

KNOTHE & BRUCE ARCHITECTS

7601 University Avenue Suite 20
 Middleton, Wisconsin 53562
 608-836-3670 Fax 608-6934

Consultant:

Notes:

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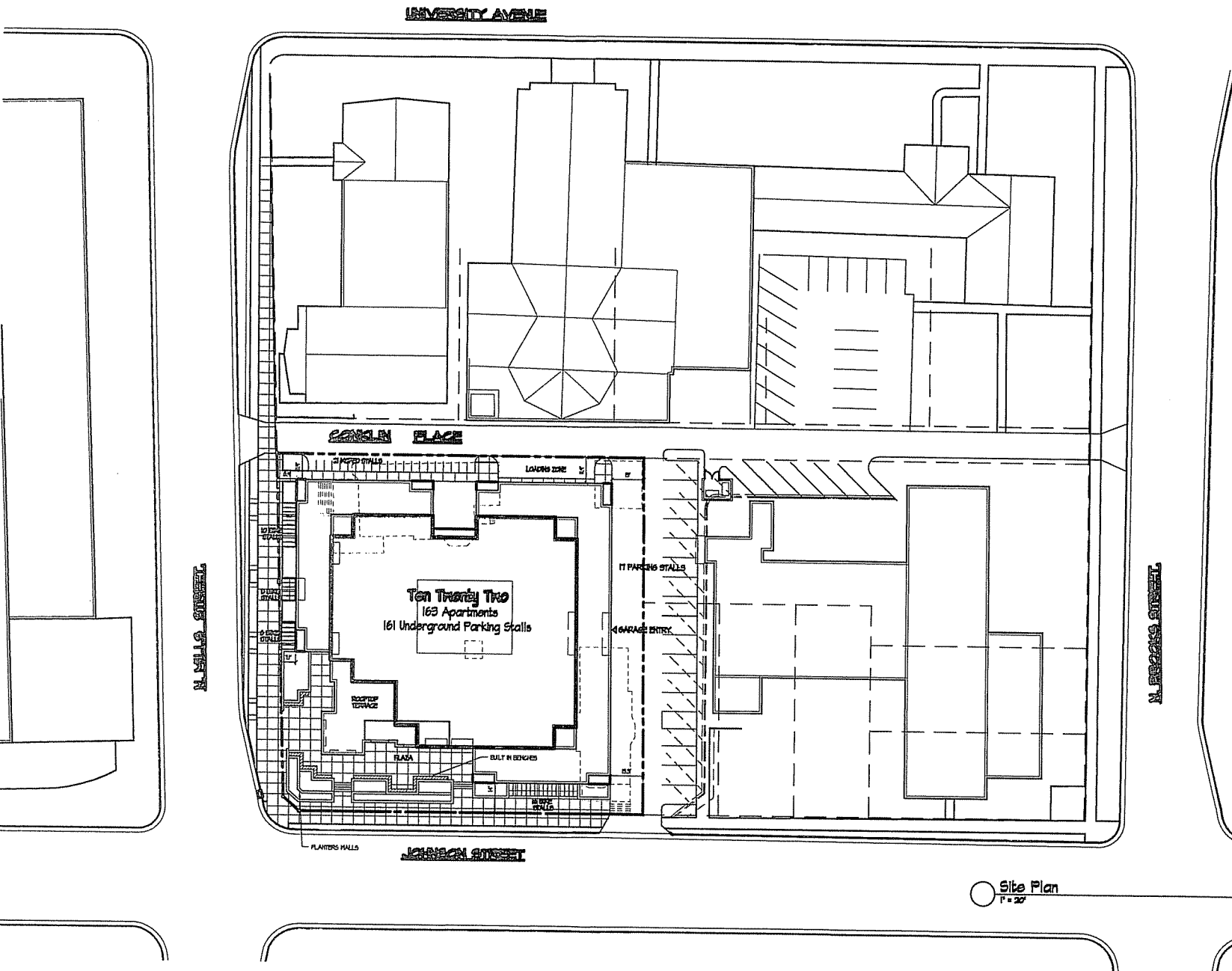
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Revisions:
 Issued for Permitting - Sept. 03, 2007

Project Title:
 Ten Twenty Two

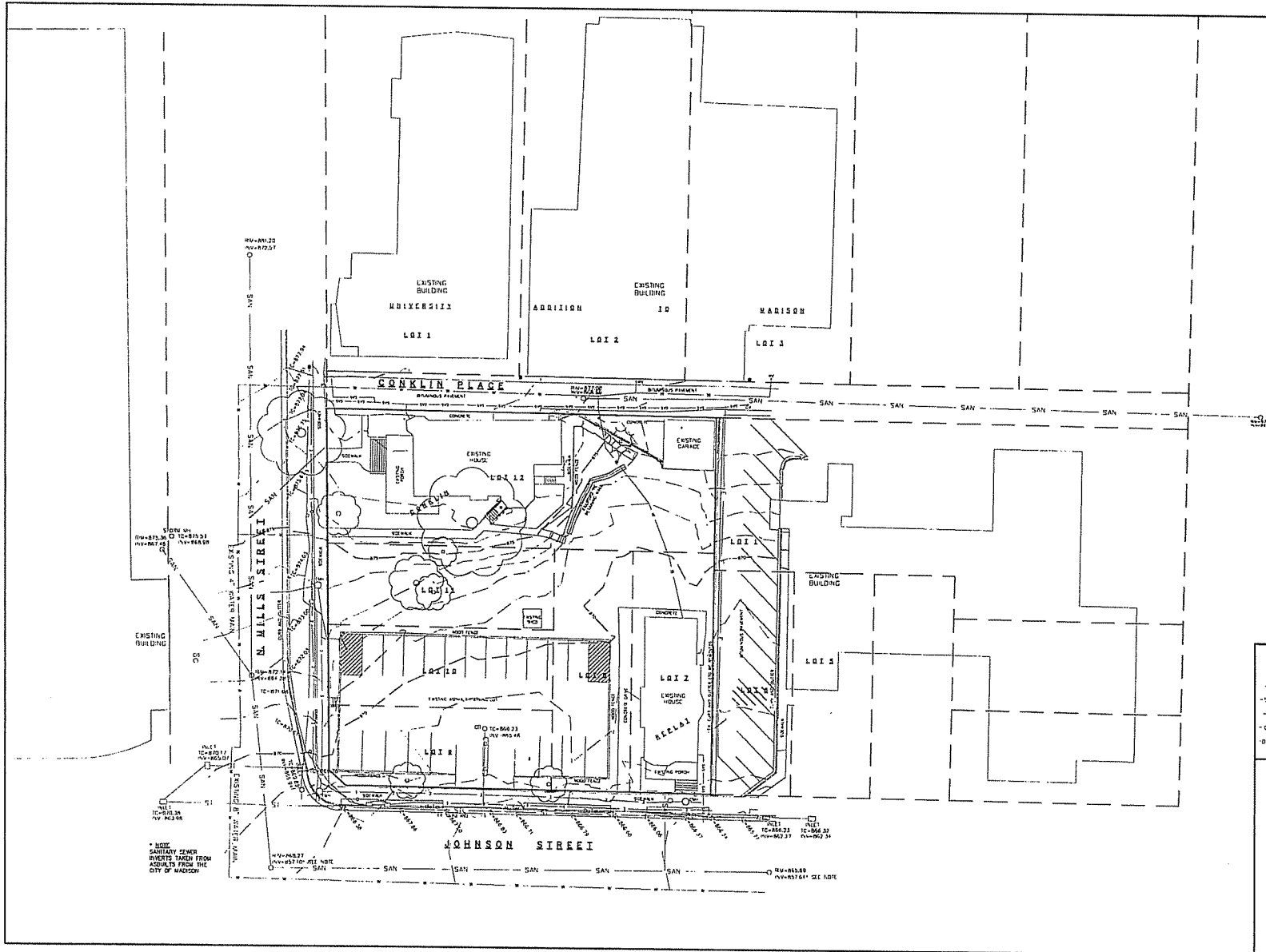
1623 N. Johnson Street
 Drawing Title:
 Site Plan

Project No.: 0622
 Drawing No.: C-1.1



Site Plan
 1" = 20'



