

Project Team

Owner/Developer
J.H. Findorff and Son, Inc.

Development Partner /
Owner of Proposed Apartment Building
Urban Land Interests

Architect
Potter Lawson, Inc.

Structural Engineer
Pierce Engineers

Landscape Architect
Ken Saiki Design

Civil Engineer
D'Onofrio Kottke

Location Map

Project Location: 300 South Bedford Street, Madison, Wisconsin



Project Information

Proposed Use / Occupancy:	Mixed Use / Office / Residential Apartments
Current Zoning:	UMX / To be modified to PD/GDP/SIP
Total Site Area:	141,934 SF
Landscaped Area:	34,500 SF

Building Area

	Existing GSF	Current PD-SIP GSF	Future PD-GDP GSF	Total PD-GDP GSF
JHF Office Building	38,272	22,612	45,000	106,000 (rounded)
Apartment Building	-	88,000	-	88,000
Enclosed Parking	-	14,400	-	14,400
Below Grade Parking	26,189	38,630	32,000	96,900 (rounded)
Combined Total	64,461	161,642	77,000	303,100 (rounded)

Parking Summary

JHF existing below grade	64
JHF existing above grade (NCBE)	13
PD-SIP enclosed below grade	88
PD-SIP enclosed above grade	32
PD-SIP exterior surface Parking Lot 1	20
PD-SIP exterior surface Parking Lot 2	49

Total 266

Apartment Building	84 Stalls
(1 per 1,2 bed unit, 2 per 3 bed unit)	
JHF Office Building	182 Stalls
(3.2 / 1,000sf)	

Bike Parking Stalls

JHF Office Building - 16 stalls provided (1 per 4,000 GSF)
Apartment Building Residents - 80 Stalls (1 per unit, enclosed)
Apartment Building Visitors - 8 Stalls (10% resident total)

JHF Staff

Existing:	91
New:	60-80
Total:	151-171

Drawing List

G100 Project Information
G101 Context Photos
G102 Context Photos

D100 Demolition Photos - 304 Dow Court

A001 Architectural Site Plan
A002 Lower Level Parking Plan
A003 Lower Level Phase 2

G200 Aerial Views

C101 Existing Conditions
C102 Site Removal Plan
C103 Site Plan
C104 Site Grading Plan
C105 Site Utility Plan

F001 Fire Access Plan

L100 Planting Plan

E001 Site Lighting Plan

Specific Implementation Plan (SIP) Drawings
for J.H. Findorff & Son Addition

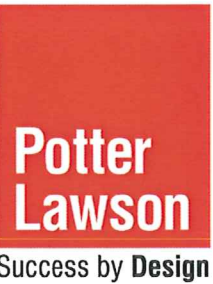
A101 Basement / Parking Floor Plan
A102 First Floor Plan
A103 Second Floor Plan
A104 Third Floor Plan
A201 Building Elevations
A202 Building Elevations
A211 Building View
A212 Building View
A213 Building View

Specific Implementation Plan (SIP) Drawings
for Apartment Building

A100 Parking Plan
A101 First Floor Plan
A102 Second to Fifth Floor Plan
A201 Building Elevations
A211 Building Views
A212 Building Views

Unit Information

Units	Floors	2nd	3rd	4th	5th	Totals
1 BR / 1 Bath		12	12	12	12	48
2 BR / 1 Bath		4	4	4	4	16
2 BR / 2 Bath		3	3	3	3	12
3 BR / 2 Bath		1	1	1	1	4
Total Units		20	20	20	20	80



Notes:

Findorff Yards
PD (GDP-SIP)

300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Revisions/Revisions	Symbol
01/22/14	Land Use Application	

Project
Information

G100

Notes:

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	

Context Photos



View of Existing Findorff Building- North Shore Drive and South Bedford St.



View of Existing Findorff Building - Parking Lot Landscaping and Existing Entry



View of Adjacent Apartment Building - 640 West Wilson Street



View of Existing Findorff Building - From the West



View of the Site - Looking South toward Lake Monona

1



View from 640 West Wilson Street



View from West Wilson Street toward 727 Lorillard Court



View of Existing Dow Court and West Wilson Street



View of Project Site from Existing Bike Path



View of Project Site from West Wilson Street Turnaround

© 2013 Potter Lawson, Inc.

Notes: _____

Findorff Yards
PD (GDP-SIP)

300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Revisions	Symbol
01/22/14	Land Use Application	

Context Photos



Existing Photos of 304 Dow Court



Notes: _____

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	

**Demolition Photos
- 304 Dow Court**

D100

Notes:

Findorff Yards
PD (GDP-SIP)

300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Revisions	Symbol
01/22/14	Land Use Application	

Architectural Site
Plan

1/22/2014 8:55:12 AM

© 2013 Potter Lawson, Inc.



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

Findorff Yards
PD (GDP-SIP)

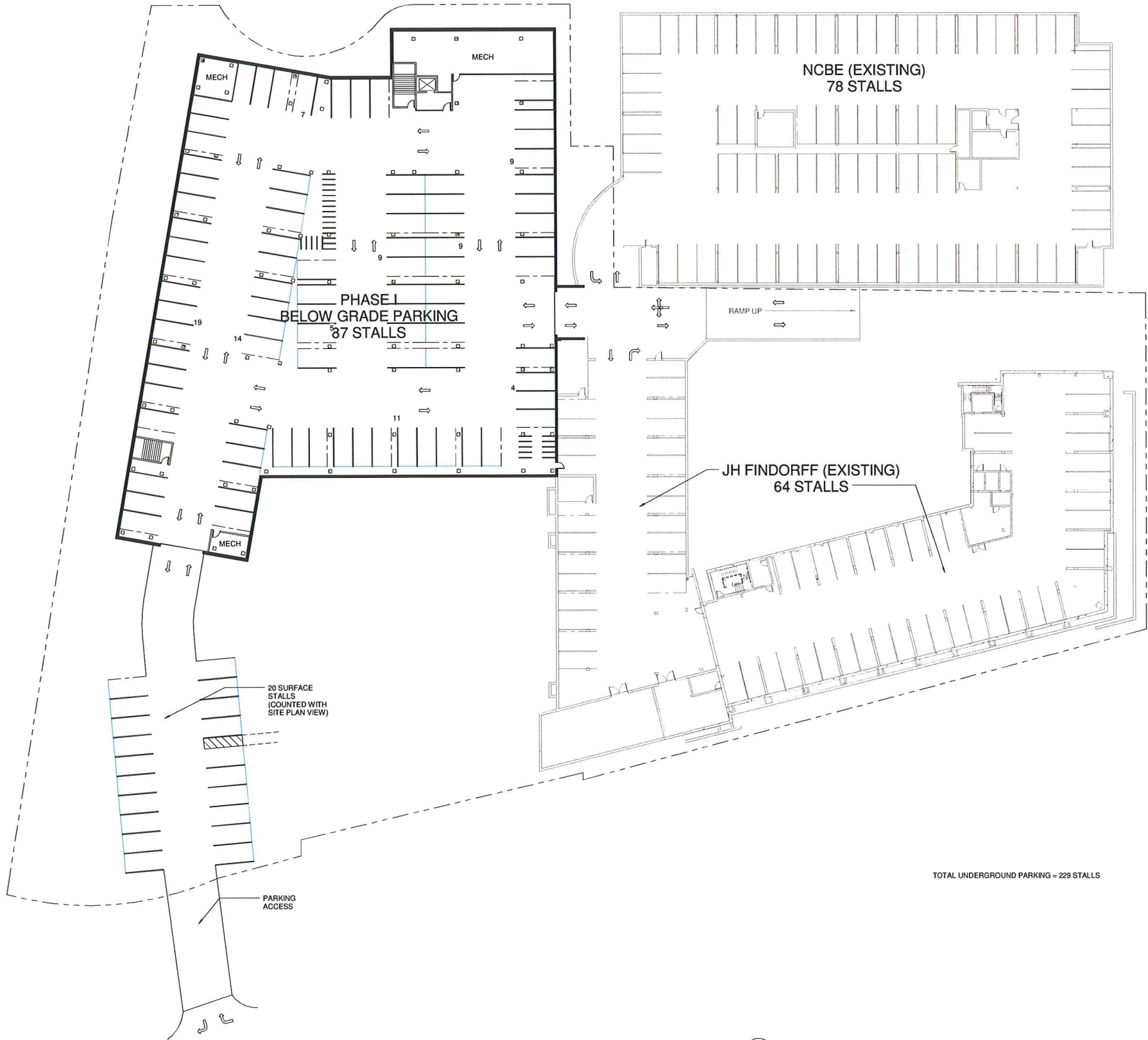
300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Revisions	Symbol
01/22/14	Land Use Application	

