

LETTER OF INTENT
February 19, 2014

PUD/SIP Submission - THE **Johnson Bend**
residential

Proposed by

Les Orosz
505 University Avenue
Madison, WI 53703

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Prepared by

Sutton Architecture
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 Madison, WI 53703

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Civil Engineering Quam Engineering
 4604 Siggelkiow Road
 McFarland, WI 53558

Construction start June 2014

Construction completion August 2015

STATEMENT OF RATIONALE (MARKET)

We are submitting within the UMX zoning for this site that will allow us to develop a mixed unit with 168 underground parking stalls, 2,107 square feet of commercial space, and 148 market- rate apartments.

Housing development has been very successful, but tenants have been requesting units with more amenities and contemporary design. By developing this site with a variety of one- and two-bedroom units, it will complement the available types of units renters are looking for. This area is very attractive because of the easy access to the Central Business District (CBD) and State Street area. Our marketing studies and all housing studies show the need for higher density in an area this close to the Square.

All housing projects in the downtown area have 99% occupancy and are rented 6 to 9 months in advance. We have talked to all of the downtown management groups and have obtained the same data. The downtown area has no vacancies. Some management groups are receiving up to 30 calls a week, even without advertising. This is across the board—market apartments and student units. Apartment buildings on the west side of Madison have a vacancy rate of 11%, while the vacancy rate on the east side of Madison is 8½%.

Currently, there is a high demand for housing closer to the CBD for Epic employees, which makes this an ideal time to develop this site. There is absolutely no doubt that the market is there. All reports written in the last 10 years, along with all the evidence in renting trends bears this out. The number of apartment units is clearly less than the current demand. That demand is obviously growing due to the success at Epic and projections for growth.

FEASIBILITY

We have surveyed the apartment market with respect to cost also. We surveyed apartment projects with at least 30 units. We have placed these into two categories. The first is older, well-maintained units. The second are the newer or unique apartments. We priced studios through four-bedroom apartments. This is the range we found: studio; \$450 - \$725, one-bedroom; \$725 - \$1,225, two-bedroom; \$1,275 - \$1,850, three-bedroom; \$1,500 – \$2,275. Our units will be priced near the high-end and very similarly to newer.

PROJECT DESCRIPTION

The proposed project occupies approximately .407 acre (17,451 s.f.) on three lots, 425, 431, and 435 West Johnson Street. The project requires demolition of one existing two-story brick veneer, 24-unit apartment building, one two-story wood frame apartment building, and one three-story wood frame apartment building. The new building will have two levels of parking with 168 stalls, 12 floors of residential apartments totaling 148 units, and two commercial spaces. We will have 125 one-bedroom units (565 to 770 s.f.) and 23 two-bedroom units (865 to 1,050 s.f.). We average 1.16 bedrooms per apartment.

Each unit has a laundry room. All units will have a full-size kitchen, upgraded finishes, and high efficiency heat pumps for HVAC. This project will total 2,107 square feet of commercial space, 126,371 square feet of residential space, and 32,052 square feet for parking.

POTENTIAL IMPACTS (AMENITIES)

Within a 4-block area there are restaurants, coffee shops, retail businesses, services (e.g., dry cleaning, travel agencies, medical), churches, banks, and recreation areas that will serve these tenants. Access to the State Street area is only 3 blocks away. All markets are showing the downtown to be the most desirable apartment location for new renters.

Our site is on the city bus route for easy access anywhere in the city. Also, we are close to two bike paths that are widely used. These are great transportation amenities for the tenants.

This type of development will also be an easy fit for all city services and utilities, not adding to the cost for the city. With a predominantly adult population, there will be no significant increase for local public schools. With new construction, there will be very little demand for city services. And with on-site management and security, there should be very little need for police calls. This project will, however, add over \$7,000,000 in taxes over the next 10 years with no city financial assistance. This project will also create 80 full-time jobs during construction and 12 full-time jobs upon completion.

NEIGHBORHOOD CONTEXT (DENSITY)

The proposed development takes into consideration the character of the planned neighborhood changes, as well as the use. All architectural features draw from the neighboring developments as well as the revised downtown plan and new zoning requirements.

We will have planters all around this building to develop a very friendly pedestrian feel. We are also going to replace the sidewalk, terrace, and curb for the entire length of the site. We can improve the amount of the terrace landscape and eliminate some of the utility poles in the rear of the site. We can also replace the one street light that does not match the newer historic ones.

Our site is four blocks off the Square and just off West Washington Avenue, a major artery, which contains a number of larger buildings. It is reasonable to have higher density and taller structures with the number of amenities and CBD facilities so close by.

OPEN SPACE

The open space on the site will be predominantly private patios and roof top terraces with composite deck finishes and planters. Built-in planters will be provided on the rooftop terrace area as well. The courtyard will have bike parking for visitors. The street terrace will have new grass and trees that will be maintained and improved.

Overall, the proposed project provides approximately 1,500 square feet of open space on

the first-floor terraces, 15,780 square feet on private balconies, and an additional 4,625 square feet of rooftop terrace. All the apartments will have exterior space that will allow for plants. The rear yard will add 1,320 square feet of open space.

PARKING AND ACCESS

We are constructing underground parking, using an automated parking technology. We feel the scale of this project will be better served in the long run with as many parking stalls as we can get in excess of 1 to 1. The mechanical system allows more stalls for the square footage. This will give us a ratio of 1.14 stalls per unit, almost one stall per bedroom. We have a surplus of parking during the day with a minimum of 25% of the stalls vacant. That will allow for shared parking during the day with the commercial use. The mechanical system has built-in redundancy to assure its reliability. Each parking deck will have three automated retrieval vehicles and will continue to work even if two are out of commission. There will also be two vehicle elevators. During peak times, both will be available for incoming as well as outgoing. In addition, we have sufficient driveway length to stack four deep for incoming traffic.

MANAGEMENT

Orosz Properties will provide full-time professional management and maintenance services, including an onsite resident manager and regular daily office hours. Management will include all aspects of renting, maintenance, and resident relations, including all snow removal and repairs. The building will be served by 24-hour emergency maintenance services. Fire alarms and elevator service is monitored 24 hours per day. Management includes all operations of the parking garage including, but not limited to, overhead door maintenance, lighting, carbon monoxide and exhaust maintenance, lighting, and cleaning. Parking management includes daily and regular attendance to approved users and monitoring of illegal/unauthorized users. Video surveillance and key fob entry for entry doors and garage entry will be state of the art.

Allowed resident rooftop usage hours are posted and noticed in lease addendum per historically ideal operating hours. This notice includes operating hours, expectations of behavior, clean up, and acceptable noise levels.

BIKE PARKING

Bicycle racks will be provided for the tenants within a secured area on the first floor. A minimum of 133 stalls will be provided inside two levels. An additional 22 stalls will be provided in the plaza for visitors, along with an additional 4 stalls for mopeds.

CURRENT ZONING

The existing zoning is UMX. Below is a comparison of what is provided to what is required.

	actual lot	required
Lot Area:	17,739 s.f.	3,000 s.f. minimum
Yard Requirement:	0 front 5' left side 3.5' right side 10' rear	0 front 0 side 0 side 10' rear
Useable Open Space:	23,448 s.f.	1,710 s.f.
Rear yard	1,320 s.f.	
Courtyard	870 s.f.	
Balconies	15,708 s.f.	
Roof Terrace	4,625 s.f.	
Roof Planters	925 s.f.	
Lot coverage:	66%	90% maximum
Off Street Parking:	1.14 per unit	0 per unit
Bike stalls:	155	148
Motorcycles	3	0
Mopeds	4	0
Building Height (max.)	998'	1032'
Bedrooms per unit	1.16	N.A.
Permeable area	27%	10%

GENERAL DESIGN STANDARD

Architectural Design

This mixed use building is located mid-block on the 400 block of Johnson Street. It is designed to enhance the street frontage through its L-shaped plan, creating a tall building elevation along part of the street, with a courtyard along the remainder of the site. The partially landscaped courtyard provides respite along the street edge, allows the building plan to be developed with sweeping balconies to capture views, both distant and close, and acts as a staging area for underground parking. An arcade encircles the building edge along the courtyard, created by a two-story masonry wall with large punched openings. This wall establishes a noble scale to the entrance and courtyard, while also serving as a visual base for the building. The masonry base continues around all sides of the building.

Above the masonry base from the third through the 11th floors, the enclosing material is horizontal metal in a bronze color, using a box shaped profile at 8 inch centers. Floors are articulated by 12" galvanized "C" channels which provide visual interest as well as good detailing opportunities for the "rain screen" wall construction. The top floor is characterized by a stepped-back balcony around the entire perimeter. We are endeavoring to make all walls of this level of glass to create transparency and a sense of a floating roof overhead.

The roof terrace will have a swimming pool for use by residents. A guardrail will define the occupied terrace area, with the remainder of the roof having intensive vegetation. This level is accessed by elevator with emergency exiting through two stairs extensions.

Except for the "townhouse" units on first floor, all apartments will have balconies, many with colorful side walls which will be constructed of EFIS for both durability and for the color opportunity. All of these locations are inboard of the enclosing walls and our intention is to create a sort of glowing signifier of the human activity within. We are currently experimenting with various colors.

The design provides a rigorous but straightforward use of clay masonry, galvanized steel, clear glass, and bronze-colored aluminum. Our desire is to provide a truthful use of materials where interest is achieved through composition in plan and in elevation, and through articulation of the elements of construction.

Utilities

All utility service within the proposed development will be provided underground. Water, gas, sanitary sewer, storm sewer, telephone, and cable currently run along West Johnson Street (see utility sheet C1.4).

Storm Drainage

All storm water for the structure will drain to either roof drains or floor drains. We will slope the entrance driveway from the garage door to the street curb, which will limit the amount of water entering the parking garage. Over half of the entire site will have plantings to assist filtering the water of sediment before entering the storm sewer system.

Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

Site lighting will include recessed cans for all entrances and walkways under the structure and recessed wall mount pedestrian lighting at the first floor planters for the courtyard area.

All fixtures will be positioned with care taken to direct light away from windows and street traffic and will use LED bulbs.

Signs

The building will be identified with street numbers on the face of the structure, laser cut into a one-inch thick galvanized steel plate, as shown on the renderings and building elevations. Any commercial signage will meet required guidelines and approvals.

Informational signage will be located on the interior of the entrance to the building. Appropriate site signage will be used for vehicle access from West Johnson Street, including stop sign and drive lanes.

Service Area

Trash collection will utilize space on the first floor with direct access to the exterior. We will use two compactors, one for trash and one for recyclables. Tenants will have access on each floor level to one trash chute and one recycle chute within their own trash room. The main trash room will be vented, have a water supply for cleaning, and a floor drain.

Mailboxes will be near the elevators on the first floor on the private residence side for security.

Landscaping

Open space areas will be planted with groundcover, shrubs, and trees to complement the site design, architectural character, and neighborhood. Most units will have access to their own area for planting as well.

A large planter in the courtyard will serve as a major focal point as well as separate the pedestrians from the vehicles.

The existing street terrace will be replanted at the completion of this project with canopy trees between 6" and 8" diameter of a species approved by the city forestry department.

Walkways

All walkways and driveways will be constructed of concrete. The existing sidewalk will be replaced and widened along the entire site. We will restore the terrace and also replace the existing concrete curb for the abandoned driveway being removed.

The first floor courtyard will have a concrete wear surface that incorporates color and patterns to create more of a terrace feeling, blending the driveway and sidewalks together.

The rooftop terrace will be constructed with composite boards for walking surface, concrete planters, and metal railings to match the decks. The rail will be kept at least 6' from the roof edge.

433 JOHNSON BEND

433 West Johnson Street

SUTTON
ARCHITECTURE

KEE
architecture



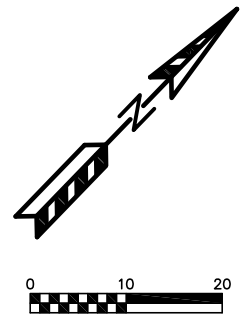
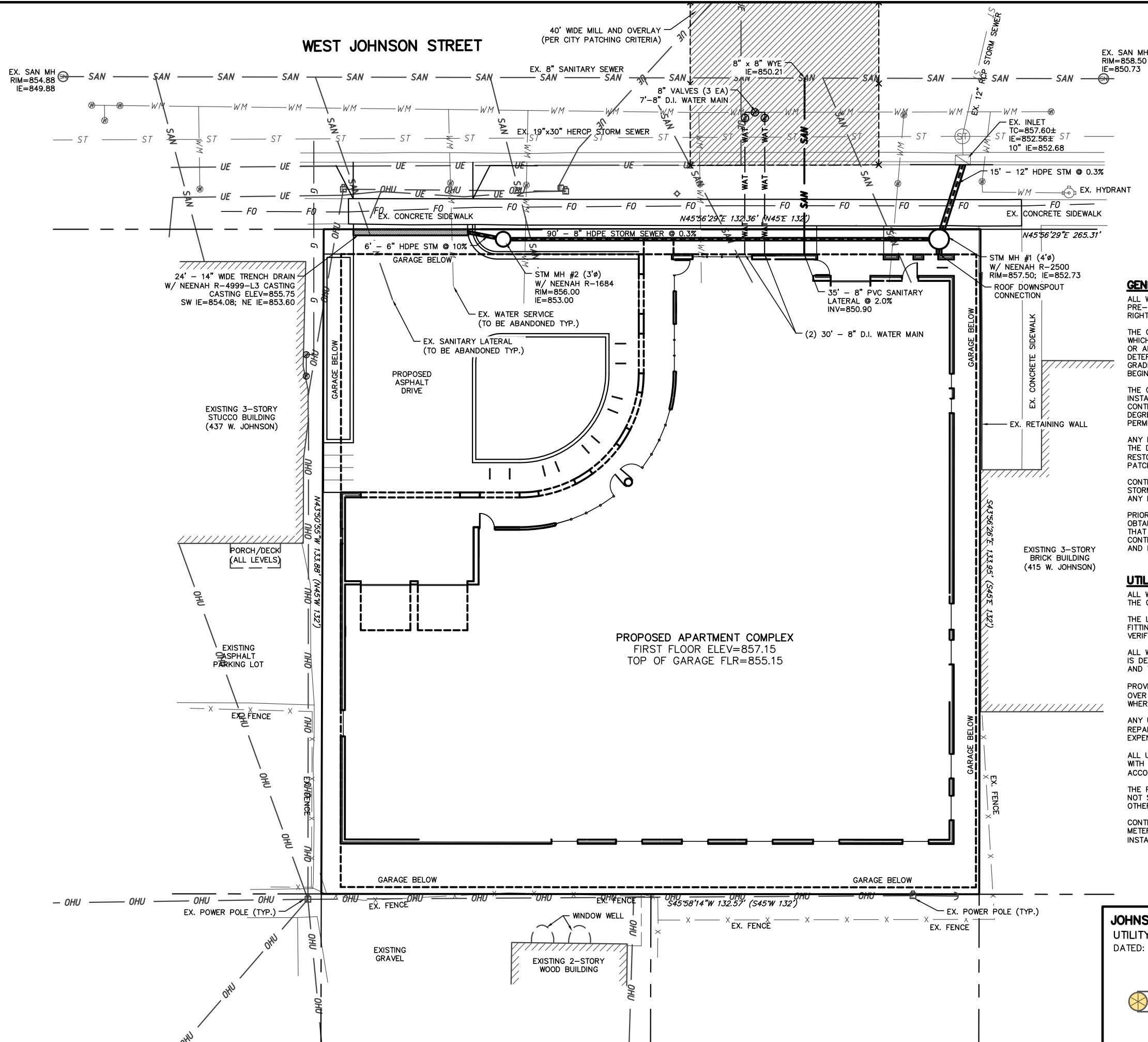


View from West Johnson Street

433 Johnson Bend

SUTTON
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GENERAL NOTES:

- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.
- ANY DAMAGE TO THE PAVEMENT ON WEST JOHNSON STREET ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.
- PRIOR TO FINAL APPROVAL OF DEMOLITION PERMIT, CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. CONTRACTOR SHALL COMPLETE SEWER LATERAL PLUGGING APPLICATION AND PAY APPLICABLE PERMIT FEE.

