

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

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
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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@hangus.com

LVD FOR CITY OF MADISON

Iothan van hook deStefano
ARCHITECTURE LLC

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

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

- Value of Land
 - \$7 mil. (approx.)
- Estimated Project Cost
 - \$33 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - Construction (400) approx.
 - Full-time Equiv. (25) approx.
- Public Subsidies Requested
 - \$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 | 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 | 1,065 | 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 Vercauteran

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

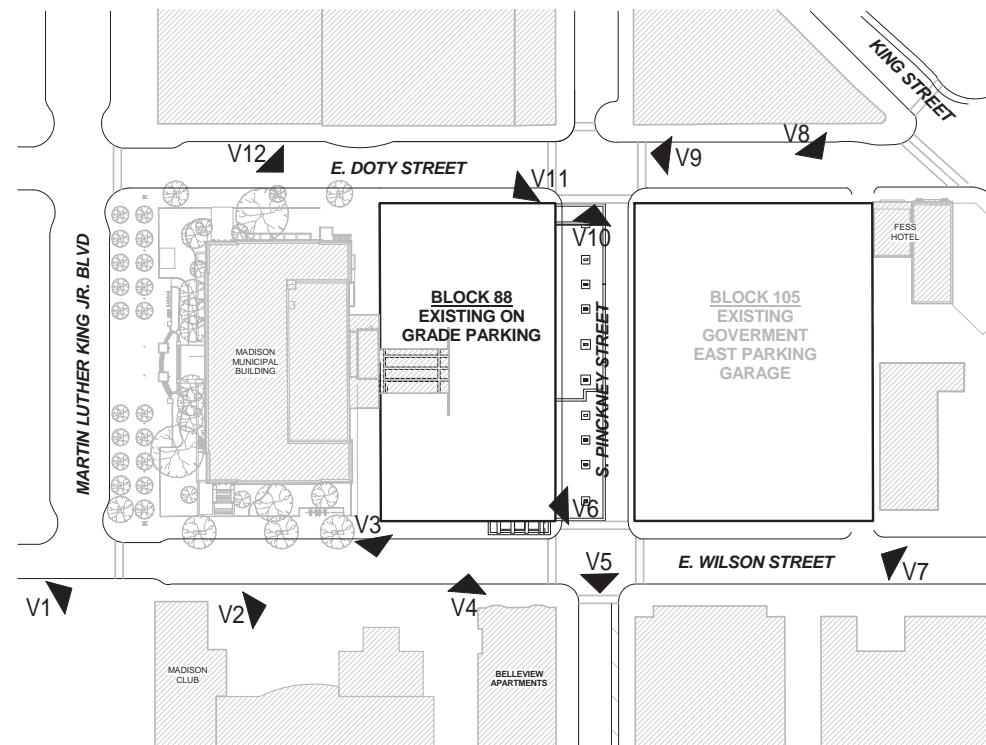
Project Schedule: Phase 1 SIP Under Construction

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 |

CONTEXT PHOTOS



V1 - Madison Municipal Building from the Southwest

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



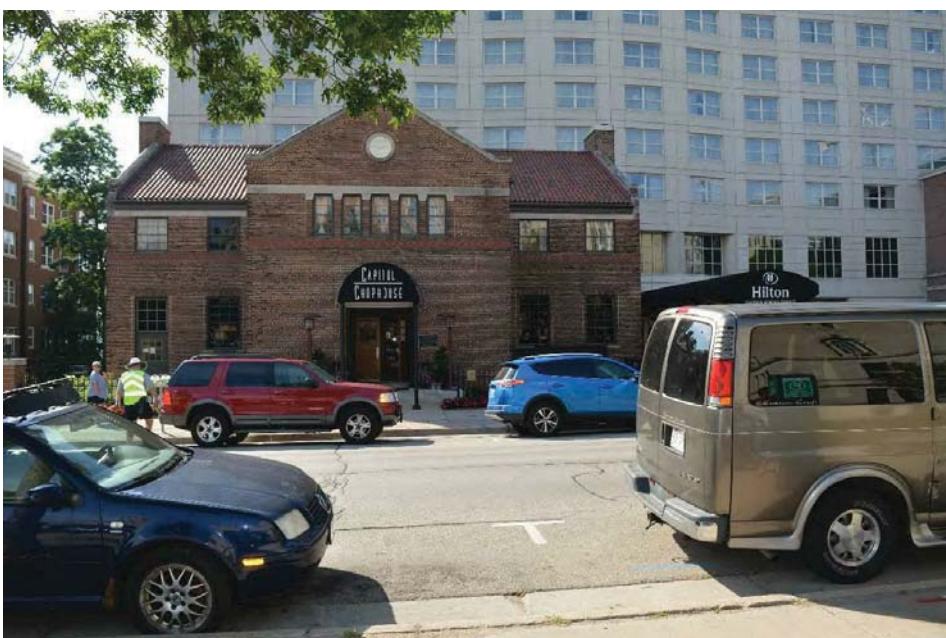
V2 - View North on E Wilson Street



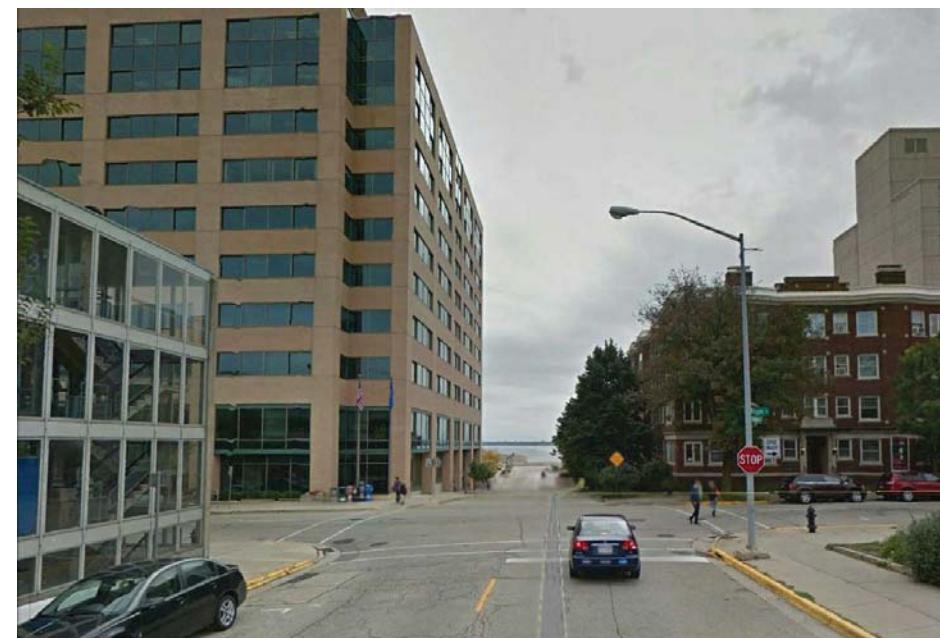
V4 - Existing site from E Wilson Street



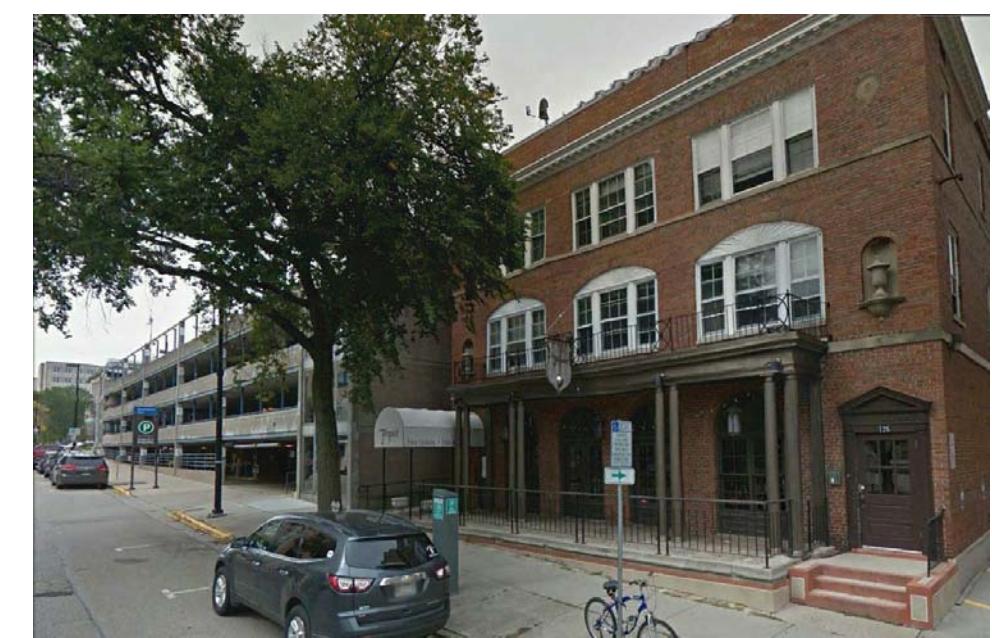
V6 - Existing site & MMB from Pinckney Street



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

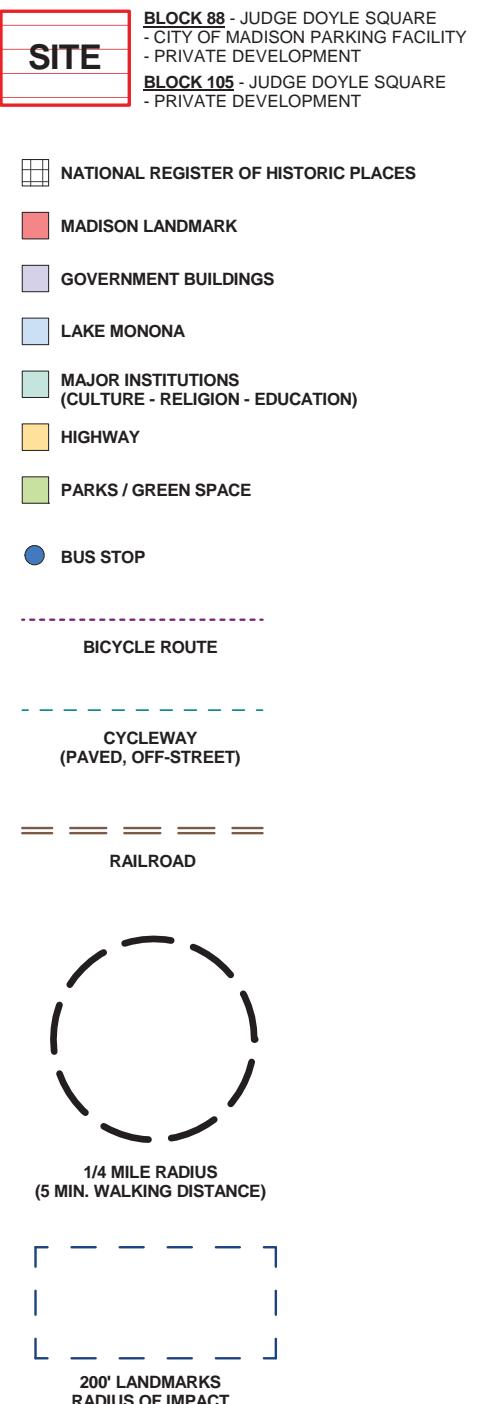
Good Morning,
Please accept this notice of the City of Madison's intent to file an application to amend the PD (Planned Development) zoning for the property located at 210 S. Pinckney Street in the 4th Aldermanic District. George Austin, Project Manager for the development, is coordinating a time to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

