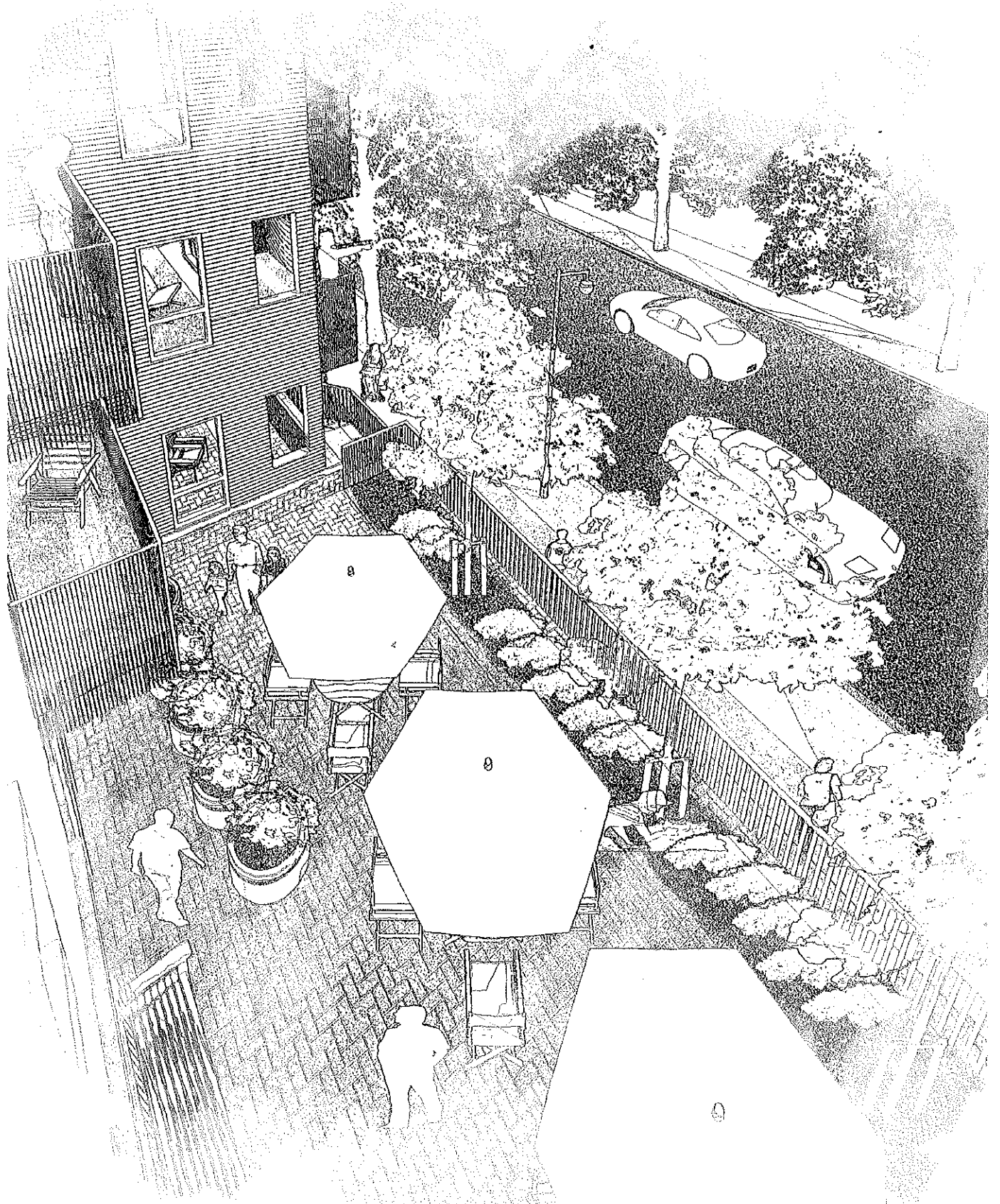


# Aspen Court

211 South Bedford Street



**SITE LOCATION**



**PROJECT**

# Aspen Court

## 211 South Bedford Street

**OWNER**

# Les Orosz

505 University Avenue  
Madison, WI 53703 (608)256-7368

**DESIGN CONSULTANT**

DOUGLAS KOZEL AIA  
KEE ARCHITECTURE

**CIVIL ENGINEERING**

RYAN QUAM  
QUAM ENGINEERING

**LANDSCAPE**

ANDY ALBRIGHT  
PLANDESIGN

**ZONING MAP**



**SITE DATA**

BUILDING SIZE	49,475 SQUARE FEET
CONSTRUCTION TYPE	5B
BUILDING HEIGHT	44'-4"
NUMBER OF STORIES	4
OCCUPANCY TYPE	R2
LOT SIZE	22,011 SQUARE FEET
PARKING	70
BIKE PARKING	98
LOADING FACILITY	1
ZONING	PUD

**INDEX**

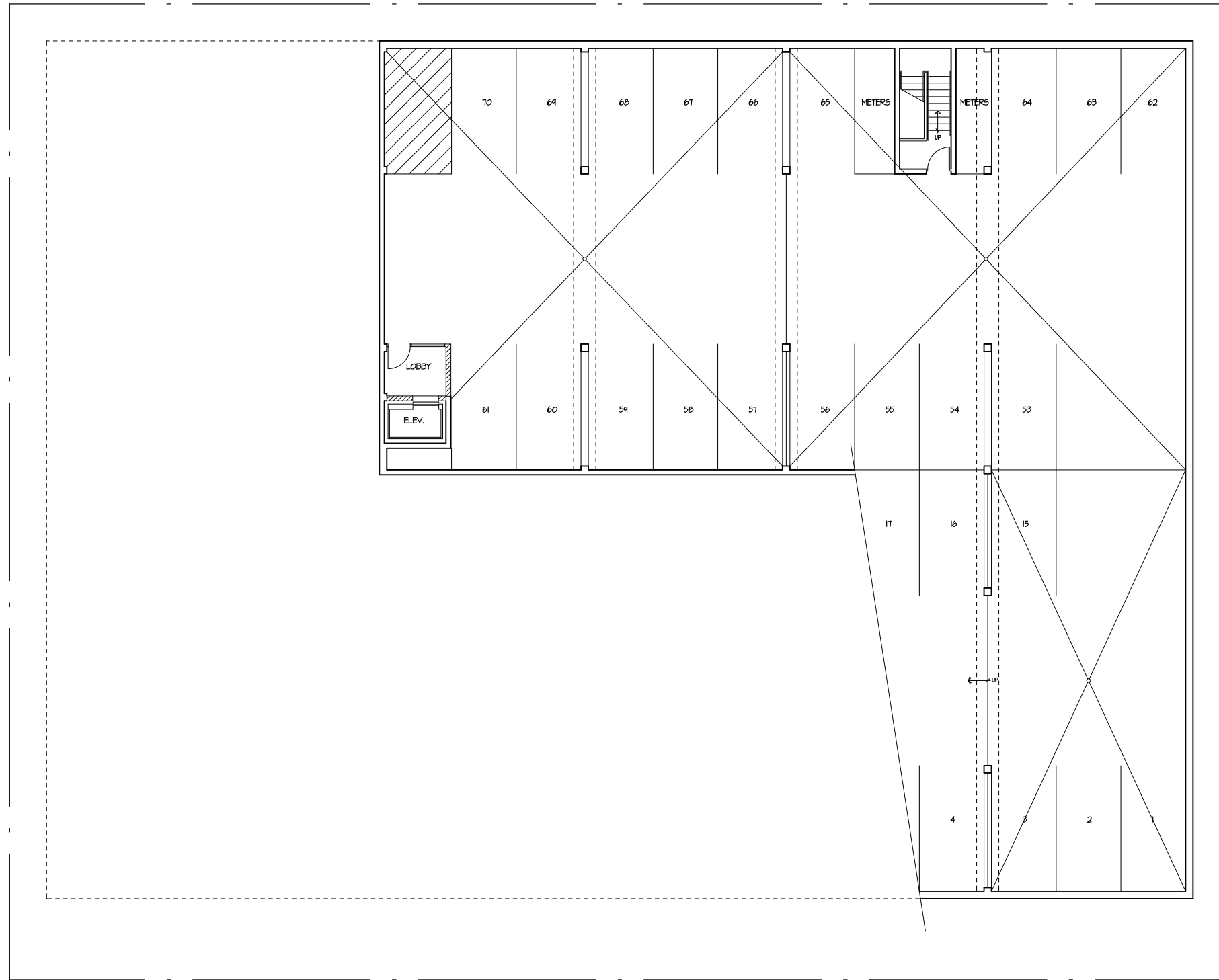
- T1.1 TITLE SHEET
- C1.1 SURVEY
- C1.2 SITE PLAN
- C1.3 GRADING & EROSION CONTROL PLAN
- C1.4 UTILITY PLAN
- L1.1 LANDSCAPE PLAN
- A1.1 PARKING PLAN
- A1.2 PARKING PLAN
- A1.3 FIRST FLOOR PLAN
- A1.4 SECOND/THIRD FLOOR PLAN
- A1.5 FOURTH FLOOR PLAN
- A1.6 ROOF PLAN
- A2.1 SW AND NW ELEVATIONS
- A2.2 SE AND NE ELEVATIONS

