

JUDGE DOYLE SQUARE - BLOCKS 88 SUPPLEMENTAL DRAWING PACKAGE SUBMITTAL

City of Madison
Public Parking & Podium - Phase I SIP

REVISED AUGUST 29, 2018



DRAWING TITLE

REVISED	1-00	COVER SHEET - GENERAL INFORMATION	REVISED	2-18	NW ELEVATION - DOTY STREET	4-01-B	LOADING DOCK/PARKING ENTRY DOORS	
REVISED	1-01	TABLE OF CONTENTS	REVISED	2-18-A	ENLARGED NW ELEVATION - DOTY STREET	4-01-C	EXTERIOR VISITOR BICYCLE PARKING	
REVISED	1-02	PROJECT INFORMATION SHEET	REVISED	2-19	SW ELEVATION - MMB	4-01-C.1	PUBLIC/VISITOR BICYCLE PARKING	
REVISED	1-02-A	PROJECT INFORMATION SHEET	ADDED	2-19-A	ENLARGED SW ELEVATION - MMB	4-01-D	MECHANICAL SCREEN WALL - CUT SHEET	
	1-03	EXISTING CONDITIONS INFORMATION/ CONTEXT PHOTOS	REVISED	2-20	3D MASSING - AERIAL VIEW	REVISED	4-02	GRAPHIC SIGNAGE - BLOCK 88
	1-03-A	CONTEXT PHOTOS	REVISED	2-21	3D MASSING - STREET LEVEL VIEW		4-03	GRAPHIC SIGNAGE - BLOCK 105
	1-03-B	CONTEXT PHOTOS	REVISED	2-22	3D MASSING - STREET LEVEL VIEW		4-03-A	GRAPHIC SIGNAGE - BLOCK 105
	1-03-C	CONTEXT PHOTOS - DEMOLITION	REVISED	2-22-A	3D MASSING - STREET LEVEL VIEW	REVISED	4-04	EXTERIOR LIGHTING - BLOCK 88
	1-03-D	CONTEXT PHOTOS - DEMOLITION		2-23	PUBLIC RIGHT OF WAY DIAGRAM	REVISED	4-04-A	EXTERIOR LIGHTING - BLOCK 88
	1-04	CONDITIONAL USE REQUEST/ DOWNTOWN DESIGN GUIDELINES		3-00	COVER SHEET - BLOCK 105	REVISED	4-04-B	EXTERIOR LIGHTING - BLOCK 88
	1-04-A	DOWNTOWN DESIGN GUIDELINES		3-01	UNDERGROUND PARKING - LOWER LEVEL 4		4-05	EXTERIOR LIGHTING - BLOCK 105
	1-04-B	DOWNTOWN DESIGN GUIDELINES		3-02	UNDERGROUND PARKING - LOWER LEVEL 2,3		4-05-A	EXTERIOR LIGHTING - BLOCK 105
	1-04-C	DOWNTOWN DESIGN GUIDELINES		3-03	UNDERGROUND PARKING - LOWER LEVEL 1		4-05-B	EXTERIOR LIGHTING - BLOCK 105
	1-05	ALDER/NEIGHBORHOOD NOTIFICATION		3-04	1ST FLOOR PLAN		4-05-C	EXTERIOR LIGHTING - BLOCK 105
	1-06	SITE CONNECTIVITY DIAGRAM		3-05	2ND FLOOR PLAN		4-06	EXTERIOR LIGHTING - CUT SHEETS
	1-07	SURVEY		3-06	TYPICAL TOWER FLOORS 3-12		4-06-A	EXTERIOR LIGHTING - CUT SHEETS
REVISED	1-08	OVERALL SITE PLAN		3-06-A	TYPICAL APARTMENT LAYOUTS		4-06-B	EXTERIOR LIGHTING - CUT SHEETS
	1-09	PINCKNEY STREET SITE PLAN		3-06-B	TYPICAL HOTEL LAYOUTS		4-06-C	EXTERIOR LIGHTING - STREET LIGHTS BY CITY
	1-10	FIRE ACCESS PLAN		3-07	ROOF PLAN		4-06-D	PHOTOMETRIC SITE PLAN
REVISED	1-10-A	SITE LIGHTING SKETCH		3-08	BUILDING SECTION AA		4-06-E	SITE LIGHTING CALCULATIONS
REVISED	1-11	GROUND FLOOR LANDSCAPE PLAN		3-09	BUILDING SECTION BB		4-07	SHADOW STUDIES
	1-11-A	SECTIONS		3-10	BUILDING SECTION CC		4-07-A	SHADOW STUDIES
	1-11-B	BLOCK 88 ROOF LANDSCAPE PLAN		3-11	BUILDING SECTION DD		4-08	RENDER - OVERALL SITE PLAN
	1-11-C	BLOCK 105 ROOF LANDSCAPE PLAN		3-12	BUILDING SECTION EE		4-09	RENDER - PINCKNEY ST. SITE PLAN
	1-12-A	STREETSCAPE PLANTING PALETTE		3-13	BUILDING SECTION FF		4-10	RENDER - STREET WALLS
REVISED	1-12-B	BLOCK 88 AND BLOCK 105 ROOF PLANT PALETTE		3-14	SE ELEVATION - WILSON STREET		4-11	RENDER - PINCKNEY STREET PERSPECTIVE
REVISED	1-12-C	PLANT PALETTE		3-15	NE ELEVATION - NEW ENTRY DRIVE		4-12	RENDER - PINCKNEY STREET AERIAL
	2-00	COVER SHEET - BLOCK 88		3-16	NW ELEVATION - DOTY STREET		4-13	RENDER - 105 APARTMENT ENTRY DRIVE
	2-01	PARKING LEVEL U4		3-17	SW ELEVATION - PINCKNEY STREET		4-14	RENDER - 88 APARTMENT ROOF DECK
	2-02	PARKING LEVEL U3		3-18	HOTEL CANOPY			
	2-03	PARKING LEVEL U2		3-18-A	CANOPY OPTION A			
	2-04	PARKING LEVEL U1		3-18-B	CANOPY OPTION B			
	2-05	PARKING LEVEL U0		3-18-C	CANOPY OPTION C			
REVISED	2-06	LEVEL 1 - WILSON STREET ENTRY		3-18-D	CANOPY OPTION D			
REVISED	2-07	LEVEL 2 - DOTY STREET ENTRY		3-19	3D MASSING - AERIAL VIEWS			
REVISED	2-08	LEVEL 3 - APARTMENT PARKING		3-20	3D MASSING - AERIAL VIEWS			
REVISED	2-09	LEVEL 4 - APARTMENT PARKING		3-21	3D MASSING - STREET LEVEL VIEWS			
	2-10	LEVEL 5 - APARTMENT AMENITY		3-22	3D MASSING - STREET LEVEL VIEWS			
REVISED	2-10-A	LEVEL 5 - SIP 1 TEMPORARY ROOF	REVISED	4-00	COVER SHEET - OVERALL MATERIALS, SHADOW STUDIES, AND RENDERINGS			
	2-11	LEVELS 6-13 - TYPICAL APARTMENT LEVELS		4-01	MATERIALS BOARD - EXTERIOR			
	2-11-A	ENLARGED TYPICAL APARTMENT PLAN	REVISED	4-01-A	EXTERIOR WALL DETAIL VIEWS			
	2-12	ROOF PLAN	REVISED	4-01-A.1	TYPICAL MATERIAL RETURN DETAIL VIEWS			
	2-13	BUILDING SECTION A-A	REVISED	4-01-A.2	TYPICAL MATERIAL RETURN DETAIL VIEWS			
	2-14	BUILDING SECTIONS B-B, C-C	ADDED	4-01-A.3	TYPICAL MATERIAL RETURN DETAIL VIEWS			
	2-15	BUILDING SECTION D-D	ADDED	4-01-A.4	TYPICAL MATERIAL RETURN DETAIL VIEWS			
REVISED	2-16	SE ELEVATION - WILSON STREET	ADDED	4-01-A.5	TYPICAL MATERIAL RETURN DETAIL VIEWS			
REVISED	2-16-A	ENLARGED PARKING /LOADING ELEVATION	ADDED	4-01-A.6	TYPICAL MATERIAL RETURN DETAIL VIEWS			
REVISED	2-17	NE ELEVATION - PINCKNEY STREET	ADDED	4-01-A.7	TYPICAL MATERIAL RETURN DETAIL VIEWS			
REVISED	2-17-A	ENLARGED RETAIL ENTRY ELEVATION						
ADDED	2-17-B	TEMPORARY PARAPET AT PINCKNEY STREET						

LETTER OF INTENT

On May 2, 2017, the City Council approved ORD-17-00048 (File Number 46547). The ordinance rezoned property generally addressed as 210 S. Pinckney Street from DC (Downtown Core) District to PD (Planned Development) District and approved the General Development Plan and Specific Implementation Plan to construct a mixed-use building with 8,000 square feet of retail, 148 apartments, 148 stalls of private parking, 4,000 square foot bike center and a 560 stall public parking structure. The 560 stall public parking, the 4,000 square foot bike center were to be built and owned by the City of Madison. The 148 apartments, 148 stalls of private parking, and 8,000 square feet of retail were to be built by a private developer.

Due to the construction cost estimates for the private, above grade construction on Block 88, the private developer concluded in April 2018 that it was not able to construct the private portion of the development as approved. The City of Madison considered alternatives and on May 15, 2018, the City Council approved the City's construction of the parking and retail elements above grade on Floors 1-4, referred to as the Podium, subject to certain cost reductions.

The General Development Plan (GDP) for the Block 88 project remains unchanged. There are no changes proposed to the approved apartment project above the Podium or the site plan. This major alteration to the approved SIP proposes the following amendments.

1. Alter the exterior design of the Podium from a fully enclosed building envelope to an open-air envelope.
2. Amend the SIP to break the SIP into two phases; the first phase comprised of the below-grade municipal garage (under construction) and the Podium element; and a second, later phase for the apartment project above the Podium.
3. Reduce the number of bicycle parking stalls in the municipal garage. The alteration would eliminate the hanging rack bike parking spaces. While incorporating hanging racks maximizes the total quantity of bike parking spaces that can be installed, for many commuter bikes with fenders, saddle bags, baskets, etc., the hanging racks are not functional. In addition, the aisle width of the current design will make it difficult for users to hang their bikes on the hanging racks. This proposed change will maximize the number of useable bike parking spaces that meet the needs of the people who will be using them. The amended plan calls for Saris ground racks and provides a total of 36 bike parking spaces.

Phase Plan

The amended plan includes two phases as described above.

The phase 1 SIP will be comprised of the below-grade municipal garage and the Podium. The below-grade municipal garage is under construction. The below-grade garage and the Podium will be complete in the second half of 2019.

The phase 2 SIP will be comprised of the 148 apartments units. There is no scheduled start or completion date for the phase 2 SIP

PROJECT TEAM INFORMATION

Project Name

Judge Doyle Square - Block 88

Applicant

City of Madison Parking Utility
30 W. Mifflin St. Ste. 900
P.O. Box 2986
Madison WI 53701
Phone: (608) 267-8730
Natalie Erdman
nerdman@cityofmadison.com

Hours of Operation (anticipated)

Public Parking – (24) hours a day
Bicycle Center – (an operator has yet to be defined)
Commercial – (The commercial use has yet to be defined. A separate application will be submitted by a future commercial use tenant.)
Residential - (24) hours a day

Design Team

Architects

Lothan Van Hook DeStefano Architecture LLC
57 West Grand Avenue, Suite 300
Chicago, Illinois 60654
Phone: (312) 765-7319
Mary Ann Van Hook
mavanhook@lvdarchitecture.com

Civil Engineer/ Security Consultant

Mead & Hunt, Inc.
2440 Deming Way
Middleton, Wisconsin 53562
Phone: (608) 443-0589
David Way
david.way@meadhunt.com

Landscape Architect

Wolff Landscape Architecture
307 North Michigan Avenue, Suite 601
Chicago, Illinois 60601
Phone: (312) 663-5494
Ted Wolff
twolff@wolfflandscape.com

Associate Architect

InSite Consulting Architects
115 East Main Street, Suite 200
Madison, Wisconsin 53703
Phone: (800) 453-8086
Stephen Mar-Pohl
steve@icsarc.com

Mechanical/ Electrical/ Plumbing/ Fire Protection Engineers

Affiliated Engineers, Inc.
5802 Research Park Boulevard
Madison, Wisconsin 53719
Phone: (608) 209-6370
Scott Easton
seaston@aeieng.com

Cost Consultant

Tom Middleton Construction Consulting
330 East Kilbourn Ave. Ste. 565
Milwaukee WI, 53202
Phone: (262) 490-2744

Structural Engineer

WSP USA
600 West Chicago Avenue, Suite 650
Chicago, IL 60654
Phone: (312) 274-2402
Robert Halvorson
rhalvorson@hpse.com

Parking Consultant

Walker Parking Consultants
505 Davis Road
Elgin, Illinois 60123
Phone: (847) 697-2640
Tom Hannula
tom.hannula@walkerparking.com

Elevator Consultant

HH Angus & Associates
405 North Wabash Avenue, Suite 806
Chicago, Illinois 60611
Phone: (312) 527-5552
Stuart Wright
stuart.wright@hhangus.com

PROJECT AREA AND VALUES SUMMARY

BLOCK 88

Total Building Square Footage:
(GSF) 479,072 square feet

Proposed Uses:
Retail: 7,845 square feet
Bicycle Center: 3,706 square feet
Public Parking: 240,778 square feet
Parking: 75,619 square feet
Future Residential: 151,124 square feet

Public Parking:
Automobile: Required: 560 stalls
Supplied: 561 stalls
Bicycle: Required: 20 spaces
Supplied: 36 spaces
36 City Rack

Podium Parking:
Automobile: Required: 0 stalls
Supplied: 138 stalls
Bicycle: Required: 0 stalls
Supplied: 148 2x6 bike stalls

Loading: Required: None
Supplied: One space @ 10' x 50'

Useable Open Space:
Required: 0
Supplied: 8,024 square feet

Block 88 – Public Parking and Podium Project (Phase 1, SIP 1):

- Value of Land
 - o \$7 mil. (approx.)
- Estimated Project Cost
 - o \$40 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - o Construction (200) approx.
 - o Full-time Equiv. (5) approx.
- Public Subsidies Requested
 - o None requested

Block 88 – Future Private Residential Project (Phase 2, SIP 2):

- Value of Land
 - o \$7 mil. (approx.)
- Estimated Project Cost
 - o \$33 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - o Construction (400) approx.
 - o Full-time Equiv. (25) approx.
- Public Subsidies Requested
 - o \$0 mil.

