

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 26752

DATE SUBMITTED: 5-29-13

UDC MEETING DATE: 6-19-13

Action Requested

- ☐ Informational Presentation
☒ Initial Approval and/or Recommendation
☒ Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 4916 East Broadway

ALDERMANIC DISTRICT: _____

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

Tyler Marks
Jason Perry
Facility Gateway Corporation
JSS CONSULTING
JOSEPH SMERKO, A.I.A.

CONTACT PERSON: Jason Perry

Address: 4920 Triangle Street

McFarland, WI 53558

Phone: 608-838-6060 #102

Fax: _____

E-mail address: jerry@facilitygateway.com

TYPE OF PROJECT:

(See Section A for:)

☐ Planned Unit Development (PUD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Community Development (PCD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Residential Development (PRD)

☒ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

☒ School, Public Building or Space (Fee may be required)

☒ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

☐ Planned Commercial Site

(See Section B for:)

☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

☐ Comprehensive Design Review* (Fee required)

☐ Street Graphics Variance* (Fee required)

☐ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT!

CITY OF MADISON

MAY 29 2013

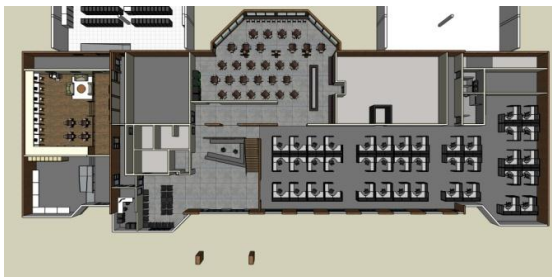
10:45 am

Planning & Community
& Economic Development



FACILITY GATEWAY CORPORATION

Driving the Design and Occupancy of Today's Data Center



**4916 E Broadway
Madison, WI 53719
Facility Gateway Corporation**

Contact Info:

Tyler Marks, CEO, (608) 512-8906, tmarks@facilitygateway.com

Jason Perry, COO, (608)-512-8354, jperry@facilitygateway.com

Facility Gateway Corporation

P: 866.432.1711 F: 608.838.4969

www.facilitygateway.com



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Planning and Community & Economic Dev. Dept.
215 Martin Luther King Jr Blvd Ste LL-100
PO Box 2985
Madison WI 53701-2985

April 30, 2013

Facility Gateway Campus Project,

Facility Gateway is excited to re-develop the Madison, WI property at 4916 E Broadway into an attractive useful location. The anchor first use is to provide a Corporate Headquarters for Facility Gateway Corporation currently located in McFarland WI which requires more growth space, and has outgrown current facilities. Second use is to promote Facility Gateway Data Center product by expanding the current facilities to accommodate 4 phases of data center projects. A data center development in Madison area is a regional type opportunity as well as a national one.

FGC serves the Fortune 1000 company data center market. Currently FGC serves the national data center market with its Data Center Real Estate, Critical Facility Services, and Critical Equipment Services.

It is our intention to establish a "campus" feel to the site for both Facility Gateway personnel and the data center infrastructure clients. The former hotel property at 4916 E Broadway represents an accommodative layout for an open garden, cafeteria, and open expansion options for future growth.

Facility Gateway Corporation wishes to establish an architecturally attractive facade utilizing the existing infrastructure of the former hotel building. An attractive, clean, modern working environment is important to leadership at FGC. An attractive façade outward facing to the highway is important to establish a Technology Futuristic impression.

Included is a "Use" schedule and general description of improvements.

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Use Schedule

Use of 12.421 acres at 4916 E Broadway on Madison's Beltline.

Phase 1: 2013

Facility Gateway Corporate Headquarters

- Accommodate FGC Corporate growth for next decade with modern designed IT centric facilities.
- Open growth plan to accommodate growth to up to 200 people.
- Create 15,000/sf open office space
- Utilize existing infrastructure
- Create IT centric Facility
- Resurfacing parking lot
- Plant new trees in existing landscape bunkers
- Paint new lines on the parking lot
- Cedar fencing around phase one electrical and mechanical equipment (west side of the west wing)
- New code compliant sign close to the building entrance
- Removal of the old sign on the south side of the lot, closest to beltline
- Add sculpture to the southeast corner of the lot, viewable by the belt line
- Rework exterior of south end of building
- Rework exterior of west end of building

Combined Infrastructure

- Open garden campus
- Cafeteria area, open concept, vendors, Starbucks

Phase 2: 2015-16

- Facility Gateway Plus One IT Data Center
- Associated parking, office, engineering space, shared garden
- Replace parking lot with new asphalt
- Square the parking lot to the building adding green space on the south lot line
- Add architectural accent to the front building entry way (steel beam construction)
- Move sign to the south side of parking lot to be closer and viewable by the belt line (requires the parking lot to be straightened to add additional green space for sign area)
- Cedar fencing around phase two electrical and mechanical equipment (west side of the west wing)

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Phase 3: 2017-18

- Facility Gateway Plus One IT Data Center Expansion
- Associated parking, office, engineering space, shared garden
- Additional lights in parking lot to bring it up to code requirements
- Center flag poles within new parking lot lighting design
- Additional parking lot to the east of existing parking lot
- Cedar fencing around phase three electrical and mechanical equipment (west side of the west wing
- Re-model sign and add additional design features

Phase 4: 2019-20

- Facility Gateway Plus One IT Data Center Expansion
- Associated parking, office, engineering space, shared garden
- Facility Gateway Plus One IT Data Center Expansion
- Associated parking, office, engineering space, shared garden
- Rework the exterior of east end of building
- Cedar fencing around phase four electrical and mechanical equipment (ease side of east wing for all 3 pods located in east wing)
- New parking lot addition to the east of existing parking lot
- Removal of temporary security fencing

Why 4916 East Broadway? The former hotel layout is attractive to us as far as how we want to portray a corporate environment in the front office. It also allows for our expansion to warehouse and data center activity in the rear. The old Quality Inn was a popular meeting place for conferences and weddings. The open ballroom area to the right as you walk in will open up perfectly to a cubicle area with allowing existing south facing windows to provide light. The second floor is all conference area open spaces which will demo easily and convert to open office layouts. The basement has two existing large conference areas which will be setup for FGC training and corporate meeting areas.

The entire structure was assembled with pre-cast concrete slabs, floor ceilings and roof. This unique assembly has provided the structural engineers to ok the layout conversions we are proposing. They also allow us to expose concrete for ceiling areas, and remove slabs over the large cubicle area to create an open concept that FGC enjoys.

