

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.



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OWNER



35 E. Wacker Drive
Suite 1300
PHONE: 312.658.0747
WEBSITE: www.realcrg.com

ARCHITECT

**Lamar Johnson
Collaborative**

35 E. Wacker Drive
Suite 1300
PHONE: 312.658.0747
WEBSITE:
www.theljc.com

LANDSCAPE AND CIVIL ENGINEER

(BY OWNER)

Vierbicher
999 Fourier Dr #201
Madison, WI 53717
PHONE: 608-826-0532
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

MEPFP ENGINEER - BRIDGING DOCS.

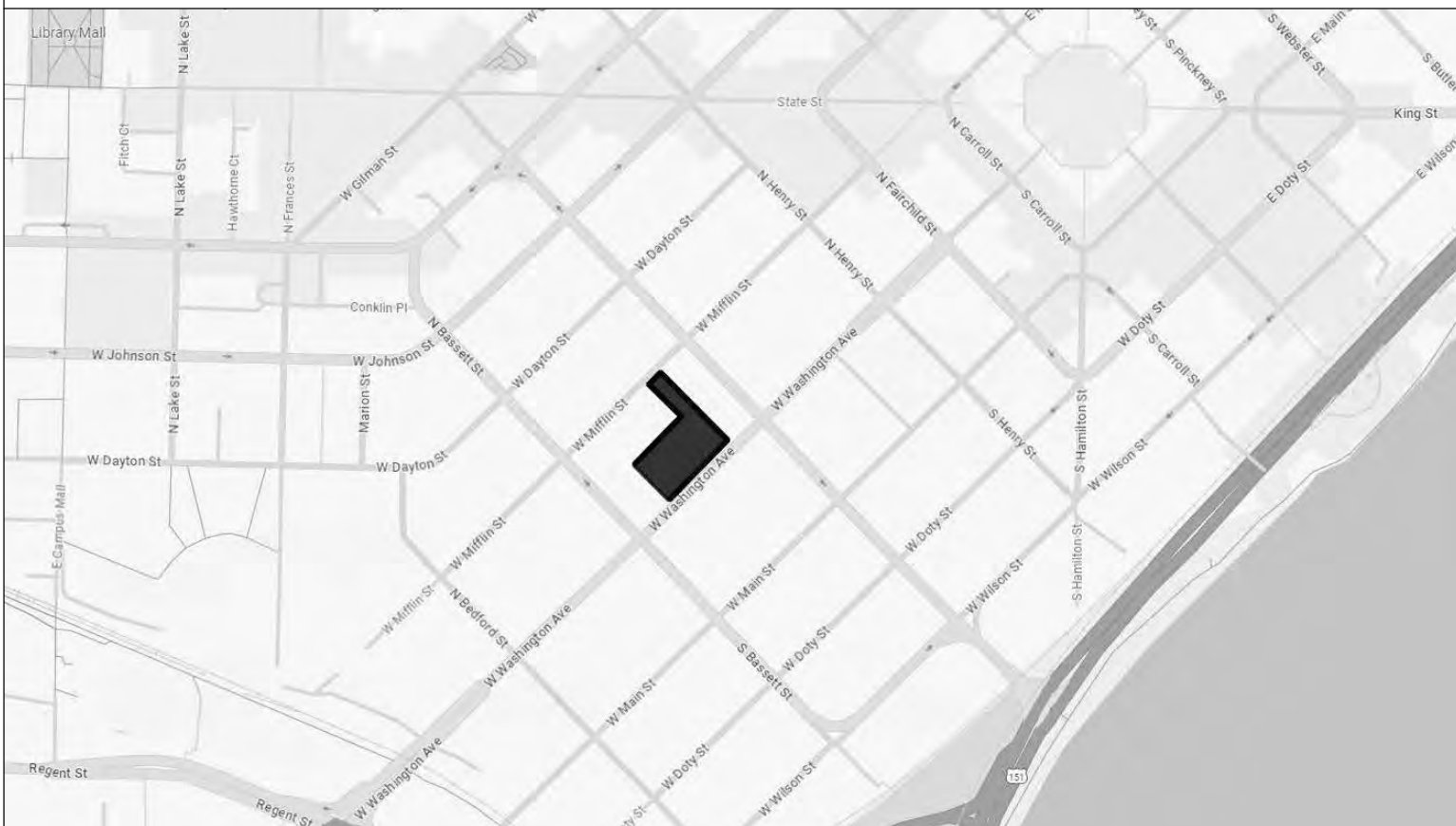
IMEG
225 W Washington
Street, Suite 2700
Chicago, IL 60606
PHONE: 312.294.0501
WEBSITE:
https://www.imegcorp.com/

LOW VOLTAGE/ ACCESS CONTROL

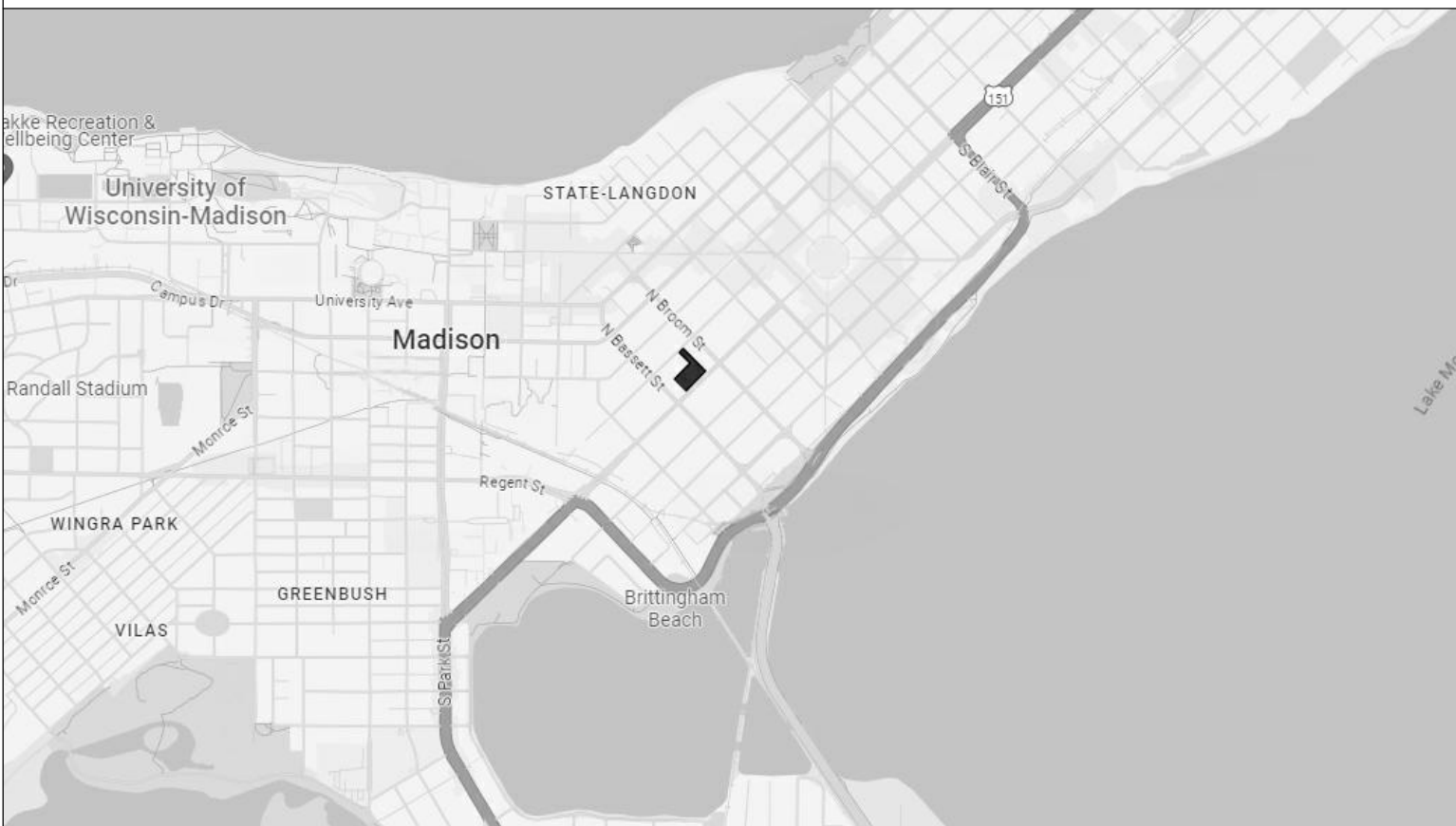
(BY OWNER)

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

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

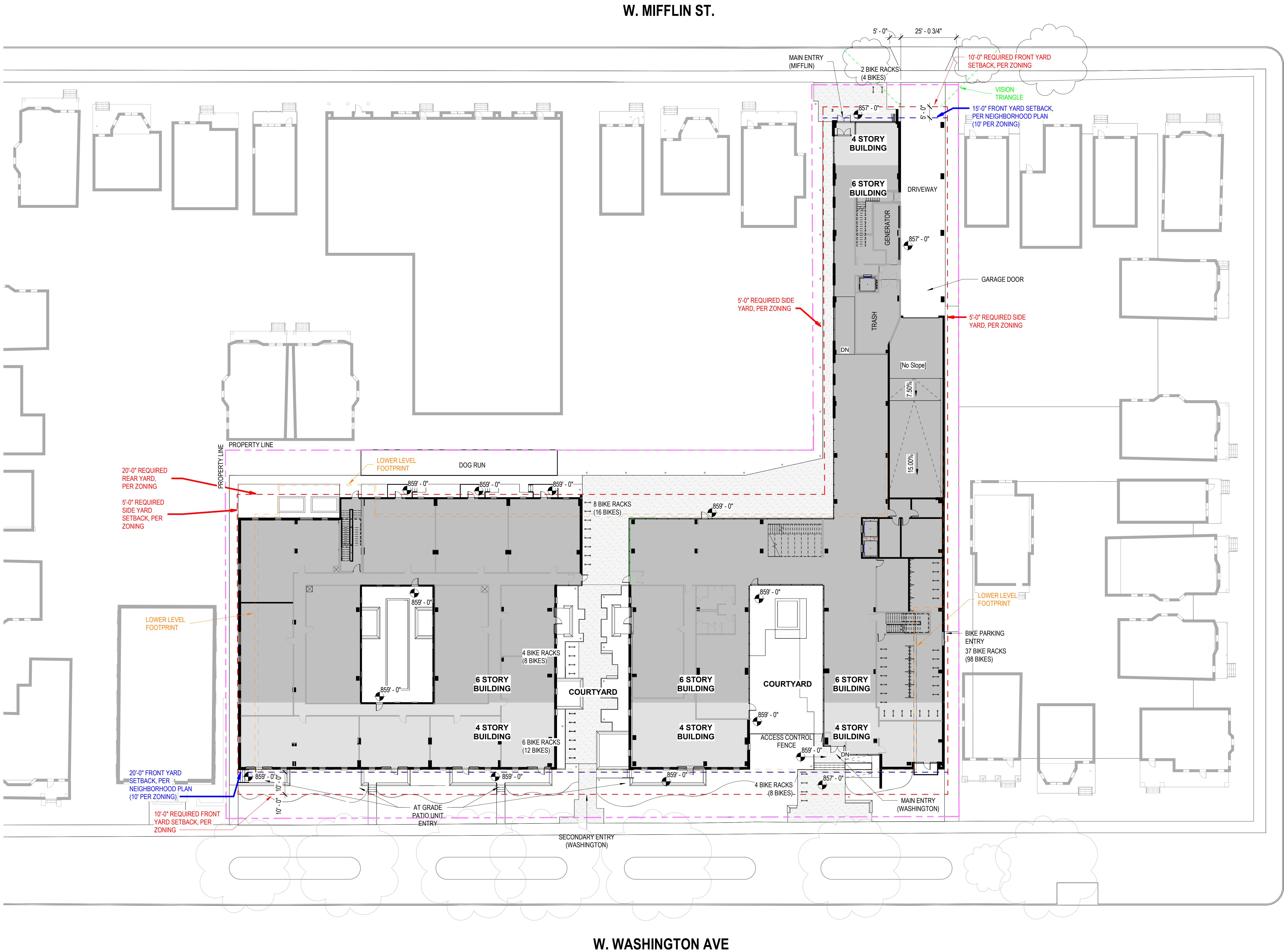
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BUILDING MAP

DRAWING TITLE
EXISTING CONTEXT

DRAWING NO.
G1

Job # 25.008154



SITE PLAN
B1
A1.101
1" = 20'-0"



SITE PLAN NOTES

GENERAL NOTES

1. PLAN GENERAL NOTE
2. PLAN GENERAL NOTE

SITE INFORMATION

BICYCLE PARKING COUNT

LONG TERM (INDOOR) BIKE PARKING
LEVEL 0.....40 BIKES STANDARD
88 BIKES VERTICAL
LEVEL 1.....50 BIKES STANDARD
48 BIKES VERTICAL

TOTAL LONG TERM/INDOOR.....226 BIKES

SHORT TERM (OUTDOOR) BIKE PARKING
SHORT TERM - VISITOR.....52 BIKES STANDARD

TOTAL SHORT TERM/OUTDOOR.....52 BIKES

TOTAL BIKES.....278 BIKES (STND. AND VERT.)

TOTAL BIKES.....51% STND. AND 49% VERT.)

SITE KEYED NOTES

**Lamar Johnson
Collaborative**

35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH 312.658.0747

MIFFLIN CHAPTER

CRG

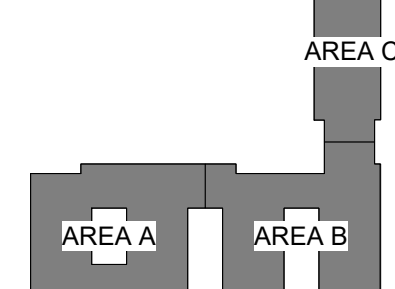
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN

LAND USE APPLICATION Revised on 10/27/2024

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BUILDING MAP



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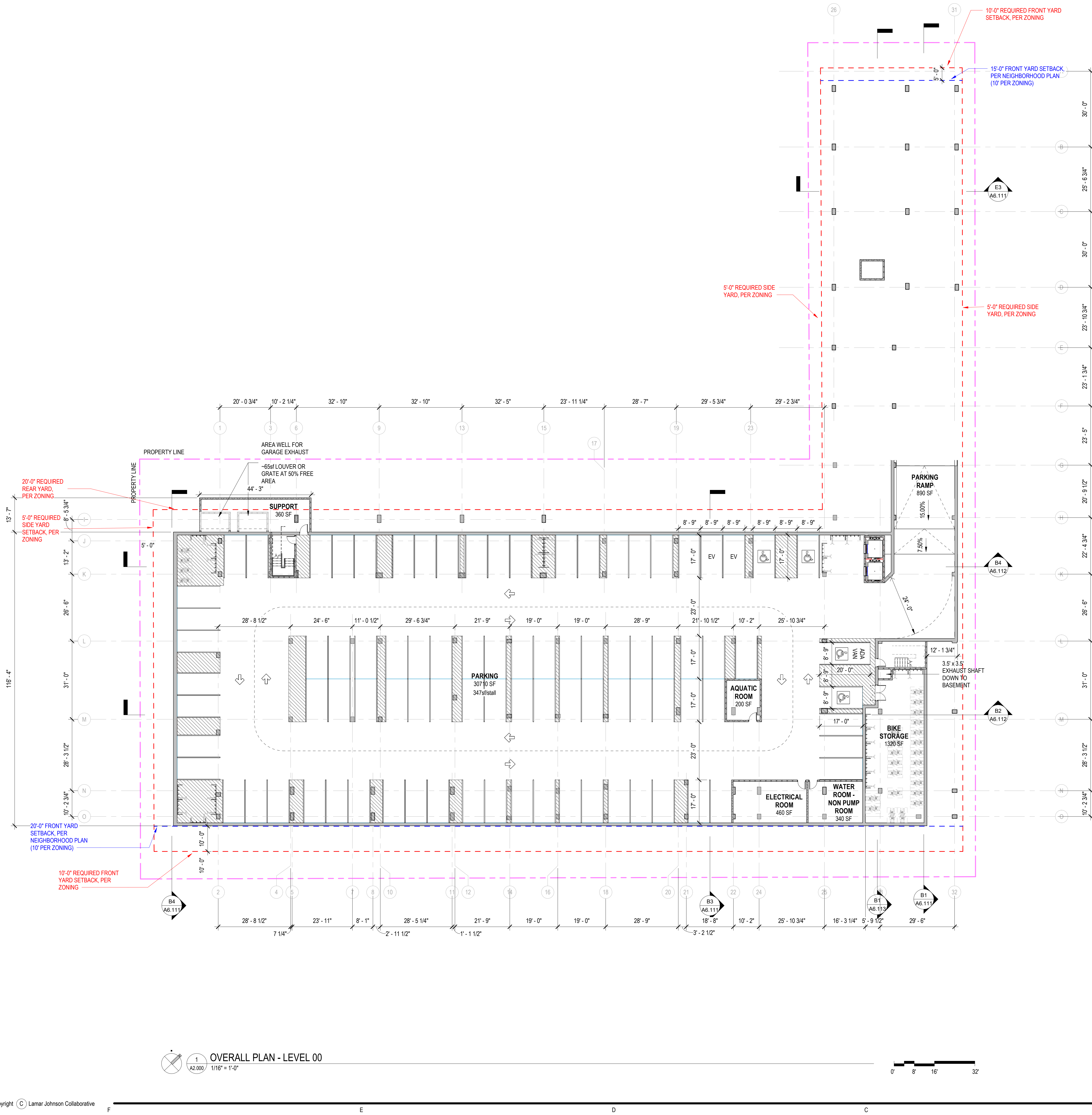
SITE PLAN

DRAWING NO.