**DRAWING**

TITLE SHEET  
LOCATION/ZONING MAP

**DATA**

Project # 201212  
Date 05.23.12  
Drawn by jws



1 PARKING LEVEL B PLAN 8,130 S.F. (18 STALLS)  
A11 SCALE 1/8" = 1'-0"



**OWNER**

**Les Orosz**  
(608) 347-5432  
University Avenue  
Madison, Wisconsin

**PROJECT**

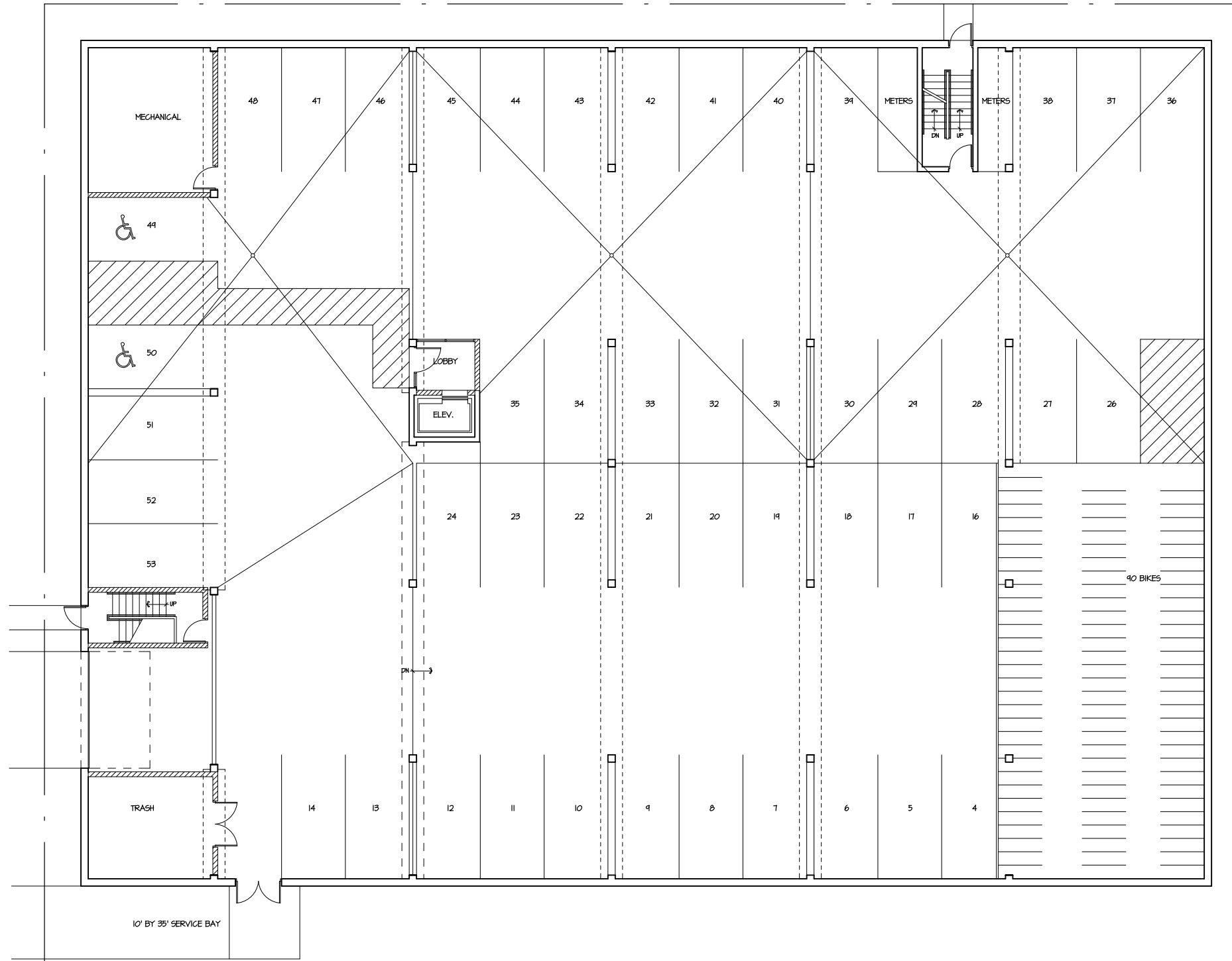
**Aspen Court  
Apartments**  
211 South Bedford Street  
Madison, Wisconsin 53703

**DRAWING**

PARKING LEVEL B PLAN

**DATA**

Project # 201212  
Date: 05.23.12  
Drawn by: j.w.a.



1 PARKING LEVEL A PLAN (7,980 S.F. (52 STALLS))  
A1.2 SCALE 1/8" = 1'-0"



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(608) 347-5432  
University Avenue  
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**PROJECT**

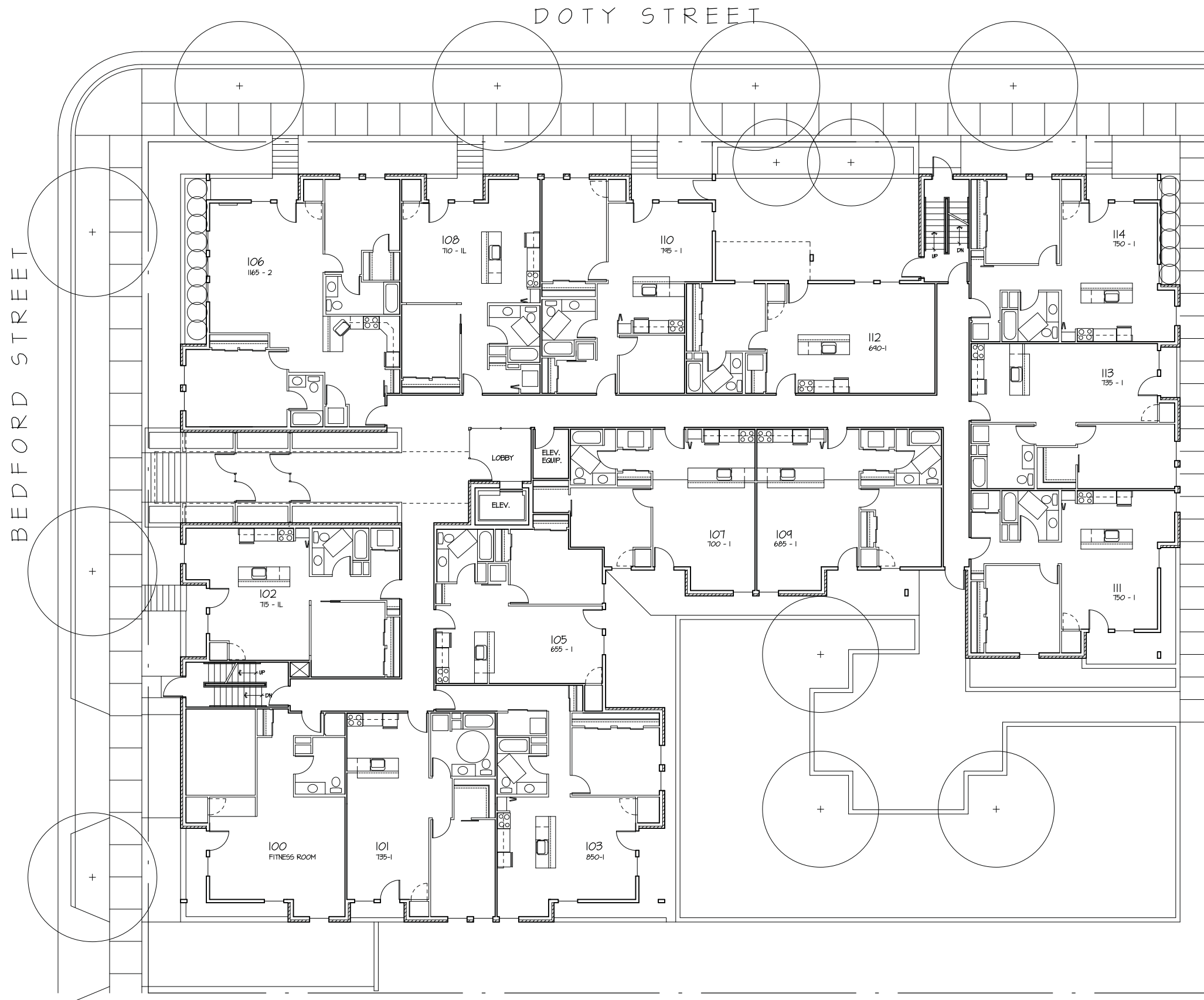
Aspen Court  
Apartments  
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Madison, Wisconsin 53703

**DRAWING**

PARKING LEVEL A PLAN

**DATA**

Project # 201212  
Date: 05.23.12  
Drawn by: j.w.a.



