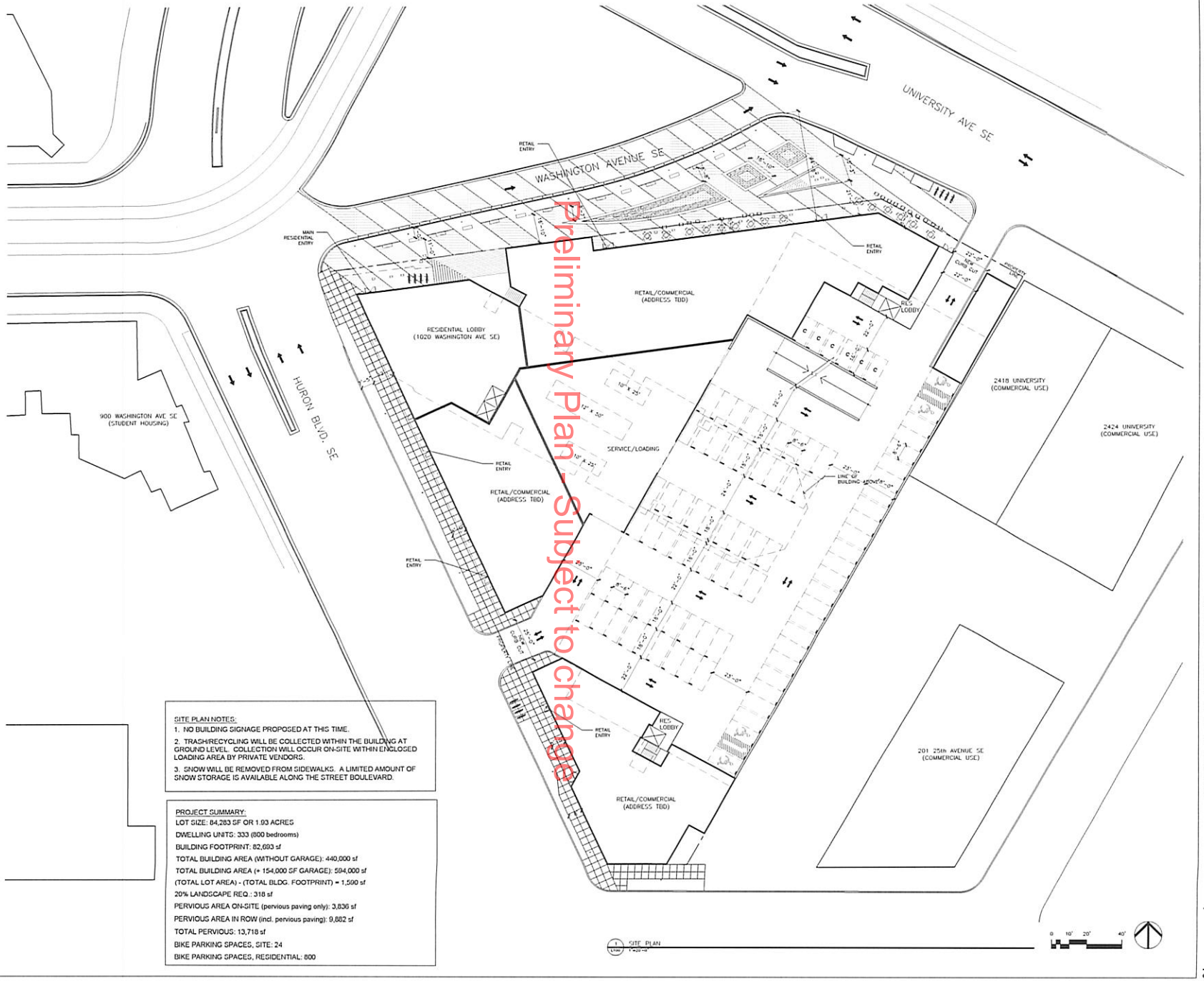

Preliminary Plan - Subject to change

SITE PLAN NOTES:

1. NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
2. TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREA BY PRIVATE VENDORS.
3. SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARD.

