

# Mifflin Chapter at Madison WI Apartments

ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN; BETWEEN N.BROOM ST. AND N. BASSETT ST.



DRAWING INDEX_LUA	
SHEET #	SHEET NAME
<b>G0 - GENERAL PROJECT INFORMATION</b>	
G0	COVER / DRAWING INDEX
G1	EXISTING CONTEXT
<b>A1 - ARCHITECTURAL SITE INFORMATION</b>	
A1.101	SITE PLAN
<b>A2 - ARCHITECTURAL PLANS</b>	
A2.000	OVERALL FLOOR PLAN - LEVEL 0
A2.001	OVERALL FLOOR PLAN - LEVEL 01
A2.002	OVERALL FLOOR PLAN - LEVEL 02
A2.003	OVERALL FLOOR PLAN - LEVEL 03-04
A2.005	OVERALL FLOOR PLAN - LEVEL 05
A2.006	OVERALL FLOOR PLAN - LEVEL 06
A2.007	OVERALL FLOOR PLAN - LEVEL 07 (ROOF)
<b>A6 - EXTERIOR ENVELOPE</b>	
A6.100	OVERALL BUILDING ELEVATIONS- COLOR
A6.101	EXTERIOR MATERIAL MATRIX
A6.102	ENLARGED BUILDING ELEVATIONS - NORTH
A6.103	ENLARGED BUILDING ELEVATIONS - EAST
A6.104	ENLARGED BUILDING ELEVATIONS - WEST
A6.105	ENLARGED BUILDING ELEVATIONS - SOUTH
A6.106	OVERALL COURTYARD ELEVATIONS
A6.107	ENLARGED COURTYARD ELEVATIONS - ENCLOSED
A6.108	ENLARGED COURTYARD ELEVATIONS - PASSTHRU
A6.109	ENLARGED COURTYARD ELEVATIONS - OPEN
A6.110	RENDERINGS / AXONS
A6.113	BUILDING SECTIONS - LATTUDINAL
<b>C - CIVIL</b>	
C0.1	NOTES & LEGENDS
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING PLAN
C4.1	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
<b>L - LANDSCAPE</b>	
L1.0	LANDSCAPE PLAN
L5.0	LANDSCAPE NOTES

OWNER



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Suite 1300  
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WEBSITE: www.realcrg.com

ARCHITECT

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LANDSCAPE AND  
CIVIL ENGINEER

(BY OWNER)

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WEBSITE: www.vierbicher.com

STRUCTURAL  
ENGINEER

Pierce Engineers  
222 W Washington Ave, Suite  
650  
Madison, WI 53703  
PHONE: 608-256-7304  
WEBSITE:  
www.pierceengineers.com

MEPPF ENGINEER -  
BRIDGING DOCS.

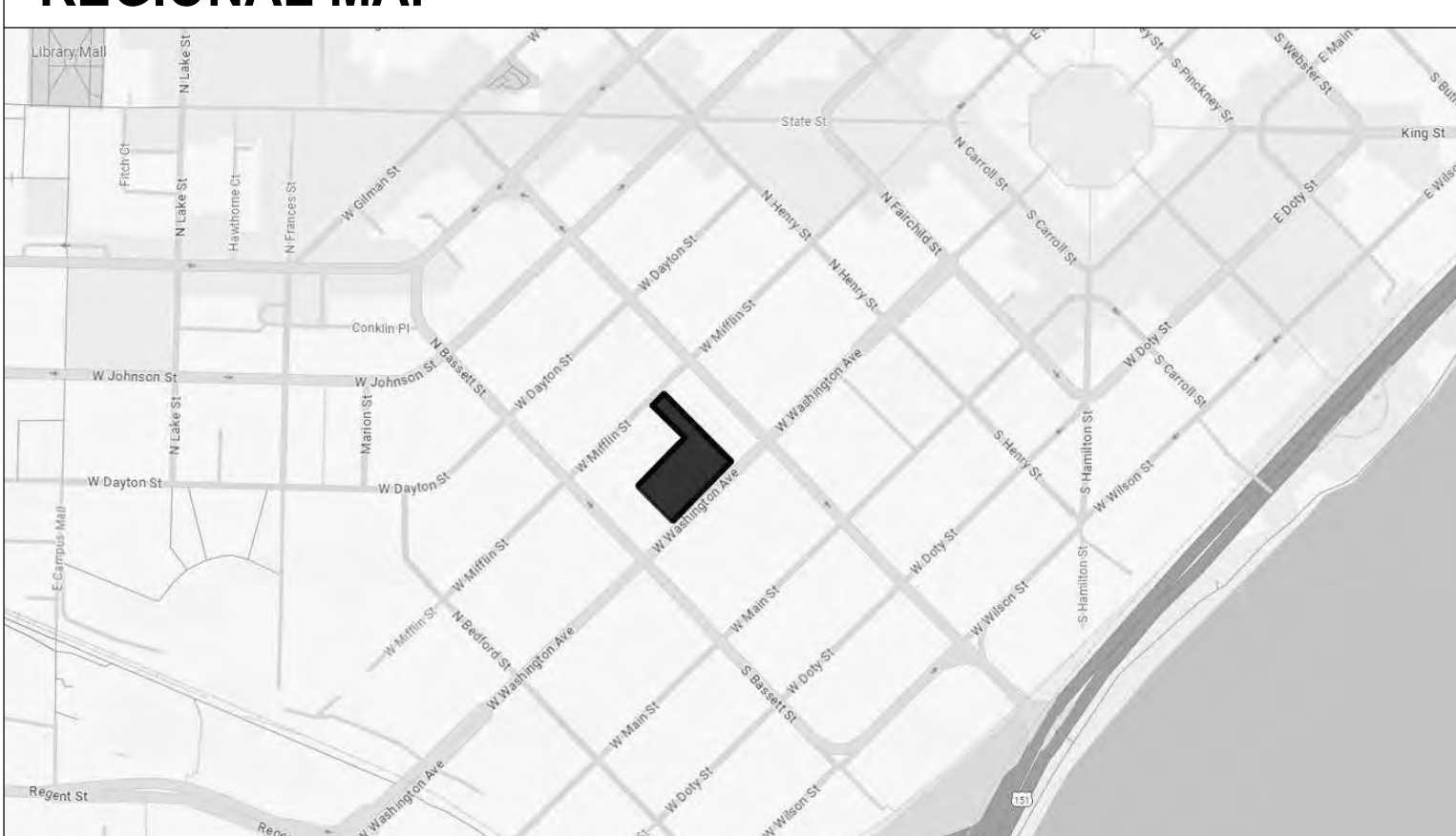
IMEG  
225 W Washington  
Street, Suite 2700  
Chicago, IL 60606  
PHONE: 312.294.0501  
WEBSITE:  
https://www.imegcorp.com/

LOW VOLTAGE/  
ACCESS CONTROL

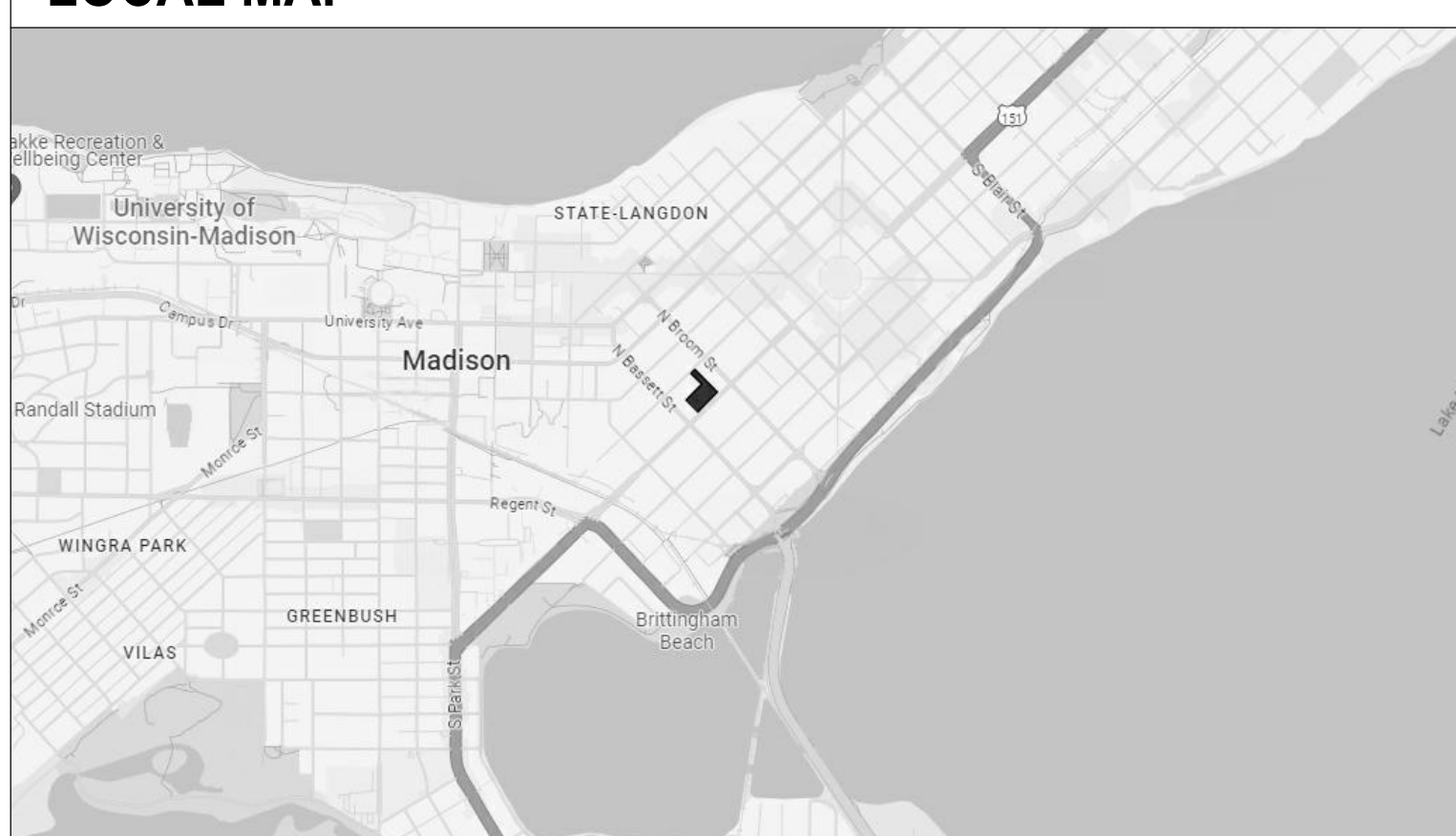
(BY OWNER)

SYNERGYFIBER  
3131 S State  
Street, Suite 304  
Ann Arbor, MI 48108  
PHONE: 734.222.6060 ext 120

## REGIONAL MAP



## LOCAL MAP



## PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A 1.5- ACRE SITE IN THE MIFFLIN DISTRICT OF MADISON, WISCONSIN, COMPRISING LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN; BETWEEN N.BROOM ST. AND N. BASSETT ST.

THE SCOPE OF WORK WILL INCLUDE 265,100GSF APPROX / 249,020 BUILDING GSF, A 6-STORY FOR - RENT RESIDENTIAL BUILDING WITH (162) UNITS / (510) BEDS AND (86) PARKING SPACES LOCATED IN A SINGLE LEVEL OF UNDERGROUND CONCRETE STRUCTURE PARKING. THE GROUND FLOORS TO FEATURE RESIDENTIAL LOBBY, LEASING OFFICE, RESIDENTIAL AMENITIES AND PUBLIC ART. THE PROJECT WILL ALSO FEATURE BIKE STORAGE FACILITIES ON THE FIRST AND LOWER LEVELS.

THE FIRST FLOOR FF WILL BE 6" ABOVE THE BACK OF THE WALK ELEVATION, THIS SET THE FF AT 859'.00 FOR THE FIRST FLOOR BASED ON EXISTING GRADES AT THE EAST END OF THE PROJECT.

CONSTRUCTION TYPE AT PODIUM AND UNDERGROUND PARKING IS ASSUMED IA (CONCRETE - PT SLAB) AND AT RESIDENTIAL LEVELS WILL BE CONSTRUCTION TYPE IIIA (WOOD FRAME), TO INCLUDE PREFAB BALCONIES.

FOR STORMWATER, A COMBINATION OF GREEN ROOF AND INFILTRATION BASIN WILL BE PROVIDED.

CONSTRUCTION TYPE AT PODIUM AND UNDERGROUND PARKING IS ASSUMED IA (CONCRETE - PT SLAB) AND AT RESIDENTIAL LEVELS WILL BE CONSTRUCTION TYPE IIIA (WOOD FRAME), TO INCLUDE PREFAB BALCONIES AND GREEN ROOF.

# Existing Context



Street View - Washington Ave



Street View - Mifflin St



Aerial View - Washington Ave



Aerial View - Mifflin St.

Lamar Johnson Collaborative  
36 EAST WACKER DRIVE, SUITE 1000  
 CHICAGO, IL 60601  
 PH: 312.668.0747

## MIFFLIN CHAPTER

CRG  
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION

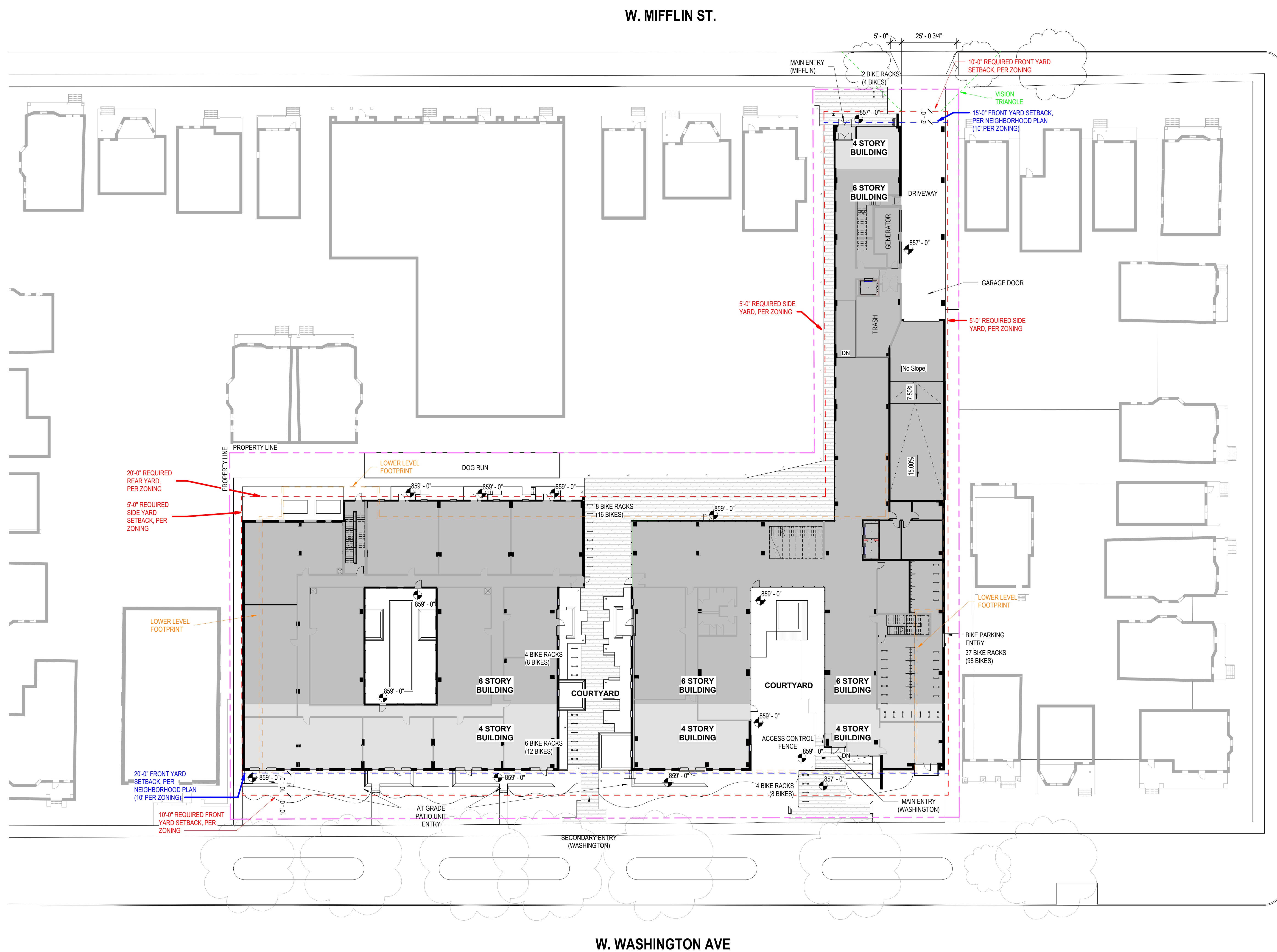
DRAWING ISSUE		
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BUILDING MAP

DRAWING TITLE  
 EXISTING CONTEXT

DRAWING NO.  
**G1**

Job # 25.008154



**SITE PLAN NOTES**

- GENERAL NOTES**
1. PLAN GENERAL NOTE
  2. PLAN GENERAL NOTE

**SITE INFORMATION**

**BICYCLE PARKING COUNT**

<b>LONG TERM (INDOOR) BIKE PARKING</b>	
LEVEL 0.....	40 BIKES STANDARD 88 BIKES VERTICAL
LEVEL 1.....	50 BIKES STANDARD 48 BIKES VERTICAL
<b>TOTAL LONG TERM/INDOOR.....</b>	<b>226 BIKES</b>
<b>SHORT TERM (OUTDOOR) BIKE PARKING</b>	
SHORT TERM - VISITOR.....	52 BIKES STANDARD
<b>TOTAL SHORT TERM/OUTDOOR.....</b>	<b>52 BIKES</b>
<b>TOTAL BIKES.....</b>	<b>278 BIKES (STND. AND VERT.)</b>
<b>TOTAL BIKES.....</b>	<b>51% STND. AND 49% VERT.</b>

**SITE KEYED NOTES**

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**Lamar Johnson Collaborative**  
36 EAST WACKER DRIVE, SUITE 1000  
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 PH: 312.626.0140

**MIFFLIN CHAPTER**  
 CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION Revised on 10/27/2024

DRAWING ISSUE

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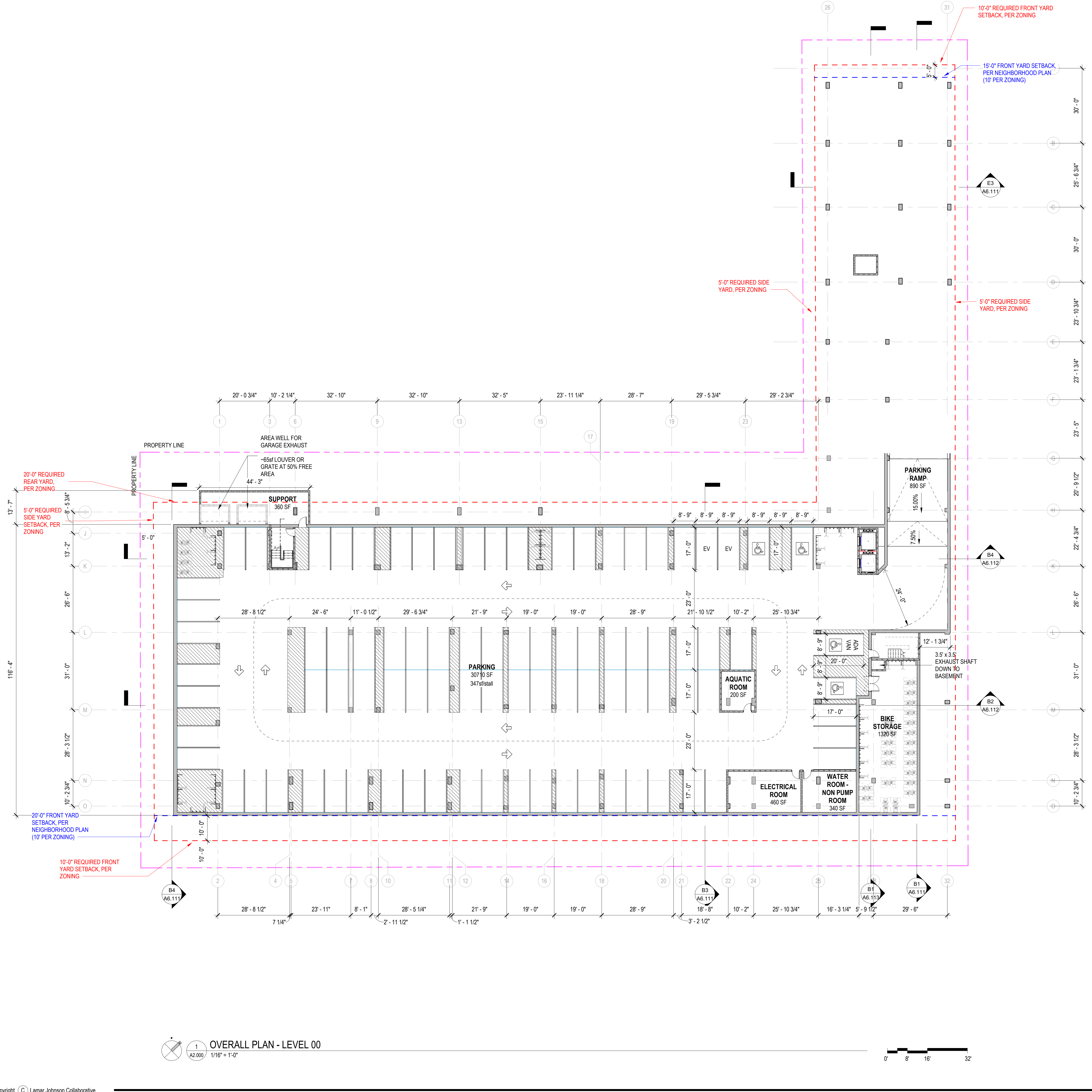
BUILDING MAP

DRAWING TITLE  
SITE PLAN

DRAWING NO.  
**A1.101**

Job # 25.008154





**PLAN NOTES**

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

CAR PARKING COUNT	
LONG TERM (IND. STRUCTURE) AT LL	
EV READY (REG. 10% + 8.8)	0
EV INCL. ACCESSIBLE (REG. 2% + 1.7%)	2
ADA UNV. REG. + 1)	1
STANDARD	1
TOTAL UNDER STRUCTURE/INDOOR	4
TOTAL CARS	4

BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0	32 BIKES STANDARD
LEVEL 1	30 BIKES STANDARD
LEVEL 2	48 BIKES STANDARD
TOTAL LONG TERM/INDOOR	110 BIKES
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	48 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	48 BIKES
TOTAL BIKES	158 BIKES (STD. AND VERT.)
TOTAL BIKES	158 BIKES (STD. AND 48% VERT.)

