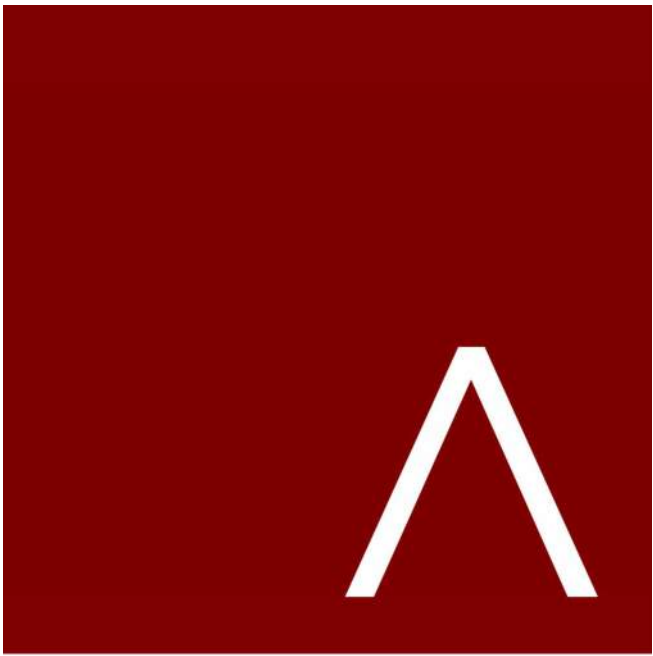




AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

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

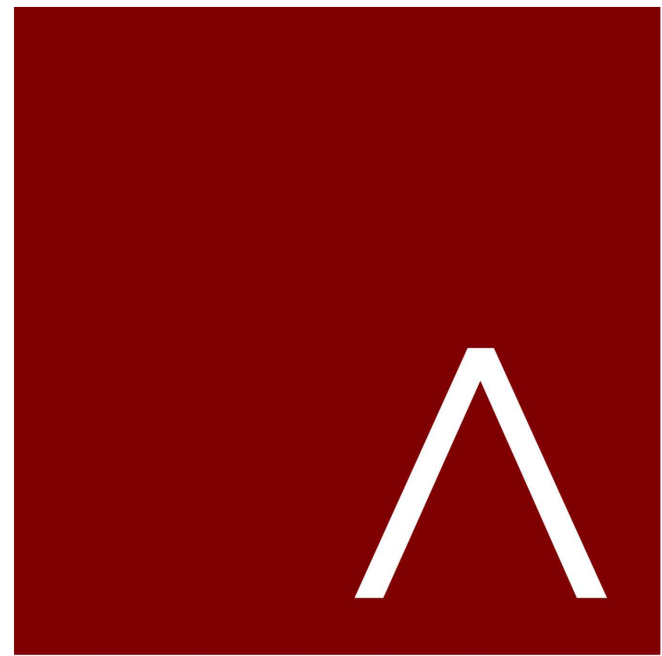
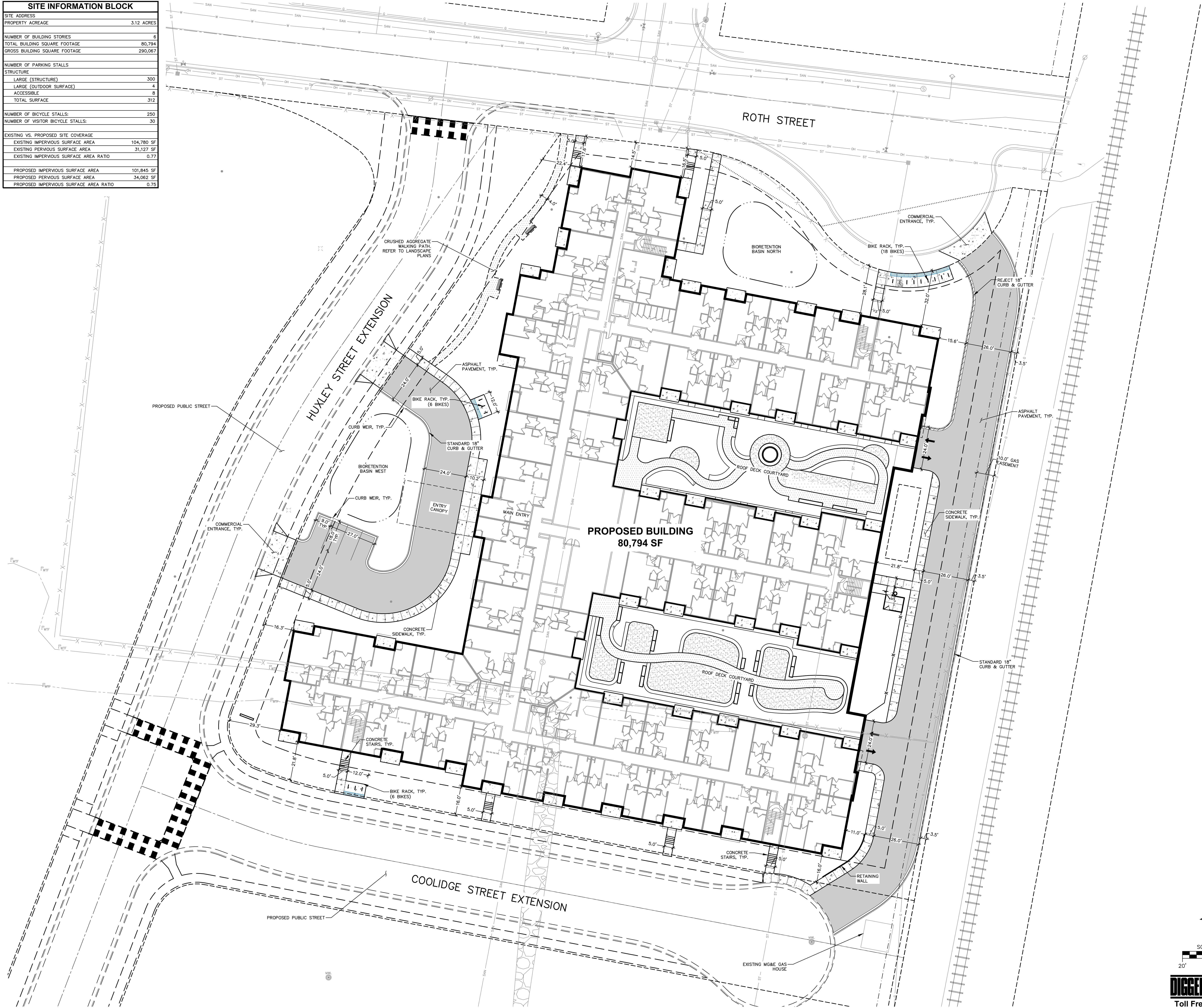
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**CONTEXTUAL SITE  
INFORMATION**

SHEET NUMBER  
**G011**



SITE INFORMATION BLOCK	
SITE ADDRESS	
PROPERTY ACREAGE	3.12 ACRES
NUMBER OF BUILDING STORIES	6
TOTAL BUILDING SQUARE FOOTAGE	80,794
GROSS BUILDING SQUARE FOOTAGE	290,067
NUMBER OF PARKING STALLS	
STRUCTURE	
LARGE (STRUCTURE)	300
LARGE (OUTDOOR SURFACE)	4
ACCESSIBLE	8
TOTAL SURFACE	312
NUMBER OF BICYCLE STALLS:	250
NUMBER OF VISITOR BICYCLE STALLS:	30
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	104,780 SF
EXISTING PERVIOUS SURFACE AREA	31,127 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.77
PROPOSED IMPERVIOUS SURFACE AREA	101,845 SF
PROPOSED PERVIOUS SURFACE AREA	34,062 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.75



**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

Mark	Description	Date
------	-------------	------

SHEET TITLE

SITE PLAN

SHEET NUMBER

C3.0

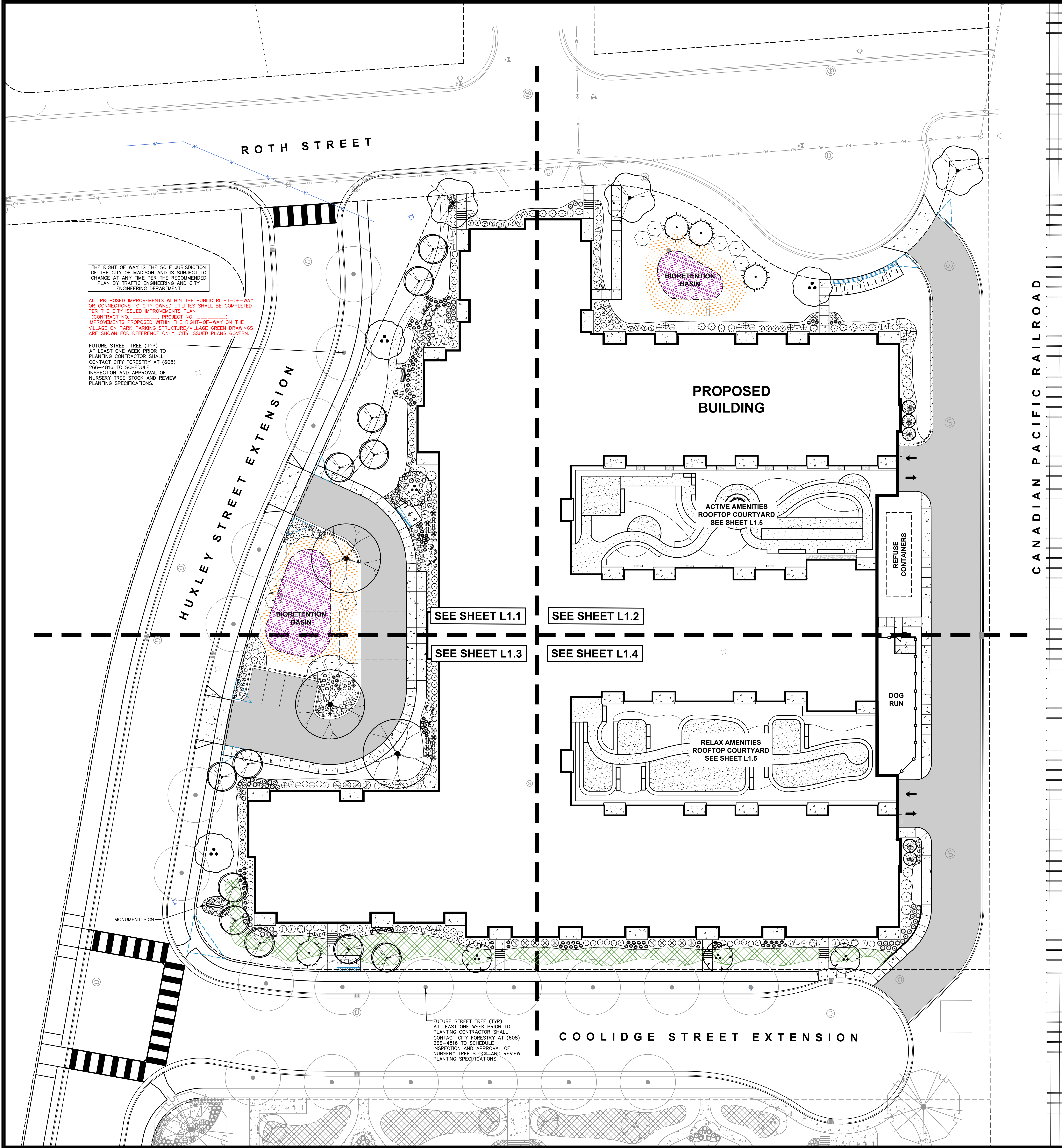


SCALE IN FEET



Toll Free (800) 242-8511





THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. PROJECT NO. IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE/VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

FUTURE STREET TREE (TYP) AT LEAST ONE WEEK PRIOR TO PLANTING CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS.

- LEGEND**
- PROPERTY LINE
  - RIGHT-OF-WAY
  - BUILDING OUTLINE
  - BUILDING OVERHANG
  - EDGE OF PAVEMENT
  - STANDARD CURB AND GUTTER
  - REJECT CURB AND GUTTER
  - ASPHALT PAVEMENT
  - HEAVY DUTY ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - HEAVY DUTY CONCRETE PAVEMENT
  - PROPOSED 1 FOOT CONTOUR
  - PROPOSED 5 FOOT CONTOUR
  - EXISTING 1 FOOT CONTOUR
  - EXISTING 5 FOOT CONTOUR
  - STORMWATER MANAGEMENT AREA
  - SANITARY SEWER
  - WATERMAIN
  - STORM SEWER
  - EXISTING SANITARY SEWER
  - EXISTING WATERMAIN
  - EXISTING STORM SEWER
  - RAILING
  - FENCE
  - LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
  - ADA PARKING SIGN
  - BIKE RACK
  - ALUMINUM EDGING
  - SEED - NO-MOW FESCUE
  - SEED - LOW-GROWING PRAIRIE
  - SEED - BIORETENTION MIX
  - NATIVE VEGETATIVE MAT OR PLUG PLANTINGS

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

Scale in Feet: 20' 0 20'

North arrow pointing up.

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

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

JLA PROJECT NUMBER: W22-0128-02

**JSD**

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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

DATE OF ISSUANCE		MONTH, DATE, YEAR	
REVISION SCHEDULE			
Mark	Description	Date	

SHEET TITLE:

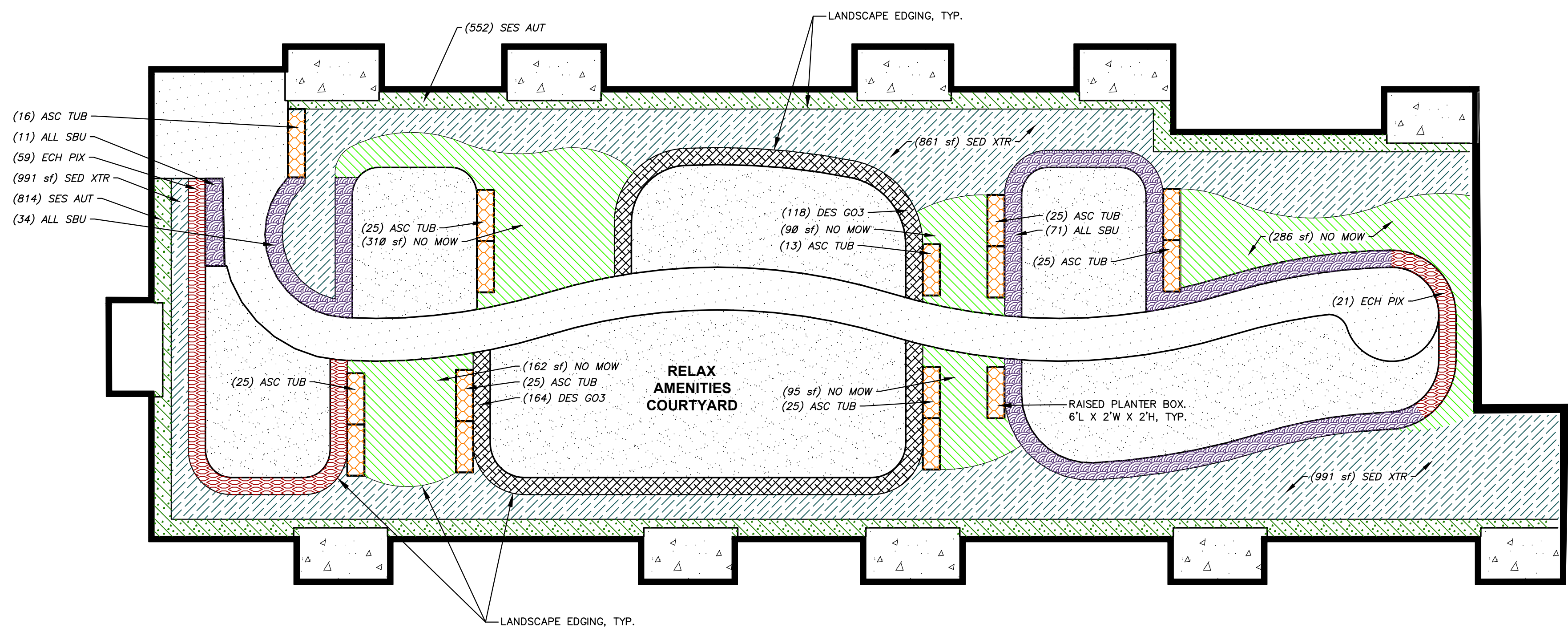
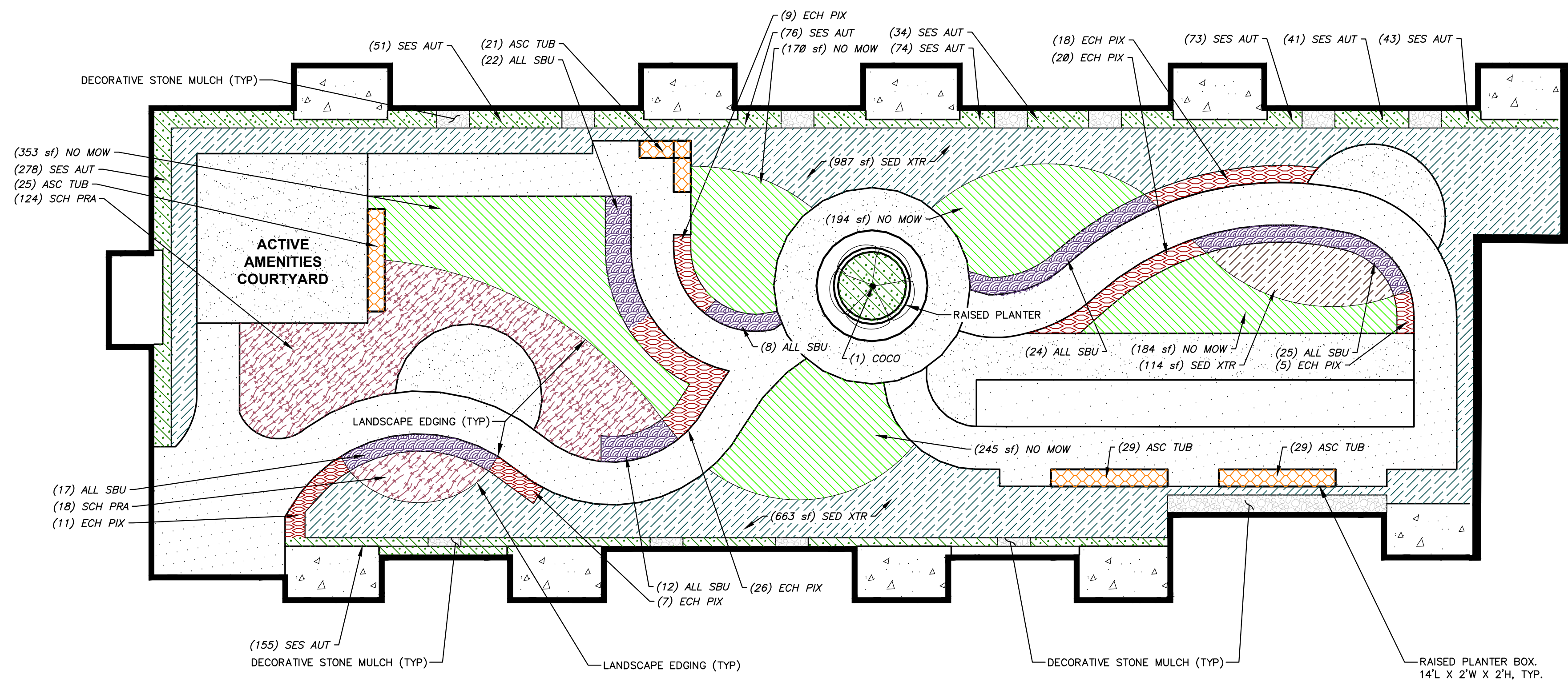
**LANDSCAPE PLAN - OVERALL**