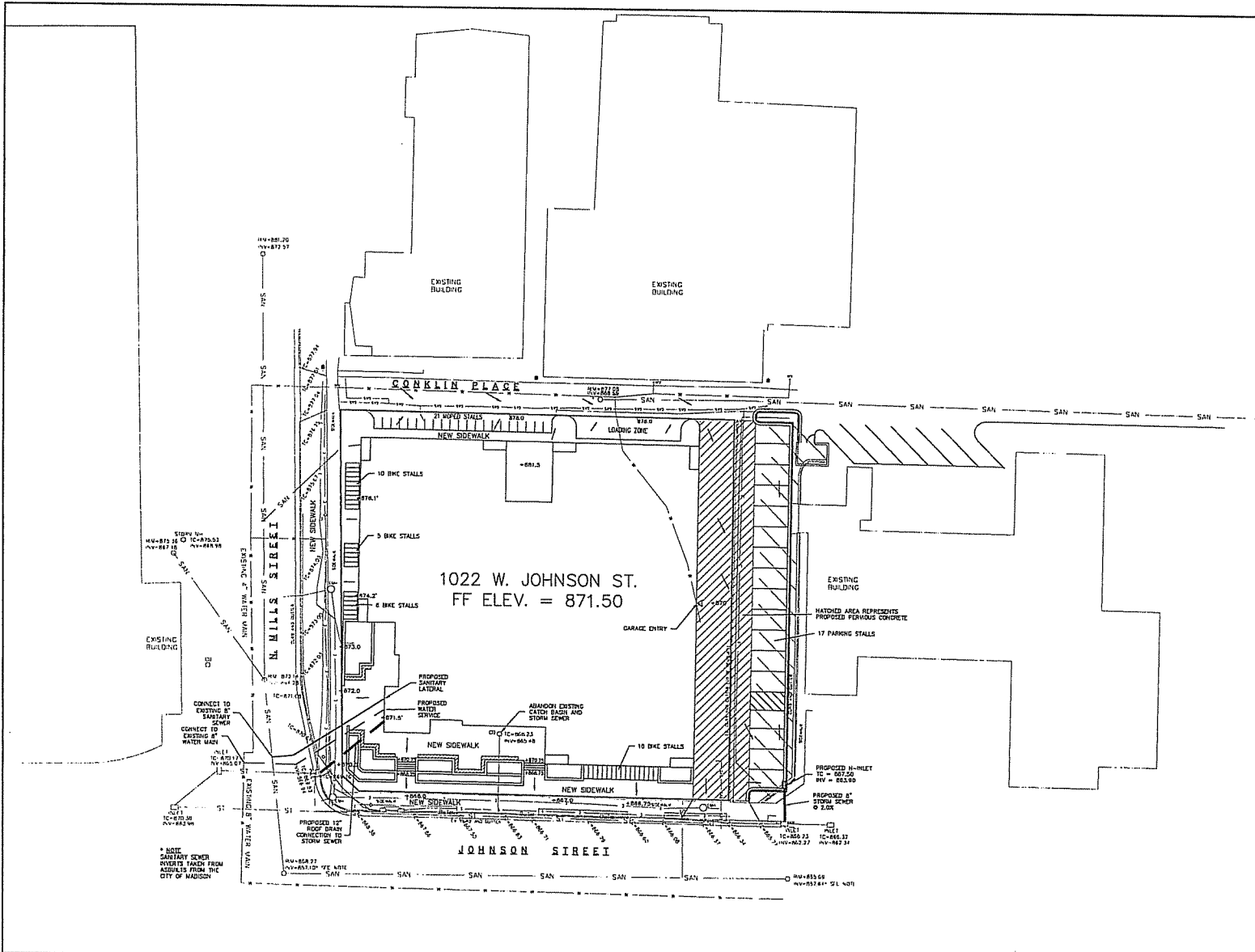


- LEGEND:**
- (with spot elevation) = EXISTING SPOT GRADES
 - (with spot elevation) = EXISTING ELECTRIC
 - SAN- -SAN- -SAN- = EXISTING SANITARY SEWER
 - WATER- -WATER- -WATER- = EXISTING WATER
 - GAS- -GAS- -GAS- = EXISTING GAS
 - ☉ (with spot elevation) = EXISTING BURIED TELEPHONE



SCALES:
 11X17: 1" = 40'
 24X36: 1" = 20'

<p>1022 W. JOHNSON STREET SITE SURVEY</p>	<p>DATE: 03-18-07 DRAWING NAME: P. MAP/UCR/VAL/RI-BUZZING</p>
<p>Calkins Engineering, LLC Civil Engineers & Land Surveyors</p>	<p>Calkins Engineering, LLC 500 West 10th Street Des Moines, IA 50319 (515) 281-0114</p>
<p>C1.2</p>	



GENERAL NOTES:

CONTRACTOR SHALL OBTAIN ANY NECESSARY CONNECTION, PLUMBING, AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.

ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPARTMENT OF COMMERCE ORDINANCES.

PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7' THICK.

UTILITY PATENES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL ROOF STORM WATER RUNOFF SHALL BE COLLECTED AND DISCHARGED INTO GRAVITY DRAIN STORM SEWER AT FRONT OF BUILDING.

ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ALL SIDEWALK AND CURB & CUTTER DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

STORM SEWER SHALL BE ROP.

PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 25).

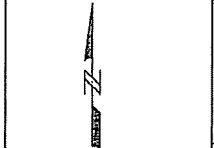
BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.

EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.

- LEGEND:**
- DRAINAGE ARROW
 - X 866.00 = EXISTING SPOT GRADE
 - + 868.00 = PROPOSED SPOT GRADE

TO OBTAIN LOCATION OF EXISTING UTILITIES AND SERVICES CALL DIGGER'S HOTLINE 1-800-242-6271 TOLL FREE

ALL EXISTING UTILITIES FIELD VERIFY SIZE AND EXACT LOCATION OF EXISTING UTILITIES BEFORE YOU EXCAVATE



SCALES:
 11X17: 1" = 40'
 24X36: 1" = 20'

Calkins Engineering, LLC
 5000 W. WISCONSIN
 MADISON, WI 53719
 (608) 783-0144

DATE: 07-18-07	REVISION:

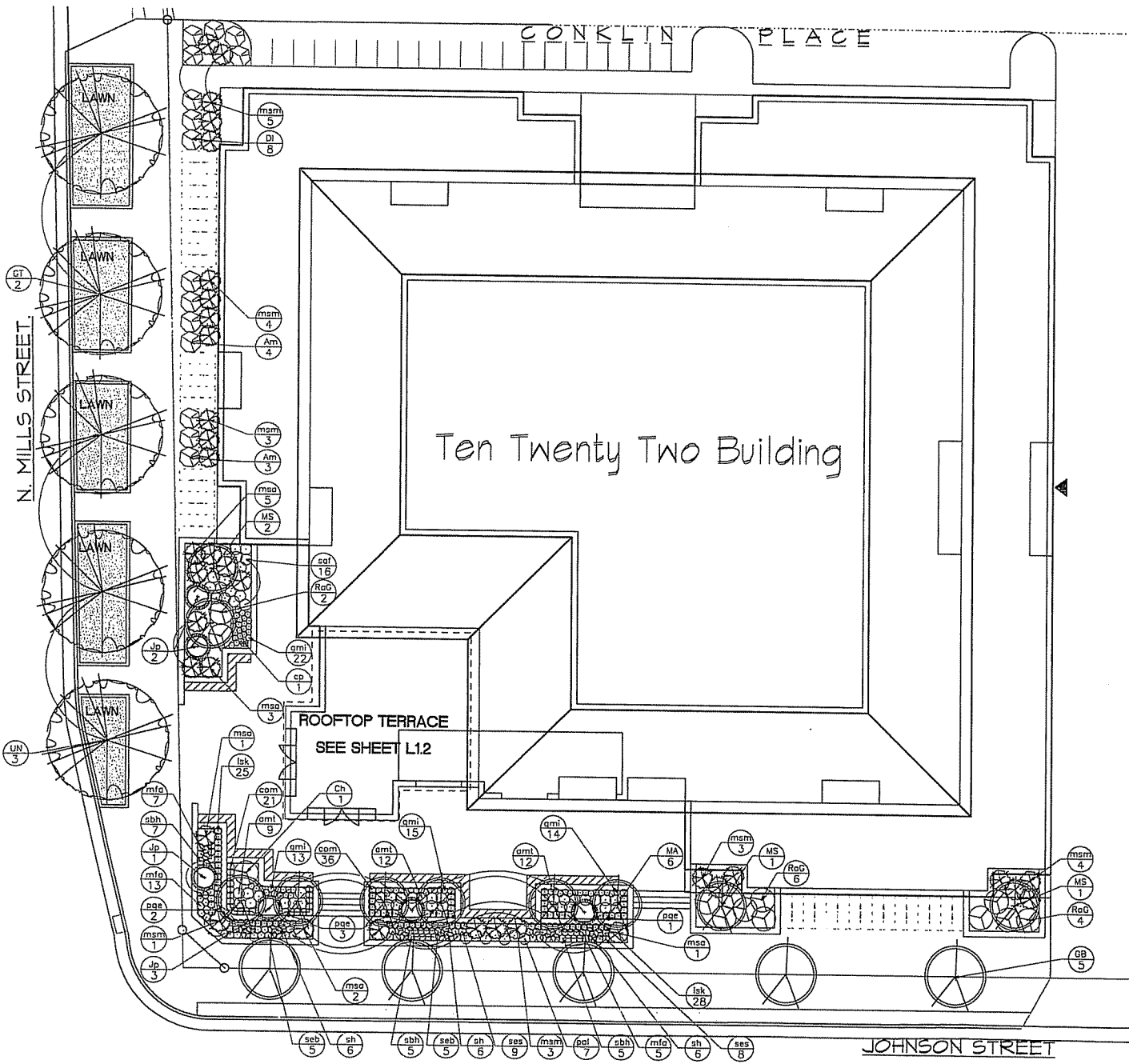
1022 W. JOHNSON STREET
 GRADING & UTILITY PLAN

