

DEGEN UNIVERSITY AVENUE MIXED-USE

MADISON, WISCONSIN



UDC FINAL

NOVEMBER 4, 2020



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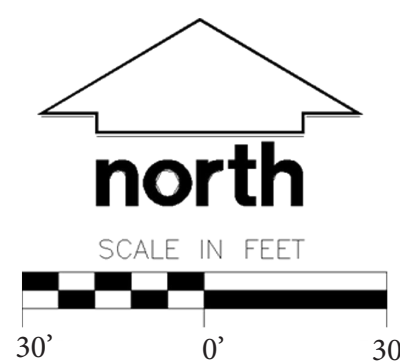
JLA PROJECT NUMBER: 18-1112

UNIVERSITY AVENUE

UNIVERSITY AVE



UNIVERSITY AVE MIXED-USE SITE PLAN



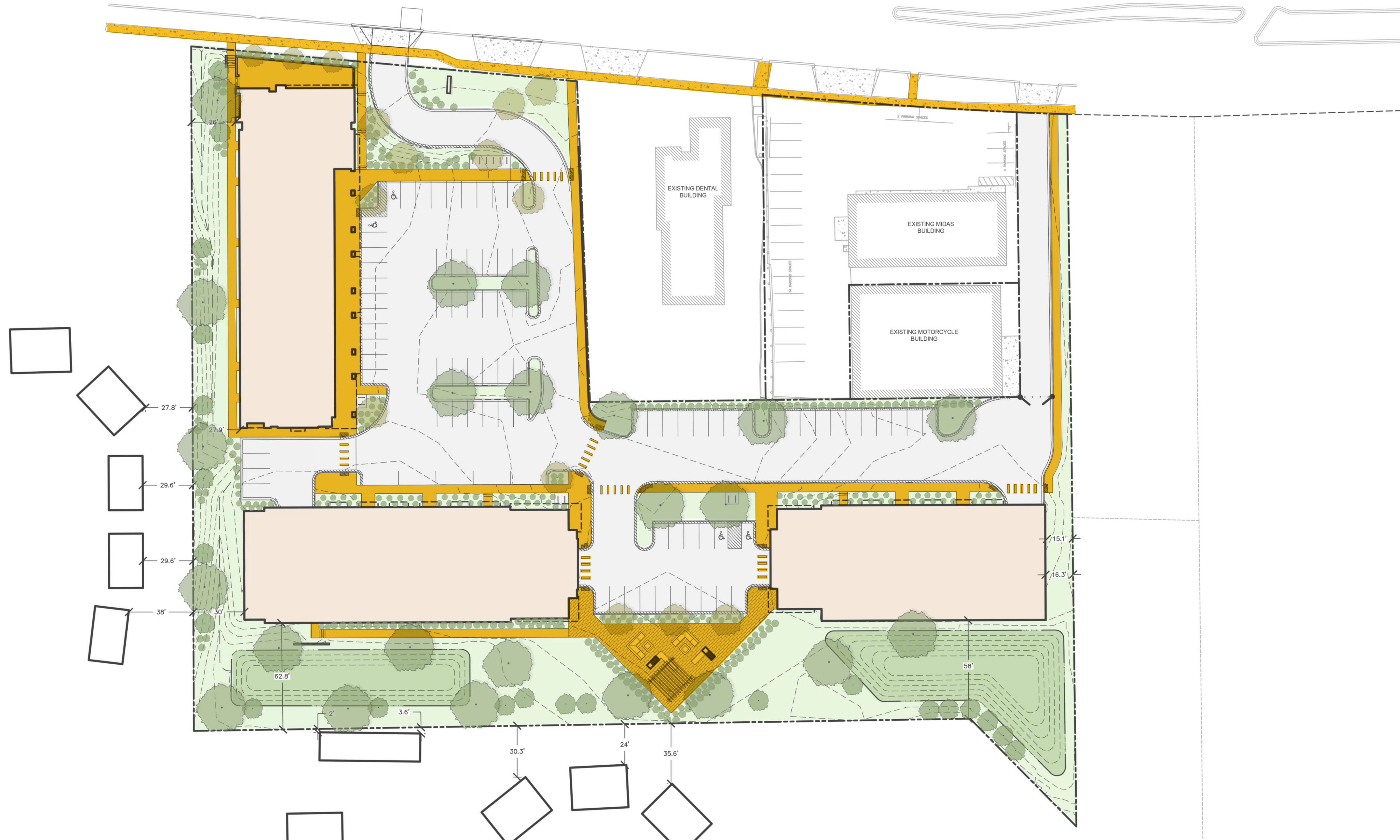
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& ASSOCIATES, LLC
Real Estate Development

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JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

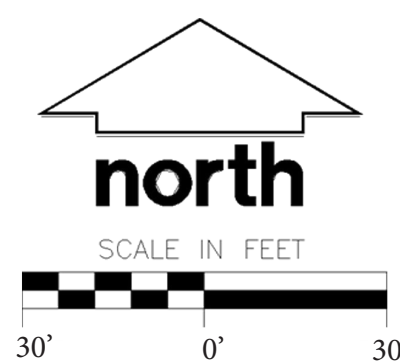
UNIVERSITY AVENUE

UNIVERSITY AVE



UNIVERSITY AVE MIXED-USE

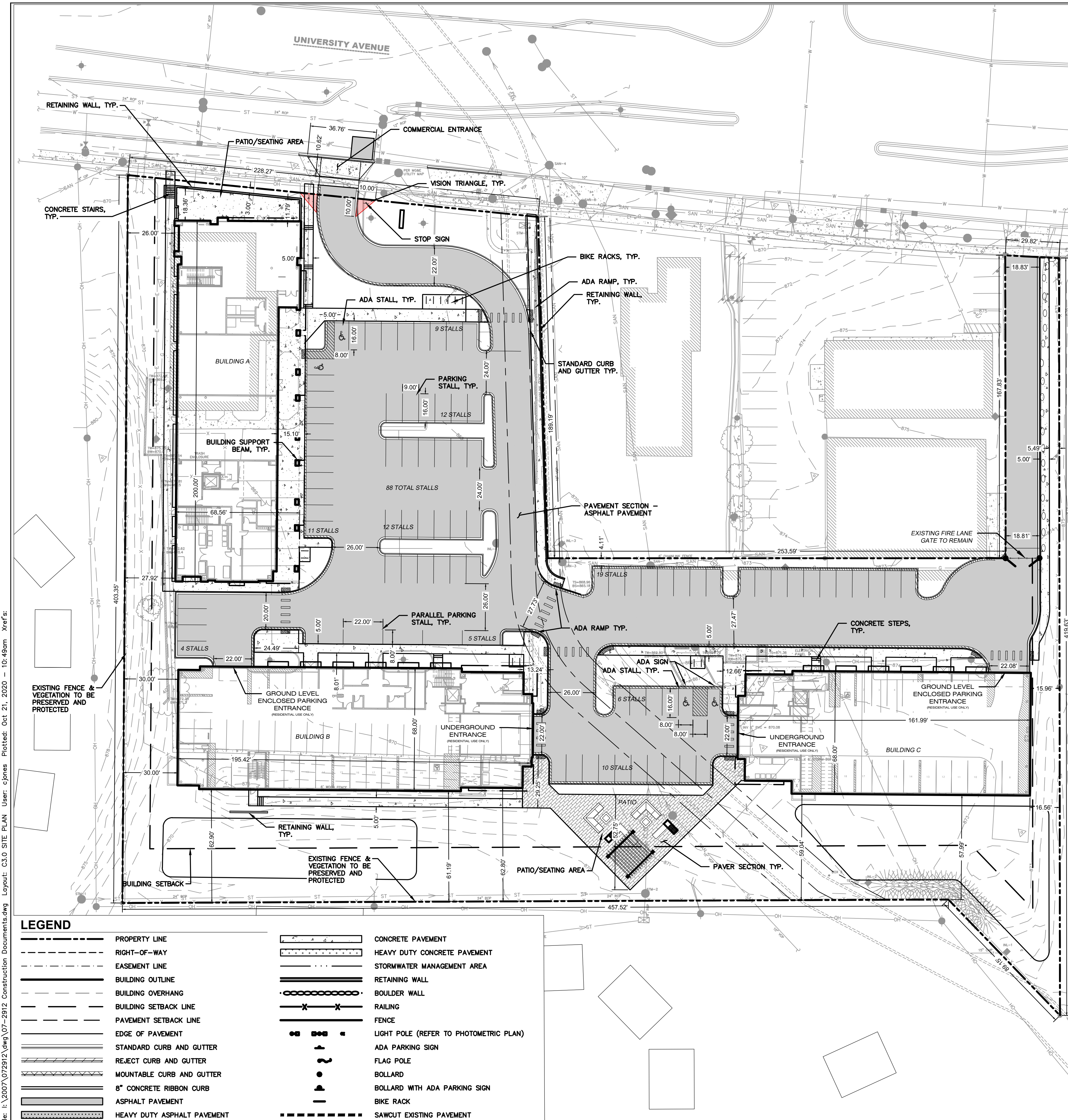
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LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	RETAINING WALL
	BOULDER WALL
	RAILING
	FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	FLAG POLE
	BOLLARD
	BOLLARD WITH ADA PARKING SIGN
	BIKE RACK
	SAWCUT EXISTING PAVEMENT

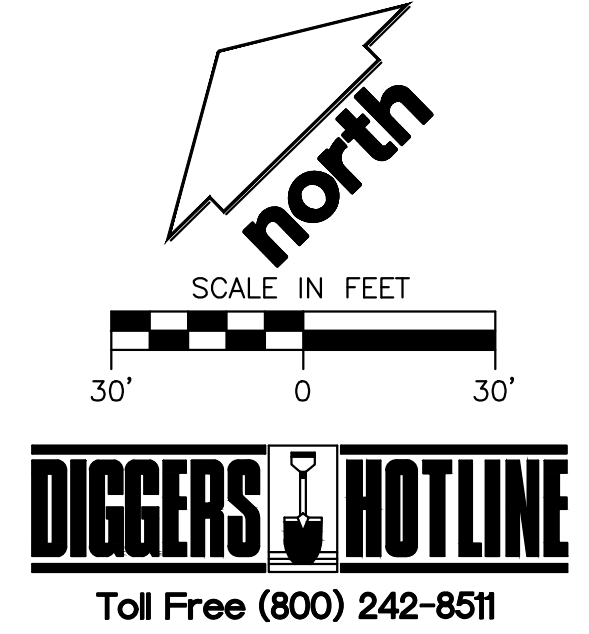
GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

PAVING NOTES

- GENERAL**
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. DATED 4/6/2018.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 55° F (11° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- PAVEMENT MARKING SPECIFICATIONS**
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
 - 2' x 5' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

SITE INFORMATION BLOCK	
Site Address	5133 & 5237 University Ave.
Site Acreage (total)	3.482 Acres
Number of Building Stories- Building A, B, & C (above grade)	3-4
Total Building Square Footage-Building A	11,729 SF
Total Building Square Footage-Building B	13,036 SF
Total Building Square Footage-Building C	10,648 SF
Use of property	Mixed Use-Commercial/Residential
Number of parking stalls:	
Automobile Stall	84
Underground/In-Building Automobile Stall	121
Accessible	10 (4 SURFACE, 6 IN-BUILDING)
Total Automobile Stalls	215
Bicycle	116
Impervious vs. Pervious Areas:	
Existing Impervious	76,993 S.F.
Existing Pervious	74,684 S.F.
Existing Impervious/Pervious Ratio	0.51
Proposed Impervious	100,618 S.F.
Proposed Pervious	51,059 S.F.
Proposed Impervious/Pervious Ratio	0.66
Required Usable Open Space	34,000 S.F.
Proposed Usable Open Space	35,747 S.F.
Site	30,566 S.F.
Balconies	5,181 S.F.