1 FIRST FLOOR PLAN 12,600 S.F.  
A1.3 SCALE 1/8" = 1'-0"



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Madison, Wisconsin

PROJECT

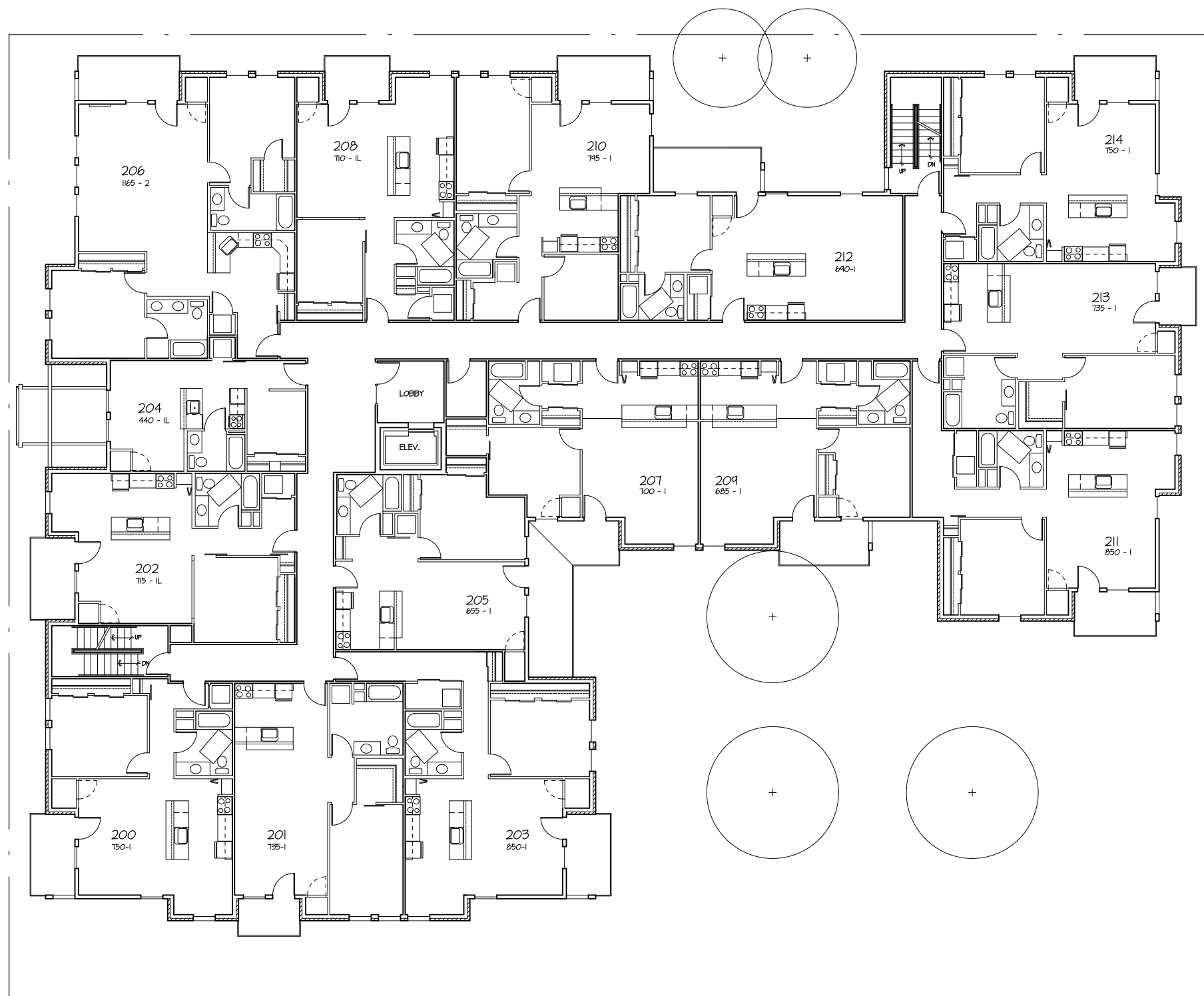
Aspen Court  
Apartments  
211 South Bedford Street  
Madison, Wisconsin 53703

DRAWING

FIRST FLOOR PLAN

DATA

Project # 201212  
Date: 05.23.12  
Drawn by: j.w.a.



1 2ND & 3RD FLOOR PLAN 12600 S.F.  
A1.4 SCALE 1/8" = 1'-0"



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Madison, Wisconsin

PROJECT

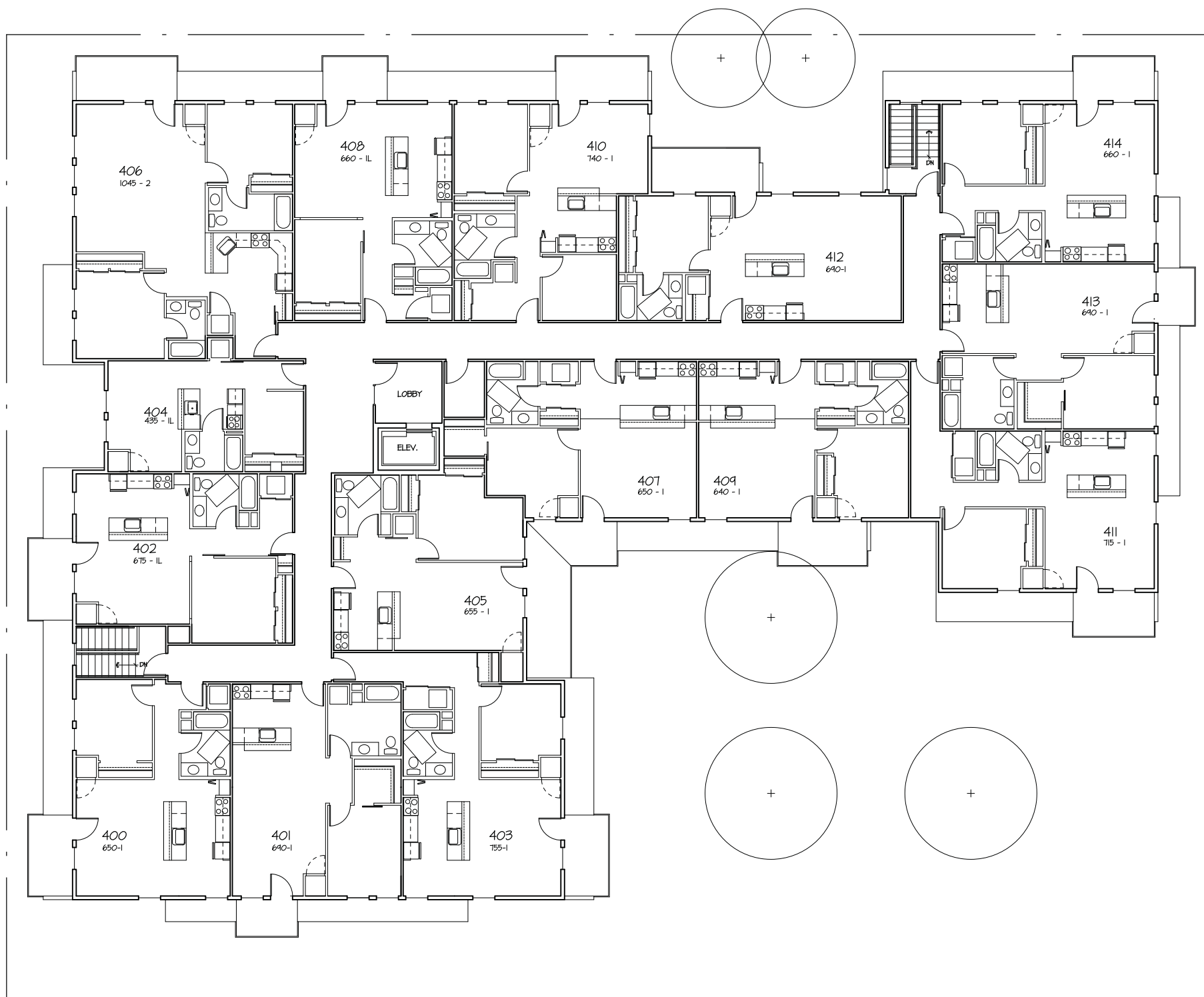
Aspen Court  
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211 South Bedford Street  
Madison, Wisconsin 53703

DRAWING

2ND/3RD FLOOR PLAN

DATA

Project # 201212  
Date: 05.23.12  
Drawn by: j.w.a.