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Existing



Phase 1



Existing brick throughout facility is in great condition. Most will be kept and used with a brick, wood and metal modern look.

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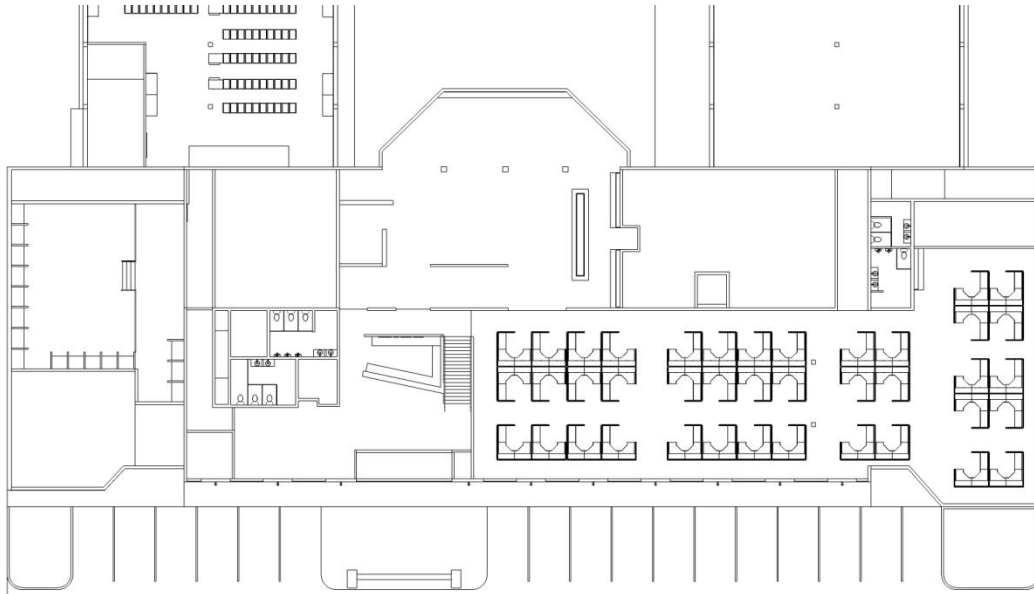
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Main floor provides up to 40 cubicle spaces to the right. Existing restaurant area will be remodeled and remain open break area. Lounge conversion (left) will be 7x24 employee's managing network operations, and an internet lounge for customer use.

Second floor walls are to be removed and partition office areas provided for corporate support functions. Executive, marketing, accounting and more. Open to below walk way and conference rooms at each end.

Upstairs offices

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Conference rooms overlooking each end of the open area.



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Front clean conversion

West view of property. West neighbor Veterinary clinic. FGC building sits back appx 80 feet from front of Vet clinic.



East View of Property. Tree line on neighboring property is existing. Blocks most of view until you drive across front of property.



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View from South, across highway at Sleep Inn hotel..



Neighboring businesses starting at 4916 E Broadway heading west on Broadway...

Vet Clinic 1st bldg, AGC 2nd



4th property to west

3rd property to west



5th property to west

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6th property to west



7th property to west



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Existing Front



New front / building only / not including landscape architecture



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I hope this provides a summary of this exciting project. From a corporate perspective this building allows FGC to continue its success with people and its growth.

We feel we have assembled an outstanding team for the success of this project. Thank you for reviewing our proposals.

Sincerely,

Tyler Marks

CEO

Facility Gateway Corporation

Facility Gateway Corporation

P: 866.432.1711 F: 608.838.4969

www.facilitygateway.com

PHILIPS

Applications Department
1611 Clovis Barker Rd.
San Marcos, TX 78666
Phone: 512-753-1000
Fax: 512-753-1241
Email: Gardco.applications@philips.com

Project: Broadway Site Plan - Madison, WI	Project # 302-1875-Alt
Specifier:	
Agent: Ted Nierzwicki - Spectrum Lighting	
Calculations By: Benjamin Peirick - Philips Lighting	
Date: May 23, 2013	
Scale: 1 : 1	
Lumen values are based on tests performed in compliance with IESNA LM-79.	
Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles.	
The 0.85 LLF is based on the mean lumens of L70 or 70% depreciation of initial output.	
Field performance will depend on ambient temperature, electrical, and site characteristics.	
Luminaire height shown is approximate overall mounting height above finished grade. (U.N.D.)	

Luminaire Schedule							
Project: Broadway Site Plan - Madison, WI							
Symbol	Qty	Label	Description	Arrangement	Lum. Lumens	LLF	Filename
	5	SA	Emco ELA16-2-5-105LA-700-NW @ 25'	BACK-BACK	7874	0.850	ELA16-5-105LA-700-NW.IES
	1	SB-HS	Emco ELA16-1-3-105LA-700-NW-HS @ 25'	SINGLE	5703	0.850	ELA16-3-105LA-700-NW-HS.IES
	6	SC	Emco ELA16-1-4-105LA-700-NW @ 25'	SINGLE	8073	0.850	ELA16-4-105LA-700-NW.IES
	5	WA	Gardco 101L-4-55LA-NW @ 15'	SINGLE	3904	0.850	101L-4-55LA-NW.ies

Statistical Area Summary							
Project: Broadway Site Plan - Madison, WI							
Label	Min	Avg	Max	Avg/Min	Max/Min	# Pts	Units
Fire Lane	0.02	0.51	1.53	25.50	76.50	211	Fc
Parking Area	0.30	1.15	2.15	3.83	7.17	520	Fc
Sever Area	0.33	0.97	1.83	2.94	5.55	124	Fc
Property Line (4' Vertical)	0.0	0.04	0.5	N.A.	N.A.	257	Fc

Sever Area
Illuminance (Fc)
Average = 0.97
Maximum = 1.83
Minimum = 0.33
Avg/Min Ratio = 5.54
Max/Min Ratio = 5.55





Parking Area
Illuminance (Fc)
Average = 1.15
Maximum = 2.15
Minimum = 0.30
Avg/Min Ratio = 7.17
Max/Min Ratio = 7.17

Fire Lane
Illuminance (Fc)
Average = 0.51
Maximum = 1.53
Minimum = 0.02
Avg/Min Ratio = 25.50
Max/Min Ratio = 76.50

