

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>May 4, 2011</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>May 11, 2011</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1907-1911 Monroe Street

ALDERMANIC DISTRICT: District #13 Susan A. Ellingson

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Mark Smith (Empire Photography)

Knothe & Bruce Architects, LLC

1911 Monroe Street

7601 University Avenue, Suite 201

Madison, WI 53711

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**TYPE OF PROJECT:**

(See Section A For:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District\* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

March 02, 2011

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
PUD- SIP  
1907-1911 Monroe Street  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: Mark & Maggie Smith  
1911 Monroe Street  
Madison, WI 53711  
608-257-2941  
608-257-2969 fax  
Contact: Mark  
[marksmith@mailbag.com](mailto:marksmith@mailbag.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: CJ Engineering  
9205 W. Center Street  
Milwaukee, WI 53222  
Ph: (414) 443-1312  
Fax: (414) 443-1317  
[www.cj-engineering.com](http://www.cj-engineering.com)

Landscape Design: Paul Skidmore  
13 Red maple Trail  
Madison, WI 53717  
(608) 826-0032  
[paulskidmore@tds.net](mailto:paulskidmore@tds.net)

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608)836-3690  
f (608)836-6934

**Introduction:**

The proposed site is located on the south east side of Monroe Street in the block west of the Monroe Commons/Trader Joe's development. The property owners have been operating Empire Photography on this block of Monroe Street since the mid 1980's and for many years have run their business out of a converted house at 1911 Monroe St. The owners recently purchased the adjacent property at 1907 Monroe St. with the intention of developing a mixed-use building with housing over commercial space. The proposed development will allow the owners to reinvest in their business and the Monroe Street Commercial District while also providing in-fill housing for the neighborhood.

**The Monroe Street Commercial District Plan:**

The Monroe Street commercial District Plan that was adopted in March, 2007 was created to ensure appropriate contextual redevelopment of Monroe Street. The plan specifically addresses this block (Block 14 in the plan) and identifies it as possessing redevelopment opportunities. In addition to the general design guidelines, the plan lists the following site specific guidelines:

- Buildings to be built up to the existing sidewalk line.
- Building heights of 2 to 4 stories with the upper level set back from the front façade.
- Buildings should be articulated to emphasize verticality and to replicate the sense of scale along the street.
- Principal entries on Monroe Street.
- Parking and service access should be provided from the alley.
- 

The proposed redevelopment plan was designed to meet these guidelines.

**Demolition Standards:**

This proposed development envisions the deconstruction of the two buildings and garage that currently exist on the site. As part of this project's review and approval, a recycling and re-use plan for the buildings will be prepared and submitted to staff.

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the plan commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

Given the recommendations of the Neighborhood Plan, we believe that the demolition standards can be met.

**Project Description:**

The project consists of 18 apartments over 4400 s.f. of ground floor commercial space. The

building is designed to fit within the architectural fabric of the neighborhood and to maintain the scale and rhythm of the surrounding Monroe Street storefronts. The building is placed close to the front property line with relatively limited side yards to strengthen the traditional shopping streetscape. The high-quality exterior materials will be a combination of masonry, horizontal fiber-cement siding and contemporary metal siding.

The building has a total of three stories of housing over the commercial level. The uppermost floor is stepped back from the front, sides and rear of the building minimizing the apparent height of the building. The resulting roof area created by the step-back provides roof terraces for the upper level.

Vehicular access to the site is achieved from the rear alley. Underground parking for 19 cars is provided for the residents. An additional 6 garage spaces for the commercial user are provided along the alley at the ground floor level. Bicycle parking is well distributed in the basement and on site at the front and back of the building.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. A common roof deck is provided on the south side of the building and the majority of the apartments will have a balcony for private open space.

**Site Development Data:**

**Dwelling Unit Mix:**

Efficiency	2
One-Bedroom	9
Two-Bedroom	2
<u>Two-Bedroom Townhomes</u>	<u>5</u>
Total Dwelling Units	18

**Areas:**

Commercial Area	4,372 S.F.
<u>Residential Area</u>	<u>19,572 S.F.</u>
Total Gross Area	23,944 S.F.

**Densities:**

Lot Area	11,446 or .26 Acres
Lot Area / D.U.	636 SF/unit
Density	69 units/acre

**Building Height:**

Four Stories

**Vehicle Parking:**

Underground-Residential	18 stalls
<u>Garage- Commercial</u>	<u>6 stalls</u>
Total	24 stalls

**Bicycle Parking:**

Underground	9 stalls
<u>Surface- standard 2'x6'</u>	<u>13 stalls</u>
Total	22 stalls (18 required)

**Project Schedule:**



Letter of Intent – PUD-SIP  
1907-1911 Monroe Street  
March 02, 2011  
Page 4 of 4

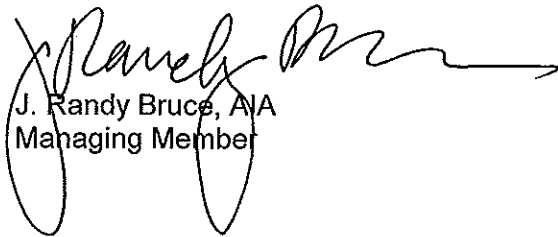
It is anticipated that the new construction phase will start in the summer of 2011 and be completed in spring 2012.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. The re-development of this property will provide a pedestrian and transit-oriented development, enhance the Monroe Street Commercial area and provide additional in-fill housing.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA  
Managing Member

**Zoning Text**  
Amended PUD- SIP  
1907-1911 Monroe Street  
March 02, 2011

**Legal Description:** The lands subject to this PUD- SIP shall include The Southwest 40 Feet of Lot 2, Block 3, Wingra Park, in the City of Madison, Dane County, Wisconsin. Containing 4,585 Square Feet and Lot 3, Block 3, Wingra Park, in the City of Madison, Dane County, Wisconsin. Containing 6,861 Square Feet.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use building with 4,400 square feet of commercial space and 18 dwelling units.
- B. **Permitted Uses:** Following are permitted uses:
1. Commercial uses as allowed in the C-2 commercial district.
  2. Multifamily residential uses as shown in approved plans.
  3. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking and loading shall be provided as shown on the approved plans. All underground parking stalls will be assigned to specific units by the developer.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.
- J. **Signage:** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Consultant

**SHEET INDEX**

C-1.1	SITE PLAN
C-2.1	SITE GRADING PLAN
C-3.1	SITE UTILITY PLAN
C-4.1	LANDSCAPE PLAN
A-1.1	BASEMENT & GROUND FLOOR PLAN
A-1.2	FIRST & SECOND FLOOR PLAN
A-1.3	THIRD & FOURTH FLOOR PLAN
A-2.1	MONROE STREET ELEVATION
A-2.2	ELEVATIONS

