URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 9604 Wilrich Street, Middleton, WI. 53562

Title: Paragon Place at Bear Claw Way - Building #4

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 31st, 2019

☐ New development ■ Alteration to an existing or previously-approved development

☐ Informational ☐ Initial approval ☐ Final approval

3. Project Type

☐ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

■ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Ryan McMurtrie Company United Financial Group, Inc.

Street address 660 W. Ridgeview Drive City/State/Zip Appleton, WI. 54911

Telephone (920) 968-8100 ext. 137 Email RMcMurtrie@UFGroup.net

Project contact person Ryan McMurtrie Company United Financial Group, Inc.

Street address 660 W. Ridgeview Drive City/State/Zip Appleton, WI. 54911

Telephone 920) 968-8100 ext. 137 Email RMcMurtrie@UFGroup.net

Property owner (if not applicant) Paragon Place at Bear Claw Way LLC

Street address 660 W. Ridgeview Drive City/State/Zip Appleton, WI. 54911

Telephone (920) 968-8100 ext. 137 Email RMcMurtrie@UFGroup.net

5. Required Submittal Materials

- ☐ **Application Form**
- ☐ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☐ **Development plans** (Refer to checklist provided below for plan details)
- ☐ **Filing fee**
- ☐ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on June 4th, 2019.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Ryan McMurtrie Relationship to property Applicant & Project Contact Person

Authorized signature of **Property Owner** Paragon Place at Bear Claw Way LLC By: United Apartments, Inc., Manager By: Marshal Gorwitz, President Shelley Austinson, Secretary Date June 10th, 2019

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO).*
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- — Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- — Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- — Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- ✓ Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ■ Locator Map
- ■ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ■ Contextual site information, including photographs and layout of adjacent buildings/structures
- ■ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ■ Landscape Plan and Plant List (*must be legible*)
- ■ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ■ Grading Plan
- ☐ Proposed Signage (if applicable)
- ■ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ■ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ■ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

UNITED FINANCIAL GROUP, INC.

660 W. Ridgeview Drive
Appleton, WI 54911-1254
Telephone (920) 968-100
Facsimile (920) 731-1696

June 11th, 2019

Ms. Heather Stouder
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd., Suite 017 (Level Zero "0")
Madison, Wisconsin 53703

RE: **Letter of Intent – Major Alteration to an Approved Conditional Use**
Paragon Place at Bear Claw Way – Building #4: 9604 Wilrich Street

Ms. Heather Stouder:

The following is submitted together with the applications, filing fees, and plans for Plan Commission, Urban Design Commission and staff review.

Project Team:

United Financial Group, Inc.
Role: Applicant/Construction Manager
660 W. Ridgeview Drive
Appleton, WI. 54911
(920) 968-8137
Contact: Ryan McMurtrie
Email: RMcMurtrie@UFGroup.net

Trio Engineering
Role: Civil Engineer
4100 N. Calhoun Rd. Suite 300
Brookfield, WI. 53045
(262) 790-1480
Contact: Josh Pudelko, M.S., P.E.
Email: JPudelko@Trioeng.com

AG Architecture
Role: Architect
1414 Underwood Avenue
Wauwatosa, WI. 53213
(414) 431-3131
Contact: John Cronin, AIA
Email: JJCron@AGarch.com

Garland Alliance, Inc.
Role: Landscape Architect
5707 6th Avenue
Kenosha, WI. 53140
(414) 688-1641
Contact: Tim Garland
Email: GarlandAlliance@gmail.com

Paragon Place at Bear Claw Way LLC
Role: Owner
660 W. Ridgeview Drive
Appleton, WI. 54911
Contact: Ryan McMurtrie
Email: RMcMurtrie@UFGroup.net

Introduction, Existing Site Conditions, & Project Schedule/Phasing Plan:

The Paragon Place at Bear Claw Way Residential Building Complex is located on the west side of Madison within the south-central portion of the Elderberry Neighborhood, directly north of the Blackhawk Church and west of the Woodstone single-family development, on property generally addressed as 9603 Paragon Street, Middleton, WI. 53562. The site is currently zoned SR-V2.

The existing Conditional Use Permit currently provides for the construction of a clubhouse and 145 apartments in 4 buildings on 2 lots totaling 386,616 square feet (8.88 acres):

- Building #1 (*southeast corner*) was completed in 2017 and consists of 39 units
- Building #2 (*northeast corner*) was completed in 2018 and consists of 35 units
- Building #3 (*northwest corner*) will open this summer, and consists of 39 units
- Building #4 (*southwest corner*) is currently approved to consist of 32 units

The section of Bear Claw Way between Wilrich Street and Elderberry Road was completed in 2017. Paragon Street was partially constructed in 2017, and extended to the west in 2018 to intersect with Chaska Drive (*which was also constructed in 2018*).

United Financial Group, Inc. (UFG) is seeking approval of a Major Alteration to the Existing Conditional Use Permit with regard to Building #4 (9604 Wilrich Street). Construction on Building #4 is planned to start in the spring of 2020, to provide for a summer 2021 opening.

Neighborhood Input:

The Pre-application Notification was provided to both representatives of the Elderberry Neighborhood Association and the District Alder on March 20th, 2019. In addition, a neighborhood meeting was held at the Blackhawk Church on Tuesday, June 4th to ensure the neighbors had the opportunity to review the plans and ask questions prior to the formal submittal. A copy of both the Pre-Application Notification and the postcard that was sent out to the neighbors have been included with this submittal.

Proposal Description:

Building #4 is currently approved as a straight, 32-unit building that transitions from 3 stories to 2 stories at the end units, and is planned to be positioned slightly east of the southwest corner of the site. The proposed alteration, which is in accordance with the comments received from multiple staff agencies on August 16th, 2018, entails modifying the location, architecture and footprint of building #4 to frame the site more effectively, and increases the number of units from 32 to 45. All SR-V2 zoning district requirements continue to be easily met.

In addition to providing the opportunity for a strong corner element to activate the intersection of Wilrich Street and Chaska Drive, the L-shaped footprint of the revised design is more complementary with the three existing buildings, and allows the interior surface parking to be less visible from Chaska Drive. The proposed façade materials have been consciously placed to provide contrast with building #1 to the east and building #3 to the north, and continue to consist of 3 colors of brick, one type of full-bed-depth stone, pre-cast concrete, and Longboard aluminum siding.

Development Data:

Site Data:

Lot Area:	386,616 square feet (8.88 acres)
Dwelling Units:	158 units (Building #4 increased to 45 from 32)
Lot Area/Unit:	2,447 (2,000 required)
Density:	17.79 units/acre
Useable Open Space:	87,708 (79,000 required)
Useable Open Space/Unit:	555 square feet (500 required)
Lot coverage:	48.1% (60% maximum)

Vehicle Parking:

Surface Parking stalls:	149 (includes 10 accessible stalls)
Underground Parking stalls:	167 (includes 4 accessible stalls)
Total Parking stalls:	316 or 2.00/unit (2.5 maximum)

Bicycle Parking:

Surface guest stalls:	27 (16 required)
Underground:	168 (158 required)
Total Bicycle Stalls:	195

Building Area: 240,613 (0.62 FAR)

Building Height: 3 stories of housing (U/G parking exposed on north side)

Dwelling Unit Mix:

One Bedroom:	50
Two Bedroom:	108
Total Dwelling Units:	158

Concluding Statements:

UFG is a family-owned organization with more than 40 years of experience owning and operating apartment communities, and currently has a portfolio of more than 3,500 units within the state of Wisconsin. The Paragon Place Subdivision, as is true with all UFG developments, is wholly owned by the McMurtrie-Salmon families, and all construction and property management services are provided by United Financial Group, Inc.

Thank you for taking the time to review and consider our proposal.

Sincerely,

Ryan McMurtrie

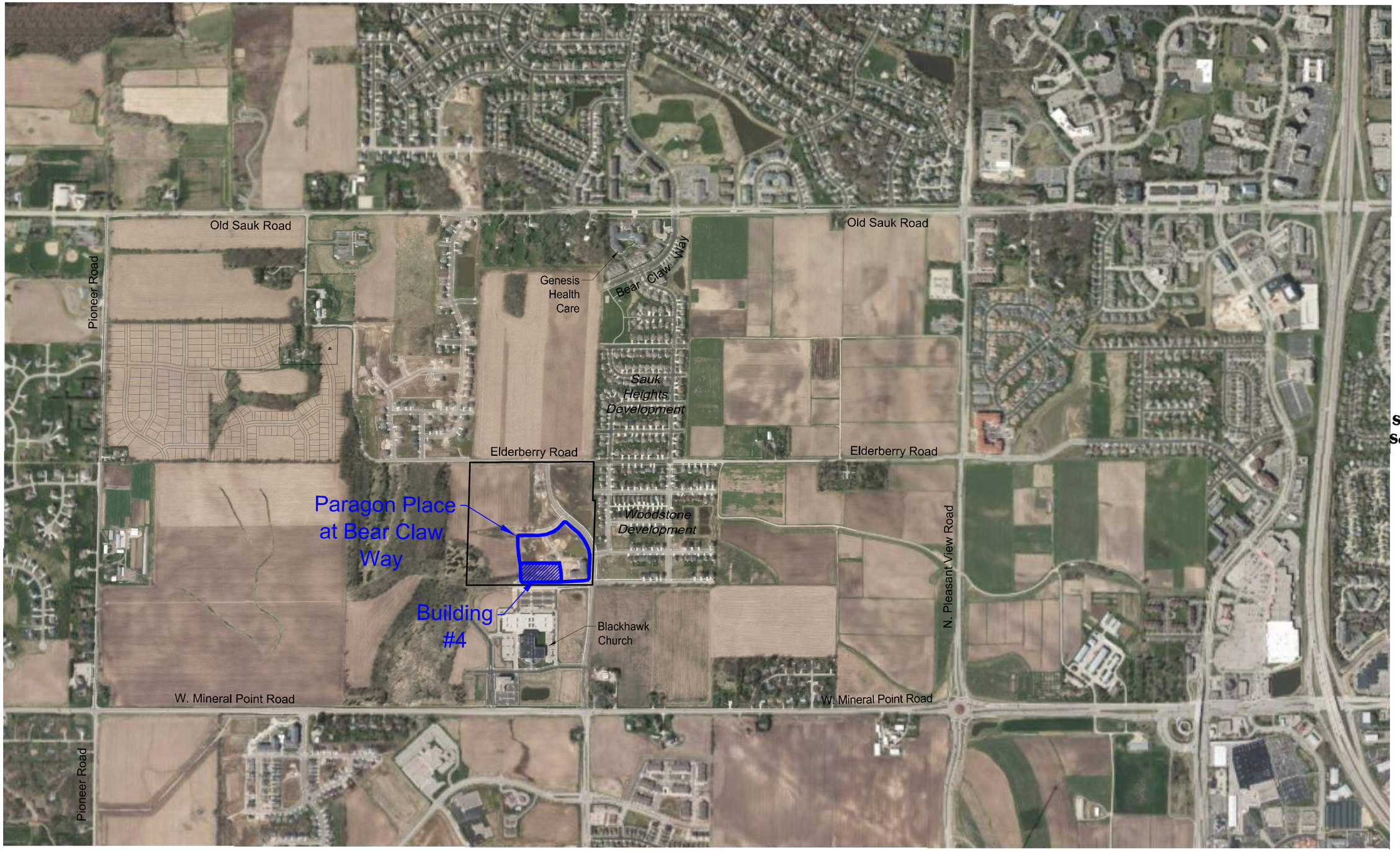
Ryan McMurtrie
EVP, Director of Development

VICINITY MAP

"PARAGON PLACE AT BEAR CLAW WAY"

MADISON, WI

by
UNITED FINANCIAL GROUP, INC.
660 W. Ridgeview Drive
Appleton, WI 54911



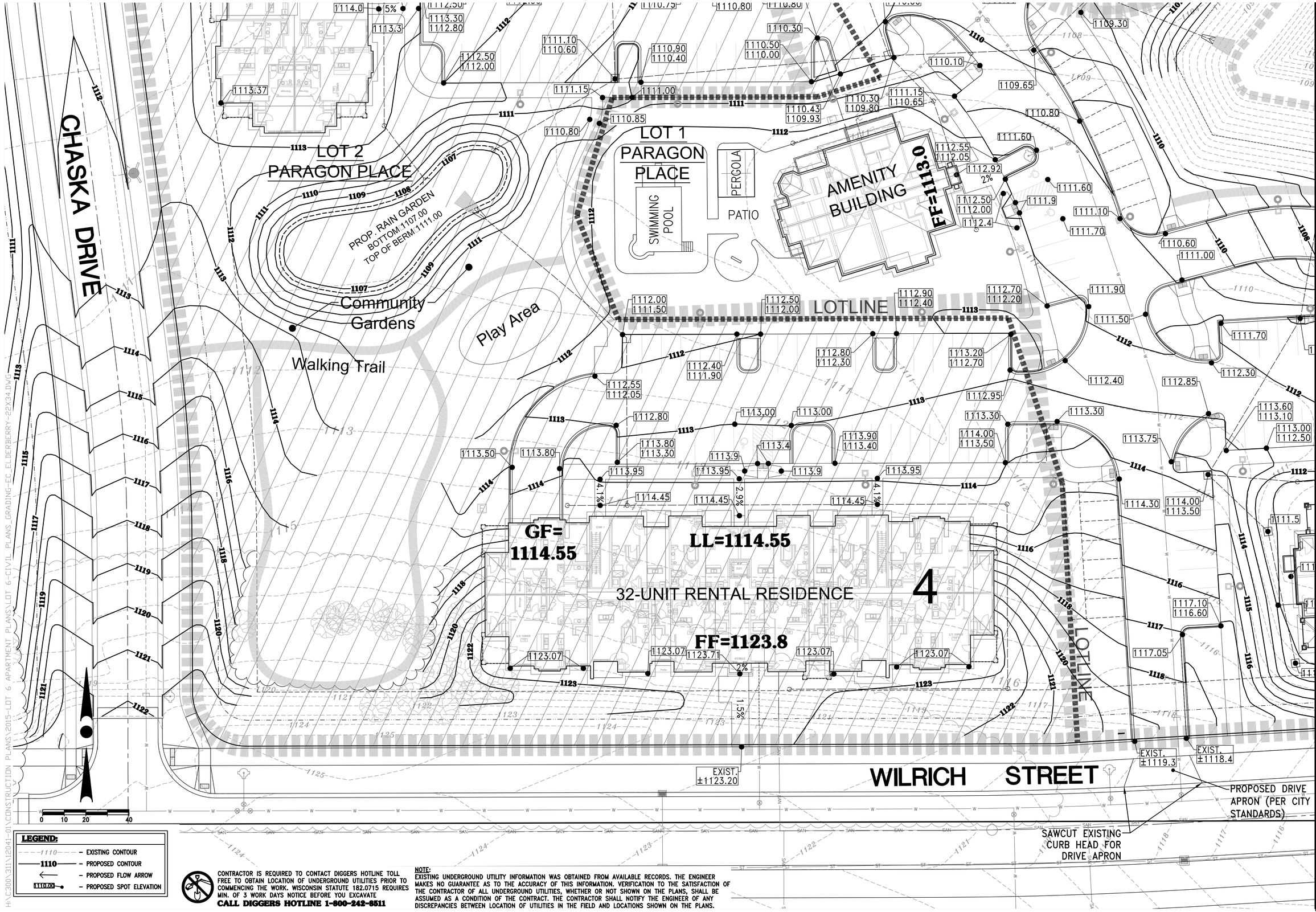
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Scale: 1" = 500' (22"X34")

Scale: 1" = 1000' (11"X17")

Date: 06-06-2019

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LEGEND:

- 1110 – EXISTING CONTOUR
- 1110 – PROPOSED CONTOUR
- ← – PROPOSED FLOW ARROW
- 1110.00 – PROPOSED SPOT ELEVATION

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

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WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PARAGON PLACE

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

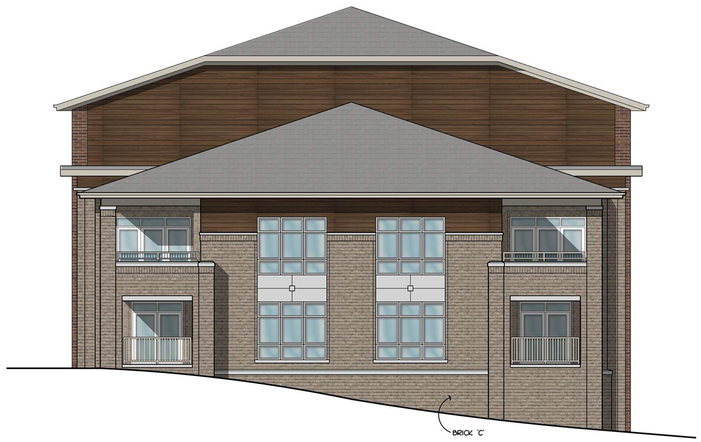
REVISION HISTORY	
DATE	DESCRIPTION
06/22/16	AMENITY AREA UPDATES
04/28/16	PER CITY COMMENTS
03/25/16	PER CITY COMMENTS
02/02/16	PHASE I PLANS
12/21/15	PER CITY COMMENTS
10/15/15	CIVIL PLAN SET

DATE:
JUNE 22, 2016

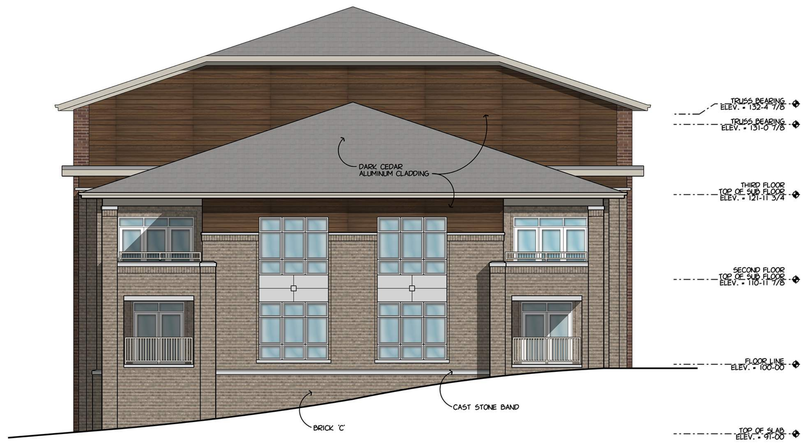
JOB NUMBER:
12041

DESCRIPTION:
SW DETAIL GRADING AND DRAINAGE PLAN

SHEET
C2.4



EAST ELEVATION



WEST ELEVATION



WILRICH STREET ELEVATION

05 Jan 2016

0 4 8 16

SCALE: 1/8" = 1'-0"

Paragon Place at Bear Claw Way

Approved Building #4, Three/Two Story, 32 Unit

Madison, Wisconsin

Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

414.431.0131 TEL
414.431.0031 FAX

WWW.AGARCH.COM



NORTH COURTYARD ELEVATION

05 Jan 2016

0 4 8 16

SCALE: 1/8" = 1'-0"

Paragon Place at Bear Claw Way

Approved Building #4, Three/Two Story, 32 Unit

Madison, Wisconsin

Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

414.431.3131 TEL
414.431.9531 FAX

WWW.AGARCH.COM

FOUNDATION & BUILDING PERIMETER PLANTING

- This area shall incorporate a layered combination of evergreen and deciduous plant material that is native with the possible inclusion of some exotics, such as, Japanese Maples, Magnolias, Seven Son Flower Trees, and White Fringe Trees. These are plants that you would typically see in a garden setting and not in a commercial development setting.
- Along with this, the intent is to use mass bold grasses to create the appearance of a native prairie where the buildings rise above, yet are in harmony with the plantings.

COMMUNITY CENTER

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COMMUNITY GARDENS

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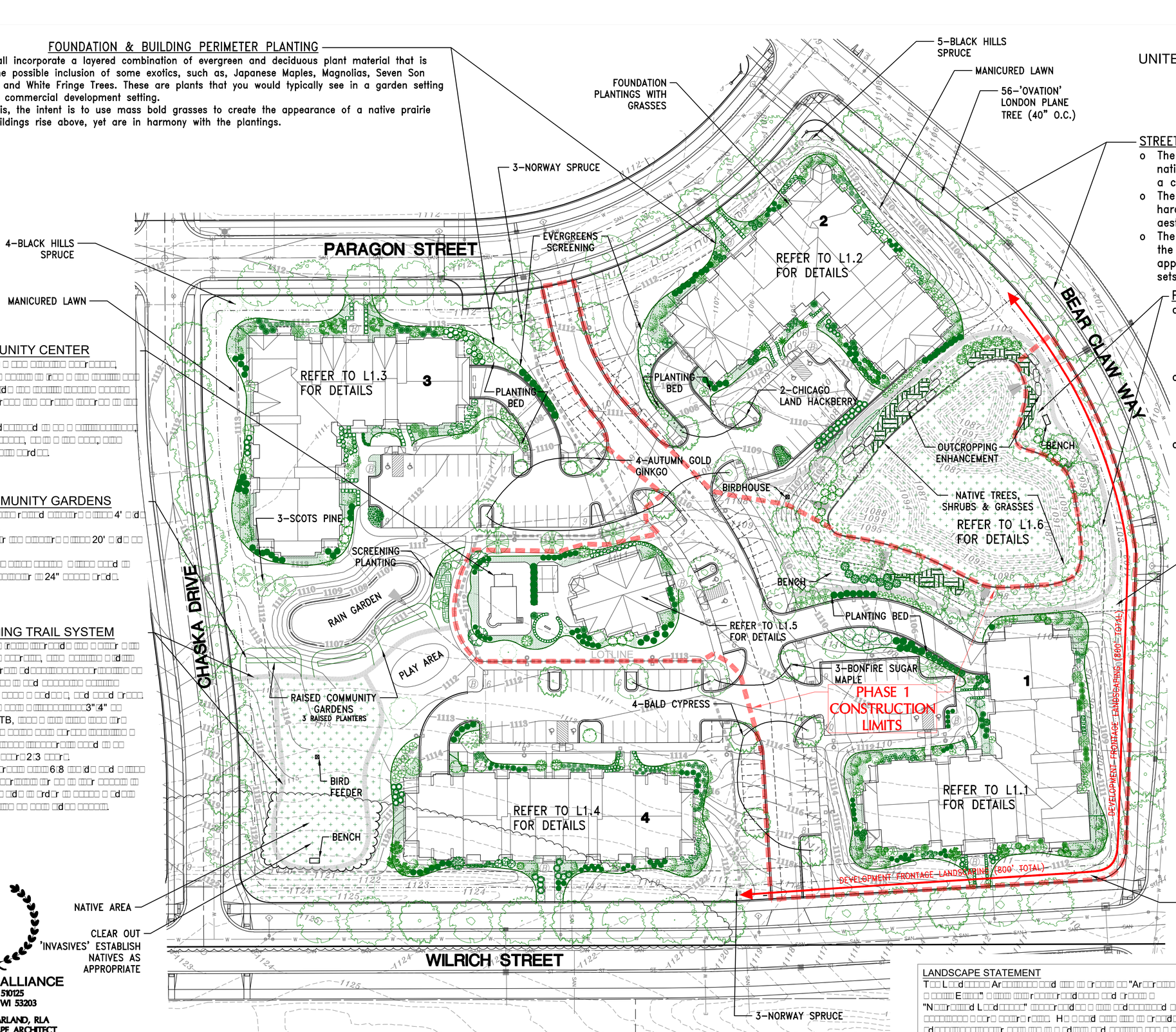
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NATIVE AREA

CLEAR OUT 'INVASIVES' ESTABLISH NATIVES AS APPROPRIATE

GARLAND ALLIANCE
P.O. BOX 510125
MILWAUKEE, WI 53203

MR. TIM R.S. GARLAND, RLA
MASTER LANDSCAPE ARCHITECT



STREET TREE PLANTING

- The Landscape Architect chooses to select native cultivars that are unique in use for a commercial setting.
- The plants will be selected for their hardiness, their urban tolerance and their aesthetic value.
- The street tree planting, in effect, creates the large scale outdoor room of this approximately 9 acre development and it sets the stage for the gardens within.

FOCAL POND FEATURE

- Landscape Architect will incorporate plantings specifically to the pond to further enhance and create a major focal element of this lot.
- This will ultimately become a destination point for the immediate community, the overall local community, and the surrounding wildlife.
- It will be enhanced with benches, bird feeders/houses and plant material that will attract not only waterfowl but also songbirds and other wildlife typically found in an arboretum setting.

