



UDC - Minor Amendment Package Submittal

Minor Changes Approved at UDC Meeting Dated March 23, 2016

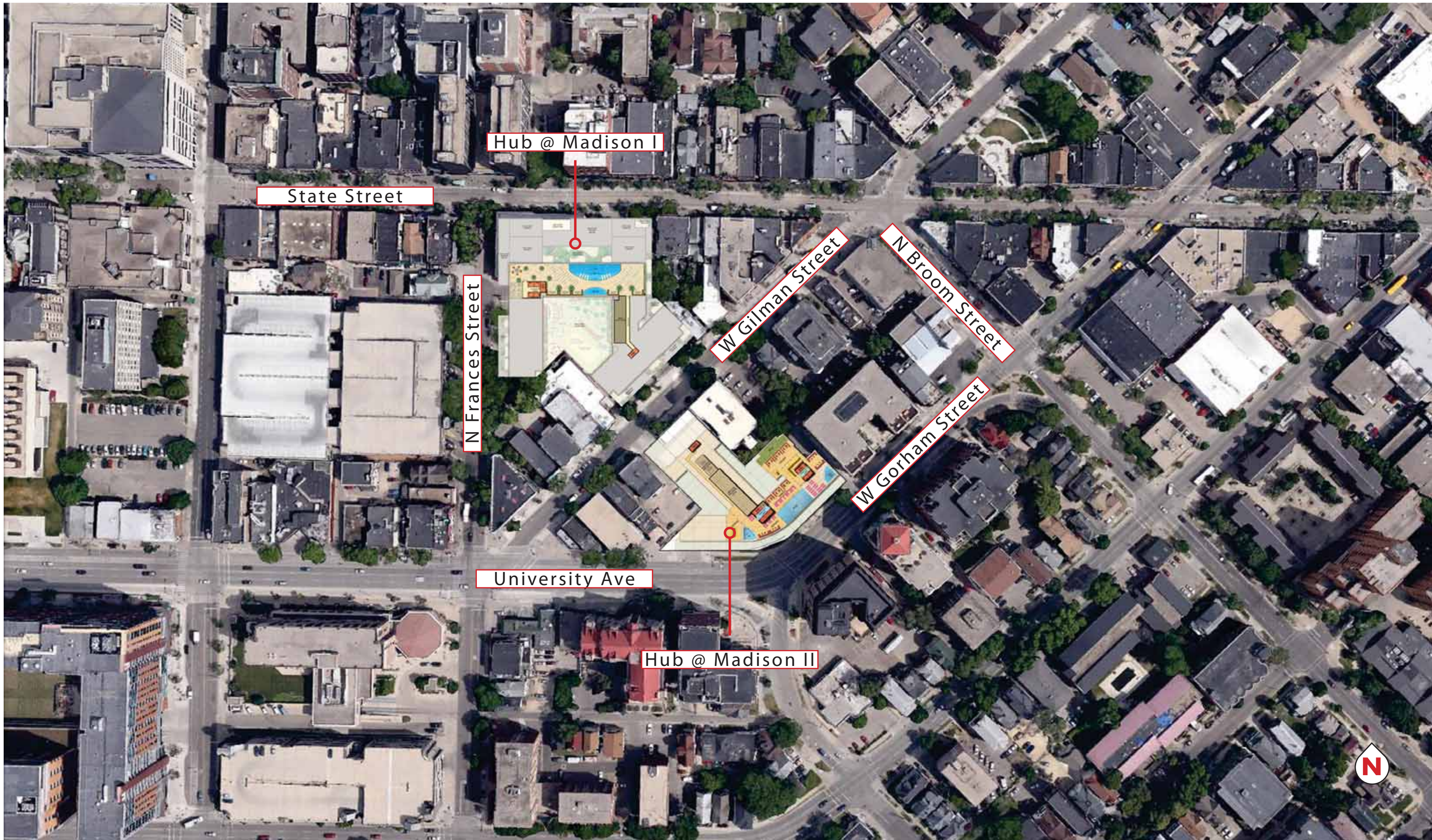


The Hub at Madison II -UDC MINOR AMENDMENT FINAL APPROVAL PACKAGE

Core Campus Developers | Antunovich Associates Architecture · Planning

UDC - Minor Amendment Package

Madison, Wisconsin | June 15, 2016



The Hub at Madison II -UDC MINOR AMENDMENT PACKAGE

CURRENT APPROVED

Context Plan

LIST OF CHANGES

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from

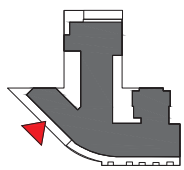
- manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.

19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.
30. New 14' tall mechanical plant screen

ITEM UPDATED AS INSTRUCTED BY THE UDC AND APPROVED.

ITEM TO BE RESUBMITTED TO UDC FOR FINAL APPROVAL

ALL OTHER ITEMS NOT HIGHLIGHTED HAVE BEEN APPROVED BY UDC



ELEVATION KEY

ELEVATION KEY NOTES

- (A0) EXISTING FACEBRICK FACADE TO BE DEMANTLED & RESULT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEBRICK 1 - UTILITY SIDE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A2) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: 580 ROME GRAY (BUFF)
- (A3) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A7) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (A9) NATURAL FINISH CONCRETE

NOTE:
* ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 214-30 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130-40 (MEDIUM GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2129-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-380 & CC-200, COLOR: BLACK*
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B6) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B7) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (B8) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B9) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
- (B10) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

- (C1) METAL CHANNELS - PAINT COLOR: BLACK*
- (C2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (C3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS.
- (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK*
- (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK*, GLASS: GLIDECITILE SPANDREL, GLASS COLOR: NO. 3403 (GRAY)
- (D6) ALUMINUM LOUVER CANOPY WITH TINTED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2128-40 (LIGHT GRAY)
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D9) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (D10) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

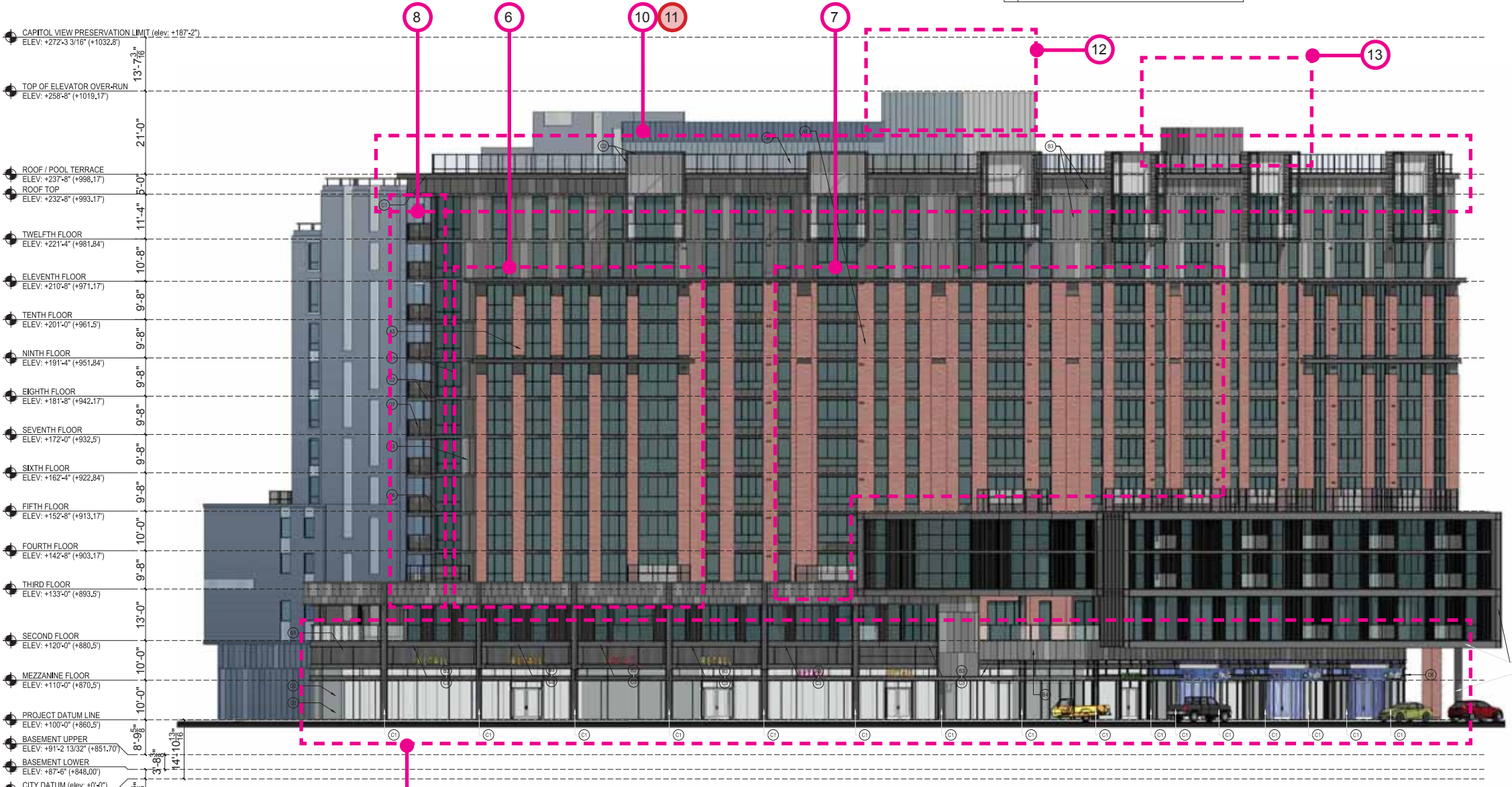
FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL			
RESIDENTIAL			
LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
13	15%	34%	
RETAIL AND RESIDENTIAL ENTRY			
1	50%	88%	

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

1 UNIVERSITY AVE ELEVATION
SCALE: 3/32"=1'-0"

General Notes:

No.	Date	Description
07.10.2015		Recording Submittal
Submissions & Revisions		

Owner: CORE GROUP

Architect: ANTUNOVICH ASSOCIATES

Structural Engineer: PIERCE ENGINEERS INC.

Mechanical and Plumbing Engineers: PIERCE ENGINEERS INC.

Electrical Engineer: PIERCE ENGINEERS INC.

Civil Engineer: FURSE

Landscape Architect: LANDSCAPE DESIGN

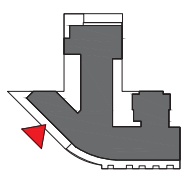
Project Location: The JAMES, 434 West Gorham Street, Madison, WI 53703

Drawing Title: UNIVERSITY AVE ELEVATION

Scale: 3/32"=1'-0"

Date Printed: 10.29.2015

Drawing No.: RS-301



ELEVATION KEY

ELEVATION KEY NOTES

(A0)	EXISTING FACEBRICK FACADE TO BE DEMANTLED & RESULT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
(A1)	FACEBRICK 1 - UTILITY SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR, VERMILION (RED)
(A2)	FACEBRICK 2 - MODULAR SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR, SERRAVALLO (RED)
(A3)	FACEBRICK 3 - FLAUTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER, GLEN GARRY, STYLE/COLOR, VERMILION (RED)
(A4)	ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, WHEAT (BUFF)
(A5)	CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE No. 2128-10 (DARK GRAY)
(A6)	ARCHITECTURAL STONE PARAPET WALL, CAP & DECORATIVE ELEMENTS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, DRIFTWOOD (GRAY)
(A7)	INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
(A8)	PAINTED CONCRETE @ BALCONY EDGES, COLOR, BLACK*
(A9)	NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-10, BLACK, BEAUTY.

METAL SIDING WALL SYSTEMS

(B1)	HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 2128-10 (DARK GRAY)
(B2)	VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 2128-10 (DARK GRAY)
(B3)	FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT, PAC-CLAD PRECISION FLUSH & REVEAL PANEL SYSTEM, COLOR, BENJAMIN MOORE No. 2128-10 (DARK GRAY)
(B4)	ARTICULATED METAL PANEL SYSTEM, PRODUCT, CENTRA PROFILE SERIES CASCADE PANELS, CC388 & CC208, COLOR, BLACK*
(B5)	FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR, BLACK*
(B6)	BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR, BENJAMIN MOORE No. 2128-10 (DARK GRAY)
(B7)	METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR, BLACK*
(B8)	PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR, BLACK*
(B9)	METAL STANDING SEAM SIDING PANELS, PRODUCT, PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR, BLACK*

STRUCTURAL STEEL

(C1)	METAL CHANNELS - PAINT COLOR, BLACK*
(C2)	METAL CHANNEL BALCONY FRAMES - PAINT COLOR, BLACK*
(C3)	METAL CHANNEL CANOPY FRAMES - PAINT COLOR, BLACK*

WINDOWING, DOORING, GLASS & GLAZING SYSTEMS

(D1)	ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK*
(D2)	ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK*
(D3)	STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
(D4)	2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR, BLACK*
(D5)	ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR, BLACK*, GLASS, OLDCASTLE SPANDREL GLASS, COLOR, No. 3420 GRAY.
(D6)	ALUMINUM COVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR, BENJAMIN MOORE No. 2128-10 (DARK GRAY)
(D7)	ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR, BLACK*
(D8)	ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR, BLACK*
(D9)	WDR, FILM TREATMENT ADDED TO ENTRY GLAZING
(D10)	COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR, BENJAMIN MOORE No. 2128-10 (DARK GRAY)
(D11)	PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR, BLACK*
(D12)	PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR, BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL

LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

RECORDING SUBMITTAL

No.	Date	Description

SUBMISSIONS & REVISIONS

No.	Date	Description

CORE
CORE ARCHITECTURE, LLC
200 WEST WISCONSIN AVENUE
MADISON, WISCONSIN 53703
TEL: 608.224.8887 FAX: 608.224.8888

ANTUNOVICH ASSOCIATES
ARCHITECTURE PLANNING & INTERIOR DESIGN
124 West Brown Street
Suite 401 East
Chicago, Illinois 60604
312.248.1125 PHONE
312.248.1125 FAX

PIERCE ENGINEERS INC
Mechanical and Plumbing Engineers
1100 North Lincoln Street, Suite 200, Madison, WI 53703
Phone: 608.224.8887
PE REG. NO. 13387

BURSE
Engineering, Inc.
2801 International Drive, Suite #101
Madison, WI 53704
Phone: 608.224.8887
Fax: 608.224.8888
www.burseengineering.com

Land Design
440 West Park Street
Madison, Wisconsin 53703

The JAMES
434 West Gorham Street
Madison, WI 53703

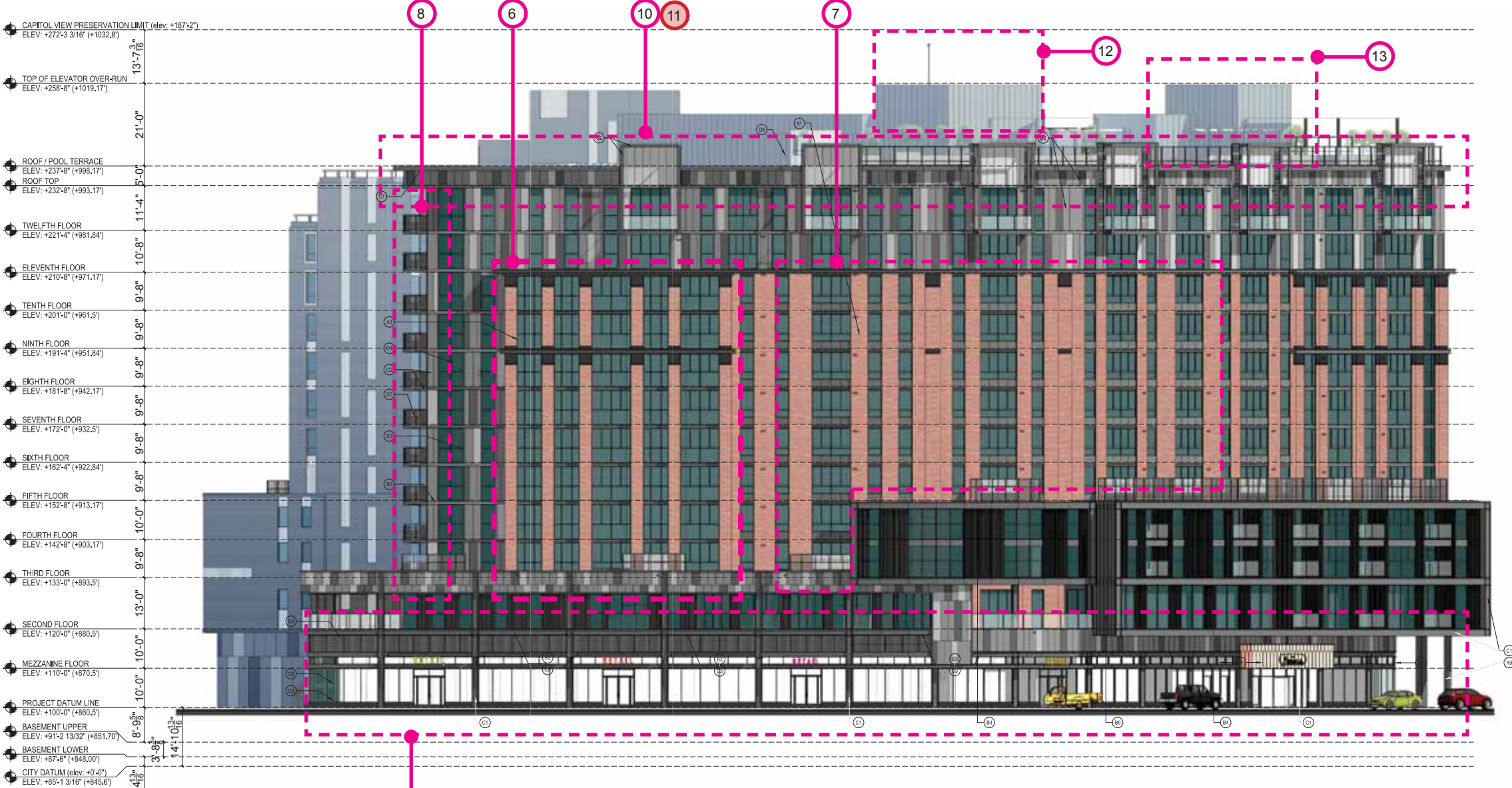
UNIVERSITY AVE ELEVATION

WISCONSIN
JOSEPH M. ANTUNOVICH
7509
CHICAGO, IL
ARCHITECT

RS-301

change list

- Brick knee wall added at University Ave. / Gorham St. storefront.
- Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
- Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
- Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
- Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
- Column arrangement and location at university end on main façade changed due to unit layout changes.
- Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
- Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
- Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
- Bent channel at top roof line simplified to metal panel eyebrow.
- Glass pool terrace screen scope reduced. Pool terrace size reduced.
- Multiple lighting masts centralized in single mast to rear of lift overrun.
- Second elevator overrun added.
- Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
- Black brick cladding at street. Replace CMU and stucco cladding at street.
- CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
- Garage door colors simplified to 1 color plus glass.
- Scuppers added at terraces. Flood prevention.
- Solid infill panel reinstated.
- Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
- Window location altered.
- Mechanical screen height increased from 20' to 23'-6"
- Mechanical exhaust/intake grills. Mechanical vent requirements.
- Brick clad columns changed to natural finish columns.
- Fire rated windows added. At share light well to neighbor.
- Brick knee wall remove from metal panel areas.
- Windows removed. Plan changes, windows no longer possible.
- Door type change. Size reduced to suit exterior space plan.
- All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



hub ON CAMPUS
The Hub at Madison II - Record Submittal Set

1 UNIVERSITY AVE ELEVATION
SCALE: 3/32"=1'-0"

Proposed University Ave Elevation



NEW PROPOSED -



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FACADE TO BE DISMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILLION (RED)
- (A2) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: SSS ROME GRAY (BUFF)
- (A3) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILLION (RED)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH: BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2126-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRP FINEWOOD (GRAY)
- (A7) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (A9) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

- (B) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130-30 (DARK GRAY)
- (B1) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130-30 (DARK GRAY)
- (B2) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2126-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (B3) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-200 & CC-300, COLOR: BLACK*
- (B4) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
- (B9) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

- (C) METAL CHANNELS - PAINT COLOR: BLACK*
- (C1) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (C2) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

- (D) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D1) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D2) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS' FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D3) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK*
- (D4) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS IN-FILL, FRAME COLOR: BLACK, GLASS: COLOCASTE SPANDREL GLASS, COLOR: NO. 3403 GRAY.
- (D5) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2126-40 (LIGHT GRAY)
- (D6) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D8) WDW FILM TREATMENT ADDED TO ENTRY GLAZING
- (D9) COMMERCIAL GRADE OVERHEAD GARAGE DOOR OPERATED BY COMPANY, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (D10) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D11) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

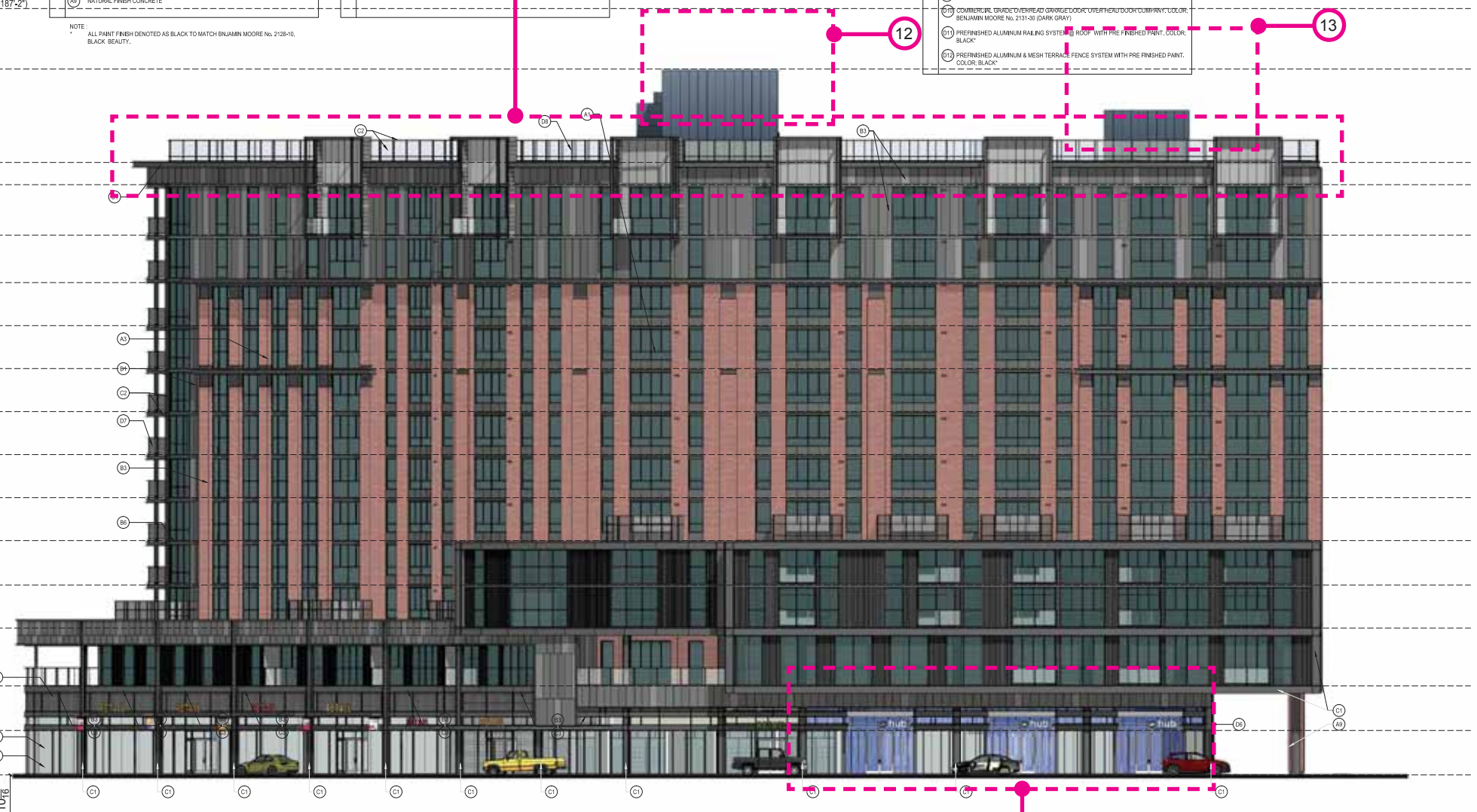
PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
13	15%	34%
RETAIL AND RESIDENTIAL ENTRY	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main facade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

- CAPITOL VIEW PRESERVATION LIMIT (elev: +187'-2") ELEV: +272'-3 3/16" (+1032.8)
- 13'-7 3/8"
- TOP OF ELEVATOR OVER-RUN ELEV: +258'-8" (+1019.17)
- 21'-0"
- ROOF / POOL TERRACE ELEV: +237'-8" (+936.17)
- ROOF TOP ELEV: +232'-8" (+893.17)
- 11'-4" 5/8"
- TWELFTH FLOOR ELEV: +221'-4" (+881.84)
- 10'-8"
- ELEVENTH FLOOR ELEV: +210'-8" (+871.17)
- 9'-8"
- TENTH FLOOR ELEV: +201'-0" (+861.5)
- 9'-8"
- NINTH FLOOR ELEV: +191'-4" (+851.84)
- 9'-8"
- EIGHTH FLOOR ELEV: +181'-8" (+842.17)
- 9'-8"
- SEVENTH FLOOR ELEV: +172'-0" (+832.5)
- 9'-8"
- SIXTH FLOOR ELEV: +162'-4" (+822.84)
- 9'-8"
- FIFTH FLOOR ELEV: +152'-8" (+813.17)
- 10'-0"
- FOURTH FLOOR ELEV: +142'-8" (+803.17)
- 9'-8"
- THIRD FLOOR ELEV: +133'-0" (+893.5)
- 13'-0"
- SECOND FLOOR ELEV: +120'-0" (+880.5)
- 10'-0"
- MEZZANINE FLOOR ELEV: +110'-0" (+870.5)
- 10'-0"
- PROJECT DATUM LINE ELEV: +100'-0" (+860.5)
- 8'-9 3/8"
- BASEMENT UPPER ELEV: +91'-2 13/32" (+851.70)
- 3'-8 3/8"
- BASEMENT LOWER ELEV: +87'-6" (+848.00)
- 2'-4 1/8"
- CITY DATUM (elev: +0'-0") ELEV: +85'-1 3/16" (+845.6)



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

2 GORHAM STREET ELEVATION - 1
SCALE: 3/32"=1'-0"

07.10.2015 Recording Submittal

No. Date Description

Submissions & Revisions

Owner

CORE

224 WEST GORHAM STREET
MADISON, WI 53703
TEL: (608) 261-8800 FAX: (608) 261-8801

General Contractor

Architect

ANTUNOVICH ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
224 WEST GORHAM STREET
MADISON, WI 53703
TEL: (608) 261-8800 FAX: (608) 261-8801

Associate Architect

Structural Engineer

PIERCE ENGINEERS INC.
MECHANICAL AND PLUMBING ENGINEERS
1000 UNIVERSITY AVENUE
MADISON, WI 53706
TEL: (608) 261-1700 FAX: (608) 261-1700

Mechanical and Plumbing Engineers

Electrical Engineer

Civil Engineer

Furness
Engineering and Construction, Inc.
2801 International Lane, Suite #101
Madison, WI 53704
Phone: (608) 262-0823
Fax: (608) 262-0822
e-mail: cfurness@furness-inc.com
www.furness-engineering.com

Landscape Architect

Shapiro Land Design
100 West Park Drive
Madison, Wisconsin 53705
(608) 261-0000

Project Location

The JAMES
434 West Gorham Street
Madison, WI 53703

Drawing Title

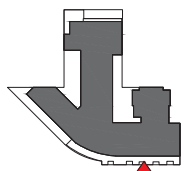
GORHAM STREET ELEVATION

Scale

WISCONSIN
JOSEPH M. ANTUNOVICH
7679
CHICAGO, IL
ARCHITECT

Date Printed: 10.29.2015

Drawing No.: RS-302



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FACADE TO BE DEMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A2) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: SERRANO GRAY (BUFF)
- (A3) FACEBRICK 1 - #8 PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2126-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A7) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (A9) NATURAL FINISH CONCRETE

NOTE: * ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

- (B) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (B1) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-40 (MEDIUM GRAY)
- (B2) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2126-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (B3) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-280 & CO-300, COLOR: BLACK*
- (B4) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B5) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (B6) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B7) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
- (B8) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

- (C) METAL CHANNELS - PAINT COLOR: BLACK*
- (C1) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (C2) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

- (D) WINDOW OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D1) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D2) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D3) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK*
- (D4) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK*, GLASS: OLDCASTLE SPANDREL GLASS, COLOR: NO. 3-820 GRAY.
- (D5) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2128-40 (LIGHT GRAY)
- (D6) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D8) WINDOW FILM TREATMENT ADDED TO ENTRY GLAZING
- (D9) CENTRIFUGAL FINISH VERMILION ORANGE/RED/BLACK/WHITE/DARK OLIVE/BLACK, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (D10) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D11) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

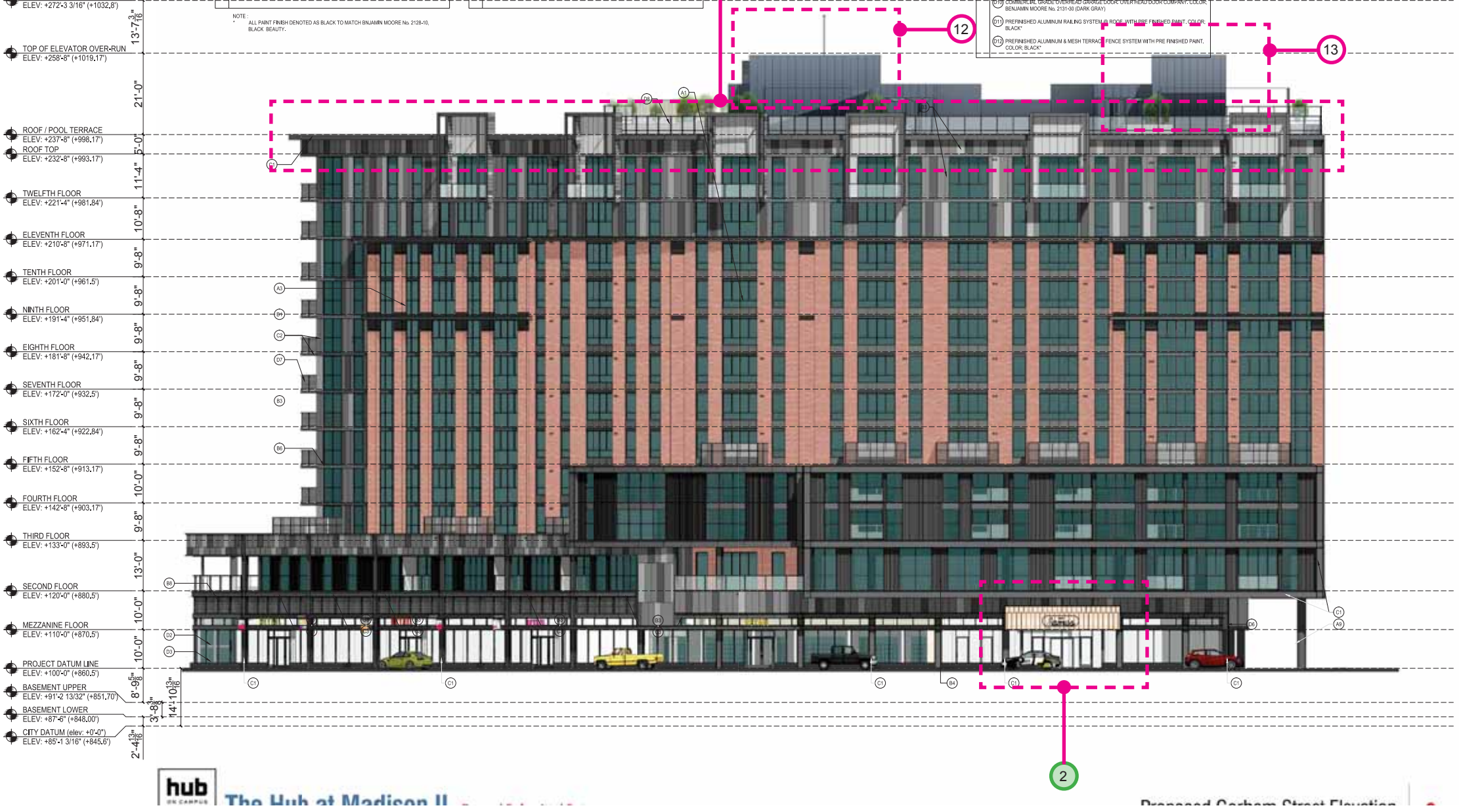
FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main facade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



