

City of Madison Landmarks Commission

APPLICATION

City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL-100, P.O. Box 2985, Madison, WI 53701-2985



1. LOCATION

Project Address: 109 South Fair Oaks Ave Aldermanic District: 6

2. PROJECT

Project Title / Description: Garver Feed Mill

This is an application for: (check all that apply)

- ☒ Alteration / Addition to a Designated Landmark
- ☒ Land Division/Combination of Designated Landmark site
- ☐ Alteration / Addition to a building adjacent to a Designated Landmark
- ☐ Alteration / Addition to a building in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☐ Land Division/Combination in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☐ New Construction in a Local Historic District (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows
- ☐ Demolition
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Referral from Common Council, Plan Commission, or other referral
- ☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific submission requirements.)
- ☐ Other (specify):

PLANNING DIVISION USE ONLY	Legistar #

3. APPLICANT

Applicant's Name: Garver Feed Mill LLC Company:

Address: 1030 West Chicago Ave

Telephone: Chicago, IL 317-275-3123 E-mail: bryant@baumrevision.com

Property Owner (if not applicant): City of Madison Parks Division

Address: 210 Martin Luther King Jr. Blvd Suite 104

Property Owner's Signature:  Date: 6/6/2016

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.



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Letter of Intent Garver Feed Mill

This Letter of Intent addresses the redevelopment of the Garver Feed Mill building and parcel and 11.01 acres of land area around the parcel.

Since 1997, the City of Madison has owned the completely vacant 58,900 square foot Mill along with 26 acres of adjoining land. After 19 years of little maintenance or protection, significant deterioration has occurred in all systems of the building including severe distress to the structural stability and to the integrity of the masonry. The area surrounding the building, acquired for environmental corridor and parkland, has been largely inactive with the exception of some Olbrich Gardens back-of-the-house operations.

Per Madison General Ordinance 8.075, Mayor Paul Soglin and the Madison Common Council charged the Garver Surplus Criteria and Selection Committee with the creation of a Request for Proposal, as well as the review of responding proposals and selection of a development team capable of returning this unique community asset to productive use.

In its request for proposal, the City included the following criteria for responding proposals:

- Embody and interpret the goals for this RFP in a manner that captures the community's imagination and aspirations for a sustainable, innovative 21st century city.
- Minimize the amount of paved surface serving their redevelopment of the Garver building. This can include proposals that move the current access off of Fair Oaks Ave to a different location to cut down on the required amount of paved surface to reach any needed parking and delivery areas.
- Minimize all associated sidewalks, landscaping, parking and any other related outdoor structures proposed for this project.
- Minimize impacts on the North Plat and neighborhoods surrounding the Garver Feed Mill;
- Encourage alternative means of transportation while minimizing required on-site parking;
- Ensure public access to the Garver Feed Mill;
- Preservation, to the largest extent possible, of the Garver Feed Mill;
- Sound integration of environmentally responsible technology and sustainable redevelopment;
- Encourage collaborations and communications with OBG, the City and the neighborhood.
- Enhance Starkweather Creek as a recreational asset.



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As indicated in the request for proposal, to retain long-term ownership, the City will enter into 99 year ground leases for the land and sell the building to the Developer. Additional terms will be determined per the developer's agreement and ground leases.

After a four month review process including several public meetings, the committee selected the Baum Development team to carry out its proposal to restore and repurpose the Garver Feed Mill. The Baum development proposal was subsequently approved by the Plan Commission, Board of Park Commissioners, Landmarks Commission, Board of Estimates and Common Council.

ZONING

In 2015, Garver Feed Mill LLC and members of the city's Planning and Zoning divisions agreed to seek the PD-GDP and SIP approval due to the proposed changes in the State Historical Tax credit program that would have jeopardized the project. The changes did not materialize, but the review process nonetheless continued through the Plan Commission, Board of Park Commissioners, Landmarks Commission, Urban Design Commission, Common Council and by Staff. Over the past several months the team incorporated this feedback and seeks approval of a significantly more detailed and modified SIP that enhances the concept and address conditions noted in the initial PD-GDP and SIP approval.

A portion (109 South Fair Oaks) of the site is currently zoned as a Historic Landmark and a Planned Development after re-zoning approval in 2015. The other portion (115 South Fair Oaks) is currently zoned as Traditional Employment district. In order to meet the zoning requirements presented by the various elements of this development and to be consistent with the adjacent parcel, the Traditional Employment portion of the 11.01 acres site is being rezoned to be included as the Planned Development.

A Planned Development District provides flexibility in site design while supporting the innovative land use given the projects economic factors. The zoning text reads that the PD option should be reserved for "projects that create exceptional employment or economic development opportunities, or include a variety of residential, commercial, and employment uses in a functionally integrated mixed use setting", conditions that the proposed Garver Feed Mill embodies and is designed to achieve.



THE GARVER FEED MILL

The Garver Feed Mill redevelopment calls for the renovation of the 58,900 square foot building to primarily function as a food production facility. Total lot area is 11.01 acres and useable open space calculates to 5.1 acres.

The rehabilitation of the Garver Feed Mill will be completed to State and National Parks preservation standards so as to be registered as a National Historic Landmark. This includes but is not limited to extensive masonry repair or replacement in-kind, window repair and replacement in-kind, replacement of approximately 80% of the roof as originally constructed and maintaining the architectural character and identify of the building consistent with its historic use and within the buildings historic period of significance.

The building will house several established local food makers and craftspersons and make available individual and shared production, warehouse and general office spaces. The rehabilitated building will be replete with the modern specifications necessary to be a fully functional food production facility. The building's tall ceilings present an ideal space for the many producers who need the height and can use vertical stacking methods to maximize their storage capacity. The building has several dock doors providing for efficient loading for multiple users.