DRAWING NAME: P:\MAPS\1022WJHNSON\1022WJHNSON.DWG

FIG. 1606

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

C1.3



KNOTHE & BRUCE ARCHITECTS
 7811 Elmwood Avenue Suite 102
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Notes
 SEE L12 FOR DETAILS,
 PLANT SCHEDULE, AND
 PLANTING NOTES

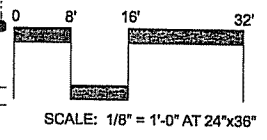
Revisions
 SIP SUBMITTAL September 14, 2007

Project Title
 1022 W. Johnson Street
 Madison, Wisconsin

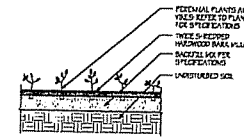
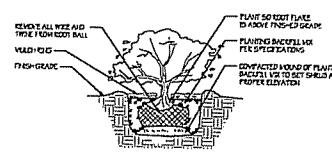
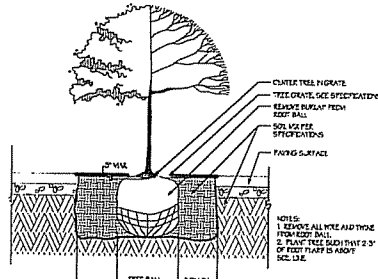
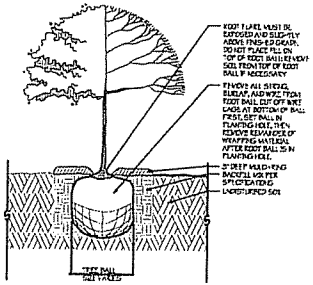
Drawing Title
 Site Planting Plan

Project No.
 0622

Drawing No.
 L 1.1



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1 TREE PLANTING
 L12

DETAIL
 NOT TO SCALE

2 TREE PLANTING IN GRATE
 L12

DETAIL
 NOT TO SCALE

3 SHRUB PLANTING
 L12

DETAIL
 NOT TO SCALE

4 PERENNIAL PLANTING
 L12

DETAIL
 NOT TO SCALE

PLANT SCHEDULE

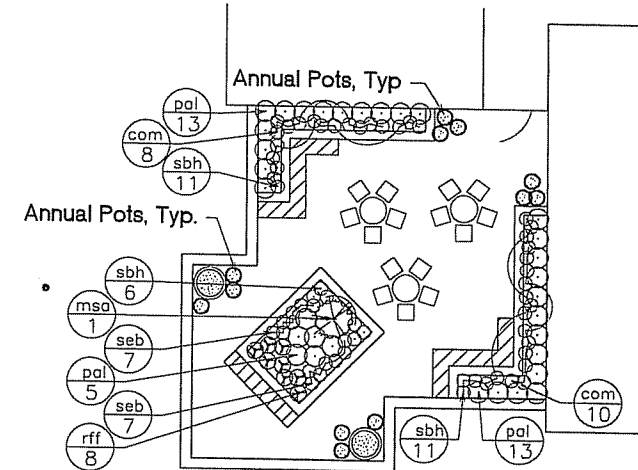
Key	Botanical Name	Common Name	Qty.	Size	Comments
Deciduous Trees					
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	5	2' Cal. BB	Match specimens, single straight leader
GT	<i>Gleditsia inaequalis</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	2	2 1/2" Cal. BB	Match specimens, single straight leader
MA	<i>Maackia amurensis</i>	Amur Maackia	2	4" Ht./BB	Multi-stemmed, min. 3 leaders
MS	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	2	4" Ht./BB	Match specimens, single straight leader
UN	<i>Ulmus 'New Horizon'</i>	New Horizon Elm	3	2 1/2" Cal. BB	Match specimens, single straight leader
Deciduous Shrubs					
Am	<i>Aronia melanocarpa</i> 'Autumn Magic'	Autumn Magic Aronia	7	36" Ht./Cont.	Match specimens
Ch	<i>Coloneaster horizontalis</i>	Rock spray cotoneaster	1	18" Ht./Cont.	Specimen form and size
DI	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	8	24" Ht./Cont.	Match specimens, single straight leader
RaG	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Fragrant Sumac	12	18" Ht./Cont.	Match specimens, single straight leader
Evergreen Shrubs					
Jp	<i>Juniperus procumbens</i> 'Nana'	Japparden Juniper	6	12" Ht./Cont.	Specimen form, min 3 canes
Perennials					
sm1	<i>Alchemilla mollis</i> 'Thriller'	Thriller Lady's Mantle	33	1 Qt. Pot	space per plan
com	<i>Coneopsis 'Moonbeam'</i>	Moonbeam Coneopsis	75	1 Gal. Cont.	space per plan
sm1	<i>Geranium macranthum</i> 'Ingwersen's'	Cheeping Geranium	64	1 Qt. Pot	space per plan
lak	<i>Liatris spicata</i> 'Roboid'	Roboid Gaylusseter	53	1 Gal. Cont.	space per plan
mfa	<i>Monarda fistulosa</i> 'Alba'	White Monarda	25	1 Gal. Cont.	space per plan
pal	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	38	1 Gal. Cont.	space per plan
rfl	<i>Rudbeckia fulgida</i> var. <i>fulgida</i>	Black Eyed Susan	8	1 Gal. Cont.	space per plan
seb	<i>Sedum hybridum</i> 'Black Jack'	Black Jack Sedum	24	1 Gal. Cont.	space per plan
raf	<i>Sedum 'Matrona'</i>	Matrona Sedum	16	1 Gal. Cont.	space per plan
ses	<i>Sedum 'Stardust'</i>	Star Dust Sedum	17	1 Gal. Cont.	space per plan
sbh	<i>Slachys byzantina</i> 'Meien von Stein'	Blip Ears Lambs ear	45	1 Qt. Pot	space per plan
Grasses					
mca	<i>Miscanthus sinensis</i> 'Adagio'	Adagio Maiden Grass	13	1 Gal. Cont.	space per plan; match specimens
msm	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	23	1 Gal. Cont.	space per plan; match specimens
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	18	1 Gal. Cont.	space per plan; match specimens
Groundcovers/Vines					
co	<i>Clematis paniculata</i>	Sweet Autumn Clematis	1	1 Gal. Cont.	train along top of wall
lce	<i>Ferriencassius quinquefolia</i> 'Englemanni'	Engelman's Virginia Creeper	6	1 Gal. Cont.	train along top or bottom of wall

PLANTING NOTES

- SOIL**
- If existing soil conditions are unsuitable for planting, seeding, or sodding, topsoil is to be applied. Topsoil shall be clean salvaged or imported material capable of passing the 1" sieve and meeting the requirements of Section 625.2(1) of the Standard Specifications for Highway Construction. The material shall be free of rocks, gravel, wood, debris, and of noxious weeds and their seeds.
 - Remove all rocks, debris, and litter from the site and all planting/seeding/sodding areas. Till or disc the subsoil to a depth of 2"-4" to allow aeration. Provide a minimum of 4" of topsoil in areas where existing soil conditions are unsuitable for sodding and seeding.
 - Do not apply topsoil to saturated or frozen subgrades.
 - Provide organic soil amendments and lime as recommended by soil analysis. If topsoil has been determined acceptable by a soil test, no amendments are needed. Uniformly apply any organic soil amendments and incorporate into the top 4"-6" of soil by tilling or discing.
 - Provide suitable amended soil for all planters on site.
- PLANTS**
- All plant material shall conform to the American Standards of Nursery Stock.
 - All plant material shall be true to the species and variety/hybrid/cultivar specified, and nursery-grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. Nursery-dug material shall be freshly dug and properly prepared for planting. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.
- PLANTS CONT...**
- Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, abrasions, or cut limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.
 - Trees and shrubs shall have healthy, well-developed root systems, free from physical damage.
 - Plants shall conform to the measurements specified within the contract documents.
 - During transportation, no plant shall be bound with rope or wire in a manner that damages trunks or breaks branches. Plants are not to be dragged, lifted, or pulled by the trunk, branches or foliage. Plants are not to be thrown off of a truck or loader.
 - Prior to installation, plants must be protected from sun and drying winds, kept in shaded areas, and kept well-watered. Install all plants within three days of delivery to site.
 - All plants shall be guaranteed to be in healthy and flourishing condition during the growing season. The guarantee does not cover damage from vandalism, animals, freezing rain, or winds over 60 mph. During any time of the guarantee period, the Contractor shall remove or replace, without cost to the owner, all plants not in a healthy and flourishing condition as determined by the Landscape Architect.
 - All plant material shall be guaranteed for one (1) year from time of installation. Only one replacement per plant shall need to be made.