PROJECT SUMMARY:

LOT SIZE: 84,283 SF OR 1.93 ACRES
DWELLING UNITS: 333 (800 bedrooms)
BUILDING FOOTPRINT: 82,693 sf
TOTAL BUILDING AREA (WITHOUT GARAGE): 440,000 sf
TOTAL BUILDING AREA (+ 154,000 SF GARAGE): 594,000 sf
(TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = 1,590 sf
20% LANDSCAPE REQ.: 318 sf
PERVIOUS AREA ON-SITE (pervious paving only): 3,836 sf
PERVIOUS AREA IN ROW (incl. pervious paving): 9,882 sf
TOTAL PERVIOUS: 13,718 sf
BIKE PARKING SPACES, SITE: 24
BIKE PARKING SPACES, RESIDENTIAL: 800

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SITE PLAN

L100

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PROPOSED PLANT SCHEDULE

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	COMMENTS
TREES						
9	A	AUTUMN RADIANCE MAPLE	Acer rubrum 'Autumn Radiance'	3.5" CAL	B&B	PLANT PER PLAN
3	B	BLUE BEECH CLUMP	Carpinus caroliniana	6'	B&B	CLUMP FORM SPECIMEN
11	C	HARVEST GOLD LINDEN	Tilia mongolica 'Harvest Gold'	3.5" CAL	B&B	PLANT PER PLAN
SHRUBS						
54	D	SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem'	#5	CONT	PLANT PER PLAN
46	E	COOL SPLASH BUSH HONEYSUCKLE	Diervilla sessilifolia 'LPDC Podaras'	#2	CONT	PLANT PER PLAN
PERENNIALS						
98	G	BIG SKY HARVEST MOON CONEFLOWER	Echinacea x 'Matthew Saul'	#1	CONT	PLANT PER PLAN
98	H	BIG SKY SUNRISE CONEFLOWER	Echinacea x 'Sunrise'	#1	CONT	PLANT PER PLAN
149	I	BIG SKY SUNDOWN CONEFLOWER	Echinacea x 'Evan Saul'	#1	CONT	PLANT PER PLAN
149	J	BIG SKY TWILIGHT CONEFLOWER	Echinacea x 'Twilight'	#1	CONT	PLANT PER PLAN
410	K	RED NANCY LAMIUM	Lamium maculatum 'Red Nancy'	6 pak	CONT	PLANT PER PLAN

KEY NOTES

1. BOLLARD, TYP.
2. PEDESTRIAN SCALE STREET LIGHT, TYP.
3. BENCH, TYP.
4. SCULPTURAL LIGHT COLUMN, TYP.
5. COLORED CONCRETE BANDING, TYP.
6. INTEGRATED BENCH, TYP.
7. AT-GRADE SPLASH PAD WATER FEATURE.
8. FLUSH CURB, TYP.

GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLANS AT KIT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER SITE ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY EXISTING REPAIR ELEMENTS PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCAL TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEPRESSIONS IN THE PLANT MATERIAL SELECTIONS AND NOTIFY SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR VIGOR/HABIT. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SODDED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 FOR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- PROPAGATED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO SYMPODIAL BRANCHING BELOW THE MAIN BRANCHING LOWER THAN 6 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BE UNBRANCHED INCLUDING THAT ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIAL UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR(S) FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 10" DEPTH OF PLANTING SOIL, CONSISTING OF AT LEAST 4/5 PARTS TOPSOIL, 4/5 PARTS SCREENED COMPOST OR MANURE AND 1/5 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITHIN WEED BARRIER.
- SHRUB BEDS (MASSING) TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN MULCH, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD (UNLESS OTHERWISE NOTED).
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SURVEY NOTES