KEYED NOTES

- FINISH NOTE 1
- FINISH NOTE 2

**Lamar Johnson Collaborative**  
 35 EAST WACKER DRIVE, SUITE 1000  
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 PH: 312.686.0140

**MIFFLIN CHAPTER**  
 CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION Revised on 10/27/2024

DRAWING ISSUE		
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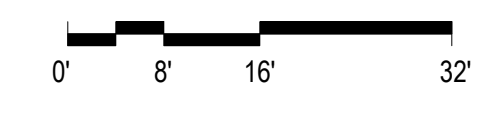
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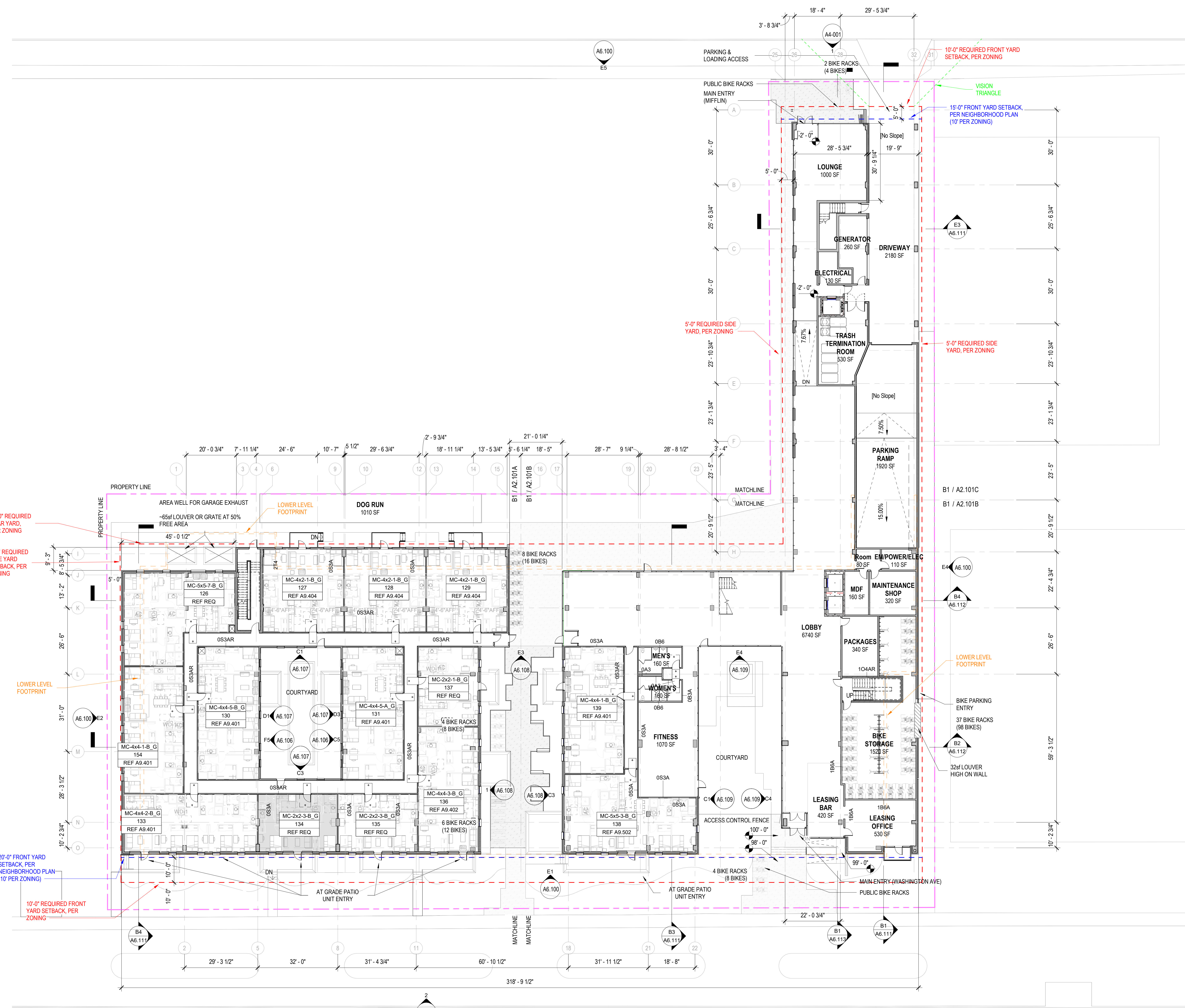
DRAWING TITLE  
 OVERALL FLOOR PLAN - LEVEL 0

DRAWING NO.  
**A2.000**

Job # 25.008154

OVERALL PLAN - LEVEL 00  
 1/16" = 1'-0"





**PLAN NOTES**

GENERAL NOTES  
 1. PLAN GENERAL NOTE  
 2. PLAN GENERAL NOTE

CAR PARKING COUNT	
LONG TERM (IND. STRUCTURE) AT LL	0
EV READY (REG. 10% + 8.8)	0
EV INCLUDED ACCESSIBLE (REG. 2% + 1.7%)	0
ADA UNV. (REG. + 1)	0
STANDARD	0
<b>TOTAL UNDER STRUCTURE/INDOOR</b>	<b>0</b>
<b>TOTAL CARS</b>	<b>0</b>

BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	0
LEVEL 0	0
LEVEL 1	0
<b>TOTAL LONG TERM/INDOOR</b>	<b>0</b>
SHORT TERM (OUTDOOR) BIKE PARKING	0
SHORT TERM - VISITOR	0
<b>TOTAL SHORT TERM/OUTDOOR</b>	<b>0</b>
<b>TOTAL BIKE</b>	<b>0</b>
<b>TOTAL BIKE</b>	<b>0</b>

KEYED NOTES  
 1. FINISH NOTE 1  
 2. FINISH NOTE 2

**Lamar Johnson Collaborative**  
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**MIFFLIN CHAPTER**  
 CRG  
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION

DRAWING ISSUE

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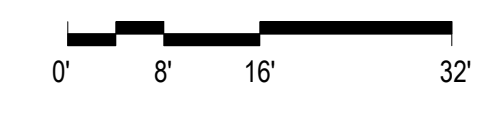
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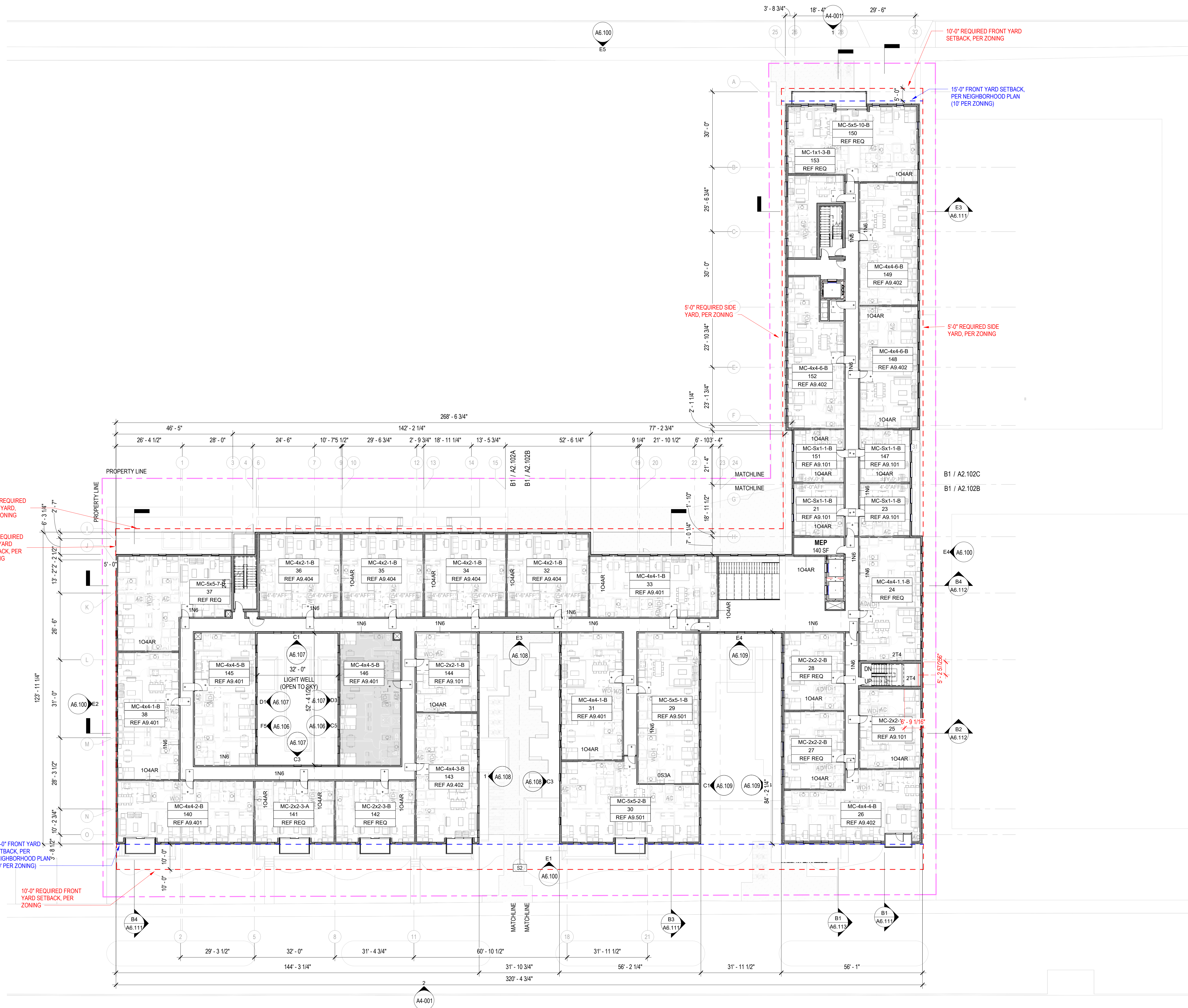
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 OVERALL FLOOR PLAN - LEVEL 01

DRAWING NO.  
**A2.001**

Job # 25.008154

**OVERALL PLAN - LEVEL 01**  
 B1 / A2.001 1/16" = 1'-0"





B1 OVERALL PLAN - LEVEL 02  
 A2.002 1/16" = 1'-0"



**PLAN NOTES**

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

CAR PARKING COUNT	
LONG TERM (AND STRUCTURE) AT LL	
EV READY (REQ. 10% + 8)	0
EV (INCLUDED) ACCESSIBLE (REQ. 2% + 1 TR)	0
ADA VAN (REQ. + 1)	0
STANDARD	0
TOTAL UNDER STRUCTURE/INDOOR	0
TOTAL CARS	0

BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0	0 BIKES STANDARD
LEVEL 1	0 BIKES VERTICAL
TOTAL LONG TERM/INDOOR	0 BIKES
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	0 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	0 BIKES
TOTAL BIKES	0 BIKES (STD. AND VERT.)
TOTAL BIKES	0 BIKES (STD. AND VERT.)

KEYED NOTES

- FINISH NOTE 1
- FINISH NOTE 2

**Lamar Johnson Collaborative**  
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**MIFFLIN CHAPTER**  
 CRG  
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION Revised on 10/27/2024

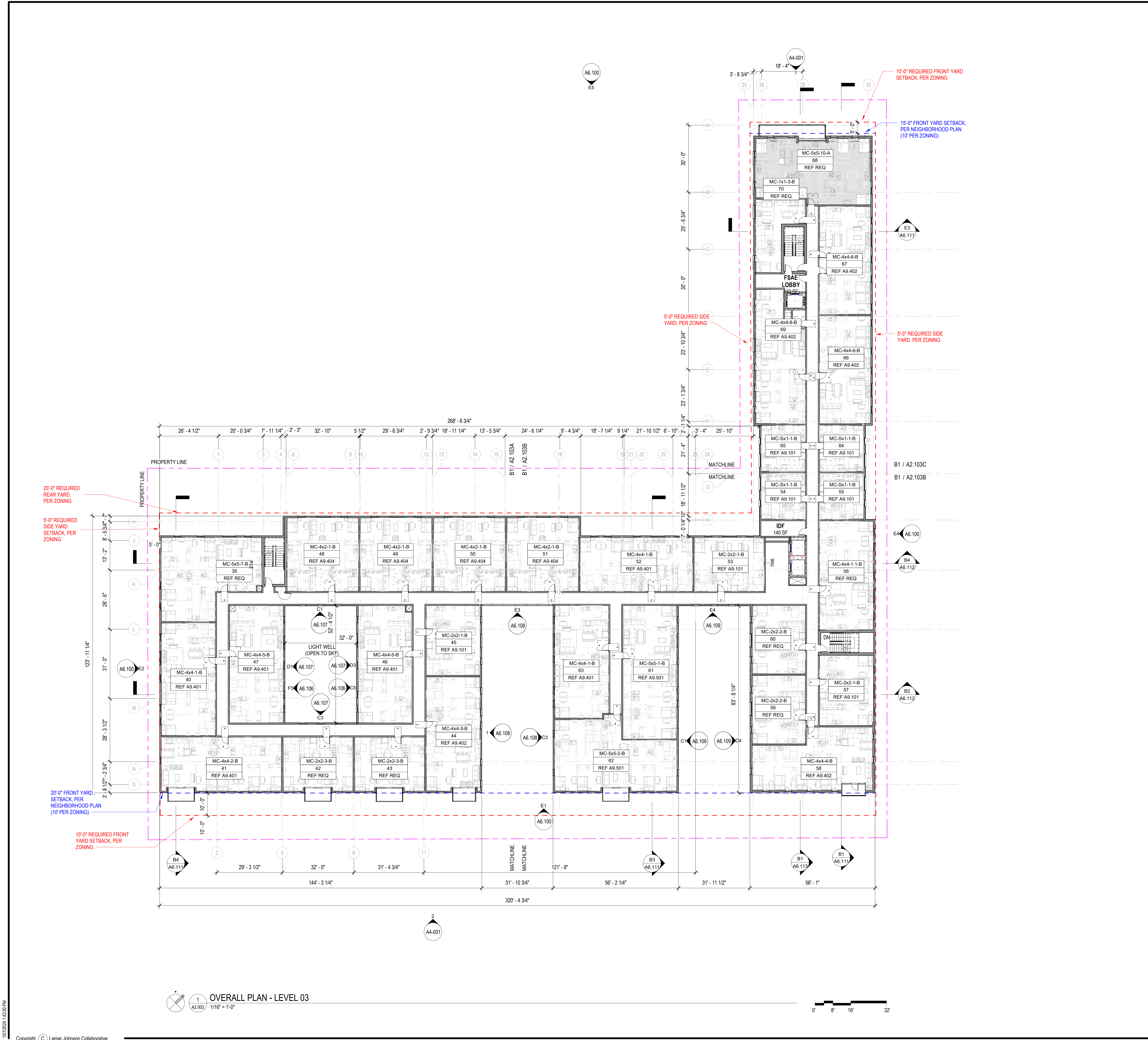
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BUILDING MAP

DRAWING TITLE  
 OVERALL FLOOR PLAN - LEVEL 02

DRAWING NO.  
**A2.002**

Job # 25.008154



**PLAN NOTES**

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

CAR PARKING COUNT	
LONG TERM (IND. STRUCTURE) AT LL	
EV READY (REQ. 10% + 8)	0
EV INCL. ACCESSIBLE (REQ. 2% + 1 MIN. 2)	2
ADA UNV (REQ. + 1)	1
STANDARD	7
TOTAL UNDER STRUCTURE/INDOOR	9
TOTAL CARS	9

BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0	02 BIKES STANDARD
	02 BIKES VERTICAL
LEVEL 1	02 BIKES STANDARD
	02 BIKES VERTICAL
TOTAL LONG TERM/INDOOR	04 BIKES
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	04 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	04 BIKES
TOTAL BIKES	08 BIKES (STND. AND VERT.)
TOTAL BIKES	08 BIKES (STND. AND VERT.)

KEYED NOTES

- FINISH NOTE 1
- FINISH NOTE 2

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**MIFFLIN CHAPTER**  
 CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION Revised on 10/27/2024

DRAWING ISSUE		
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BUILDING MAP

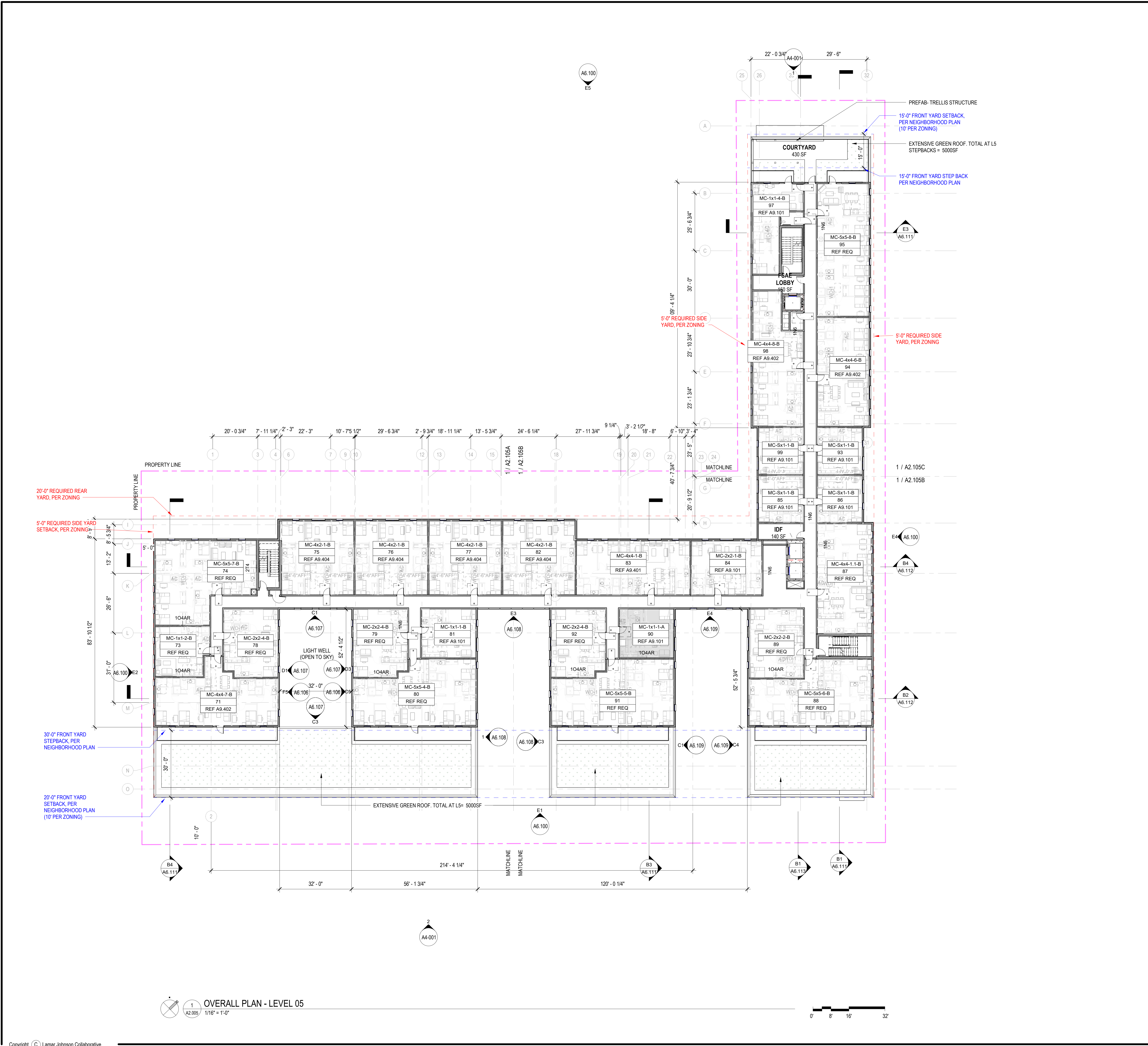
DRAWING TITLE  
 OVERALL FLOOR PLAN - LEVEL 03-04

DRAWING NO.  
**A2.003**

Job # 25.008154

OVERALL PLAN - LEVEL 03  
 1/16" = 1'-0"

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**PLAN NOTES**

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

CAR PARKING COUNT	
LONG TERM (IND. STRUCTURE) AT LL	
EV READY (REQ. 30% + 8)	0
EV CHARGING (ACCESSIBLE (REQ. 2% + 1 TR), 2)	0
ADA VAN (REQ. # 1)	1
STANDARD	0
TOTAL UNDER STRUCTURE/INDOOR	0
TOTAL CAR	0

BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0	02 BIKES STANDARD
	02 BIKES VERTICAL
LEVEL 1	02 BIKES STANDARD
	02 BIKES VERTICAL
TOTAL LONG TERM/INDOOR	04 BIKES
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	04 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	04 BIKES
TOTAL BIKES	08 BIKES (STND. AND VERT.)
TOTAL BIKES	08 BIKES (STND. AND 4% VERT.)

