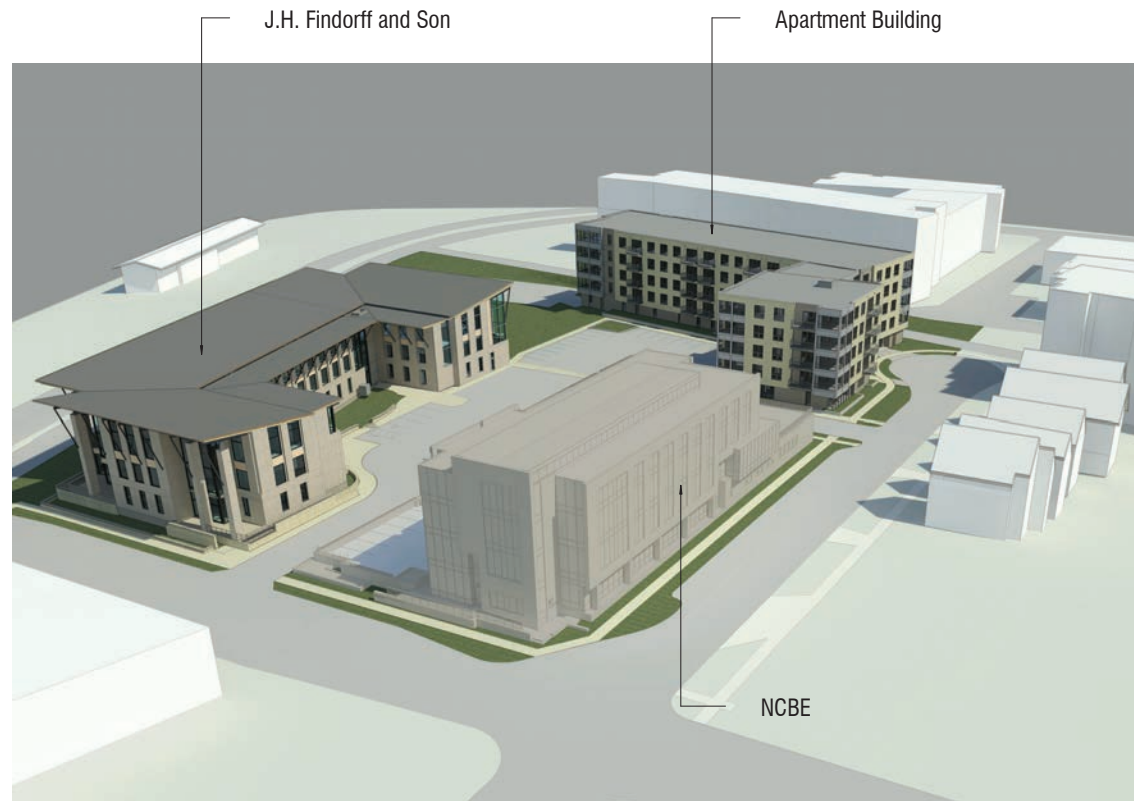


Notes: _____



View from North - West Wilson St. and South Bedford St.



View from Northwest - West Wilson St.



