

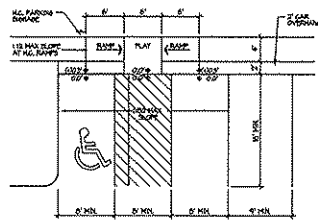
**SHEET INDEX**

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- C-41 LANDSCAPE PLAN
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- 8 TYPICAL FLOOR PLAN - BLDG #3
- 9 ELEVATIONS - BLDG #3
- 10 ELEVATIONS - BLDG #3

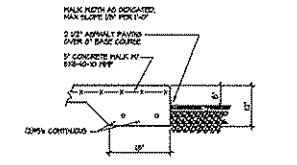
**KNOTHE & BRUCE ARCHITECTS**  
 7091 University Avenue, Ste. 201  
 Middleton, Wisconsin 53524  
 608-836-3690 Fax 836-4934

Consultant

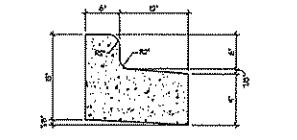
- Notes
1. HANDICAP SLOPE AT ALL UNDERPASS ACCESSIBLE WALKWAYS. HANDICAP SLOPE AT HANDICAP RAMP (I.E. RAMPS OVERCOMING MORE THAN 6" GRADE) IN ELEVATION TO HAVE HANDSILLS ON BOTH SIDES.
  2. ALL DRIVEWAYS ADJACENT TO DRIVEWAYS AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED 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 II APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.02(A).
  4. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
  5. CORN 67.050000-REQUIRED FIRE LINES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONCRETE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING AND THE POSTING AND PROTECTION.
  6. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
  7. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, FOR THE TYPES OF WALKS ESPECIALLY USE SECTIONS (3)(A) AND (3)(B).



1 HANDICAP ACCESS RAMP  
 TYPICAL AT ALL ACCESSIBLE CROSSWALKS



2 SIDEWALK CURB DETAIL



3 REJECT CURB

Revisions  
 Issue for Planning - April 7, 2005

Project Title  
**Lot 95, Second Addition to Mid Town Commons**  
 1125 Waldorf Blvd.

Drawing Title  
**Site Plan**

Project No. **0466** Drawing No. **C-1.1**

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Calculation

Notes

1.  20' FIRE LANE APPROXIMATE FIRE LANE WIDTHS TO THE DRIVE SIDE OF A BUILDING AND WITHIN SO.
  2.  20' TO 25' FIRE LANE. GAZE PLAN FOR ACTUAL WIDTH.
- FIRE LANE SIGN SPEC'S:**  
SIGN HEIGHT 17' FEET BY 81" HIGH VERTICAL.  
NO PARKING FIRE LANE.  
SIGN SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH BLOCK RED LETTERS AND A RED BORDER.  
DIRECTION ARROWS MAY BE REQUIRED TO INDICATE THE SIGN'S LOCATION REGARDING AND END OF THE FIRE LANE.  
SIGN TO BE PLACED ABOVE THE BOTTOM OF THE SIGN SHALL BE 1 FEET ABOVE GRADE.