LANDSCAPE STATEMENT

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UNITED FINANCIAL GROUP, INC.
660 W. R□d□□□□□□ Dr□□
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PARAGON PLACE

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
6-22-16	AMENITY AREA UPDATES
4-28-16	PER CITY COMMENTS
3-25-16	PER CITY COMMENTS
2-02-16	PHASE 1 PLANS
12-21-15	PER CITY COMMENTS
5-26-15	PER UDC COMMENT
4-16-15	INITIAL SUBMITTAL

DATE:
JUNE 22, 2016

JOB NUMBER:
12041

DESCRIPTION:
OVERALL LANDSCAPE PLAN

SHEET
L1.0

WISCONSIN
TIM R. S. GARLAND
#418-014
SHOREWOOD, WI
LANDSCAPE ARCHITECT

N W E S

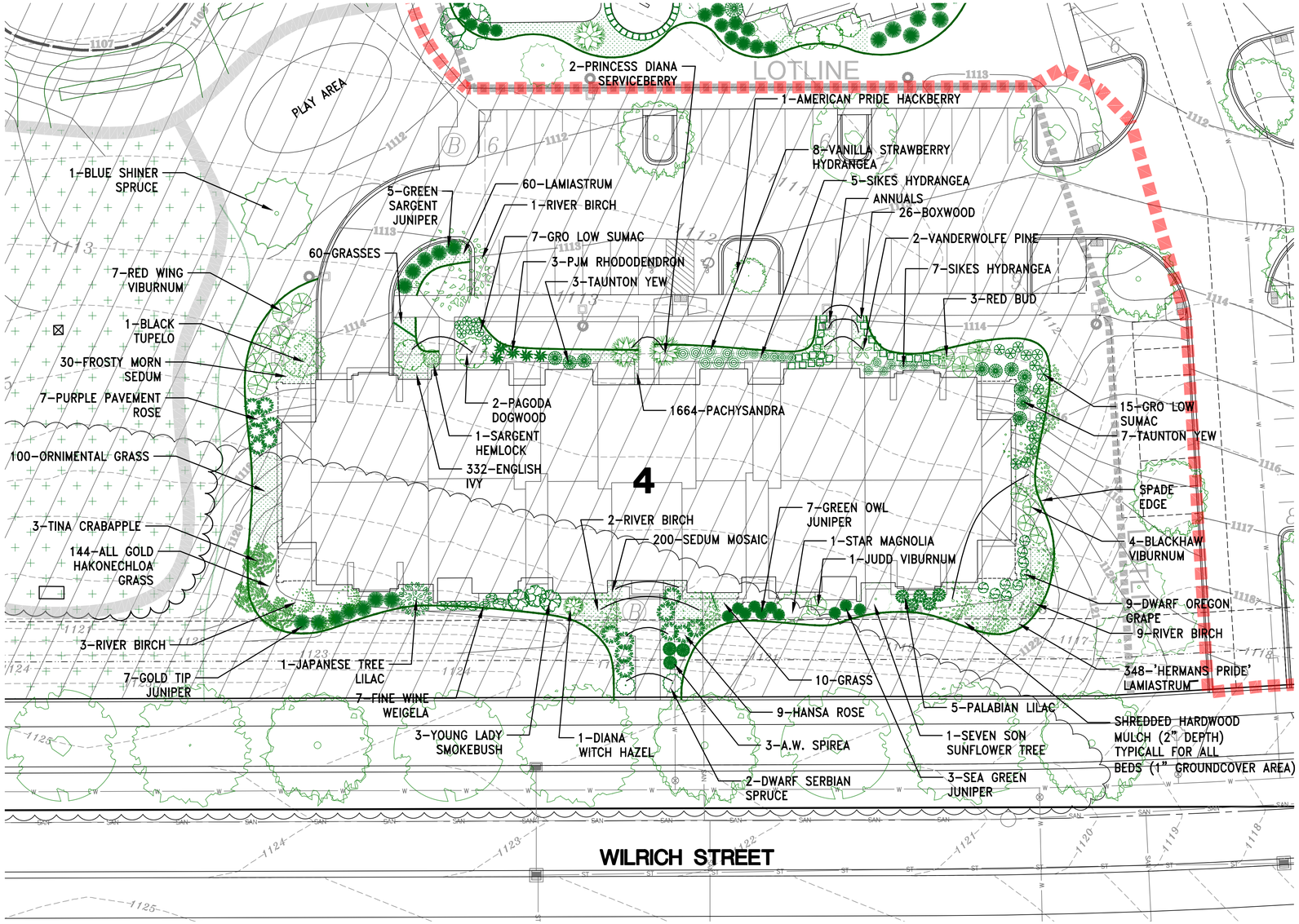
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Scale: 1" = 40' (22"X34")
Scale: 1" = 80' (11"X17")

DATE: 06□22□2016

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UNITED FINANCIAL GROUP, INC.
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A, WI 54911



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MR. TIM R.S. GARLAND, RLA
MASTER LANDSCAPE ARCHITECT

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Scale: 1" = 20' (22"X34")
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4-18-15	INITIAL SUBMITTAL

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JUNE 22, 2016

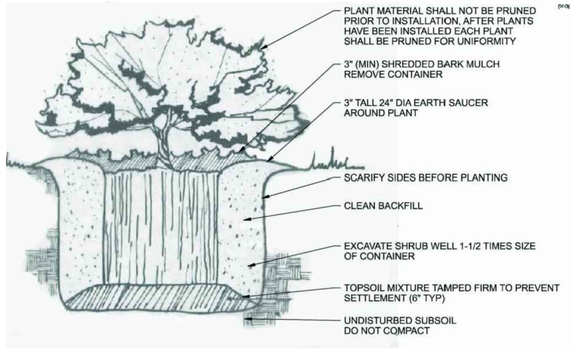
JOB NUMBER:
12041

DESCRIPTION:
BUILDING 4
FOUNDATION
LANDSCAPE PLAN

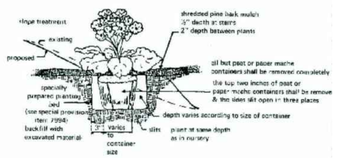
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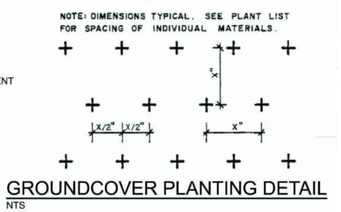
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660 W. R□d□□□□□□ Dr□□
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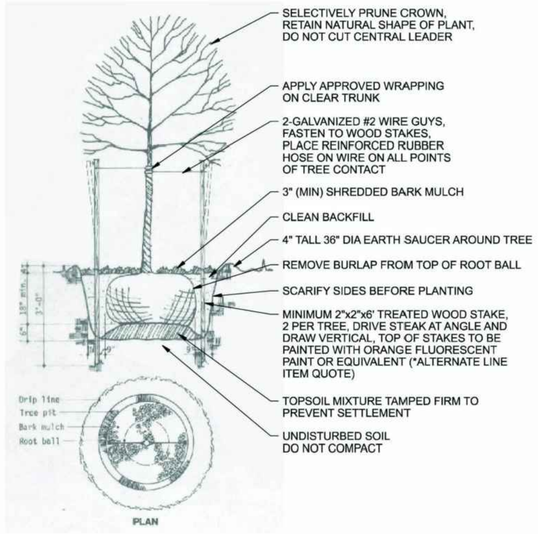
CONTAINER SHRUB DETAIL
NTS



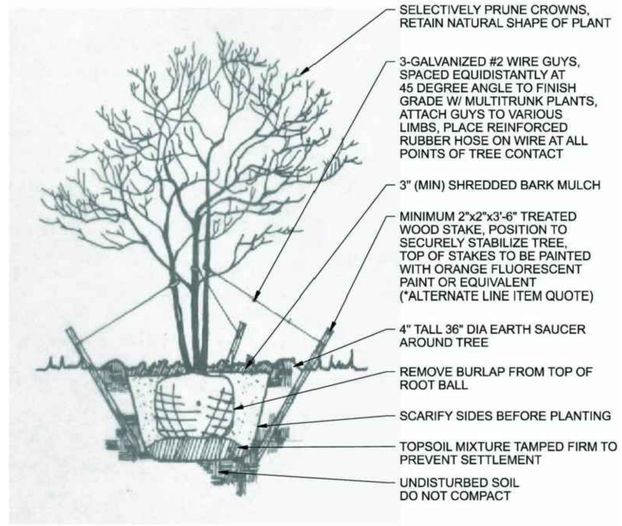
PERENNIAL PLANTING DETAIL
NTS



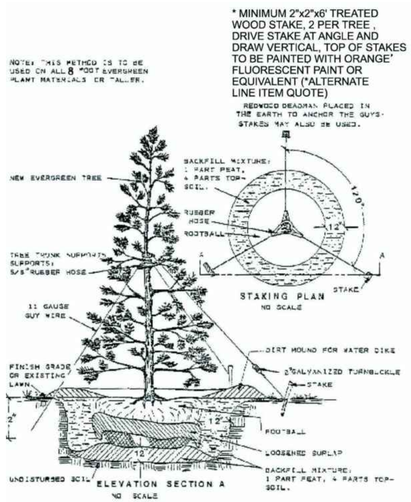
GROUNDCOVER PLANTING DETAIL
NTS



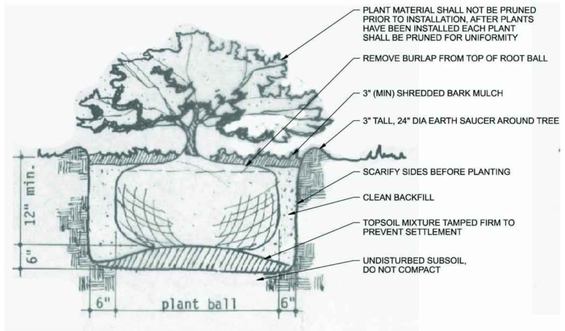
SMALL TREE PLANTING DETAIL
NTS



MULTI-TRUNK TREE PLANTING
NTS



EVERGREEN TREE PLANTING DETAIL
NTS



B&B SHRUB PLANTING DETAIL
NTS

THE LANDSCAPE CONTRACTOR SHALL VERIFY GRADES ESTABLISHED DURING FINAL SOIL PREPARATION AS BEING TRUE TO FINISH CONTOURS SHOWN, AND SHALL MAINTAIN SUCH AREAS UNTIL THE EFFECTIVE DATE TO BEGIN SODDING AND/OR SEEDING OPERATIONS. IN SUCH INSTANCES WHERE A SPLIT RESPONSIBILITY EXISTS BETWEEN GRADING AND GRASSING CONTRACTORS, IT SHALL BE THE RESPONSIBILITY OF THE GRASSING CONTRACTOR TO MAINTAIN A SUITABLE GRADE FOR GRASSING ONCE HE HAS ACCEPTED THE GRADE PROVIDED TO HIM. IN ALL CASES, THE GROUND SHALL BE HAND RAKED IMMEDIATELY PRIOR TO BEING SODDED TO REMOVE ANY IRREGULARITIES IN THE GRADE.

GUARANTEE PERIOD FOR PLANT MATERIALS SHALL BE AS FOLLOWS:

LAWNS (SEED AND SOD)*	3 MONTHS
GROUND COVER	3 MONTHS
SHRUBS	12 MONTHS
TREES	12 MONTHS
PERENNIALS AND ROSES	90 DAYS FROM INTRODUCTION

* IF LAWN IS INSTALLED IN FALL AND NOT GIVEN FULL 90 DAYS OF GUARANTEE PERIOD, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE GUARANTEE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.

ALL SHRUB PLANTING BEDS TO BE LINED WITH A MINIMUM OF 3" SHREDDED BARK MULCH (NO PLASTIC LINERS). PLACE MULCH AT BASE OF ALL TREES (MIN. 3' DIA.).

A 10/10/10 FERTILIZER MIXTURE SHALL BE APPLIED AT 20#/1000 SF WORKED INTO THE LAWN BED BEFORE SEEDING OR SODDING.

TYPICAL SEED FIXTURE:
KENTUCKY BLUEGRASS 50%
RED FESCUE 30%
PERENNIAL RYE GRASS 20%

PROPOSED TREES TO BE OPTIONALLY STAKED AS PER PLANTING DETAILS. (PLEASE SPECIFY LINE ITEM IN PROPOSAL FOR STAKING).

ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. TREES OF SAME SPECIES TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY. ANY TREES MISPLACED WILL BE SUBJECT TO REJECTION.

UPON ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH A COMPLETE AND ADEQUATE MAINTENANCE PROGRAM TO BE FOLLOWED DURING AND AFTER THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE JOB DURING THE GUARANTEE PERIOD TO DETERMINE IF PROPER MAINTENANCE IS BEING GIVEN.

IT SHALL BE UNDERSTOOD THAT IN ACCORDANCE WITH THE TERMS OF THE GUARANTEE THAT THE LANDSCAPE CONTRACTOR MUST PROMPTLY INFORM THE OWNER IF PROPER MAINTENANCE IS NOT BEING GIVEN TO THE INSTALLATION. SUCH NOTICE SHALL BE IN WRITING, OUTLINING CORRECTIVE MEASURES TO BE TAKEN, WITH A COPY TO THE LANDSCAPE ARCHITECT. AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO REPLACE ALL PLANTS THAT ARE DEAD OR IN UNSATISFACTORY CONDITION OF GROWTH. ALL REPLACEMENT PLANTS SHALL BE OF LIKE SIZE AND KIND OF THE PLANTS REMOVED. ANY SEED AREAS OVER ONE FOOT SQUARE NOT COVERED BY TURF SHALL BE RESEEDED BY THE CONTRACTOR. ANY SODDED AREAS OVER ONE FOOT SQUARE THAT ARE DEAD OR DYING SHALL BE RESODDED BY THE LANDSCAPE CONTRACTOR. ALL REPLACEMENTS INCLUDED WITHIN THE GUARANTEE SHALL BE THE LANDSCAPE CONTRACTOR'S EXPENSE.

ANY ALTERATIONS TO THE LANDSCAPE PLAN WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE LANDSCAPE CONTRACTORS ARE RESPONSIBLE FOR MAKING SURE ALL TREE BALLS ARE MOIST AT THE CORE, WHEN TREES ARE INSTALLED.

LAWN EDGES THAT ABUT PARKING LOTS WITH NO CURBING SHALL BE DOUBLE SEEDED TO A WIDTH OF 5'-0".

HERBICIDE (TREFLAN OR EQUIVALENT) TO BE APPLIED TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL.

THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.

PLANTING AND LANDSCAPE NOTES:

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATIONS AND RELATED CONTRACTUAL OPERATIONS WITH THE OTHER CONTRACTORS ON THE JOB. REPAIR OF DAMAGE TO PLANTS, GRADES, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND NOT CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS SHALL BE THE RESPONSIBILITY OF SAID CONTRACTOR.

THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL, AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL.

MATERIALS PLANTED AND DAMAGED OR DESTROYED BY ANY PHENOMENA CONSIDERED AS AN ACT OF GOD, E.G., VANDALISM, WIND, FIRE, FLOOD, FREEZE, THEFT, RAIN, HAIL, ETC., SHALL BELONG TO THE OWNER AND SHALL BE HIS RESPONSIBILITY. MATERIALS STORED ON-SITE AS YET NOT PLANTED ARE NOT COVERED BY THIS CLAUSE AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE NO. 1 GRADE OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS. THE LANDSCAPE ARCHITECT RESERVES ALL RIGHTS TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING.

ALL PLANTS SHALL BE PLANTED IN PITS, CENTERED AND SET ON SIX-INCHES OF COMPACTED TOPSOIL TO SUCH A DEPTH THAT THE FINISH GRADE LEVEL AT THE PLANT AFTER SETTLEMENT WILL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. ALL PLANTING AREAS SHALL RECEIVE ADEQUATE FERTILIZATION WITH "EEEEESY GROW" 1-YEAR (1 OZ.) FERTILIZER PACKETS OR EQUIVALENT, OR AGREED UPON GRANULAR FERTILIZER AS DISCUSSED WITH LANDSCAPE ARCHITECT.

APPLICATION RATES SHALL BE AS FOLLOWS:

TREES:
1-1/2" TO 3" CAL.: 2 PACKETS, ONE EACH SIDE
GREATER THAN 3": 1 PACKET PER 1" CAL. (I.E. 4"=4 PACKETS)

SHRUBS:
1 PACKET FOR EVERY 12" HEIGHT OR SPREAD. (SPACE EVENLY IF 2 OR MORE PACKETS IS REQUIRED.)

CONTRACTOR IS RESPONSIBLE FOR WATERING PLANTS DURING THE DURATION OF THE INSTALLATION.

PERFORM ALL WORK NECESSARY FOR INSTALLING SOD AND/OR SEED AS SHOWN ON THE DRAWINGS OR INFERABLE THEREFROM AND/OR AS SPECIFIED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. IMMEDIATELY PRIOR TO SEEDING, THE GROUND SHALL BE MECHANICALLY SCARIFIED AND RAKED TO A FRIABLE FINE TEXTURE. LAWN AREAS SHALL BE SEEDED WITH A MECHANICAL SPREADER AT THE RATE OF 5#/100SF. AFTER SEEDING, ALL AREAS SHALL BE RAKED AND ROLLED TO SATISFACTORILY COVER SEED, AND THEN THOROUGHLY WATERED, AND COVERED WITH TREATED SHREDDED PAPER MULCH OR STRAW MULCH. THE METHOD OF SEEDING MAY BE VARIED BY THE CONTRACTOR BY HIS OWN RESPONSIBILITY TO ESTABLISH A SMOOTH UNIFORM TURF. INSTALL EROSION CONTROL FABRIC ON EMBANKMENTS THAT EXCEED 1:3 SLOPE.

SEED SHALL BE TRUE TO SPECIE AS CALLED FOR ON THE SEEDING PLAN. ALL SEED SHALL BE DELIVERED TO THE JOB SITE IN PACKS PLAINLY MARKED AND CERTIFIED AS TO CONTENT.

SOD SHALL BE PLACED WHEN THE GROUND IS IN WORKABLE CONDITION AND TEMPERATURES ARE LESS THAN 90 DEGREES FAHRENHEIT.

LANDSCAPE CONTRACTOR SHALL WATER SOD IMMEDIATELY AFTER INSTALLATION TO PREVENT EXCESSIVE DRYING DURING PROGRESS OF THE WORK. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED. IT SHALL THEN BE THOROUGHLY IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE NEW SOD PAD AND SOIL IMMEDIATELY BELOW THE SOD ARE THOROUGHLY WET.

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MR. TIM R.S. GARLAND, RLA
MASTER LANDSCAPE ARCHITECT

DATE: 06□22□2016

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4-16-15	INITIAL SUBMITTAL

DATE:
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JOB NUMBER:
12041

DESCRIPTION:
LANDSCAPE DETAIL PLAN

SHEET
L1.7

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PARAGON PLACE- SHEET L1.0 FEBRUARY 02, 2016

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
3	Acer saccharum "Bonfire"	Bonfire sugar Maple	2-1/2"	B&B	
2	Celtis occidentalis "Chicagoland"	Chicagoland Hackberry	2-1/2"	B&B	
4	Ginkgo biloba "Autumn gold"	Autumn Gold Ginkgo	2-1/2"	B&B	
0	Gymnocadus dioica	Kentucy Coffeetree	2-1/2"	B&B	Noted on sheet L1.5
5	Larix	Amreican Larch	10-12'	B&B	
56	Plantanus x acerifolia	Ovation Planetree	2-1/2"	B&B	
4	Taxodium distichum	Bald Cypress	8-10'	B&B	
1	Nyssa sylvatica	Black tupelo	2-1/2"	B&B	Noted on sheet L1.4
11	Picea abies	Norway Spruce	6-7'	B&B	
14	Picea pungens densata	Black Hills Spruce	5-6'	B&B	
3	Pinus sylvestris	Scot Pine	6-7'	B&B	

PARAGON PLACE- SHEET L1.1 FEBRUARY 02, 2016

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
2	Acer psuedosieboldianum	Fullmoon Maple	6-7'	B&B	
2	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6-7'	B&B	Multi-trunk
20	Betula nigra 'Heritage'	Heritage River Birch	10-12'	B&B	Multi-trunk
2	Carpinus caroliniana	Blue Beech	6=7'	B&B	Multi-trunk
1	Cladastris lutea	Yellowwood	2-1/2"	B&B	
3	Crataegus crus galli inermis	Thornless Cockspur Hawthorn	2-1/2"	B&B	
1	Crataegus phanopyrum	Washington Hawthorn	6-7'	B&B	Multi-trunk
3	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	2-1/2"	B&B	
	Heptacodium miconiodes	Seven Son Flower Tree	7-8'	B&B	Multi-trunk
1	Liriodendron tuliperifa	Tulip Tree	2-1/2"	B&B	
2	Magnolia x 'Ann'	Ann Magnolia	6-7'	B&B	
1	Malus x 'Professor Sprenger'	Professor Sprenger Crab	5-6'	B&B	Multi-trunk
1	Malus x 'Red Jewel'	Red Jewel Crab	5-6'	B&B	Multi-trunk
1	Viburnum prunifolium	Blackhaw Viburnum	7-Jun	B&B	Multi-trunk
5	Picea glauca densata	Black Hills Spruce	5-6'	B&B	
1	Picea pungens 'Fastigiata'	Columnare Blue Spruce	7-8'	B&B	
6	Picea omorika	Serbian Spruce	6'	B&B	
3	Picea x 'Cupressina'	Cupressina Spruce	5-6'	B&B	
1	Pinus nigra	Austrian Pine	5-6'	B&B	
1	Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pine	5-6'	B&B	
1	Pinus strobus 'Fastigiata'	Columnare White Pine	6-7'	B&B	
2	Pinus sylvestris	Scots Pine	8'	B&B	
1	Pinus x 'Forest Sky Mexican'	Forest Sky Mexican Pine	6-7'	B&B	
3	Aronia arbutifolia "Brilliantissima'	Brilliant Red Chokeberry	24-30"	cont.	
7	Aronia melanocarpa	Black Chokeberry	24-30"	cont.	
9	Clethra anifolia	Clethra	18-24"	cont.	Ruby Spice'
3	Fothergilla gardenii	Fothergilla	18"	cont.	
7	Forsythia x 'Sunrise'	SunriseForsythia	30-36"	cont.	
3	Hamamelis vernalis	Vernal Witchhazel	3-4'	cont.	
3	Hydrangea arborescens .Annabelle'	Annabelle Hydrangea	24-30"	cont.	
3	Sambucus nigra 'Black Lace'	Black Lace elderberry	18"	cont.	
5	Spiraea x Froebellii'	Froebel Spirea	15=18"	cont.	
1	Syringra patula 'Miss Kim'	Miss Kim Lilac	24"	cont.	
2	Viburnum carlesii	Korean Spice Viburnum	24"	cont.	
2	Viburnum x 'Juddii'	Judd Viburnum	24"	B&B	
3	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	3-4'	cont.	
9	Viburnum lantana 'Mohican'	Mohican Viburnum	3-4'	cont.	
5	Weigela x 'Dark Horse'	Dark Horse Weigela	24-30"	cont.	
46	Buxus x 'Green Mountain'	Green Mountain Boxwood	18"	5 gal	
5	Mahonia aquifolium	Oregongrape Holly	18"	5 gal	
6	Illex x 'Berrimagic'	Berrimagic Holly	18"	3 gal	
7	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	24-30"	cont.	
8	Juniperus sargentii glauca	Blue Sargent Juniper	24-30"	cont.	
7	Juniperus sargentii viridis	Green Sargent Juniper	24-30"	cont.	
7	Juniperus x 'Grey Owl'	Grey Owl Juniper	24"	cont.	
2	Picea gluaca 'R. H. Montgomery'	Dwarf Globe Blue Spruce	24"	5 gal	
2	Piea x 'Pumilo'	Pumilo Spruce	18"	cont.	
2	Pinus x 'Blue shag'	Blue Shag Pine	15-18"	cont.	
2	Pinus strobus 'Globosum'	Globe White Pine	24"	cont.	
16	Taxus x 'Tautonii'	Taunton Yew	24"	B&B	
630	Euonymus fortunei coloratus	Wintercreeper	3"	cont.	
40	Sapphire Blue Oats Grass	Grass	1 gal	cont.	
60	River Mist Nothern Sea Oats	Grass	1 gal	cont.	
72	Bronze Veil Deschampsia	Grass	1 gal	cont.	
620	Carex	Sedges	1 gal	cont.	
36	Ornamentl Grasses	Grass	1 gal	cont.	
228	Geranium 'Big Leaf'	Perennial Big Leaf Geranium	4-1/2"	cont.	
300	Sedum	Assorted Groundcover Sedum	4-1/2"	cont.	

PARAGON PLACE- SHEET L1.2 FEBRUARY 02, 2016

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
4	Acer psuedo	Fullmoon Maple	6-7'	B&B	
15	Betula nigra 'Heritage'	Heritage river Birch	10-12'	B&B	Multi-trunk
3	Cornus alternifolia	Pagoda Dogwood	6-7'	B&B	Multi-trunk
2	Chionanthus virginicus	White Fringe Tree	6-7'	B&B	Multi-trunk
1	Carpinus betulus "Fastigiata"	Columnare European Hornbeam	3"	B&B	Multi-trunk
1	Crataegus viridis "Winterking"	Winter King Hawthorn	2"	B&B	
3	Fagus sylvatica "Red Obelisk"	Red Obelisk Beech Tree	2"	B&B	
3	Quercus robur 'Fastigiata'	Skyrocket Oak	2-1/2"	B&B	
5	Picea Glauca densata	Iack Hills Spruce	6-7'	B&B	
1	Pinus sylvetris	Scot Pine	6-7'	B&B	
1	Magnolia x "Leonard Messel"	Leonard Messel Magnolia	7-8'	B&B	Multi-trunk
15	Amelanchier stolonifera	Running Serviceberry	15-18"	cont.	
5	Cornus sericea "Cardinal"	Cardinal Redtwig Dogwood	3-4'	cont.	
9	Hydrangea x 'Limelight'	Limelight Hydrangea	18"	3 gal	"Shiner"
8	Rhus aromatica 'Gro-Low'	Gro-low sumac	18"	3 gal	
15	Rosa rugosa 'Hansa'	Hansa Shrub Rose	18"	3 gal	
5	Rosa x 'Purple Pavement'	Purple Pavement shrub Rose	18"	3 gal	
3	Syringa x 'Miss Kim'	Miss Kim Lilac	18"	3 gal	
3	Syringa patula 'Little Boy blue'	Little Boy Blue Lilac	24"	3 gal	
1	Viburnum x 'Juddii'	Judd Viburnum	30-36"	B&B	
4	Viburnum lantana 'Mohican'	Mohawk viburnum	3-4'	cont.	
1	Viburnum carlesii	Korean spice Viburnum	30-36"	B&B	
6	Viburnum trilobum 'Hahs'	Hah's Viburnum	3-4'	cont.	
9	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	3-4'	cont.	
7	Weigela florida 'Wine and Roses'	Wine and Roses Weigela	24-30"	cont.	
54	Buxus x 'Green Mountain'	Green Mountain Boxwood	18"	cont.	
9	Illex x 'Berrimagic'	Berrymagic Winterberry	18"	cont.	
14	Juniperus chinensis Pfitzeriana	Pfitzer Juniper	24-30"	cont.	
3	Juniperus chinensis 'Kallay's	Kallays Compact Juniper	24"	cont.	
9	Juniperus x 'Sea Green'	Sea Green Juniper	24-30"	cont.	
12	Mahonia aquifolium	Oregongrape Holly	18-24"	cont.	Compact variety
10	Taxus x 'Tauntonii'	Taunton yew	24-30"	cont.	
2	Picea x 'Birds Nest'	Birds Nest Spruce	18"	cont.	
3	Pinus mugho 'Enci'	Enci Mugo Pine	18"	cont.	
2	Pinus x Globosum	Globe White Pine	24"	cont.	
1	Pinus x 'Mops'	Mop's Pine	24"	cont.	
594	Euonymus fortunei var.coloratus	Purpleleaf Wintercreeper	3"	pot	
30	Aster	Fall Aster	1 gal	pot	
30	Hemerocallis	Tetraploid Daylily	1 gal	pot	
132	Hosta	Hosta	1gal	pot	
60	Sedum	Sedum	1 gal	pot	
582	Ornamental Grasses	Grasses	1 gal	pot	

PARAGON PLACE- SHEET L1.3 FEBRUARY 02, 2016

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
3	Acer griseum	Paperbark Maple	2-1/2"	B&B	
1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6-7'	B&B	
3	Amelanchier x 'Cumulus'	Cumulus' Serviceberry	8-9'	B&B	Multi-trunk
15	Betula nigra 'Heritage'	Heritage' River Birch	10-12'	B&B	
3	Cornus mas 'Golden Glory'	Golden Glory' Cornealiancherry	7-8'	B&B	Multi-trunk
2	Crataegus crus galli inermis	Thornless Hawthorn	5-6'	B&B	Multi-trunk
1	Magnolia x "Ann"	Ann Magnolia	5-6'	B&B	
3	Ostrya virginiana	Ironwood	2-1/2"	B&B	
1	Syringa reticulata	Japanese Tree Lilac	2"	B&B	
1	Picea abies	Norway Spruce	10'	B&B	
4	Pinus sylvestris	Scot Pine	6-7'	B&B	
15	Diervilla sessilifolia 'Coolsplash'	Cool Splash Dwarfbush Honeysuckle	18"	cont.	
15	Diervilla sessilifolia 'Butterfly'	Butterfly' Dwfbush Honeysuckle	18"	cont.	
6	Hydrangea quecifolia 'Sikes'	Sikes' Hydrangea	18"	cont.	
7	Kerria japonica 'Geisha'	Geisha' Kerria	18"	cont.	
9	Rhus aromatica "Gro-low"	Gro-Low Fragrant Sumac	18"	cont.	
5	Rosa rugosa " Purple Pavement'	Purple Pavement' Shrub Rose	18"	cont.	
1	Viburnum x "Juddii"	Judd Viburnum	24-30"	B&B	
1	Viburnum carlesii	Koreanspice Viburnum	24-30"	B&B	
3	Viburnum dentatum "Blue Muffin"	Blue Muffin Viburnum	30-36"	B&B	
10	Viburnum dentatum "Chicago Lustre"	Chicago Lustre Viburnum	3-4"	cont.	
5	Viburnum prunifolium	Blackhaw Viburnum	5-6'	B&B	
6	Physocarpus opulifolius "Summer Wine"	Summer Wine Ninebark	4-Mar	cont.	
42	Buxus x 'Green Mountain'	Green Mountain Boxwood	18"	B&B	
8	Juniperus chinensis Pfitzeriana "Kallays Compact"	Kallays Compact Pfitzer Juniper	24-30"	cont.	
10	Juniperus sargentii viridis	Green Sargent Juniper	24-30"	cont.	
5	Juniperus sargentii var. glauca	Blue Sargent Juniper	24-30"	cont.	
9	Juniperus x "Grey Owl"	Grey Owl Juniper	24-30"	cont.	
2	Picea omonika 'Nana'	Dwarf Serbian spruce	18"	cont.	
10	Taxus x 'Tautonii'	Tuaton Yew	24-30"	B&B	
2944	Pachysandra terminalis	Pachysandra	plug	32/flat	
240	Geranium	Perennial Geranium	1 gal	cont.	
360	Sedum	Sedum	1 gal	cont.	
288	Ornamental Grasses	Grasses	1 gal	cont.	
420	Carex	Sedges	1 gal	cont.	