View from Southeast - North Shore Drive



View from West - West Wilson St. and the Bike Path

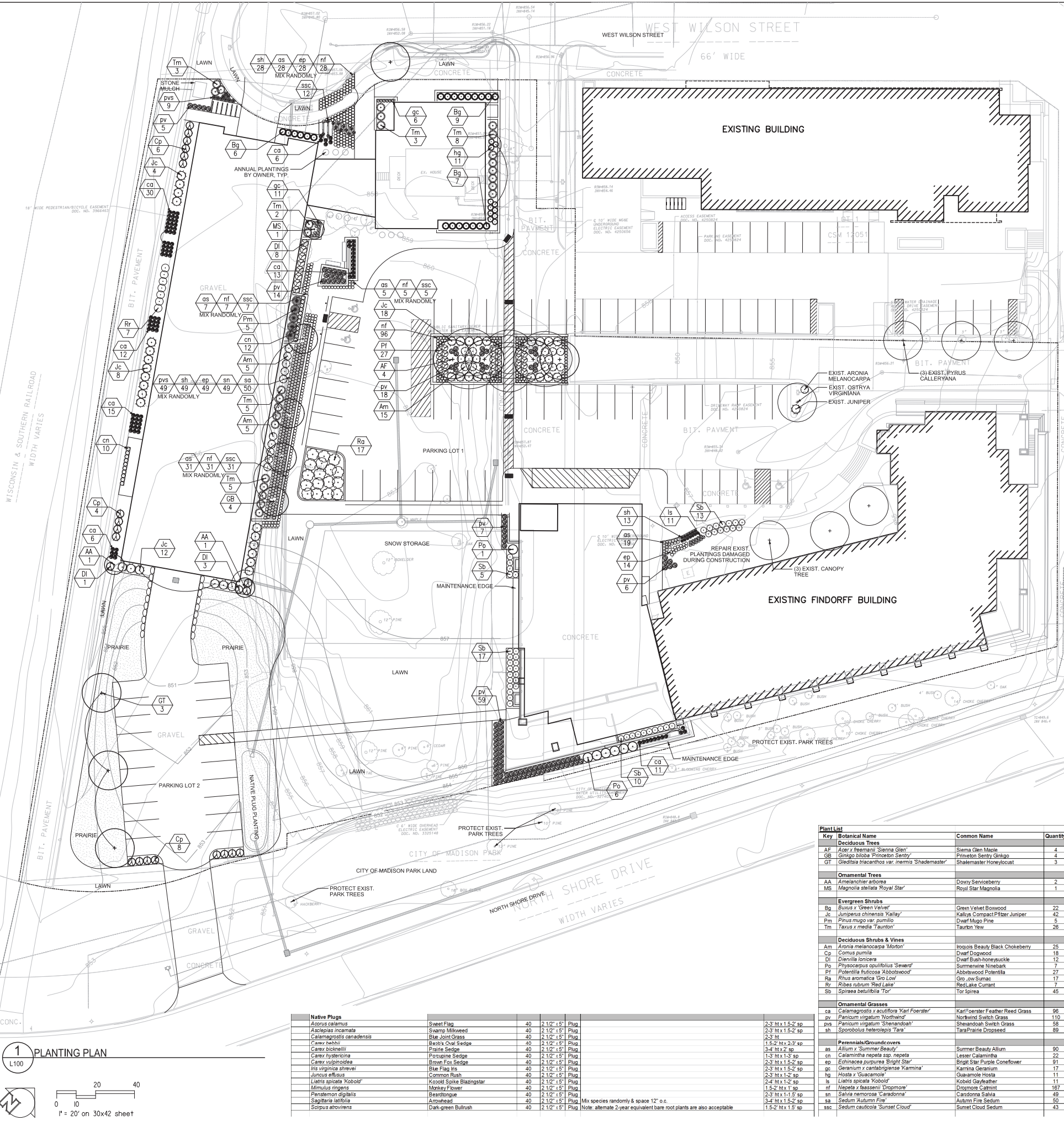
**Findorff Yards
PD (GDP-SIP)**

300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/12/14	UDC Design Update	

Aerial Views



- NOTE:
- All plant beds and mulch rings shall have shredded hardwood bark mulch unless otherwise noted.
 - All plant beds on building structure shall be in raised planters.
 - Plantings in planters shall be irrigated.
 - Contractor shall contact City Forestry at least 48 hours prior to any work on street or park trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com
 - If any street or park trees are damaged or need to be removed to accommodate construction, the appraised value of the tree(s) will need to be paid. The planned removal of trees includes all brush and stump removal.
 - Install tree protection fencing as indicated for trees to remain to protect the structural support roots. If any excavation is needed within 5'-0" of the trees, City Forestry shall be called to evaluate the excavation and approve any root cutting. Tree protection measures shall be consistent with Article 10.7.13 of the Standard Specifications for Public Works Construction.
 - All disturbed areas shall be repaired with indicated seed or sod.
 - Prairie Seed shall be Low Growing Prairie for Medium Soils by Prairie Nursery.
 - Lawn areas on park land shall be seeded with Shade Terrace Mix as shown in Article 207 of the Standard Specifications for Public Works Construction.

City of Madison, WI Landscape Worksheet

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	141,934	28,387	473	2368
			Landscape Points Required	1908

Development Frontage Deduction (South Bedford)

Element	LF	Points Deducted
Total LF of Street Frontage Between Bldg./Parking & Street	168	-176
Overstory Deciduous Tree	35	-70
Shrub, deciduous	-2	-4
Development Frontage Deduction Total		-228

Development Frontage Deduction (West Wilson)

Element	LF	Points Deducted
Total LF of Street Frontage Between Bldg./Parking & Street	163	-176
Overstory Deciduous Tree	35	-70
Shrub, deciduous	-2	-4
Development Frontage Deduction Total		-228

Interior Parking Lots (1)

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	8	4	400
Ornamental Tree	15	1	3	50
Evergreen Tree	15	1	3	0
Shrub, deciduous	2	91	1	184
Shrub, evergreen	3	42	1	129
Ornamental Grass	2	162	50	424
Interior Parking Lots Points Total				1217

Interior Parking Lots (2)

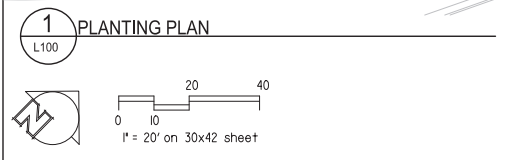
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	3	0	105
Ornamental Tree	15	3	0	0
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	8	2	16
Shrub, evergreen	3	0	0	0
Ornamental Grass	2	144	0	288
Interior Parking Lots Points Total				121

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	2	0	0
Ornamental Tree	15	2	0	30
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	66	3	118
Shrub, evergreen	3	53	0	159
Ornamental Grass	2	144	0	288
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Foundation Plantings Total				595
TOTAL LANDSCAPE POINTS				1933