Secondary uses will support additional needs of tenants as well as provide visitors special opportunities to enjoy and get up close with the historic features of the building and the artisans themselves. These spaces include:

- Events venue (~3700 sq ft): An approximately 3,700 square foot atrium for community, private and tenant events during peak and off-peak production times as well as a weekly farmers market.
- Retail (~8,100 sq ft): A café, bar and small restaurant provides locals and visitors a opportunity to taste, enjoy and purchase the best of Garver and Madison made products.
- Office (~11,250 sq ft): Dedicated office space for tenant producers and other general office purposes.
- Outdoor areas - Two outdoor patios and Garver Green, a 13,100 square foot acre lawn provides visitor and public gathering areas.
- Demonstration gardens - Throughout the site, opportunities to integrate sustainable urban agriculture creates a platform for educational programming functions.



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The renovation will also entail the construction of 149 parking stalls, 76 bike stalls and five loading spaces for tenant shipping and receiving. Hours of operation for production uses and micro-lodges will be 24 hours, 7 days a week. All other site activities will operate seven days a week generally between 7am and midnight.

MICRO-LODGES

Adjacent to the Garver Feed Mill site will be up to fifty micro-lodges. Functioning as a hospitality operation, the micro-lodges include a diversity of tiny house designs and models and we expect them to be sourced from around the world. Micro-lodges are low impact, sustainable and mobile cabin like structures ranging between 100 and 750 square feet with an average size of 350 square feet. We expect each micro-lodge will be placed on a foundation and fully connected to utilities.

Transient guests would have the opportunity to stay overnight and have an authentic experience of “tiny living”. The micro-lodging will offer a unique experience, similar to a series of exhibits that change over time, creating an opportunity for visitors to see something new, and current every year.

The design intent is a prototype of different housing markets and applications that are reflected in thematic clusters. The architectural clusters will be unified by an underlying theme to demonstrate how individual, small designers can come together to create a cohesive experience in the same way Garver food producers are doing. Each cluster has been chosen as a group that may consist of one or a group of architects/builders with a similar *theme*. While each cluster may vary, a consistent theme will be high quality, innovative design that is chosen through our strict selection process.

Significant progress on micro-lodge selection has already occurred. The team will continue to work with staff to review final micro-lodge plans in the light of the Site Plan and Zoning Text, with emphasis on:

- The quality of materials, architectural form and exterior appearance
- The relationship of the each building to each other and to the larger site context, its massing and scale and its contextual relationships
- The mutual goal of the City of Madison and the Developer to foster a visionary destination that exemplifies innovation, sustainability and local development and



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contributes to the success of the rehabilitation of the Garver Feed Mill.

UNHEATED STORAGE FACILITY

An adjacent 10,560 square foot facility that will provide Olbrich Gardens, Garver tenants and Garver operations with space dedicated for storage will be constructed. The building will accommodate storage of Olbrich Gardens seasonal items when not in use as well as maintenance equipment and other miscellaneous tenant items.

To be consistent with the sites use during its “period of significance”, and confirmed by photographic evidence, an industrial type building is planned. Extensive review of historical documents shows that these types of metal sided industrial structures existed on the site as early as 1928 when Madison Silo began operations and proliferated through 1986 when Madison Farm Structures (formerly Madison Silo) closed. As a preservation goal consistent with the rehabilitation and re-use of the landmark site, a modern structure with metal siding appropriately recognizes and compliments the sites historic importance while simultaneously providing an essential functional purpose for Olbrich Gardens.

HISTORIC PROPERTIES

The Building will be restored consistent with the Standards of the National Park Service treatment of Historic Properties. The redevelopment will maintain and restore the building's historic and utilitarian structures and spaces, including the retention and repair of all primary façades and character-defining industrial interior features and finishes. The industrial aesthetic of new elements in the north courtyard and south terrace is sympathetic to the character of the historic building.

- **Masonry** - Missing or damaged masonry units will be replaced to match the existing adjacent units in color, size, and texture. The building will undergo significant masonry repointing in selected damaged areas. Historic mortar will be tested and new mortar will match the existing in color and texture.
- **Openings** - The existing historic window fenestration pattern will be retained. A majority of existing window openings that are currently infilled with brick or board will be opened up and new window sash will be installed. Steel windows, which primarily make-up the south faced will be restored. All deteriorated wood window sash will be removed from the factory building and new aluminum window sash will be installed to match the historic



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windows. Where some new openings will be created in selected locations, they will be consistent with the size and configuration of the original openings.

- Building Signage - The original ghost signage reading, “GARVER SUPPLY CO.” on the first story of the south and west elevations will be preserved. New painted signs reading, “GARVER FEED MILL” will also be added to the exterior of the building on the west elevation.
- Interior - Existing concrete floors and wood floors, exposed masonry walls, exposed steel and timber columns, and roofing structure will be repaired or replaced in-kind and left exposed. New steel framed stairs with simple steel railings and concrete filled pans will be constructed in keeping with the look of the original stairs and the overall industrial character of the building.

DEVELOPMENT TEAM

Developer:	Garver Feed Mill, LLC Chicago
Architect:	SmithGroupJJR Madison The Kubala Washatko Architects Milwaukee Design Coalition Madison
General Contractor:	Bachmann Construction Madison
Structural Engineer:	Structural Integrity Madison
Civil Engineer:	SmithGroupJJR Madison
Mechanical Engineer:	SmithGroupJJR Phoenix
Landscape Architect:	SmithGroupJJR Madison
Historic Consultant:	MacRostie Historical Advisors Chicago

