

# HARTMEYER REDEVELOPMENT: FAMILY HOUSING

2007 ROTH STREET: LOT 2



DRAWING INDEX FAMILY HOUSING	
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G012	CONTEXTUAL SITE INFO
G013	CONTEXTUAL SITE INFO
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A205	EXTERIOR PERSPECTIVE: VIEW TO ENTRANCE
A206	EXTERIOR PERSPECTIVE: VIEW TO ENTRANCE
A210	MATERIALS BOARDS

## LAND USE APPLICATION SUBMITTAL

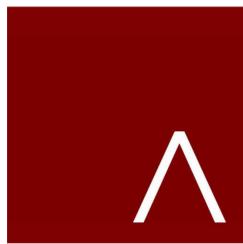
SEPTEMBER 26, 2022



**JLA**  
ARCHITECTS



○ SITE LOCATOR  
1" = 100' - 0"



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MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SITE LOCATOR

SHEET NUMBER

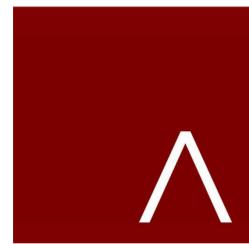
G010



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST



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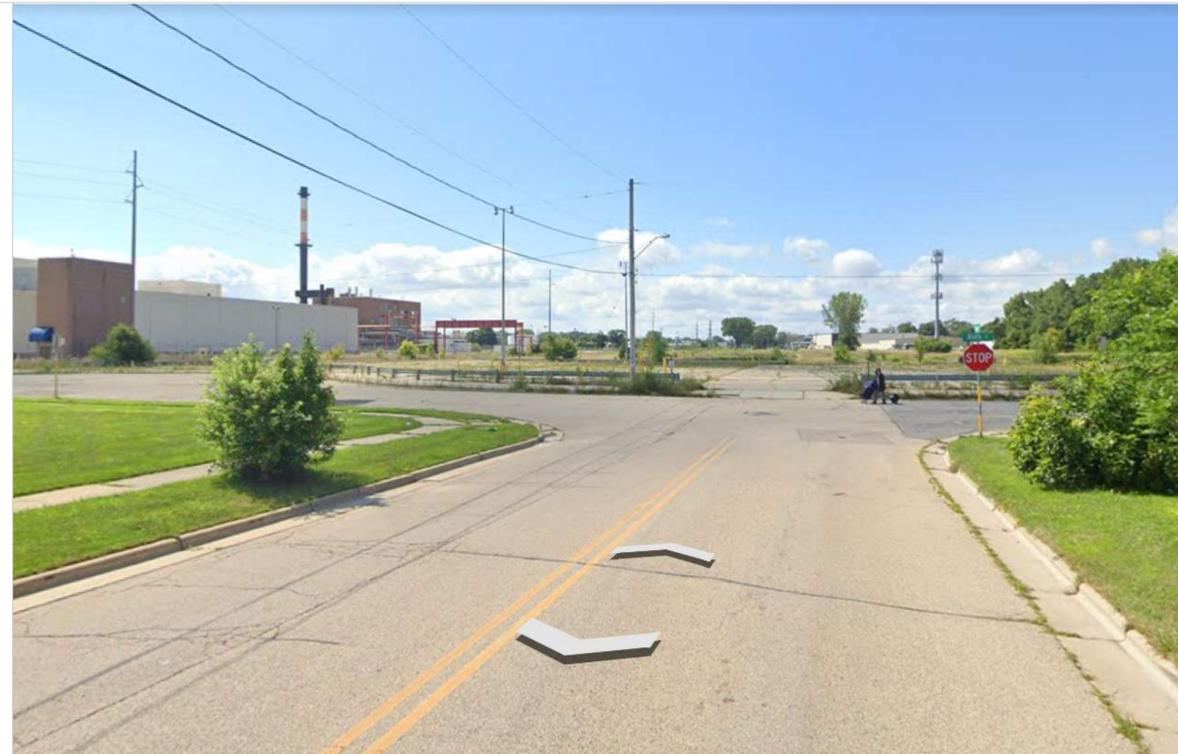
CONTEXTUAL SITE  
INFORMATION

SHEET NUMBER

G011



ROTH ST AT RAILROAD LOOKING SOUTH



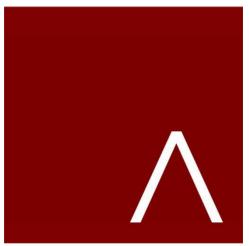
HUXLEY ST LOOKING SOUTH



O'NEIL AVE LOOKING SOUTHEAST



ROTH STREET LOOKING EAST



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G012



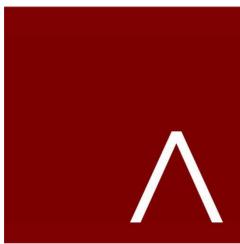
RUSKIN ST AT COMMERCIAL AVE LOOKING NORTH



COMMERCIAL AVE AT RAILROAD LOOKING NORTH



COMMERCIAL AVE LOOKING NORTH



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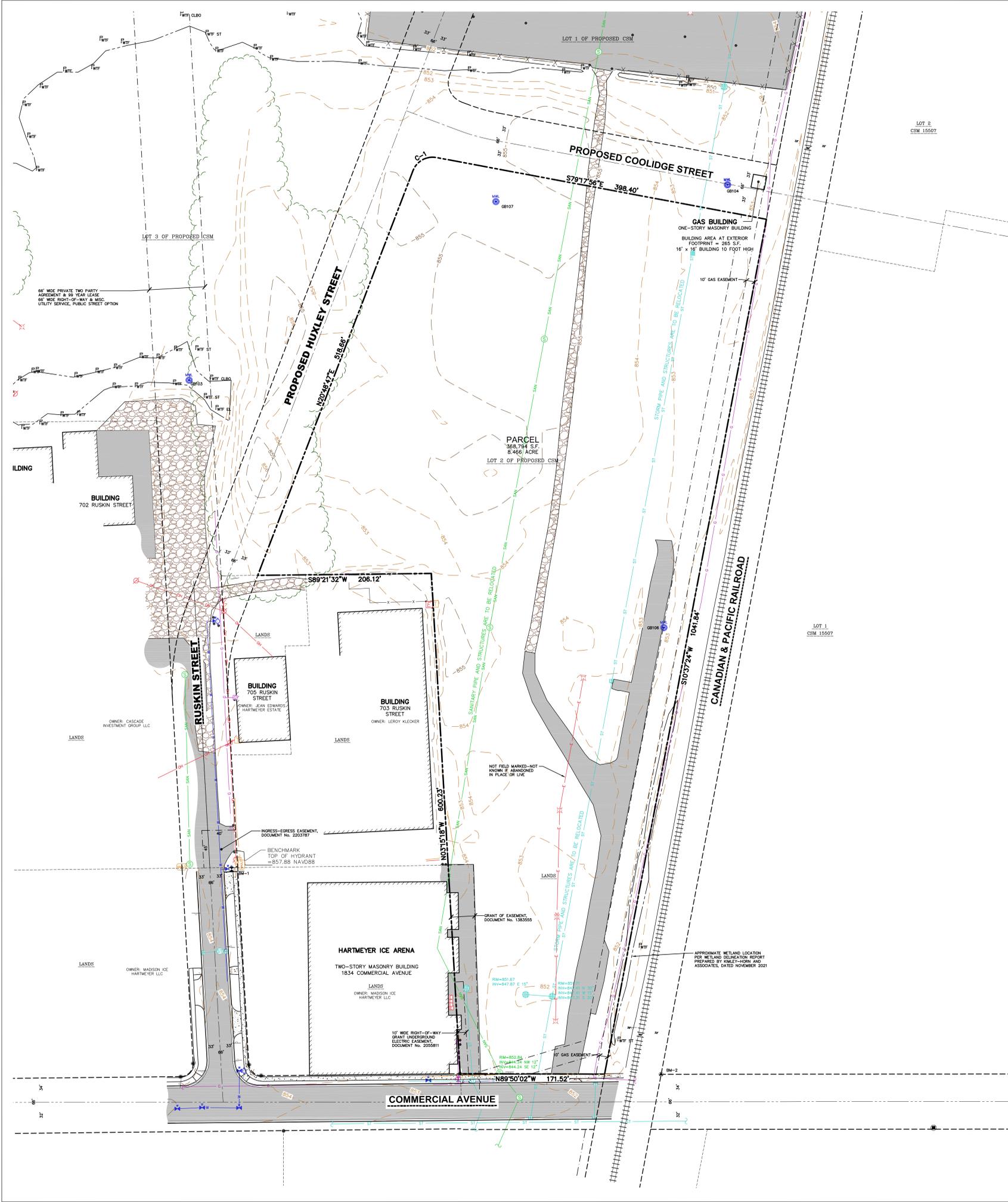
Mark	Description	Date

SHEET TITLE

CONTEXTUAL SITE  
INFORMATION

SHEET NUMBER

G013



**EXISTING CONDITIONS MAP**

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



VICINITY MAP  
NOT TO SCALE

**LEGEND**

- 1" IRON PIPE FOUND
- ⊕ BENCHMARK
- BOLLARD
- ⊕ SIGN
- ⊕ SANITARY MANHOLE
- ⊕ WATERMAIN OR GASMAIN VALVE
- ⊕ HYDRANT
- ⊕ ROUND CASTED INLET
- ⊕ SQUARE CASTED INLET
- ⊕ CURB INLET
- ⊕ STORM SEWER ACCESS
- ⊕ POWER POLE W/GUY
- ⊕ TRAFFIC SIGNAL
- ⊕ MONITORING WELL
- ⊕ WETLAND FLAG
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- DELINEATED WETLANDS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

**NOTES**

- FIELD WORK PERFORMED ON AUGUST 22, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE; THE SOUTH LINE OF SECTION 31, T08N, R10E, BEARS N89°57'05"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE TOP NUT OF A HYDRANT AS NOTED ON ALTA COMPLETED BY D'ONOFRIO KOTKIE AND ASSOCIATES, INC., FEBRUARY 25, 2022, ELEVATION = 857.88'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE LOCATE TICKET NO. 20223425446, 20223425501, 20223425514, WITH A CLEAR DATE OF AUGUST 24, 2022, AND DIGGERS HOTLINE MAPPING TICKET NO. 20223425467, 20223425471, 20223425546, WITH A CLEAR DATE OF AUGUST 29, 2022.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:  
 AMERICAN TRANSMISSION MADISON GAS & ELECTRIC  
 ROGERS COMMUNICATIONS CANADA AT&T DISTRIBUTION  
 TDS TELECOM - MIDDLETON TDS METROCOM  
 CITY OF MADISON ENGINEERING MCI
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF SURVEY AND SHOULD BE VERIFIED PRIOR TO USE.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- THE PARCEL BOUNDARY HEREON IS SHOWN AS PROPOSED ON THE LAND DIVISION BY CERTIFIED SURVEY MAP THAT IS UNDER LOCAL REVIEW. PARCEL MONUMENTS HAVE NOT BEEN SET IN THE FIELD.

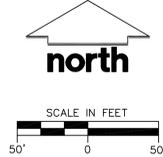
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	34.86'	25.00'	79°53'17"	32.10'	N60°45'25"E

**BENCHMARKS**

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	857.88	TOP NUT ON HYDRANT EAST SIDE OF RUSKIN STREET, NW CORNER OF HARTMEYER ICE ARENA PARCEL
BM-2	851.64	M.A.G. NAIL FOUND, SE CORNER OF SITE, EAST SIDE OF RAILROAD, NORTH SIDE OF COMMERCIAL AVENUE.

\*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THE SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



CREATE THE VISION TELL THE STORY  
 jsdinc.com  
 MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

CLIENT:  
**LINCOLN AVENUE CAPITAL**  
 CLIENT ADDRESS:  
 401 WILSHIRE BLVD, STE 1070  
 SANTA MONICA, CA 90401

PROJECT:  
**RUSKIN & ROTH APARTMENTS 2**  
 PROJECT LOCATION:  
 CITY OF MADISON  
 DANE COUNTY, WI

**MODIFICATIONS:**

#	Date	Description
1	09/23/22	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CJO 09/01/22  
 Reviewed By: JK 09/02/22  
 Approved By: INT 09/02/22  
 SHEET TITLE:  
**EXISTING CONDITIONS MAP**  
 SHEET NUMBER:  
**C0.1**  
 PROJECT NO: 22-11381





HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

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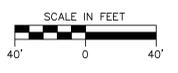
DEMOLITION  
PLAN

SHEET NUMBER

C2.0

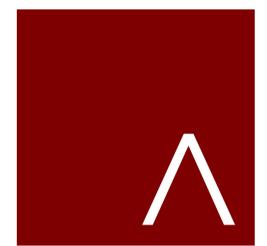
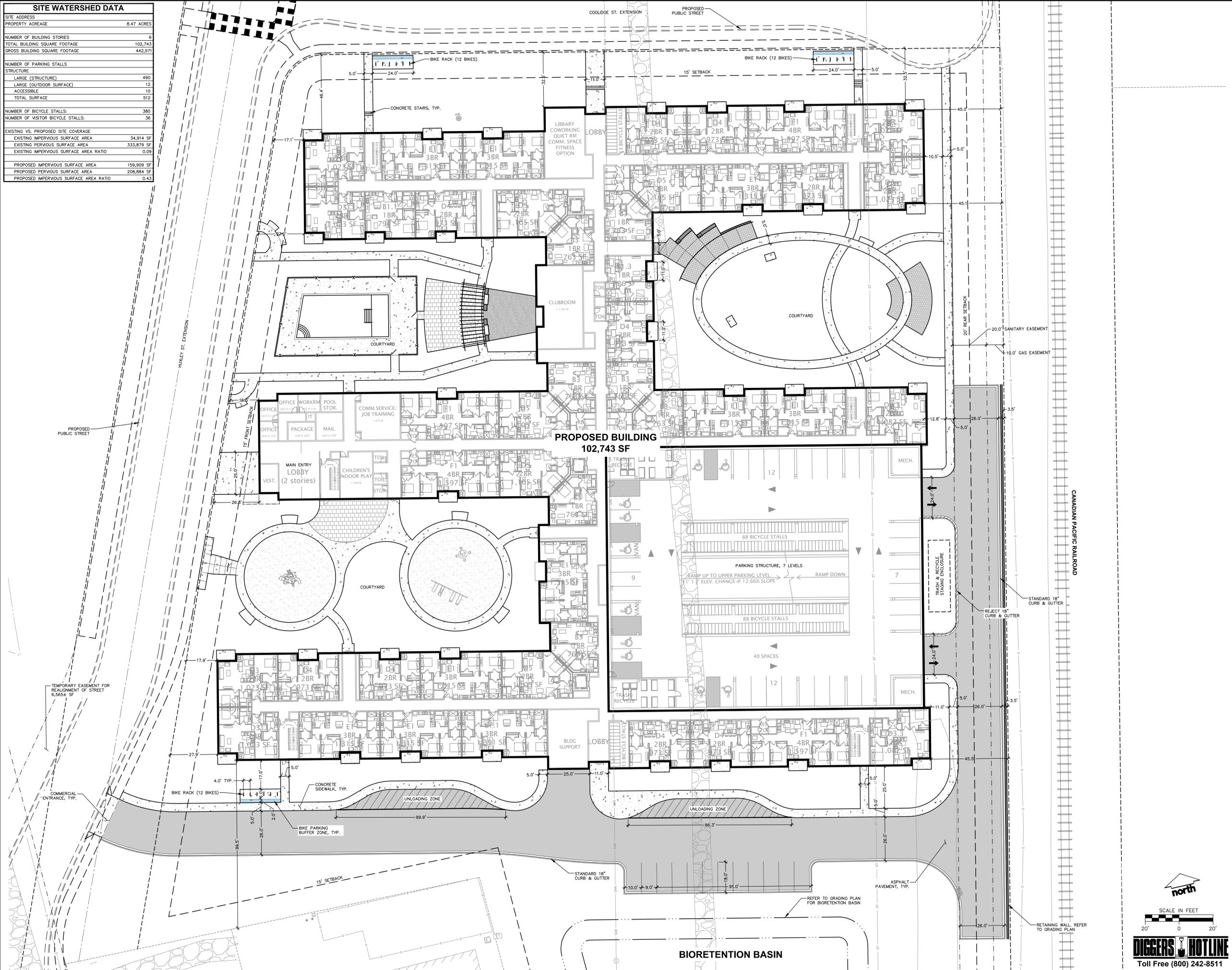
**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	DEMOLITION - REMOVAL OF ON-SITE CURB SURFACES AND BASE COURSE
	DEMOLITION - PAVEMENT MILL AND OVERLAY
	DEMOLITION - REMOVAL OF RETAINING WALL
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
	DEMOLITION - CLEARING AND GRUBBING
	TREE REMOVAL
	SHRUB REMOVAL
	PROTECT EXISTING TREE