KEYED NOTES

- FINISH NOTE 1
- FINISH NOTE 2

**Lamar Johnson Collaborative**  
 35 EAST WACKER DRIVE, SUITE 1000  
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**MIFFLIN CHAPTER**  
 CRG  
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION Revised on 10/27/2024

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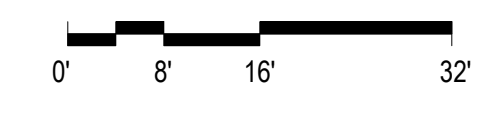
BUILDING MAP

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 OVERALL FLOOR PLAN - LEVEL 05

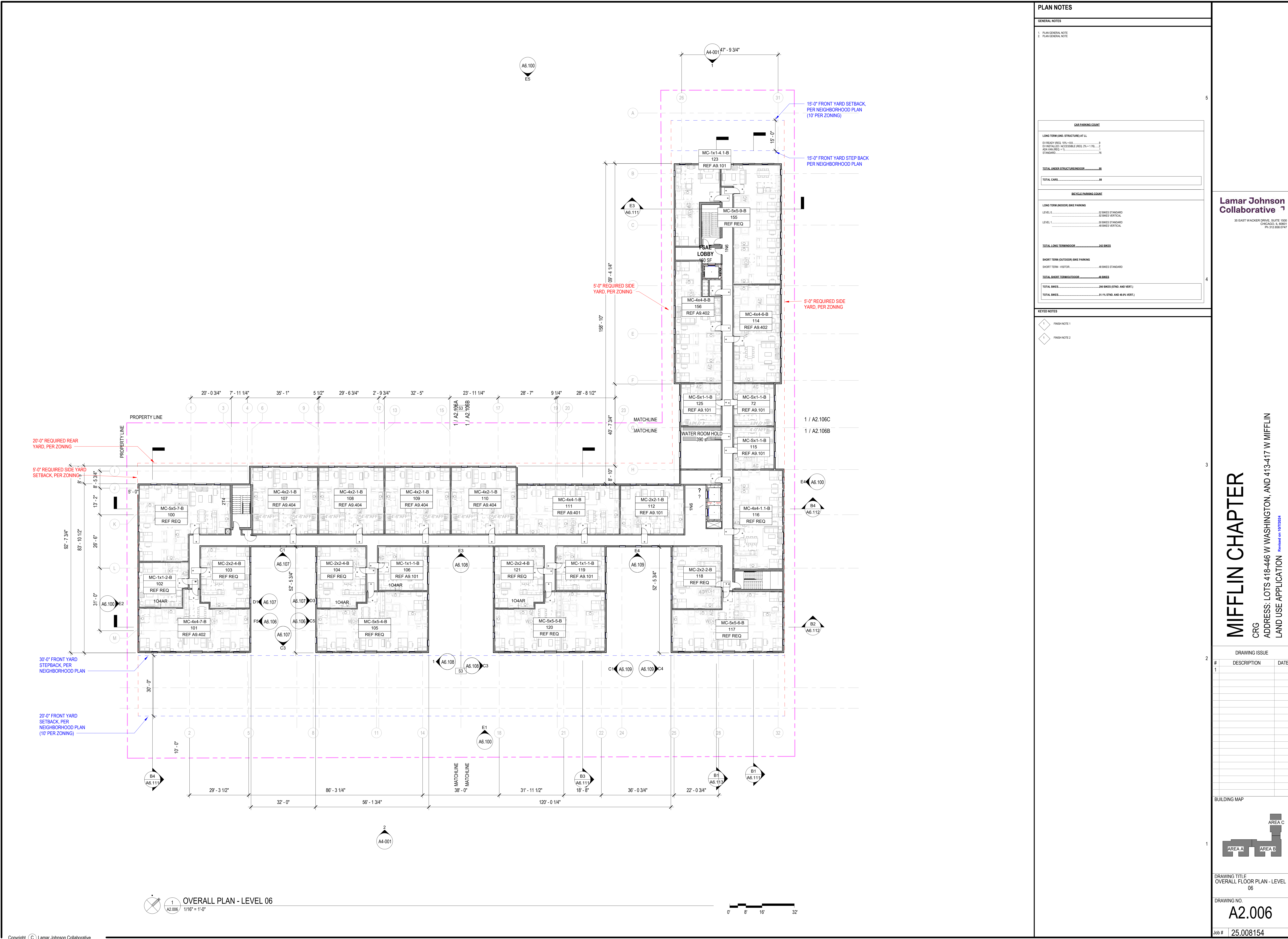
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**A2.005**

Job # 25.008154

OVERALL PLAN - LEVEL 05  
 1/16" = 1'-0"





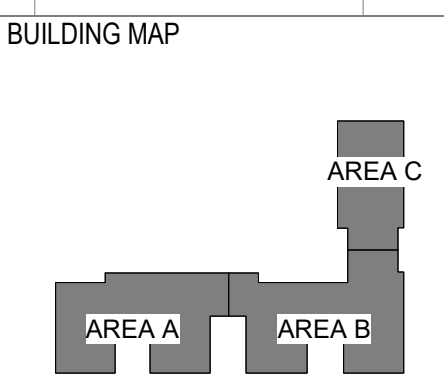


PLAN NOTES	
GENERAL NOTES	
1	PLAN GENERAL NOTE
2	PLAN GENERAL NOTE
CAR PARKING COUNT	
LONG TERM (IND. STRUCTURE) AT LL	
EV READY (REQ. 30% + 8)	0
EV ONLY (ACCESSIBLE) (REQ. 2% + 1 TR.)	0
ADA VAN (REQ. 1)	1
STANDARD	0
TOTAL UNDER STRUCTURE/INDOOR	0
TOTAL CAR	0
BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0	0 BIKES STANDARD
	0 BIKES VERTICAL
LEVEL 1	0 BIKES STANDARD
	0 BIKES VERTICAL
TOTAL LONG TERM/INDOOR	0 BIKES
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	0 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	0 BIKES
TOTAL BIKES	0 BIKES (STND. AND VERT.)
TOTAL BIKES	0 BIKES (STND. AND VERT.)

**Lamar Johnson Collaborative**  
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**MIFFLIN CHAPTER**  
 CRG  
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION Revised on 10/27/2024

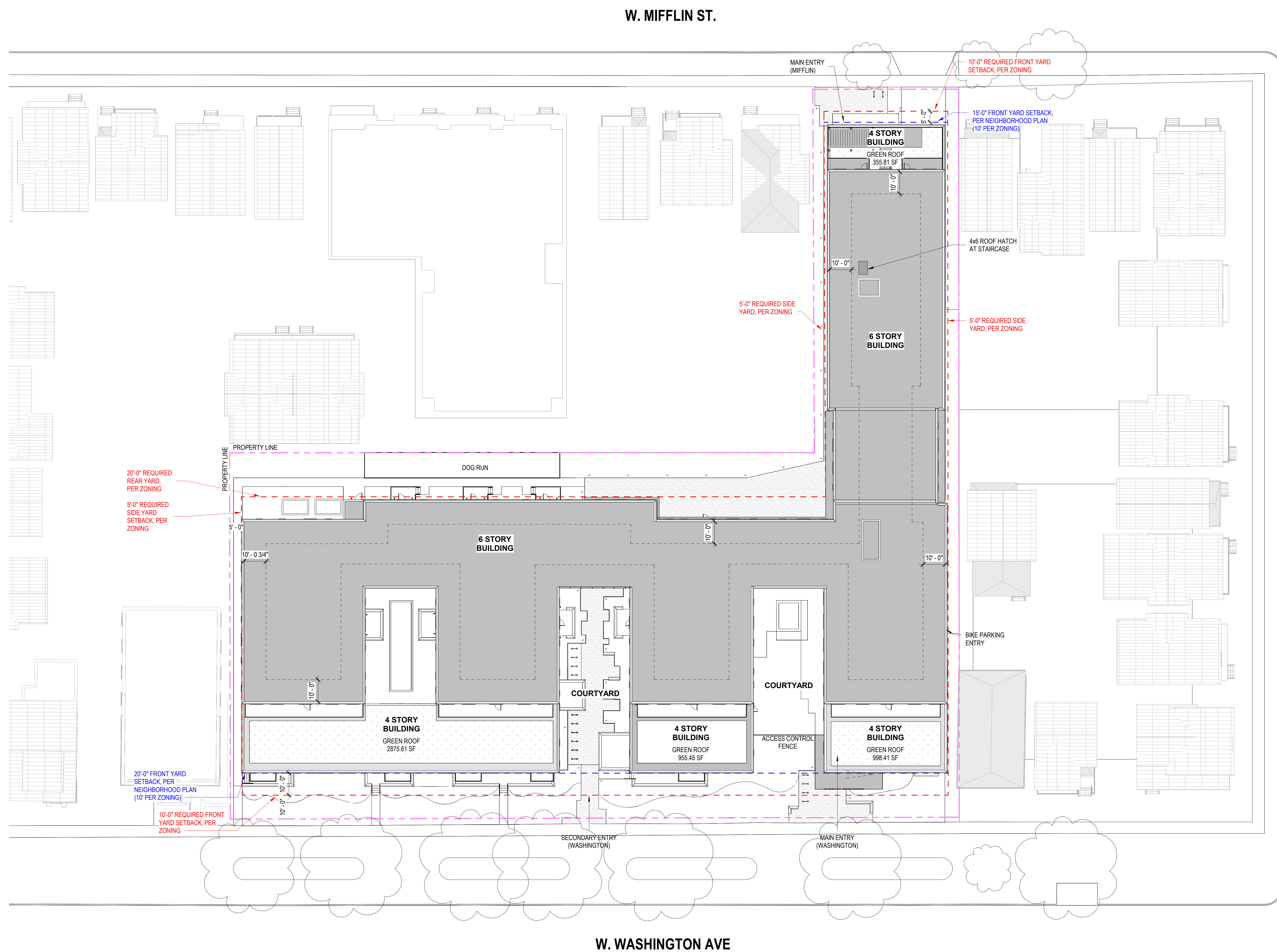
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DRAWING TITLE  
 OVERALL FLOOR PLAN - LEVEL 06

DRAWING NO.  
**A2.006**

Job # 25.008154



**SITE PLAN NOTES**

**GENERAL NOTES**  
 1. PLAN GENERAL NOTE  
 2. PLAN GENERAL NOTE

**SITE INFORMATION**

**BICYCLE PARKING COUNT**

<b>LONG TERM (INDOOR) BIKE PARKING</b>	
LEVEL 0.....	40 BIKES STANDARD 88 BIKES VERTICAL
LEVEL 1.....	50 BIKES STANDARD 48 BIKES VERTICAL
<b>TOTAL LONG TERM/INDOOR.....</b>	<b>226 BIKES</b>
<b>SHORT TERM (OUTDOOR) BIKE PARKING</b>	
SHORT TERM - VISITOR.....	52 BIKES STANDARD
<b>TOTAL SHORT TERM/OUTDOOR.....</b>	<b>52 BIKES</b>
<b>TOTAL BIKES.....</b>	<b>278 BIKES (STND. AND VERT.)</b>
<b>TOTAL BIKES.....</b>	<b>51% STND. AND 49% VERT.)</b>

**SITE KEYED NOTES**

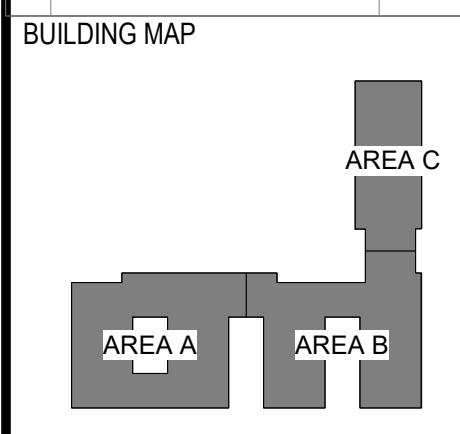
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**Lamar Johnson Collaborative**  
35 EAST WACKER DRIVE, SUITE 1000  
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 PH: 312.626.0740

**MIFFLIN CHAPTER**  
 CRG  
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION Revised on 10/27/2024

**DRAWING ISSUE**

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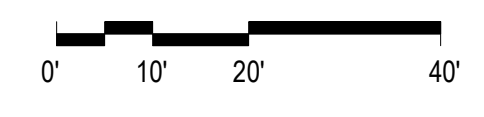


DRAWING TITLE  
**OVERALL FLOOR PLAN - LEVEL 07 (ROOF)**

DRAWING NO.  
**A2.007**

Job # **25.008154**

B1 OVERALL PLAN - ROOF  
 A2.007 1" = 20'-0"



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**EXTERIOR ELEVATION NOTES**

**GENERAL NOTES**  
1. ELEVATION GENERAL NOTE  
2. ELEVATION GENERAL NOTE

**KEYED NOTES**  
1 ELEVATION KEYED NOTE 1  
2 ELEVATION KEYED NOTE 2

**EXTERIOR ELEVATION NOTES**

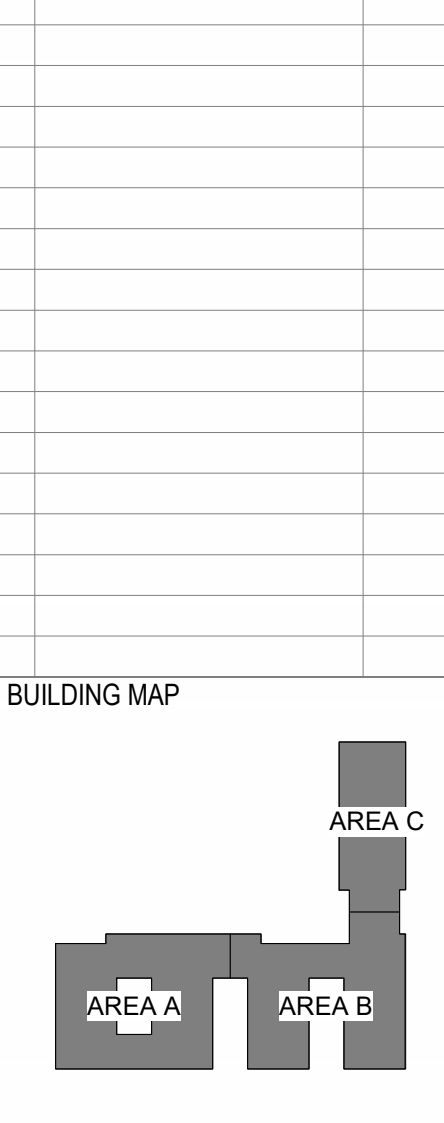
HATCH	MARK	DESCRIPTION
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
	BK-2	BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	GL-1B	VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

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**MIFFLIN CHAPTER**  
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ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

**DRAWING ISSUE**

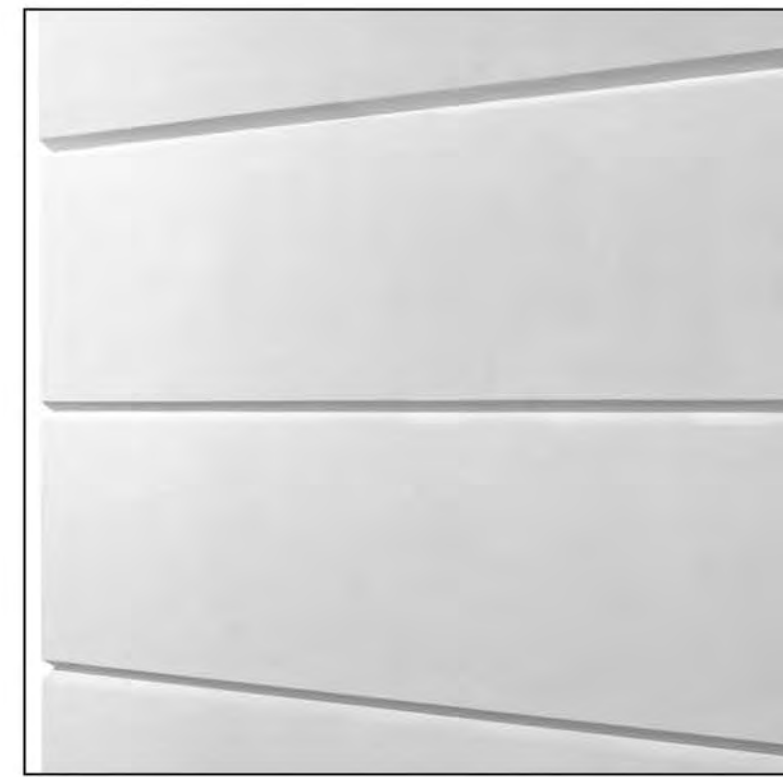
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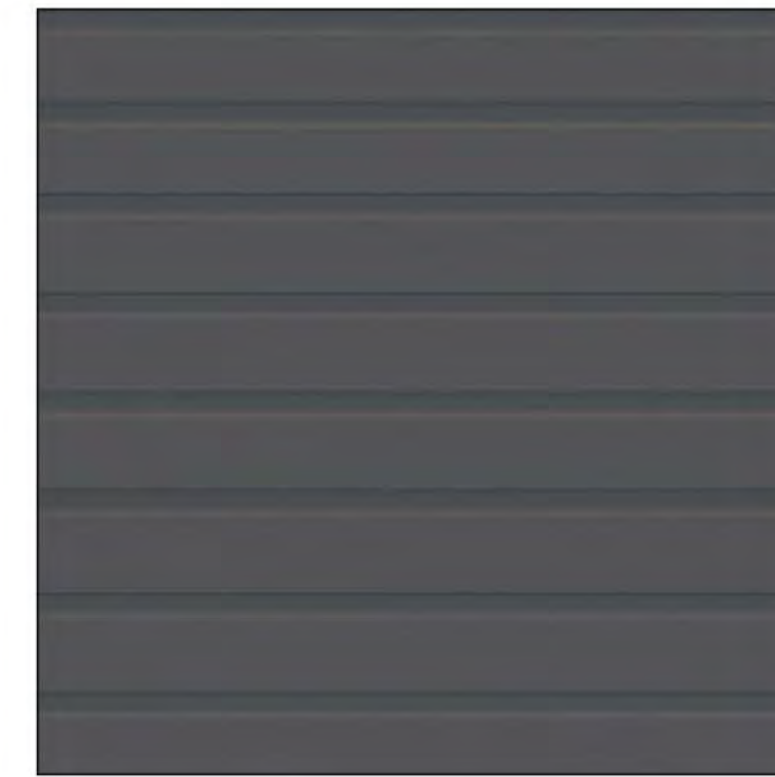
**DRAWING TITLE**  
OVERALL BUILDING ELEVATIONS- COLOR

**DRAWING NO.**  
A6.100

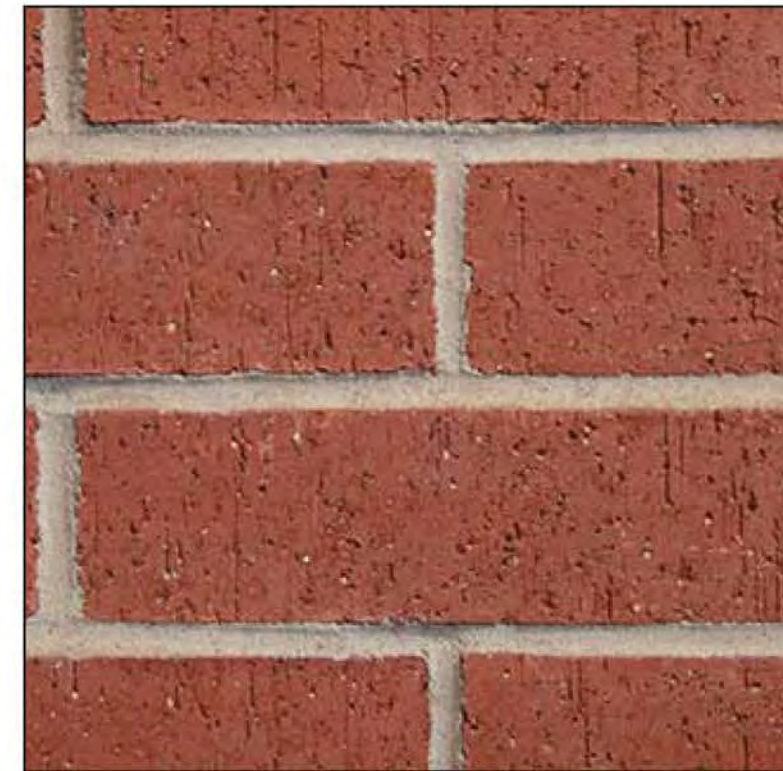
**Job #**  
25.008154



**FC-1**  
**FIBER CEMENT SIDING**  
 HARDIEBOARD - ARTISAN V SIDING  
 COLOR: *WARM OFF WHITE*



**FC-2**  
**FIBER CEMENT SIDING**  
 CERCLAD 8 REVEAL SIDING  
 COLOR: *SLATE*



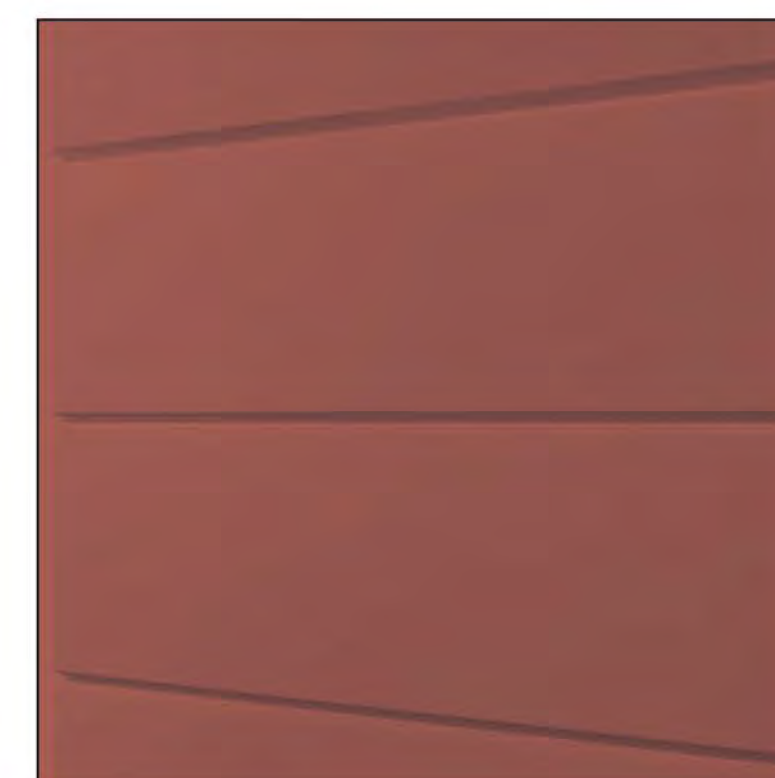
**BK-1**  
**FIBER CEMENT SIDING**  
 HARDIEBOARD - ARTISAN V SIDING  
 COLOR: *WARM OFF WHITE*