GARVER | FEED MILL

Madison, Wisconsin



design coalition
Architects • Madison, WI

STRUCTURAL
integrity
INC


BACHMANN
CONSTRUCTION

SMITHGROUP JJR

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SHEET INDEX	PROJECT GENERAL NOTES
<p>G3.0 PROJECT COVER SHEET</p> <p>G1.1 GENERAL PROJECT INFORMATION</p> <p>G2.1 BUILDING CODE SUMMARY</p> <p>G2.2 FIRE AND LIFE SAFETY DRAWINGS</p> <p>G3.01 OVERALL SITE DEVELOPMENT PLAN</p> <p>V1.00 CERTIFIED SURVEY MAP OVERVIEW</p> <p>V1.01 EXISTING CONDITIONS SITE PLAN</p> <p>V1.02 EXISTING CONDITIONS SITE PLAN</p> <p>V1.03 EXISTING CONDITIONS SITE PLAN</p> <p>C0.01 FIRE ACCESS PLAN</p> <p>C1.01 SITE PREP AND EROSION CONTROL</p> <p>C1.02 SITE PREP AND EROSION CONTROL</p> <p>C1.03 SITE PREP AND EROSION CONTROL</p> <p>C2.01 LAYOUT AND MATERIALS PLAN</p> <p>C2.02 LAYOUT AND MATERIALS PLAN</p> <p>C2.03 GRADING AND DRAINAGE PLAN</p> <p>C3.01 GRADING AND DRAINAGE PLAN</p> <p>C3.02 GRADING AND DRAINAGE PLAN</p> <p>C4.01 SITE UTILITIES</p> <p>C4.02 SITE UTILITIES</p> <p>C5.01 LANDSCAPE PLAN</p> <p>C5.02 LANDSCAPE PLAN</p> <p>H1.01 ENLARGED SITE PLAN</p> <p>H1.02 ENLARGED SITE PLAN</p> <p>H2.01 ENLARGED SITE ELEMENTS</p> <p>H2.02 ENLARGED SITE ELEMENTS</p> <p>S2.1.0 LEVEL 1 & 2 STRUCTURAL PLANS - OVERALL</p> <p>A0.1 ARCHITECTURAL ABBREVIATIONS AND SYMBOLS</p> <p>A02.1 LEVEL 1 & 2 DEMOLITION FLOOR PLANS & SALVAGE INVENTORY</p> <p>A02.2 ROOF DEMOLITION PLAN</p> <p>A02.3 ANTI-FALLS</p> <p>A04.0 EXISTING EXTERIOR BUILDING ELEVATIONS - PHOTOS</p> <p>A04.01 DEMO EXTERIOR BUILDING ELEVATIONS</p> <p>ARA.01 FACADE REPAIR ELEVATIONS</p> <p>ARA.02 FACADE REPAIR SPECIFICATIONS</p> <p>ARA.03 SCHMITT TECHNICAL SERVICES REPORT</p> <p>AWA.01 EXISTING OPENING DOCUMENTATION - ELEVATIONS</p> <p>AWA.10 EXISTING OPENING DOCUMENTATION</p> <p>AWA.11 EXISTING OPENING DOCUMENTATION</p> <p>AWA.12 EXISTING OPENING DOCUMENTATION</p> <p>AWA.13 EXISTING OPENING DOCUMENTATION</p> <p>A1.1 ARCHITECTURAL SITE PLAN - OVERALL</p> <p>A1.2 PERSPECTIVES</p> <p>A2.1 PERSPECTIVE SECTIONS</p> <p>A2.10 LEVEL 1 & 2 FLOOR PLANS - OVERALL</p> <p>A2.20 MEZZANINE & ROOF PLANS</p> <p>A2.5.0 CEILING STORAGE - FLOOR PLAN & BUILDING ELEVATIONS</p> <p>A3.10 LEVEL 1 & 2 REFLECTED CEILING PLANS - OVERALL</p> <p>A3.01 OVERALL EXTERIOR BUILDING ELEVATIONS</p> <p>A4.1 BUILDING SECTIONS</p> <p>A4.2 BUILDING SECTIONS</p> <p>A4.3 BUILDING SECTIONS</p> <p>A4.4 ENLARGED EXTERIOR ELEVATIONS</p> <p>A7.1.1 FIRST LEVEL TENANT IMPROVEMENT FLOOR PLAN</p> <p>A7.2.2 SECOND LEVEL TENANT IMPROVEMENT FLOOR PLAN</p> <p>A7.3.1 FIRST LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN</p> <p>A7.3.2 SECOND LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN</p> <p>A7.3.3 ENLARGED INTERIOR ELEVATIONS</p> <p>A8.0.1 FINISH SCHEDULE</p> <p>E0.1 ELECTRICAL ABBREVIATIONS AND SYMBOLS</p> <p>E1.1 ELECTRICAL SITE PLAN</p> <p>E1.2 LIGHTING SITE PLAN</p> <p>E1.3 LIGHTING PHOTO-METRIC</p> <p>E3.1A FIRST LEVEL LIGHTING PLAN AREA A</p> <p>E3.1B FIRST LEVEL LIGHTING PLAN AREA B</p> <p>E3.2A SECOND LEVEL LIGHTING PLAN AREA A</p> <p>E3.2B SECOND LEVEL LIGHTING PLAN AREA B</p> <p>E5.0 ELECTRICAL ONE LINE DIAGRAM</p> <p>E7.1 LIGHTING FIXTURE SCHEDULE</p> <p>E7.2 LIGHTING FIXTURE SCHEDULE</p> <p>E7.3 LIGHTING FIXTURE SCHEDULE</p>	<p>THE FOLLOWING PROJECT GENERAL NOTES APPLY TO THE ENTIRE DRAWING SET AND ARE NOT SPECIFIC TO ANY ONE DISCIPLINE, UNLESS OTHERWISE NOTED.</p> <p>A. THE CONSTRUCTION DOCUMENTS (DRAWING SET AND SPECIFICATIONS) ARE COMPREHENSIVE AND ESTABLISH DETAILED MINIMUM REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.</p> <p>B. THIS DRAWING SET, WHEN COMPLETE, CONSISTS OF ALL SHEETS LISTED BY THE SHEET INDEX. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO DRAWINGS OF ANOTHER DISCIPLINE.</p> <p>PARTIAL DRAWING SETS ARE INCOMPLETE. DO NOT DISSEMINATE OR UTILIZE PARTIAL DRAWING SETS.</p> <p>C. COLUMN GRID LINES IDENTIFIED BY A LETTER DESIGNATION ARE PARALLEL, UNLESS OTHERWISE NOTED. COLUMN GRID LINES IDENTIFIED BY A NUMBER DESIGNATION ARE PARALLEL, AND ARE PERPENDICULAR TO THOSE WITH LETTER DESIGNATIONS, UNLESS OTHERWISE NOTED.