

# URBAN DESIGN COMMISSION APPLICATION

# UDC

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



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

1/24/22  
11:31 a.m.

RECEIVED

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: \_\_\_\_\_

Title: \_\_\_\_\_

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

UDC meeting date requested \_\_\_\_\_

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

## 3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

### Other

Please specify

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

**5. Required Submittal Materials**

**Application Form**

**Letter of Intent**

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

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

**Filing fee**

**Electronic Submittal\***

**Notification to the District Alder**

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

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**6. Applicant Declarations**

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

Name of applicant \_\_\_\_\_ Relationship to property \_\_\_\_\_  
 Authorizing signature of property owner Curtis Brink Date \_\_\_\_\_

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

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

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

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

## Introduction

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

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

## Types of Approvals

There are three types of requests considered by the UDC:

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

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

## 1. Informational Presentation

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

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

### Requirements for All Plan Sheets

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

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

## 2. Initial Approval

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

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

## 3. Final Approval

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

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

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



January 24, 2022  
*Via email*

City of Madison  
Urban Design Commission Informational Submittal

**Re: Letter of Intent for Proposed Development  
929 East Washington Avenue**

Dear Commission Members and City Staff:

We are pleased to present the enclosed documents for a new mixed use commercial and office development at 929 East Washington Avenue. The project is the next phase of the development of the 900 block of East Washington Avenue. The Hotel Indigo including the restoration of the historic Kleuter Building, the WHEDA building at 908 East Main Street as well as phase one of the parking structure have been completed on the block. The 920 East Main Street Condominiums are currently going through site plan review by the city staff. The project was previously approved as an office building, but due to the current economic outlook the project is being proposed with a reduction of office space and the inclusion of housing. The project still has a substantial amount of employment space along with other employment uses on the block. The zoning was previously modified to allow a mix of uses on this portion of the block.

This phase of the project will require a Conditional Use for a building taller than 5 stories located in the TE zoning district. The project is located within Urban Design District 8 along the East Washington Capitol Gateway Corridor in Sub Block 13 A & B. The project follows the established requirements for building heights, façade height, minimum and maximum setback, and step back requirements.

The 929 East Washington Avenue project offers a mix of uses including, retail, office and residential, creating a block that is always activated. The building will have 95,797 square feet of office and commercial space along with 105 apartments. The first floor along East Washington Avenue is planned for commercial/retail and restaurant use, although no tenants have yet to be identified for the first floor. If a restaurant is proposed on the first floor a separate conditional use approval will be required. The terrace along East Washington Avenue is designed to accommodate outdoor seating and dining.

The exterior design of the building is influenced by the historic brick Kleuter building as well as the historic industrial nature of the East Rail Corridor. The main materials will be a red-brown brick with black metal accents. The set back and step back requirements of Urban Design District 8 create a podium building with a terrace on the 6th floor overlooking the street and Breeze Stevens Field. The first floor of the building along East Washington Avenue is designed to allow retail, commercial or restaurant space that will activate the street front. A raised outdoor terrace is provided for outdoor seating, bike parking and plantings. A large green/purple roof on the 6th floor above the parking structure along with a second green/purple roof on the 9th floor will provide outdoor recreation and green space for the

tenants as well as storm water retention and management. The 6th floor green roof was approved as part of the 920 East Main Street Building and is shown here for reference.

Mechanical units are enclosed on the top floor of the building in a mechanical room that faces the courtyard. Emergency generators along with loading and trash room are enclosed on ground floor of the parking garage along the internal drive.

Parking is provided in the parking structure above the retail floor and in the center of the block. The 929 East Washington project will add on to the existing phase one parking structure. The parking structure is shared with the other buildings on the block including the 920 East Main Street condominiums, the WHEDA building and the Hotel Indigo. The parking structure will have approximately 742 vehicle stalls, of which approximately 357 will be allotted for the 929 building uses.

### **Site Description**

The 4.3-acre property is located on the 900 block of East Washington Avenue, bounded by South Paterson Street, East Main Street, South Breatly Street and East Washington Avenue, with the exception of a 10,800 square foot parcel on the corner of South Breatly Street and East Washington Avenue.

### **Project Data**

Zoning District: TE, Traditional Employment

Urban Design District 8

Aldermanic District 6, Brian Benford

Building Use: Office, commercial and residential uses. Future first floor uses may include retail and restaurant.

Building Stories: 14 Stories

First Floor Elevation: 852' (18" above grade)

Building Height: 156'-6", tops out at elevation: 1008.5'

Maximum height allowed per FAA within 3-mile radius of the airport: Elevation: 1009' or 157.0' tall (1009' – 852' = 157')

First Floor potential commercial/retail/restaurant area: approximately 11,000 Useable Square Feet

Setback from property line along East Washington: 15'

Trash for the new 929 building is provided in an enclosed room within the parking structure and is accessed from the internal drive.

### **Urban Design District Eight – Preliminary Summary of Standards & Requirements: Block 13.a**

1. Building Height Requirements:
  - a. 12 stories maximum with 3-5 stories at the street level.
  - b. Building Height provided: 14 stories with 4 stories at street level
  - c. Building Height requirement: Maximum height without bonus stories: 147'
  - d. Building height proposed: 156'-6", this is 9'-6" over the maximum that the building height allows before the bonus story allowance.
  - e. 3 bonus stories are allowed on block 13a. This project is only asking for an additional 9'-6" in height.
  - f. Bonus story requirements fulfilled by:
    - i. Structured parking shared by multiple users with space for public use
    - ii. Mid-block and through block public pedestrian, bike and or vehicular connections.
    - iii. Minimum of 50% vegetative roof cover

- iv. Rehabilitation of historic structures: Kleuter Building and Wisconsin Telephone Garage and Warehouse.
- 2. Building Location and Orientation Requirements:
  - a. 15' minimum setback along East Washington and 10' maximum setback along South Patterson.
  - b. Building Location and Orientation provided: 15' setback along East Washington
- 3. Parking and Service Area Requirements:
  - a. Parking should be located behind or along the side of the building. No additional access points shall be added along East Washington. Landscape tree islands shall be provided at a ratio of 1:12
  - b. Parking and Service Areas Provided: Structured parking is in the center of the block and behind the current proposed development. Loading and trash are located along the internal north south drive that was approved as part of the Hotel Indigo project. Subsequent future phases will continue to enclose and screen the centrally located parking structure. No new surface parking is proposed for this phase.
  - c. The main parking access is from South Brearly and South Paterson Streets.
- 4. Landscaping and Open Space Requirements:
  - a. Street façade along East Washington shall provide a dual canopy of trees along both the building setback and the public right of way.
  - b. Landscaping and Open Space Provided: A dual tree canopy is provided along East Washington along with a raised terrace for outdoor seating.
  - c. A green roof is located above the parking structure and on the 9<sup>th</sup> floor courtyard.
- 5. Building Massing and Articulation Requirements:
  - a. All visible sides of the building shall be designed with details that complement the façades. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Mechanical equipment shall be screened and integrated with the building design.
  - b. Building Massing and Articulation Provided: The ground floor of the building provides glazing and transparency to the retail spaces, along with an articulated façade of brick with metal panels. Signage and decorative lighting is incorporated into the retail storefronts. First floor uses are intended to activate the street and outdoor terrace. Mechanical equipment is located internally and screened.
  - c. The 4-story building base is more articulated with frosted glass windows concealing the parking structure floors above the retail floor. The upper floor volume continues the brick façade detailing accentuating the verticality of the building with floor to ceiling glazing. The top floor is stepped back to create a unique top to the building as well as to create larger outdoor terraces for the upper floor units.
- 6. Materials and Color Requirements:
  - a. Exterior material shall be durable, high-quality materials and appropriate for external use.
  - b. Materials and Colors Provided: Durable materials shall be used. The building is mostly a brick building, along with metal and metal panel accents.
- 7. Window and Entrance Requirements:
  - a. 60% of the ground floor shall be glazing.
  - b. Window and Entrances provided: 60% or more of the ground floor will be glazing on the primary street façade.
- 8. Restoration of Buildings with Historic Value Requirements: Owners are encouraged to restore the original character of historically significant buildings.
  - a. Restoration of Buildings with Historic Values Provided: The Kleuter Wholesale Grocery Warehouse building was designed by Alvin E. Small and built in 1915. It was built for Kleuter and Co, one of Madison's most well-known wholesale groceries at the time. The five story building consisted of brick and cast-in-place reinforced concrete. The primary façades along East Washington Avenue and South Peterson Street are brick façades and were designed in the prairie school style. These façades

remain largely unaltered. All exterior façades will be restored to their original character as part of the historic restoration and reuse as the Hotel Indigo.

- b. The Wisconsin Telephone Co. Garage and Warehouse building at 926 East Main Street will remain in place and repurposed when the right tenant is identified. The brick garage has masonry buttresses and a gabled metal roof, it was built in 1929 in a Colonial Revival style, the architects were Herbst and Kuenzli. The project is not registered as a landmark but is eligible for the designation.

9. Signage

- a. Branding and wayfinding signage will be incorporated into the architecture of the building and site entrances.
- b. A signage package is not part of this submittal and will be completed for submittal to the Urban Design Commission.

**Sustainability and Energy Efficiency**

The project has several sustainable and energy efficiency measures. Located in a urban redevelopment district the project provides added density on an underutilized site in downtown Madison, reducing sprawl and saving greenspace. Two historic buildings on the block will remain and be restored. The project contains all structured parking within the center of the site creating a better pedestrian experience at the street level. By not over building parking stalls the project encourages use of mass transit and other means of transit beside personal vehicles, which also helps to reduce traffic and reduce greenhouse emission. An indoor bicycle storage room located on the first floor, provides a heated space for bike users along with lockers and showers to encourage bike usage. 2 green/purple roofs will create a connection to nature and allow users to be outside within a landscaped area in the center of the city. The unique construction of the “purple” roofs will reduce storm water runoff from the site and reduce the urban heat island effect.

