

Mifflin Chapter at Madison WI Apartments

ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN; BETWEEN N.BROOM ST. AND N. BASSETT ST.



| DRAWING INDEX_LUA | |
|--|--|
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| G0 | COVER / DRAWING INDEX |
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| L1.0 | LANDSCAPE PLAN |
| L5.0 | LANDSCAPE NOTES |

OWNER



35 E. Wacker Drive
Suite 1300
PHONE: 312.658.0747
WEBSITE: www.realcrg.com

ARCHITECT



35 E. Wacker Drive
Suite 1300
PHONE: 312.658.0747
WEBSITE: www.ljcc.com

LANDSCAPE AND CIVIL ENGINEER

(BY OWNER)

Vierbicher
999 Fourier Dr #201
Madison, WI 53717
PHONE: 608-826-0532
WEBSITE: www.vierbicher.com

STRUCTURAL ENGINEER

Pierce Engineers
222 W Washington Ave, Suite 650
Madison, WI 53703
PHONE: 608-256-7304
WEBSITE: www.pierceengineers.com

MEPP ENGINEER - BRIDGING DOCS.

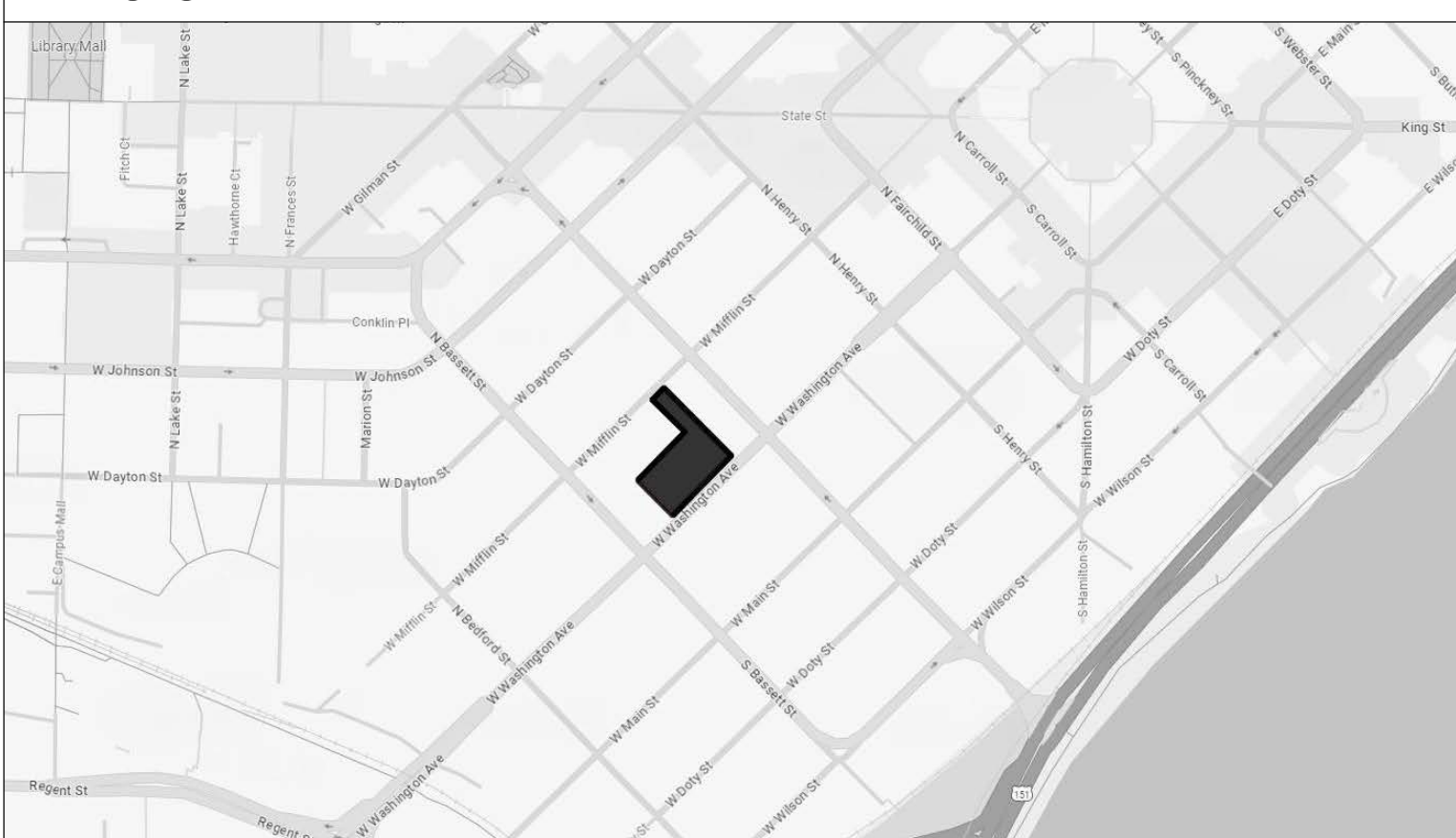
IMEG
225 W Washington
Street, Suite 2700
Chicago, IL 60606
PHONE: 312.294.0501
WEBSITE: https://www.imegcorp.com/

LOW VOLTAGE/ ACCESS CONTROL

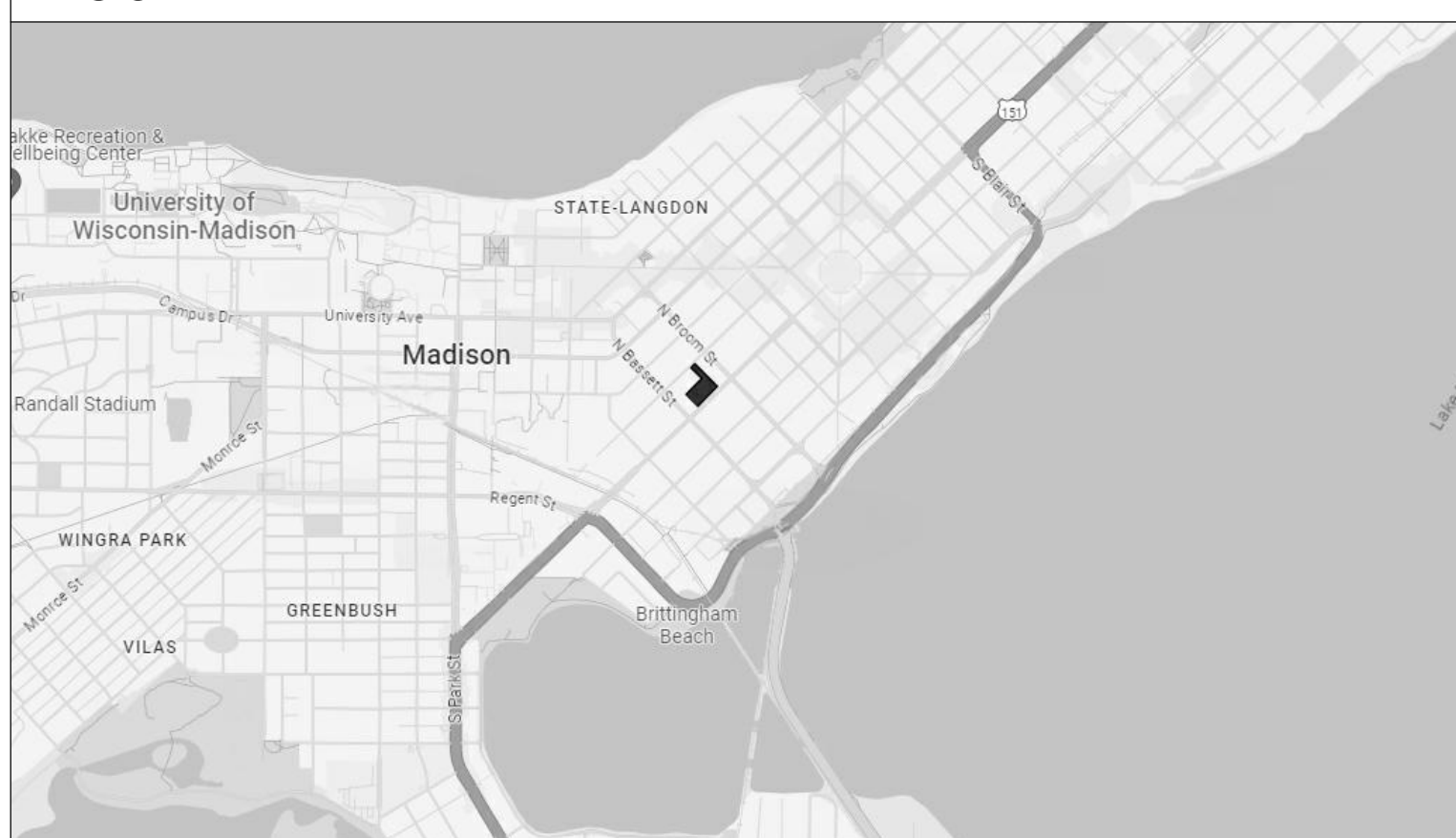
(BY OWNER)

SYNERGYFIBER
3131 S State
Street, Suite 304
Ann Arbor, MI 48108
PHONE: 734.222.6060 ext 120

REGIONAL MAP



LOCAL MAP



PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A 1.5- ACRE SITE IN THE MIFFLIN DISTRICT OF MADISON, WISCONSIN, COMPRISING LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN; BETWEEN N.BROOM ST. AND N. BASSETT ST.

THE SCOPE OF WORK WILL INCLUDE 265,100GSF APPROX / 249,020 BUILDING GSF, A 6-STORY FOR - RENT RESIDENTIAL BUILDING WITH (162) UNITS / (510) BEDS AND (86) PARKING SPACES LOCATED IN A SINGLE LEVEL OF UNDERGROUND CONCRETE STRUCTURE PARKING. THE GROUND FLOORS TO FEATURE RESIDENTIAL LOBBY, LEASING OFFICE, RESIDENTIAL AMENITIES AND PUBLIC ART. THE PROJECT WILL ALSO FEATURE BIKE STORAGE FACILITIES ON THE FIRST AND LOWER LEVELS.

THE FIRST FLOOR FF WILL BE 6" ABOVE THE BACK OF THE WALK ELEVATION, THIS SET THE FF AT 859'.00 FOR THE FIRST FLOOR BASED ON EXISTING GRADES AT THE EAST END OF THE PROJECT.

CONSTRUCTION TYPE AT PODIUM AND UNDERGROUND PARKING IS ASSUMED IA (CONCRETE - PT SLAB) AND AT RESIDENTIAL LEVELS WILL BE CONSTRUCTION TYPE IIIA (WOOD FRAME), TO INCLUDE PREFAB BALCONIES.

FOR STORMWATER, A COMBINATION OF GREEN ROOF AND INFILTRATION BASIN WILL BE PROVIDED.

CONSTRUCTION TYPE AT PODIUM AND UNDERGROUND PARKING IS ASSUMED IA (CONCRETE - PT SLAB) AND AT RESIDENTIAL LEVELS WILL BE CONSTRUCTION TYPE IIIA (WOOD FRAME), TO INCLUDE PREFAB BALCONIES AND GREEN ROOF.

Existing Context



Street View - Washington Ave



Street View - Mifflin St



Aerial View - Washington Ave



Aerial View - Mifflin St.

Lamar Johnson Collaborative
36 EAST WACKER DRIVE, SUITE 1000
 CHICAGO, IL 60601
 PH: 312.688.0747

MIFFLIN CHAPTER

CRG
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION

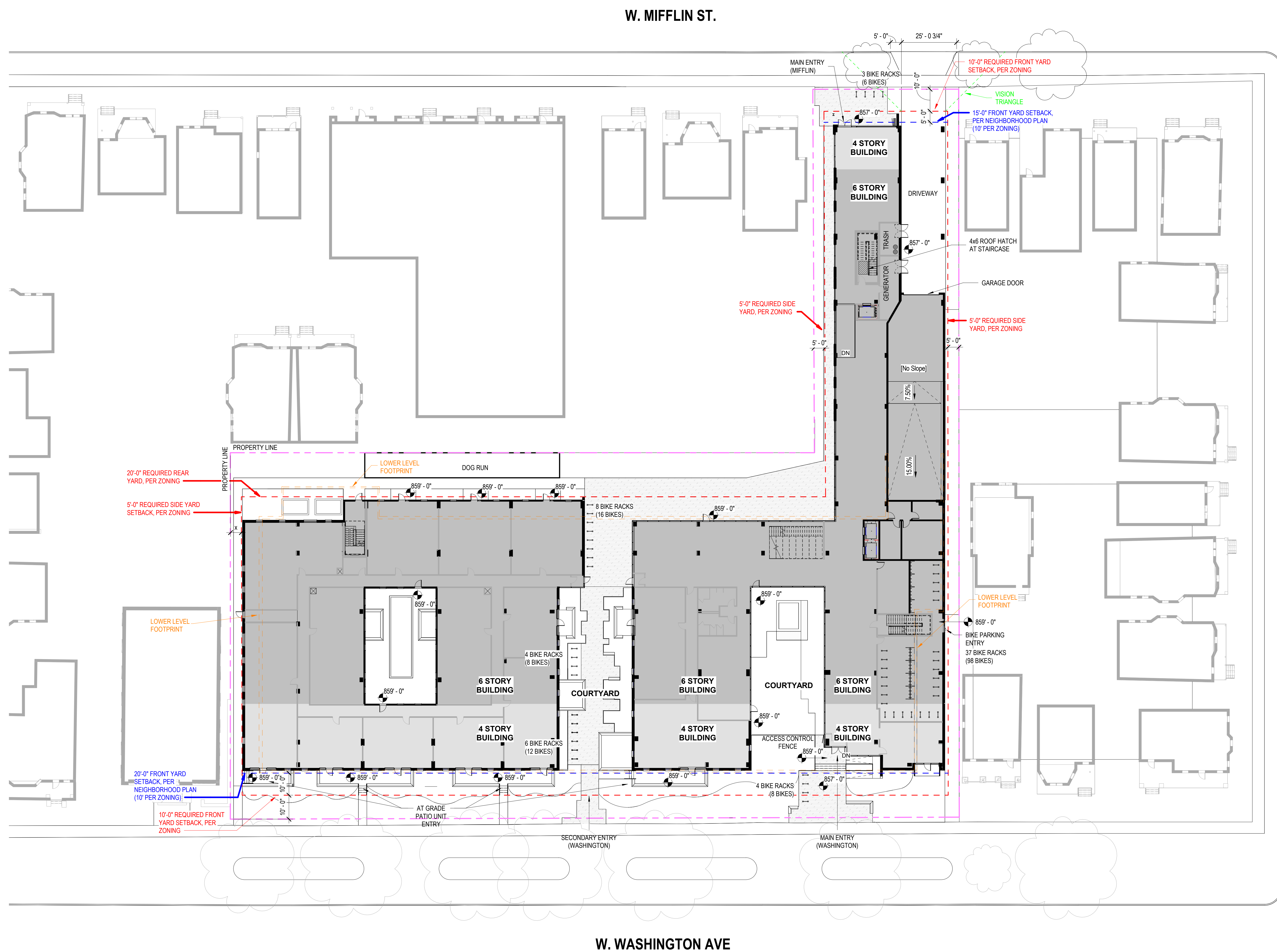
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BUILDING MAP

DRAWING TITLE
 EXISTING CONTEXT

DRAWING NO.
G1

Job # 25.008154



SITE PLAN NOTES

- GENERAL NOTES**
1. PLAN GENERAL NOTE
 2. PLAN GENERAL NOTE

SITE INFORMATION

| BICYCLE PARKING COUNT | |
|--|--|
| LONG TERM (INDOOR) BIKE PARKING | |
| LEVEL 0..... | 40 BIKES STANDARD 88 BIKES VERTICAL |
| LEVEL 1..... | 50 BIKES STANDARD 48 BIKES VERTICAL |
| TOTAL LONG TERM/INDOOR..... | 226 BIKES |
| SHORT TERM (OUTDOOR) BIKE PARKING | |
| SHORT TERM - VISITOR..... | 52 BIKES STANDARD |
| TOTAL SHORT TERM/OUTDOOR..... | 52 BIKES |
| TOTAL BIKES..... | 278 BIKES (STND. AND VERT.) |
| TOTAL BIKES..... | 51% STND. AND 49% VERT. |

SITE KEYED NOTES

| # | DESCRIPTION | DATE |
|---|-------------|------|
| 1 | | |
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5

Lamar Johnson Collaborative
36 EAST WACKER DRIVE, SUITE 1000
 CHICAGO, IL 60601
 PH: 312.626.0140

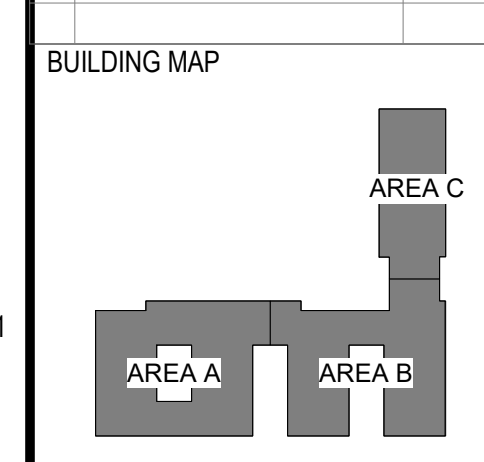
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MIFFLIN CHAPTER
 CRG
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION

2

| DRAWING ISSUE | | |
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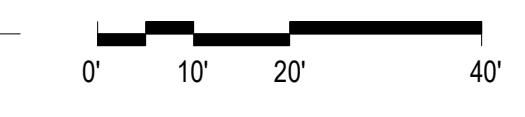


DRAWING TITLE
SITE PLAN

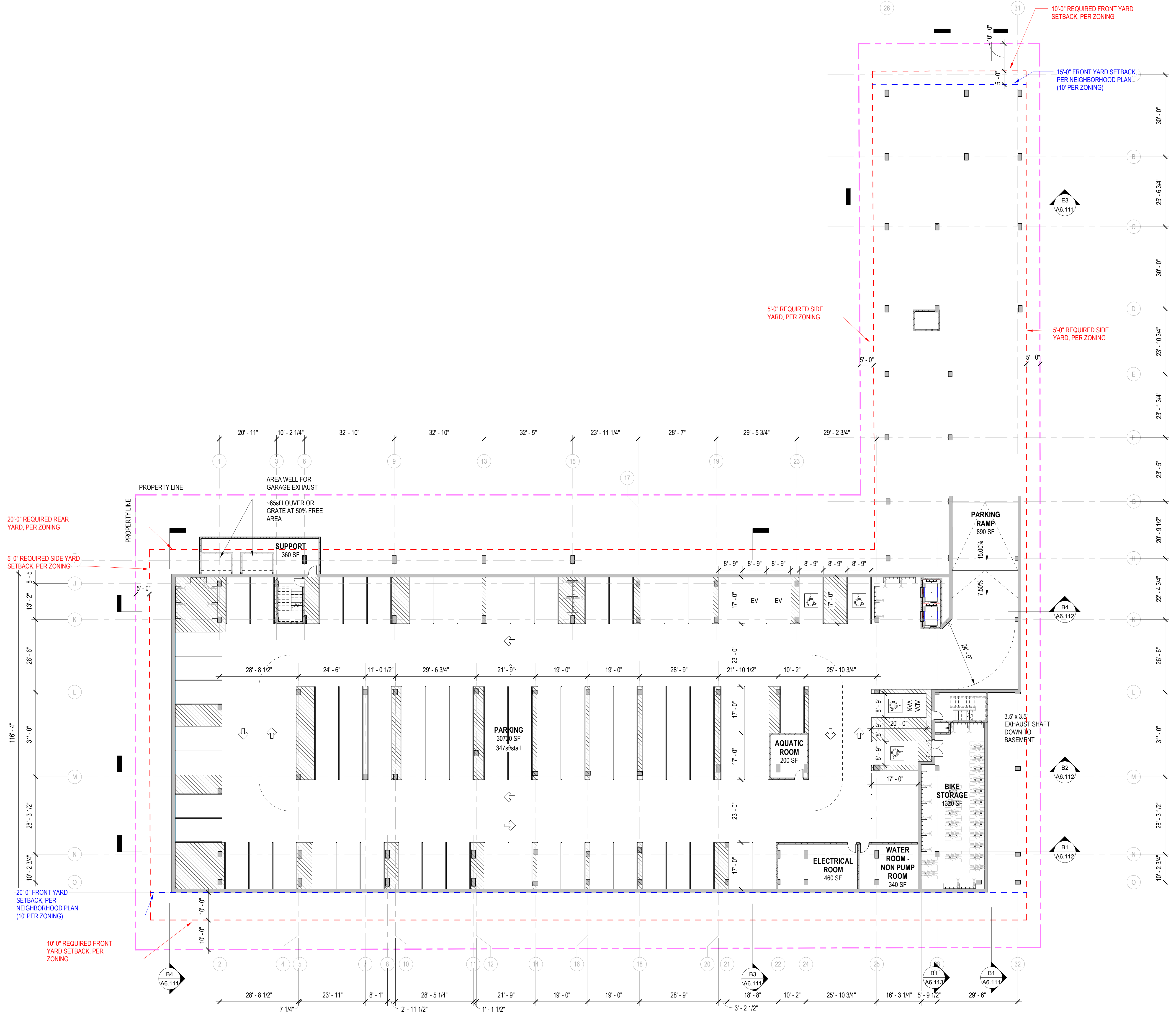
DRAWING NO.
A1.101

Job #
25.008154

SITE PLAN
 B1
 A1.101
 1" = 20'-0"