Lower Level Site
Plan - Phase I

A002



1 LOWER LEVEL SITE PLAN - PHASE I
A002 1" = 20'-0"



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

Findorff Yards
PD (GDP-SIP)

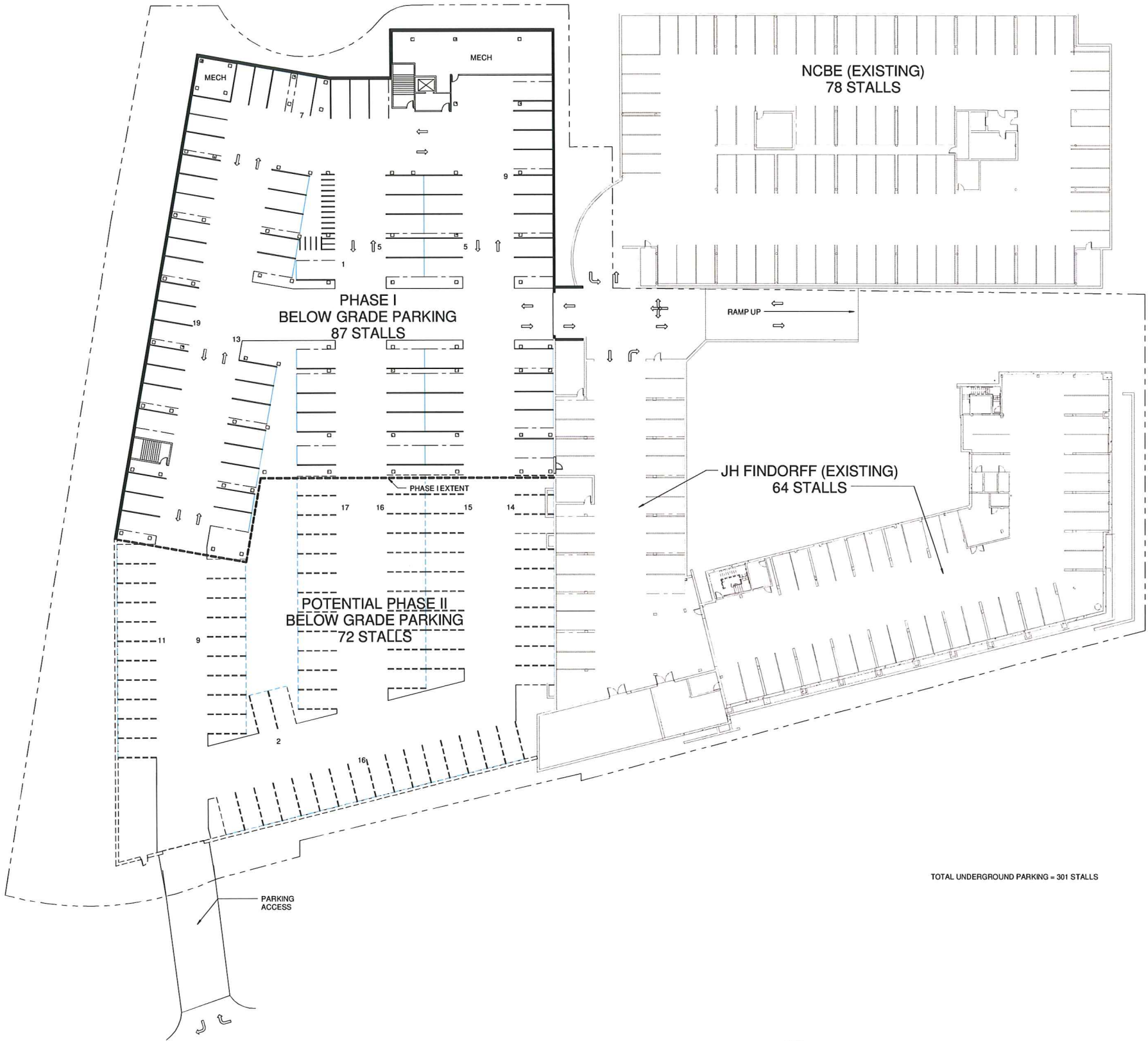
300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Revisions	Symbol
01/22/14	Land Use Application	

