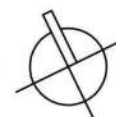


**JLA**  
ARCHITECTS

# THE CHALMERS RESIDENCES

## CONCEPT MASTERPLAN

OCTOBER 27, 2023  
1"=50' @ 11x17



**T. Wall Enterprises** LLC  
Creating Places Where People Interact



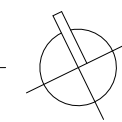
- Executive Studio Unit
- Studio Unit
- 1BD Unit
- 1BD+ Unit
- 2BD Unit
- Commercial
- Amenities
- Bldg. Supp. /Stor.
- Circulation
- Parking



**JLA**  
ARCHITECTS

**THE CHALMERS RESIDENCES**  
CONCEPT 1ST/P1 FLOOR PLAN

OCTOBER 27, 2023  
1"=50' @ 11x17



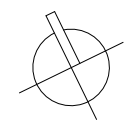
**T. Wall Enterprises**  
Development, LLC

- Executive Studio Unit
- Studio Unit
- 1BD Unit
- 1BD+ Unit
- 2BD Unit
- Commercial
- Amenities
- Bldg. Supp. /Stor.
- Circulation
- Parking

PHASE 1  
25 UNITS

PHASE 3  
20 UNITS

PHASE 2  
19 UNITS

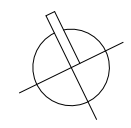


- Executive Studio Unit
- Studio Unit
- 1BD Unit
- 1BD+ Unit
- 2BD Unit
- Commercial
- Amenities
- Bldg. Supp. /Stor.
- Circulation
- Parking

PHASE 1  
26 UNITS

PHASE 3  
20 UNITS

PHASE 2  
19 UNITS



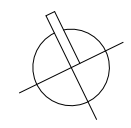


- Executive Studio Unit
- Studio Unit
- 1BD Unit
- 1BD+ Unit
- 2BD Unit
- Commercial
- Amenities
- Bldg. Supp. /Stor.
- Circulation
- Parking

PHASE 1  
27 UNITS

PHASE 3  
20 UNITS

PHASE 2  
18 UNITS

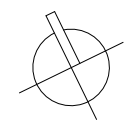


- Executive Studio Unit
- Studio Unit
- 1BD Unit
- 1BD+ Unit
- 2BD Unit
- Commercial
- Amenities
- Bldg. Supp. /Stor.
- Circulation
- Parking

PHASE 1  
27 UNITS

PHASE 3  
20 UNITS

PHASE 2  
19 UNITS









NORTH ELEVATION



EAST ELEVATION



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# THE CHALMERS RESIDENCES

EXTERIOR ELEVATIONS

10.27.2023  
3/64" = 1'-0"



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SOUTH ELEVATION



WEST ELEVATION



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# THE CHALMERS RESIDENCES

EXTERIOR ELEVATIONS

10.27.2023  
3/64" = 1'-0"



**T. Wall Enterprises**  
Development, LLC

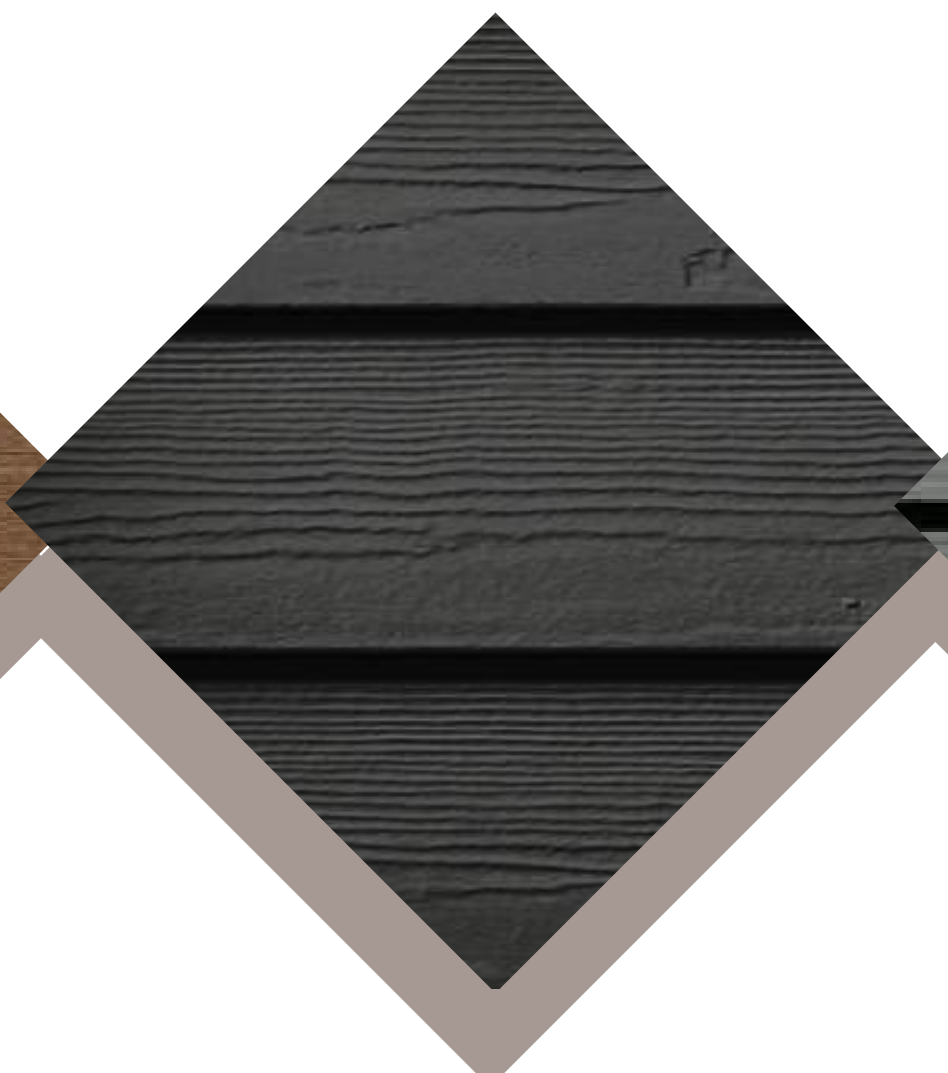




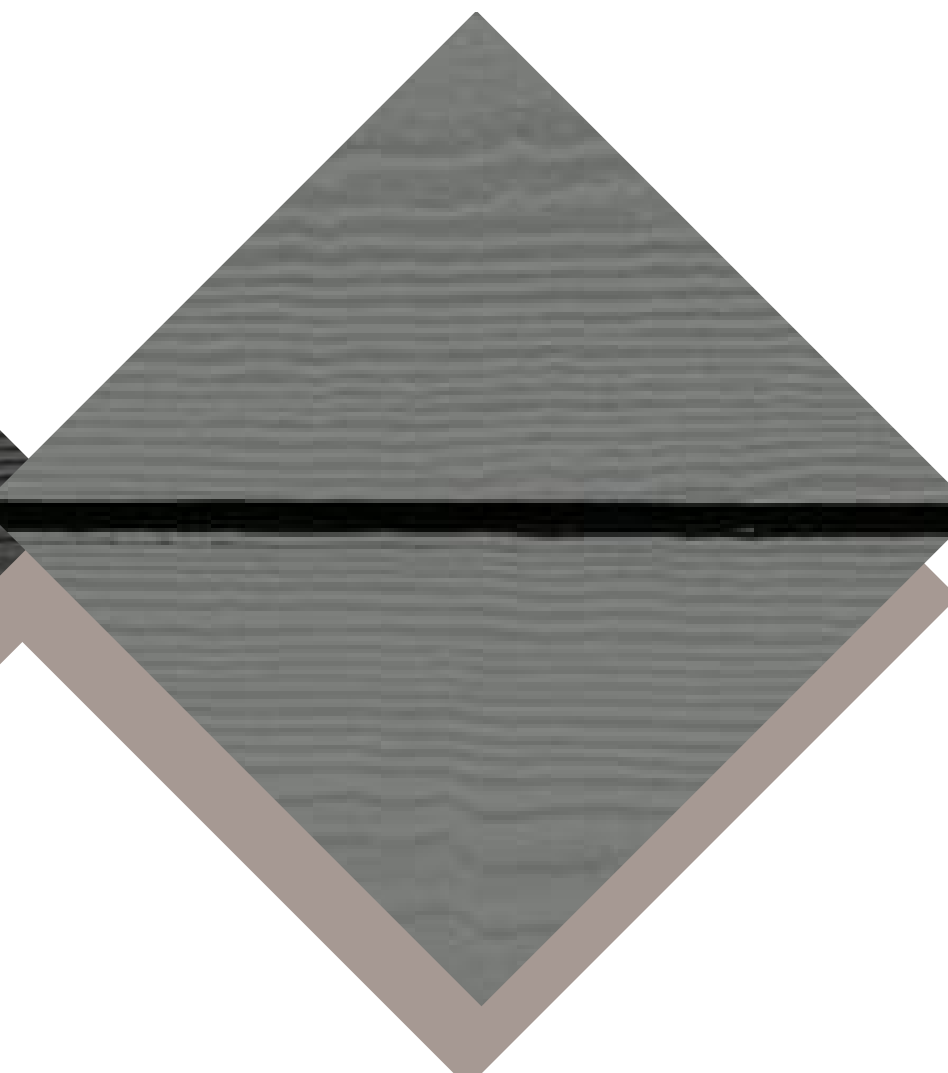
TEAK SIDING  
NEWTECHWOOD  
NOTE: CANOPY SOFFIT



IRON GRAY SIDING  
JAMESHARDIE



GRAY SLATE SIDING  
JAMESHARDIE



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# THE CHALMERS RESIDENCES

MATERIAL BOARD

OCTOBER 27, 2023



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## THE CHALMERS RESIDENCES

PERSPECTIVE VIEWS: FROM SOUTHEAST

OCTOBER 27, 2023



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## THE CHALMERS RESIDENCES

PERSPECTIVE VIEWS: FROM SOUTH

OCTOBER 27, 2023



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## THE CHALMERS RESIDENCES

PERSPECTIVE VIEWS: FROM SOUTHWEST

OCTOBER 27, 2023



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Creating Places Where People Interact





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## THE CHALMERS RESIDENCES

PERSPECTIVE VIEWS: FROM NORTHEAST

OCTOBER 27, 2023



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Creating Places Where People Interact





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## THE CHALMERS RESIDENCES

PERSPECTIVE VIEWS: FROM COURTYARD

OCTOBER 27, 2023



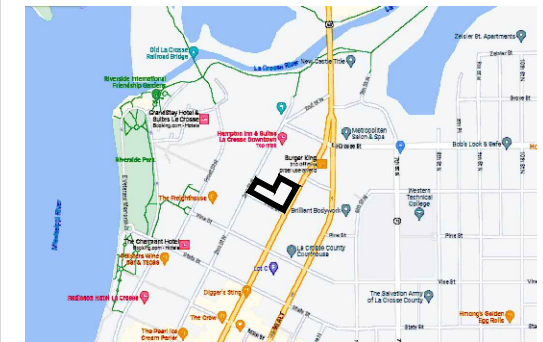
**T. Wall Enterprises** LLC  
Creating Places Where People Interact



# CITY OF LA CROSSE, WISCONSIN

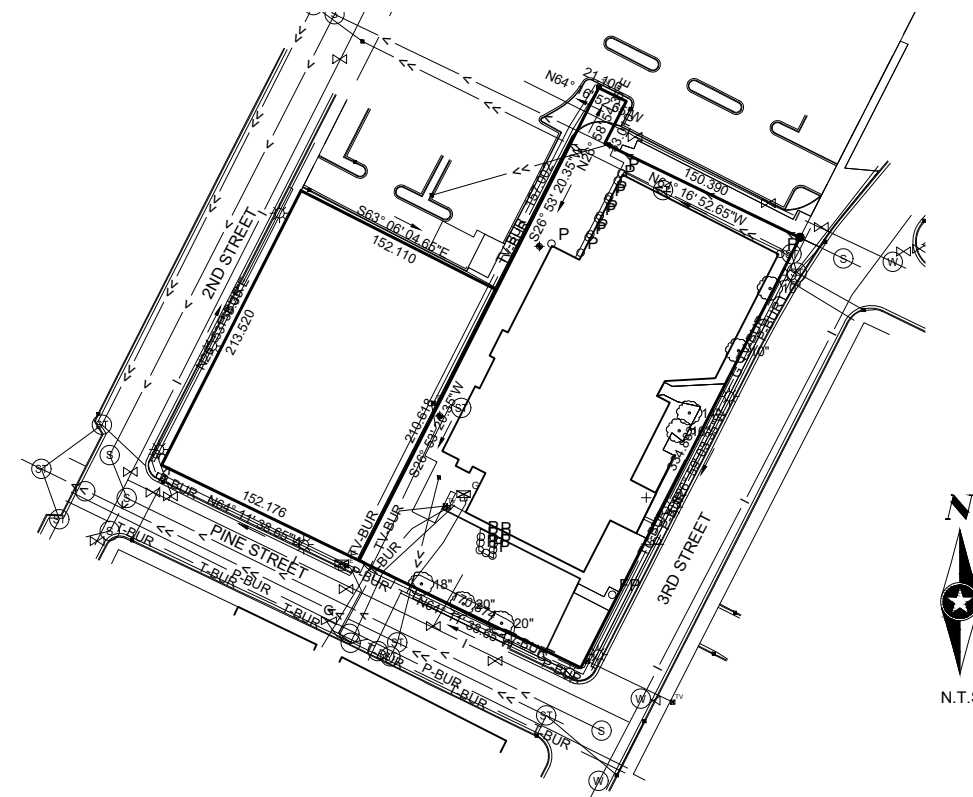
# CHALMER'S APARTMENTS

INDEX	
Sheet Number	Sheet Title
T0.01	TITLE SHEET
C1.01	GRADING & EROSION CONTROL PLAN
C2.01	UTILITY PLAN
D3.01	EROSION CONTROL DETAILS