03/20/2024 11:28:45 AM



OVERALL PLAN - LEVEL 00
 1/16" = 1'-0"

PLAN NOTES

GENERAL NOTES

1. PLAN GENERAL NOTE
2. PLAN GENERAL NOTE

| CAR PARKING COUNT | |
|--|-----------|
| LONG TERM (UND. STRUCTURE) AT LL | |
| EV READY (REQ. 10% = 8.8) | 9 |
| EV INSTALLED / ACCESSIBLE (REQ. 2% = 1.76) | 2 |
| ADA VAN (REQ. = 1) | 1 |
| STANDARD | 76 |
| TOTAL UNDER STRUCTURE/INDOOR | 88 |
| TOTAL CARS | 88 |

| BICYCLE PARKING COUNT | |
|-----------------------------------|------------------------------------|
| LONG TERM (INDOOR) BIKE PARKING | |
| LEVEL 0 | 48 BIKES STANDARD |
| | 88 BIKES VERTICAL |
| LEVEL 1 | 50 BIKES STANDARD |
| | 48 BIKES VERTICAL |
| TOTAL LONG TERM/INDOOR | 226 BIKES |
| SHORT TERM (OUTDOOR) BIKE PARKING | |
| SHORT TERM - VISITOR | 52 BIKES STANDARD |
| TOTAL SHORT TERM/OUTDOOR | 52 BIKES |
| TOTAL BIKES | 278 BIKES (STND. AND VERT.) |
| TOTAL BIKES | 51% STND. AND 49% VERT. |

KEYED NOTES

- 1 FINISH NOTE 1
- 1 FINISH NOTE 2

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 35 EAST WACKER DRIVE, SUITE 1000
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 PH: 312.626.0104

MIFFLIN CHAPTER
 CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION

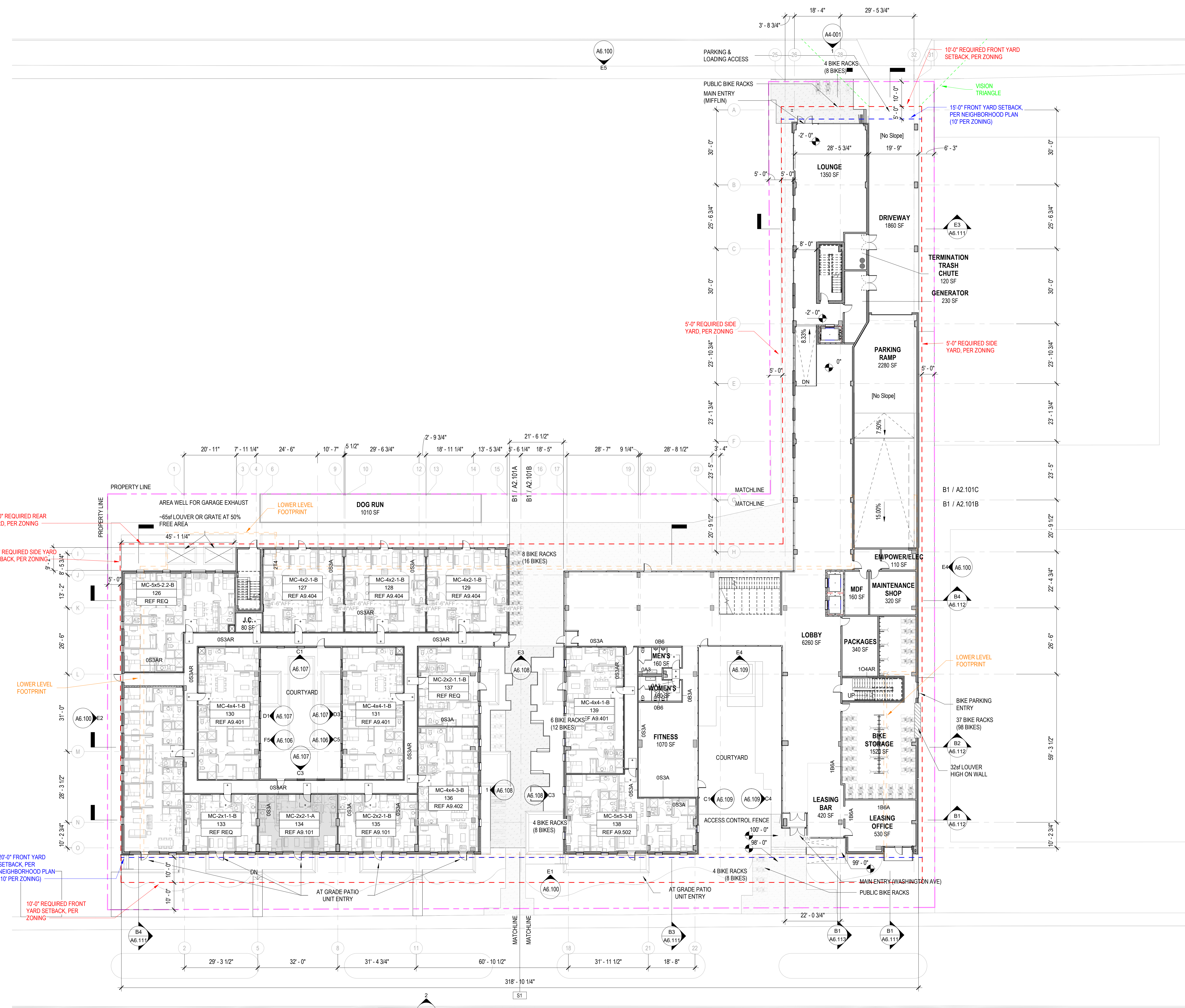
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BUILDING MAP

DRAWING TITLE
 OVERALL FLOOR PLAN - LEVEL 0

DRAWING NO.
A2.000

Job # 25.008154



PLAN NOTES

- GENERAL NOTES**
1. PLAN GENERAL NOTE
 2. PLAN GENERAL NOTE

| CAR PARKING COUNT | |
|--|-----------|
| LONG TERM (UND. STRUCTURE) AT LL | |
| EV READY (REQ. 10% = 8.8) | 9 |
| EV INSTALLED / ACCESSIBLE (REQ. 2% = 1.76) | 2 |
| ADA VAN (REQ. = 1) | 1 |
| STANDARD | 76 |
| TOTAL UNDER STRUCTURE/INDOOR | 88 |
| TOTAL CARS | 88 |

| BICYCLE PARKING COUNT | |
|-----------------------------------|--|
| LONG TERM (INDOOR) BIKE PARKING | |
| LEVEL 0 | 49 BIKES STANDARD 88 BIKES VERTICAL |
| LEVEL 1 | 50 BIKES STANDARD 48 BIKES VERTICAL |
| TOTAL LONG TERM/INDOOR | 226 BIKES |
| SHORT TERM (OUTDOOR) BIKE PARKING | |
| SHORT TERM - VISITOR | 52 BIKES STANDARD |
| TOTAL SHORT TERM/OUTDOOR | 52 BIKES |
| TOTAL BIKES | 278 BIKES (STND. AND VERT.) |
| TOTAL BIKES | 51% STND. AND 49% VERT. |

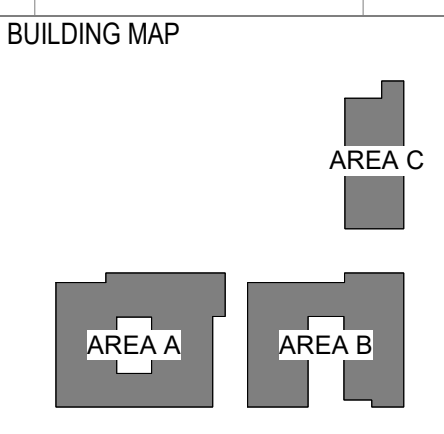
- KEYED NOTES**
- 1 FINISH NOTE 1
 - 1 FINISH NOTE 2

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38 EAST WACKER DRIVE, SUITE 1000
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MIFFLIN CHAPTER
 CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION

DRAWING ISSUE

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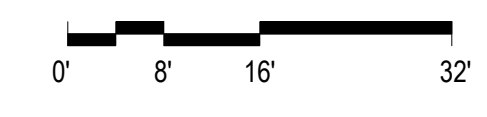


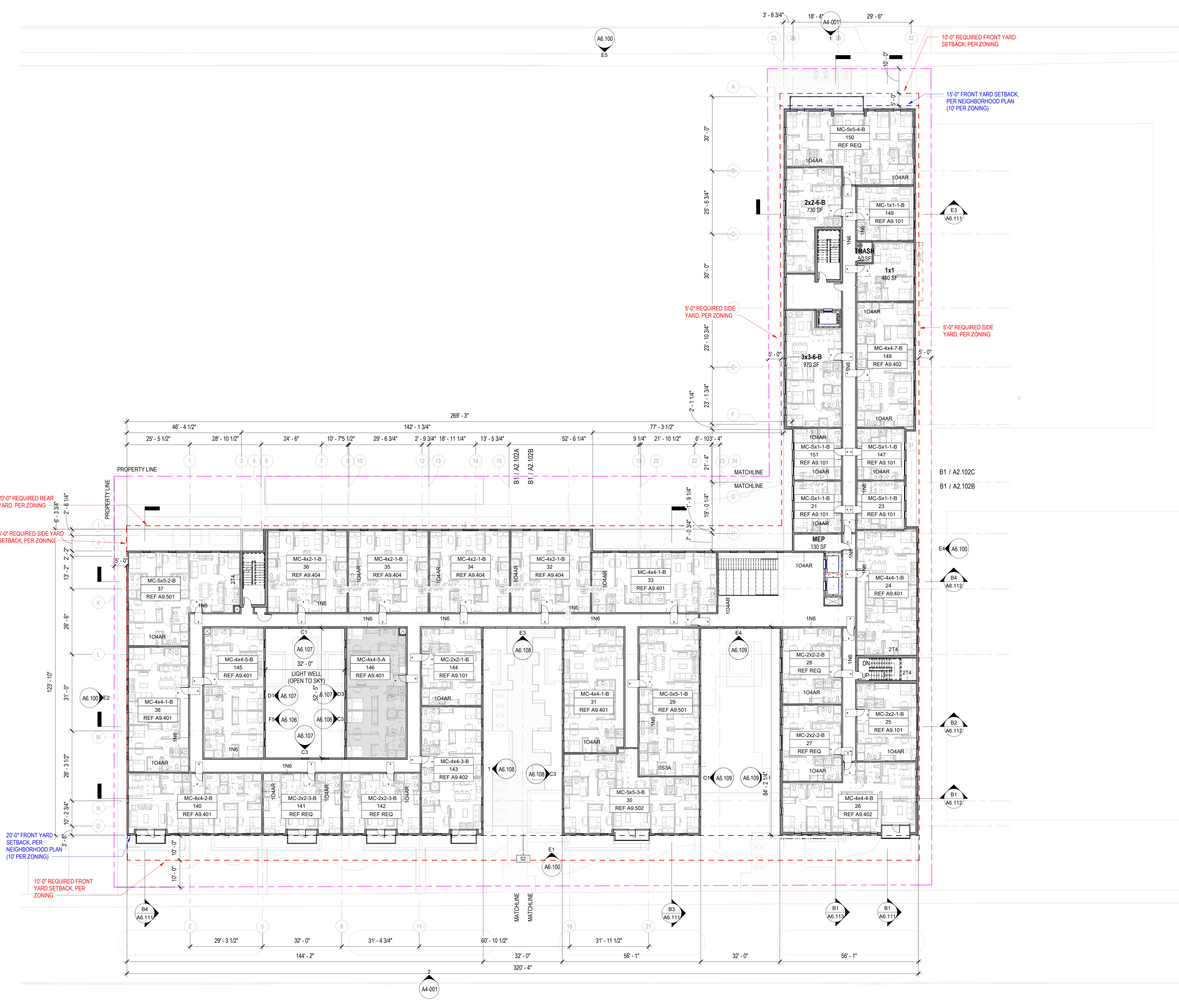
DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 01

DRAWING NO.
A2.001

Job # **25.008154**

OVERALL PLAN - LEVEL 01
 B1 / A2.001 1/16" = 1'-0"





PLAN NOTES

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

| CAR PARKING COUNT | |
|--|-----------|
| LONG TERM (UND. STRUCTURE) AT LL | |
| EV READY (REQ. 10% = 8.8) | 9 |
| EV INSTALLED / ACCESSIBLE (REQ. 2% = 1.76) | 2 |
| ADA VAN (REQ. = 1) STANDARD | 1 |
| STANDARD | 76 |
| TOTAL UNDER STRUCTURE/INDOOR | 88 |
| TOTAL CARS | 88 |

| BICYCLE PARKING COUNT | |
|-----------------------------------|------------------------------------|
| LONG TERM (INDOOR) BIKE PARKING | |
| LEVEL 0 | 40 BIKES STANDARD |
| | 88 BIKES VERTICAL |
| LEVEL 1 | 50 BIKES STANDARD |
| | 48 BIKES VERTICAL |
| TOTAL LONG TERM/INDOOR | 226 BIKES |
| SHORT TERM (OUTDOOR) BIKE PARKING | |
| SHORT TERM - VISITOR | 52 BIKES STANDARD |
| TOTAL SHORT TERM/OUTDOOR | 52 BIKES |
| TOTAL BIKES | 278 BIKES (STND. AND VERT.) |
| TOTAL BIKES | 51% STND. AND 49% VERT. |

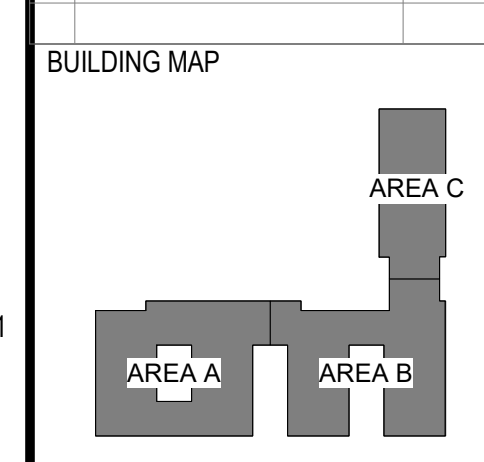
- KEYED NOTES**
- 1 FINISH NOTE 1
 - 1 FINISH NOTE 2

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 PH: 312.626.0140

MIFFLIN CHAPTER
 CRG
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION

DRAWING ISSUE

| # | DESCRIPTION | DATE |
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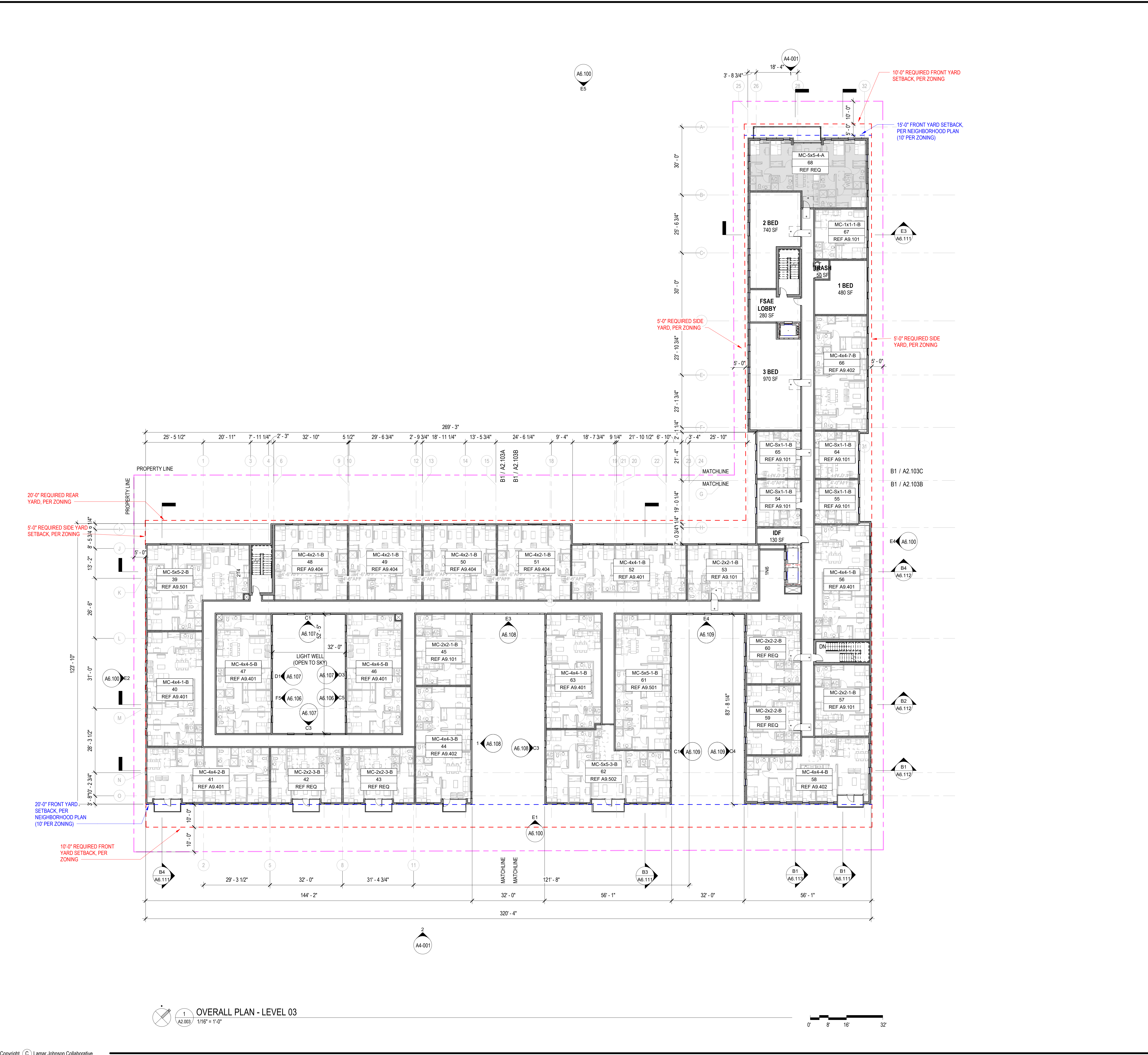


DRAWING TITLE
 OVERALL FLOOR PLAN - LEVEL 02

DRAWING NO.
A2.002

Job #
 25.008154

OVERALL PLAN - LEVEL 02
 B1 / A2.002 1/16" = 1'-0"



OVERALL PLAN - LEVEL 03
 1/16" = 1'-0"

