

# B R O O M S T R E E T

# L O F T S

33 SOUTH BROOM STREET  
MADISON, WISCONSIN

**DEVELOPER/ARCHITECT**

THE ALEXANDER COMPANY  
ATTN.: THOMAS MILLER  
145 E. BADGER ROAD, SUITE 200  
MADISON, WI 53713  
608.258.5580 PHONE  
608.258.5599 FAX

**LANDSCAPE ARCHITECT/  
CIVIL ENGINEER**

JJR  
ATTN.: NATHAN NOVAK  
625 WILLIAMSON STREET  
MADISON, WI 53703  
608.251.1177 PHONE  
608.251.6147 FAX

**SIP SUBMITTAL**  
OCTOBER 26, 2005

**SITE INFORMATION**

TOTAL SITE AREA: APPROX. 13,913 S.F. (0.32 ACRES)  
BUILDING FOOTPRINT: APPROX. 6,800 S.F.  
LANDSCAPED AREA: APPROX. 2,168 S.F.  
IMPERVIOUS AREA: APPROX. 11,704 S.F.

**BUILDING INFORMATION**

USE/OCCUPANCY: RESIDENTIAL CONDOMINIUMS  
GROSS SQUARE FOOTAGE: 4 STORIES + MEZZANINE;  
APPROX. 6800 S.F. FOOTPRINT  
APPROX. 27,250 TOTAL G.S.F.

UNIT INFORMATION:

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR
1 BR:	4	2	2	2
1 BR IZ:	1			
2 BR:	2	3	3	3
2 BR IZ:	1			
	8	5	5	5
				23

TOTAL NUMBER OF UNITS: 23  
TOTAL NUMBER OF BEDROOMS: 35

**PARKING**

**AUTOMOBILE** ALL PARKING FOR THE BROOM STREET LOFTS IS ACCOMMODATED IN THE ADJACENT PARKING STRUCTURE PER PREVIOUSLY APPROVED SIP

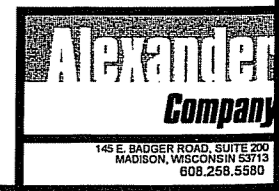
**BICYCLE** ACCOMMODATED IN THE ADJACENT PARKING STRUCTURE

**PROJECT LOCATION**

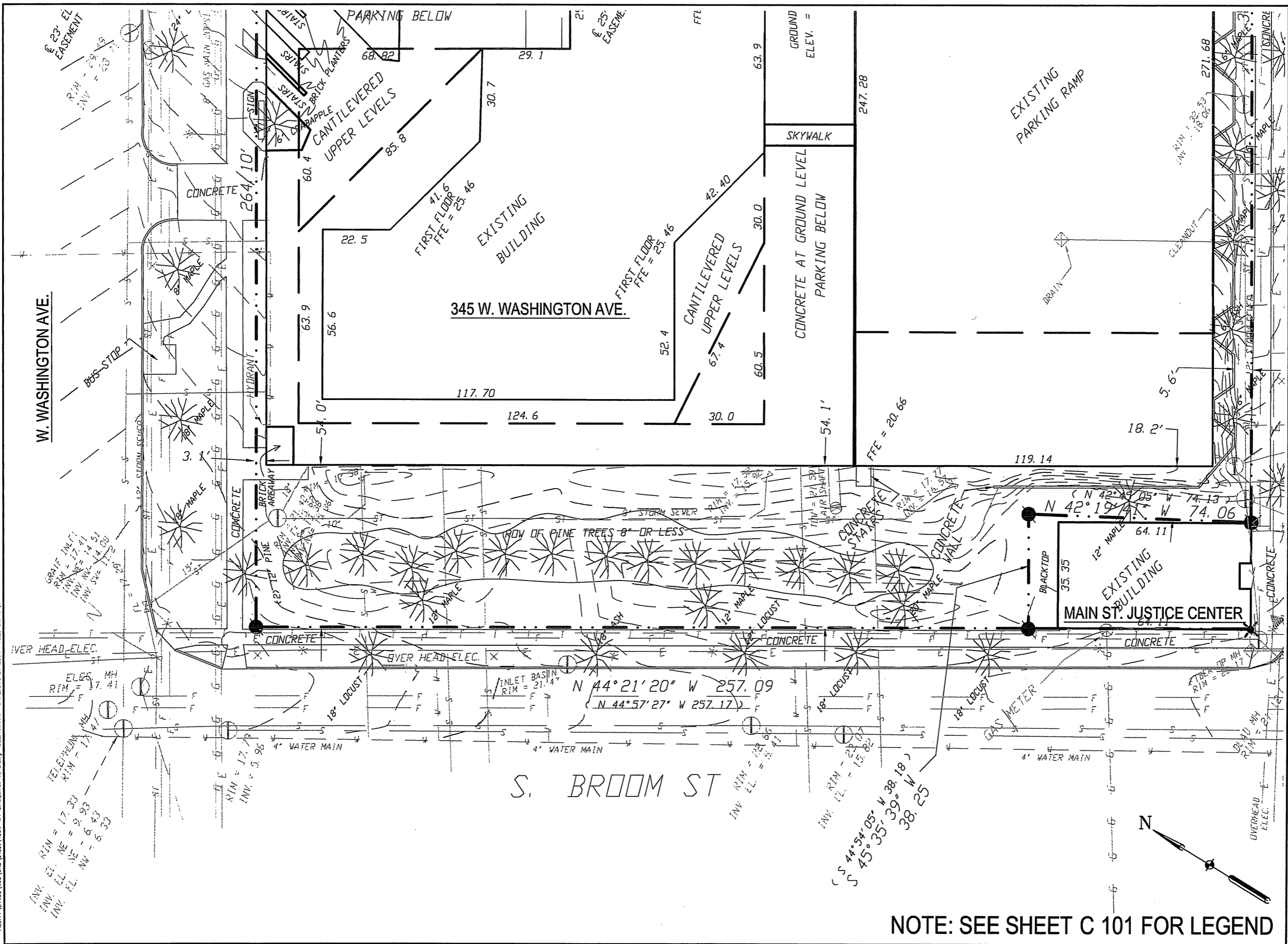


**SHEET INDEX**

- C100 - EXISTING CONDITIONS
- C101 - EXISTING CONDITIONS 2
- C102 - LAYOUT PLAN
- C103 - GRADING PLAN
- C104 - UTILITY PLAN
- C105 - LANDSCAPE PLAN
- C106 - ELECTRICAL SITE PLAN
  
- A1.0 - OVERALL DEVELOPMENT PLAN
- A1.1 - 1ST, 2ND, 3RD FLOOR PLAN
- A1.2 - 4TH FLOOR PLAN AND ROOF PLAN
- A4.1 - BUILDING ELEVATIONS



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**CAPITOL WEST**  
**BROOM ST. SIP**  
 BROOM ST. & W.  
 WASHINGTON AVE.  
 Owner:  
**ALEXANDER**  
**COMPANY, INC**

**JJR**  
 landscape architecture  
 planning  
 urban design  
 civil engineering  
 environmental science  
 JJR, LLC  
 625 WILLIAMSON STREET,  
 MADISON, WISCONSIN 53703  
 608.251.1177 T  
 608.251.6147 F  
 www.jjr-us.com

ISSUED FOR	REV	DATE
Neighborhood Review		10/04/2005
Client Review		10/12/2005
PUD-SIP Submittal		10/26/2005