A1.101

Job

25.008154



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

PLAN NOTES

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

CAR PARKING COUNT	
LONG TERM (IND. STRUCTURE) AT LL	
EV READY (REQ. 10% + 8.8)	0
EV INSTALLED (ACCESSIBLE) (REQ. 2% + 1.75%)	2
ADA UNV (REQ. + 1)	1
STANDARD	74
TOTAL UNDER STRUCTURE/INDOOR	
TOTAL CARS	88
BICYCLE PARKING COUNT	
LONG TERM (WOOD) BIKE PARKING	
LEVEL 0	52 BIKES STANDARD
	32 BIKES VERTICAL
LEVEL 1	50 BIKES STANDARD
	48 BIKES VERTICAL
TOTAL LONG TERM/INDOOR	
82 BIKES	
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	48 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	
48 BIKES	
TOTAL BIKES	
130 BIKES (STD. AND VERT.)	
TOTAL BIKES	
130 BIKES (STD. AND VERT.)	

KEYED NOTES

- FINISH NOTE 1
- FINISH NOTE 2

DRAWING ISSUE

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BUILDING MAP

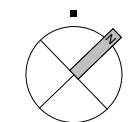
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OVERALL FLOOR PLAN - LEVEL 0

DRAWING NO.
A2.000

Job # 25.008154

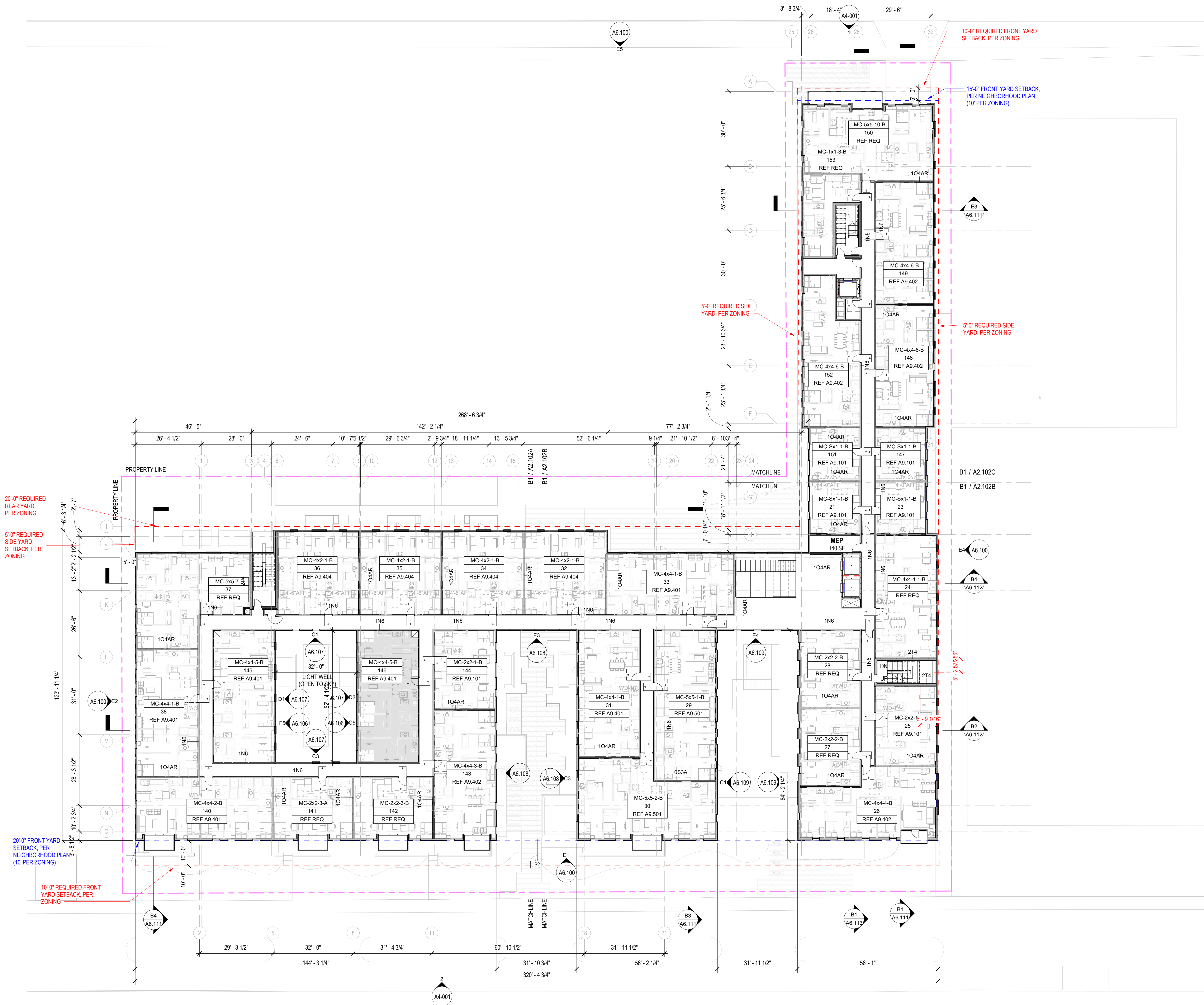
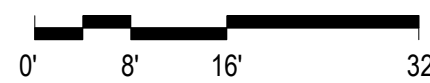


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OVERALL PLAN - LEVEL 02

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. 10% + 8.8)	9
EV NOT READY (ACCESSIBLE) (REQ. 2% + 1.7EL)	2
ADA VAN (REQ. + 1)	1
STANDARD	16
TOTAL UNDER STRUCTURE/INDOOR	
TOTAL CARS	
BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0	57 BIKES STANDARD
LEVEL 1	35 BIKES VERTICAL
LEVEL 2	35 BIKES STANDARD
LEVEL 3	48 BIKES VERTICAL
TOTAL LONG TERM/INDOOR	
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	48 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	
TOTAL BIKES	
TOTAL BIKES	

KEYED NOTES

1. FINISH NOTE 1
1. FINISH NOTE 2

Lamar Johnson
Collaborative

35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH 312.658.0747

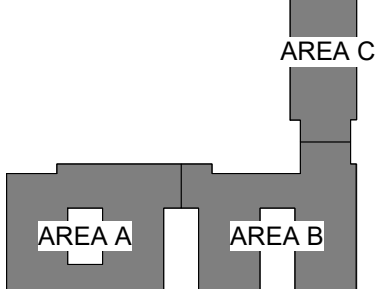
MIFFLIN CHAPTER

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

DRAWING ISSUE

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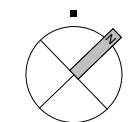
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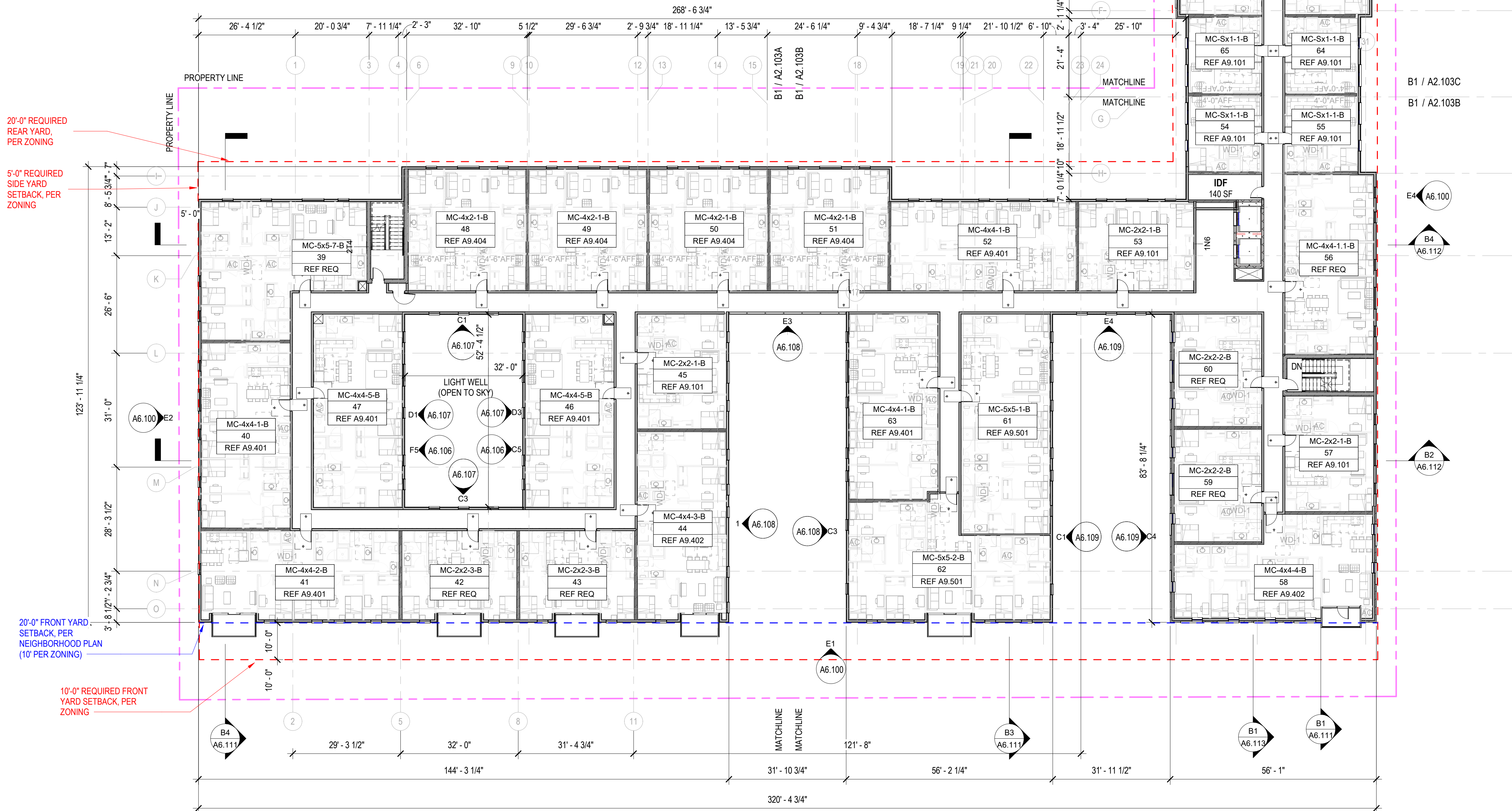
DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 02

DRAWING NO.
A2.002

Job # 25.008154



OVERALL PLAN - LEVEL 03
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. 10% = 8)	8
EV NOT READY (ACCESSIBLE (REQ. 2% = 1.76))	2
ADA UNV (REQ. = 1)	1
STANDARD	75
TOTAL UNDER STRUCTURE/INDOOR	
TOTAL CARS	
BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0:	52 BIKES STANDARD
LEVEL 1:	92 BIKES VERTICAL
LEVEL 2:	52 BIKES STANDARD
LEVEL 3:	48 BIKES VERTICAL
TOTAL LONG TERM/INDOOR	
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR:	48 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	
TOTAL BIKES	
TOTAL BIKES	

KEYED NOTES

1. FINISH NOTE 1
2. FINISH NOTE 2

Lamar Johnson
Collaborative

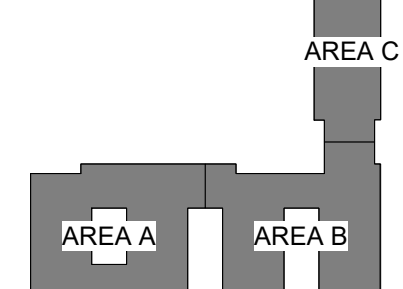
35 EAST WACKER DRIVE, SUITE 1800
CHICAGO, IL 60601
PH 312.658.0747

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

DRAWING ISSUE

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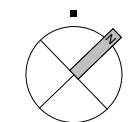
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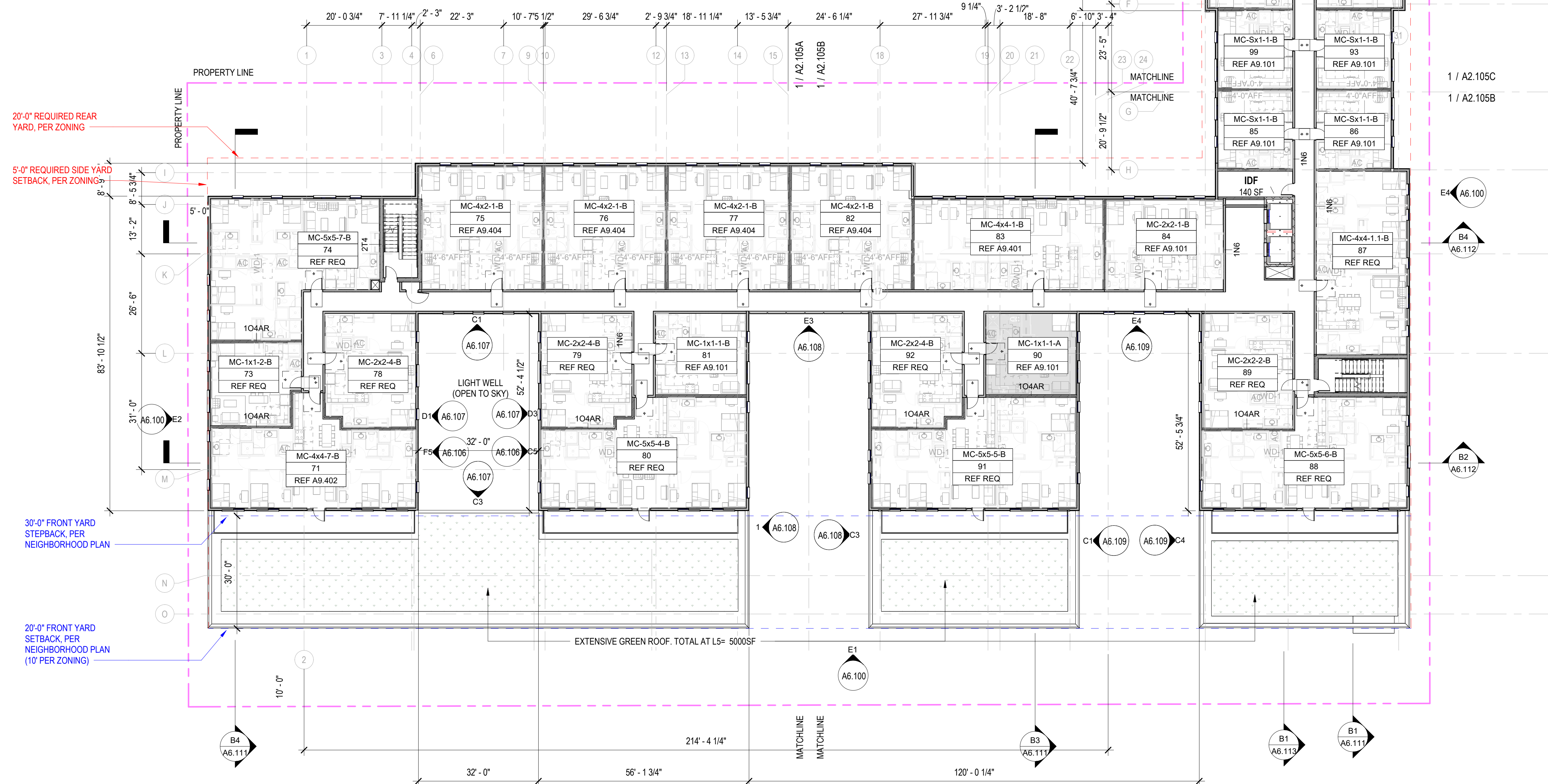
DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL
03-04

DRAWING NO.
A2.003

Job # 25.008154



OVERALL PLAN - LEVEL 05
1 / A2.005 / 1/16" = 1'-0"



A6.100
E5

22'-0 3/4"
29'-6"
A4-001
25
26
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32

PREFAB. TRELLIS STRUCTURE
15'-0" FRONT YARD SETBACK, PER NEIGHBORHOOD PLAN (10' PER ZONING)
EXTENSIVE GREEN ROOF. TOTAL AT L5 STEPBACKS = 5000SF
15'-0" FRONT YARD STEP BACK PER NEIGHBORHOOD PLAN

20'-0" REQUIRED REAR YARD, PER ZONING

5'-0" REQUIRED SIDE YARD SETBACK, PER ZONING

30'-0" FRONT YARD STEPBACK, PER NEIGHBORHOOD PLAN

20'-0" FRONT YARD SETBACK, PER NEIGHBORHOOD PLAN (10' PER ZONING)

5'-0" REQUIRED SIDE YARD, PER ZONING

5'-0" REQUIRED SIDE YARD, PER ZONING

PLAN NOTES

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

CAR PARKING COUNT

LONG TERM (IND. STRUCTURE) AT LL
EV READY (REQ. 10% + 8...) 3
EV INSTALLED ACCESSIBLE (REQ. 2% + 1 TRAIL) 2
ADA VAN (REQ. 1%) 1
STANDARD 75

TOTAL LONG TERM (INDOOR) 88

TOTAL CARS 88

BICYCLE PARKING COUNT

LONG TERM (INDOOR) BIKE PARKING
LEVEL 0 52 BIKES STANDARD
32 BIKES VERTICAL
LEVEL 1 30 BIKES STANDARD
48 BIKES VERTICAL

TOTAL LONG TERM (INDOOR) 82 BIKES

SHORT TERM (OUTDOOR) BIKE PARKING

SHORT TERM - VISITOR 48 BIKES STANDARD

TOTAL SHORT TERM (OUTDOOR) 48 BIKES

TOTAL BIKES 130 BIKES (STND. AND VERT.)

