

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_

Project # \_\_\_\_\_

03436

|                         |   |
|-------------------------|---|
| DATE SUBMITTED: _____   | <b>Action Requested</b>   |
| UDC MEETING DATE: _____ | <input type="checkbox"/> Informational Presentation             |
|                         | <input type="checkbox"/> Initial Approval and/or Recommendation |
|                         | <input type="checkbox"/> Final Approval and/or Recommendation   |

PROJECT ADDRESS: 3434 E. WASHINGTON

ALDERMANIC DISTRICT: SANTIAGO ROSAS

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
ACCESS COMMUNITY HEALTH CENTER BARB OHLSEN

CONTACT PERSON: BARB OHLSEN

Address: 5117 UNIVERSITY AVE  
MADISON, WI 53705  
Phone: 218-6429  
Fax: \_\_\_\_\_  
E-mail address: bohlsen@erdman.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)

Other \_\_\_\_\_



\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

### William T. Evjue Clinic Expansion

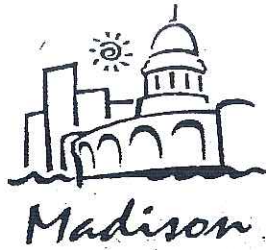
The Evjue Clinic is a non-profit community health care center serving the uninsured and under-insured. In 2005, the clinic occupied the facility vacated by Dean Clinic on East Washington Avenue. The rapid growth of their dental practice precipitated this expansion plan when attractive private funding became available.

The proposed expansion includes the addition of dental exam rooms, medical exam rooms and office/staff support spaces in the lower level. Another egress stair is included.

The parking lot is already larger than required by the 1 space/300 S.F. of building space. Even with the 8817 S.F. addition, the lot is still in excess of requirement.

There are no anticipated changes in the site signage or lighting.

This expansion program will greatly enhance the clinic's ability to serve the growing need for community health care. The facility is a modest yet functional building that can serve them for many years with the expanded size.



# Parking Stall Reduction Request Application

(To Be Accompanied With Site Plan)

| FOR OFFICE USE ONLY |  |
|---------------------|--|
| Date:               |  |
| Received by:        |  |
| Zoning District:    |  |
| Parcel No.:         |  |
| GQ:                 |  |
| Ald. District:      |  |

Type or print, using pen, not pencil.

|   |                        |
|---|------------------------|
| Address of Property: 3434 E. WASHINGTON AVE.  |                        |
| Name & Address of Owner: ACCESS COMMUNITY HEALTH CENTER<br>3434 E. WASHINGTON AVE MADISON, WI   |                        |
| Name & Address of Applicant (or owner's representative): BARBARA K. OHLSEN<br>MARSHALL ERDMAN & ASSOCIATES<br>5117 UNIVERSITY AVE MADISON, WI 53705                                       |                        |
| Existing Parking Requirements: 51   | # Stalls Provided: 113 |
| Brief Summary of Proposal: CURRENT LOT IS NEVER FULL; MAJORITY OF PATIENTS TAKE PUBLIC TRANSPORTATION OR USE TAXI VOUCHERS. PROPOSED ADDITION WILL REDUCE PARKING. NO EFFECT ANTICIPATED. |                        |
| Proposed Parking Requirements: 80   | # Stalls Provided: 106 |
| Percent Requested -6.2 %  |                        |
| 1) On bus route <input checked="" type="radio"/> YES <input type="radio"/> NO   |                        |
| 2) Within 1000 feet of bicycle path <input checked="" type="radio"/> YES <input type="radio"/> NO   |                        |
| 3) Bicycle rack <input checked="" type="radio"/> YES <input type="radio"/> NO   |                        |
| 4) Hours of operation: 9 to 6   |                        |
| 5) Is this peak demand time for other uses: YES <input type="radio"/> NO <input checked="" type="radio"/>   |                        |
| 6) Change of use? NO  | 7) New Building: NO    |
| 8) Addition to existing building: YES   |                        |

Report for Urban Design Commission Regarding the Public Meeting  
Held on May 16, 2006 at Access Community Health Center 6-7 PM

The attached notice was sent to contacts at the following organizations:

Hawthorne Neighborhood  
Truax Neighborhood  
East Madison Community Center

The same presentation boards used for Urban Design Commission review were available to the meeting attendees.