1 FOURTH FLOOR PLAN 11675 S.F.  
A15 SCALE 1/8" = 1'-0"



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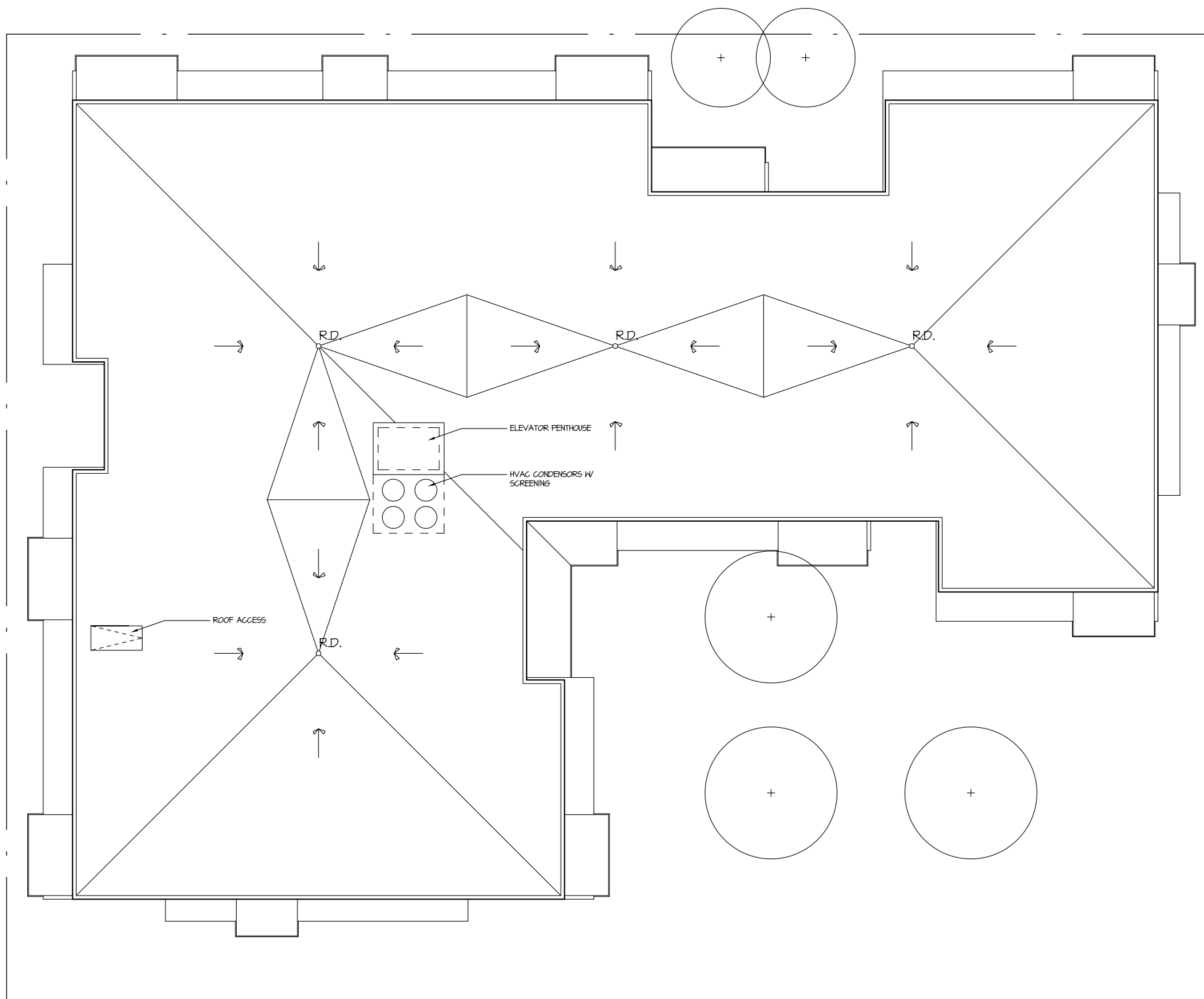
DRAWING

4TH FLOOR PLAN

DATA

Project # 201212  
Date: 05.23.12  
Drawn by: j.w.a.

A15



1 ROOF PLAN  
A1.6 SCALE 1/8" = 1'-0"



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Madison, Wisconsin

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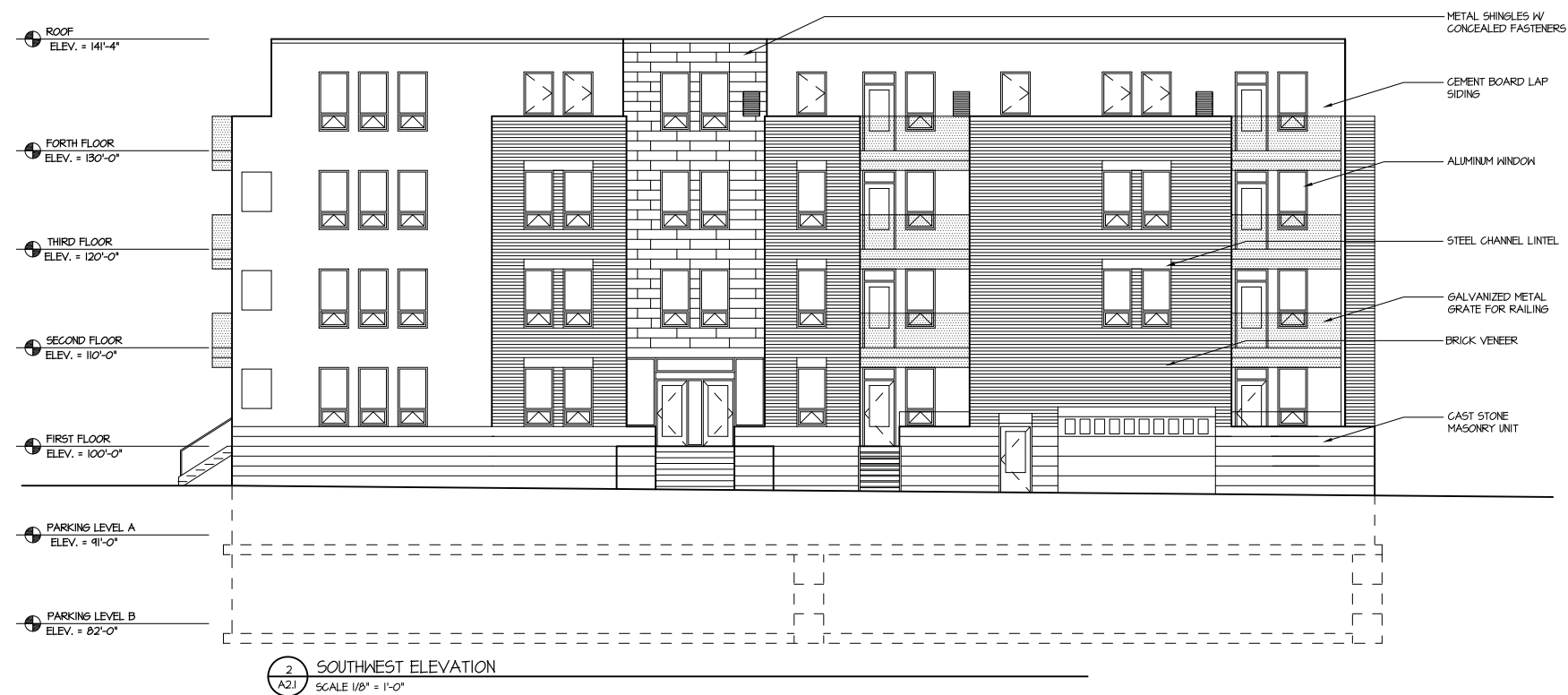
**DRAWING**

ROOF PLAN

**DATA**

Project # 201212  
Date: 05.23.12  
Drawn by: j.w.a.