</p> <p>D. DISCIPLINE GENERAL NOTES, SYMBOLS AND DEFINITIONS APPLICABLE TO EACH DISCIPLINE'S DRAWINGS MAY BE FOUND AT THE FRONT OF EACH DISCIPLINE'S PORTION OF THE DRAWING SET AND ARE LISTED AS PART OF THE ORIGINAL PROJECT SHEET INDEX.</p> <p>E. THE ARCHITECTURAL SERVICES DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES.</p> <p>F. THE DRAWINGS MAY MAKE REFERENCE TO AND/OR ILLUSTRATE ITEMS WHICH ARE NOT PART OF THE WORK OF THE CONTRACT. THESE "NOT IN CONTRACT" ITEMS ARE INDICATED BY A DASHED LINE AND ARE ILLUSTRATED FOR THE CONTRACTOR'S REFERENCE, INFORMATION AND COORDINATION ONLY.</p> <p>G. EXISTING CONDITIONS, IF SHOWN, ARE FROM AVAILABLE RECORD DRAWINGS AND OR VISUAL FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.</p> <p>H. TAKE PRECAUTIONS TO MAINTAIN AND PROTECT NEW WORK AS WELL AS EXISTING SYSTEMS AND ELEMENTS, IF ANY, WHICH ARE TO REMAIN. ANY DAMAGE TO SUCH SYSTEMS AND ELEMENTS SHALL BE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT. IF SATISFACTORY REPAIRS CANNOT BE MADE, REPLACE SYSTEMS AND ELEMENTS WITH LIKE NEW QUALITY ACCEPTABLE TO THE ARCHITECT. ALL REPAIRS AND REPLACEMENT COSTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE RESPONSIBLE PARTY.</p> <p>I. ALL PARTS OF THE WORK, INCLUDING MATERIALS, METHODS, ASSEMBLIES, ETC., MUST COMPLY WITH THE REQUIREMENTS OF THE GOVERNING CODES AND REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT, AS WELL AS THOSE GREATER REQUIREMENTS INDICATED BY THE CONTRACT DOCUMENTS. NO PART OF THE CONTRACT DOCUMENTS WILL BE CONSTRUED TO REQUIRE OR PERMIT WORK CONTRARY TO A GOVERNING CODE OR REGULATION.</p> <p>K. IDENTIFY AND NOTIFY THE ARCHITECT/ENGINEER OF CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK. ALL DEVIATIONS FROM WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE IDENTIFIED IN ADVANCE BY THE ARCHITECT/ENGINEER AND OWNER.</p> <p>L. REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT BEFORE COMMENCING CONSTRUCTION, AND ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.</p> <p>PROJECT DESCRIPTION</p> <p>THIS PLANNED DEVELOPMENT ESTABLISHES A FRAMEWORK FOR A MULTI-TENANT, MULTI-USE DEVELOPMENT ADJACENT TO NEARBY PARKLAND. THE STRATEGY INTENDED TO PROMOTE A SUSTAINABLE ENVIRONMENT THAT RESTORES THE HISTORIC GARDEN WALK BUILDING FOR FOOD PRODUCTION AND SALES, PROVIDES MODERN, HOSPITALITY VAS (ATTACHED WORKSHOP) SITUATIONS, PROVIDES INCREASED STORAGE FOR OLIVE OIL GARDENS AND GARAGE FEED MILL, AND IMPROVES THE SURROUNDING LAND AREA FOR URBAN AGRICULTURE, RECREATION AND EDUCATIONAL USES.</p>
VICINITY MAP	PROJECT TEAM
	<p>OWNER / CLIENT:</p> <p>BAUM REVISION REAL ESTATE DEVELOPMENT 1939 WEST CHICAGO AVENUE CHICAGO, ILLINOIS 60641 WEBSITE: www.baumrevision.com</p> <p>GENERAL CONTRACTOR</p> <p>BACHMANN CONSTRUCTION 1201 SOUTH STOUTINGTON ROAD WADSWORTH, WISCONSIN 53118 T: 608.212.6699 WEBSITE: www.bachmannconstruction.com</p> <p>ARCHITECT:</p> <p>SMITHGROUPJJR 435 NORTH THIRD STREET, SUITE 250 PHOENIX, ARIZONA 85004 T: 602.251.2200 F: 734.436.7233 WEBSITE: www.smithgroupjjr.com</p> <p>STRUCTURAL ENGINEER:</p> <p>STRUCTURAL INTEGRITY 7701 TERRACE AVENUE, SUITE ONE MIDDLETON, WISCONSIN 53562 T: 608.219.4444 WEBSITE: www.sil-wi.com</p> <p>MECHANICAL ENGINEER:</p> <p>SMITHGROUPJJR 435 NORTH THIRD STREET, SUITE 250 PHOENIX, ARIZONA 85004 T: 602.251.2200 F: 734.436.7233 WEBSITE: www.smithgroupjjr.com</p> <p>ELECTRICAL ENGINEER:</p> <p>SMITHGROUPJJR 435 NORTH THIRD STREET, SUITE 250 PHOENIX, ARIZONA 85004 T: 602.251.2200 F: 734.436.7233 WEBSITE: www.smithgroupjjr.com</p> <p>CIVIL ENGINEER:</p> <p>SMITHGROUPJJR 44 EAST W. FULLIN STREET, SUITE 500 WADSWORTH, WISCONSIN 53103 T: 608.251.1177 F: 734.160.8681 WEBSITE: www.smithgroupjjr.com</p> <p>LANDSCAPE ARCHITECT:</p> <p>SMITHGROUPJJR 44 EAST W. FULLIN STREET, SUITE 500 WADSWORTH, WISCONSIN 53103 T: 608.251.1177 F: 734.160.8681 WEBSITE: www.smithgroupjjr.com</p> <p>TENANT IMPROVEMENT ARCHITECT</p> <p>THE KUBALA WASHATNO ARCHITECTS 161 N171 MESQUITA AVENUE CEDARBURGH, WISCONSIN 53012 T: 262.377.6031 WEBSITE: www.thekuba.com</p> <p>CONSULTANT:</p> <p>DESIGN COALITION, INC. 2063 ATTWOOD AVENUE WADSWORTH, WISCONSIN 53104 T: 608.264.8686 WEBSITE: www.designcoalition.org</p>