GARLAND ALLIANCE
P.O. BOX 510125
MILWAUKEE, WI 53203

MR. TIM R.S. GARLAND, RLA
MASTER LANDSCAPE ARCHITECT

DATE: 06□22□2016

□□
UNITED FINANCIAL GROUP, INC.
660 W. R□d□□□□□ Dr□□
A□□□□□□, WI 54911

PARAGON PLACE- SHEET L1.4 FEBRUARY 02, 2016

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
2	Amelanchier x 'Princess diana'	Princess Diana Serviceberry	8-Jul	B&B	Multi-trunk
15	Betula nigra 'Heritage'	Heritage River Birch	8-10'	B&B	Multi-trunk
3	Cercis canadensis	Eastern Redbud	6-7'	B&B	Multi-trunk
3	Cotinus x 'Young Ledy'	Young lady Smokebush	6-7'	B&B	
2	Cornus alternifolia	Pagoda Dogwood	7-8'	B&B	Multi-trunk
1	Hamamelis vernalis 'Diana'	Diana Witchhazel	5-6'	B&B	
1	Heptacodium miconiodes	Seven Son flower	6-7'	B&B	
1	Magnolia stellata	Star Magnolia	5-6'	B&B	Multi-trunk
3	Malus x 'Tina'	Tina flowering Crab	5-6'	B&B	Multi-trunk
1	Nyssa sylvatica	Black Tupelo	2-1/2"	B&B	
1	Syringa reticulata	Japanese Tree Lilac	6-7'	B&B	Multi-trunk
2	Picea omorika 'Compactum'	Dwarf Serbian Spruce	18"	cont.	
2	Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pine	6-7'	B&B	
8	Hydrangea 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	18"	cont.	
12	Hydrangea quercifolia 'Sikes'	Sikes Hydrangea	18"	3 gal.	
1	Illex 'shamrock'	Male Holly	18"	3 gal	
6	Illex x 'Afterglow'	Afterglow Holly	18"	3 gal	
5	Itea 'Merlot'	Merlot Itea	24"	3 gal	
3	Syringa patula 'Palabin'	Dwarf Korean Lilac	24"	3 gal	
9	Rosa rugosa 'Hansa'	Hansa Shrub Rose	18"	cont.	
7	Rosa rugosa 'Purple Pavement'	Purple Pavement Shrub Rose	18"	cont.	
22	Rhus aromatica 'Gro-Low'	Gro Low Sumac	18"	3 gal	
3	Spiraea bumalda 'Anthony Waterer'	Anthony Water Spirea	18"	cont.	
4	Viburnum prunifolium	Blackhaw Viburnum	5-6'	B&B	
7	Viburnum trilobum 'Red Wing'	Red Wing Viburnum	24-30"	3 gal	
7	Weigela florida 'Fine Wine'	Fine Wine Weigela	24-30"	cont.	
26	Buxus x 'Green Mountain'	Green Mountain Boxwood	18"	B&B	
7	Juniperus x 'Grey Owl'	Grey Owl Juniper	24-30"	cont.	
3	Juniperus x 'Sea Green'	Sea Green Juniper	24-30"	cont.	
5	Juniperus sargentii viridis	Green Sargent Juniper	24-30"	cont.	
7	Juniperus chinensis 'Gold Tip'	Gold Tip Juniper	24-30"	cont.	
9	Mahonia aquifolium 'Compactum'	Dwarf Oregon Grape Holly	24"	cont.	
2	Picea omorika 'Nana'	Dwarf Serbian spruce	18"	cont.	
3	Rhododendron x PJM	PJM Rhododendron	18"	B&B	
10	Taxus x 'Tautonii'	Tauton Yew	24-30"	B&B	
1	Tsuga canadensis 'sargentii'	Sargent Hemlock	24-30"	cont.	
1664	Pachysandra terminalis	Pachysandra	plug	32/flat	
408	Lamiastrum 'Herman's Pride'	Archangel	4-1/2"	cont.	
30	Sedum 'Frosty Morn'	Frosty Morn Sedum	1 gal	cont.	
120	Secum 'Autumn fire'	Autumn Fire Sedum	4-1/2"	cont.	
200	Sedum 'Angelina'	Angelina Sedum	4-1/2"	cont.	
144	Hakonechloa 'Aurorea'	All Gold Hakonechloa Grass	4-1/2"	cont.	
170	Ornamental Grasses	Grasses	1 gal	cont.	

PARAGON PLACE- SHEET L1.5 JUNE 9, 2016

Revised:9.June.2016

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
1	Acer palmatum 'Emperor One'	Emperor One' Japanese Maple	6-7'	B&B	
1	Acer platanoides 'Royal Red'	Royal Red Maple	2-1/2"	B&B	
3	Betula nigra 'Heritage'	Heritage' River Birch	10-12'	B&B	
1	Aesculus flava	Yellow Buckeye	2-1/2"	B&B	
1	Amelanchier x "Cumulus"	Cumulus Serviceberry	8-10'	B&B	Multi-trunk
1	Carpinus betulus 'Fastigiata'	Columnare European Hornbeam	2"	B&B	
3	Cornus mas 'Golden Glory'	Golden Glory' Cornealiancherry	7-Jun	B&B	Multi-trunk
3	Gymnocladus dioica	Kentucky Coffeetree	2-1/2"	B&B	
2	Cotinus coggygria 'Royal Purple'	Royal Purple' smokebush	6-7'	B&B	Multi-trunk
1	Heptacodium miconiodes	Seven Son flower	6-7'	B&B	Multi-trunk
2	Fagus fastigiate 'Red Obelisk'	Red Obelisk' Beech	10'	B&B	
1	Magnolia stellata	Star Magnolia	5-6'	B&B	
2	Malus x "Red Jewel"	Red Jewel Crab	6-7'	B&B	Multi-trunk
1	Picea omorika	Serbian spruce	7-8'	B&B	
1	Picea pungens glauca	Blue Spruce	6-7'	B&B	
14	Diervilla sessilifolia "Butterfly'	Butterfly' Dwfbush Honeysuckle	18"	cont.	
38	Buxus x 'Green Velvet'	Green Velvet' Boxwood	18"	B&B	
7	Juniperus virginiana 'Grey Owl'	Grey Owl' Juniper	24-30"	cont.	
7	Juniperus chinensis pfitzeriana 'Sea Green'	Sea Green Juniper	24"	cont.	
16	Juniperus sargentii glauca	Blue Sargent Juniper	24-30"	cont.	
10	Juniperus sargentii viridis	Green Sargent Juniper	24-30"	cont.	
1	Picea nana 'Pumilo'	Pumilo' Dwarf Spruce	18"	cont.	
1	Picea omorika	Serbian Spruce	6-7'	B&B	
5	Taxus x 'Tautonii'	Tauton Yew	24-30"	cont.	
450	Euoynumus fortuneii var. coloratus	Purpleleaf Wintercreeper Euonymus	3"	cont.	
168	Sedum	Sedum	1 gal	cont.	
324	Ornamental Grasses	Grasses	1 gal	cont.	
32	Aster	Fall Aster	1 gal	cont.	
42	Hemerocallis	Tetraploid Daylily	1 gal	cont.	

PARAGON PLACE- SHEET L1.6 FEBRUARY 02, 2016

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
3	Betula nigra 'Heritage'	Heritage' River Birch	10-12'	B&B	
1	Larix kamperifera	Japanese Larch	9-10'	B&B	
3	Larix decidua	European Larch	9-10'	B&B	
6	Taxodium distichum	Baldcypress	10-12'	B&B	
2	Salix x 'Niobe"	Niobe' Willow	2-1/2"	B&B	
9	Aronia arbutifolia	Red Chokeberry	3-4'	cont.	"Brilliantissima"
18	Conus x 'Artic Fire'	Artic Fire' Dogwood	3-4'	cont.	
5	Salix purpera 'Nana'	Dwarf Blue Artic Willow	5-6'	cont.	
310	Ornamental Grasses	Grasses	1 gal	cont.	

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PARAGON PLACE

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
6-22-16	AMENITY AREA UPDATES
4-28-16	PER CITY COMMENTS
3-25-16	PER CITY COMMENTS
2-02-16	PHASE 1 PLANS
12-21-15	PER CITY COMMENTS
5-26-15	PER UDC COMMENT
4-16-15	INITIAL SUBMITTAL

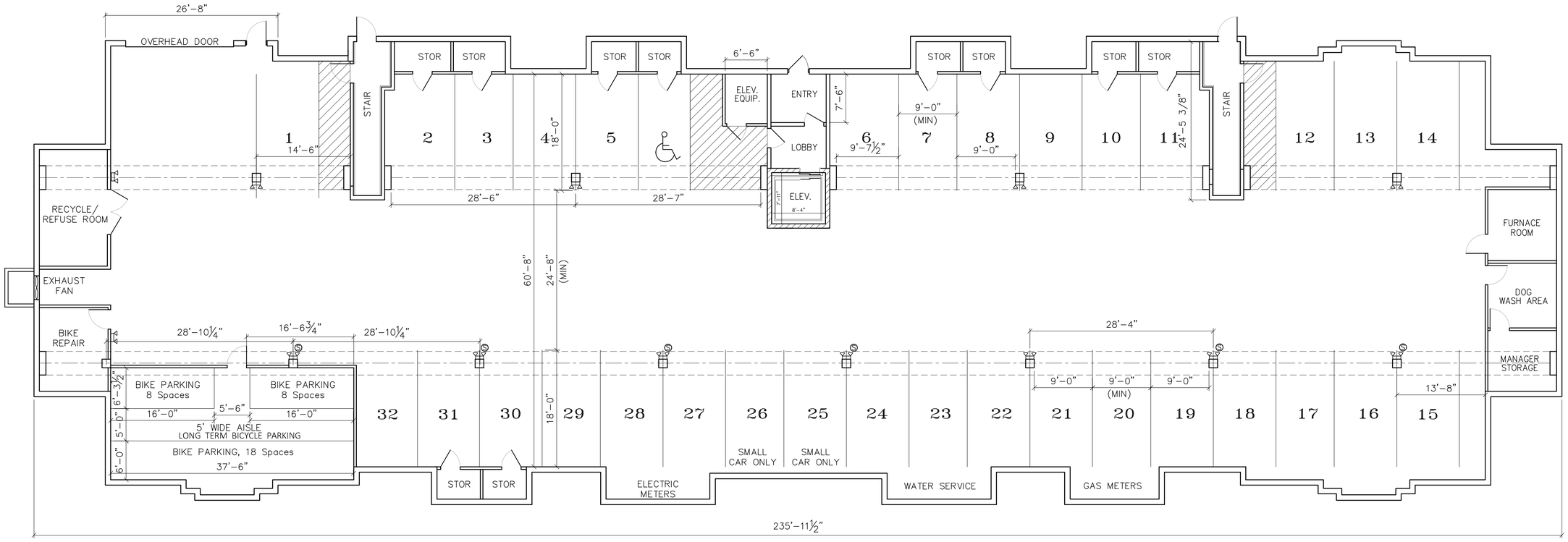
DATE:
JUNE 22, 2016

JOB NUMBER:
12041

DESCRIPTION:
LANDSCAPE PLANT LIST

SHEET
L1.8

H:\C300\311\12041-01\CONSTRUCTION PLANS\2015-LOT 6 APARTMENT PLANS\LOT 6-LANDSCAPE_PLANS_ELDERBERRY-22X34.DWG



Parking Garage

REVISIONS

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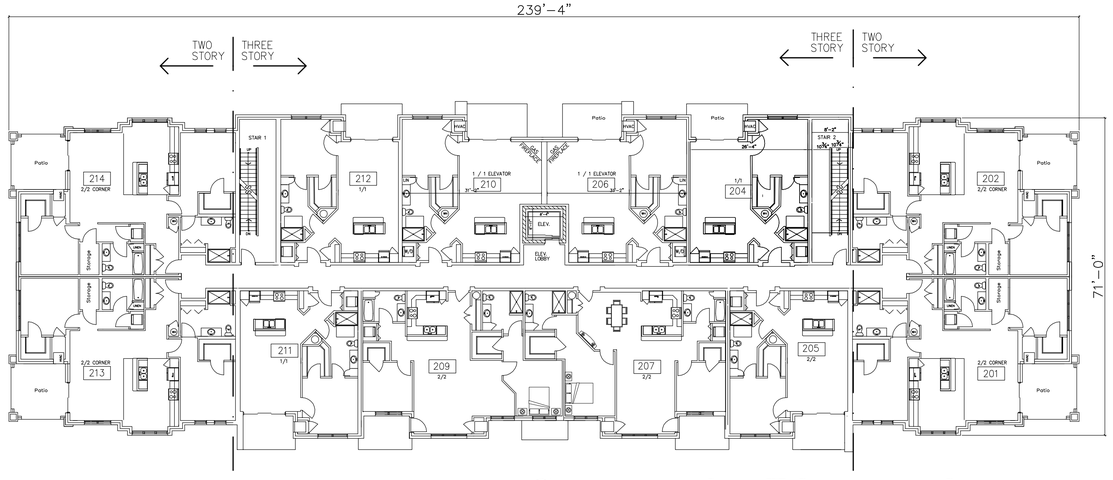
SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914–2126 (920) 734–9107

Parking Garage
Paragon Place at Bear Claw Way
Building 4
Madison, Wisconsin
Construction Manager:
United Financial Group Inc., 660 W. Ridgeview Drive, Appleton, WI 54911

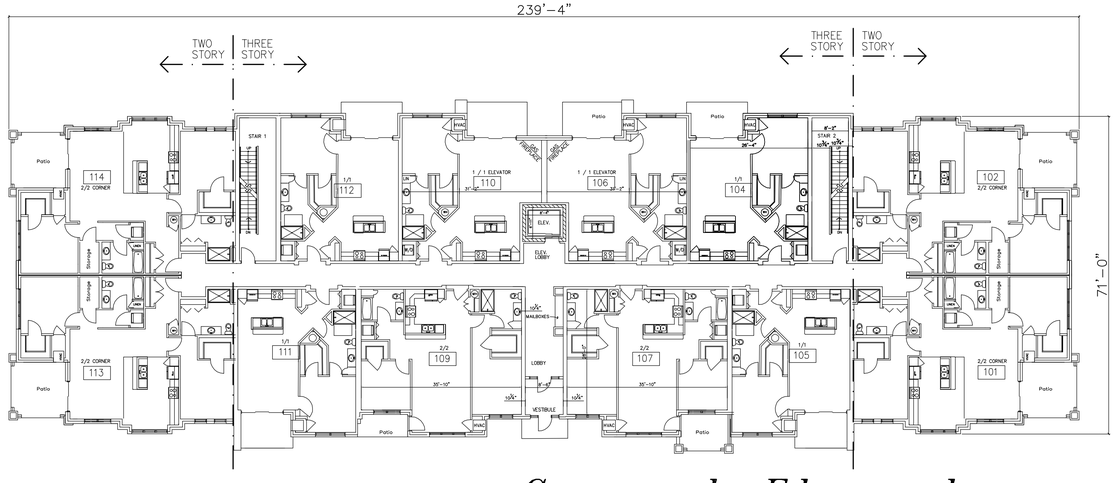
These plans have been prepared per standard professional practices. Each contractor is responsible for verifying all dimensions and details prior to beginning construction.

DRAWN
crs
DATE
1–5–16
SCALE
1/8"=1'–0"
JOB NO.
4192
SHEET
4

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Second Floorplan



Ground Floorplan

Paragon Place at Bear Claw Way

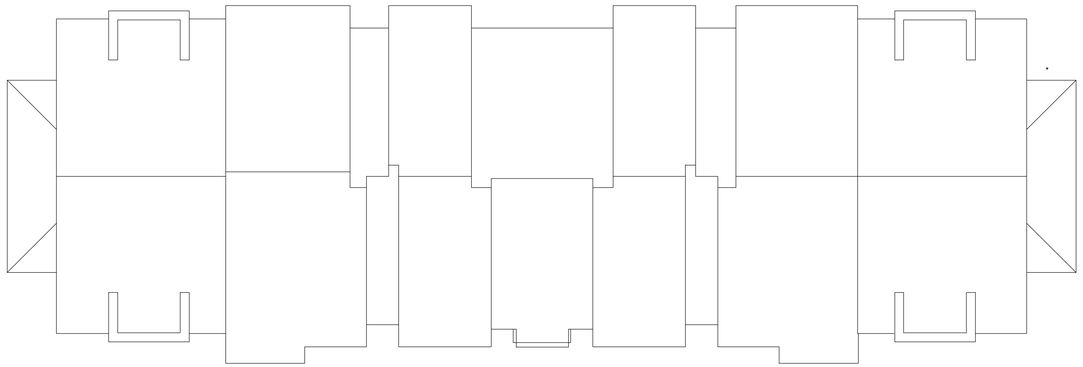
9604 WILRICH ST

BUILDING #4 FLOORPLANS

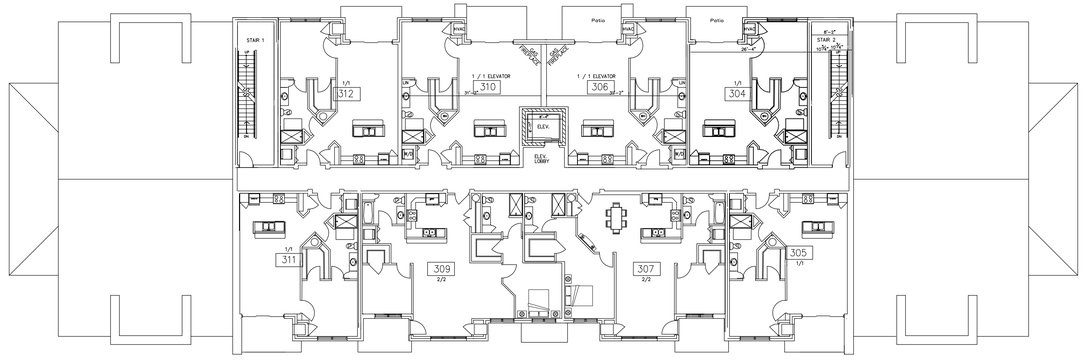
Madison, Wisconsin

Jan 5 2016

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Roof Plan



Third Floorplan

Paragon Place at Bear Claw Way

BUILDING #4 FLOORPLANS

Madison, Wisconsin

Jan 5 2016

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LUMINAIRE SCHEDULE

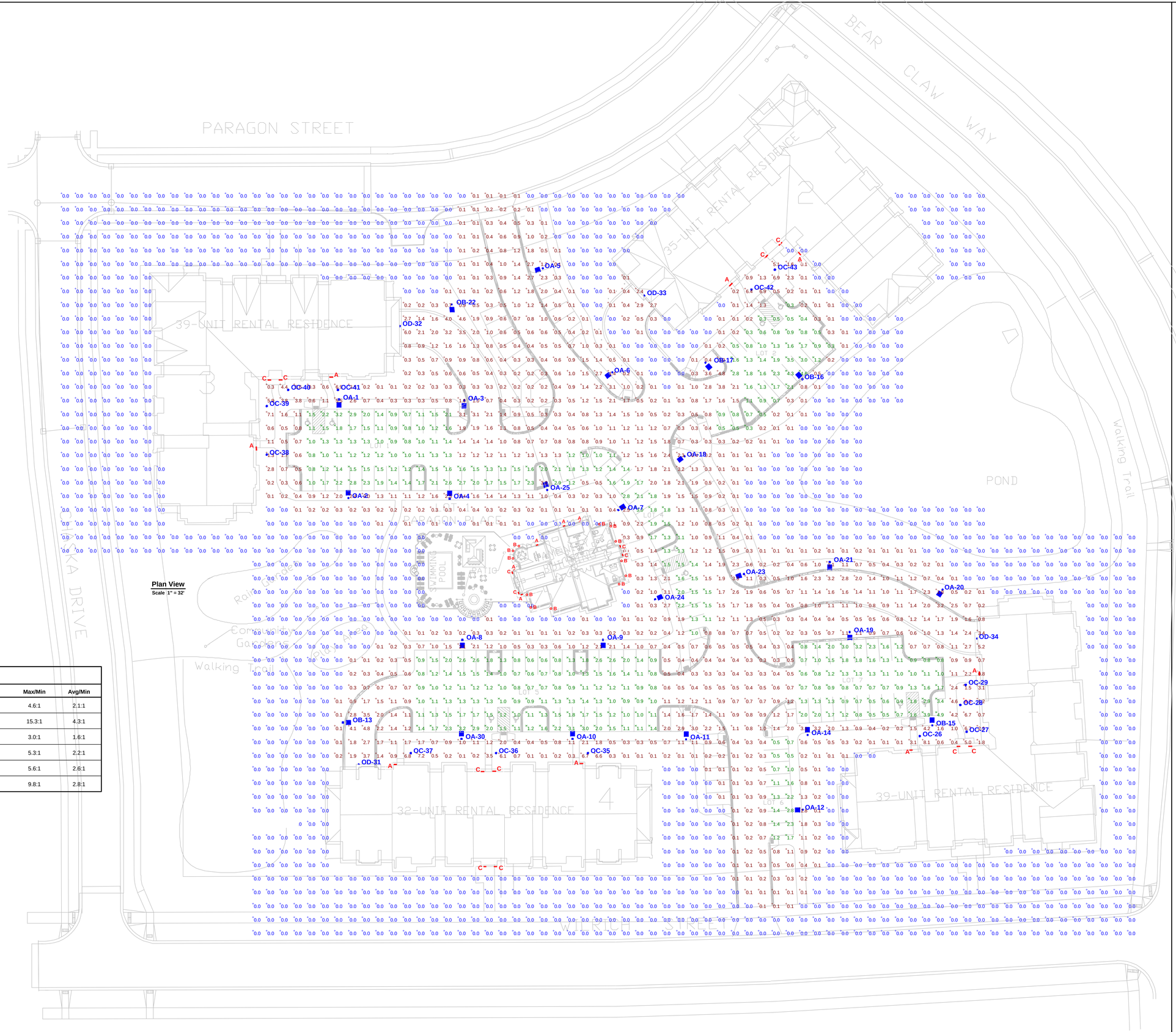
Symbol	Label	Qty	Catalog Number	LLF	Watts
■ ▪	OA	21	ALED3T50 - MOUNTED @ 18'AFG (TYPE 3)	0.95	51.7
■ ▪	OB	5	ALED4T50 - MOUNTED @ 18'AFG (TYPE 4)	0.95	52.1
●	OC	13	BLEDR24 (42" ROUND BOLLARD)	0.95	31.2
▮	OD	4	XTOR2A-N	0.95	21.6

LUMINAIRE SCHEDULE (CON'T)

A	49278AZTLEDE
B	S9538/S9516/S9508/S9501
C	BL4603BZ

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT 1	+	1.5 fc	3.2 fc	0.7 fc	4.6:1	2.1:1
PARKING LOT 2	+	1.3 fc	4.6 fc	0.3 fc	15.3:1	4.3:1
PARKING LOT 4	+	1.6 fc	3.0 fc	1.0 fc	3.0:1	1.6:1
PARKING LOT 5	+	1.3 fc	3.2 fc	0.6 fc	5.3:1	2.2:1
PARKING LOT 6	+	1.3 fc	2.8 fc	0.5 fc	5.6:1	2.6:1
PARKING LOT 7	+	1.4 fc	4.9 fc	0.5 fc	9.8:1	2.8:1



Plan View
Scale .1" = 32'

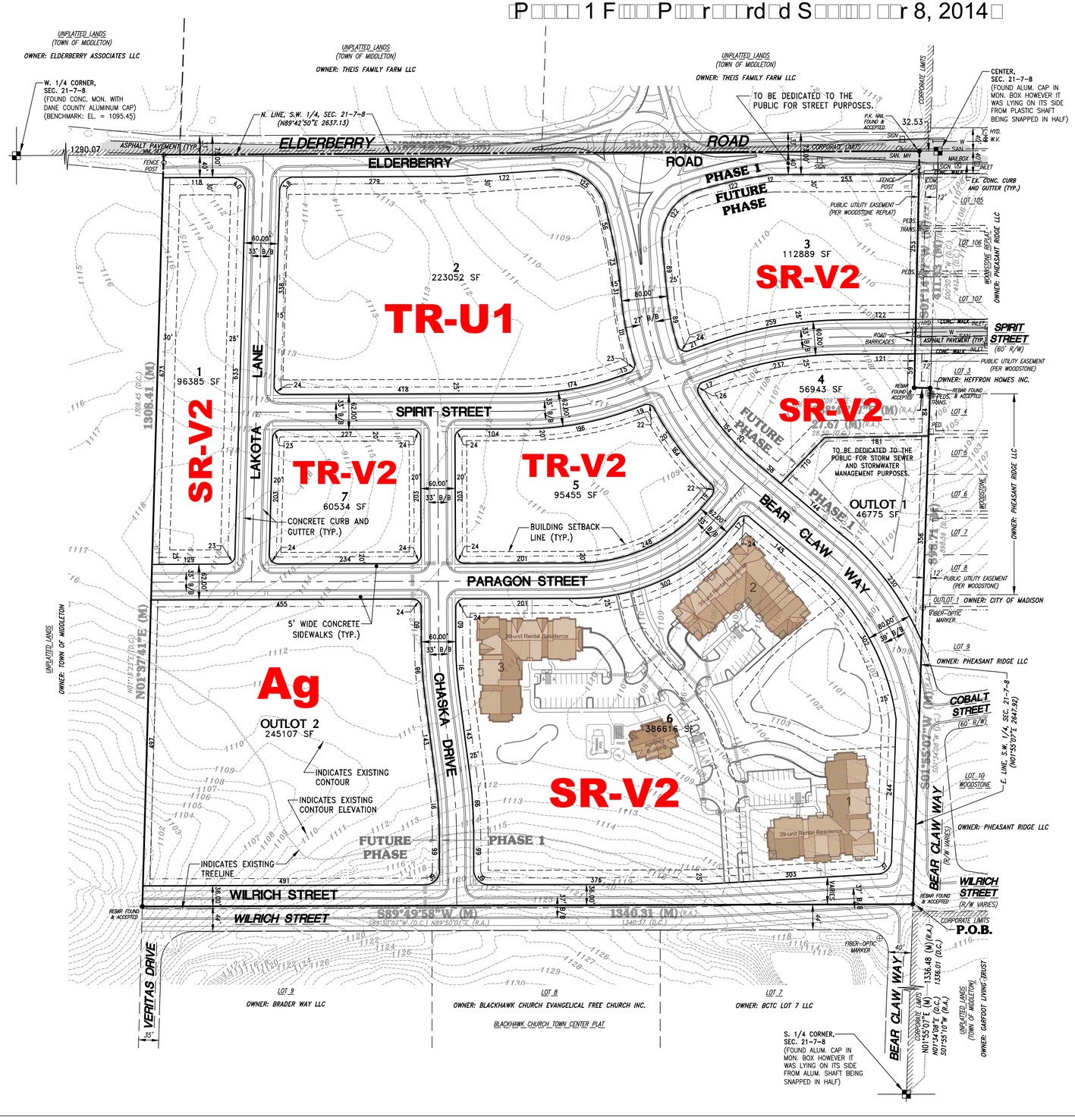
HEIN ELECTRIC SUPPLY COMPANY
Est. 1946

ELDERBERRY SITE PLAN

Designer	JAB
Date	3-18-16
Scale	
Drawing No.	

Ziegler Site: CURRENT Zoning, Approved Road Layout & Land Use

A□r□□d Pr□□□ □□r P□□d□□d □□□□ 30, 2014□
P□□□□ 1 F□□□P□□r□□□rd□d S□□□□□ □□r 8, 2014□



ZONING LEGEND

TR-U1	**Traditional Residential - Urban District 1**
TR-V2	**Traditional Residential - Varied District 2**
SR-V2	**Suburban Residential - Varied District 2**

TRADITIONAL RESIDENTIAL - URBAN DISTRICTS TR-U1 DISTRICT ZONING REQUIREMENTS

	Multi-Family TR-U1 District Requirements (>8 units)
Lot Area (sq. ft.)	1,000/d.u. + 300 per bedroom >2
Lot Width	50 ft.
Front Yard Setback	15 ft. or avg.
Maximum Front Yard Setback	No more than 20% greater than block ave. up to 30ft. Max.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at least 25 ft.
Maximum Height	5 stories / 65 ft.
Maximum Lot Coverage	75%
Usable Open Space (sq. ft. per d.u.)	320

TRADITIONAL RESIDENTIAL - VARIED DISTRICTS TR-V2 DISTRICT ZONING REQUIREMENTS

	Multi-Family TR-V2 District Requirements
Lot Area (sq. ft.)	2,000/d.u.
Lot Width	60 ft.
Front Yard Setback	20 ft.
Maximum Front Yard Setback	No more than 20% greater than block ave. up to 30ft. max.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at least 25 ft.
Maximum Height	3 stories / 40 ft.
Maximum Lot Coverage	70%
Usable Open Space (sq. ft. per d.u.)	500

SURBURBAN RESIDENTIAL - VARIED DISTRICTS SR-V2 DISTRICT ZONING REQUIREMENTS

	Multi-Family SR-V2 District Requirements
Lot Area (sq. ft.)	2,000/d.u.
Lot Width	60 ft.
Front Yard Setback	25 ft.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at least 30 ft.
Maximum Height	4 stories / 52 ft.
Maximum Lot Coverage	60%
Usable Open Space (sq. ft. per d.u.)	500

SCALE: 1"=100'
0 50 100 200

M□r□□4, 2019

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
17700 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

PROJECT: PARAGON PLACE
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
06/30/14	REV. PER COMMENTS
03/11/14	REV. PER COMMENTS
02/11/14	REV. PER COMMENTS
01/22/14	REV. PER COMMENTS
03/06/13	INITIAL SUBMITTAL

DATE: MARCH 6, 2013

JOB NUMBER: 12-041-311-01

DESCRIPTION: PRELIMINARY PLAT

SHEET: 1 OF 1

H:\C300\311\12041-01\EXHIBITS\2018-11-21-UFG NEIGHBORHOOD MEETING\CURRENT ZIEGLER SITE_2019-03-04.DWG

City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	Paragon Place at Bear Claw Way - Lot 1
Contact Name & Phone #:	Bob Zoelle - (920) 428-7694

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☑ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☑ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☑ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☑ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☑ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☑ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☑ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☑ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☑ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☑ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☑ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☑ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☑ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☑ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☑ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☑ 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.	☐ Yes	☑ No	☐ N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane?	☑ Yes	☐ No	☐ N/A
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?	☑ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☑ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☑ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☑ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐ Yes	☑ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☑ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☑ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☑ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☑ Yes	☐ No	☐ N/A
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?	☐ Yes	☑ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☑ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☑ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

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

This worksheet is based on **MGO 34.503** and **IFC 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.

