

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



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

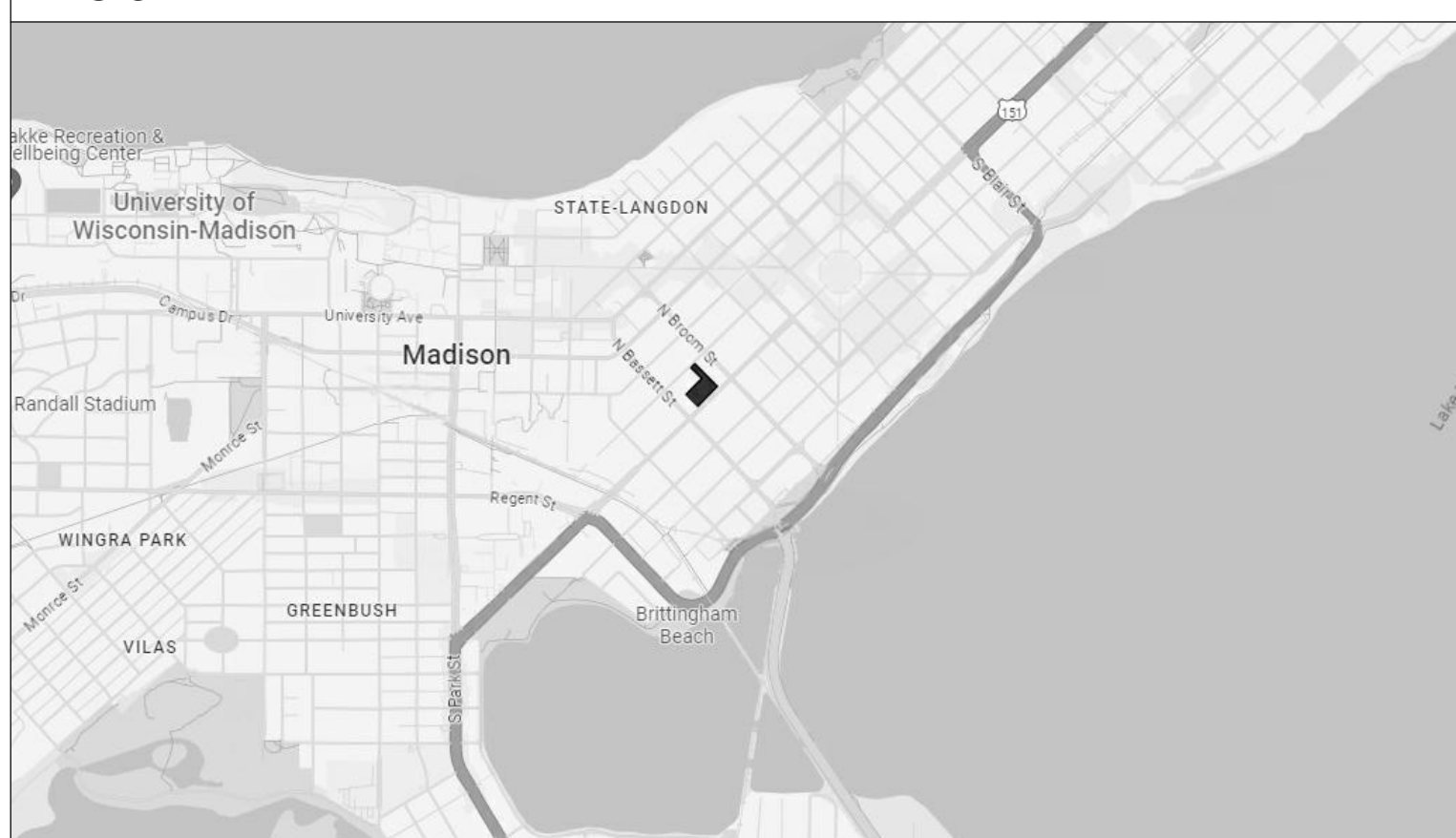
(BY OWNER)

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.

DRAWING TITLE
COVER / DRAWING INDEX

DRAWING NO.

G0

Job # 25.008154

Existing Context



Street View - Washington Ave



Street View - Mifflin St



Aerial View - Washington Ave



Aerial View - Mifflin St.

Lamar Johnson Collaborative
36 EAST WACKER DRIVE, SUITE 1000
 CHICAGO, IL 60601
 PH: 312.668.0740

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

DRAWING ISSUE		
#	DESCRIPTION	DATE
1		
2		
3		

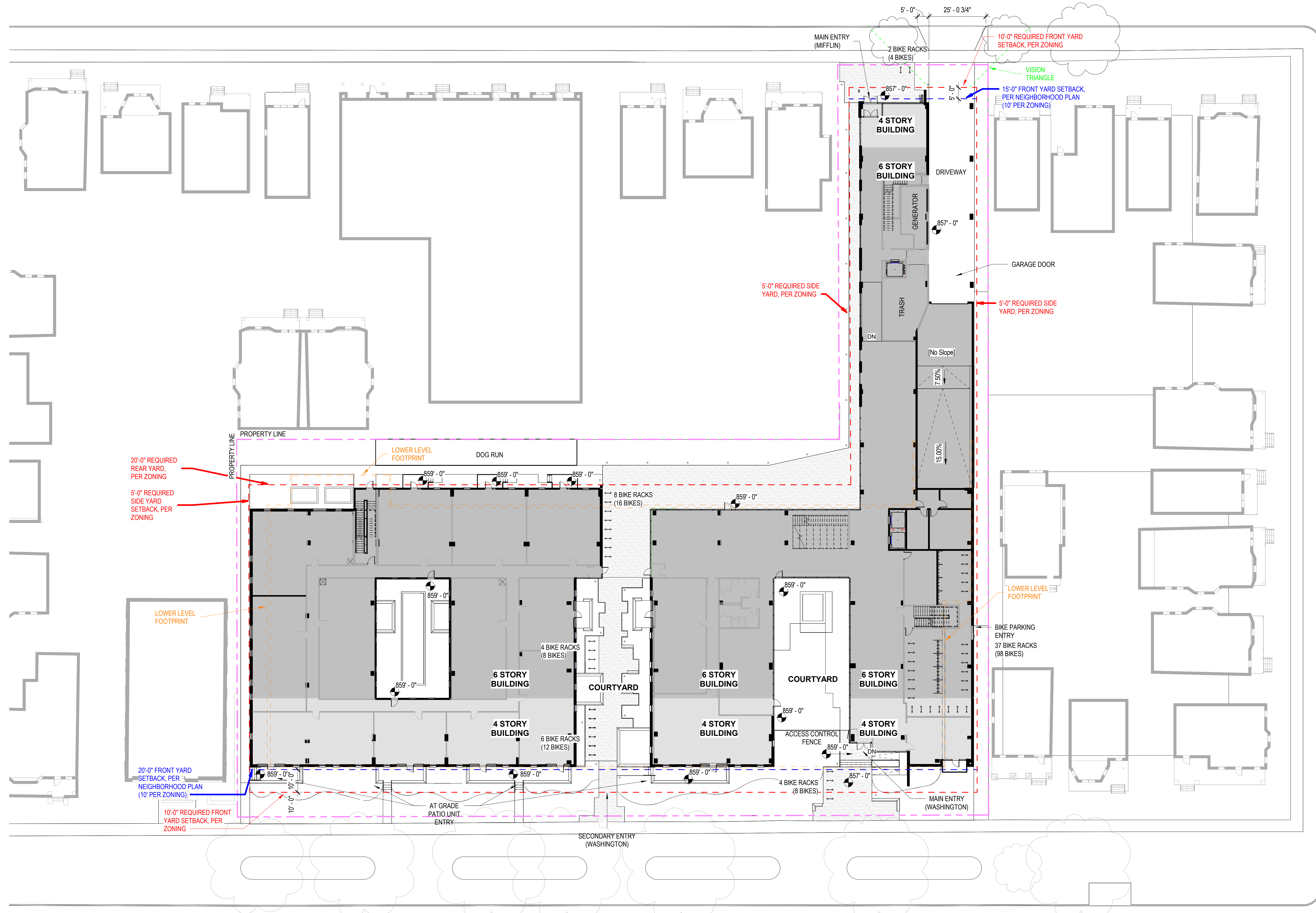
BUILDING MAP

DRAWING TITLE
 EXISTING CONTEXT

DRAWING NO.
G1

Job # 25.008154

W. MIFFLIN ST.



W. WASHINGTON AVE

N. BROOM ST

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
36 EAST WACKER DRIVE, SUITE 1000
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PH: 312.626.0140

MIFFLIN CHAPTER
CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION Revised on 10/25/2024