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SITE WATERSHED DATA	
SITE ADDRESS	
PROPERTY ACREAGE	8.47 ACRES
NUMBER OF BUILDING STORIES	6
TOTAL BUILDING SQUARE FOOTAGE	102,743
GROSS BUILDING SQUARE FOOTAGE	442,571
NUMBER OF PARKING STALLS	
STRUCTURE	
LARGE (STRUCTURE)	490
LARGE (OUTDOOR SURFACE)	12
ACCESSIBLE	10
TOTAL SURFACE	512
NUMBER OF BICYCLE STALLS	380
NUMBER OF VISITOR BICYCLE STALLS	36
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	34,914 SF
EXISTING PERVIOUS SURFACE AREA	333,879 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.09
PROPOSED IMPERVIOUS SURFACE AREA	159,909 SF
PROPOSED PERVIOUS SURFACE AREA	208,884 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.43



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REDEVELOPMENT:  
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LOT 2

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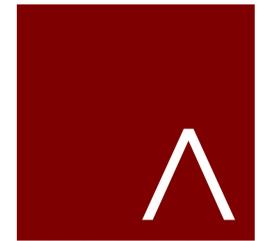
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**SITE PLAN**

SHEET NUMBER

**C3.0**



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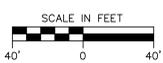
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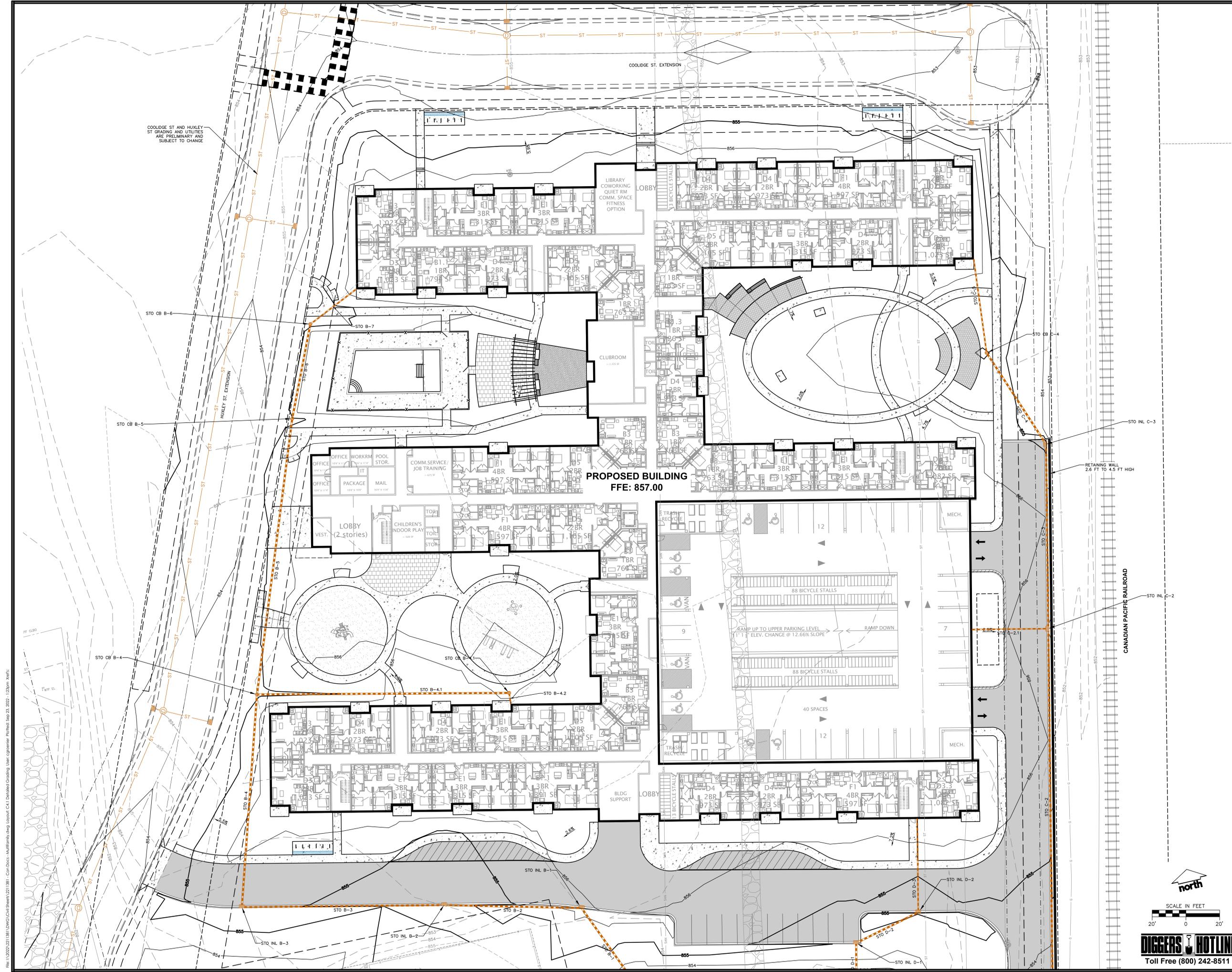
GRADING AND  
EROSION  
CONTROL PLAN

SHEET NUMBER

C4.0

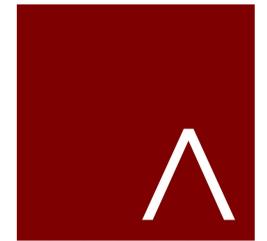
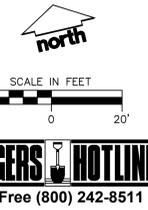


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COOLIDGE ST AND HUXLEY ST GRADING AND UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE

**PROPOSED BUILDING**  
FFE: 857.00



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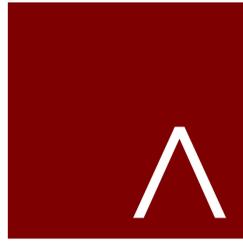
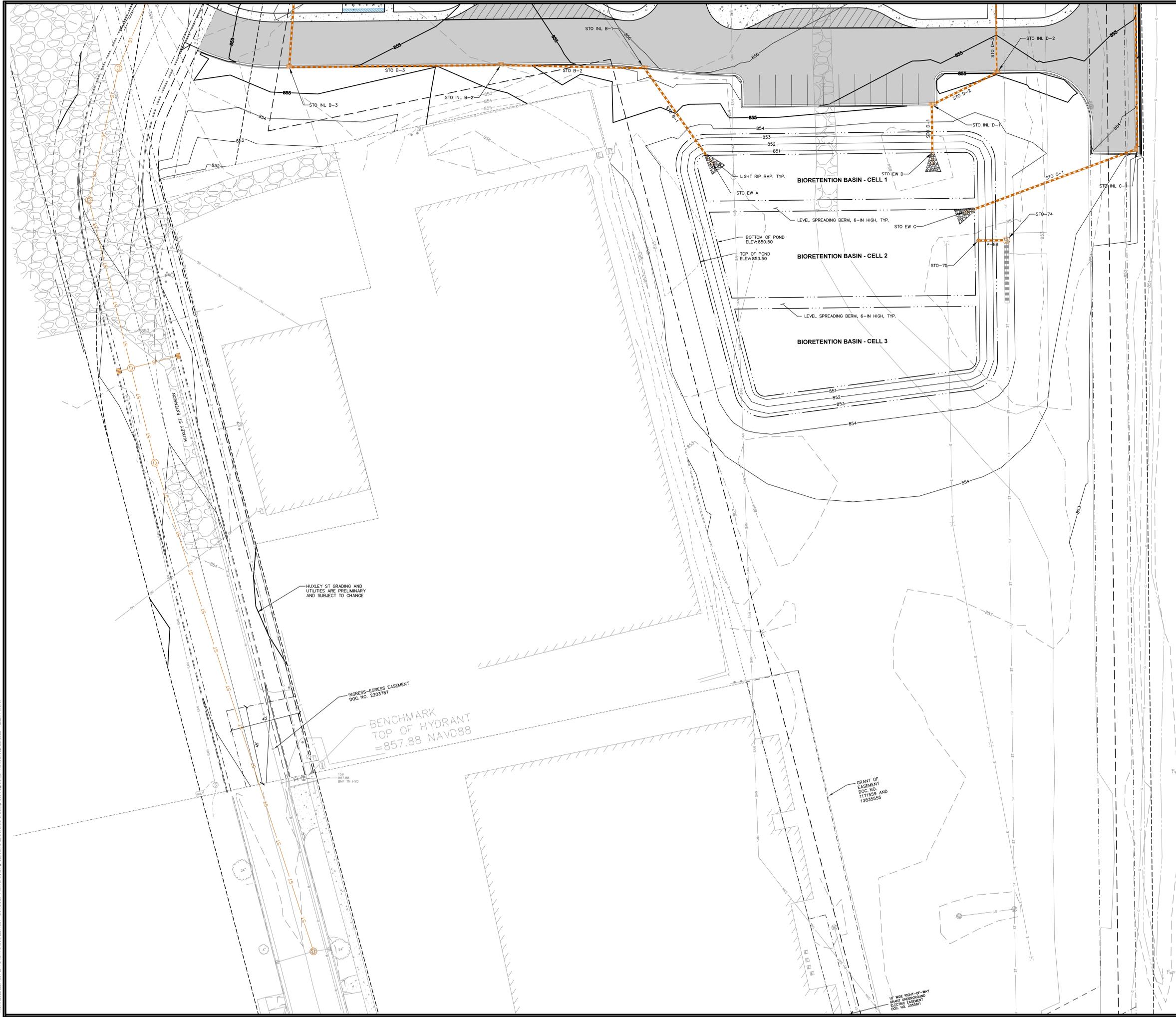
**DETAILED  
GRADING  
PLAN**

SHEET NUMBER

**C4.1**



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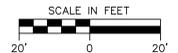
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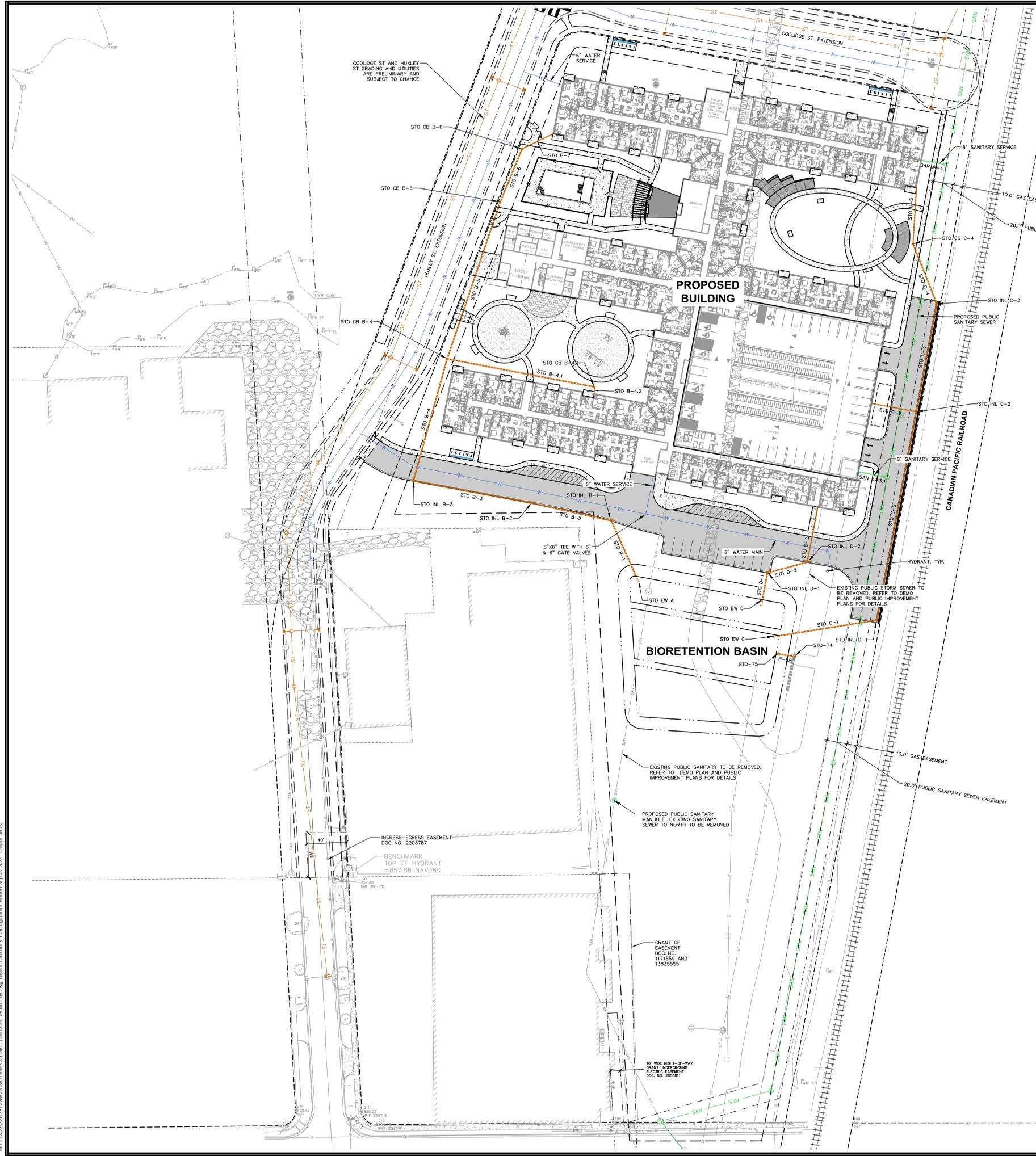
DETAILED  
GRADING  
PLAN

