



APRIL 22, 2020

URBAN STREET- AMERICAN CENTER APARTMENTS

CITY OF MADISON LAND USE SUBMITTAL

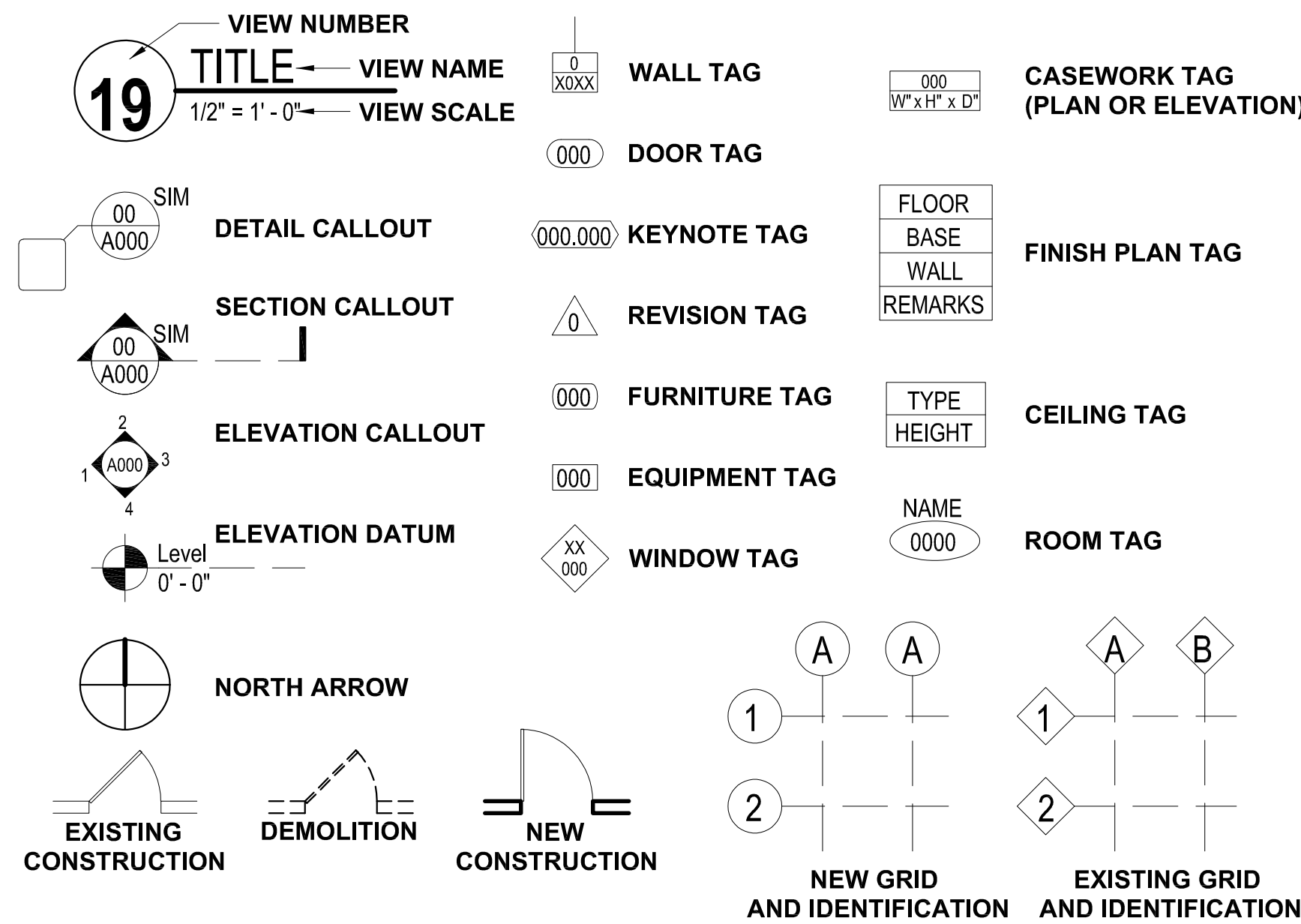


JLA
ARCHITECTS

ABBREVIATIONS

A air condition Architect/Engineer acoustical ceiling tile ADOL additional ADDUM addendum AFC above finished counter AFF above finished floor AFG above finished grade AFS above finished slab ALT alternate ALUM aluminum APPD approved APT apartment ASC above suspended ceiling	D DEM demolition DEPT department DF drinking fountain DPS Door and Frame Schedule DIA diameter DR door DR FR door frame DTL detail DW dishwasher DWG drawing	G GALV galvanized GB grab bar GC general contractor GL glass GLT glass tile GLULAM glued laminated wood GR grade, grading GRAN granite GT grout GWT glazed wall tile GYP BD gypsum board	N NA not applicable NIC not in contract NO number NOM nominal NS no scale NTS not to scale	T T&M time & materials TEMP temperature TER terrazzo TEB terrazzo base TF top of finish floor TK BD tackboard TO top of TOB top of beam TOC top of concrete TOJ top of joint TOPO topography TOS top of slab TOS top of steel TV television TYP typical
B BB baseboard BB bulletin board BLDG building BL blinds (window) BL borrowed light BLW below BPL base plate BO bottom of BOS bottom of steel	E E east EIFS exterior insulation & finish system EL elevation ELEC electric, electrical ELEV elevator EP epoxy EPB epoxy base EPS expanded polystyrene board EQ equal EX existing EXP expand, expansion EXT exterior	H HC hose bibb HCP handicapped HM hollow metal HORIZ horizontal HSKPG housekeeping HT height HVAC heating, ventilating & air conditioning HW hot water HWF hardwood floor HWY highway	Q QT quarry tile QTB quarry tile base R resilient base RCP reflected ceiling plan RD roof drain RFS room finish schedule RO rough opening	U UNO unless noted otherwise UON unless otherwise note
C CB catch basin CB construction bulletin CF/CI contractor furnished, contractor installed CF/CI contractor furnished, owner installed CF/MI contractor furnished, vendor installed	F F female F filler FA fire alarm FAB fabric FAX facsimile FC floor cabinet FDC fire extinguisher cabinet FHC fire hose cabinet FG foot grille FL floor FM factory mutual FR floor mat FP fire protection FRP fireproof FRP fiber reinforced panel FT foot FTG foiling FWP fabric wrapped panel	I ID inside diameter INSUL insulation INT interior J janitor sink L laminate LAV lavatory LL live load	Q QT quarry tile QTB quarry tile base R resilient base RCP reflected ceiling plan RD roof drain RFS room finish schedule RO rough opening	V VCT vinyl composition tile VFCI vendor furnished, contractor installed VFI/CI vendor furnished, owner installed VFI/MI vendor furnished, owner installed VNR veneer VIF verify in field VVC vinyl wall covering
CH chalkboard CIP cast-in-place CJ control joint CJ construction joint CL centerline CLG ceiling CLR clear CM construction management CMU concrete masonry unit CO cleanout COL column CONC concrete CORR corridor CONT continuous CPT carpet CSWK casework CT ceramic tile CTB ceramic tile base	M M maximum MC modular carpet tile MCH mechanical MFR manufacturer MIN minimum MIS miscellaneous MO masonry opening MOS mod. sink MRB marble base MRF marble floor MTL metal	S SAN sanitary SC sealed concrete SC solid core SF square foot SH shades SIM similar SS solid surface SST stainless steel ST stain STB stone STNB stone base STRUCT structure SV sheet vinyl	W W west W with W/O without WC water closet WC wall covering WD wood WDB wood base WDV wood veneer WH water heater WP wall protection WP workshop	X XPS extruded polystyrene board (insul)
Y	Z			

SYMBOL LEGEND



PROJECT ADDRESS

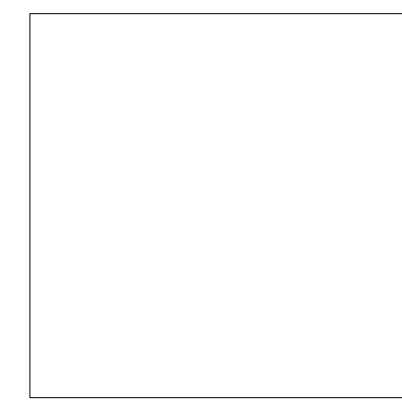
AMERICAN CENTER APARTMENTS
MADISON, WISCONSIN

OWNER INFORMATION

URBAN STREET, LLC
401 W. SUPERIOR ST. - SUITE 200
CHICAGO, ILLINOIS 60654
CONTACT:
EMAIL
P 312.726.9966

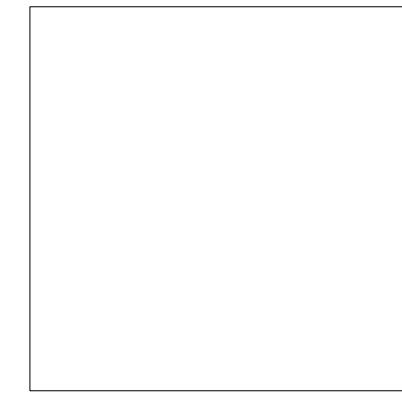
PROJECT TEAM

ARCHITECTURAL



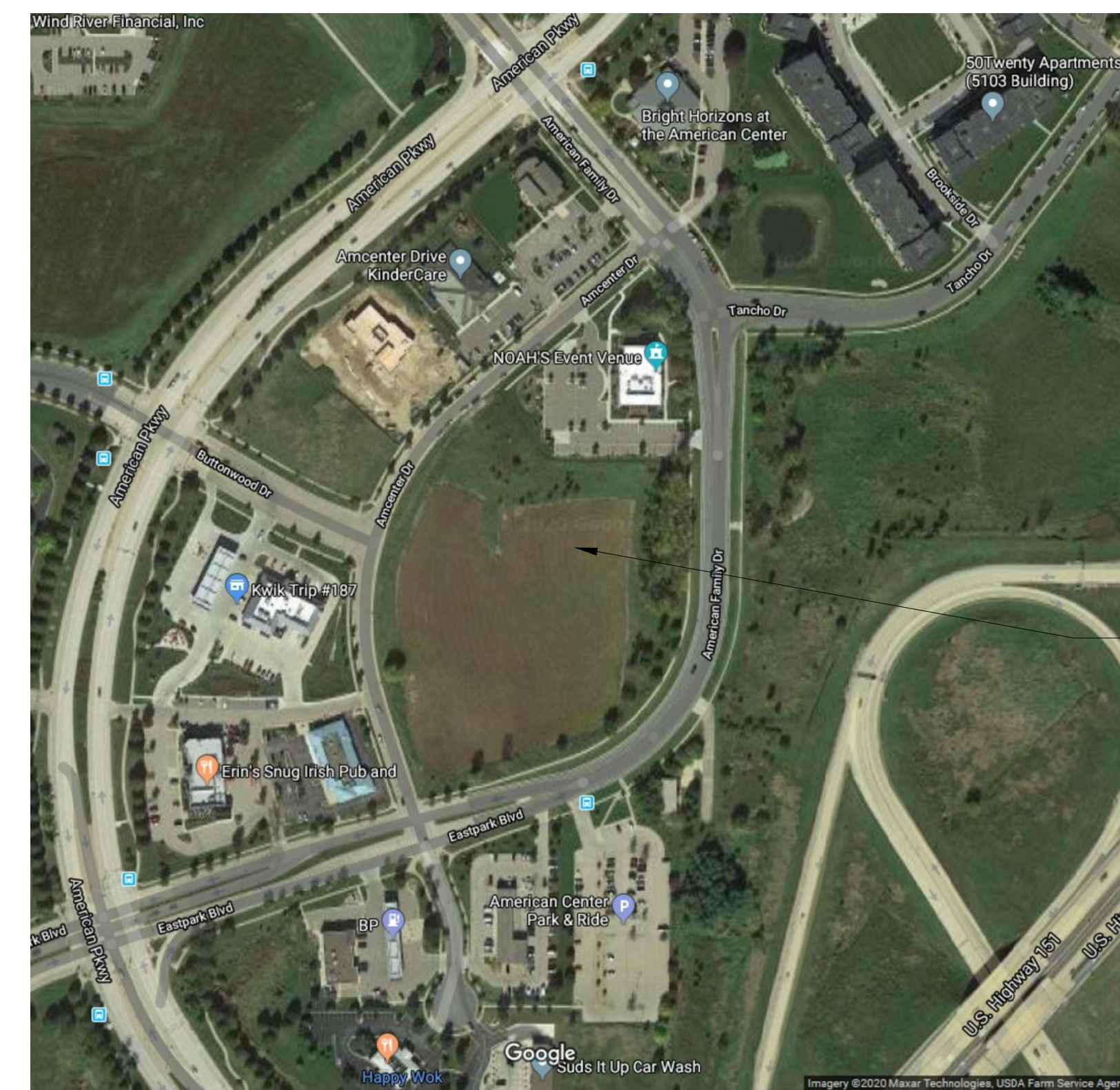
JLA ARCHITECTS & PLANNERS
800 W. BROADWAY - SUITE 200
MONONA, WISCONSIN 53718
CONTACT: MR. ANDREW CHITWOOD
ACHITWOOD@JLA-AP.COM
OFFICE: 608.241.9500 DIRECT: 608.442.3858

CIVIL ENGINEERING



VIERBIRCHER
999 FOURIER DR. - SUITE 201
MADISON, WISCONSIN 53717
CONTACT:
EMAIL
608.826.0532

VICINITY MAP



EXTENTS OF DEVELOPMENT

SHEET INDEX

G000 COVER
G001 INDEX
G002 CONTEXTUAL SITE INFORMATION

C-100 EXISTING CONDITIONS
C-200 DEMOLITION PLAN NORTH
C-201 DEMOLITION PLAN SOUTH
C-300 SITE PLAN NORTH
C-301 SITE PLAN SOUTH
C-400 GRADING PLAN NORTH
C-401 GRADING PLAN SOUTH
C-500 UTILITY PLAN NORTH
C-501 UTILITY PLAN SOUTH

L-100 OVERALL LANDSCAPE PLAN
L-101 A2 AND B3 LANDSCAPE PLAN
L-102 CLUBHOUSE LANDSCAPE PLAN
L-103 B2 LANDSCAPE PLAN
L-104 A1 AND B1 LANDSCAPE PLANS

F-100 FIRE ACCESS PLAN

A1-100 LOWER LEVEL PLAN - BUILDING 'A1'
A1-101 FIRST FLOOR PLAN - BUILDING 'A1'
A1-102 UPPER FLOOR PLAN - BUILDING 'A1'
A1-103 ROOF PLAN - BUILDING 'A1'
A1-200 EXTERIOR ELEVATIONS - BUILDING 'A1'
A1-201 EXTERIOR ELEVATIONS - BUILDING 'A1'

A2-100 LOWER LEVEL PLAN - BUILDING 'A2'
A2-101 FIRST FLOOR PLAN - BUILDING 'A2'
A2-102 UPPER FLOOR PLAN - BUILDING 'A2'
A2-103 ROOF PLAN - BUILDING 'A2'
A2-200 EXTERIOR ELEVATIONS - BUILDING 'A2'
A2-201 EXTERIOR ELEVATIONS - BUILDING 'A2'

B1-100 LOWER LEVEL PLAN - BUILDING 'B1'
B1-101 FIRST FLOOR PLAN - BUILDING 'B1'
B1-102 UPPER FLOOR PLAN - BUILDING 'B1'
B1-103 ROOF PLAN - BUILDING 'B1'
B1-200 EXTERIOR ELEVATIONS - BUILDING 'B1'
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B2-103 ROOF PLAN - BUILDING 'B2'
B2-200 EXTERIOR ELEVATIONS - BUILDING 'B2'
B2-201 EXTERIOR ELEVATIONS - BUILDING 'B2'

B3-100 LOWER LEVEL PLAN - BUILDING 'B3'
B3-101 FIRST FLOOR PLAN - BUILDING 'B3'
B3-102 UPPER FLOOR PLAN - BUILDING 'B3'
B3-103 ROOF PLAN - BUILDING 'B3'
B3-200 EXTERIOR ELEVATIONS - BUILDING 'B3'
B3-201 EXTERIOR ELEVATIONS - BUILDING 'B3'

A300 BUILDING SECTION

3D-1 STREET VIEW PERSPECTIVE
3D-2 STREET VIEW PERSPECTIVE
3D-3 STREET VIEW PERSPECTIVE
3D-4 STREET VIEW PERSPECTIVE

CH-101 FIRST FLOOR PLAN - CLUBHOUSE
CH-200 EXTERIOR ELEVATIONS - CLUBHOUSE
CH-201 EXTERIOR ELEVATIONS - CLUBHOUSE

3D-5 STREET VIEW PERSPECTIVE
3D-6 STREET VIEW PERSPECTIVE
3D-7 STREET VIEW PERSPECTIVE



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0719

URBAN STREET
GROUP, LLC

AMERICAN
CENTER
APARTMENTS

5622 EASTPARK BLVD.
MADISON, WI 53718

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 22 APRIL, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

INDEX

SHEET NUMBER

G - 001



VIEW FROM
BUTTONWOOD
DRIVE



NORTHWEST
CORNER



SOUTHWEST
CORNER



VIEW 1 FROM EAST



VIEW 2 FROM EAST



VIEW FROM NORTH



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MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0719

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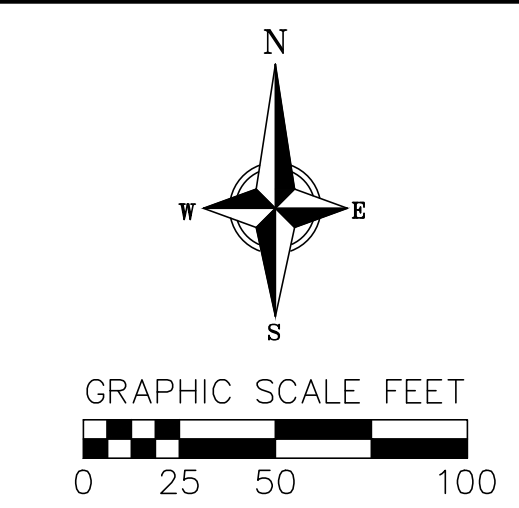
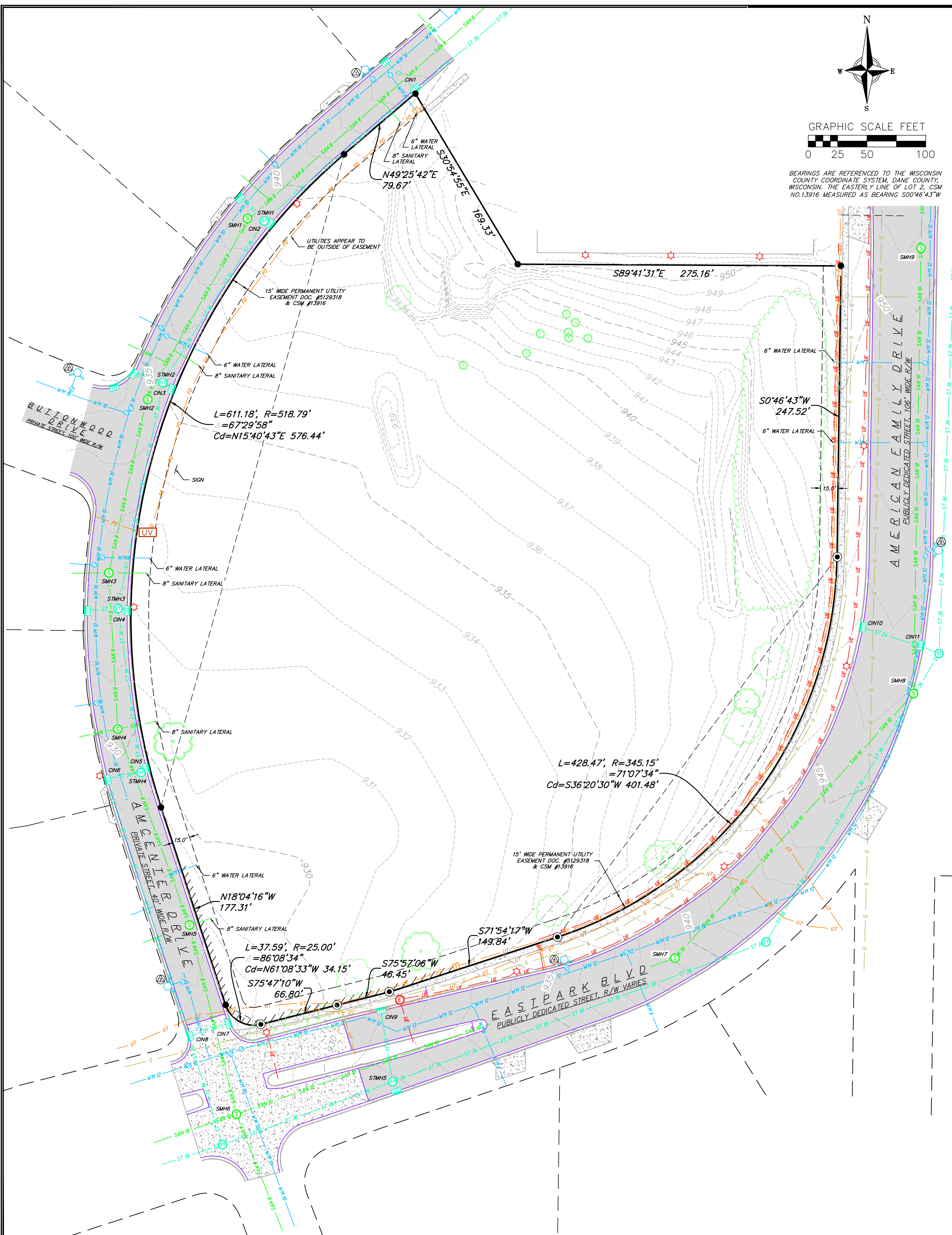
SHEET TITLE

CONTEXTUAL SITE
INFORMATION

SHEET NUMBER

G - 002

21 Apr 2020 - 5:30p M:\UrbanStreet Group\200068 - Multi-Family of the American Center\CADD\200068_Existing Conditions.dwg By: jnr



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE EASTERLY LINE OF LOT 2, CSM NO. 13916 MEASURED AS BEARING S00°46'43\"/>

- SURVEY LEGEND**
- FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD

- TOPOGRAPHIC LINEWORK LEGEND**
- FO - EXISTING UNDERGROUND TELEPHONE LINE
 - G - EXISTING GAS LINE
 - UE - EXISTING UNDERGROUND ELECTRIC LINE
 - UT - EXISTING UNDERGROUND TELEPHONE
 - SAN 8 - EXISTING 8" SANITARY SEWER LINE
 - SAN 10 - EXISTING 10" SANITARY SEWER LINE
 - ST - EXISTING STORM SEWER LINE
 - ST 24 - EXISTING 24" STORM SEWER LINE
 - ST 36 - EXISTING 36" STORM SEWER LINE
 - WH 6 - EXISTING 6" D.I. WATER MAIN
 - WH 10 - EXISTING 10" D.I. WATER MAIN
 - WH 12 - EXISTING 12" D.I. WATER MAIN
 - 820 - EXISTING MAJOR CONTOUR
 - 618 - EXISTING MINOR CONTOUR
 - PROPERTY BOUNDARY
 - EXISTING TREE LINE

- TOPOGRAPHIC HATCHING LEGEND**
- CONCRETE SIDEWALK
 - ASPHALT PAVEMENT
 - INDICATES NO VEHICULAR ACCESS

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING SIGN
 - EXISTING CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING LIGHT POLE
 - EXISTING TELEPHONE PEDESTAL
 - BENCHMARK (SEE BENCHMARK NOTES)
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE

- PROJECT BENCHMARKS:**
- BENCHMARK 1 - ELEV=946.02': TOP NUT OF FIRE HYDRANT LOCATED WEST SIDE OF AMCENTER DRIVE 400' NE OF BUTTONWOOD DRIVE.
 - BENCHMARK 2 - ELEV=936.36': TOP NUT OF FIRE HYDRANT LOCATED AT INTERSECTION OF AMCENTER DRIVE AND BUTTONWOOD DRIVE.
 - BENCHMARK 3 - ELEV=929.85': TOP NUT OF FIRE HYDRANT LOCATED AT INTERSECTION OF AMCENTER DRIVE AND EASTPARK BOULEVARD.
 - BENCHMARK 4 - ELEV=938.18': TOP NUT OF FIRE HYDRANT LOCATED NORTH SIDE OF EASTPARK BOULEVARD 300' EAST OF AMCENTER DRIVE.
 - BENCHMARK 5 - ELEV=950.26': TOP NUT OF FIRE HYDRANT LOCATED EAST SIDE OF EASTPARK BOULEVARD 800' NE OF AMCENTER DRIVE.



