

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: _____	☐ Informational Presentation
	☐ Initial Approval and/or Recommendation
	☐ Final Approval and/or Recommendation

PROJECT ADDRESS: 810 JUPITER DRIVE

ALDERMANIC DISTRICT: _____ LAUREN CNAPE

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

HERITAGE COMMONS LLC

CAPITOL ARCHITECTURE LLC

KEITH HOLMES

RICHARD HILER

608-845-8621

1205 RED TAIL DR VERONA 53593

CONTACT PERSON: KEITH HOLMES OR ARCHITECT

Address:

P O BOX 661

SUN PRAIRIE 53590

Phone:

608-834-2476

Fax:

" 834-2477

E-mail address: K.HOLMES, HCC@CHAPTER.NET

TYPE OF PROJECT:

(See Section A for:)

☒ Planned Unit Development (PUD)

☐ General Development Plan (GDP)

☒ Specific Implementation Plan (SIP)

☐ Planned Community Development (PCD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Residential Development (PRD)

☐ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

☐ School, Public Building or Space (Fee may be required)

☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

☐ Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

☐ Comprehensive Design Review* (Fee required)

☐ Street Graphics Variance* (Fee required)

☐ Other _____

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

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



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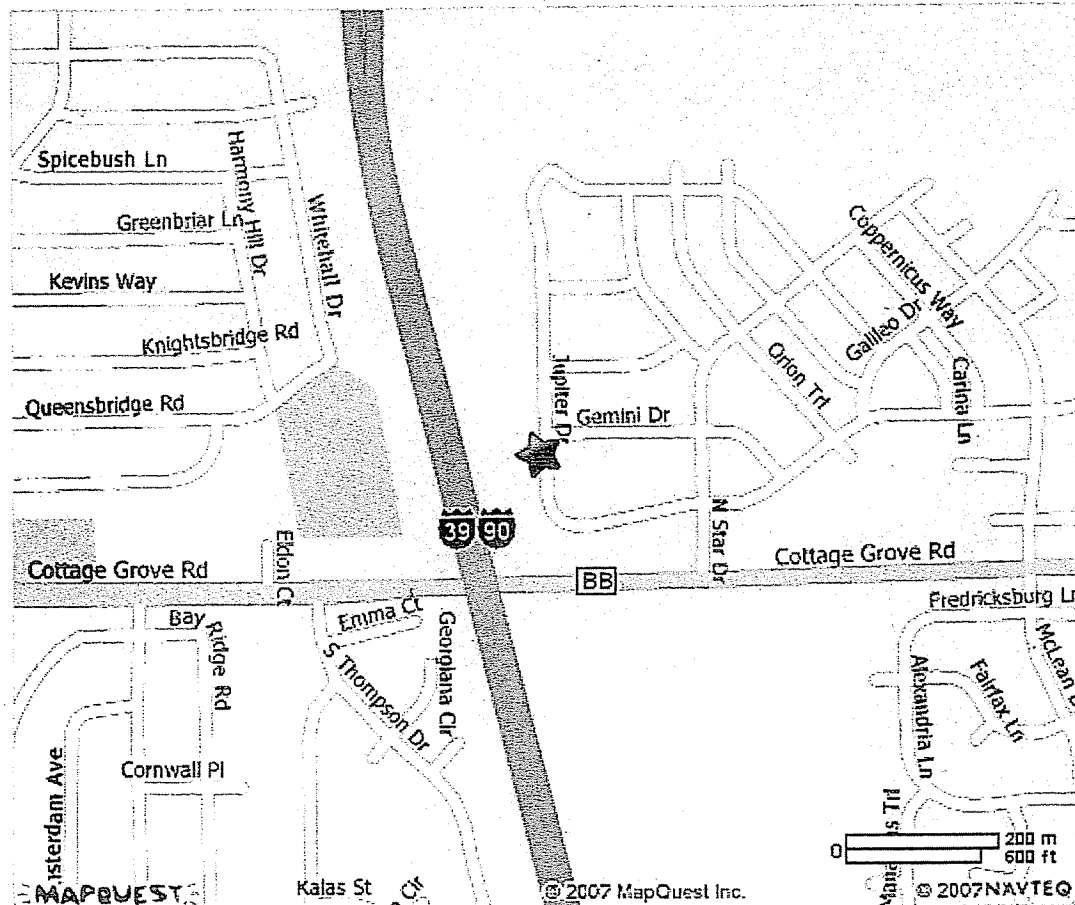
MAPQUEST

★ 810 Jupiter Dr

Madison, WI 53718-2946, US



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CAPITOL ARCHITECTURE, LLC
1205 RED TAIL DRIVE - VERONA, WI 53593

June 20, 2007

Mr. Brad Murphy
City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53710

RE: Letter of Intent
810 Jupiter Drive (Heritage Commons)
Site G2 of Grandview Commons
Amended PUD-GDP and PUD-SIP

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff, plan commission and council consideration of approval of the proposed development. We are requesting approval of an amended PUD-GDP and PUD-SIP.

Owner:

Keith Homes
Heritage Commons, LLC
Post Office Box 661
Sun Prairie, WI 53590
608-834-2476
608-834-2477 Fax

Engineer:

Site:

Dan Day
D'Onofrio-Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
608-833-7530
608-833-1089 Fax
dday@donofrio.com

Architect:

Richard B. Hiler
Capitol Architecture, LLC
1205 Red Tail Drive
Verona, WI 53593
608-845-8621
608-848-1610 Fax

Landscape:

Steve Short
Bruce Co.
2830 Parmenter Street
Middleton, WI 53562
608-836-7041
608-831-4236 Fax
mark@bruceco.com

CAPITOL ARCHITECTURE, LLC

General

The site is located within the Grandview Commons Neighborhood Center Residential PUD District. The Neighborhood Center Residential area was designed to provide a range of housing options within a pedestrian scale environment. The western end of the Neighborhood Center Residential is a transition zone from the highway frontage to the pedestrian focused streetscapes in the remainder of the development. A C.S.M. will be submitted for review and approval.

Site and Building Architecture

The General Development Plan established the form of development including the building, parking and open space locations. The SIP plans are consistent with the GDP and refine and provide additional detail to the GDP plan. Urban style apartments are planned with a strong building to streetscape relationship. The front yard setbacks meet the GDP requirements of 10 to 20 feet.

The building architecture is urban with historical references. Care was taken to meet the design guidelines of the GDP as well as those within the Architectural Guidelines. Exterior materials will be a combination of brick and horizontal cement-fiber board siding. Individual unit entries, front porches and balconies enhance the human scale of the street façade and encourage social interaction between the residents and those on the streetscape.