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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
DEGEN & ASSOCIATES, LLC

CLIENT ADDRESS:
**PO BOX 5567
MADISON, WI 53705-0567**

PROJECT:
**5133 & 5237
UNIVERSITY AVE**

PROJECT LOCATION:
**MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:		
#	Date:	Description:
1	01.15.2020	LAND USE UDC INITIAL
2	04.17.2020	LAND USE RESUBMITTAL
3	10.21.2020	UDC FINAL
4		
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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

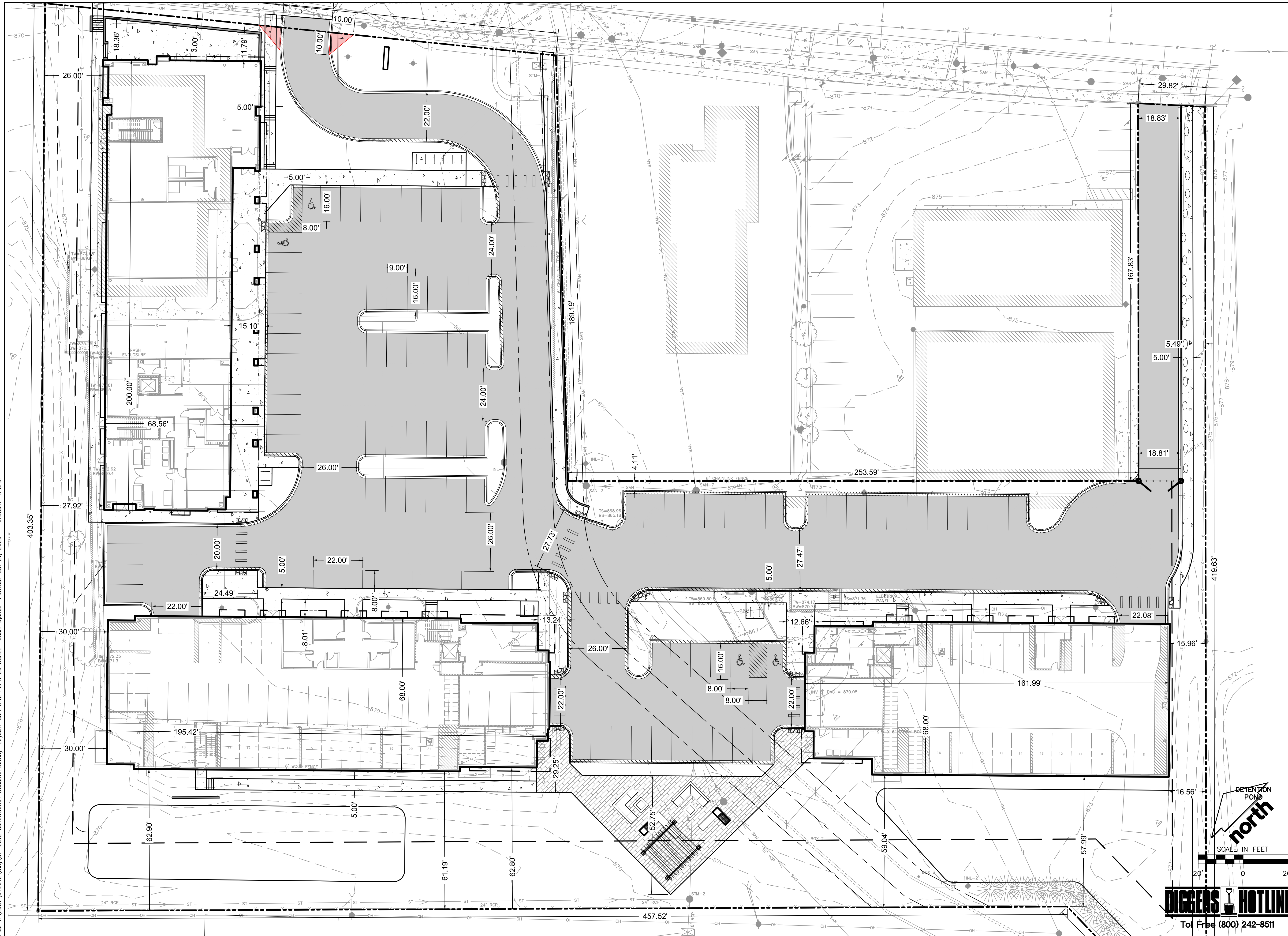
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 07-2812

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DANE COUNTY**

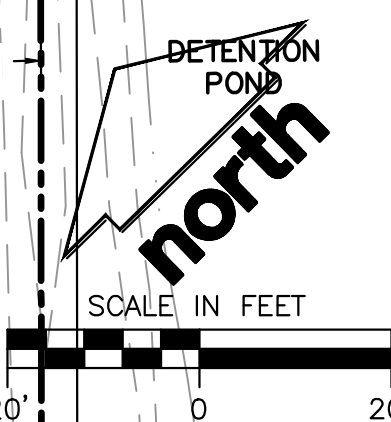
PLAN MODIFICATIONS:

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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

SHEET TITLE:
SITE PLAN - 20 SCALE

SHEET NUMBER:
C3.1



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GENERAL NOTES

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GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

CONSTRUCTION SEQUENCING

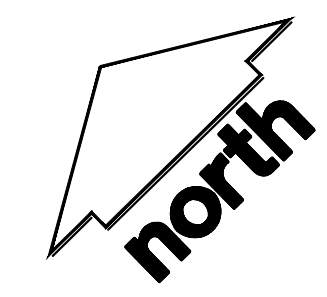
1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 3. ROUGH GRADE RETENTION PONDS AND INSTALL POND OUTLETS.
 4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
 5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
 8. RESTORE RETENTION POND (FINAL GRADE RETENTION POND PER PLAN REQUIREMENTS)
 9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
3. AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
4. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
5. NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
6. NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT.
7. THICKER SILT OR CLAY LAYERS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WDNR TECH STANDARD 1004.

LEGEND

---	PROPERTY LINE	---	PROPOSED 1 FOOT CONTOUR
- - -	RIGHT-OF-WAY	---	PROPOSED 5 FOOT CONTOUR
---	EASEMENT LINE	---	EXISTING 1 FOOT CONTOUR
---	BUILDING OUTLINE	---	EXISTING 5 FOOT CONTOUR
---	BUILDING OVERHANG	---	DRAINAGE DIRECTION
---	EDGE OF PAVEMENT	---	GRADE BREAK
---	STANDARD CURB AND GUTTER	---	STORMWATER MANAGEMENT AREA
---	REJECT CURB AND GUTTER	---	RETAINING WALL
---	MOUNTABLE CURB AND GUTTER	---	BOULDER WALL
---	8" CONCRETE RIBBON CURB	---	RAILING
---	ASPHALT PAVEMENT	---	FENCE
---	HEAVY DUTY ASPHALT PAVEMENT	---	SPOT ELEVATION
---	CONCRETE PAVEMENT	---	EP - EDGE OF PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT	---	FG - FINISH GRADE
		---	EC - EDGE OF CONCRETE
		---	BOC - BACK OF CURB
		---	MATCH - MATCH EXISTING GRADE
		---	HP - HIGH POINT
		---	SW - SIDEWALK



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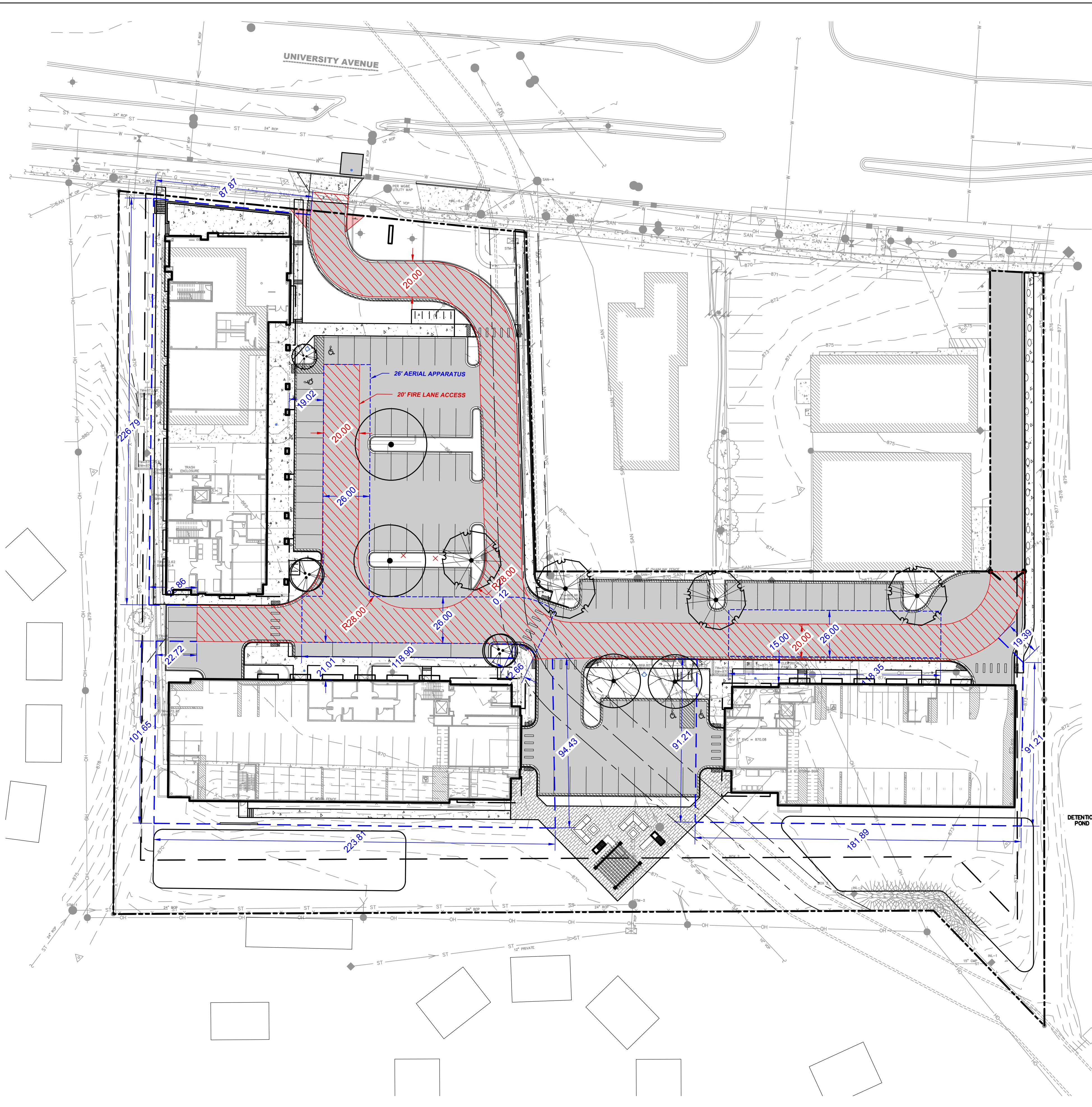
Design/Drawn: CEJ, KJS
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SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO: 07-2812

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City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 5237 UNIVERSITY AVENUE
Contact Name & Phone #: JUSTIN FRAHM, (715) 298-6330

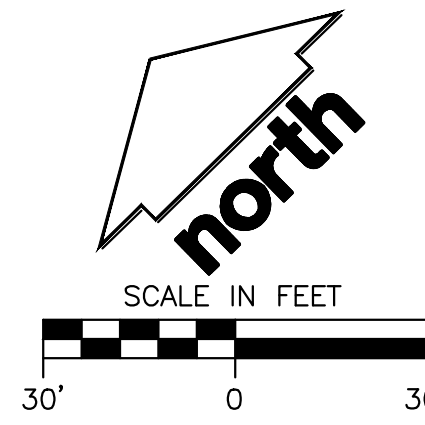
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 1/21/2016



