

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

Project Information

G100



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

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

Notes: _____



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

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



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**



Notes:

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

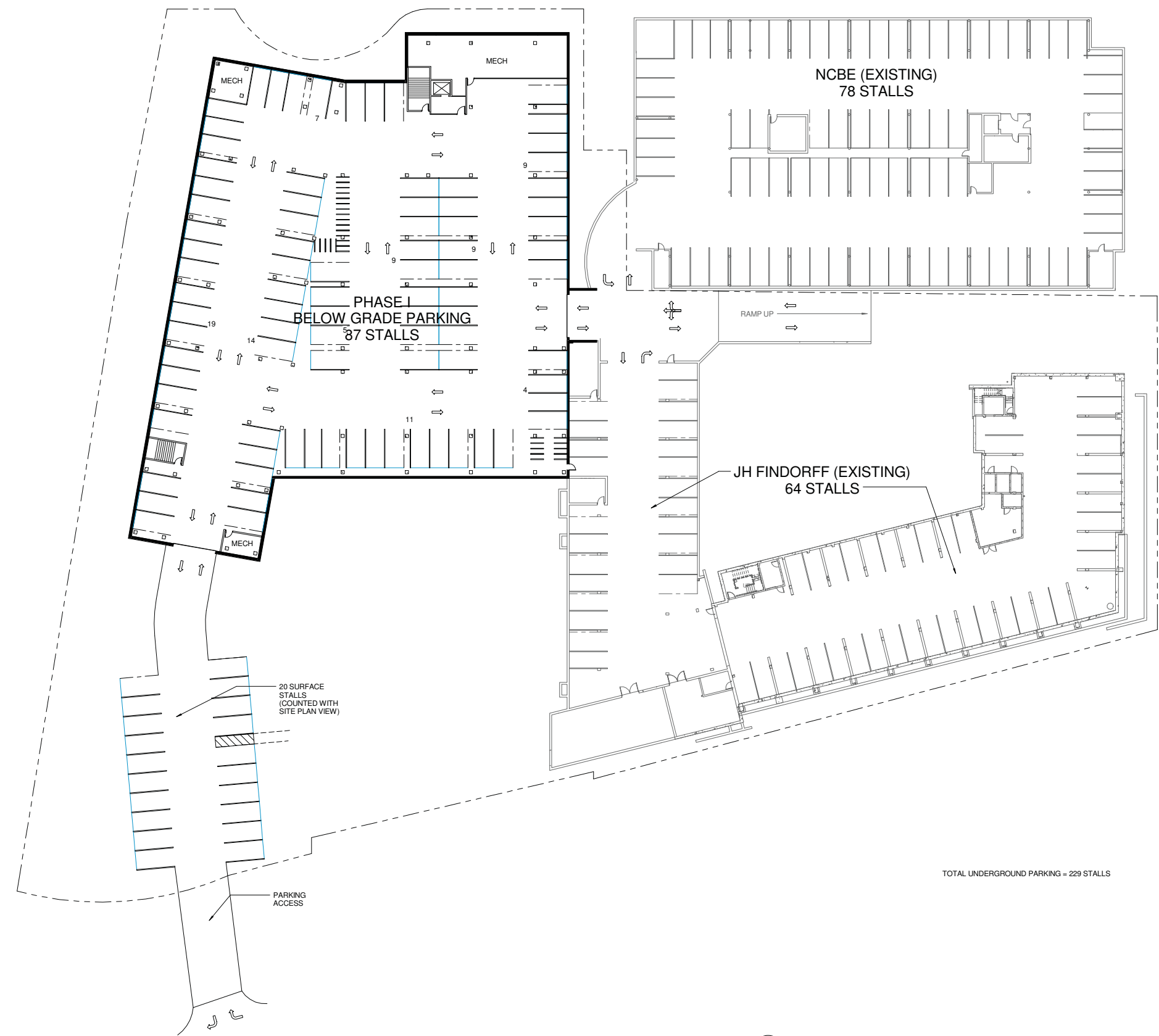
300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

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

**Architectural Site
Plan**

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

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

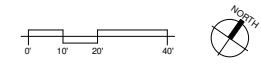
300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