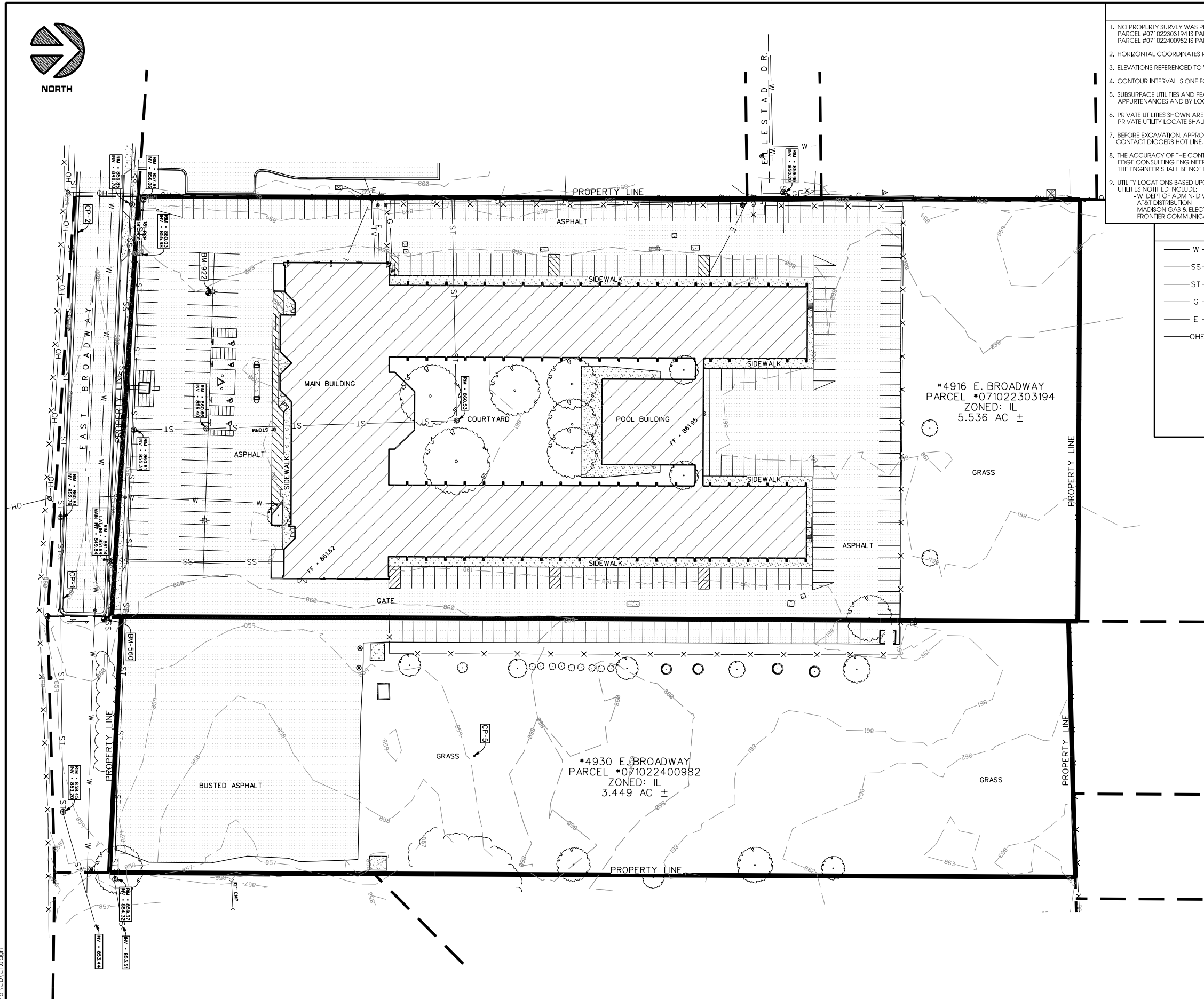



Applications Department
1611 Clovis Barker Rd.
San Marcos, TX 78666
Phone 512-753-1000
Fax 512-753-1241
Email: Gardcoapplications@philips.com

Project: Broadway Site Plan - Madison, VI	Project # 302-1875-At
Specifier:	
Agent: Ted Herzicki - Spectrum Lighting	
Calculations By: Benjamin Peirick - Philips Lighting	
Date: May 23, 2013	
Scale: 1 : 1	
Lumen values are based on tests performed in compliance with IESNA LM-79.	
Ft. x ft. values shown are horizontal illuminance at grade (single-plane), in footcandles.	
The 0.05 LLF is based on the mean lumens of 1.70 or 70% depreciation of initial output.	
Field performance will depend on ambient temperature, electrical, and site characteristics.	
Luminaire height shown is approximate overall mounting height above finished grade. (GND.)	

Luminaire Schedule						
Project: Broadway Site Plan - Madison, VI						
Symbol	Qty	Label	Description	Arrangement	Lum. Lumens	LLF
	5	SA	Emco ELA16-2-5-10SLA-700-NV # 25'	BACK-BACK	7874	0.850
	1	SB-HS	Emco ELA16-1-3-10SLA-700-NV-HS # 25'	SINGLE	5793	0.850
	6	SC	Emco ELA16-1-4-10SLA-700-NV # 25'	SINGLE	8073	0.850
	5	VA	Gardco 10L-4-SSLA-NV # 15'	SINGLE	3904	0.850

Statistical Area Summary							
Project: Broadway Site Plan - Madison, VI							
Label	Min	Avg	Max	Avg/Min	Max/Min	# Pts	Units
Fire Lane	0.02	0.51	1.53	25.50	76.50	211	Fc
Parking Area	0.30	1.15	2.15	3.83	7.17	520	Fc
Sever Area	0.33	0.97	1.83	5.55	5.55	124	Fc
Property Line (4' Vertical)	0.0	0.04	0.5	N/A	N/A	257	Fc