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Madison, Wisconsin

**PROJECT**  
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**DRAWING**  
NW/SW BUILDING ELEVATIONS

**DATA**  
Project # 201212  
Date: 05.23.12  
Drawn by: j.w.a.



1  
A2.2  
SOUTHEAST ELEVATION  
SCALE 1/8" = 1'-0"



2  
A2.2  
NORTHEAST ELEVATION  
SCALE 1/8" = 1'-0"

**OWNER**

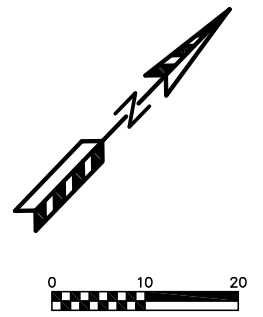
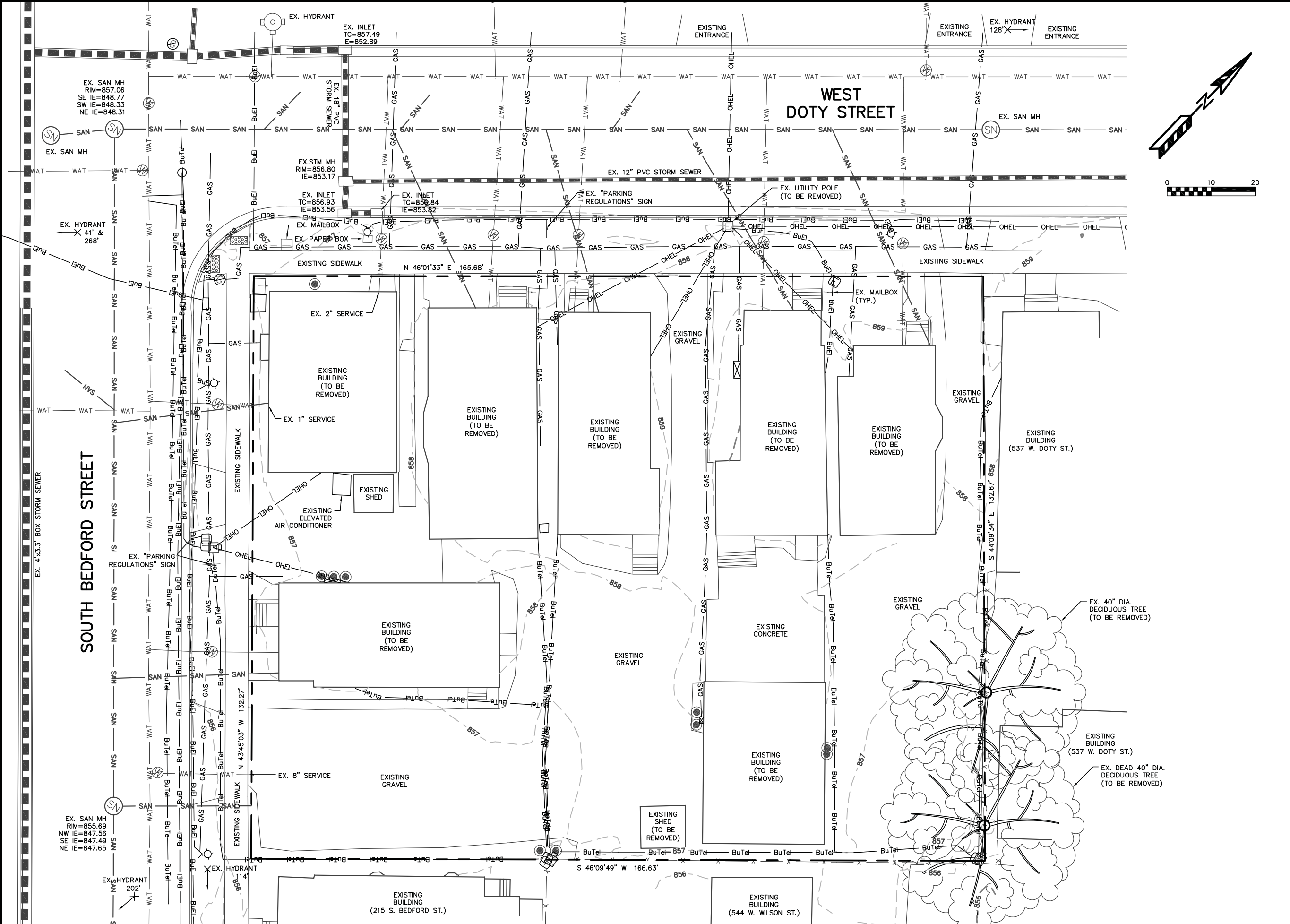
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**PROJECT**

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**DRAWING**  
SE/NE BUILDING ELEVATIONS

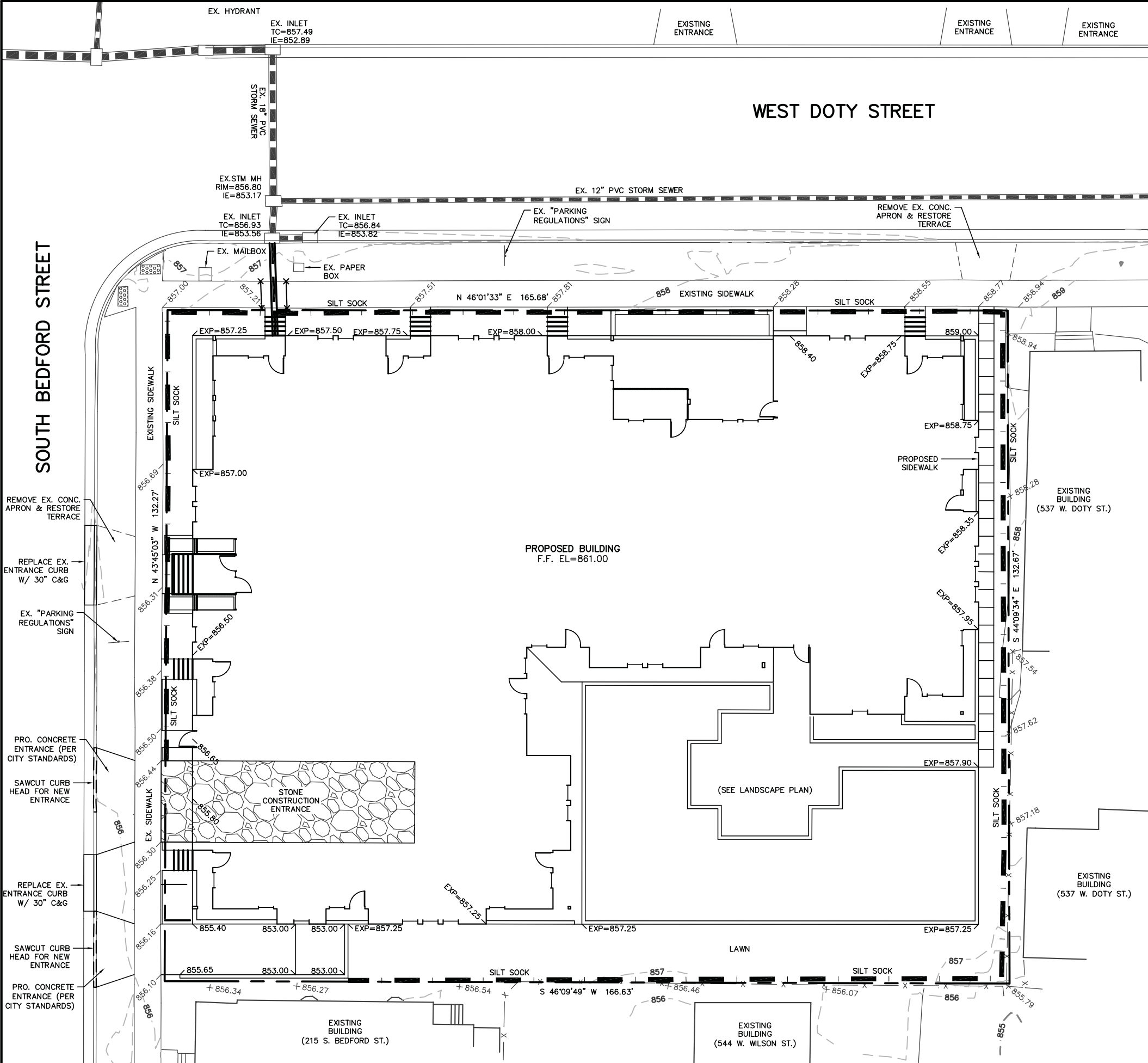
**DATA**  
Project # 201212  
Date: 05.23.12  
Drawn by: j.w.a.



**SUTTON ARCHITECTURE**  
 104 King Street  
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 Tel: 608-255-2548 Fax: 608-255-9741

**QUAM ENGINEERING, LLC**  
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 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

<b>OWNER</b>	
Les Orosz (608) 347-5432 University Avenue Madison, Wisconsin	
<b>PROJECT</b>	
Aspen Court Apartments 211 South Bedford Street Madison, Wisconsin 53703	
<b>DRAWING</b>	
EXISTING SITE PLAN C1.1	
<b>DATA</b>	
Project #	20222
Date	05.11.22
Drawn by	R.D.G.