TOTAL BIKES 131 BIKES (STND. AND 48% VERT.)

KEYED NOTES

FINISH NOTE 1

FINISH NOTE 2

Lamar Johnson Collaborative

35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH 312.658.0747

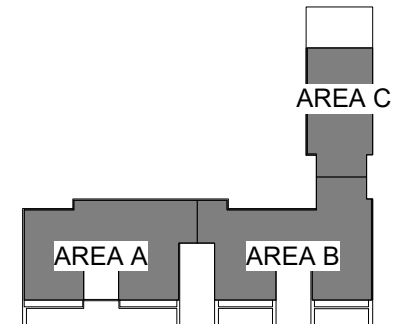
MIFFLIN CHAPTER

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

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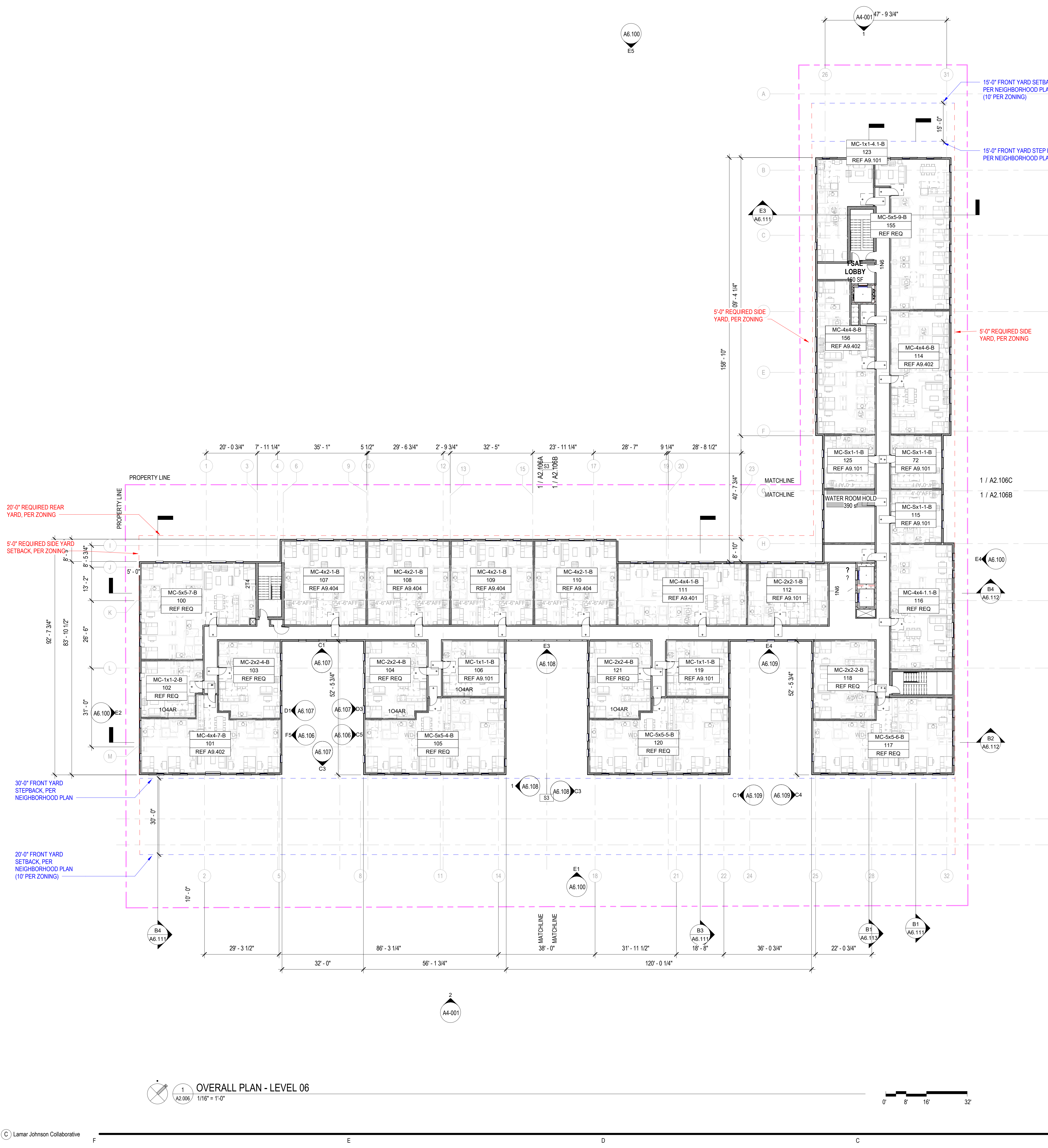
BUILDING MAP



DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 05

DRAWING NO.
A2.005

Job # 25.008154



OVERALL PLAN - LEVEL 06
1/16" = 1'-0"



PLAN NOTES

GENERAL NOTES

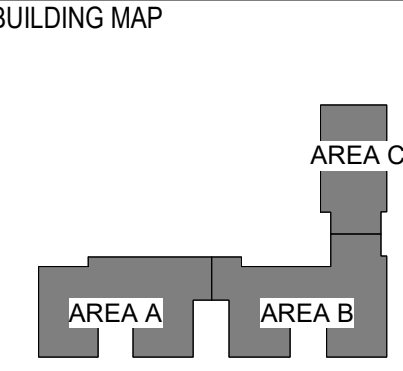
- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

CAR PARKING COUNT	
LONG TERM (IND. STRUCTURE) AT LL	
EV READY (REQ. 10% + 8.1)	9
PV INSTALLED ACCESSIBLE (REQ. 2% + 1.76)	2
ADA VAN (REQ. 1%)	1
STANDARD	76
TOTAL LONG TERM INDOOR	
TOTAL CARS	
BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0	52 BIKES STANDARD
LEVEL 1	32 BIKES VERTICAL
LEVEL 2	32 BIKES STANDARD
LEVEL 3	48 BIKES VERTICAL
TOTAL LONG TERM INDOOR	
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	48 BIKES STANDARD
TOTAL SHORT TERM OUTDOOR	
TOTAL BIKES	
TOTAL BIKES	

KEYED NOTES

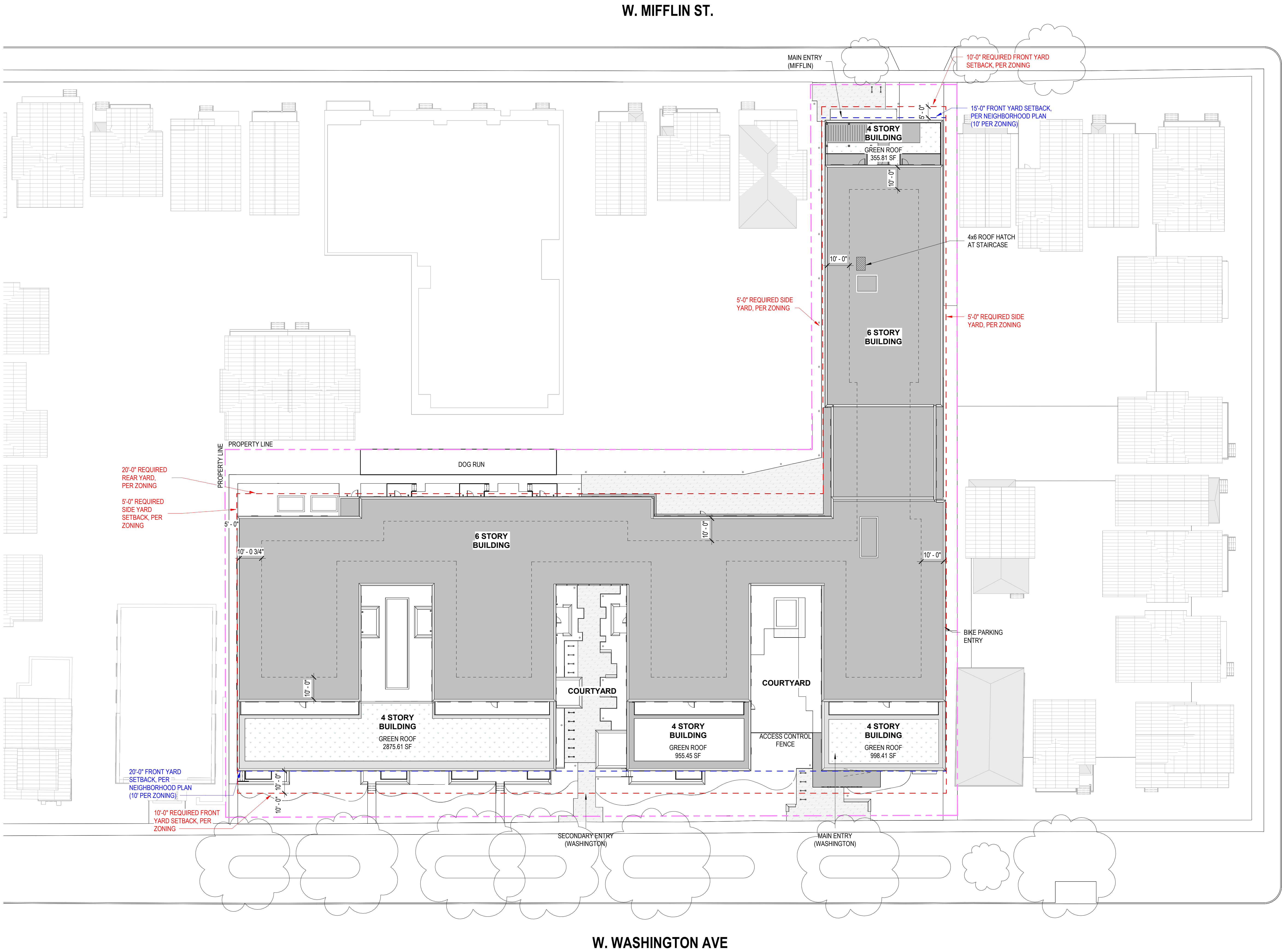
- FINISH NOTE 1
- FINISH NOTE 2

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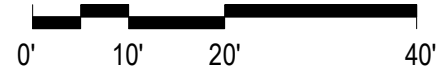


DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 06

DRAWING NO.
A2.006



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



SITE PLAN NOTES

GENERAL NOTES

1. PLAN GENERAL NOTE
2. PLAN GENERAL NOTE

SITE INFORMATION

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

SITE KEYED NOTES

Lamar Johnson
Collaborative

35 EAST WACKER DRIVE, SUITE 1600
CHICAGO, IL 60601
PH 312.658.0747

MIFFLIN CHAPTER

CRG

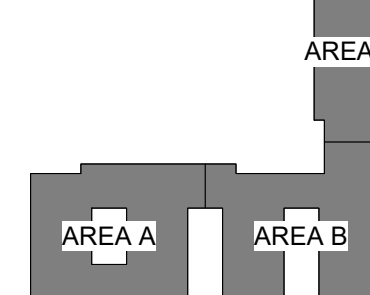
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN

LAND USE APPLICATION

DRAWING ISSUE

#	DESCRIPTION	DATE
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BUILDING MAP



DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL
07 (ROOF)

DRAWING NO.

A2.007

Job #

25.008154



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 ENDICOTT 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 312.658.0747

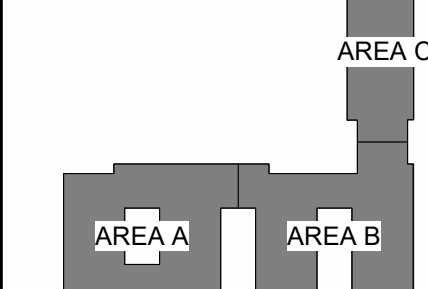
MIFFLIN CHAPTER

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

DRAWING ISSUE

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BUILDING MAP



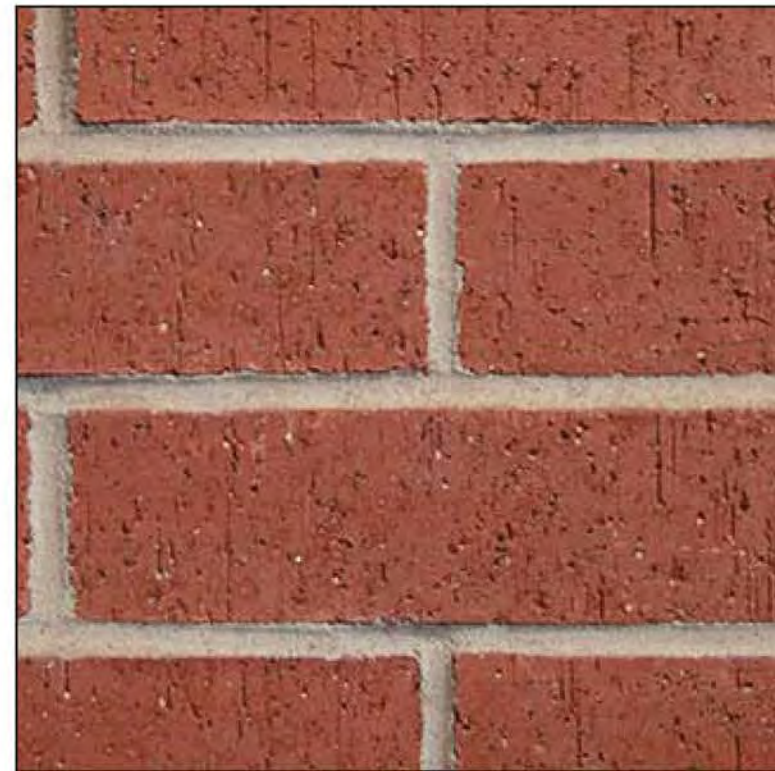
DRAWING TITLE
OVERALL BUILDING
ELEVATIONS- COLOR

DRAWING NO.
A6.100

Job # 25.008154



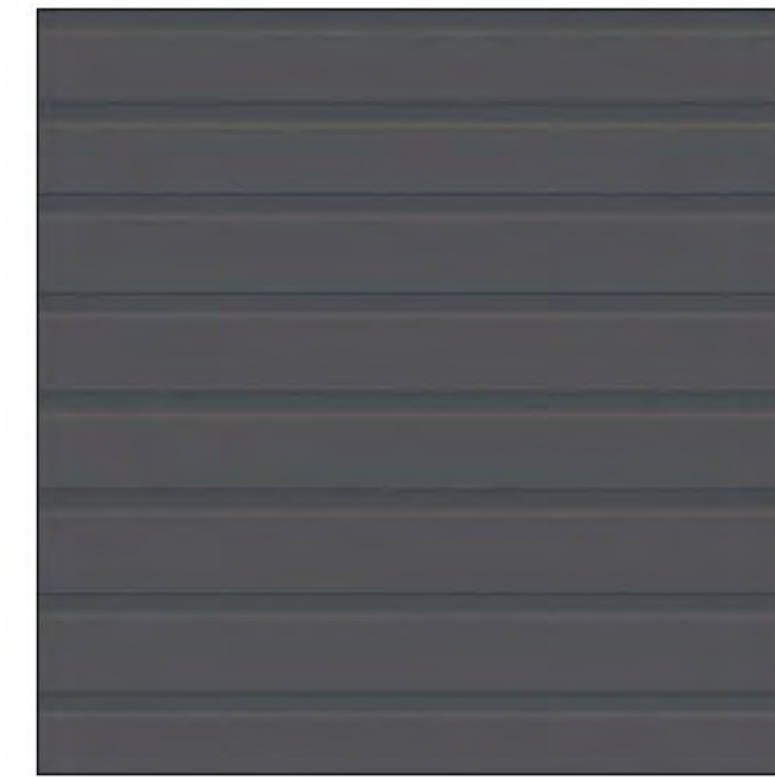
FC-1
FIBER CEMENT SIDING
HARDIEBOARD - ARTISAN V SIDING
COLOR: WARM OFF WHITE



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



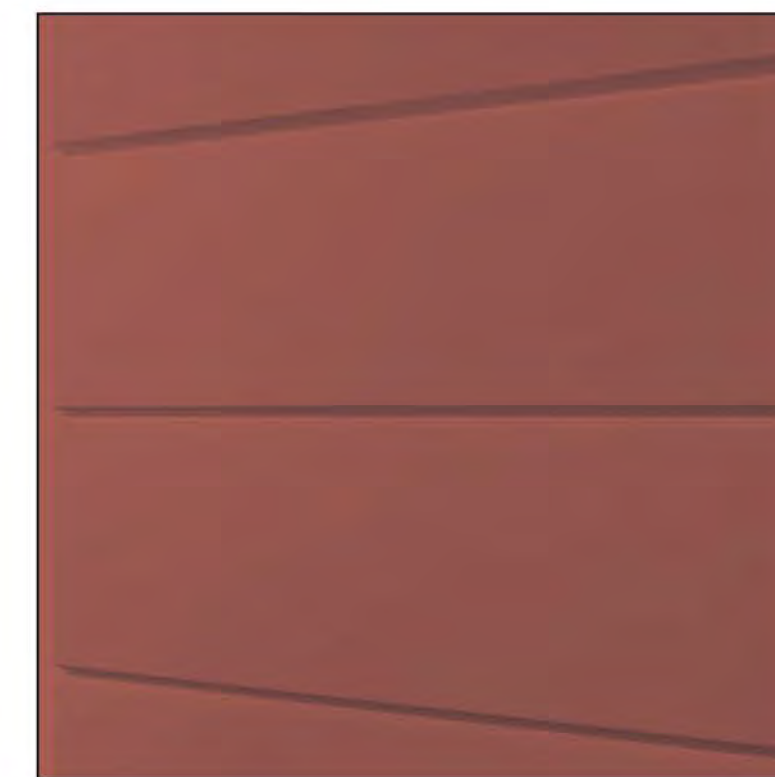
BK-2
BRICK VENEER
ENDICOTT - MODULAR
COLOR: MANGANESE IRONSPOT



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



MTL-1
METAL ACCENT
BLACK



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



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

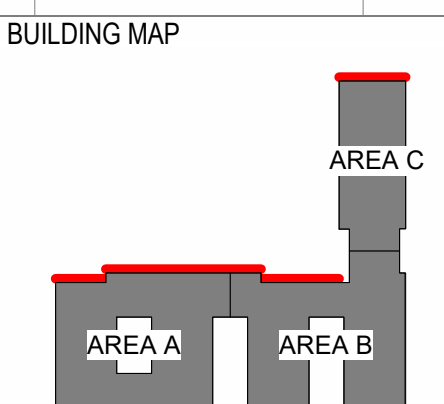
HATCH	MARK	DESCRIPTION
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
	BK-2	BRICK VENEER ENDICOTT 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 312.658.0747