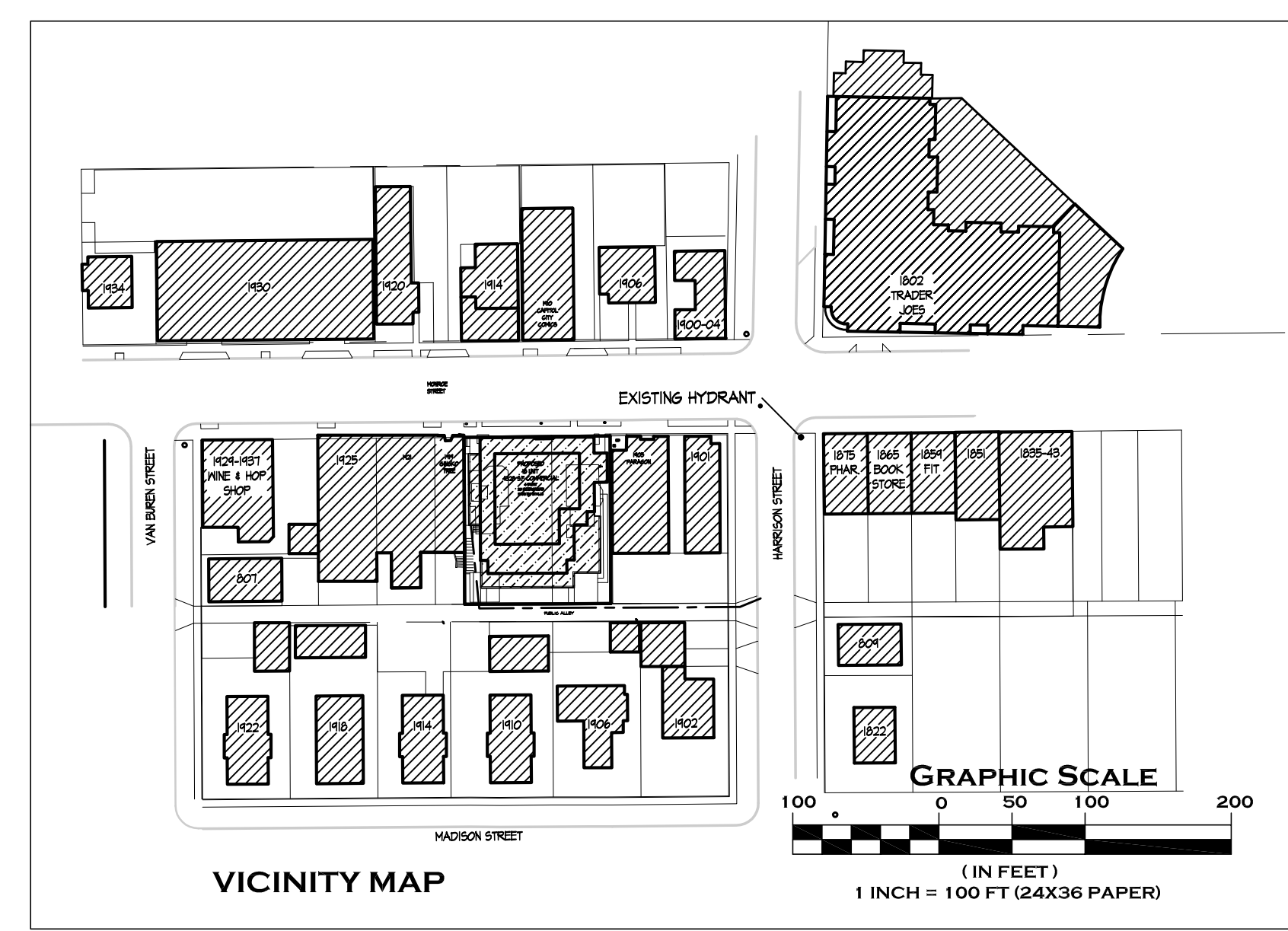
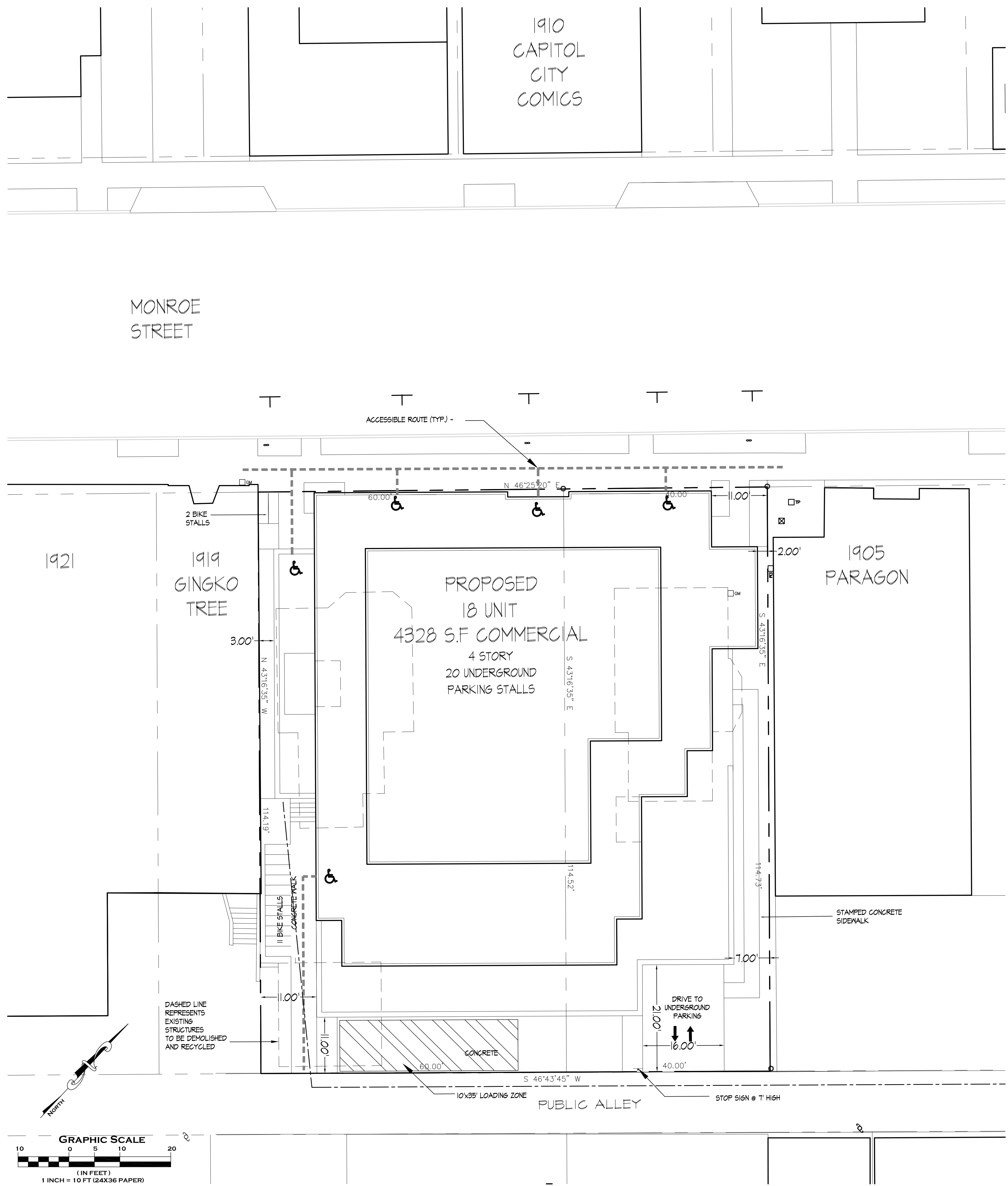
**SITE STATISTICS**

<b>Dwelling Unit Mix:</b>	
Efficiency	2
One-Bedroom	4
Two-Bedroom	2
Two-Bedroom Townhomes	5
<b>Total Dwelling Units</b>	<b>18</b>
<b>Areas:</b>	
Commercial Area	4,328 S.F.
Residential Area	19,512 S.F.
<b>Total Gross Area</b>	<b>23,900 S.F.</b>
<b>Densities:</b>	
Lot Area	11,446 or .26 Acres
Lot Area / D.U.	636 SF/unit
Density	69 units/acre
<b>Building Height:</b>	
	Three-Four Stories
<b>Vehicle Parking:</b>	
Underground-Residential	20 stalls
Garage-Commercial	6 stalls
<b>Total</b>	<b>26 stalls</b>
<b>Bicycle Parking:</b>	
Underground	12 stalls
Surface-standard 2'x6'	13 stalls
<b>Total</b>	<b>25 stalls (18 required)</b>

- Notes**
- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
  - ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
  - ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
  - SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
  - ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
  - BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(a) AND (B)(h)(2)).
  - ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
  - ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
  - SIGNAGE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE URBAN DESIGN COMMISSION OR STAFF. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.