Parking is accommodated with a combination of underground and on-site surface parking. The surface parking is located to the side and rear of the building and is effectively screened from the street.

Site Development Statistics

Lot Area	65,012 S.F./1.5 Acres
Lot Area/D.U.	2,708 S.F./D.U.
Building Height	35'
Gross Building Area	41,981 S.F.
Usable Open Space	8,300 S.F. or 346 S.F./D.U.

Impervious Surface Ratio

Drives	9,124 S.F./14%
Walks	1,537 S.F./2.4%
<u>Building</u>	<u>9,554 S.F./14.7%</u>

Total: 20,169 S.F./31%

CAPITOL ARCHITECTURE, LLC

Dwelling Unit Mix

<u>Unit Type</u>	<u>Number of Units</u>
One Bedroom	2
One Bedroom + Loft	10
<u>Two Bedroom</u>	<u>12</u>
Total:	24

Parking Provided

Underground Stalls	24 (includes 1 handicap)
<u>Surface Stalls</u>	<u>16</u> (includes 1 handicap)
Total:	40

Parking/D.U. 1.67 stalls/D.U.

Bike Parking Provided

Underground Stalls	10
<u>Uncovered</u>	<u>14</u>
Total:	24
Bike Parking/D.U.	1.00 stalls/D.U.

Project Schedule and Management

Construction of the project should begin as soon as all approvals are in place. Landscaping will be installed when construction is completed.

The development will be professionally managed for a well-managed and maintained development including snow and trash removal, and building and grounds maintenance.

Thank you for your time in reviewing our proposal.

Sincerely,



Richard B. Hiler, Architect
Wisconsin Registration: A6510

CAPITOL ARCHITECTURE, LLC

Zoning Text

Site G2, Grandview Commons
801 Jupiter Drive (Heritage Commons)

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a 24-unit multi-family development.
- B. Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential buildings.
 - 2. Accessory uses including, but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. Lot Area:** As shown on the approved plans.
- D. Height Regulations:** As shown on the approved plans.
- E. Yard Regulations:** As shown on the approved plans.
- F. Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. Usable Open Space Requirements:** Usable open space will be provided as shown on approved plans.
- H. Parking and Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R 4 zoning district.

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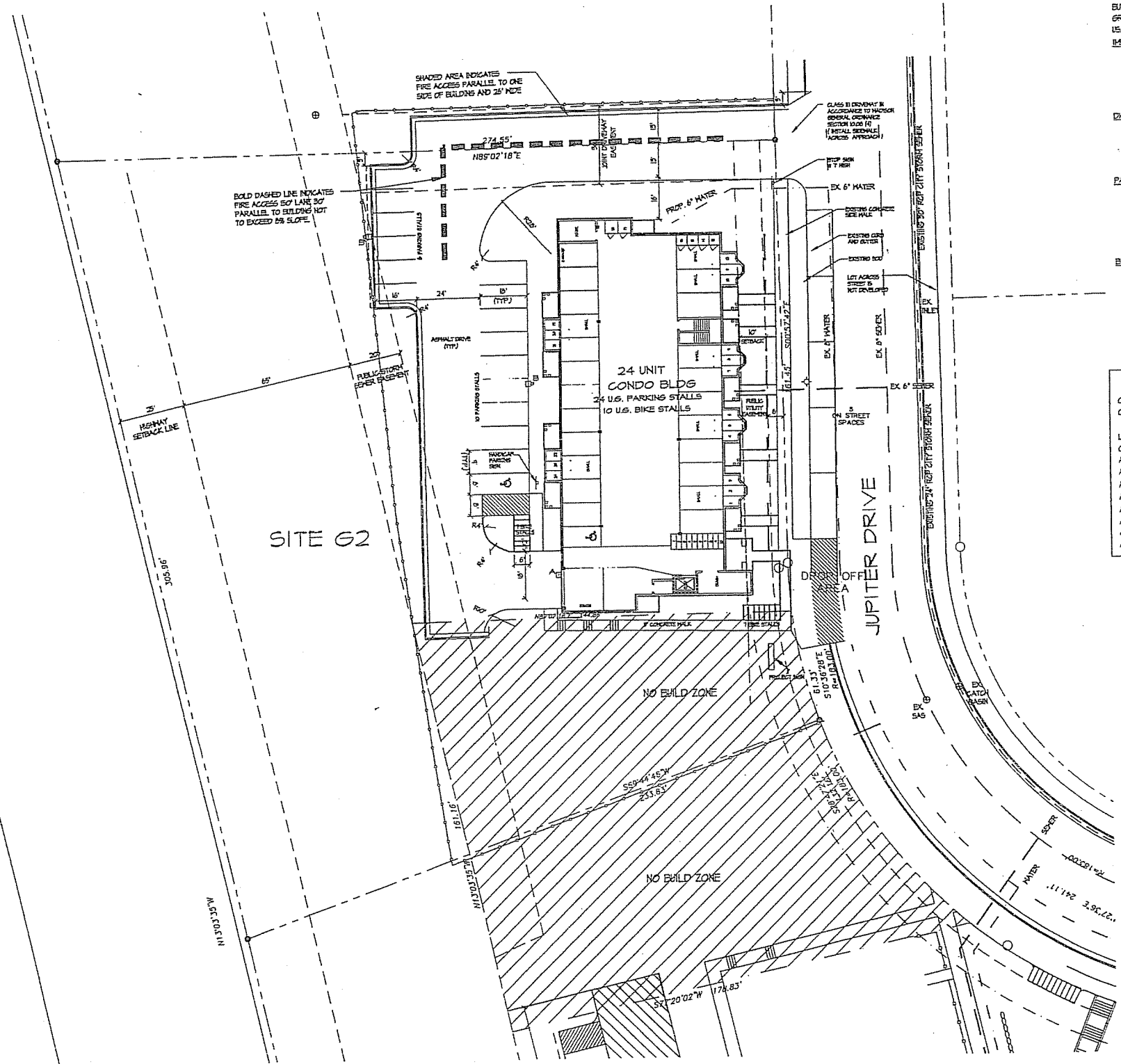
- J. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- K. Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

CAPITOL ARCHITECTURE, LLC

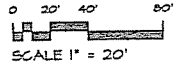
Exhibit A Legal Description

Site G2

Part of Lot 461, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, to wit: Commencing at the Northeast corner of said Lot 461; thence $S00^{\circ}57'42''E$, 15.00 feet to the point of beginning; thence continuing $S00^{\circ}57'42''E$, 161.45 feet to a point of curve; thence Southeasterly on a curve to the left which has a radius of 183.00 feet and a chord which bears $S10^{\circ}36'28''E$, 61.33 feet; thence $S69^{\circ}44'46''W$, 233.83 feet; thence $N13^{\circ}03'35''W$, 305.96 feet; thence $N89^{\circ}02'18''E$, 274.55 feet to the point of beginning. Containing 65,017 square feet (1.493 acres).