MIFFLIN CHAPTER

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

DRAWING ISSUE		
#	DESCRIPTION	DATE
1		
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DRAWING TITLE
ENLARGED BUILDING ELEVATIONS - NORTH

DRAWING NO.
A6.102

Job # 25.008154



E4
A6.103
1/8" = 1'-0"



E2
A6.103
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
	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
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	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

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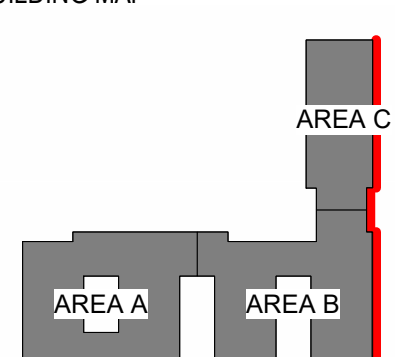
MIFFLIN CHAPTER

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

DRAWING ISSUE

#	DESCRIPTION	DATE
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BUILDING MAP



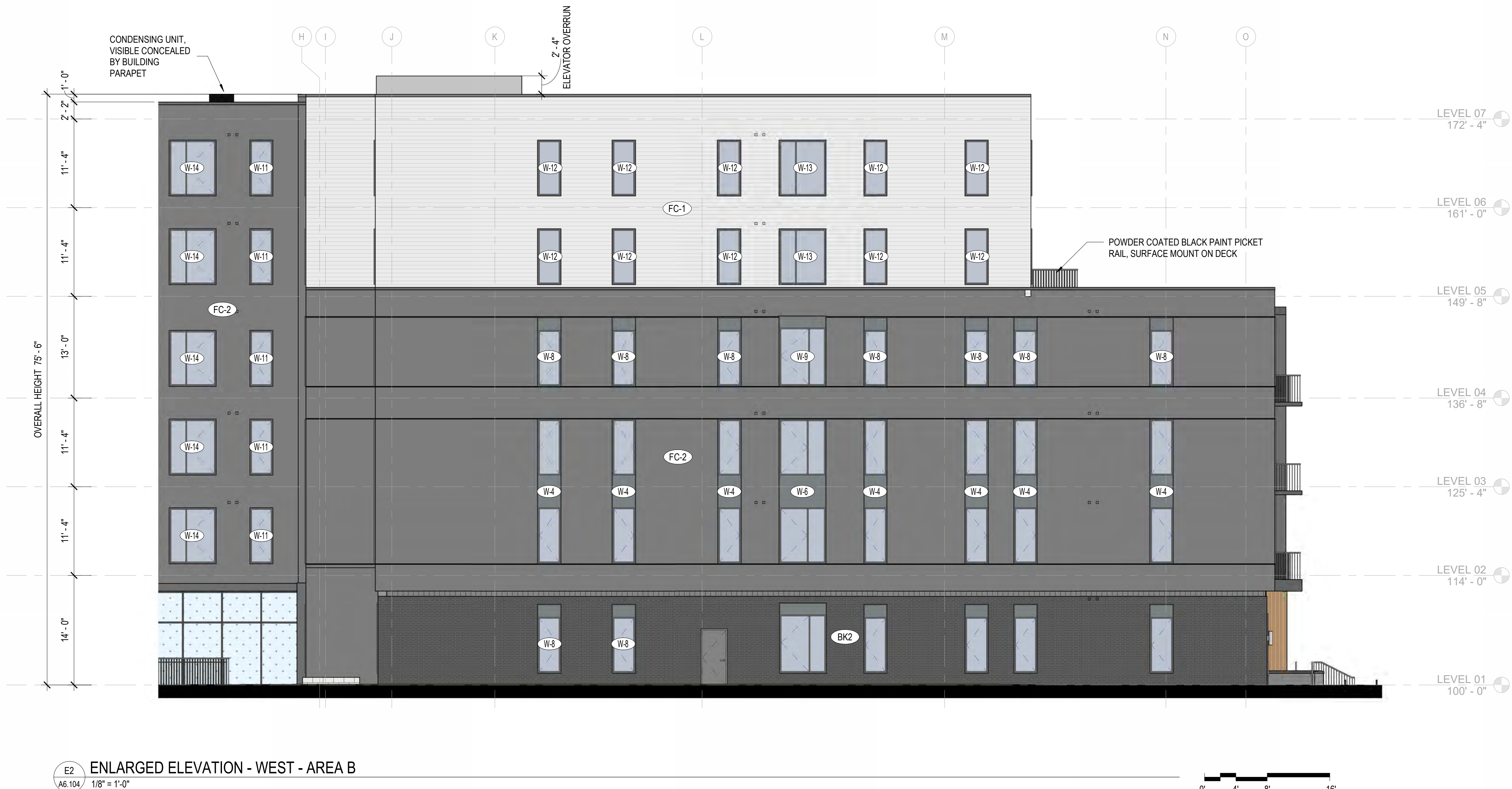
DRAWING TITLE
ENLARGED BUILDING
ELEVATIONS - EAST

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 ENDICOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
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	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

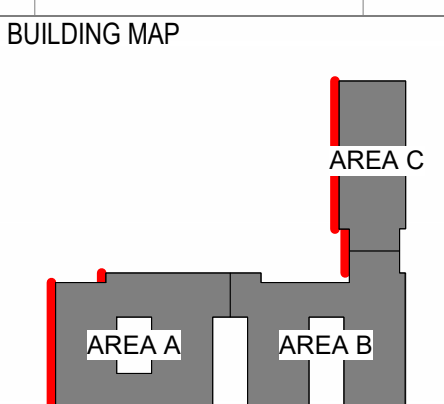
Lamar Johnson
Collaborative

35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH 312.658.0747

MIFFLIN CHAPTER

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

DRAWING ISSUE		
#	DESCRIPTION	DATE
1		
2		



DRAWING TITLE
ENLARGED BUILDING
ELEVATIONS - WEST

DRAWING NO.
A6.104

Job # 25.008154



E4
A6.105 / 1/8" = 1'-0"



E2
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

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 ENDICOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT
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	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