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P. 608.848.5060

CLIENT:
DEGEN & ASSOCIATES, LLC

CLIENT ADDRESS:
PO BOX 5567
MADISON, WI 53705-0567

PROJECT:
5133 & 5237 UNIVERSITY AVE

PROJECT LOCATION:
MADISON, WI DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	01.15.2020	LAND USE UDC INITIAL
2	04.17.2020	LAND USE RESUBMITTAL
3	10.21.2020	UDC FINAL
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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

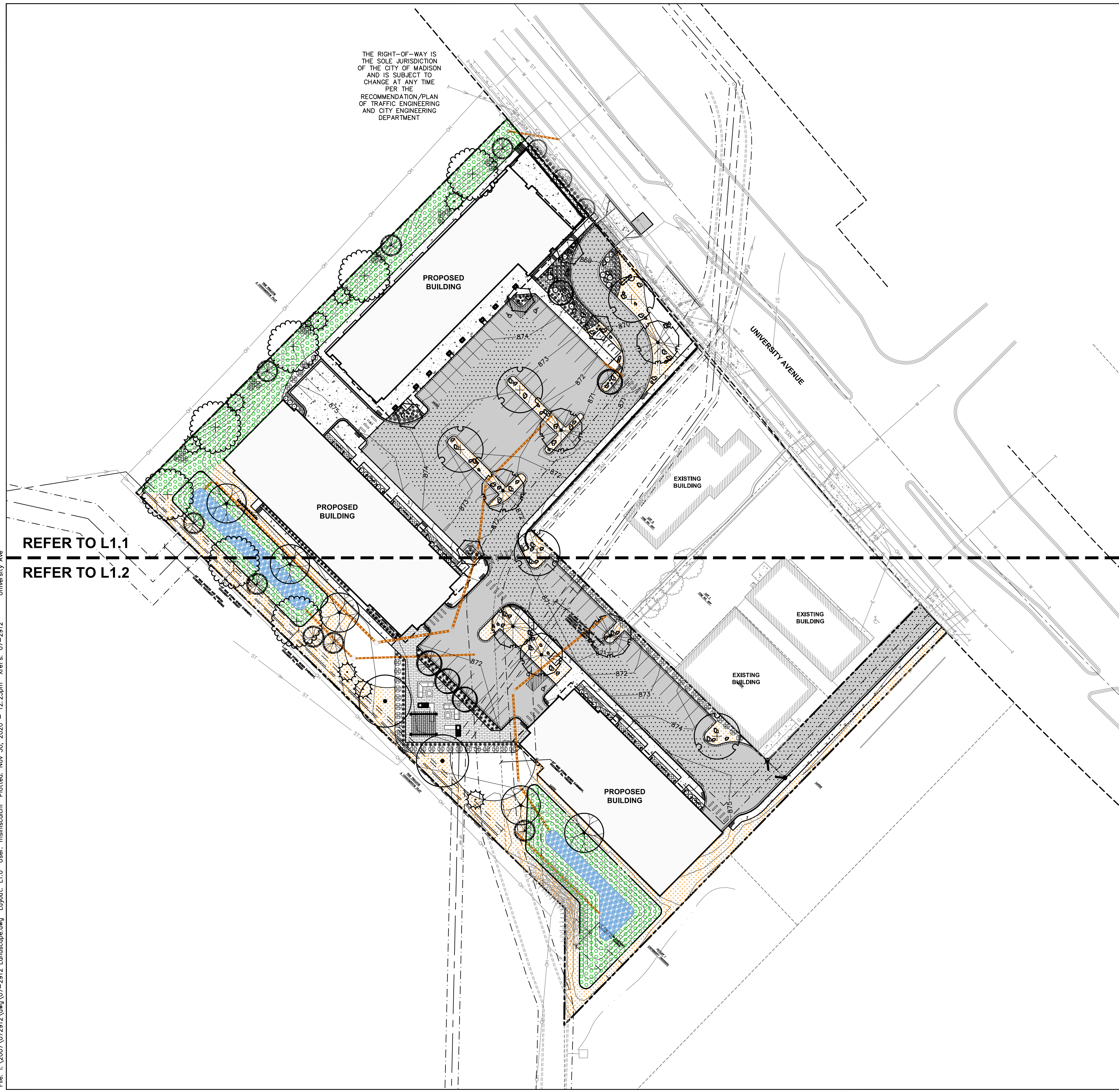
SHEET TITLE:
FIRE ACCESS PLAN

SHEET NUMBER:
C7.0

JSD PROJECT NO: 07-2812

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REFER TO L1.1
REFER TO L1.2

LEGEND

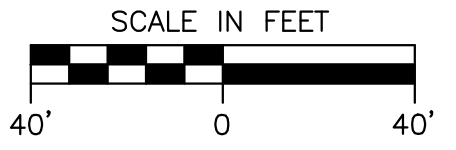
- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ===== BUILDING OUTLINE
- ===== EDGE OF PAVEMENT
- ===== STANDARD CURB AND GUTTER
- ===== REJECT CURB AND GUTTER
- ===== MOUNTABLE CURB AND GUTTER
- ===== ASPHALT PAVEMENT
- ===== CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- - - 959 EXISTING 1 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- X EXISTING FENCE
- RETAINING WALL
- ○ ○ ○ ○ LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ▲ ADA PARKING SIGN
- BIKE RACK
- LANDSCAPE EDGING
- BIORETENTION PLANTINGS (REFER TO L2.0)
- PRAIRIE SEED MIX 1 (REFER TO L2.0)
- PRAIRIE SEED MIX 2 (REFER TO L2.0)
- GRANITE RIP RAP

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION; REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

ORNA	CODE	BOTANICAL / COMMON NAME	COCKT	SIZE	LS POINTS	QTY
ORNA	AD	<i>Amelanchier grandiflora</i> / Autumn Brilliance / Autumn Brilliance Serviceberry	9.6.8	1.5" Cal (Multi-Stem)	15	5
ORNA	BD	<i>Betula nigra</i> "BWMFT" TM / Dura Heat River Birch	9.6.8	1.5" Cal (Multi-Stem)	15	5
ORNA	MS	<i>Malus x Spring Snow</i> / Spring Snow Crab Apple	9.6.8	1.5" Cal	15	3
ORNA	AS	<i>Acer saccharum</i> "Balata" TM / Fall Fiesta Sugar Maple	9.6.8	2.5" Cal	35	2
ORNA	GT	<i>Gleditsia triacanthos</i> / Inermis / Thornless Honeylocust	9.6.8	2.5" Cal	35	6
ORNA	QB	<i>Quercus bicolor</i> / Swamp White Oak	9.6.8	2.5" Cal	35	7
ORNA	QE	<i>Quercus ellipsoides</i> / Northern Pin Oak	9.6.8	2.5" Cal	35	5
ORNA	TDM	<i>Taxodium distichum</i> "Mickelson" / Shawnee Brave Bald Cypress	9.6.8	2.5" Cal	35	8
ORNA	UN	<i>Ulmus x New Horizon</i> / New Horizon Elm	9.6.8	2.5" Cal	35	5
ORNA	PD	<i>Picea glauca</i> "Demata" / Black Hills Spruce	9.6.8	6" Top	35	8
ORNA	CS	<i>Cornus sericea</i> "Famosa" / Arctic Fire Red Twig Dogwood	3 gal	38" Min. Ht.	3	88
ORNA	ST	<i>Spirea betulifolia</i> "Tor" / Blackleaf Spirea	3 gal	Min. 18" x 24"	3	38
ORNA	VM	<i>Viburnum dentatum</i> "Blue Muffin" / Blue Muffin Arrowwood Viburnum	3 gal	Min. 18" x 24"	3	6
ORNA	JF	<i>Juniperus chinensis</i> "Sea Green" / Sea Green Juniper	3 gal	24" Tall/Wide	4	13
ORNA	JS	<i>Juniperus sabina</i> "Mini Arcade" / Mini Arcade Juniper	3 gal	18" Tall/Wide	4	19
ORNA	TG	<i>Taxus x media</i> "Dark Green" / Dark Green Yew	3 gal	18" Tall/Wide	4	33
ORNA	CKF	<i>Calamagrostis x acutiflora</i> "Karl Foerster" / Feather Reed Grass	1 gal	10-12" Ht.	2	26
ORNA	PV	<i>Panicum virgatum</i> "North Wind" / Northwind Switch Grass	1 gal	10-12" Ht.	2	91
ORNA	PVS	<i>Panicum virgatum</i> "Shenandoah" / Shenandoah Red Switch Grass	1 gal	10-12" Ht.	2	48
ORNA	RF	<i>Rudbeckia fulgida</i> "Goldstrum" / Black-Eyed Susan Coneflower	1 gal	Cont.	2	52
ORNA	SR	<i>Solidago rugosa</i> "Fireworks" / Winkleaf Goldenrod	1 gal	Cont.	2	25



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PROJECT:
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UNIVERSITY AVE**

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DANE COUNTY**

PLAN MODIFICATIONS:

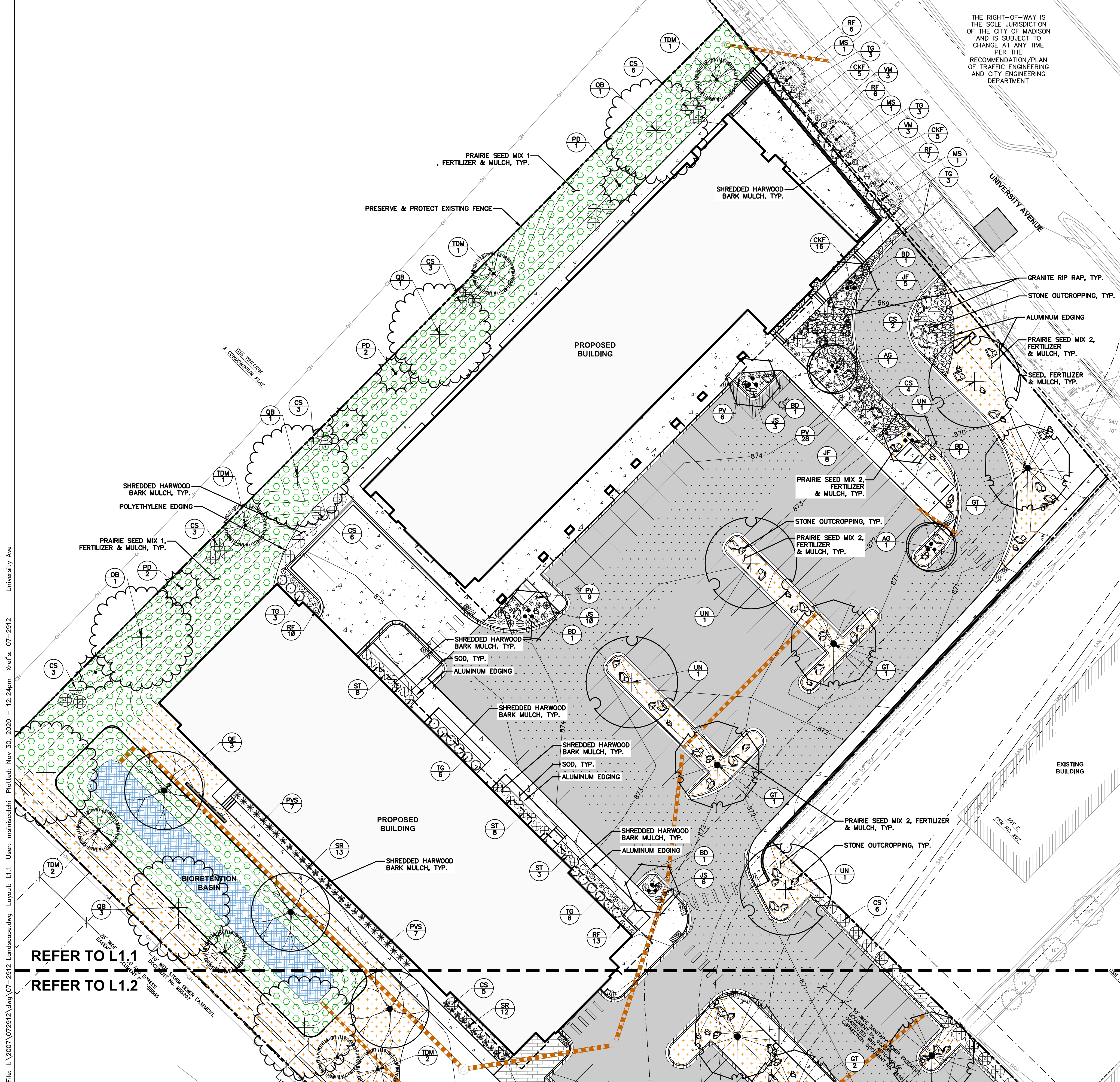
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Design/Drawn: **KJS**
Approved: **MAS**