Site Plan
1" = 20'-0"



SITE DEVELOPMENT STATISTICS:

LOT AREA	65,012 SF/1.5 Acres
LOT AREA/D.U.	2,709 SF/D.U.
BUILDING HEIGHT	35'
GROSS BUILDING AREA	41,981 SF.
USABLE OFFER SPACE	5,200 SF. or 346 SF/D.U.
PERVIOUS SURFACE RATIO	
DRIVES	4,124 SF. 14%
WALKS	1,441 SF. 23%
BUILDINGS	9,584 SF. 14.7%
TOTAL	20,146 SF. 31.0%

DWELLING UNIT MIX	
ONE BEDROOM	2
ONE BEDROOM + LOFT	10
TWO BEDROOM + LOFT	12
TOTAL	24

PARKING	
UNDERGROUND	24 (INCLUDES 1 HANDICAP)
SURFACE	16 (INCLUDES 1 HANDICAP)
TOTAL PARKING	40

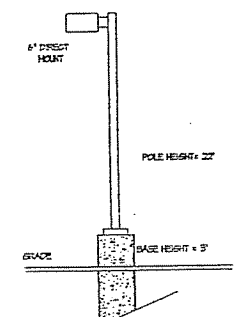
PARKING / D.U. 1.67 / D.U.

BIKE PARKING	
UNDERGROUND	10
UNCOVERED	14
TOTAL	24

BIKE PARKING / D.U. 1.00 / D.U.

SHEET INDEX

C-11	SITE PLAN
C-12	GRADING & UTILITY PLAN
	1 EROSION CONTROL
L-11	LANDSCAPE PLAN
C-13	PHOTOMETRIC LIGHTING PLAN
A-10	BASEMENT PLAN
A-11	FIRST FLOOR PLAN
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A-13	THIRD FLOOR PLAN
A-14	LOFT FLOOR PLAN
A-21	BUILDING ELEVATIONS
A-22	BUILDING ELEVATIONS
A-31	TYPICAL BUILDING SECTIONS



MOUNTING HEIGHT: 17' TO THE TOP OF THE POLE FOR THE HAZARD LIGHTS
4' TO THE BOTTOM OF THE POLE FOR THE 6'4" FIXTURES
ALL FIXTURES ARE NON-TILTING AS SHOWN AT 0 DEGREES
ALL POLES MEET EPA REQUIREMENTS FOR DOPHIN SUSTAINED MODES
ADDITIONAL EQUIPMENT:
- PMS-2000 - 22' K 4" 50L STEEL POLE

SITE LIGHTING

- A. 15W 144-RLU' PROJECTION CUTOFF SECURITY FIXTURE, LACRITH-11 6' MOUNTING HEIGHT
- B. 400W 144-RLU' 12' CUTOFF FLOODLIGHT, AC2440-M ON 22' POLE WITH 3' CONC. BASE

CONSTRUCTION: TYPE V A
OCCUPANCY: R2

ALLOWABLE AREA:

BASE: 12,000 SF/FLOOR
4 SIDES OPEN, ADD 9,000 SF.
TOTAL: 21,000 SF/FLOOR
PROPOSED: 41,981 SF/FLOOR

ALLOWABLE HEIGHT:

BASE: 3 STORIES
SPRINKLER: ADD 1 STORY
TOTAL: 4 STORIES
PROPOSED HEIGHT: 4 STORIES - INCLUDING LOFTS.
NUMBER OF DWELLING UNITS: 24 UNITS

FIRE PROTECTION:

SPRINKLER: NFPA 13R PER IBC 903.3.12
SYSTEM TO BE FULLY SUPERVISED & MONITORED
SMOKE DETECTION: IBC 907.2.10.1.2
FIRE ALARM: IBC 907.2.9
FIRE EXTINGUISHERS: IBC 906.1
FIRE DETECTION & SUPPRESSION SYSTEM DESIGNS TO BE SUBMITTED TO AND APPROVED BY MADISON FIRE DEPT.

FIRE SEPARATION REQUIREMENTS:

DWELLING UNIT SEPARATION: 1 HOUR
DWELLING UNIT TO CORRIDOR: 1 HOUR
MECHANICAL ROOM: 2 HOUR (SPRINKLERED)
PARKING GARAGE: 5 HOUR (SPRINKLERED)
BASEMENT STORAGE: 2 HOUR (SPRINKLERED)
TRASH ROOM: 2 HOUR (SPRINKLERED)

ALL PENETRATIONS THROUGH FIRE RESISTIVE RATED ASSEMBLIES & FIRE PROTECTIVE MEMBRANES SHALL BE FIRESTOPPED PER IBC 711.3. ALL FIRE PENETRATION METHODS TO BE DOCUMENTED WITH APPROPRIATE U.L. LISTING NUMBER.

PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS TO PROVIDE DESIGNS AND DRAWINGS TO MEET CODE

Parking Lot Plan Site Information Block

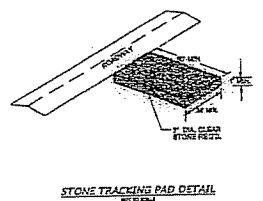
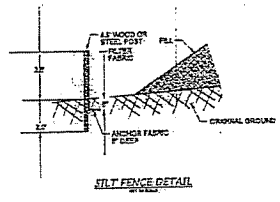
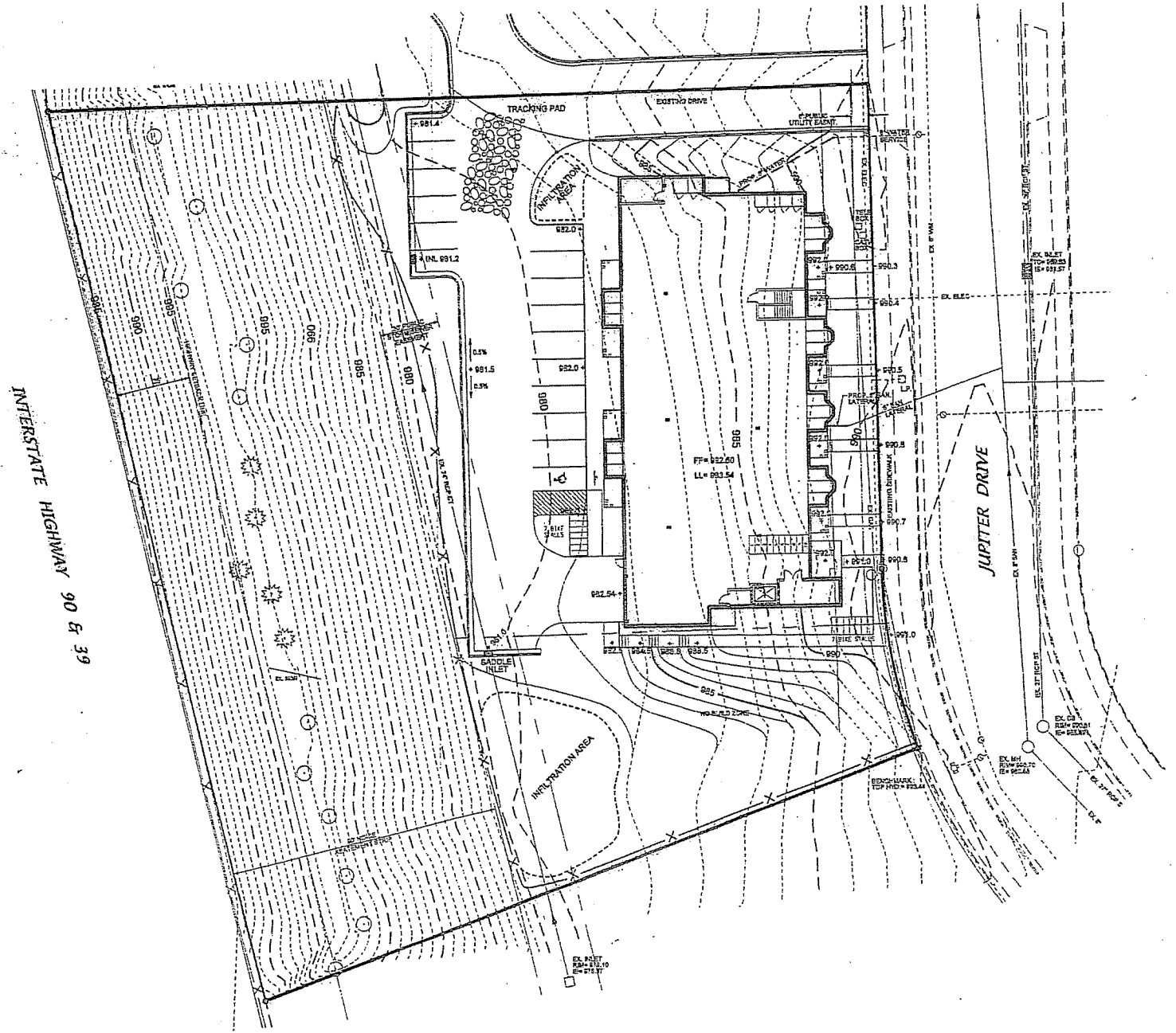
Site Address: 810 JUPITER DRIVE
Site acreage (total): 1.5
Number of building stories (above grade): 3
Building Height: 35'
Type of construction: TYPE V-B (BEN. CONST.)
Total Square Footage of building: 55,541 SF.
Use of property: R2 RESIDENTIAL
Gross square feet of office: N/A
Gross square feet of retail area: N/A
Number of employees in warehouse: N/A
Number of employees in production area: N/A
Capacity of restaurant/assembly: N/A
Number of bicycle slots shown: 24
Number of parking stalls:
Small car: 1
Large car: 36
Accessible: 2
Total: 45
Number of trees shown: SEE LANDSCAPE PLAN L-11

Notes

1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMP 1:12. RAMP OVERSLOPES MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS, AND SIDEWALKS CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS. ALL CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY OF MADISON.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH GLASS IN APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.02(4).
4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGE. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. THERE ARE NO EXISTING DRIVEWAYS. THERE WILL BE NO ABANDONED DRIVEWAYS.
6. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
7. ALL WORK WITHIN THE RIGHT OF WAY TO BE PERFORMED BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY OF MADISON. CONTRACTOR TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO COMMENCEMENT OF WORK, INCLUDING STREET CLOSURE PERMIT, SEWER CONNECTION AND CAPPING PERMITS AND STORM SEWER CONNECTION PERMIT.
8. COM 62.02(5000) - REQUIRED FIRE LANE SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONSIDERABLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.

ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.945.8621

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRIE, WI 53590
C/O KETH HOLMES 608.575.6507



SITE GRADING, UTILITY & EROSION CONTROL PLAN

1" = 20' ±

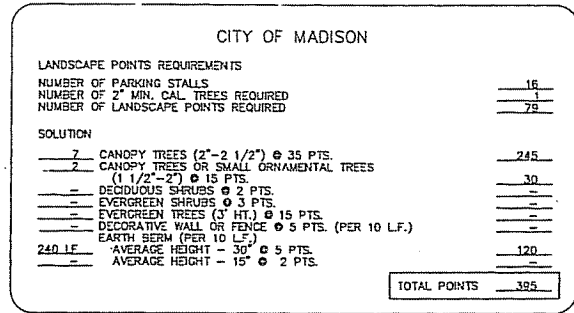


7330 Woodland Way
Madison, WI 53717
Phone: 608.253.7535
Fax: 608.253.7539
D'AMICO, KUTYK & ASSOCIATES, INC.
YOUR NATURAL RESPONSIBILITY FOR LAND DEVELOPMENT

C-1.2

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 681
SUN PRARIE, WI 53190
C/O KETH HOLMES 608.575.5507