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PH 312.658.0747

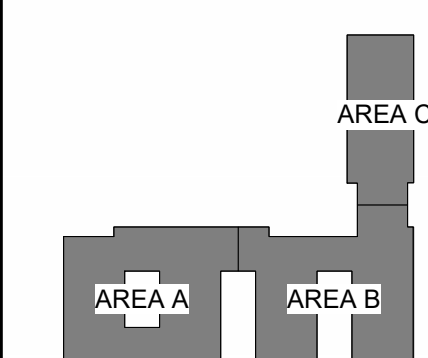
MIFFLIN CHAPTER

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

DRAWING ISSUE

#	DESCRIPTION	DATE
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2		

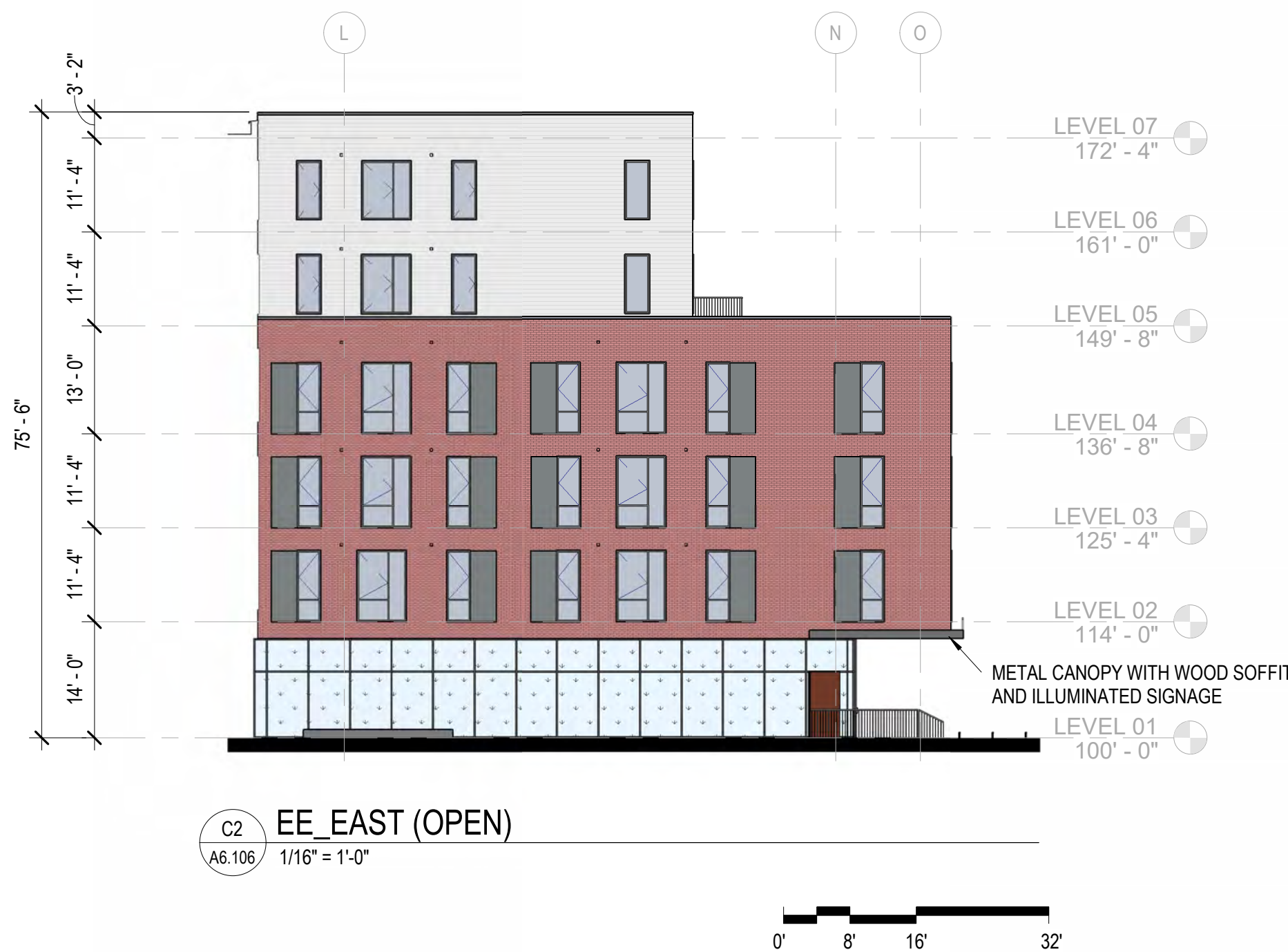
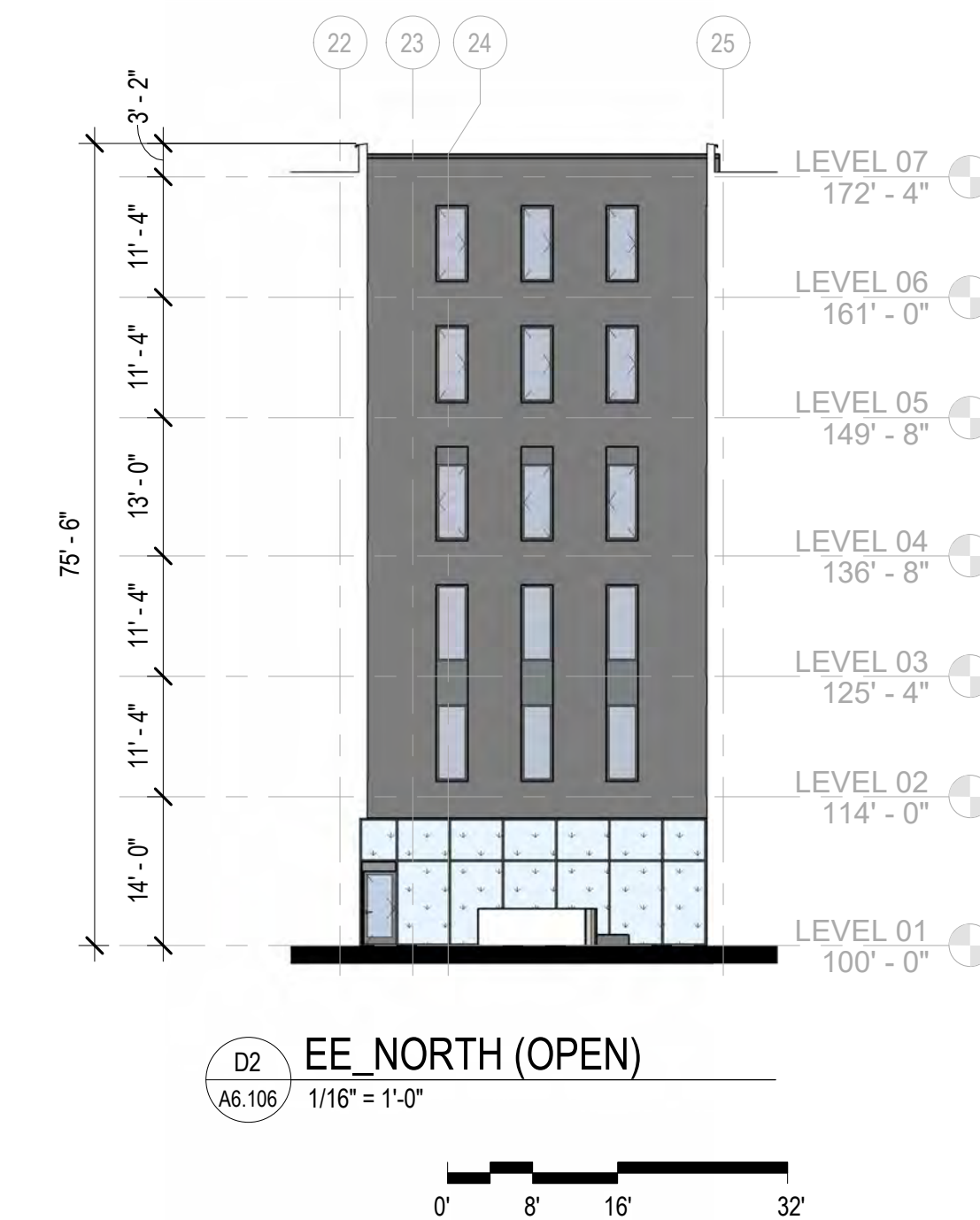
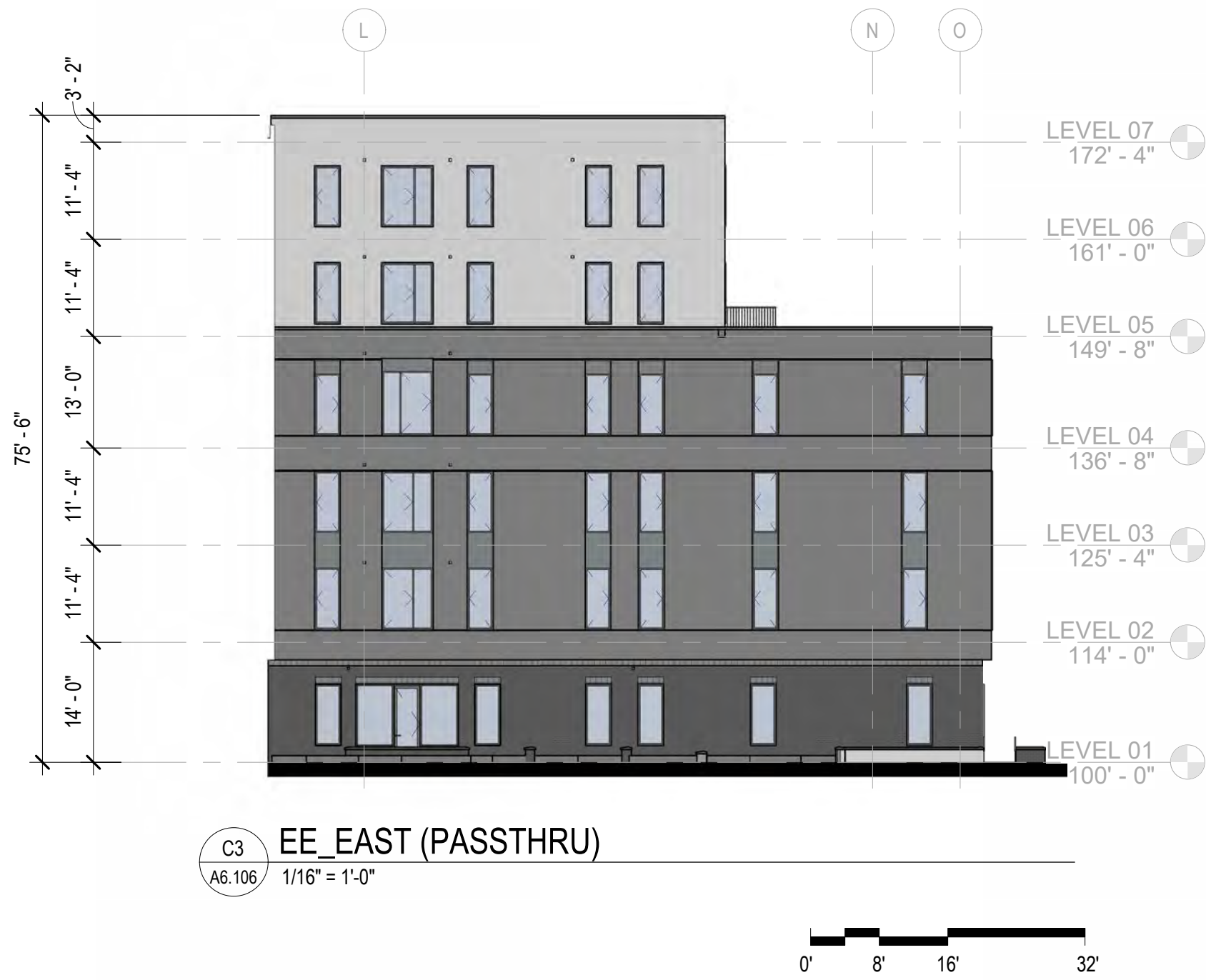
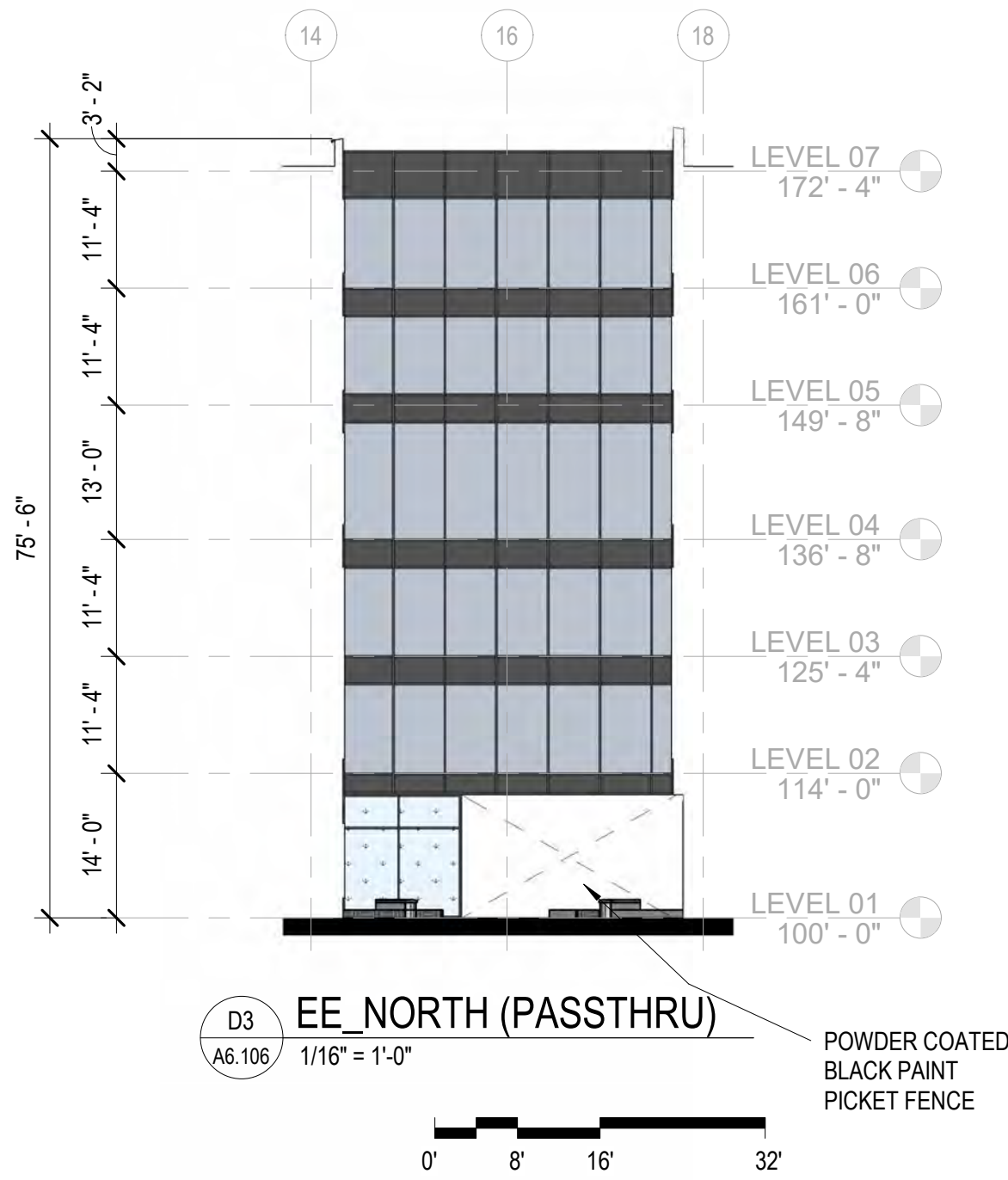
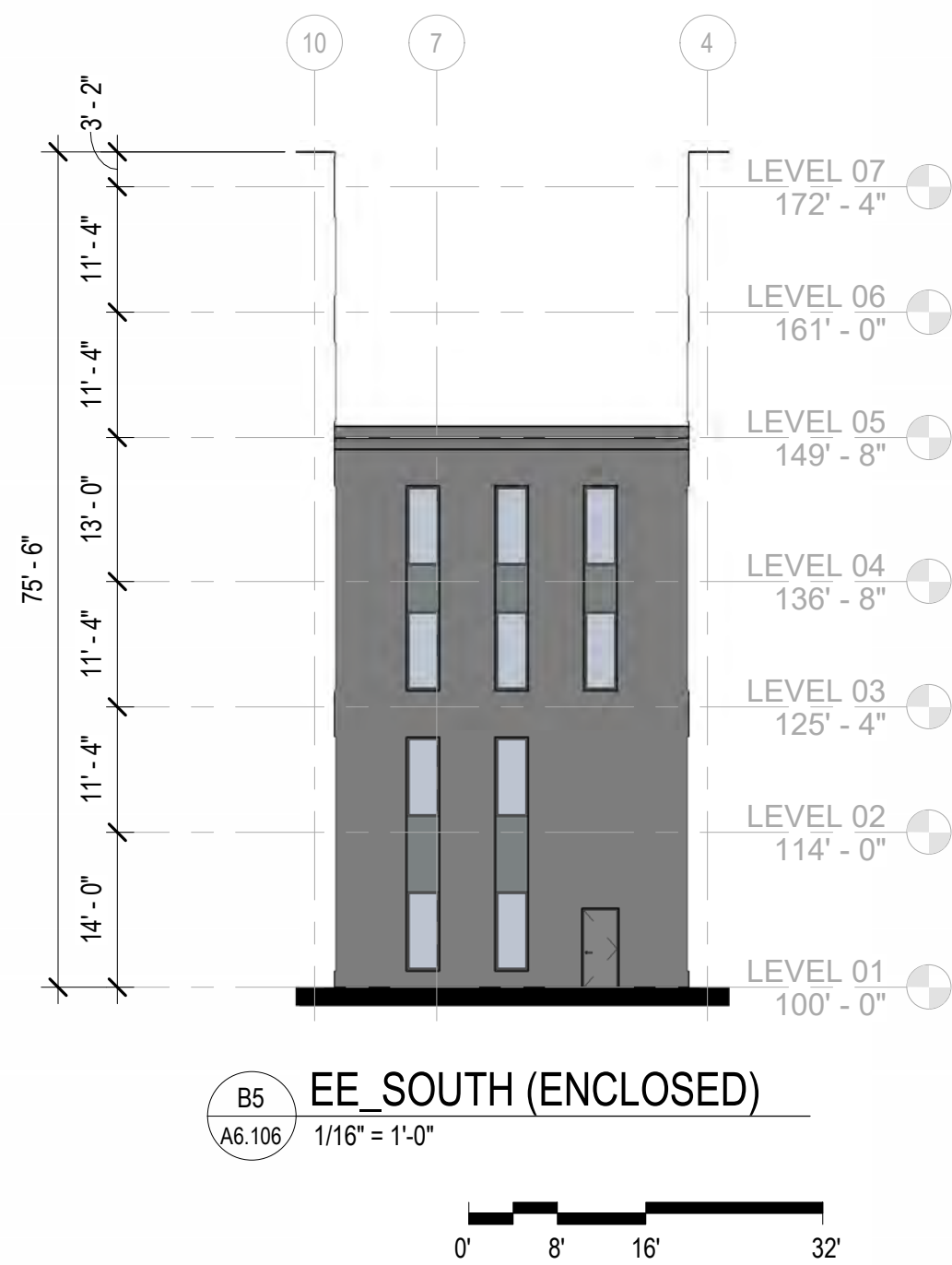
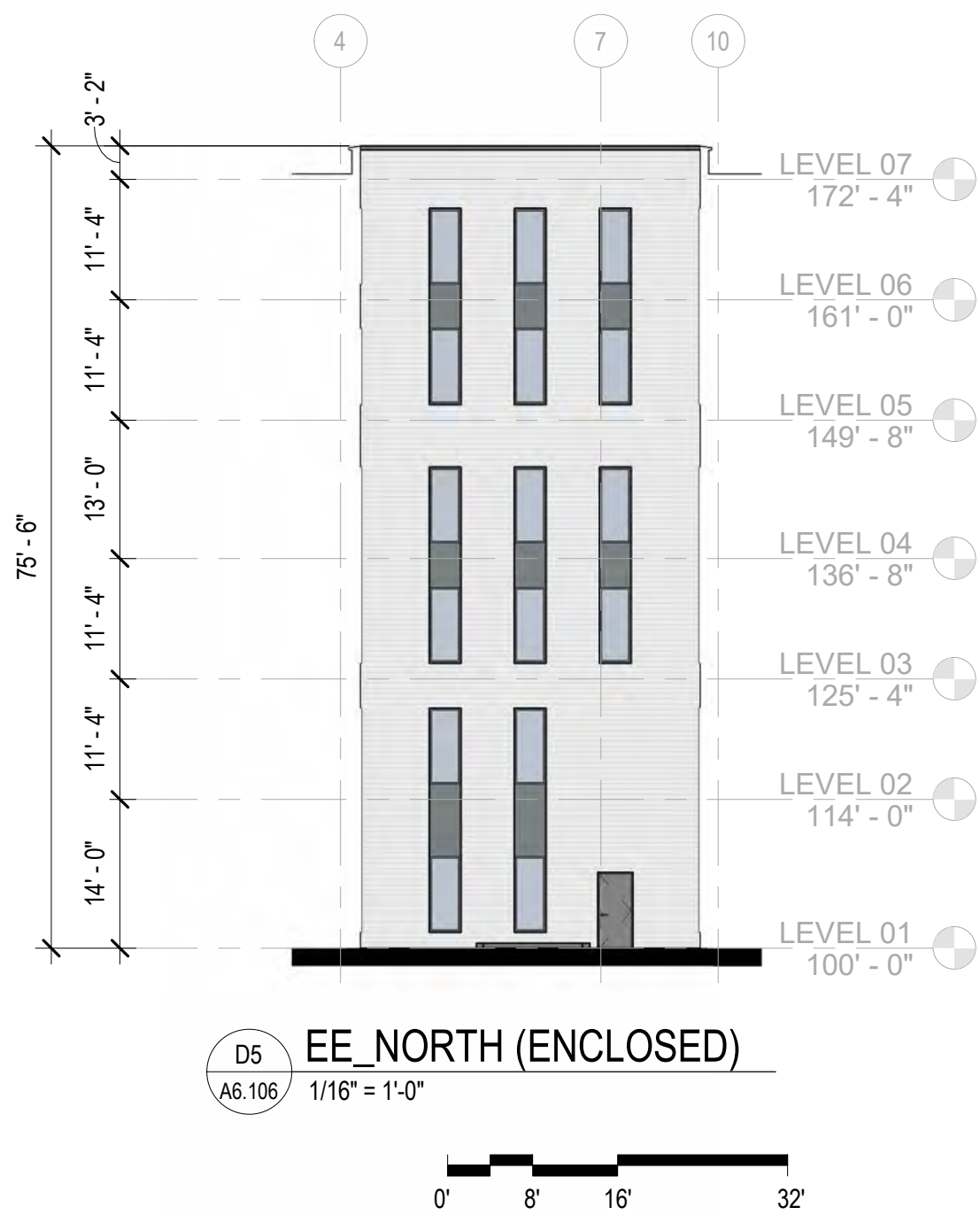
BUILDING MAP



DRAWING TITLE
ENLARGED BUILDING
ELEVATIONS - SOUTH

DRAWING NO.
A6.105

Job # 25.008154



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 HARDBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
	FC-3	FIBER CEMENT SIDING HARDBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
	BK-2	BRICK VENEER ENDICOTT 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

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CHICAGO, IL 60601
PH 312.658.0747

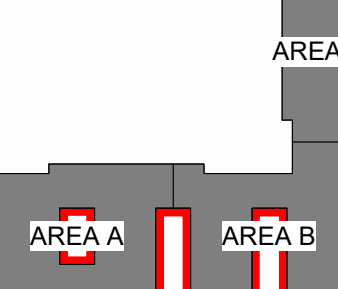
MIFFLIN CHAPTER

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
OVERALL COURTYARD
ELEVATIONS

