

PROPOSED LOCATION OF A 14" ROOF DRAIN EXCHANGE FOR A SURVEY BY ANNOLD AND O'BRIEN INC. PROJECT NO. 091033-C, DATED APRIL 17, 2000, RECORDED MAY 3, 2000.

LONGFELLOW SCHOOL
THREE-STORY MASONRY BUILDING
210 SOUTH BROOKS STREET
BUILDING AREA AT EXTERIOR
FOOTPRINT = 19,322 S.F.

PARCELA A
76,130 SQUARE FEET
OR 1.747 ACRES

MOUND STREET
60' RIGHT-OF-WAY

CHANDLER STREET
60' RIGHT-OF-WAY

SOUTH BROOKS STREET

06

01

02

05

03

04

09

13

11

12

10



Photo 1

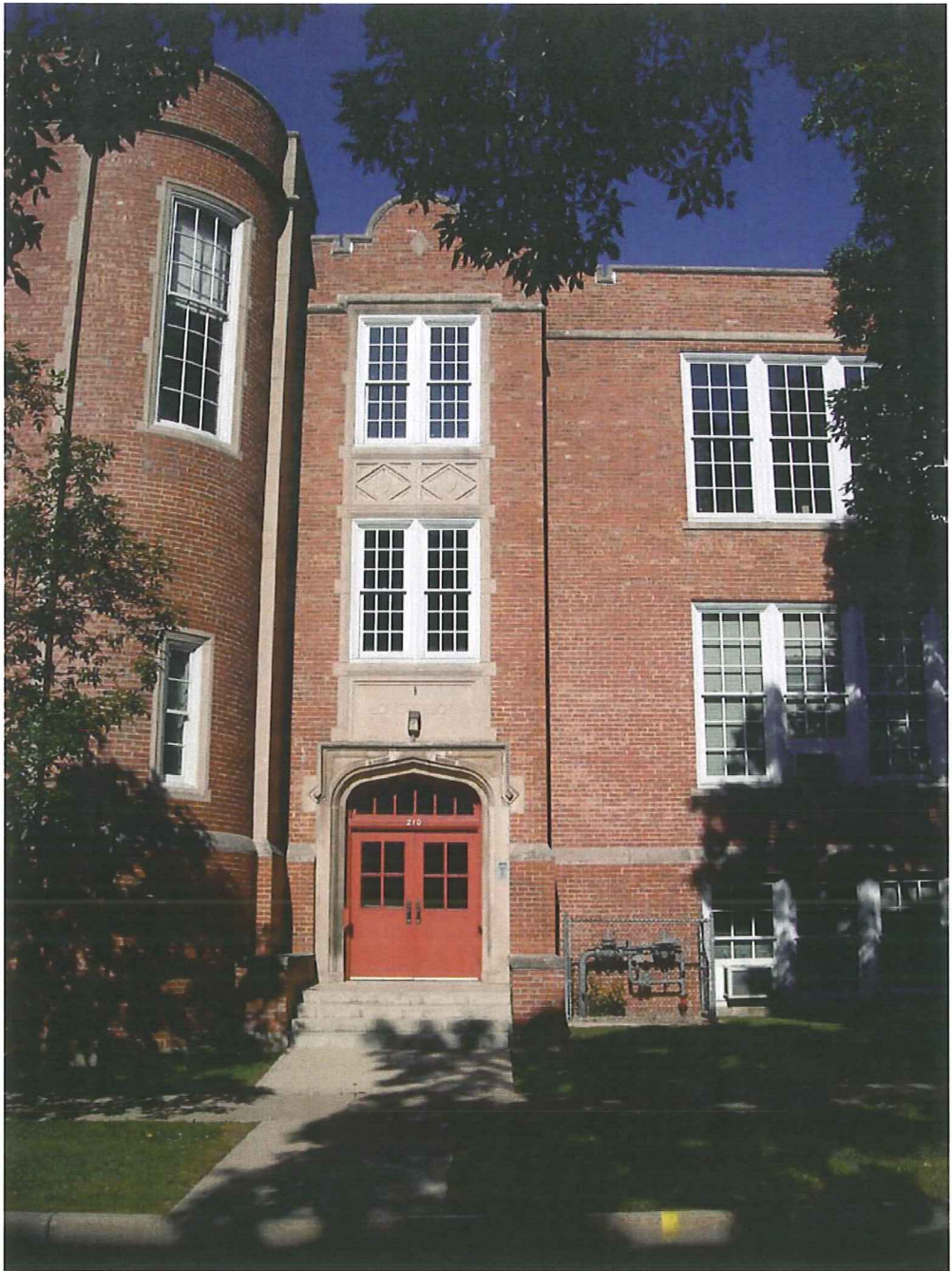


Photo 2



Photo 3



Photo 4



Photo 6



Photo 5



Photo 7



Photo 8

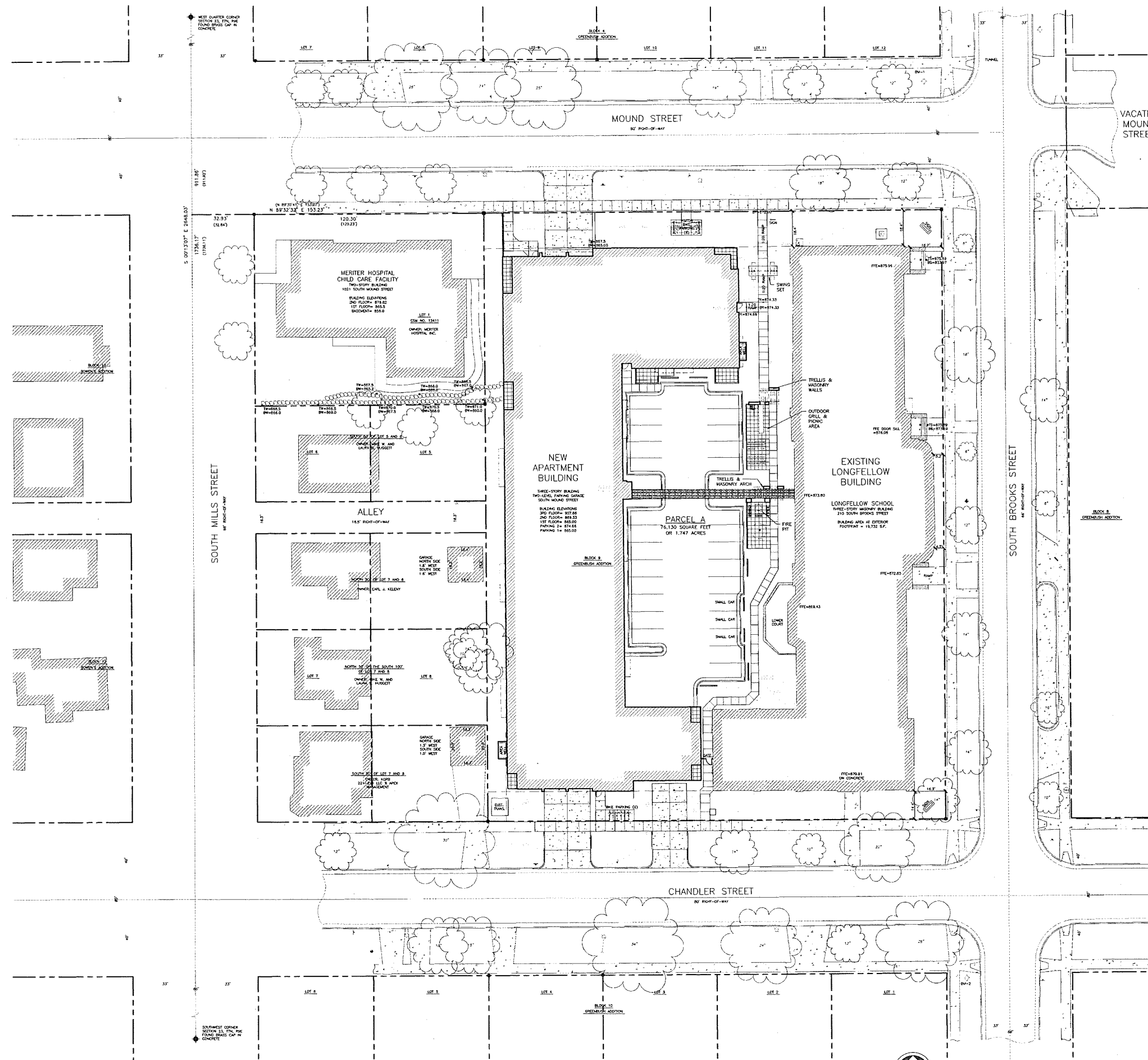


Photo 9



Photo 10





901 Denning Way # Madison, WI 53717
 Ph: 608.854.3300 / F: 608.854.3335
 iconicaweb.com

LONGFELLOW SCHOOL APARTMENTS
 MOUND STREET
 MADISON, WI

The Alexander Company
 145 E. Badger Road, Suite 200
 MADISON, WI 53710

ISSUE DATES:

RFVSI DATE:

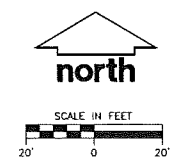
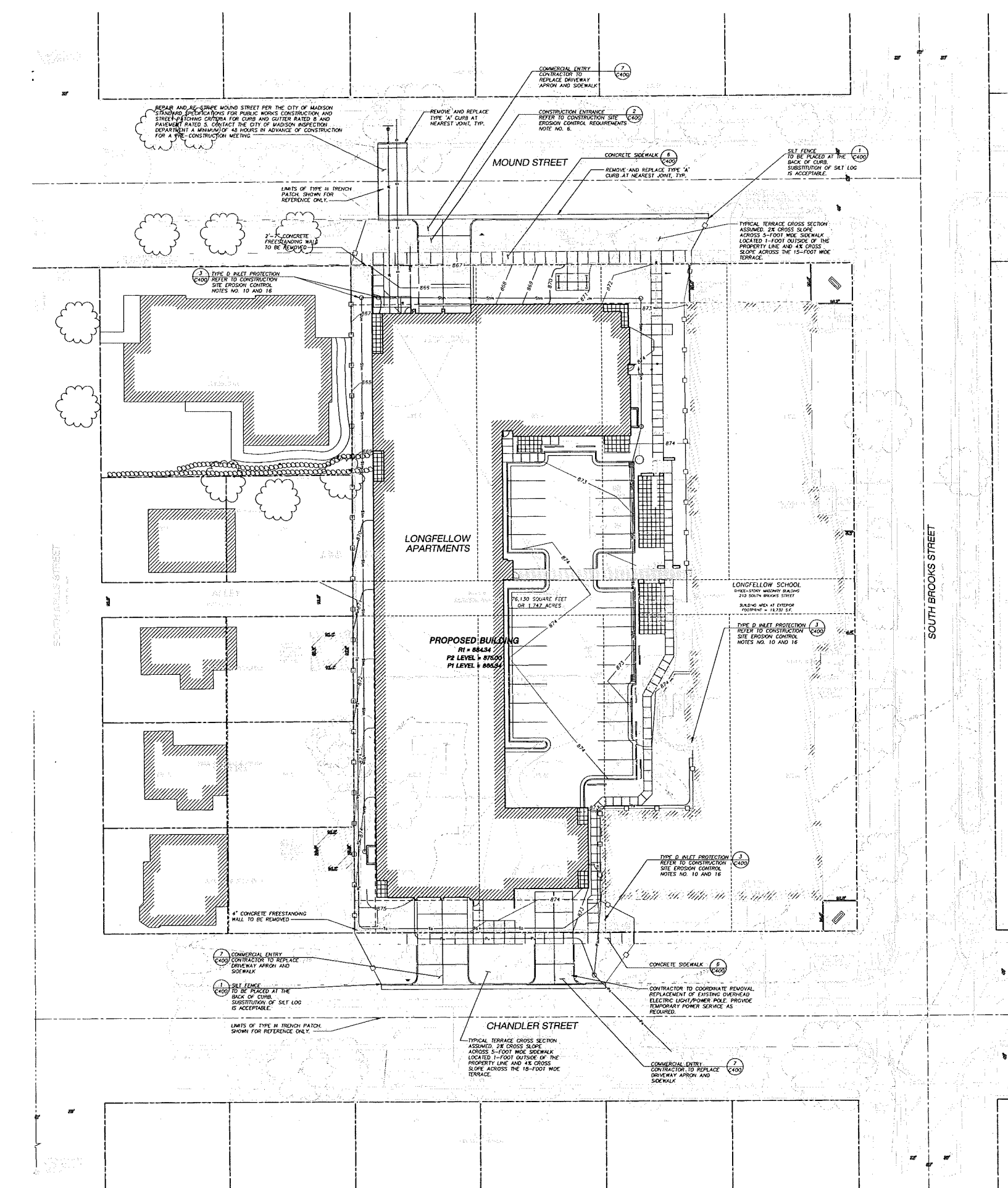
This document contains confidential or proprietary information of Iconica. Hence the document and the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, without the specific authorization by Iconica.

PROJECT #: 20130650
 SHEET NUMBER

A100

©2013 iconica, inc.





JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 "BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH EXCELLENCE AND EXPERIENCE"
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5060 PHONE | 608.848.2285 FAX

ICONICA
 True Design-Build
 801 Deering Way # Madison, WI 53717
 Ph. 608.864.1500 # Fx. 608.864.3555
 iconica.com

- LEGEND (PROPOSED)**
- - - - - PROPERTY LINE
 - 24" STORM SEWER
 - 18" SANITARY SEWER
 - WATER MAIN
 - GAS SERVICE (DESIGN BY UTILITY)
 - ELECTRIC SERVICE (DESIGN BY UTILITY)
 - TELEPHONE SERVICE (DESIGN BY UTILITY)
 - CURB AND GUTTER
 - REMOVE CURB AND GUTTER
 - TRENCH PATCH LIMITS
 - ASPHALTIC PAVEMENT
 - CONCRETE PAVEMENT
 - SILT FENCE

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY DATED 02-28-2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON 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.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/nr/soil/soilwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLANS. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO BEST TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 1/2" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDRM TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE SWATZING TECHNICAL STANDARD NO. 106.1 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO PGSDOT FOR PRESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5% (208) SHALL BE STABILIZED WITH A CLASS 4, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS 1, TYPE B EROSION MATTING OR APPLICATION OF A ROOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDRM REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS, REFER TO WDRM TECHNICAL STANDARD 106E.
16. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. CONTRACTOR SHALL STABILIZE ANY EXPOSED SOIL SURFACES ON THE SITE WITH MULCH PRIOR TO WINTER.
3. 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.
4. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PAVED SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

LONGFELLOW SCHOOL APARTMENTS

THE ALEXANDER COMPANY
 146 E. BEECHER ROAD, SUITE 200
 MADISON, WI 53710

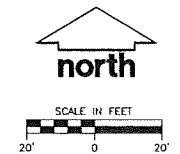
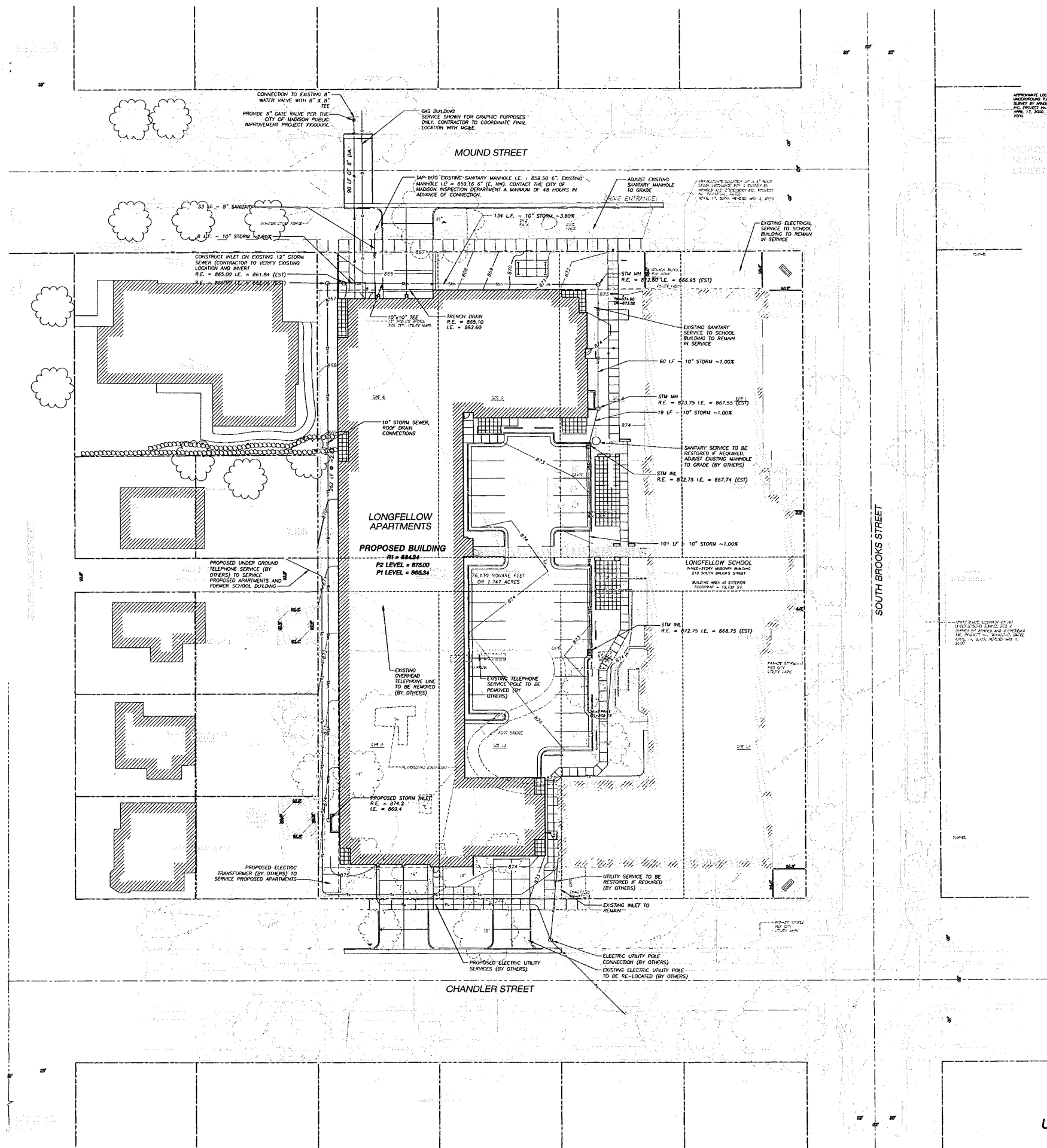
ISSUE DATES:
 LAND USE: 06-08-13

