



# VANDEWALLE & ASSOCIATES INC.

To: Urban Design Commission  
From: Brian Munson  
CC: Core Spaces Design Team  
Alder Verveer  
Tim Kamps, Capital Neighborhoods Association  
Eli Tsarovsky, CANA Neighborhood Association  
Date: Monday, July 31, 2023  
Re: 304 North Broom Street Et. Al. (See attached): Informational Presentation #2

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The attached informational submittal packet #2 for the Johnson & Broom Project, submitted on behalf of CS Acquisition Vehicle, LLC, outlines the revised concepts for informational discussion with the Urban Design Commission. These changes reflect the initial feedback from UDC and staff.

## **Project Description:**

Project Name: Johnson & Broom Project

Properties: 304, 309, 312, 314, 318 North Broom Street  
407, 431 West Gorham  
408, 412, 414, 416, 422, 430 West Johnson Street

Applicant: Core Madison Broom, LLC.  
1643 North Milwaukee Street  
Chicago, IL 60647

## **Project Character:**

The proposed project is a 14/8 story multi-family building with 437 units ranging from studios to five bedroom units, commercial uses along Gorham Street, and lobby/amenity space along Broom and Johnson Street. This project implements the adopted downtown plan, downtown design guidelines, and downtown height map with well-articulated urban architecture, vibrant activates streetscapes, and mixed use opportunities.

The overall project is organized into four distinct building expressions with distinct towers. This approach creates unique massing and diverse architectural character throughout the building. The overall character also carefully responds to the adjoining buildings and design datum of the neighborhood.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
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[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

The building design is focused on the urban context where it is located at Johnson Street, Broom Street and Gorman Street in downtown Madison and will feel as if it grew organically within the fabric of the surrounding neighborhood.

Elegant massing and rhythms in the form of the building create visual interest regardless of which direction the building is seen from. These forms will be expressed in masonry and metal panel wall systems that accentuate and define these massing elements of the building and connect this building to the other buildings in the neighborhood.

**Design Team:**

Architecture: Antunovich Associates  
224 West Huron Street  
Chicago, Illinois 60654

Engineering: Vierbicher  
999 Fournier Drive  
Madison, WI 53717

Landscape: Site Design  
888 South Michigan Avenue  
Chicago, IL 60605

Lighting: Hartranft Lighting Design  
401 Hawthorne Lane  
Suite 110-269  
Charlotte, NC 28204

Planning: Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715

**Preliminary Project Summary**

Multi-Family Housing	437 units
Studio	33
1 bedroom	40
2 bedroom	141
3 bedroom	2
4 bedroom	110
5 bedroom	105
townhome	6
Bedrooms	1,353
Retail square footage	3,500
Vehicle Parking:	
First Floor	5 short term parking spaces Delivery/loading zone 52 car spaces.

Lower Level:	72 car spaces
Total Car Spaces	124

Bike Parking:	
Lower Level 2	190 spaces
Lower Level 1 (At Grade)	367 spaces
Total Spaces	557 spaces

Lot Coverage: 85%

**Loading:**

All loading, deliveries, and trash/recycling collection will take place within the site, accessed from the Johnson Street entrance.

Car share pickup and deliveries will have access to 5 designated short-term parking stalls within the first-floor enclosed parking area.

**Usable Open Space:**

Usable open space will be delivered through the Gorham/Broom plaza, balconies and unique rooftop patios with a range of amenities and configurations.

Open Space Required (10 sq. ft./bedroom): 13,530 sq. ft.

**Open Space Provided:**

Ground Level:	3,468 sq. ft. promenade
	4,565 sq. ft. Gorham/Broom Plaza
14 <sup>th</sup> floor roof:	16,457 sq. ft.
Balconies:	4,897 sq. ft.
Total	29,387 sq. ft.

Approximate Green Roof Required: 10,000 sq. ft.  
(stormwater)

Green Roof Supplied: 10,000 sq. ft.

**Affordable Housing**

The project is designed to utilize the downtown height definition with the delivery of affordable housing per the recently adopted changes to MGO Sec. 28.071 and Sec. 28.134. The preliminary approach is design to follow the Oliv affordable housing agreement whereas 10% of the beds would be offered to qualifying students at a 40% discount versus market rate. These units would be delivered on every floor distributed throughout the building in 2 bedroom double occupancy units. Students who qualify for

financial assistance, as confirmed by the University of Wisconsin Office of Financial Aid, would automatically qualify for this discount.

Final details of the affordable housing agreement will be set as part of the formal submittal.

Downtown Height Designation:	12 stories/6 stories 172' or Capital View Preservation Limit/88'
Proposal:	14 stories/8 stories Capital View Preservation Limit/88'

### **Downtown Plan Recommendations:**

Identified as a potential redevelopment/infill site this site continues the primarily high-density student residential uses identified in the Johnson Street Bend District along with the recommendations focused on redeveloping under-utilized parcels with active and engaging street frontages. The project concept seeks to implement these recommendations through the utilization of the new downtown height definitions with affordable student housing, placement of active uses along the street edges (amenities, lobbies, and retail uses) and seeks to maintain & improve the existing open space at the corner of Gorham & Broom.

The building is designed to keep all elements of the building below the Capital View Preservation Limit.

### **Informational UDC Comment/Response Summary**

#### *Building relationship with Equinox*

The building design seeks to pull back from the Equinox adjacent to the Gorham/Broom plaza, creating a new reveal for the building along with frontage onto the plaza. The design of building 4 utilizes a step back and articulation to create relief and movement in the architecture in relationship to both the Equinox and the Aberdeen.

#### *Johnson Street walk ups/townhomes*

The townhome expression has been removed in favor of bringing the vertical expression down to the street level without exterior entrances.

#### *Building relationship with context and existing datum*

The buildings utilize setbacks and step backs to create relief and movement of the facades that reflect the adjoining building context and height datum.

#### *Residential scale & cues*

The building design has been revised to create more residential scale articulation, fenestration, and overall expressions.

#### *Corner micro-park/plaza design*

The plaza concept design has been revised to create opportunities for seating, defined paths that reflect desire lines as well as additional planters & planting space. This design component will continue to be refined, along with the pedestrian walkway through the block.



### *Style, color, materials*

The overall building styles, colors, and materials have been revised to create more interest and vibrancy, with less brutalism.

### *Drop off detail*

This area extends the promenade walkway through the block creating an environment that is both pedestrian and vehicular access. The building design has been revised to create lobby access & residential activation along with access to bike parking. Additional details will be incorporated into the formal submittal to make sure this space is a lively pedestrian realm.

### *Johnson Street Activation*

The design incorporates two lobby entrances onto Johnson Street, in addition to the pedestrian promenade and amenity uses, to facilitate street level interaction and vibrancy. Additional architectural treatments and public art panels are also incorporated to enhance the overall design along the sidewalk.

## **Downtown Design Guidelines**

### Site Design + Building Placement

#### *Orientation*

The project creates a strong and permeable street wall with minimal setback along all three adjoining streets while employing a slight setback to allow for a larger terrace/sidewalk zone along Johnson Street, Gorham Street, and Broom Street. Useable entrances front out to each street frontage with expansive windowpanes integrated into the first floor to reinforce activity and transparency along the sidewalk.

The primary entrance for the project is accessed from Gorham Street adjacent to the redesigned micro park and project amenities which span the Broom Street frontage and a portion of Johnson Street. Retail uses are incorporated into the Building 4 frontage of Gorham Street, further activating the streetscape. Two secondary lobbies are designed for the frontage on Johnson Street with an additional lobby accessed off the mid-block pedestrian walkway.

#### *Access + Circulation*

The site parking and loading is accessed on Johnson Street with a circular drive to accommodate vehicles and service vehicles while minimizing impacts on regional vehicular and bicycle corridors on Johnson Street and Bassett Street. Guest parking/delivery is located within the building with 5 spots available for short term use outside of the control door for resident parking. Long term parking and bicycle parking is located within the building and includes lower-level long term storage and at grade parking areas.

#### *Usable Open Space -Residential Development*

The project offers resident both balcony and roof top useable open space with a variety of activity areas. The project also includes the redesign and expansion of the existing open space at the corner of Gorham and Broom, which features new plaza space, seating and landscaping.

#### *Landscaping*

The landscape design of the ground level offers urban foundation plantings, expanded sidewalk/terrace area, and buffers from adjoining developments. The overall design seeks to bring color & texture to the streetscape by using landscape and hardscape to further define commercial/public vs. residential/private entrances to the building.

### *Lighting*

Building lighting is proposed to provide appropriate levels of light while maintaining the residential environment.

### Architecture

#### *Massing*

The massing of the project implements the adopted downtown height map and new downtown height definition while creating multiple building expressions and diversified architectural character. The overall composition of four building types is further broken down into two distinct and separate building towers connected with a glassy second floor walkway.

#### *Building Components*

The ground level of the building varies through the perimeter of the site to create diverse configurations for each building. Techniques used include setbacks to create a pedestrian focused activation along each streetscape, upper floor step backs to echo adjoining character & datum, and a range of architectural expressions.

#### *Visual Interest*

The overall design of the building, based on UDC feedback, has been revised to incorporate a warm range of colors and details to give each building a separate expression and articulation.

#### *Door and Window Openings*

The overall design of the project fits into the context of the adjoining development while implementing a unique design expression that creates architectural diversity within the overall neighborhood. Each section of the building uses different window treatments, proportions, and distribution to reinforce the four building concept.

#### *Building Materials*

The building uses high quality durable materials throughout the four-sided design.

#### *Terminal Views and Highly-Visible Corners*

While the site is not a previously identified terminal view or highly-visible corner, it does create a unique and vibrant expression at the bend of Johnson Street and Gorham Street, reinforcing the deflected views from the corridor to the west.

#### *Awnings and Canopies*

The primary project entry is highlighted with architectural frame to clearly denote the primary pedestrian entrance. The design of this feature reflects and enhances the overall composition while creating a unique entrance along the corner plaza.

#### *Signage*

Signage for the building will be integrated into the project through future submittals and will be consistent with the signage ordinance.

## Conditional Use Standards

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

The proposal for multi-family housing is consistent with the historic use of the site and the surrounding area.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

The site is well served with readily available municipal services adjacent to the site.

3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

The proposed building is consistent with the previous use of the site and reflects the recommendations of the Comprehensive Plan, Downtown Plan, and current zoning on the site; furthermore, the design has been carefully revised to respond to the surrounding development datum in height, setback, and scale.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The proposal will not preclude development or improvement of the surrounding properties.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

The proposal incorporates the necessary site improvements to support the project through supply of off-street parking and loading with a circular drive isle, expansion of the pedestrian network with widened sidewalk/terraces and a through block walkway.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

The full project submittal will include the City of Madison TDMP spreadsheet, illustrating that the project exceeds the required transportation components.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

The project meets the standards of the UMX zoning district and downtown plan.

8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*

Not Applicable.

9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met,*

*the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*

The project is working with Staff, Neighborhood and UDC input at the informational stage to create an aesthetically desirable project.

10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*

The proposal meets the parking requirements for the Urban Mixed Use (UMX) zoning district. This site is well served with pedestrian and bicycle routes and transit service.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*

Not Applicable.