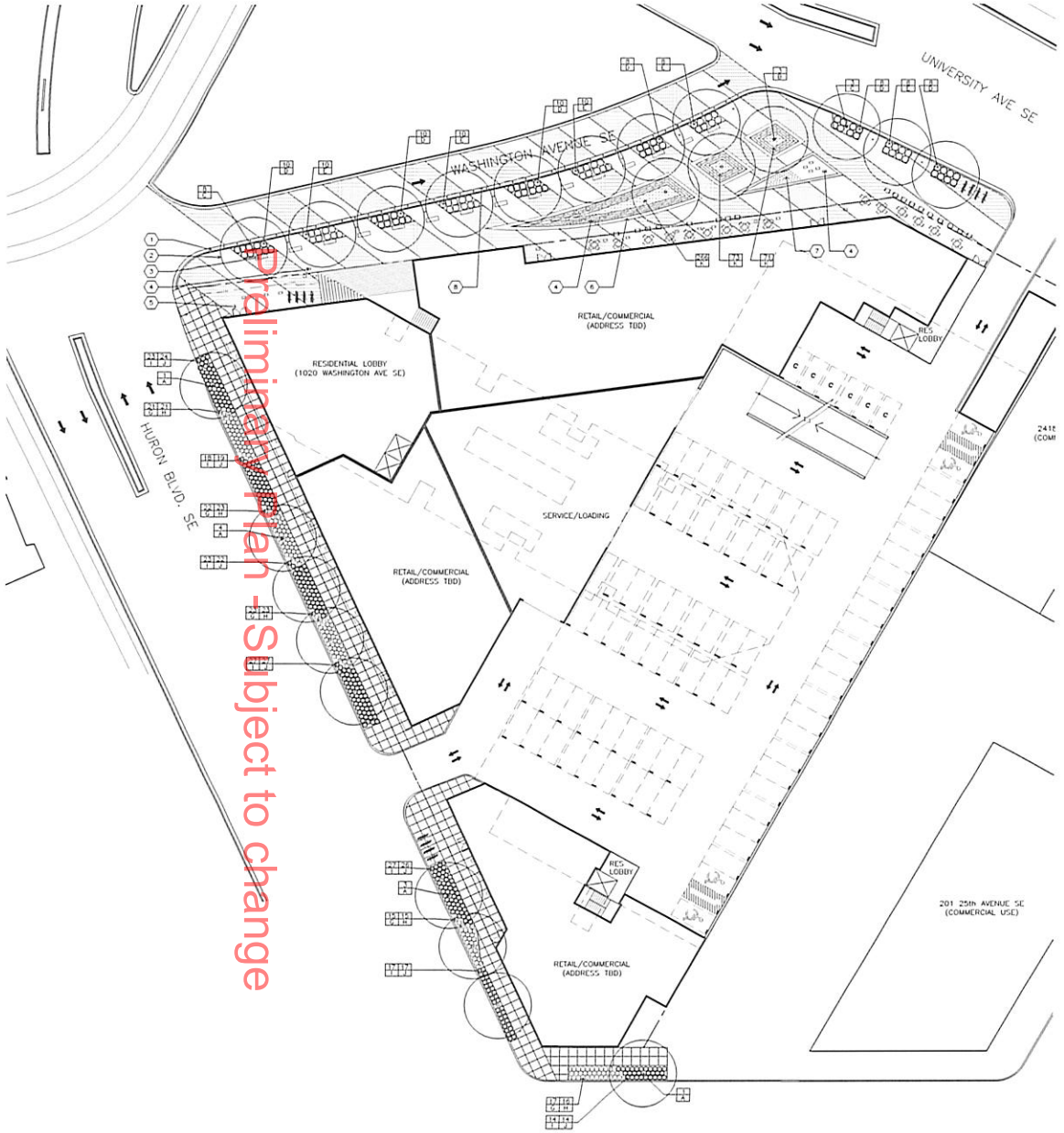
ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN UNDERGROUND SURVEY BY GROUP OPEN (NO WARRANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS).

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING (BUT NOT LIMITED TO) EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

IRRIGATION NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK WITH BIDDING. THE QUALITY SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED (SEEDED) AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATER USE (MAINTENANCE) SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION MUST EXTEND TO STREET BACK OF CURB.



1 LANDSCAPE PLAN
L101 1"=20'-0"

0 10' 20' 40'