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
AF	Acer freemanii 'Sienna Glen'	Sienna Glen Maple	4	2.5" Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	60' ht x 40' sp
GB	Guilfordia pinnata 'Princeton Sentry'	Princeton Sentry Ginkgo	4	2.5" Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	40' ht x 30-35' sp
GT	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	3	2.5" Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	45' ht x 30-35' sp
Ornamental Trees							
AA	Amelanchier arborea	Dowry Shadberry	2	6" H	B&B	Multi-stem, min. 3 leaders, well-developed crown, no overlapping leaders.	15-20' ht x 10-12' sp
MS	Magnolia delavayi 'Royal Star'	Royal Star Magnolia	1	2" Cal	B&B	Single leader, match specimens, branching shall start at 5'-0" min.	10-15' ht x 10-15' sp
Evergreen Shrubs							
Bg	Buxus x Green Velvet	Green Velvet Boxwood	22	5 ga.	Cont.	Space 3'-6" o.c.	3'-4' ht x 4'-5' sp
Jc	Juniperus chinensis 'Kallia'	Kallia's Compact Pfitzer Juniper	42	5 ga.	Cont.	Space 4'-6" o.c.	3' ht x 4'-6" sp
Pm	Pinus mugo var. pumilio	Dwarf Mugo Pine	5	5 ga.	Cont.	Space 4'-6" o.c.	3'-6" ht x 4'-6" sp
Tm	Taxus x media 'Taunton'	Taunton Yew	28	5 ga.	Cont.	Space 4'-6" o.c.	3'-8" ht x 3'-8" sp
Deciduous Shrubs & Vines							
Am	Aronia melanocarpa 'Morton'	Hopogs Beauty Black Chokeberry	25	5 ga.	Cont.	Space 4'-0" o.c.	2'-3' ht x 3'-5' sp
Cp	Cornus pumila	Dwarf Dogwood	18	5 ga.	Cont.	Space 4'-0" o.c.	3' ht x 4' sp
Di	Diervilla lonicera	Dwarf Bush-honey-suckle	12	5 ga.	Cont.	Space 4'-0" o.c.	1.5'-3' ht x 4'-5' sp
Pp	Physocarpus opulifolius 'Seward'	Summerwine Ninebark	7	5 ga.	Cont.	Space 5'-0" o.c.	5'-6" ht x 5'-6" sp
Pr	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	27	5 ga.	Cont.	Space 3'-0" o.c.	2'-3' ht x 3' sp
Ra	Rhus aromatica 'Glo Low'	Gro., low Sumac	17	5 ga.	Cont.	Space 6'-0" o.c.	2'-3' ht x 6' sp
Rr	Ribes rubrum 'Red Lake'	Red Lake Currant	7	5 ga.	Cont.	Space 4'-0" o.c.	3'-6" ht x 3'-6" sp
Sb	Spiraea betulifolia 'Tor'	Tor Spirea	45	3 ga.	Cont.	Space 3'-0" o.c.	2'-3' ht x 2'-3' sp
Ornamental Grasses							
ca	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	90	3 ga.	Cont.	Space 24" o.c.	4'-6" ht x 2'-3" sp
pv	Panicum virgatum 'Northwind'	Northwind Switch Grass	110	3 ga.	Cont.	Space 30" o.c.	4'-6" ht x 2'-3" sp
pvs	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	58	3 ga.	Cont.	Space 24" o.c.	3'-6" ht x 2'-3" sp
sh	Sporobolus heterolepis 'Tara'	Tara Prairie Drospseed	89	3 ga.	Cont.	Space 18" o.c.	1.5'-2' ht x 1.5' sp
Perennials/Groundcovers							
as	Allium x Summer Beauty	Summer Beauty Allium	90	1 qt.	Cont.	Space 18" o.c.	1.5' ht x 1.5' sp
ca	Callirhoe nictitans ssp. nipota	Lesser Callirhoe	22	1 ga.	Cont.	Space 24" o.c.	1.5'-2' ht x 1.5'-2' sp
ep	Echinacea purpurea 'Bright Star'	Bright Star Purple Coneflower	91	1 ga.	Cont.	Space 18" o.c.	1'-2' ht x 1.5' sp
gc	Geranium x cantabrigiensis 'Karmira'	Karmira Geranium	17	1 ga.	Cont.	Space 18" o.c.	8'-12" ht x 18-24" sp
hg	Hosta x Suscamoos	Guamole Hosta	11	1 ga.	Cont.	Space 36" o.c.	1.5'-2' ht x 3'-4' sp
is	Iris spicata 'Kobold'	Kobold Iris	11	1 ga.	Cont.	Space 18" o.c.	1'-2' ht x 1.5' sp
nf	Nepeta x Fassenii 'Drogmore'	Drogmore Catmint	167	1 qt.	Cont.	Space 18" o.c.	1'-2' ht x 1.5' sp
sn	Salvia nemorosa 'Caradonna'	Caradonna Salvia	49	1 ga.	Cont.	Space 18" o.c.	1.5'-2' ht x 1.5' sp
sa	Sedum autumnum 'Fire Sedum'	Autumn Fire Sedum	50	1 ga.	Cont.	Space 18" o.c.	1.5'-2' ht x 1.5' sp
ssc	Sedum cauticola 'Sunset Cloud'	Sunset Cloud Sedum	43	1 qt.	Cont.	Space 18" o.c.	3'-6" ht x 1.5'-5' sp

Native Plugs	Quantity	Size	Plant Type	Notes
Sweet Flag	40	2 1/2" x 1 1/2"	Plug	
Swamp Milkweed	40	2 1/2" x 1 1/2"	Plug	
Blue Joint Grass	40	2 1/2" x 1 1/2"	Plug	
Carv. bebbii	40	2 1/2" x 1 1/2"	Plug	
Carex bicknellii	40	2 1/2" x 1 1/2"	Plug	
Carex hyssopifolia	40	2 1/2" x 1 1/2"	Plug	
Carex vulpinoidea	40	2 1/2" x 1 1/2"	Plug	
Blue Flag Iris	40	2 1/2" x 1 1/2"	Plug	
Common Rush	40	2 1/2" x 1 1/2"	Plug	
Liatris spicata 'Kobold'	40	2 1/2" x 1 1/2"	Plug	
Mimulus ringens	40	2 1/2" x 1 1/2"	Plug	
Parthenoclis digialis	40	2 1/2" x 1 1/2"	Plug	
Sagittaria latifolia	40	2 1/2" x 1 1/2"	Plug	
Sorbus atrovirens	40	2 1/2" x 1 1/2"	Plug	



Potter Lawson
Success by Design

KEN SAIKI
DESIGN INC
LANDSCAPE ARCHITECTS

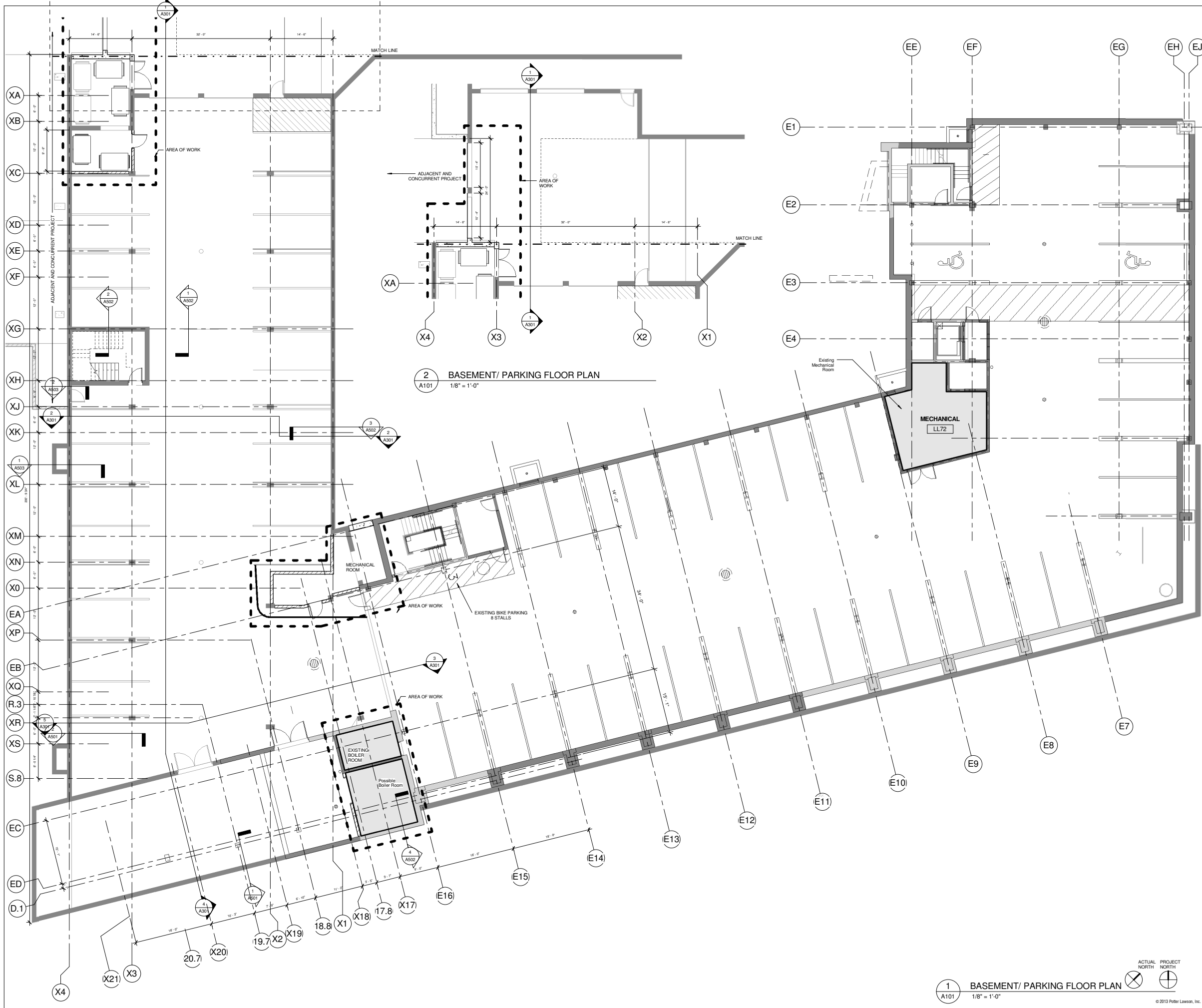
Findorff Yards PD (GDP-SIP)

300 South Bedford Street
Madison, Wisconsin
Project Number 2012.39.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/12/14	UDC Design Update	

PLANTING PLAN

L100



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

**J.H. Findorff & Son
Headquarters Office
Building Addition**

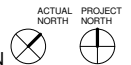
300 South Bedford Street
Madison, Wisconsin

Project Number 2013.15.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	1
03/07/14	CD Review	
03/12/14	UDC Design Update	

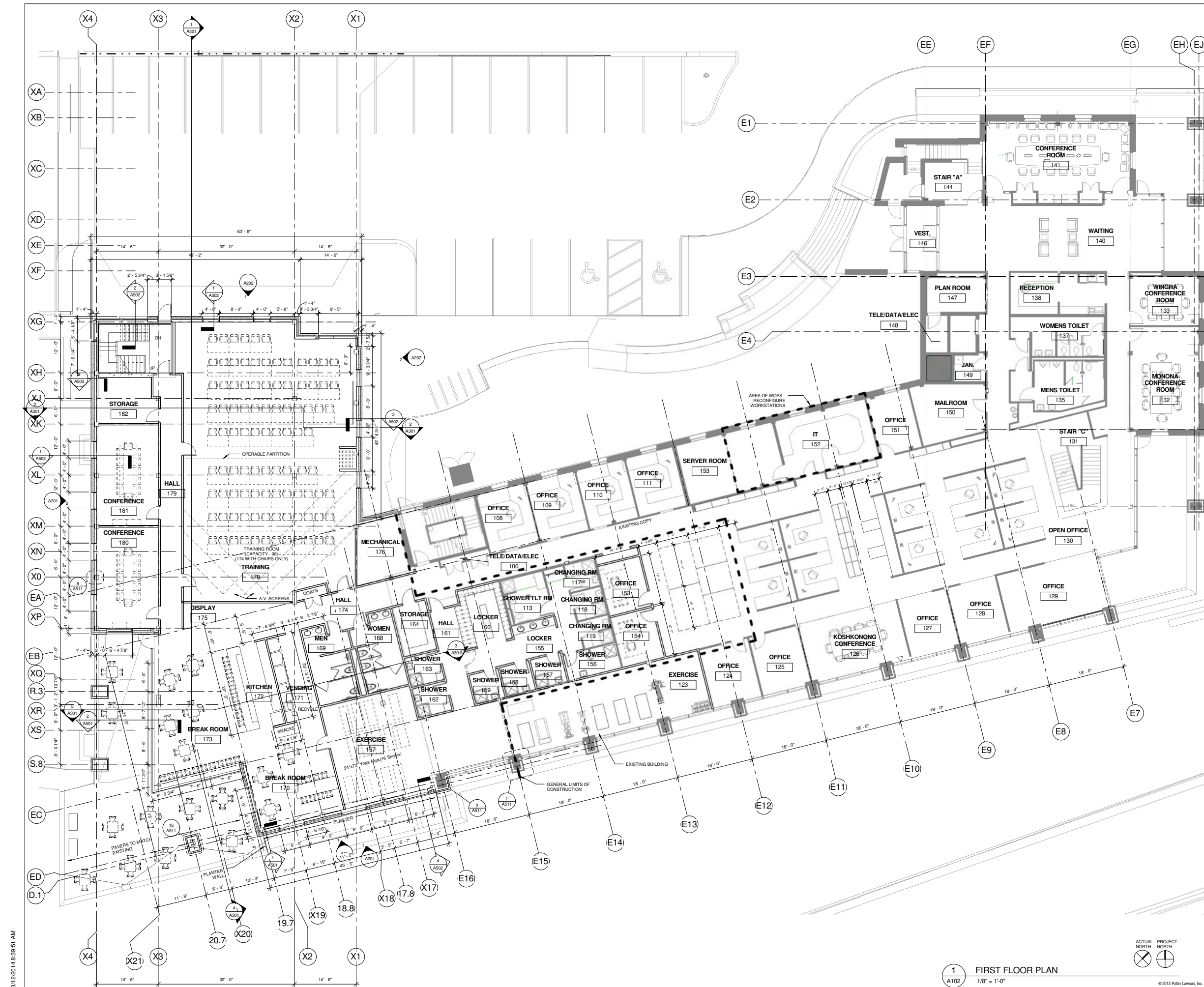
**BASEMENT /
PARKING FLOOR
PLAN**

1 BASEMENT/ PARKING FLOOR PLAN
A101 1/8" = 1'-0"



A101

3/12/2014 8:39:16 AM



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

**J.H. Findorff & Son
Headquarters Office
Building Addition**

300 South Bedford Street
Madison, Wisconsin

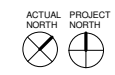
Project Number 2013.15.00

Date	Issuance/Revisions	Symbol
07/22/14	Lead Use Application	
03/07/14	DD Review	
03/12/14	UDC Design Update	

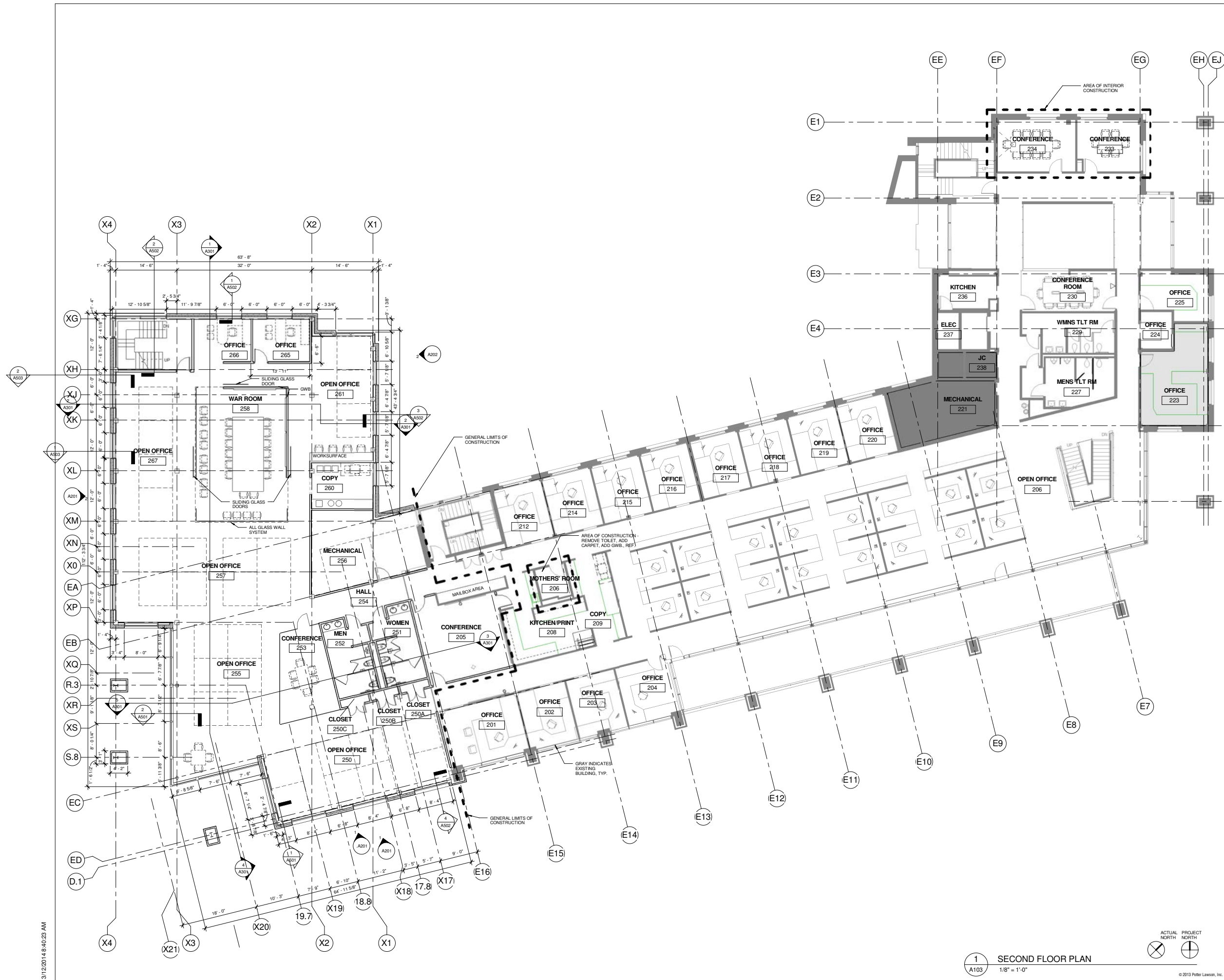
FIRST FLOOR PLAN

A102

1 FIRST FLOOR PLAN
A102 1/8" = 1'-0"



3/12/2014 8:39:51 AM



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

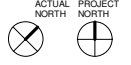
J.H. Findorff & Son Headquarters Office Building Addition