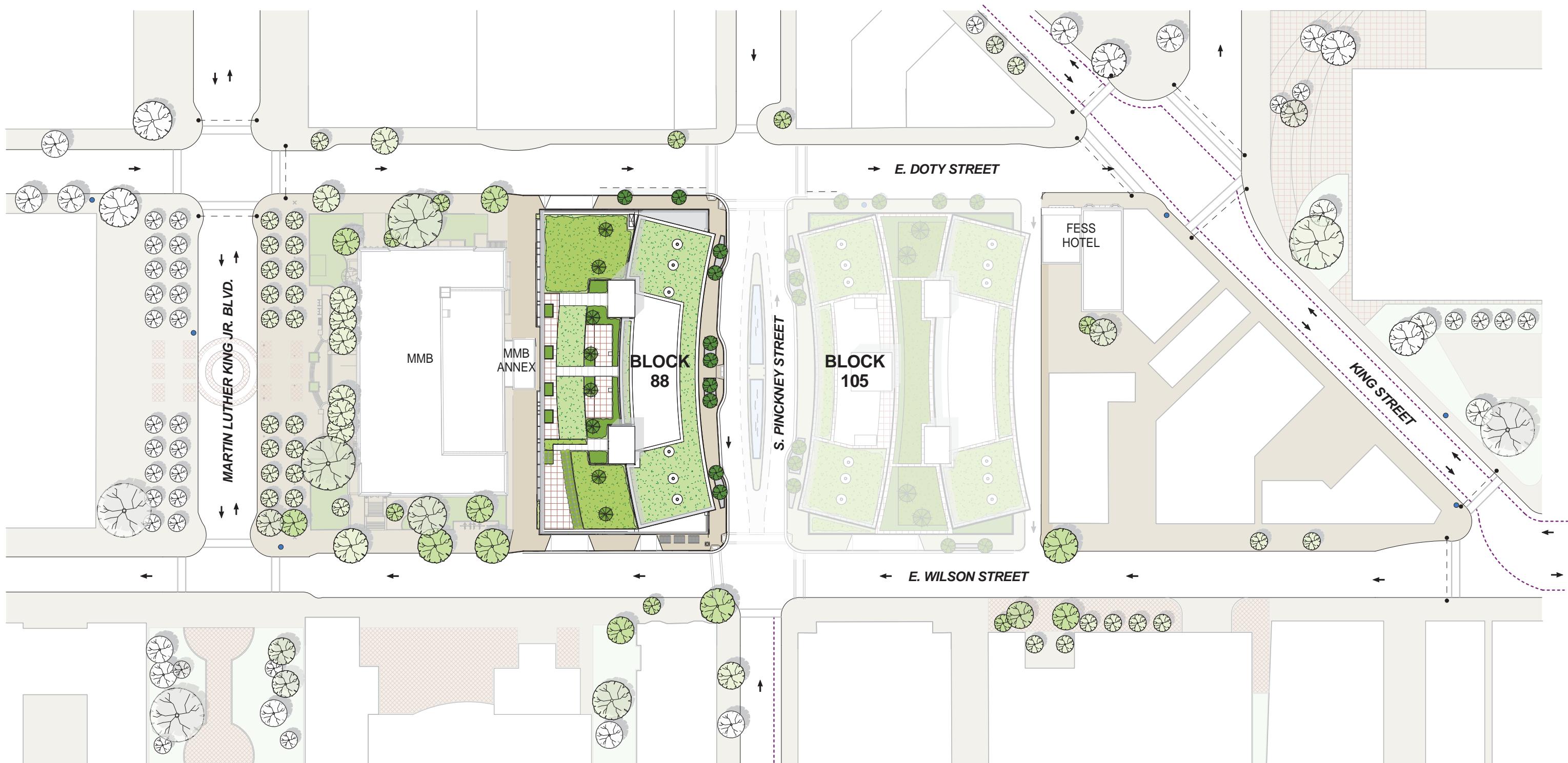
Best Regards,
Natalie

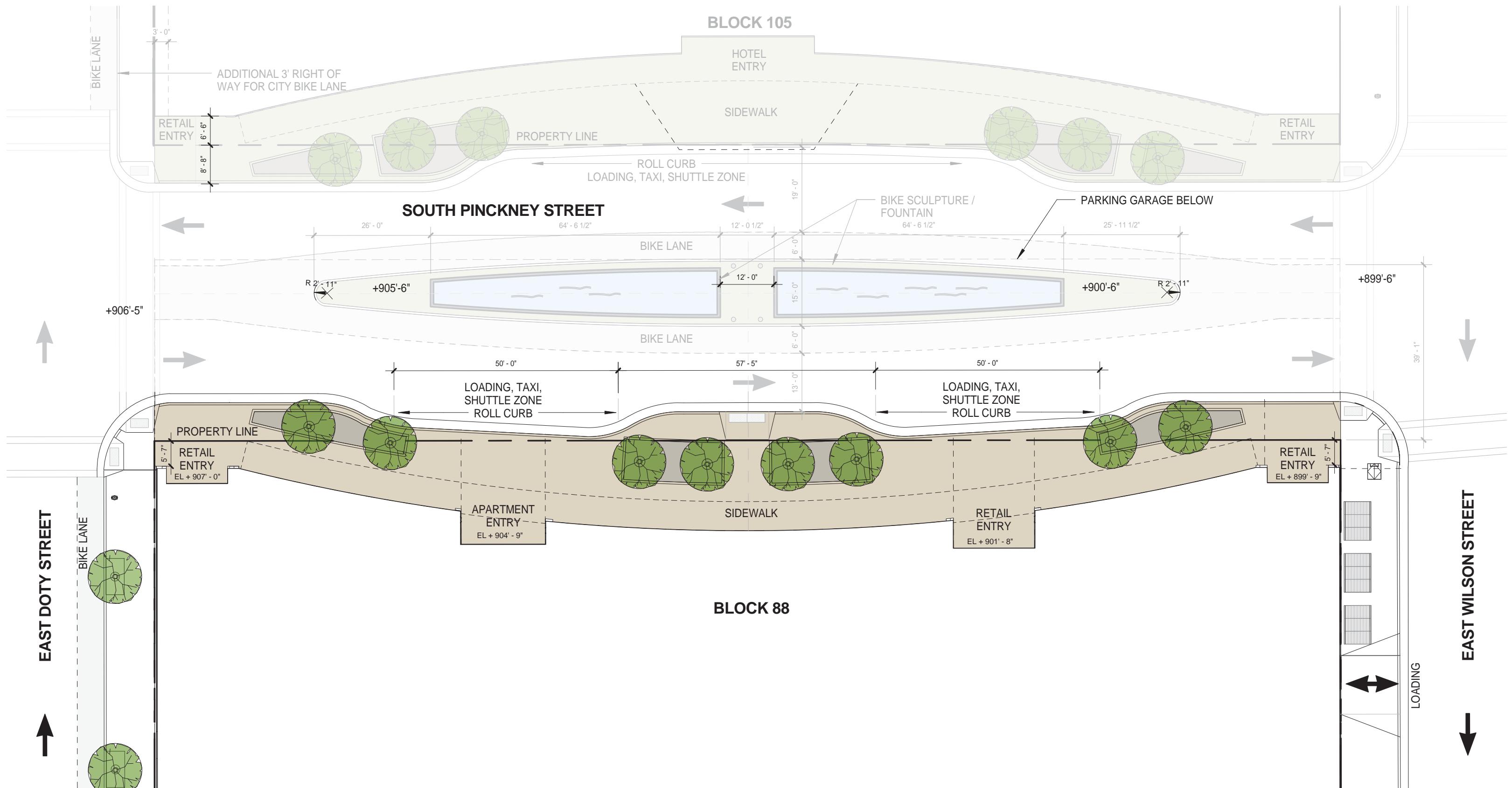


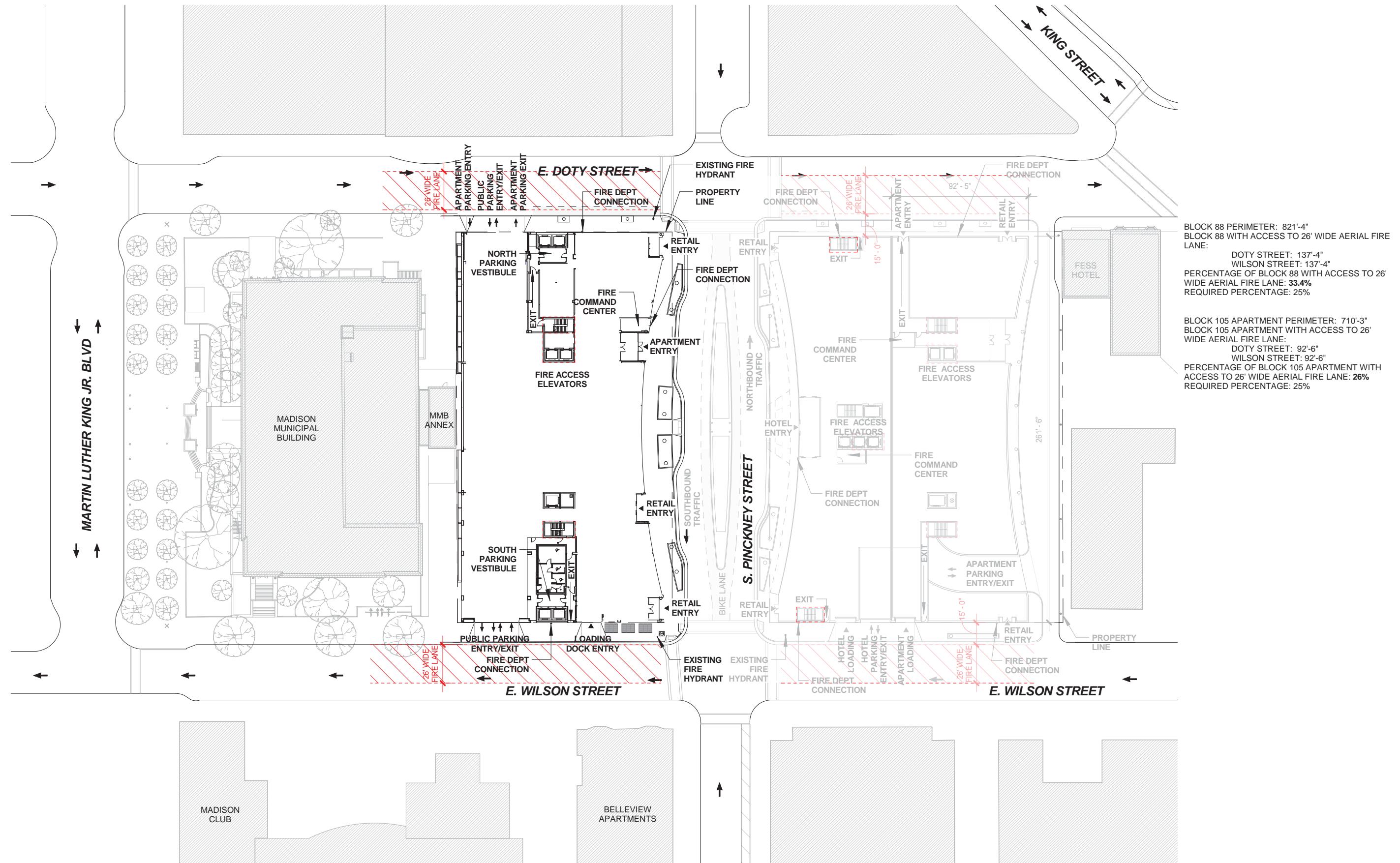
Natalie Erdman
Director
Department of Planning & Community
& Economic Development
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 267-8730
nerdman@cityofmadison.com

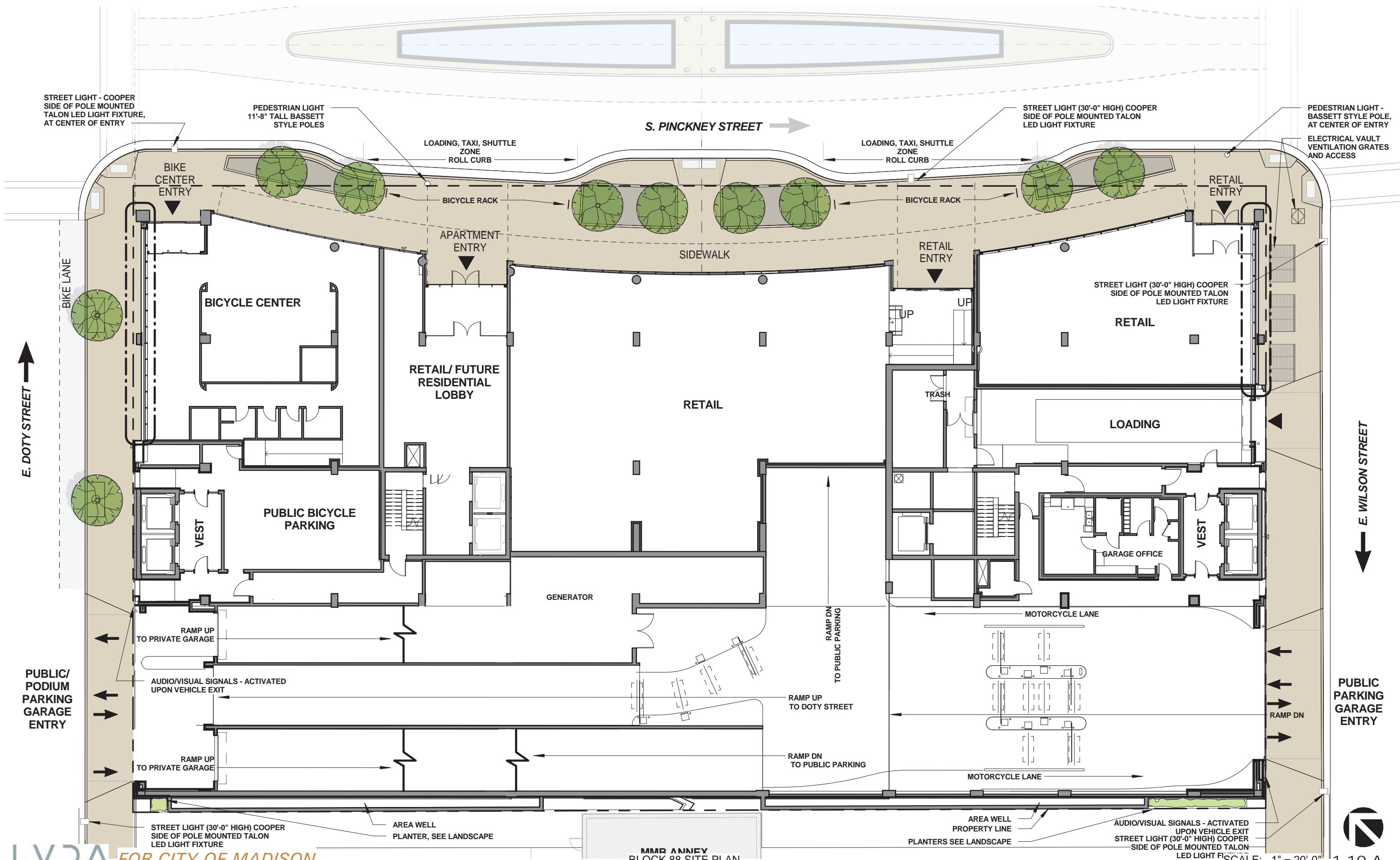
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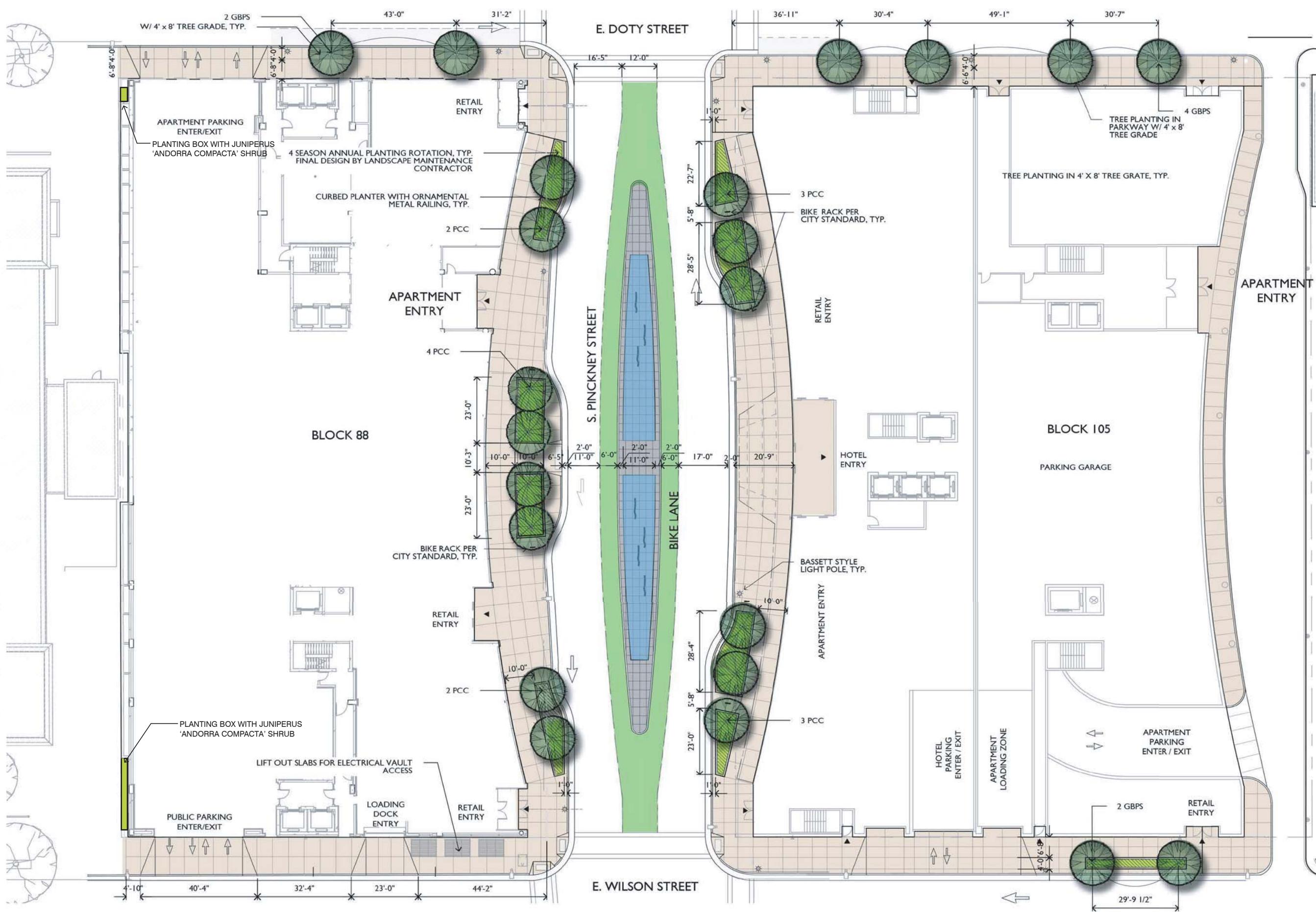












TREE



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 GRASSREED 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 |
| | SEDM 'AUTUMN JOY' | AUTUMN JOY SEDUM | - | - | - | - | #1 | 1'-6" ON CENTER |
| | | | | | | | | |
| GROUNDCOVER | 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. | | | | | | | |

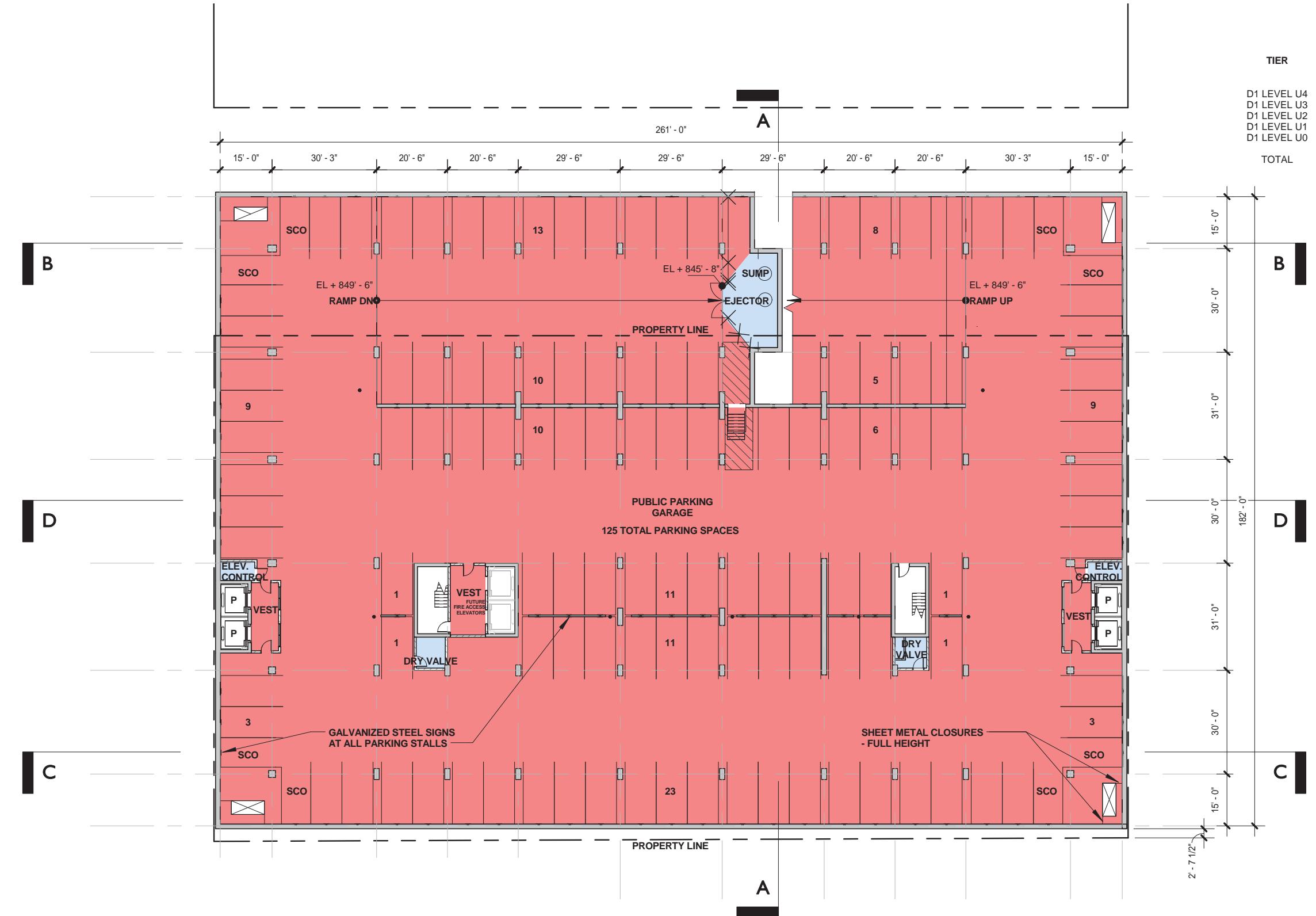
| | |
|-----------|---|
| SEDUM MAT | SEDM ALBUM 'CORAL CARPET' |
| | SEDM FLORIFERUM 'WEINHENSTEPHANER GOLD' |
| | SEDM KAMTSCHATICUM |
| | SEDM REFLEXUM 'SPRING GREEN' |
| | SEDM RUPESTRE 'ANGELINA' |
| | SEDM SPURIUM 'BRONZE BEAUTY' |
| | SEDM SPURIUM 'DRAGON'S BLOOD' |
| | SEDM HYBRIDUM 'IMMERGRUNCHEN'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

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





TOTAL GROSS SF: 48,178 SF

LYRA FOR CITY OF MADISON

lothan van hook destefano ARCHITECTURE LLC

LEVEL U4 - UNDERGROUND PARKING

JUDGE DOYLE SQUARE - SECTION 2 - BLOCK 88

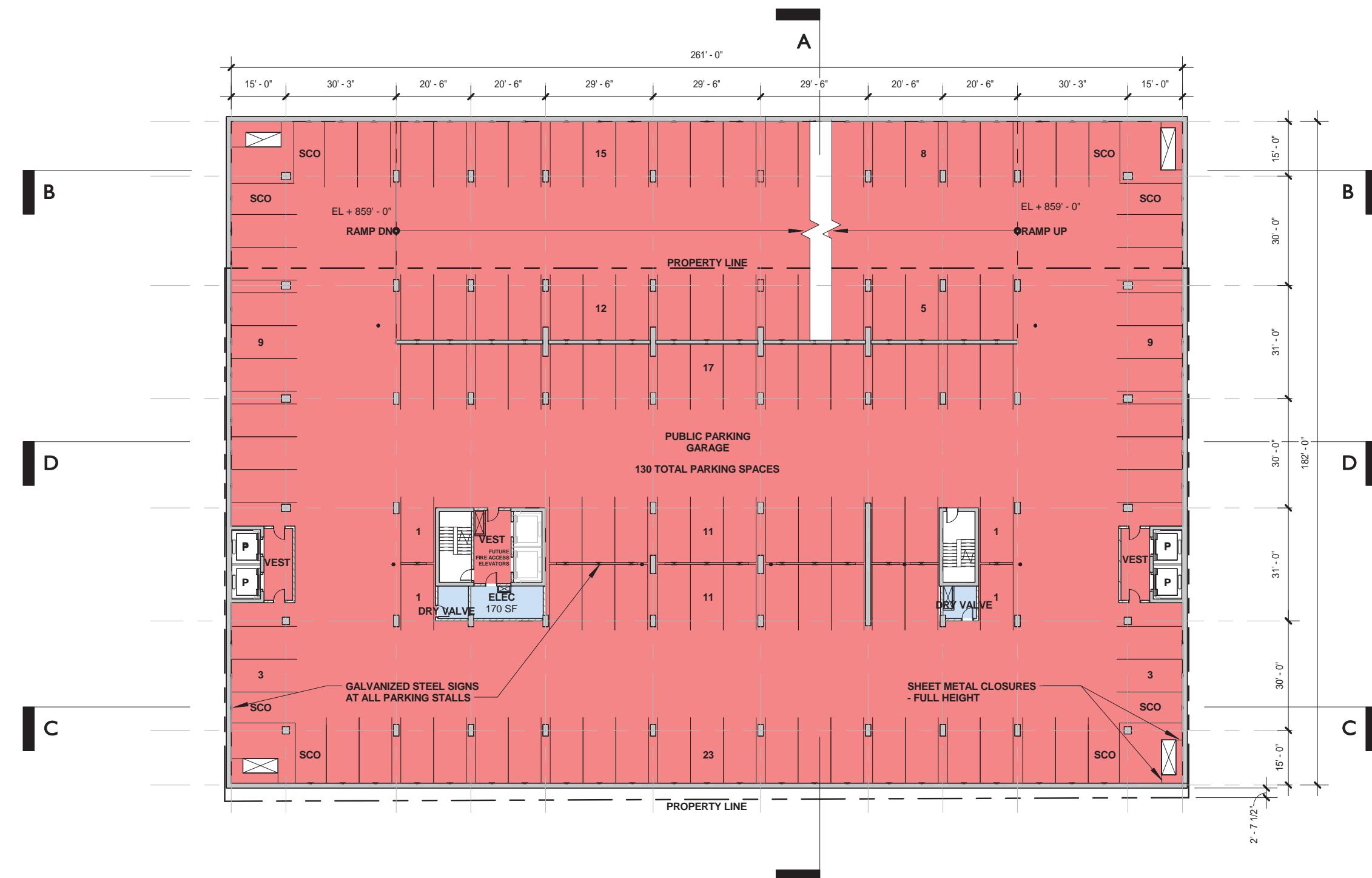
| CAR COUNT PUBLIC 90° 90 DEGREE STANDARD SPACE | | | |
|--|-------------------|-------------------|-------|
| STANDARD | CAR ACCESSIBLE | VAN ACCESSIBLE | TOTAL |
| 125 | 0 | 0 | 125 |
| 130 | 0 | 0 | 130 |
| 123 | 3 | 0 | 126 |
| 117 | 6 | 2 | 125 |
| 57 | 1 | 1 | 59 |
| 552 | 10 | 3 | 565 |

SCALE: 1/32" = 1'-0"

201

REVISED JULY 31, 2018

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



TOTAL GROSS SF: 48,559 SF

LVDA FOR CITY OF MADISON

Iothan van hook destefano
ARCHITECTURE LLC

LEVEL U3 - UNDERGROUND PARKING

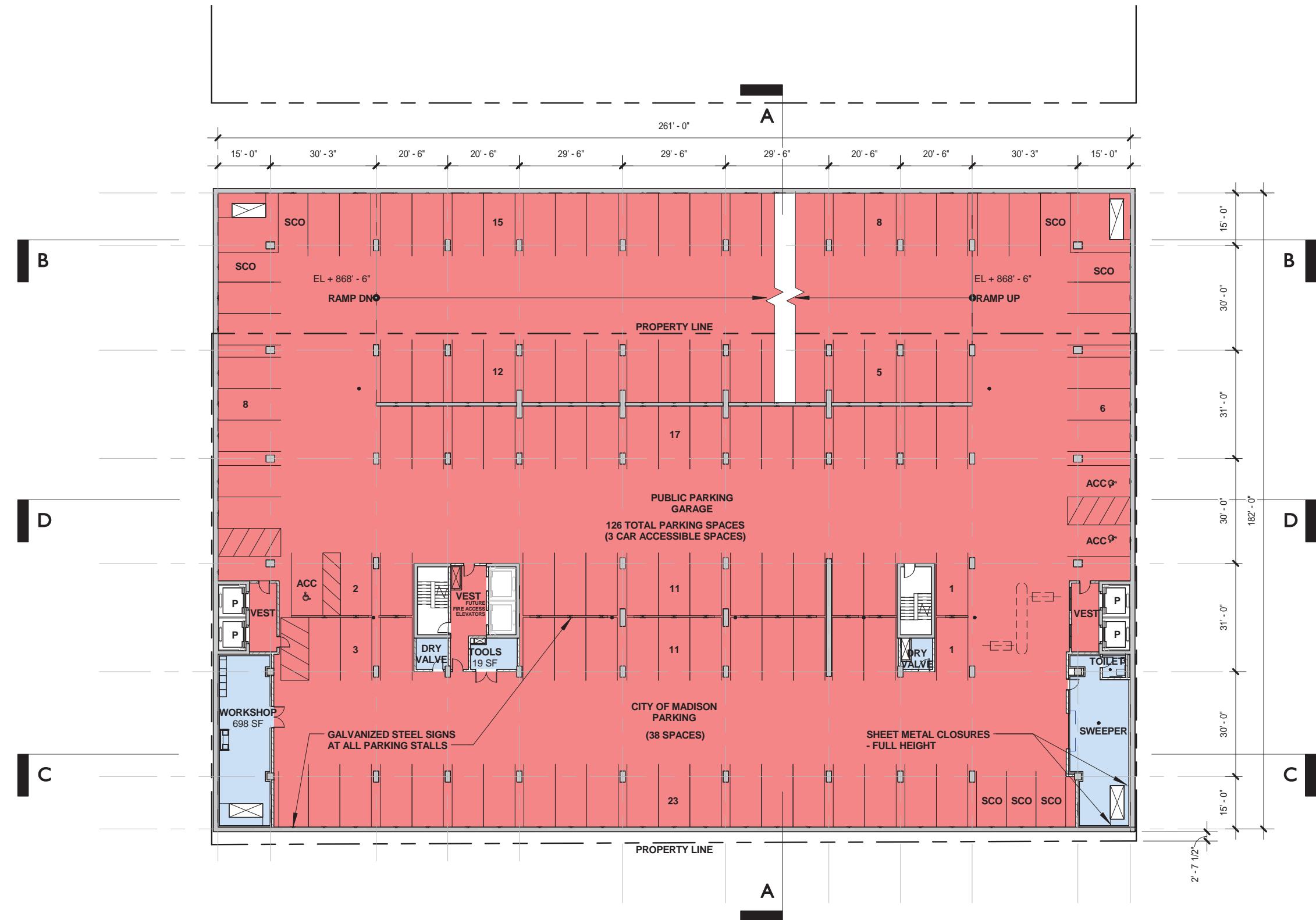
JUDGE DOYLE SQUARE - SECTION 2 - BLOCK 88

SCALE: 1/32" = 1'-0"



REVISED JULY 31, 2018

2-02



TOTAL GROSS SF: 48,559 SF

LYRA FOR CITY OF MADISON

lothan van hook destefano ARCHITECTURE LLC

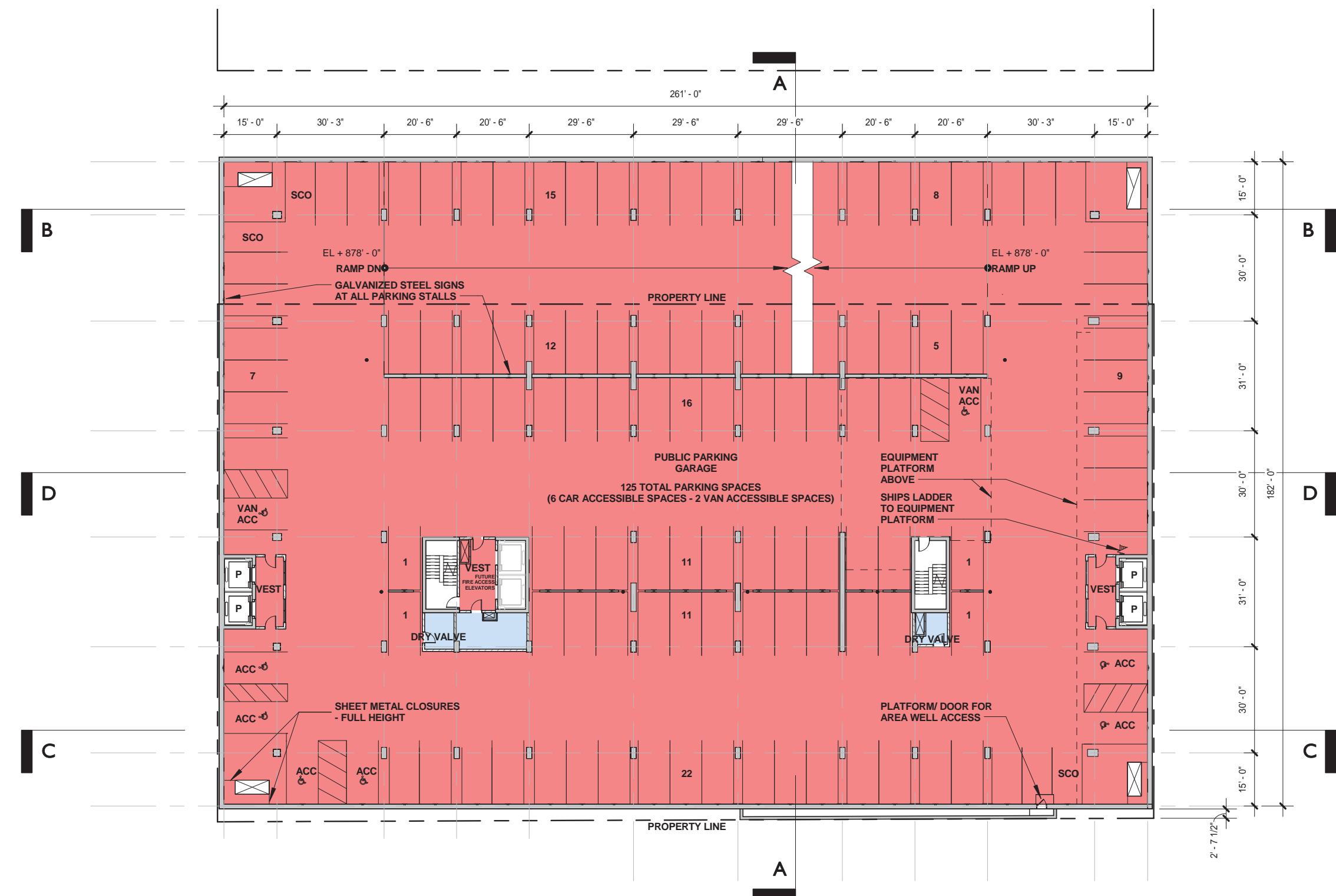
LEVEL U2 - UNDERGROUND PARKING

JUDGE DOYLE SQUARE - SECTION 2 - BLOCK 88

SCALE: 1/32" = 1'-0"

203

REVISED JULY 31, 2018



TOTAL GROSS SF: 48,559 SF

LYRA FOB CITY OF MADISON

lothan van hook destefano
ARCHITECTURE LLC

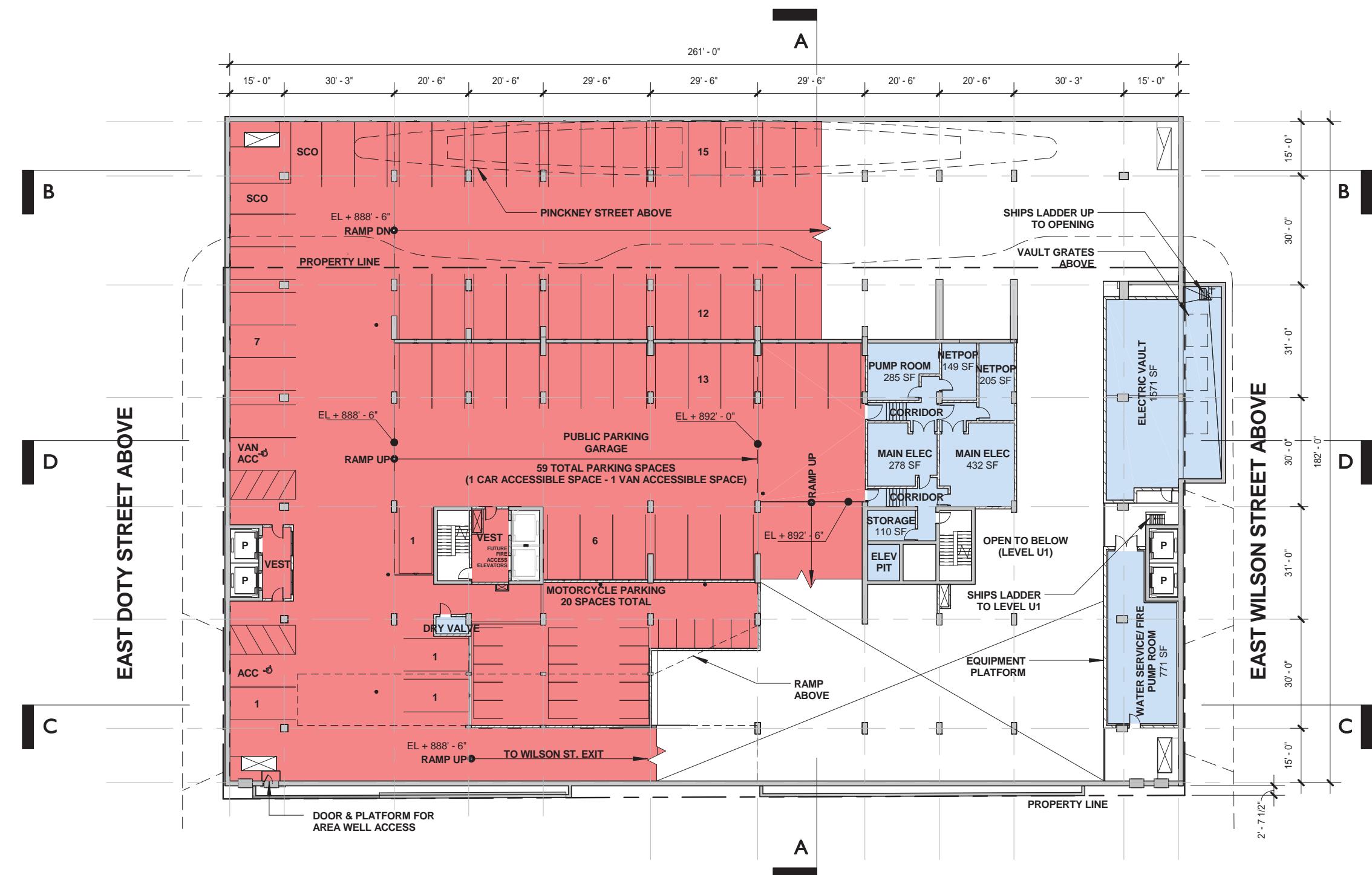
LEVEL U1 - UNDERGROUND PARKING

JUDGE DOYLE SQUARE - SECTION 2 - BLOCK 88

SCALE: 1/32" = 1'-0"

2-01

REVISED JULY 31, 2018



TOTAL GROSS SF: 33,739 SF

LYRA FOB CITY OF MADISON

lothan van hook destefano ARCHITECTURE LLC

LEVEL U0 - UNDERGROUND PARKING

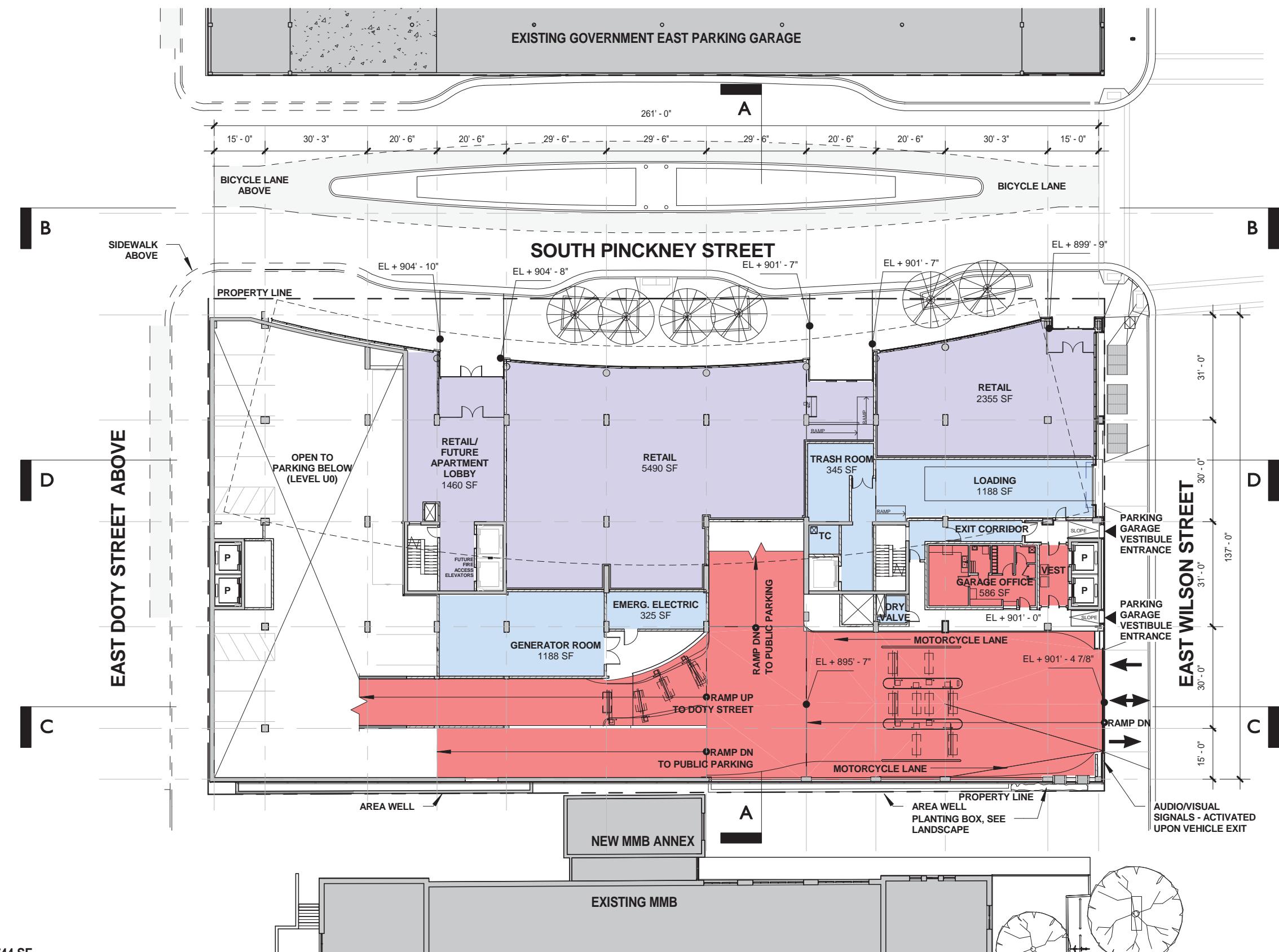
JUDGE DOYLE SQUARE - SECTION 2 - BLOCK 88

SCALE: 1/32" = 1'-0"

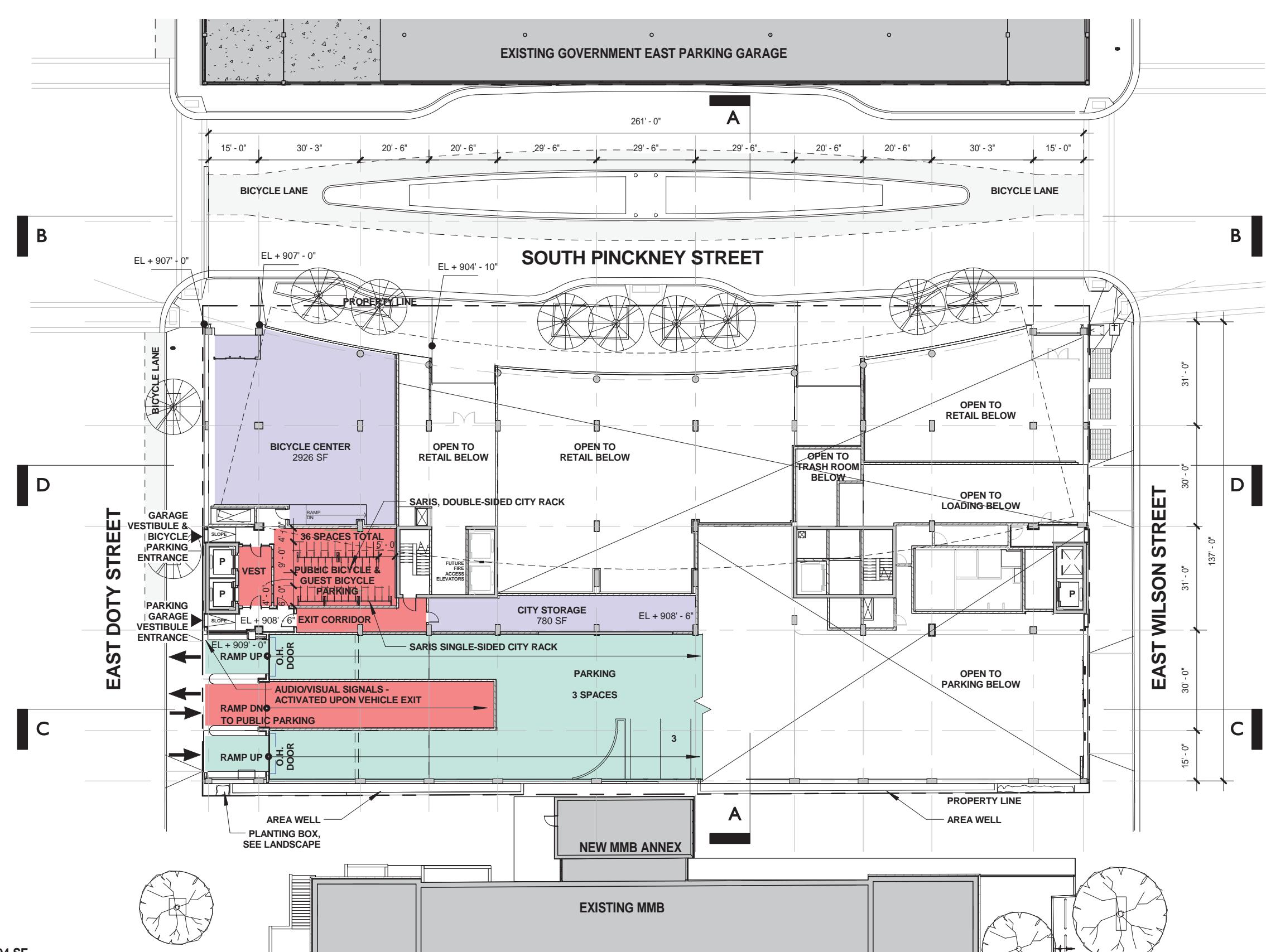
2-05

REVISED JULY 31, 2018

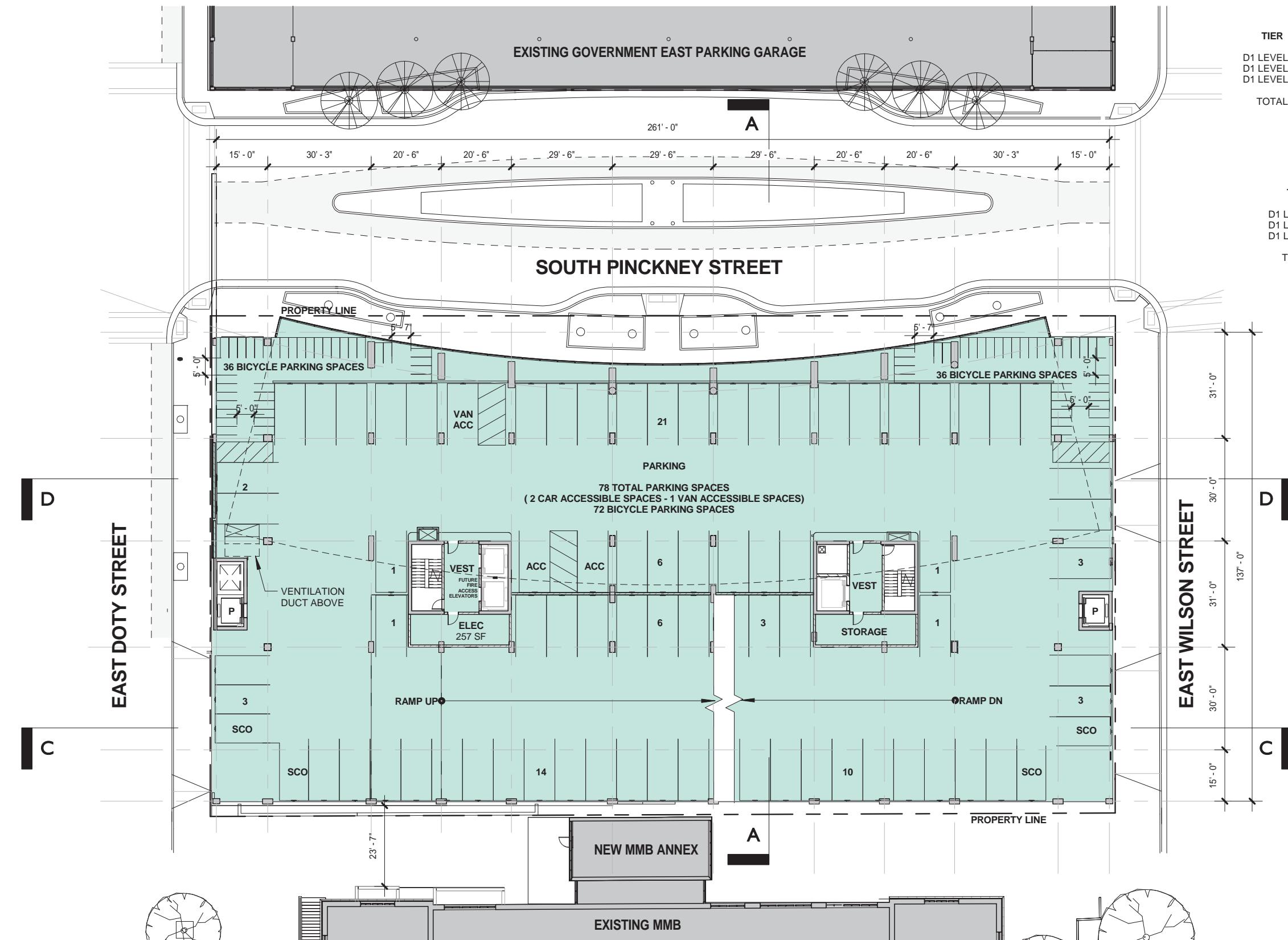
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



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



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

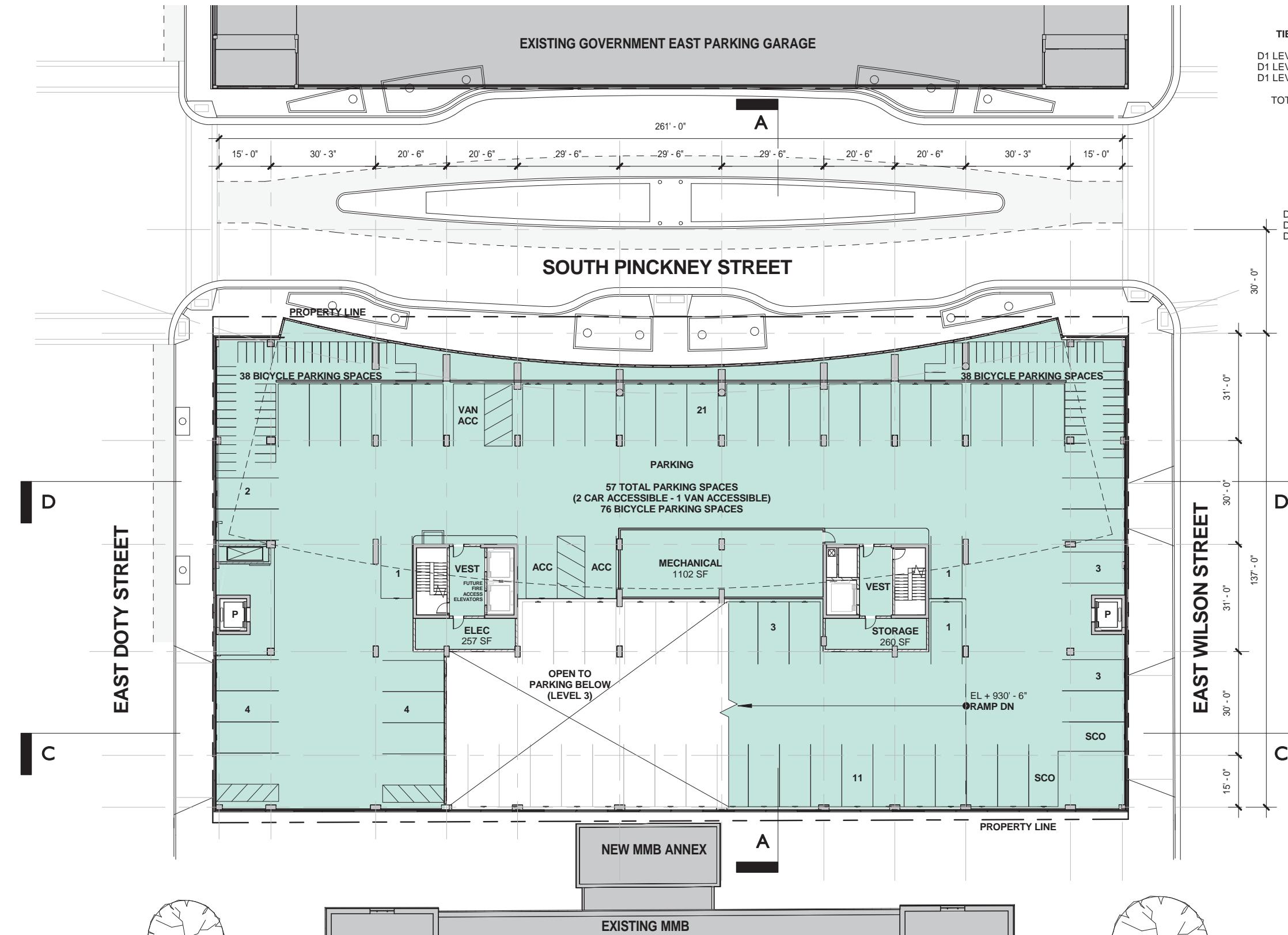


TOTAL GROSS SF: 35,193 SF

| 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 |

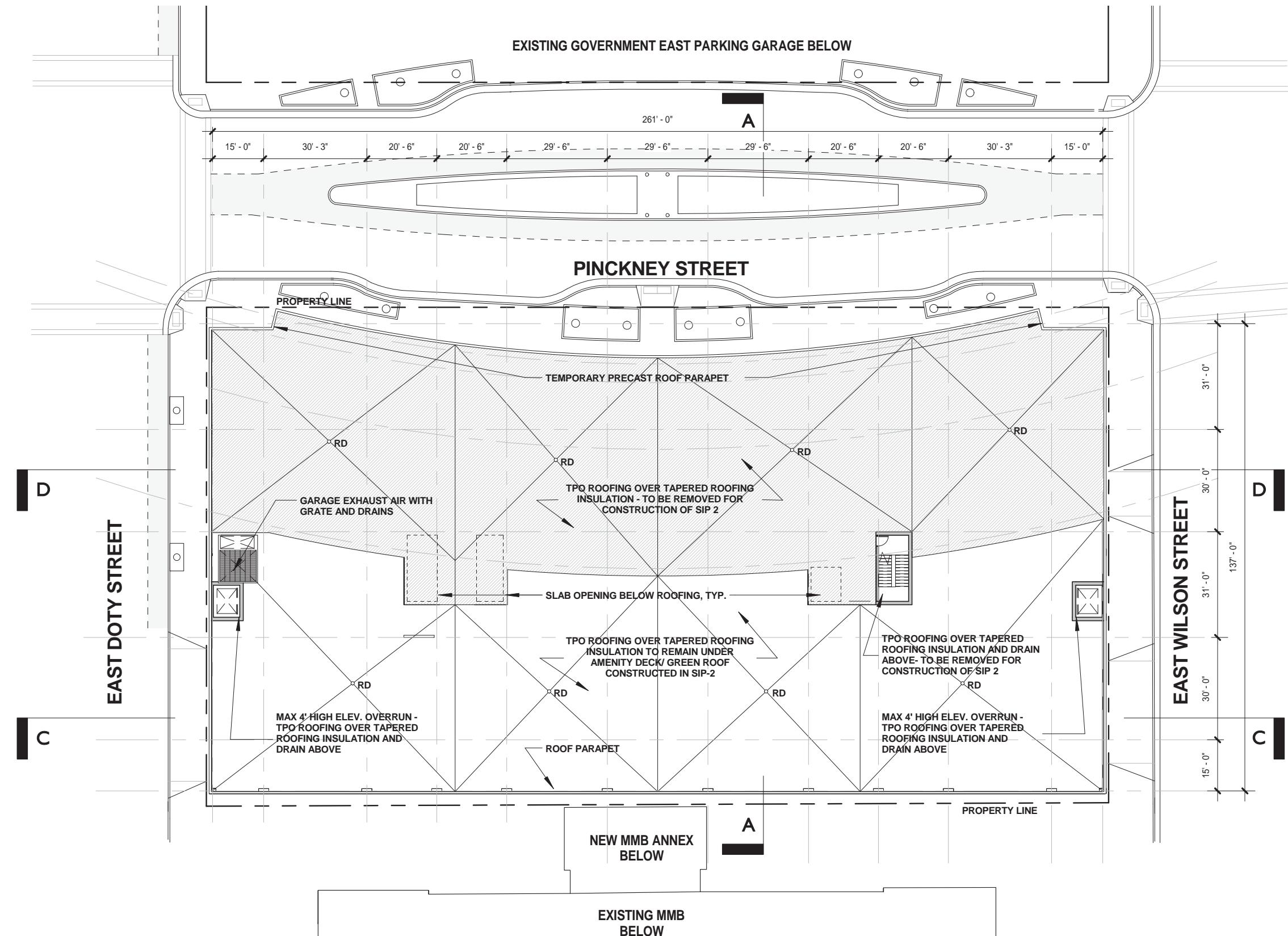
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF

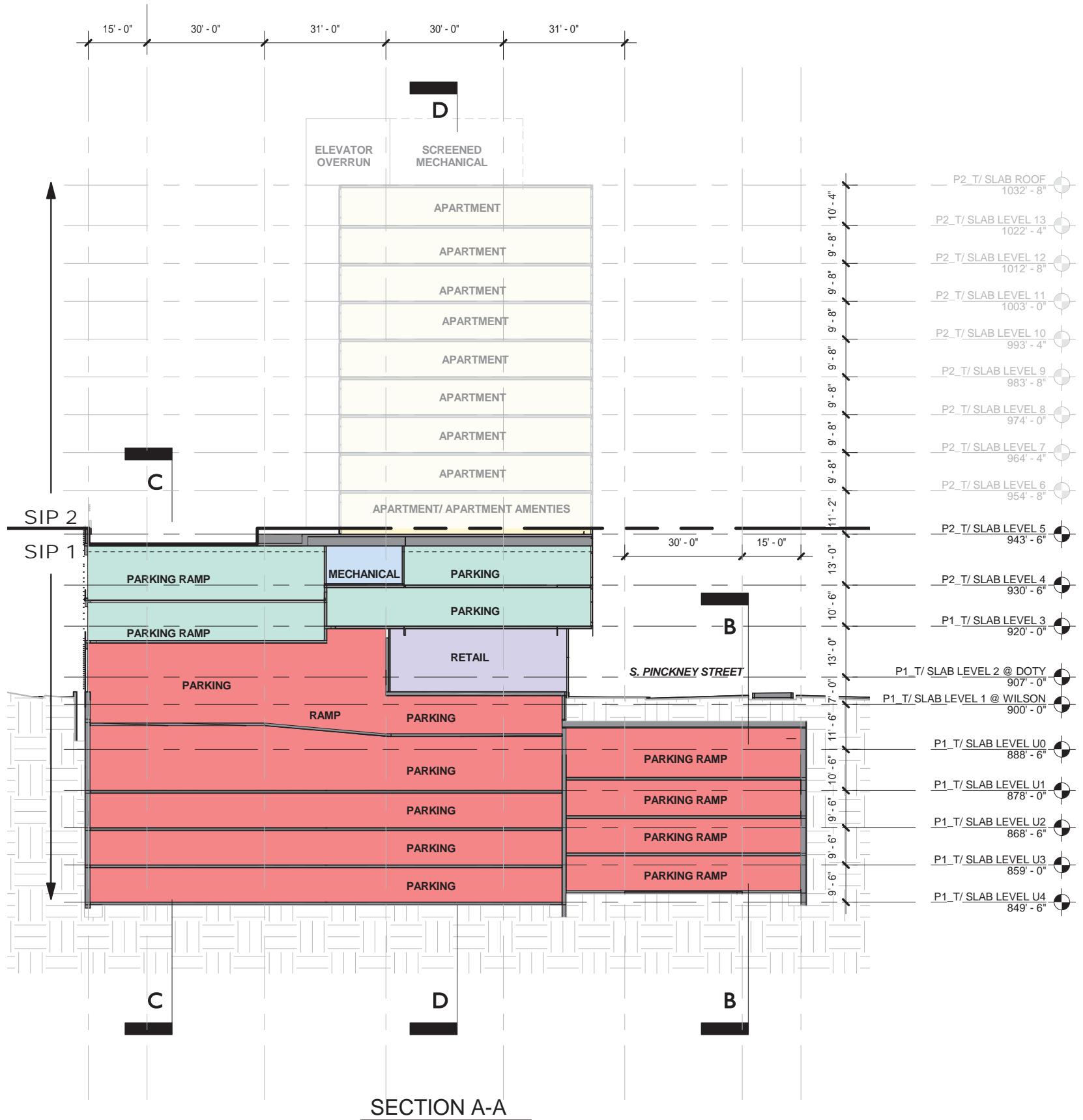


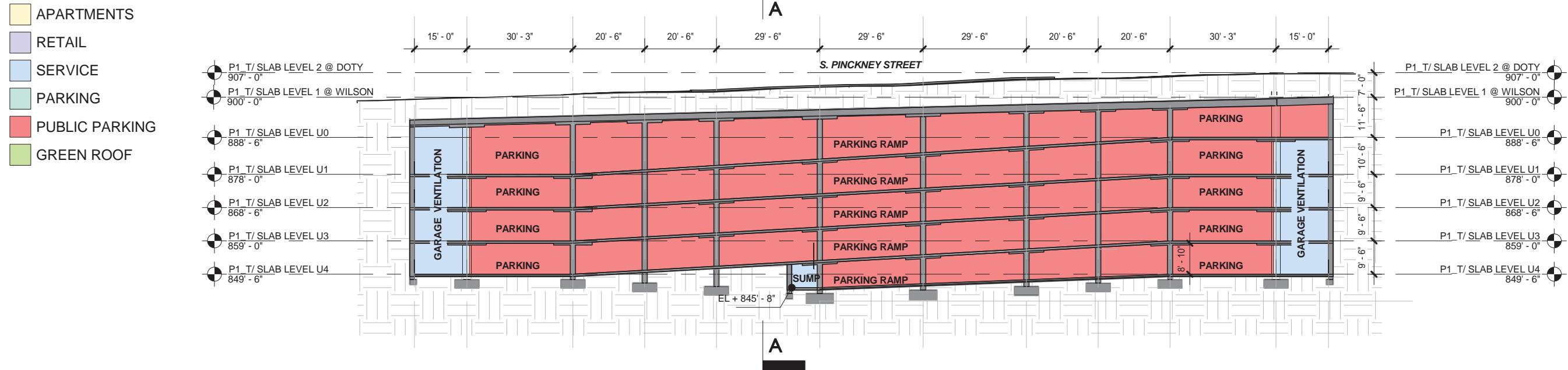
TOTAL GROSS SF: 35,193 SF

| 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 |

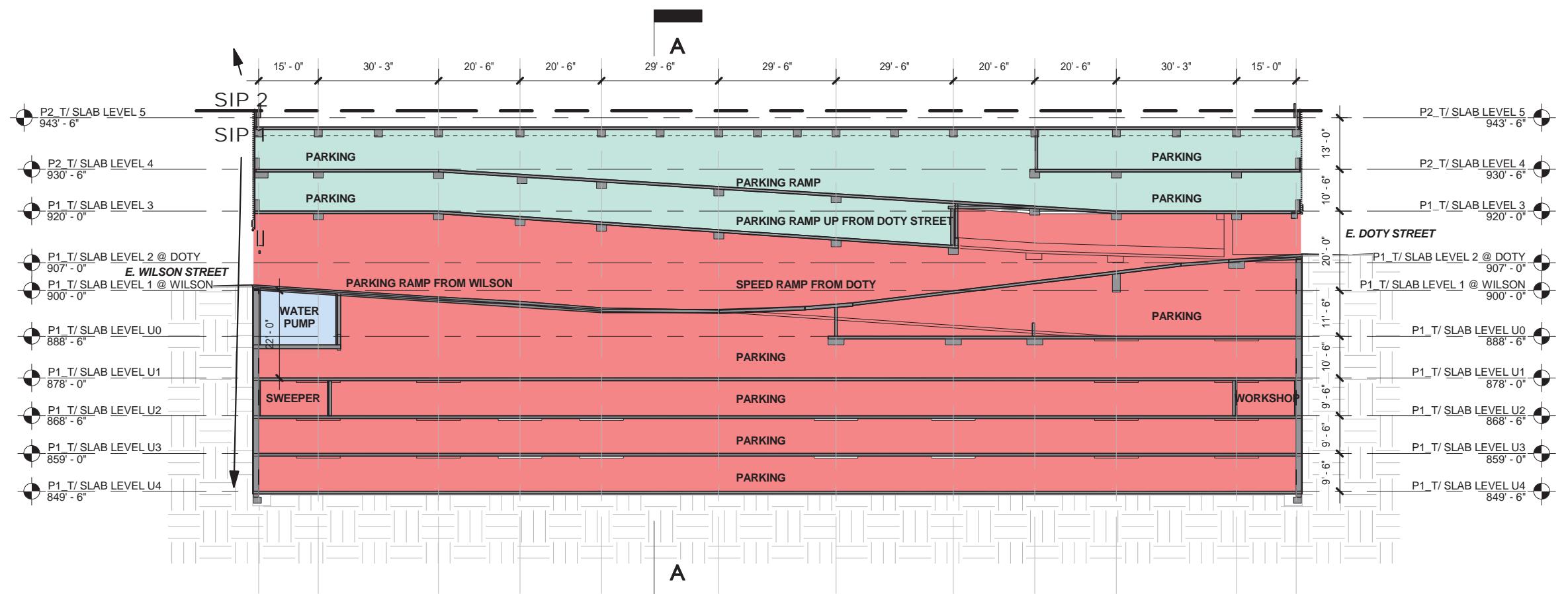
| BICYCLE PARKING COUNT | | | |
|-----------------------|---------------------|-----------------|-------|
| TIER | PERMANENT STALLS | GUEST STALLS | TOTAL |
| D1 LEVEL 02 | 0 | 36 | 36 |
| D1 LEVEL 03 | 72 | 0 | 72 |
| D1 LEVEL 04 | 76 | 0 | 76 |
| TOTAL | 148 | 36 | 184 |



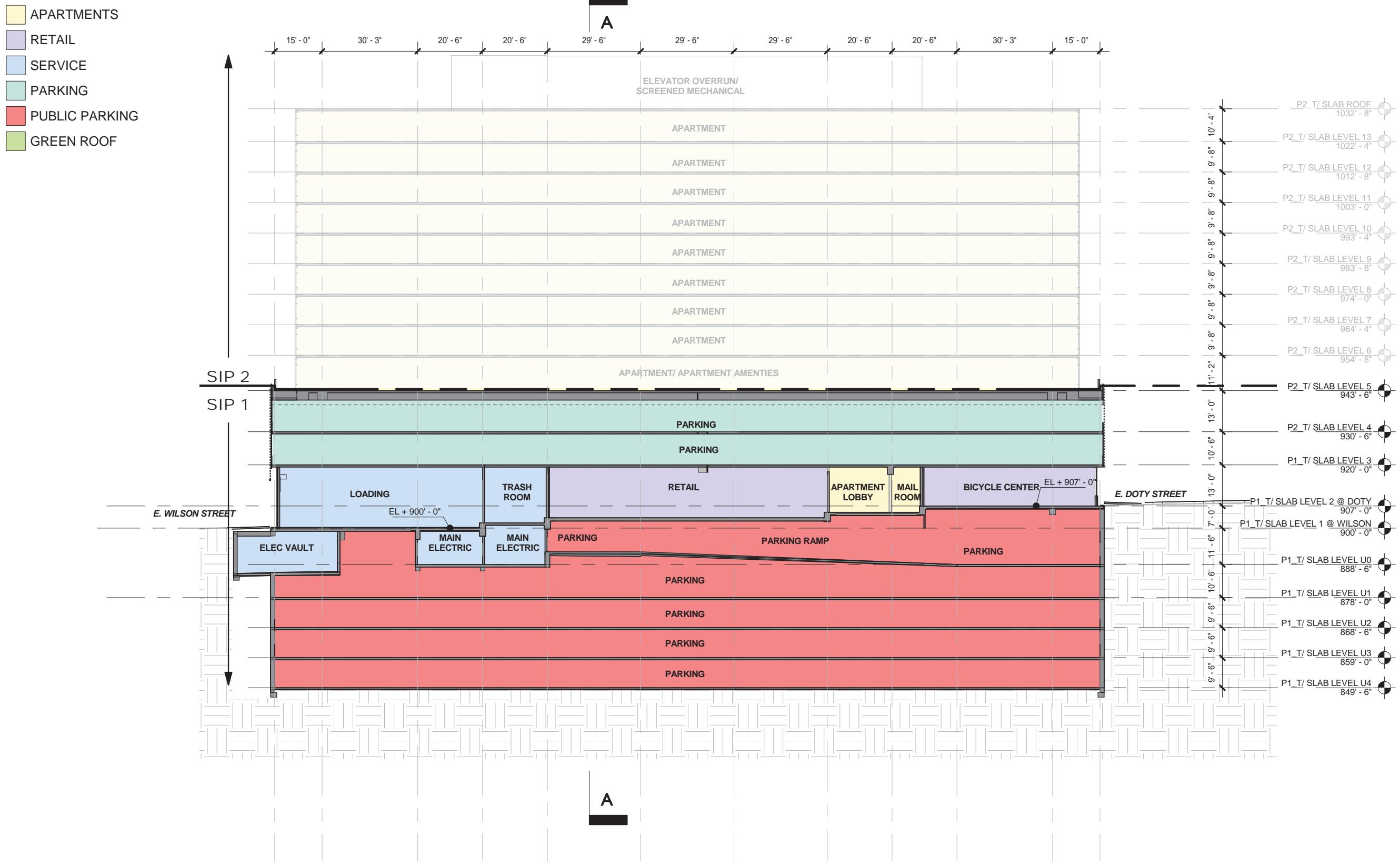




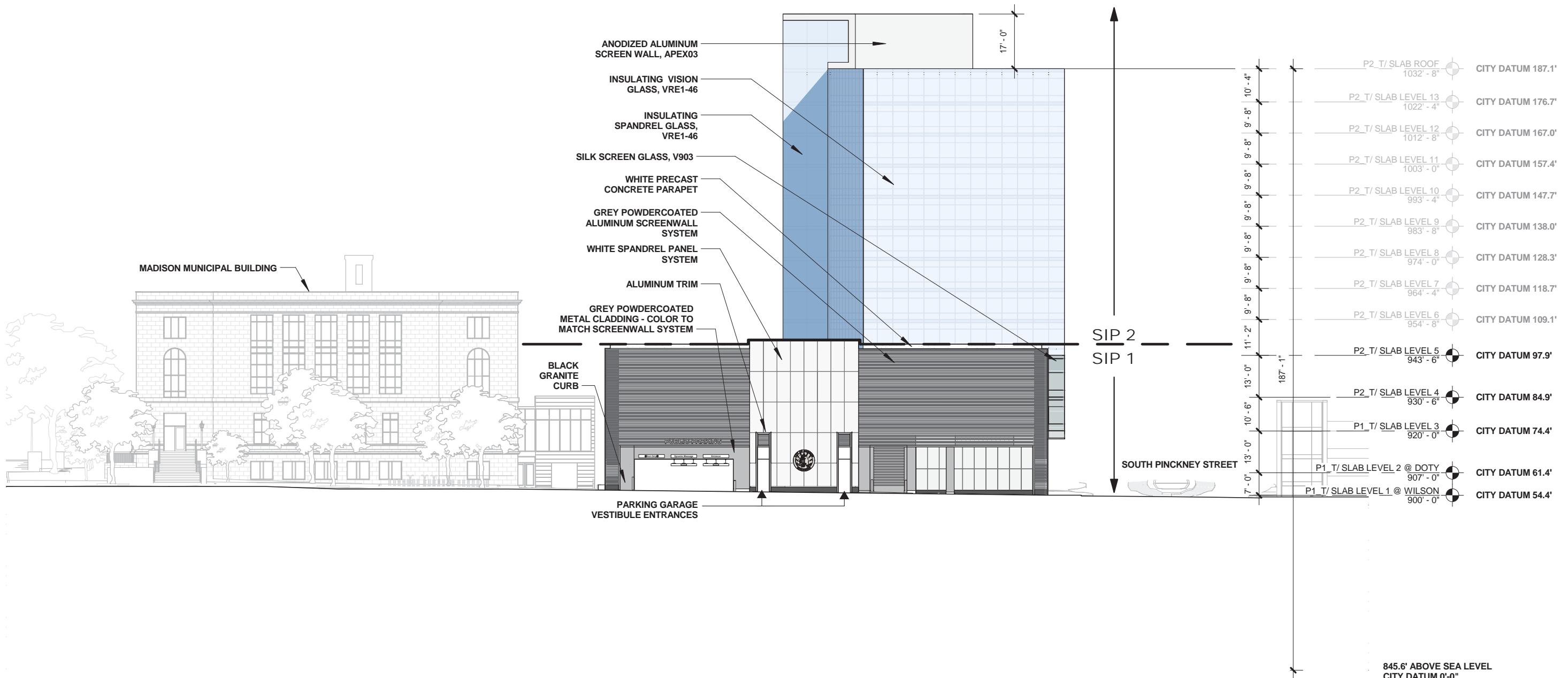
SECTION B-B

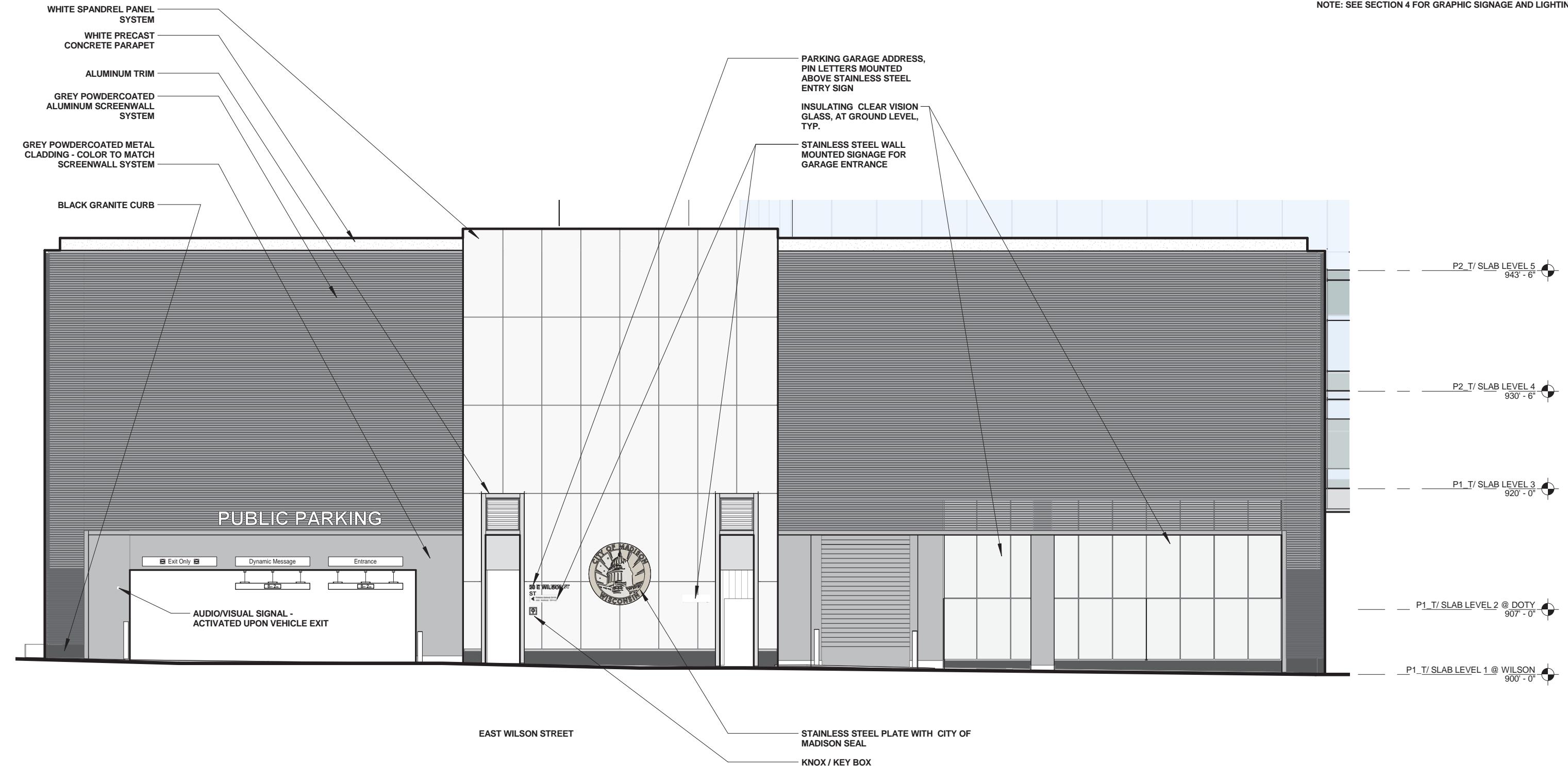


SECTION C-C



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





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