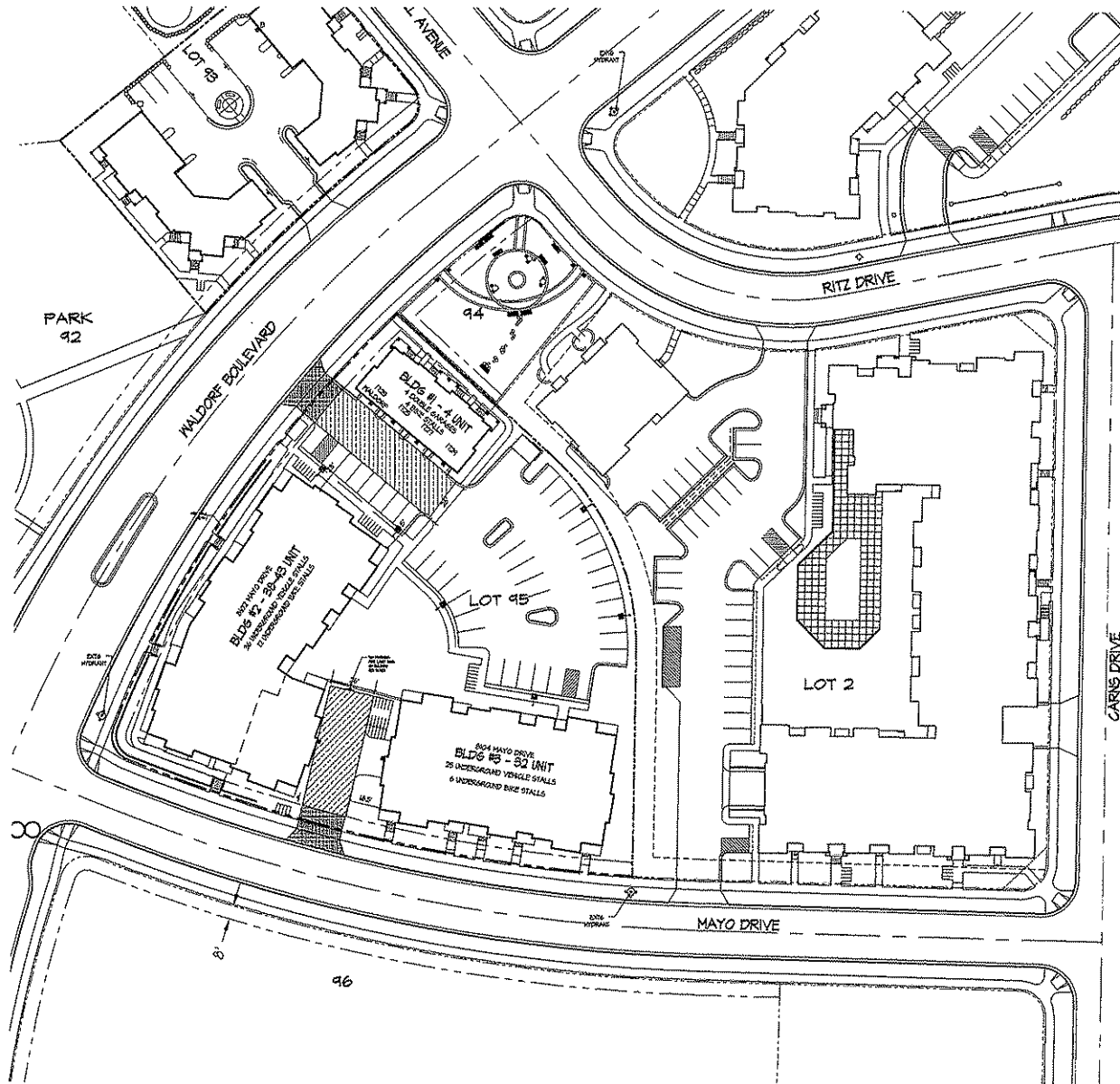
Revisions

Issue to Planning - April 2, 2006

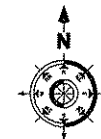
Project Title  
**Lot 95, Second Addition to Mid Town Commons**  
1123 Waldorf Blvd.

Drawing Title  
**Fire Department Access Plan**  
Project No. **0466** Drawing No. **C-1.2**

