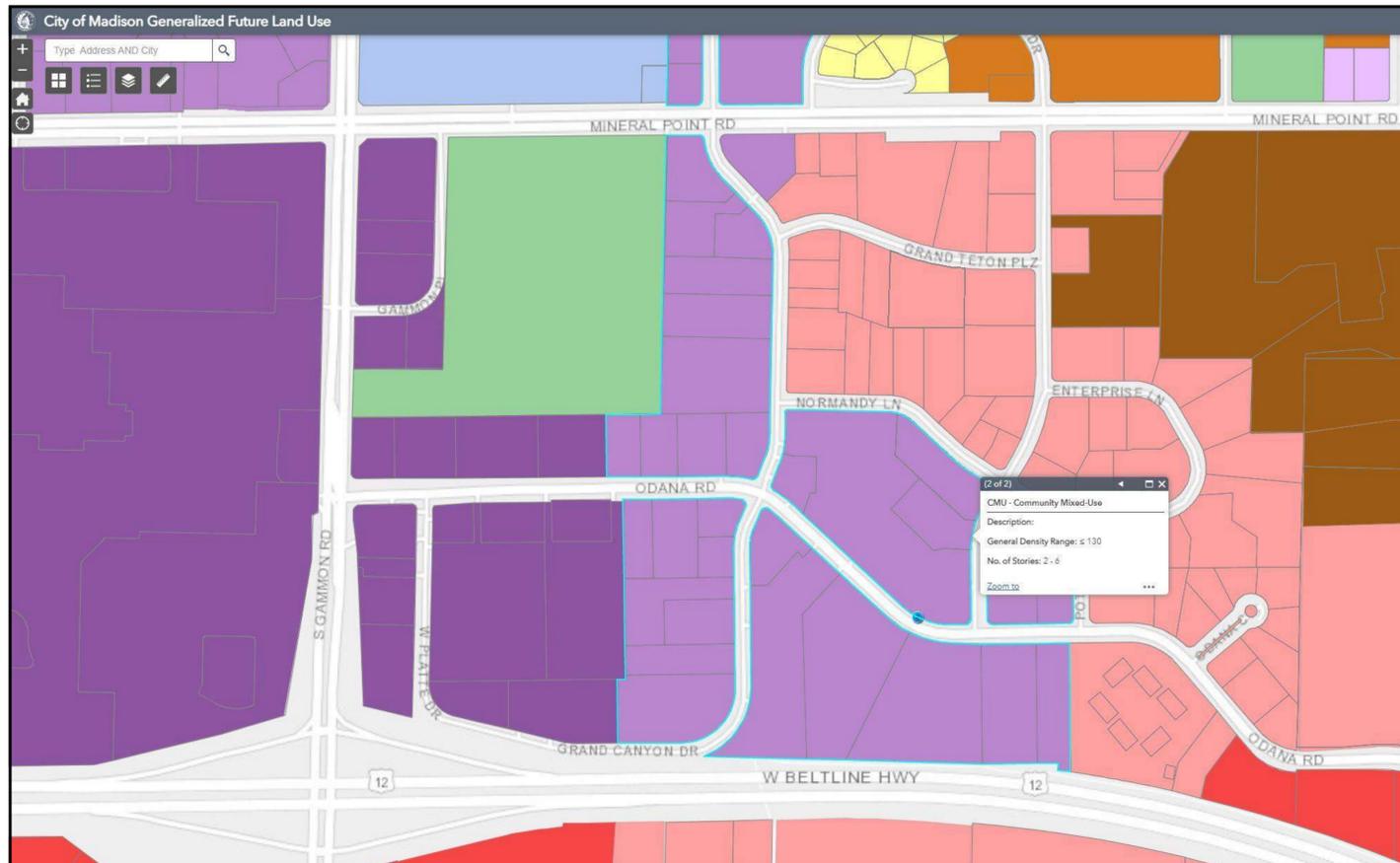
Mark	Description	Date

SHEET TITLE

SITE CONTEXT

SHEET NUMBER

G103



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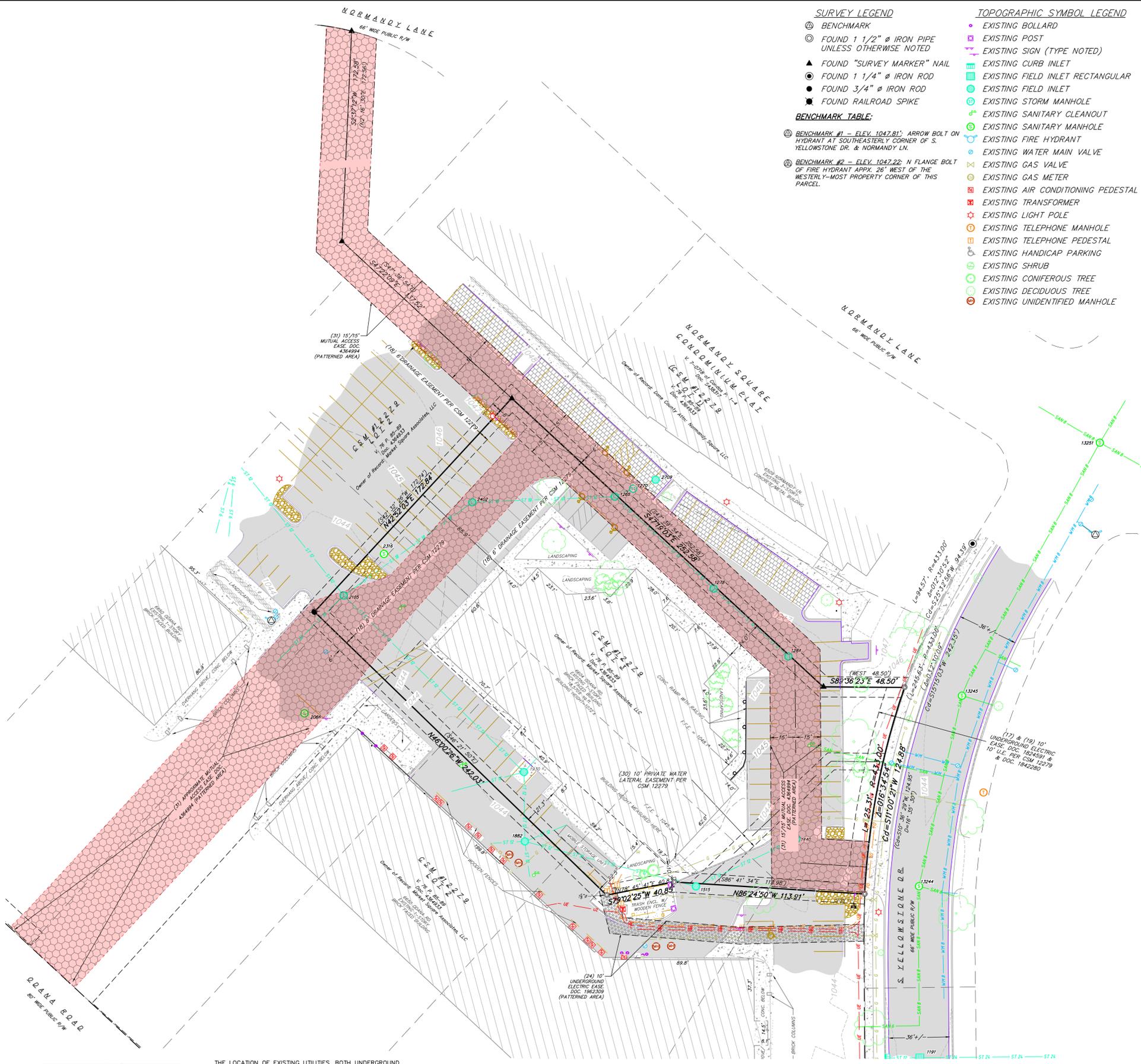
ZONING SUMMARY

SHEET NUMBER

G103

Mixed-Use Future Land Use Categories

Mixed-Use and Commercial Building Form	Neighborhood Mixed-Use (NMU)	Community Mixed-Use (CMU)	Regional Mixed-Use (RMU)	Downtown Mixed-Use (DMU)	Downtown Core (DC)
Commercial Block Building					
Civic or Institutional Building					
Residential - Commercial Conversion					
Live-Work Building					
Single-Family Attached Building					
Small Multifamily Building					
Courtyard Multifamily Building					
Large Multifamily Building					
Parking / Liner Buildings					
Free-Standing Commercial Building					
Podium Building					
Flex Building					
Number of Stories	2-4	2-6	2-12	See Downtown Plan, page 37	
General Residential Density Range	≤70	≤130	--	--	--



SURVEY LEGEND

- ⊕ BENCHMARK
- ⊙ FOUND 1 1/2" Ø IRON PIPE UNLESS OTHERWISE NOTED
- ▲ FOUND "SURVEY MARKER" NAIL
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND RAILROAD SPIKE

BENCHMARK TABLE:

- ⊕ BENCHMARK #1 - ELEV. 1047.81: ARROW BOLT ON HYDRANT AT SOUTHEASTERLY CORNER OF S. YELLOWSTONE DR. & NORMANDY LN.
- ⊕ BENCHMARK #2 - ELEV. 1047.22: N FLANGE BOLT OF FIRE HYDRANT APPX. 26' WEST OF THE WESTERLY-MOST PROPERTY CORNER OF THIS PARCEL.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING UNIDENTIFIED MANHOLE

LINEWORK LEGEND

- FO EXISTING FIBER OPTIC LINE
- UT EXISTING UNDERGROUND TELEPHONE
- EW EXISTING RETAINING WALL
- EM EXISTING METAL RAILING
- WF EXISTING WOOD FENCE
- G EXISTING GAS LINE
- UE EXISTING UNDERGROUND ELECTRIC LINE
- SAN EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST EXISTING STORM SEWER LINE (SIZE NOTED)
- WM EXISTING WATER MAIN (SIZE NOTED)
- 820- EXISTING MAJOR CONTOUR
- 818- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING BRICK PAVEMENT SURFACE



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTHEASTERLY LINE OF LOT 3 OF C.S.M. 12279 MEASURED AS BEARING S47°19'03"E

SCALE: ONE INCH = THIRTY FEET

DESCRIPTION:

Lot 3 of Certified Survey Map No. 12279, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 76 of Certified Survey Maps, Pages 85-89, as Document No. 4364993, located in the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 07 North, Range 08 East, in the City of Madison, Dane County, Wisconsin.