COMBINED SUBMITTAL

Capital Neighborhoods
Landmarks Commission
Urban Design Commission

BLOCK 88 - BUILDING DATA

Land Use Area Chart

TIER	RETAIL (GSF)	BICYCLE CENTER (GSF)	PUBLIC PARKING (GSF)	#Spaces	RESIDENTIAL PARKING (GSF)	#Spaces	FUTURE RESIDENTIAL (GSF)	#Units	TOTAL GSF
LEVEL U4	-	-	48,178	125	-	-	-	-	48,178
LEVEL U3	-	-	48,559	130	-	-	-	-	48,559
LEVEL U2	-	-	48,559	126	-	-	-	-	48,559
LEVEL U1	-	-	48,559	124	-	-	-	-	48,559
LEVEL U0	-	-	33,739	56	-	-	-	-	33,739
LEVEL 01	7,845	-	9,929	-	-	-	3,970	-	21,744
LEVEL 02	-	3,706	8,488	3	-	-	-	-	12,194
LEVEL 03	-	-	35,193	78	-	-	-	-	35,193
LEVEL 04	-	-	35,193	57	-	-	-	-	35,193
LEVEL 05	-	-	-	-	-	-	16,208	12	16,208
LEVEL 06 TO LEVEL 13	-	-	-	-	-	-	16,208 (x 8)	17 (x 8)	129,664
ROOF	-	-	-	-	-	-	1,282	-	1,282
TOTAL	7,845	3,706	316,407	699	0	0	151,124	148	479,072

Future Residential Unit Types - Level 02 thru 13

STUDIO (SF)	# of Units	1 BEDROOM (SF)	# of Units	2 BEDROOM (SF)	# of Units
400	2	740	6	1,040	2
440	2	802	2	1065	1
		770	2		

Bicycle Parking Summary

TIER	PUBLIC STALLS	LONG-TERM	SHORT-TERM (Guest) STALLS	TOTAL STALLS
LEVEL 02	21	-	15	36
LEVEL 03	-	72	-	72
LEVEL 04	-	76	-	76
TOTAL	21	148	15	194

EXISTING CONDITIONS

Address/Existing Use

Block 88 Downtown Madison. Presently the east part of the block is under construction and the west half of the block is the Madison Municipal Building.

Parcel Identification Numbers:

TID District: 25

Neighborhood Name: Capital Neighborhoods
 Neighborhood Association Contact: Jeff Vercauteren
 PO Box 2613
 Madison, Wisconsin 53701
 Phone: (608) 445-9384
 president@capitalneighborhoods.org

Lot Area:
 Block 88: 38,553 sf
 Block 105: 52,448 sf

Existing Zoning: DC - Downtown Core District
 Downtown Plan: Madison Downtown Plan

Project Schedule:
 Phase 1 SIP Under Construction
 Phase 1 SIP Completion: October 2019

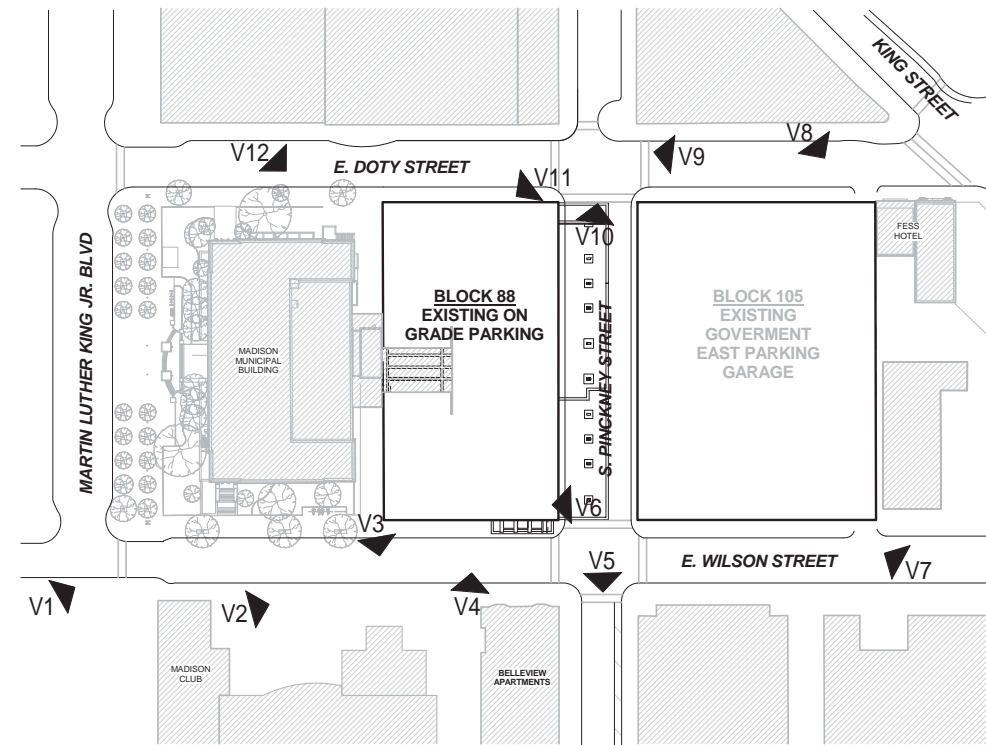
Land Use Approvals (Major Alteration)

Initial Meeting with Alder	07/10/2018
Meet with Neighborhood Stakeholders	07/10/2018
Application & Material Packet	08/01/2018
Urban Design Commission (UDC)	09/26/2018
Plan Commission	10/01/2018
Common Council	10/16/2018

CERTIFIED SURVEY MAP

A new property line has been established on the Certified Survey Map twenty-five feet east of the main east façade of the Madison Municipal Building. The MMB proposed new addition will extend to this property line in the center of the site in the north-south direction.

CONTEXT PHOTOS



V1 - Madison Municipal Building from the Southwest

CONTEXT PHOTOS



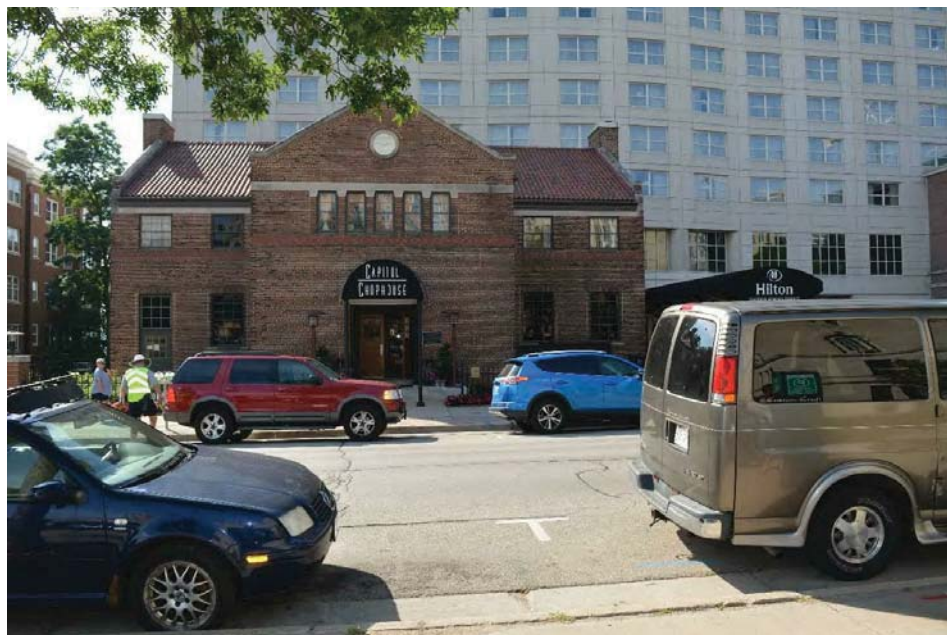
V2 - View North on E Wilson Street



V4 - Existing site from E Wilson Street



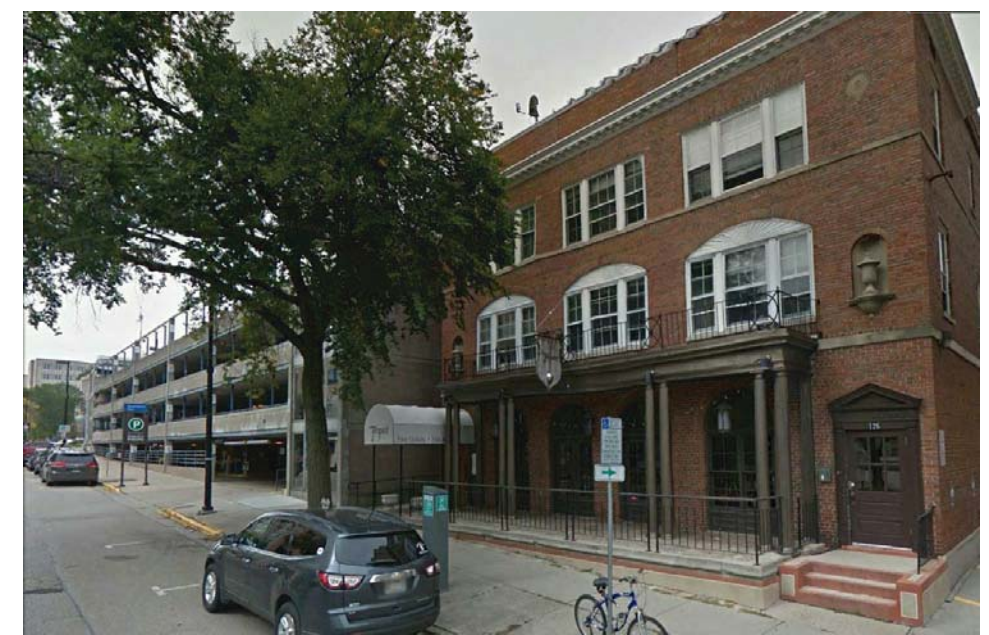
V6 - Existing site & MMB from Pinckney Street



V3 - Hilton & Capital Chophouse to the East of the site



V5 - Southeast from Pinckney Street - towards Monona Lake



V7 - Existing site from E Wilson Street

CONTEXT PHOTOS



V8 - Doty Street looking West from Pinckney Street



V9 - Fess Hotel (Great Dane Pub & Brewing), National Register Listing & Madison Landmark



V11 - Existing site & MMB from the Pinckney & Doty intersection



V10 - Existing site looking North from Pinckney Street



V12 - Existing site looking South from E Doty Street

Erdman, Natalie

From: Erdman, Natalie
Sent: Monday, June 18, 2018 8:26 AM
To: 'president@capitolneighborhoods.org'; 'tkenney@visitdowntown.com'; Verveer, Michael
Cc: Firchow, Kevin; 'George Austin'
Subject: Judge Doyle Square Block 88

Good Morning,

Please accept this notice of the City of Madison's intent to file an application to amend the PD (Planned Development) zoning for the property located at 210 S. Pinckney Street in the 4th Aldermanic District. George Austin, Project Manager for the development, is coordinating a time to meet with Capital Neighborhoods, Inc. to discuss the changes being contemplated. Please feel free to contact me if you have questions or concerns.














Best Regards,
Natalie



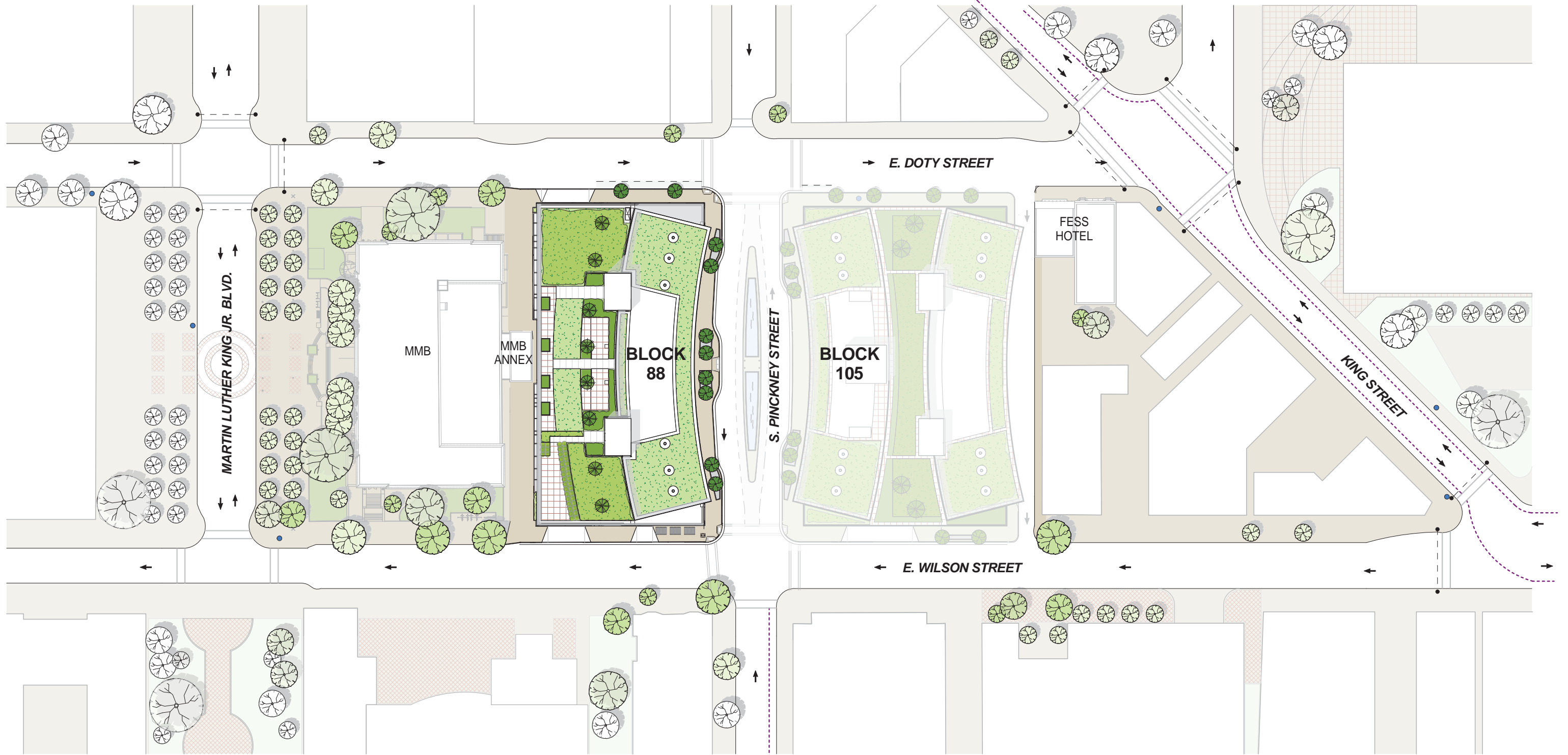
Natalie Erdman
Director
Department of Planning & Community
& Economic Development
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 267-8730
nerdman@cityofmadison.com