ARCHITECT: CAPITOL ARCHITECTURE LLC
1005 ELECTRA DRIVE
VERONA, WI 53593
PHONE: 608.445.0021

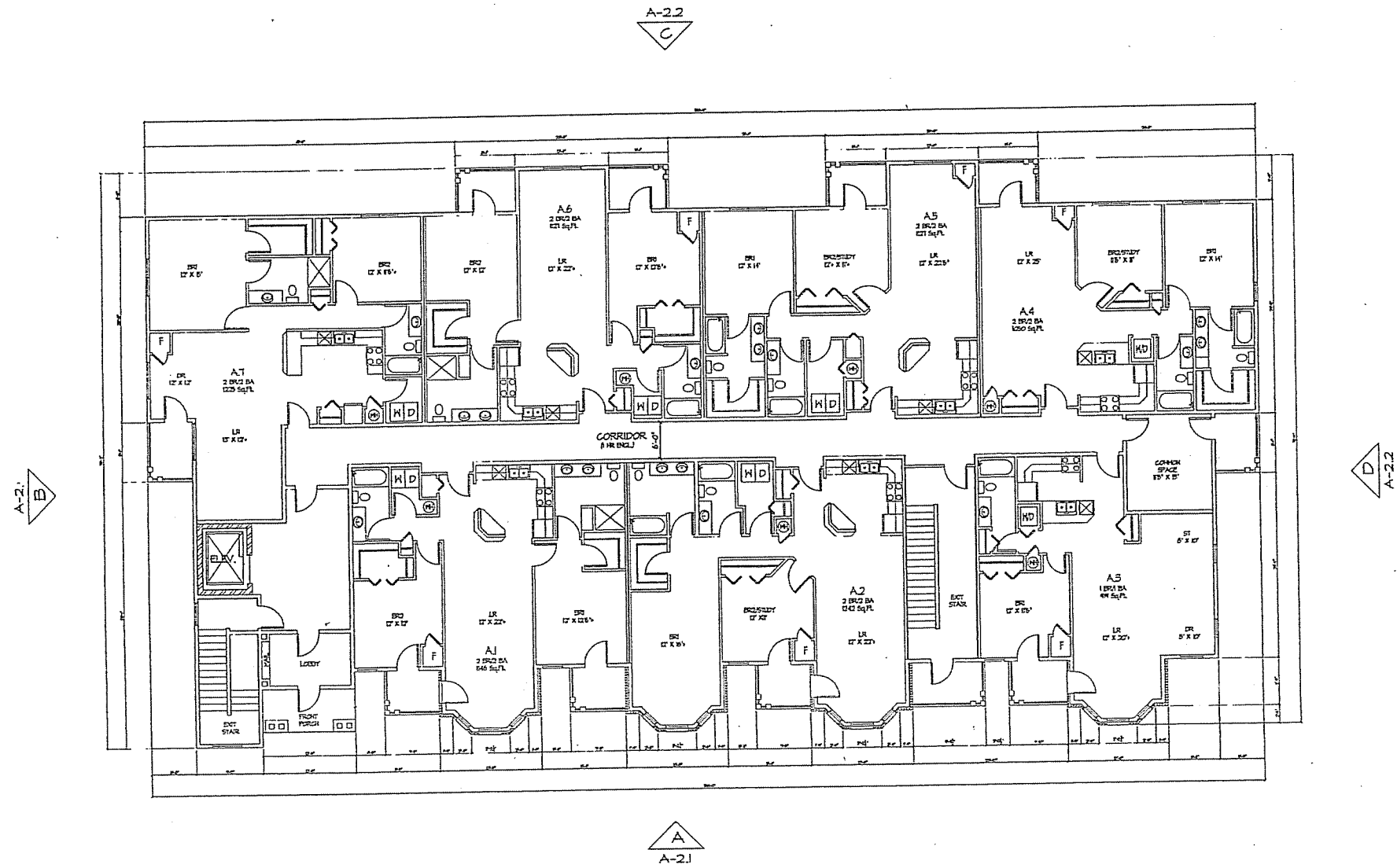


Broadleaf Deciduous		Plant Material List	
Quantity	Code	Name	Planting Size
3	ABM	Autumn Blaze Maple	2 1/2" B&B
2	PGA	Patmore Green Ash	2 1/2" B&B
2	PSG	Pink Spire Crabapple	1 3/4" B&B
4	RAL	Redmond Amer Linden	7" IS
2	SWD	Swamp White Oak	2 1/2" B&B
Conifer Evergreen			
Quantity	Code	Name	Planting Size
4	BY	Berryhill Yew	18" B&B
2	FAS	Fat Albert Blue Spruce	4" B&B
4	TA	Techny/mission Arborvitae	4" B&B
			4" B&B
Pernnial			
Quantity	Code	Name	Planting Size
12	AJS	Autumn Joy Sedum	1 GAL. CONT.
10	BES	Black-eyed Susan	1 GAL. CONT.
8	DAW	Deutschland Astilbe (white)	1 GAL. CONT.
5	FA	Fond Astilbe (red)	1 GAL. CONT.
11	HH	Haleys Hosta (blue 12-24")	1 GAL. CONT.
13	MRNS	May Night Sage	1 GAL. CONT.
15	PPCB	Palace Purple Coral Bells	1 GAL. CONT.
17	SDD	Stella De Oro Daylily (gold 18" Re)	1 GAL. CONT.
Shrub			
Quantity	Code	Name	Planting Size
9	AC	Alpine Currant	18" POT
7	AN	Anabelle Hydrangea	3 GAL. CONT.
4	BCV	Baley Compact Amer Crnby Viburnum	B&B
6	CWR	Carefree Wonder Rose	2 GAL. CONT.
3	FS	Froebel Spirea	18" POT
6	HBC	Hummingbird Calthra	2 GAL. CONT.
4	JRW	Jova Red Weigela	24" POT
4	JTL	Japanese Tree Lilac	5" B&B
1	MY	Mohican Viburnum	3" POT
2	ODV	Onondaga Sargent Viburnum	3" POT
2	PL	Polkin Lilac	24" POT
			3" POT

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ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, VA 53593
PHONE: 608.845.8621



FIRST FLOOR PLAN
1/8" = 1'-0"