PROJECT LOCATION

EXISTING	
---	RIGHT OF WAY
---	PERMANENT EASEMENT
---	PROPERTY LINE
△ XX	HORIZONTAL CONTROL POINT
BM	BENCHMARK
• #	SURVEY MARKER
⊕	SOIL BORING
FM	SANITARY SEWER AND MANHOLE
LIFT	FORCE MAIN AND LIFT STATION
○	SANITARY SEWER SERVICE & CLEANOUT
— —	WATER MAIN, HYDRANT, VALVE AND MANHOLE
— —	WATER SERVICE AND CURB STOP BOX
— —	STORM SEWER, MANHOLE AND CATCH BASIN
— —	CULVERT AND APRON ENDWALL
— —	GAS MAIN, VALVE, VENT AND METER
HH	HANDHOLE
FO	BURIED FIBER OPTIC CABLE AND MANHOLE
T-BUR	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
TV-BUR	BURIED TV CABLE, PEDESTAL AND MANHOLE
E-BUR	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
P-OH	OVERHEAD WIRE, POLE AND GUY WIRE
⊕	LIGHT POLE
⊕	TRAFFIC SIGNAL
⊕	STREET NAME SIGN
⊕	SIGN (NON STREET NAME)
	RAILROAD TRACKS
○	DECIDUOUS AND CONIFEROUS TREE
○	BUSH / SHRUB AND STUMP
~~~~~	EDGE OF WOODED AREA
WET	WETLAND
X	BUILDING
X	FENCE (UNIDENTIFIED)
XC	BARBED WIRE FENCE
XC	CHAIN LINK FENCE
XE	ELECTRIC WIRE FENCE
XWD	WOOD FENCE
XWW	WOVEN WIRE FENCE
— —	PLATE BEAM GUARDRAIL
— —	CABLE GUARDRAIL
○ P	POST / BOLLARD
— —	RETAINING WALL
PROPOSED	
6+00	STREET CENTERLINE
---	RIGHT-OF-WAY
---	PERMANENT EASEMENT
---	TEMPORARY EASEMENT
---	CONSTRUCTION LIMITS
FM	SANITARY SEWER, BULKHEAD AND MANHOLE
CO	FORCE MAIN
○	SANITARY SERVICE AND CLEANOUT
— —	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
— —	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
— —	WATER SERVICE AND CURB STOP BOX
— —	STORM SEWER, MANHOLE AND CATCH BASIN
— —	CULVERT AND APRON ENDWALL
— —	DRAIN TILE
— —	DITCH / SWALE
	RIPRAP
⊕	STREET NAME SIGN
⊕	SIGN (NON STREET NAME)
— —	RETAINING WALL



NOTE:  
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



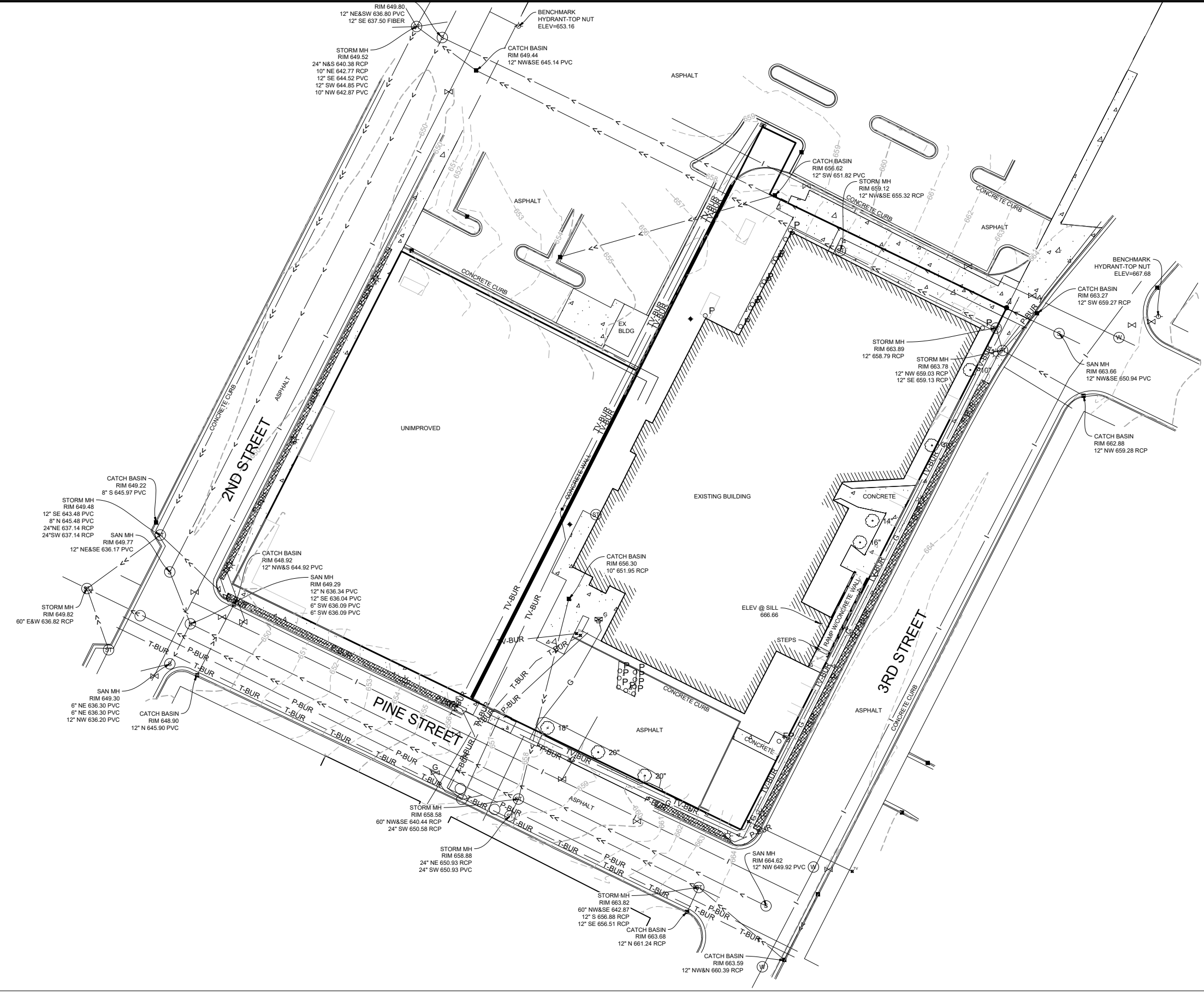
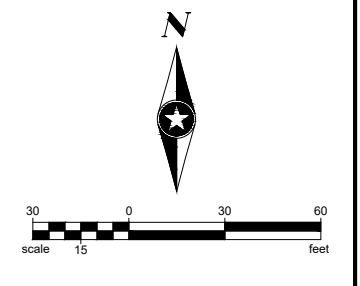
Know what's below.  
Call before you dig.

CITY OF LA CROSSE, WISCONSIN



PROJECT NO.  
CHALM 17274

T0.01  
of 9



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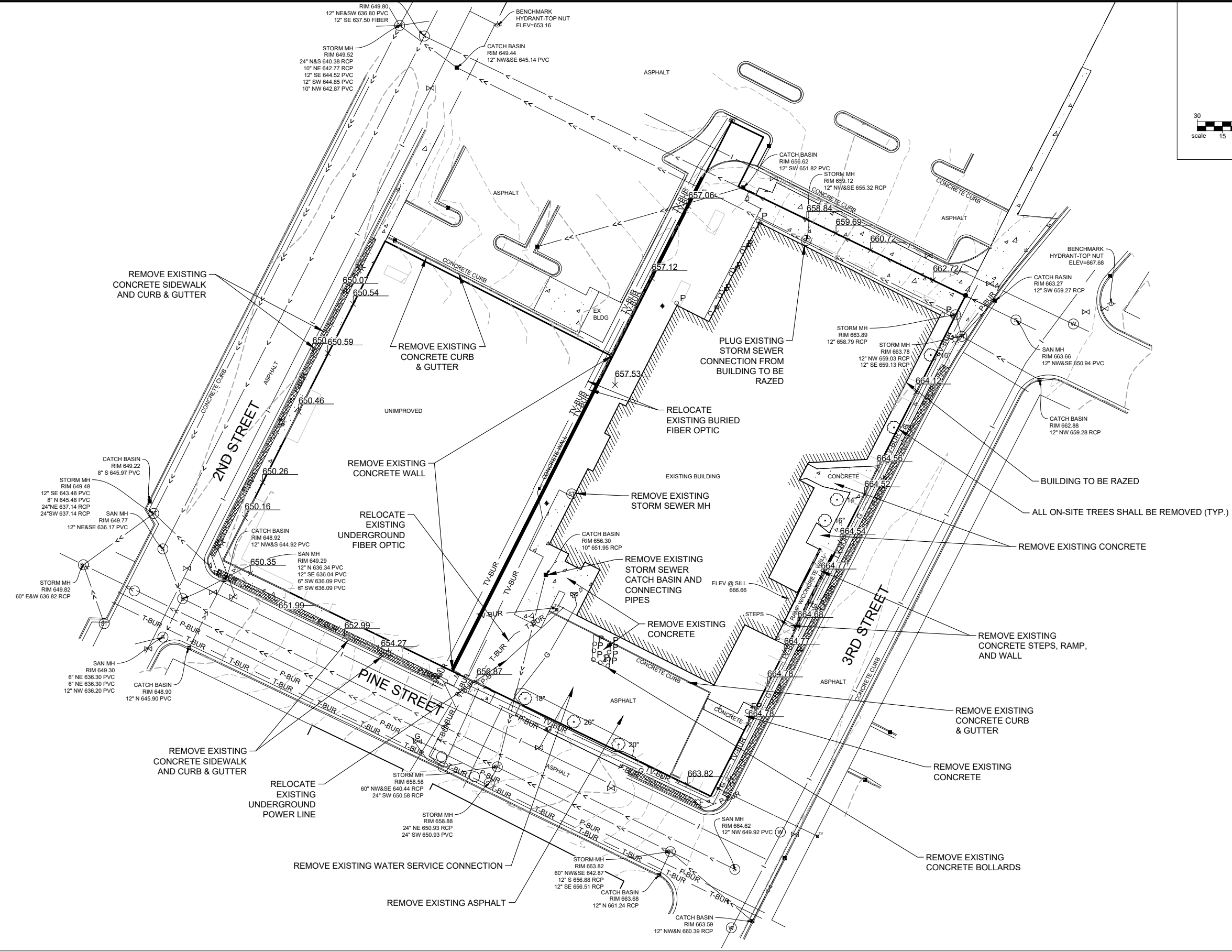
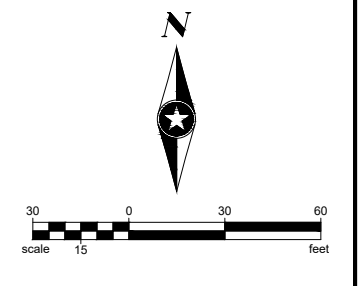
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**CHALMER'S APARTMENTS**  
LA CROSSE, WI

**EXISTING CONDITIONS**

**C1.01**  
of 9



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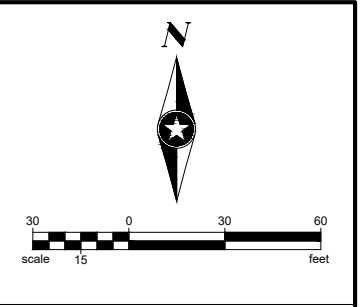
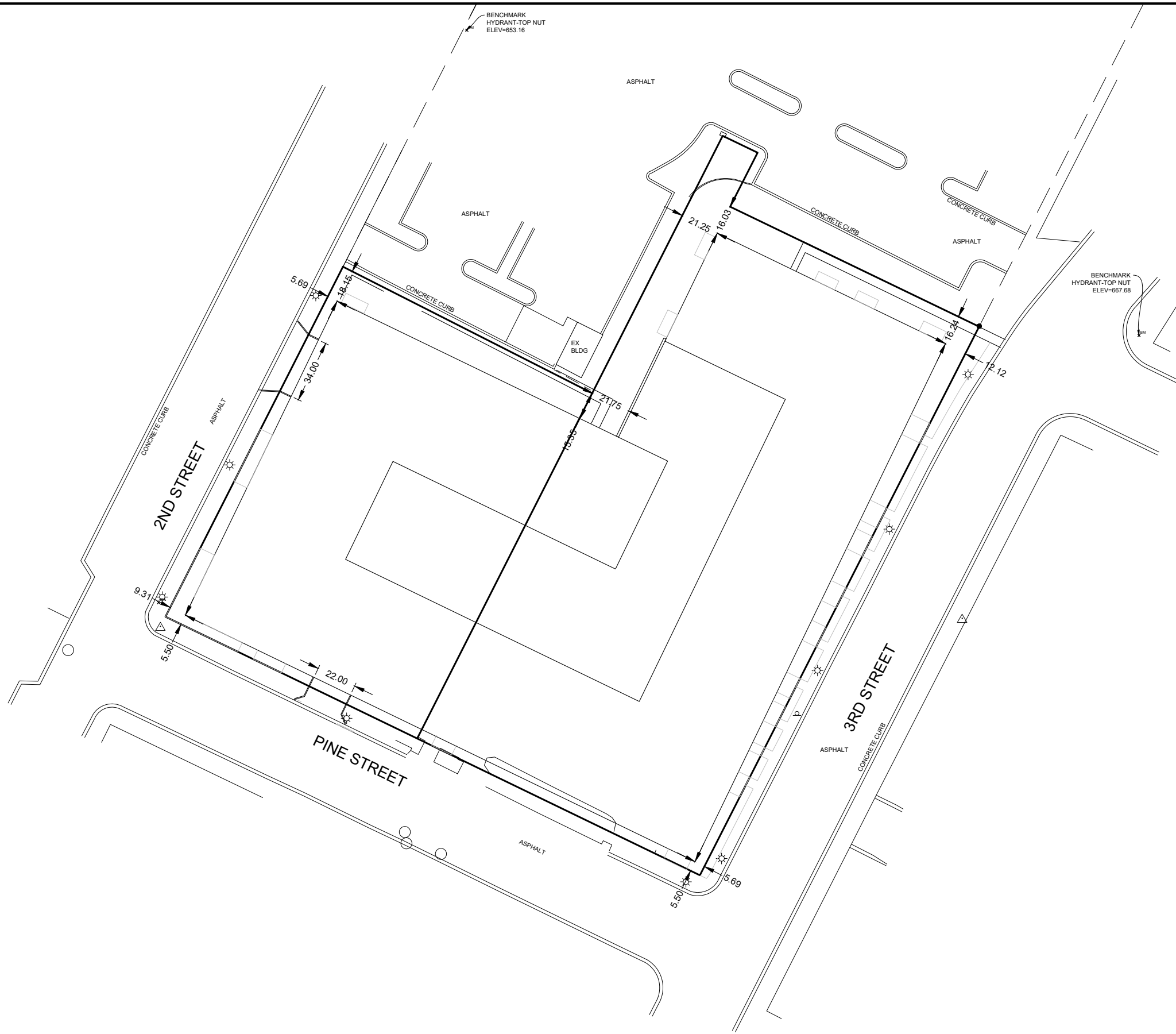
**CHALMER'S APARTMENTS**  
LA CROSSE, WI

**REMOVALS PLAN**

**C1.02**  
of 9



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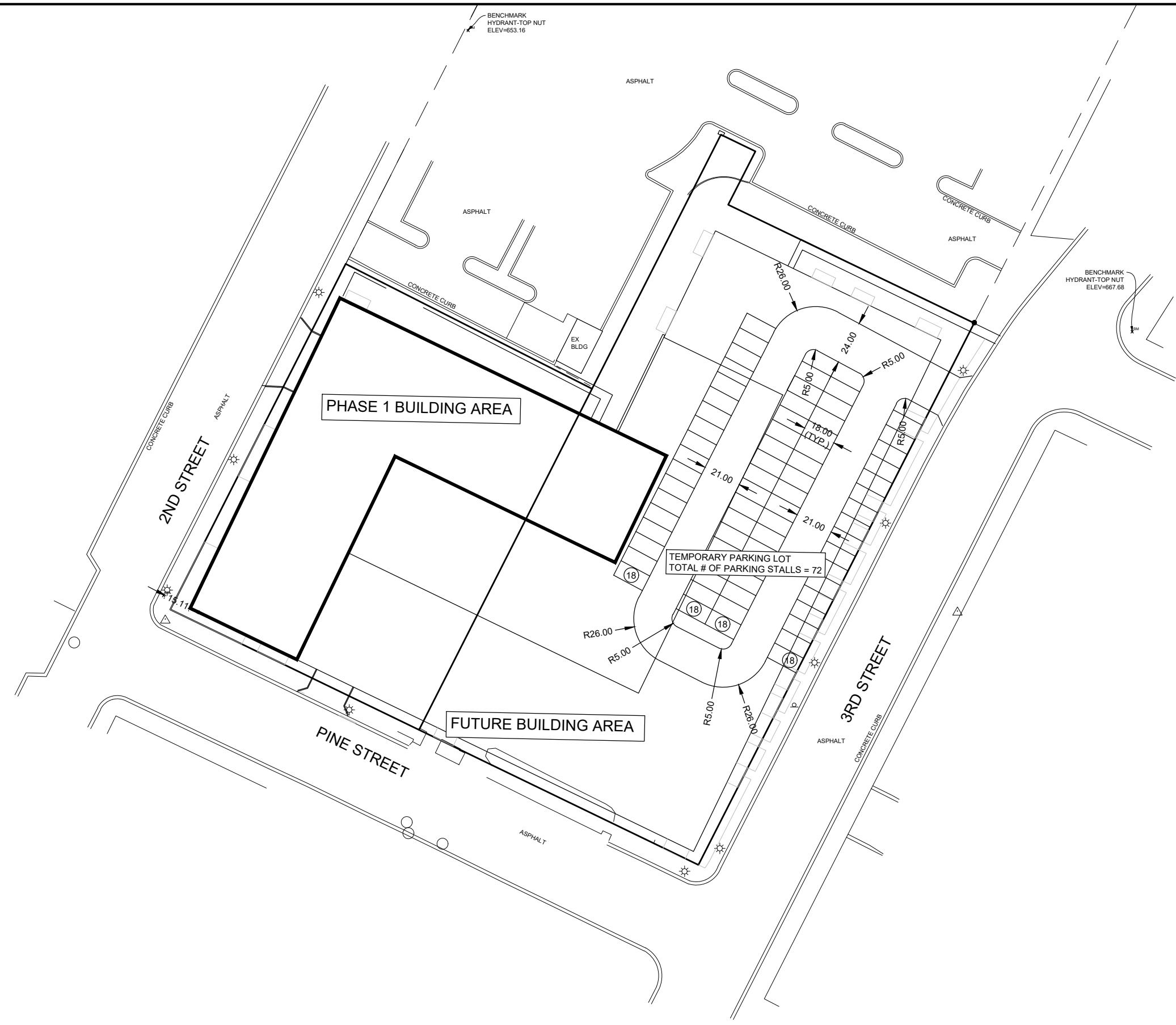
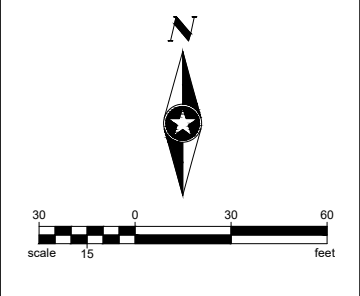


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**CHALMER'S APARTMENTS**  
LA CROSSE, WI

**SITE PLAN**



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**CHALMER'S APARTMENTS**  
LA CROSSE, WI

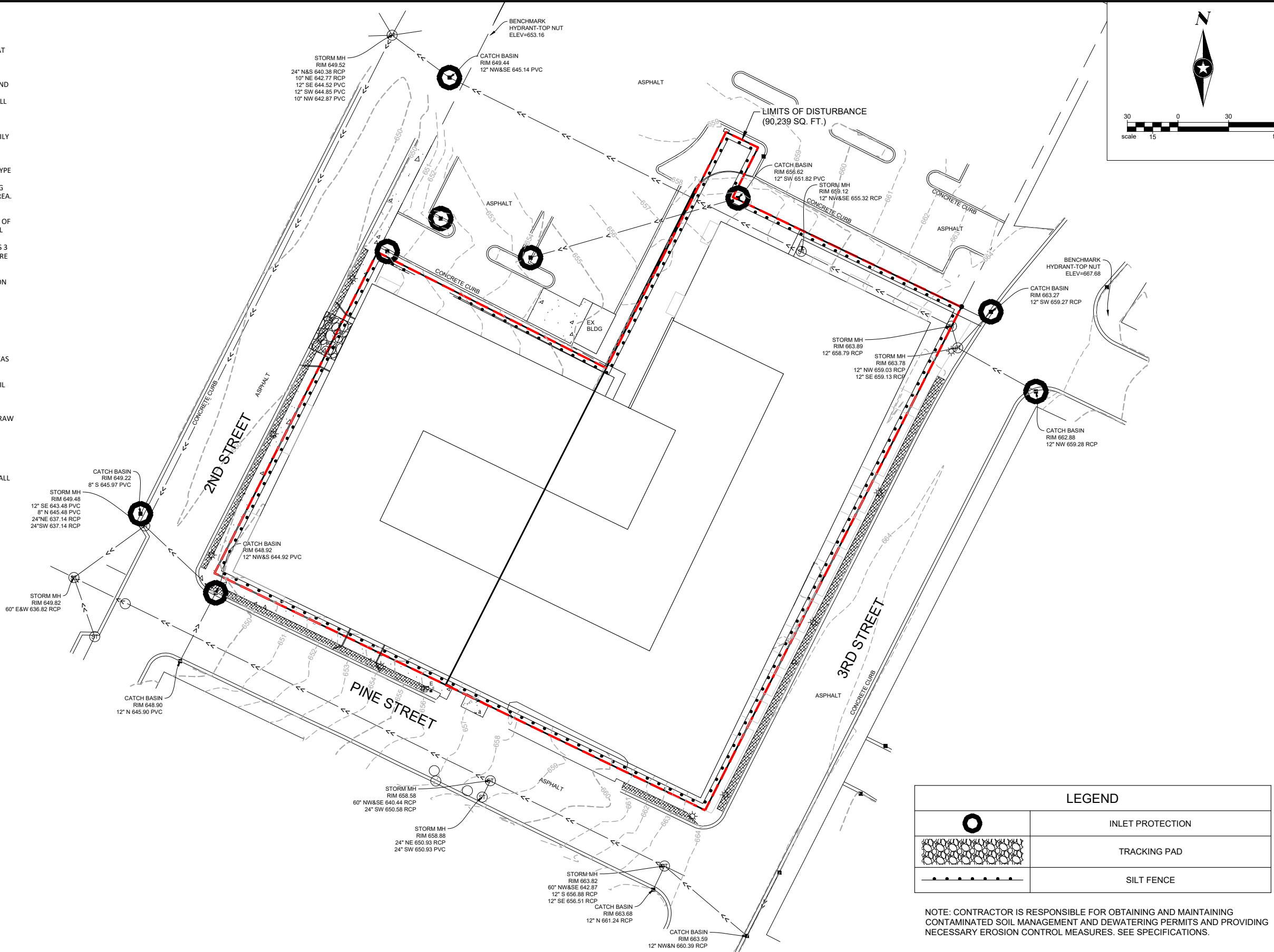
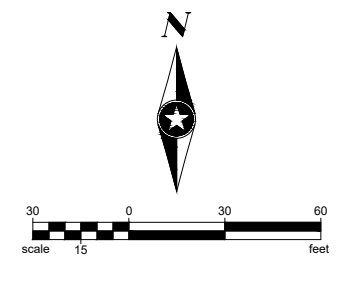
**SITE PLAN - PHASE 1**

**C1.04**  
of 9