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

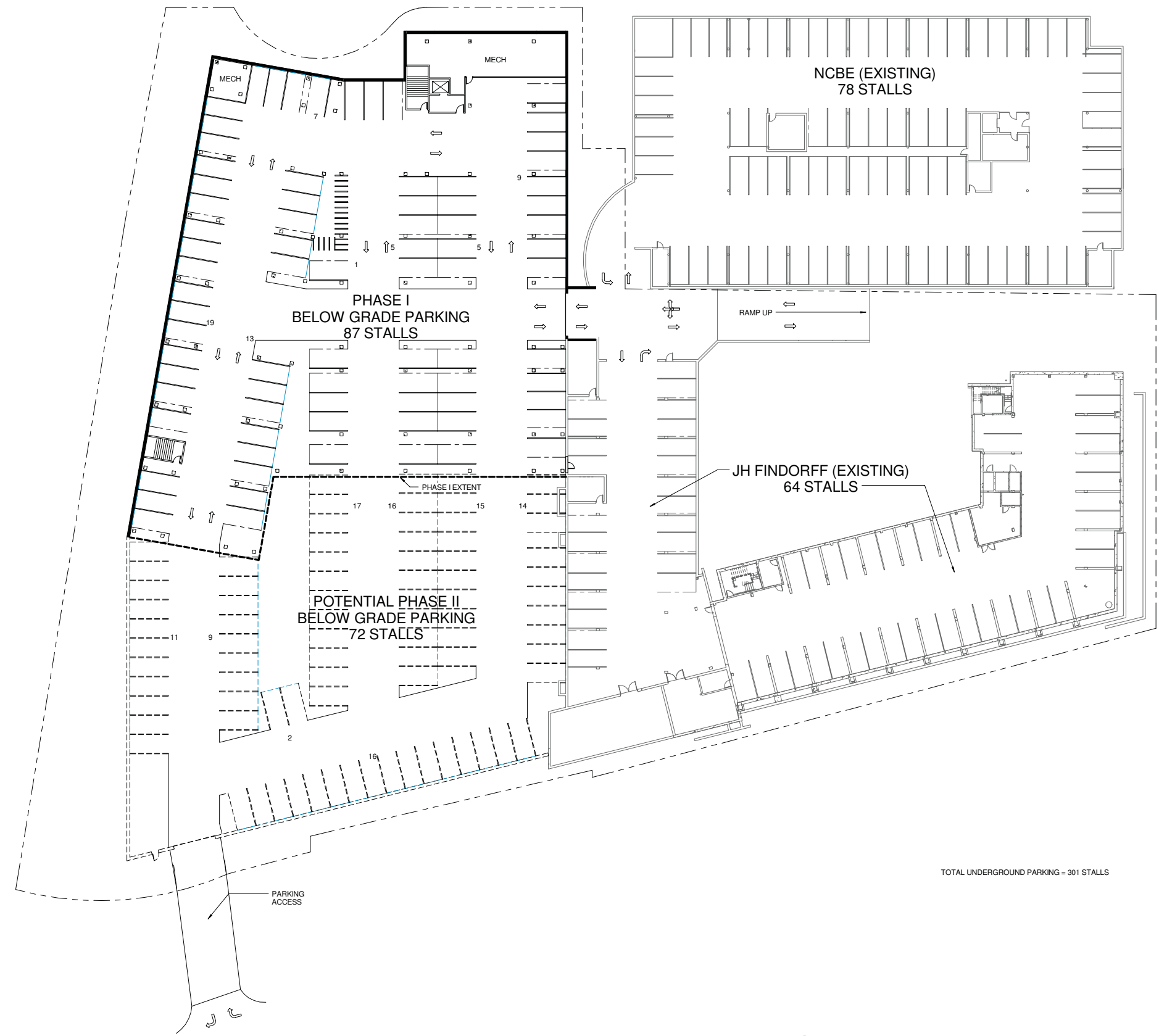
**Lower Level Site
Plan - Phase I**

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



1/22/2014 8:14:58 AM

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

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

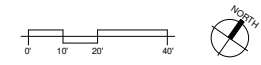
300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

