

Bailey, Heather

From: Dennis Scherr <Dennis.Scherr@Zilber.com>
Sent: Friday, August 09, 2019 10:36 AM
To: Heiser-Ertel, Lauren
Cc: Heck, Patrick; Bailey, Heather; Brett King
Subject: RE: August 12 Landmarks Commission - 116 E Gilman
Attachments: A1.1 REVISED 9 august 2109.pdf; A1.2 REVISED 9 august 2019.pdf

Good morning,

In response to the staff report for the improvements to Haase Apartments, we have modified the drawings for the August 12th meeting.

Curtain Wall Window Pattern:

We have gone back to matching the existing original window pattern, as recommended by the Staff Report.

New Window at Main Entry:

We have modified the pattern within the new opening to resemble the original window pattern of the curtain wall windows.

There are existing structural limitations of a building column and foundation grade beam to allow for a full height window, as we originally proposed in a preliminary design.

After our structural engineer performed an onsite evaluation, due to no original drawings, we discovered the foundation system at that area, consists of an approximate 18" thick grade beam, to a top elevation of 4'-0" above finish lobby floor.

To propose a longer clearstory window towards the west, would create a larger cut into the finish grade and a window well effect, as the site slopes upward to the west. This would also decrease the amount of landscape area to create a window well across the main elevation.

Thank you,
dennis

Dennis R. Scherr, IIDA
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From: Heiser-Ertel, Lauren [mailto:LHeiser-Ertel@cityofmadison.com]
Sent: Thursday, August 08, 2019 2:45 PM
To: Dennis Scherr
Cc: Heck, Patrick
Subject: August 12 Landmarks Commission - 116 E Gilman

Hi Dennis,

Attached please find the staff report for the item that will be reviewed by the Landmarks Commission on August 12.

The agenda for the meeting can be found here:

<https://madison.legistar.com/View.ashx?M=A&ID=640640&GUID=34A51461-7EA8-453C-92FB-61C748737C63>

A project representative should be in attendance at the meeting to answer any questions.

