

PLANNED UNIT DEVELOPMENT: GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN SUBMITTAL



THE ADDITIONAL HEIGHT CREATES THE ECONOMIC FRAMEWORK TO SUPPORT THE FOLLOWING HIGHER QUALITY BUILDING COMPONENTS:

1. STATE STREET

The additional height allows the project to reduce the height of the building along State Street to three stories from the allowable 4 stories. This reduction in mass creates a more complimentary building expression that is in keeping with the existing one to three story buildings along the balance of the adjoining State Street blocks.

2. CONTRIBUTING BUILDINGS

Reflecting input from the Landmarks Commission, the project incorporates the reconstruction of the existing facades located at 315 W Gorham, 317 W Gorham, and 322 W Johnson into the design of the project. Incorporation of these facades creates additional articulation along the expanded pedestrian environment while maintaining ties to the history and character of the block.

3. LOW AND MODERATE INCOME STUDENT HOUSING

Incorporation of substantial housing serving low and moderate income students without direct subsidy support has never been undertaken within the City. This project's partnership with the UW Office of Financial Aid and City of Madison is a first step towards addressing a significant housing need within the City and is fully supported by the extra height within the building.

4. SUSTAINABILITY

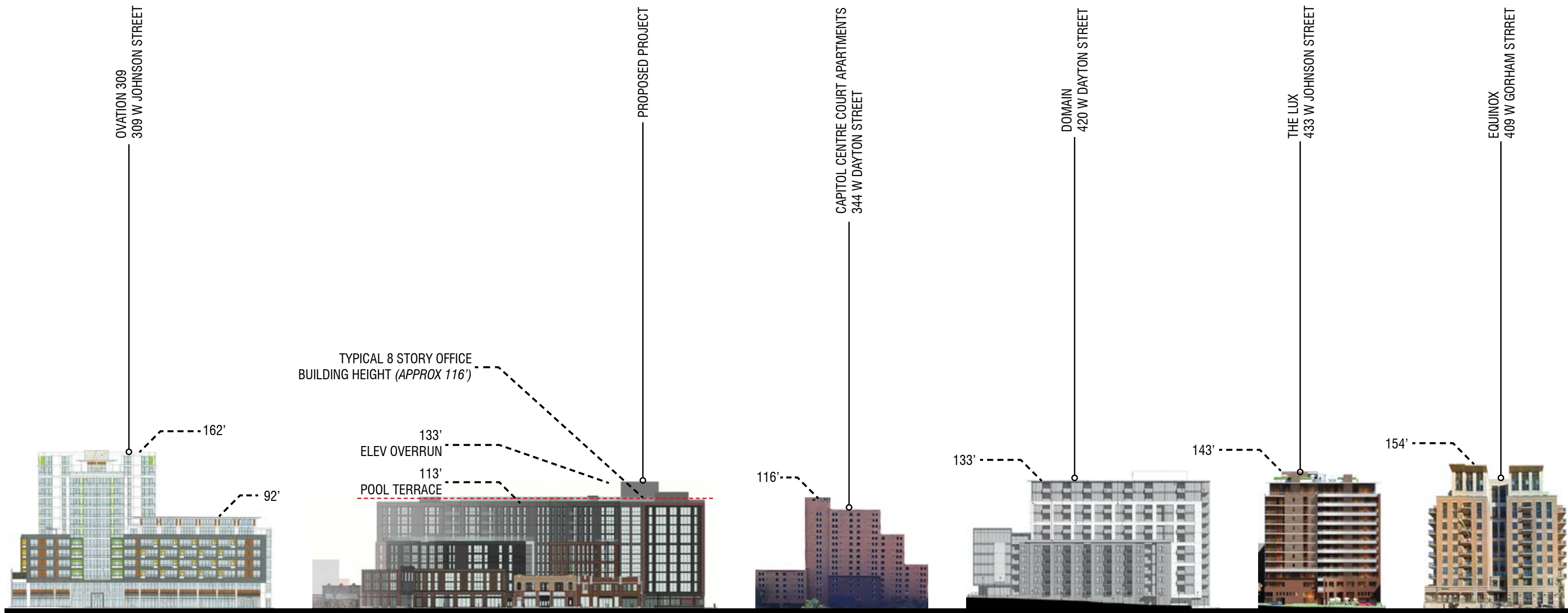
The building is being designed to meet the National Green Building Standard (NGBS), the only green building rating to meet American National Standards Institute (ANSI) requirements. Sustainable components will be integrated into mechanical systems, building lighting, and overall design.

5. USEABLE GREEN ROOF / OPEN SPACE AMENITIES

Signature open space amenities are designed as part of a comprehensive rooftop open space and green roof component of the project. These spaces offer residents a variety of outdoor spaces and exceed the stormwater management requirements for the site.

6. RETAIL INCUBATOR

Core Spaces is working with Collective & Co. on integration of a retail /small business incubator that will offer tenants, downtown residents, and business/entrepreneurs access to collaborative workspace and startup/accelerator support.





GORHAM STREET LOOKING NORTHEAST TOWARD PROJECT SITE



GORHAM STREET LOOKING SOUTHWEST TOWARD PROJECT SITE



CORNER OF BROOM STREET AND GORHAM STREET LOOKING NORTHEAST TOWARD PROJECT SITE



CORNER OF JOHNSON STREET AND BROOM STREET LOOKING NORTH TOWARD PROJECT SITE



GORHAM STREET LOOKING NORTHEAST TOWARD PROJECT SITE



GORHAM STREET LOOKING SOUTHWEST TOWARD PROJECT SITE



CORNER OF BROOM STREET AND GORHAM STREET LOOKING NORTHEAST TOWARD PROJECT SITE



CORNER OF JOHNSON STREET AND BROOM STREET LOOKING NORTH TOWARD PROJECT SITE



403 STATE STREET



409 STATE STREET (W GORHAM STREET FACADE)



326 W GORHAM STREET



303 STATE STREET (W JOHNSON ST FACADE)



301 W JOHNSON STREET



319 STATE ST



301 STATE STREET



301 STATE STREET



315 STATE STREET



346 STATE STREET



319 STATE STREET

329 STATE STREET



THE DOMAIN



OVATION



MADISON MUSEUM OF MODERN ART



THE LUX



EQUINOX



FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

PREVIOUS



CURRENT



FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

PREVIOUS



CURRENT



FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

PREVIOUS



CURRENT



FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

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FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021)

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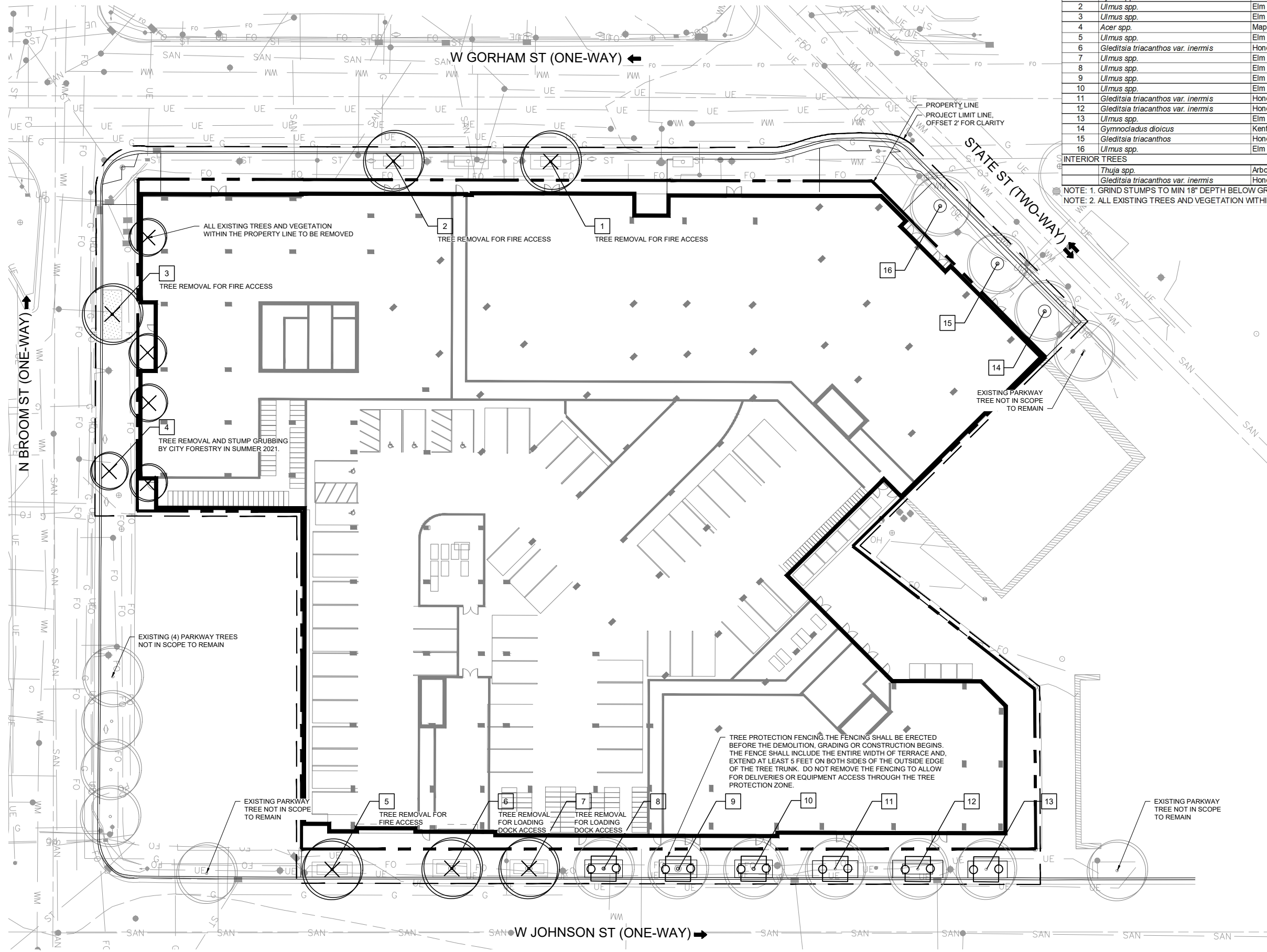












EXISTING TREE SCHEDULE					
NO.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	TO BE REMOVED
EXISTING R.O.W. TREES					
1	<i>Pyrus spp.</i>	Pear	6"	Fire access	Yes
2	<i>Ulmus spp.</i>	Elm	6"	Fire access	Yes
3	<i>Ulmus spp.</i>	Elm	7"	Fire access	Yes
4	<i>Acer spp.</i>	Maple	3"	Half dead	TBR by City Forestry
5	<i>Ulmus spp.</i>	Elm	12"	Fire access	Yes
6	<i>Gleditsia triacanthos var. inermis</i>	Honeylocust	2"	In conflict with proposed loading dock	Yes
7	<i>Ulmus spp.</i>	Elm	2"	In conflict with proposed loading dock	Yes
8	<i>Ulmus spp.</i>	Elm	12"	Damage to trunk. To remain	No
9	<i>Ulmus spp.</i>	Elm	5"	Tree guard to remain	No
10	<i>Ulmus spp.</i>	Elm	16"	To remain	No
11	<i>Gleditsia triacanthos var. inermis</i>	Honeylocust	2"	Tree guard to remain	No
12	<i>Gleditsia triacanthos var. inermis</i>	Honeylocust	2"	To remain	No
13	<i>Ulmus spp.</i>	Elm	17"	To remain	No
14	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	7"	To remain	No
15	<i>Gleditsia triacanthos</i>	Honeylocust	6"	To remain	No
16	<i>Ulmus spp.</i>	Elm	3"	To remain	No
INTERIOR TREES					
	<i>Thuja spp.</i>	Arborvitae	-	To remain	Yes
	<i>Gleditsia triacanthos var. inermis</i>	Honeylocust	-	To remain	Yes

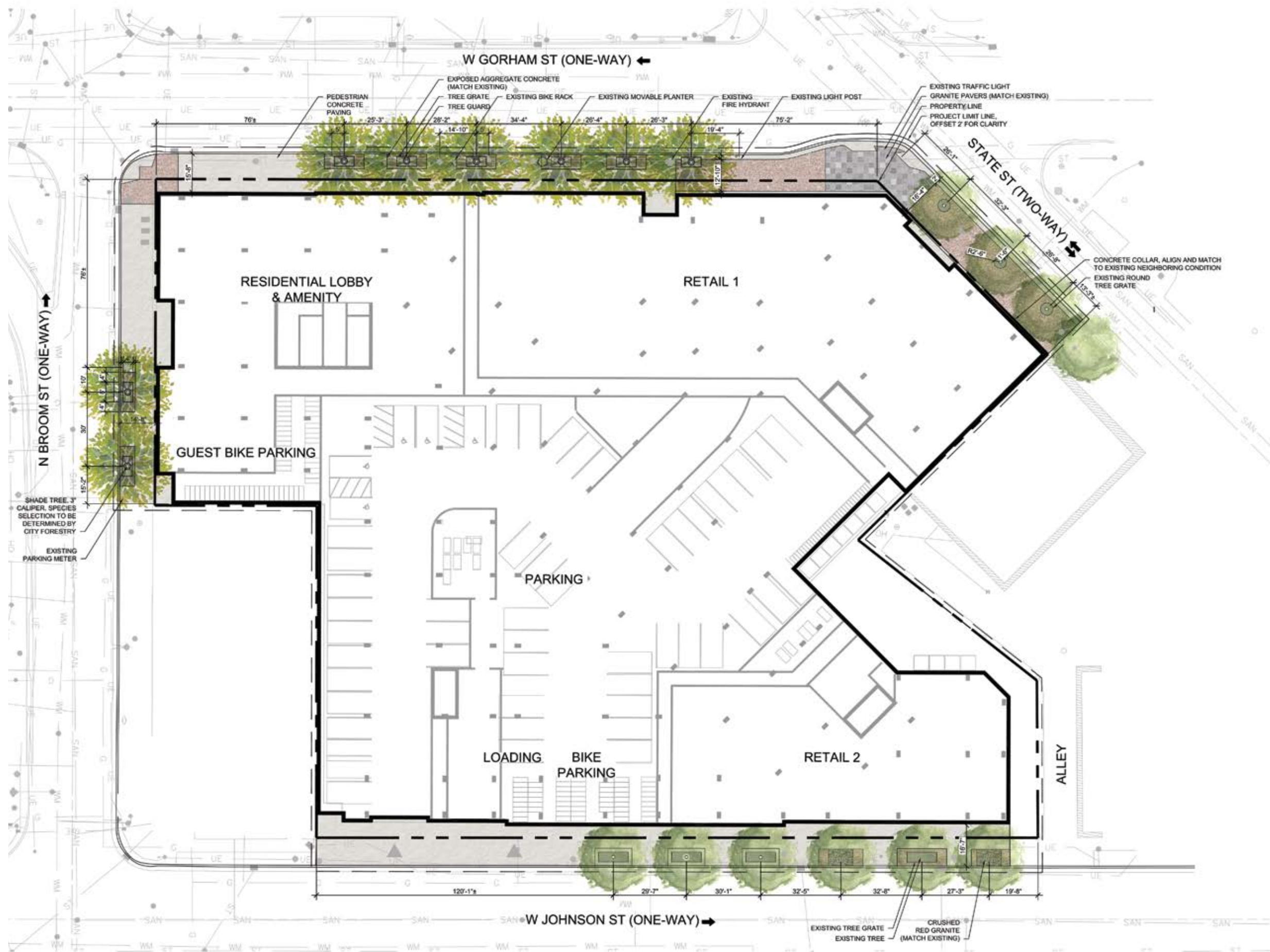
NOTE: 1. GRIND STUMPS TO MIN 18" DEPTH BELOW GRADE FOR ALL TREE/ STUMP REMOVALS
 NOTE: 2. ALL EXISTING TREES AND VEGETATION WITHIN THE PROPERTY LINE TO BE REMOVED

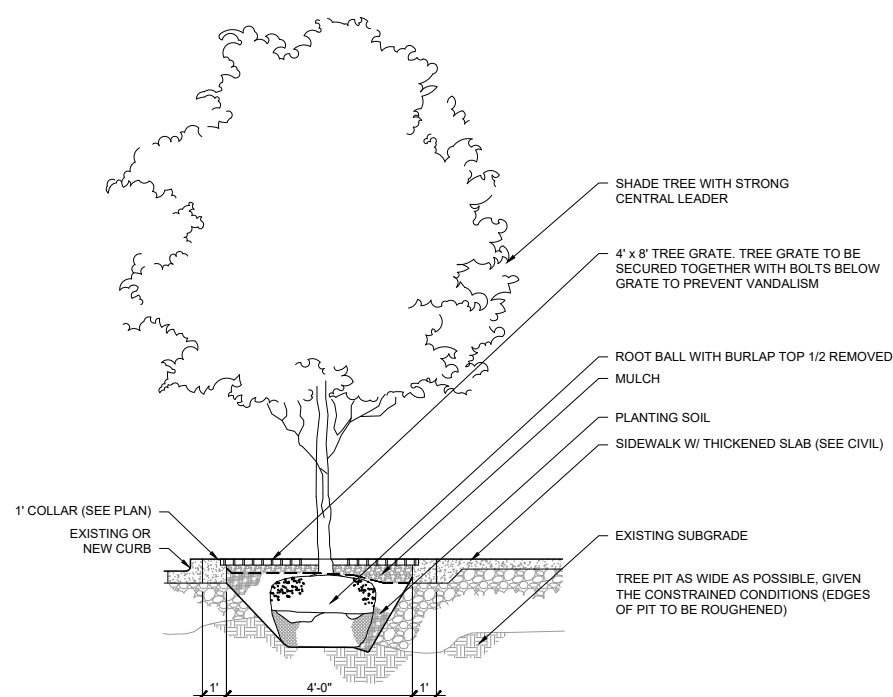
NOTES:

- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY 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.
- 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)
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING.
- NO LATER THAN FIVE BUSINESS DAYS PRIOR TO FORMING CONCRETE AND CONSTRUCTING TREE GRATE SITES, THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO IDENTIFY AND LOCATE UNDERGROUND CONFLICTS (UTILITIES, VAULTS, CONDUIT) OR OTHER UNDERGROUND OBSTRUCTIONS AND DETERMINE GRATE LOCATIONS. TREE GRATE TYPE: NEENAH 4X8 (R-8815-A). TREE GUARD NEENAH (R-8501-4818).
- CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT FOR FIVE TREES. 6" DIA PEAR TREE, 6" DIA ELM TREE, 7" DIA ELM TREE, AND 12" DIA ELM TREE REMOVAL DUE TO CONFLICT WITH PROPOSED FIRE ACCESS PLAN. 2" DIA HONEYLOCUST TREE, 2" DIA ELM TREE DUE TO CONFLICT WITH THE PROPOSED LOADING DOCK ALONG W JOHNSON STREET.
- CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO SCHEDULE DELIVERY OF SALVAGED TREE GRATES TO CITY FORESTRY FACILITY.

NOTES:

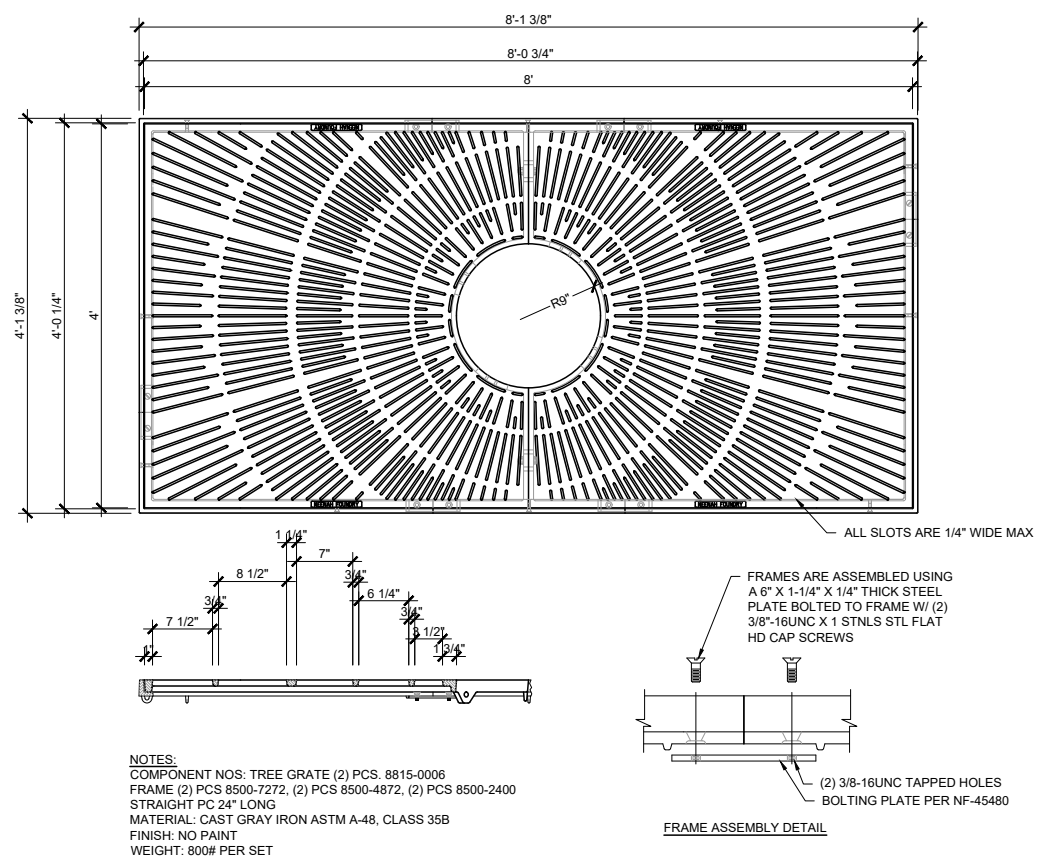
1. ALL EXISTING PARKWAY FURNISHINGS SHALL BE SALVAGED AND REINSTALLED IN THE SAME LOCATION IF REMOVAL IS REQUIRED FOR PURPOSES OF CONSTRUCTION.