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

**Lower Level Site
Plan - Phase II**

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





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

Notes: _____

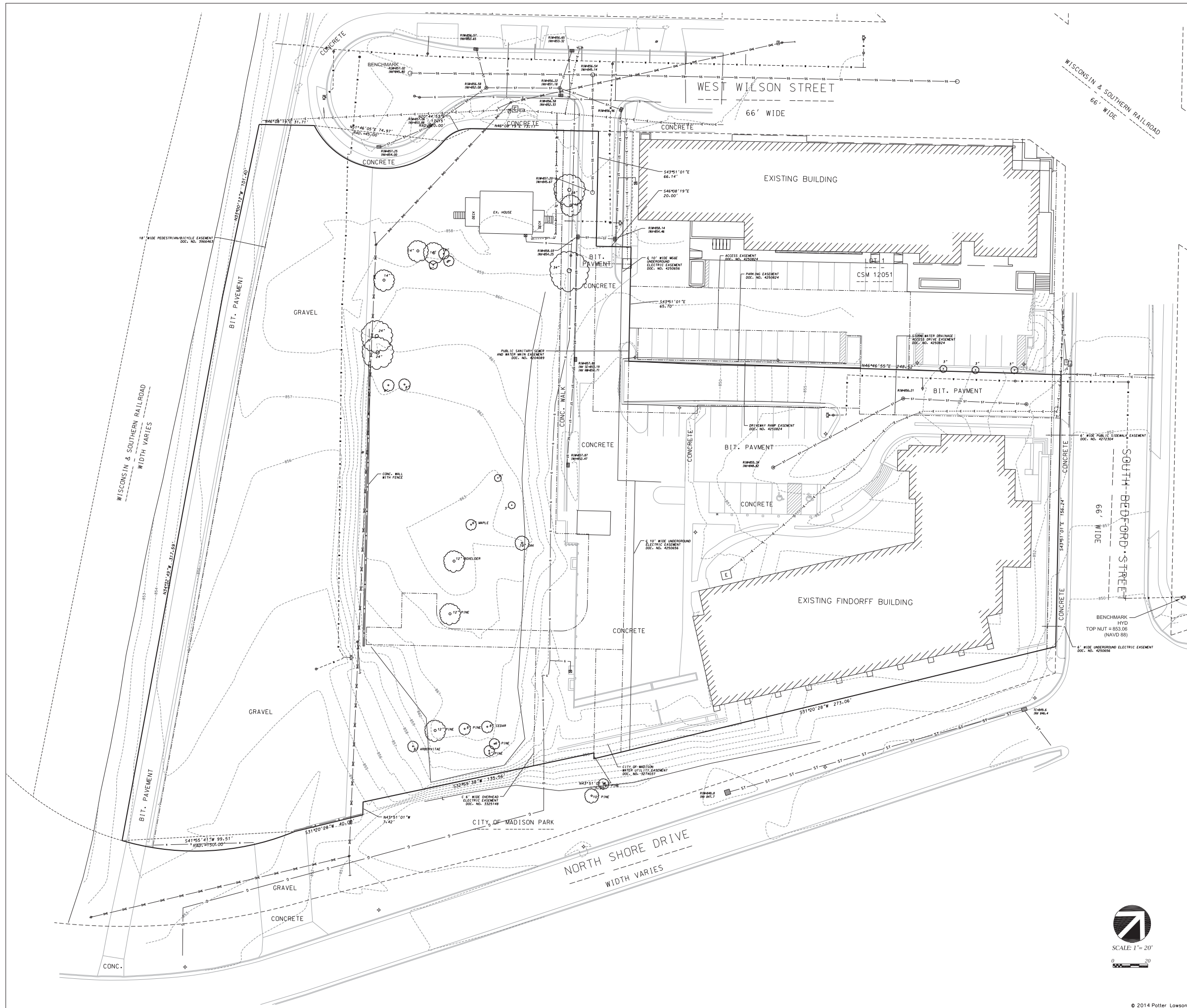
**Findorff Yards
PD (GDP-SIP)**

300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

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

Aerial Views



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

300 South Bedford Street
Madison, Wisconsin
Project Number 2012.39.00

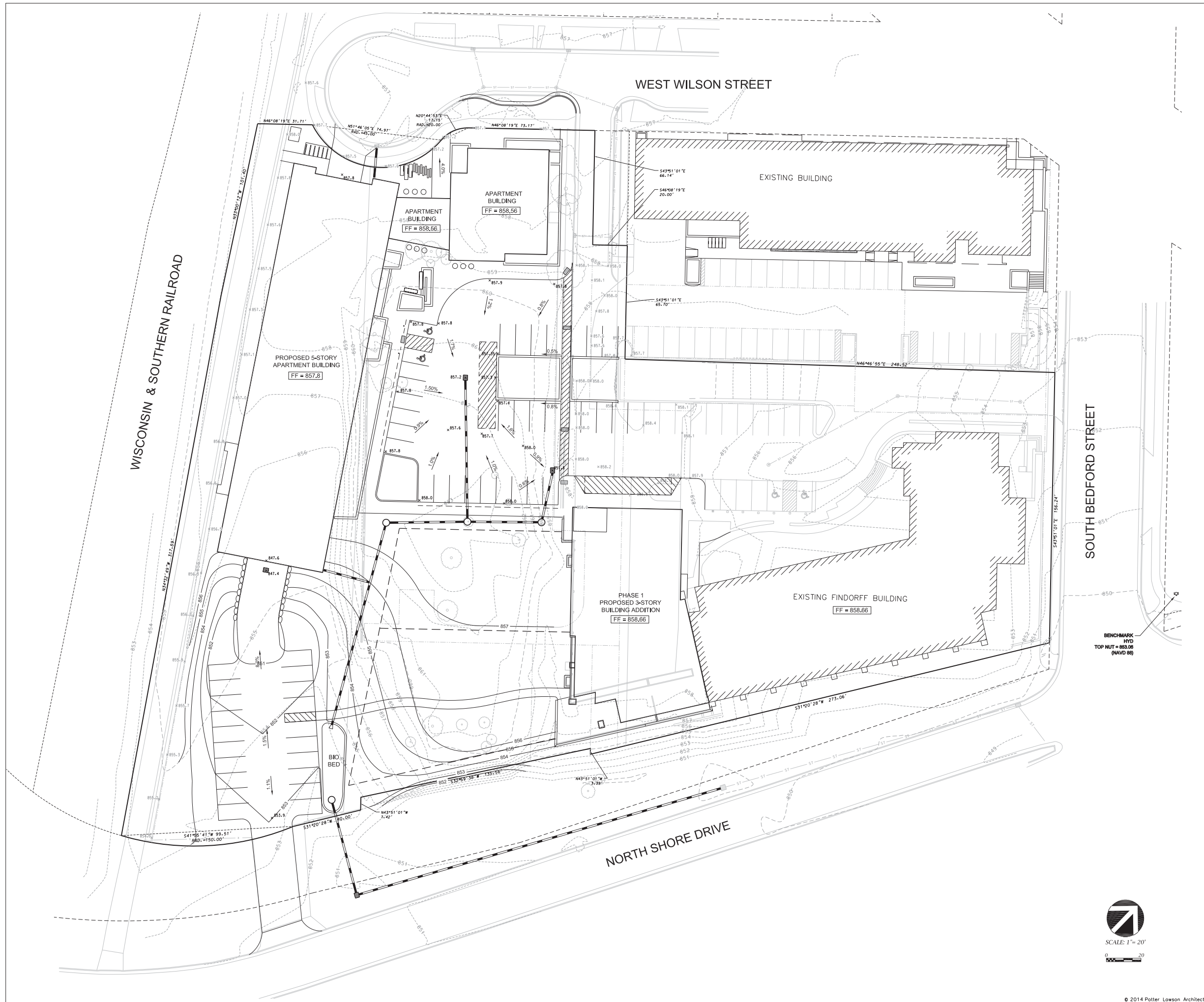
Date	Issuance/Revisions	Symbol
01/22/14	Land Use Application	



