

KNOTHE & BRUCE ARCHITECTS

7601 University Avenue, Ste. 201
 Middleton, Wisconsin 53562
 608-836-3690 Fax 836-6934

Consultant

Notes

1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMP 1:12. RAMPS OVERSPANNING MORE THAN 6' CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.02(4)
4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGES. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM. ACCESSORY REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONCRETE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 23.11, FOR THE TYPES OF RACKS ESPECIALLY SEE SUBSECTIONS (2)(a) AND (2)(b).

Revisions

PLAN CORRECTION SUBMITTAL - MARCH 06, 2006

SHEET INDEX

- C-1.1 SITE PLAN
- C-2.1 SITE GRADING PLAN
- C-3.1 SITE UTILITY PLAN
- C-4.0 LANDSCAPE PLAN

- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND & THIRD FLOOR PLANS

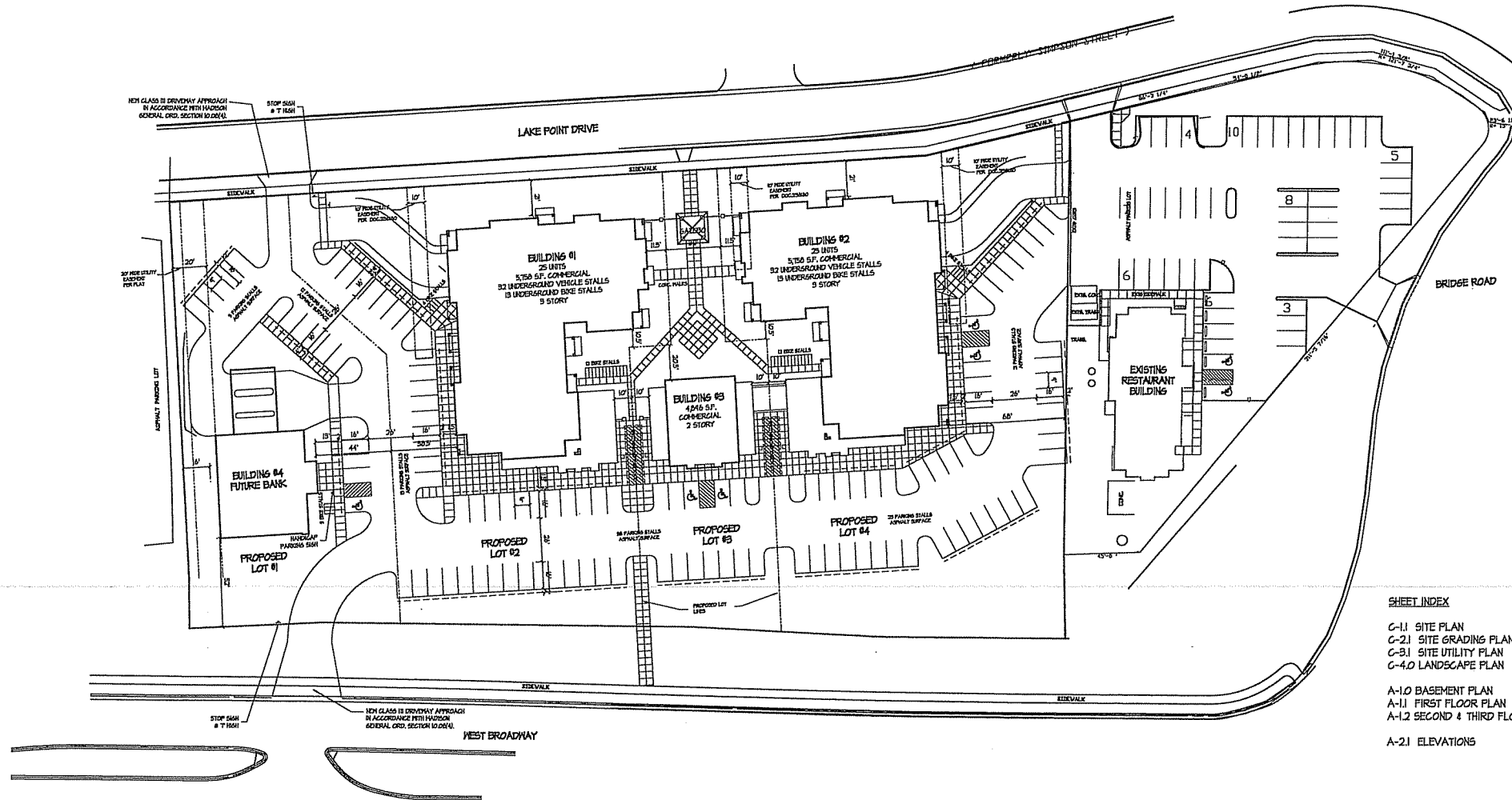
- A-2.1 ELEVATIONS

Project Title
 1513 Lake Point Drive

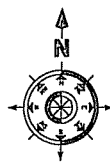
Drawing Title
 Site Plan

Project No. 0525 Drawing No. C-1.1

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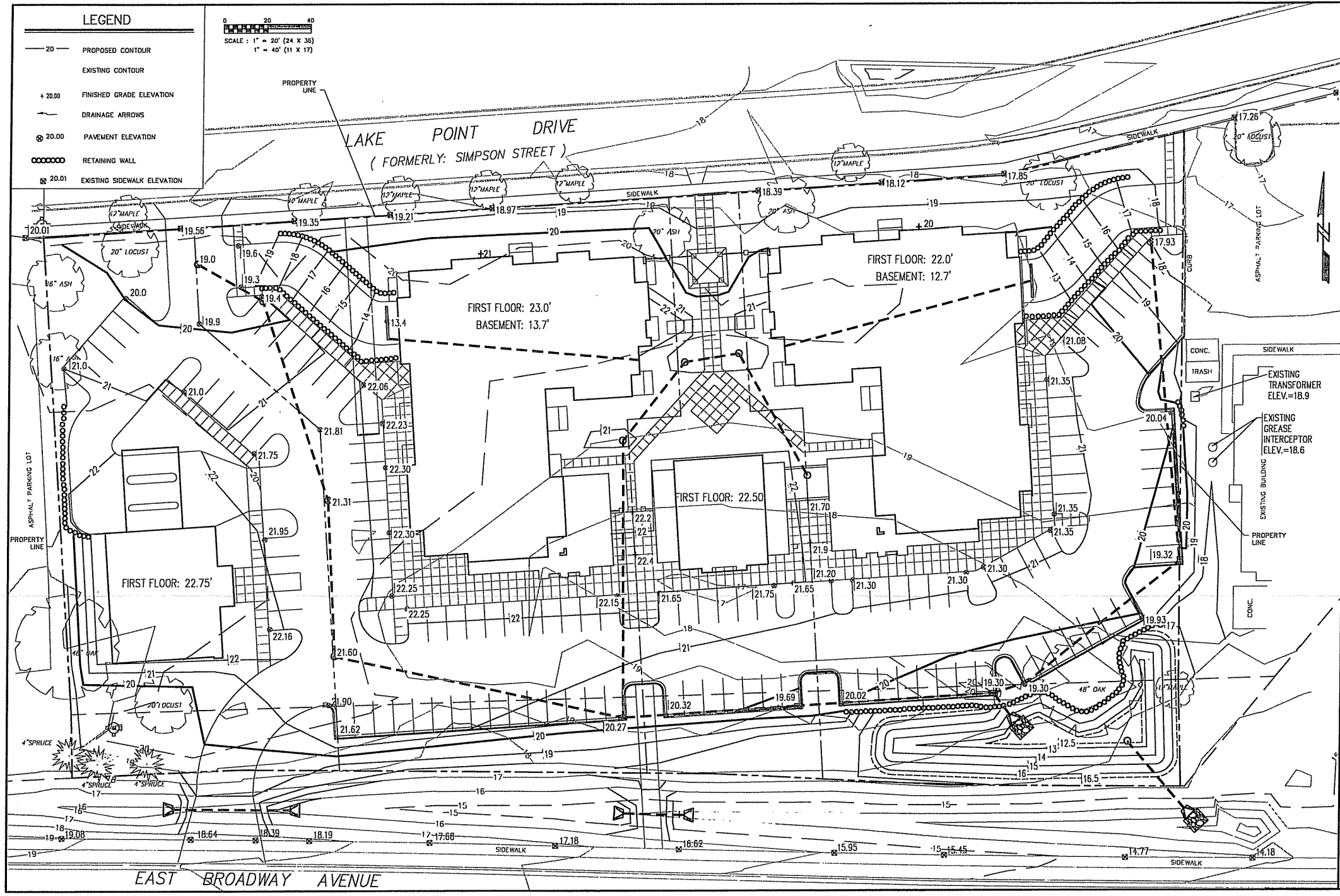
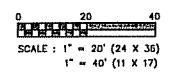


SITE PLAN
 SCALE: 1" = 50'



LEGEND

- 20 — PROPOSED CONTOUR
- EXISTING CONTOUR
- + 20.00 FINISHED GRADE ELEVATION
- DRAINAGE ARROWS
- ⊙ 20.00 PAVEMENT ELEVATION
- ⊖ RETAINING WALL
- ⊖ 20.01 EXISTING SIDEWALK ELEVATION



DATE: 3-7-06
 REVISIONS:

**1513 LAKE POINT DRIVE
 GRADING PLAN**

DATE: 3-7-06
 REVISIONS:

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

PAGE
 C2.1

Calkins Engineering, LLC
 5010 Vantage Road
 Suite 100
 (608) 838-0444

DATE: 3-7-06
 REVISIONS:

**1513 LAKE POINT DRIVE
 GRADING PLAN**

DATE: 3-7-06
 REVISIONS:

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

PAGE
 C2.1

Lake Point Drive

Plant Material List

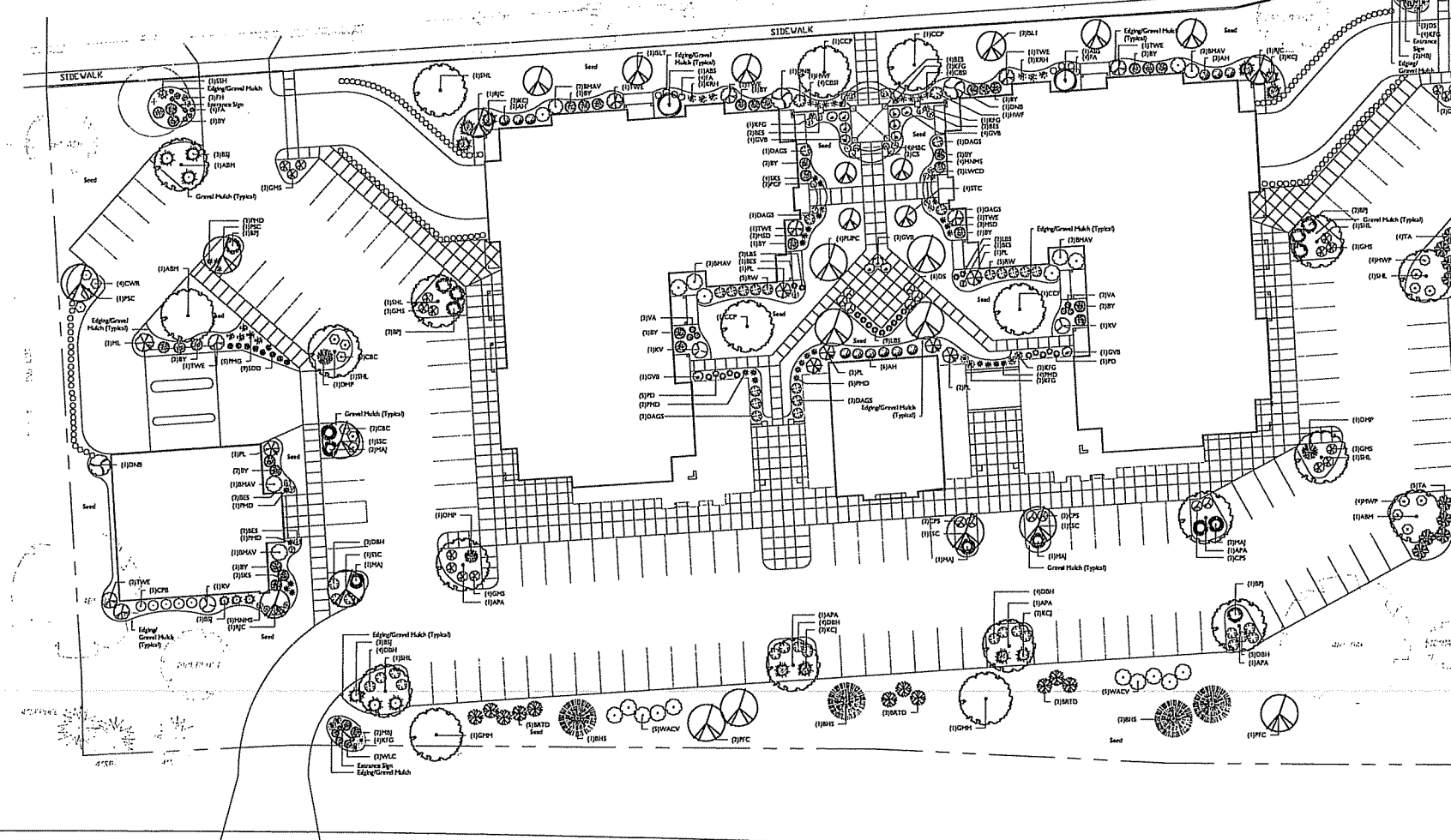
Quantity	Code Name	Common Name	Planting Size
3	ABM	Autumn Blaze Maple	2" DBB
3	ABS	Autumn Blue Serviceberry	2" DBB
5	APA	Autumn Purple White Ash	2" DBB
4	BHS	Black Hills Spruce	3" DBB
4	CCP	Chandler's Callery Pear	1 1/2" DBB
2	CHM	Green Mountain Sugar Maple	2" DBB
2	PSC	Pink Spire Crabapple	1 1/2" DBB
3	PFC	Prairie Fire Crabapple	1 1/2" DBB
4	PLPC	Purple Prince Crabapple	1 1/2" DBB
2	RJC	Red Jewel Crabapple	1 1/2" DBB
4	STC	Sargent Crabapple	1 1/2" DBB
7	SHL	Skyline Thin Honeylocust	2" DBB
4	SSC	Spring Snow Crabapple	1 1/2" DBB
Shrub			
12	AH	Anabelle Hydrangea	#1 CONT.
12	BRD	Billy Bad Twigged Dogwood	2" DBB
12	SHAV	Blue Halls Arnot Viburnum	#1 CONT.
4	CWR	Candore Wonder Rose	#1 CONT.
6	CBC	Cranberry Commander	#1 CONT.
5	CPB	Crimson Pinyon Berry	#1 CONT.
6	CPS	Crisp Spire	#1 CONT.
10	DACS	Dakota Goldthorn Spire	#1 CONT.
9	DS	Daphne Spire	#1 CONT.
3	DNS	Dubois Nandearb	#1 CONT.
20	DSH	Dud Bush Snowmound	#1 CONT.
19	GHS	Gold Mount Spire	#1 CONT.