Each floor has an energy recovery unit to temper the incoming fresh air and reclaim heat. The HVAC system for the tenants will be either a heat pump system or a VRF system. Both systems have a recirculating water or refrigerant loop that allows heating and cooling to occur at the same time, creating efficiencies by extracting heat to cool a portion of the building while using that extracted heat to heat another portion of the building. The boiler that is specified is a high efficiency condensing boiler rated at 96% efficiency. The building will utilize LED light fixtures throughout saving electrical energy. EV charging stations will be incorporated to meet City of Madison Ordinances. The team will work with Focus on Energy to study additional energy efficiency measures and is currently exploring the use of low-profile solar PV panels on the upper roof to provide renewable energy.

A mix of uses is proposed to balance the parking and traffic concerns and to create a vibrant live, work, shop, environment. Additional amenities are proposed on the ground floor to encourage walking and reduce the need for personal vehicles.

**Project Team**

Owner Developer:	Archipelago Village, LLC PO Box 512 505 N Carrol Street Madison WI 53701	Curt Brink Jim and Marlene Korb
Architect:	Potter Lawson, Inc. 749 University Row, Suite 300 Madison, WI 53705	Doug Hursh, Brian Reed
Civil Engineer:	OTIE	John Thousand
Landscape Architect:	Ken Saiki Design	Rebecca DeBoer
Lighting Designers:	Lighting Ergonomics	Mandar Bankhele



Traffic Engineer:	Strand Associates	Jeff Held
Parking Consultant:	Walker Parking Consultants	Tom Hanula
Attorneys:	Carlson Black O'Callaghan & Battenberg	Matt Carlson & Dan O'Callaghan

**Schedule**

The project is scheduled to start construction in the fall of 2022 and be completed and occupied by Spring of 2024, approximately 18 months of construction.

Thank you for reviewing the proposed development documents. We are excited to present the design for this new mixed-use, urban infill development. Please contact me if you have any questions regarding this submittal.

Sincerely,



Douglas R. Hursh, AIA, LEED AP  
Director of Design





Project site along E. Washington Ave. (Phase 1 Parking Ramp is visible in background)



Project site viewed from Phase 1 Parking Ramp looking toward Hotel Indigo



Hotel Indigo at E. Washington Ave. and S. Paterson St.

PRELIMINARY  
NOT FOR CONSTRUCTION

929 E Washington - Archipelago

929 E Washington Ave  
Madison, Wisconsin

2016.36.02

DATE	ISSUANCE/REVISIONS
01/24/2022	LOC SUBMITTAL

**SITE CONTEXT  
IMAGES**



Project site between Madison Credit Union, Phase 1 Parking Ramp, and Hotel Indigo



Project site from S. Brearly St.



Hotel Indigo viewed from Phase 1 Parking Ramp

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929 E Washington - Archipelago

929 E Washington Ave  
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DATE	ISSUANCE/REVISIONS
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**SITE CONTEXT  
IMAGES**



WHEDA Building at E. Main St. and S. Paterson St.



WHEDA Building and Phase 1 Parking Ramp along E. Main St.



Madison Credit Union at E. Washington Ave. and S. Brearly St.



Wisconsin Telephone Company Building at E. Main St. and S. Brearly St.

PRELIMINARY  
NOT FOR CONSTRUCTION

929 E Washington - Archipelago

929 E Washington Ave  
Madison, Wisconsin









2016.36.02

DATE	ISSUANCE/REVISIONS
01/24/2022	LOC SUBMITTAL

**SITE CONTEXT  
IMAGES**

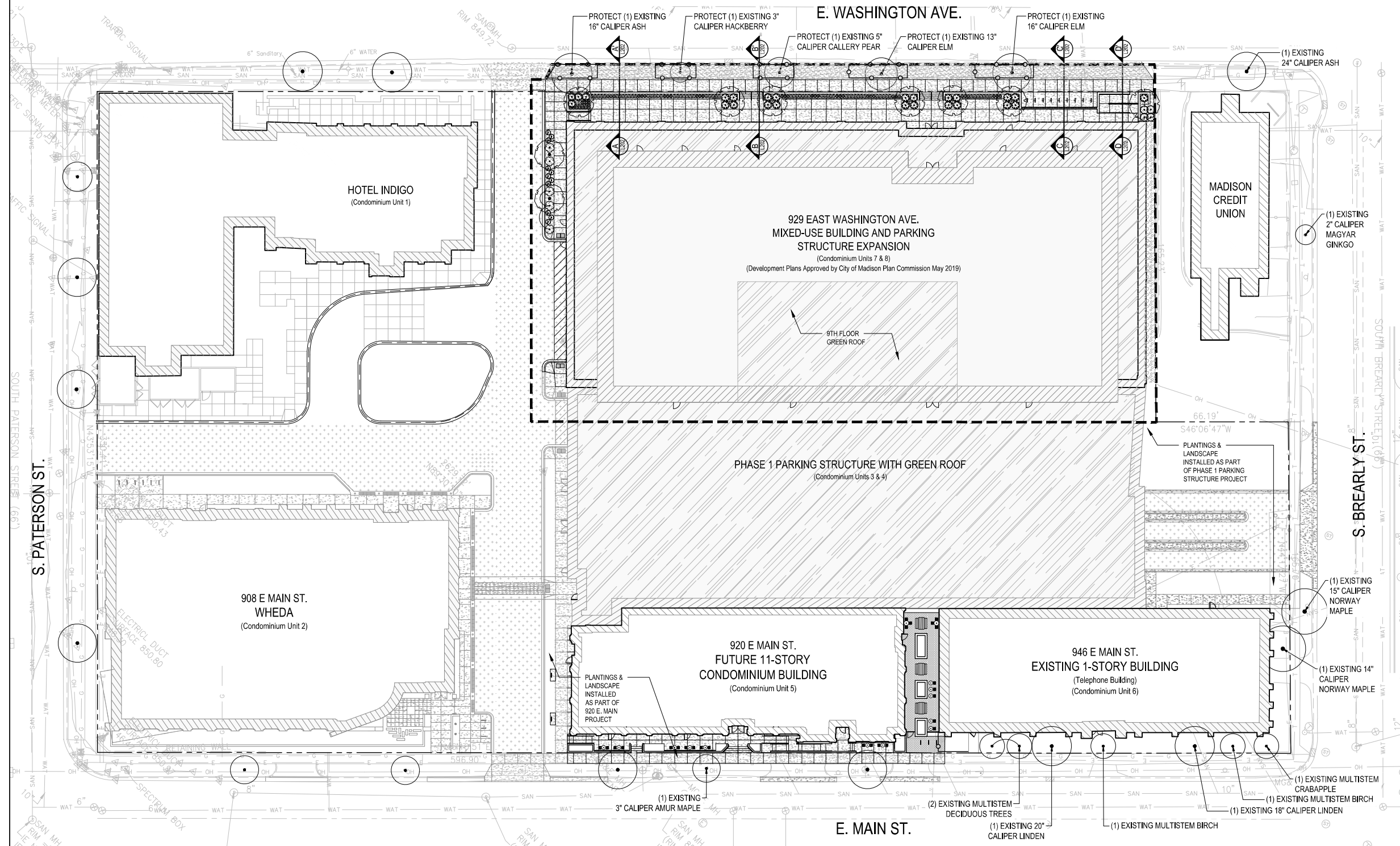


**LEGEND**

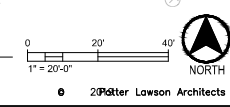
-  SEEDED BLUEGRASS LAWN
-  GREEN ROOF
-  HARDWOOD BARK MULCH PLANTING BED WITH SHOVEL CUT EDGE
-  STONE MULCH WITH METAL EDGE
-  EXISTING TREE
-  TREE PROTECTION FENCE
-  LANDSCAPE EDGE  
① METAL EDGE  
② SHOVEL CUT EDGE
-  PROJECT BOUNDARY

**NOTES**

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 31.13.16, "SELECTIVE TREE AND SHRUB PROTECTION AND TRIMMING" FOR PROTECTION REQUIREMENTS.
4. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
5. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
6. ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEED AT NO COST TO OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL AND LAWNS - SEE SPECIFICATIONS FOR MORE INFORMATION.
8. 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 (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
9. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
10. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
11. 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 AND IDEALLY TO THE OUTSIDE EDGE OF THE TREE'S OVERHEAD CANOPY. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
12. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.