SCALE: 1" = 20'

EXISTING CONDITIONS

C101



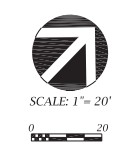
BENCHMARK
HYD
TOP NUT = 863.06
(NAVD 88)

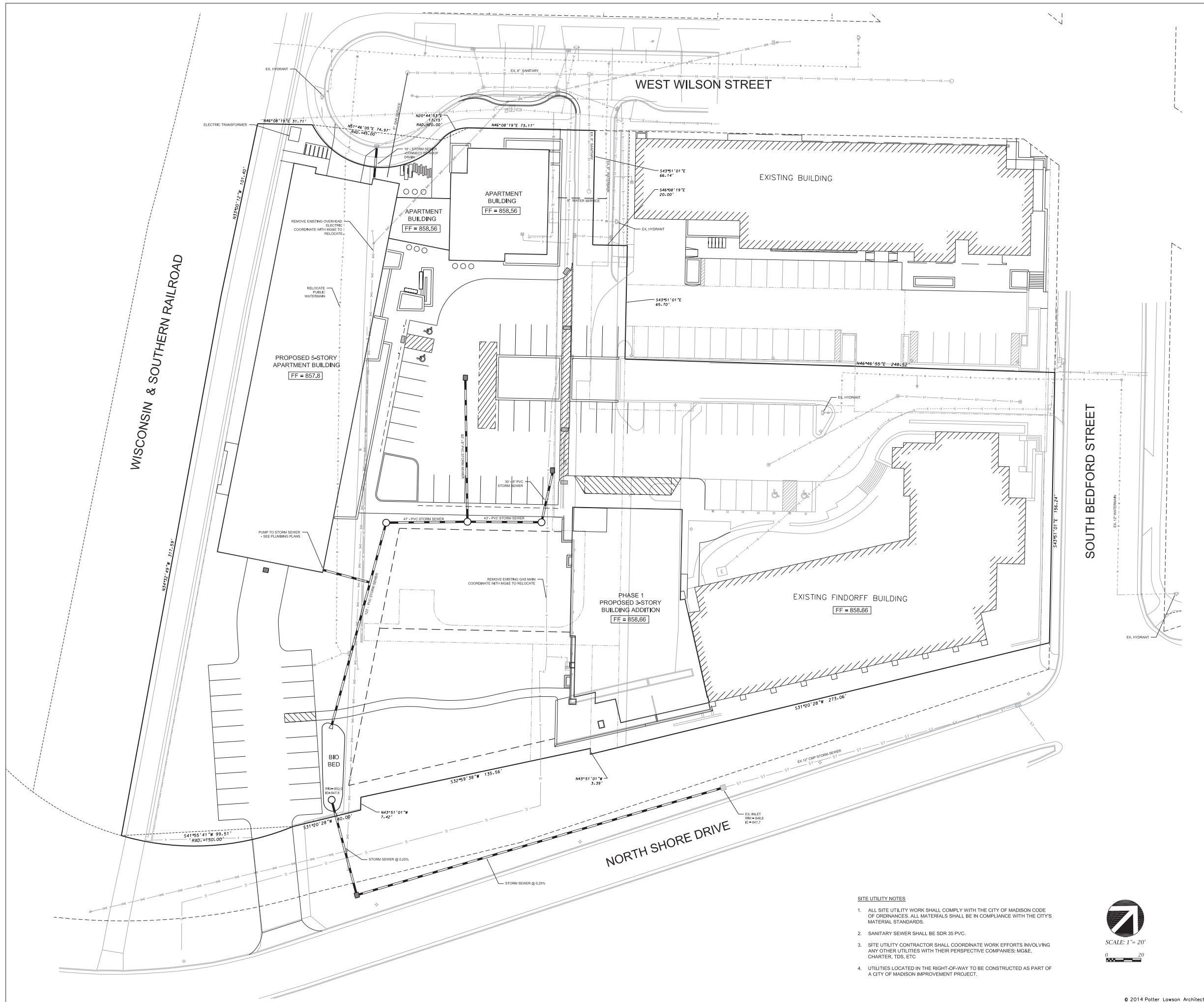
**Findorff Yards
PD (GDP-SIP)**

300 South Bedford Street
Madison, Wisconsin
Project Number 2012.39.00

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

SITE GRADING PLAN





- SITE UTILITY NOTES**
1. ALL SITE UTILITY WORK SHALL COMPLY WITH THE CITY OF MADISON CODE OF ORDINANCES. ALL MATERIALS SHALL BE IN COMPLIANCE WITH THE CITY'S MATERIAL STANDARDS.
 2. SANITARY SEWER SHALL BE SDR 35 PVC.
 3. SITE UTILITY CONTRACTOR SHALL COORDINATE WORK EFFORTS INVOLVING ANY OTHER UTILITIES WITH THEIR PERSPECTIVE COMPANIES: MG&E, CHARTER, TDS, ETC.
 4. UTILITIES LOCATED IN THE RIGHT-OF-WAY TO BE CONSTRUCTED AS PART OF A CITY OF MADISON IMPROVEMENT PROJECT.