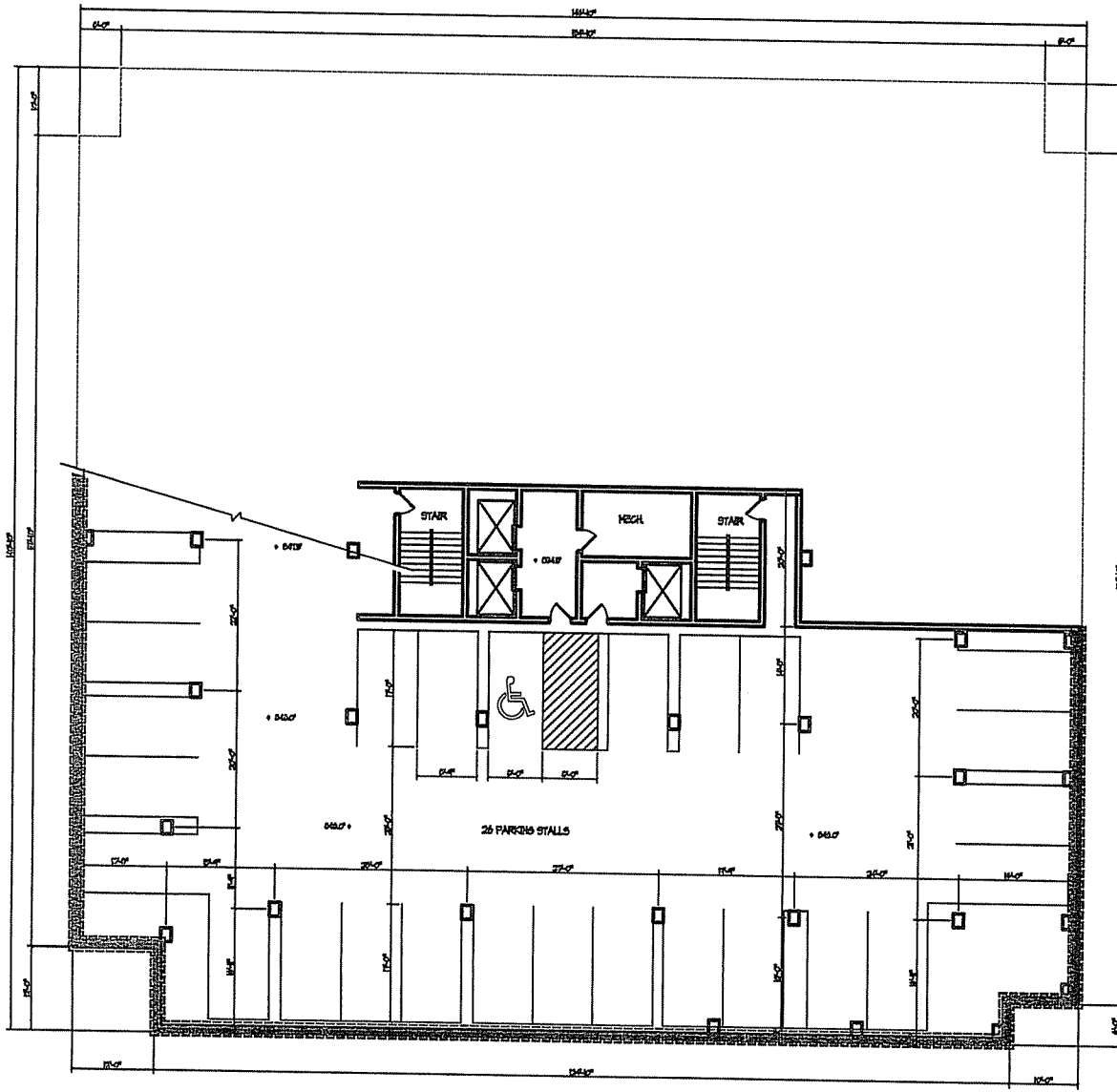
5 ROOFTOP PATIO (RESTRICTED ACCESS FROM 13TH FLOOR)
 L12

DETAIL
 NOT TO SCALE



- PLANTS CONT...**
- Organic Mulch is to be shredded bark, free of material detrimental to healthy plant growth. Shredded bark mulch shall be 1/8" nominal thickness, with at least 50% having an area of not less than 1 sq. inch, and no piece having an area of more than 4 sq. inches.
 - Stake all planting and notify Digger's Hotline (1-800-242-6511) to verify location of all underground utilities prior to excavation.
 - The planting pit for containerized and balled and burrapped plants shall be at least 2.5 to 3 times the diameter of the soil ball. The soil beyond the edges is to be loosened. The soil at the base of the pit is to remain undisturbed.
 - The depth of the planting pit shall correspond to the distance from the bottom of the soil ball to the root flare, or slightly less.
 - Plant material set too low will need to be re-set by the contractor pending the Landscape Architect's instructions. Pits shall be backfilled with excavated soil so long as it is not muddy or frozen.
 - Root balled plants shall have rope/string, wire, and burlap or other wrapping material cut away and removed completely from the root ball and hole after the plant has been set in the hole.
 - No soil is to cover the top of the root flare. All plants shall be mulched with a 3" layer of specified mulch immediately after planting. Mulch is to be pulled back no less than 3" and no more than 6" from trunks.
 - Thoroughly water plants immediately after planting and before mulching.
 - Remove all twine and labels and prune any dead or broken branches after planting.

- PLANTS CONT...**
- Maintenance for plant material shall be 30 days. Plants shall be watered, staked, pruned, dead-headed, and planting beds shall be weeded during this time period.



○ Parking Level - Three

KNOTHE & BRUCE ARCHITECTS

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 Middleton, Wisconsin 53562
 608-836-3690 Fax 636-4934

Consultant

Notes
 Date

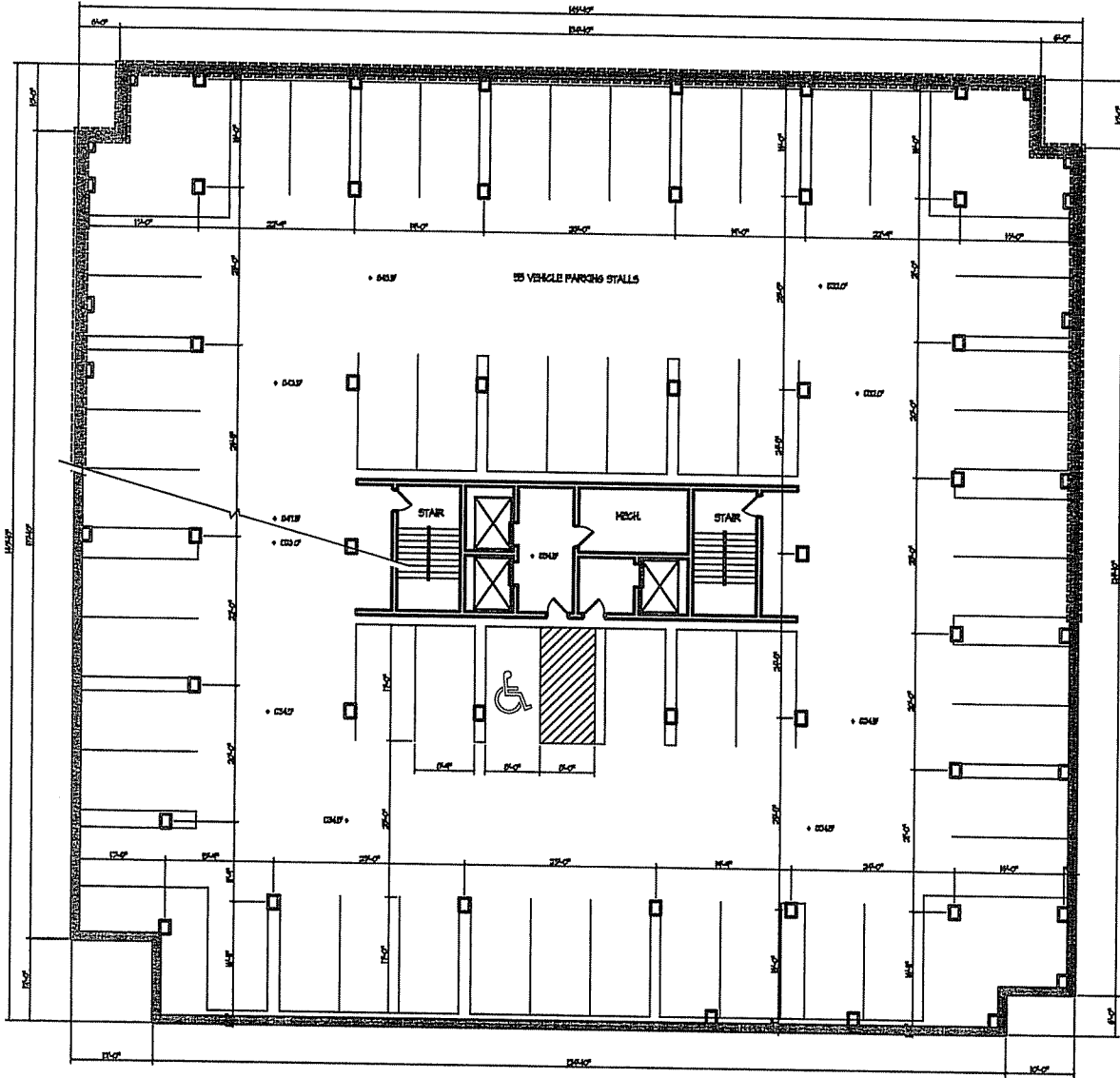
Revisions
 Issued To Planning - Sept. 14, 2007