Lower Level Site
Plan - Phase II

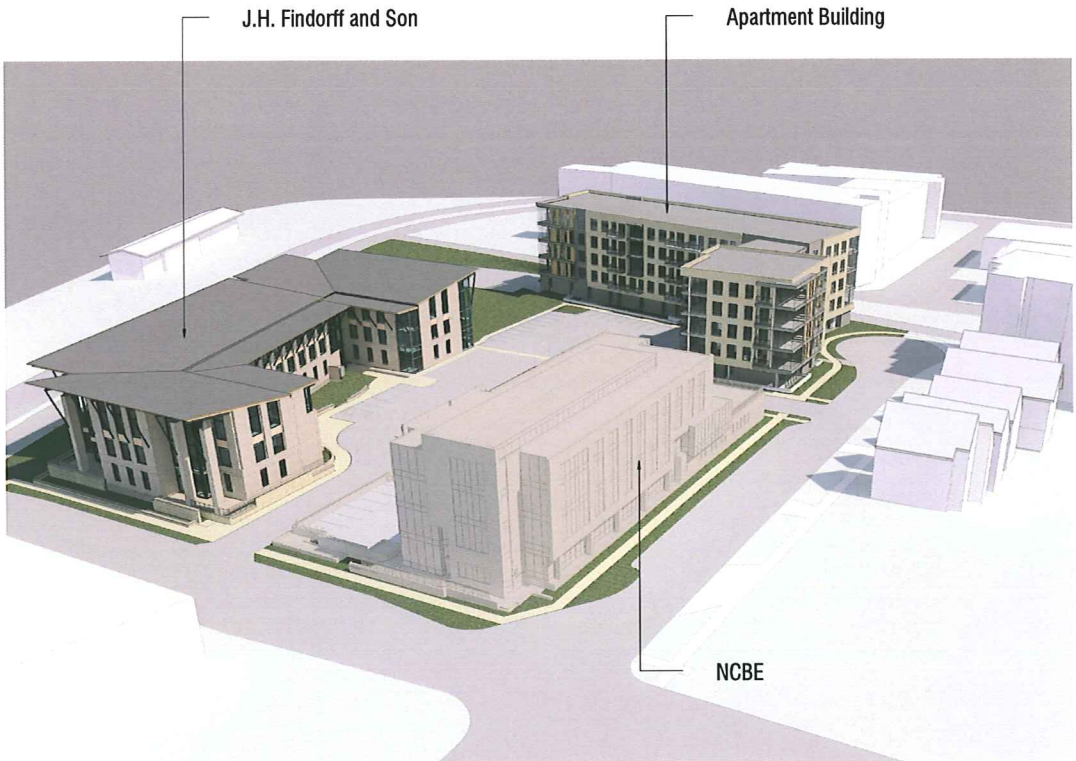
A003



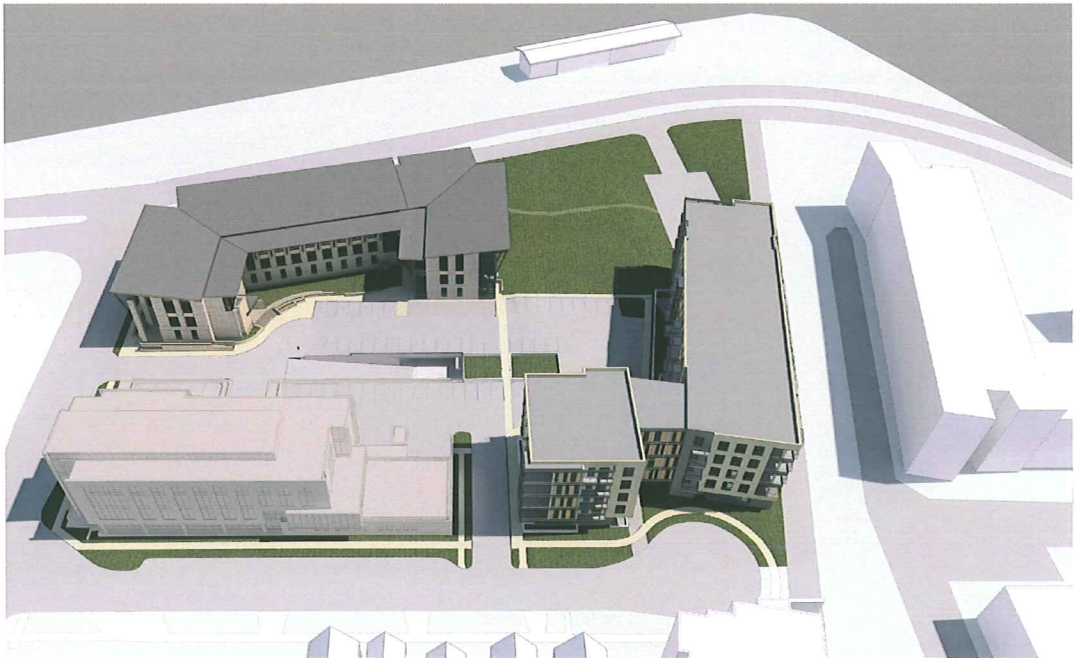
1 LOWER LEVEL SITE PLAN - PHASE II
A003 1" = 20'-0"



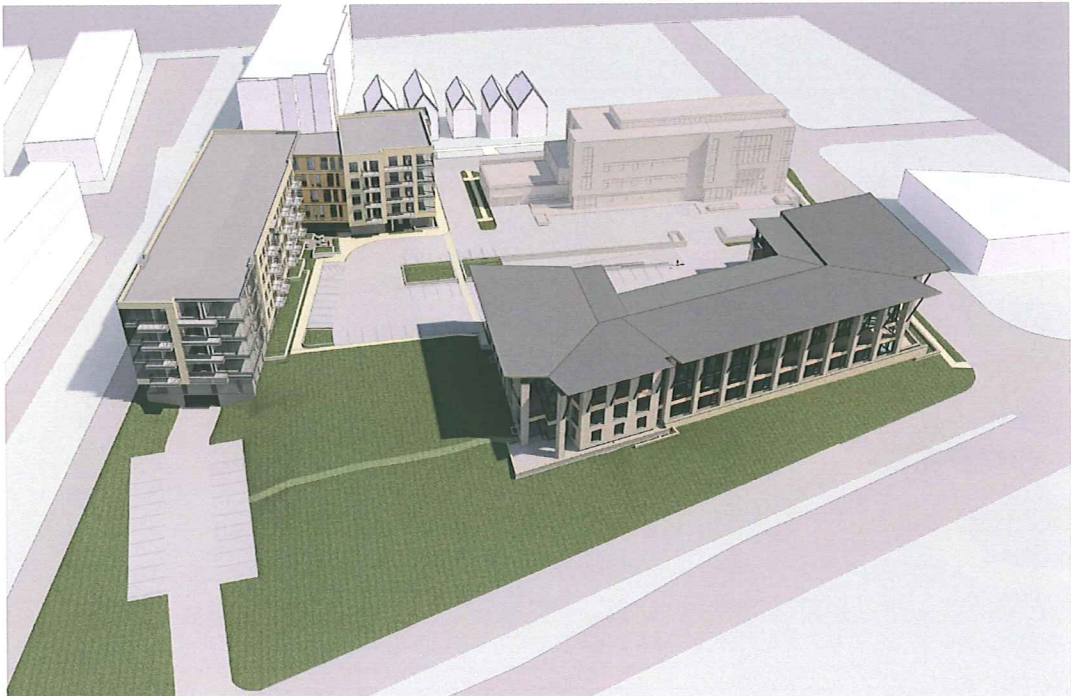
Notes:



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)

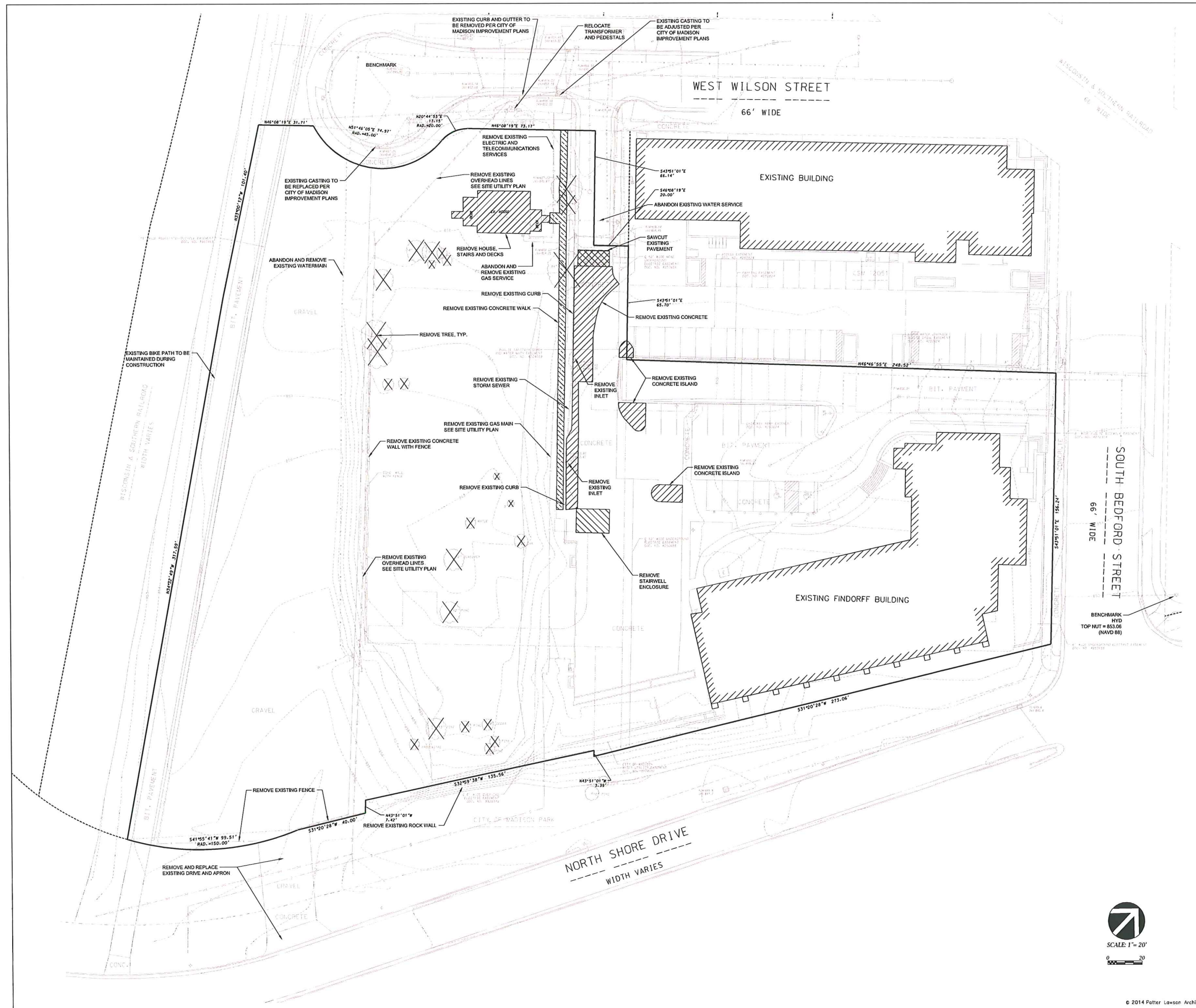
300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	

Aerial Views





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

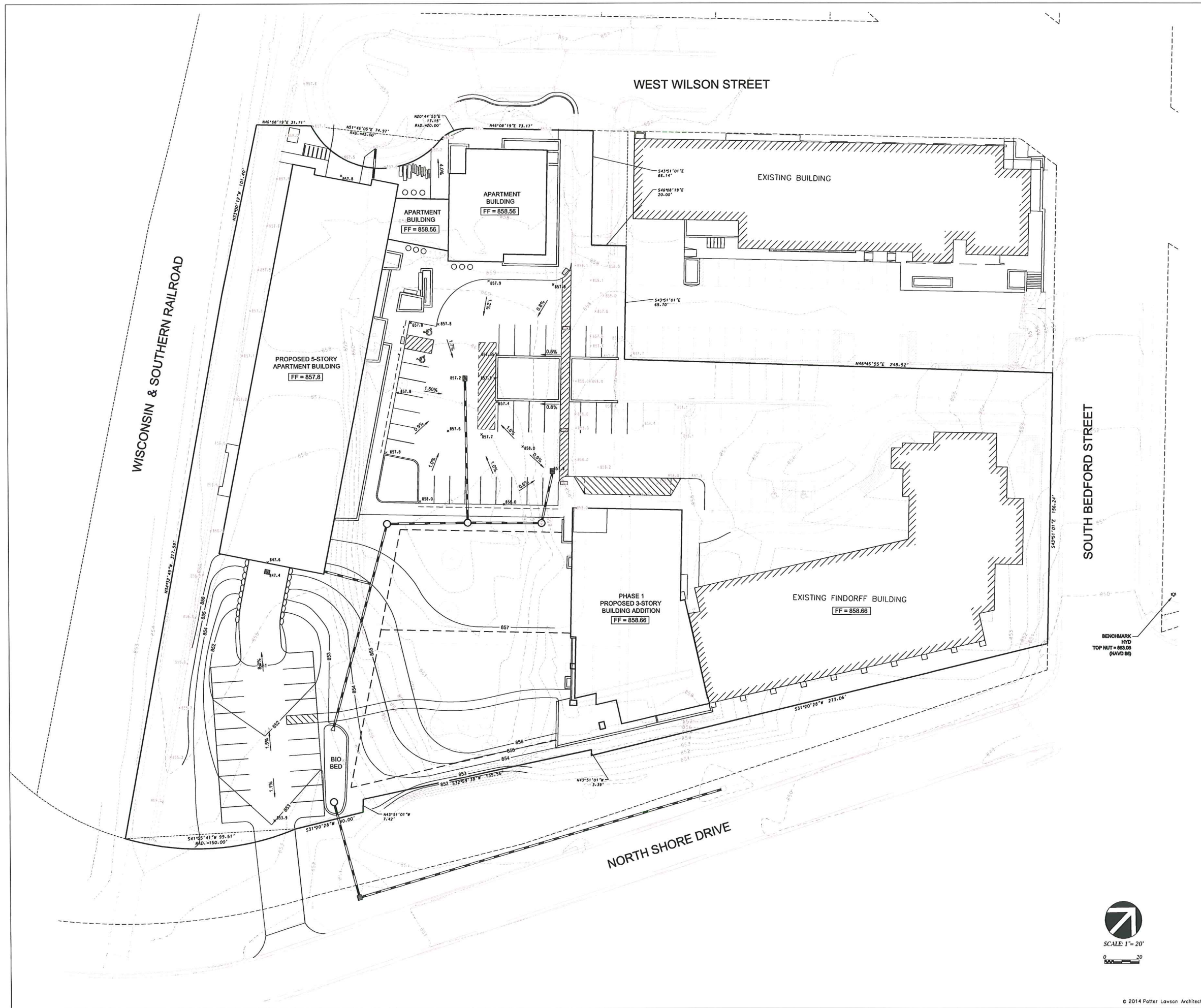
300 South Bedford Street
Madison, Wisconsin
Project Number 2012.39.00