SHEET TITLE:
**OVERALL
LANDSCAPE PLAN**

SHEET NUMBER:
L1.0

JSD PROJECT NO: 07-2912



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	X EXISTING FENCE
	RETAINING WALL
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	BIKE RACK
	LANDSCAPE EDGING
	BIORETENTION PLANTINGS (REFER TO L2.0)
	PRAIRIE SEED MIX 1 (REFER TO L2.0)
	PRAIRIE SEED MIX 2 (REFER TO L2.0)
	GRANITE RIP RAP

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry
	BD	Betula nigra 'BNMTF' TM / Dura Heat River Birch
	MS	Malus x 'Spring Snow' / Spring Snow Crab Apple
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	AS	Acer saccharum 'Baista' TM / Fall Fiesta Sugar Maple
	GT	Gleditsia triacanthos f. inermis / Thornless Honeylocust
	QB	Quercus bicolor / Swamp White Oak
	QE	Quercus ellipsoidalis / Northern Pin Oak
	TDM	Taxodium distichum 'Mickelson' / Shawnee Brave Bald Cypress
	UN	Ulmus x 'New Horizon' / New Horizon Elm
TALL EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	PD	Picea glauca 'Densata' / Black Hills Spruce
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	CS	Cornus sericea 'Farrow' / Arctic Fire Red Twig Dogwood
	ST	Spiraea betulifolia 'Tor' / Birchleaf Spiraea
	VM	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper
	JS	Juniperus sabinia 'Mini Arcade' / Mini Arcade Juniper
	TG	Taxus x media 'Dark Green' / Dark Green Yew
ORNAMENTAL GRASSES/PERENNIALS	CODE	BOTANICAL / COMMON NAME
	CKF	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	PV	Panicum virgatum 'North Wind' / Northwind Switch Grass
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Design/Drawn: **KJS**
Approved: **MAS**

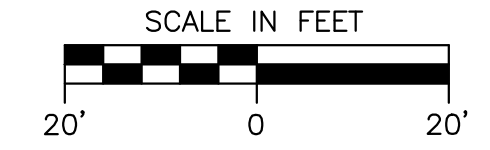
SHEET TITLE:
**DETAILED
LANDSCAPE PLAN**

SHEET NUMBER:
L1.1

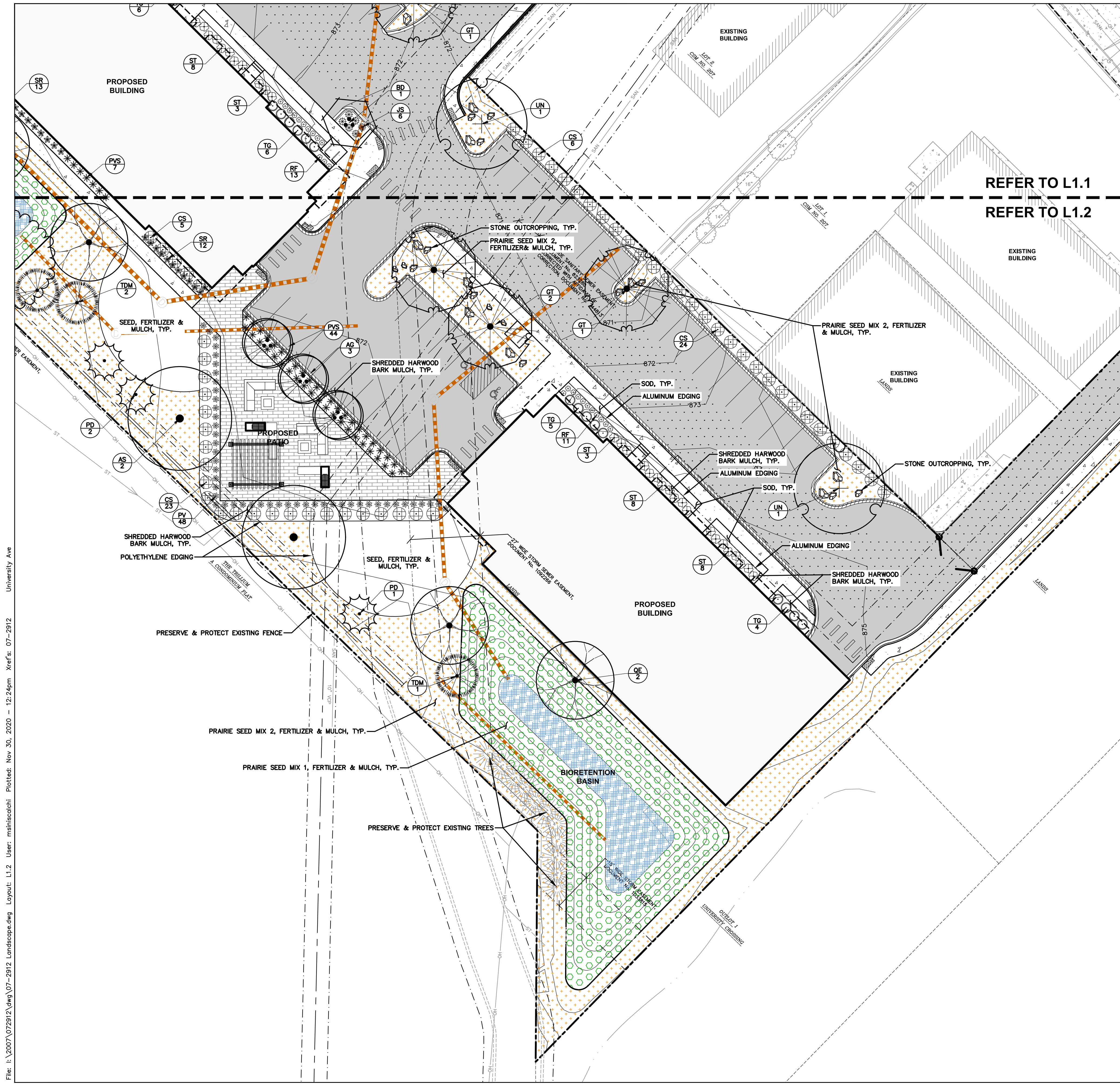
JSD PROJECT NO: 07-2912

File: I:\2007\072912.dwg, 07-2912 Landscape.dwg Layout: L1.1 User: mainiscalchi Plotted: Nov 30, 2020 - 12:24pm Xref's: 07-2912 University Ave

REFER TO L1.1
REFER TO L1.2



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LEGEND

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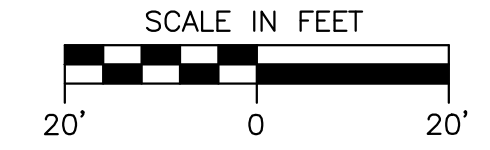
Design/Drawn: **KJS**
Approved: **MAS**

SHEET TITLE:
**DETAILED
LANDSCAPE PLAN**

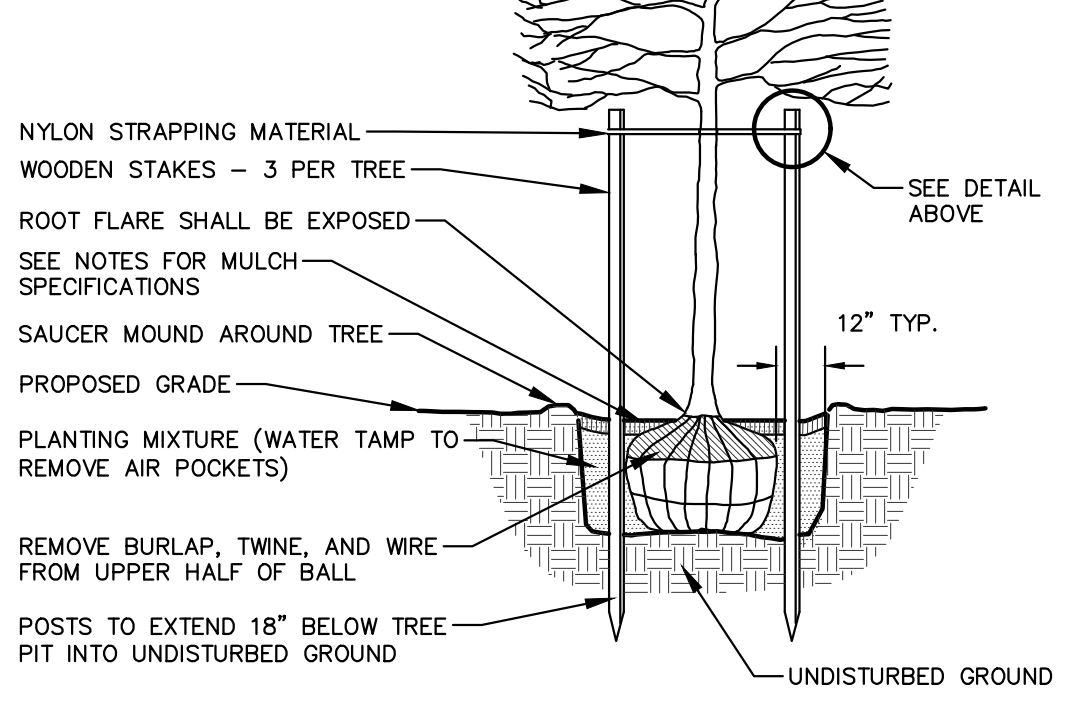
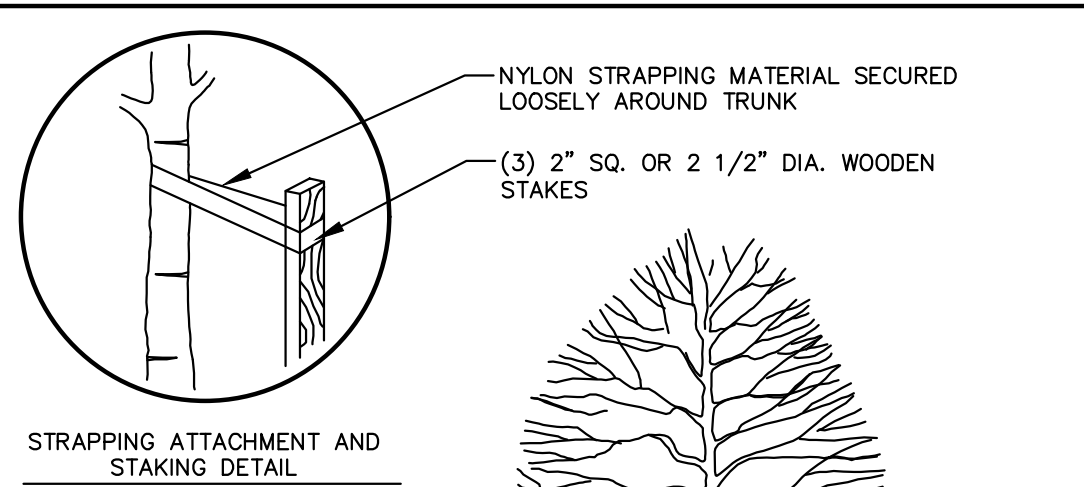
SHEET NUMBER:
L1.2