**EROSION CONTROL:**

1. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WISCONSIN STORMWATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS".
2. SEDIMENT CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
3. INSPECT AND MAINTAIN ALL SEDIMENT CONTROL STRUCTURES WEEKLY AND AFTER SITE RECEIVES 1/2" OR MORE OF RAIN IN A 24-HOUR PERIOD TO ENSURE PROPER WORKING CONDITION. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH DAY.
4. INSPECT SEDIMENT CONTROL STRUCTURES FOR INTEGRITY AFTER ANY SIGNIFICANT RAINFALL OF 1/2" OR MORE. **CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY.**
5. DO NOT REMOVE ANY SEDIMENT/EROSION CONTROL MEASURES UNTIL THE AREAS SERVED HAVE 80% OR MORE ESTABLISHED VEGETATIVE COVER AS DETERMINED BY THE ENGINEER.
6. ALL TRACKED SOIL ON ADJACENT STREETS FROM THIS PROJECT MUST BE CLEANED ON A DAILY BASIS, MINIMUM. CONTRACTORS ARE REQUIRED TO USE THE TRACKING DRIVE SHOWN ON PLAN FOR ACCESS TO AND FROM THE SITE.
7. ALL SIDE SLOPES 5:1 OR STEEPER SHALL BE RESTORED WITH CLASS I - TYPE 'A' EROSION MATTING, AND ALL AREAS OF CONCENTRATED FLOW SHALL BE RESTORED WITH CLASS II - TYPE 'B' CHANNEL MATTING, UNLESS OTHERWISE NOTED.
8. PREVENT OVERLAND FLOW FROM LEAVING ANY PORTION OF THE WORK SITE BY INSTALLING SEDIMENT LOGS OR SILT FENCING PARALLEL TO THE SLOPE DOWNHILL FROM THE WORK AREA.
9. ALL DISTURBANCE SHALL BE SEEDED AND MATTED WITHIN 7 DAYS OF COMPLETION OF THE GRADING. GRASS MUST BE ESTABLISHED WITHIN 90 DAYS OF SEEDING IF SEASON ALLOWS.
10. STABILIZE ALL NON-ACTIVE STOCKPILES WITH TEMPORARY SEED & MULCH WITHIN 14 DAYS OF INACTIVITY. INSTALL SILT FENCING AROUND ALL DOWN SLOPE AND SIDE SLOPES OF TOPSOIL STOCKPILES. STOCKPILES NOT SHOWING ADEQUATE VEGETATION BY NOV 1 SHOULD BE DORMANT SEEDED AND COVERED WITH A WisDOT PAL TYPE A SOIL STABILIZER (FOR SLOPES 3 FEET HORIZONTAL TO 1 FOOT VERTICAL OR FLATTER) OR EROSION CONTROL MAT IF THEY ARE INACTIVE.
11. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INACTIVITY. THIS MAY BE DONE USING TEMPORARY AND/OR PERMANENT RESTORATION TECHNIQUES, DEPENDING ON PROGRESS OF GRADING ACTIVITIES OF THE AREA(S). THIS INCLUDES AREAS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION.
12. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION
  - A. PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.
  - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER UTILITY INSTALLATION.
13. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING CONTAMINATED SOIL MANAGEMENT AND DEWATERING PERMITS. SEE SPECIFICATIONS.
14. RUNOFF FROM AREAS ADJACENT TO THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS WHERE POSSIBLE.
15. ALL LAND DISTURBANCE ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE IN ACCORDANCE WITH THE CONTROL PLAN TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ONE TIME.
16. CUTS AND FILLS SHALL BE PLANNED AND CONSTRUCTED TO MINIMIZE THE LENGTH AND STEEPNESS OF SLOPES.