DRAWING ISSUE		
#	DESCRIPTION	DATE
1		
2		

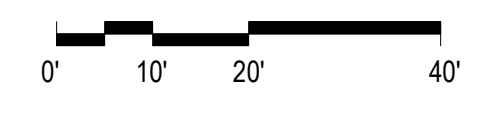
BUILDING MAP

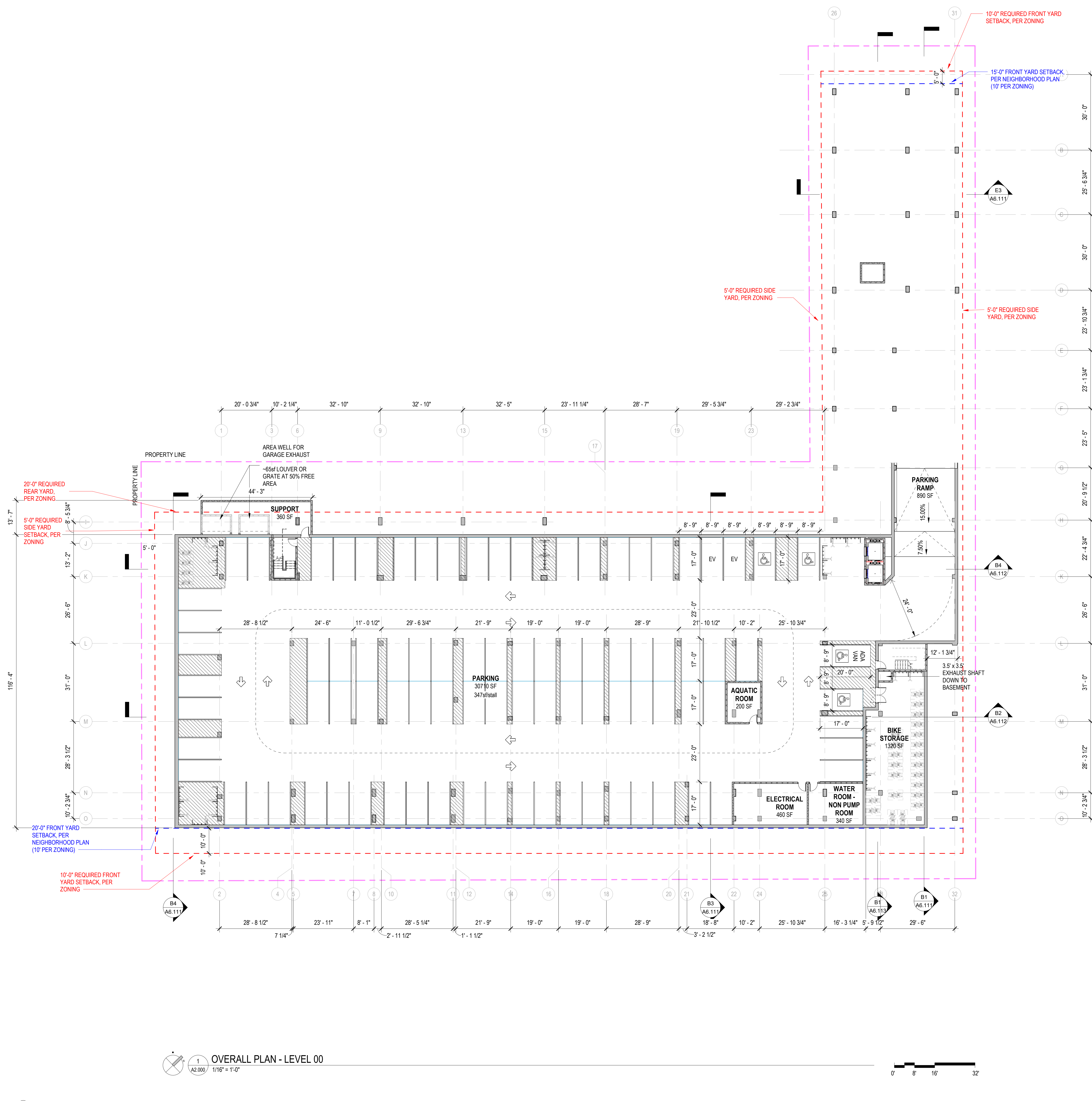
DRAWING TITLE
SITE PLAN

DRAWING NO.
A1.101

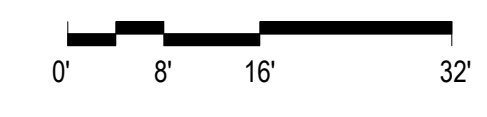
Job # 25.008154

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





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



PLAN NOTES

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

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

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

KEYED NOTES
 FINDER NOTE 1
 FINDER NOTE 2

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 PH: 312.688.0140

MIFFLIN CHAPTER
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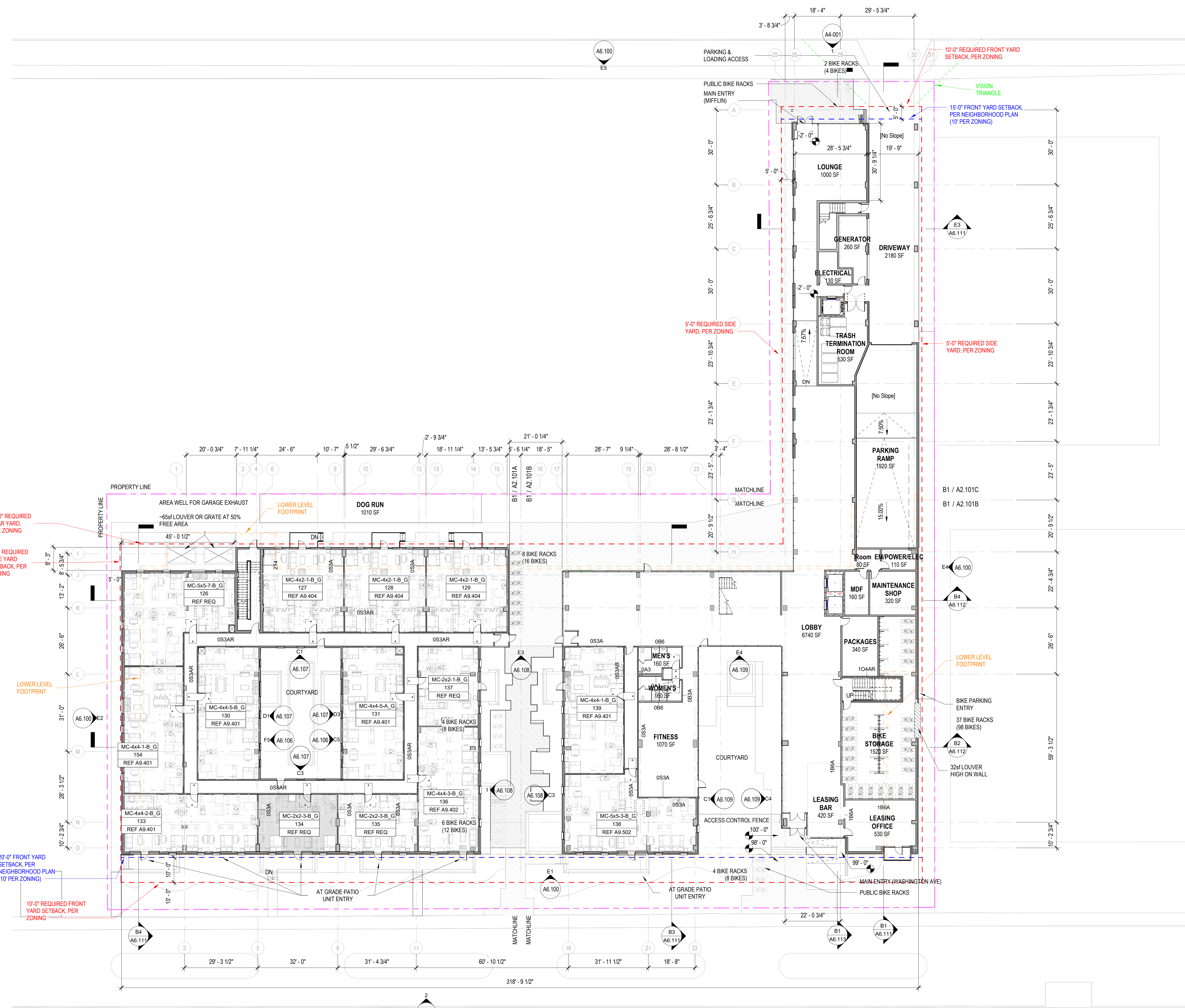
DRAWING ISSUE		
#	DESCRIPTION	DATE
1		

BUILDING MAP

DRAWING TITLE
 OVERALL FLOOR PLAN - LEVEL 00

DRAWING NO.
A2.000

Job # 25.008154



PLAN NOTES

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

CAR PARKING COUNT	
LONG TERM (IND. STRUCTURE) AT LL	0
EV READY (REG. 20% + 8.8)	0
EV INCLUDED ACCESSIBLE (REG. 2% + 1.7%)	0
ADA UNV. (REG. + 1)	0
STANDARD	0
TOTAL UNDER STRUCTURE/INDOOR	0
TOTAL CARS	0

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

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

Lamar Johnson Collaborative
 35 EAST WACKER DRIVE, SUITE 1000
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 PH: 312.686.0144

MIFFLIN CHAPTER
 CRG
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION Revised on 10/25/2024

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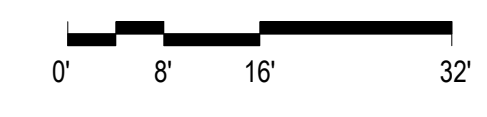
BUILDING MAP
 AREA A, AREA B, AREA C

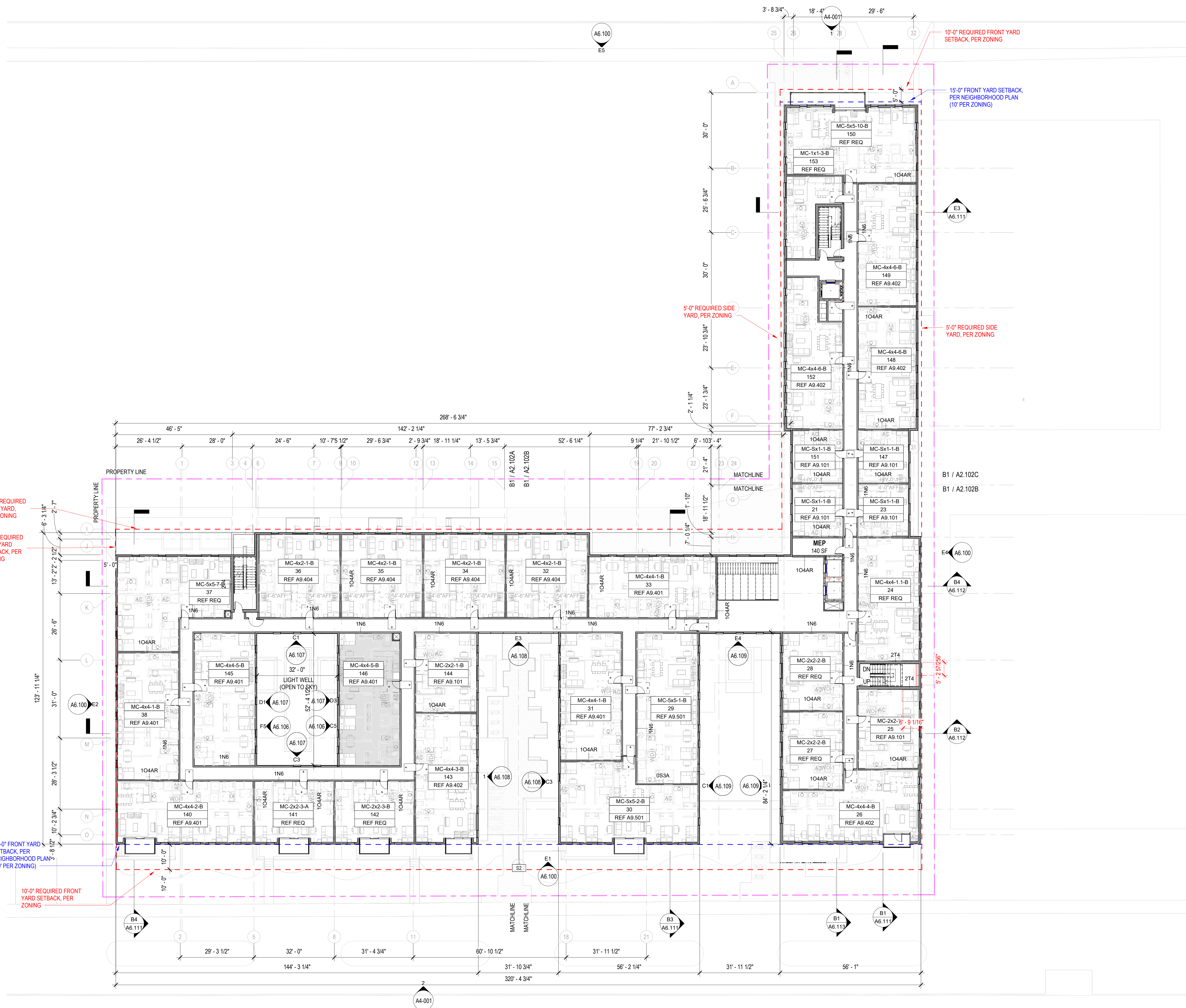
DRAWING TITLE
 OVERALL FLOOR PLAN - LEVEL 01

DRAWING NO.
A2.001

Job # 25.008154

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





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



PLAN NOTES

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

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

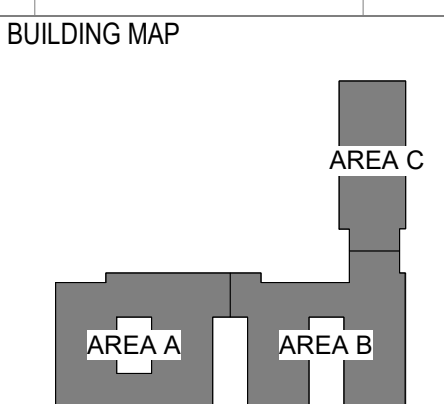
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LONG TERM (INDOOR) BIKE PARKING	0
LEVEL 1	0
LEVEL 2	0
LEVEL 3	0
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LEVEL 400	0

Lamar Johnson Collaborative
 35 EAST WACKER DRIVE, SUITE 1000
 CHICAGO, IL 60601
 PH: 312.688.0144

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

DRAWING ISSUE

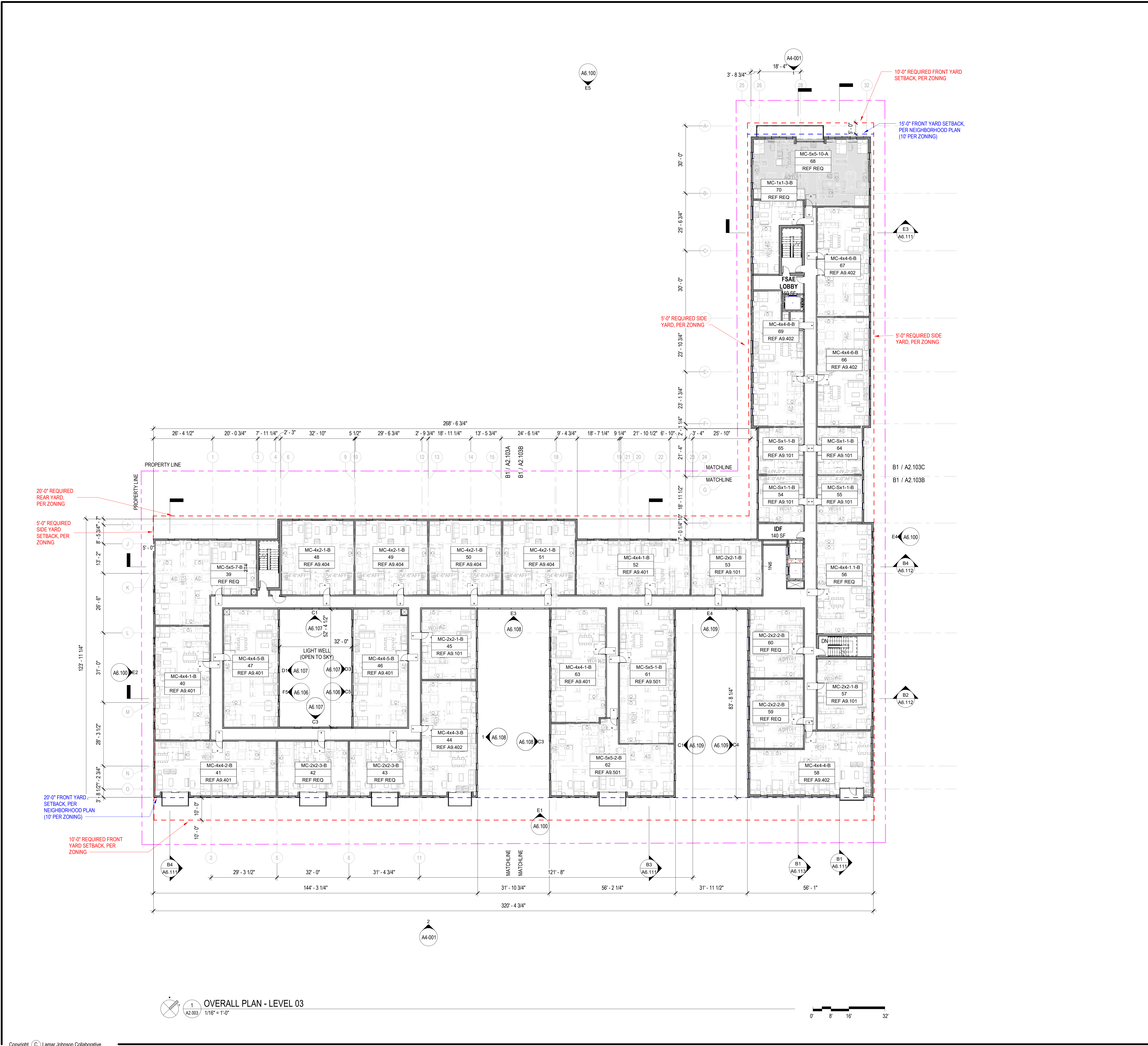
#	DESCRIPTION	DATE
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DRAWING TITLE
 OVERALL FLOOR PLAN - LEVEL 02

DRAWING NO.
A2.002

Job # 25.008154



PLAN NOTES

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

CAR PARKING COUNT	
LONG TERM (IND. STRUCTURE) AT LL	
EV READY (REQ. 10% + 8)	0
EV INCLD (ACCESSIBLE (REQ. 2% + 1 MIN.) + 2 ADA UN (REQ. + 1) STANDING	0
TOTAL UNDER STRUCTURE/INDOOR	0
TOTAL CARS	0

BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0: 32 BIKES STANDARD, 02 BIKES VERTICAL	
LEVEL 1: 02 BIKES STANDARD, 08 BIKES VERTICAL	
TOTAL LONG TERM/INDOOR	42 BIKES
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR: 08 BIKES STANDARD	
TOTAL SHORT TERM/OUTDOOR	08 BIKES
TOTAL BIKES: 50 BIKES (STND. AND VERT.)	
TOTAL BIKES: 51.1% STND. AND 48.9% VERT.	