300 South Bedford Street
Madison, Wisconsin

Project Number 2013.15.00

Date	Issuance/Revisions	Symbol
01/22/14	Lead Use Application	
03/07/14	DD Review	
03/12/14	UDC Design Update	

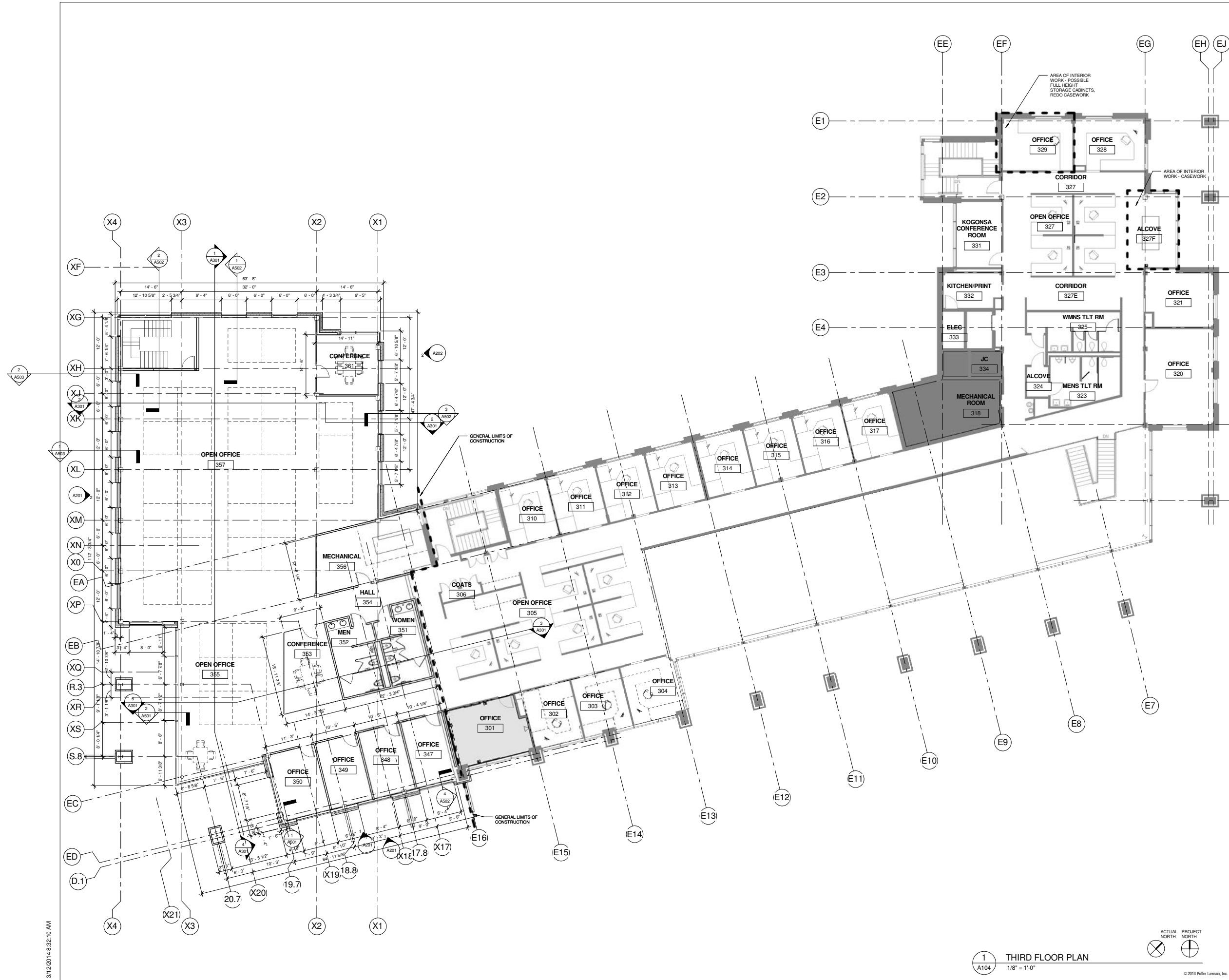
SECOND FLOOR PLAN



1 SECOND FLOOR PLAN
1/8" = 1'-0"

A103

3/12/2014 8:40:23 AM



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

**J.H. Findorff & Son
Headquarters Office
Building Addition**

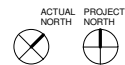
300 South Bedford Street
Madison, Wisconsin

Project Number 2013.15.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/07/14	DD Review	
03/12/14	UDC Design Update	