CANOPY OVER LEASING ENTRY EXPANDED TO THE FULL WIDTH OF THE COLUMN BAY. AS SUGGESTED BY UDC MEMBERS

2 GORHAM STREET ELEVATION - 1
SCALE: 3/32"=1'

07-10-2016 Recording Submittal

No.	Date	Description
1		Submissions & Revisions

DATE: 07/10/2016
DRAWN BY: J. M. ANTUNOVICH
CHECKED BY: J. M. ANTUNOVICH
SCALE: 3/32"=1'

CORE
CORE BUILDING SYSTEMS, LLC
224 WEST WISCONSIN AVENUE
MADISON, WISCONSIN 53703
TEL: 608-262-9988
WWW.COREBUILDINGSYSTEMS.COM

Antunovich Associates
ARCHITECTURE PLANNING & INTERIOR DESIGN
124 West Gorham Street
Madison, WI 53703
TEL: 608-262-9988
WWW.ANTUNOVICHASSOCIATES.COM

PIERCE ENGINEERS INC.
MECHANICAL AND PLUMBING ENGINEERS
1100 North Lincoln Street, Madison, WI 53703
TEL: 608-262-9988
WWW.PIERCEENGINEERS.COM

Burse
ENGINEERING, INC.
2801 International Lane, Suite #101
Madison, WI 53704
TEL: 608-262-9988
WWW.BURSEENGINEERING.COM

Land Design
400 West Park Street
Madison, Wisconsin 53703
TEL: 608-262-9988

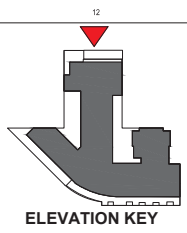
The JAMES
434 West Gorham Street
Madison, WI 53703

GORHAM STREET ELEVATION

WISCONSIN
JOSEPH M. ANTUNOVICH
7509
CHICAGO, IL
ARCHITECT

RS-302





ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FACADE TO BE DISMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: 593 ROME GRAY (BUFF)
- (A) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 213-30 (DARK GRAY), 2129-40 (MEDIUM GRAY), 2129-40 (LIGHT GRAY)
- (A) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A) INTEGRALLY WATERPROOFED CMU WALL (HIDDEN BY NEIGHBORING BUILDING)
- (A) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (A) NATURAL FINISH CONCRETE

- (B) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 213-30 (DARK GRAY)
- (B) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 213-40 (MEDIUM GRAY)
- (B) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 213-30 (DARK GRAY), 2129-40 (MEDIUM GRAY), 2129-40 (LIGHT GRAY)
- (B) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA-PROFILE SERIES CASCADE PANELS, CC-260 & CC-200, COLOR: BLACK*
- (B) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (B) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
- (B) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

- (C) METAL CHANNELS - PAINT COLOR: BLACK*
- (C) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (C) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

- (D) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK*
- (D) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK*, GLASS GLUCASTE SPANDREL GLASS, COLOR: NO. 3-603 GRAY
- (D) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2126-40 (LIGHT GRAY)
- (D) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (D) COMMERCIAL GRADE OVERHEAD GARAGE DOOR OVER REAR DOOR CAMPAN, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (D) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

General Notes:

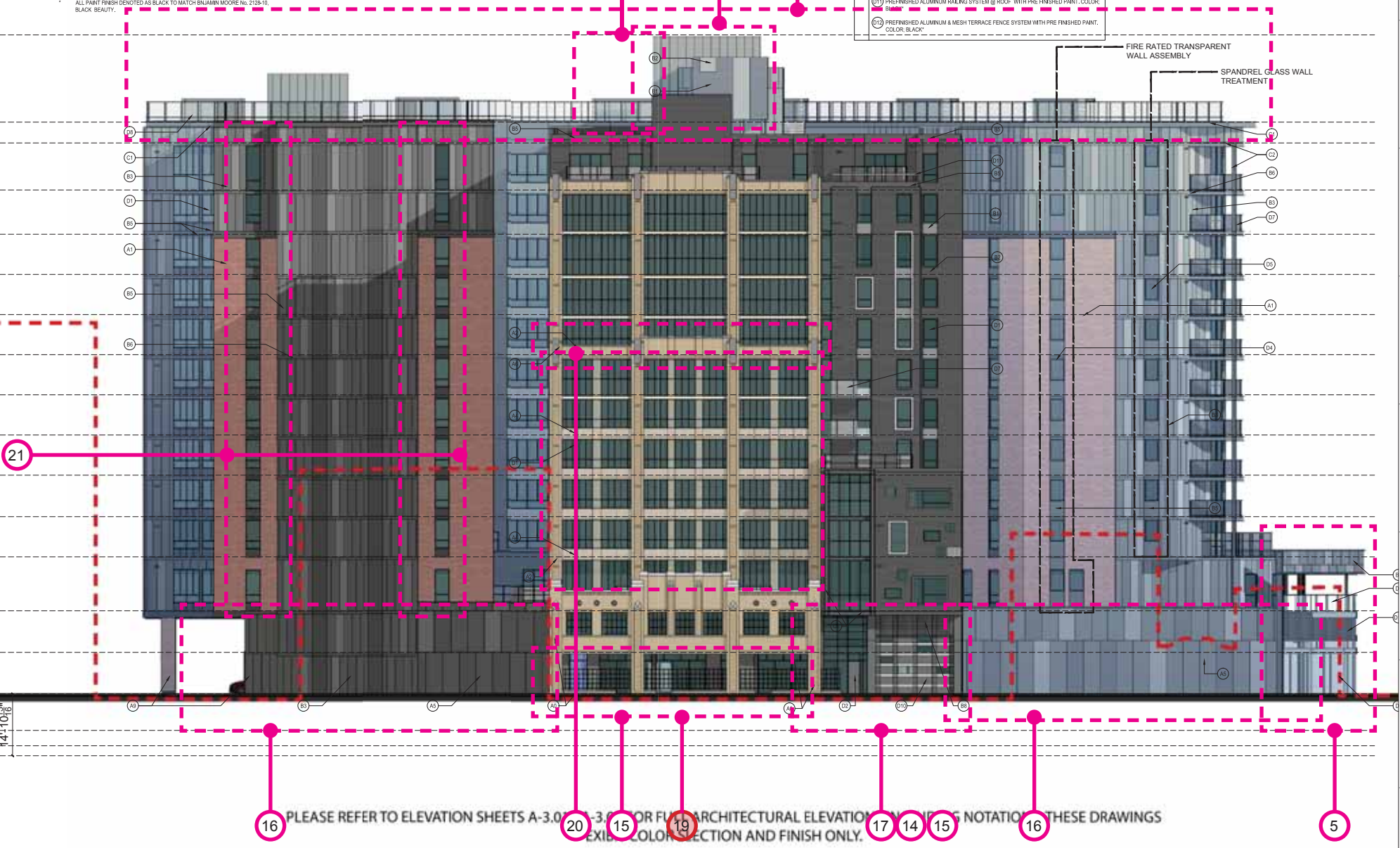
PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main facade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

- CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2") ELEV. +272'-3 3/16" (+1032.8)
- TOP OF ELEVATOR OVER-RUN ELEV. +258'-8" (+1019.17)
- 13'-7 3/8"
- 21'-0"
- ROOF / POOL TERRACE ELEV. +237'-4" (+908.17)
- ROOF TOP ELEV. +232'-8" (+893.17)
- 11'-4 1/2"
- 5'-0"
- TWELFTH FLOOR ELEV. +221'-4" (+861.84)
- 11'-8"
- 10'-8"
- ELEVENTH FLOOR ELEV. +210'-8" (+811.17)
- 9'-8"
- 9'-8"
- TENTH FLOOR ELEV. +201'-2" (+811.5)
- 9'-8"
- 9'-8"
- NINTH FLOOR ELEV. +191'-4" (+811.84)
- 9'-8"
- 9'-8"
- EIGHTH FLOOR ELEV. +181'-8" (+812.17)
- 9'-8"
- 9'-8"
- SEVENTH FLOOR ELEV. +172'-4" (+812.5)
- 9'-8"
- 9'-8"
- SIXTH FLOOR ELEV. +162'-4" (+812.84)
- 9'-8"
- 9'-8"
- FIFTH FLOOR ELEV. +152'-8" (+813.17)
- 10'-0"
- 10'-0"
- FOURTH FLOOR ELEV. +142'-8" (+813.17)
- 9'-8"
- 9'-8"
- THIRD FLOOR ELEV. +133'-0" (+813.5)
- 13'-0"
- 13'-0"
- SECOND FLOOR ELEV. +120'-0" (+880.5)
- 10'-0"
- 10'-0"
- MEZZANINE FLOOR ELEV. +110'-0" (+870.5)
- 8'-9 1/2"
- 8'-9 1/2"
- PROJECT DATUM LINE ELEV. +100'-0" (+860.5)
- 8'-9 1/2"
- 8'-9 1/2"
- BASEMENT UPPER ELEV. +91'-2 13/32" (+851.70)
- 2'-4 3/8"
- 2'-4 3/8"
- BASEMENT LOWER ELEV. +87'-6" (+848.00)
- 2'-4 3/8"
- 2'-4 3/8"
- CITY DATUM (elev. +0'-0") ELEV. +85'-1 3/16" (+845.6)



PLEASE REFER TO ELEVATION SHEETS A-3.01-3.03 FOR FULL ARCHITECTURAL ELEVATION. THESE DRAWINGS SHOW EXISTING COLOR, SECTION AND FINISH ONLY.

3 GILMAN STREET ELEVATION
SCALE: 3/32"=1'-0"

07.10.2015 Recording Submittal

No. Date Description

Submissions & Revisions

Owner: CORE

Architect: ANTUNOVICH ASSOCIATES

Structural Engineer: PIERCE ENGINEERS INC.

Mechanical and Plumbing Engineers: PIERCE ENGINEERS INC.

Electrical Engineer: PIERCE ENGINEERS INC.

Civil Engineer: PIERCE ENGINEERS INC.

Landscape Architect: Schaefer Land Design

Project Location: The JAMES, 434 West Gorham Street, Madison, WI 53703

Drawing Title: GILMAN STREET ELEVATION

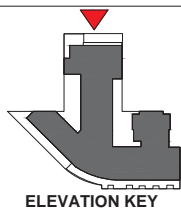
Scale: 3/32"=1'-0"

Date Printed: 10.29.2015

Sheet: WISCONSIN ARCHITECTURE SEAL, JOSEPH M. ANTUNOVICH, 7579 CHICAGO, IL ARCHITECT

Drawing No.: RS-303





ELEVATION KEY NOTES

(A0)	EXISTING FACEBRICK FACADE TO BE DEMANTLED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
(A1)	FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
(A2)	FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: SERRAVALLO (BUFF)
(A3)	FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
(A4)	ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
(A5)	CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2126-46 (MEDIUM GRAY) 2104-05 (LIGHT GRAY)
(A6)	ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
(A7)	INTEGRALLY WATERPROOFED CMU WALL (HIDDEN BY NEIGHBORING BUILDING)
(A8)	PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
(A9)	NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-10, BLACK BEAUTY.

METAL SERIES WALL SYSTEMS

(B1)	HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2128-10 (DARK GRAY)
(B2)	VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2128-10 (DARK GRAY)
(B3)	FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2126-46 (MEDIUM GRAY) 2104-05 (LIGHT GRAY)
(B4)	ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-200 & CO-200, COLOR: BLACK*
(B5)	FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
(B6)	BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
(B7)	METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
(B8)	PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
(B9)	METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

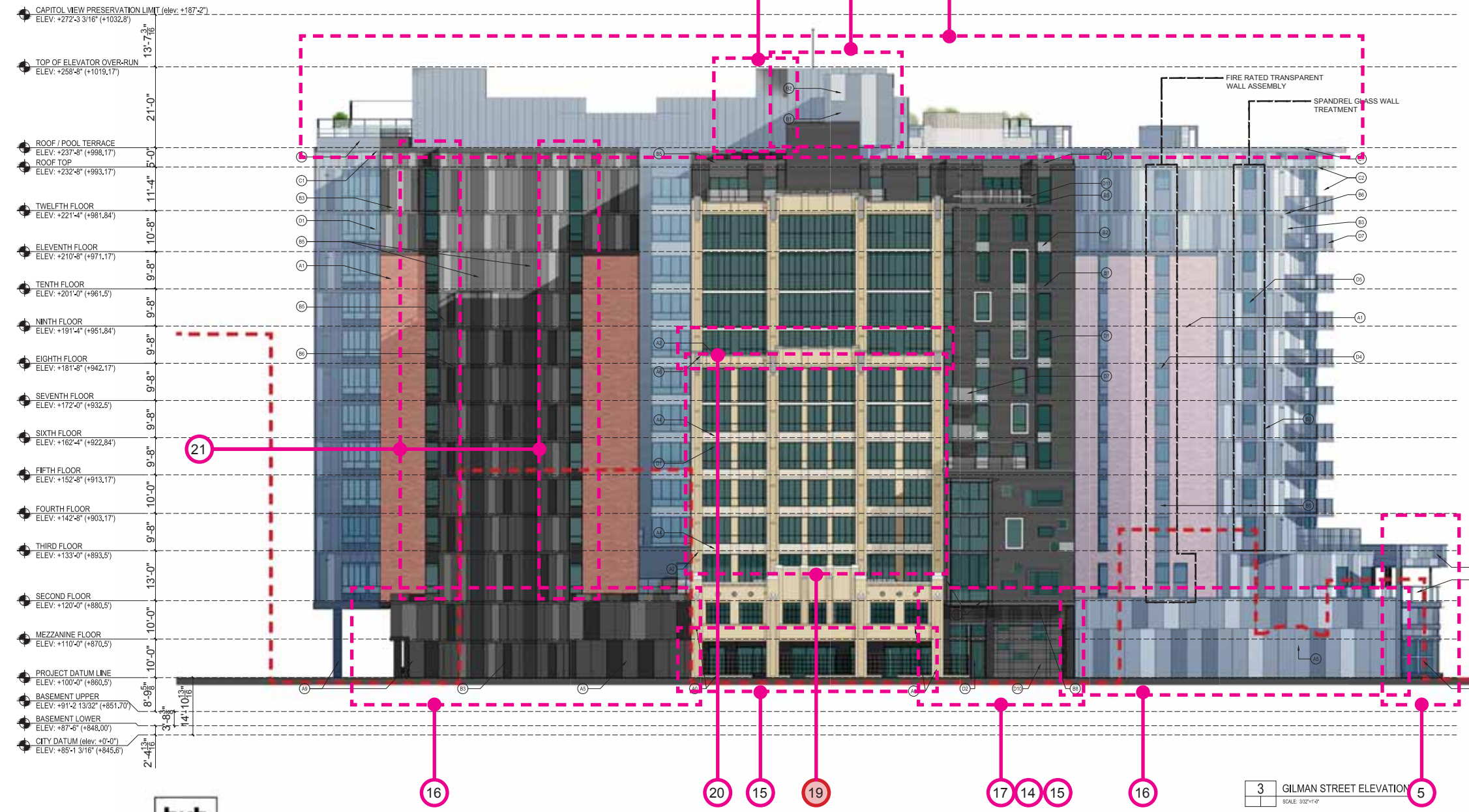
STRUCTURAL STEEL

(C1)	METAL CHANNELS - PAINT COLOR: BLACK*
(C2)	METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
(C3)	METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

WINDOWS, DOORS, GLASS & GLAZING SYSTEMS

(D1)	ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
(D2)	ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
(D3)	STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
(D4)	2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR: BLACK*
(D5)	ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR: BLACK*, GLASS: OLDCASTLE SPANDREL GLASS, COLOR: No. 3-420 GRAY.
(D6)	ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2129-40 (LIGHT GRAY)
(D7)	ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
(D8)	ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
(D9)	WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
(D10)	COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
(D11)	PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
(D12)	PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.



PERCENTAGE OF GLASS PER LEVEL			
RESIDENTIAL			
LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
RETAIL AND RESIDENTIAL ENTRY			
50%			88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

07/10/2016 Recording Submittal
No. Date Description
Submissions & Revisions

OWNER: CORE
CORE ARCHITECTURE, LLC
200 N. MONROE STREET
MADISON, WI 53703

ARCHITECT: ANTUNOVICH ASSOCIATES
ARCHITECTURE & PLANNING
124 West Gorman Street
Madison, WI 53703
TEL: 608-255-9999
WWW.ANTUNOVICHASSOCIATES.COM

ASSOCIATE ARCHITECT: PIERCE ENGINEERS INC.
1100 North Park Street
Madison, WI 53706
TEL: 608-255-9999
WWW.PIERCEENGINEERS.COM

MECHANICAL AND PLUMBING ENGINEERS: PIERCE ENGINEERS INC.
1100 North Park Street
Madison, WI 53706
TEL: 608-255-9999
WWW.PIERCEENGINEERS.COM

ELECTRICAL ENGINEER: BURSE ENGINEERING, INC.
2801 Monona Drive, Suite #101
Madison, WI 53706
TEL: 608-255-9999
WWW.BURSEENGINEERING.COM

LANDSCAPE ARCHITECT: LAND DESIGN
400 West Park Street
Madison, WI 53706
TEL: 608-255-9999
WWW.LANDDESIGN.COM

PROJECT LOCATION: The JAMES
434 West Gorman Street
Madison, WI 53703

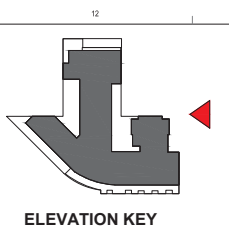
DRAWING TITLE: GILMAN STREET ELEVATION

DATE PLOTTED: 8.14.2016

DRAWING NO.: RS-303

- ## change list
- Brick knee wall added at University Ave. / Gorham St. storefront.
 - Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
 - Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
 - Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
 - Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
 - Column arrangement and location at university end on main façade changed due to unit layout changes.
 - Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
 - Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
 - Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
 - Bent channel at top roof line simplified to metal panel eyebrow.
 - Glass pool terrace screen scope reduced. Pool terrace size reduced.
 - Multiple lighting masts centralized in single mast to rear of lift overrun.
 - Second elevator overrun added.
 - Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
 - Black brick cladding at street. Replace CMU and stucco cladding at street.
 - CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
 - Garage door colors simplified to 1 color plus glass.
 - Scuppers added at terraces. Flood prevention.
 - Solid infill panel reinstated.
 - Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
 - Window location altered.
 - Mechanical screen height increased from 20' to 23'-6"
 - Mechanical exhaust/intake grills. Mechanical vent requirements.
 - Brick clad columns changed to natural finish columns.
 - Fire rated windows added. At share light well to neighbor.
 - Brick knee wall remove from metal panel areas.
 - Windows removed. Plan changes, windows no longer possible.
 - Door type change. Size reduced to suit exterior space plan.
 - All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.





ELEVATION KEY NOTES

EXISTING FACEBRICK FACADE TO BE DEMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT

FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILLION (RED)

FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: SBI ROME GRAY (BUFF)

FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILLION (RED)

ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)

CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 213-30 (DARK GRAY) 2128-48 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)

ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRYWOOD (GRAY)

INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)

PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*

NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-10, BLACK BEAUTY.

METAL FINISHES & WALL SYSTEMS

HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)

VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130-40 (MEDIUM GRAY)

FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & RESAL PANELS, SYSTEM COLOR: BENJAMIN MOORE No. 213-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)

ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-260 & CC-200, COLOR: BLACK*

FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*

BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 213-30 (DARK GRAY)

METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*

PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*

METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

STRUCTURAL STEEL

METAL CHANNELS - PAINT COLOR: BLACK*

METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*

METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

WINDOWS, DOORS, GLASS, GLAZING SYSTEMS

ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*

ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*

STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS

2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK*

ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK*, GLASS: OLOCASTLE SPANDREL GLASS, COLOR: No. 3-620 GRAY*

ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2128-40 (LIGHT GRAY)

ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*

ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*

WDW FILM TREATMENT ADDED TO ENTRY GLAZING

COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 213-30 (DARK GRAY)

PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*

PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

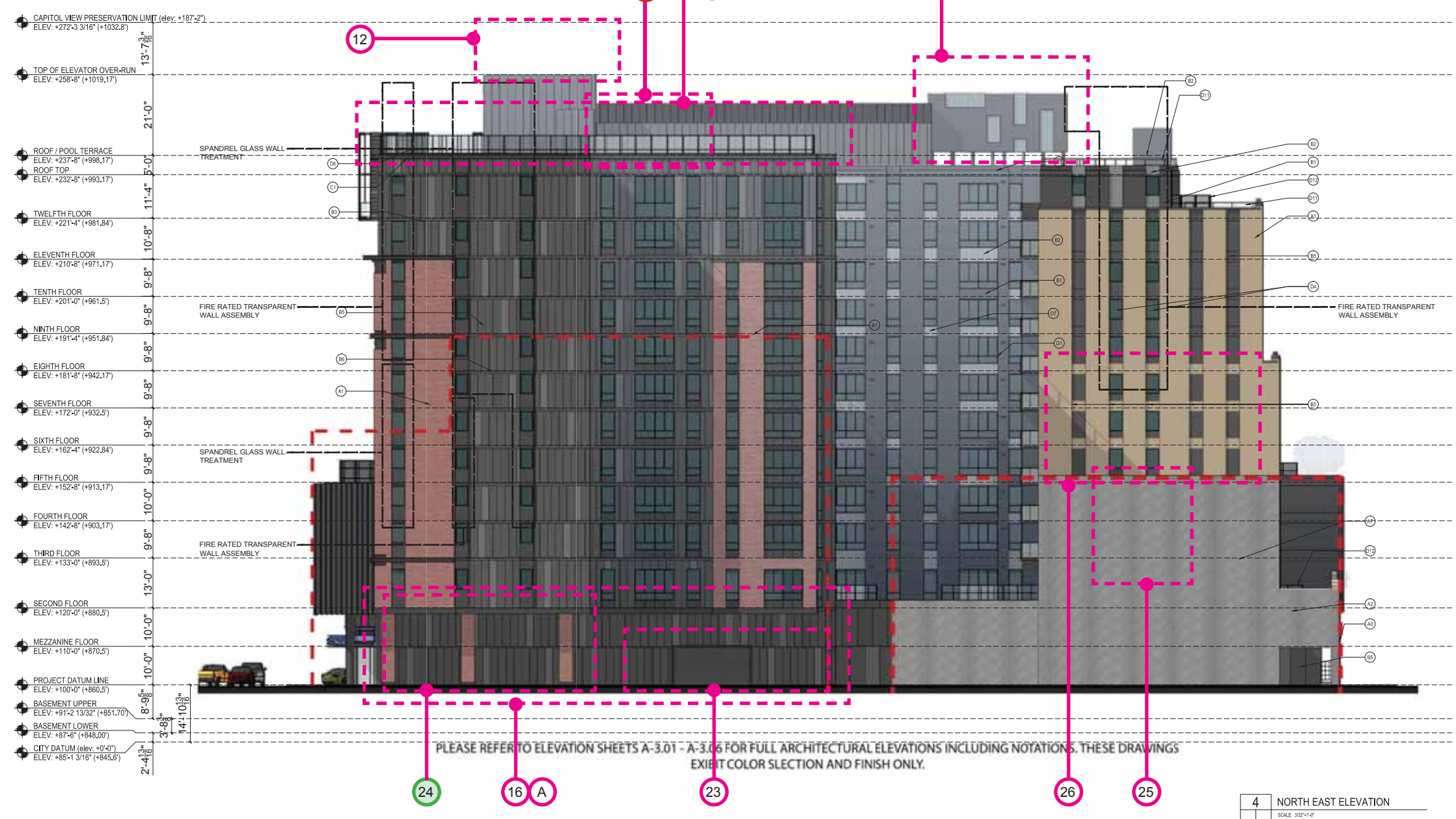
FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL

LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

- ## change list
- Brick knee wall added at University Ave. / Gorham St. storefront.
 - Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
 - Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
 - Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
 - Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
 - Column arrangement and location at university end on main facade changed due to unit layout changes.
 - Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
 - Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
 - Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
 - Bent channel at top roof line simplified to metal panel eyebrow.
 - Glass Pool terrace screen scope reduced. Pool terrace size reduced.
 - Multiple lighting masts centralized in single mast to rear of lift overrun.
 - Second elevator overrun added.
 - Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
 - Black brick cladding at street. Replace CMU and stucco cladding at street.
 - CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
 - Garage door colors simplified to 1 color plus glass.
 - Scuppers added at terraces. Flood prevention.
 - Solid infill panel reinstated.
 - Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
 - Window location altered.
 - Mechanical screen height increased from 20' to 23'-6"
 - Mechanical exhaust/intake grills. Mechanical vent requirements.
 - Brick clad columns changed to natural finish columns.
 - Fire rated windows added. At share light well to neighbor.
 - Brick knee wall remove from metal panel areas.
 - Windows removed. Plan changes, windows no longer possible.
 - Door type change. Size reduced to suit exterior space plan.
 - All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

4 NORTH EAST ELEVATION
SCALE: 3/32"=1'-0"

07-16-2015 Receiving Submittal

No. Date Description

Submissions & Revisions

Owner

CORE

1200 W. MOUNTAIN VIEW BLVD. SUITE 200 MADISON, WI 53703-2700 PHONE: (773) 337-2100 FAX: (773) 221-0458

General Contractor

Architect

ANTUNOVICH ASSOCIATES
ARCHITECTURAL PLANNING & INTERIOR DESIGN

2225 WEST WISCONSIN STREET SUITE 401 EAST MADISON, WI 53704-1001 PHONE: (608) 263-8800 FAX: (608) 263-8801

Associate Architect

Structural Engineer

PIERCE ENGINEERS INC.
1200 W. MOUNTAIN VIEW BLVD. SUITE 200 MADISON, WI 53703-2700 PHONE: (773) 337-2100 FAX: (773) 221-0458 PE PROJECT: 13387

Mechanical and Plumbing Engineers

Electrical Engineer

Civil Engineer

BURNS
Surveying and Engineering, Inc.
2801 International Lane, Suite #101 Madison, WI 53704 Phone: (608) 263-2983 Fax: (608) 263-2988 www.burnsurveyseng.com

Landscape Architect

Land Design

Project Location

The JAMES
434 West Gorham Street
Madison, WI 53703

Drawing Title

NORTH EAST ELEVATION

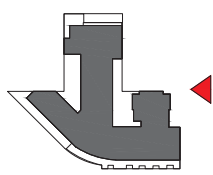
Scale

WISCONSIN ARCHITECT

JOSEPH M. ANTUNOVICH
7999 CHICAGO, IL

Date Printed: 10.29.2015

Drawing No. RS-304



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FAÇADE TO BE DEMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR, VERMILION (RED)
- (A2) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR, 803 HOME GRAY (BUFF)
- (A3) FACEBRICK 1 - FLATERS WITH STEEL CHANNEL DETAILING, MANUFACTURER, GLEN GARRY, STYLE/COLOR, VERMILION (RED)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, WHEAT (BUFF)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2124-40 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL, CAP & DECORATIVE ELEMENTS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, DREYFUS (GRAY)
- (A7) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR, BLACK*
- (A9) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 2128-30 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 2128-40 (MEDIUM GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT, PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR, BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2124-40 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT, CENTRIA PROFILE SERIES CASCADE PANELS, CC-200 & CC-200, COLOR, BLACK*
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR, BLACK*
- (B6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR, BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR, BLACK*
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR, BLACK*
- (B9) METAL STANDING SEAM SIDING PANELS, PRODUCT, PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR, BLACK*

- (C) METAL CHANNELS - PAINT COLOR, BLACK*
- (C1) METAL CHANNEL BALCONY FRAMES - PAINT COLOR, BLACK*
- (C2) METAL CHANNEL CANOPY FRAMES - PAINT COLOR, BLACK*

- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK*
- (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK*
- (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS.
- (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR, BLACK*
- (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR, BLACK*, GLASS, OILCASTLE SPANDREL GLASS, COLOR, NO. 3-820 GRAY.
- (D6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOWER COLOR, BENJAMIN MOORE NO. 2128-40 (LIGHT GRAY)
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR, BLACK*
- (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR, BLACK*
- (D9) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (D10) COMMERCIAL, GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR, BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR, BLACK*
- (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR, BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL			
RESIDENTIAL			
LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
RETAIL AND RESIDENTIAL ENTRY			
	50%	88%	

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

No.	Date	Description
07/10/2016	Recording	Submit
		Submissions & Revisions

CORE
 CORE SPACE MAINTENANCE, LLC
 224 WEST WISCONSIN AVENUE
 CHICAGO, ILLINOIS 60601
 PHONE: (312) 227-2300
 FAX: (312) 227-0188

ANTUNOVICH ASSOCIATES
 ARCHITECTURE PLANNING
 & INTERIOR DESIGN
 224 West Wisconsin Street
 Suite 407 East
 Chicago, Illinois 60604
 312.248.1125 PHONE
 312.248.1125 FAX

PIERCE ENGINEERS INC
 REGISTERED PROFESSIONAL ENGINEER
 21 West North Ave., Suite 200, Madison, WI 53703
 Phone: 608-255-9288
 www.pierceengineers.com
 PE REG. NO. 13387

BURSE
 Engineering, Inc.
 2801 International Drive, Suite #101
 Madison, WI 53704
 Phone: 608-222-9288
 Fax: 608-222-9288
 www.burseengineering.com

LAND DESIGN
 400 West Park Street
 Suite 200, Madison, WI 53703
 608.255.8888

The JAMES
 434 West Gorham Street
 Madison, WI 53703

WISCONSIN
 JOSEPH M. ANTUNOVICH
 7509
 CHICAGO, IL
 ARCHITECT

Project Location
 The JAMES
 434 West Gorham Street
 Madison, WI 53703

Drawing Title
 NORTH EAST ELEVATION

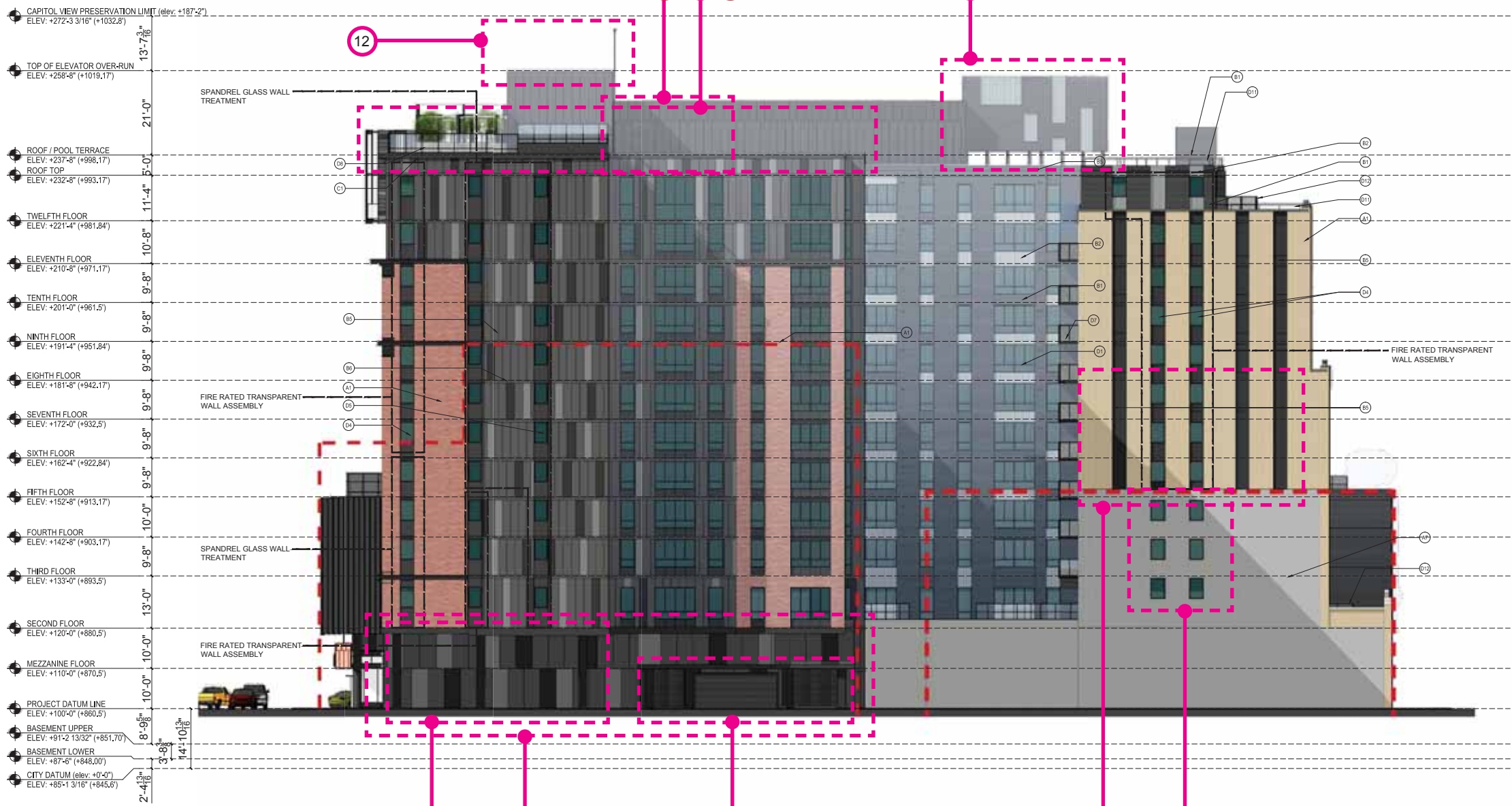
Scale
 SCALE: 3/32"=1'-0"

Date Plotted
 8.14.2016

Drawing No.
 RS-304

change list

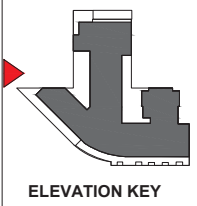
1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



BRICK CLADDING DELETED, CONCRETE COLUMNS PAINT FINISHED DARK GREY / BLACK TO MATCH CLADDING.