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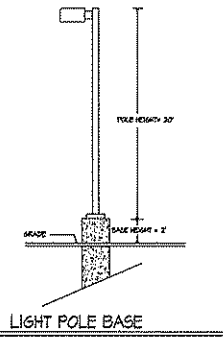
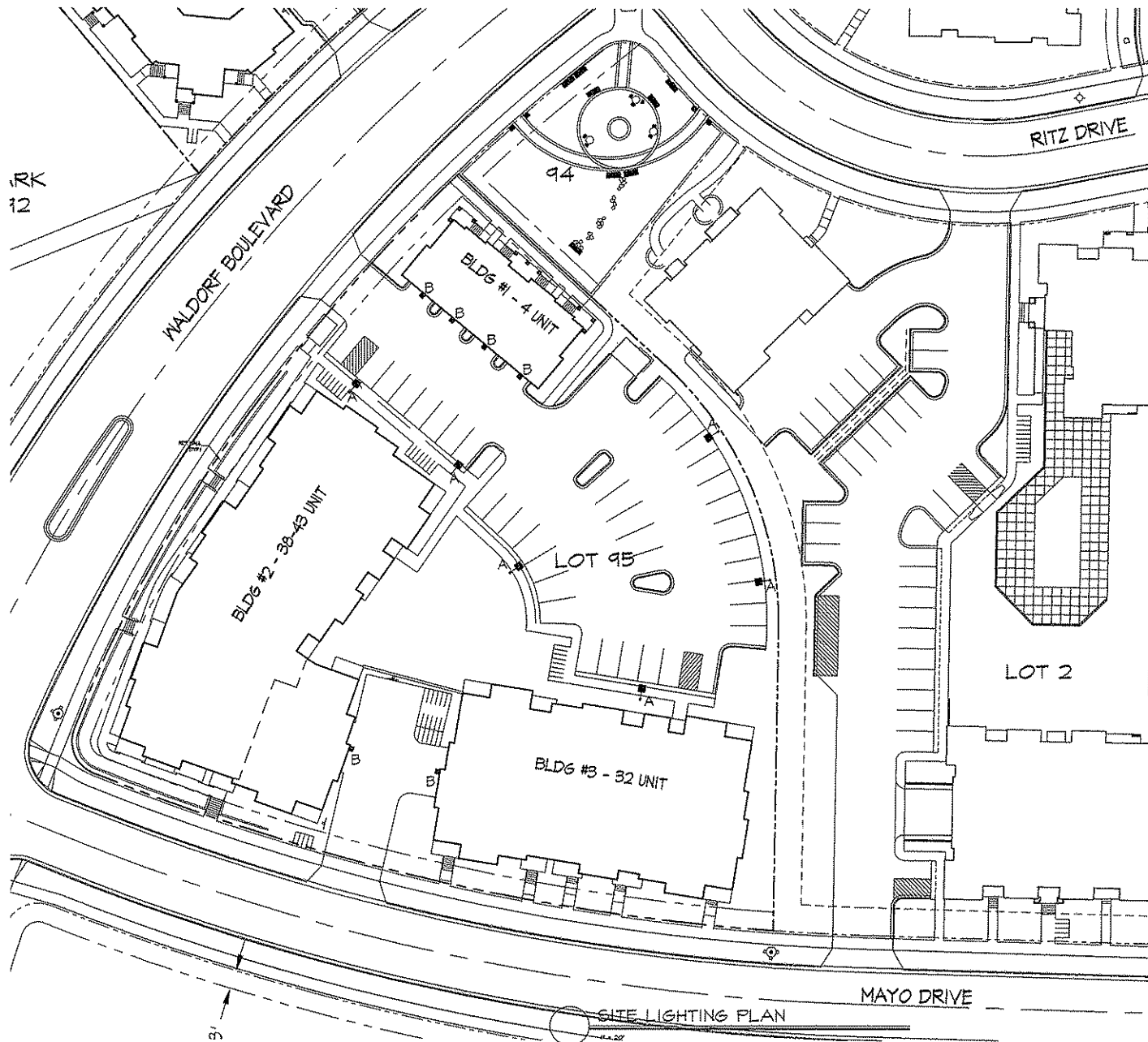


 FIRE DEPARTMENT ACCESS PLAN  
1" = 30'



Consulting

Notes

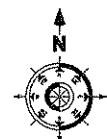


Revisions  
base to Planning - April 2, 2008

LIGHTING STATISTICS						
Description	Symbol	Qty	Area	Max	Min	Avg
Parking Lot	A	1	1,800	50 FC	0 FC	12.51
						4.51

LIGHTING SCHEDULE							
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File
A	1	1	FLUOROPRO	MACH1000L	1P AREA LIGHTING, PARABOLIC SHIELD	100 WATT T8H	MACH1000L 1P AREA LIGHTING, PARABOLIC SHIELD
B	6	6	FLUOROPRO	CS400-D	RECTANGULAR DEEP PARABOLIC	50 WATT T8H	CS400-D 50 WATT T8H RECTANGULAR DEEP PARABOLIC

Project File  
**Lot 95, Second Addition to Mid Town Commons**  
1123 Waldorf Blvd.



