URBAN DESIGN COMMISSION APPLICATION

UDC

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

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

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

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____ 12/7/22 10:34 a.m. received

Legistar # _____

1. Project Information

Address: 6604 Odana Road

Title: Market Square Redevelopment

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

UDC meeting date requested ~~November 30, 2022~~ December 14, 2022

- ☑ New development
- ☐ Alteration to an existing or previously-approved development
- ☐ Informational
- ☑ Initial approval
- ☑ Final approval

3. Project Type

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

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- ☐ Signage Exception

Other

- ☑ Please specify: Planned Multi-Use Site

4. Applicant, Agent, and Property Owner Information

Applicant name Randy Christianson — Company Walter Wayne Development, LLC

Street address 702 N. Hight Point Road, #200 — City/State/Zip Madison, Wi 53717

Telephone 608-235-9020 — Email rc@starkcommercial.com

Project contact person Marc Ott — Company JLA Architects

Street address 800 W. Broadway, suite 200 — City/State/Zip Monona, Wi 53713

Telephone 608-442-3867 — Email mott@jla-ap.com

Property owner (if not applicant) Market Square Associates, LLC

Street address 1741 Commercial Ave — City/State/Zip Madison Wi 53704

Telephone 608-255-3753 — Email bbosben@apexrents.com

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☑ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☑ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 6-7-2022 pre-application, 8-18-2022 DAT meeting.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Randy Christianson Relationship to property Development Team Contact

Authorizing signature of property owner Bruce Bostian Date 10-10-2022

7. Application Filing Fees

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

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

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO)*.
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

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

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

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

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

X Planned Multi-Use Site or Residential Building Complex

December 7, 2022

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr Boulevard
P.O. Box 2985
Madison, WI 53701-2985

Attention: Colin Punt

Re: Market Square Redevelopment

Dear Plan Commission Members:

Please accept this letter of intent and land use application for the redevelopment of former Market Square Theater site at 6604 Odana Road into a new mixed-use building. We are requesting a conditional use approval.

Project Team

Developer:	Walter Wayne Development, LLC 702 N. High Point Road, #200 Madison, WI 53717 Randy Christianson (rc@starkcommercial.com)
Architect:	JLA Architects 800 W Broadway Suite 200 Monona, WI 53713 Marc Ott (mott@jla-ap.com)
Civil & Landscape:	Vierbicher Engineers 999 Fourier Drive Madison, Wi 53717 John Kastner (jkas@vierbicher.com)

Existing Conditions

The project site is located behind the existing Market Square mall on the location of the former Market Square Theater. The now vacant theater building will be razed to make way for the new mixed-use building.

Project Overview

The development is located in the Odana Area Plan which was adopted by the City of Madison on September 21, 2021. This proposed redevelopment will be the first in Market Square area to be implemented under the OAP and will set the stage for the future redevelopment of the area.

In the OAP and the City of Madison Generalized Future Land Use plan the project site is designated as Community Mixed Use (CMU). Under CMU the number of stories is allowed at 2-6 stories. The current site is zoned CC with a proposed rezone to CC-T. Under both zoning buildings are allowed 5 stories and 78 feet, with the option for an extra story with conditional approval. The proposed building is for 6 stories at 74 feet thus staying under the max height allowed with the extra story.

Future Plans

The Market Square Shopping Center property is currently an active retail center occupied by about 40 commercial tenants. As the utilization of the retail spaces evolves over time, we may seek to redevelop some or all of the current building sites. Many current tenants have multi-year leases and extension options. The longest lease currently in place could unilaterally extend through September of 2030. We will contemplate future plans as tenancy insight unfolds.

Operations
The building will be managed by Apex Property Management Company.

Staff and Neighborhood Input
During the design process, the development team worked closely with Alder Furman, city staff, the Development Assistance Team (DAT) and the neighbors at a City staff-moderated neighborhood meeting.

Lot Coverage
Total Lot Area = 54,913 s.f. / 1.26 acres
Dwelling Units = 87
Lot Area/Dwelling Units = 631 s.f. per unit
Density = 69 DU per acre

Zoning
Rezone from Commercial Center District (CC) to Commercial Corridor-Transitional District (CC-T).

Construction Timeline
April 1, 2023, to April 1, 2024.

Sincerely,

Marc Ott
Joseph Lee & Associates, LLC

MARKET SQUARE BUILDING A1

MADISON, WISCONSIN



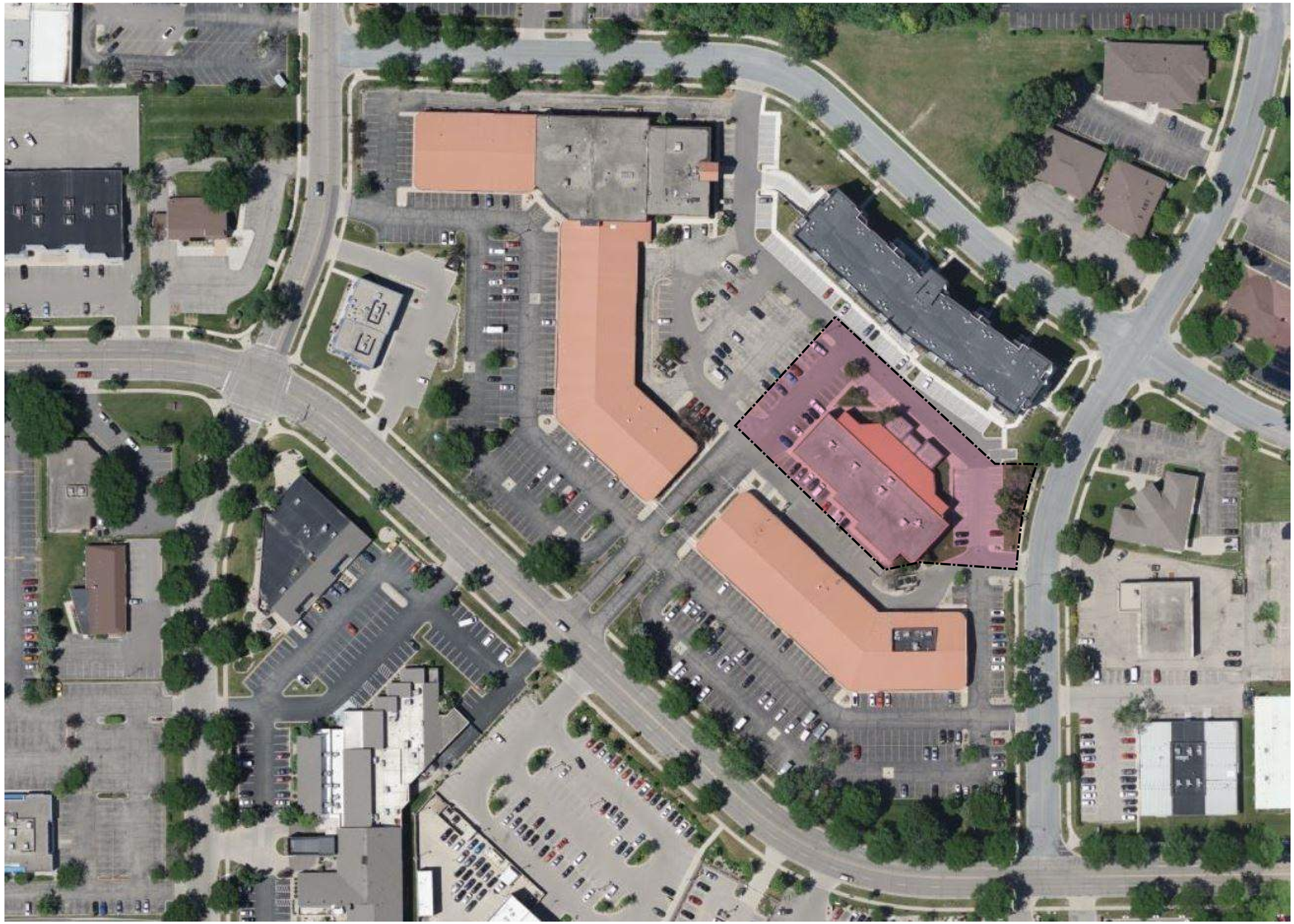
LAND USE APPLICATION SUBMITTAL

DECEMBER 7, 2022

JLA ARCHITECTS

JLA PROJECT NUMBER: W22-0122

10/10/2022 10:35:30 AM



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

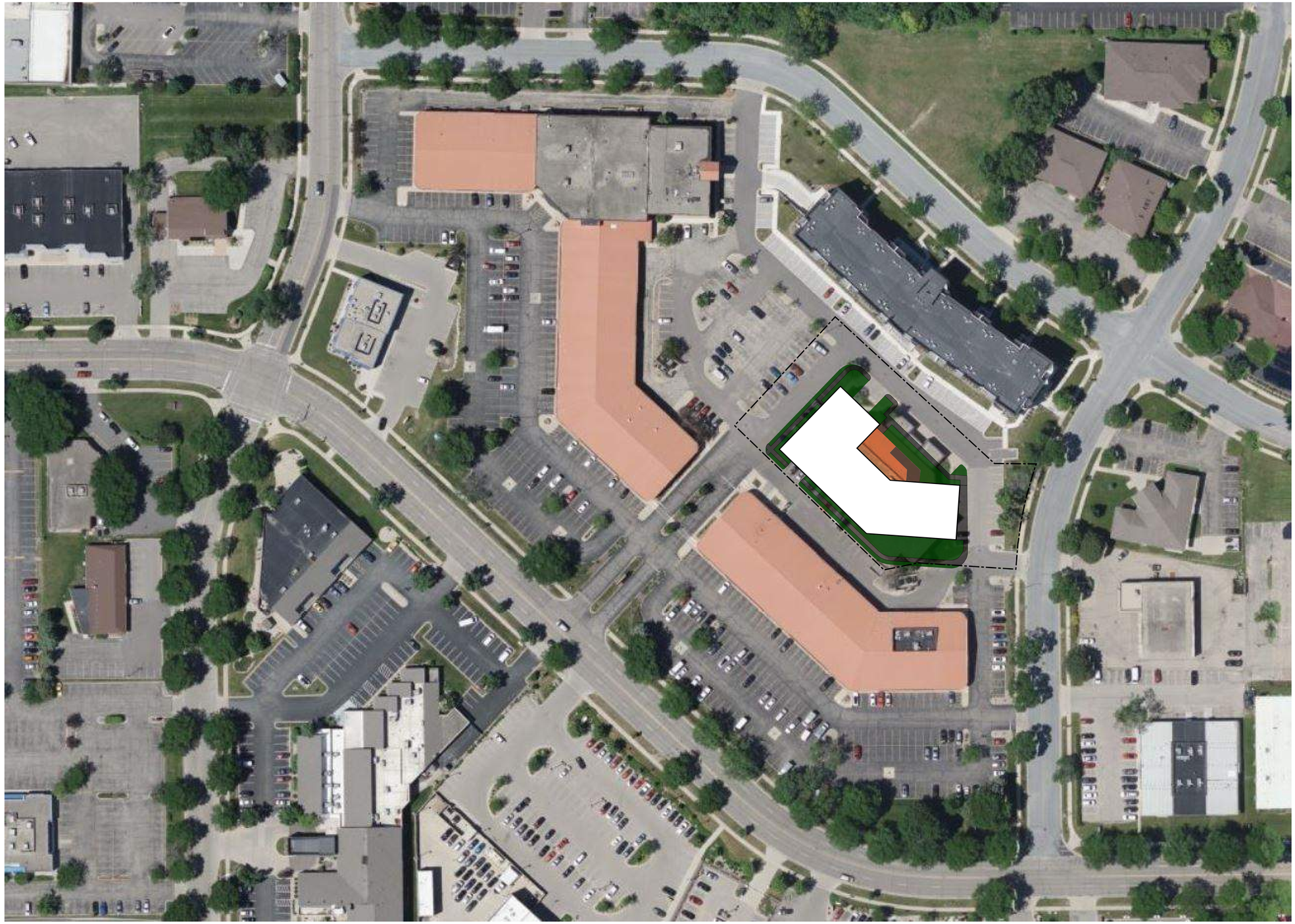
SHEET TITLE

SITE CONTEXT

SHEET NUMBER

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JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

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SITE CONTEXT

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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 7, 2022

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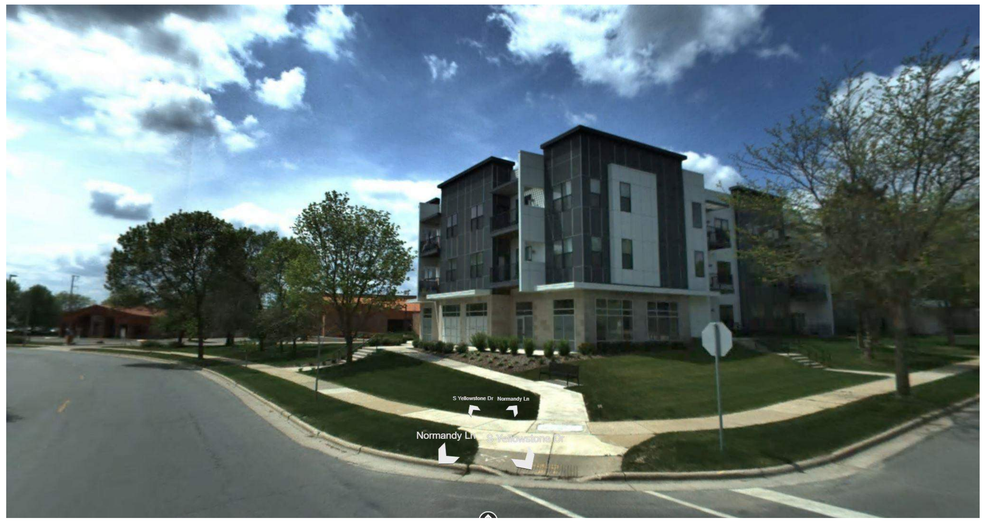
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G102