KEYED NOTES

- FINISH NOTE 1
- FINISH NOTE 2

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35 EAST WACKER DRIVE, SUITE 1000
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MIFFLIN CHAPTER
CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION Revised on 10/25/2024

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1		

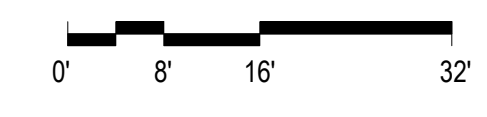
BUILDING MAP

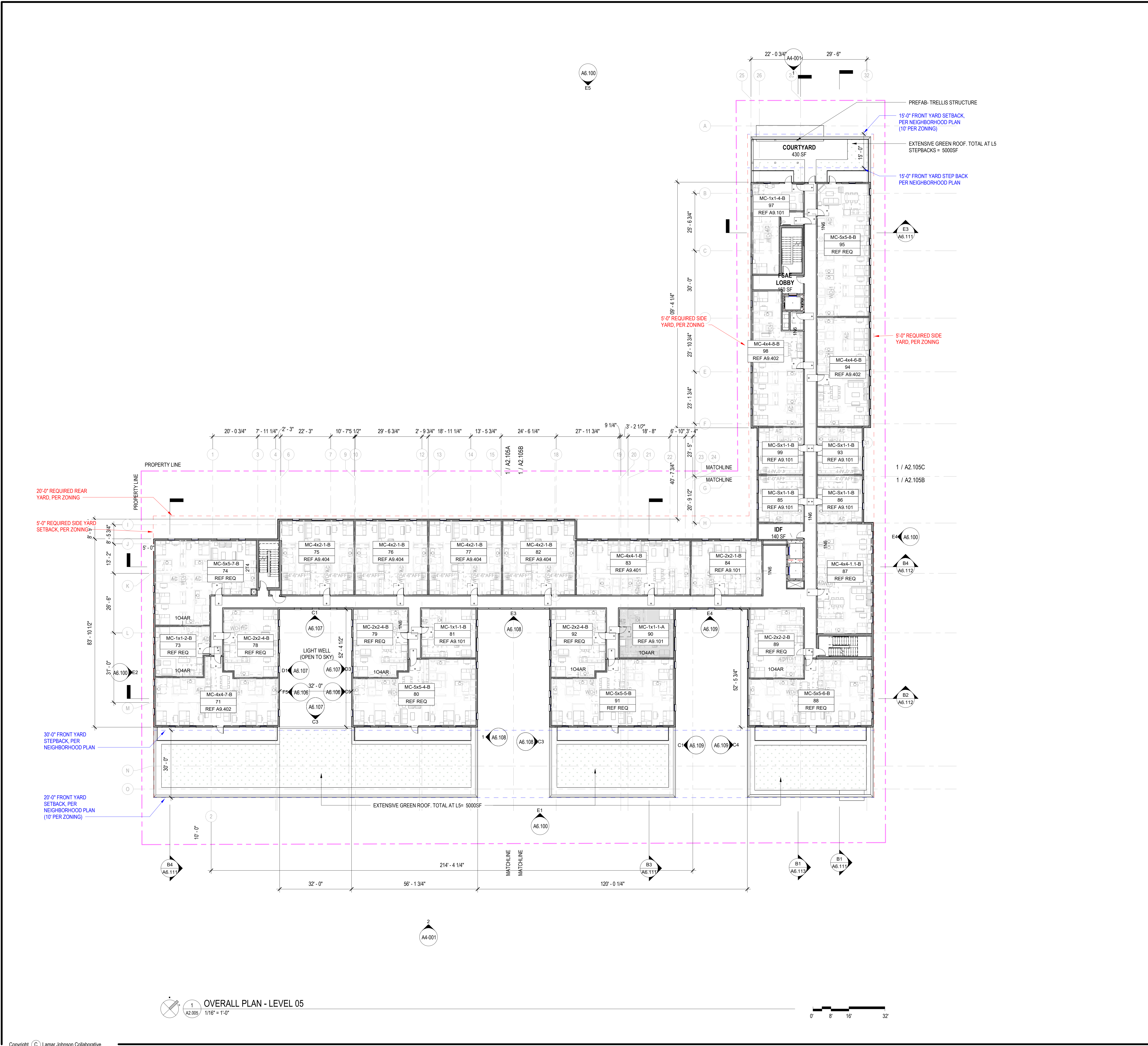
DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 03-04

DRAWING NO.
A2.003

Job # 25.008154

OVERALL PLAN - LEVEL 03
A2.003 1/16" = 1'-0"





PLAN NOTES

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

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

BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0	0 BIKES STANDARD
LEVEL 1	0 BIKES STANDARD
LEVEL 2	0 BIKES STANDARD
TOTAL LONG TERM/INDOOR	0 BIKES
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	0 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	0 BIKES
TOTAL BIKES	0 BIKES (STND. AND VERT.)
TOTAL BIKES	0 BIKES (STND. AND VERT.)

KEYED NOTES

- FINISH NOTE 1
- FINISH NOTE 2

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 35 EAST WACKER DRIVE, SUITE 1000
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MIFFLIN CHAPTER
 CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION
Revised on 10/25/2024

DRAWING ISSUE		
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1		

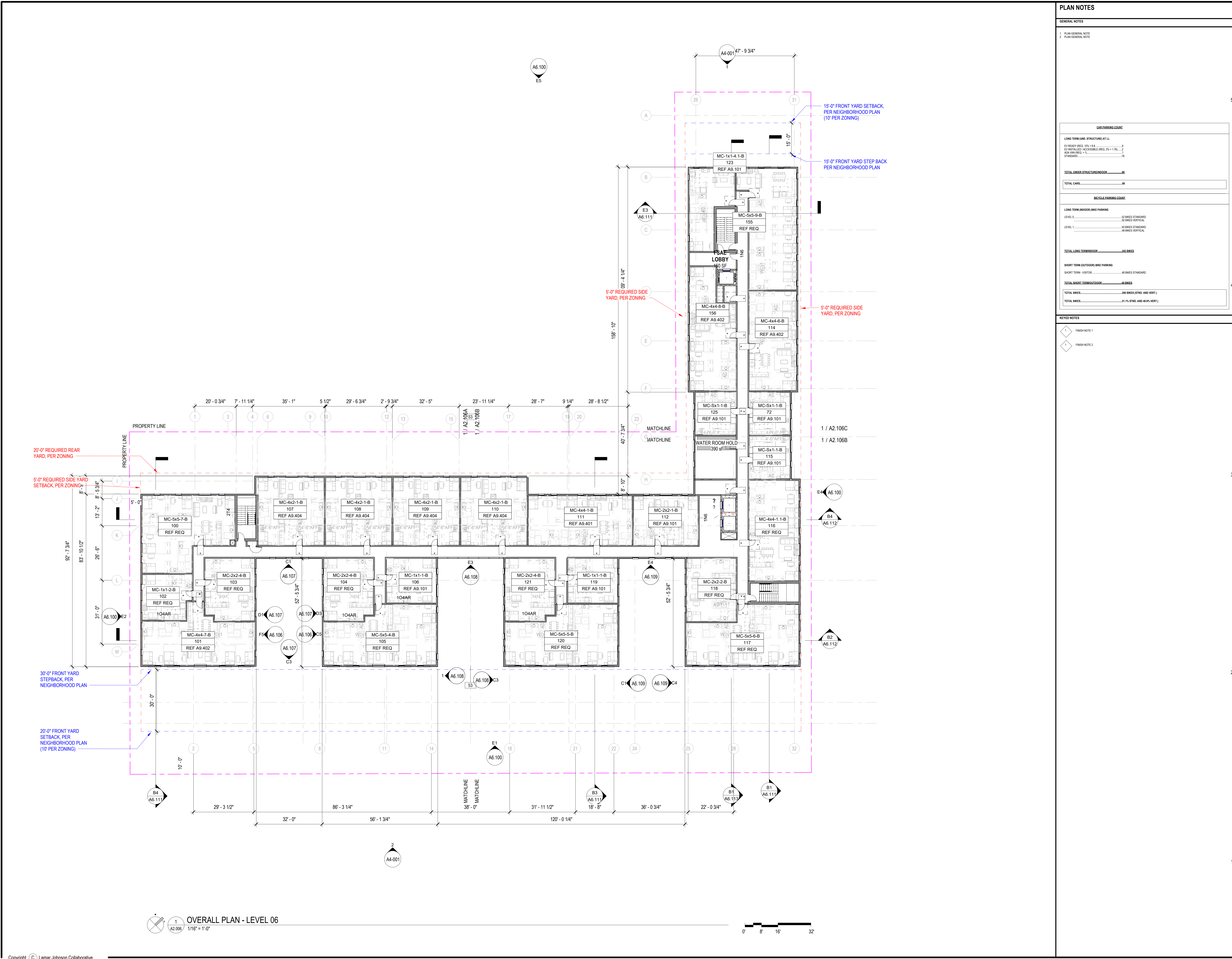
BUILDING MAP

DRAWING TITLE
 OVERALL FLOOR PLAN - LEVEL 05

DRAWING NO.
A2.005

Job # 25.008154

OVERALL PLAN - LEVEL 05
 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. 30% + 8)	0
EV ONLY (ACCESSIBLE (REQ. 2% + 1 TR), 2)	0
ADA VAN (REQ. # 1)	1
STANDARD	0
TOTAL UNDER STRUCTURE/INDOOR	0
TOTAL CAR	0

BICYCLE PARKING COUNT	
LONG TERM (INDOOR) BIKE PARKING	
LEVEL 0	02 BIKES STANDARD
LEVEL 1	00 BIKES VERTICAL
TOTAL LONG TERM/INDOOR	02 BIKES
SHORT TERM (OUTDOOR) BIKE PARKING	
SHORT TERM - VISITOR	00 BIKES STANDARD
TOTAL SHORT TERM/OUTDOOR	00 BIKES
TOTAL BIKES	02 BIKES (STND. AND VERT.)
TOTAL BIKES	02 BIKES (STND. AND VERT.)

KEYED NOTES

- FINISH NOTE 1
- FINISH NOTE 2

Lamar Johnson Collaborative
 35 EAST WACKER DRIVE, SUITE 1000
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 PH: 312.688.0144

MIFFLIN CHAPTER
 CRG
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION
Revised on 10/25/24

DRAWING ISSUE		
#	DESCRIPTION	DATE
1		

BUILDING MAP

DRAWING TITLE
 OVERALL FLOOR PLAN - LEVEL 06

DRAWING NO.
A2.006

Job # 25.008154

10/25/24 1:52:22 PM



E5 NORTH ELEVATION
A6.100 1/16" = 1'-0"

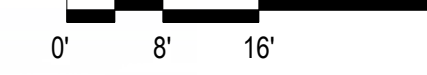
POWDER COATED BLACK PICKET RAILS



E4 EAST ELEVATION
A6.100 1/16" = 1'-0"



E2 WEST ELEVATION
A6.100 1/16" = 1'-0"



E1 SOUTH ELEVATION
A6.100 1/16" = 1'-0"

BUILT UP PLANTERS WITH MASONRY CLADDING



EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

KEYED NOTES

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

EXTERIOR ELEVATION NOTES

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

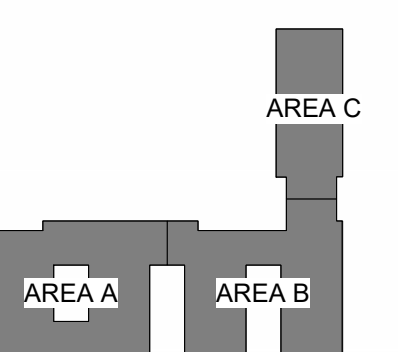
Lamar Johnson Collaborative
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MIFFLIN CHAPTER
CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION
Revised on 10/25/2024

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#	DESCRIPTION	DATE
1		

BUILDING MAP



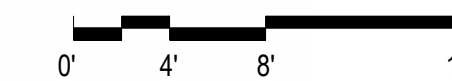
DRAWING TITLE
OVERALL BUILDING ELEVATIONS- COLOR

DRAWING NO.
A6.100

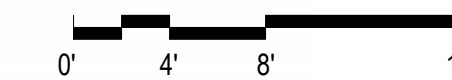
Job # 25.008154



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



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



EXTERIOR ELEVATION NOTES

GENERAL NOTES

- ELEVATION GENERAL NOTE
- ELEVATION GENERAL NOTE

KEYED NOTES

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

EXTERIOR ELEVATION NOTES

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

Lamar Johnson Collaborative

35 EAST WACKER DRIVE, SUITE 1000
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PH: 312.658.0141

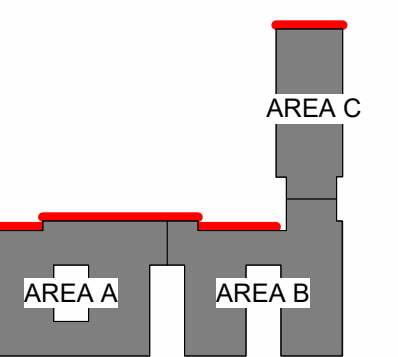
MIFFLIN CHAPTER

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

DRAWING ISSUE

#	DESCRIPTION	DATE
1		
2		

BUILDING MAP



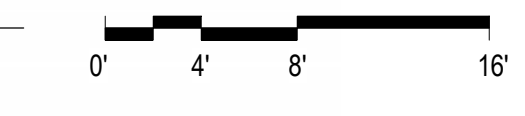
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ENLARGED BUILDING ELEVATIONS - NORTH

DRAWING NO.
A6.102

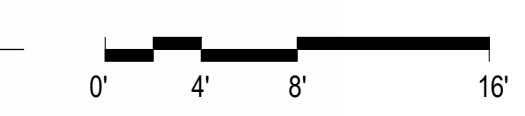
Job # 25.008154



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



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



EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

KEYED NOTES

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

EXTERIOR ELEVATION NOTES

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

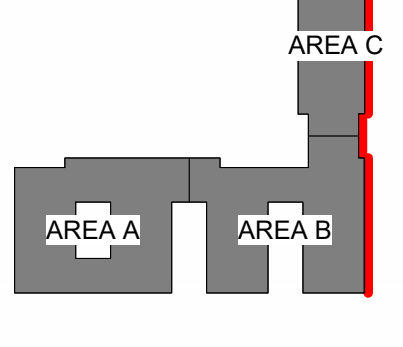
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36 EAST WACKER DRIVE, SUITE 1000
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MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION
Revised on 10/25/2024

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#	DESCRIPTION	DATE
1		

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 ENDCOTT 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

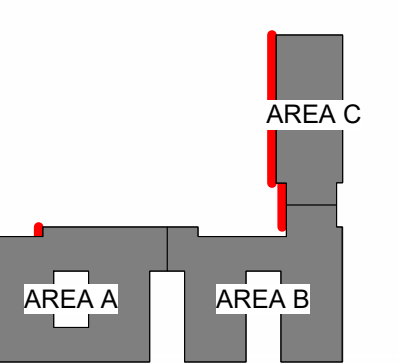
Lamar Johnson Collaborative
38 EAST WACKER DRIVE, SUITE 1000
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PH: 312.658.0141

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
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Revised on 10/25/2024

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#	DESCRIPTION	DATE
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BUILDING MAP



DRAWING TITLE
ENLARGED BUILDING ELEVATIONS - WEST

DRAWING NO.
A6.104

Job # 25.008154



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



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

EXTERIOR ELEVATION NOTES

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

EXTERIOR ELEVATION NOTES

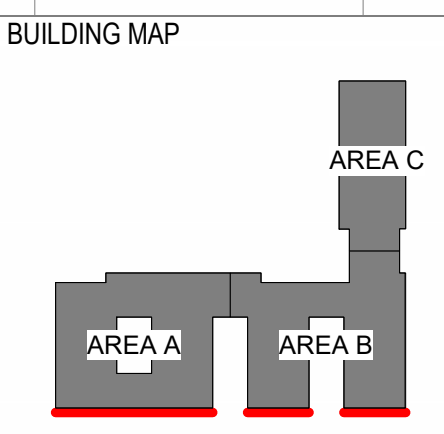
HATCH	MARK	DESCRIPTION
[Hatch]	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
[Hatch]	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
[Hatch]	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
[Hatch]	BK-1	BRICK VENEER SUMMIT FACE BRICK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