SHEET NUMBER:

**L1.0**



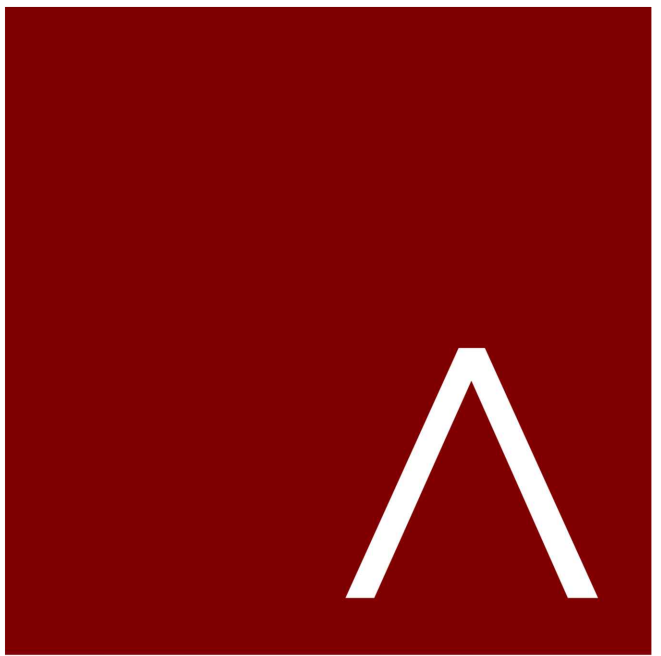
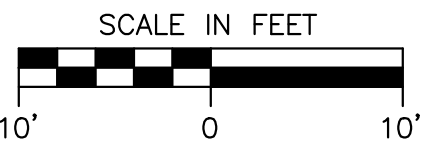
File: 1/2022/2011381/0000/Landscape/Sheet/2011381-01\_Landscape.dwg, Output: L1-ROOFTOP COURTYARDS, User: minkacoch, Printed: Nov 04, 2022 - 2:10pm, xref: 2011381, Hartmeyer - Senior Living



COURTYARDS PLANT SCHEDULE					
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	COCO	Colinus coccineus 'Royal Purple' Royal Purple Smoke Tree	B & B	Min. 36" Ht.	1
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	ALL SBU	Allium x 'Summer Beauty' Summer Beauty Ornamental Onion	4" plug	18" o.c.	278
	ASC TUB	Asclepias tuberosa Butterfly Milkweed	4" plug	12" o.c.	296
	DES GO3	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	4" plug	12" o.c.	282
	ECH PIX	Echinacea x 'CBB Cone 2' Purle Meadowbrite® Purple Coneflower	4" plug	18" o.c.	176
	NO MOW	No-Mow Seed Mix	-	2,889 sf	2,889 sf
	SED XTR	NMM Sedum Native Vegetative Mat	-	3,616 sf	3,616 sf
	SCH PRA	Schizachyrium scoparium 'Prairie Blues' Prairie Blues Little Bluestem	#1 CONT.	24" o.c.	142
	SES AUT	Sealeria autumnalis Autumn Moor Grass	4" plug	8" o.c.	2,481

CONTRACTOR NOTES

- ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
- ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

Mark	Description	Date
------	-------------	------

SHEET TITLE

LANDSCAPE PLAN -  
ROOFTOP  
COURTYARDS

SHEET NUMBER

L1.5



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



SENIOR BUILDING DATA							
LEVEL	AUTOMOBILE PARKING					BIKE PARKING	
	STANDARD	COMPACT	ADA	SUB-TOTAL	VISITOR TOTAL	TOTAL	
3	87	22	-	109	-	109	102
2	91	26	-	117	-	117	102
1	23	9	8	40	19	59	77
T.	201	57	8	266	19	285	281
Ratio	/Unit			1.06	1.14		
	/Bedroom			.075			

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	285
EV READY 10% =	29
EV INSTALLED 2% =	6

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

SENIOR BUILDING DATA				
LEVEL	UNITS			BEDROOMS
	1BD	2BD	TOTAL	
6	35	22	57	79
5	35	22	57	79
4	35	20	55	75
3	13	16	29	45
2	15	14	29	43
1	10	13	23	36
T.	143	107	250	357



JLA PROJECT NUMBER: W22-0128-02

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

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

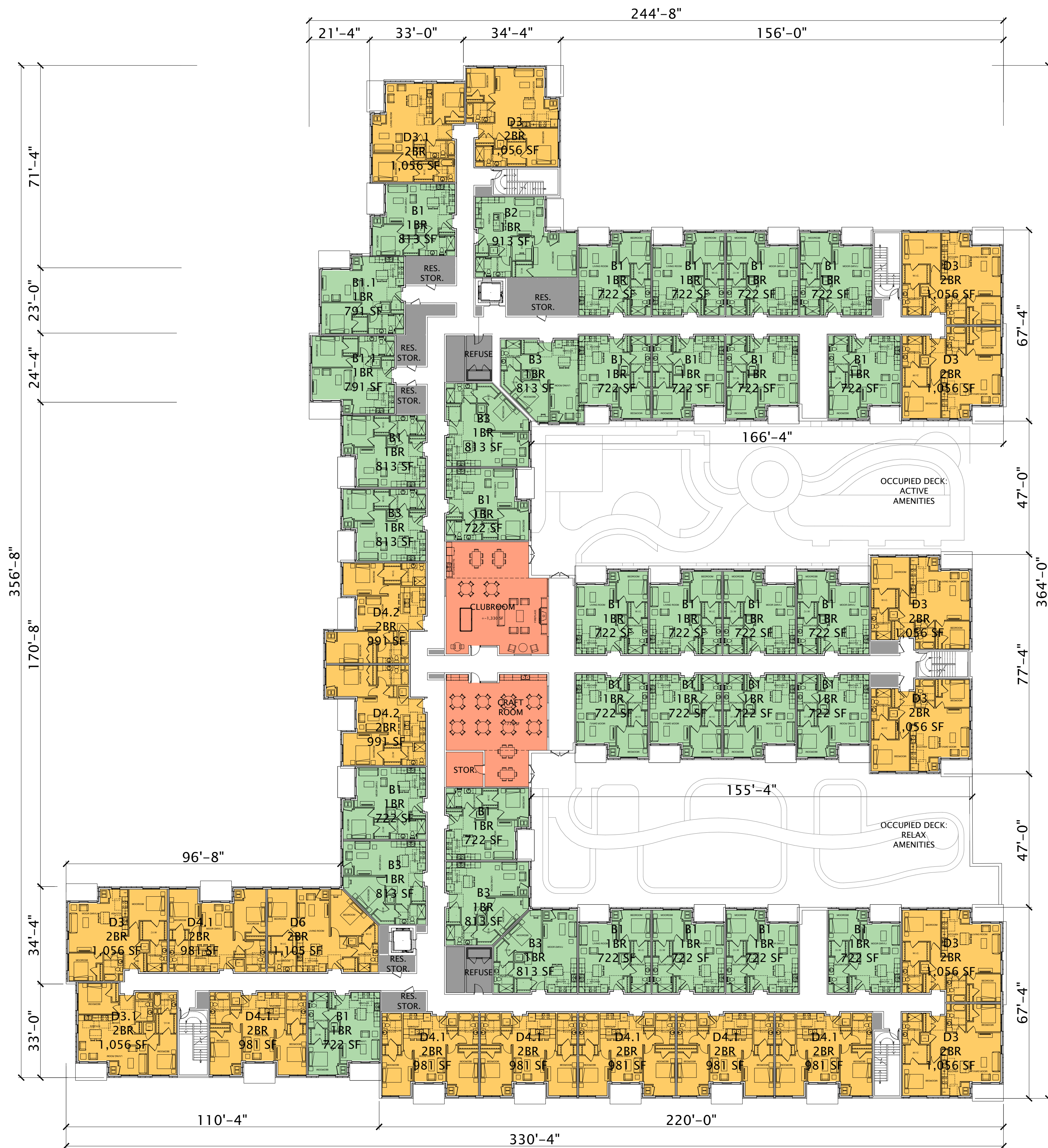
DATE OF ISSUANCE		NOVEMBER 7, 2022
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
FIRST FLOOR PLAN

SHEET NUMBER  
A101

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





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

SENIOR BUILDING DATA						
LEVEL	AUTOMOBILE PARKING					BIKE PARKING
	STANDARD	COMPACT	ADA	SUB-TOTAL	VISITOR TOTAL	
3	87	22	-	109	-	109
2	91	26	-	117	-	117
1	23	9	8	40	19	59
T.	201	57	8	266	19	285
Ratio	/Unit			1.06		1.14
	/Bedroom			.075		

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	285
EV READY 10% =	29
EV INSTALLED 2% =	6