DRAWING NO.
A6.106

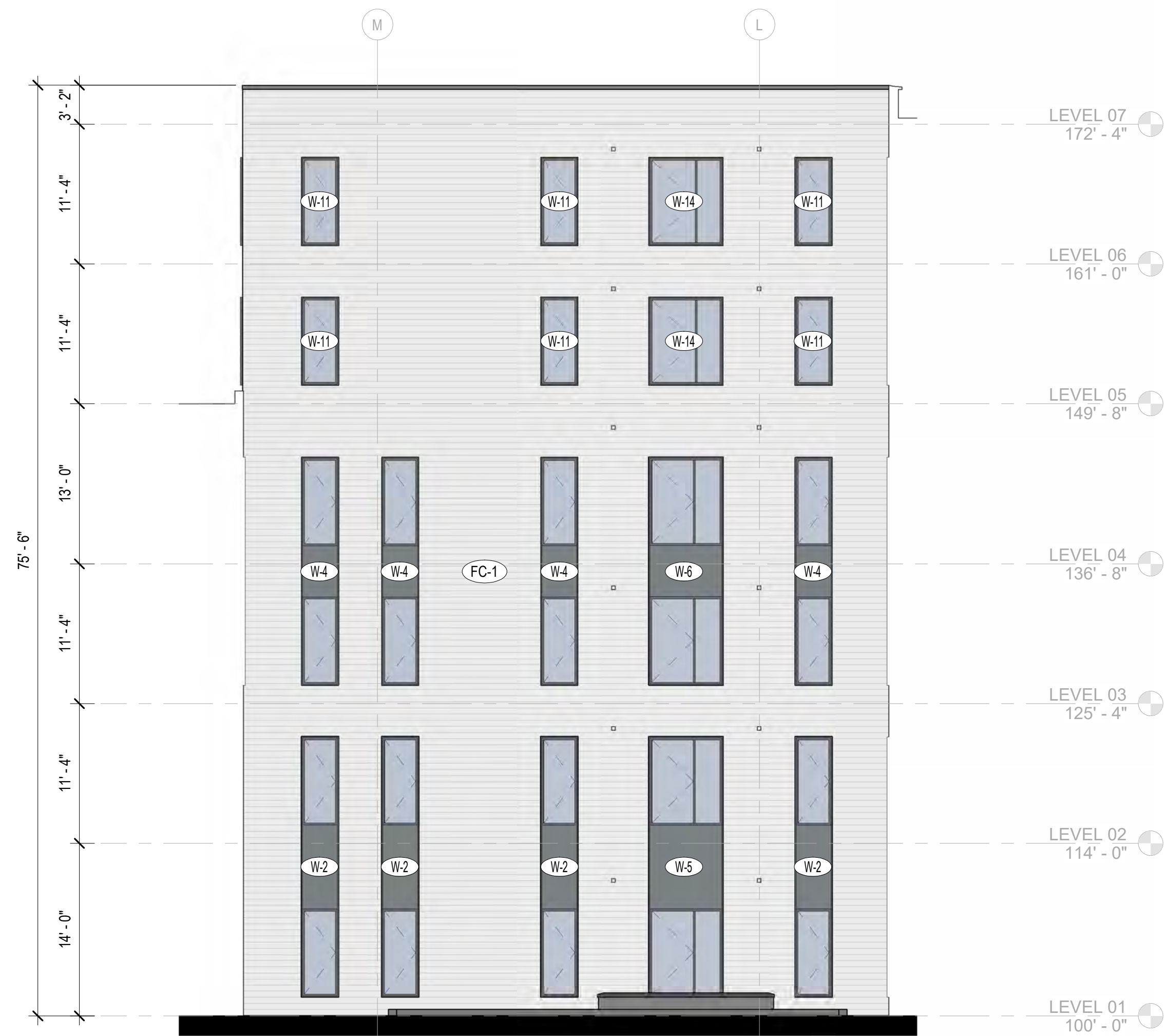
Job # 25.008154



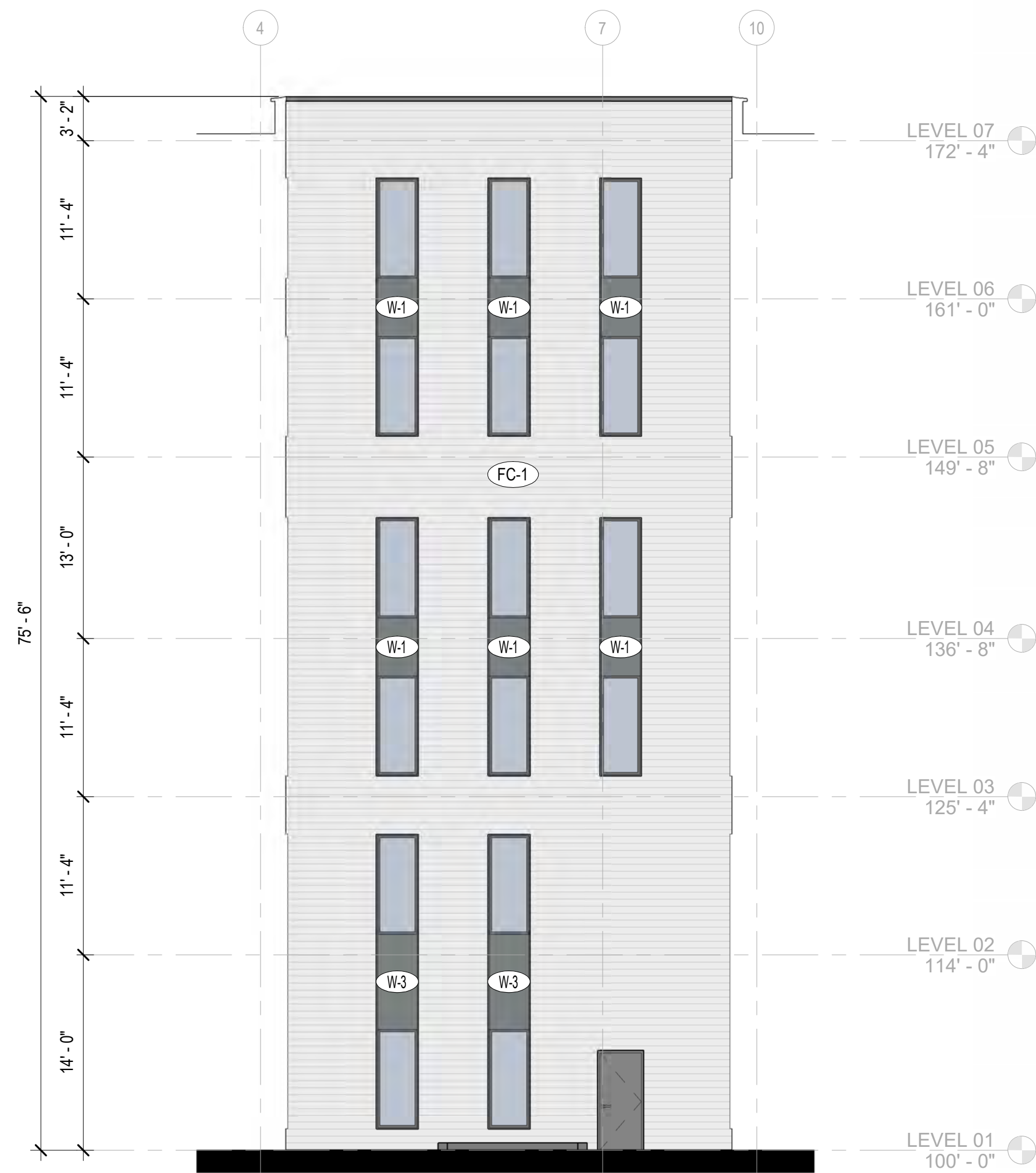
D3 ENLARGED ELEVATION - EAST - ENCLOSED
A6.107 1/8" = 1'-0"



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



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



C1 ENLARGED ELEVATION - NORTH - ENCLOSED
A6.107 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 ENDICOTT 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

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PH 312.658.0747

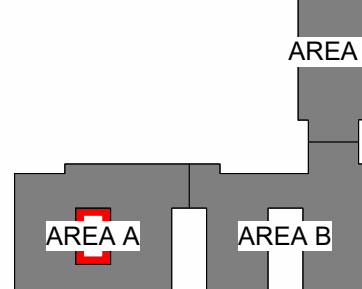
MIFFLIN CHAPTER

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

DRAWING ISSUE

#	DESCRIPTION	DATE
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BUILDING MAP



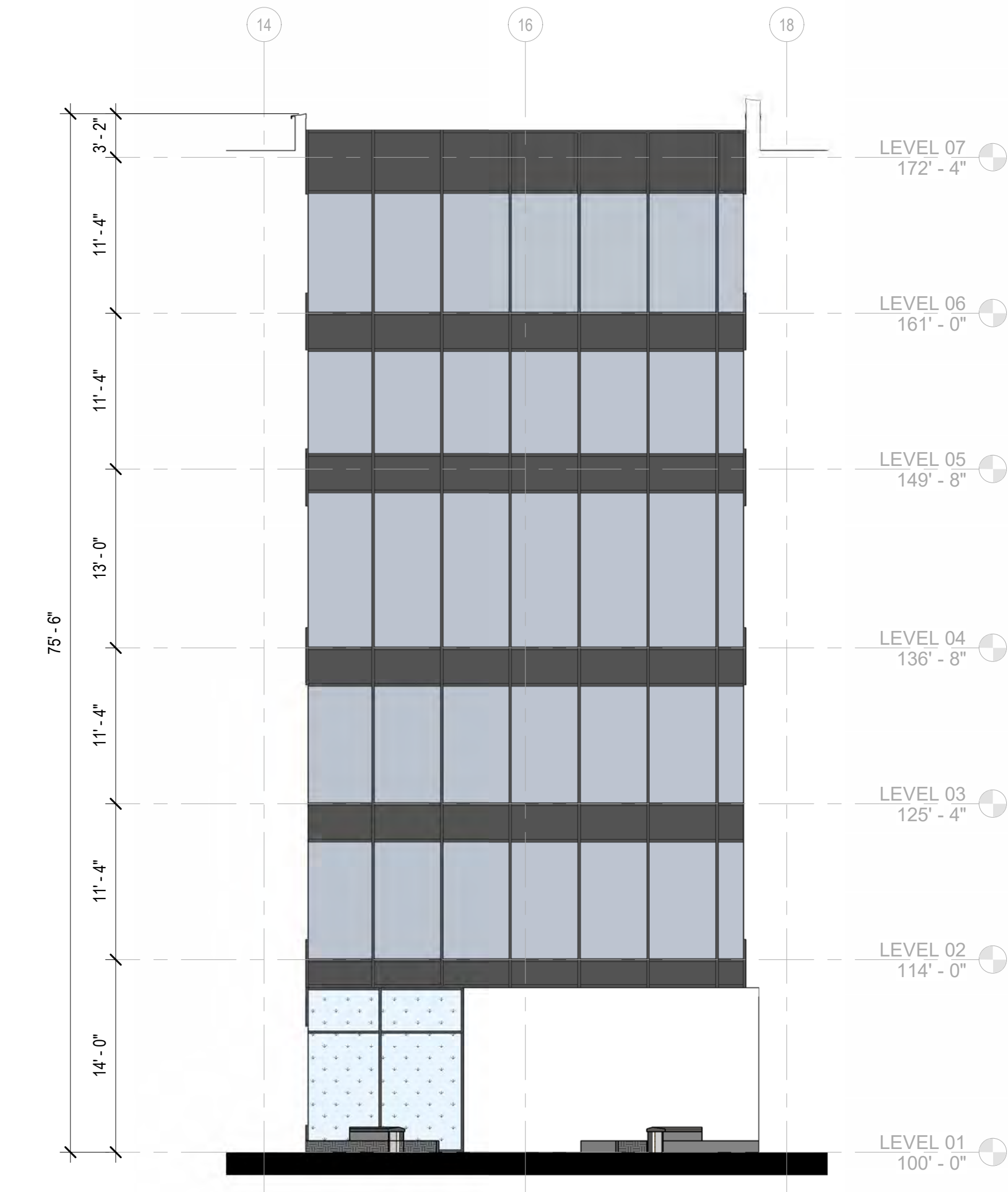
DRAWING TITLE
ENLARGED COURTYARD
ELEVATIONS - ENCLOSED

DRAWING NO.

A6.107

Job

25.008154



E3
A6.108
1/8" = 1'-0"

ENLARGED ELEVATION - NORTH - PASSTHRU



C3
A6.108
1/8" = 1'-0"

ENLARGED ELEVATION - EAST - PASSTHRU



1
A6.108
1/8" = 1'-0"

ENLARGED ELEVATION - WEST - PASSTHRU



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
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Lamar Johnson
Collaborative

35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH 312.658.0747

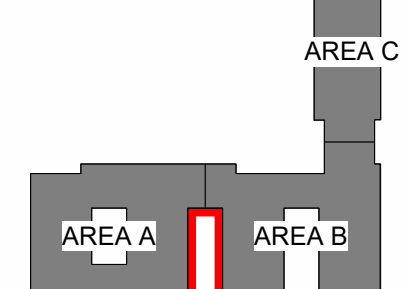
MIFFLIN CHAPTER

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

DRAWING ISSUE

#	DESCRIPTION	DATE
1		
2		

BUILDING MAP



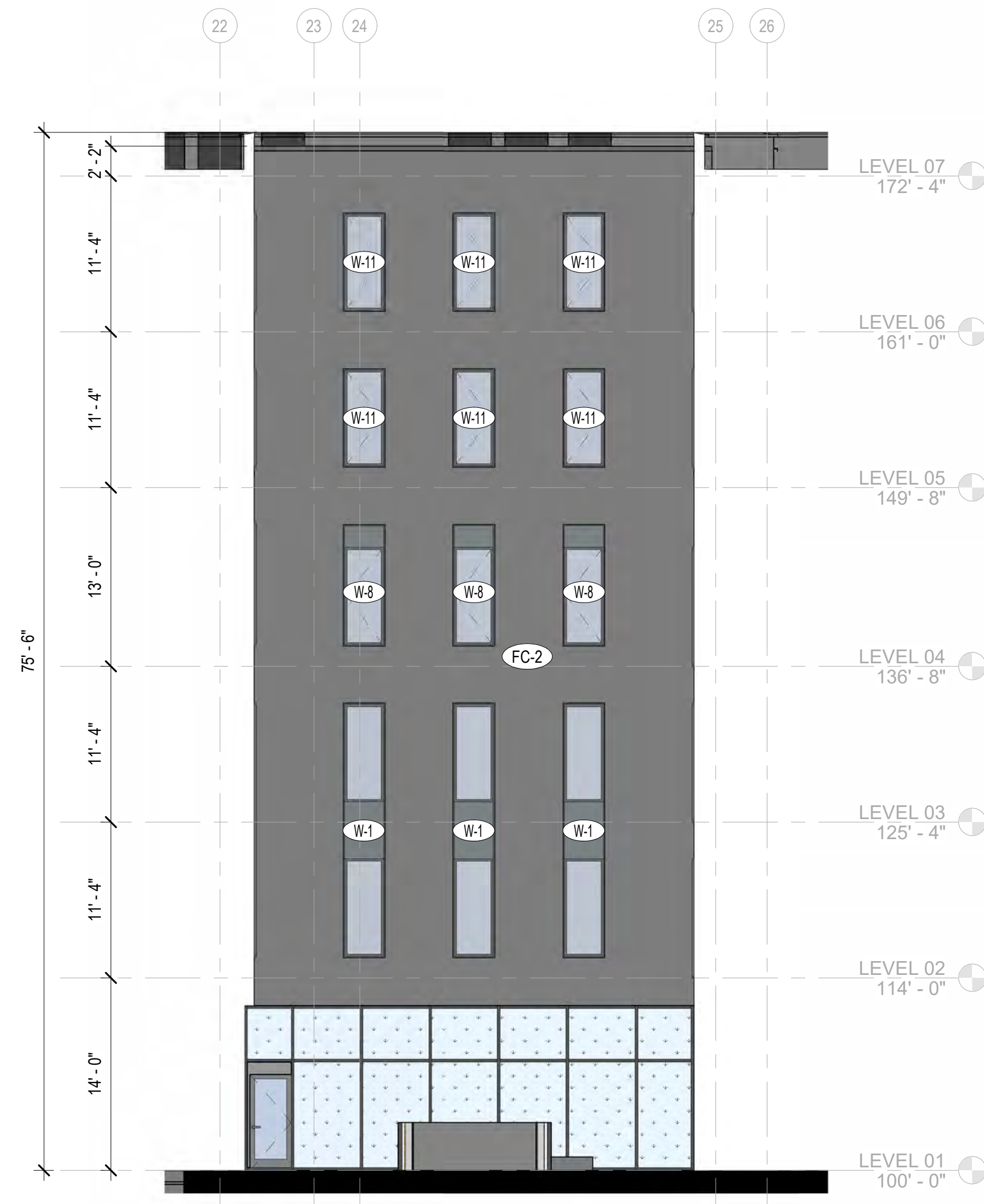
DRAWING TITLE
ENLARGED COURTYARD
ELEVATIONS - PASSTHRU

DRAWING NO.