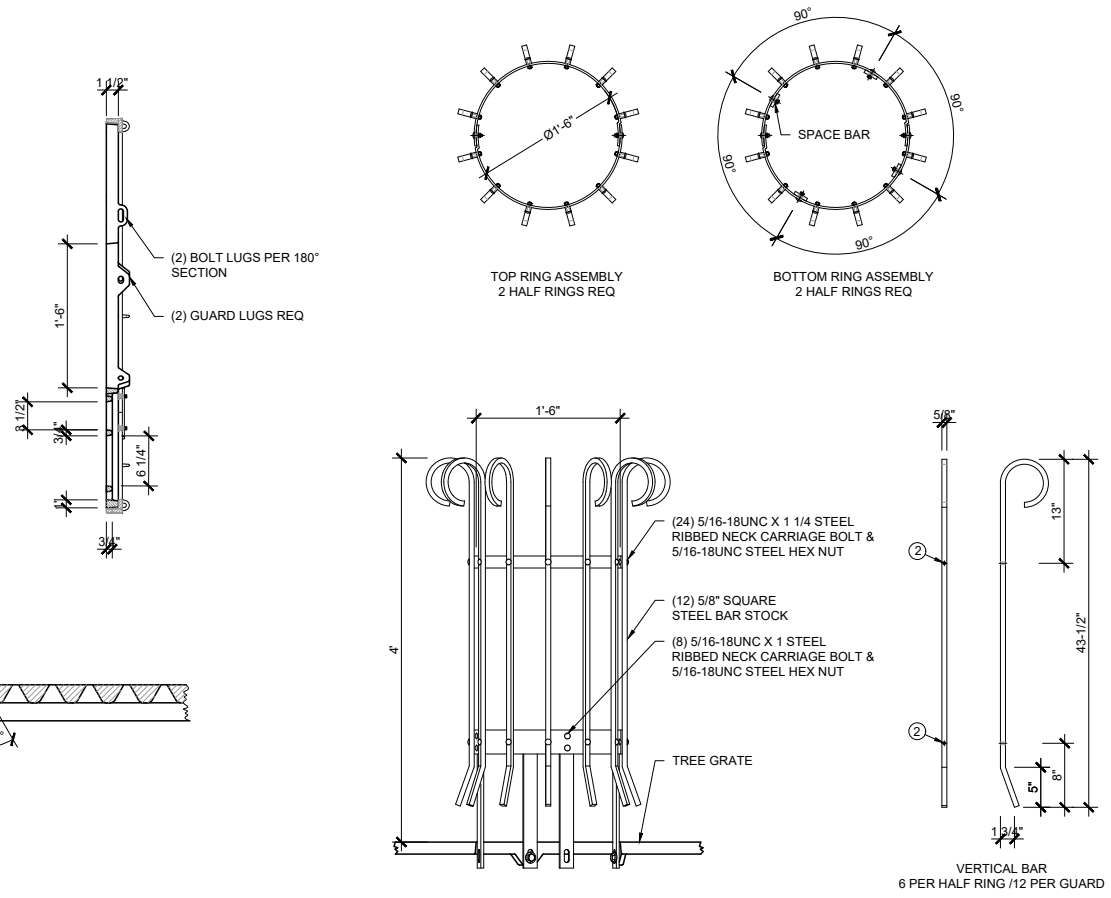


NOTE:
1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).

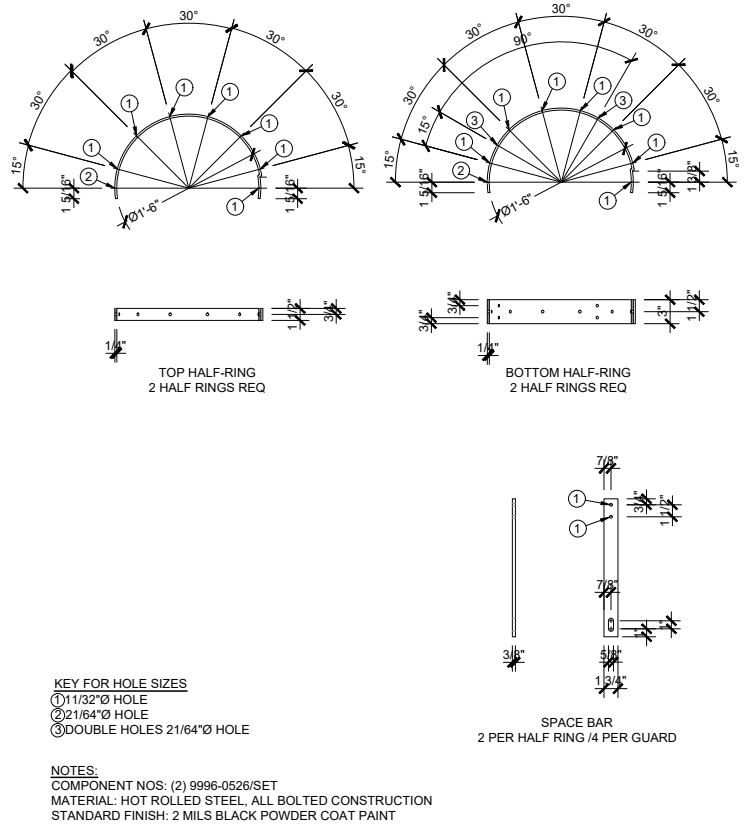
1 SHADE TREE IN GRATE SECTION
NOT TO SCALE



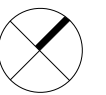
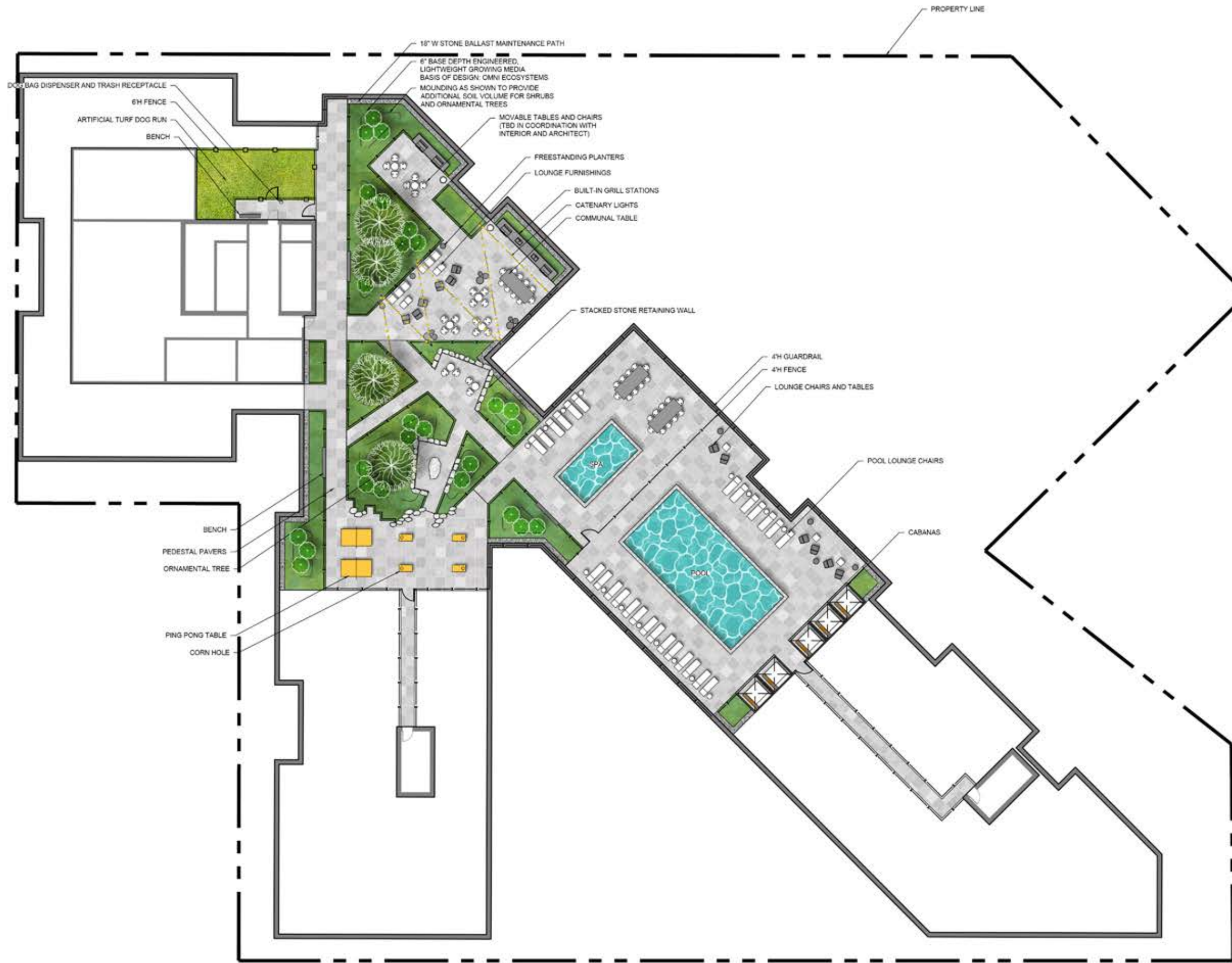
2 TREE GRATE
1/2" = 1'-0"



3 TREE GUARD
1/2" = 1'-0"



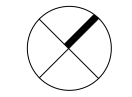
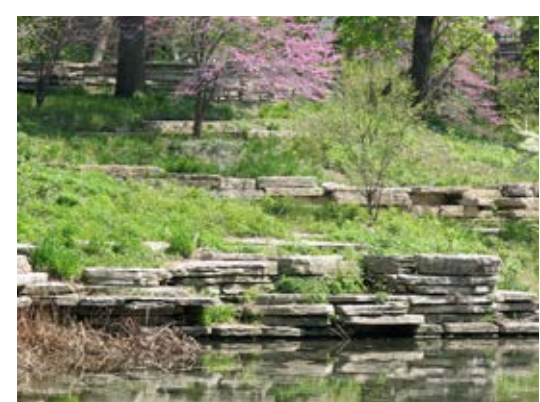


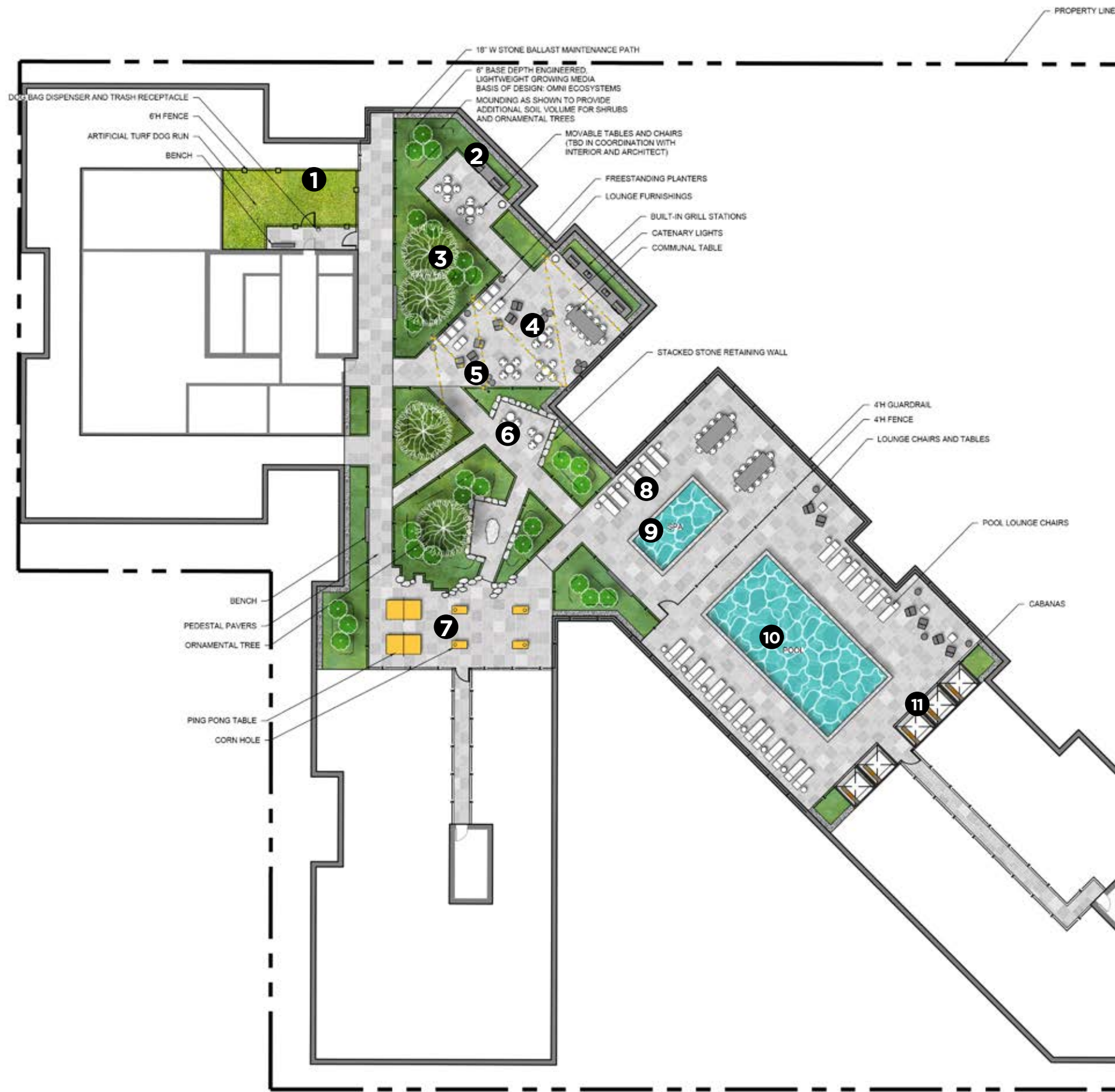




LEGEND:

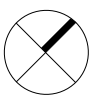
- 1** UNDERSTORY TREES & SHRUBS
- 2** HAMMOCK AREA
- 3** MOVEABLE FURNISHINGS
- 4** SEATING NOOK
- 5** GREEN ROOF
- 6** LOOSE SEATING
- 7** SEATING STEPS
- 8** SLOPED ARTIFICIAL TURF LAWN