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

SURVEYED FOR:
JIM WELLS
URBANSTREET GROUP, LLC ACO
401 W. SUPERIOR ST., STE. 200
CHICAGO, IL 60654

SURVEYED BY:
VERBICHER ASSOCIATES, INC.
BY: DAVID N. GULLICKSON
999 FOURIER DRIVE, STE. 201
MADISON, WI 53717
(608)-821-3966
dgu@vierbicher.com

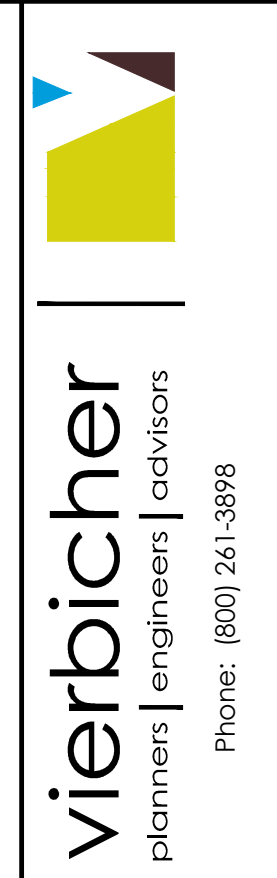
- NOTES:**
- This survey was prepared based upon information provided in Commitment for Title Insurance, Order No. C-19211804, dated February 15, 2020 at 5:59a.m. from Chicago Title Insurance Company, 901 S. Whitney Way Madison, WI 53711.
 - The parcel surveyed contains 7.76 Acres or 338,182 sq. ft. more or less.
 - This survey is based upon field survey work performed between February 21 and February 27, 2020. Any changes in site conditions after February 27, 2020 are not reflected by this survey.
 - Significant snow cover was present during the time the field survey work was completed on the parcel surveyed, additional improvements may exist of which the surveyor is not aware of.
 - Benchmarks shall be verified prior to construction.
 - Elevations depicted on this survey are based upon NAVD88 Datum. (2012 Geoid)
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
 - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20200902445. Location of buried private utilities are not within the scope of this survey.

- SURVEYOR'S NOTES FROM CERTIFIED SURVEY MAP NO. 13916:**
- All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
 - No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.
 - At the time of any development of the lots in this Certified Survey Map, the applicant shall provide a detailed drainage plan for approval to City Engineering showing downstream properties are protected from additional runoff.
 - Lots/Buildings within this Subdivision/Development may be subject to parks impact fees that are due and payable at the time building permits are issued.
 - This Certified Survey Map is subject to the following Documents numbered; 3952387, 4237505 and 2379020.
 - This Certified Survey Map is subject to the unrecorded Height Limitation Zoning Map, Dane County Regional-Truax Field, Madison, Wisconsin Bureau of Aeronautics, adopted on October 2, 2008 as per Aviation Easement in Document Number 3485666.
 - No Vehicular Access at the intersection of Amcenter Drive and Eastpark Boulevard. See CSM No. 13916 for detail dimensions.
 - Outlot 10 (a.k.a. Amcenter Drive) is reserved for an ingress/egress easement per the First Addition to American Center.
 - Outlot 10 (a.k.a. Amcenter Drive) is subject to a sanitary sewer and water easement per the First Addition to American Center.
 - Right of way dedication for Eastpark Boulevard in Document Number 2892828 and 2911244.

STORM SEWER CURB INLETS					
INLET ID	TC ELEVATION	DIRECTION	INVERT	PIPE SIZE (INCHES)	PIPE MATERIAL
CIN 1	943.97	NE, SW	937.84	36	RCP
CIN 2	939.18	W	932.05	15	RCP
CIN 3	935.22	W	929.34	15	RCP
CIN 4	931.9	W	925.82	15	RCP
CIN 5	929.65	SW	924.28	15	RCP
CIN 6	929.63	E, S	923.04	36	RCP
CIN 7	926.57	W	922.84	24	RCP
CIN 8	926.62	E	921.92	24	RCP
		N, S	921.54	36	RCP
CIN 9	931.18	S	927.34	24	RCP
CIN 10	946.75	E	942.89	24	RCP
CIN 11	946.75	W, E	942.27	24	RCP

STORM SEWER STRUCTURES					
INLET ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE (INCHES)	PIPE MATERIAL
STMH 1	938.85	W, E	946.01	15	RCP
		S	945.91	36	RCP
STMH 2	935.12	W, E	928.92	15	RCP
		N	928.92	36	RCP
		S	928.82	36	RCP
STMH 3	931.77	W, E	925.57	15	RCP
		N	925.57	36	RCP
		S	925.42	36	RCP
STMH 4	929.48	E	924.01	15	RCP
		N	924.01	36	RCP
		W	923.91	36	RCP
STMH 5	930.82	W	925.73	24	RCP
		W, E	924.60	36	RCP

SANITARY MANHOLES					
INLET ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE (INCHES)	PIPE MATERIAL
SMH 1	938.94	NE	926.83	8	PVC
		SW	926.73	8	PVC
SMH 2	934.87	NE	921.50	8	PVC
		S	921.40	8	PVC
SMH 3	932.43	E	919.24	6	PVC
		NE	918.68	8	PVC
		S	918.49	8	PVC
SMH 4	930.35	E	917.87	6	PVC
		N	917.57	8	PVC
		S	917.47	8	PVC
SMH 5	927.40	E	916.65	6	PVC
		N	916.35	8	PVC
		S	916.25	8	PVC
SMH 6	927.28	N	916.00	8	PVC
		E	915.80	10	PVC
SMH 7	939.10	SW, NE	927.54	10	PVC
SMH 8	946.30	SW, N	935.76	10	PVC
SMH 9	950.77	N, S	940.38	10	PVC



EXISTING CONDITIONS

LOT 2 OF CSM NO. 13916 AS REC IN VOL. 92 OF CSMS. PAGE 260-263. DOC. # 5133386 IN THE REGISTER OF DEEDS, IN THE NE 1/4 OF THE NE 1/4 OF SEC. 22 AND THE SE 1/4 OF SEC. 15, TOWNSHIP 8 NORTH RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE 1" = 50'

DATE MARCH 4, 2020

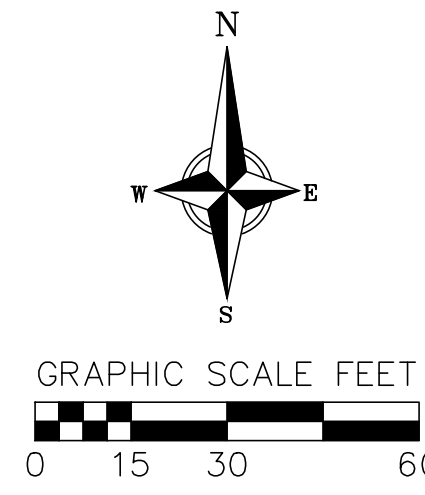
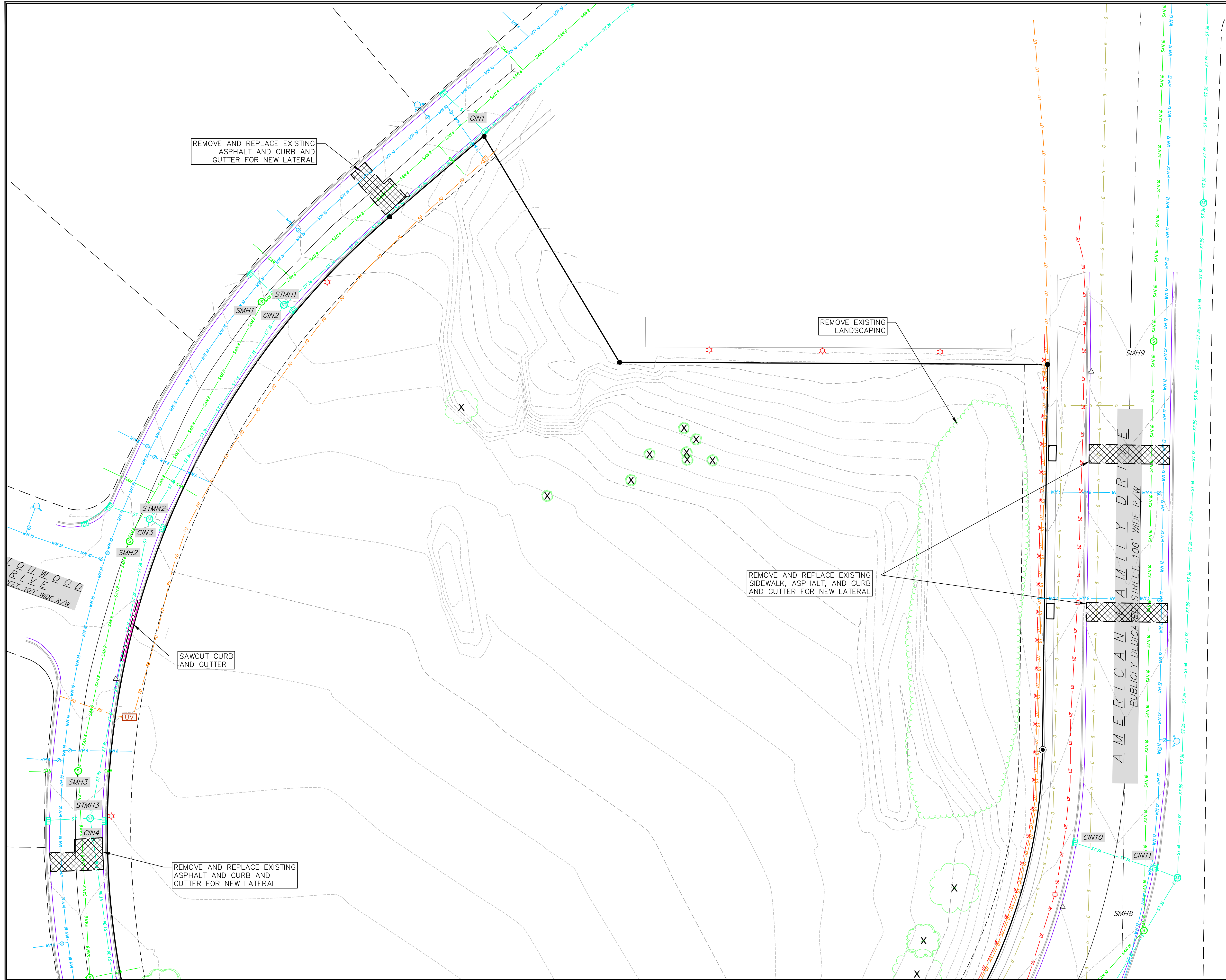
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CHECKED MVAR

PROJECT NO. 200068

SHEET 1 OF 9

DWG. NO. C100



DEMOLITION PLAN LEGEND

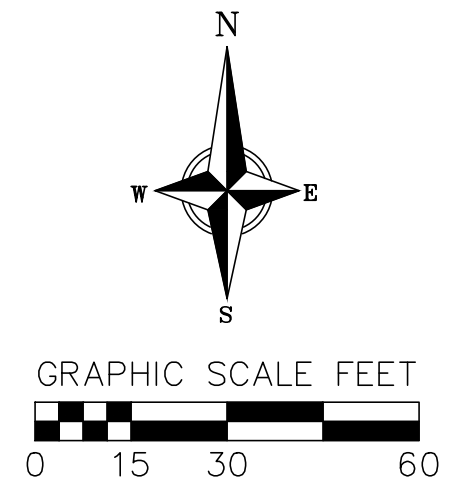
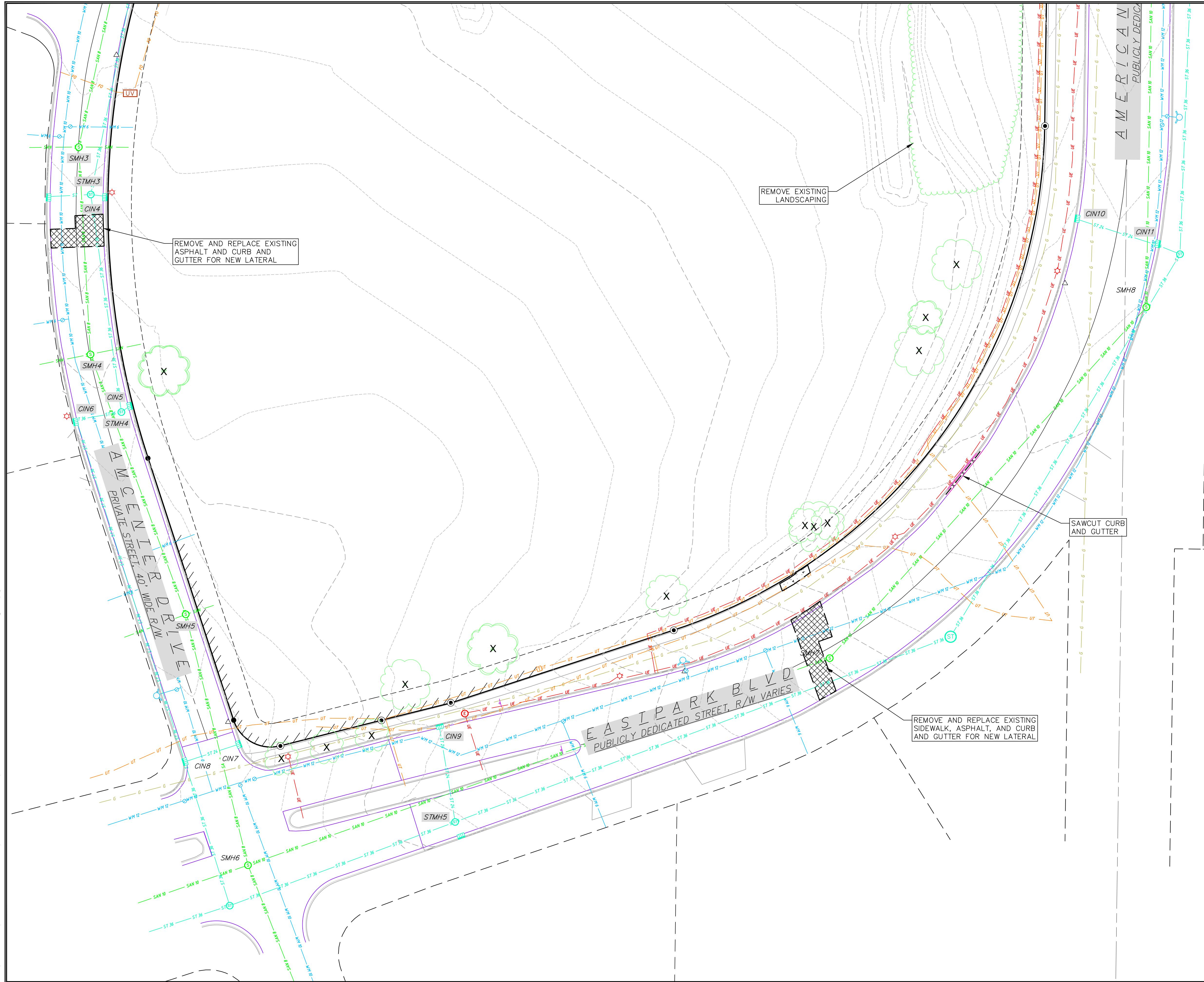
- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- SAWCUT
- TREE REMOVAL

- DEMOLITION NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
 - OWNER RESERVES RIGHT TO RETAIN OWNERSHIP OF ANY SALVAGED OR DEMOLISHED MATERIAL.
 - ALL PUBLIC IMPROVEMENTS AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

Demolition Plan - North
UrbanStreet - The American Center Apartments
Madison, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE	AS SHOWN
DATE	4/21/2020
DRAFTER	JNOR
CHECKED	JKAS
PROJECT NO.	200068
SHEET	2 OF 9
DWG. NO.	C200



DEMOLITION PLAN LEGEND

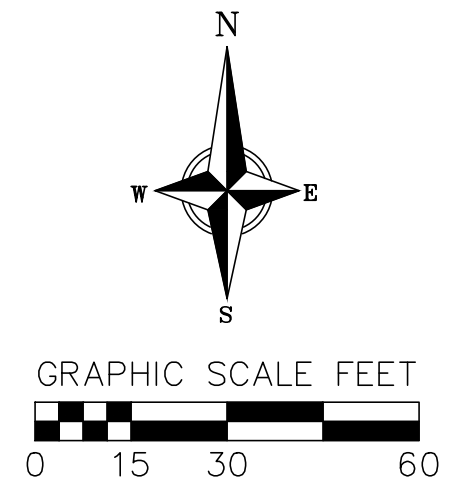
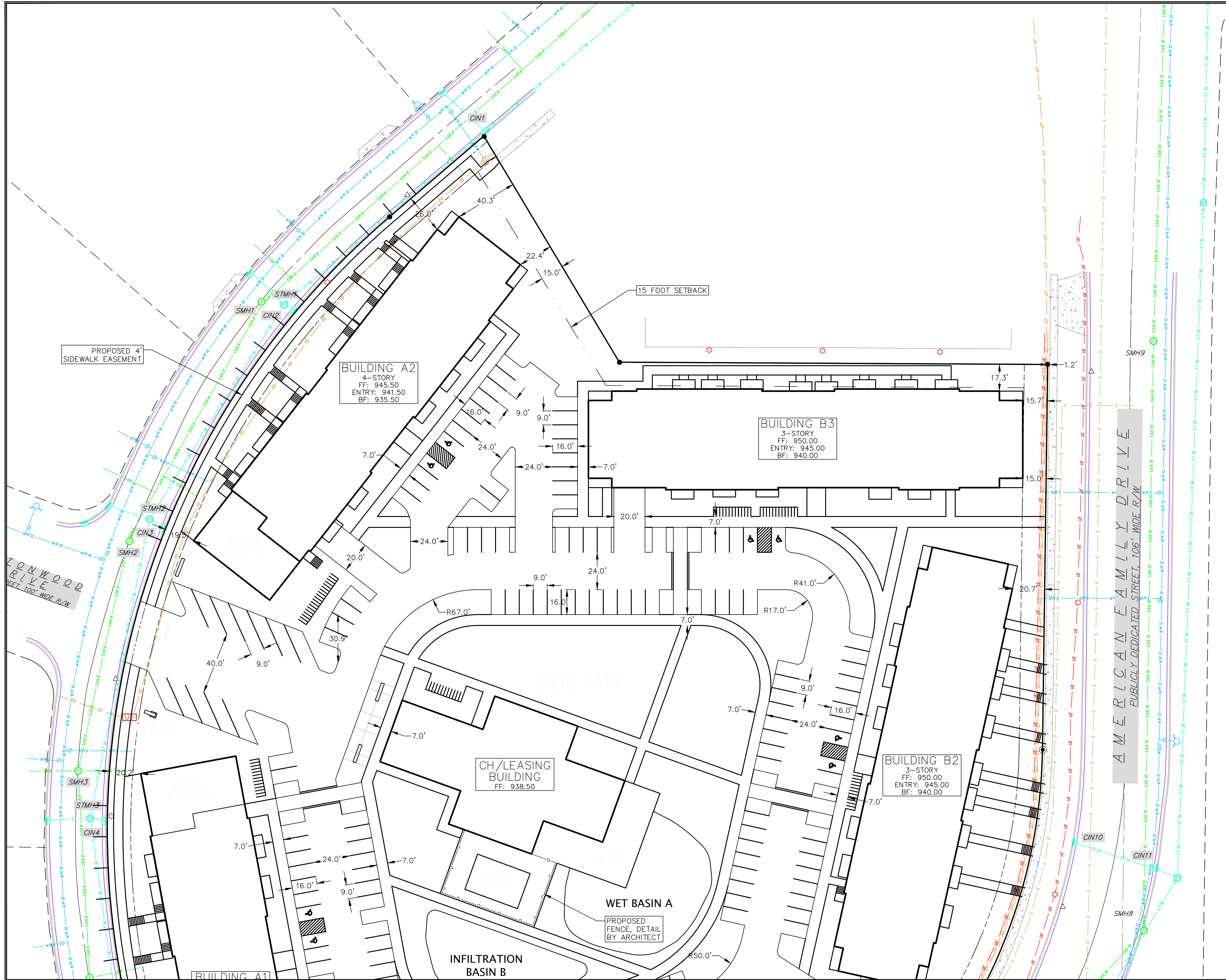
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- ASPHALT REMOVAL
- CONCRETE REMOVAL
- SAWCUT
- X TREE REMOVAL

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Demolition Plan - South
UrbanStreet - The American Center Apartments
Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS

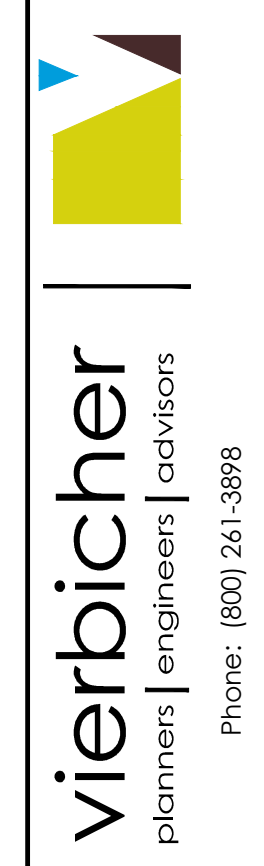
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DATE 4/21/2020
DRAFTER JNOR
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PROJECT NO. 200068
SHEET 3 OF 9
DWG. NO. C201



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - ROW LINE
 - CURB
 - PROPOSED HANDICAP PARKING

SITE STATISTICS:

- IMPERVIOUS PERCENTAGE: 68.7%
- PERVIOUS PERCENTAGE: 31.3%
- FLOOR AREA RATIO: 0.28
- SURFACE PARKING STALLS: 175
- STREET PARKING STALLS: 25



Site Plan - North
 UrbanStreet - The American Center Apartments
 Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 4/21/2020

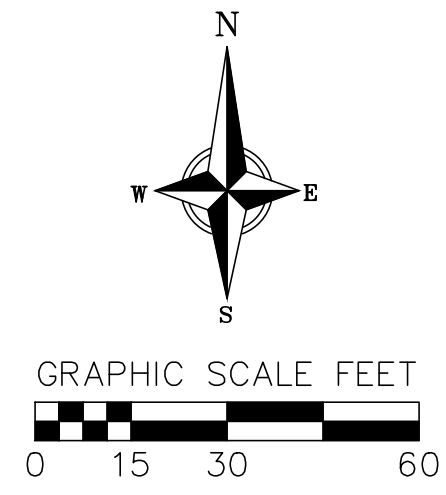
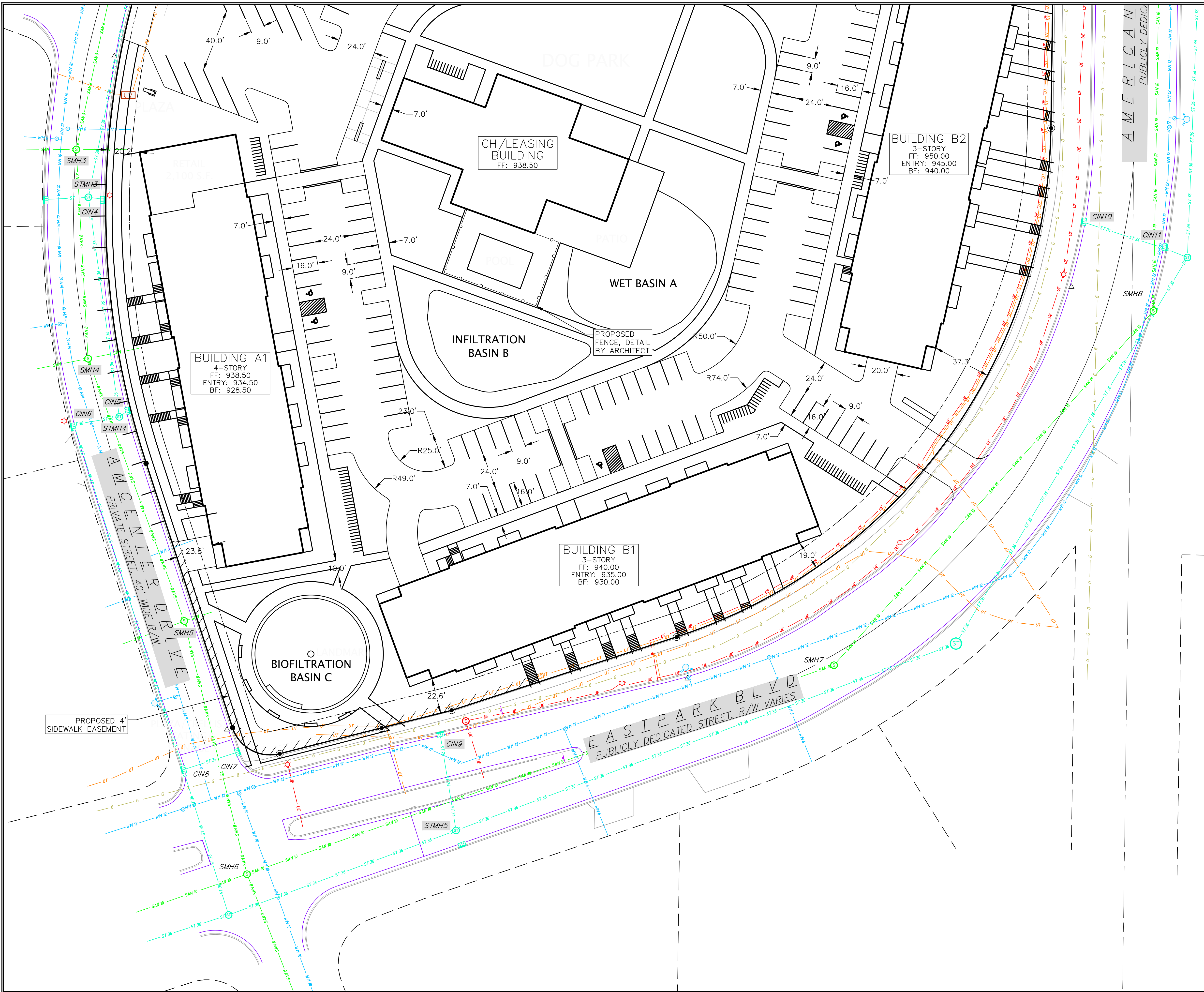
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PROJECT NO. 200068