JSD PROJECT NO: 07-2912

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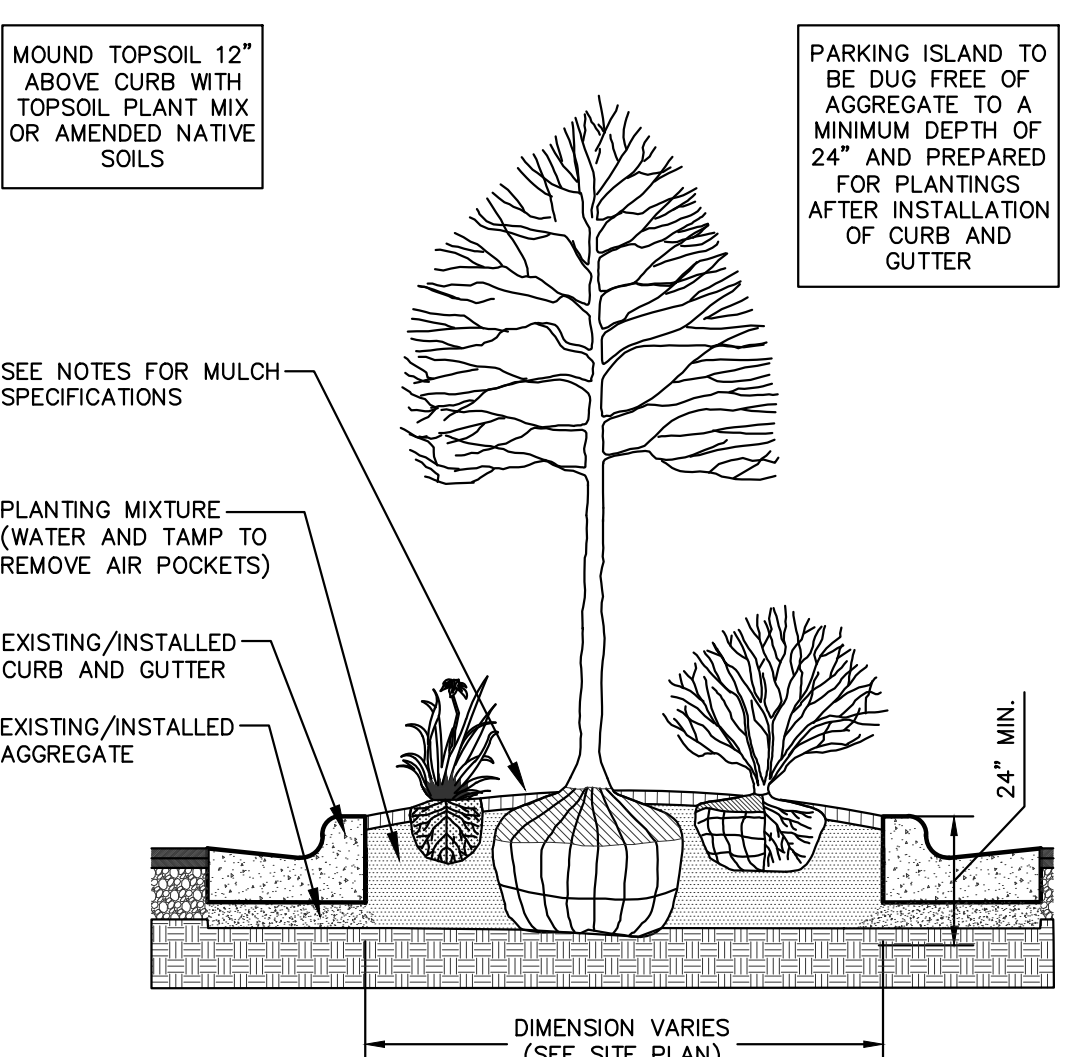


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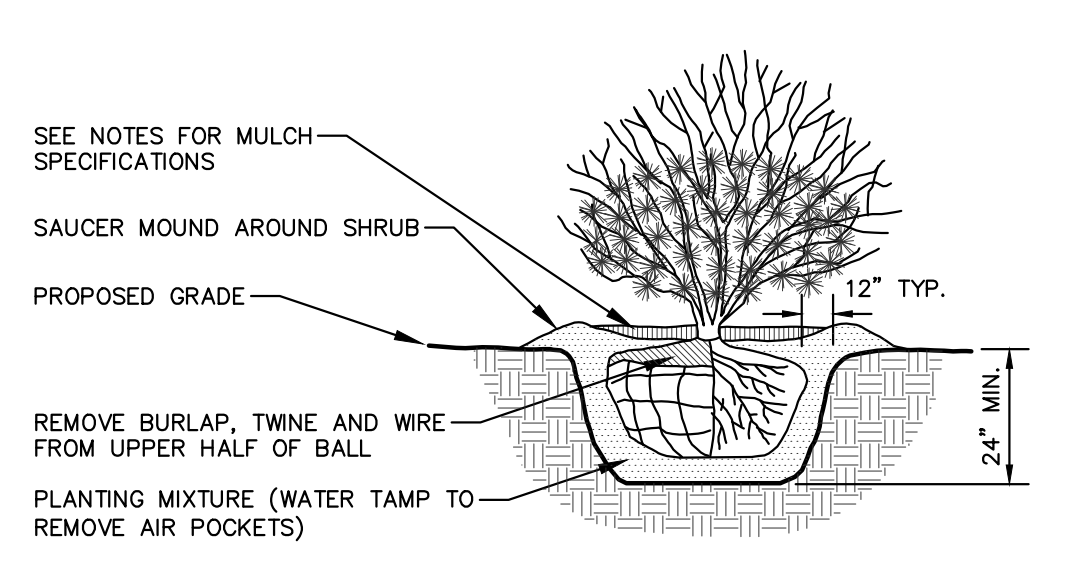
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N.T.S.

REV. 01-04-2019



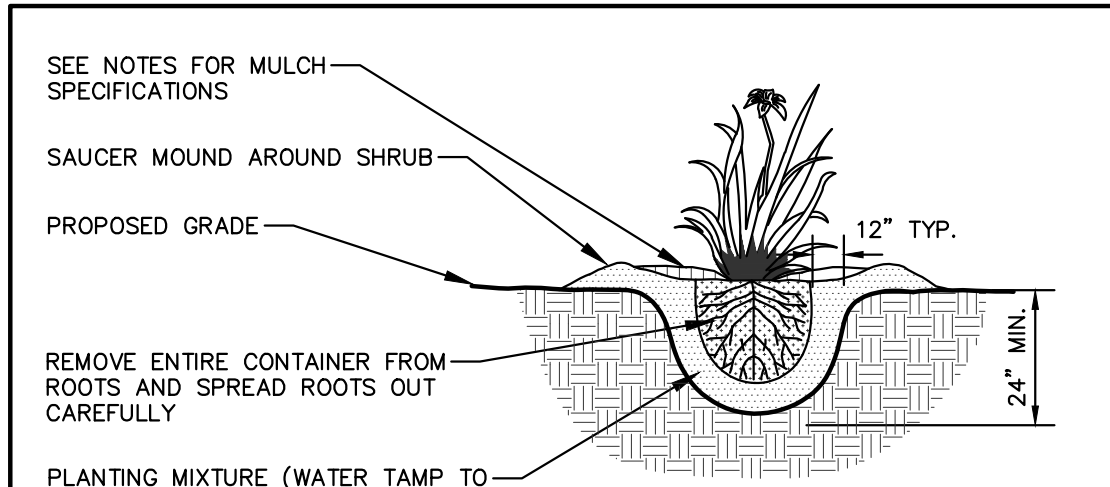
PARKING ISLAND LANDSCAPE DETAIL
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REV. 01-03-2019



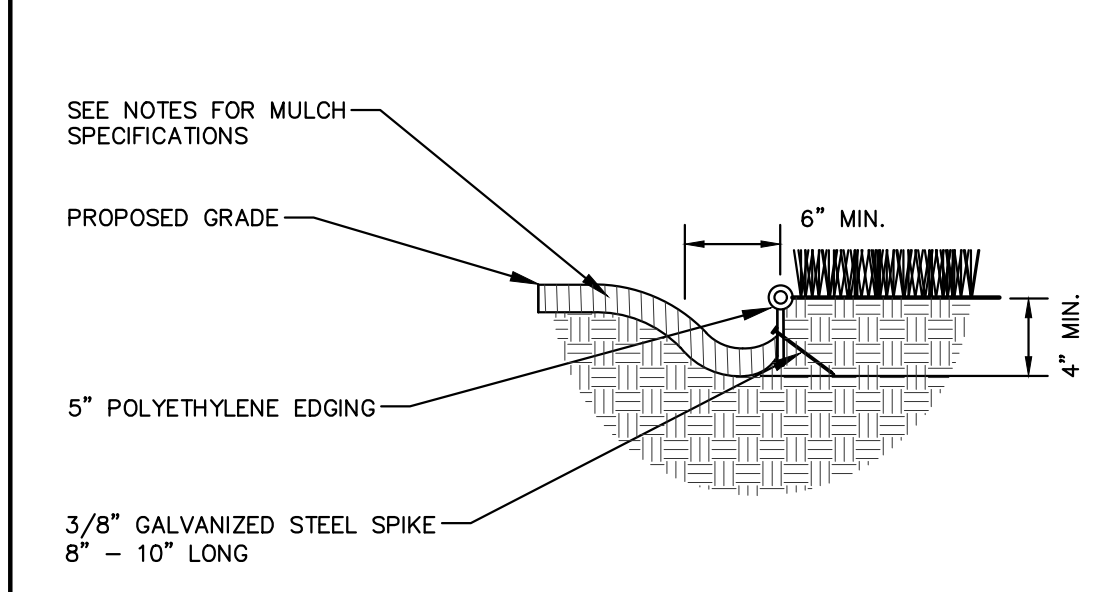
SHRUB PLANTING DETAIL
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REV. 01-03-2019



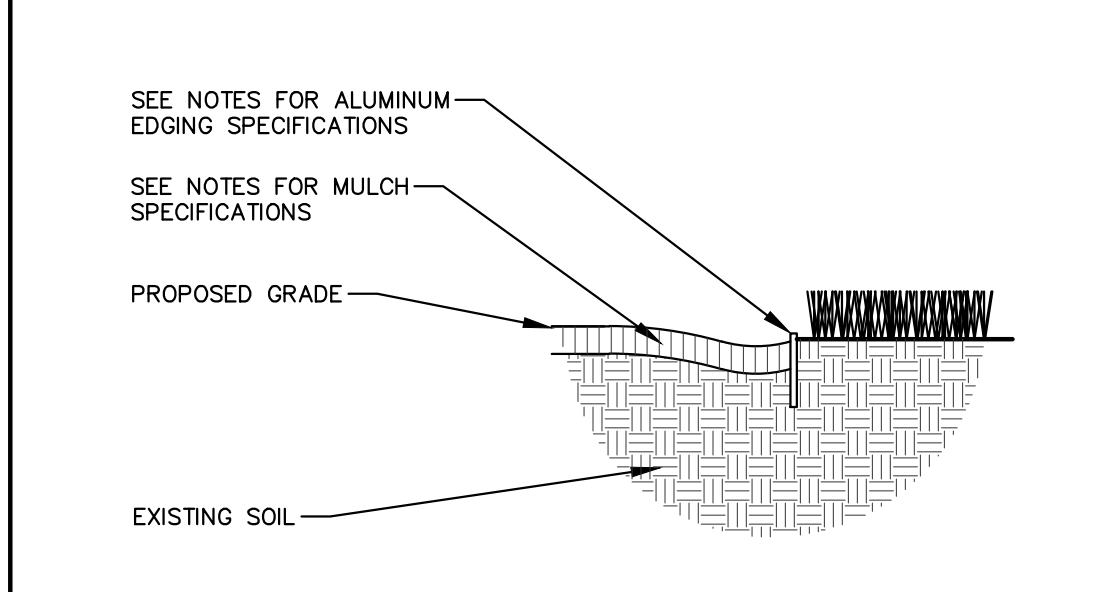
PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.