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LANDSCAPE PLAN

L101

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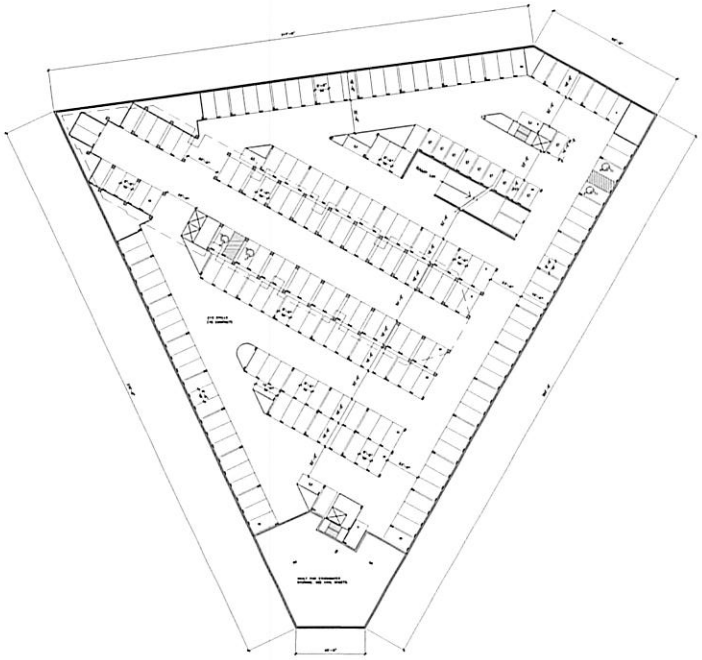
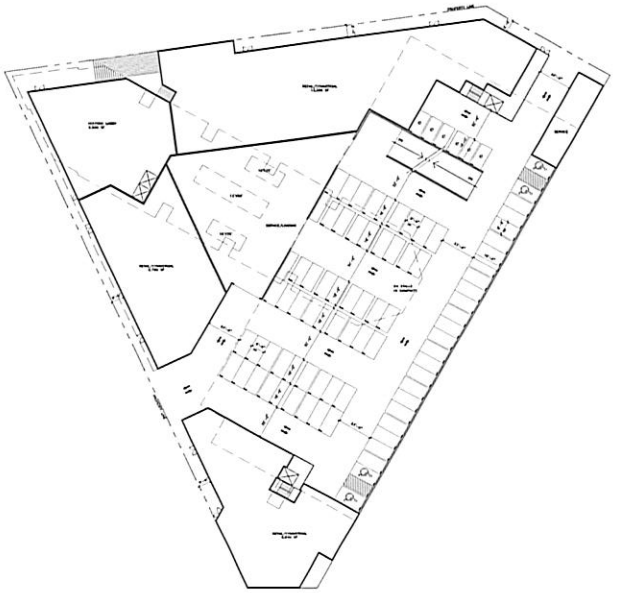


1 LOWER LEVEL PARKING GARAGE



2 FIRST FLOOR PLAN

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0 16' 32' 64'

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PARKING AND FIRST FLOOR PLANS

A101

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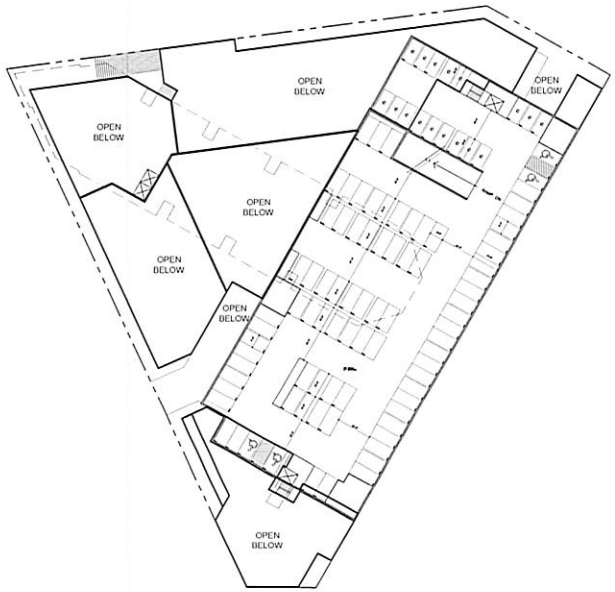

1 MEZZANINE LEVEL

2 SECOND FLOOR PLAN

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0 16' 32' 64'

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MEZZANINE AND SECOND FLOOR PLANS

A102

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1 A103 THIRD FLOOR PLAN
1/32"=1'-0"

2 A103 FOURTH-FIFTH FLOOR PLANS
1/32"=1'-0"

Preliminary Plan - Subject to change

0 16' 32' 64'