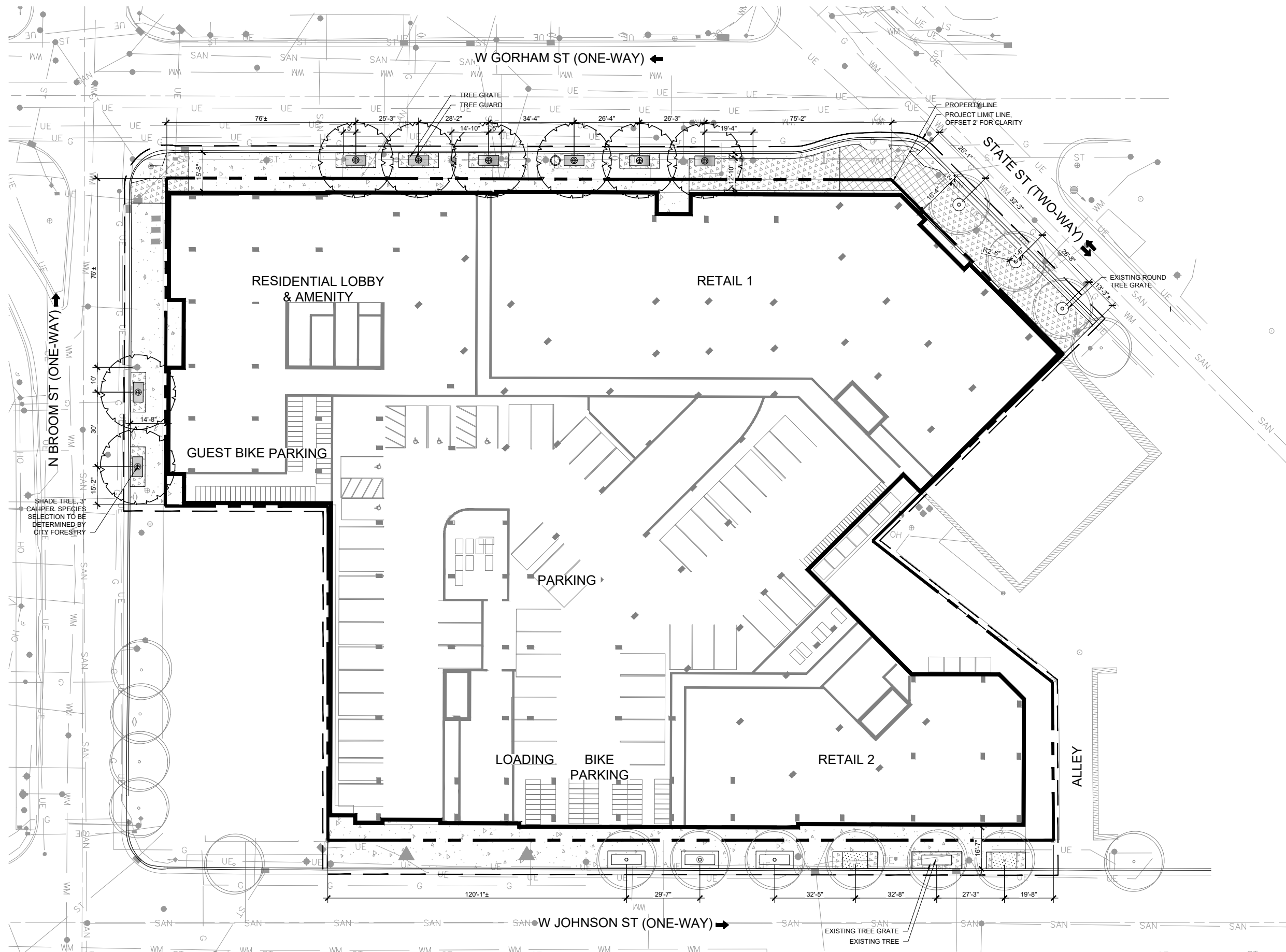


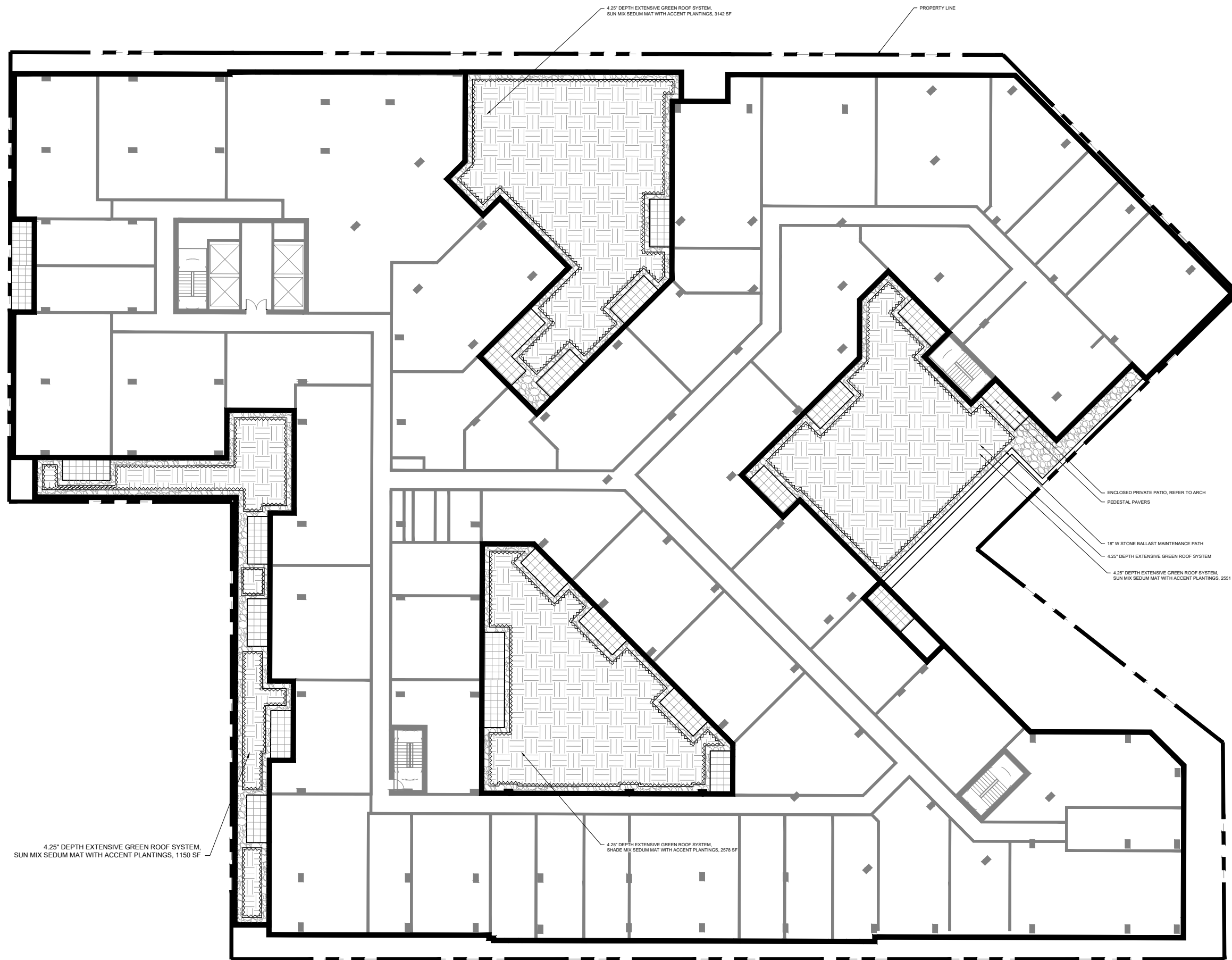


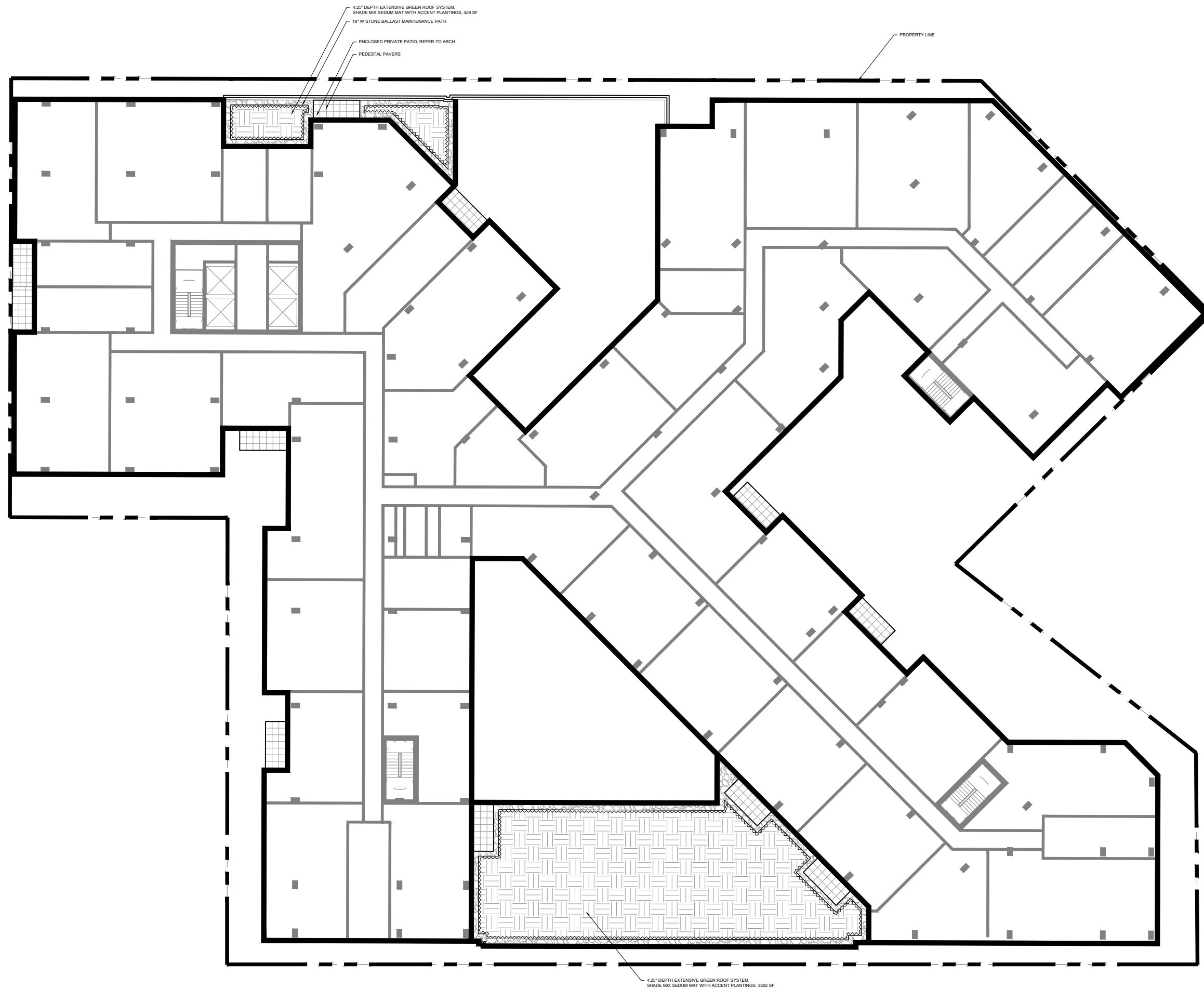
LEGEND:

- 1** DOG RUN
- 2** GRILL STATION
- 3** UNDERSTORY TREES & SHRUBS
- 4** LOOSE SEATING
- 5** CATENARY LIGHTS
- 6** SEATING NOOK
- 7** GAME TABLES
- 8** LOOSE CHAISE LOUNGERS
- 9** SPA
- 10** POOL
- 11** CABANA







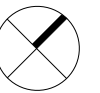
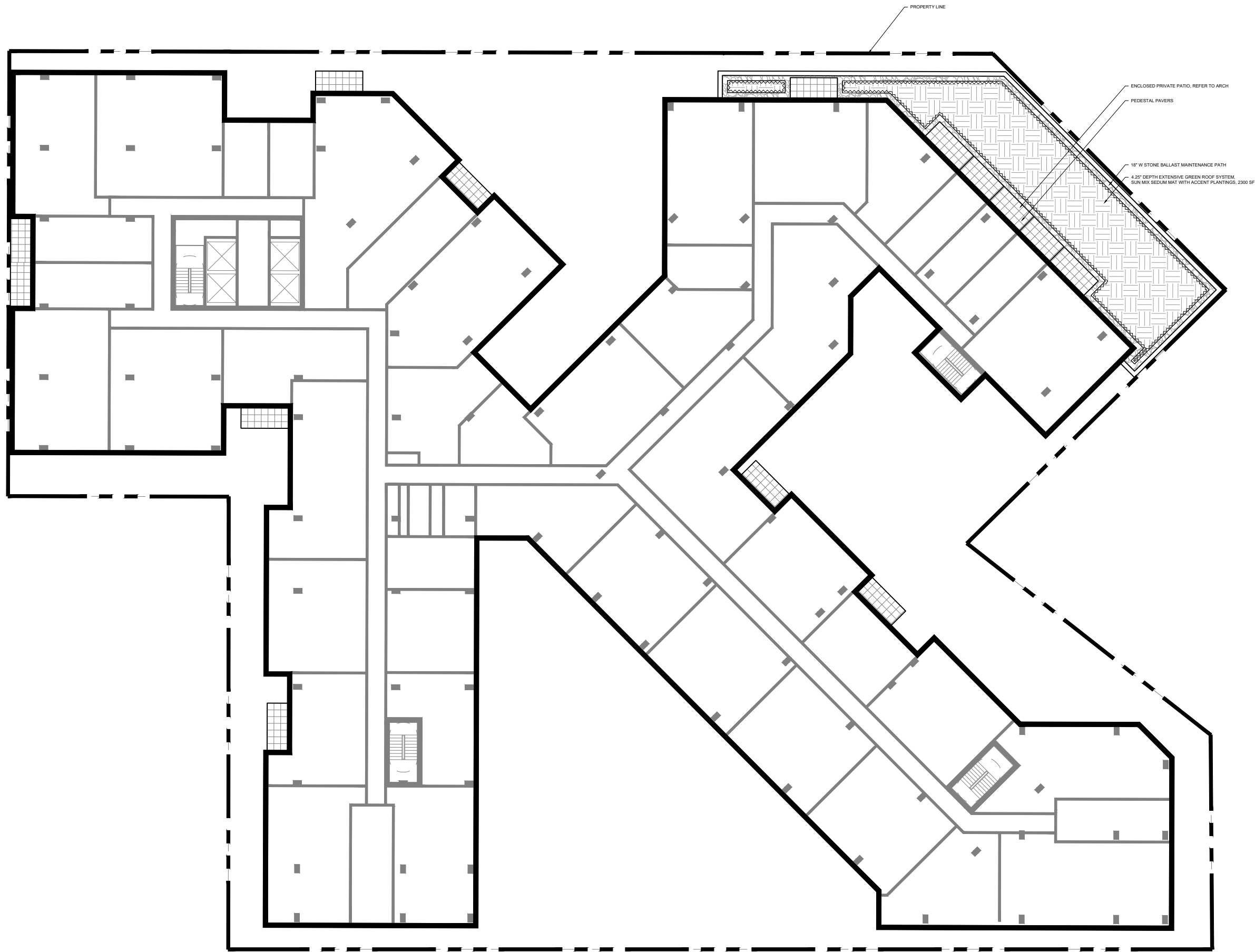


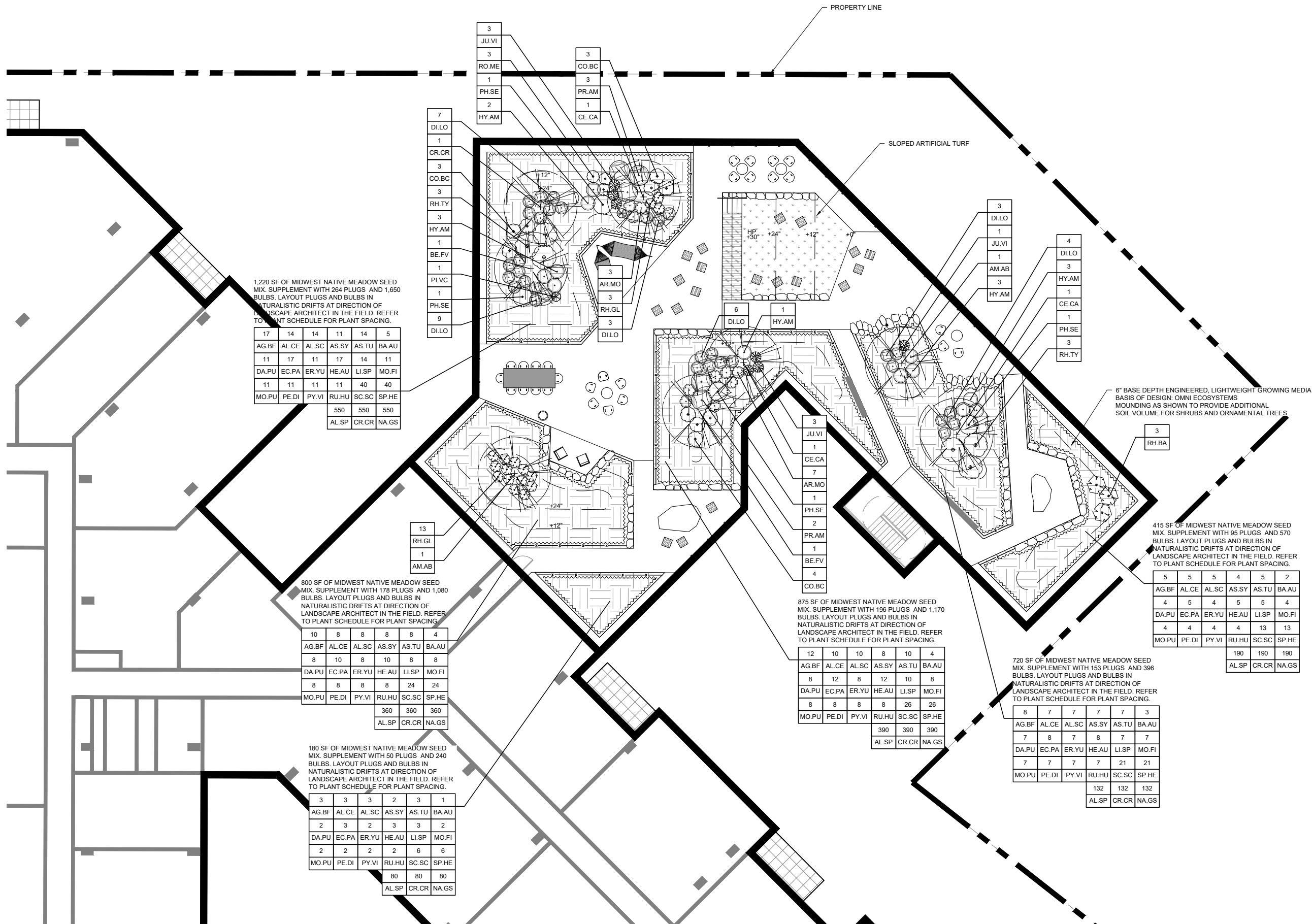
4.25' DEPTH EXTENSIVE GREEN ROOF SYSTEM,
SHADE MIX SEDUM MAT WITH ACCENT PLANTINGS, 429 SF
18' W STONE BALLAST MAINTENANCE PATH
ENCLOSED PRIVATE PATIO, REFER TO ARCH
PEDESTAL PAVERS

PROPERTY LINE

4.25' DEPTH EXTENSIVE GREEN ROOF SYSTEM,
SHADE MIX SEDUM MAT WITH ACCENT PLANTINGS, 3802 SF







1,220 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 264 PLUGS AND 1,650 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

17	14	14	11	14	5
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU
11	17	11	17	14	11
DA.PU	EC.PA	ER.YU	HE.AU	LI.SP	MO.FI
11	11	11	11	40	40
MO.PU	PE.DI	PY.VI	RU.HU	SC.SC	SP.HE
			550	550	550
			AL.SP	CR.CR	NA.GS

800 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 178 PLUGS AND 1,080 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

10	8	8	8	8	4
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU
8	10	8	10	8	8
DA.PU	EC.PA	ER.YU	HE.AU	LI.SP	MO.FI
8	8	8	8	24	24
MO.PU	PE.DI	PY.VI	RU.HU	SC.SC	SP.HE
			360	360	360
			AL.SP	CR.CR	NA.GS

180 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 50 PLUGS AND 240 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

3	3	3	2	3	1
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU
2	3	2	3	3	2
DA.PU	EC.PA	ER.YU	HE.AU	LI.SP	MO.FI
2	2	2	2	6	6
MO.PU	PE.DI	PY.VI	RU.HU	SC.SC	SP.HE
			80	80	80
			AL.SP	CR.CR	NA.GS

875 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 196 PLUGS AND 1,170 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

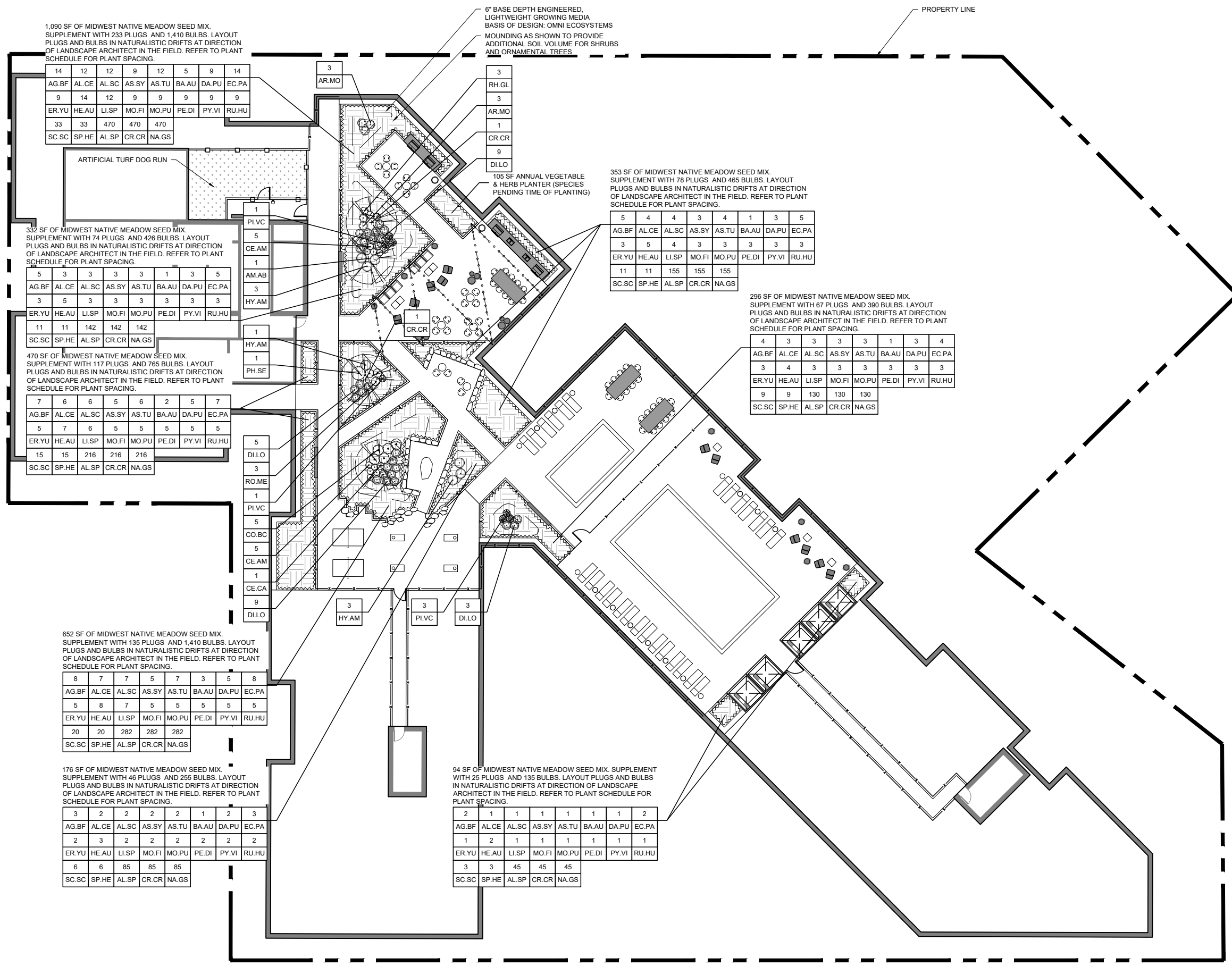
12	10	10	8	10	4
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU
8	12	8	12	10	8
DA.PU	EC.PA	ER.YU	HE.AU	LI.SP	MO.FI
8	8	8	8	26	26
MO.PU	PE.DI	PY.VI	RU.HU	SC.SC	SP.HE
			390	390	390
			AL.SP	CR.CR	NA.GS

720 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 153 PLUGS AND 396 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

8	7	7	7	7	3
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU
7	8	7	8	7	7
DA.PU	EC.PA	ER.YU	HE.AU	LI.SP	MO.FI
7	7	7	7	21	21
MO.PU	PE.DI	PY.VI	RU.HU	SC.SC	SP.HE
			132	132	132
			AL.SP	CR.CR	NA.GS

415 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 95 PLUGS AND 570 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

5	5	5	4	5	2
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU
4	5	4	5	5	4
DA.PU	EC.PA	ER.YU	HE.AU	LI.SP	MO.FI
4	4	4	4	13	13
MO.PU	PE.DI	PY.VI	RU.HU	SC.SC	SP.HE
			190	190	190
			AL.SP	CR.CR	NA.GS



1,090 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 233 PLUGS AND 1,410 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

14	12	12	9	12	5	9	14
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU	DA.PU	EC.PA
9	14	12	9	9	9	9	9
ER.YU	HE.AU	LI.SP	MO.FI	MO.PU	PE.DI	PY.VI	RU.HU
33	33	470	470	470			
SC.SC	SP.HE	AL.SP	CR.CR	NA.GS			

6" BASE DEPTH ENGINEERED, LIGHTWEIGHT GROWING MEDIA. BASIS OF DESIGN: OMNI ECOSYSTEMS. MOUNDING AS SHOWN TO PROVIDE ADDITIONAL SOIL VOLUME FOR SHRUBS AND ORNAMENTAL TREES.

PROPERTY LINE

ARTIFICIAL TURF DOG RUN

105 SF ANNUAL VEGETABLE & HERB PLANTER (SPECIES PENDING TIME OF PLANTING)

353 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 78 PLUGS AND 465 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

5	4	4	3	4	1	3	5
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU	DA.PU	EC.PA
3	5	4	3	3	3	3	3
ER.YU	HE.AU	LI.SP	MO.FI	MO.PU	PE.DI	PY.VI	RU.HU
11	11	155	155	155			
SC.SC	SP.HE	AL.SP	CR.CR	NA.GS			

332 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 74 PLUGS AND 426 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

5	3	3	3	3	1	3	5
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU	DA.PU	EC.PA
3	5	3	3	3	3	3	3
ER.YU	HE.AU	LI.SP	MO.FI	MO.PU	PE.DI	PY.VI	RU.HU
11	11	142	142	142			
SC.SC	SP.HE	AL.SP	CR.CR	NA.GS			

470 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 117 PLUGS AND 765 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

7	6	6	5	6	2	5	7
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU	DA.PU	EC.PA
5	7	6	5	5	5	5	5
ER.YU	HE.AU	LI.SP	MO.FI	MO.PU	PE.DI	PY.VI	RU.HU
15	15	216	216	216			
SC.SC	SP.HE	AL.SP	CR.CR	NA.GS			

296 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 67 PLUGS AND 390 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

4	3	3	3	3	1	3	4
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU	DA.PU	EC.PA
3	4	3	3	3	3	3	3
ER.YU	HE.AU	LI.SP	MO.FI	MO.PU	PE.DI	PY.VI	RU.HU
9	9	130	130	130			
SC.SC	SP.HE	AL.SP	CR.CR	NA.GS			

652 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 135 PLUGS AND 1,410 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

8	7	7	5	7	3	5	8
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU	DA.PU	EC.PA
5	8	7	5	5	5	5	5
ER.YU	HE.AU	LI.SP	MO.FI	MO.PU	PE.DI	PY.VI	RU.HU
20	20	282	282	282			
SC.SC	SP.HE	AL.SP	CR.CR	NA.GS			

176 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 46 PLUGS AND 255 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

3	2	2	2	2	1	2	3
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU	DA.PU	EC.PA
2	3	2	2	2	2	2	2
ER.YU	HE.AU	LI.SP	MO.FI	MO.PU	PE.DI	PY.VI	RU.HU
6	6	85	85	85			
SC.SC	SP.HE	AL.SP	CR.CR	NA.GS			

94 SF OF MIDWEST NATIVE MEADOW SEED MIX. SUPPLEMENT WITH 25 PLUGS AND 135 BULBS. LAYOUT PLUGS AND BULBS IN NATURALISTIC DRIFTS AT DIRECTION OF LANDSCAPE ARCHITECT IN THE FIELD. REFER TO PLANT SCHEDULE FOR PLANT SPACING.