RFVSI DATE:

This document contains confidential or proprietary information of JSD Professional Services, Inc. It is to be used for the specific project only and is not to be distributed, altered or used for any other purpose without the express written consent of JSD Professional Services, Inc.

PROJECT #: 2013050
 SHEET NUMBER

C200



JSD Professional Services, Inc.
Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH EXCELLENCE, QUALITY AND EXPERIENCE"

MADISON REGIONAL OFFICE
151 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

- LEGEND (PROPOSED)**
- PROPERTY LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS SERVICE (DESIGN BY UTILITY)
 - ELECTRIC SERVICE (DESIGN BY UTILITY)
 - TELEPHONE SERVICE (DESIGN BY UTILITY)
 - LIGHT POLES (DESIGN BY THE CITY OF MADISON)
 - TRENCH PATCH LIMITS
 - ASPHALTIC PAVEMENT
 - CONCRETE PAVEMENT
- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
 - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND MSDOT, WISPS, AND WDMW.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, DEPOSITS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY IN INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - VERIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - THE FINAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON PROJECT NUMBER 5382226. PUBLIC IMPROVEMENTS ONLY SHOWN ON THIS PLAN FOR GRAPHIC PURPOSES. CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF MADISON INSPECTION A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES OR DOING ANY OTHER WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
 - ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
 - COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF MADISON.
 - DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WEAR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

ICONICA
True Design-Build

901 Dering Way # Madison, WI 53717
Ph. 608.664.3500 P.F. 608.664.3525
iconica@iconicad.com

LONGFELLOW SCHOOL APARTMENTS
MOUND STREET
MADISON, WI

The Alexander Company
145 E. Bridger Road, Suite 200
MADISON, WI 53710

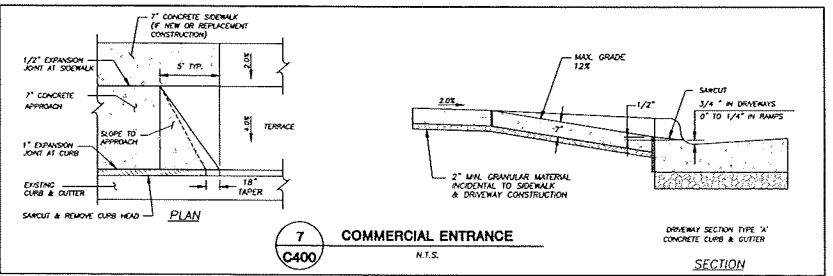
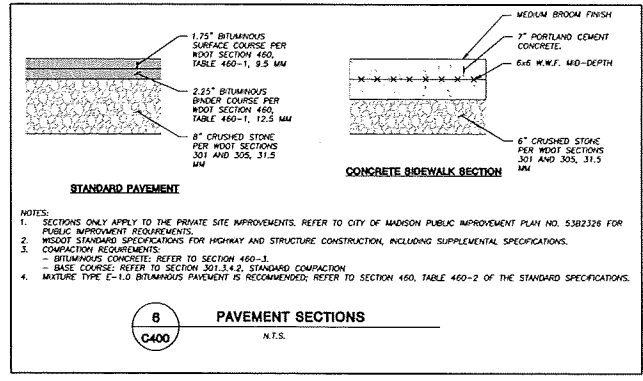
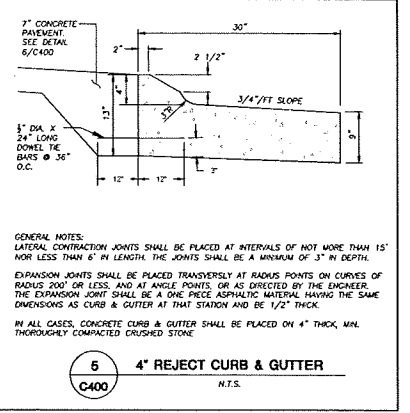
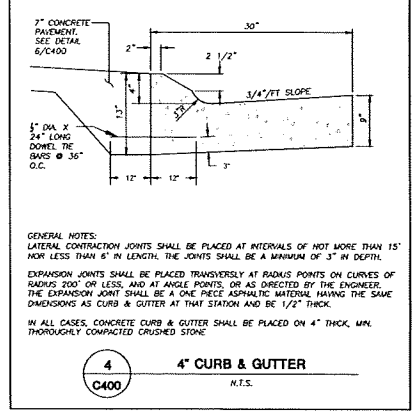
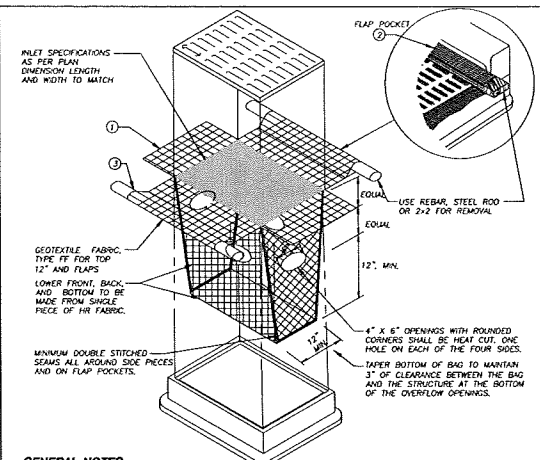
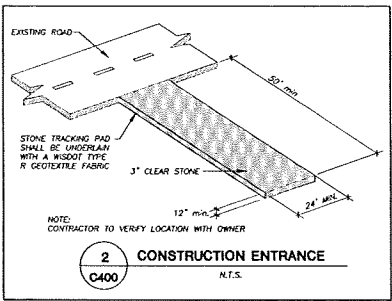
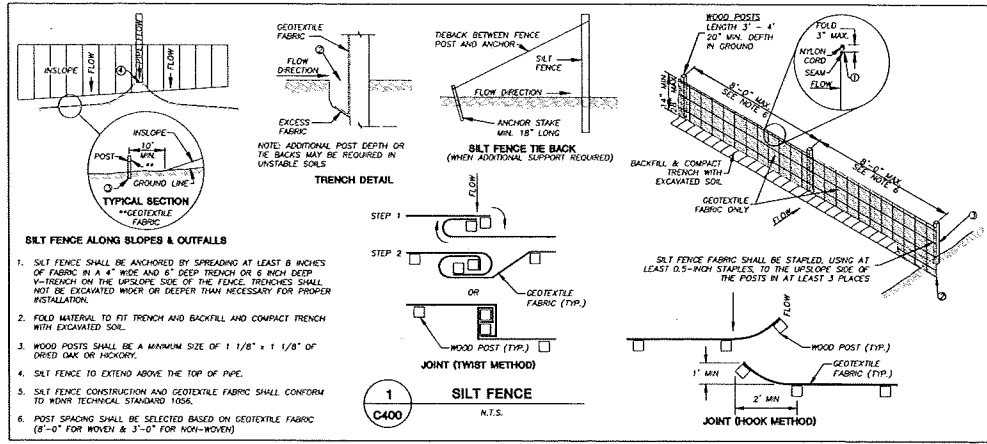
ISSUE DATES:
LAND USE: 05-08-13

RFVSI DATE:

This document contains confidential or proprietary information of Iconica. Neither the document nor its information herein is to be reproduced, distributed, sold or disclosed, either in whole or in part, except as specifically authorized by Iconica.