**1 OVERALL SITE RESTORATION PLAN**  
SCALE: 1" = 20'-0" (AT 30"x42" FULL SIZE SHEET)



Notes: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**Archipelago**

929 E Washington Ave  
Madison, Wisconsin

Project #: 2016.36.02

Date	Issuance/Revisions	Symbol
01/23/2019	MADISON LAND USE APPLICATION	
04/30/2019	REVISED LAND USE SUBMITTAL	
06/19/2019	REVISED LAND USE SUBMITTAL	
05/04/2020	CONDITIONAL USE MINOR ALTERATION	
09/02/2020	CONDITIONAL USE MINOR ALTERATION	
01/14/2022	PRICING SET	
01/24/2022	UDC SUBMITTAL	

**OVERALL SITE RESTORATION PLAN**

**L100**

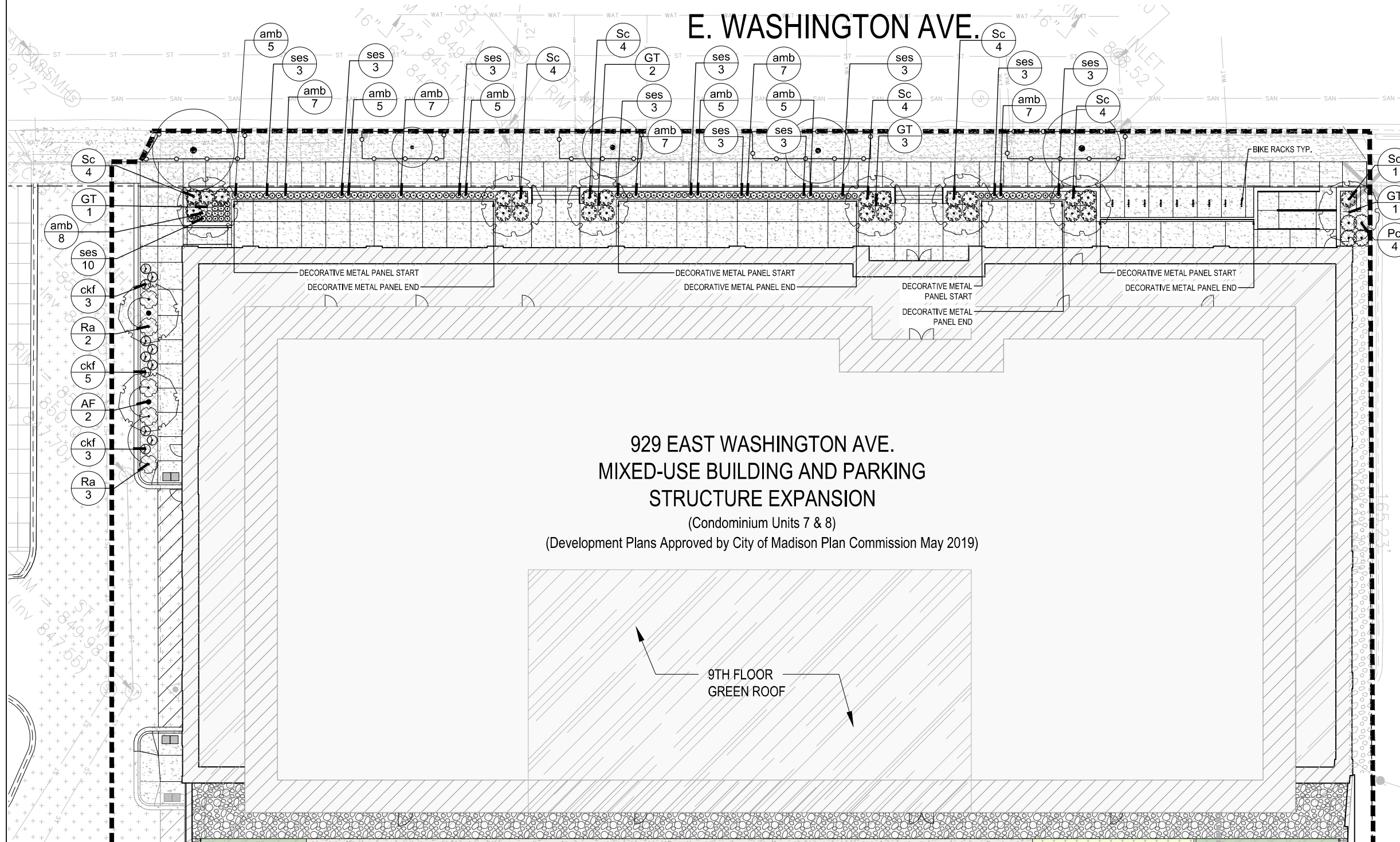
PLANT SCHEDULE					
DECIDUOUS TREES					
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
AF	Acer x freemanii / Armstrong / Armstrong Freeman Maple	8 & B	2.5' Cal	2	
GT	Gleditsia triacanthos 'Draves' PP 21698 / Street Keeper Honey Locust	8 & B	2' Cal	7	
DECIDUOUS SHRUBS					
CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY	
Po	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	3 gal	24" HT (MIN.)	4	
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	18" SPR. (MIN.)	5	
Sc	Stephanandra incisa 'Crispa' / Cuddeef Stephanandra	2 gal	18" SPR. (MIN.)	25	
GRASSES					
CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY	
ckf	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	CONT.	11	
ses	Sesleria autumnalis / Autumn Moor Grass	1 qt	CONT.	43	
PERENNIALS					
CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY	
amb	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 qt	CONT.	68	

### LEGEND

- SEEDED BLUEGRASS LAWN
- GREEN ROOF
- HARDWOOD BARK MULCH PLANTING BED WITH SHOVEL CUT EDGE
- STONE MULCH WITH METAL EDGE
- EXISTING TREE
- TREE PROTECTION FENCE
- LANDSCAPE EDGE
  - ① METAL EDGE
  - ② SHOVEL CUT EDGE
- PROJECT BOUNDARY

### NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES AND OTHER IMPROVEMENTS FROM CONSTRUCTION RELATED ACTIVITIES.
- TOPSOIL AND PLANTING SOILS USED FOR THIS PROJECT MUST BE HIGH-QUALITY. REFER TO SECTION 32 91 13 FOR TOPSOIL QUALITY AND TESTING REQUIREMENTS.
- COMPACTED CONSTRUCTION AREAS MUST BE EXCAVATED AND DECOMPACTED PRIOR TO TOPSOIL OR PLANTING SOIL PLACEMENT. VERIFY THAT THESE REQUIREMENTS HAVE BEEN MET AND THAT THE SPECIFIED DEPTH OF TOPSOIL OR PLANTING SOIL HAS BEEN PROVIDED PRIOR SEEDING OR PLANTING; REFER TO SECTION 32 91 13.
- CONTRACTOR IS RESPONSIBLE FOR COMPLETELY AND THOROUGHLY REVIEWING ALL INFORMATION IN DIVISION 31 AND 32 AND CONFORMING THE WORK TO THOSE ADDITIONAL PROJECT REQUIREMENTS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDING AT NO COST TO OWNER.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- REFER TO L100 FOR NOTES ON TREE PROTECTION AND RIGHT-OF-WAY TREES.



## 929 EAST WASHINGTON AVE. MIXED-USE BUILDING AND PARKING STRUCTURE EXPANSION

(Condominium Units 7 & 8)

(Development Plans Approved by City of Madison Plan Commission May 2019)

9TH FLOOR  
GREEN ROOF

Notes: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

### Archipelago

929 E Washington Ave  
Madison, Wisconsin

Project #: 2016.36.02

Date	Issuance/Revisions	Symbol
01/23/2019	MADISON LAND USE APPLICATION	
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06/19/2019	REVISED LAND USE SUBMITTAL	
07/26/2019	SUBMITTAL SUPPLEMENT	
05/28/2020	DD PHASE GMP DRAWING SET	
09/02/2020	CONDITIONAL USE MINOR ALTERATION	
01/14/2022	PRICING SET	
01/24/2022	UDC SUBMITTAL	

### PLANTING & LANDSCAPE RESTORATION PLAN

**L200**





Notes: \_\_\_\_\_

**LEGEND**

- SEDUM CARPET OVER 8" OF EXTENSIVE GROWING MEDIA
- ARTIFICIAL TURF ON PEDESTALS
- CONCRETE PAVEMENT
- 24"x24" PRECAST UNIT PAVERS ON PEDESTALS
- 24"x24" WOOD UNIT PAVERS ON PEDESTALS
- STONE MULCH BALLAST
- MODULAR / MOVEABLE PLANTER
- FIRE TABLE W/ PLUMBED GAS LINE AND SAFETY GRATE
- L-SHAPE ALUMINUM EDGE
- FUTURE BUILDING EXPANSION LIMITS
- STRUCTURAL BUILDING COLUMN

SEDUM CARPET SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:

- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco

**NOTES**

1. ROOFING CONTRACTOR SHALL EXAMINE WATERPROOF MEMBRANE AND DETERMINE IF ANY REPAIR OR OTHER WORK IS NECESSARY PRIOR TO INSTALLATION OF ROOF TERRACE IMPROVEMENTS / GREEN ROOF. ROOF ASSEMBLY AND ASSOCIATED WARRANTIES PER ROOFING CONTRACTOR.
2. A CONTIGUOUS SLIP SHEET/ROOT BARRIER SHALL BE LAID OVER ENTIRE WATERPROOF MEMBRANE (WITH OVERLAPPING SEAMS AND TURNED VERTICALLY ALONG ALL VERTICAL CONSTRUCTIONS) TO FULL EXTENT OF PROPOSED IMPROVEMENTS FOR PROTECTION DURING AND AFTER CONSTRUCTION. SEE SPECIFICATIONS.
3. CERTAIN EXISTING CONDITIONS AT THE INTERFACE OF THE EXISTING PHASE 1 PARKING STRUCTURE AND THE NEW 929 BUILDING MAY REQUIRE PATCHING, CUTTING AND FITTING. CONTRACTOR SHALL COMPARE PROPOSED IMPROVEMENTS WITH ACTUAL SITE CONDITIONS AND REPORT ANY DISCREPANCIES FOR RESOLUTION PRIOR TO CONSTRUCTION.
4. WATERPROOFING, INSULATION, FLASHING, SEALANTS AND OTHER ROOFING COMPONENTS PER ROOFING CONTRACTOR.
5. ADHERE LAYERS OF INSULATION TO ONE ANOTHER USING COMPATIBLE CONSTRUCTION ADHESIVE.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**Archipelago**