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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

PROGRESS DOCUMENTS

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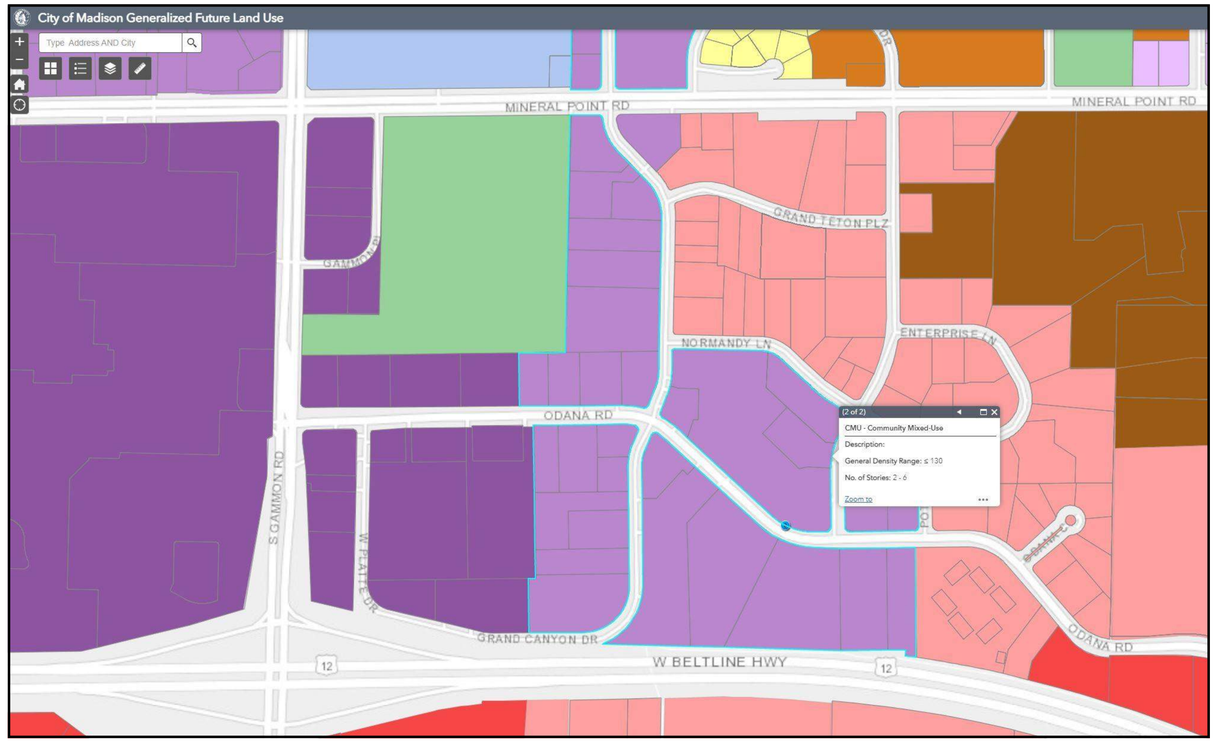
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Mixed-Use Future Land Use Categories

Mixed-Use and Commercial Building Form	Neighborhood Mixed-Use (NMU)	Community Mixed-Use (CMU)	Regional Mixed-Use (RMU)	Downtown Mixed-Use (DMU)	Downtown Core (DC)
Commercial Block Building					
Civic or Institutional Building					
Residential - Commercial Conversion					
Live-Work Building					
Single-Family Attached Building					
Small Multifamily Building					
Courtyard Multifamily Building					
Large Multifamily Building					
Parking / Liner Buildings					
Free-Standing Commercial Building					
Podium Building					
Flex Building					
Number of Stories	2-4	2-6	2-12	See Downtown Plan, page 37	
General Residential Density Range	≤70	≤130	--	--	--

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1
LAND USE APPLICATION SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE

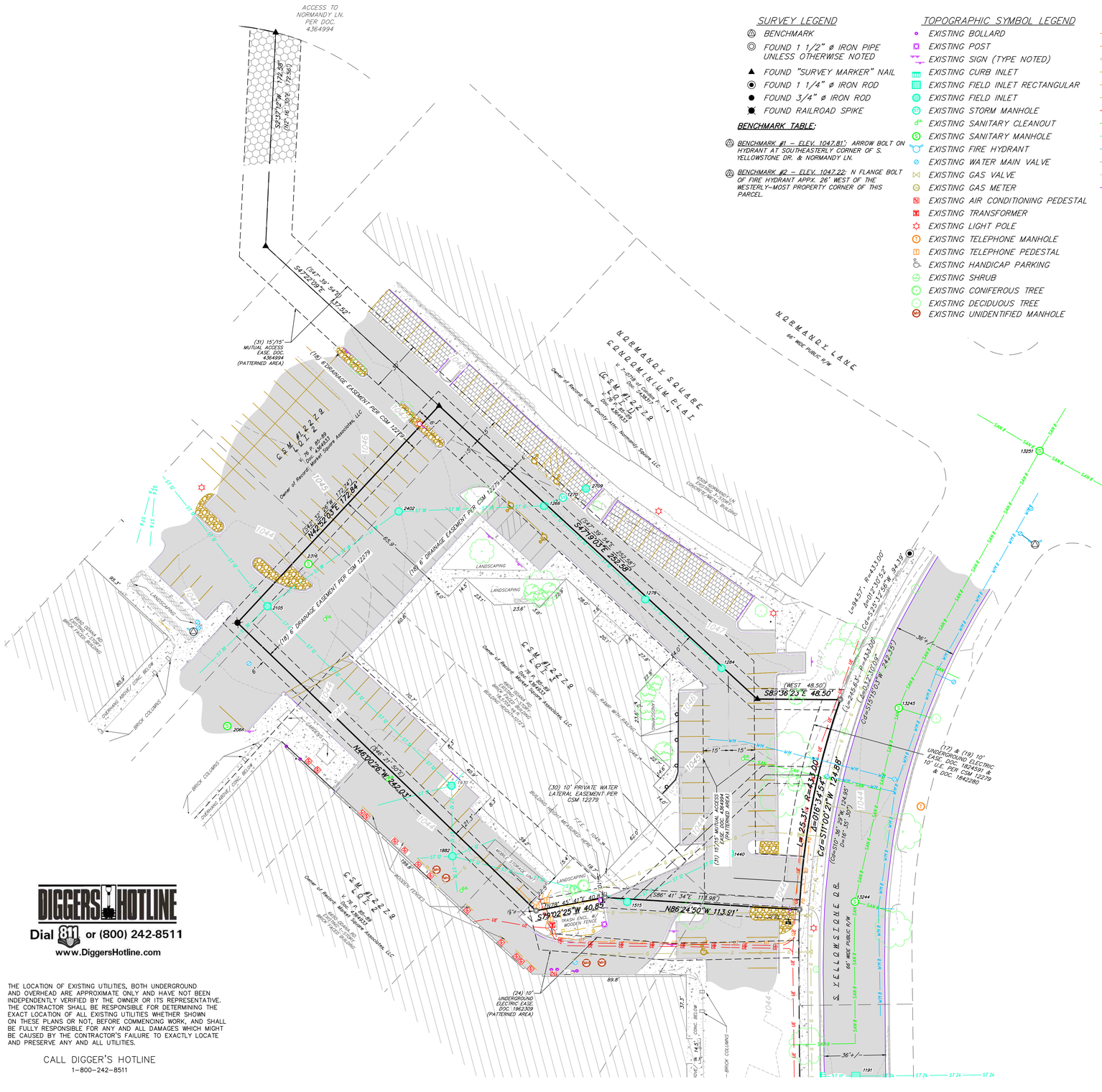
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ZONING SUMMARY

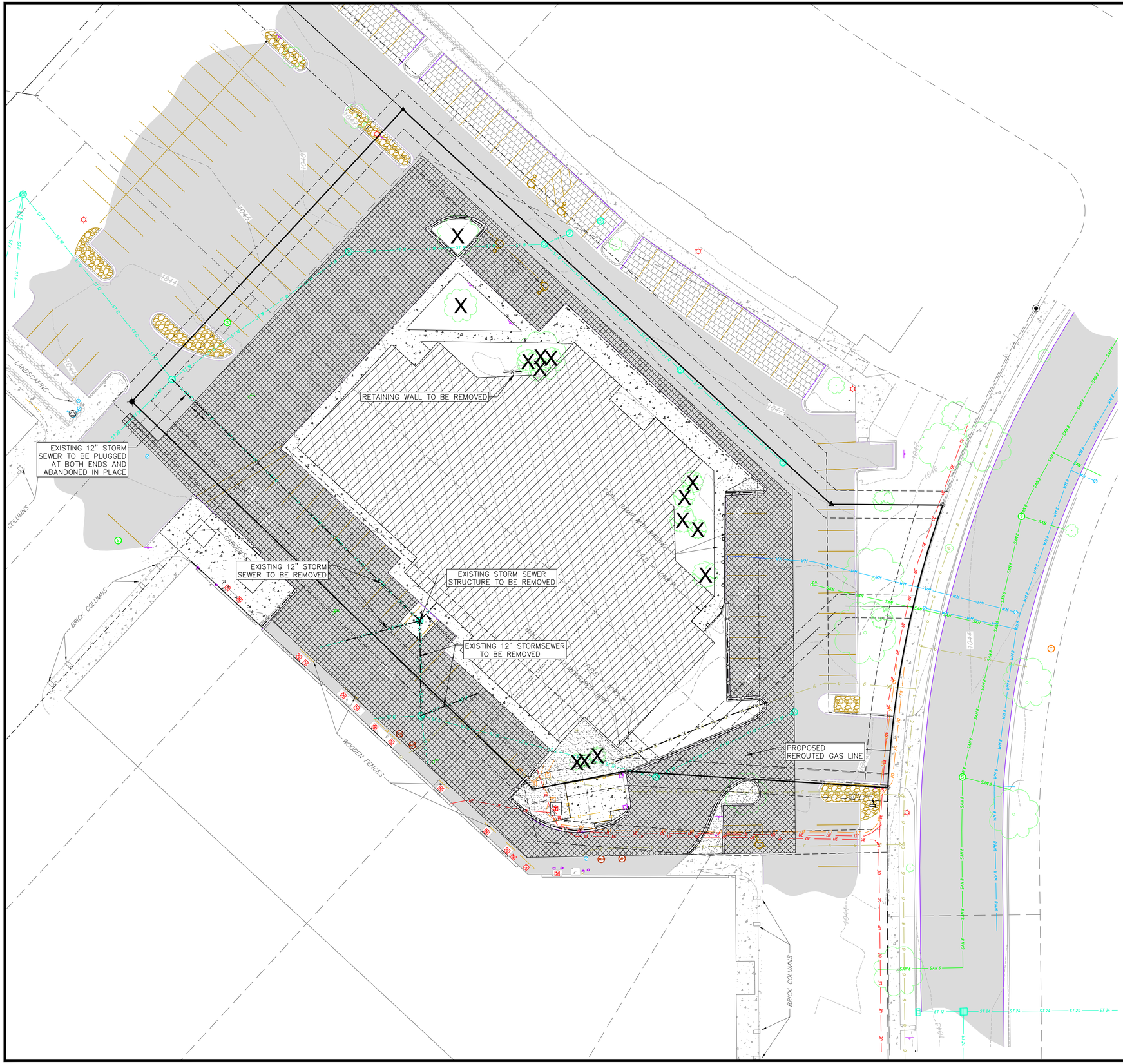
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ACCESS TO NORMANDY LN. PER DOC. 4364994
(264' TO 264' M.) 264' TO 264' (M.) (264' TO 264' M.)
(264' TO 264' M.) S42°22'08"E 37.52'
(31) 15'/25' MUTUAL ACCESS EASE. DOC. 4364994 (PATTERNED AREA)
(18) 6' DRAINAGE EASEMENT PER CSM 12279
NORMANDY SQUARE CONDOMINIUM PLAT
Owner of Record: Dane County Attn: Normandy Square LLC
C.S.M. #12279 Lot 1 V. 76 P. 85-89 Doc. #5243574
C.S.M. #12279 Lot 2 V. 76 P. 85-89 Doc. #5243574
Owner of Record: Market Square Associates, LLC
6' DRAINAGE EASEMENT PER CSM 12279
(264' TO 264' M.) N42°52'08"E 172.84'
(18) 6' DRAINAGE EASEMENT PER CSM 12279
(264' TO 264' M.) S47°19'03"E 252.58'
NORMANDY LANE
66' WIDE PUBLIC R/W
(WEST 48.50')
S82°36'23"E 48.50'
L=94.57' R=433.00' Δ=012°30'52" Ch=S32°12'56"W 94.39'
Ch=S25°57'30"W 242.35'
Ch=S15°19'03"W 242.35'
L=245.31' R=433.00' Δ=032°27'50" Ch=S31°32'58"W 242.09'
(30) 10' PRIVATE WATER LATERAL EASEMENT PER CSM 12279
BUILDING HEIGHT MEASURED HERE
(31) 15'/15' MUTUAL ACCESS EASE. DOC. 4364994 (PATTERNED AREA)
L=25.31' R=433.00' Δ=016°34'54" Ch=S11°00'21"W 25.88'
(264'-10" TO 264'-29"M.) 264'-10" TO 264'-29"W. 124.95' 264'-10" TO 264'-29"M.
(17) & (19) 10' UNDERGROUND ELECTRIC EASE. DOC. 1824391 & 10' U.E. PER CSM 12279 & DOC. 1842280
(24) 10' UNDERGROUND ELECTRIC EASE. DOC. 1962309 (PATTERNED AREA)
S79°02'25"W 40.85'
N86°24'50"W 113.91'
(264' TO 264' M.) N65°02'26"W 242.03'
TRASH ENCL. W/ WOODEN FENCE
CONC. RAMP WITH RAILING
F.F.E. = 1048.5
F.F.E. = 1048.9
LANDSCAPING
BRICK COLUMNS
OVERHANG ABOVE / CONC. BELOW
WOODEN FENCE
CONC. CURB
CONC. BELOW
ASPHALT
2709
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2403
2316
2105
1278
1284
2066
1245
1440
1882
1515
1244
1191
1199
1266
1270
2311
2402
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DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