13	GVB	Green Velvet Beechwood	#1 CONT.
4	ISLT	Ivory Silk Japanese Tree Lilac (1)	1 1/2" DBB
3	KV	Karesanshi Viburnum	2" DBB
8	HWP	Hickory White Potentilla	#1 CONT.
1	HL	Hinoc Lilac	2" DBB
7	FL	PyBls Lilac	2" DBB
10	RVV	Rumba Wright	#1 CONT.
9	TWE	Texas Wildred Lagerstrum	2" DBB
10	WACV	Wentworth Amer. Crbny Viburnum	DBB
Conifer Evergreen			
33	BY	Berryhill Yew	15" DBB
8	BJ	Blue Prince Juniper	#1 CONT.
9	BSJ	Blue Sargent Juniper	#1 CONT.
3	DHP	Dual Hugs Pine	15" POT
2	HWP	Heatherburn Falsecypress	#1 CONT.
10	KCJ	Kelly Cornus Juniper	#1 CONT.
7	MAJ	Mont Arctida Juniper	#1 CONT.
4	MJ	Mountain Juniper	5" DBB
9	TA	Technimition Arborvitae	5" DBB
Perennial			
14	BES	Black-eyed Susan	#1 CONT.
8	CBIS	Cesar's Brother Siberia Iris	#1 CONT.
2	CS	Coronilla Sage	#1 CONT.
12	FA	Fanal Astilbe	#1 CONT.
3	FH	Frances Hosta	#1 CONT.
16	KFG	Karl Foerster's Reed Grass	#1 CONT.
6	KRH	Krasia Ragged Hosta	#1 CONT.
13	LES	Lilac Blossom	#1 CONT.
2	LWCD	Little White Clip Dryly	#1 CONT.
9	HNS	May Night Sage	#1 CONT.
6	HSD	Mal Stock Daylily	#1 CONT.
4	HMC	Moonbeam Coreopsis	#1 CONT.
14	PHD	Parthen Me Daylily	#1 CONT.
10	PD	Pinkie Dropseed	#1 CONT.
2	PCF	Purple Candyfloss	#1 CONT.
5	PCG	Purple Haze Grass	#1 CONT.
9	EDO	Sadie De Oro Daylily	#1 CONT.
1	SSH	Sun 'N Substance Hosta	#1 CONT.
7	SNS	Sweet Kiss Spiderwort	#1 CONT.
6	VA	Vibron Astilbe	#1 CONT.
3	WLC	Walker's Low Cammie	#1 CONT.