12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

Not applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

- a. *The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
- b. *The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
- c. *The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*

- d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*

Not applicable.

15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071\(2\)\(a\) Downtown Height Map](#), as provided by [Section 28.071\(2\)\(a\)1.](#), no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*

- a. *The new building is entirely located on the same parcel as the building being replaced.*
- b. *The new building is not taller in stories or in feet than the building being replaced.*
- c. *The new building is not larger in total volume than the building being replaced.*
- d. *The new building is consistent with the design standards in [Section 28.071\(3\)](#) and meets all of the dimensional standards of the zoning district other than height.*
- e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

Not applicable.

16. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)*

Not Applicable

# MADISON - JOHNSON & BROOM

UDC INFORMATIONAL PRESENTATION R1

AUGUST 16, 2023

**CORE**  
MADISON BROOM, LLC

vierbicher  
planners | engineers | advisors

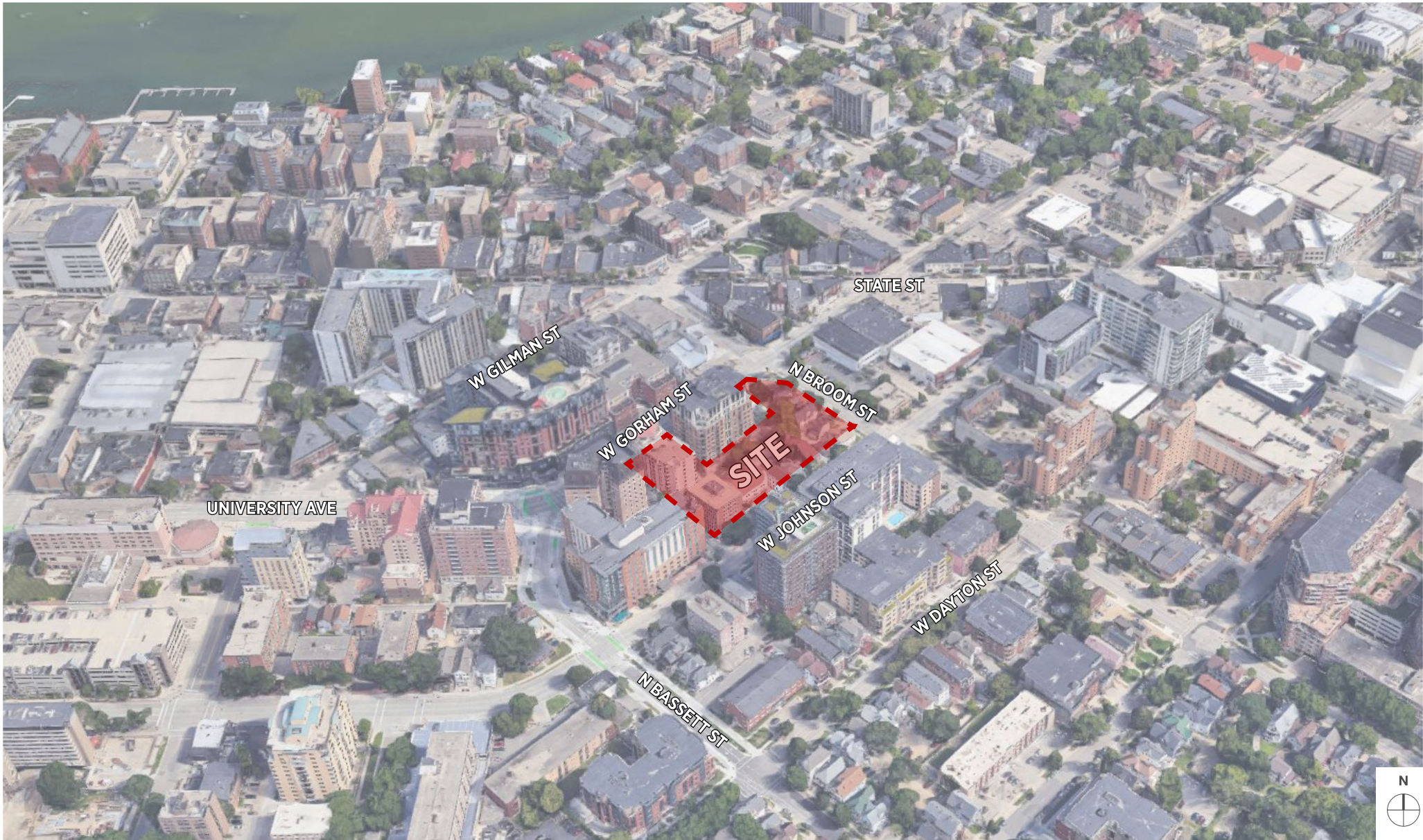


site

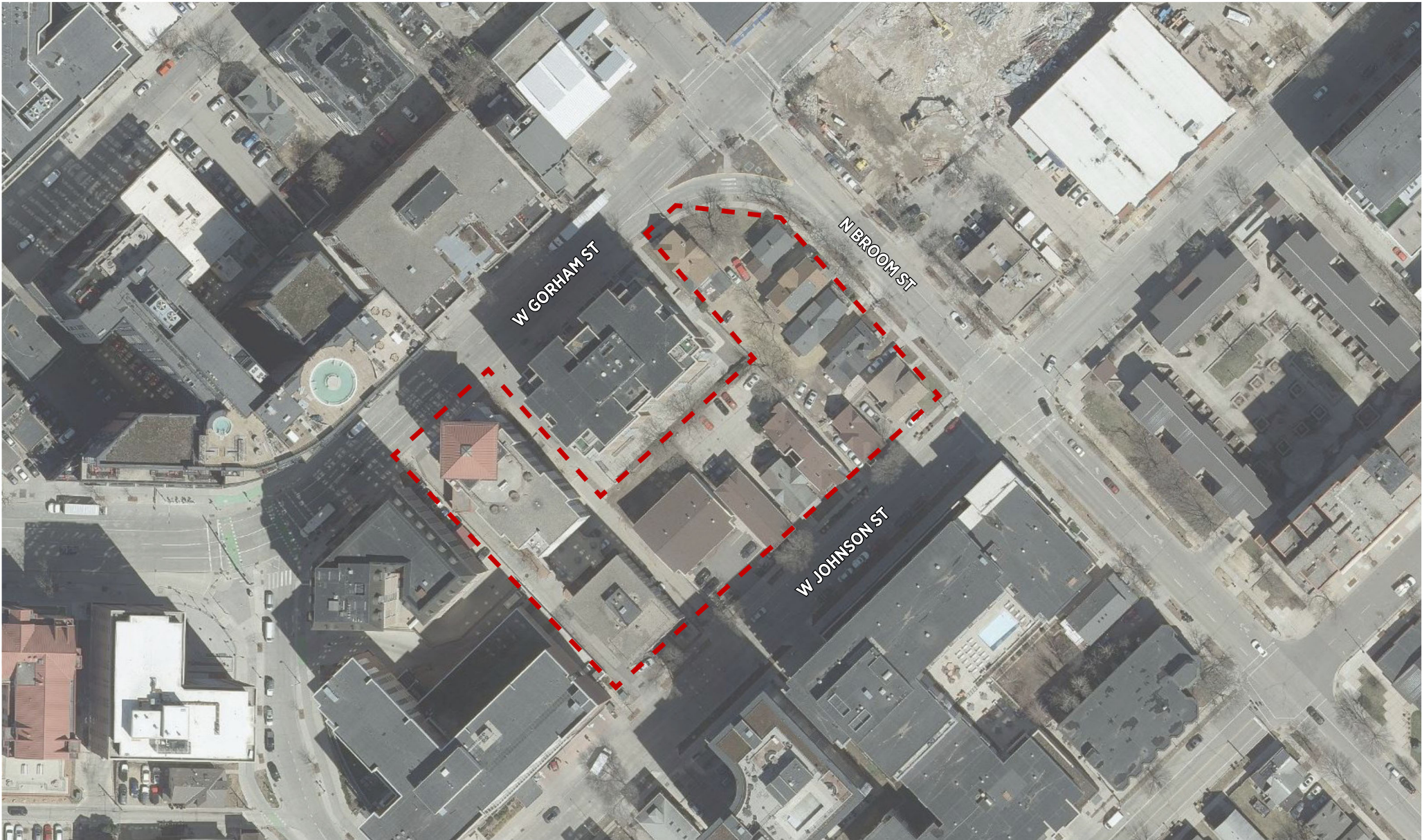
**A** ANTUNOVICH  
ASSOCIATES  
ARCHITECTURE · PLANNING · INTERIOR DESIGN

Chicago • Washington, D.C. • Los Angeles • [antunovich.com](http://antunovich.com)