GENERAL SURVEY NOTES:

- 1) This survey was prepared based upon information provided in the Title Commitment NCS-965490-MAD, dated June 18, 2019 at 8:00 a.m. from First American Title Insurance Company National Commercial Services, 25 West Main Street, Suite 400, Madison, WI 53703, now located at 3330 University Ave., Suite 310, Madison, WI 53705.
- 2) This survey is based upon field work performed on July 25-26, 2022. Any changes in site conditions after July 26, 2022 are not reflected by this survey.
- 3) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- 4) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.
Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20223001429 and 20223001464. Location of buried private utilities are not within the scope of this survey.
- 5) Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.
- 6) Vertical datum is NAVD88.
- 7) Parcel is subject to and benefits from cross access, parking, ingress & egress easements in Document Nos. 2144275, 4364994 that include parking areas, sidewalks, drives, curb-cuts, etc. Refer to documents.

EXISTING SANITARY STRUCTURE TABLE				
STRUCTURE PT. #	STRUCTURE TYPE	RIM ELEVATION	INVERT	
2068	SAN MH	1044.08		
2316	SAN MH	1044.13		
13244	SAN MH	1043.79	N 8° 1034.94	
			E 8° 1035.07	
13245	SAN MH	1044.57	N 8° 1034.60	
			S 8° 1034.65	
13251	SAN MH	1045.17	N 8° 1033.79	
			E 8° 1035.61	
			S 8° 1033.79	
			W 8° 1035.31	

EXISTING STORM SEWER STRUCTURE TABLE				
STRUCTURE PT. #	STRUCTURE TYPE	RIM ELEVATION	INVERT	
1191	SQUARE INLET	1043.26	E 24" RCP 1039.22	
			S 24" RCP 1038.93	
			W 12" RCP 1039.41	
1199	CURB INLET	1043.24	E 12" RCP 1039.72	
1286	ROUND INLET	1046.52	NE 12" PVC 1040.26	
			E 12" PVC 1040.70	
			SW 18" RCP 1040.24	
1270	STMH STORMCEPTOR	1047.20		
1278	ROUND INLET	1046.64	E 12" PVC 1041.99	
			W 12" PVC 1041.93	
1284	ROUND INLET	1045.93	W 12" PVC 1042.41	
1440	ROUND INLET	1043.14	SW 12" PVC 1040.04	
1515	ROUND INLET	1044.10	E 12" PVC 1039.88	
			NW 12" PVC 1039.90	
1882	ROUND INLET	1044.24	NE 12" PVC 1038.88	
			E 12" PVC 1038.96	
			SW 12" PVC 1039.08	
			NW 12" PVC 1038.74	
			SE 12" PVC 1038.87	
1930	ROUND INLET	1043.10	NE 12" PVC 1038.76	
			SE 12" PVC 1038.69	
			SW 12" PVC 1038.74	
2105	ROUND INLET	1043.21	N 18" RCP 1037.71	
			E 12" RCP 1038.99	
			S 30" RCP 1036.80	
			W 12" RCP 1036.94	
2311	ROUND INLET	1043.89	E 12" RCP 1037.63	
			SE 6" PVC 1038.37	
			SE 6" PVC 1038.03	
			WSW 12" RCP 1037.63	
2402	ROUND INLET	1045.92	NE 18" RCP 1039.46	
			SSW 18" RCP 1039.03	
2709	ROUND INLET	1047.36		

SURVEYED FOR:
Walter Wayne Development
702 North High Point Road
Suite 200
Madison, WI 53717

SURVEYED BY:
Vierbicher Associates, Inc.
By: Babo M. Rozite, PLS
600 W. Virginia St., Suite 601
Milwaukee, WI 53204
(262) 408-5564
broz@vierbicher.com

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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

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

NOT FOR CONSTRUCTION

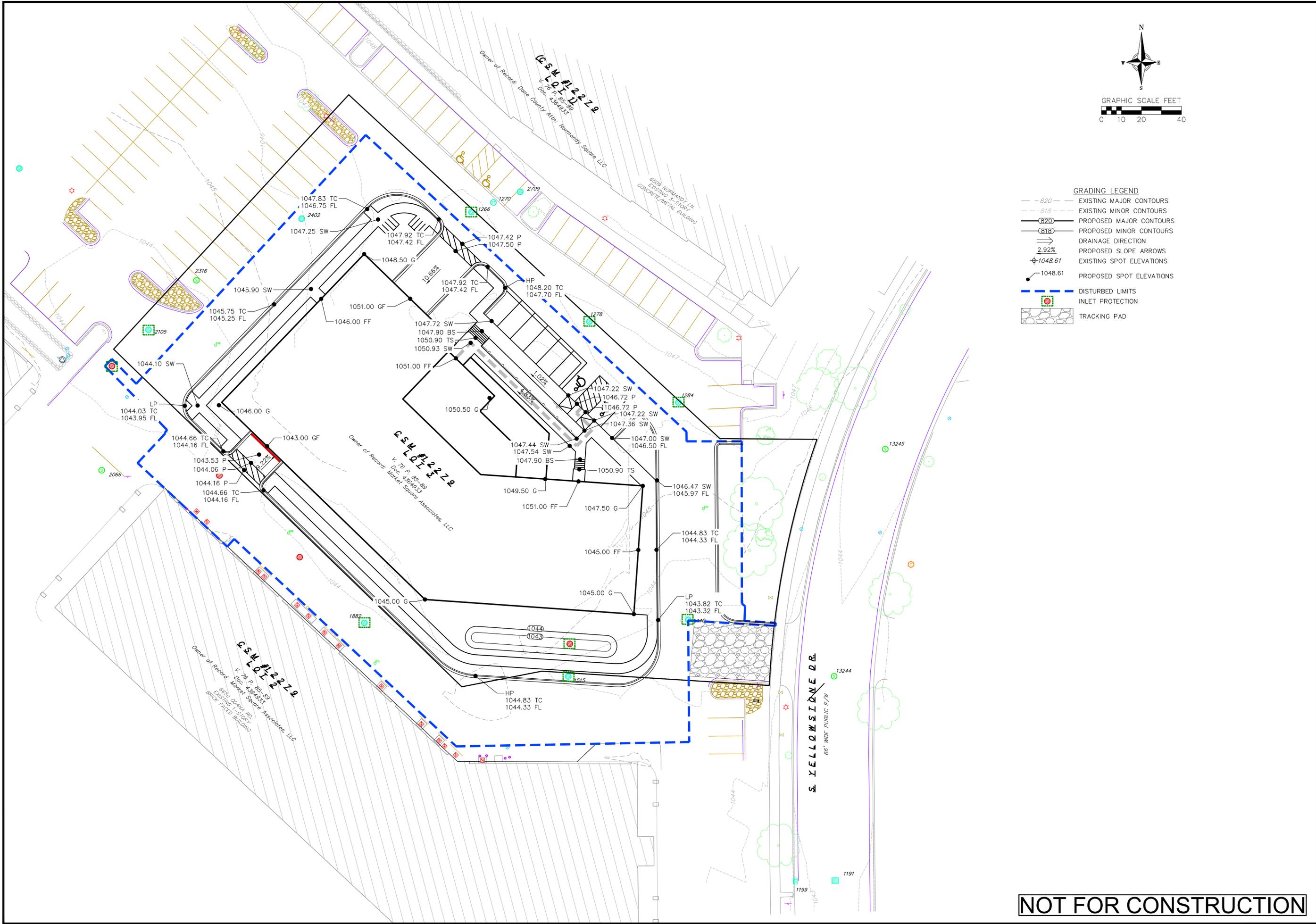
vierbicher planners engineers advisors

EXISTING CONDITIONS
MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 1/3/2023
DRAFTER: JGRU
CHECKED: KUEN
PROJECT NO.: 220094

C1.0



GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- ==> DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- - - - - DISTURBED LIMITS
- ⊕ INLET PROTECTION
- TRACKING PAD



GRADING AND EROSION CONTROL PLAN
MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 1/3/2023
 DRAFTER: JGRU
 CHECKED: KUEN
 PROJECT NO.: 220094

NOT FOR CONSTRUCTION

PLANT INSTALLATION SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT/NOTES
Deciduous Trees					
Ame / Aut	5 Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht	As shown	BB multi-stem
Bet / nig	2 Betula nigra	River Birch	7' ht	As shown	BB multi-stem
Gle / Imp	3 Gleditsia triacanthos 'Impcoke' PP 1605	Imperial Honeylocust	2 1/2'	As shown	BB
Evergreen Trees/Shrubs					
Jun / Man	7 Juniperus chinensis 'Maney'	Maney Juniper	5 gallon	As shown	Cont.
Jun / Tra	10 Juniperus chinensis 'Trautman'	Trautman Juniper	5'-6" Ht	As shown	BB
Jun / Sea	6 Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gallon	As shown	Cont.
Tax / Hic	1 Taxus x media 'Hicksii'	Hicks Yew	7 gallon	As shown	Cont.
Tax / Tau	4 Taxus x media 'Tauntonii'	Taunton Yew	5 gallon	As shown	Cont.
Thu / Tec	2 Thuja occidentalis 'Techny'	Techny Arborvitae	6'-7" ht	As shown	BB
Deciduous Shrubs					
Hyd / Ann	16 Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gallon	As shown	Cont.
Rhu / Gro	86 Rhus aromatica 'Gro-low'	Gro-low Sumac	3 gallon	4" o.c.	Cont.
Ros / Radk	4 Rosa 'Radkognak pp# 18507	Double Pink Knock Out Rose	3 gallon	4" o.c.	Cont.
Syr / mey	12 Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gallon	As shown	Cont.
Vib / Bai	6 Viburnum trilobum 'Bailey Compact'	Bailey Compact Viburnum	3 gallon	As shown	Cont.