4 NORTH EAST ELEVATION
 SCALE: 3/32"=1'-0"
 Drawn: [Name]





- ### ELEVATION KEY NOTES
- (A0) EXISTING FACEBRICK FACADE TO BE DISMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
 - (A1) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
 - (A2) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: 500 ROME GRAY (BUFF)
 - (A3) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
 - (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
 - (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2129-40 (MEDIUM GRAY) 2128-10 (LIGHT GRAY)
 - (A6) ARCHITECTURAL STONE SPANDREL WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
 - (A7) INTEGRALLY WATERPROOFED CMU WALL, HIDDEN BY NEIGHBORING BUILDING
 - (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
 - (A9) NATURAL FINISH CONCRETE
- NOTE: ALL PAINT FINISH IDENTIFIED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

- ### METAL SEAMING & WALL SYSTEMS
- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
 - (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
 - (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2129-40 (MEDIUM GRAY) 2128-10 (LIGHT GRAY)
 - (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-280 & CC-200, COLOR: BLACK*
 - (B5) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
 - (B6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
 - (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
 - (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
 - (B9) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

- ### STRUCTURAL STEEL
- (C1) METAL CHANNELS - PAINT COLOR: BLACK*
 - (C2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
 - (C3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

- ### WINDOWS, DOORS, GLASS & GLAZING SYSTEMS
- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
 - (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
 - (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
 - (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME: COLOR: BLACK*
 - (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME: COLOR: BLACK; GLASS: GLIDCASTLE SPANDREL GLASS, COLOR: NO. 3420 GRAY
 - (D6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2128-10 (LIGHT GRAY)
 - (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
 - (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
 - (D9) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
 - (D10) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
 - (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
 - (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

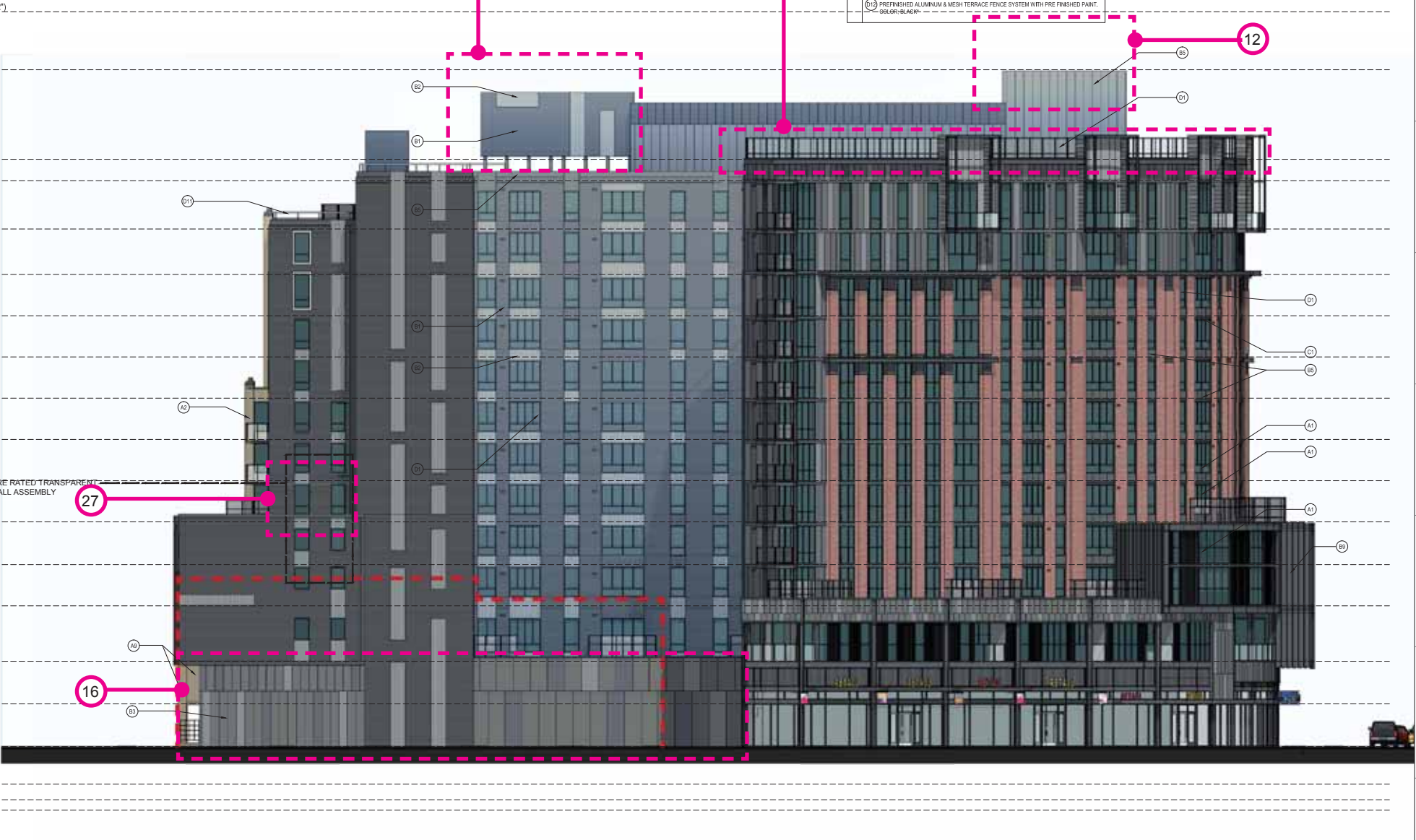
FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

- ## change list
1. Brick knee wall added at University Ave. / Gorham St. storefront.
 2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
 3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
 4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
 5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
 6. Column arrangement and location at university end on main façade changed due to unit layout changes.
 7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
 8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
 9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
 10. Bent channel at top roof line simplified to metal panel eyebrow.
 11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
 12. Multiple lighting masts centralized in single mast to rear of lift overrun.
 13. Second elevator overrun added.
 14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
 15. Black brick cladding at street. Replace CMU and stucco cladding at street.
 16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
 17. Garage door colors simplified to 1 color plus glass.
 18. Scuppers added at terraces. Flood prevention.
 19. Solid infill panel reinstated.
 20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
 21. Window location altered.
 22. Mechanical screen height increased from 20' to 23'-6"
 23. Mechanical exhaust/intake grills. Mechanical vent requirements.
 24. Brick clad columns changed to natural finish columns.
 25. Fire rated windows added. At share light well to neighbor.
 26. Brick knee wall remove from metal panel areas.
 27. Windows removed. Plan changes, windows no longer possible.
 28. Door type change. Size reduced to suit exterior space plan.
 29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

- CAPITOL VIEW PRESERVATION LIMIT (elev. +187'-2")
ELEV: +272'-3 3/16" (+1032.8')
- TOP OF ELEVATOR OVER-RUN
ELEV: +256'-8" (+1019.17')
- ROOF / POOL TERRACE
ELEV: +237'-5" (+998.17')
- ROOF TOP
ELEV: +232'-8" (+993.17')
- TWELFTH FLOOR
ELEV: +221'-4" (+981.84')
- ELEVENTH FLOOR
ELEV: +210'-8" (+971.17')
- TENTH FLOOR
ELEV: +201'-0" (+961.5)
- NINTH FLOOR
ELEV: +191'-4" (+951.84')
- EIGHTH FLOOR
ELEV: +181'-8" (+942.17')
- SEVENTH FLOOR
ELEV: +172'-0" (+932.5)
- SIXTH FLOOR
ELEV: +162'-4" (+922.84')
- FIFTH FLOOR
ELEV: +152'-8" (+913.17')
- FOURTH FLOOR
ELEV: +142'-8" (+903.17')
- THIRD FLOOR
ELEV: +133'-0" (+893.5)
- SECOND FLOOR
ELEV: +120'-0" (+880.5)
- MEZZANINE FLOOR
ELEV: +110'-0" (+870.5)
- PROJECT DATUM LINE
ELEV: +100'-0" (+860.5)
- BASEMENT UPPER
ELEV: +91'-2 1/32" (+851.70')
- BASEMENT LOWER
ELEV: +87'-6" (+848.00')
- CITY DATUM (elev. +0'-0")
ELEV: +85'-1 3/16" (+845.6')



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

5 SOUTH WEST ELEVATION
SCALE: 3/32"=1'-0"

07.10.2015 Recording Submittal

No. Date Description

Submissions & Revisions

Owner

General Contractor

Architect

Associate Architect

Structural Engineer

Mechanical and Plumbing Engineers

Electrical Engineer

Civil Engineer

Landscape Architect

Project Location

The JAMES
434 West Gorham Street
Madison, WI 53703

Drawing Title

SOUTH WEST ELEVATION

Scale

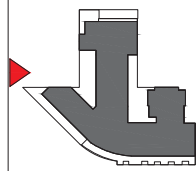
Date Printed

10.29.2015

Stamp: WISCONSIN ARCHITECTURE, JOSEPH M. ANTUNOVICH, 7579 CHICAGO, IL ARCHITECT

Drawing No.

RS-305



ELEVATION KEY

ELEVATION KEY NOTES

- (A0) EXISTING FACEBRICK FACADE TO BE DISMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A2) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: 300 ROMEO GRAY (BUFF)
- (A3) FACEBRICK 1 - FLATTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2126-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A7) INTEGRALLY WATERPROOFED CMU WALL, HIDDEN BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (A9) NATURAL FINISH CONCRETE

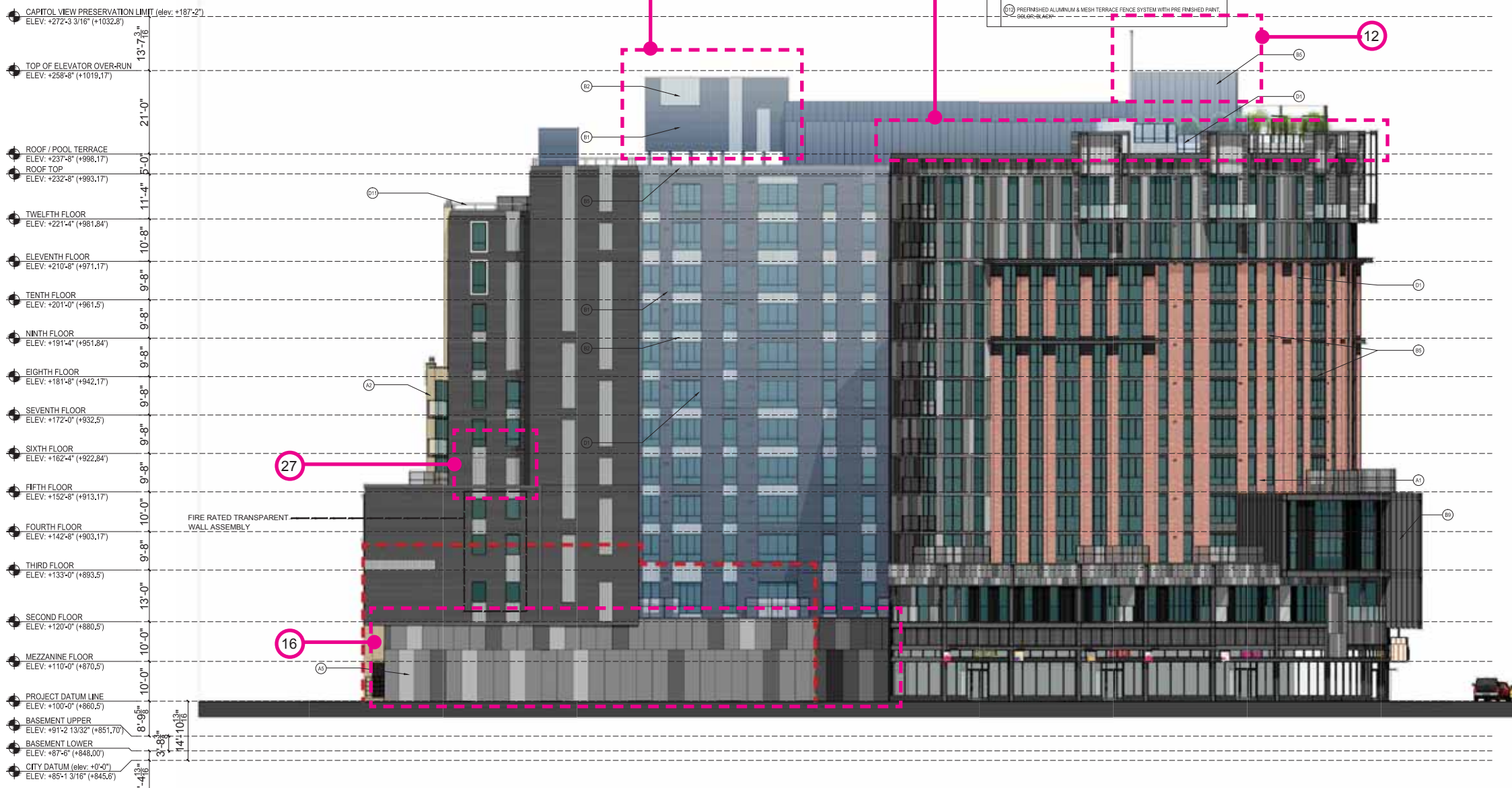
NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK, BEAUTY.

- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 219-30 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130-40 (MEDIUM GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2126-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-280 & CO-290, COLOR: BLACK
- (B5) FLAT METAL PANEL SYSTEM TO MATCH W/O/W, FRAMES, COLOR: BLACK
- (B6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH W/O/W, FRAMES, COLOR: BLACK
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (B9) METAL STANDING SEAM BRICK PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (C1) METAL CHANNELS - PAINT COLOR: BLACK
- (C2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (C3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS' FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME: COLOR: BLACK
- (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME: COLOR: BLACK; GLASS: OLDCASTLE SPANDREL GLASS, COLOR: NO. 3-400 GRAY
- (D6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2126-40 (LIGHT GRAY)
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK
- (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK
- (D9) W/O/W FILM TREATMENT ADDED TO ENTRY GLAZING
- (D10) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK
- (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.



hub ON CAMPUS
The Hub at Madison II - Record Submittal Set
 Core Campus Developers | Antunovich Associates Architecture + Planning

5 SOUTH WEST ELEVATION
 SCALE: 3/32"=1'-0"
Proposed South West Elev

PERCENTAGE OF GLASS PER LEVEL			
RESIDENTIAL			
LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
RETAIL AND RESIDENTIAL ENTRY			
	50%	88%	

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

07.10.2016 Recording Submittal
 No. Date Description
 Submissions & Revisions

CORE
 CORE OFFICE BUILDING, LLC
 224 WEST CORHAM STREET
 MADISON, WISCONSIN 53703
 PHONE: (608) 225-2200 FAX: (608) 225-2208

Architect
ANTUNOVICH ASSOCIATES
 ARCHITECTURE + PLANNING
 & INTERIOR DESIGN
 224 West Corham Street
 Suite 401 East
 Madison, Wisconsin 53703
 608.225.2200
 608.225.2208
 www.antunovich.com

Associate Architect

Structural Engineer
PIERCE ENGINEERS INC
 1100 North Lincoln Street
 Madison, WI 53705
 PE REG. NO. 13367

Mechanical and Plumbing Engineers

Electrical Engineer

Civil Engineer
Burse
 Engineering and
 Consulting, Inc.
 2801 International Lane, Suite #101
 Madison, WI 53704
 Phone: 608.225.2215
 Fax: 608.225.2208
 www.burseeng.com

Landscaping Architect
Land Design
 400 West Park Street
 Suite 200
 Madison, WI 53703

Project Location
 The JAMES
 434 West Corham Street
 Madison, WI 53703

Drawing Title
 SOUTH WEST ELEVATION

Scale
 SCALE: 3/32"=1'-0"

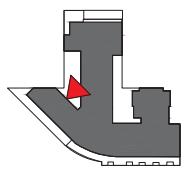
Stamp
 WISCONSIN
 JOSEPH M. ANTUNOVICH
 7509
 CHICAGO, IL
 ARCHITECT

Date Printed
 8.14.2016

Drawing No.
 RS-305

- ### change list
- Brick knee wall added at University Ave. / Gorham St. storefront.
 - Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
 - Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
 - Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
 - Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
 - Column arrangement and location at university end on main façade changed due to unit layout changes.
 - Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
 - Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
 - Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
 - Bent channel at top roof line simplified to metal panel eyebrow.
 - Glass pool terrace screen scope reduced. Pool terrace size reduced.
 - Multiple lighting masts centralized in single mast to rear of lift overrun.
 - Second elevator overrun added.
 - Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
 - Black brick cladding at street. Replace CMU and stucco cladding at street.
 - CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
 - Garage door colors simplified to 1 color plus glass.
 - Scuppers added at terraces. Flood prevention.
 - Solid infill panel reinstated.
 - Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
 - Window location altered.
 - Mechanical screen height increased from 20' to 23'-6"
 - Mechanical exhaust/intake grills. Mechanical vent requirements.
 - Brick clad columns changed to natural finish columns.
 - Fire rated windows added. At share light well to neighbor.
 - Brick knee wall remove from metal panel areas.
 - Windows removed. Plan changes, windows no longer possible.
 - Door type change. Size reduced to suit exterior space plan.
 - All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

NEW PROPOSED -



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FACADE TO BE DISMANTLED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2126-46 (MEDIUM GRAY) 2126-40 (LIGHT GRAY)
- (A) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (A) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

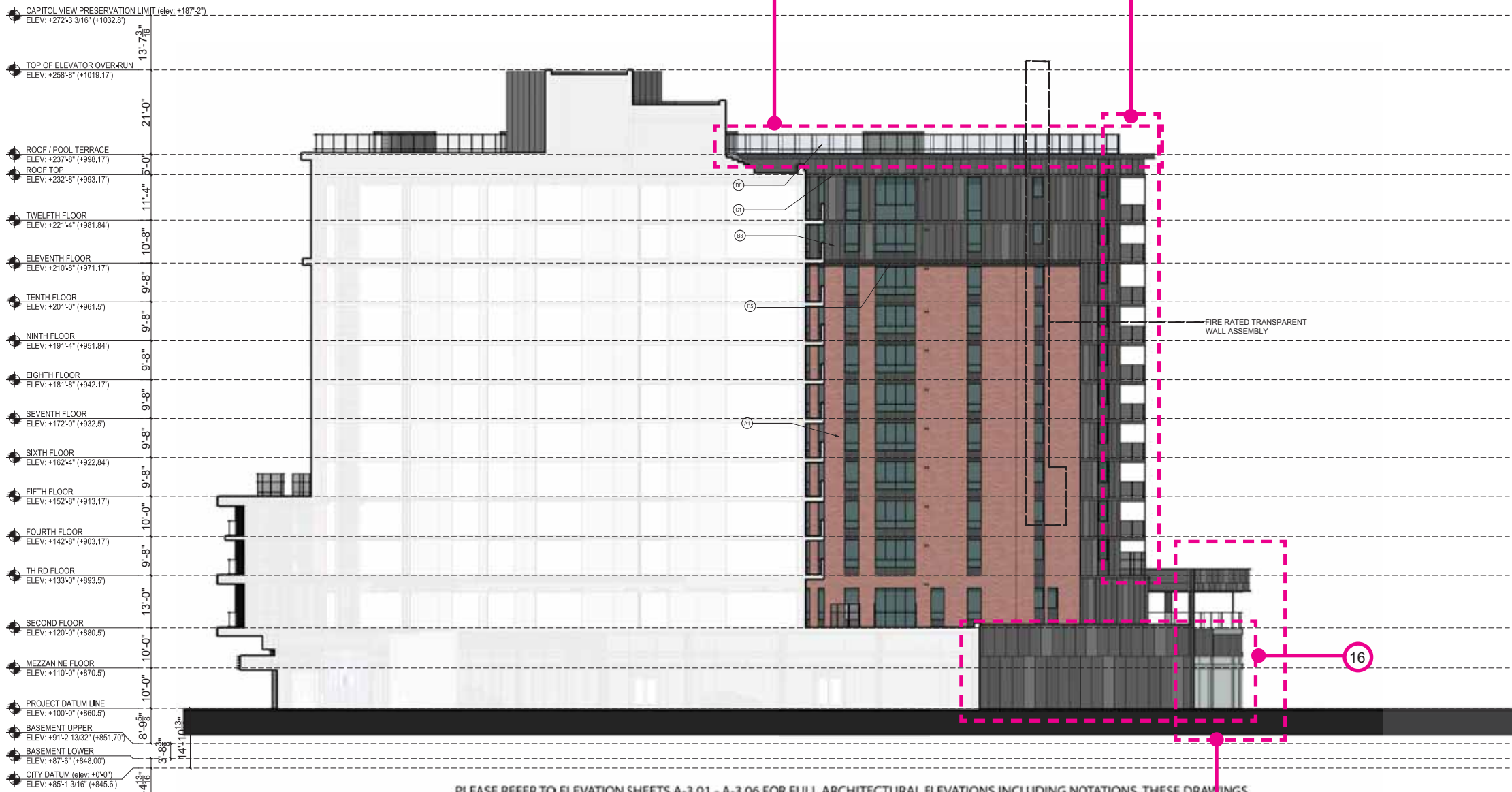
- (B) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (B) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (B) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2126-46 (MEDIUM GRAY) 2126-40 (LIGHT GRAY)
- (B) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-260 & CO-300, COLOR: BLACK
- (B) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK
- (B) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (B) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK
- (B) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (B) METAL STANDING SEAM SEING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (C) METAL CHANNELS - PAINT COLOR: BLACK
- (C) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (C) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (D) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR: BLACK
- (D) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR: BLACK, GLASS: OLGCASTLE SPANDREL GLASS, COLOR: NO. 3-620 GRAY
- (D) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2126-40 (LIGHT GRAY)
- (D) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK
- (D) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK
- (D) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (D) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (D) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK
- (D) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

6 NORTH ELEVATION
SCALE: 3/32"=1'-0"

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

No.	Date	Description
07.10.2015		Recording Submittal
Submissions & Revisions		

Owner: CORE GROUP

Architect: ANTUNOVICH ASSOCIATES

Structural Engineer: PIERCE ENGINEERS INC.

Mechanical and Plumbing Engineers: PIERCE ENGINEERS INC.

Electrical Engineer: PIERCE ENGINEERS INC.

Civil Engineer: PIERCE ENGINEERS INC.

Landscape Architect: Schaefer Land Design

Project Location: The JAMES, 434 West Gorham Street, Madison, WI 53703

Drawing Title: NORTH ELEVATION

Scale: 3/32"=1'-0"

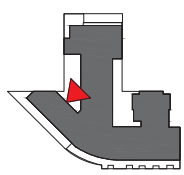
Date Printed: 10.29.2015

Sheet: RS-306

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.





ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FACADE TO BE DEMOLISHED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: SSS ROME GRAY (BUFF)
- (A) PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WINE (BUFF)
- (A) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-30 (DARK GRAY), 2126-40 (MEDIUM GRAY), 2129-40 (LIGHT GRAY)
- (A) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (A) NATURAL FINISH CONCRETE

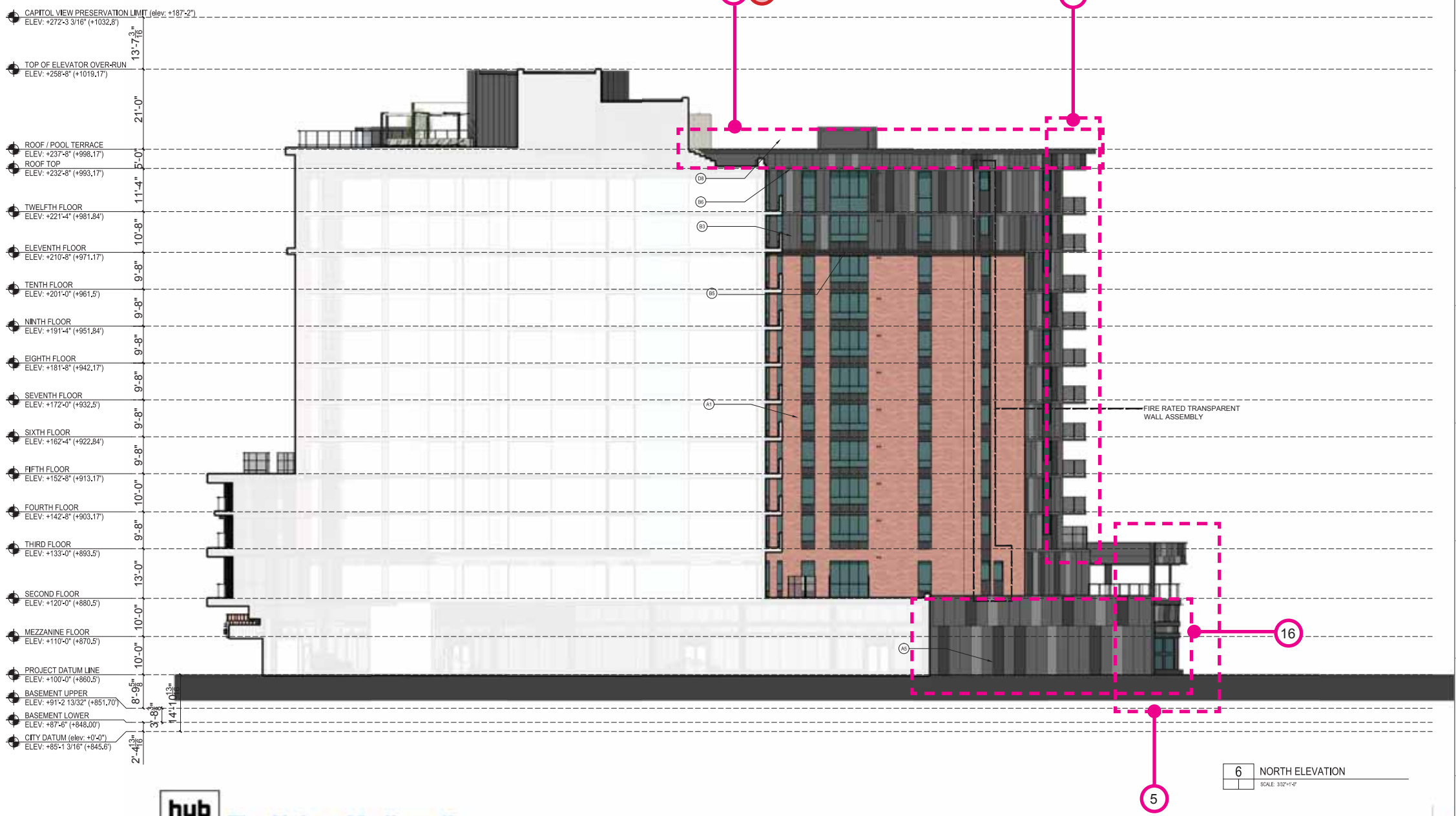
NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

- (B) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (B) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-40 (MEDIUM GRAY)
- (B) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY), 2126-40 (MEDIUM GRAY), 2129-40 (LIGHT GRAY)
- (B) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-260 & CC-200, COLOR: BLACK
- (B) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK
- (B) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (B) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK
- (B) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (B) METAL STANDING SEAM SEAM PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (C) METAL CHANNELS - PAINT COLOR: BLACK
- (C) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (C) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (D) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DECISIONS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK
- (D) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK, GLASS: OLDCASTLE SPANDREL GLASS, COLOR: No. 3480 GRAY
- (D) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2128-40 (LIGHT GRAY)
- (D) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK
- (D) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK
- (D) WDW: FILM TREATMENT ADDED TO ENTRY GLAZING
- (D) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2128-30 (DARK GRAY)
- (D) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK
- (D) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.



hub ON CAMPUS The Hub at Madison II - Record Submittal Set

6 NORTH ELEVATION
SCALE: 3/32"=1'-0"
Proposed 6 Elevation

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
		50%
		88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

07.10.2016 Recording Submittal

No.	Date	Description
Submissions & Revisions		

Owner: CORE

Architect: ANTUNOVICH ASSOCIATES ARCHITECTURE & PLANNING INC.