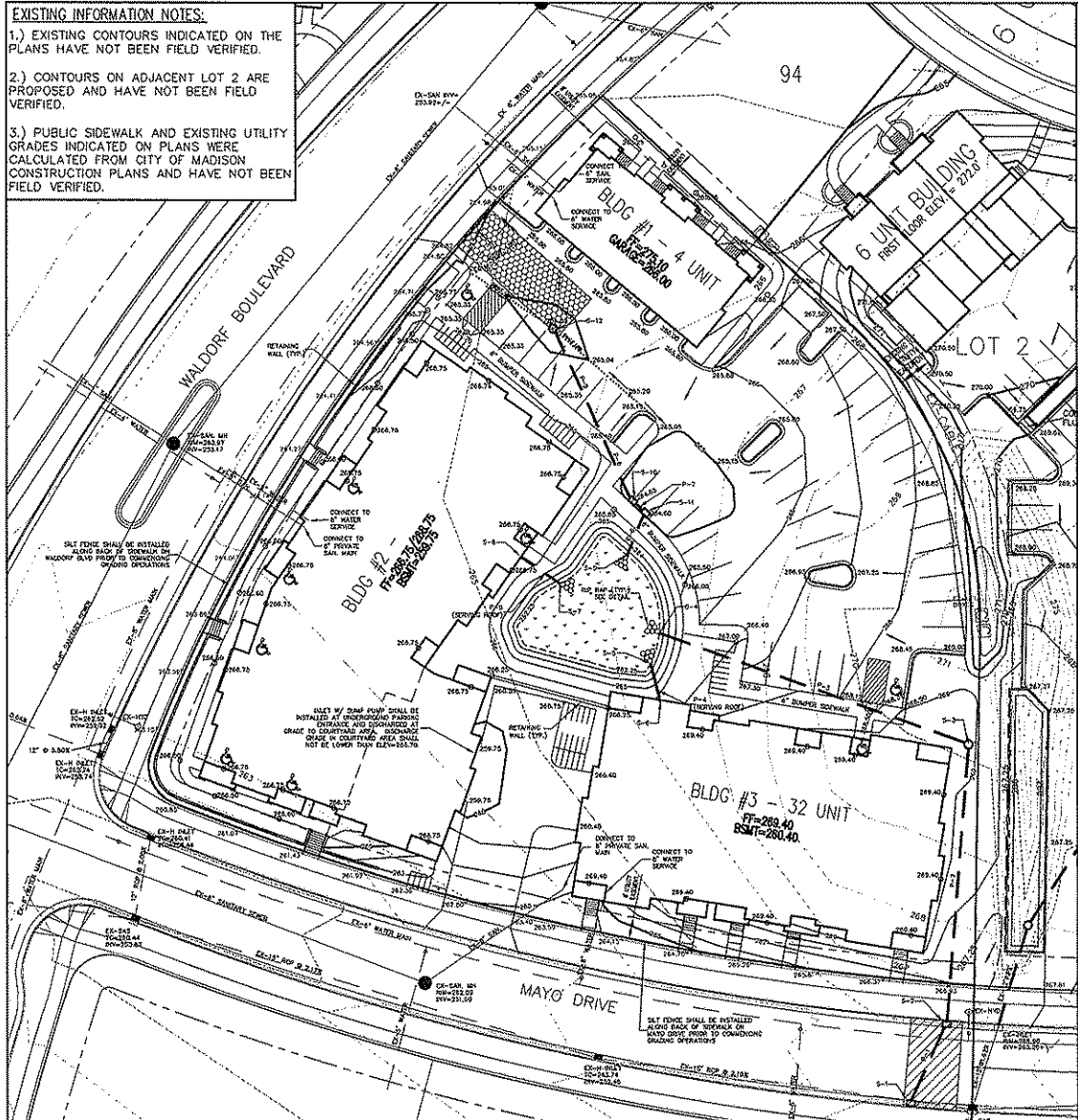
Drawing Title  
**Site Lighting Plan**

Project No. **0466** Drawing No. **C-13**

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**EXISTING INFORMATION NOTES:**