Perennials					
Alc / mol	12 Alchemilla mollis	Lady's Mantle	1 gallon	24" o.c.	Cont.
Ech / Mag	16 Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gallon	30" o.c.	Cont.
Eup / Gat	27 Eupatorium maculatum 'Gateway'	Gateway Joe-Pye Weed	1 gallon	28" o.c.	Cont.
Hem / Par	36 Hemerocallis x Pardon Me	Pardon Me Daylily	1 gallon	24" o.c.	Cont.
Hem / Hyp	22 Hemerocallis 'Hyperion'	Hyperion Daylily	1 gallon	24" o.c.	Cont.
Hos / Ele	22 Hosta sieboldiana 'Elegans'	Elegans Hosta	1 gallon	30" o.c.	Cont.
Iri / ver	16 Iris versicolor	Northern Blue Flag Iris	1 gallon	21" o.c.	Cont.
Iri / vir	9 Iris virginica var. shrevei	Southern Blue Flag Iris	1 gallon	21" o.c.	Cont.
Lia / Kob	43 Liatis spicata 'Kobold'	Kobold Spike Blazing Star	1 gallon	21" o.c.	Cont.
Nep / Wal	37 Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	1 gallon	30" o.c.	Cont.
Per / atr	6 Perovskia atriplicifolia	Russian Sage	1 gallon	36" o.c.	Cont.
Rud / Gol	11 Rutzbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gallon	24" o.c.	Cont.
Ornamental Grasses					
Cal / Kar	26 Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	24" o.c.	Cont.
Mis / Pur	9 Miscanthus sinensis 'Purpurascens'	Flame Grass	1 gallon	36" o.c.	Cont.
Mol / Sky	23 Molinia caerulea arundinacea 'Skraycer'	Molinia Skyracer	1 gallon	30" o.c.	Cont.
Pan / Hae	29 Panicum virgatum 'Shenandoah'	Red Switch Grass	1 gallon	30" o.c.	Cont.
Spo / Tar	15 Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed Tara	1 gallon	30" o.c.	Cont.

LEGEND

- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- NEW CONIFEROUS TREE
- NEW CONIFEROUS SHRUB
- NEW DECIDUOUS SHRUB
- NEW PERENNIALS
- NEW ORNAMENTAL GRASSES
- TURF SOD
- EXTENSIVE GREEN ROOF

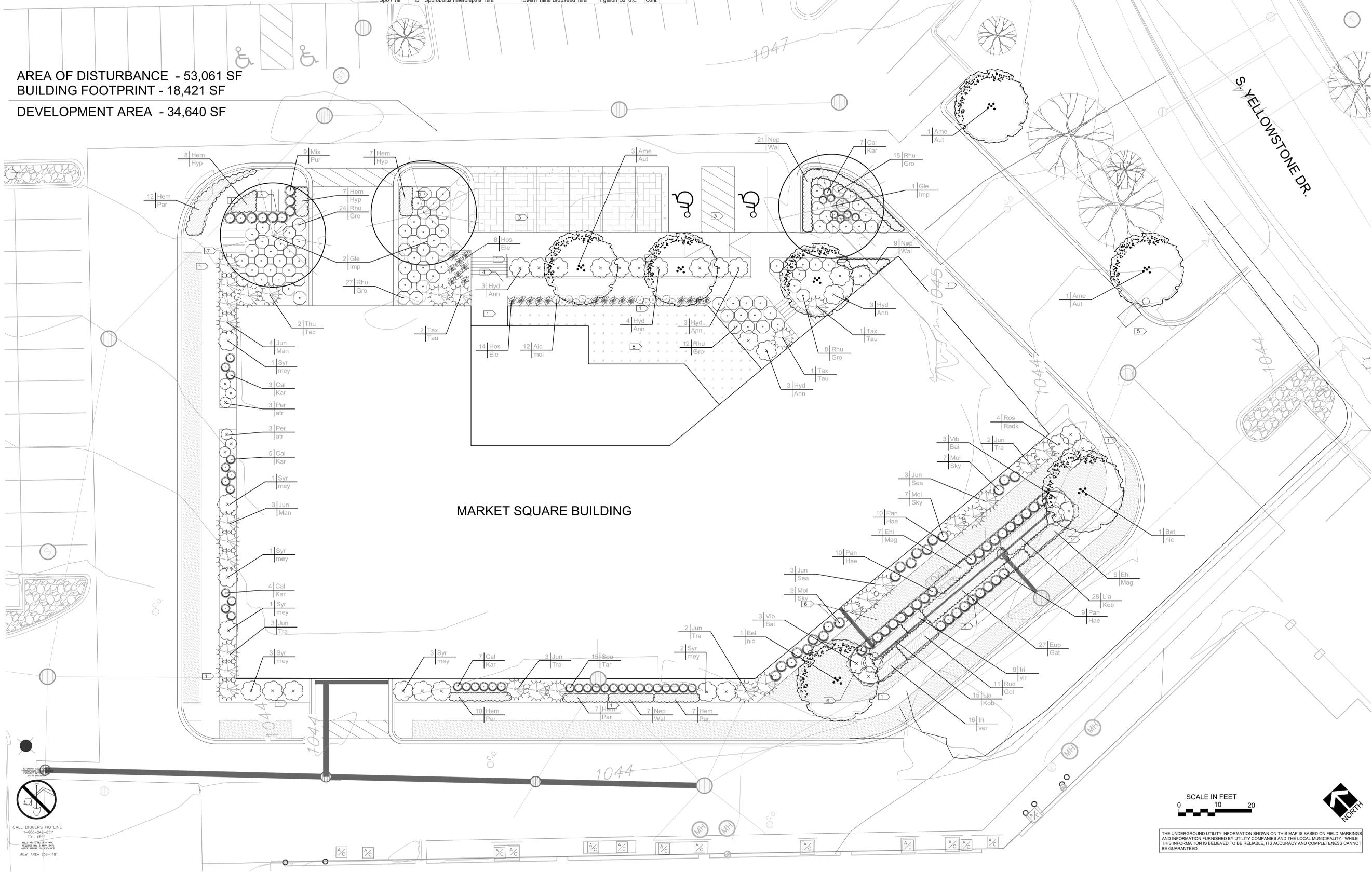
GENERAL NOTES:

- ALL PLANTS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH, U.N.O.
- ALL PLANTS SHALL HAVE SPADED EDGE - 6" DEPTH U.N.O.
- ALL PLANTS SHOULD BE IRRIGATED.
- REFER TO LANDSCAPE WORKSHEET FOR LANDSCAPE POINTS CALCULATIONS.

KEYNOTES:

- CONCRETE WALK, REFER TO CIVIL DWGS
- CONCRETE PATIO, REFER TO CIVIL DWGS
- PERMEABLE PAVERS, REFER TO CIVIL DWGS
- CONCRETE STAIR, REFER TO CIVIL
- POLE LIGHT FIXTURE, REFER TO LIGHTING DWGS
- METAL EDGING
- BIKE RACKS, SEE CIVIL
- EXTENSIVE GREEN ROOF AREA

AREA OF DISTURBANCE - 53,061 SF
 BUILDING FOOTPRINT - 18,421 SF
 DEVELOPMENTAL AREA - 34,640 SF



MARKET SQUARE
 6604 ODANA ROAD
 MADISON, 53719 WI

LANDSCAPE PLAN

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 New Eden Landscape Architecture, LLC

REVISIONS:

PROJECT NO.: 22015-VIE-MQ
 SCALE: 1"=10'-0"
 DATE: 01/04/2023
 DRWN BY: EDS CHKD BY: RS
 SHEET:



THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE



1 USABLE OPEN SPACE - 3RD FLOOR
1" = 40'-0"



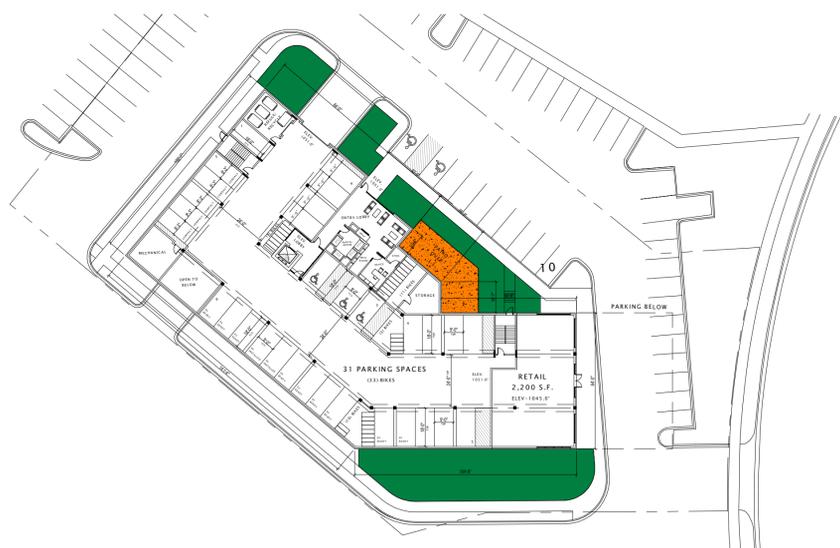
3 USABLE OPEN SPACE - 6TH FLOOR
1" = 40'-0"



6 USABLE OPEN SPACE - 2ND FLOOR
1" = 40'-0"



9 USABLE OPEN SPACE - 5TH FLOOR
1" = 40'-0"



11 USABLE OPEN SPACE - 1ST FLOOR
1" = 40'-0"



13 USABLE OPEN SPACE - 4TH FLOOR
1" = 40'-0"

USABLE OPEN AREA CHART

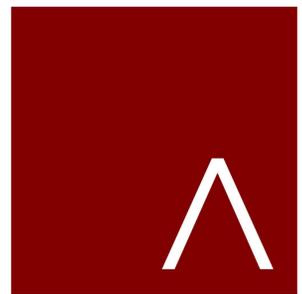
■ DENOTES USABLE OPEN AREA ON PLAN = 4,824 S.F.

■ DENOTES USABLE OPEN AREA PRIVATE BALCONIES = 7,742 S.F.

■ DENOTES USABLE OPEN AREA ROOF DECKS = 3,994 S.F.

REQUIRED USABLE OPEN AREA = (40 S.F. X 87 DWELLING UNITS) = 3,480 S.F.

TOTAL USABLE OPEN AREA = 16,560 S.F.



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ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0122

MARKET SQUARE
BUILDING A1
LAND USE APPLICATION
SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JANUARY 4th, 2023

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

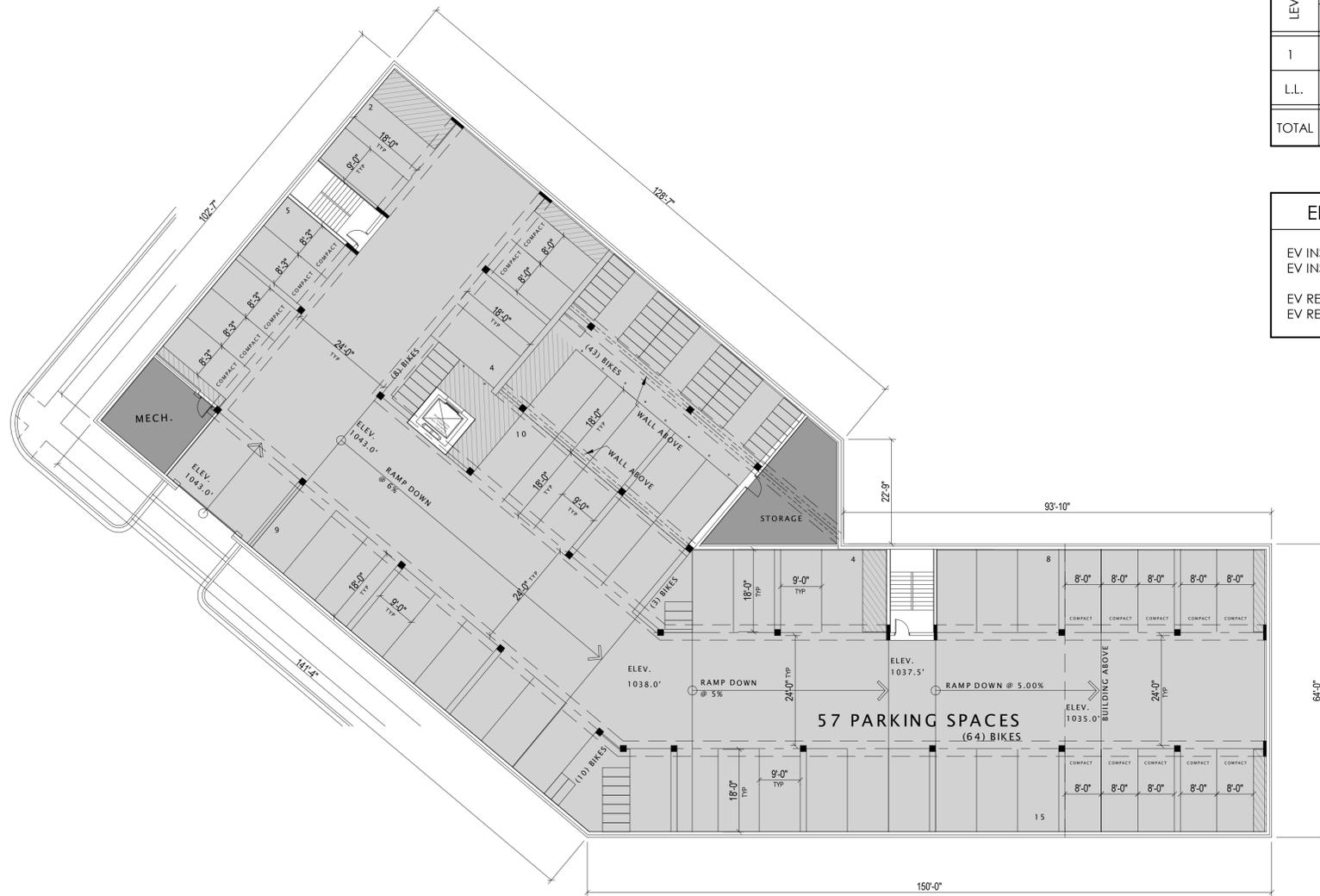
USABLE OPEN SPACE

SHEET NUMBER

ASP-100

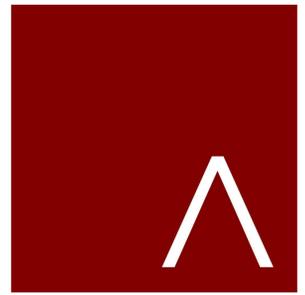


- STUDIO UNIT
- 1 BD UNIT
- 2 BD UNIT
- AMENITIES
- BLDG. SUPP / STOR.
- CIRCULATION
- PARKING



LEVEL	AUTOMOBILE PARKING			TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA		
1	23	5	3	31	32
L.L.	40	17	0	57	64
TOTAL	59	22	3	88	96

ELECTRIC VEHICLE PARKING DATA	
EV INSTALLED REQUIRED - 2%	
EV INSTALLED PROVIDED - 2% (2 STALLS)	
EV READY REQUIRED - 10%	
EV READY PROVIDED - 10% (9 STALLS)	



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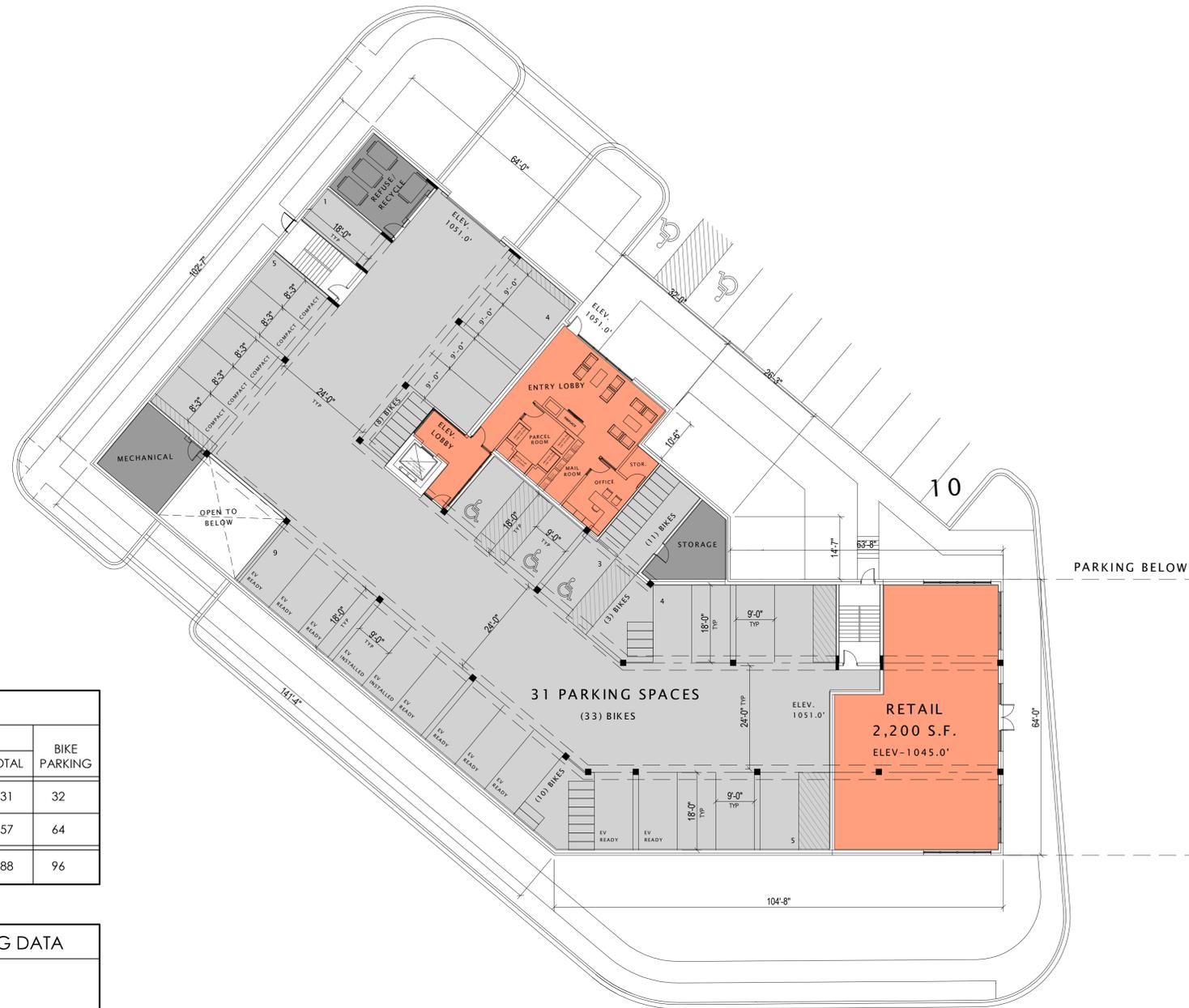
SHEET TITLE
LOWER LEVEL PLAN