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



JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

## KEY PLAN

### PROGRESS DOCUMENTS

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

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

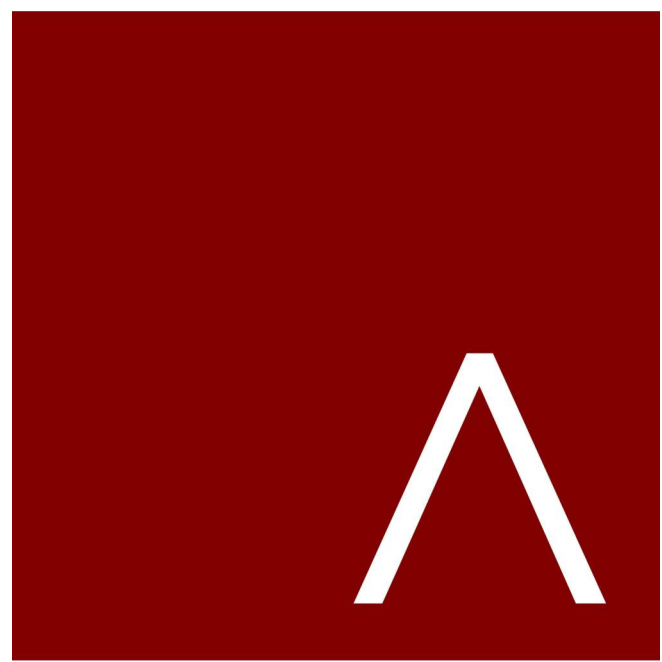
SHEET TITLE

FOURTH FLOOR  
PLAN

SHEET NUMBER

A104





**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

VIEW TO ENTRANCE

SHEET NUMBER

A208





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

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING  
  
2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

VIEW TO ENTRANCE

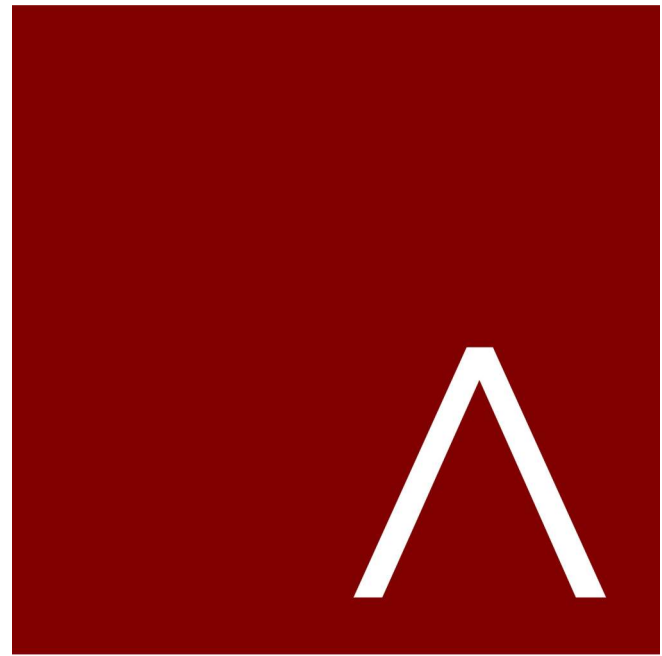
SHEET NUMBER

A208





11/4/2022 7:15:55 PM



**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

VIEW TO ENTRANCE

SHEET NUMBER

A207





**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

VIEW LOOKING  
NORTH

SHEET NUMBER

A209





**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW  
FROM EAST

SHEET NUMBER

A206





**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
[JLA-AP.COM](http://JLA-AP.COM)

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING  
  
2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW  
FROM SOUTHWEST

SHEET NUMBER

A203





**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
[JLA-AP.COM](http://JLA-AP.COM)

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING  
  
2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW  
FROM WEST

SHEET NUMBER

A204





**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
[JLA-AP.COM](http://JLA-AP.COM)

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING  
  
2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW  
FROM NORTHWEST

SHEET NUMBER

A205





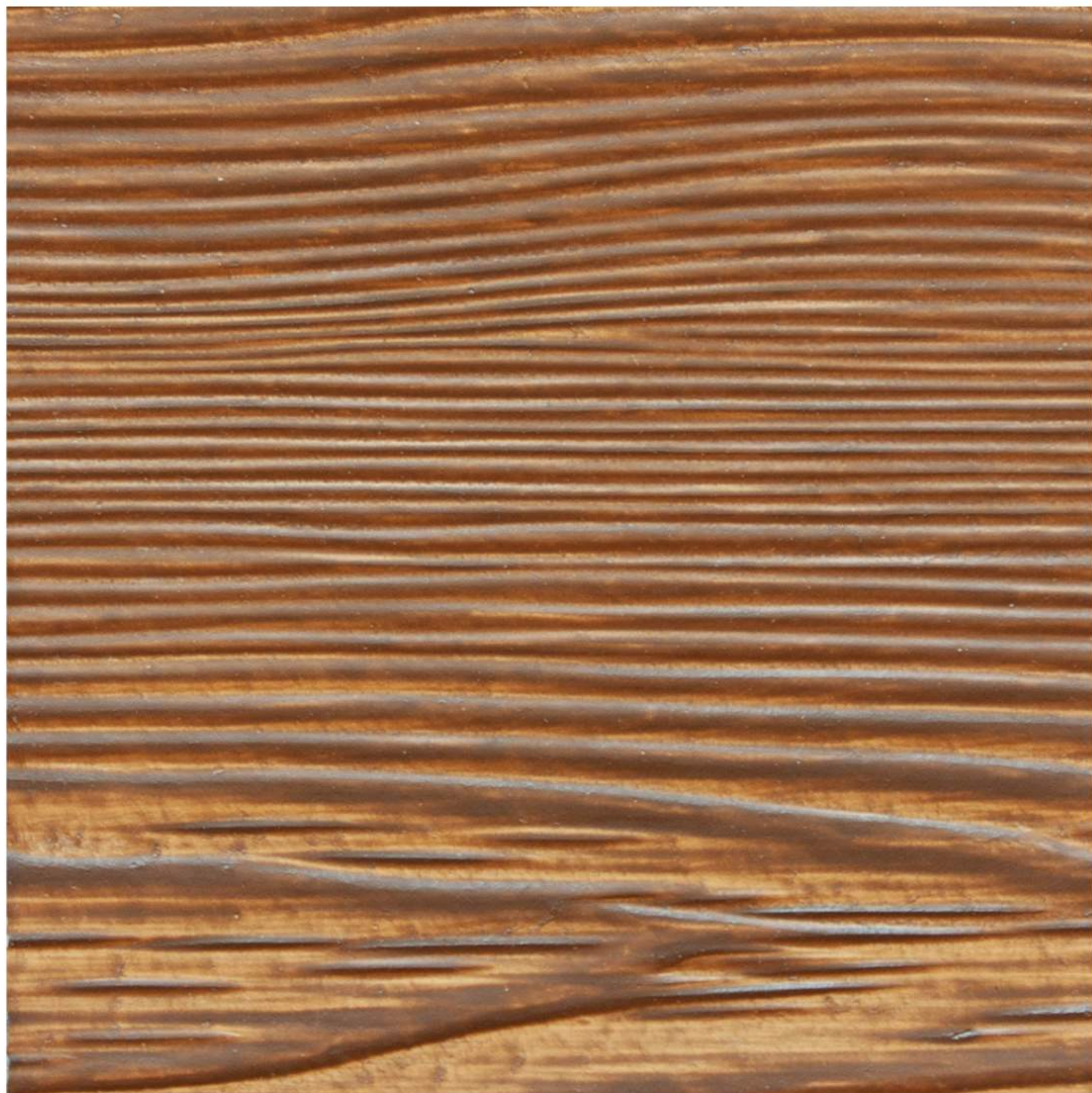
MASONRY VENEER 1



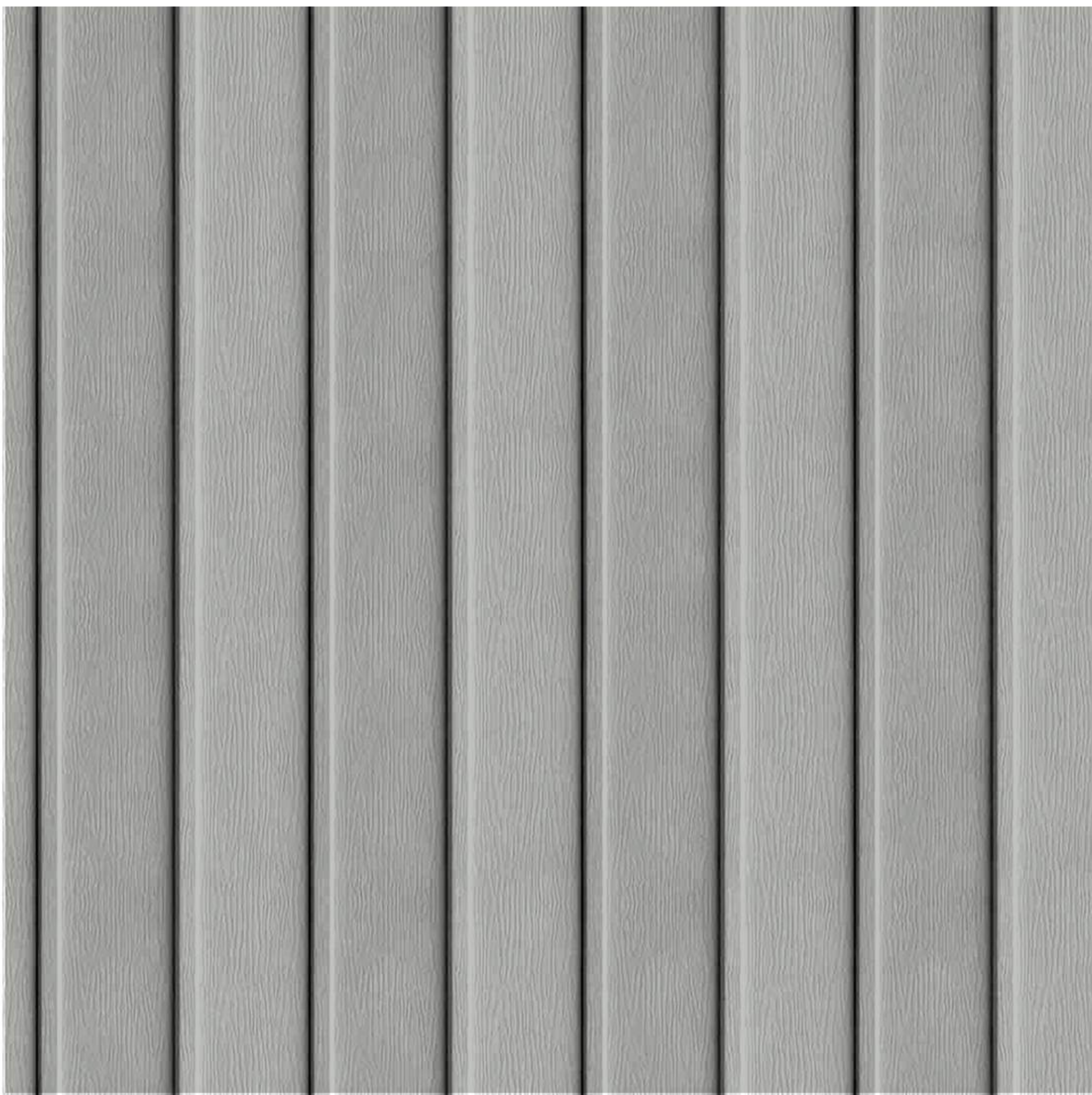
FIBER CEMENT SIDING 1



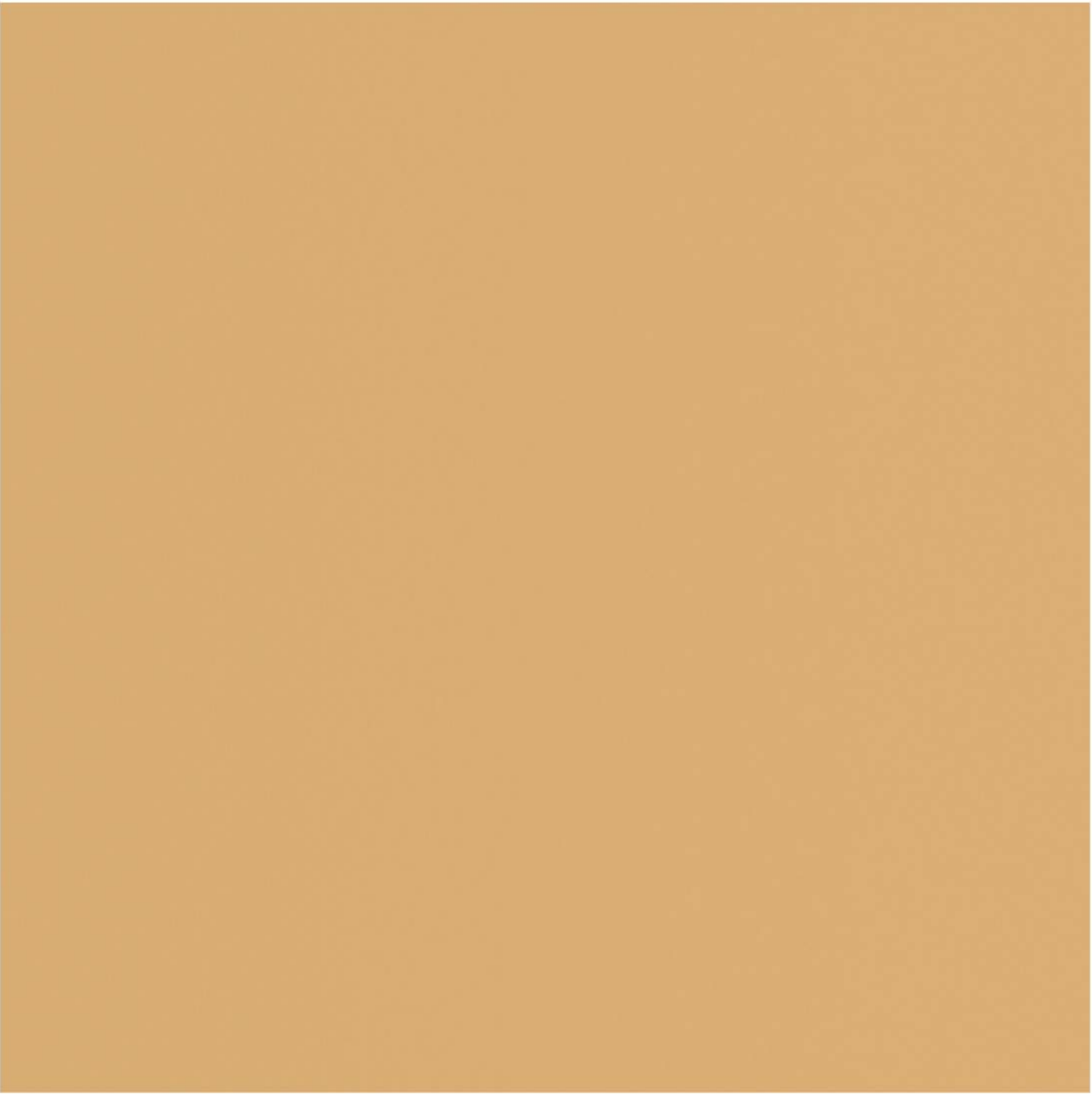
FIBER CEMENT SIDING 2  
HORIZONTAL



FIBER CEMENT SIDING 3  
WOODTONE ACCENT



FIBER CEMENT SIDING 4  
VERTICAL



FIBER CEMENT SIDING 5

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 NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

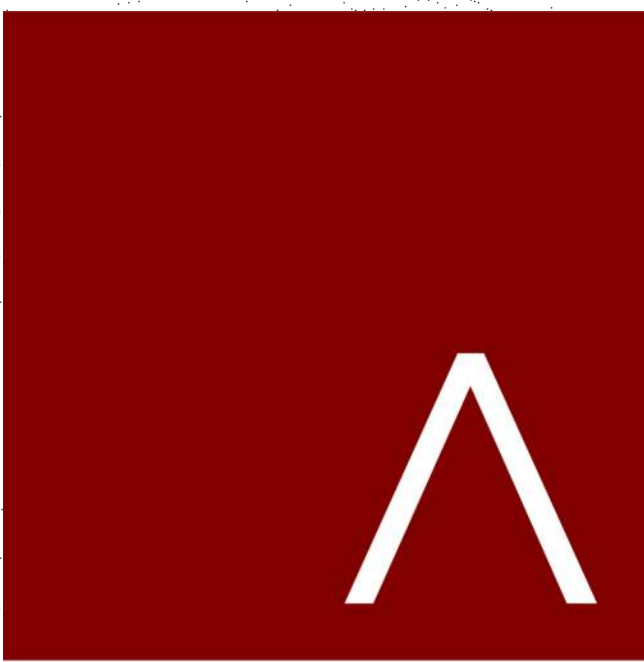
MATERIALS BOARD

SHEET NUMBER

A215



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



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
[JLA-AP.COM](http://JLA-AP.COM)

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING  
  
2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE		NOVEMBER 7, 2022
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

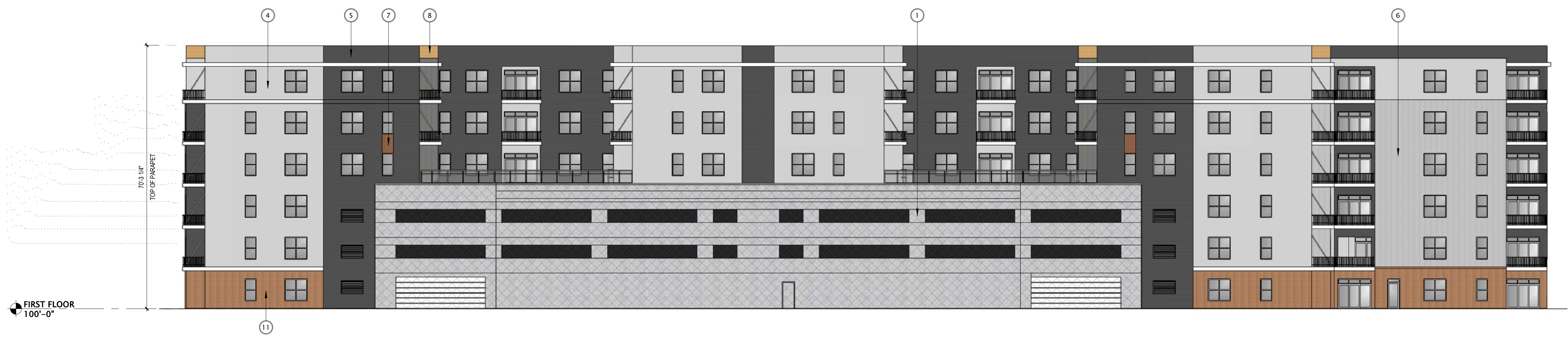
SHEET NUMBER  
**A200**



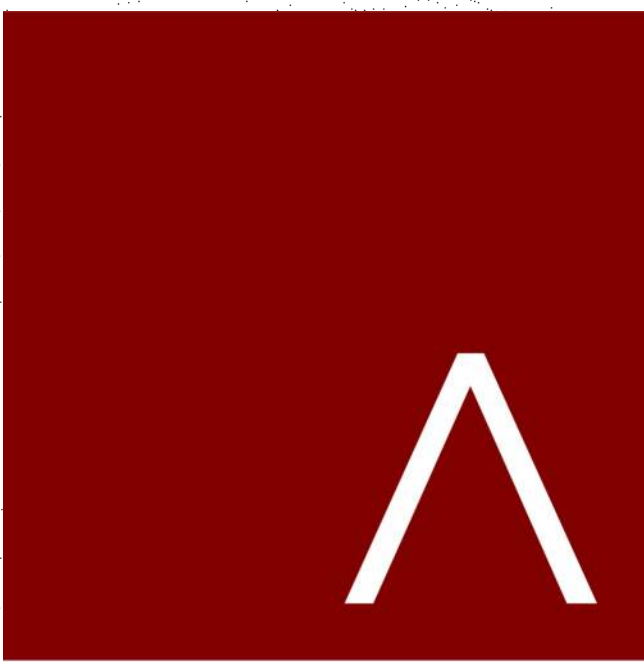
EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	ARTIST MURAL TBD	-	-	-	-	-
4	FIBER CEMENT SIDING 1	-	-	-	-	-
5	FIBER CEMENT SIDING 2 - HORIZONTAL	-	-	-	-	-
6	FIBER CEMENT SIDING 4 - VERTICAL	-	-	-	-	-
7	FIBER CEMENT SIDING 3 - WOODTONE ACCENT	-	-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



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



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



**JLA**  
ARCHITECTS

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

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS

SHEET NUMBER

A201



# HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET: LOT 1



DRAWING INDEX SENIOR HOUSING	
DRAWING #	DRAWING TITLE
G000	COVER SHEET
G010	SITE LOCATOR MAP
G011	CONTEXTUAL SITE INFO
G012	CONTEXTUAL SITE INFO
G013	CONTEXTUAL SITE INFO
C0.1	EXISTING CONDITIONS MAP
C1.0	GENERAL NOTES & LEGEND
C2.0	DEMO PLAN
C3.0	SITE PLAN
C4.0	GRADING & EROSION CONTROL PLAN
C4.1	DETAIL GRADING PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C6.1	DETAILS
C7.0	FIRE ACCESS PLAN
L1.0	LANDSCAPE PLAN OVERALL
L1.1	LANDSCAPE PLAN – NORTHWEST
L1.2	LANDSCAPE PLAN – NORTHEAST
L1.3	LANDSCAPE PLAN – SOUTHWEST
L1.4	LANDSCAPE PLAN – SOUTHEAST
L1.5	LANDSCAPE PLAN - ROOFTOP COURTYARDS
L2.0	LANDSCAPE DETAILS & NOTES
ASP-100	USABLE OPEN SPACE - GROUND FLOOR PLAN
ASP-101	USABLE OPEN SPACE - OCCUPIED DECK 4TH LVL
ASP-200	SITE LIGHTING PLAN
A101	1ST FLOOR PLAN
A102	2ND FLOOR PLAN
A103	3RD FLOOR PLAN
A104	4TH FLOOR PLAN
A105	5TH - 6TH FLOOR PLANS
A106	ROOF PLAN
A200	EXTERIOR ELEVATIONS: NORTH & WEST
A201	EXTERIOR ELEVATIONS: SOUTH & EAST
A203	EXTERIOR PERSPECTIVE: BIRD'S EYE VIEW FROM SOUTHWEST
A204	EXTERIOR PERSPECTIVE: BIRD'S EYE VIEW FROM WEST
A205	EXTERIOR PERSPECTIVE: BIRD'S EYE VIEW FROM NORTHWEST
A206	EXTERIOR PERSPECTIVE: BIRD'S EYE VIEW FROM EAST
A207	EXTERIOR PERSPECTIVE: VIEW TO ENTRANCE
A208	EXTERIOR PERSPECTIVE: VIEW TO ENTRANCE
A209	EXTERIOR PERSPECTIVE: VIEW LOOKING NORTH
A215	MATERIALS BOARDS
A220	BIRD GLASS MATRIX
A221	EXTERIOR ELEVATIONS - BIRD GLASS

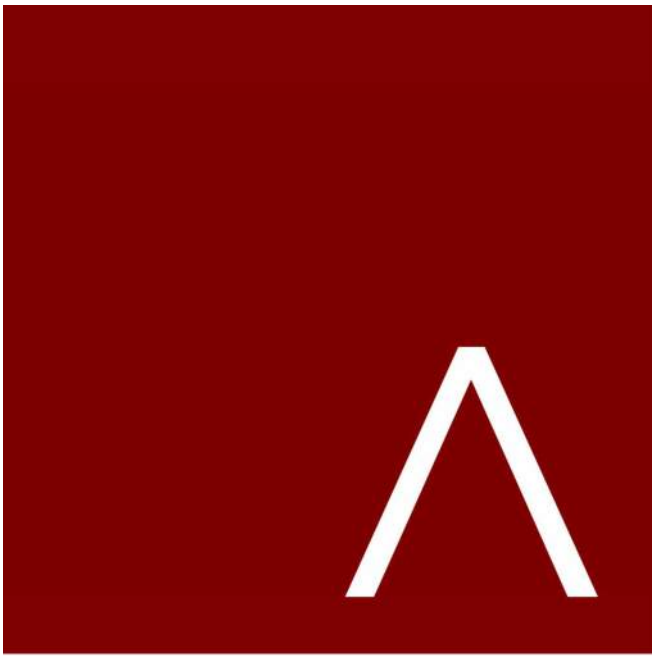
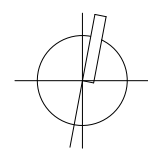
## LAND USE APPLICATION

NOVEMBER 07, 2022





○ SITE LOCATOR  
1"= 100' - 0"



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN  
**PROGRESS DOCUMENTS**

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

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SITE LOCATOR

SHEET NUMBER

G010





ROTH ST AT RAILROAD LOOKING SOUTH



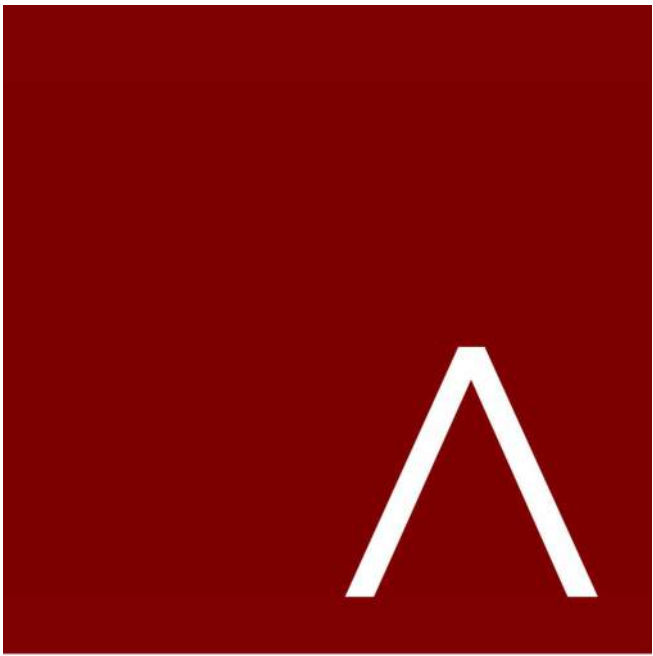
HUXLEY ST LOOKING SOUTH



O'NEIL AVE LOOKING SOUTHEAST



ROTH STREET LOOKING EAST



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN  
**PROGRESS DOCUMENTS**

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

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**CONTEXTUAL SITE  
INFORMATION**