REV. 01-03-2019



POLYETHYLENE LANDSCAPE EDGING DETAIL
N.T.S.

REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL
N.T.S.

REV. 01-03-2019

CONTRACTOR & OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

GENERAL NOTES

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, OR OTHER SUITABLE MATERIAL. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY, PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND NEARBY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP:** THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.**

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING:** EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - POLYETHYLENE EDGING:** EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION:** ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - TREE WATERING BAGS:** ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS - TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "LANDMARK TURF AND NATIVE SEED" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - TURF HIGHLAND ROUGH MIX SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "TURF HIGHLAND ROUGH MIX" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - SOD:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH, BROKEN PADS OR TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - PRAIRIE SEED MIX 1:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - PRAIRIE SEED MIX 2:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "SHORT PRAIRIE FOR DRY SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

- MATERIALS - BIORETENTION BASIN PLUG PLANTINGS:** PLUG PLANTINGS TO BE INSTALLED 1'-0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.
- OR**
- MATERIALS - BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM):** AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT - DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NVM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

CITY OF MADISON
LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Project Location / Address: 5237 UNIVERSITY AVE. MADISON, WI 53705
Name of Project: **DEGEN & ASSOCIATES, LLC**
Owner / Contact: JUSTIN FRAHM
Contact Phone: (715) 298-6330 Contact Email: justin.frahm@jrdinc.com

** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. **

Applicability:
The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Cross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
Total square footage of developed area: 71,600
Total landscape points required: 1,194
- For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
Total square footage of developed area: 217,800 square feet
First five (5) developed acres = 3,630 points
Remainder of developed area:
Total landscape points required:
- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
Total square footage of developed area:
Total landscape points required:

10/2013

Tabulation of Points and Credits
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			33	1,155
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			8	280
Ornamental tree	1 1/2 inch caliper	15			13	195
Upright evergreen shrub (i.e. arbutus)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			132	396
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			65	260
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			252	504
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						2,790
Total Number of Points Provided: 2,790						

PLAN MODIFICATIONS:

#	Date:	Description:
1	01.15.2020	LAND USE UDC INITIAL
2	04.17.2020	LAND USE RESUBMITTAL
3	10.21.2020	UDC FINAL
4	11.13.2020	PRELIMINARY BID SET
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14		
15		

Design/Drawn: **KJS**
Approved: **MAS**

SHEET TITLE:
LANDSCAPE NOTES, DETAILS & SPECIFICATIONS

SHEET NUMBER:
L2.0

JSD PROJECT NO: 07-2912

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
DEGEN & ASSOCIATES, LLC

CLIENT ADDRESS:
PO BOX 5567
MADISON, WI 53705-0567

PROJECT:
5133 & 5237 UNIVERSITY AVE

PROJECT LOCATION:
MADISON, WI DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
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DESIGN/DRAWN: **KJS**
APPROVED: **MAS**

SHEET TITLE:
LANDSCAPE NOTES, DETAILS & SPECIFICATIONS

SHEET NUMBER:
L2.0

JSD PROJECT NO: 07-2912

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE PLANS	CLAY		
2	VINYL SLIDING PATIO DOOR	PLYGEM WINDOWS AND DOORS	SEE PLANS	CLAY		
3	MASONRY - BRICK VENEER - COLOR #1	BOWERSTON SHALE COMPANY	UTILITY	BLEND: AUTUMN CLEAR W/C & SUNSET CLEAR W/C		
4	MASONRY - BURNISHED BLOCK VENEER - COLOR #1	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	SOLISTICE (63-219C)	
5	MASONRY - BURNISHED BLOCK VENEER - COLOR #2	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	BLACK GRANITE (CUSTOM COLOR)	
6	PRECAST CONCRETE SILL - COLOR #1	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	VANILLA	
7	PRECAST CONCRETE SILL - COLOR #2	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	GREYSTONE	
8	COMPOSITE LAP SIDING - COLOR #1	JAMES HARDIE	HARDIPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	COBBLE STONE	SMOOTH FINISH
9	COMPOSITE LAP SIDING - COLOR #2	JAMES HARDIE	HARDIPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	TERRAIN	SMOOTH FINISH
10	COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
11	COMPOSITE PANEL SIDING - COLOR #2	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	IRON GRAY	SMOOTH FINISH
12	COMPOSITE PANEL SIDING - COLOR #3	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	PRIMED FOR PAINT	SMOOTH FINISH
13	COMPOSITE PANEL SIDING - COLOR #4	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	IRISH BROWN	SMOOTH FINISH
14	COMPOSITE PANEL BALCONY FASCIA	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
15	BALCONY RAILING	TBD			DARK GRAY	
16	BALCONY DECKING	TREX	COMPOSITE DECKING			
17	ALUMINUM GRAVEL STOP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE	

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
18	ALUMINUM GRAVEL STOP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY	
19	ALUMINUM COPING CAP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE	
20	ALUMINUM COPING CAP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY	
21	ALUMINUM COPING CAP COLOR #3	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH MASONRY BRICK VENEER COLOR #1	
22	ALUMINUM STOREFRONT WINDOW SYSTEM	KAWNEER - OR EQUAL	TRIFAB 5517		BLACK	
23	ALUMINUM STOREFRONT ENTRANCE / EXIT DOORS	KAWNEER - OR EQUAL	500 WIDE STYLE		BLACK	
24	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
25	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
27	METAL SUNSHADE AWNING	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY	
28	METAL CANOPY	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY	
29	FIBERGLASS SHINGLES	OWENS CORNING - OR EQUAL	30 YEAR DIMENSIONAL ASPHALT	SEE PLANS	TEAK	
30	CANOPY SIGNAGE	TBD	BASE MOUNTED CUT-OUT CHARACTERS	16" HIGH LETTERING	TBD	
31	BUILDING SIGNAGE	TBD			TBD	
32	ROOF SCREEN COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
33	INSET DORMER ROOF					
34	METAL EXHAUST / INTAKE LOUVER					
35	HOLLOW METAL WINDOWS			SEE PLANS	BLACK	

- EXTERIOR ELEVATION NOTES**
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
 - COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS.
 - REFER TO BUILDING DETAILS FOR PRECAST BANDING AND SILL 4) PROFILES.
- ALL WINDOW GLAZING IN PARKING AREAS SHALL BE OPAQUE - COLOR AND PATTERN TO BE DETERMINED.



JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-1112



DEGEN UNIVERSITY AVENUE MIXED-USE

UDC FINAL

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 4, 2020

REVISION SCHEDULE		
Mark	Description	Date
12		
1		
11		
8		

SHEET TITLE
EXTERIOR ELEVATIONS- BUILDING 'A'

SHEET NUMBER
A200-A

EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
1	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS		SEE PLANS	CLAY		
2	VINYL SLIDING PATIO DOOR	PLYGEM WINDOWS AND DOORS		SEE PLANS	CLAY		
3	MASONRY - BRICK VENEER - COLOR #1	BOWERSTON SHALE COMPANY		UTILITY	BLENDE: AUTUMN CLEAR W/C & SUNSET CLEAR W/C		
4	MASONRY - BURNISHED BLOCK VENEER - COLOR #1	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	SOLISTEE (63-219C)		
5	MASONRY - BURNISHED BLOCK VENEER - COLOR #2	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	BLACK GRANITE (CUSTOM COLOR)		
6	PRECAST CONCRETE SILL - COLOR #1	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	VANILLA		
7	PRECAST CONCRETE SILL - COLOR #2	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	GREYSTONE		
8	COMPOSITE LAP SIDING - COLOR #1	JAMES HARDIE	HARDIPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	COBBLE STONE	SMOOTH FINISH	
9	COMPOSITE LAP SIDING - COLOR #2	JAMES HARDIE	HARDIPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	TERRAIN		
10	COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH	
11	COMPOSITE PANEL SIDING - COLOR #2	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	IRON GRAY	SMOOTH FINISH	
12	COMPOSITE PANEL SIDING - COLOR #3	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	PRIMED FOR PAINT	SW 5957 FORESTHIA	
13	COMPOSITE PANEL SIDING - COLOR #4	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	KHAKI BROWN	SMOOTH FINISH	
14	COMPOSITE PANEL BALCONY FASCIA	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH	
15	BALCONY RAILING	TREX			DARK GRAY		
16	BALCONY DECKING	TREX	COMPOSITE DECKING				
17	ALUMINUM GRAVEL STOP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE		

EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
18	ALUMINUM GRAVEL STOP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY		
19	ALUMINUM COPING CAP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE		
20	ALUMINUM COPING CAP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY		
21	ALUMINUM COPING CAP COLOR #3	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH MASONRY BRICK VENEER COLOR #1		
22	ALUMINUM STOREFRONT WINDOW SYSTEM	KAWNEER - OR EQUAL	TRIFAB 451T		BLACK		
23	ALUMINUM STOREFRONT ENTRANCE / EXIT DOORS	KAWNEER - OR EQUAL	500 WIDE STYLE		BLACK		
24	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1		
25	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS		
27	METAL SUNSHADE AWNING	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY		
28	METAL CANOPY	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY		
29	FIBERGLASS SHINGLES	DWIGNS CORNING - OR EQUAL	30 YEAR DIMENSIONAL ASPHALT	SEE PLANS	TEAK		
30	CANOPY SIGNAGE	T&D	BASE MOUNTED CUT-OUT CHARACTERS	16" HIGH LETTERING	T&D		
31	BUILDING SIGNAGE	T&D			T&D		
32	ROOF SCREEN COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH	
33	INSET DORMER ROOF						
34	METAL EXHAUST / INTAKE LOUVER						
35	HOLLOW METAL WINDOWS			SEE PLANS	BLACK		

- EXTERIOR ELEVATION NOTES**
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
 - COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS.
 - REFER TO BUILDING DETAILS FOR PRECAST BANDING AND SILL 4) PROFILES.
 - ALL WINDOW GLAZING IN PARKING AREAS SHALL BE OPAQUE - COLOR AND PATTERN TO BE DETERMINED.