SHEET NUMBER

C4.2



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**PROPOSED STORM SEWER STRUCTURE TABLE**

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO-74	853.79	W INV: 848.42 (12") S INV: 847.60 (30")	6.2	60 IN MH (FLAT)	R-1550 SOLID LID
STO-75	851.00	E INV: 848.50 (12")	2.5	36 IN MH (FLAT)	36" HAALA TRASH RACK
STO CB B-4	854.75	S INV: 851.65 (12") N INV: 851.75 (12") E INV: 851.75 (12")	3.1	36 IN MH (FLAT)	R-2050 TYPE D
STO CB B-4.1	855.50	W INV: 852.08 (12") S INV: 852.41 (8")	3.4	36 IN MH (FLAT)	R-2050 TYPE D
STO CB B-5	854.90	S INV: 852.12 (12") N INV: 852.22 (12")	2.8	36 IN MH (FLAT)	R-2050 TYPE D
STO CB B-6	854.50	S INV: 852.35 (12") NE INV: 852.45 (8")	2.2	36 IN MH (FLAT)	R-2050 TYPE D
STO CB C-4	854.93	S INV: 851.87 (12") N INV: 851.97 (8")	3.1	36 IN MH (FLAT)	R-2050 TYPE D
STO EW A	851.60	NW INV: 850.50 (12")	N/A	12 IN HDPE FES	N/A
STO EW C	851.60	E INV: 850.50 (12")	N/A	12 IN HDPE FES	N/A
STO EW D	851.60	N INV: 850.50 (12")	N/A	12 IN HDPE FES	N/A
STO INL B-1	855.78	SE INV: 850.63 (12") W INV: 850.73 (12")	5.1	2 x 3 INLET	R-3067 TYPE L
STO INL B-2	854.14	E INV: 850.91 (12") W INV: 851.01 (12")	3.2	2 x 3 INLET	R-3067 TYPE L
STO INL B-3	855.34	E INV: 851.27 (12") N INV: 851.37 (12")	4.1	2 x 3 INLET	R-3067 TYPE L
STO INL C-1	853.47	W INV: 850.72 (12") N INV: 850.82 (12")	2.8	2 x 3 INLET	R-3067 TYPE L
STO INL C-2	855.48	S INV: 851.29 (12") N INV: 851.39 (12") W INV: 851.62 (8")	4.2	2 x 3 INLET	R-3067 TYPE L
STO INL C-3	854.85	S INV: 851.63 (12") N INV: 851.73 (12")	3.2	2 x 3 INLET	R-3067 TYPE L
STO INL D-1	854.36	S INV: 850.77 (12") E INV: 850.87 (12")	3.6	2 x 3 INLET	R-3067 TYPE L
STO INL D-2	854.53	W INV: 851.28 (12") N INV: 851.61 (8")	3.2	2 x 3 INLET	R-3067 TYPE L

**PROPOSED STORM SEWER PIPE TABLE**

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-88	STO-75	STO-74	16'	848.50	848.42	0.50%	12 IN HDPE (HP)
STO B-1	STO INL B-1	STO EW A	61'	850.63	850.50	0.22%	12 IN HDPE (HP)
STO B-2	STO INL B-2	STO INL B-1	81'	850.91	850.73	0.22%	12 IN HDPE (HP)
STO B-3	STO INL B-3	STO INL B-2	120'	851.27	851.01	0.22%	12 IN HDPE (HP)
STO B-4	STO CB B-4	STO INL B-3	128'	851.65	851.37	0.22%	12 IN HDPE (HP)
STO B-4.1	STO CB B-4.1	STO CB B-4	150'	852.08	851.75	0.22%	12 IN HDPE (HP)
STO B-4.2	ROOF DRAIN	STO CB B-4.1	7'	852.42	852.41	0.22%	8 IN HDPE
STO B-5	STO CB B-5	STO CB B-4	166'	852.12	851.75	0.22%	12 IN HDPE (HP)
STO B-6	STO CB B-6	STO CB B-5	58'	852.35	852.22	0.22%	12 IN HDPE (HP)
STO B-7	ROOF DRAIN	STO CB B-6	34'	852.53	852.45	0.22%	8 IN HDPE
STO C-1	STO INL C-1	STO EW C	98'	850.50	850.50	0.22%	12 IN HDPE (HP)
STO C-2	STO INL C-2	STO INL C-1	213'	851.29	850.82	0.22%	12 IN HDPE (HP)
STO C-2.1	ROOF DRAIN	STO INL C-2	45'	851.72	851.62	0.22%	8 IN HDPE
STO C-3	STO INL C-3	STO INL C-2	110'	851.63	851.39	0.22%	12 IN HDPE (HP)
STO C-4	STO CB C-4	STO INL C-3	65'	851.87	851.73	0.22%	12 IN HDPE (HP)
STO C-5	ROOF DRAIN	STO CB C-4	57'	852.09	851.97	0.22%	8 IN HDPE
STO D-1	STO INL D-1	STO EW D	27'	850.77	850.50	1.00%	12 IN HDPE (HP)
STO D-2	STO INL D-2	STO INL D-1	41'	851.28	850.87	1.00%	12 IN HDPE (HP)
STO D-3	ROOF DRAIN	STO INL D-2	56'	852.17	851.61	1.00%	8 IN HDPE

**PROPOSED SANITARY SEWER STRUCTURE TABLE**

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN A-3	856.28	S INV: 845.20 (12") N INV: 845.30 (12") W INV: 845.30 (8")	11.1	48 IN MH	R-1550 SOLID LID
SAN A-4	853.91	S INV: 845.59 (12") N INV: 845.69 (12") W INV: 845.69 (8")	8.3	48 IN MH	R-1550 SOLID LID

**PROPOSED SANITARY SEWER PIPE TABLE**

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN A-3.1	SAN A-3	29'	845.44	845.30	0.50%	8 IN PVC	
SAN A-4.1	SAN A-4	25'	845.82	845.69	0.50%	8 IN PVC	



JLA PROJECT NUMBER: W22-0128-01



HARTMEYER REDEVELOPMENT: FAMILY HOUSING

2007 ROTH STREET LOT 2

LAND USE APPLICATION

KEY PLAN

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

DATE OF ISSUANCE MONTH, DATE, YEAR

**REVISION SCHEDULE**

Mark	Description	Date

SHEET TITLE

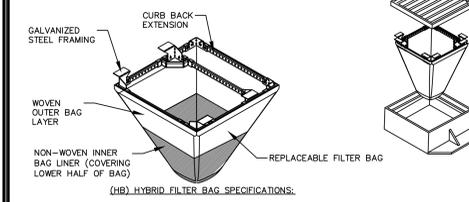
UTILITY PLAN

SHEET NUMBER

C5.0

File: \\2020\2011381\DWG\Civil\Sheet\211\381 - Con Doc - Multifamily.dwg, User: copolmer, PlotDate: Sep 23, 2022, 1:35pm, Xref(s):

**FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS**



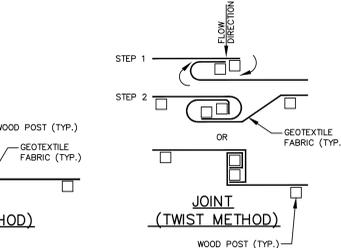
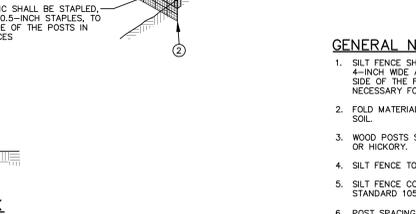
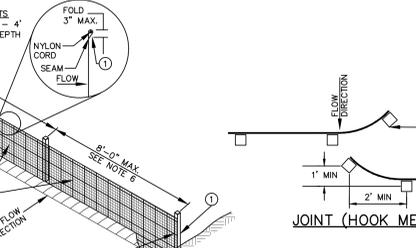
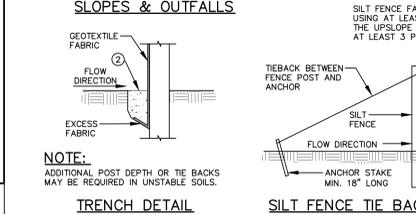
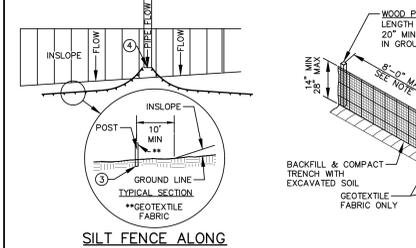
- INSTALLATION INSTRUCTIONS:**
- REMOVE GRATE FROM THE DRAINAGE STRUCTURE
  - CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
  - DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
  - REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/2"
- MAINTENANCE GUIDELINES:**
- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
  - REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
  - DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACTOR. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

**CATCH-IT INLET FILTER (Temporary Inlet Protection)**

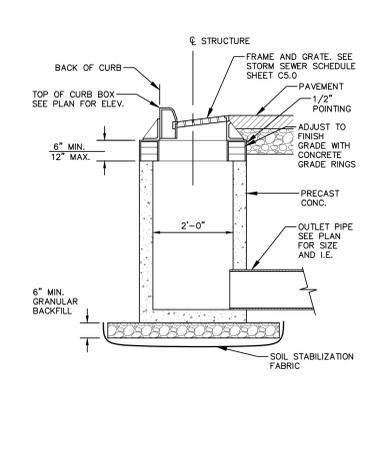
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft)	Flow Ratings (CFS)	ADS PIN
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.5	62LBCB3067H
326A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	62LBCB326AH
3030	Square-Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	62MCR2316H
3067-C	Square-Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	62LSC3067H
R-2501	Round (RD)	-28	-24	2.3	0.8	62MR2501H
R-1772/2480	Round (RD)	22.25-23.5	20.5-21	1.9	0.6	62MR2224H

**Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)**

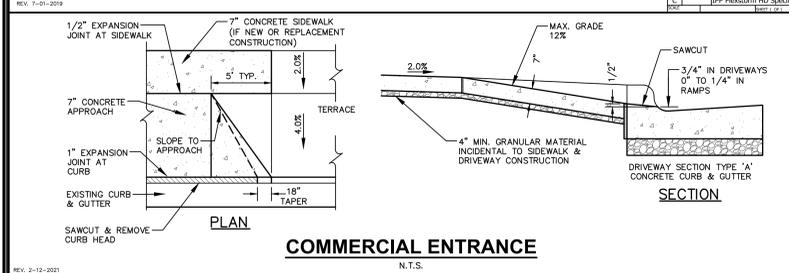
PROPERTY	TEST METHOD	WOVEN (GUTITE)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	800 x 250 Lbs	100 Lbs
ELONGATION	ASTM D4632	20% + 15%	50%
PERMEABILITY	ASTM D4632	3000 GPM	60 GPM
HAZARDOUS TEAR	ASTM D4632	100 x 75 lbs	40 lbs
UV RESISTANCE	ASTM D4632	50%	70%
OPENING SIZE (AOS)	ASTM D4632	20 x 20 SIEVE	40 x 40 SIEVE
PERMEABILITY	ASTM D4632	1.55 cfs/ft <sup>2</sup>	2.55 cfs/ft <sup>2</sup>
WATER FLOW RATE	ASTM D4632	200 gal/min/ft <sup>2</sup>	145 gal/min/ft <sup>2</sup>
MINIMUM FILTER BAG VOLUME		7.0 CB FT	



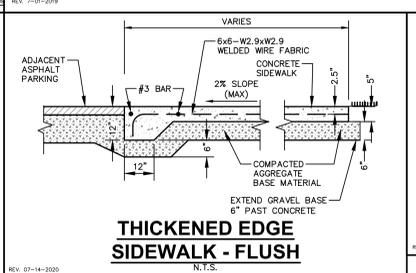
- GENERAL NOTES:**
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
  - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
  - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
  - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
  - SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WNR TECHNICAL STANDARD 1056.
  - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)