PLAN NOTES

GENERAL NOTES

1. PLAN GENERAL NOTE
2. PLAN GENERAL NOTE

| CAR PARKING COUNT | |
|--|-----------|
| LONG TERM (UND. STRUCTURE) AT LL | |
| EV READY (REQ. 10% = 8.8) | 9 |
| EV INSTALLED / ACCESSIBLE (REQ. 2% = 1.76) | 2 |
| ADA VAN (REQ. = 1) STANDARD | 1 |
| TOTAL UNDER STRUCTURE/INDOOR | 88 |
| TOTAL CARS | 88 |

| BICYCLE PARKING COUNT | |
|---------------------------------|--|
| LONG TERM (INDOOR) BIKE PARKING | |
| LEVEL 0 | 49 BIKES STANDARD 88 BIKES VERTICAL |
| LEVEL 1 | 50 BIKES STANDARD 48 BIKES VERTICAL |
| TOTAL LONG TERM/INDOOR | 226 BIKES |

| | |
|-----------------------------------|------------------------------------|
| SHORT TERM (OUTDOOR) BIKE PARKING | |
| SHORT TERM - VISITOR | 52 BIKES STANDARD |
| TOTAL SHORT TERM/OUTDOOR | 52 BIKES |
| TOTAL BIKES | 278 BIKES (STND. AND VERT.) |
| TOTAL BIKES | 31% STND. AND 49% VERT. |

KEYED NOTES

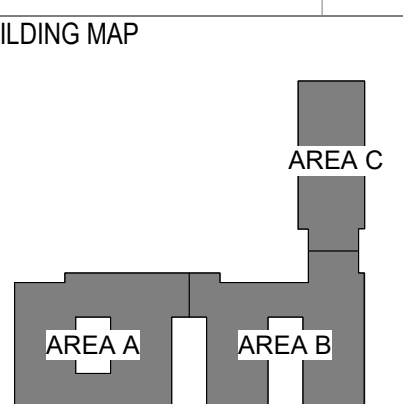
- 1 FINISH NOTE 1
- 1 FINISH NOTE 2

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 35 EAST WACKER DRIVE, SUITE 1000
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MIFFLIN CHAPTER
 CRG
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION

DRAWING ISSUE

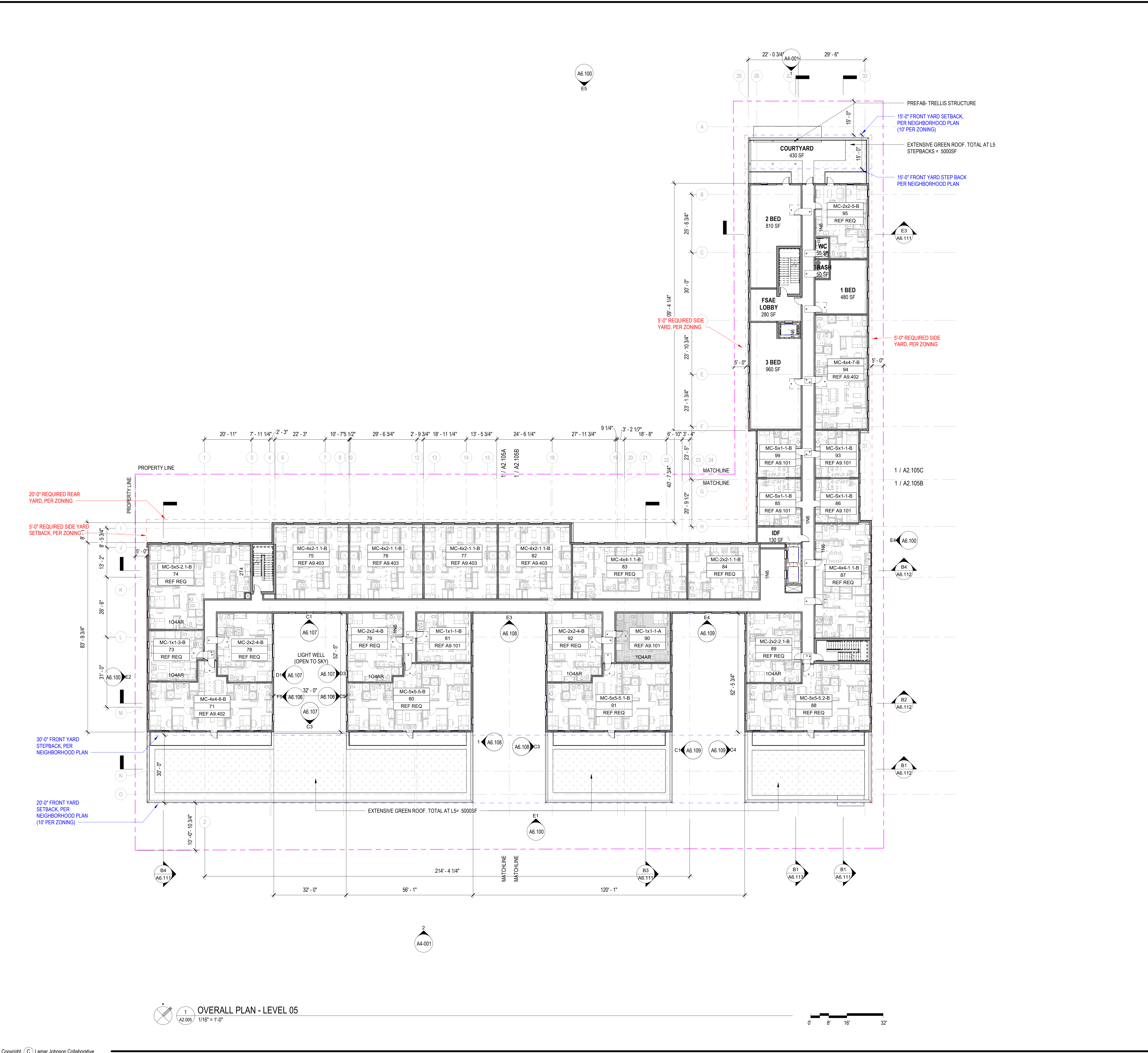
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DRAWING TITLE
 OVERALL FLOOR PLAN - LEVEL 03-04

DRAWING NO.
A2.003

Job # 25.008154



PLAN NOTES

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

| CAR PARKING COUNT | |
|--|-----------|
| LONG TERM (UND. STRUCTURE) AT LL | |
| EV READY (REQ. 10% = 8.8) | 9 |
| EV INSTALLED / ACCESSIBLE (REQ. 2% = 1.76) | 2 |
| ADA VAN (REQ. = 1) | 1 |
| STANDARD | 76 |
| TOTAL UNDER STRUCTURE/INDOOR | 88 |
| TOTAL CARS | 88 |

| BICYCLE PARKING COUNT | |
|-----------------------------------|------------------------------------|
| LONG TERM (INDOOR) BIKE PARKING | |
| LEVEL 0 | 40 BIKES STANDARD |
| | 88 BIKES VERTICAL |
| LEVEL 1 | 50 BIKES STANDARD |
| | 48 BIKES VERTICAL |
| TOTAL LONG TERM/INDOOR | 226 BIKES |
| SHORT TERM (OUTDOOR) BIKE PARKING | |
| SHORT TERM - VISITOR | 52 BIKES STANDARD |
| TOTAL SHORT TERM/OUTDOOR | 52 BIKES |
| TOTAL BIKES | 278 BIKES (STND. AND VERT.) |
| TOTAL BIKES | 51% STND. AND 49% VERT. |

KEYED NOTES

- 1 FINISH NOTE 1
- 1 FINISH NOTE 2

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1000
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 PH: 312.626.0140

MIFFLIN CHAPTER
 CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION

| DRAWING ISSUE | | |
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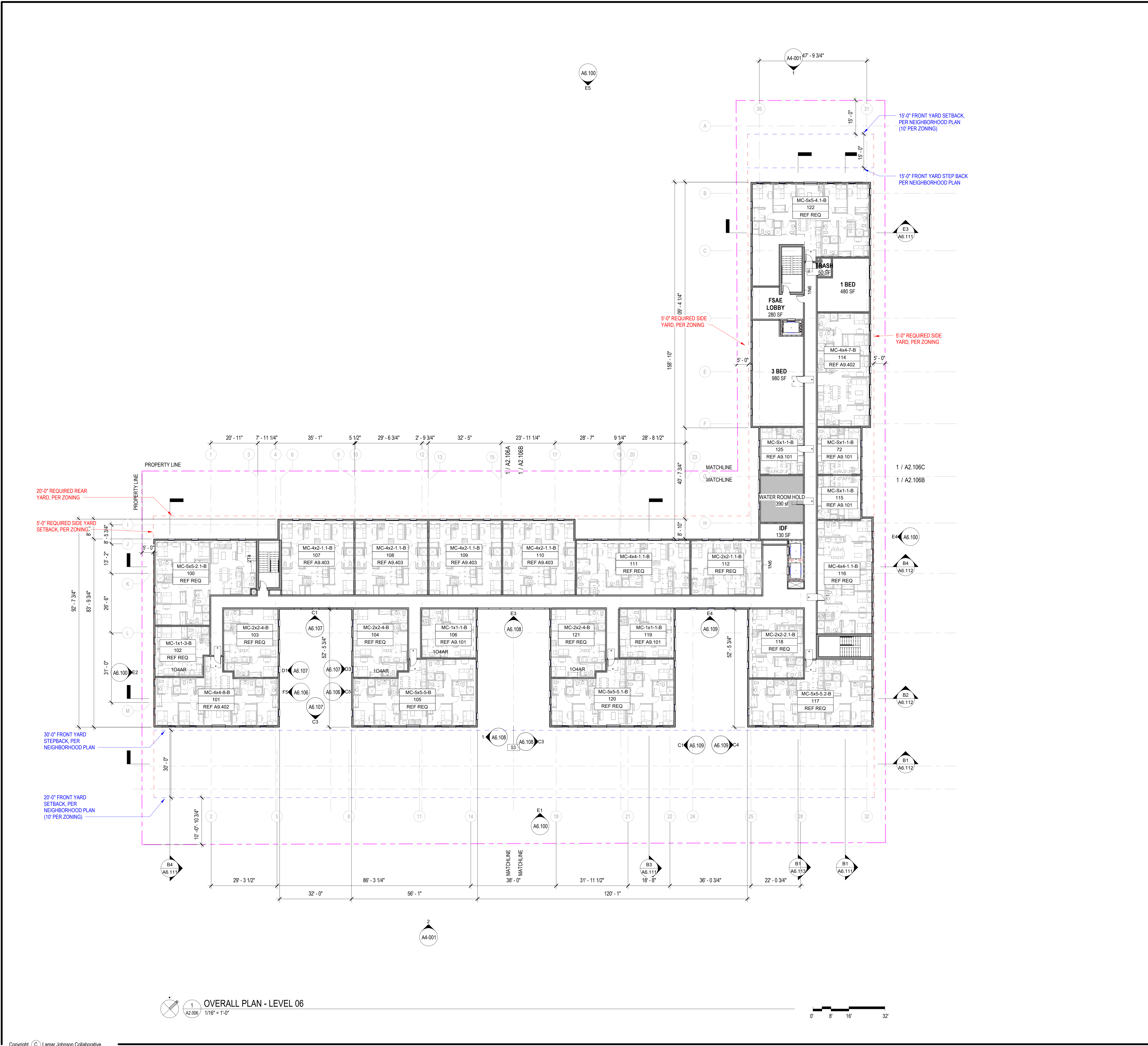
BUILDING MAP

DRAWING TITLE
 OVERALL FLOOR PLAN - LEVEL 05

DRAWING NO.
A2.005

Job # 25.008154

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PLAN NOTES

GENERAL NOTES

- PLAN GENERAL NOTE
- PLAN GENERAL NOTE

| CAR PARKING COUNT | |
|--|-----------|
| LONG TERM (UND. STRUCTURE) AT LL | |
| EV READY (REQ. 10% = 8.8) | 9 |
| EV INSTALLED / ACCESSIBLE (REQ. 2% = 1.76) | 2 |
| ADA VAN (REQ. = 1) STANDARD | 1 |
| TOTAL UNDER STRUCTURE/INDOOR | 88 |
| TOTAL CARS | 88 |

| BICYCLE PARKING COUNT | |
|-----------------------------------|--|
| LONG TERM (INDOOR) BIKE PARKING | |
| LEVEL 0 | 40 BIKES STANDARD 88 BIKES VERTICAL |
| LEVEL 1 | 50 BIKES STANDARD 48 BIKES VERTICAL |
| TOTAL LONG TERM/INDOOR | 226 BIKES |
| SHORT TERM (OUTDOOR) BIKE PARKING | |
| SHORT TERM - VISITOR | 52 BIKES STANDARD |
| TOTAL SHORT TERM/OUTDOOR | 52 BIKES |
| TOTAL BIKES | 278 BIKES (STND. AND VERT.) |
| TOTAL BIKES | 51% STND. AND 49% VERT. |

KEYED NOTES

- 1 FINISH NOTE 1
- 1 FINISH NOTE 2

Lamar Johnson Collaborative
38 EAST WACKER DRIVE, SUITE 1000
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MIFFLIN CHAPTER
CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

| DRAWING ISSUE | | |
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| # | DESCRIPTION | DATE |
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BUILDING MAP

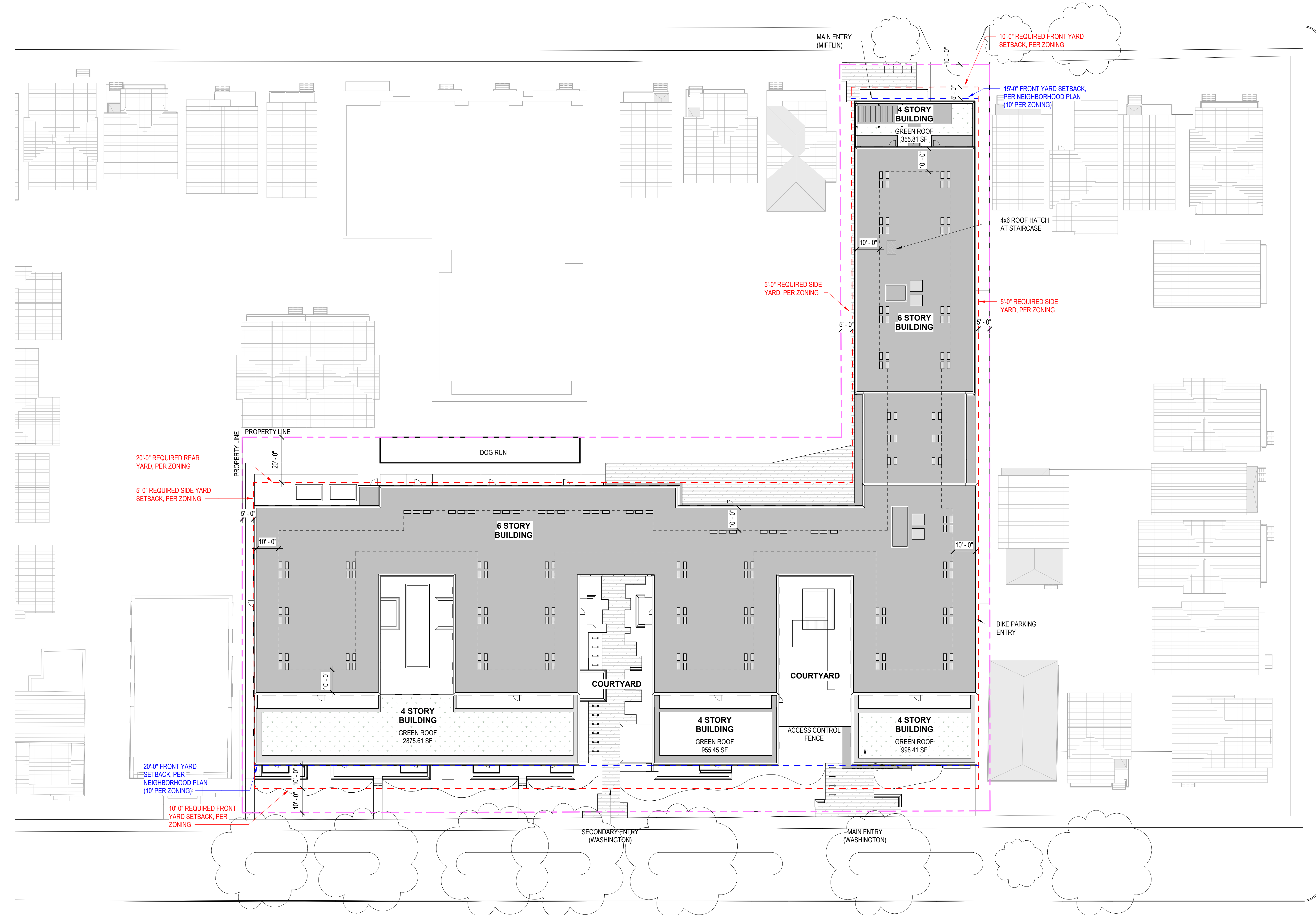
DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 06

DRAWING NO.
A2.006

Job # 25.008154

09/20/2024 11:27:59 AM

W. MIFFLIN ST.



W. WASHINGTON AVE

N. BROOM ST

SITE PLAN NOTES

GENERAL NOTES
 1. PLAN GENERAL NOTE
 2. PLAN GENERAL NOTE

SITE INFORMATION

| BICYCLE PARKING COUNT | |
|--|--|
| LONG TERM (INDOOR) BIKE PARKING | |
| LEVEL 0..... | 40 BIKES STANDARD 88 BIKES VERTICAL |
| LEVEL 1..... | 50 BIKES STANDARD 48 BIKES VERTICAL |
| TOTAL LONG TERM/INDOOR..... | 226 BIKES |
| SHORT TERM (OUTDOOR) BIKE PARKING | |
| SHORT TERM - VISITOR..... | 52 BIKES STANDARD |
| TOTAL SHORT TERM/OUTDOOR..... | 52 BIKES |
| TOTAL BIKES..... | 278 BIKES (STND. AND VERT.) |
| TOTAL BIKES..... | 51% STND. AND 49% VERT. |

SITE KEYED NOTES

| # | DESCRIPTION | DATE |
|---|-------------|------|
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| 5 | | |

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36 EAST WACKER DRIVE, SUITE 1000
 CHICAGO, IL 60601
 PH: 312.626.0740

MIFFLIN CHAPTER
 CRG
 ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
 LAND USE APPLICATION

DRAWING ISSUE

| # | DESCRIPTION | DATE |
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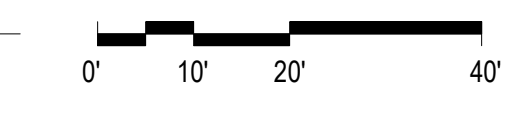


DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL 07 (ROOF)

DRAWING NO.
A2.007

Job # 25.008154

B1 OVERALL PLAN - ROOF
 A2.007 1" = 20'-0"





E5 NORTH ELEVATION
A6.100 1/16" = 1'-0"

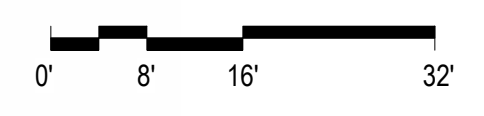
POWDER COATED BLACK PICKET RAILS



E4 EAST ELEVATION
A6.100 1/16" = 1'-0"

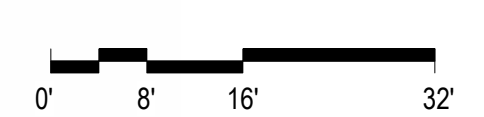


E2 WEST ELEVATION
A6.100 1/16" = 1'-0"



E1 SOUTH ELEVATION
A6.100 1/16" = 1'-0"

BUILT UP PLANTERS WITH MASONRY CLADDING



EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

KEYED NOTES

- 1 ELEVATION KEYED NOTE 1
- 2 ELEVATION KEYED NOTE 2

EXTERIOR ELEVATION NOTES

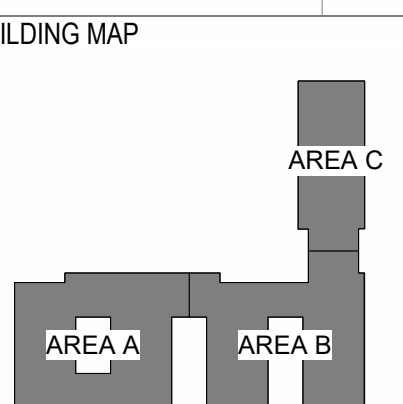
| HATCH | MARK | DESCRIPTION |
|-------|-------|---|
| | FC-1 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE |
| | FC-2 | FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE |
| | FC-3 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED |
| | BK-1 | BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED |
| | BK-2 | BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT |
| | GL-1 | VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| | GL-1B | VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| | XV-1 | X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL |

Lamar Johnson Collaborative

35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH: 312.626.0141

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

| DRAWING ISSUE | | |
|---------------|-------------|------|
| # | DESCRIPTION | DATE |
| 1 | | |



DRAWING TITLE
OVERALL BUILDING ELEVATIONS- COLOR

DRAWING NO.
A6.100

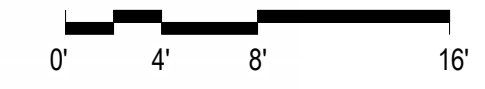
Job # 25.008154



E3 ENLARGED ELEVATION - NORTH - AREA A
A6.102 1/8" = 1'-0"



E1 ENLARGED ELEVATION - NORTH - AREA B
A6.102 1/8" = 1'-0"



EXTERIOR ELEVATION NOTES

- GENERAL NOTES**
- ELEVATION GENERAL NOTE
 - ELEVATION GENERAL NOTE
- KEYED NOTES**
- ELEVATION KEYED NOTE 1
 - ELEVATION KEYED NOTE 2

EXTERIOR ELEVATION NOTES

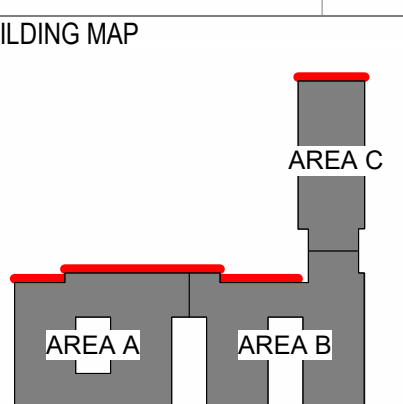
| HATCH | MARK | DESCRIPTION |
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| [Hatch] | FC-1 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE |
| [Hatch] | FC-2 | FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE |
| [Hatch] | FC-3 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED |
| [Hatch] | BK-1 | BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED |
| [Hatch] | BK-2 | BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT |
| [Hatch] | GL-1 | VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| [Hatch] | GL-1B | VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2'X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| [Hatch] | XV-1 | X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL |

Lamar Johnson Collaborative
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MIFFLIN CHAPTER
CRG ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

DRAWING ISSUE

| # | DESCRIPTION | DATE |
|---|-------------|------|
| 1 | | |



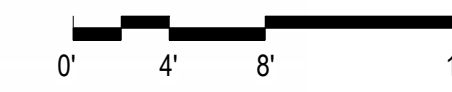
DRAWING TITLE
ENLARGED BUILDING ELEVATIONS - NORTH

DRAWING NO.
A6.102

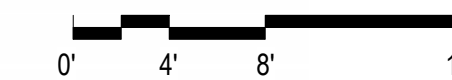
Job # 25.008154



E4 ENLARGED ELEVATION - EAST - AREA A
A6.103 1/8" = 1'-0"



E2 ENLARGED ELEVATION - EAST - AREA B
A6.103 1/8" = 1'-0"



EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

KEYED NOTES

- 1 ELEVATION KEYED NOTE 1
- 2 ELEVATION KEYED NOTE 2

EXTERIOR ELEVATION NOTES

| HATCH | MARK | DESCRIPTION |
|-------|-------|---|
| | FC-1 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE |
| | FC-2 | FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE |
| | FC-3 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED |
| | BK-1 | BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED |
| | BK-2 | BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT |
| | GL-1 | VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
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| | XV-1 | X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL |

Lamar Johnson Collaborative

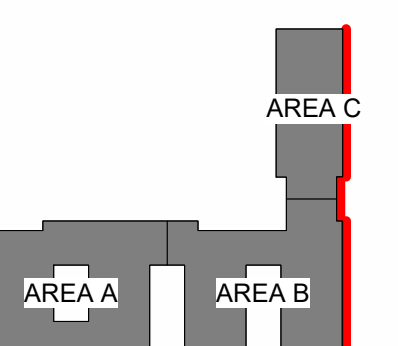
35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH: 312.626.0141

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

DRAWING ISSUE

| # | DESCRIPTION | DATE |
|---|-------------|------|
| 1 | | |

BUILDING MAP



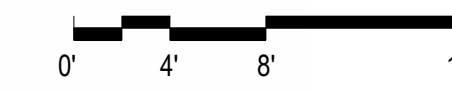
DRAWING TITLE
ENLARGED BUILDING ELEVATIONS - EAST

DRAWING NO.
A6.103

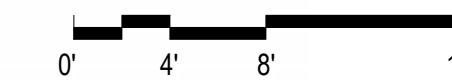
Job # 25.008154



E4 ENLARGED ELEVATION - WEST - AREA A
A6.104 / 1/8" = 1'-0"



E2 ENLARGED ELEVATION - WEST - AREA B
A6.104 / 1/8" = 1'-0"



EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

KEYED NOTES

1. ELEVATION KEYED NOTE 1
2. ELEVATION KEYED NOTE 2

EXTERIOR ELEVATION NOTES

| HATCH | MARK | DESCRIPTION |
|-------|-------|---|
| | FC-1 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE |
| | FC-2 | FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE |
| | FC-3 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED |
| | BK-1 | BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED |
| | BK-2 | BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT |
| | GL-1 | VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| | GL-1B | VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| | XV-1 | X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL |

Lamar Johnson Collaborative

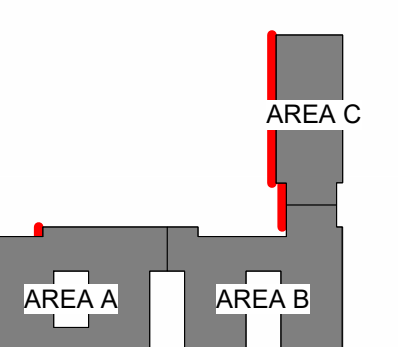
35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH: 312.688.0141

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

DRAWING ISSUE

| # | DESCRIPTION | DATE |
|---|-------------|------|
| 1 | | |
| 2 | | |

BUILDING MAP



DRAWING TITLE
ENLARGED BUILDING ELEVATIONS - WEST

DRAWING NO.
A6.104

Job # 25.008154



E4 ENLARGED ELEVATION - SOUTH - AREA A
A6.105 / 1/8" = 1'-0"



E2 ENLARGED ELEVATION - SOUTH - AREA B
A6.105 / 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

- GENERAL NOTES**
- ELEVATION GENERAL NOTE
 - ELEVATION GENERAL NOTE
- KEYED NOTES**
- ELEVATION KEYED NOTE 1
 - ELEVATION KEYED NOTE 2

EXTERIOR ELEVATION NOTES

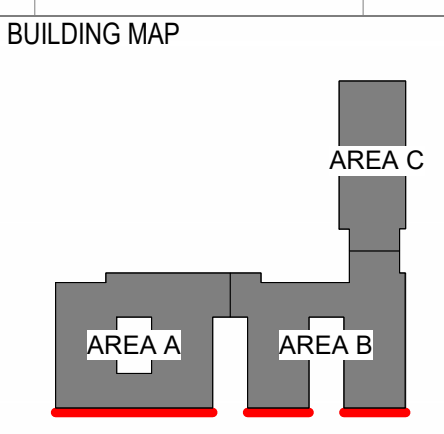
| HATCH | MARK | DESCRIPTION |
|---------|-------|---|
| [Hatch] | FC-1 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE |
| [Hatch] | FC-2 | FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE |
| [Hatch] | FC-3 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED |
| [Hatch] | BK-1 | BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED |
| [Hatch] | BK-2 | BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT |
| [Hatch] | GL-1 | VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| [Hatch] | GL-1B | VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| [Hatch] | XV-1 | X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL |

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PH: 312.626.0144

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

DRAWING ISSUE

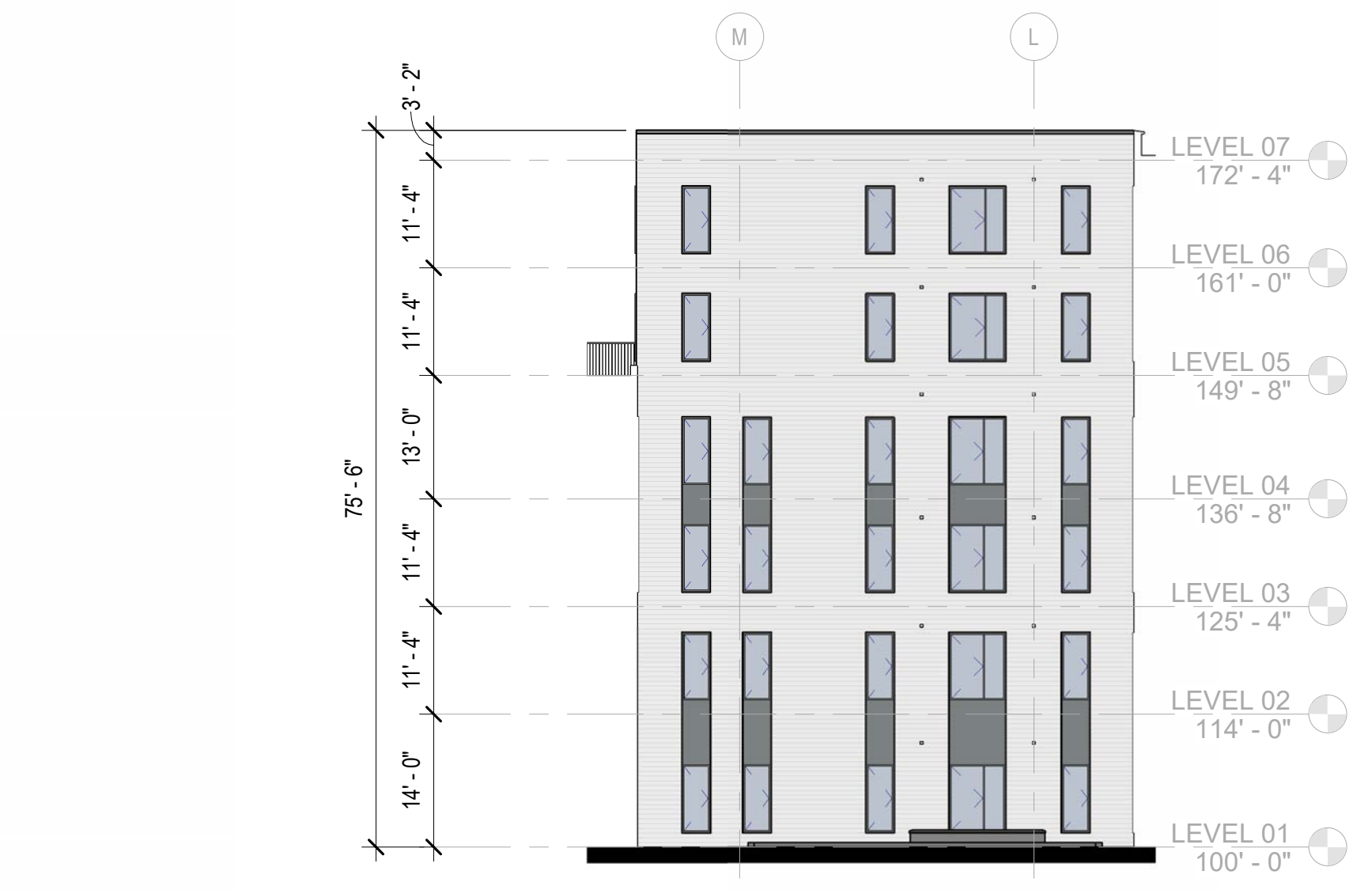
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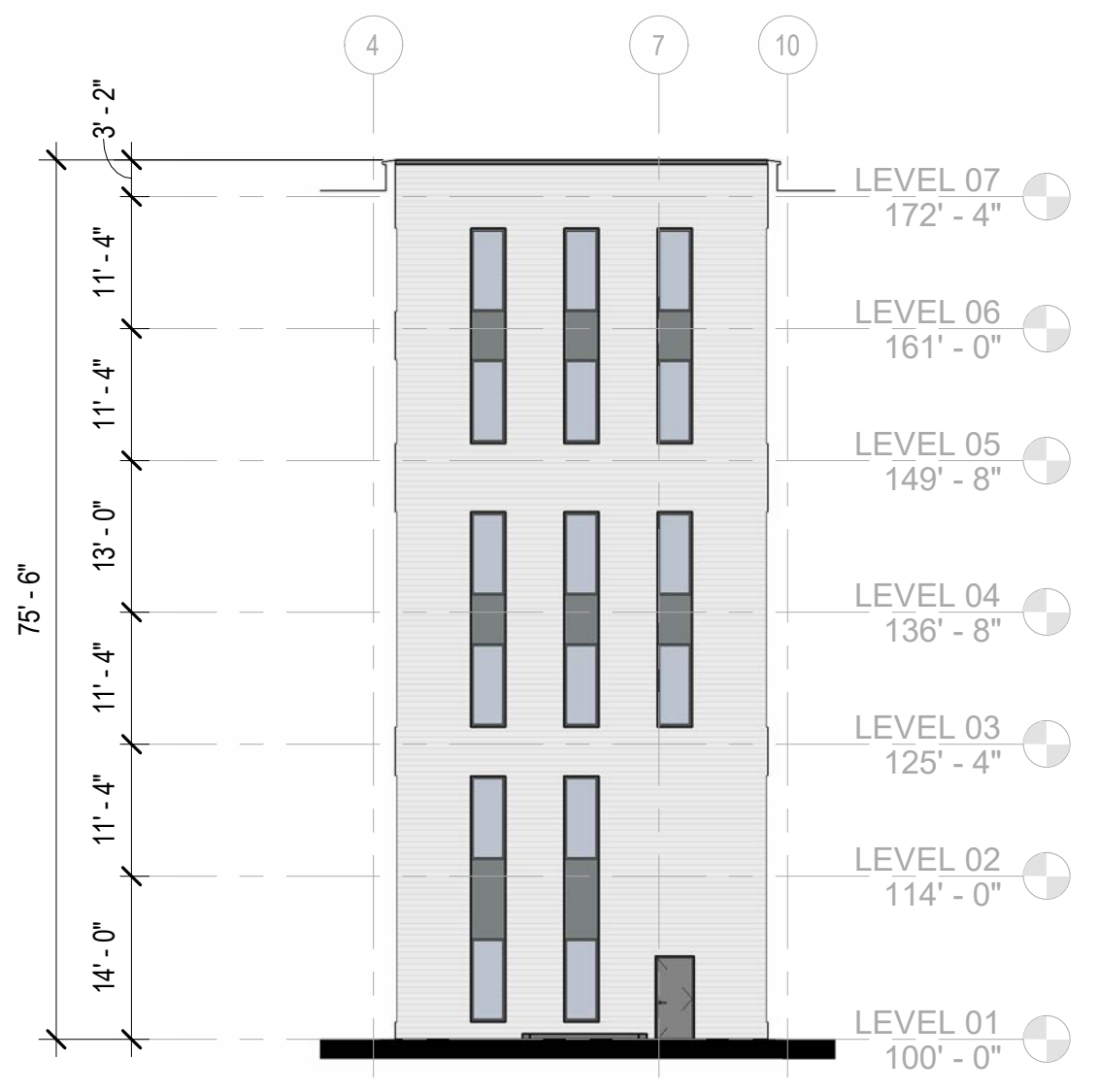
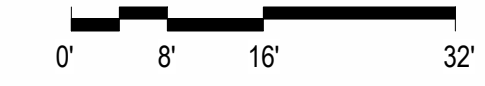
DRAWING TITLE
ENLARGED BUILDING ELEVATIONS - SOUTH

DRAWING NO.
A6.105

Job # 25.008154



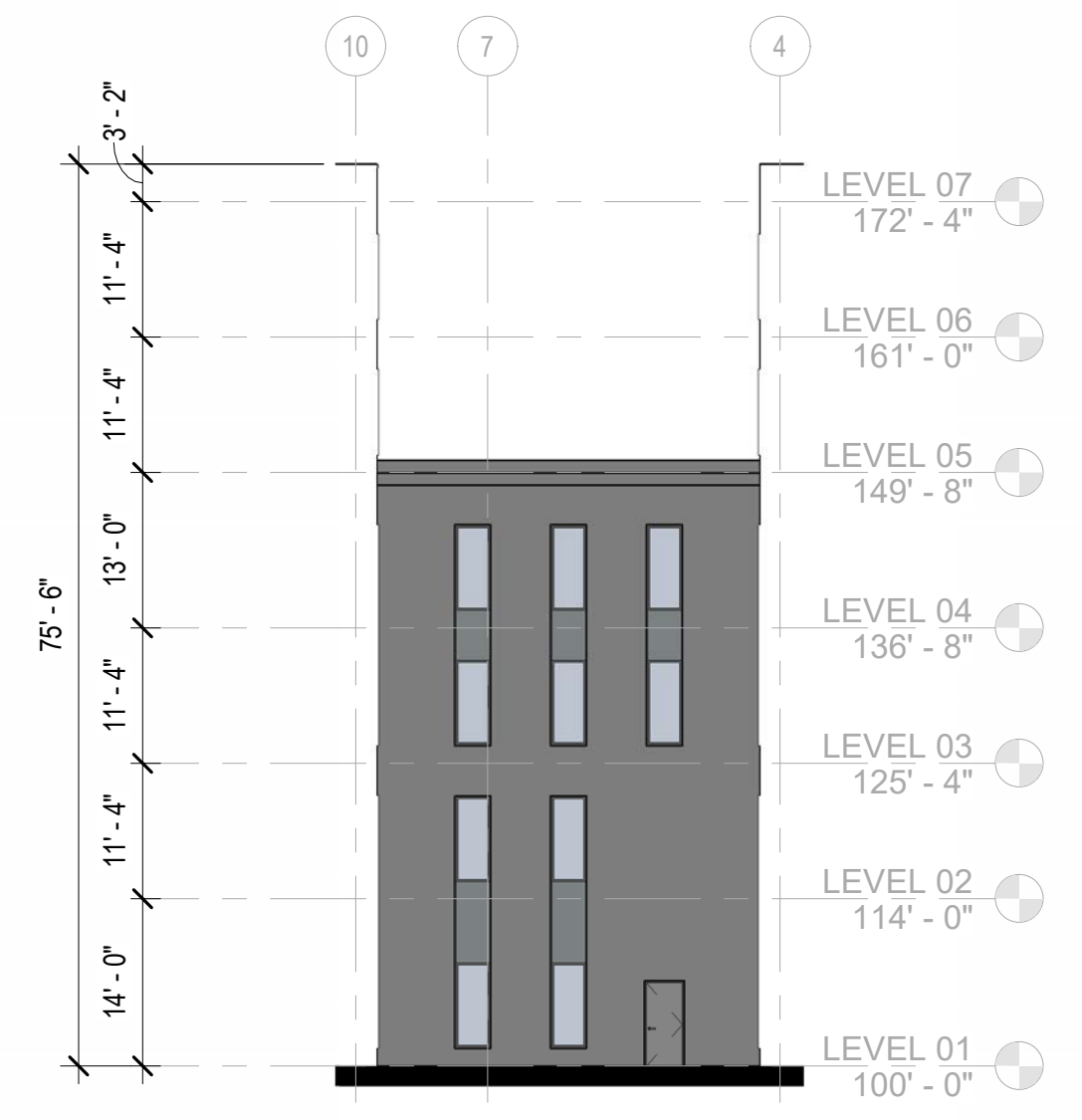
F5 EE_WEST (ENCLOSED)
A6.106 1/16" = 1'-0"



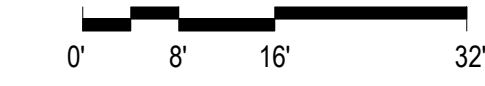
D5 EE_NORTH (ENCLOSED)
A6.106 1/16" = 1'-0"