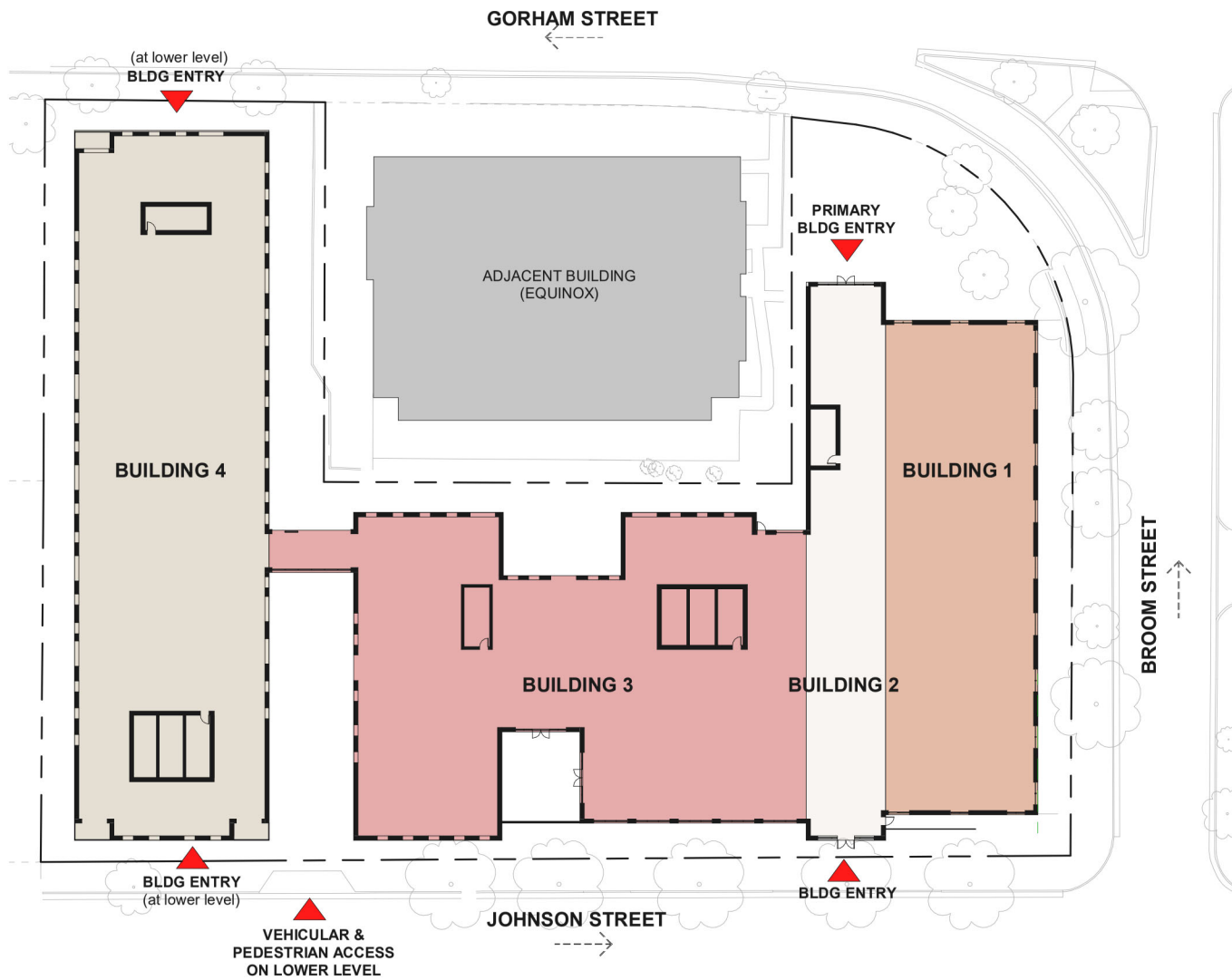


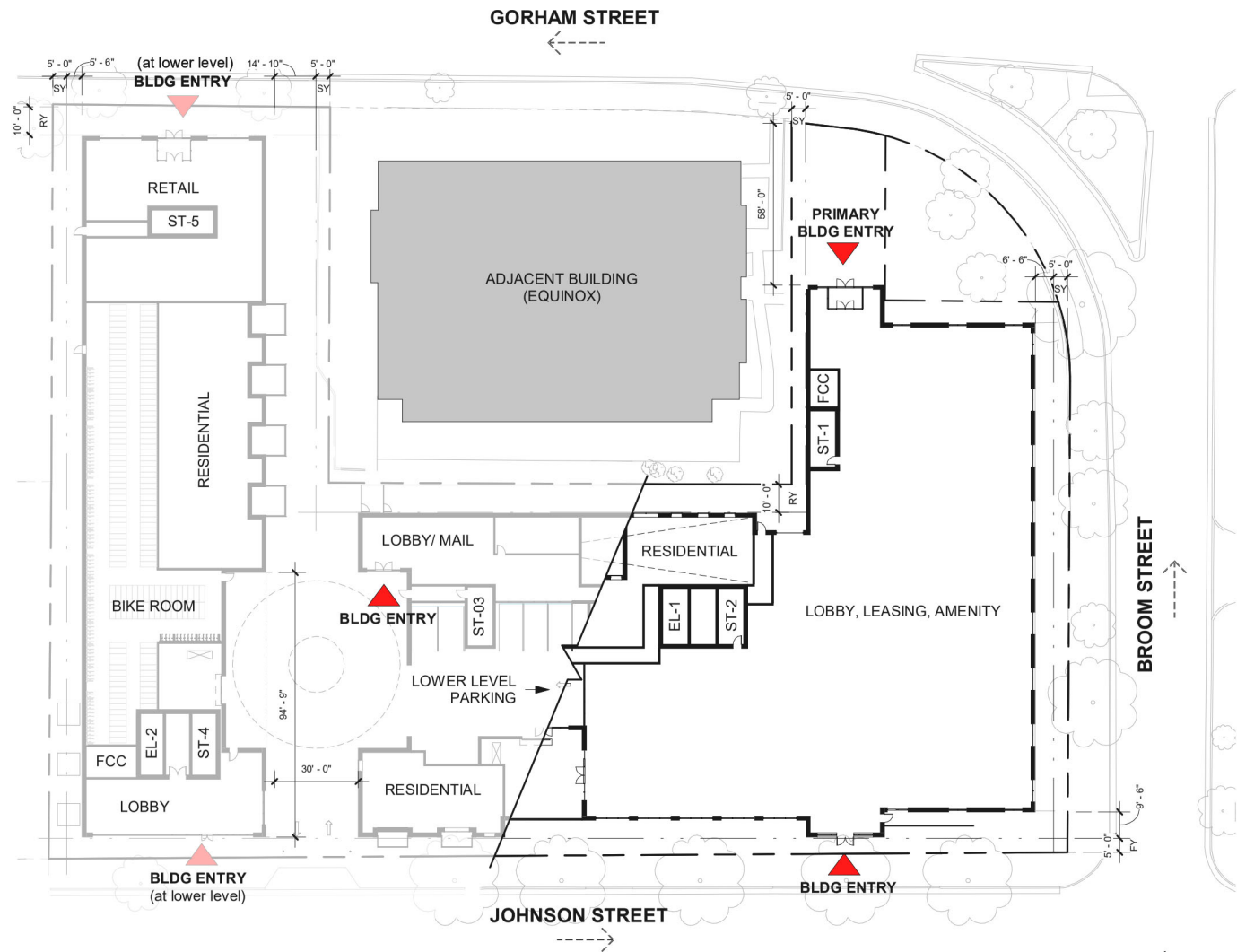


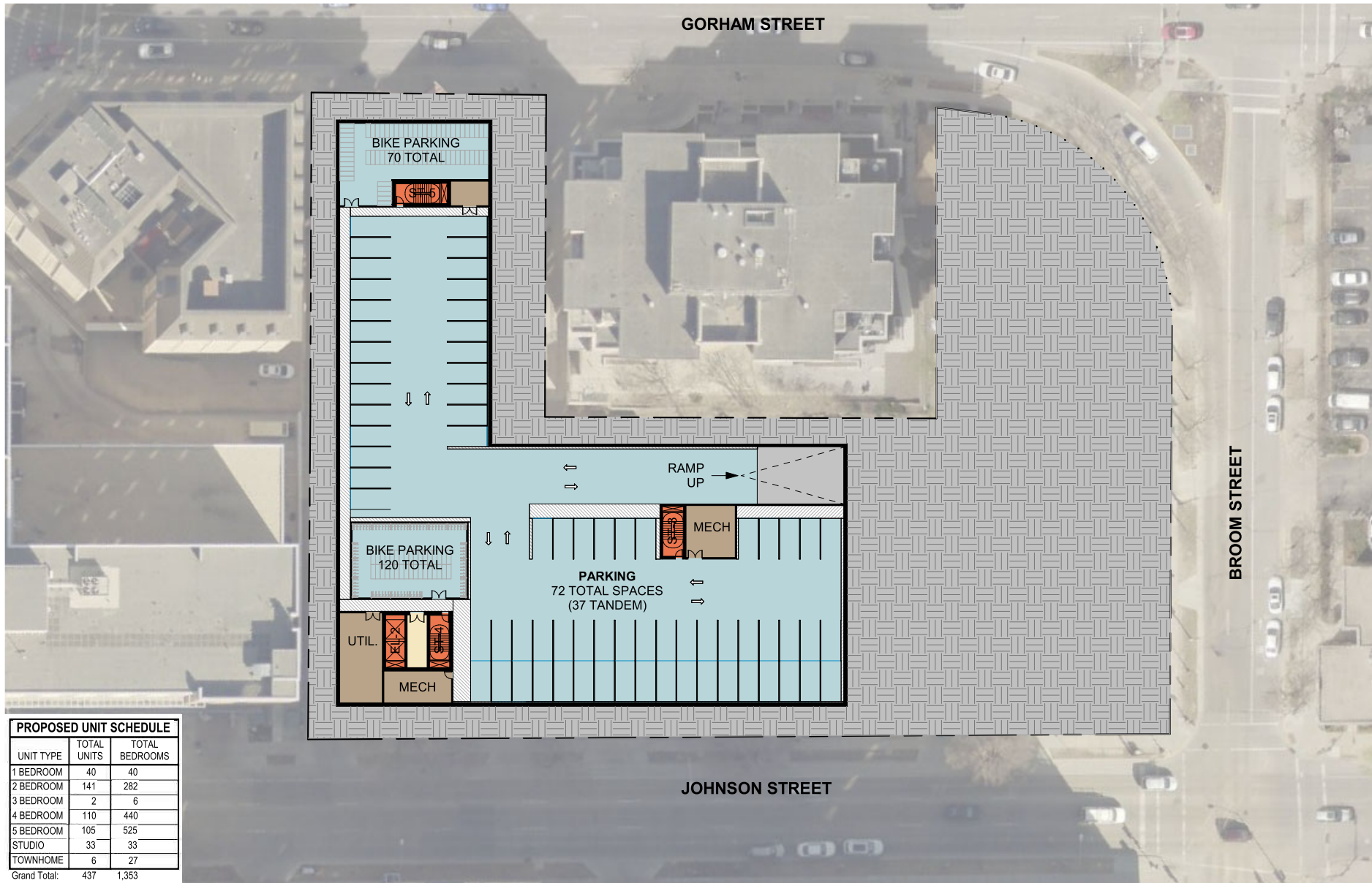








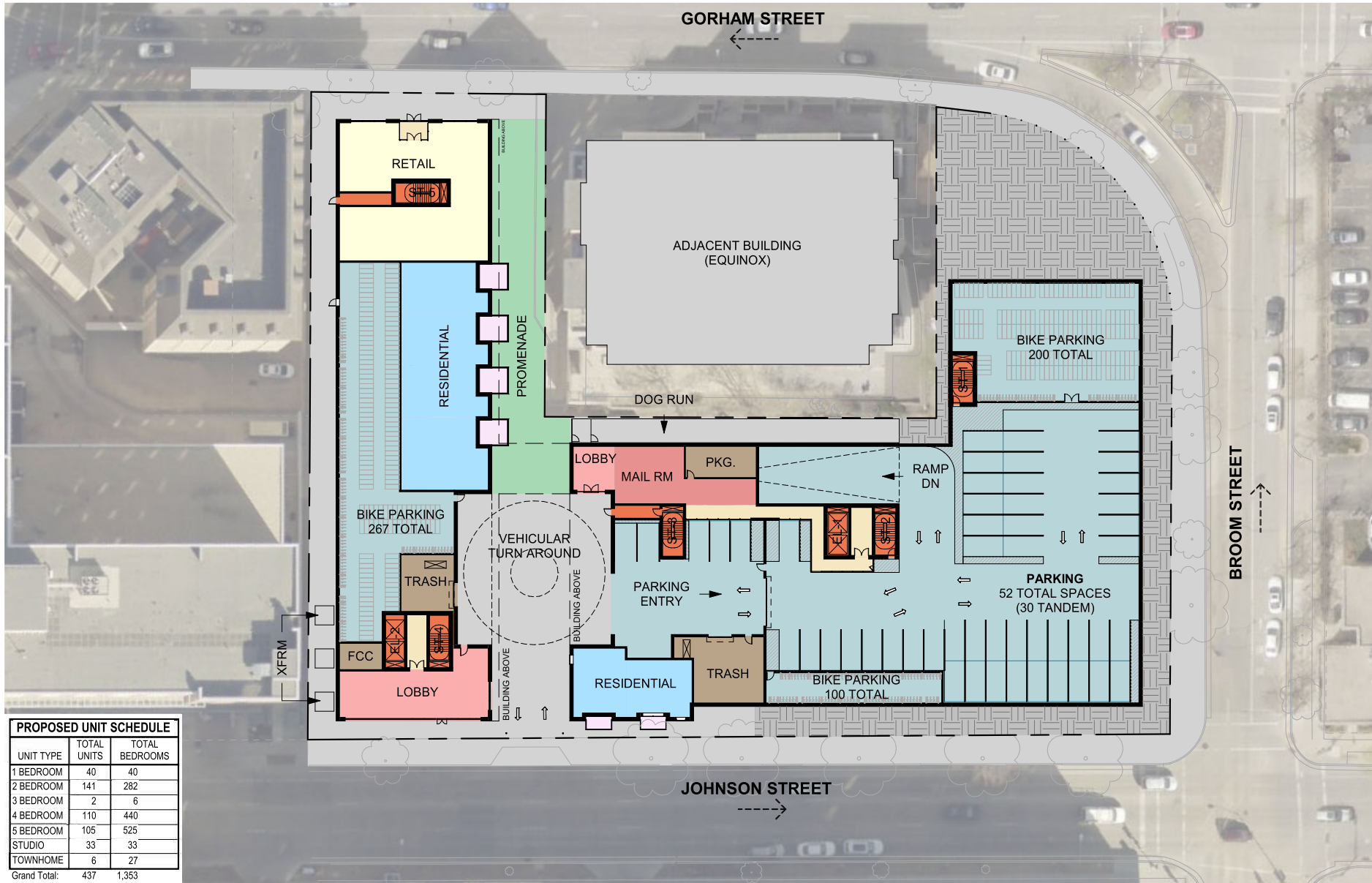




**PROPOSED UNIT SCHEDULE**

UNIT TYPE	TOTAL UNITS	TOTAL BEDROOMS
1 BEDROOM	40	40
2 BEDROOM	141	282
3 BEDROOM	2	6
4 BEDROOM	110	440
5 BEDROOM	105	525