PROJECT #: 2013050
SHEET NUMBER
C300

© 2012 Iconica, Inc.



JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH EXCELLENCE, INTEGRITY AND INNOVATION."

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.849.5000 PHONE | 608.849.2355 FAX

ICONICA
 True Design-Build

801 Deering Way # Madison, WI 53717
 Ph. 608.664.1500 | Fx. 608.664.3555
 iconica.com

LONGFELLOW SCHOOL APARTMENTS
 MOUND STREET
 MADISON, WI

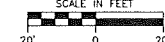
The Alexander Company
 145 E. Beidler Road, Suite 200
 MADISON, WI 53710

ISSUE DATES:
 LAND USE: 05-08-13

RFWSH DATE:

PROJECT #: 2013050
 SHEET NUMBER
C400

2012 Iconica, Inc.



LEGEND (PROPOSED)

- PROPERTY LINE
- CONCRETE SURFACE
- SEED (TURF AREAS)
- NO-MOW SEED (TURF AREAS)
- PERENNIAL/GROUNDCOVER
- ALUMINUM EDGING

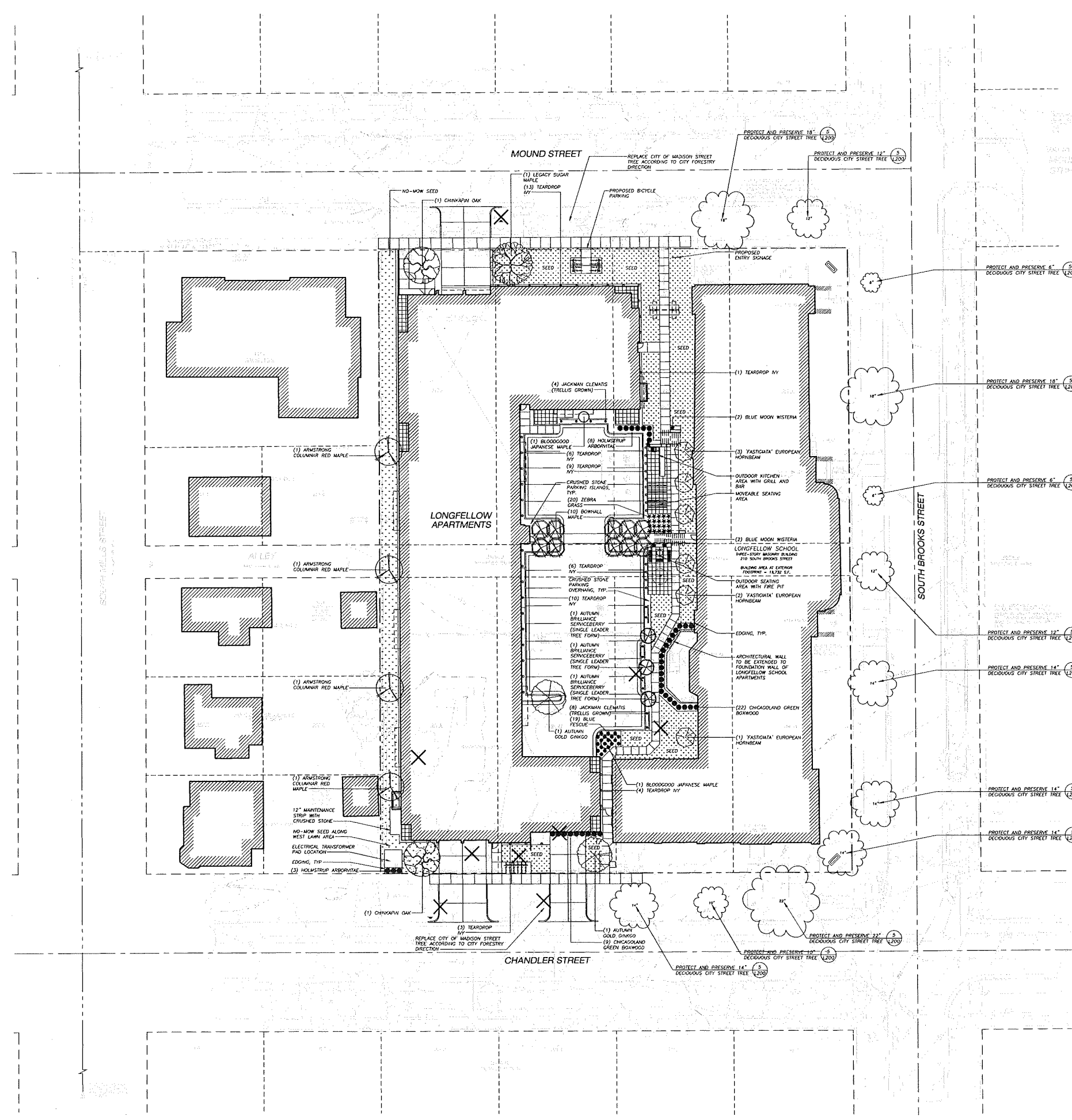
- EXISTING TREE TO BE PRESERVED AND PROTECTED
- EXISTING TREE TO BE REMOVED
- CANOPY TREES
- MEDIUM DECIDUOUS TREES
- LARGE DECIDUOUS SHRUBS
- LOW EVERGREEN TREES
- PERENNIALS AND VINES
- ORNAMENTAL GRASSES

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND NOT RESPONSIBLE FOR ANY DECISIONS 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 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE (3) DAYS PRIOR TO DIGGING. HAND DIG AND REPAIR 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. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL TREE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH SOLE BENTHON 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 THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADDED AREA PROTECTING THE ROOT MASS WITH NET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINERS OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTH AND FLORISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE 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. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
4. MATERIALS - TREES: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AND 2001-2004. 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 FREELY DIVIDED (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO THOROUGHLY DEVELOPED 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 PROPER GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF FAULTY, PARASITARY TREES AND PARASITARY LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
5. MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
 1. PLANTING BEDS = 24"
 2. TREE PITS = SEE DETAILS
 PLANTING SOIL TO BE A MINIMUM 30" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRUITFUL LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOKENS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS FOR SOIL TEST.
6. MATERIALS - FOUNDATION MAINTENANCE STRIPS: LANDSCAPE AREAS SHALL RECEIVE DECORATIVE CRUSHED STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES. OWNER SHALL APPROVE COLOR, TEXTURE AND SIZE EXAMPLE PRIOR TO INSTALLATION AN APPROVED PROFESSIONAL GRADE WOVEN FABRIC WEED BARRIER SHALL BE INSTALLED PRIOR TO MULCH INSTALLATION. PLANT FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
7. MATERIALS - TREE RINGS: ALL TREES PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 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 GRANULE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
8. MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/MEMBRANE BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISSEK.
9. MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, ALUMINUM EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR GROWN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. ALL PRUNING SHALL CONFORM TO AMERICAN STANDARDS FOR TREE CARE OPERATIONS, AND ALSO, 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 CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTI-SEPTIC TREE PAINT.
11. CLEANUP: DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BRINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE LEFT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. 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 HAZARD. OTHERWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
12. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SOEDED LAWN AREAS. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 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 SHAWM AND/OR REPLACEMENT OF DEFICIENT 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 MAINTAINED CONDITION.
13. 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.