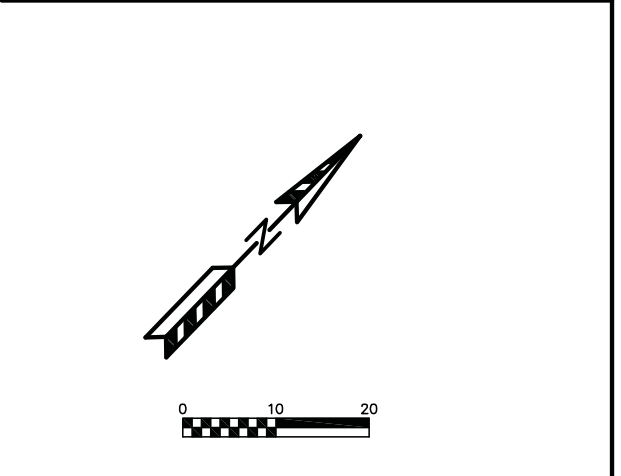
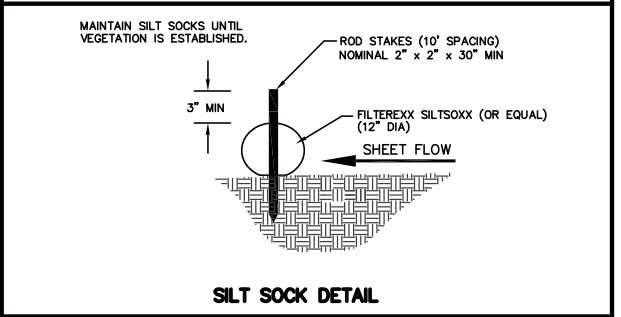
**EROSION NOTES:**  
 THE EXISTING GRAVEL SHOWN ON THE EXISTING SITE PLAN SHALL BE USED AS THE CONSTRUCTION ENTRANCE DURING BUILDING DEMOLITION. A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO PROPOSED CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 WDOT TYPE D INLET PROTECTION SHALL BE INSTALLED IN ADJACENT INLETS AND BE MAINTAINED THROUGHOUT THE PROJECT.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**  
 AUGUST 15, 2012 INSTALL INITIAL EROSION CONTROL DEVICES.  
 AUGUST 15, 2012 - JUNE 15, 2013 CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.  
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.  
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
 LES OROSZ  
 UNIVERSITY AVENUE  
 MADISON, WI

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 MS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**SUTTON ARCHITECTURE**  
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 Madison, Wisconsin

**PROJECT**  
 Aspen Court Apartments  
 211 South Bedford Street  
 Madison, Wisconsin 53703

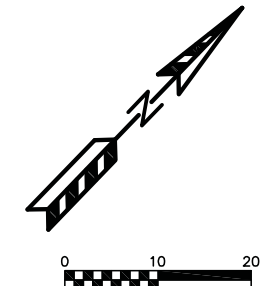
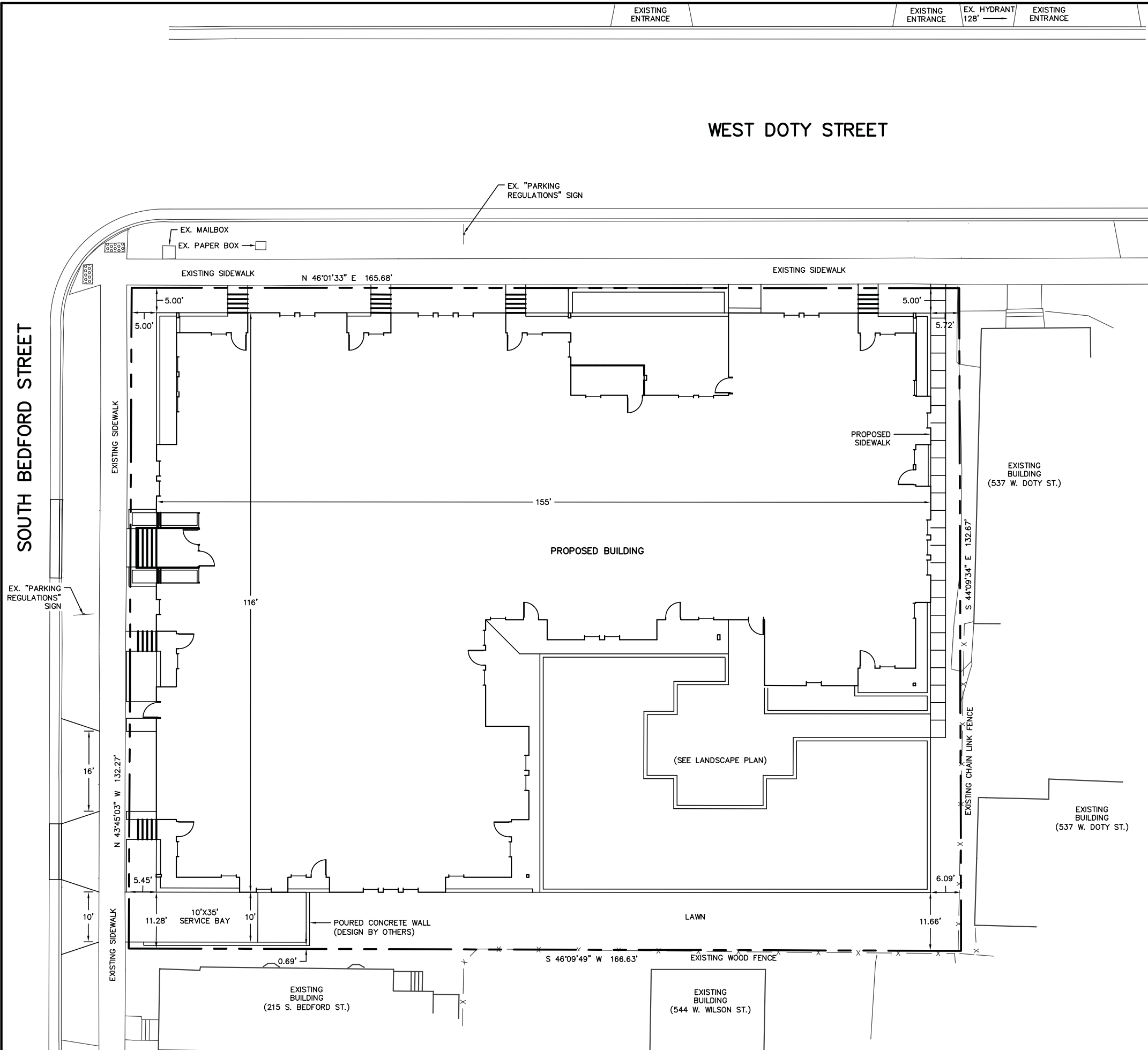
**DRAWING**  
 GRADING AND EROSION CONTROL PLAN

**DATA**  
 Project # 200822  
 Date 06/11/12  
 Drawn by RDQ

**C1.3**

SOUTH BEDFORD STREET

WEST DOTY STREET



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**DUMPSTER NOTE**  
 THERE WILL BE NO DUMPSTER POSITION ON THE SITE AND THE GARBAGE REMOVAL WILL BE MANAGED WITHIN THE BUILDING.

**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address 211 SOUTH BEDFORD STREET  
 Site acreage (total) 0.50 ACRES

Number of building stories (above grade) FOUR  
 Building height 44'-4"  
 DLHR type of construction (new structures or additions) SB  
 Total square footage of building 12,597

Use of property APARTMENTS  
 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 N/A  
 Capacity of restaurant/place of assembly N/A

Number of bicycle stalls shown (SEE PARKING PLAN)  
 Number of Parking stalls: (SEE PARKING PLAN)

	SHOWN
Small Car	0
Large Car	0
Accessible	0
Total	0

Number of trees shown (See Landscape Plan)