Project Title
Ten Twenty Two

1022 W. Johnson
 Drawing Title
Parking Level - Three

Project No. Drawing No.
0522 A-11

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○ Parking Level - Two
07-10

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Date

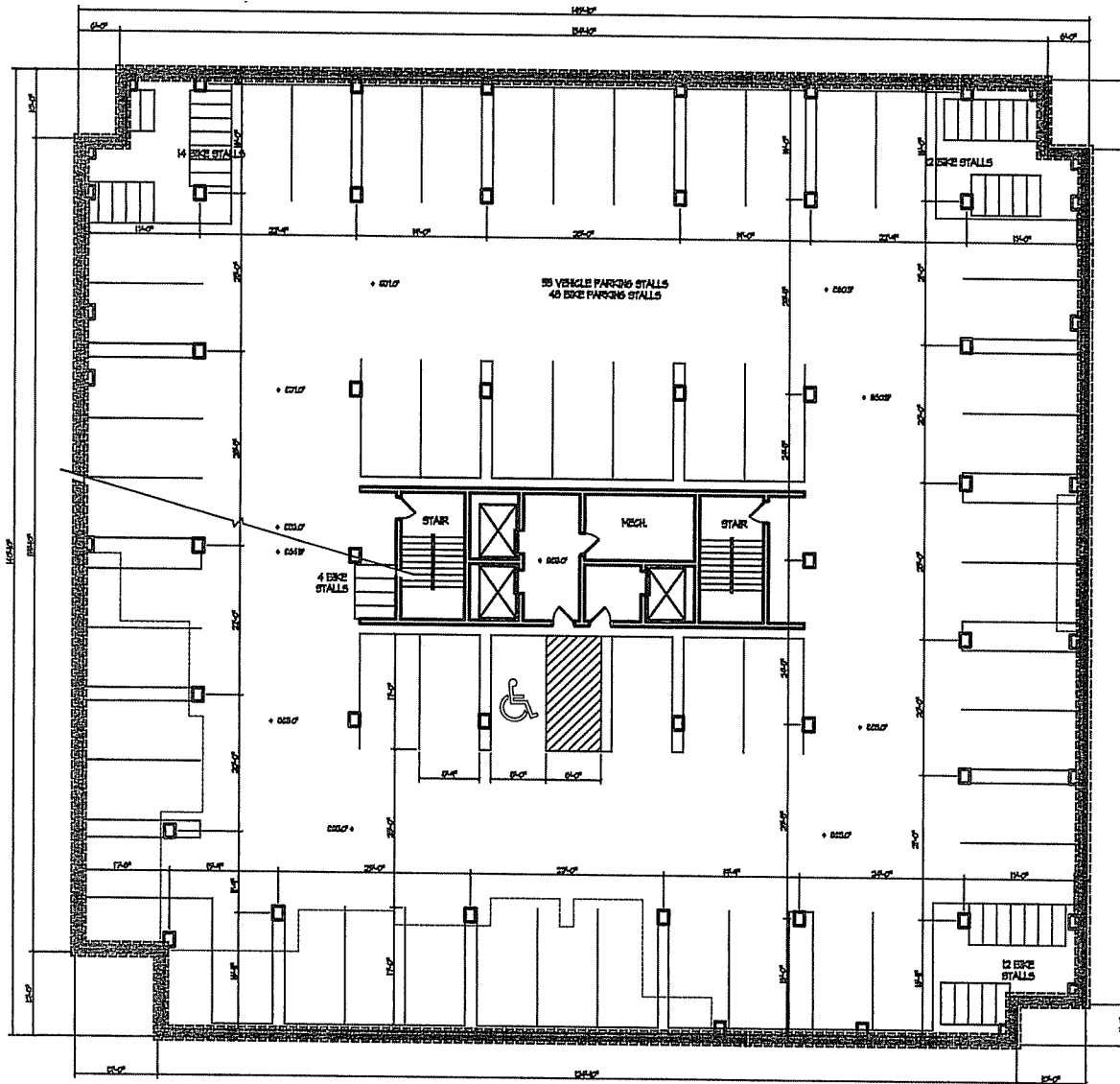
Revised
Issued To Flooring - Sept. 4, 2001

Project Title
Ten Twenty Two

022 W. Johnson
Drawing Title
Parking Level - Two

Project No. Drawing No.
0822 A-12

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○ Parking Level - One

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Consultant _____

Notes _____
 Date _____

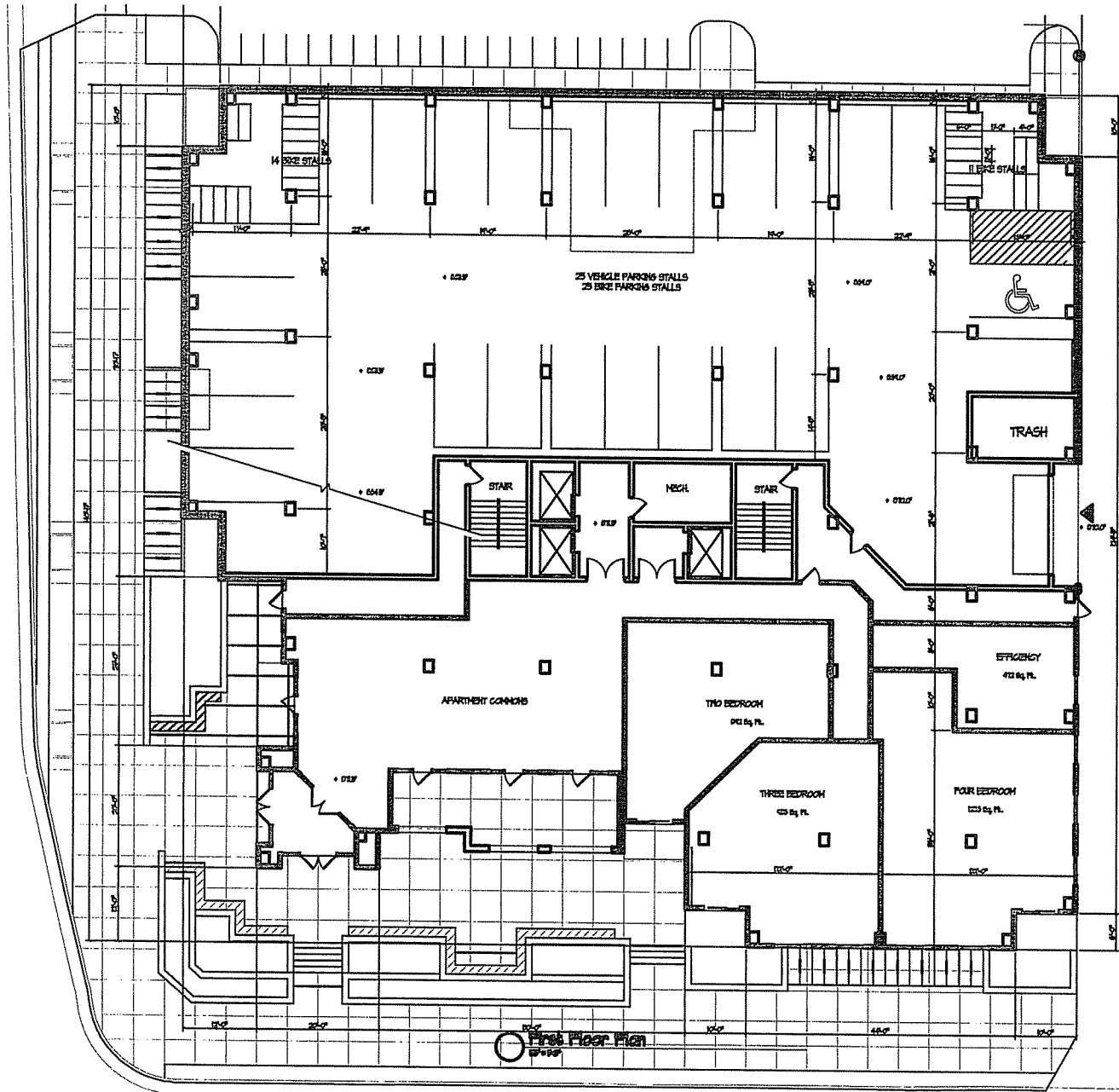
Revisions
 Issued To Planning - Sept. 14, 2007