- Revisions**
- Neighborhood Meeting - January 12, 2011
  - DAT Meeting - January 20, 2011
  - Neighborhood Meeting - Feb. 9, 2011
  - UDC Info Submittal - Feb. 23, 2011
  - FUD-SIP Submittal - March 2, 2011
  - Issued for Bidding - March 4, 2011
  - UDC Initial Submittal - March 28, 2011
  - UDC Final Submittal - May 4, 2011

**Preliminary Drawing  
Not For Construction**

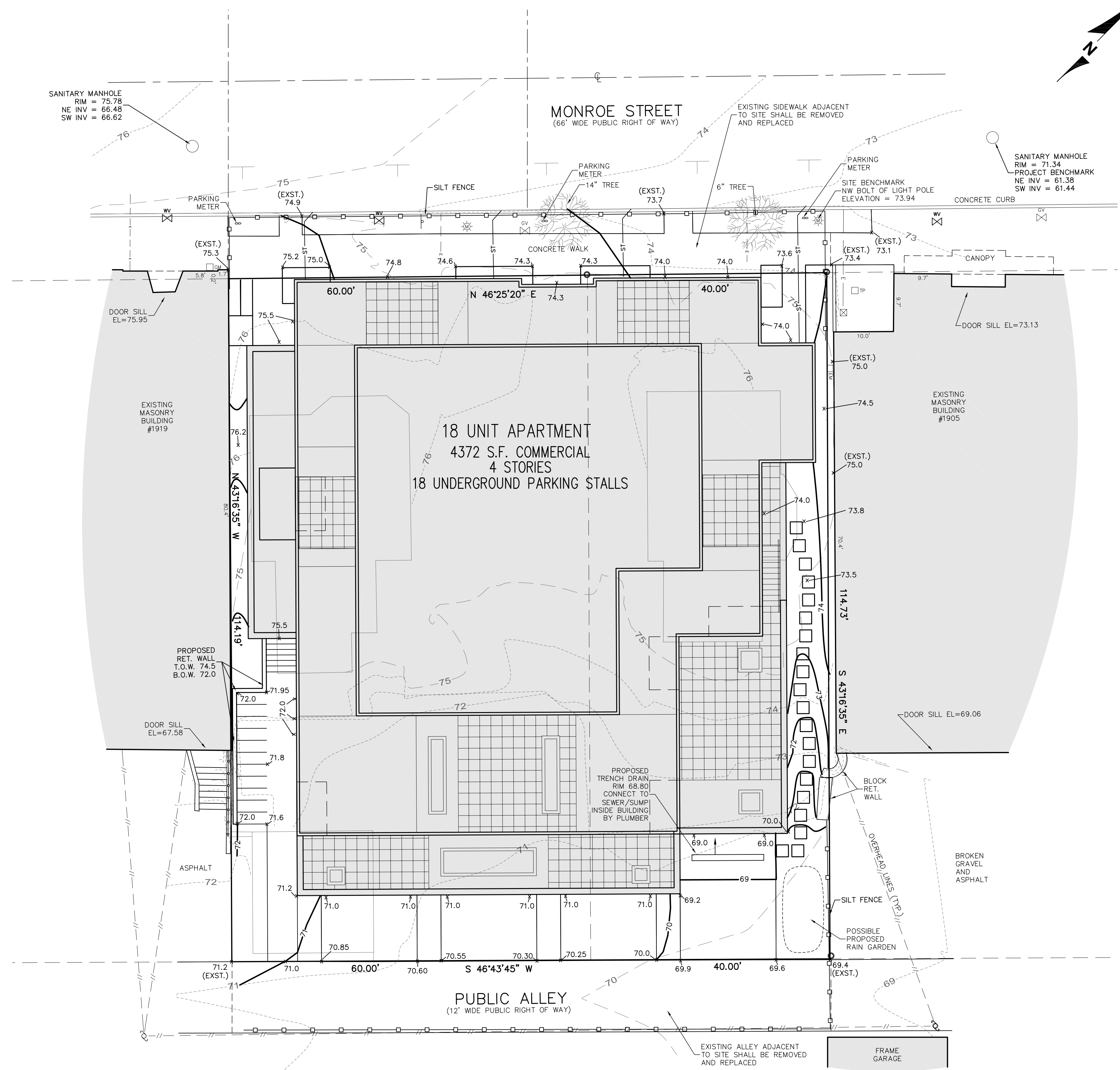
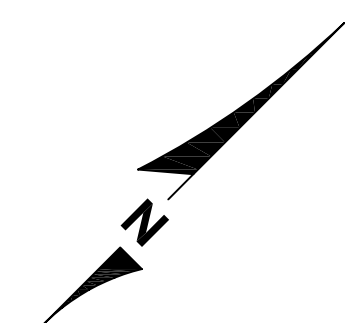


Project Title  
**1907-1911 Monroe St.**

Drawing Title  
**Site Plan**

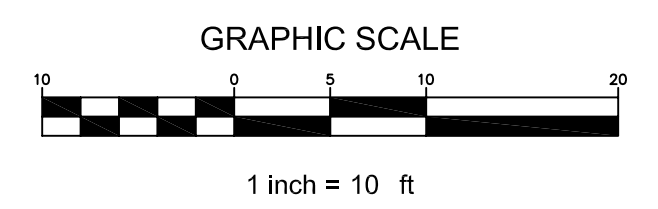
Project No. **1043** Drawing No. **C-1.1**

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- NOTES:**
1. ALL WORK IN THE MONROE STREET AND THE PUBLIC ALLEY SHALL BE DONE IN ACCORDANCE TO THE CITY OF MADISON SPECIFICATIONS AND REQUIREMENTS. THE EXISTING WALK IN MONROE STREET AND THE ALLEY ADJACENT TO THE SITE SHALL BE REMOVED AND REPLACED.
  2. THE PROPOSED SITE IS EXEMPT FROM STORM WATER MANAGEMENT SINCE IT IS ZONED C2, THE DISTURBANCE IS LESS THAN 20,000 S.F. AND THERE IS A DECREASE IN PAVEMENT AS COMPARED TO EXISTING CONDITIONS (AS CONFIRMED BY THE CITY OF MADISON ENGINEERING DEPT.).
  3. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY CAPITOL SURVEY.

LEGEND	
--- 72 ---	EXISTING CONTOUR
--- 75 ---	PROPOSED CONTOUR
x 75.5	PROPOSED ELEVATION
--- ST ---	EXISTING STORM SEWER
--- ST ---	PROPOSED STORM SEWER
□ □ □	SILT FENCE



TO OBTAIN LOCATION OF PARTICIPANTS, VISIT: [WWW.CJ-ENGINEERING.COM](http://WWW.CJ-ENGINEERING.COM)  
 CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 WIS. STATUTE: REG. 0750 (07/04)  
 REGISTERED PROFESSIONAL ENGINEER  
 NOTICE BEFORE YOU EXERCISE  
 MILW. AREA 259-1181