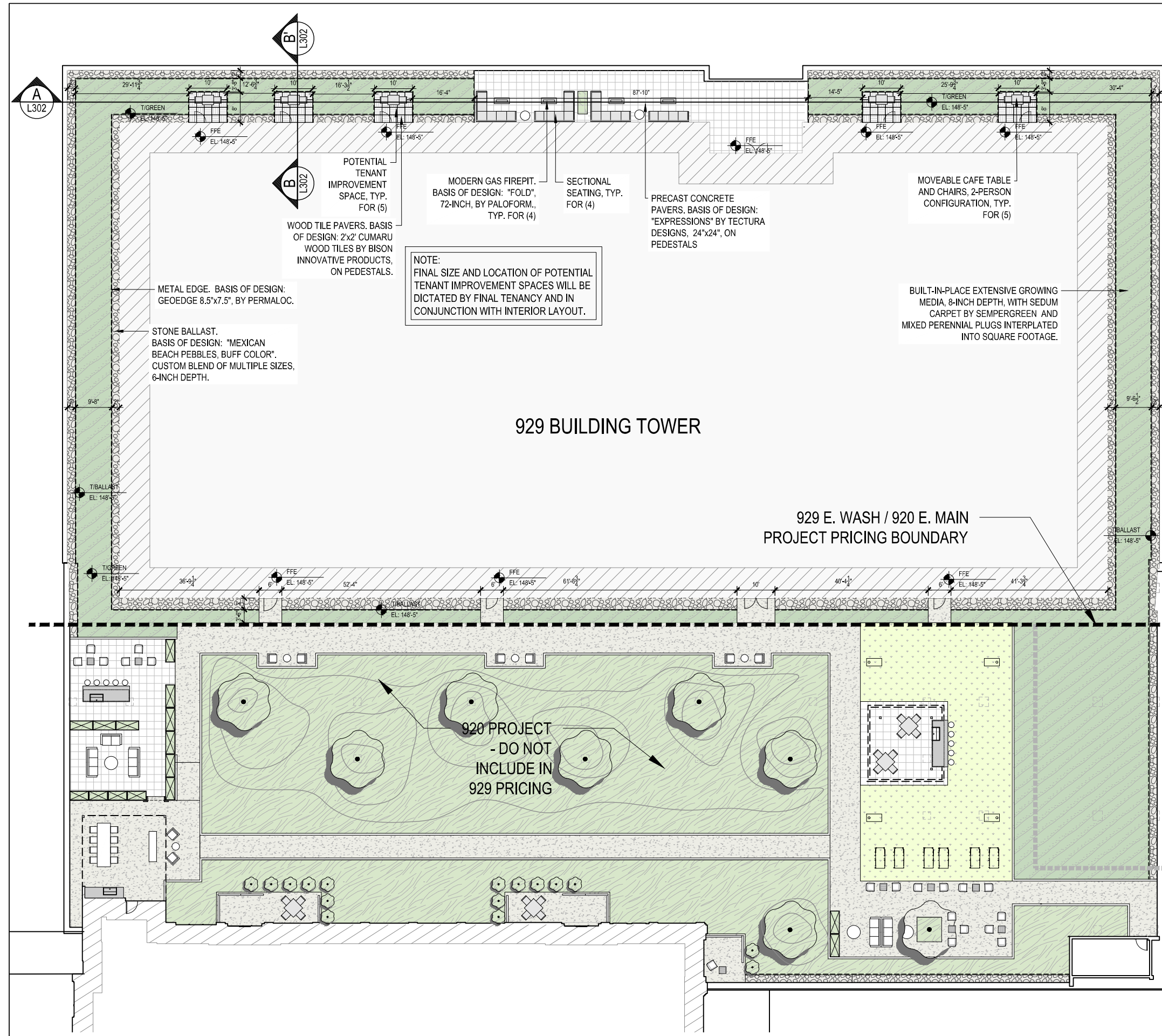
929 E Washington Ave  
Madison, Wisconsin

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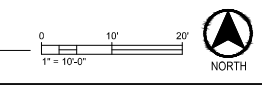
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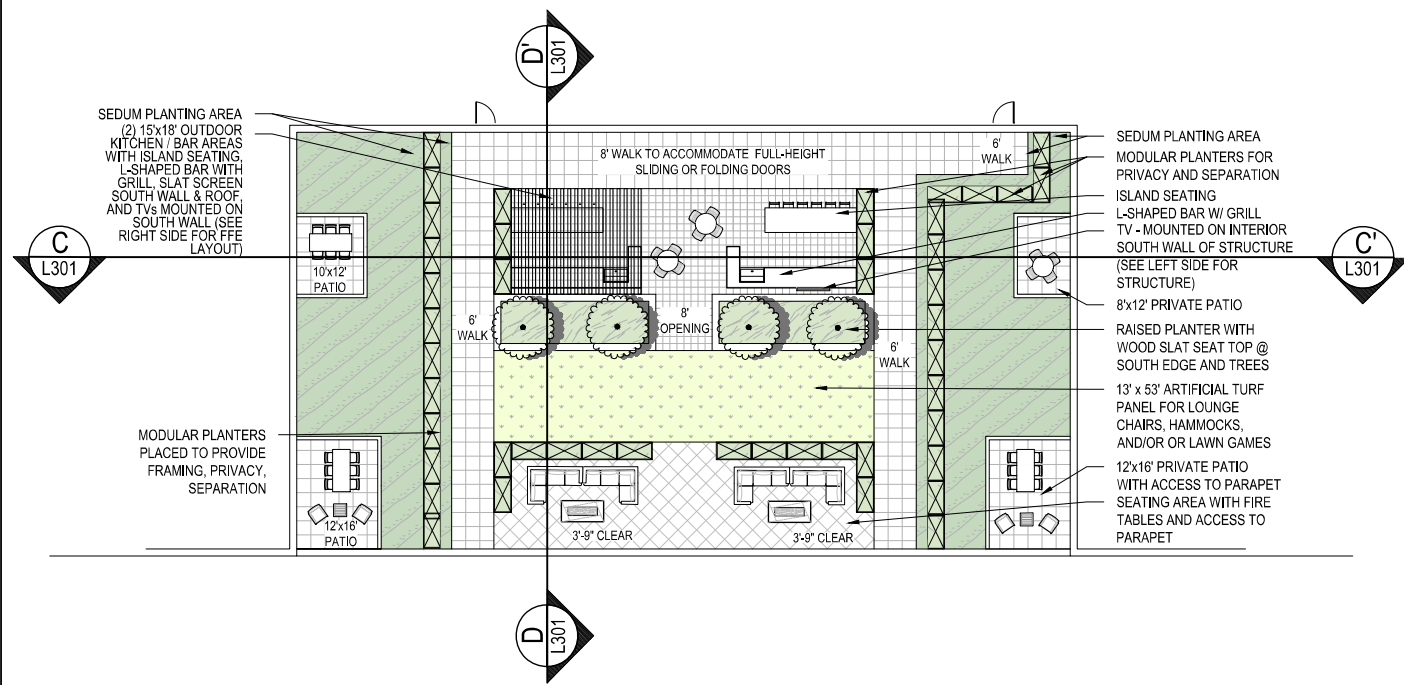
**6TH FLOOR GREEN ROOF PLAN**

**L300**

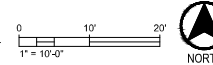


**1 6TH FLOOR GREEN ROOF PLAN**  
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)





1 9TH FLOOR GREEN ROOF PLAN  
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



## LEGEND

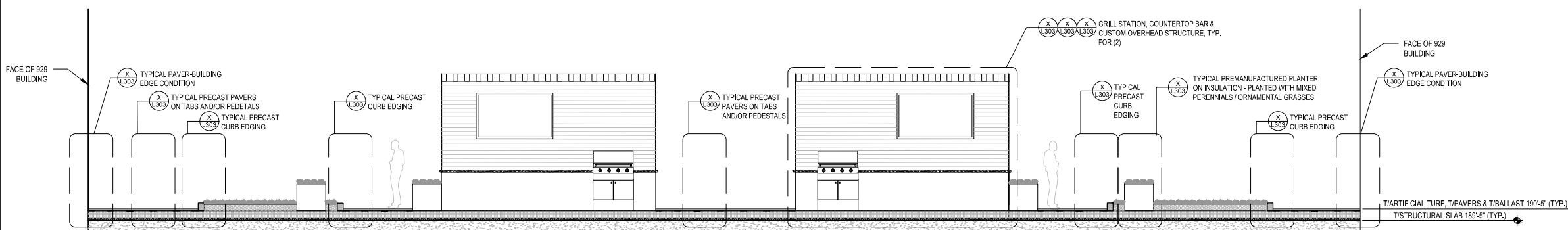
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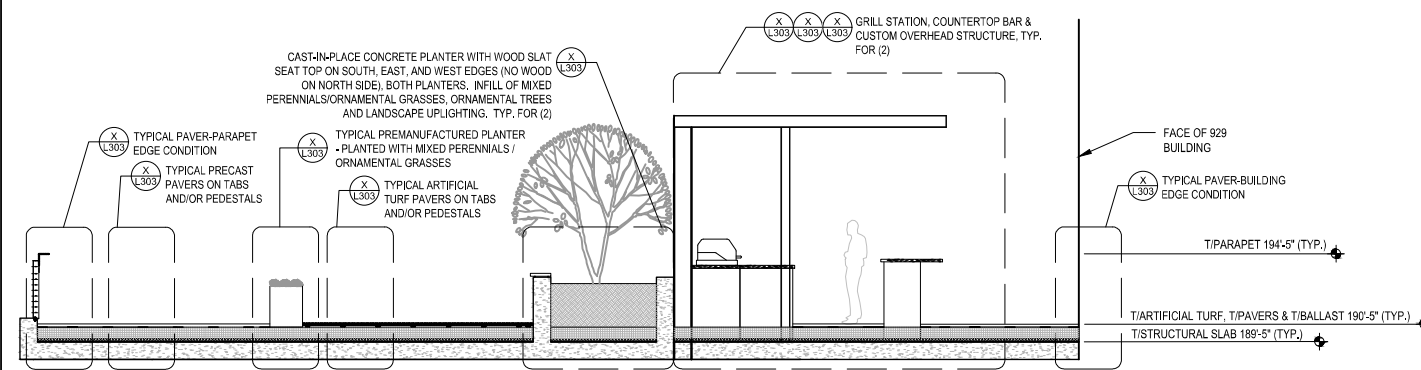
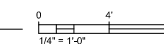
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- Sedum spurius 'Red Carpet'
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- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
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## NOTES

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2. A CONTIGUOUS SLIP SHEET/ROOT BARRIER SHALL BE LAID OVER ENTIRE WATERPROOF MEMBRANE (WITH OVERLAPPING SEAMS AND TURNED VERTICALLY ALONG ALL VERTICAL CONSTRUCTIONS) TO FULL EXTENT OF PROPOSED IMPROVEMENTS FOR PROTECTION DURING AND AFTER CONSTRUCTION. SEE SPECIFICATIONS.
3. WATERPROOFING, INSULATION, FLASHING, SEALANTS AND OTHER ROOFING COMPONENTS PER ROOFING CONTRACTOR.
4. ADHERE LAYERS OF INSULATION TO ONE ANOTHER USING COMPATIBLE CONSTRUCTION ADHESIVE.