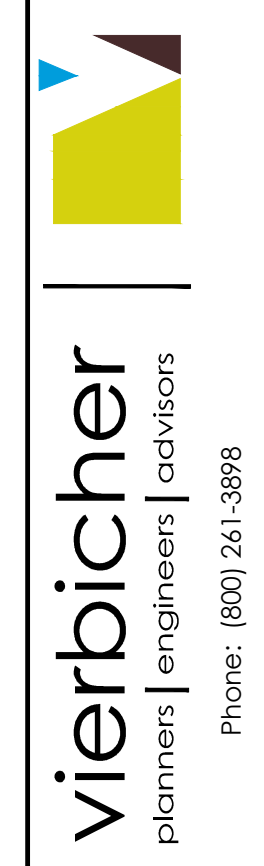
SHEET 4 OF 9

DWG. NO. C300



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - - - ROW LINE
 - CURB
 - ♿ PROPOSED HANDICAP PARKING

SITE STATISTICS:
 IMPERVIOUS PERCENTAGE: 68.7%
 PERVIOUS PERCENTAGE: 31.3%
 FLOOR AREA RATIO: 0.28
 SURFACE PARKING STALLS: 175
 STREET PARKING STALLS: 25



Site Plan - South
 UrbanStreet - The American Center Apartments
 Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE: 4/21/2020

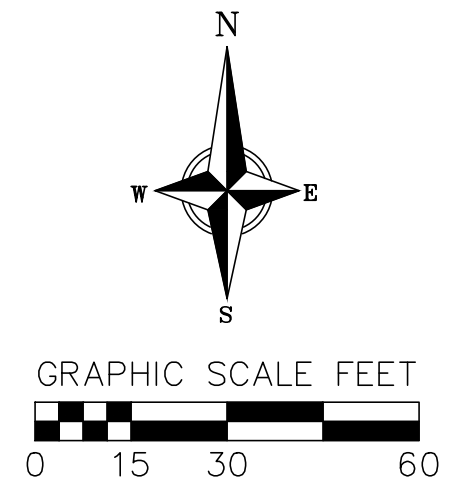
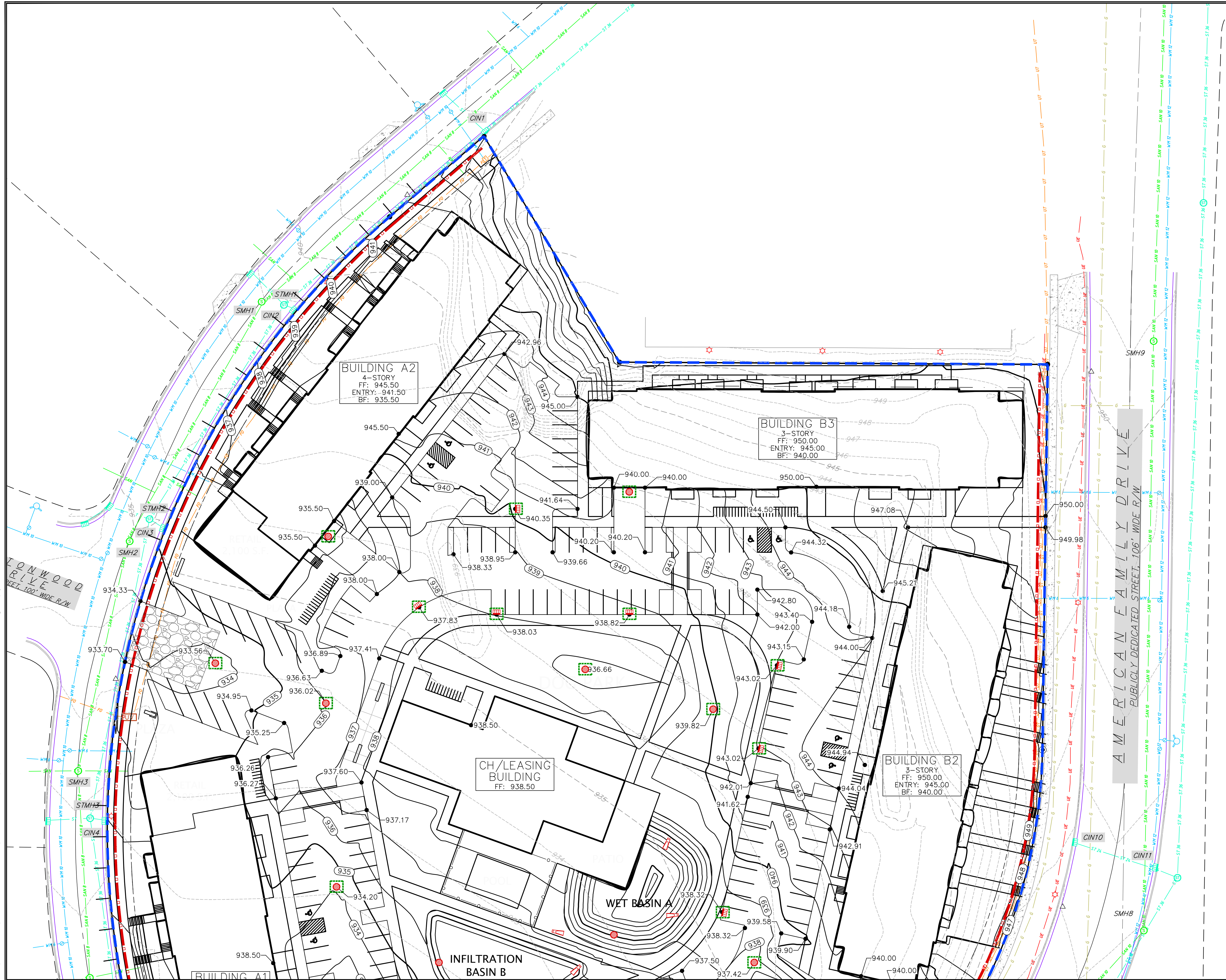
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PROJECT NO.: 200068

SHEET: 5 OF 9

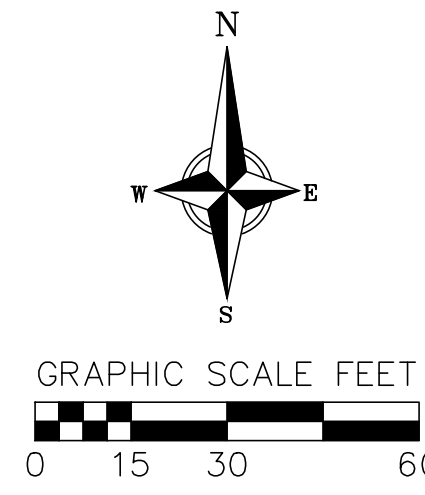
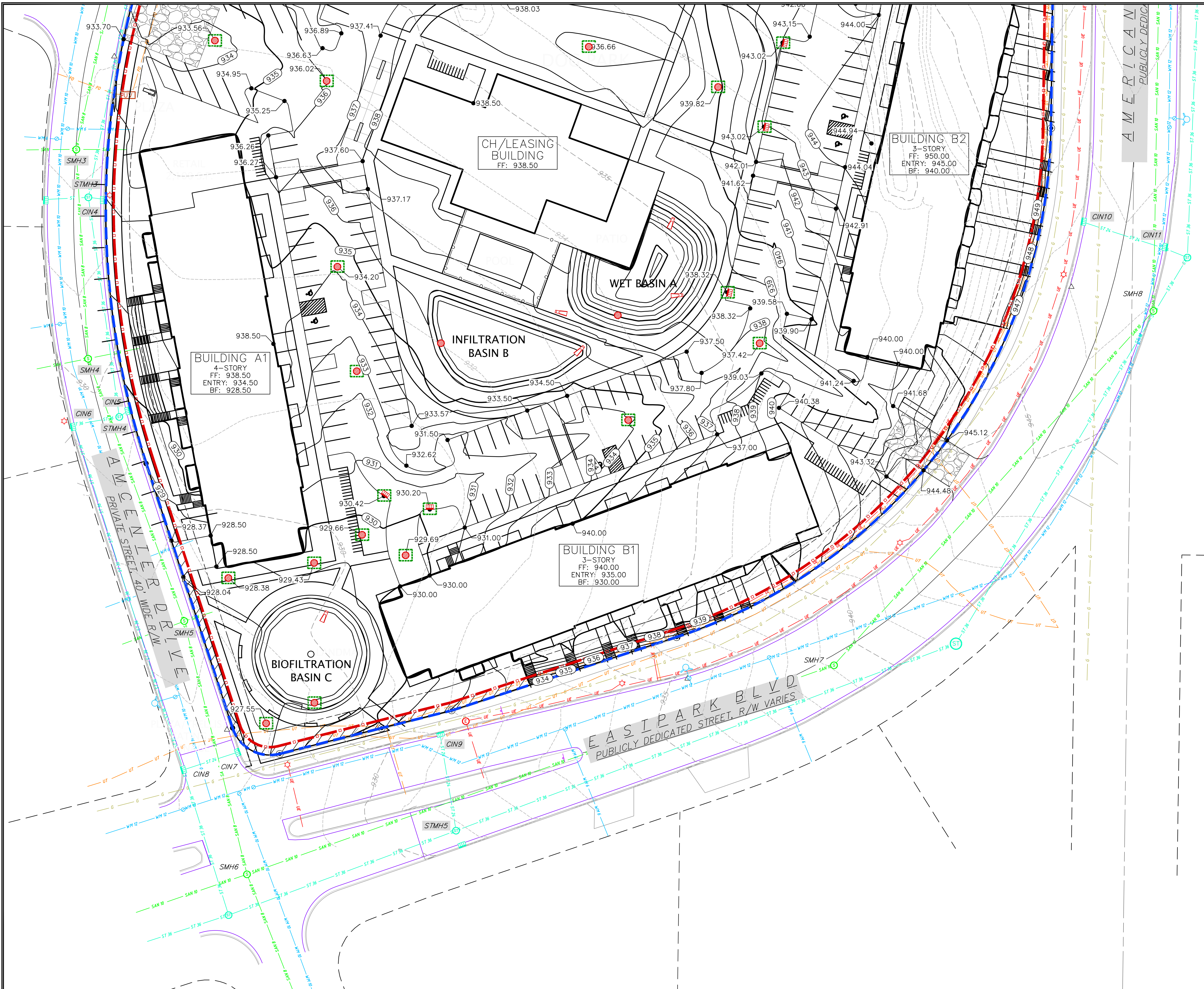
DWG. NO.: C301



- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - 820 — PROPOSED MAJOR CONTOURS
 - 818 — PROPOSED MINOR CONTOURS
 - - - - - SILT FENCE
 - — — — — DISTURBED LIMITS
 - ⊗ INLET PROTECTION
 - ▨ TRACKING PAD

- GRADING NOTES:**
1. ALL GRADES SHOWN ARE FINISHED GRADES. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. NEW GRADES ARE DESIGNED TO PRODUCE DESIRED CONFIGURATION OF SITE AND DO NOT REPRESENT A BALANCE BETWEEN CUT AND FILL. CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS OWN ANALYSIS OF EXISTING AND PROPOSED GRADES TO CALCULATE SITE BALANCE AND ANY REQUIRED SOIL IMPORT OR EXPORT. ALL SOIL IMPORT AND EXPORT, EXCEPT AS DESCRIBED IN THE SPECIFICATIONS FOR EXCAVATION BELOW SUBGRADE AND REMOVAL OF UNSUITABLE MATERIAL, IS INCLUDED IN THE SCOPE OF THE PROJECT EARTHWORK TO BE PERFORMED AS PART OF THE CONTRACT WITH NO ADDITIONAL COSTS.
 3. ALL PUBLIC IMPROVEMENTS AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 5. CROSS-SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
 6. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33 (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 7. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 8. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.

SCALE AS SHOWN	REVISIONS		DATE	REMARKS
	NO.	DATE		
DATE			4/21/2020	
DRAFTER			JUNOR	
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PROJECT NO.			200068	
SHEET			6 OF 9	
DWG. NO.			C400	



- GRADING LEGEND**
- - - 820 - EXISTING MAJOR CONTOURS
 - - - 818 - EXISTING MINOR CONTOURS
 - 820 — PROPOSED MAJOR CONTOURS
 - 818 — PROPOSED MINOR CONTOURS
 - o — SILT FENCE
 - — — DISTURBED LIMITS
 - [Symbol] — INLET PROTECTION
 - [Symbol] TRACKING PAD

- GRADING NOTES:**
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REVISIONS		REVISIONS	REMARKS
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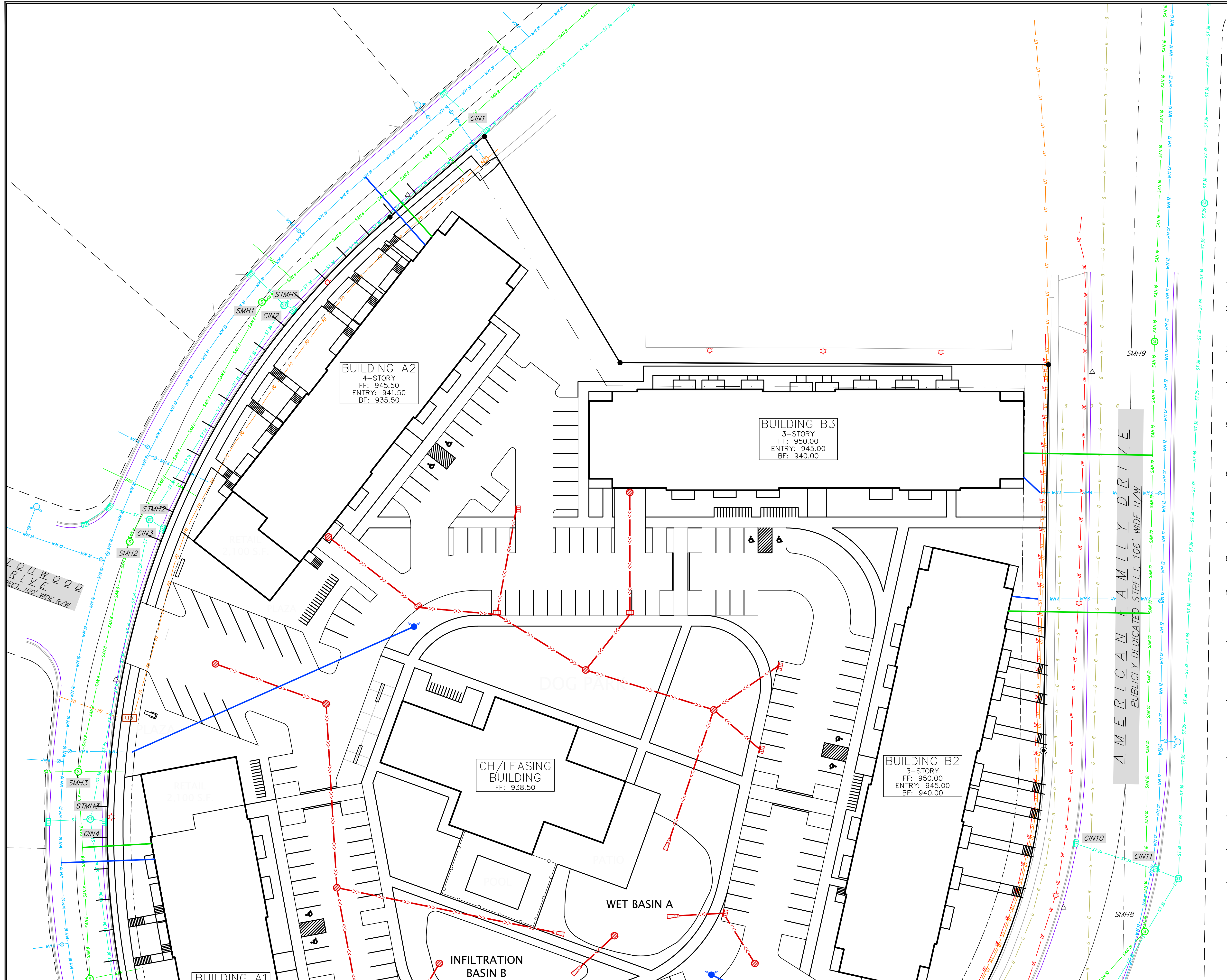
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PROJECT NO.: 200068

SHEET: 7 OF 9

DWG. NO.: C401



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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE

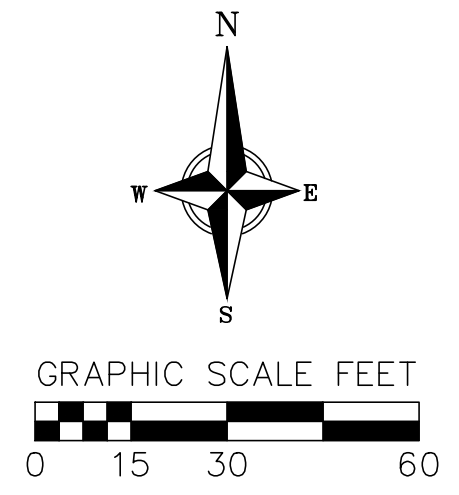
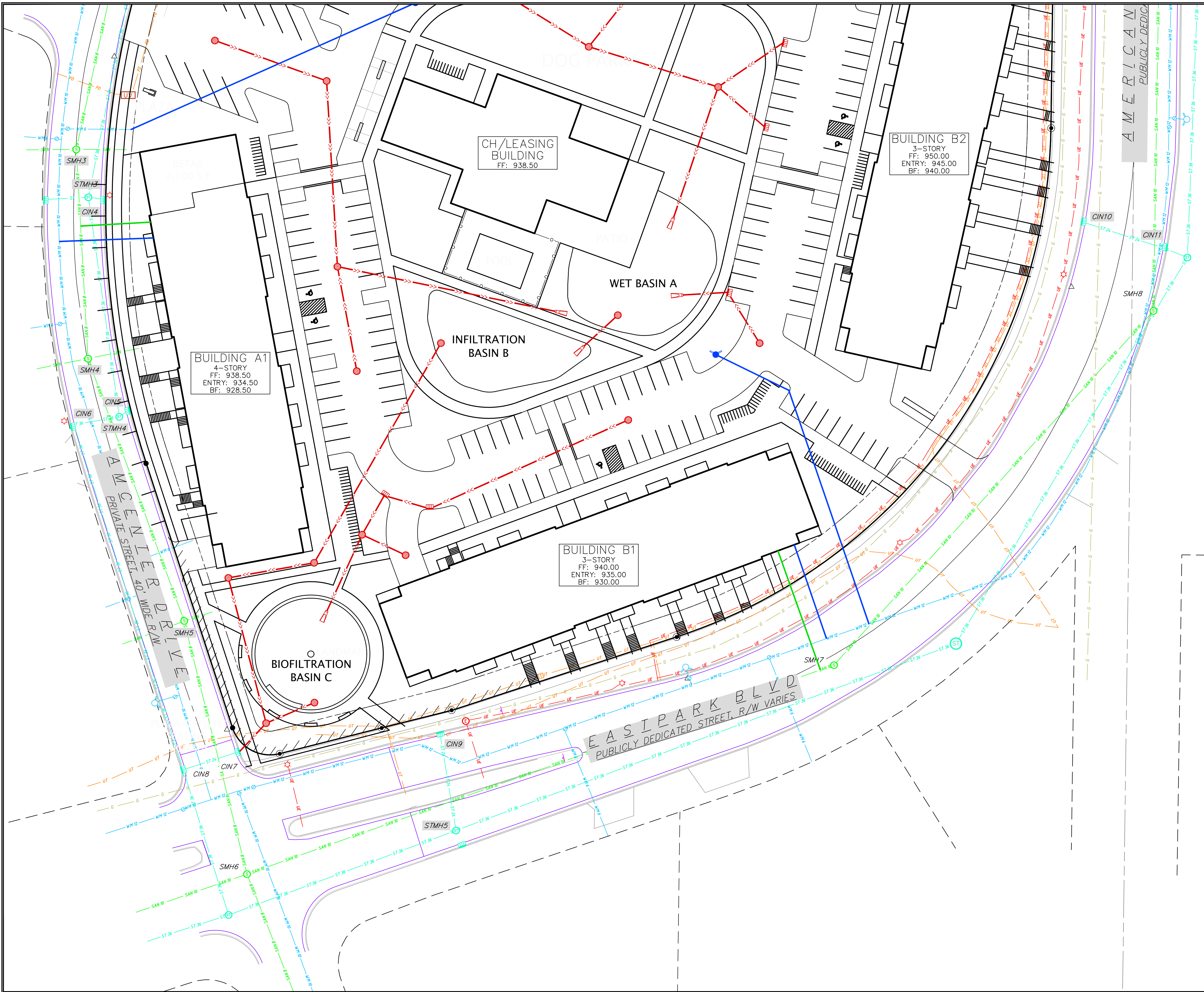
- UTILITY NOTES:**
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
 - FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
 - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 - PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
 - CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
 - PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - CONNECTIONS TO EXISTING WATER MAIN TO BE BY LIVE TAPPING. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION FEES AND COSTS PAYABLE TO THE CITY OF MADISON FOR LIVE TAPPING, AND ALL OTHER WORK AND COSTS ASSOCIATED WITH LIVE TAPPING.

vierbicher
planners | engineers | advisors
Phone: (608) 261-3898

Utility Plan - North
UrbanStreet - The American Center Apartments
Madison, Wisconsin

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 4/21/2020
DRAFTER JNR
CHECKED UKAS
PROJECT NO. 200068
SHEET 8 OF 9
DWG. NO. C500