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
LANDSCAPE PLANT LIST					
CANOPY TREES					
MS	1	Legacy Sugar Maple	ACER saccharum 'Legacy'	2 1/2" Cal	B&R
MS	10	Armstrong Columnar Red Maple	ACER rubra 'Armstrong'	2 1/2" Cal	B&R
GR	2	A. L. - 0230 0230	GRANDIS rubra 'A. L. - 0230 0230'	2 1/2" Cal	B&R
MS	2	Chikanan Oak	QUERCUS chikananensis	2 1/2" Cal	B&R
MEDIUM DECIDUOUS TREES					
GR	5	Autumn Brilliance Serviceberry	CARPIENUS velutinus 'Autumn Brilliance'	1 1/2" Cal	B&R
FT	1	Armstrong Columnar Red Maple	ACER rubra 'Armstrong'	1 1/2" Cal	B&R
ASP	3	Autumn Brilliance Serviceberry	AELANCHOA aconitifolia 'Autumn Brilliance'	1 1/2" Cal	B&R
LARGE DECIDUOUS SHRUBS					
RT	2	Stylyculis japonica	ACER palmatum 'Stylyculis'	36" Hx 18" W	45 Cont
RT	11	Chicago Green Boxwood	BUXUS x 'Green'	36" Hx 18" W	45 Cont
LOW EVERGREEN TREES					
LV	11	Multi-trunked Japanese Holly	TRINIA coccinea 'Multi-trunked'	36" Hx 18" W	B&R
PERENNIALS AND VINES					
CL	12	Jackson Clematis	CLEMATIS x 'Jackson'	10" - 12" Hx	R3 Cont
WT	4	Blue Moon Wisteria	WISTERIA maconii 'Blue Moon'	10" - 12" Hx	R3 Cont
RS	82	Teardrop Ivy	HEDERA helix 'Teardrop'	10" - 12" Hx	R3 Cont
ORNAMENTAL GRASSES					
FG	19	East River Papyrus	PHYLLOCLADUS distachne 'East River'	44" Hx	R3 Cont
MS	20	Zebra Grass	MISCANTHUS sinensis 'Zebra'	12" Hx	R3 Cont

LANDSCAPE PLAN



LONGFELLOW SCHOOL APARTMENTS
 MOUND STREET
 MADISON, WI

The Alexander Company
 145E. Bender Road, Suite 200
 MADISON, WI 53716

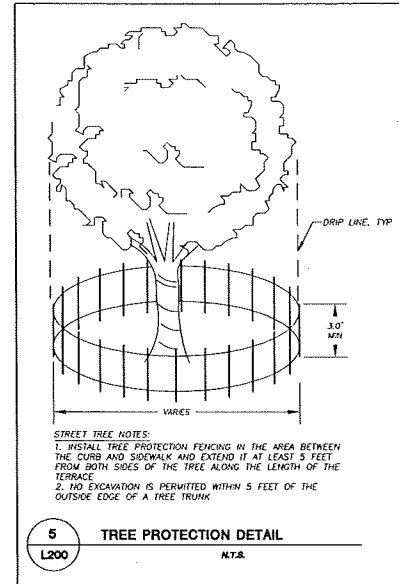
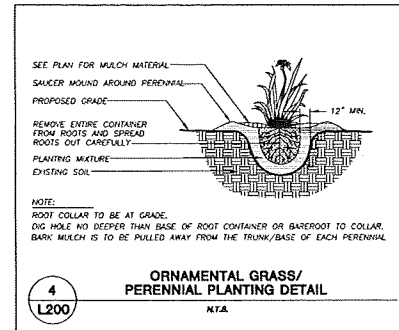
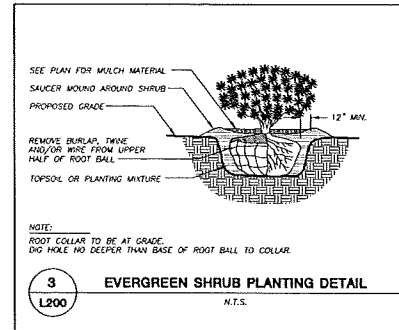
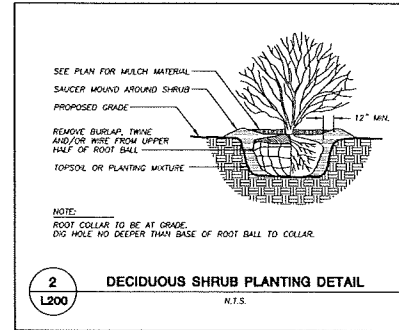
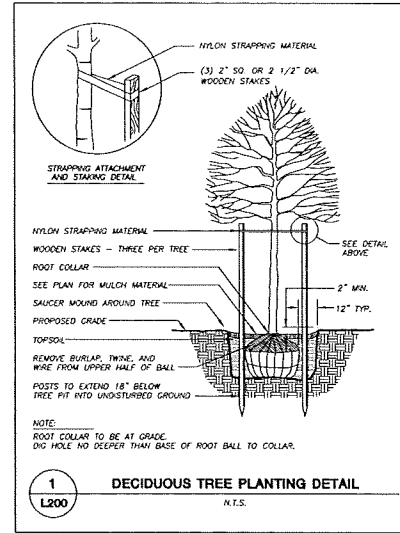
ISSUE DATES:
 LAND USE: 05-08-13
 LAND USE: 07-01-13
 LAND USE: 08-13-13

RFI/SU DATE:

The document contains confidential or proprietary information of Iconica. It shall be the responsibility of the recipient to ensure that this information is not disclosed, distributed, or otherwise made available to any third party without the prior written consent of Iconica.

PROJECT #: 20130029

SHEET NUMBER
L100



LONGFELLOW SCHOOL APARTMENTS

MOUND STREET
 MADISON, WI
 The Alexander Company
 148 E. Badger Road, Sub. 200
 MADISON, WI 53710

ISSUE DATES:
LAND USE: 06-08-13
LAND USE: 07-01-13
LAND USE: 08-13-13

RFVSI DATE:

This document contains confidential or proprietary information. It is to be used only for the project for which it was prepared. It is not to be reproduced, distributed, or otherwise used in any way without the express written consent of the creator.

PROJECT #: 2013050
 SHEET NUMBER

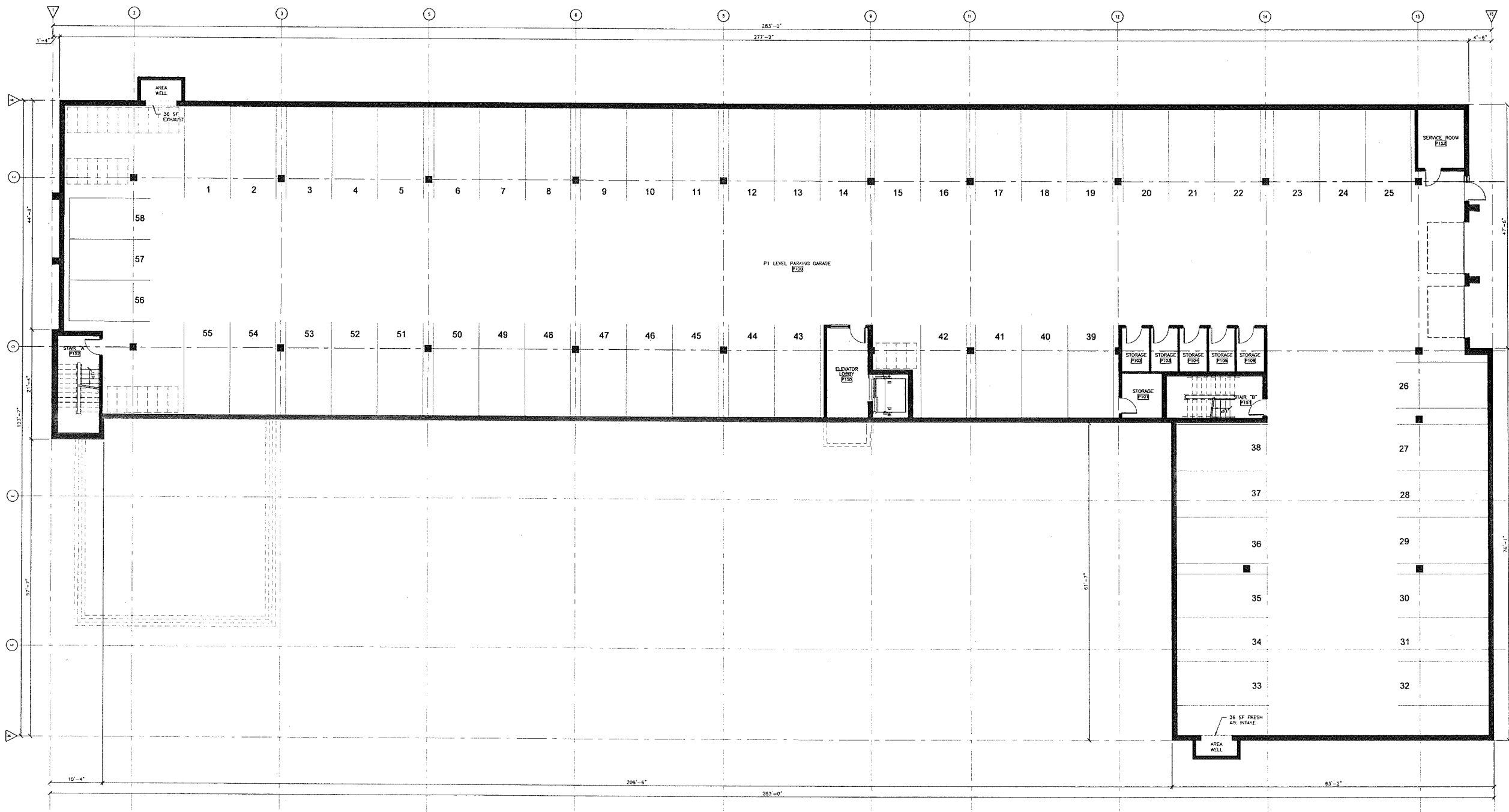
L200

LONGFELLOW SCHOOL APARTMENTS
MOUND STREET
MADISON, WI

The Alexander Company
145 E. Bluff Road, Suite 200
MADISON, WI 53710

ISSUE DATES:

RF/ISI DATE:



1 P1 LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

LONGFELLOW SCHOOL APARTMENTS

MOUND STREET
MADISON, WI

The Alexander Company
145 E. Badger Road, Suite 200
MADISON, WI 53710

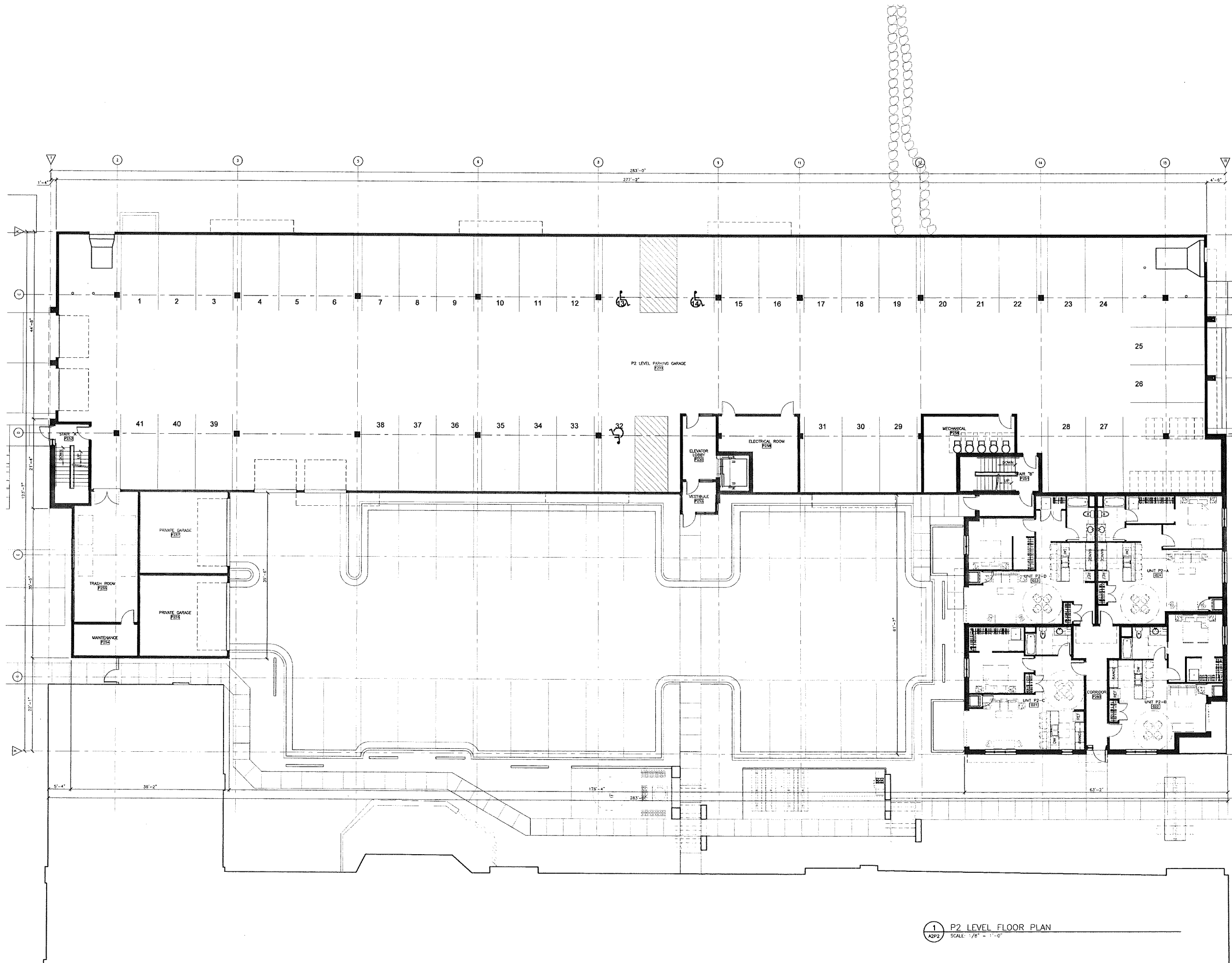
ISSUE DATES:

RF/ISI DATE:

This document contains confidential or proprietary information of Iconica. Neither the document nor the information herein is to be reproduced, stored, used or disclosed, either in whole or in part, except as specifically authorized by Iconica.

PROJECT #: 20130050
SHEET NUMBER

A2P2



1 P2 LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



901 Daring Way # Madison, WI 53717
Ph: 608.944.3302 F: 608.944.3303
iconica@iconica.com

LONGFELLOW SCHOOL APARTMENTS
MOUND STREET
MADISON, WI

The Alexander Company
145 E. Baugher Road, Suite 200
MADISON, WI 53710

ISSUE DATES:

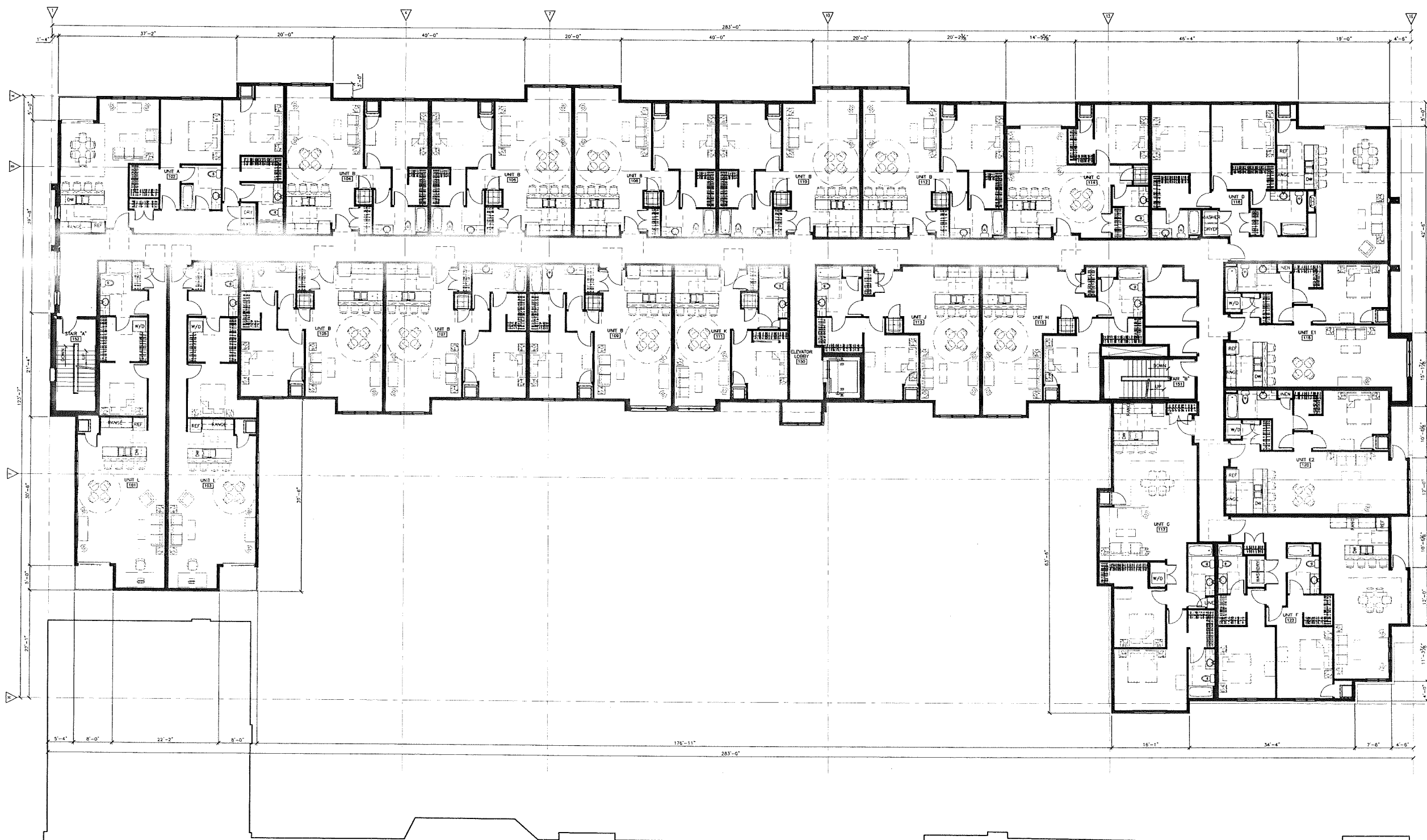
RFCSI DATE:

This document contains confidential or proprietary information of Iconica. Neither the document nor the information herein is to be retransmitted, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Iconica.