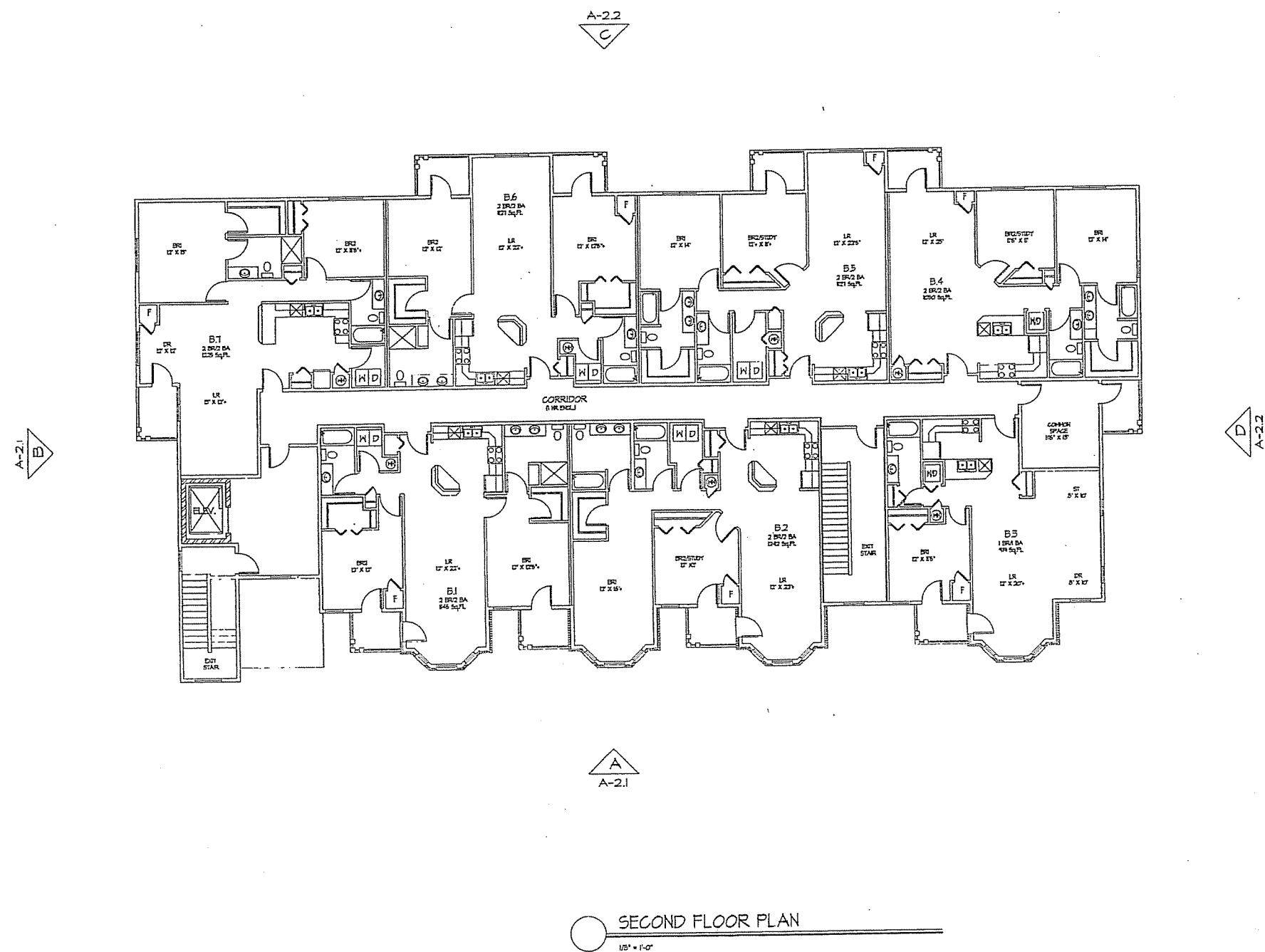
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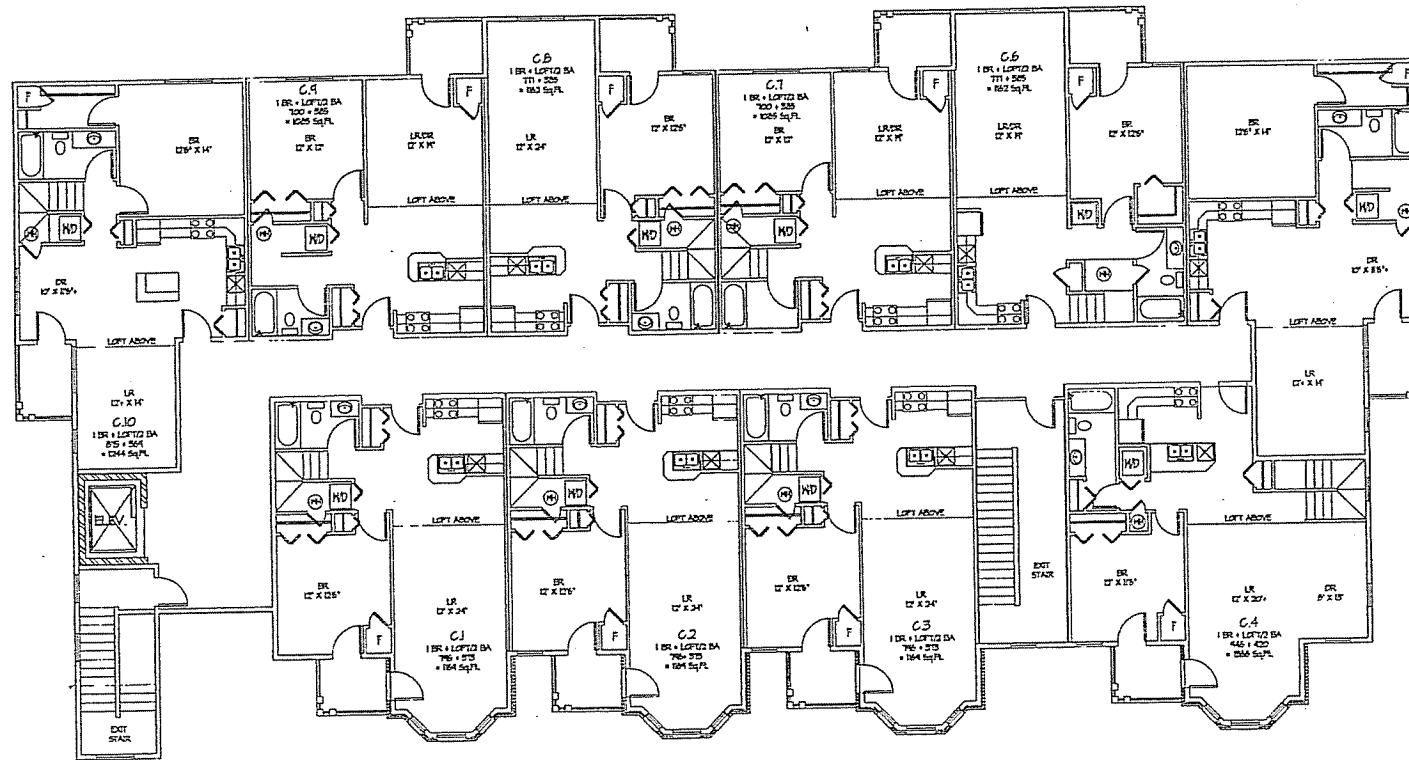
PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
DESIGNER: CAPITOL ARCHITECTURE LLC
SUN PRAIRIE, WI 53590
C/O KETH HOLMES 608.575.0507

ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.645.6621

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRIE, WI 53590
C/O KEITH HOLMES 608.575.6507

A-1.2

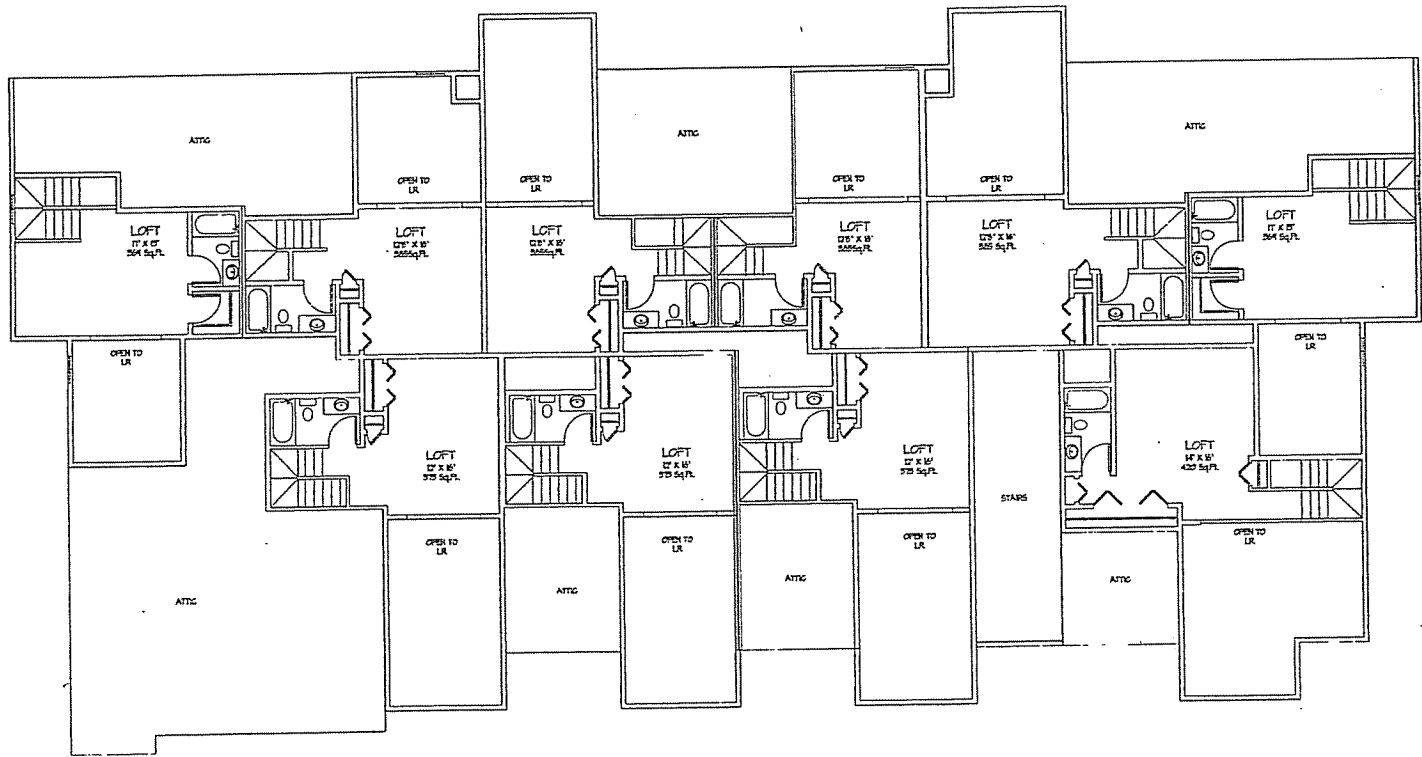




THIRD FLOOR PLAN
1/8" = 1'-0"

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRIE, WI 53180
C/O KATHY HOLMES 808.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.845.8621



LOFT PLAN
1/8" = 1'-0"

A-1.4

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS, LLC
PO BOX 661
SUN PRAIRIE, WI 53590
C/O KEITH HOLMES 808.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.845.8621



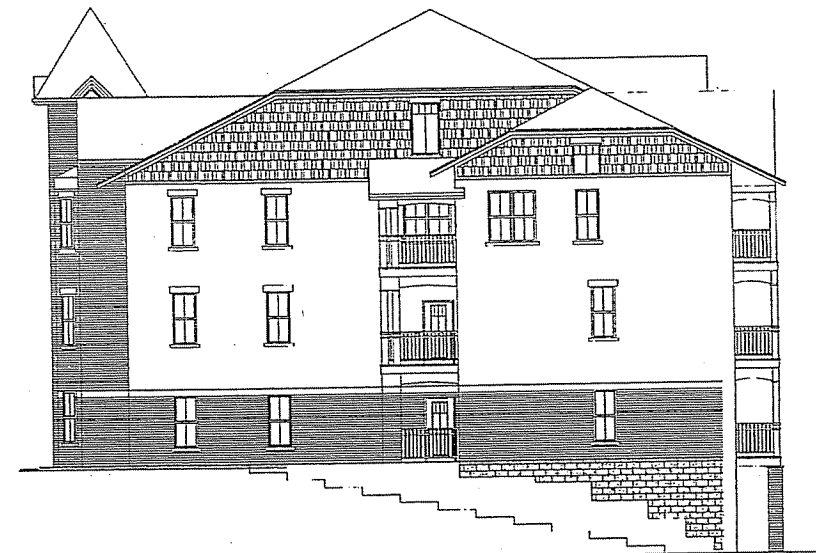
ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.945.0621

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRIE, WI 53590
C/O KEITH HOLMES 608.575.6507

A--2.1



REAR ELEVATION
A
A-2.2
12' x 10'



SIDE ELEVATION
B
A-2.2
12' x 10'

ARCHITECT: CAPITOL ARCHITECTURE LLC
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PHONE: 608.845.8621

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRIE, WI 53590
C/O KEITH HOLMES 608.575.6507

A 2.2



A
A-2.1

FRONT ELEVATION

1/8" = 1'-0"



B
A-2.1

SIDE ELEVATION

1/8" = 1'-0"

ARCHITECT: CAPITOL ARCHITECTURE LLC
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SUN PRAIRIE, WI 53590
C/O KEITH HOLMES 608.575.6507

A-2.1

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS	16
NUMBER OF 2" MIN. CAL. TREES REQUIRED	1
NUMBER OF LANDSCAPE POINTS REQUIRED	79