2	1	1	1	1	1	1	2
AG.BF	AL.CE	AL.SC	AS.SY	AS.TU	BA.AU	DA.PU	EC.PA
1	2	1	1	1	1	1	1
ER.YU	HE.AU	LI.SP	MO.FI	MO.PU	PE.DI	PY.VI	RU.HU
3	3	45	45	45			
SC.SC	SP.HE	AL.SP	CR.CR	NA.GS			



PLANT SCHEDULE - LEVEL 2						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE MIX SEDUM MAT WITH ACCENT PLANTINGS						
-	6,844 SF	Sedum mat with 1 accent plant per 2 SF	As supplied by LiveRoof or approved equal			min. 95% coverage
-	380	<i>Allium cernuum</i>	Nodding Onion	4" pot	plug	accent
-	380	<i>Aquilegia canadensis</i>	Red Columbine	4" pot	plug	accent
-	380	<i>Aster cordifolius</i>	Heart Leaved Aster	4" pot	plug	accent
-	380	<i>Carex eburnea</i>	Bristleleaf Sedge	4" pot	plug	accent
-	380	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	4" pot	plug	accent
-	380	<i>Carex radiata</i>	Eastern Star Sedge	4" pot	plug	accent
-	380	<i>Geranium maculatum</i>	Wild Geranium	4" pot	plug	accent
-	380	<i>Heuchera americana</i>	American Alumroot	4" pot	plug	accent
-	380	<i>Phlox divaricata</i>	Wild Blue Phlox	4" pot	plug	accent
-	-	<i>Sedum album</i> 'Green Tide'	Green Tide Stonecrop	carpet	-	
-	-	<i>Sedum ellacombianum</i>	Yellow Stonecrop	carpet	-	
-	-	<i>Sedum hybridum</i> 'Immergrunchen'	Little Evergreen Stonecrop	carpet	-	
-	-	<i>Sedum kamtschaticum</i>	Orange Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'John Creech'	John Creech Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Royal Pink'	Royal Pink Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Bronze Beauty'	Bronze Beauty Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Cinnabar'	Cinnabar Stonecrop	carpet	-	
SUN MIX SEDUM MAT WITH ACCENT PLANTINGS						
-	2,578 SF	Sedum mat with 1 accent plant per 2 SF	As supplied by LiveRoof or approved equal			min. 95% coverage
-	86	<i>Allium cernuum</i>	Nodding Onion	4" pot	plug	accent
-	86	<i>Allium schoenoprasum</i> 'Forescate'	Forescate Chives	4" pot	plug	accent
-	86	<i>Antennaria neglecta</i>	Prairie Pussytoes	4" pot	plug	accent
-	86	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	4" pot	plug	accent
-	86	<i>Dalea purpureus</i>	Purple Prairie Clover	4" pot	plug	accent
-	86	<i>Eragrostis spectabilis</i>	Purple Lovegrass	4" pot	plug	accent
-	86	<i>Fragaria virginiana</i>	Wild Strawberry	4" pot	plug	accent
-	86	<i>Geum triflorum</i>	Prairie Smoke	4" pot	plug	
-	86	<i>Heuchera richardsonii</i>	Richard's Coral Bells	4" pot	plug	
-	86	<i>Koeleria macrantha</i>	Prairie June Grass	4" pot	plug	
-	86	<i>Ruellia humilis</i>	Wild Petunia	4" pot	plug	
-	86	<i>Schizachyrium scoparium</i>	Little Bluestem	4" pot	plug	
-	86	<i>Sporobolus heterolepis</i>	Prairie Dropseed	4" pot	plug	
-	86	<i>Talinum calycinum</i>	Rock Pink	4" pot	plug	accent
-	86	<i>Tradescantia ohioensis</i>	Ohio Spiderwort	4" pot	plug	accent
-	-	<i>Sedum album</i> 'Purple Ice'	Purple Ice Stonecrop	carpet	-	
-	-	<i>Sedum album</i> 'Coral Carpet'	Coral Carpet Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Bronze Beauty'	Bronze Beauty Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Cinnabar'	Cinnabar Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Wood Rose'	Wood Rose Stonecrop	carpet	-	

PLANT SCHEDULE NOTES:
SUBMIT PLANT MATERIAL PRODUCT DATA FOR REVIEW AND APPROVAL BY LA, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION.
INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.
ALL PLANT LOCATIONS SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.
ACCENT PLUGS MAY BE PRE-GROWN INTO SEDUM MATS IN LIEU OF BEING 'PLUGGED' INTO SEDUM MATS ON-SITE.

PLANT SCHEDULE - LEVEL 3						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE MIX SEDUM MAT WITH ACCENT PLANTINGS						
-	4,231 SF	Sedum mat with 1 accent plant per 2 SF	As supplied by LiveRoof or approved equal			min. 95% coverage
-	235	<i>Allium cernuum</i>	Nodding Onion	4" pot	plug	accent
-	235	<i>Aquilegia canadensis</i>	Red Columbine	4" pot	plug	accent
-	235	<i>Aster cordifolius</i>	Heart Leaved Aster	4" pot	plug	accent
-	235	<i>Carex eburnea</i>	Bristleleaf Sedge	4" pot	plug	accent
-	235	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	4" pot	plug	accent
-	235	<i>Carex radiata</i>	Eastern Star Sedge	4" pot	plug	accent
-	235	<i>Geranium maculatum</i>	Wild Geranium	4" pot	plug	accent
-	235	<i>Heuchera americana</i>	American Alumroot	4" pot	plug	accent
-	235	<i>Phlox divaricata</i>	Wild Blue Phlox	4" pot	plug	accent
-	-	<i>Sedum album</i> 'Green Tide'	Green Tide Stonecrop	carpet	-	
-	-	<i>Sedum ellacombianum</i>	Yellow Stonecrop	carpet	-	
-	-	<i>Sedum hybridum</i> 'Immergrunchen'	Little Evergreen Stonecrop	carpet	-	
-	-	<i>Sedum kamtschaticum</i>	Orange Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'John Creech'	John Creech Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Royal Pink'	Royal Pink Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Bronze Beauty'	Bronze Beauty Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Cinnabar'	Cinnabar Stonecrop	carpet	-	

PLANT SCHEDULE NOTES:
SUBMIT PLANT MATERIAL PRODUCT DATA FOR REVIEW AND APPROVAL BY LA, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION.
INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.
ALL PLANT LOCATIONS SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.
ACCENT PLUGS MAY BE PRE-GROWN INTO SEDUM MATS IN LIEU OF BEING 'PLUGGED' INTO SEDUM MATS ON-SITE.

PLANT SCHEDULE - LEVEL 4						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SUN MIX SEDUM MAT WITH ACCENT PLANTINGS						
-	2,300 SF	Sedum mat with 1 accent plant per 2 SF	As supplied by LiveRoof or approved equal			min. 95% coverage
-	77	<i>Allium cernuum</i>	Nodding Onion	4" pot	plug	accent
-	77	<i>Allium schoenoprasum</i> 'Forescate'	Forescate Chives	4" pot	plug	accent
-	77	<i>Antennaria neglecta</i>	Prairie Pussytoes	4" pot	plug	
-	77	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	4" pot	plug	accent
-	77	<i>Dalea purpureus</i>	Purple Prairie Clover	4" pot	plug	accent
-	77	<i>Eragrostis spectabilis</i>	Purple Lovegrass	4" pot	plug	accent
-	77	<i>Fragaria virginiana</i>	Wild Strawberry	4" pot	plug	accent
-	77	<i>Geum triflorum</i>	Prairie Smoke	4" pot	plug	
-	77	<i>Heuchera richardsonii</i>	Richard's Coral Bells	4" pot	plug	
-	77	<i>Koeleria macrantha</i>	Prairie June Grass	4" pot	plug	
-	77	<i>Ruellia humilis</i>	Wild Petunia	4" pot	plug	
-	77	<i>Schizachyrium scoparium</i>	Little Bluestem	4" pot	plug	
-	77	<i>Sporobolus heterolepis</i>	Prairie Dropseed	4" pot	plug	
-	77	<i>Talinum calycinum</i>	Rock Pink	4" pot	plug	accent
-	77	<i>Tradescantia ohioensis</i>	Ohio Spiderwort	4" pot	plug	accent
-	-	<i>Sedum album</i> 'Purple Ice'	Purple Ice Stonecrop	carpet	-	
-	-	<i>Sedum album</i> 'Coral Carpet'	Coral Carpet Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Bronze Beauty'	Bronze Beauty Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Cinnabar'	Cinnabar Stonecrop	carpet	-	
-	-	<i>Sedum spurium</i> 'Wood Rose'	Wood Rose Stonecrop	carpet	-	

PLANT SCHEDULE NOTES:
SUBMIT PLANT MATERIAL PRODUCT DATA FOR REVIEW AND APPROVAL BY LA, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION.
INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.
ALL PLANT LOCATIONS SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.
ACCENT PLUGS MAY BE PRE-GROWN INTO SEDUM MATS IN LIEU OF BEING 'PLUGGED' INTO SEDUM MATS ON-SITE.

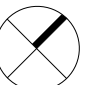


PLANT SCHEDULE - LEVEL 7						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
UNDERSTORY TREES						
AM.AB	2	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	BB	8-10' ht	7-13 cane; rootball shall not exceed 48" dia. & 24" depth
BE.FV	2	<i>Betula nigra</i> 'Fox Valley'	Little King River Birch	B&B/cont	6-8' ht	5-7 cane; rootball shall not exceed 30" dia. & 24" depth
CE.CA	3	<i>Cercis canadensis</i>	Eastern Redbud	B&B/cont	6-8' ht	nothern strain only; 5-7 cane; rootball shall not exceed 30" dia. & 24" depth
CR.CR	1	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	B&B/cont	1.5" - 2" cal.	rootball shall not exceed 30" dia. & 24" depth
DECIDUOUS SHRUBS						
AR.MO	9	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Chokeberry	cont	#3; min 24" ht	30" o.c.
CE.AM	0	<i>Ceanothus americanus</i>	New Jersey Tea	cont	#3; min 15" ht	24" o.c.
CO.BC	10	<i>Cornus sericea</i> 'Bergeson Compact'	Bergeson Compact Redosier Dogwood	cont	#3; min 24" ht	36" o.c.
DI.LO	32	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle	cont	#3; min 15" ht	30" o.c.
HY.AM	12	<i>Hypericum kalmianum</i> 'Ames'	Ames St. Johnswort	cont	#3; min 15" ht	36" o.c.
PH.SE	4	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	cont	#3; min 24" ht	48" o.c.
PR.AM	5	<i>Prunus americana</i>	American Plum	cont	#7; min 36" ht	48" o.c.
RH.GL	16	<i>Rhus aromatica</i> 'Gro-Low'	Grow Low Fragrant Sumac	cont	#2; min 15" ht	30" o.c.
RH.BA	3	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eyes Cutleaf Staghorn Sumac	cont	#7; min. 36" ht	48" o.c.
RH.TY	6	<i>Rhus typhina</i>	Staghorn Sumac	B&B/cont	4' - 8' ht	rootball shall not exceed 18" dia. x 18" depth; vary sizes equally; 60" o.c.
RO.ME	3	<i>Rosa rugosa</i> 'Meitozaure'	Raspberry Rugostar Rose	cont	#3; min 15" ht	30" o.c.
EVERGREEN SHRUBS						
JU.VI	7	<i>Juniperus chinensis</i> var. <i>sargentii</i> 'Viridis'	Green Sargent Juniper	cont	#5; min 18" w	24" o.c.
PI.VC	1	<i>Pinus mugo</i> 'Valley Cushion'	Valley Cushion Mugo Pine	cont	18-24" ht x 18" w	24" o.c.
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS						
AG.BF	72	<i>Agastache</i> 'Blue Fortune'	Blue Fortune Anise Hyssop	plug	4" cell	18" o.c.
AL.CE	47	<i>Allium cernuum</i>	Nodding Onion	plug	4" cell	8" o.c.
AL.SC	47	<i>Allium schoenoprasum</i> 'Forescate'	Forescate Chives	plug	4" cell	12" o.c.
AS.SY	40	<i>Asclepias syriaca</i>	Common Milkweed	plug	4" cell	12" o.c.
AS.TU	52	<i>Asclepias tuberosa</i>	Butterfly Weed	plug	4" cell	12" o.c.
BA.AU	28	<i>Baptisia australis</i>	Blue False Indigo	cont	#3	24" o.c.
DA.PU	40	<i>Dalea purpurea</i>	Purple Prairie Clover	plug	4" cell	8" o.c.
EC.PA	72	<i>Echinacea pallida</i>	Pale Coneflower	plug	4" cell	15" o.c.
ER.YU	40	<i>Eryngium yuccifolium</i>	Rattlesnake Master	plug	4" cell	15" o.c.
HE.AU	72	<i>Heuchera</i> 'Autumn Bride'	Autumn Bride Heuchera	cont	#1	15" o.c.
LI.SP	47	<i>Liatris spicata</i>	Dense Blazing Star	plug	4" cell	12" o.c.
MO.FI	40	<i>Monarda fistulosa</i>	Wild Bergamot	plug	4" cell	18" o.c.
MO.PU	40	<i>Monarda punctata</i>	Horse Mint	plug	4" cell	12" o.c.
PE.DI	40	<i>Penstemon digitalis</i>	Foxglove Beardtongue	plug	4" cell	15" o.c.
PY.VI	40	<i>Pycnanthemum virginianum</i>	Mountain Mint	plug	4" cell	18" o.c.
RU.HU	40	<i>Ruellia humilis</i>	Wild Petunia	plug	4" cell	12" o.c.
SC.SC	132	<i>Schizachyrium scoparium</i>	Little Bluestem	plug	4" cell	18" o.c.
SP.HE	132	<i>Sporobolus heterolepis</i>	Prairie Dropseed	plug	4" cell	18" o.c.
MIDWEST NATIVE MEADOW SEED MIX (APPROX. 3,443 SF)						
-	-	<i>Coreopsis lanceolata</i>	Lance-leaved Coreopsis	seed	-	-
-	-	<i>Coreopsis tinctoria</i>	Plains Coreopsis	seed	-	-
-	-	<i>Dalea candida</i>	White Prairie Clover	seed	-	-
-	-	<i>Dalea purpurea</i>	Purple Prairie Clover	seed	-	-
-	-	<i>Echinacea pallida</i>	Pale Coneflower	seed	-	-
-	-	<i>Echinacea purpurea</i>	Purple Coneflower	seed	-	-
-	-	<i>Eupatorium perfoliatum</i>	Common Boneset	seed	-	-
-	-	<i>Helopsis helianthoides</i>	Early Sunflower	seed	-	-
-	-	<i>Liatris spicata</i>	Dense Blazing Star	seed	-	-
-	-	<i>Monarda fistulosa</i>	Wild Bergamot	seed	-	-
-	-	<i>Panicum virgatum</i>	Switchgrass	seed	-	-
-	-	<i>Ratibida pinnata</i>	Yellow Coneflower	seed	-	-
-	-	<i>Rudbeckia hirta</i>	Black-eyed Susan	seed	-	-
-	-	<i>Solidago canadensis</i>	Canada Goldenrod	seed	-	-
-	-	<i>Symphotrichum ericoides</i>	Heath Aster	seed	-	-
-	-	<i>Symphotrichum laeve</i>	Smooth Blue Aster	seed	-	-
-	-	<i>Symphotrichum novae-angliae</i>	New England Aster	seed	-	-
-	-	<i>Symphotrichum oolentangiense</i>	Sky Blue Aster	seed	-	-
-	-	<i>Verbena hastata</i>	Blue Vervain	seed	-	-
-	-	-	Wheat (annual cover crop)	seed	-	cover crop sown with seed mix
BULBS						
AL.SP	1702	<i>Allium sphaerocephalon</i>	Drumstick Allium	bulb	6 cm +	plant 3" deep; 9 per sf; clusters of 40-50
CR.HC	1702	<i>Crocus</i> 'Hokus Crocus' MIX	Hocus Crocus Crocus Mix	bulb	9-10 cm	plant 3" deep; 9 per sf; clusters of 40-50
NA.GS	1702	<i>Narcissus</i> 'Gold Shoulder' MIX	Gold Shoulder Daffodil Mix	bulb	14-16 cm	plant 6" deep; 3-4 per sf; clusters of 30-40

PLANT SCHEDULE NOTES:
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INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.
ALL PLANT LOCATIONS SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.
ANTICIPATED 80% SEED COVERAGE WITHIN 9 WEEKS OF INSTALLATION.

PLANT SCHEDULE - ROOF LEVEL						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
UNDERSTORY TREES						
AM.AB	1	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	BB	8-10' ht	7-13 cane; rootball shall not exceed 48" dia. & 24" depth
CE.CA	1	<i>Cercis canadensis</i>	Eastern Redbud	B&B/cont	6-8' ht	nothern strain only; 5-7 cane; rootball shall not exceed 30" dia. & 24" depth
CR.CR	2	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	B&B/cont	1.5" cal.	rootball shall not exceed 30" dia. & 24" depth
DECIDUOUS SHRUBS						
AR.MO	6	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Chokeberry	cont	#3; min 24" ht	30" o.c.
CE.AM	10	<i>Ceanothus americanus</i>	New Jersey Tea	cont	#3; min 15" ht	24" o.c.
CO.BC	5	<i>Cornus sericea</i> 'Bergeson Compact'	Bergeson Compact Redosier Dogwood	cont	#3; min 24" ht	36" o.c.
DI.LO	26	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle	cont	#3; min 15" ht	30" o.c.
HY.AM	7	<i>Hypericum kalmianum</i> 'Ames'	Ames St. Johnswort	cont	#3; min 15" ht	36" o.c.
PH.SE	1	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	cont	#3; min 24" ht	48" o.c.
RH.GL	3	<i>Rhus aromatica</i> 'Gro-Low'	Grow Low Fragrant Sumac	cont	#2; min 15" ht	30" o.c.
RO.ME	3	<i>Rosa rugosa</i> 'Meitozaure'	Raspberry Rugostar Rose	cont	#3; min 15" ht	30" o.c.
EVERGREEN SHRUBS						
PI.VC	5	<i>Pinus mugo</i> 'Valley Cushion'	Valley Cushion Mugo Pine	cont	18-24" ht x 18" w	24" o.c.
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS						
AG.BF	48	<i>Agastache</i> 'Blue Fortune'	Blue Fortune Anise Hyssop	plug	4" cell	18" o.c.
AL.CE	38	<i>Allium cernuum</i>	Nodding Onion	plug	4" cell	8" o.c.
AL.SC	38	<i>Allium schoenoprasum</i> 'Forescate'	Forescate Chives	plug	4" cell	12" o.c.
AS.SY	31	<i>Asclepias syriaca</i>	Common Milkweed	plug	4" cell	12" o.c.
AS.TU	38	<i>Asclepias tuberosa</i>	Butterfly Weed	plug	4" cell	12" o.c.
BA.AU	15	<i>Baptisia australis</i>	Blue False Indigo	cont	#3	24" o.c.
DA.PU	31	<i>Dalea purpurea</i>	Purple Prairie Clover	plug	4" cell	8" o.c.
EC.PA	48	<i>Echinacea pallida</i>	Pale Coneflower	plug	4" cell	15" o.c.
ER.YU	31	<i>Eryngium yuccifolium</i>	Rattlesnake Master	plug	4" cell	15" o.c.
HE.AU	48	<i>Heuchera</i> 'Autumn Bride'	Autumn Bride Heuchera	cont	#1	15" o.c.
LI.SP	38	<i>Liatris spicata</i>	Dense Blazing Star	plug	4" cell	12" o.c.
MO.FI	31	<i>Monarda fistulosa</i>	Wild Bergamot	plug	4" cell	18" o.c.
MO.PU	31	<i>Monarda punctata</i>	Horse Mint	plug	4" cell	12" o.c.
PE.DI	31	<i>Penstemon digitalis</i>	Foxglove Beardtongue	plug	4" cell	15" o.c.
PY.VI	31	<i>Pycnanthemum virginianum</i>	Mountain Mint	plug	4" cell	18" o.c.
RU.HU	31	<i>Ruellia humilis</i>	Wild Petunia	plug	4" cell	12" o.c.
SC.SC	108	<i>Schizachyrium scoparium</i>	Little Bluestem	plug	4" cell	18" o.c.
SP.HE	108	<i>Sporobolus heterolepis</i>	Prairie Dropseed	plug	4" cell	18" o.c.
MIDWEST NATIVE MEADOW SEED MIX (APPROX. 3,570 SF)						
-	-	<i>Coreopsis lanceolata</i>	Lance-leaved Coreopsis	seed	-	-
-	-	<i>Coreopsis tinctoria</i>	Plains Coreopsis	seed	-	-
-	-	<i>Dalea candida</i>	White Prairie Clover	seed	-	-
-	-	<i>Dalea purpurea</i>	Purple Prairie Clover	seed	-	-
-	-	<i>Echinacea pallida</i>	Pale Coneflower	seed	-	-
-	-	<i>Echinacea purpurea</i>	Purple Coneflower	seed	-	-
-	-	<i>Eupatorium perfoliatum</i>	Common Boneset	seed	-	-
-	-	<i>Helopsis helianthoides</i>	Early Sunflower	seed	-	-
-	-	<i>Liatris spicata</i>	Dense Blazing Star	seed	-	-
-	-	<i>Monarda fistulosa</i>	Wild Bergamot	seed	-	-
-	-	<i>Panicum virgatum</i>	Switchgrass	seed	-	-
-	-	<i>Ratibida pinnata</i>	Yellow Coneflower	seed	-	-
-	-	<i>Rudbeckia hirta</i>	Black-eyed Susan	seed	-	-
-	-	<i>Solidago canadensis</i>	Canada Goldenrod	seed	-	-
-	-	<i>Symphotrichum ericoides</i>	Heath Aster	seed	-	-
-	-	<i>Symphotrichum laeve</i>	Smooth Blue Aster	seed	-	-
-	-	<i>Symphotrichum novae-angliae</i>	New England Aster	seed	-	-
-	-	<i>Symphotrichum oolentangiense</i>	Sky Blue Aster	seed	-	-
-	-	<i>Verbena hastata</i>	Blue Vervain	seed	-	-
-	-	-	Wheat (annual cover crop)	seed	-	cover crop sown with seed mix
BULBS						
AL.SP	1525	<i>Allium sphaerocephalon</i>	Drumstick Allium	bulb	6 cm +	plant 3" deep; 9 per sf; clusters of 40-50
CR.HC	1525	<i>Crocus</i> 'Hokus Crocus' MIX	Hocus Crocus Crocus Mix	bulb	9-10 cm	plant 3" deep; 9 per sf; clusters of 40-50
NA.GS	1525	<i>Narcissus</i> 'Gold Shoulder' MIX	Gold Shoulder Daffodil Mix	bulb	14-16 cm	plant 6" deep; 3-4 per sf; clusters of 30-40

PLANT SCHEDULE NOTES:
SUBMIT PLANT MATERIAL PRODUCT DATA FOR REVIEW AND APPROVAL BY LA, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION.
INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.
ALL PLANT LOCATIONS SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.
ANTICIPATED 80% SEED COVERAGE WITHIN 9 WEEKS OF INSTALLATION.