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MIFFLIN CHAPTER
CRG
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LAND USE APPLICATION
Revised on 10/25/2024

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#	DESCRIPTION	DATE
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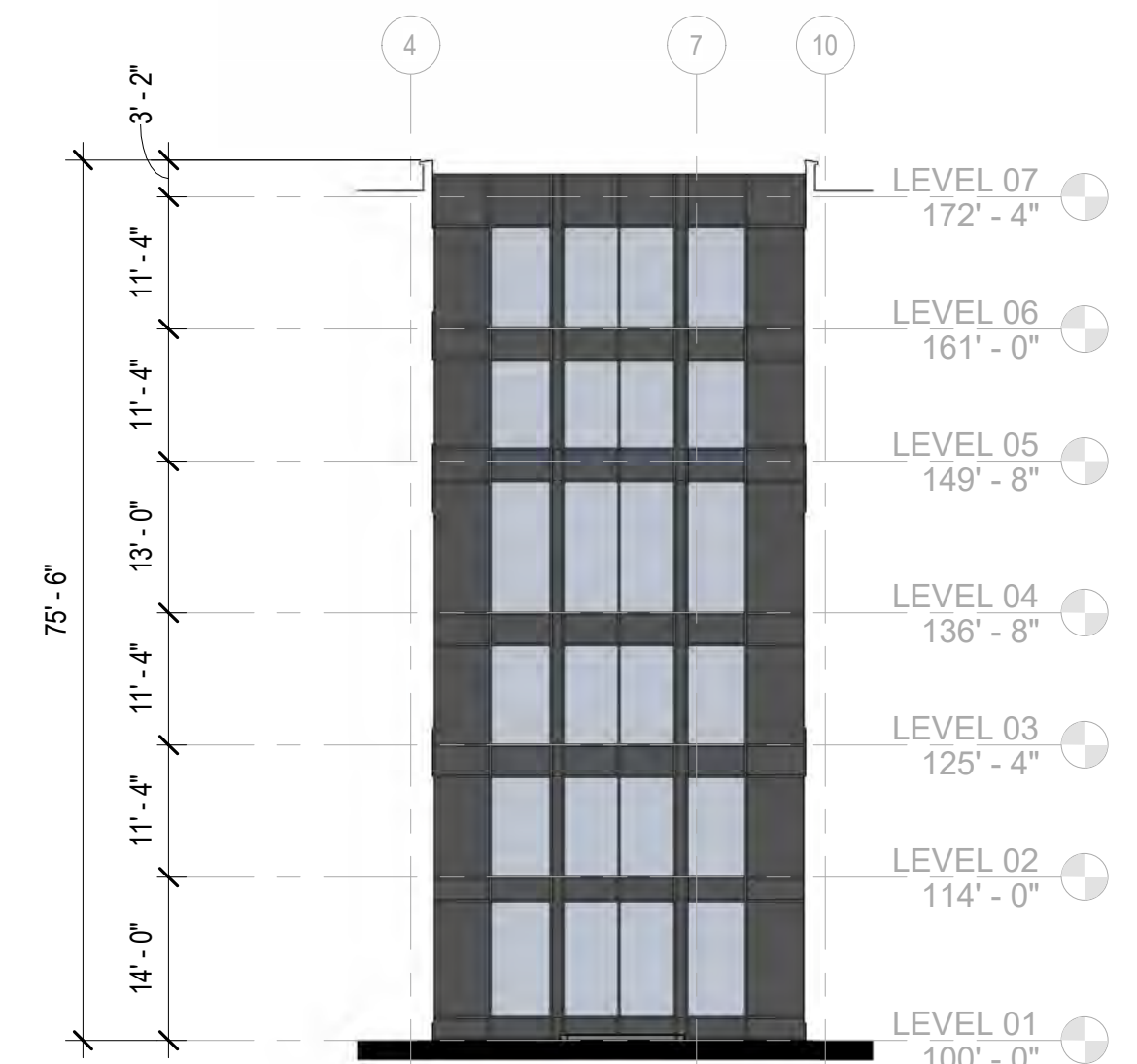
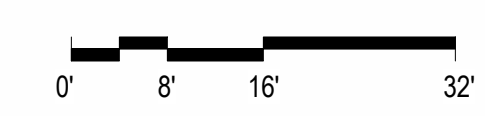
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ENLARGED BUILDING ELEVATIONS - SOUTH

DRAWING NO.
A6.105

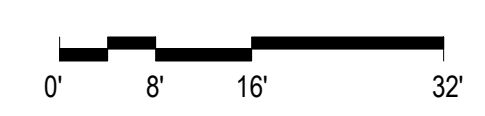
Job # 25.008154



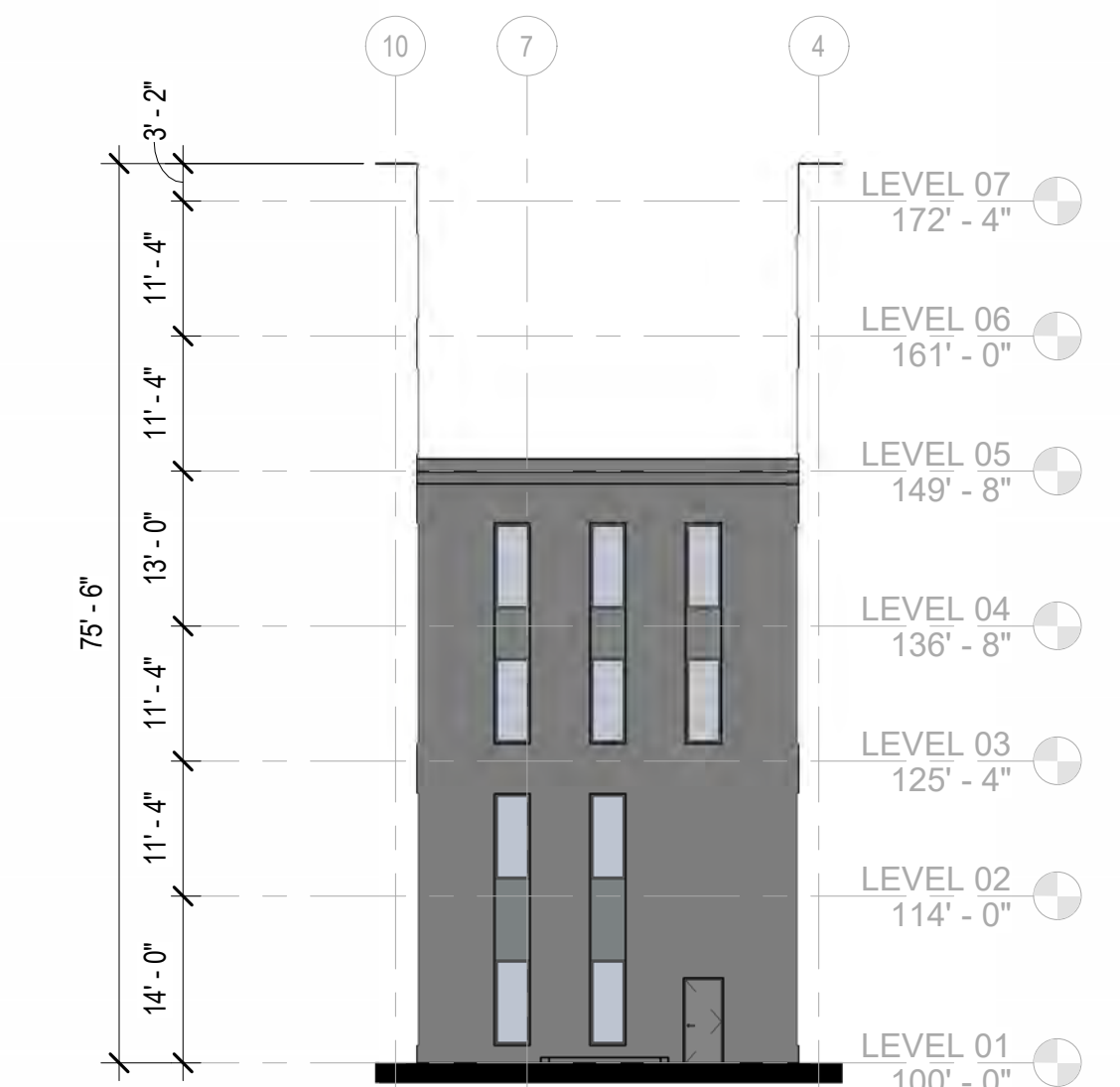
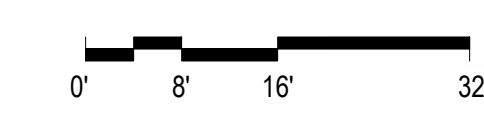
F5 EE_WEST (ENCLOSED)
A6.106 1/16" = 1'-0"



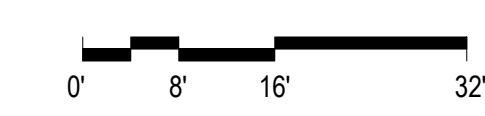
D5 EE_NORTH (ENCLOSED)
A6.106 1/16" = 1'-0"



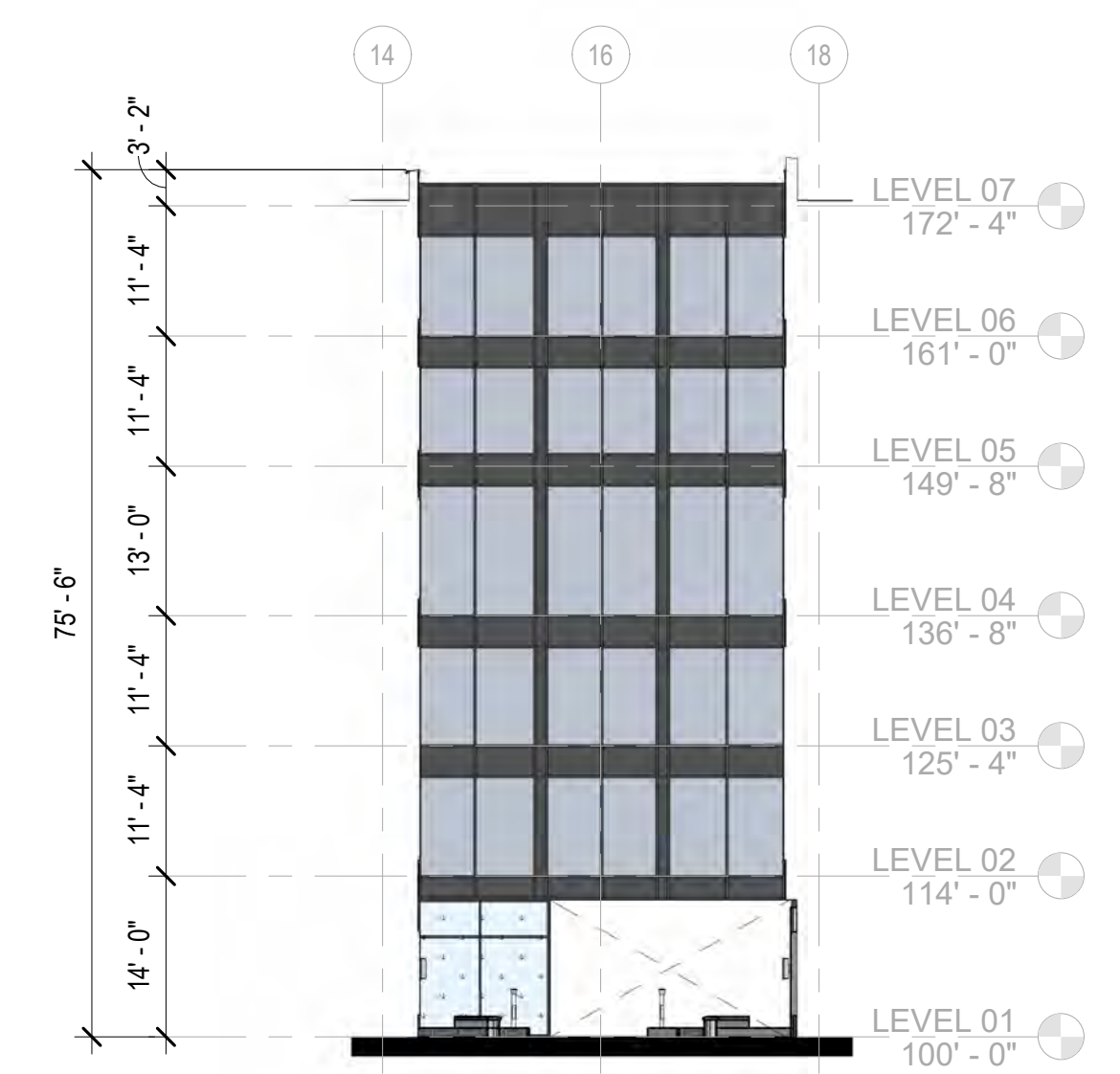
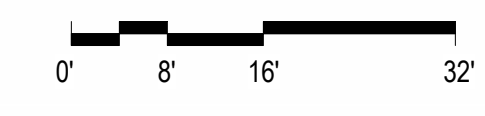
C5 EE_EAST (ENCLOSED)
A6.106 1/16" = 1'-0"



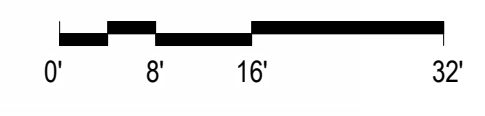
B5 EE_SOUTH (ENCLOSED)
A6.106 1/16" = 1'-0"



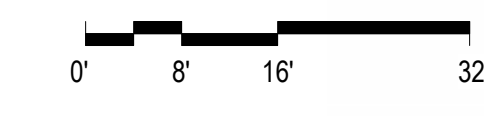
1 EE_WEST (PASSTHRU)
A6.106 1/16" = 1'-0"