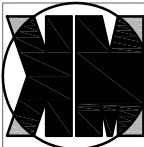
Best,
Lauren



Lauren Heiser-Ertel

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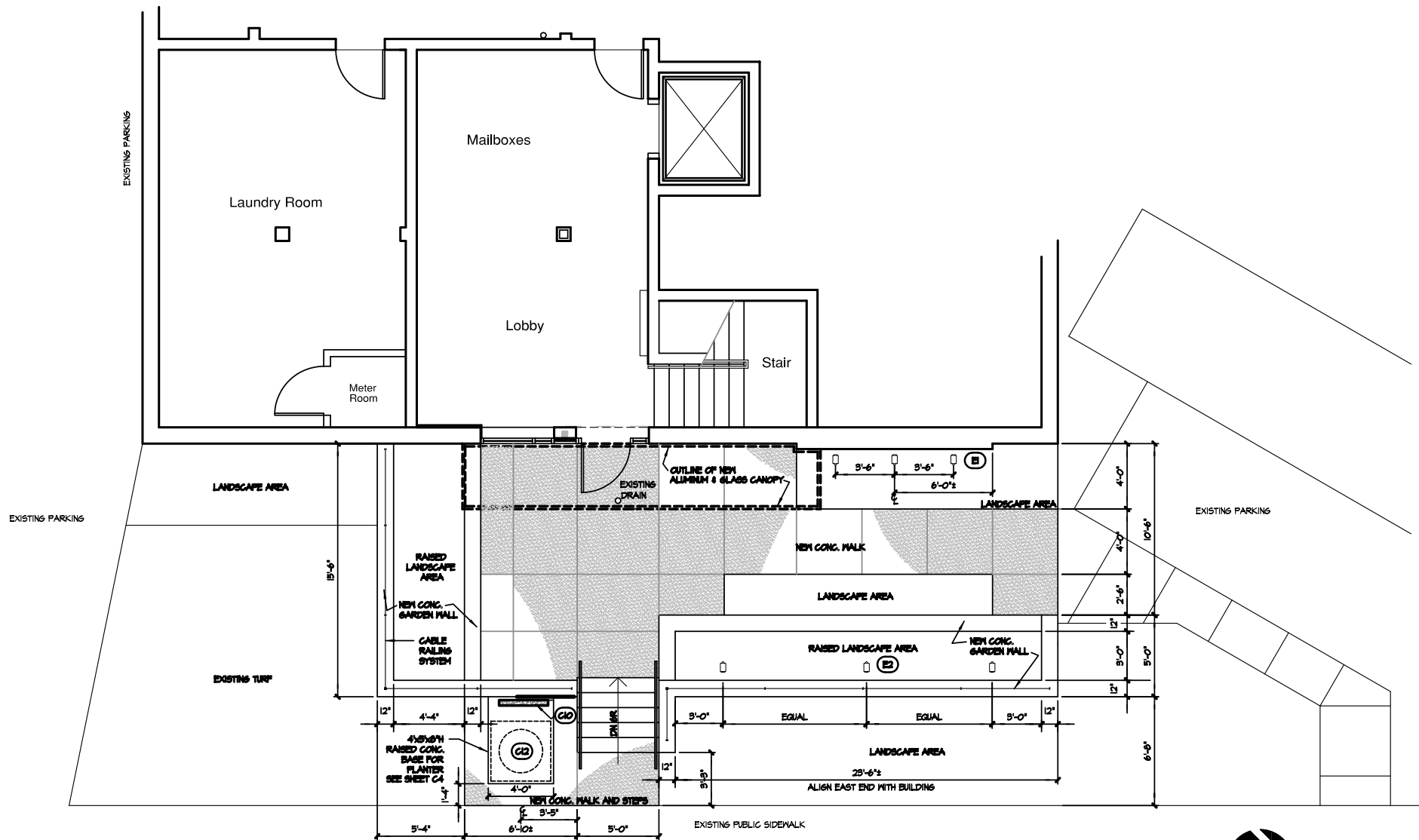
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DEVELOPMENT
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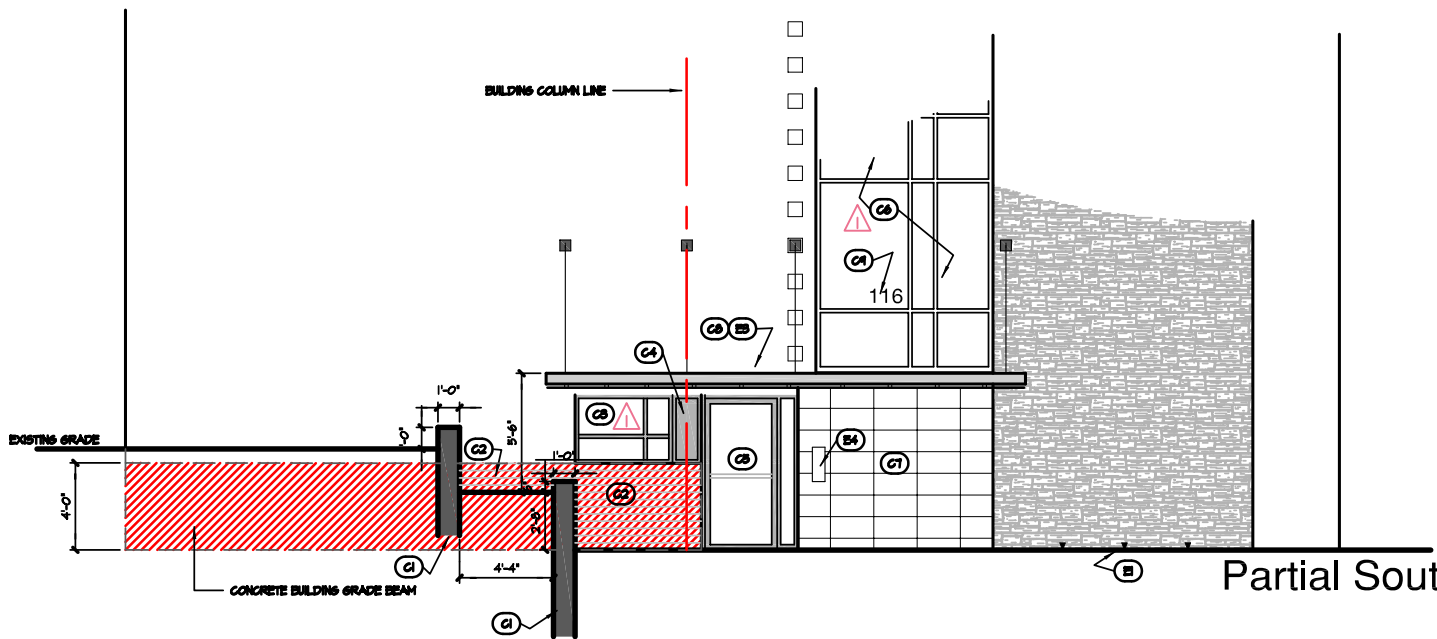
REVISED