The meeting was attended by 2 neighbors, Karen Meek and Kathy Warren, both of 3510 Ridgeway Avenue along with Barb Snell and Joanne Holland from the clinic and Barb Ohlsen from Marshall Erdman.

General discussion occurred about neighborhood activities.

When it became apparent that the two guests were going to be the only guests, the discussion turned to the clinic addition. Ms. Warren advised that the clinic architect did not need to go thru the presentation as she was familiar with the project.

Ms. Warren indicated one of her main concerns is the traffic and parking. Barb Snell, CEO Access Community Health Center, informed that the clinic staff do not park in the street. They park in the clinic lot per the survey she took after the UDC hearing on May 3, 2006. The clinic staff park on the Reindahl side of the lot and along the perimeter directly across from Gardner Bakery. Since the staff typically arrive in the morning and leave in the evening, this is the lowest traffic in the lot.

Ms. Warren presented her concern for screening the dumpster area at the back of the clinic. Barb Snell agreed to increase landscaping to screen the view of that area.

Barb Snell advised that the clinic is very proud to have this facility and wants to be a good neighbor. The clinic plans to be there for a long time and wants to be a positive part of the neighborhood

The meeting concluded with Ms. Warren agreeing that if there is screening of the dumpster area, she will be happy.

## **Notice of Neighborhood Meeting**

Tuesday, May 16, 2006  
6-7pm

Access Community Health Centers  
3434 East Washington Avenue

Access Community Health Centers (ACHC) is a community health center that provides medical and dental services to people living in Dane County.

One of our clinics is located at 3434 East Washington Avenue and we are planning a small construction project to increase the size of the clinic so that we can help more patients. Our current parking lot is more than ample to accommodate parking needs. This project will also generate additional jobs at ACHC.

We are hosting a neighborhood meeting to describe the building construction planned for the summer and fall of 2006.

Please contact Joanne Holland at 443.5518 if you have any questions regarding this meeting.

A.C.H.C. Neighborhood Mtg.  
May 16, 2006

| <u>Name</u>       | <u>Address</u>        |
|-------------------|-----------------------|
| † Dawn Meek       | 3510 Ridgeway Ave.    |
| † Kathy A. Warren | 3510 R. Ridgeway Ave. |

**LANDSCAPE WORKSHEET**  
 Parking Lots, Storage Areas and Loading Areas  
 (Section 28.04 Madison General Ordinance)

|                           |
|---------------------------|
| Project Location/Address: |
| Name of Project:          |
| Owner/Contact:            |
| Address:                  |

**FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT**

**I. Number of Trees Required**

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.  
 [Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

|   |            |
|---|------------|
| Number of Parking Stalls _____  | <b>102</b> |
| Total Square Footage of the Storage Area _____<br>Divided by Three Hundred (300) Square Feet  | _____      |
| Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper)<br>(See Schedule on reverse side) | <b>8</b>   |

**TOTAL**

**II. Number of Landscape Points Required**

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

|   |           |
|---|-----------|
| The number of points required for <u>loading areas</u> is (75) points for each loading berth.<br>(See Schedule on reverse side) | <b>75</b> |
|---|-----------|

**TOTAL**

|  |            |
|--|------------|
| Number of Points Required (See Schedule on reverse side) | <b>538</b> |
|--|------------|

**Tabulation of Points and Credits**

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

| ELEMENT  | POINT VALUE | QUANTITY  | POINTS ACHIEVED | CREDITS   |            |
|--|-------------|-----------|-----------------|-----------|------------|
|  |             |           |                 | QUANTITY  | POINTS     |
| Canopy Tree: 2" - 2 1/2"*  | 35          |           |                 | <b>9</b>  | <b>315</b> |
| Deciduous Shrub  | 2           |           |                 |           |            |
| Evergreen Shrub  | 3           |           |                 |           |            |
| Decorative Wall or Fence<br>(per 10 L.F.)                                  | 5           |           |                 |           |            |
| Earth Berm (per 10 L.F.)<br>Avg. Height 30"<br>Avg. Height 15"             | 5<br>2      |           |                 |           |            |
| Evergreen Trees<br>3' height minimum                                       | 15          | <b>11</b> |                 | <b>13</b> | <b>360</b> |
| Canopy Tree or Small Tree<br>1 1/2" - 2" Caliper<br>(i.e., Crab, Hawthorn) | 15          |           |                 | <b>2</b>  | <b>30</b>  |
| <b>Sub Totals</b>  |             |           |                 | <b>+</b>  | <b>705</b> |

|   |              |            |
|---|--------------|------------|
| = | <b>TOTAL</b> | <b>705</b> |
|---|--------------|------------|