A6.108

Job

25.008154



E4
A6.109 1/8" = 1'-0"



C4
A6.109 1/8" = 1'-0"



C1
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
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
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	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

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Collaborative

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CHICAGO, IL 60601
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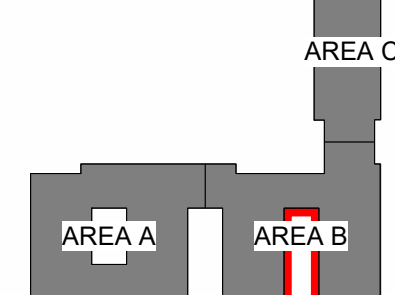
MIFFLIN CHAPTER

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 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

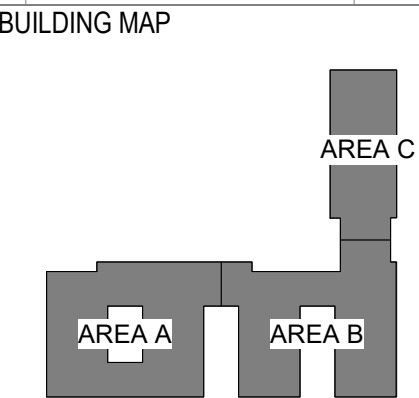
Lamar Johnson
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35 EAST WACKER DRIVE, SUITE 1800
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MIFFLIN CHAPTER

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

DRAWING ISSUE		
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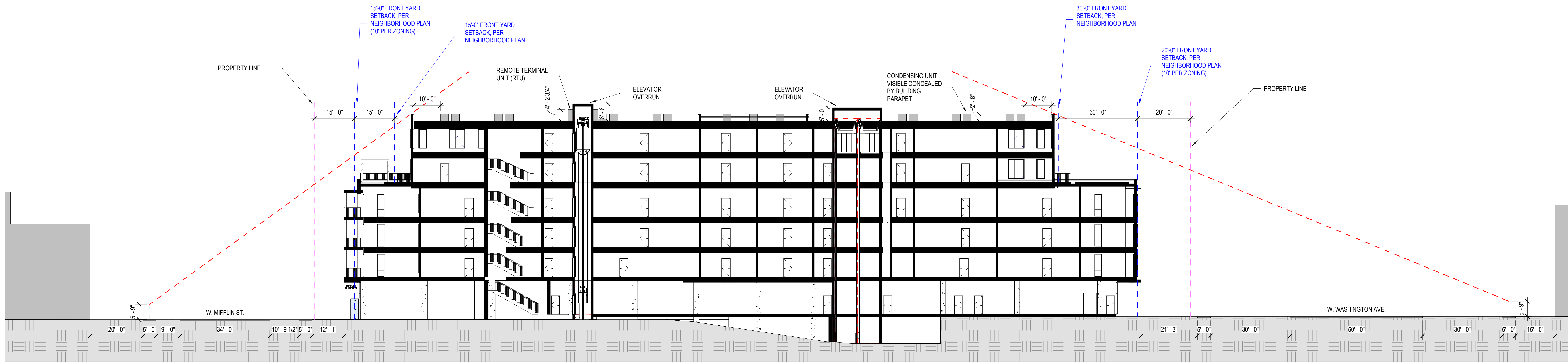


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A6.110

Job # 25.008154

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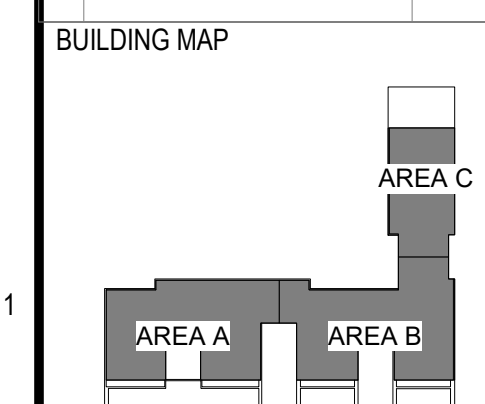


B1 Building Section - Street View Diagram
A6.113 1/16" = 1'-0"

MIFFLIN CHAPTER

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

DRAWING ISSUE		
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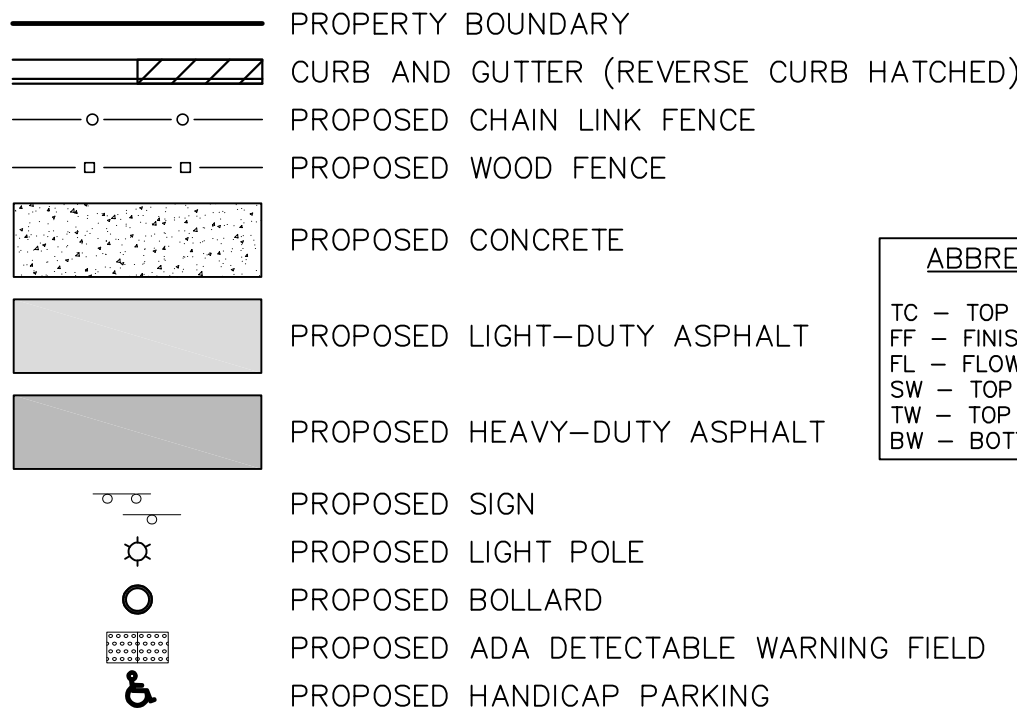
GENERAL NOTES:

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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
5. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
6. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
7. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

DEMOLITION NOTES:

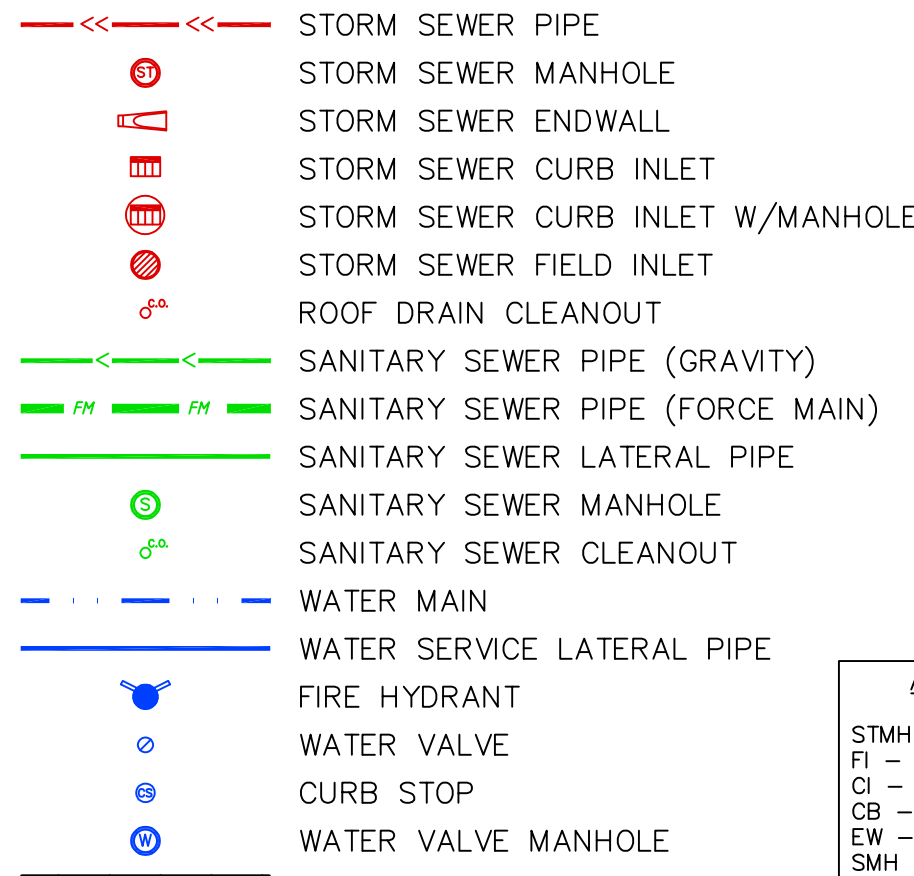
1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

SITE PLAN LEGEND



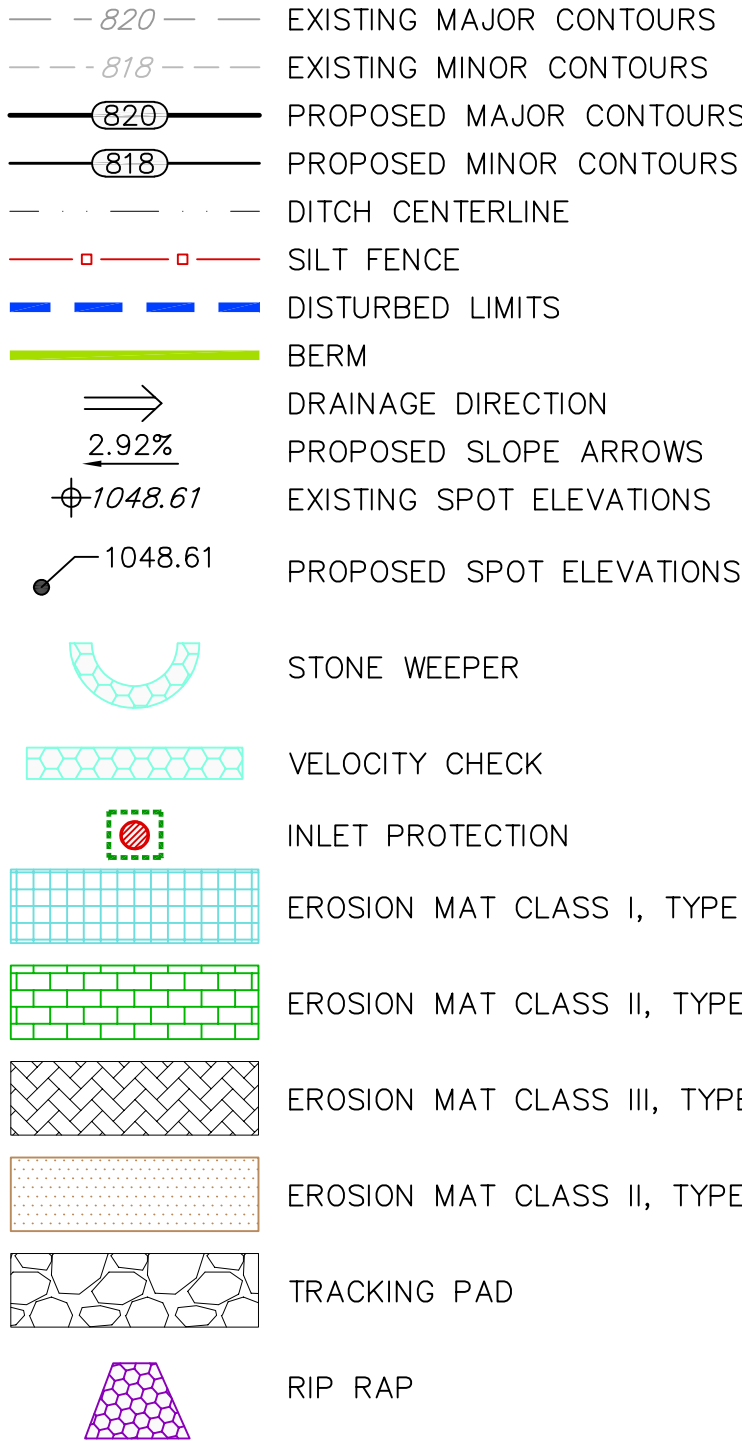
ABBREVIATIONS	
TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

PROPOSED UTILITY LEGEND



ABBREVIATIONS	
STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

GRADING LEGEND



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, CONTRACT NO. _____, PROJECT #_____.
 2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.
- SITE PLAN NOTES:
1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
 4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
 5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
 7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY OF MADISON ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

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.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

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. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED. ADD AS A NOTE ON THE PLAN SET.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING

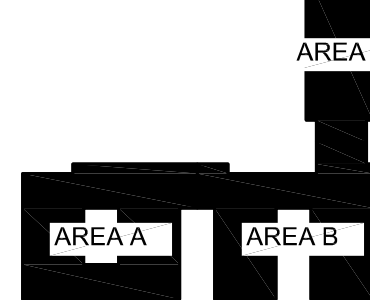
UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
22. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
23. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
24. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
25. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

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

BUILDING MAP



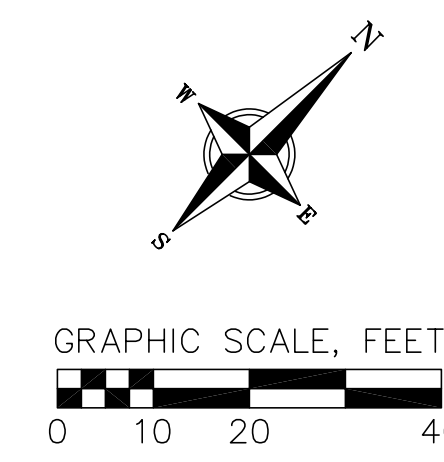
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Job # 230390

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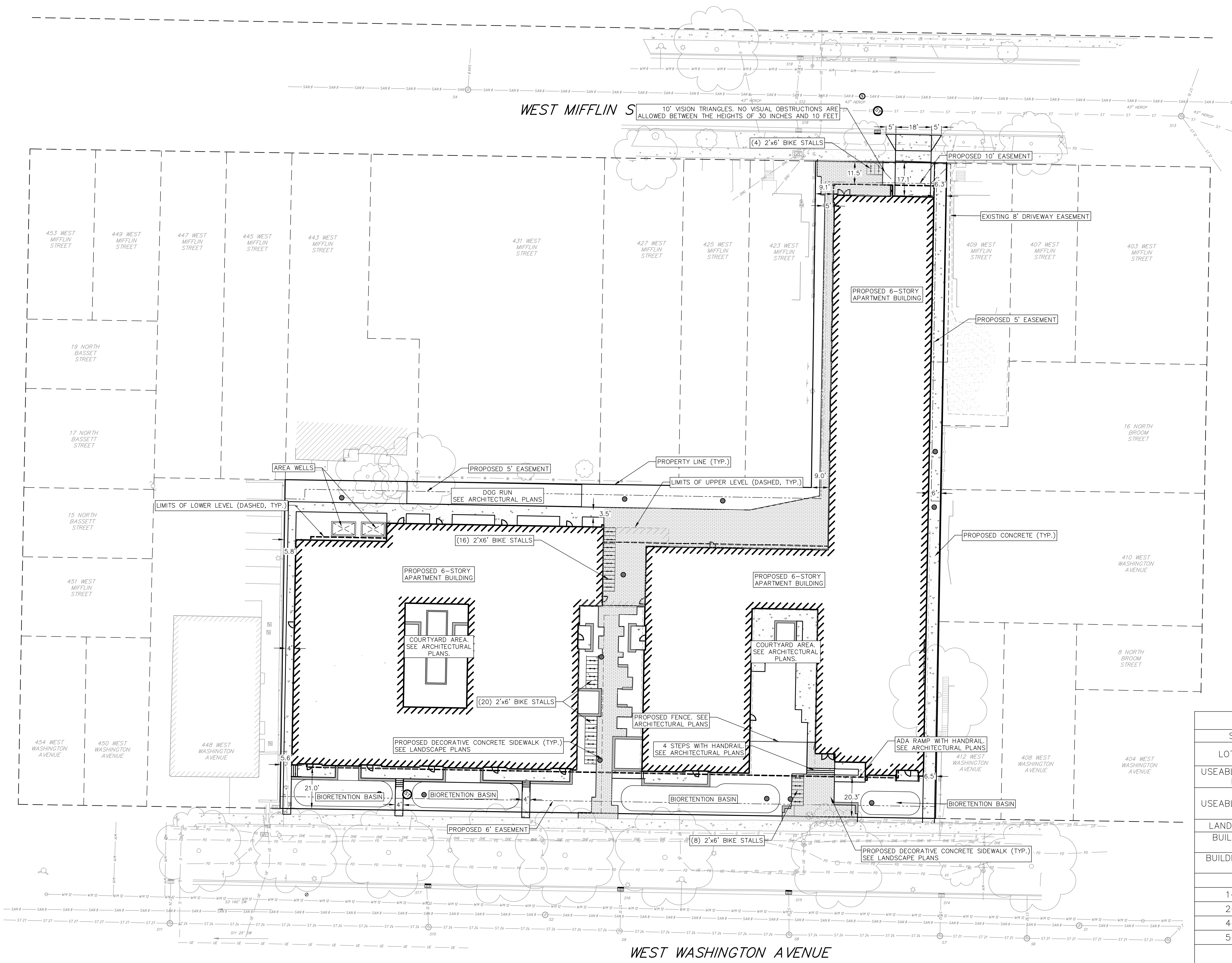


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1	UDC SUBMISSION	9/23/24
BUILDING MAP		
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SITE PLAN		
DRAWING NO.		
C3.0		
Job #		
230390		

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	8,526 SF SITE 17,005 SF BUILDING 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





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703-261-1100

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MIFFLIN CHAPTER

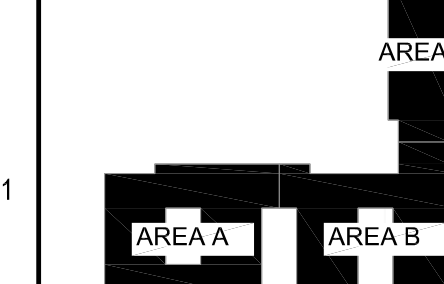
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ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION / JUDG SUBMISSION