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

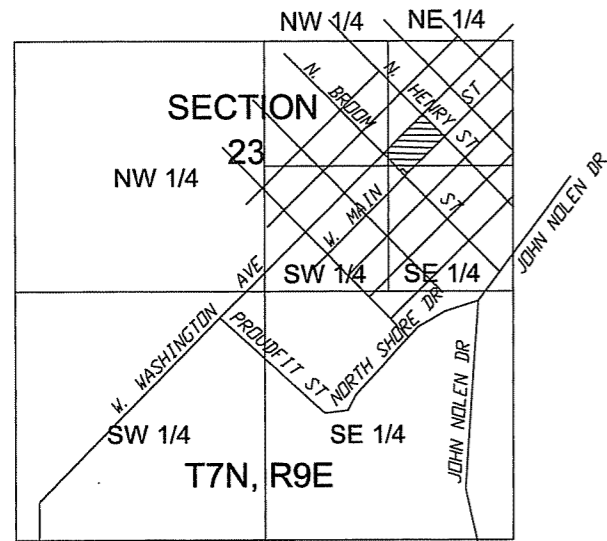
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**EXISTING CONDITIONS**

SCALE  
 24589.000

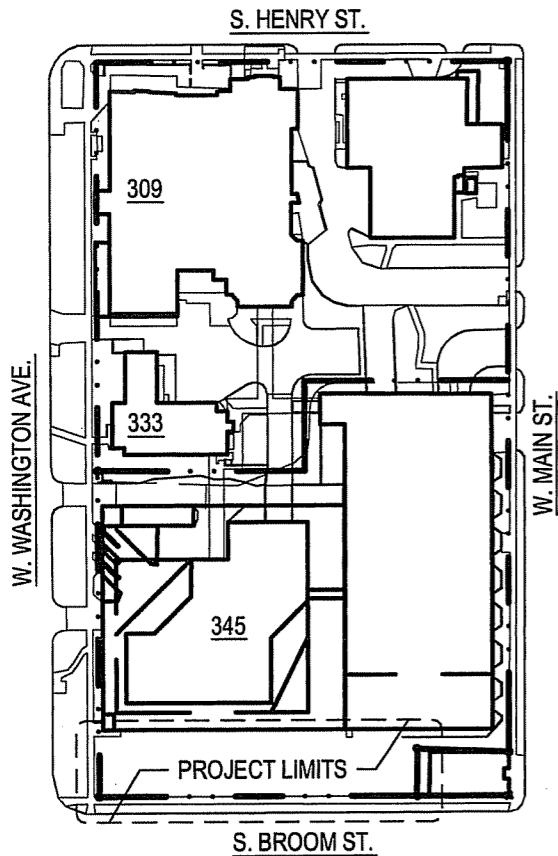
PROJECT NUMBER  
**C 100**

DRAWING NUMBER

NOTE: SEE SHEET C 101 FOR LEGEND



**1** LOCATION MAP  
NOT TO SCALE



**2** VICINITY MAP  
NOT TO SCALE

**BLOCK 51 GDP LEGAL DESCRIPTION:**

a portion of the SE 1/4, NW 1/4 and NE 1/4 of the NE 1/4 all in Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin being all of Lots 5, 6, 7, 8, 9, 10, 11, 12 and that part of Lot 13 lying Northeast of Methodist-Jackson Medical Condominium, Block 51, Original Plat of Madison, and Unit 1, Methodist-Jackson Medical Condominium, also being Units 2, 3 and 4, Methodist-Jackson Medical Condominium.

**BROOM ST. SIP DESCRIPTION:**

The Broom St. lot is part of Lot 1 of CSM 11143.

**SURVEY PREPARED BY:**

WILLIAMSON SURVEYING COMPANY  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN 53597  
PHONE 1 - (608) - 255 - 5705

**A. L. T. A. SURVEY**

LOCATED IN PART OF BLOCK 51, PRITCHETTE PLAT OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE 7-23-04 | CHECKED BY REW

**NOTES:**

ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES, CITY ENGINEERS, OR SURVEY MAP BY ROBERT A. RICHARDSON, THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SNOW AND OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. CONTRACTOR TO FIELD VERIFY.

REFER TO SEPARATELY RECORDED PRIVATE SANITARY EASEMENTS BENEFITING LOT 2 ACROSS LOTS 1 AND 3.

ELEVATIONS ARE REFERENCED TO CITY DATUM.

PARCEL AREA: APPROXIMATELY 0.32 ACRES

**LEGEND:**

- = SET 3/4" x 24" REBAR WT 1.5 LB PER LIN FT
- ⊗ = FOUND 3/4" REBAR
- ⊖ = FOUND DRILLED HOLE IN CONCRETE
- ( ## ) = RECORDED AS
- ⊙ = GAS VALVE
- ⊗ = BOLLARD
- ⊠ = SERVICE VAULT
- \* = LIGHT POLE
- ⊕ = PARKING METER
- ⊘ = MAN HOLE
- ▲ = FIRE HYDRANT
- △ = WATER VALVE
- + = STREET OR PARKING SIGN
- ⊠ = UTILITY BOX
- ∞ = DRAINAGE INLET
- △ = VENT OR UNIDENTIFIED PIPE
- TOW = TOP OF WALL
- ⊗ = AIR SHAFT VENT
- ▭ = BLACK TOP
- = CONCRETE CURB
- ⊗ = TREE
- X 28.1 = SPOT ELEVATION ( AS NOTED )
- E — E — = UNDERGROUND ELECTRIC
- F — F — = UNDERGROUND FIBER OPTIC
- G — G — G — = UNDERGROUND GAS LINE
- S — S — = UNDERGROUND SANITARY SEWER
- ST — = UNDERGROUND STORM SEWER
- T — T — T — = UNDERGROUND TELEPHONE
- W — W — W — = UNDERGROUND WATER
- — — = PROPERTY LINE

**CAPITOL WEST BROOM ST. SIP**

BROOM ST. & W. WASHINGTON AVE.  
Owner:  
**ALEXANDER COMPANY, INC**

**JJR** landscape architecture  
planning urban design civil engineering environmental science  
JJR, LLC  
625 WILLIAMSON STREET,  
MADISON, WISCONSIN 53703  
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ISSUED FOR	REV	DATE
Neighborhood Review		10/04/2005
Client Review		10/12/2005
PIU-SIP Submittal		10/26/2005