PROJECT #: 20130050
SHEET NUMBER

A201

©2013 Iconica, Inc.



1 FIRST FLOOR RESIDENTIAL PLAN
SCALE: 1/8" = 1'-0"



ICONICA
True Design-Build

901 Dering Way • Madison, WI 53717
Ph: 608.664.3300 or 1-800-664-3333
ico@iconicaweb.com

LONGFELLOW SCHOOL APARTMENTS

ROUND STREET
MADISON, WI

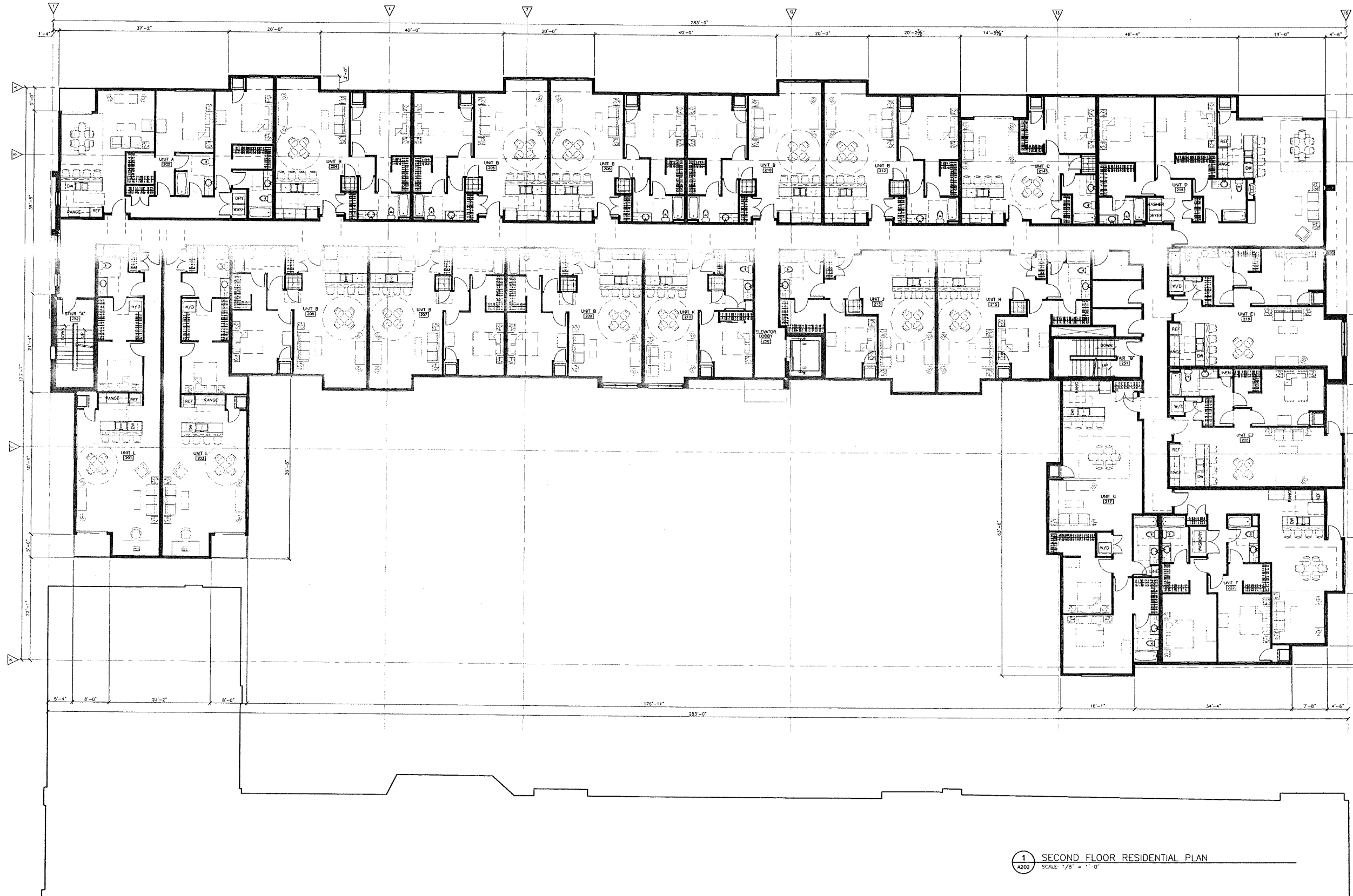
The Alexander Company
145 E. Baegler Road, Suite 200
MADISON, WI 53710

ISSUE DATES:

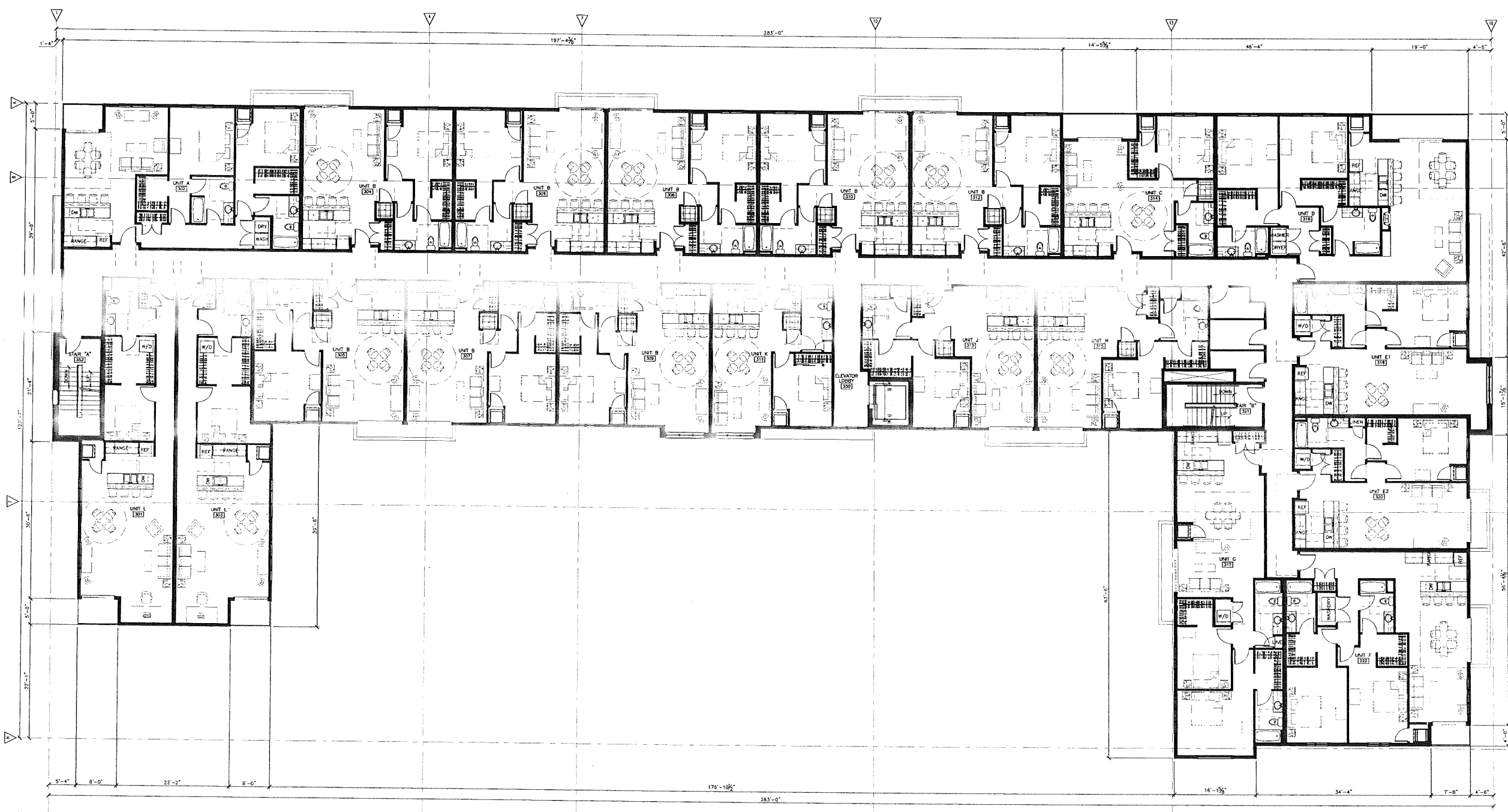
PROJECT #: 20130050
SHEET NUMBER

A202

© 2013 Iconica, Inc.