Associate Architect: Pierce Engineers Inc.

Mechanical and Plumbing Engineers: Pierce Engineers Inc.

Electrical Engineer: Pierce Engineers Inc.

Civil Engineer: Burse Engineering, Inc.

Landscaping Architect: Land Design

Project Location: The JAMES, 434 West Corham Street, Madison, WI 53703

Drawing Title: NORTH ELEVATION

Scale: 3/32"=1'-0"

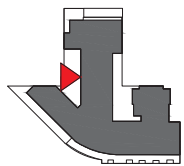
Drawn: JOSEPH M. ANTUNOVICH, ARCHITECT

Date Plotted: 6.14.2016

Drawing No: RS-306

- ### change list
- Brick knee wall added at University Ave. / Gorham St. storefront.
 - Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
 - Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
 - Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
 - Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
 - Column arrangement and location at university end on main facade changed due to unit layout changes.
 - Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
 - Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
 - Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
 - Bent channel at top roof line simplified to metal panel eyebrow.
 - Glass pool terrace screen scope reduced. Pool terrace size reduced.
 - Multiple lighting masts centralized in single mast to rear of lift overrun.
 - Second elevator overrun added.
 - Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
 - Black brick cladding at street. Replace CMU and stucco cladding at street.
 - CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
 - Garage door colors simplified to 1 color plus glass.
 - Scuppers added at terraces. Flood prevention.
 - Solid infill panel reinstated.
 - Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
 - Window location altered.
 - Mechanical screen height increased from 20' to 23'-6"
 - Mechanical exhaust/intake grills. Mechanical vent requirements.
 - Brick clad columns changed to natural finish columns.
 - Fire rated windows added. At share light well to neighbor.
 - Brick knee wall remove from metal panel areas.
 - Windows removed. Plan changes, windows no longer possible.
 - Door type change. Size reduced to suit exterior space plan.
 - All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

NEW PROPOSED -



ELEVATION KEY

ELEVATION KEY NOTES

- (M) EXISTING FACEBRICK FACADE TO BE DISMANTLED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (F) FACEBRICK 1 - UTILITY SIDE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (F) FACEBRICK 2 - MODULAR SIDE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: S93 ROME GRAY (BUFF)
- (A) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHITE (BUFF)
- (C) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 213-30 (DARK GRAY) 213-46 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (A) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (I) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (P) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (N) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-10, BLACK BEAUTY.

- (H) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (V) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (A) FLAT METAL PANEL SYSTEM, 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 213-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (A) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-260 & CC-200, COLOR: BLACK
- (F) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK
- (B) BREAK METAL, INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (M) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK
- (P) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (M) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (S) METAL CHANNELS - PAINT COLOR: BLACK
- (C) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (C) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (A) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (A) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (S) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (F) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK
- (A) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INfill, FRAME COLOR: BLACK, GLASS: OLDCASTLE SPANDREL, GLASS, COLOR: No. 3420 GRAY
- (A) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2128-40 (LIGHT GRAY)
- (A) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK
- (A) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK
- (W) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (C) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (P) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK
- (P) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK

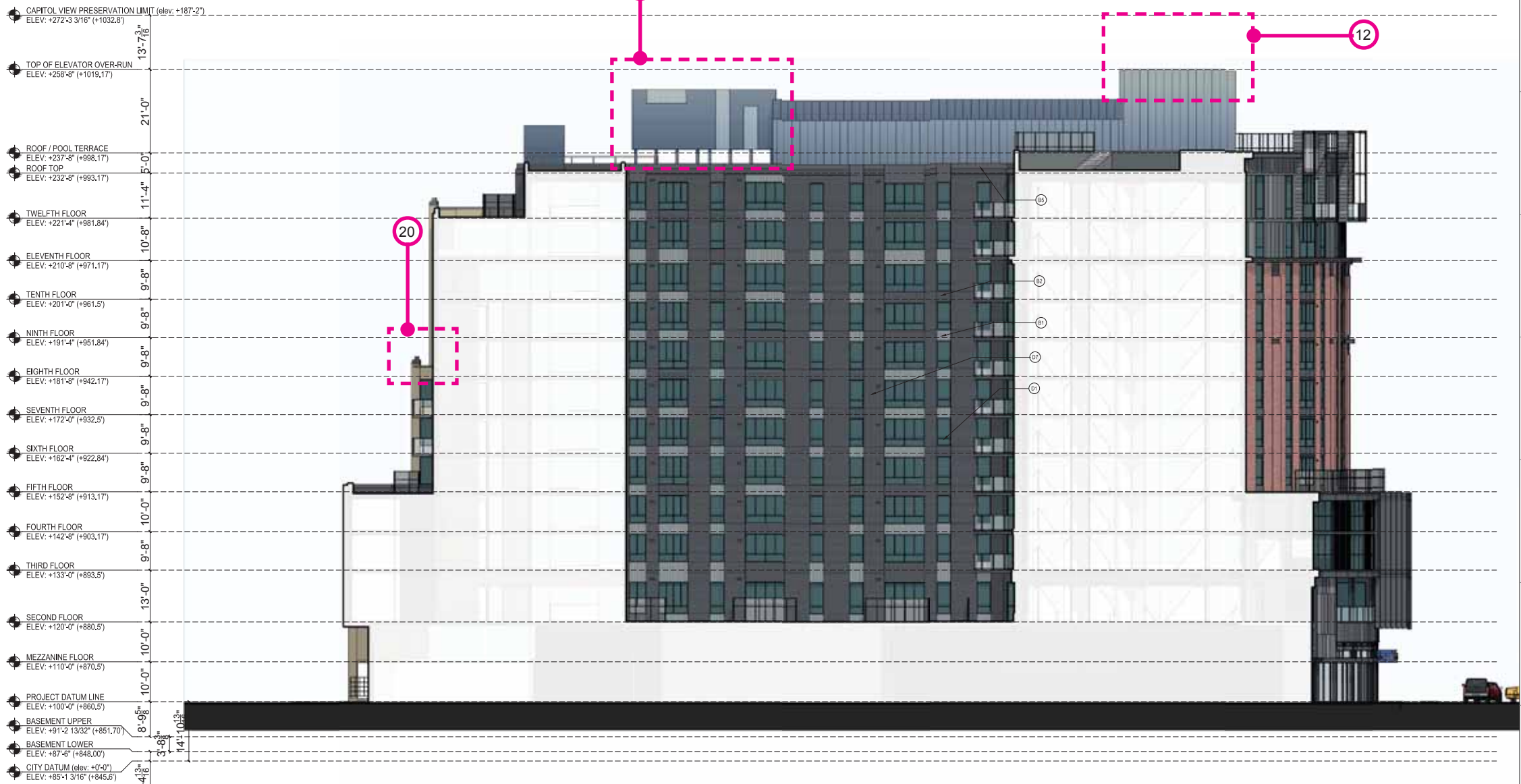
FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main facade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

7 SOUTH WEST ELEVATION
SCALE: 3/32"=1'-0"

07.10.2015 Recording Submittal

No.	Date	Description
Submissions & Revisions		

Owner: CORE

Architect: ANTUNOVICH ASSOCIATES

Structural Engineer: PIERCE ENGINEERS INC.

Mechanical and Plumbing Engineers: PIERCE ENGINEERS INC.

Electrical Engineer: PIERCE ENGINEERS INC.

Civil Engineer: PIERCE ENGINEERS INC.

Landscape Architect: Schaefer Land Design

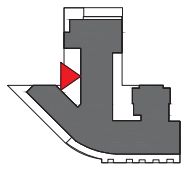
Project Location: The JAMES, 434 West Gorham Street, Madison, WI 53703

Drawing Title: SOUTH WEST ELEVATION

Scale: 3/32"=1'-0"

Date Printed: 10.29.2015

Project No.: RS-307



ELEVATION KEY

ELEVATION KEY NOTES

- (M) EXISTING FACEBRICK FACADE TO BE DISMANTLED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (K) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: 900 ROME GRAY (BUFF)
- (C) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (M) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2129-48 (MEDIUM GRAY) 2129-49 (LIGHT GRAY)
- (M) ARCHITECTURAL STONE PARAPET WALL, CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (M) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (M) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (M) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-10, BLACK BEAUTY.

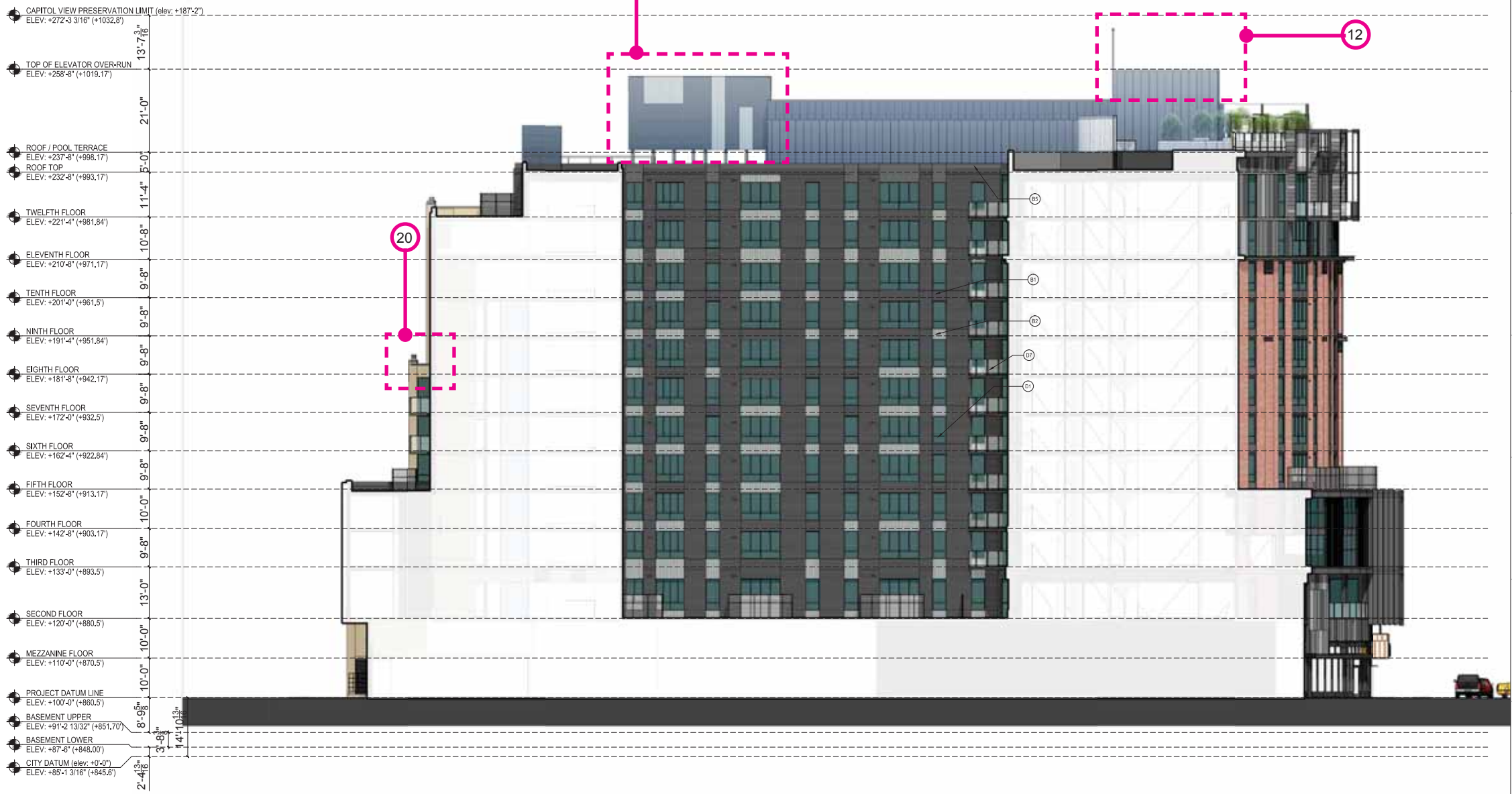
- (B) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130 (DARK GRAY)
- (E) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130 (DARK GRAY)
- (B) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2129-40 (MEDIUM GRAY) 2129-49 (LIGHT GRAY)
- (B) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-360 & CO-365, COLOR: BLACK*
- (B) FLAT METAL PANEL SYSTEM TO MATCH WINDOW FRAMES, COLOR: BLACK*
- (B) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (B) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WINDOW FRAMES, COLOR: BLACK*
- (B) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
- (B) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

- (C) METAL CHANNELS - PAINT COLOR: BLACK*
- (C) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (C) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

- (D) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS' FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK*
- (D) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK*, GLASS: OLDCASTLE SPANDREL GLASS, COLOR: No. 3420 GRAY*
- (D) ALUMINUM LOUVER CANOPY WITH TINTED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2129-49 (LIGHT GRAY)
- (D) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D) WINDOW FILM TREATMENT ADDED TO ENTRY GLAZING
- (D) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (D) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.



hub ON CAMPUS The Hub at Madison II - Record Submittal Set

7 SOUTH WEST ELEVATION SCALE: 3/32"=1'-0"

Proposed 7 Elevation

PERCENTAGE OF GLASS PER LEVEL			
RESIDENTIAL			
LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
RETAIL AND RESIDENTIAL ENTRY			
	50%	88%	

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

No.	Date	Description
07.10.2016	Recording Submittal	

Submissions & Revisions

Owner: CORE

Architect: ANTUNOVICH ASSOCIATES ARCHITECTURE PLANNING & INTERIOR DESIGN

Associate Architect: PIERCE ENGINEERS INC.

Mechanical and Plumbing Engineers: PIERCE ENGINEERS INC.

Electrical Engineer: Purse

Landscaping Architect: Land Design

Project Location: The JAMES 434 West Cortram Street Madison, WI 53703

Drawing Title: SOUTH WEST ELEVATION

Scale: 3/32"=1'-0"

Drawn: JOSEPH M. ANTUNOVICH 7509 CHICAGO, IL ARCHITECT

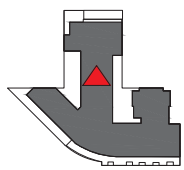
Date Plotted: 8.14.2016

Drawing No: RS-307

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

NEW PROPOSED -



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FACADE TO BE DEMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (B) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (C) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: S&S ROME GRAY (BUFF)
- (D) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (E) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (B&F)
- (F) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 213-10 (DARK GRAY) 2126-46 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (G) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (H) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (I) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (J) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-10, BLACK BEAUTY.

- (K) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (L) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 213-10 (MEDIUM GRAY)
- (M) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 213-10 (DARK GRAY) 2126-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (N) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-260 & CC-200, COLOR: BLACK
- (O) FLAT METAL PANEL SYSTEM TO MATCH W/VD, FRAMES, COLOR: BLACK
- (P) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (Q) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH W/VD, FRAMES, COLOR: BLACK
- (R) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (S) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (T) METAL CHANNELS - PAINT COLOR: BLACK
- (U) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (V) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (W) WINDOW, COORD. GLASS & GLAZING SYSTEMS
- (1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DECISIONS AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK
- (5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK, GLASS: OLDCASTLE SPANDREL GLASS, COLOR: No. 3-800 GRAY
- (6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2128-40 (LIGHT GRAY)
- (7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK
- (8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK
- (9) W/VD, FILM TREATMENT ADDED TO ENTRY GLAZING
- (10) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK
- (12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY

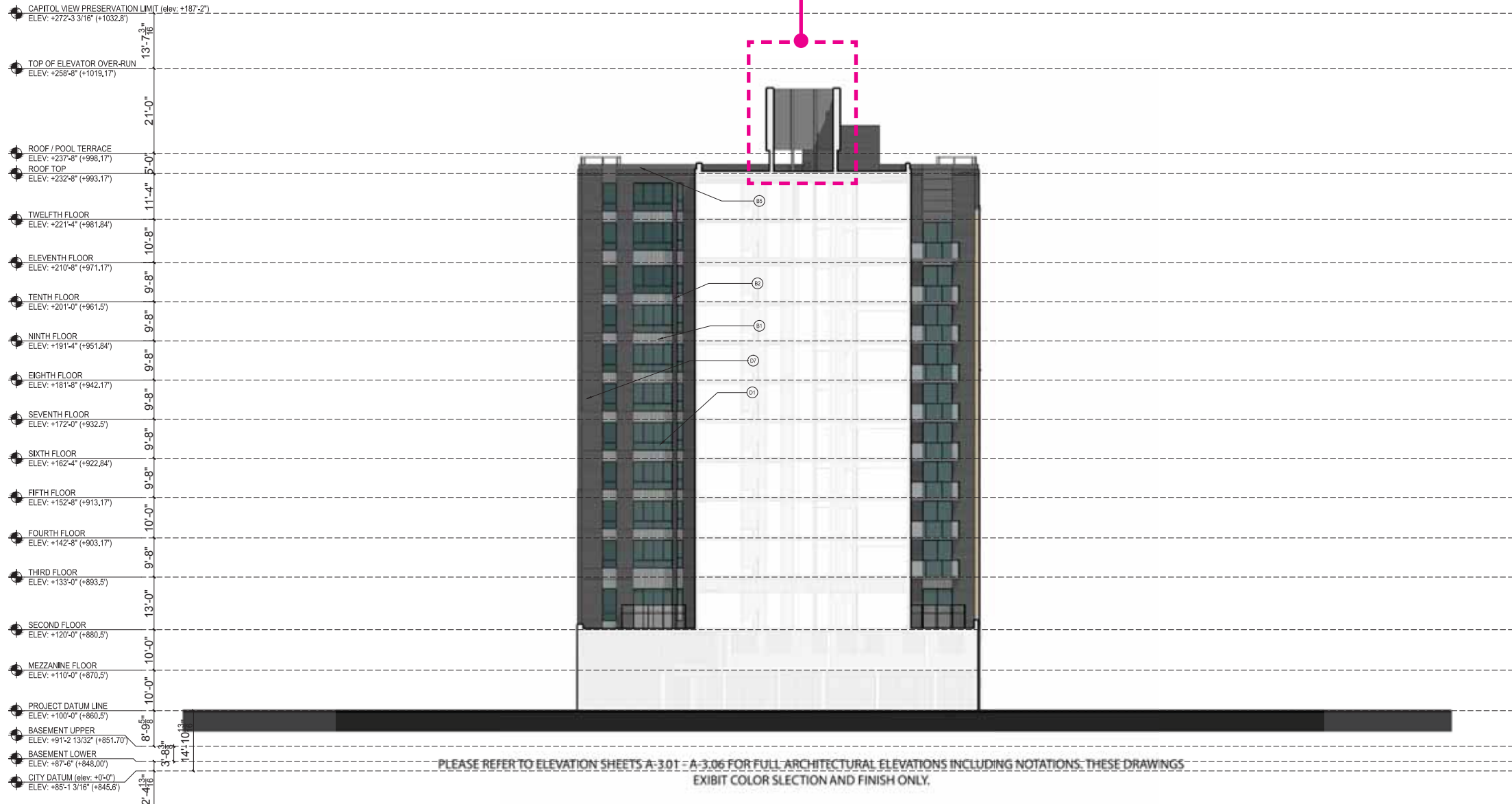
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL			
RESIDENTIAL			
LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
RETAIL AND RESIDENTIAL ENTRY			
1	50%	88%	

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass Pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



8 NORTH WEST ELEVATION
SCALE: 3/32"=1'-0"

07.10.2015 Recording Submittal

No. Date Description

Submissions & Revisions

Owner

General Contractor

Architect

Associate Architect

Structural Engineer

Mechanical and Plumbing Engineers

Electrical Engineer

Civil Engineer

Landscape Architect

Project Location

The JAMES
434 West Gorham Street
Madison, WI 53703

Drawing Title

NORTH WEST ELEVATION

Scale

Date Printed

10.29.2015

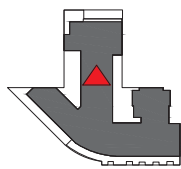
Professional Seal

JOSEPH M. ANTUNOVICH
7579
CHICAGO, IL
ARCHITECT

Drawing No.

RS-308





ELEVATION KEY

ELEVATION KEY NOTES

(M) EXISTING FACEBRICK FAÇADE TO BE DISMANTLED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT

(A) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)

(N) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: 580 ROME GRAY (BUFF)

(R) FACEBRICK 1 - PILASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)

(S) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)

(T) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 213-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)

(U) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)

(V) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)

(W) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK

(X) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-10, BLACK BEAUTY.

METAL BRING & WALL SYSTEMS

(1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 213-30 (DARK GRAY)

(2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 213-30 (DARK GRAY)

(3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 213-30 (DARK GRAY) 2129-40 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)

(4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-200 & CC-300, COLOR: BLACK

(5) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK

(6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)

(7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK

(8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK

(9) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

STRUCTURAL STEEL

(C) METAL CHANNELS - PAINT COLOR: BLACK

(D) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK

(E) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

WINDOWS, DOORS, GLASS CURTAIN SYSTEMS

(10) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK

(11) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK

(12) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS

(13) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK

(14) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK, GLASS: DUCCASTLE SPANDREL GLASS, COLOR: No. 3480 (GRAY)

(15) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2128-40 (LIGHT GRAY)

(16) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK

(17) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK

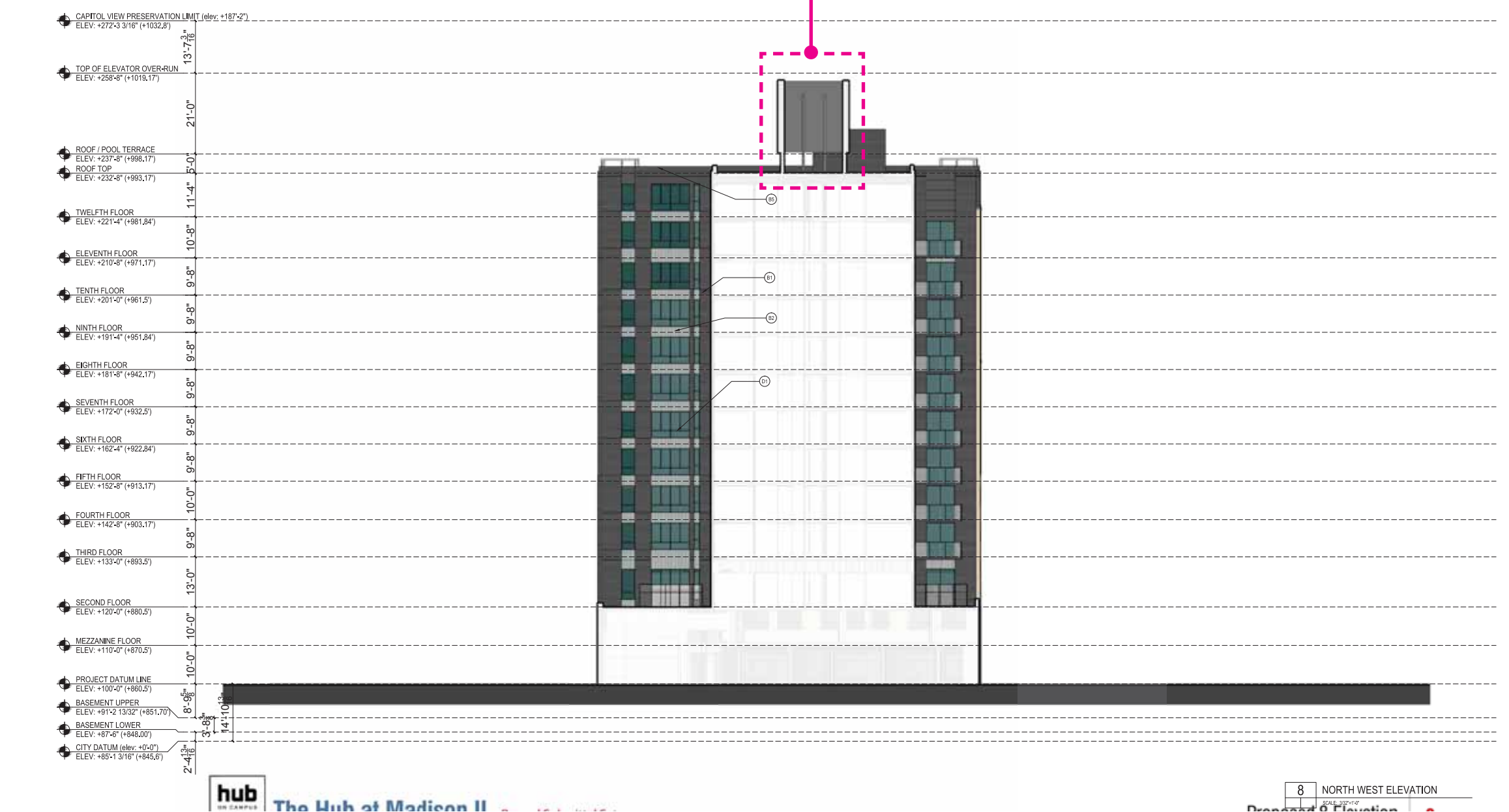
(18) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING

(19) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)

(20) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK

(21) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.



PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	34%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

No.	Date	Description
07.10.2016	Recording Submittal	

Submissions & Revisions

Owner: **CORE**

Architect: **ANTUNOVICH ASSOCIATES**

Structural Engineer: **PIERCE ENGINEERS INC**

Mechanical and Plumbing Engineers: **PURSE**

Electrical Engineer: **Land Design**

Project Location: **The JAMES**
434 West Gorham Street
Madison, WI 53703

Drawing Title: **NORTH WEST ELEVATION**

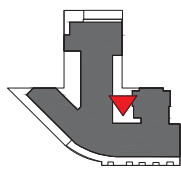
Scale: **AS SHOWN**

Date Printed: **6/14/2016**

Project No.: **RS-308**

change list

- Brick knee wall added at University Ave. / Gorham St. storefront.
- Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
- Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
- Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
- Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
- Column arrangement and location at university end on main façade changed due to unit layout changes.
- Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
- Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
- Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
- Bent channel at top roof line simplified to metal panel eyebrow.
- Glass pool terrace screen scope reduced. Pool terrace size reduced.
- Multiple lighting masts centralized in single mast to rear of lift overrun.
- Second elevator overrun added.
- Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
- Black brick cladding at street. Replace CMU and stucco cladding at street.
- CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
- Garage door colors simplified to 1 color plus glass.
- Scuppers added at terraces. Flood prevention.
- Solid infill panel reinstated.
- Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
- Window location altered.
- Mechanical screen height increased from 20' to 23'-6"
- Mechanical exhaust/intake grills. Mechanical vent requirements.
- Brick clad columns changed to natural finish columns.
- Fire rated windows added. At share light well to neighbor.
- Brick knee wall remove from metal panel areas.
- Windows removed. Plan changes, windows no longer possible.
- Door type change. Size reduced to suit exterior space plan.
- All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FAÇADE TO BE DISMANTLED & RESULT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (B) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (C) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: SBI ROME GRAY (BUFF)
- (D) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (E) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (F) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2126-49 (MEDIUM GRAY) 2128-40 (LIGHT GRAY)
- (G) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (H) INTEGRALLY WATERPROOFED CMU WALL - (HIDDEN BY NEIGHBORING BUILDING)
- (I) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (J) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-10, BLACK BEAUTY.

METAL SIDING & WALL SYSTEMS

- (K) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2131-30 (DARK GRAY)
- (L) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130-40 (MEDIUM GRAY)
- (M) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2126-49 (LIGHT GRAY)
- (N) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASING PANELS, CO-COIR & CO-COIR, COLOR: BLACK*
- (O) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (P) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (Q) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
- (R) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
- (S) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

STRUCTURAL STEEL

- (T) METAL CHANNELS - PAINT COLOR: BLACK*
- (U) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (V) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

WINDOWS, DOORS, GLASS & GLAZING SYSTEMS

- (W) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (X) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (Y) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (Z) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR: BLACK*
- (AA) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK*; GLASS: OLDCASTLE SPANDREL GLASS, COLOR: No. 3420 GRAY*
- (AB) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2128-40 (LIGHT GRAY)
- (AC) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
- (AD) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
- (AE) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (AF) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (AG) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
- (AH) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL

LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
RETAIL AND RESIDENTIAL ENTRY	1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

RECORDING SUBMITTALS

No.	Date	Description
07.10.2015		Recording Submittal

SUBMISSIONS & REVISIONS

No.	Date	Description

CORE

CHUCK BRONKHORST, LLC
224 WEST NORTH AVENUE
CHICAGO, IL 60610

PHONE: (773) 272-2000
FAX: (773) 272-1000

ANTUNOVICH ASSOCIATES

ARCHITECTS & INTERIOR DESIGN

224 WEST NORTH AVENUE
CHICAGO, IL 60610

PHONE: (773) 272-2000
FAX: (773) 272-1000

PIERCE ENGINEERS INC.

MECHANICAL AND PLUMBING ENGINEERS

1100 N. LAKE STREET
CHICAGO, IL 60610

PHONE: (773) 272-2000
FAX: (773) 272-1000

PIERCE ENGINEERS INC.

ELECTRICAL ENGINEER

1100 N. LAKE STREET
CHICAGO, IL 60610

PHONE: (773) 272-2000
FAX: (773) 272-1000

PIERCE ENGINEERS INC.