2 SECTION C-C'  
SCALE: 1/4" = 1'-0" (AT 30"x42" FULL SIZE SHEET)



3 SECTION D-D'  
SCALE: 1/4" = 1'-0" (AT 30"x42" FULL SIZE SHEET)



### NOTES ON SYSTEM BASIS OF DESIGN FOR PRICING:

- Drainage, Stormwater Storage and Green Roof Profiles: The design team is exploring various materials options and layering strategies to achieve City of Madison Stormwater ordinances, maximize plant health, and provide the most cost-effective solution for the system. The layering may include the following and may vary from one area to the next:
  - PAVERS ON PEDESTAL (PRECAST CONCRETE OR SYNTHETIC TURF) PROFILE
    - Detention Layer: 5mm polyester fabric with embedded nylon fibers to allow water to flow through but limiting total outflow by Sempergreen.
    - Honeycomb Reservoir Layer: 1" to 2" thick 3-dimensional water storage layer by Sempergreen.
    - Needed Mineral Wool: 1" thick to 2" retention and filtration layer by Sempergreen.
    - Pavers on Pedestals Layer
  - STONE BALLAST PROFILE
    - Detention Layer: 5mm polyester fabric with embedded nylon fibers to allow water to flow through but limiting total outflow by Sempergreen.
    - Honeycomb Reservoir Layer: 1" to 2" thick 3-dimensional water storage layer by Sempergreen.
    - Filter Fabric: 4 oz./sq.yd. non-woven polymeric geotextile fabric. Utilize as part of overall assembly as recommended by manufacturer for protection and/or separation; also utilize in conjunction with edging materials to contain growing media/soil at material boundaries.
    - Stone Ballast Layer
  - GREEN ROOF PROFILE
    - Detention Layer: 5mm polyester fabric with embedded nylon fibers to allow water to flow through but limiting total outflow by Sempergreen.
    - Honeycomb Reservoir Layer: 1" to 2" thick 3-dimensional water storage layer by Sempergreen.
    - Needed Mineral Wool: 1" thick to 2" retention and filtration layer by Sempergreen.
    - Growing Media: 4" min., 8" max., semi-intensive, FLL-based green roof growing media.
    - Plant Layer

Potter  
Lawson  
Success by Design



Notes: \_\_\_\_\_

PRELIMINARY  
NOT FOR CONSTRUCTION

## Archipelago

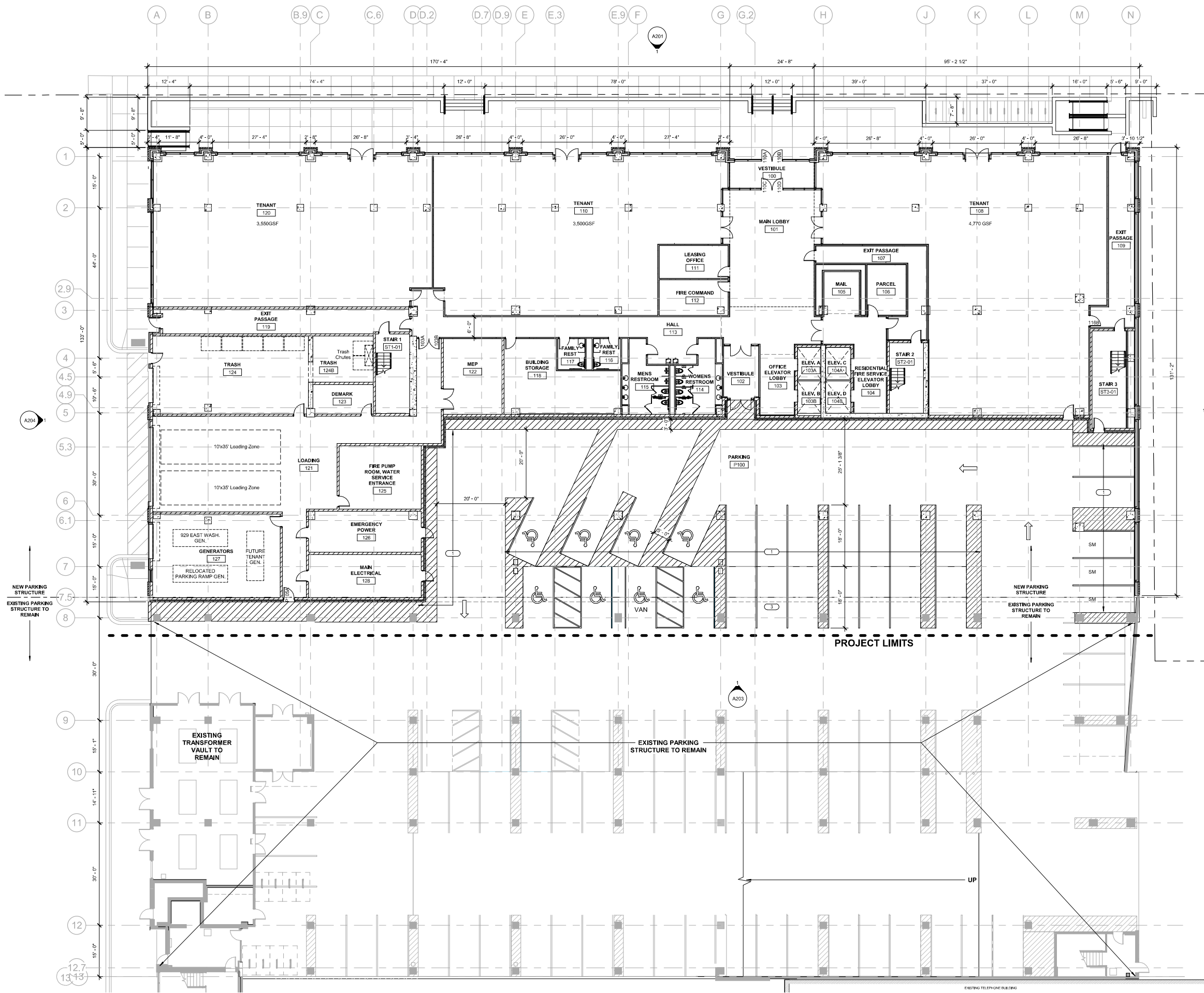
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01/14/2022	PRICING SET	
01/24/2022	LDC SUBMITTAL	

## 9TH FLOOR GREEN ROOF PLAN

L301



- Notes:
- KEYNOTES:
- ① NEW PAVEMENT STRIPING
  - ② INTERIOR SHAFT FOR AIR INTAKE.
  - ③ SEE DRAWING D101 FOR DEMOLITION AND PREPARATION NOTES RELATED TO THE EXISTING PARKING RAMP.
  - ④
  - ⑤
  - ⑥

**PRELIMINARY**  
NOT FOR CONSTRUCTION

929 E Washington - Archipelago

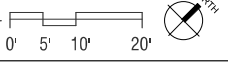
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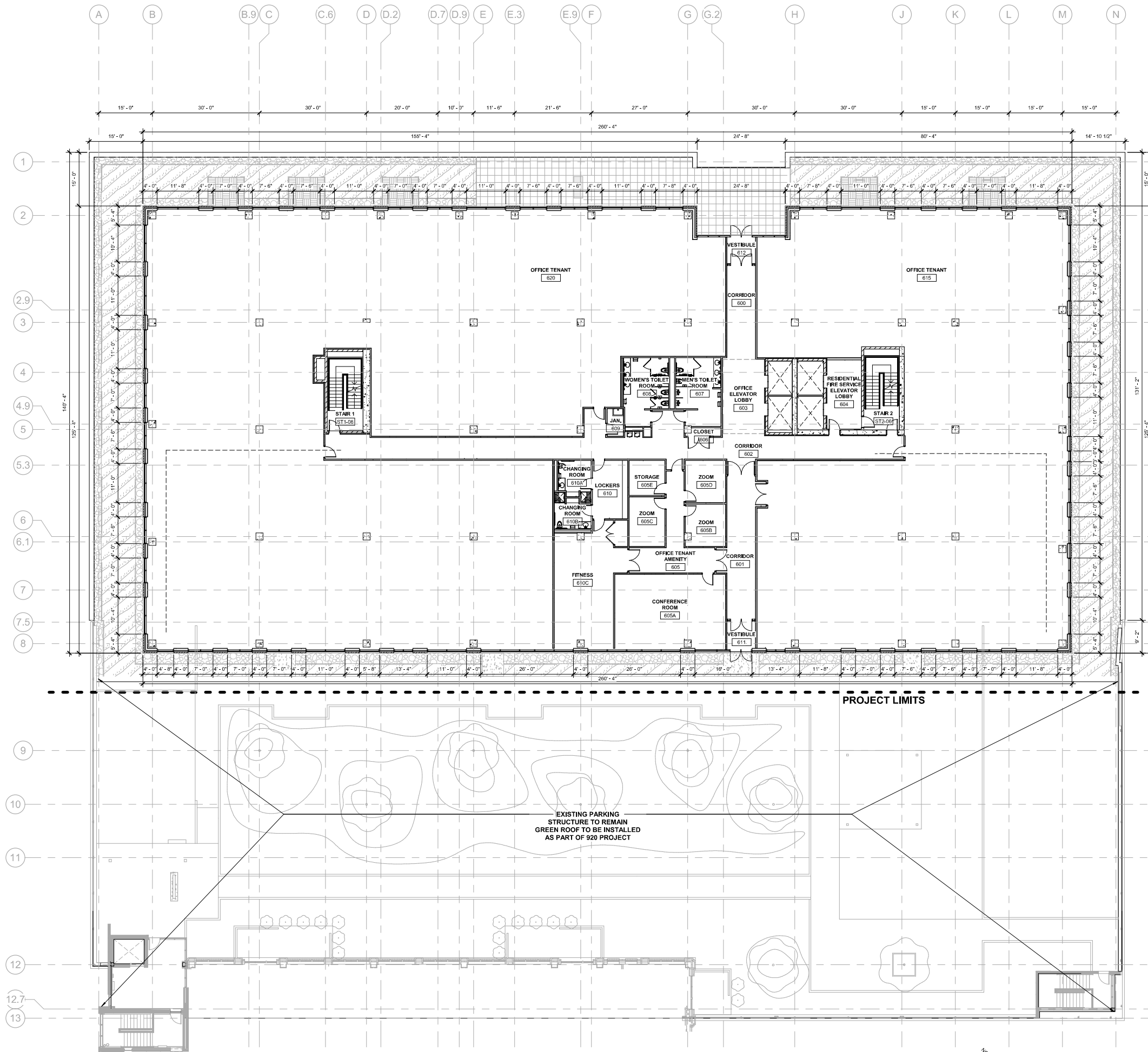
2016.36.02