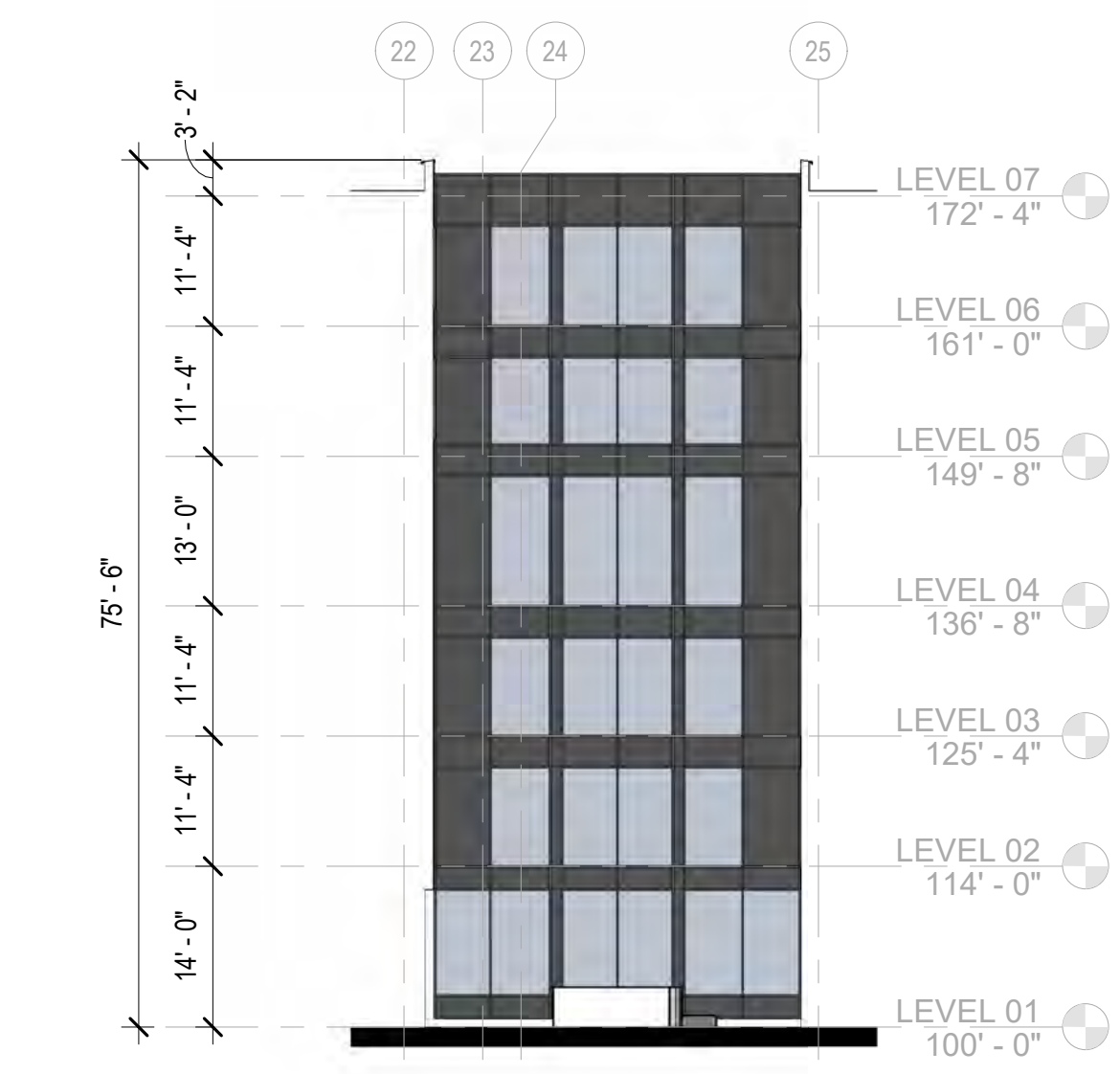
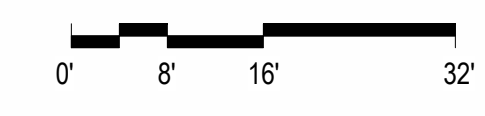
D3 EE_NORTH (PASSTHRU)
A6.106 1/16" = 1'-0"



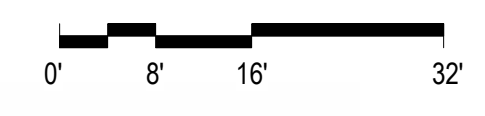
C3 EE_EAST (PASSTHRU)
A6.106 1/16" = 1'-0"



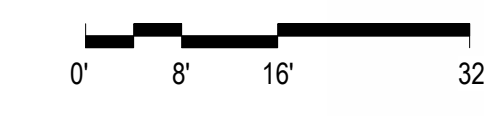
F2 EE_WEST (OPEN)
A6.106 1/16" = 1'-0"



D2 EE_NORTH (OPEN)
A6.106 1/16" = 1'-0"



C2 EE_EAST (OPEN)
A6.106 1/16" = 1'-0"



EXTERIOR ELEVATION NOTES

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

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

EXTERIOR ELEVATION NOTES

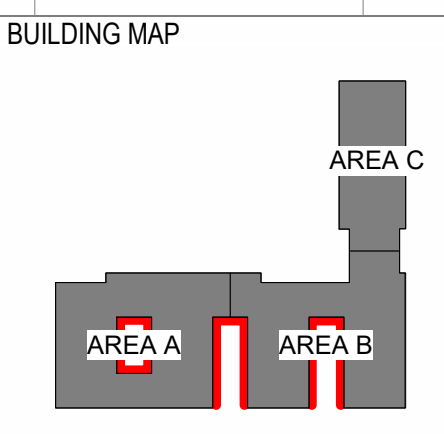
HATCH	MARK	DESCRIPTION
	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
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	GL-1	VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2"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

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MIFFLIN CHAPTER
CRG
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LAND USE APPLICATION
Revised on 10/25/2024

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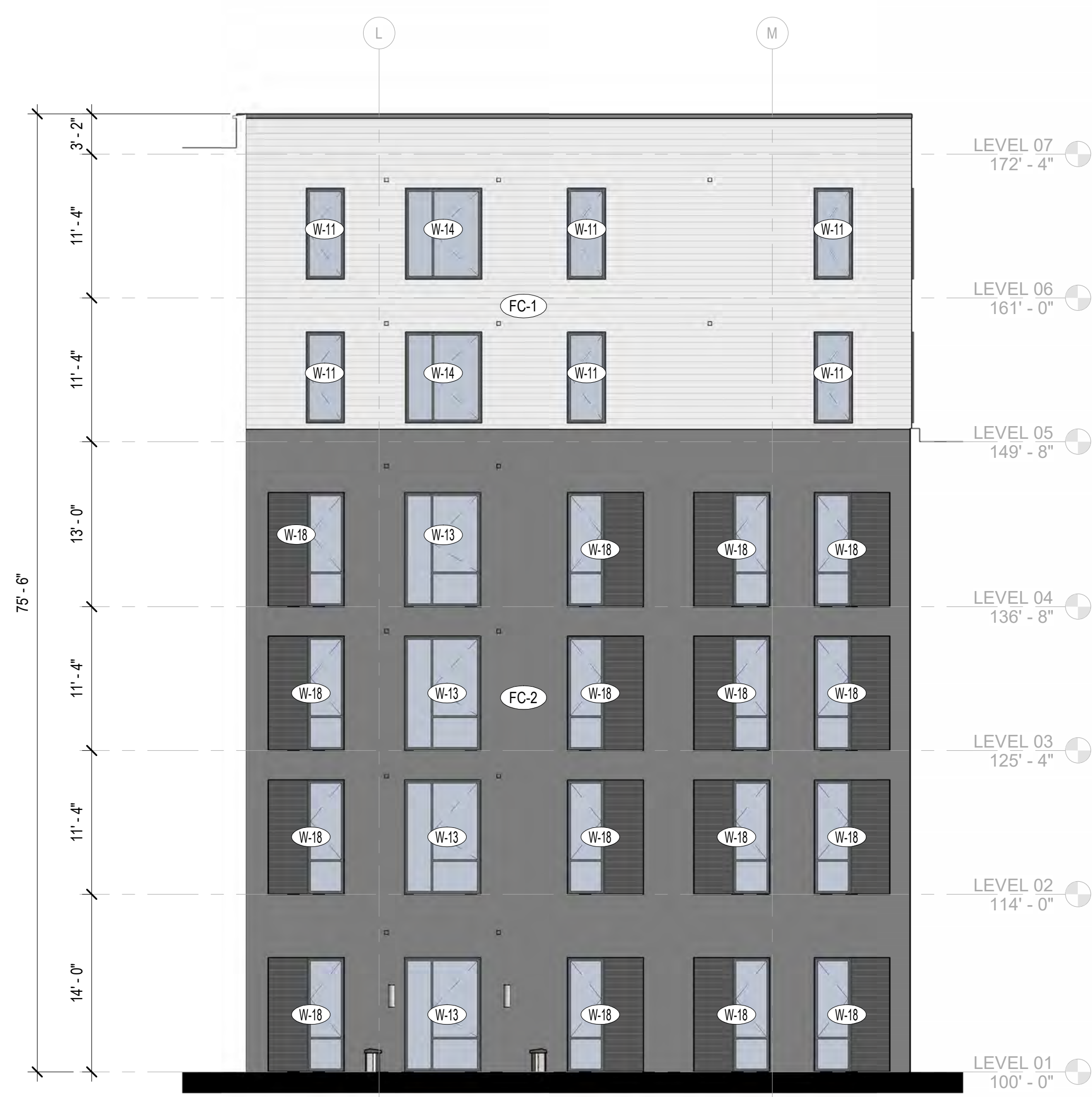
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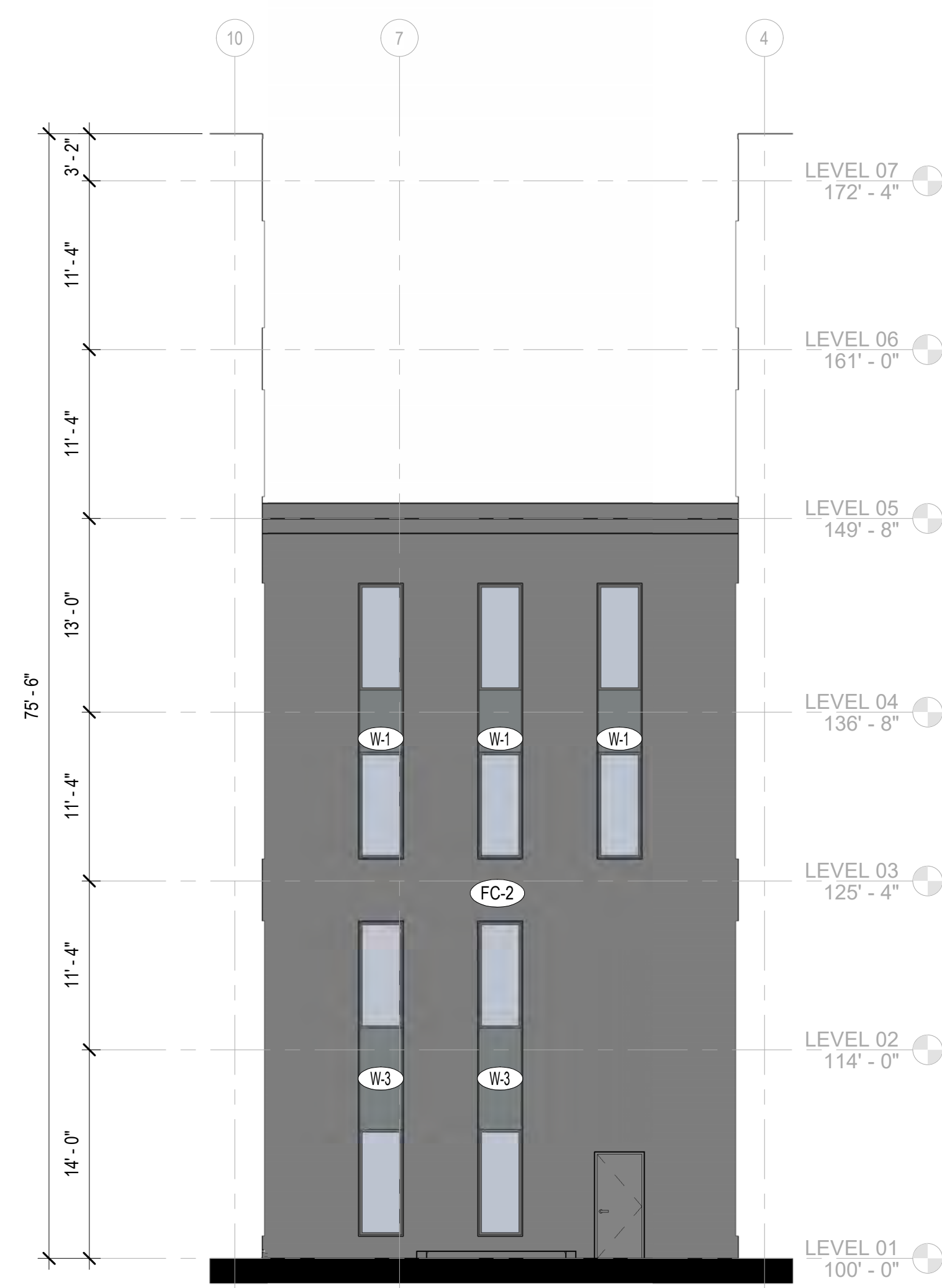
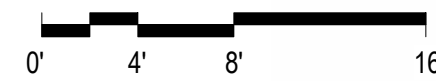
DRAWING TITLE
OVERALL COURTYARD ELEVATIONS