GARVER | EST. 1911
Madison, Wisconsin

Owner:
GARYER FEED MILL LLC
1030 W. Chicago Avenue Ste. 20
Chicago, IL 60642



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SMITHGROUP JJR



STRUCTURAL
integrity
INC

design coalition
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[illegible]

SEALS AND SIGNATURES

NOT FOR
CONSTRUCTION



LEFT TITLE

BUILDING CODE SUMMARY

PROJECT NUMBER:

20737.000

G2.1.1

SHEET NUMBER

○ ITEM NOT SELECTED
● ITEM SELECTED

THE PURPOSE OF THE FIRE AND LIFE SAFETY DRAWING IS TO ILLUSTRATE IN SCHEMATIC FASHION, THE APPLICABLE REQUIREMENTS OF THE CODE, THE DESIGNER'S DESIGN, RESISTANCE, AND LIFE SAFETY CONCEPTS UTILIZED IN THIS PROJECT, INCLUDING, BUT NOT LIMITED TO:

- OCCUPANCY CLASSIFICATIONS
- OCCUPANCY LOAD FACTORS
- EXIT LOCATIONS, EXIT PATHS & CAPACITY
- DESIGN OF SPACE
- FIRE-RESISTANCE RATED CONSTRUCTION
- AND OTHER STRATEGIES RELATED TO THE CODE COMPLIANCE OF THIS PROJECT.

ADDITIONAL DETAILED REQUIREMENTS APPLY TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING:

ALLOWABLE AREA CALCULATIONS

FILL IN AREA EQUATIONS ON THIS SHEET FOR EQUATIONS USED				AREA EQUATIONS	
OCCUPANCY TYPE:	A-1	A-1		AREA MODIFIERS:	
TABULAR AREA PER STORY (A ₁):	2300.00 SF	2300.00 SF		B (KIDNEY 5-1)	
AREA INCREASE FACTOR (I ₁):	0.75	0.75		A = [(A ₁ + A ₂) * I ₁] + [A ₁ * I ₂]	
AREA INCREASE FACTOR (I ₂):	2	2		A ₁ = TABULAR AREA PER STORY (SQUARE FEET)	
ALLOWABLE AREA MULTIPLIER (A ₂):	3425.00 SF	3425.00 SF		I ₁ = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED	
MULTIPLY PER FOR STORES ABOVE GRADE PLANE:	3	3		I ₂ = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION	
TOTAL ALLOWABLE BUILDING AREA (A ₂ * Multiplier):	258750.00 SF	258750.00 SF		(EQUATION 5-2)	
(Allowable Height and Stories are Feet or Stories Above Grade Plane)				If = [P * (0.25 - W) / 3]	
ALLOWABLE BUILDING HEIGHT:	55 FEET	55 FEET		If = AREA INCREASE FACTOR DUE TO FRONTAGE	
ACTUAL BUILDING HEIGHT:	55 FEET	55 FEET		P = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET OPEN MINIMUM WIDTH (FT)	
ALLOWABLE NUMBER OF STORES:	4	4		W = PERCENT OF ENTIRE BUILDING COVERED BY WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET)	
ACTUAL NUMBER OF STORES:	5	5			
SEPARATED OCCUPANCY CALCULATION				Ground Level	
2300.00 SF	+	2000.00 SF	=	4300.00 SF	SEPARATED OCCUPANCY CALCULATION (PER STORY)
2000.00 SF	+	2300.00 SF	=	4300.00 SF	(PER STORY)
For mixed occupancy buildings more than one story above grade plane where construction type does not allow for unlimited area, the sum of the stories of each story such that the total for all stories does not exceed the sum of three (3). Per SIC 505.2.1					
ACTUAL AREA OF OCCUPANCY				ACTUAL AREA OF OCCUPANCY	
ALLOWABLE AREA OF OCCUPANCY				ALLOWABLE AREA OF OCCUPANCY	
VALUES USED FOR EQUATION 5-2:					
P = 1'					
P = 2'					
W = 0%					

PROJECT FIRE AND LIFE SAFETY SHEET NOTES

REQUIRED

OCCUPANTS: 161	(81 MALE 81 FEMALE)				BATHTUBS OR SHOWERS	DRAWING FOUNTAINS	OTHER
	WATER CLOSET		LAVATORIES				
OCCUPANCY: BUSINESS - B	MALE	FEMALE	MALE	FEMALE			
RATIO:	1:25 FIRST 50 1:50 REMAIN		1:40 FIRST 80 1:80 REMAIN			1:100	
REQUIRED	2.62	2.62	2.01	2.01	—	1.61	NOTE 1

PROVIDED

OVERALL BUILDING SUMMARY	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRAWING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
SUBTOTAL REQUIRED:	6.93	9.90	3.78	3.70	0	2.94	1 SERVICE SINK
TOTAL REQUIRED:	7	7	4	4	0	3	1 SERVICE SINK
WC PROVIDED:	9	7	—	—	—	—	—
LAV PROVIDED:	—	—	5	3	—	—	—
URNALS PROVIDED: (NOTE 2)	0	—	—	—	—	—	—
DF PROVIDED: (NOTE 4)	—	—	—	—	—	3	—
TOTAL PROVIDED:	9	7	5	3	0	3	1 SERVICE SINK

SINGLE OCCUPANT RESTROOMS INCLUDED IN THE ABOVE TOTALS (NOTE 3): 2

FAMILY RESTROOMS PROVIDED IN ADDITION TO ABOVE TOTALS (NOTE 4): 0

FAMILY BATHING ROOMS PROVIDED IN ADDITION TO ABOVE TOTALS (NOTE 5): 0

NOTE 1:
THE CODE REQUIRES ONLY (1) SERVICE SINK PER BUILDING IF ALL OCCUPANCIES HAVE ACCESS TO THE SERVICE SINK AT ALL TIMES.
IN HOSPITALS: (1) SERVICE SINK PER FLOOR ARE REQUIRED

NOTE 2:
IN 'A' AND 'E' OCCUPANCIES: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 5% OF THE REQ'D WC. IN ALL OTHER
OCCUPANCIES: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50% OF THE REQ'D WC.