UTILITY NOTES:

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
- PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.
- CONTRACTOR SHALL CONTACT MADISON WATER UTILITY TO REMOVE WATER METER AND PRIOR TO ABANDONING EXISTING WATER SERVICE AND INSTALLING 8" TAPPING VALVES AND PAY CITY INSPECTION FEE.

JOHNSON BEND - 425 W. JOHNSON STREET
 UTILITY PLAN
 DATED: FEBRAURY 18, 2014 C1.4

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 Residential and Commercial Site Design Consultants

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 Phone (608) 838-7750; Fax (608) 838-7752



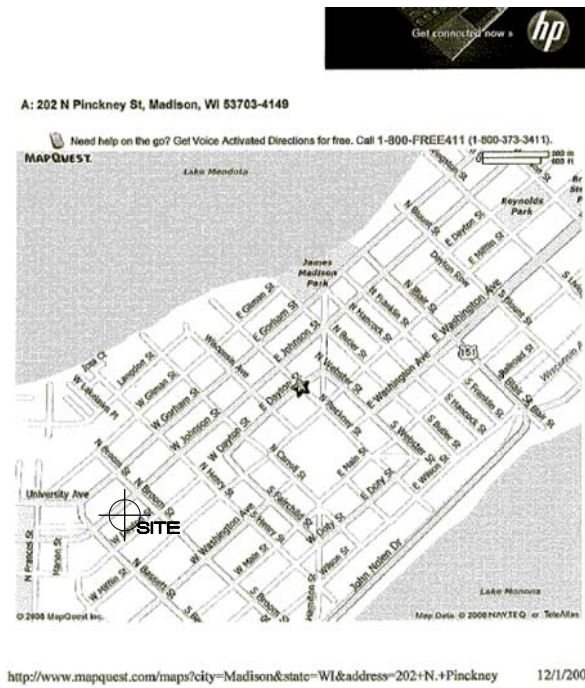
South West Elevation

SUTTON
ARCHITECTURE

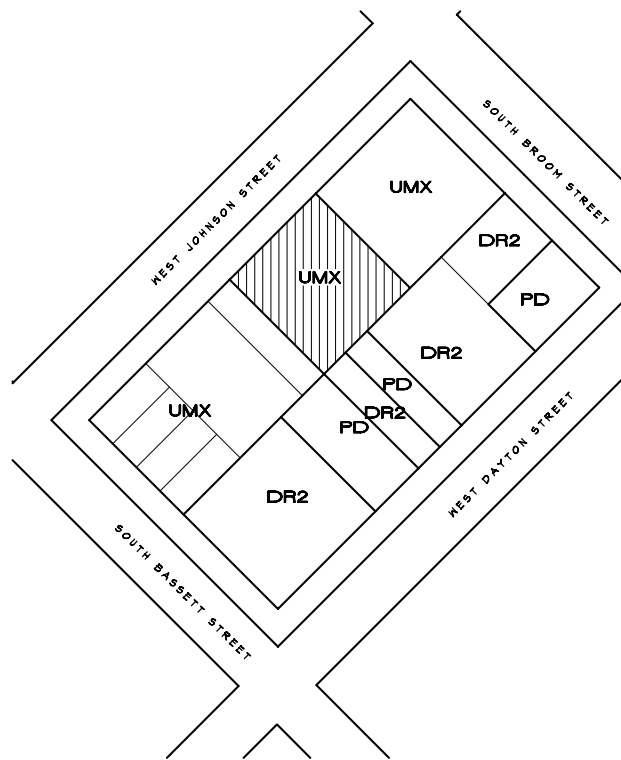
KEE
architecture

433 Johnson Bend

LOCATION MAP



ZONING MAP



OWNER

Les Orosz

505 University Avenue
Madison, Wisconsin 53703

(608) 256-7368



PROJECT

Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

SITE DATA

LOT SIZE	17,739 SQUARE FEET (0.41 ACRES)
BUILDING FOOTPRINT	10,785 SQUARE FEET
COMMERCIAL	2,107 SQUARE FEET
APARTMENTS	126,909 SQUARE FEET
GARAGE	32,640 SQUARE FEET

ONE BDRM UNITS	125
TWO BDRM UNITS	23
TOTAL UNITS	148
TOTAL BDRMS	171

USEABLE OPEN SPACE	
REAR YARD	1,320 SQUARE FEET
COURTYARD PLANTERS	870 SQUARE FEET
BALCONIES	15,708 SQUARE FEET
ROOF PLANTERS	925 SQUARE FEET
GREEN ROOF	4,500 SQUARE FEET
ROOF TERRACE	4,625 SQUARE FEET

TOTAL 27,948 SQUARE FEET

PARKING	168 (84 ADA ACCESSIBLE)
BIKE STALLS	133 INTERIOR, 22 EXTERIOR, 155 TOTAL
MOPEDS	4 EXTERIOR
MOTORCYCLE	3 INTERIOR

INDEX

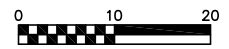
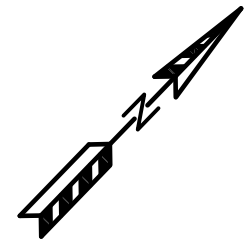
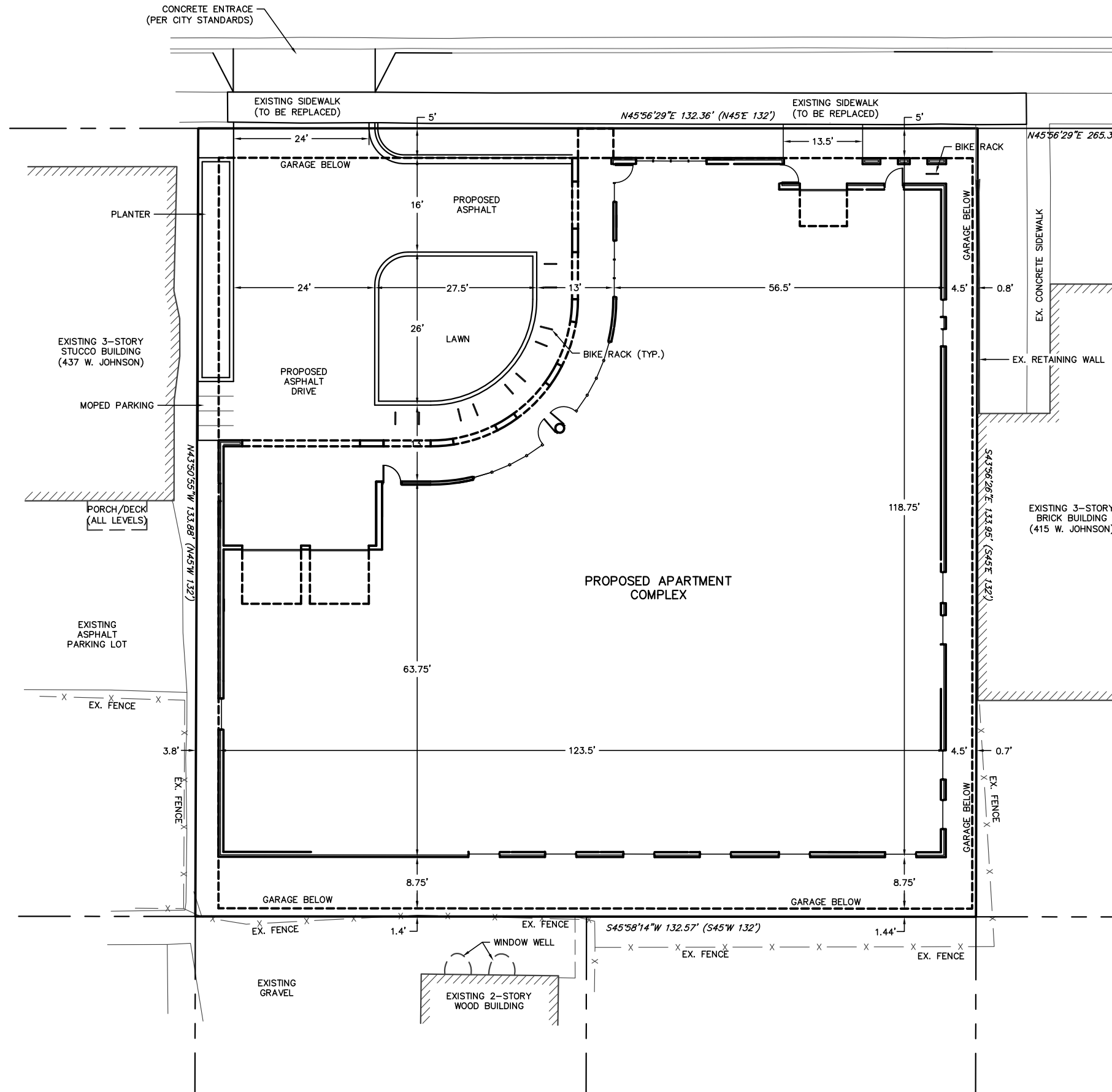
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C1.4	UTILITY PLAN
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DRAWING
TITLE SHEET

DATA
Project # 201303
Date: 02.19.14

T1.1

WEST JOHNSON STREET



DUMPSTER NOTE
THERE WILL BE NO DUMPSTER POSITION ON THE SITE AND THE GARBAGE REMOVAL WILL BE MANAGED WITHIN THE BUILDING.

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address	425, 431 & 435 WEST JOHNSON STREET
Site acreage (total)	17,739 s.f.
Number of building stories (above grade)	12
Building height	140'
DILHR type of construction (new structures or additions)	1A
Total square footage of building	11,910 s.f.
Total square footage of garage	16,320 s.f.
Use of property	APARTMENTS
Gross square feet of office	N/A
Gross square feet of retail area	N/A
Number of employees in warehouse	N/A
Number of employees in production	N/A
Capacity of restaurant/place of assembly	N/A
Number of bicycle stalls shown	22
Number of Parking stalls: (SEE PARKING PLAN)	
Small Car	0
Large Car	0
Accessible	0
Total	0
Number of trees shown (See Landscape Plan)	

JOHNSON BEND - 425 W. JOHNSON STREET
PROPOSED SITE PLAN
 DATED: FEBRUARY 18, 2014

C1.2

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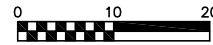
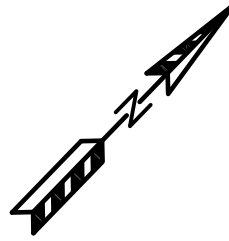
North West Elevation

433 Johnson Bend

SUTTON
ARCHITECTURE

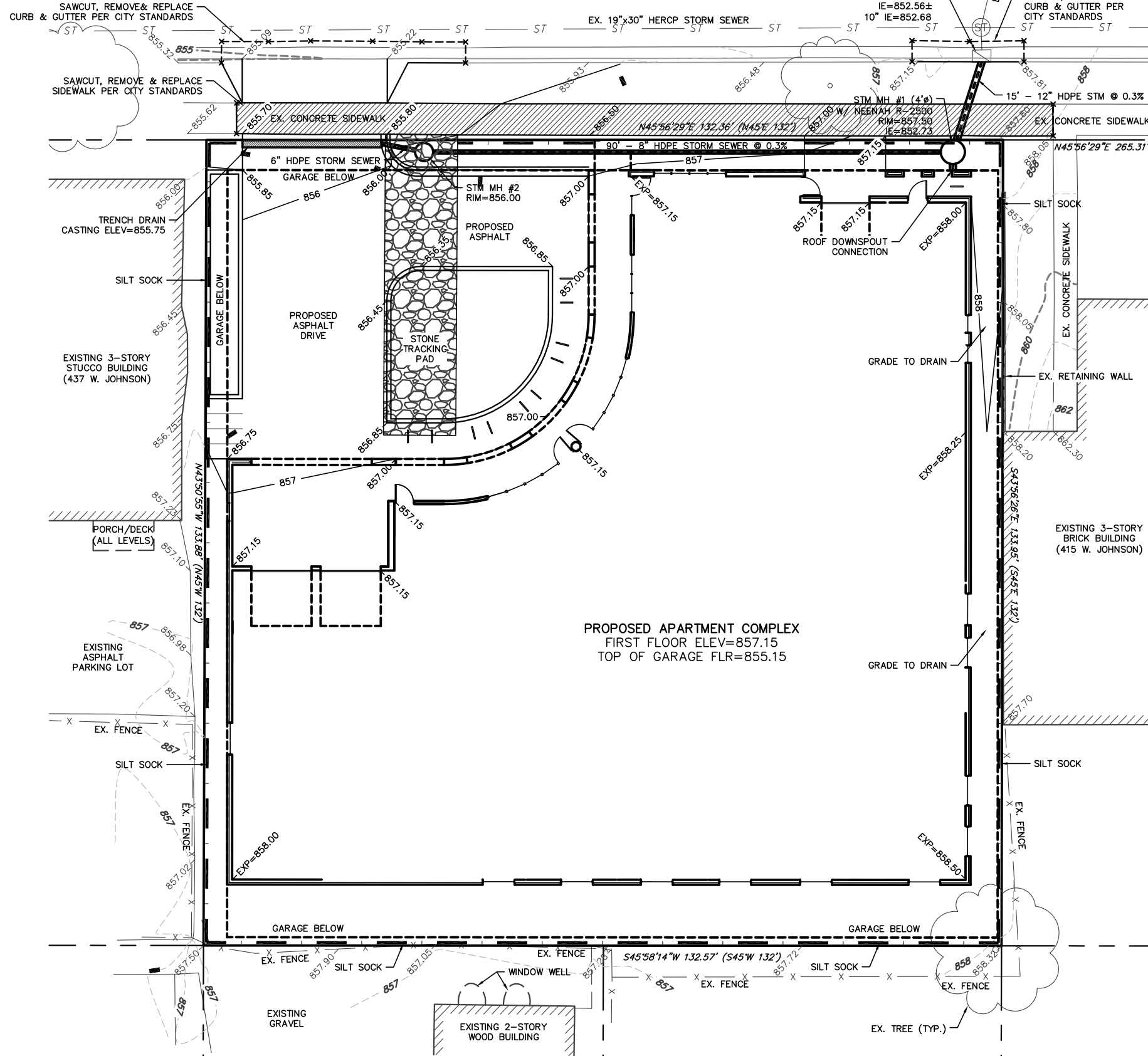
KEE
architecture

WEST JOHNSON STREET



LEGEND:

- - - 856 - - - EXISTING MINOR CONTOUR.
- - - 855 - - - EXISTING MAJOR CONTOUR.
- - - 856 - - - PROPOSED MINOR CONTOUR.
- - - 855 - - - PROPOSED MAJOR CONTOUR.
- 856.40 - - - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT IF NOT NOTED)
- EXP=889.00 - - - BUILDING EXPOSURE ELEVATION.



EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

APRIL 1, 2014	INSTALL EROSION CONTROL DEVICES.
APRIL 2 - JUNE 15, 2014	DEMOLISH EXISTING BUILDINGS AND SIDEWALKS.
JUNE 16, 2014 - AUGUST 1, 2015	CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

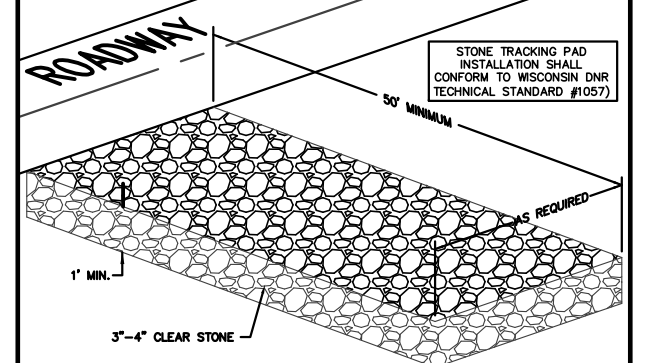
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

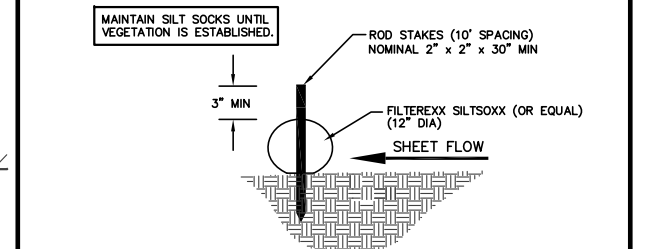
T WALL ENTERPRISES, LLC
P.O. BOX 820037
MIDDLETON, WI 53562
F. TAYLOR BRENGEL J.D.

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



STONE TRACKING PAD DETAIL



SILT SOCK DETAIL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD (FOR THE HEARING IMPAIRED) (800) 542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

JOHNSON BEND - 425 W. JOHNSON STREET
GRADING AND EROSION CONTROL PLAN
DATED: FEBRUARY 18, 2014

C1.3

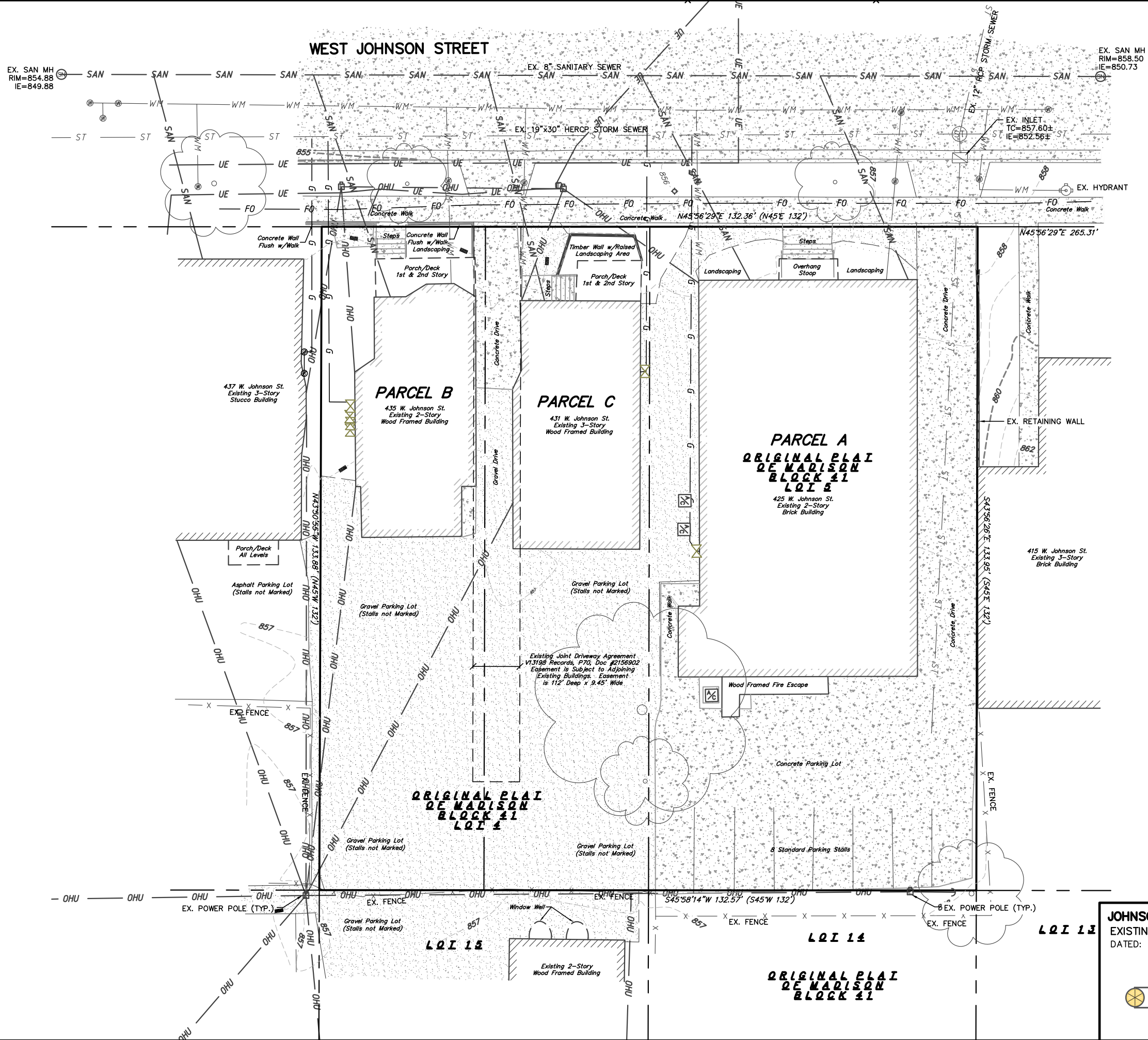
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WEST JOHNSON STREET



JOHNSON BEND - 425 W. JOHNSON STREET
 EXISTING SITE PLAN
 DATED: FEBRAURY 18, 2014

C1.1

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 Phone (608) 838-7750; Fax (608) 838-7752



Aerial View looking North

433 Johnson Bend

SUTTON
ARCHITECTURE

KEE
architecture

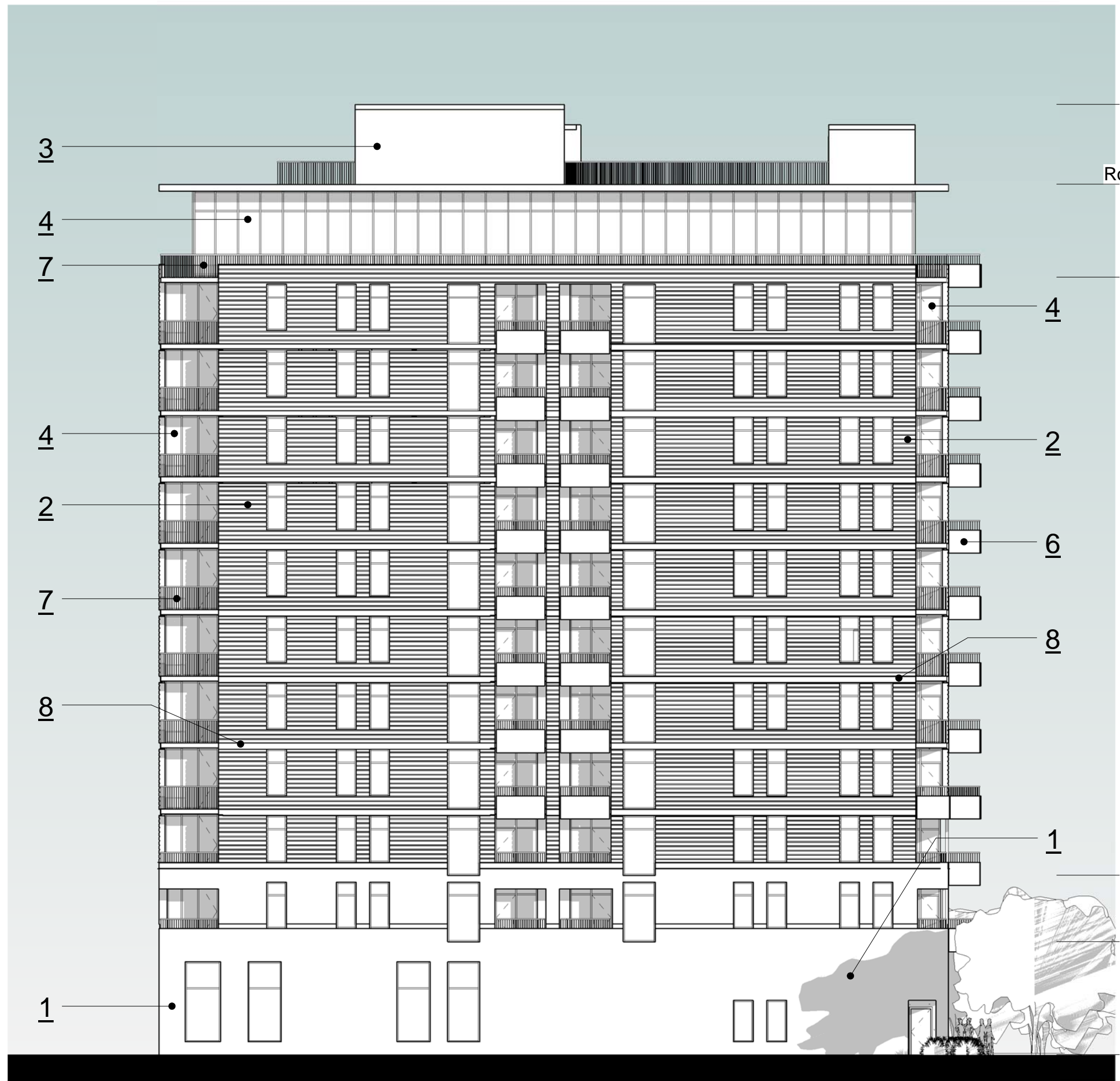


Aerial View looking East

433 Johnson Bend

SUTTON
ARCHITECTURE

KEE
architecture



Roof
143' - 0"

Roof Terrace
131' - 0"

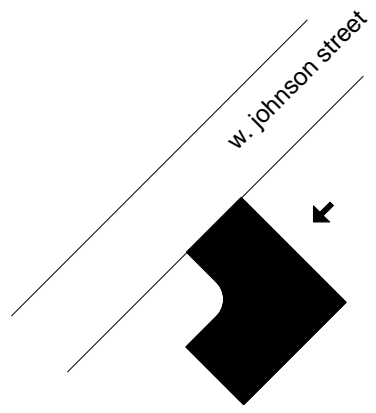
Level 12
117' - 0"

1. Brick masonry
2. Architectural metal panel (Type '1')
3. Architectural metal panel (Type '2')
4. Aluminum window system
5. EIFS
6. Galvanized steel guardrail w/ 1/4" steel plate
7. Galvanized steel guardrail
8. Galvanized steel channel
9. Concrete column
10. Concrete planter

Level 3
27' - 0"

Level 2
17' - 0"

Level 1
0' - 0"



OWNER
Les Orosz
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Madison, Wisconsin

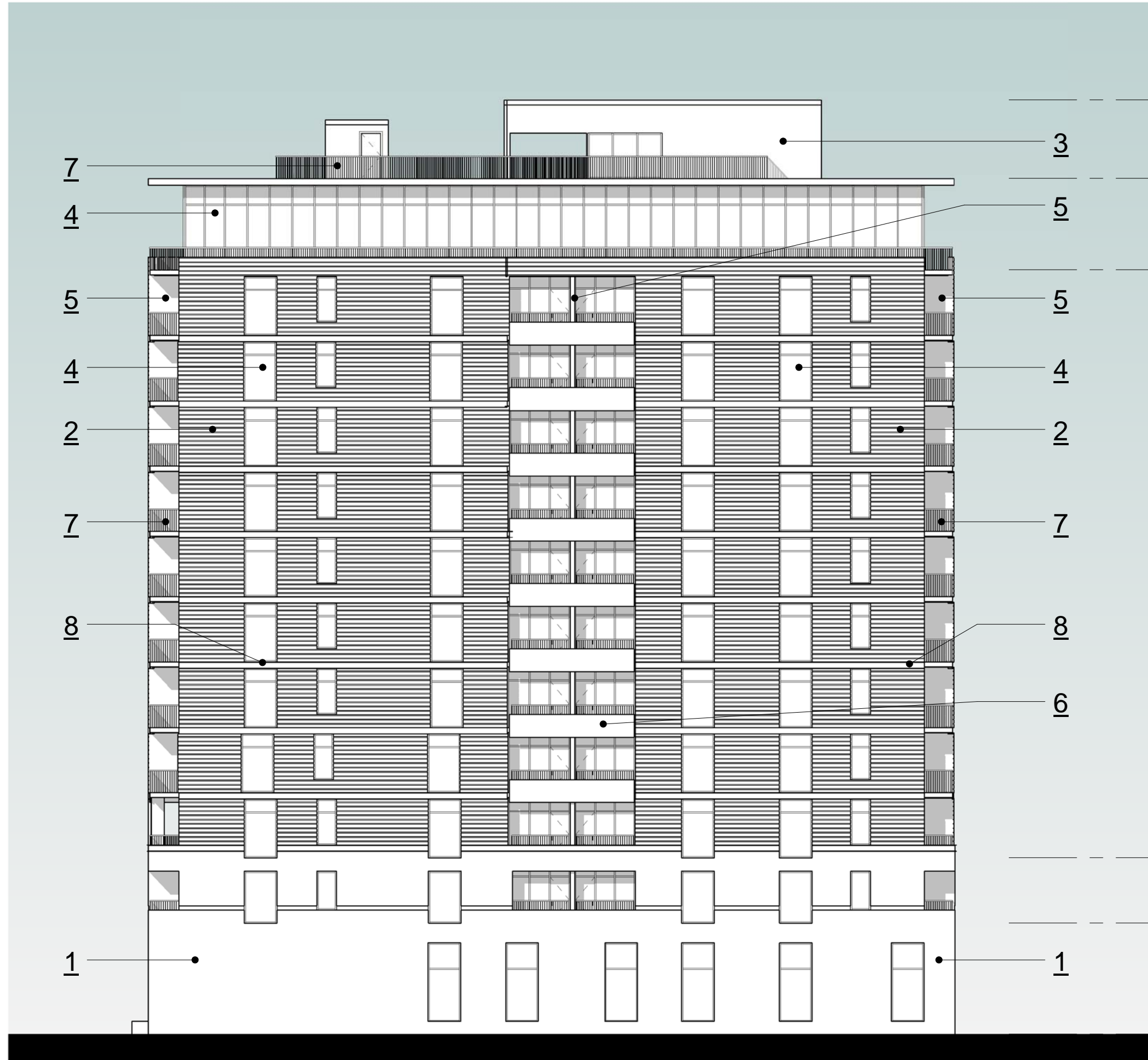
PROJECT
433 Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