- EXISTING CONTOURS INDICATED ON THE PLANS HAVE NOT BEEN FIELD VERIFIED.
- CONTOURS ON ADJACENT LOT 2 ARE PROPOSED AND HAVE NOT BEEN FIELD VERIFIED.
- PUBLIC SIDEWALK AND EXISTING UTILITY GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.



**STORM SEWER STRUCTURE SCHEDULE:**

STRUCTURE NUMBER	TYPE	SIZE	INVERT DEPTH	GRADE
S-1	H INLET	266.32	261.88	R-2067 DIAG.
S-2	H INLET	266.53	262.15	R-2067 DIAG.
S-3	12" ENDWALL	266.00	262.72	R-1527
S-4	12" ENDWALL	265.25	263.29	-
S-5	12" STUR FOR ROOF	265.25	263.29	-
S-6	12" ENDWALL	265.25	263.29	-
S-7	12" ENDWALL	265.25	263.29	-
S-8	12" STUR FOR ROOF	265.25	263.29	-
S-9	12" ENDWALL	265.25	263.29	-
S-10	H INLET	264.65	262.32	1078-970 A
S-11	H INLET	264.60	262.24	1078-970 C A
S-12	H INLET	264.83	262.33	R-1557

NOTE: GRADE TYPE REFERENCE NEZEHAN FOUNDRY COMPANY CATALOG.

**STORM SEWER PIPE SCHEDULE:**

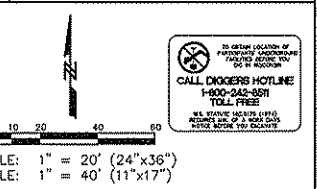
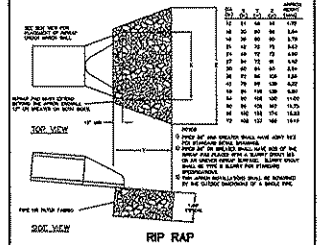
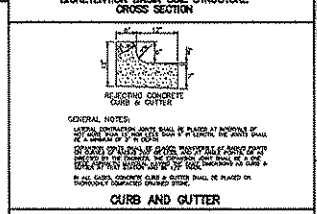
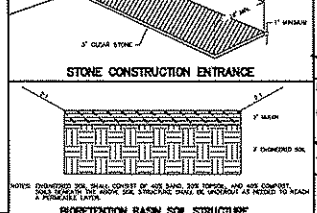
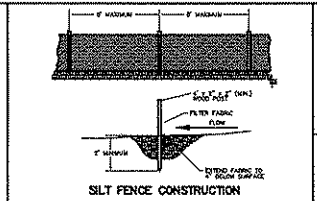
NUMBER	FROM	TO	LENGTH	INVERT	INVERT	SLOPE	PIPE SIZE
P-1	S-2	S-1	30'	262.15	261.90	0.56	18"
P-2	S-3	S-2	101'	262.72	262.15	0.56	18"
P-3	S-4	S-3	120'	263.29	262.72	0.44	18"
P-4	S-5	S-4	16'	263.29	263.00	2.78	12"
P-5	S-6	S-5	16'	263.29	263.00	2.78	12"
P-6	S-7	S-6	16'	263.29	263.00	2.78	12"
P-7	S-8	S-7	16'	263.29	263.00	2.78	12"
P-8	S-9	S-8	16'	263.29	263.00	2.78	12"
P-9	S-10	S-9	16'	262.32	262.15	0.39	12"
P-10	S-11	S-10	4'	262.34	262.32	0.50	12"
P-11	S-12	S-11	47'	262.43	262.34	0.43	12"