NOT FOR CONSTRUCTION

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DEMOLITION PLAN

MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
10/07/2022

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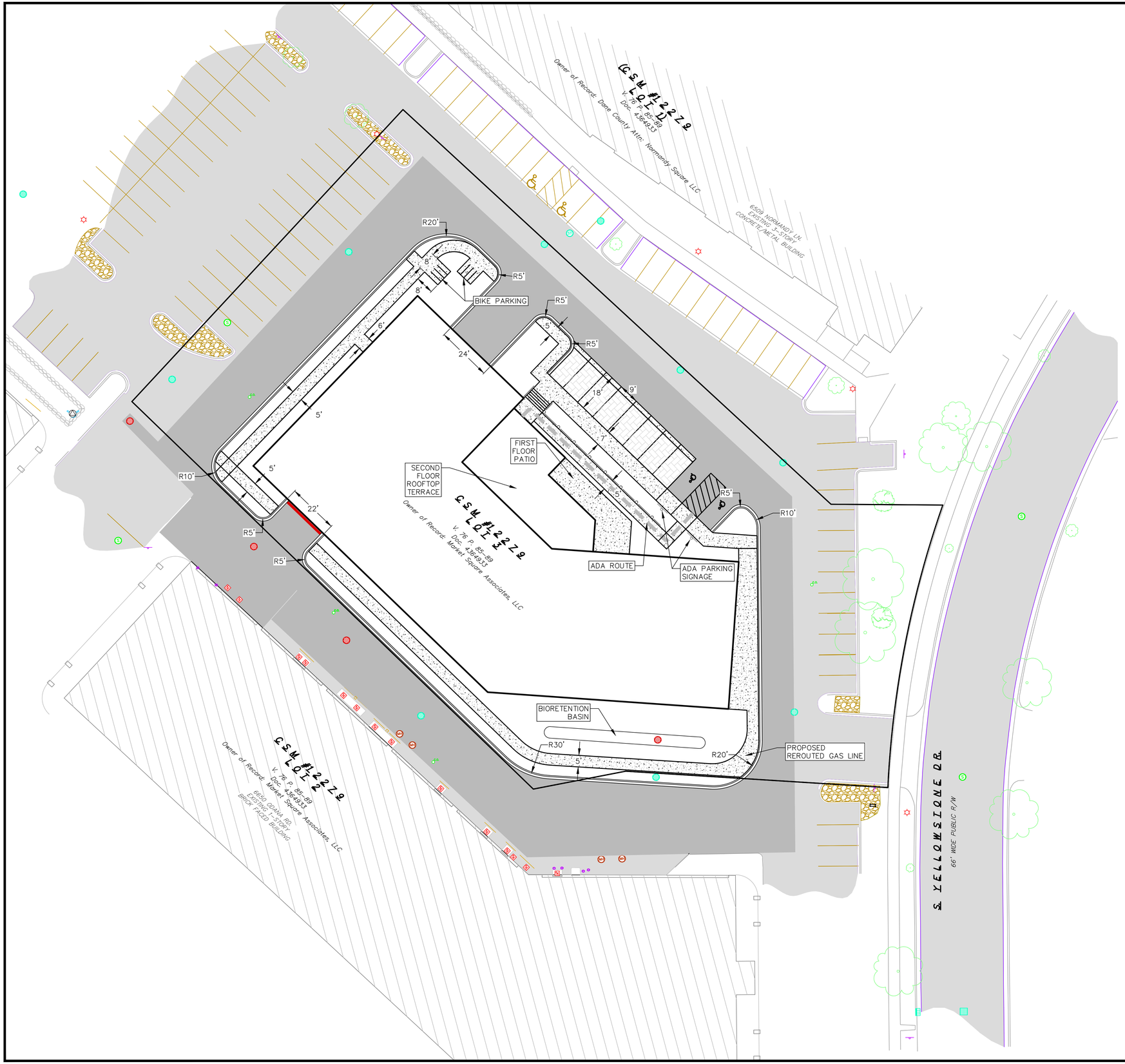
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GRAPHIC SCALE FEET

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SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED PERMEABLE PAVERS
- PROPOSED RAILING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

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SITE PLAN
MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

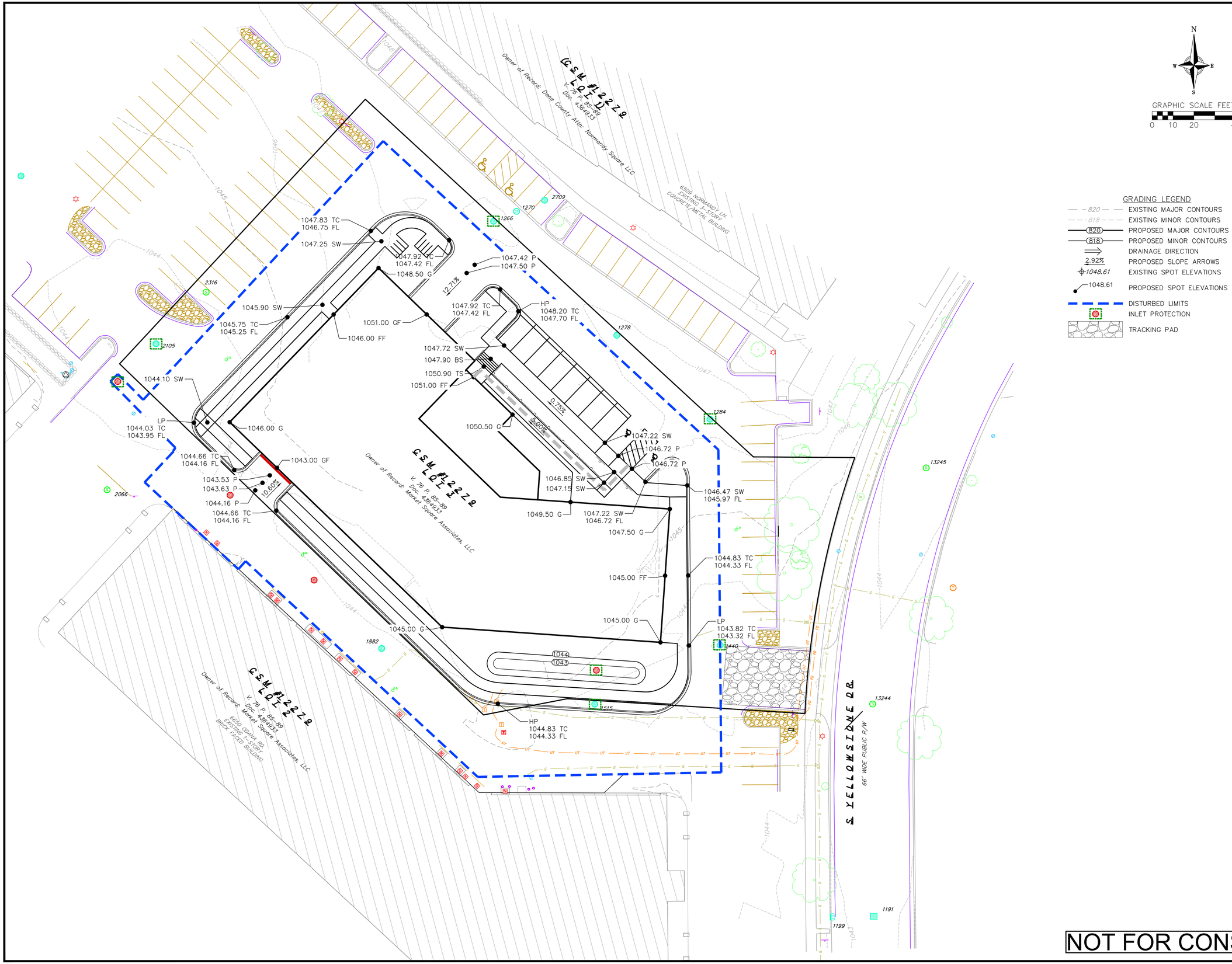
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NO.	DATE	REMARKS	NO.	DATE	REMARKS

DATE 10/07/2022
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GRADING AND EROSION CONTROL PLAN

MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

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REVISIONS		
NO.	DATE	REMARKS

DATE
10/07/2022

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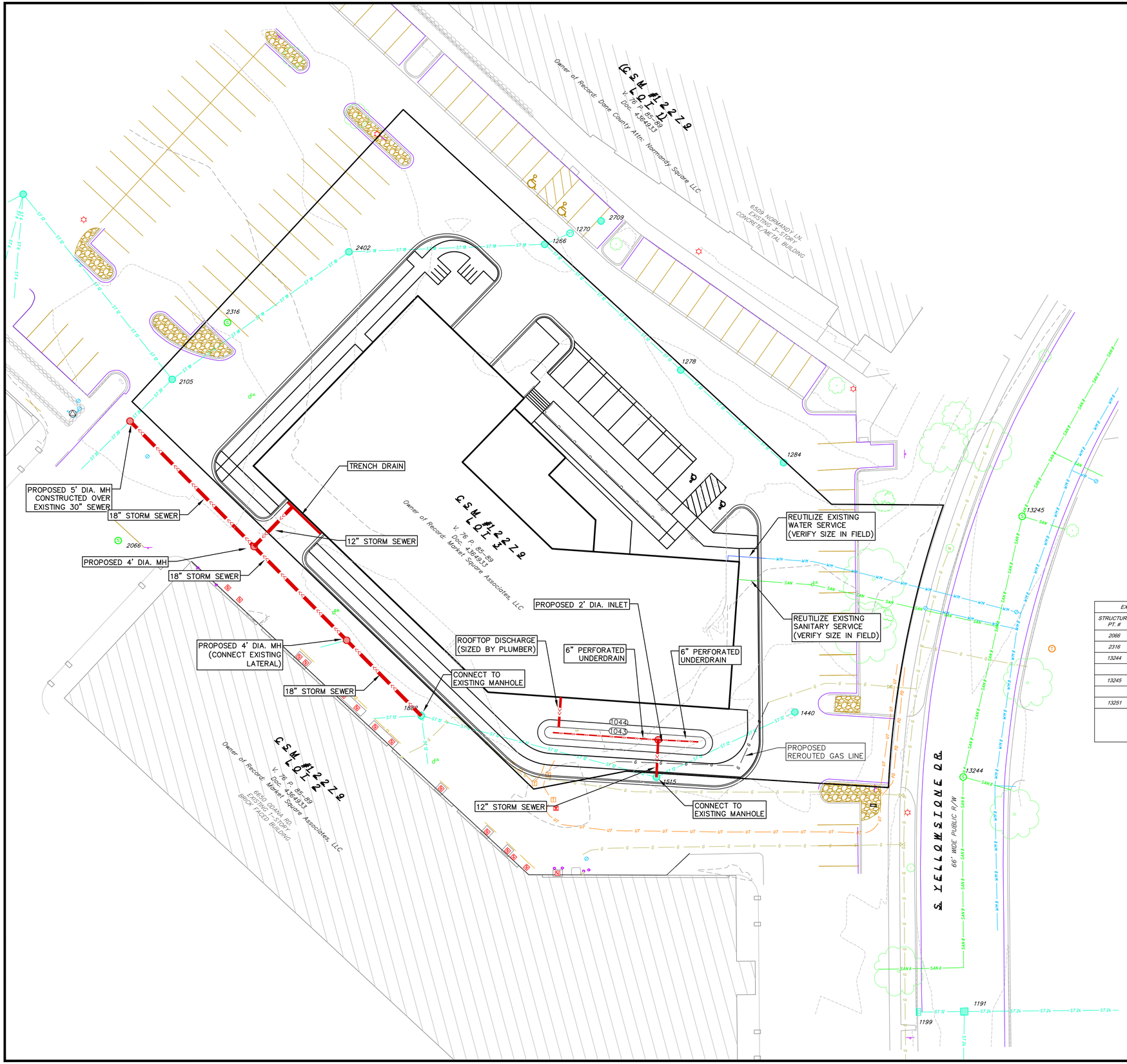
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GRAPHIC SCALE FEET

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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

EXISTING SANITARY STRUCTURE TABLE

STRUCTURE PT. #	STRUCTURE TYPE	RIM ELEVATION	INVERT
2066	SAN MH	1044.08	
2316	SAN MH	1044.13	
13244	SAN MH	1043.79	N 8" 1034.94
			E 8" 1035.07
13245	SAN MH	1044.57	N 8" 1034.60
			S 8" 1034.65
13251	SAN MH	1045.17	N 8" 1033.79
			E 8" 1035.61
			S 8" 1033.79
			W 8" 1035.31