SITE
BLOCK 88 - JUDGE DOYLE SQUARE
 - CITY OF MADISON PARKING FACILITY
 - PRIVATE DEVELOPMENT
BLOCK 105 - JUDGE DOYLE SQUARE
 - PRIVATE DEVELOPMENT

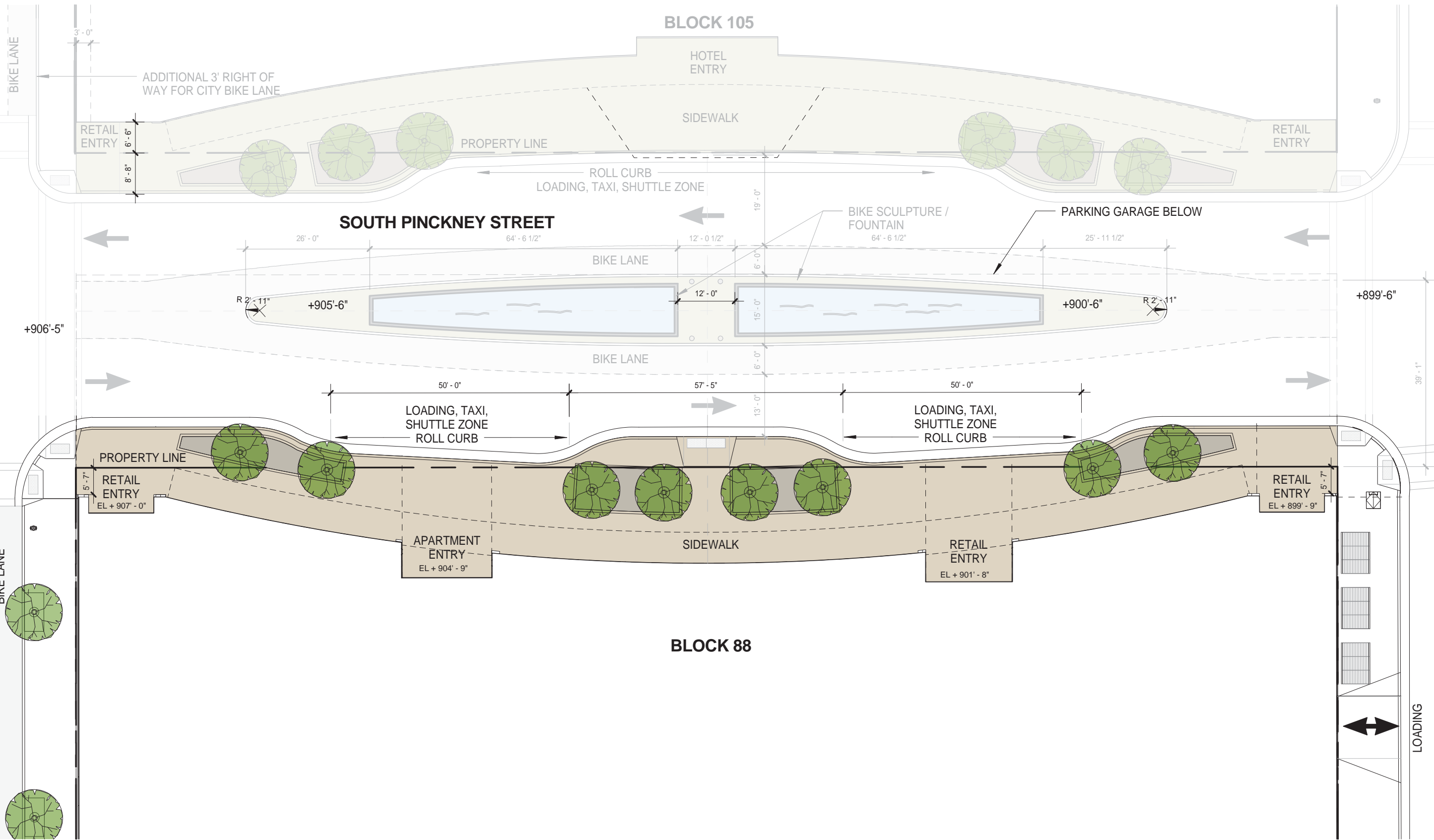
-  NATIONAL REGISTER OF HISTORIC PLACES
-  MADISON LANDMARK
-  GOVERNMENT BUILDINGS
-  LAKE MONONA
-  MAJOR INSTITUTIONS (CULTURE - RELIGION - EDUCATION)
-  HIGHWAY
-  PARKS / GREEN SPACE
-  BUS STOP
-  BICYCLE ROUTE
-  CYCLEWAY (PAVED, OFF-STREET)
-  RAILROAD
-  1/4 MILE RADIUS (5 MIN. WALKING DISTANCE)
-  200' LANDMARKS RADIUS OF IMPACT

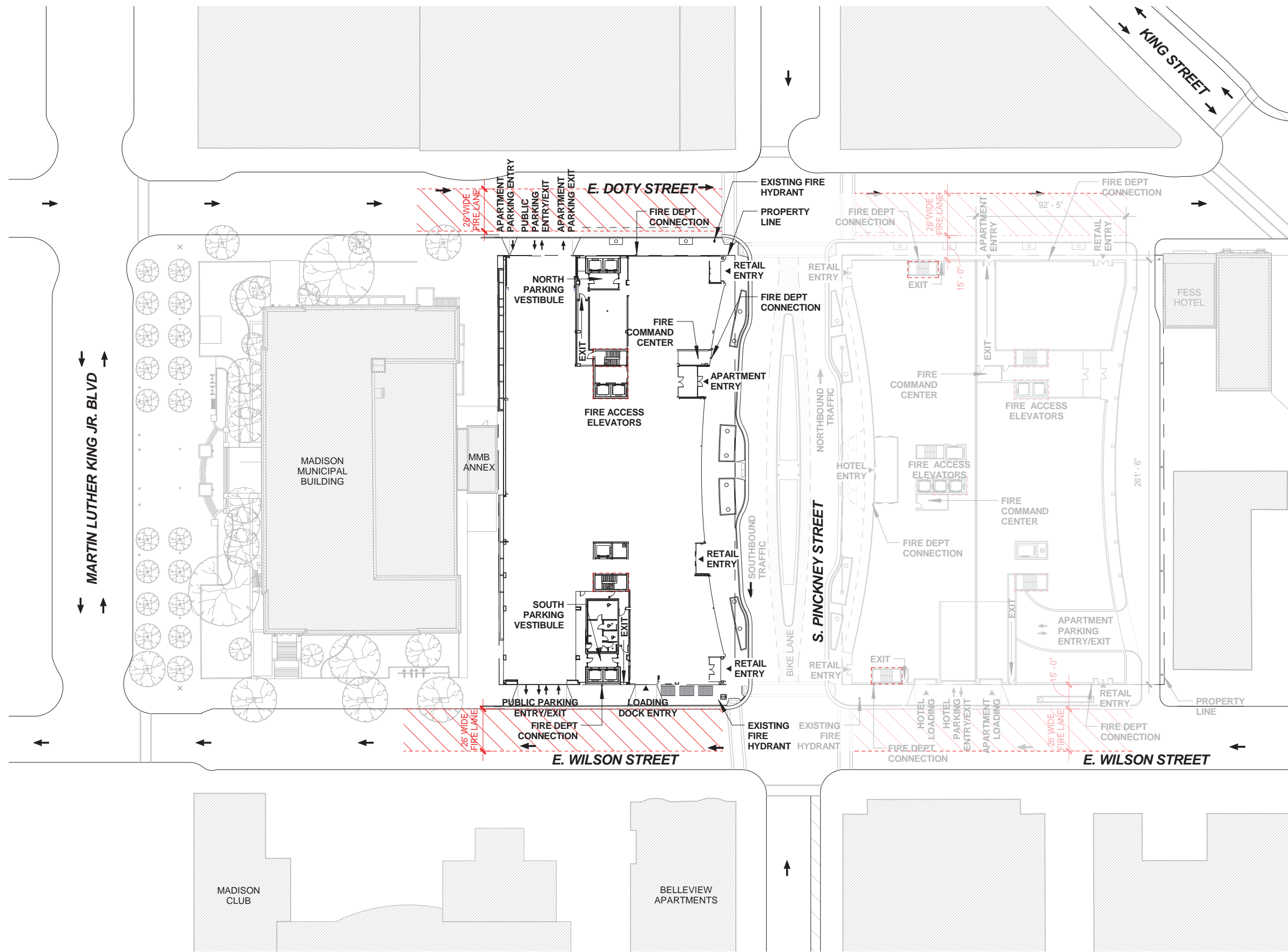




NOTE: AVERAGE ELEVATION FOR BLOCK 88 BUILDING HEIGHT = 903.5'



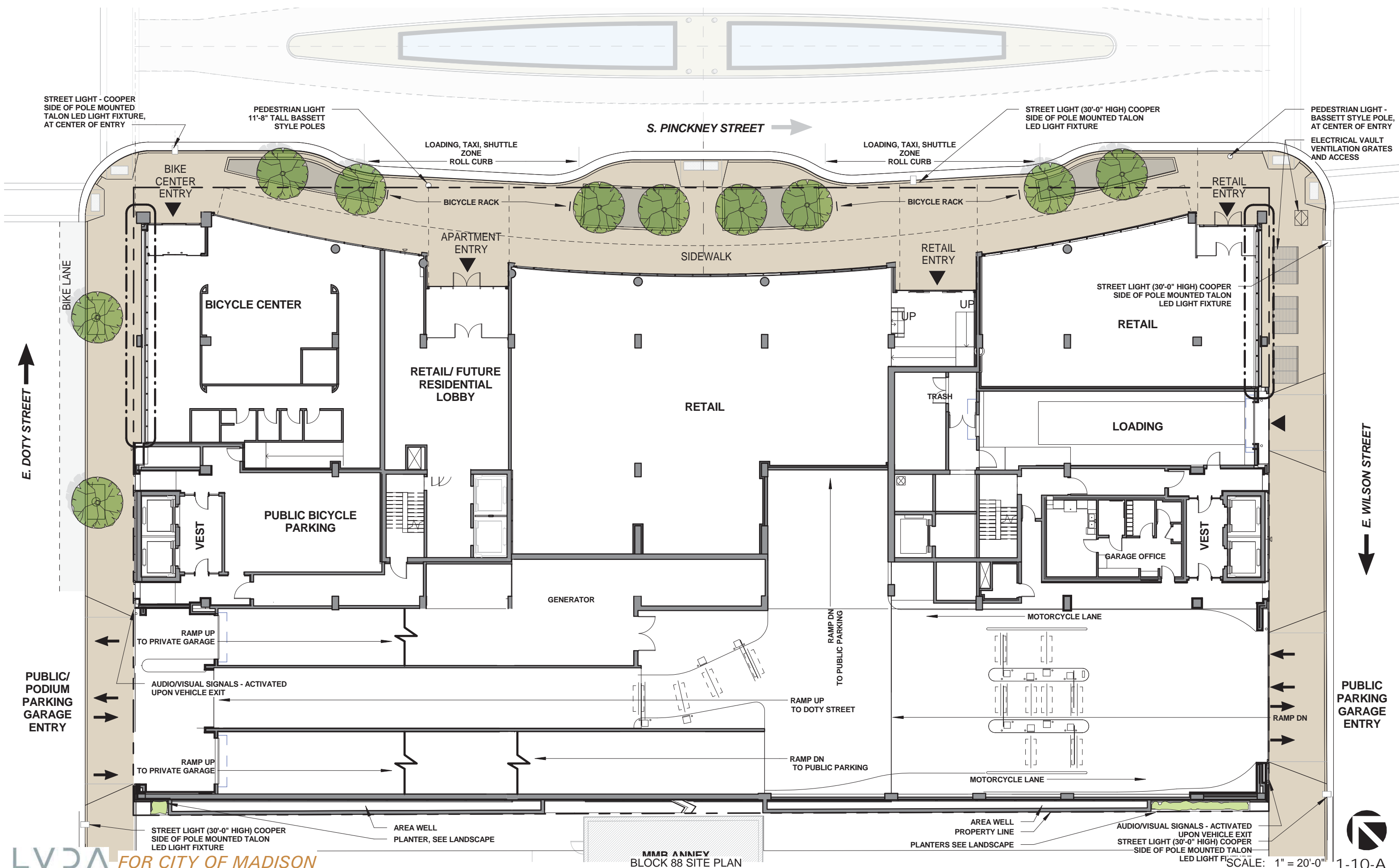




BLOCK 88 PERIMETER: 821'-4"
 BLOCK 88 WITH ACCESS TO 26' WIDE AERIAL FIRE LANE:
 DOTY STREET: 137'-4"
 WILSON STREET: 137'-4"
 PERCENTAGE OF BLOCK 88 WITH ACCESS TO 26' WIDE AERIAL FIRE LANE: 33.4%
 REQUIRED PERCENTAGE: 25%