SHEET NUMBER
A100

1 LOWER LEVEL PLAN
1/16" = 1'-0"



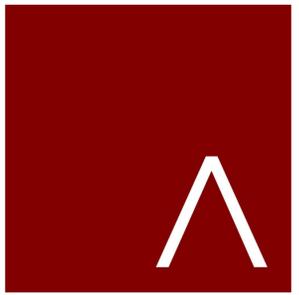
- STUDIO UNIT
- 1 BD UNIT
- 2 BD UNIT
- AMENITIES
- BLDG. SUPP / STOR.
- CIRCULATION
- PARKING



PARKING DATA					
LEVEL	AUTOMOBILE PARKING			TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA		
1	23	5	3	31	32
L.L.	40	17	0	57	64
TOTAL	59	22	3	88	96

ELECTRIC VEHICLE PARKING DATA	
EV INSTALLED REQUIRED - 2%	EV INSTALLED PROVIDED - 2% (2 STALLS)
EV READY REQUIRED - 10%	EV READY PROVIDED - 10% (9 STALLS)

1 FIRST FLOOR PLAN
1/16" = 1'-0"



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SHEET TITLE

FIRST FLOOR PLAN

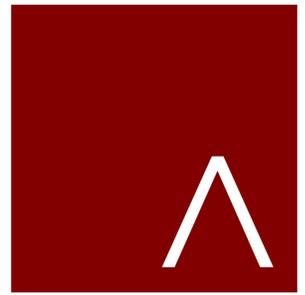
SHEET NUMBER

A101

- STUDIO UNIT
- 1 BD UNIT
- 2 BD UNIT
- AMENITIES
- BLDG. SUPP / STOR.
- CIRCULATION
- PARKING



1 SECOND FLOOR PLAN
1/16" = 1'-0"



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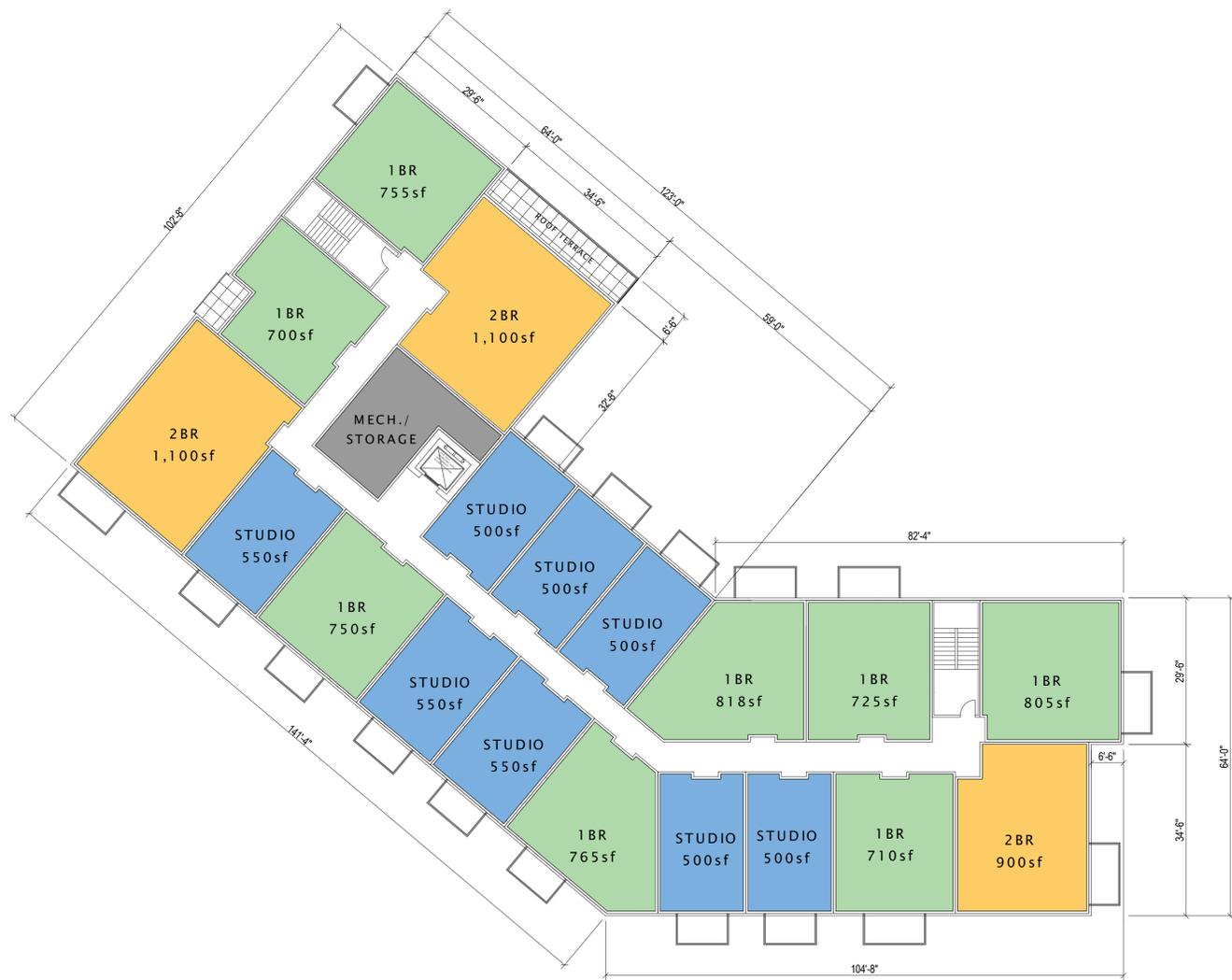
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

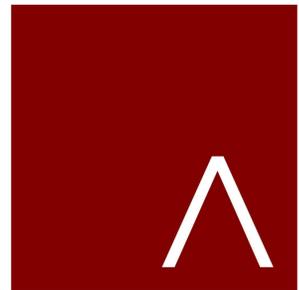
SECOND FLOOR PLAN

SHEET NUMBER

A102



① THIRD FLOOR PLAN
1/16" = 1'-0"



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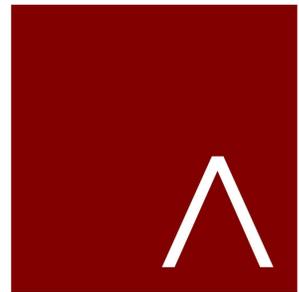
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
FOURTH FLOOR PLAN

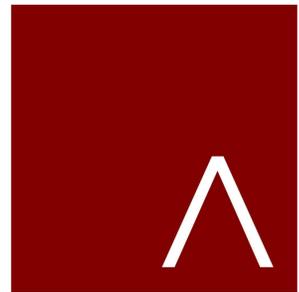
SHEET NUMBER
A104



① FOURTH FLOOR PLAN
1/16" = 1'-0"



1/4/2023 8:33:12 AM



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Mark	Description	Date

SHEET TITLE

FIFTH FLOOR PLAN

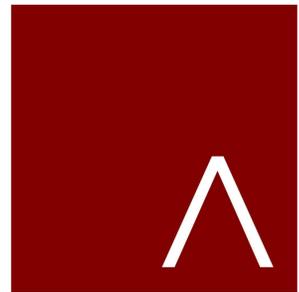
SHEET NUMBER

A105



① FIFTH FLOOR PLAN
1/16" = 1'-0"