Total No. of Points Provided  
(Equal to or greater than points required)

\*Trees required in Part I above, are not to be included in the point count.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_



**Marshall Erdman  
& Associates**

5108 University Ave. P.O. Box 6549  
Madison, Wisconsin 53705  
Phone: (608) 238-4530  
FAX: (608) 238-8556



**LANDSCAPE WORKSHEET**  
Parking Lots, Storage Areas and Loading Areas  
(Section 28.04 Madison General Ordinance)

Project Location/Address: \_\_\_\_\_  
 Name of Project: \_\_\_\_\_  
 Owner/Client: \_\_\_\_\_  
 Address: \_\_\_\_\_

FOR PARCEL(S) WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

**I. Number of Trees Required**  
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Number of Parking Stalls: 102

Total Square Footage of the Storage Area  
 Divided by Three Hundred (300) Square Feet: \_\_\_\_\_

Number of Garage Slab Trees Required (2" - 2 1/2" Caliper)  
 (See Schedule on reverse side): \_\_\_\_\_

**II. Number of Landscape Points Required**  
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 43.8 points are required for 10 stalls. A point fraction of 0.8 is rounded up to 1 point, while a fraction of 0.2 is rounded down to 0 points. Thus: 44 points would be rounded down to 43 points required.)

Number of Points Required for Landscape Points (See Schedule on reverse side): 463

Number of Points Required (See Schedule on reverse side): 75

**TOTAL** 538

**Tabulation of Points and Credits**  
 Before taking the quantity and points for all proposed landscape elements, Area credit information for landscape retaining and any existing structures to be retained.