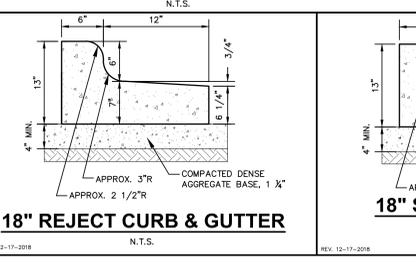
**FRAMED INLET PROTECTION**



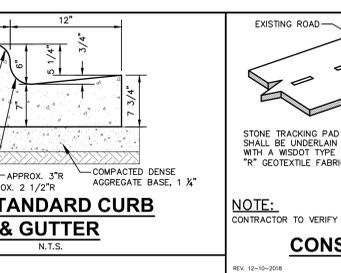
**TRENCH DETAIL**



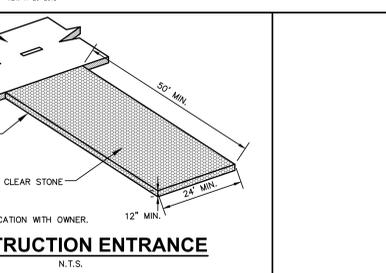
**SILT FENCE**



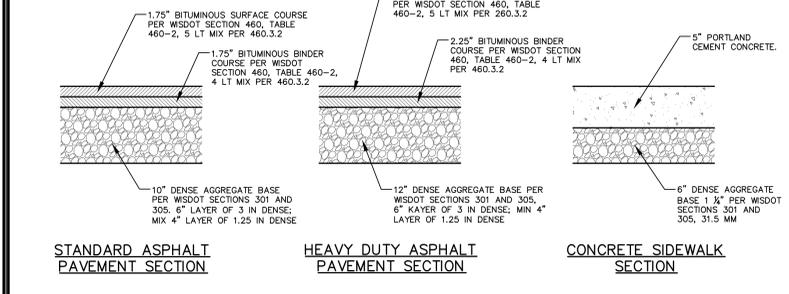
**JOINT (HOOK METHOD)**



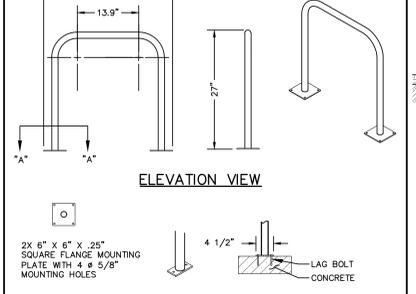
**STORM INLET**



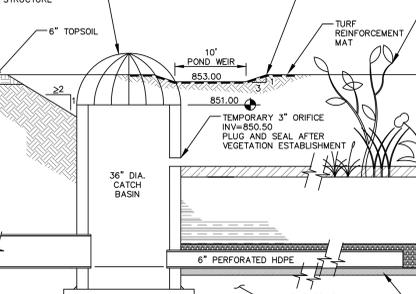
**COMMERCIAL ENTRANCE**



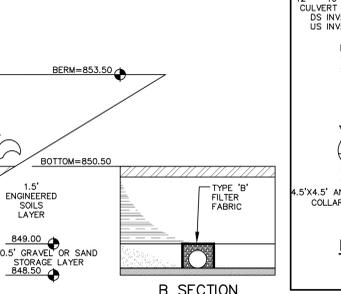
**TRENCH DETAIL**



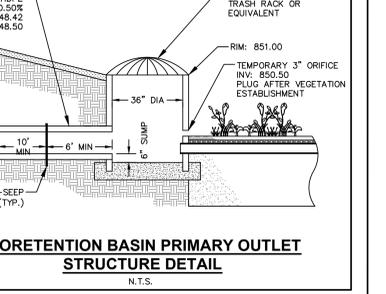
**18" REJECT CURB & GUTTER**



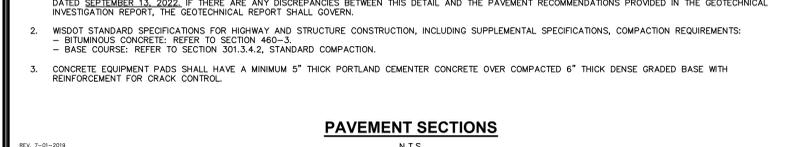
**18" STANDARD CURB & GUTTER**



**CONSTRUCTION ENTRANCE**



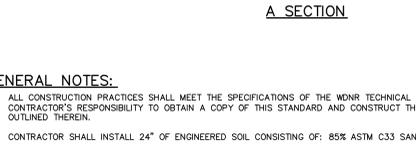
**PAVEMENT SECTIONS**



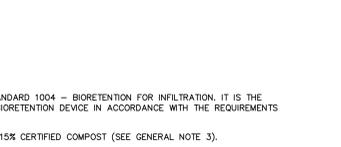
**SURFACE FLANGE MOUNT (SF)**



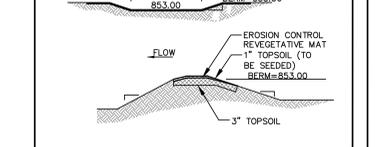
**18" REJECT CURB & GUTTER**



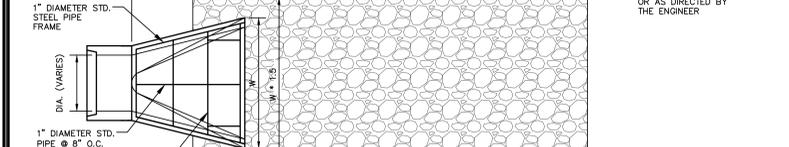
**18" STANDARD CURB & GUTTER**



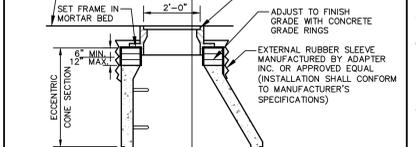
**BIORETENTION BASIN PRIMARY OUTLET STRUCTURE DETAIL**



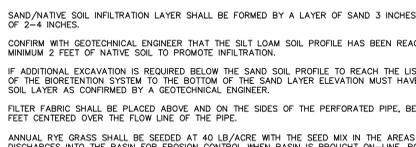
**PAVEMENT SECTIONS**



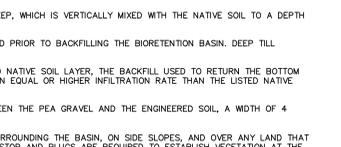
**INVERTED-U BIKE RACK**



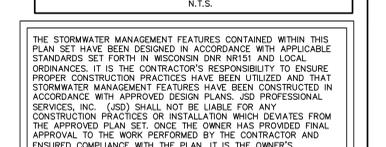
**BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL**



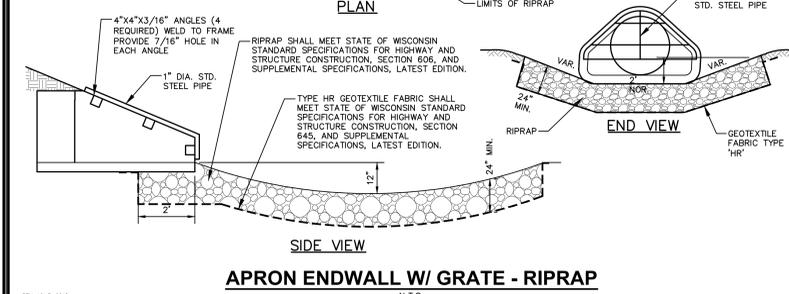
**BIORETENTION BASIN**



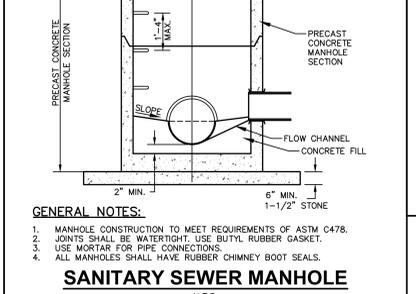
**BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL**



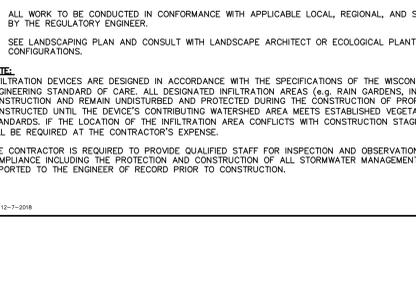
**APRON ENDWALL W/ GRATE - RIPRAP**



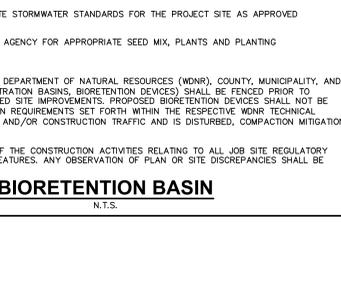
**SANITARY SEWER MANHOLE**



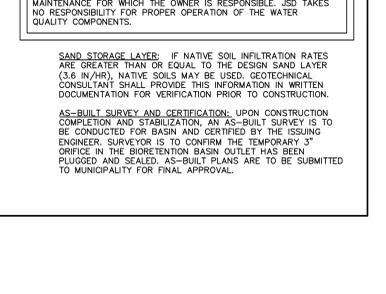
**BIORETENTION BASIN**



**BIORETENTION BASIN**



**BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL**



**APRON ENDWALL W/ GRATE - RIPRAP**



**SANITARY SEWER MANHOLE**



**BIORETENTION BASIN**



**BIORETENTION BASIN**



**BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL**



JLA PROJECT NUMBER: W22-0128-01



**HARTMEYER REDEVELOPMENT: FAMILY HOUSING**

2007 ROTH STREET LOT 2

LAND USE APPLICATION

**KEY PLAN**

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE	MONTH, DATE, YEAR

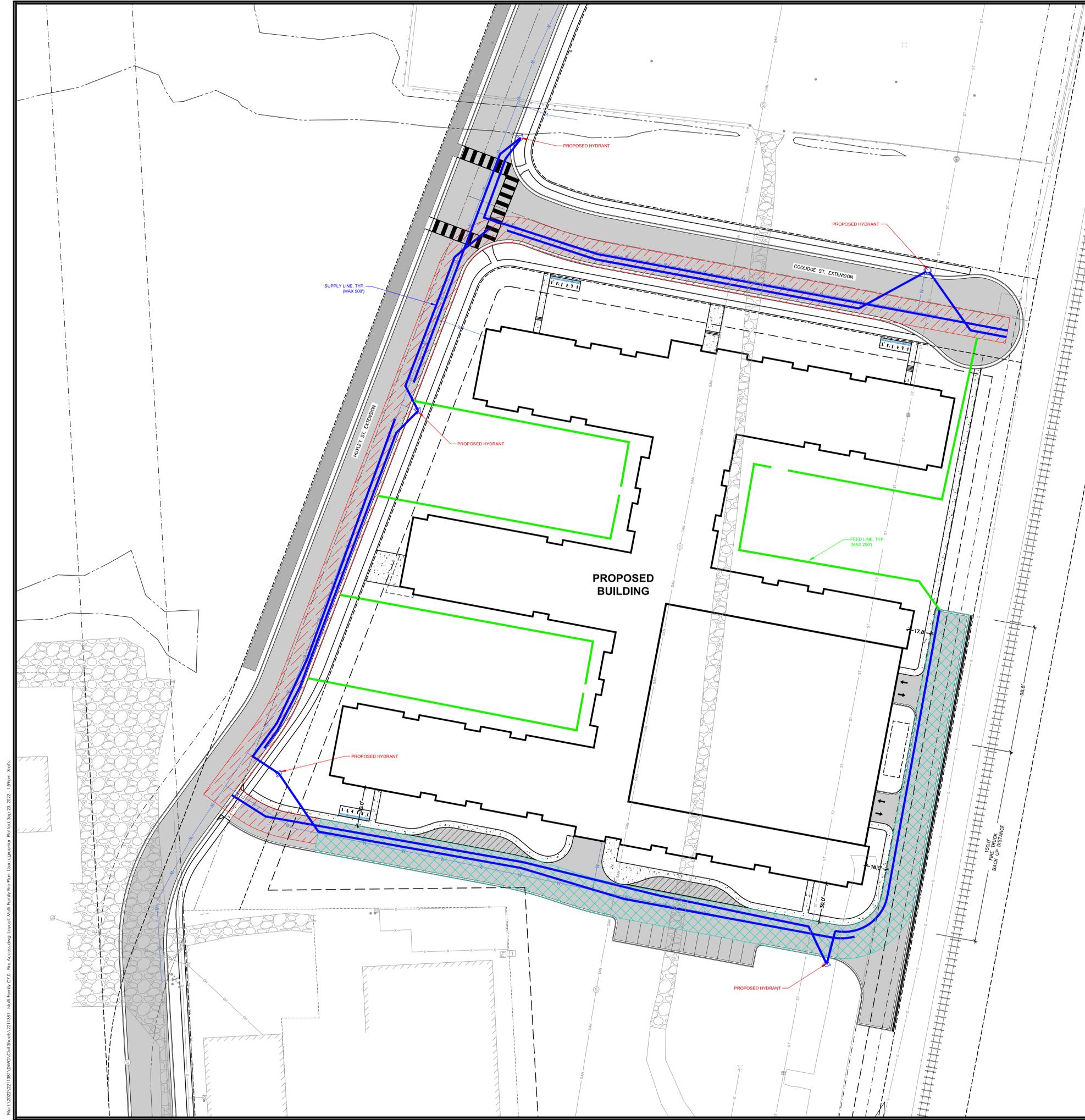
REVISION SCHEDULE		
Mark	Description	Date

**DETAILS**

SHEET NUMBER

**C6.0**





**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- - - BUILDING OVERHANG
- - - BUILDING SETBACK LINE
- - - PAVEMENT SETBACK LINE
- - - EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 20' WIDE FIRE LANE
- 26' WIDE FIRE LANE - AERIAL APPARATUS
- ◆ HYDRANT LOCATION

**JLA ARCHITECTS**  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

HARTMEYER REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

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

**Project Address: ROTH ST. & RUSKIN ST. MADISON, WI**  
**Contact Name & Phone #: MATT HAASE (608-848-5060)**

**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?			
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?			
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building greater than 30-feet above the grade plane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> 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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> 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 MCO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022

**KEY PLAN**

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DATE OF ISSUANCE: MONTH, DATE, YEAR

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE: **FIRE ACCESS PLAN**

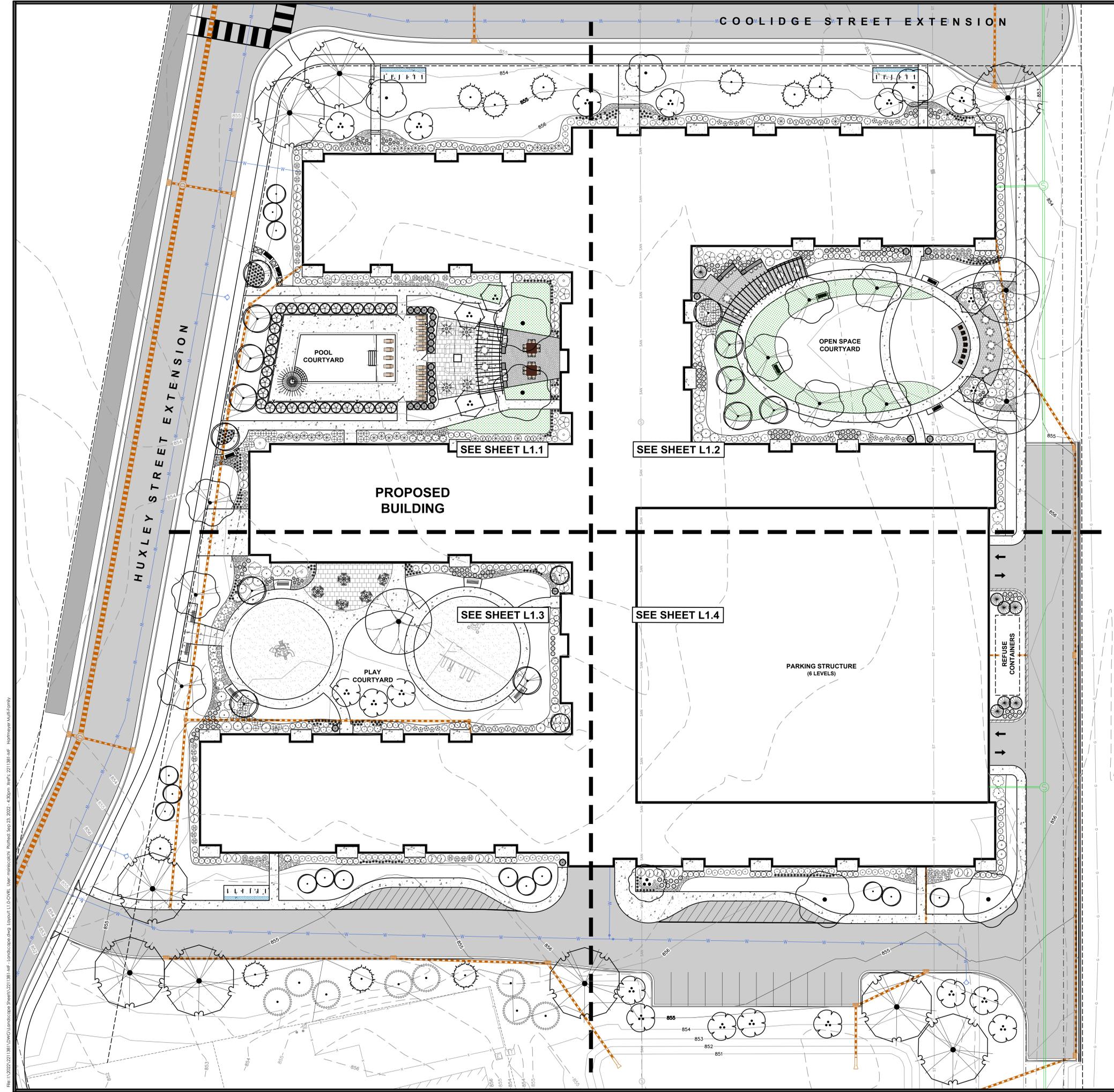
SHEET NUMBER: **C7.0**

Scale: IN FEET

0 30'

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511

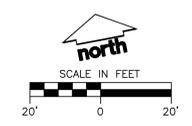
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**LEGEND**