**MONROE STREET DEVELOPMENT**  
 1907, 1911, 1913 MONROE ST. MADISON, WI

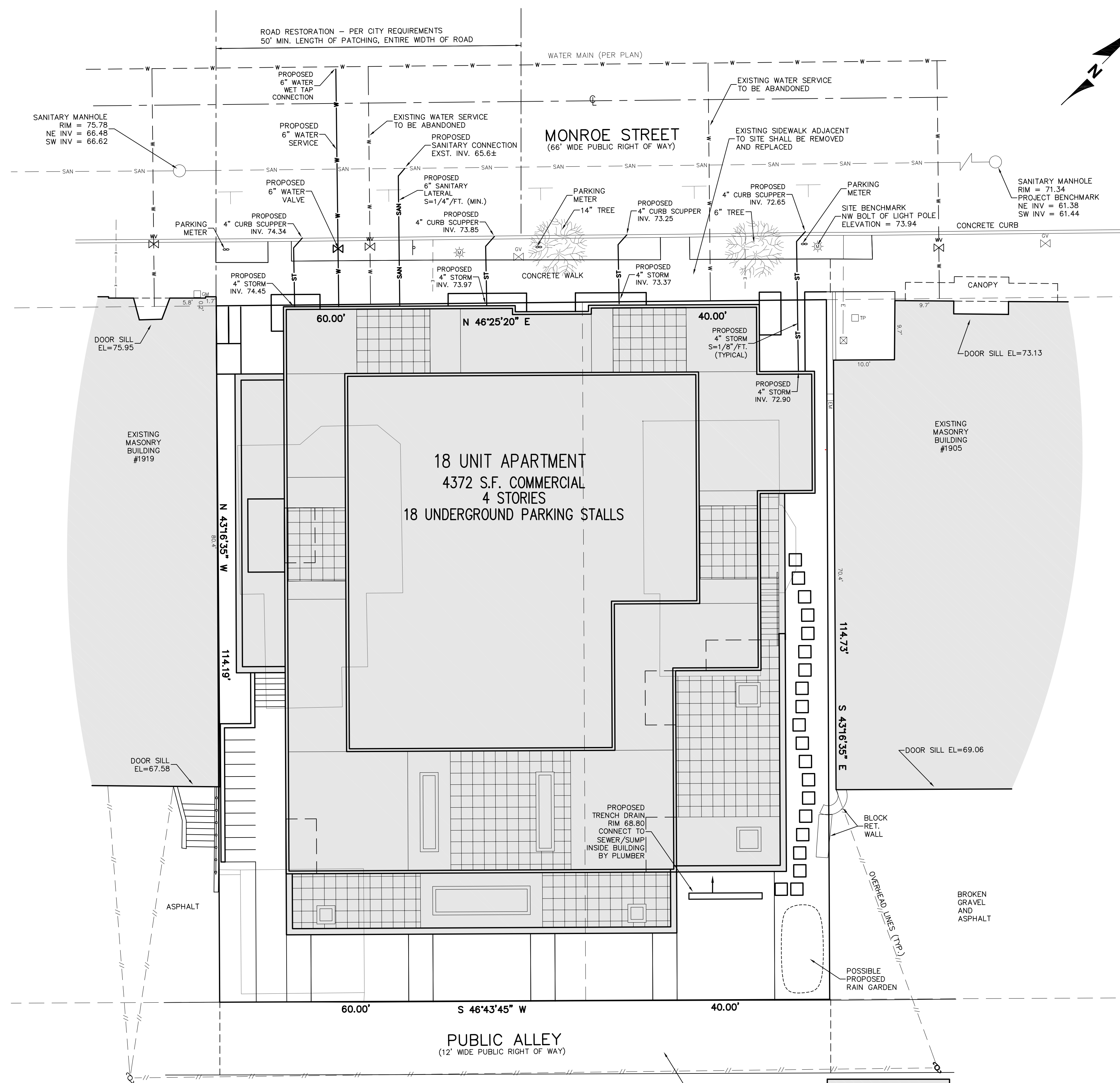
CJE NO.: I106R2  
 MARCH 02, 2011

**SITE GRADING AND  
 EROSION CONTROL PLAN**

**C2.1**  
 SHEET 1 OF \*



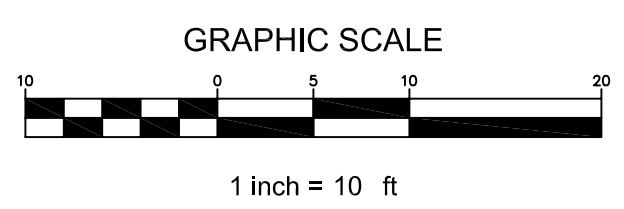
**MONROE STREET DEVELOPMENT**  
 1907, 1911, 1913 MONROE ST. MADISON, WI



- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
  2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
  3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
  4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
  5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
  6. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY CAPITOL SURVEY.



LEGEND	
—ST—	EXISTING STORM SEWER
—ST—	PROPOSED STORM SEWER
—SAN—	EXISTING SANITARY SEWER
—SAN—	PROPOSED SANITARY SEWER
—W—	EXISTING WATER MAIN
—W—	PROPOSED WATER MAIN



CJE NO.: I106R0  
 JANUARY 21, 2011

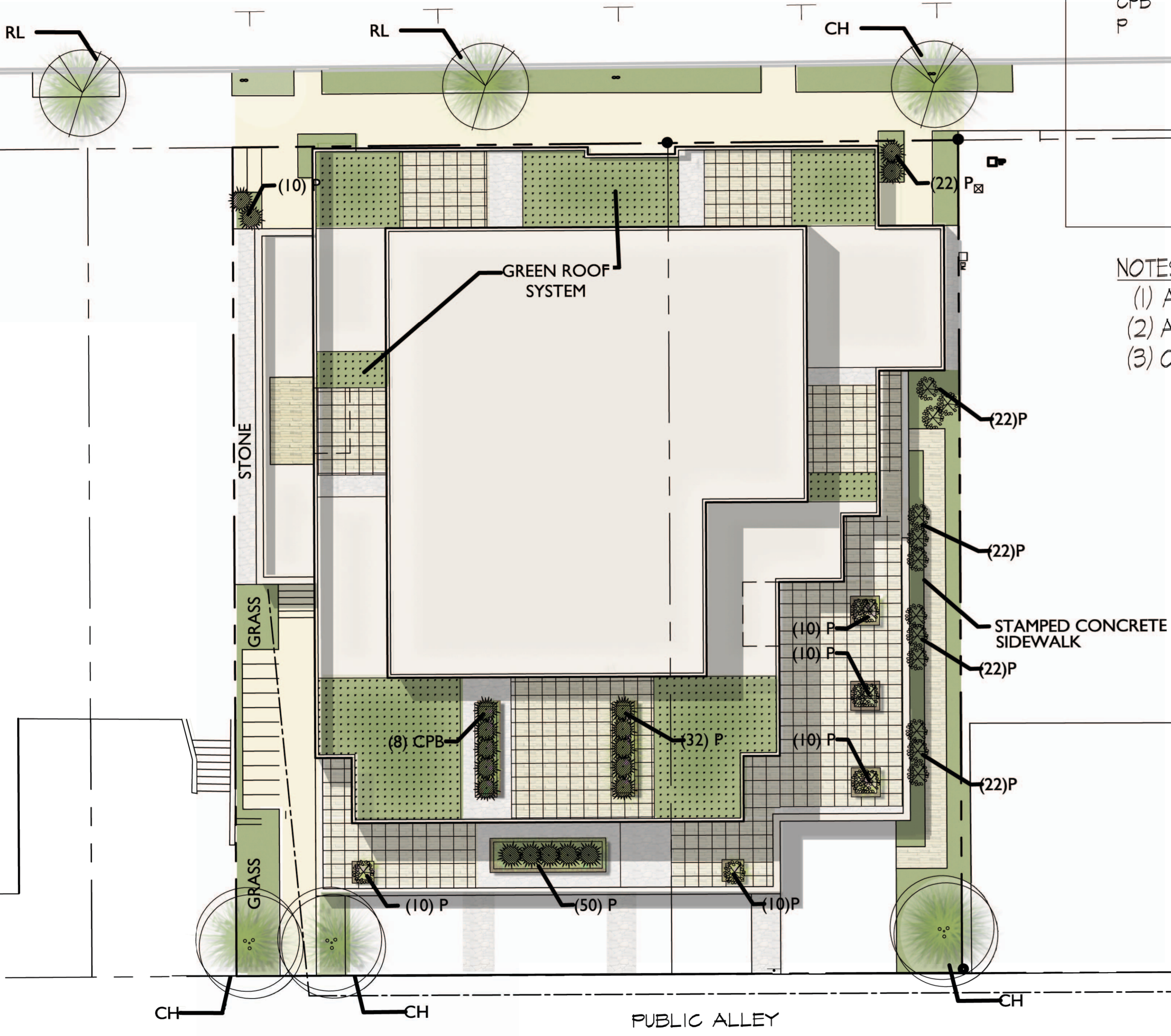


### PLANT LEGEND

KEY	SIZE	QUANTITY	TYPE	ROOT
CH	2.5"-3"	4	COMMON HACKBERRY	BB
RL	2.5"-3"	2	REDMOND LINDEN	BB
CPB	18"	8	CRIMSON PYGMY BARBERRY	CON
P	1 GAL	252	PERENNIALS (ASSORTED)	CON
			STELLA DE ORO DAYLILLY	
			JAPANESE BLOOD GRASS	
			PURPLE PALACE CORAL BELLS	
			AUTUMN JOY SEDUM	
			BLUE FESCUE GRASS	
			FANAL ASTILBE	
			KARL FORESTER FEATHER REED GRASS	