Date	Issuance/Revisions	Symbol
01/14/2022	PARKING SET	
01/24/2022	LOC SUBMITTAL	

**FIRST FLOOR  
PLAN**

**1** FIRST FLOOR/ P1  
A101 3/32" = 1'-0"





Notes:  
KEYNOTES:  
1 HARDWOOD VENEER CASEWORK W/  
QUARTZ COUNTERTOP

**PRELIMINARY**  
NOT FOR CONSTRUCTION

929 E Washington - Archipelago

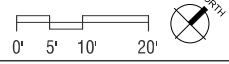
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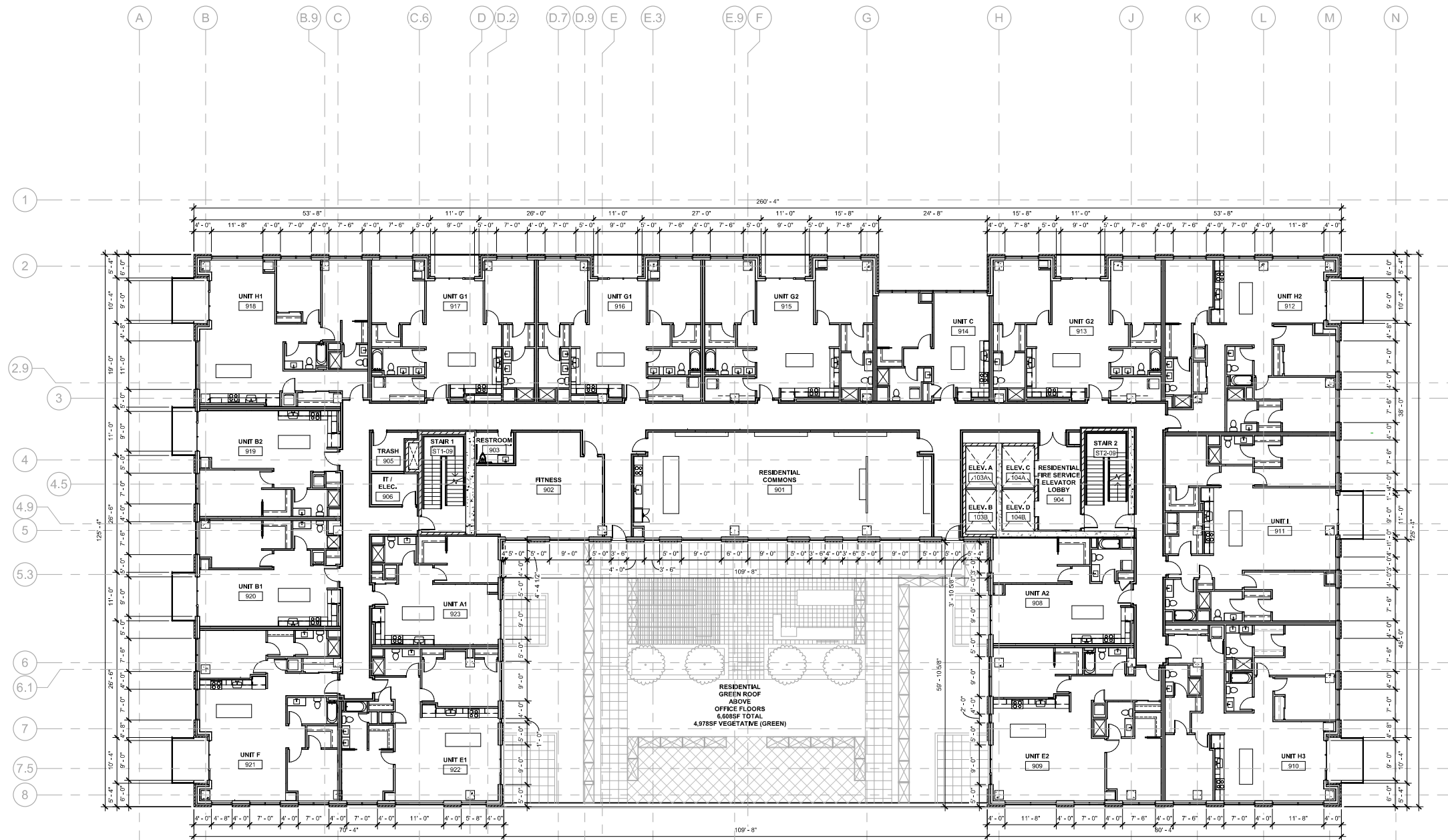
2016.36.02

Date	Issuance/Revisions	Symbol
01/14/2022	PRICING SET	
01/24/2022	LOC SUBMITTAL	

**SIXTH FLOOR  
PLAN**

1 SIXTH FLOOR/ GREEN ROOF  
A106 3/32" = 1'-0"





1  
A108 NINTH FLOOR  
3/32" = 1'-0"  
0' 5' 10' 20'  
NORTH

PRELIMINARY  
NOT FOR CONSTRUCTION

929 E Washington - Archipelago

929 E Washington Ave  
Madison, Wisconsin

2016.36.02

Date	Issuance/Revisions	Symbol
01/14/2022	PRICING SET	
01/24/2022	LOC SUBMITTAL	


**NINTH FLOOR  
PLAN**

A108

Notes:

PRELIMINARY  
NOT FOR CONSTRUCTION

929 E Washington - Archipelago

929 E Washington Ave  
Madison, Wisconsin

2016.36.02

Date	Issuance/Revisions	Symbol
01/14/2022	PRICING SET	
01/24/2022	LOC SUBMITTAL	

**BUILDING  
ELEVATIONS**

**A201**



**1** NORTH BUILDING ELEVATION - EAST WASHINGTON AVENUE  
3/32" = 1'-0"

**ELEVATION KEY NOTES**

- 1** BRICK TYPE 1 - HORIZONTAL (STRETCHER) STACK BOND.
- 2** BRICK TYPE 1 - VERTICAL (STRETCHER) STACK BOND.
- 3** BRICK TYPE 2 - HORIZONTAL (STRETCHER) STACK BOND.
- 4** BLACK ANODIZED ALUMINUM CURTAIN WALL SYSTEM. W/ SN 64 OR EQUIVALENT GLAZING.
- 5** BLACK ANODIZED ALUMINUM STOREFRONT WALL SYSTEM. CLEAR GLAZING AT FIRST FLOOR COMMERCIAL.
- 6** BLACK ANODIZED ALUMINUM WINDOW WALL SYSTEM. CLEAR GLAZING WITH 50% OPACITY PVB INTERLAYER AT PARKING LEVELS.
- 7** BLACK ANODIZED ALUMINUM WINDOW WALL SYSTEM. W/ SN 64 OR EQUIVALENT GLAZING AT FLOORS 6 TO 14.
- 8** ANODIZED, CONCEALED FASTENER COMPOSITE / ACM METAL PANEL TYPE 1
- 9** ANODIZED, CONCEALED FASTENER COMPOSITE / ACM METAL PANEL TYPE 2
- 10** ANODIZED, METAL PANEL TYPE 3 CAPTURED WITHIN THE SHOWN WALL SYSTEM. CURTAIN WALL, STOREFRONT OR WINDOW WALL.
- 11** PAINTED STEEL CHANNEL
- 12** PAINTED STEEL TENSION ROD & TURN BUCKLE EXTERIOR ACCENT BRACING
- 13** GLASS GUARDRAIL W/ FRIT PATTERN
- 14** BOARD FORMED CONCRETE WALL / PLANTER WITH CAST STONE COPING
- 15** GRANITE WALL BASE STARTING COURSE AT GRADE. CONTINUOUS AROUND ALL EXTERIOR WALL CONDITIONS
- 16** INSULATED OVERHEAD COILING DOOR
- 17** HOLLOW METAL DOOR
- 18** ANODIZED ALUMINUM ENTRY DOOR
- 19** PATIO DOOR UNIT WITH SIDELIGHT
- 20** TERRACE DOOR WITH WINDOW WALL SYSTEM
- 21** CORRUGATED, PERFORATED METAL PANEL TYPE 4. VERTICAL ORIENTATED. PANEL STYLE & PROFILE TO MATCH EXISTING PARKING STRUCTURE WALL PANELS.
- 22** CORRUGATED, METAL PANEL TYPE 5. (NON-PERFORATED) VERTICAL ORIENTATED. PANEL STYLE & PROFILE TO MATCH EXISTING PARKING STRUCTURE WALL PANELS.
- 23** ALUMINUM WALL LOUVER - FINISH TO MATCH ADJACENT EXTERIOR MATERIAL FINISH.
- 24** BALCONY. PROVIDE ALUMINUM GUARDRAIL WITH VERTICAL PICKETS. PAINTED STEEL PERIMETER CHANNEL, PAINTED STEEL ACCENT TENSION ROD AND CONNECTION TURN BUCKLE.
- 25** BALCONY. PROVIDE ALUMINUM GUARDRAIL WITH VERTICAL PICKETS. PAINTED STEEL PERIMETER CHANNEL.
- 26** CAST STONE WALL COPING
- 27** METAL WALL COPING, COLOR TO MATCH ADJACENT WALL MATERIAL.
- 28** GLASS ENTRY CANOPY WITH PAINTED STEEL SUPPORT FRAMING, CHANNELS OR HSS MEMBERS.
- 29** BUILDING MOUNTED EXTERIOR LIGHT FIXTURE
- 30** CONCRETE SITE STAIRS WITH PAINTED GALVANIZED HANDRAILS
- 31** ALUMINUM GUARD RAIL WITH VERTICAL PICKETS
- 32** EXISTING BUILDING