BLOCK 105 APARTMENT PERIMETER: 710'-3"
 BLOCK 105 APARTMENT WITH ACCESS TO 26' WIDE AERIAL FIRE LANE:
 DOTY STREET: 92'-6"
 WILSON STREET: 92'-6"
 PERCENTAGE OF BLOCK 105 APARTMENT WITH ACCESS TO 26' WIDE AERIAL FIRE LANE: 26%
 REQUIRED PERCENTAGE: 25%





STREET LIGHT - COOPER SIDE OF POLE MOUNTED TALON LED LIGHT FIXTURE, AT CENTER OF ENTRY

PEDESTRIAN LIGHT 11'-8" TALL BASSETT STYLE POLES

S. PINCKNEY STREET

STREET LIGHT (30'-0" HIGH) COOPER SIDE OF POLE MOUNTED TALON LED LIGHT FIXTURE

PEDESTRIAN LIGHT - BASSETT STYLE POLE, AT CENTER OF ENTRY

ELECTRICAL VAULT VENTILATION GRATES AND ACCESS

LOADING, TAXI, SHUTTLE ZONE ROLL CURB

LOADING, TAXI, SHUTTLE ZONE ROLL CURB

BIKE CENTER ENTRY

RETAIL ENTRY

BIKE RACK

BIKE RACK

APARTMENT ENTRY

RETAIL ENTRY

SIDEWALK

BIKE CENTER

STREET LIGHT (30'-0" HIGH) COOPER SIDE OF POLE MOUNTED TALON LED LIGHT FIXTURE

RETAIL

RETAIL/ FUTURE RESIDENTIAL LOBBY

RETAIL

TRASH

LOADING

E. DOTY STREET

E. WILSON STREET

PUBLIC BICYCLE PARKING

GENERATOR

GARAGE OFFICE

RAMP UP TO PRIVATE GARAGE

RAMP DN TO PUBLIC PARKING

MOTORCYCLE LANE

PUBLIC/ PODIUM PARKING GARAGE ENTRY

AUDIO/VISUAL SIGNALS - ACTIVATED UPON VEHICLE EXIT

RAMP UP TO DOTY STREET

RAMP DN

PUBLIC PARKING GARAGE ENTRY

RAMP UP TO PRIVATE GARAGE

RAMP DN TO PUBLIC PARKING

MOTORCYCLE LANE

STREET LIGHT (30'-0" HIGH) COOPER SIDE OF POLE MOUNTED TALON LED LIGHT FIXTURE

AREA WELL PLANTER, SEE LANDSCAPE

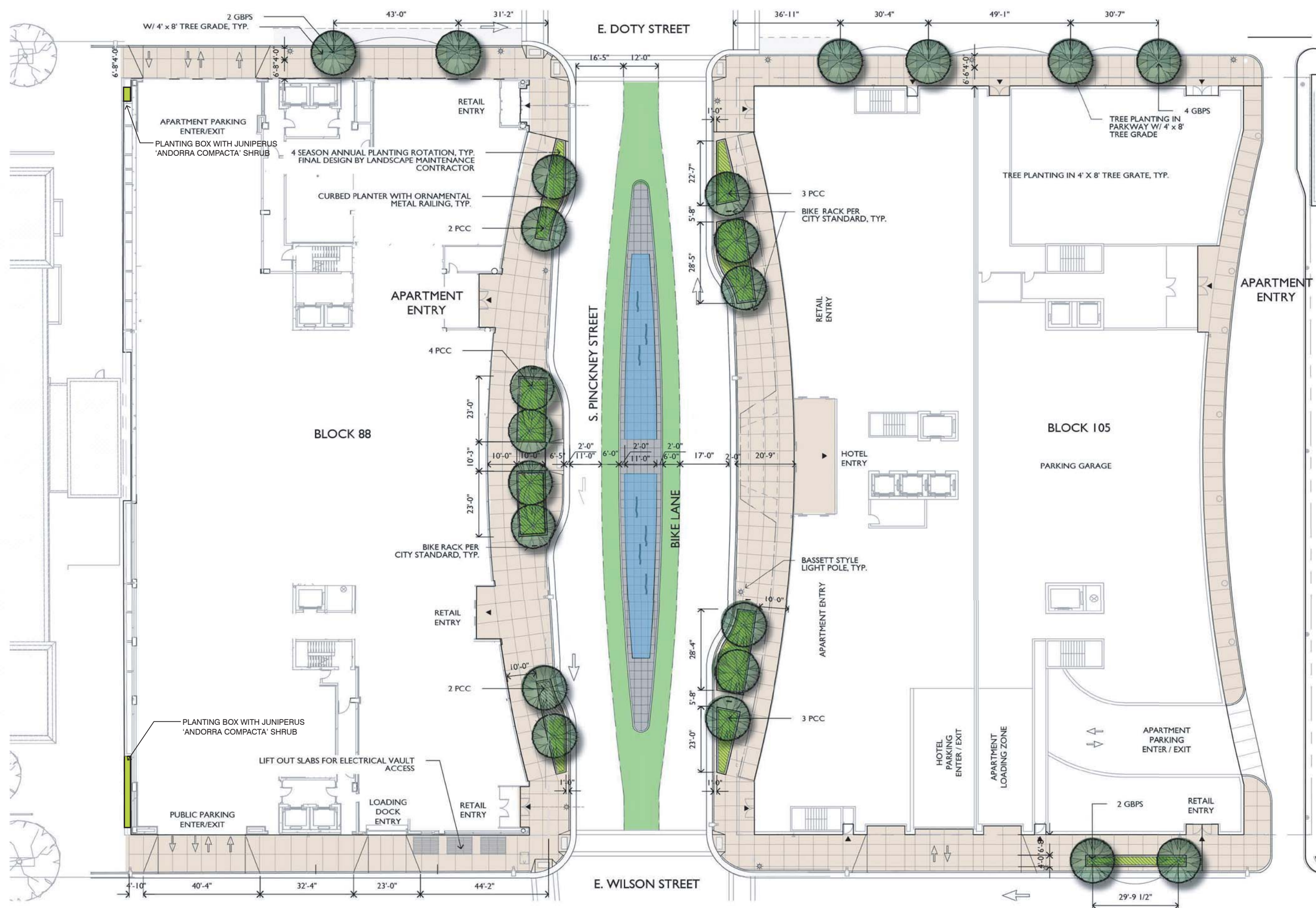
MMP ANNEY BLOCK 88 SITE PLAN

AREA WELL PROPERTY LINE PLANTERS SEE LANDSCAPE

AUDIO/VISUAL SIGNALS - ACTIVATED UPON VEHICLE EXIT STREET LIGHT (30'-0" HIGH) COOPER SIDE OF POLE MOUNTED TALON LED LIGHT FIXTURE

LVD FOR CITY OF MADISON

SCALE: 1" = 20'-0" 1-10-A



TREE



CHANTICLEER PEAR (4 SEASONS OF INTEREST)



PRINCETON SENTRY GINKGO (4 SEASONS OF INTEREST)

4 SEASON ANNUAL PLANTING ROTATION



SPRING

TULIPS IN 2-3 COLORS



SUMMER

MIX OF TROPICAL FOLIAGE – BOTH COARSE AND FINE TEXTURES, AND BRIGHT ACCENTS OF ANNUAL FLOWERS



FALL

FROST HARDY ANNUALS SUCH AS MUMS, KALE, AND GRASSES, RETAINING SPECIES FROM SUMMER ROTATION AS APPROPRIATE.



WINTER

EVERGREEN BOUGHS, BRIGHTLY COLORED BRANCHES, AND ACCENT EVERGREEN SHRUBS. HOLIDAY LIGHTING AS APPROPRIATE.

NOTE: DESCRIPTIONS PROVIDE GENERAL AESTHETIC INTENT ONLY. ANNUAL ROTATIONS TO BE CONTRACTED THROUGH A LOCAL DESIGN-BUILD LANDSCAPE SERVICE IN WHICH EXACT SPECIES, COLOR PALETTE, ETC WILL BE CHANGED ON A YEARLY BASIS.

	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
SHADE TREE	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	-	4"	-	-	B & B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	-	4"	-	-	B & B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
EVERGREEN TREE	PINUS STROBUS	WHITE PINE	-	-	8'	-	B & B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
EVERGREEN SHRUBS	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	-	-	5'	-	B & B	-
SHRUBS	JUNIPERUS 'ANDORRA COMPACTA'	COMPACT ANDORRA JUNIPER	-	-	-	24"	#5	3'-0" ON CENTER
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	-	24"	#5	3'-0" ON CENTER
ORNAMENTAL GRASS	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER GRASS REED GRASS	-	-	-	-	#3	2'-0" ON CENTER
	PENNISETUM ALOPECUROIDES 'HAMELIN'	HAMELIN DWARF FOUNTAIN GRASS	-	-	-	-	#3	2'-0" ON CENTER
PERENNIAL	NEPETA FAASSENII	CATMINT	-	-	-	-	#2	1'-6" ON CENTER
	ASCLEPIAS TUBEROSE	BUTTERFLY MIKWEED	-	-	-	-	#1	1'-6" ON CENTER
	RUDBECKIA FULGIDA GOLDSTURM	BLACK-EYED SUSAN	-	-	-	-	#1	1'-6" ON CENTER
	ECHINACEA PURPUREA	PURPLE CONEFLOWER	-	-	-	-	#1	1'-6" ON CENTER
	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	-	-	-	-	#1	1'-6" ON CENTER
	HEMEROCALLIS 'GOING BANANAS'	DAYLILY	-	-	-	-	#1	1'-6" ON CENTER
	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	-	-	-	-	#1	1'-6" ON CENTER
GROUND COVER	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	-	-	-	-	-	1'-0" ON CENTER
ANNUALS	ANNUAL ROTATIONS TO BE CONTRACTED THROUGH A LOCAL DESIGN-BUILD LANDSCAPE SERVICE IN WHICH EXACT SPECIES, COLOR PALETTE, ETC WILL BE CHANGED ON A YEARLY BASIS.							

SEDUM MAT	SEDUM ALBUM 'CORAL CARPET'
	SEDUM FLORIFERUM 'WEINHENSTEPHANER GOLD'
	SEDUM KAMTSCHATICUM
	SEDUM REFLEXUM 'SPRING GREEN'
	SEDUM RUPESTRE 'ANGELINA'
	SEDUM SPURIUM 'BRONZE BEAUTY'
	SEDUM SPURIUM 'DRAGON'S BLOOD'
	SEDUM HYBRIDUM 'IMMERGRUNCHEN'