STUDIO	33	33
TOWNHOME	6	27
Grand Total:	437	1,353





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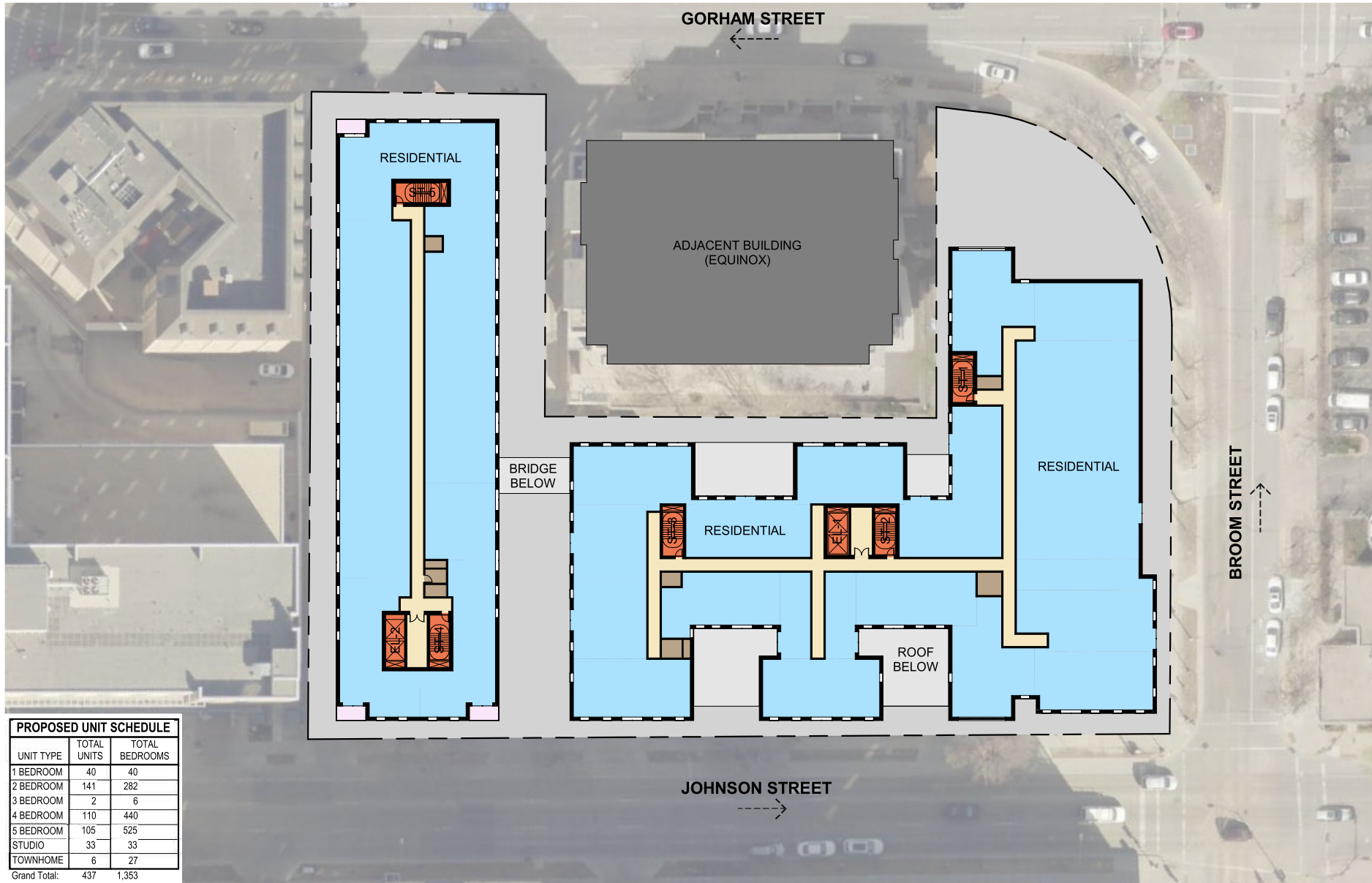


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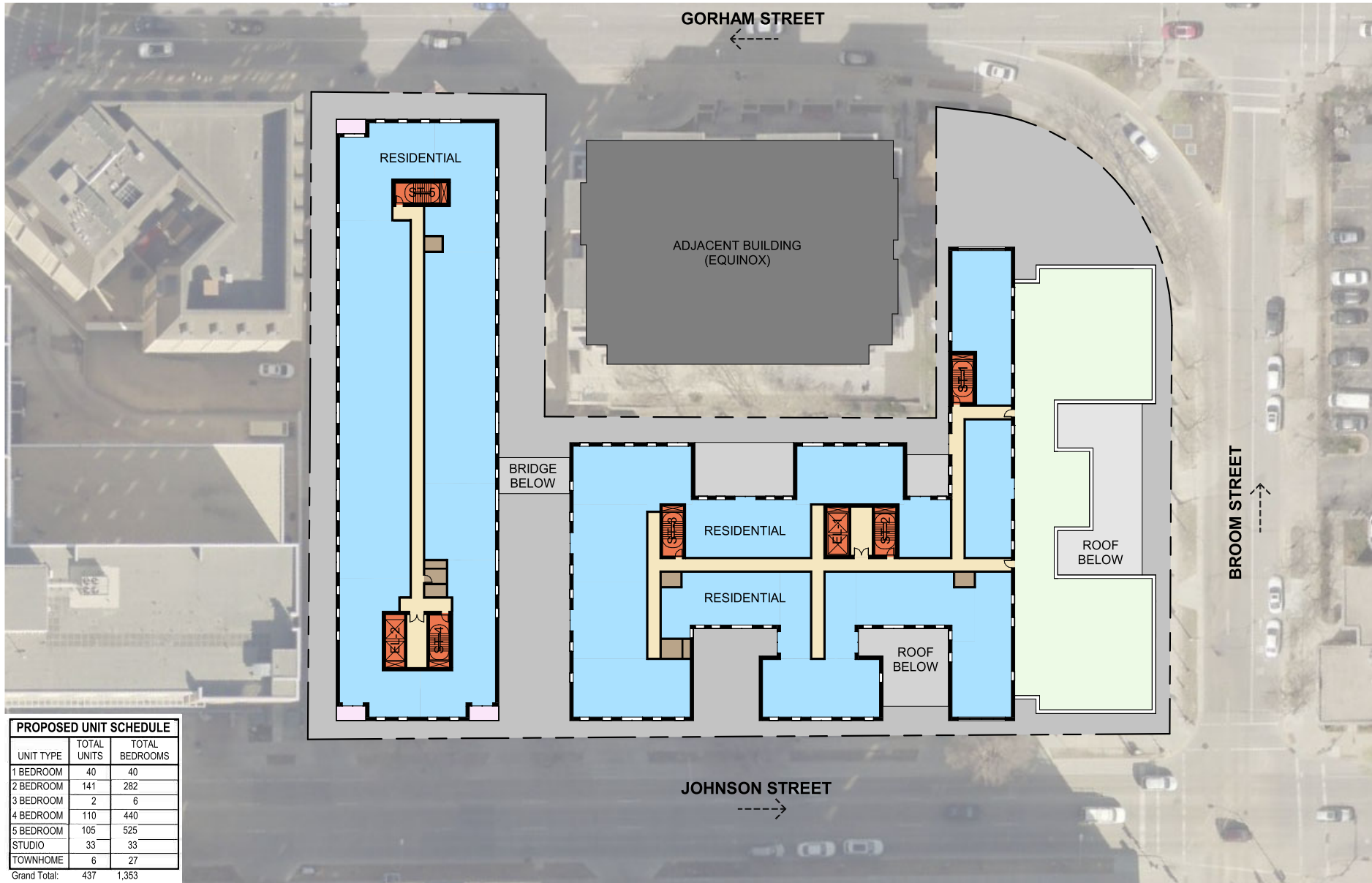
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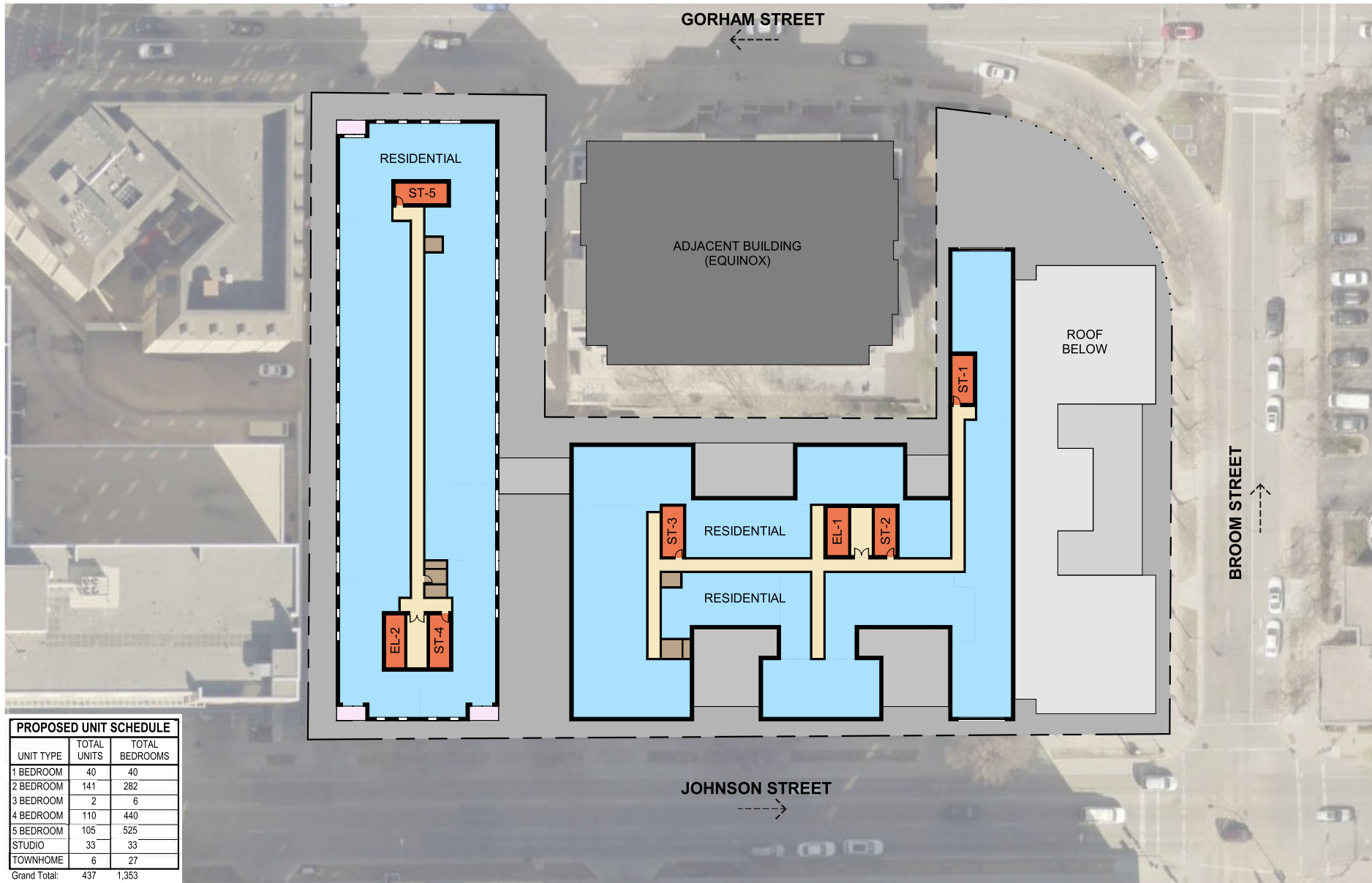


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PREVIOUS



CURRENT



PREVIOUS



CURRENT





PREVIOUS



CURRENT



PREVIOUS



CURRENT





PREVIOUS



CURRENT



PREVIOUS



CURRENT





PREVIOUS



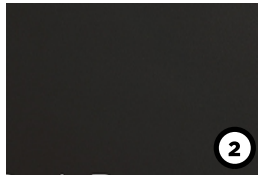
CURRENT



PREVIOUS



CURRENT



**POLYMER WINDOW SYSTEM**  
COLOR, BLACK



**STOREFRONT SYSTEM**  
COLOR, BLACK



**GLAZING UNITS**  
LOW IRON CLEAR



**METAL PANEL**  
COLOR, WARM WHITE



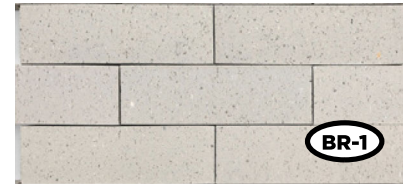
**METAL PANEL**  
COLOR, RED



**METAL PANEL**  
COLOR, RED



**METAL PANEL**  
COLOR, MIDNIGHT BRONZE



**BRICK**  
COLOR, CEDAR



**BRICK**  
COLOR, COPPERSTONE

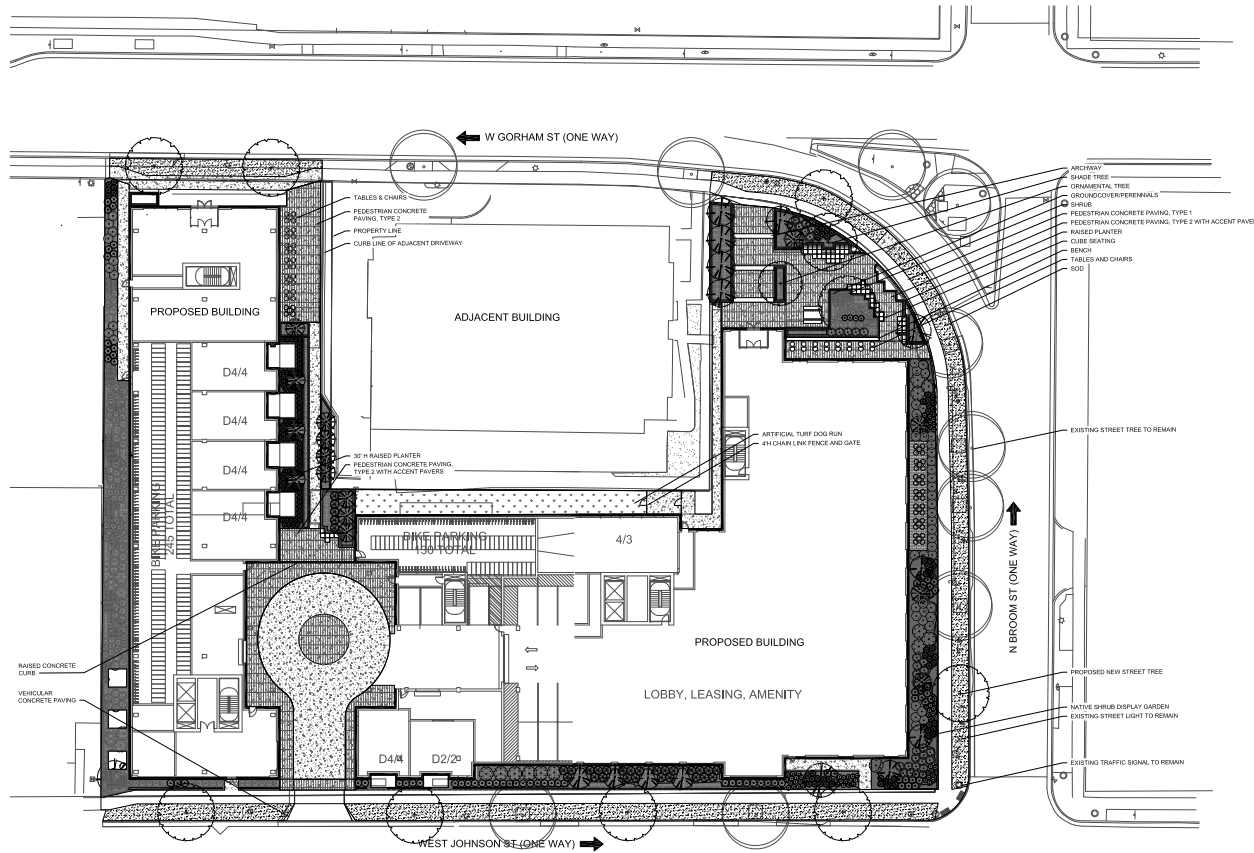


**BRICK**  
COLOR, RED



**BRICK**  
COLOR, COAL BRINDLE



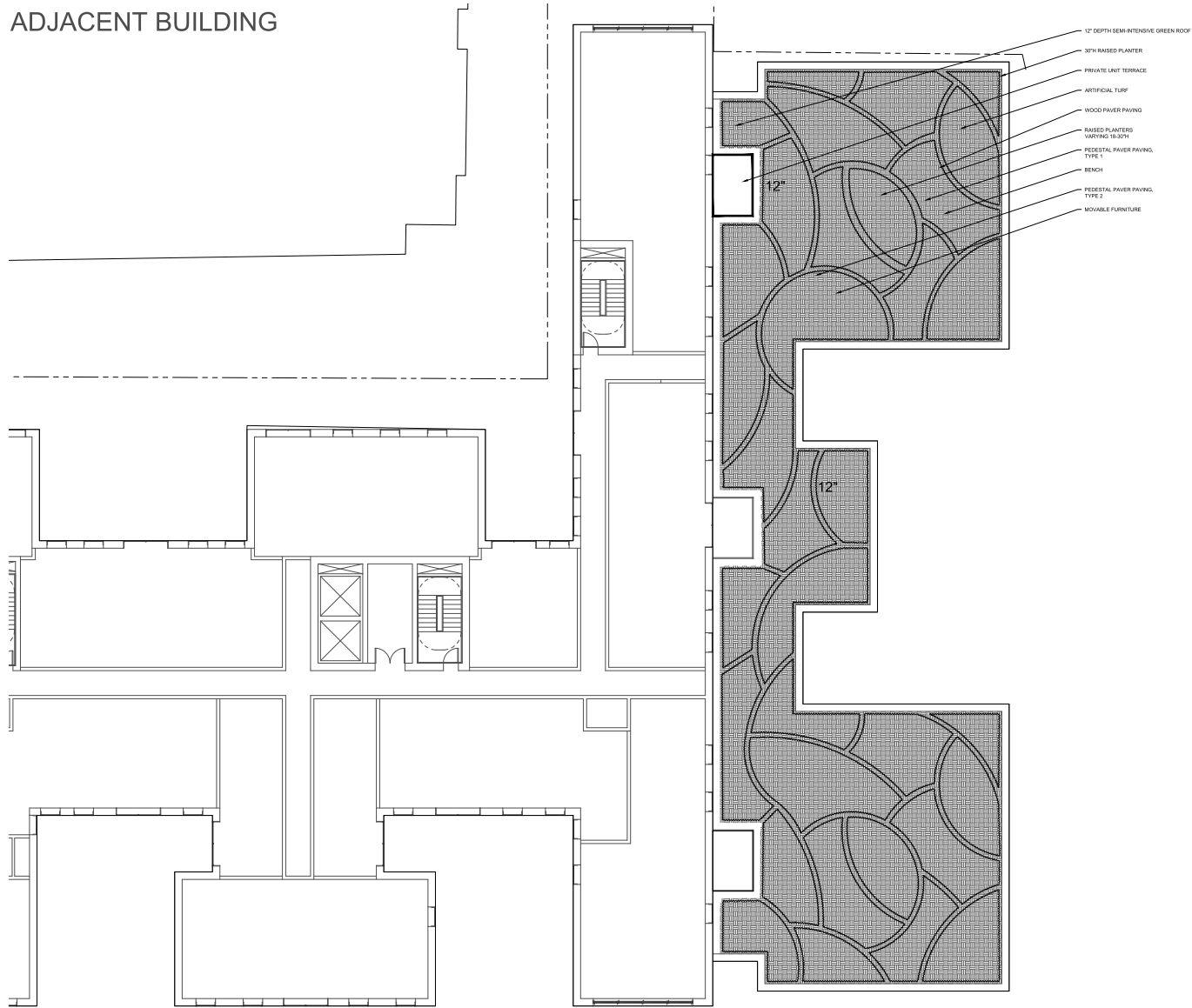


**LEGEND**

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
- ▨ PEDESTRIAN CONCRETE PAVING TYPE 1
- ▨ PEDESTRIAN CONCRETE PAVING TYPE 2 WITH ACCENT UNIT PAVERS
- ▨ VEHICULAR CONCRETE PAVING
- ▨ UNIT PAVER PAVING
- ▨ ARTIFICIAL TURF
- 48" CHAIN LINK FENCE AND GATE
- RAISED PLANTER
- RAISED CONCRETE CURB
- ROLLOVER CURB
- BENCH
- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- ▨ GROUND COVER PERENNIALS
- SOO
- ▨ CUBE SEATING
- ▨ TABLES AND CHAIRS
- ▨ BUILT UP SEATING
- ▨ 511 PRIVACY SCREEN
- ▨ 811 PRIVACY SCREEN



ADJACENT BUILDING

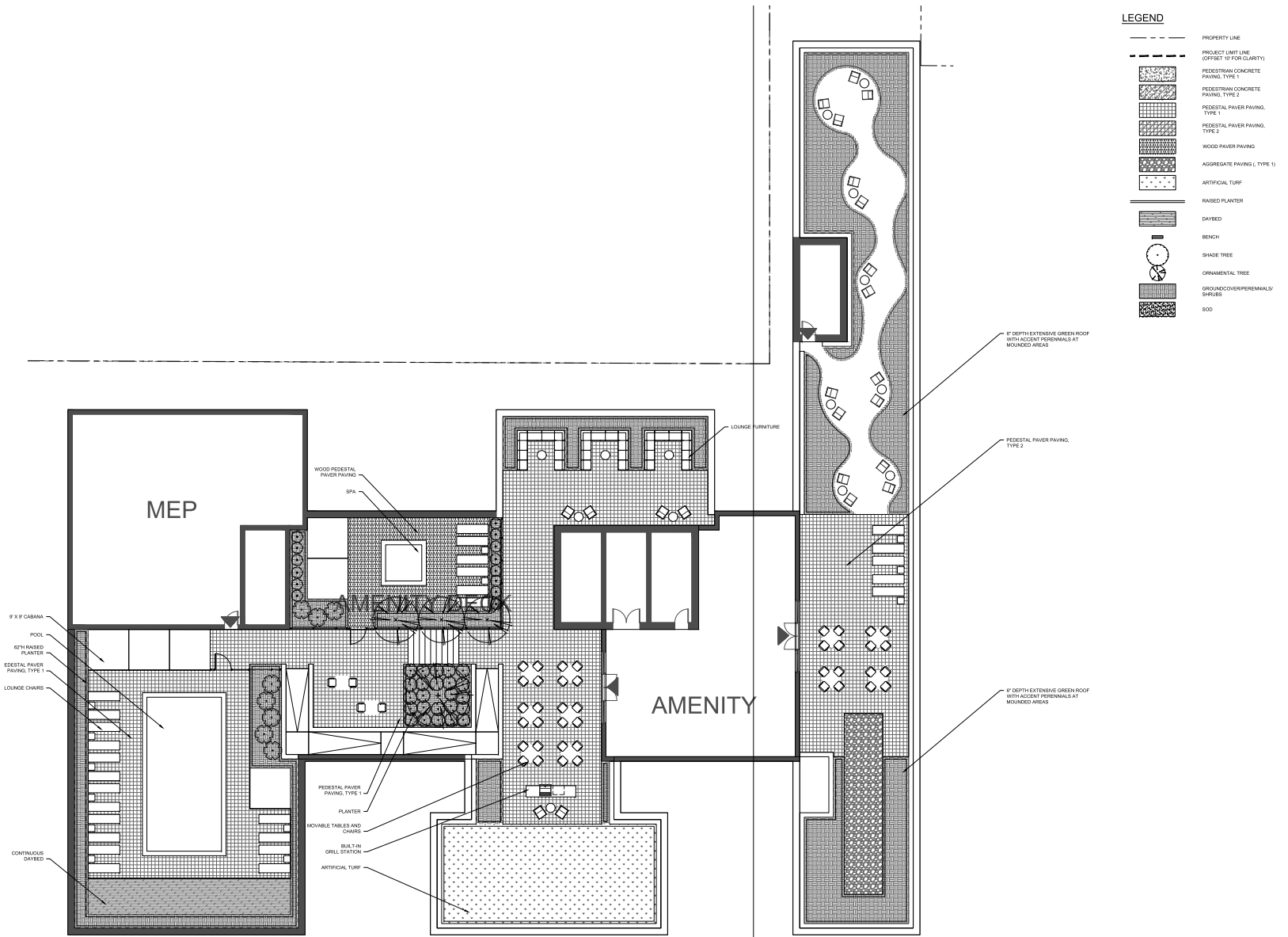


LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
- GROUND COVER (PERENNIALS/SHRUBS)

- 12" DEPTH SEMI-INTENSIVE GREEN ROOF
- 30" RAISED PLANTER
- PRIVATE UNIT TERRACE
- ARTIFICIAL TURF
- WOOD PAVER PAVING
- RAISED PLANTERS (ARRYING 18" SOIL)
- PEDESTAL PAVER PAVING, TYPE 1
- BENCH
- PEDESTAL PAVER PAVING, TYPE 2
- MOVABLE FURNITURE







the design group, llc  
3000 Monona Drive, Suite 100  
Madison, WI 53706

PLANT SCHEDULE - GROUND FLOOR						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
<b>DECIDUOUS TREES</b>						
GYES	2	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5' cal	Matching heads
<b>UNDERSTORY / ORNAMENTAL TREES</b>						
AMAB		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	6' ht	Multi-stemmed 5-8 canes. Matching heads
BE PA		Betula papyrifera 'Oenci'	Renaissance Oasis Paper Birch	B&B	10' ht	Multi-stemmed 3-5 canes
CACA		Carpinus caroliniana	American Hornbeam	B&B	2.5' cal	
CE CA		Cercis canadensis	Eastern Redbud	B&B	6' ht	Multi-stemmed 3-5 canes. Matching heads
CE CO		Cercis canadensis 'Covey'	Lavender Twist Redbud	B&B	2' cal	Weeping Form
HAM		Hamamelis virginiana	Common Witchhazel	B&B	5' ht	
<b>DECIDUOUS SHRUBS</b>						
AE PA		Aesculus parviflora	Bottebush Buckeye	B&B	48" ht x w	per plan
AR ME		Aronia melanocarpa	Black Chokeberry	cont	#3, min 18" ht	36" oc
CA FL		Calycanthus floridus 'Aphrodite'	Aphrodite Sweet Shrub	cont	#5, min 30" ht	42" oc
CE AM		Ceanothus americanus	New Jersey Tea	cont	#3, min 18" ht	36" oc
CO AM		Corylus americana	American Hazelnut	B&B	48" ht x w	per plan
CO BC		Cornus sericea 'Bergeson Compact'	Bergeson Compact Redtwig Dogwood	cont	#5, min 30" ht	42" oc
DILO		Diervilla lonicera	Dwarf Bush Honeysuckle	cont	#3, min 18" ht	36" oc
HY IN		Hydrangea arborescens 'Abetwo'	Incrediball Smooth Hydrangea	cont	#5, min 30" ht	42" oc
HY KA		Hydrangea salmanum	Kalm St. John's Wort	cont	#3, min 18" ht	24" oc
LIBE		Lindera benzoin	Spicebush	B&B	48" ht x w	6' oc
RO BL		Rosa blanda	Meadow Rose	cont	#5, min 30" ht	48" oc
RU OD		Rubus odoratus	Purple Flowering Raspberry	cont	#5, min 30" ht	48" oc
VL BM		Viburnum dentatum 'Chistom'	Blue Muffin Arrowwood Viburnum	cont	#5, min 30" ht	48" oc
VLR		Viburnum prunifolium 'McKrouge'	Forest Rouge Blackhaw Viburnum	B&B	min 5' ht x w	6' oc
<b>EVERGREEN SHRUBS</b>						
TAEV	154	Taxus x media 'Everlow'	Everlow Yew	cont	min 24" w	30" oc
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>						
AMBI		Amsonia 'Blue Ice'	Blue Ice Blue Star	cont	#1	12" oc
CAPE		Carex pensylvanica	Penn Sedge	cont	1 GAL	12" oc
CARA		Carex radata	Eastern Star Wood Sedge	cont	1 GAL	12" oc
DR MA		Dryopteris marginalis	Marginal Wood Fern	cont	1 GAL	18" oc
ELD1		Eurybia divaricata	White Wood Aster	cont	1 GAL	18" oc
GE BE		Geranium 'Savana Variety'	Savana Cranebill	cont	#1	12" oc
HE AB		Heuchera 'Autumn Birds'	Autumn Birds Heuchera	cont	#1	12" oc
HO HB		Hosta 'Hadspen Blue'	Hadspen Blue Hosta	cont	#1	24" oc
HE AB		Heuchera 'Autumn Birds'	Autumn Birds Alumroot	cont	1 GAL	18" oc
PH BM		Phlox glauca 'Blue Moon'	Blue Moon Woodland Phlox	cont	1 GAL	12" oc
PO AC		Polystichum acrostichoides	Christmas Fern	cont	1 GAL	12" oc
SE AU		Sesleria autumnalis	Autumn Moor Grass	cont	1 GAL	15" oc
TICO		Tiarella cordifolia	Foamflower	cont	1 GAL	12" oc

**PLANTING NOTES:**

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INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.  
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.  
ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.  
BULB LAYOUT SHALL BE FIELD DIRECTED BY LA. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER.  
ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA.

PLANT SCHEDULE - LEVEL 9							
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>							
AG BF		Agastache 'Blue Fortune'	Blue Fortune Giant Hyssop	pot	LP50 plug		
AL SB		Allium 'Summer Beauty'	Summer Beauty Allium	pot	LP50 plug		
AMBI		Amsonia 'Blue Ice'	Blue Ice Blue Star	pot	LP50 plug		
AM SC		Amsonia 'Storm Cloud'	Storm Cloud Blue Star	pot	LP50 plug		
AS SY		Asclepias syriaca	Common Milkweed	pot	LP50 plug		
AS TU		Asclepias tuberosa	Butterflyweed	pot	LP50 plug		
BALM		Baptisia 'Lemon Meringue'	Lemon Meringue False Indigo	pot	LP50 plug		
CAKF		Calamagrostis x Karl Foerster	Karl Foerster Feather Reed Grass	pot	LP50 plug		
CANE		Calamagrostis x Karl Foerster	Lesser Calamint	pot	LP50 plug		
DE GO		Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hair Grass	pot	LP50 plug		
EC AL		Echinacea purpurea 'Alba'	White Purple Coneflower	pot	LP50 plug		
EC MA		Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	pot	LP50 plug		
MO FI		Monarda fistulosa	Wild Bergmot	pot	LP50 plug		
RUGAG		Rudbeckia 'American Goldrush'	American Goldrush Black Eyed Susan	pot	LP50 plug		
SAMN		Salvia x sylvestris 'Mainacht'	May Night Salvia	pot	LP50 plug		
SE AU		Sesleria autumnalis	Autumn Moor Grass	pot	LP50 plug		
SP HE		Sporobolus heterolepis	Prairie Dropseed	pot	LP50 plug		
ST HU		Stachys e. 'Humilis'	Humilis Betony	pot	LP50 plug		

**PLANTING NOTES:**

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**PLANT SCHEDULE - ROOF**

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
<b>ORNAMENTAL TREES</b>							
CR WK	1	Crataegus phaenopynum	Washington Hawthorn	B&B	10' ht		
SY IS	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	6' ht		Multi-stemmed, 5-8 canes, rootball max 24" in depth
<b>DECIDUOUS SHRUBS</b>							
DILO	23	Diervilla lonicera	Dwarf Bush Honeysuckle	cont	24" w		36" oc
HY LO	14	Hydrangea arborescens 'NCHA'	Limetta Smooth Hydrangea	cont	18" ht		30" oc
RH TE	8	Rhus typhina 'Baileger'	Tiger Eyes Sumac	cont/VB&B	48" ht		48" oc
<b>ORNAMENTAL GRASSES, PERENNIALS, &amp; GROUNDCOVERS</b>							
AL SB		Allium 'Summer Beauty'	Summer Beauty Ornamental Onion	cont	#1		15" o.c.
AMBI		Amsonia 'Blue Ice'	Blue Ice Blue Star	cont	#1		15" o.c.
AS TU		Asclepias tuberosa	Butterflyweed	cont	#1		18" o.c.
BO CU		Bouteloua curtipendula	Sideoats grama	cont	#1		18" o.c.
CANE		Calamagrostis nepota subsp. nepota	Lesser Calamint	cont	#1		15" o.c.
DE GO		Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hair Grass	cont	#1		18" o.c.
EC KK		Echinacea 'Kim's Knee High'	Kim's Knee High Purple Coneflower	cont	#1		18" o.c.
ER YU		Eryngium yuccifolium	Rattlesnake Master	cont	#1		18" o.c.
RUGAG		Rudbeckia 'American Goldrush'	American Goldrush Black Eyed Susan	cont	#1		18" o.c.
SA VE		Salvia nemorosa 'Wesluewi'	Wesluewi Sage	cont	#1		15" o.c.
SC SO		Schizachyria scoparium 'Standing Ovator'	Standing Ovator Little Bluestem	cont	#1		18" o.c.
SE KA		Sedum kamtschaticum	Orange Stonecrop	pot	quart		10" o.c.
SE AU		Sesleria autumnalis	Autumn Moor Grass	cont	#1		15" o.c.
SP HE		Sporobolus heterolepis	Prairie Dropseed	cont	#1		21" o.c.
YU FI		Yucca filamentosa	Adam's Needle	cont	#3		24" o.c.

**ROOF - SEDUM MAT WITH ACCENT PLANTINGS**

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
-	XX SF	Sedum mat with 1 accent plant per 2 SF	As supplied by SemperGreen or approved equal			min. 95% coverage at time of installation
-		Achillea millefolium 'Moonshine'	Moonshine Yarrow	4" pot	plug	accent
-		Agastache x 'Blue Fortune'	Blue Fortune Anise Hyssop	4" pot	plug	accent
-		Allium cernuum	Nodding Onion	4" pot	plug	accent
-		Allium schoenoprasum 'Forescate'	Forescate Chives	4" pot	plug	accent
-		Amorpha maritima 'Duszelhof Pride'	Duszelhof Pride Sea Thrift	4" pot	plug	accent
-		Cornopis verticillata 'Moonbeam'	Moonbeam Coreopsis	4" pot	plug	accent
-		Dianthus 'Bewitched'	Bewitched Pinks	4" pot	plug	accent
-		Echinacea purpurea 'Pixie Meadowbrite'	Pixie Meadowbrite Purple Coneflower	4" pot	plug	accent
-		Rudbeckia fulgida 'Early Bird Gold'	Early Bird Gold Orange Coneflower	4" pot	plug	accent
-		Sesleria autumnalis	Autumn Moor Grass	4" pot	plug	accent
-		Sedum acre 'Aureum'	Aureum Stonecrop	carpet	-	
-		Sedum acre 'Goldmoss'	Goldmoss Stonecrop	carpet	-	
-		Sedum album 'Coral Carpet'	Coral Carpet Stonecrop	carpet	-	
-		Sedum album 'Murale'	Murale Stonecrop	carpet	-	
-		Sedum hybridum 'Inneregruncher'	Little Evergreen Stonecrop	carpet	-	
-		Sedum hispanicum	Spanish Stonecrop	carpet	-	
-		Sedum kamtschaticum	Orange Stonecrop	carpet	-	
-		Sedum kamtschaticum var. floriferum	Sedum kamtschaticum var. floriferum	carpet	-	
-		Weihestephaner Gold'	Weihestephaner Gold Orange Stonecrop	carpet	-	
-		Sedum kamtschaticum 'Variegatum'	Variegated Orange Stonecrop	carpet	-	
-		Sedum subsp. rupestre 'Angelina'	Angelina Stonecrop	carpet	-	
-		Sedum subsp. rupestre 'Blue Spruce'	Blue Spruce Stonecrop	carpet	-	
-		Sedum sen angulare	Tasselless Stonecrop	carpet	-	
-		Sedum spurium 'Fuldaglut'	Fuldaglut Caucasian Stonecrop	carpet	-	
-		Sedum spurium 'John Creech'	John Creech Caucasian Stonecrop	carpet	-	
-		Sedum spurium 'Red Carpet'	Red Carpet Caucasian Stonecrop	carpet	-	
-		Sedum stricto	Bushy Stonecrop	carpet	-	
-		Sedum telekenseis 'Golden Carpet'	Golden Carpet Takeshima Stonecrop	carpet	-	

Note: Accent plugs may be pre-grown into sedum mats in lieu of being 'plugged' into sedum mats on site.

Note: Layout of accent plants in sedum mat to be approved by landscape architect prior to installation.

Note: Planting layout to be approved by landscape architect in the field prior to installation.

Note: Interplant bulbs at the direction of landscape architect in the field.

**PLANTING NOTES:**

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**MADISON - JOHNSON & BROOM**

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

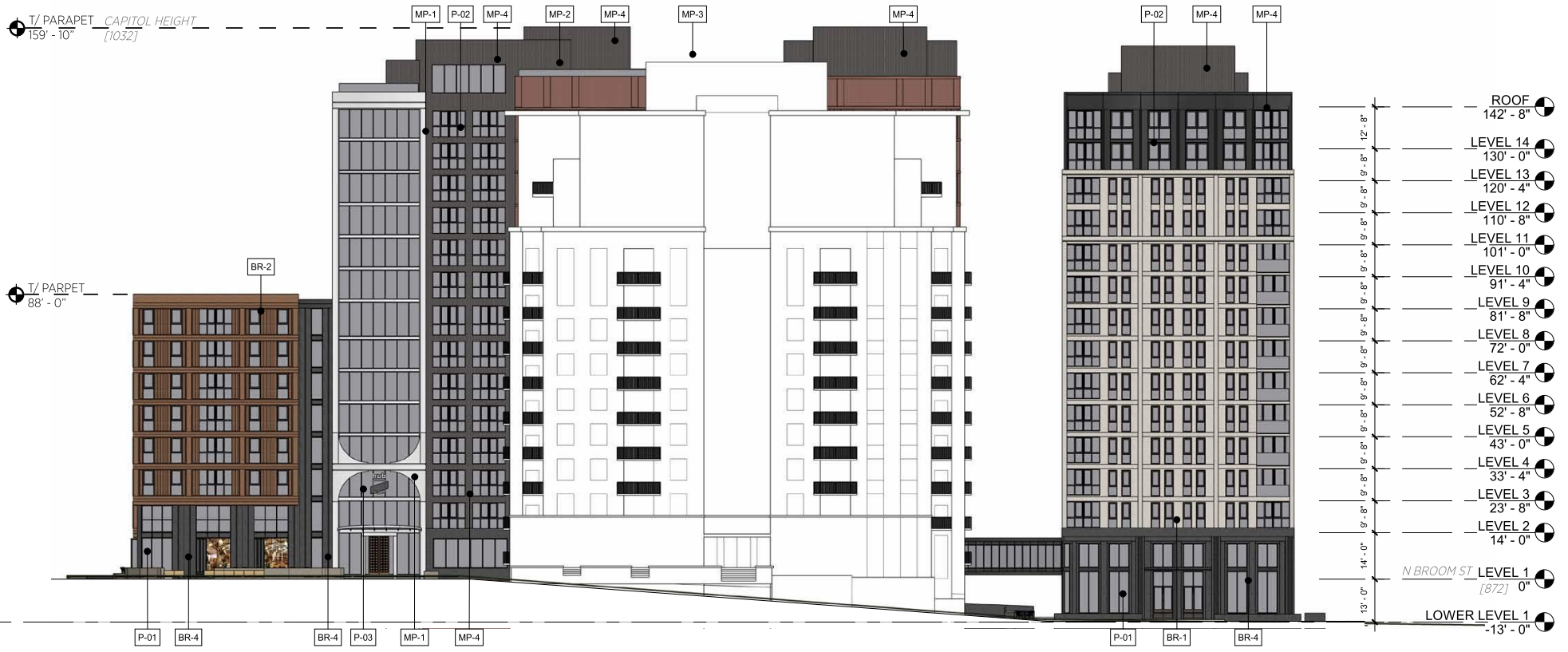
UDC INFORMATIONAL PRESENTATION R1

**LANDSCAPE ROOF PLAN**

MADISON, WISCONSIN • AUGUST 16, 2023







- ROOF 142' - 8"
- LEVEL 14 130' - 0"
- LEVEL 13 120' - 4"
- LEVEL 12 110' - 8"
- LEVEL 11 101' - 0"
- LEVEL 10 91' - 4"
- LEVEL 9 81' - 8"
- LEVEL 8 72' - 0"
- LEVEL 7 62' - 4"
- LEVEL 6 52' - 8"
- LEVEL 5 43' - 0"
- LEVEL 4 33' - 4"
- LEVEL 3 23' - 8"
- LEVEL 2 14' - 0"
- N BROOM ST LEVEL 1 [872] 0"
- LOWER LEVEL 1 -13' - 0"

P-01 STOREFRONT SYSTEM, COLOR: BLACK  
 P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK  
 P-03 POLYMER WINDOW SYSTEM, COLOR: WARM STONE

MP-1 METAL PANEL, COLOR : WARM WHITE  
 MP-2 METAL PANEL, COLOR : RED  
 MP-3 METAL PANEL, COLOR : RED  
 MP-4 METAL PANEL, COLOR : DARK BRONZE

BR-1 BRICK, COLOR: CEDAR  
 BR-2 BRICK, COLOR: COPPERSTONE  
 BR-3 BRICK, COLOR: RED  
 BR-4 BRICK, COLOR: COAL BRINDLE





P-01 STOREFRONT SYSTEM, COLOR: BLACK  
 P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK  
 P-03 POLYMER WINDOW SYSTEM, COLOR: WARM STONE

MP-1 METAL PANEL, COLOR : WARM WHITE  
 MP-2 METAL PANEL, COLOR : RED  
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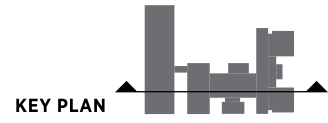
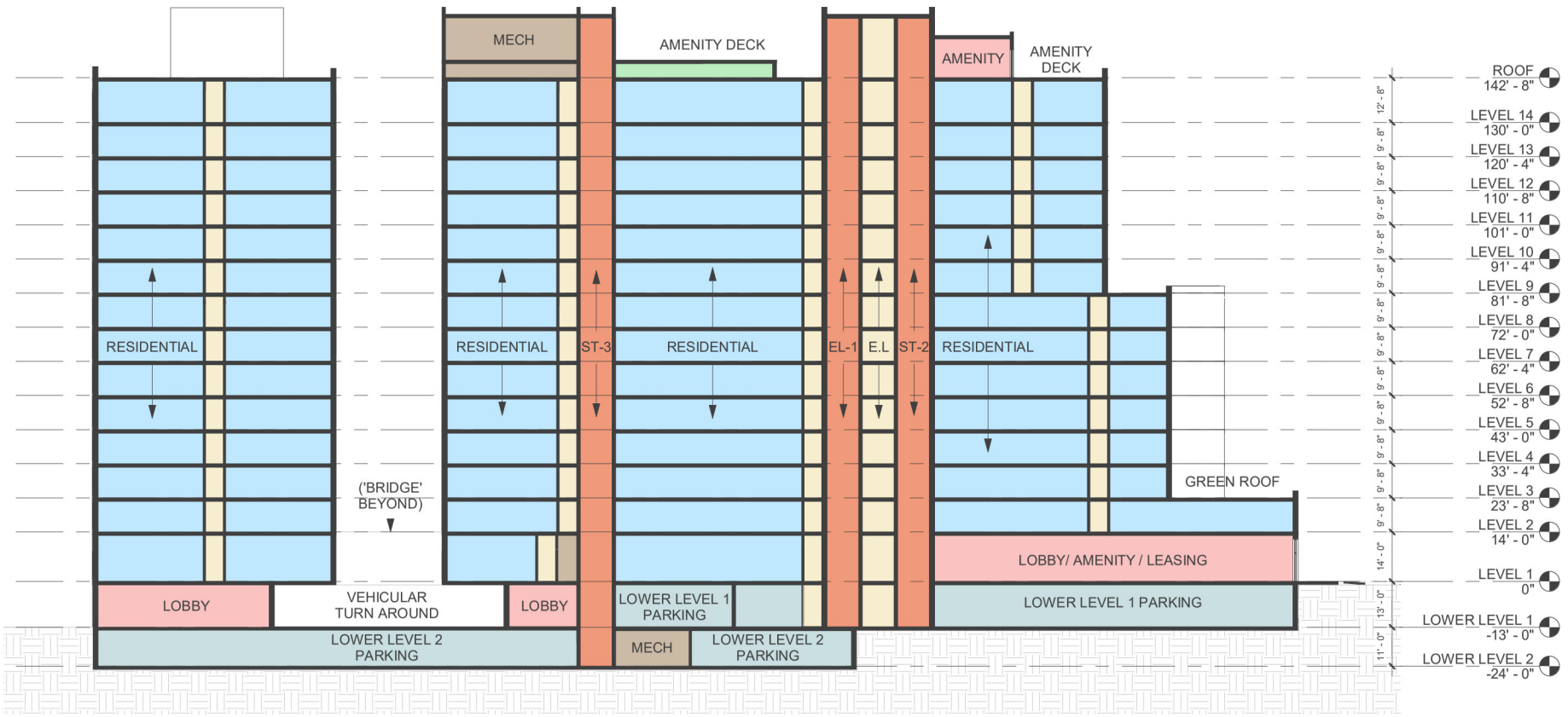
T/ PARAPET CAPITOL HEIGHT  
159' - 10" [1032]



P-01 STOREFRONT SYSTEM, COLOR: BLACK  
P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK  
P-03 POLYMER WINDOW SYSTEM, COLOR: WARM STONE

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MP-4 METAL PANEL, COLOR: DARK BRONZE

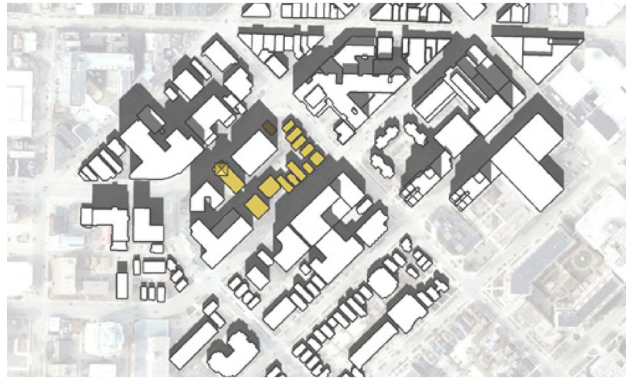
BR-1 BRICK, COLOR: CEDAR  
BR-2 BRICK, COLOR: COPPERSTONE  
BR-3 BRICK, COLOR: RED  
BR-4 BRICK, COLOR: COAL BRINDLE







SPRING 10 AM



SPRING 12 PM



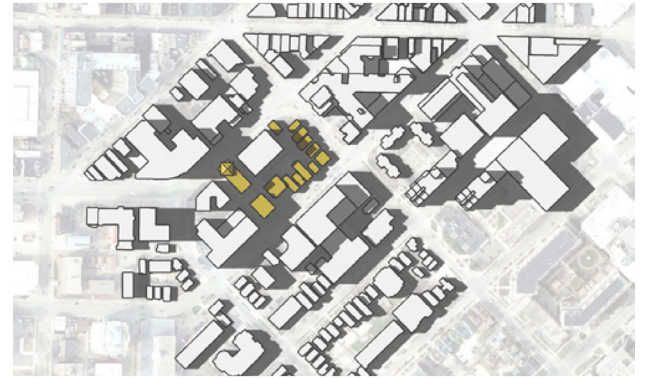
SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM





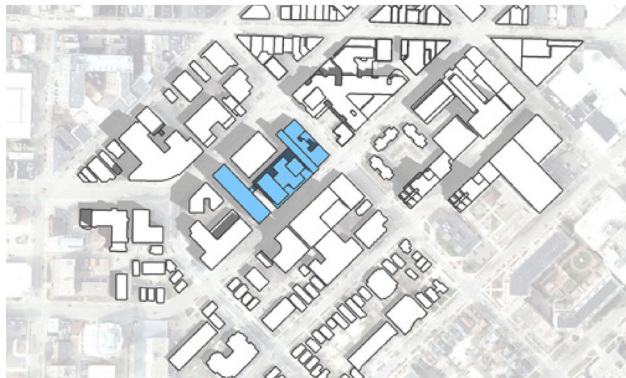
SPRING 10 AM



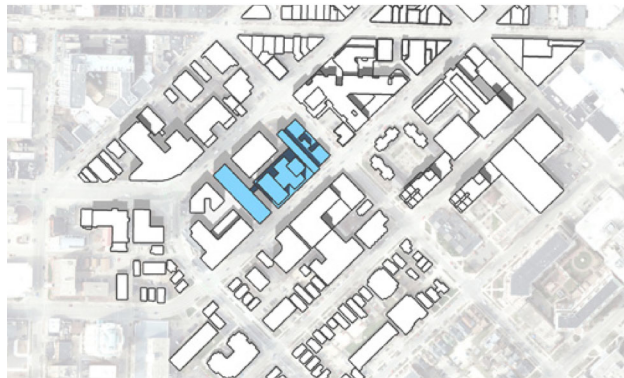
SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM





- TOPOGRAPHIC SYMBOL LEGEND**
- ◊ EXISTING BOLLARD
  - EXISTING POST
  - EXISTING SIGN (TYPE NOTED)
  - EXISTING PARKING METER
  - EXISTING CURB METE
  - EXISTING FIELD PALET RECTANGULAR
  - EXISTING FIELD PALET
  - EXISTING ROOF DRAIN
  - EXISTING STORM MANHOLE
  - EXISTING SANITARY CLEANOUT
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING FIRE DEPARTMENT CONNECTION
  - EXISTING WATER MAIN VALVE
  - EXISTING CURB STOP
  - EXISTING GAS VALVE
  - EXISTING GAS METER
  - EXISTING AIR CONDITIONING PEDESTAL
  - EXISTING DOWN GUY
  - EXISTING ELECTRIC MANHOLE
  - EXISTING ELECTRIC PEDESTAL
  - EXISTING TRANSFORMER
  - EXISTING ELECTRIC METER
  - EXISTING LIGHT POLE
  - EXISTING GENERIC LIGHT
  - EXISTING UTILITY POLE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING UNIDENTIFIED MANHOLE
  - EXISTING TRAFFIC SIGNAL
  - EXISTING SHRUB
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LINENWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
  - EXISTING FIBER OPTIC LINE
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING RETAINING WALL
  - EXISTING CHAIN LINK FENCE
  - EXISTING WOOD FENCE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - EXISTING STORM SEWER LINE (SIZE NOTED)
  - EXISTING WATER MAIN (SIZE NOTED)
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING EDGE OF GRAVEL
  - EXISTING GRAVEL SURFACE
  - EXISTING CONCRETE SURFACE
  - EXISTING ASPHALT SURFACE
  - EXISTING PAVED BLOCK SURFACE

- NOTES**
1. See 2023-24 Field Notes and Survey and Attachment for "Section 4.000" of this plan.
  2. No utility property lines shown on this plan are based upon field measurements.
  3. Survey of Property Lines for recorded plat.
  4. All (DMS) Dimensions are based upon METRIC units.
  5. All dimensions are shown in feet, rounded off to nearest whole foot on the ground or to nearest 0.10' on the drawing.
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- CONNECTIONS**
1. See 2023-24 Field Notes and Attachment for "Section 4.000" of this plan.
  2. See 2023-24 Field Notes and Attachment for "Section 4.000" of this plan.
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  20. See 2023-24 Field Notes and Attachment for "Section 4.000" of this plan.

NAME	TYPE	RIM	INVERT	DIRECTION
S27	STMH	851.75	852.82	NE-SW
S28	CIN	856.61	855.23	SE
S29	FINR	857.60	854.65	SE
S30	FINR	856.61	853.09	SE
S31	FIN	855.10	854.30	SE
S32	CIN	856.75	861.25	NE
		861.11		SW
S33	CIN	868.28	868.28	NE
		868.24		SW
S34	CIN	870.22	865.94	NW
S35	CIN	871.10	866.65	SE
S36	STMH	869.27	863.83	SW
		863.88		CENTER
		861.11		SW
		861.60		NW
S37	CIN	876.82	852.09	NE
		852.07		SW
S38	CIN	867.26	853.26	NE
		853.74		SW
		853.83		NW
S39	CIN	868.83	868.26	NE
		868.48		SE
		856.73		SW
S41	STMH	866.18	856.00	NW
		853.85		CENTER
S42	STMH	869.73	853.90	NW
		854.32		SE
S43	FIN	866.34	856.62	NW
		856.56		SE
		856.00		CENTER

NAME	TYPE	RIM	INVERT	DIRECTION
S41	SMH	862.82	854.59	NE
		856.94		SE
		854.38		SW
		856.24		NW
S42	SMH	870.18	865.47	NE
		860.40		SW
S43	SMH	870.07	858.81	NE
		858.87		SE
		860.13		SW
S44	SMH	869.85	861.70	NE
		856.85		SE
		868.09		NW
S45	SMH	867.83	860.11	SW
S46	SMH	859.06	850.90	NE
		856.80		SW
S47(S2)	SMH	857.38	850.38	NE-SW
S48	SMH	857.25	855.95	NE
		850.46		SW
		850.66		NW