[illegible]

SITE REMOVAL PLAN

C102





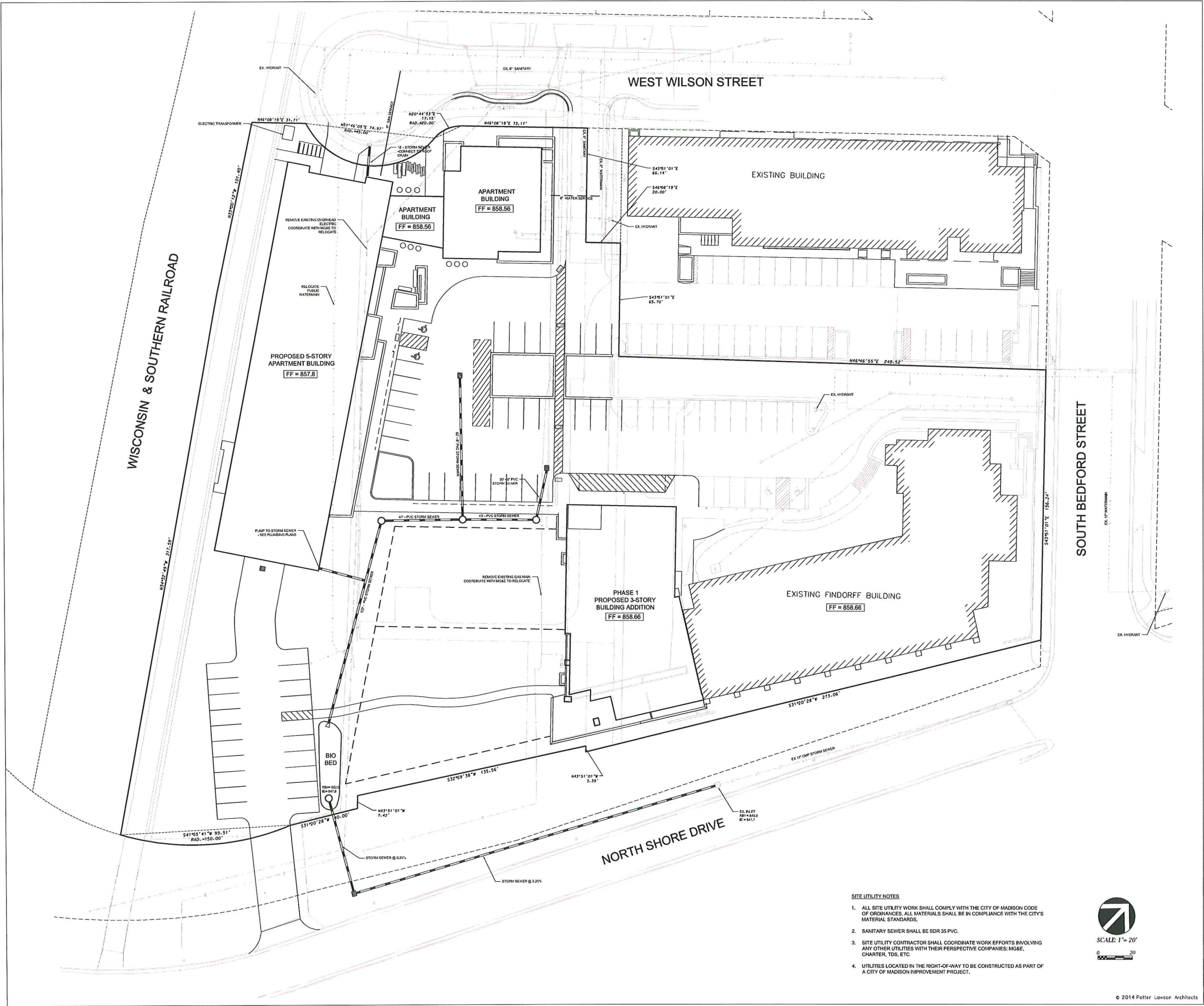
**Findorff Yards
PD (GDP-SIP)**

300 South Bedford Street
Madison, Wisconsin
Project Number 2012.39.00

Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	

SITE GRADING PLAN

C104



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	

SITE UTILITY PLAN

C105

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

Findorff Yards
PD (GDP-SIP)