**FOR FULL LIST OF PROPOSED SPECIES, SEE PLANT SCHEDULES

UNDERSTORY TREES



Autumn Brilliance Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance'



Little King River Birch
Betula nigra 'Fox Valley'



Eastern Redbud
Cercis canadensis



Thornless Cockspur Hawthorn
Crataegus crus-galli var. inermis



Quaking Aspen
Populus tremuloides

DECIDUOUS SHRUBS



Iroquois Beauty Chokeberry
Aronia melanocarpa 'Morton'



Dwarf Bush-honeysuckle
Diervilla lonicera



Ames St. Johnswort
Hypericum kalmianum 'Ames'



Staghorn Sumac
Rhus typhina



Raspberry Rugostar Rose
Rosa rugosa 'Meitozaure'

**FOR FULL LIST OF PROPOSED SPECIES, SEE PLANT SCHEDULES

ORNAMENTAL GRASSES, GROUNDCOVERS, AND PERENNIALS



Butterfly Weed
Asclepias tuberosa



Blue False Indigo
Baptisia australis



Pale Coneflower
Echinacea pallida



Wild Bergamot
Monarda fistulosa



Little Bluestem
Schizachyrium scoparium

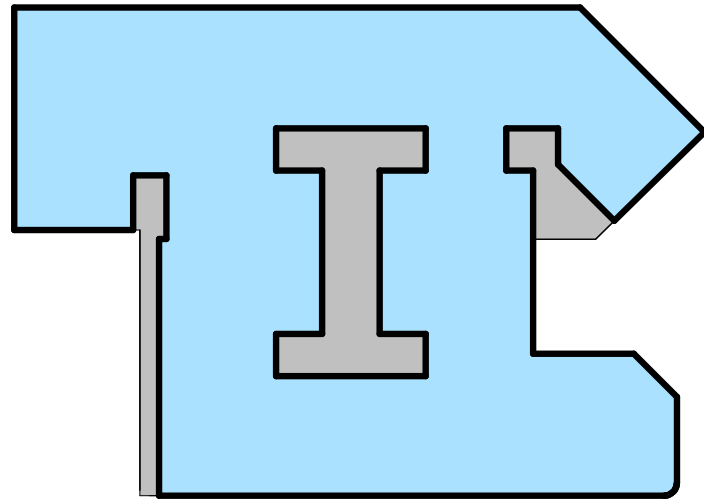
MIDWEST NATIVE MEADOW SEED MIX



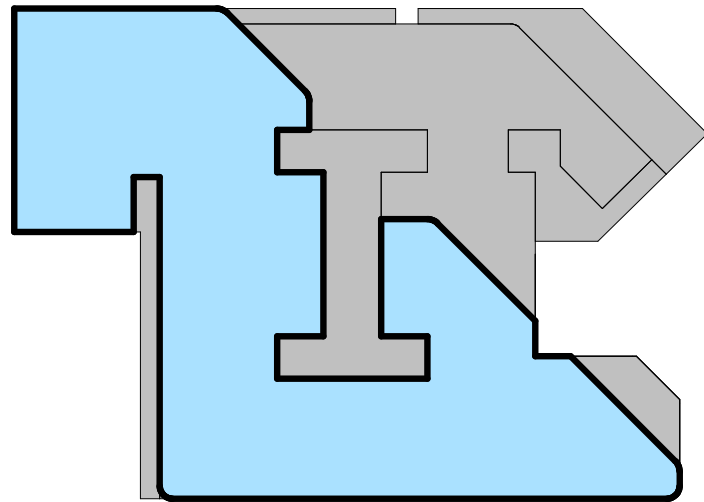
Prairie Dropseed
Sporobolus heterolepis



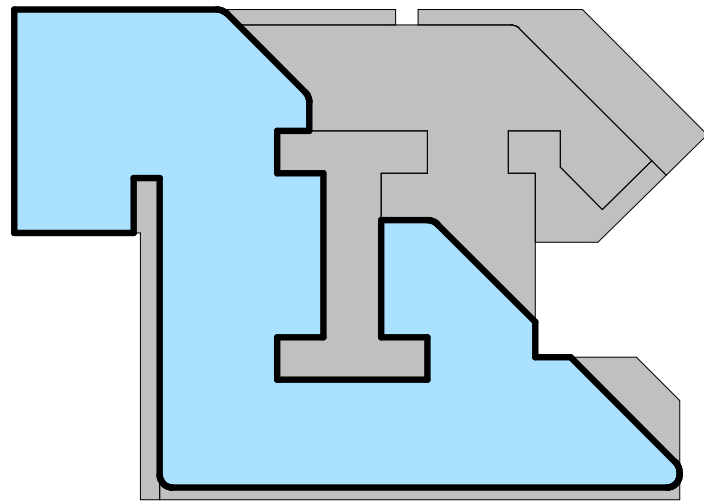
Midwest Native Meadow Seedmix



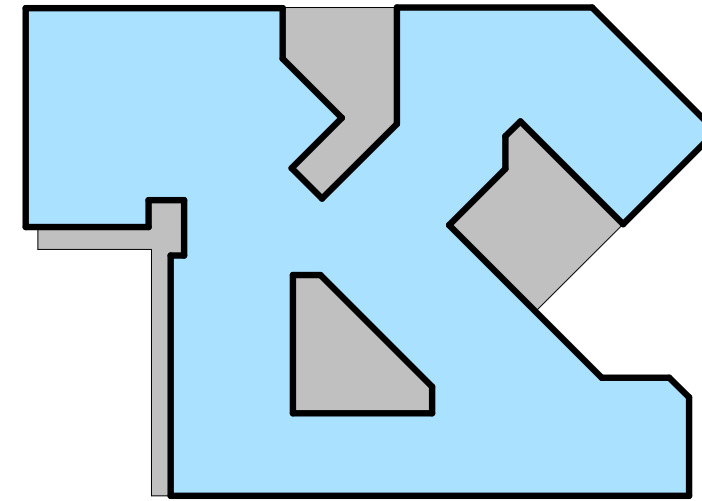
FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021) **LEVEL 02 PREVIOUS**



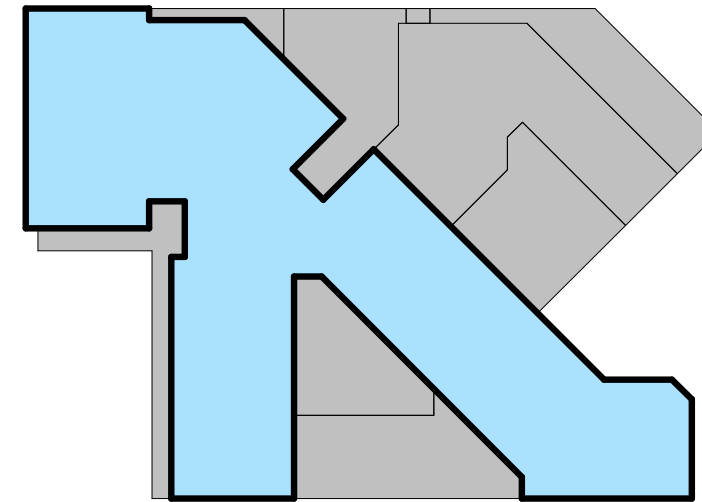
FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021) **LEVEL 07 PREVIOUS**



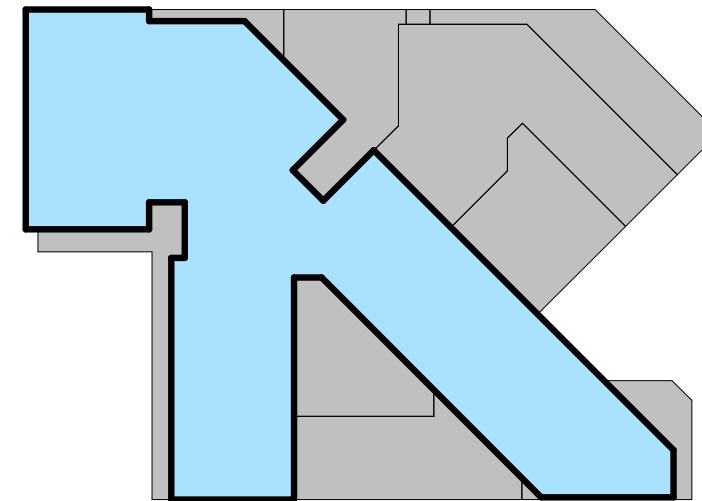
FROM UDC INFORMATIONAL PRESENTATION R1 (MAY, 12 2021) **LEVEL 10 PREVIOUS**



LEVEL 02 CURRENT

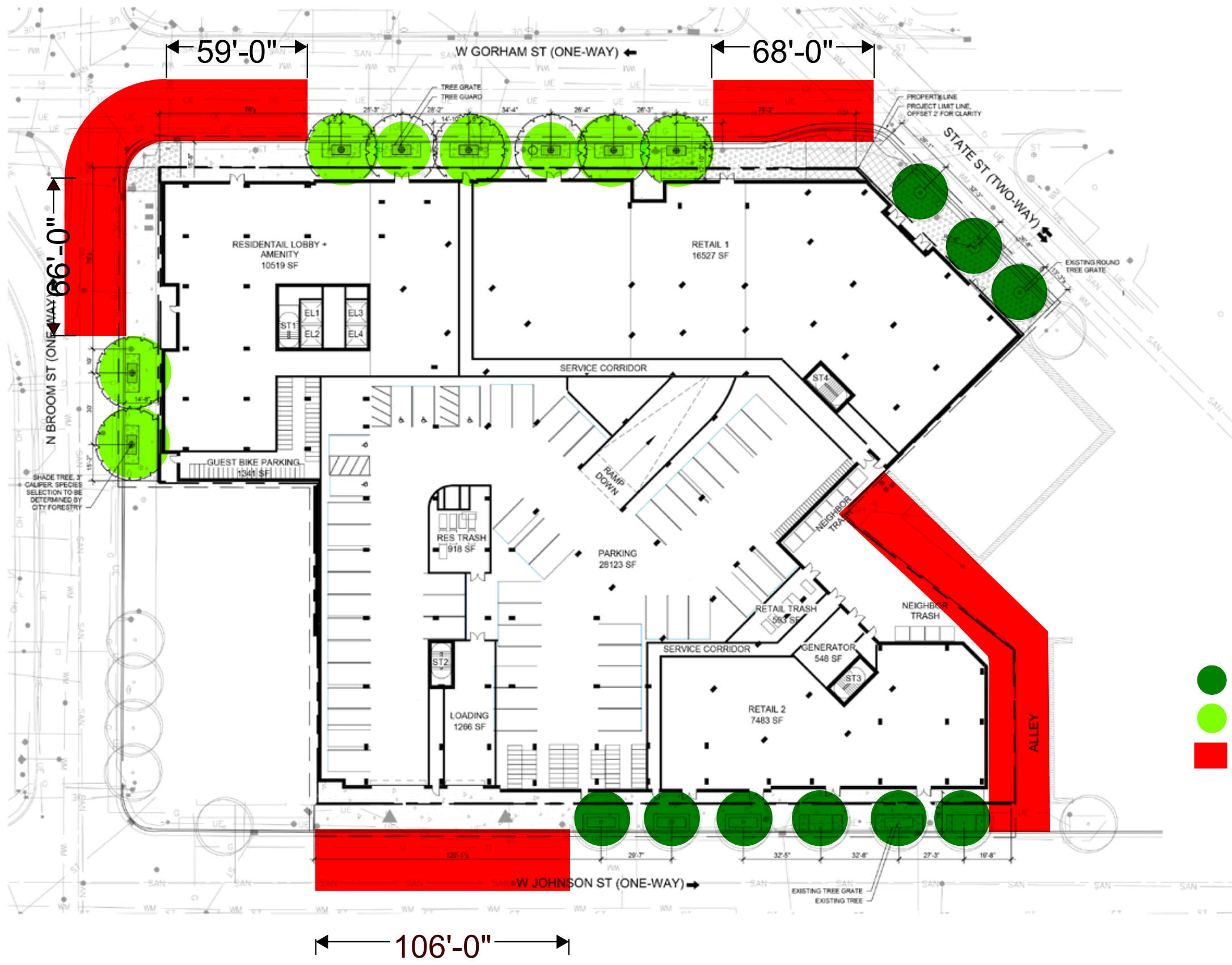


LEVEL 07 CURRENT



LEVEL 10 CURRENT





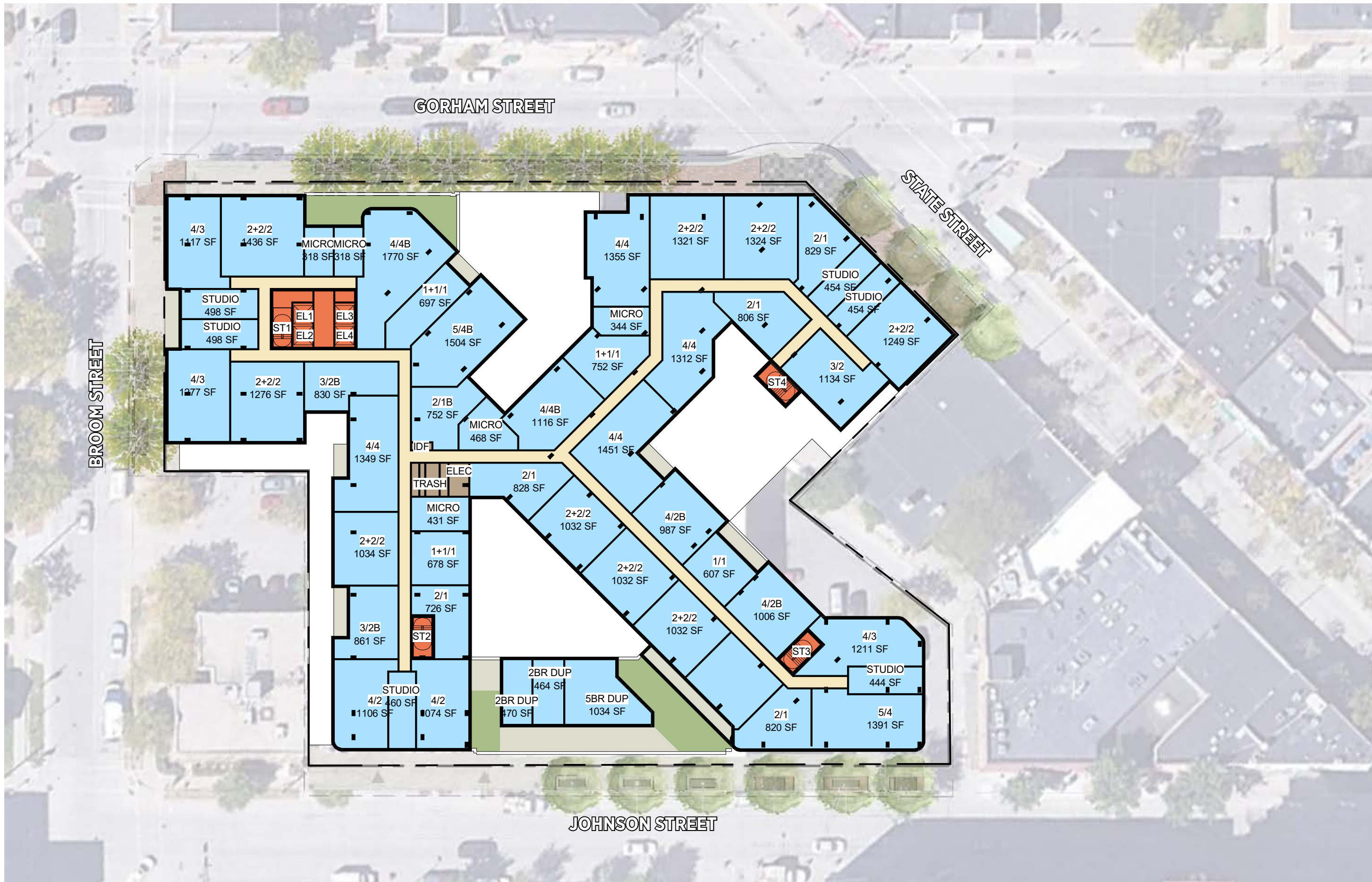
NOTES:
 1. ALL EXISTING PARKWAY FURNISHINGS SHALL BE SALVAGED AND REINSTALLED IN THE SAME LOCATION IF REMOVAL IS REQUIRED FOR PURPOSES OF CONSTRUCTION.