SHEET NUMBER  
**G012**





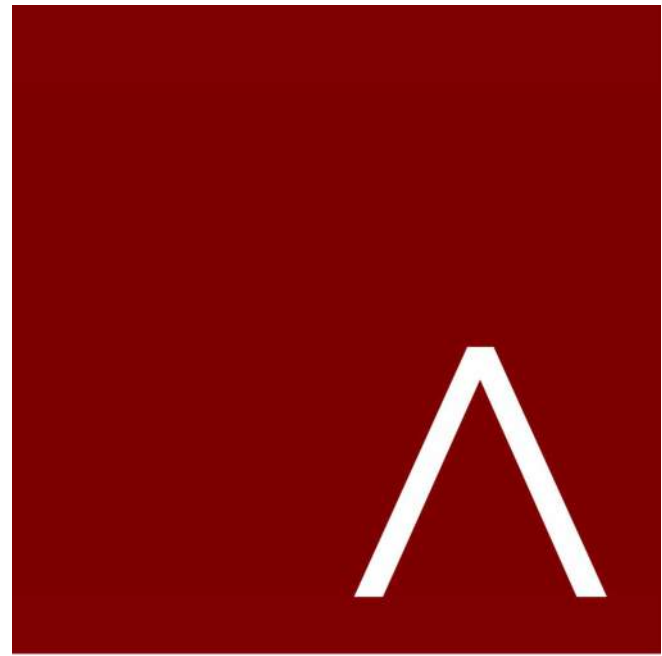
RUSKIN ST ATCOMMERCIAL AVE LOOKING NORTH



COMMERCIAL AVE AT RAILROAD LOOKING NORTH



COMMERCIAL AVE LOOKING NORTH



**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE

Mark	Description	Date
------	-------------	------

SHEET TITLE

CONTEXTUAL SITE  
INFORMATION

SHEET NUMBER

G013



## GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

## DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY, RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
  - 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
  - 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL. CONTRACTOR SHALL REFER TO THE PROJECT MATERIAL HANDLING AND ENVIRONMENTAL REPORTS FOR DETAILS ON SOIL CONTAMINATION.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
15. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
16. ALL PERMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
17. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
18. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
19. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

## PAVING NOTES

1. GENERAL
  - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. DATED SEPTEMBER 13, 2022
  - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
  - 1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
  - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
  - 2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 454, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
  - 2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
  - 2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
  - 2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
  - 2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 400 AND 315, STATE HIGHWAY SPECIFICATIONS.
  - 2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
  - 2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
  - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS./CUBIC YARD.
  - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
  - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
  - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
  - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
  - 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
  - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  - 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/POK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
  - 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

## GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES, WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK. GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL-PLow OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PEROUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN **30 DAYS** AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

## UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
  - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TACK FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - 2.5. NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
  - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –
  - A. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF ASHIO DESIGNATION M-254 TYPE "S".
  - B. BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
  - C. MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE **NEEDHAM R-1042 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL**.
13. WATER MAIN SPECIFICATIONS –
  - A. PIPE – DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
  - B. BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A) BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
  - C. BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS."
  - D. MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON.
  - E. MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE **NEEDHAM R-1042 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL**.
14. SANITARY SEWER SPECIFICATIONS –
  - A. PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
  - B. BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A) BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
  - C. BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS."
  - D. MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON.
  - E. MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE **NEEDHAM R-1042 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL**.
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

## EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE AT LEAST 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - A. PLACE EXCAVATED TRENCH MATERIALS IN THE CENTER OF THE TRENCH.
  - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1051 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNr TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNr TECHNICAL STANDARD 1068.
15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EROSY EQUIVALENT PERMANENT STABILIZATION MEASURES.
16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNr REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNr REQUIREMENTS.
17. STABILIZATION PRACTICES:
  - 17.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 17.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRELUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - 17.3. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
  - 17.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
    - PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
    - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
    - HYDRO-MULCHING WITH A TACKIFIER
    - GEOTEXTILE EROSION MATTING
    - SODDING

## STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
3. AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
4. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
5. NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
6. NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT.
7. THICKER SILT OR CLAY LAYERS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WDNr TECH STANDARD 1004.

## LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	DRAINAGE DIRECTION
	GRADE BREAK
	STORMWATER MANAGEMENT AREA
	RETAINING WALL
	BOULDER WALL
	RAILING
	FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	FLAG POLE
	BOLLARD
	BOLLARD WITH ADA PARKING SIGN
	BIKE RACK
	TREE REMOVAL
	SHRUB REMOVAL
	SANCTU EXISTING PAVEMENT
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	8"x4"x4" INSULATION (PLAN VIEW)
	8"x4"x4" INSULATION (PROFILE VIEW)
	RIP-RAP
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	TURF REINFORCEMENT MATTING
	SPOT ELEVATION
	EP – EDGE OF PAVEMENT
	FG – FINISH GRADE
	EC – EDGE OF CONCRETE
	BDC – BACK OF CURB
	MATCH – MATCH EXISTING GRADE
	HP – HIGH POINT
	SW – SIDEWALK
	DITCH CHECK
	INLET PROTECTION



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

## KEY PLAN

## PROGRESS DOCUMENTS

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

DATE OF ISSUANCE MONTH, DATE, YEAR

## REVISION SCHEDULE

Mark	Description	Date
------	-------------	------

SHEET TITLE

GENERAL  
NOTES AND  
LEGEND

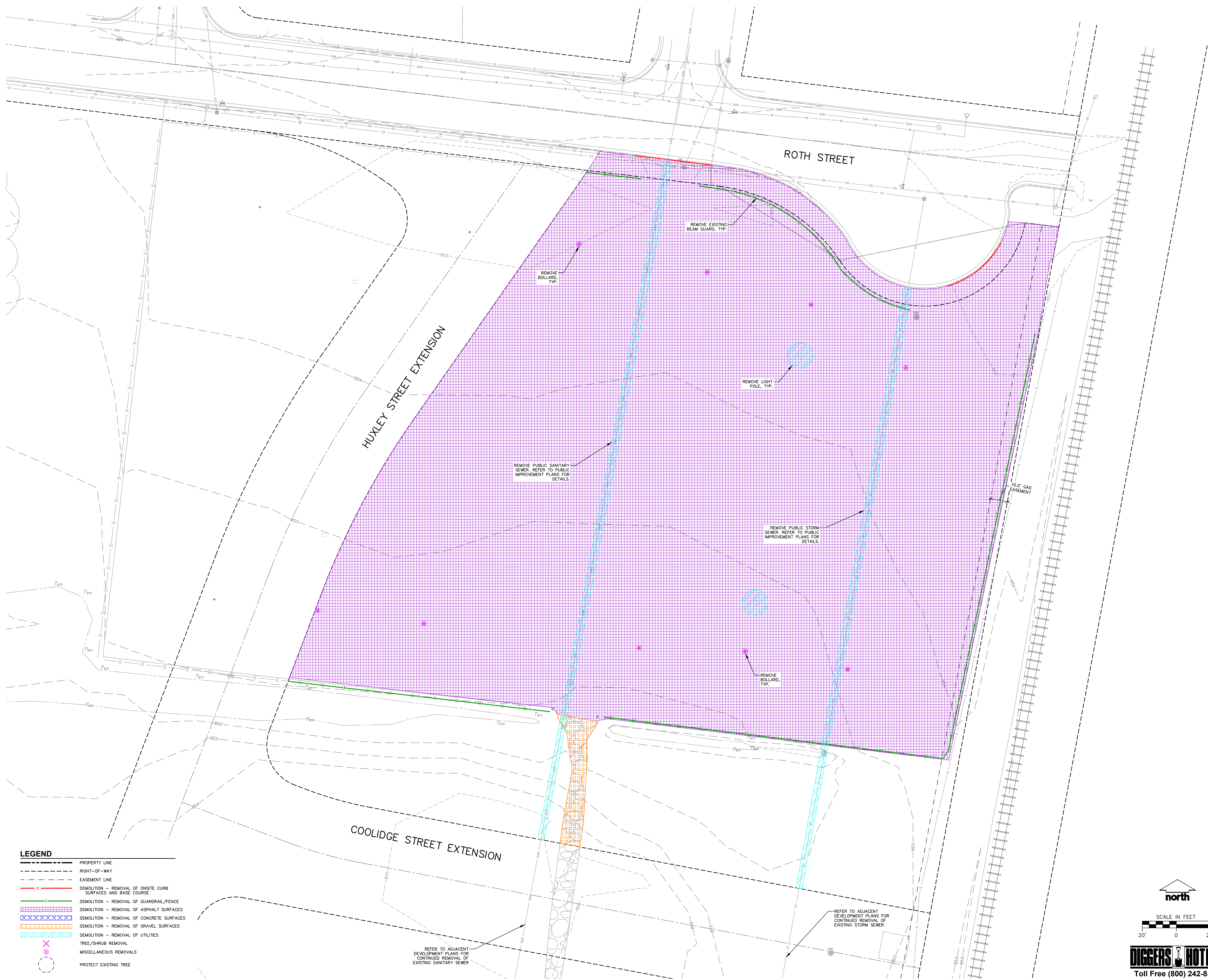
SHEET NUMBER

C1.0



Toll Free (800) 242-8511





**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION - REMOVAL OF GUARDRAIL/FENCE
- DEMOLITION - REMOVAL OF ASPHALT SURFACES
- DEMOLITION - REMOVAL OF CONCRETE SURFACES
- DEMOLITION - REMOVAL OF GRAVEL SURFACES
- DEMOLITION - REMOVAL OF UTILITIES
- TREE/SHRUB REMOVAL
- MISCELLANEOUS REMOVALS
- PROTECT EXISTING TREE

north

SCALE IN FEET

20' 0 20'

**DIGGERS HOTLINE**

Toll Free (800) 242-8511

**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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

DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

DEMOLITION  
PLAN

SHEET NUMBER

C2.0





File: 13-2022-2011381\DWG\C4.0\_Sheet\13-2022-2011381 - Con Doc - Senior Living.dwg, Layout: C4.0 Grading and EC, User: ccox, Plotted: Nov 01, 2023 - 9:20am, 11x17"



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

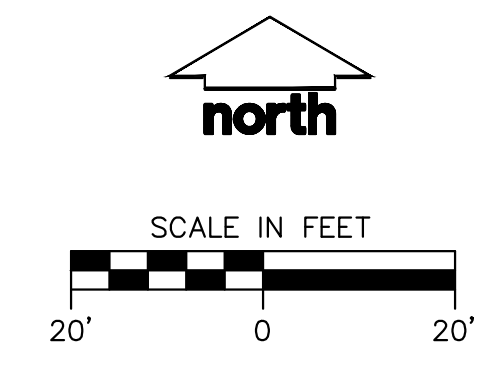
Mark	Description	Date
------	-------------	------

SHEET TITLE

GRADING AND  
EROSION  
CONTROL PLAN

SHEET NUMBER

C4.0







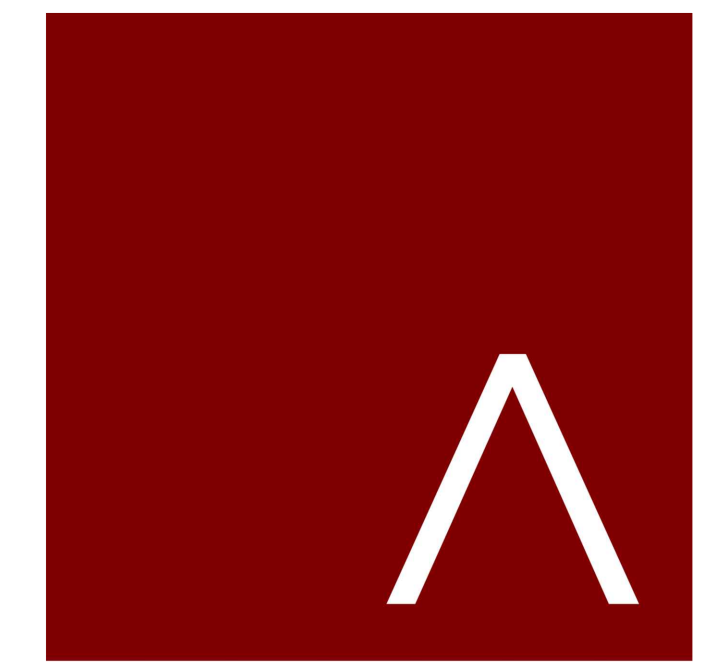
COOLIDGE STREET AND HUXLEY STREET GRADING AND UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

PROPOSED BUILDING  
FFE: 857.00

ROTH STREET

HUXLEY STREET EXTENSION

COOLIDGE STREET EXTENSION



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

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

DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

DETAILED  
GRADING  
PLAN

SHEET NUMBER

C4.1



PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-7.1.3		STO INL A-7.1.2	36'	850.01	849.83	0.50%	12 IN HDPE (HP)
STO A-7.3.1	STO INL A-7.3.1	STO MH A-7.3	179'	850.50	850.32	0.10%	12 IN RCP
STO A-7.3.2		STO INL A-7.3.1	42'	850.81	850.60	0.50%	12 IN HDPE
STO A-9.1	STO CB A-9.1	STO MH A-9	42'	850.06	850.01	0.10%	12 IN RCP
STO A-14	STO CB A-14	STO MH A-13	39'	850.81	850.77	0.10%	12 IN HDPE (HP)
STO A-14.1		STO EW A-14	9'	855.54	855.50	0.50%	12 IN HDPE (HP)

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN A-5.1		SAN A-5	25'	846.09	845.96	0.50%	12 IN PVC
SAN A-6.1		SAN A-6	25'	846.39	846.26	0.50%	12 IN PVC



MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

## KEY PLAN

## PROGRESS DOCUMENTS

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

DATE OF ISSUANCE	MONTH, DATE, YEAR
------------------	-------------------

## REVISION SCHEDULE

Mark	Description	Date
------	-------------	------

SHEET TITLE

## UTILITY PLAN

SHEET NUMBER

C5.0



SCALE IN FEET



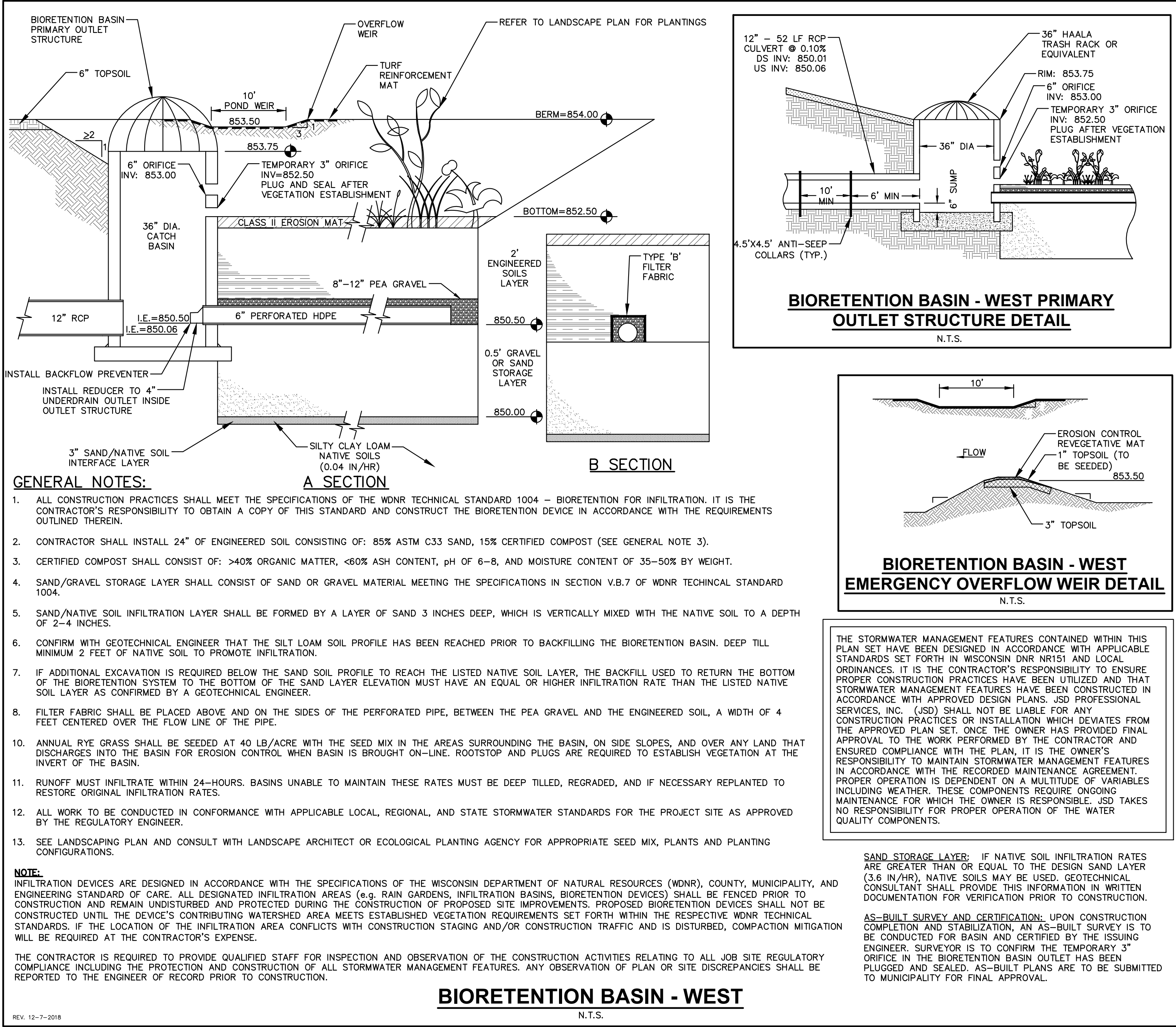
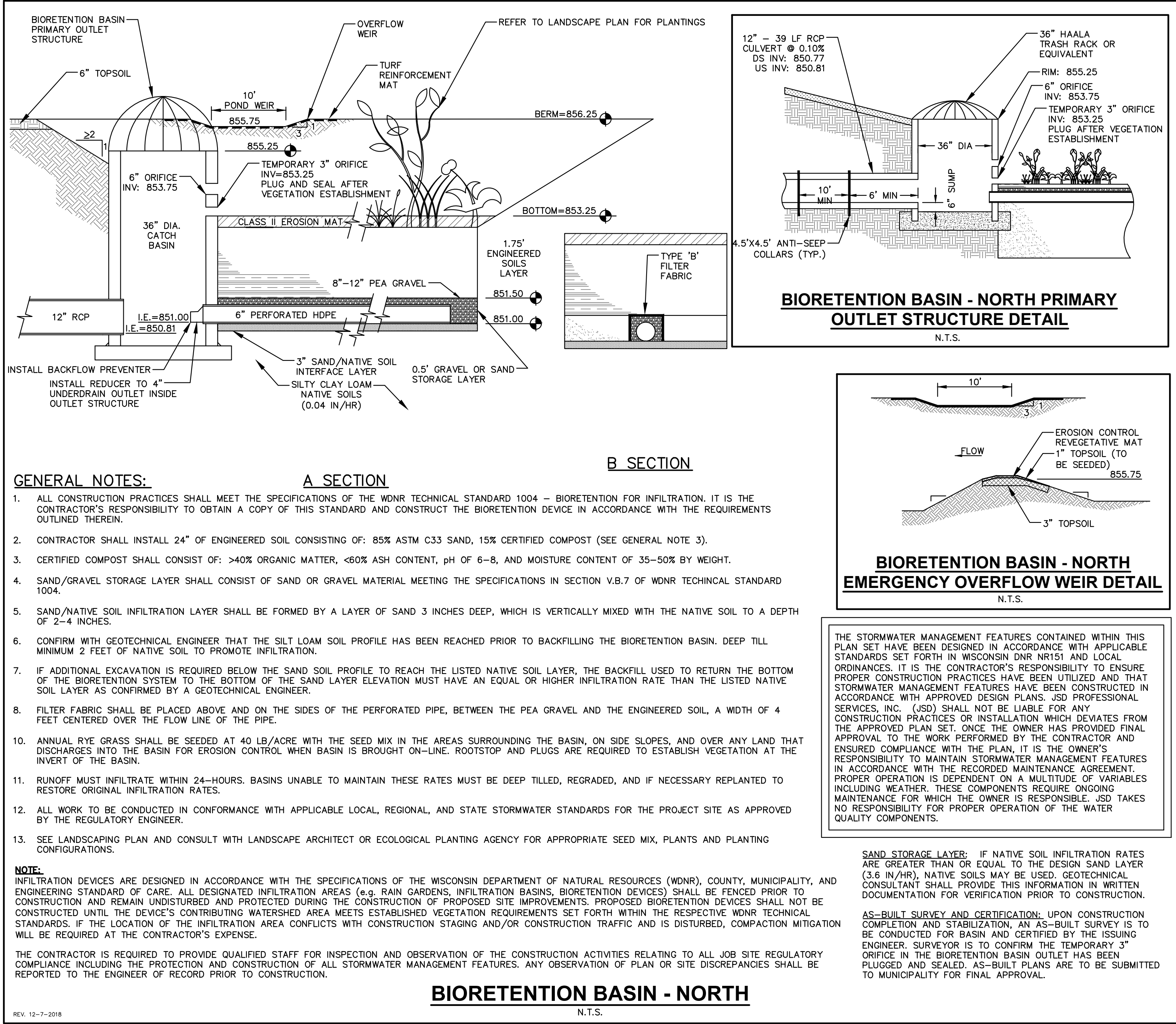
**DIGGERS HOTLINE**  
Toll Free (800) 242-8511