ALED3T50N



Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Mounts to 4" square steel poles at 20-35'. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:	Type:
PARAGON PLACE AT BEAR	OA
Prepared By:	**Date:**
	3-17-16

Driver Info		LED Info	
Type:	Constant Current	Watts:	50W
120V:	0.46A	Color Temp:	4000K (Neutral)
208V:	0.27A	Color Accuracy:	81 CRI
240V:	0.23A	L70 Lifespan:	100,000
277V:	0.20A	Lumens:	4,134
Input Watts:	52W	Efficacy:	80 LPW
Efficiency:	97%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

DLC Listed:

This product is on Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.9% at 120V, 7.5% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Equivalency:

ALED™ 50W replaces 200W metal halide

California Title 24:

See ALED3T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.

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Technical Specifications (continued)

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

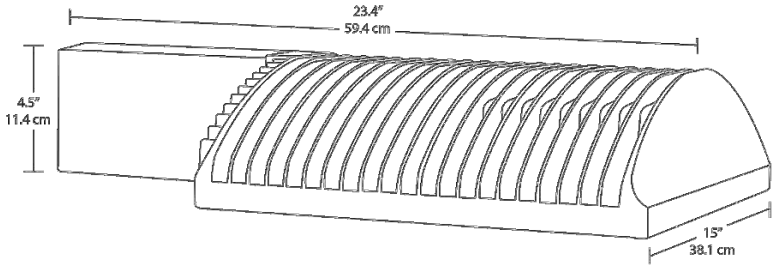
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED	3T	50		N						
	2T = Type II **3T** = Type III **4T** = Type IV	**50** = 50W	= Arm **SF** = Slipfitter	= Cool **Y** = Warm **N** = Neutral	= Bronze **W** = White **RG** = Gray	= 120-277V **/480** = 480V	= No Photocell **/PC** = 120V Button **/PC2** = 277V Button **/PCS** = 120V Swivel **/PCS2** = 277V Swivel **/PCT** = 120-277V Twistlock **/PCS4** = 480V Swivel **/PCT4** = 480V Twistlock	= No Dimming **/D10** = Dimmable	**/WS2** = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	= No Bi-Level **/BL** = Bi-Level

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ALED4T50N



Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Mounts to 4" square steel poles at 20-35'. Patent pending management system. 5 Year Warranty.

Color: Bronze Weight: 32.0 lbs

Project:	Type:
PARAGON PLACE AT BEAR	OB
Prepared By:	**Date:** 3-17-16

Driver Info		LED Info	
Type:	Constant Current	Watts:	50W
120V:	0.46A	Color Temp:	4000K (Neutral)
208V:	0.27A	Color Accuracy:	82 CRI
240V:	0.23A	L70 Lifespan:	100,000
277V:	0.20A	Lumens:	4,586
Input Watts:	52W	Efficacy:	88 LPW
Efficiency:	96%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

DLC Listed:

This product is on Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.9% at 120V, 7.9% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Equivalency:

ALED™ 50W replaces 200W metal halide

California Title 24:

See ALED4T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.

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Technical Specifications (continued)

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

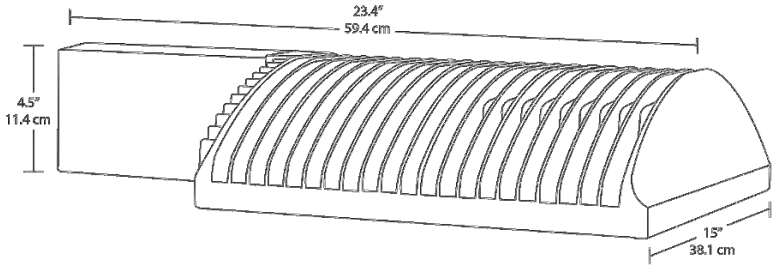
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED	4	50		N						
	2T = Type II **3T** = Type III **4T** = Type IV	**50** = 50W	= Arm **SF** = Slipfitter	= Cool **Y** = Warm **N** = Neutral	= Bronze **W** = White **RG** = Gray	= 120-277V **/480** = 480V	= No Photocell **/PC** = 120V Button **/PC2** = 277V Button **/PCS** = 120V Swivel **/PCS2** = 277V Swivel **/PCT** = 120-277V Twistlock **/PCS4** = 480V Swivel **/PCT4** = 480V Twistlock	= No Dimming **/D10** = Dimmable	**/WS2** = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	= No Bi-Level **/BL** = Bi-Level

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BLEDR24N



LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns.

Color: Bronze

Weight: 18.6 lbs

Project:	Type:
PARAGON PLACE AT BEAR	OC
Prepared By:	**Date:** 3-17-16

Driver Info		LED Info	
Type:	Constant Current	Watts:	24W
120V:	0.26A	Color Temp:	4000K (Neutral)
208V:	0.18A	Color Accuracy:	86 CRI
240V:	0.15A	L70 Lifespan:	100,000
277V:	0.14A	Lumens:	1,203
Input Watts:	31W	Efficacy:	39 LPW
Efficiency:	78%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LEDs:

6W multi-chip, long-life LEDs

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011

Electrical

Driver:

Two Drivers, Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3 - 0.15 A, 277VAC 0.03 A.

THD:

10.9% at 120V

Construction

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:

Die-cast aluminum with extruded aluminum bollard shaft

Lens:

Clear, vandal-resistant polycarbonate

Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Reflector:

Specular polycarbonate

Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

Gaskets:

High-temperature silicone gaskets seal out moisture

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

Patents:

The design of BLED is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

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Technical Specifications (continued)

Other

GSA Schedule:

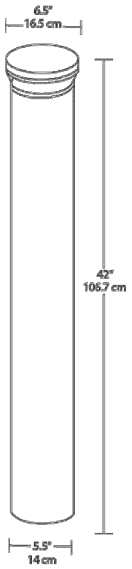
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B1 U1 G0

Dimensions



Features

- Patent-pending base mount design for super sturdy installation
- Durable construction and vandal-resistant polycarbonate lens
- 3 configurations to provide 360°, 270°, 180° or 90° lighting pattern
- Precision-engineered optics deliver maximum downward lighting w/o glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

Ordering Matrix

Family	Shape	Watts	Color Temp	Finish	Type
BLED	R	24	N		
	R = Round	**12** = 12W **18** = 18W **24** = 24W	= Cool **Y** = Warm **N** = Neutral	= Bronze **W** = White	= 90° (12W), 270° (18W) , 360° (24W) lighting patterns **180** = 180° lighting pattern (12W)

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Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #	XTOR2A-N	**Type**
Project	ELDERBERRY SITE	OD
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaries are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C [-40°F to 104°F]. 18W and 26W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back [illegible] cal [illegible] integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

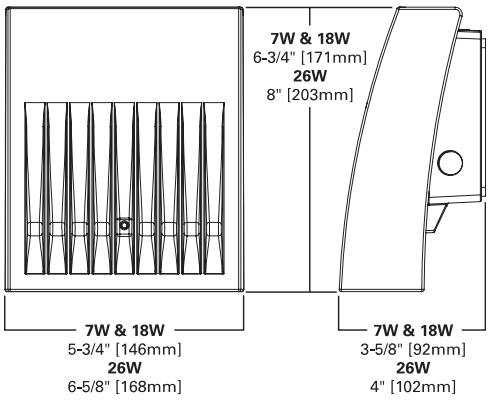
Five-year warranty.



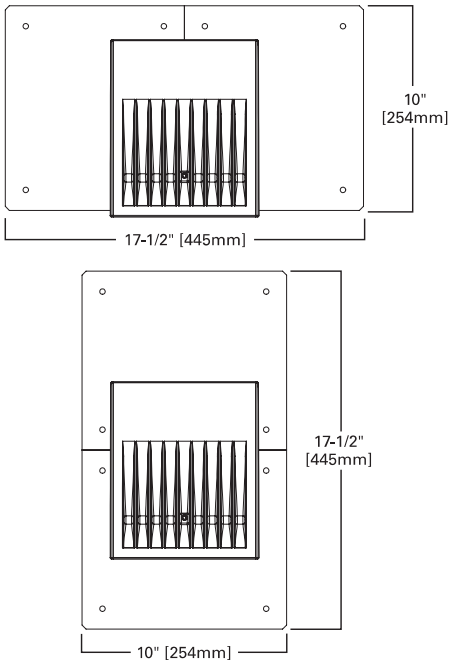
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1A/XT0R2A=0.34
XTOR3A=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

*www.designlights.org

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1A Model		
25°C	> 92%	> 290,000
40°C	> 92%	> 290,000
50°C	> 91%	> 270,000
XTOR2A Model		
25°C	> 91%	> 270,000
40°C	> 90%	> 260,000
50°C	> 88%	> 225,000
XTOR3A Model		
25°C	> 91%	> 280,000
40°C	> 91%	> 270,000
50°C	> 89%	> 240,000

LUMENS - CRI/CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens (Wall Mount)	722	1,633	1,523	2,804	2,284
Delivered Lumens (With Flood Accessory Kit) [1]	468	1,060	978	2,168	1,738
B.U.G. Rating [2]	B0-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0
CCT (Kelvin)	5,000	5,000	3,500	5,000	3,500
CRI (Color Rendering Index)	65	65	70	65	70
Power Consumption (Watts)	7W	18W	18W	26W	26W

NOTES: 1 Includes shield and visor. **2** B.U.G. Rating does not apply to floodlighting.

CURRENT DRAW

Voltage	Model Series		
	XTOR1A	XTOR2A	XTOR3A
120V	0.05A	0.15A	0.22A
208V	0.03A	0.08A	0.13A
240V	0.03A	0.07A	0.11A
277V	0.03A	0.06A	0.10A
347V	0.025A	0.058A	0.082A

ORDERING INFORMATION

Sample Number: XTOR2A-N-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1A=Small Door, 7W **XTOR2A**=Small Door, 18W **XTOR3A**=Small Door, 26W	**[Blank]**=Bright White (Standard) 5000K **N**=Neutral Warm White, 3500K [2]	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White	**PC1**=Photocontrol 120V [3] **PC2**=Photocontrol 208-277V [3, 4] **347V**=347V [5] **HA**=50°C High Ambient [5]	**WG/XTOR**=Wire Guard [6] **XTORFLD-KNC**=Knuckle Floodlight Kit [7] **XTORFLD-TRN**=Trunnion Floodlight Kit [7] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [7] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [7] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES: 1 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. **2** XTOR1A not available in 3500K. **3** Photocontrols are factory installed. **4** Order PC2 for 347V models. **5** Thru-branch wiring not available with HA option or with 347V. **6** Wire guard for wall/surface mount. Not for use with floodlight kit accessory. **7** Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

7W Series	18W Series	26W Series
XTOR1A=7W, 5000K, Carbon Bronze	XTOR2A=18W, 5000K, Carbon Bronze	XTOR3A=26W, 5000K, Carbon Bronze
XTOR1A-WT=7W, 5000K, Summit White	XTOR2A-N=18W, 3500K, Carbon Bronze	XTOR3A-N=26W, 3500K, Carbon Bronze
XTOR1A-PC1=7W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT=18W, Summit White	XTOR3A-WT=26W, Summit White
	XTOR2A-PC1=18W, 120V PC, Carbon Bronze	XTOR3A-PC1=26W, 120V PC, Carbon Bronze

5-DAY QUICK SHIP ORDERING INFORMATION

7W Series	18W Series	26W Series
XTOR1A-WT-PC1=7W, 5000K, Summit White, 120V PC	XTOR2A-PC2=18W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2=26W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1=18W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1=26W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2=18W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2=26W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT=18W, 3500K, Summit White	XTOR3A-N-WT=26W, 3500K, Summit White
	XTOR2A-N-PC1=18W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1=26W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2=18W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2=26W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WHT-PC1=18W, 3500K, Summit White, 120V PC	XTOR3A-N-WHT-PC1=26W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2=18W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2=26W, 3500K, Summit White, 208-277V PC

HEIN ELECTRIC SUPPLY COMPANY
12745 W. TOWNSEND ST.
BROOKFIELD, WI. 53005
262-790-8400

UNITED CONSTRUCTION – ELDERBERRY SITE

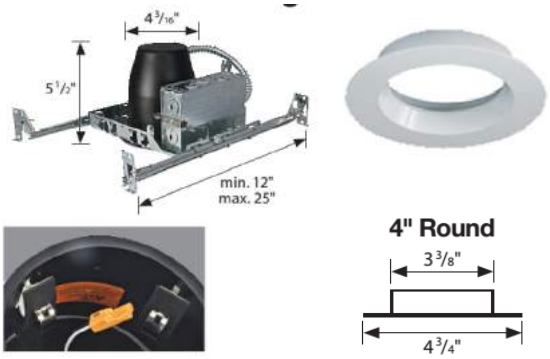


PART NUMBER: 49278AZTLED

DESCRIPTION: WALL MOUNT, UP/DOWN ILLUMINATION, CLEAR TEMPERED ETCHED GLASS ON TOP AND BOTTOM, TEXTURED ARCHITECTURAL BRONZE FINISH. 7” WIDE, 7-1/2” HIGH

LAMPS:
8 WATT LED

A – SECONDARY/STAIR ENTRANCE EXTERIOR



PART NUMBER: S9538 (HSG) / S9516 (TRIM) / S9508 (REFLECTOR) / S9501 (LED INSERT)

DESCRIPTION: RECESS MOUNT, 30 DEGREE, 3000K, 90CRI LED INSERT.
550 LUMENS

B – SOFFIT RECESS



PART NUMBER: BL4603BZ

DESCRIPTION: WALL MOUNT, BRONZE FINISH WITH OPAL WHITE GLASS.
7-1/4” WIDE, 17-1/4” HIGH

LAMPS:
18 WATT LED, 1260 LUMENS
2700K

C – EXTERIOR WALL LANTERN

APPROVED BY:_____

DATE:_____

DEVELOPMENT SUMMARY

	PRODUCT DESCRIPTION	ZONING DISTRICT	PARCEL SIZE (ACRES)	# OF UNITS	DENSITY (UNITS / ACRE)
1	3-STORY FLATS (Building #4 @ 32 Units)	SR-V2	8.87	145 (Approved)	16.35
1	3-STORY FLATS (Building #4 @ 45 Units)	SR-V2	8.87	158 (Proposed)	17.81



7 JUNE 2019

0' 20' 40' 80' 160'

1:40

Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

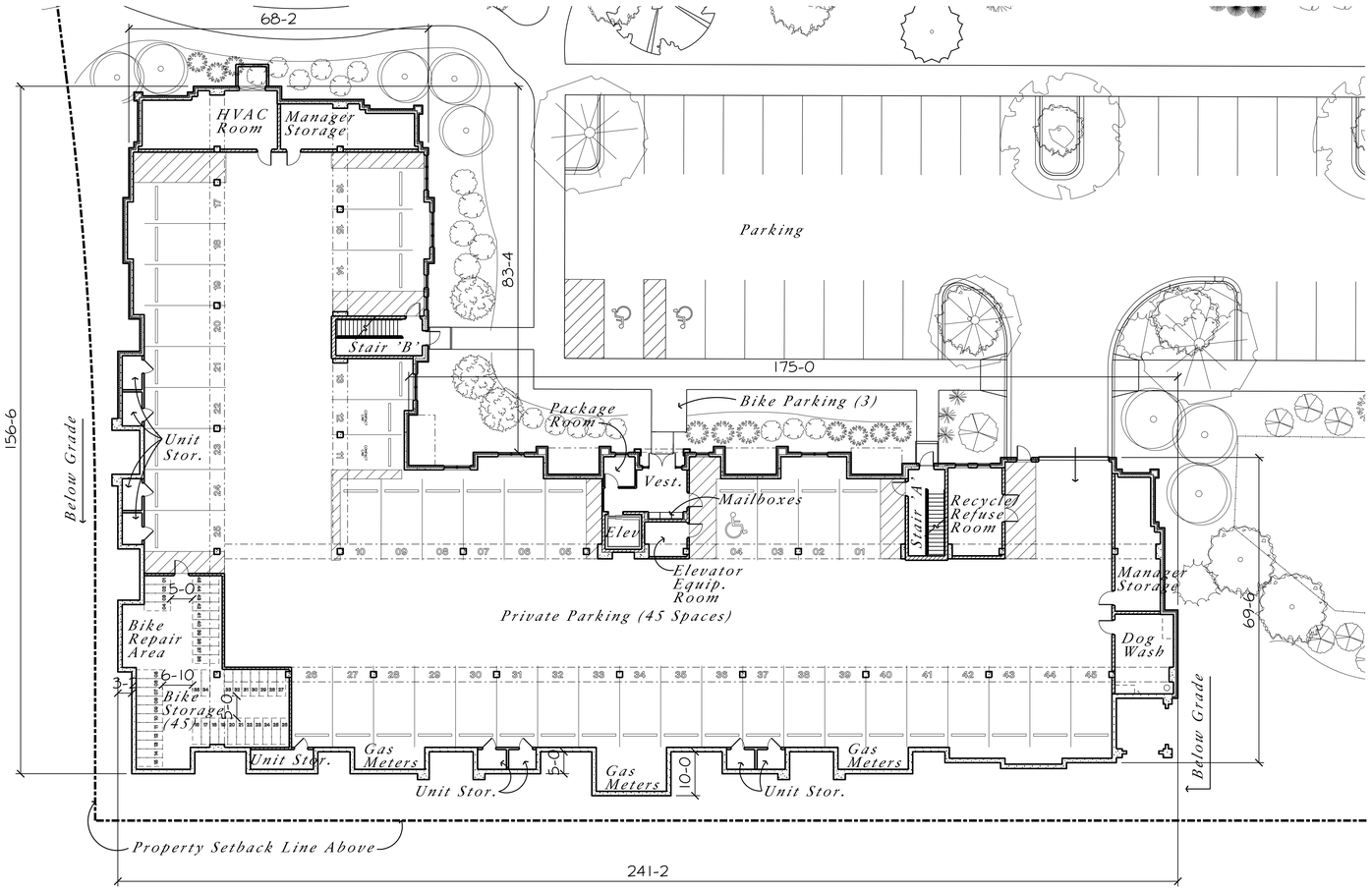
SITE PLAN

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OVERALL BUILDING STASTICS

BUILDING AREA

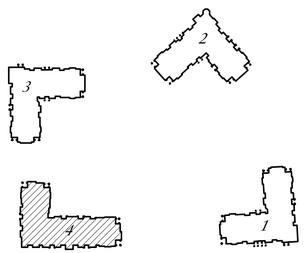
LOWER LEVEL	21,533 SQ. FT.
FIRST FLOOR	21,533 SQ. FT.
SECOND FLOOR	21,478 SQ. FT.
THIRD FLOOR	21,478 SQ. FT.
TOTAL AREA	86,022 SQ. FT.

BIKE PARKING *(45 Required Stalls 1:1)*

SHORT TERM	6 STALLS (12%)
LONG TERM	45 STALLS (88%)
TOTAL BIKE PARKING	51 STALLS

PARKING *(45 Required Stalls 1:1)*

COMPACT	2 STALLS (4%)
HANDICAP	1 STALL (2%)
REGULAR	42 STALLS (94%)
TOTAL PARKING	45 STALLS



7 JUNE 2019

0' 8' 16' 32' 64'

1/16" = 1'-0"

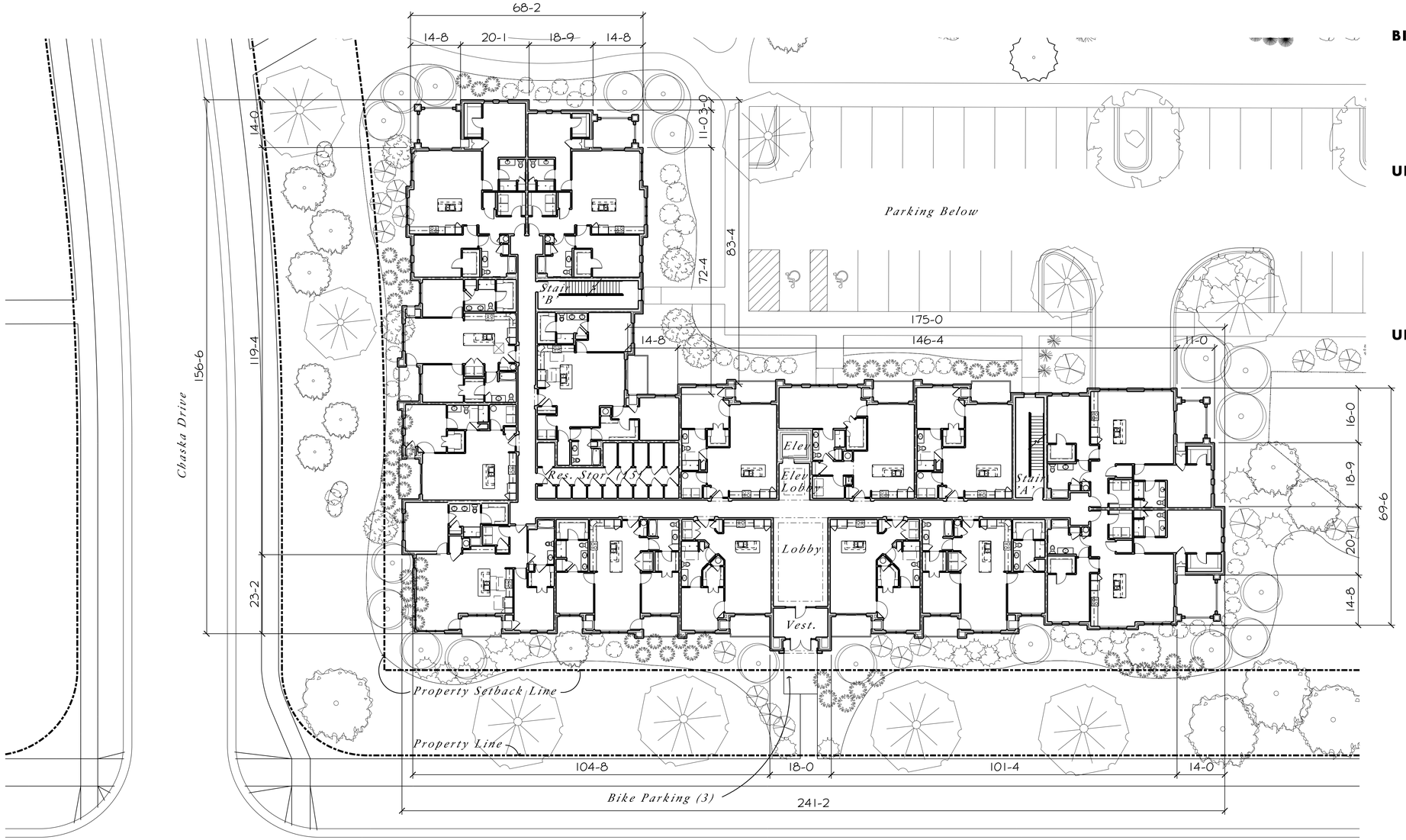
Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

LOWER LEVEL FLOOR PLAN

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OVERALL BUILDING STASTICS

BUILDING AREA

LOWER LEVEL	21,533 SQ. FT.
FIRST FLOOR	21,533 SQ. FT.
SECOND FLOOR	21,478 SQ. FT.
THIRD FLOOR	21,478 SQ. FT.
TOTAL AREA	86,022 SQ. FT.

BIKE PARKING *(45 Required Stalls 1:1)*

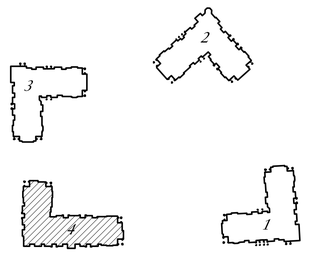
SHORT TERM	6 STALLS (12%)
LONG TERM	45 STALLS (88%)
TOTAL BIKE PARKING	51 STALLS

UNIT COUNT

LOWER LEVEL	0 UNITS
FIRST FLOOR	15 UNITS
SECOND FLOOR	15 UNITS
THIRD FLOOR	15 UNITS
TOTAL UNIT COUNT	45 UNITS

UNIT TYPE

1/1 STANDARD	4 (8%)
1/1 STANDARD + DINING	9 (20%)
1/1 ELEVATOR	3 (7%)
2/2 SPLIT	9 (20%)
2/2 LOBBY	2 (5%)
2/2 INSIDE CORNER	3 (7%)
2/2 GREAT 'A'	3 (7%)
2/2 GREAT 'B'	12 (26%)





1/16" = 1'-0"

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Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

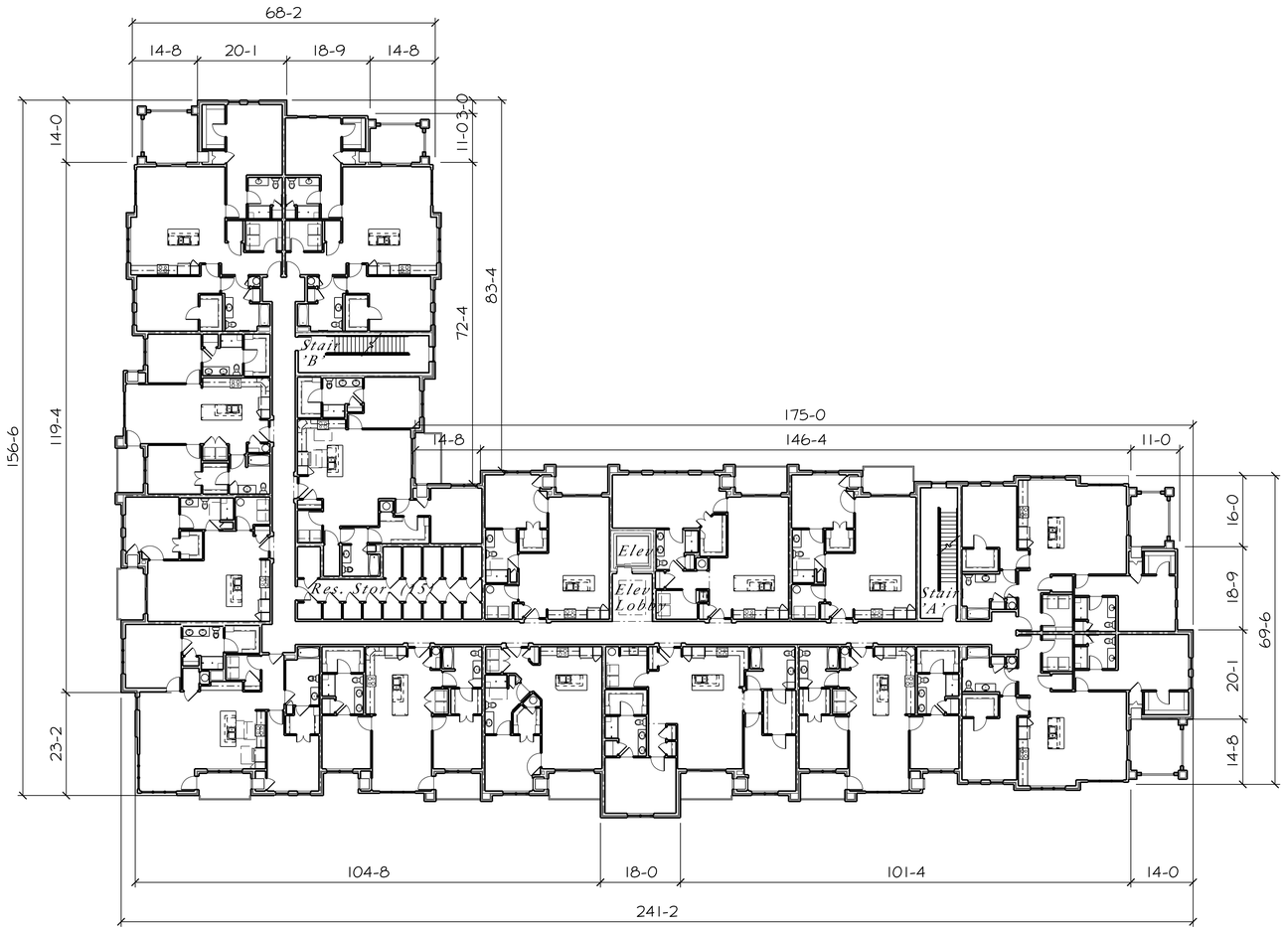
FIRST FLOOR PLAN

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OVERALL BUILDING STASTICS

BUILDING AREA

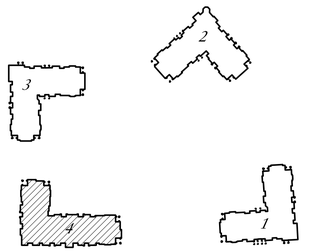
LOWER LEVEL	21,533 SQ. FT.
FIRST FLOOR	21,533 SQ. FT.
SECOND FLOOR	21,478 SQ. FT.
THIRD FLOOR	21,478 SQ. FT.
TOTAL AREA	86,022 SQ. FT.