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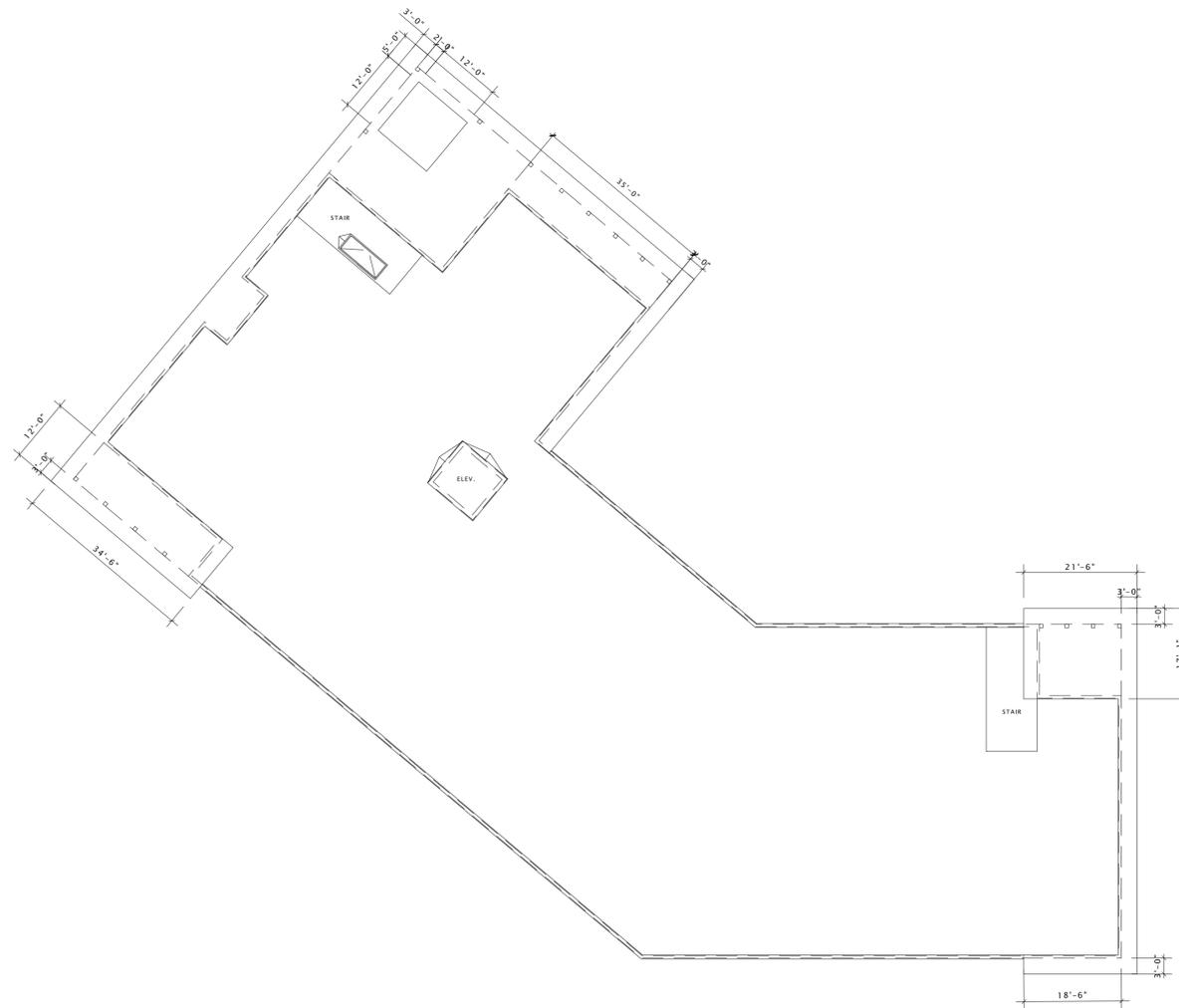
SHEET TITLE
SIXTH FLOOR PLAN

SHEET NUMBER
A106

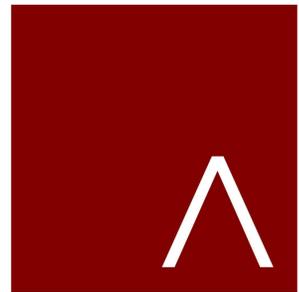


① SIXTH FLOOR PLAN
1/16" = 1'-0"





1 ROOF PLAN
1/16" = 1'-0"



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Mark	Description	Date

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A110

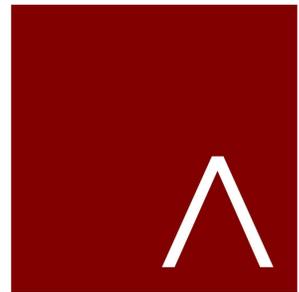


UTILTY BRICK-
'TUMBLEWEED'

COMPOSITE
PANEL #1 -
'IRON GRAY'

COMPOSITE
PANEL #2 -
'COBBLE
STONE'

COMPOSITE
PANEL #3 -
'AGED
PEWTER'



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SHEET TITLE
MATERIALS BOARD

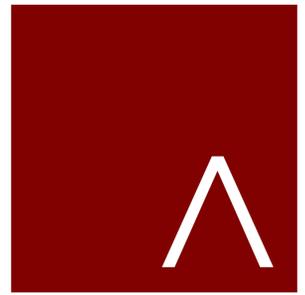
SHEET NUMBER
A219



6 NORTH ELEVATION
1/8" = 1'-0"



16 EAST ELEVATION
1/8" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**EXTERIOR ELEVATIONS
- COLOR**

SHEET NUMBER
A500-A

COMPOSITE PANEL #2

COMPOSITE PANEL #1

MASONRY VENEER
UTILITY BRICK

STORE FRONT

67'-10"

6 NORTH ELEVATION B&W
1/8" = 1'-0"

COMPOSITE PANEL #2

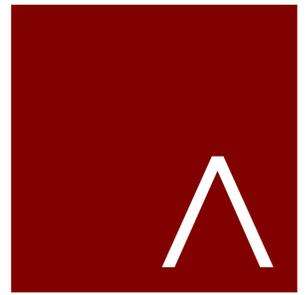
COMPOSITE PANEL #1

75'-11"

STORE FRONT

MASONRY VENEER
UTILITY BRICK

16 EAST ELEVATION B&W
1/8" = 1'-0"



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Mark	Description	Date

SHEET TITLE

**EXTERIOR ELEVATIONS
- B&W**

SHEET NUMBER

A500-B



6 SOUTH ELEVATION
1/8" = 1'-0"



16 NORTHEAST ELEVATION
1/8" = 1'-0"



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SHEET TITLE
**EXTERIOR ELEVATIONS
- COLOR**

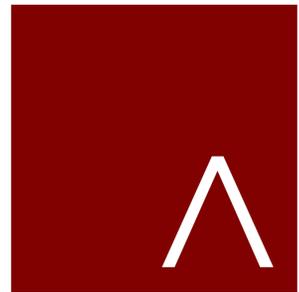
SHEET NUMBER
A501-A



6 SOUTH ELEVATION B&W
1/8" = 1'-0"



1 NORTHEAST ELEVATION B&W
1/8" = 1'-0"



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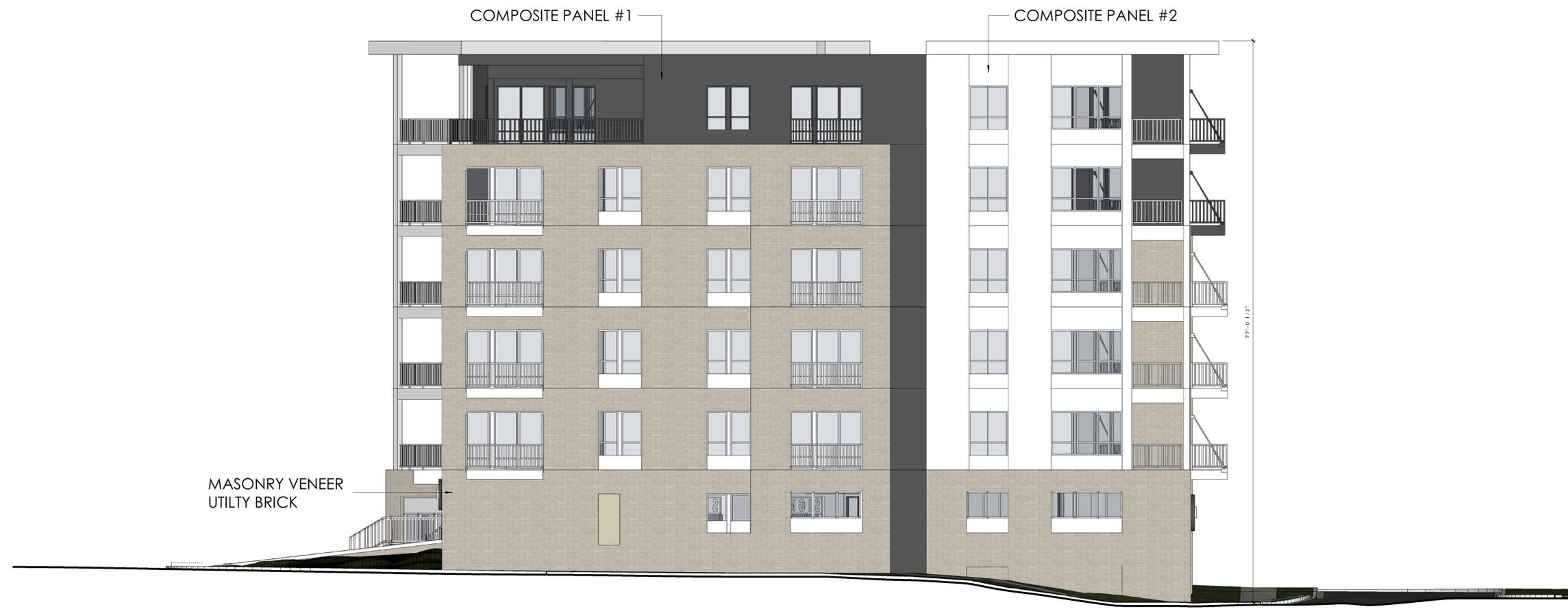
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