EXISTING STORM SEWER STRUCTURE TABLE

STRUCTURE PT. #	STRUCTURE TYPE	RIM ELEVATION	INVERT
1191	SQUARE INLET	1043.26	E 24" RCP 1039.22
			S 24" RCP 1038.93
			W 12" RCP 1039.41
1199	CURB INLET	1043.24	E 12" RCP 1039.72
1266	ROUND INLET	1046.52	NE 12" PVC 1040.26
			E 12" PVC 1040.70
			SW 18" RCP 1040.24
1270	STMH STORMCEPTOR	1047.20	
1278	ROUND INLET	1046.64	E 12" PVC 1041.99
			W 12" PVC 1041.93
1284	ROUND INLET	1045.93	W 12" PVC 1042.41
1440	ROUND INLET	1043.14	SW 12" PVC 1040.04
1515	ROUND INLET	1044.10	E 12" PVC 1039.88
			NW 12" PVC 1039.90
1882	ROUND INLET	1044.24	NE 12" PVC 1038.88
			E 12" PVC 1038.96
			SW 12" PVC 1039.08
			NW 12" PVC 1038.74
			SE 12" PVC 1038.87
1930	ROUND INLET	1043.10	NE 12" PVC 1038.76
			SE 12" PVC 1038.69
			SW 12" PVC 1038.74
			W 12" PVC 1038.68
~~2105~~	~~ROUND INLET~~	~~1043.21~~	~~N 18" RCP 1037.71~~
			~~E 12" RCP 1038.09~~
			~~S 30" RCP 1036.80~~
			~~W 12" RCP 1036.04~~
2311	ROUND INLET	1043.89	E 12" RCP 1037.63
			SE 6" PVC 1038.37
			SE 6" PVC 1038.03
			WSW 12" RCP 1037.63
2402	ROUND INLET	1045.92	NE 18" RCP 1039.46
			SSW 18" RCP 1039.03
2709	ROUND INLET	1047.36	

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planners engineers advisors

UTILITY PLAN

MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 10/07/2022
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PROJECT NO. 220094

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PLANT INSTALLATION SCHEDULE:

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	NOTES
Deciduous Trees							
Ame / Aut	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht.	As shown	BB	multi-stem
Bet / nig	2	Betula nigra	River Birch	7' ht.	As shown	BB	multi-stem
Gle / Imp	3	Gleditsia triacanthos 'Impcole' PP 1605	Imperial Honeylocust	2 1/2"	As shown	BB	
Evergreen Trees/Shrubs							
Jun / Man	21	Juniperus chinensis 'Maneyi'	Maney Juniper	5 gallon	As shown	Cont.	
Jun / Sea	2	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gallon	As shown	Cont.	
Tax / Hic	1	Taxus x media 'Hicksii'	Hicks Yew	7 gallon	As shown	Cont.	
Tax / Tau	5	Taxus x media 'Tauntonii'	Taunton Yew	5 gallon	As shown	Cont.	
Deciduous Shrubs							
Hyd / Ann	12	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gallon	As shown	Cont.	
Rhu / Gro	54	Rhus aromatica 'Gro-low'	Gro-low Sumac	3 gallon	4' o.c.	Cont.	
Ros / Radk	4	Rosa 'Radkopnik pp#18507	Double Pink Knock Out Rose	3 gallon	4' o.c.	Cont.	
Syr / mey	9	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gallon	As shown	Cont.	
Vib / Bai	6	Viburnum trilobum 'Bailey Compact'	Bailey Compact Viburnum	3 gallon	As shown	Cont.	

	QTY					
Perennials						
Ech / Mag	16	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gallon	30" o.c.	Cont.
Eup / Gat	27	Eupatorium maculatum 'Gateway'	Gateway Joe-Pye Weed	1 gallon	28" o.c.	Cont.
Hem / Par	35	Hemerocallis x Pardon Me	Pardon Me Daylily	1 gallon	24" o.c.	Cont.
Hem / Ste	25	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gallon	24" o.c.	Cont.
Iri / ver	16	Iris versicolor	Northern Blue Flag Iris	1 gallon	21" o.c.	Cont.
Iri / vir	9	Iris virginica var. shrevei	Southern Blue Flag Iris	1 gallon	21" o.c.	Cont.
Lia / Kob	43	Liatris spicata 'Kobold'	Kobold Spike Blazing Star	1 gallon	21" o.c.	Cont.
Nep / Wal	21	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	1 gallon	30" o.c.	Cont.
Rud / Gol	11	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gallon	24" o.c.	Cont.
Ornamental Grasses						
Cal / Kar	7	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	24" o.c.	Cont.
Mis / Pur	9	Miscanthus sinensis 'Purpurascens'	Flame Grass	1 gallon	36" o.c.	Cont.
Mol / Sky	62	Molinia caerulea arundinacea 'Skyracer'	Molinia Skyracer	1 gallon	30" o.c.	Cont.
Pan / Hae	29	Panicum virgatum 'Shenandoah'	Red Switch Grass	1 gallon	30" o.c.	Cont.
Spo / Tar	15	Sporobolus heterolepsis 'Tara'	Dwarf Prairie Dropseed Tara	1 gallon	30" o.c.	Cont.

LEGEND

- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- NEW CONIFEROUS TREE
- NEW CONIFEROUS SHRUB
- NEW DECIDUOUS SHRUB
- NEW PERENNIALS
- NEW ORNAMENTAL GRASSES
- TURF SOD

GENERAL NOTES:

1. ALL PLANTS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH, U.N.O.
2. ALL PLANTS SHALL HAVE SPADED EDGE - 6" DEPTH U.N.O.
3. ALL PLANTS SHOULD BE IRRIGATED.
4. REFER TO LANDSCAPE WORKSHEET FOR LANDSCAPE POINTS CALCULATIONS.

KEYNOTES:

1. CONCRETE WALK, REFER TO CIVIL DWGS
2. CONCRETE PATIO, REFER TO CIVIL DWGS
3. PERMEABLE PAVERS, REFER TO CIVIL DWGS
4. CONCRETE STAIR, REFER TO CIVIL
5. POLE LIGHT FIXTURE, REFER TO LIGHTING DWGS
6. METAL EDGING
7. BIKE RACKS, SEE CIVIL

AREA OF DISTURBANCE - 53,061 SF
BUILDING FOOTPRINT - 18,421 SF
DEVELOPMENT AREA - 34,640 SF

MARKET SQUARE BUILDING

S. YELLOWSTONE DR.

SCALE IN FEET
0 10 20

NORTH

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(2)(A)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

new eden
LANDSCAPE ARCHITECTURE
131 W. Seebath Street, Suite 240
Milwaukee, WI 53204
Tel: (414) 530-1080 www.newedenlandscape.com

MARKET SQUARE

6604 ODANA ROAD
MADISON, 53719 WI

LANDSCAPE PLAN

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New Eden Landscape Architecture, LLC

REVISIONS:

PROJECT NO.: 22015-VIE-MQ
SCALE: 1"=10'-0"
DATE: 10/10/2022
DRWN BY: EDS CHKD BY: RS
SHEET:

L-1



1 USABLE OPEN SPACE - 3RD FLOOR
1" = 40'-0"



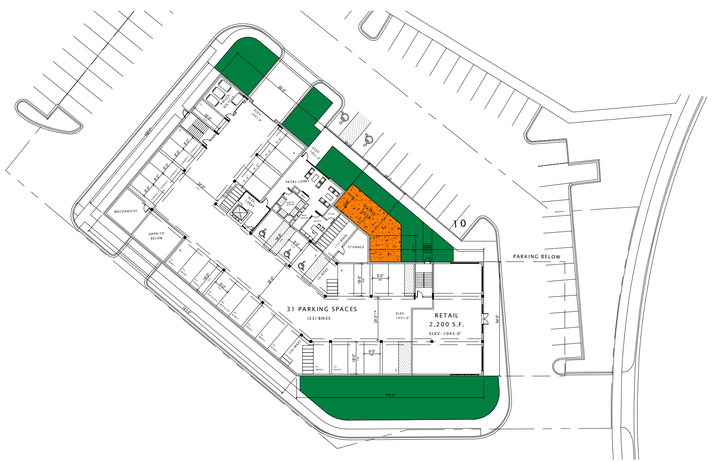
3 USABLE OPEN SPACE - 6TH FLOOR
1" = 40'-0"



6 USABLE OPEN SPACE - 2ND FLOOR
1" = 40'-0"



9 USABLE OPEN SPACE - 5TH FLOOR
1" = 40'-0"



11 USABLE OPEN SPACE - 1ST FLOOR
1" = 40'-0"



13 USABLE OPEN SPACE - 4TH FLOOR
1" = 40'-0"

USABLE OPEN AREA CHART

DENOTES USABLE OPEN AREA ON PLAN = 4,824 S.F.

DENOTES USABLE OPEN AREA PRIVATE BALCONIES = 7,742 S.F.

DENOTES USABLE OPEN AREA ROOF DECKS = 3,994 S.F.

REQUIRED USABLE OPEN AREA = (40 S.F. X 87 DWELLING UNITS) = 3,480 S.F.

TOTAL USABLE OPEN AREA = 16,560 S.F.

JLA ARCHITECTS
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JLA-AP.COM

JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

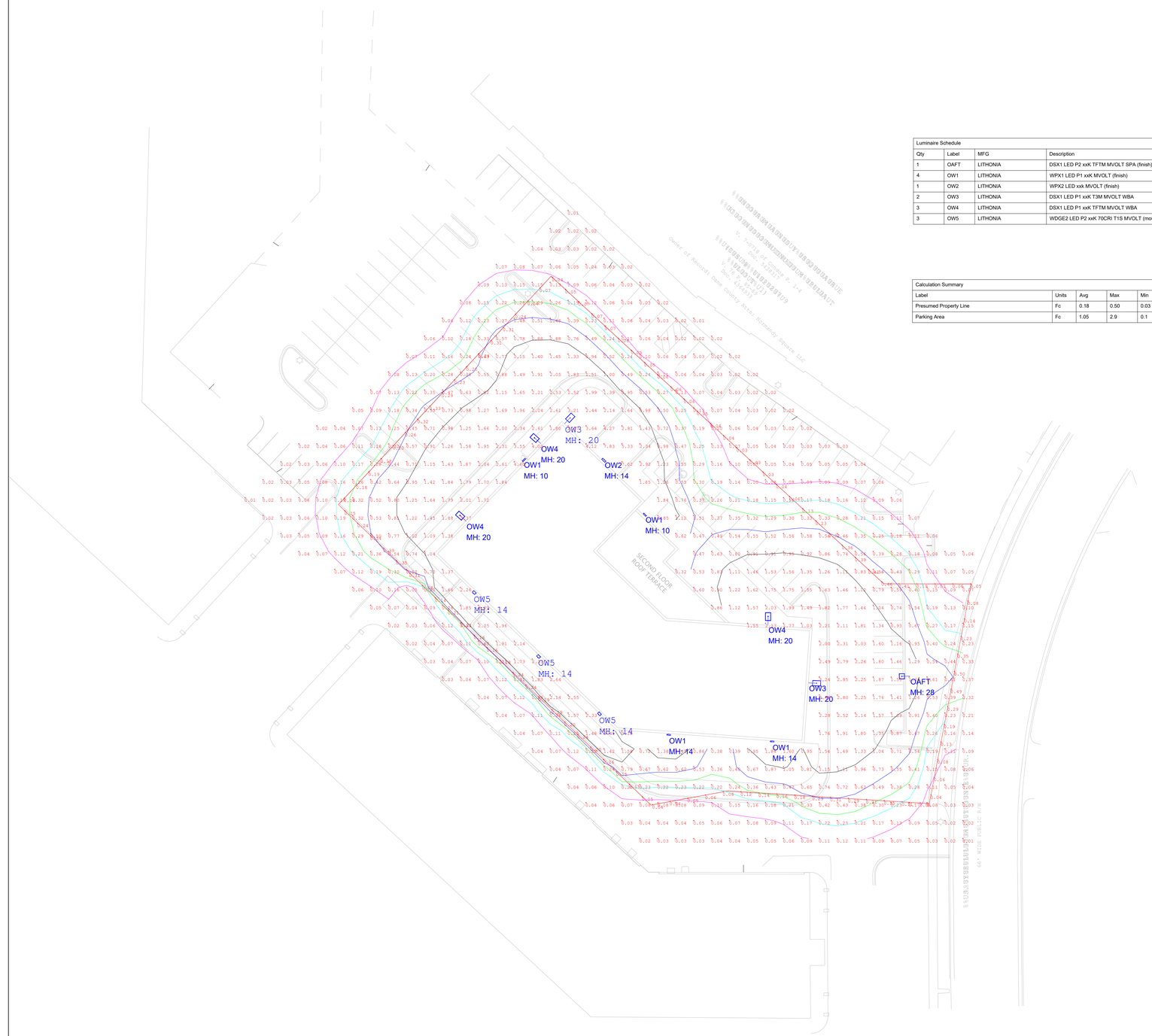
SHEET TITLE

USABLE OPEN SPACE

SHEET NUMBER

ASP-100

10/10/2022 10:35:27 AM



Luminaire Schedule						
Qty	Label	MFG	Description	LLF	Lum. Watts	Total Watts
1	OAFT	LITHONIA	DSX1 LED P2 xxK TFTM MVOLT SPA (finish) G1 + 25' POLE + 3' BASE	0.950	70	70
4	OW1	LITHONIA	WPX1 LED P1 xxK MVOLT (finish)	0.950	11	44
1	OW2	LITHONIA	WPX2 LED xxk MVOLT (finish)	0.950	47	47
2	OW3	LITHONIA	DSX1 LED P1 xxK T3M MVOLT WBA	0.950	54	108
3	OW4	LITHONIA	DSX1 LED P1 xxK TFTM MVOLT WBA	0.950	54	162
3	OW5	LITHONIA	WDGE2 LED P2 xxK 70CRI T1S MVOLT (mounting) (finish)	0.950	19	57