PROPOSED UTILITY LEGEND

- > STORM SEWER PIPE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE

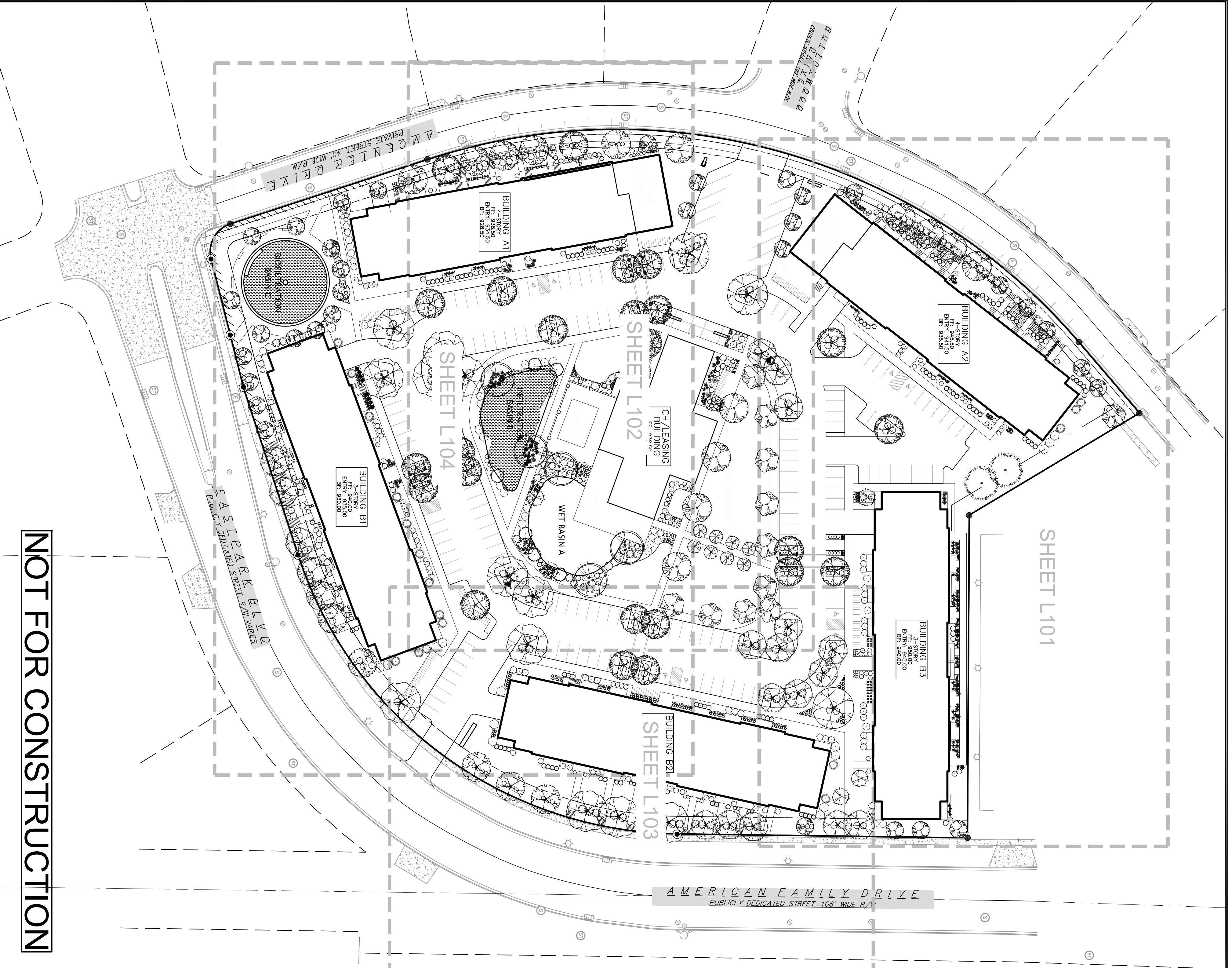
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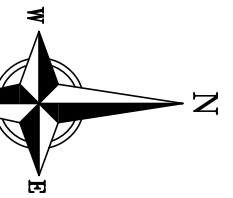
Utility Plan - South
 UrbanStreet - The American Center Apartments
 Madison, Wisconsin

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN
 DATE 4/21/2020
 DRAFTER JNOR
 CHECKED JKAS
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 SHEET 9 OF 9
 DWG. NO. C501



NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	PLANT NAME	ROOT COND.	SIZE	NOTES	QTY
AA	DECIDUOUS TREES BOTANICAL / COMMON NAME Acer x Freemantl / Armstrong / Armstrong Freeman Maple	B & B	2.5' Cal		16
AB	Acer x Freemantl / Cabaret TM / Celebration Maple	B & B	2.5' Cal		8
AC	Celtis occidentalis / Common Hackberry	B & B	2.5' Cal		12
AD	Ginkgo biloba / Autumn Gold TM / Haldenhal Tree	B & B	2.5' Cal		3
AE	Gleditsia triacanthos / Drives / Street Keeper Honey Locust	B & B	2.5' Cal		17
AF	Gleditsia triacanthos homie / Shademaster TM / Shademaster Locust	B & B	2.5' Cal		25
AG	Gymnocladia dioica / Espresso / Kentucky Coffeetree	B & B	2.5' Cal		18
AH	Larix laricina / Tamarack	B & B	5' Hc		6
AI	Quercus robur x macrocarpa / Clemens TM / Heritage Oak	B & B	2.5' Cal		2
AJ	Quercus robur x macrocarpa / Clemens TM / Heritage Oak	B & B	2.5' Cal		11
AK	Thuja americana / Sentry / American Linden	B & B	2.5' Cal		2
AL	UNDERSTORY TREES BOTANICAL / COMMON NAME Amelanchier alnifolia / Shadblow	ROOT COND.	SIZE	NOTES	QTY
AM	Amelanchier alnifolia / Shadblow	B & B	7' Hc		7
AN	Malus x Royal Raindrops / Royal Raindrops Cotinifolia	B & B	1.5' Cal		8
AO	DECIDUOUS SHRUBS BOTANICAL / COMMON NAME Cercocarpus occidentalis / Bantonush	ROOT COND.	SIZE	NOTES	QTY
AP	Cercocarpus occidentalis / Bantonush	Cont.	5 Gal.		13
AQ	Desmodium illinoense / Dwarf Bush Honeyuckle	Cont.	3 Gal.		130
AR	Hydrangea arborescens / Incrediball / Incrediball White Hydrangea	Cont.	5 Gal.		81
AS	Hydrangea paniculata / June TM / Little Line Hydrangea	Cont.	5 Gal.		21
AT	Hydrangea paniculata / Little Quick Fire / Little Quick Fire Hydrangea	Cont.	5 Gal.		18
AU	Rhus aromatica / Go-Low / Go-Low Fragrant Sumac	Cont.	3 Gal.		112
AV	Salix purpurea / Nana / Dwarf Arctic Willow	B & B	3 Gal.		18
AW	Sambucus canadensis / Elderberry	B & B	7 Gal.		17
AX	Spiraea japonica / Magic Carpet / Magic Carpet Spirea	Cont.	3 Gal.		35
AY	Spiraea japonica / Magic Carpet / Magic Carpet Spirea	Cont.	3 Gal.		72
AZ	Spiraea x kumada / Anthony Waterer / Anthony Waterer Spirea	Cont.	3 Gal.		36
BA	Taxus x media / Evehow / Evehow Yew	Cont.	7 Gal.		18
BB	Taxus x media / Evehow / Evehow Yew	Cont.	7 Gal.		18
BC	Viburnum dentatum / Little Joe / Little Joe Viburnum	Cont.	5 Gal.		22
BD	EREGREEN SHRUBS BOTANICAL / COMMON NAME Buxus sempervirens / Green Mound Boxwood	ROOT COND.	SIZE	NOTES	QTY
BE	Buxus sempervirens / Green Mound Boxwood	Cont.	5 Gal.		15
BF	Juniperus horizontalis / Blue Chip / Blue Chip Juniper	Cont.	5 Gal.		60
BG	Juniperus horizontalis / Plumosa Compacta / Creeping Juniper	Cont.	5 Gal.		130
BH	Juniperus sibirica / Blue Forest / Blue Forest Juniper	Cont.	5 Gal.		15
BI	Taxus x media / Evehow / Evehow Yew	Cont.	5 Gal.		106
BJ	Taxus x media / Evehow / Evehow Yew	Cont.	5 Gal.		17
BK	Taxus x media / Evehow / Evehow Yew	Cont.	5 Gal.		6
BL	PERENNIALS BOTANICAL / COMMON NAME Allium x Summer Beauty / Summer Beauty Allium	ROOT COND.	SIZE	NOTES	QTY
BM	Allium x Summer Beauty / Summer Beauty Allium	Cont.	4 In		44
BN	Aronia x Blue Ice / Blue Ice Bluestar	Cont.	1 Gal.		62
BO	Calluna vulgaris / Scotch Heather / Feather Reed Grass	Cont.	1 Gal.		176
BP	Hosia x August Moon / August Moon Plantain Lily	Cont.	1 Gal.		24
BQ	Hosia x August Moon / August Moon Plantain Lily	Cont.	1 Gal.		23
BR	Hosia x August Moon / August Moon Plantain Lily	Cont.	1 Gal.		23
BS	Hosia x August Moon / August Moon Plantain Lily	Cont.	1 Gal.		14
BT	Hosia x August Moon / August Moon Plantain Lily	Cont.	1 Gal.		5
BU	Penstemon virginicus / Shearwater / Shearwater Red Switch Grass	Cont.	1 Gal.		95
BV	Penstemon virginicus / Shearwater / Shearwater Red Switch Grass	Cont.	1 Gal.		8
BW	Sakha nemorosa / Blue Hill / Woodland Sage	Cont.	1 Gal.		78
BX	Sporobolus heterodermis / Prairie Dropseed	Cont.	1 Gal.		125

PLUG PLANTING SCHEDULE

SYMBOL	PLANT NAME	ROOT COND.	SIZE	NOTES	SPACING	QTY
YM	BIO-RETENTION PLUGS 7.7% #4	Plug	2' x 2' x 4" Plug	18" o.c.	18" o.c.	567 #

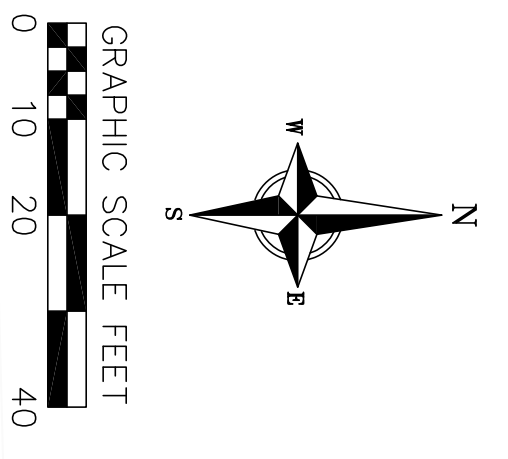
GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z601.1.
- All plant material shall be true to the species, variety and size specified. Botanical and common names shall be specified for all plantings. Botanical names shall be underlined and common names shall be in plain text.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall be applied to a minimum depth of 4" and shall be amended with a minimum of 1% of topsoil.
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Prelim. Overall Landscape Plan
UrbanStreet- American Center Apartments
Madison, Wisconsin
###

Scale: AS SHOWN
Date: 04.21.2020
Checked: ###
Project No: 200068
Sheet: 1 OF 5
DWG No: L100

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898



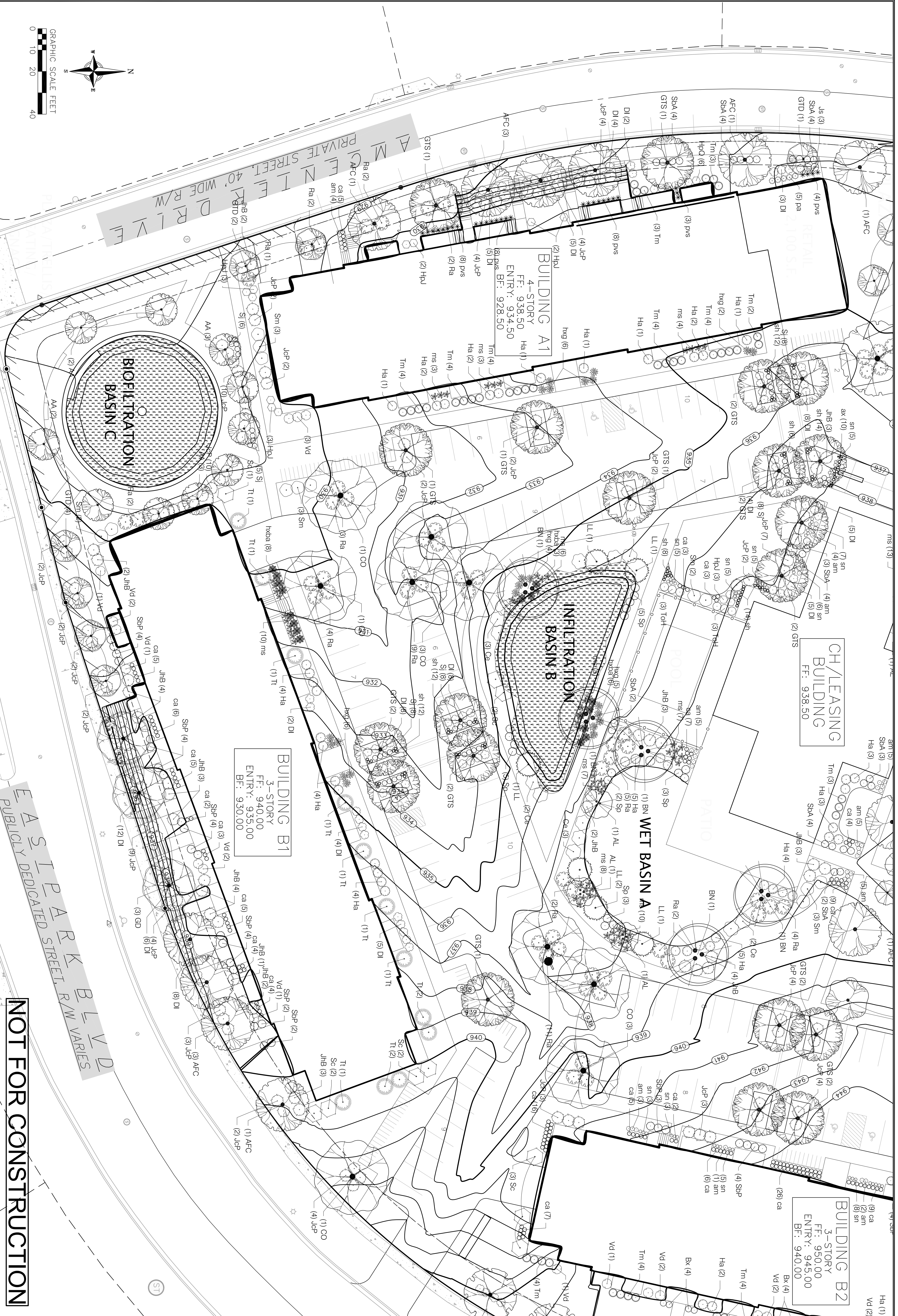
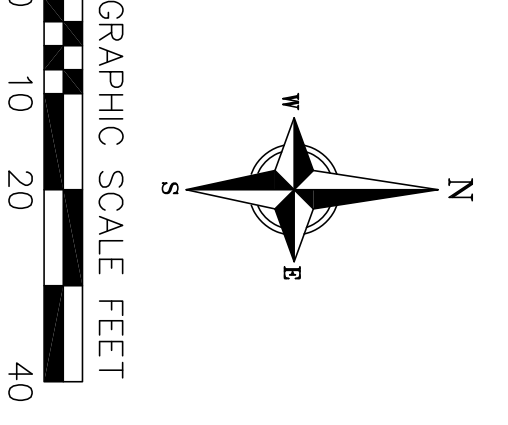
AMERICAN FAMILY DR
 PUBLICLY DEDICATED STREET, 106' WIDE R/W

PLANT SCHEDULE B2

DECIDUOUS TREES	BOTANICAL / COMMON NAME
AA	Acer x Freenatii / Armstrong
CO	Celtis occidentalis / Common Hackberry
GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree
GTS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
GD	Quercus rubra 'Heritage Oak'
OC	Quercus rubra x macrocarpa 'Clemens' TM / Heritage Oak
UNDERSTORY TREES	BOTANICAL / COMMON NAME
AL	Amelanchier laevis / Allegheny Serviceberry
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
DI	Diervaria lonicera / Dwarf Bush Honeyuckle
Ha	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Sc	Sambucus canadensis / Elderberry
Sdp	Spiraea betulifolia 'COURSPLOT' TM / Pink Spangler Birchleaf Spiraea
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
Bx	Buxus x 'Green Mound' / Green Mound Boxwood
Jhb	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper
Jcp	Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper
Tm	Taxus x media 'Everlow' / Everlow Yew
TL	Taxus x media 'Tautoni' / Tautoni's Yew
PERENNIALS	BOTANICAL / COMMON NAME
Am	Allium 'Summer Beauty' / Summer Beauty Allium
ca	Amorpha x 'Blue Jay' / Blue Jay Bluestem
ca	Calliopsis x acutifolia 'Karl Foerster' / Feather Reed Grass
sn	Salvia nemorosa 'Blue Hill' / Woodland Sage

NOT FOR CONSTRUCTION

REVISIONS NO. DATE REMARKS	REVISIONS NO. DATE REMARKS	Preliminary B2 Landscape UrbanStreet- American Center Apartments Madison, Wisconsin ###	planners engineers advisors Phone: (800) 261-3898
DATE: 03.17.2020 DRAFTER: SVN CHECKED: SVN PROJECT NO.: 200068 SHEET: 4 OF 5	SCALE: AS SHOWN	DWG. NO.: L103	



NOT FOR CONSTRUCTION

DATE	REVISIONS	REVISIONS
NO.	DATE	REMARKS

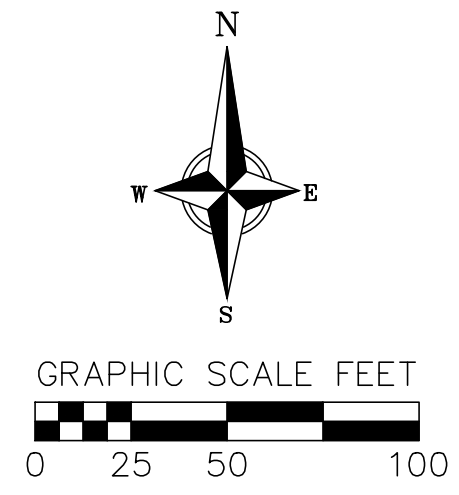
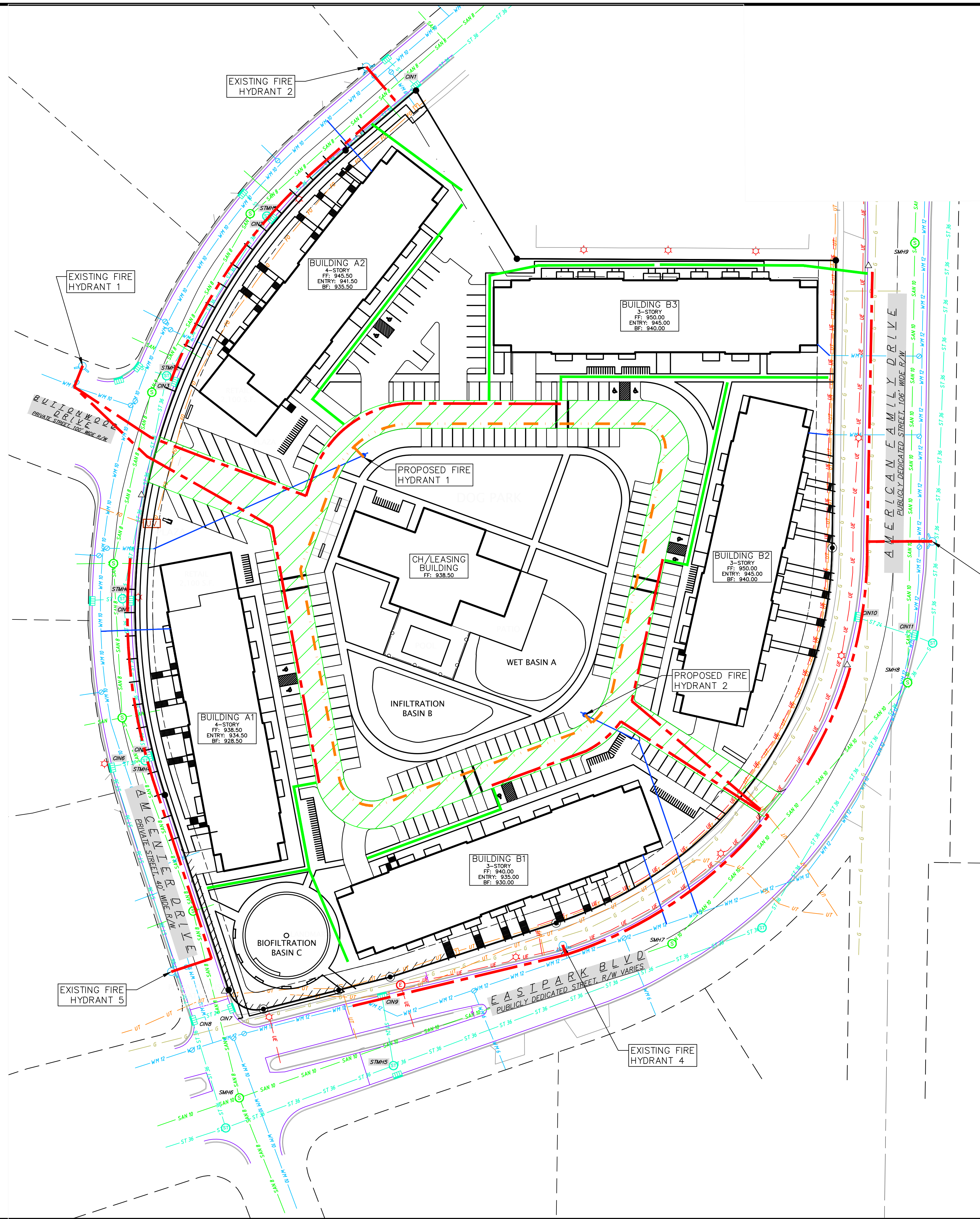
NO.	DATE	REMARKS

Preliminary A1 B1 Landscape
 UrbanStreet- American Center Apartments
 Madison, Wisconsin
 ###

DWG. NO.	L104
SHEET	5 OF 5
DATE	03.17.2020
PROJECT NO.	200068
CHECKED	###
DRAFTER	SVIN

vierbicher
 planners | engineers | advisors

Phone: (800) 261-3898



LEGEND

- 500' HOSE LAY FROM EXISTING HYDRANT
- 500' HOSE LAY FROM PROPOSED HYDRANT
- 250' HOSE LAY FROM FIRE LANE
- PROPOSED FIRE LANE
- EXISTING HYDRANT

Fire Access Exhibit
UrbanStreet - The American Center Apartments
Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	4/21/2020
DRAFTER	JNOR
CHECKED	JKAS
PROJECT NO.	200068
SHEET	1 OF 1
DWG. NO.	F100



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 19-0719

URBAN STREET
GROUP, LLC

AMERICAN
CENTER
APARTMENTS

5622 EASTPARK BLVD.
MADISON, WI 53718

PROGRESS DOCUMENTS

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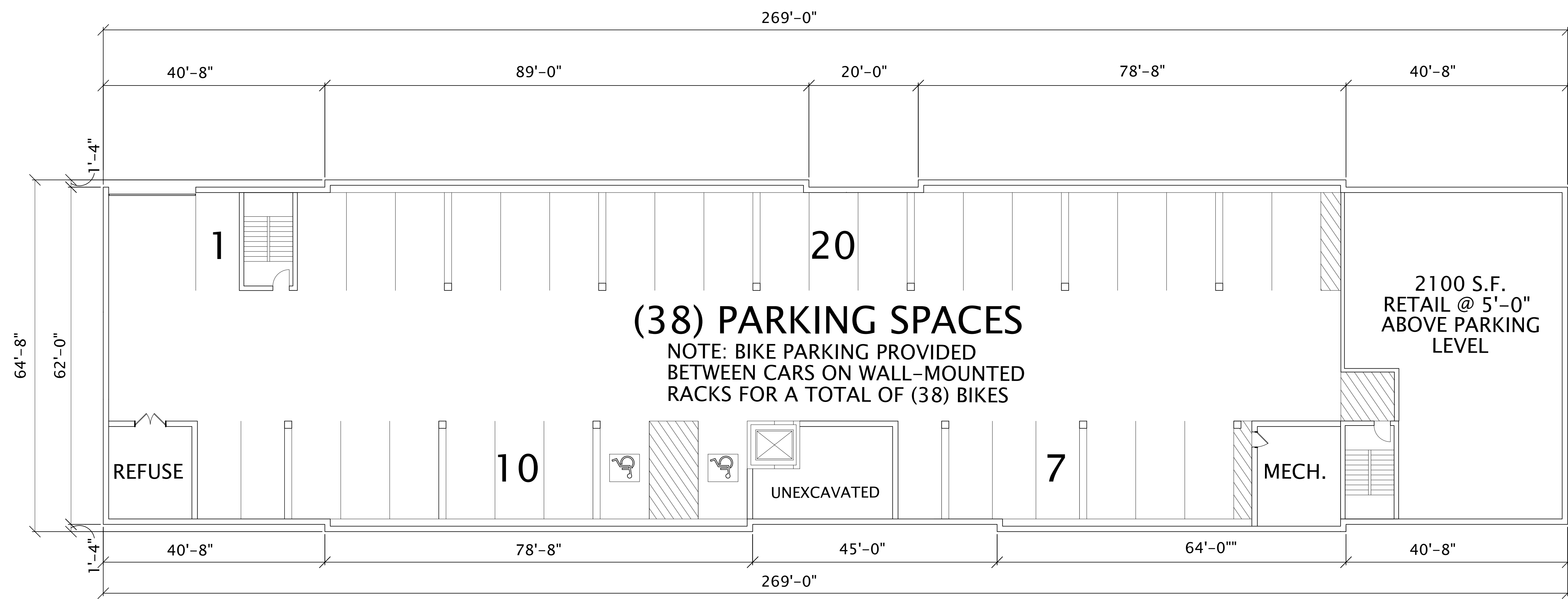
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SHEET TITLE