NOTE 3:
SINGLE-OCCUPANT RESTROOM = (1) WC AND (1) LAV PROVIDED FIXTURES DISTRIBUTED AMONGST EACH SE

NOTE 4:
FAMILY OR ASSISTED-USE TOILET ROOMS = (1) WC AND (1) LAV PROVIDED.

NOTE 5:
FAMILY OR ASSISTED USE BATHING ROOMS = (1) WC AND (1) LAV PROVIDED AND (1) SHOWER OR (1) BATHTUB

NOTE 4:
WATER COOLERS OR BOTTLED WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NO
THE REQUIRED DRINKING FOUNTAINS

GENERAL ACCESSIBILITY

THE BASIC ACCESSIBILITY SHEETS IN THIS DRAWING SET (G2, SERIES) REPRESENT THE GENERAL GUIDELINES FOR ACCESSIBILITY. SPECIFIC ACCESSIBILITY REQUIREMENTS, IF DIFFERENT, ARE ILLUSTRATED IN DETAIL BY THE DRAWINGS AND SPECIFICATIONS.

DEFERRED SUBMITTALS

NOTED DEFERRED SUBMITTALS

FIRE PROTECTION DESIGN
FIRE ALARM DESIGN
BUILDING SIGNAGE (NON CODE REQUIRED)
SECURITY SYSTEM DESIGN
CCTV, PA SYSTEM
FURNITURE SYSTEMS
PRE-MANUFACTURED STAIRS
EXTERIOR CURTAIN WALL SYSTEM

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Plot Date:



BAUM REVISION
real estate development

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STRUCTURAL integrity

design coalition
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BACHMANN
CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



SHEET TITLE
FIRE AND LIFE SAFETY DRAWINGS

PROJECT NUMBER
G2.2.1
SHEET NUMBER

GRAPHIC LEGEND

FIRE-RESISTANCE-RATED WALL ASSEMBLIES
FIRE-RESISTANCE-RATING (HOURS)
0S = 12 HOUR
1 = 1 HOUR
2 = 2 HOUR
3 = 3 HOUR
4 = 4 HOUR
OPTIONAL HORIZONTAL EXIT DESIGNATION
1FSB-X
TYPE OF WALL ASSEMBLY
1FSB = FIRE & SMOKE BARRIER
1FB = FIRE BARRIER
2FB = FIRE PARTITION
3FB = FIRE WALL
4FB = SMOKE PARTITION

USE GROUP AND FUNCTION OF SPACE TAG
USE GROUP
000 SF
300 GSF
FUNCTION OF SPACE
AREA OF SPACE
SF PER OCCUPANT

EXITING SYMBOLS
EXIT TO EXTERIOR OR EXISTING CONSTRUCTION
EXIT FROM STORY OR EXISTING CONSTRUCTION
EXIT FROM A SPACE OR EXISTING CONSTRUCTION
TRAVEL DISTANCE
TRAVEL D STANCE
TRAVEL D STANCE
COMMON PATH OF EXIT TRAVEL
DEAD END

EGRESS COMPONENT CAPACITY SYMBOLS
CALCULATED EXIT WIDTH REQUIRED (N)
145
29' 32"
37'
MIN. WIDTH OF MEANS OF EGRESS COMPONENT (N)
EXIT WIDTH PROVIDED (N)
STAIR #1
145
43' 5"
48'

ASSEMBLY OCCUPANCY SYMBOLS
Calculating...
FIXED OCCUPANT LOAD
REPRESENTS POSTED OCCUPANCY SIGN REQUIRED

FIRE PROTECTION SYMBOLS
FEC = FIRE EXTINGUISHER CABINET
FE = FIRE EXTINGUISHER
FAS = FIRE ALARM STATION
FDC = FIRE DEPARTMENT CONNECTION
FHV = FIRE HOSE VALVE CABINET
FSP = FIRE STANDBY PIPE
FDCS = FIRE DEPT. COMMUNICATION SYSTEM
FAMC = FIRE ALARM ANNUNCIATOR CONTROL PANEL
FMS = FIREMAN'S KEYSAFE (KNOX BOX)

GENERAL SHEET NOTES

- REFER TO SHEET G2.1.1 FOR BUILDING CODE SUMMARY.
- AN AREA OF REFUGE IS NOT REQUIRED PER IBC 1007.3 EXCEPTIONS 1 AND 3.
- A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT ELEVATOR LANDINGS ABOVE THE GROUND LEVEL PER IBC 1007.8.
- VENTING OF ELEVATOR HOISTWAYS IS NOT REQUIRED PER IBC 3004.1.
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE PER IBC 1004.3.
- OCCUPANCY CLASSIFICATION AS NOTED ON LIFE SAFETY PLAN IS FOR REFERENCE ONLY. FUTURE TENANT(S) OCCUPANCY SHALL DETERMINE OCCUPANCY SEPARATION AND OCCUPANT LOAD.
- FUTURE BREWERY AND DISTILLERY TENANTS TO PROVIDE RATED PARTITIONS AS NEEDED FOR OCCUPANCY SEPARATION.
- ANY MOISTURE CONTROL COMPONENTS TO BE PROVIDED BY FUTURE TENANTS AS NEEDED.
- OWNER SHALL PROVIDE BOTH THE BUILDING AND FIRE DEPARTMENTS WITH A LEASE PLAN SHOWING THE LOCATION OF EACH OCCUPANCY AND ITS EXITS AFTER THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. NO MODIFICATIONS OR CHANGES IN OCCUPANCY OR USE SHALL BE MADE FROM THAT SHOWN ON THE LEASE PLAN WITHOUT PRIOR APPROVAL OF THE BUILDING OFFICIAL.