### NOTES:

- (1) ALL PLANTING BEDS TO RECEIVE PLANTING SOIL MIXTURE
- (2) ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD BARK 1'=30' MULCH
- (3) OWNER WILL ACCEPT LANDSCAPE MAINTENANCE AFTER COMPLETION



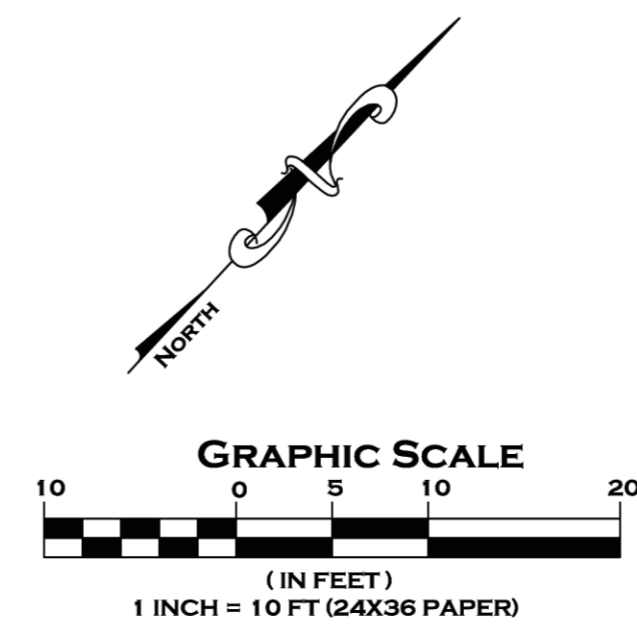
- Revisions
- Neighborhood Meeting - January 12, 2011
  - DAT Meeting - January 20, 2011
  - Neighborhood Meeting - Feb. 9, 2011
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Preliminary Drawing  
Not For Construction

Project Title  
1907-1911 Monroe St.