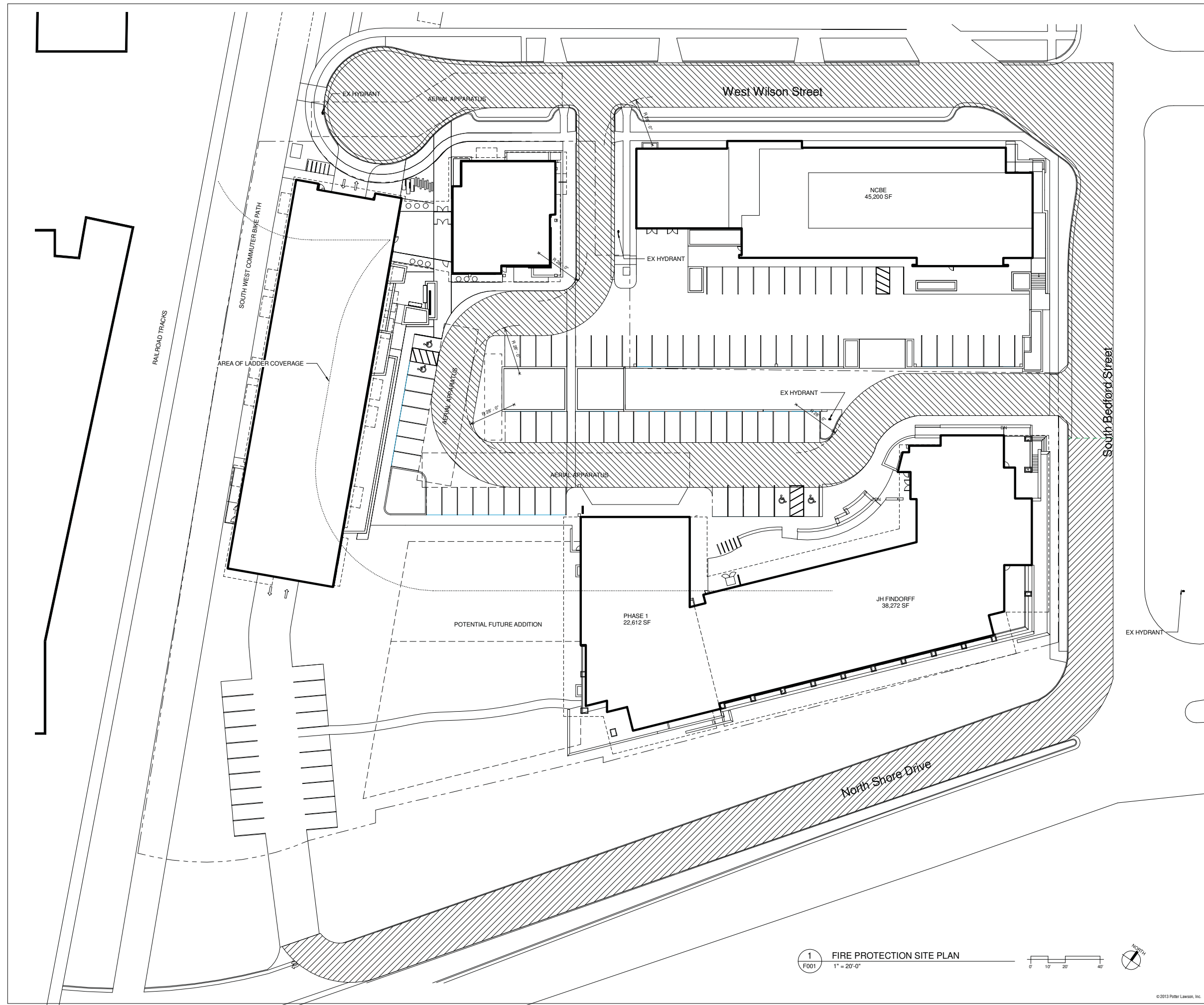


**Findorff Yards
PD (GDP-SIP)**

300 South Bedford Street
Madison, Wisconsin
Project Number 2012.39.00

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

SITE UTILITY PLAN



1/22/2014 8:16:36 AM

1
F001 FIRE PROTECTION SITE PLAN
1" = 20'-0"

0' 10' 20' 40'



© 2013 Potter Lawson, Inc.

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