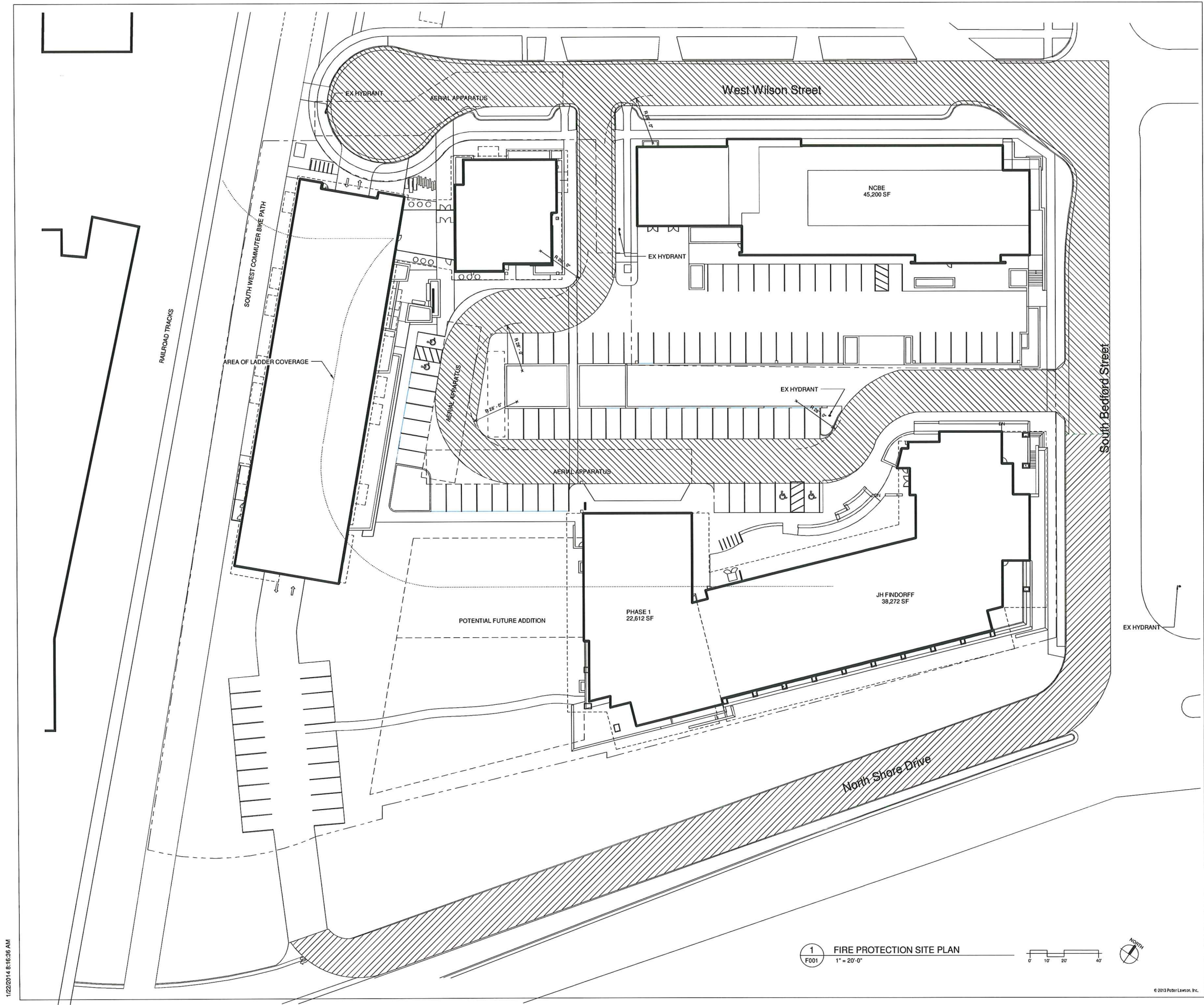
300 South Bedford Street
Madison, Wisconsin