NOTE: REPRESENTATIVE PLANE PALETTE ONLY. FINAL SPECIES AND QUANTITIES TO BE DETERMINED

SECTION 2 - JUDGE DOYLE SQUARE - BLOCK 88

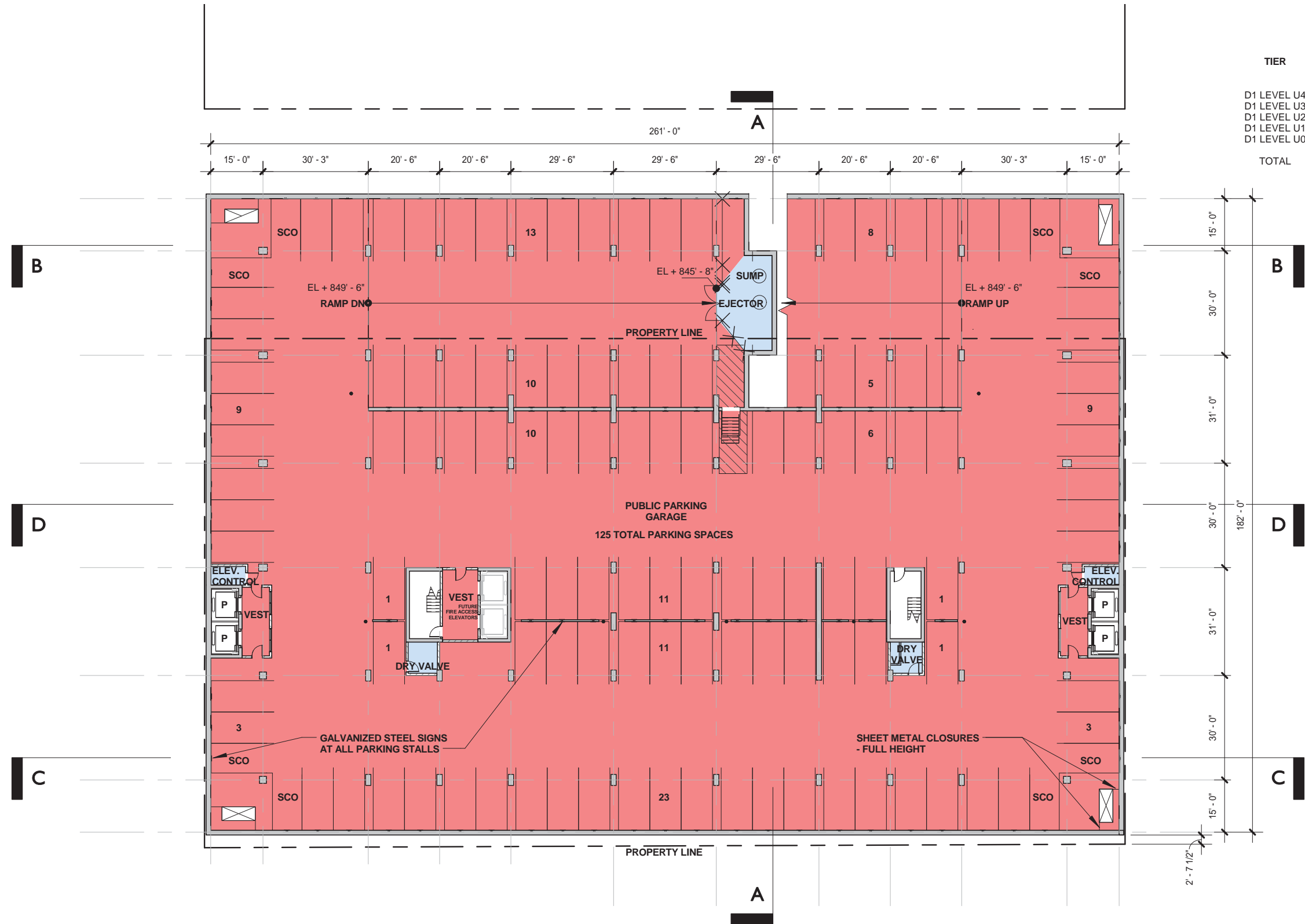
CITY OF MADISON PARKING FACILITY
PRIVATE APARTMENT DEVELOPMENT



- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF

CAR COUNT PUBLIC
9'-0" 90 DEGREE STANDARD SPACE

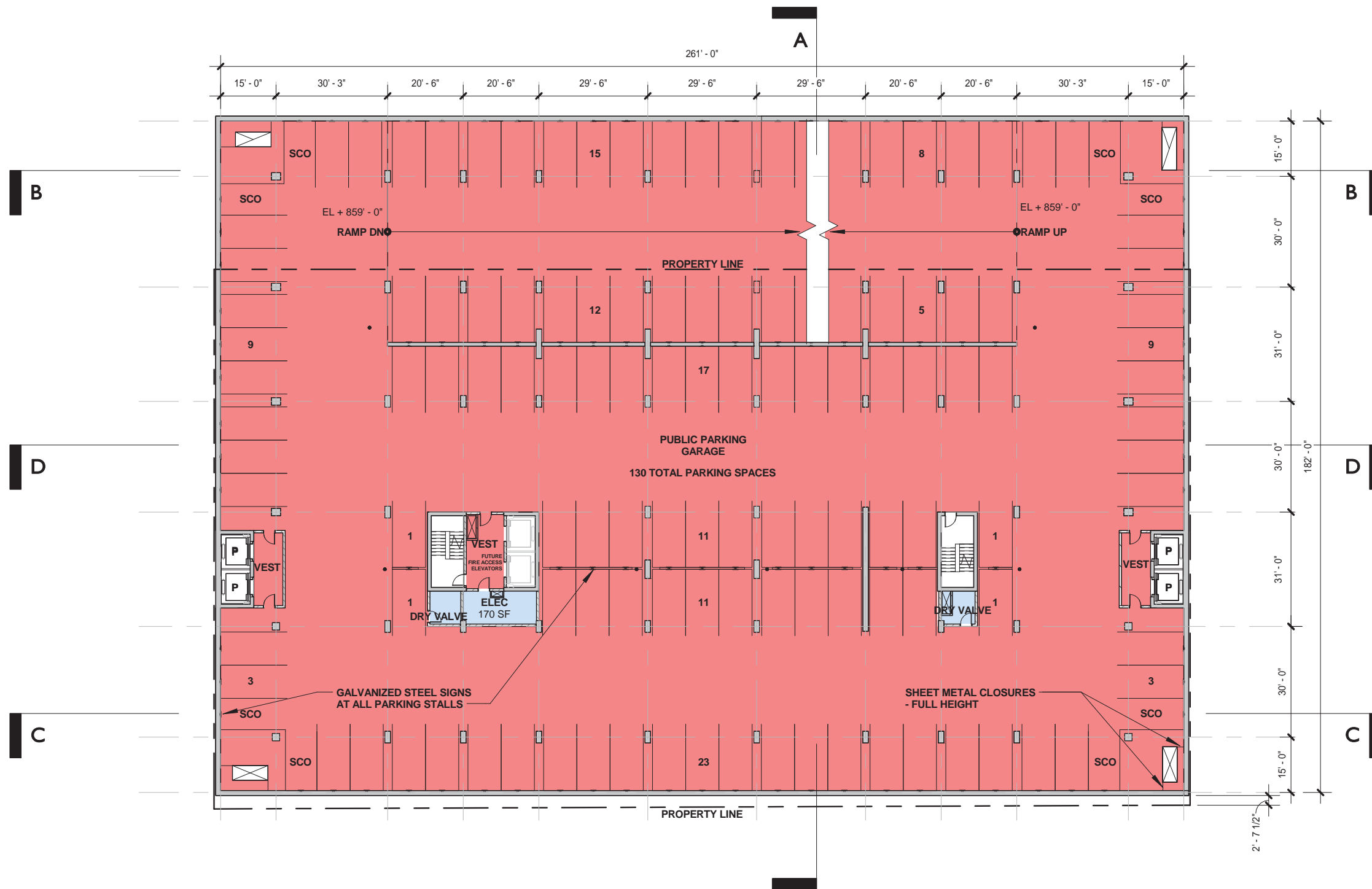
TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL U4	125	0	0	125
D1 LEVEL U3	130	0	0	130
D1 LEVEL U2	123	3	0	126
D1 LEVEL U1	117	6	2	125
D1 LEVEL U0	57	1	1	59
TOTAL	552	10	3	565



TOTAL GROSS SF: 48,178 SF



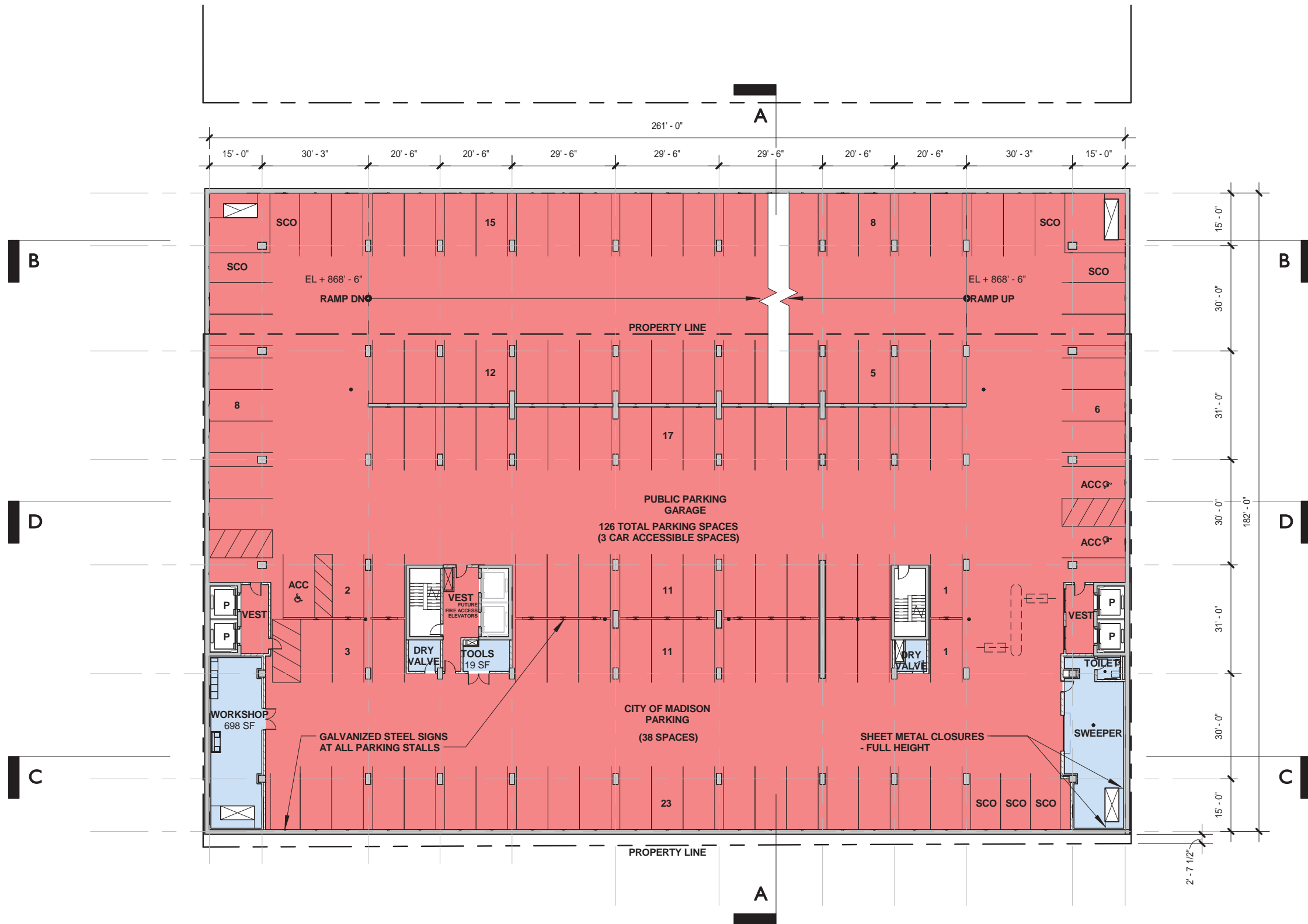
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF



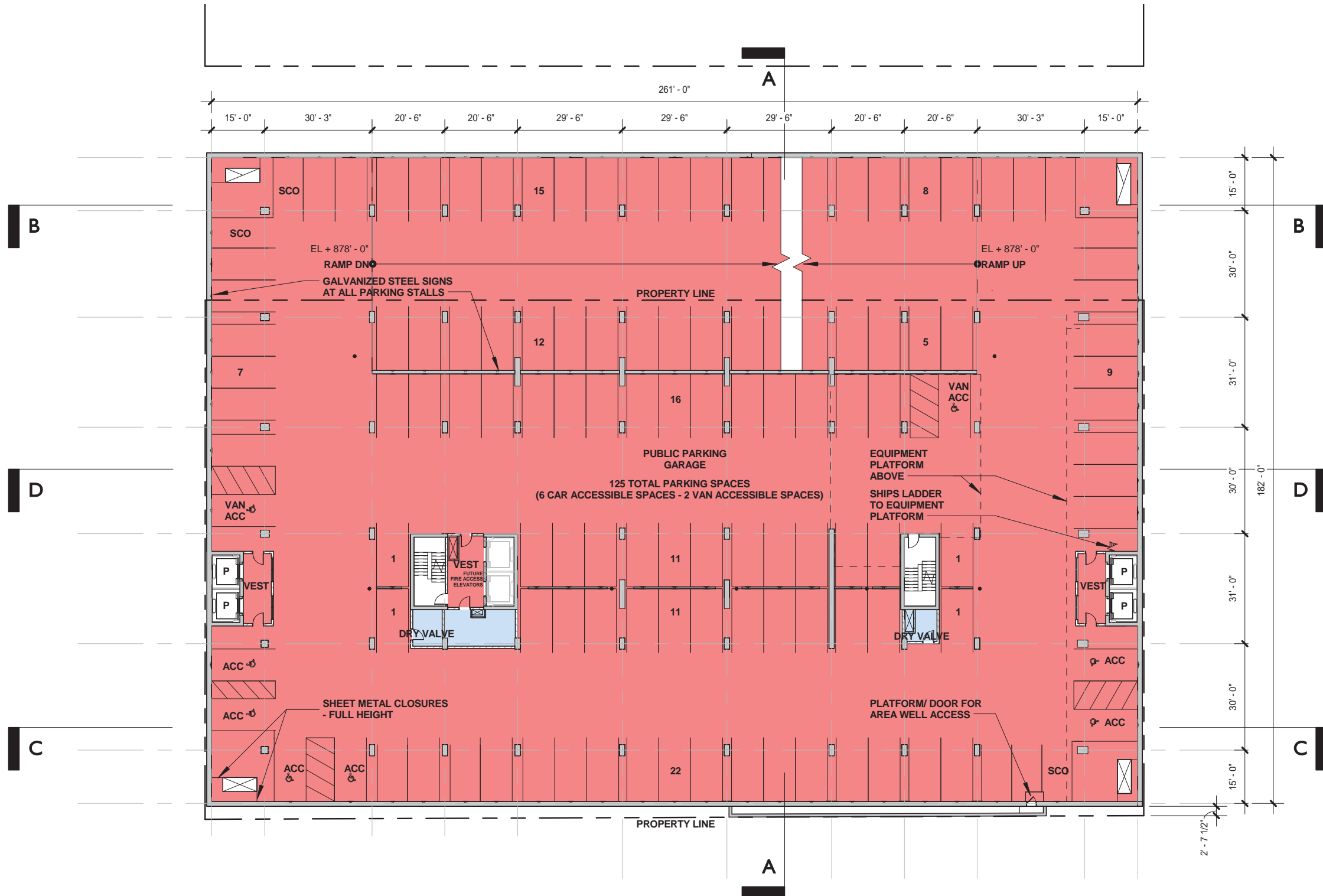
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF



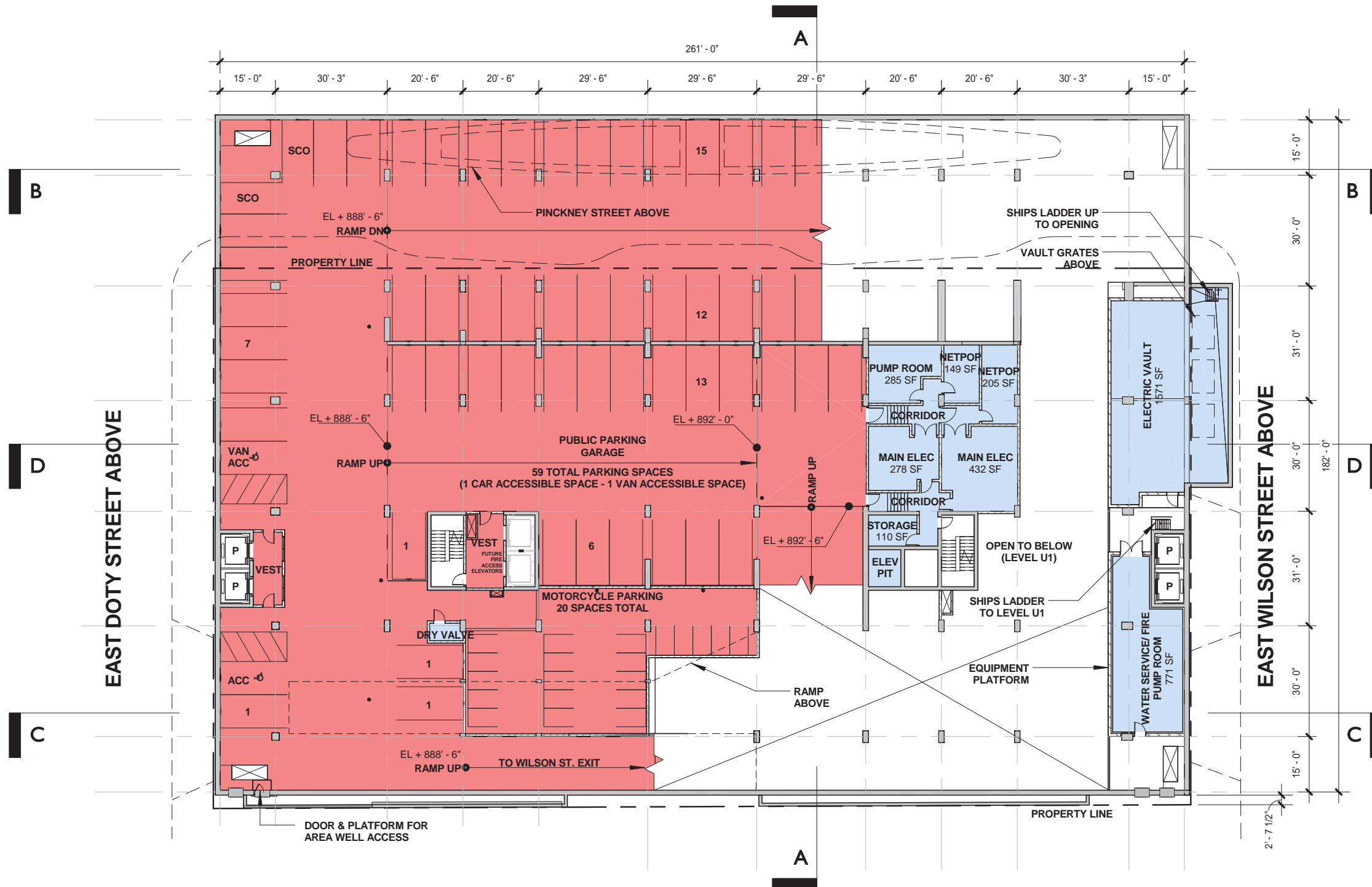
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF



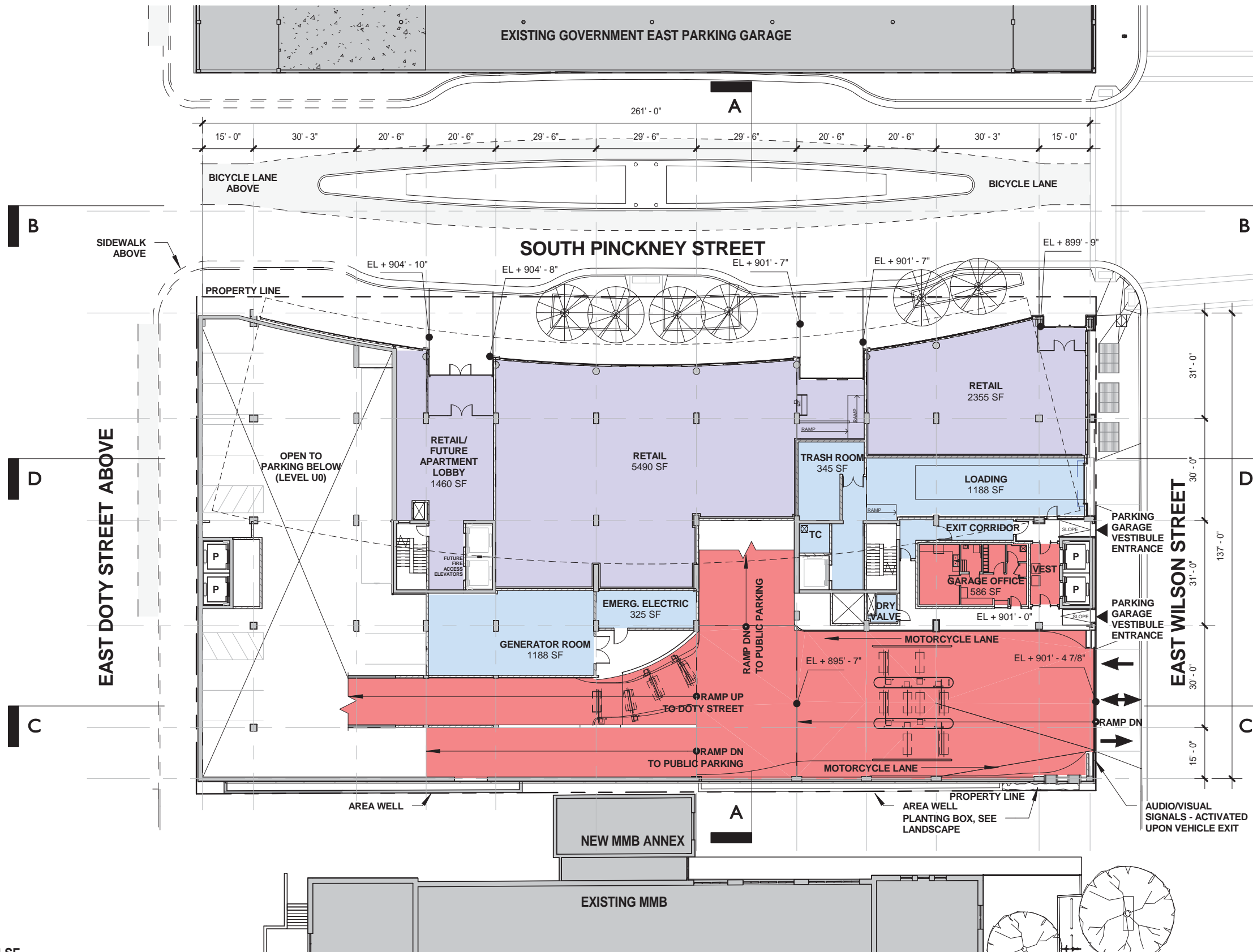
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 33,739 SF



- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF

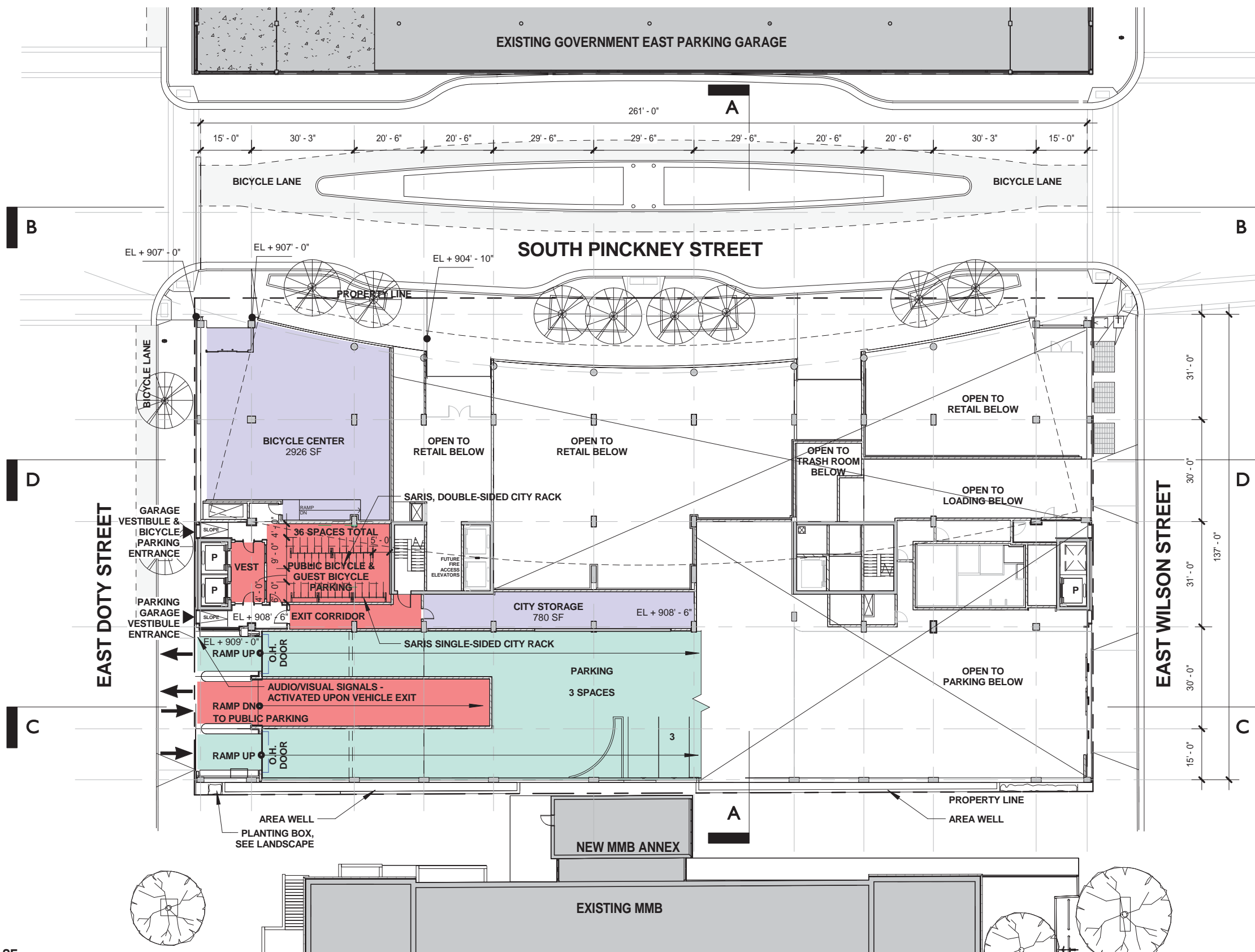


TOTAL GROSS SF: 21,744 SF



- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF

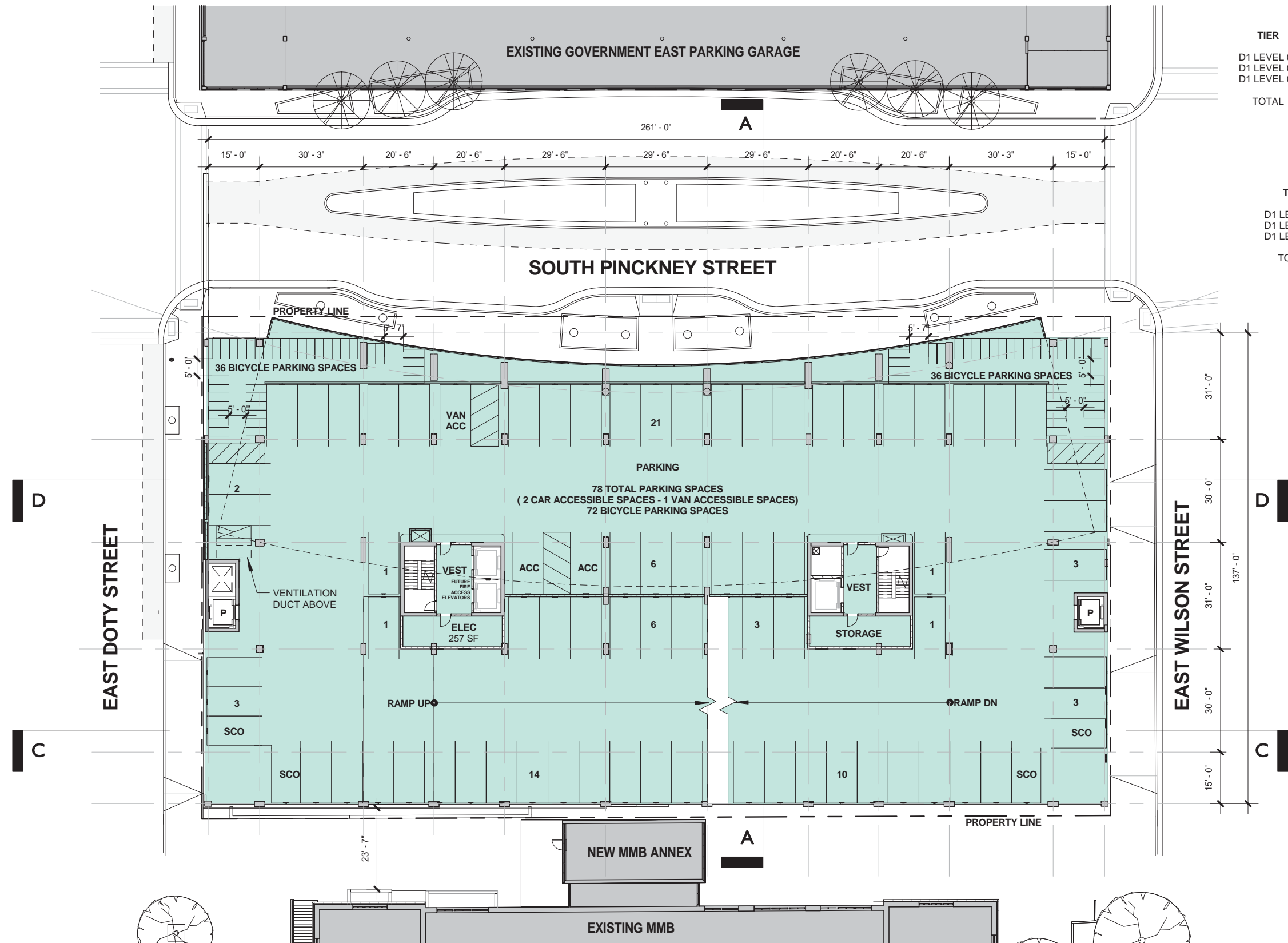
BICYCLE PARKING COUNT			
TIER	PUBLIC STALLS	GUEST STALLS	TOTAL
LEVEL 02	21	15	36



TOTAL GROSS SF: 12,194 SF



- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



CAR COUNT
9'-0" 90 DEGREE STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL 02	3	0	0	3
D1 LEVEL 03	75	2	1	78
D1 LEVEL 04	54	2	1	57
TOTAL	138	4	2	144