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THIRD – FIFTH FLOOR PLANS

A103

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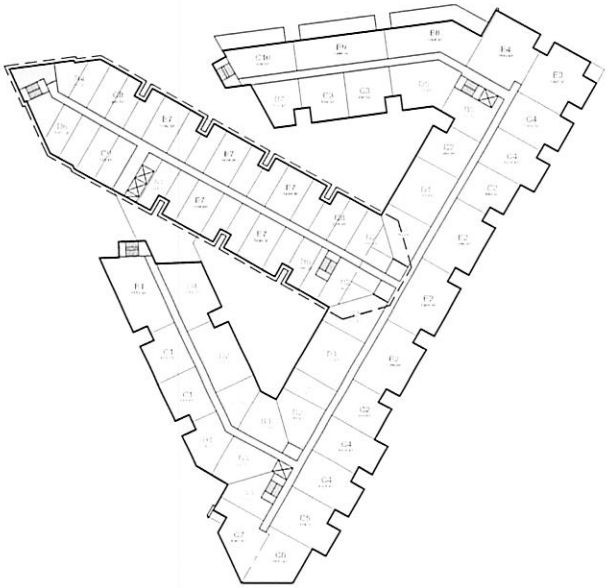
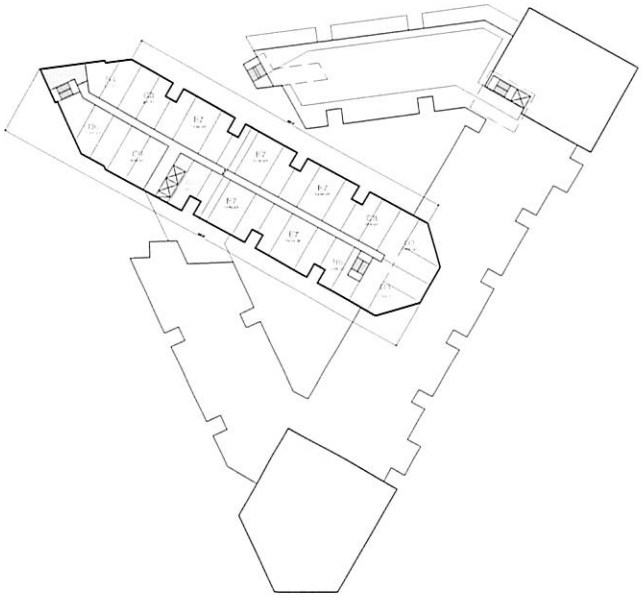


1 A106 SIXTH FLOOR PLAN
1/32" = 1'-0"



2 A106 SEVENTH – ELEVENTH FLOOR PLANS
1/32" = 1'-0"

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SIXTH – ELEVENTH FLOOR PLANS