---	PROPERTY LINE
- - -	RIGHT-OF-WAY
- - -	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	STORMWATER MANAGEMENT AREA
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING STORM SEWER
---	RAILING
---	FENCE
---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	ADA PARKING SIGN
---	BIKE RACK
---	POLYETHYLENE EDGING
---	SEED - NO-MOW FESCUE

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



JLA PROJECT NUMBER: W22-0128-01



HARTMEYER REDEVELOPMENT: FAMILY HOUSING

2007 ROTH STREET LOT 2

LAND USE APPLICATION

**KEY PLAN**

**PROGRESS DOCUMENTS**

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

DATE OF ISSUANCE MONTH, DATE, YEAR

**REVISION SCHEDULE**

Mark	Description	Date

SHEET TITLE

**LANDSCAPE PLAN - OVERALL**

SHEET NUMBER

**L1.0**

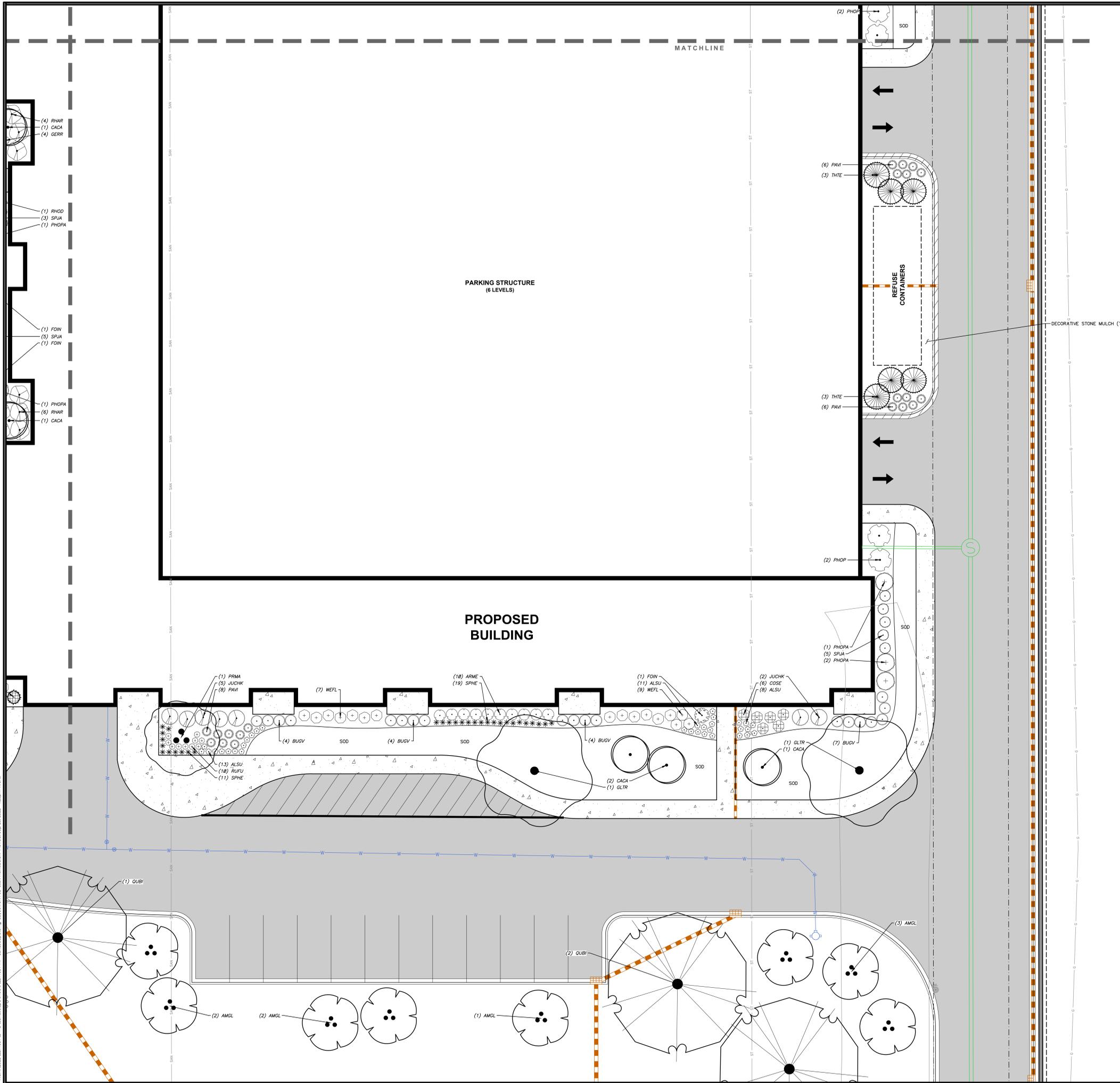


File: Y:\2022\211381\LANDSCAPE\Drawings\211381-Landscape.dwg User: mlincoach Date: 2022-09-23 4:30pm Wref: 211381.rvt Hartmeyer Multi-Family









PLANT SCHEDULE	
<b>EVERGREEN TREES</b>	
PGJL	Picea glauca / White Spruce
DADJ	Taxodium distichum 'McKeon' TM / Shawnee Brave Bald Cypress
<b>DECIDUOUS TREES</b>	
AMGL	Amenchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
CACA	Corylus caroliniana 'SLN Gold' TM / Ball O' Fire American Hornbeam
CECA	Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud
PRMA	Prunus massali 'Seffner' / Goldsmith Amur Chokecherry
<b>OVERSTORY DECIDUOUS TREES</b>	
ACFR	Acer x freemanii 'Mormo' / Mormo Freeman Maple
BEPO	Betula populifolia 'Whitespire' - Single / Whitespire Birch - Single
GBR	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
GLTR	Quercus bicolor 'Shademaster' TM / Shademaster Locust
QUOR	Quercus bicolor / Swamp White Oak
QUOR	Quercus x schottii / Swamp Blar Oak
<b>UPRIGHT EVERGREEN SHRUB</b>	
EMER	Thuja occidentalis 'Emerald' / Emerald Arborvitae
TECH	Thuja occidentalis 'Tectry' / Tectry Arborvitae
WINTER	Thuja occidentalis 'Wintergreen' / Hetz Wintergreen Arborvitae
<b>DECIDUOUS SHRUBS</b>	
ARME	Aronia melanocarpa 'Marmor' TM / Inquis Beauty Black Chokeberry
CAPL	Calycanthus floridus 'SMANCA' / Simply Scentation® Sweetshrub
COSE	Cornus sericea 'Famea' / Arctic Fire® Red Tidy Top
SEDE	Desmodium illinoense 'Cool Splash' / Cool Splash False Honeylocust
FORN	Forsythia x intermedia 'Minder' / Show Off Forsythia
HYAR	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
HYWR	Hydrangea paniculata 'Dop Pinky' TM / Pinky Winky Panicle Hydrangea
HYWR	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
NIWA	Physocarpus opulifolius 'Amber Jubilee' / Amber Jubilee
NIWA	Physocarpus opulifolius 'Little Devil' TM / Dwarf Nivea
NIWA	Physocarpus opulifolius 'Center Glow' / Center Glow Nivea
RHAR	Rhus aromatica 'Dro-Low' / Dro-Low Fragrant Sumac
SPLA	Spiraea japonica 'SMGUMFP' TM / Double Play Red Spirea
SYRA	Syringa x 'SMURRY' TM / Blooming Dwarf Pink Lilac
VLBU	Viburnum x juddii / Judd Viburnum
WEFL	Weigela florida 'Dark Horse' / Dark Horse Weigela
<b>EVERGREEN SHRUBS</b>	
BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood
JUCHK	Juniperus chinensis 'Pfitzerana Kallys Compacta' / Kally Pfitzer Compact Juniper
JUCHK	Juniperus chinensis 'Sea Green' / Sea Green Juniper
RHOD	Rhododendron x 'T.J.M.' / P.M. Rhododendron
TAMEE	Taxus x media 'Dark Green' / Dark Green Yew
TAMEE	Taxus x media 'Everb' / Everb Yew
<b>PERENNIALS &amp; GRASSES</b>	
ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium
CACR	Catananthera x acutiflora 'Kari Foerster' / Kari Foerster Feather Reed Grass
DANE	Dianthus barbatus 'Montrose White' / Montrose White Carnation
EDPW	Echinacea x 'CBO Cone 2' TM / Pike Meadowrite Purple Coneflower
GERN	Geranium x 'Rozanne' / Rozanne Geranium
HEMC	Hemerocallis x 'Chicago Apache' / Apache Daylily
PEIR	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
RUFU	Rudbeckia fulgida var. 'Goldsturm' / Goldsturm Coneflower
SCSO	Schizanthus litoralis 'Prairie Blues' / Prairie Blues Little Bluestem
SPNE	Sporobolus heterostachyus 'Tara' / Prairie Dropseed



JLA PROJECT NUMBER: W22-0128-01



HARTMEYER REDEVELOPMENT: FAMILY HOUSING

2007 ROTH STREET LOT 2

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

LANDSCAPE PLAN - SOUTHEAST

SHEET NUMBER

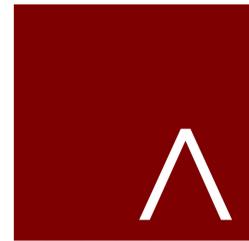
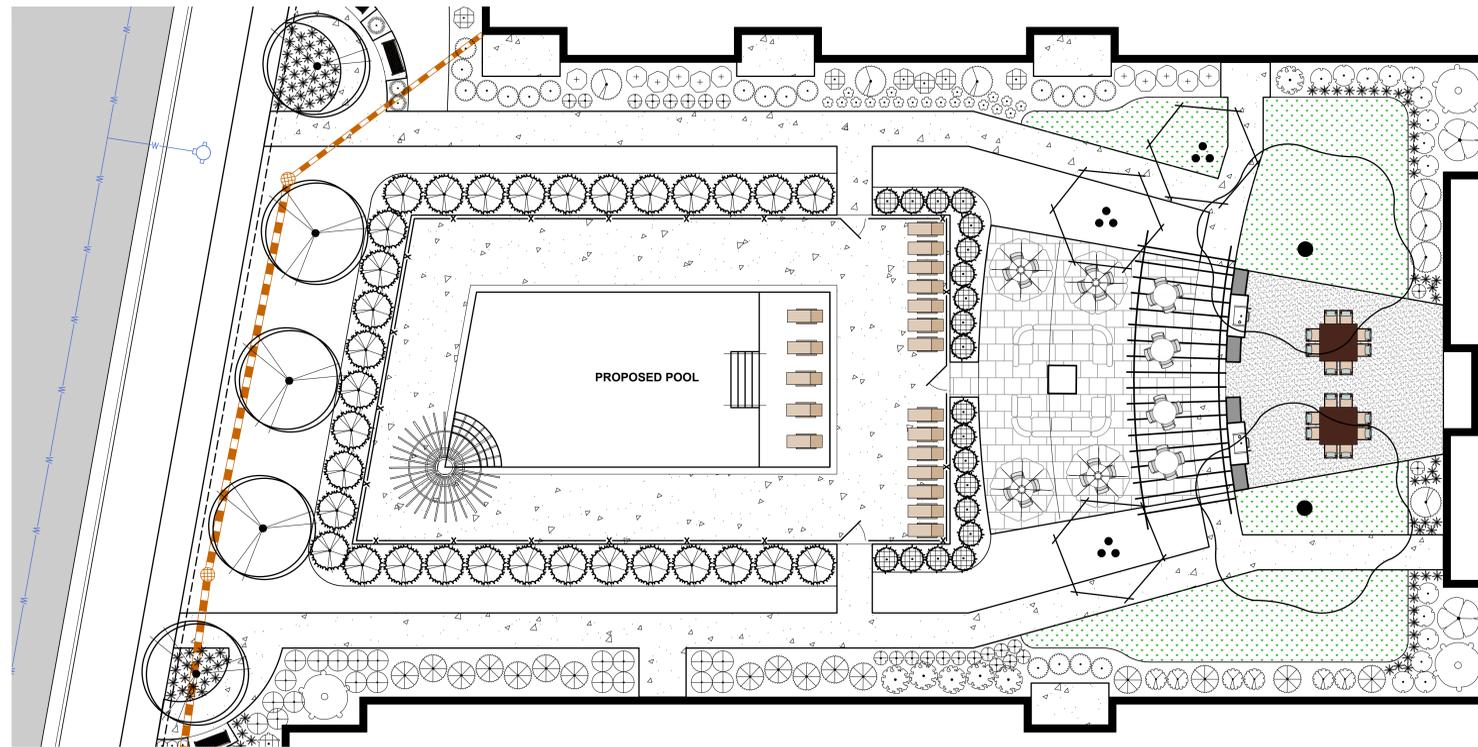
L1.4

CONTRACTOR NOTES

1. ALL LANDSCAPE EDGING SHALL BE POLYETHYLENE EDGING, UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

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DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

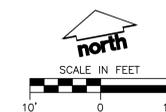
LANDSCAPE PLAN -  
NW COURTYARD

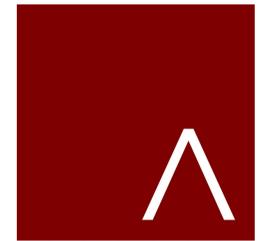
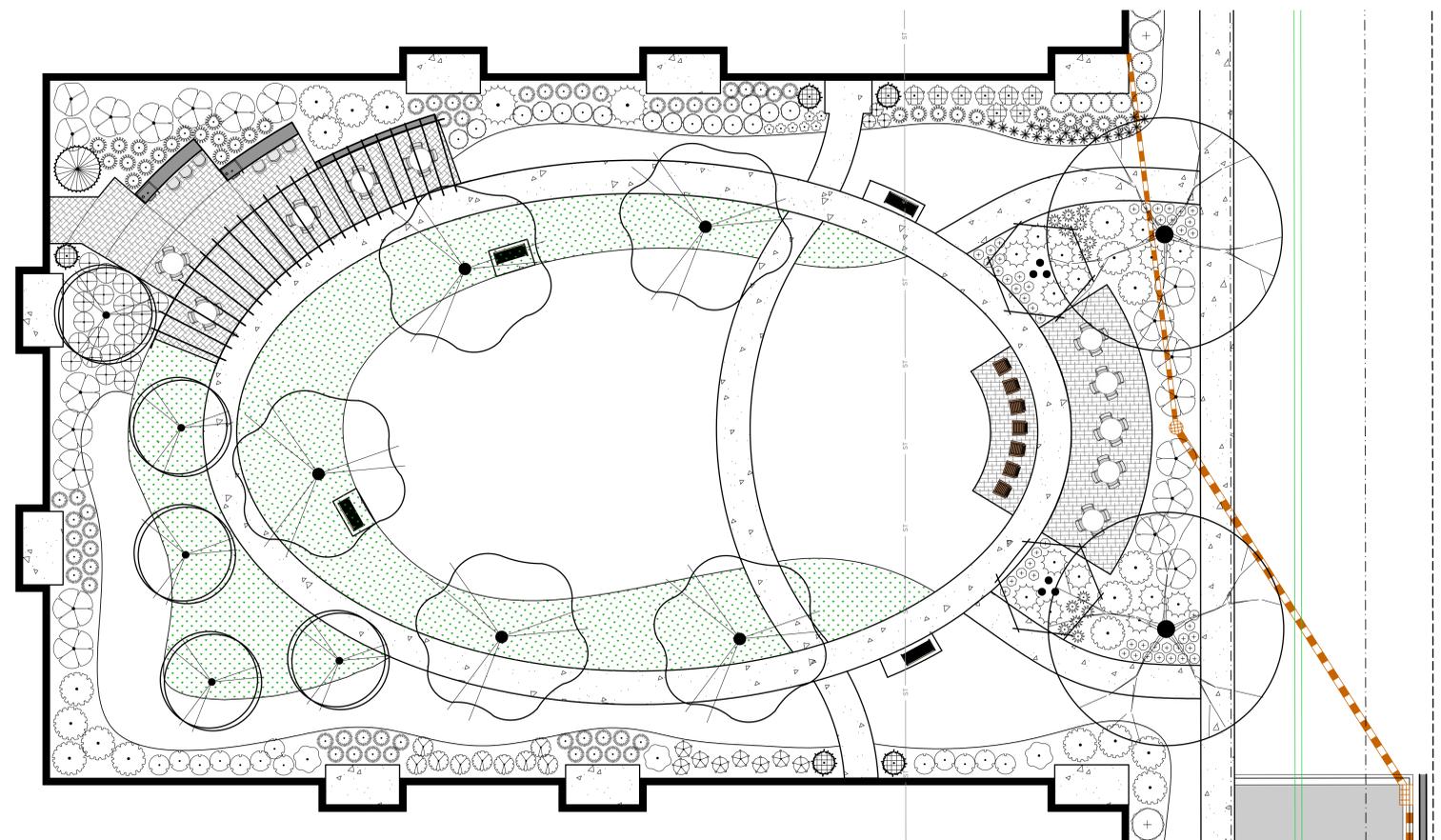
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L1.5