File: I:\2022\2011381\DWG\C61 Sheet\2011381 - C61.dwg - Senior Living.dwg Layout: C61 Details User: ccorse Printed: Oct 31, 2022 - 4:20pm Xrefs:



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

Mark	Description	Date
------	-------------	------

SHEET TITLE:

DETAILS

SHEET NUMBER

C6.1



Toll Free (800) 242-8511





LAND USE APPLICATION

## C7.0



# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • Email: firecityofmadison.com

Project Address: **ROTH ST. & RUSKIN ST. MADISON, WI**

Contact Name & Phone #: **MATT HAASE (608-848-5060)**

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as per fire lane? (Provide detail of signage.) f) Is a roll-a-bar curb used as part of the fire lane? (Provide detail of curb.) g) Is a part of a sidewalk used as part of the required fire lane? (Must support +\$5,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed; key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> X/N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, per IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No	<input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A
6. Is any part of the building greater than 20-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the rear edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any trees canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes through the fire apparatus. Is the fire lane at least 26' wide for at least 20 feet on each side of the hydrants? Is there at least 40' between a hydrant and the building? Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A <input checked="" type="checkbox"/> X/N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

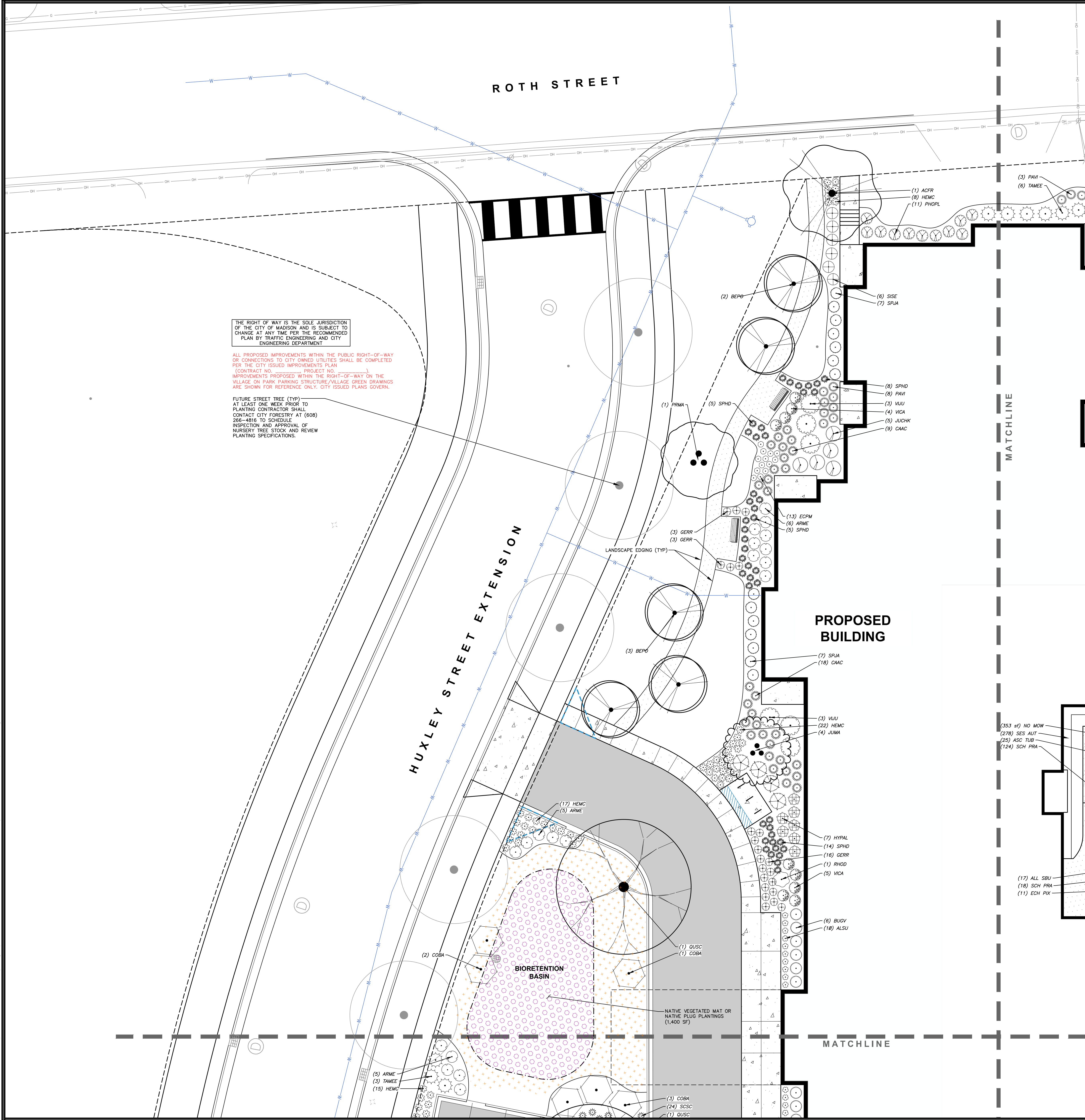
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022



File: L:\2022\2011381\DWG\Landscapes\Sheet\2011381-11\_Landscape\_Plan\_L1.dwg, User: jmanicardi, Printed: Nov 04, 2022, 2:13pm, Xrefs: 2011381 Hartmeyer-Senior Living



THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. PROJECT NO. 266-4816 TO SCHEDULE IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE/VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

FUTURE STREET TREE (TYP) AT LEAST ONE WEEK PRIOR TO PLANTING CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS.

PLANT LIST		
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	TADI	<i>Taxodium distichum</i> 'Mickelson' TM / Shawnee Brave Bald Cypress
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	CECA	<i>Cercis canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud
	PRMA	<i>Prunus maackii</i> 'Jeffree' / Goldrush® Amur Chokecherry
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	ACFR	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple
	BEPO	<i>Betula populifolia</i> 'Whitespire' - Single / Whitespire Birch - Single
	QUSC	<i>Quercus x schuettei</i> / Swamp Bur Oak
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	THTE	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry
	COBA	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood
	COCO	<i>Cotinus coggygria</i> 'Royal Purple' / Royal Purple Smoke Tree
	SISE	<i>Diervilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle
	FOIN	<i>Forsythia x intermedia</i> 'Mindor' / Show Off® Forsythia
	HYPAP	<i>Hydrangea paniculata</i> 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea
	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea
	PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark
	SPJA	<i>Spiraea japonica</i> 'SMNSUMER' TM / Double Play Red Spirea
	SYPA	<i>Syringa x 'SMN/RPI'</i> TM / Blooming Dwarf Pink Lilac
	VICA	<i>Viburnum carlesii</i> 'SM/CB' TM / Spice Baby Korean Spice Viburnum
	VUJU	<i>Viburnum x juddii</i> / Judd Viburnum
	WEFL	<i>Weigela florida</i> 'Verweig 6' / Sonic Bloom® Red Weigela
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUGV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood
	JUCHK	<i>Juniperus chinensis</i> 'Pfitzerana Kalloys Compacta' / Kally Pfitzer Compact Juniper
	JUMA	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper
	RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron
	TAMEG	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew
	TAMEE	<i>Taxus x media</i> 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium
	CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass
	CANE	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint
	ECPM	<i>Echinacea x 'CBG Cone 2'</i> TM / Pixie Meadowbrite Purple Coneflower
	GERR	<i>Geranium x 'Rozanne'</i> / Rozanne Cranesbill
	HEMC	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily
	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem
	SPHD	<i>Sporobolus heterolepis</i> / Prairie Dropseed

(351 sf) NO MOW  
(278) SES AUT  
(25) ASC TUB  
(124) SCH PRA  
(17) ALL SBU  
(18) SCH PRA  
(11) ECH PIX

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



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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

DATE OF ISSUANCE MONTH, DATE, YEAR

**REVISION SCHEDULE**

Mark	Description	Date
------	-------------	------

SHEET TITLE

LANDSCAPE PLAN -  
NORTHWEST

SHEET NUMBER

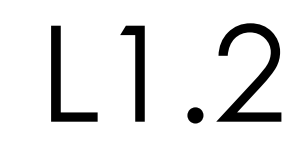
L1.1



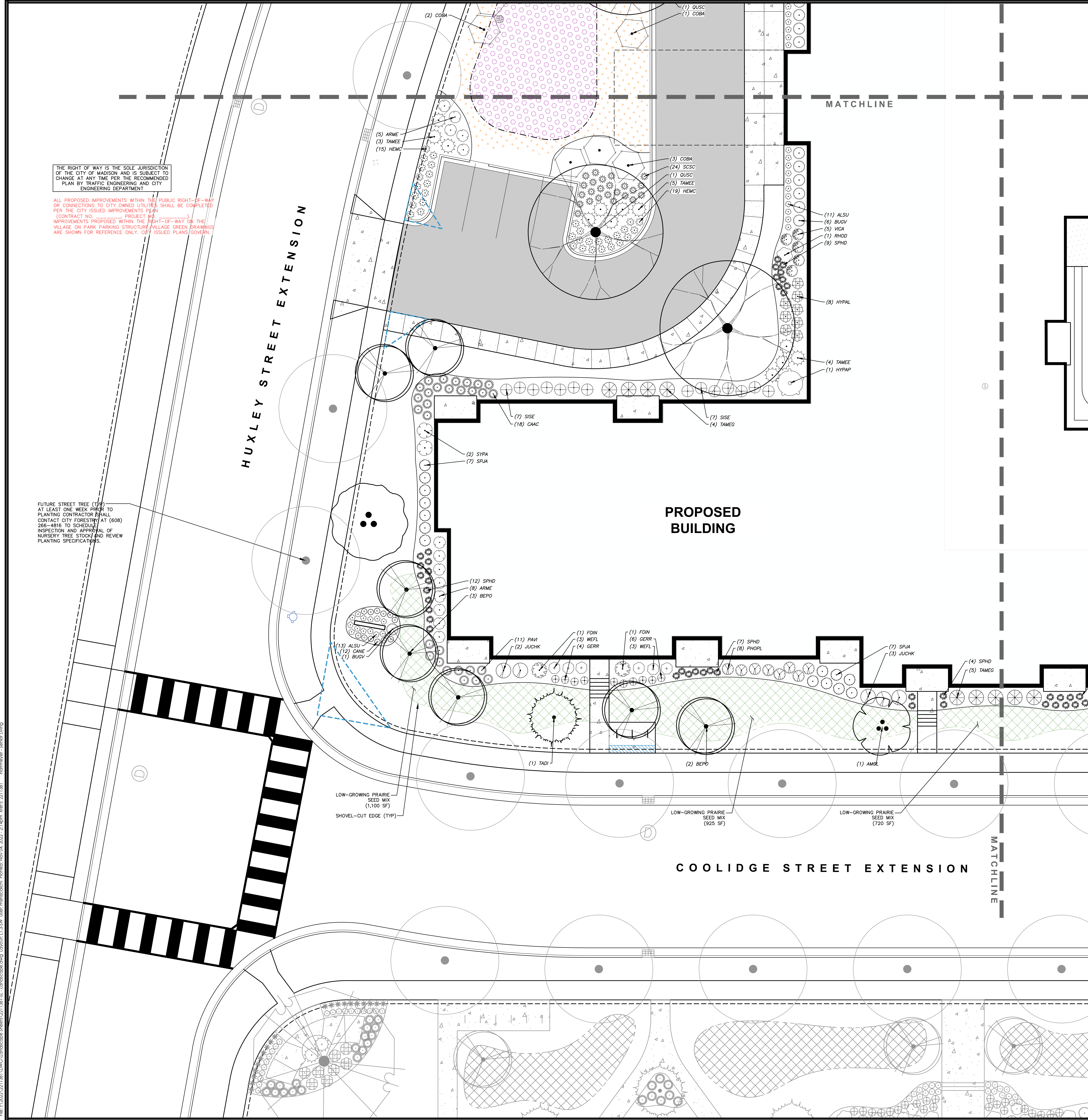


## CONTRACTOR NOTES

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

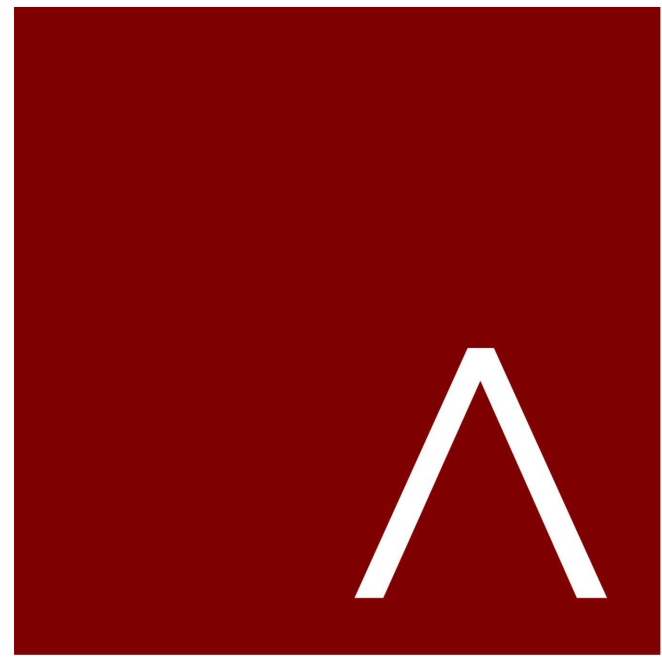






PLANT LIST		
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	TADI	Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AMGL	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	CECA	Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud
	PRMA	Prunus maackii 'Jeffree' / Goldrush® Amur Chokecherry
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	ACFR	Acer x freemanii 'Marmo' / Marmo Freeman Maple
	BEPO	Betula populifolia 'Whitespire' - Single / Whitespire Birch - Single
	QUSC	Quercus x schuettei / Swamp Bur Oak
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	THTE	Thuja occidentalis 'Techny' / Techny Arborvitae
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARME	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry
	COBA	Cornus baileyi / Bailey's Red-twig Dogwood
	COCO	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree
	SISE	Dierilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle
	FOIN	Forsythia x intermedia 'Mindor' / Show Off® Forsythia
	HYPAP	Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea
	HYPAL	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
	PHOPL	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark
	SPJA	Spiraea japonica 'SMNSUMFR' TM / Double Play Red Spirea
	SYPA	Syringa x 'SMNJRPI' TM / Blooming Dwarf Pink Lilac
	VICA	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum
	VUJU	Viburnum x juddii / Judd Viburnum
	WEFL	Weigela florida 'Verweig 6' / Sonic Bloom® Red Weigela
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood
	JUCHK	Juniperus chinensis 'Pfitzerana Kallips Compacta' / Kally Pfitzer Compact Juniper
	JUMA	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	RHOD	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron
	TAMEG	Taxus x media 'Dark Green' / Dark Green Yew
	TAMEE	Taxus x media 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	CANE	Calamintha nepeta 'Montrrose White' / Montrrose White Catmint
	EOPM	Echinacea x 'CBS Cone 2' TM / Pixie Meadowbrite Purple Coneflower
	GERR	Geranium x 'Rozanne' / Rozanne Cranesbill
	HEMC	Hemerocallis x 'Chicago Apache' / Daylily
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem
	SPHD	Sporobolus heterolepis / Prairie Dropseed