**MTL-1**  
**METAL ACCENT**  
 BLACK

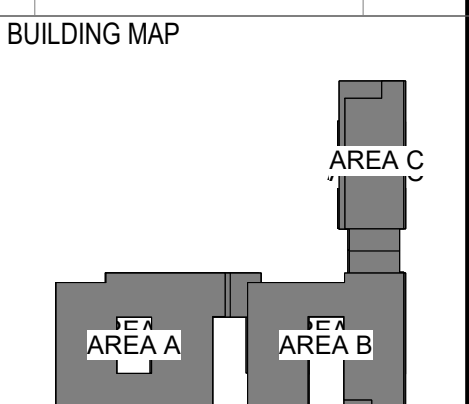


**BK-2**  
**BRICK VENEER**  
 ENDICOTT - MODULAR  
 COLOR: *MANGANESE IRONSPOT*



**FC-3**  
**FIBER CEMENT SIDING**  
 HARDIEBOARD - ARTISAN V SIDING  
 COLOR: *CUSTOM RED TO MATCH BRICK*

DRAWING ISSUE		
#	DESCRIPTION	DATE
1		



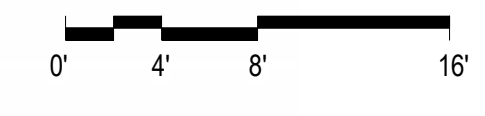
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DRAWING NO.  
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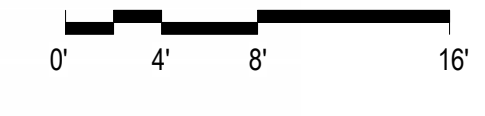
Job # 25.008154



E3 ENLARGED ELEVATION - NORTH - AREA A  
A6.102 1/8" = 1'-0"



E1 ENLARGED ELEVATION - NORTH - AREA B  
A6.102 1/8" = 1'-0"



**EXTERIOR ELEVATION NOTES**

**GENERAL NOTES**

- 1. ELEVATION GENERAL NOTE
- 2. ELEVATION GENERAL NOTE

**KEYED NOTES**

- 1 ELEVATION KEYED NOTE 1
- 2 ELEVATION KEYED NOTE 2

**EXTERIOR ELEVATION NOTES**

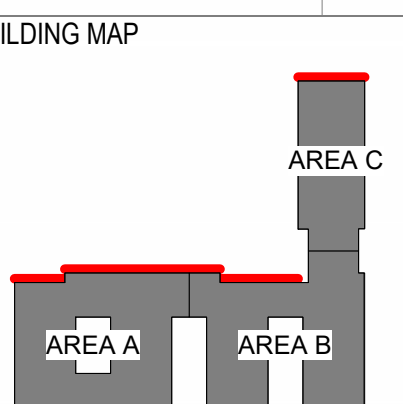
HATCH	MARK	DESCRIPTION
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
	BK-2	BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	GL-1B	VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2'X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

**Lamar Johnson Collaborative**  
35 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH: 312.626.0141

**MIFFLIN CHAPTER**  
CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

**DRAWING ISSUE**

#	DESCRIPTION	DATE
1		
2		



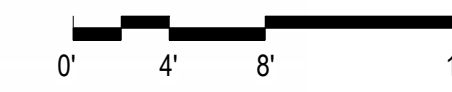
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ENLARGED BUILDING ELEVATIONS - NORTH

DRAWING NO.  
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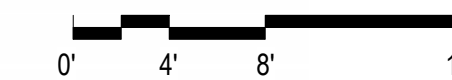
Job # 25.008154



E4 ENLARGED ELEVATION - EAST - AREA A  
A6.103 1/8" = 1'-0"



E2 ENLARGED ELEVATION - EAST - AREA B  
A6.103 1/8" = 1'-0"



**EXTERIOR ELEVATION NOTES**

**GENERAL NOTES**

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

**KEYED NOTES**

- 1 ELEVATION KEYED NOTE 1
- 2 ELEVATION KEYED NOTE 2

**EXTERIOR ELEVATION NOTES**

HATCH	MARK	DESCRIPTION
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
	BK-2	BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	GL-1B	VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

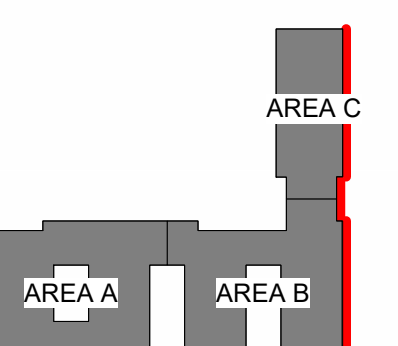
**Lamar Johnson Collaborative**  
35 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH: 312.626.0141

**MIFFLIN CHAPTER**  
CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

**DRAWING ISSUE**

#	DESCRIPTION	DATE
1		

**BUILDING MAP**



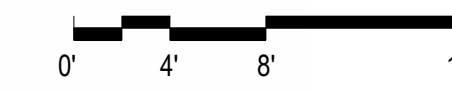
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ENLARGED BUILDING ELEVATIONS - EAST

DRAWING NO.  
**A6.103**

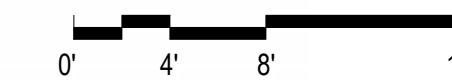
Job # 25.008154



E4 ENLARGED ELEVATION - WEST - AREA A  
A6.104 / 1/8" = 1'-0"



E2 ENLARGED ELEVATION - WEST - AREA B  
A6.104 / 1/8" = 1'-0"



**EXTERIOR ELEVATION NOTES**

**GENERAL NOTES**

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

**KEYED NOTES**

- 1 ELEVATION KEYED NOTE 1
- 2 ELEVATION KEYED NOTE 2

**EXTERIOR ELEVATION NOTES**

HATCH	MARK	DESCRIPTION
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
	BK-2	BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	GL-1B	VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

**Lamar Johnson Collaborative**

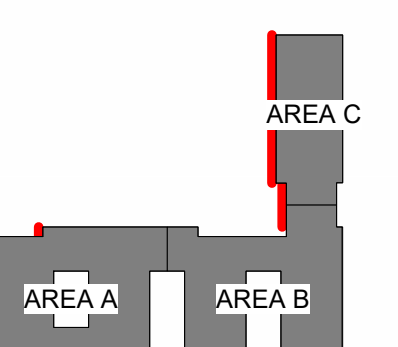
35 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH: 312.688.0141

**MIFFLIN CHAPTER**  
CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

**DRAWING ISSUE**

#	DESCRIPTION	DATE
1		
2		

**BUILDING MAP**



DRAWING TITLE  
ENLARGED BUILDING ELEVATIONS - WEST

DRAWING NO.  
**A6.104**

Job # 25.008154



E4 ENLARGED ELEVATION - SOUTH - AREA A  
A6.105 / 1/8" = 1'-0"



E2 ENLARGED ELEVATION - SOUTH - AREA B  
A6.105 / 1/8" = 1'-0"

**EXTERIOR ELEVATION NOTES**

- GENERAL NOTES**
- ELEVATION GENERAL NOTE
  - ELEVATION GENERAL NOTE
- KEYED NOTES**
- ELEVATION KEYED NOTE 1
  - ELEVATION KEYED NOTE 2

**EXTERIOR ELEVATION NOTES**

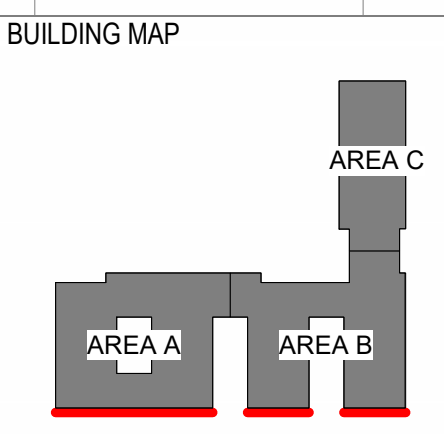
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[Hatch]	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
[Hatch]	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
[Hatch]	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
[Hatch]	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
[Hatch]	BK-2	BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
[Hatch]	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
[Hatch]	GL-1B	VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
[Hatch]	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

**Lamar Johnson Collaborative**  
36 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH: 312.626.0144

**MIFFLIN CHAPTER**  
CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

DRAWING ISSUE

#	DESCRIPTION	DATE
1		



DRAWING TITLE  
ENLARGED BUILDING ELEVATIONS - SOUTH

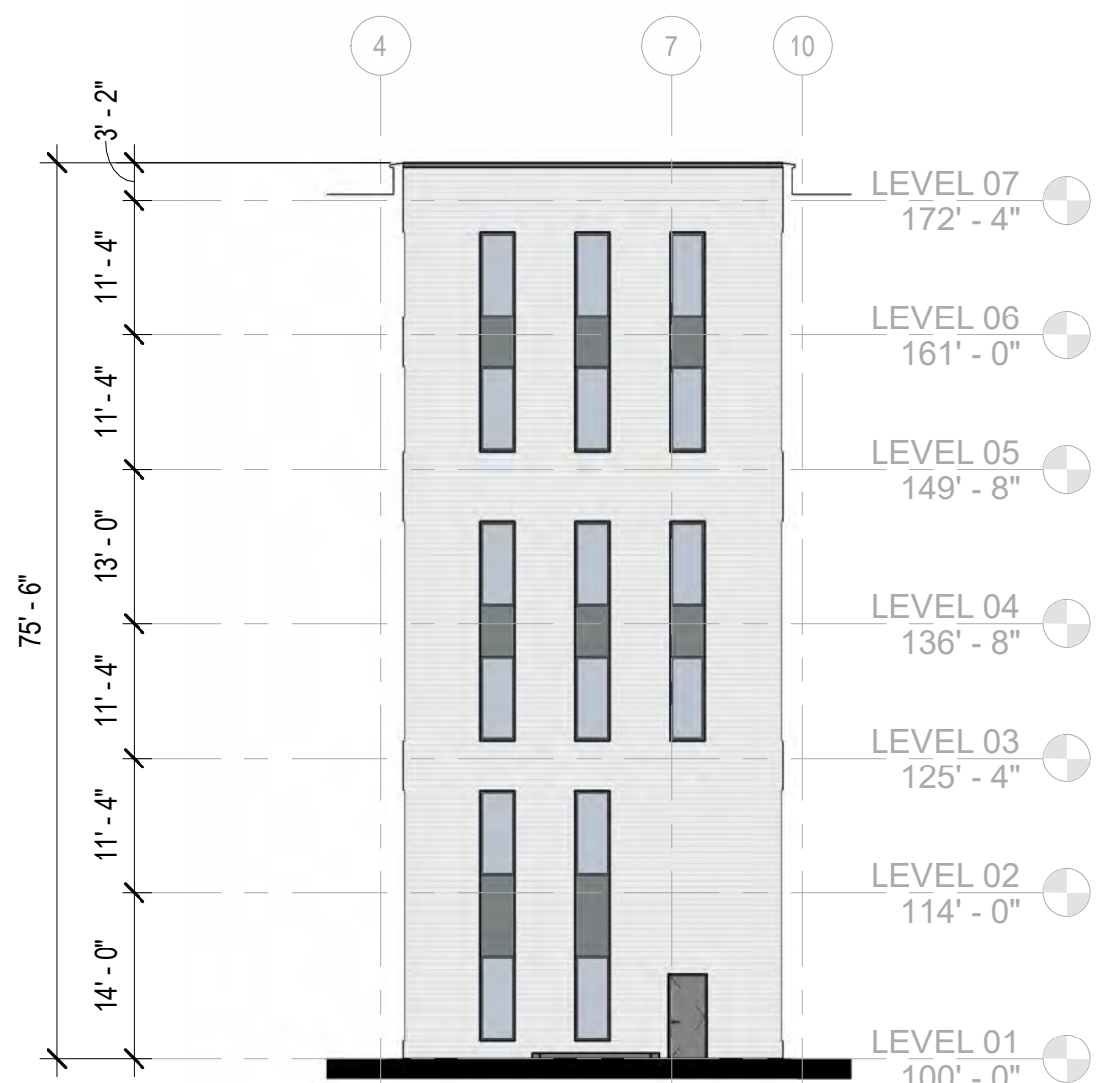
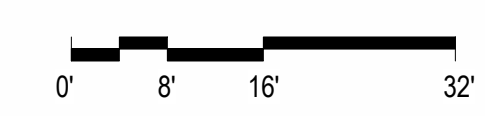
DRAWING NO.  
**A6.105**

Job # 25.008154

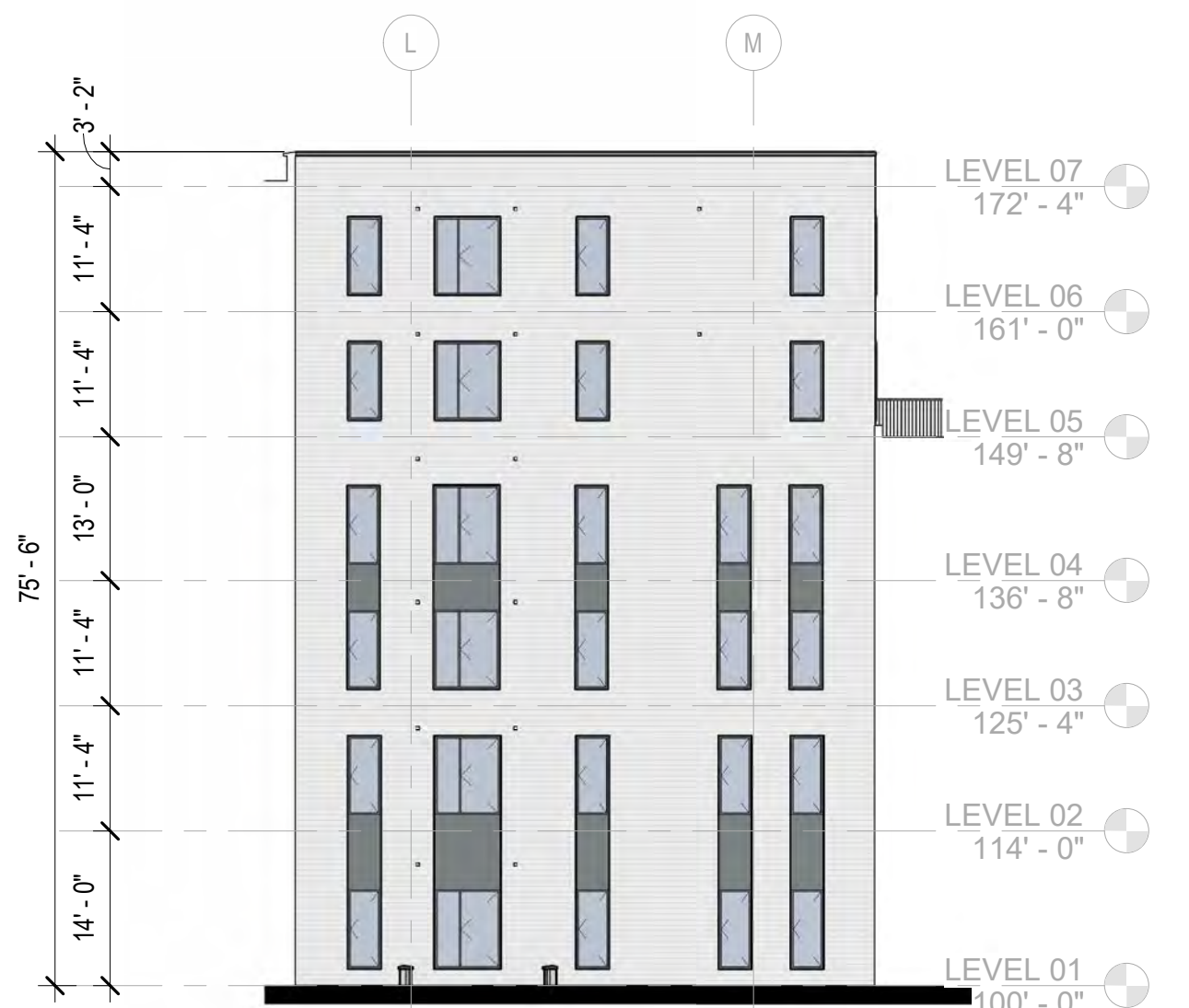
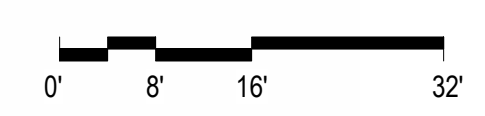




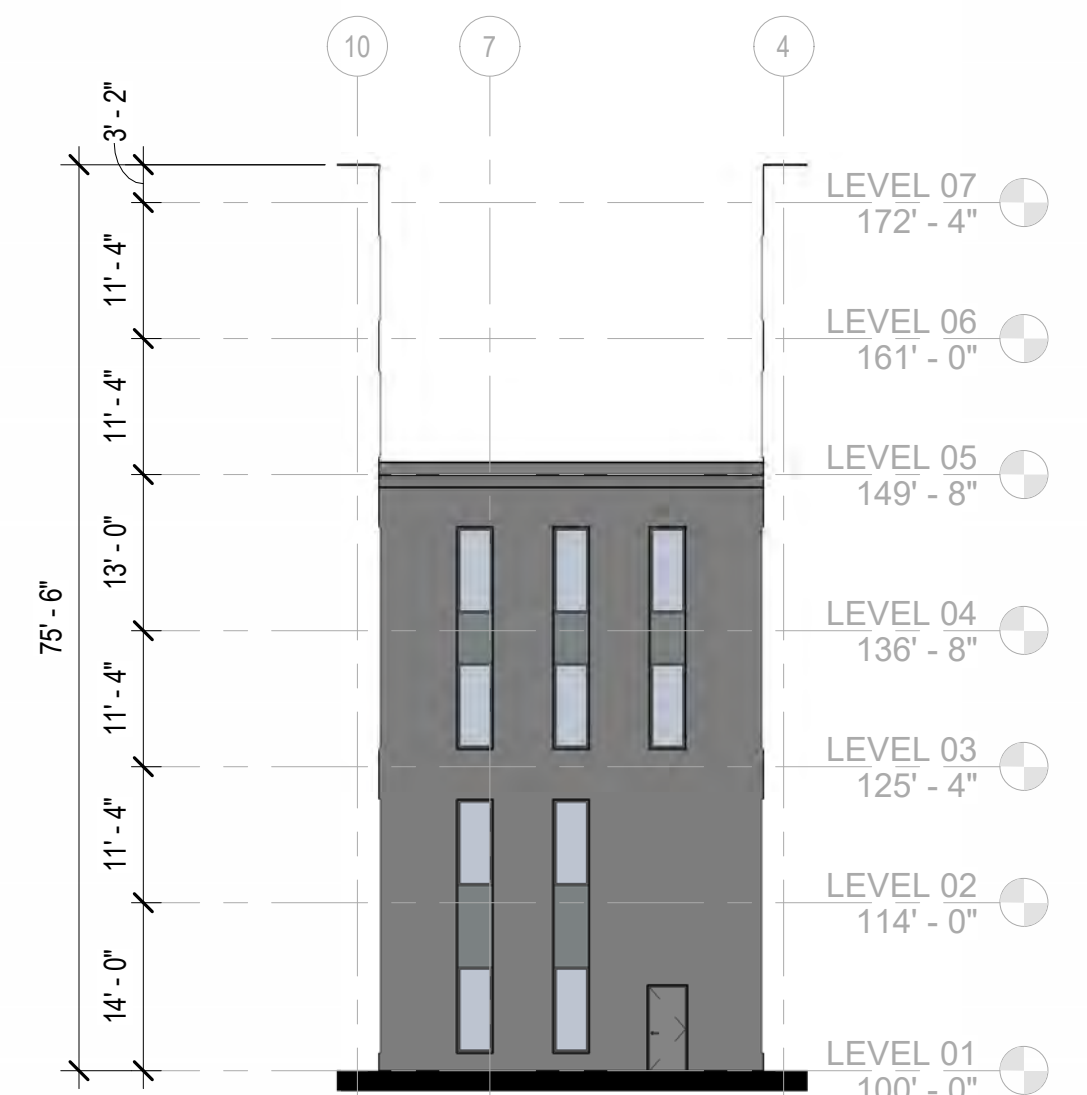
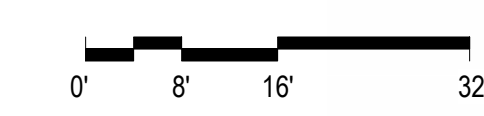
F5 EE\_WEST (ENCLOSED)  
A6.106 1/16" = 1'-0"



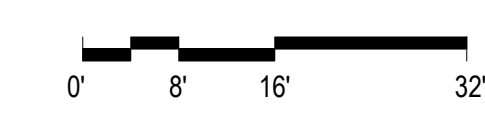
D5 EE\_NORTH (ENCLOSED)  
A6.106 1/16" = 1'-0"