**SUTTON ARCHITECTURE**  
 104 King Street  
 Madison, WI 53703  
 Tel. 608-255-2248 Fax 608-255-9744

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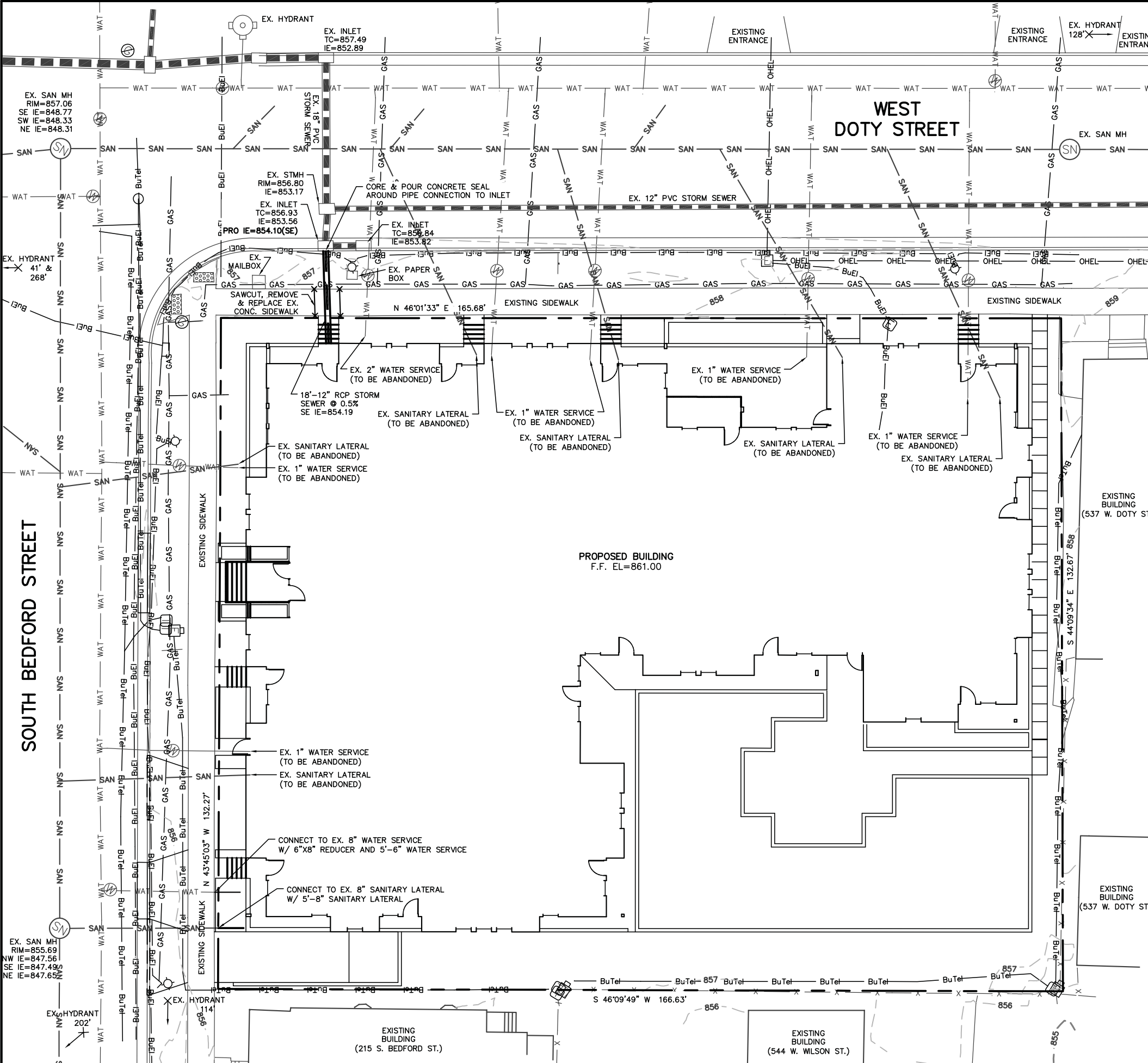
**OWNER**  
**Les Orosz**  
 (608) 347-5432  
 University Avenue  
 Madison, Wisconsin

**PROJECT**  
**Aspen Court Apartments**  
 211 South Bedford Street  
 Madison, Wisconsin 53703

**DRAWING**  
**SITE PLAN**

**DATA**  
 Project # 20222  
 Date 06.01.22  
 Drawn by R.D.Q.

**C1.2**



**UTILITY NOTES:**

EXISTING UTILITIES SHOWN WERE OBTAINED FROM CITY OF MADISON RECORD DRAWINGS AND MARKED UTILITIES.

THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONNECTING TO EXISTING SANITARY SEWER AND WATER MAIN.

THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR SERVICE TO THE CITY OF MADISON WATER UTILITY TO OBTAIN THE PERMIT FOR THE WATER SERVICE CONNECTIONS.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.

CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG THE EXISTING SANITARY SEWER LATERAL THAT IS TO BE ABANDONED. FOR THE LATERAL TO BE PLUGGED THE CONTRACTOR SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1). \$100 NON REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2). \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE CONTRACTOR ELECTS TO COMPLETE THE PLUGGING OF A LATERAL SITE AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE RETURNED TO THE CONTRACTOR. THIS PERMIT APPLICATION IS AVAILABLE ONLINE AT [HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM](http://www.cityofmadison.com/engineering/permits.cfm)

**GENERAL NOTES:**

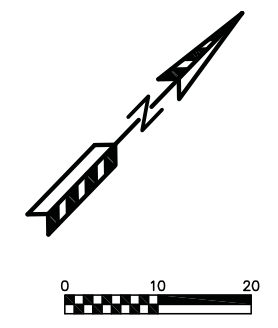
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ALL DAMAGE TO THE PAVEMENT ON SOUTH BEDFORD AND WEST DOTY, ADJACENT TO THE DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH 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.

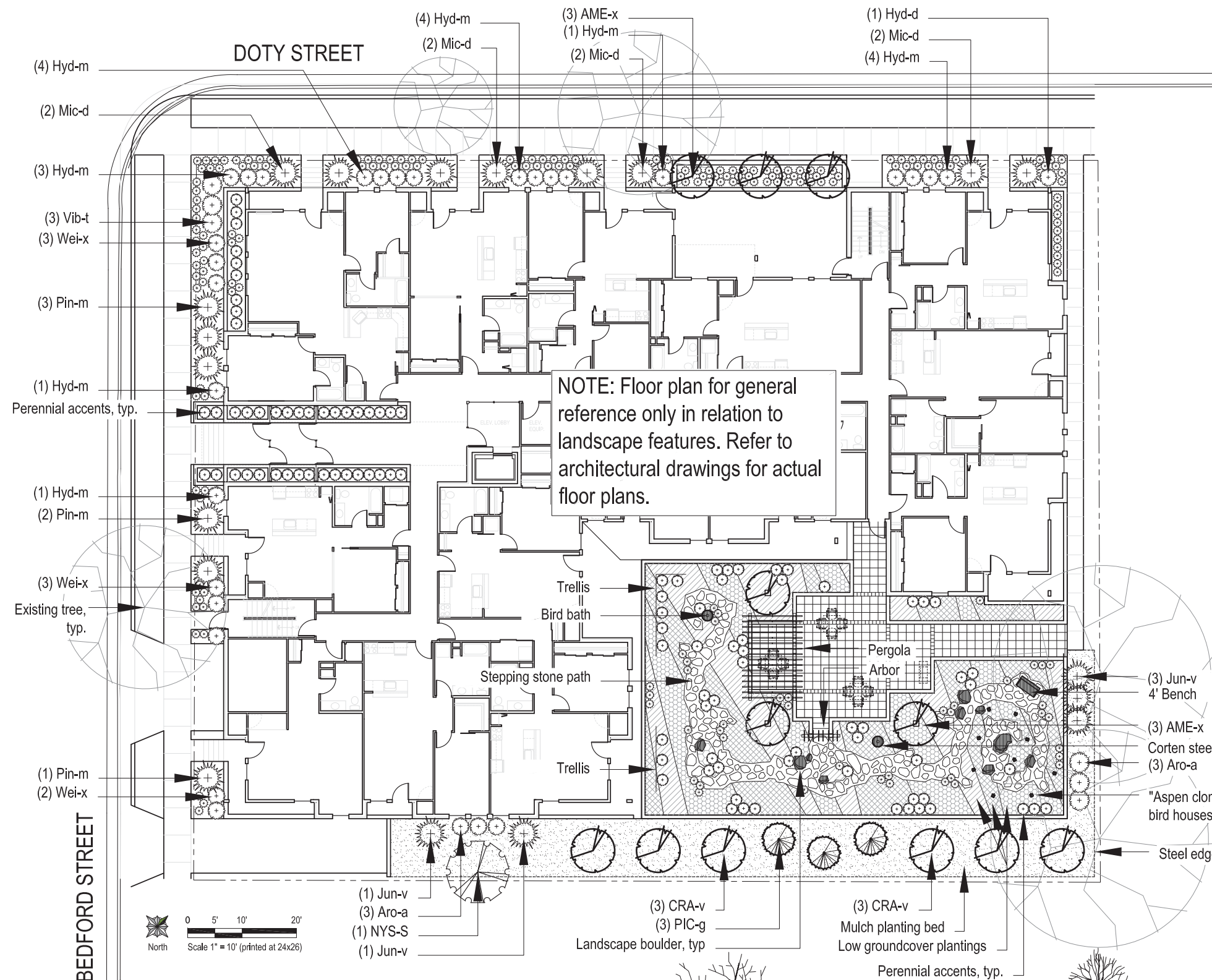
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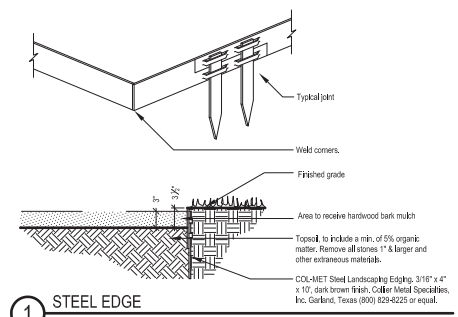