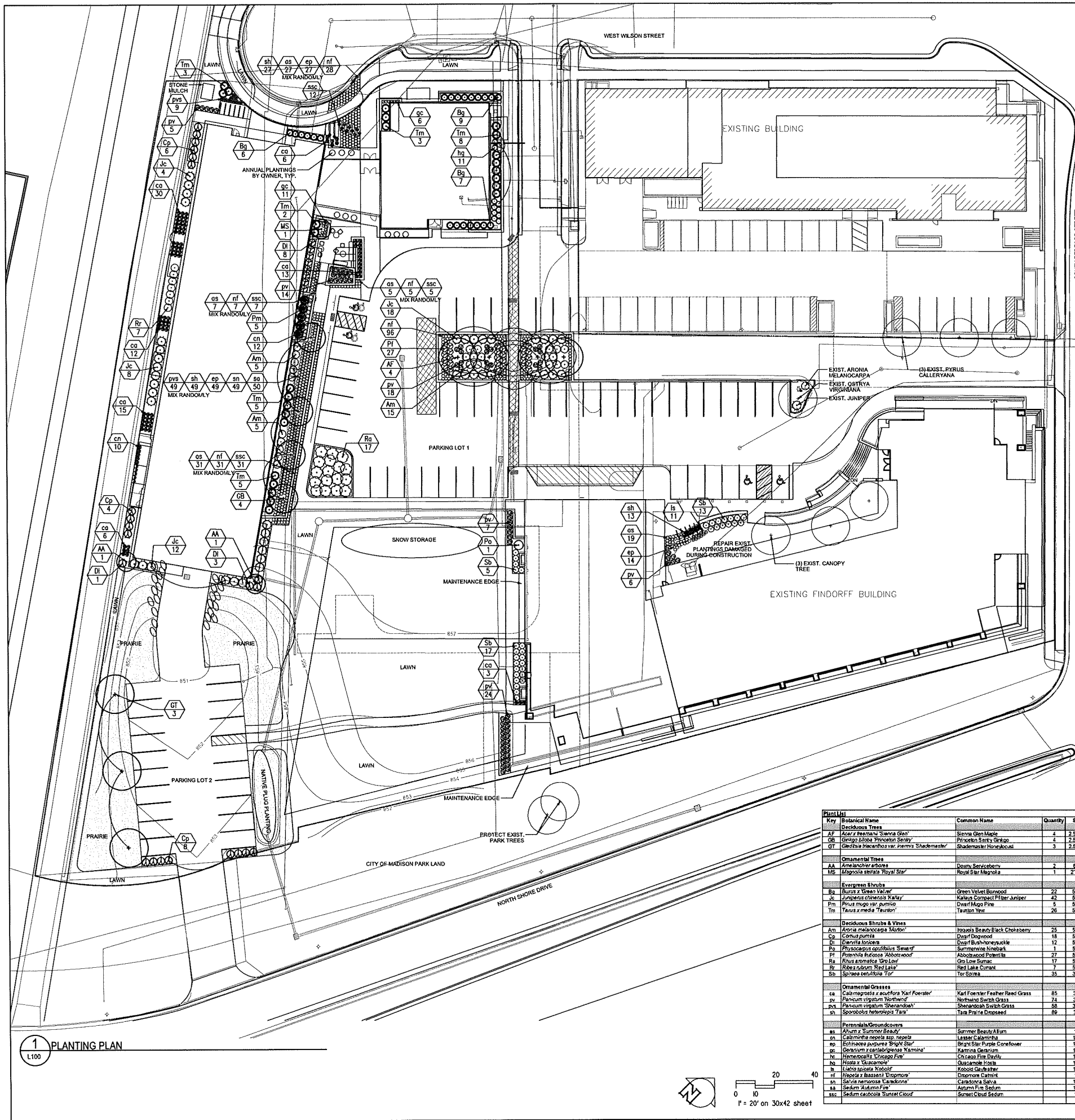
Project Number 2012.39.00

Date	Issuance/Revisions	Symbol
01/02/14	Land Use Application	

Fire Protection
Site Plan

F001





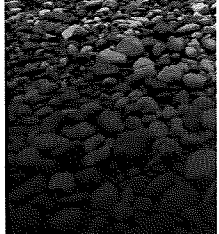
- NOTE:
1. All plant beds and mulch rings shall have shredded hardwood bark mulch unless otherwise noted.
 2. All plant beds on building structure shall be in raised planters.
 3. Plantings in planters shall be irrigated.
 4. Contractor shall contact City Forestry at least 48 hours prior to any work on street or park trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com
 5. 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.
 6. 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 107.13 of the Standard Specifications for Public Works Construction.
 7. All disturbed areas shall be repaired with indicated seed or sod.
 8. Prairie Seed shall be Low Growing Prairie for Medium Soils by Prairie Nursery.
 9. 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					
22-Jan-14					
Planned Development District					
Developed Lots		Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal	
Total Developed Area	141,834	28,367	473	2365	
			Landscape Points Required	1908	
Development Frontage					
Deduction (South Bedford)		LF	Overstory Trees Required	Shrubs Required	
Total LF of Street Frontage Between Bldg Parking & street		158	5	26	
Element	Point Value	Quantity Required	Points Deducted		
Overstory Deciduous Tree	35	5	-175		
Shrub deciduous	3	27	-81		
		Development Frontage Deduction Total			
		-256			
Development Frontage					
Deduction (West Wilson)		LF	Overstory Trees Required	Shrubs Required	
Total LF of Street Frontage Between Bldg Parking & street		183	5	27	
Element	Point Value	Quantity Required	Points Deducted		
Overstory Deciduous Tree	35	5	-175		
Shrub deciduous	3	27	-81		
		Development Frontage Deduction Total			
		-256			
Interior Parking Lots (1)					
Deduction		SF	Overstory Trees Required	Shrubs Required	
Total Parking Lot Area		25,242			
Min. Parking Lot Islands (5%)		1,262	8		
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree	35	8	4	420	
Overstory Tree	15	1	3	80	
Evergreen Tree	15	81	1	0	
Shrub deciduous	3	42	1	126	
Shrub evergreen	2	162	50	424	
Ornamental Grass	2	162	50	424	
		Interior Parking Lots Points Total			
		1217			
Interior Parking Lots (2)					
Deduction		SF	Overstory Trees Required	Shrubs Required	
Total Parking Lot Area		5,640			
Min. Parking Lot Islands (5%)		277	2		
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree	35	3	3	105	
Overstory Tree	15	0	0	0	
Evergreen Tree	15	0	0	0	
Shrub deciduous	3	8	0	24	
Shrub evergreen	2	0	0	0	
Ornamental Grass	2	0	0	0	
		Interior Parking Lots Points Total			
		121			
General Site, Foundation, Screening					
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree	35	0	0	0	
Overstory Tree	15	2	0	30	
Evergreen Tree	15	0	0	0	
Shrub deciduous	3	56	3	168	
Shrub evergreen	2	53	0	106	
Ornamental Grass	2	144	0	288	
Ornamental Decorative Fence or Wall (4 pts/10 LF)		4	0	0	
		Foundation Plantings Total			
		595			
TOTAL LANDSCAPE POINTS					1933

Plant List	Botanical Name	Common Name	Quantity	Size	Spec. Comments	Mature Size
Deciduous Trees						
AF	Aster x multiflorus 'Sieversii'	Sieversii Aster	4	2.5' Cal.	Single, straight leader, match specimens, branching shall start at 5'-0" min.	60' H x 40' sp.
GB	Georgiopsis 'Princeton Sentry'	Princeton Sentry Geop.	4	2.5' Cal.	Single, straight leader, match specimens, branching shall start at 5'-0" min.	40' H x 15-30' sp.
GT	Georgiopsis 'Shademaster'	Shademaster Geop.	3	2.5' Cal.	Single, straight leader, match specimens, branching shall start at 5'-0" min.	45' H x 30-35' sp.
Ornamental Trees						
AA	Amelanchier alnifolia	Downy Serviceberry	2	8' H.	Multi-trunk, min. 3 leaders, well-developed crown, no overhanging leaders	15-20' H x 10-12' sp.
MS	Malus 'Royal Star'	Royal Star Malus	1	2' Cal.	Single leader, match specimens, branching shall start at 5'-0" min.	15-18' H x 15-18' sp.
Evergreen Shrubs						
BA	Buxus x 'Green Valley'	Green Valley Boxwood	22	5 gal.	Cont. Space 3'-8" o.c.	3'-4' H x 4'-5' sp.
Jc	Juniperus chinensis 'Savoy'	Savoy Compact Pfitzer Juniper	42	5 gal.	Cont. Space 4'-8" o.c.	3' H x 4'-8' sp.
Pm	Pinus mugo var. pumilio	Dwarf Mugo Pine	5	5 gal.	Cont. Space 4'-8" o.c.	3'-5' H x 4'-8' sp.
Tm	Taxus x media 'Teucrium'	Teucrium Yew	26	5 gal.	Cont. Space 4'-8" o.c.	3'-5' H x 4'-8' sp.
Deciduous Shrubs & Vines						
Am	Amelanchier alnifolia	Downy Serviceberry	25	5 gal.	Cont. Space 4'-0" o.c.	2'-3' H x 3'-5' sp.
Cp	Cornus paniculata	Dwarf Dogwood	18	5 gal.	Cont. Space 4'-0" o.c.	3' H x 4' sp.
Di	Diervilla lonicera	Dwarf Bush Honeysuckle	12	5 gal.	Cont. Space 4'-0" o.c.	1'-5" H x 4'-0" sp.
Ph	Physocarpus opulifolius 'Suecica'	Suecica Physocarpus	1	5 gal.	Cont. Space 6'-0" o.c.	6'-0" H x 6'-0" sp.
Pf	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	27	5 gal.	Cont. Space 3'-0" o.c.	2'-3' H x 3' sp.
Ra	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	17	5 gal.	Cont. Space 6'-0" o.c.	2'-3' H x 6' sp.
Ri	Ribes rubrum 'Red Lake'	Red Lake Currant	7	5 gal.	Cont. Space 6'-0" o.c.	3'-0" H x 3'-5' sp.
Sb	Spiraea betulifolia 'Tor'	Tor Spiraea	35	3 gal.	Cont. Space 3'-0" o.c.	2'-3' H x 3'-5' sp.
Ornamental Grasses						
ca	Calamagrostis x sudetica 'Karl Foerster'	Karl Foerster Feather Reed Grass	85	3 gal.	Cont. Space 24" o.c.	4'-6" H x 2-3' sp.
pv	Panicum virgatum 'Northwind'	Northwind Switch Grass	74	3 gal.	Cont. Space 30" o.c.	4'-6" H x 3'-3' sp.
sh	Shenandoah Switch Grass	Shenandoah Switch Grass	88	3 gal.	Cont. Space 24" o.c.	3'-5" H x 2-3' sp.
ss	Sporobolus heterostachys 'Tara'	Tara Prairie Dropseed	89	3 gal.	Cont. Space 18" o.c.	1'-5" H x 1'-5' sp.
Perennials/Groundcovers						
as	Asperula 'Summer Beauty'	Summer Beauty Asperula	1 qt.	Cont. Space 18" o.c.		1'-5" H x 1'-5' sp.
ca	Calliandra 'Lemonade'	Lemonade Calliandra	1 qt.	Cont. Space 24" o.c.		1'-5" H x 1'-5' sp.
ec	Echinacea purpurea 'Bright Star'	Bright Star Purple Coneflower	1 qt.	Cont. Space 18" o.c.		1'-2" H x 1'-5' sp.
ge	Geranium x cantabrigiae 'Marmora'	Marmora Geranium	1 qt.	Cont. Space 18" o.c.		6-12" H x 18-24" sp.
hc	Hemerocallis 'Chicago Fire'	Chicago Fire Daylily	1 qt.	Cont. Space 18" o.c.		1'-5" H x 1'-5' sp.
ho	Hortensia 'Quartz'	Quartz Hydrangea	1 qt.	Cont. Space 36" o.c.		1'-5" H x 1'-5' sp.
la	Lachna spicata 'Kobold'	Kobold Daylily	1 qt.	Cont. Space 18" o.c.		1'-2" H x 1'-5' sp.
ri	Ribes x 'Bassett-Dropmore'	Dropmore Currant	1 qt.	Cont. Space 18" o.c.		1' H x 1'-5' sp.
sa	Salix nemoralis 'Candore'	Candore Salix	1 qt.	Cont. Space 18" o.c.		1'-5" H x 1'-5' sp.
sa	Sedum 'Autumn Fire'	Autumn Fire Sedum	1 qt.	Cont. Space 18" o.c.		1'-5" H x 1'-5' sp.
ss	Sedum carolina 'Sunset Cloud'	Sunset Cloud Sedum	1 qt.	Cont. Space 18" o.c.		3'-5" H x 1'-5' sp.