Drawing Title  
Landscape Plan

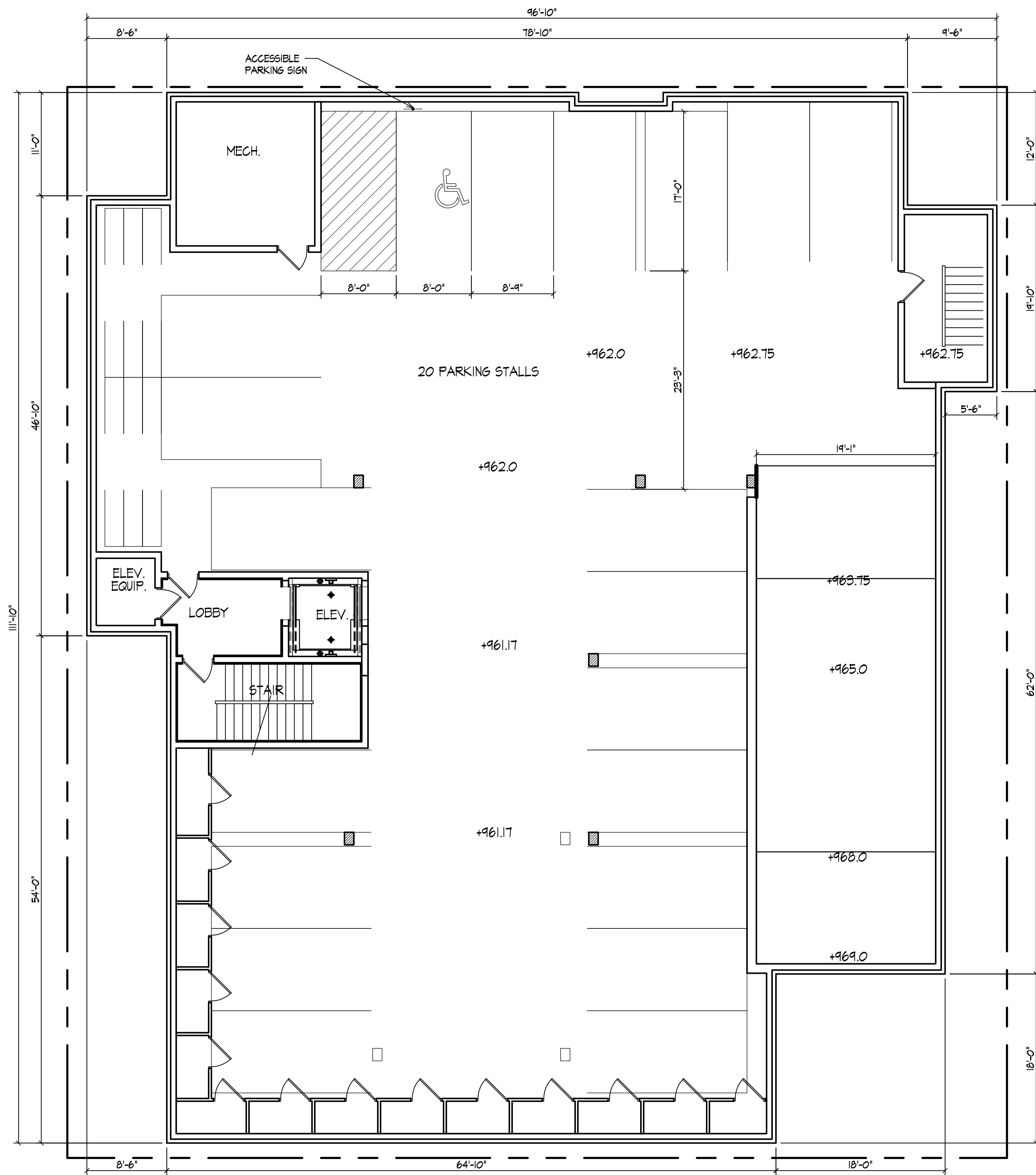
Project No. 1043 Drawing No. C-4.1



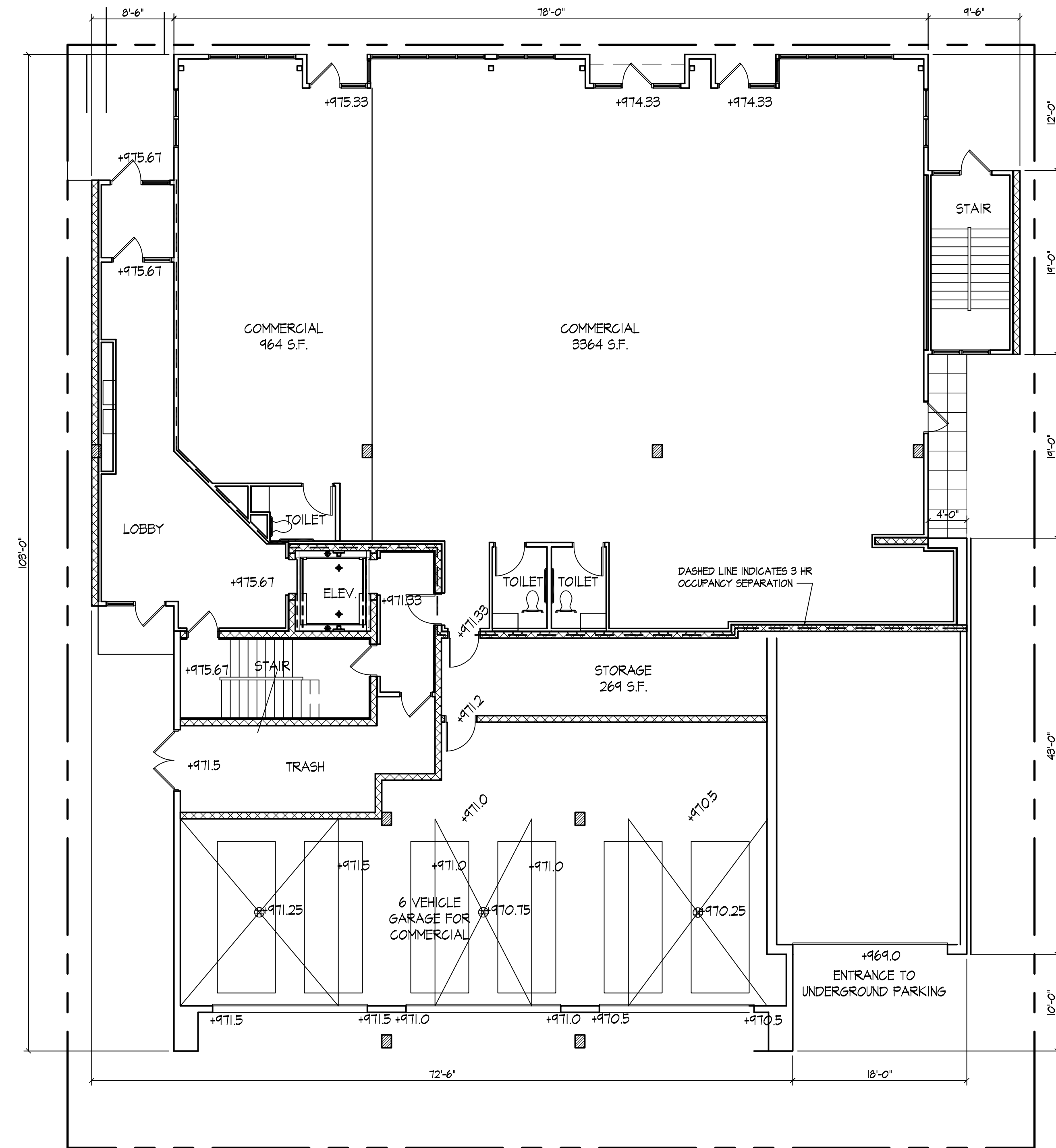


Consultant

Notes



**BASEMENT FLOOR PLAN**  
1/8" = 1'-0"



**GROUND FLOOR PLAN**  
1/8" = 1'-0"

Revisions

Revised - April 1, 2011  
UDC - May 4, 2011

Project Title

**Empire Photo**  
1907-1911 Monroe Street  
Madison, WI

Drawing Title

**Basement and Ground  
Floor Plan**

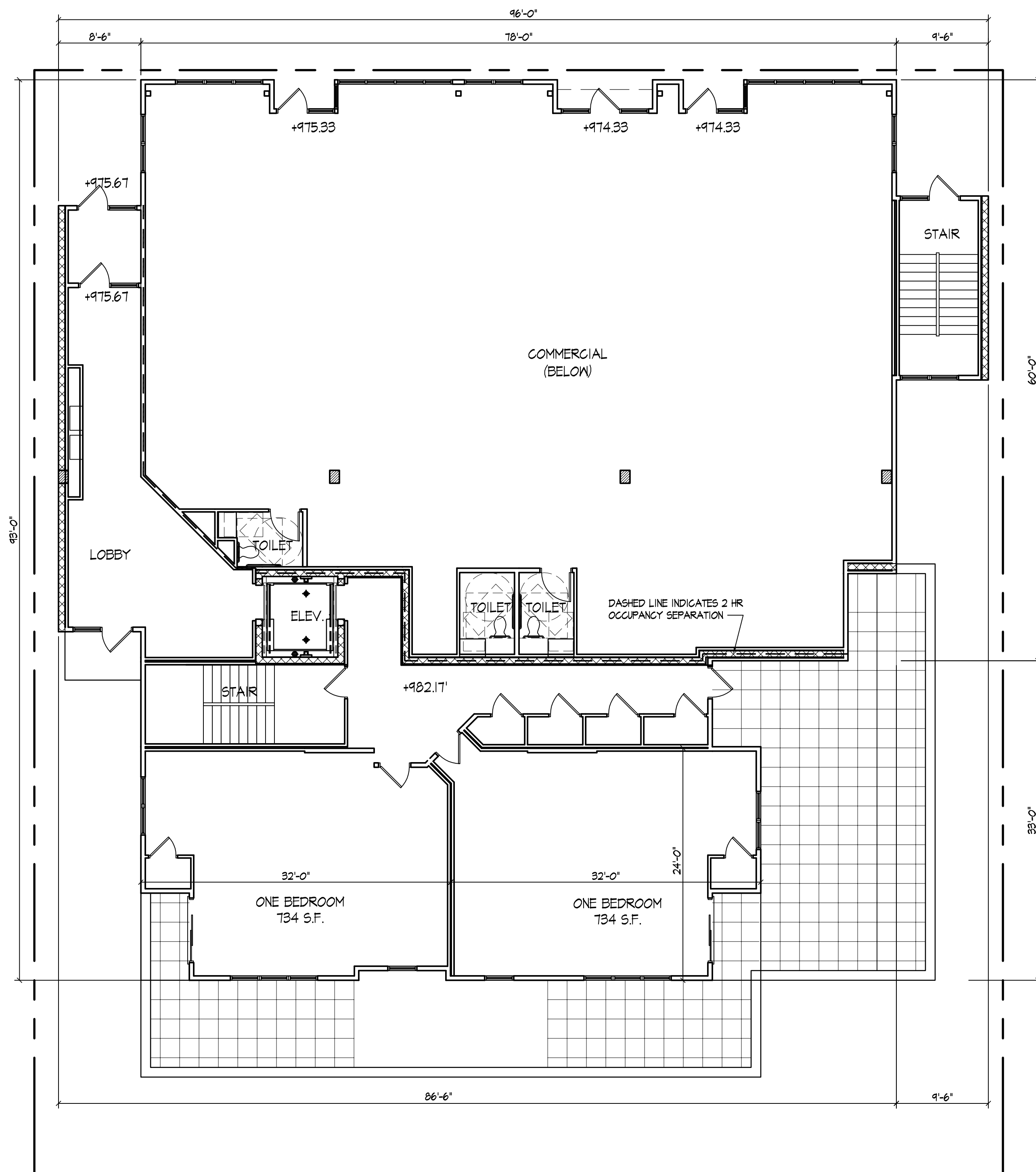
Project No.

1043

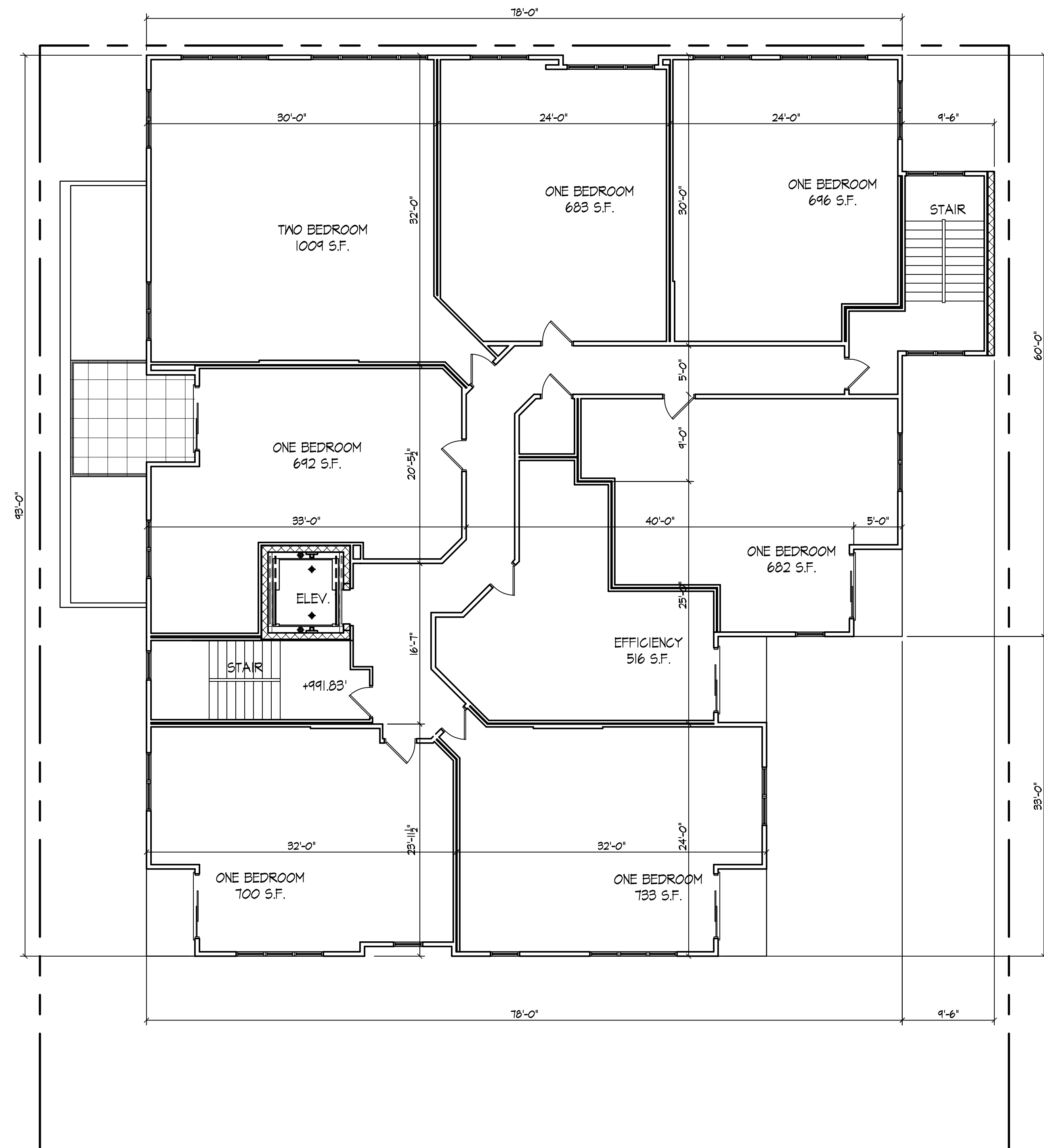
Drawing No.