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<b>OWNER</b>	
Les Orosz (608) 347-5432 University Avenue Madison, Wisconsin	
<b>PROJECT</b>	
Aspen Court Apartments 211 South Bedford Street Madison, Wisconsin 53703	
<b>DRAWING</b>	
UTILITY PLAN	
<b>DATA</b>	<b>C1.4</b>
Project # 20222	
Date 06.01.22	
Drawn by RDQ	



PLANT SCHEDULE							
SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
<b>MEDIUM CANOPY TREES</b>							
NYS-S	<i>Nyssa sylvatica</i>	Black Tupelo	1.5' cal	B&B	Full, symmetrical, strong central leader	30'-50' H x 20'-30' W	5L1.1
<b>LOW ORNAMENTAL TREES</b>							
AME-x	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	8' ht	B&B	Full, matched, 3-5 stems	15'-25' H x 15'-25' W	4L1.1
CRA-v	<i>Crataegus viridis 'Winter King'</i>	Winter King Hawthorn	8' ht	B&B	Full, matched, single-stemmed	25'-35' H x 25'-35' W	5L1.1
<b>EVERGREEN TREES</b>							
PIC-g	<i>Picea glauca v. densata</i>	Black Hills Spruce	5' ht	B&B	Symmetrical	20'-40' H x 10'-15' W	6L1.1
<b>DECIDUOUS SHRUBS</b>							
Aro-a	<i>Aronia arbutifolia 'Brilliantissima'</i>	Brilliant Red Chokeberry	24"	cont.		6' H x 3' W	
Hyd-m	<i>Hydrangea macrophylla 'Bailmer' PPAF</i>	Endless Summer Hydrangea	24"	cont.		3' H x 4' W	
Vib-t	<i>Viburnum trilobum 'Alfred'</i>	Compact American Cranberry	36"	cont.		5' H x 5' W	3L1.1
Wei-x	<i>Wei-gela 'Minuet'</i>	'Minuet' Weigela	18"	cont.		2' H x 3' W	
<b>EVERGREEN SHRUBS</b>							
Jun-v	<i>Juniperus virginiana 'Blue Arrow'</i>	Blue Arrow Juniper	4'	cont.		10'-12' H x 3'-4' W	
Pin-m	<i>Pinus mugo v. mugo</i>	Mugho Pine	18"	cont.		3'-5' H x 3'-4' W	3L1.1
Mic-d	<i>Microbiota decussata</i>	Russian Cypress	12"	cont.		12'-18' H x 4'-5' W	
<b>PERENNIALS</b>							
all-c	<i>Allium cernuum</i>	Nodding Onion	1/2 gal	cont.			
ger-x	<i>Geranium x cantabrigense 'Blokovo'</i>	'Blokovo' Cranesbill	1/2 gal	cont.			
heu-m	<i>Heuchera micrantha 'Palace Purple'</i>	Coralbells 'Palace Purple'	1/2 gal	cont.			
lam-m	<i>Lamium maculatum 'Purple Dragon'</i>	'Purple Dragon' Spotted Dead Nettle	1/2 gal	cont.			
ilac	<i>Liatris spicata 'Kobold'</i>	Kobold Spike Gayfeather	1/2 gal	cont.			2L1.1
rud-f	<i>Rudbeckia fulgida v. sullivantii 'Goldsturm'</i>	Goldsturm Orange Coneflower	1/2 gal	cont.			
sed-x	<i>Sedum x 'Autumn Joy'</i>	Autumn Joy Sedum	1/2 gal	cont.			
ver-x	<i>Veronica x 'Sunny Border Blue'</i>	'Sunny Border Blue' Speedwell	1/2 gal	cont.			
<b>GROUNDCOVERS</b>							
sed-a	<i>Sedum album 'Green Ice'</i>	'Green Ice' Stonecrop	plug	white flowers Jun - Jul	1'-2' H x 10' W		2L1.1
sed-f	<i>Sedum floriferum 'Weltheophaner Gold'</i>	'Weltheophaner Gold' Stonecrop	plug	yellow flowers Jun - Jul	3' H x 10' W		
sed-s	<i>Sedum spurium 'Dragon's Blood'</i>	'Dragon's Blood' Stonecrop	plug	red flowers Jun - Aug	3'-4' H x 10' W		

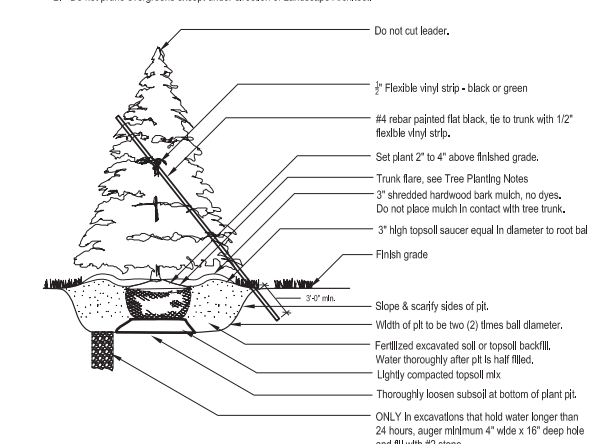
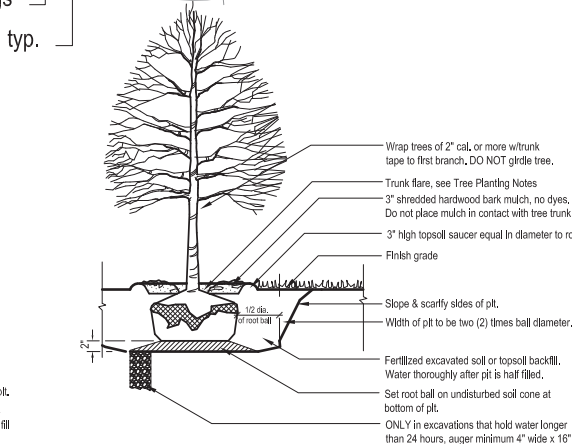
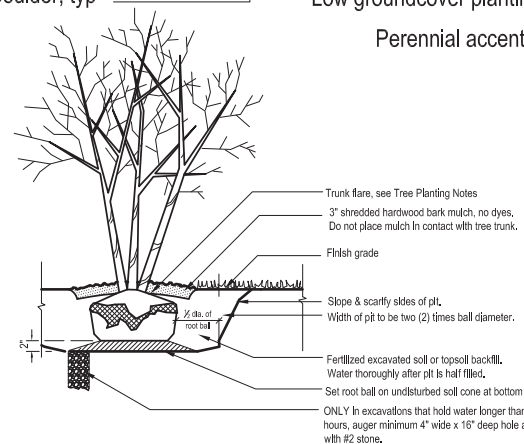
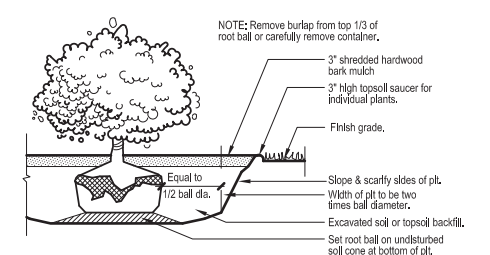
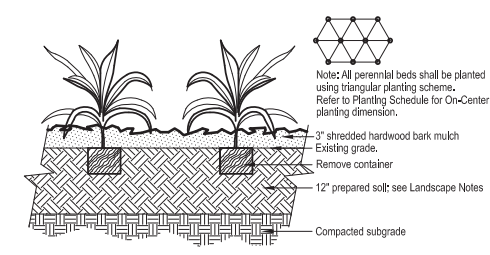


**TREE PLANTING NOTES (ALL TREES)**

1. Mark the north side of the tree in the nursery and rotate tree to face north at the site whenever possible.
2. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
3. If the root ball is wrapped in plastic or other non-biodegradable material, remove the entire wrap. If the root ball is wrapped in burlap, remove burlap and wire baskets from tops of root balls and partially from sides, but do not remove from under root balls.

**EVERGREEN TREE PLANTING NOTES:**

1. This detail used for evergreens 6" or less in size; other evergreens staked in standard fashion.
2. Do not prune evergreens except under direction of Landscape Architect.



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LANDSCAPE PLAN

DATA  
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Drawn by:





