



2525 East Washington Avenue  
Madison, WI 53704

Initial and Final Approval  
**Urban Design Commission Submittal**  
December 7, 2005  
Resubmitted December 21, 2005



Owner  
**MCGRATH**  
*Associates*

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Architect



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MILWAUKEE • MADISON

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Landscape Architect /  
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Project No 1899.02

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**Site Statistics**

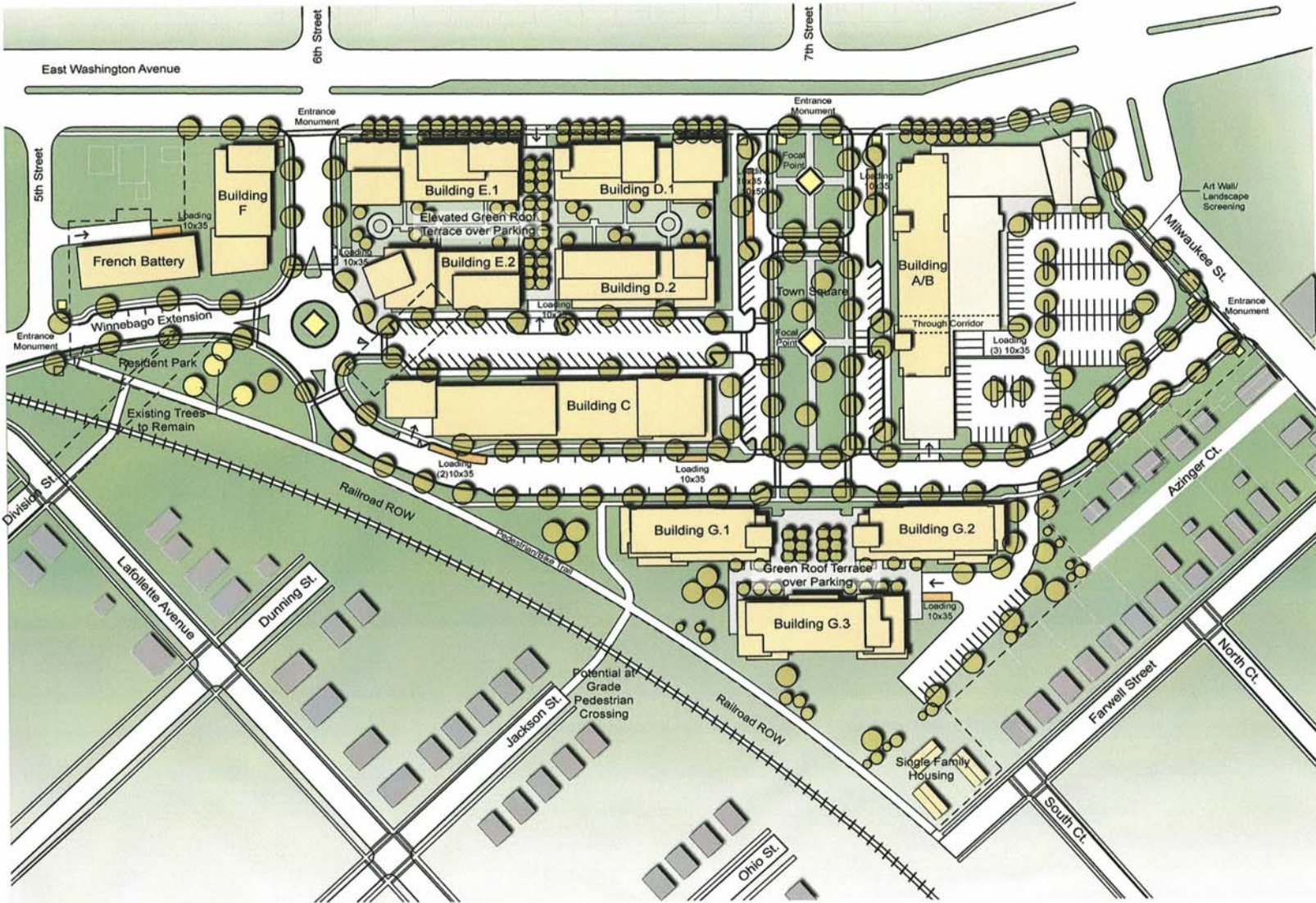
Lot Area	14.6 ac
Below Grade Parking Stalls	700 stalls
Surface Parking Stalls	238 stalls
<b>Total Parking Stalls</b>	<b>938 stalls</b>
Office / Commercial	100,000 sf
Residential	450 units
Existing ISR	0.95
Proposed ISR	0.55
<b>Landscape Requirements*</b>	
Canopy Trees Required	14 trees
Canopy Trees Proposed	14 trees
Landscape Points Required	816 points
Landscape Points Proposed	1,050 points
*Based on 195 off-street parking stalls	

**Location Map**





**SITE PLAN**

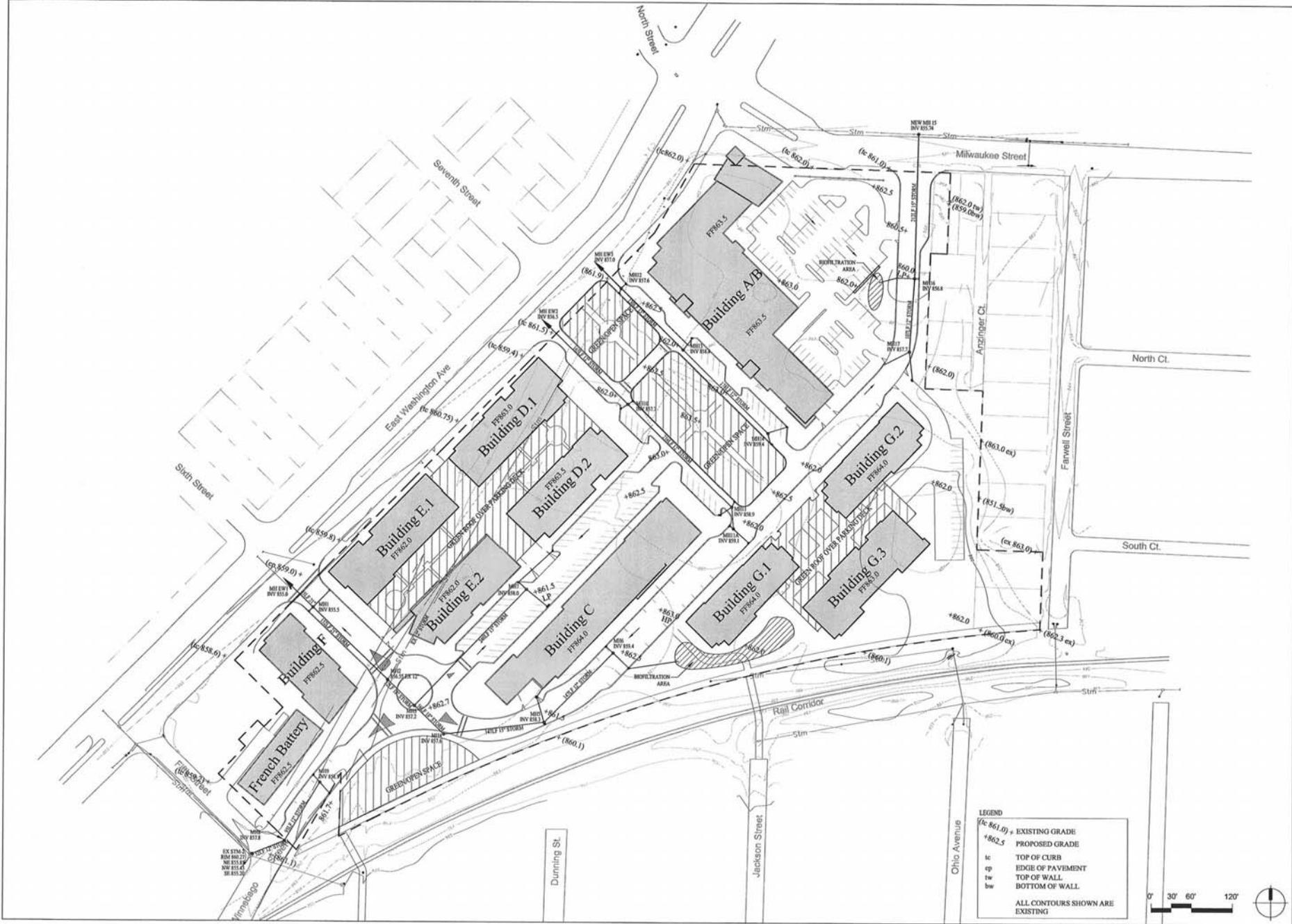


**Building Legend**

- A/B- 3 story residential on grade level commercial
- C- 4 story residential on grade level commercial
- D.1- 7 story residential on grade level commercial
- D.2- 4 story residential on grade level commercial
- E.1- 7 story residential on grade level commercial
- E.2- 4 story residential on grade level commercial
- F- 3 story residential
- G.1- 5 story residential
- G.2- 5 story residential
- G.3- 4 story residential
- French Battery- 3 story residential/commercial

\*All buildings will have below grade structured parking







Pedestrian Light - Invue Flite



Street Light - Invue Vision Site

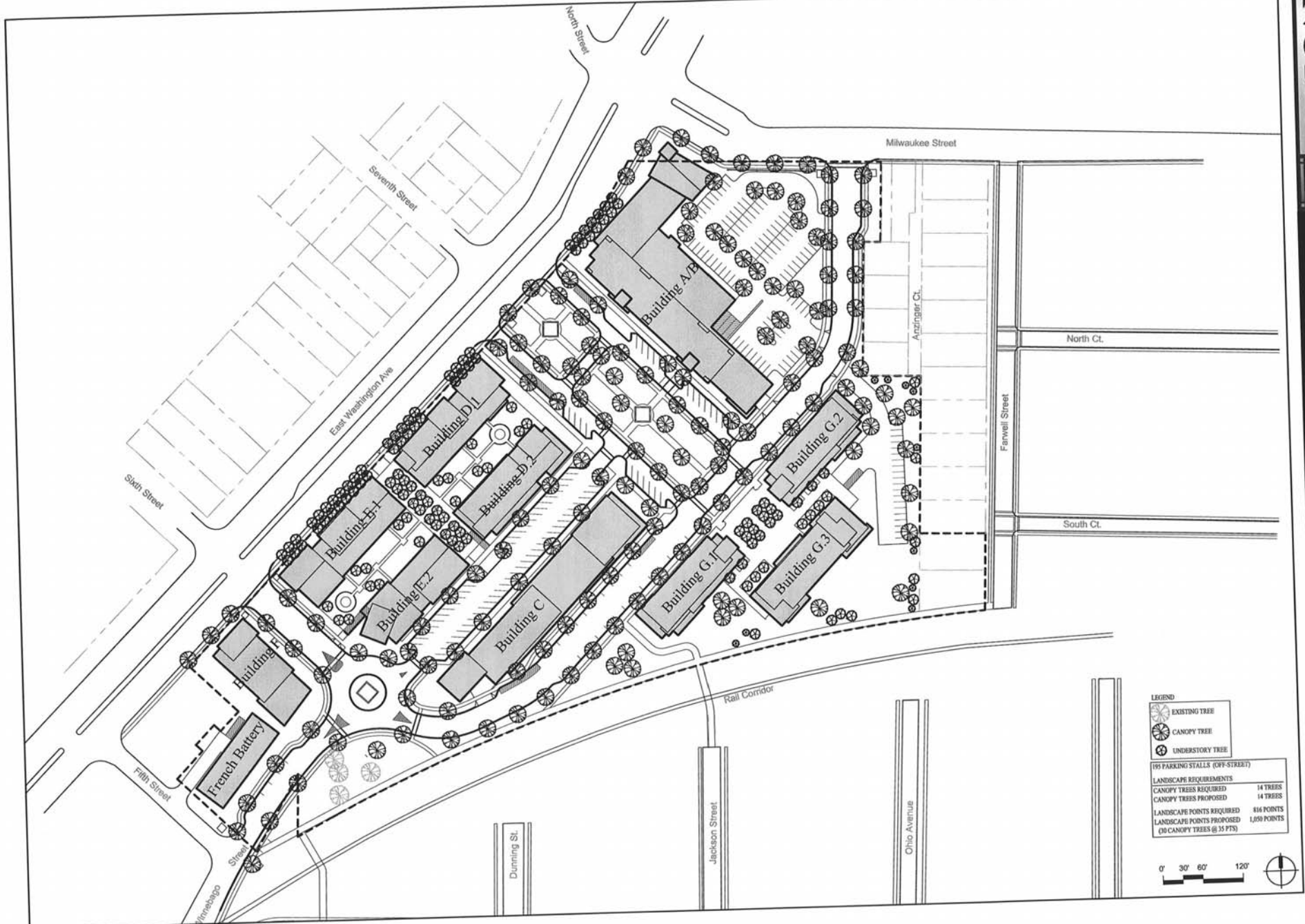
CALCULATION SUMMARY									
AREA NAME	LEFTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVEMIN	
Layout	4080	20.00	<=>	0.25	5.40	0.00	N/A	N/A	