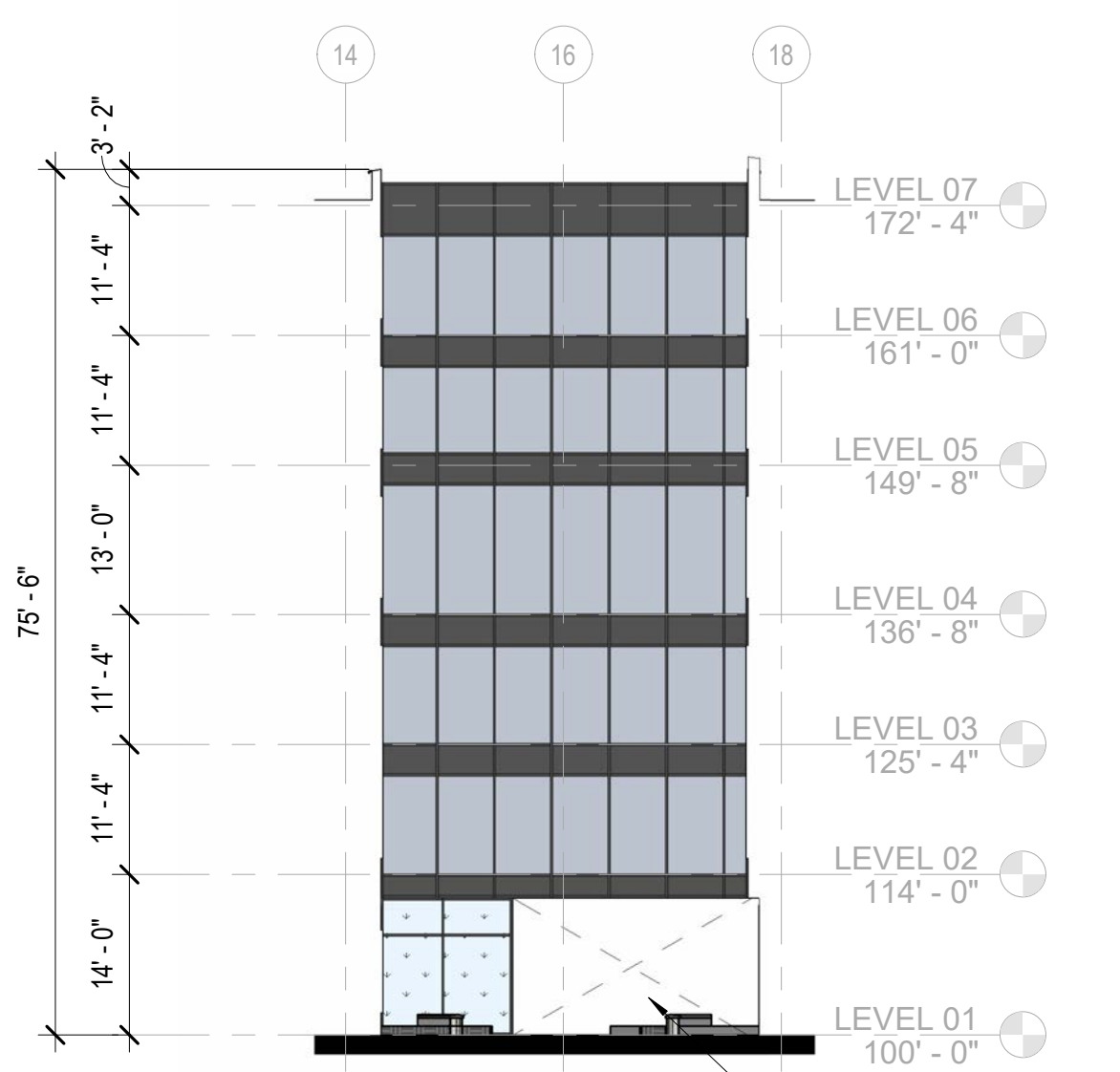
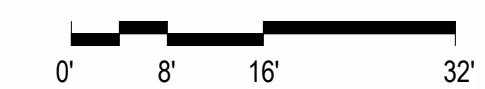
C5 EE_EAST (ENCLOSED)
A6.106 1/16" = 1'-0"



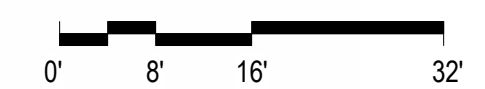
B5 EE_SOUTH (ENCLOSED)
A6.106 1/16" = 1'-0"



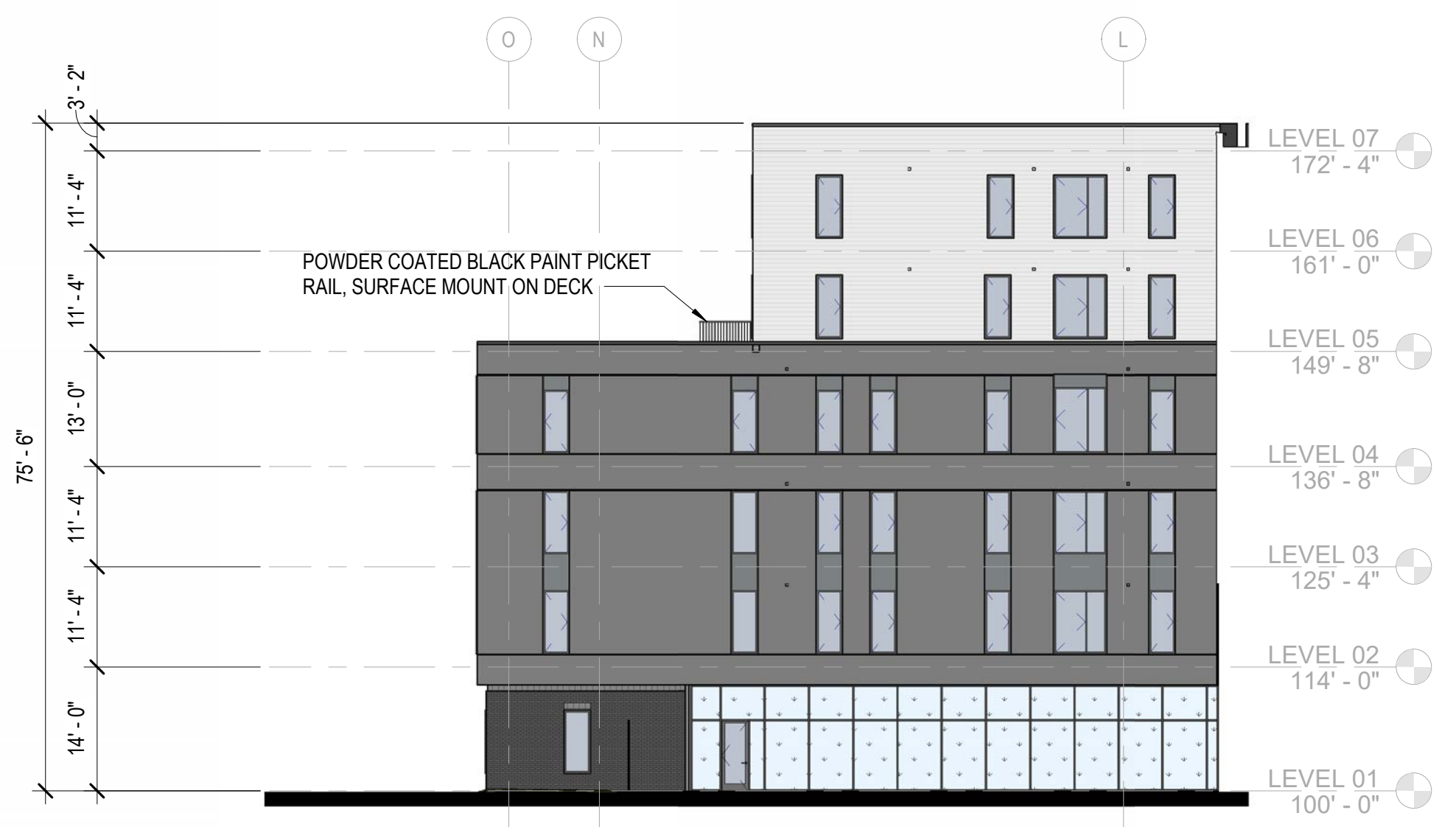
1 EE_WEST (PASSTHRU)
A6.106 1/16" = 1'-0"



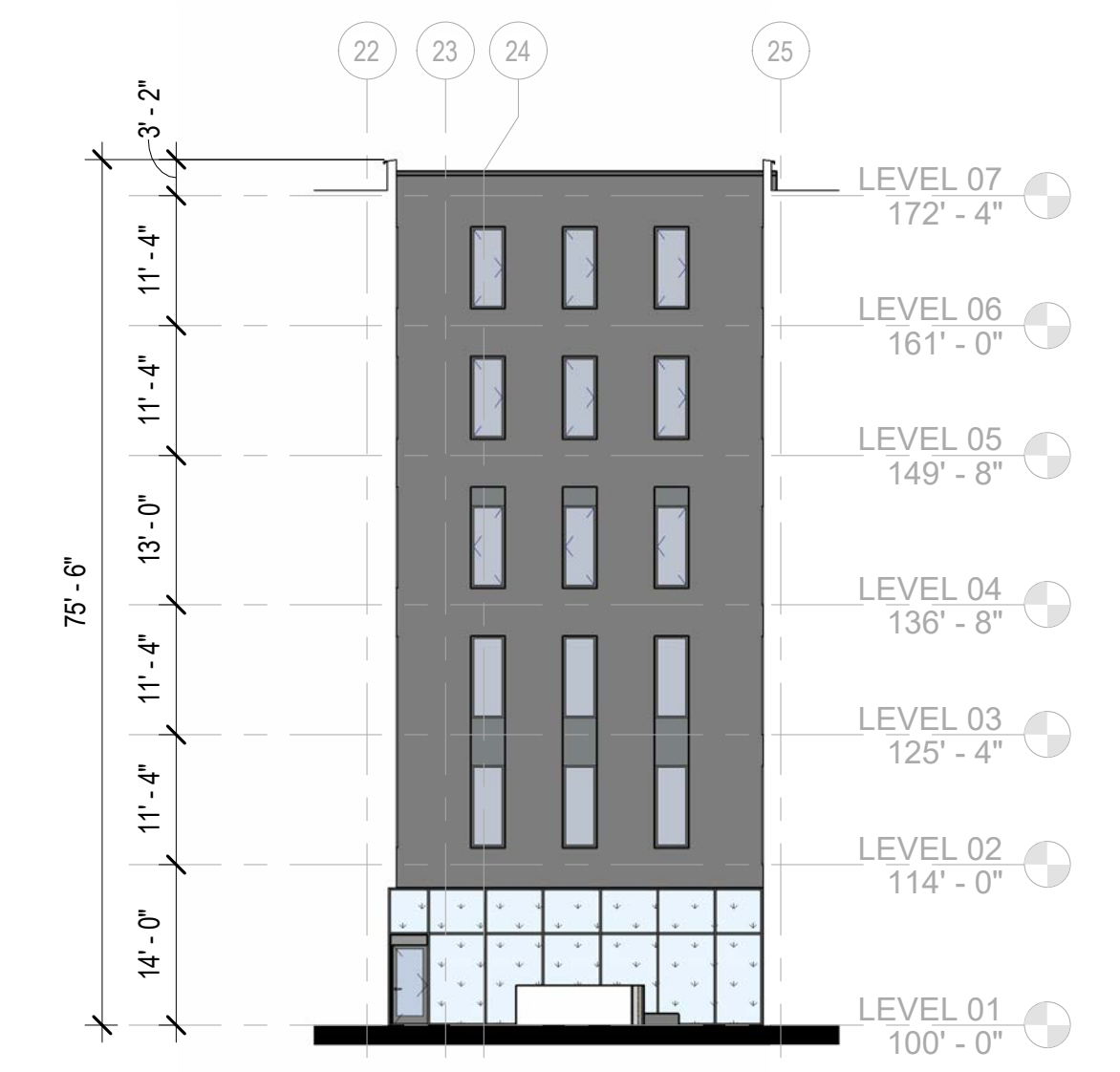
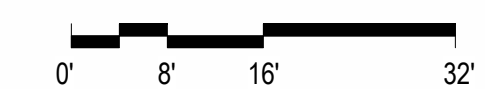
D3 EE_NORTH (PASSTHRU)
A6.106 1/16" = 1'-0"



C3 EE_EAST (PASSTHRU)
A6.106 1/16" = 1'-0"



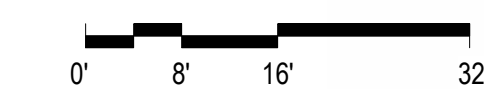
F2 EE_WEST (OPEN)
A6.106 1/16" = 1'-0"



D2 EE_NORTH (OPEN)
A6.106 1/16" = 1'-0"



C2 EE_EAST (OPEN)
A6.106 1/16" = 1'-0"



EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

KEYED NOTES

- 1 ELEVATION KEYED NOTE 1
- 2 ELEVATION KEYED NOTE 2

EXTERIOR ELEVATION NOTES

| HATCH | MARK | DESCRIPTION |
|-------|-------|--|
| | FC-1 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE |
| | FC-2 | FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE |
| | FC-3 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED |
| | BK-1 | BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED |
| | BK-2 | BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT |
| | GL-1 | VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANELS BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| | GL-1B | VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANELS BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| | XV-1 | X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL |

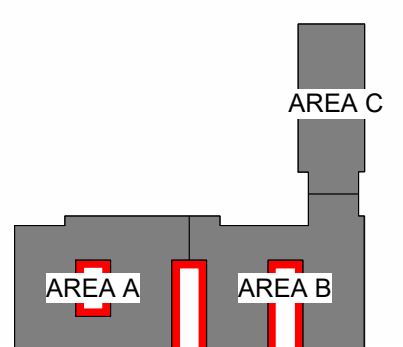
Lamar Johnson Collaborative
38 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH: 312.626.0140

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

DRAWING ISSUE

| # | DESCRIPTION | DATE |
|---|-------------|------|
| 1 | | |
| 2 | | |

BUILDING MAP



DRAWING TITLE
OVERALL COURTYARD ELEVATIONS

DRAWING NO.
A6.106

Job # 25.008154



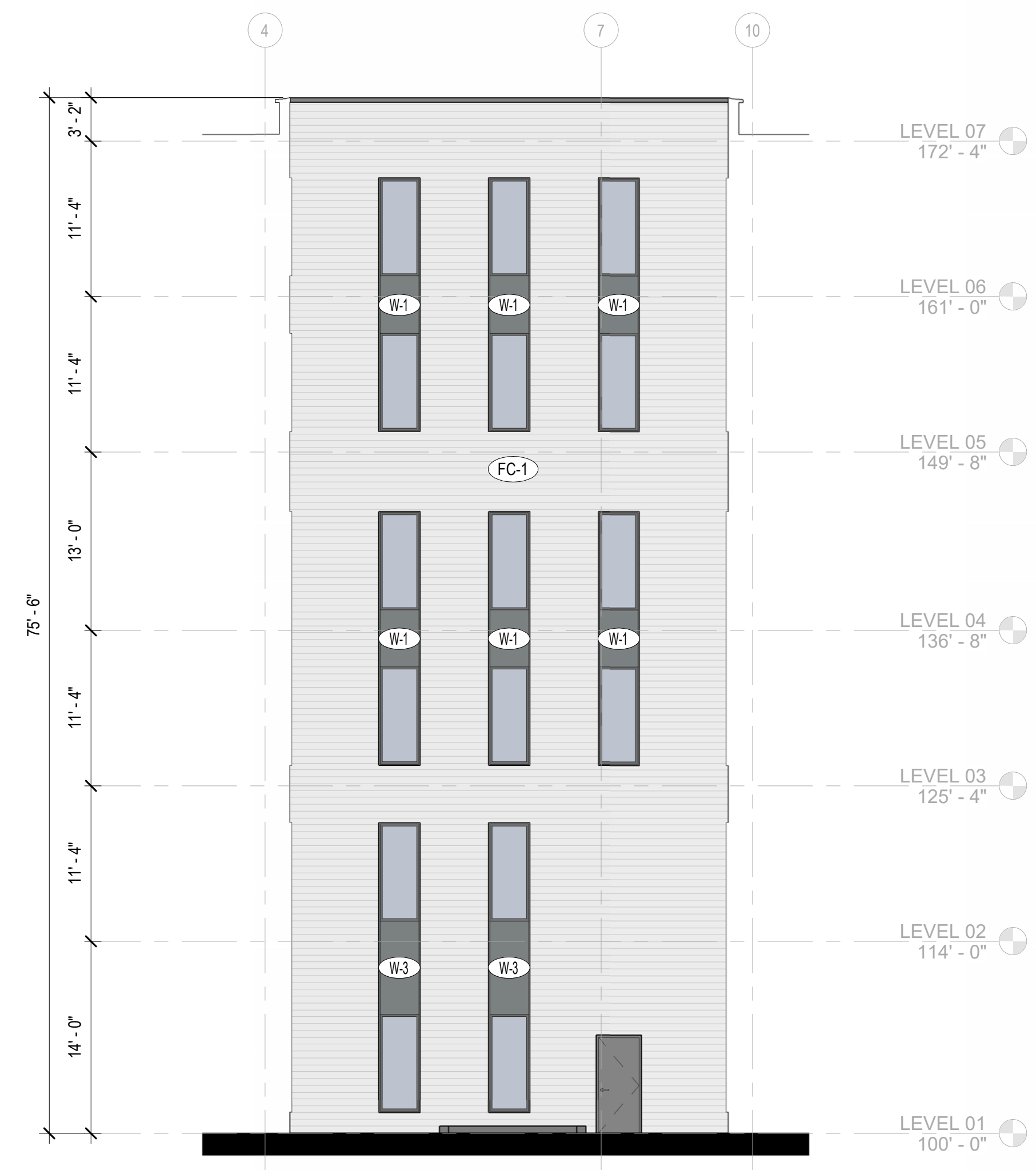
D3 ENLARGED ELEVATION - EAST - ENCLOSED
A6.107 1/8" = 1'-0" 0' 4' 8' 16'



C3 ENLARGED ELEVATION - SOUTH - ENCLOSED
A6.107 1/8" = 1'-0" 0' 4' 8' 16'



D1 ENLARGED ELEVATION - WEST - ENCLOSED
A6.107 1/8" = 1'-0" 0' 4' 8' 16'



C1 ENLARGED ELEVATION - NORTH - ENCLOSED
A6.107 1/8" = 1'-0" 0' 4' 8' 16'

EXTERIOR ELEVATION NOTES

- GENERAL NOTES**
- ELEVATION GENERAL NOTE
 - ELEVATION GENERAL NOTE
- KEYED NOTES**
- ELEVATION KEYED NOTE 1
 - ELEVATION KEYED NOTE 2

EXTERIOR ELEVATION NOTES

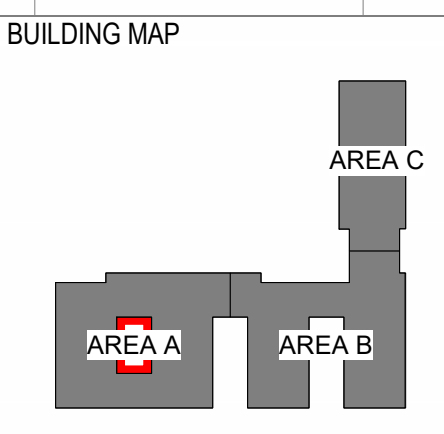
| HATCH | MARK | DESCRIPTION |
|---------|-------|---|
| [Hatch] | FC-1 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE |
| [Hatch] | FC-2 | FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE |
| [Hatch] | FC-3 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED |
| [Hatch] | BK-1 | BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED |
| [Hatch] | BK-2 | BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT |
| [Hatch] | GL-1 | VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| [Hatch] | GL-1B | VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| [Hatch] | XV-1 | X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL |

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH: 312.626.0141

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

DRAWING ISSUE

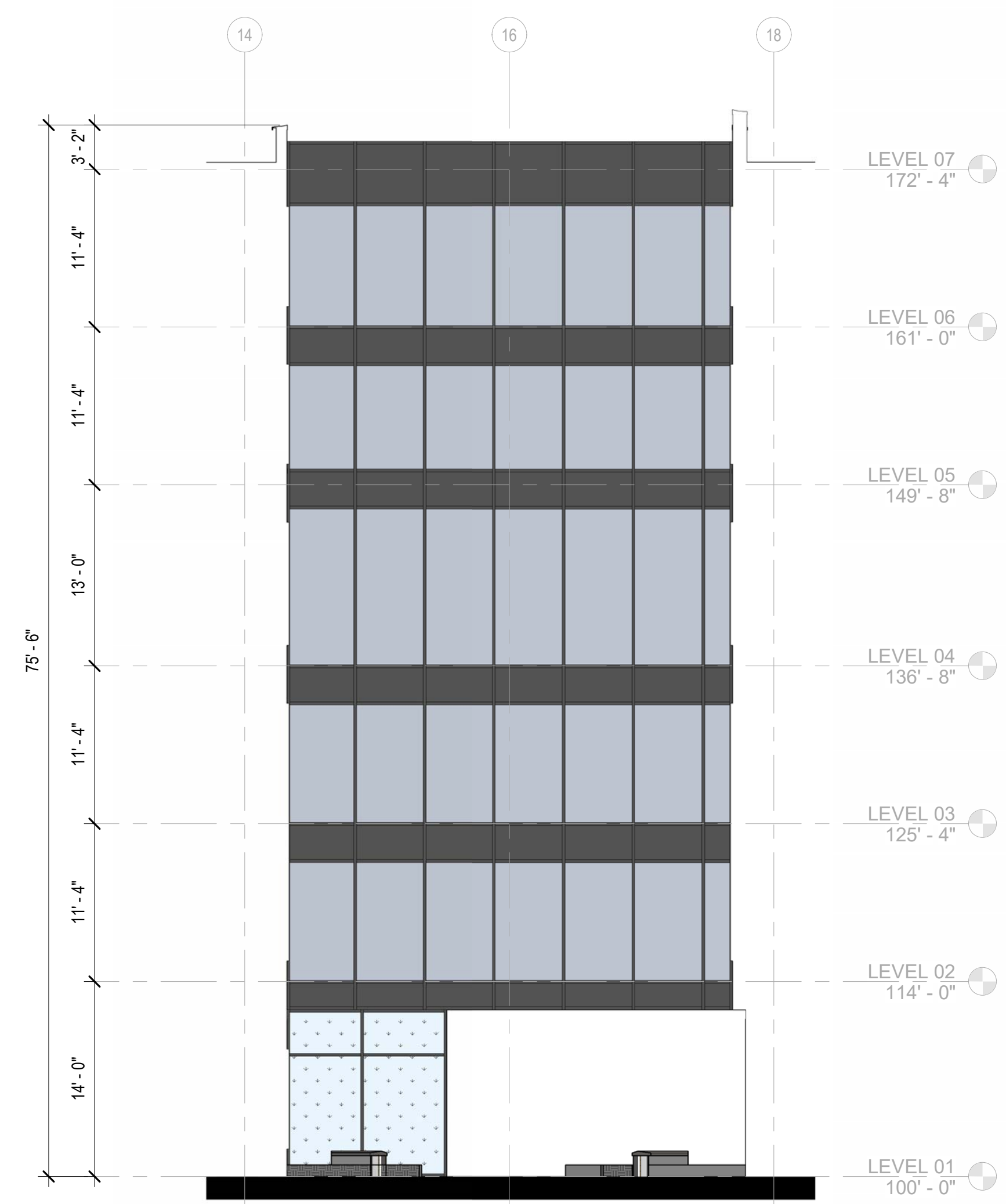
| # | DESCRIPTION | DATE |
|---|-------------|------|
| 1 | | |



DRAWING TITLE
ENLARGED COURTYARD
ELEVATIONS - ENCLOSED

DRAWING NO.
A6.107

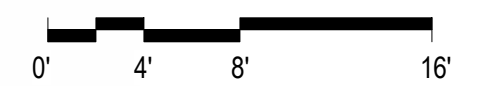
Job # 25.008154



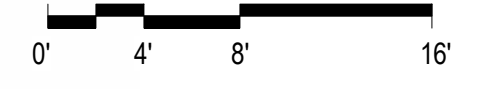
E3 ENLARGED ELEVATION - NORTH - PASSTHRU
A6.108 1/8" = 1'-0"



C3 ENLARGED ELEVATION - EAST - PASSTHRU
A6.108 1/8" = 1'-0"



1 ENLARGED ELEVATION - WEST - PASSTHRU1
A6.108 1/8" = 1'-0"



EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

KEYED NOTES

- 1 ELEVATION KEYED NOTE 1
- 2 ELEVATION KEYED NOTE 2

EXTERIOR ELEVATION NOTES

| HATCH | MARK | DESCRIPTION |
|-------|-------|---|
| | FC-1 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE |
| | FC-2 | FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE |
| | FC-3 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED |
| | BK-1 | BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED |
| | BK-2 | BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT |
| | GL-1 | VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| | GL-1B | VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| | XV-1 | X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL |

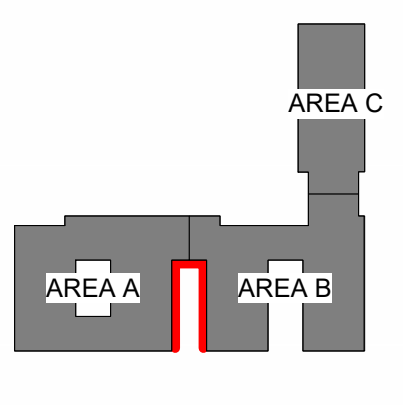
Lamar Johnson Collaborative
36 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH: 312.626.0141

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

DRAWING ISSUE

| # | DESCRIPTION | DATE |
|---|-------------|------|
| 1 | | |

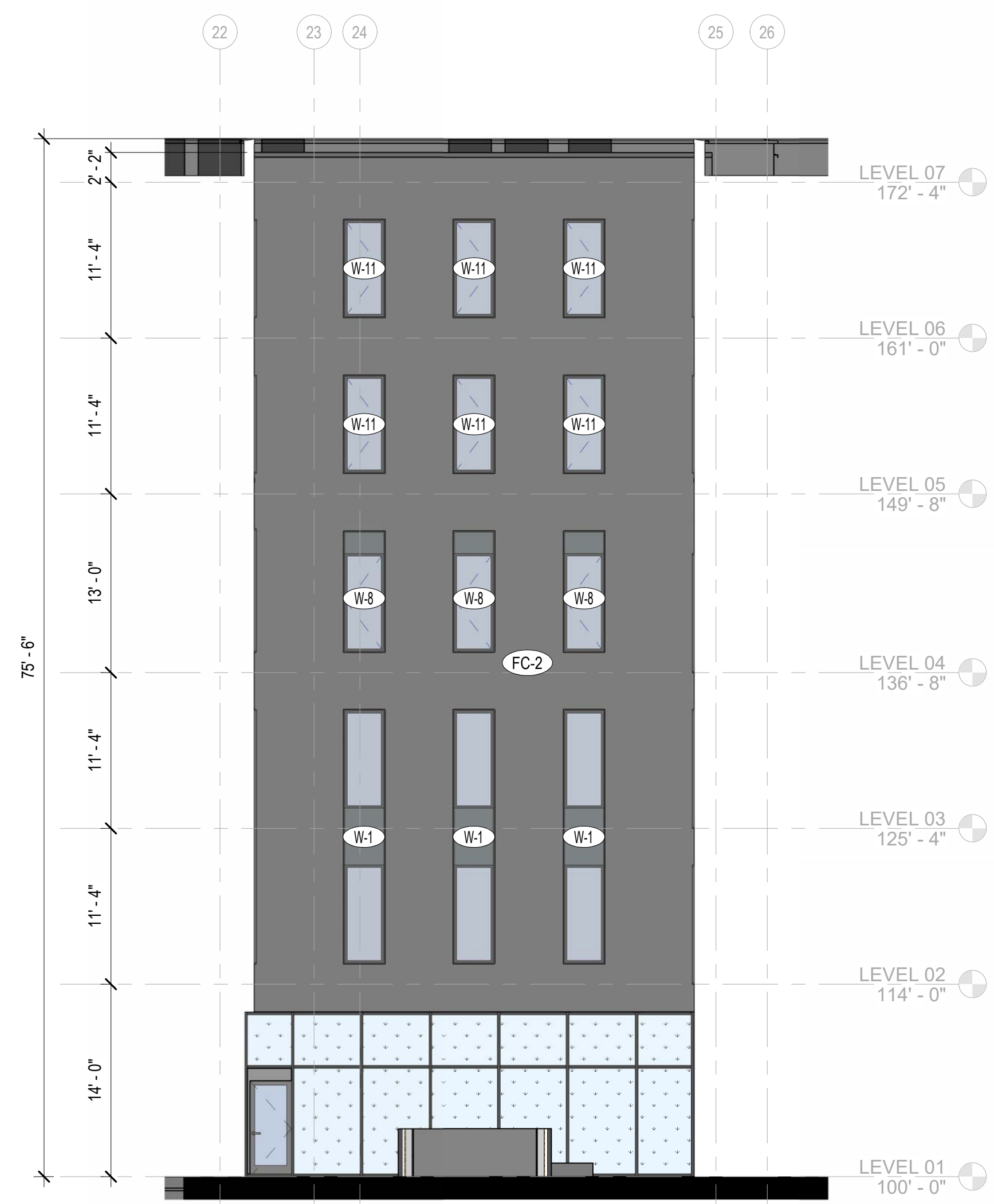
BUILDING MAP



DRAWING TITLE
ENLARGED COURTYARD
ELEVATIONS - PASSTHRU

DRAWING NO.
A6.108

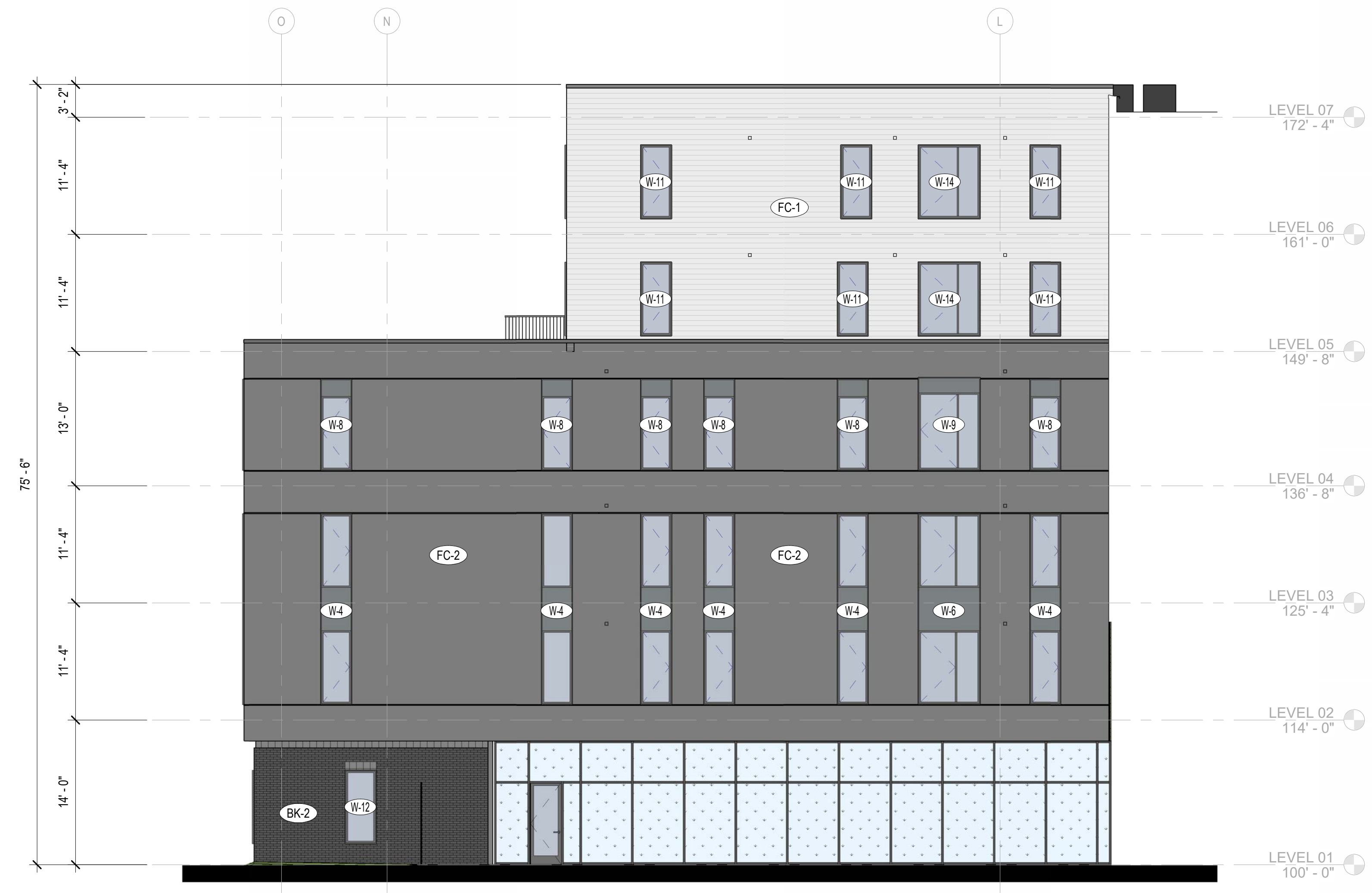
Job # 25.008154



E4 ENLARGED ELEVATION - NORTH - OPEN
A6.109 1/8" = 1'-0"



C4 ENLARGED ELEVATION - EAST - OPEN
A6.109 1/8" = 1'-0"



C1 ENLARGED ELEVATION - WEST - OPEN
A6.109 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

- GENERAL NOTES**
- ELEVATION GENERAL NOTE
 - ELEVATION GENERAL NOTE
- KEYED NOTES**
- ELEVATION KEYED NOTE 1
 - ELEVATION KEYED NOTE 2

EXTERIOR ELEVATION NOTES

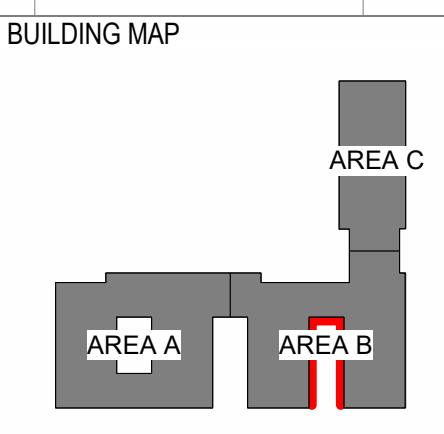
| HATCH | MARK | DESCRIPTION |
|---------|-------|---|
| [Hatch] | FC-1 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: WARM OFF WHITE |
| [Hatch] | FC-2 | FIBER CEMENT SIDING CERACLAD 8 REVEAL SIDING COLOR: SLATE |
| [Hatch] | FC-3 | FIBER CEMENT SIDING HARDIEBOARD - ARTISAN V SIDING COLOR: CUSTOM RED |
| [Hatch] | BK-1 | BRICK VENEER SUMMIT FACE BRICK - MODULAR SCALE COLOR: RED |
| [Hatch] | BK-2 | BRICK VENEER ENDCOTT FACE BRICK - MODULAR SCALE COLOR: MANGANESE IRONSPOT - VELOUR CUT |
| [Hatch] | GL-1 | VISION GLASS 1" INSULATED GLASS 1/4" CLEAN ANN. WITH CARDINAL 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| [Hatch] | GL-1B | VISION GLASS 1" INSULATED BIRD GLASS 1/4" CLEAN ANN. WITH 1/4" CIRCLES OR OTHER SHAPES SPACED IN NOT MORE THAN 2"X 2" CARDINAL ON #1, 272 LOW E #2 1/2" BLACK SPACER WITH ARGON 1/4" CLEAN ANN. PANES BELOW 18" ABOVE FINISHED FLOOR TO BE TEMPERED |
| [Hatch] | XV-1 | X VENTS 4x4 AND 4x6 VENTILATION GRILLES COLOR: TO MATCH FACADE MATERIAL |

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MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

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| # | DESCRIPTION | DATE |
|---|-------------|------|
| 1 | | |
| 2 | | |



DRAWING TITLE
ENLARGED COURTYARD
ELEVATIONS - OPEN

DRAWING NO.
A6.109

Job # 25.008154



Washington Ave - Entry Close Up



Washington Ave - Elevation



Washington Ave - Entry



Pass Thru



Mifflin - Entry



Washington Ave - Garage



Mifflin - Entry Close Up



Washington Ave - Patio

Lamar Johnson
Collaborative

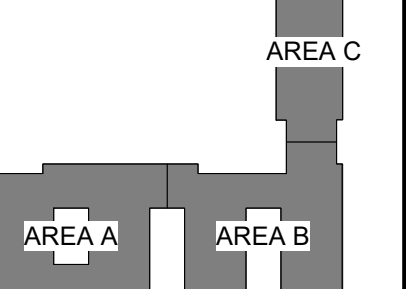
36 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH: 312.668.0141

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION

DRAWING ISSUE

| # | DESCRIPTION | DATE |
|---|-------------|------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

BUILDING MAP



DRAWING TITLE
RENDERINGS / AXONS

DRAWING NO.

A6.110

Job # 25.008154

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE...

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS table with symbols for TC, FF, FL, SW, TW, BW.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS table with symbols for STMH, FI, CI, CB, EW, SMH.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS I, TYPE A
EROSION MAT CLASS II, TYPE B
EROSION MAT CLASS III, TYPE C
EROSION MAT CLASS II, TYPE A
TRACKING PAD
RIP RAP

RIGHT-OF-WAY NOTES:

- 1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS...

SITE PLAN NOTES:

- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.

GRADING NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.

CITY FORESTRY NOTES:

- 1. ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY...

UTILITY NOTES:

- 1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.



909 FOURTH DRIVE, SUITE 100 MADISON, WI 53715 PH: 608.263.4525



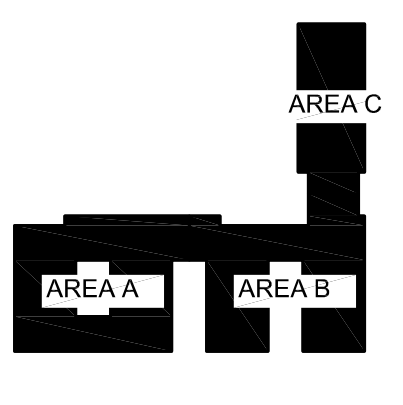
35 EAST WACKER DRIVE, SUITE 1400 CHICAGO, IL 60601 PH: 312.626.0747

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION / UDC SUBMISSION

DRAWING ISSUE

Table with columns: #, DESCRIPTION, DATE. Row 1: 1, LUA SUBMISSION, 9/23/24. Row 2: 1, UDC SUBMISSION, 9/23/24.