\* PIPE SERVING ROOF WATER

- LEGEND:**
- STORM SEWER
  - STONE CONSTRUCTION ENTRANCE
  - UTILITY PATCH
  - BIORETENTION BASIN
  - PROPR. EDGE OF PAVEMENT GRADE
  - PROPOSED SIDEWALK/GROUND GRADE
  - SPOT GRADE BASED ON AVAILABLE CITY OF MADISON PLANS (NOT FIELD VERIFIED)

**GENERAL NOTES:**

- STORM SEWER STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRADE BASE TOURS.
- SILT FENCE SHALL BE INSTALLED ALONG BACK OF STRUCTURE OR WARDROBE WALLS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.
- TRAGED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.
- CONTRACTOR SHALL PERFORM EROSION CONTROL, INSPECTIONS REGULARLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.1" DURING CONSTRUCTION.
- SAFETY DEMARCATION FENCES SHALL BE INSTALLED AT ALL PALET LOCATIONS, AND ADJACENT COMMERCIAL ALLEYS.
- ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- CONTRACTOR SHALL OBTAIN A STREET ENCROACHMENT PERMIT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER FLAGGING 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.
- ALL SUBSURFACE GEOTECH DATA SHALL BE REPORTED TO SANITARY SEWER AND INSTALLED PER CITY OF MADISON MEASUREMENTS.
- PRIVATE SEWER SHALL BE HDPE.
- PRIVATE WATER MAINS AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).
- PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.
- UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- BIORETENTION BASIN SHALL SPECIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.
- CONTRACTOR SHALL REMOVE/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED BY CONSTRUCTION. ALL REPAIRS SHALL BE APPROVED BY THE CITY.
- CONTRACTOR SHALL PLACE MULCH TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN AS SPECIFIED IN PLANTING PLAN.
- GRADE AREAS SHALL RECEIVE FERTILIZER, SEED, AND WOOD CHIP DRILL DATES OF CONSTRUCTION. SEED SHALL BE BENTONITE SOIL, OR APPLIED AT A RATE OF THREE POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF ONE POUND PER 1000 SQUARE FEET. MULCH SHALL NOT LESS THAN 2" DEPTH. MULCH SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1000 SQUARE FEET. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.0 TONS PER ACRE.
- BIORETENTION BASIN SHALL BE CONSTRUCTED DURING FINAL LANDSCAPING TO PREVENT THEM FROM COLLAPSE WITH SEWERS.
- AT LEAST 3" OF ENHANCED SOIL SHALL BE PLACED IN THE BIORETENTION BASIN. BENTONITE SOIL SHALL BE PROVIDED IN SPOT AREAS OF THE BASIN. BENTONITE SHALL BE REMOVED AS REQUIRED TO ALLOW INSTALLATION OF PROPOSED SOIL.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF ALL CURB AND GUTTER SHALL BE REACTIVE (SEE DETAIL).