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



**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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

DATE OF ISSUANCE MONTH, DATE, YEAR

**REVISION SCHEDULE**

Mark	Description	Date
------	-------------	------

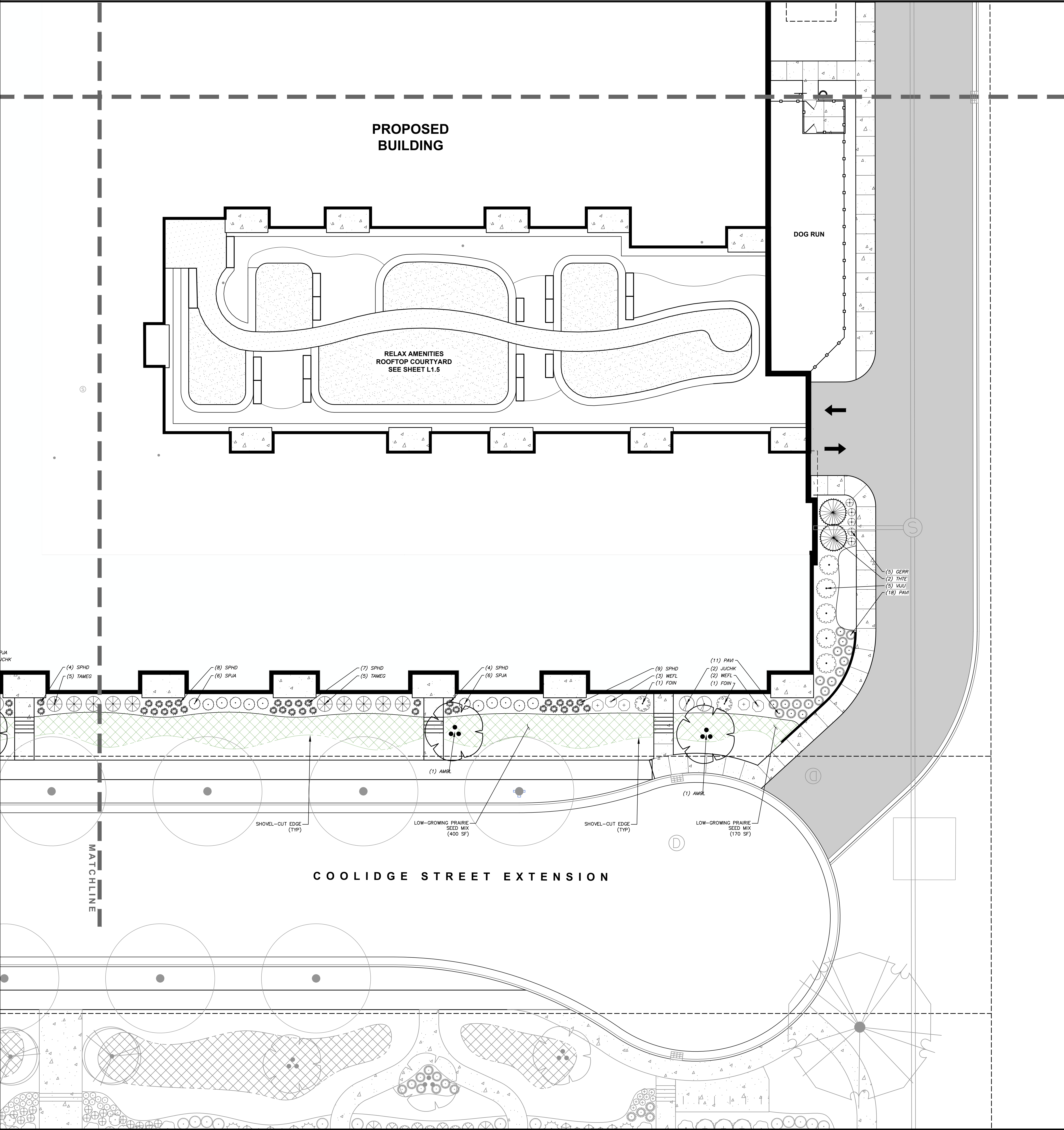
SHEET TITLE

LANDSCAPE PLAN -  
SOUTHWEST

SHEET NUMBER

L1.3



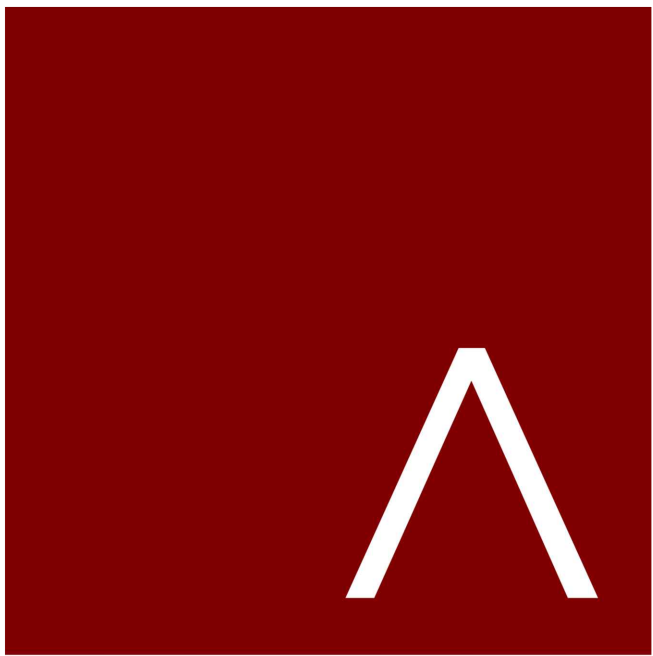


PLANT LIST		
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	TADI	Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AMGL	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	CECA	Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud
	PRMA	Prunus maackii 'Jeffree' / Goldrush® Amur Chokecherry
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	ACFR	Acer x freemanii 'Marmo' / Marmo Freeman Maple
	BEPO	Betula populifolia 'Whitespire' – Single / Whitespire Birch – Single
	QUSC	Quercus x schuettei / Swamp Bur Oak
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	THTE	Thuja occidentalis 'Techny' / Techny Arborvitae
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARME	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry
	COBA	Cornus baileyi / Bailey's Red-twig Dogwood
	COCO	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree
	SISE	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle
	FOIN	Forsythia x intermedia 'Mindor' / Show Off® Forsythia
	HYPA	Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea
	HYPA	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
	PHOP	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark
	SPJA	Spiraea japonica 'SMNSJMR' TM / Double Play Red Spirea
	SYPA	Syringa x 'SMNJRPJ' TM / Blooming Dwarf Pink Lilac
	VICA	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum
	VUJU	Viburnum x juddii / Judd Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	WEFL	Weigela florida 'Verweig 6' / Sonic Bloom® Red Weigela
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood
	JUCHK	Juniperus chinensis 'Pfitzerana Kallioys Compacta' / Kally Pfitzer Compact Juniper
	JUMA	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	RHOD	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron
	TAMEG	Taxus x media 'Dark Green' / Dark Green Yew
	TAMEE	Taxus x media 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	CANE	Calamintha nepeta 'Montrose White' / Montrose White Catmint
	EOPM	Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower
	GERR	Geranium x 'Rozanne' / Rozanne Cranesbill
	HEMC	Hemerocallis x 'Chicago Apache' / Daylily
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem
	SPHD	Sporobolus heterolepis / Prairie Dropseed

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

SCALE IN FEET  
10' 0 10'

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



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

JLA PROJECT NUMBER: W22-0128-02



**HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING**

**2007 ROTH STREET  
LOT 1**

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

Mark	Description	Date
------	-------------	------

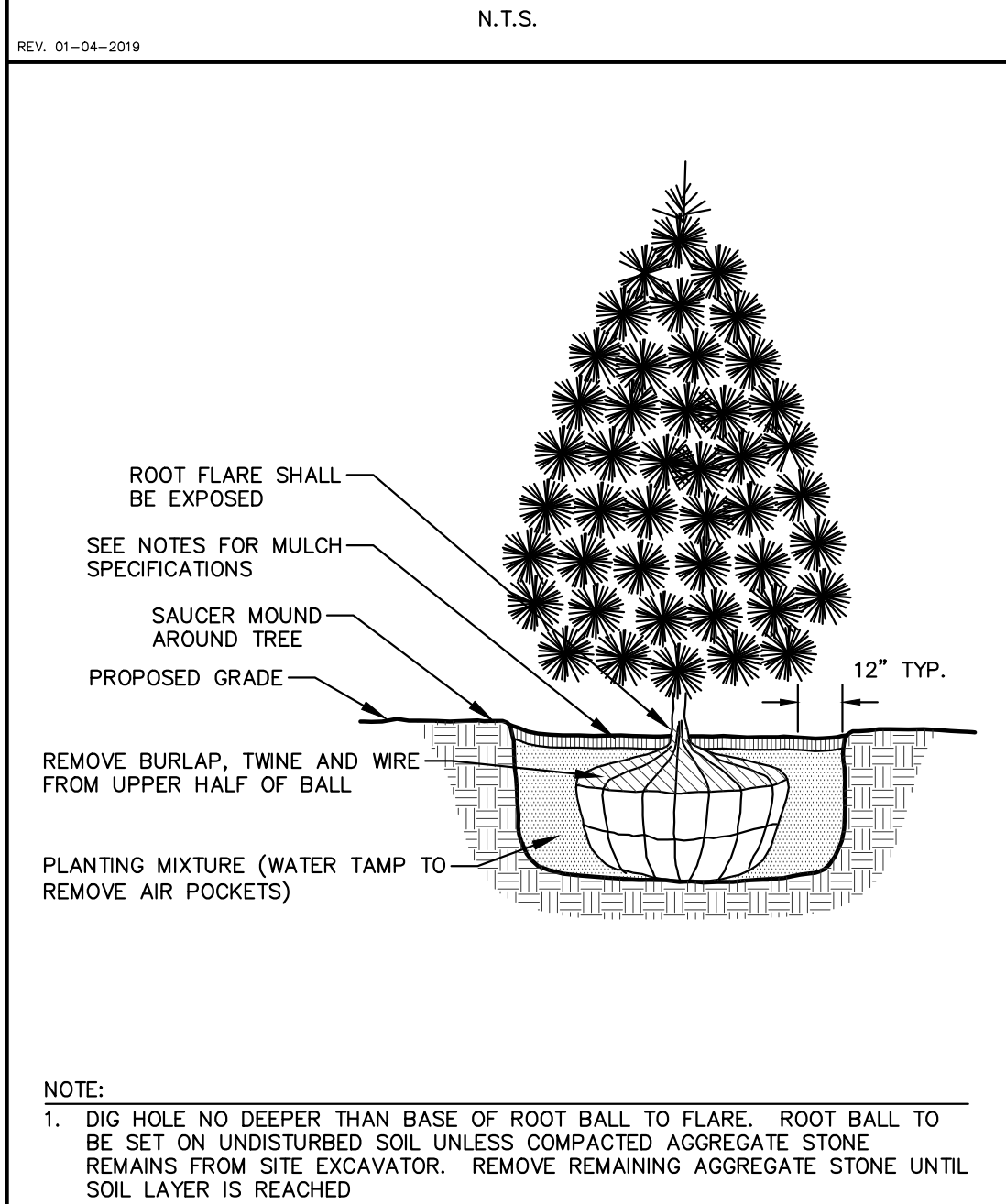
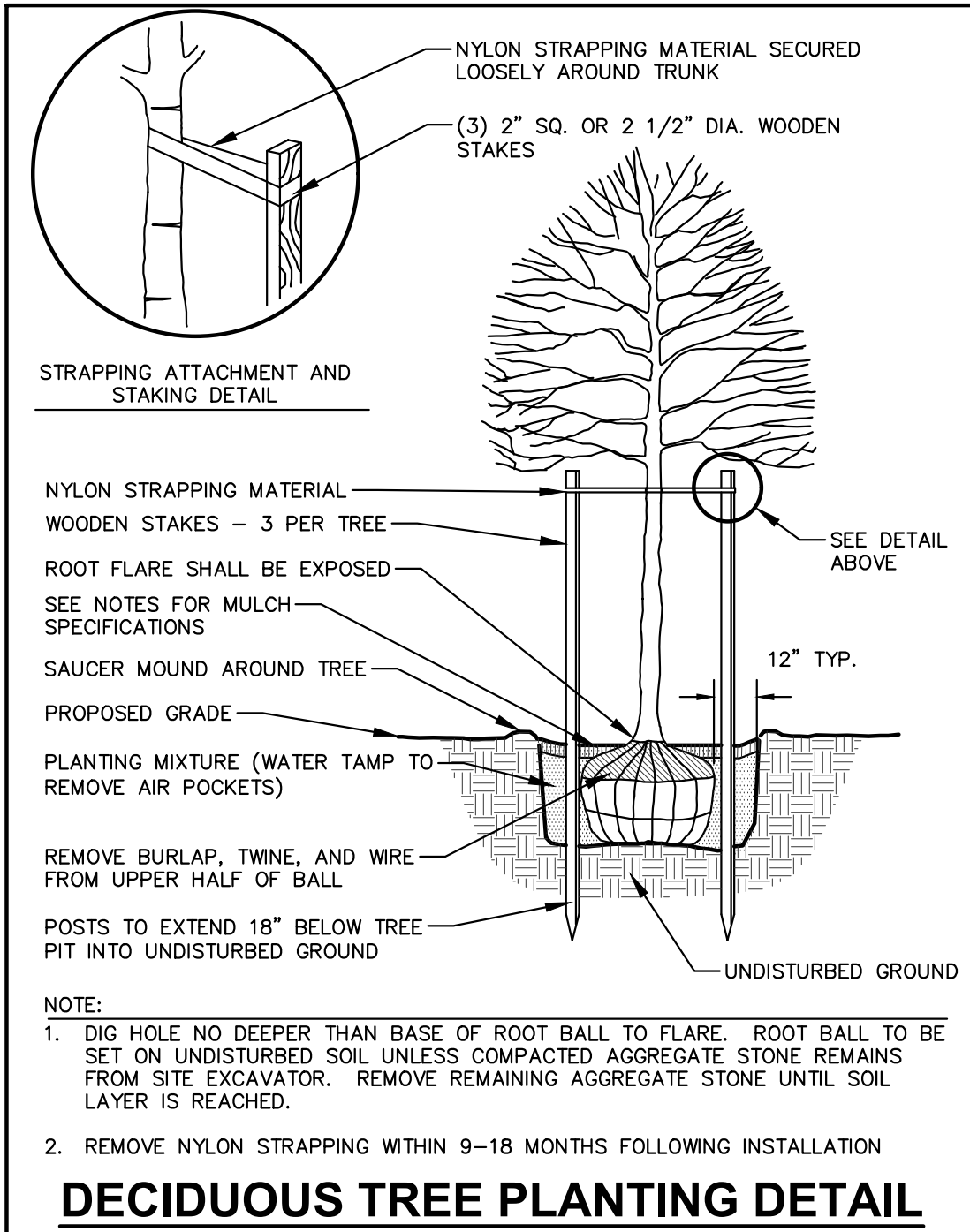
SHEET TITLE

**LANDSCAPE PLAN -  
SOUTHEAST**

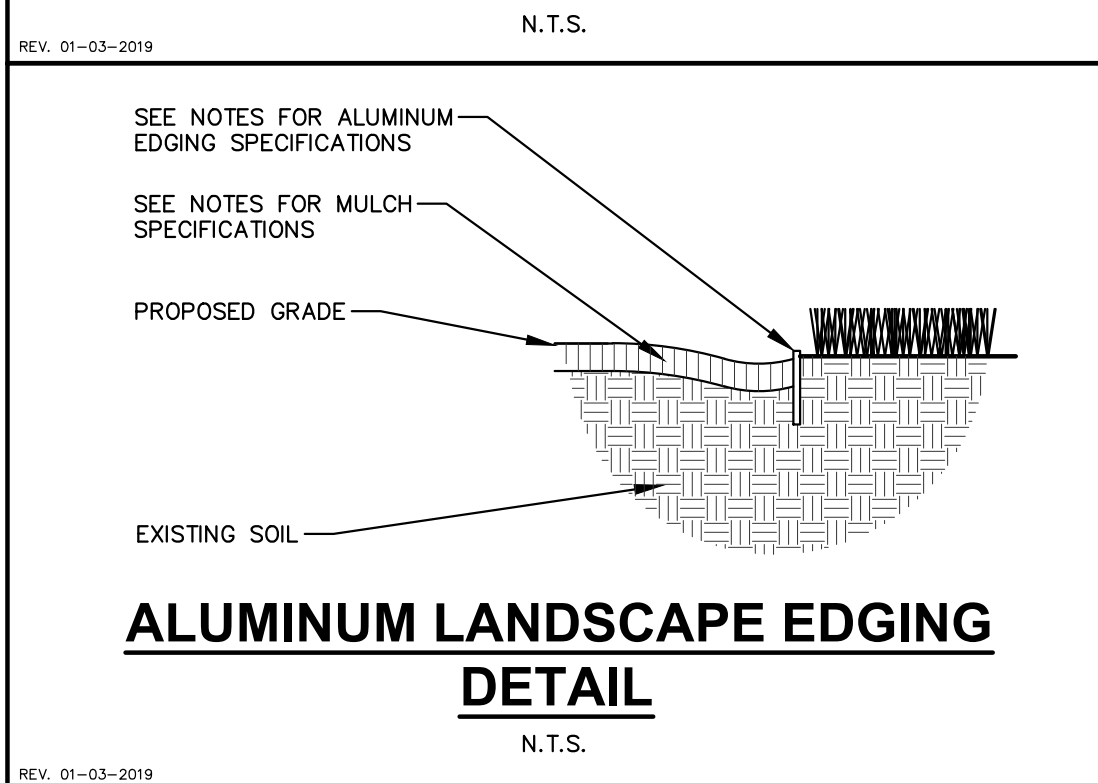
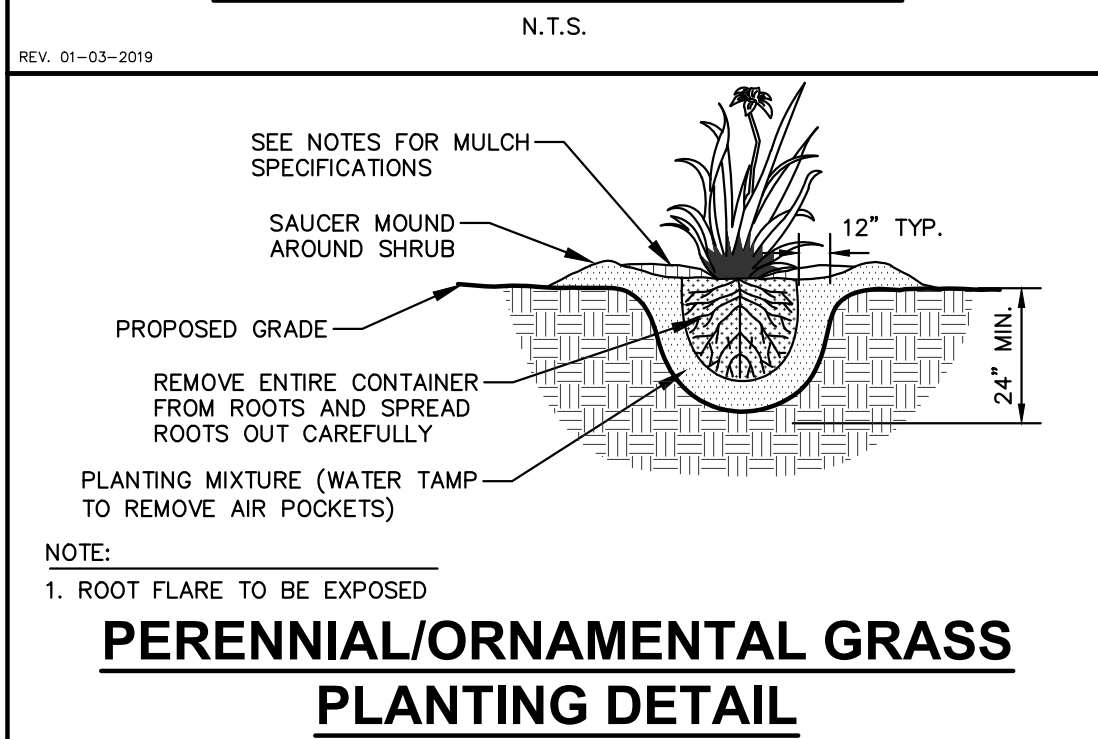
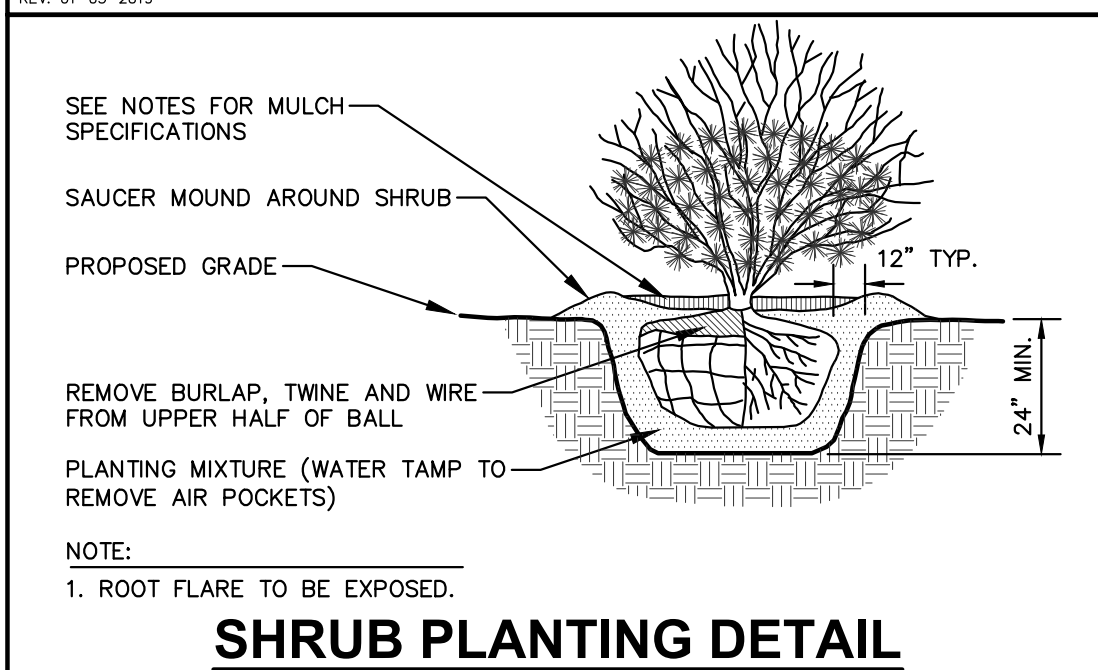
SHEET NUMBER

**L1.4**





## EVERGREEN TREE PLANTING DETAIL



## MUNICIPAL LANDSCAPE REQUIREMENTS

### LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

- (A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
- Total square footage of developed area: **21,051 SQUARE FEET**
- Total landscape points required: **351 POINTS**
- (B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres; and one (1) point per one hundred (100) square feet for all additional acres:
- Total square footage of developed area: \_\_\_\_\_
- Five (5) acres = \_\_\_\_\_
- First five (5) developed acres = \_\_\_\_\_
- Remainder of developed area = \_\_\_\_\_
- Total landscape points required: \_\_\_\_\_
- (C) For the industrial – limited (I-1) and industrial – general (I-2) districts, one (1) point shall be provided per one hundred (100) square feet of developed area:
- Total square footage of developed area: \_\_\_\_\_
- Total landscape points required: \_\_\_\_\_

TABULATION OF LANDSCAPE CREDITS AND POINTS						
			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	18	630
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	4	140
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	7	105
UPRIGHT EVERGREEN SHRUB	3-4' TALL MIN.	10	0	0	5	50
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	224	672
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	81	324
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	431	862
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 30 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMEN TREE	14 POINTS / CAL (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA - CANNOT COUNTER MORE THAN 50% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				0		2,783
TOTAL NUMBER OF POINTS PROVIDED					2,783	

COMPREHENSIVE PLANT SCHEDULE					
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES	TADI	<i>Taxodium distichum</i> 'Nickleson'™ / Shawnee Brave Bald Cypress	B & B	Min. 6' Ht.	4
	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	Min. 6' Ht.	3
	CECA	<i>Cercis canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud	B & B	Min. 6' Ht.	1
OVERSTORY DECIDUOUS TREES	PRMA	<i>Prunus maackii</i> 'Jeffree' / Goldrush® Amur Chokecherry	B & B	Min. 6' Ht.	3
	ACFR	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple	B & B	2.5' Cal	3
	BEPO	<i>Betula populifolia</i> 'Whitespire' – Single / Whitespire Birch – Single	B & B	2.5' Cal	12
UPRIGHT EVERGREEN SHRUB	QUSC	<i>Quercus x schuettei</i> / Swamp Bur Oak	B & B	2' Cal	3
	BOTJAL	<i>Botanical / COMMON NAME</i>	CONF	SIZE	QTY
	THTE	<i>Thuja occidentalis</i> 'Techny'™ / Techny Arborvitae	B & B	Min. 5' Ht.	5
DECIDUOUS SHRUBS	ARME	<i>Aronia melanocarpa</i> 'Morton'™ / Inyo's Beauty Black Chokeberry	#3	Min. 12" - 24"	27
	COBA	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood	B & B	Min. 12" - 24"	11
	COCO	<i>Cotinus coccinea</i> 'Royal Purple' / Royal Purple Smoke Tree	B & B	Min. 36" Ht.	1
PERENNIALS & GRASSES	SISE	<i>Diervilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle	B & B	Min. 18" - 24" Ht.	45
	FOIN	<i>Forsythia x intermedia</i> 'Mindor' / Show Off® Forsythia	B & B	Min. 18" - 24" Ht.	7
	HYPAP	<i>Hydrangea paniculata</i> 'Dwp Pinky'™ / Pinky Winky Panicle Hydrangea	B & B	Min. 36" Ht.	1
GROUND COVERS	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	Min. 12" - 24"	15
	PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil'™ / Dwarf Ninebark	#3	Min. 12" - 24"	27
	SPJA	<i>Spiraea japonica</i> 'SMNSJMR'™ / Double Play Red Spirea	B & B	Min. 18" - 24" Ht.	48
PERENNIALS & GRASSES	SYJA	<i>Syringa x 'SMNRP'</i> ™ / Blooming Dwarf Pink Lilac	B & B	Min. 24" Ht.	2
	VICA	<i>Viburnum carlesii</i> 'SMVCB'™ / Spice Baby Koreanspice Viburnum	#3	Min. 24" Ht.	14
	VUJU	<i>Viburnum x juddii</i> / Judd Viburnum	B & B	Min. 36" Ht.	16
GROUND COVERS	WEFL	<i>Weigela florida</i> 'Verweig 6' / Sonic Bloom® Red Weigela	B & B	Min. 12" - 24"	18
	BUGV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood	B & B	Min. 12" - 24"	21
	JUCHK	<i>Juniperus chinensis</i> 'Pfizerana Kallays Compacta' / Kally Pfizler Compact Juniper	B & B	Min. 12" Wide	12
GROUND COVERS	JUMA	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	4
	RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron	B & B	Min. 12" - 24"	2
	TAMEG	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew	#3	Min. 12" - 24"	14
GROUND COVERS	TAMEE	<i>Taxus x media</i> 'Everlow' / Everlow Yew	#3	Min. 12" Wide	28
	ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	#1	Min. 8" - 18"	63
GROUND COVERS	CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8" - 18"	48
	CANE	<i>Calamagrostis x 'Montrose White'</i> / Montrose White Catmint	#1	Min. 8" - 18"	12
	ECPM	<i>Echinacea x 'CBG Cane 2'™</i> / Pixie Meadowbrite Purple Coneflower	#1	Min. 8" - 18"	13
GROUND COVERS	GERM	<i>Geranium x 'Rozanne'</i> / Rozanne Cranebloss	#1	Min. 8" - 18"	37
	HEMC	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily	#1	Min. 8" - 18"	81
GROUND COVERS	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8" - 18"	48
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8" - 18"	24
GROUND COVERS	SPHD	<i>Sporobolus heterolepis</i> / Prairie Dropseed	#1	Min. 8" - 18"	113

COURTYARDS PLANT SCHEDULE					
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
GROUND COVERS	COCO	<i>Cotinus coccinea</i> 'Royal Purple' / Royal Purple Smoke Tree	B & B	Min. 36" Ht.	1
	ALL SB	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Ornamental Onion	4" plug	18" o.c.	278
	ASC TUB	<i>Asclepias tuberosa</i> / Butterfly Milkweed	4" plug	12" o.c.	296
GROUND COVERS	DES GO3	<i>Deschampsia cespitosa</i> 'Goldtau' / Gold Dew Tufted Hair Grass	4" plug	12" o.c.	282
	ECH PIX	<i>Echinacea x 'CBG Cane 2'™</i> / Pixie Meadowbrite® Purple Coneflower	4" plug	18" o.c.	176
	NO MOW	No-Mow Seed Mix	–	2,889 sf	2,889 sf
GROUND COVERS	SED XTR	NVM Sedum Native Vegetative Mat	–	3,616 sf	3,616 sf
	SCH PRA	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1 CONT.	24" o.c.	142
	SES AUT	<i>Sesleria autumnalis</i> / Autumn Moor Grass	4" plug	8" o.c.	2,481

### CONTRACTOR AND OWNER RESPONSIBILITY NOTES

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

### GENERAL NOTES

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED UTILITIES FROM OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, WET AREA. PROTECT THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS – PLANTS:** ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FREELY DUG DURING THE MOST RECENT FAVORABLE HARVEST SEASON. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRU-GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE BACKFILLED WITH TWO (2) PARTS SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION. ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A30. PRUNE TREES IN ACCORDANCE WITH MA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE UNHEALED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE TISSUE AND BARK. PRUNE SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP:** THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. OTHERWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.**

### LANDSCAPE MATERIAL NOTES

- MATERIALS – PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS – TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS – SHREDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS – DECORATIVE STONE MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 3/4" DECORATIVE TRAP GREY STONE MULCH, SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPREGNATED BARRIERS WILL BE PERMITTED, EXAMPLE: BLACK VSSQUEEN.
- MATERIALS – TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE ANGLED 45 DEGREES INTO SOIL AT A 6" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS – ALUMINUM EDGING:** EDGING SHALL BE 1/8" X 4". ALUMINUM EDGING WILL FINISH OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS – TREE PROTECTION:** ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS – (ALTERNATE 1): TREE WATERING BAGS:** ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "THREE GATOR ORIGINAL SLOW RELEASE WATERING BAG". PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

### SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS – "NO-MOW" SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NONTOXIC WEED SEED-FREE.
- MATERIALS – TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NONTOXIC WEED SEED-FREE.
- MATERIALS – SOD:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 60 INCH, PLUS OR MINUS .25 INCH. AT TIME OF CUTTING, MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO INSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPORTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS – LOW-GROWING PRAIRIE SEED MIX:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEED WITH "LOW-GROWING PRAIRIE SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53984, TEL. 808-295-5679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND GROWTH/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS – SEDUM NATIVE VEGETATIVE MAT (NVM):** AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "SEDUM" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NVM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.
- MATERIALS – BIORETENTION BASIN PLUG PLANTINGS:** PLUG PLANTINGS TO BE INSTALLED "1"-0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDRR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

OR

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



JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

### KEY PLAN

### PROGRESS DOCUMENTS

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

DATE OF ISSUANCE MONTH, DATE, YEAR

### REVISION SCHEDULE

Mark	Description	Date
------	-------------	------

SHEET TITLE

LANDSCAPE  
DETAILS & NOTES

SHEET NUMBER

L2.0







**USABLE OPEN AREA CHART  
SENIOR HOUSING**

DENOTES USABLE OPEN AREA  
ON GROUND LEVEL = 28,241 SF

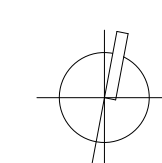
DENOTES USABLE OPEN AREA  
PRIVATE BALCONIES  
218 X 66 SF = 14,388 SF

DENOTES USABLE OPEN AREA  
LVL 4 COURT YARDS = 6,461 SF

**TOTAL USABLE OPEN AREA = 34,702 SF**

**MINIMUM USABLE SPACE  
REQUIREMENT - SQ. FT. PER  
D.U. ( 40/D.U.)  
250 TOTAL D.U. X 40 = 10,000 SF**

1 **GROUND FLOOR PLAN**  
3 / 64" = 1'-0"



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

JLA PROJECT NUMBER: W22-0128-02



**HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING**

**2007 ROTH STREET  
LOT 1**

LAND USE APPLICATION

**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.

REVISION SCHEDULE		
Mark	Description	Date

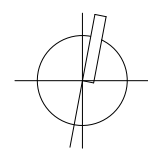
SHEET TITLE:  
**USEABLE OPEN SPACE  
GROUND FLOOR  
PLAN**

SHEET NUMBER:  
**ASP-100**





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



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

JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

**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 NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

USEABLE OPEN SPACE  
OCCUPIED DECK 4TH  
LVL

SHEET NUMBER


ASP-101



Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
4	OW4	SINGLE	0.950	LITHONIA	DSX1 LED PT-HK TFM AMOLT WBA	54	216	8960
2	OW3	SINGLE	0.950	LITHONIA	DSX1 LED PT-HK TFM AMOLT WBA	54	108	4793
6	OD1	SINGLE	0.950	LITHONIA	LON6 xxt5 LOWAR LBS	17.52	105.12	1518

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	
PROF LINE	Illuminance	Ft	0.07	0.42	0.00	N.A.	N.A.	
SITE	Illuminance	Ft	0.02	10.15	0.00	N.A.	N.A.	
DRIVE 1	Illuminance	Ft	0.82	1.7	0.3	2.73	5.67	
DRIVE 2	Illuminance	Ft	0.90	1.6	0.4	2.25	4.00	
DRIVE 3	Illuminance	Ft	0.91	1.6	0.2	4.05	6.00	
PARKING AREA 1	Illuminance	Ft	0.58	0.8	0.4	1.45	2.00	
PARKING AREA 2	Illuminance	Ft	0.20	0.3	0.1	2.00	3.00	



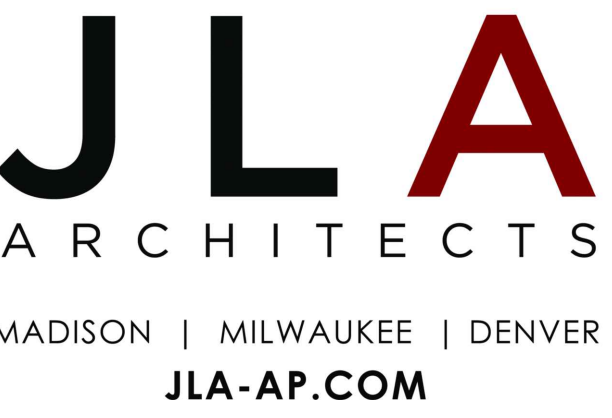
**ENTERPRISE**  
Lighting & Control

#	DATE	COMMENTS		
REVISIONS				

DRAWN BY : AD	DATE : NOV 7, 2022	SCALE : 1" = 30'- 0"
HARTMEYER REDEVELOPMENT	SENIOR SITE PLAN	MADISON, WISCONSIN



ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	285
EV READY 10% =	29
EV INSTALLED 2% =	6
ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	MINIMUM ACCESSIBLE EV INSTALLED SPACE
3-50	1



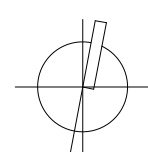
LINCOLN  
AVENUE  
CAPITAL

LAND USE APPLICATION

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.