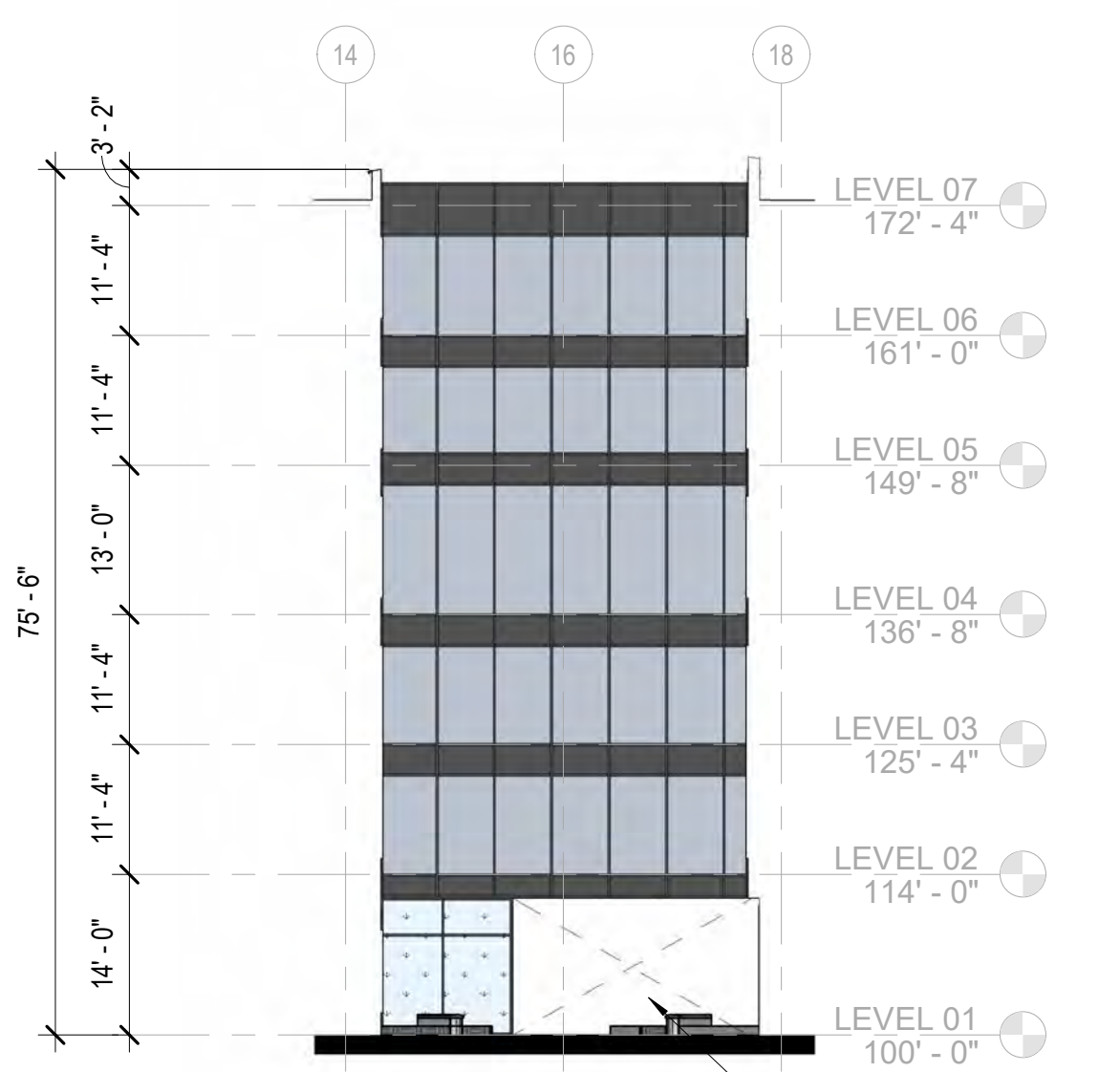
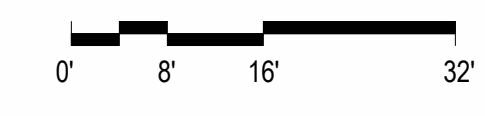
C5 EE\_EAST (ENCLOSED)  
A6.106 1/16" = 1'-0"



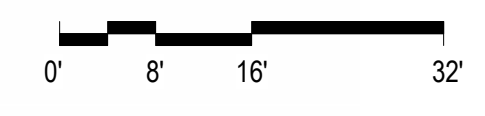
B5 EE\_SOUTH (ENCLOSED)  
A6.106 1/16" = 1'-0"



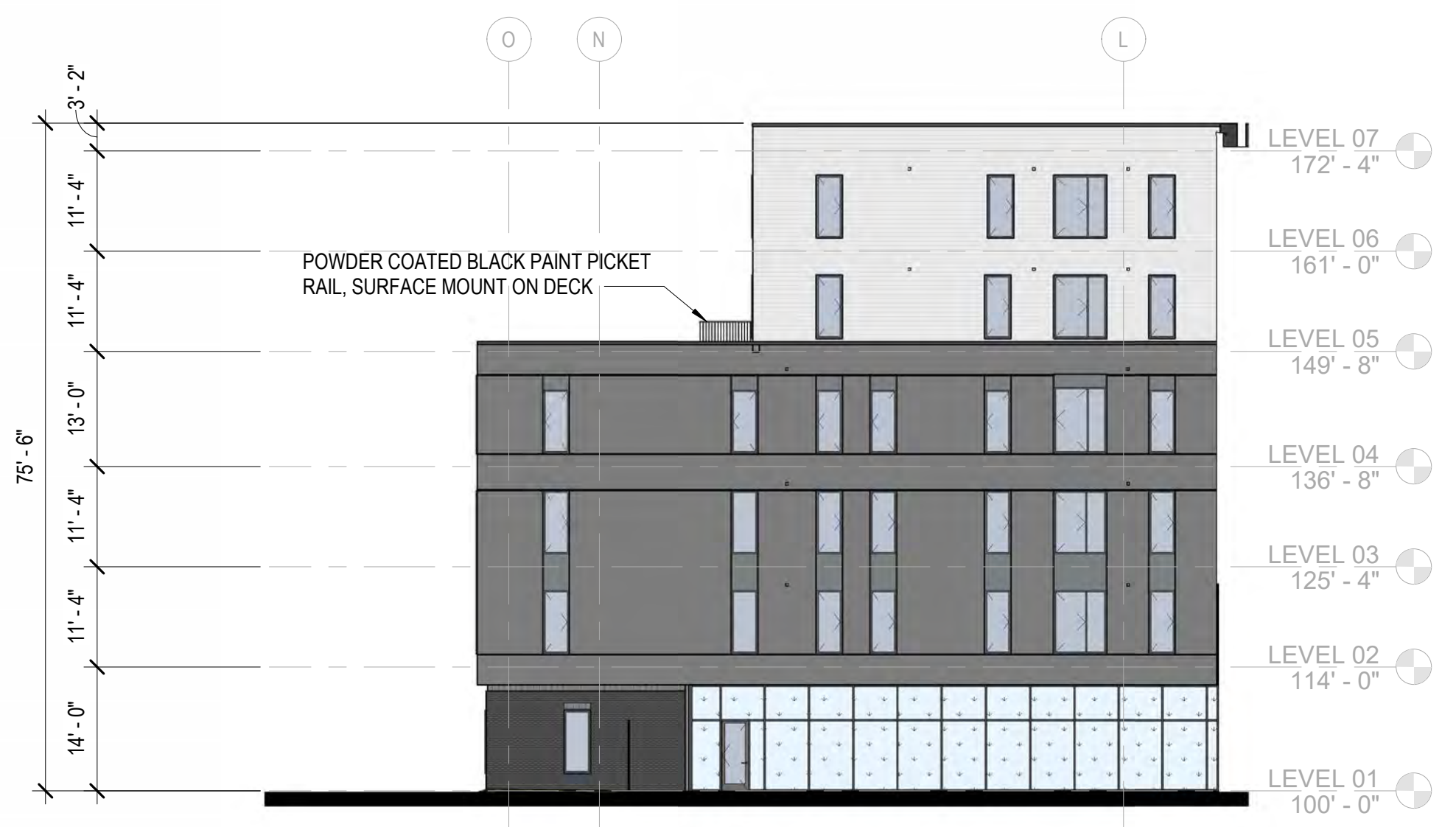
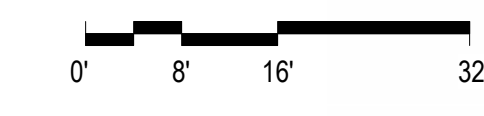
1 EE\_WEST (PASSTHRU)  
A6.106 1/16" = 1'-0"



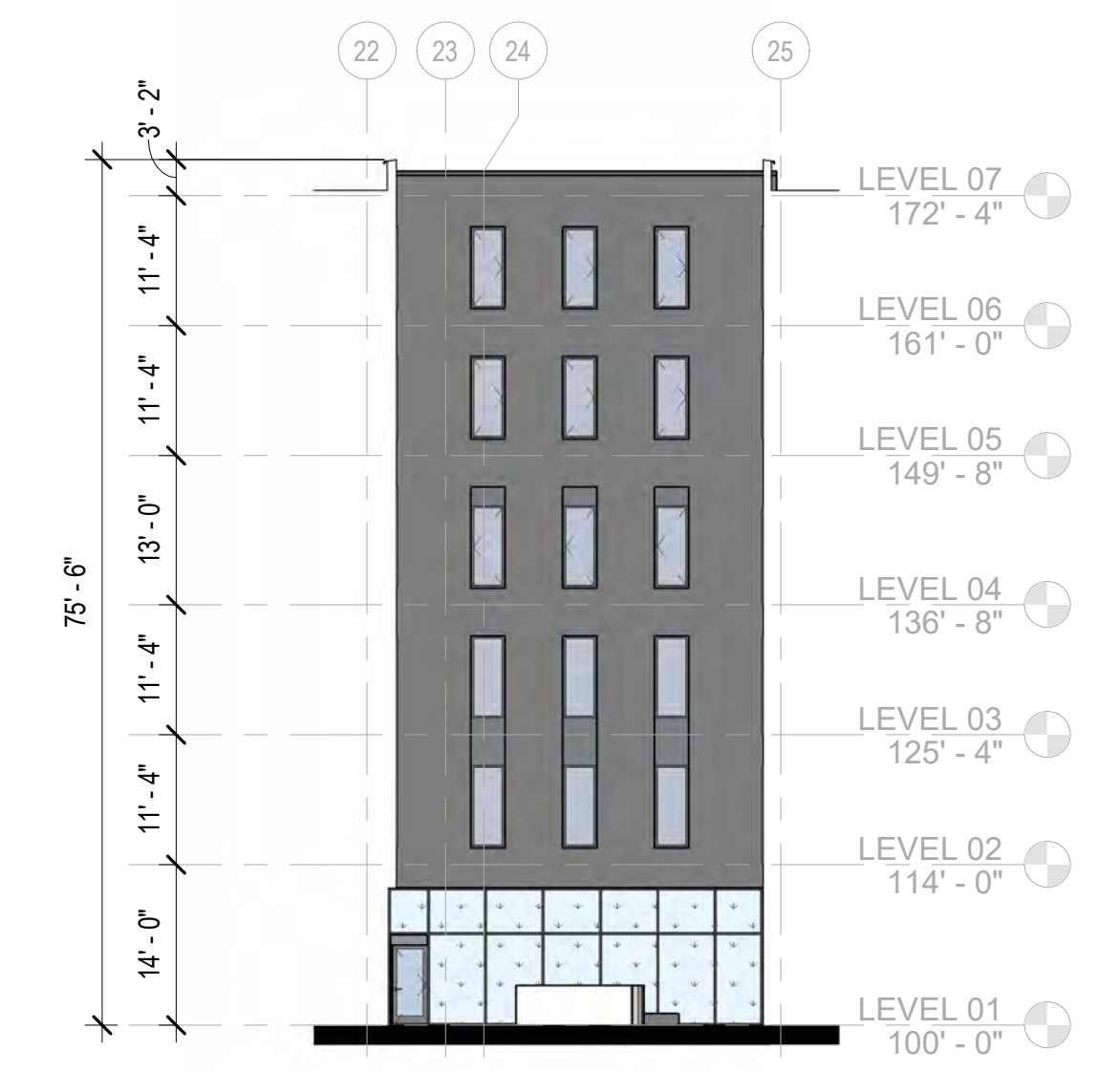
D3 EE\_NORTH (PASSTHRU)  
A6.106 1/16" = 1'-0"



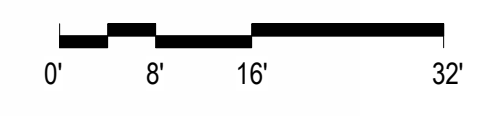
C3 EE\_EAST (PASSTHRU)  
A6.106 1/16" = 1'-0"



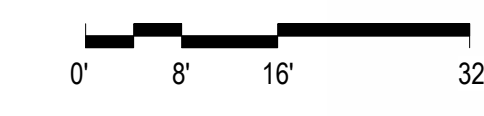
F2 EE\_WEST (OPEN)  
A6.106 1/16" = 1'-0"



D2 EE\_NORTH (OPEN)  
A6.106 1/16" = 1'-0"



C2 EE\_EAST (OPEN)  
A6.106 1/16" = 1'-0"



**EXTERIOR ELEVATION NOTES**

**GENERAL NOTES**

- 1. ELEVATION GENERAL NOTE
- 2. ELEVATION GENERAL NOTE

**KEYED NOTES**

- 1 ELEVATION KEYED NOTE 1
- 2 ELEVATION KEYED NOTE 2

**EXTERIOR ELEVATION NOTES**

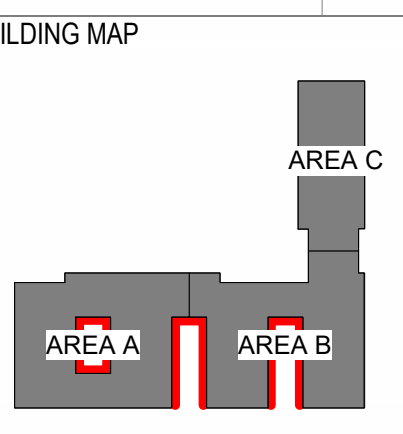
HATCH	MARK	DESCRIPTION
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
	BK-2	BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANELS BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	GL-1B	VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANELS BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

**Lamar Johnson Collaborative**  
38 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH: 312.626.0140

**MIFFLIN CHAPTER**  
CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

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2		



DRAWING TITLE  
OVERALL COURTYARD ELEVATIONS

DRAWING NO.  
**A6.106**

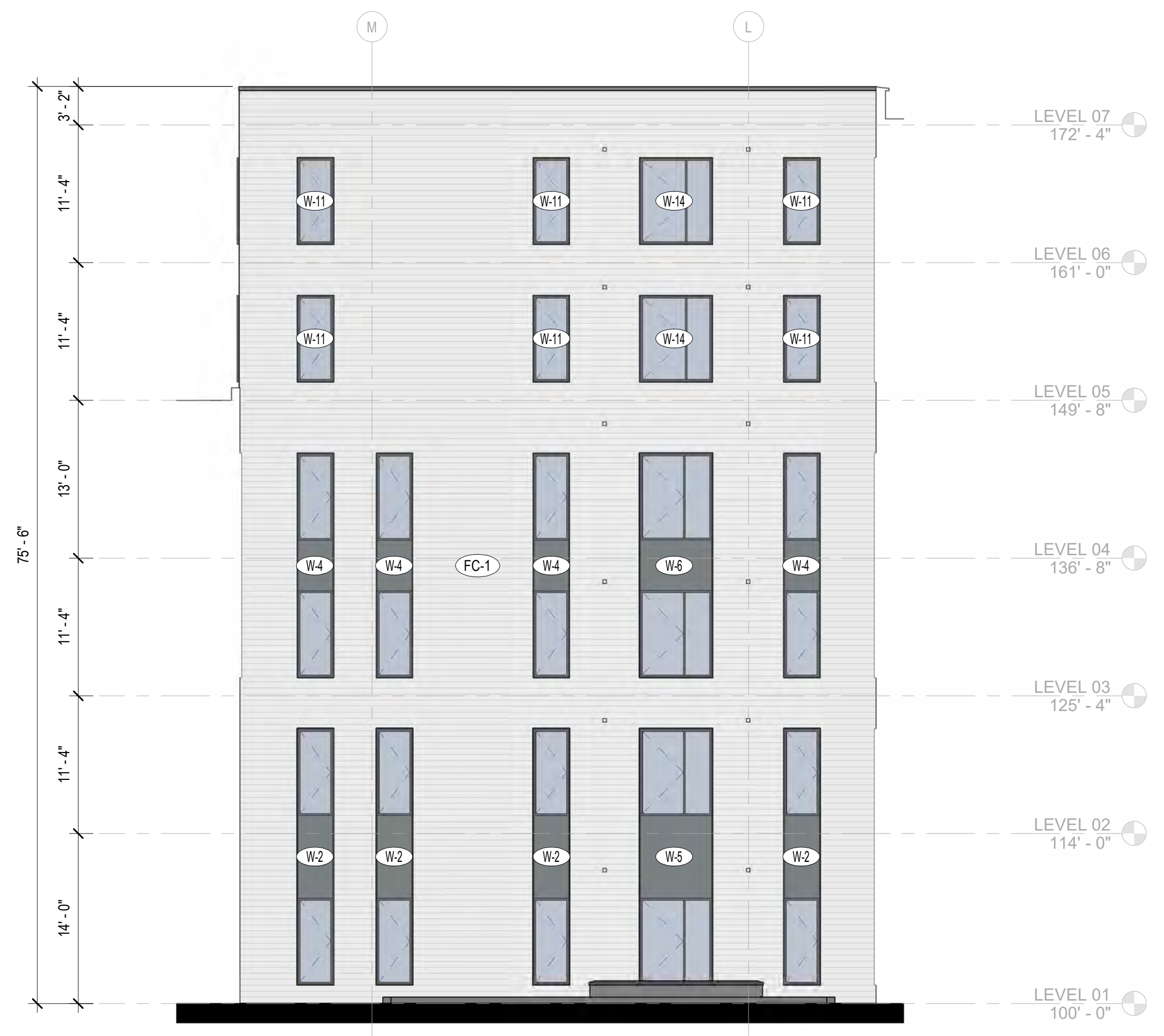
Job # 25.008154



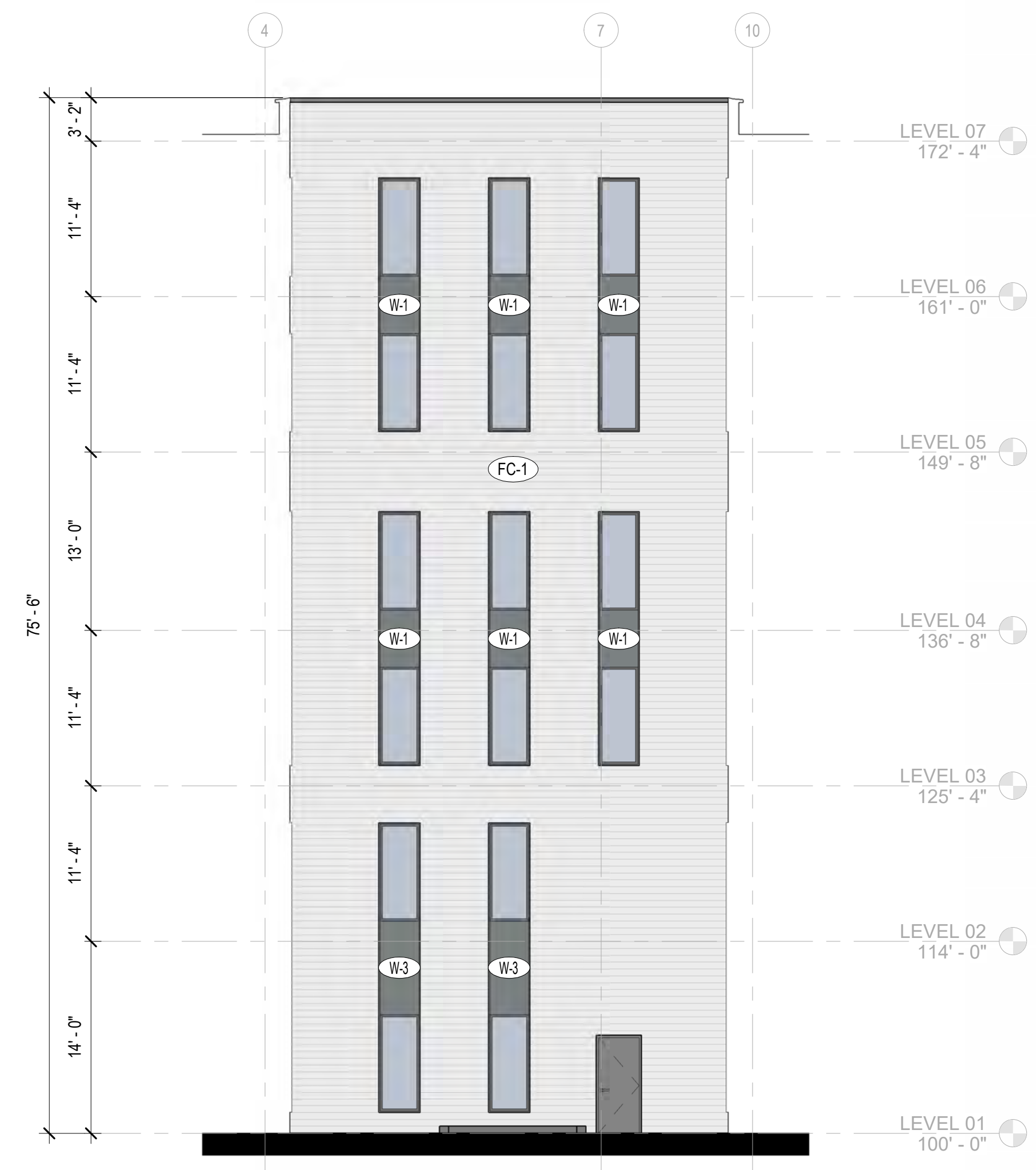
D3 ENLARGED ELEVATION - EAST - ENCLOSED  
A6.107 1/8" = 1'-0" 0' 4' 8' 16'