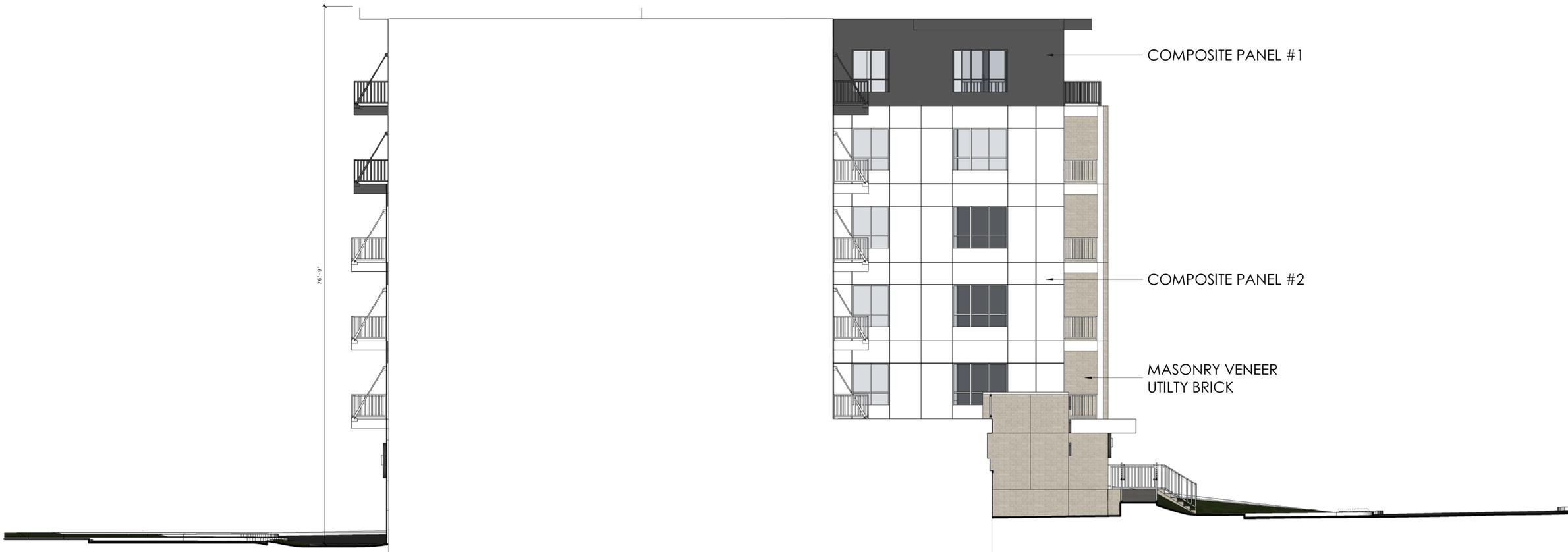
**EXTERIOR ELEVATIONS
B&W**

SHEET NUMBER

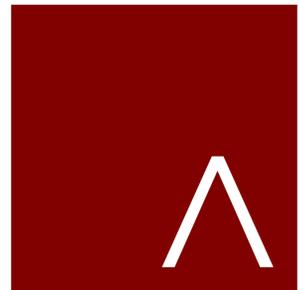
A501-B



6 NORTHWEST ELEVATION
1/8" = 1'-0"



16 SOUTHEAST ELEVATION
1/8" = 1'-0"



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Mark	Description	Date

SHEET TITLE

**EXTERIOR ELEVATIONS
- COLOR**

SHEET NUMBER

A502-A

COMPOSITE PANEL #1

COMPOSITE PANEL #2

MASONRY VENEER
UTILITY BRICK

77'-0" 1/2"

6 NORTHWEST ELEVATION B&W
1/8" = 1'-0"

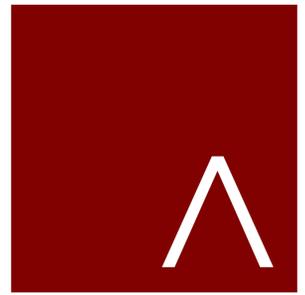
COMPOSITE PANEL #1

COMPOSITE PANEL #2

MASONRY VENEER
UTILITY BRICK

76'-9"

16 SOUTHEAST ELEVATION B&W
1/8" = 1'-0"



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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE
BUILDING A1
LAND USE APPLICATION
SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: JANUARY 4th, 2023

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- B&W

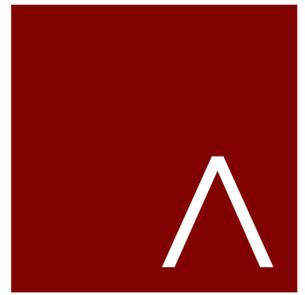
SHEET NUMBER

A502-B

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⑥ SOUTHWEST ELEVATION
1/8" = 1'-0"



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PROGRESS DOCUMENTS

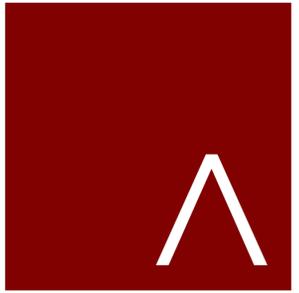
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SHEET TITLE
**EXTERIOR ELEVATIONS
- COLOR**

SHEET NUMBER
A503-A



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SHEET TITLE

**EXTERIOR ELEVATIONS
- B&W**

SHEET NUMBER

A503-B



6 SOUTHWEST ELEVATION B&W
1/8" = 1'-0"

28.129 BIRD-SAFE REQUIREMENTS:

(1) Statement of Purpose: The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

(2) Applicability: Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

(3) Measuring Glass Area: Under this Ordinance, glass area shall be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.

(4) Bird-Safe Glass Treatment Requirements: Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either: a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart; low reflective opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

(a) Buildings or structures over 10,000 square feet: For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

- For building facades where the first sixty (60) feet (See REVISED Figure 2) from grade are comprised of greater than or equal to fifty percent (50%) glass:
 - At least eighty-five percent (85%) of the glass must be treated; and
 - All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.
- For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
 - At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
 - Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
- All glass railings must be treated.
- All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.

(b) Sky-bridges: For buildings and structures of any size, all glass on above-ground bridges must be treated.

(c) At grade glass: For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.

(5) This Ordinance shall become effective October 1, 2020.

BIRD GLASS CALCULATIONS MARKET SQUARE
10/10/2022

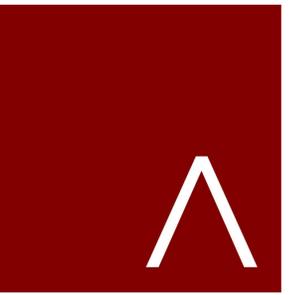
50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING

WINDOW DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION													
					SOUTH ELEVATION		SOUTHWEST ELEVATION		NORTHWEST ELEVATION		NORTHEAST ELEVATION		SOUTHEAST ELEVATION		NORTH ELEVATION		EAST ELEVATION	
					GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
WINDOW A 6/0 X 6/0	5.7	5.7	4.0	32.5	32.5	1.0	194.9	6.0	292.4	9.0	292.4	9.0	130.0	4.0			130.0	4.0
WINDOW B 3/0 X 8/0	2.7	7.7	1.0	20.8	249.5	12.0	499.0	24.0	207.9	10.0	311.9	15.0			207.9	10.0	62.4	3.0
WINDOW C 2/9 X 6/0	2.4	5.7	2.0	13.7	355.7	26.0	109.4	8.0	54.7	4.0					8.0			
WINDOW D 6/0 X 7/6	5.7	7.2	4.0	41.0	82.1	2.0	82.1	2.0	41.0	1.0	41.0	1.0	41.0	1.0			205.2	5.0
WINDOW E 3/0 X 6/0	2.7	5.7	2.0	15.4					61.6	4.0							107.7	7.0
WINDOW F 7/8 X 6/0	7.3	5.7	4.0	41.6					83.2	2.0								
WINDOW G 7/0 X 6/0	6.7	5.7	4.0	38.2							152.8	4.0						
WINDOW H 10/6 X 6/0	10.2	5.7	6.0	58.1							232.6	4.0						
WINDOW I 9/8 X 6/0	9.3	5.7	6.0	53.0									212.0	4.0				
WINDOW J 9/8 X 7/6	9.3	7.2	6.0	67.0									67.0	1.0				
WINDOW K 5/0 X 6/0	4.7	5.7	2.0	26.8													53.6	2.0
WINDOW L 5/0 X 6/0	2.7	7.2	2.0	19.4													38.9	2.0
WINDOW M 2/9 X 7/6	2.4	7.2	2.0	17.3										69.1	4.0			
DOOR A 3/0 X 8/0	2.7	7.7	1.0	20.8							20.8	1.0						
					719.7	TOTAL GLZ	885.4	TOTAL GLZ	740.9	TOTAL GLZ	1,051.4	TOTAL GLZ	450.0	TOTAL GLZ	277.0	TOTAL GLZ	597.7	TOTAL GLZ
					6222.0	WALL AREA	8,480.0	WALL AREA	6,160.0	WALL AREA	7,126.0	WALL AREA	1,931.0	WALL AREA	4,744.0	WALL AREA	3,946.0	WALL AREA
					11.57%	% GLAZING	10.44%	% GLAZING	12.03%	% GLAZING	14.75%	% GLAZING	23.30%	% GLAZING	5.84%	% GLAZING	15.15%	% GLAZING