| Element                    | Points | Quantity | Points | Quantity | Points |
|----------------------------|--------|----------|--------|----------|--------|
| Change Tree 2" - 2 1/2"    | 35     |          | 9      | 315      |        |
| Change Tree 2 1/2" - 3"    | 35     |          |        |          |        |
| Change Tree 3" - 3 1/2"    | 35     |          |        |          |        |
| Change Tree 3 1/2" - 4"    | 35     |          |        |          |        |
| Change Tree 4" - 4 1/2"    | 35     |          |        |          |        |
| Change Tree 4 1/2" - 5"    | 35     |          |        |          |        |
| Change Tree 5" - 5 1/2"    | 35     |          |        |          |        |
| Change Tree 5 1/2" - 6"    | 35     |          |        |          |        |
| Change Tree 6" - 6 1/2"    | 35     |          |        |          |        |
| Change Tree 6 1/2" - 7"    | 35     |          |        |          |        |
| Change Tree 7" - 7 1/2"    | 35     |          |        |          |        |
| Change Tree 7 1/2" - 8"    | 35     |          |        |          |        |
| Change Tree 8" - 8 1/2"    | 35     |          |        |          |        |
| Change Tree 8 1/2" - 9"    | 35     |          |        |          |        |
| Change Tree 9" - 9 1/2"    | 35     |          |        |          |        |
| Change Tree 9 1/2" - 10"   | 35     |          |        |          |        |
| Change Tree 10" - 10 1/2"  | 35     |          |        |          |        |
| Change Tree 10 1/2" - 11"  | 35     |          |        |          |        |
| Change Tree 11" - 11 1/2"  | 35     |          |        |          |        |
| Change Tree 11 1/2" - 12"  | 35     |          |        |          |        |
| Change Tree 12" - 12 1/2"  | 35     |          |        |          |        |
| Change Tree 12 1/2" - 13"  | 35     |          |        |          |        |
| Change Tree 13" - 13 1/2"  | 35     |          |        |          |        |
| Change Tree 13 1/2" - 14"  | 35     |          |        |          |        |
| Change Tree 14" - 14 1/2"  | 35     |          |        |          |        |
| Change Tree 14 1/2" - 15"  | 35     |          |        |          |        |
| Change Tree 15" - 15 1/2"  | 35     |          |        |          |        |
| Change Tree 15 1/2" - 16"  | 35     |          |        |          |        |
| Change Tree 16" - 16 1/2"  | 35     |          |        |          |        |
| Change Tree 16 1/2" - 17"  | 35     |          |        |          |        |
| Change Tree 17" - 17 1/2"  | 35     |          |        |          |        |
| Change Tree 17 1/2" - 18"  | 35     |          |        |          |        |
| Change Tree 18" - 18 1/2"  | 35     |          |        |          |        |
| Change Tree 18 1/2" - 19"  | 35     |          |        |          |        |
| Change Tree 19" - 19 1/2"  | 35     |          |        |          |        |
| Change Tree 19 1/2" - 20"  | 35     |          |        |          |        |
| Change Tree 20" - 20 1/2"  | 35     |          |        |          |        |
| Change Tree 20 1/2" - 21"  | 35     |          |        |          |        |
| Change Tree 21" - 21 1/2"  | 35     |          |        |          |        |
| Change Tree 21 1/2" - 22"  | 35     |          |        |          |        |
| Change Tree 22" - 22 1/2"  | 35     |          |        |          |        |
| Change Tree 22 1/2" - 23"  | 35     |          |        |          |        |
| Change Tree 23" - 23 1/2"  | 35     |          |        |          |        |
| Change Tree 23 1/2" - 24"  | 35     |          |        |          |        |
| Change Tree 24" - 24 1/2"  | 35     |          |        |          |        |
| Change Tree 24 1/2" - 25"  | 35     |          |        |          |        |
| Change Tree 25" - 25 1/2"  | 35     |          |        |          |        |
| Change Tree 25 1/2" - 26"  | 35     |          |        |          |        |