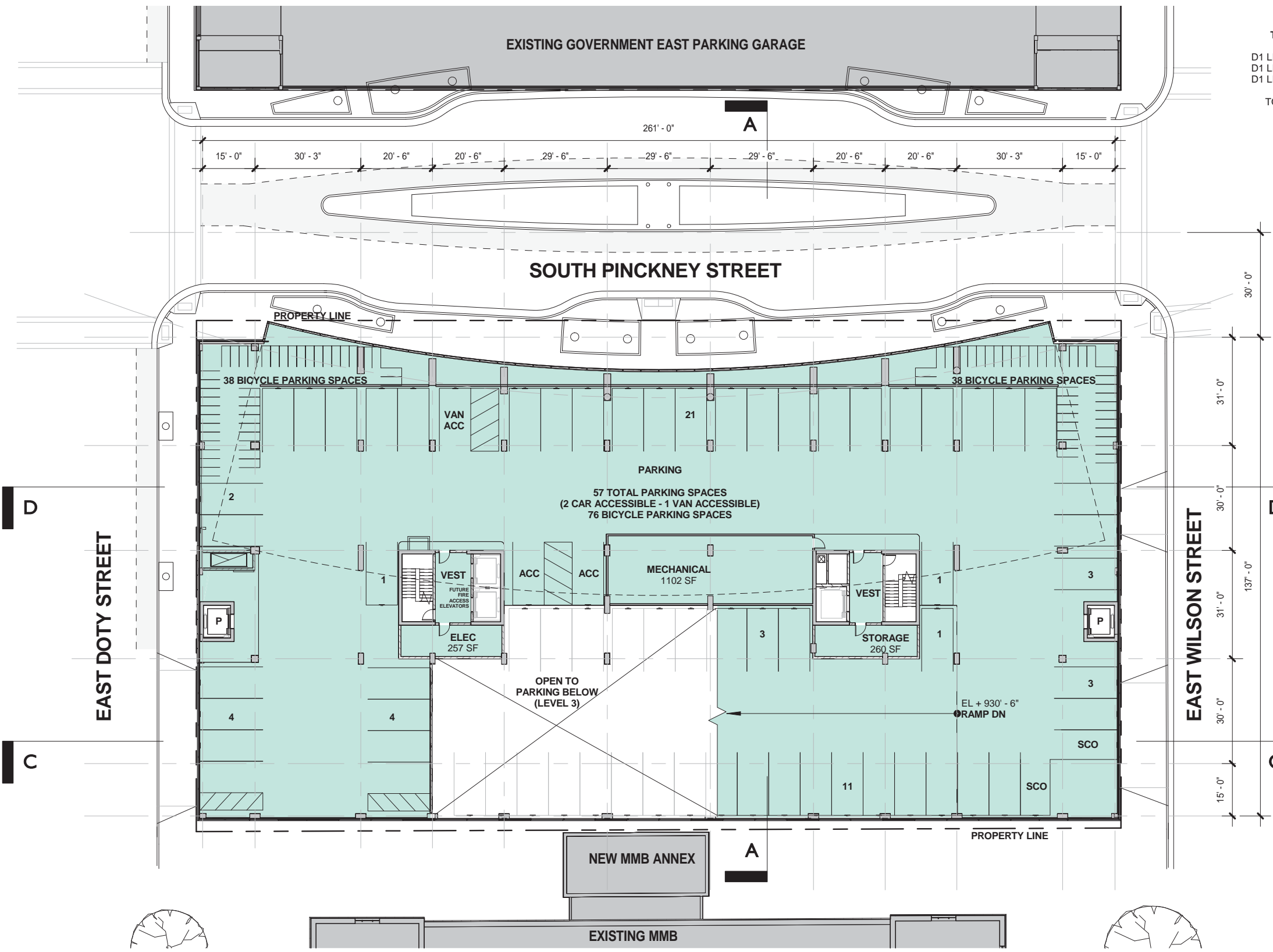
BICYCLE PARKING COUNT

TIER	PERMANENT STALLS	GUEST STALLS	TOTAL
D1 LEVEL 02	0	36	36
D1 LEVEL 03	72	0	72
D1 LEVEL 04	76	0	76
TOTAL	148	36	184

TOTAL GROSS SF: 35,193 SF



- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



CAR COUNT
9'-0" 90 DEGREE STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL 02	3	0	0	3
D1 LEVEL 03	75	2	1	78
D1 LEVEL 04	54	2	1	57
TOTAL	138	4	2	144

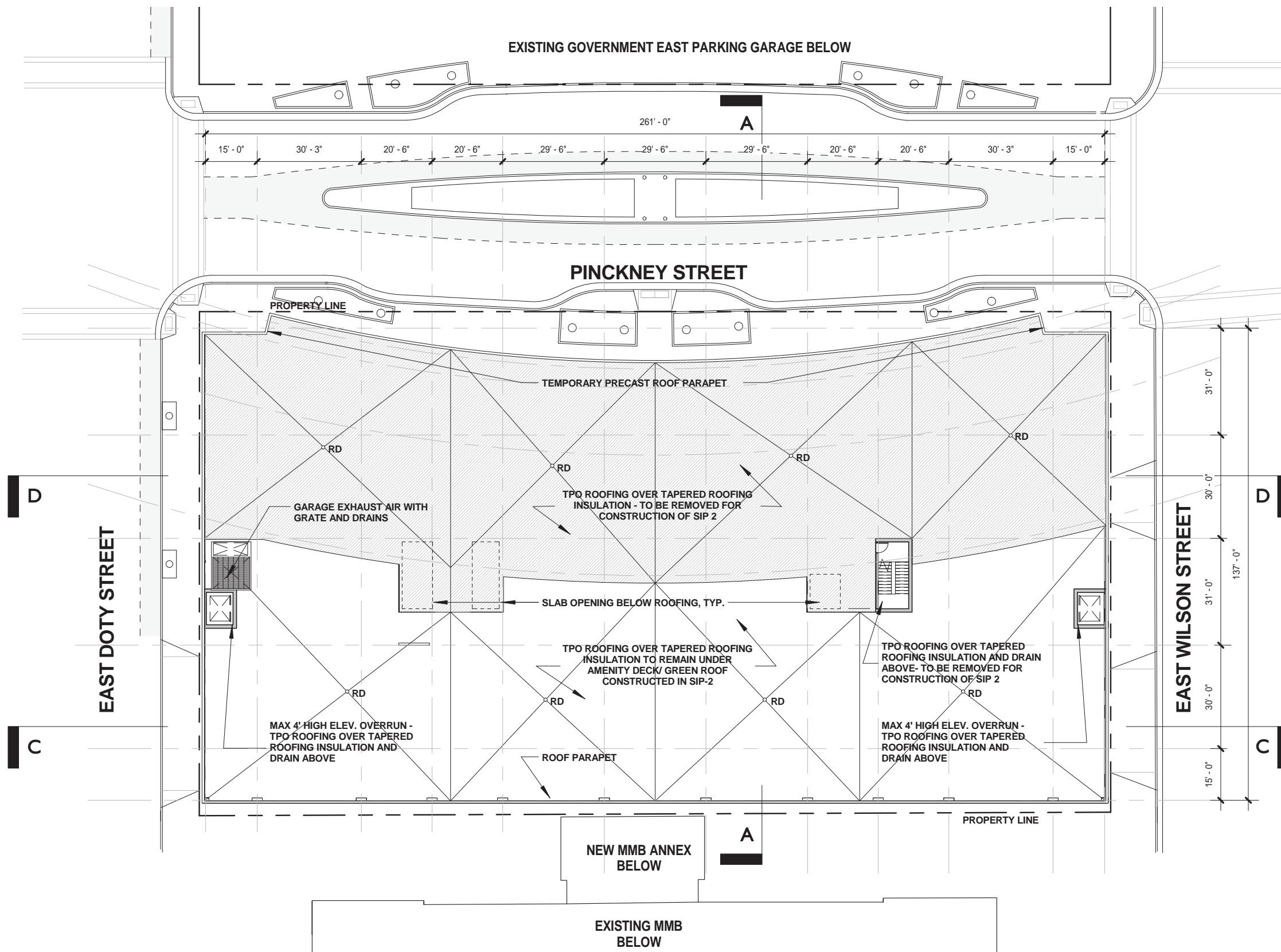
BICYCLE PARKING COUNT

TIER	PERMANENT STALLS	GUEST STALLS	TOTAL
D1 LEVEL 02	0	36	36
D1 LEVEL 03	72	0	72
D1 LEVEL 04	76	0	76
TOTAL	148	36	184

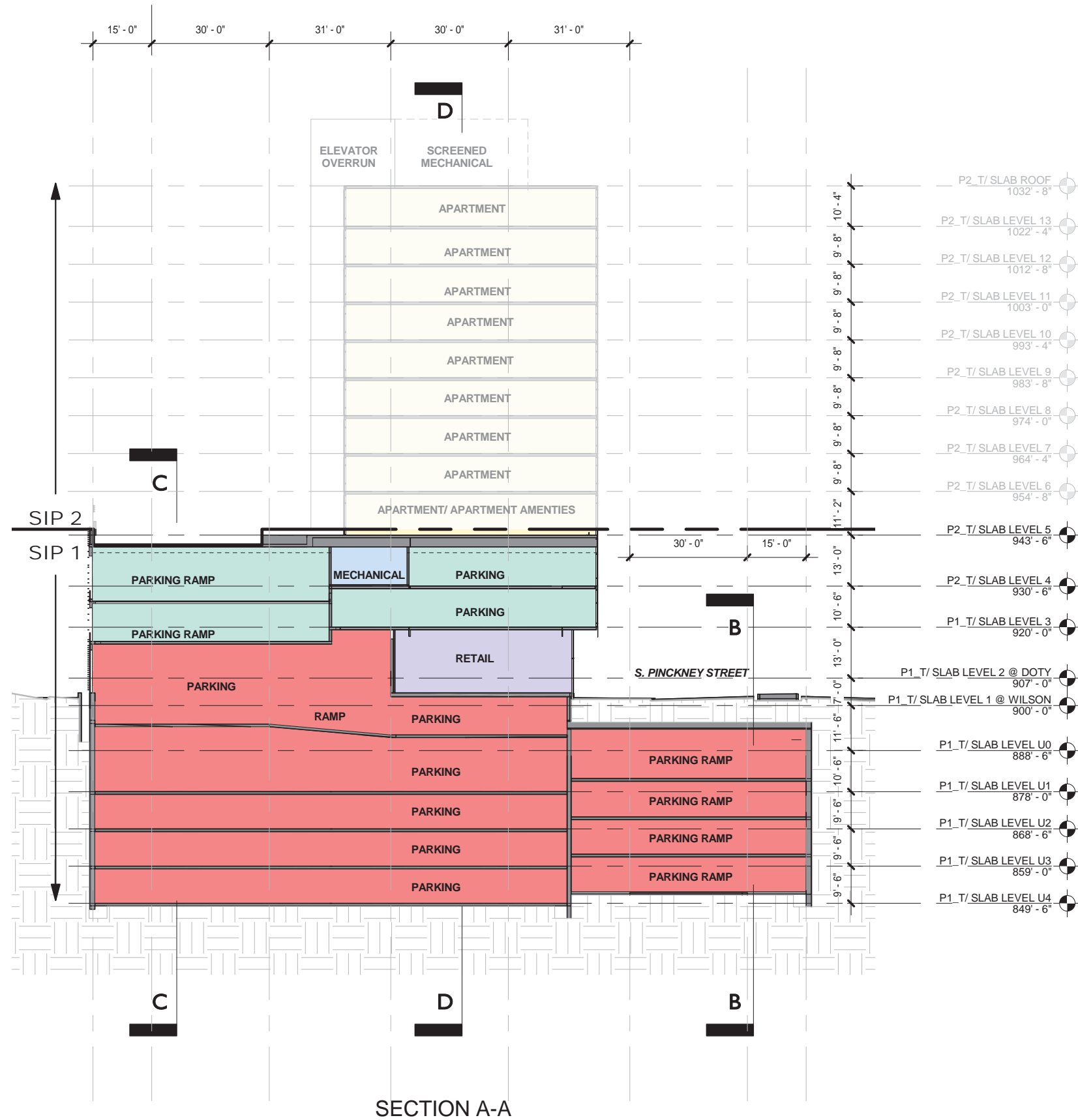
TOTAL GROSS SF: 35,193 SF



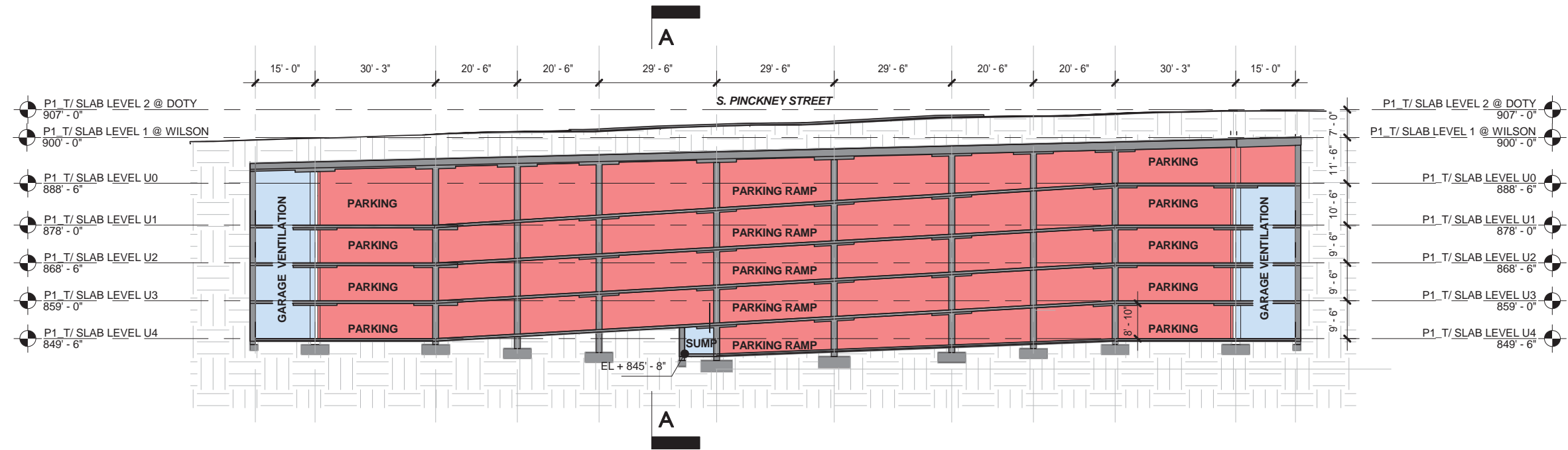
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