BUILDING MAP



DRAWING TITLE NOTES & LEGENDS

DRAWING NO. C0.1

Job # 230390

NOT FOR CONSTRUCTION

TOPOGRAPHIC LINWORK LEGEND

- FO - EXISTING FIBER OPTIC LINE
- UT - EXISTING UNDERGROUND TELEPHONE
- CL - EXISTING CHAIN LINK FENCE
- IR - EXISTING WROUGHT IRON
- WF - EXISTING WOOD FENCE
- GL - EXISTING GAS LINE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- OUE - EXISTING OVERHEAD ELECTRIC LINE
- OGU - EXISTING OVERHEAD GENERAL UTILITIES
- SS - EXISTING SANITARY SEWER LINE (SIZE NOTED)
- STS - EXISTING STORM SEWER LINE (SIZE NOTED)
- WM - EXISTING WATER MAIN (SIZE NOTED)
- B55 - EXISTING MAJOR CONTOUR
- B56 - EXISTING MINOR CONTOUR
- EP - EXISTING EDGE OF PAVEMENT
- EG - EXISTING EDGE OF GRAVEL
- GS - EXISTING GRAVEL SURFACE
- CS - EXISTING CONCRETE SURFACE
- AS - EXISTING ASPHALT SURFACE

SURVEY LEGEND

- X - FOUND CHISELED "X"
- - FOUND 1" Ø IRON PIPE
- ⊗ - FOUND 2" Ø IRON PIPE
- ⊙ - FOUND 3/4" Ø IRON ROD
- ⊠ - SET 3/4" Ø IRON ROD
- () - RECORDED AS INFORMATION

EXISTING SANITARY STRUCTURE TABLE

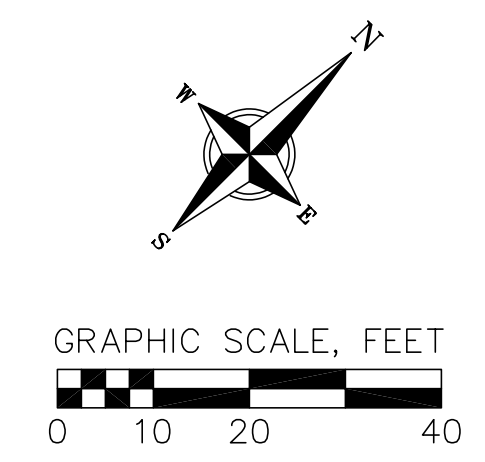
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|------|------|--------|--------|-----------|
| S1 | SMH | 859.59 | 850.19 | NE |
| S2 | SMH | 856.48 | 848.53 | NE |
| S3 | SMH | 855.55 | 847.29 | NE |
| S4 | SMH | 855.15 | 846.34 | NE |
| S5 | SMH | 857.43 | 844.65 | SW |

EXISTING STORM STRUCTURE TABLE

| NAME | TYPE | RIM | INVERT | DIRECTION |
|------|------|--------|--------|-----------|
| S6 | STMH | 859.21 | 853.63 | NE |
| S7 | STMH | 858.53 | 853.43 | NE |
| S8 | STMH | 857.67 | 852.92 | NE |
| S9 | STMH | 856.96 | 852.47 | NE |
| S10 | STMH | 856.30 | 851.97 | NE |
| S11 | STMH | 855.44 | 850.93 | NE |
| S12 | STMH | 855.68 | 850.23 | CENTER |
| S13 | STMH | 856.77 | 851.27 | CENTER |
| S14 | CIN | 858.44 | 855.30 | SE |
| S15 | CIN | 857.40 | 854.16 | SE |
| S16 | CIN | 856.84 | 854.16 | SE |
| S17 | CIN | 856.11 | 853.43 | SE |
| S18 | CIN | 855.92 | 853.27 | NW |
| S19 | CIN | 855.86 | 852.40 | SE |
| S20 | CIN | SMH | SMH | SE |

TOPOGRAPHIC SYMBOL LEGEND

- - EXISTING POST
- - EXISTING SIGN
- - EXISTING CURB INLET
- - EXISTING ROOF DRAIN
- ⊙ - EXISTING STORM MANHOLE
- ⊙ - EXISTING SANITARY MANHOLE
- ⊙ - EXISTING FIRE HYDRANT
- ⊙ - EXISTING WATER MAIN VALVE
- ⊙ - EXISTING CURB STOP
- ⊙ - EXISTING GAS VALVE
- ⊙ - EXISTING GAS METER
- ⊙ - EXISTING DOWN GUY
- ⊙ - EXISTING ELECTRIC PEDESTAL
- ⊙ - EXISTING TRANSFORMER
- ⊙ - EXISTING ELECTRIC METER
- ⊙ - EXISTING LIGHT POLE
- ⊙ - EXISTING UTILITY POLE
- ⊙ - EXISTING TV PEDESTAL
- ⊙ - EXISTING TELEPHONE PEDESTAL
- ⊙ - EXISTING UNIDENTIFIED UTILITY VAULT
- - EXISTING CONIFEROUS TREE
- - EXISTING DECIDUOUS TREE



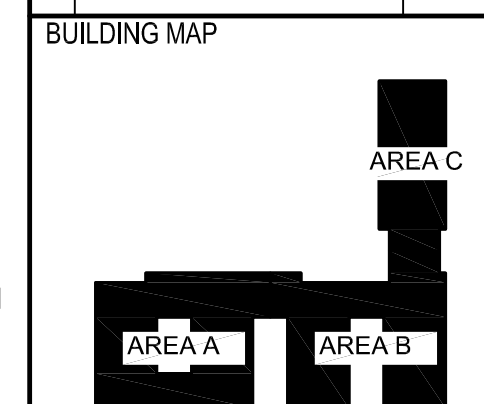
vierbicher
planners | engineers | advisors

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35 EAST HACKER DRIVE, SUITE 1400
CHICAGO, IL 60611
PH: 312.669.0141

MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION / UDC SUBMISSION

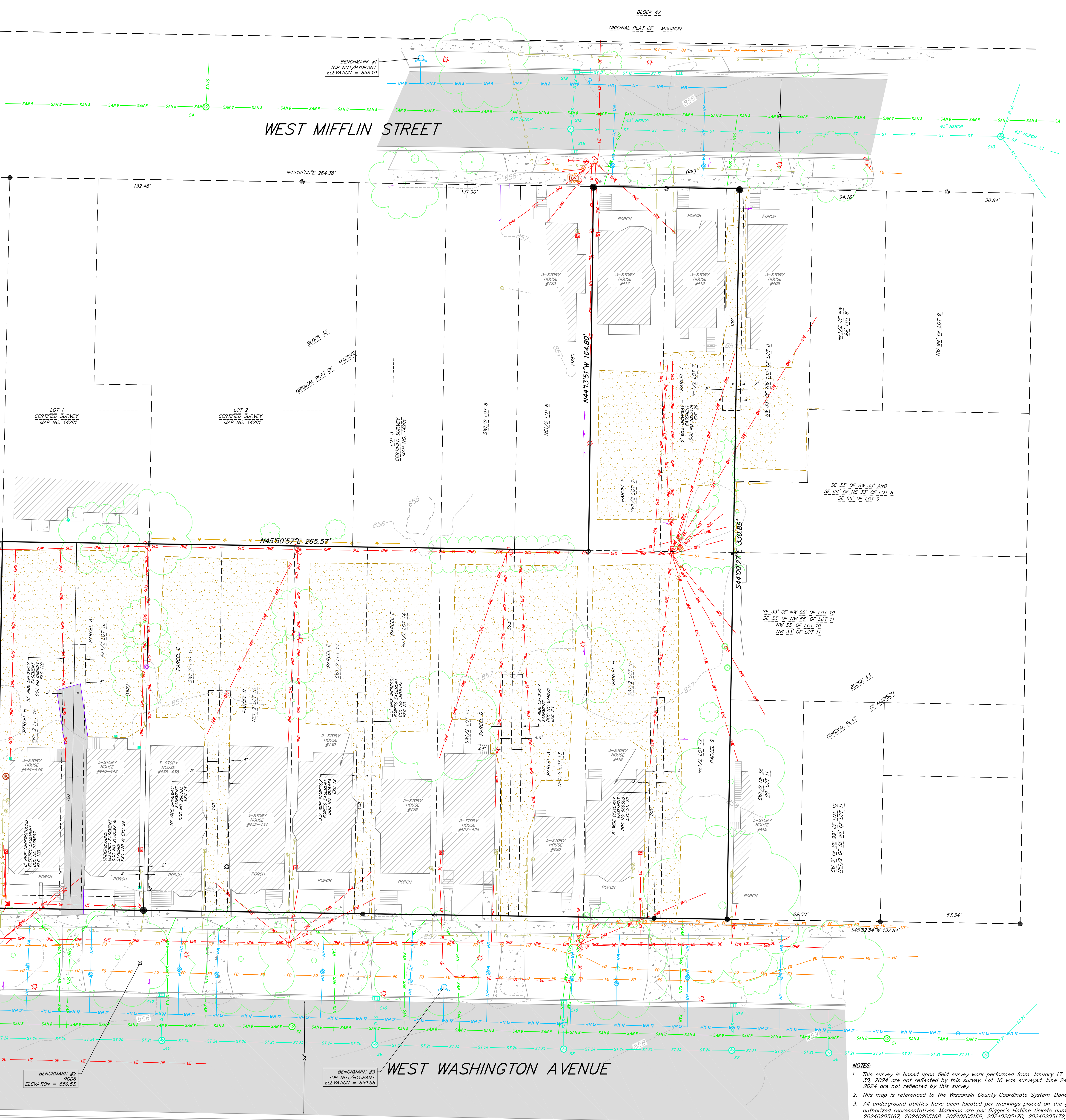
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| # | DESCRIPTION | DATE |
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| 1 | UDC SUBMISSION | 9/23/24 |



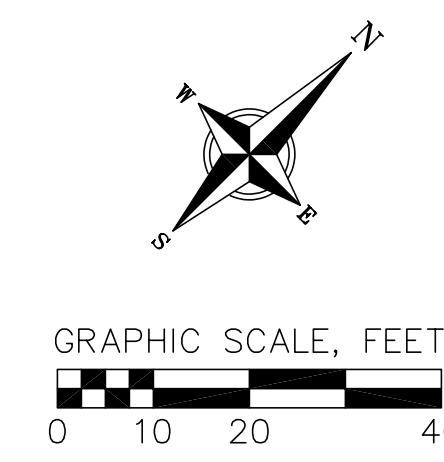
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EXISTING CONDITIONS PLAN

DRAWING NO.
C1.0
Job #
230390

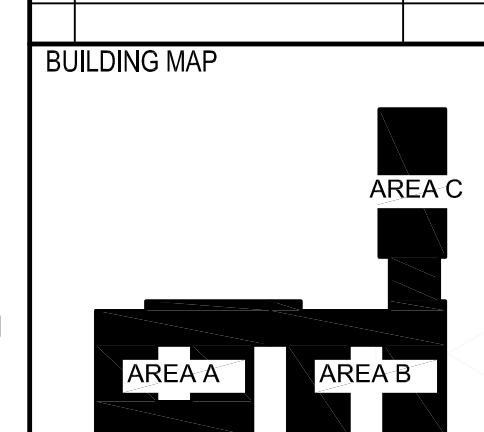


- NOTES**
- This survey is based upon field survey work performed from January 17 - January 30, 2024. Any changes in site conditions after January 30, 2024 are not reflected by this survey. Lot 16 was surveyed June 24, 2024. Any changes in site conditions for Lot 16 after June 24, 2024 are not reflected by this survey.
 - This map is referenced to the Wisconsin County Coordinate System—Dane Zone, NAD 83 (2011). Elevations are based upon NAD83 datum.
 - All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20240205161, 20240205162, 20240205164, 20240205166, 20240205167, 20240205168, 20240205169, 20240205170, 20240205172, 20240205173, 20240205174 & 20240205175. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others. Underground utilities for Lot 16 were marked per Digger's Hotline ticket numbers 20242602796, 20242602806 & 20242602847.
 - Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the City of Madison utilities website.
 - No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
 - Surveyor has made no investigation or independent search for assessment of record, encumbrances, restrictive covenants, or ownership title evidence.
 - This existing conditions plan was prepared at the request of CRG Acquisition, LLC, 7800 Forsyth Blvd, 3rd Floor, St. Louis, MO 63105.

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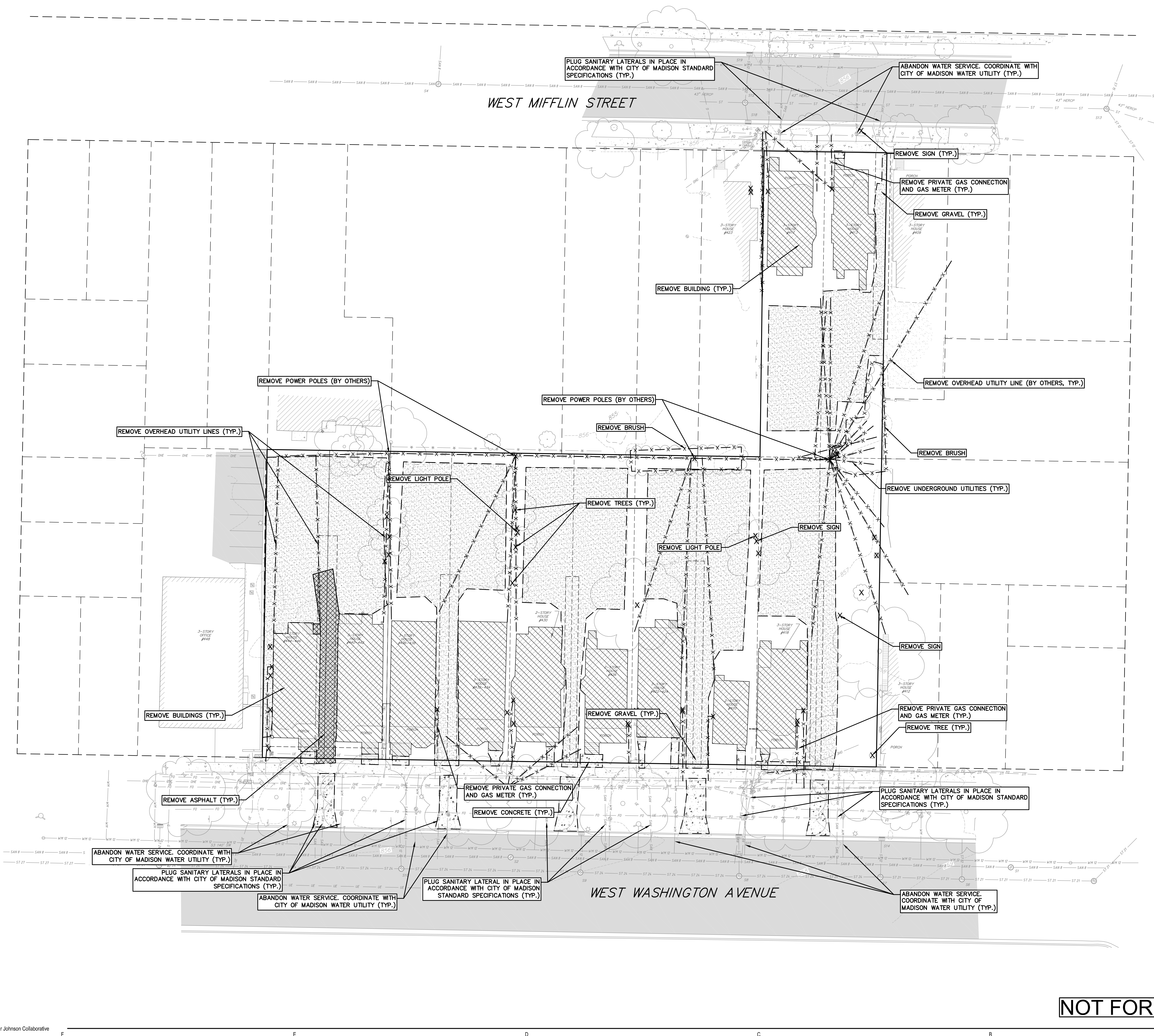


| DRAWING ISSUE | | |
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| # | DESCRIPTION | DATE |
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| 1 | UDC SUBMISSION | 9/23/24 |



DRAWING TITLE
DEMOLITION PLAN

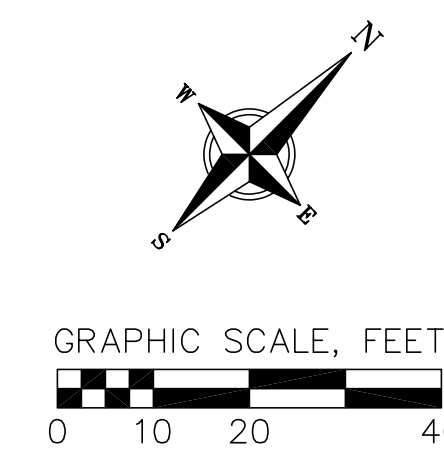
DRAWING NO.
C2.0
 Job # 230390



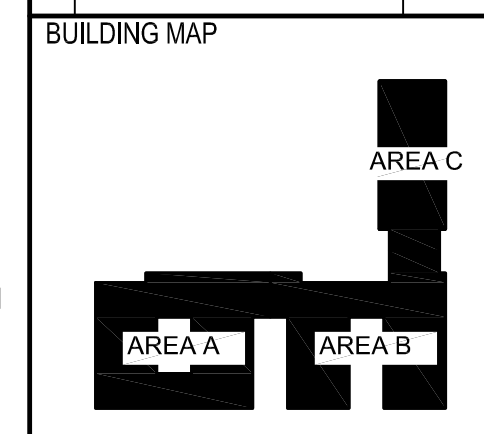
DEMOLITION PLAN LEGEND

| | |
|--|---------------------------|
| | CURB AND GUTTER REMOVAL |
| | ASPHALT REMOVAL |
| | CONCRETE REMOVAL |
| | BUILDING REMOVAL |
| | TREE REMOVAL |
| | SAWCUT |
| | UTILITY STRUCTURE REMOVAL |
| | UTILITY LINE REMOVAL |

NOT FOR CONSTRUCTION



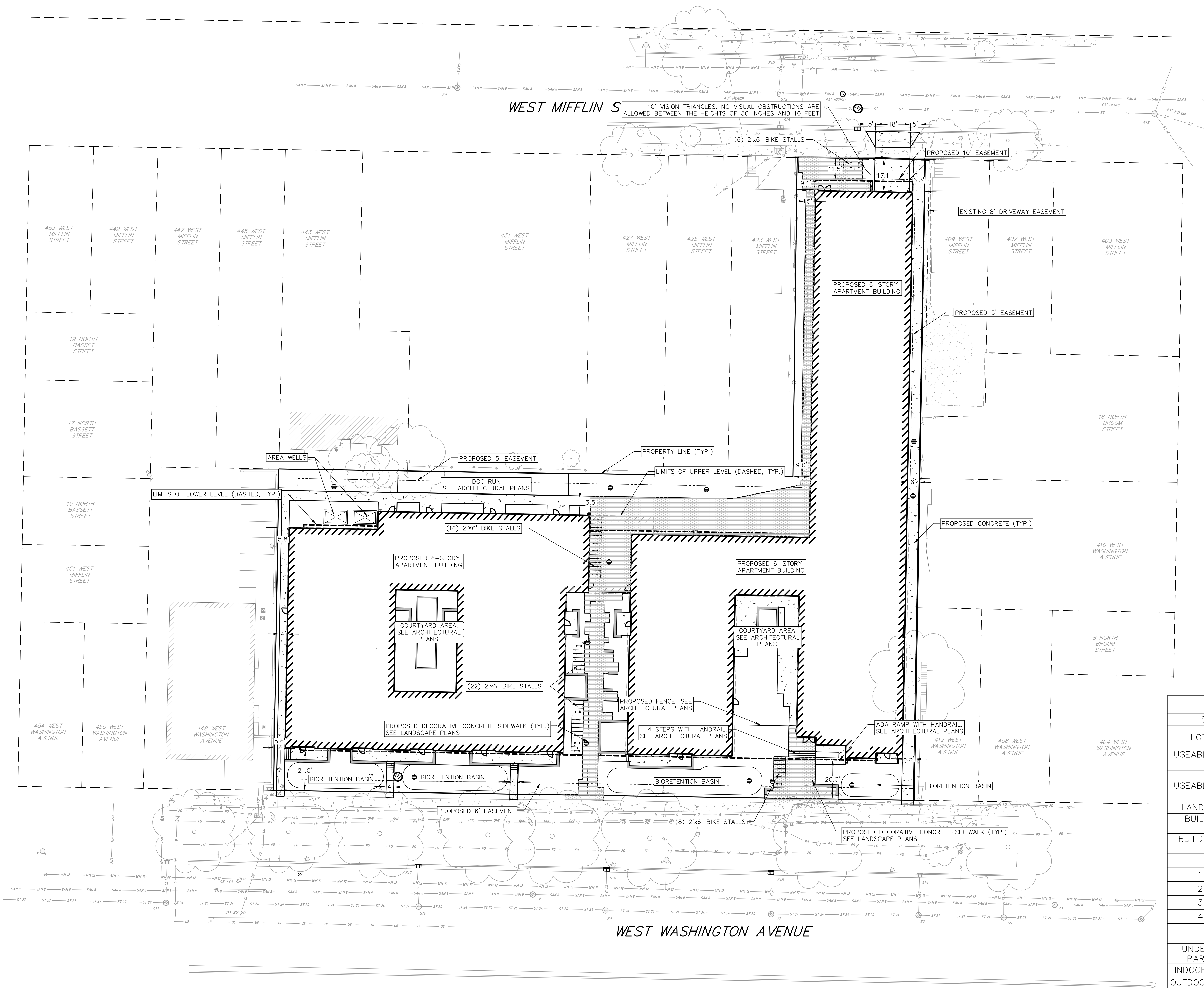
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|---------------|----------------|---------|
| # | DESCRIPTION | DATE |
| 1 | LUA SUBMISSION | 9/23/24 |
| 1 | UDC SUBMISSION | 9/23/24 |