17. SEDIMENT SHALL BE CONTAINED ON-SITE THROUGH THE USE OF FILTER FABRIC FENCES, STRAW BALE FENCES, SEDIMENT BASINS, OR OTHER METHODS APPROVED BY ACCEPTANCE OF THE EROSION AND SEDIMENT CONTROL PLAN BY COMMUNITY RISK MANAGEMENT.
18. EARTH STORAGE PILES SHOULD BE LOCATED NO CLOSER THAN 25 FEET FROM DRAINAGE CHANNELS OR ROADWAYS AND NO CLOSER THAN 100 FEET FROM PERENNIAL WATERS OR WETLANDS.
19. EARTH STORAGE PILES LOCATED CLOSER THAN 25 FEET TO A ROADWAY OR DRAINAGE CHANNEL OR LOCATED CLOSER THAN 100 FEET TO PERENNIAL WATERS AND WETLANDS SHALL REQUIRE SILT FENCES OR OTHER SUITABLE MEANS IF LEFT MORE THAN FIVE DAYS. EARTH STORAGE PILES LOCATED ON SLOPES OF 12 PERCENT OR GREATER SHALL MEET THE REQUIREMENTS OF SUBSECTION (D)(9)B. OR RUNOFF SHALL BE CONTAINED WITHIN A SILT FENCE OR OTHER APPROVED MEASURE.



LEGEND	
	INLET PROTECTION
	TRACKING PAD
	SILT FENCE

NOTE: CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING CONTAMINATED SOIL MANAGEMENT AND DEWATERING PERMITS AND PROVIDING NECESSARY EROSION CONTROL MEASURES. SEE SPECIFICATIONS.

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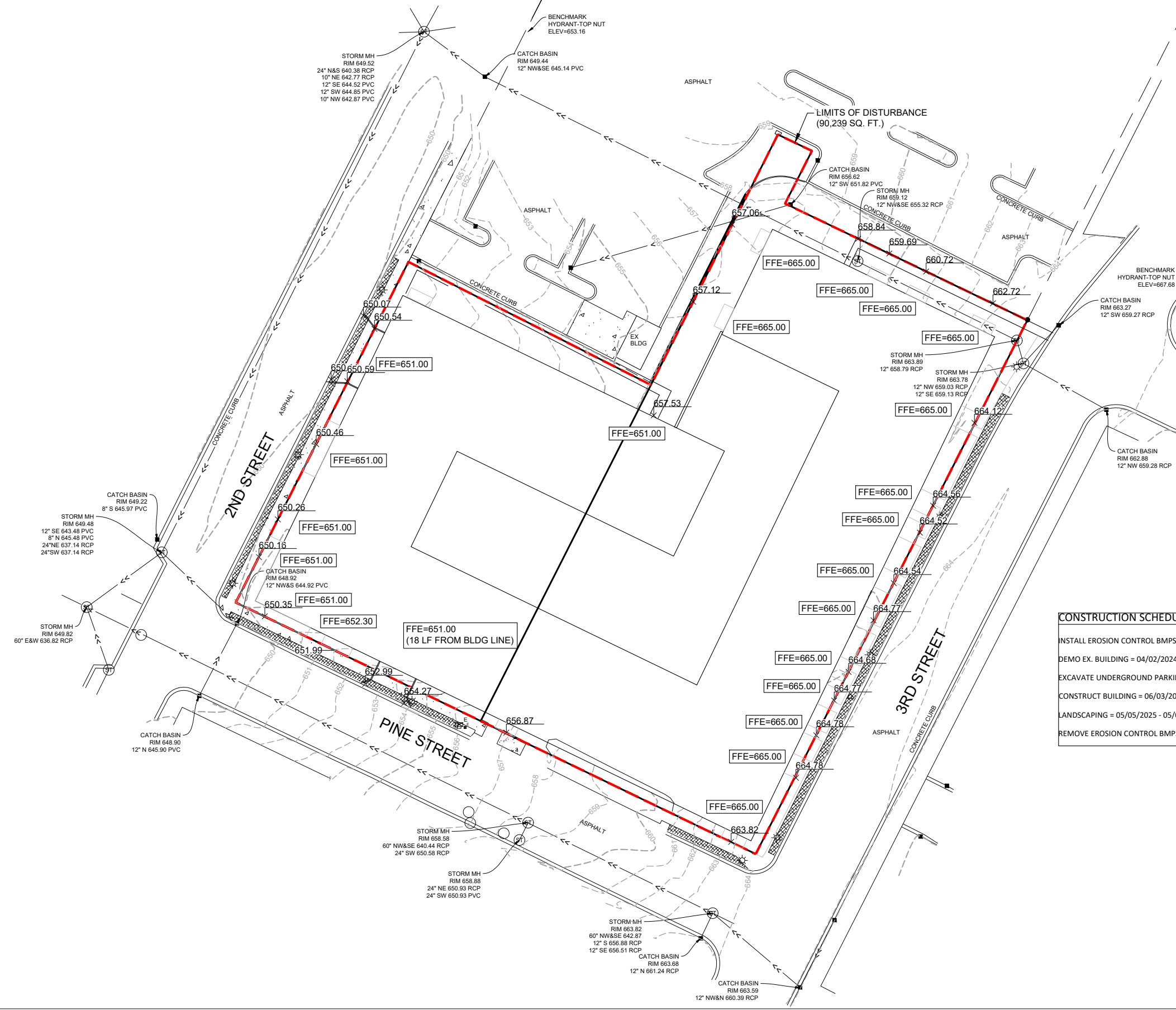
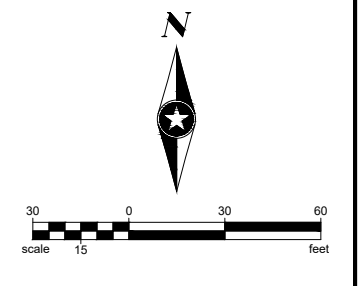
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**CHALMER'S APARTMENTS**  
LA CROSSE, WI

**EROSION CONTROL PLAN**

**C1.05**  
of 9



**CONSTRUCTION SCHEDULE:**

INSTALL EROSION CONTROL BMPS	= 04/01/2024
DEMO EX. BUILDING	= 04/02/2024 - 05/03/2024
EXCAVATE UNDERGROUND PARKING GARAGE	= 05/07/2024 - 05/31/2024
CONSTRUCT BUILDING	= 06/03/2024 - 05/02/2025
LANDSCAPING	= 05/05/2025 - 05/08/2025
REMOVE EROSION CONTROL BMPS	= 05/09/2025

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**CHALMER'S APARTMENTS**  
LA CROSSE, WI

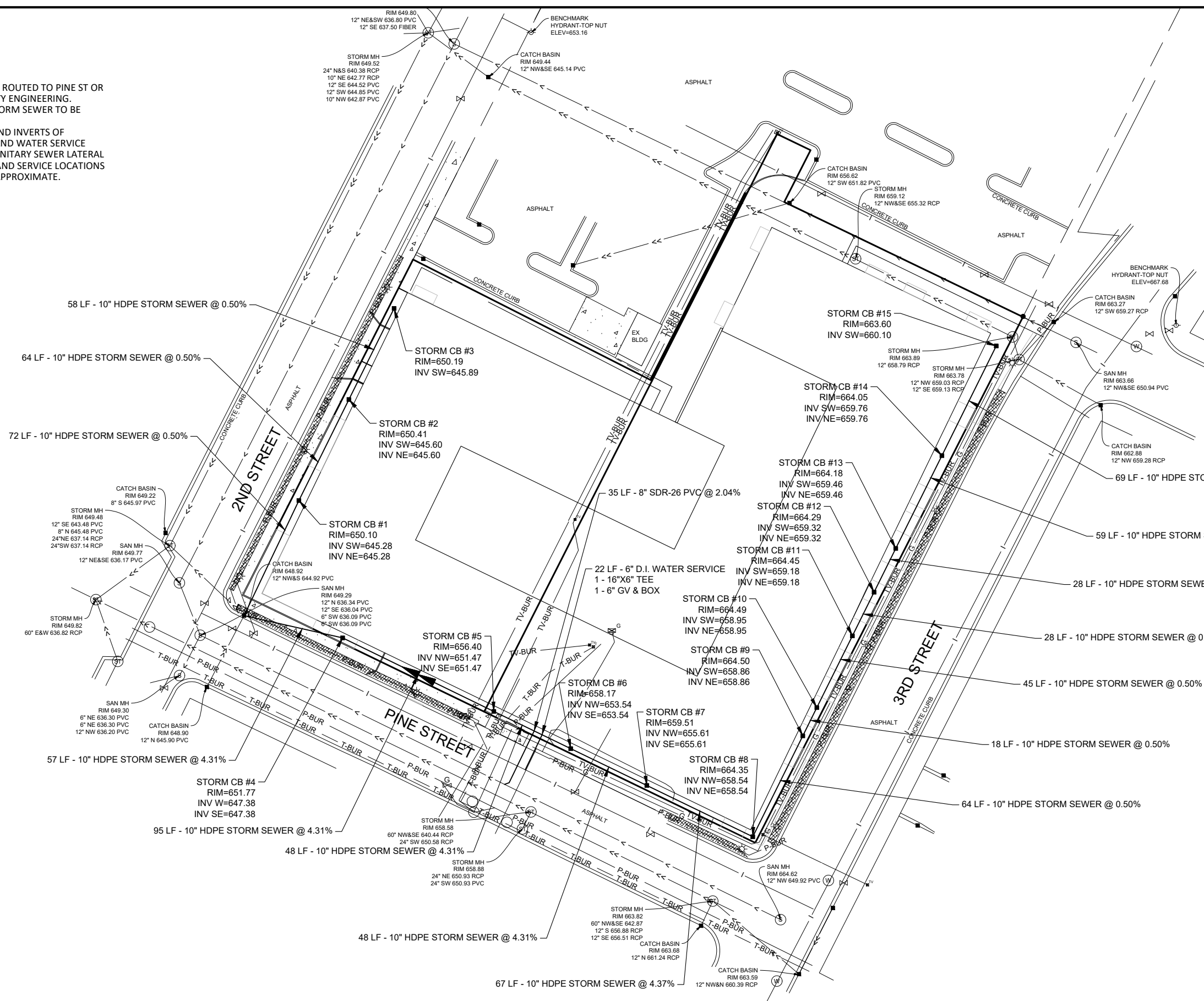
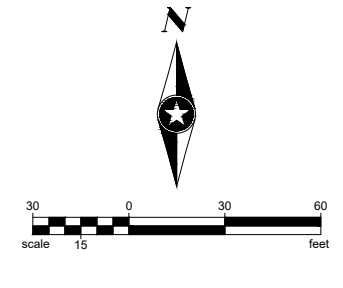
**GRADING PLAN**

**C1.06**  
of 9



**UTILITY NOTES:**

1. ALL ROOFTOP STORM FLOW SHALL BE ROUTED TO PINE ST OR 2ND ST BASED ON PREFERENCE OF CITY ENGINEERING.
2. UNDERGROUND PARKING GARAGE STORM SEWER TO BE DESIGNED BY OTHERS.
3. CONTRACTOR TO VERIFY LOCATION AND INVERTS OF EXISTING SANITARY SEWER LATERAL AND WATER SERVICE ALONG PINE ST. REPLACE EXISTING SANITARY SEWER LATERAL AND WATER SERVICE. NEW LATERAL AND SERVICE LOCATIONS AND INVERTS SHOWN ON PLAN ARE APPROXIMATE.



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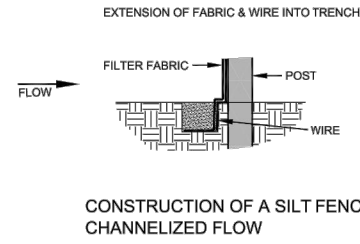
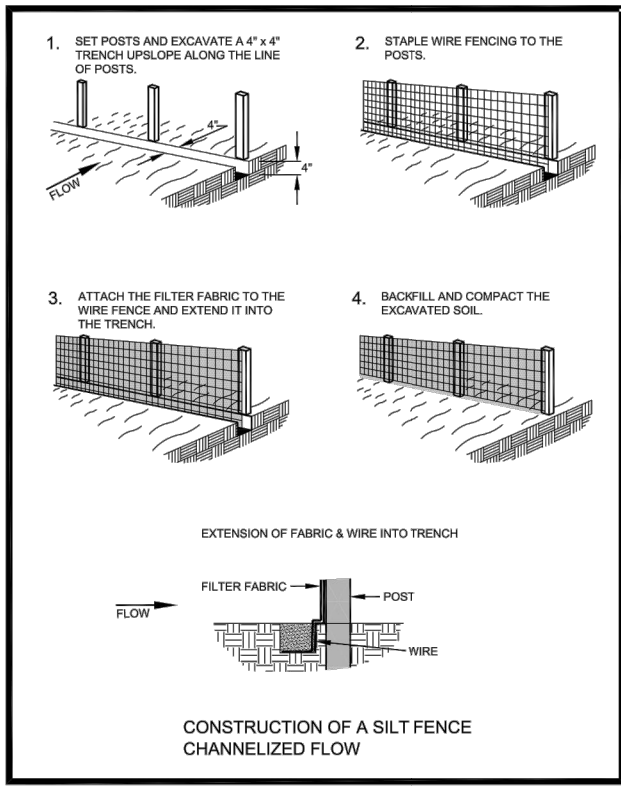
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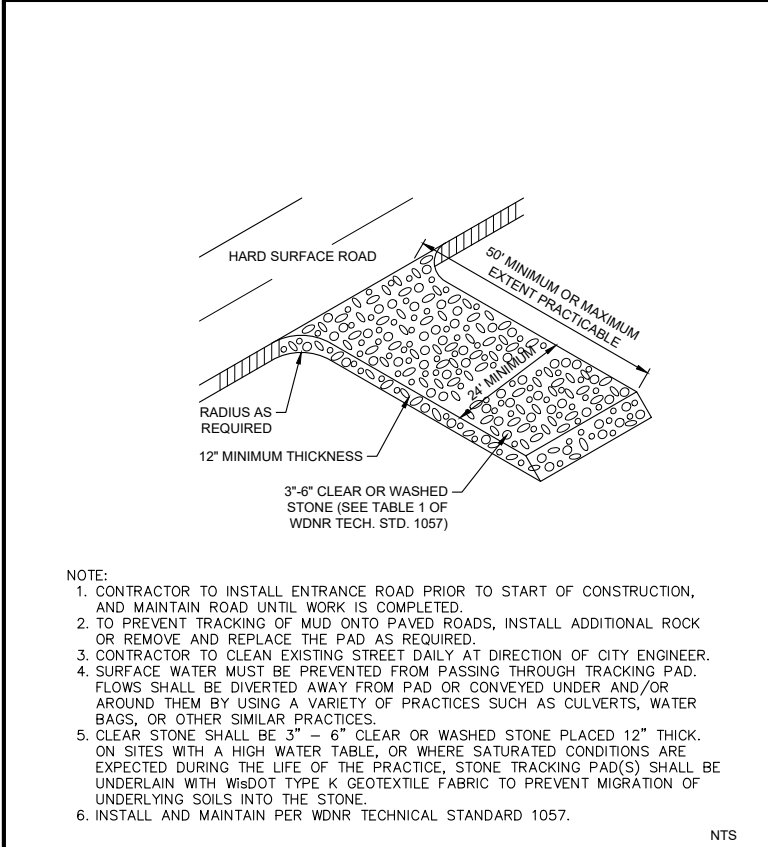
**CHALMER'S APARTMENTS**  
LA CROSSE, WI

**UTILITY PLAN**

**C1.07**  
of 9



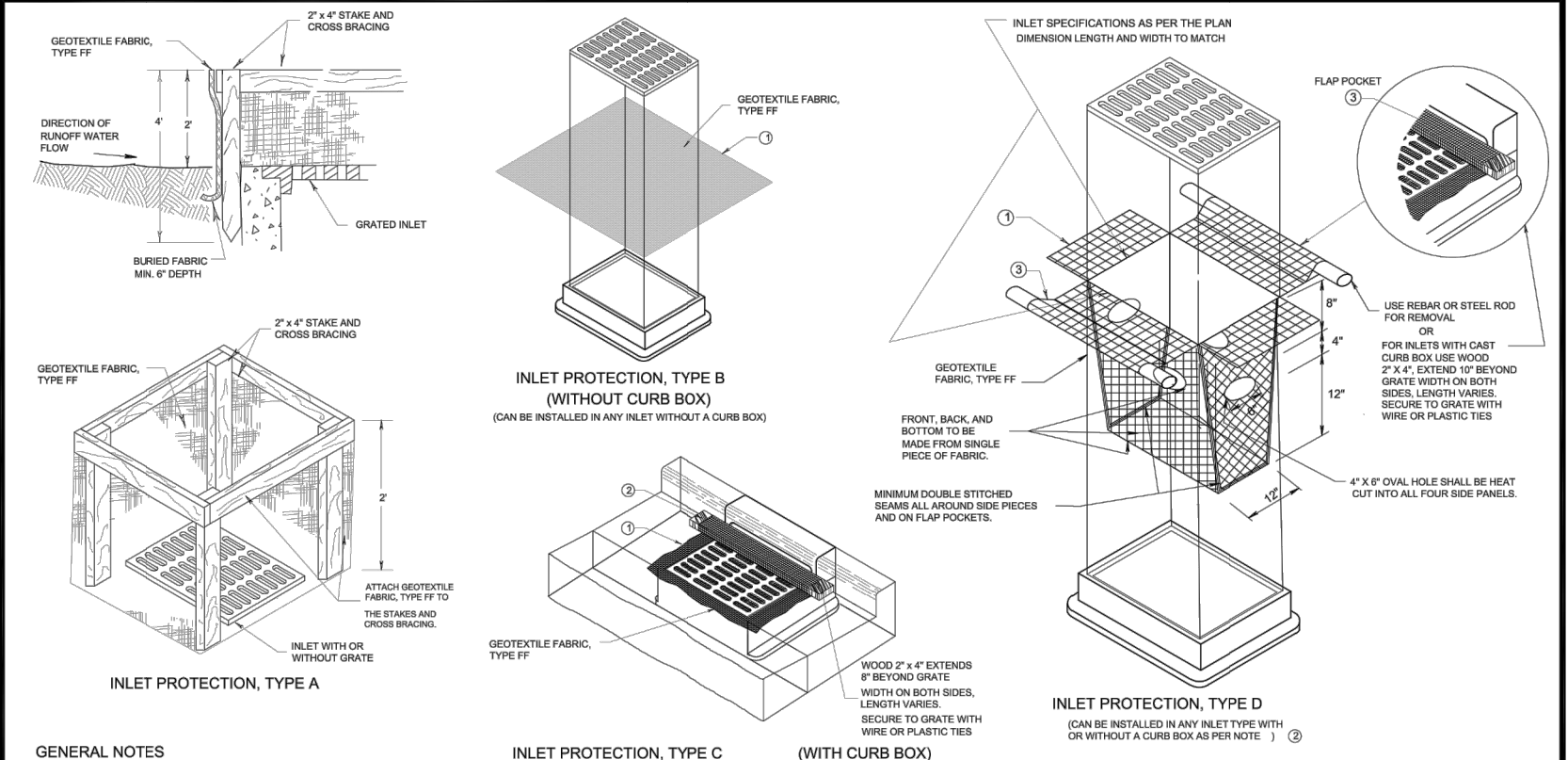
CONSTRUCTION OF A SILT FENCE CHANNELIZED FLOW



- NOTE:
- CONTRACTOR TO INSTALL ENTRANCE ROAD PRIOR TO START OF CONSTRUCTION, AND MAINTAIN ROAD UNTIL WORK IS COMPLETED.
  - TO PREVENT TRACKING OF MUD ONTO PAVED ROADS, INSTALL ADDITIONAL ROCK OR REMOVE AND REPLACE THE PAD AS REQUIRED.
  - CONTRACTOR TO CLEAN EXISTING STREET DAILY AT DIRECTION OF CITY ENGINEER.
  - SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM PAD OR CONVEYED UNDER AND/OR AROUND THEM BY USING A VARIETY OF PRACTICES SUCH AS CULVERTS, WATER BAGS, OR OTHER SIMILAR PRACTICES.
  - CLEAR STONE SHALL BE 3" - 6" CLEAR OR WASHED STONE PLACED 12" THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PAD(S) SHALL BE UNDERLAIN WITH WisDOT TYPE K GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE.
  - INSTALL AND MAINTAIN PER WDNr TECHNICAL STANDARD 1057.

**SEH** **ROCK CONSTRUCTION ENTRANCE**

Revised: Oct. 2011  
SEH Plate No. ERO-35



GENERAL NOTES

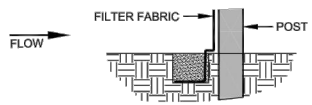
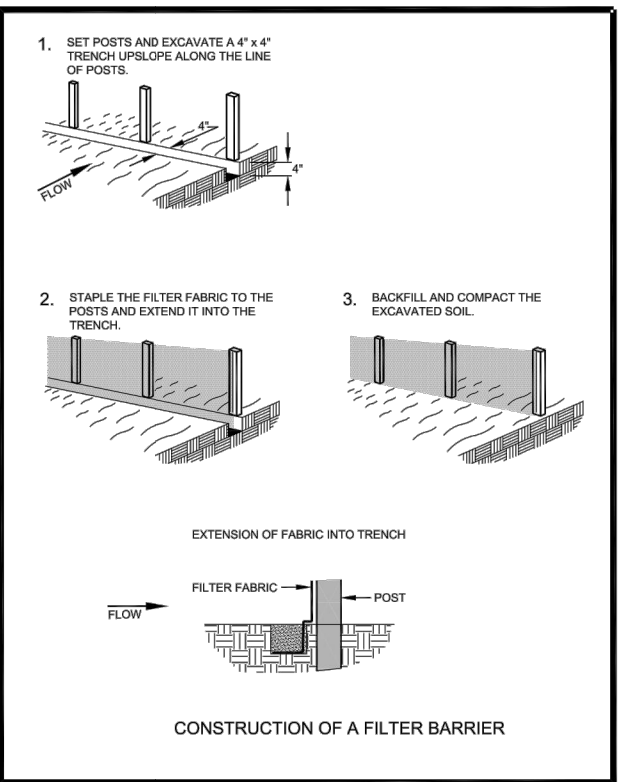
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
  - FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

- TYPE B & C**
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D**
- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 9 E 10-2.

INLET PROTECTION TYPE A, B, C, AND D



CONSTRUCTION OF A FILTER BARRIER

Save: 10/20/2023 1:18 PM noswaid Pld: 10/20/2023 1:27 PM X:\AE\C\CHALMER\1727415-final-dgn\15-drawings\10-Civil\cad\dwg\sheet\CH172741.TL&DT.dwg

SEH Project	174349	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	JLS	.	.	.	.	.	.
Designed By	JLS	.	.	.	.	.	.
Checked By	-	.	.	.	.	.	.



CHALMER'S APARTMENTS  
LA CROSSE, WI

EROSION CONTROL DETAILS

D2.01  
of 9

EDF #	DWG NAME: EROSION-CONTROL.DWG		
PROJECT No.	EROSION CONTROL DETAILS		
LOCATION	D-1-2		
RESOLUTION	DATE		
<b>ENGINEERING DEPT.</b> City of La Crosse, Wis.			
FIELD BOOK	SURVEYED	BY	DATE
NUMBER	DRAWN PRELIMINARY	JMC	2/20/09
PAGE	CHECKED FINAL		
	APPROVED		
	REVISIONS		
SHEET NO.	TOTAL SHEETS		



Plant Material List				
<b>Broadleaf Deciduous</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	RPM	Redpointe Red Maple	Acer Rubrum 'frank Jr.'	3" B&B
11	ARM	Armstrong Maple	Acer X Freemanii 'armstrong'	2 1/2" B&B
9	AHH	Amer Hornbeam	Carpinus Caroliniana	2 1/2" B&B
3	QA	Quaking Aspen	Populus Tremuloides	8' B&B
11	KSO	Kindred Spirit Oak	Quercus Robur X Bicolor 'nadler'	2 1/2" B&B
6	JTL	Japanese Tree Lilac	Syringa Reticulata	1 3/4" B&B
<b>Conifer Evergreen</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	EWP	Eastern White Pine	Pinus Strobus	6' B&B
43	DAR	Danica Arborvitae	Thuja Occidentalis 'danica'	#3 CONT.
41	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B
8	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	.20 CONT.
3	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
<b>Perennial</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
215	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
19	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
<b>Shrub</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
32	LHDS	Little Henry Dwf Sweetspire	Itea Virginica 'sprich'	#3 CONT.
11	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
22	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

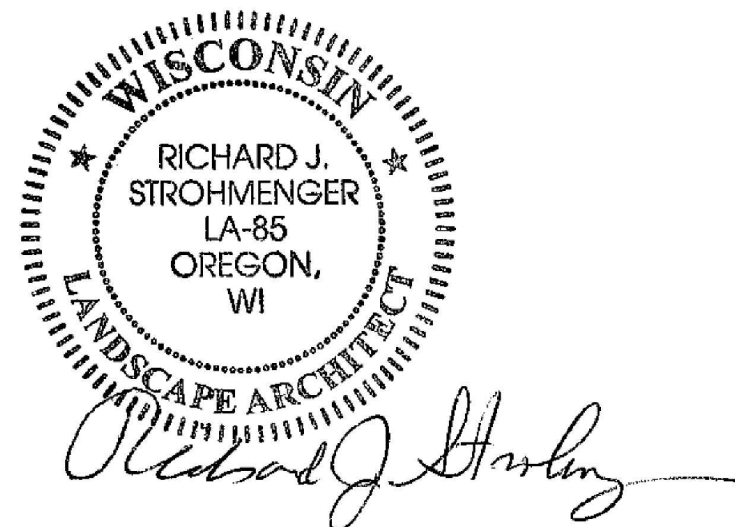