UNIT COUNT

LOWER LEVEL	0 UNITS
FIRST FLOOR	15 UNITS
SECOND FLOOR	15 UNITS
THIRD FLOOR	15 UNITS
TOTAL UNIT COUNT	45 UNITS

UNIT TYPE

1/1 STANDARD	4 (8%)
1/1 STANDARD + DINING	9 (20%)
1/1 ELEVATOR	3 (7%)
2/2 SPLIT	9 (20%)
2/2 LOBBY	2 (5%)
2/2 INSIDE CORNER	3 (7%)
2/2 GREAT 'A'	3 (7%)
2/2 GREAT 'B'	12 (26%)



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1/16" = 1'-0"

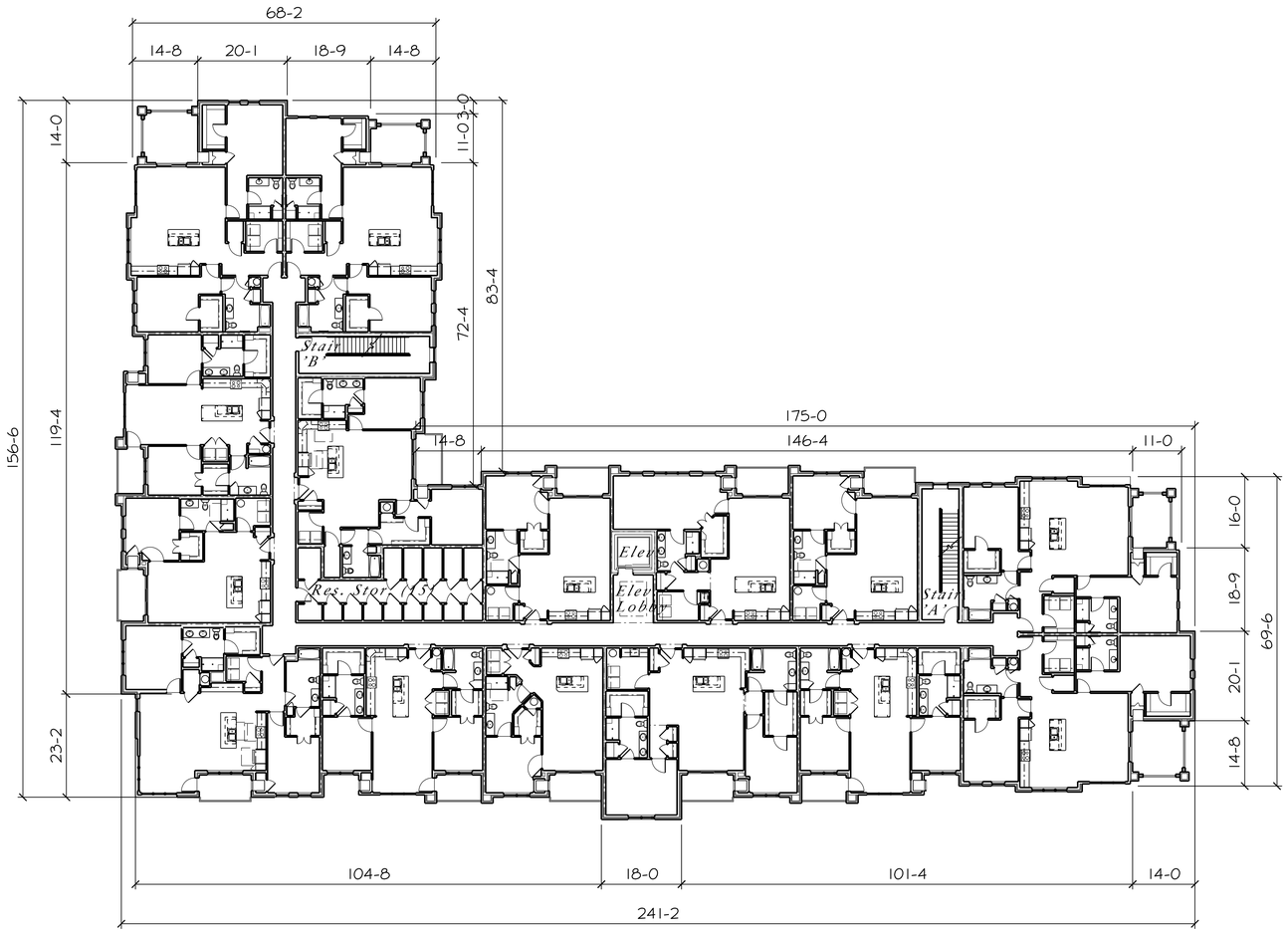
Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

SECOND FLOOR PLAN

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OVERALL BUILDING STASTICS

BUILDING AREA

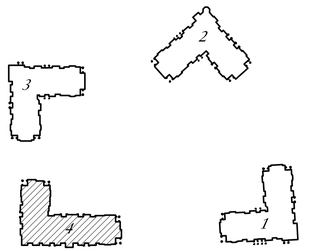
LOWER LEVEL	21,533 SQ. FT.
FIRST FLOOR	21,533 SQ. FT.
SECOND FLOOR	21,478 SQ. FT.
THIRD FLOOR	21,478 SQ. FT.
TOTAL AREA	86,022 SQ. FT.

UNIT COUNT

LOWER LEVEL	0 UNITS
FIRST FLOOR	15 UNITS
SECOND FLOOR	15 UNITS
THIRD FLOOR	15 UNITS
TOTAL UNIT COUNT	45 UNITS

UNIT TYPE

1/1 STANDARD	4 (8%)
1/1 STANDARD + DINING	9 (20%)
1/1 ELEVATOR	3 (7%)
2/2 SPLIT	9 (20%)
2/2 LOBBY	2 (5%)
2/2 INSIDE CORNER	3 (7%)
2/2 GREAT 'A'	3 (7%)
2/2 GREAT 'B'	12 (26%)



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1/16" = 1'-0"

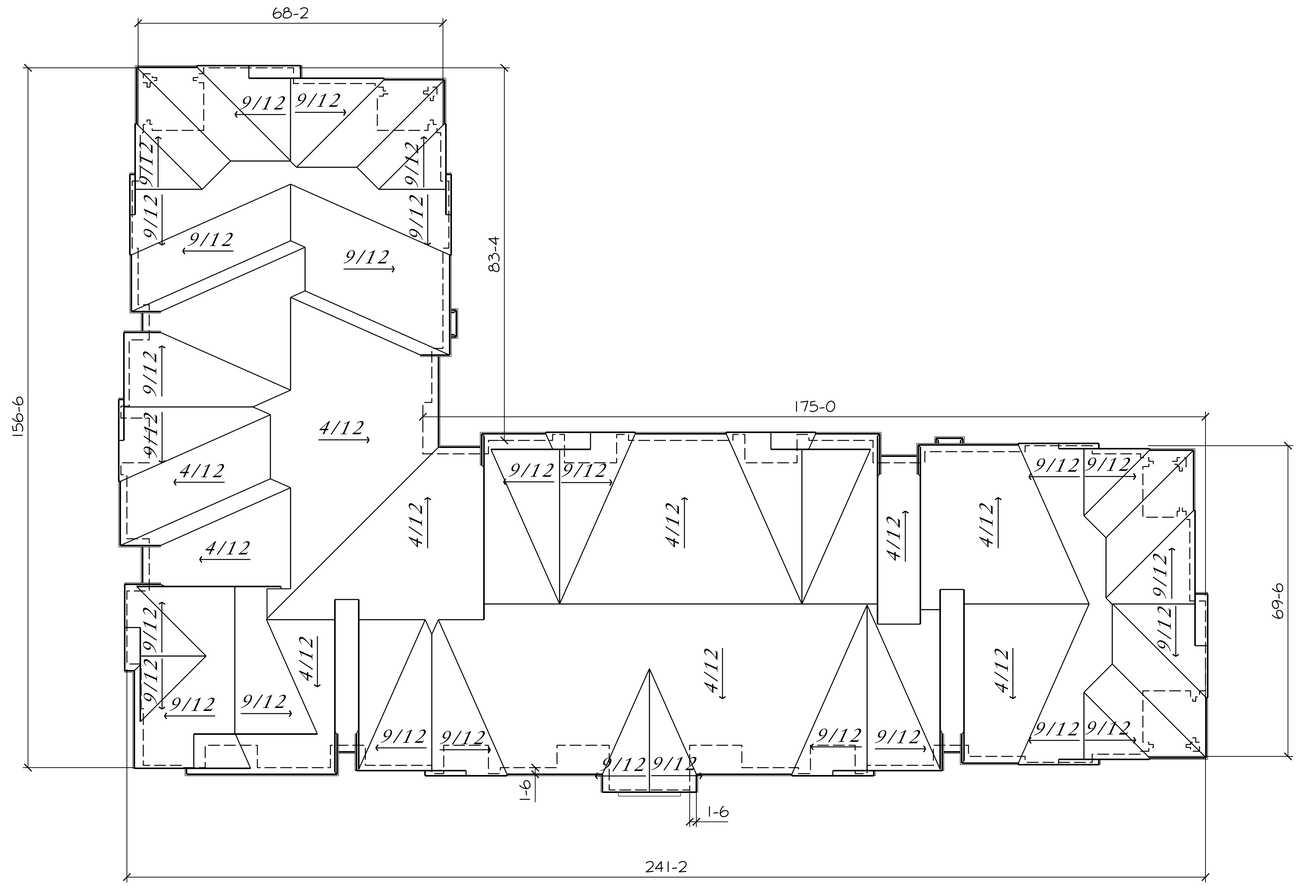
Paragon Place at Bear Claw Way

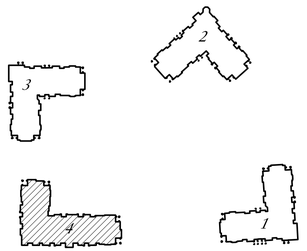
Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

THIRD FLOOR PLAN

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0' 8' 16' 32' 64'

1/16" = 1'-0"

Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

ROOF PLAN

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NORTH ELEVATION

3



CHASKA DRIVE ELEVATION

2



WILRICH STREET ELEVATION

1

MATERIAL LEGEND

B1 - GENERAL SHALE - CHALDEAN
B2 - GENERAL SHALE - AUTUMN RIDGE
B3 - GENERAL SHALE - CORTEZ
S - FOND DU LAC DIMENSIONAL STONE
LB - LONGBOARD - ITALIAN ROSEWOOD
A - WEATHERED WOOD ROOF SHINGLES

3
2
4
1

0' 4' 8' 16' 32'

1/8" = 1'-0"

Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

EXTERIOR ELEVATIONS

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EAST COURTYARD ELEVATION

3



EAST ELEVATION

2


A
A
LB
A
A
CAST STONE ACCENT
CAST STONE ARCH
CAST STONE SURROUND
LB
LB
A
B2
B2
B2
B3
B2
B2
B2
B2
B2
B2
B1
B1
B1
B3
CAST STONE BAND
S
S
S
S
S
S
S



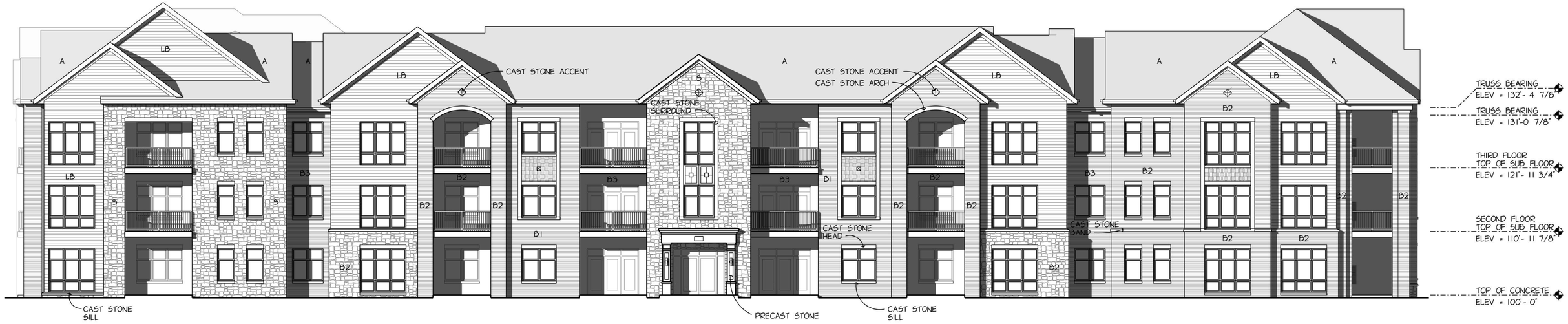
NORTH ELEVATION

3



CHASKA DRIVE ELEVATION

2


A
LB
A
A
A
LB
A
CAST STONE ACCENT
CAST STONE ACCENT
CAST STONE ARCH
CAST STONE SURROUND
LB
A
A
LB
A
B2
B3
B2
B2
B2



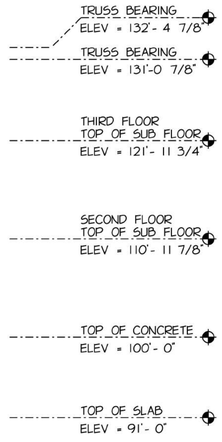
EAST COURTYARD ELEVATION

3



EAST ELEVATION

2

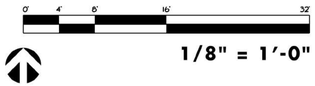




NORTH COURTYARD ELEVATION

1





1/8" = 1'-0"

MATERIAL LEGEND

B1 - GENERAL SHALE - CHALDEAN

B2 - GENERAL SHALE - AUTUMN RIDGE

B3 - GENERAL SHALE - CORTEZ

S - FOND DU LAC DIMENSIONAL STONE

LB - LONGBOARD - ITALIAN ROSEWOOD

A - WEATHERED WOOD ROOF SHINGLES

Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

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EXTERIOR ELEVATIONS

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Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

7 JUNE 2019

Architecture

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Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

Architecture

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Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

7 JUNE 2019

Architecture

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Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

7 JUNE 2019

Architecture

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Proposed Building #4, Three Story, 45 Unit



Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

7 JUNE 2019

Architecture

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Paragon Place at Bear Claw Way

Proposed Building #4, Three Story, 45 Unit

Madison, Wisconsin

7 JUNE 2019

Architecture

1414 UNDERWOOD AVE.
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PARAGON PLACE AT BEAR CLAW WAY

BUILDING 4 DEVELOPMENT PLANS

ELDERBERRY NEIGHBORHOOD

CITY OF MADISON, WISCONSIN

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

   –STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   –THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
   –WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
   –WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
   –CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.

2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800–242–8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY

6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS–BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

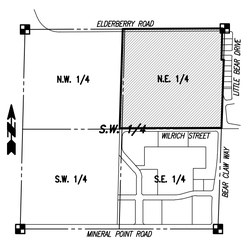
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

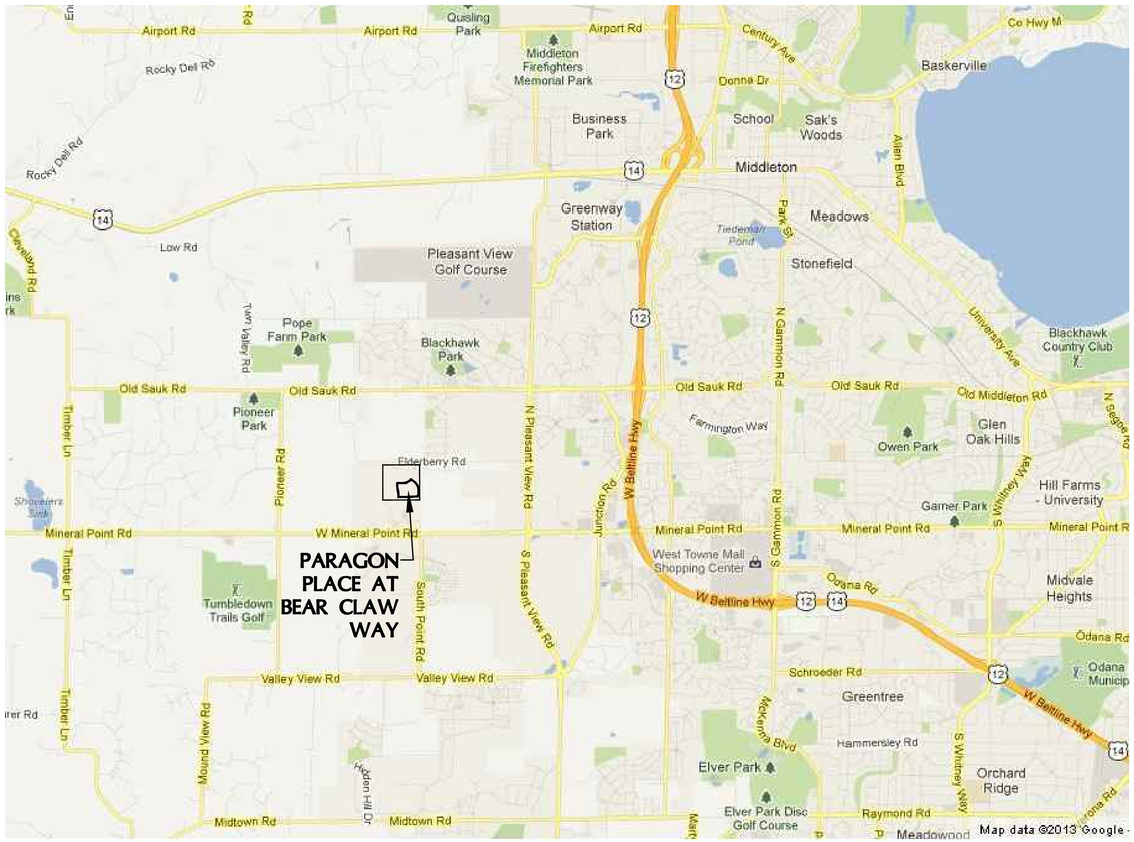
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

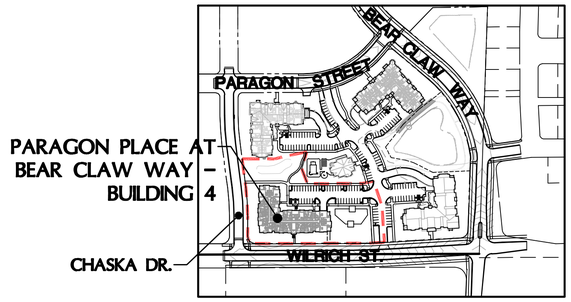
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.



LOCALITY MAP:
S.W. 1/4, SEC. 21, T. 7 N., R. 8 E.
SCALE: 1"=1000'



VICINITY MAP
NOT TO SCALE



SITE AREA MAP
SCALE: 1" = 250'

PARAGON PLACE - "LOTS 1&2" SR-V2 DISTRICT ZONING REQUIREMENTS		
	Multi-Family SR-V2 District Requirements (>8 units)	Paragon Place Subdivision Lots 1 + 2 of CSM #14165
	Multi-Family	Elevator, Underground Parking, Rental Residences
Total Number of Units		158
Lot Area (sq. ft.) per d.u.	2,000/d.u.	2,447
Required Lot Area (sq. ft.)	292,000	386,616
Lot Width	60 ft.	± 495 ft.
Front Yard Setback	25 ft.	25 ft.
Side Yard Setback	10 ft.	N/A*
Rev. Corner Side Yard Setback	12 ft.	N/A*
Rear Yard Setback	30 ft.	30 ft.
Maximum Height - Permitted Use	3 stories / 40 ft.	3 stories max./ 44 ft.
Conditional Use	4 stories / 52 ft.	
Maximum Lot Coverage (% impervious)	60%	48.1%
Usable Open Space (sq. ft. per d.u.)	500	555
	Total Usable Open Space =	87,708
	Total Open Space =	200,742

* Side Yard setbacks are not applied since the lot has street frontage on all four sides

Total Floor Area (sq. ft.)		240,613
Floor Area Ratio (F.A.R.)		0.62
Total Building Coverage Area (s.f.)	N/A	80,204 s.f. (20.7% of site)

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

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CIVIL		
T1	–	COVER SHEET
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C1.1	–	BUILDING 4 PROPOSED SITE PLAN
C2.0	–	BUILDING 4 GRADING AND DRAINAGE PLAN
C2.1	–	BUILDING 4 EROSION CONTROL PLAN
C3.0	–	BUILDING 4 UTILITY PLAN
C4.0	–	RAIN GARDEN DETAIL
C5.0–5.1	–	CONSTRUCTION NOTES & DETAILS
FD1.0	–	FIRE DEPARTMENT ACCESS PLAN

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PARAGON PLACE

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
06/07/19	BLDG 4 PLAN

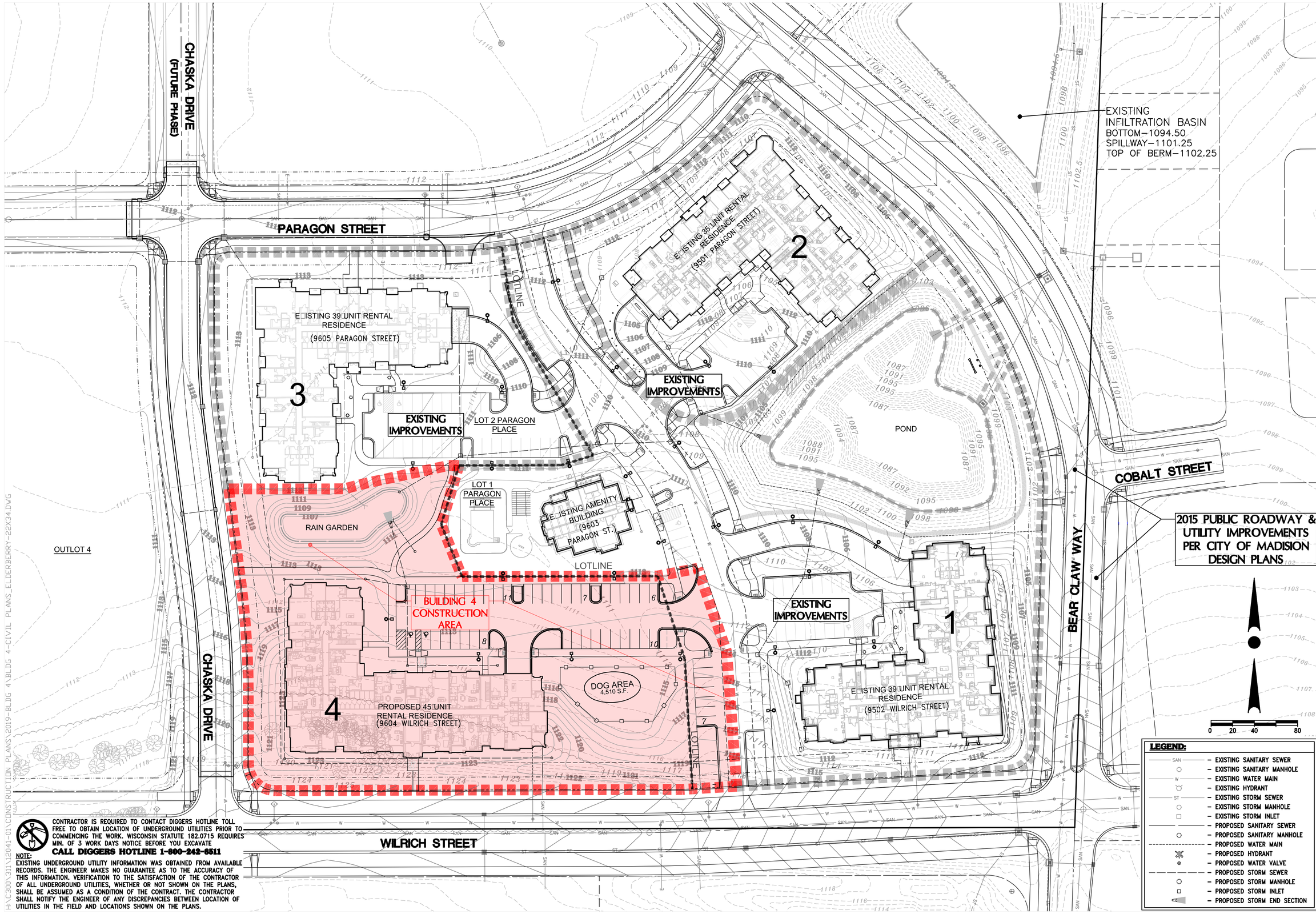
DATE:
JUNE 07, 2019

JOB NUMBER:
12041

DESCRIPTION:
COVER SHEET

SHEET
T1

H:\C300\311\12041-01\CONSTRUCTION PLANS\2019-BLDG 4\BLDG 4-CIVIL PLANS_ELDERBERRY-22X34.DWG



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LEGEND:

- SAN – EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W – EXISTING WATER MAIN
- EXISTING HYDRANT
- ST – EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

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DESCRIPTION:
OVERALL SITE PLAN

SHEET
C1.0

H:\C300\311\12041-01\CONSTRUCTION PLANS\2019-BLDG 4\BLDG 4-CIVIL PLANS_ELDERBERRY-22X34.DWG

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E□ISTING 39 UNIT RENTAL RESIDENCE (9605 PARAGON STREET)

3

EXISTING 7' SIDEWALK

INDICATES LIMITS OF BLDG. 4 SIDEWALK

RAIN GARDEN

E□ISTING AMENITY BUILDING (9603 PARAGON ST.)

EXISTING 7' SIDEWALK

EXISTING 7' SIDEWALK

0 10 20 40

5'

BIKE RACK TO BE BOLTED ON OUTSIDE EDGE OF PAD

CONC. BIKE PARKING AREA (4 BIKES)

7'

44.8'

CONCRETE GUTTER

LOTLINE

18'

9'

11

7

6

R4'

R29'

MATCH EXISTING PAVEMENT & SIDEWALK

PROPOSED ASPHALT DRIVE (SEE DETAIL)

24'

R5'

R16'

8

R21'

18" CONC. CURB & GUTTER (TYP.)

10

R3'

CHASKA DRIVE

UTILITY EASEMENT

30' BLDG. SETBACK

34.2'

HANDICAP RAMP W/ DETECTABLE WARNING FIELD

PROPOSED 45 UNIT RENTAL RESIDENCE (9604 WILRICH STREET)

4

DOG AREA 4,510 S.F.