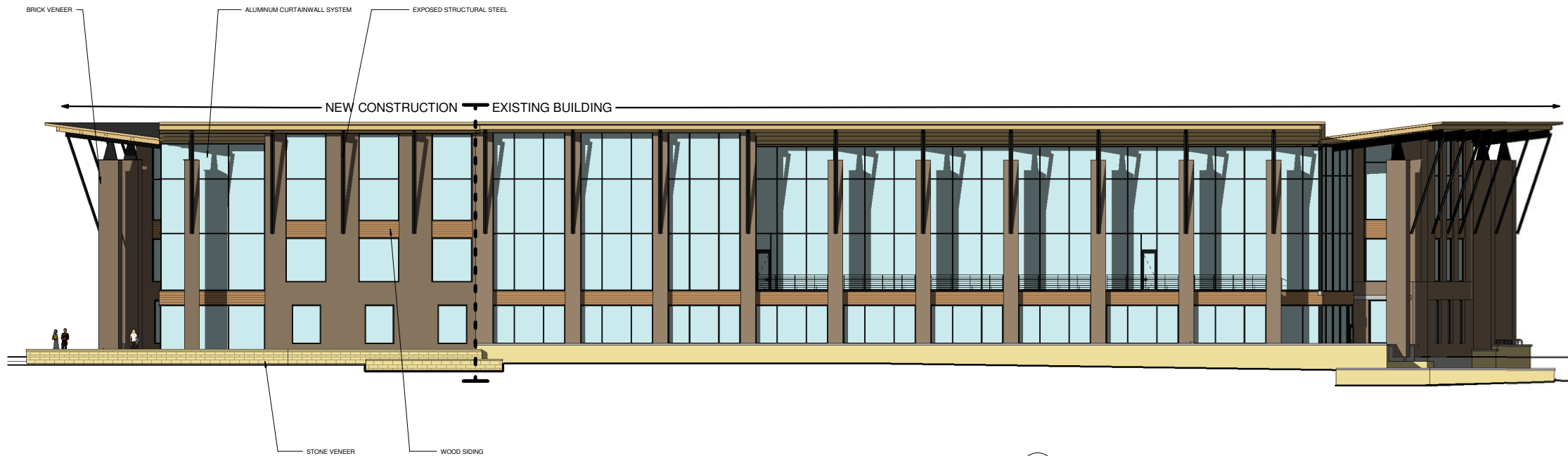
**THIRD FLOOR
PLAN**

1 THIRD FLOOR PLAN
1/8" = 1'-0"

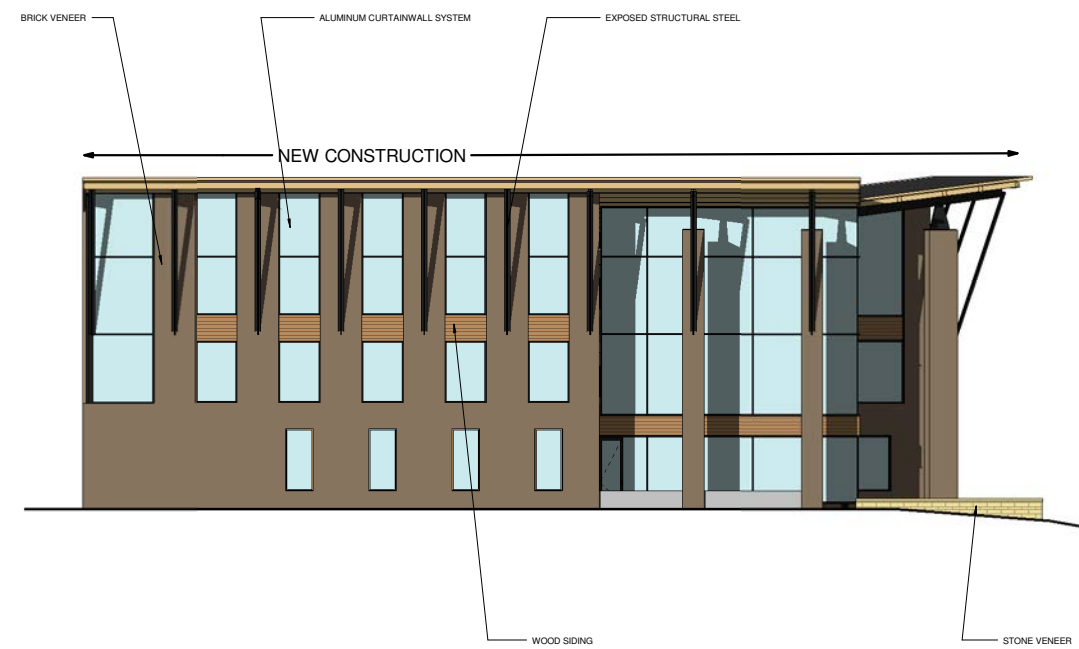


A104

3/12/2014 8:32:10 AM



1
A201 **SOUTHWEST ELEVATION**
1" = 10'-0"
0' 5' 10' 15'



2
A201 **WEST ELEVATION**
1" = 10'-0"
0' 5' 10' 15'

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

J.H. Findorff & Son
Headquarters Office
Building Addition

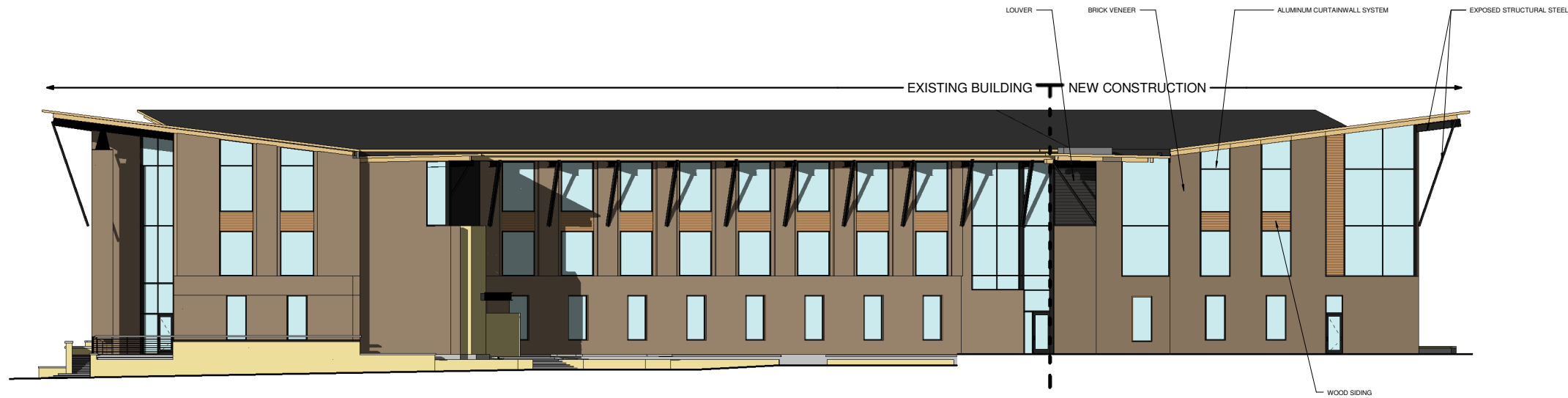
300 South Bedford Street
Madison, Wisconsin

Project Number 2013.15.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/12/14	UOC Design Update	

**BUILDING
ELEVATIONS**

.A201



1
A202
NORTHEAST ELEVATION
1" = 10'-0"

Notes:

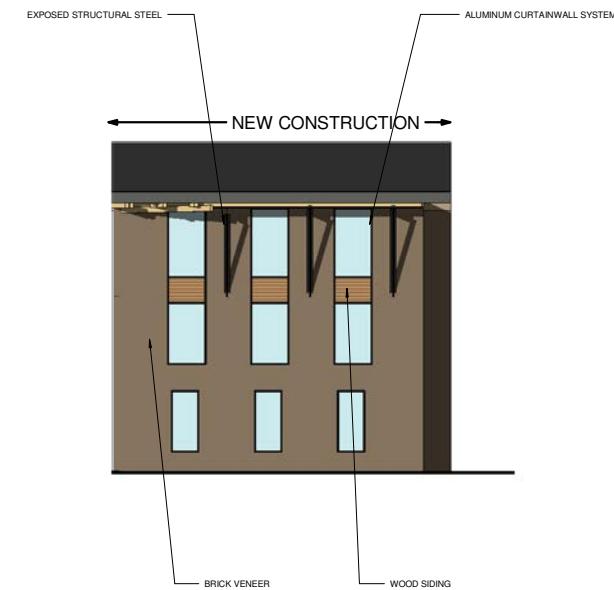
PRELIMINARY
NOT FOR CONSTRUCTION

J.H. Findorff & Son
Headquarters Office
Building Addition

300 South Bedford Street
Madison, Wisconsin

Project Number 2013.15.00

Date	Issuance/Revisions	Symbol
07/22/14	Land Use Application	
03/12/14	UDC Design Update	



2
A202
EAST ELEVATION
1" = 10'-0"

**BUILDING
ELEVATIONS**

.A202

Notes: _____



View from Southeast - North Shore Drive South Bedford St.

**Findorff Yards
PD (GDP-SIP)**

300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/12/14	UDC Design Update	

Building View

A211

Notes: _____



View from North Shore Drive

PRELIMINARY
NOT FOR CONSTRUCTION

**Findorff Yards
PD (GDP-SIP)**

300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/12/14	UCC Design Update	

Building View

A212

Notes: _____



View from North Shore Drive

PRELIMINARY
NOT FOR CONSTRUCTION

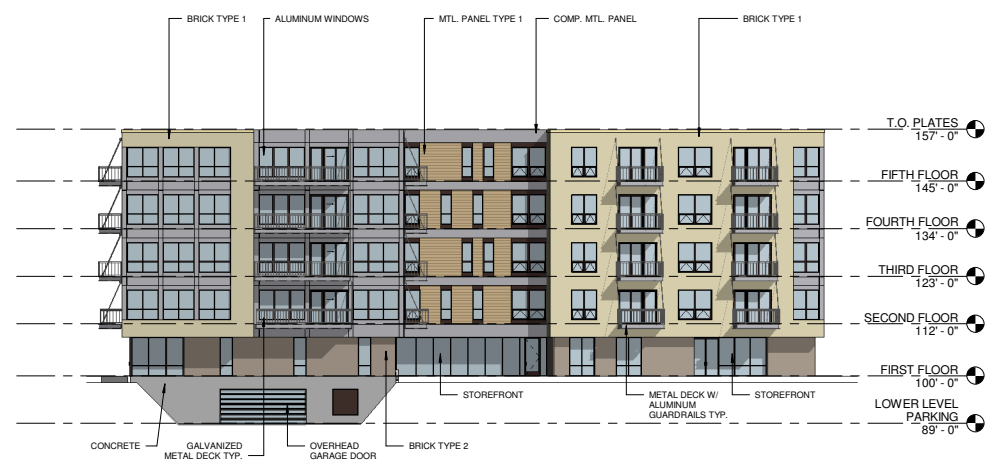
**Findorff Yards
PD (GDP-SIP)**

300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/12/14	UDC Design Update	

Building View



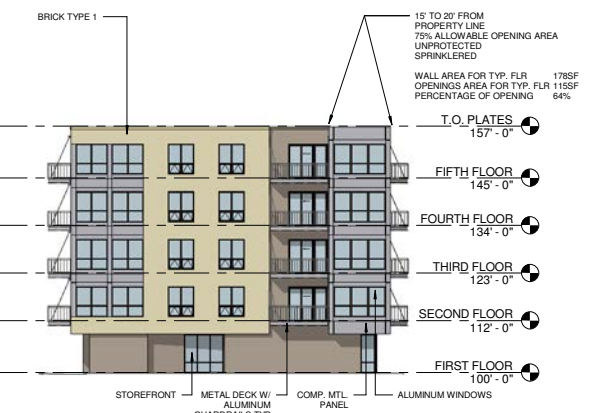
2 OVERALL SOUTH ELEVATION
A201 1/16" = 1'-0"



1 OVERALL NORTH ELEVATION - WEST WILSON STREET
A201 1/16" = 1'-0"



4 SOUTH EAST ELEVATION
A201 1/16" = 1'-0"



3 EAST ELEVATION
A201 1/16" = 1'-0"



6 PARTIAL WEST ELEVATION
A201 1/16" = 1'-0"

5 WEST ELEVATION
A201 1/16" = 1'-0"

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

Findorff Yards PD
(GDP-SIP)
Findorff Yards
Apartments

2012.39.01

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/12/14	UDC Design Update	

BUILDING
ELEVATIONS

A201



West Wilson Street Entry View



NE Corner View

Notes: _____

PRELIMINARY
NOT FOR CONSTRUCTION

Findorff Yards PD
(GDP-SIP)
Findorff Yards
Apartments

2012.39.01

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/12/14	UDC Design Update	

BUILDING VIEWS

A211



Courtyard View



SW Corner View

Notes: _____

PRELIMINARY
NOT FOR CONSTRUCTION

Findorff Yards PD
(GDP-SIP)
Findorff Yards
Apartments

2012.39.01

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	
03/12/14	UDC Design Update	

BUILDING VIEWS

A212