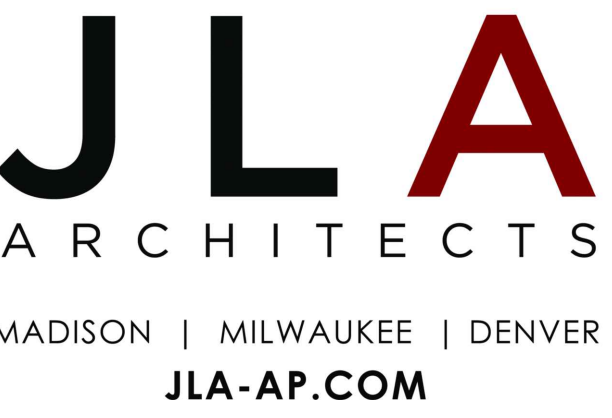
Mark	Description	Date
------	-------------	------

A102





ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	285
EV READY 10% =	29
EV INSTALLED 2% =	6
ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	MINIMUM ACCESSIBLE EV INSTALLED SPACE
3-50	1



JLA PROJECT NUMBER: W22-0128-02



## HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

## KEY PLAN

## PROGRESS DOCUMENTS

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

DATE OF ISSUANCE	NOVEMBER 7, 2022
------------------	------------------

## REVISION SCHEDULE

Mark	Description	Date
------	-------------	------

SHEET TITLE

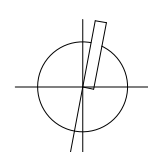
THIRD FLOOR  
PLAN

SHEET NUMBER

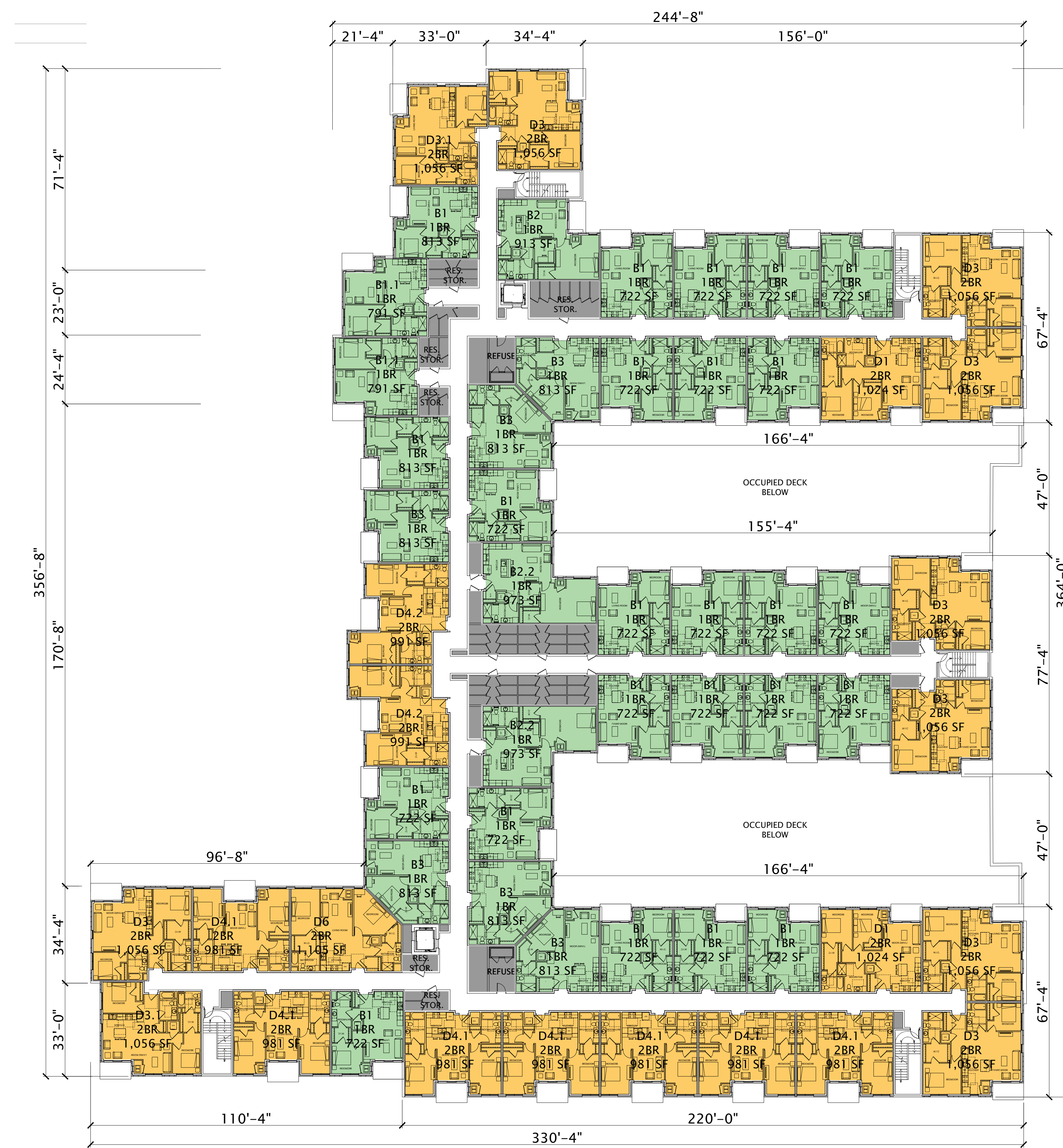
A103



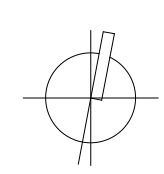
○ THIRD FLOOR PLAN  
3/64"=1' - 0"







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



JLA PROJECT NUMBER: W22-0128-02



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

LAND USE APPLICATION

KEY PLAN

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

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

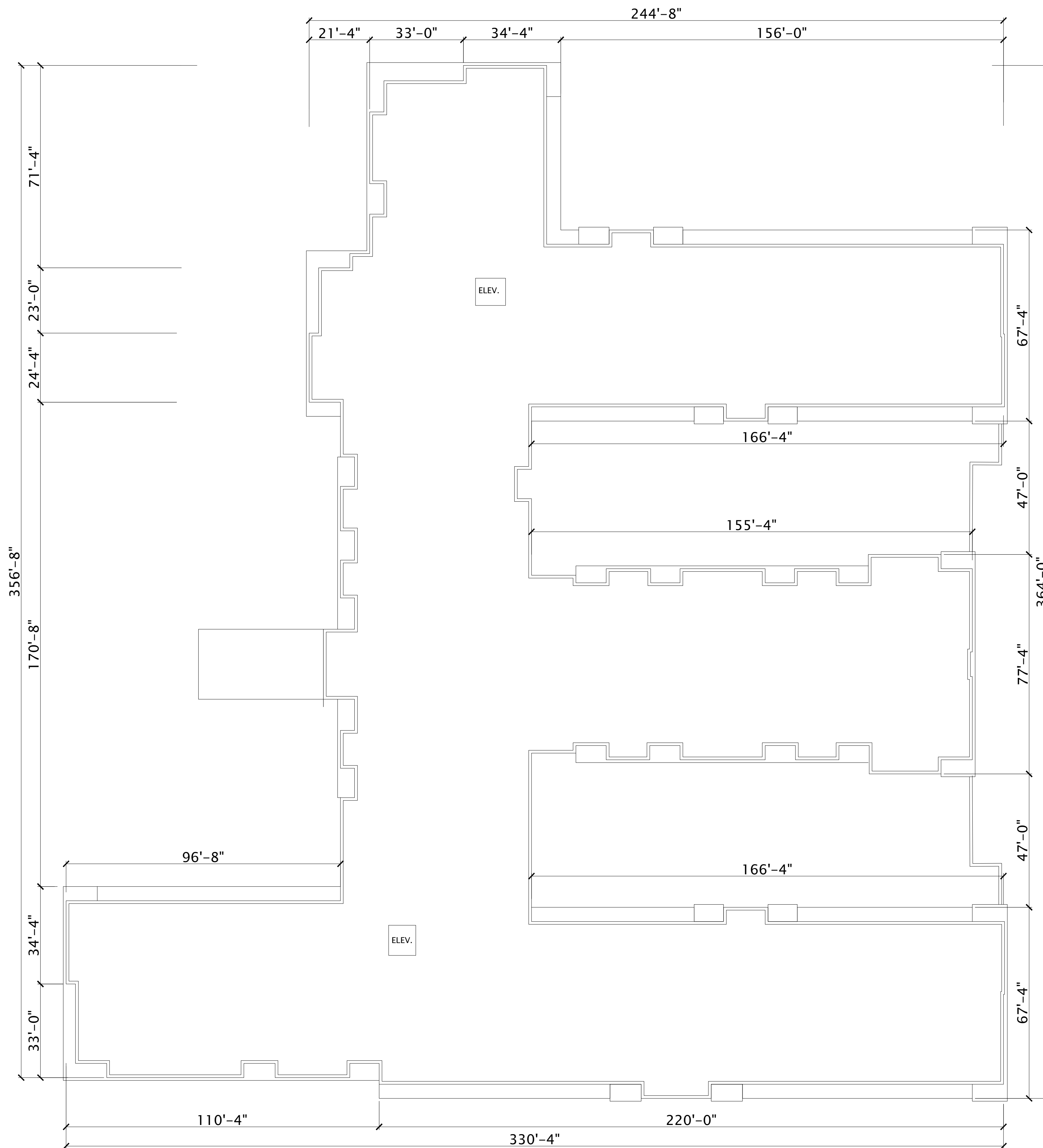
SHEET TITLE

FIFTH -SIXTH  
FLOOR PLANS

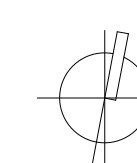
SHEET NUMBER

A105





○ **ROOF PLAN**  
 3/64" = 1' - 0"



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

JLA PROJECT NUMBER: W22-0128-02



**HARTMEYER  
 REDEVELOPMENT:  
 SENIOR HOUSING**

**2007 ROTH STREET  
 LOT 1**

LAND USE APPLICATION

**KEY PLAN**

**PROGRESS DOCUMENTS**

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

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**ROOF PLAN**

SHEET NUMBER

**A106**





MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT 1

EXTERIOR ELEVATION UPDATES

DATE OF ISSUANCE NOVEMBER 7, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD GLASS MATRIX

SHEET NUMBER

A220

28.129 BIRD-SAFE REQUIREMENTS:

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

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

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

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

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

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

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

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

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

BIRD GLASS CALCULATIONS SENIOR

9/22/2022

MARCEL UTTECH

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

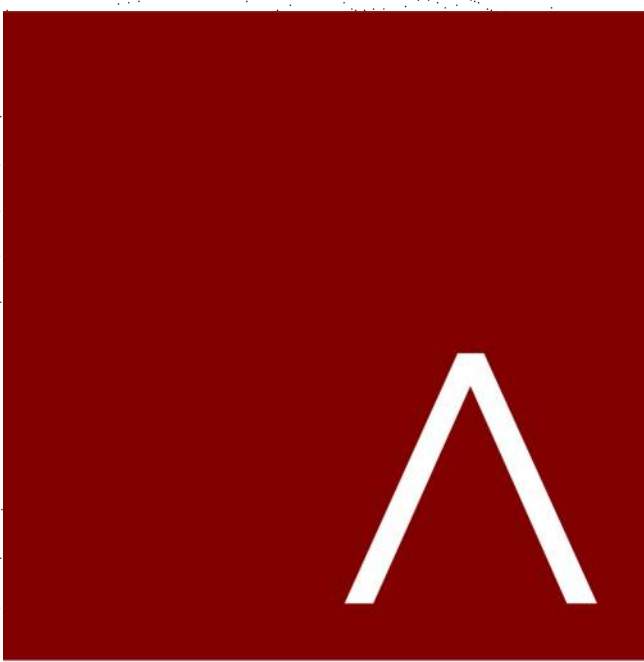
WINDOW DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION											
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S	
					GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
WINDOW A 6/0 X 6/0	5.7	5.7	4.0	32.5	2,924.1	90.0	1,494.5	46.0	2,404.3	74.0	2,339.3	72.0	682.3	21.0	552.3	17.0
WINDOW B 3/0 X 6/0	5.7	2.7	2.0	15.4	184.7	12.0	554.0	36.0	554.0	36.0	554.0	36.0	92.3	6.0	46.2	3.0
GLAZED DOUBLE SERVICE DOOR	7.3	5.3	1.0	39.1			78.1	2.0							39.1	1.0
GLAZED SINGLE SERVICE DOOR	7.0	2.3	1.0	16.3	32.6	2.0	16.3	1.0			16.3	1.0			39.1	1.0
					3,141.4 TOTAL GLZ		2,143.0 TOTAL GLZ		2,958.3 TOTAL GLZ		2,909.6 TOTAL GLZ		774.6 TOTAL GLZ		637.6 TOTAL GLZ	
					23,213.0 WALL AREA		24,483.0 WALL AREA		25,579.0 WALL AREA		23,213.0 WALL AREA		6,894.0 WALL AREA		5,717.0 WALL AREA	
					13.53% GLAZING		8.75% GLAZING		11.57% GLAZING		12.53% GLAZING		11.24% GLAZING		11.15% GLAZING	

PATIO DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION											
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S	
					GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO
P1 w/TRANSOM 9/0 X 8/0	7.5	8.7	1.0	65.0	3,510.1	54.0	1,170.0	18.0	2,405.1	37.0	3,120.1	48.0	975.0	15.0	975.0	15.0
					3,510.1 TOTAL GLZ		1,170.0 TOTAL GLZ		2,405.1 TOTAL GLZ		3,120.1 TOTAL GLZ		975.0 TOTAL GLZ		975.0 TOTAL GLZ	
					23,213.0 WALL AREA		24,483.0 WALL AREA		25,579.0 WALL AREA		23,213.0 WALL AREA		6,894.0 WALL AREA		5,717.0 WALL AREA	
					15.12% GLAZING		4.78% GLAZING		9.40% GLAZING		13.44% GLAZING		14.14% GLAZING		17.06% GLAZING	

SF DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION											
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S	
					GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF
STOREFRONT E	8.7	8.7	3.0	75.7					832.6	11.0						
STOREFRONT G: CURTAINWALL ENTRY	19.8	14.3		284.3					284.3	1.0						
					0.0 TOTAL GLZ		0.0 TOTAL GLZ		1,116.9 TOTAL GLZ		0.0 TOTAL GLZ		0.0 TOTAL GLZ		0.0 TOTAL GLZ	
					23,213.0 WALL AREA		24,483.0 WALL AREA		25,579.0 WALL AREA		23,213.0 WALL AREA		6,894.0 WALL AREA		5,717.0 WALL AREA	
					0.00% GLAZING		0.00% GLAZING		4.37% GLAZING		0.00% GLAZING		0.00% GLAZING		0.00% GLAZING	

SOUTH WALL	EAST WALL	WEST WALL	NORTH WALL	NE COURTYARD - N	NE COURTYARD - S	SE COURTYARD - N	SE COURTYARD - S
6,651.5 TOTAL GLZ	3,313.1 TOTAL GLZ	6,480.3 TOTAL GLZ	6,029.8 TOTAL GLZ	1,749.7 TOTAL GLZ	1,612.6 TOTAL GLZ	1,612.6 TOTAL GLZ	1,749.7 TOTAL GLZ
23,213.0 WALL AREA	24,483.0 WALL AREA	25,579.0 WALL AREA	23,213.0 WALL AREA	6,894.0 WALL AREA	5,717.0 WALL AREA	5,717.0 WALL AREA	6,121.0 WALL AREA
28.65% GLAZING	13.53% GLAZING	25.33% GLAZING	25.98% GLAZING	25.38% GLAZING	28.21% GLAZING	28.21% GLAZING	28.58% GLAZING





MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

HARTMEYER  
REDEVELOPMENT:  
SENIOR HOUSING

2007 ROTH STREET  
LOT A

EXTERIOR ELEVATION UPDATES

DATE OF ISSUANCE		NOVEMBER 7, 2022
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE		
EXTERIOR ELEVATIONS - BIRGLASS		
SHEET NUMBER		

A221

GLAZING KEYNOTES

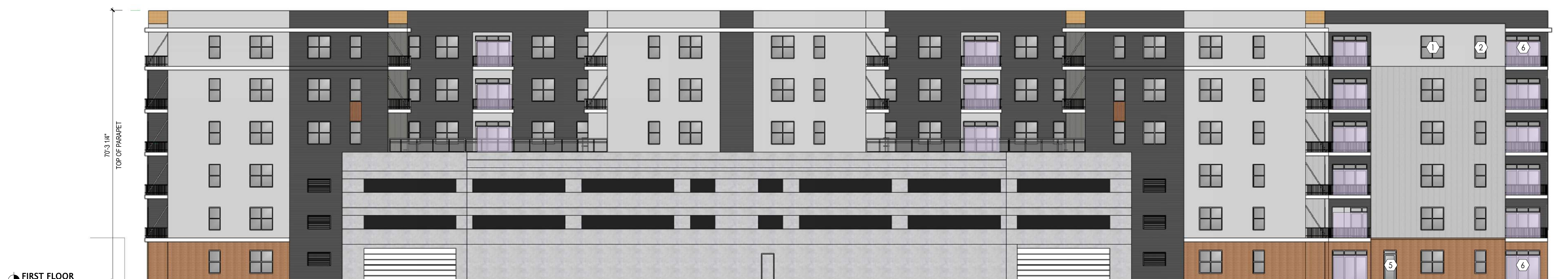
- 1 WINDOW A: 6/0 X 6/0
- 2 WINDOW B: 3/0 X 6/0
- 3 NOT USED
- 4 GLAZED DOUBLE SERVICE DOOR
- 5 GLAZED SINGLE SERVICE DOOR
- 6 P1: 9/0 X 6'-8" PATIO DOOR WITH 1'-4" TRANSOM
- 7 STOREFRONT E
- 8 NOT USED
- 9 STOREFRONT G: CURTAINWALL ENTRY



1 NORTH ELEVATION BIRD GLASS  
1/16" = 1'-0"



2 WEST ELEVATION BIRD GLASS  
1/16" = 1'-0"



3 EAST ELEVATION BIRD GLASS  
1/16" = 1'-0"



4 SOUTH ELEVATION BIRD GLASS  
1/16" = 1'-0"