C3 ENLARGED ELEVATION - SOUTH - ENCLOSED  
A6.107 1/8" = 1'-0" 0' 4' 8' 16'



D1 ENLARGED ELEVATION - WEST - ENCLOSED  
A6.107 1/8" = 1'-0" 0' 4' 8' 16'



C1 ENLARGED ELEVATION - NORTH - ENCLOSED  
A6.107 1/8" = 1'-0" 0' 4' 8' 16'

**EXTERIOR ELEVATION NOTES**

- GENERAL NOTES**
- ELEVATION GENERAL NOTE
  - ELEVATION GENERAL NOTE
- KEYED NOTES**
- ELEVATION KEYED NOTE 1
  - ELEVATION KEYED NOTE 2

**EXTERIOR ELEVATION NOTES**

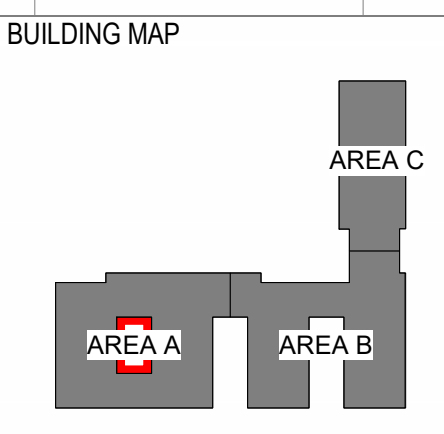
HATCH	MARK	DESCRIPTION
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
	BK-2	BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	GL-1B	VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

**Lamar Johnson Collaborative**  
35 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH: 312.626.0194

**MIFFLIN CHAPTER**  
CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

**DRAWING ISSUE**

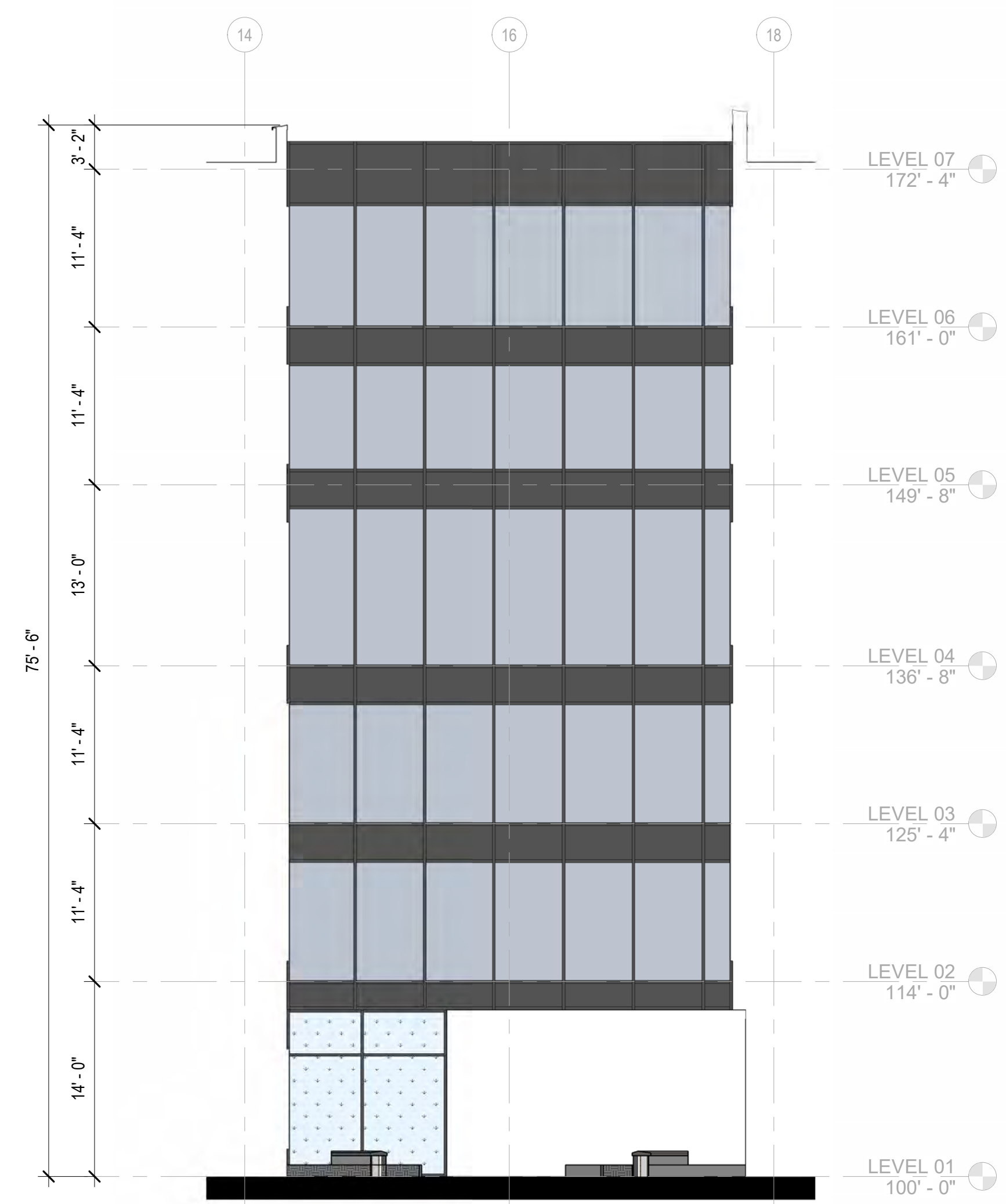
#	DESCRIPTION	DATE
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**DRAWING TITLE**  
ENLARGED COURTYARD ELEVATIONS - ENCLOSED

**DRAWING NO.**  
A6.107

**Job #**  
25.008154



E3 ENLARGED ELEVATION - NORTH - PASSTHRU  
A6.108 1/8" = 1'-0"



C3 ENLARGED ELEVATION - EAST - PASSTHRU  
A6.108 1/8" = 1'-0"



1 ENLARGED ELEVATION - WEST - PASSTHRU1  
A6.108 1/8" = 1'-0"



**EXTERIOR ELEVATION NOTES**

**GENERAL NOTES**

- ELEVATION GENERAL NOTE
- ELEVATION GENERAL NOTE

**KEYED NOTES**

- 1 ELEVATION KEYED NOTE 1
- 2 ELEVATION KEYED NOTE 2

**EXTERIOR ELEVATION NOTES**

HATCH	MARK	DESCRIPTION
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
	BK-2	BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	GL-1B	VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

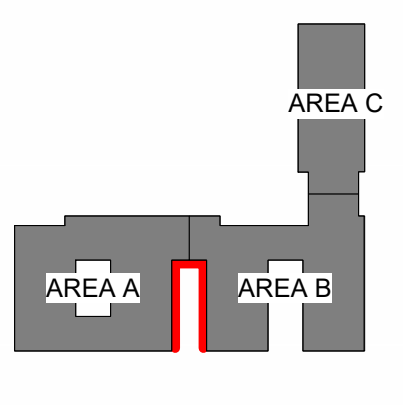
**Lamar Johnson Collaborative**  
36 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH: 312.626.0141

**MIFFLIN CHAPTER**  
CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

**DRAWING ISSUE**

#	DESCRIPTION	DATE
1		

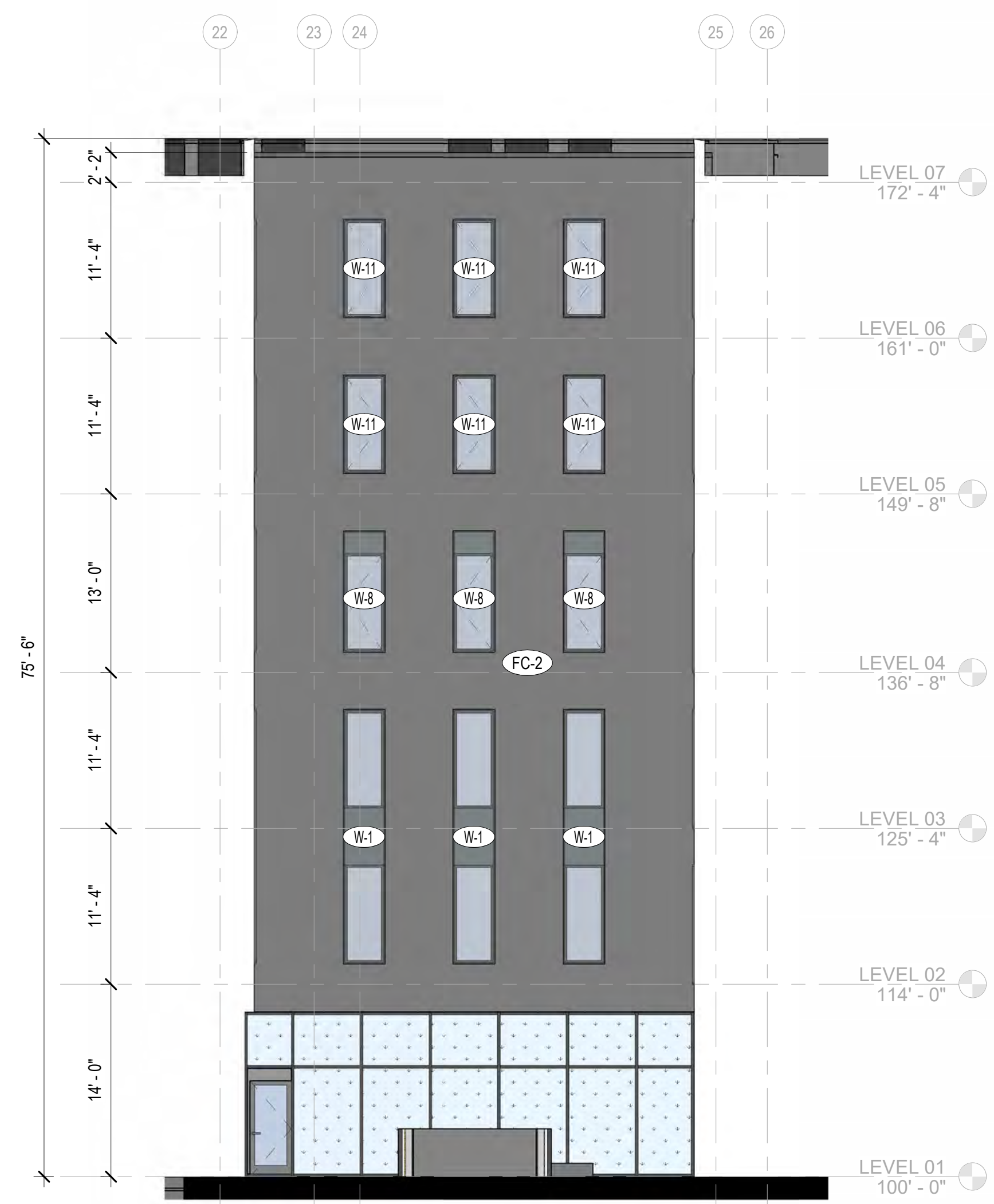
**BUILDING MAP**



DRAWING TITLE  
ENLARGED COURTYARD  
ELEVATIONS - PASSTHRU

DRAWING NO.  
**A6.108**

Job # 25.008154



E4 ENLARGED ELEVATION - NORTH - OPEN  
A6.109 1/8" = 1'-0"



C4 ENLARGED ELEVATION - EAST - OPEN  
A6.109 1/8" = 1'-0"



C1 ENLARGED ELEVATION - WEST - OPEN  
A6.109 1/8" = 1'-0"

**EXTERIOR ELEVATION NOTES**

- GENERAL NOTES**
- ELEVATION GENERAL NOTE
  - ELEVATION GENERAL NOTE
- KEYED NOTES**
- ELEVATION KEYED NOTE 1
  - ELEVATION KEYED NOTE 2

**EXTERIOR ELEVATION NOTES**

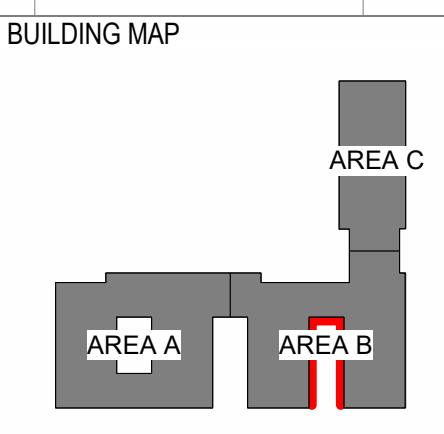
HATCH	MARK	DESCRIPTION
[Hatch]	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
[Hatch]	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
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[Hatch]	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
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[Hatch]	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED
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[Hatch]	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

**Lamar Johnson Collaborative**  
36 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH: 312.626.0141

**MIFFLIN CHAPTER**  
CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

DRAWING ISSUE

#	DESCRIPTION	DATE
1		



DRAWING TITLE  
ENLARGED COURTYARD  
ELEVATIONS - OPEN

DRAWING NO.  
**A6.109**

Job # 25.008154



Washington Ave - Entry Close Up



Washington Ave - Elevation



Washington Ave - Entry



Pass Thru



Mifflin - Entry



Washington Ave - Garage



Mifflin - Entry Close Up



Washington Ave - Patio

Lamar Johnson  
Collaborative

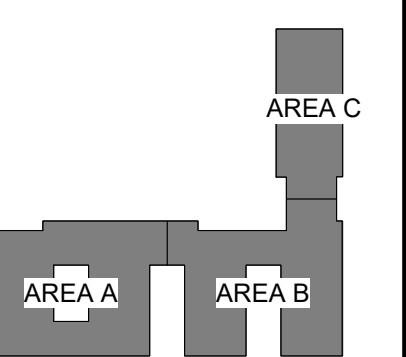
36 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH: 312.688.0104

MIFFLIN CHAPTER  
CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

DRAWING ISSUE

#	DESCRIPTION	DATE
1		
2		
3		
4		
5		

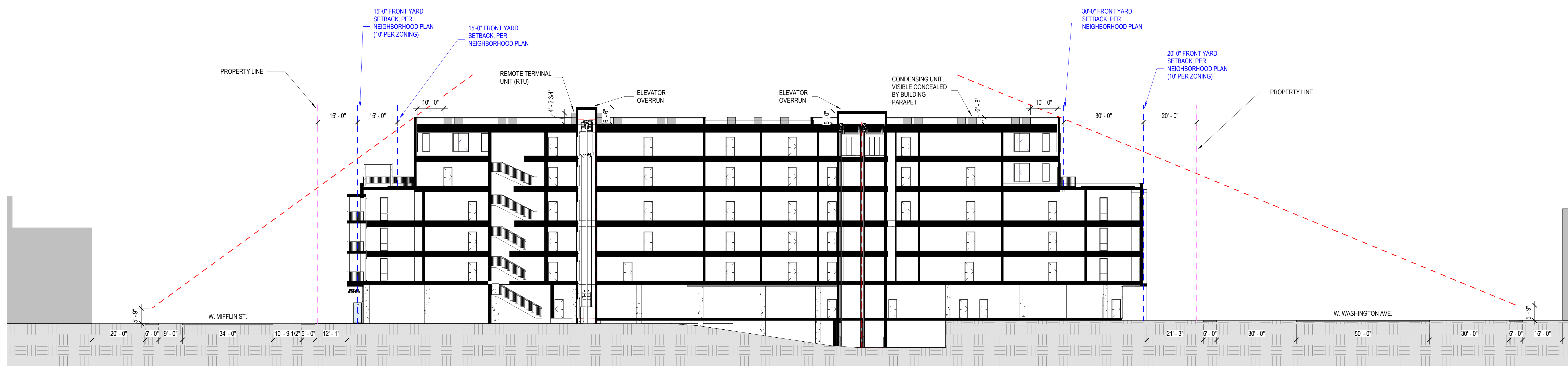
BUILDING MAP



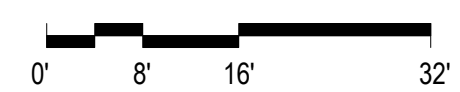
DRAWING TITLE  
RENDERINGS / AXONS

DRAWING NO.  
A6.110

Job # 25.008154



B1 Building Section - Street View Diagram  
A6.113 / 1/16" = 1'-0"



**Lamar Johnson  
Collaborative**

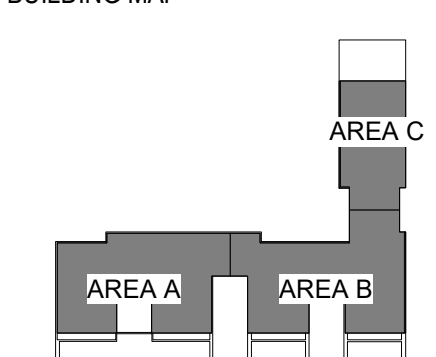
26 EAST WACKER DRIVE, SUITE 1000  
CHICAGO, IL 60601  
PH 312.688.0100

**MIFFLIN CHAPTER**  
CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION

**DRAWING ISSUE**

#	DESCRIPTION	DATE
1		

**BUILDING MAP**



**DRAWING TITLE**  
BUILDING SECTIONS -  
LATITUDINAL

**DRAWING NO.**  
A6.113

**Job #** 25.008154

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE...

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS table with symbols for TC, FF, FL, SW, TW, BW.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS table with symbols for STMH, FI, CI, CB, EW, SMH.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS I, TYPE A
EROSION MAT CLASS II, TYPE B
EROSION MAT CLASS III, TYPE C
EROSION MAT CLASS II, TYPE A
TRACKING PAD
RIP RAP

RIGHT-OF-WAY NOTES:

- 1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS...

SITE PLAN NOTES:

- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.

GRADING NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.

CITY FORESTRY NOTES:

- 1. ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY...

UTILITY NOTES:

- 1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.



909 FOURTH DRIVE, SUITE 100 MADISON, WI 53717 PH: 608.263.4422



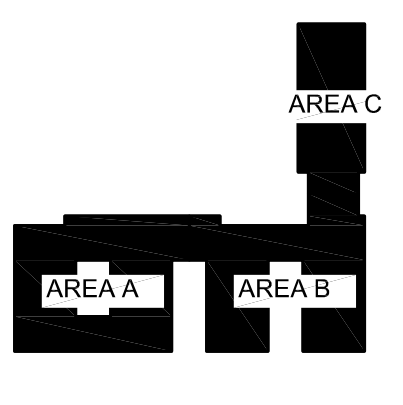
35 EAST WACKER DRIVE, SUITE 1400 CHICAGO, IL 60601 PH: 312.626.0747

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION / UDC SUBMISSION

DRAWING ISSUE

Table with columns: #, DESCRIPTION, DATE. Row 1: 1, LUA SUBMISSION, 9/23/24. Row 2: 1, UDC SUBMISSION, 9/23/24.