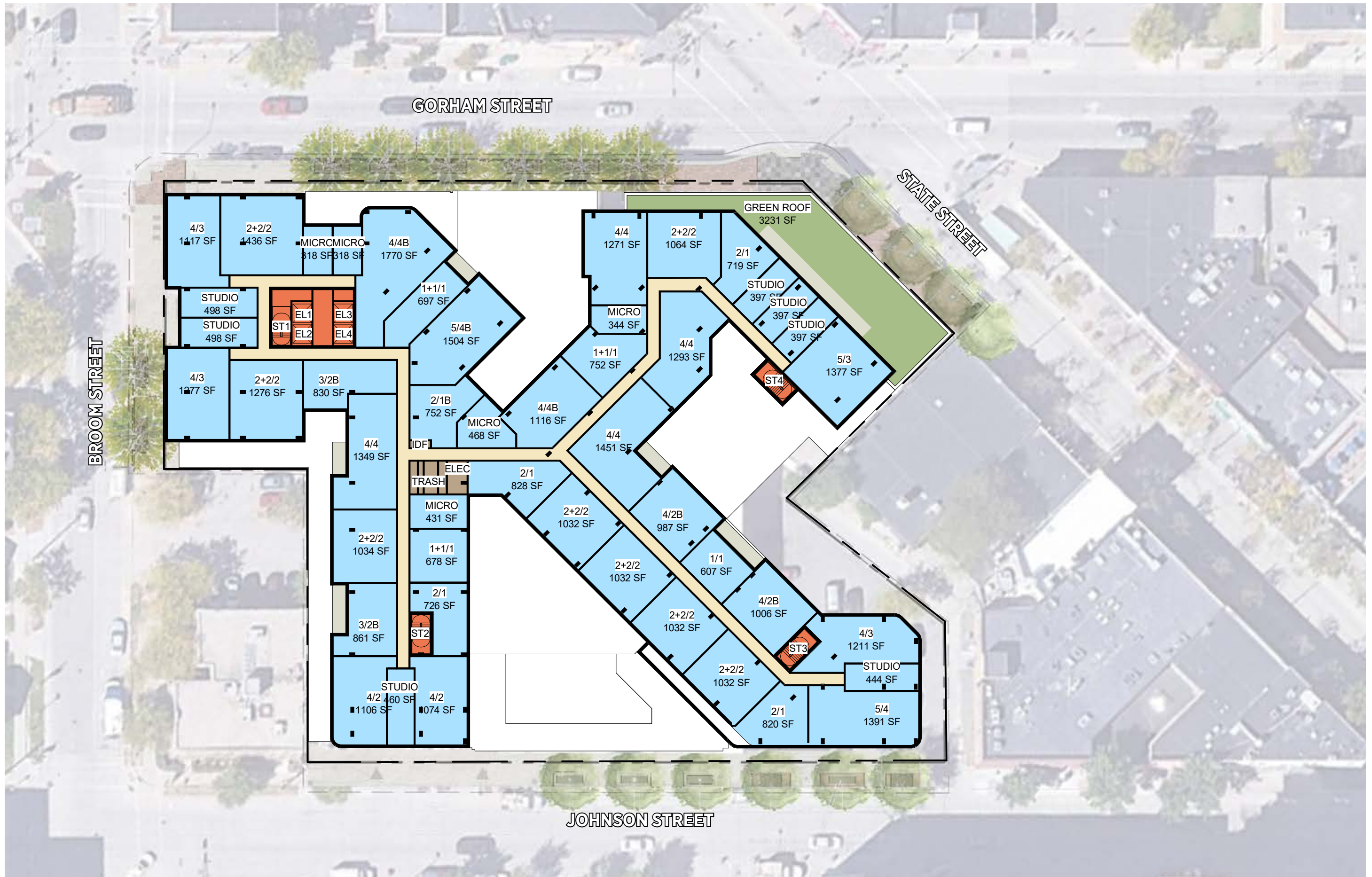
LEGEND

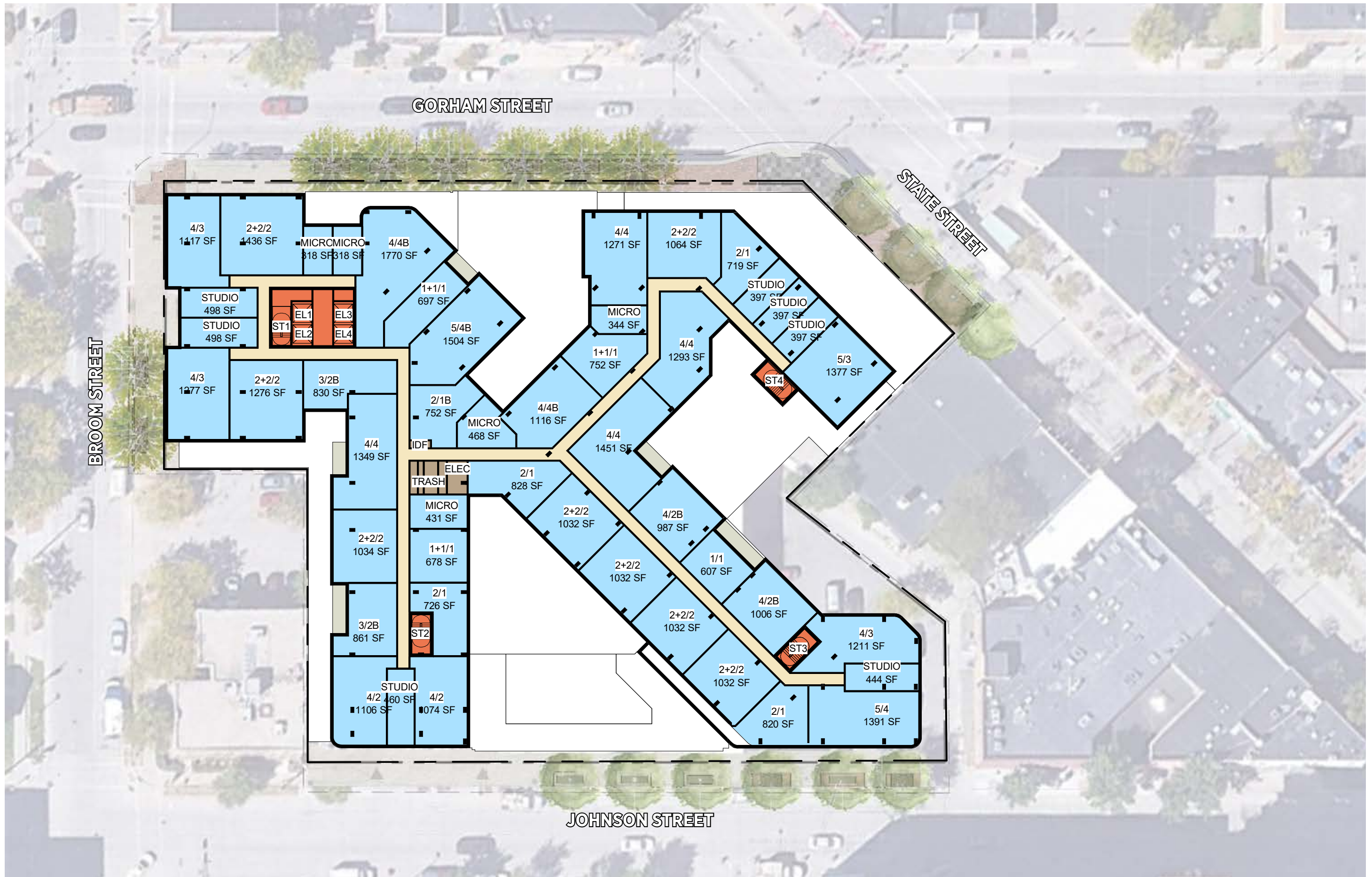
- EXISTING STREET TREE
- NEW STREET TREE
- 26'-0" WIDE FIRE APPARATUS ACCESS LANE

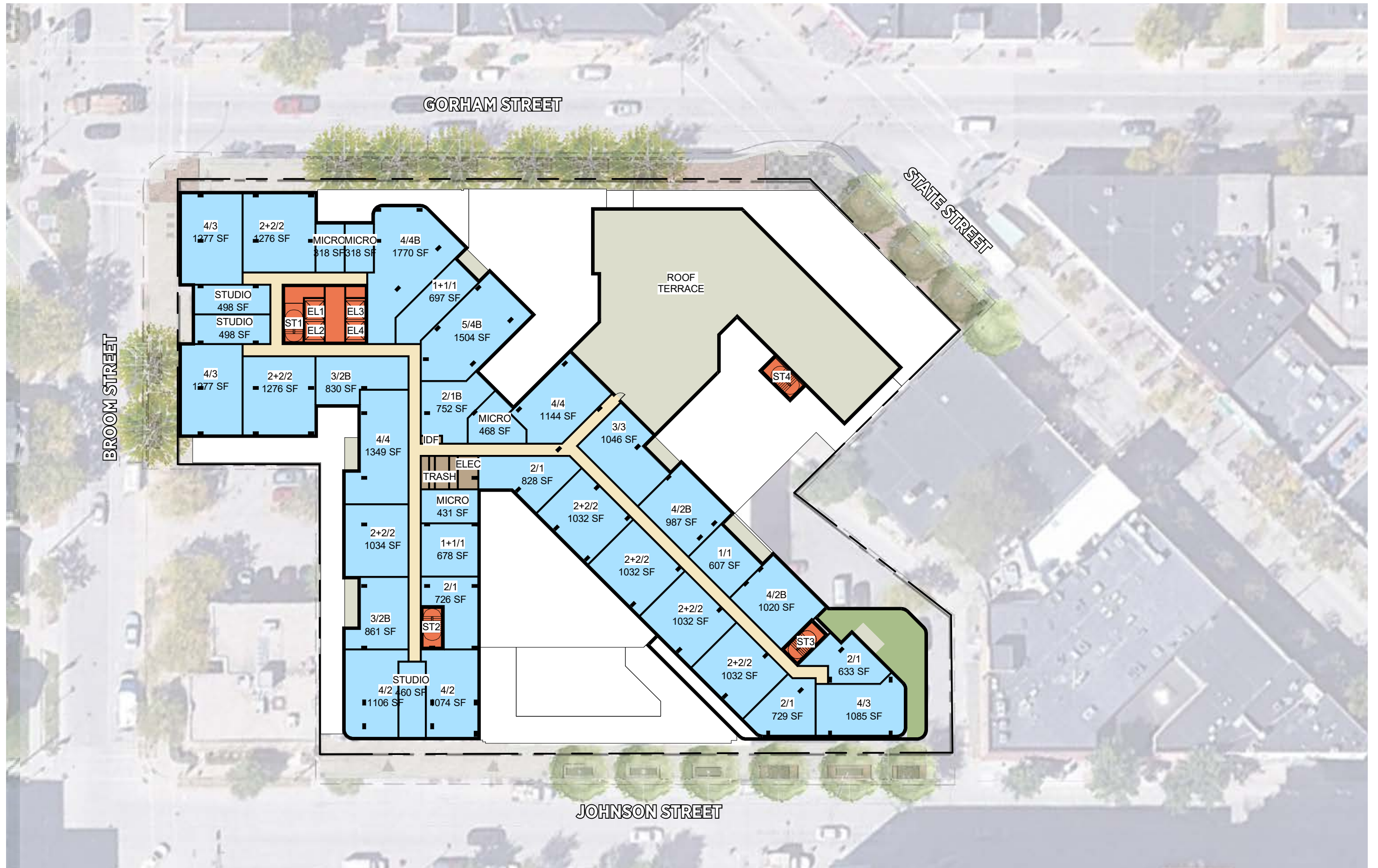


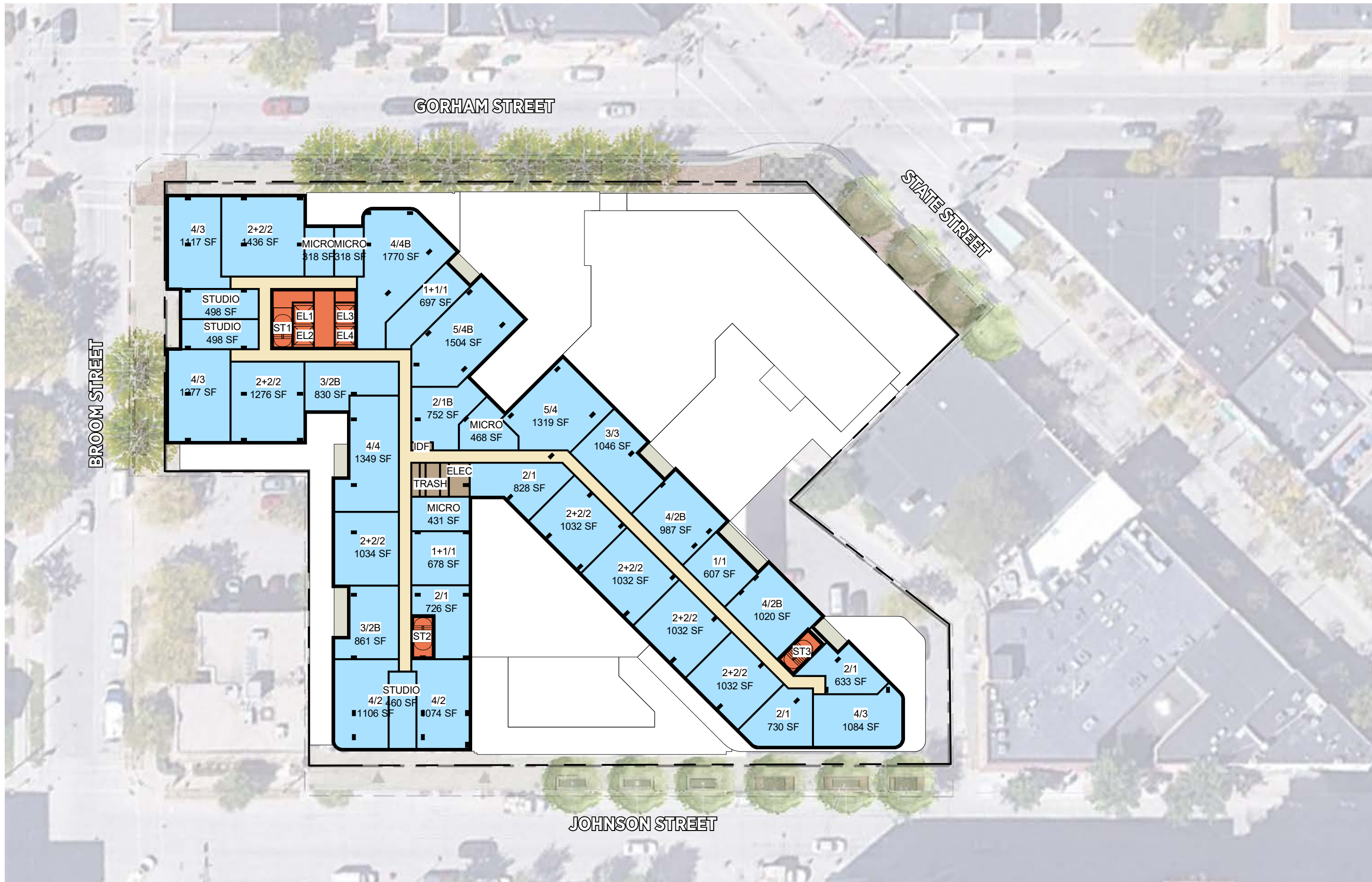


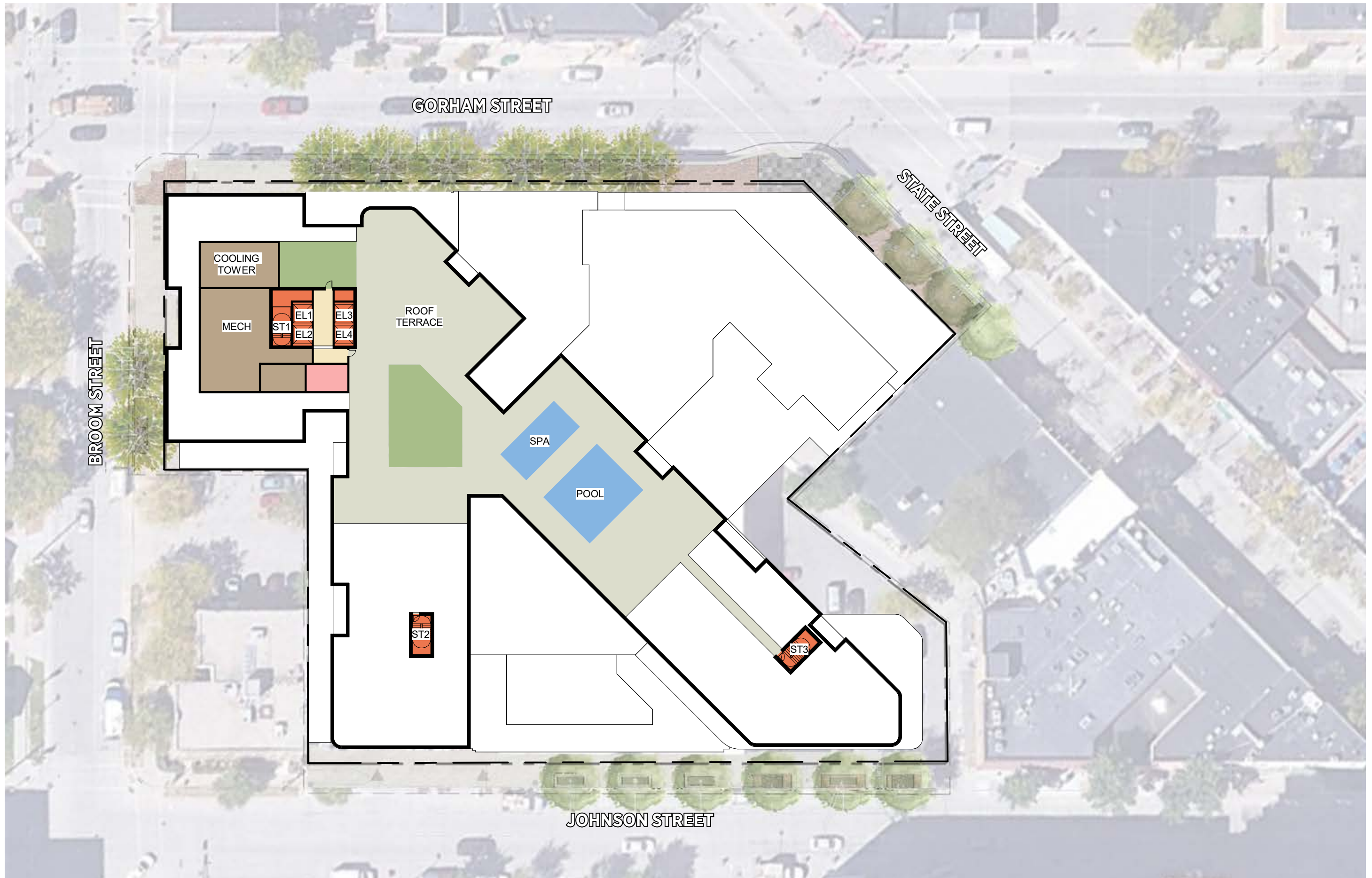
















- GL-01 ALUMINUM WINDOW SYSTEM
- GL-02 ALUMINUM STOREFRONT SYSTEM
- GL-03 METAL & GLASS GUARDRAIL

- BR-01 BRICK
- BR-02 BRICK
- BR-03 BRICK
- BR-04 BRICK
- BR-05 BRICK (REBUILD)
- BR-06 BRICK (REBUILD)
- BR-07 BRICK (REBUILD)
- BR-08 BRICK (REBUILD)

- TC-01 TERRA COTTA (REBUILD)

- MP-01 CORRUGATED METAL PANEL
- MP-02 METAL PANEL



- GL-01 ALUMINUM WINDOW SYSTEM
- GL-02 ALUMINUM STOREFRONT SYSTEM
- GL-03 METAL & GLASS GUARDRAIL

- BR-01 BRICK
- BR-02 BRICK
- BR-03 BRICK
- BR-04 BRICK
- BR-05 BRICK (REBUILD)
- BR-06 BRICK (REBUILD)
- BR-07 BRICK (REBUILD)
- BR-08 BRICK (REBUILD)

- TC-01 TERRA COTTA (REBUILD)

- MP-01 CORRUGATED METAL PANEL
- MP-02 METAL PANEL



- GL-01 ALUMINUM WINDOW SYSTEM
- GL-02 ALUMINUM STOREFRONT SYSTEM
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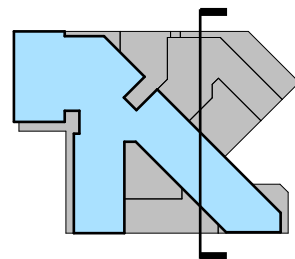
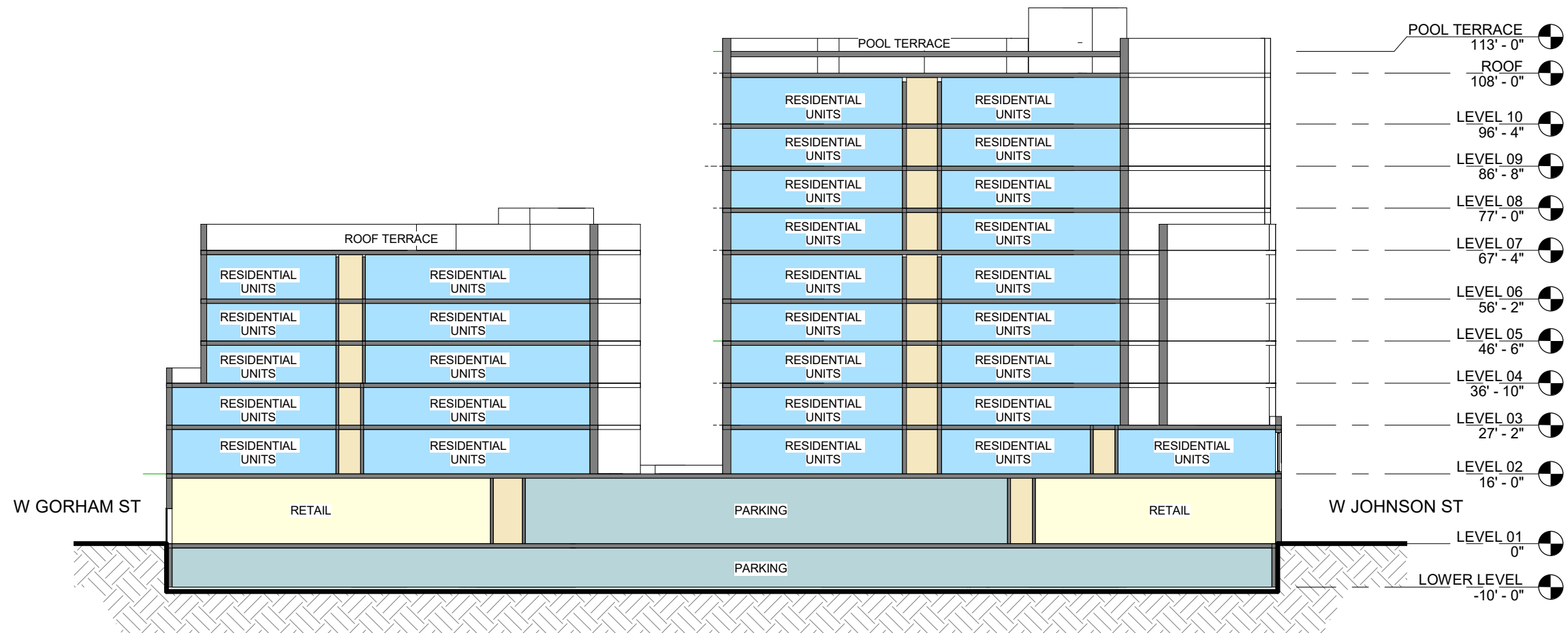
- BR-01 BRICK
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- GL-01 ALUMINUM WINDOW SYSTEM
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- TC-01 TERRA COTTA (REBUILD)
- MP-01 CORRUGATED METAL PANEL
- MP-02 METAL PANEL