1 SECOND FLOOR RESIDENTIAL PLAN
A202 SCALE: 1/8" = 1' - 0"



LONGFELLOW SCHOOL APARTMENTS
MOUND STREET
MADISON, WI

The Alexander Company
145 E. Blufftop Road, Suite 200
MADISON, WI 53710

ISSUE DATES:

RFVSI DATE:

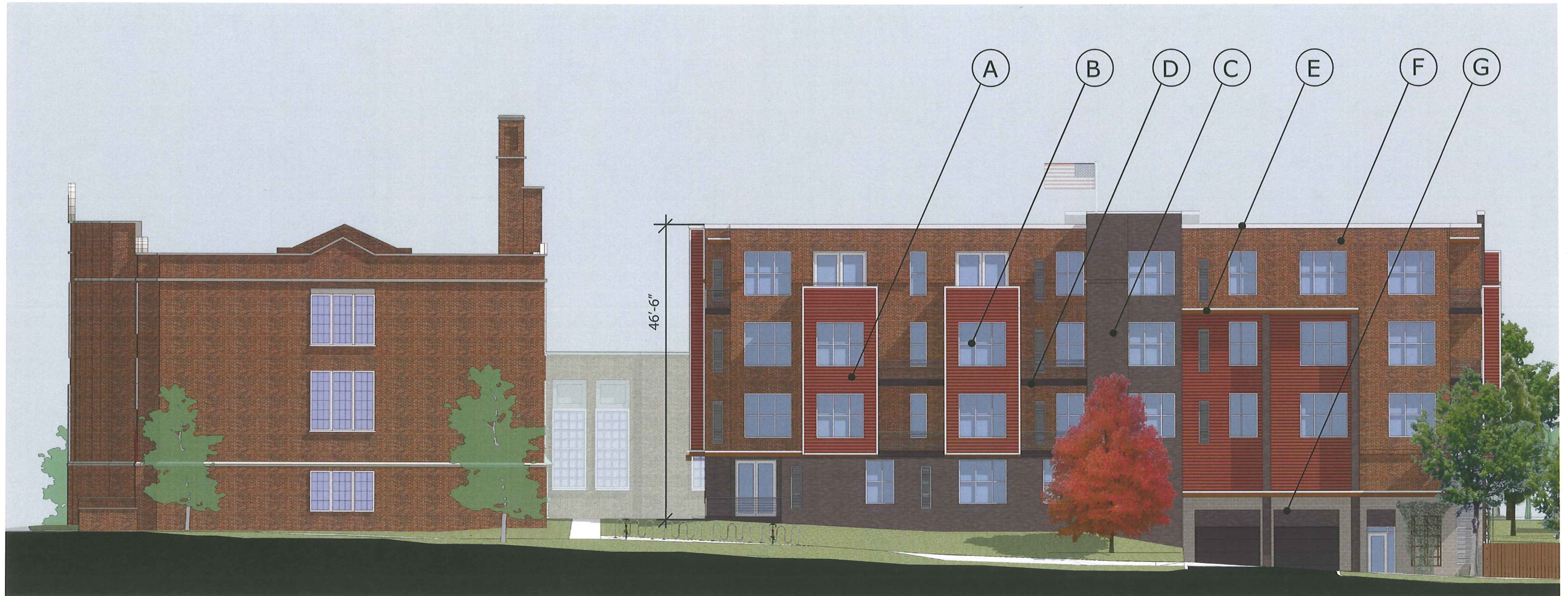
This document contains confidential or proprietary information of Iconica. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Iconica.

PROJECT #: 20130050
SHEET NUMBER
A203

1 THIRD FLOOR RESIDENTIAL PLAN
SCALE: 1/8" = 1'-0"

the Longfellow

Alexander
Company

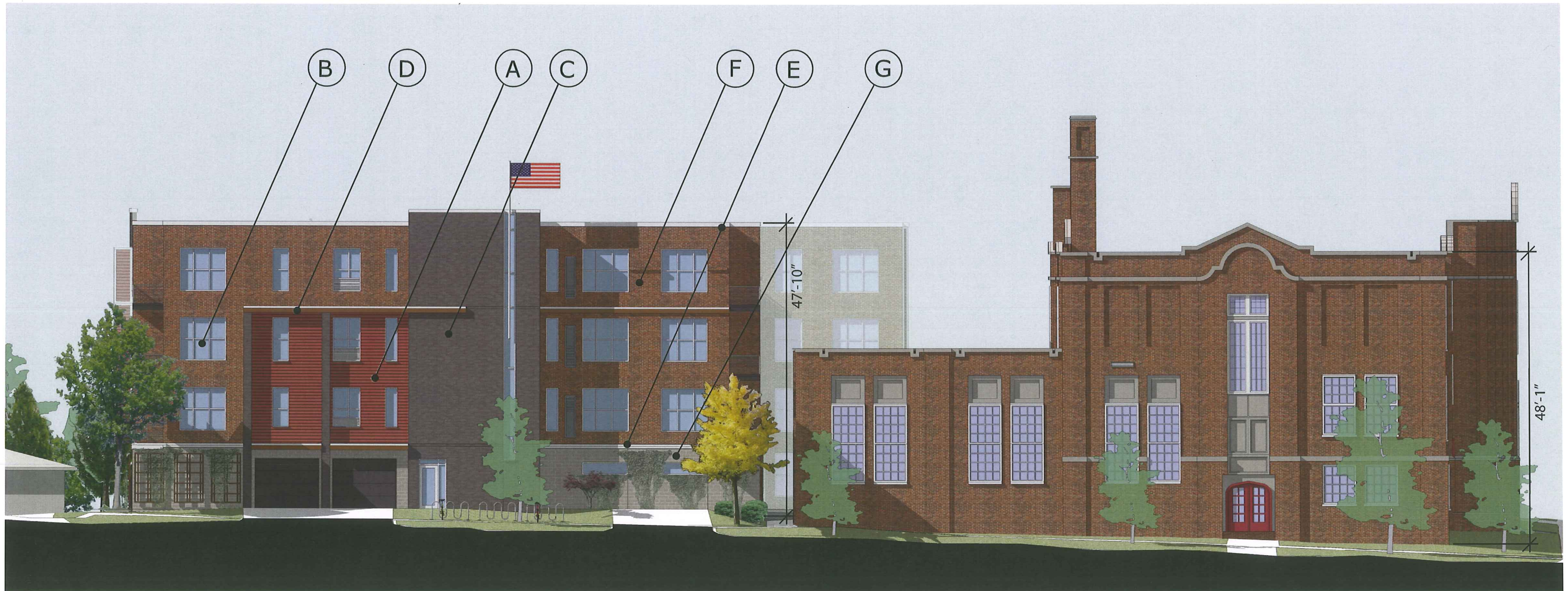


NORTH ELEVATION

- A = Horizontal architectural metal panel - Terra Cota
- B = White aluminum window and door frames
- C = Brick - Ultra Brown
- D = Cedar fascia and soffit - Dark Brown
- E = White coping drip edge
- F = Brick - Autumn Haze
- G = Colored Masonry Block - Camel (light tan)

the Longfellow

Alexander
Company



SOUTH ELEVATION

- A = Horizontal architectural metal panel - Terra Cota
- B = White aluminum window and door frames
- C = Brick - Ultra Brown
- D = Cedar fascia and soffit - Dark Brown
- E = White coping drip edge
- F = Brick - Autumn Haze
- G = Colored Masonry Block - Camel (light tan)