Project Title
Ten Twenty Two

022 W. Johnson
 Drawing Title
Parking Level - One

Project No. _____ Drawing No. _____
0622 **A-1B**

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ARCHITECTS
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Middleton, Wisconsin 53562
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Contract

Notes
Dubs

Revisions
Issued To Planning - Sept. 14, 2007

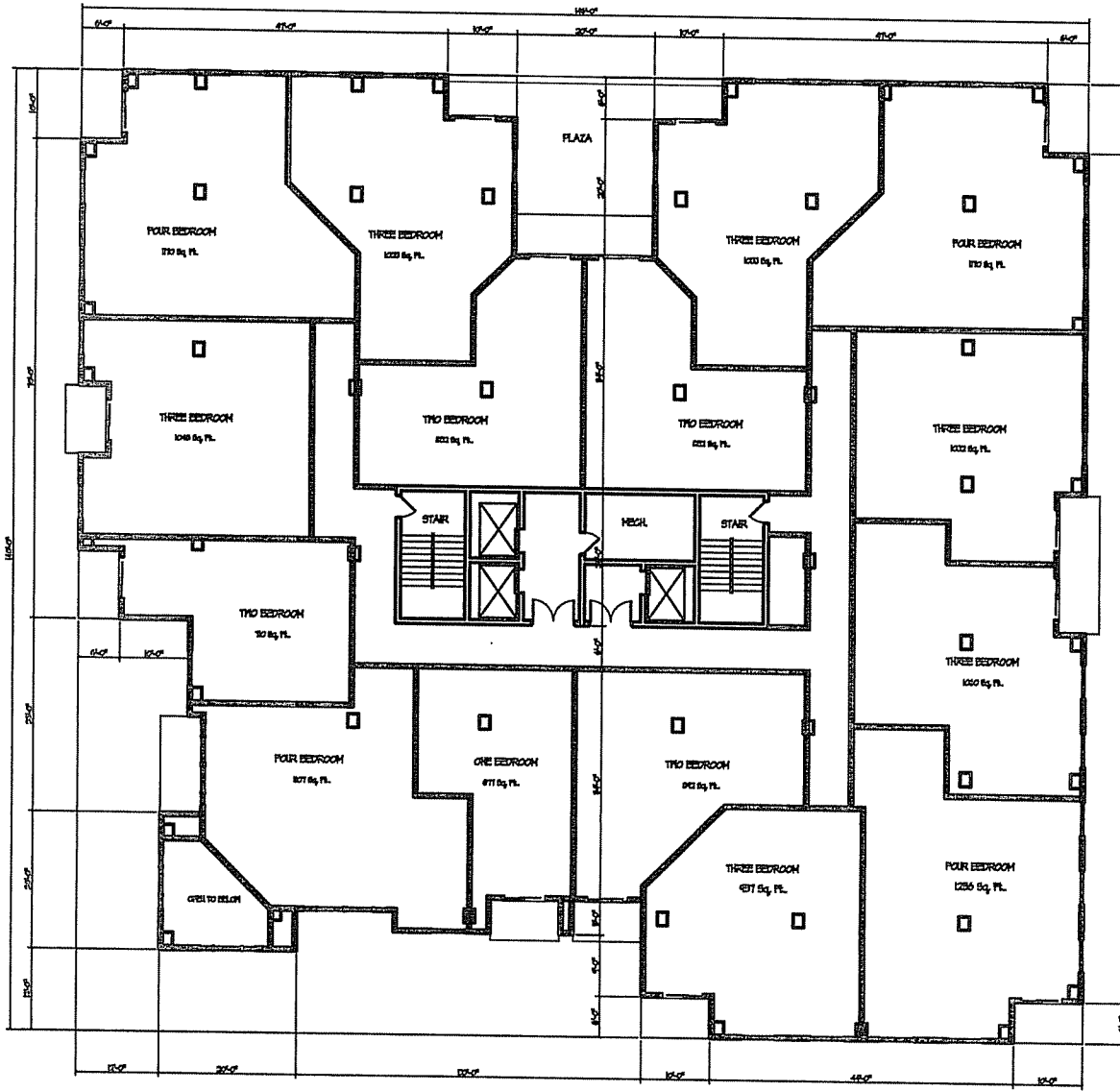
Project Title
Ten Twenty Two

1022 M. Johnson
Drawing Title
First Floor Plan

Project No. Drawing No.

0622 A-1A

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Second Floor Plan
 02-10-02

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 Middleton, Wisconsin 53562
 608-836-3690 Fax 636-6924

Consultant
 Notes
 Date

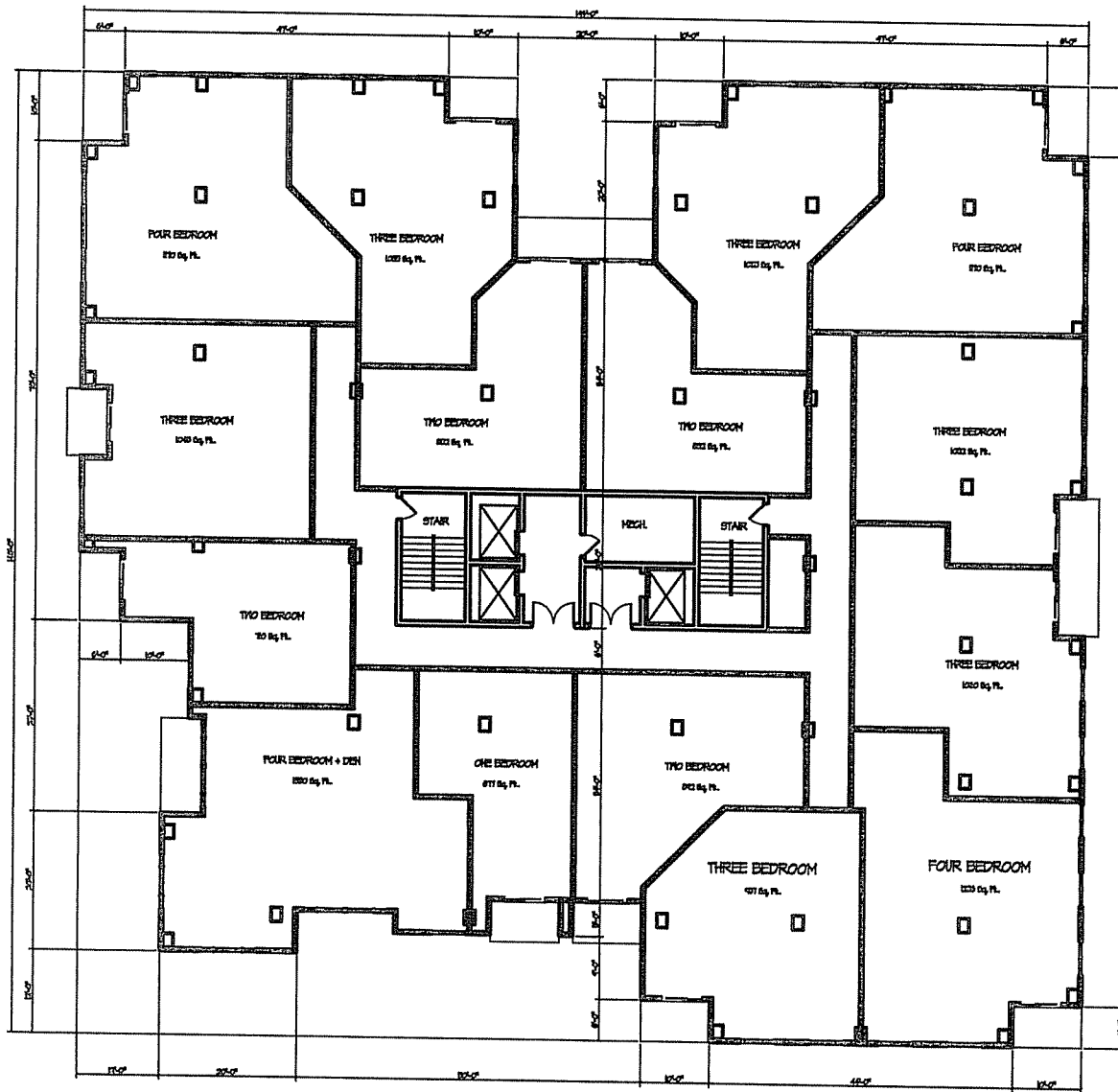
Revisions
 Issued To Flooring - Sept. 14, 2007