A1 BUILDING
LOWER LEVEL PLAN

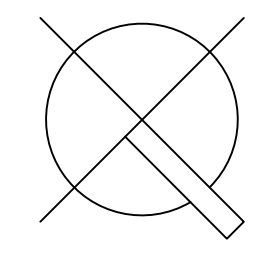
SHEET NUMBER

A1 - 100



PARKING PLAN - A1 BUILDING

1 'A1' LOWER LEVEL PLAN
3/32" = 1'-0"





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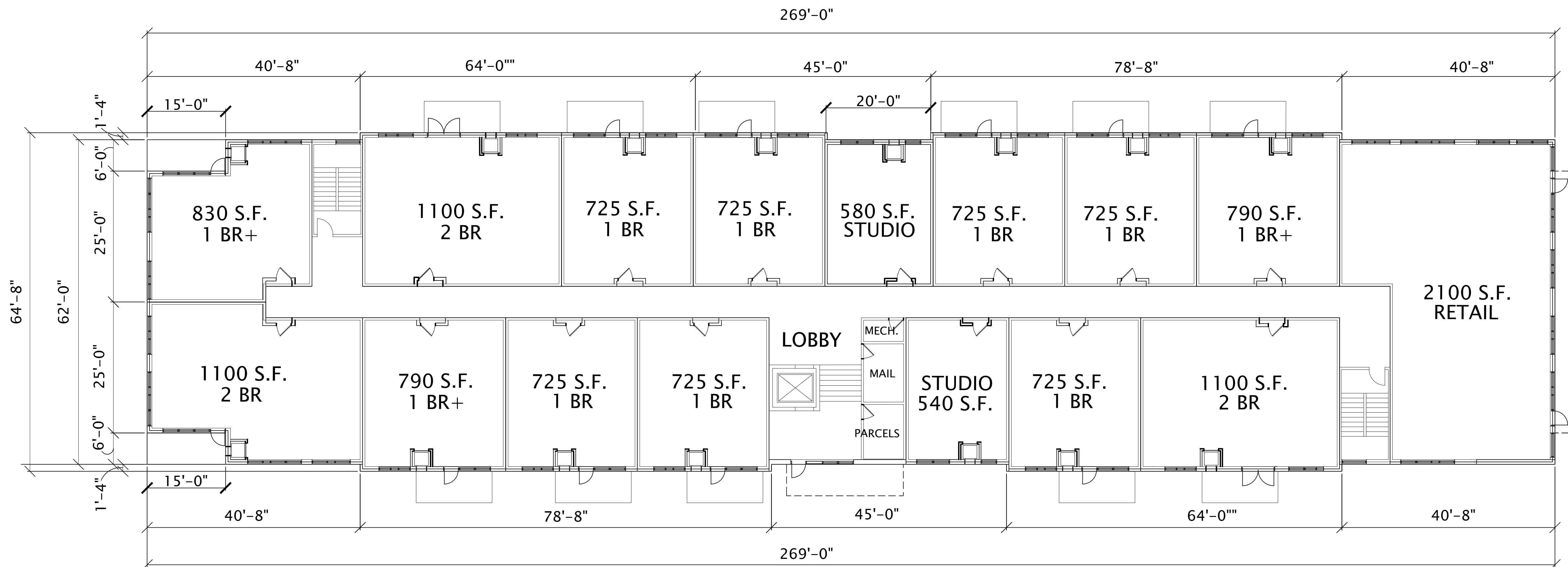
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

A1 BUILDING
FIRST FLOOR PLAN

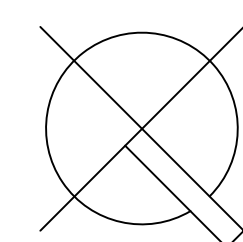
SHEET NUMBER

A1 - 101



1ST FLOOR PLAN

1 'A1' FIRST FLOOR PLAN
3/32" = 1'-0"





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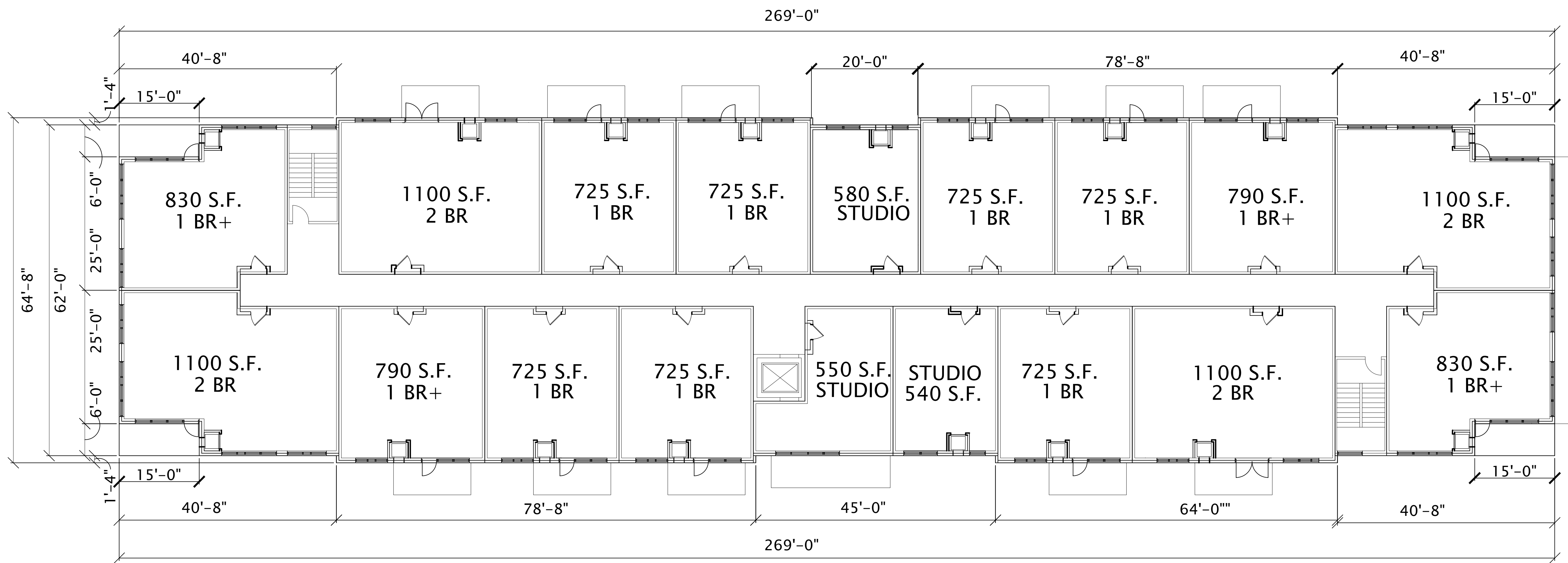
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SHEET TITLE

A1 BUILDING
UPPER FLOOR PLAN

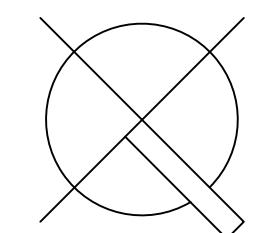
SHEET NUMBER

A1 - 102



2ND THRU 4TH FLOOR PLAN

1 'A1' UPPER FLOOR PLANS
3/32" = 1'-0"





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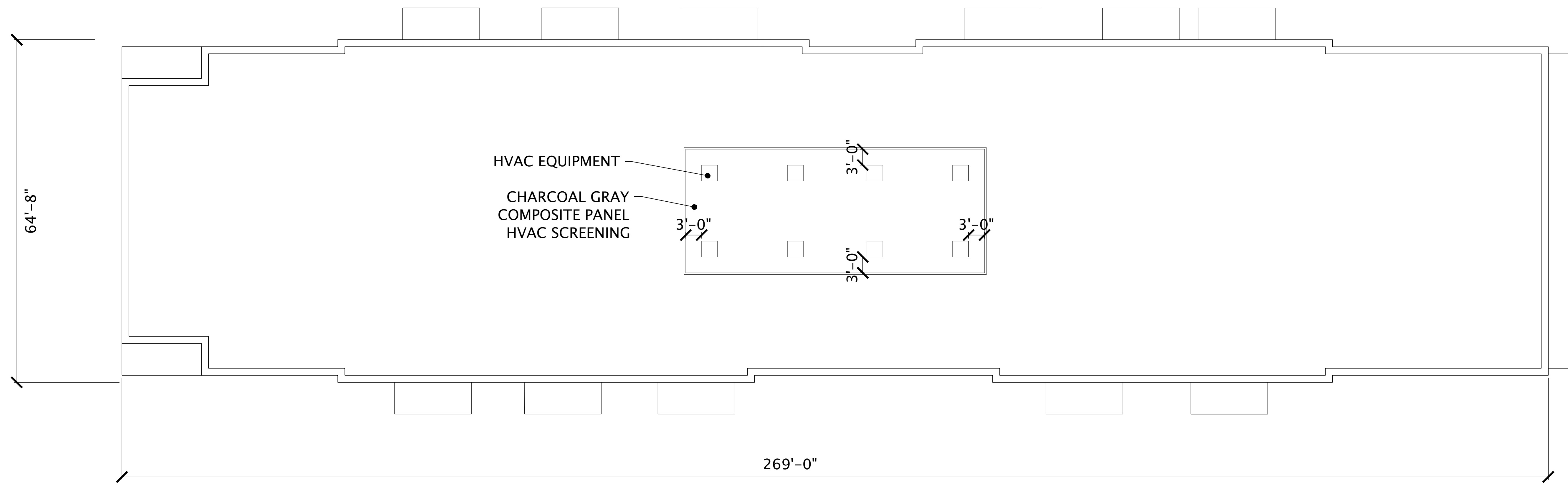
Mark	Description	Date

SHEET TITLE

A1 BUILDING
ROOF PLAN

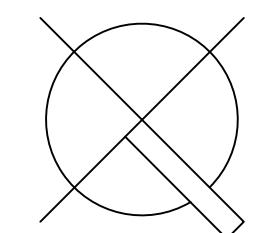
SHEET NUMBER

A1 - 103



ROOF PLAN

1 'A1' ROOF PLAN
3/32" = 1'-0"





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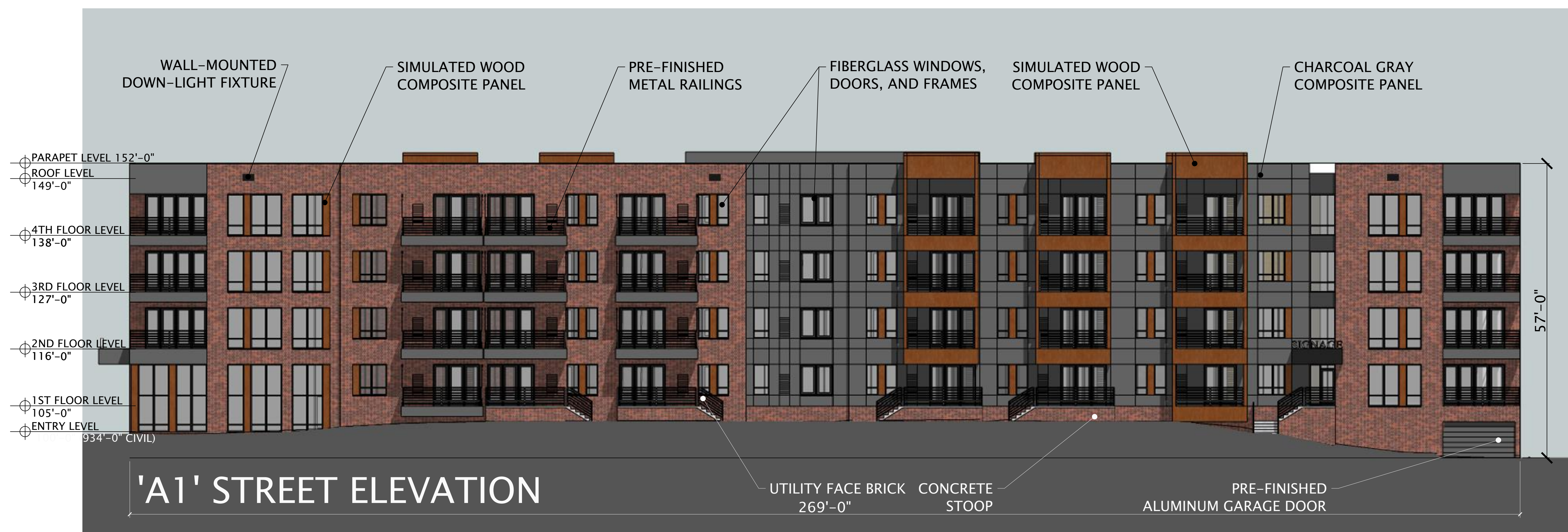
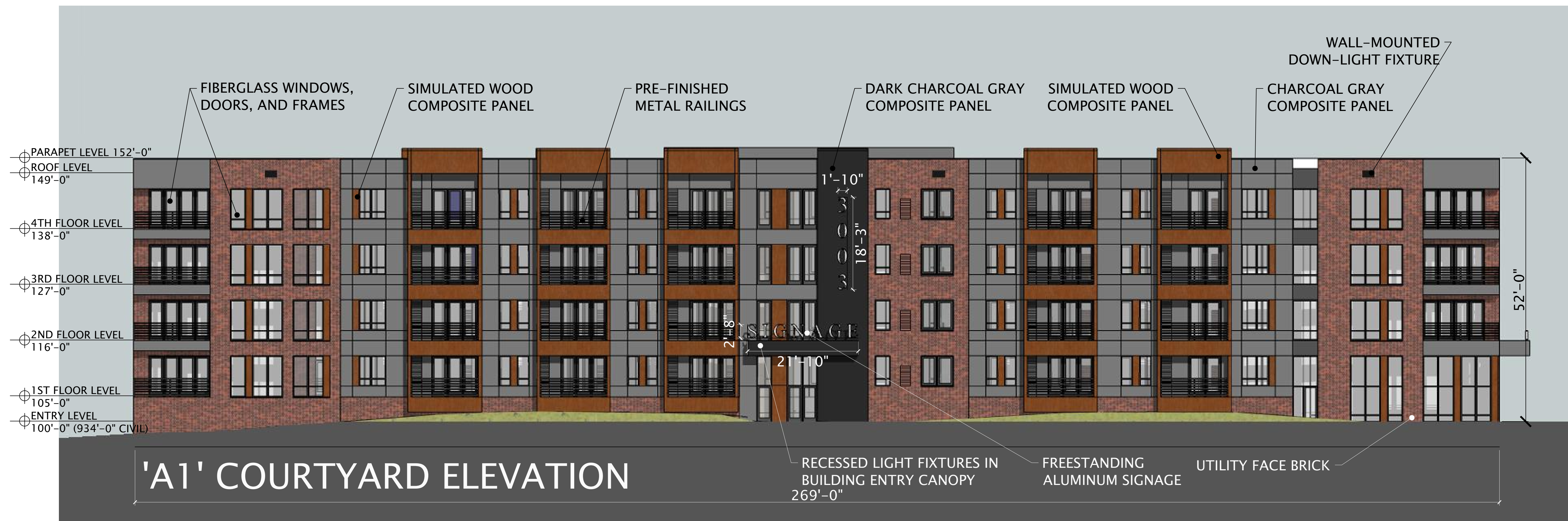
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

A1 BUILDING
ELEVATIONS

SHEET NUMBER

A1 - 200



1 'A1' ELEVATIONS
3/32" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



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Mark	Description	Date

SHEET TITLE

A1 BUILDING
ELEVATIONS

SHEET NUMBER

A1 - 201



1 'A1' ELEVATIONS
3/32" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



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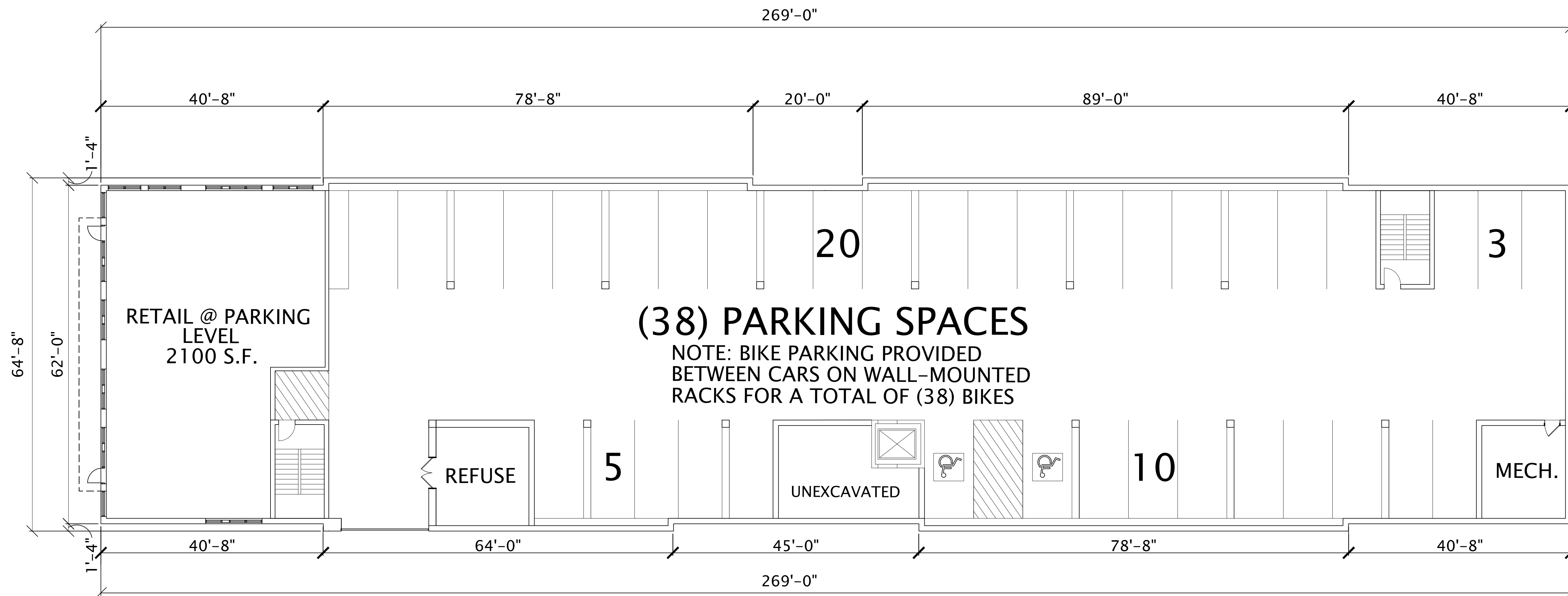
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

A2 BUILDING
LOWER LEVEL PLAN

SHEET NUMBER

A2 - 100

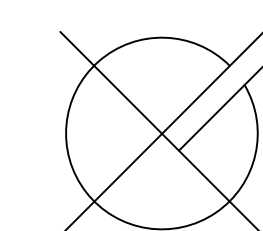


(38) PARKING SPACES

NOTE: BIKE PARKING PROVIDED
BETWEEN CARS ON WALL-MOUNTED
RACKS FOR A TOTAL OF (38) BIKES

PARKING PLAN - A2 BUILDING

1 'A2' LOWER LEVEL PLAN
3/32" = 1'-0"





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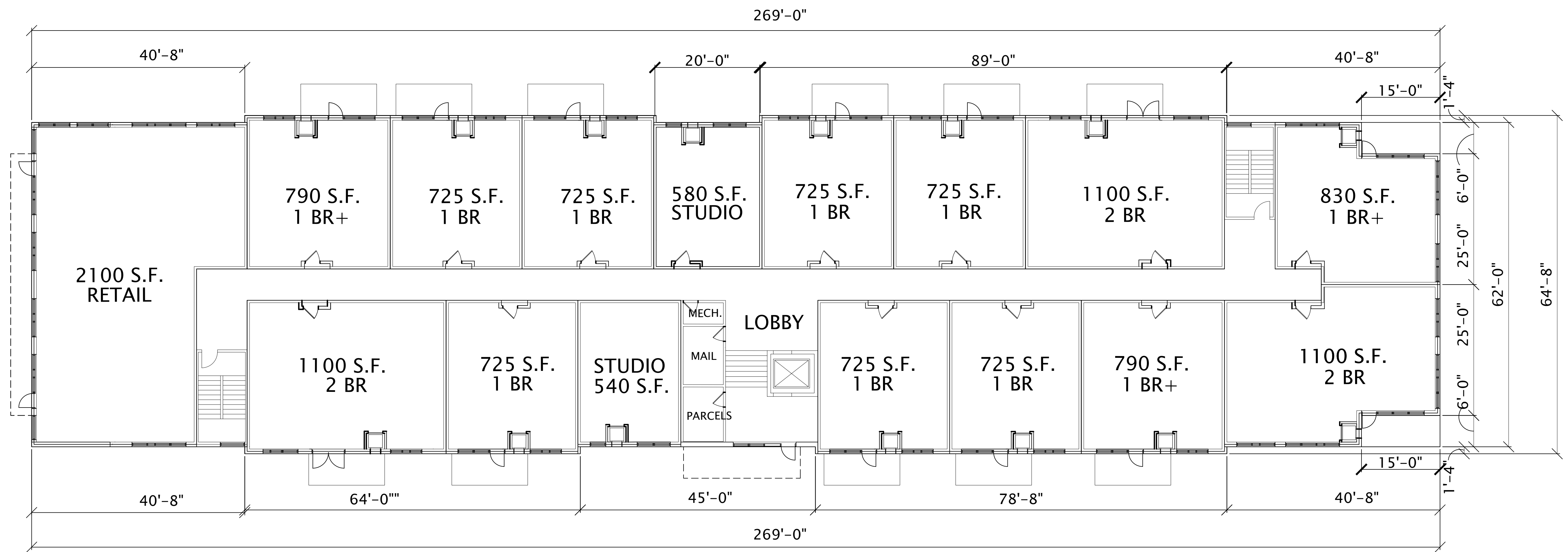
Mark	Description	Date

SHEET TITLE

A2 BUILDING
FIRST FLOOR PLAN

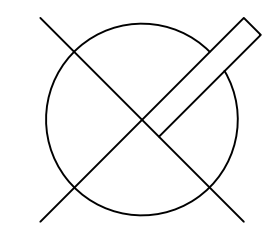
SHEET NUMBER

A2 - 101



1ST FLOOR PLAN

1 'A2' FIRST FLOOR PLAN
3/32" = 1'-0"