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

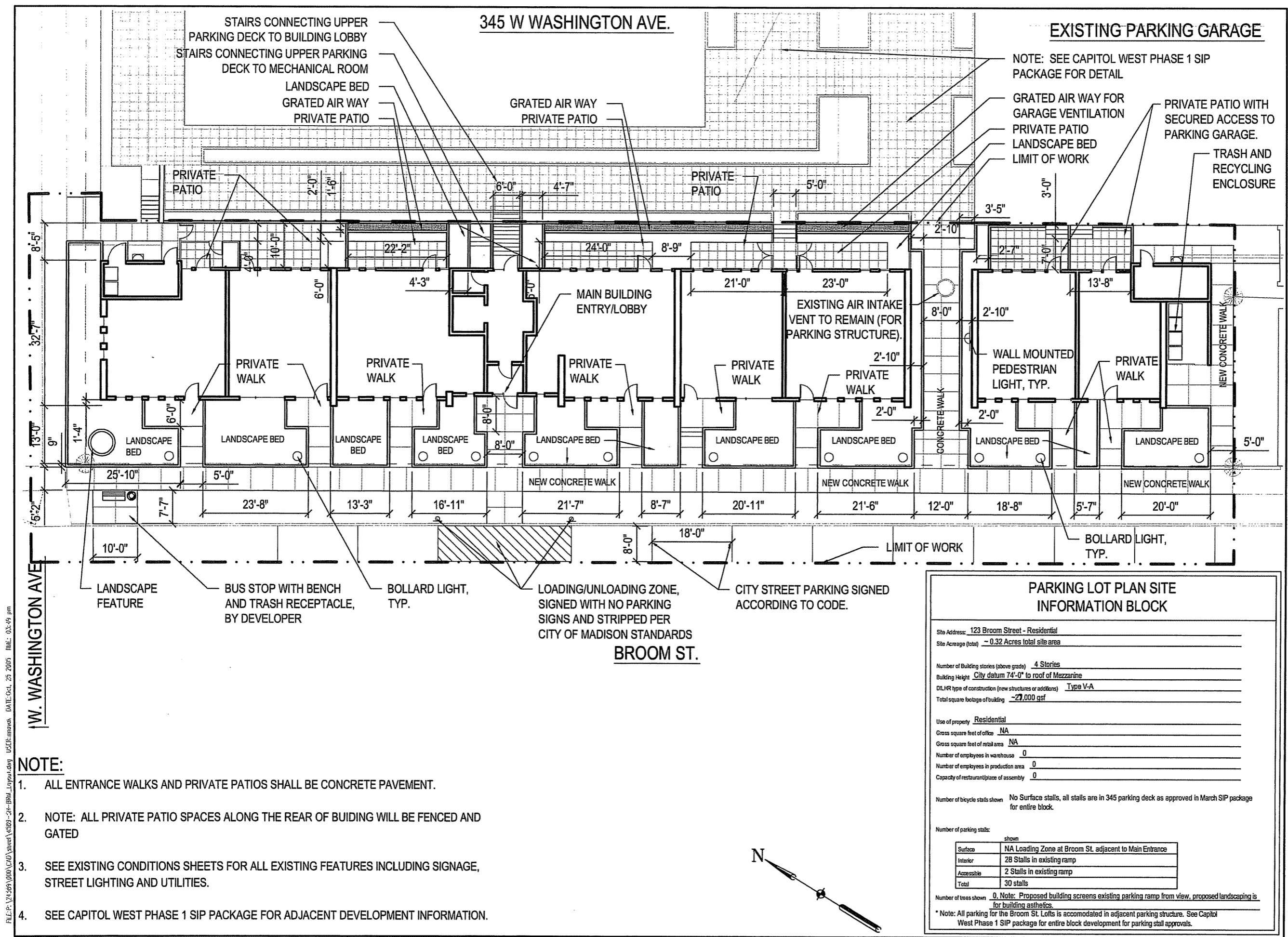
KEY PLAN

DRAWING TITLE  
**EXISTING CONDITIONS 2**

SCALE  
NOT TO SCALE  
24589.000

PROJECT NUMBER  
**C 101**

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345 W WASHINGTON AVE.

EXISTING PARKING GARAGE

STAIRS CONNECTING UPPER PARKING DECK TO BUILDING LOBBY  
STAIRS CONNECTING UPPER PARKING DECK TO MECHANICAL ROOM  
LANDSCAPE BED  
GRATED AIR WAY  
PRIVATE PATIO

NOTE: SEE CAPITOL WEST PHASE 1 SIP PACKAGE FOR DETAIL

GRATED AIR WAY FOR GARAGE VENTILATION  
PRIVATE PATIO  
LANDSCAPE BED  
LIMIT OF WORK

PRIVATE PATIO WITH SECURED ACCESS TO PARKING GARAGE.

TRASH AND RECYCLING ENCLOSURE

PRIVATE PATIO

PRIVATE PATIO

WALL MOUNTED PEDESTRIAN LIGHT, TYP.

PRIVATE WALK

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE BED

LANDSCAPE FEATURE

BUS STOP WITH BENCH AND TRASH RECEPTACLE, BY DEVELOPER

BOLLARD LIGHT, TYP.

LOADING/UNLOADING ZONE, SIGNED WITH NO PARKING SIGNS AND STRIPPED PER CITY OF MADISON STANDARDS

CITY STREET PARKING SIGNED ACCORDING TO CODE.

LIMIT OF WORK

BOLLARD LIGHT, TYP.

**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address: 123 Broom Street - Residential  
Site Acreage (Total): 0.32 Acres total site area

Number of Building stories (above grade): 4 Stories  
Building Height: City datum 74'-0" to roof of Mezzanine  
DIL/HR type of construction (new structures or additions): Type V-A  
Total square footage of building: 27,000 sqf

Use of property: Residential  
Gross square feet of office: NA  
Gross square feet of retail area: NA  
Number of employees in warehouse: 0  
Number of employees in production area: 0  
Capacity of restaurant/place of assembly: 0

Number of bicycle stalls shown: No Surface stalls, all stalls are in 345 parking deck as approved in March SIP package for entire block.

Number of parking stalls:

	shown
Surface	NA Loading Zone at Broom St. adjacent to Main Entrance
Interior	28 Stalls in existing ramp
Accessible	2 Stalls in existing ramp
Total	30 stalls

Number of trees shown: 0. Note: Proposed building screens existing parking ramp from view, proposed landscaping is for building aesthetics.

\* Note: All parking for the Broom St. Lofts is accommodated in adjacent parking structure. See Capitol West Phase 1 SIP package for entire block development for parking stall approvals.

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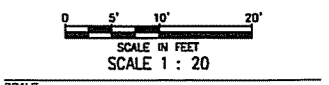
ISSUED FOR	REV DATE
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KEY PLAN

DRAWING TITLE  
LAYOUT PLAN



SCALE 24589.000

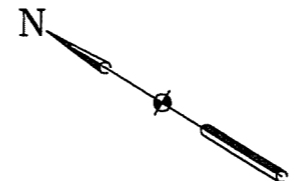
PROJECT NUMBER

C 102

DRAWING NUMBER

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- NOTE:**
- ALL ENTRANCE WALKS AND PRIVATE PATIOS SHALL BE CONCRETE PAVEMENT.
  - NOTE: ALL PRIVATE PATIO SPACES ALONG THE REAR OF BUILDING WILL BE FENCED AND GATED
  - SEE EXISTING CONDITIONS SHEETS FOR ALL EXISTING FEATURES INCLUDING SIGNAGE, STREET LIGHTING AND UTILITIES.
  - SEE CAPITOL WEST PHASE 1 SIP PACKAGE FOR ADJACENT DEVELOPMENT INFORMATION.



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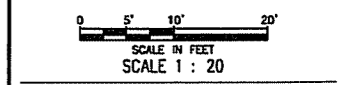
ISSUED FOR	REV	DATE
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KEY PLAN