- GENERAL SURVEY NOTES:**
1. NO PROPERTY SURVEY WAS PERFORMED AS PART OF THIS PROJECT. PROPERTY LINES SHOWN ARE APPROXIMATE. PARCEL #071022303194 IS PART OF BLOOMING GROVE ASSESSORS PLAT #2 PART OF OUTLOT 54. PARCEL #071022400982 IS PART OF SEC. 22 ADN 27, T.17N, R.10E, CITY OF MADISON, DANE COUNTY, WISCONSIN
 2. HORIZONTAL COORDINATES REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY.
 3. ELEVATIONS REFERENCED TO WISCONSIN DOT - WISCORS VRS NETWORK (NAVD 88).
 4. CONTOUR INTERVAL IS ONE FOOT
 5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES AND BY LOCATING DIGGERS HOT LINE FIELD MARKINGS.
 6. PRIVATE UTILITIES SHOWN ARE BASED ON PRIOR PLANS AND ARE SCHEMATIC ONLY. NO FIELD VERIFICATION WAS COMPLETED. A PRIVATE UTILITY LOCATE SHALL BE PERFORMED PRIOR TO ANY EXCAVATION.
 7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF PUBLIC UTILITIES, CONTACT DIGGERS HOT LINE, AT 1.800.242.8511.
 8. THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. EDGE CONSULTING ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.
 9. UTILITY LOCATIONS BASED UPON DIGGER'S HOTLINE MARKINGS FOR TICKET #20131501571, DATED: 04/11/2013
UTILITIES NOTIFIED INCLUDE:
 - WI DEPT OF ADMIN- DIV OF ENTER
 - AT&T DISTRIBUTION
 - MADISON GAS & ELECTRIC CO
 - FRONTIER COMMUNICATIONS
 - WISCONSIN DOT CENTRAL OFFICE
 - CITY OF MADISON - ENGINEERING
 - CHARTER COMMUNICATIONS

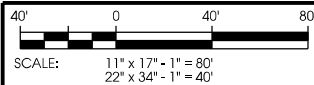
SURVEY LEGEND:			
W	EX. WATERMAIN	⬮	SIGNAGE
SS	EX. SANITARY SEWER	⊠	TRANSFORMER
ST	EX. STORM SEWER	⬮	PEDESTAL (ELEC./CABLE/TEL.)
G	EX. GAS	⬮	METER (PARKING)
E	EX. UNDERGROUND ELECTRIC	⬮	CURB INLET (INL)
OHE	EX. OVERHEAD ELECTRIC	⬮	CATCH BASIN (CB)
⬮	EX. MAN HOLE	⬮	BENCHMARK
⬮	HYDRANT	⬮	CONTROL POINT
⬮	VALVE	⬮	IRON ROD - FOUND
⬮	UTILITY POLE	⬮	IRON PIPE - FOUND
⬮	LIGHT POLE	⬮	EXISTING CONTOUR
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•4916 E. BROADWAY
PARCEL #071022303194
ZONED: IL
5.536 AC ±

•4930 E. BROADWAY
PARCEL #071022400982
ZONED: IL
3.449 AC ±

BENCHMARKS:		
ID	ELEV.	DESCRIPTION
BM-560	863.03	HYDRANT, "BURY" TAG BOLT
BM-922	861.02	TOP OF CONCRETE LIGHT POLE BASE

CONTROL POINTS:			
ID	NORTHING	EASTING	DESCRIPTION
CP-1	473100.74	841539.05	PK NAIL SET IN ASPHALT LOCATED 170.8'± S. & 14.7'± E. OF S.E. BUILDING CORNER
CP-2	473113.93	844253.37	PK NAIL SET IN ASPHALT LOCATED 160.3'± S. & 24'± W. OF S.W. BUILDING CORNER
CP-5	473420.84	844664.70	SPIKE SET IN GROUND LOCATED 150'± N. & 138.4'± E. OF S.E. BUILDING CORNER



**EXISTING SITE PLAN
FACILITY GATEWAY
[BROADWAY DATA CENTER]
MADISON, WISCONSIN**

SHEET TITLE:

ISSUE DATE:
05/28/2013 - CDs

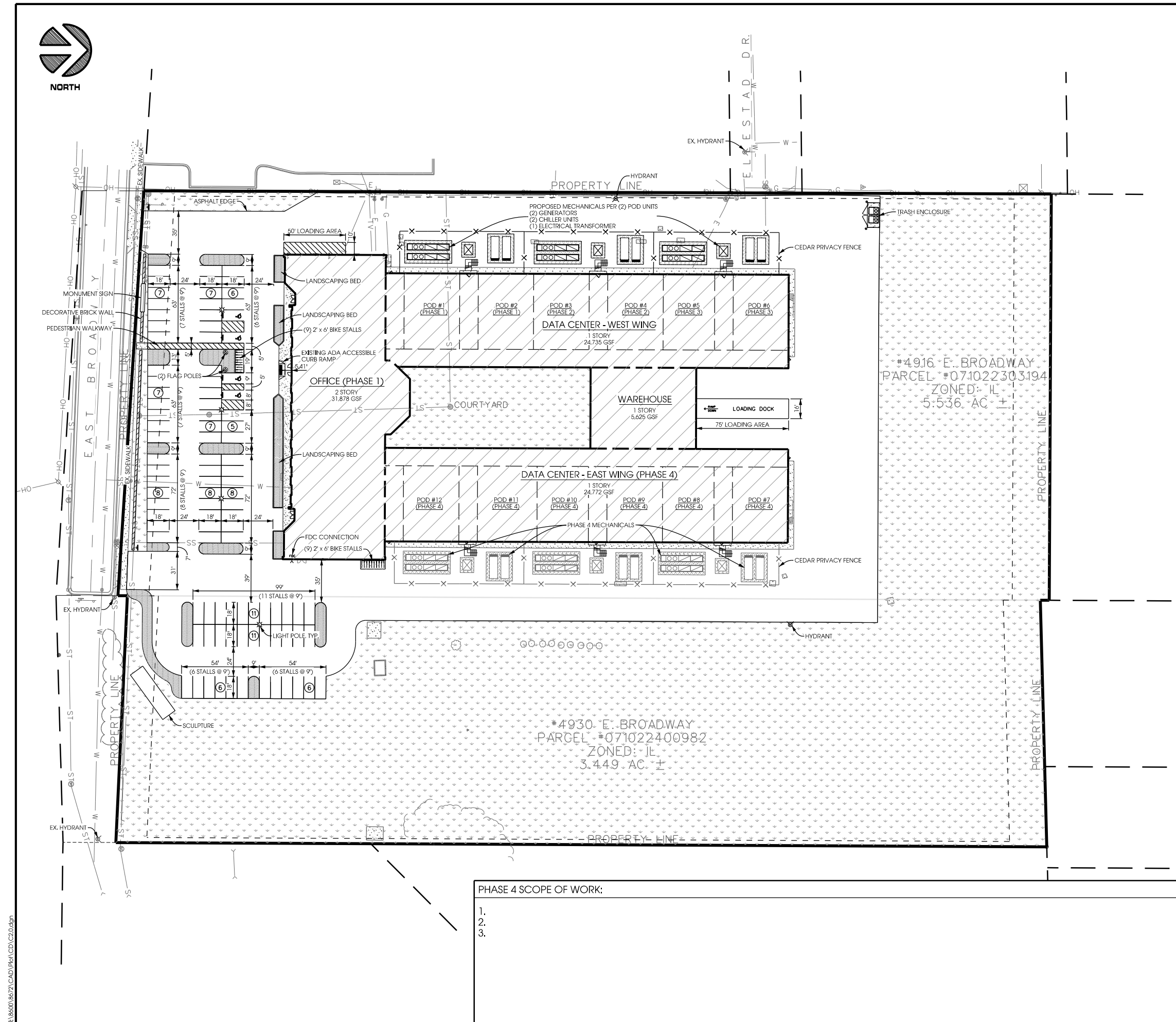
REVISIONS:

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY:
AMF
CHECKED BY:
AJO

PLOT DATE:
5/28/2013
PROJECT NUMBER:
8672
FILE NAME:
C1.0.dgn

SHEET NUMBER:
C1.0



ZONING SUMMARY:	
ZONING CLASSIFICATION:	IL (INDUSTRIAL LIMITED)
FRONT YARD SETBACK:	25 FT.
SIDE YARD SETBACK:	20% BUILDING HEIGHT
REAR YARD SETBACK:	30 FT.
MAX. LOT COVERAGE:	75%
PARKING STALL REQUIREMENTS:	
BICYCLE STALLS = 1 PER 2,000 SF OF OFFICE SPACE & 1 PER 10 EMPLOYEES WAREHOUSE	
18 STALLS REQUIRED - 18 STALLS SHOWN	
AUTOMOBILE MAX. STALLS = 1 PER 250 SF OF OFFICE SPACE & 1 PER 1 EMPLOYEE WAREHOUSE	
152 STALLS MAXIMUM - 97 STALLS SHOWN	
4 ADA STALLS REQUIRED FOR 76-100 PARKING STALLS	
4 STALLS REQUIRED - 4 STALLS SHOWN	

PROPERTY SUMMARY (COMBINED PARCELS):	
LOT AREA:	SQUARE FEET: 391,386 SQ. FT. ACRES: 8.985 ACRES
IMPERVIOUS:	PAVEMENT SURFACES: 132,323 SQ. FT. - (34%)
	BUILDING/ROOFS: 75,114 SQ. FT. - (19%)
TOTAL: 207,437 SQ. FT. - (53%)	
PERVIOUS:	GREEN SPACE: 183,949 SQ. FT. - (47%)

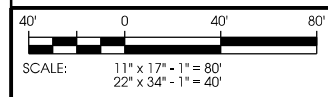
LANDSCAPE SUMMARY (COMBINED PARCELS):	
REQUIREMENT:	
(1) LANDSCAPING UNIT PER 600 SF OF DEVELOPED AREA	
PROPOSED DEVELOPED AREA = 207,437 SF IMPERVIOUS = 1,730 POINTS REQUIRED	

PARKING LOT SITE PLAN INFORMATION:	
SITE ADDRESS:	#4916 & #4930 EAST BROADWAY
SITE ACREAGE:	#4916 (5.536 ACRES) & #4930 EAST BROADWAY (3.449 ACRES)
NUMBER OF BUILDING STORIES (ABOVE GRADE):	2
BUILDING HEIGHT:	16'-10"
DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS):	FOOTPRINT = 75,114 SF
TOTAL SQUARE FOOTAGE OF BUILDING:	
USE OF PROPERTY:	OFFICE / DATA STORAGE CENTER
GROSS SQUARE FEET OF OFFICE:	31,878 SF
GROSS SQUARE FEET OF RETAIL AREA:	N/A
NUMBER OF EMPLOYEES IN WAREHOUSE/ DATA CENTER:	24 (2 PER POD)
NUMBER OF EMPLOYEES IN PRODUCTION AREA:	N/A
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY:	N/A
NUMBER OF BICYCLE STALLS SHOWN:	18
NUMBER OF PARKING STALLS SHOWN:	
SMALL CAR:	0
LARGE CAR:	92
ACCESSIBLE:	5
TOTAL:	97

COVERAGE LEGEND:	
	ASPHALT
	CONCRETE
	GRASS
	LANDSCAPING (SEE LANDSCAPE PLANS)

SITE PLAN LEGEND:	
	STORM CURB INLET
	STORM CATCH BASIN
	HYDRANT
	UTILITY POLE
	LIGHT POLE
	SIGNAGE

PHASE 4 SCOPE OF WORK:	
1.	
2.	
3.	



Edge Consulting Engineers, Inc.
624 Water Street
Pittsfield, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

PHASE 4 - SITE PLAN
FACILITY GATEWAY
[BROADWAY DATA CENTER]
MADISON, WISCONSIN

SHEET TITLE:

ISSUE DATE:
05/28/2013 - CDs

REVISIONS:

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DRAWN BY:
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CHECKED BY:
AJO