DRAWING
NORTH EAST ELEVATION

DATA
Project # 201303
Date: 02.19.14

A2.4



Roof
143' - 0"

Roof Terrace
131' - 0"

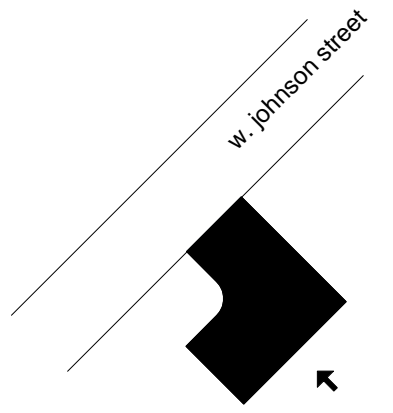
Level 12
117' - 0"

1. Brick masonry
2. Architectural metal panel (Type '1')
3. Architectural metal panel (Type '2')
4. Aluminum window system
5. EIFS
6. Galvanized steel guardrail w/ 1/4" steel plate
7. Galvanized steel guardrail
8. Galvanized steel channel
9. Concrete column
10. Concrete planter

Level 3
27' - 0"

Level 2
17' - 0"

Level 1
0' - 0"



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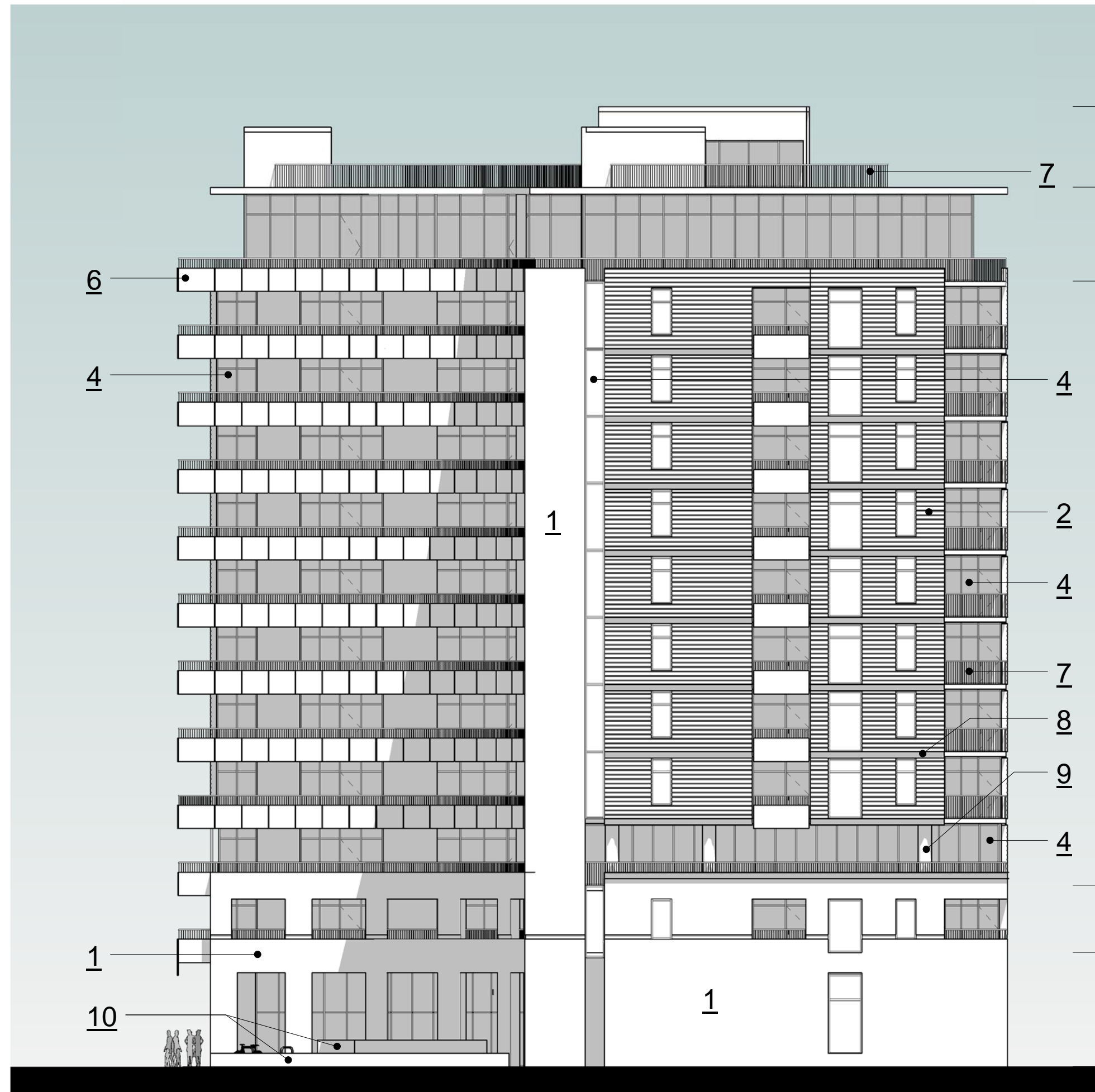
PROJECT
433 Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

DRAWING
SOUTH EAST ELEVATION

DATA
Project # 201303
Date: 02.19.14

A2.3



Roof
143' - 0"

Roof Terrace
131' - 0"

Level 12
117' - 0"

1. Brick masonry
2. Architectural metal panel (Type '1')
3. Architectural metal panel (Type '2')
4. Aluminum window system
5. EIFS
6. Galvanized steel guardrail w/ 1/4" steel plate
7. Galvanized steel guardrail
8. Galvanized steel channel
9. Concrete column
10. Concrete planter

Level 3
27' - 0"

Level 2
17' - 0"

Level 1
0' - 0"

OWNER

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PROJECT

433 Johnson Bend

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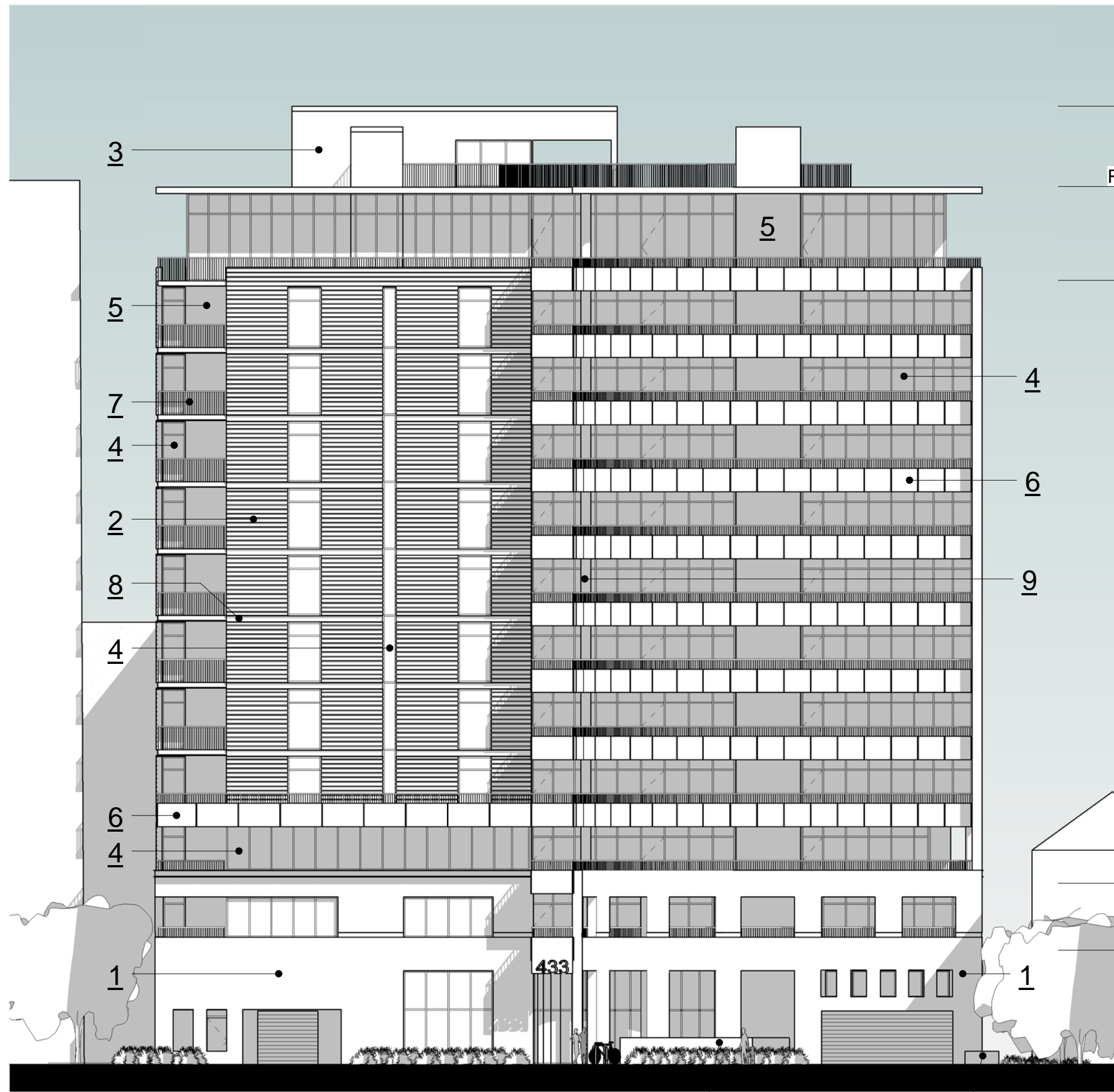
DRAWING

SOUTH WEST ELEVATION

DATA

Project # 201303
Date: 02.19.14

A2.2



Roof
143' - 0"

Roof Terrace
131' - 0"

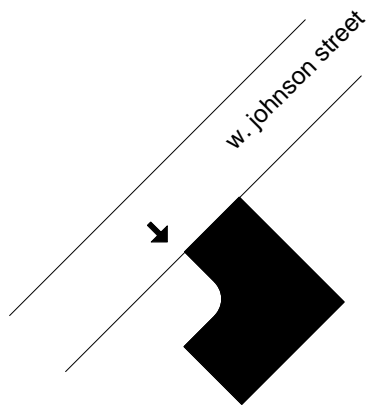
Level 12
117' - 0"

1. Brick masonry
2. Architectural metal panel (Type '1')
3. Architectural metal panel (Type '2')
4. Aluminum window system
5. EIFS
6. Galvanized steel guardrail w/ 1/4" steel plate
7. Galvanized steel guardrail
8. Galvanized steel channel
9. Concrete column
10. Sandblasted concrete planter

Level 3
27' - 0"

Level 2
17' - 0"

Level 1
0' - 0"



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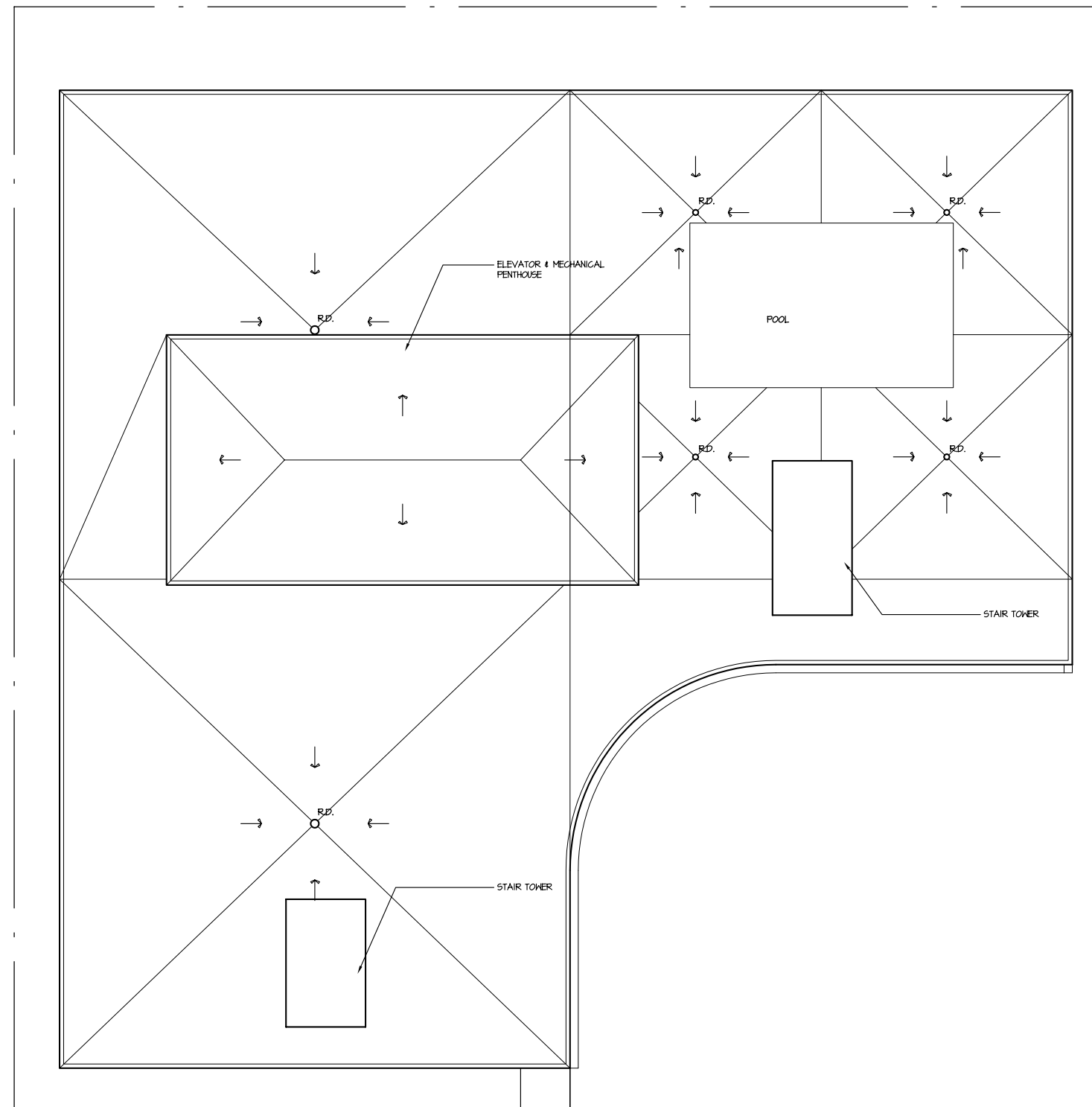
PROJECT
433 Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