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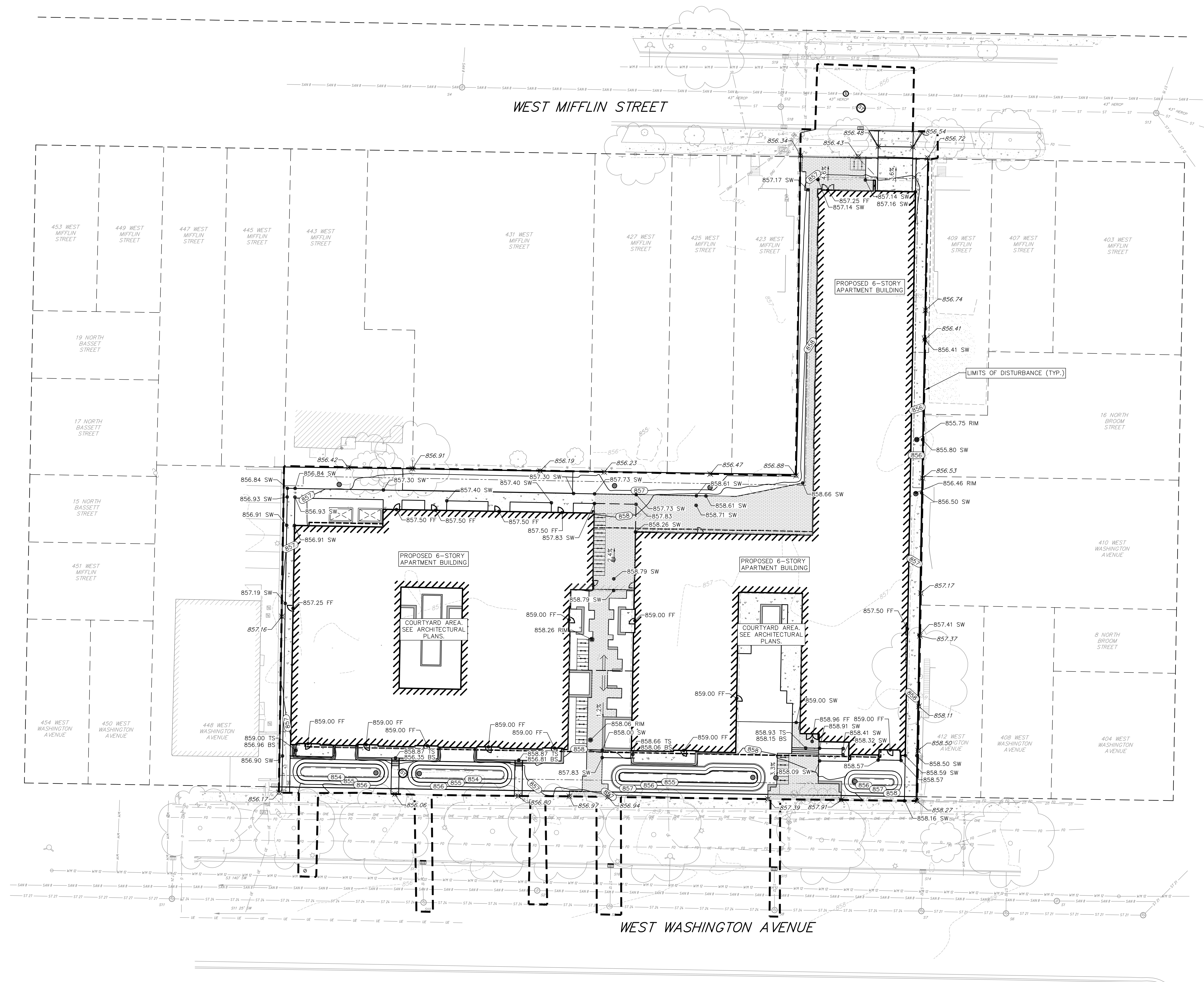


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Job #	230390
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999 FOURIER DRIVE, SW
MADISON, VA
20132

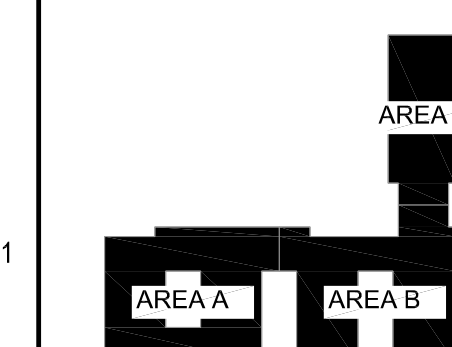
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MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
AND USE APPLICATION / JUDC SUBMISSION

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BUILDING MAP		

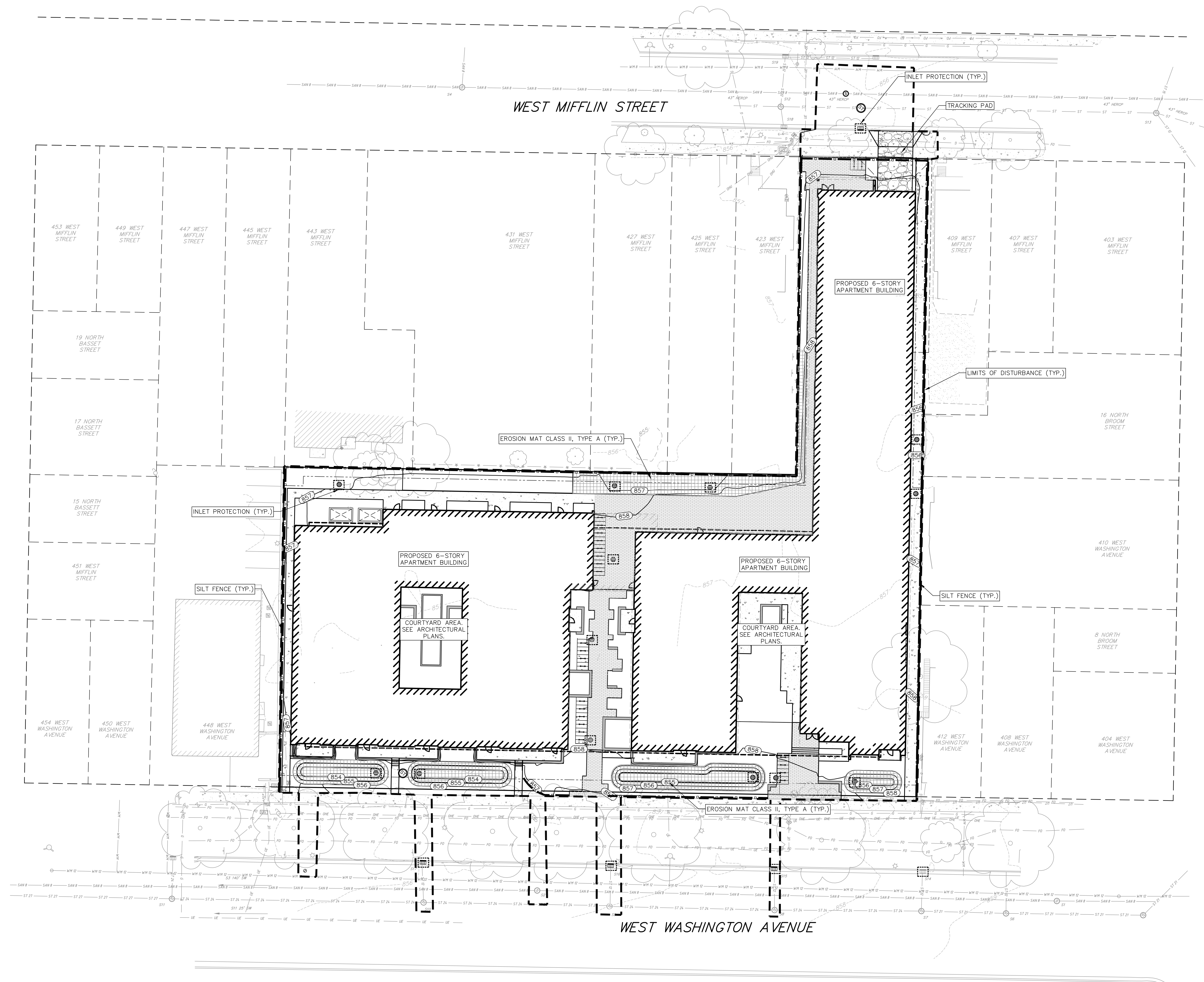


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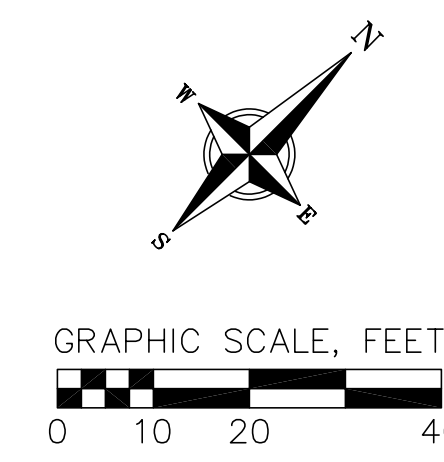
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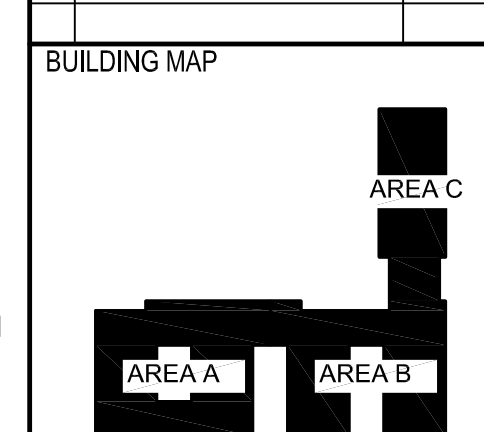
vierbicher
PLANNERS • ENGINEERS • DESIGNERS

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

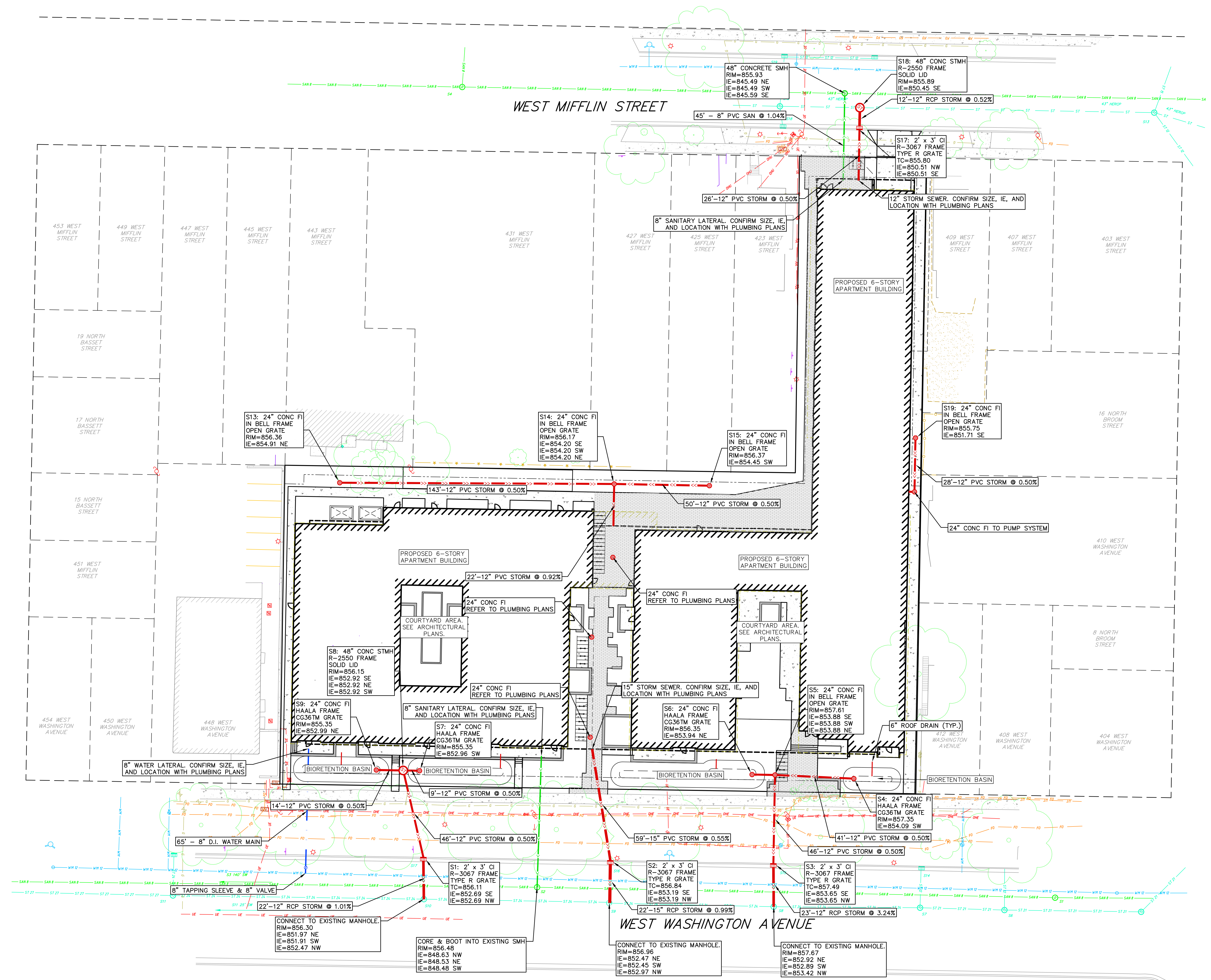
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1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24



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UTILITY PLAN

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Job # 230390

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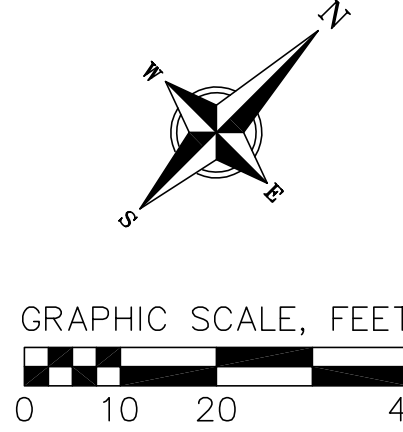
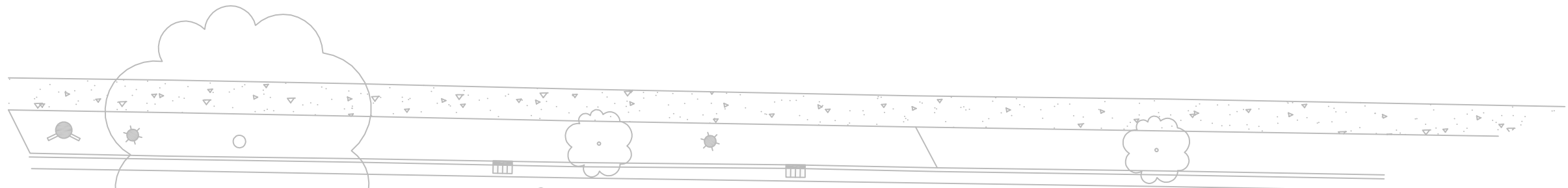


PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
EVERGREEN TREES					
JV-2	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	B & B	5' ht.		7
JV-3	Juniperus virginiana Taylor / Taylor Eastern Redcedar	B & B	6' 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
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	1
CE	Cercis canadensis / Eastern Redbud Multi-Trunk	B & B	2.5' Cal		3
HV	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.		1
DECIDUOUS SHRUBS					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		11
Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.		5
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		23
Cb	Cephalanthus occidentalis 'Ballistics' / Fiber Optics® Buttonbush	Cont.	7 Gal.		10
Ca-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		8
Ld	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.		7
Po-2	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
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		19
Jc	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.		1
PERENNIALS					
Ao	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.		7
Af	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.		5
Co-3	Carex brevior / 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	Mattfeuccia 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	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		38
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		41

CONCEPT PLANT SCHEDULE

	GROUNDCOVER #1		347 sf	
	Callitriche involucreata / Purple Poppymallow	32	9% @ 12" oc	
	Carex brevior / Oval Sedge	72	20% @ 12" oc	
	Diolea purpurea / Purple Prairie Clover	14	4% @ 12" oc	
	Dodecatheon meadia / Shooting Star	50	14% @ 12" oc	
	Geum triflorum / Prairie Smoke	29	8% @ 12" oc	
	GROUNDCOVER #3		100 sf	
	Antennaria plantaginifolia / Pussytoes	36	35% @ 12" oc	
	Sedum ternatum / Wild Stonecrop	67	65% @ 12" oc	
	GROUNDCOVER #4		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	
	GROUNDCOVER #5		752 sf	
	Allium cernuum / Nodding Onion	47	6% @ 12" oc	
	Asclepias verticillata / Whorled Milkweed	23	3% @ 12" oc	
	Carex albicans / White-lined Sedge	40	5% @ 12" oc	
	Carex brevior / Oval Sedge	78	10% @ 12" oc	
	Phlox pilosa / Downy Phlox	40	5% @ 12" oc	
	WASHED STONE		555 sf	
	1.5" washed decorative stone			
	BIORETENTION PLANT PLUGS		4,155 sf	
	Rainwater Renewal Garden for Partial Shade Sites: garden kit by Agrecol or equivalent.			



vierbichler

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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

AREA A

AREA B

AREA C

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NO.

L1.0

Job #

230390

FLIN STREET

WEST WASHINGTON AVENUE

NOT FOR CONSTRUCTION

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- 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.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- 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.
- 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:

- 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.
- 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.
- 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.
- 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.
- LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 8"X4" OR EQUAL, COLOR BLACK ANODIZED.
- 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 CUT 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:

- 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" 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 SEEDED APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
- 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.
- 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:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- 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.
- PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
- 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.
- 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

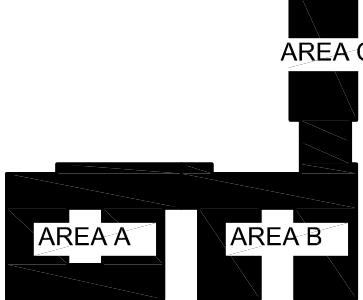
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BUILDING MAP



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