DRAWING TITLE  
**GRADING PLAN**

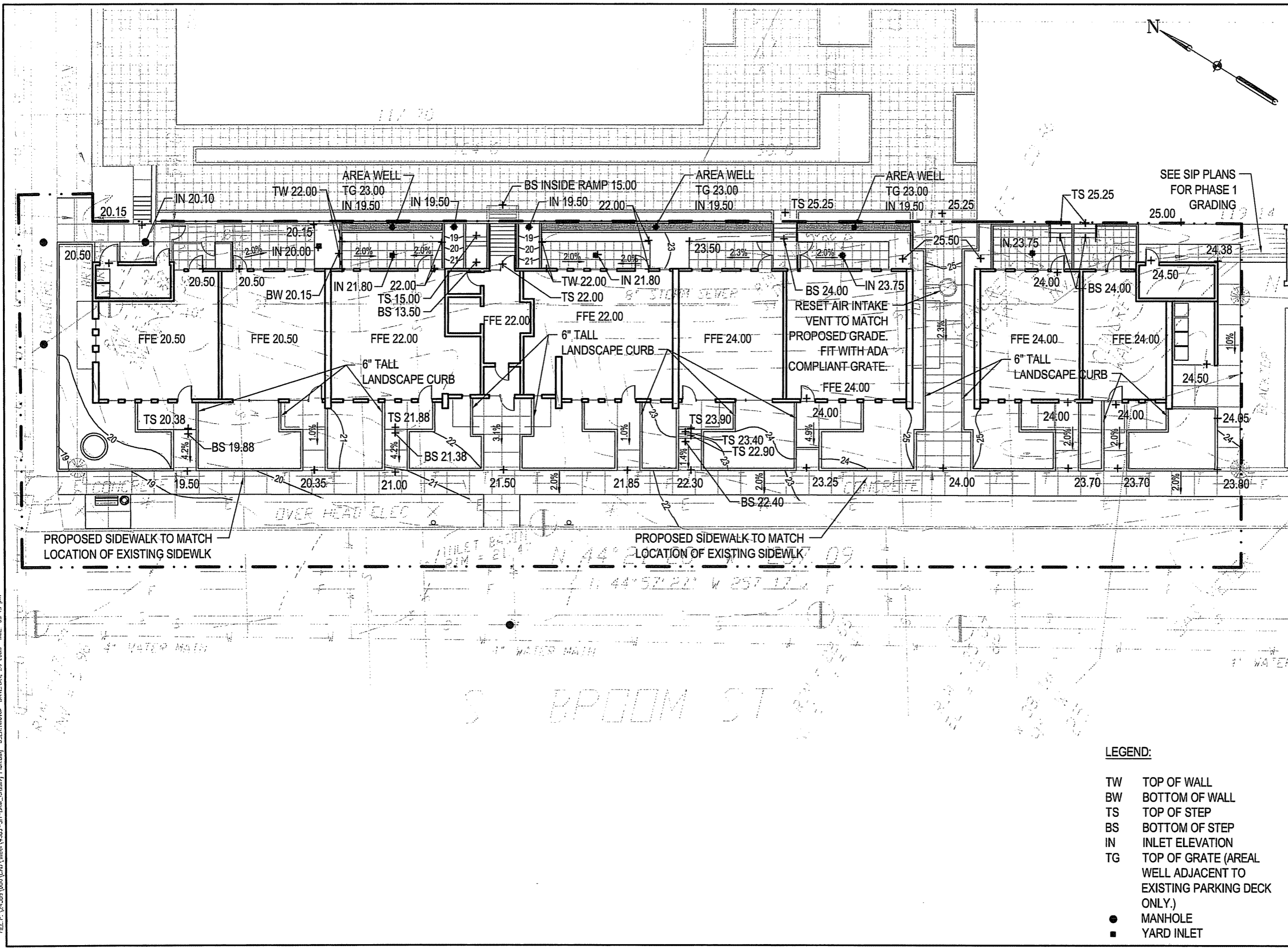


SCALE 24589.000

PROJECT NUMBER

**C 103**

DRAWING NUMBER



- LEGEND:**
- TW TOP OF WALL
  - BW BOTTOM OF WALL
  - TS TOP OF STEP
  - BS BOTTOM OF STEP
  - IN INLET ELEVATION
  - TG TOP OF GRATE (AREAL WELL ADJACENT TO EXISTING PARKING DECK ONLY.)
  - MANHOLE
  - YARD INLET

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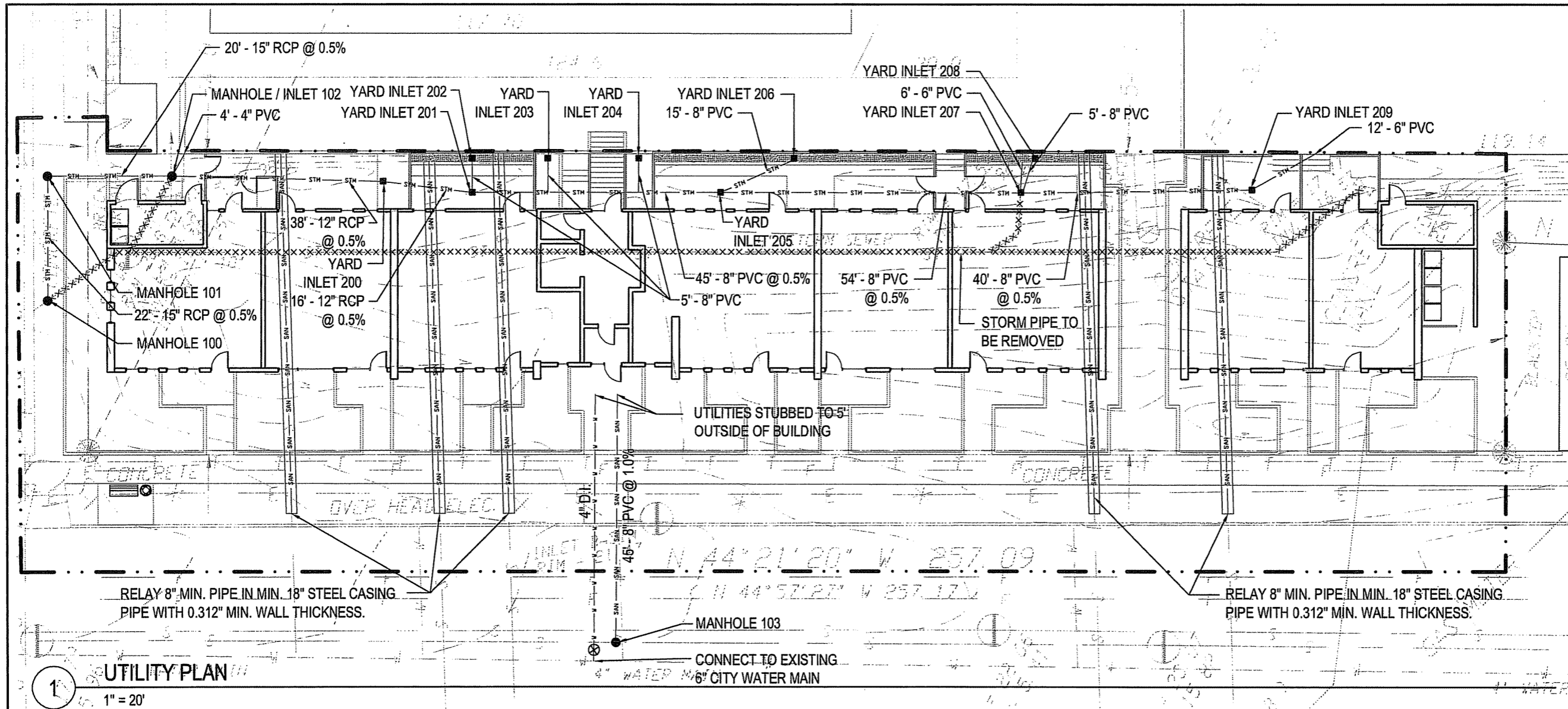
DRAWING TITLE  
**UTILITY PLAN**

SCALE IN FEET  
SCALE 1 : 20

SCALE 24589.000

PROJECT NUMBER  
**C 104**

DRAWING NUMBER



RELAY 8" MIN. PIPE IN MIN. 18" STEEL CASING  
PIPE WITH 0.312" MIN. WALL THICKNESS.

RELAY 8" MIN. PIPE IN MIN. 18" STEEL CASING  
PIPE WITH 0.312" MIN. WALL THICKNESS.

**UTILITY PLAN**

1" = 20'

**STRUCTURE TABLE**

MANHOLE / YARD INLET	RIM ELEV.	INVERT ELEV.
100	19.5	EXISTING W. (15") 15.10
101	20.40	NE. (15") 15.15 SW. (15") 15.23
102	20.10	E. (15") 15.40 NW. (15") 15.35 SE. (12") 15.43
103	23.00	EXISTING NW. (10") 5.70 EXISTING SE. (10") 5.80 NE. (8") 6.70
200	20.00	NW. (12") 15.62 SE. (12") 15.62

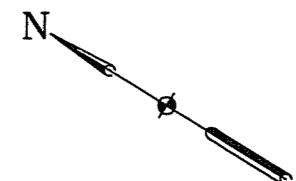
201	21.80	NW. (12") 15.70 NE. (8") 16.30 SE. (12") 15.70
202	19.50	SE. (8") 16.50
203	19.50	SE. (8") 16.50
204	19.50	SE. (8") 16.50
205	21.80	NW. (8") 15.93 E. (8") 16.20 SE. (8") 15.98
206	19.50	NW. (8") 16.50
207	23.75	NW. (8") 16.22 NE. (6") 16.50 E. (8") 16.40 SE. (8") 16.22
208	19.50	W. (8") 16.50
209	23.75	NW. (8") 16.40 SE. (8") 16.50

**LEGEND**

- UTILITY DEMO
- SAN - SAN - SANITARY LINE
- STH - STH - STORM LINE
- W - W - WATER LINE
- MANHOLE
- YARD INLET

**NOTE:**

1. GAS AND ELECTRIC TO BE PROVIDED TO BUILDING MECHANICAL ROOM BY MG&E. CONTRACTOR TO COORDINATE UTILITY WORK.
2. ALL STRUCTURE UTILITIES TO BE ROUTED TO UTILITY ROOM
3. ALL PROPOSED UTILITIES TO BE STUBBED TO WITHIN 5' OF THE PROPOSED BUILDING, TYP.