| Change Tree 26" - 26 1/2"  | 35     |          |        |          |        |
| Change Tree 26 1/2" - 27"  | 35     |          |        |          |        |
| Change Tree 27" - 27 1/2"  | 35     |          |        |          |        |
| Change Tree 27 1/2" - 28"  | 35     |          |        |          |        |
| Change Tree 28" - 28 1/2"  | 35     |          |        |          |        |
| Change Tree 28 1/2" - 29"  | 35     |          |        |          |        |
| Change Tree 29" - 29 1/2"  | 35     |          |        |          |        |
| Change Tree 29 1/2" - 30"  | 35     |          |        |          |        |
| Change Tree 30" - 30 1/2"  | 35     |          |        |          |        |
| Change Tree 30 1/2" - 31"  | 35     |          |        |          |        |
| Change Tree 31" - 31 1/2"  | 35     |          |        |          |        |
| Change Tree 31 1/2" - 32"  | 35     |          |        |          |        |
| Change Tree 32" - 32 1/2"  | 35     |          |        |          |        |
| Change Tree 32 1/2" - 33"  | 35     |          |        |          |        |
| Change Tree 33" - 33 1/2"  | 35     |          |        |          |        |
| Change Tree 33 1/2" - 34"  | 35     |          |        |          |        |
| Change Tree 34" - 34 1/2"  | 35     |          |        |          |        |
| Change Tree 34 1/2" - 35"  | 35     |          |        |          |        |
| Change Tree 35" - 35 1/2"  | 35     |          |        |          |        |
| Change Tree 35 1/2" - 36"  | 35     |          |        |          |        |
| Change Tree 36" - 36 1/2"  | 35     |          |        |          |        |
| Change Tree 36 1/2" - 37"  | 35     |          |        |          |        |
| Change Tree 37" - 37 1/2"  | 35     |          |        |          |        |
| Change Tree 37 1/2" - 38"  | 35     |          |        |          |        |
| Change Tree 38" - 38 1/2"  | 35     |          |        |          |        |
| Change Tree 38 1/2" - 39"  | 35     |          |        |          |        |
| Change Tree 39" - 39 1/2"  | 35     |          |        |          |        |
| Change Tree 39 1/2" - 40"  | 35     |          |        |          |        |
| Change Tree 40" - 40 1/2"  | 35     |          |        |          |        |
| Change Tree 40 1/2" - 41"  | 35     |          |        |          |        |
| Change Tree 41" - 41 1/2"  | 35     |          |        |          |        |
| Change Tree 41 1/2" - 42"  | 35     |          |        |          |        |
| Change Tree 42" - 42 1/2"  | 35     |          |        |          |        |
| Change Tree 42 1/2" - 43"  | 35     |          |        |          |        |
| Change Tree 43" - 43 1/2"  | 35     |          |        |          |        |
| Change Tree 43 1/2" - 44"  | 35     |          |        |          |        |
| Change Tree 44" - 44 1/2"  | 35     |          |        |          |        |
| Change Tree 44 1/2" - 45"  | 35     |          |        |          |        |
| Change Tree 45" - 45 1/2"  | 35     |          |        |          |        |
| Change Tree 45 1/2" - 46"  | 35     |          |        |          |        |
| Change Tree 46" - 46 1/2"  | 35     |          |        |          |        |
| Change Tree 46 1/2" - 47"  | 35     |          |        |          |        |
| Change Tree 47" - 47 1/2"  | 35     |          |        |          |        |
| Change Tree 47 1/2" - 48"  | 35     |          |        |          |        |
| Change Tree 48" - 48 1/2"  | 35     |          |        |          |        |
| Change Tree 48 1/2" - 49"  | 35     |          |        |          |        |
| Change Tree 49" - 49 1/2"  | 35     |          |        |          |        |
| Change Tree 49 1/2" - 50"  | 35     |          |        |          |        |
| Change Tree 50" - 50 1/2"  | 35     |          |        |          |        |