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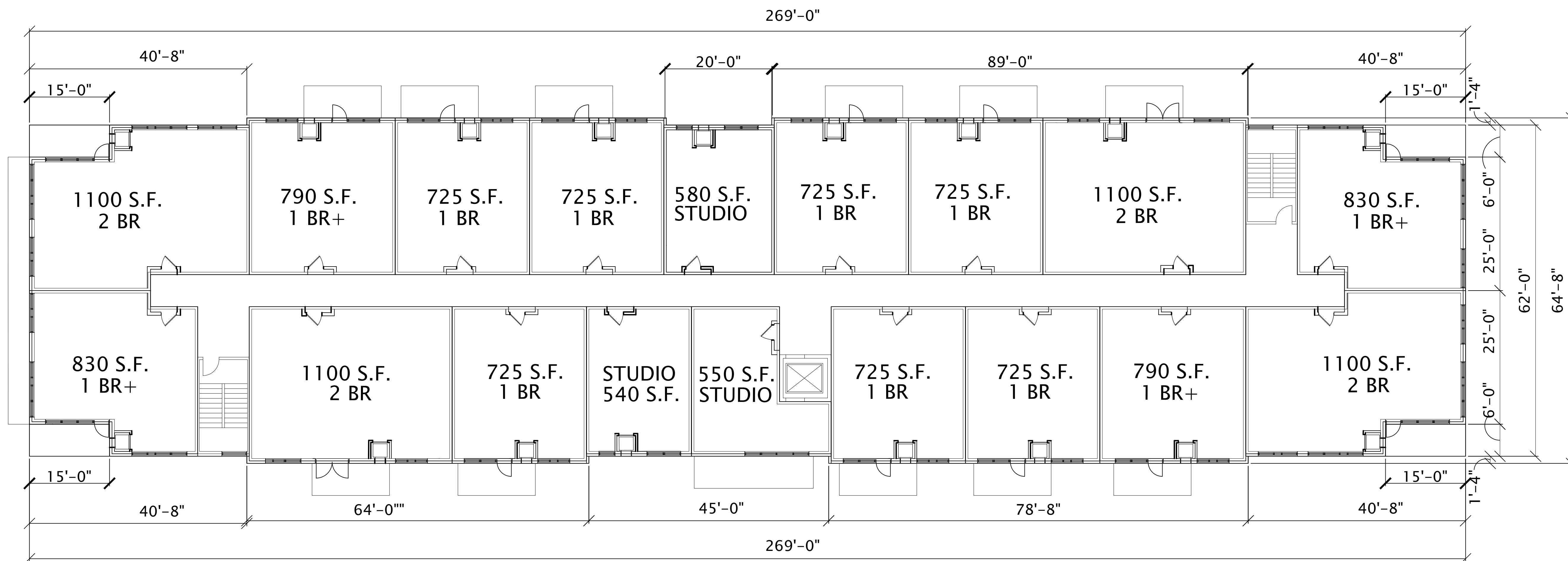
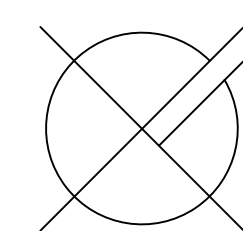
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

A2 BUILDING
UPPER FLOOR PLAN

SHEET NUMBER

A2 - 102



2ND THRU 4TH FLOOR PLAN

1 'A2' UPPER FLOOR PLANS
3/32" = 1'-0"



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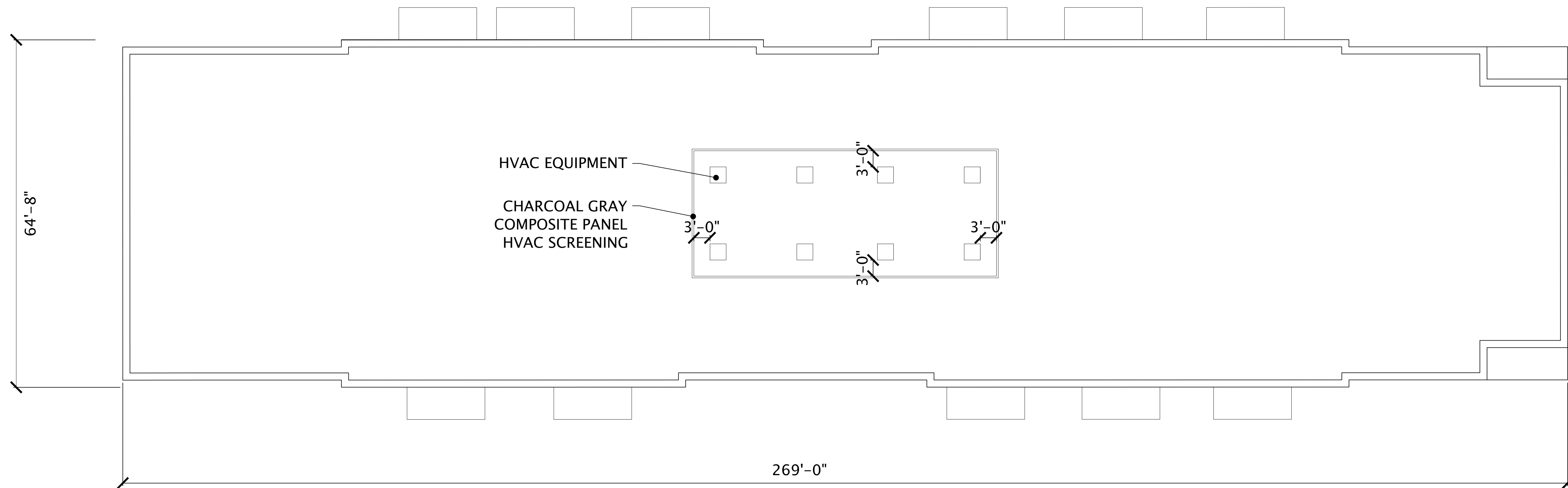
Mark	Description	Date

SHEET TITLE

A2 BUILDING
ROOF PLAN

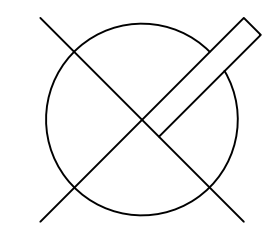
SHEET NUMBER

A2 - 103



ROOF PLAN

1 'A2' ROOF PLAN
3/32" = 1'-0"





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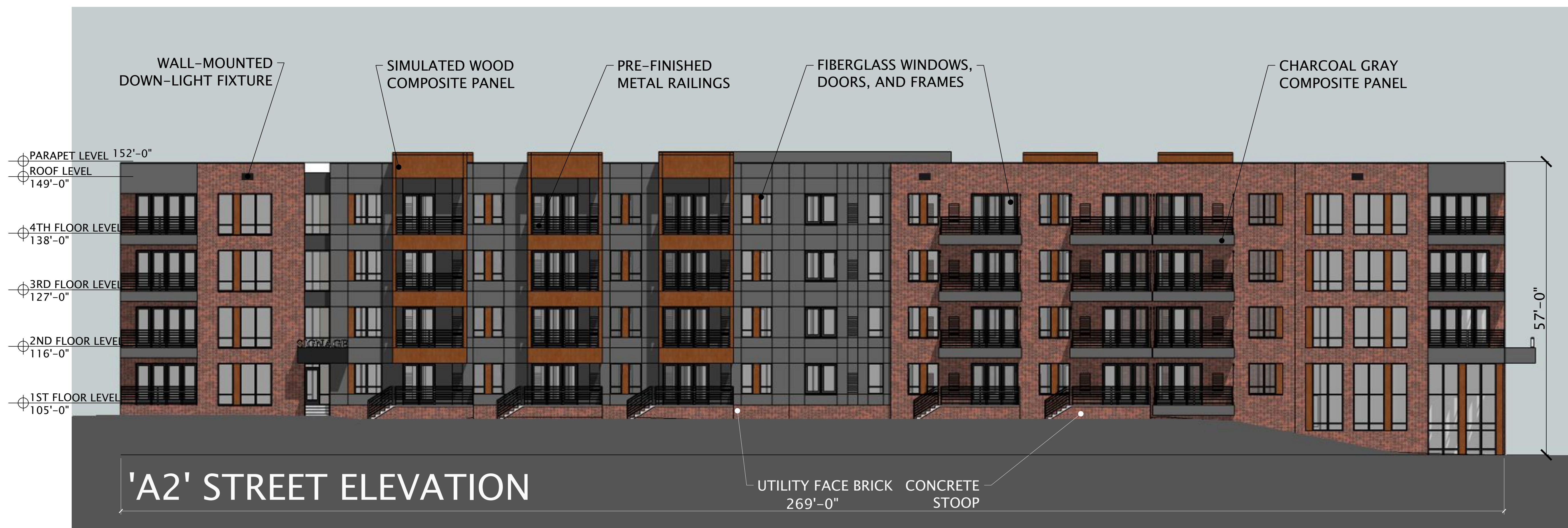
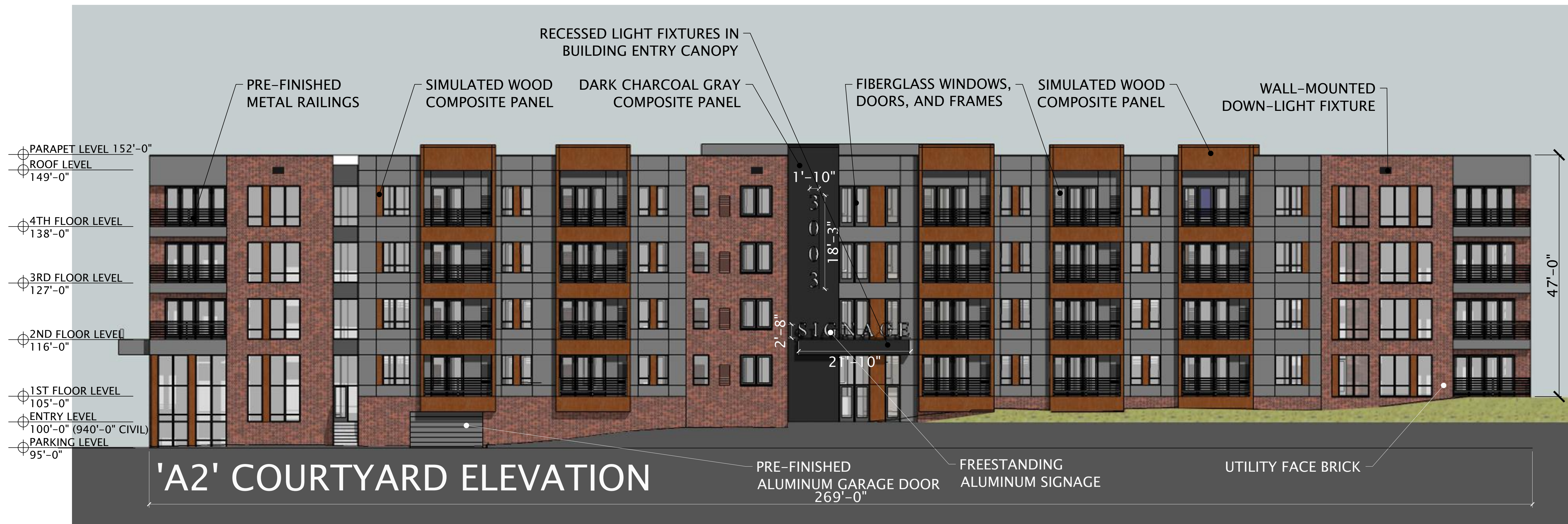
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

A2 BUILDING
ELEVATIONS

SHEET NUMBER

A2 - 200



1 'A2' ELEVATIONS
3/32" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



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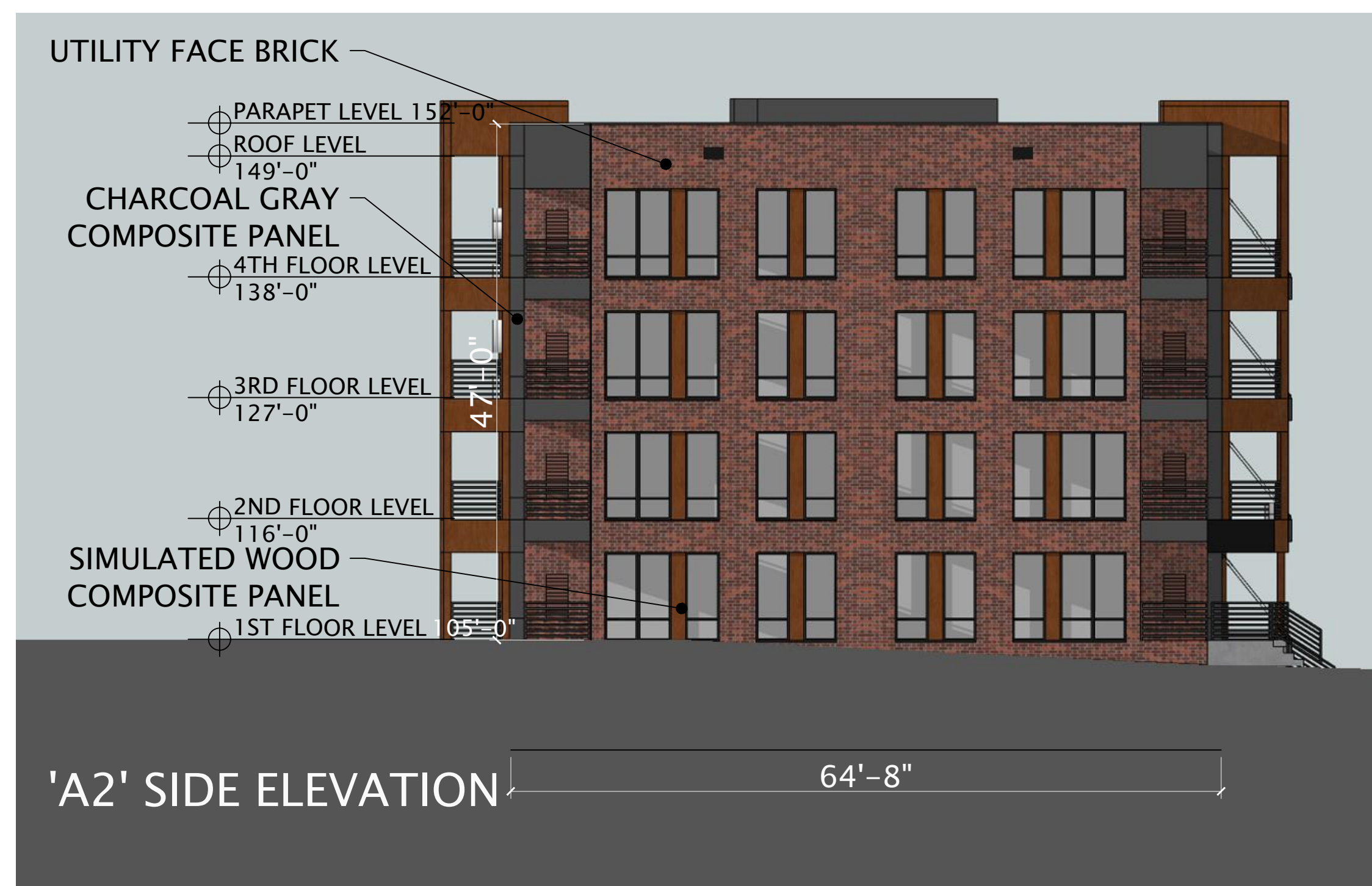
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

A2 BUILDING
ELEVATIONS

SHEET NUMBER

A2 - 201



1 'A2' ELEVATIONS
3/32" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



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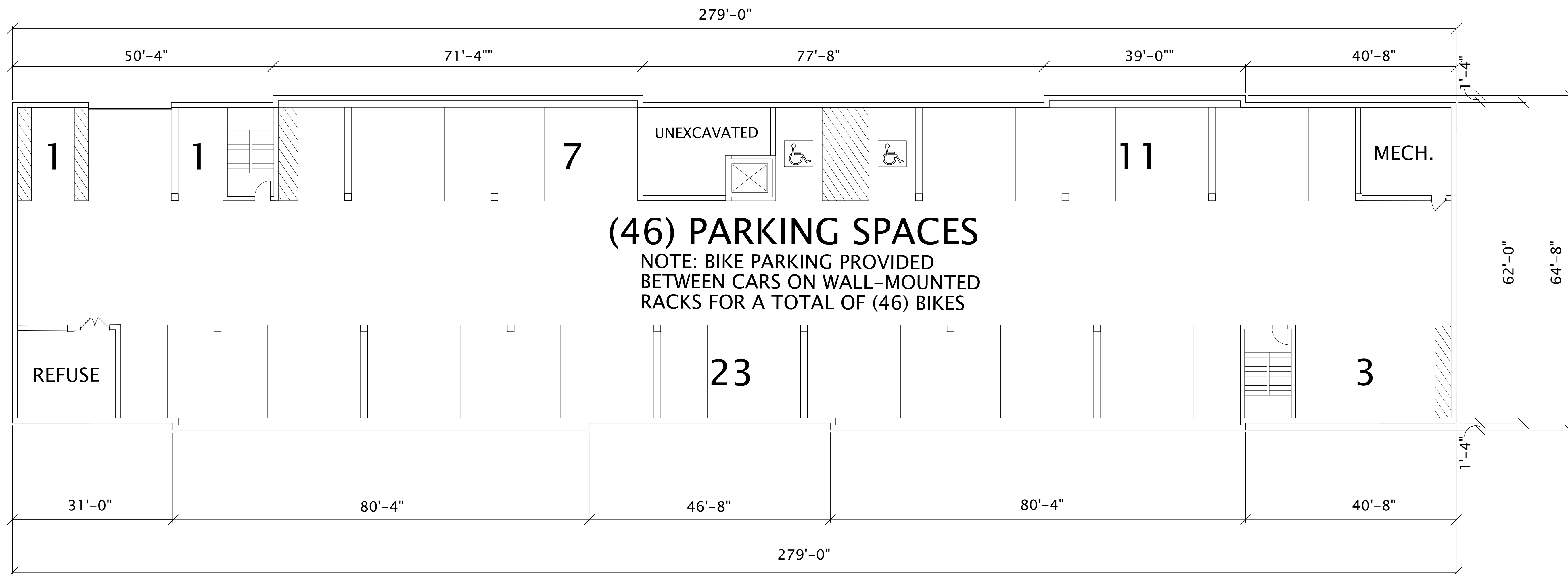
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

B1 BUILDING
LOWER LEVEL PLAN

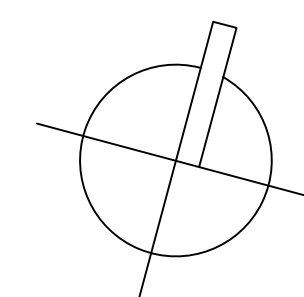
SHEET NUMBER

B1 - 100



PARKING PLAN – B1 BUILDING

1 'B1' LOWER LEVEL PLAN
3/32" = 1'-0"





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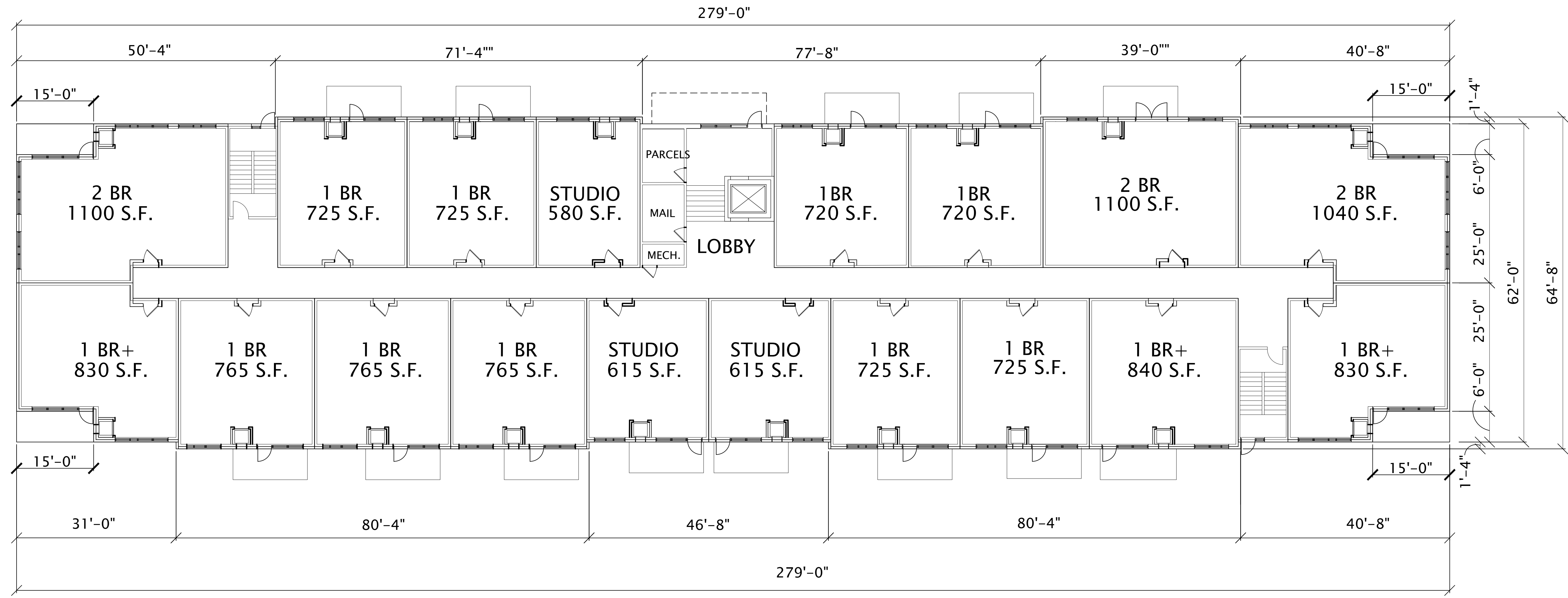
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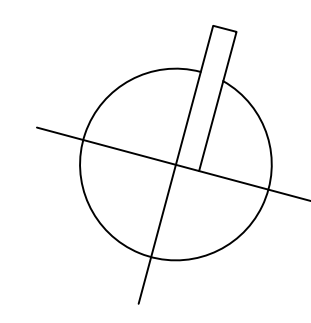
SHEET TITLE
**B1 BUILDING
FIRST FLOOR PLAN**

SHEET NUMBER
B1 - 101



1ST FLOOR PLAN

1 'B1' FIRST FLOOR PLAN
3/32" = 1'-0"





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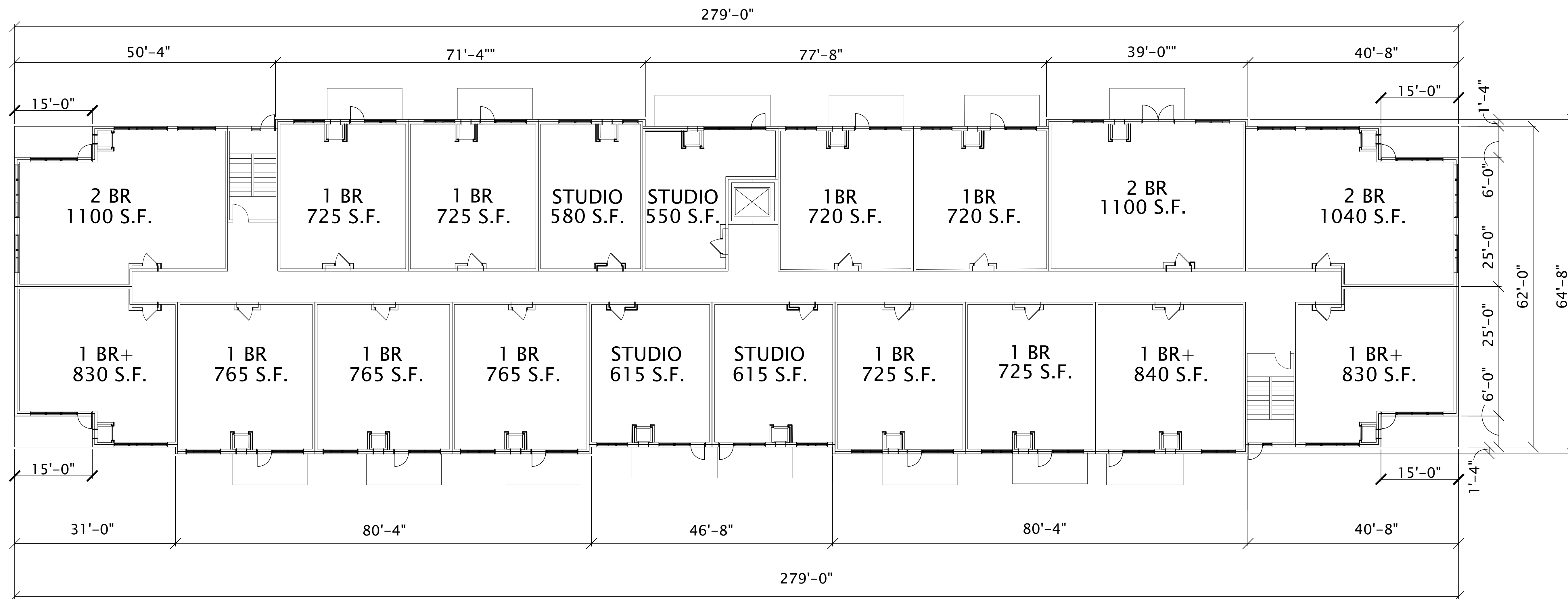
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