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Presumed Property Line	Fc	0.18	0.50	0.03	16.67	6.00
Parking Area	Fc	1.05	2.9	0.1	29.00	10.50

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : JT

DATE : 10-7-2022

SCALE : 1" = 30'

MARKET SQUARE

MADISON, WI

SITE LIGHTING LAYOUT

ASP-200

STUDIO UNIT

1 BD UNIT

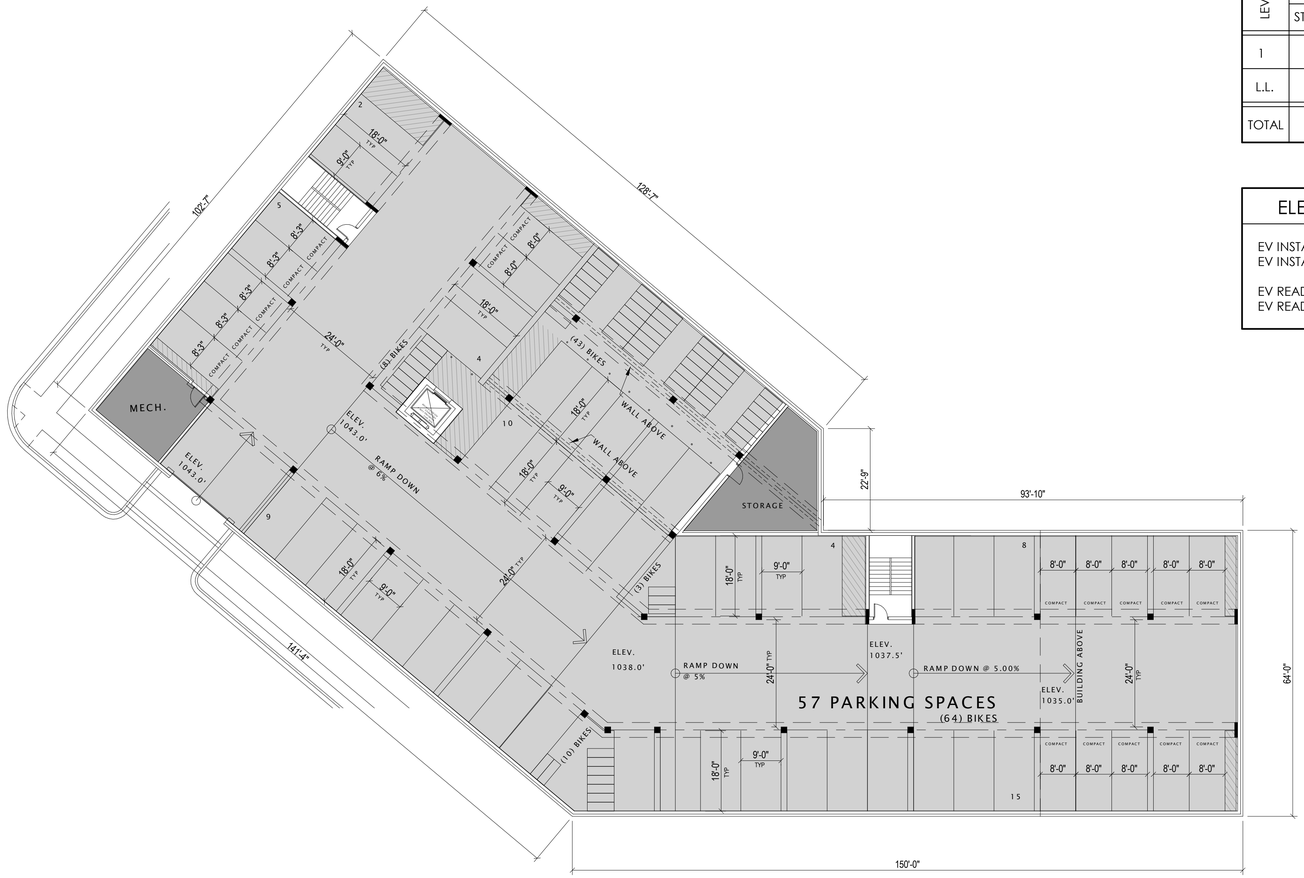
2 BD UNIT

AMENITIES

BLDG. SUPP / STOR.

CIRCULATION

PARKING



1 LOWER LEVEL PLAN
1/16" = 1'-0"

PARKING DATA

LEVEL	AUTOMOBILE PARKING				BIKE PARKING
	STANDARD	COMPACT	ADA	TOTAL	
1	23	5	3	31	32
L.L.	40	17	0	57	64
TOTAL	59	22	3	88	96

ELECTRIC VEHICLE PARKING DATA

EV INSTALLED REQUIRED - 2%
EV INSTALLED PROVIDED - 2% (2 STALLS)

EV READY REQUIRED - 10%
EV READY PROVIDED - 10% (9 STALLS)

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MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

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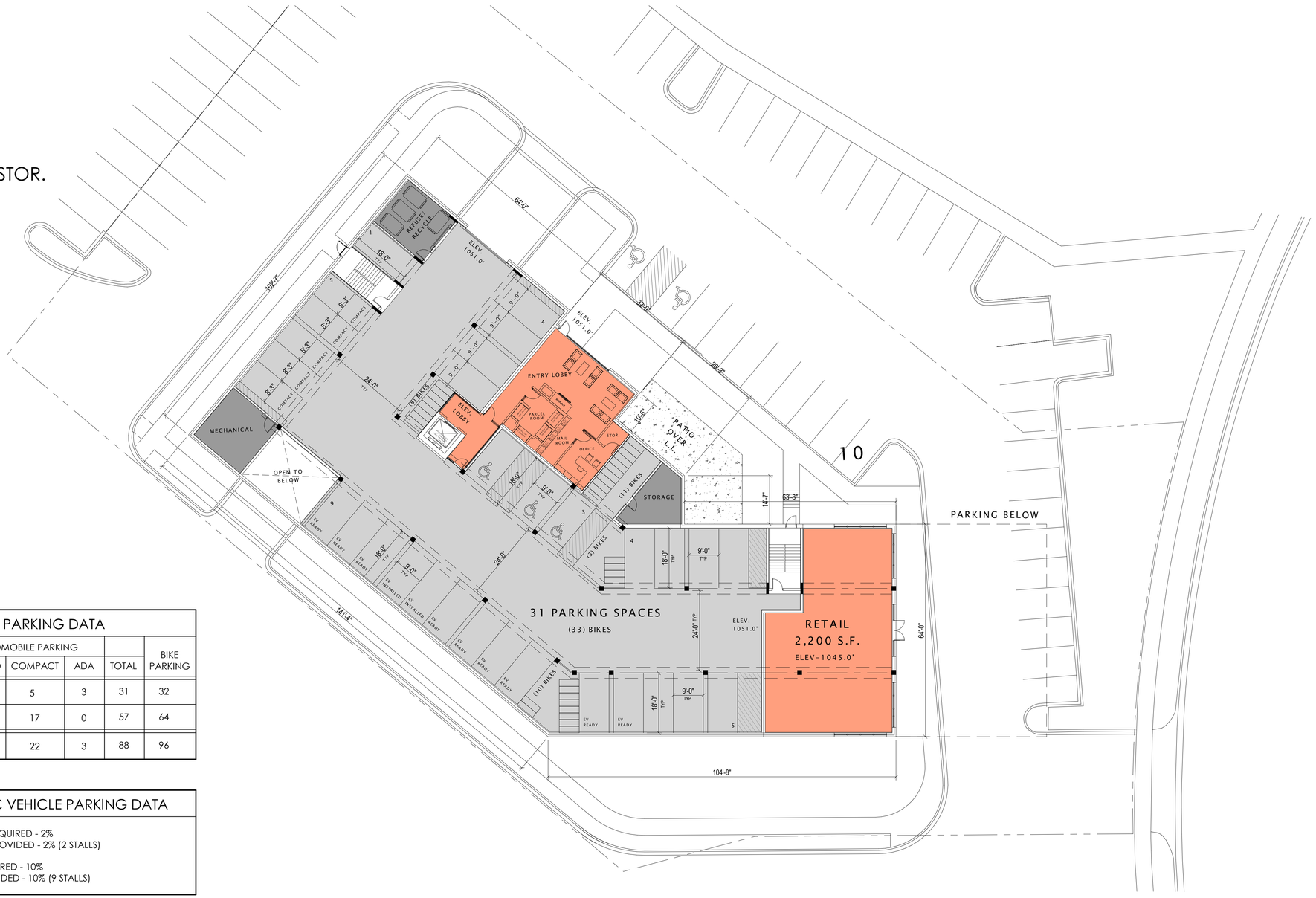
LOWER LEVEL PLAN

SHEET NUMBER

A100

10/10/2022 10:34:48 AM

- STUDIO UNIT
- 1 BD UNIT
- 2 BD UNIT
- AMENITIES
- BLDG. SUPP / STOR.
- CIRCULATION
- PARKING



PARKING DATA					
LEVEL	AUTOMOBILE PARKING				BIKE PARKING
	STANDARD	COMPACT	ADA	TOTAL	
1	23	5	3	31	32
L.L.	40	17	0	57	64
TOTAL	59	22	3	88	96

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EV INSTALLED REQUIRED - 2%
EV INSTALLED PROVIDED - 2% (2 STALLS)

EV READY REQUIRED - 10%
EV READY PROVIDED - 10% (9 STALLS)