1/24/2022 10:03:52 AM



**1 EAST BUILDING ELEVATION**  
3/32" = 1'-0"

- ELEVATION KEY NOTES**
- 1 BRICK TYPE 1 - HORIZONTAL (STRETCHER) STACK BOND.
  - 2 BRICK TYPE 1 - VERTICAL (STRETCHER) STACK BOND.
  - 3 BRICK TYPE 2 - HORIZONTAL (STRETCHER) STACK BOND.
  - 4 BLACK ANODIZED ALUMINUM CURTAIN WALL SYSTEM. W/ SN 64 OR EQUIVALENT GLAZING.
  - 5 BLACK ANODIZED ALUMINUM STOREFRONT WALL SYSTEM. W/ CLEAR GLAZING AT FIRST FLOOR COMMERCIAL.
  - 6 BLACK ANODIZED ALUMINUM WINDOW WALL SYSTEM. CLEAR GLAZING WITH 50% OPACITY PVB INTERLAYER AT PARKING LEVELS.
  - 7 BLACK ANODIZED ALUMINUM WINDOW WALL SYSTEM. W/ SN 64 OR EQUIVALENT GLAZING AT FLOORS 6 TO 14.
  - 8 ANODIZED, CONCEALED FASTENER COMPOSITE / ACM METAL PANEL TYPE 1
  - 9 ANODIZED, CONCEALED FASTENER COMPOSITE / ACM METAL PANEL TYPE 2
  - 10 ANODIZED, METAL PANEL TYPE 3 CAPTURED WITHIN THE SHOWN WALL SYSTEM, CURTAIN WALL, STOREFRONT OR WINDOW WALL.
  - 11 PAINTED STEEL CHANNEL
  - 12 PAINTED STEEL TENSION ROD & TURN BUCKLE EXTERIOR ACCENT BRACING
  - 13 GLASS GUARDRAIL W/ FRIT PATTERN
  - 14 BOARD FORMED CONCRETE WALL / PLANTER WITH CAST STONE COPING
  - 15 GRANITE WALL BASE STARTING COURSE AT GRADE CONTINUOUS AROUND ALL EXTERIOR WALL CONDITIONS
  - 16 INSULATED OVERHEAD COILING DOOR
  - 17 HOLLOW METAL DOOR
  - 18 ANODIZED ALUMINUM ENTRY DOOR
  - 19 PATIO DOOR UNIT WITH SIDELIGHT
  - 20 TERRACE DOOR WITHIN WINDOW WALL SYSTEM
  - 21 CORRUGATED, PERFORATED METAL PANEL TYPE 4, SALVAGED & REINSTALLED METAL PANEL FROM THE EXISTING PARKING RAMP. VERTICAL ORIENTATED.
  - 22 PAINTED STEEL FRAMING TO CAPTURE REINSTALLED VERTICAL METAL PANELS
  - 23 NOT USED
  - 24 ALUMINUM WALL LOUVER - FINISH TO MATCH ADJACENT EXTERIOR MATERIAL FINISH.
  - 25 BALCONY, PROVIDE ALUMINUM GUARDRAIL WITH VERTICAL PICKETS. PAINTED STEEL PERIMETER CHANNEL, PAINTED STEEL ACCENT TENSION ROD AND CONNECTION TURN BUCKLE.
  - 26 BALCONY, PROVIDE ALUMINUM GUARDRAIL WITH VERTICAL PICKETS. PAINTED STEEL PERIMETER CHANNEL.
  - 27 CAST STONE WALL COPING
  - 28 METAL WALL COPING, COLOR TO MATCH ADJACENT WALL MATERIAL.
  - 29 GLASS ENTRY CANOPY WITH PAINTED STEEL SUPPORT FRAMING, CHANNELS OR HSS MEMBERS.
  - 30 BUILDING MOUNTED EXTERIOR LIGHT FIXTURE
  - 31 CONCRETE SITE STAIRS WITH PAINTED GALVANIZED HANDRAILS
  - 32 ALUMINUM GUARD RAIL WITH VERTICAL PICKETS
  - 33 EXISTING BUILDING

FAA HEIGHT 257'-0"  
ROOF 253'-5"  
FOURTEENTH FLOOR 241'-5"  
THIRTEENTH FLOOR 230'-5"  
TWELFTH FLOOR 220'-5"  
ELEVENTH FLOOR 210'-5"  
TENTH FLOOR 200'-5"  
NINTH FLOOR 190'-5"  
EIGHTH FLOOR 176'-5"  
SEVENTH FLOOR 162'-5"  
SIXTH FLOOR/ GREEN ROOF 148'-5"  
FIFTH FLOOR/ P5 137'-9"  
FOURTH FLOOR/ P4 128'-6"  
THIRD FLOOR/ P3 119'-5"  
SECOND FLOOR/ P2 110'-0"  
FIRST FLOOR/ P1 100'-0"

Notes:

**PRELIMINARY**  
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929 E Washington - Archipelago

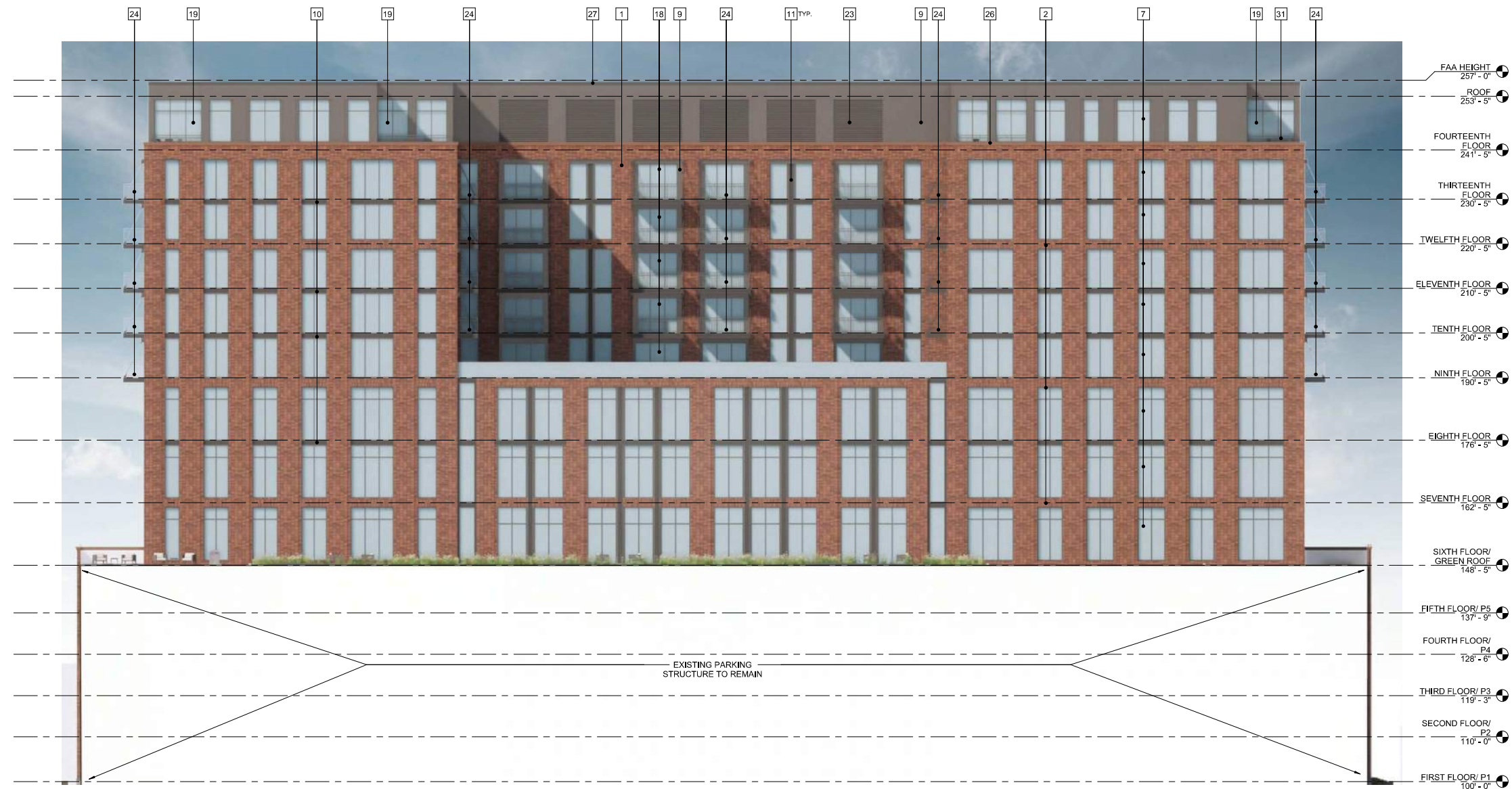
929 E Washington Ave  
Madison, Wisconsin