the
the
company
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LANDSCAPE CONTRACTORS
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FAX: (262) 431-6266

1513 LAKE POINT DRIVE
MADISON, WISCONSIN

Checked By: RS
Drawn By: CJ
Revised: 3/7/06
Revised:
Revised:
Revised:
Revised:

Job #
C-440
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Broadway

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS	116
Number of parking lots	120
Number of 27' Min. Cal. Trees Required	120
Number of Landscape Fences Required	120
SOLUTION	
2 Canopy Trees (7'-2 1/2" @ 33 pts.	246
3 Canopy Trees or Small Dimensioned Trees (1 1/2"-2 1/2" @ 15 pts.	135
5 Diskusoid Shrubs @ 3 pts.	150
15 Evergreen Shrubs @ 3 pts.	45
12 Evergreen Trees (2 1/2" @ 15 pts. per 10 ft.	180
1 Earth Bank per 10 ft.	10
1 Deciduous W/O or Fence @ 5 pts. per 10 ft.	5
1 Average Hc. - 2" @ 5 pts.	5
1 Average Hc. - 15" @ 5 pts.	5
TOTAL POINTS	816

GENERAL NOTES

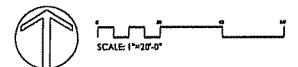
A) Individual trees (and shrub groupings) located along perimeter of property as well as those found within lawn areas to remain back edge (and back) boundary of a network of hardened elevated curb which spread to a minimum 2' depth (7' wide beds for shrub groupings).