Union Corners LUMINAIRE SCHEDULE									
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING HT	LLF	QTY		
3S28	⊙	(1) *1783* VXM-170-MH-XX-3S	(1)	15000	28 ft	0.80	23		
4D28	⊙	COOPER LIGHTING (2) *1784* VXM-175-MH-XX-4S	(2)	15000	28 ft	0.80	3		
PF14	⊙	COOPER LIGHTING (1) *F103* PLS-100-MH-XX-3S	(1)	8500	14 ft	0.80	30		



**LANDSCAPE PLAN**

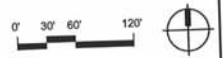


**LEGEND**

- EXISTING TREE
- CANOPY TREE
- UNDERSTORY TREE

(75) PARKING STALLS (OFF-STREET)

<b>LANDSCAPE REQUIREMENTS</b>	
CANOPY TREES REQUIRED	14 TREES
CANOPY TREES PROPOSED	14 TREES
LANDSCAPE POINTS REQUIRED	816 POINTS
LANDSCAPE POINTS PROPOSED	1,050 POINTS
(30 CANOPY TREES @ 35 PTS)	





**CONCEPTUAL AERIAL SITE VIEW**

McGrath Associates • Schreiber/Anderson Associates, Inc. • Engberg Anderson Design Partnership, Inc.

DECEMBER 21, 2005

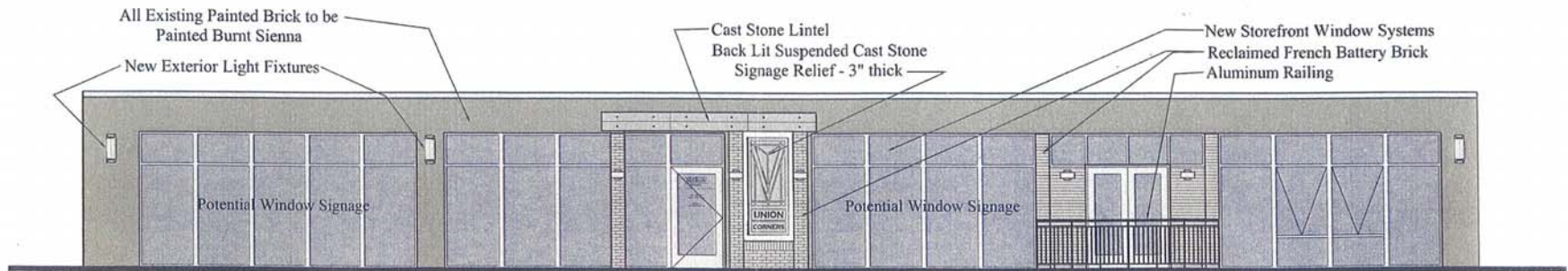
Exhibit 5



Existing East Washington Elevation and Signage



Proposed Signage Concept - Temporary



① Proposed East Washington Elevation  
1/8" = 1'-0"



Union Corners Show Room  
2323 East Washington Avenue