**GENERAL NOTES**

- A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- B) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- C) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- D) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- E) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

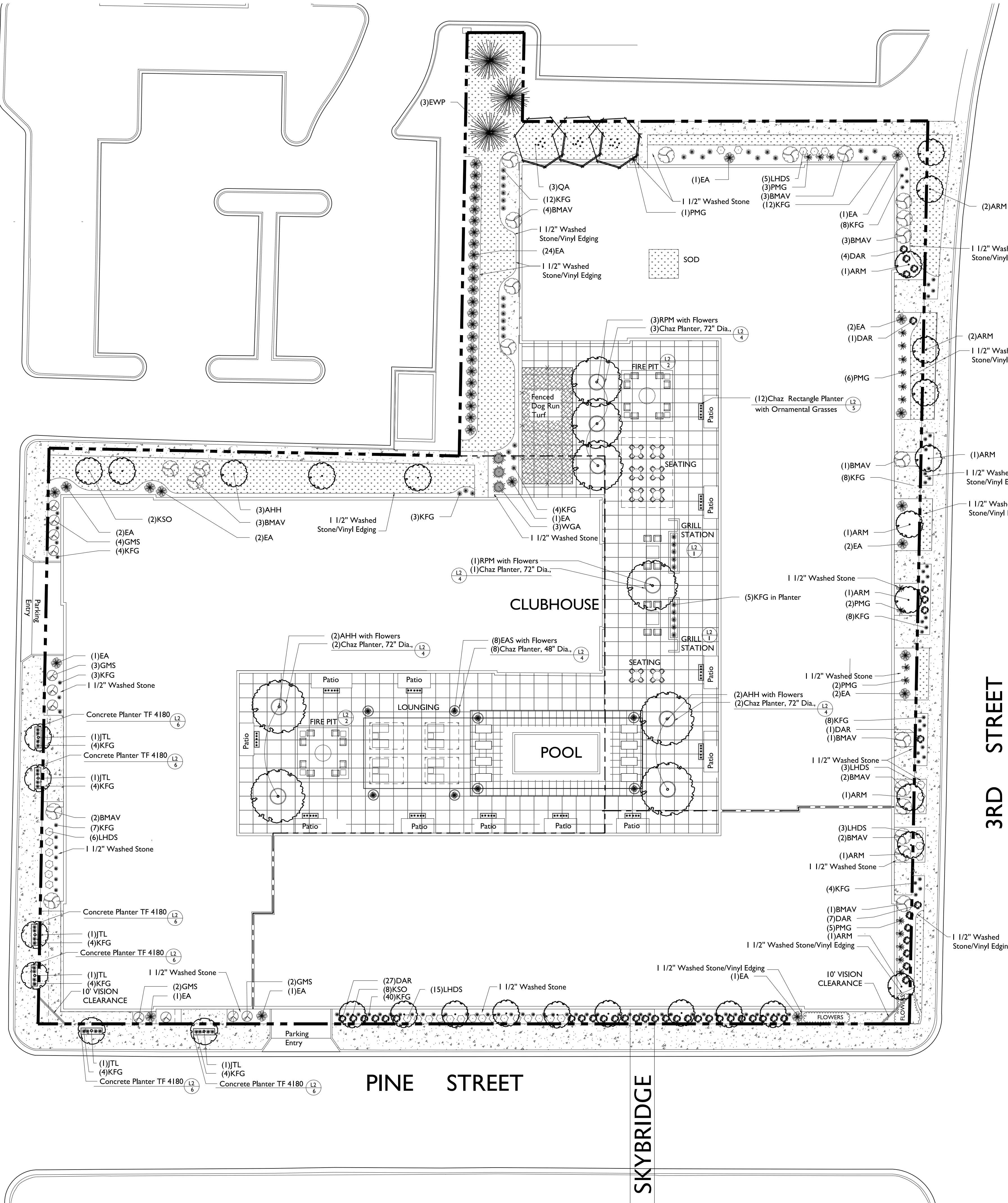
**CITY OF LaCROSSE LANDSCAPE REREQUIREMENTS**

**Required Landscaping:**  
 Lot Frontage = 871 Lin. Ft. + 40 Lin. Ft. = 22 Shade Trees Required  
 Lot Frontage = 871 Lin. Ft. + 40 Lin. Ft. = 22 Boulevard Shade Trees Required  
 Landscaped Area = 11,150 Sq. Ft. + 610 Sq. Ft. = 18 Additional Trees and 180 Shrubs

**Landscaping Provided:**  
 Lot Frontage.....22 Shade Trees  
 Lot Frontage.....10 Trees Boulevard (Seeking Waiver from Boulevard Tree Requirement)  
 Landscaped Area.....15 Additional Trees & 160 Shrubs & 233 Perennials (Seeking Waiver from Requirement)



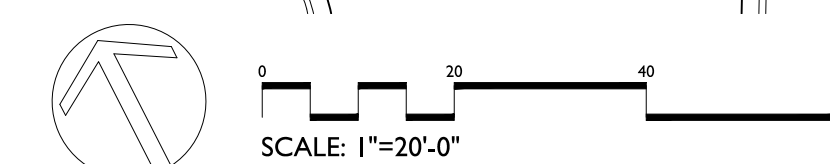
2ND STREET



3RD STREET

PINE STREET

SKYBRIDGE



**THE CHALMERS APARTMENTS**  
 La CROSSE, WISCONSIN

Checked By: SS  
 Drawn By: 10/27/23  
 RS  
 Revised: 11/17/23 RS  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:



**DAWN Enterprises**  
Specification Sheet  
Chaz Series Fiberglass Planters—Round, Square or Rectangular

Height 21 inch  
Length 72 inch  
Width 24 inch

**Specifications:**

- Dimensions: Varies but toe kick typically 2" x 2" unless otherwise specified
- Weight: Varies by size
- Materials: Constructed of glass fiber reinforced impregnated with a polyester resin
- Construction: Products are molded construction consisting of chopped fiberglass strands, impregnated with a thermosetting resin, constructed into one piece. All exterior surfaces have a homogenized polyester coating of uniform color. The finish is impervious to all common stains and solvents. The surface thickness shall be 5/16 thick or greater. Gussets will be provided as needed for strength and structure.
- Color/Finish Options: Reference color/finish sheet.
- Additional Options: Drain holes available **upon request only**. (Manufacturer recommends drain holes for any planters that will be used outside in freezing climates to avoid cracking.)

275 Progress Drive, Suite B, Manchester, CT 06042 www.godawn.com

L2 5 Chaz 72" x 24" x 21" Rectangle Planter  
Color TBD

**DAWN ENTERPRISES**  
OUR PRODUCTS. YOUR SPACE.  
Specification Sheet  
Model #: AP1C-4824  
48" dia x 24" tall Chaz Series fiberglass planter

48"  
24"  
44"

**Specifications:**

- Dimensions: 48" dia x 24" tall with 2" x 2" toe kick at the bottom
- Weight: 54lbs
- Materials: Constructed of glass fiber reinforced impregnated with a polyester resin
- Construction: Products are molded construction consisting of chopped fiberglass strands, impregnated with a thermosetting resin, constructed into one piece. All exterior surfaces have a homogenized polyester coating of uniform color. The finish is impervious to all common stains and solvents. The surface thickness shall be 5/16 thick or greater. Gussets will be provided as needed for strength and structure.