DRAWING
NORTH WEST ELEVATION

DATA
Project # 201303
Date: 02.19.14

A2.1



1 ROOF PLAN
A1.10 SCALE: 1/8" = 1'-0"



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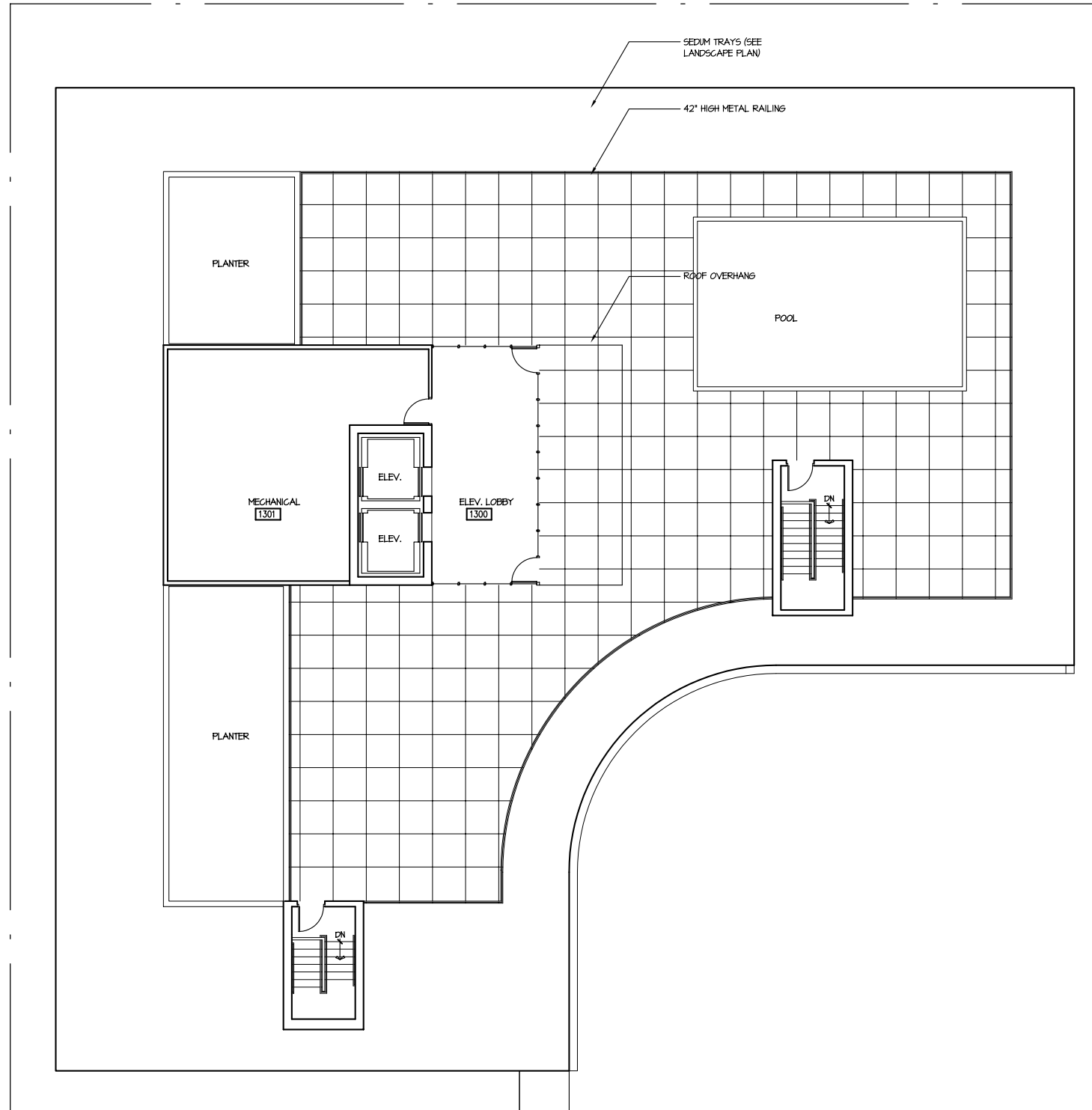
DRAWING

ROOF PLAN

DATA

Project # 201303
Date: 02.19.14

A1.10



1 ROOF TERRACE PLAN
A1.9 SCALE: 1/8" = 1'-0"



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Johnson Bend

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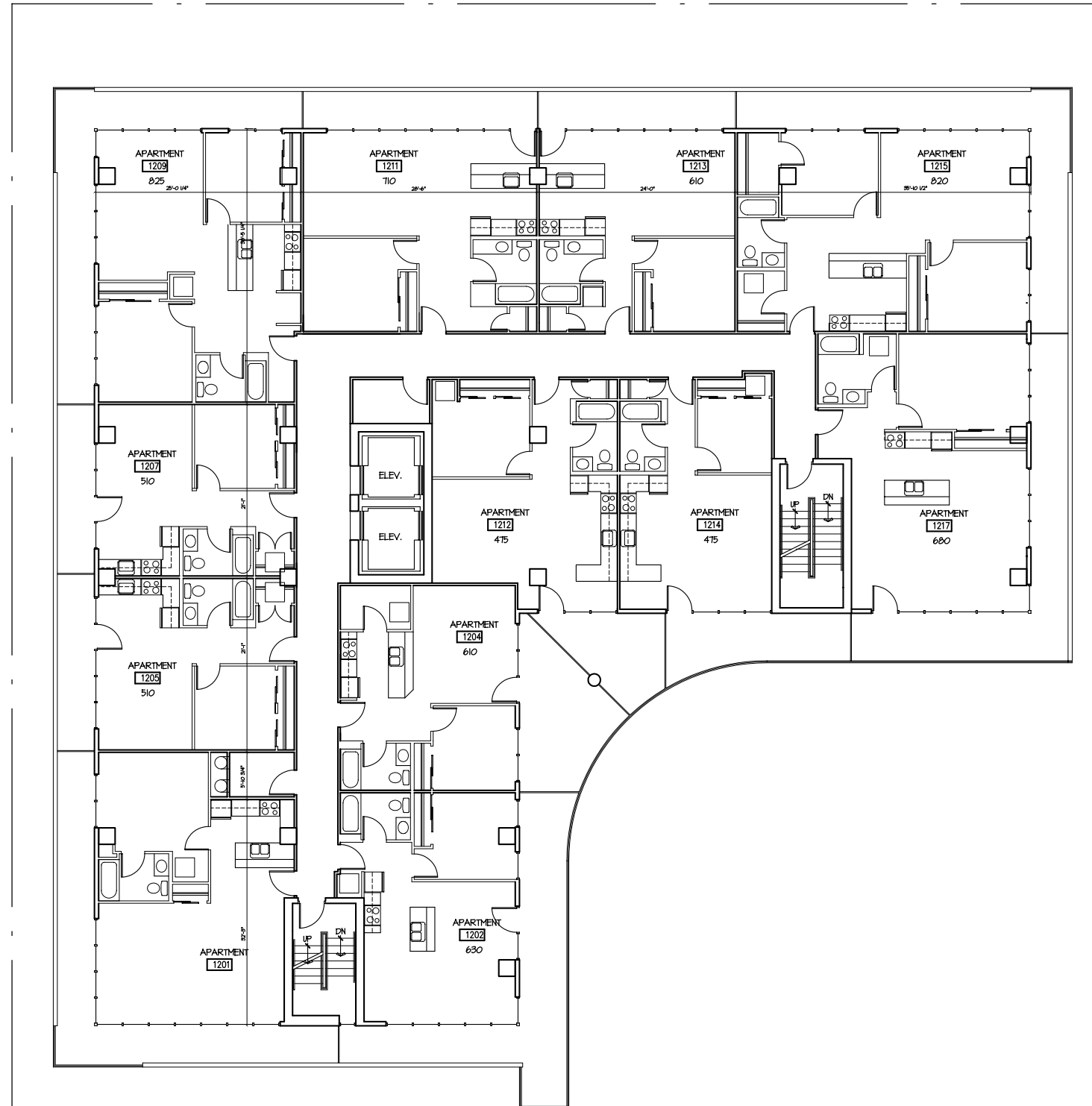
DRAWING

ROOF TERRACE PLAN

DATA

Project # 201303
Date: 02.19.14

A1.9



1 TWELFTH FLOOR PLAN 12 UNITS
A1.8 SCALE: 1/8" = 1'-0"



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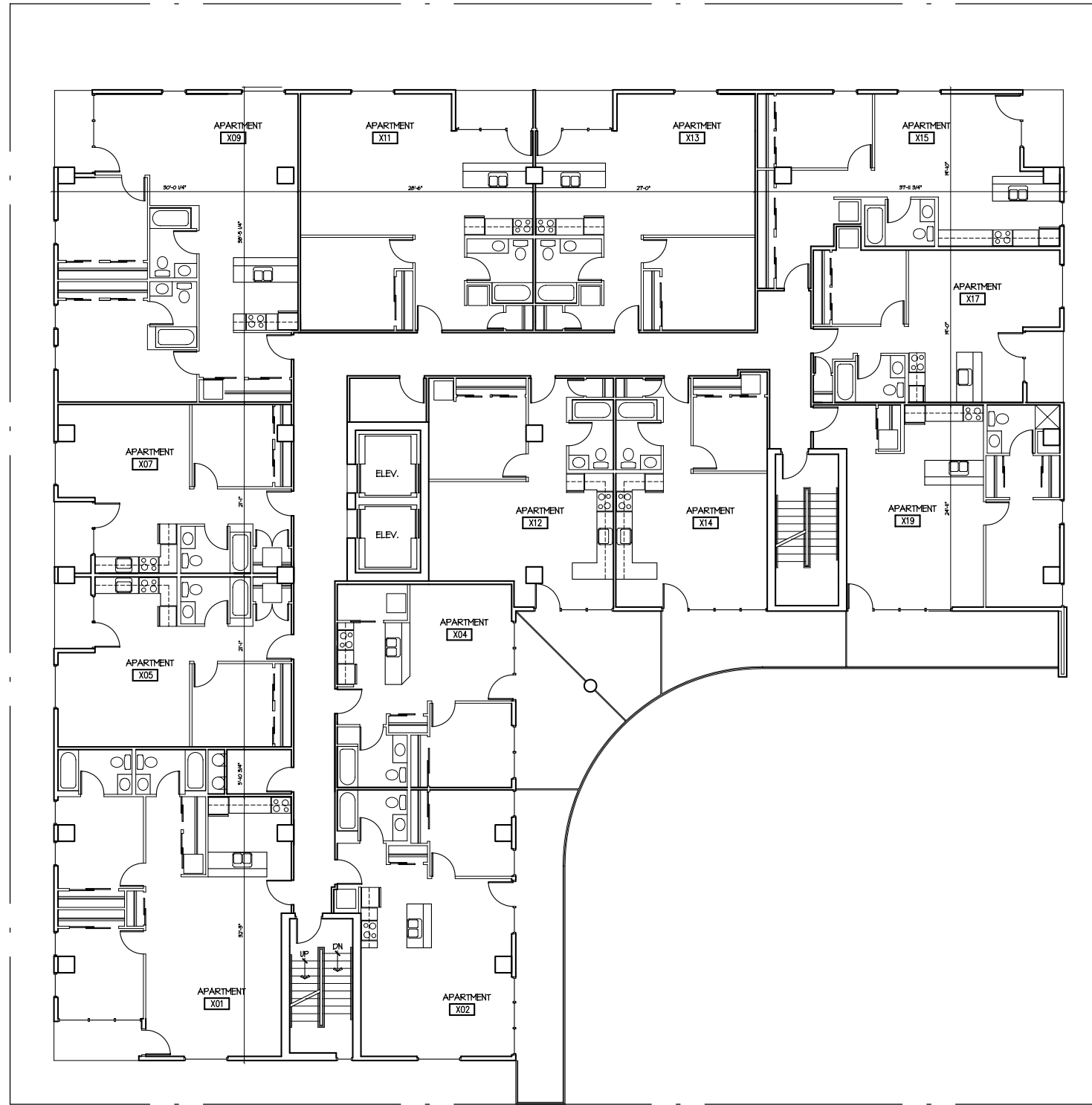
DRAWING

TWELVETH FLOOR PLAN

DATA

Project # 201303
Date: 02.19.14

A1.8



1 TYPICAL FLOOR PLAN 13 UNITS
A1.7 SCALE: 1/8" = 1'-0"



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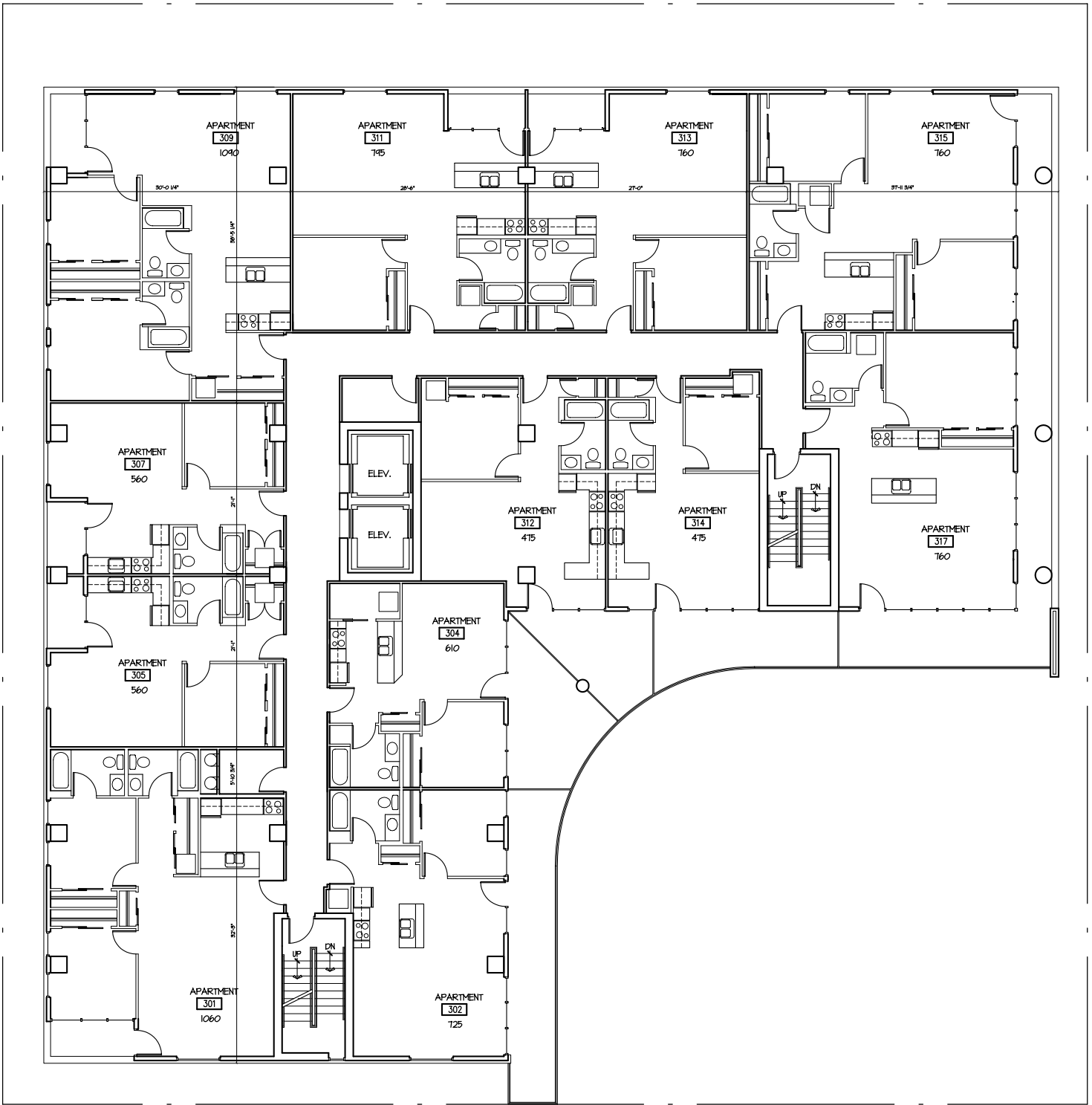
DRAWING