13 BUILDING 'A' - NORTH ELEVATION
1/8" = 1'-0"



18 BUILDING 'A' - SOUTH ELEVATION
1/8" = 1'-0"



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PROGRESS DOCUMENTS
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DATE OF ISSUANCE NOVEMBER 4, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS-
BUILDING 'A'

SHEET NUMBER
A201-A

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE PLANS	CLAY		
2	VINYL SLIDING PATIO DOOR	PLYGEM WINDOWS AND DOORS	SEE PLANS	CLAY		
3	MASONRY - BRICK VENEER - COLOR #1	BOWESTON SHALE COMPANY	UTILITY	BLEND: AUTUMN CLEAR W/C & SUNSET CLEAR W/C		
4	MASONRY - BURNISHED BLOCK VENEER - COLOR #1	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	SOLISTICE (63-219C)	
5	MASONRY - BURNISHED BLOCK VENEER - COLOR #2	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	BLACK GRANITE (CUSTOM COLOR)	
6	PRECAST CONCRETE SILL - COLOR #1		SMOOTH FACE	SEE ELEVATIONS	VANILLA	
7	PRECAST CONCRETE SILL - COLOR #2	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	GREYSTONE	
8	COMPOSITE LAP SIDING - COLOR #1	JAMES HARDIE	HARDIPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	COBBLE STONE	SMOOTH FINISH
9	COMPOSITE LAP SIDING - COLOR #2	JAMES HARDIE	HARDIPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	TERRAIN	SMOOTH FINISH
10	COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
11	COMPOSITE PANEL SIDING - COLOR #2	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	IRON GRAY	SMOOTH FINISH
12	COMPOSITE PANEL SIDING - COLOR #3	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	PRIMED FOR PAINT	SMOOTH FINISH
13	COMPOSITE PANEL SIDING - COLOR #4	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	SW 6907 FORSYTHIA	SMOOTH FINISH
14	COMPOSITE PANEL BALCONY FASCIA	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
15	BALCONY RAILING	TBD			DARK GRAY	
16	BALCONY DECKING	TREX	COMPOSITE DECKING			
17	ALUMINUM GRAVEL STOP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE	

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
18	ALUMINUM GRAVEL STOP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY	
19	ALUMINUM COPING CAP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE	
20	ALUMINUM COPING CAP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY	
21	ALUMINUM COPING CAP COLOR #3	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH MASONRY BRICK VENEER COLOR #1	
22	ALUMINUM STOREFRONT WINDOW SYSTEM	KAWNEER - OR EQUAL	TRIFAB 4517		BLACK	
23	ALUMINUM STOREFRONT ENTRANCE / EXIT DOORS	KAWNEER - OR EQUAL	500 WIDE STILE		BLACK	
24	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
25	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
27	METAL SUNSHADE AWNING	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY	
28	METAL CANOPY	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY	
29	FIBERGLASS SHINGLES	OWENS CORNING - OR EQUAL	30 YEAR DIMENSIONAL ASPHALT	SEE PLANS	TEAK	
30	CANOPY SIGNAGE	TBD	BASE MOUNTED CUT-OUT CHARACTERS	16" HIGH LETTERING	TBD	
31	BUILDING SIGNAGE	TBD			TBD	
32	ROOF SCREEN COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
33	INSET DORMER ROOF					
34	METAL EXHAUST / INTAKE LOUVER					
35	HOLLOW METAL WINDOWS			SEE PLANS	BLACK	

- EXTERIOR ELEVATION NOTES**
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
 - COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS.
 - REFER TO BUILDING DETAILS FOR PRECAST BANDING AND SILL 4) PROFILES.
 - ALL WINDOW GLAZING IN PARKING AREAS SHALL BE OPAQUE - COLOR AND PATTERN TO BE DETERMINED.



11 BUILDING 'B' - NORTH ELEVATION
1/8" = 1'-0"



16 BUILDING 'B' - SOUTH ELEVATION
1/8" = 1'-0"



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DATE OF ISSUANCE NOVEMBER 4, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**EXTERIOR ELEVATIONS-
BUILDING 'B'**

SHEET NUMBER
A200-B

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	VINYL WINDOWS	PLYCEM WINDOWS AND DOORS	UTILITY	SEE PLANS	CLAY	
2	VINYL SLIDING PATIO DOOR	PLYCEM WINDOWS AND DOORS	UTILITY	SEE PLANS	CLAY	
3	MASONRY - BRICK VENEER - COLOR #1	EDWERTON SHALE COMPANY	UTILITY	BLEND: AUTUMN CLEAR W/C & SUNSET CLEAR W/C		
4	MASONRY - BURNISHED BLOCK VENEER - COLOR #1	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	SOLSTICE (63-219C)	
5	MASONRY - BURNISHED BLOCK VENEER - COLOR #2	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	BLACK GRANITE (CUSTOM COLOR)	
6	PRECAST CONCRETE SILL - COLOR #1	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	VANILLA	
7	PRECAST CONCRETE SILL - COLOR #2	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	GREYSTONE	
8	COMPOSITE LAP SIDING - COLOR #1	JAMES HARDIE	HARDPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	COBBLE STONE	SMOOTH FINISH
9	COMPOSITE LAP SIDING - COLOR #2	JAMES HARDIE	HARDPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	TERRAIN	SMOOTH FINISH
10	COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
11	COMPOSITE PANEL SIDING - COLOR #2	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	IRON GRAY	SMOOTH FINISH
12	COMPOSITE PANEL SIDING - COLOR #3	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	PRIMED FOR PAINT	SW 6307 FORSYTHIA
13	COMPOSITE PANEL SIDING - COLOR #4	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	KHAKE BROWN	SMOOTH FINISH
14	COMPOSITE PANEL BALCONY FASCIA	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
15	BALCONY RAILING	TBD			DARK GRAY	
16	BALCONY DECKING	TREX	COMPOSITE DECKING			
17	ALUMINUM GRAVEL STOP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE	

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
18	ALUMINUM GRAVEL STOP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY	
19	ALUMINUM COPING CAP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE	
20	ALUMINUM COPING CAP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY	
21	ALUMINUM COPING CAP COLOR #3	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH MASONRY BRICK VENEER COLOR #1	
22	ALUMINUM STOREFRONT WINDOW SYSTEM	KAWNEER - OR EQUAL	TRIPAB 451T		BLACK	
23	ALUMINUM STOREFRONT ENTRANCE / EXIT DOORS	KAWNEER - OR EQUAL	1500 WIDE STYLE		BLACK	
24	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES - INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
25	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
27	METAL SUNSHADE AWNING	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY	
28	METAL CANOPY	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY	
29	FIBERGLASS SHINGLES	DWEN'S CORNING - OR EQUAL	30 YEAR DIMENSIONAL ASPHALT	SEE PLANS	TEAK	
30	CANOPY SIGNAGE	TBD	BASE MOUNTED CUT-OUT CHARACTERS	16" HIGH LETTERING	TBD	
31	BUILDING SIGNAGE	TBD			TBD	
32	ROOF SCREEN COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
33	INSET DORMER ROOF					
34	METAL EXHAUST / INTAKE LOUVER					
35	HOLLOW METAL WINDOWS			SEE PLANS	BLACK	

- EXTERIOR ELEVATION NOTES**
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
 - COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS.
 - REFER TO BUILDING DETAILS FOR PRECAST BANDING AND SILL 4) PROFILES.
 - ALL WINDOW GLAZING IN PARKING AREAS SHALL BE OPAQUE - COLOR AND PATTERN TO BE DETERMINED.



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DATE OF ISSUANCE NOVEMBER 4, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**EXTERIOR ELEVATIONS-
BUILDING 'B'**

SHEET NUMBER
A201-B

EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
1	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE PLANS	CLAY			
2	VINYL SLIDING PATIO DOOR	PLYGEM WINDOWS AND DOORS	SEE PLANS	CLAY			
3	MASONRY - BRICK VENEER - COLOR #1	BOWERSTON SHALE COMPANY	UTILITY	BLEND: AUTUMN CLEAR W/C & SUNSET CLEAR W/C			
4	MASONRY - BURNISHED BLOCK VENEER - COLOR #1	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	SOLSTICE (63-219C)		
5	MASONRY - BURNISHED BLOCK VENEER - COLOR #2	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	BLACK GRANITE (CUSTOM COLOR)		
6	PRECAST CONCRETE SILL - COLOR #1	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	VANILLA		
7	PRECAST CONCRETE SILL - COLOR #2	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	GREYSTONE		
8	COMPOSITE LAP SIDING - COLOR #1	JAMES HARDIE	HARDPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	COBBLE STONE	SMOOTH FINISH	
9	COMPOSITE LAP SIDING - COLOR #2	JAMES HARDIE	HARDPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	TERRAIN	SMOOTH FINISH	
10	COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH	
11	COMPOSITE PANEL SIDING - COLOR #2	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	IRON GRAY	SMOOTH FINISH	
12	COMPOSITE PANEL SIDING - COLOR #3	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	PAINTED FOR PAINT	SW 6907 FOSSYTHA	
13	COMPOSITE PANEL SIDING - COLOR #4	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	BRICK BROWN	SMOOTH FINISH	
14	COMPOSITE PANEL BALCONY FASCIA	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH	
15	BALCONY RAILING	TBD			DARK GRAY		
16	BALCONY DECKING	TREX	COMPOSITE DECKING				
17	ALUMINUM GRAVEL STOP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE		

EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
18	ALUMINUM GRAVEL STOP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY		
19	ALUMINUM COPING CAP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE		
20	ALUMINUM COPING CAP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY		
21	ALUMINUM COPING CAP COLOR #3	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH MASONRY BRICK VENEER COLOR #1		
22	ALUMINUM STOREFRONT WINDOW SYSTEM	KAWNEER - OR EQUAL	TREX 451T		BLACK		
23	ALUMINUM STOREFRONT ENTRANCE / EXIT DOORS	KAWNEER - OR EQUAL	500 WIDE STILE		BLACK		
24	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1		
25	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS		
27	METAL SUNSHADE AWNING	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY		
28	METAL CANOPY	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY		
29	FIBERGLASS SHINGLES	OWENS CORNING - OR EQUAL	30 YEAR DIMENSIONAL ASPHALT	SEE PLANS	TEAK		
30	CANOPY SIGNAGE	TBD	BASE MOUNTED CUT-OUT CHARACTERS	16" HIGH LETTERING	TBD		
31	BUILDING SIGNAGE	TBD			TBD		
32	ROOF SCREEN COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH	
33	INSET DORMER ROOF						
34	METAL EXHAUST / INTAKE LOUVER						
35	HOLLOW METAL WINDOWS			SEE PLANS	BLACK		

- EXTERIOR ELEVATION NOTES**
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
 - COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS.
 - REFER TO BUILDING DETAILS FOR PRECAST BANDING AND SILL JOINT PROFILES.
 - ALL WINDOW GLAZING IN PARKING AREAS SHALL BE OPAQUE-COLOR AND PATTERN TO BE DETERMINED.



12 C - NORTH ELEV
1/8" = 1'-0"



17 BUILDING 'C' - SOUTH ELEVATION
1/8" = 1'-0"



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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS-
BUILDING 'C'

SHEET NUMBER
A200-C

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	VINYL WINDOWS	PLYCEM WINDOWS AND DOORS		SEE PLANS	CLAY	
2	VINYL SLIDING PATIO DOOR	PLYCEM WINDOWS AND DOORS		SEE PLANS	CLAY	
3	MASONRY - BRICK VENEER - COLOR #1	EDWERTON SHALE COMPANY		UTILITY	BLEND: AUTUMN CLEAR W/C & SUNSET CLEAR W/C	
4	MASONRY - BURNISHED BLOCK VENEER - COLOR #1	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	SOLSTICE (63-219C)	
5	MASONRY - BURNISHED BLOCK VENEER - COLOR #2	COUNTY MATERIALS	PREMIER ULTRA BURNISHED MASONRY UNITS	3 5/8"x7 5/8"x15 5/8"	BLACK GRANITE (CUSTOM COLOR)	
6	PRECAST CONCRETE SILL - COLOR #1	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	VANILLA	
7	PRECAST CONCRETE SILL - COLOR #2	CAPITAL CAST STONE	SMOOTH FACE	SEE ELEVATIONS	GREYSTONE	
8	COMPOSITE LAP SIDING - COLOR #1	JAMES HARDIE	HARDPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	COBBLE STONE	SMOOTH FINISH
9	COMPOSITE LAP SIDING - COLOR #2	JAMES HARDIE	HARDPLANK HORIZONTAL LAP SIDING	7" EXPOSURE	TERRAIN	SMOOTH FINISH
10	COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
11	COMPOSITE PANEL SIDING - COLOR #2	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	IRON GRAY	SMOOTH FINISH
12	COMPOSITE PANEL SIDING - COLOR #3	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	PRIMED FOR PAINT	SW 6307 FORSYTHIA
13	COMPOSITE PANEL SIDING - COLOR #4	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	KNIFE BROWN	SMOOTH FINISH
14	COMPOSITE PANEL BALCONY FASCIA	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
15	BALCONY RAILING	TBD			DARK GRAY	
16	BALCONY DECKING	TREX	COMPOSITE DECKING			
17	ALUMINUM GRAVEL STOP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE	