SOLUTION

7	CANOPY TREES (2"-2 1/2") @ 35 PTS.	245
2	CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2"-2") @ 15 PTS.	30
-	DECIDUOUS SHRUBS @ 2 PTS.	-
-	EVERGREEN SHRUBS @ 3 PTS.	-
-	EVERGREEN TREES (3" HT.) @ 15 PTS.	-
-	DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 L.F.)	-
240 LF	EARTH BERM (PER 10 L.F.)	120
-	AVERAGE HEIGHT - 30" @ 5 PTS.	-
-	AVERAGE HEIGHT - 15" @ 2 PTS.	-
TOTAL POINTS		395

Broadleaf Deciduous

Quantity	Code Name	Common Name	Planting Size
3	ABM	Autumn Blaze Maple	2 1/2" B&B
2	PGA	Patmore Green Ash	2 1/2" B&B
2	PSC	Pink Spire Crabapple	1 3/4" B&B
4	RAL	Redmond Amer Linden	7" TS
2	SWO	Swamp White Oak	2 1/2" B&B

Conifer Evergreen

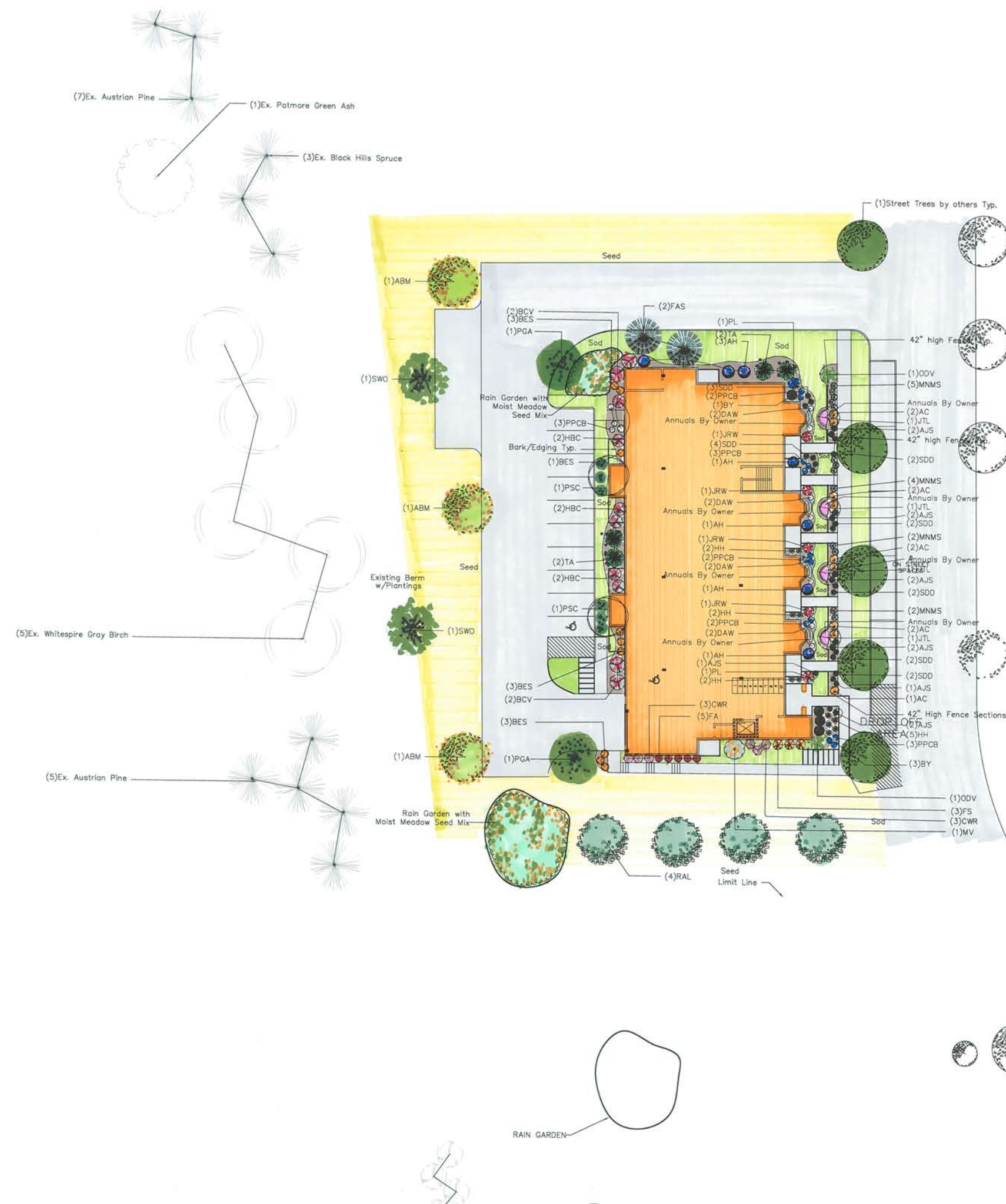
Quantity	Code Name	Common Name	Planting Size
4	BY	Berryhill Yew	18" B&B
2	FAS	Fat Albert Blue Spruce	4" B&B
4	TA	Techny/mission Arborvitae	4" B&B

Perennial

Quantity	Code Name	Common Name	Planting Size
12	AJS	Autumn Joy Sedum	1 GAL. CONT.
10	BES	Black-eyed Susan	1 GAL. CONT.
8	DAW	Deutschland Astilbe (white)	1 GAL. CONT.
5	FA	Fanal Astilbe (red)	1 GAL. CONT.
11	HH	Halcyon Hosta (blue 12-24")	1 GAL. CONT.
13	MNMS	May Night Sage	1 GAL. CONT.
15	PPCB	Palace Purple Coral Bells	1 GAL. CONT.
17	SDD	Stella De Oro Daylily (gold 18" Re)	1 GAL. CONT.

Shrub

Quantity	Code Name	Common Name	Planting Size
9	AC	Alpine Currant	18" POT
7	AH	Annabelle Hydrangea	3 GAL. CONT.
4	BCV	Bailey Compact Amer Crnby Viburnum	3" B&B
6	CWR	Carefree Wonder Rose	2 GAL. CONT.
3	FS	Fraebel Spirea	18" POT
6	HBC	Hummingbird Clethra	2 GAL. CONT.
4	JRW	Java Red Weigela	24" POT
4	JTL	Japanese Tree Lilac	6" B&B
1	MV	Mohican Viburnum	3" POT
2	ODV	Onondaga Sargent Viburnum	3" POT
2	PL	Palibin Lilac	24" POT
			3" POT



SCALE: 1"=20'-0"

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