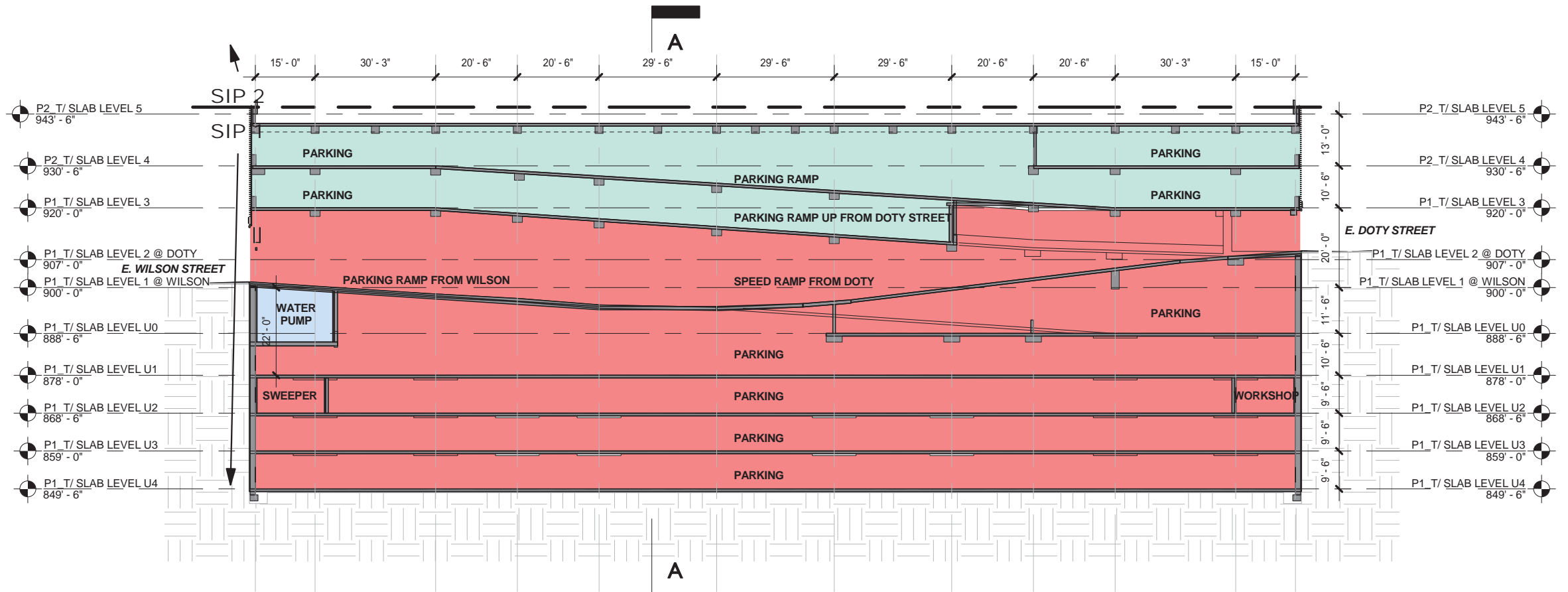
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF

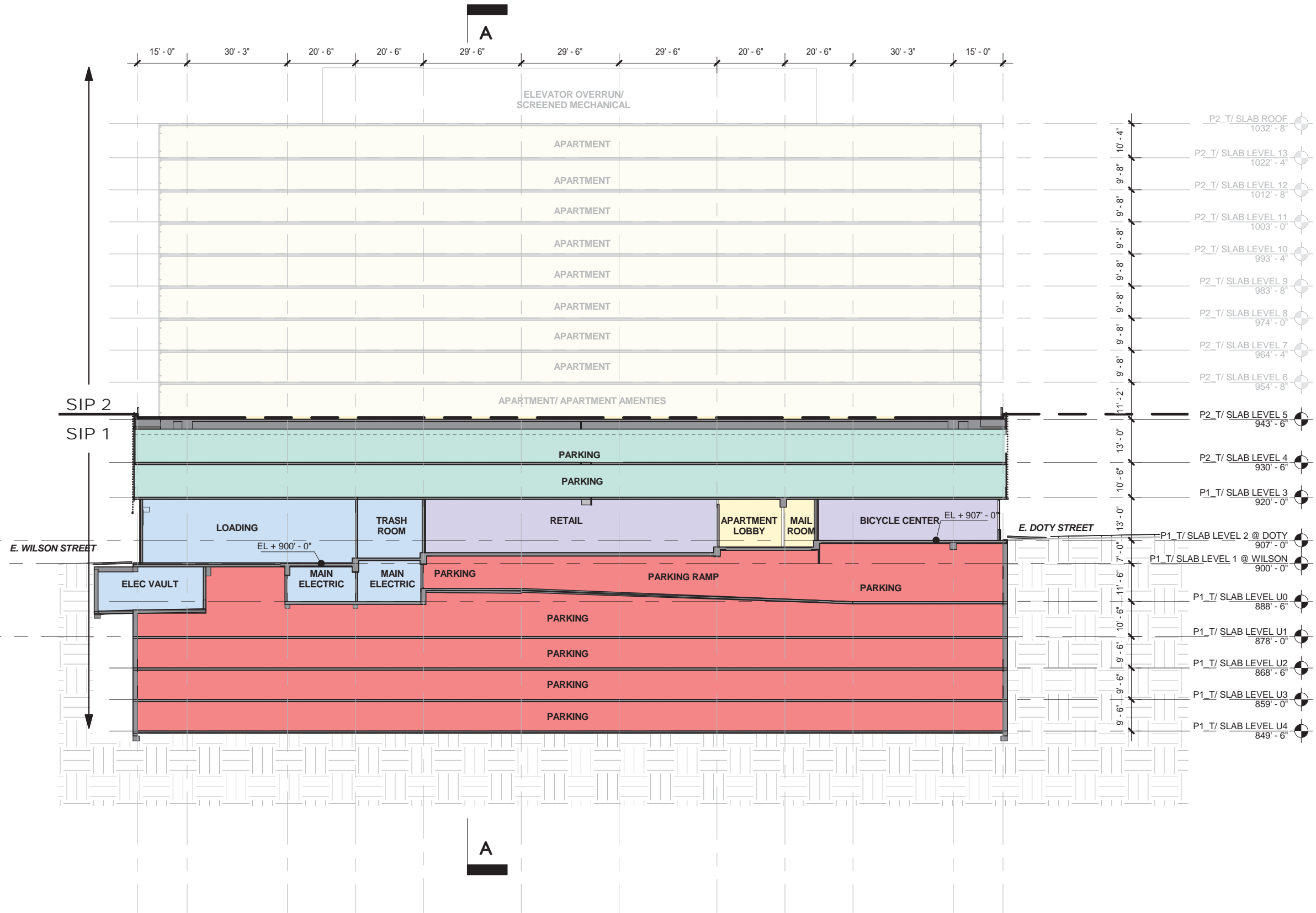


SECTION B-B

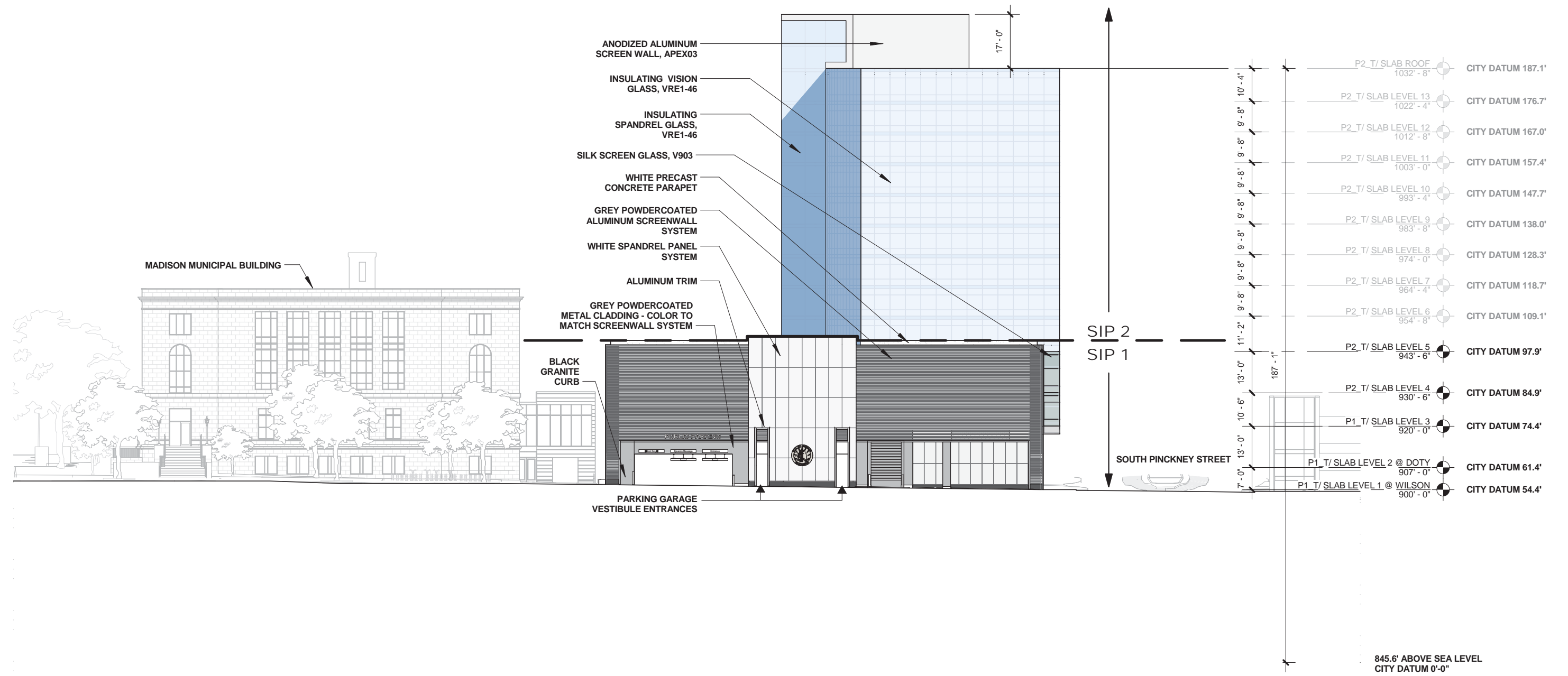


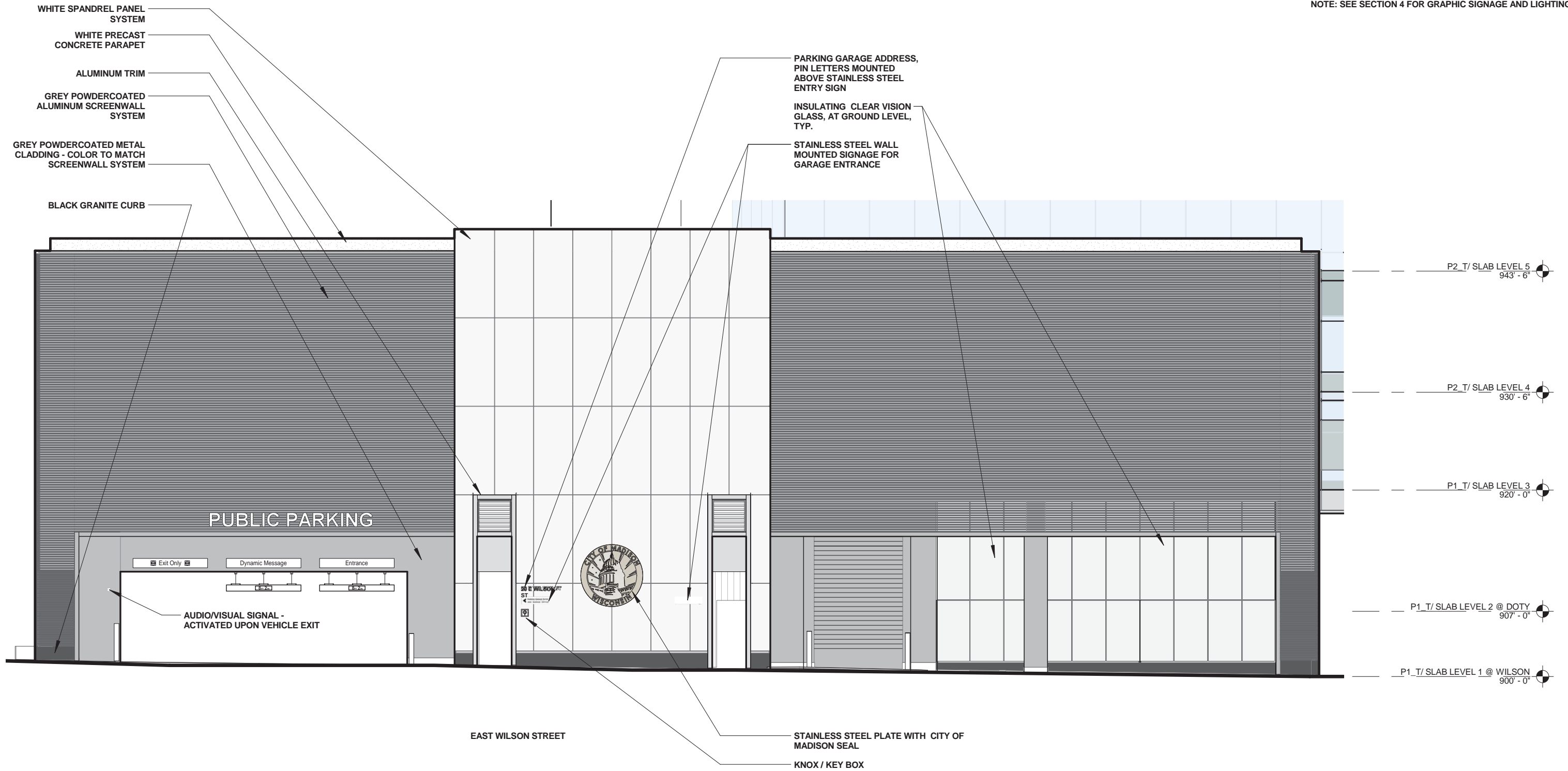
SECTION C-C

- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



*** SEE SHEET 4-01 FOR EXTERIOR MATERIAL DETAILS





*** SEE SHEET 4-01 FOR EXTERIOR MATERIAL DETAILS