| Change Tree 50 1/2" - 51"  | 35     |          |        |          |        |
| Change Tree 51" - 51 1/2"  | 35     |          |        |          |        |
| Change Tree 51 1/2" - 52"  | 35     |          |        |          |        |
| Change Tree 52" - 52 1/2"  | 35     |          |        |          |        |
| Change Tree 52 1/2" - 53"  | 35     |          |        |          |        |
| Change Tree 53" - 53 1/2"  | 35     |          |        |          |        |
| Change Tree 53 1/2" - 54"  | 35     |          |        |          |        |
| Change Tree 54" - 54 1/2"  | 35     |          |        |          |        |
| Change Tree 54 1/2" - 55"  | 35     |          |        |          |        |
| Change Tree 55" - 55 1/2"  | 35     |          |        |          |        |
| Change Tree 55 1/2" - 56"  | 35     |          |        |          |        |
| Change Tree 56" - 56 1/2"  | 35     |          |        |          |        |
| Change Tree 56 1/2" - 57"  | 35     |          |        |          |        |
| Change Tree 57" - 57 1/2"  | 35     |          |        |          |        |
| Change Tree 57 1/2" - 58"  | 35     |          |        |          |        |
| Change Tree 58" - 58 1/2"  | 35     |          |        |          |        |
| Change Tree 58 1/2" - 59"  | 35     |          |        |          |        |
| Change Tree 59" - 59 1/2"  | 35     |          |        |          |        |
| Change Tree 59 1/2" - 60"  | 35     |          |        |          |        |
| Change Tree 60" - 60 1/2"  | 35     |          |        |          |        |
| Change Tree 60 1/2" - 61"  | 35     |          |        |          |        |
| Change Tree 61" - 61 1/2"  | 35     |          |        |          |        |
| Change Tree 61 1/2" - 62"  | 35     |          |        |          |        |
| Change Tree 62" - 62 1/2"  | 35     |          |        |          |        |
| Change Tree 62 1/2" - 63"  | 35     |          |        |          |        |
| Change Tree 63" - 63 1/2"  | 35     |          |        |          |        |
| Change Tree 63 1/2" - 64"  | 35     |          |        |          |        |
| Change Tree 64" - 64 1/2"  | 35     |          |        |          |        |
| Change Tree 64 1/2" - 65"  | 35     |          |        |          |        |
| Change Tree 65" - 65 1/2"  | 35     |          |        |          |        |
| Change Tree 65 1/2" - 66"  | 35     |          |        |          |        |
| Change Tree 66" - 66 1/2"  | 35     |          |        |          |        |
| Change Tree 66 1/2" - 67"  | 35     |          |        |          |        |
| Change Tree 67" - 67 1/2"  | 35     |          |        |          |        |
| Change Tree 67 1/2" - 68"  | 35     |          |        |          |        |
| Change Tree 68" - 68 1/2"  | 35     |          |        |          |        |
| Change Tree 68 1/2" - 69"  | 35     |          |        |          |        |
| Change Tree 69" - 69 1/2"  | 35     |          |        |          |        |
| Change Tree 69 1/2" - 70"  | 35     |          |        |          |        |
| Change Tree 70" - 70 1/2"  | 35     |          |        |          |        |
| Change Tree 70 1/2" - 71"  | 35     |          |        |          |        |
| Change Tree 71" - 71 1/2"  | 35     |          |        |          |        |
| Change Tree 71 1/2" - 72"  | 35     |          |        |          |        |
| Change Tree 72" - 72 1/2"  | 35     |          |        |          |        |
| Change Tree 72 1/2" - 73"  | 35     |          |        |          |        |
| Change Tree 73" - 73 1/2"  | 35     |          |        |          |        |
| Change Tree 73 1/2" - 74"  | 35     |          |        |          |        |
| Change Tree 74" - 74 1/2"  | 35     |          |        |          |        |
| Change Tree 74 1/2" - 75"  | 35     |          |        |          |        |
| Change Tree 75" - 75 1/2"  | 35     |          |        |          |        |