TYPICAL FLOOR PLAN

DATA

Project # 201303
Date: 02.19.14

A1.7



1 THIRD FLOOR PLAN 12 UNITS
A1.6 SCALE: 1/8" = 1'-0"



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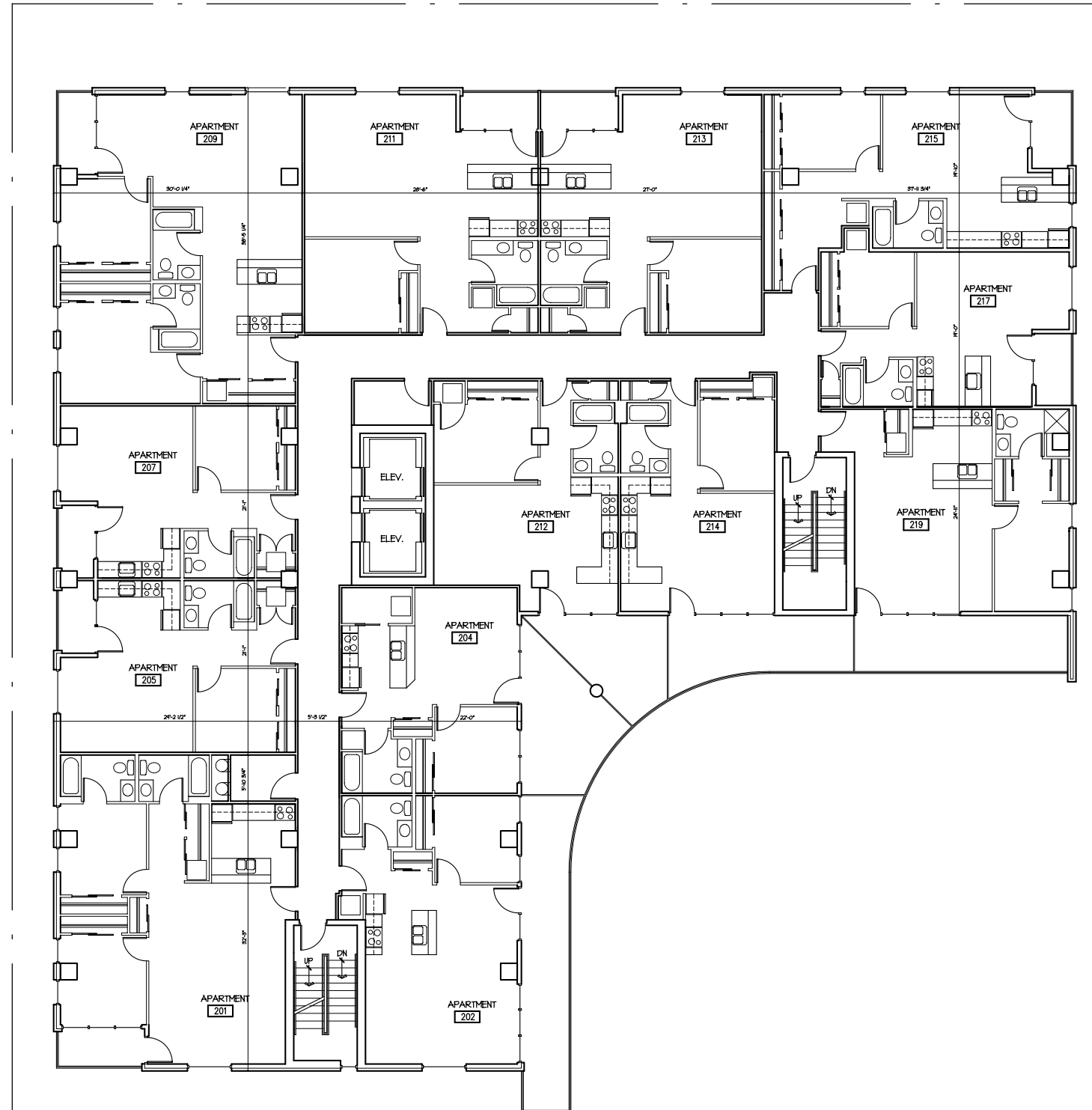
DRAWING

THIRD FLOOR PLAN

DATA

Project # 201303
Date: 02.19.14

A1.6



1 SECOND FLOOR PLAN 13 UNITS
A1.5 SCALE: 1/8" = 1'-0"



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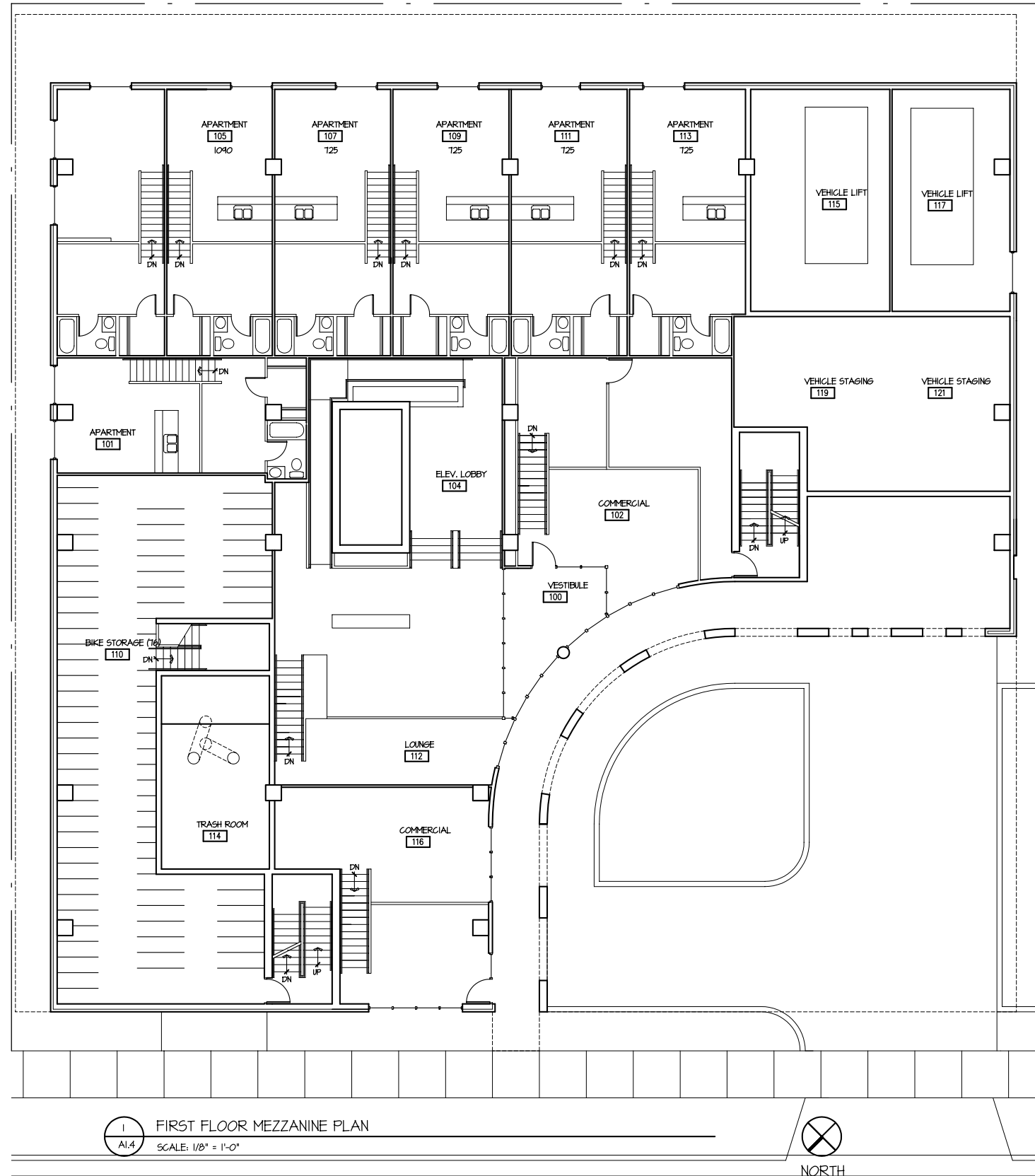
DRAWING

SECOND FLOOR PLAN

DATA

Project # 201303
Date: 02.19.14

A1.5



1 FIRST FLOOR MEZZANINE PLAN
A1.4 SCALE: 1/8" = 1'-0"



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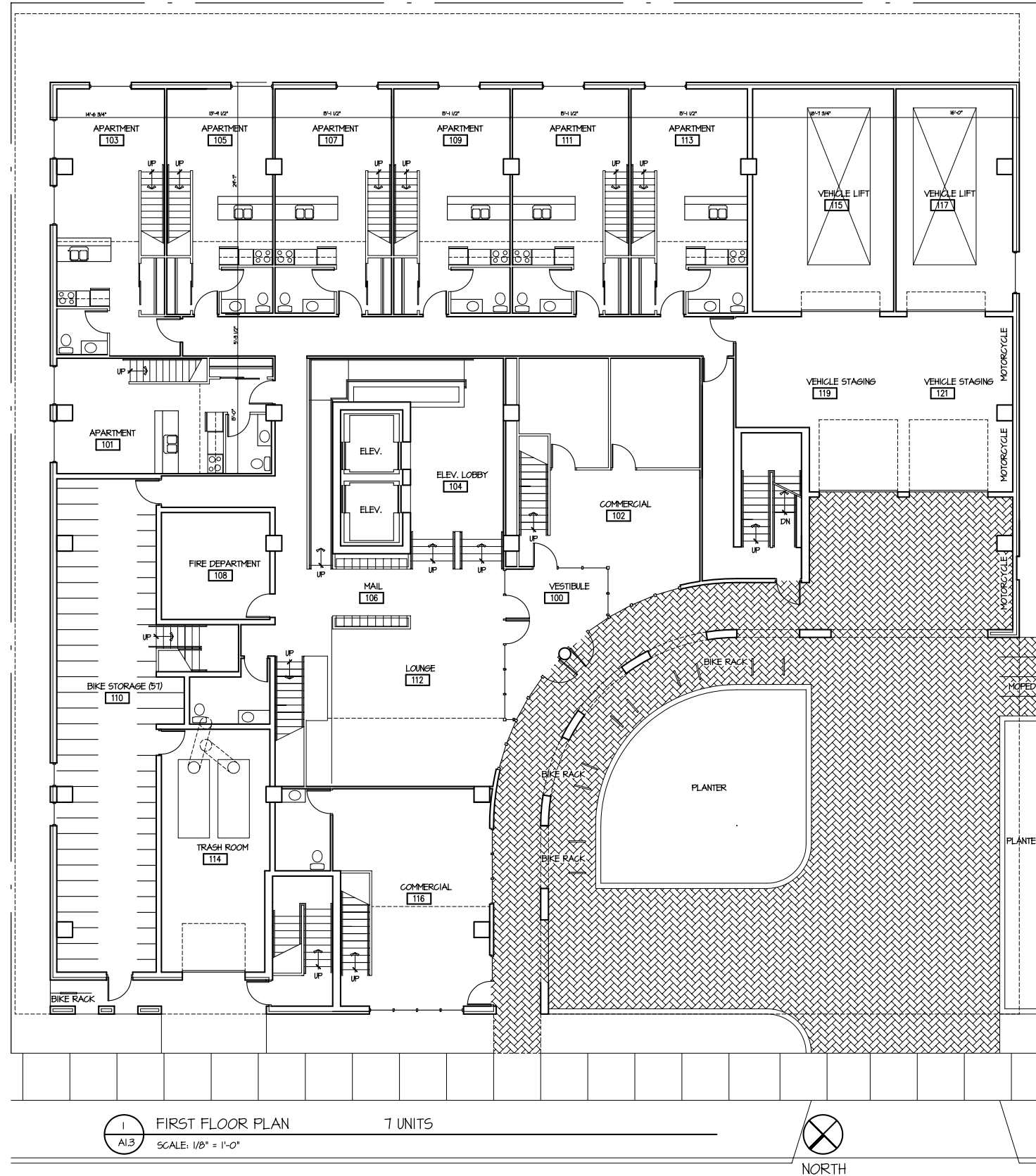
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FIRST FLOOR MEZZANINE