BUILDING MAP



DRAWING TITLE NOTES & LEGENDS

DRAWING NO. C0.1

Job # 230390

NOT FOR CONSTRUCTION

**TOPOGRAPHIC LINWORK LEGEND**

- FO - EXISTING FIBER OPTIC LINE
- UT - EXISTING UNDERGROUND TELEPHONE
- CL - EXISTING CHAIN LINK FENCE
- IR - EXISTING WROUGHT IRON
- WF - EXISTING WOOD FENCE
- GL - EXISTING GAS LINE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- OUE - EXISTING OVERHEAD ELECTRIC LINE
- OGU - EXISTING OVERHEAD GENERAL UTILITIES
- SS - EXISTING SANITARY SEWER LINE (SIZE NOTED)
- STS - EXISTING STORM SEWER LINE (SIZE NOTED)
- WM - EXISTING WATER MAIN (SIZE NOTED)
- B55 - EXISTING MAJOR CONTOUR
- B56 - EXISTING MINOR CONTOUR
- EP - EXISTING EDGE OF PAVEMENT
- EG - EXISTING EDGE OF GRAVEL
- GS - EXISTING GRAVEL SURFACE
- CS - EXISTING CONCRETE SURFACE
- AS - EXISTING ASPHALT SURFACE

**SURVEY LEGEND**

- X - FOUND CHISELED "X"
- - FOUND 1" Ø IRON PIPE
- ⊗ - FOUND 2" Ø IRON PIPE
- ⊙ - FOUND 3/4" Ø IRON ROD
- ⊠ - SET 3/4" Ø IRON ROD
- ( ) - RECORDED AS INFORMATION

**EXISTING SANITARY STRUCTURE TABLE**

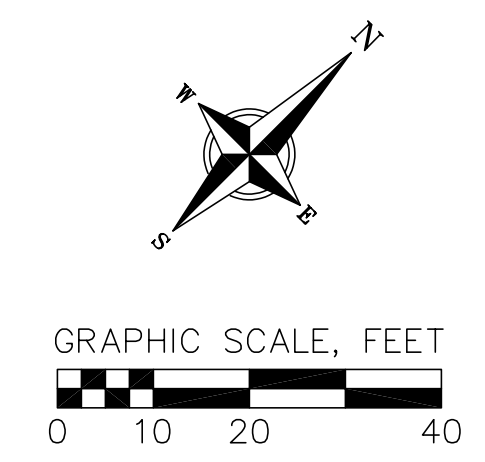
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	859.59	850.19	NE
S2	SMH	856.48	848.53	NE
S3	SMH	855.55	847.29	NE
S4	SMH	855.15	846.34	NE
S5	SMH	857.43	844.65	SW

**EXISTING STORM STRUCTURE TABLE**

NAME	TYPE	RIM	INVERT	DIRECTION
S6	STMH	859.21	855.63	NE
S7	STMH	858.53	853.43	NE
S8	STMH	857.67	852.92	NE
S9	STMH	856.96	852.47	NE
S10	STMH	856.30	851.97	NE
S11	STMH	855.44	850.93	NE
S12	STMH	855.68	850.23	CENTER
S13	STMH	856.77	851.27	CENTER
S14	CIN	858.44	855.30	SE
S15	CIN	857.40	854.76	SE
S16	CIN	856.84	854.16	SE
S17	CIN	856.11	853.43	SE
S18	CIN	855.92	853.27	NW
S19	CIN	855.86	852.40	SE
S20	CIN	SMH	SMH	SE

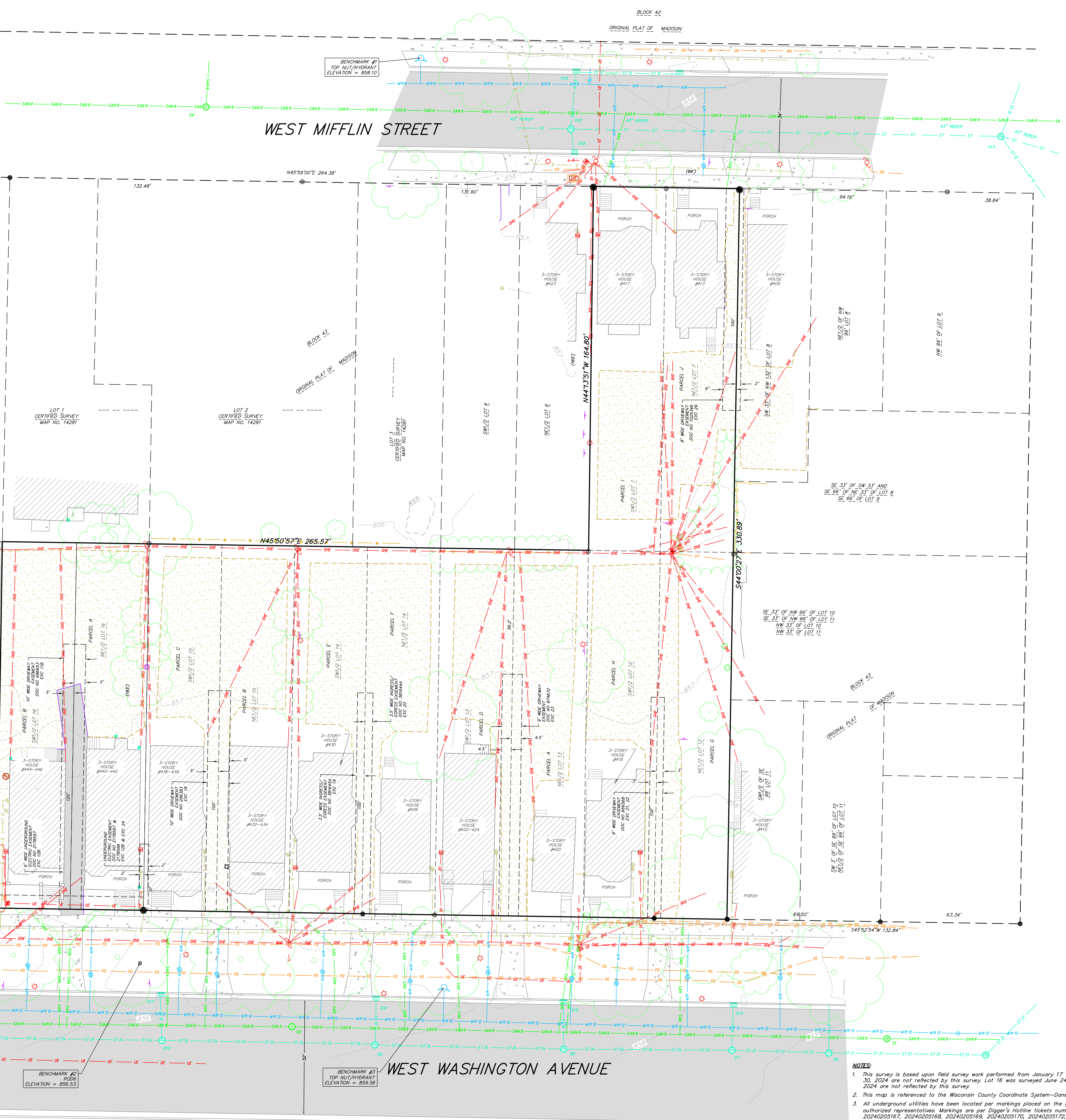
**TOPOGRAPHIC SYMBOL LEGEND**

- - EXISTING POST
- - EXISTING SIGN
- - EXISTING CURB INLET
- - EXISTING ROOF DRAIN
- ⊙ - EXISTING STORM MANHOLE
- ⊙ - EXISTING SANITARY MANHOLE
- ⊙ - EXISTING FIRE HYDRANT
- ⊙ - EXISTING WATER MAIN VALVE
- ⊙ - EXISTING CURB STOP
- ⊙ - EXISTING GAS VALVE
- ⊙ - EXISTING GAS METER
- ⊙ - EXISTING DOWN GUY
- ⊙ - EXISTING ELECTRIC PEDESTAL
- ⊙ - EXISTING TRANSFORMER
- ⊙ - EXISTING ELECTRIC METER
- ⊙ - EXISTING LIGHT POLE
- ⊙ - EXISTING UTILITY POLE
- ⊙ - EXISTING TV PEDESTAL
- ⊙ - EXISTING TELEPHONE PEDESTAL
- ⊙ - EXISTING UNIDENTIFIED UTILITY VAULT
- - EXISTING CONIFEROUS TREE
- - EXISTING DECIDUOUS TREE



**vierbicher**  
planners | engineers | advisors

**Lamar Johnson Collaborative**  
35 EAST HACKER DRIVE, SUITE 1400  
CHICAGO, IL 60611  
PH: 312.669.0141



**MIFFLIN CHAPTER**

CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION / UDC SUBMISSION

**DRAWING ISSUE**

#	DESCRIPTION	DATE
1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24

**BUILDING MAP**

**DRAWING TITLE**  
EXISTING CONDITIONS PLAN

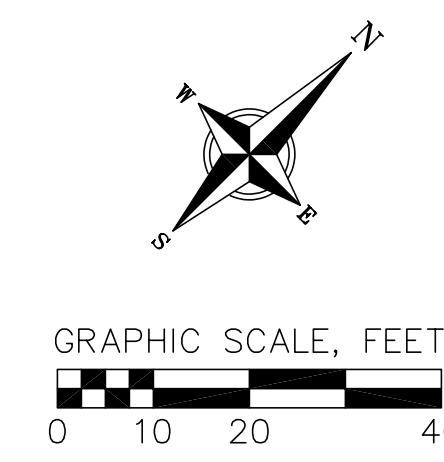
**DRAWING NO.**  
C1.0

**Job #**  
230390

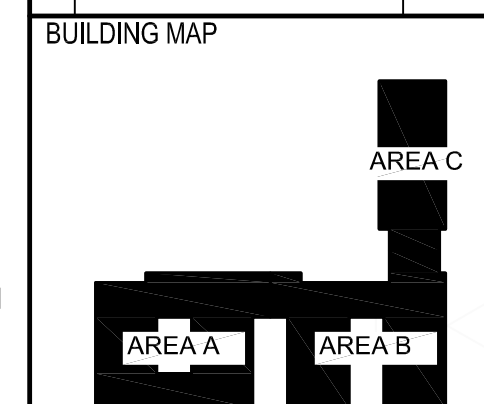
- NOTES**
- This survey is based upon field survey work performed from January 17 - January 30, 2024. Any changes in site conditions after January 30, 2024 are not reflected by this survey. Lot 16 was surveyed June 24, 2024. Any changes in site conditions for Lot 16 after June 24, 2024 are not reflected by this survey.
  - This map is referenced to the Wisconsin County Coordinate System—Dane Zone, NAD 83 (2011). Elevations are based upon NAD83 datum.
  - All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20240205161, 20240205162, 20240205164, 20240205166, 20240205167, 20240205168, 20240205169, 20240205170, 20240205172, 20240205173, 20240205174 & 20240205175. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others. Underground utilities for Lot 16 were marked per Digger's Hotline ticket numbers 20242602796, 20242602806 & 20242602847.
  - Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the City of Madison utilities website.
  - No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
  - Surveyor has made no investigation or independent search for assessment of record, encumbrances, restrictive covenants, or ownership title evidence.
  - This existing conditions plan was prepared at the request of CRG Acquisition, LLC, 7800 Forsyth Blvd, 3rd Floor, St. Louis, MO 63105.

**NOT FOR CONSTRUCTION**





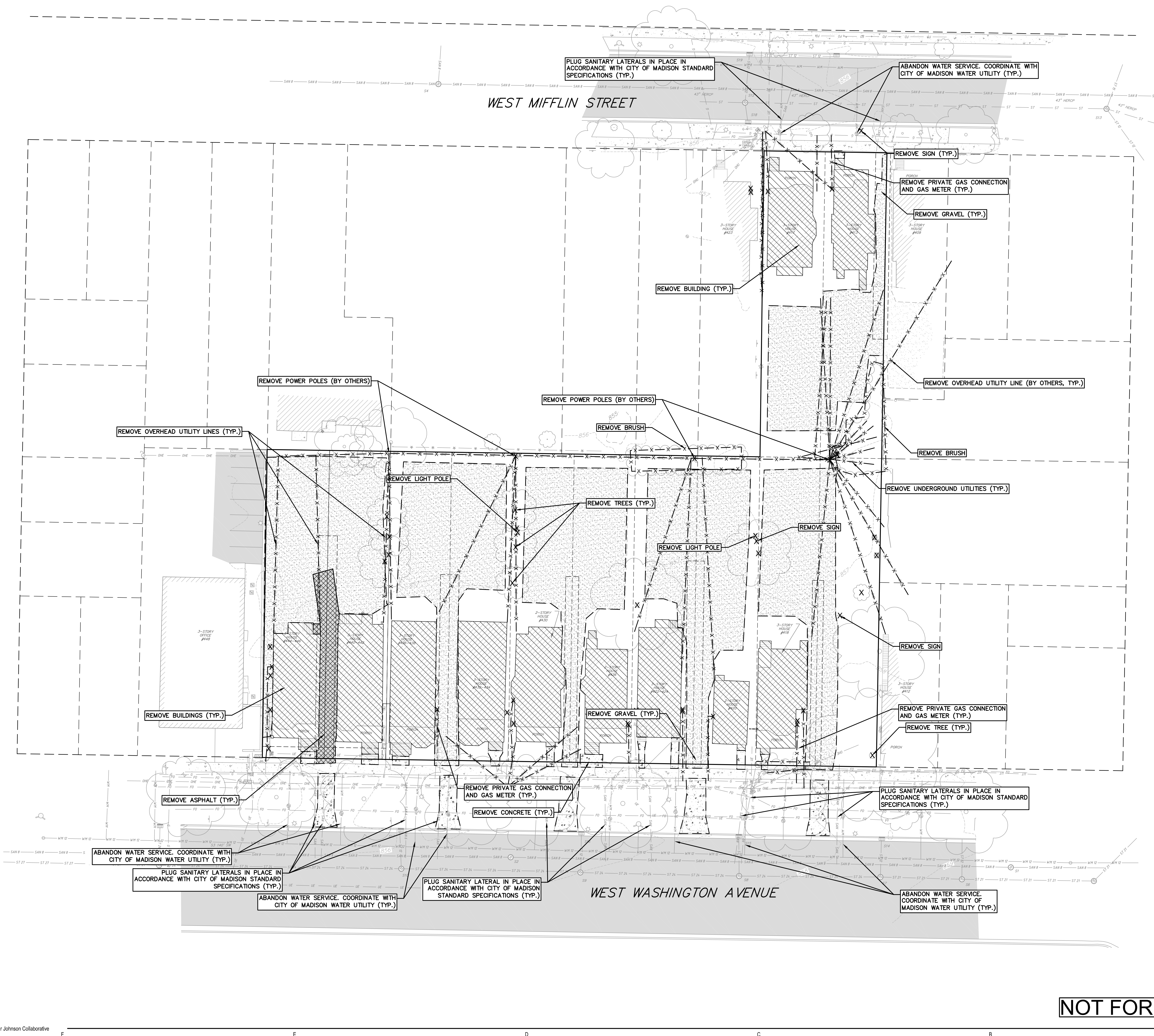
DRAWING ISSUE		
#	DESCRIPTION	DATE
1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24



DRAWING TITLE  
DEMOLITION PLAN

DRAWING NO.  
C2.0

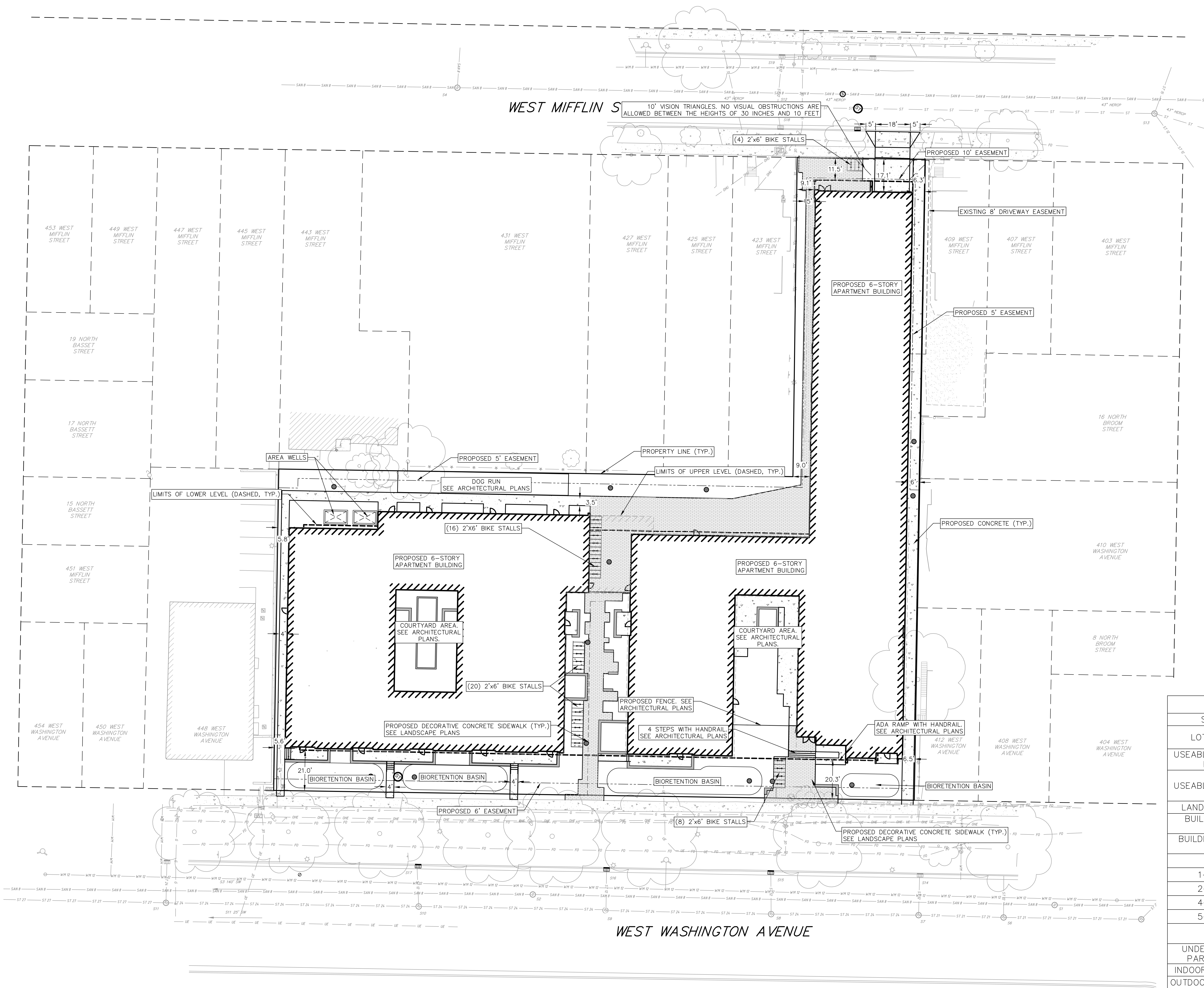
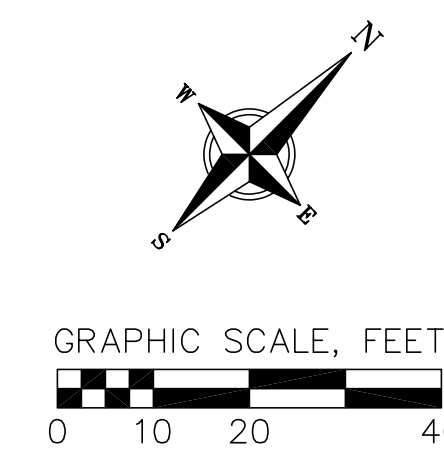
Job # 230390



DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

**NOT FOR CONSTRUCTION**

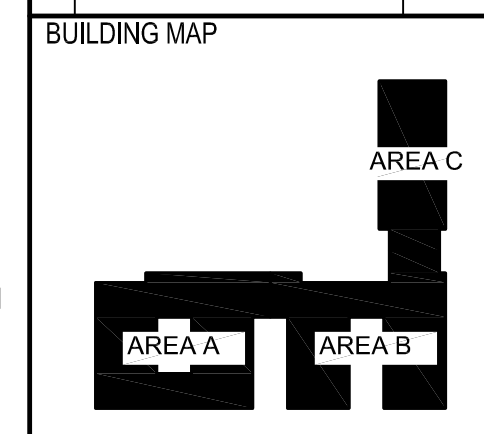


SITE PLAN SUMMARY TABLE	
SITE AREA	65,816 SF
LOT COVERAGE	81.0% IMPERVIOUS
USEABLE OPEN SPACE REQUIRED	20 SF x 516 BEDS=10,320 SF
USEABLE OPEN SPACE	8,479 SF BUILDING 17,005 TOTAL
LANDSCAPED AREA	8,351 SF
BUILDING SQUARE FOOTAGE	257,510 GSF
BUILDING FOOTPRINT AREA	38,154 SF
STUDIO	19
1-BEDROOM	11
2-BEDROOM	33
4-BEDROOM	75
5-BEDROOM	24
DENSITY	107 UNITS/ACRE
UNDER STRUCTURE PARKING STALLS	88
INDOOR BIKE PARKING	242
OUTDOOR BIKE PARKING	48

SITE ADDRESS: 413-417 W MIFFLIN STREET & 418-446 W WASHINGTON STREET

**NOT FOR CONSTRUCTION**

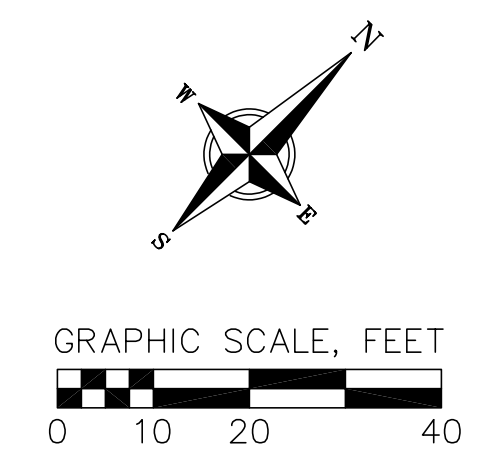
#	DESCRIPTION	DATE
1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24



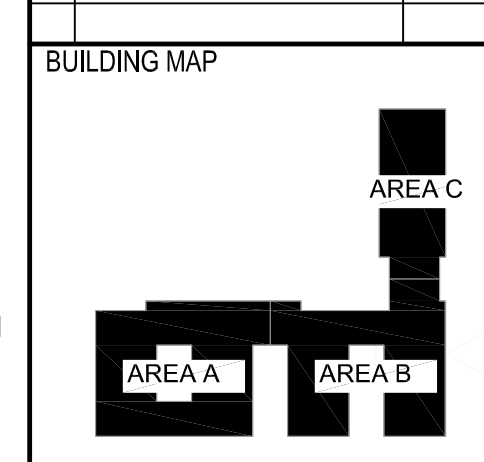
DRAWING TITLE  
SITE PLAN

DRAWING NO.  
**C3.0**

Job # 230390



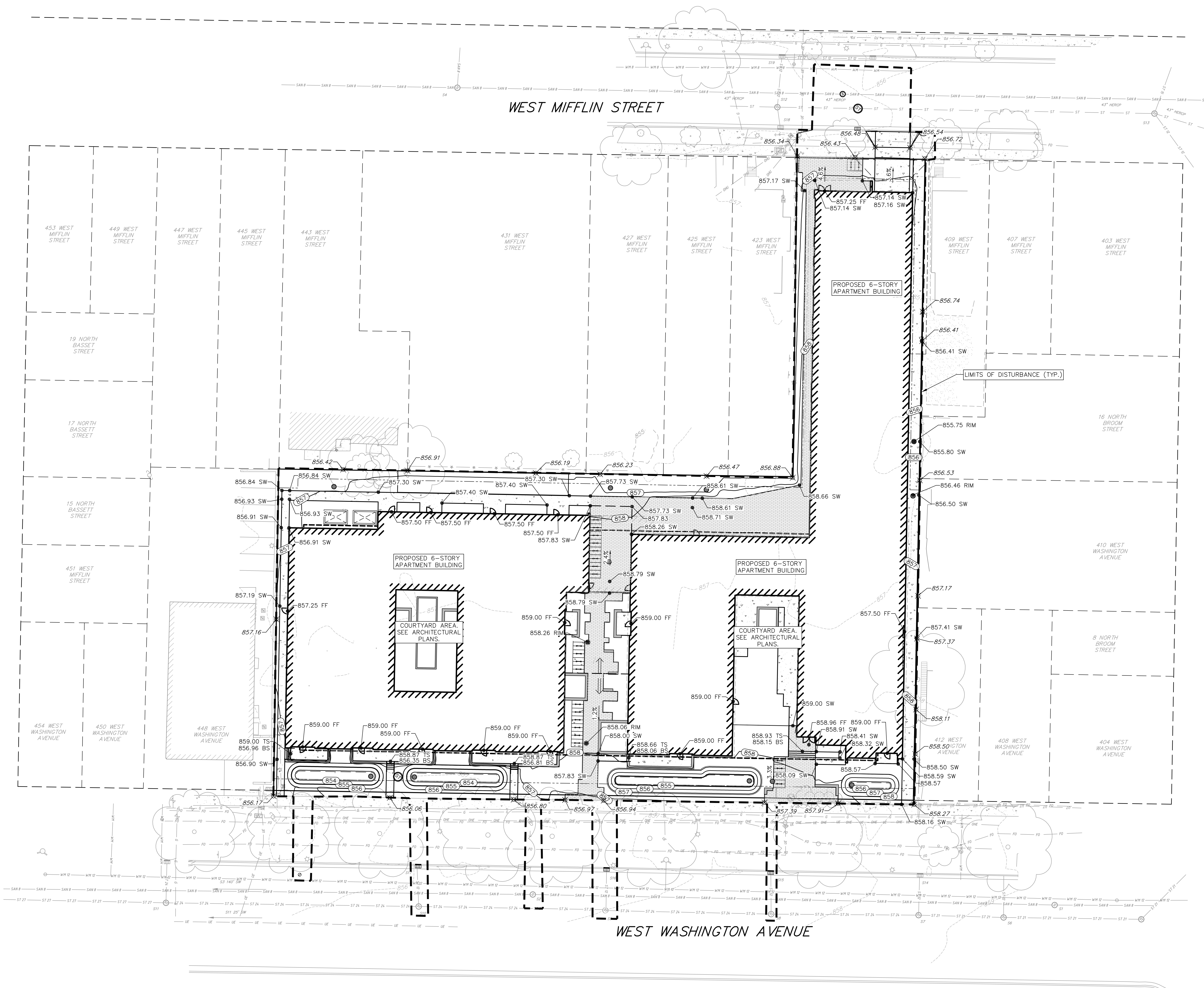
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1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24