																				OCCUPANTS																	TOTAL OCCUPANTS					
	5/4B (5 BR / 4 BA)	5/4 DUP (5BR / 4BA)	5/4 (5 BR / 4 BA)	5/3 (5BR / 3 BA)	4/4B (4BR / 4 BA)	4/4 (4BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 BA)	4/2 (3BR / 3BA)	3/3 (3BR 2BA)	3/2B (3BR 2BA)	3/2 (3BR 2BA)	2+2/2 (2 BR / 2 BA)	2/1B (2 BR / 1 BA)	2/2 DUP (2 BR / 1 BA)	2/1 (2 BR / 1 BA)	1+1/1 (1 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	MICRO	TOTAL UNITS	5/4B (5 BR / 4 BA)	5/4 DUP (5BR / 4BA)	5/4 (5 BR / 4 BA)	5/3 (5BR / 3 BA)	4/4B (4BR / 4 BA)	4/4 (4BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 BA)	4/2 (3BR / 3BA)	3/3 (3BR 2BA)	3/2B (3BR 2BA)	3/2 (3BR 2BA)	2+2/2 (2 BR / 2 BA)	2/1B (2 BR / 1 BA)	2/2 DUP (2 BR / 1 BA)		2/1 (2 BR / 1 BA)	1+1/1 (1 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	MICRO
10	1	0	1	0	1	1	3	2	2	1	2	0	7	1	0	4	2	1	3	4	36	5	5	5	5	4	4	4	4	4	3	3	3	4	2	2	2	2	1	1	1	105
9	1	0	1	0	1	1	3	2	2	1	2	0	7	1	0	4	2	1	3	4	36	5	0	5	0	4	4	12	8	8	3	6	0	28	2	0	8	4	1	3	4	105
8	1	0	1	0	1	1	3	2	2	1	2	0	7	1	0	4	2	1	3	4	36	5	0	5	0	4	4	12	8	8	3	6	0	28	2	0	8	4	1	3	4	105
7	1	0	0	0	1	2	3	2	2	1	2	0	7	1	0	4	2	1	3	4	36	5	0	0	0	4	8	12	8	8	3	6	0	28	2	0	8	4	1	3	4	104
6	1	0	1	1	2	4	3	2	2	0	2	0	8	1	0	4	3	1	7	5	47	5	0	5	5	8	16	12	8	8	0	6	0	32	2	0	8	6	1	7	5	134
5	1	0	1	1	2	4	3	2	2	0	2	0	8	1	0	4	3	1	7	5	47	5	0	5	5	8	16	12	8	8	0	6	0	32	2	0	8	6	1	7	5	134
4	1	0	1	1	2	4	3	2	2	0	2	0	8	1	0	4	3	1	7	5	47	5	0	5	5	8	16	12	8	8	0	6	0	32	2	0	8	6	1	7	5	134
3	1	0	1	0	2	4	3	2	2	0	2	1	10	1	0	5	3	1	6	5	49	5	0	5	0	8	16	12	8	8	0	6	3	40	2	0	10	6	1	6	5	141
2	1	1	1	0	1	4	3	2	1	0	3	1	8	2	2	4	2	1	12	3	52	5	5	5	0	4	16	12	8	4	0	9	3	32	4	4	8	4	1	12	3	139
Total	9	1	8	3	13	25	27	18	17	4	19	2	70	10	2	37	22	9	51	39	386	45	5	40	15	52	100	108	72	68	12	57	6	280	20	4	74	44	9	51	39	1101
	2.3%	0.3%	2.1%	0.8%	3.4%	6.5%	7.0%	4.7%	4.4%	1.0%	4.9%	0.5%	18.1%	2.6%	0.5%	9.6%	5.7%	2.3%	13.2%	10.1%	100%	4.1%	0.5%	3.6%	1.4%	4.7%	9.1%	9.8%	6.5%	6.2%	1.1%	5.2%	0.5%	25.4%	1.8%	0.4%	6.7%	4.0%	0.8%	4.6%	3.5%	100%

UNIT TYPE AND BATHROOM RATIO																					
	5/4B (5 BR / 4 BA)	5/4 DUP (5BR / 4BA)	5/4 (5 BR / 4 BA)	5/3 (5BR / 3 BA)	4/4B (4BR / 4 BA)	4/4 (4BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 BA)	4/2 (3BR / 3BA)	3/3 (3BR 2BA)	3/2B (3BR 2BA)	3/2 (3BR 2BA)	2+2/2 (2 BR / 2 BA)	2/1B (2 BR / 1 BA)	2/2 DUP (2 BR / 1 BA)	2/1 (2 BR / 1 BA)	1+1/1 (1 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	MICRO	TOTAL BATHS
Bath Per Unit	4	4	4	3	4	4	3	2	2	3	2	2	2	1	2	1	1	1	1	1	1
Unit Type Count	9	1	8	3	13	25	27	18	17	4	19	2	70	10	2	37	22	9	51	39	
Total	36.0	4.0	32.0	9.0	52.0	100.0	81.0	36.0	34.0	12.0	38.0	4.0	140.0	10.0	4.0	37.0	22.0	9.0	51.0	39.0	750

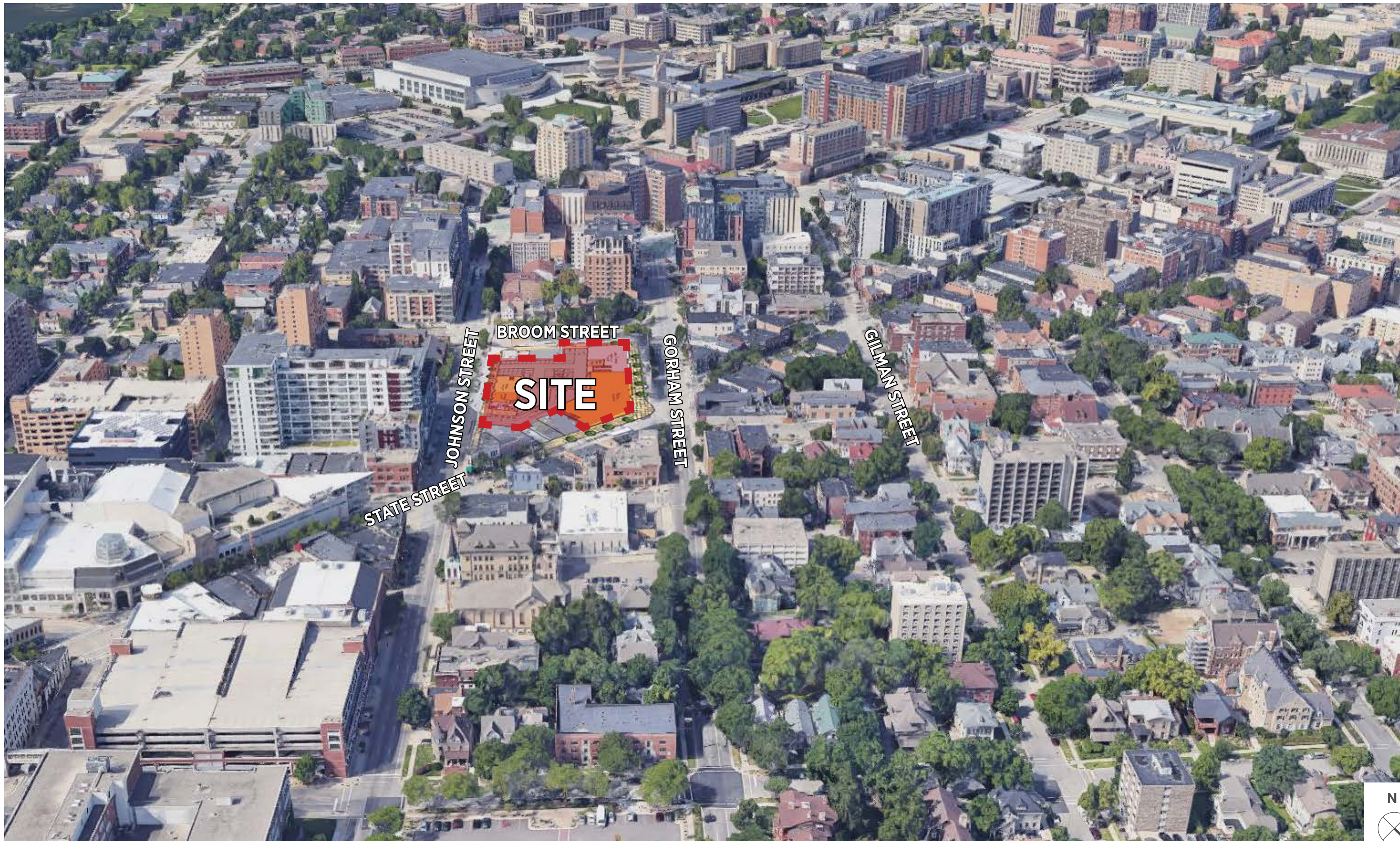
PROJECT AREA ANALYSIS

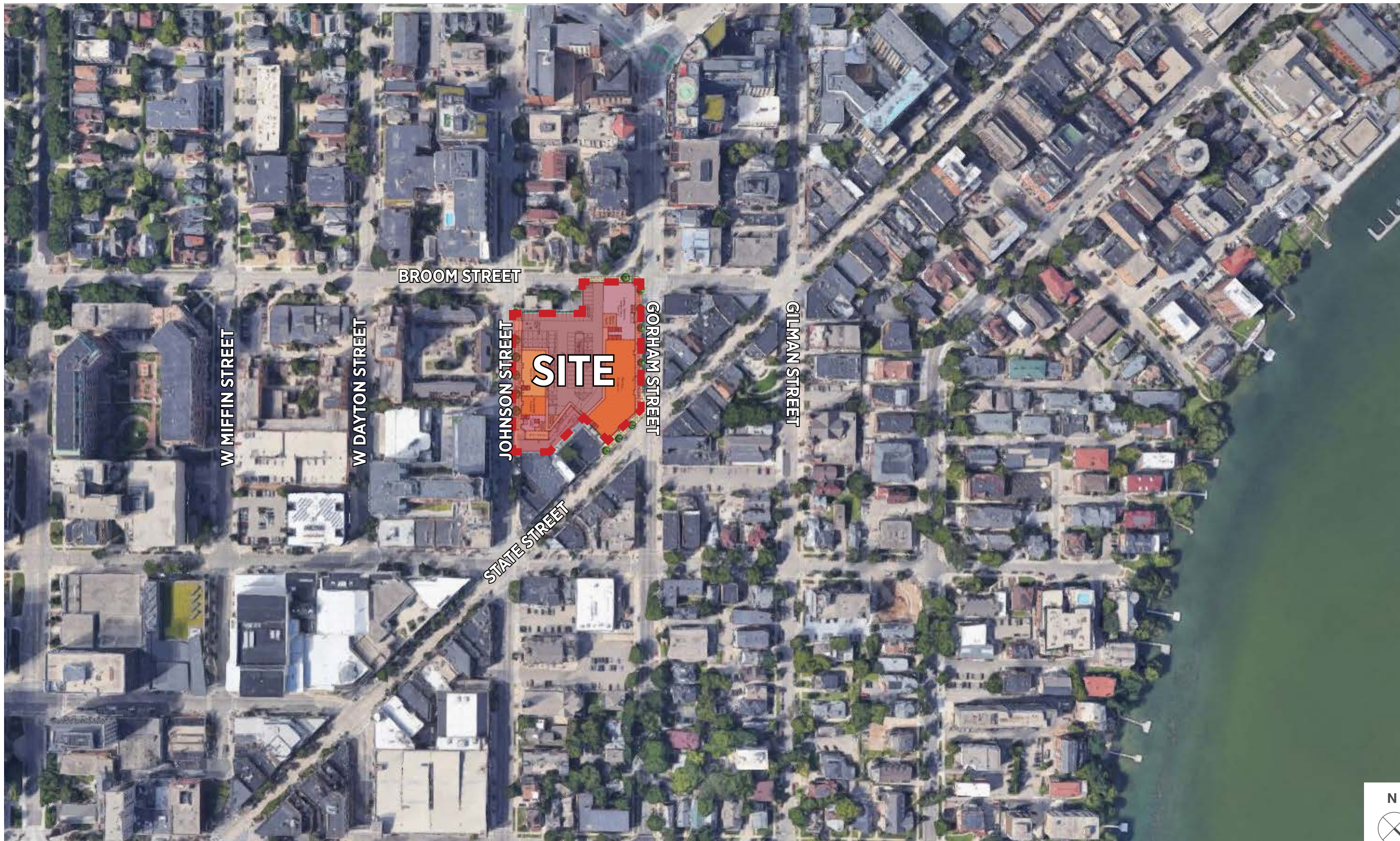
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL										RETAIL	PARKING / LOADING			GROSS BUILDABLE AREA	GROSS ENCLOSED AREA		
			UNITS	BEDS	RSF	COMMON	AMENITY /LOBBY	GSF	PRIVATE TERRACE	PUBLIC TERRACE	GREEN ROOF	ENCLOSED MECHANICAL AREA	AREA	AREA	BIKE SPACES	MOPED SPACES			CAR SPACES	
Mech PH / Pool Ter	25'-0"	133'-0"	-	-	-	1,781	-	1,781	-	11,335	-	-	2,659	-	-	-	-	-	15,775	4,440
10	11'-8"	108'-0"	36	105	32,880	4,969	-	37,849	658	-	-	-	-	-	-	-	-	38,507	37,849	
9	9'-8"	96'-4"	36	105	32,880	4,969	-	37,849	658	-	-	-	-	-	-	-	-	38,507	37,849	
8	9'-8"	86'-8"	36	105	32,880	4,969	-	37,849	658	-	-	-	-	-	-	-	-	38,507	37,849	
7	9'-8"	77'-0"	36	104	32,705	5,368	-	38,073	742	3,800	5,087	-	-	-	-	-	-	47,702	38,073	
6	11'-2"	67'-4"	47	134	42,408	6,236	-	48,644	658	-	-	-	-	-	-	-	-	49,302	48,644	
5	9'-8"	56'-2"	47	134	42,408	6,236	-	48,644	658	-	-	-	-	-	-	-	-	49,302	48,644	
4	9'-8"	46'-6"	47	134	42,408	6,236	-	48,644	1,142	-	3,147	-	-	-	-	-	-	52,933	48,644	
3	9'-8"	36'-10"	49	141	47,698	6,544	-	54,242	927	-	5,356	-	-	-	-	-	-	60,525	54,242	
2	11'-2"	27'-2"	52	139	45,739	7,454	3,949	57,142	2,078	-	12,288	-	-	-	-	-	-	71,508	57,142	
1	16'-0"	16'-0"	-	-	-	7,027	10,519	17,546	-	-	-	-	23,229	30,591	156	-	55	71,366	71,366	
LL	10'-0"	-10'-0"	-	-	-	5,983	-	5,983	-	-	-	-	-	65,032	439	79	156	71,015	71,015	
TOTAL			386	1,101	352,006	67,772	14,468	434,246	8,179	15,135	25,878	2,659	23,229	95,623	595	79	211	604,949	555,757	

PROJECT INFORMATION	
Average Unit Size:	912 sf
NSF Per Bed:	320 sf
Bed Per Unit:	2.9 beds
Site Area:	76,793 sf

BIKE PARKING SUMMARY	
Retail:	23,229 gsf
Residential:	386 units
Bike Parking Requirements	
Retail:	12 spaces
Residential:	530 spaces
Guest:	53 spaces
Total Required:	595 spaces
Total Provided:	595 spaces

UNIT MIX SUMMARY			
Unit Type	# Units	Spaces Req'd per unit	Req'd Spaces
1BR	121	1	121
2BR	119	1	119
3BR	25	1.5	38
4BR	100	2	200
5BR	21	2.5	53
TOTAL	386		530







SUMMER SOLSTICE

June 21

EQUINOX

March 20 and September 22

WINTER SOLSTICE

December 21

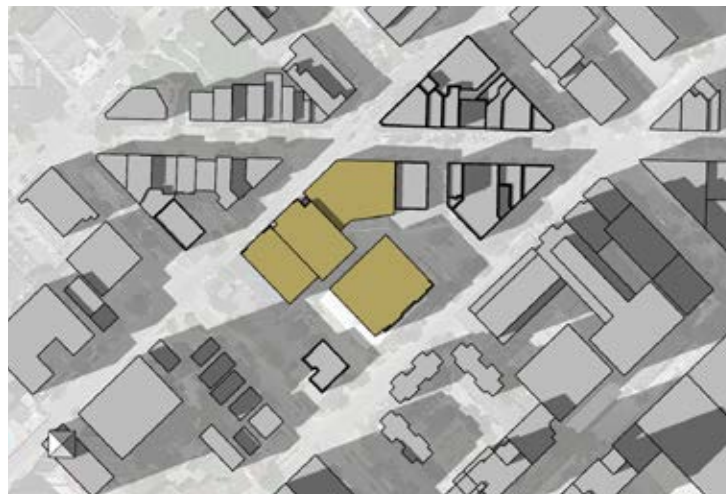
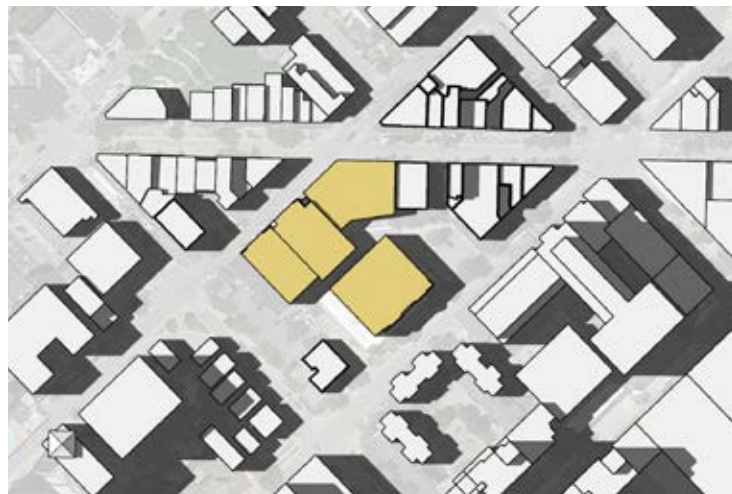
10:00 AM



12:00 PM



4:00 PM



EXISTING BUILDINGS



SUMMER SOLSTICE

June 21

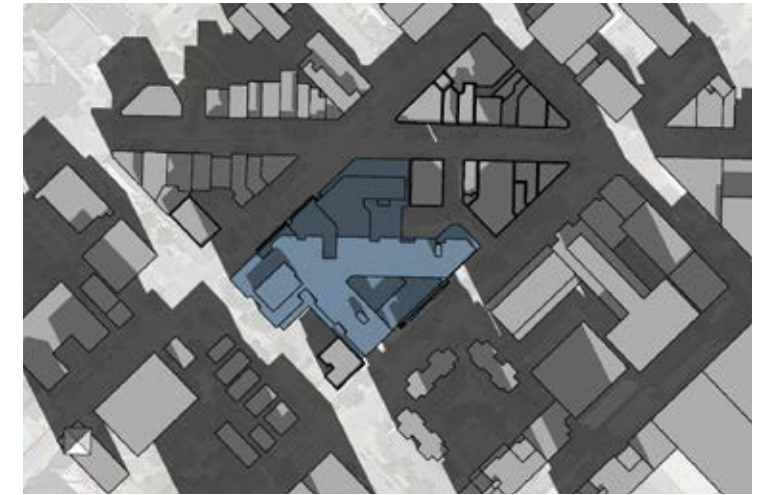
EQUINOX

March 20 and September 22

WINTER SOLSTICE

December 21

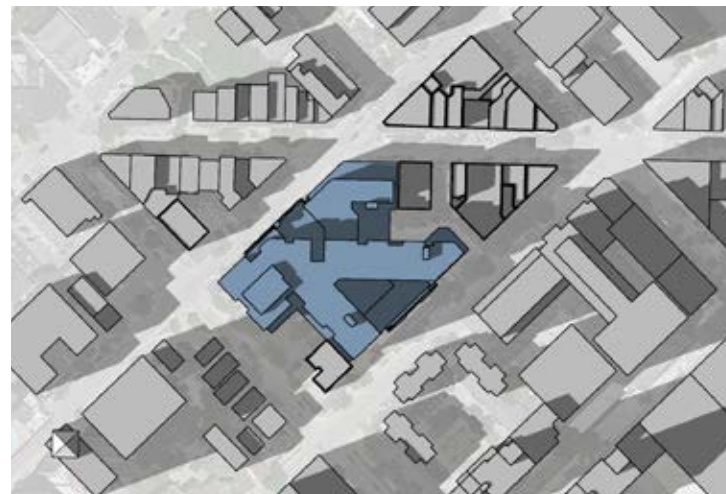
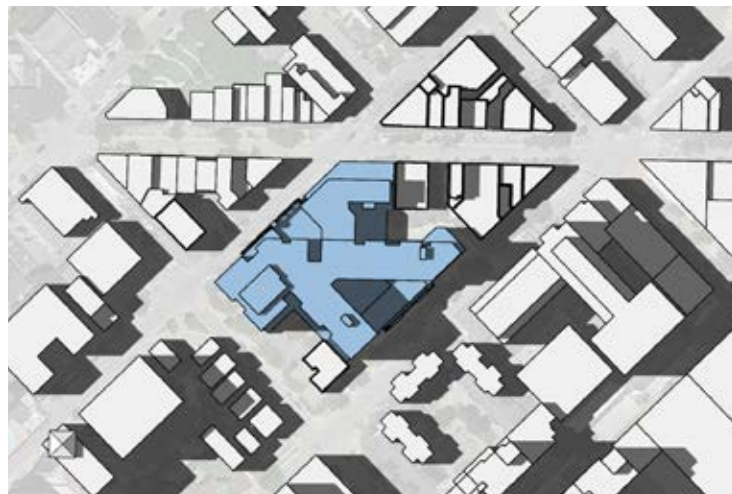
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PROPOSED BUILDING