DATA

Project # 201303
Date: 02.19.14

A1.4



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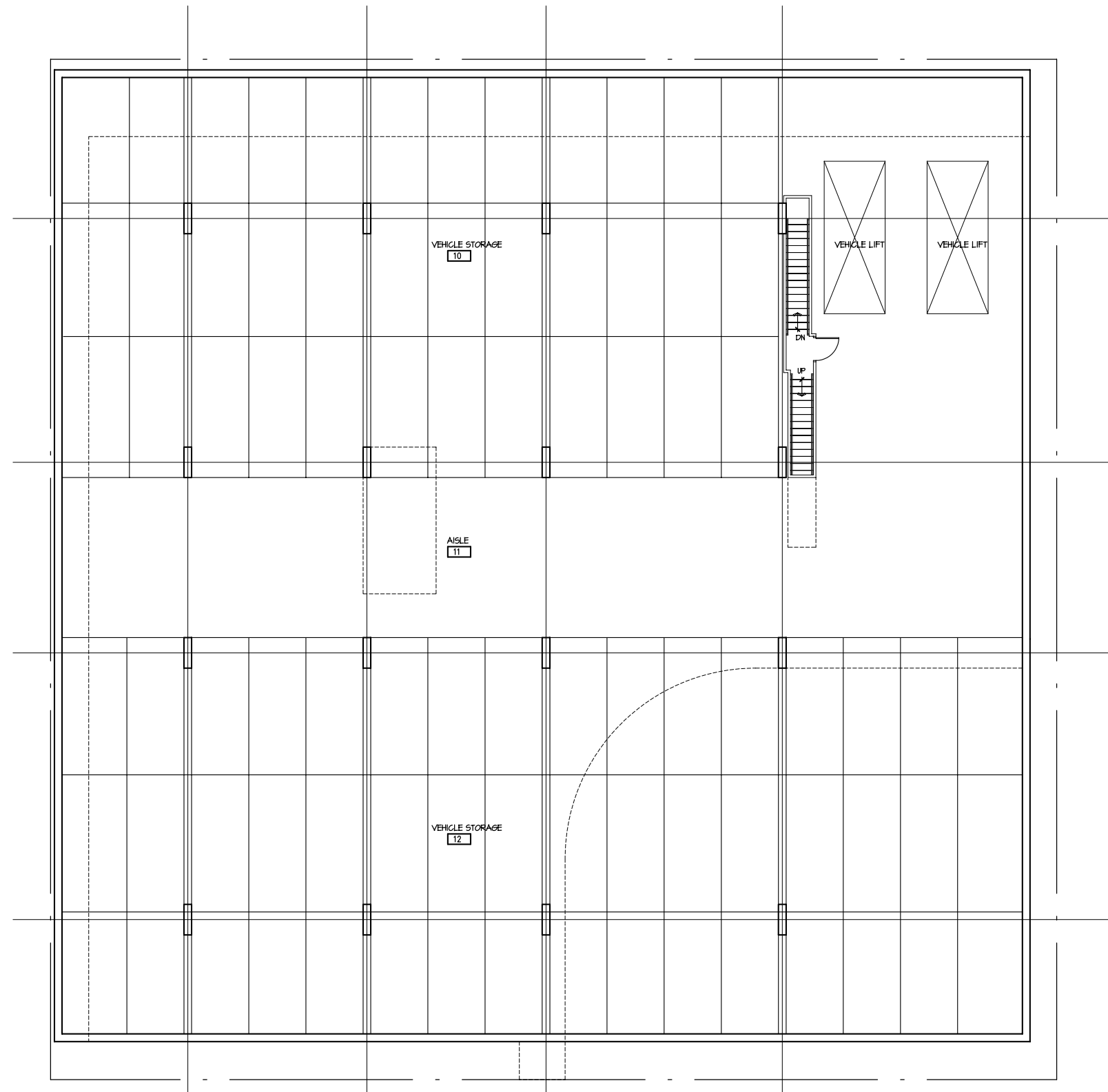
PROJECT
Johnson Bend

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DRAWING
FIRST FLOOR PLAN

DATA
Project # 201303
Date: 02.19.14

A1.3



1
A1.2

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

84 VEHICLES



NORTH

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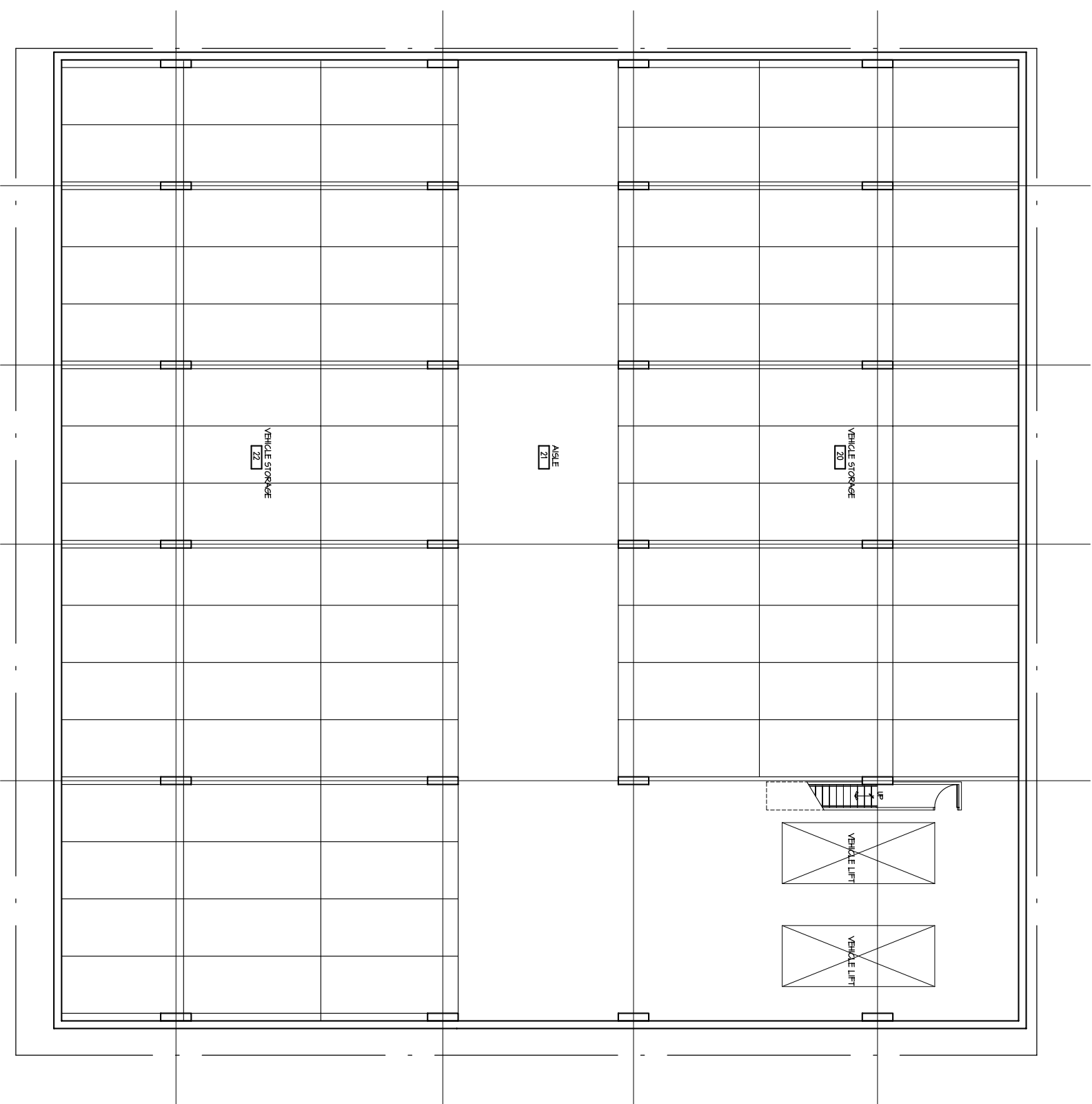
DRAWING

PARKING LEVEL P1 PLAN

DATA

Project # 201303
Date: 02.19.14

A1.2



1 PARKING LEVEL P2
ALL SCALE: 1/8" = 1'-0"

84 VEHICLES



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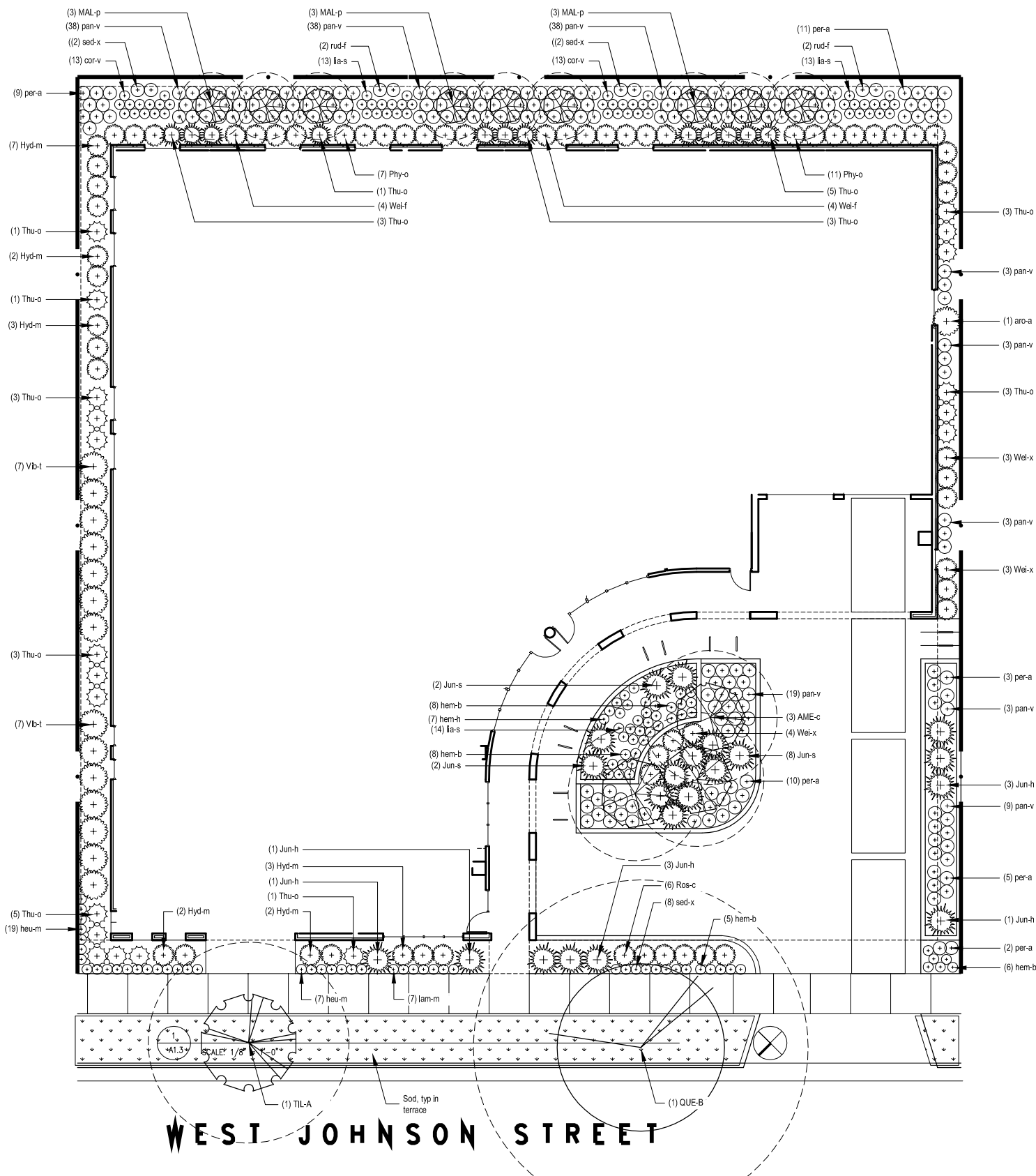
DRAWING

PARKING LEVEL P2 PLAN

DATA

Project # 201303
Date: 02.19.14

A1.1



WEST JOHNSON STREET

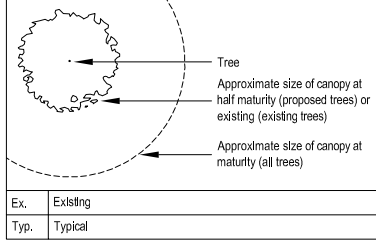


PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE
CANOPY TREES (NOTE: Sizes indicated shall be used unless noted otherwise on plans)						
QUE-B	<i>Quercus bicolor</i>	Swamp White Oak	3.5" cal	B&B	Full, symmetrical, strong central leader	50' H x 50' W
TIL-A	<i>Tilia americana</i> 'McKsentry'	American Sentry Linden	3.5" cal	B&B	Full, symmetrical, strong central leader	45' H x 30' W
ORNAMENTAL TREES						
AME-x	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' ht	B&B	Full, matched, 3-5 stems	20' H x 20' W
MAL-r	<i>Malus</i> 'Red Jewel'	'Red Jewel' Crabapple	8' ht	B&B	Full, matched, single-stem tree form	15' H x 12' W
EVERGREEN SHRUBS						
Jun-c	<i>Juniperus chinensis</i> 'Kaizuka'	'Kaizuka' Chinese Juniper	48" H	cont.		N/A in pot
Tax-x	<i>Taxus x media</i> 'Taunton'	Taunton Yew	18" H	cont.		3' H x 4' W
Thu-o	<i>Thuja occidentalis</i> 'Holmstrup'	'Holmstrup' Arborvitae	36" H	cont.	Full, matched	6' H x 3' W
DECIDUOUS SHRUBS						
Aro-a	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Red Chokeberry	3' H	cont./BB		7' H x 5' W
Hyd-m	<i>Hydrangea macrophylla</i> 'Bailmer' PPAF	Endless Summer Hydrangea	24"	cont.		3' H x 4' W
Phy-d	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Compact Ninebark	18"	cont.		4' H x 4' W
Ros-c	<i>Rosa</i> 'Carefree Wonder'	'Carefree Wonder' Rose	18"	cont.		3' HW
Wei-f	<i>Wegelia florida</i> 'Alexandra'	'Wine & Roses' Wegelia	24"	cont.		4' H x 5' W
Wei-x	<i>Wegelia</i> 'Minuet'	'Minuet' Wegelia	18"	cont.		2' H x 3' W
PERENNIALS & ORNAMENTAL GRASSES						
cor-v	<i>Coreopsis verticillata</i> 'Zagreb'	Threadleaf Coreopsis	1 gal	cont.	18" o.c. triangular spacing	
hem-b	<i>Hemerocallis</i> 'Black Eyed Stella'	'Black Eyed Stella' Daylily	1 gal	cont.	15" o.c. triangular spacing	
hem-h	<i>Hemerocallis</i> 'Happy Returns'	'Happy Returns' Daylily	1 gal	cont.	15" o.c. triangular spacing	
heu-m	<i>Heuchera micrantha</i> 'Palace Purple'	Coralbells 'Palace Purple'	1 gal	cont.	15" o.c. triangular spacing	
lam-m	<i>Lamium maculatum</i> 'Purple Dragon'	'Purple Dragon' Spotted Dead Nettle	1 gal	cont.	15" o.c. triangular spacing	
lia-s	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Gayfeather	1 gal	cont.	15" o.c. triangular spacing	
pan-v	<i>Panicum virgatum</i> 'Shenandoah'	'Shenandoah' Red Switchgrass	1 gal	cont.	3' o.c. triangular spacing	
per-a	<i>Perovskia atriplicifolia</i> 'Filigran'	'Filigran' Russian Sage	1 gal	cont.	3' o.c. triangular spacing	
sed-a	<i>Sedum</i> 'Autumn Joy'	'Autumn Joy' Sedum	1 gal	cont.	18" o.c. triangular spacing	

GENERAL LANDSCAPE & PLANTING NOTES

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials, plant locations and plant bed conditions are subject to the approval of the Landscape Architect and Owner at any time. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for seeded areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all new lawn and plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Recondition soil and seed/re-seed all areas disturbed by construction activities that are not to receive other surface treatment (i.e. pavement, planting bed, etc.). Seed with WIDOT 40 or equal.
- All plant beds to receive steel edge (see Detail 8/L301) where bed is not bounded by a structure or pavement unless otherwise noted.
- Scientific names of plants to take precedence over common names.
- SOD: Provide Highland type, nursery-grown sod of dense growth, with a strong, fibrous root system, and shall be composed of at least seventy-five (75) percent Kentucky Bluegrass, mixed with fescue and perennial rye grasses, and free of pernicious weeds. Cut the sod at a length of approximately 2" (5.1 cm), and rake the sod free of debris.
- Landscape boulders - Weathered Waupon boulders available at Madison Block and Stone (contact: Tyler Anderson 608-249-5633 x224) or approved equal. Height of boulder indicated on plan refers to height above grade. Length and width shall be scaled according to plan.