PLOT DATE:
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FILE NAME:
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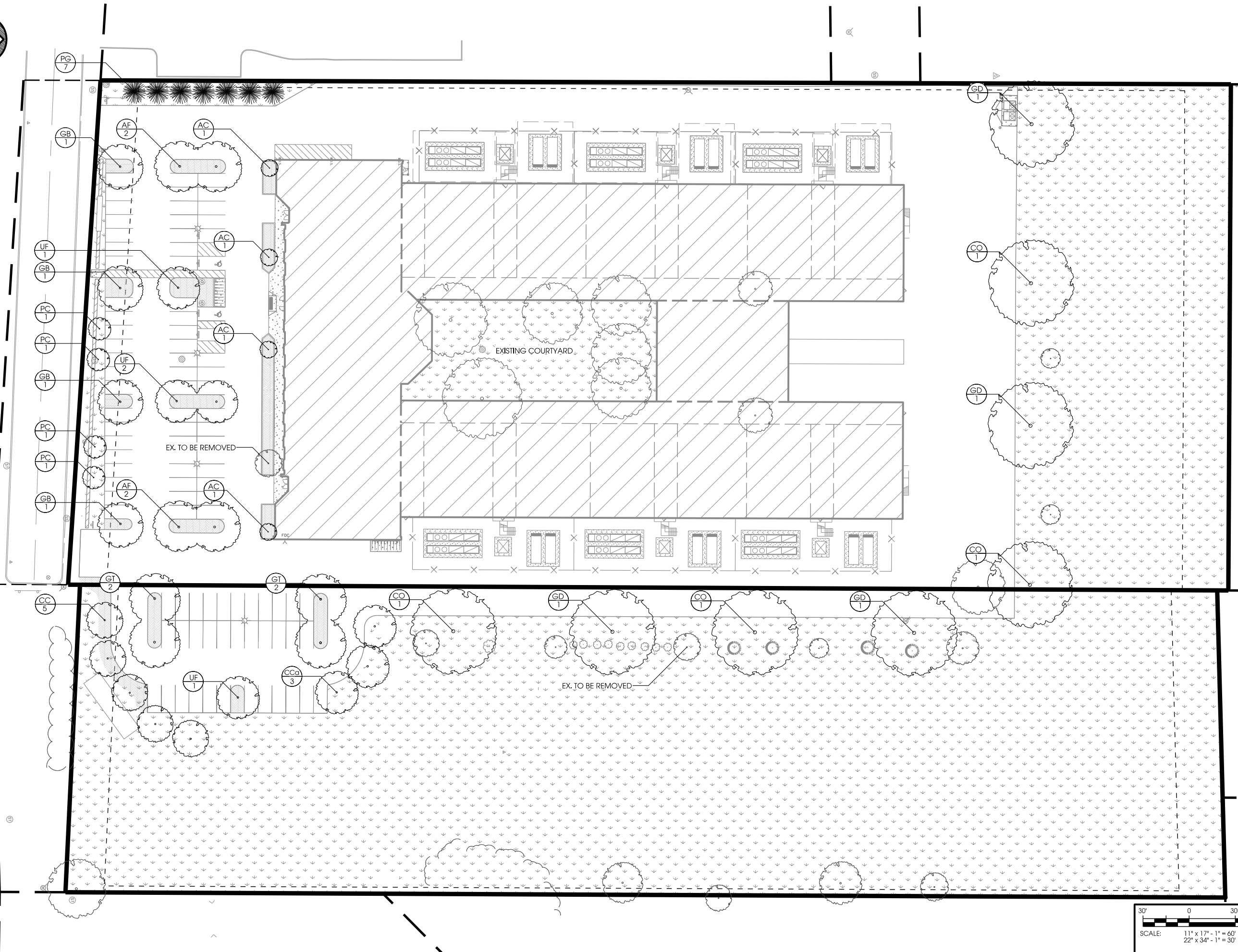
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PHASE 4
LANDSCAPING PLAN
FACILITY GATEWAY
[BROADWAY DATA CENTER]
MADISON, WISCONSIN

SHEET TITLE:

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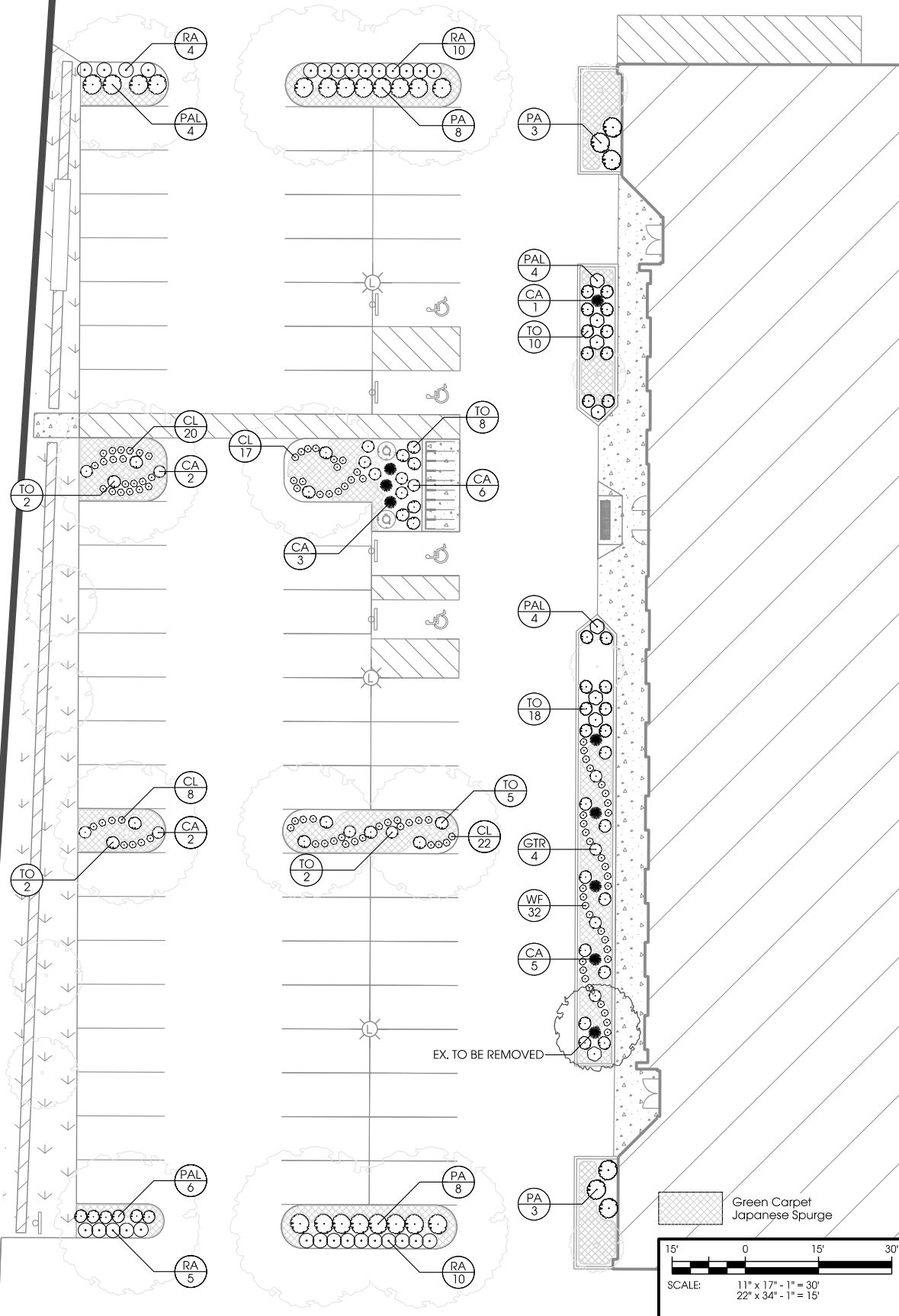
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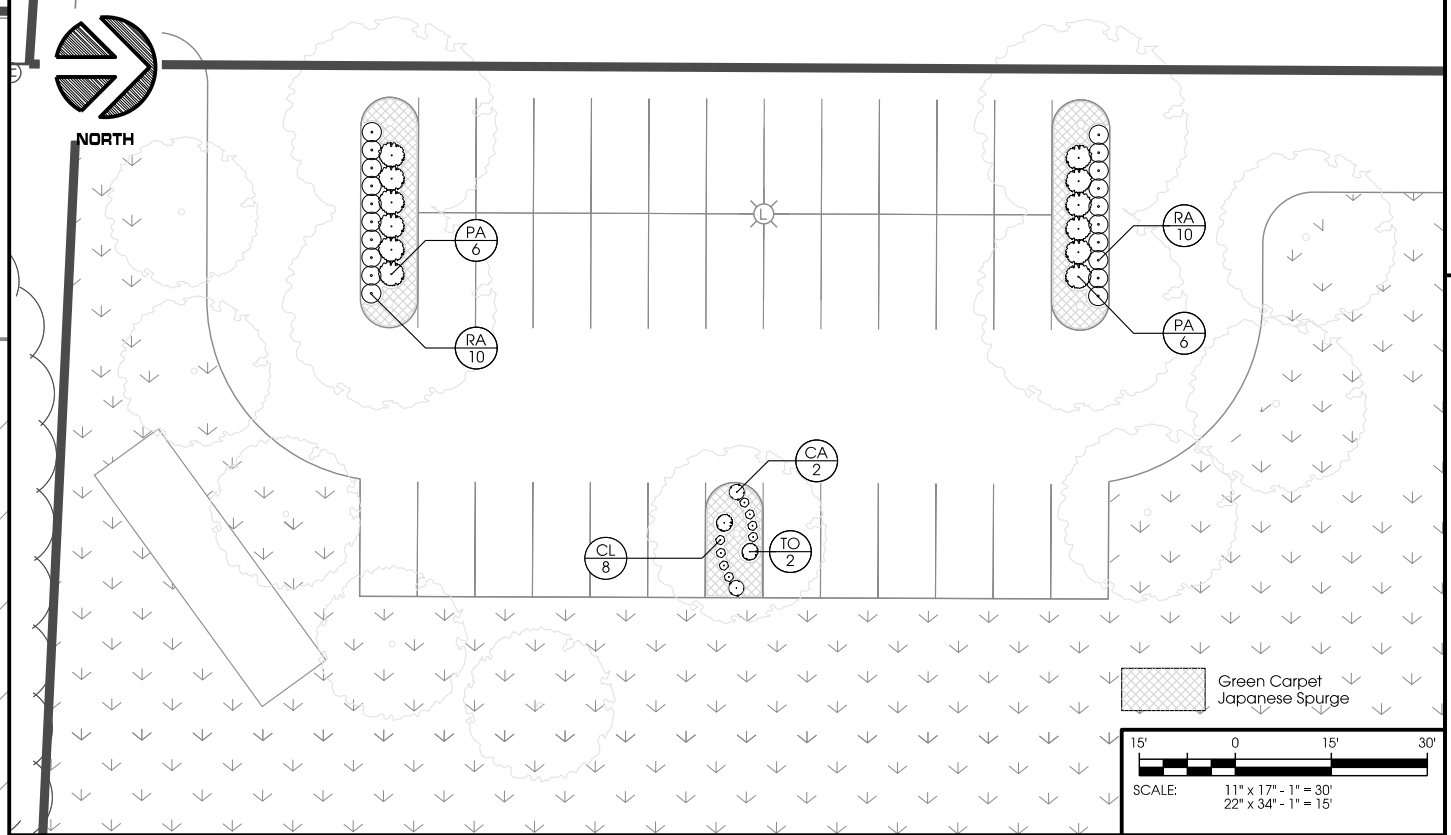
L1.0



NORTH



NORTH



Landscape Requirements

Impervious Surface:
Pavement Surfaces = 132,323 Sq. Ft.
Building Roof = 75,114 Sq. Ft.
Total = 207,437 Sq. Ft.
207,437 Sq. Ft. / 600 Units per Sq. Ft = 346 Landscape Units Required
346 Landscape Units (5 pts. per Landscape Unit) = 1,730 Landscape Points Required

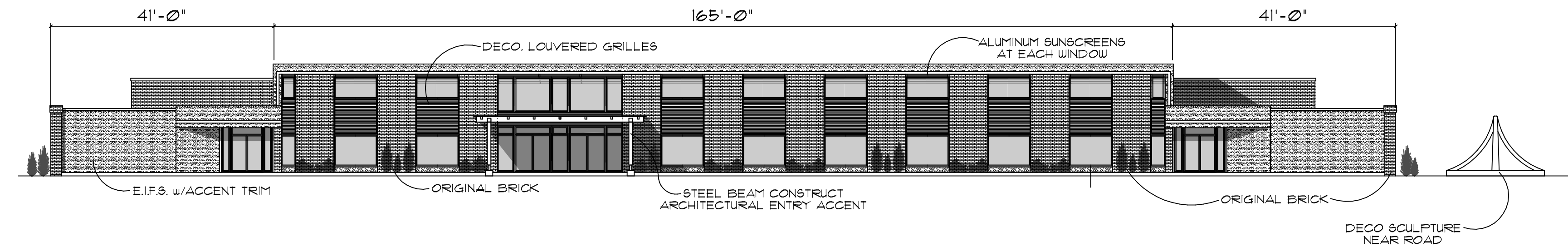
Landscape Point Values

Plant Type	Points	Minimum Size at Installation
Overstory Deciduous Tree	35	2-1/2 Inch Caliper
Ornamental Tree	15	1-1/2 Inch Caliper
Evergreen Tree	15	3 Ft Tall
Deciduous Shrub	2	18" or 3 Gallon Container
Evergreen Shrub	3	18" or 3 Gallon Container
Ornamental Grass	2	18" or 3 Gallon Container
Ornamental Fencing	4 per 10 linear feet	N/A