Project Title
 Ten Twenty Two

022 H. Johnson
 Drawing Title
 Second Floor Plan

Project No. Drawing No.
 0922 A-13

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○ Third & Fourth Floor Plan

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 Middleton, Wisconsin 53562
 608-836-3690 Fax 608-6934

Consultant

 Name
 Date

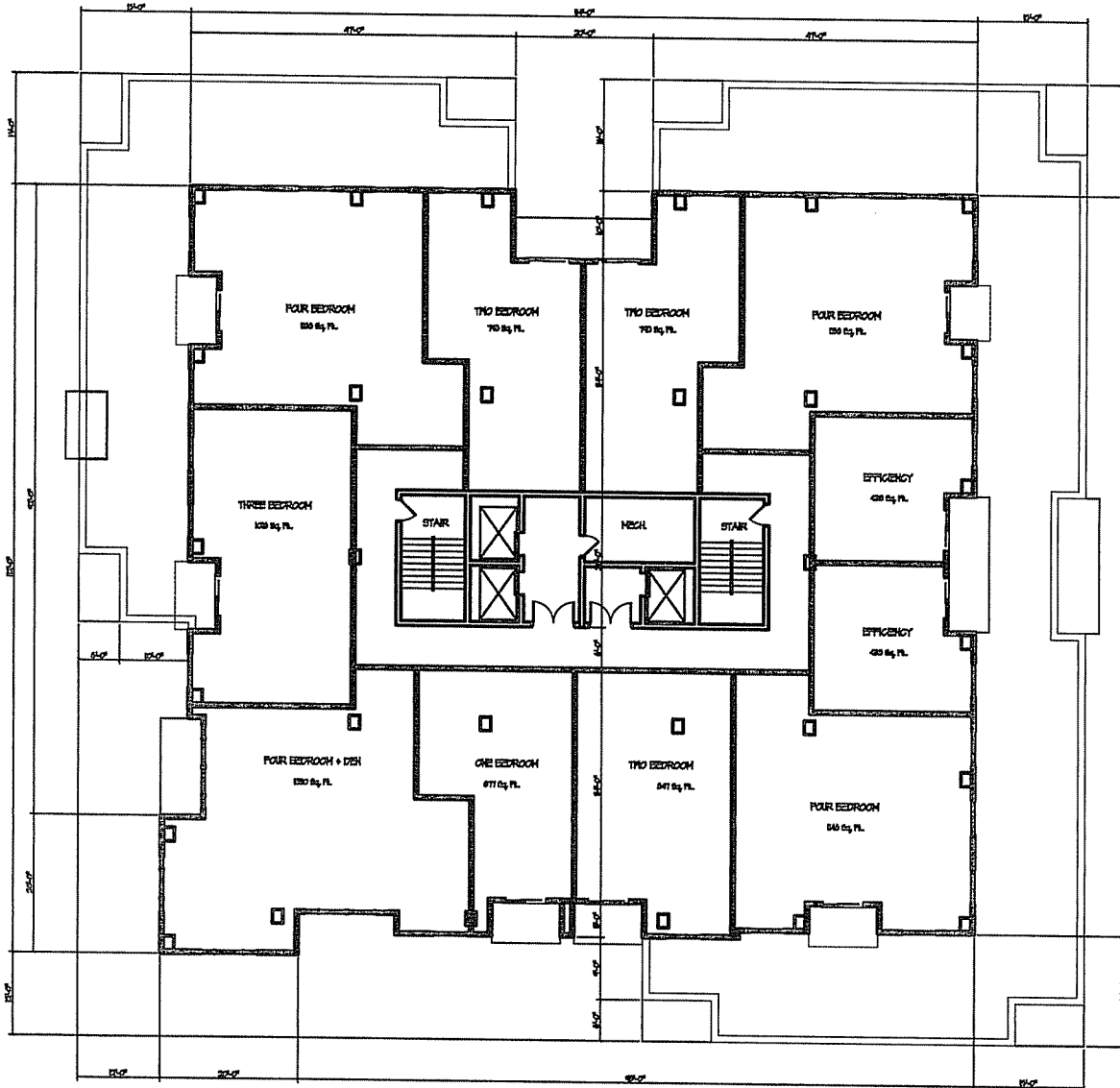
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Project Title
Ten Thirty Two

1022 W. Johnson
 Drawing Title
Third & Fourth Floor Plan

Project No. Drawing No.
0922 A-1.6

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○ Fifth Floor Plan
 Fifth Floor Plan
 05/15/07

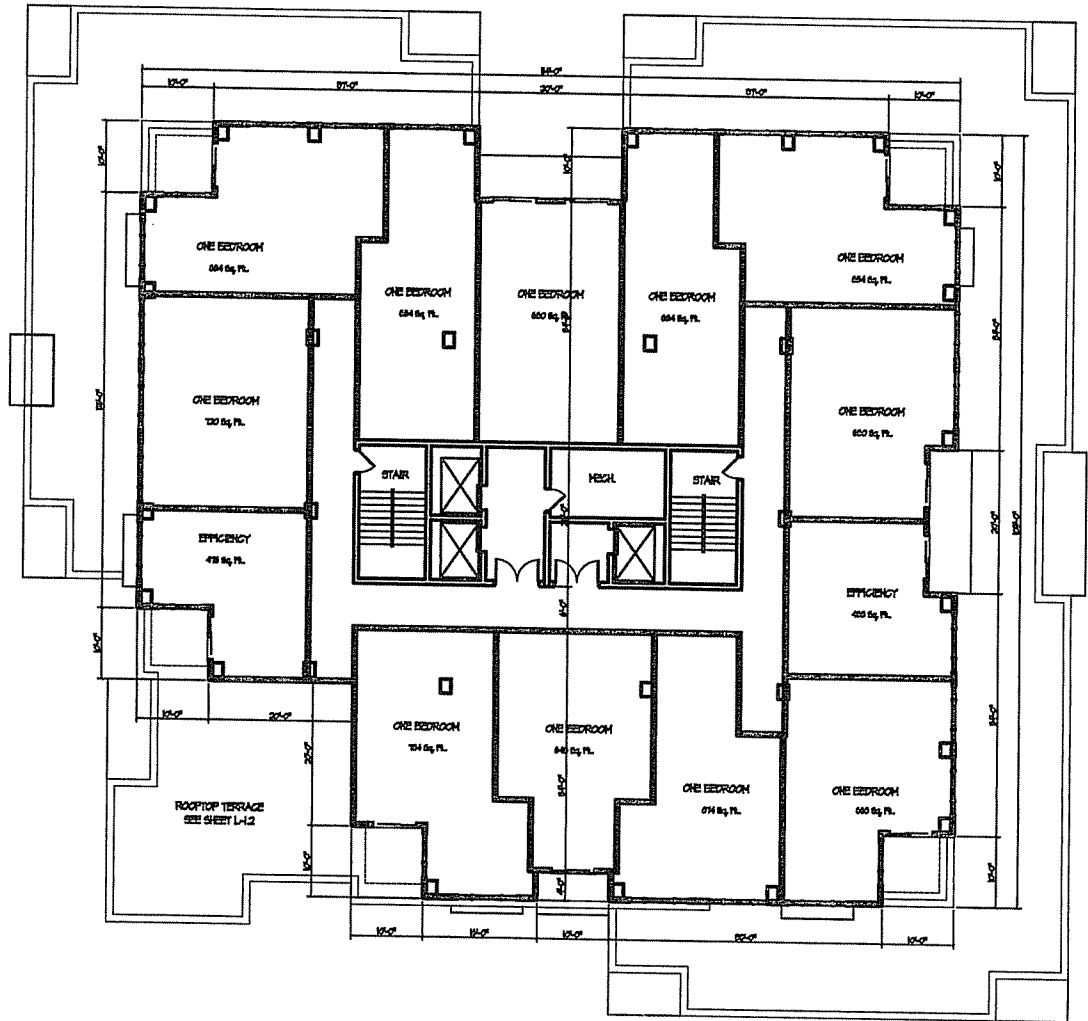
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Consultant
 Notes
 Pdb

Revisions
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Project Title
Ten Twenty Two

1022 H. Johnson
 Drawing Title
Fifth Floor Plan
 Project No.
0522
 Drawing No.
A-1.7



○ Thirteenth & Fourteenth Floor Plan
13-14

**KNOTHE
& BRUCE**
 ARCHITECTS

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 Middleton, Wisconsin 53562
 608-836-3690 Fax 836-6924

Consultant

Notes
 Date

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Project Title
Ten Twenty Two