B) "Edging" to be Valley View Black Diamond Edging or equivalent.

C) Areas labeled "Gravel Mulch" to receive 1-1/2" washed gravel spread to a 3" depth over black weed barrier.

D) "Seed" areas shall be topsoiled and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:
 60% Prairie Turfgrass
 20% Turfgrass
 20% Perennial Creeping Red Fescue

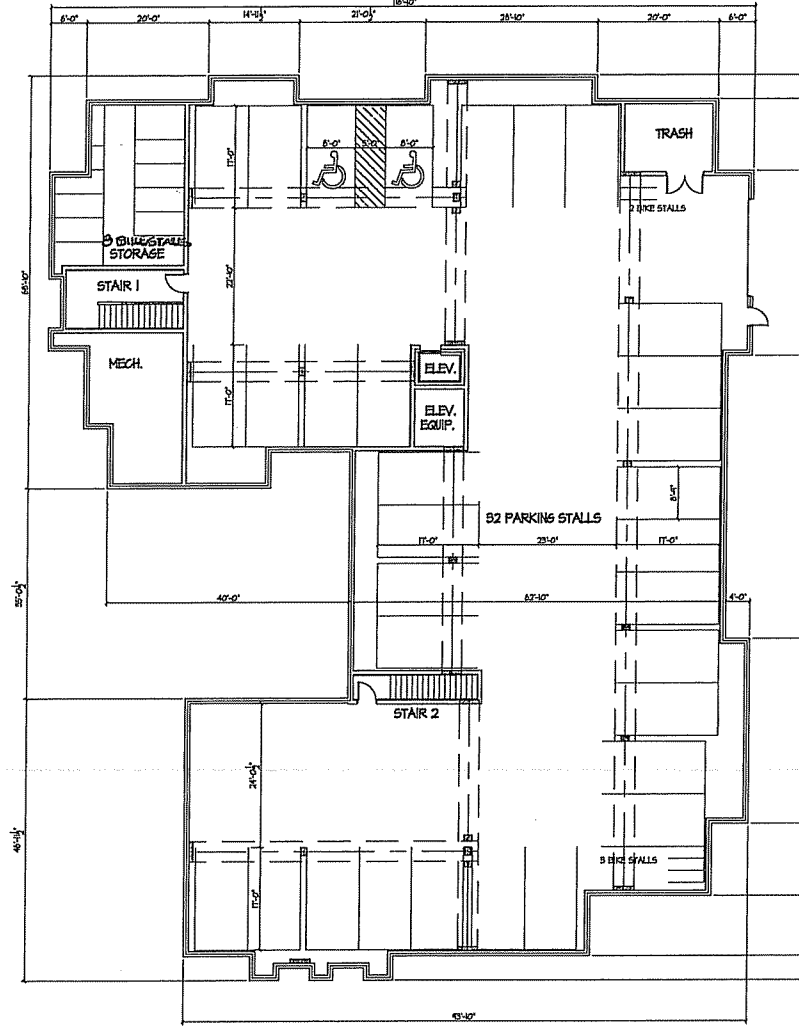
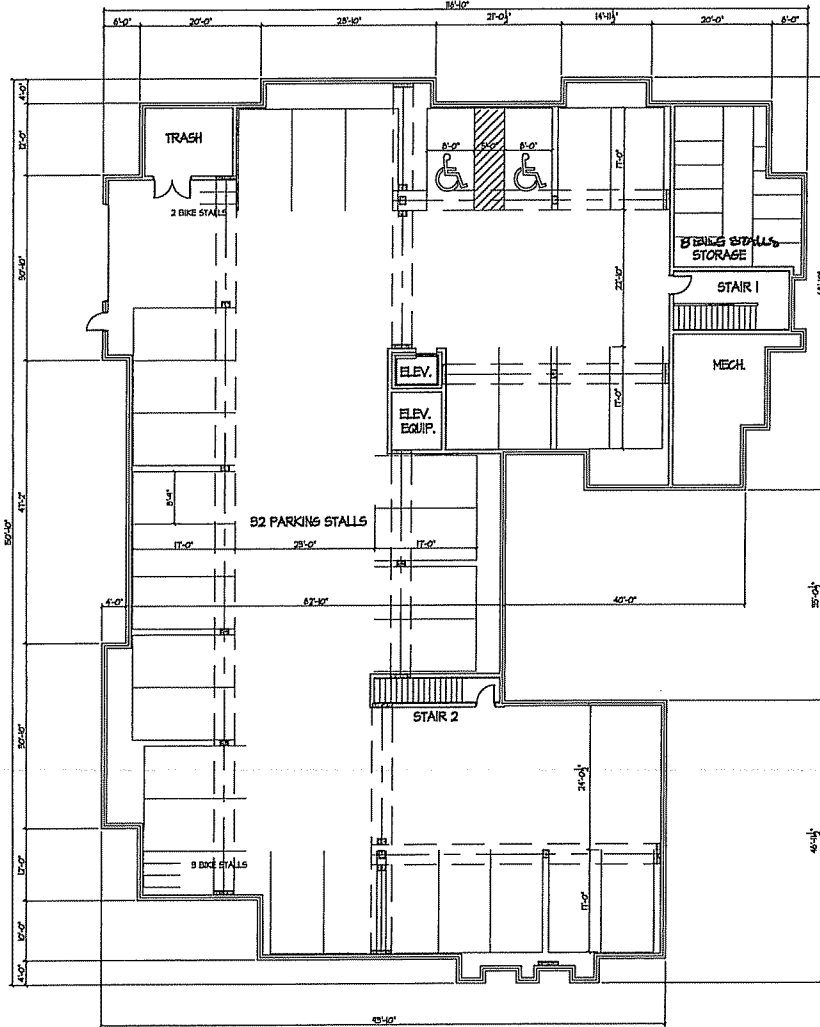