1 FIRST FLOOR PLAN
1/16" = 1'-0"

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SHEET TITLE

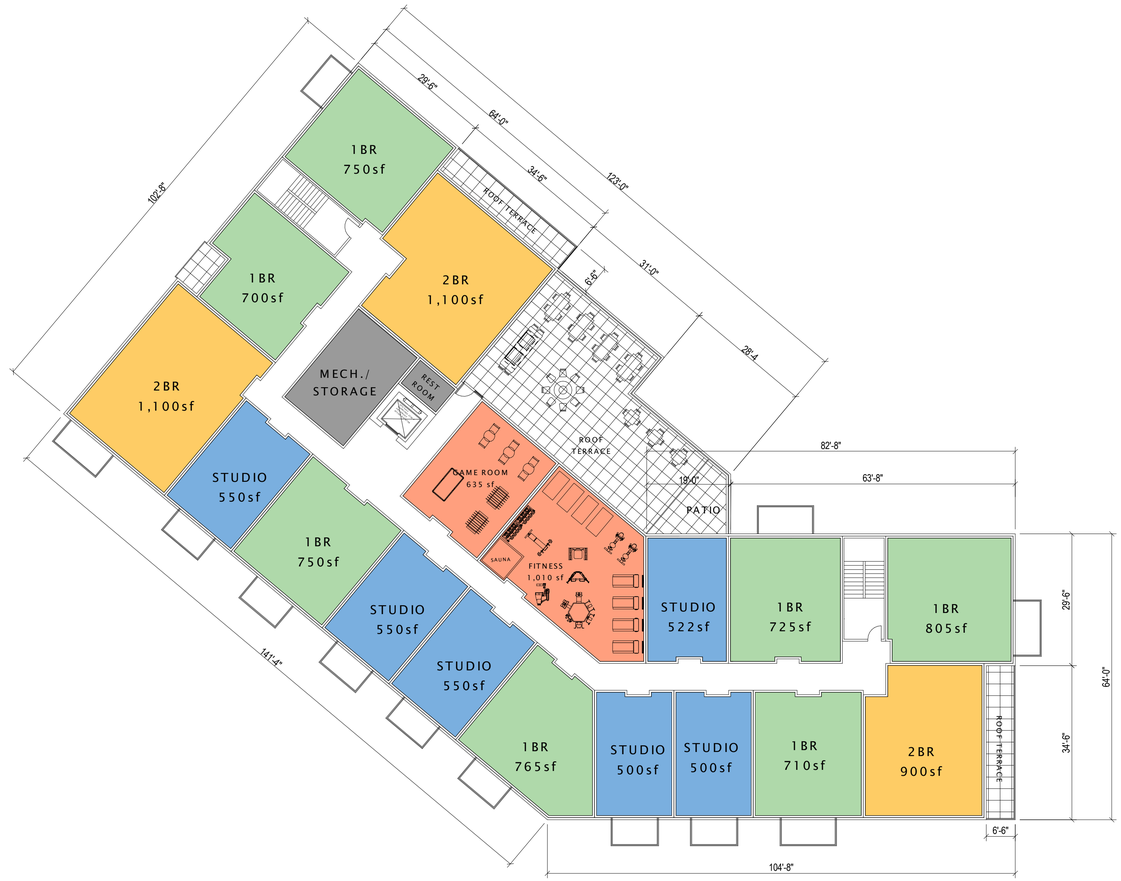
FIRST FLOOR PLAN

SHEET NUMBER

A101

10/10/2022 10:34:48 AM

- STUDIO UNIT
- 1 BD UNIT
- 2 BD UNIT
- AMENITIES
- BLDG. SUPP / STOR.
- CIRCULATION
- PARKING



1 SECOND FLOOR PLAN
1/16" = 1'-0"

10/10/2022 10:34:49 AM

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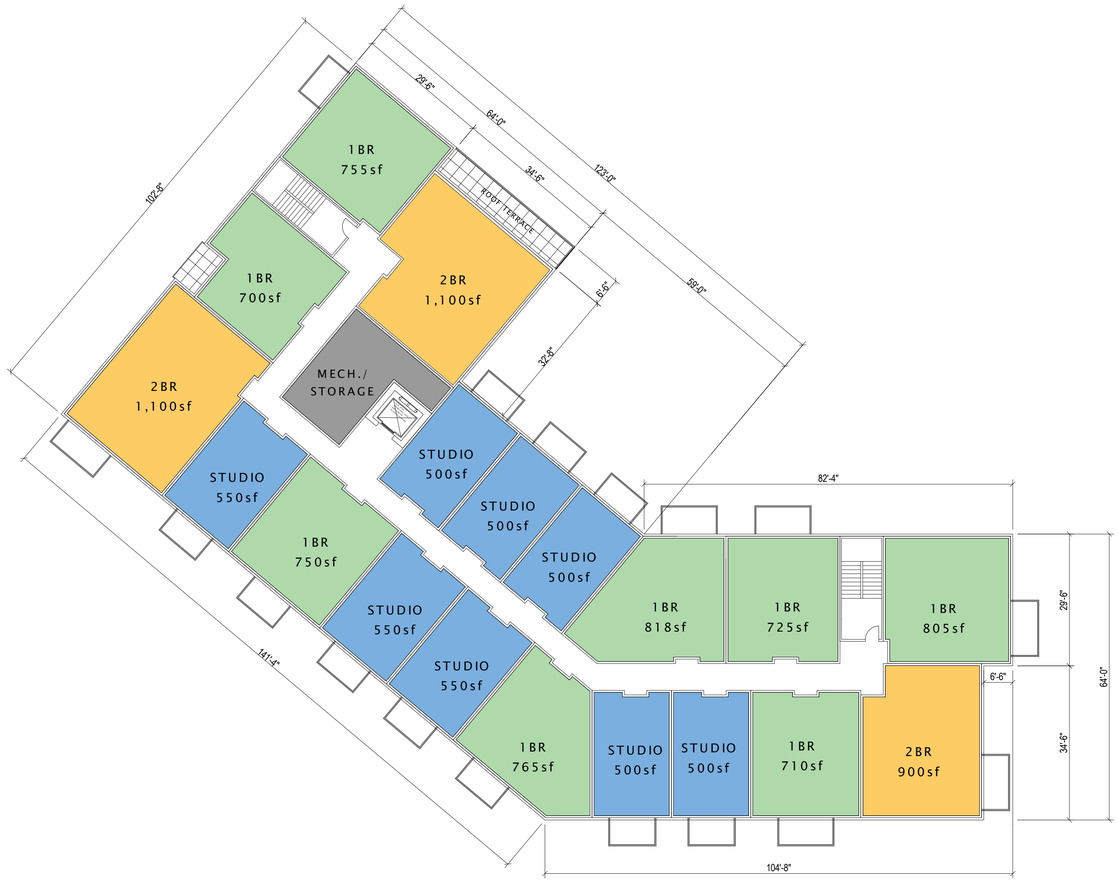
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102



1 THIRD FLOOR PLAN
1/16" = 1'-0"

10/10/2022 10:34:49 AM

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Mark	Description	Date

SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A103



1 FOURTH FLOOR PLAN
1/16" = 1'-0"

10/10/2022 10:34:50 AM

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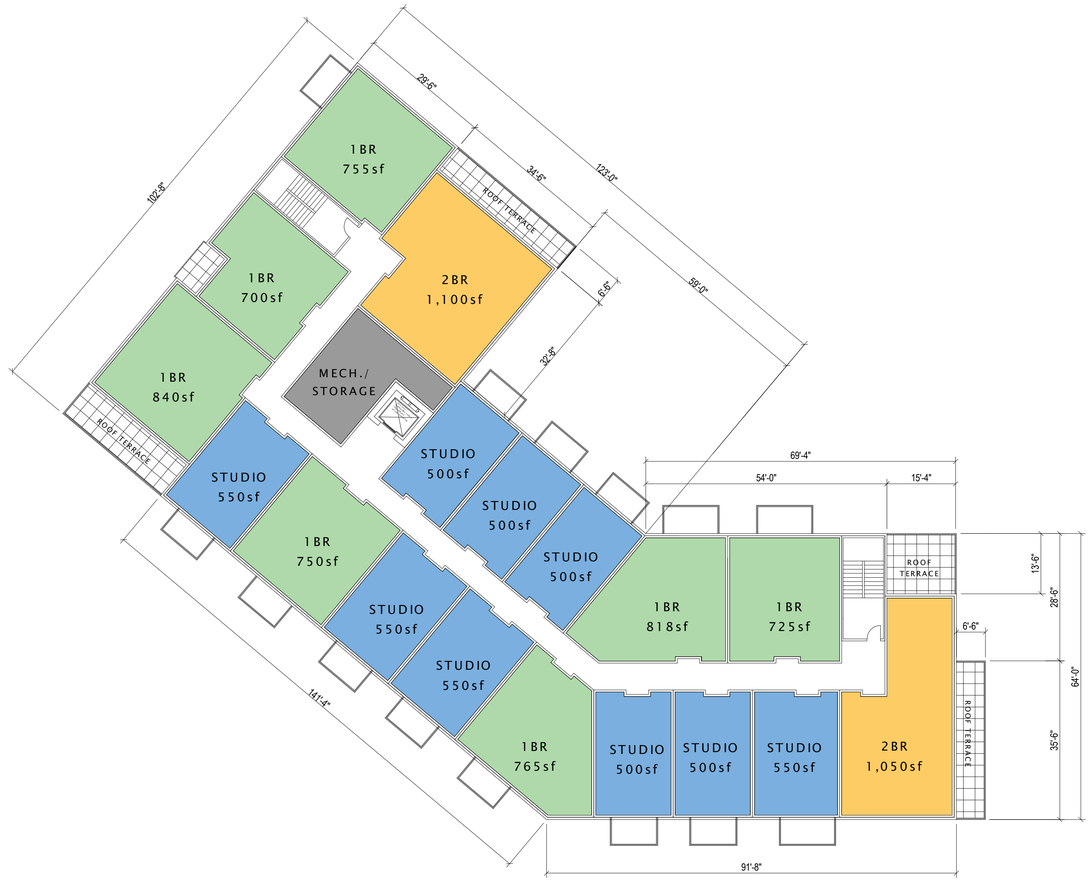
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104



1 FIFTH FLOOR PLAN
1/16" = 1'-0"

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FIFTH FLOOR PLAN

SHEET NUMBER

A105

10/10/2022 10:34:51 AM



1 SIXTH FLOOR PLAN
1/16" = 1'-0"

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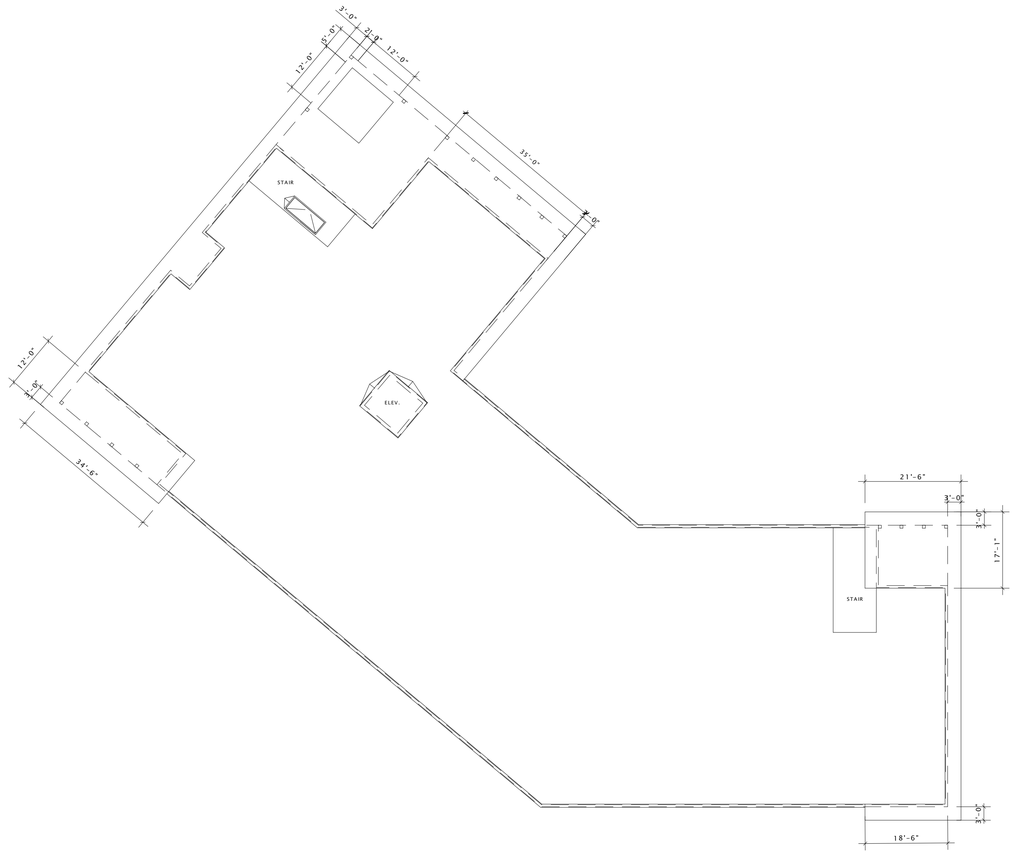
SHEET TITLE

SIXTH FLOOR PLAN

SHEET NUMBER

A106

10/10/2022 10:34:51 AM



1 ROOF PLAN
1/16" = 1'-0"

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Mark	Description	Date

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A110

10/10/2022 10:40:36 AM





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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

AERIAL PERSPECTIVE

SHEET NUMBER

A200

10/10/2022 10:35:21 AM





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DATE OF ISSUANCE DECEMBER 7, 2022

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Mark	Description	Date

SHEET TITLE

AERIAL PERSPECTIVE

SHEET NUMBER

A201

10/10/2022 10:35:21 AM



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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

A210

10/10/2022 10:35:17 AM



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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

A211

10/10/2022 10:55:15 AM



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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

A212

10/10/2022 10:35:17 AM



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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

A213

10/10/2022 10:35:17 AM



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MARKET SQUARE BUILDING A1

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECITVE WITH NEIGHBORHOOD CONTEXT

SHEET NUMBER

A214

10/10/2022 10:35:17 AM



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MARKET SQUARE BUILDING A1

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECITVE WITH NEIGHBORHOOD CONTEXT

SHEET NUMBER

A215

10/10/2022 10:55:21 AM



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MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECITVE WITH NEIGHBORHOOD CONTEXT

SHEET NUMBER

A216

10/10/2022 10:55:19 AM





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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE
BUILDING A1
LAND USE APPLICATION
SUBMITTAL

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVE
EVENING VIEWS

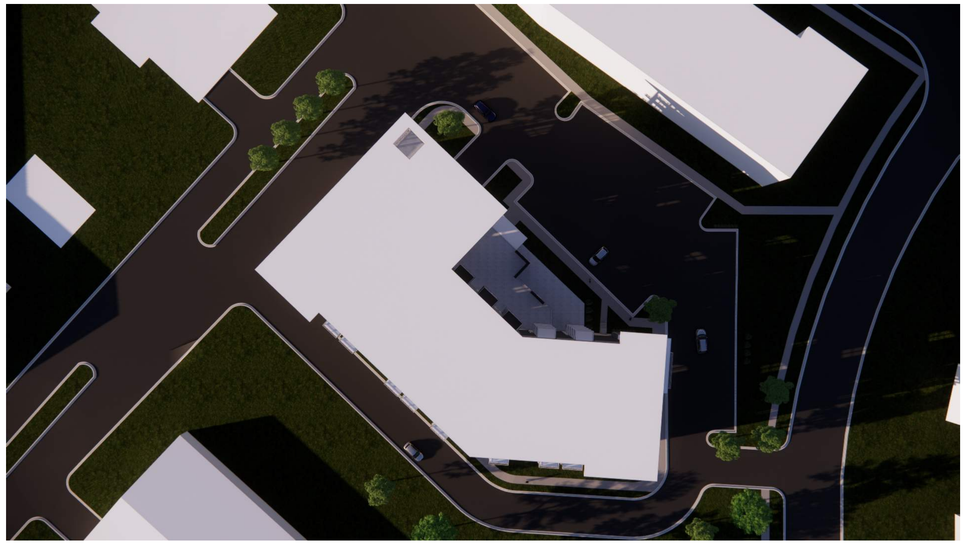
SHEET NUMBER

A217

10/10/2022 10:35:21 AM



SHADOW ON MARCH 21st @ 9am



SHADOW ON MARCH 21st @ 5pm



SHADOW ON JUNE 12th @ 9am



SHADOW ON JUNE 12th @ 5pm

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MARKET SQUARE
BUILDING A1
LAND USE APPLICATION
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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SHADOW STUDY

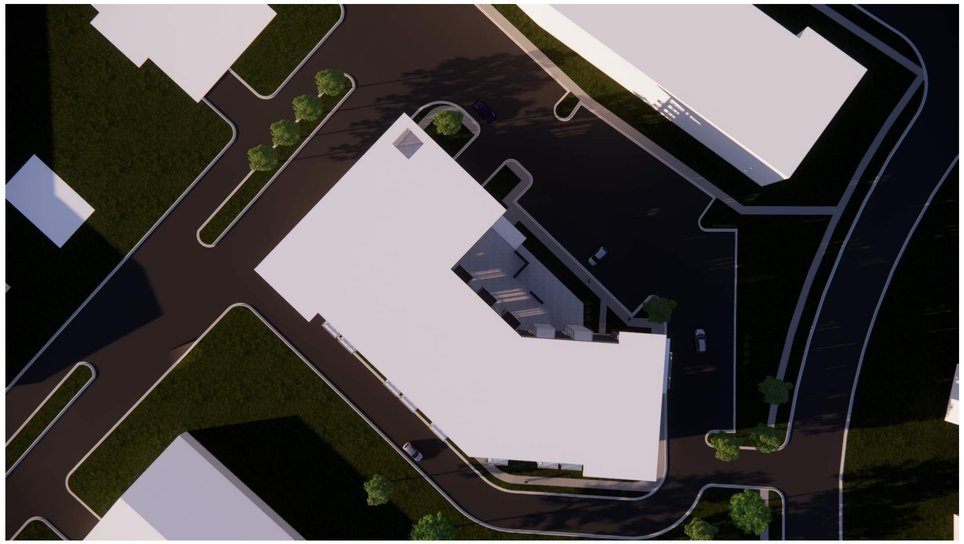
SHEET NUMBER

A300

10/10/2022 10:35:21 AM



SHADOW ON SEPTEMBER 21st @ 9am



SHADOW ON SEPTEMBER 21st @ 5pm



SHADOW ON DECEMBER 21st @ 9am



SHADOW ON DECEMBER 21st @ 4pm

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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE
BUILDING A1
LAND USE APPLICATION
SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SHADOW STUDY

SHEET NUMBER

A301

10/10/2022 10:35:21 AM



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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE
BUILDING A1
LAND USE APPLICATION
SUBMITTAL

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

MATERIALS BOARD

SHEET NUMBER

A400

10/10/2022 10:35:21 AM



6 NORTH ELEVATION
1/8" = 1'-0"



16 EAST ELEVATION
1/8" = 1'-0"

10/10/2022 10:34:54 AM

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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER

A500-A



1 NORTH ELEVATION B&W
1/8" = 1'-0"



2 EAST ELEVATION B&W
1/8" = 1'-0"

10/10/2022 10:35:04 AM

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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

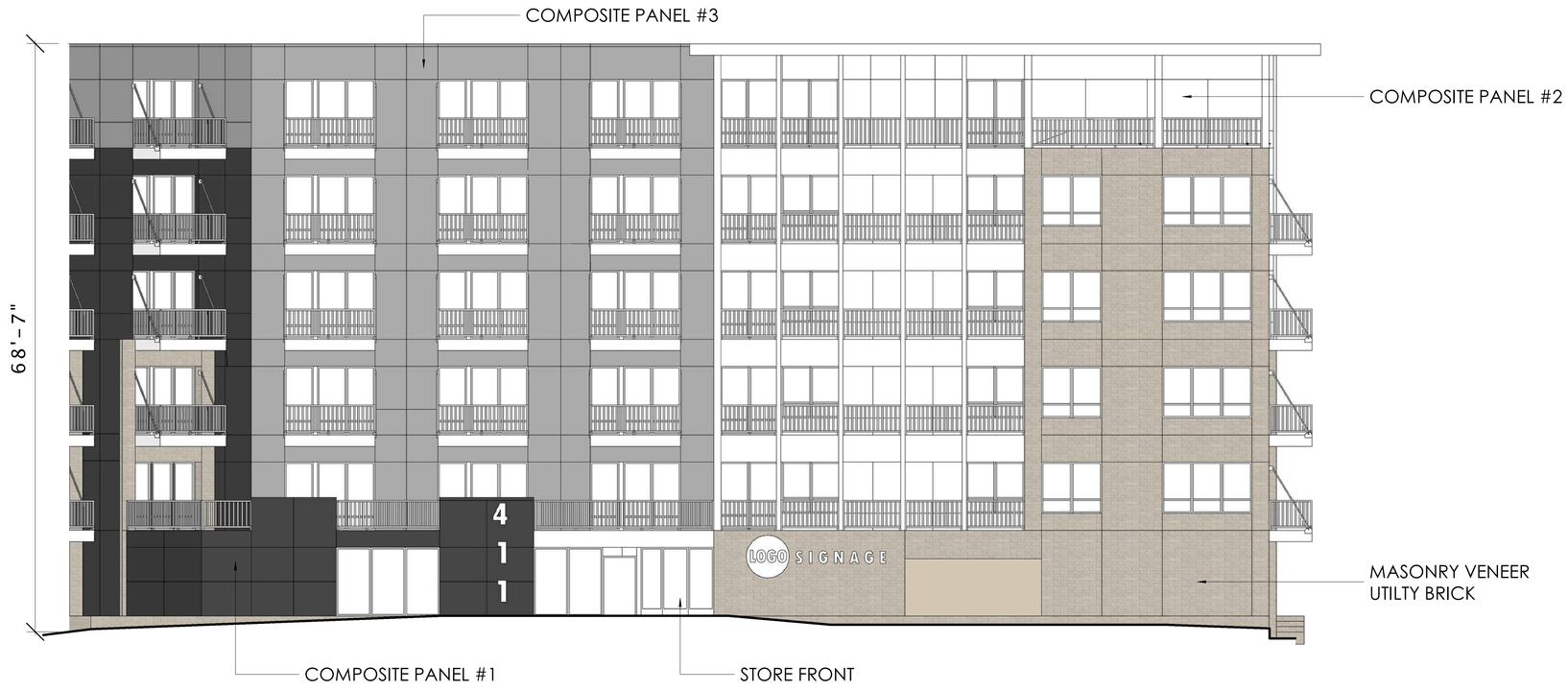
EXTERIOR ELEVATIONS - B&W

SHEET NUMBER

A500-B



6 SOUTH ELEVATION
1/8" = 1'-0"



16 NORTHEAST ELEVATION
1/8" = 1'-0"

10/10/2022 10:34:57 AM

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MARKET SQUARE BUILDING A1

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

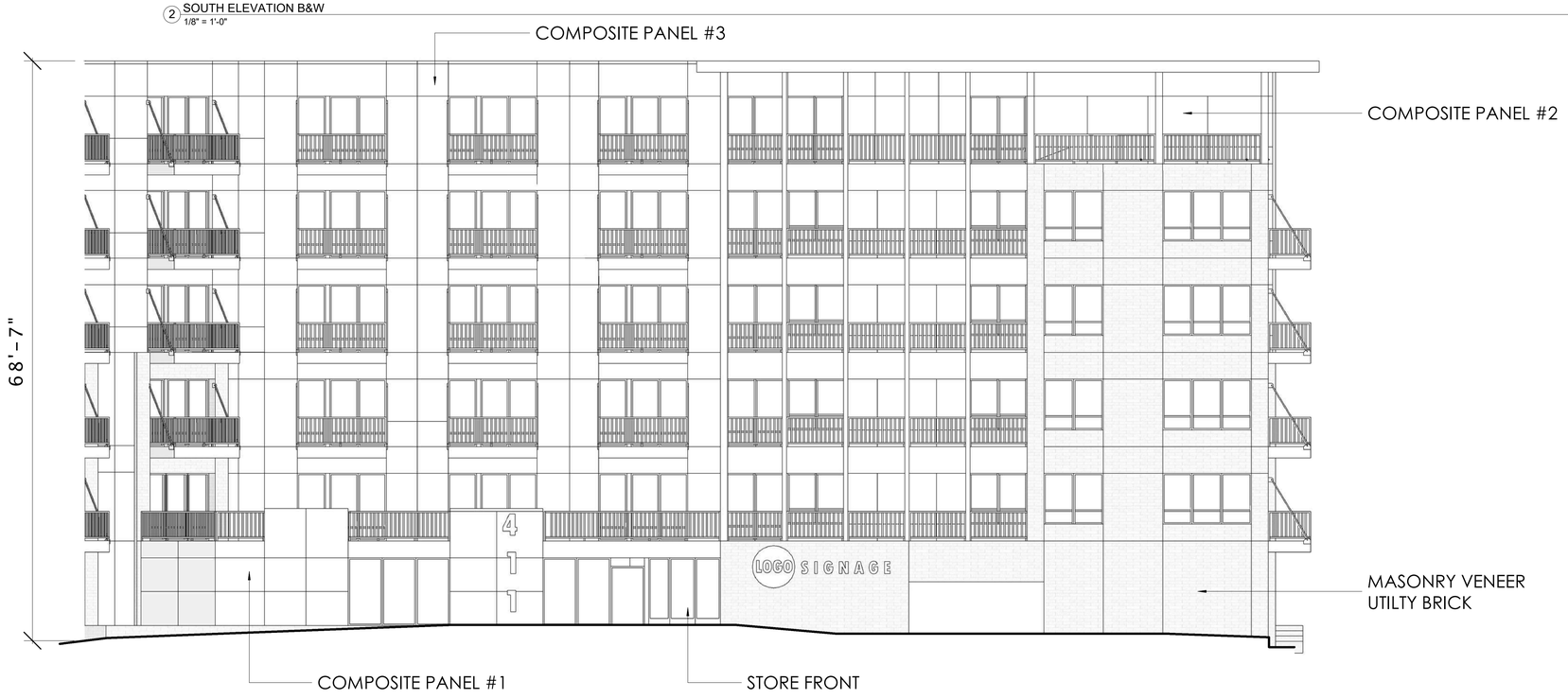
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER

A501-A



2 SOUTH ELEVATION B&W
1/8" = 1'-0"



1 NORTHEAST ELEVATION 1
1/8" = 1'-0"

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MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

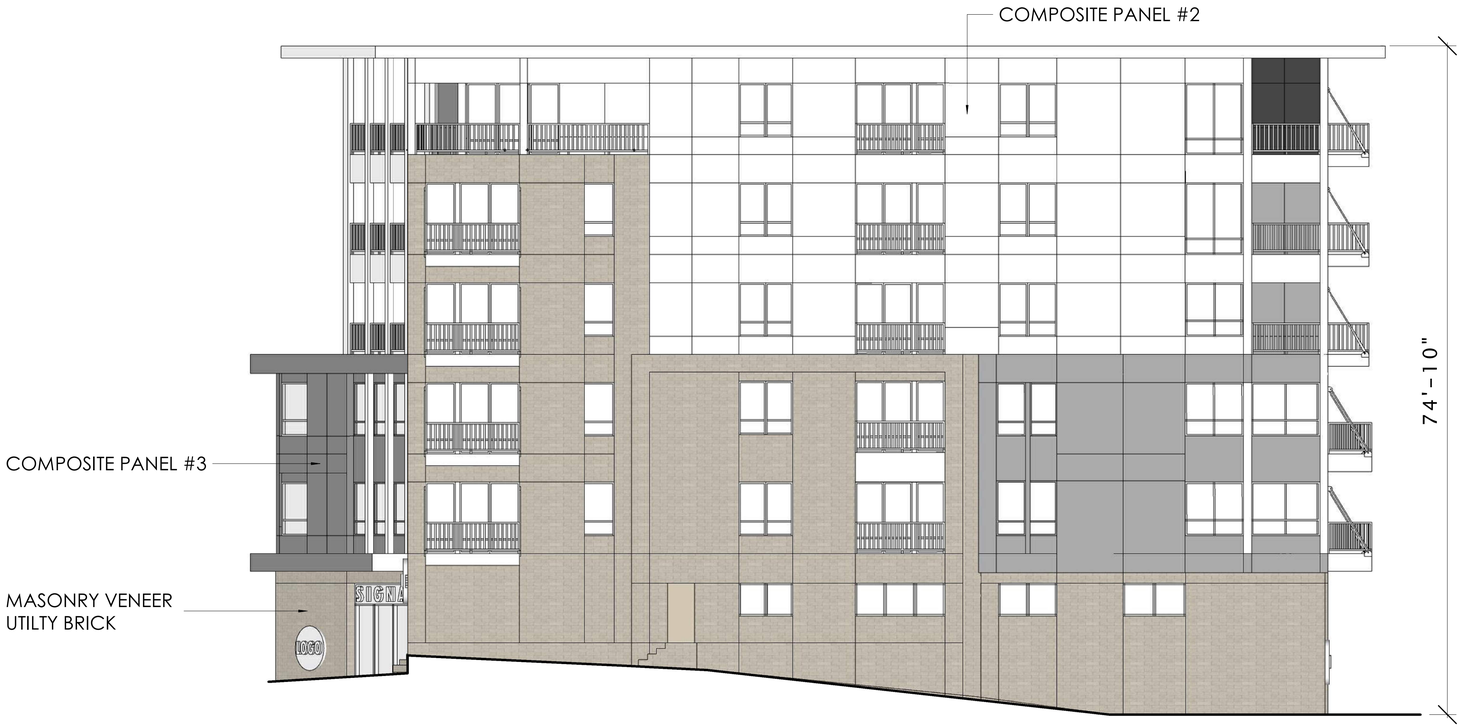
SHEET TITLE

EXTERIOR ELEVATIONS - B&W

SHEET NUMBER

A501-B

10/10/2022 10:35:08 AM



2 NORTHWEST ELEVATION
1/8" = 1'-0"



1 SOUTHEAST ELEVATION
1/8" = 1'-0"

10/10/2022 10:34:59 AM

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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER

A502-A



2 NORTHWEST ELEVATION B&W
1/8" = 1'-0"



1 SOUTHEAST ELEVATION B&W
1/8" = 1'-0"

10/10/2022 10:35:11 AM

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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1
LAND USE APPLICATION SUBMITTAL

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS - B&W

SHEET NUMBER
A502-B



2 SOUTHWEST ELEVATION
1/8" = 1'-0"

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MARKET SQUARE BUILDING A1

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER

A503-A

10/10/2022 10:35:01 AM



1 SOUTHWEST ELEVATION B&W
1/8" = 1'-0"

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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1

LAND USE APPLICATION SUBMITTAL

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS - B&W

SHEET NUMBER

A503-B

10/10/2022 10:55:13 AM

28.129 BIRD-SAFE REQUIREMENTS:

(1) Statement of Purpose: The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

(2) Applicability: Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

(3) Measuring Glass Area: Under this Ordinance, glass area shalle be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.

(4) Bird-Safe Glass Treatment Requirements: Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either: a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") by two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart; low reflective opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

(a) Buildings or structures over 10,000 square feet: For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

1. For building facades where the first sixty (60) feet (See REVISED Figure 2) from grade are comprised of greater than or equal to fifty percent (50%) glass:
   a. At least eighty-five percent (85%) of the glass must be treated; and
   b. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.
2. For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass;
   a. At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
   b. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
3. All glass railings must be treated.
4. All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.

(b) Sky-bridges: For buildings and structures of any size, all glass on above-ground bridges must be treated.

(c) At grade glass: For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.

(5) This Ordinance shall become effective October 1, 2020.

BIRD GLASS CALCULATIONS MARKET SQUARE
10/10/2022

50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING

					WALL DESIGNATION													
					SOUTH ELEVATION		SOUTHWEST ELEVATION		NORTHWEST ELEVATION		NORTHEAST ELEVATION		SOUTHEAST ELEVATION		NORTH ELEVATION		EAST ELEVATION	
WINDOW DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
WINDOW A 6/0 X 6/0	5.7	5.7	4.0	32.5	32.5	1.0	194.9	6.0	292.4	9.0	292.4	9.0	130.0	4.0			130.0	4.0
WINDOW B 3/0 X 8/0	2.7	7.7	1.0	20.8	249.5	12.0	499.0	24.0	207.9	10.0	311.9	15.0			207.9	10.0	62.4	3.0
WINDOW C 2/9 X 6/0	2.4	5.7	2.0	13.7	355.7	26.0	109.4	8.0	54.7	4.0						8.0		
WINDOW D 6/0 X 7/6	5.7	7.2	4.0	41.0	82.1	2.0	82.1	2.0	41.0	1.0	41.0	1.0	41.0	1.0			205.2	5.0
WINDOW E 3/0 X 6/0	2.7	5.7	2.0	15.4					61.6	4.0							107.7	7.0
WINDOW F 7/8 X 6/0	7.3	5.7	4.0	41.6					83.2	2.0								
WINDOW G 7/0 X 6/0	6.7	5.7	4.0	38.2							152.8	4.0						
WINDOW H 10/6 X 6/0	10.2	5.7	6.0	58.1							232.6	4.0						
WINDOW I 9/8 X 6/0	9.3	5.7	6.0	53.0									212.0	4.0				
WINDOW J 9/8 X 7/6	9.3	7.2	6.0	67.0									67.0	1.0				
WINDOW K 5/0 X 6/0	4.7	5.7	2.0	26.8													53.6	2.0
WINDOW L 5/0 X 6/0	2.7	7.2	2.0	19.4													38.9	2.0
WINDOW M 2/9 X 7/6	2.4	7.2	2.0	17.3											69.1	4.0		
DOOR A 3/0 X 8/0	2.7	7.7	1.0	20.8							20.8	1.0						
					719.7	TOTAL GLZ	885.4	TOTAL GLZ	740.9	TOTAL GLZ	1,051.4	TOTAL GLZ	450.0	TOTAL GLZ	277.0	TOTAL GLZ	597.7	TOTAL GLZ
					6222	WALL AREA	8,480.0	WALL AREA	6,160.0	WALL AREA	7,126.0	WALL AREA	1,931.0	WALL AREA	4,744.0	WALL AREA	3,946.0	WALL AREA
					11.57%	% GLAZING	10.44%	% GLAZING	12.03%	% GLAZING	14.75%	% GLAZING	23.30%	% GLAZING	5.84%	% GLAZING	15.15%	% GLAZING

					WALL DESIGNATION													
					SOUTH ELEVATION		SOUTHWEST ELEVATION		NORTHWEST ELEVATION		NORTHEAST ELEVATION		SOUTHEAST ELEVATION		NORTH ELEVATION		EAST ELEVATION	
PATIO DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO
PATIO P 6/0 X 8/0	5.7	7.7	2.0	43.9	526.7	12.0	1053.4	24.0	438.9	10.0	658.4	15.0	0.0	0.0	438.9	10.0	131.7	3.0
					526.7	TOTAL GLZ	1053.4	TOTAL GLZ	438.9	TOTAL GLZ	658.4	TOTAL GLZ	0.0	TOTAL GLZ	438.9	TOTAL GLZ	131.7	TOTAL GLZ
					6222.0	WALL AREA	8480.0	WALL AREA	6160.0	WALL AREA	7126.0	WALL AREA	1931.0	WALL AREA	4744.0	WALL AREA	3946.0	WALL AREA
					8.46%	% GLAZING	12.42%	% GLAZING	7.13%	% GLAZING	9.24%	% GLAZING	0.00%	% GLAZING	9.25%	% GLAZING	3.34%	% GLAZING

					WALL DESIGNATION													
					SOUTH ELEVATION		SOUTHWEST ELEVATION		NORTHWEST ELEVATION		NORTHEAST ELEVATION		SOUTHEAST ELEVATION		NORTH ELEVATION		EAST ELEVATION	
SF DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF
STOREFRONT 1 9/6 X 3/8	9.2	3.3	3.0	30.4	91.1	3.0	242.9	8.0	30.4	1.0					30.4	1.0		
STOREFRONT 2 12/6 X 8/4	12.3	8.0	4.0	98.4	98.4	1.0									98.4	1.0		
STOREFRONT 3 6/0 X 3/8	5.7	3.3	2.0	18.8					56.4	3.0								
STOREFRONT 4 6/0 X 8/4	5.7	8.0	2.0	45.6	45.6	1.0												
STOREFRONT 5 12/0 X 8/0	11.7	7.7	3.0	90.1							90.1	1.0						
STOREFRONT 6 8/0 X 8/0	7.7	7.7	3.0	59.3							118.6	2.0						
STOREFRONT 7 10/0 X 8/4	9.7	8.0	3.0	77.6													155.2	2.0
STOREFRONT 8 10/0 X 8/4	14.7	8.0	4.0	117.6													235.2	2.0
					235.1	TOTAL GLZ	242.9	TOTAL GLZ	86.8	TOTAL GLZ	208.7	TOTAL GLZ	0.0	TOTAL GLZ	128.8	TOTAL GLZ	390.4	TOTAL GLZ
					6222.0	WALL AREA	8480.0	WALL AREA	6160.0	WALL AREA	7126.0	WALL AREA	1931.0	WALL AREA	4744.0	WALL AREA	3946.0	WALL AREA
					3.78%	% GLAZING	2.86%	% GLAZING	1.41%	% GLAZING	2.93%	% GLAZING	0.00%	% GLAZING	2.71%	% GLAZING	9.89%	% GLAZING

TOTALS																		
SOUTH ELEVATION		SOUTHWEST ELEVATION		NORTHWEST ELEVATION		NORTHEAST ELEVATION		SOUTHEAST ELEVATION		NORTH ELEVATION		EAST ELEVATION	
1,481.5	TOTAL GLZ	2,181.7	TOTAL GLZ	1,266.5	TOTAL GLZ	1,918.4	TOTAL GLZ	450.0	TOTAL GLZ	844.7	TOTAL GLZ	1,119.8	TOTAL GLZ
6,222.0	WALL AREA	8,480.0	WALL AREA	6,160.0	WALL AREA	7,126.0	WALL AREA	1,931.0	WALL AREA	4,744.0	WALL AREA	3,946.0	WALL AREA
23.81%	% GLAZING	25.73%	% GLAZING	20.56%	% GLAZING	26.92%	% GLAZING	23.30%	% GLAZING	17.81%	% GLAZING	28.38%	% GLAZING

JLA ARCHITECTS
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JLA-AP.COM

JLA PROJECT NUMBER: W22-0122

MARKET SQUARE BUILDING A1
LAND USE APPLICATION SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BIRD GLASS MATRIX

SHEET NUMBER

A600

10/10/2022 10:32:22 AM



2 EAST ELEVATION BIRD GLASS
1/16" = 1'-0"

GLAZING KEYNOTES

A: WINDOW 6/0 X 6/0
B: WINDOW 3/0 X 8/0
C: WINDOW 2/9 X 6/0
D: WINDOW 6/0 X 7/6
E: WINDOW 3/0 X 6/0
F: WINDOW 7/8 X 6/0
G: WINDOW 7/0 X 6/0
H: WINDOW 10/6 X 6/0
I: WINDOW 9/8 X 6/0
J: WINDOW 9/8 X 7/6
K: WINDOW 5/0 X 6/0
L: WINDOW 3/0 X 7/6
M: WINDOW 2/9 X 7/6

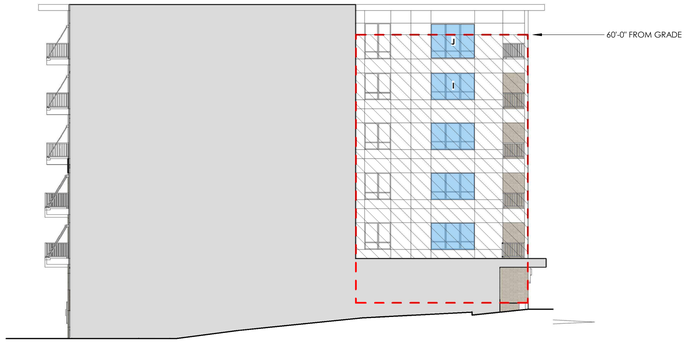
D1: DOOR 3/0 X 8/0

P: PATIO DOOR 6/0 X 8/0

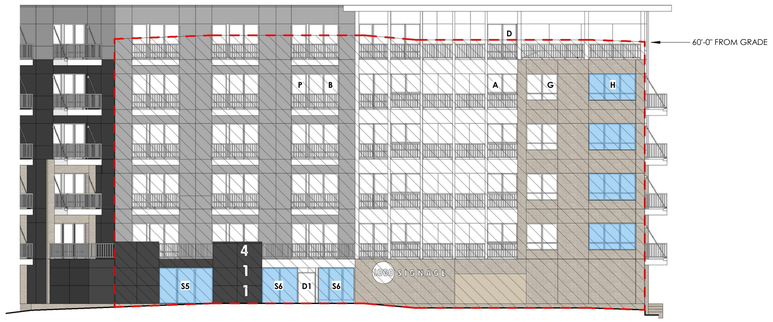
S1: STOREFRONT 9/6 X 3/8
S2: STOREFRONT 12/6 X 8/4
S3: STOREFRONT 6/0 X 3/8
S4: STOREFRONT 6/0 X 8/4
S5: STOREFRONT 12/0 X 8/0
S6: STOREFRONT 8/0 X 8/0
S7: STOREFRONT 10/0 X 8/4
S8: STOREFRONT 15/0 X 8/4



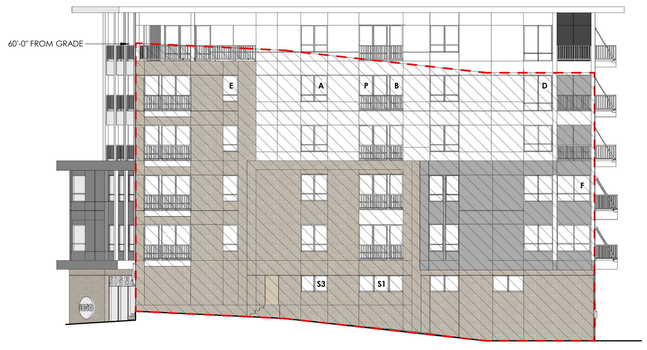
7 NORTH ELEVATION BIRD GLASS
1/16" = 1'-0"



9 SOUTHEAST ELEVATION BIRD GLASS
1/16" = 1'-0"



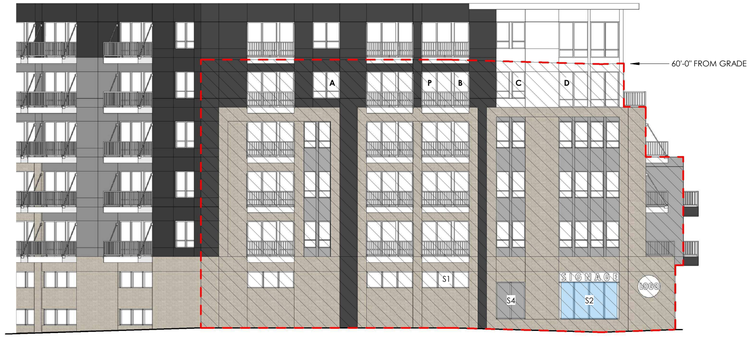
12 NORTHEAST ELEVATION BIRD GLASS
1/16" = 1'-0"



14 NORTHWEST ELEVATION BIRD GLASS
1/16" = 1'-0"



17 SOUTHWEST ELEVATION BIRD GLASS
1/16" = 1'-0"



19 SOUTH ELEVATION BIRD GLASS
1/16" = 1'-0"

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DATE OF ISSUANCE DECEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BIRD GLASS EXTERIOR ELEVATIONS

SHEET NUMBER

A801

10/10/2022 10:35:26 AM