OCCUPANT LOAD

OCCUPANCY CLASSIFICATION	OCCUPANT LOAD
Not Posted	
A-2 Occupancy	100
F-1 Occupancy	37
LEVEL 1	137
A-2 Occupancy	377
B Occupancy	25
M Occupancy	337
S-2 Occupancy	48
LEVEL 2	809
B Occupancy	102
M Occupancy	20
	121
Total Occupant Load =	1,067

EGRESS TRAVEL SUMMARY

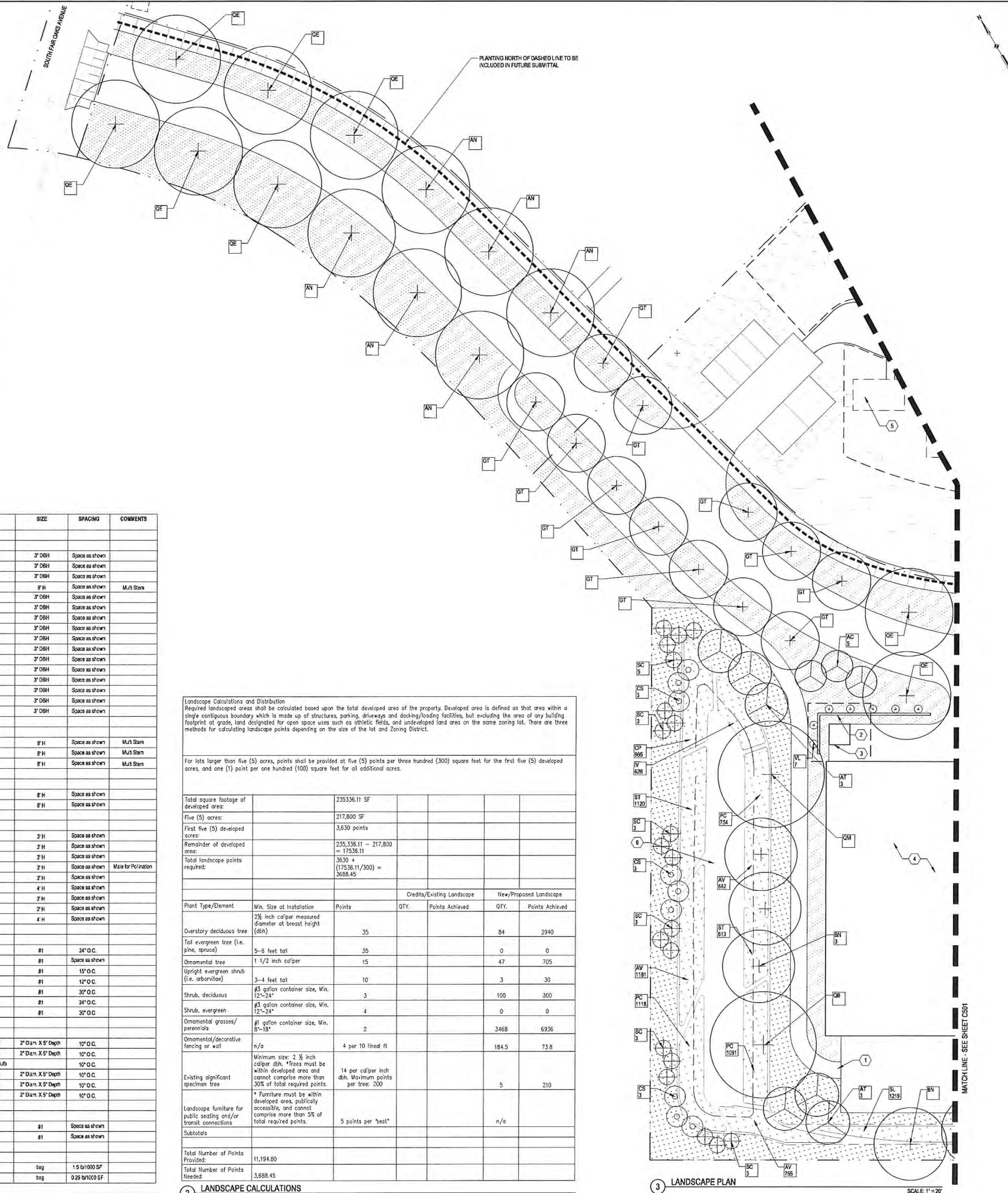
EXIT ROUTE	TRAVEL DISTANCE
1A	95' - 11"
1B	105' - 2"
2A	139' - 2"
2C	164' - 10"
2E	112' - 8"

FUNCTION OF SPACE LEGEND

- Accessory Storage areas, Mechanical Equipment room
- Assembly - Unconcentrated (tables and chairs)
- Business Areas
- Industrial Areas
- Mercantile - Basement and Grade Floor areas