B1 BUILDING
UPPER FLOOR PLAN

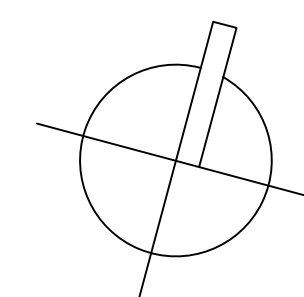
SHEET NUMBER

B1 - 102



2ND THRU 3RD FLOOR PLAN

1 'B1' UPPER FLOOR PLANS
3/32" = 1'-0"





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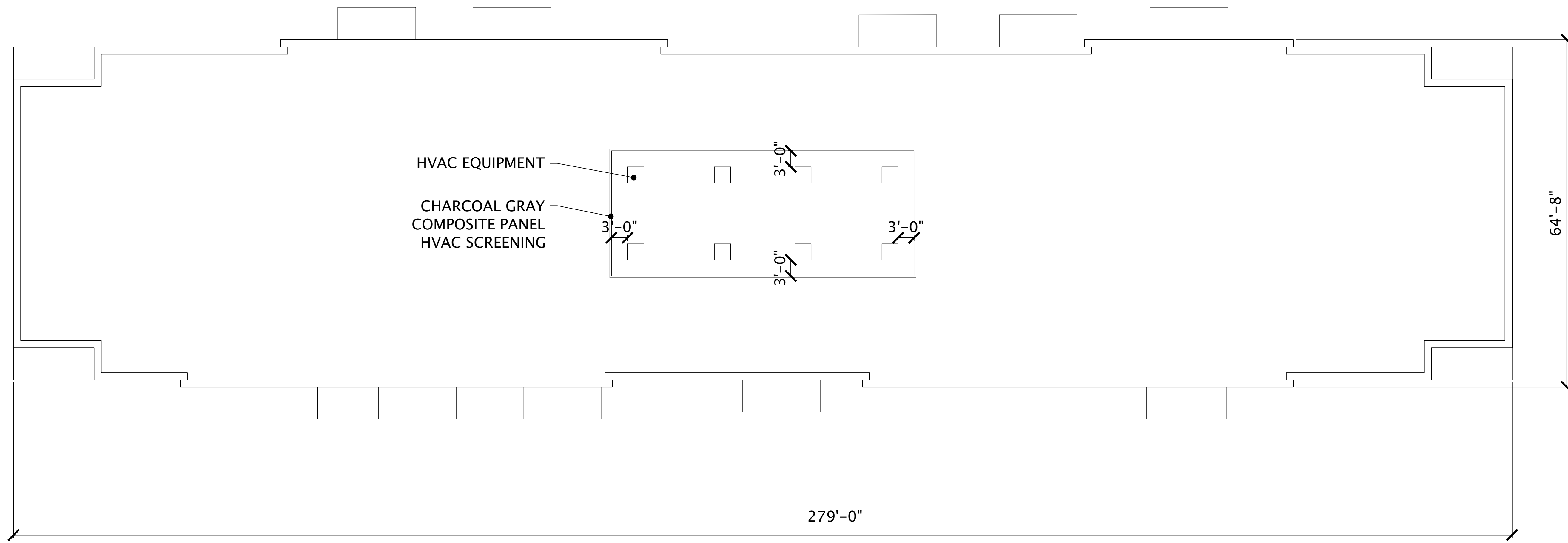
Mark	Description	Date

SHEET TITLE

B1 BUILDING
ROOF PLAN

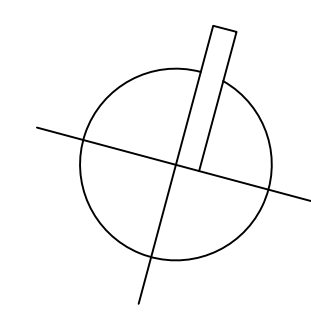
SHEET NUMBER

B1 - 103



ROOF PLAN

1 'B1' ROOF PLAN
3/32" = 1'-0"





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Mark	Description	Date

SHEET TITLE

B1 BUILDING
ELEVATIONS

SHEET NUMBER

B1 - 200



1 'B1' ELEVATIONS
3/32" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



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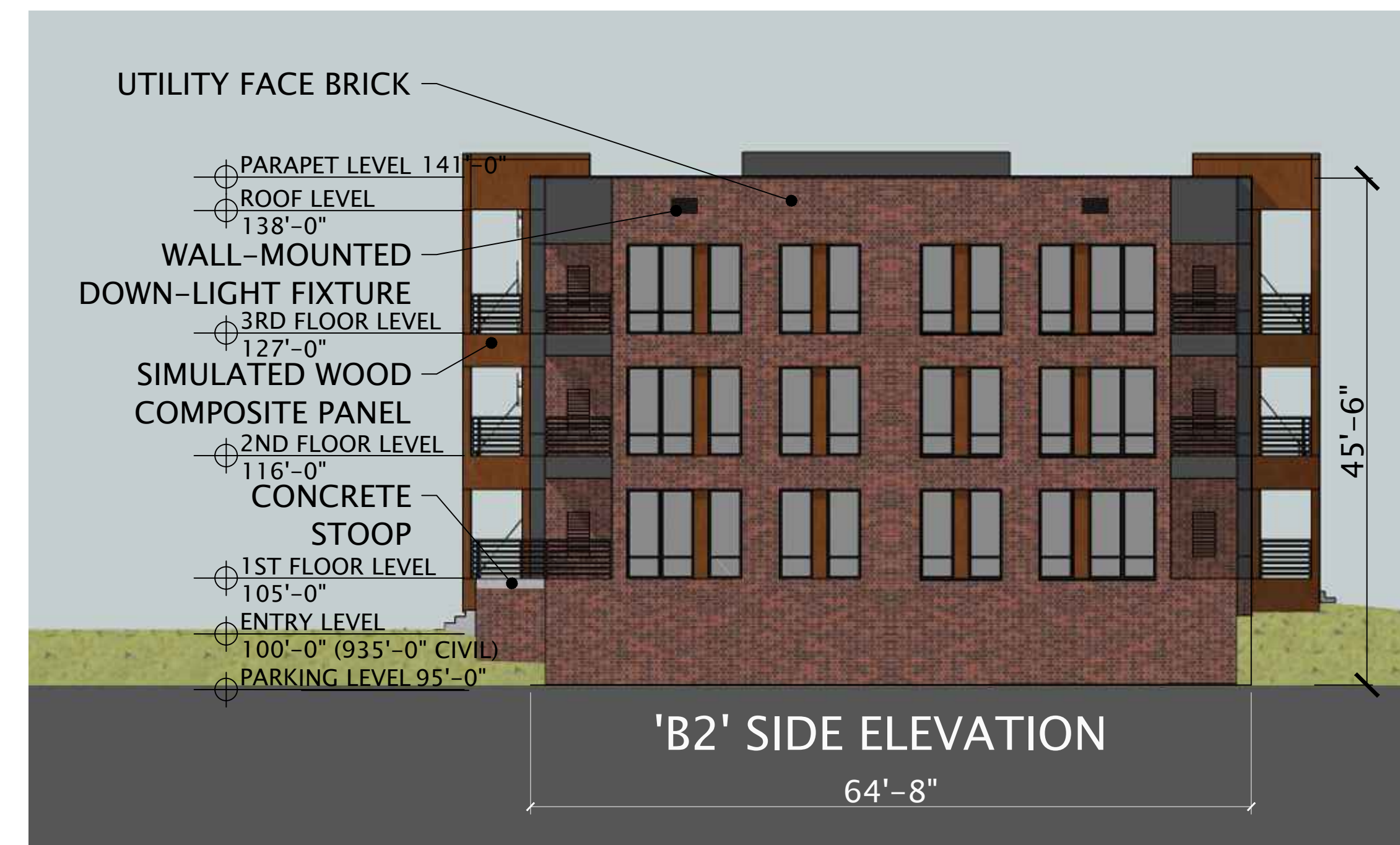
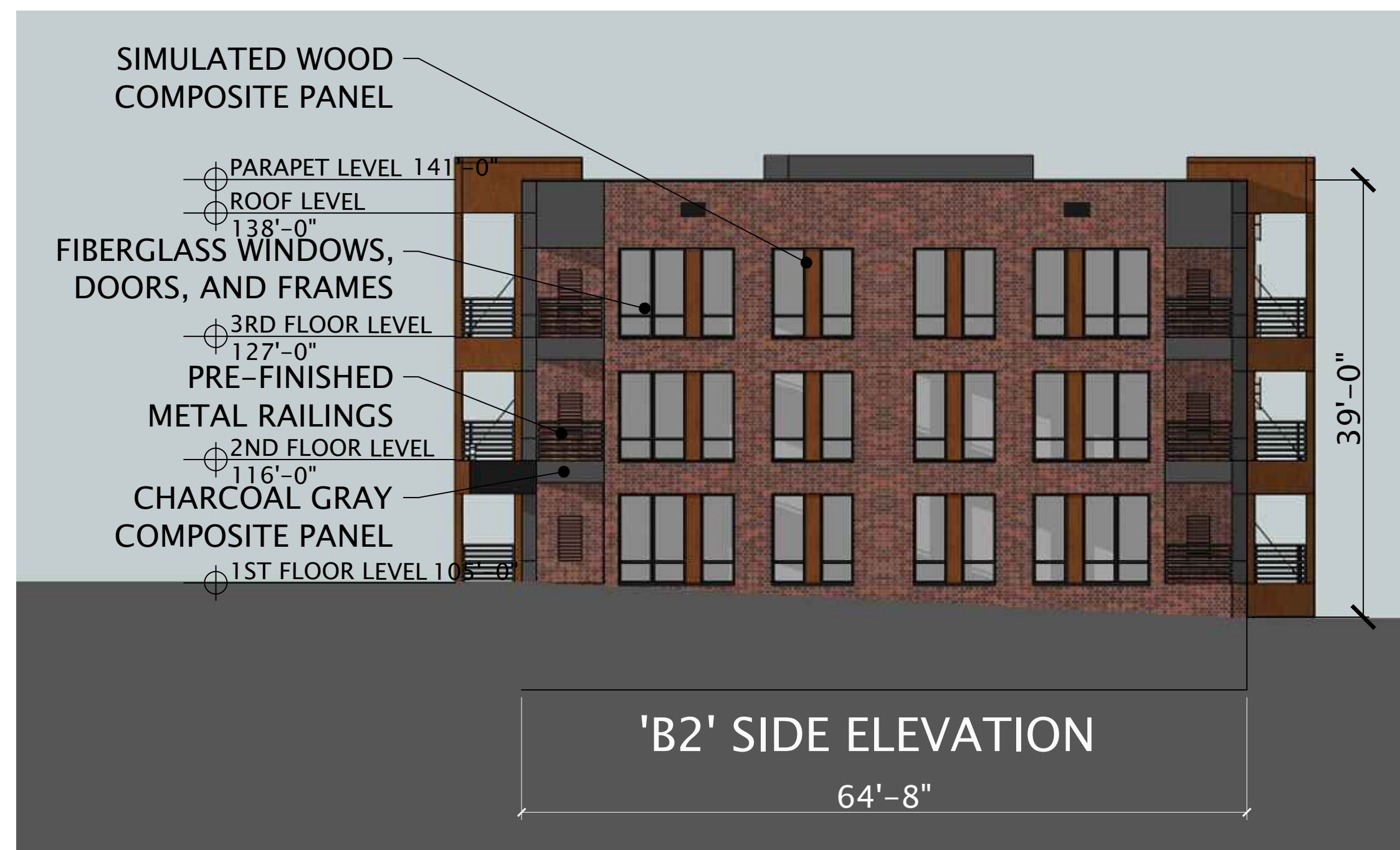
Mark	Description	Date

SHEET TITLE

B1 BUILDING
ELEVATIONS

SHEET NUMBER

B1 - 201



1 'B1' ELEVATIONS
3/32" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



JLA
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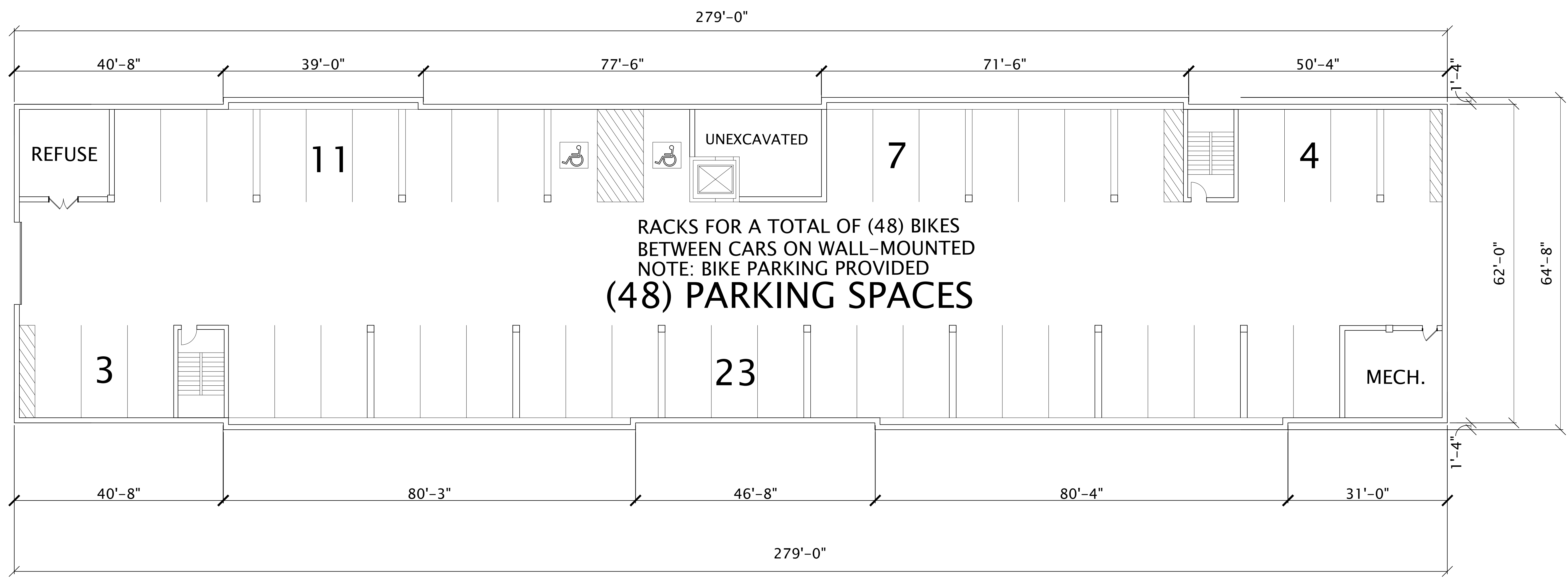
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

B2 BUILDING
LOWER LEVEL PLAN

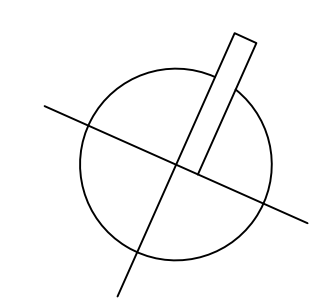
SHEET NUMBER

B2 - 100



PARKING PLAN - B2 BUILDING

1 'B2' LOWER LEVEL PLAN
3/32" = 1'-0"





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ARCHITECTS

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE 22 APRIL, 2020

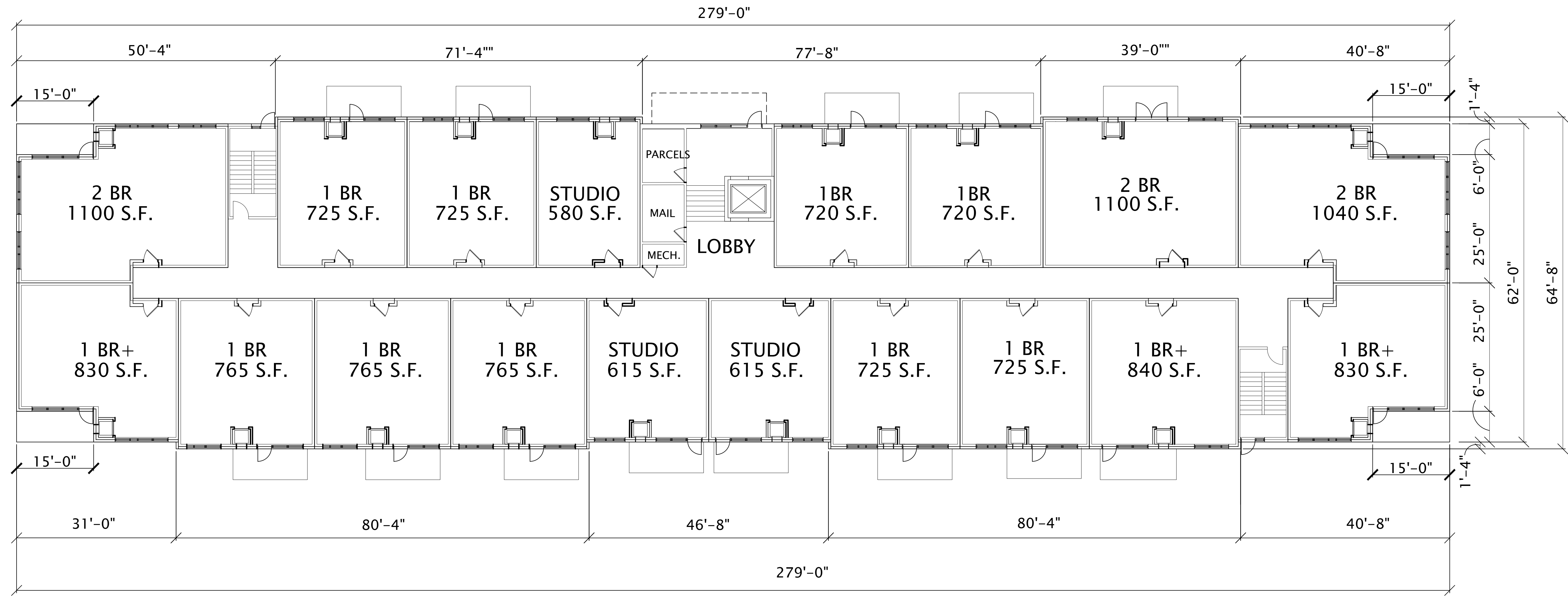
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

B2 BUILDING
FIRST FLOOR PLAN

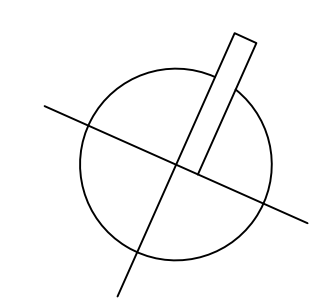
SHEET NUMBER

B2 - 101



1ST FLOOR PLAN

1 'B2' FIRST FLOOR PLAN
3/32" = 1'-0"





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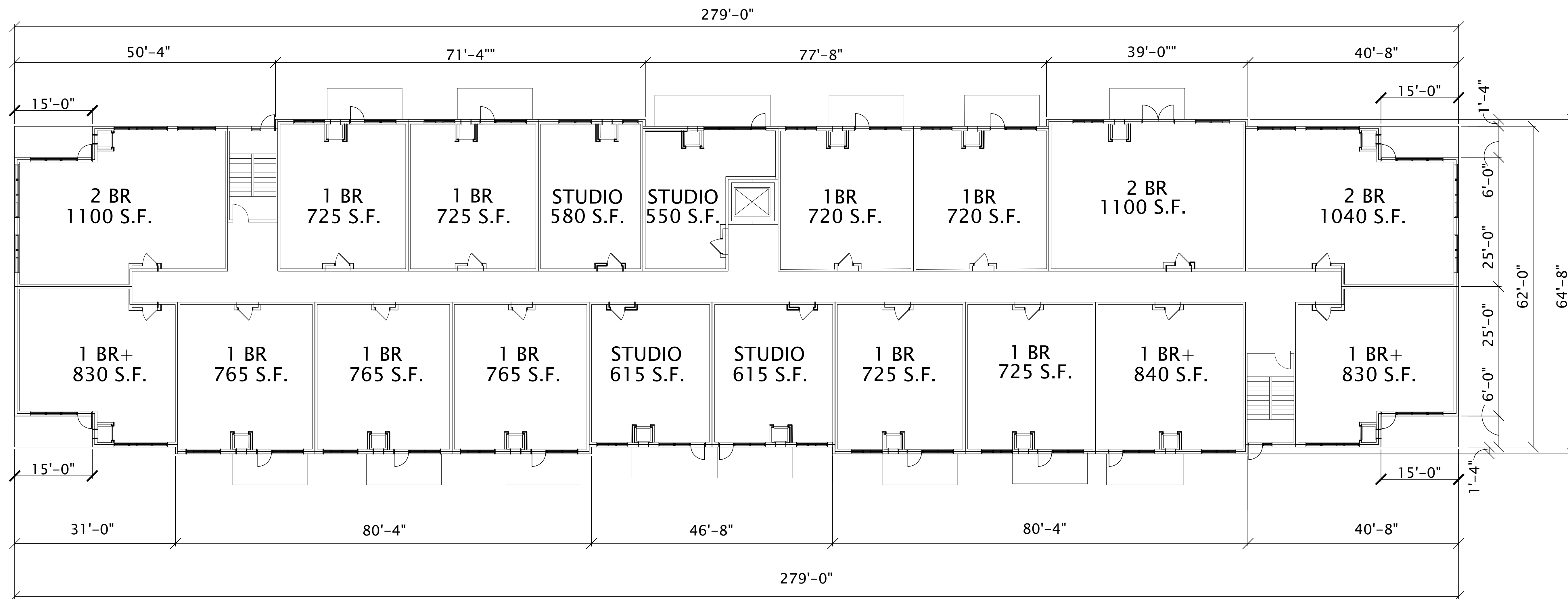
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

B2 BUILDING
UPPER FLOOR PLAN

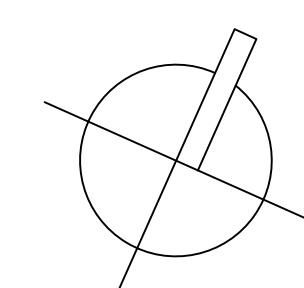
SHEET NUMBER

B2 - 102



2ND THRU 3RD FLOOR PLAN

1 'B2' UPPER FLOOR PLANS
3/32" = 1'-0"





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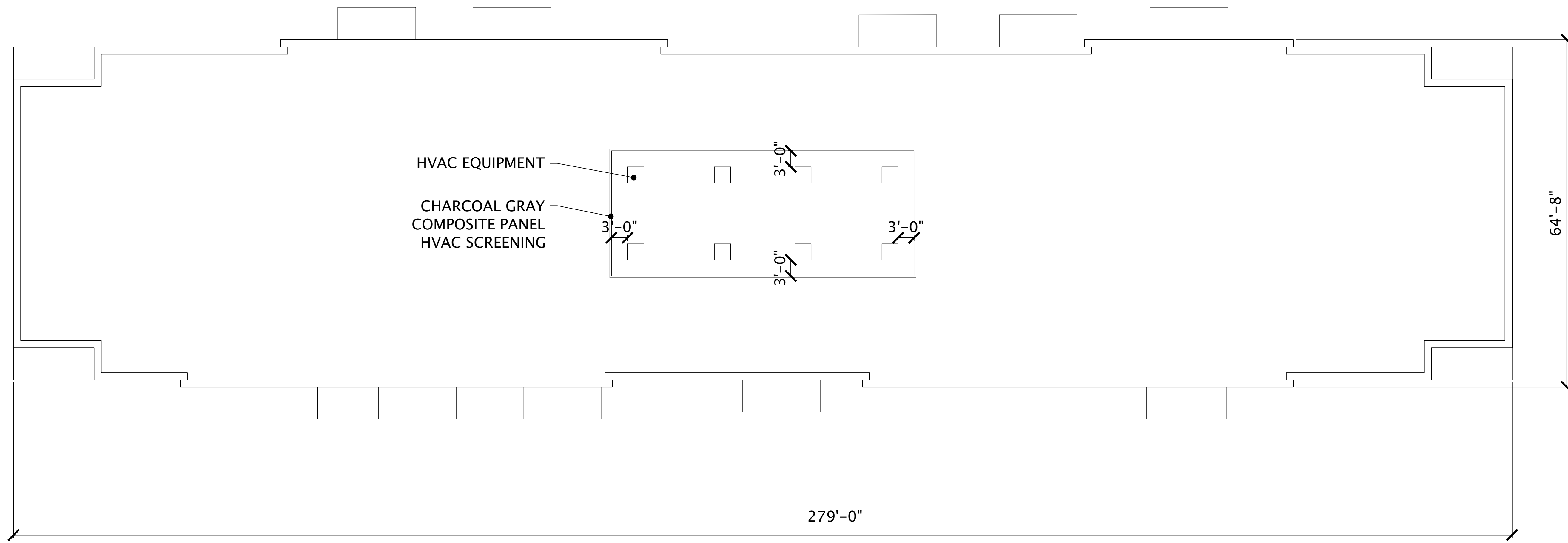
Mark	Description	Date