**CONTRACTOR NOTES**

1. ALL LANDSCAPE EDGING SHALL BE POLYETHYLENE EDGING, UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.





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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

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DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE		
Mark	Description	Date

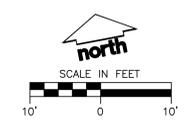
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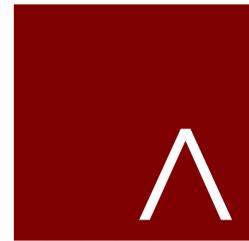
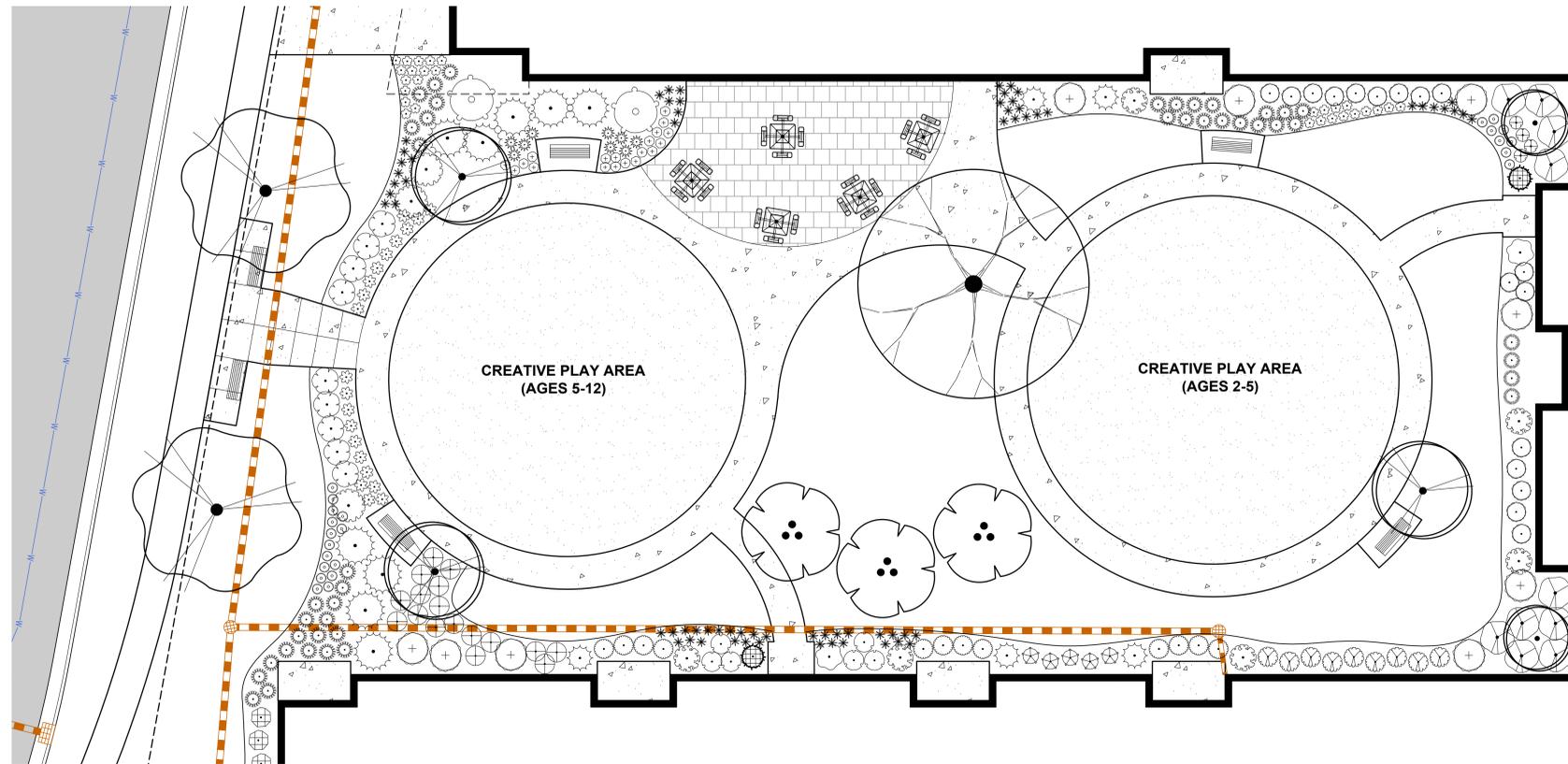
LANDSCAPE PLAN -  
NE COURTYARD

SHEET NUMBER

L1.6

- CONTRACTOR NOTES**
1. ALL LANDSCAPE EDGING SHALL BE POLYETHYLENE EDGING, UNLESS OTHERWISE DEPICTED.
  2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
  3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.





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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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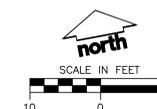
DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

Mark	Description	Date
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**CONTRACTOR NOTES**

1. ALL LANDSCAPE EDGING SHALL BE POLYETHYLENE EDGING, UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.

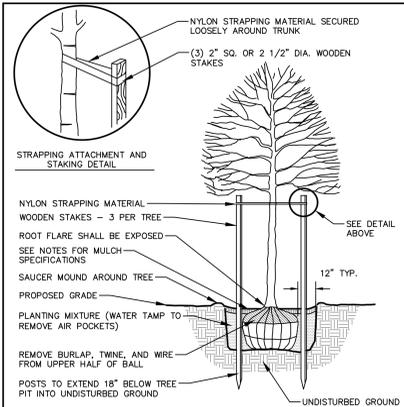


SHEET TITLE

LANDSCAPE PLAN -  
SW COURTYARD

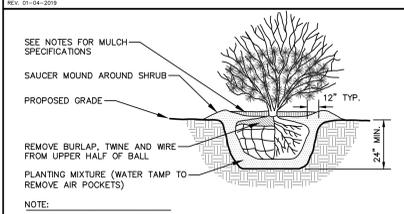
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L1.7



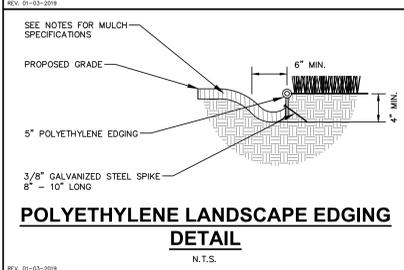
**DECIDUOUS TREE PLANTING DETAIL**

N.T.S.



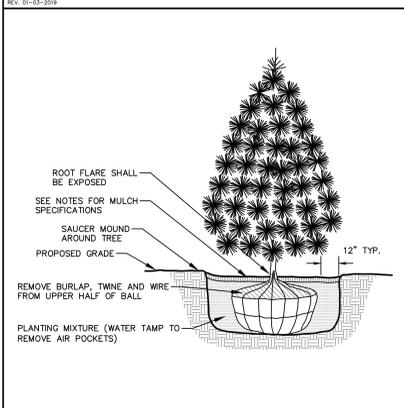
**SHRUB PLANTING DETAIL**

N.T.S.



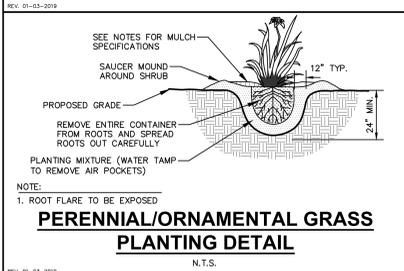
**POLYETHYLENE LANDSCAPE EDGING DETAIL**

N.T.S.



**EVERGREEN TREE PLANTING DETAIL**

N.T.S.



**PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL**

N.T.S.

COMPREHENSIVE PLANT SCHEDULE						
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
	PIGL	<i>Picea glauca</i> / White Spruce	B & B	Min. 6' Ht.	8	
	TADV	<i>Taxodium distichum</i> 'Mickelson' TM / Shawnee Brave Bald Cypress	B & B	Min. 6' Ht.	18	
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
	AMGL	<i>Ameiarcher x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal (Multi-Stem)	17	
	CACA	<i>Carpinus caroliniana</i> 'N. Globe' TM / Ball O' Fire American Hornbeam	B & B	Min. 4' Ht.	17	
	CECA	<i>Cercis canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud	B & B	2" Cal (Multi-Stem)	5	
	PRMA	<i>Prunus maackii</i> 'Jeffree' / Goldrush® Amur Chokecherry	B & B	Min. 6' Ht.	1	
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
	ACFR	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple	B & B	2.5" Cal	8	
	BEPO	<i>Betula populifolia</i> 'Whitespire' - Single / Whitespire Birch - Single	B & B	2.5" Cal	13	
	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2.5" Cal	3	
	QUBI	<i>Quercus bicolor</i> / Swamp White Oak	B & B	2" Cal	9	
	QUSC	<i>Quercus x schuettei</i> / Swamp Bur Oak	B & B	2" Cal	3	
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
	THOC	<i>Thuja occidentalis</i> 'Emerald' / Emerald Arborvitae	B & B	Min. 3' tall	28	
	THTE	<i>Thuja occidentalis</i> 'Tectny' / Tectny Arborvitae	B & B	Min. 5' Ht.	7	
	THHE	<i>Thuja occidentalis</i> 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B & B	Min. 6' Ht.	32	
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	#3	Min. 12"-24"	71	
	CAFL	<i>Calycanthus floridus</i> 'SMNCAF' / Simply Scentational® Sweetshrub	B & B	Min. 12"-24"	28	
	COSE	<i>Cornus sericea</i> 'Farrow' / Arctic Fire® Red Twig Dogwood	B & B	Min. 12"-24"	31	
	SISE	<i>Diervilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle	B & B	Min. 18-24" Ht.	59	
	FOIN	<i>Forsythia x intermedia</i> 'Mindor' / Show Off® Forsythia	B & B	Min. 18-24" Ht.	19	
	HYAR	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"-24"	23	
	HYPA	<i>Hydrangea paniculata</i> 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea	B & B	Min. 24" Ht.	5	
	HYPA	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	Min. 12"-24"	14	
	PHOP	<i>Physocarpus opulifolius</i> 'Amber Jubilee' / Ninebark	B & B	Min. 24" Ht.	28	
	PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	Min. 12"-24"	44	
	PHOP	<i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Ninebark	B & B	Min. 24" Ht.	4	
	RHAR	<i>Rhus aromatica</i> 'Gra-Low' / Gra-Low Fragrant Sumac	#3	Min. 12"-24"	12	
	SPJA	<i>Spiraea japonica</i> 'SMNSJMF' TM / Double Play Red Spirea	B & B	Min. 24" Ht.	51	
	SYPA	<i>Syringa</i> x 'SMNURP' TM / Blooming Dwarf Pink Lilac	B & B	Min. 24" Ht.	9	
	VUJU	<i>Viburnum x juditi</i> / Judd Viburnum	#3	Min. 12"-24"	22	
	WEFL	<i>Weigela florida</i> 'Dark Horse' / Dark Horse Weigela	B & B	Min. 12"-24"	41	
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
	BUGV	<i>Buxus</i> x 'Green Velvet' / Green Velvet Boxwood	3 gal	Min. 12"-24"	118	
	JUCHK	<i>Juniperus chinensis</i> 'Pflizerana Kallays Compacta' / Kally Pflizer Compact Juniper	B & B	Min. 12" Wide	36	
	JUCH	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	B & B	Min. 24" wide	11	
	RHOD	<i>Rhododendron</i> x 'P.J.M.' / P.J.M. Rhododendron	B & B	Min. 12"-24"	12	
	TAMEE	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew	#3	Min. 12"-24"	27	
	TAMEE	<i>Taxus x media</i> 'Everlow' / Everlow Yew	#3	Min. 12" Wide	24	
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
	ALSU	<i>Allium</i> x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"	92	
	CAAC	<i>Calamagrostis</i> x acutiflora 'Kari Foerster' / Kari Foerster Feather Reed Grass	#1	Min. 8"-18"	76	
	CANE	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	37	
	ECPM	<i>Echinacea</i> x 'CGB Cone 2' TM / Plixie Meadowrite Purple Coneflower	#1	Min. 8"-18"	29	
	GERR	<i>Geranium</i> x 'Rozanne' / Rozanne Cranesbill	#1	Min. 8"-18"	34	
	HEMC	<i>Hemerocallis</i> x 'Chicago Apache' / Daylily	#1	Min. 8"-18"	48	
	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	79	
	RUFU	<i>Rudbeckia fulgida</i> sullivanii 'Goldsturm' / Goldsturm Coneflower	#1	Min. 8"-18"	189	
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8"-18"	39	
	SPHE	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Drasseed	#1	Min. 8"-18"	318	

**CONTRACTOR AND OWNER RESPONSIBILITY NOTES**

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

**GENERAL NOTES**

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

**LANDSCAPE MATERIAL NOTES**

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. STONE MULCH AREAS SHALL RECEIVE MULCH WEED BARRIER FABRIC. NO PLASTIC/AMBIWORLD BARNS WILL BE PERMITTED.
- MATERIALS - SHREDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE MULCH WEED BARRIER FABRIC. NO PLASTIC/AMBIWORLD BARNS WILL BE PERMITTED.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED AS DEGREES INTO SOIL AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING, OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARDI. TREE GUARDS TO BE SUPPLIED TO AND APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG" PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