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Notes

Revisions
Plan Commission Submittal - March 8, 2006

Project Title
1513 Lake Point Drive



BASEMENT PLAN
SCALE 3/32" = 1'-0"

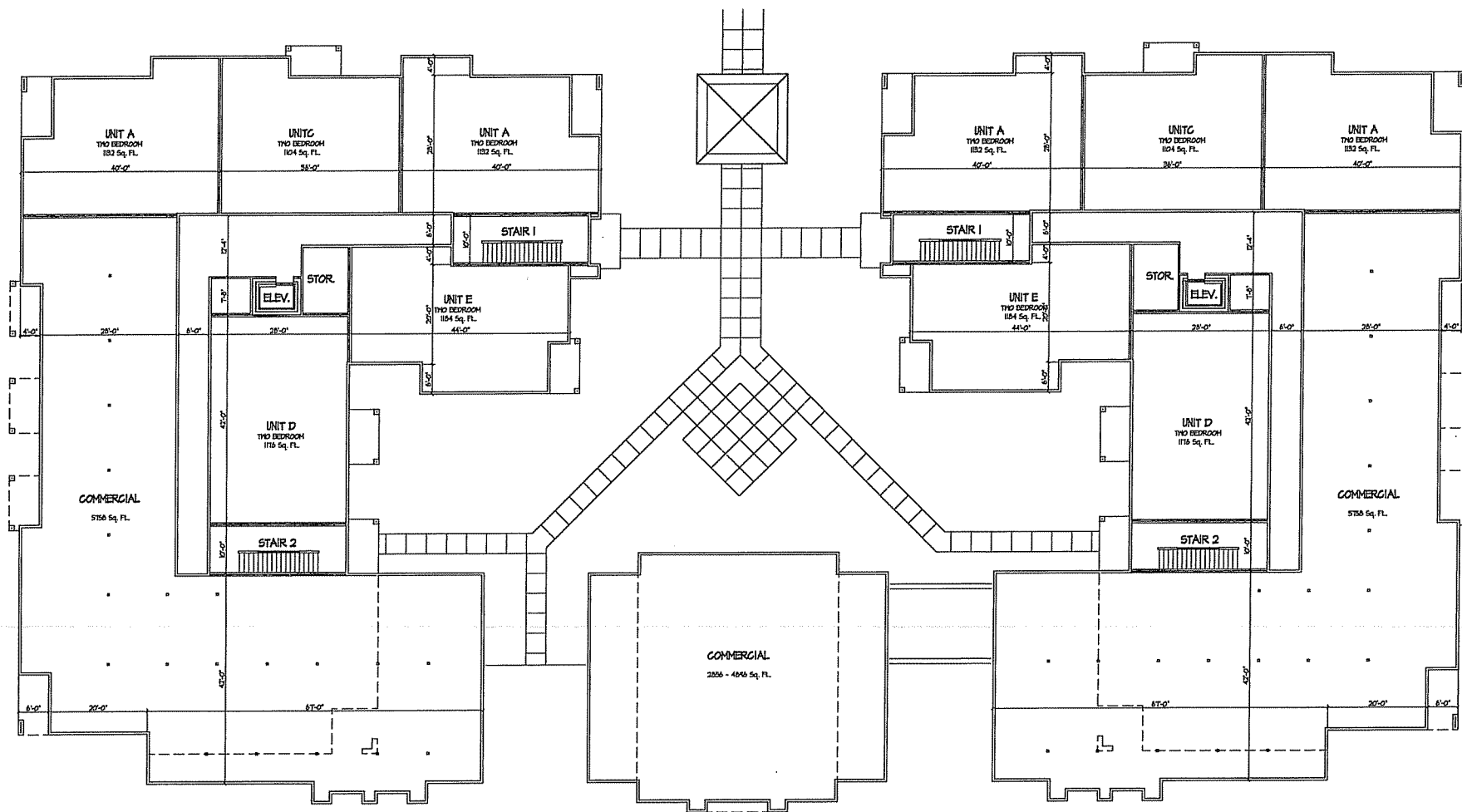
Drawing Title
Basement Plan

Project No. Drawing No.
0529 A-1.0

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Notes



RESIDENTIAL AREA - 7240 S.F.
COMMERCIAL AREA - 5758 S.F.

COMMERCIAL AREA - 4896 S.F.

RESIDENTIAL AREA - 7240 S.F.
COMMERCIAL AREA - 5758 S.F.

First Floor Plan
SCALE 3/32" = 1'-0"

Revisions
Plan Commission Submittal - March 8, 2006

Project Title
1513 Lake Point Drive

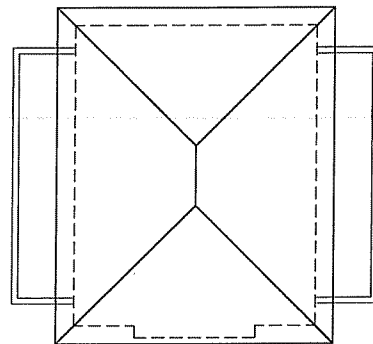
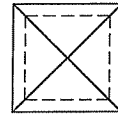
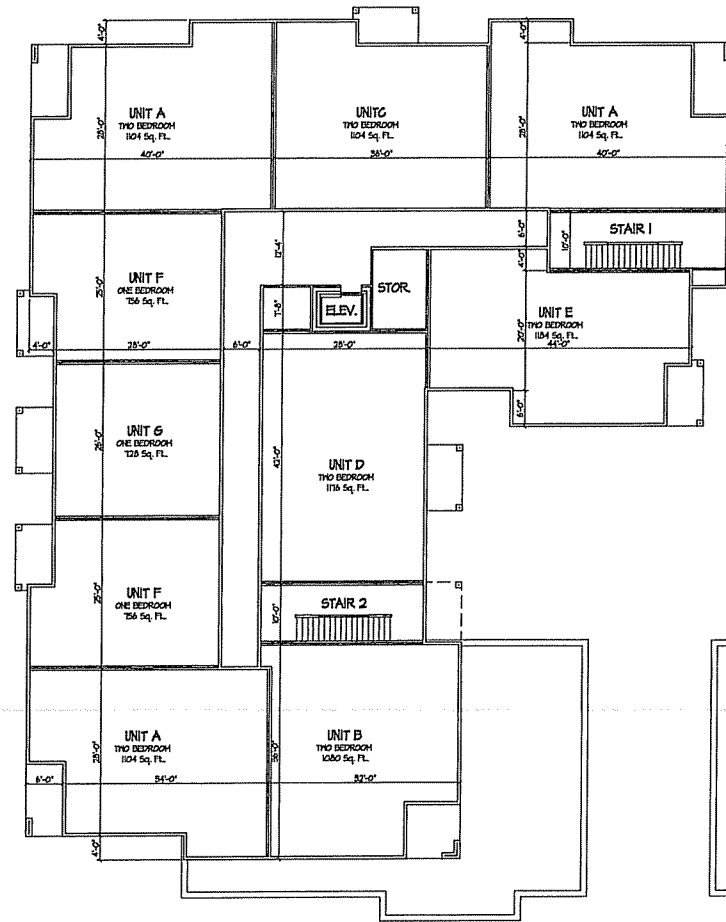
Drawing Title
First Floor Plan