FUTURE PROPOSED PARKING

EXISTING 7' SIDEWALK

7'

7

R4'

LOTLINE

BIKE RACK TO BE BOLTED ON OUTSIDE EDGE OF PAD

CONC. BIKE PARKING AREA (4 BIKES)

38.8'

25' BLDG. SETBACK

36.2'

30.7'

5'

36.8'

UTILITY EASEMENT

EXISTING 8' SIDEWALK

ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS

WILRICH STREET

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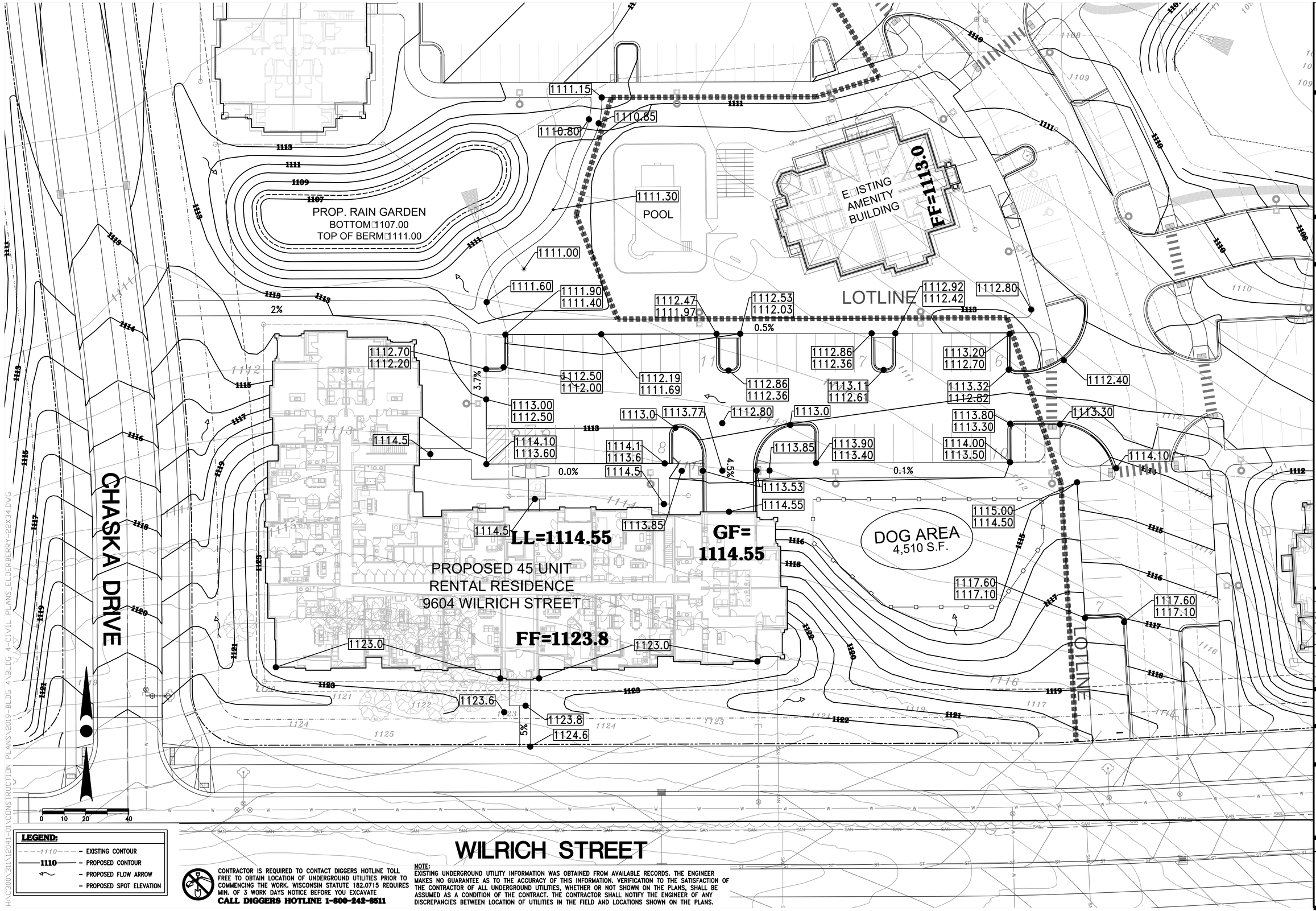
DATE	DESCRIPTION
06/07/19	BLDG 4 PLAN

DATE:
JUNE 07, 2019

JOB NUMBER:
12041

DESCRIPTION:
BUILDING 4 PROPOSED SITE PLAN

SHEET
C1.1



LEGEND:

- 1110 – EXISTING CONTOUR
- 1110 – PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION

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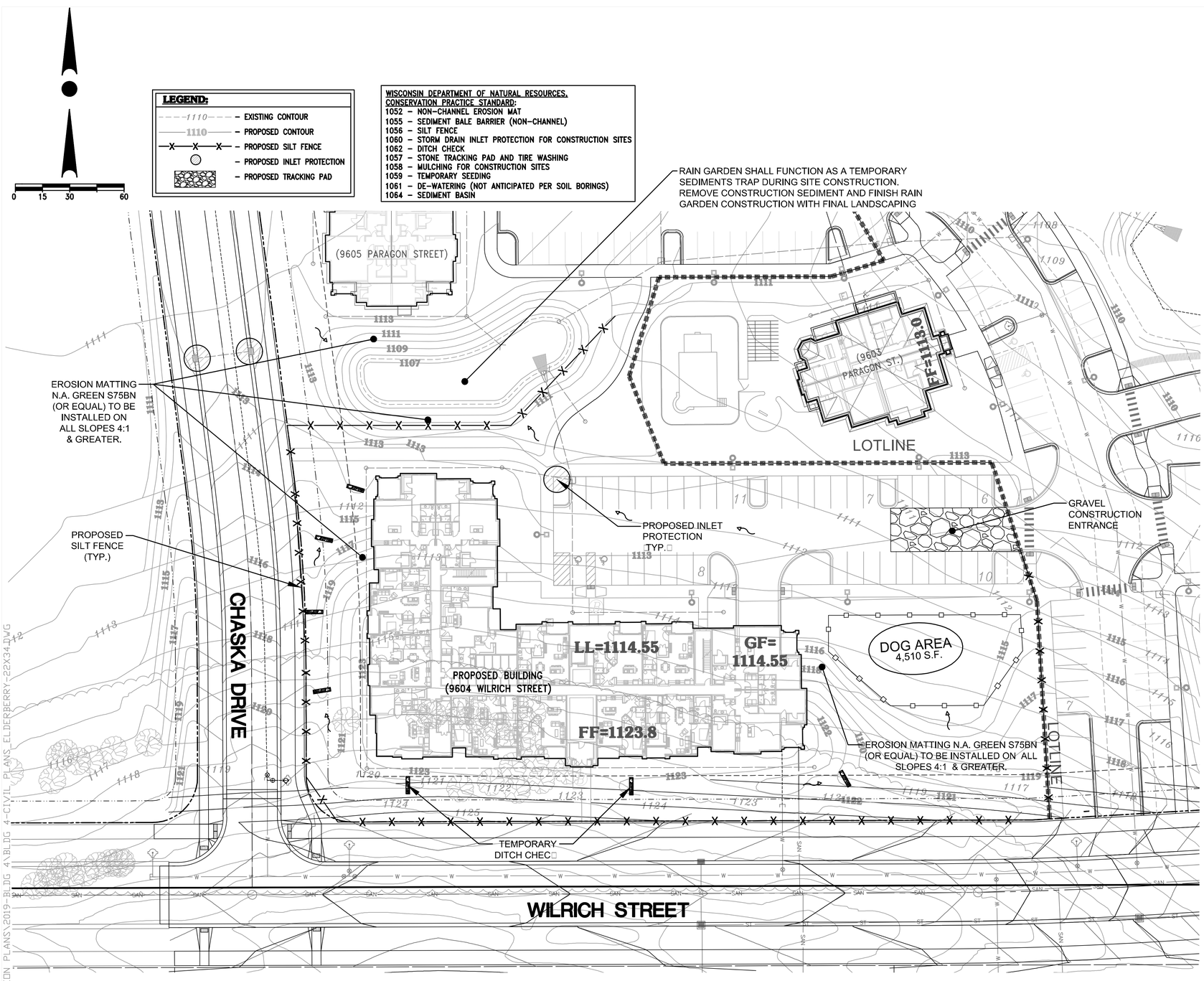
DATE:
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JOB NUMBER:
12041

DESCRIPTION:
BUILDING #4
GRADING AND
DRAINAGE PLAN

SHEET
C2.0

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EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
   B. PROTECT DOWNSTREAM OR ADJACENT DRAINAGEWAYS WITH SILT FENCE AND/OR STONE DITCH CHECKS.
   C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
   D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
   E. MAINTAIN SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
   F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
   G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   I. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
   L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.
5. TEMPORARY EROSION CONTROL MEASURES.
   A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
10. EROSION CONTROL INSPECTION AND MAINTENANCE
    A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
    B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

CONSTRUCTION SEQUENCE PLAN
PARAGON PLACE – BUILDING 4.

SPRING
1. INSTALL TRACKING PAD AND PROJECT PERIMETER SILT FENCE AND INLET PROTECTION PER PLAN. MAINTAIN/REPAIR EXISTING SILT FENCE INSTALLED WITH 2018–2019 LAND DISTURBANCE (UNDER SEPARATE PERMIT) AS NEEDED.
2. BUILDING CONSTRUCTION MAY COMMENCE AT ANY TIME ONCE CITY AND STATE APPROVALS FOR SAID WORK HAVE BEEN ISSUED (BUILDING CONSTRUCTION IS A NON-SEQUENTIAL ITEM).

SUMMER
3. COMPLETE ROUGH GRADING. NOTE THAT SEDIMENT TRAP INSTALLED IN 2018–2019 SHALL PROVIDE EROSION CONTROL PROTECTION FOR PROJECT SITE AND THAT THE SITE WAS SUBSTANTIALLY ROUGH GRADED IN THE PRIOR YEAR (UNDER SEPARATE PERMIT).
4. INSTALL SANITARY SEWER LATERALS, WATER MAIN, AND STORM SEWER FOR BUILDING 4, PER PLANS.
5. INSTALL INLET PROTECTION AND STRAW WATTLES AT TEMPORARY PIPE END SECTIONS CONCURRENT WITH COMPLETION OF STORM SEWER INSTALLATION.
6. FINISH GRADE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
7. INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS. NOTE THAT THIS STEP MAY OCCUR ANY TIME AFTER FINISH GRADING.
8. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AND ACTIVE BUILDING CONSTRUCTION AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING ON ALL SLOPES AND WHERE NEEDED OR INDICATED ON THE PLAN (OUTSIDE OF ACTIVE BUILDING CONSTRUCTION ZONE.
9. INSTALL STONE BASE COURSE – INSTALL CURB & GUTTER AND BINDER PAVEMENT FOR BUILDING 4 IN AREAS DIRECTED BY THE CONSTRUCTION MANAGER AND AS INDICATED ON THE PLAN.
10. COMPLETE BUILDING 4 CONSTRUCTION.
11. COMPLETE ANY REMAINING BUILDING 4 CURB & GUTTER AND BINDER COURSE PAVEMENT INSTALLATION.
12. INSTALL SIDEWALK AROUND BUILDING 4 AND THE SITE AS INDICATED ON THE PLAN, PER CONSTRUCTION MANAGER'S SCHEDULE AND DIRECTION.
13. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE BUILDING CONSTRUCTION ZONE AREA. INSTALL LANDSCAPING PER LANDSCAPE PLAN AND CONSTRUCTION MANAGER'S SCHEDULE/DIRECTION.
14. COMPLETE RAIN GARDEN CONSTRUCTION, REMOVING CONSTRUCTION SEDIMENT FROM THE BOTTOM, DEEP TILLING BOTTOM LATER, AND LANDSCAPING PER LANDSCAPE PLAN AND RAIN GARDEN DETAILS
15. REMOVE PERIMETER SILT FENCE ONCE THE PHASE 1 AREA IS SUBSTANTIALLY STABILIZED/VEGETATED – ANTICIPATED TO BE CONCURRENT WITH COMPLETION OF FINAL LANDSCAPING AROUND BUILDING 4.

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BROOKFIELD, WI 53005
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PARAGON PLACE

PROJECT: PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY	
DATE	DESCRIPTION
06/07/19	BLDG 4 PLAN

DATE: JUNE 07, 2019

JOB NUMBER: 12041

DESCRIPTION: BUILDING 4 EROSION CONTROL PLAN

SHEET C2.1

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LEGEND:

- SAN — EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W — EXISTING WATER MAIN
- EXISTING HYDRANT
- ST — EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

EXISTING 39 UNIT RENTAL RESIDENCE
(9605 PARAGON STREET)
3

RAIN GARDEN

STM FES #8
12" IE 1107.50

34.1 LF 6" PVC STORM SEWER @ MIN. S=2.08%

62.0 LF-12" STM SEWER @ S=1.00% (1658 GPM)

EXISTING AMENITY BUILDING (9603 PARAGON ST.)

8" PVC STORM SEWER DOWNSPOUT COLLLECTOR @ MIN. S=0.48% (488 GPM)

8" PVC STORM SEWER DOWNSPOUT COLLLECTOR @ MIN. S=0.79% (615 GPM)

8" DOWNSPOUT COLLECTOR CLEANOUT (TYP.)

STM INL #9
RIM=1111.40
12" N=1108.14
8" W=1108.36
8" S=1108.36

73.1 LF-8" STM SEWER @ S=0.26% (250 GPM)

CHASKA DRIVE

UTILITY EASEMENT

30' BLDG. SETBACK

8" PVC STORM SEWER DOWNSPOUT COLLLECTOR @ MIN. S=0.48% (488 GPM)

8" DOWNSPOUT COLLECTOR CLEANOUT (TYP.)

8" PVC STORM SEWER DOWNSPOUT COLLLECTOR @ MIN. S=0.26% (250 GPM)

8" DOWNSPOUT COLLECTOR CLEANOUT (TYP.)

PROPOSED 45 UNIT RENTAL RESIDENCE
(9604 WILRICH STREET)
4

8" PVC STORM SEWER DOWNSPOUT COLLLECTOR @ MIN. S=0.26% (303 GPM)

DOG AREA
4,510 S.F.

8" DOWNSPOUT COLLECTOR CLEANOUT (TYP.)

25' BLDG. SETBACK

UTILITY EASEMENT

8" DOWNSPOUT COLLECTOR CLEANOUT (TYP.)

CONNECT TO WATERMAIN STUB

CONNECT TO SANITARY STUB

WILRICH STREET

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

0 10 20 40

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WISCONSIN
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DATE:
JUNE 07, 2019

JOB NUMBER:
12041

DESCRIPTION:
BUILDING 4 UTILITY PLAN

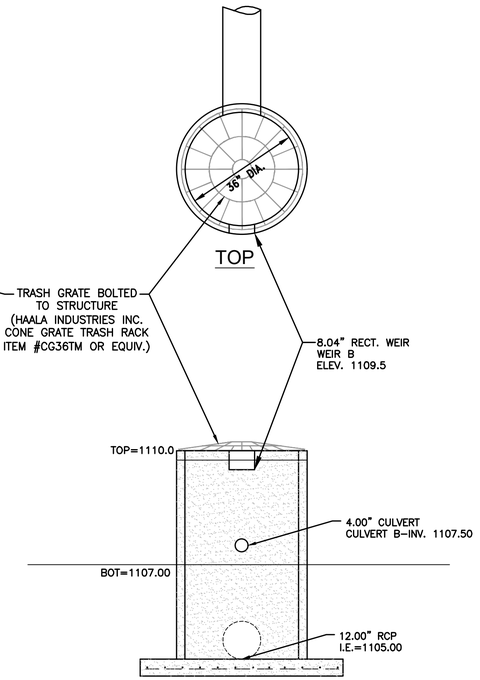
SHEET
C3.0

RAIN GARDEN NOTE:

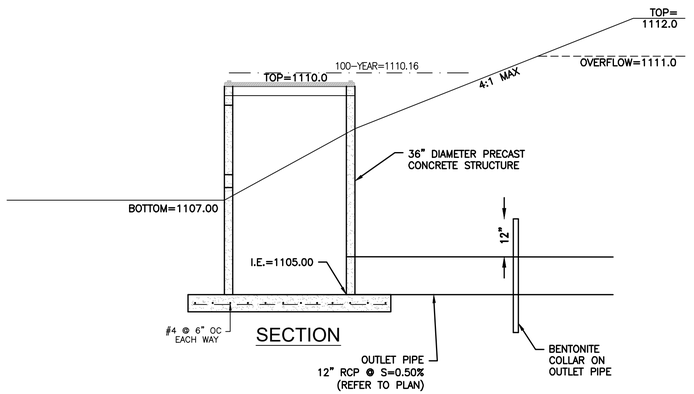
1. TRACKED EQUIPMENT AND LOW WEIGHT VEHICLES SHALL BE USED TO CONSTRUCT RAIN GARDEN.
2. RAIN GARDEN SHALL BE CONSTRUCTED IN A MANNER THAT MINIMIZES SOIL COMPACTION.
3. EXCAVATE RAIN GARDEN TO SUBGRADE ELEVATION. PROVIDE A 3" TOP SOIL CAP OVER BOTTOM OF RAIN GARDEN.
4. ONCE SITE IS STABILIZED REMOVE TOP SOIL CAP AND ANY SEDIMENT PRESENT WITHIN RAIN GARDEN.
5. BRING RAIN GARDEN BACK TO PROPOSED GRADE. PROVIDE DEEP TILLING OF THE RAIN GARDEN BOTTOM.
6. PROVIDE 3" COMPOST AND NATURAL GRANULAR BLEND. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 – COMPOST.
7. REFER TO THE PROPOSED LANDSCAPING PLAN FOR RAIN GARDEN PLANTINGS.
8. ALL RAIN GARDEN SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH N.A. GREEN S75BN (OR EQUAL) EROSION MATTING.



TRASH GRATE DETAIL
(HAALA INDUSTRIES INC.)



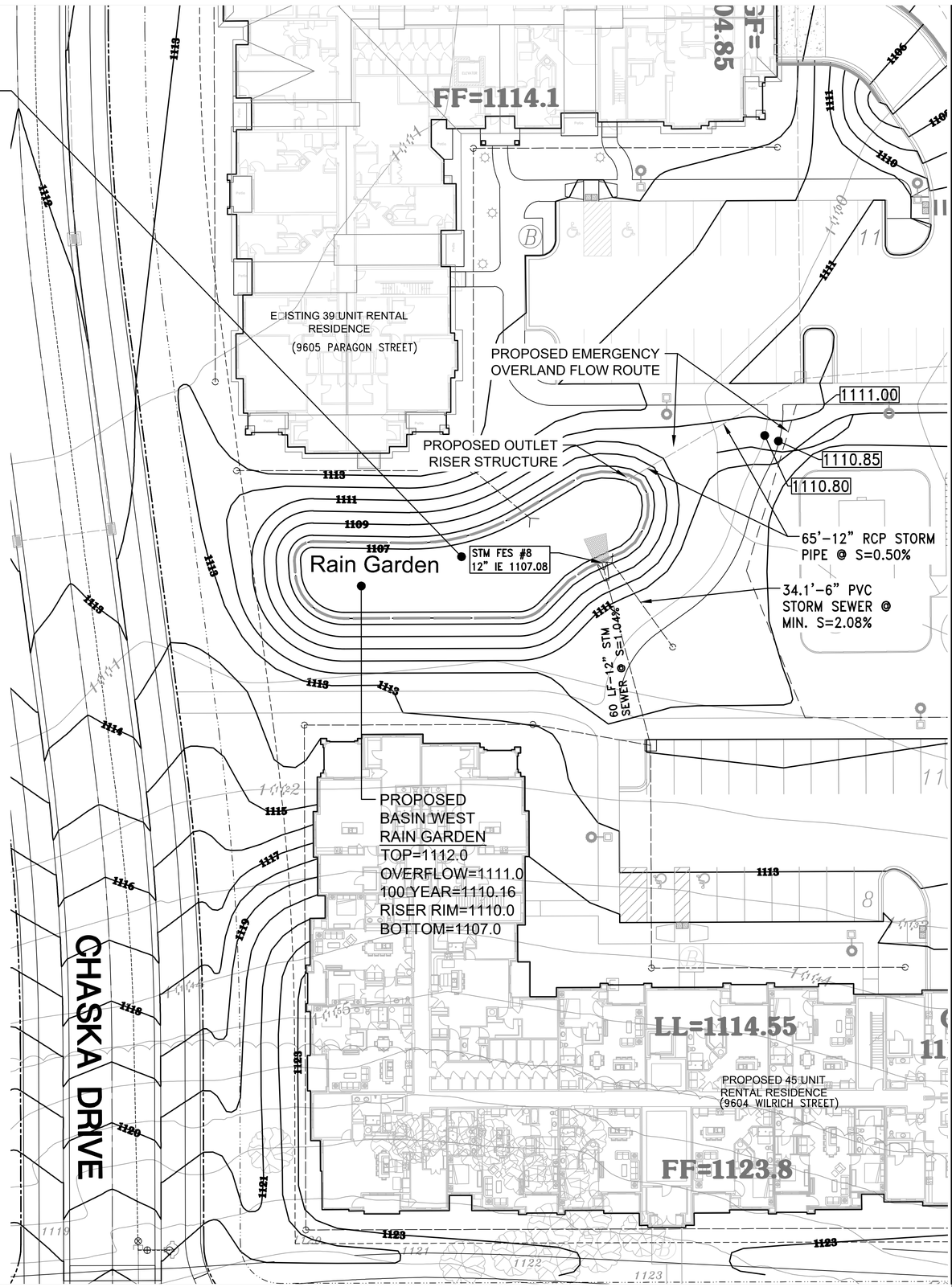
FRONT



SECTION

BASIN WEST OUTFALL STRUCTURE DETAIL

NOT TO SCALE



0 10 20 40

LEGEND:

- 1110 – EXISTING CONTOUR
- 1110 – PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION

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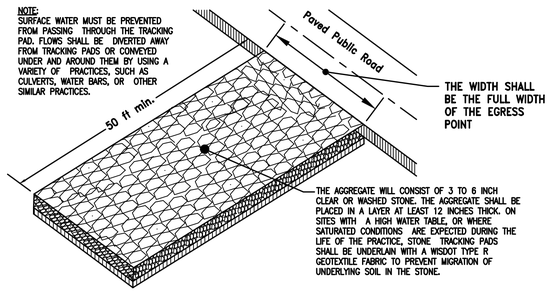
DATE: JUNE 07, 2019

JOB NUMBER: 12041

DESCRIPTION: RAIN GARDEN DETAIL

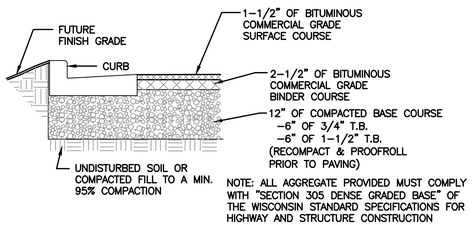
SHEET C4.0

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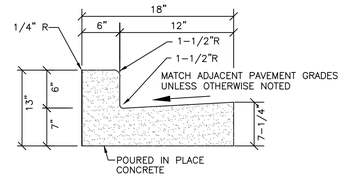
CONSTRUCTION ENTRANCE DETAIL

NO SCALE



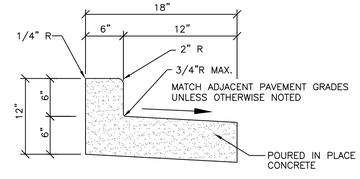
STANDARD PARKING LOT ASPHALT PAVING DETAIL

NO SCALE



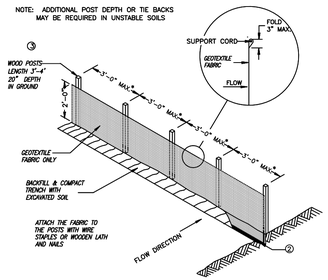
18" CONCRETE CURB & GUTTER

NO SCALE

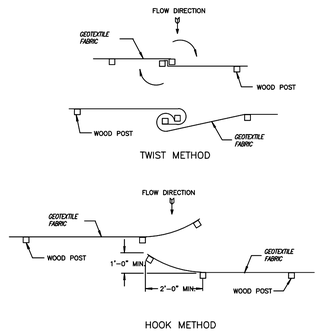


18" REJECT CURB & GUTTER DETAIL

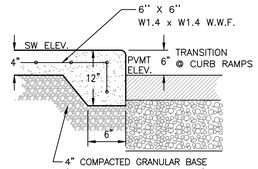
NO SCALE



SILT FENCE

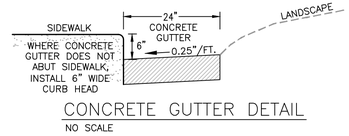


JOINING TWO LENGTHS OF SILT FENCE ⑤



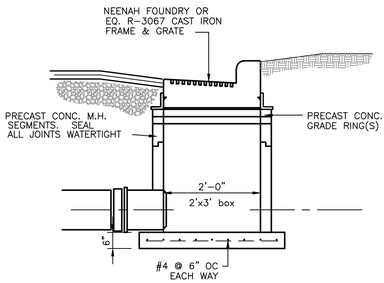
INTEGRAL SIDEWALK & BARRIER CURB

(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



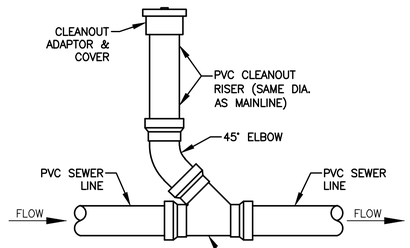
CONCRETE GUTTER DETAIL

NO SCALE



STORM CURB INLET

NO SCALE

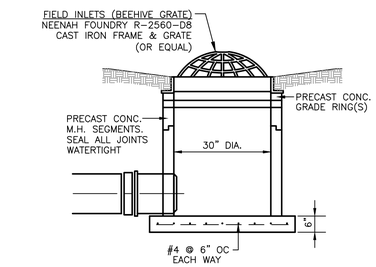


SANITARY CLEANOUT DETAIL

NO SCALE

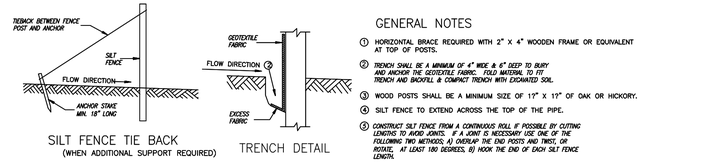
PARKING LOT STORM INLET NOTE:
PROPOSED STORM SEWER INLETS WITHIN THE PARKING LOT SHALL HAVE AN OIL AND GREASE FILTER INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ACCEPTABLE PRODUCTS INCLUDE FloXstorm Inlet Filters BY INLET & PIPE PROTECTION, INC.; FloGard+Plus® CATCH BASIN INSERT FILTER BY KRISTAR ENTERPRISES, INC.; Catch-All HK-1 Inlet and Catch Basin Filtration Device BY MARATHON MATERIALS, INC.; OR APPROVED EQUAL.

STORM TRENCH DRAIN NOTE:
PROPOSED STORM SEWER TRENCH DRAINS SHALL BE POLYCAST® 600 SERIES PRE-SLOPED TRENCH DRAIN SYSTEM, OR APPROVED EQUAL.



STORM SEWER FIELD INLET DETAIL

NO SCALE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

TRENCH DETAIL

GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② *TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.*

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1"? x 1"? OF OAK OR HICKORY.

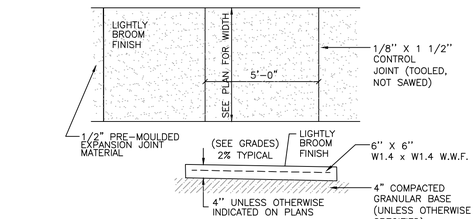
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ *CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.*

SILT FENCE INSTALLATION DETAIL

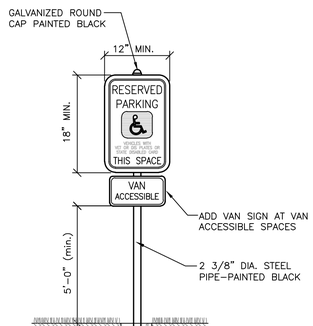
NO SCALE

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.



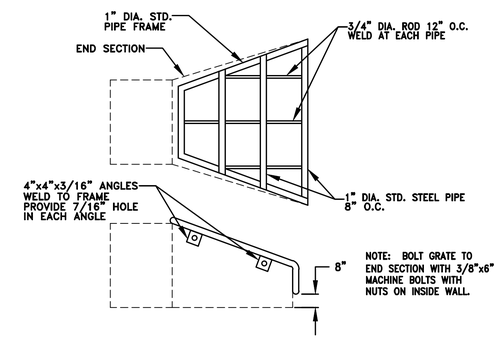
CONCRETE SIDEWALK

NO SCALE



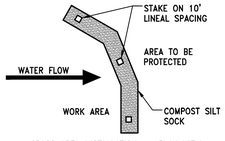
HANDICAP SIGNAGE DETAIL

NO SCALE

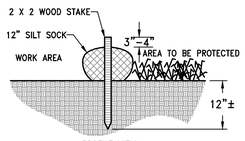


APRON END WALL GRATE DETAIL

NO SCALE



GRASS AREA INSTALLATION – PLAN VIEW

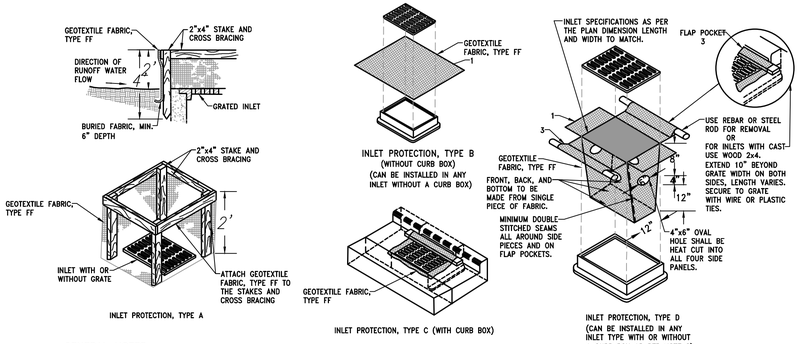


PROFILE VIEW

NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

SILT SOCK DETAIL

NO SCALE



GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX). AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OT OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION DETAIL

NO SCALE

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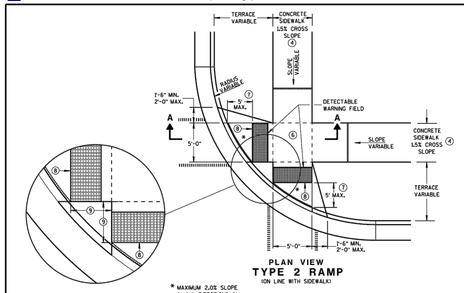
JOB NUMBER:
12041

DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

SHEET
C5.0

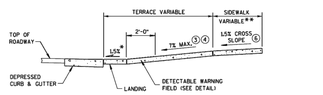
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8D5 sheet b: Curb Ramps Types 2 and 3



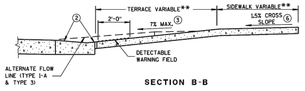
PLAN VIEW
TYPE 2 RAMP
(ON LINE WITH SIDEWALK)

* MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK

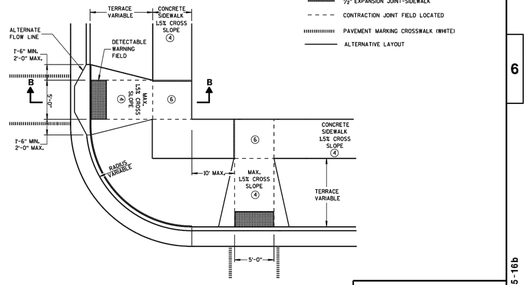


SECTION A-A

** WIDTH SHOWN ELSEWHERE IN THE PLANS



SECTION B-B



PLAN VIEW
TYPE 3 RAMP
(OUTSIDE OF CROSSWALK AREA)

GENERAL NOTES

USE THE TYPE 3 RAMP ONLY WHEN A TYPE 1 OR TYPE 2 CANNOT BE ACHIEVED BECAUSE OF FIELD CONDITIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

(2) GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE DRAINAGE AWAY FROM CURB RAMP AT GUTTER FLAG INTERFACE. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN ¼-INCH ARE ALLOWED.