A-1.1

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**FIRST FLOOR PLAN 7,168 S.F. TOTAL (4328 S.F. COMMERCIAL + 2840 S.F. RESIDENTIAL)**  
1/8" = 1'-0"



**SECOND FLOOR PLAN 6,736 S.F.**  
1/8" = 1'-0"

Revisions

Revised - April 1, 2011  
UDC - May 4, 2011

Project Title

**Empire Photo**  
1907-1911 Monroe Street  
Madison, WI

Drawing Title

**First And Second  
Floor Plan**

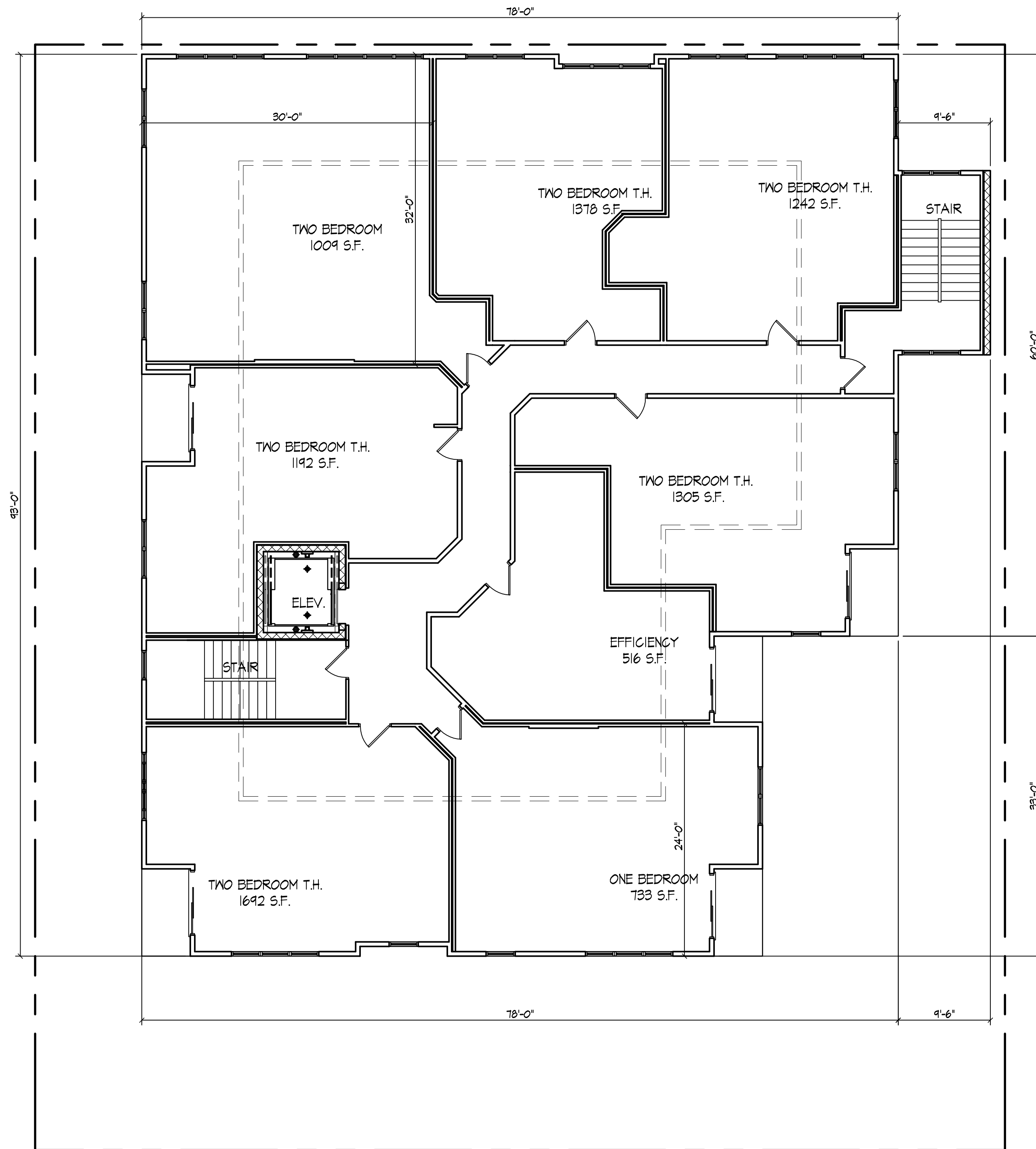
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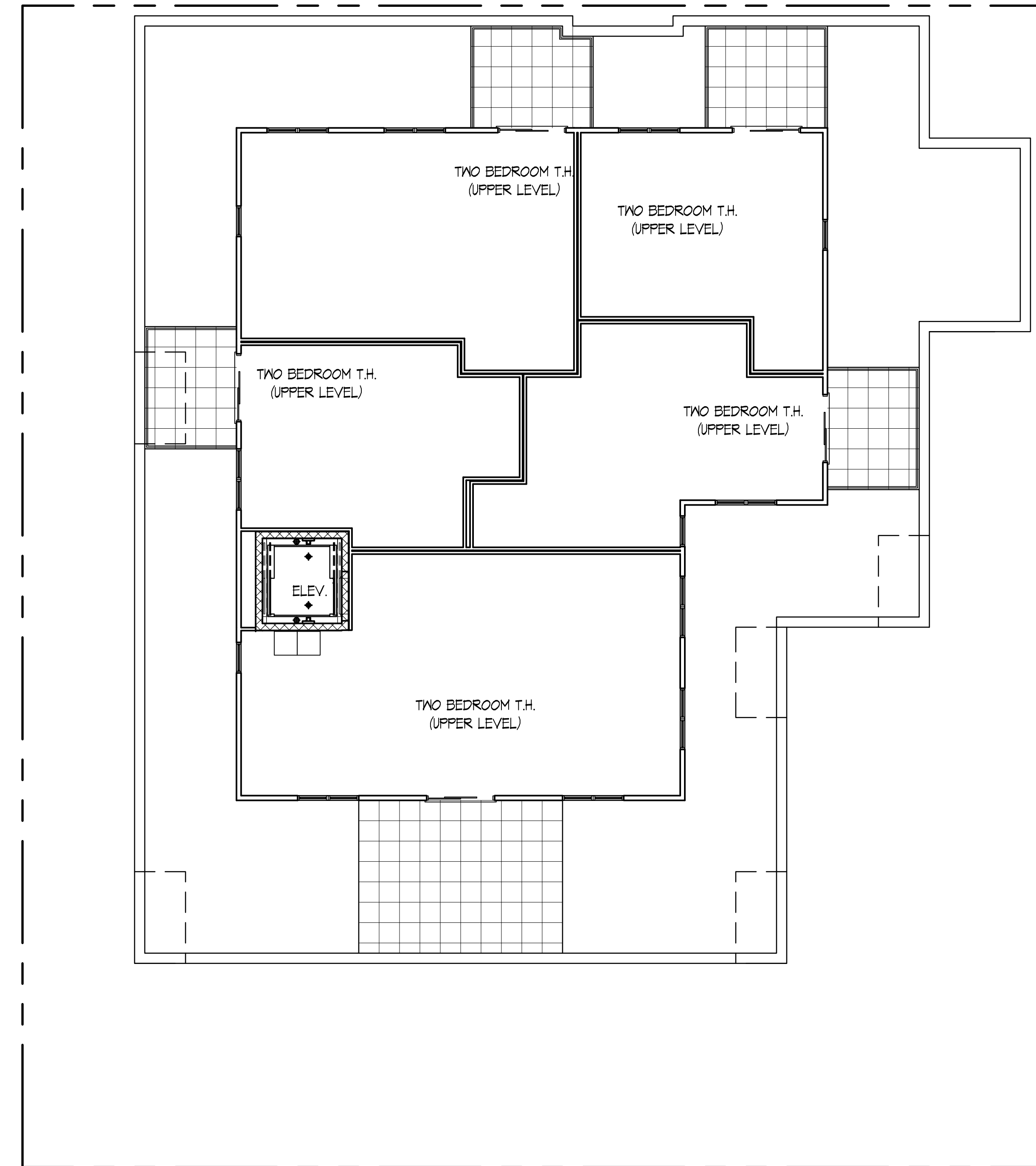
Drawing No.