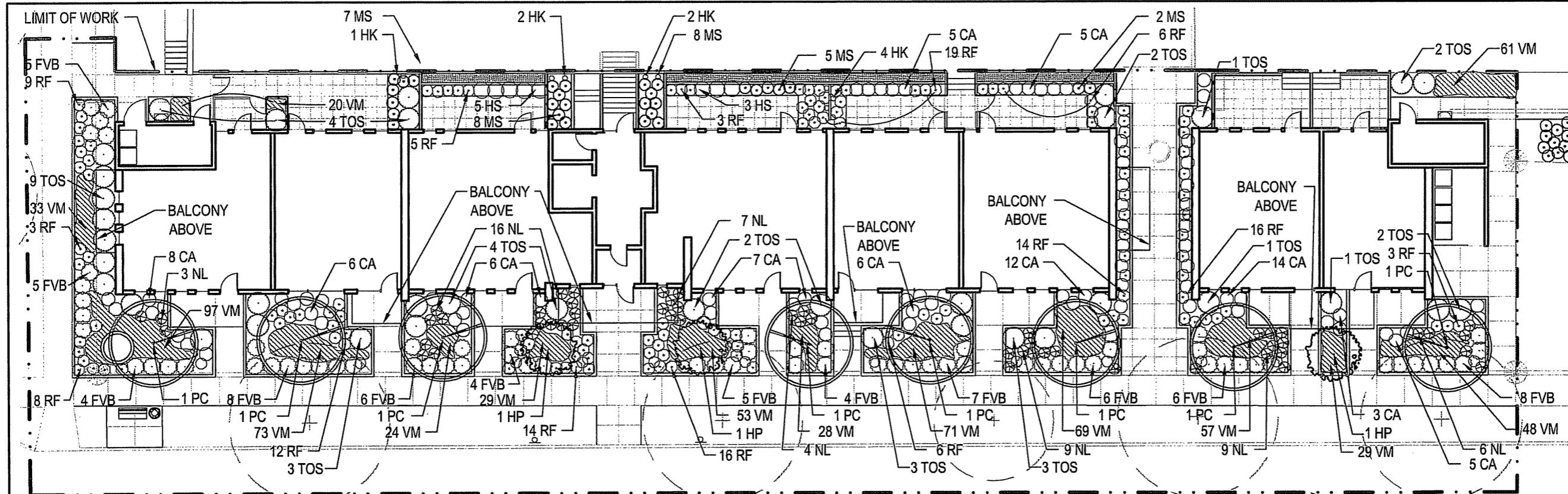
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NOTE: ALL TREES IN CITY TERRACE SHALL BE REVIEWED AND APPROVED BY CITY FORESTRY AND SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.

ISSUED FOR	REV	DATE
Neighborhood Review		10/24/2005
Client Review		10/12/2005
EUD-SIP Submittal		10/26/2005

SEALS AND SIGNATURES

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KEY PLAN

DRAWING TITLE  
**LANDSCAPE PLAN**

SCALE  
SCALE IN FEET  
SCALE 1 : 20

SCALE 24589.000

PROJECT NUMBER  
**C 105**

DRAWING NUMBER

PLANT LIST							
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	SPACING	PLANT GROWTH COMMENTS
<b>ORNAMENTAL TREES</b>							
HP	Hydrangea paniculata 'Unique'	Unique Hydrangea on Standard	1"	BB	3	See Plan	10'-12' Height, 10' Spread
PC	Pyrus calleryana 'Glen's Form'	Chanticleer Pear	1 1/2"	BB	8	See Plan	25'-30' Height, 12'-15' Spread
<b>DECIDUOUS SHRUBS</b>							
FVB	Forsythia viridissima 'Bronxensis'	Dwarf Forsythia	24" Ht.	CONT.	68	42" O.C., See Plan	2'-3' Height and Spread
<b>EVERGREEN SHRUBS</b>							
TOS	Thuja Occidentalis 'Smaragd'	Smaragd Emerald Arborvitae	5' Ht.	BB	37	See Plan	10'15" Max. height, slow growth
<b>GROUNDCOVERS AND PERENNIALS</b>							
HK	Actinidia arguta	Hardy Kiwi Vine	1 gal.	CONT.	9	See Plan	
CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	CONT.	77	24" OC	4'-5' Height, 2'-3' Spread
HS	Hosta 'Sum and Substance'	Sum and Substance Hosta	1 gal.	CONT.	8	36" OC	24" Height, 24"-36" Spread
MS	Matteuccia struthiopteris	Ostrich Fern	1 gal.	CONT.	30	24" OC	3'-5' Height, 12"-24" Spread
NL	Nepeta x faassenii	Walker's Low Catmint	1 gal.	CONT.	54	24" OC	24" Height, 24" Spread
RF	Rudbeckia fulgida 'Goldsturm'	Black-eyed-Susan	1 gal.	CONT.	135	24" OC	24" Height, 18" Spread
VM	Vinca Minor	Periwinkle	4" Cont.	CONT.	692	12" OC	Mat groundcover 1'-2' Spread

**LANDSCAPE REQUIREMENT CHART**

**I. NUMBER OF TREES REQUIRED:**  
The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of the worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)  
Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (150) points.)

NUMBER OF PARKING STALLS \_\_\_\_\_ 0  
TOTAL SQUARE FOOTAGE OF THE STORAGE AREA DIVIDED BY THREE HUNDRED (300) SQUARE FEET \_\_\_\_\_ 0  
NUMBER OF CANOPY SHADE TREES REQUIRED (2"-2 1/2" CALIPER) \_\_\_\_\_ 0  
Manufacturing / Industrial (50% of requirement above) \_\_\_\_\_ 0

**II. NUMBER OF LANDSCAPE POINTS REQUIRED**  
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.  
The number of points required for loading areas is (75) points for each loading berth.

NUMBER OF POINTS REQUIRED \_\_\_\_\_ 0  
Manufacturing / Industrial (50% of requirement above) \_\_\_\_\_ 0

**TABULATION OF POINTS AND CREDITS**  
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANT.	CREDITS POINTS
Canopy Tree - 2"-2 1/2" **	35	0	0	0	0
Deciduous Shrub	2	0	0	0	0
Evergreen Shrub	3	0	0	0	0
Decorative wall or Fence (per) 10 L.F.	5	0	0	0	0
Earth Berm (per 10 L.F.) Ave. Height 30" Ave. Height 15"	5 2	0	0	0	0
Evergreen Trees 3 - ft. height min.	15	0	0	0	0
Canopy Tree or Small Tree 1 1/2" - 2" Cal. (i.e., Crab, Hawthorn)	15	0	0	0	0
* Trees required in Part I above, are not to be included in the point count.					TOTAL
					0

\* Note: All parking is accommodated within existing, covered parking structure. Proposed development will screen the parking structure entirely. Parking structure is not an open facility. Area wells and screen mesh provide air ventilation. See Phase 1 SIP package for entire block development for parking stall approvals. No new parking is associated with this project.