(3) ABSOLUTE MAXIMUM SLOPE IS 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.

(4) ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

(6) PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LANDING SIZE IS 5 FEET X 5 FEET MINIMUM 4 FEET X 4 FEET.

(7) WHEN THIS DISTANCE EXCEEDS 5 FEET, USE MULTIPLE DETECTABLE WARNING PANELS ACROSS THE RAMP AND STAGGER ADDITIONAL DETECTABLE WARNING PANELS(S) FORWARD TO REDUCE THIS DISTANCE.

(8) PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.

(9) WHEN THIS DISTANCE IS LESS THAN 6'-0", IT MAY BE DIFFICULT TO ACHIEVE A 7% SLOPE OR FLATTER ALONG THE RAMP. REDUCE CURB HEIGHT IN TRIANGLE AREA TO ACHIEVE 7% SLOPE OR FLATTER ON RAMP. 2" MINIMUM CURB HEIGHT.

LEGEND

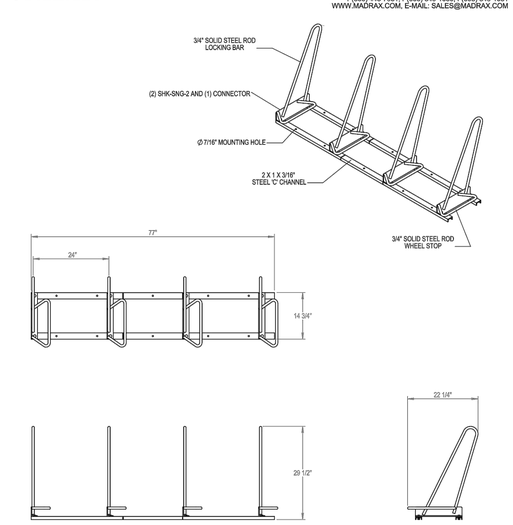
- ½" EXPANSION JOINT-SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)
- ALTERNATIVE LAYOUT

CURB RAMPS TYPES 2 AND 3

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

S.D.D. 8 D 5-16b

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1060 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7031, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: SHK-SNG-4
DESCRIPTION: SHARK™ BIKE RACK
4 BIKE, SINGLE SIDED (PARK ONE SIDE)

DATE: 7-16-15
ENG: SMC

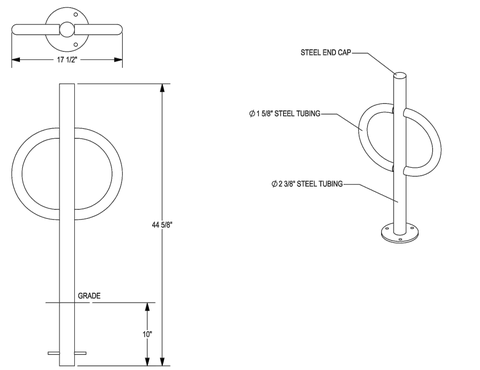
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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

BIKE PARKING RACK DETAIL (INTERIOR)
NO SCALE

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1060 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7031, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



☐ IN GROUND MOUNT (IG)

☐ SURFACE FLANGE MOUNT (SF)

PRODUCT: PAR-2-SF(IG)
DESCRIPTION: POST AND RING BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 10-17-18
ENG: SMC

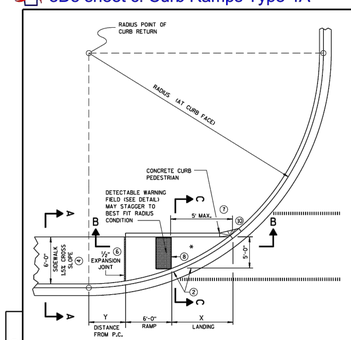
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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

BIKE PARKING RACK DETAIL (EXTERIOR)
NO SCALE

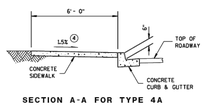
8D5 sheet c: Curb Ramps Type 4A



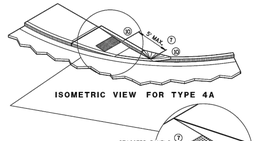
CURB RAMP TYPE 4A
PLAN VIEW

RADIUS (AT CURB FACE)	X	Y
20 FEET	6'-1¾"	2'-7½"
30 FEET	7'-1¾"	4'-8½"
40 FEET	9'-5¼"	6'-5"
50 FEET	10'-9¾"	7'-11¼"
60 FEET	11'-10¼"	9'-3½"

INTERMEDIATE RADII CAN BE INTERPOLATED



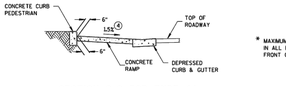
SECTION A-A FOR TYPE 4A



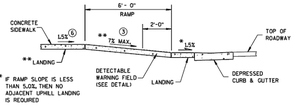
ISOMETRIC VIEW FOR TYPE 4A

ISOMETRIC VIEW FOR TYPE 4A1

* MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK

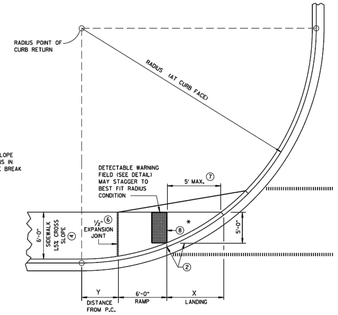


SECTION C-C FOR TYPE 4A



** IF RAMP SLOPE IS LESS THAN 5.0%, THEN NO ADJACENT LEVEL LANDING IS REQUIRED

SECTION B-B FOR TYPE 4A



CURB RAMP TYPE 4A1
PLAN VIEW

GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

(2) GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE DRAINAGE AWAY FROM CURB RAMP AT GUTTER FLAG INTERFACE. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN ¼-INCH ARE ALLOWED.

(3) ABSOLUTE MAXIMUM SLOPE IS 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.

(4) ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

(6) PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LANDING SIZE IS 5 FEET X 5 FEET MINIMUM 4 FEET X 4 FEET.

(7) WHEN THIS DISTANCE EXCEEDS 5 FEET, USE MULTIPLE DETECTABLE WARNING PANELS ACROSS THE RAMP AND STAGGER ADDITIONAL DETECTABLE WARNING PANELS(S) FORWARD TO REDUCE THIS DISTANCE.

(8) PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.

(10) INSTALL TRANSITION NOSE, INCIDENTAL TO OTHER PAY ITEMS). DO NOT MARK TRANSITION NOSE.

LEGEND

- ½" EXPANSION JOINT-SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)

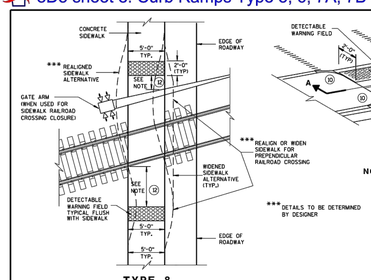
CURB RAMPS TYPES 4A AND 4A1

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

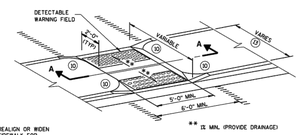
S.D.D. 8 D 5-16c

STANDARD CURB RAMP DETAILS
NO SCALE

8D5 sheet e: Curb Ramps Type 5, 6, 7A, 7B & 8



TYPE 8
DETECTABLE WARNINGS AT RAILROAD CROSSING



MEDIAN ISLAND
NON-ELEVATED CROSSING
TYPE 5

*** REALIGN OR WIDEN SIDEWALK FOR PERPENDICULAR RAILROAD CROSSING

*** DETAILS TO BE DETERMINED BY DESIGNER

GENERAL NOTES

SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

(2) GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE DRAINAGE AWAY FROM CURB RAMP AT GUTTER FLAG INTERFACE. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN ¼-INCH ARE ALLOWED.

(3) ABSOLUTE MAXIMUM SLOPE IS 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.

(4) ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

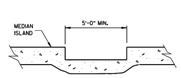
(6) PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LANDING SIZE IS 5 FEET X 5 FEET MINIMUM 4 FEET X 4 FEET.

(10) INSTALL TRANSITION NOSE, INCIDENTAL TO OTHER PAY ITEMS). DO NOT MARK TRANSITION NOSE.

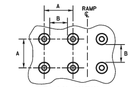
(11) SLOPE SIDEWALK TOWARD LANDING AS SHOWN WHERE THERE IS NO TERRACE OR WHERE THE TERRACE WIDTH IS LESS THAN 6 FEET WIDE.

(12) THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 1.5 FEET ± 0.1' FROM THE FACE OF THE GATE ARM IF THE GATE ARM EXTENDS ACROSS THE SIDEWALK. WHERE THERE IS NO PEDESTRIAN GATE, THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO THE RAILROAD CROSSING SHALL BE 15 FEET FROM THE NEAREST RAIL.

(13) DO NOT INSTALL DETECTABLE WARNING FIELDS IF MEDIAN WIDTH BETWEEN BACK OF CURBS IS LESS THAN 6 FEET.



SECTION A-A

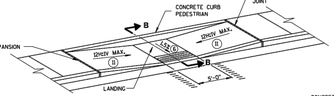


PLAN VIEW

	MIN.	MAX.
A	1.5"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

ELEVATION VIEW



TYPE 6
DETECTABLE WARNING AT ISLANDS

MID-BLOCK CROSSING
TYPE 7A

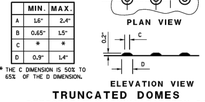


SECTION B-B



MID-BLOCK CROSSING
TYPE 7B

NOTE: THESE PARALLEL AND PARALLEL/PERPENDICULAR CURB RAMPS MAY BE USED AT INTERSECTIONS AND MID BLOCK LOCATIONS.



PLAN VIEW
DETECTABLE WARNING FIELD (TYPICAL)

LEGEND

- ½" EXPANSION JOINT-SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)

CURB RAMPS TYPES 5, 6, 7A, 7B & 8

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
June, 2015 — /s/ Jerry H. Zogg
DATE — "ROADWAY STANDARDS DEVELOPMENT" ENGINEER
FHWA

S.D.D. 8 D 5-16e

HA\C300\311\12041-01\CONSTRUCTION PLANS\2019-BLDG 4\BLDG 4-CIVIL PLANS_ELDERBERRY-22X34.DWG

JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER
WISCONSIN

TRIO
REGION • LAND SURVEYING • CIVIL ENGINEERING

12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PARAGON PLACE

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
06/07/19	BLDG 4 PLAN

DATE:
JUNE 07, 2019

JOB NUMBER:
12041

DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

SHEET
C5.1

(FUTURE PHASE)

CHASKA DRIVE

(FUTURE PHASE)

(FUTURE PHASE)

EXISTING HYDRANT ASSEMBLY

EXISTING HYDRANT ASSEMBLY

EXISTING HYDRANT ASSEMBLY

EXISTING HYDRANT ASSEMBLY

PARAGON STREET

BEAR CLAW WAY

OUTLOT 3

INFILTRATION BASIN

NOTE:
IN LIEU OF FIRE DEPARTMENT AERIAL TRUCK ACCESS, BUILDINGS WILL BE SPRINKLER PROTECTED BY NFPA13.

EXISTING 35-UNIT RENTAL RESIDENCE (9501 PARAGON STREET)

2

LOTLINE

39-UNIT RENTAL RESIDENCE (9605 PARAGON STREET)

3

FIRE DEPARTMENT ACCESS

POND

Walking Trail

COBALT STREET

EXISTING HYDRANT ASSEMBLY

CHASKA DRIVE

OUTLOT 4

LOT 2 PARAGON PLACE

Rain Garden

LOT 1 PARAGON PLACE

SWIMMING POOL

PATIO

EXISTING AMENITY BUILDING (9603 PARAGON ST.)

EXISTING HYDRANT ASSEMBLY

LOTLINE

FIRE DEPARTMENT ACCESS

DOG AREA 4,510 S.F.

4

PROPOSED 48-UNIT RENTAL RESIDENCE (9604 WILRICH STREET)

1

EXISTING 39-UNIT RENTAL RESIDENCE (9502 WILRICH STREET)

BEAR CLAW WAY

EXISTING HYDRANT ASSEMBLY

EXISTING HYDRANT ASSEMBLY

WILRICH STREET

EXISTING HYDRANT ASSEMBLY

0 20 40 80

LEGEND:

- SAN – EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W – EXISTING WATER MAIN
- EXISTING HYDRANT
- ST – EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

H:\C300\311\12041-01\CONSTRUCTION PLANS\2019-BLDG 4\BLDG 4-FD ACCESS PLAN_ELDERBERRY-22X34.DWG

WISCONSIN
JOSHUA D. PUDELKO
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EMAIL: jpudelko@trioeng.com

PARAGON PLACE

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

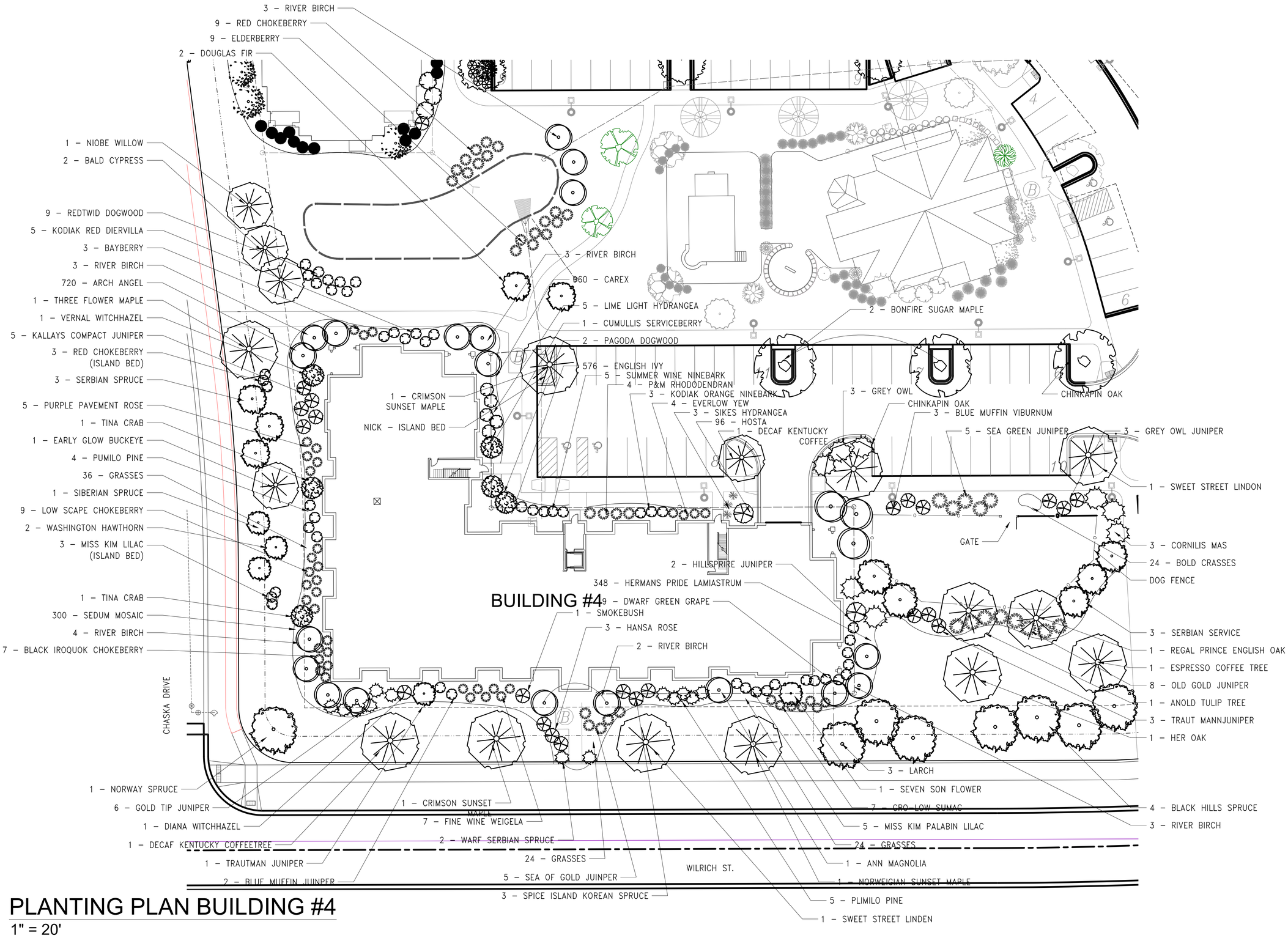
DATE	DESCRIPTION
06/07/19	BLDG 4 PLAN

DATE:
JUNE 07, 2019

JOB NUMBER:
12041

DESCRIPTION:
LOT 1
FIRE DEPARTMENT ACCESS PLAN

SHEET
FD1.0



PLANTING PLAN BUILDING #4

1" = 20'

PROPOSED GARDEN DESIGN FOR:

PARAGON PLACE AT BEAR CLAW WAY

BUILDING #4

CITY OF MADISON, WI
UNITED FINACIAL GROUP, INC.
660 W RIDGEVIEW DRIVE
APPLETON, WI 54911

22-MAR-2019

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS
5707 6th AVENUE
Kenosha, WI 53140
(414) 688-1641 garlandalliance@gmail.com

REVISIONS:
01 – MAY – 2019 REVISION

SCALE: 1" = 20'

SHEET NUMBER: L1.2

GENERAL PLANTING NOTES

The landscape contractor shall be responsible for complete coordination of planting operation as well as other contracted work, with the other contractors on the job. Repair of damage to the plants, grade, lawns, etc. during installation shall not be considered as an extra, and not chargeable to the Owner. Damage caused by other contractors shall be the responsibility of said contractor.

The contractor shall, at all times, keep the premises free from accumulation of waste material, soil and/or rubbish caused by his employees or work. Contractor shall clean behind his work immediately, and shall take necessary precautions to keep concrete, brick and other paving material clean of soil.

Materials planted and damaged or destroyed by any phenomena considered as an act of God, e.g., vandalism, wind, fire, flood, frost, theft, rain, hail, etc., shall belong to the Owner and shall be his responsibility. Materials stored on-site as not yet planted are not covered by this clause and are the sole responsibility of the contractor.

All plant material furnished by the contractor, unless otherwise specified, shall be No. 1 grade or better in accordance with GRADED AND STANDARDS FOR NURSERY PLANTS as described in ANSI 260.1 1996. Landscape Architect reserves all right to determine acceptability of plant material submitted for planting.

All plants shall be planted in pits, centered and set on six inches of compacted topsoil to such a depth that the finish grade level, at the plant, after settlement will be the same as that at which the plant was grown. All planting areas shall received adequate fertilization with 'Easy Grow' 3 yr. (1 oz.) fertilizer packets or equivalent. Granular fertilizer will be accepted, but must be approved by Landscape Architect. Please submit specifications.

Application Rates shall be as follows:

Trees:

1-1/2" to 3" cal.: 2 packets, one each side
Greater than 3": Add 1 packet per 1" cal. (i.e. 4"- 4 packets)

Shrubs:

1 packet for every 12" height or spread. (Space evenly if 2 or more packets required)

Perform all work necessary for installing sod and/or seed as shown on the drawings or inferable therefrom and/or as specified, in accordance with the requirements of the contract documents.
Immediately prior to seeding, the ground shall be scarified and raked to a friable fine texture. Lawn areas shall be seeded with a mechanical spreader at the rate as recommended for local conditions. After seeding, all areas shall be raked to satisfactorily cover seed, and then thoroughly watered and covered with treated shredded paper mulch or straw mulch. The methods of seeding may be varied by the contractor by his own responsibility to establish a smooth uniform turf. Hydro mulch embankments that exceed 1:4 slopes.

Seed shall be true to specie as called for on the seeding plan. All seed shall be delivered to the job site in sacks plainly marked and certified as to content.

Sod shall be placed when the ground is in workable condition and temperatures are less than 90 degrees Fahrenheit.

Landscape contractor shall water sod immediately after installation to prevent excessive drying during progress of the work. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly irrigated to a depth sufficient that the underside of the new sod pad and soil immediately below the sod are thoroughly wet.

The landscape contractor shall verify grades established during final soil preparation as being true to finish contours shown, and shall maintain such areas until the effective date to begin sodding and/or seeding operation. In such instances where a split responsibility existing between grading and grassing contractors, it shall be the responsibility of the grassing contractor to maintain a suitable grade for grassing once he has accepted the grade provided to him. In all cases, the ground shall be hand raked immediately prior to being sodded to remove any irregularities in the grade.

Guarantee period for plant materials shall be as follows:

Lawns (seed & sod)*	3 months
Ground Cover	3 months
Shrubs	12 months
Trees	12 months
Perennials, Roses & Japanese Maples	90 days from installation

*(If lawn is installed in fall and not given full 90 days of guarantee periods, or if not considered acceptable at that time, continue guarantee the following spring until acceptable lawn is established.)

All shrub planting beds to be lined with a minimum of 2-3" shredded bark mulch (no plastic liners). Place mulch at base of all trees (minimum 4' diameter).

A 10/10/10 fertilizer mixture shall be applied at 20#/1000 SF and worked into the lawn bed before seeding or sodding.

Recommended seed mix:

Premium 60 grass seed mix - Reinder's (262-786-3300)	No-Mow low grow grass seed mix - Reinder's
20% America Kentucky Bluegrass	45% Spartan II Hard Fescue
20% Granite Kentucky Bluegrass	40% Quatro Sheep Fescue
20% Mercury Kentucky Bluegrass	15% Turf Type Annual Ryegrass
20% Longfellow 3 Chewings Fescue	Apply at a rate of 175 Pounds per acre.
10% Replicator Perennial Ryegrass	Refer to supplier specification and installation
10% Fiesta 4 Perennial Ryegrass	cut sheets for further information.
Apply at a rate of 175 pounds per acre.	
Refer to supplier specification and installation	
cut sheets for further information.	

Proposed trees to be staked as required. Verify with Landscape Architect if exposure and wind conditions prevalent.

Any series of trees to be placed in a particular arrangement will be field checked for accuracy. Trees of same species to be matched in growth character and uniformity. Any trees misplaced will be subject to rejection.

Upon acceptance of the landscape installation, the landscape contractor shall supply the Landscape Architect with a complete and adequate maintenance program to be followed during and after the guarantee period. The landscape contractor shall make periodic inspections of the job during the guaranteed period to determine if proper maintenance is being given.

It shall be understood that in accordance with the terms of the guarantee that the landscape contractor must promptly inform the Owner if proper maintenance is not being given to the installation. Such notice shall be in writing, outlining corrective measures to be taken, with a copy to Landscape Architect. At any time during the guarantee period, the landscape contractor shall be required to replace all plants that are dead or in unsatisfactory condition of growth. All replacement plants shall be of like size and kind of the plants removed. Any seed areas over one foot square not covered by turf shall be reseeded by the contractor. Any seed areas over one foot square that are dead or dying shall be replacements included within the guarantee and shall be landscape contractor's expense.

Any alteration to the landscape plan will be submitted to the Project Manager for approval by the Landscape Architect.

Landscape contractors are responsible for making sure all tree balls are moist at the core when trees are installed.

Lawn edges that abut parking lots with no curbing shall be double seeded to a width of 5'.

Pre-Emergent Herbicide (Treflan or Equiv.) to be applied to all plant beds prior to planting for noxious weed control.

The quantities indicated on the material schedule are provided for the benefit of the contractor, but should not be assumed to always be correct. In the even of a discrepancy, the planting plan will take precedence over the material schedule. The contractor shall be responsible for his own quantity calculation and the liability pertaining to those quantities and any related contract documents and/or price quotations.

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH
At least seventy-two hours prior to any excavation, contractor shall verify utility location as given by the electric, gas, telephone, water, sewer, and cable companies, utilities or entities. Review with the owner's representative, site mechanical, site electrical and lighting. Site grading and drainage, site irrigation and all other drawings pertaining to underground utility locations record set of information the same as in possession of owner's representative. Also review owner's "mark sets" of all of these drawings in possession of the contractor or owner. Mark all such utilities on the site prior to commencing. Coordinate with the owner before and during construction. Repair any damage to any system that is caused by landscape contractor at no cost to owner.

Deviations from these plans shall be noted on the record drawing by the contractor and only with prior approval of the landscape architect and owner's representative. Verbal agreements of revisions without a change order will not be recognized by the landscape architect and owner.

All plants must be bid and selected per the species specified on the plans. The sizes of plant material listed herein is a minimum acceptable size. Additionally, if excessive pruning reduces the crown and the plant shall be replaced.

Protect public from construction barrier and barricades.

All areas that are disturbed during construction and areas not covered with pavement, building, planting beds, or tree pits are to be top soiled 4-6" deep (min.) and shall be sodded/seeded with specified lawn grass. Landscape contractor shall include cost per square yard for additional seed operation as may possibly be required to reestablish adjacent turf grass areas which may become damaged during the construction process or to repair damage done by others.

Contractor is responsible for furnishing all materials, tools, equipment, labor and plants necessary for proper planting and installation of all landscape material.

Contractor is responsible for all estimating and bidding. All areas, quantities and materials should be field verified with site conditions.

Where discrepancies occur between the landscape plans and/or architectural and/or civil drawing (and any other site drawings) the discrepancies must be brought to the landscape architect's attention for coordination and resolution.

All diseased, noxious or inappropriate materials shall be removed from the proposed site prior to the start of construction and during the maintenance period.

General contractor shall leave the site free of construction debris.

All lawn and planting areas shall slope to drain a minimum of 2% unless noted otherwise and reviewed with owner's representative for final approval.

Finish grades for shrub and ground cover areas shall be held 1" below top of adjacent pavements and curb, unless noted otherwise on the plans. Refer to planting details for further information.

All perennial, annual, and ground cover areas to receive a blend of organic soil amendments prior to planting. Till the following materials into existing topsoil to a depth of approximately 8". A depth of 12" in tree pits. Proportions and quantities may require adjustment depending on the condition of existing soil. Refer to planting details for further information.

Per every 100 square feet add:

- One - 2 Cubic foot bale of peat moss
- 2 pounds of 5-10-5 garden fertilizer
- ¾ cubic yard of composted manure
- Plant starter or other composted, organic material

** Premixed soils will be accepted, i.e. Purple Cow, Soil-Life, etc. Please notify Landscape Architect of alternatives used.

All shrubs to be pocket planted with a 50/50 mix of plant starter and existing soil. Install topsoil into all beds as needed to achieve proper grad. Remove all excessive gravel, clay and stones. Refer to planting details for further information.

Plant all trees slightly higher than finished grade at root flare. Back fill hole with 2/3 existing topsoil and 1/3 peat moss. Avoid any air pockets, discard any gravel, clay or stones. Refer to planting details for further information.

All trees to be installed, staked or guyed according to details. Refer to planting details for further information.