Project No. Drawing No.
0529 A-1.1

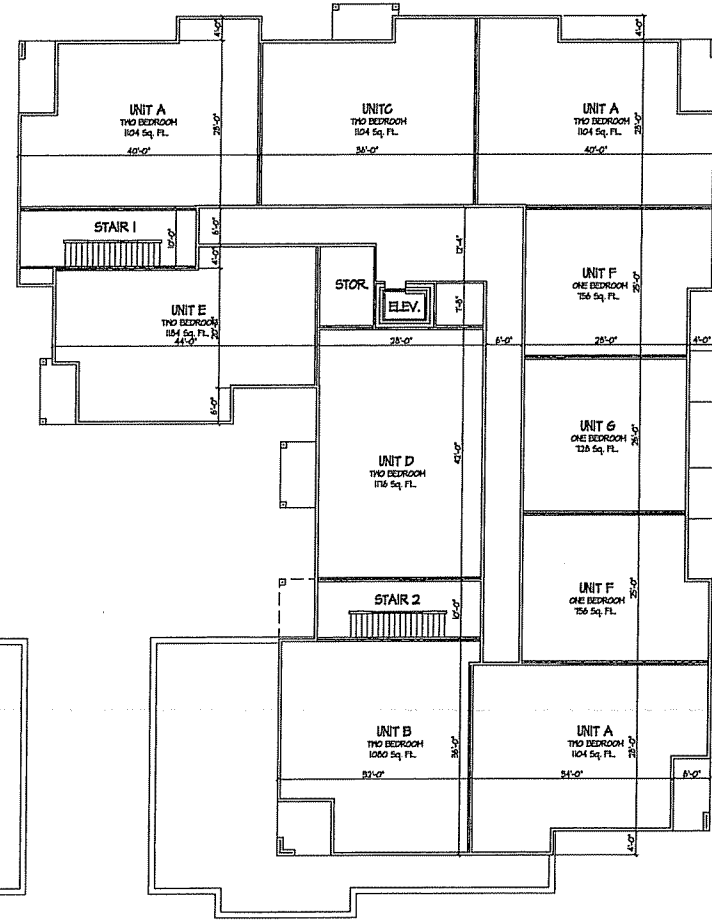
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Notes



SECOND FLOOR RESIDENTIAL AREA - 11,706 S.F.
THIRD FLOOR RESIDENTIAL AREA - 11,706 S.F.



SECOND FLOOR RESIDENTIAL AREA - 11,706 S.F.
THIRD FLOOR RESIDENTIAL AREA - 11,706 S.F.

Second & Third Floor Plan
SCALE 3/32" = 1'-0"

Revisions
Plan Commission Submittal - March 8, 2006

Project Title
1513 Lake Point Drive

Drawing Title
Second & Third
Floor Plan
Project No.

0529

A-1.2

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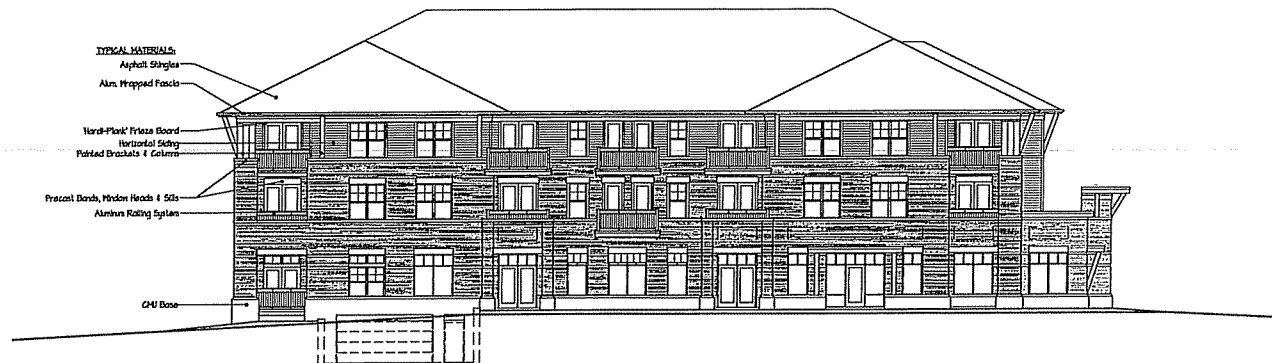
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Notes



South Elevation Along Broadway
 SCALE 3/32" = 1'-0"



- TYPICAL MATERIALS:
- Asphalt Shingles
 - Alm. Trapped Fascia
 - Hard-Plank Frieze Board
 - Horizontal Siding
 - Painted Brackets & Columns
 - Precast Dado, Window Heads & Sills
 - Aluminum Rolling System
 - GHI Base

West Elevation (East Elevation is Mirror Image)
 SCALE 3/32" = 1'-0"

Revisions
 Plan Commission Submittal - March 8, 2006

Project Title
 1513 Lake Point Drive

Drawing Title
Elevations

Project No. Drawing No.
0529 A-2.0

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