- Color/Finish Options: Please reference standard color/finish sheet.
- Additional Options: Drain holes available **upon request only**. (Manufacturer recommends drain holes for any planters that will be used outside in freezing climates to avoid cracking.)

275 Progress Drive, Suite B, Manchester, CT 06042 www.godawn.com

L2 3 Chaz 48" Round Planter  
Color TBD

**DAWN ENTERPRISES**  
OUR PRODUCTS. YOUR SPACE.  
Specification Sheet  
Model #: AP1C-7227  
72" dia x 27" tall Chaz Series fiberglass planter

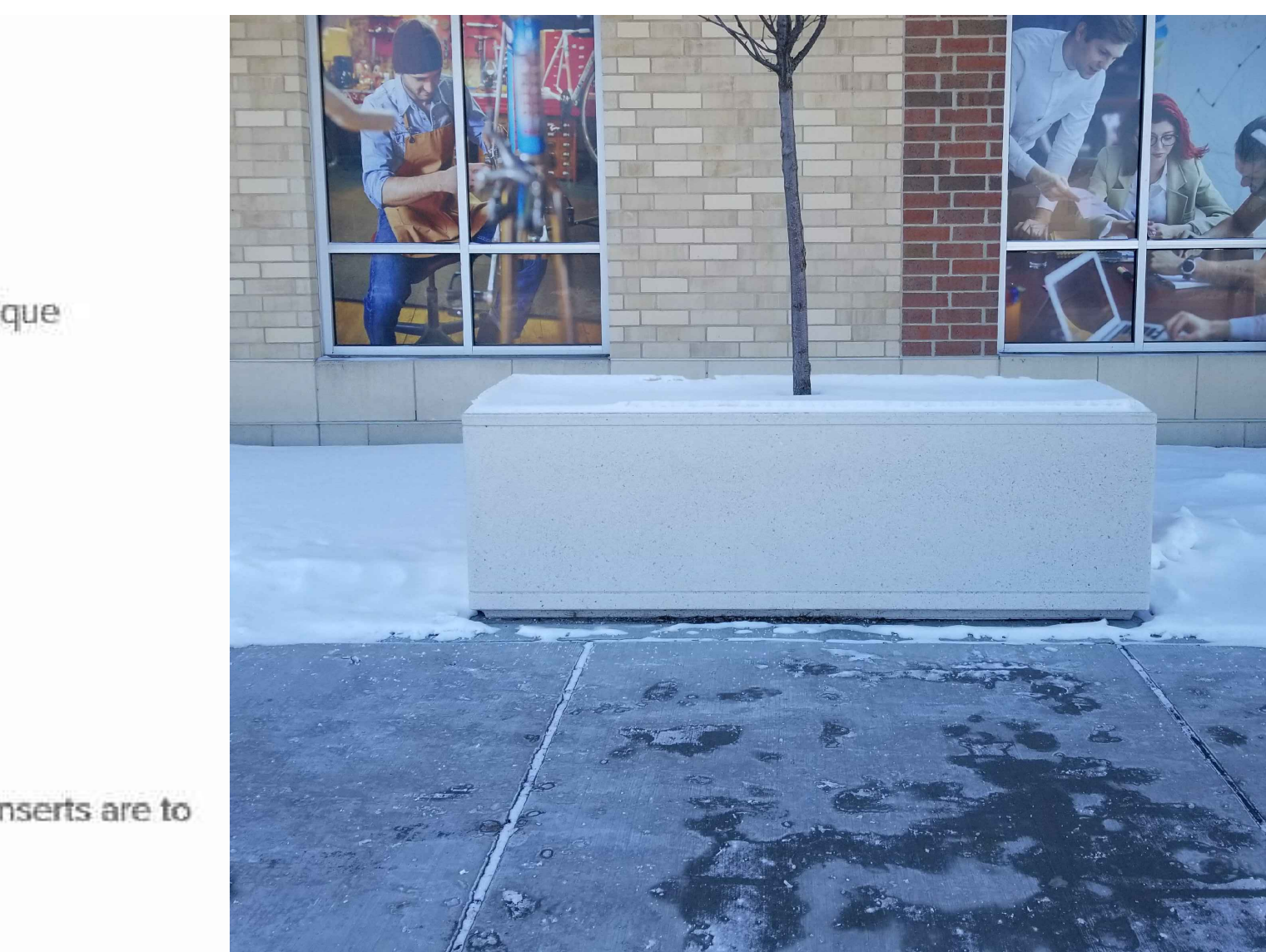
72"  
27"  
66"

**Specifications:**

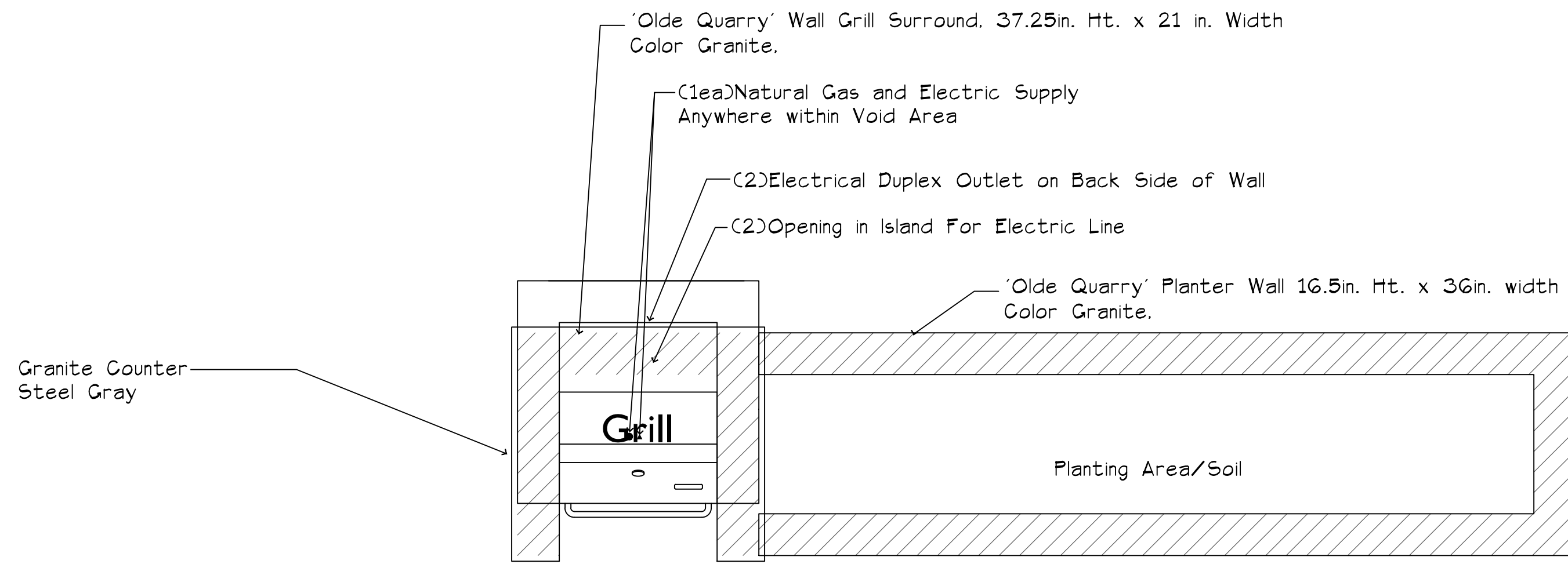
- Dimensions: 72" dia x 27" tall with 2" x 2" toe kick at the bottom
- Weight: 102lbs
- Materials: Constructed of glass fiber reinforced impregnated with a polyester resin
- Construction: Products are molded construction consisting of chopped fiberglass strands, impregnated with a thermosetting resin, constructed into one piece. All exterior surfaces have a homogenized polyester coating of uniform color. The finish is impervious to all common stains and solvents. The surface thickness shall be 5/16 thick or greater. Gussets will be provided as needed for strength and structure.
- Color/Finish Options: Please reference standard color/finish sheet.
- Additional Options: Drain holes available **upon request only**. (Manufacturer recommends drain holes for any planters that will be used outside in freezing climates to avoid cracking.)

275 Progress Drive, Suite B, Manchester, CT 06042 www.godawn.com

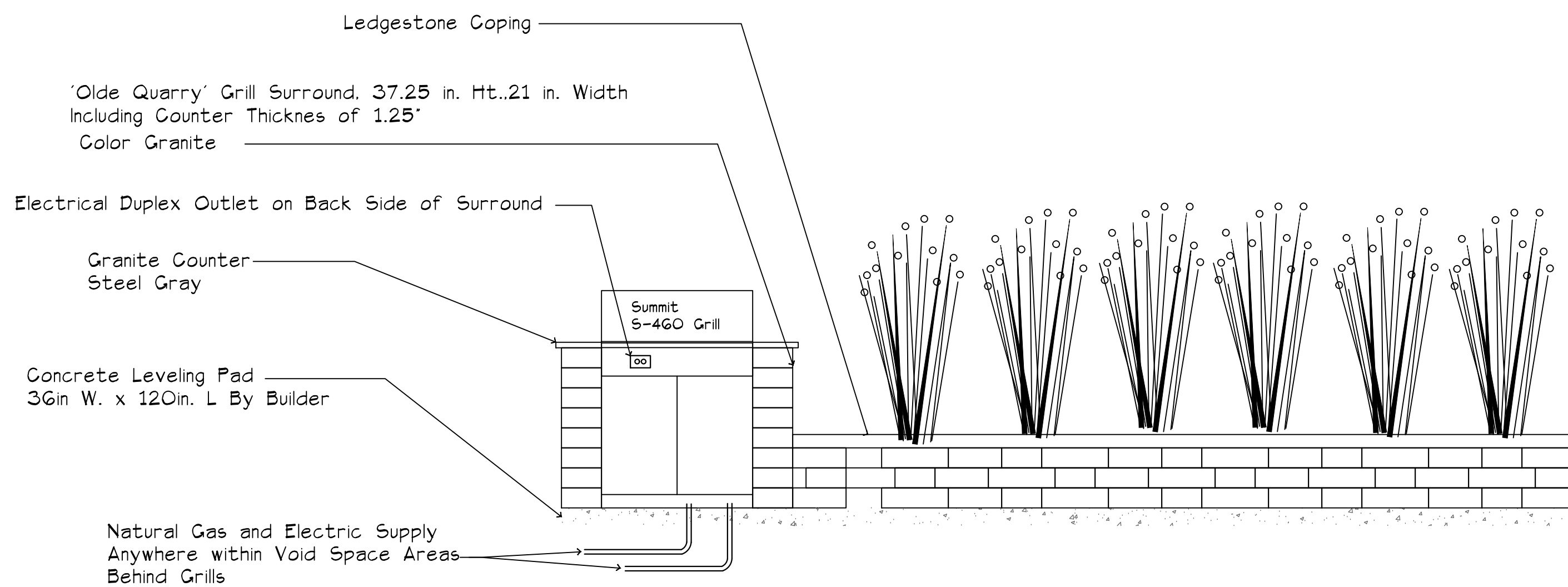
L2 4 Chaz 72" Round Planter  
Color TBD



L2 6 TF 4180 Concrete Planter  
Color TBD



Top View



Front View

L2 1 GRILL ISLAND & Planter

Scale: 1/2" = 1'-0"

TF4180

Jump to Technical Information

Large rectangular planter that incorporates our unique Reservoir System.

ITEM NUMBER:  
TF4180

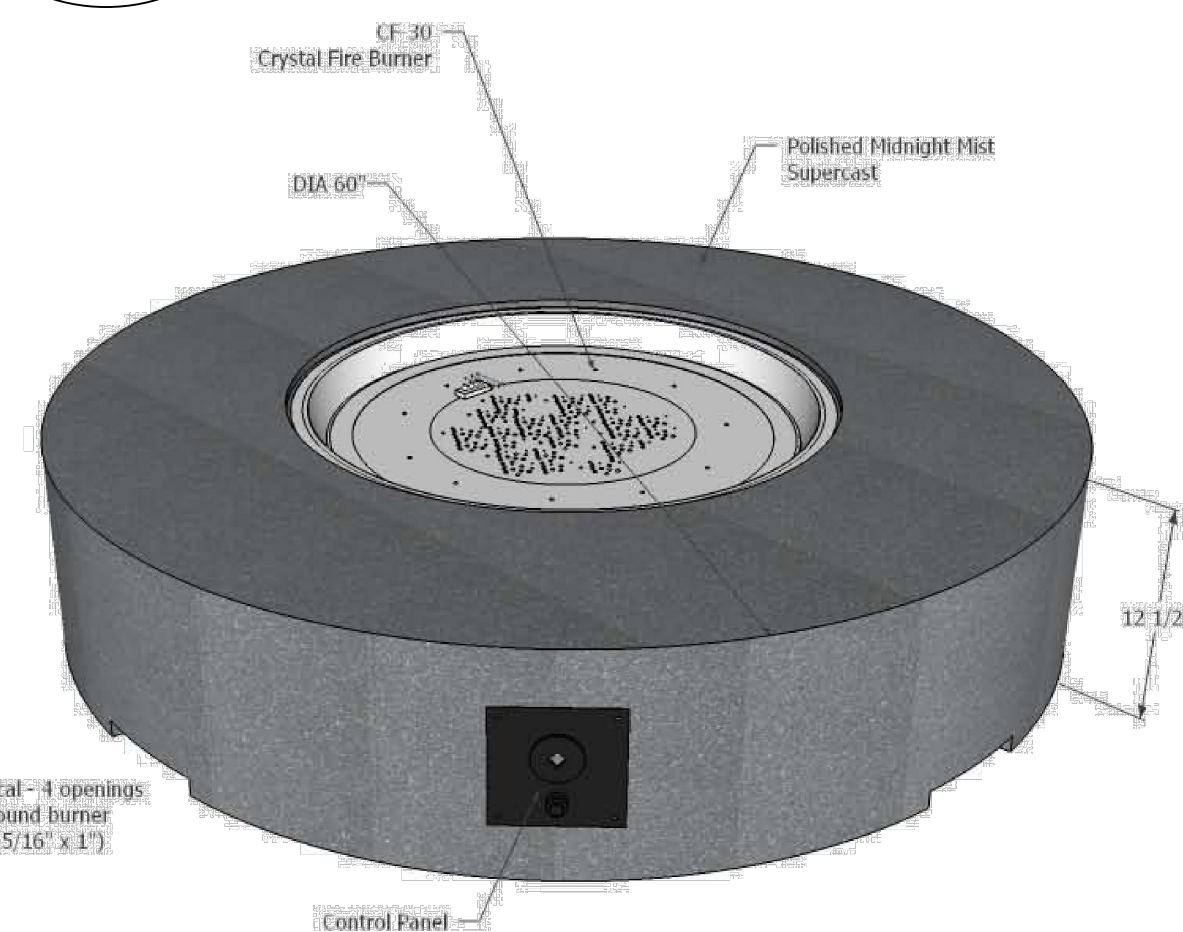
DIMENSIONS  
96" x 30" x 30"

WEIGHT:  
2820 lbs.

ADDITIONAL FEATURES:  
Hardware: (4) 5/8" Dia. lifting inserts, Note: Lifting inserts are to ONLY be used when planters are EMPTY

MATERIAL:  
• Concrete

SHAPE:  
• Rectangle



Fire Pit

L2 2 Outdoor Greatroom Custom Cove 60 inch Round  
Gas and Electric Supply and Permitting by Others





RPM -- Red Pointe Red Maple (Fall)



ARM -- Armstrong Red Maple Fall



EWP -- Eastern White Pine



DAR -- Danica Arb



PMG -- Purple Maiden Grass



LHDS -- Little Henry Sweetspire



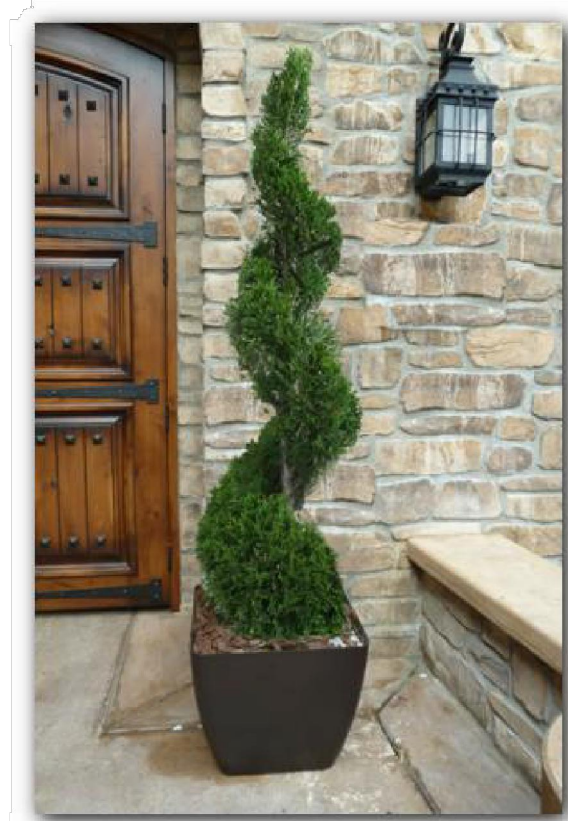
AHH -- American Hornbeam



QA -- Quaking Aspen Fall



EA -- Emerald Arborvitae



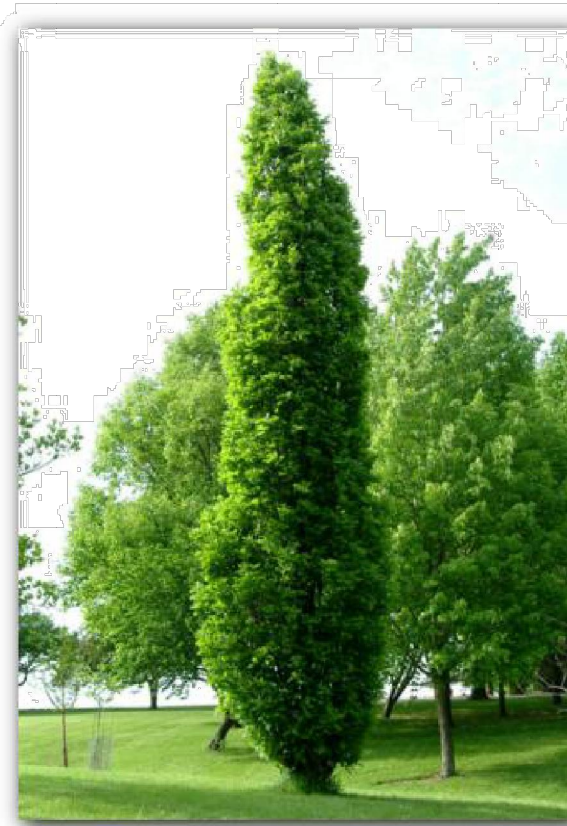
EAS -- Arborvitae-Emerald-Green-Spiral



GMS -- Gold Mound Spirea



BMAV -- Blue Muffin Arrowwood Viburnum



KSO -- Kindred Spirit Oak



JTL -- Japanese Tree Lilac



WGA -- Woodward Globe Arb