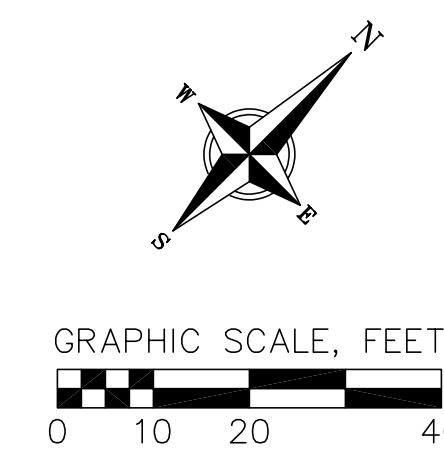
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GRADING PLAN

DRAWING NO.  
C4.0

Job # 230390

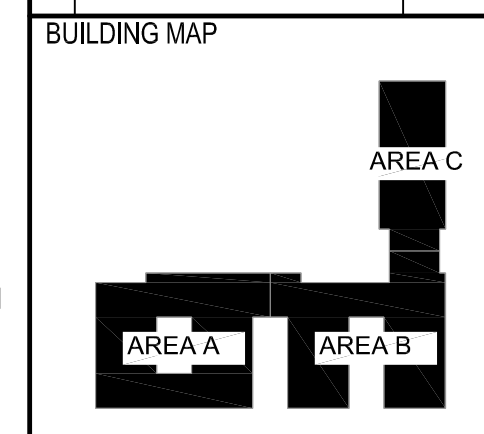


**NOT FOR CONSTRUCTION**



DRAWING ISSUE

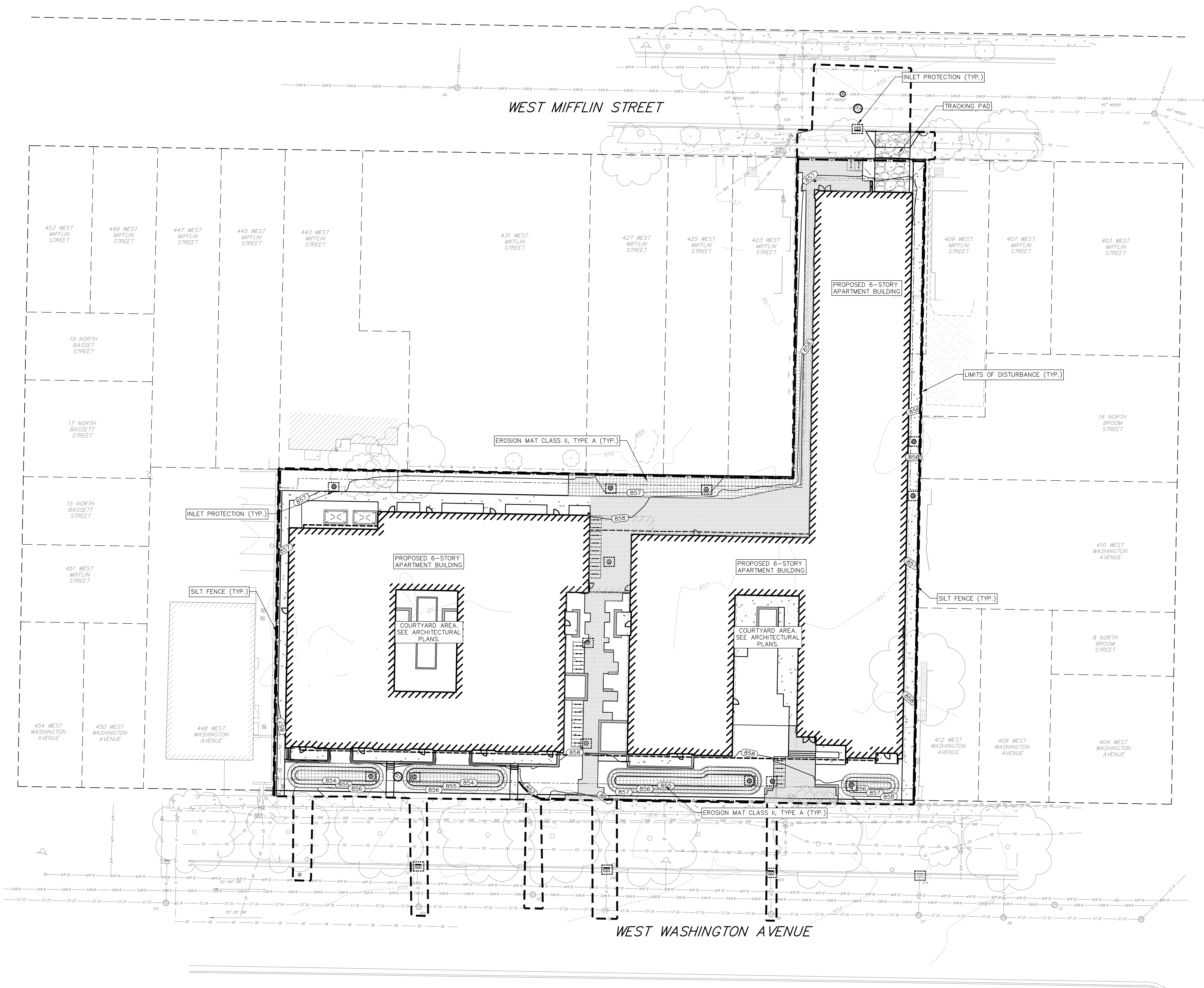
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1	UDC SUBMISSION	9/23/24



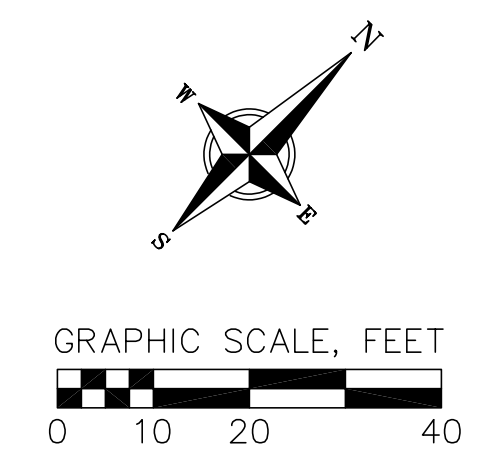
DRAWING TITLE  
EROSION CONTROL PLAN

DRAWING NO.  
C4.1

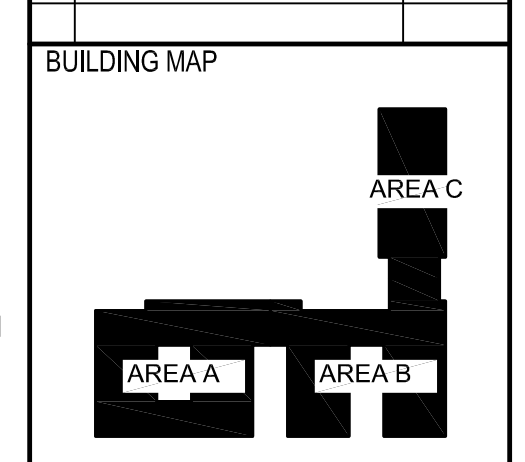
Job # 230390



**NOT FOR CONSTRUCTION**



DRAWING ISSUE		
#	DESCRIPTION	DATE
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1	UDC SUBMISSION	9/23/24

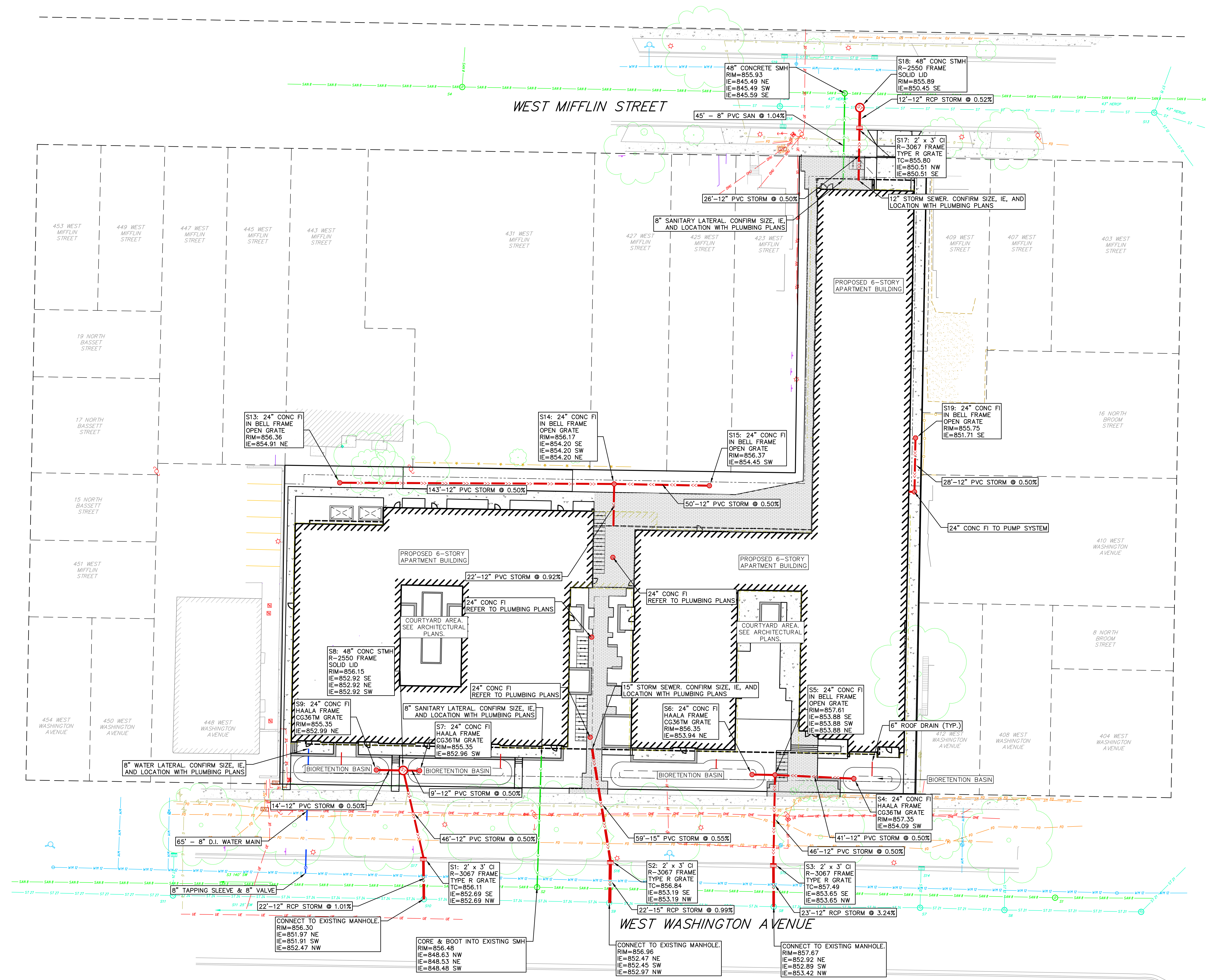


DRAWING TITLE  
UTILITY PLAN

DRAWING NO.  
**C5.0**

Job # 230390

**NOT FOR CONSTRUCTION**

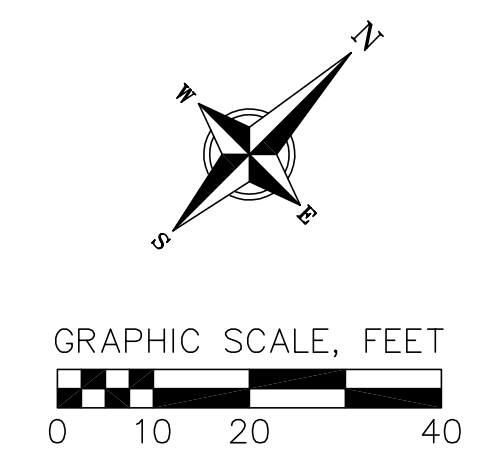


PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
<b>EVERGREEN TREES</b>					
JV-2	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	B & B	5' ht.		7
JV-3	Juniperus virginiana Taylor / Taylor Eastern Redcedar	B & B	4' ht.		4
PD	Picea glauca densata / Black Hills Spruce	B & B	2.5' Cal		3
TH	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	4' ht.		10
TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	5' ht.		6
<b>UNDERSTORY TREES</b>					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	1
CE	Cercis canadensis / Eastern Redbud	B & B	2.5' Cal		3
HV	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.		1
<b>DECIDUOUS SHRUBS</b>					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		11
Am-2	Aronia melanocarpa 'UDCONIA012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.		5
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		23
Cb	Cephalanthus occidentalis 'Balloptics' / Fiber Optics® Buttonbush	Cont.	7 Gal.		10
Ca-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		8
Ld	Lonicera clervilla / Honeysuckle	Cont.	3 Gal.		7
Po2	Physocarpus opulifolius 'SMNPOBLR' / Ginger Wine® Ninebark	Cont.	5 Gal.		3
Vc	Viburnum cassinoides / Withered Viburnum	Cont.	5 Gal.		1
Vg	Viburnum lentago / Nannyberry	Cont.	5 Gal.		1
<b>EVERGREEN SHRUBS</b>					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		19
Jc	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.		1
<b>PERENNIALS</b>					
Ao	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.		7
Af	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.		5
Co3	Carex breviflor / Oval Sedge	Cont.	4 In		10
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	Pint		16
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.		5
Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.		15
La	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.		9
Ms	Mattdeucia struthiopteris / Ostrich Fern	Cont.	1 Gal.		7
Oc	Osmunda cinnamomea / Cinnamon Fern	Cont.	1 Gal.		13
Or	Osmunda regalis / Royal Fern	Cont.	1 Gal.		8
Pn	Panicum virgatum 'Northwind' / Northwind Switch Grass	Cont.	1 Gal.		26
Ss	Schizachyium scoparium / Little Bluestem	Cont.	1 Gal.		38
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		41

CONCEPT PLANT SCHEDULE

<b>GROUNDCOVER #1</b>		347 sf
Callirhoe involucrata / Purple Poppymallow	32	9% @ 12' oc
Carex breviflor / Oval Sedge	72	20% @ 12' oc
Dalea purpurea / Purple Prairie Clover	14	4% @ 12' oc
Dodecatheon meadia / Shooting Star	50	14% @ 12' oc
Geum triflorum / Prairie Smoke	29	8% @ 12' oc
Sporobolus heterolepis / Prairie Dropseed	162	45% @ 12' oc
<b>GROUNDCOVER #3</b>		100 sf
Antennaria plantaginifolia / Pussytoes	36	35% @ 12' oc
Sedum ternatum / Wild Stonecrop	67	65% @ 12' oc
<b>GROUNDCOVER #4</b>		606 sf
Aquilegia canadensis / Eastern Columbine	38	6% @ 12' oc
Asarum canadense / Wild Ginger	38	6% @ 12' oc
Carex pensylvanica / Pennsylvania Sedge	480	76% @ 12' oc
Polemonium reptans / Greek Valerian	38	6% @ 12' oc
Trillium grandiflorum / Large White Trillium	38	6% @ 12' oc
<b>GROUNDCOVER #5</b>		752 sf
Allium cernuum / Nodding Onion	47	6% @ 12' oc
Asclepias verticillata / Whorled Milkweed	23	3% @ 12' oc
Carex albicans / White-tinged Sedge	40	5% @ 12' oc
Carex breviflor / Oval Sedge	78	10% @ 12' oc
Phlox pilosa / Downy Phlox	40	5% @ 12' oc
Sporobolus heterolepis / Prairie Dropseed	509	65% @ 12' oc
Symphoricarpos ericoides / Heath Aster	47	6% @ 12' oc
<b>WASHED STONE</b>		555 sf
1.5" washed decorative stone		
<b>BIORETENTION PLANT PLUGS</b>		4,155 sf
Rainwater Renewal Garden for Partial Shade Sites: garden kit by Agracolor or equivalent.		



vierbicher  
planners | engineers | advisors

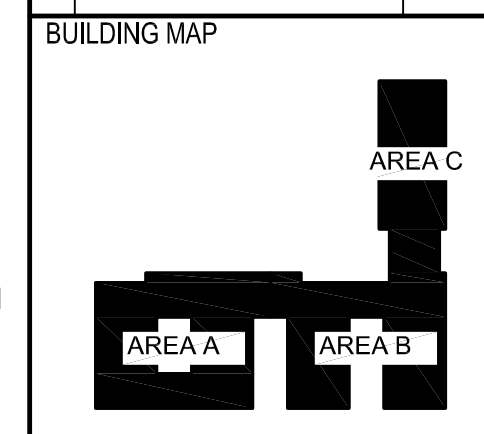
999 FOURTH DRIVE, SUITE 500  
MADISON, WI 53717  
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Lamar Johnson  
Collaborative

35 EAST HACKER DRIVE, SUITE 1400  
CHICAGO, IL 60611  
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**MIFFLIN CHAPTER**  
CRG  
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
LAND USE APPLICATION / UDC SUBMISSION

#	DESCRIPTION	DATE
1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24



DRAWING TITLE  
LANDSCAPE PLAN

DRAWING NO.  
L1.0

Job # 230390

**NOT FOR CONSTRUCTION**

**PLANT MATERIAL NOTES:**

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

**LANDSCAPE MATERIAL NOTES:**

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION," PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. AREAS IDENTIFIED AS WASHED STONE ARE TO BE INSTALLED USING 1"-2", WASHED STONE TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
5. LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/2" X 4" OR EQUAL, COLOR BLACK ANODIZED.
6. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6" DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL OUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

**SEEDING AND PLUG PLANTING NOTES:**

1. ALL UNLABELED DISTURBED AREAS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6") PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
2. INSTALL BIO-RETENTION PLANTINGS AS 2" X 2" X 4" OR 2.25" X 2.25" X 5" OR 2.5" X 2.5" X 3.5" PLUGS AS SUPPLIED BY AGRECOL, MIDWEST GROUNDCOVERS, TAYLOR CREEK OR EQUAL. BIORETENTION PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING SPECIFIED RATIO OF SPECIES THROUGHOUT PLANTING. APPLY 1" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. FOLLOWING PLANTING, AREA TO BE SEEDED WITH 'STORMWATER/BIOINFILTRATION' BY AGRECOL OR EQUAL, PER MANUFACTURER'S RECOMMENDATIONS AND BROADCAST MULCHED WITH A LAYER OF NEED FREE STRAW MULCH. STRAW MULCH MUST ALLOW FOR SUFFICIENT AIR AND LIGHT PENETRATION. REFER TO 'PRAIRIE AREA' NOTES REGARDING SUGGESTED MAINTENANCE ACTION.
3. INSTALL GROUNDCOVERS (GC) AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA. CONTRACTOR TO CONFIRM QUANTITIES, QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN. EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ADJUT WALKWAYS, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 3" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

**GENERAL LANDSCAPE NOTES:**

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.



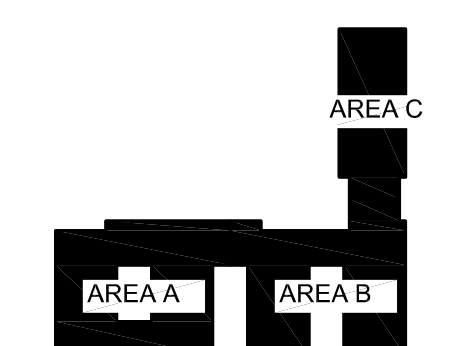
COURTYARD PAVER PRECEDENT

**MIFFLIN CHAPTER**  
 CRG  
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN  
 LAND USE APPLICATION / UDC SUBMISSION

**DRAWING ISSUE**

#	DESCRIPTION	DATE
1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24

**BUILDING MAP**



**DRAWING TITLE**  
LANDSCAPE NOTES

**DRAWING NO.**

L5.0

**Job #**

230390

**NOT FOR CONSTRUCTION**