**SEEDING, SODDING, & POND VEGETATION NOTES**

- MATERIALS - "NO-MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPETS' MADISON PARKS' GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NODIOUS WEED SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TURFGRASS SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH. AT TIME OF CUTTING, MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL NOT BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET. AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL RECOMMENDATIONS REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH 'DIVERSE PRAIRIE FOR MEDIUM SOILS' SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 268, WISCONSIN, WISCONSIN 53599 (OR APPROVED EQUAL). CONTRACTOR SHALL CONTACT AGRICULTURAL NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE WARM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'-0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDRN PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

OR

- MATERIALS - BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRICULTURAL "RAINWATER RETENTION" NATIVE VEGETATIVE MAT - DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRICULTURAL NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE WARM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

**LANDSCAPE CALCULATIONS AND DISTRIBUTIONS**

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

(A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: **57,186 SQUARE FEET**  
Total landscape points required: **953 POINTS**

(B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres; and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area: \_\_\_\_\_  
Five (5) acres = \_\_\_\_\_  
First five (5) developed acres = \_\_\_\_\_  
Remainder of developed area = \_\_\_\_\_  
Total landscape points required: \_\_\_\_\_

(C) For the Industrial - Limited (I) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area: \_\_\_\_\_  
Total landscape points required: \_\_\_\_\_

**TABULATION OF LANDSCAPE CREDITS AND POINTS**

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS/EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5' CAL MIN.	35	40	1400	0	0
TALL EVERGREEN TREE	5-6' TALL MIN.	35	18	630	0	0
ORNAMENTAL TREE	1.5' CAL MIN.	15	40	600	0	0
UPRIGHT EVERGREEN SHRUB	3-4' TALL MIN.	10	67	670	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	445	1335	0	0
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	220	880	0	0
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	845	1690	0	0
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL (MINIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA, CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	

Future Coolidge Street Extension

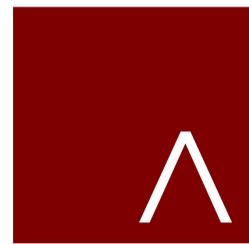
**USABLE OPEN AREA CHART  
FAMILY HOUSING**

 DENOTES USABLE OPEN  
AREA ON PLAN = 79,522 SF

 DENOTES USABLE OPEN AREA  
PRIVATE BALCONIES  
231 X 66 SF = 15,246 SF

TOTAL USABLE OPEN AREA = 94,768SM

MINIMUM USABLE SPACE  
REQUIREMENT - SQ. FT. PER  
D.U. ( 40/D.U.)  
302 TOTAL D.U. X 40 = 12,080 SF



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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

DATE OF ISSUANCE: SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

USABLE OPEN  
SPACE

SHEET NUMBER

ASP-100

Huxley Street Extension



① USABLE OPEN SPACE  
3 / 64" = 1'-0"



Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
3	OW3	SINGLE	0.950	LITHONIA	DSK1 LED P1 4K T3M MVOLT WBA	54	162	6763
0	OW4	SINGLE	0.950	LITHONIA	DSK1 LED P1 4K T3TM MVOLT WBA	54	324	8953

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROFILE	Humiance	Fc	0.03	0.34	0.00	N/A	N/A
SITE	Humiance	Fc	0.27	3.65	0.00	N/A	N/A
DRIVE	Humiance	Fc	0.78	1.8	0.2	3.90	9.00
PARKING AREA 1	Humiance	Fc	0.82	1.1	0.7	1.31	1.57
PARKING AREA 2	Humiance	Fc	1.12	1.6	0.9	1.24	1.78



#	DATE	COMMENTS

DRAWN BY : AD	DATE : SEP 20, 2022	SCALE : 1" = 30'- 0"
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HARTMEYER REDEVELOPMENT	MULTI-FAMILY SITE PLAN	MADISON, WISCONSIN
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Future Coolidge Street Extension

- 1BD Unit
- 2BD Unit
- 3BD Unit
- 4BD Unit
- Amenities
- Bldg. Supp./Stor.
- Circulation

Huxley Street Extension

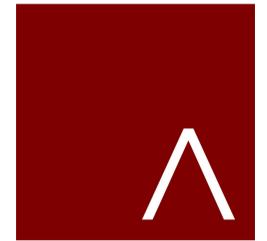


FIRST FLOOR PLAN  
3/64" = 1' - 0"

FAMILY HOUSING DATA					
LEVEL	AUTOMOBILE PARKING			TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA		
RL	58	18	-	76	-
6	58	18	-	76	-
5	58	18	-	76	-
4	58	18	-	76	-
3	51	18	-	69	60
2	38	18	-	56	176
1	21	9	10	40	176
T.	342	117	10	469	412

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS FAMILY HOUSING	
TOTAL STALL IN LOT	469
EV READY 10% =	47
EV INSTALLED 2% =	10

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	3-50
MINIMUM ACCESSIBLE EV INSTALLED SPACE	1



**JLA**  
ARCHITECTS  
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HARTMEYER REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

**PROGRESS DOCUMENTS**  
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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
FIRST FLOOR PLAN

SHEET NUMBER  
A101





FAMILY HOUSING DATA					
LEVEL	AUTOMOBILE PARKING			TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA		
RL	58	18	-	76	-
6	58	18	-	76	-
5	58	18	-	76	-
4	58	18	-	76	-
3	51	18	-	69	60
2	38	18	-	56	176
1	21	9	10	40	176
T.	342	117	10	469	412

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS FAMILY HOUSING	
TOTAL STALL IN LOT	469
EV READY 10% =	47
EV INSTALLED 2% =	10

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	3-50
MINIMUM ACCESSIBLE EV INSTALLED SPACE	1



JLA PROJECT NUMBER: W22-0128-01



HARTMEYER REDEVELOPMENT: FAMILY HOUSING  
 2007 ROTH STREET LOT 2  
 LAND USE APPLICATION

**PROGRESS DOCUMENTS**  
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DATE OF ISSUANCE: SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**SECOND FLOOR PLAN**

SHEET NUMBER  
**A102**

○ SECOND FLOOR PLAN  
 3/64" = 1' - 0"

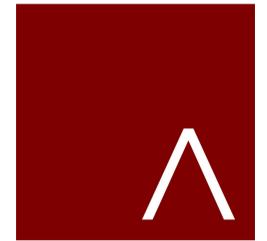




FAMILY HOUSING DATA					
LEVEL	AUTOMOBILE PARKING			TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA		
RL	58	18	-	76	-
6	58	18	-	76	-
5	58	18	-	76	-
4	58	18	-	76	-
3	51	18	-	69	60
2	38	18	-	56	176
1	21	9	10	40	176
T.	342	117	10	469	412

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS FAMILY HOUSING	
TOTAL STALL IN LOT	469
EV READY 10% =	47
EV INSTALLED 2% =	10

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED 3-50	MINIMUM ACCESSIBLE EV INSTALLED SPACE 1



**JLA ARCHITECTS**  
MADISON | MILWAUKEE | DENVER  
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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER REDEVELOPMENT:  
FAMILY HOUSING  
2007 ROTH STREET LOT 2  
LAND USE APPLICATION

**PROGRESS DOCUMENTS**  
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**THIRD FLOOR PLANS**

SHEET NUMBER  
**A103**

○ THIRD FLOOR PLAN  
3/64" = 1' - 0"

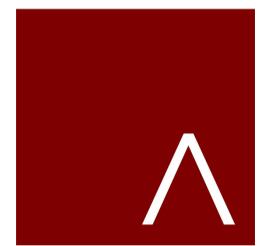




FAMILY HOUSING DATA					
LEVEL	AUTOMOBILE PARKING			TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA		
RL	58	18	-	76	-
6	58	18	-	76	-
5	58	18	-	76	-
4	58	18	-	76	-
3	51	18	-	69	60
2	38	18	-	56	176
1	21	9	10	40	176
T.	342	117	10	469	412

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS FAMILY HOUSING	
TOTAL STALL IN LOT	469
EV READY 10% =	47
EV INSTALLED 2% =	10

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	3-50
MINIMUM ACCESSIBLE EV INSTALLED SPACE	1



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HARTMEYER REDEVELOPMENT:  
FAMILY HOUSING  
2007 ROTH STREET  
LOT 2  
LAND USE APPLICATION

**PROGRESS DOCUMENTS**  
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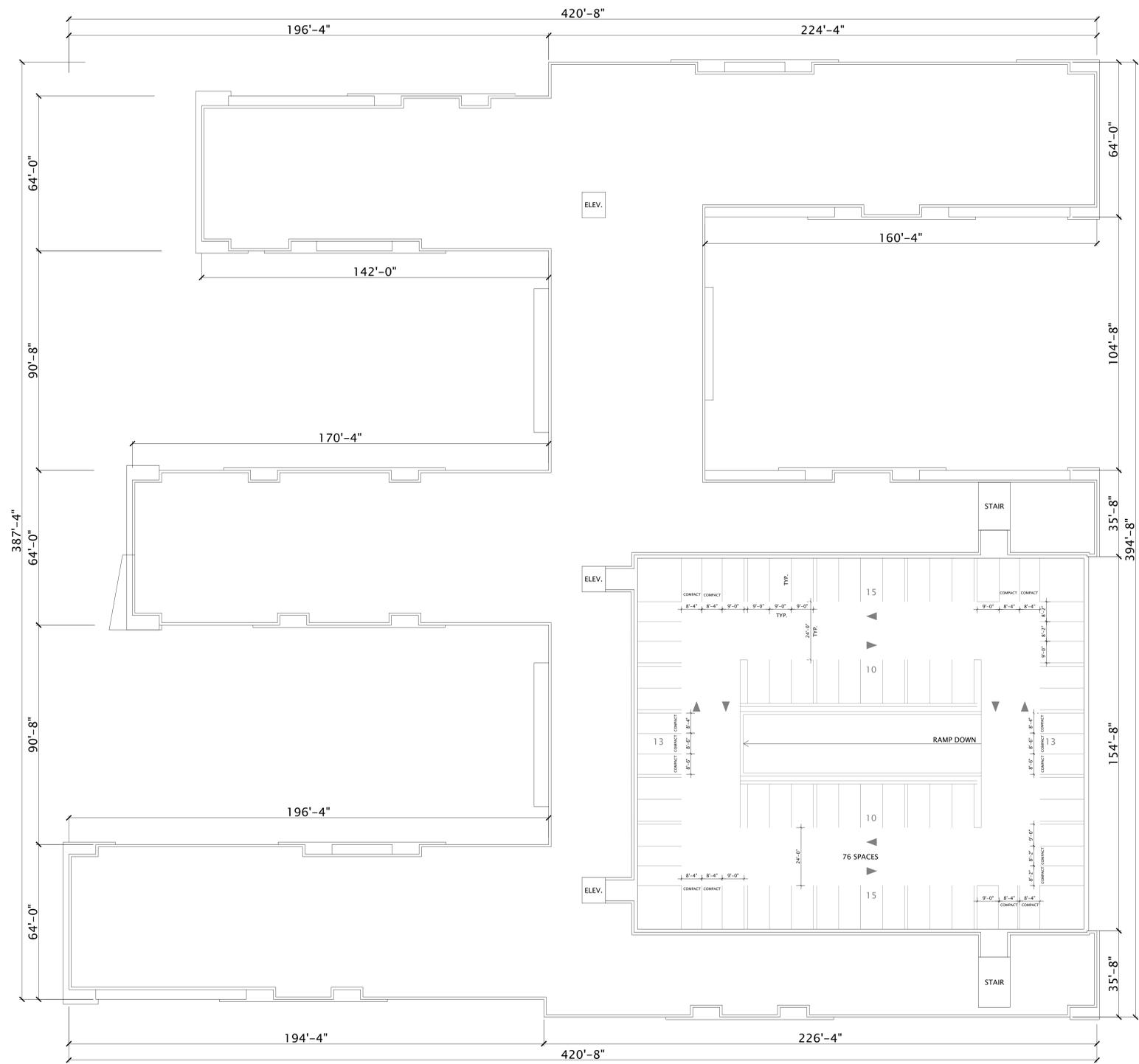
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**FOURTH - SIXTH FLOOR PLAN**

SHEET NUMBER  
**A104**

○ FOURTH - SIXTH FLOOR PLAN  
3/64" = 1' - 0"





LEVEL	FAMILY HOUSING DATA				
	AUTOMOBILE PARKING			TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA		
RL	58	18	-	76	-
6	58	18	-	76	-
5	58	18	-	76	-
4	58	18	-	76	-
3	51	18	-	69	60
2	38	18	-	56	176
1	21	9	10	40	176
T.	342	117	10	469	412



JLA PROJECT NUMBER: W22-0128-01



HARTMEYER REDEVELOPMENT: FAMILY HOUSING  
 2007 ROTH STREET LOT 2  
 LAND USE APPLICATION

**PROGRESS DOCUMENTS**  
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DATE OF ISSUANCE: SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**ROOF PLAN**

SHEET NUMBER  
**A105**

ROOF PLAN  
 3/64" = 1' - 0"



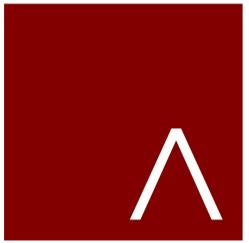
EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	ARTIST MURAL - TBD	-	-	-	-	-
4	FIBER CEMENT SIDING 1	-	-	-	-	-
5	FIBER CEMENT SIDING 2 - HORIZONTAL	-	-	-	-	-
6	FIBER CEMENT SIDING 4 - VERTICAL	-	-	-	-	-
7	FIBER CEMENT SIDING 3 - WOODSTONE ACCENT	-	-	-	-	-
11	MASONRY VENEER 1	-	-	-	-	-



7 NORTH ELEVATION  
1/16" = 1'-0"



1 WEST ELEVATION  
1/16" = 1'-0"



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE: SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

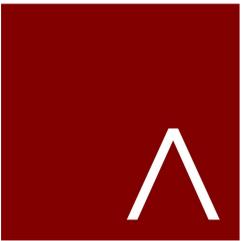
SHEET TITLE

EXTERIOR  
ELEVATIONS

SHEET NUMBER

A200

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	ARTIST MURAL - TBD	-	-	-	-	-
4	FIBER CEMENT SIDING 1	-	-	-	-	-
5	FIBER CEMENT SIDING 2 - HORIZONTAL	-	-	-	-	-
6	FIBER CEMENT SIDING 4 - VERTICAL	-	-	-	-	-
7	FIBER CEMENT SIDING 3 - WOODGRAIN ACCENT	-	-	-	-	-
11	MASKING TAPE	-	-	-	-	-