SHEET TITLE

B2 BUILDING
ROOF PLAN

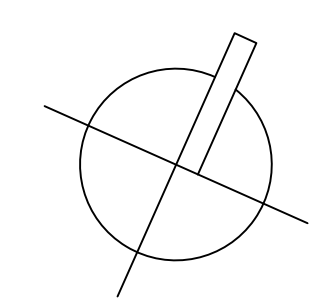
SHEET NUMBER

B2 - 103



ROOF PLAN

1 'B2' ROOF PLAN
3/32" = 1'-0"





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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

B2 BUILDING
ELEVATIONS

SHEET NUMBER

B2 - 200



1 'B2' ELEVATIONS
3/32" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



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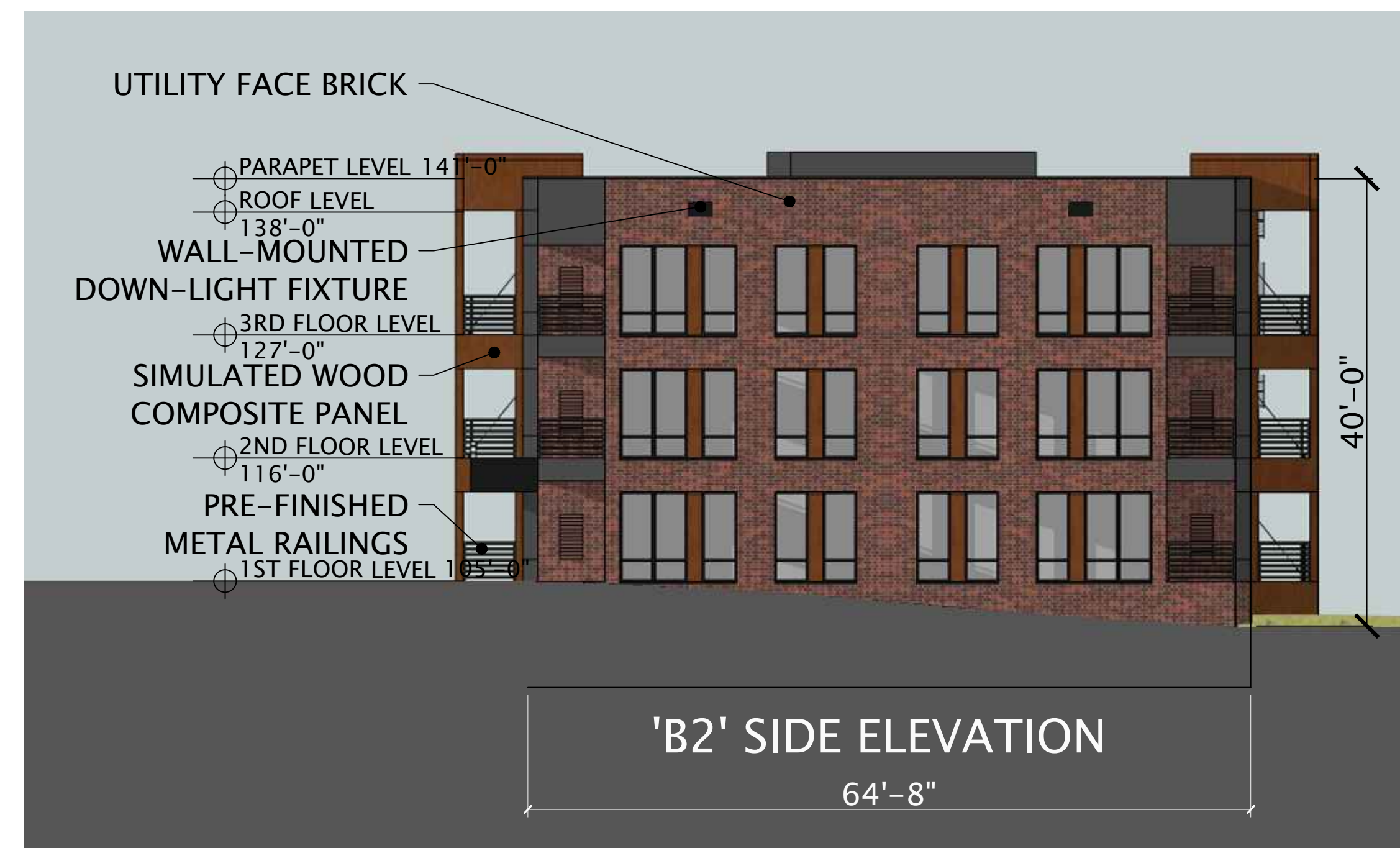
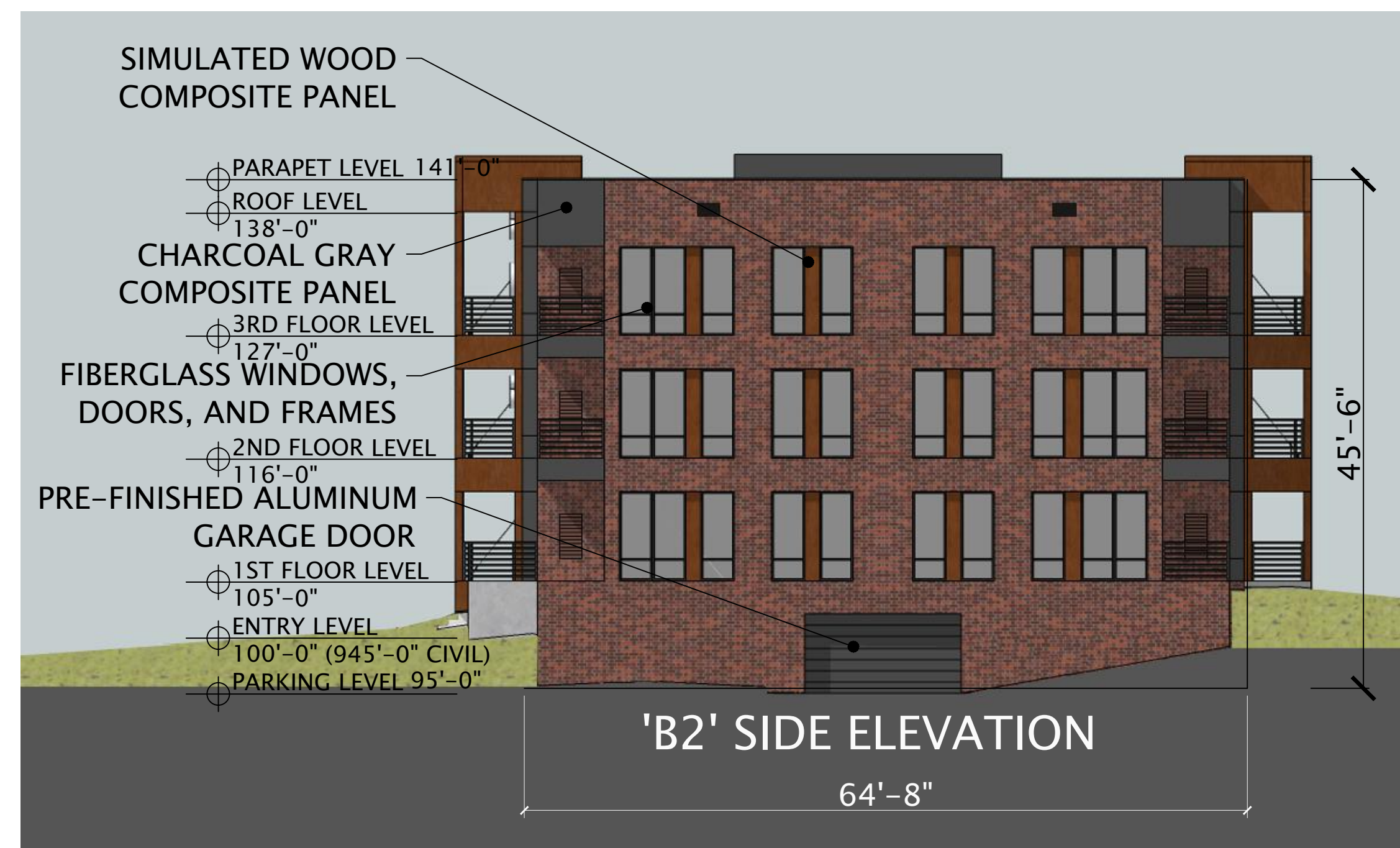
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

B2 BUILDING
ELEVATIONS

SHEET NUMBER

B2 - 201



1 'B2' ELEVATIONS
3/32" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



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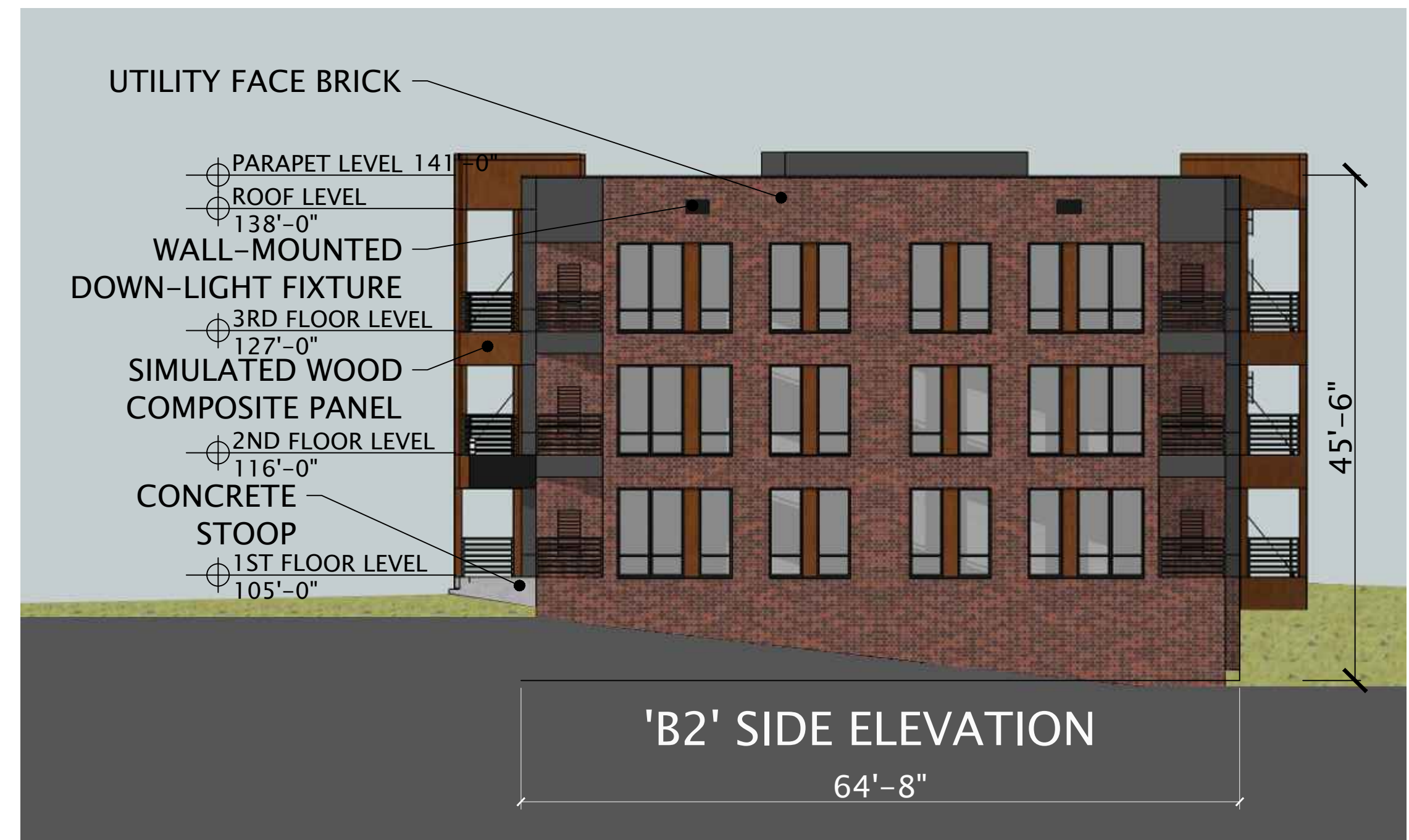
Mark	Description	Date

SHEET TITLE

B3 BUILDING
ELEVATIONS

SHEET NUMBER

B3 - 201



1 'B3' ELEVATIONS
3/32" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



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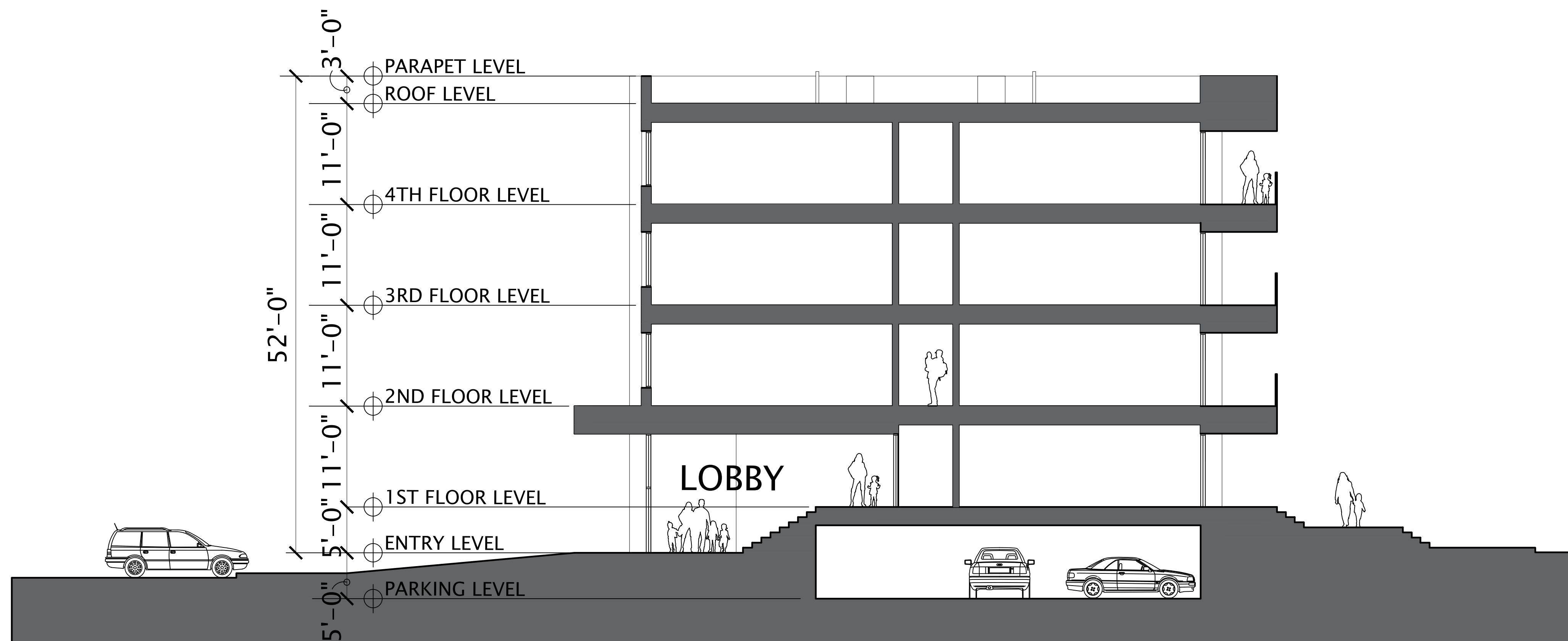
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING
SECTION

SHEET NUMBER

A - 300



*SEE BUILDING ELEVATIONS FOR CIVIL ENTRY LEVEL

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL

1 TYPICAL BUILDING SECTION
1/8" = 1'-0"

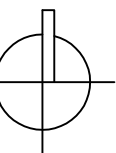


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URBAN STREET- AMERICAN CENTER APARTMENTS

STREET EYE-LEVEL VIEW 1

APRIL 22, 2020
NO SCALE



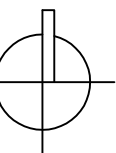


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STREET EYE-LEVEL VIEW 2

APRIL 22, 2020
NO SCALE



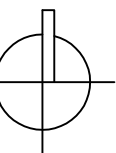


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URBAN STREET- AMERICAN CENTER APARTMENTS

STREET EYE-LEVEL VIEW 3

APRIL 22, 2020
NO SCALE



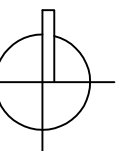


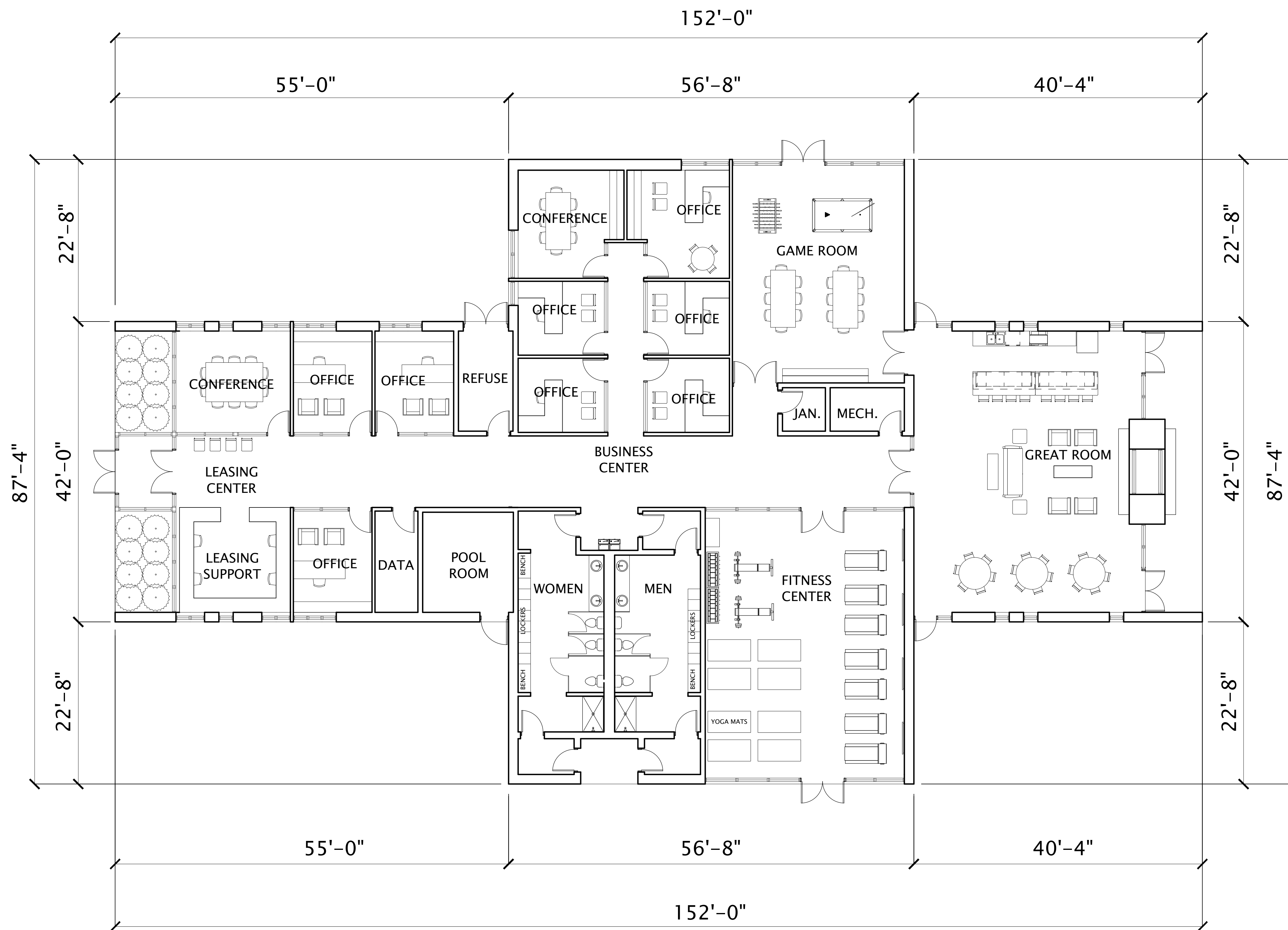
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BUILDING ENTRY EYE-LEVEL VIEW

APRIL 22, 2020
NO SCALE





1 CLUB HOUSE PLAN
1/8" = 1'-0"



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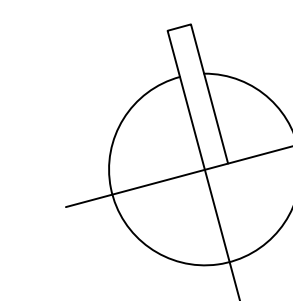
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

CLUBHOUSE
FIRST FLOOR PLAN

SHEET NUMBER

CH - 101





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SHEET TITLE

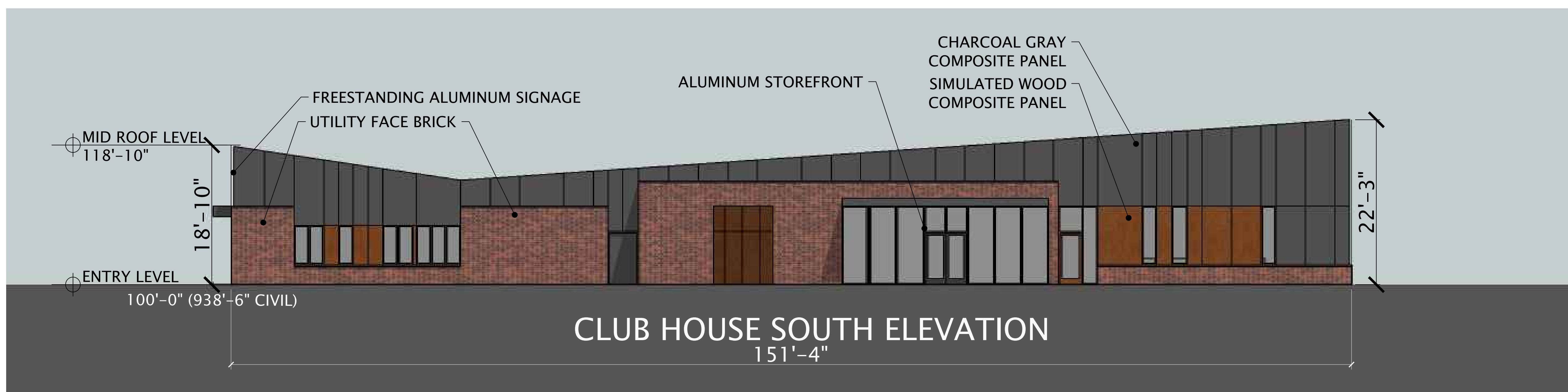
CLUBHOUSE
ELEVATIONS

SHEET NUMBER

CH - 200



CLUB HOUSE NORTH ELEVATION
151'-4"



CLUB HOUSE SOUTH ELEVATION
151'-4"

1 CLUB HOUSE ELEVATIONS
1/8" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



1 CLUB HOUSE ELEVATIONS
1/8" = 1'-0"

*FINISH GRADE AT ENTRY = 6" BELOW ENTRY LEVEL



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SHEET TITLE

CLUBHOUSE
ELEVATIONS

SHEET NUMBER

CH - 201

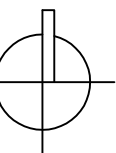


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URBAN STREET- AMERICAN CENTER APARTMENTS

CLUBHOUSE EYE-LEVEL VIEW

APRIL 22, 2020
NO SCALE



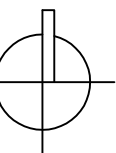


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URBAN STREET- AMERICAN CENTER APARTMENTS

CLUBHOUSE AERIAL VIEW

APRIL 22, 2020
NO SCALE





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URBAN STREET- AMERICAN CENTER APARTMENTS

SOUTHWEST CORNER AERIAL VIEW

APRIL 22, 2020
NO SCALE