Potter
Lawson

Success by Design



KEN SAIKI
DESIGN INC

LANDSCAPE
ARCHITECTS

Findorff Yards
PD (GDP-SIP)

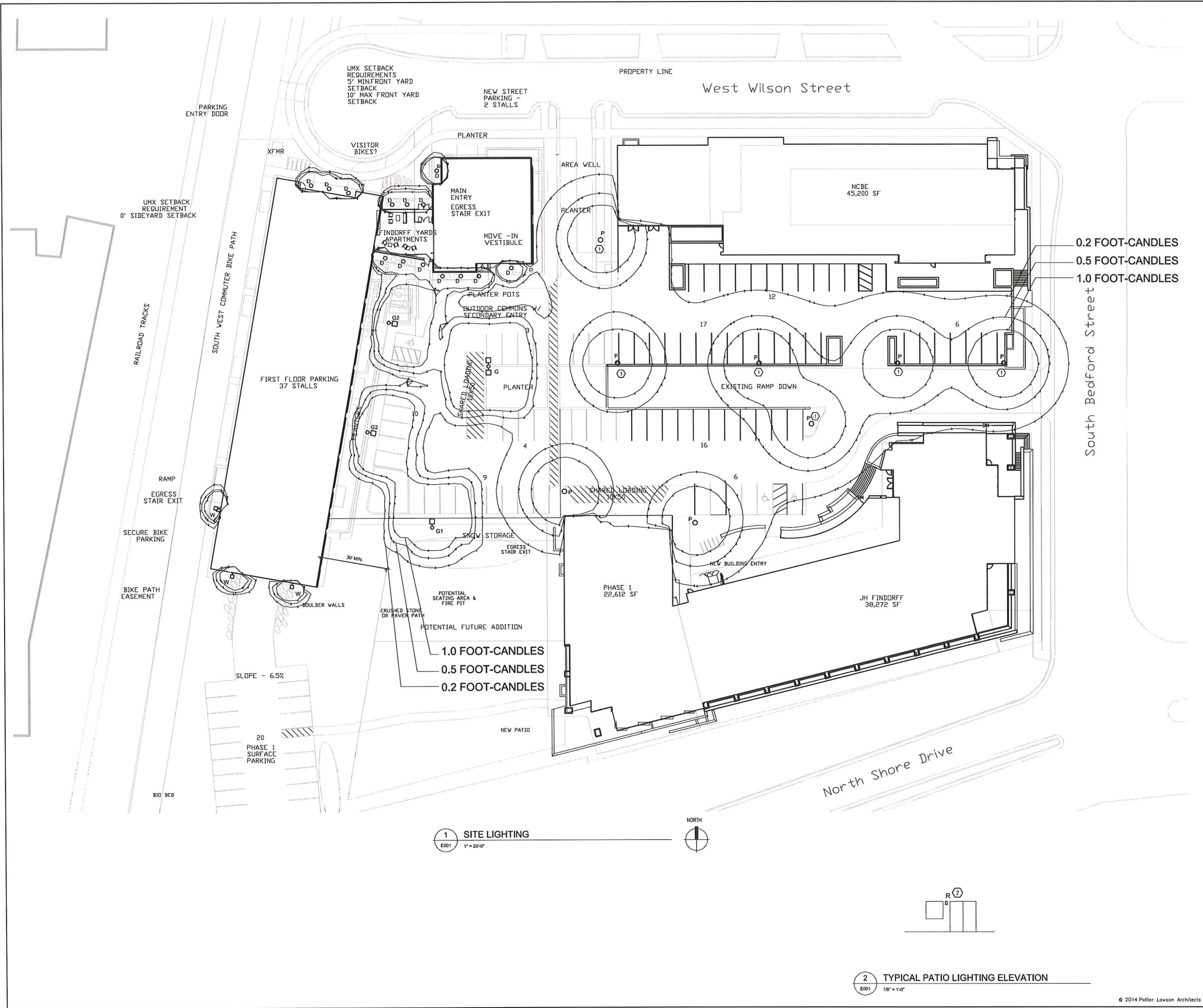
300 South Bedford Street
Madison, Wisconsin
Project Number 2012.39.00

Date Issue/Revisions Symbol

01/22/14 Land Use Application

PLANTING PLAN

L100



GENERAL NOTES:

1. LIGHT LEVELS SHOWN ARE CALCULATED AT 4' ABOVE GRADE.
2. LIGHT FIXTURE TYPES P, G, G1 AND G2 HAVE 12' POLES INSTALLED ON 2" HIGH CONCRETE STANDARDS.
3. LIGHT FIXTURE TYPE W IS INSTALLED AT 10' ABOVE FINISHED GRADE.
4. LIGHT FIXTURE TYPE D IS RECESSED IN THE SOFFIT.

FLAG NOTES:

1. EXISTING TO REMAIN POLE LIGHT.
2. LIGHT FIXTURE TYPE R LOCATION AT PATIO DOORS IS TYPICAL FOR ALL PATIOS. FIXTURE INSTALLED AS DOWN LIGHT.

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	

SITE LIGHTING

E001