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE: SEPTEMBER 26, 2022

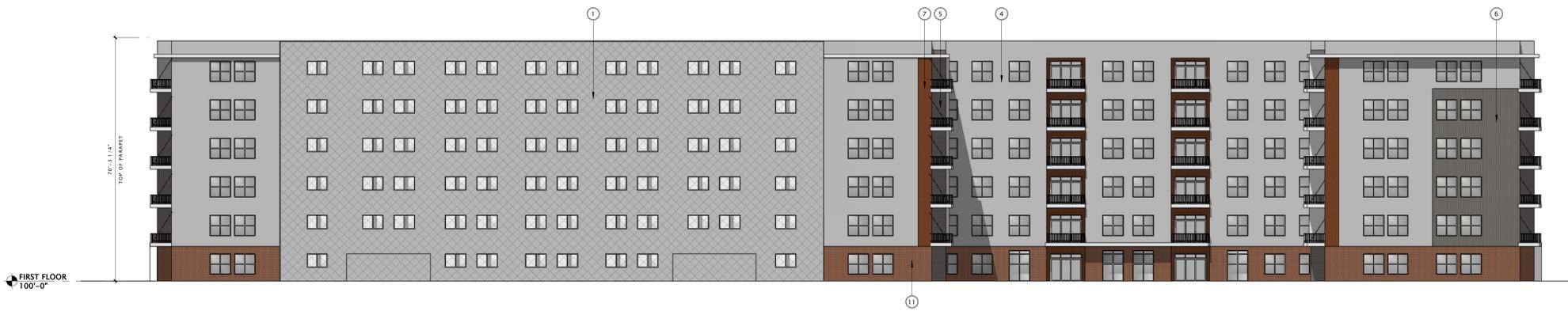
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A201**



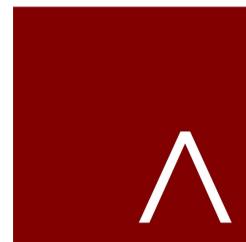
1 SOUTH ELEVATION  
1/16" = 1'-0"



2 EAST ELEVATION  
1/16" = 1'-0"



BIRD'S EYE VIEW FROM SOUTHWEST



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE: SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

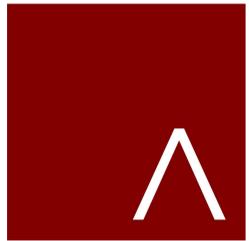
BIRD'S EYE VIEW  
FROM SOUTHWEST

SHEET NUMBER

A202



○ BIRD'S EYE VIEW FROM WEST



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE: SEPTEMBER 26, 2022

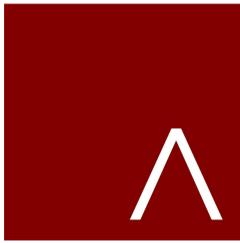
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
BIRD'S EYE VIEW  
FROM WEST

SHEET NUMBER  
A203



BIRD'S EYE VIEW FROM NORTHWEST



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE: SEPTEMBER 26, 2022

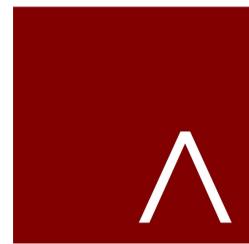
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW  
FROM NORTHWEST

SHEET NUMBER

A204



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION



VIEW TO ENTRANCE

DATE OF ISSUANCE: SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

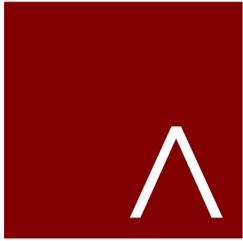
VIEW TO ENTRANCE

SHEET NUMBER

A205



VIEW TO ENTRANCE



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
2007 ROTH STREET  
LOT 2

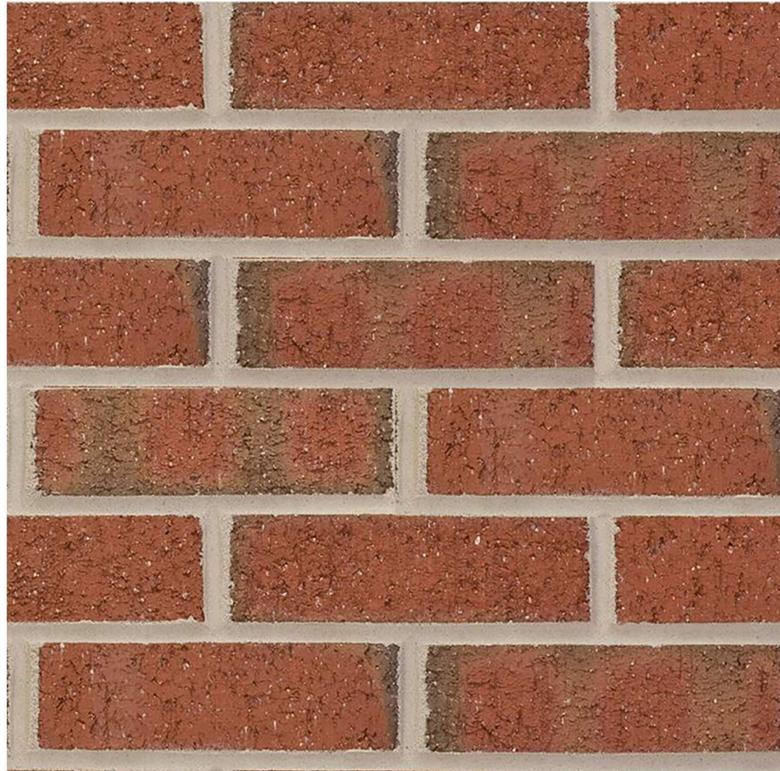
LAND USE APPLICATION

DATE OF ISSUANCE: SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
VIEW TO ENTRANCE

SHEET NUMBER  
A206



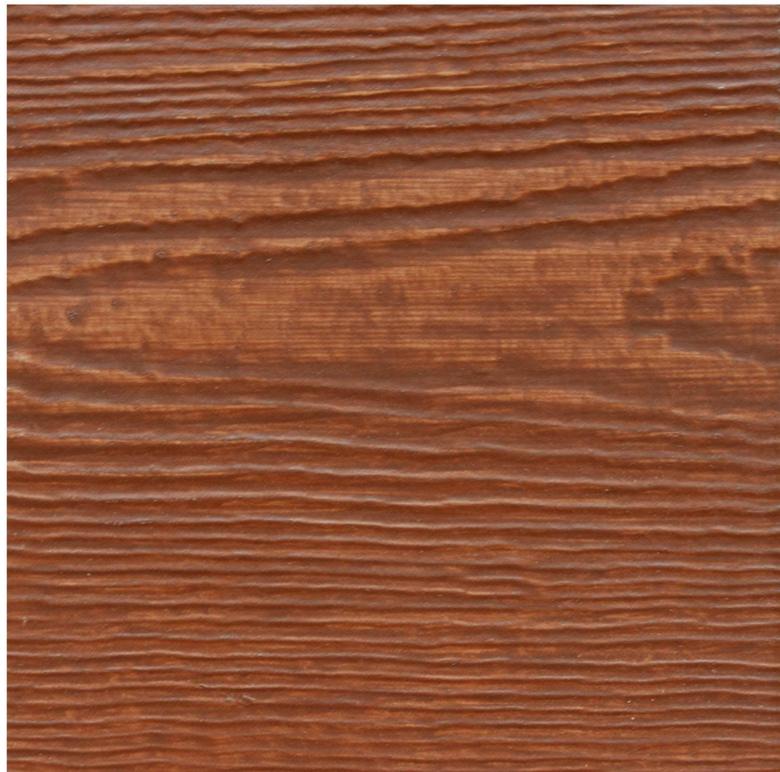
MASONRY VENEER 1



FIBER CEMENT SIDING 1



FIBER CEMENT SIDING 2  
HORIZONTAL



FIBER CEMENT SIDING 3  
WOODTONE ACCENT



FIBER CEMENT SIDING 4  
VERTICAL



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

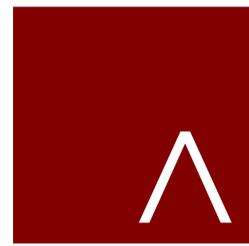
Mark	Description	Date

SHEET TITLE

MATERIALS BOARD

SHEET NUMBER

A210



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

**28.129 BIRD-SAFE REQUIREMENTS:**

**(1) Statement of Purpose:** The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

**(2) Applicability:** Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

**(3) Measuring Glass Area:** Under this Ordinance, glass area shall be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.

**(4) Bird-Safe Glass Treatment Requirements:** Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either: a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") by two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart; low reflective opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

**(a) Buildings or structures over 10,000 square feet:** For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

1. For building facades where the first sixty (60) feet [See REVISED Figure 2] from grade are comprised of greater than or equal to fifty percent (50%) glass:
  - a. At least eighty-five percent (85%) of the glass must be treated; and
  - b. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.
2. For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
  - a. At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
  - b. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
3. All glass railings must be treated.
4. All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.

**(b) Sky-bridges:** For buildings and structures of any size, all glass on above-ground bridges must be treated.

**(c) At grade glass:** For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.

**(5) This Ordinance shall become effective October 1, 2020.**

**BIRD GLASS CALCULATIONS: FAMILY**

9/22/2022

MARCEL UTTECH

50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING

WINDOW DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION																			
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		NW COURTYARD - N		NW COURTYARD - S		SW COURTYARD - N		SW COURTYARD - S	
					GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
WINDOW A 6/0 X 6/0	5.7	5.7	4.0	32.1	4142.8	129.0	2569.2	80.0	4367.6	136.0	3564.8	111.0	1734.2	54.0	1541.5	48.0	1348.8	42.0	1798.4	56.0	1637.9	51.0	5280.0	66.0
WINDOW B 3/0 X 6/0	2.7	5.7	2.0	15.1	181.4	12.0	181.4	12.0	362.7	24.0	181.4	12.0	181.4	12.0	181.4	12.0	272.1	18.0	166.3	11.0	132.0	11.0	144.0	12.0
WINDOW C 6/0 X 4/0	3.7	5.7	2.0	20.8			1413.1	68.0																
GLAZED DOUBLE SERVICE DOOR	7.5	8.7	2.0	65.0	65.0	1.0							65.0	1.0										
					4389.2	TOTAL GLZ	4,163.7	TOTAL GLZ	4,730.4	TOTAL GLZ	3,811.1	TOTAL GLZ	1,915.6	TOTAL GLZ	1,722.9	TOTAL GLZ	1,620.9	TOTAL GLZ	1,964.7	TOTAL GLZ	1,769.9	TOTAL GLZ	5,424.0	TOTAL GLZ
					29271	WALL AREA	27,462.0	WALL AREA	27,462.0	WALL AREA	25,508.0	WALL AREA	11,156.0	WALL AREA	11,156.0	WALL AREA	9,880.0	WALL AREA	11,852.0	WALL AREA	11,852.0	WALL AREA	13,661.5	WALL AREA
					15.00%	% GLAZING	15.16%	% GLAZING	17.23%	% GLAZING	14.94%	% GLAZING	17.17%	% GLAZING	15.44%	% GLAZING	16.41%	% GLAZING	16.58%	% GLAZING	14.93%	% GLAZING	39.70%	% GLAZING

PATIO DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION																			
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		NW COURTYARD - N		NW COURTYARD - S		SW COURTYARD - N		SW COURTYARD - S	
					GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO
P1 w/TRANSOM 9/0 X 8/0	7.7	8.3	1.0	63.9	3386.1	53.0	766.7	12.0	766.7	12.0	3002.8	47.0	1150.0	18.0	1150.0	18.0	1150.0	18.0	958.3	15.0	180.0	15.0	288.0	24.0
					3386.1	TOTAL GLZ	766.7	TOTAL GLZ	766.7	TOTAL GLZ	3002.8	TOTAL GLZ	1150.0	TOTAL GLZ	1150.0	TOTAL GLZ	1150.0	TOTAL GLZ	958.3	TOTAL GLZ	180.0	TOTAL GLZ	288.0	TOTAL GLZ
					29271.0	WALL AREA	27462.0	WALL AREA	27462.0	WALL AREA	25508.0	WALL AREA	11156.0	WALL AREA	11156.0	WALL AREA	9880.0	WALL AREA	11852.0	WALL AREA	11852.0	WALL AREA	13661.5	WALL AREA
					11.57%	% GLAZING	2.79%	% GLAZING	2.79%	% GLAZING	11.77%	% GLAZING	10.31%	% GLAZING	10.31%	% GLAZING	11.64%	% GLAZING	8.09%	% GLAZING	1.52%	% GLAZING	2.11%	% GLAZING

SF DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION																			
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		NW COURTYARD - N		NW COURTYARD - S		SW COURTYARD - N		SW COURTYARD - S	
					GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF
STOREFRONT A	8.7	5.7	2.0	49.1			196.5	4.0	0.0	0.0	98.2	2.0												
STOREFRONT B	19.8	2.7	1.0	53.5					160.4	3.0											0.0	0.0		
STOREFRONT C: CURTAINWALL	19.3	22.7		438.2					438.2	1.0														
STOREFRONT D: CURTAINWALL	19.8	8.7		171.9																		171.9	1.0	
					0.0	TOTAL GLZ	196.5	TOTAL GLZ	598.5	TOTAL GLZ	536.4	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	294.7	TOTAL GLZ	417.5	TOTAL GLZ	0.0	TOTAL GLZ
					29271.0	WALL AREA	27462.0	WALL AREA	27462.0	WALL AREA	25508.0	WALL AREA	11156.0	WALL AREA	11156.0	WALL AREA	9880.0	WALL AREA	11852.0	WALL AREA	11852.0	WALL AREA	13661.5	WALL AREA
					0.00%	% GLAZING	0.72%	% GLAZING	2.18%	% GLAZING	2.10%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	2.49%	% GLAZING	3.52%	% GLAZING	0.00%	% GLAZING

SOUTH WALL	EAST WALL	WEST WALL	NORTH WALL	NE COURTYARD - N	NE COURTYARD - S	NW COURTYARD - N	NW COURTYARD - S	SW COURTYARD - N	SW COURTYARD - S
7,775.3	5,126.8	6,095.6	7,350.3	3,065.6	2,872.9	2,770.9	3,217.7	2,367.3	5,712.0
29,271.0	27,462.0	27,462.0	25,508.0	11,156.0	11,156.0	9,880.0	11,852.0	11,852.0	13,661.5
26.56%	18.67%	22.20%	28.82%	27.48%	25.75%	28.05%	27.15%	19.97%	41.81%

DATE OF ISSUANCE: SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD GLASS MATRIX

SHEET NUMBER

A220



① NORTH ELEVATION BIRGLASS  
1/16" = 1'-0"

GLAZING KEYNOTES

- ① WINDOW A: 6/0 X 6/0
- ② WINDOW B: 3/0 X 6/0
- ③ WINDOW C: 6/0 X 4/0
- ④ GLAZED DOUBLE SERVICE DOOR
- ⑤ P1: 9/0 X 6'-8" PATIO DOOR WITH 1'-4" TRANSOM
- ⑥ STOREFRONT A
- ⑦ STOREFRONT B
- ⑧ STOREFRONT C: CURTAINWALL
- ⑨ STOREFRONT D: CURTAINWALL



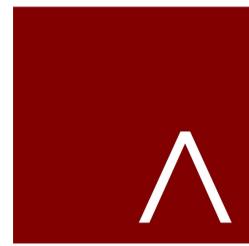
② WEST ELEVATION BIRGLASS  
1/16" = 1'-0"



④ SOUTH ELEVATION BIRGLASS  
1/16" = 1'-0"



③ EAST ELEVATION BIRGLASS  
1/16" = 1'-0"



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE: SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS -  
BIRGLASS

SHEET NUMBER

A221