2016.36.02

Date	Issuance/Revisions	Symbol
01/14/2022	PRICING SET	
01/24/2022	LOC SUBMITTAL	

**BUILDING  
ELEVATIONS**

**A202**



Notes:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

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**1 SOUTH BUILDING ELEVATION**  
A203 3/32" = 1'-0"

**ELEVATION KEY NOTES**

- 1 BRICK TYPE 1 - HORIZONTAL (STRETCHER) STACK BOND.
- 2 BRICK TYPE 1 - VERTICAL (STRETCHER) STACK BOND.
- 3 BRICK TYPE 2 - HORIZONTAL (STRETCHER) STACK BOND.
- 4 BLACK ANODIZED ALUMINUM CURTAIN WALL SYSTEM. W/ CLEAR GLAZING AT FIRST FLOOR COMMERCIAL.
- 5 BLACK ANODIZED ALUMINUM STOREFRONT WALL SYSTEM. W/ CLEAR GLAZING AT FIRST FLOOR COMMERCIAL.
- 6 BLACK ANODIZED ALUMINUM WINDOW WALL SYSTEM. CLEAR GLAZING WITH 50% OPACITY PVB INTERLAYER AT PARKING LEVELS.
- 7 BLACK ANODIZED ALUMINUM WINDOW WALL SYSTEM. W/ SN 64 OR EQUIVALENT GLAZING AT FLOORS 6 TO 14.
- 8 ANODIZED, CONCEALED FASTENER COMPOSITE / ACM METAL PANEL TYPE 1
- 9 ANODIZED, CONCEALED FASTENER COMPOSITE / ACM METAL PANEL TYPE 2
- 10 ANODIZED, METAL PANEL TYPE 3 CAPTURED WITHIN THE SHOWN WALL SYSTEM, CURTAIN WALL, STOREFRONT OR WINDOW WALL.
- 11 PAINTED STEEL CHANNEL
- 12 PAINTED STEEL TENSION ROD & TURN BUCKLE EXTERIOR ACCENT BRACING
- 13 GLASS GUARDRAIL W/ FRIT PATTERN
- 14 BOARD FORMED CONCRETE WALL / PLANTER WITH CAST STONE COPING
- 15 GRANITE WALL BASE STARTING COURSE AT GRADE. CONTINUOUS AROUND ALL EXTERIOR WALL CONDITIONS
- 16 INSULATED OVERHEAD COILING DOOR
- 17 HOLLOW METAL DOOR
- 18 ANODIZED ALUMINUM ENTRY DOOR
- 19 PATIO DOOR UNIT WITH SIDELIGHT
- 20 TERRACE DOOR WITHIN WINDOW WALL SYSTEM
- 21 CORRUGATED, PERFORATED METAL PANEL TYPE 4. VERTICAL ORIENTATED. PANEL STYLE & PROFILE TO MATCH EXISTING PARKING STRUCTURE WALL PANELS.
- 22 CORRUGATED, METAL PANEL TYPE 5. (NON-PERFORATED) VERTICAL ORIENTATED. PANEL STYLE & PROFILE TO MATCH EXISTING PARKING STRUCTURE WALL PANELS.
- 23 ALUMINUM WALL LOUVER - FINISH TO MATCH ADJACENT EXTERIOR MATERIAL FINISH.
- 24 BALCONY. PROVIDE ALUMINUM GUARDRAIL WITH VERTICAL PICKETS. PAINTED STEEL PERIMETER CHANNEL. PAINTED STEEL ACCENT TENSION ROD AND CONNECTION TURN BUCKLE.
- 25 BALCONY. PROVIDE ALUMINUM GUARDRAIL WITH VERTICAL PICKETS. PAINTED STEEL PERIMETER CHANNEL.
- 26 CAST STONE WALL COPING
- 27 METAL WALL COPING, COLOR TO MATCH ADJACENT WALL MATERIAL.
- 28 GLASS ENTRY CANOPY WITH PAINTED STEEL SUPPORT FRAMING, CHANNELS OR HSS MEMBERS.
- 29 BUILDING MOUNTED EXTERIOR LIGHT FIXTURE
- 30 CONCRETE SITE STAIRS WITH PAINTED GALVANIZED HANDRAILS
- 31 ALUMINUM GUARD RAIL WITH VERTICAL PICKETS
- 32 EXISTING BUILDING

**BUILDING  
ELEVATIONS**

**A203**





**1 WEST BUILDING ELEVATION**  
A204 3/32" = 1'-0"

**ELEVATION KEY NOTES**

- 1 BRICK TYPE 1 - HORIZONTAL (STRETCHER) STACK BOND.
- 2 BRICK TYPE 1 - VERTICAL (STRETCHER) STACK BOND.
- 3 BRICK TYPE 2 - HORIZONTAL (STRETCHER) STACK BOND.
- 4 BLACK ANODIZED ALUMINUM CURTAIN WALL SYSTEM. W/ SN 64 OR EQUIVALENT GLAZING.
- 5 BLACK ANODIZED ALUMINUM STOREFRONT WALL SYSTEM. W/ CLEAR GLAZING AT FIRST FLOOR COMMERCIAL.
- 6 BLACK ANODIZED ALUMINUM WINDOW WALL SYSTEM. CLEAR GLAZING WITH 50% OPACITY PVB INTERLAYER AT PARKING LEVELS.
- 7 BLACK ANODIZED ALUMINUM WINDOW WALL SYSTEM. W/ SN 64 OR EQUIVALENT GLAZING AT FLOORS 8 TO 14.
- 8 ANODIZED, CONCEALED FASTENER COMPOSITE / ACM METAL PANEL TYPE 1
- 9 ANODIZED, CONCEALED FASTENER COMPOSITE / ACM METAL PANEL TYPE 2
- 10 ANODIZED, METAL PANEL TYPE 3 CAPTURED WITHIN THE SHOWN WALL SYSTEM, CURTAIN WALL, STOREFRONT OR WINDOW WALL.
- 11 PAINTED STEEL CHANNEL
- 12 PAINTED STEEL TENSION ROD & TURN BUCKLE EXTERIOR ACCENT BRACING
- 13 GLASS GUARDRAIL W/ FRIT PATTERN
- 14 BOARD FORMED CONCRETE WALL / PLANTER WITH CAST STONE COPING
- 15 GRANITE WALL BASE STARTING COURSE AT GRADE CONTINUOUS AROUND ALL EXTERIOR WALL CONDITIONS
- 16 INSULATED OVERHEAD COILING DOOR
- 17 HOLLOW METAL DOOR
- 18 ANODIZED ALUMINUM ENTRY DOOR
- 19 PATIO DOOR UNIT WITH SIDELIGHT
- 20 TERRACE DOOR WITHIN WINDOW WALL SYSTEM
- 21 CORRUGATED, PERFORATED METAL PANEL TYPE 4. SALVAGED & REINSTALLED METAL PANEL FROM THE EXISTING PARKING RAMP. VERTICAL ORIENTATED.
- 22 PAINTED STEEL FRAMING TO CAPTURE REINSTALLED VERTICAL METAL PANELS
- 23 NOT USED
- 24 ALUMINUM WALL LOUVER - FINISH TO MATCH ADJACENT EXTERIOR MATERIAL FINISH.
- 25 BALCONY, PROVIDE ALUMINUM GUARDRAIL WITH VERTICAL PICKETS, PAINTED STEEL PERIMETER CHANNEL, PAINTED STEEL ACCENT TENSION ROD AND CONNECTION TURN BUCKLE.
- 26 BALCONY, PROVIDE ALUMINUM GUARDRAIL WITH VERTICAL PICKETS, PAINTED STEEL PERIMETER CHANNEL.
- 27 CAST STONE WALL COPING
- 28 METAL WALL COPING, COLOR TO MATCH ADJACENT WALL MATERIAL.
- 29 GLASS ENTRY CANOPY WITH PAINTED STEEL SUPPORT FRAMING, CHANNELS OR HSS MEMBERS.
- 30 BUILDING MOUNTED EXTERIOR LIGHT FIXTURE
- 31 CONCRETE SITE STAIRS WITH PAINTED GALVANIZED HANDRAILS
- 32 ALUMINUM GUARD RAIL WITH VERTICAL PICKETS
- 33 EXISTING BUILDING

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**BUILDING  
ELEVATIONS**

**A204**



2 COURTYARD - EAST ELEVATION  
A205 3/32" = 1'-0"

1 COURTYARD - WEST ELEVATION  
A205 3/32" = 1'-0"

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- 31 ALUMINUM GUARD RAIL WITH VERTICAL PICKETS
- 32 EXISTING BUILDING

BUILDING  
ELEVATIONS

A205



AERIAL PERSPECTIVE OF 900 BLOCK FROM THE NORTH



AERIAL PERSPECTIVE OF 900 BLOCK FROM THE WEST



AERIAL PERSPECTIVE OF 900 BLOCK FROM THE SOUTH



AERIAL PERSPECTIVE OF 900 BLOCK FROM THE EAST

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**EXTERIOR  
RENDERINGS**

Notes:



EAST WASHINGTON AVENUE PERSPECTIVE



EAST WASHINGTON AVENUE ENTRY PERSPECTIVE

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**EXTERIOR  
RENDERINGS**



EAST WASHINGTON AVENUE ENTRY PERSPECTIVE



SIXTH FLOOR GREEN ROOF



SOUTHERN PERSPECTIVE



SIXTH FLOOR GREEN ROOF PERSPECTIVE

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**EXTERIOR  
RENDERINGS**