PATIO DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION													
					SOUTH ELEVATION		SOUTHWEST ELEVATION		NORTHWEST ELEVATION		NORTHEAST ELEVATION		SOUTHEAST ELEVATION		NORTH ELEVATION		EAST ELEVATION	
					GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO
PATIO P 6/0 X 8/0	5.7	7.7	2.0	43.9	526.7	12.0	1053.4	24.0	438.9	10.0	658.4	15.0	0.0	0.0	438.9	10.0	131.7	3.0
					526.7	TOTAL GLZ	1053.4	TOTAL GLZ	438.9	TOTAL GLZ	658.4	TOTAL GLZ	0.0	TOTAL GLZ	438.9	TOTAL GLZ	131.7	TOTAL GLZ
					6222.0	WALL AREA	8480.0	WALL AREA	6160.0	WALL AREA	7126.0	WALL AREA	1931.0	WALL AREA	4744.0	WALL AREA	3946.0	WALL AREA
					8.46%	% GLAZING	12.42%	% GLAZING	7.13%	% GLAZING	9.24%	% GLAZING	0.00%	% GLAZING	9.25%	% GLAZING	3.34%	% GLAZING

SF DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION													
					SOUTH ELEVATION		SOUTHWEST ELEVATION		NORTHWEST ELEVATION		NORTHEAST ELEVATION		SOUTHEAST ELEVATION		NORTH ELEVATION		EAST ELEVATION	
					GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF
STOREFRONT 1 9/6 X 3/8	9.2	3.3	3.0	30.4	91.1	3.0	242.9	8.0	30.4	1.0					30.4	1.0		
STOREFRONT 2 12/6 X 8/4	12.3	8.0	4.0	98.4	98.4	1.0									98.4	1.0		
STOREFRONT 3 6/0 X 3/8	5.7	3.3	2.0	18.8				56.4	3.0									
STOREFRONT 4 6/0 X 8/4	5.7	8.0	2.0	45.6	45.6	1.0												
STOREFRONT 5 12/0 X 8/0	11.7	7.7	3.0	90.1						90.1	1.0							
STOREFRONT 6 8/0 X 8/0	7.7	7.7	3.0	59.3						118.6	2.0							
STOREFRONT 7 10/0 X 8/4	9.7	8.0	3.0	77.6													155.2	2.0
STOREFRONT 8 10/0 X 8/4	14.7	8.0	4.0	117.6													235.2	2.0
					235.1	TOTAL GLZ	242.9	TOTAL GLZ	86.8	TOTAL GLZ	208.7	TOTAL GLZ	0.0	TOTAL GLZ	128.8	TOTAL GLZ	390.4	TOTAL GLZ
					6222.0	WALL AREA	8480.0	WALL AREA	6160.0	WALL AREA	7126.0	WALL AREA	1931.0	WALL AREA	4744.0	WALL AREA	3946.0	WALL AREA
					3.78%	% GLAZING	2.86%	% GLAZING	1.41%	% GLAZING	2.93%	% GLAZING	0.00%	% GLAZING	2.71%	% GLAZING	9.89%	% GLAZING

TOTALS							
SOUTH ELEVATION	SOUTHWEST ELEVATION	NORTHWEST ELEVATION	NORTHEAST ELEVATION	SOUTHEAST ELEVATION	NORTH ELEVATION	EAST ELEVATION	
1,481.5	2,181.7	1,266.5	1,918.4	450.0	844.7	1,119.8	TOTAL GLZ
6,222.0	8,480.0	6,160.0	7,126.0	1,931.0	4,744.0	3,946.0	WALL AREA
23.81%	25.73%	20.56%	26.92%	23.30%	17.81%	28.38%	% GLAZING



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SHEET TITLE

BIRD GLASS MATRIX

SHEET NUMBER

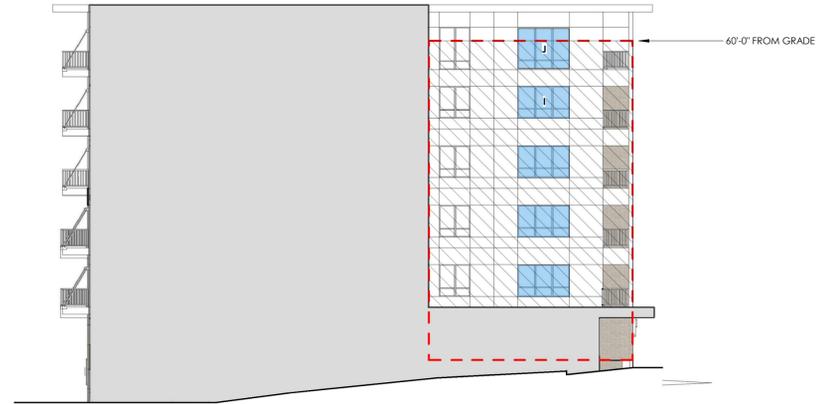
A600



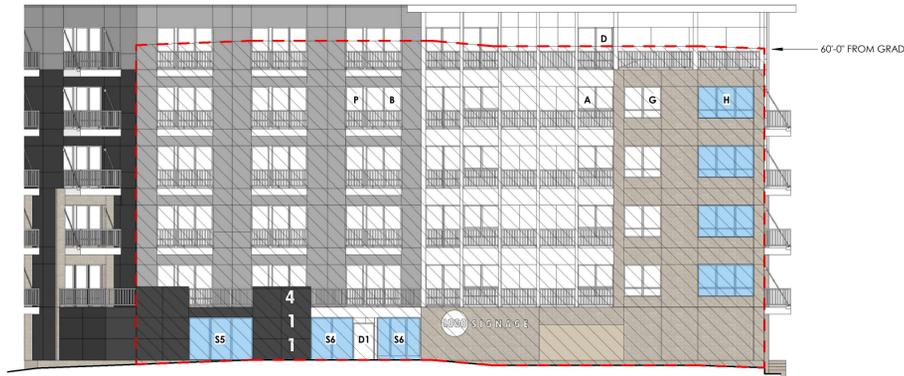
② EAST ELEVATION BIRD GLASS
1/16" = 1'-0"



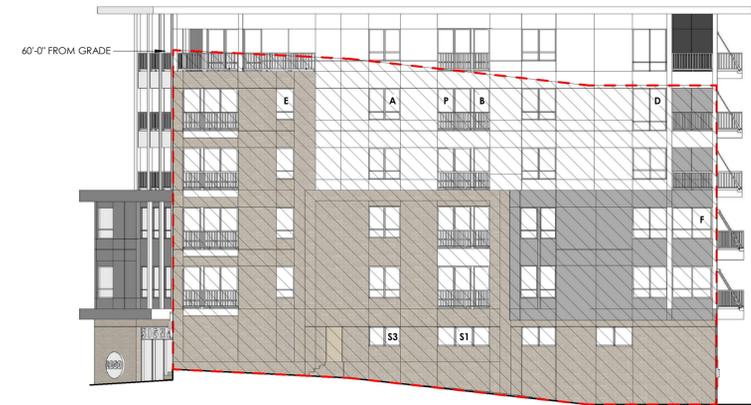
⑦ NORTH ELEVATION BIRD GLASS
1/16" = 1'-0"



⑨ SOUTHEAST ELEVATION BIRD GLASS
1/16" = 1'-0"



⑫ NORTHEAST ELEVATION BIRD GLASS
1/16" = 1'-0"



⑭ NORTHWEST ELEVATION BIRD GLASS
1/16" = 1'-0"



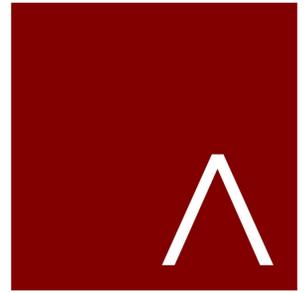
⑰ SOUTHWEST ELEVATION BIRD GLASS
1/16" = 1'-0"



⑱ SOUTH ELEVATION BIRD GLASS
1/16" = 1'-0"

GLAZING KEYNOTES

- A: WINDOW 4/0 X 6/0
- B: WINDOW 3/0 X 8/0
- C: WINDOW 2/9 X 6/0
- D: WINDOW 6/0 X 7/6
- E: WINDOW 3/0 X 6/0
- F: WINDOW 7/8 X 6/0
- G: WINDOW 7/0 X 6/0
- H: WINDOW 10/6 X 6/0
- I: WINDOW 9/8 X 6/0
- J: WINDOW 9/8 X 7/6
- K: WINDOW 5/0 X 6/0
- L: WINDOW 3/0 X 7/6
- M: WINDOW 2/9 X 7/6
- D1: DOOR 3/0 X 8/0
- P: PATIO DOOR 6/0 X 8/0
- S1: STOREFRONT 9/6 X 3/8
- S2: STOREFRONT 12/6 X 8/4
- S3: STOREFRONT 6/0 X 3/8
- S4: STOREFRONT 6/0 X 8/4
- S5: STOREFRONT 12/0 X 8/0
- S6: STOREFRONT 8/0 X 8/0
- S7: STOREFRONT 10/0 X 8/4
- S8: STOREFRONT 15/0 X 8/4



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SHEET TITLE
BIRD GLASS EXTERIOR
ELEVATIONS

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A801