DRAWING NO.
A6.106

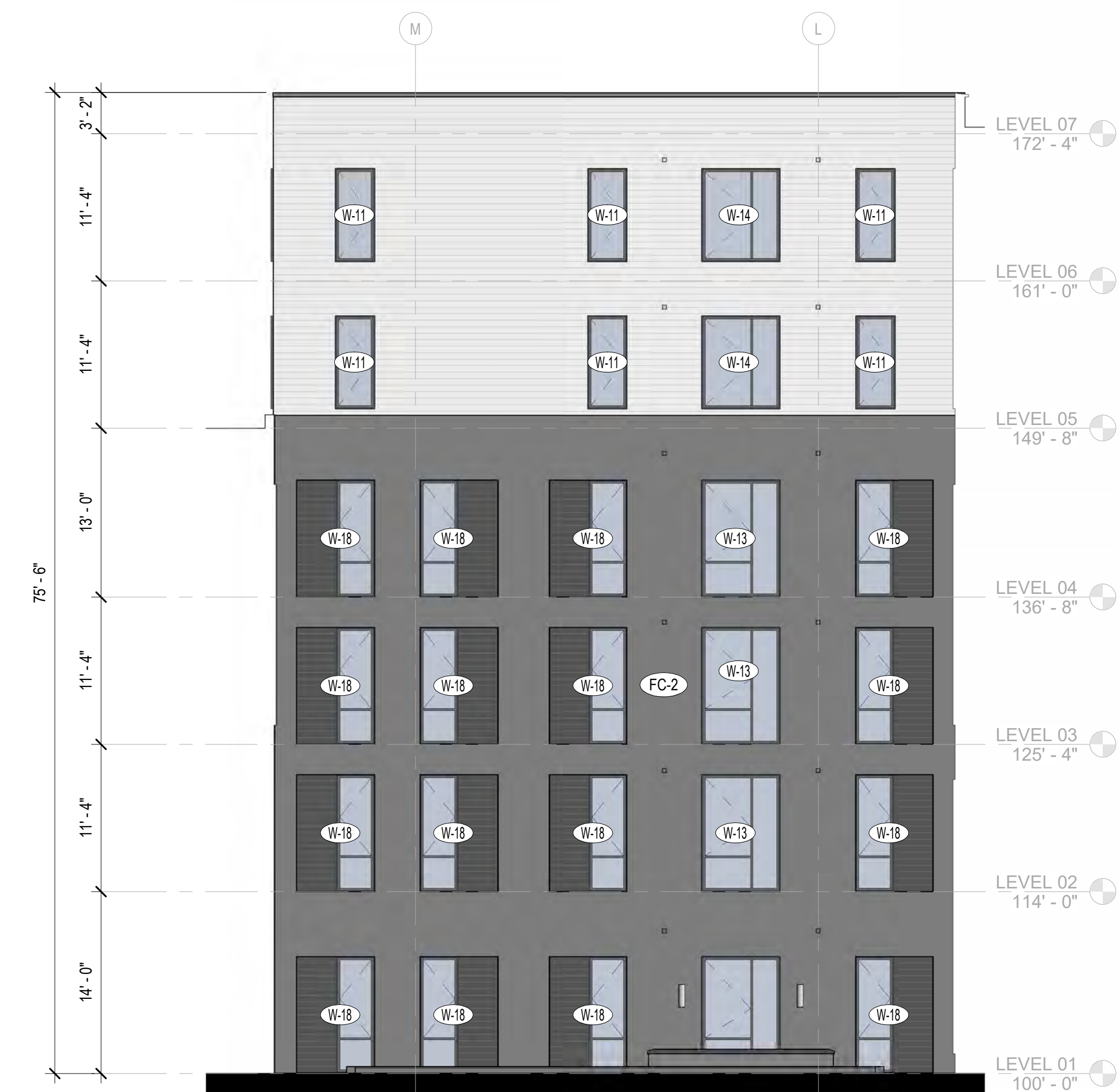
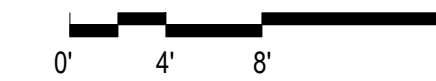
Job #
25.008154



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



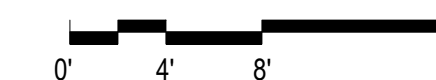
C3 ENLARGED ELEVATION - SOUTH - ENCLOSED
A6.107 1/8" = 1'-0"



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
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	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
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	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

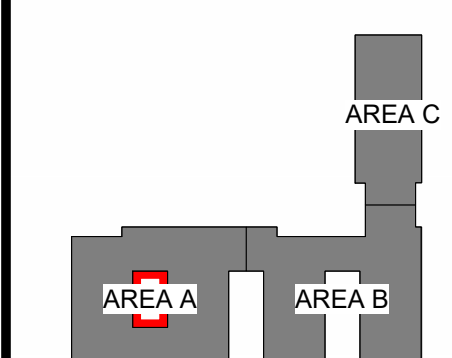
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1000
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MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
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#	DESCRIPTION	DATE
1		
2		

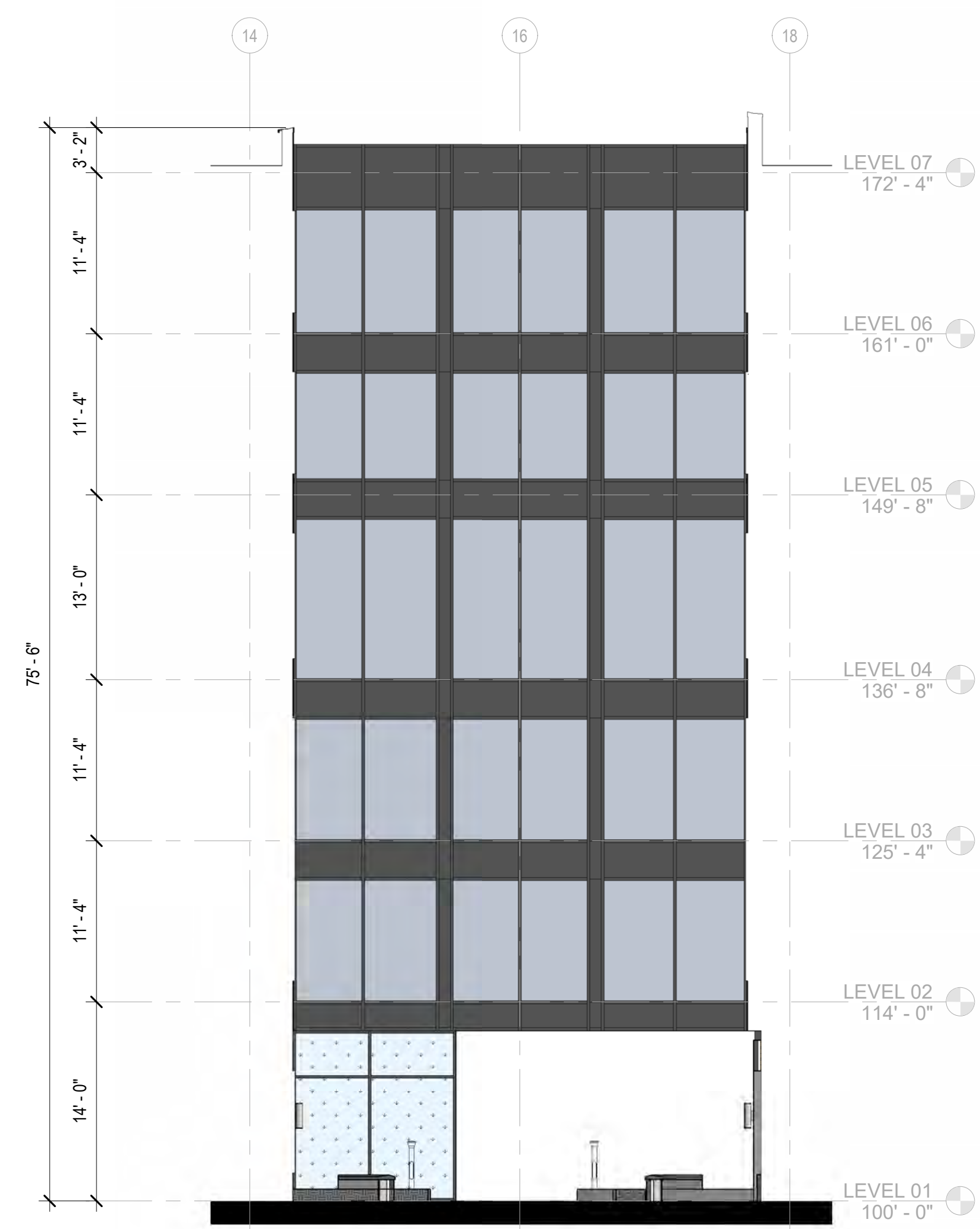
BUILDING MAP



DRAWING TITLE
ENLARGED COURTYARD
ELEVATIONS - ENCLOSED

DRAWING NO.
A6.107

Job # 25.008154



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



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



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

EXTERIOR ELEVATION NOTES

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

EXTERIOR ELEVATION NOTES

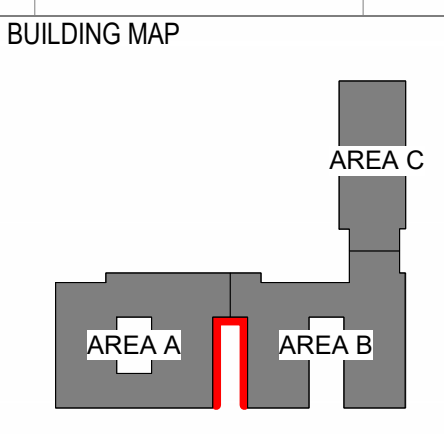
HATCH	MARK	DESCRIPTION
[Hatch]	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
[Hatch]	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
[Hatch]	FC-3	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED
[Hatch]	BK-1	BRICK VENEER SUMMIT FACE BRICK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

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

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION
Revised on 10/25/2024

DRAWING ISSUE

#	DESCRIPTION	DATE
1		



DRAWING TITLE
ENLARGED COURTYARD
ELEVATIONS - PASSTHRU

DRAWING NO.
A6.108

Job # 25.008154



E4
A6.109 1/8" = 1'-0"
0' 4' 8' 16'



C4
A6.109 1/8" = 1'-0"
0' 4' 8' 16'



C1
A6.109 1/8" = 1'-0"
0' 4' 8' 16'

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

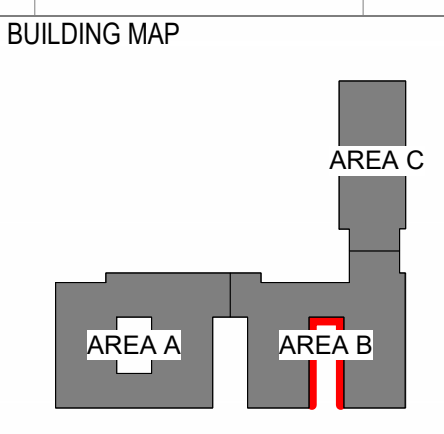
HATCH	MARK	DESCRIPTION
[Hatch]	FC-1	FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE
[Hatch]	FC-2	FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE
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[Hatch]	BK-1	BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED
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[Hatch]	XV-1	X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL

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

MIFFLIN CHAPTER
 CRG
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION
 Revised on 10/25/2024

DRAWING ISSUE

#	DESCRIPTION	DATE
1		
2		



DRAWING TITLE
 ENLARGED COURTYARD
 ELEVATIONS - OPEN

DRAWING NO.
A6.109

Job # 25.008154

GENERAL NOTES:

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

DEMOLITION NOTES:

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

SITE PLAN LEGEND

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

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

PROPOSED UTILITY LEGEND

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

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

GRADING LEGEND

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

RIGHT-OF-WAY NOTES:

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

SITE PLAN NOTES:

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

GRADING NOTES:

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

CITY FORESTRY NOTES:

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

UTILITY NOTES:

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



909 FOURTH DRIVE, SUITE 100 MADISON, WI 53715 PH: 608.263.4525



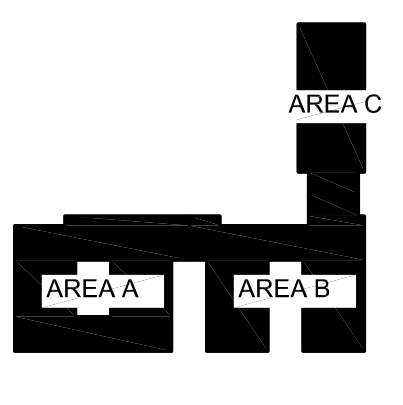
35 EAST WACKER DRIVE, SUITE 1400 CHICAGO, IL 60601 PH: 312.626.0747

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

DRAWING ISSUE

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

BUILDING MAP



DRAWING TITLE NOTES & LEGENDS

DRAWING NO. C0.1

Job # 230390

NOT FOR CONSTRUCTION

TOPOGRAPHIC LINWORK LEGEND

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

SURVEY LEGEND

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

EXISTING SANITARY STRUCTURE TABLE

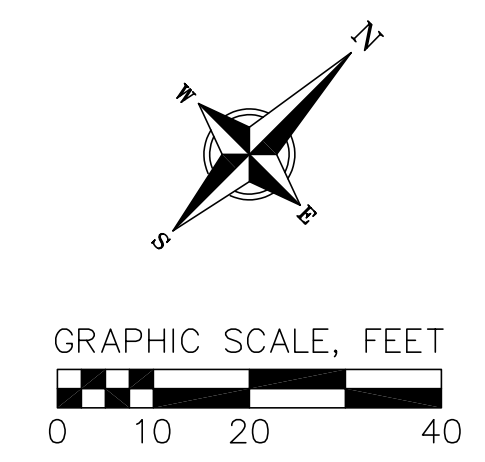
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	859.59	850.19	NE
S2	SMH	856.48	848.53	NE
S3	SMH	855.55	847.29	NE
S4	SMH	855.15	846.34	NE
S5	SMH	857.43	844.65	SW