1 LEVEL 1 - LIFE & FIRE SAFETY PLAN
SCALE: 1/8" = 1'-0"

2 LEVEL 2 - LIFE & FIRE SAFETY PLAN
SCALE: 1/8" = 1'-0"



LABE L	SCIENTIFIC NAME	COMMON NAME	QUANTIT Y	COND.	SIZE	SPACING	COMMENTS
	CANOPY TREES						
AG	Asclepias tuberosa	Ohio Buckeye	3	BAB	3" DBH	Space as shown	
AO	Acer nigrum	Black Maple	6	BAB	3" DBH	Space as shown	
AS	Acer saccharum	Sugar Maple	10	BAB	3" DBH	Space as shown	
BN	Betula nigra 'Heritage'	River Birch	6	BAB	8" H	Space as shown	Mult Stem
CO	Cornus alternifolia	Hudobany	4	BAB	3" DBH	Space as shown	
CY	Carya ovata	Shagbark Hickory	1	BAB	3" DBH	Space as shown	
FG	Fagus grandifolia	American Beech	1	BAB	3" DBH	Space as shown	
GB	Ginkgo biloba 'Fastigiate'	Faustigite Ginkgo	2	BAB	3" DBH	Space as shown	
GD	Gymnocladus dioica	Kentucky Coffee-tree	7	BAB	3" DBH	Space as shown	
GT	Gleditsia macrocarpa var. 'hormis'	Thomasia Honeylocust	12	BAB	3" DBH	Space as shown	
NS	Nyssa sylvatica	Black Gum	5	BAB	3" DBH	Space as shown	
OY	Osagea virginiana	Eastern Hophornbeam	8	BAB	3" DBH	Space as shown	
QV	Quercus laevis	Savannah White Oak	3	BAB	3" DBH	Space as shown	
QE	Quercus ellipsoidalis	Northern Pin Oak	8	BAB	3" DBH	Space as shown	
QM	Quercus macrocarpa	Burr Oak	2	BAB	3" DBH	Space as shown	
TA	Tilia americana	Basswood	6	BAB	3" DBH	Space as shown	
	ORNAMENTAL TREES						
AC	Amelanchier canadensis	Shadblow Serviceberry	21	BAB	8" H	Space as shown	Mult Stem
AT	Adonia virens	Pawpaw	14	BAB	8" H	Space as shown	Mult Stem
RT	Rhus typhina 'Lodwickii'	Looseleaf Staghorn Sumac	12	BAB	8" H	Space as shown	Mult Stem
	EVERGREEN TREES						
JV	Juniperus horizontalis	Eastern Red Cedar	7	BAB	8" H	Space as shown	
TD	Taxodium distichum 'Shenandoah'	Bald Cypress	3	BAB	8" H	Space as shown	
	SHRUBS						
CE	Ceanothus americanus	New Jersey Tea	8	#5	3" H	Space as shown	
CR	Cornus amomum	Silky Dogwood	2	#5	3" H	Space as shown	
CS	Cornus sericea	Radiata Dogwood	18	#5	3" H	Space as shown	
ILG	Ilex verticillata 'Southern Gentleman'	Winterberry (Male)	5	#5	3" H	Space as shown	Male for Pollination
IS	Ilex verticillata 'Sparkberry'	Winterberry (Female)	5	#5	3" H	Space as shown	
PT	Prunus tomentosa	Downy Cherry	14	BAB	4" H	Space as shown	
RA	Ribes alpinum 'green mound'	Alpine Currant	8	#5	3" H	Space as shown	
SC	Sambucus racemosa	American Elderberry	37	#5	3" H	Space as shown	
VO	Viburnum opulus var. americanum	Cowboybush Viburnum	6	BAB	4" H	Space as shown	
	PERENNIALS & ORNAMENTAL GRASSES						
BB	Baptisia bracteata	Ornamental False Indigo	157	cont.	#1	24" O.C.	
CA	Callirhoe coccinea x sylvatica 'Karl Foerster'	Feather Reed Grass	55	cont.	#1	Space as shown	
EP	Echinacea purpurea 'Sundown'	Coneflower	14	cont.	#1	15" O.C.	
LS	Liatris spicata	Blasting Star	14	cont.	#1	12" O.C.	
PV	Panicum virgatum 'Chapman's Sky'	Chapman's Sky Switch Grass	1292	cont.	#1	30" O.C.	
SH	Sporobolus heterostachys 'Tara'	Tara Prairie Dropseed	1835	cont.	#1	24" O.C.	
SS	Schizanthus luteus 'var. alpinum'	Little Bells	302	cont.	#1	30" O.C.	
	DETENTION POND PLUGS						
AV	Acorus calamus 'Variegatus'	Sweet Flag	3,481	Round Tapered Plug	2" Dia. X 5" Depth	10" O.C.	
CP	Cyperus pectinatus	Marsh Marigold	2,722	Round Tapered Plug	2" Dia. X 5" Depth	10" O.C.	
IV	Iris versicolor	Blue Flag Iris	2,345	Large Sprayed Select Bulb		10" O.C.	
PC	Portulaca oleracea	Pickweed Weed	4,311	Round Tapered Plug	2" Dia. X 5" Depth	10" O.C.	
SL	Sagittaria latifolia	Arrowhead	1,525	Round Tapered Plug	2" Dia. X 5" Depth	10" O.C.	
ST	Sororipsectus tabernaemontani	Schizanthus Bulb	3,150	Round Tapered Plug	2" Dia. X 5" Depth	10" O.C.	
	VINES						
BC	Bignonia capreolata	Cross Vine	9	cont.	#1	Space as shown	
VL	Vitis labrusca 'King of the Hill'	American Grape	7	cont.	#1	Space as shown	
	GRASS SEED						
	Turf Grass Blend		75.2	b	bag	1.5 b/1000 SF	
	Detention Basin Seed Mix		5	b	bag	0.25 b/1000 SF	

Landscape Calculations and Distribution						
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, lot split, and designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscaped areas based upon the size of the lot and Zoning District.						
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:		235,336.11 SF				
Five (5) acres:		217,800 SF				
First five (5) developed acres:		3,630 points				
Remainder of developed area:		235,336.11 – 217,800 = 17,536.11				
Total landscape points required:		3630 + (17,536.11/300) = 3688.45				
			Credits/Existing Landscape		New/Proposed Landscape	
Plant Type/Element	Min. Size at Installation	Points	QTY.	Points Achieved	QTY.	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			84	2940
Tall evergreen tree (i.e. pine, spruce)	5-8 feet tall	35			0	0
Ornamental tree	1 1/2 inch caliper	15			47	705
Upright evergreen shrub (i.e. arborescens)	3-4 feet tall	10			3	30
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			100	300
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			0	0
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			3468	6936
Ornamental/decorative fencing or wall	n/a	4 per 10 linear ft			184.5	73.8
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.					
					14 per caliper inch dbh. Maximum points per tree: 200	5 210
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"			n/a	
Subtotals						
Total Number of Points Provided:	11,194.80					
Total Number of Points Needed:	3,688.45					

SHEET NOTES

A. THIS SECTION IS FOR GENERAL SHEET NOTES TO BE ADDED

B. LENGTHEN THE HEIGHT OF THIS SECTION AS NEEDED TO FIT NOTES

C. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

LEGEND

EXISTING TREE

DECIDUOUS SHADE TREE

CONIFEROUS EVERGREEN TREE

ORNAMENTAL TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

LAWN SEED MIX

DETENTION POND SEED MIX

DETENTION POND PERENNIAL PLUGS

PERENNIAL / GROUNDCOVER PLANT BED

INDIVIDUAL GRASS / PERENNIAL

KEYED NOTES

COMPACTED AGGREGATE MAINTENANCE PATH

MASONRY SCREEN WALL

COOLING TOWER

UNHEATED STORAGE BUILDING

FUTURE MICRO LODGE LOCATIONS

STORMWATER MANAGEVENT AREA

[illegible]