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
18	ALUMINUM GRAVEL STOP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY	
19	ALUMINUM COPING CAP COLOR #1	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL COBBLE STONE	
20	ALUMINUM COPING CAP COLOR #2	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH HARDIPANEL IRON GRAY	
21	ALUMINUM COPING CAP COLOR #3	(PREFABRICATED)	PREFINISHED ALUMINUM	SEE ELEVATIONS	TO MATCH MASONRY BRICK VENEER COLOR #1	
22	ALUMINUM STOREFRONT WINDOW SYSTEM	KAWNEER - OR EQUAL	TRIPAB 451T		BLACK	
23	ALUMINUM STOREFRONT ENTRANCE / EXIT DOORS	KAWNEER - OR EQUAL	500 WIDE STYLE		BLACK	
24	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES- INSULATED STEEL	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
25	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
27	METAL SUNSHADE AWNING	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY	
28	METAL CANOPY	(PREFABRICATED)	PREFABRICATED ALUMINUM		GRAY	
29	FIBERGLASS SHINGLES	DWEN'S CORNING - OR EQUAL	30 YEAR DIMENSIONAL ASPHALT	SEE PLANS	TEAK	
30	CANOPY SIGNAGE	TBD	BASE MOUNTED CUT-OUT CHARACTERS	16" HIGH LETTERING	TBD	
31	BUILDING SIGNAGE	TBD			TBD	
32	ROOF SCREEN COMPOSITE PANEL SIDING - COLOR #1	JAMES HARDIE	HARDIPANEL VERTICAL SIDING	PANEL	COBBLE STONE	SMOOTH FINISH
33	INSET DORMER ROOF					
34	METAL EXHAUST / INTAKE LOUVER					
35	HOLLOW METAL WINDOWS			SEE PLANS	BLACK	

- EXTERIOR ELEVATION NOTES**
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
 - COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS.
 - REFER TO BUILDING DETAILS FOR PRECAST BANDING AND SILL 4) PROFILES.
 - ALL WINDOW GLAZING IN PARKING AREAS SHALL BE OPAQUE - COLOR AND PATTERN TO BE DETERMINED.



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PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 4, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS-
BUILDING 'C'

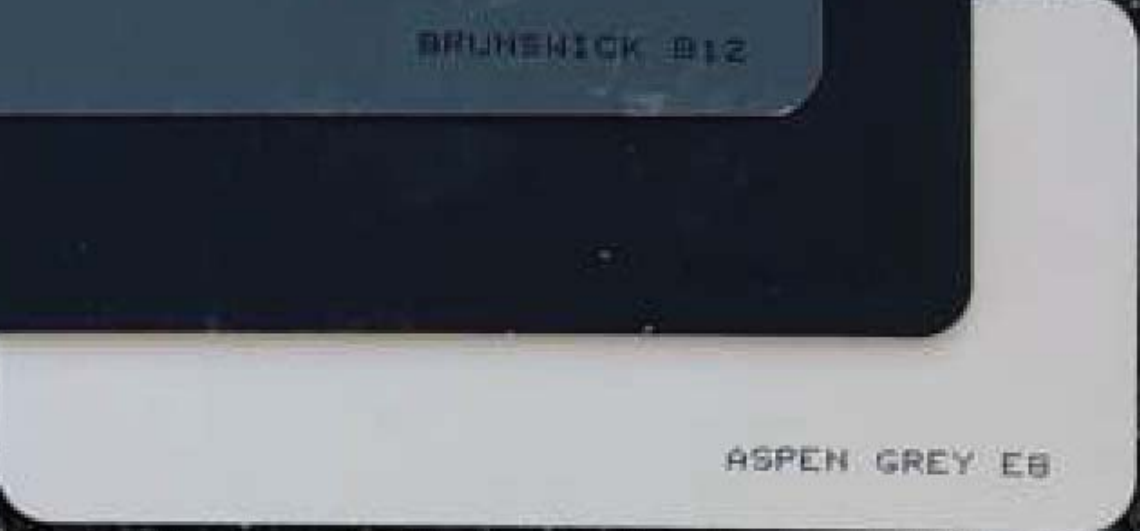
SHEET NUMBER
A201-C



Teak Shingles



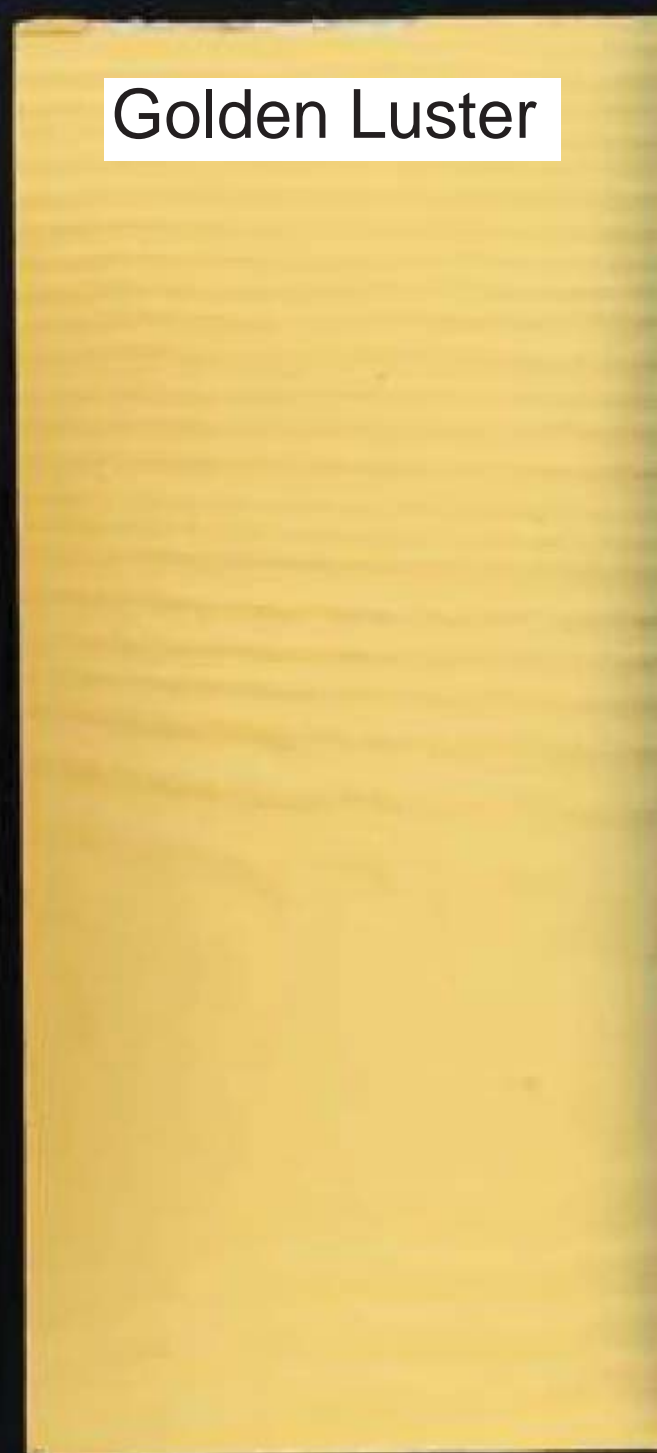
Metal Trim



Trex Decking



Precast - Vanilla



Golden Luster



Iron Gray



Artful Clay



Cobble Stone



Solstice



Black Granite



Clay Windows



Black Storefront



Autumn Clear and Sunset Clear blend



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DATE OF ISSUANCE NOVEMBER 18, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
PERSPECTIVES

SHEET NUMBER

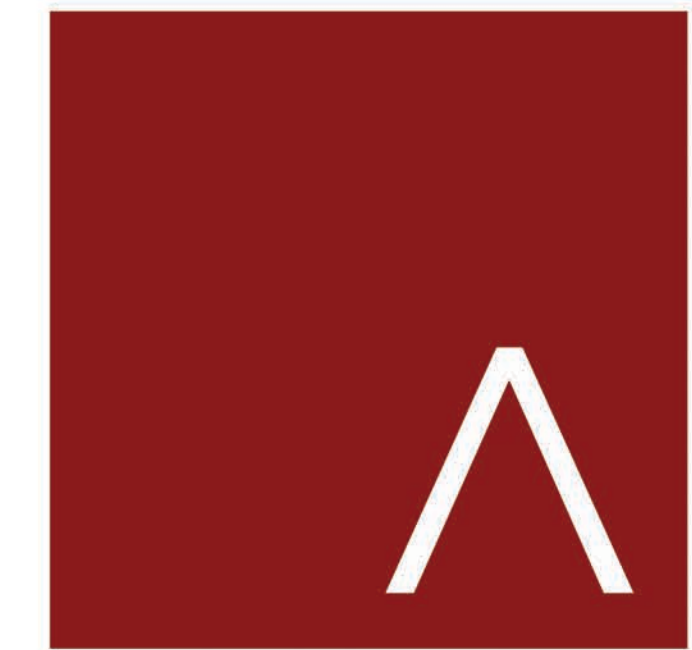
A220



1 PROJECT SITE LOOKING SOUTHWEST
1/8" = 1'-0"



1 BUILDING A LOOKING SOUTHEAST
1/8" = 1'-0"



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DATE OF ISSUANCE NOVEMBER 18, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
PERSPECTIVES

SHEET NUMBER

A221



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DATE OF ISSUANCE NOVEMBER 18, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**EXTERIOR
PERSPECTIVES**

SHEET NUMBER
A222



1 BUILDING A LOOKING SOUTHWEST
1/8" = 1'-0"



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DATE OF ISSUANCE NOVEMBER 18, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

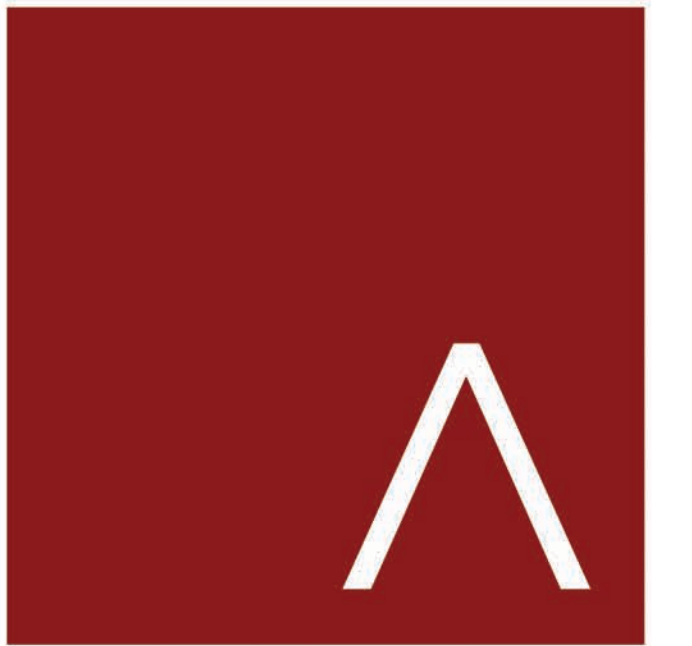
EXTERIOR
PERSPECTIVES

SHEET NUMBER

A223



1 BUILDING 'B' PERSPECTIVE - LOOKING SOUTHWEST
1/8" = 1'-0"



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PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 18, 2020

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR
PERSPECTIVES

SHEET NUMBER

A224



1 BUILDING 'C' PERSPECTIVE - LOOKING SOUTHEAST
1/8" = 1'-0"