| Change Tree 75 1/2" - 76"  | 35     |          |        |          |        |
| Change Tree 76" - 76 1/2"  | 35     |          |        |          |        |
| Change Tree 76 1/2" - 77"  | 35     |          |        |          |        |
| Change Tree 77" - 77 1/2"  | 35     |          |        |          |        |
| Change Tree 77 1/2" - 78"  | 35     |          |        |          |        |
| Change Tree 78" - 78 1/2"  | 35     |          |        |          |        |
| Change Tree 78 1/2" - 79"  | 35     |          |        |          |        |
| Change Tree 79" - 79 1/2"  | 35     |          |        |          |        |
| Change Tree 79 1/2" - 80"  | 35     |          |        |          |        |
| Change Tree 80" - 80 1/2"  | 35     |          |        |          |        |
| Change Tree 80 1/2" - 81"  | 35     |          |        |          |        |
| Change Tree 81" - 81 1/2"  | 35     |          |        |          |        |
| Change Tree 81 1/2" - 82"  | 35     |          |        |          |        |
| Change Tree 82" - 82 1/2"  | 35     |          |        |          |        |
| Change Tree 82 1/2" - 83"  | 35     |          |        |          |        |
| Change Tree 83" - 83 1/2"  | 35     |          |        |          |        |
| Change Tree 83 1/2" - 84"  | 35     |          |        |          |        |
| Change Tree 84" - 84 1/2"  | 35     |          |        |          |        |
| Change Tree 84 1/2" - 85"  | 35     |          |        |          |        |
| Change Tree 85" - 85 1/2"  | 35     |          |        |          |        |
| Change Tree 85 1/2" - 86"  | 35     |          |        |          |        |
| Change Tree 86" - 86 1/2"  | 35     |          |        |          |        |
| Change Tree 86 1/2" - 87"  | 35     |          |        |          |        |
| Change Tree 87" - 87 1/2"  | 35     |          |        |          |        |
| Change Tree 87 1/2" - 88"  | 35     |          |        |          |        |
| Change Tree 88" - 88 1/2"  | 35     |          |        |          |        |
| Change Tree 88 1/2" - 89"  | 35     |          |        |          |        |
| Change Tree 89" - 89 1/2"  | 35     |          |        |          |        |
| Change Tree 89 1/2" - 90"  | 35     |          |        |          |        |
| Change Tree 90" - 90 1/2"  | 35     |          |        |          |        |
| Change Tree 90 1/2" - 91"  | 35     |          |        |          |        |
| Change Tree 91" - 91 1/2"  | 35     |          |        |          |        |
| Change Tree 91 1/2" - 92"  | 35     |          |        |          |        |
| Change Tree 92" - 92 1/2"  | 35     |          |        |          |        |
| Change Tree 92 1/2" - 93"  | 35     |          |        |          |        |
| Change Tree 93" - 93 1/2"  | 35     |          |        |          |        |
| Change Tree 93 1/2" - 94"  | 35     |          |        |          |        |
| Change Tree 94" - 94 1/2"  | 35     |          |        |          |        |
| Change Tree 94 1/2" - 95"  | 35     |          |        |          |        |
| Change Tree 95" - 95 1/2"  | 35     |          |        |          |        |
| Change Tree 95 1/2" - 96"  | 35     |          |        |          |        |
| Change Tree 96" - 96 1/2"  | 35     |          |        |          |        |
| Change Tree 96 1/2" - 97"  | 35     |          |        |          |        |
| Change Tree 97" - 97 1/2"  | 35     |          |        |          |        |
| Change Tree 97 1/2" - 98"  | 35     |          |        |          |        |
| Change Tree 98" - 98 1/2"  | 35     |          |        |          |        |
| Change Tree 98 1/2" - 99"  | 35     |          |        |          |        |
| Change Tree 99" - 99 1/2"  | 35     |          |        |          |        |
| Change Tree 99 1/2" - 100" | 35     |          |        |          |        |