EXISTING STORM STRUCTURE TABLE

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

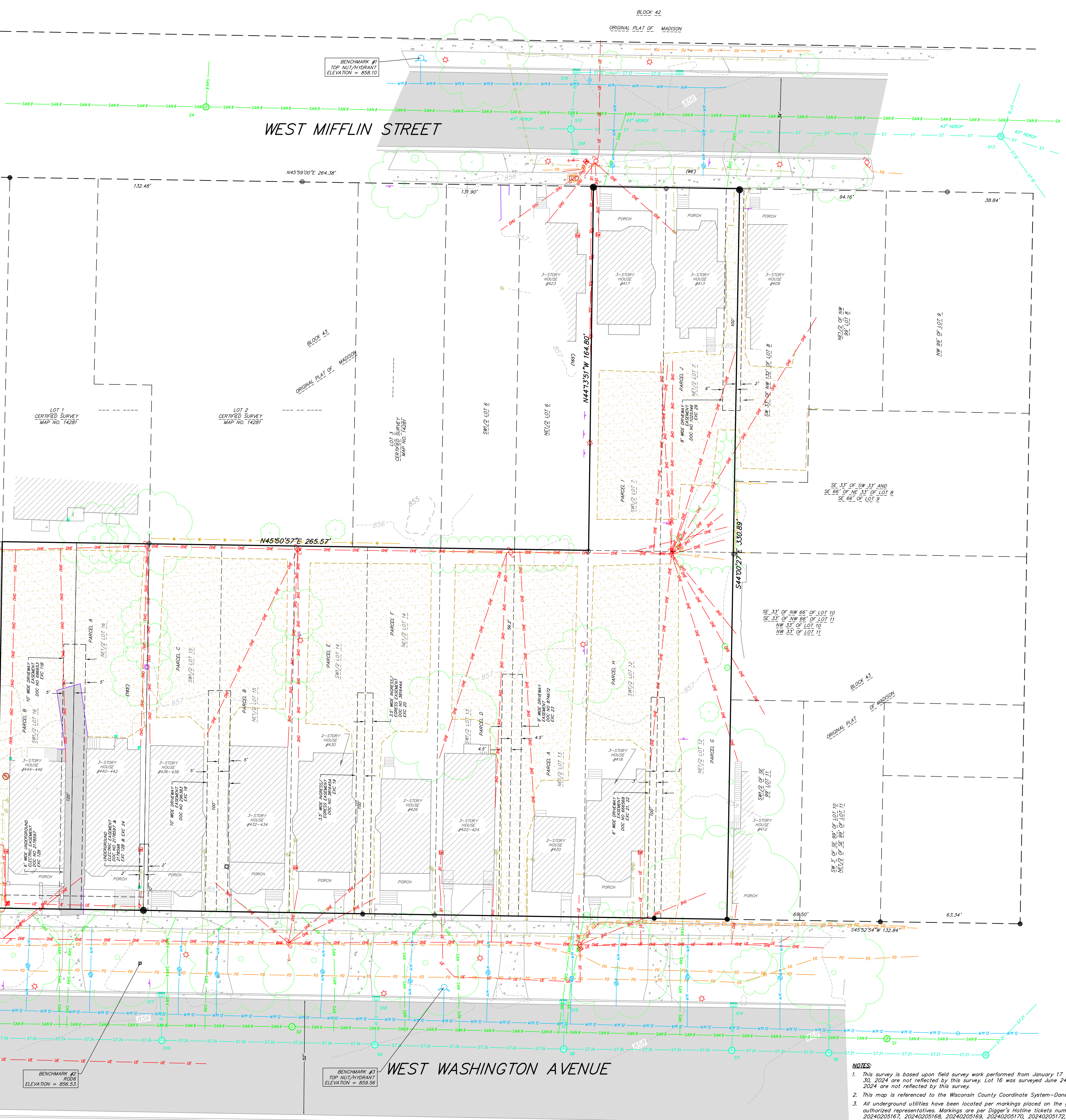
TOPOGRAPHIC SYMBOL LEGEND

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



vierbicher
planners | engineers | advisors

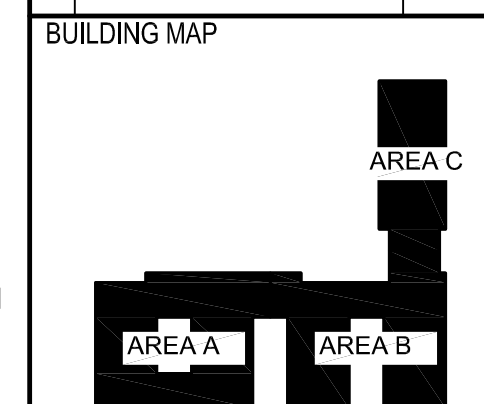
Lamar Johnson Collaborative
35 EAST HACKER DRIVE, SUITE 1400
CHICAGO, IL 60611
PH: 312.669.0141



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

DRAWING ISSUE

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



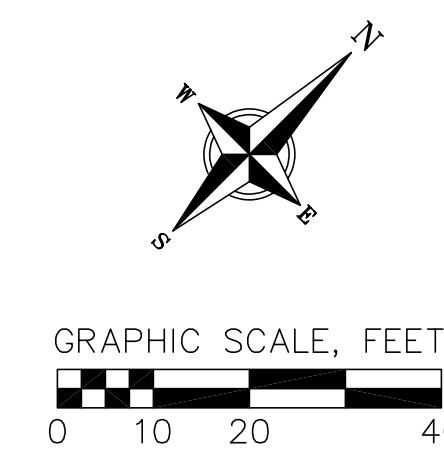
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EXISTING CONDITIONS PLAN

DRAWING NO.
C1.0

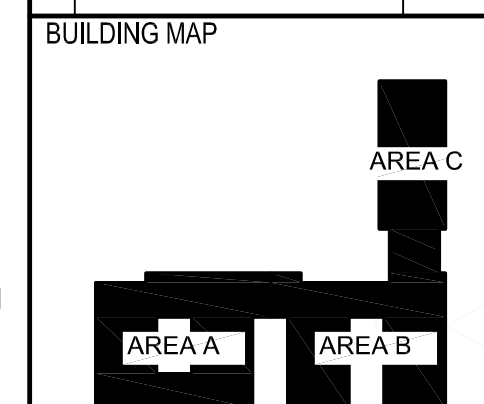
Job #
230390

NOT FOR CONSTRUCTION

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



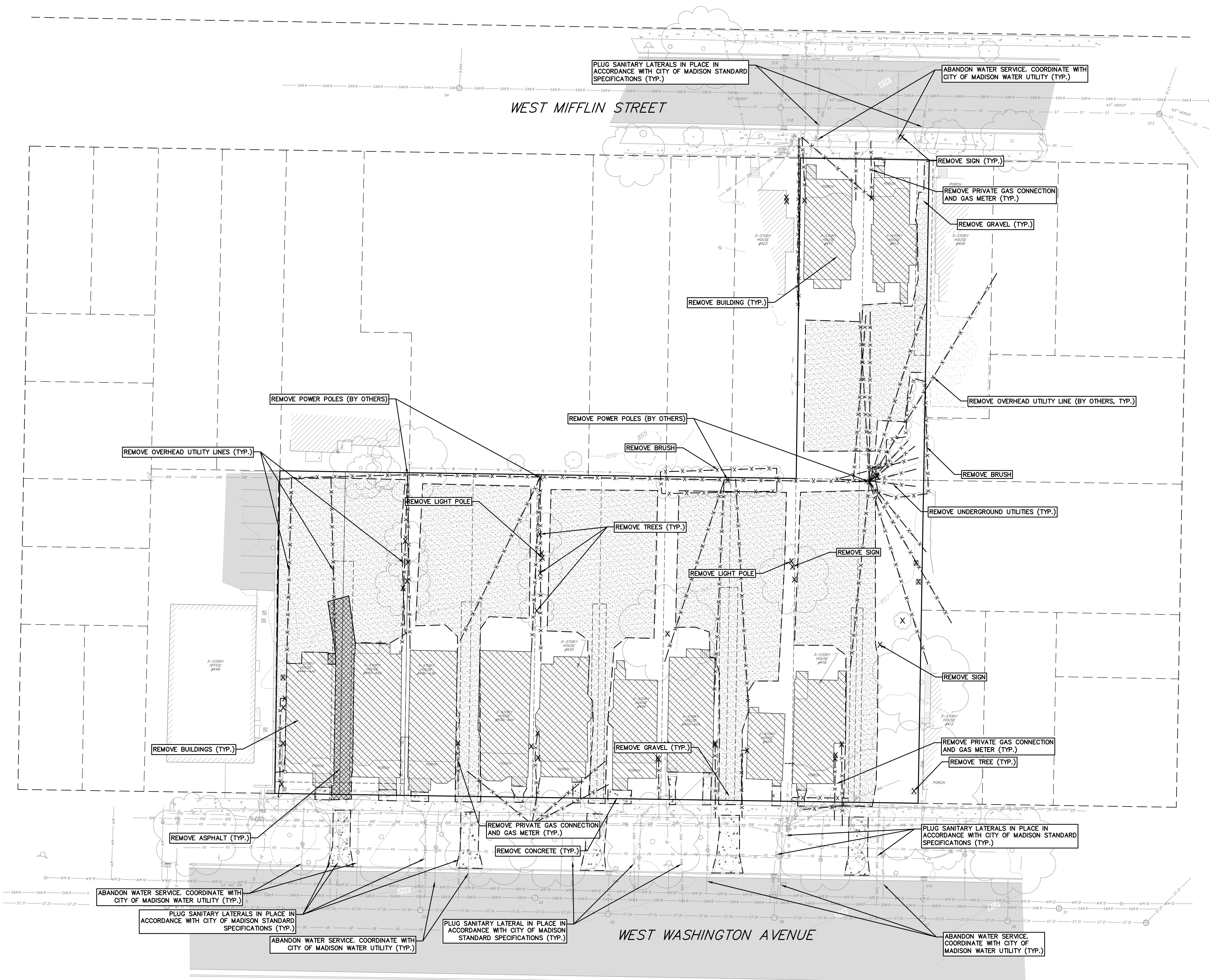
DRAWING ISSUE		
#	DESCRIPTION	DATE
1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24



DRAWING TITLE
DEMOLITION PLAN

DRAWING NO.
C2.0

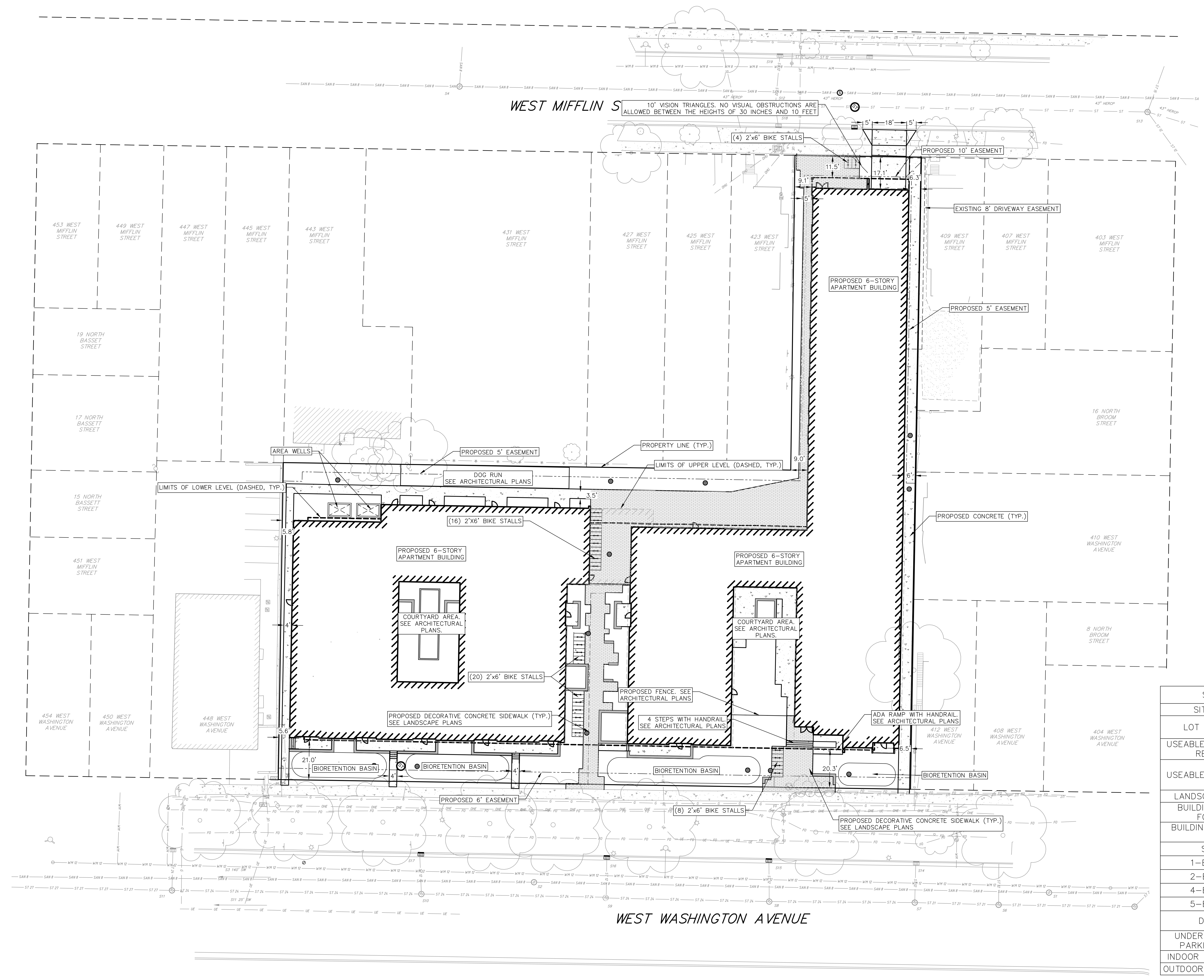
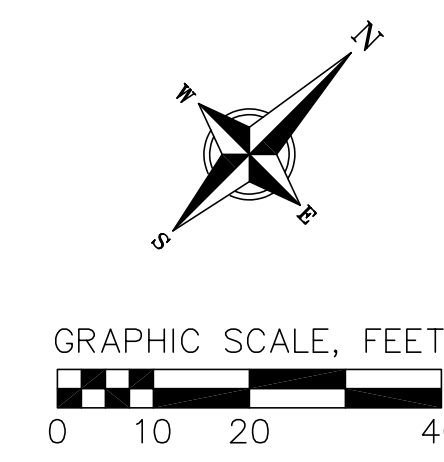
Job # 230390



DEMOLITION PLAN LEGEND

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

NOT FOR CONSTRUCTION

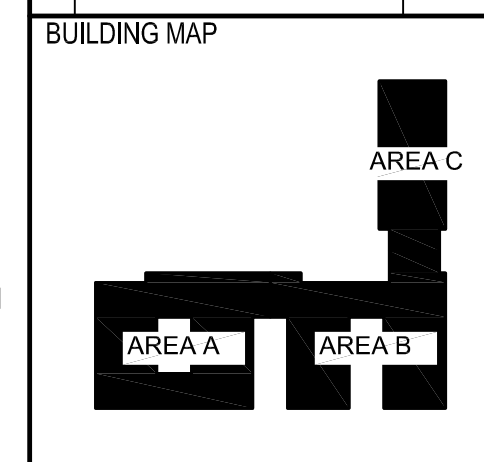


SITE PLAN SUMMARY TABLE	
SITE AREA	65,816 SF
LOT COVERAGE	81.0% IMPERVIOUS
USEABLE OPEN SPACE REQUIRED	20 SF x 516 BEDS=10,320 SF
USEABLE OPEN SPACE	8,479 SF BUILDING 17,005 TOTAL
LANDSCAPED AREA	8,351 SF
BUILDING SQUARE FOOTAGE	257,510 GSF
BUILDING FOOTPRINT AREA	38,154 SF
STUDIO	19
1-BEDROOM	11
2-BEDROOM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

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

NOT FOR CONSTRUCTION

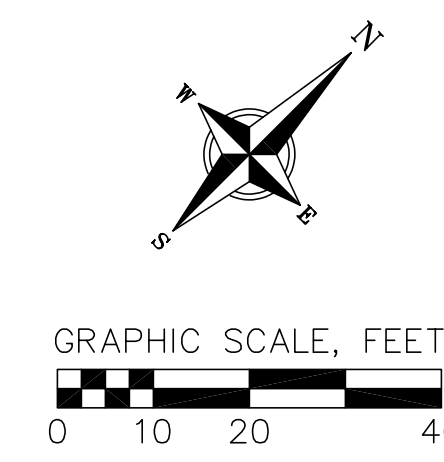
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#	DESCRIPTION	DATE
1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24