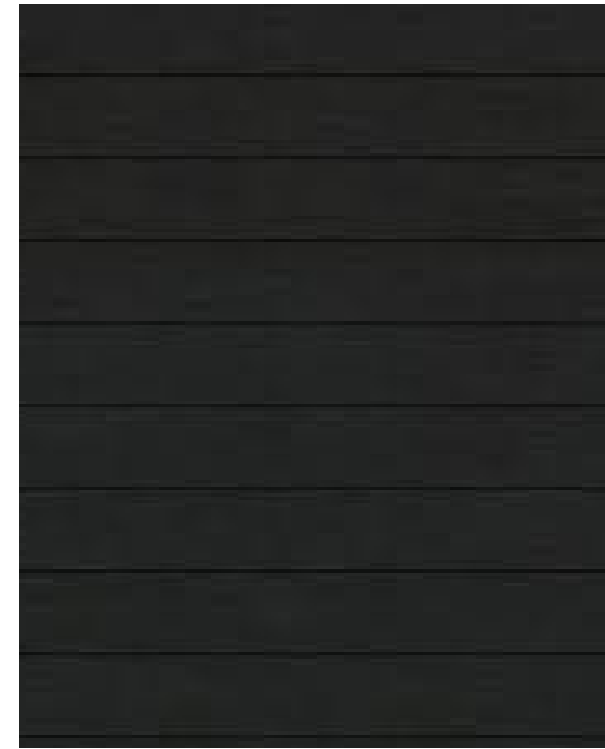




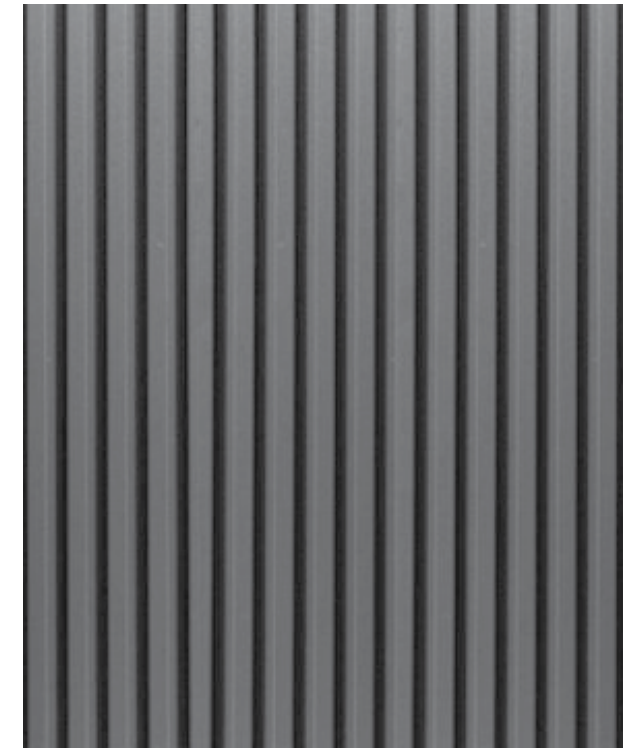
WINDOW FRAMES



GLAZING



METAL PANEL



CORRUGATED METAL PANEL



BRICK 01



BRICK 02



BRICK 03



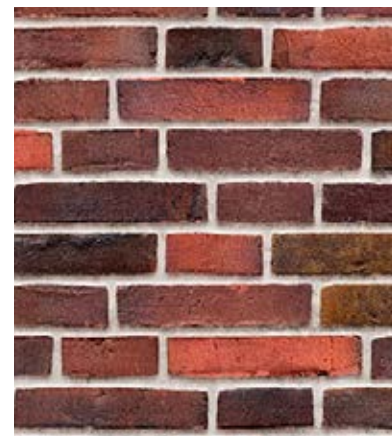
BRICK 04



EXISTING FACADE BRICK



EXISTING FACADE BRICK



EXISTING FACADE BRICK



GENERAL NOTES:

- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION <http://www.cityofmadison.com/Utilities/new/Documents/StandSpecs/2018/Book166>. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
- PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

EROSION CONTROL NOTES/SPECIFICATIONS:

- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE AND CITY OF MADISON REPORTING REQUIREMENTS.
- CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDR STANDARD 1057. REFER TO WDR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: <http://dnr.wis.gov/Topic/Stormwater/Standards/ConstStandards.html>. THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
- SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 7 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
- DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDR TECHNICAL STANDARD 1061 FOUND AT: <http://dnr.wis.gov/Topic/Stormwater/Standards/ConstStandards.html>. THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX GPM)	TYPE I BAG SIZE (SQ-FT)
100	25
150	50
200	75

- STORM SEWER INLETS – PROVIDE WOOD TYPE D "CATWALK" INLET PROTECTION OR EQUIVALENT. REFER TO WDR PRODUCT ACCEPTABILITY LIST AT: <http://www.dot.wisconsin.gov/business/ENGRSERV/PAL.htm>. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE.
- BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
- NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
- EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: <http://dnr.wis.gov/Runoff/Stormwater/TechStds.htm> AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
- ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
- ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
- ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDR TECHNICAL STANDARD 1059 FOUND AT <http://dnr.wis.gov/Topic/Stormwater/Standards/ConstStandards.html>. SEEDING AND SOODING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.
- PAVEMENT AROUND BUILDING FOOTPRINT TO REMAIN IN PLACE UNTIL GRADING AND SITE RESTORATION IS SCHEDULED TO TAKE PLACE. IF PAVEMENT IS TO BE REMOVED IT SHALL BE REPLACED WITH BREAKER RUN IN ORDER TO STABILIZE EXISTING SOILS.

EMERGENCY CONTACT

CONTRACTOR: FINDORFF & SONS, INC.
300 S BEDFORD STREET
MADISON, WI 53703
BUSINESS PHONE: (608) 442-7044
BUSINESS FAX: (608) 297-5306

SCHEDULE:

AUGUST 1, 2021	INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE. BEGIN LAND DISTURBANCE.
JUNE 30, 2023	CONSTRUCTION COMPLETE. LANDSCAPE ALL DISTURBED AREAS.
AUGUST 31, 2023	SITE STABILIZED AND VEGETATION ESTABLISHED.

SHEET NUMBER	SHEET TITLE
C-001	CIVIL PLAN DETAILS
C-100	EXISTING CONDITIONS
C-200	DEMOLITION PLAN
C-300	CIVIL SITE PLAN
C-400	EROSION CONTROL PLAN
C-500	SITE GRADING PLAN
C-600	SITE UTILITY PLAN

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

SITE PLAN NOTES:

- PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
- CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
- NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.
- PAVEMENT MARKINGS AND SIGNAGE PERTAINING TO ACCESSIBLE PARKING STALLS AND ROUTES SHALL CONFORM TO CURRENT ADA REGULATIONS
- ALL PAINT STRIPING SHALL HAVE A 4 INCH WIDTH.

GRADING PLAN NOTES:

- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

- ALL WORK WITH THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.

UTILITY CONTACTS:

GAS

AT&T
318 W WASHINGTON AVE
MADISON, WI 53703
CONTACT: JIM SACATIS
PHONE: 608-888-5588
EMAIL: js4186@att.com

M&E

WIN. LLC
4955 BULLIS FARM RD
EAU CLAIRE, WI 54701
CONTACT: TODD ELLICKSON
OFFICE: 715-832-3750
CELL: 608-852-4072
EMAIL: todd.ellickson@wintechnology.com

ELECTRIC

ATC AMERICAN TRANSMISSION COMPANY
2485 RIDEN RD
COTTAGE GROVE, WI 53527-9598
CONTACT: JON CALLAWAY
OFFICE: 608-877-3540
CELL: 608-613-7596
EMAIL: jcallaway@atc.com

ELECTRIC TRANSMISSION

WISDOT ITS
433 W. SAINT PAUL AVE, SUITE 300
MILWAUKEE, WI 53203
CONTACT: DONALD SCHELL
PHONE: 414-227-2148
EMAIL: donald.schell@dot.wis.gov

COMMUNICATIONS (PHONE, INTERNET, TV)

CITY OF MADISON ENGINEERING
210 MARTIN LUTER KING JR BOULEVARD
MADISON, WI 53703
ASSISTANT CITY ENGINEER
CONTACT: GREG FRIES
PHONE: (608) 267-1199
EMAIL: gfries@cityofmadison.com

CHARTER COMMUNICATIONS

WATER
PHONE: (608) 268-4651
EMAIL: water@cityofmadison.com

TDS Telecom

SANITARY SEWER
CONTACT: MARK MODER
PHONE: (608) 261-9250
EMAIL: mmoder@cityofmadison.com

SUPRANET COMMUNICATIONS

STORM SEWER
CONTACT: JANET SCHMIDT
PHONE: (608) 261-9688
EMAIL: jschmidt@cityofmadison.com

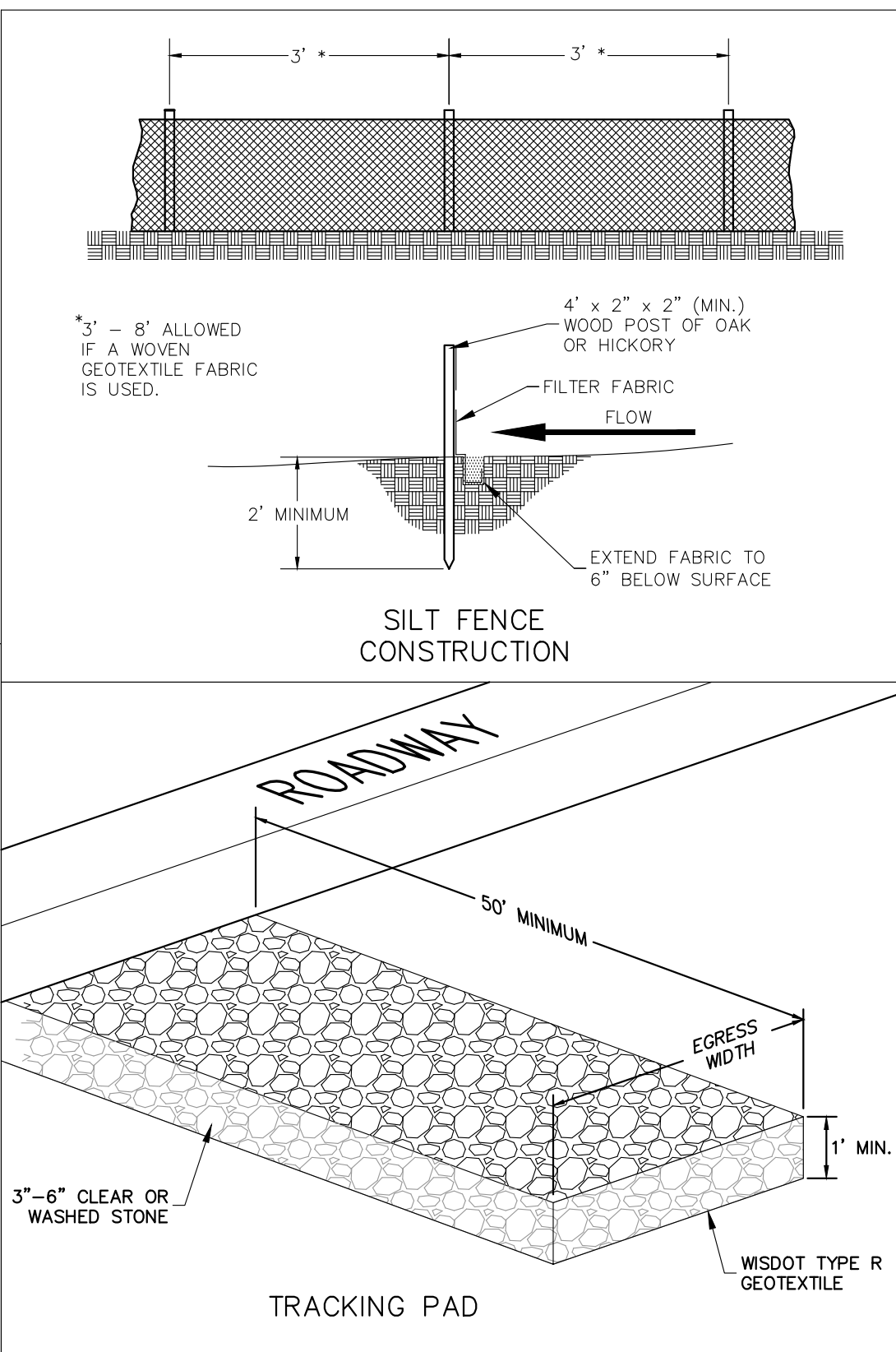
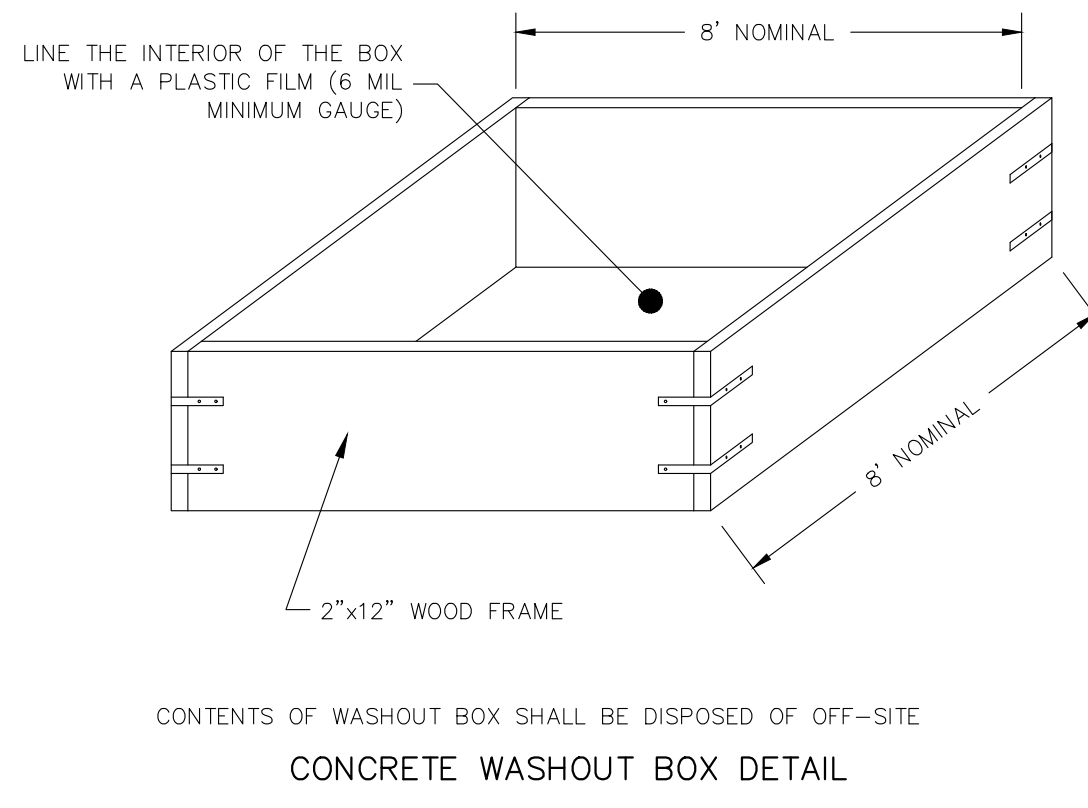
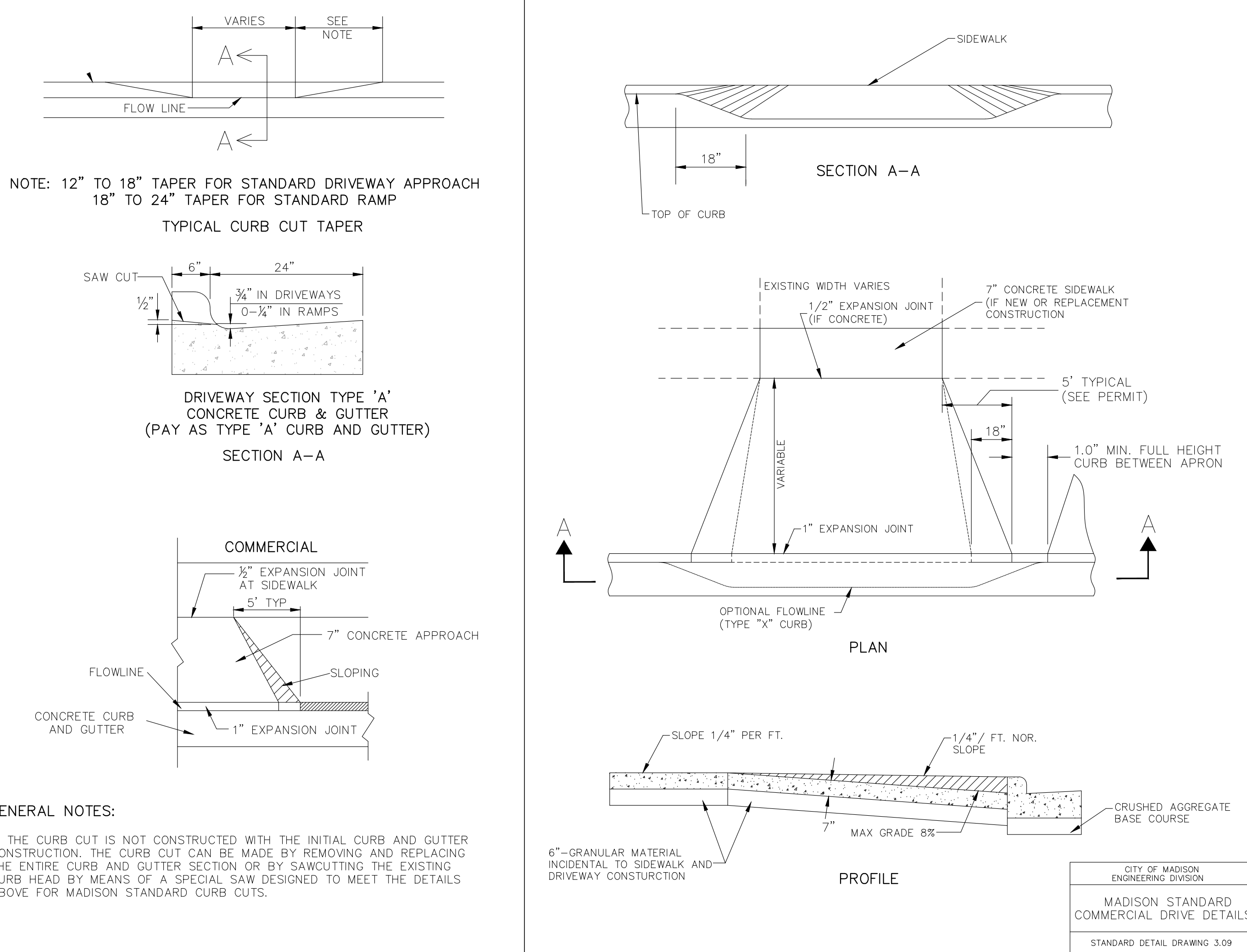
CONTACT:VINCE FUMUSA

OFFICE: 608-572-7827
CELL: 608-979-2448
EMAIL: vincef@staff.supranet.net

LEGEND

---	ACCESSIBLE ROUTE
---	EXISTING EASEMENT
---	PROPERTY BOUNDARY
---	PARKING STALL COUNT
---	LANDSCAPED AREA
---	BITUMINOUS PAVEMENT
---	CONCRETE PAVEMENT
---	SPOT GRADE
---	FINISH GRADE
---	EXISTING GRADE
---	SIDEWALK
---	EDGE OF PAVEMENT
---	FLOW LINE
---	LOW POINT
---	HIGH POINT
---	TOP OF CURB
---	TOP OF WALL
---	BOTTOM OF WALL
---	BACK OF WALK
---	FRONT OF WALK
---	EXPOSURE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED WATER LATERAL
---	UTILITY LINE DEMOLITION
---	TREE REMOVAL
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED RIDGE LINE
---	PROPOSED SWALE/DITCH
---	ACCESSIBLE PARKING SIGN
---	VISION TRIANGLE
---	(NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30' AND 10')
---	RIPRAP
---	CONSTRUCTION ENTRANCE
---	SAW CUT / REMOVAL LIMITS
---	DISTURBANCE LIMITS
---	SILT FENCE
---	CHECK DAM
---	DIVERSION BERM
---	INLET PROTECTION
---	USLE FLOW PATH

COMMERCIAL DRIVEWAY DETAIL



APPROVAL STAMPS:

No.	Date	Description
2	07.12.21	UDC SUBMITTAL
1	02.17.21	PROGRESS DRAWINGS

SUBMISSIONS & REVISIONS

OWNER
CORE
1643 N MILWAUKEE AVE
CHICAGO, IL 60647
WWW.CORESAPACES.COM

ARCHITECT
ANTONOVICH ASSOCIATES
224 WEST HURON STREET, SUITE 7E
CHICAGO, ILLINOIS 60610
WWW.ANTONOVICH.COM

INTERIOR DESIGNER

STRUCTURAL ENGINEER

FIRE PROTECTION

PLUMBING ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

CIVIL ENGINEER
Burse
2801 INTERNATIONAL LANE
SUITE 101
MILWAUKEE, WI 53209
Phone: 608.531.5103
Fax: 608.531.5980
e-mail: Mburse@Burse-PC.net
www.bursepc.com

LANDSCAPE ARCHITECT

888 SOUTH MICHIGAN AVENUE, SUITE 1000
CHICAGO, ILLINOIS 60605
WWW.SITEDESIGN.COM

DESIGN TEAM CONSULTANTS

GENERAL CONTRACTOR

KEY PLAN

PROJECT
oLiv Madison
STATE & GORHAM
MADISON, WI 53703

DRAWING TITLE
CIVIL PLAN DETAILS

SEAL

DATE: 7/12/2021
DRAWN BY:
CHECKED BY:
PROJECT NO.:

DRAWING NO.:
C-001

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