1022 K. Johnson
 Drawing Title
**Thirteenth & Fourteenth
 Floor Plan**

Project No. Drawing No.
0622 A-10

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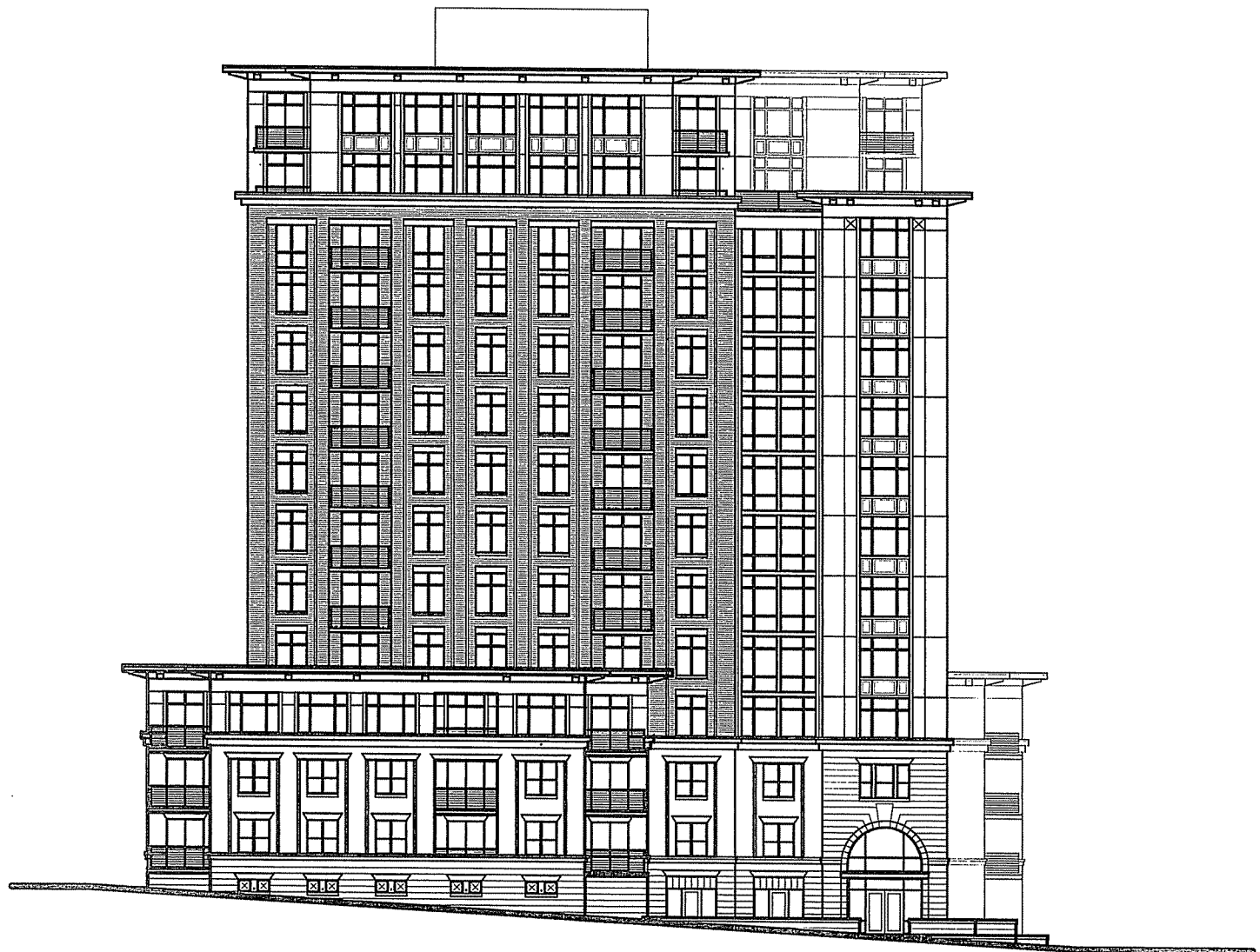
Revisions
 Issued To Planning - Sept. 14, 2007

Project Title
Ten Twenty Two

Elevation Along N. Johnson

022 N. Johnson
 Drawing Title
Elevation Along N. Johnson
 Project No.
0522
 Drawing No.
A-21

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○ Elevation Along N. Mills Street

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 Middleton, Wisconsin 53562
 608-836-7690 Fax 836-6934

Consultant

Notes
 P-20

Revisions
 Issued To Planning - Sept. 14, 2007

Project Title
Ten Twenty Two

022 H. Johnson
 Drawing Title
Elevation Along N. Mills Street
 Project No.

Drawing No.
A-22

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ARCHITECTS

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Consultant

Notes
Date

Revisions
Issued To Planning - Sept. 11, 2007

Project Title
Ten Twenty Two

 **Elevation Along Conklin Place**

1022 N. Johnson
Drawing Title
**Elevation Along
Conklin Place**

Project No. Drawing No.

0422 A-2B

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Notes
Picta

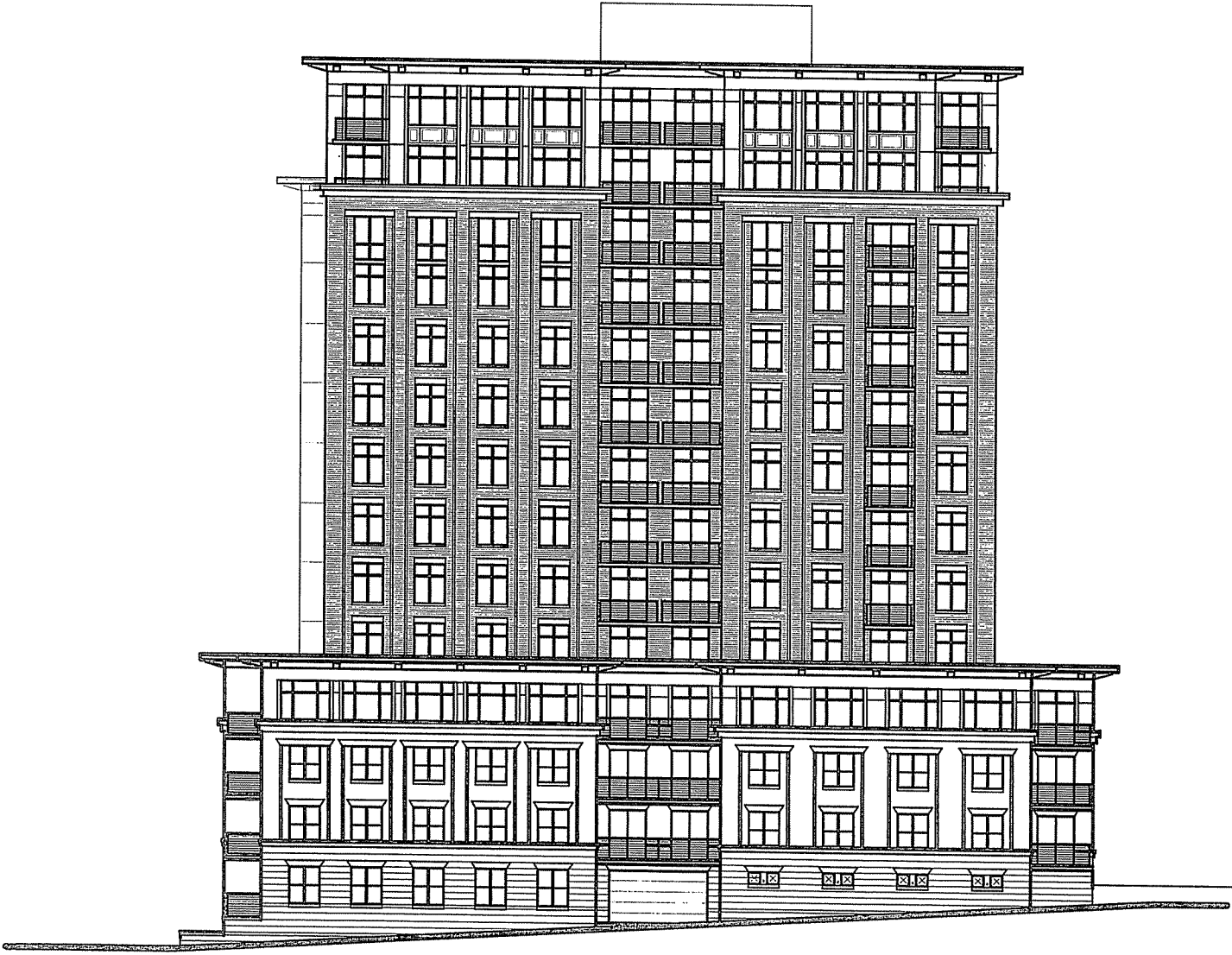
Revised
Issued To Planning - Sept. 14, 2007

Project Title
Ten Thirty Two

1022 N. Johnson
Drawing Title
East Elevation

Project No. Drawing No.
0622 A-24

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○ East Elevation