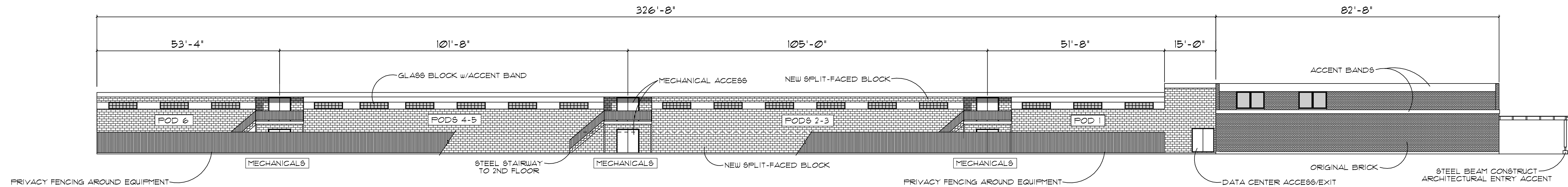
Landscape Schedule

Symbol	Quantity	Common Name	Scientific Name	Height	Spread	Classification	Points Each	Total Points
GB	4	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	45'	35'	Overstory Tree	35	140
PAL	18	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	2-3'	2-3'	Deciduous Shrub	2	36
RA	47	Alpine Currant	Ribes alpinum	3-5'	5-6'	Deciduous Shrub	2	94
PT	-	Green Carpet Japanese Spurge	Pachysandra terminalis 'Green Carpet'	-	-	Groundcover	-	-
CA	14	New Jersey Tea	Ceanothus americana	2-3'	2-4'	Deciduous Shrub	2	28
TO	47	Hetz Midget Arborvitae	Thuja occidentalis 'Hetz Midget'	2-3'	2-3'	Evergreen Shrub	3	141
CL	75	Northern Sea Oats	Chasmanthium latifolium	2-3'	1-2'	Ornamental Grass	2	150
AF	4	Autumn Blaze Maple	Acer freemanii 'Jeffersred'	50-60'	40'	Overstory Tree	35	140
PA	34	Russian Sage	Perovskia atriplicifolia	3-4'	3-4'	Deciduous Shrub	2	68
UF	4	Frontier Elm	Ulmus 'Frontier'	40-50'	25-35'	Overstory Tree	35	140
CA	9	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	5'	1-2'	Ornamental Grass	2	18
AC	4	Shadblow Serviceberry	Amelanchier canadensis	10-15'	10'	Ornamental Tree	15	60
GTR	4	Royal Gold Woadwaxen	Genista tinctoria 'Royal Gold'	1-2'	2-3'	Deciduous Shrub	2	8
WF	32	Weigela My Monet	Weigela florida 'Verweig' pp 16,824	2'	1-2'	Deciduous Shrub	2	64
GT	4	Skyline Honeylocust	Gleditsia triacanthos 'Skycole' PP1619	50-60'	35-45'	Overstory Tree	35	140
PG	7	White Spruce	Picea glauca	40-60'	10-20'	Evergreen Tree	15	105
CC	5	Cercis canadensis	Eastern Redbud 'Columbus'	20-30'	25-35'	Ornamental Tree	15	75
CCa	3	JN Strain of Musclewood	Carpinus caroliniana 'JN Strain'	25-35'	25-30'	Overstory Tree	35	105
CO	4	Common Hackberry	Celtis occidentalis	40-60'	40-60'	Overstory Tree	35	140
GD	4	Kentucky Coffee Tree	Gymnocladus dioica	50-60'	50-60'	Overstory Tree	35	140

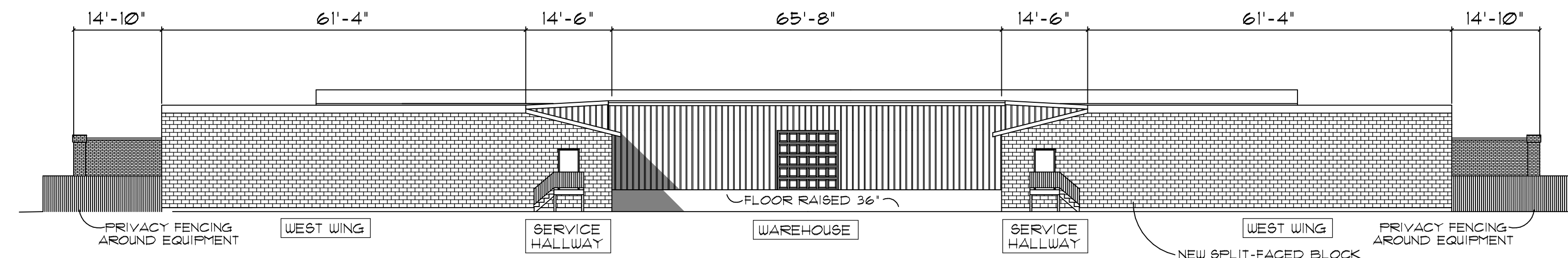
Ornamental Fence	240 Linear Ft	240
Total Points =		2032



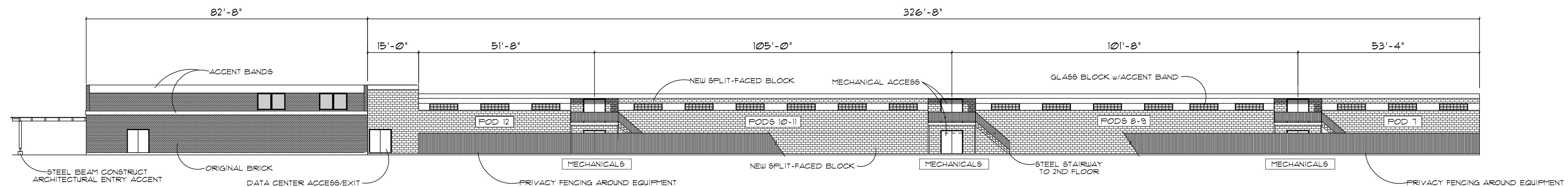
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

CUSTOM OFFICE LAYOUT FOR:



DRAWINGS BY:



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REVISIONS:

5-24-13	

DATE:

4-18-13

JOB NAME:

BROADWAY

SCALE:

1/16" = 1'-0"

SHEET:

A.1