A-1.2





THIRD FLOOR PLAN 6,736 S.F.  
1/8" = 1'-0"



FOURTH FLOOR PLAN 3,260 S.F.  
1/8" = 1'-0"

Revisions

Revised - April 1, 2011  
UDC - May 4, 2011

Project Title

Empire Photo  
1907-1911 Monroe Street  
Madison, WI

Drawing Title

Third And Fourth  
Floor Plan

Project No.

1043

Drawing No.

A-1.3





Revisions

PUD-SIP Submittal - March 2, 2011  
UDC Initial Submittal - March 30, 2011

Project Title

**Empire Photo**  
1907-1911 Monroe Street  
Madison, WI

Drawing Title

**Monroe Street Elevation**

Project No.

1043

Drawing No.

A-2.1

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Notes



**NORTHWEST ELEVATION (ALONG MONROE ST.)**  
1/8" = 1'-0"



**NORTHEAST ELEVATION**  
1/8" = 1'-0"



**SOUTHWEST ELEVATION**  
1/8" = 1'-0"



**SOUTHEAST ELEVATION**  
1/8" = 1'-0"

Revisions  
PUD-SIP Submittal - March 2, 2011  
UDC Initial Submittal - March 30, 2011  
UDC Final - May 4, 2011

Preliminary Drawing  
Not For Construction

Project Title  
**Empire Photo**  
1907-1911 Monroe Street  
Madison, WI

Drawing Title  
**Elevations**

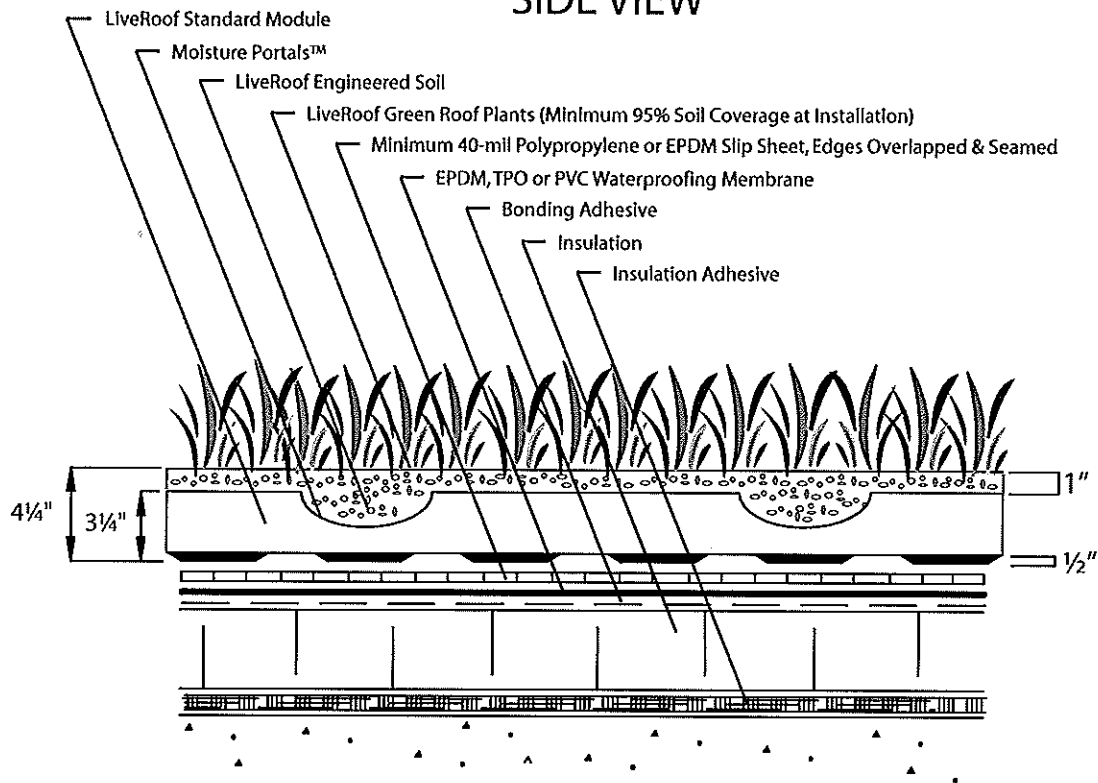
Project No. 1043      Drawing No. A-2.2

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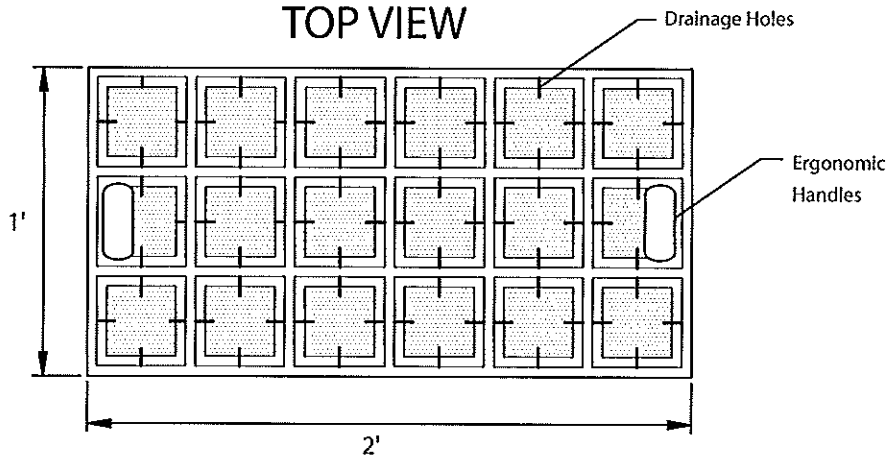


# LiveRoof STANDARD SYSTEM

## SIDE VIEW



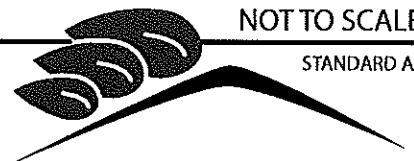
## TOP VIEW



LiveRoof System Saturated Weight: 27 - 29 lbs / sf

NOT TO SCALE

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.



STANDARD A

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# LiveRoof®