KFG -- Karl Foerster's Feather Reed Grass

THE CHALMERS APARTMENTS  
La CROSSE WISCONSIN

Plant Material List

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Quantity	Code Name	Common Name	Scientific Name	Planting Size
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9	AHH	Amer Hornbeam	Carpinus Caroliniana	2 1/2" B&B
3	QA	Quaking Aspen	Populus Tremuloides	8" B&B
11	KSO	Kindred Spirit Oak	Quercus Robur X Bicolor 'nadler'	2 1/2" B&B
6	JTL	Japanese Tree Lilac	Syringa Reticulata	1 3/4" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
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43	DAR	Danica Arborvitae	Thuja Occidentalis 'danica'	#3 CONT.
41	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5" B&B
8	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	.20 CONT.
3	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
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19	PMG	Purple Maiden Grass	Miscanthus Sinensis Var: Purpurescens	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
32	LHDS	Little Henry Dwf Sweetspire	Itea Virginia 'sprich'	#3 CONT.
11	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
22	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

Checked By: SS  
Drawn By: 10/27/23  
RS

Revised: 11/17/23 RS  
Revised:  
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Revised:

L3

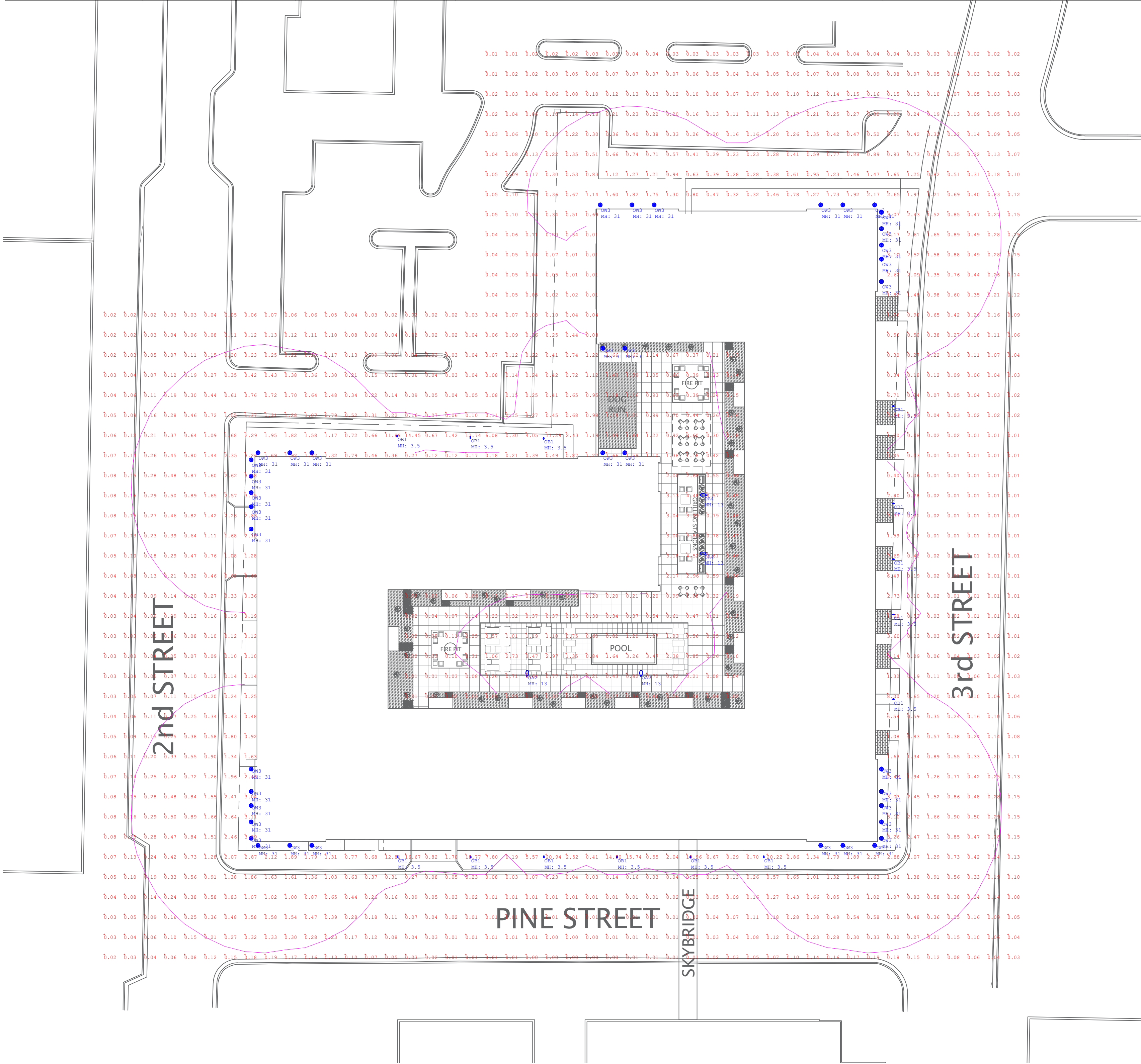
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10/23 CAD/STEV/SK/NT/CHALMERS THE CHALMERS 3/23/DWG Created: 11/14/2023, Saved: 11/16/2023, Printed: 11/16/2023



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.69	20.94	0.00	N.A.	N.A.
COURTYARD	Illuminance	Fc	0.80	4.5	0.0	N.A.	N.A.

Luminaire Schedule									
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens	
2	OA2	SINGLE	0.950	ANP	SLP34E039LDST240K-HSS150-1	39	78	2944	
2	OA4	SINGLE	0.950	ANP	SLP34E039LDST440K-HSS150-1	39	78	3441	
14	OB1	SINGLE	0.950	ANP	BL0131 A018LD4 T1 xxK HSS180-1 (Finish)	18	252	2119	
39	OW3	SINGLE	0.500	ANP	W527M016LDDWxxK -WM54	46.56	1815.84	3796	





#	DATE	COMMENTS

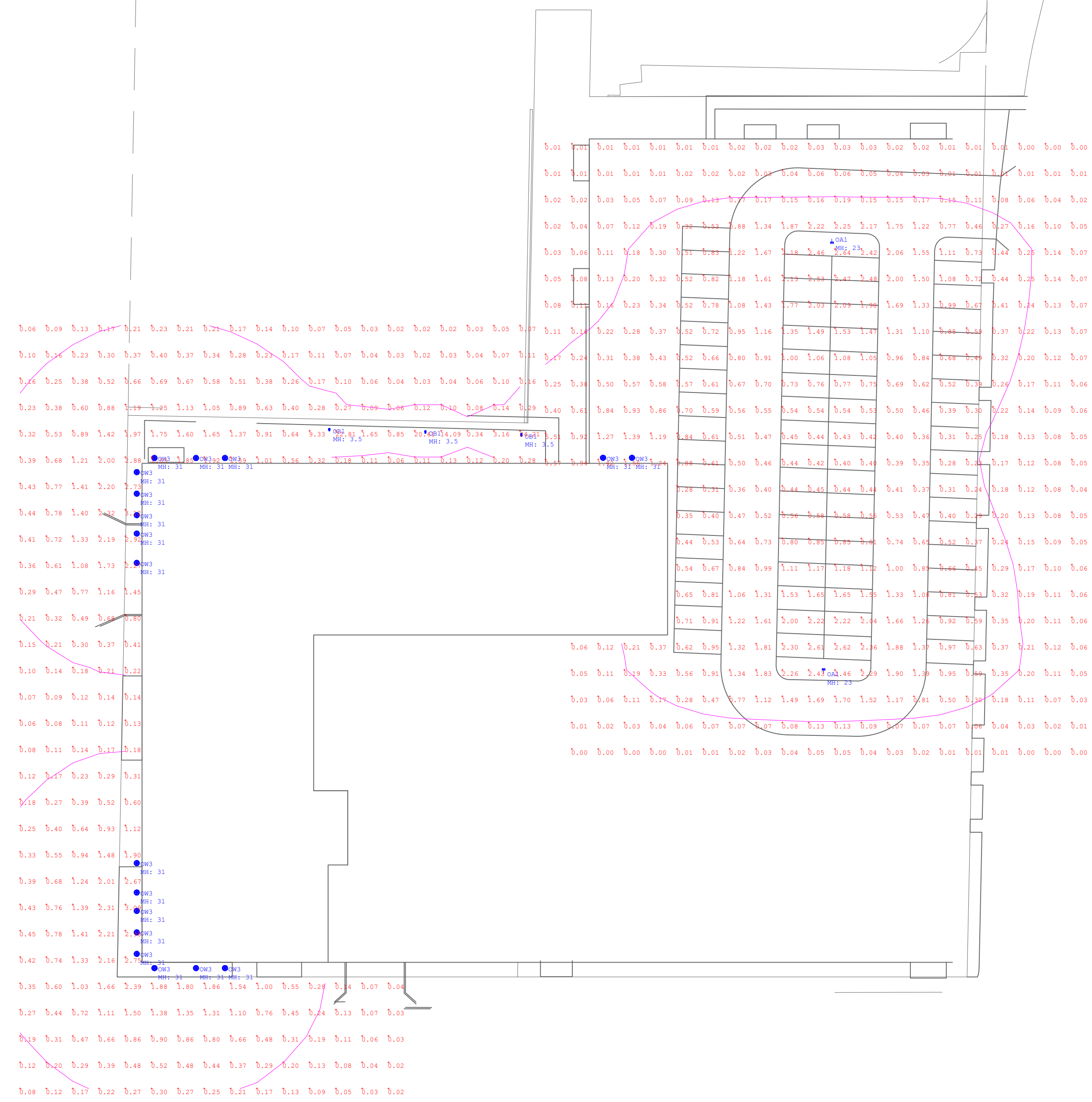
**REVISIONS**

DRAWN BY : DC	DATE : NOVEMBER 16, 2013	SCALE : 1/32" = 1'-0"
<b>THE CHALMERS DEVELOPMENT - PHASE 1 SITE</b> LA CROSSE, WISCONSIN ALL PHASES - SITE LAYOUT		



Label	CalcType	Units	Avg	Max	Min	AvgMin	Max/Min
PHASE 1 - SITE	Illuminance	Fc	0.93	2421	0.02	46.50	1211
SITE	Illuminance	Fc	0.58	5.51	0.00	N.A.	N.A.
PARKING & DRIVES	Illuminance	Fc	1.05	2.6	0.2	5.25	13.00

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
2	OA1	SINGLE	0.950	LITHONIA	ESX1 LED P4 xK R5 UPA BLS DBXD M2 HS -20FT POLE 3FT BASE	146,3482	292,6964	13418
3	OB1	SINGLE	0.950	ANP	BLD131 A01RLD4 T1 xK HSS180-1 (Finish)	18	54	2119
18	OW3	SINGLE	0.500	ANP	WS27M016LDWxK -WM54	46.56	838.08	3796



COMMENTS

DATE

#

REVISIONS

DRAWN BY : DC

DATE : NOVEMBER 16, 2023

SCALE : 1/32" = 1'-0"

THE CHALMERS DEVELOPMENT -  
PHASE 1 SITE

LA CROSSE, WISCONSIN

PHASE 1 - SITE LAYOUT