CIVIL ENGINEER

1100 N. LAKE STREET
CHICAGO, IL 60610

PHONE: (773) 272-2000
FAX: (773) 272-1000

SCHAFFER LAND DESIGN

LANDSCAPE ARCHITECT

100 West Park Drive
Naperville, Illinois 60563

The JAMES

434 West Gorham Street
Madison, WI 53703

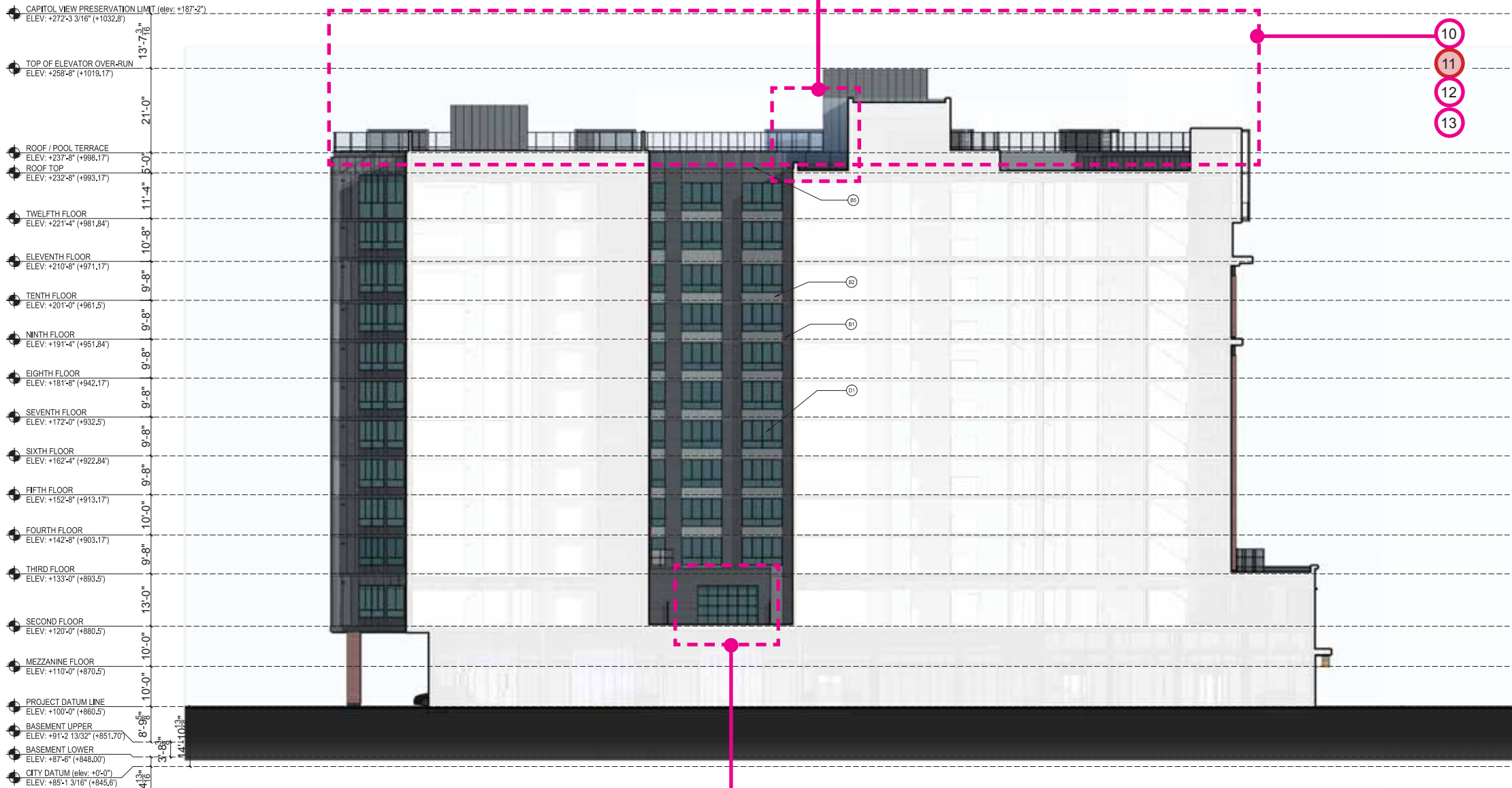
WISCONSIN ARCHITECT

JOSEPH M. ANTUNOVICH
7679
CHICAGO, IL

RS-309

change list

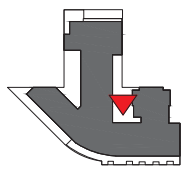
1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

9 SOUTH EAST ELEVATION
SCALE: 3/32"=1'-0"





ELEVATION KEY

ELEVATION KEY NOTES

MASONRY CONCRETE/STUCCO

- (A) EXISTING FACEBRICK FACADE TO BE DEMOLISHED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A2) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: S&S ROME GRAY (BUFF)
- (A3) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2126-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL, CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: OAKWOOD (GRAY)
- (A7) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (A9) NATURAL FINISH CONCRETE

NOTE: * ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

METAL SIDING & WALL SYSTEMS

- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2135-50 (MEDIUM GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-280 & CC-290, COLOR: BLACK*
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
- (B9) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

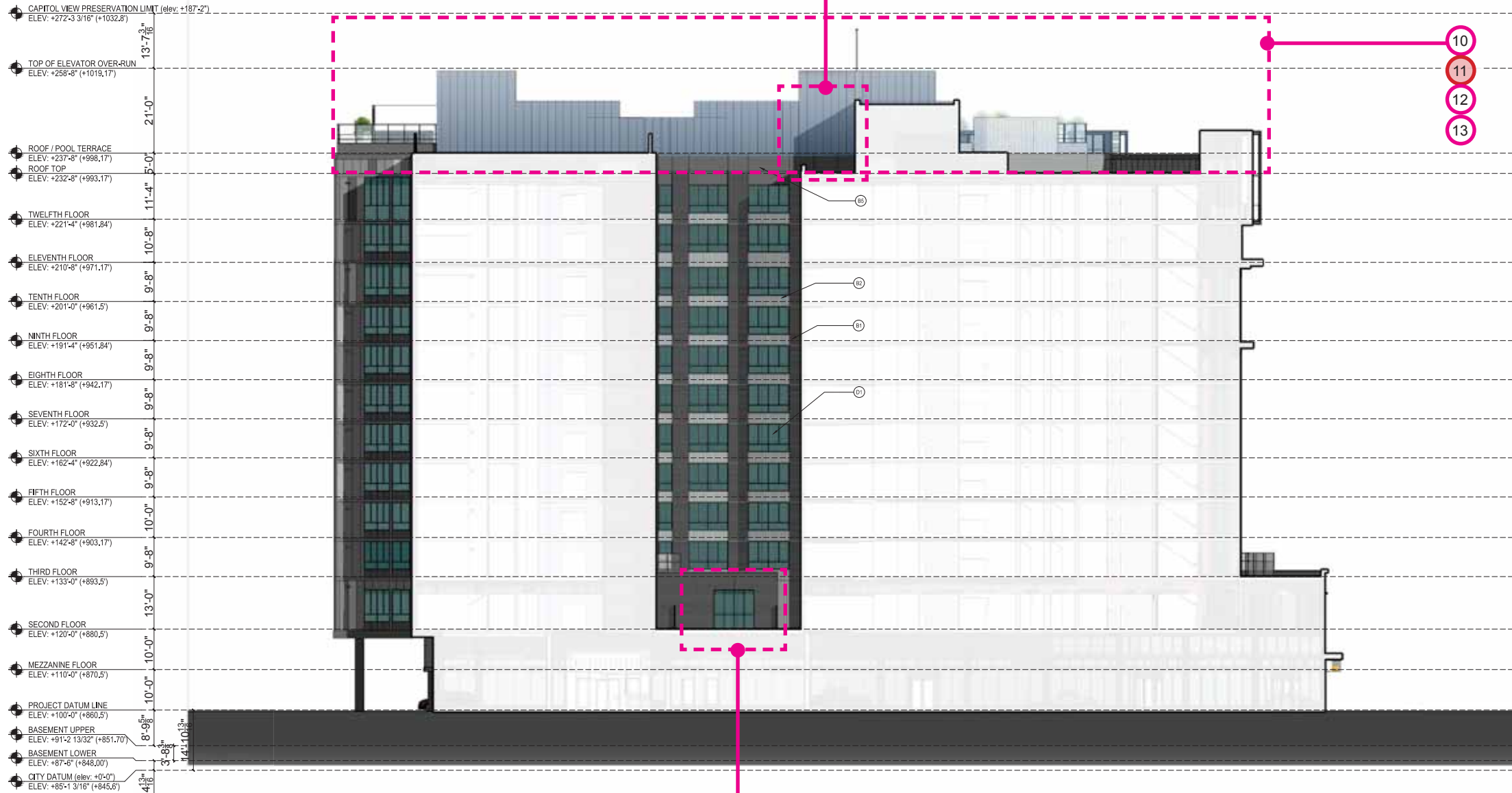
STRUCTURAL STEEL

- (C) METAL CHANNELS - PAINT COLOR: BLACK*
- (C1) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (C2) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

WINDOW, DOOR, GLASS & GLAZING SYSTEMS

- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGN AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS.
- (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR: BLACK*
- (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR: BLACK; GLASS: OLDCASTLE SPANDREL GLASS, COLOR: NO. 3-820 GRAY.
- (D6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2128-40 (LIGHT GRAY)
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D9) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (D10) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 2131-30 (DARK GRAY)
- (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.



hub ON CAMPUS
The Hub at Madison II - Record Submittal Set

9 SOUTH EAST ELEVATION
SCALE: 3/32"=1'-0"
Proposed 10 Elevation

PERCENTAGE OF GLASS PER LEVEL			
RESIDENTIAL			
LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
13	50%	88%	

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

No.	Date	Description
07.10.2016	Recording Submittal	

Submissions & Revisions

Owner: **CORE**

Architect: **ANTUNOVICH ASSOCIATES**
ARCHITECTURE PLANNING & INTERIORS
224 West Wilson Street
Madison, WI 53703
TEL: 608-255-9999
WWW.ANTUNOVICH.COM

Associate Architect: **PIERCE ENGINEERS INC.**
1100 North Lincoln Street
Madison, WI 53703
TEL: 608-255-9999
WWW.PIERCEENGINEERS.COM

Mechanical and Plumbing Engineers: **TE**

Electrical Engineer: **Burse**
Engineering and
Construction, Inc.
2801 International Drive, Suite #101
Madison, WI 53704
TEL: 608-255-9999
WWW.BURSEENGINEERING.COM

Landscaping Architect: **Land Design**
445 West Park Street
Madison, Wisconsin 53703
TEL: 608-255-9999

Project Location: **The JAMES**
434 West Gorham Street
Madison, WI 53703

Drawing Title: **SOUTH EAST ELEVATION**

Scale: **3/32"=1'-0"**

Sheet: **RS-309**

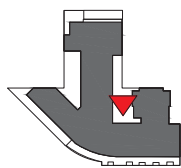
Date Plotted: **8.14.2016**

Architect Seal: **ANTUNOVICH ASSOCIATES ARCHITECT**

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.

NEW PROPOSED -



ELEVATION KEY

ELEVATION KEY NOTES

- (A0) EXISTING FACEBRICK FACADE TO BE DEMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A1) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A2) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: 500 ROMEO GRAY (BUFF)
- (A3) FACEBRICK 1 - PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A4) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A5) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2126-46 (MEDIUM GRAY) 2104 (LIGHT GRAY)
- (A6) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A7) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A8) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (A9) NATURAL FINISH CONCRETE

NOTE: * ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2126-10, BLACK BEAUTY.

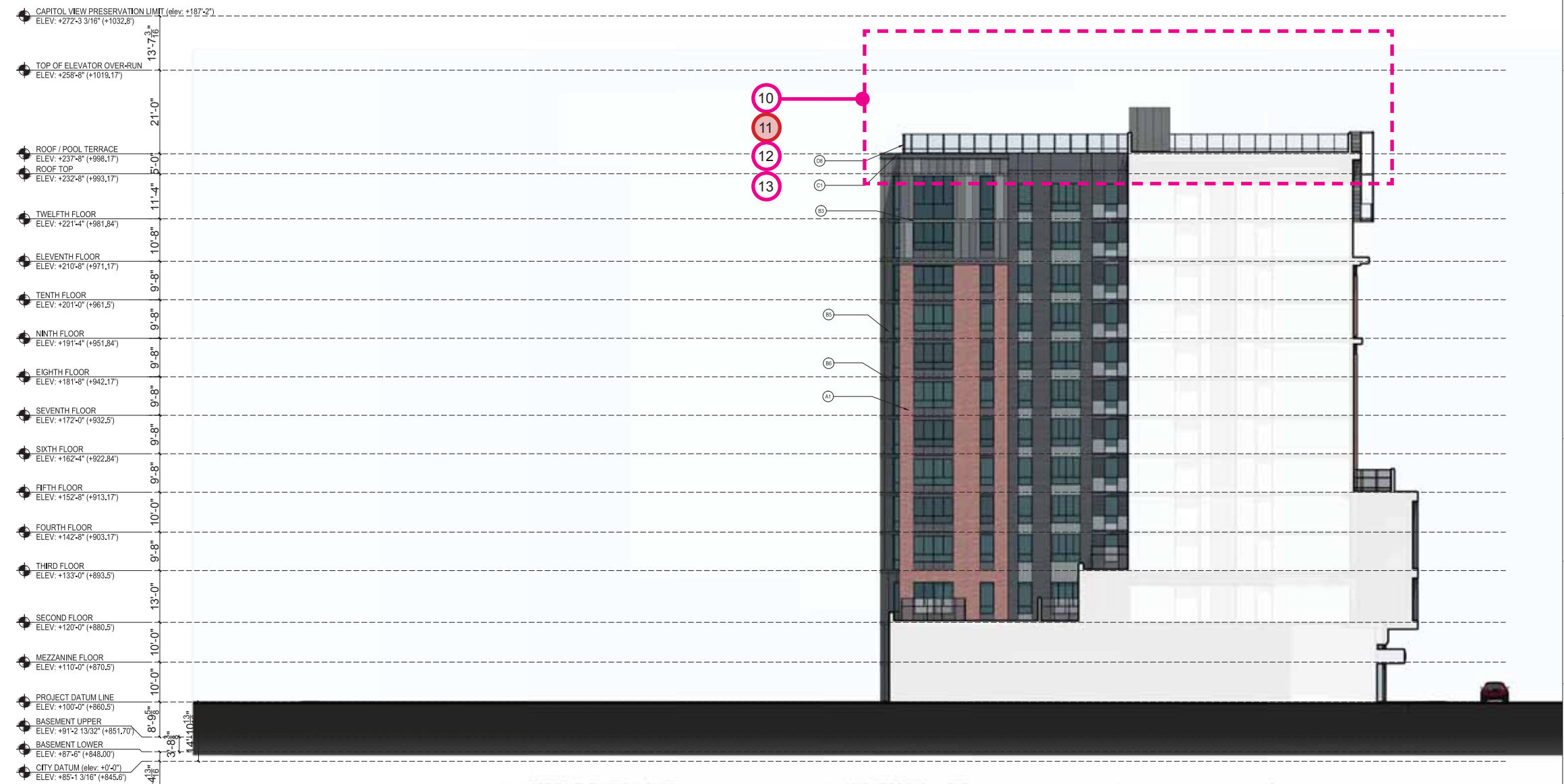
- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130-46 (MEDIUM GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2129-40 (MEDIUM GRAY) 2126-40 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-260 & CC-260, COLOR: BLACK*
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
- (B9) METAL STANDING SEAM SEAMS PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

- (C1) METAL CHANNELS - PAINT COLOR: BLACK*
- (C2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (C3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR: BLACK*
- (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK*, GLASS: OLOCASTLE SPANDREL GLASS, COLOR: No. 3-620 GRAY.
- (D6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2126-40 (LIGHT GRAY)
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D9) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (D10) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

10 NORTH EAST ELEVATION
SCALE: 3/32"=1'-0"

PERCENTAGE OF GLASS PER LEVEL			
RESIDENTIAL			
LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
RETAIL AND RESIDENTIAL ENTRY			
1	50%	88%	

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

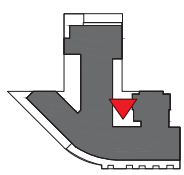
No.	Date	Description
07.10.2015		Recording Submittal
		Submissions & Revisions

Owner: CORE CAMPUS DEVELOPERS, LLC
 General Contractor: CORE CAMPUS DEVELOPERS, LLC
 Architect: ANTUNOVICH ASSOCIATES
 Associate Architect: PIECE ENGINEERS INC.
 Mechanical and Plumbing Engineers: PIECE ENGINEERS INC.
 Electrical Engineer: PIECE ENGINEERS INC.
 Civil Engineer: FURSE ENGINEERING AND CONSULTING, INC.
 Landscape Architect: SCHAFFER LAND DESIGN
 Project Location: The JAMES, 434 West Gorham Street, Madison, WI 53703
 Drawing Title: NORTH WEST ELEVATION
 Date Printed: 10.29.2015
 Drawing No.: RS-310

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.





ELEVATION KEY

ELEVATION KEY NOTES

- (A1) EXISTING FACEBRICK FACADE TO BE DEMOLISHED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT.
- (A2) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A3) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: S&S ROME GRAY (BUFF)
- (A4) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A5) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A6) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE NO. 213-30 (DARK GRAY) 212-46 (MEDIUM GRAY) 212-40 (LIGHT GRAY)
- (A7) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A8) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (A9) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK
- (A10) NATURAL FINISH CONCRETE

NOTE: ALL DIRT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE NO. 2128-10, BLACK BEAUTY.

- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 218-30 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130-60 (MEDIUM GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE NO. 213-30 (DARK GRAY) 212-40 (MEDIUM GRAY) 212-40 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CC-200 & CC-200, COLOR: BLACK
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK
- (B6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE NO. 213-30 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK
- (B9) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK

- (C1) METAL CHANNELS - PAINT COLOR: BLACK
- (C2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK
- (C3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK

- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK
- (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DECISIONS AT TIME OF LEASING, ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK
- (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK, GLASS: OLGCASTLE SPANDREL GLASS, COLOR: NO. 3-600 GRAY.
- (D6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE NO. 2128-40 (LIGHT GRAY)
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK
- (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK
- (D9) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (D10) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE NO. 213-30 (DARK GRAY)
- (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK
- (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK

FIRE RATED TRANSPARENT WALL ASSEMBLY

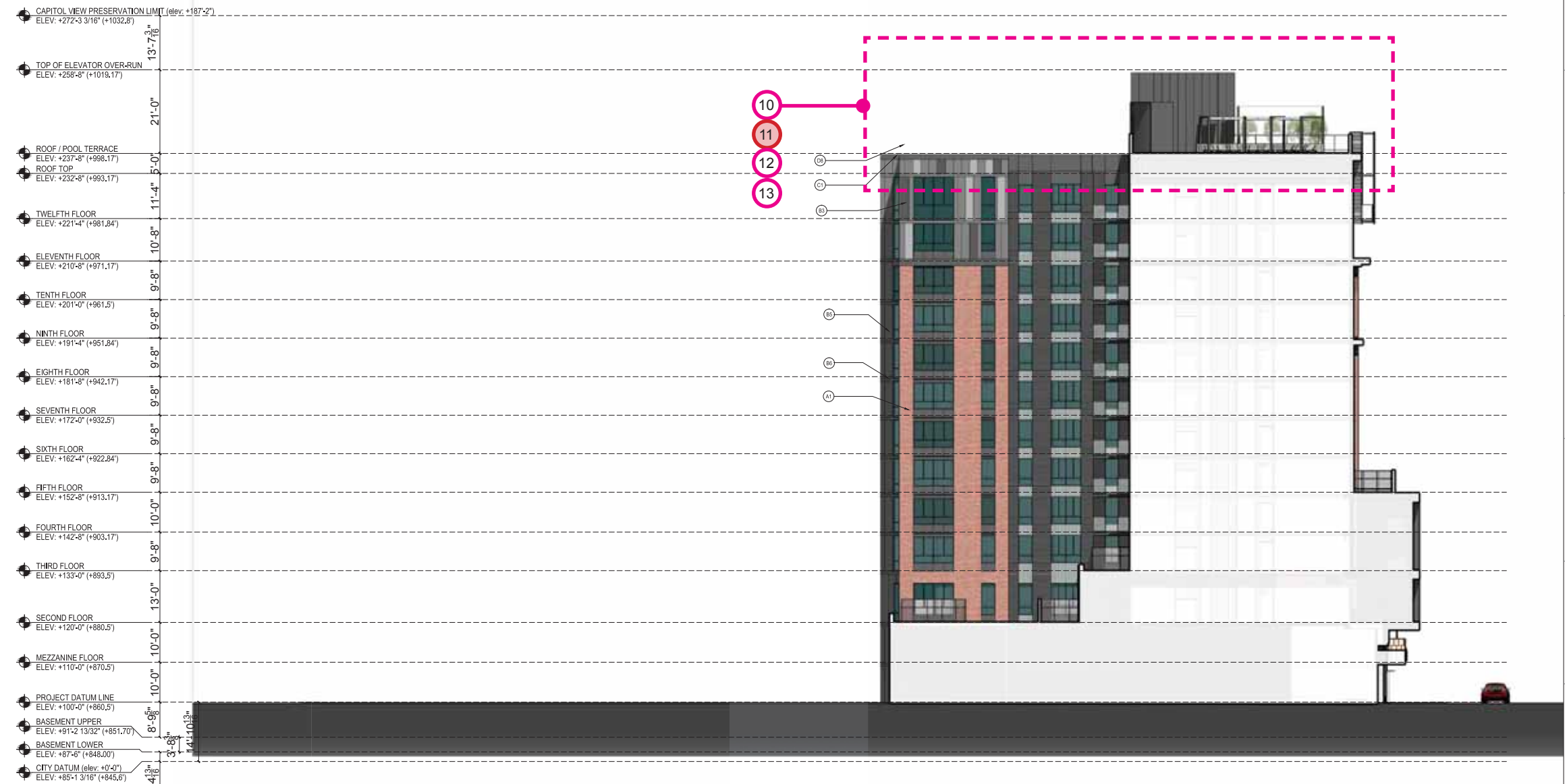
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE. 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

PERCENTAGE OF GLASS PER LEVEL			
RESIDENTIAL			
LEVEL	% REQUIRED	% ACHIEVED	
1	15%	44%	
2	15%	29%	
3	15%	33%	
4	15%	33%	
5	15%	34%	
6	15%	34%	
7	15%	34%	
8	15%	34%	
9	15%	34%	
10	15%	34%	
11	15%	36%	
12	15%	34%	
RETAIL AND RESIDENTIAL ENTRY			
	50%	88%	

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

change list

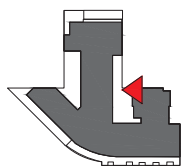
1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.



hub ON CAMPUS
The Hub at Madison II - Record Submittal Set
 Core Campus Developers | Antunovich Associates Architecture · Planning

10 NORTH EAST ELEVATION
 SCALE: 3/32"=1'-0"
Proposed 11 Elevation
 Madison, Wisconsin | July 1st, 2015

General Notes:
 07.10.2015 Recording Submittal
 No. Date Description
 Submissions & Revisions
 Date: [Signature]
CORE
 CORE ARCHITECTURE, LLC
 224 WEST GORHAM STREET
 MADISON, WISCONSIN 53703
 PHONE: (608) 257-2500 FAX: (608) 257-0100
 Architect
ANTUNOVICH ASSOCIATES
 ARCHITECTURE PLANNING & INTERIOR DESIGN
 224 West Gorham Street
 Suite 407 East
 Chicago, Illinois 60614
 312.266.1125 PHONE
 312.266.1125 FAX
 Associate Architect
PIERCE ENGINEERS INC
 1100 North Lincoln Street
 Madison, WI 53703
 Phone: (608) 257-2500
 Fax: (608) 257-2500
 PE REG. NO. 13387
 Mechanical and Plumbing Engineers
 Electrical Engineer
Burse
 Consulting and Engineering, Inc.
 2801 International Lane, Suite #101
 Madison, WI 53704
 Phone: (608) 222-9255
 Fax: (608) 222-9268
 www.burseengineering.com
 www.burseengineering.com
 Landscape Architect
Land Design
 400 West Park Street
 Suite 200
 Madison, WI 53703
 Project Location
 The JAMES
 434 West Gorham Street
 Madison, WI 53703
 Drawing Title
 NORTH WEST ELEVATION
 Date Plotted
 8.14.2016
 Seal
WISCONSIN
 JOSEPH M. ANTUNOVICH
 7509
 CHICAGO, IL
 ARCHITECT
 Drawing No.
 RS-310



ELEVATION KEY

ELEVATION KEY NOTES

- (A) EXISTING FACEBRICK FACADE TO BE DEMANTLED & REBUILT AS WAS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (B) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR, VERMILLION (RED)
- (C) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER, GLEN GARRY, STYLE/COLOR, 300 ROME GRAY (BUFF)
- (D) FACEBRICK 1 - PLASTER WITH STEEL CHANNEL DETAILING, MANUFACTURER, GLEN GARRY, STYLE/COLOR, VERMILLION (RED)
- (E) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, WHEAT (BUFF)
- (F) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2124-00 (LIGHT GRAY)
- (G) ARCHITECTURAL STONE PARAPET WALL, CAP & DECORATIVE ELEMENTS, MANUFACTURER, RENAISSANCE CAST STONE, COLOR, DREWWOOD (GRAY)
- (H) INTEGRALLY WATERPROOFED CMU WALL, (HIDDEN BY NEIGHBORING BUILDING)
- (I) PAINTED CONCRETE @ BALCONY EDGES, COLOR, BLACK*
- (J) NATURAL FINISH CONCRETE

NOTE: ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2138-10, BLACK BEAUTY.

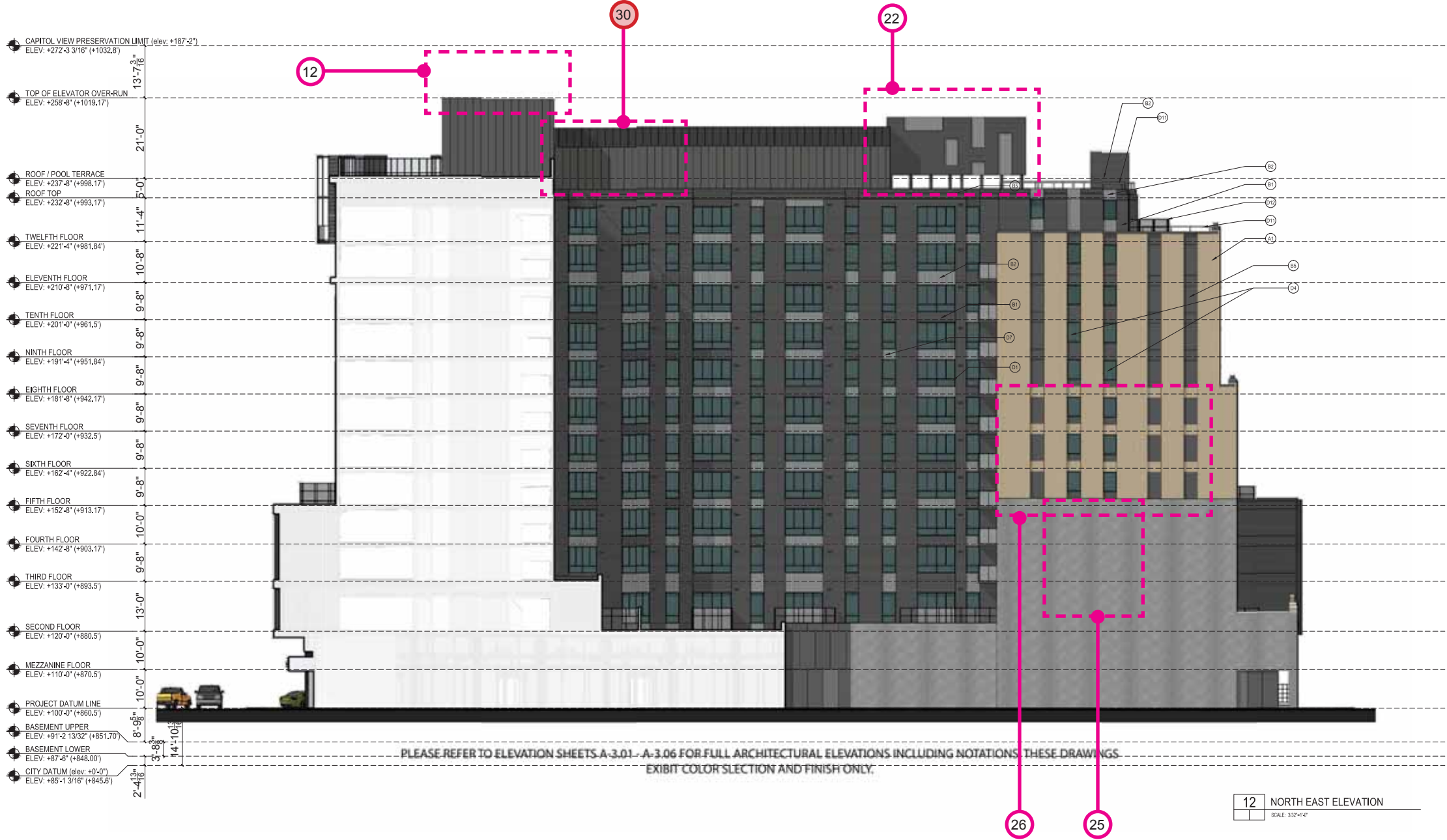
- (K) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 218-30 (DARK GRAY)
- (L) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT, PAC-CLAD PRECISION SERIES, COLOR, BENJAMIN MOORE 2130-00 (MEDIUM GRAY)
- (M) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT, PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR, BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2124-00 (LIGHT GRAY)
- (N) ARTICULATED METAL PANEL SYSTEM, PRODUCT, CENTRA PROFILE SERIES CASCADE PANELS, CC-380 & CC-390, COLOR, BLACK*
- (O) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR, BLACK*
- (P) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR, BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (Q) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR, BLACK*
- (R) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR, BLACK*
- (S) METAL STANDING SEAM SIDING PANELS, PRODUCT, PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR, BLACK*

- (T) METAL CHANNELS - PAINT COLOR, BLACK*
- (U) METAL CHANNEL BALCONY FRAMES - PAINT COLOR, BLACK*
- (V) METAL CHANNEL CANOPY FRAMES - PAINT COLOR, BLACK*

- (W) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK*
- (X) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR, BLACK*
- (Y) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANT'S FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (Z) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME, COLOR, BLACK*
- (AA) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME, COLOR, BLACK*, GLASS, OLDCASTLE SPANDREL GLASS, COLOR, No. 3-820 GRAY.
- (AB) ALUMINUM LOUVER CANOPY WITH TEMPLERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR, BENJAMIN MOORE No. 2128-40 (LIGHT GRAY)
- (AC) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR, BLACK*
- (AD) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR, BLACK*
- (AE) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (AF) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVERHEAD DOOR COMPANY, COLOR, BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (AG) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR, BLACK*
- (AH) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR, BLACK*

FIRE RATED TRANSPARENT WALL ASSEMBLY

GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.



PLEASE REFER TO ELEVATION SHEETS A-3.01 - A-3.06 FOR FULL ARCHITECTURAL ELEVATIONS INCLUDING NOTATIONS. THESE DRAWINGS EXHIBIT COLOR SELECTION AND FINISH ONLY.

12 NORTH EAST ELEVATION SCALE: 3/32"=1'-0"

PERCENTAGE OF GLASS PER LEVEL		
RESIDENTIAL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%
RETAIL AND RESIDENTIAL ENTRY		
1	50 %	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

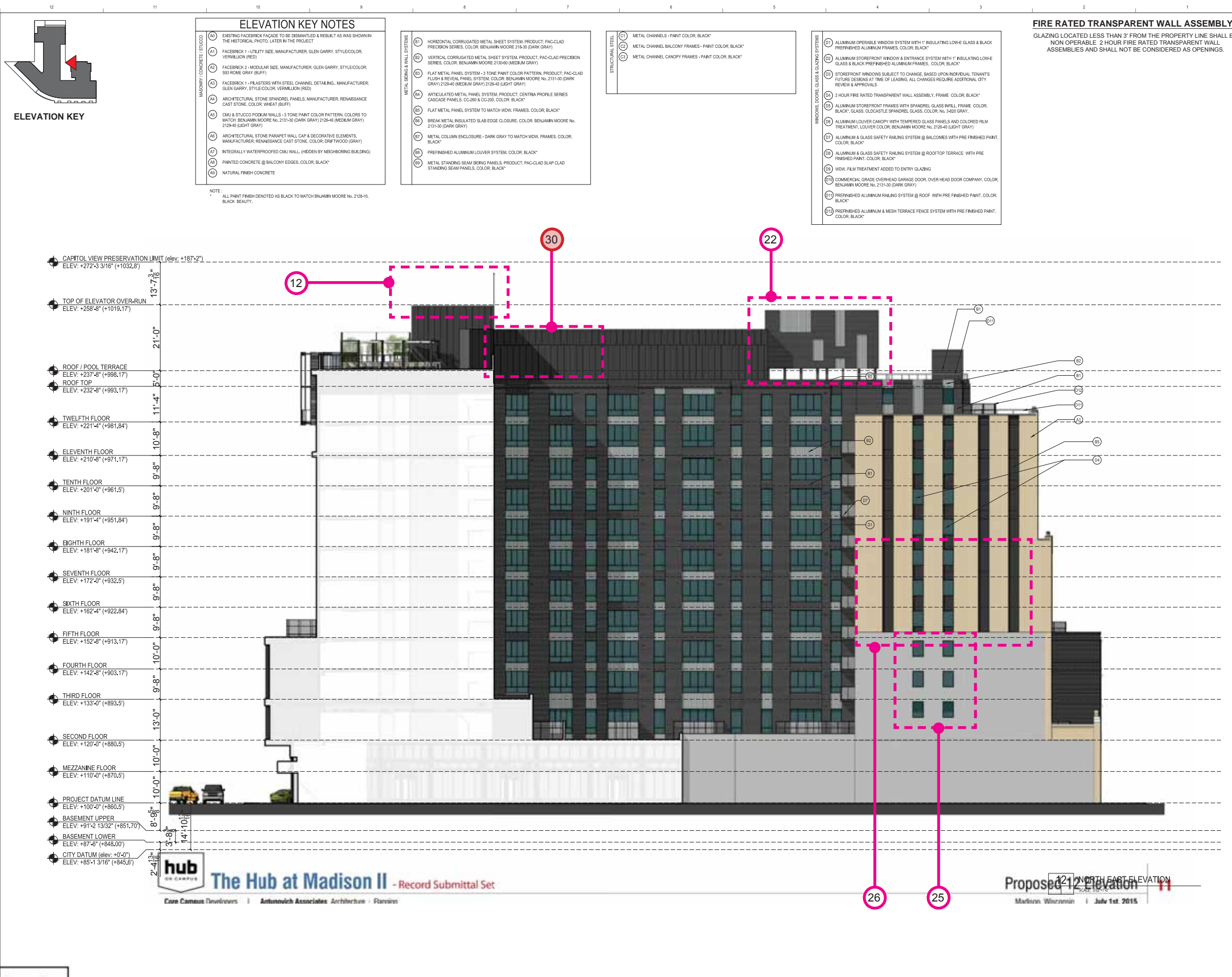
No.	Date	Description
07.10.2015		Recording Submittal
Submissions & Revisions		

General Contractor: CORE CONSTRUCTION, LLC
 Architect: ANTUNOVICH ASSOCIATES
 Structural Engineer: PIERCE ENGINEERS INC.
 Mechanical and Plumbing Engineers: PIERCE ENGINEERS INC.
 Electrical Engineer: PIERCE ENGINEERS INC.
 Civil Engineer: PIERCE ENGINEERS INC.
 Landscape Architect: Schaefer Land Design
 Project Location: The JAMES, 434 West Gorham Street, Madison, WI 53703
 Drawing Title: NORTH EAST ELEVATION
 Date Printed: 10.29.2015
 Drawing No.: RS-312

change list

1. Brick knee wall added at University Ave. / Gorham St. storefront.
2. Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
3. Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
4. Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
5. Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
6. Column arrangement and location at university end on main façade changed due to unit layout changes.
7. Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
8. Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
9. Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
10. Bent channel at top roof line simplified to metal panel eyebrow.
11. Glass pool terrace screen scope reduced. Pool terrace size reduced.
12. Multiple lighting masts centralized in single mast to rear of lift overrun.
13. Second elevator overrun added.
14. Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
15. Black brick cladding at street. Replace CMU and stucco cladding at street.
16. CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
17. Garage door colors simplified to 1 color plus glass.
18. Scuppers added at terraces. Flood prevention.
19. Solid infill panel reinstated.
20. Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
21. Window location altered.
22. Mechanical screen height increased from 20' to 23'-6"
23. Mechanical exhaust/intake grills. Mechanical vent requirements.
24. Brick clad columns changed to natural finish columns.
25. Fire rated windows added. At share light well to neighbor.
26. Brick knee wall remove from metal panel areas.
27. Windows removed. Plan changes, windows no longer possible.
28. Door type change. Size reduced to suit exterior space plan.
29. All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.





ELEVATION KEY NOTES

MASONRY/CONCRETE/STUCCO

- (A1) EXISTING FACEBRICK FACADE TO BE DEMANTLED & REBUILT AS SHOWN IN THE HISTORICAL PHOTO, LATER IN THE PROJECT
- (A2) FACEBRICK 1 - UTILITY SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A3) FACEBRICK 2 - MODULAR SIZE, MANUFACTURER: GLEN GARRY, STYLE/COLOR: SBI ROME GRAY (BUFF)
- (A4) FACEBRICK 1 - PLASTERS WITH STEEL CHANNEL DETAILING, MANUFACTURER: GLEN GARRY, STYLE/COLOR: VERMILION (RED)
- (A5) ARCHITECTURAL STONE SPANDREL PANELS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: WHEAT (BUFF)
- (A6) CMU & STUCCO PODIUM WALLS - 3 TONE PAINT COLOR PATTERN, COLORS TO MATCH BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)
- (A7) ARCHITECTURAL STONE PARAPET WALL CAP & DECORATIVE ELEMENTS, MANUFACTURER: RENAISSANCE CAST STONE, COLOR: DRIFTWOOD (GRAY)
- (A8) INTEGRALLY WATERPROOFED CMU WALL (HIDDEN BY NEIGHBORING BUILDING)
- (A9) PAINTED CONCRETE @ BALCONY EDGES, COLOR: BLACK*
- (A0) NATURAL FINISH CONCRETE

METAL SIDING & WALL SYSTEMS

- (B1) HORIZONTAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 214-30 (DARK GRAY)
- (B2) VERTICAL CORRUGATED METAL SHEET SYSTEM, PRODUCT: PAC-CLAD PRECISION SERIES, COLOR: BENJAMIN MOORE 2130-00 (MEDIUM GRAY)
- (B3) FLAT METAL PANEL SYSTEM - 3 TONE PAINT COLOR PATTERN, PRODUCT: PAC-CLAD FLUSH & REVEAL PANEL SYSTEM, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY) 2128-40 (MEDIUM GRAY) 2129-40 (LIGHT GRAY)
- (B4) ARTICULATED METAL PANEL SYSTEM, PRODUCT: CENTRA PROFILE SERIES CASCADE PANELS, CO-200 & CO-205, COLOR: BLACK*
- (B5) FLAT METAL PANEL SYSTEM TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B6) BREAK METAL INSULATED SLAB EDGE CLOSURE, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (B7) METAL COLUMN ENCLOSURE - DARK GRAY TO MATCH WDW, FRAMES, COLOR: BLACK*
- (B8) PREFINISHED ALUMINUM LOUVER SYSTEM, COLOR: BLACK*
- (B9) METAL STANDING SEAM SIDING PANELS, PRODUCT: PAC-CLAD SLAP CLAD STANDING SEAM PANELS, COLOR: BLACK*

STRUCTURAL STEEL

- (C1) METAL CHANNELS - PAINT COLOR: BLACK*
- (C2) METAL CHANNEL BALCONY FRAMES - PAINT COLOR: BLACK*
- (C3) METAL CHANNEL CANOPY FRAMES - PAINT COLOR: BLACK*

WINDOWS, DOORS, GLAZES & GLAZING SYSTEMS

- (D1) ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D2) ALUMINUM STOREFRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & BLACK PREFINISHED ALUMINUM FRAMES, COLOR: BLACK*
- (D3) STOREFRONT WINDOWS SUBJECT TO CHANGE, BASED UPON INDIVIDUAL TENANTS FUTURE DESIGNS AT TIME OF LEASING. ALL CHANGES REQUIRE ADDITIONAL CITY REVIEW & APPROVALS
- (D4) 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLY, FRAME COLOR: BLACK*
- (D5) ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS INFILL, FRAME COLOR: BLACK*, GLASS: GLUCOSTYLE SPANDREL GLASS, COLOR: No. 3400 GRAY
- (D6) ALUMINUM LOUVER CANOPY WITH TEMPERED GLASS PANELS AND COLORED FILM TREATMENT, LOUVER COLOR: BENJAMIN MOORE No. 2128-40 (LIGHT GRAY)
- (D7) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ BALCONIES WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D8) ALUMINUM & GLASS SAFETY RAILING SYSTEM @ ROOFTOP TERRACE WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D9) WDW, FILM TREATMENT ADDED TO ENTRY GLAZING
- (D10) COMMERCIAL GRADE OVERHEAD GARAGE DOOR, OVER HEAD DOOR COMPANY, COLOR: BENJAMIN MOORE No. 2131-30 (DARK GRAY)
- (D11) PREFINISHED ALUMINUM RAILING SYSTEM @ ROOF WITH PRE FINISHED PAINT, COLOR: BLACK*
- (D12) PREFINISHED ALUMINUM & MESH TERRACE FENCE SYSTEM WITH PRE FINISHED PAINT, COLOR: BLACK*

NOTE:
ALL PAINT FINISH DENOTED AS BLACK TO MATCH BENJAMIN MOORE No. 2128-10, BLACK BEAUTY.

FIRE RATED TRANSPARENT WALL ASSEMBLY
GLAZING LOCATED LESS THAN 3' FROM THE PROPERTY LINE SHALL BE NON OPERABLE 2 HOUR FIRE RATED TRANSPARENT WALL ASSEMBLIES AND SHALL NOT BE CONSIDERED AS OPENINGS.

General Notes:

PERCENTAGE OF GLASS PER LEVEL		
LEVEL	% REQUIRED	% ACHIEVED
1	15%	44%
2	15%	29%
3	15%	33%
4	15%	33%
5	15%	34%
6	15%	34%
7	15%	34%
8	15%	34%
9	15%	34%
10	15%	34%
11	15%	36%
12	15%	34%

RETAIL AND RESIDENTIAL ENTRY

LEVEL	% REQUIRED	% ACHIEVED
1	50%	88%

THE PERCENTAGES ABOVE DO NOT INCLUDE THE SPANDREL GLASS TREATMENTS.

Submissions & Revisions

No.	Date	Description
07.30.2015	Revising	Submital

General Contractor: CORE GROUP

Architect: ANTUNOVICH ASSOCIATES ARCHITECTURE PLANNING & INTERIOR DESIGN

Associate Architect: PIERCE ENGINEERS INC.

Mechanical and Plumbing Engineers: PIERCE ENGINEERS INC.

Civil Engineer: Purcell Consulting and Engineering, Inc.

Landscape Architect: Land Design

Project Location: The JAMES, 434 West Gorham Street, Madison, WI 53703

Drawing Title: NORTH EAST ELEVATION

Scale: 1/8" = 1'-0"

Proposed 12' NORTH EAST ELEVATION

Madison Wisconsin | July 1st 2015

Seal: WISCONSIN ARCHITECT JOSEPH M. ANTUNOVICH 7039 CHICAGO, IL

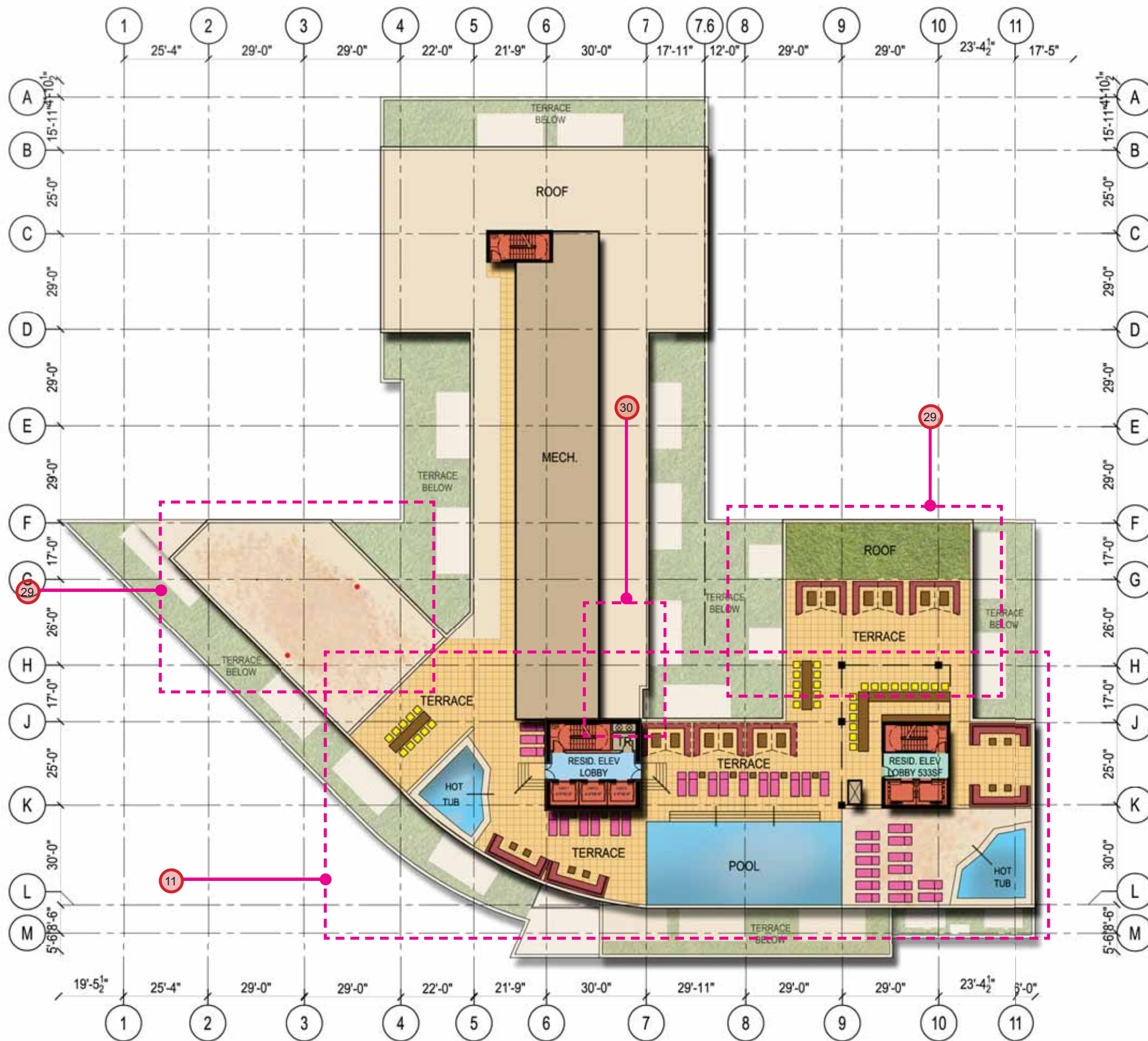
Project No.: RS-312

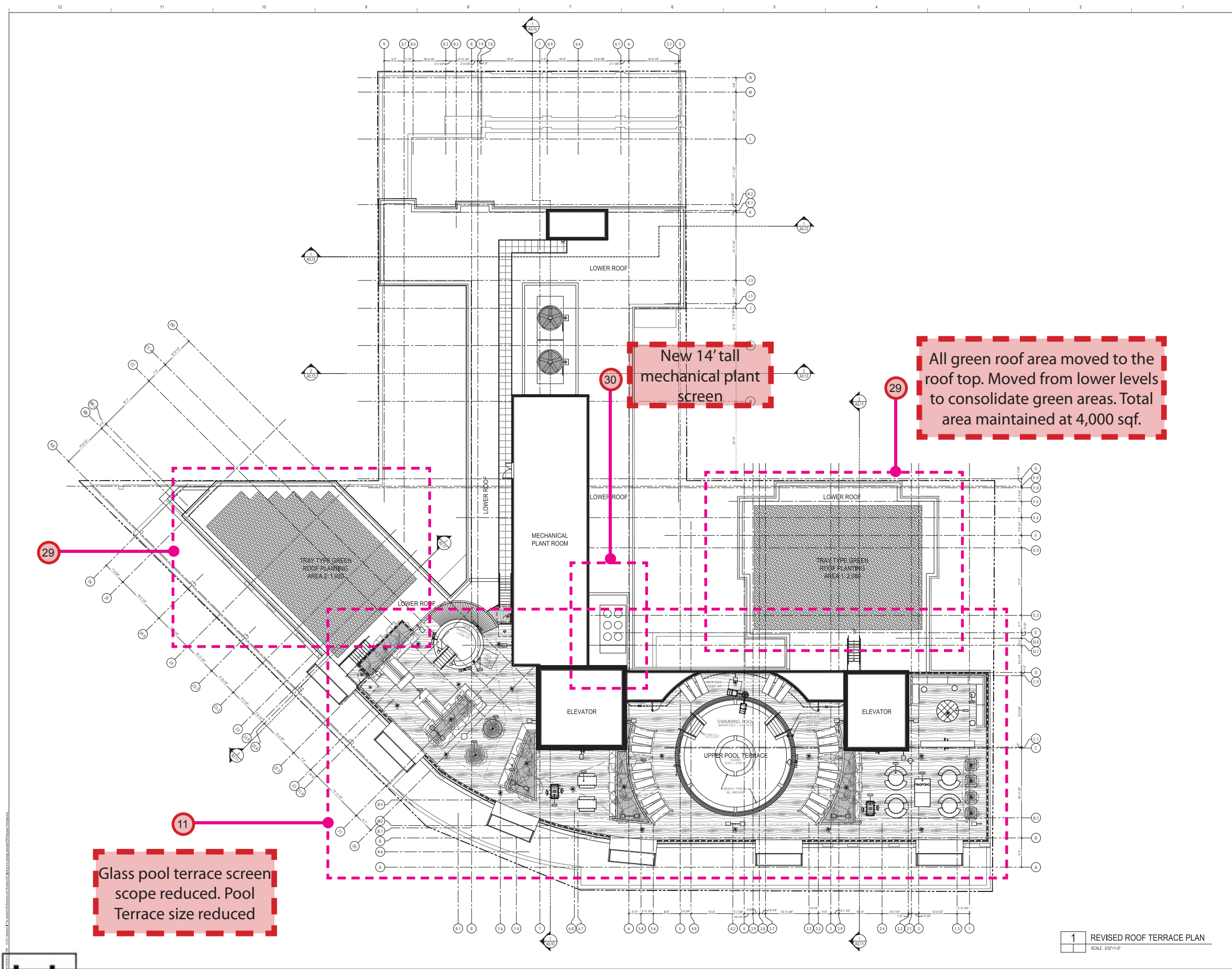
Date Printed: 6.14.2016

change list

- Brick knee wall added at University Ave. / Gorham St. storefront.
- Residential and leasing lobby entry and canopies reduced from three to one. Film at lobby entry doors remove. Lobbies rationalizes into one connected space eliminating need for 3 entries. Canopy over entry redesigned to match cladding concept.
- Storefront subdivisions simplified. Staggered pattern to match metal panel pattern.
- Corner of University and alleyway revised to reflect change at fire rated vision triangle sightlines.
- Corner return storefront glazing area simplified and fire rated window assemblies used to comply with fire rating requirements.
- Column arrangement and location at university end on main façade changed due to unit layout changes.
- Number of face pilasters reduced from 4 to 2. Unit layout alterations reduced number of area were they are viable.
- Bent channel balconies frames removed. Metal framed balconies are now cantilevered concrete slabs.
- Metal panel colors changed. Colors selected from manufacturers range. Closest match possible chosen.
- Bent channel at top roof line simplified to metal panel eyebrow.
- Glass Pool terrace screen scope reduced. Pool terrace size reduced.
- Multiple lighting masts centralized in single mast to rear of lift overrun.
- Second elevator overrun added.
- Exhaust grills enlarged above garage door and entry glazing reduced accordingly. Mechanical requirement
- Black brick cladding at street. Replace CMU and stucco cladding at street.
- CMU & stucco podium walls changes to scored CMU and patterned paint finish. Changed for constructability and maintenance issues. 16A change: CMU & stucco wall changed to concrete shear wall with reveal lines and patterned paint finish.
- Garage door colors simplified to 1 color plus glass.
- Scuppers added at terraces. Flood prevention.
- Solid infill panel reinstated.
- Planting removed from roof on 8th floor. Maintenance access not possible through slider windows.
- Window location altered.
- Mechanical screen height increased from 20' to 23'-6"
- Mechanical exhaust/intake grills. Mechanical vent requirements.
- Brick clad columns changed to natural finish columns.
- Fire rated windows added. At share light well to neighbor.
- Brick knee wall remove from metal panel areas.
- Windows removed. Plan changes, windows no longer possible.
- Door type change. Size reduced to suit exterior space plan.
- All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained.







Glass pool terrace screen scope reduced. Pool Terrace size reduced

New 14' tall mechanical plant screen

All green roof area moved to the roof top. Moved from lower levels to consolidate green areas. Total area maintained at 4,000 sqf.

1 REVISED ROOF TERRACE PLAN
SCALE: 3/32"=1'-0"

General Notes

26.07.2016	CB #13
26.10.2016	CB #12
24.07.2016	CB #11
24.11.2016	CB #10
23.17.2016	RF#37 RESPONSE
23.10.2016	CB #09
22.26.2016	CB #08
22.18.2016	CB #07
20.02.2016	CB #06
17.28.2016	RF#11 RESPONSE
15.19.2016	PERMIT REVISIONS RESUBMIT #2
15.15.2016	CB #05
12.17.2015	CB #04
12.11.2015	PERMIT REVISIONS RESUBMIT #1
11.30.2015	CB #03
11.18.2015	CB #02
11.05.2015	Allow for Building Permit
No.	Date Description

Submissions & Revisions

Client: **CORE**

General Contractor: **J.H. FINDORFF & SON INC.**
300 South Bedford Street
Madison, Wisconsin 53703
608.287.6261

Architect: **ANTUNOVICH ASSOCIATES**
224 WEST HURON STREET, SUITE #7 EAST
CHICAGO, IL 60654
312.286.1105 - MAIN PHONE

Structural Engineer: **PERCE ENGINEERS INC.**
1000 N. WISCONSIN ST. SUITE 1000
CHICAGO, IL 60610
Phone: 630.761.7811 Fax: 630.761.7336
WEBSITE: PERCE.COM

Mechanical Engineer: **NAMI**
1411 North Paulina
Chicago, IL 60610
606.442.0000

Fire Protection Engineer: **MONONA PLUMBING & FIRE PROTECTION, INC.**
316 W. MONONA ST.
MONONA, WI 53181
608.275.0000

Plumbing Engineer: **H & H INDUSTRIES, INC.**
1401 South First Street
Madison, WI 53704
608.275.0000

Electrical Engineer: **FATH TECHNOLOGIES**
ELECTRICAL CONTRACTOR
CHICAGO, IL

Civil Engineer: **Purece**
Engineering, Inc.
2801 International Lane, Suite #101
Madison, WI 53704
Phone: 608-250-9263

Landscape Architect: **Land Design**
60 North High Street
Madison, Wisconsin 53703
608.253.4047

Project Location: **The JAMES**
432 West Gorham Street
Madison, WI 53703

Drawing Title: **REVISED ROOF TERRACE PLAN**

Scale: **PSP-1.06**

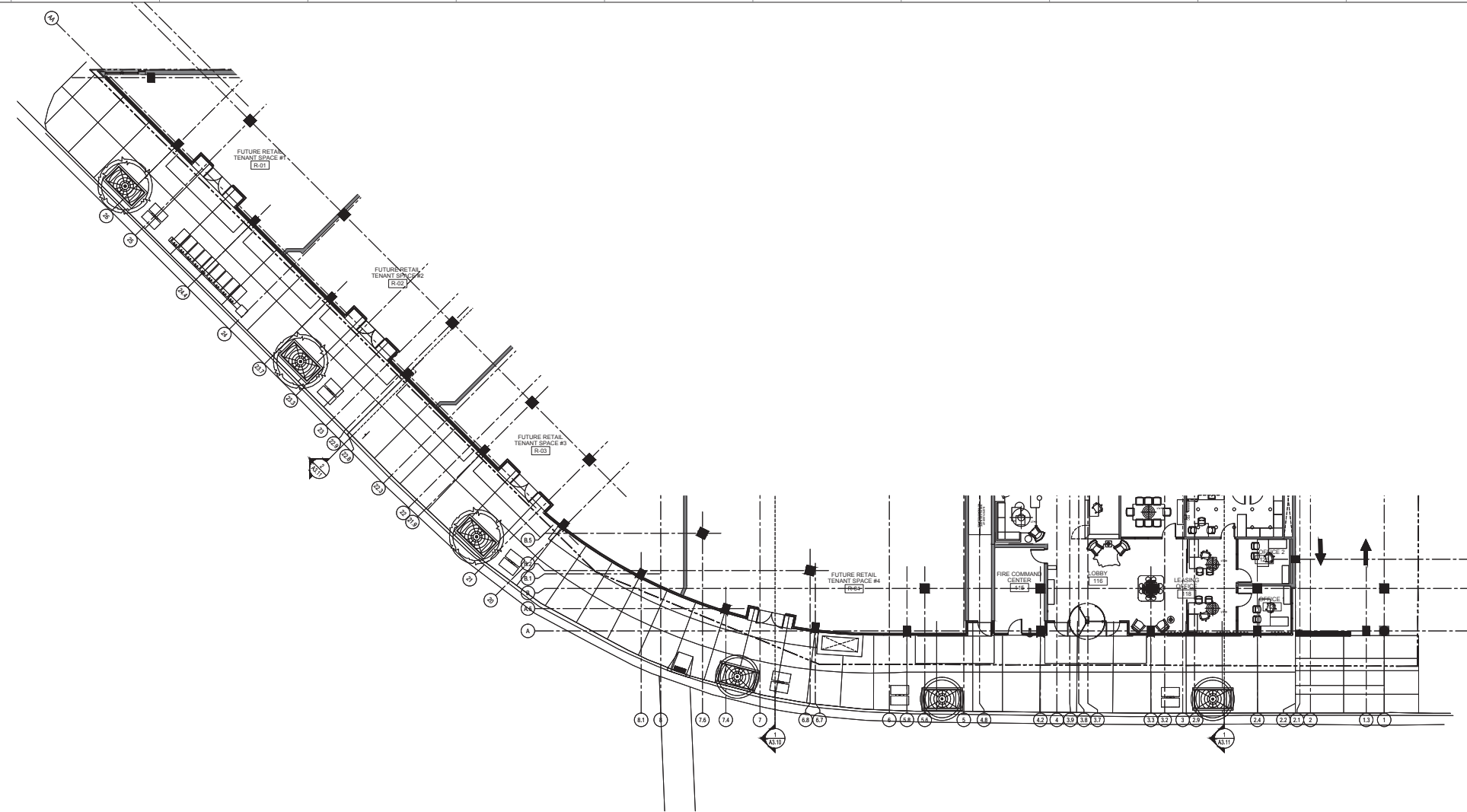
Architect Seal: **ANTUNOVICH ASSOCIATES**
JOSEPH M. ANTUNOVICH
7009
CHICAGO
ARCHITECT



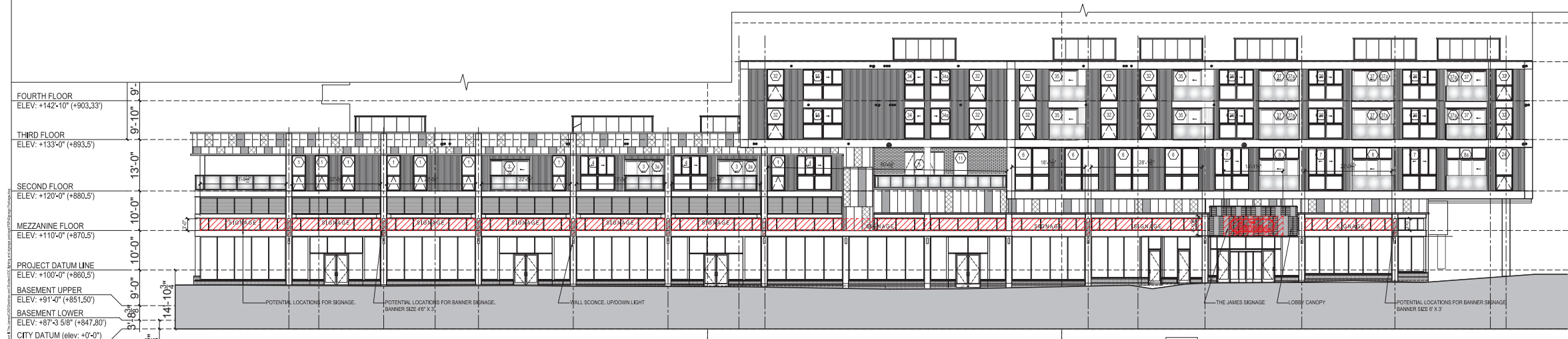
UDC - Lighting and Signage Drawings



- NOTE:
- 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 - 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 - 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 - 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.



3 FIRST FLOOR PLAN AT STREET (GORHAM STREET)
SCALE: 3/32"=1'-0"



2 EXTERIOR ELEVATION (UNIVERSITY AVE.) STREET LEVEL
SCALE: 3/32"=1'-0"

1 EXTERIOR ELEVATION (GORHAM STREET) STREET LEVEL
SCALE: 3/32"=1'-0"

General Notes

26.07.2016	CB #13
26.10.2016	CB #12
24.27.2016	CB #11
24.11.2016	CB #10
23.17.2016	RFP #7 RESPONSE
23.10.2016	CB #9
22.26.2016	CB #8
22.18.2016	CB #7
20.02.2016	CB #6
17.28.2016	RFP #11 RESPONSE
12.18.2016	TENANT REVISIONS RESUBMIT #2
11.15.2016	CB #5
10.17.2016	CB #4
12.11.2015	TENANT REVISIONS RESUBMIT #1
11.30.2015	CB #3
11.18.2015	CB #2
11.05.2015	Request for Building Permit

No. Date Description

Submissions & Revisions

Client: CORE CAMPUS

General Contractor: J.H. FINDORFF & SON INC.
301 South Bedford Street
Madison, Wisconsin 53703
608.267.6261

Architect: ANTUNOVICH ASSOCIATES
224 WEST HURON STREET, SUITE #7 EAST
CHICAGO, IL 60654
312.286.1105 - MAIN PHONE

Structural Engineer: PIERCE ENGINEERS INC.
1000 N. LAKE STREET, SUITE 1000
CHICAGO, IL 60610
Phone: 630.761.7811 Fax: 630.761.7536
WEBSITE: PIERCE-ENG.COM

Mechanical Engineer: NAMI
1411 North Paulina
Chicago, IL 60642
630.424.2000

Fire Protection Engineer: MONICHA PLUMBING & FIRE PROTECTION, INC.
310 W. WASHINGTON
MADISON, WI 53703
608.272.0000

Plumbing Engineer: H & H INDUSTRIES, INC.
1401 North Paulina
Chicago, IL 60642
630.761.7811

Electrical Engineer: FATH TECHNOLOGIES
ELECTRICAL CONTRACTOR
1111 N. LAKE STREET
CHICAGO, IL 60610

Civil Engineer: Puree
Engineering and
Construction, Inc.
2801 International Lane, Suite #101
Madison, WI 53704
Phone: 608-250-9263

Landscape Architect: Land Design
60 North High Street
Madison, Wisconsin
608.253.9077

Project Location: The JAMES
432 West Gorham Street
Madison, WI 53703

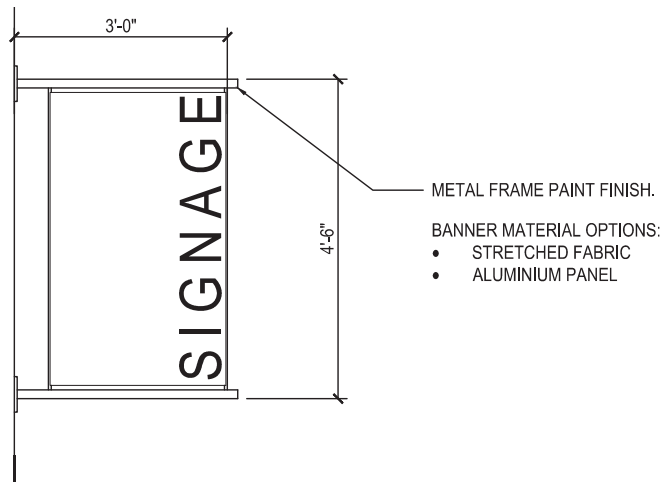
Drawing Title: EXTERIOR ELEVATION (UNIVERSITY AVE & GORHAM STREET)

Scale: 3/32"=1'-0"

Professional Seal: JOSEPH M. ANTUNOVICH
7009
CHICAGO
ARCHITECT

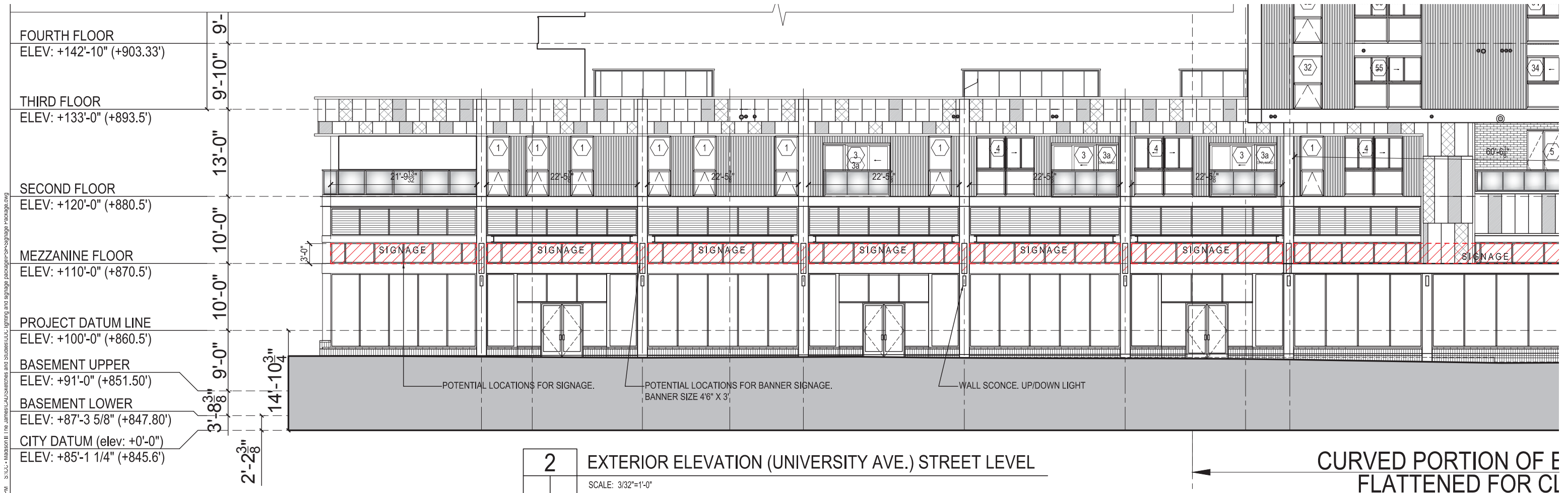
PSP-1.01
Copyright 2016

- NOTE:
- 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 - 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 - 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 - 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.

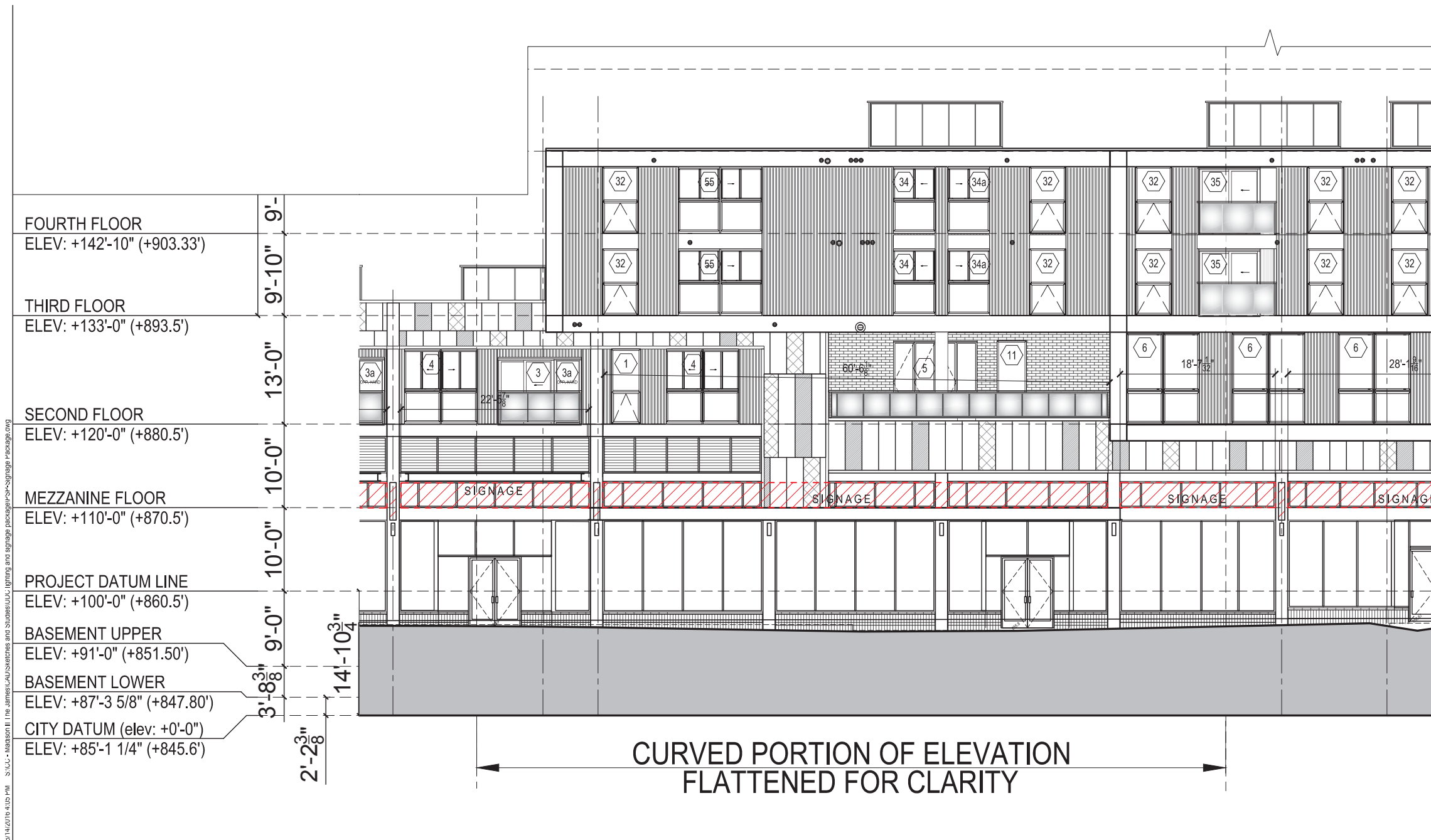


- NOTE:
- 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 - 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 - 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 - 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.

6 BANNER SIGNAGE DETAIL. (GORHAM & UNIVERSITY STREET)
SCALE: NTS



- NOTE:
- 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 - 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 - 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 - 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.





Simulated Night View



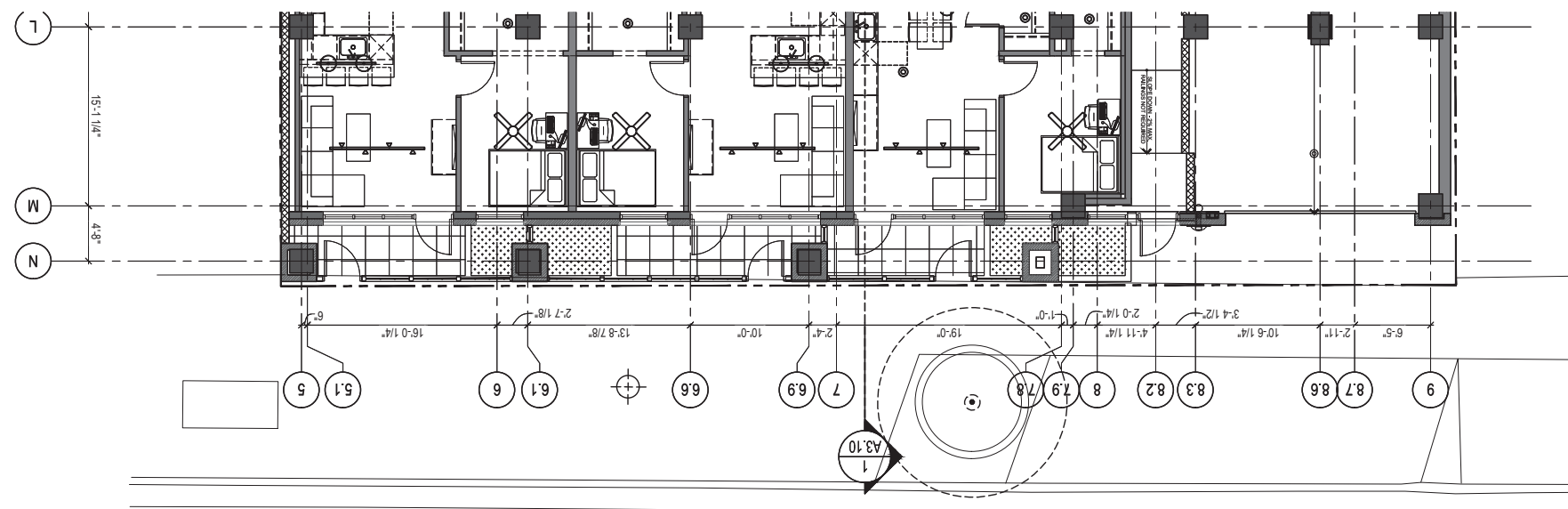
- NOTE:
- 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 - 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 - 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 - 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.

5 ENTRY LOBBY CANOPY SIGNAGE. (GORHAM STREET)
SCALE: NTS



1 EXTERIOR ELEVATION (GORHAM STREET) STREET LEVEL
SCALE: 3/32"=1'-0"





2 FIRST FLOOR PLAN AT STREET (GILMAN STREET)
SCALE: 3/32"=1'-0"

- NOTE:
- 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 - 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 - 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 - 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.



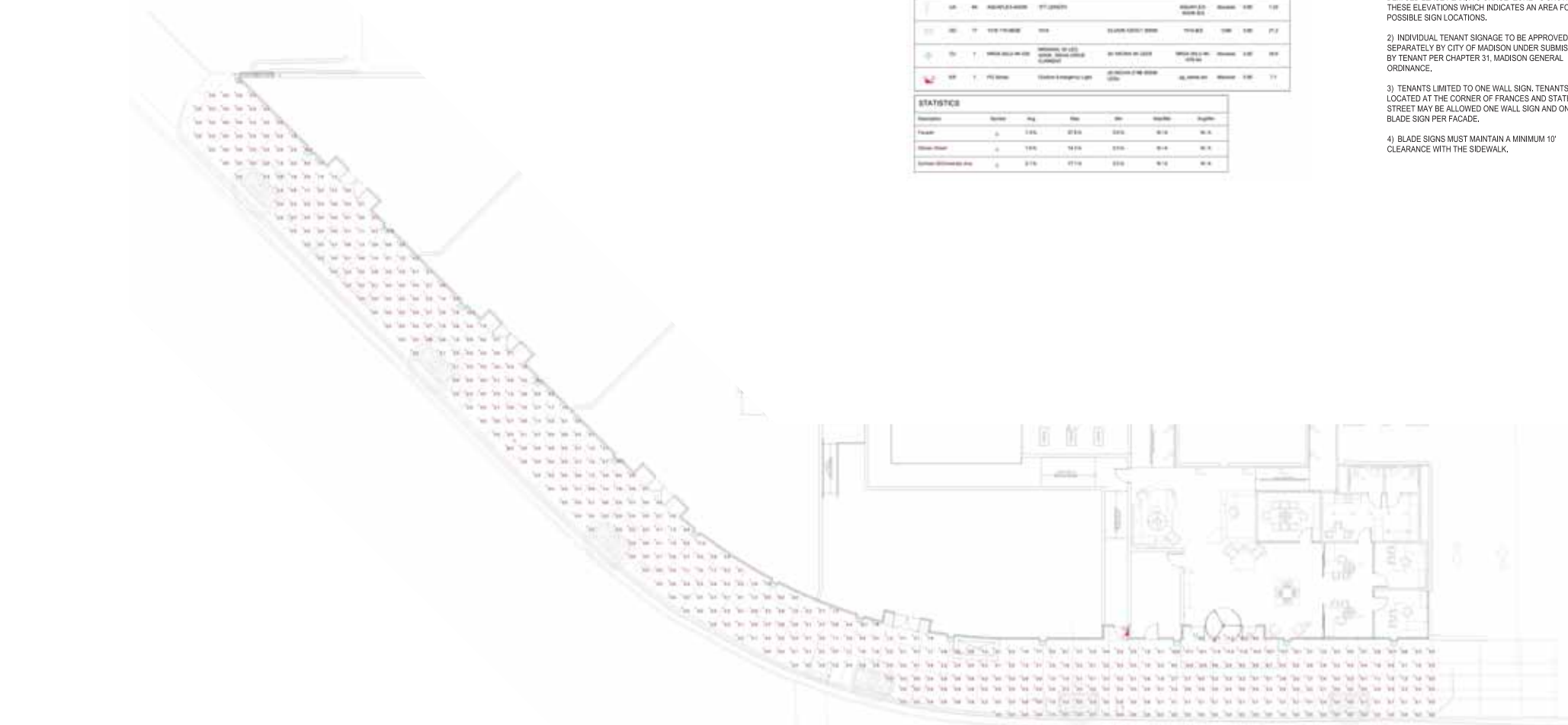
1 EXTERIOR ELEVATION (GILMAN STREET) STREET LEVEL
SCALE: 3/32"=1'-0"



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Control Number	Description	Watt	Watt	Control	LT	Notes
☐	100	3	100-11-000-00	10' TYPEDIPPER LUMINAIRE	100	100	100-11-000-00	100	100
☐	101	44	100-11-000-00	10' TYPEDIPPER LUMINAIRE	100	100	100-11-000-00	100	100
☐	102	17	100-11-000-00	10' TYPEDIPPER LUMINAIRE	100	100	100-11-000-00	100	100
☐	103	7	100-11-000-00	10' TYPEDIPPER LUMINAIRE	100	100	100-11-000-00	100	100
☐	104	1	100-11-000-00	10' TYPEDIPPER LUMINAIRE	100	100	100-11-000-00	100	100

STATISTICS					
Description	Symbol	Qty	Watt	Watt	Footcandle
Fixture	☐	71	7100	7100	10.0
Fixture Power	☐	71	7100	7100	10.0
Estimated Annual Energy	☐	2710	97710	97710	10.0

NOTE:
 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.



3 PHOTOMETRIC PLAN AT STREET (GORHAM & UNIVERSITY STREET)
 SCALE: NTS



2 PHOTOMETRIC ELEVATION (UNIVERSITY AVE.) STREET LEVEL
 SCALE: 3/32"=1'-0"

CURVED PORTION OF ELEVATION
 FLATTENED FOR CLARITY

1 PHOTOMETRIC ELEVATION (GORHAM STREET) STREET LEVEL
 SCALE: NTS

General Notes:

10.07.2016	CB #13
10.10.2016	CB #12
10.27.2016	CB #11
11.11.2016	CB #10
11.17.2016	RF#37 RESPONSE
11.18.2016	CB #09
12.02.2016	CB #08
12.16.2016	CB #07
12.22.2016	CB #06
12.28.2016	RF#11 RESPONSE
12.19.2016	TENANT REVISIONS RESUBMIT #2
11.15.2016	CB #05
12.17.2016	CB #04
12.11.2016	TENANT REVISIONS RESUBMIT #1
11.30.2016	CB #03
11.18.2016	CB #02
11.05.2016	Issued for Building Permit

No. Date Description

Submissions & Revisions

Client:

 CORE SERVICES MADISON, LLC
 224 WEST HURON STREET, SUITE 700
 CHICAGO, IL 60654
 PHONE: (773) 221-2000
 FAX: (773) 221-0300

General Contractor:
J.H. FINDORFF & SON INC.
 301 South Bedford Street
 Madison, Wisconsin 53703
 608.267.6321

Architect:

 224 WEST HURON STREET, SUITE 700 EAST
 CHICAGO, IL 60654
 312.266.1105 - MAIN PHONE
 Structural Engineer

Mechanical Engineer:

 1411 North Paulina
 Chicago, IL 60642
 773.462.8200

Fire Protection Engineer:
 MONONA PLUMBING & FIRE PROTECTION, INC.
 310 West Park Street
 Monona, WI 53189
 608.255.4000

Plumbing Engineer:

 H & H INDUSTRIES, INC.
 1411 North Paulina
 Chicago, IL 60642

Electrical Engineer:

FATH TECHNOLOGIES
 ELECTRICAL CONTRACTOR
 1411 North Paulina
 Chicago, IL 60642

Civil Engineer:

 Puree Engineering, Inc.
 2801 International Lane, Suite #101
 Madison, WI 53704
 Phone: 608-250-9263

Landscape Architect:

 Land Design
 400 North High Street
 Madison, WI 53703
 608.255.4000

Project Location:
 The JAMES
 432 West Gorham Street
 Madison, WI 53703

Drawing Title:
 PHOTOMETRICS
 (UNIVERSITY AVE &
 GORHAM STREET)

Scale:

PSP-1.02
 Copyright 2016

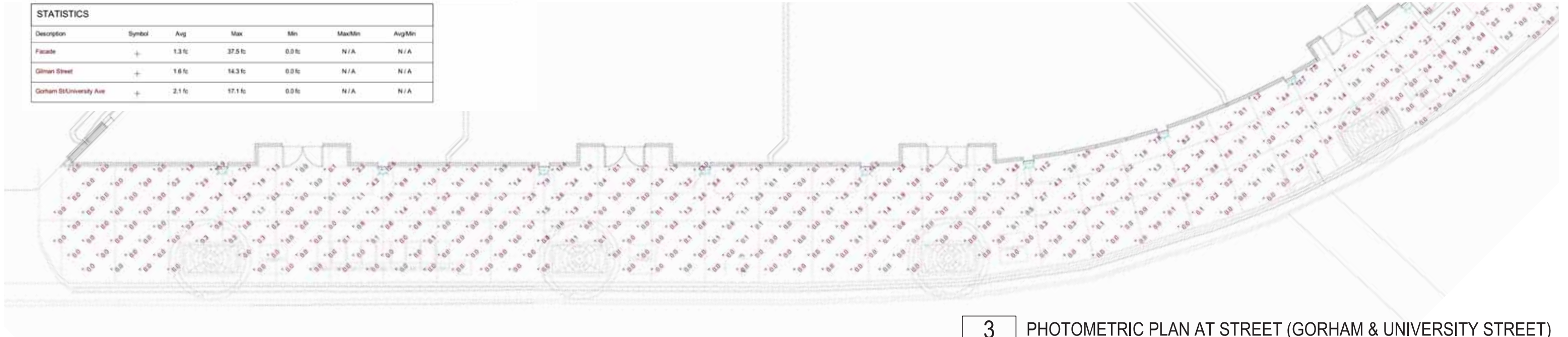
NOTE:
 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	OAE	2	L45-L11-840-CS-xxx-05-xxx	4.5" RECESSED LED DOWNLIGHT	n/a	L45-L11-840-CS-xxx-05-xxx.IES	Absolute	0.85	16.9
	UA	84	AQUAFLEX-4000K	1FT LENGTH		AQUAFLEX-4000K.IES	Absolute	0.80	1.33
	OD	17	1318.119-GBQE	1014	CLU026-1203C1 3000K	1014.IES	1246	0.80	21.2
	OJ	1	NR04-30LU-4K-035	NR04000, 30 LED, 4200K, 350mA DRIVE CURRENT	30-NICHIA 4K LEDs	NR04-30LU-4K-035.ies	Absolute	0.82	34.6
	ER	1	PG Series	Outdoor Emergency Light	(6) NICHIA 2190 5000K LEDs	pg_series.ies	Absolute	0.85	7.1

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Facade	+	1.3 fc	37.5 fc	0.0 fc	N/A	N/A
Gilman Street	+	1.6 fc	14.3 fc	0.0 fc	N/A	N/A
Gorham St/University Ave	+	2.1 fc	17.1 fc	0.0 fc	N/A	N/A

- NOTE:
- 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 - 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 - 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 - 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.



3 PHOTOMETRIC PLAN AT STREET (GORHAM & UNIVERSITY STREET)
SCALE: NTS



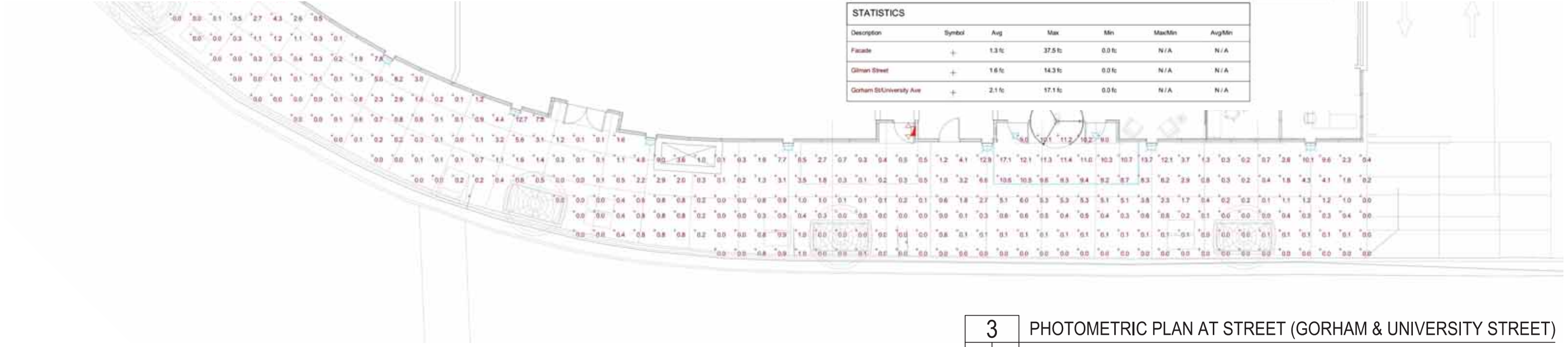
1 PHOTOMETRIC ELEVATION (GORHAM STREET) STREET LEVEL
SCALE: NTS



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	OAE	2	L45-L11-840-CS-xxx-05-xxx	4.5" RECESSED LED DOWNLIGHT	n/a	L45-L11-840-CS-xxx-05-xxx.IES	Absolute	0.85	16.9
	UA	84	AQUAFLEX-4000K	1FT LENGTH		AQUAFLEX-4000K.IES	Absolute	0.80	1.33
	OD	17	1318.119-0BQE	1014	CLU026-1203C1 3000K	1014.IES	1246	0.80	21.2
	OJ	1	NRG4-30LU-4K-035	NRG4000, 30 LED, 4200K, 350mA DRIVE CURRENT	30-NICHIA 4K LEDS	NRG4-30LU-4K-035.ies	Absolute	0.82	34.6
	ER	1	PG Series	Outdoor Emergency Light	(4) NICHIA 2198 5000K LEDS	pg_series.ies	Absolute	0.85	7.1

NOTE:
 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.

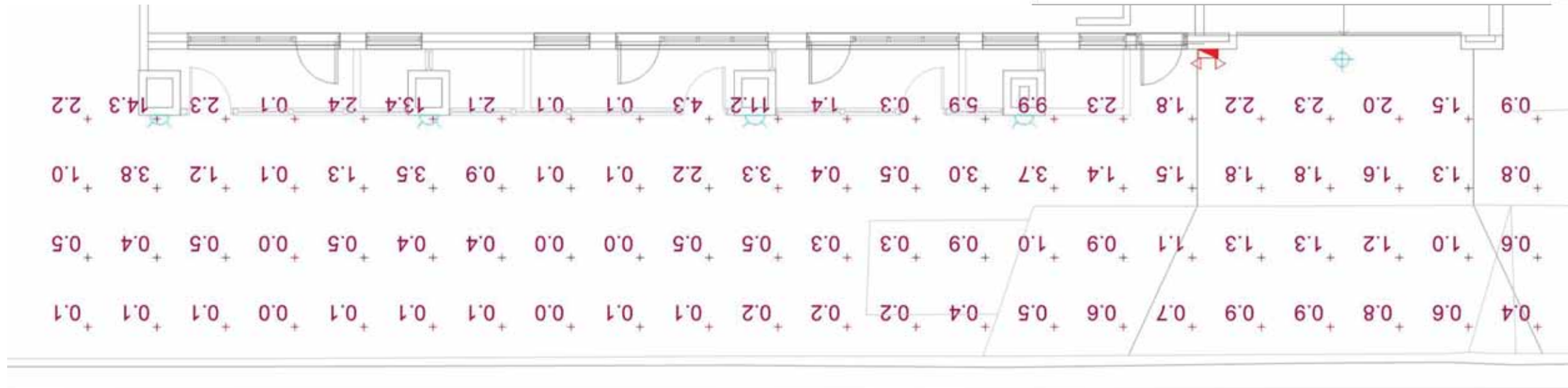
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Facade	+	1.3 fc	37.5 fc	0.0 fc	N/A	N/A
Gilman Street	+	1.6 fc	14.3 fc	0.0 fc	N/A	N/A
Gorham St/University Ave	+	2.1 fc	17.1 fc	0.0 fc	N/A	N/A



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Facade	+	1.3 fc	37.5 fc	0.0 fc	N/A	N/A
Gilman Street	+	1.6 fc	14.3 fc	0.0 fc	N/A	N/A
Gorham St/University Ave	+	2.1 fc	17.1 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊕	OAE	2	L45-L11-840-CS-xxx-05-xxx	4.5" RECESSED LED DOWNLIGHT	n/a	L45-L11-840-CS-xxx-05-xxx.IES	Absolute	0.85	16.9
	UA	84	AQUAFLEX-4000K	1FT LENGTH		AQUAFLEX-4000K.IES	Absolute	0.80	1.33
⊕	OD	17	1318.119.0BGE	1014	CLU026-1203C1 3000K	1014.IES	1246	0.80	21.2
⊕	OJ	1	NRG4-33LU-4K-035	NRG4000, 30 LED, 4200K, 350mA DRIVE CURRENT	30- NICHIA 4K LEDs	NRG4-33LU-4K-035.ies	Absolute	0.82	34.6
⊕	ER	1	PG Series	Outdoor Emergency Light	(4) NICHIA 2198 5000K LEDs	pg_series.ies	Absolute	0.85	7.1

- NOTE:
- 1) THE FIRST FLOOR OF THE BUILDING IS A MULTI-TENANT RETAIL FLOOR. TENANT SIGNAGE SIZES AND LOCATIONS WILL BE DEPENDANT ON FINAL DEMISED LEASE PLAN. A SIGNAGE "ZONE" IS SHOWN ON THESE ELEVATIONS WHICH INDICATES AN AREA FOR POSSIBLE SIGN LOCATIONS.
 - 2) INDIVIDUAL TENANT SIGNAGE TO BE APPROVED SEPARATELY BY CITY OF MADISON UNDER SUBMISSION BY TENANT PER CHAPTER 31, MADISON GENERAL ORDINANCE.
 - 3) TENANTS LIMITED TO ONE WALL SIGN. TENANTS LOCATED AT THE CORNER OF FRANCES AND STATE STREET MAY BE ALLOWED ONE WALL SIGN AND ONE BLADE SIGN PER FACADE.
 - 4) BLADE SIGNS MUST MAINTAIN A MINIMUM 10' CLEARANCE WITH THE SIDEWALK.



4 PHOTOMETRIC PLAN AT STREET (GILMAN STREET)
SCALE: 3/32"=1'-0"



3 PHOTOMETRIC ELEVATION (GILMAN STREET)
SCALE: NTS

L45

LED

SPECIFICATIONS

Housing – 20-gauge de-formed galvanized steel pan/plaster frame with adjustable throat (5/8" to 1-1/4"). Extruded aluminum heat sink.
Reflector – Low-iridescent aluminum. Clear semi-specular (CS) finish standard.
Electrical – Prewired at factory for easy field installation. Integral thermal protector. High quality class 2 C.O.B LED array. Reported L70 >55,000 hours.

Mounting – Recessed.
Labels – cETLus conforms to UL STD 1598; Certified to CAN/CSA STD C22.2 No. 250.0. Suitable for damp locations. Suitable for wet location under covered ceiling when specified with AC/CAL or MB/CAL option.
Qualifications – RoHS compliant.
Warranty – 5-year limited warranty, see hew.com/warranty.

CANDLEPOWER MULTIPLIER

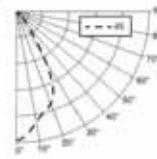
Catalog Number	Reflector Finish	Conversion Factor
SPC	Specular	1.02
CG	Champagne Gold	.86
GD	Gold	.93
PW	Pewter	.86
STR	Straw	.87
WT	Wheat	.88

4.5" ROUND LED DOWNLIGHT

PHOTOMETRY - WIDE

Catalog # L45-L40C/835-CS/W-DIM-120

TEST REPORT INFORMATION
 ▶ Test Report #: 1217914
 ▶ Date: 03/09/16
 ▶ Lamp Type: LED
 ▶ **Rated Lumens: 2785**
 ▶ **Watts: 39.3**
 ▶ **Lumens Per Watt: 70.8**
 ▶ **CRI: 82.3**
 ▶ **CCT: 3579K**



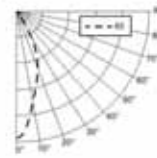
Vertical Angle	Horizontal Angle	Zonal Lumens
0	45	3015
5	2995	70.6
15	2508	308.2
25	2196	485.7
35	871	230.2
45	258	136.5
55	44	34.7
65	5	3.8
75	2	1.4
85	1	0.6
90	1	0.6

Zone	Lumens	% Fixture
0 - 40	2517	90.3
0 - 60	2778	99.7
0 - 90	2787	100.0
Total Luminaire:		
0 - 180	2787	100.0
IES Spacing Criteria: 0-180 = 0.89 90-270 = 0.99		

PHOTOMETRY - MEDIUM

Catalog # L45-L40C/835-CS/M-DIM-120

TEST REPORT INFORMATION
 ▶ Test Report #: 1217916
 ▶ Date: 03/09/16
 ▶ Lamp Type: LED
 ▶ **Rated Lumens: 2090**
 ▶ **Watts: 39.3**
 ▶ **Lumens Per Watt: 53.2**
 ▶ **CRI: 82.2**
 ▶ **CCT: 3557K**



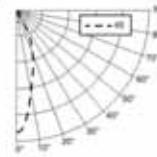
Vertical Angle	Horizontal Angle	Zonal Lumens
0	45	4502
5	4084	102.4
15	2618	342.5
25	1598	393.8
35	318	153.2
45	50	34.2
55	12	6.2
65	6	3.5
75	3	2.0
85	1	0.6
90	1	0.6

Zone	Lumens	% Fixture
0 - 40	1999	99.7
0 - 60	2057	99.5
0 - 90	2067	100.0
Total Luminaire:		
0 - 180	2067	100.0
IES Spacing Criteria: 0-180 = 0.57 90-270 = 0.57		

PHOTOMETRY - NARROW

Catalog # L45-L40C/835-CS/N-DIM-120

TEST REPORT INFORMATION
 ▶ Test Report #: 1217917
 ▶ Date: 03/02/16
 ▶ Lamp Type: LED
 ▶ **Rated Lumens: 1481**
 ▶ **Watts: 39.3**
 ▶ **Lumens Per Watt: 37.7**
 ▶ **CRI: 82.4**
 ▶ **CCT: 3556K**



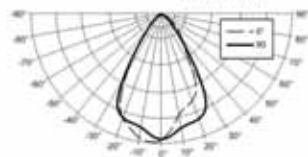
Vertical Angle	Horizontal Angle	Zonal Lumens
0	45	3941
5	3497	88.1
15	1984	288.5
25	1039	258.3
35	170	92.3
45	20	17.4
55	5	2.4
65	2	1.4
75	2	1.4
85	2	0.6
90	3	0.6

Zone	Lumens	% Fixture
0 - 40	1444	97.8
0 - 60	1470	99.5
0 - 90	1476	100.0
Total Luminaire:		
0 - 180	1476	100.0
IES Spacing Criteria: 0-180 = 0.48 90-270 = 0.48		

PHOTOMETRY - WALL WASH

Catalog # L45-L40C/835-CS/WW-DIM-120

TEST REPORT INFORMATION
 ▶ Test Report #: 1217915
 ▶ Date: 03/09/16
 ▶ Lamp Type: LED
 ▶ **Rated Lumens: 2670**
 ▶ **Watts: 39.4**
 ▶ **Lumens Per Watt: 67.9**
 ▶ **CRI: 82.3**
 ▶ **CCT: 3566K**



Vertical Angle	Horizontal Angle	Zonal Lumens
0	90	2625
5	2415	61.8
15	2900	276.5
25	1675	435.3
35	792	312.5
45	502	153.7
55	248	65.0
65	85	20.8
75	21	5.7
85	2	1.4
90	1	0.6

Zone	Lumens	% Fixture
0 - 40	2266	84.8
0 - 60	2675	99.2
0 - 90	2673	100.0
Total Luminaire:		
0 - 180	2673	100.0
IES Spacing Criteria: 0-180 = 0.90 90-270 = 0.99		

4.5" ROUND LED DOWNLIGHT

L45-L11C/840-SPC-M-EM/12W-DIM-277

OAE

L45

LED

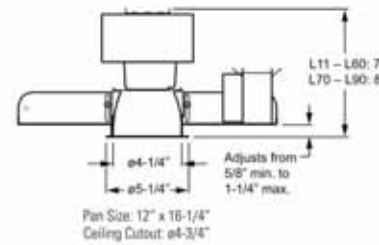
The James

EXAMPLE L45 - L40C/835 - CS/M - OPTIONS - DIM - 120

SERIES LUMEN PACKAGE CRI CCT REFLECTOR DIST. FINISH OPTIONS DRIVER VOLTAGE



CROSS SECTION



ORDERING INFORMATION

SERIES
 L45 4.5" Round Downlight

DISTRIBUTION (Must specify)
 W Wide
 M Medium
 N Narrow
 WW Wall wash

LED PACKAGE

LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM		AVERAGE SYSTEM WATTAGE
		CRI	CCT	
L11C	1100			15
L15C	1500			19
L20C	2000			26
L30C	3000			35
L40C	4000	8 = 80	27=2700K, 30=3000K, 35=3500K	39
L50C ¹	5000	9 = 90	40=4000K	51
L60C ¹	6000			64
L70C ¹	7000			62
L80C ¹	8000			72
L90C ¹	9000			80

Nominal lumens based on 3500K CCT, actual lumens may vary.

REFLECTOR FINISH (Must specify)

CS Clear semi-specular (standard)
 CG Champagne gold
 GD Gold
 PW Pewter
 SG Satin glow
 SPC Clear specular
 STR Straw
 WH Painted white reflector, textured (cannot be used with ___/CAL or ___/CGS)
 WT Wheat

OPTIONS

EM/12W 12-watt emergency driver (nominal 1400 lumens module output in EM mode; top access required)
EM/7W 7-watt emergency driver (nominal 800 lumens module output in EM mode; top access required)
MWT Matte white trim
AC/CAL Accent cone with clear acrylic lens (wide distribution only)
MB/CAL Micro-baffle with clear acrylic lens (wide distribution only)
AC/CGS Accent cone with clear glass lens (wide distribution only)
MB/CGS Micro-baffle with clear glass lens (wide distribution only)
LAD Acrylic luminous disk (CS reflector only)
LADD Acrylic luminous disk open (CS reflector only)
LAR Acrylic luminous ring (CS reflector only)
SCA Sloped exiting adapter (specify degrees of slope in 5° increments, 5°-30°. SCA increases fixture height; see information for details.)
WET/CC Wet location, covered ceiling listed (when specified with ___/CAL or ___/CGS options).

DRIVER

Additional dimming drivers available, see information Section.
DRV Driver prewired for non-dimming applications
DIM Driver prewired for 0-10V low voltage dimming applications

VOLTAGE (Must specify)

120 120V
 277 277V

FEATURES

- ▶ Rated for >55,000 hours at 70% lumen maintenance (L70).
- ▶ Module lumens from 1100 to 9000.
- ▶ 2700K, 3000K, 3500K, or 4000K color temperatures, minimum 80 or 90 CRI.
- ▶ LED module and driver accessible from below ceiling plane for ease of maintenance (up to 4000 lumens).
- ▶ Optional system-integrated emergency LED driver available.
- ▶ Optional wet location under covered ceiling available when specified with ___/CAL or ___/CGS option.
- ▶ Finned, extruded aluminum, passive heat sink dissipates heat for superior thermal management.
- ▶ Delivers quality illumination in a small 4.5" aperture.
- ▶ Integral pan throat field-adjusts to accommodate ceilings up to 1-1/4" thick.
- ▶ Self-flanged aluminum reflector offers maximum optical performance and provides crisp, clean installation without unsightly light leaks.
- ▶ Adjustable hanger brackets for bar hangers standard.
- ▶ Sturdy one-piece pan construction.
- ▶ This fixture is proudly made in the USA.

modaLIGHT®

SPECIFICATION

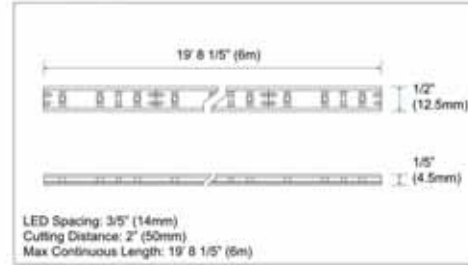
Dimmable Wet Location LED Linear Flex System:

AQUAFLEX provides stable, consistent, energy efficient, ultra flexible solid state lighting. With a super low-profile it is able to meet any custom length at the designated cutting points. AQUAFLEX is housed in a high quality silicone sleeve and has available mounting clips and end caps for simple installation. See MODA Metal® for extrusion options.

AQUAFLEX® 4000k

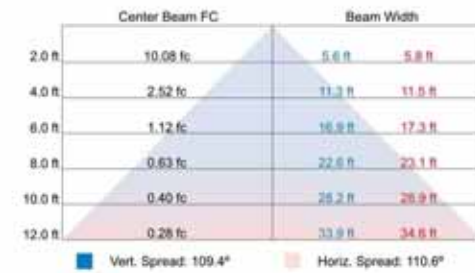


Dimensions:

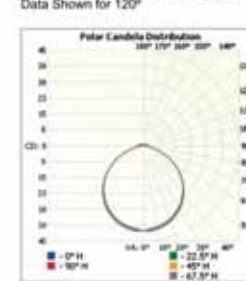


Illuminance at a Distance: Data Shown for 120°

(For lux multiply fc by 10.7)



Polar Candela Distribution:



Lumens per Zone:

Zone	Lumens	% Total
0-10	4.08	3.28%
10-20	11.70	9.41%
20-30	17.76	14.29%
30-40	21.45	17.26%
40-50	22.08	17.76%
50-60	19.48	15.67%
60-70	13.91	11.19%
70-80	6.87	5.53%
80-90	1.60	1.92%
90-100	1.53	1.23%

Output:

Delivered Lumens	124.30 lm / ft
CCT	4000k
Chromaticity Ordinates	x: 0.3793 y: 0.3831 u: 0.2219 v: 0.5042
Color Bin Tolerance	+ 3% / - 3%
Efficacy (lm/w)	93.46
CRI	84
Lumen Maintenance	70,000 Hours L70 @ 25°C : 90,000 Hours L50 @ 25°C 50,000 Hours L70 @ 50°C : 70,000 Hours L50 @ 50°C
Testing Data	Light Data LM-79-08 & LM-80-08

Electrical:

Input Voltage	12v DC
Power Consumption	1.33w / ft (0.11A) - Varies based on length of run & driver
Power Factor	≤ 1
Dimming	100-277v 0-10v & Magnetic Low Voltage
Emergency	N/A

Physical:

Applications	Wet Locations, Cabinet, Cove, Display, Niches, Perimeter Lighting
Dimensions	Length 19' 8 1/5" (6m) Width 1/2" (12.5mm) Height 1/5" (4.5mm)
Weight	14.4 oz (408.2g) Per Reel
Construction	Constant Voltage Design Protects LEDs And Prolongs Life. White FPCB Inside a Silicone Sleeve
Thermal Management	N/A
Optics	N/A
Fixture Connections	Solder joints
Operating Temperature	-22°F ~ 122°F (-30°C ~ 70°C)
Storage Temperature	-40°F ~ 176°F (-40°C ~ 80°C)
Humidity	0-95% Non Condensing

Project Name: _____

Notes: _____

© Copyright 2016 • 955 White Drive, Las Vegas, NV 89119 • T: 702 407 7775 • F: 702 407 7773 • www.modalight.com

4.5" ROUND LED DOWNLIGHT

L45

LED

FIXTURE PERFORMANCE DATA

Lumen Package	Distribution	Average System Wattage	Delivered Lumens	Efficacy (lm/W)
L11C	W	15	1029	66.8
	M		770	50.1
	N		546	35.5
L15C	W	19	1085	57.7
	M		814	43.3
	N		577	30.7
L20C	W	26	1471	56.1
	M		1104	42.1
	N		782	29.9
L30C	W	35	2195	63.0
	M		1647	47.3
	N		1167	33.5
L40C	W	39	2785	70.8
	M		2090	53.2
	N		1481	37.7
L50C	W	51	3128	61.0
	M		2347	45.7
	N		1663	32.4
L60C	W	64	3463	53.9
	M		2599	40.4
	N		1842	28.8
L70C	W	62	4155	66.9
	M		3118	50.2
	N		2210	35.6
L80C	W	72	5756	79.5
	M		4320	59.7
	N		3061	42.3
L90C	W	80	5898	73.1
	M		4426	55.4
	N		3136	39.3

COLOR TEMPERATURE MULTIPLIERS

CCT/CRI	Conversion Factor
2700K/80CRI	0.95
3000K/80CRI	0.96
3500K/80CRI	1.00
4000K/80CRI	1.01
2700K/90CRI	0.74
3000K/90CRI	0.85
3500K/90CRI	0.90
4000K/90CRI	0.91

H.E. Williams, Inc. • Carthage, Missouri • www.hew.com • 417-358-4065



Downlights Page 3 of 3




modaLIGHT[®]

SPECIFICATION

12v DRIVERS

Non Dimming		Voltage Range	Wattage	IP Rating	Dimension
MP16		100-277v AC	132w	IP67	8 7/10" x 2 7/10" x 1 1/2" (222mm x 68mm x 39mm)

0-10v Dimming		Voltage Range	Wattage	IP Rating	Dimension
MP05		347v AC	60w	IP66	9 2/5" x 1 7/10" x 1 3/10" (240mm x 43mm x 32mm)
MP18N		100-277v AC	60w	IP66	9 2/5" x 1 7/10" x 1 3/10" (240mm x 43mm x 32mm)
MP86		100-277v AC	100w	IP66	9 1/2" x 2 3/10" x 1 1/2" (241mm x 58mm x 37mm)
MP88		100-277v AC	150w	IP66	9 1/2" x 2 3/5" x 1 3/5" (241mm x 67mm x 40.5mm)

Ordering:

Sample SKU: MP05

© Copyright 2016 • 955 White Drive, Las Vegas, NV 89119 • T: 702 407 7775 • F: 702 407 7773 • www.modalight.com

SPECIFICATION

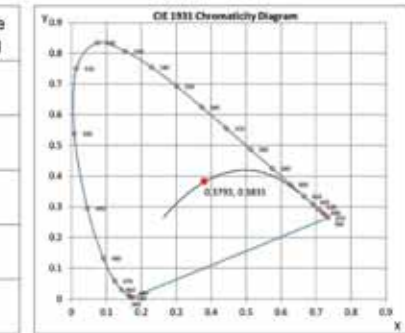
Zonal Lumen Summary:

Zone	Lumens	% Lamp	% Fixt
0-30	33.56	N.A.	27.00%
0-40	54.94	N.A.	44.20%
0-60	96.58	N.A.	77.70%
60-90	20.76	N.A.	16.70%
0-90	119.70	N.A.	96.30%
90-180	4.60	N.A.	3.70%
0-180	124.30	N.A.	100%

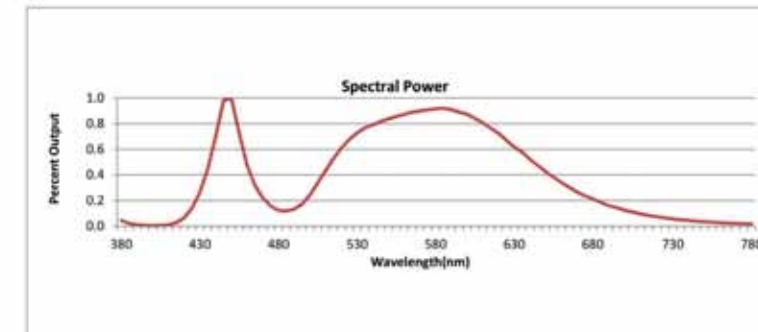
Luminance Data (cd/sq.m):

Angle in Degrees	Average 0-Deg	Average 45-Deg	Average 90-Deg
45	13131	9166	8191
55	12182	7580	6550
65	10345	5543	4643
75	6818	2926	2450
85	4385	1212	1050

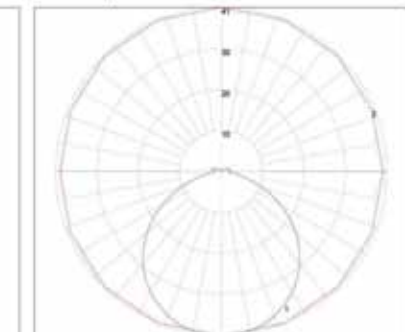
CIE 1931 Chromaticity Diagram:



Spectral Power:



Polar Graph: Data Shown for 120°



Accessories:

			
MRTA61 Mounting Clips	MRTA63 End Cap	MRTA62 3oz 3M Marine Grade Super Silicone Sealant	MRTA62-XL 1/10 gal 3M Marine Grade Super Silicone Sealant
Screws Into Surface To Hold AQUAFLEX	Terminates AQUAFLEX To Protect FPCB From Dust or Water	Applied Between AQUAFLEX, Connectors or End Caps to Seal From Exposure to Moisture	Applied Between AQUAFLEX, Connectors or End Caps to Seal From Exposure to Moisture
L: 1 1/5" (30mm) W: 1/5" (6mm) H: 1/5" (5mm) 2 Screws 1/2" (13mm)	L: 3/5" (15mm) W: 1/5" (5mm) H: 1/5" (5mm)		

Standards and Certifications:

Certification	Tested to UL & CSA by ETL For Use in USA & CANADA, Complies with California Title 24 Requirements, Lighting Facts. Exceeds ANSI C78.377A, CE & RoHS Compliant.
Class	Class 3
Environment	Wet Location - IP67
Warranty	5 Year Limited Warranty

Ordering:

SKU: AQUAFLEX-4000K

MODA Products are protected under Worldwide Patents. Minimum order quantity may apply. Due to continuous improvements and innovations, specifications may change without notice. Please refer to our website for current technical data. These figures are provided as a guideline only and may vary with differing power supplies and installations. All rights reserved. E & O E

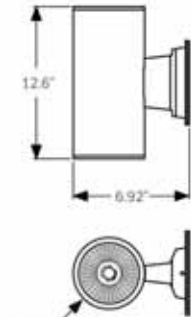
© Copyright 2016 • 955 White Drive, Las Vegas, NV 89119 • T: 702 407 7775 • F: 702 407 7773 • www.modalight.com



dals

1014-2LEDRA1

Cylindre DEL bidirectionnel 4" LED up & down cylinder



PARTICULARITÉS / FEATURES

Le cylindre est fabriqué avec une extrusion d'aluminium. / The cylindrical housing is fabricated of extruded aluminum.
 Les modules DEL sont installés sur des dissipateurs de chaleur en aluminium pour maximiser leur refroidissement. / The LED modules are mounted on aluminum heat sinks to maximize heat dissipation.
 Les réflecteurs en aluminium brillant offrent des faisceaux lumineux de 40°. / Bright aluminum reflectors provide 40° beam spreads.
 Le luminaire est scellé par des lentilles de verre trempé. / The luminaire is sealed with clear tempered glass lenses.
 Tous les composants sont revêtus d'une peinture en poudre cuite au four qui leur donne un fini durable. / All components are coated with baked powder coat paint, giving them a highly durable finish.

SPÉCIFICATIONS / SPECIFICATIONS

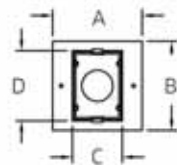
- Module / Module: 2LEDRA1
- Lumen / Lumen: 2 x 900lm
- Température de couleur / Color temperature: 4000°K
- CRI / LED CRI: 80+
- Puissance / Wattage: 2 x 10W
- Courant / Current: 700mA
- Tension d'entrée / Input voltage: 120V, 277V
- Tension / Voltage: 28V
- Transformateur intégré / Built-in driver
- Angle du faisceau / Beam angle: 40°
- Durée de vie DEL / LED life: 50 000 heures

INFORMATION TECHNIQUE / TECHNICAL INFO.

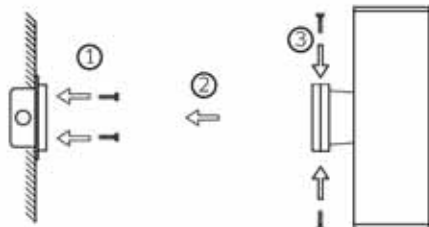
- Dimensions / Dimensions: Ø4,25", 12,6"x 6,92"
- Isolation / Insulation: CLASS I
- Classement / Rating: IP65

CERTIFICATION / CERTIFICATION

- Approval : ETL #3123001
- 5 years warranty



- A: 5" / 127mm
- B: 5" / 127mm
- C: 2,8" / 71mm
- D: 3,94" / 100mm



DALS LIGHTING INC.
 30 Roland Briers, suite 104, Blainville QC J7C 5R8
 TEL: 450-430-1818 FAX: 450-430-1850
 www.dalslighting.com

1014_SPEC, p. 1 of 1

modaLIGHT®

DIO XTRUSION®

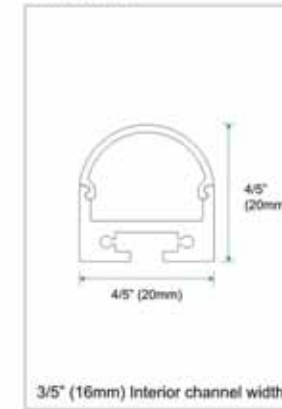
SPECIFICATION

MODA METAL®

Is a high end, fully versatile and uniquely diverse portfolio of XTRUSIONS®. Each is designed with clean compelling lines for subtle accents. MODA METAL® opens the doors to a multitude of creative applications, even ones that have yet to be seen. Every XTRUSION® and its diffuser is field cuttable with minimal labor, and are provided with all necessary hardware. Each member of the MODA METAL® family caters to hundreds of applications. Enjoy your METAL.



Dimensions:



Options:

Finish	Diffuser	Length
B - Black	W - White	4ft - 4' Section
S - Silver		8ft - 8' Section
W - White		

* Please note that this XTRUSION® comes complete with end caps, frosted diffuser and hardware.
 * Please note 8' section available only in Silver finish.

Compatible With:

- AQUAFLEX
- AQUAFLEX EXT
- ECOFLEX
- FUSIONFLEX
- POWERFLEX
- POWERFLEX EXTREME
- STARFLEX
- STARFLEX EXT
- RGB AQUAFLEX
- RGB STARFLEX
- RGBW AQUAFLEX
- RGBW STARFLEX
- SUPER AQUAFLEX
- SUPERFLEX
- SUPER FUSIONFLEX
- SUPER NOVAFLEX
- X-FLEX

Accessories:

- MMSK-1**
8' Suspension Kit
Slides into XTRUSION® to allow for suspension installation.
- MMJ-1-S**
Joiner
Slides into XTRUSION® to allow for long continuous runs.

Project Name:	Company:	P/O:	Type:	Date:
Notes:				

Ordering:

SKU: DIO-S-W-4FT

© Copyright 2016 • 955 White Drive, Las Vegas, NV 89119 • T: 702 407 7775 • F: 702 407 7773 • www.modalight.com



PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 67 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 80 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
30	350mA	35w	SS	3545	101	1	3	1	3358	96	1	3	1	2687	77	1	3	1
	700mA	70w	SS	6126	88	2	3	1	5872	84	2	3	1	4543	65	2	3	1

Lumen values are from photometric tests performed at a NALAP certified laboratory in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment, application and performance tolerances of the electrical components.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
30	1	350mA	120	35	0.59
			277	35	0.27
	2	700mA	120	70	1.19
			277	71	0.58

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					
	0	25,000	50,000	TM-21-11 ¹ 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.96	0.96	0.94	672,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.92	539,000

¹ Nichia 2198, 700mA, 85°C Ts, 10,000hrs
Data references the extrapolated performance projections for the NRG4000 base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	LUMEN MULTIPLIER	
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2016 HUBBELL OUTDOOR LIGHTING, All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA

NRG4LED-SPEC 2/16

NRG® 4000 SERIES
LUMASQUARE® II
LED

NEW

Cat.#	Approvals	
Job	Type OJ	

SPECIFICATIONS

Intended Use:
Commercial indoor and outdoor surface-mount lowbay applications such as mechanical rooms, utility areas, outdoor retail, covered loading docks, or any medium to low mounting height application where an energy saving, high performance fixture is required. Saves 60-80% compared to traditional metal halide sources.

Construction:
One-piece, injection-molded, clear prismatic acrylic refractor. High temperature acrylic for reduced yellowing, uniform light distribution and low glare. Fully gasketed for weatherproof/bugproof integrity. High transmittance acrylic featuring 82-84% efficiencies plus three times impact strength of standard acrylic. Stainless steel vandal-resistant screws standard.

Rugged, die-cast housing has a durable Lektrocote® finish available in bronze, white, black and gray. Mounts over recessed J-box and features two convenient 1/2" side hubs for surface conduit mounting and an internal channel for thru wiring.

Optics/Electrical:
Fixtures are designed for operating ambient temperature of -40°C to 40°C. Two 0-10V dimming drivers, 120-277V, 50/60 Hz. Fixture available in 350 mA or 700 mA for increased lumen output. 10KA surge suppressor is included.

LED(s) CCT:
4000K CCT (70 CRI) nominal and 5000K CCT (67 CRI) nominal

Installation:
Standard mounting for ceiling/conduit; two 1/2" conduit hubs for surface wiring

Listings:
Listed to UL 1598 for use in wet locations; Some models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>

Warranty:
Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

PRODUCT IMAGE(S)



DIMENSIONS




A	B	C	Weight
14"	8.125"	4.75"	13.9 lbs.
356 mm	206 mm	121 mm	6.3 kg

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION

Catalog Number	Mounting	Wattage	Voltage	Lumens	Drive Current	DesignLights Consortium
NRG4-30LU-4K-BZ	Ceiling/conduit	70	120-277V	5872	700mA	

Catalog Number	Mounting	Wattage	Voltage	Lumens	Drive Current
NRG4-30LU-5K-BZ	Ceiling/conduit	70	120-277V	6122	700mA
NRG4-30LU-5K-035-BZ	Ceiling/conduit	35	120-277V	3543	350mA
NRG4-30LU-4K-035-BZ	Ceiling/conduit	35	120-277V	3355	350mA

- For alternate housing finish change BZ to WH-White, BL-Black, GR-Gray
- Some models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>

REPLACEMENT PART

Catalog Number	Description
800-3289-0100	Replacement refractor kit

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2016 HUBBELL OUTDOOR LIGHTING, All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA

NRG4LED-SPEC 2/16





PG
Emergency LED Sconce

SPECIFICATIONS

Electronics

Upon failure of the normal utility power, a solid-state transfer switch automatically activates the emergency lamp. Upon resumption of the normal utility power, the battery is disconnected from the load and recharged through a solid-state charging unit. A low voltage battery disconnect feature protects the battery from severe damage during prolonged power failures. Spectron® self-testing/self-diagnostic circuitry provides automatic system testing on a monthly and semi-annual basis. Manual testing is available at any time using the push-to-test button; push once for a 60-second system test; push twice for a 90-minute system test.

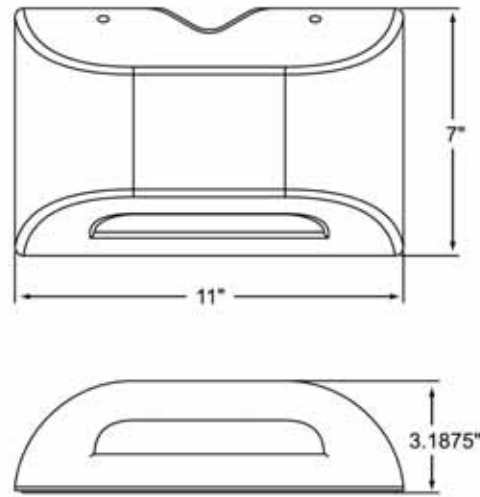
Number of Lamps: Four high output LEDs
 Lamp Configuration: Two sets of 2 LEDs provide illumination. In the unlikely event that any single LED should fail the remaining LEDs will continue to function.
 Lamp Type: Solid state high output LEDs
 Lamp Color: Cool White, 6350K
 Total Lamp Output: 405 Lumens
 Input: 120/277VAC, 60 Hz
 Battery Charger: Temperature compensating, constant current
 Transfer: Solid state
 Functional Circuitry: AC lockout, transformer isolation, transient surge protection, low voltage battery disconnect, brownout detection, time delay retransfer
 Battery Recharge Cycle: per UL time standards
 Test Means: Integral test switch
 Battery: Sealed, maintenance-free Nickel-Cadmium
 Operating Temperature Range for Models without Heater: 0°C to 50°C (32°F to 122°F)
 Operating Temperature Range for Models with Heater: -30°C to 50°C (-22°F to 122°F)

Power Consumption

Models Without Heater		Models With Heater	
120VAC	2.78 watts	120VAC	15.2 watts
277VAC	2.88 watts	277VAC	15.7 watts

Power factor, average: 0.8 (lagging)

DIMENSIONS



ILLUMINATION PATTERN

SINGLE UNIT COVERAGE

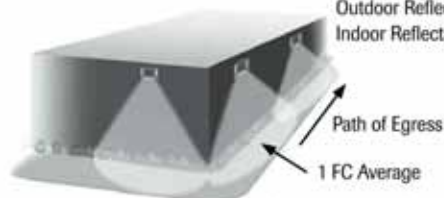
Mounting Height: 9'
 Outdoor Reflectance: 0/30/10
 Indoor Reflectance: 80/50/20



	Indoor	Outdoor
1 FC Average (W x D)	33' X 10'	27' X 10'
1 FC Minimum (W x D)	10' X 10'	9' X 10'

MULTIPLE UNIT SPACING

Mounting Height: 9'
 Illuminated Path Depth: 6'
 Outdoor Reflectance: 30/10
 Indoor Reflectance: 80/50/20



	Indoor	Outdoor
1 FC Average	44'	33'
1 FC Minimum	16'	15'

Dual-Lite • www.dual-lite.com

A Hubbell Lighting, Inc. brand with representatives' offices in principal cities throughout North America.

Copyright © Hubbell Lighting Inc., All Rights Reserved • Specifications subject to change without notice. • Printed in U.S.A.



0603387 H 12/15



PG
Emergency LED Sconce

FEATURES

Application

The PG is an indoor/outdoor, die-cast architectural emergency unit. It is a wet location listed, emergency luminaire with high-output LED technology that provides path of egress illumination for mounting over entrance/exit ways and perimeter walkways. Spectron® self-testing/self-diagnostic electronics are included standard. A battery heater for cold temperature operation is available as an option.

Construction

Housing and mounting plate are constructed of 0.125" die-cast aluminum and 0.125" closed-cell, medium density, neoprene gasket. The acrylic lens allows 92% light transmission. The reflector is electro-polished aluminum with 95% reflectance. Housing finish is powder coated electro-deposition paint available in four colors: dark bronze, white, platinum silver and black.

Installation

Universal housing knockouts for mounting to standard 3 1/2" and 4" octagon and 4" square electrical boxes. A 1/2" - 1/4 NPT threaded conduit opening is provided at the top of the housing and sealed with a closure plug. The back plate mounts to the wall surface using installer supplied hardware. The housing "snaps" to the back plate by a "pin and socket" arrangement, and is secured with two Phillips head screws. AC Lockout feature prevents battery discharge prior to initial unit power-up saving installation time.

Lamps

Four high-output, long life LED lamps arranged in redundant pairs.

Compliances

UL 924 Listed (emergency models only)
 UL Wet Location Listed
 NFPA 101 Life Safety Code
 NFPA 70 National Electrical Code
 OSHA
 U.S. Patent No. D627916

Warranty

Fixture: 5 Years Full
 Battery: 2 Years Full, 8 Years Pro Rata
 Lifetime LED Warranty

ORDERING GUIDE

Model	Finish	Options
PG	W White Z Dark Bronze P Platinum Silver B Black	HTR Battery Heater (Add Suffix to Model)

Catalog Number	Type



Reference "Remote Heads and Fixtures" specification sheet for information on matching PG remote



PGR Remote LED