DRAWING TITLE
SITE PLAN

DRAWING NO.
C3.0

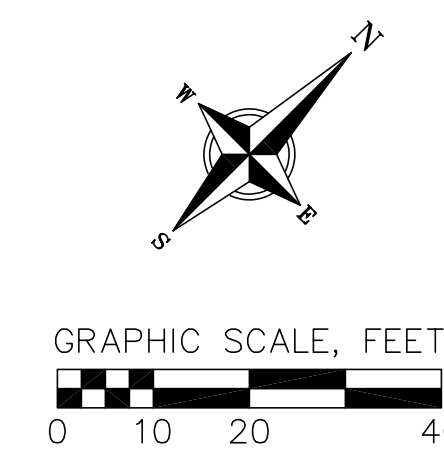
Job # 230390



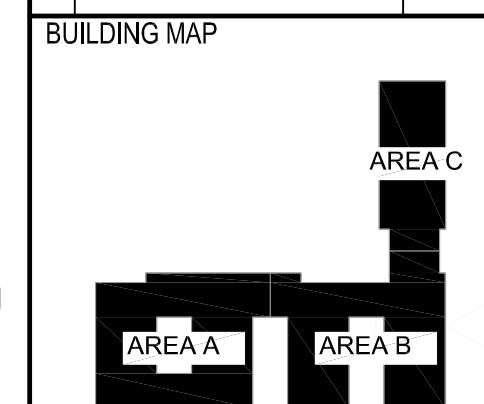
| SITE PLAN SUMMARY TABLE | |
|--------------------------------|-----------------------------------|
| SITE AREA | 65,816 SF |
| LOT COVERAGE | 81.0% IMPERVIOUS |
| USEABLE OPEN SPACE REQUIRED | 20 SF x 513 BEDS=10,260 SF |
| USEABLE OPEN SPACE | 8,479 SF BUILDING 17,005 TOTAL |
| LANDSCAPED AREA | 8,351 SF |
| BUILDING SQUARE FOOTAGE | 256,200 GSF |
| BUILDING FOOTPRINT AREA | 38,154 SF |
| STUDIO | 19 |
| 1-BEDROOM | 12 |
| 2-BEDROOM | 35 |
| 3-BEDROOM | 23 |
| 4-BEDROOM | 74 |
| DENSITY | 108 UNITS/ACRE |
| UNDER STRUCTURE PARKING STALLS | 130 |
| INDOOR BIKE PARKING | 98 |
| OUTDOOR BIKE PARKING | 52 |

SITE ADDRESS: 413-417 W MIFFLIN STREET & 418-446 W WASHINGTON STREET

NOT FOR CONSTRUCTION



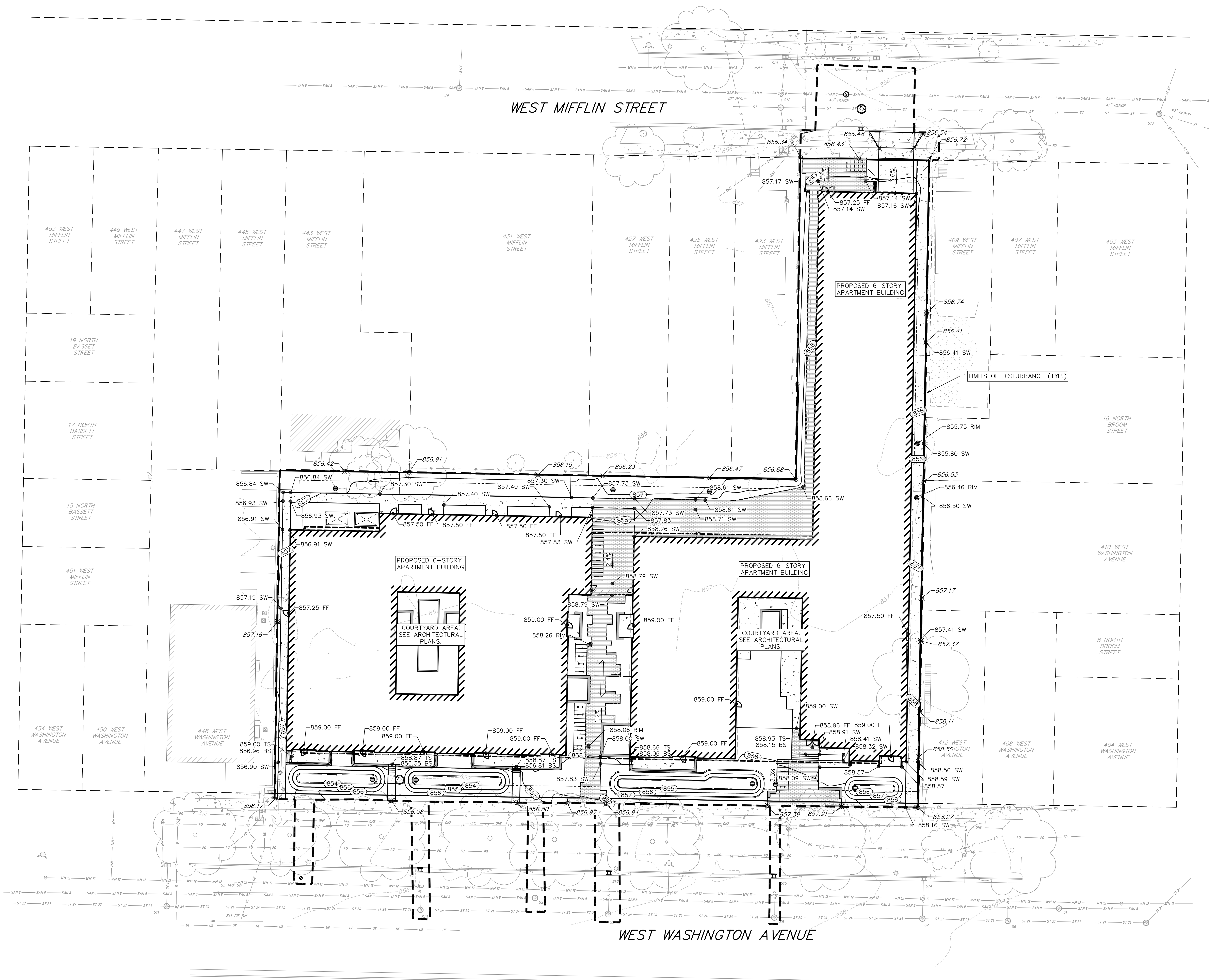
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| # | DESCRIPTION | DATE |
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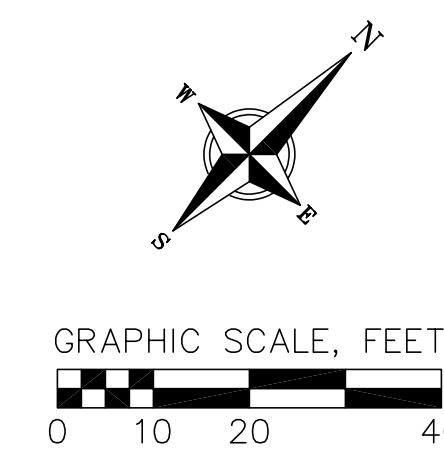
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GRADING PLAN

DRAWING NO.
C4.0

Job # 230390

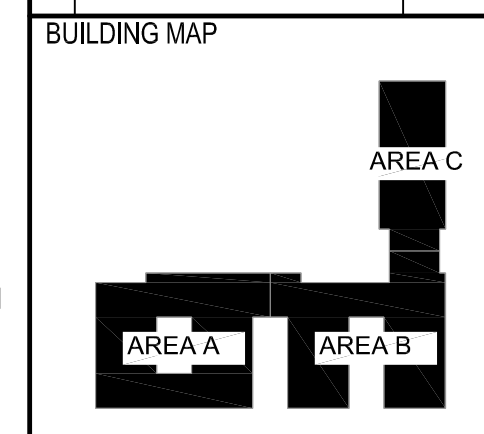


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DRAWING ISSUE

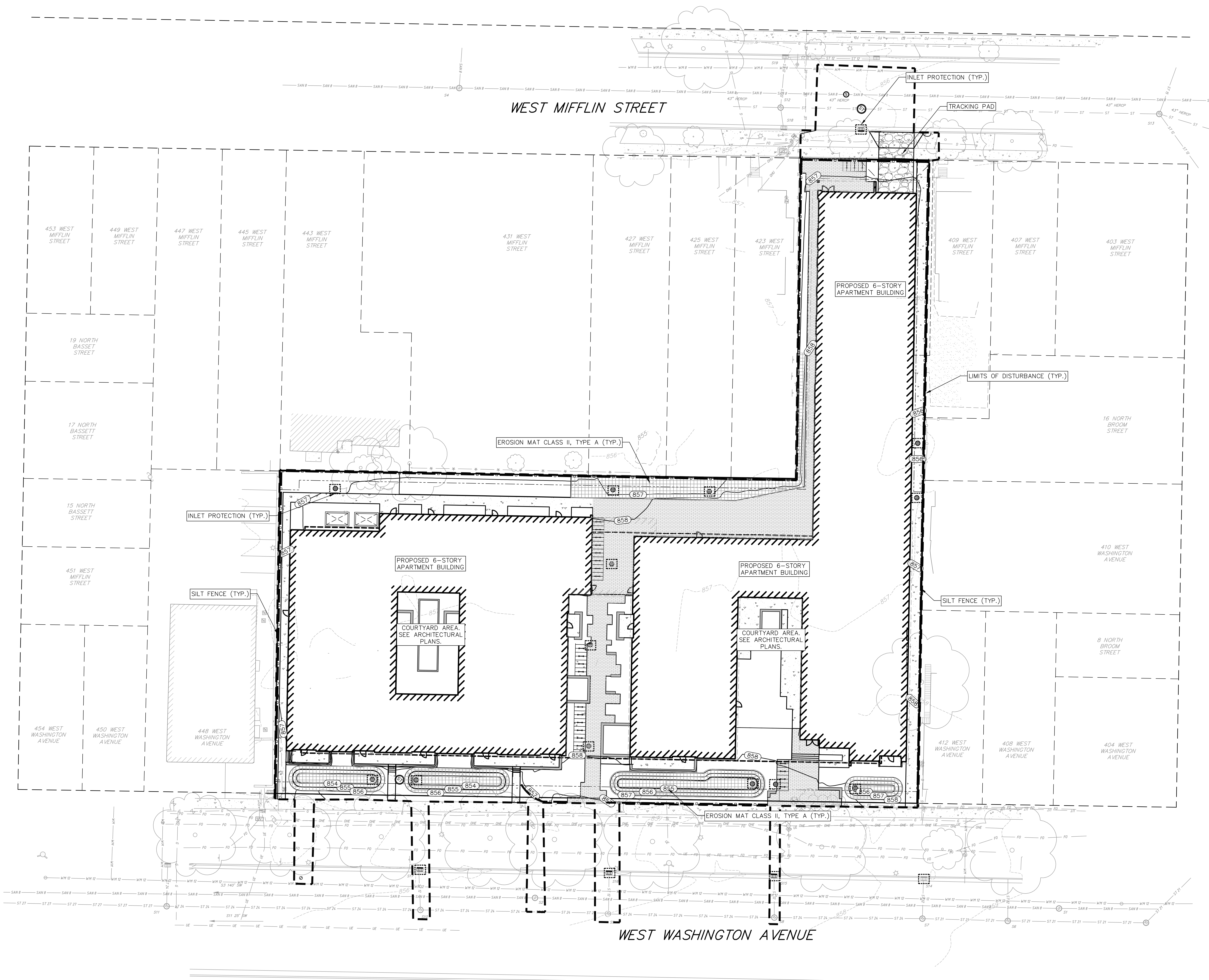
| # | DESCRIPTION | DATE |
|---|----------------|---------|
| 1 | LUA SUBMISSION | 9/23/24 |
| 1 | UDC SUBMISSION | 9/23/24 |



DRAWING TITLE
EROSION CONTROL PLAN

DRAWING NO.
C4.1

Job # 230390



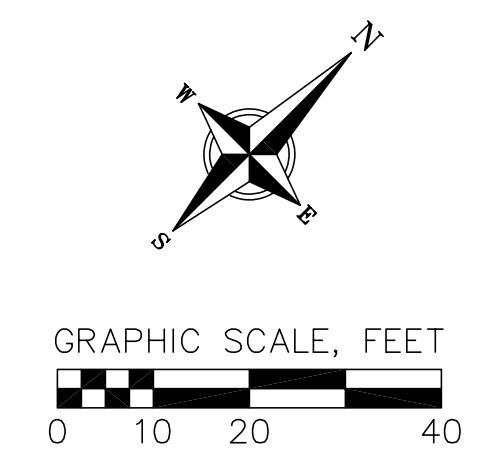
NOT FOR CONSTRUCTION

PLANT SCHEDULE

| CODE | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
|-------------------------|---|------------|----------|------------|-----|
| EVERGREEN TREES | | | | | |
| JV-2 | Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar | B & B | 5' ht. | | 7 |
| JV-3 | Juniperus virginiana Taylor / Taylor Eastern Redcedar | B & B | 4' ht. | | 4 |
| PD | Picea glauca densata / Black Hills Spruce | B & B | 2.5' Cal | | 3 |
| TH | Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae | B & B | 4' ht. | | 10 |
| TS | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae | B & B | 5' ht. | | 6 |
| UNDERSTORY TREES | | | | | |
| AL | Amelanchier laevis / Allegheny Serviceberry | B & B | 4' ht. | Multi-Stem | 1 |
| CE | Cercis canadensis / Eastern Redbud | B & B | 2.5' Cal | | 3 |
| HV | Hamamelis virginiana / Common Witch Hazel | B & B | 5' ht. | | 1 |
| DECIDUOUS SHRUBS | | | | | |
| Am | Aronia melanocarpa / Black Chokeberry | Cont. | 5 Gal. | | 11 |
| Am-2 | Aronia melanocarpa 'UDCONIA012' / Ground Hug® Black Chokeberry | Cont. | 2 Gal. | | 5 |
| Cm | Ceanothus americanus / New Jersey Tea | Cont. | 3 Gal. | | 23 |
| Cb | Cephalanthus occidentalis 'Ballistics' / Fiber Optics® Buttonbush | Cont. | 7 Gal. | | 10 |
| Ca-2 | Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood | Cont. | 5 Gal. | | 8 |
| Ld | Lonicera dioica / Honeysuckle | Cont. | 3 Gal. | | 7 |
| Po2 | Physocarpus opulifolius 'SMNPOBLR' / Ginger Wine® Ninebark | Cont. | 5 Gal. | | 3 |
| Vc | Viburnum cassinoides / Withered Viburnum | Cont. | 5 Gal. | | 1 |
| Vg | Viburnum lentago / Nannyberry | Cont. | 5 Gal. | | 1 |
| EVERGREEN SHRUBS | | | | | |
| Bx | Buxus x 'Green Mountain' / Green Mountain Boxwood | Cont. | 5 Gal. | | 19 |
| Jc | Juniperus communis depressa / Common Juniper | Cont. | 2 Gal. | | 1 |
| PERENNIALS | | | | | |
| Ao | Anemone canadensis / Canadian Anemone | Cont. | 1 Gal. | | 7 |
| Af | Athyrium filix-femina / Common Lady Fern | Cont. | 1 Gal. | | 5 |
| Co3 | Carex breviflor / Oval Sedge | Cont. | 4 in | | 4 |
| Es | Eragrostis spectabilis / Purple Lovegrass | Cont. | 1 in | | 16 |
| Ey | Eryngium yuccifolium / Rattlesnake Master | Cont. | 1 Gal. | | 5 |
| Gr | Geum triflorum / Prairie Smoke | Cont. | 1 Gal. | | 12 |
| La | Liatris aspera / Rough Blazing Star | Cont. | 1 Gal. | | 9 |
| Ms | Mattfeucia struthiopteris / Ostrich Fern | Cont. | 1 Gal. | | 7 |
| Oc | Osmunda cinnamomea / Cinnamon Fern | Cont. | 1 Gal. | | 13 |
| Or | Osmunda regalis / Royal Fern | Cont. | 1 Gal. | | 8 |
| Pn | Panicum virgatum 'Northwind' / Northwind Switch Grass | Cont. | 1 Gal. | | 26 |
| Ss | Schizachyium scoparium / Little Bluestem | Cont. | 1 Gal. | | 38 |
| Sh | Sporobolus heterolepis / Prairie Dropseed | Cont. | 1 Gal. | | 38 |

CONCEPT PLANT SCHEDULE

| | |
|--|----------|
| GROUNDCOVER #1 | 347 sf |
| Callirhoe involucrata / Purple Poppymallow | 32 |
| Carex breviflor / Oval Sedge | 72 |
| Dalea purpurea / Purple Prairie Clover | 14 |
| Dodecatheon meadia / Shooting Star | 50 |
| Geum triflorum / Prairie Smoke | 29 |
| Sporobolus heterolepis / Prairie Dropseed | 162 |
| GROUNDCOVER #3 | 100 sf |
| Antennaria plantaginifolia / Pussytoes | 36 |
| Sedum ternatum / Wild Stonecrop | 67 |
| GROUNDCOVER #4 | 606 sf |
| Aquilegia canadensis / Eastern Columbine | 38 |
| Asarum canadense / Wild Ginger | 38 |
| Carex pensylvanica / Pennsylvania Sedge | 480 |
| Polemonium reptans / Greek Valerian | 38 |
| Trillium grandiflorum / Large White Trillium | 38 |
| GROUNDCOVER #5 | 752 sf |
| Allium cernuum / Nodding Onion | 47 |
| Asclepias verticillata / Whorled Milkweed | 23 |
| Carex albicans / White-tinged Sedge | 40 |
| Carex breviflor / Oval Sedge | 78 |
| Phlox pilosa / Downy Phlox | 40 |
| Sporobolus heterolepis / Prairie Dropseed | 509 |
| Symphoricarpos ericoides / Heath Aster | 47 |
| WASHED STONE | 555 sf |
| 1.5" washed decorative stone | |
| BIORETENTION PLANT PLUGS | 4,155 sf |
| Rainwater Renewal Garden for Partial Shade Sites: garden kit by Agrecol or equivalent. | |



vierbicher
planners | engineers | advisors

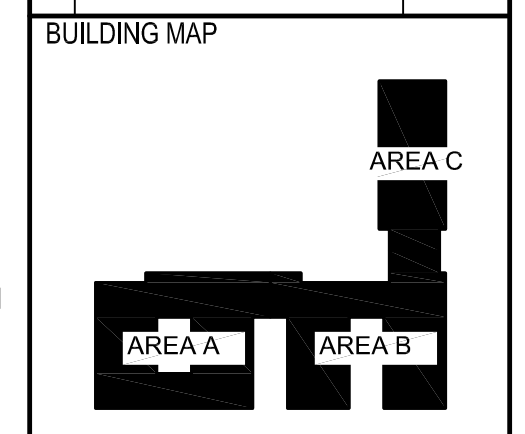
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Lamar Johnson
Collaborative

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MIFFLIN CHAPTER
CRG
ADDRESS: LOTS 418-446 W WASHINGTON, AND 413-417 W MIFFLIN
LAND USE APPLICATION / UDC SUBMISSION

| # | DESCRIPTION | DATE |
|---|----------------|---------|
| 1 | LUA SUBMISSION | 9/23/24 |
| 1 | UDC SUBMISSION | 9/23/24 |



DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L1.0

Job # 230390

NOT FOR CONSTRUCTION