All planting to be watered at the time planting throughout construction and upon completion of project as required.

Where specified, all plant beds, pits and tree rings are to receive a minimum of 2-3" dressing of shredded hardwood oak bark mulch shavings (or brown enviro-mulch) free of growth, weeds, foreign matter detrimental to plant life or germination inhibiting ingredients. Landscape contractor to provide a sample to owner for approval. Contractor to take care with installation not to damage or cover plants. Refer to planting details for further information.

During the initial 30 day maintenance period the landscape contractor is required to provide an on-going pleasant visual environment whereas any plant which is not responding to transplanting or thriving shall immediately be replaced. New lawns shall be watered and repaired and weeds must constantly be removed. No exceptions will be granted.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be salvaged and clearly tag them with marking tape and construction fence.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be relocated. All plant materials to be relocated is to be clearly tagged with marking tape and moved before site demolition is to begin.

Irrigation system to be designed for a overlapping sprinkler head system in all lawn & island areas and a drip system for all foundation planting areas.

Contractor Note:
Before site grading and demolition is to begin for proposed new pavement, the area is to be staked and all trees and shrubs that are to be preserved are to be tagged by landscape architect and relocated by landscape contractor. If required a tree preservation plan will be produced and coordinated with city staff. Demolition contractor to coordinate w/landscape architect, owner and landscape contractor.

PLANT SCHEDULE

PARAGON PLACE- SHEET L1.3 Building #3 Updated

REVISED: 21.FEBRUARY.2019

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
3	Acer griseum	Paperbark Maple	2-1/2"	B&B	
1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6-7'	B&B	
3	Amelanchier x 'Cumulus'	Cumulus' Serviceberry	8-9'	B&B	Multi-trunk
15	Betula nigra 'Heritage'	Heritage' River Birch	10-12'	B&B	
3	Cornus mas 'Golden Glory'	Golden Glory' Cornealiancherry	7-8'	B&B	Multi-trunk
2	Crataegus crus galli inermis	Thornless Hawthorn	5-6'	B&B	Multi-trunk
1	Magnolia x "Ann"	Ann Magnolia	5-6'	B&B	
3	Ostrya virginiana	Ironwood	2-1/2"	B&B	
1	Syringa reticulata	Japanese Tree Lilac	2"	B&B	
1	Picea abies	Norway Spruce	10'	B&B	
4	Pinus sylvestris	Scot Pine	6-7'	B&B	Waterii'
15	Diervilla sessilifolia 'Coolsplash'	Cool Splash Dwarfbush Honeysuckle	18"	cont.	
15	Diervilla sessilifolia 'Butterfly'	Butterfly' Dwfbush Honeysuckle	18"	cont.	
6	Hydrangea quecifolia 'Sikes'	Sikes' Hydrangea	18"	cont.	
7	Kerria japonica 'Geisha'	Geisha' Kerria	18"	cont.	
9	Rhus aromatica "Gro-low"	Gro-Low Fragrant Sumac	18"	cont.	
5	Rosa rugosa " Purple Pavement'	Purple Pavement' Shrub Rose	18"	cont.	
1	Viburnum x "Juddii"	Judd Viburnum	24-30"	B&B	
1	Viburnum carlesii	Koreanspice Viburnum	24-30"	B&B	
3	Viburnum dentatum "Blue Muffin"	Blue Muffin Viburnum	30-36"	B&B	
10	Viburnum dentatum "Chicago Lustre"	Chicago Lustre Viburnum	3-4"	cont.	
5	Viburnum prunifolium	Blackhaw Viburnum	5-6'	B&B	
6	Physocarpus opulifolius "Summer Wine"	Summer Wine Ninebark	4-Mar	cont.	
42	Buxus x 'Green Mountain'	Green Mountain Boxwood	18"	B&B	
8	Juniperus chinensis Pfitzeriana "Kallays Compact"	Kallays Compact Pfitzer Juniper	24-30"	cont.	
10	Juniperus sargentii viridis	Green Sargent Juniper	24-30"	cont.	
5	Juniperus sargentii var. glauca	Blue Sargent Juniper	24-30"	cont.	
9	Juniperus x "Grey Owl"	Grey Owl Juniper	24-30"	cont.	
2	Picea omorika 'Nana'	Dwarf Serbian spruce	18"	cont.	
10	Taxus x 'Tautonii'	Tuaton Yew	24-30"	B&B	
600	Lamiastrum galeobdolon	Archangel	4-1/2"	32/flat	'Herman's Pride'
240	Geranium	Perennial Geranium	1 gal	cont.	Bevan's Variety'
120	Sedum	Assorted	1 gal	cont.	Autumn Fire',Matrona,'Brilliant'Frosty Morn'
360	Sedum	Assorted	4-1/2"	cont.	6 cultivars of creeping variety, mixed colors and foliage
288	Ornamental Grasses	Grasses	1 gal	cont.	90-'Shenandoah,36-Deschampsia, 36-Sesleria autumnalis
	48- Sporobulus-Prairie Dropseed	78-Sporobulus-Prairie Dropseed			
420	Carex glauca	Sedges	1 gal	cont.	Blue Zinger'

NOTE: The seed mixes for the rain gardens

A blend of native wildflowers, grasses and sedges, designed specifically for damp soils. It can withstand ponding up to 48 hours. This mix will also tolerate periodic dry spells and is perfect for retention ponds, detention basins and drainage areas. It does best in full sun to partial shade. Seed @ 1/4 lb. / 1000 sq. ft. (10 lbs. / acre).

Wildflowers						
COMMON NAME:	BOTANICAL NAME:	% of Mix	LIFESPAN	BLOOM COLOR	BLOOM HEIGHT	BLOOM PERIOD
Bergamot (Bee Balm)	Monarda Fistulosa	2%	Perennial	Lavender	2'-4'	July-Sept
Black-eyed Susan	Rudbeckia Hirta	8%	Biennial	Yellow	1'-3'	June-Oct
Blue Vervain	Verbena Hastata	8%	Perennial	Blue	2'-6'	July-Sept
Canadian Milkvetch	Astagalus Canadensis	4%	Perennial	Cream	1'-4'	June-August
Cup Plant	Silphium Perfoliatum	3%	Perennial	Yellow	3'-8'	July-Sept
New England Aster	Aster Novae-Angliae	2%	Perennial	Purple	2'-5'	August-Oct
Ox-eye (False Sunflower)	Heliopsis Helianthoides	4%	Perennial	Yellow	2'-5'	June-Sept
Prairie Blazing Star	Liatris Pycnostachya	2%	Perennial	Purple	2'-4'	July-Sept
Red Milkweed	Asclepias Incarnata	2%	Perennial	Red	3'-5'	June-August
Stiff Goldenrod (Rigid)	Solidago Rigida	4%	Perennial	Yellow	1'-5'	August-Oct
Wild Golden Glow	Rudbeckia Laciniata	3%	Perennial	Yellow	3'-12'	July-Oct
Yellow Coneflower	Ratibida Pinnata	8%	Perennial	Yellow	3'-6'	July-Sept

Native Grass, Sedge & Rush Seed:	COMMON NAME:	BOTANICAL NAME:	% of Mix	LIFESPAN	HEIGHT
	Big Bluestem	Andropogon Gerardi	20%	Perennial	3'-8'
	Fox Sedge	Carex Vulpinoidea	10%	Perennial	1'-3'
	Virginia Wild Rye	Elymus Virginicus	20%	Perennial	2'-4'

PROPOSED GARDEN DESIGN FOR:
PARAGON PLACE AT BEAR CLAW WAY

22-MAR-2019

CITY OF MADISON, WI
UNITED FINACIAL GROUP, INC.
660 W RIDGEVIEW DRIVE
APPLETON, WI 54911

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS
5707 6th AVENUE
Kenosha, WI 53140
(414) 688-1641 garlandalliance@gmail.com

REVISIONS:
07-MAY-2019

SCALE: X" = XX'

SHEET NUMBER: L1.3

GENERAL PLANTING NOTES

The landscape contractor shall be responsible for complete coordination of planting operation as well as other contracted work, with the other contractors on the job. Repair of damage to the plants, grade, lawns, etc. during installation shall not be considered as an extra, and not chargeable to the Owner. Damage caused by other contractors shall be the responsibility of said contractor.

The contractor shall, at all times, keep the premises free from accumulation of waste material, soil and/or rubbish caused by his employees or work. Contractor shall clean behind his work immediately, and shall take necessary precautions to keep concrete, brick and other paving material clean of soil.

Materials planted and damaged or destroyed by any phenomena considered as an act of God, e.g., vandalism, wind, fire, flood, frost, theft, rain, hail, etc., shall belong to the Owner and shall be his responsibility. Materials stored on-site as not yet planted are not covered by this clause and are the sole responsibility of the contractor.

All plant material furnished by the contractor, unless otherwise specified, shall be No. 1 grade or better in accordance with GRADED AND STANDARDS FOR NURSERY PLANTS as described in ANSI 260.1 1996. Landscape Architect reserves all right to determine acceptability of plant material submitted for planting.

All plants shall be planted in pits, centered and set on six inches of compacted topsoil to such a depth that the finish grade level, at the plant, after settlement will be the same as that at which the plant was grown. All planting areas shall received adequate fertilization with 'Easy Grow' 3 yr. (1 oz.) fertilizer packets or equivalent. Granular fertilizer will be accepted, but must be approved by Landscape Architect. Please submit specifications.

Application Rates shall be as follows:

Trees:

1-1/2" to 3" cal.: 2 packets, one each side
Greater than 3": Add 1 packet per 1" cal. (i.e. 4"- 4 packets)

Shrubs:

1 packet for every 12" height or spread. (Space evenly if 2 or more packets required)

Perform all work necessary for installing sod and/or seed as shown on the drawings or inferable therefrom and/or as specified, in accordance with the requirements of the contract documents.
Immediately prior to seeding, the ground shall be scarified and raked to a friable fine texture. Lawn areas shall be seeded with a mechanical spreader at the rate as recommended for local conditions. After seeding, all areas shall be raked to satisfactorily cover seed, and then thoroughly watered and covered with treated shredded paper mulch or straw mulch. The methods of seeding may be varied by the contractor by his own responsibility to establish a smooth uniform turf. Hydro mulch embankments that exceed 1:4 slopes.

Seed shall be true to specie as called for on the seeding plan. All seed shall be delivered to the job site in sacks plainly marked and certified as to content.

Sod shall be placed when the ground is in workable condition and temperatures are less than 90 degrees Fahrenheit.

Landscape contractor shall water sod immediately after installation to prevent excessive drying during progress of the work. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly irrigated to a depth sufficient that the underside of the new sod pad and soil immediately below the sod are thoroughly wet.

The landscape contractor shall verify grades established during final soil preparation as being true to finish contours shown, and shall maintain such areas until the effective date to begin sodding and/or seeding operation. In such instances where a split responsibility existing between grading and grassing contractors, it shall be the responsibility of the grassing contractor to maintain a suitable grade for grassing once he has accepted the grade provided to him. In all cases, the ground shall be hand raked immediately prior to being sodded to remove any irregularities in the grade.

Guarantee period for plant materials shall be as follows:

Lawns (seed & sod)*	3 months
Ground Cover	3 months
Shrubs	12 months
Trees	12 months
Perennials, Roses & Japanese Maples	90 days from installation

*(If lawn is installed in fall and not given full 90 days of guarantee periods, or if not considered acceptable at that time, continue guarantee the following spring until acceptable lawn is established.)

All shrub planting beds to be lined with a minimum of 2-3" shredded bark mulch (no plastic liners). Place mulch at base of all trees (minimum 4' diameter).

A 10/10/10 fertilizer mixture shall be applied at 20#/1000 SF and worked into the lawn bed before seeding or sodding.

Recommended seed mix:

Premium 60 grass seed mix - Reinder's (262-786-3300)	No-Mow low grow grass seed mix - Reinder's
20% America Kentucky Bluegrass	45% Spartan II Hard Fescue
20% Granite Kentucky Bluegrass	40% Quatro Sheep Fescue
20% Mercury Kentucky Bluegrass	15% Turf Type Annual Ryegrass
20% Longfellow 3 Chewings Fescue	Apply at a rate of 175 Pounds per acre.
10% Replicator Perennial Ryegrass	Refer to supplier specification and installation
10% Fiesta 4 Perennial Ryegrass	cut sheets for further information.
Apply at a rate of 175 pounds per acre.	
Refer to supplier specification and installation	
cut sheets for further information.	

Proposed trees to be staked as required. Verify with Landscape Architect if exposure and wind conditions prevalent.

Any series of trees to be placed in a particular arrangement will be field checked for accuracy. Trees of same species to be matched in growth character and uniformity. Any trees misplaced will be subject to rejection.

Upon acceptance of the landscape installation, the landscape contractor shall supply the Landscape Architect with a complete and adequate maintenance program to be followed during and after the guarantee period. The landscape contractor shall make periodic inspections of the job during the guaranteed period to determine if proper maintenance is being given.

It shall be understood that in accordance with the terms of the guarantee that the landscape contractor must promptly inform the Owner if proper maintenance is not being given to the installation. Such notice shall be in writing, outlining corrective measures to be taken, with a copy to Landscape Architect. At any time during the guarantee period, the landscape contractor shall be required to replace all plants that are dead or in unsatisfactory condition of growth. All replacement plants shall be of like size and kind of the plants removed. Any seed areas over one foot square not covered by turf shall be reseeded by the contractor. Any seed areas over one foot square that are dead or dying shall be replacements included within the guarantee and shall be landscape contractor's expense.

Any alteration to the landscape plan will be submitted to the Project Manager for approval by the Landscape Architect.

Landscape contractors are responsible for making sure all tree balls are moist at the core when trees are installed.

Lawn edges that abut parking lots with no curbing shall be double seeded to a width of 5'.

Pre-Emergent Herbicide (Treflan or Equiv.) to be applied to all plant beds prior to planting for noxious weed control.

The quantities indicated on the material schedule are provided for the benefit of the contractor, but should not be assumed to always be correct. In the even of a discrepancy, the planting plan will take precedence over the material schedule. The contractor shall be responsible for his own quantity calculation and the liability pertaining to those quantities and any related contract documents and/or price quotations.

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH
At least seventy-two hours prior to any excavation, contractor shall verify utility location as given by the electric, gas, telephone, water, sewer, and cable companies, utilities or entities. Review with the owner's representative, site mechanical, site electrical and lighting. Site grading and drainage, site irrigation and all other drawings pertaining to underground utility locations record set of information the same as in possession of owner's representative. Also review owner's "mark sets" of all of these drawings in possession of the contractor or owner. Mark all such utilities on the site prior to commencing. Coordinate with the owner before and during construction. Repair any damage to any system that is caused by landscape contractor at no cost to owner.

Deviations from these plans shall be noted on the record drawing by the contractor and only with prior approval of the landscape architect and owner's representative. Verbal agreements of revisions without a change order will not be recognized by the landscape architect and owner.

All plants must be bid and selected per the species specified on the plans. The sizes of plant material listed herein is a minimum acceptable size. Additionally, if excessive pruning reduces the crown and the plant shall be replaced.

Protect public from construction barrier and barricades.

All areas that are disturbed during construction and areas not covered with pavement, building, planting beds, or tree pits are to be top soiled 4-6" deep (min.) and shall be sodded/seeded with specified lawn grass. Landscape contractor shall include cost per square yard for additional seed operation as may possibly be required to reestablish adjacent turf grass areas which may become damaged during the construction process or to repair damage done by others.

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Contractor is responsible for all estimating and bidding. All areas, quantities and materials should be field verified with site conditions.

Where discrepancies occur between the landscape plans and/or architectural and/or civil drawing (and any other site drawings) the discrepancies must be brought to the landscape architect's attention for coordination and resolution.

All diseased, noxious or inappropriate materials shall be removed from the proposed site prior to the start of construction and during the maintenance period.

General contractor shall leave the site free of construction debris.

All lawn and planting areas shall slope to drain a minimum of 2% unless noted otherwise and reviewed with owner's representative for final approval.

Finish grades for shrub and ground cover areas shall be held 1" below top of adjacent pavements and curb, unless noted otherwise on the plans. Refer to planting details for further information.

All perennial, annual, and ground cover areas to receive a blend of organic soil amendments prior to planting. Till the following materials into existing topsoil to a depth of approximately 8". A depth of 12" in tree pits. Proportions and quantities may require adjustment depending on the condition of existing soil. Refer to planting details for further information.

Per every 100 square feet add:

- One - 2 Cubic foot bale of peat moss
- 2 pounds of 5-10-5 garden fertilizer
- ¾ cubic yard of composted manure
- Plant starter or other composted, organic material

** Premixed soils will be accepted, i.e. Purple Cow, Soil-Life, etc. Please notify Landscape Architect of alternatives used.

All shrubs to be pocket planted with a 50/50 mix of plant starter and existing soil. Install topsoil into all beds as needed to achieve proper grad. Remove all excessive gravel, clay and stones. Refer to planting details for further information.

Plant all trees slightly higher than finished grade at root flare. Back fill hole with 2/3 existing topsoil and 1/3 peat moss. Avoid any air pockets, discard any gravel, clay or stones. Refer to planting details for further information.

All trees to be installed, staked or guyed according to details. Refer to planting details for further information.

All planting to be watered at the time planting throughout construction and upon completion of project as required.

Where specified, all plant beds, pits and tree rings are to receive a minimum of 2-3" dressing of shredded hardwood oak bark mulch shavings (or brown enviro-mulch) free of growth, weeds, foreign matter detrimental to plant life or germination inhibiting ingredients. Landscape contractor to provide a sample to owner for approval. Contractor to take care with installation not to damage or cover plants. Refer to planting details for further information.

During the initial 30 day maintenance period the landscape contractor is required to provide an on-going pleasant visual environment whereas any plant which is not responding to transplanting or thriving shall immediately be replaced. New lawns shall be watered and repaired and weeds must constantly be removed. No exceptions will be granted.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be salvaged and clearly tag them with marking tape and construction fence.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be relocated. All plant materials to be relocated is to be clearly tagged with marking tape and moved before site demolition is to begin.

Irrigation system to be designed for a overlapping sprinkler head system in all lawn & island areas and a drip system for all foundation planting areas.

Contractor Note:
Before site grading and demolition is to begin for proposed new pavement, the area is to be staked and all trees and shrubs that are to be preserved are to be tagged by landscape architect and relocated by landscape contractor. If required a tree preservation plan will be produced and coordinated with city staff. Demolition contractor to coordinate w/landscape architect, owner and landscape contractor.

PLANT SCHEDULE

PARAGON PLACE- SHEET L1.4 Building #4 Updated

REVISED: 16.March.2019 REVISED:1.MAY.2019

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
1	Amelanchier x 'Cumulus'	Cumulus Serviceberry	8-10'	B&B	Multi-trunk
1	Aesculus glabra 'JN Select'	Early Glow Buckeye	2-1/2"	B&B	
1	Acer triflorum	Three-flower Maple	2-1/2"	B&B	
2	Acer saccharum 'Bonfire'	Bonfire Sugar Maple	2-1/2"	B&B	
1	A. truncatum x A. Platanoides 'JFS..'	Crimson Sunset Maple	2-1/2"	B&B	
1	A. truncatum x A. Plat. 'Keithsform'	Norwegian Sunset Maple	2-1/2"	B&B	
21	Betula nigra 'Heritage'	Heritage River Birch	8-10'	B&B	Multi-trunk
1	Cotinus x 'Young Lady'	Young lady Smokebush	6-7'	B&B	
2	Cornus alternifolia	Pagoda Dogwood	7-8'	B&B	Multi-trunk
3	Cornus mas	Cornelliancherry Dogwood	6-7'	B&B	Multi-trunk
2	Crataegus phaenopyrum				
1	Gymnocladus dioicus 'Espresso'	Washington Hawthorn	5-6'	B&B	Multi-trunk
1	Gymnocladus dioica 'McKBranched'	Decaf Kentucky Coffeetree	2-1/2"	B&B	
2	Hamamelis vernalis 'Diana'	Diana Witchhazel	5-6'	B&B	
1	Heptacodium miconiodes	Seven Son flower	6-7'	B&B	
3	Larix decidua	American Larch	6-7'	B&B	
1	Liriodendron tulipiefla 'arnold'	Arnold Tulip Tree	2-1/2"	B&B	
1	Magnolia 'Ann'	Ann Magnolia	4-5'	B&B	Multi-trunk
2	Malus x 'Tina'	Tina flowering Crab	5-6'	B&B	Multi-trunk
1	Quercus macrocarpa x robur 'Clemons'	Heritage Oak	2-1/2"	B&B	
1	Quercus meuhlenbergii	Chinkapin Oak	2-1/2"	B&B	
1	Quercus robur x bicolor	Regal Prince English Oak	2-1/2"	B&B	
3	Syringa reticulata 'Elliott'	Snowcap Japanese Tree Lilac	6-7'	B&B	Multi-trunk
1	Salix alba 'Tristis'	Niobe Weeping Willow	2-1/2"	B&B	
4	Taxodium distichum	Bald Cypress	7-8'	B&B	
1	Tilia americana 'Kromm'	Sweet Street Linden	2-1/2"	B&B	
4	Juniperus chinensis 'Trautman'	Trautman Juniper	4-5'	B&B	
1	Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	7'	B&B	
8	Picea omorika	Serbian Spruce	6-7'	cont.	
2	Pseudotsuga menziesii	Douglas Fir	6-7'	B&B	
1	Picea abies	Norway Spruce	6-7'	B&B	
4	Picea glauca var. densata	Black Hills Spruce	6'	B&B	
9	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	24"	cont.	
7	Aronia melancarpa 'Morton'	Iroquois Beauty Black Chokeberry	24"	cont.	
9	Aronia mel. 'Low Scape'	Low Scape chokeberry	15"	cont.	
	Cornus sericea var. baileyi	Bailey Redtwig Dogwood	36"	cont.	
5	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	18"	cont.	
3	Hydrangea quercifolia 'Sikes'	Sikes Hydrangea	18"	3 gal.	
3	Myrica pennsylvanica	Northern Bayberry	18"	cont.	
3	Physocarpus op. 'Kodiak Orange'	Kodiak Orange Ninebark	24"	cont.	
5	Physocarpus op. 'Kodiak Red'	Kodiak Red Ninebark	24"	cont.	
5	Physocarpus op. 'Seward'	Summer Wine Ninebark	24"	cont.	
9	Sambucus canadensis	American Elderberry	36"	cont.	
5	Syringa patula 'Palabin'	Dwarf Korean Lilac	24"	3 gal	
3	Rosa rugosa 'Hansa'	Hansa Shrub Rose	18"	cont.	
5	Rosa rugosa 'Purple Pavement'	Purple Pavement Shrub Rose	18"	cont.	
13	Rhus aromatica 'Gro-Low'	Gro Low Sumac	18"	3 gal	
2	Viburnum prunifolium	Blackhaw Viburnum	5-6'	B&B	
3	Viburnum carlesii 'J.N. Select A"	Spice Island Koreanspice Vib.	24-30"	3 gal	
5	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	30-36"	cont.	
7	Weigela florida 'Fine Wine'	Fine Wine Weigela	24-30"	cont.	
3	Juniperus x 'Grey Owl'	Grey Owl Juniper	24-30"	cont.	
10	Juniperus x 'Sea Green'	Sea Green Juniper	24-30"	cont.	
6	Juniperus sargentii glauca	Blue Sargent Juniper	24-30"	cont.	
8	Juniperus chinensis 'Old Gold'	Old Gold Juniper	24-30"	cont.	
5	Juniperus chinensis' Pfitz. Kallay'	Kallays Compact Juniper	24-30"	cont.	
6	Juniperus chinensis 'Gold Tip'	Gold Tip Juniper	24-30"	cont.	
9	Mahonia aquifolium 'Compactum'	Dwarf Oregon Grape Holly	24"	cont.	
2	Picea omorika 'Nana'	Dwarf Serbian spruce	18"	cont.	
9	Pinus mugo var. pumilio	Pumilio Mugo Pine	18"	cont.	
4	Rhododendron x PJM	PJM Rhododendron	18"	B&B	
22	Taxus x 'Everlow'	Everlow Yew	18"	B&B	
1296	Lamiastrum galeobdolon	Archangel	2.5"	cont.	18/flat
	Hosta	Blue Cadet' and 'Stained Glass'	4.5	cont.	4 flats of each cultivar
348	Lamiastrum 'Herman's Pride'	Archangel	4.5"	cont.	
320	Liriope muscari	Liriope	2.5"	cont.	32/flat
30	Sedum Mosaic	Additional schedule to follow	4.5"	cont.	12/flat
1600	Carex glauca 'Blue Zinger'	Blue Zinger Carex	2.5"	cont.	32/flat
252	Ornamental Grasses	Assorted Grasses	1 gal	cont.	Additional schedule to follow

NOTE: The seed mixes for the rain gardens

A blend of native wildflowers, grasses and sedges, designed specifically for damp soils. It can withstand ponding up to 48 hours. This mix will also tolerate periodic dry spells and is perfect for retention ponds, detention basins and drainage areas. It does best in full sun to partial shade. Seed @ 1/4 lb. / 1000 sq. ft. (10 lbs. / acre).

Wildflowers

COMMON NAME:	BOTANICAL NAME:	% of Mix	LIFESPAN	BLOOM COLOR	BLOOM HEIGHT	BLOOM PERIOD
Bergamot (Bee Balm)	Monarda Fistulosa	2%	Perennial	Lavender	2'-4'	July-Sept
Black-eyed Susan	Rudbeckia Hirta	8%	Biennial	Yellow	1'-3'	June-Oct
Blue Vervain	Verbena Hastata	8%	Perennial	Blue	2'-6'	July-Sept
Canadian Milkvetch	Astagalus Canadensis	4%	Perennial	Cream	1'-4'	June-August
Cup Plant	Silphium Perfoliatum	3%	Perennial	Yellow	3'-8'	July-Sept
New England Aster	Aster Novae-Angliae	2%	Perennial	Purple	2'-5'	August-Oct
Ox-eye (False Sunflower)	Heliopsis Helianthoides	4%	Perennial	Yellow	2'-5'	June-Sept
Prairie Blazing Star	Liatris Pycnostachya	2%	Perennial	Purple	2'-4'	July-Sept
Red Milkweed	Asclepias Incarnata	2%	Perennial	Red	3'-5'	June-August
Stiff Goldenrod (Rigid)	Solidago Rigida	4%	Perennial	Yellow	1'-5'	August-Oct
Wild Golden Glow	Rudbeckia Laciniata	3%	Perennial	Yellow	3'-12'	July-Oct
Yellow Coneflower	Ratibida Pinnata	8%	Perennial	Yellow	3'-6'	July-Sept

Native Grass, Sedge & Rush Seed:	COMMON NAME:	BOTANICAL NAME:	% of Mix	LIFESPAN	HEIGHT
	Big Bluestem	Andropogon Gerardi	20%	Perennial	3'-8'
	Fox Sedge	Carex Vulpinoidea	10%	Perennial	1'-3'
	Virginia Wild Rye	Elymus Virginicus	20%	Perennial	2'-4'

PROPOSED GARDEN DESIGN FOR:
PARAGON PLACE AT BEAR CLAW WAY

CITY OF MADISON, WI
UNITED FINACIAL GROUP, INC.
660 W RIDGEVIEW DRIVE
APPLETON, WI 54911

22-MAR-2019

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS
5707 6th AVENUE
Kenosha, WI 53140
(414) 688-1641 garlandalliance@gmail.com

REVISIONS:
01 - MAY - 2019 REVISION
07 - MAY - 2019 REVISION

SCALE: X" = XX'
SHEET NUMBER: L1.4

HEIN ELECTRIC SUPPLY COMPANY

Schedule

Symbol	Label	QTY	Catalog Number	LLF	Wattage
	OA	6	ALED3T50 (TYPE III)	1	55.2
	OB	1	ALED4T50 (TYPE IV)	1	109.4
	OC	4	BLEDR24 (42" ROUND BOLLARD)	1	23.2
	OD	1	XTOR2B-W	1	18.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.8 fc	4.5 fc	0.3 fc	15.0:1	6.0:1

LUMINAIRE SCHEDULE (CON'T)

A	49278AZTLEDE
R	SLD612830WH

%%ULOT 1
%%UPARAGON
%%UPLACE
%%ULOT 2
%%UPARAGON PLACE
Rain Garden
SWIMMING POOL
PATIO
PROPOSED
RESIDENTIAL RESIDENCE
DOG AREA
4,310 S.F.
LOTLINE
WILRICH STREET
5%%%
0.50%%%
1.10%%%
2%%%

PARAGON PLACE AT BEAR CLAW WAY

Designer
JAB
Date
5/23/2019
Scale
Not to Scale
Drawing No.

Summary

1 of 1