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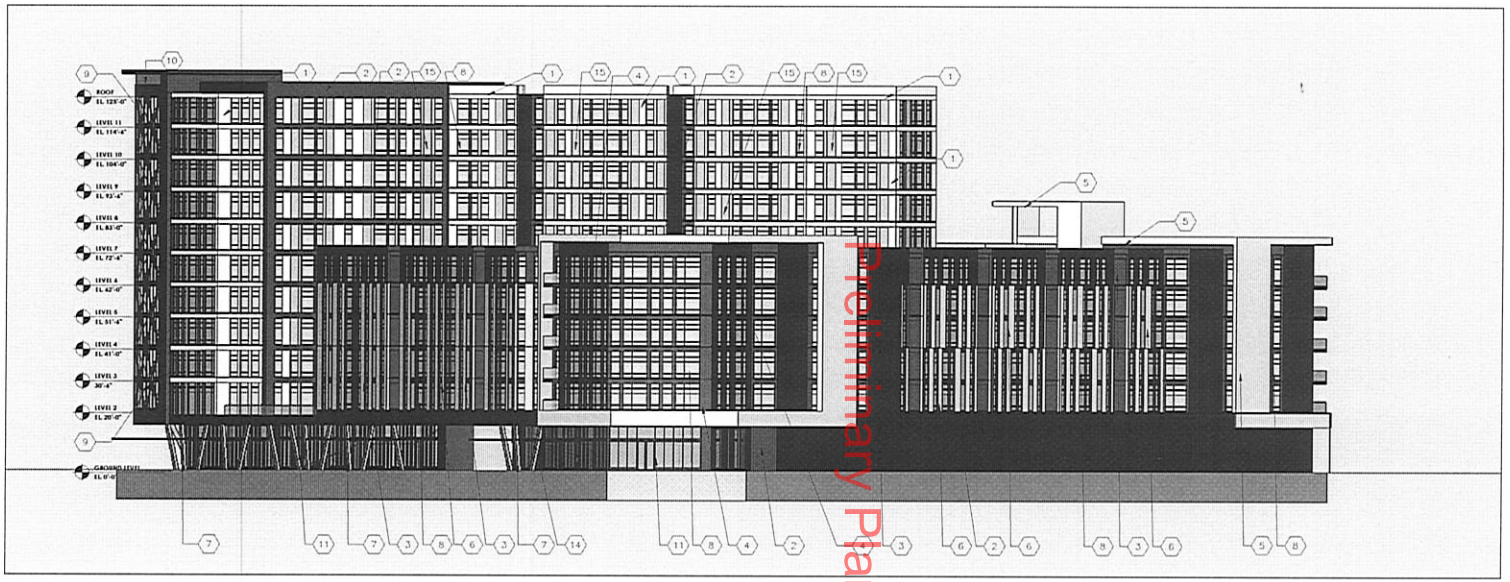
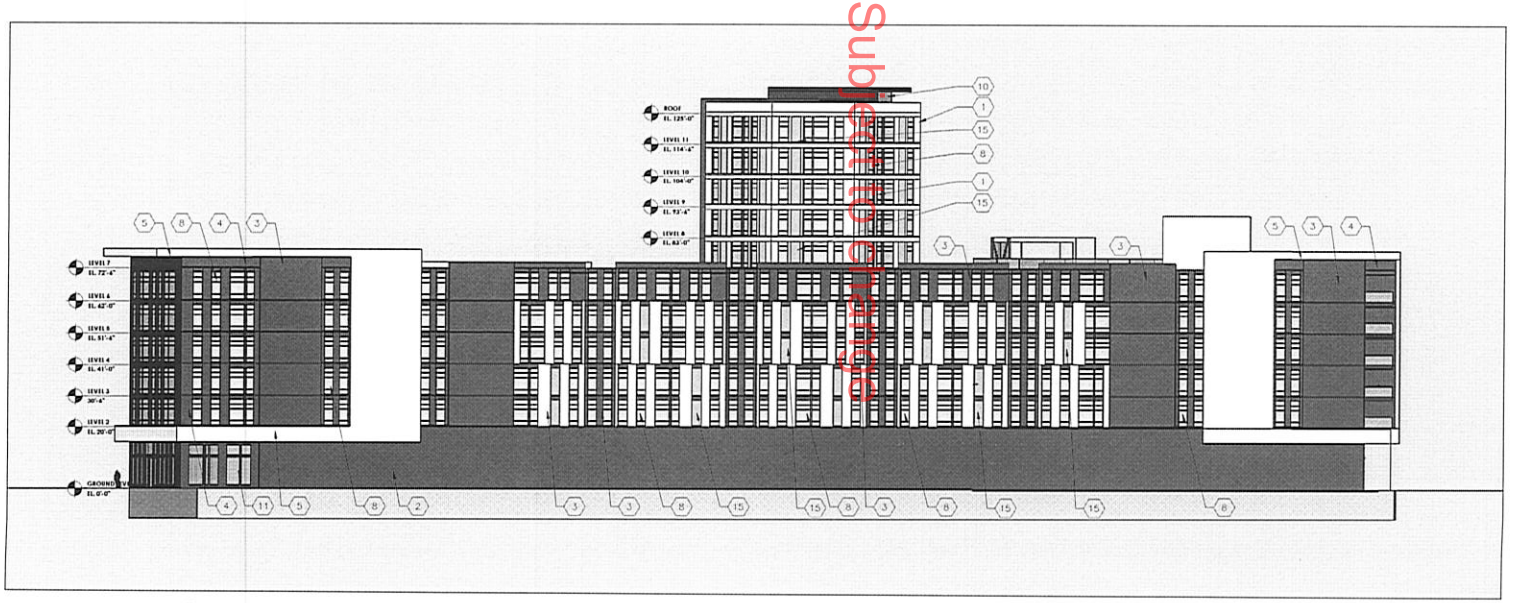


1 SOUTH ELEVATION
A500 SCALE: 1/16"=1'-0"



2 EAST ELEVATION
A500 SCALE: 1/16"=1'-0"

MATERIAL LIST
1. METAL PANEL
   COLOR: LIGHT SILVER METALLIC
2. METAL PANEL
   COLOR: GUN METAL
3. FIBER CEMENT PANEL
   CHARCOAL GRAY PAINTED
4. METAL PANEL
   COLOR: BRONZE
5. METAL PANEL
   COLOR: LIGHT SILVER METALLIC
6. METAL PANEL
   COLOR: PATINA
7. PAINTED STEEL STRUCTURE
   COLOR: GOLD YELLOW
8. ALUMINUM WINDOW SYSTEM
   COLOR: DARK CHARCOAL
9. PAINTED STEEL STRUCTURE
   LIGHT SILVER METALLIC
10. METAL PANEL
    COLOR: GOLD - YELLOW
11. STOREFRONT SYSTEM
    COLOR: GUNMETAL
12. ARCHITECTURAL CONCRETE BLOCK
    COLOR: GUNMETAL
13. FIBER CEMENT PANEL
    COLOR: PATINA
14. PAINTED METAL CANOPY
15. METAL PANEL
    COLOR: CLEAR ALUMINUM