9 AUGUST 2014
CURTAIN WALL WINDOW PATTERN
TO MATCH EXISTING.
NEW WINDOW PATTERN TO
RESEMBLE CURTAIN WALL PATTERN



Entry Court Plan

SCALE: 1/4"=1'-0"



Partial South Elevation

SCALE: 1/4"=1'-0"

Construction Notes:

- (G1) NEW CONCRETE GARDEN MALL - SEE CIVIL FOR ADDITIONAL NOTES AND DETAILS.
- (G2) FIELD VERIFY CONDITION OF EXISTING FACE BRICK AFTER EXPOSED FROM REMOVING EXISTING RAISED PLANTER AREA. CLEAN/REPAIR BRICK AS NEEDED WITH BRICK REMOVED FOR NEW WINDOW.
- (G3) NEW CLEAR ANODIZED ALUMINUM WINDOW PATTERN TO RESEMBLE CURTAIN WALL, WITH CLEAR INSULATED LOW E GLASS.
- (G4) NEW CLEAR ANODIZED ALUMINUM FRAME AND INFILL PANEL.
- (G5) NEW CLEAR ANODIZED ALUMINUM FRAME ENTRY DOOR WITH CLEAR SAFETY GLASS PANEL AND SIDE LIGHT.
- (G6) NEW CLEAR ANODIZED ALUMINUM FRAME CURTAIN WALL TO MATCH EXISTING WINDOW PATTERN - LOW E INSULATED GLASS.
- (G7) NEW 12"x24" EXTERIOR TILE APPLIED TO EXISTING TEXTURED STONE PANELS.
- (G8) NEW CLEAR ANODIZED ALUMINUM FRAME ENTRY CANOPY, WITH SAFETY GLASS PANELS. SEE STRUCTURAL FOR ADDITIONAL NOTES AND DETAILS. - ALTERNATE BID STEEL FRAME CANOPY
- (G9) NEW 8" BLACK APPLIED VINYL ADDRESS NUMBERS ON INTERIOR SIDE OF GLASS.
- (G10) NEW BUILDING GROUND SIGN - SEE 2/L1
- (G11) NEW BUILT-IN CEDAR BENCH - SEE 4/L1.1 BUILT-IN BENCH OMITTED - SEE L1.0 FOR SITE FURNITURE.
- (G12) NEW CONC. BASE FOR PLANTER - SEE CIVIL 2/C4
- (B1) (B) NEW SOLAR LED MALL WASH UPLIGHTS - FIXTURES T.B.D. PLACE FIXTURES @ 12' AWAY FROM FACE OF BUILDING, AIMING UPWARD TOWARDS MALL.
- (B2) (B) NEW SOLAR LED LANDSCAPE LIGHTS - FIXTURES T.B.D. PLACE FIXTURES @ 6' AWAY FROM FACE OF GARDEN MALL, AIMING TOWARDS MALL.
- (B3) (B) NEW LED CHANNEL LIGHT STRIP WITHIN CANOPY - SEE STRUCTURAL FOR ADDITIONAL NOTES AND DETAILS.
- (B4) EXISTING UNIT CALL PANEL TO REMAIN.

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PROJECT

Haase Tower

Entry Court Plan

116 East Gillman Street
Madison, Wisconsin

TITLE
FLOOR PLAN

JOB NUMBER

000

DATE

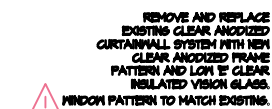
24 July 2014

SHEET

A1.1



— REMOVE EXISTING DRY STACK GARDEN WALLS AND LANDSCAPE.
EXTEND LOWER COURT YARD FOR NEW ENTRY AND LOBBY WINDOW.



NEW 12x24 TILE APPLIED TO
EXISTING STONE AGGREGATE
PANELS AT FRONT ENTRY

Proposed Anodized Aluminum Trellis & Glass Canopy
SCALE: 1/4"=1'-0"