\*Trees required in Part I above, are not to be included in the point count.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

**LANDSCAPE NOTES**

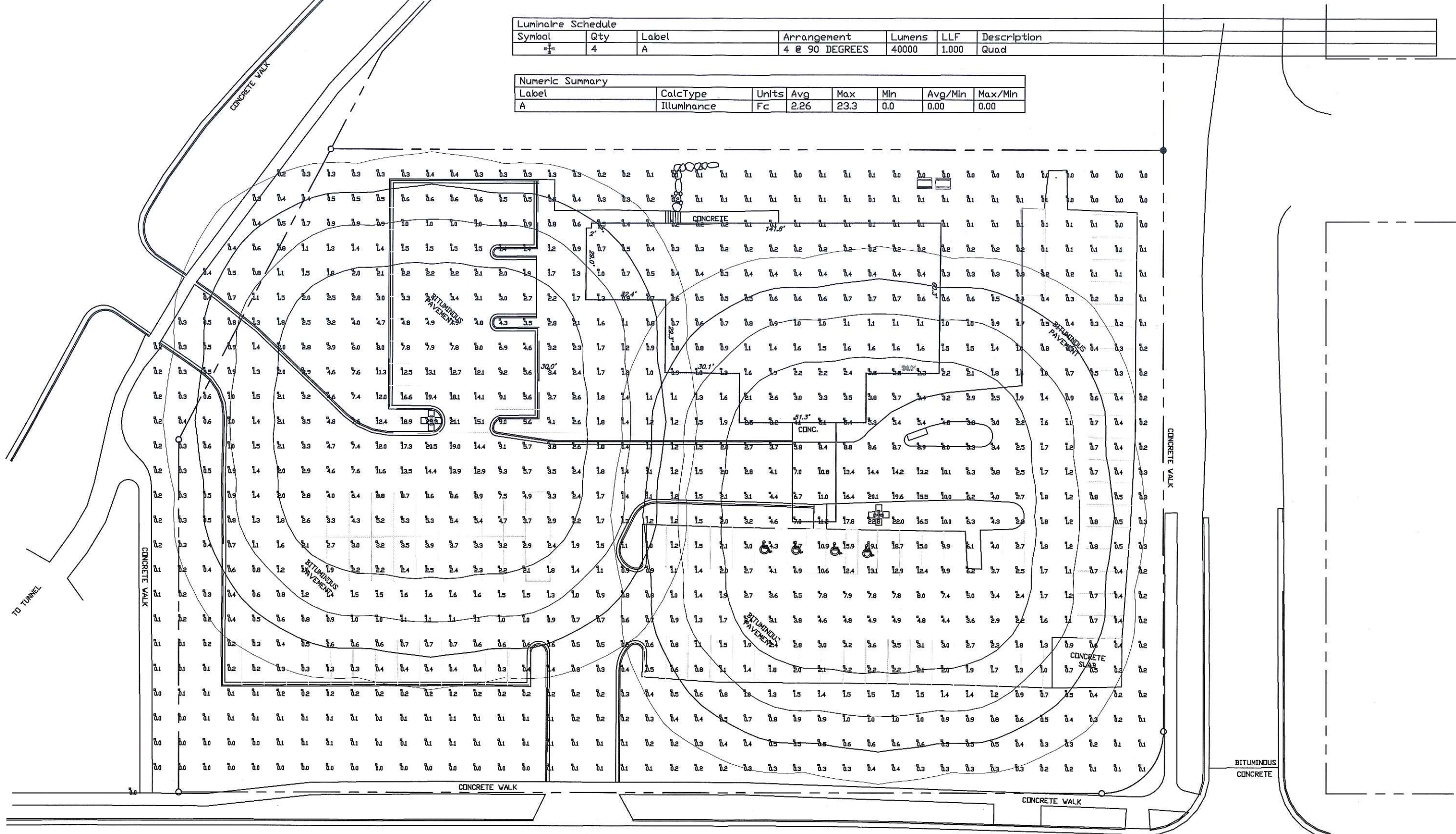
- The Contractor shall locate and verify the existence of all utilities prior to starting work.
- File grade areas as indicated in the Grading Plan. Mark all staked in parking lots 8" higher in center from curb elevation. Preserve existing trees and plants as indicated.
- Coordinate landscape work with other contractors of utility and irrigation work and irrigation scheduling.
- Refer to separate manual for the Landscape Specifications Sections: 0210 - Underground Irrigation, 0230 - Field Grading, Seeding & Sodding and 0250 - Trees, Shrubs, Vines, Groundcovers & Plants.
- Prepare soil test as called for in the specifications and submit soil test and recommendations to the Project Landscape Architect or Marshall Erdman & Associates' representative. Apply soil amendments for soil areas to correct acid or alkaline soils that adjust pH between 6.0 to 6.8. Evenly distribute ground limestone or sulfur and incorporate thoroughly into soil.
- Refer to specification Section 02950, Part 2, Materials: for seed & sod types and installation.
- Install pre-mixed planting mixtures as indicated in the specification Section 02950, Part 3, Execution.
- Refer to specification Section 02950, Part 3, Execution: for hot-weather Planting Procedures when temperatures exceed 85 degrees F.
- Match all areas of trees, shrubs vines and groundcovers with type indicated on site to a 3" depth. Refer to specification Section 02950, Part 2, Products: for match types. Stripped areas indicate stone match, provide SAMPLE with 01d.
- Install 1/2" x 4" steel edging or equivalent where indicated with a dashed line in unadvised black color.
- The Contractor shall provide maintenance for the plantings and lawn areas as indicated in the specifications: Lawns - 30 Days; Trees, shrubs, vines, groundcovers & perennials - 90 Days; Bulbs - 30 Days; Annuals - 30 Days.
- Upon completion of the maintenance and approval for final acceptance, the Contractor shall supply the Owner and the Project Landscape Architect or Marshall Erdman & Associates' representative written maintenance instructions, for maintenance during and after the guarantee period.
- arranty periods as indicated in the specification are: Lawns - 30 Days; Trees, shrubs, vines, groundcovers & perennials - 1 year; Bulbs - 30 Days; Annuals - 30 Days.
- Provide basic BID of all items





| Luminaire Schedule |     |       |                |        |       |             |
|--------------------|-----|-------|----------------|--------|-------|-------------|
| Symbol             | Qty | Label | Arrangement    | Lumens | LLF   | Description |
|                    | 4   | A     | 4 @ 90 DEGREES | 40000  | 1.000 | Quad        |

| Numeric Summary |             |       |      |      |     |         |         |
|-----------------|-------------|-------|------|------|-----|---------|---------|
| Label           | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| A               | Illuminance | Fc    | 2.26 | 23.3 | 0.0 | 0.00    | 0.00    |



BITUMINOUS CONCRETE

