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EXTERIOR ELEVATIONS

A501

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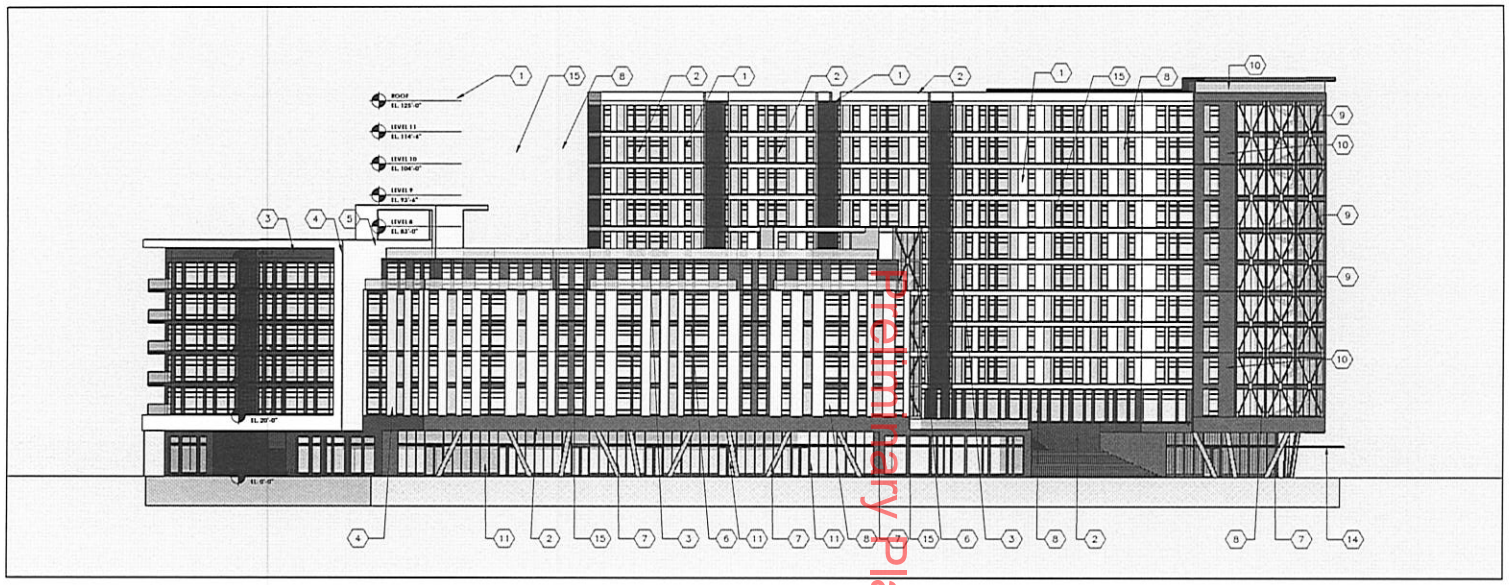

1 A500 NORTH ELEVATION (WASHINGTON AVE)
SCALE: 1/16"=1'-0"

2 A500 WEST ELEVATION (HURON BLVD)
SCALE: 1/16"=1'-0"

MATERIAL LIST
1. METAL PANEL
   COLOR: LIGHT SILVER METALLIC
2. METAL PANEL
   COLOR: GUN METAL
3. FIBER CEMENT PANEL
   CHARCOAL GRAY PAINTED
4. METAL PANEL
   COLOR: BRONZE
5. METAL PANEL
   COLOR: LIGHT SILVER METALLIC
6. METAL PANEL
   COLOR: PATINA
7. PAINTED STEEL STRUCTURE
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    COLOR: GOLD - YELLOW
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    COLOR: GUNMETAL
12. ARCHITECTURAL CONCRETE BLOCK
    COLOR: GUNMETAL
13. FIBER CEMENT PANEL
    COLOR: PATINA
14. PAINTED METAL CANOPY
15. METAL PANEL
    COLOR: CLEAR ALUMINUM

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EXTERIOR ELEVATIONS

A502

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