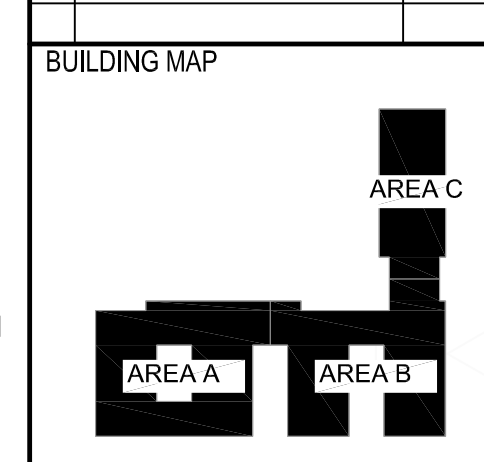
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SITE PLAN

DRAWING NO.
C3.0

Job # 230390



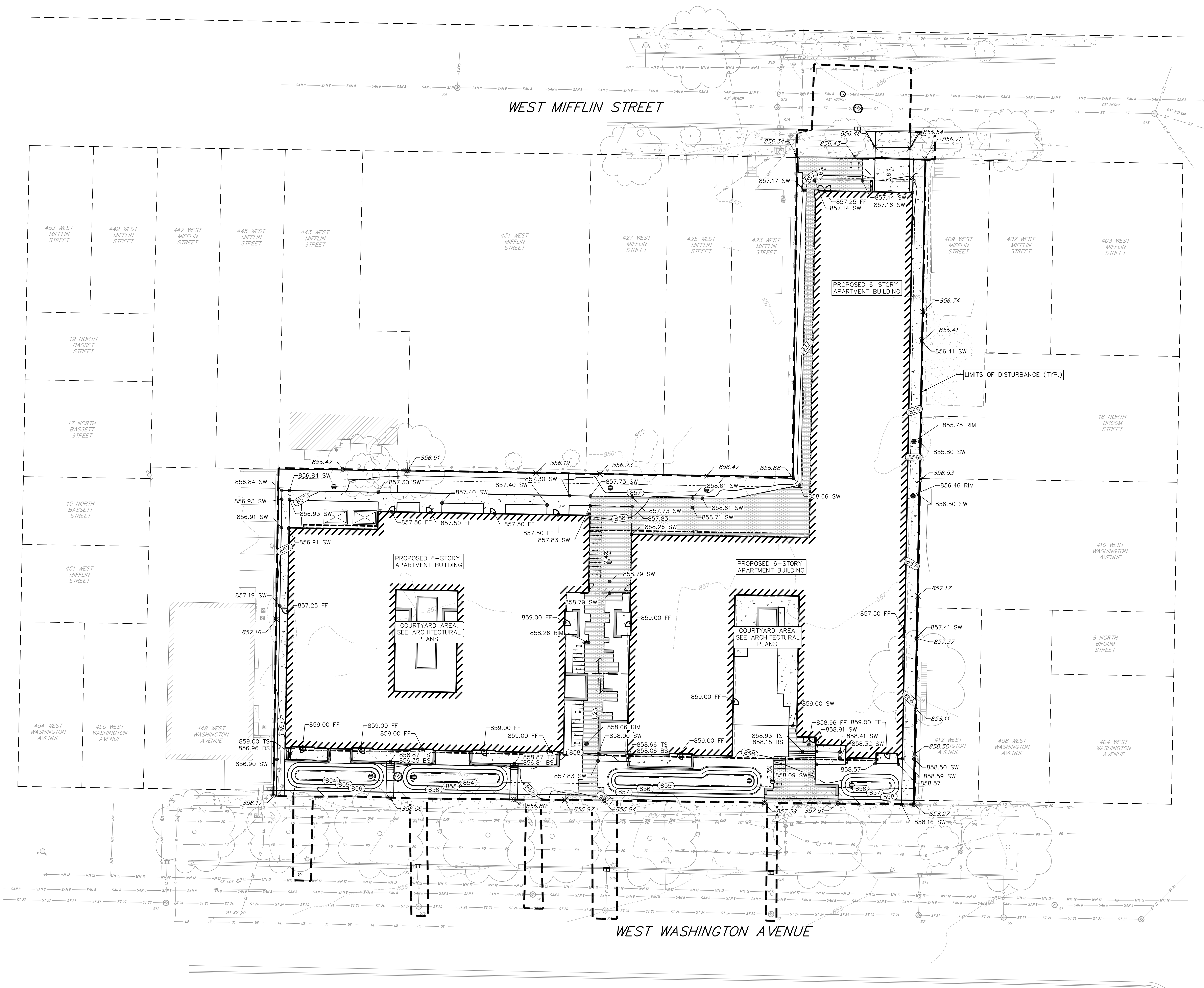
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1	UDC SUBMISSION	9/23/24



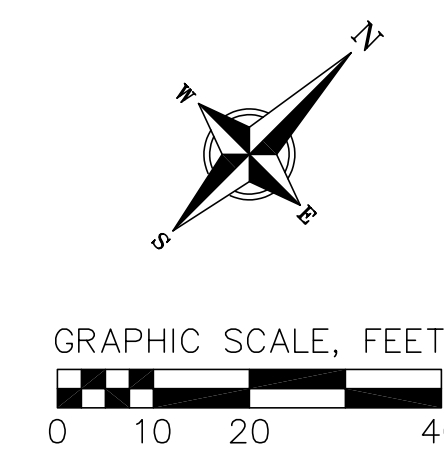
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GRADING PLAN

DRAWING NO.
C4.0

Job # 230390

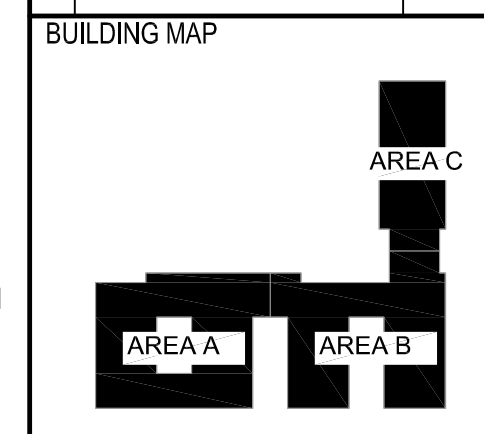


NOT FOR CONSTRUCTION



DRAWING ISSUE

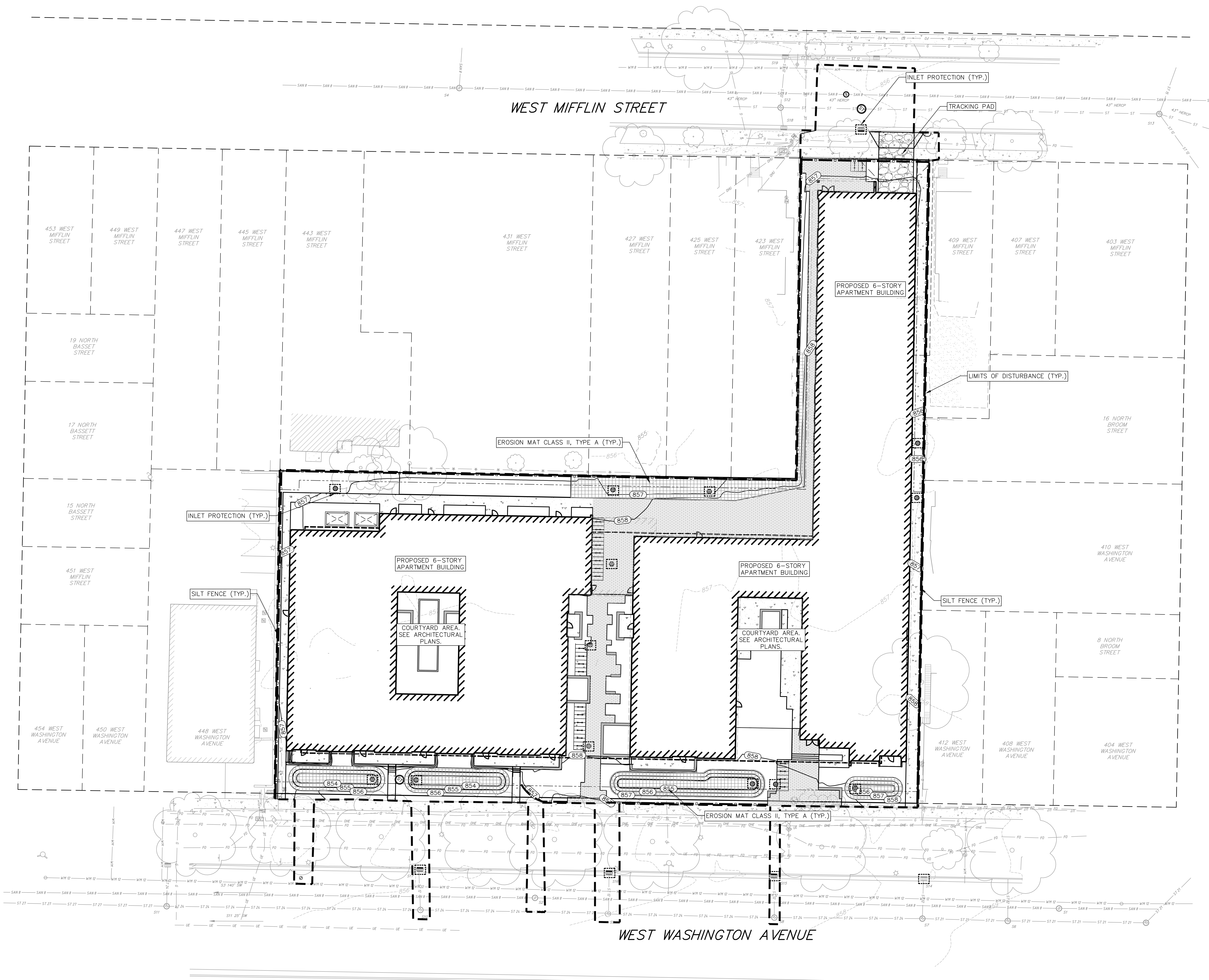
#	DESCRIPTION	DATE
1	LUA SUBMISSION	9/23/24
1	UDC SUBMISSION	9/23/24



DRAWING TITLE
EROSION CONTROL PLAN

DRAWING NO.
C4.1

Job # 230390



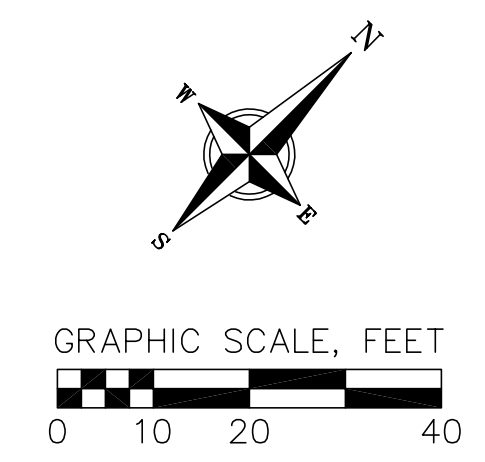
NOT FOR CONSTRUCTION

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	4' ht.		4
PD	Picea glauca densata / Black Hills Spruce	B & B	2.5' Cal		3
TH	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	4' ht.		10
TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	5' ht.		6
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	1
CE	Cercis canadensis / Eastern Redbud	B & B	2.5' Cal		3
HV	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.		1
DECIDUOUS SHRUBS					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		11
Am-2	Aronia melanocarpa 'UDCONIA012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.		5
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		23
Cb	Cephalanthus occidentalis 'Balloptics' / Fiber Optics® Buttonbush	Cont.	7 Gal.		10
Ca-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		8
Ld	Lonicera dioica / Honeysuckle	Cont.	3 Gal.		7
Po2	Physocarpus opulifolius 'SMNPOBLR' / Ginger Wine® Ninebark	Cont.	5 Gal.		3
Vc	Viburnum cassinoides / Withered Viburnum	Cont.	5 Gal.		1
Vg	Viburnum lentago / Nannyberry	Cont.	5 Gal.		1
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
Co3	Carex breviflor / Oval Sedge	Cont.	4 in		10
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 in		16
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.		5
Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.		15
La	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.		9
Ms	Mattdeucia struthiopteris / Ostrich Fern	Cont.	1 Gal.		7
Oc	Osmunda cinnamomea / Cinnamon Fern	Cont.	1 Gal.		13
Or	Osmunda regalis / Royal Fern	Cont.	1 Gal.		8
Pn	Panicum virgatum 'Northwind' / Northwind Switch Grass	Cont.	1 Gal.		26
Ss	Schizachyium scoparium / Little Bluestem	Cont.	1 Gal.		38
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		41

CONCEPT PLANT SCHEDULE

GROUNDCOVER #1		347 sf
Callirhoe involucrata / Purple Poppymallow	32	9% @ 12' oc
Carex breviflor / Oval Sedge	72	20% @ 12' oc
Dalea purpurea / Purple Prairie Clover	14	4% @ 12' oc
Dodecatheon meadia / Shooting Star	50	14% @ 12' oc
Geum triflorum / Prairie Smoke	29	8% @ 12' oc
Sporobolus heterolepis / Prairie Dropseed	162	45% @ 12' oc
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-tinged Sedge	40	5% @ 12' oc
Carex breviflor / Oval Sedge	78	10% @ 12' oc
Phlox pilosa / Downy Phlox	40	5% @ 12' oc
Sporobolus heterolepis / Prairie Dropseed	509	65% @ 12' oc
Symphoricarpos ericoides / Heath Aster	47	6% @ 12' oc
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.		



vierbicher
planners | engineers | advisors

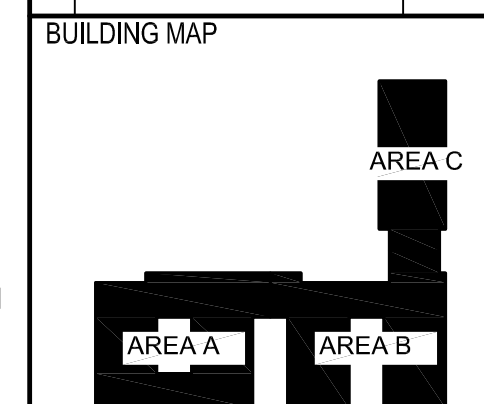
909 FOURTH DRIVE, SUITE 500
MADISON, WI 53715
PH: 608.656.0100

Lamar Johnson
Collaborative

35 EAST HACKER DRIVE, SUITE 1400
CHICAGO, IL 60611
PH: 312.666.0147

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

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



DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L1.0

Job # 230390

NOT FOR CONSTRUCTION