KEY TO Symbols and Common Abbreviations

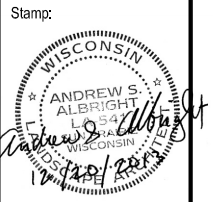


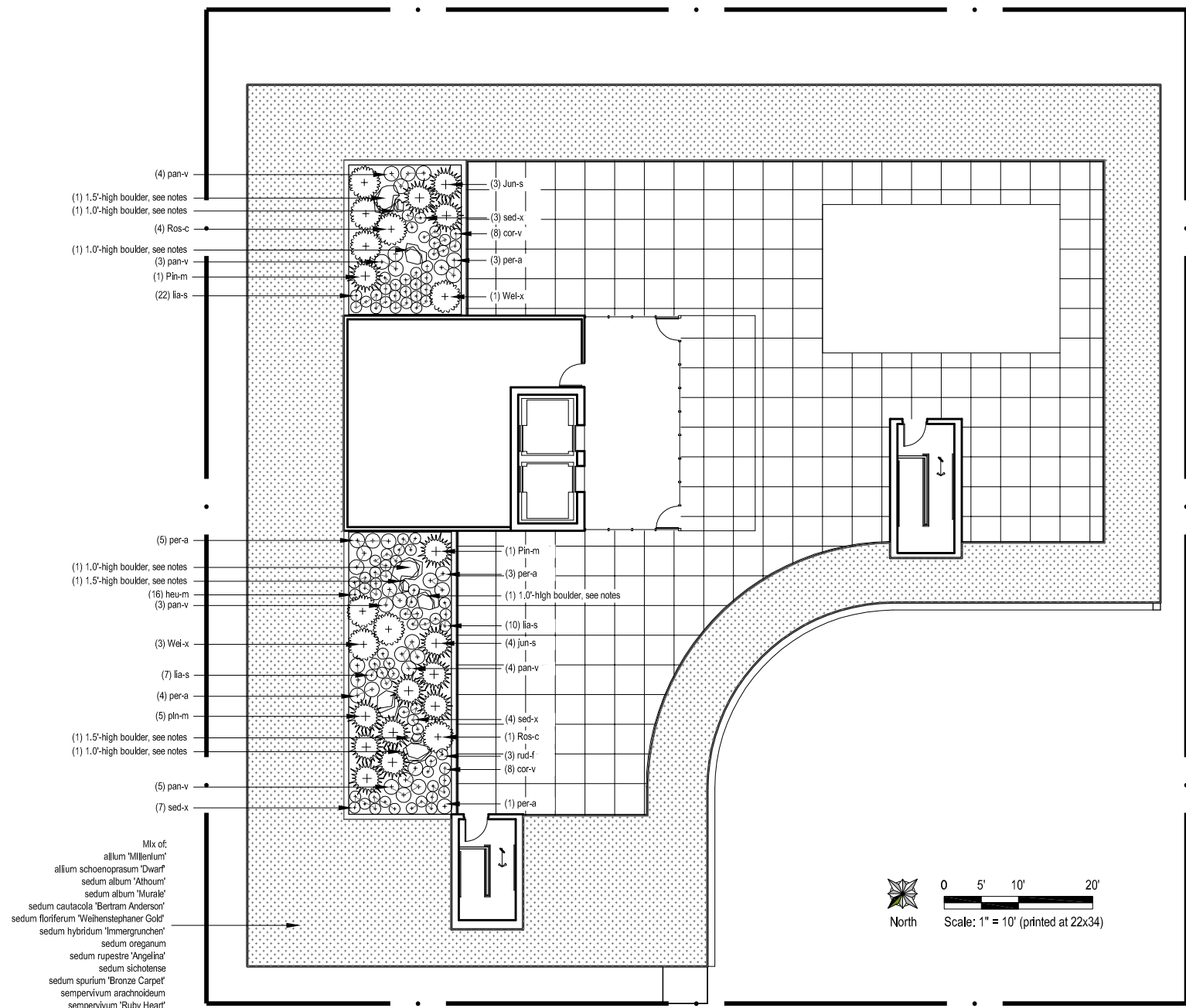
CITY OF MADISON LANDSCAPE POINT SCHEDULE				
per Amended Sections 28.142 & 28.211 effective 9/12/13				
Total points required = Total Landscape Units (Total SF of developed area / 300) x 5				
points = (17,673 SF / 300) x 5 = 295 points				
TABULATION OF POINTS & CREDITS	Ground Level		Roof	
	Qty	Pts	Qty	Pts
Overstory deciduous trees (min 2.5" caliper) @ 35 pts ea.				
Ornamental trees (1.5" caliper) @ 15 pts ea.	12	180		
Evergreen trees (min 3' height) @ 15 pts ea.				
Shrub, deciduous (min 18" ht or 3 gal cont) @ 2 pts ea.	75	150	9	18
Shrub, evergreen (min 18" ht or 3 gal cont) @ 3 pts ea.	53	169	13	39
Ornamental grasses (min 18" ht or 3 gal cont) @ 2 pts ea.				
Decorative fence @ 4 points / 10 linear feet				
Subtotals		499		57
Total proposed landscape points achieved				556

Revision	Date	Description

Issued for:	Approval
Issue Date:	2014-02-18
Job No:	2014-045
Drawn by:	ASA

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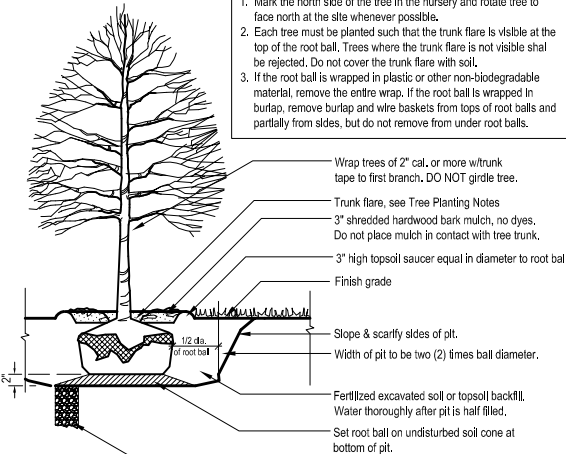




- Mix of
- allium 'Millenium'
- allium schoenoprasum 'Dwarf'
- sedum album 'Althoum'
- sedum album 'Murale'
- sedum caudicola 'Bertram Anderson'
- sedum floeriferum 'Immergruener'
- sedum hybridum 'Immergruener'
- sedum oreganum
- sedum rupestre 'Angelin'
- sedum sitcholense
- sedum spurium 'Bronze Carpet'
- sempervivum arachnoidum
- sempervivum 'Ruby Heart'

TREE PLANTING NOTES:

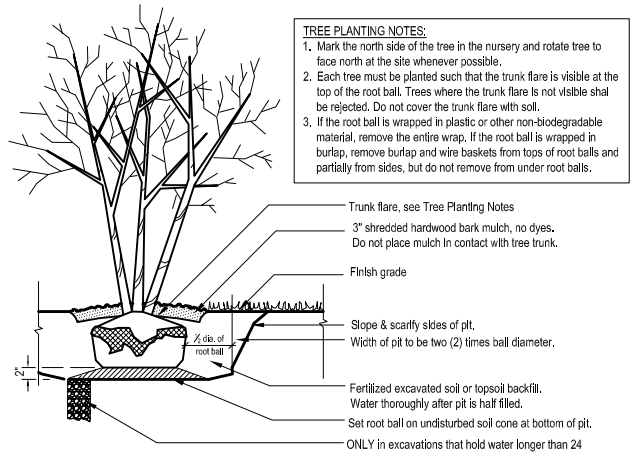
1. Mark the north side of the tree in the nursery and rotate tree to face north at the site whenever possible.
2. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
3. If the root ball is wrapped in plastic or other non-biodegradable material, remove the entire wrap. If the root ball is wrapped in burlap, remove burlap and wire baskets from tops of root balls and partially from sides, but do not remove from under root balls.



1 TREE PLANTING
Not to scale

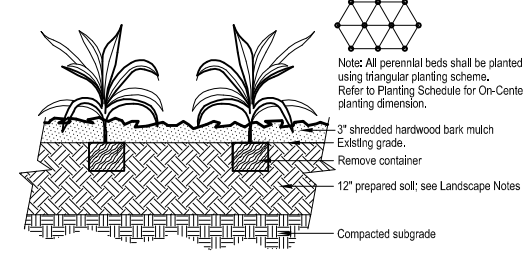
TREE PLANTING NOTES:

1. Mark the north side of the tree in the nursery and rotate tree to face north at the site whenever possible.
2. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
3. If the root ball is wrapped in plastic or other non-biodegradable material, remove the entire wrap. If the root ball is wrapped in burlap, remove burlap and wire baskets from tops of root balls and partially from sides, but do not remove from under root balls.

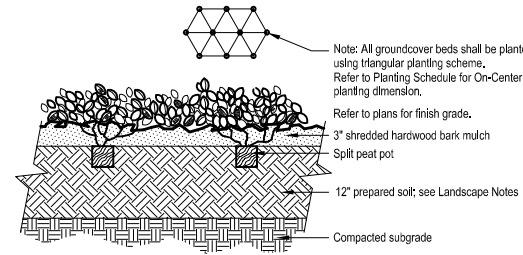


2 MULTI-STEM TREE PLANTING
Not to scale

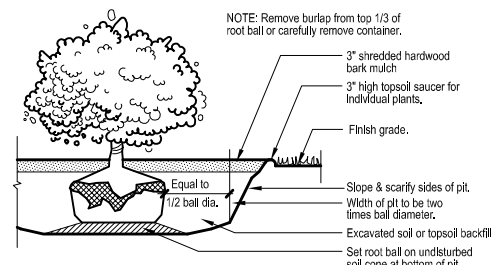
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DET.
CANOPY TREES (NOTE: Sizes indicated shall be used unless noted otherwise on plans)							
QUE-B	Quercus bicolor	Swamp White Oak	3.5" cal	B&B	Full, symmetrical, strong central leader	50' H x 50' W	1/L1.1
TIL-A	Tilia americana 'McK'Sentry'	American Sentry Linden	3.5" cal	B&B	Full, symmetrical, strong central leader	45' H x 30' W	
ORNAMENTAL TREES							
AME-x	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' ht	B&B	Full, matched, 3-5 stems	20' H x 20' W	2/L1.1
MAL-r	Malus 'Red Jewel'	'Red Jewel' Crabapple	8' ht	B&B	Full, matched, single-stem tree form	15' H x 12' W	1/L1.1
EVERGREEN SHRUBS							
Jun-c	Juniperus chinensis 'Kaizuka'	'Kaizuka' Chinese Juniper	48" H	cont.		N/A in pot	
Tax-x	Taxus x media 'Taunton'	Taunton Yew	18" H	cont.		3' H x 4' W	3/L1.1
Thu-o	Thuja occidentalis 'Holmstrup'	'Holmstrup' Arborvitae	36" H	cont.	Full, matched	6' H x 3' W	
DECIDUOUS SHRUBS							
Aro-a	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	3' H	cont./BB		7' H x 5' W	
Hyd-m	Hydrangea macrophylla 'Balmer PPAF'	Endless Summer Hydrangea	24"	cont.		3' H x 4' W	
Phy-d	Physocarpus opulifolius 'Dart's Gold'	Compact Ninebark	18"	cont.		4' H x 4' W	3/L1.1
Ros-c	Rosa 'Carefree Wonder'	'Carefree Wonder' Rose	18"	cont.		3' HW	
Wei-f	Weigela florida 'Alexandra'	'Wine & Roses' Weigela	24"	cont.		4' H x 5' W	
Wei-x	Weigela 'Minuet'	'Minuet' Weigela	18"	cont.		2' H x 3' W	
PERENNIALS & ORNAMENTAL GRASSES							
cor-v	Coreopsis verticillata 'Zagreb'	Threadleaf Coreopsis	1 gal	cont.	18" o.c. triangular spacing		
hem-b	Hemerocallis 'Black Eyed Stella'	'Black Eyed Stella' Daylily	1 gal	cont.	15" o.c. triangular spacing		
hem-h	Hemerocallis 'Happy Returns'	'Happy Returns' Daylily	1 gal	cont.	15" o.c. triangular spacing		
heu-m	Heuchera micrantha 'Palace Purple'	Coralbells 'Palace Purple'	1 gal	cont.	15" o.c. triangular spacing		
lam-m	Lamium maculatum 'Purple Dragon'	'Purple Dragon' Spotted Dead Nettle	1 gal	cont.	15" o.c. triangular spacing		4/L1.1
lia-s	Liatris spicata 'Kobold'	Kobold Spike Gayfeather	1 gal	cont.	15" o.c. triangular spacing		
pan-v	Panicum virgatum 'Shenandoah'	'Shenandoah' Red Switchgrass	1 gal	cont.	3' o.c. triangular spacing		
per-a	Perovskia atriplicifolia 'Filigran'	'Filigran' Russian Sage	1 gal	cont.	3' o.c. triangular spacing		
sed-a	Sedum 'Autumn Joy'	'Autumn Joy' Sedum	1 gal	cont.	18" o.c. triangular spacing		



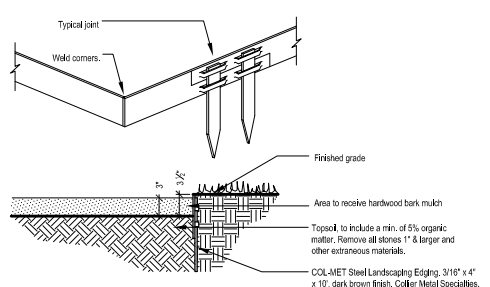
4 PERENNIAL PLANTING
Not to scale



5 GROUNDCOVER PLANTING
Not to scale



3 SHRUB PLANTING
Not to scale

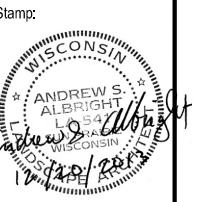


6 STEEL EDGE
Not to scale

Revision	Date	Description

Issued for:	Approval
Issue Date:	2014-02-18
Job No:	2014-045
Drawn by:	ASA

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