FILE: P:\24589\24589.dwg (AutoCAD) User: jrb Date: 10/26/05 Time: 03:49 pm

**CAPITOL WEST  
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608.251.6147 F  
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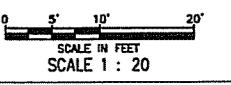
ISSUED FOR	REV	DATE
Neighborhood Review		10/04/2005
Client Review		10/12/2005
PUD-SP Submittal		10/26/2005

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

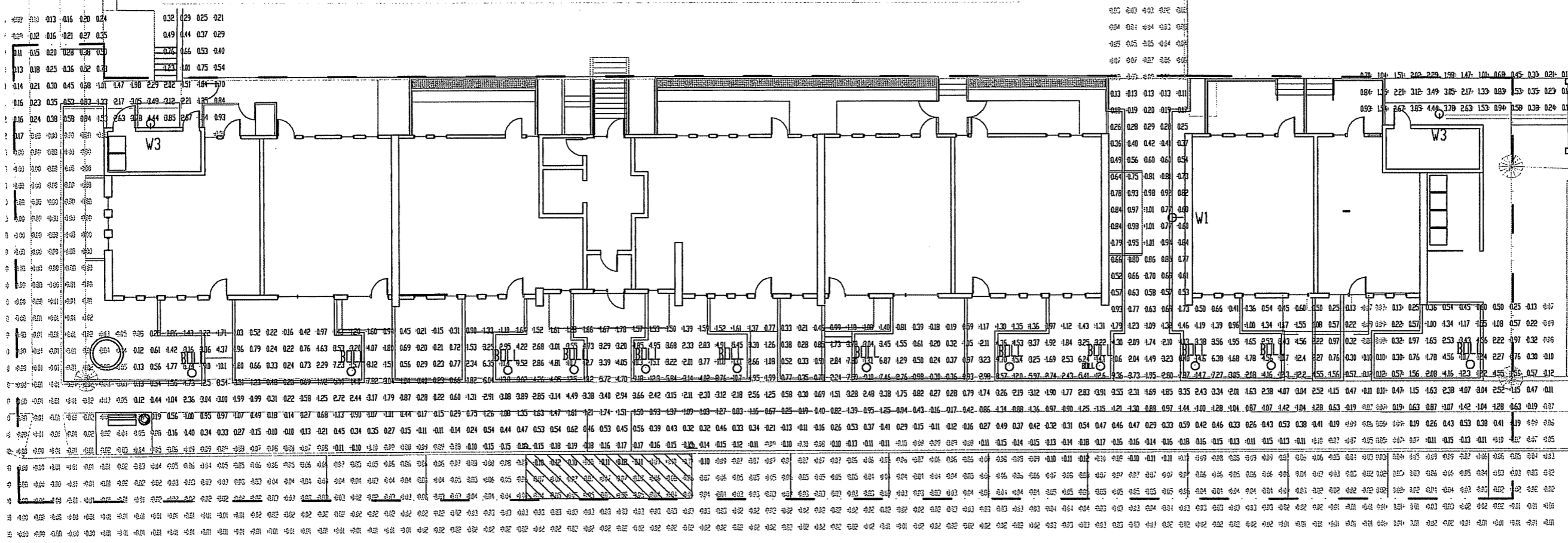
DRAWING TITLE  
**SITE ELECTRICAL**



SCALE 24589.000

PROJECT NUMBER  
**C 106**

DRAWING NUMBER



CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
BroomSt	130.25x274.81ft	Grid_Grade / H-H	1345	3.00	<+>	1.05	18.95	0.00	N/A	N/A

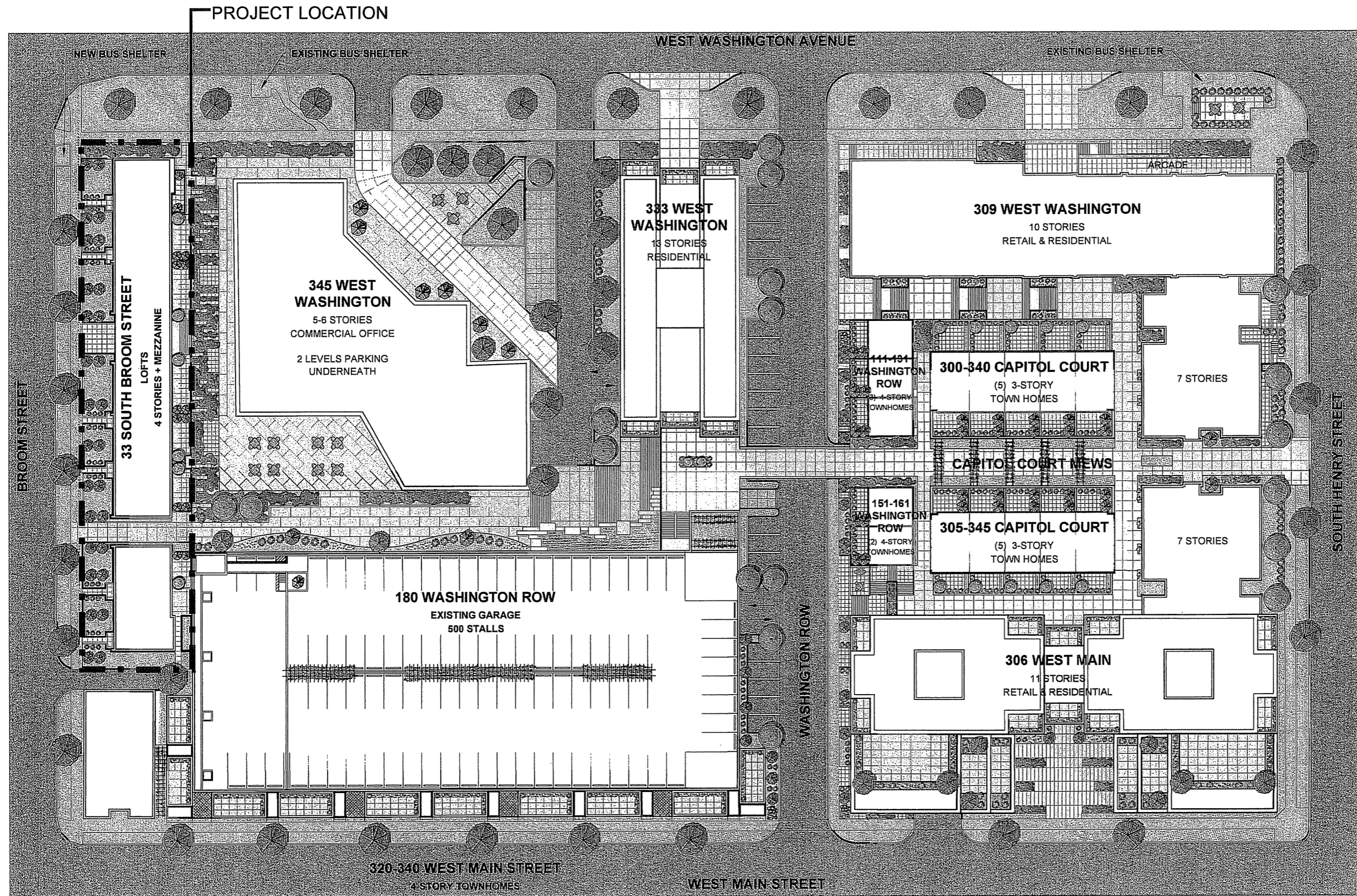
Block 51 LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
BOLL	o	Poulsen Lighting (1) "SB50" SAB-857-Grey	(1)	3200		0.80	11
W1	o	SELUX CORPORATION (1) "RW10" RIT-1-H50 (RITORNO)	(1) MH50	3200		0.80	1
W3	o	Poulsen Lighting (1) "NMW" NYW-MAX-209-WHITE	(1) Lamp catalog number	3200		0.80	2



**CAPITOL WEST  
MADISON - BLOCK 51**

PHASE 1

NOTES:



THE ALEXANDER COMPANY

145 EAST BADGER ROAD  
MADISON, WISCONSIN 53713  
608-258-5580

ISSUE:  
PUD/SIP OCTOBER 26 2005

**BROOM STREET LOFTS**

DRAWING TITLE:  
SITE PLAN

DWG:

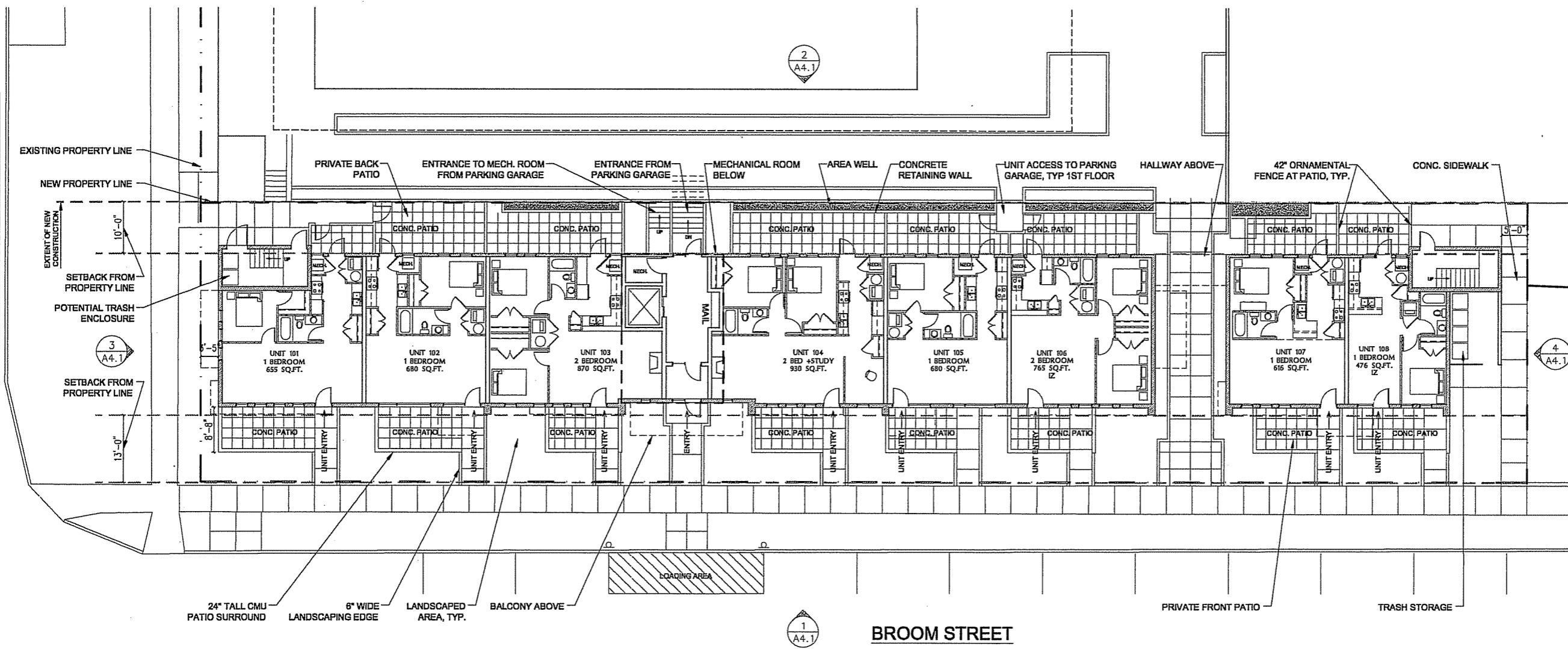


WEST WASHINGTON AVENUE

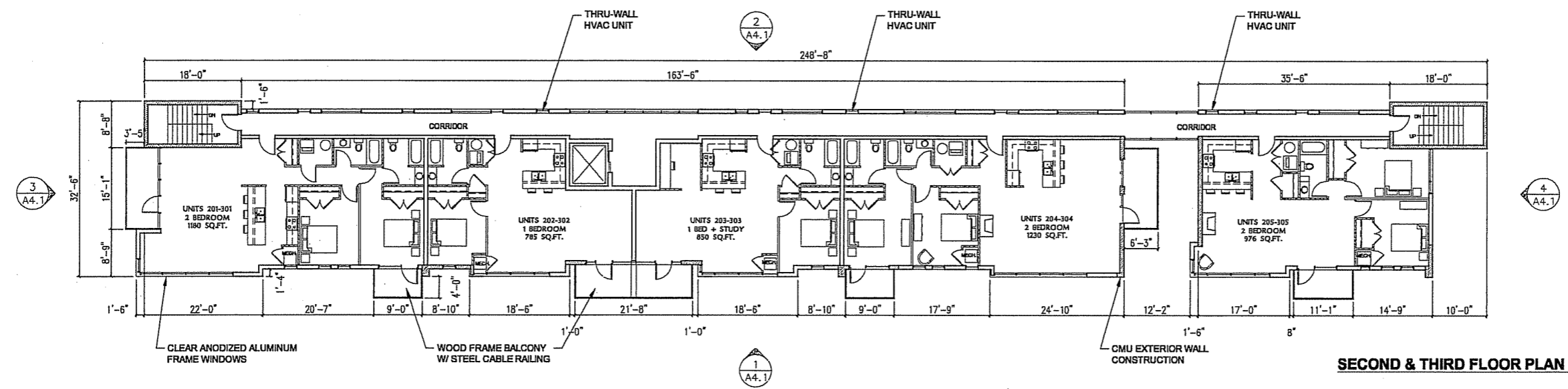
# CAPITOL WEST MADISON - BLOCK 51

PHASE 1

NOTES:

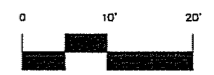


**FIRST FLOOR PLAN**



**SECOND & THIRD FLOOR PLAN**

THE ALEXANDER COMPANY  
145 EAST BADGER ROAD  
MADISON, WISCONSIN 53713  
608-258-5580



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### BROOM STREET LOFTS

DRAWING TITLE:  
FLOOR PLANS

DWG:

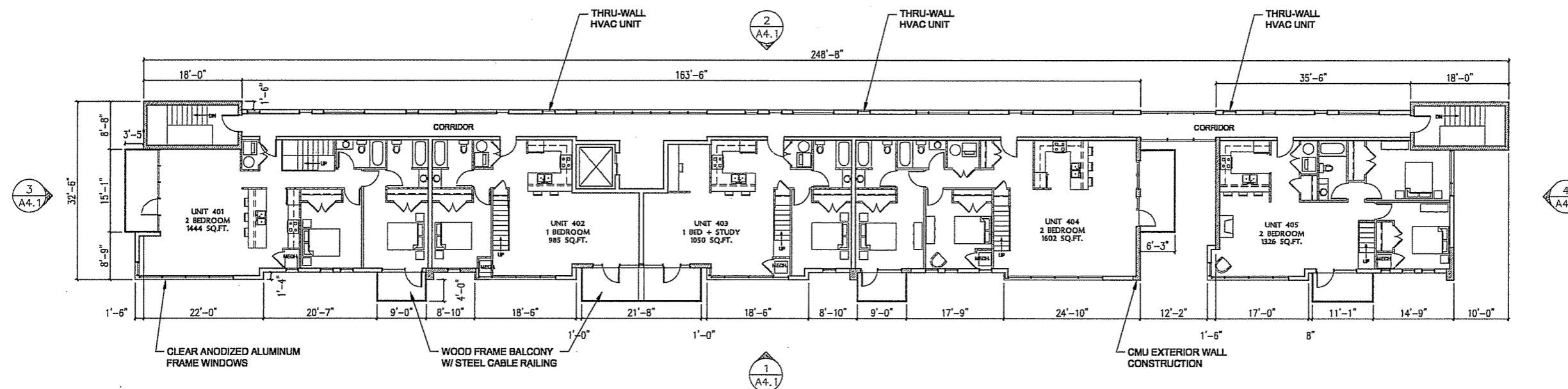


**A1.1**

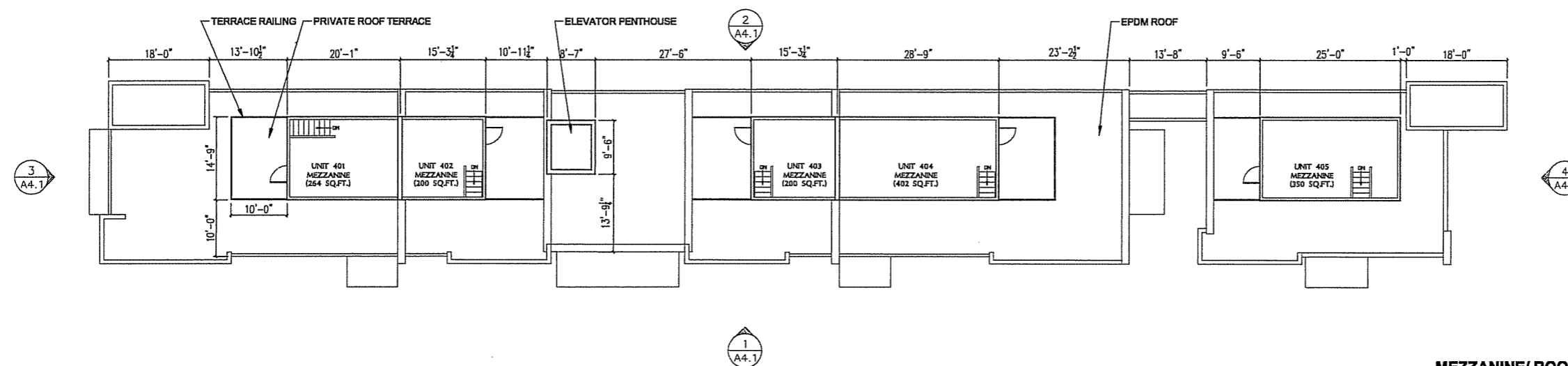
**CAPITOL WEST  
MADISON - BLOCK 51**

PHASE 1

NOTES:



**FOURTH FLOOR PLAN**



**MEZZANINE/ ROOF PLAN**

THE ALEXANDER COMPANY

145 EAST BADGER ROAD  
MADISON, WISCONSIN 53713  
608-258-5580



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**BROOM STREET LOFTS**

DRAWING TITLE:  
FLOOR PLANS

DWG:



**A1.2**

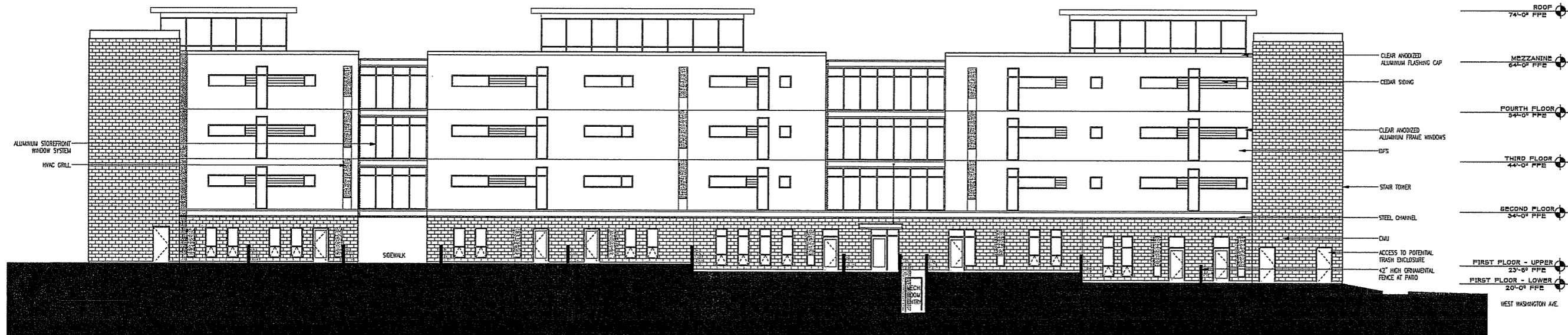
**CAPITOL WEST  
MADISON - BLOCK 51**

PHASE 1

NOTES:

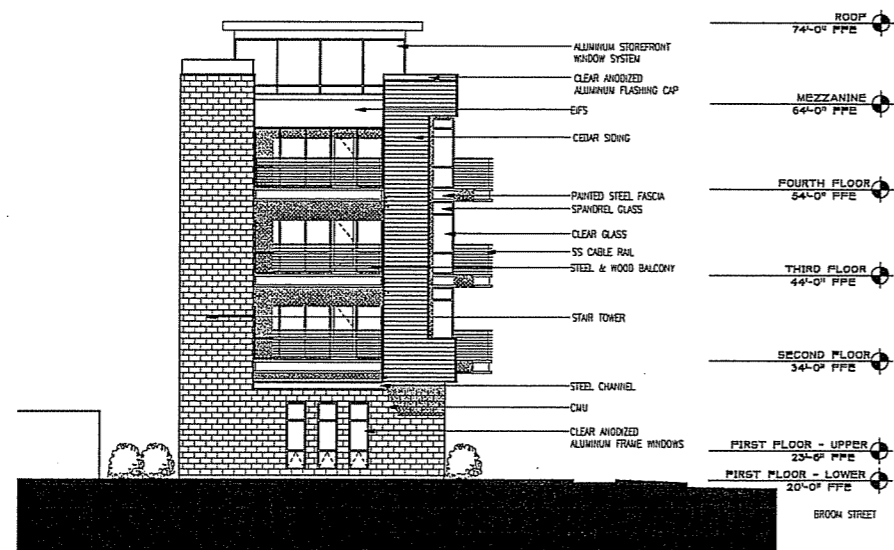


**1 - WEST ELEVATION**

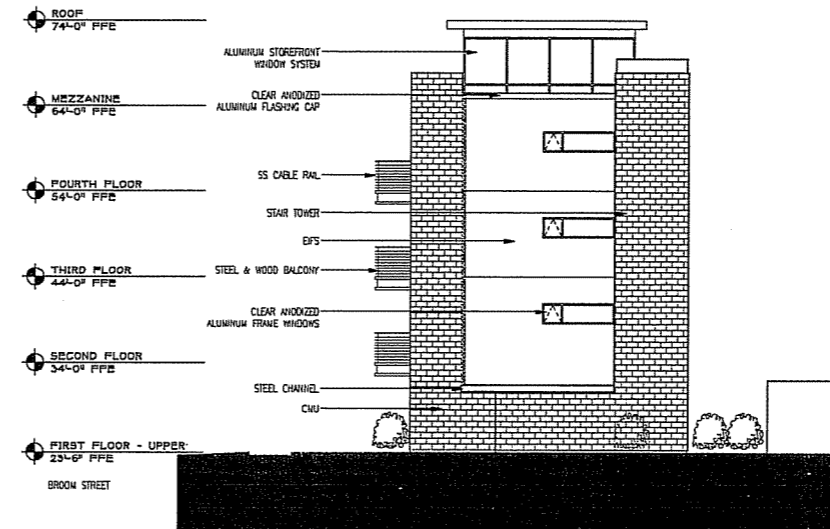


**2 - EAST ELEVATION**

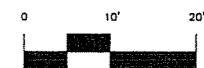
THE ALEXANDER COMPANY  
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**3 - NORTH ELEVATION**



**4 - SOUTH ELEVATION**



ISSUE:  
PUD/SIP OCTOBER 26 2005

**BROOM STREET LOFTS**

DRAWING TITLE:  
ELEVATIONS

DWG:

**A4.1**