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

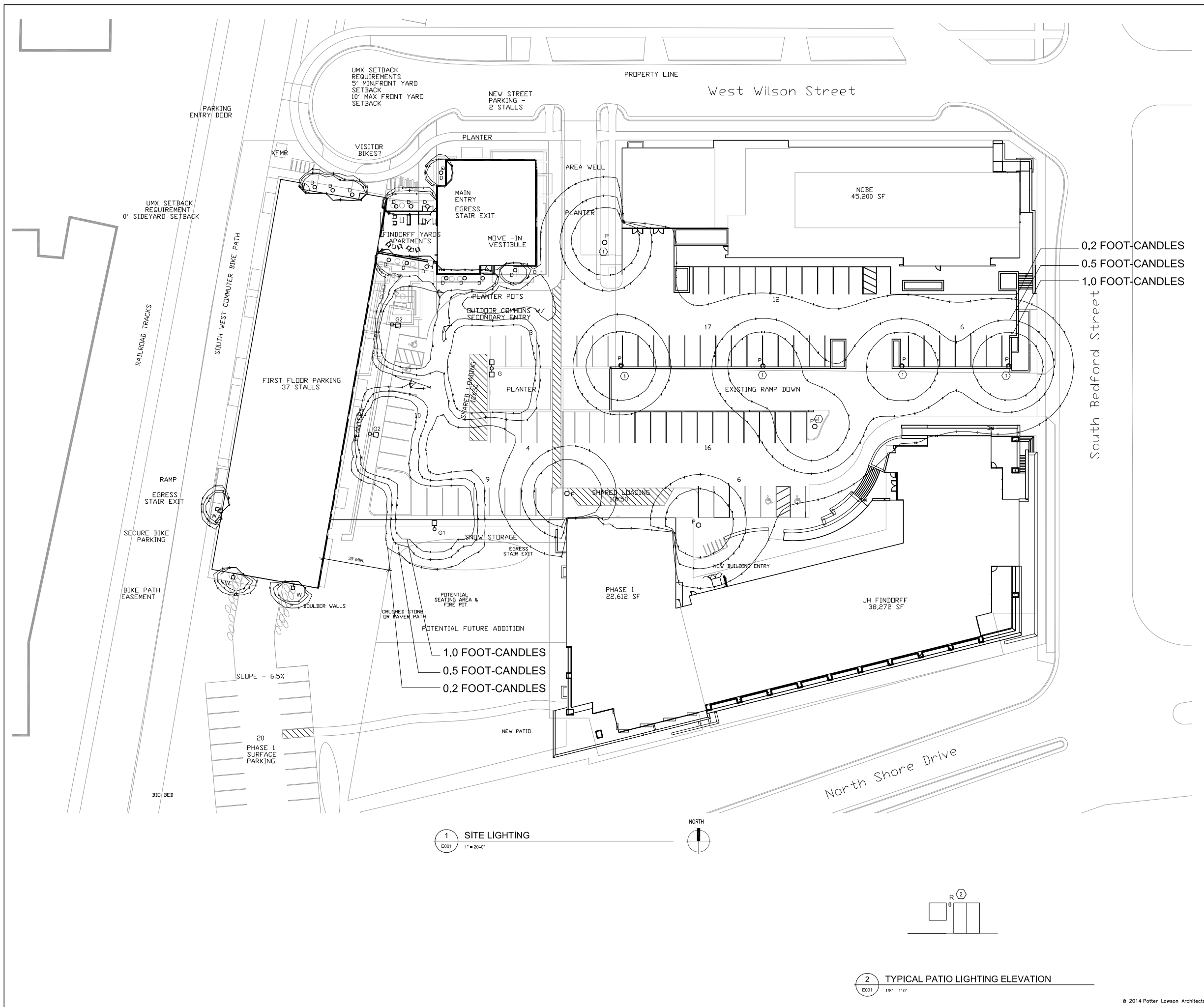
300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

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

**Fire Protection
Site Plan**

F001



0.2 FOOT-CANDLES
0.5 FOOT-CANDLES
1.0 FOOT-CANDLES

1.0 FOOT-CANDLES
0.5 FOOT-CANDLES
0.2 FOOT-CANDLES

- 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.

1 SITE LIGHTING
E001 1" = 20'-0"

2 TYPICAL PATIO LIGHTING ELEVATION
E001 1/8" = 1'-0"

**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



View from Southeast - North Shore Drive South Bedford St.

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	

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

Building View

Notes: _____



View from North Shore Drive

PRELIMINARY
NOT FOR CONSTRUCTION

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

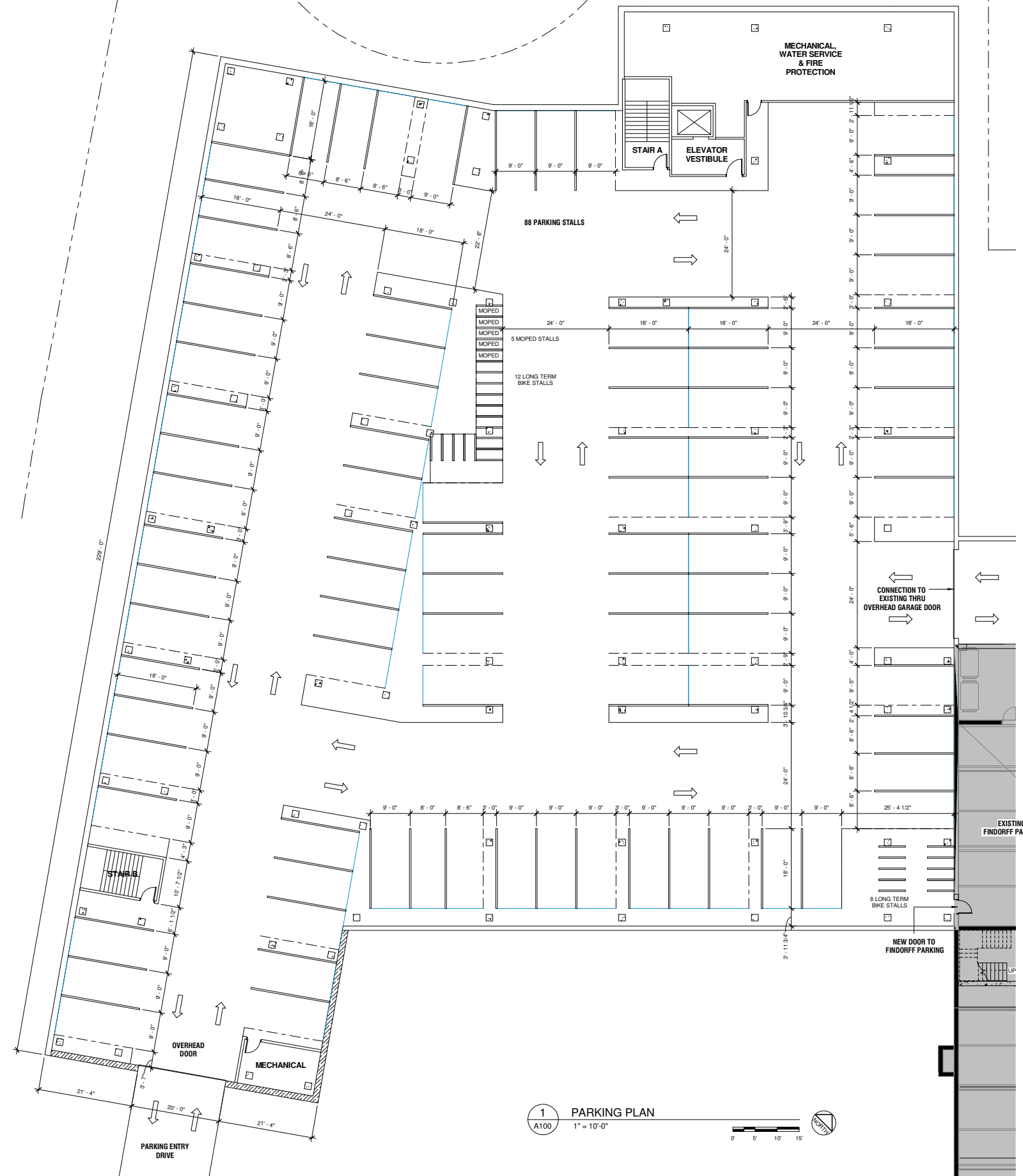
300 South Bedford Street
Madison, Wisconsin

Project Number 2012.39.00

Date	Issuance/Revisions	Symbol

Building View

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

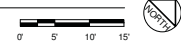
**Findorff Yards
Apartments**
Urban Land Interests
633 West Wilson Street

2012.39.01

Date	Issuance/Revisions	Symbol
1/22/14	Land Use Application	

**PHASE ONE
UNDERGROUND
PARKING PLAN**

1 PARKING PLAN
A100 1" = 10'-0"



1/22/2014 8:18:34 AM

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

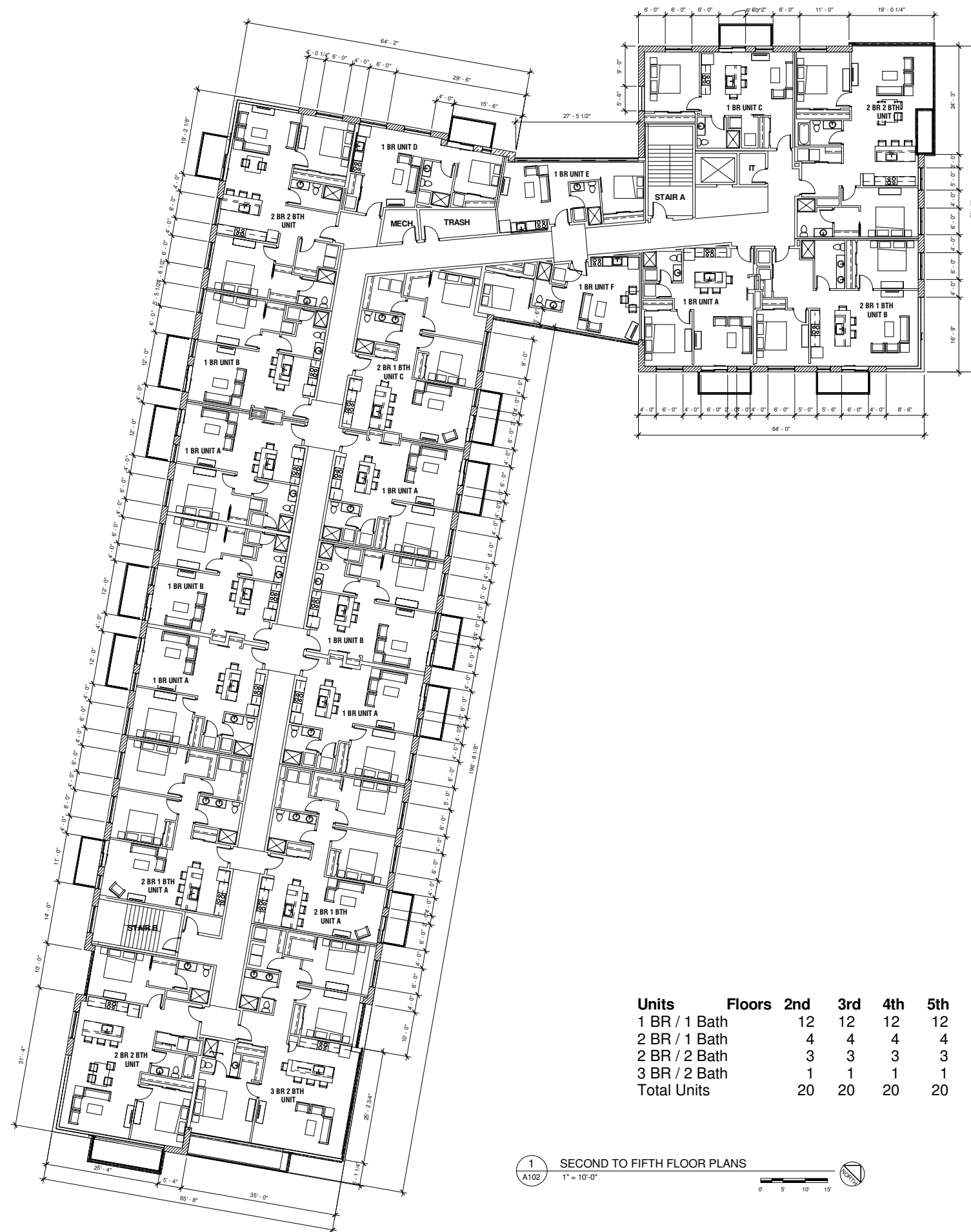
Findorff Yards
Apartments
Urban Land Interests
633 West Wilson Street

2012.39.01

Date	Issuance/Revisions	Symbol
1/22/14	Land Use Application	

**SECOND TO FIFTH
FLOOR PLANS**

A102



1 SECOND TO FIFTH FLOOR PLANS
A102 1" = 10'-0"



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



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



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



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

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

Findorff Yards
Apartments
Urban Land Interests
633 West Wilson Street

2012.39.01

Date	Issuance/Revisions	Symbol
1/22/14	Land Use Application	

**BUILDING
ELEVATIONS**

A201

Notes: _____



West Wilson Street Entry View

PRELIMINARY
NOT FOR CONSTRUCTION

Findorff Yards
Apartments
Urban Land Interests
633 West Wilson Street

2012.39.01

Date	Issuance/Revisions	Symbol
1/22/14	Land Use Application	

BUILDING VIEWS

A211

Notes: _____



Courtyard View

PRELIMINARY
NOT FOR CONSTRUCTION

Findorff Yards
Apartments
Urban Land Interests
633 West Wilson Street

2012.39.01

Date	Issuance/Revisions	Symbol
1/22/14	Land Use Application	

BUILDING VIEWS

A212