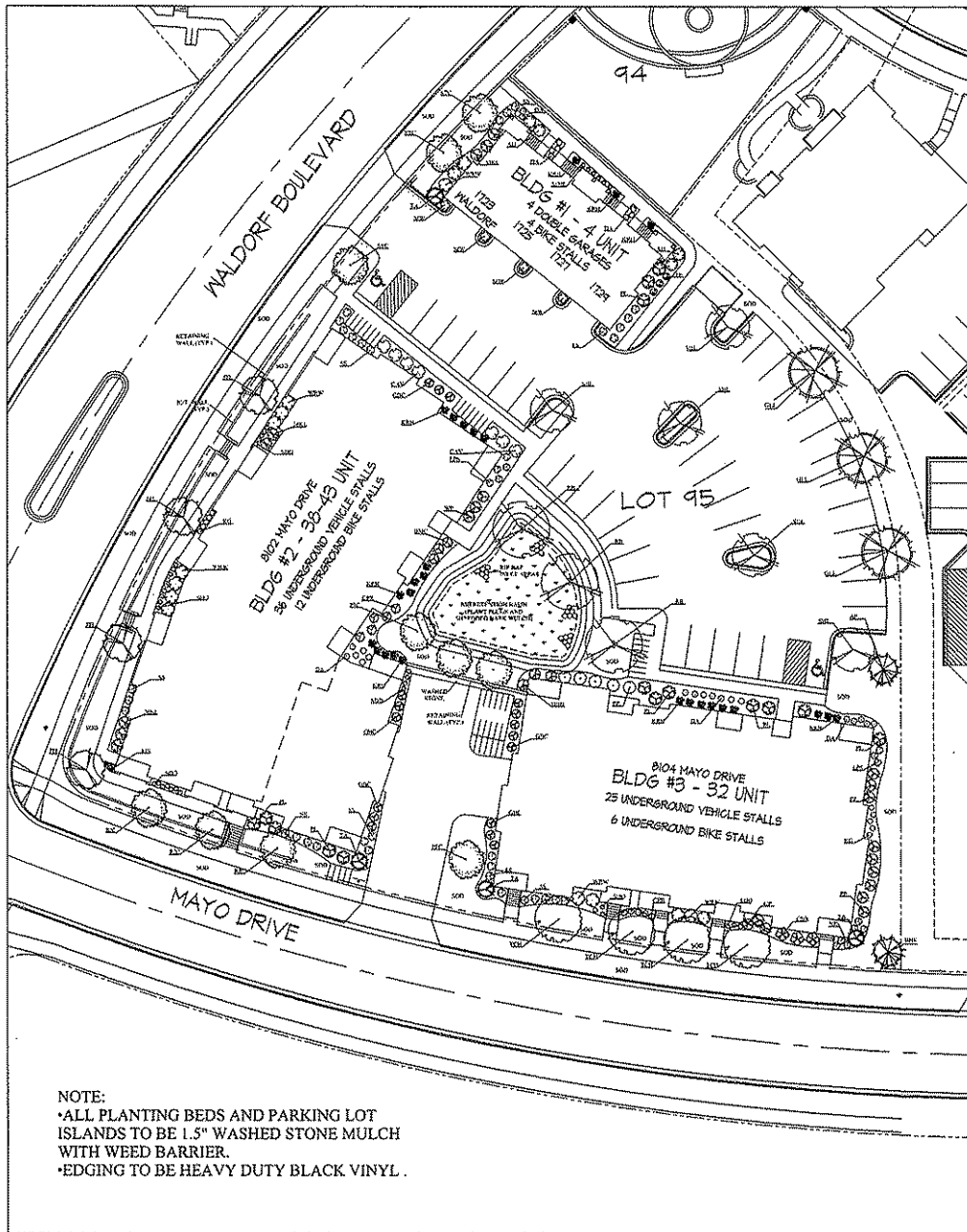
**1723 Waldorf Blvd**  
**LOT 95 - SECOND ADDITION TO MID TOWN COMMONS**  
**GRADING, EROSION CONTROL, AND UTILITY PLAN**

**Calkins Engineering, LLC**  
 Civil Engineers & Land Surveyors

DATE: 01-20-2016  
 REVISIONS:  
 01-20-2016  
 02-02-2016  
 02-02-2016  
 02-02-2016

SCALE: 1" = 20' (24"x36")  
 SCALE: 1" = 40' (11"x17")

C-2.1



NOTE:  
 • ALL PLANTING BEDS AND PARKING LOT ISLANDS TO BE 1.5" WASHED STONE MULCH WITH WEED BARRIER.  
 • EDGING TO BE HEAVY DUTY BLACK VINYL.

EVERGREENS				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE QUANTITY
ET	Four Seasons Tree	Thuja x 'Green Spires'	18"	B & B 3
TA	Tommy Ahorn	Acer x 'Pendula 'Fraxay'	3"	B & B 4
WB	White Birch	Betula pendula	3"	B & B 3
AD	Amelanchier	Amelanchier canadensis	5"	B & B 1
SHADE TREES				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE QUANTITY
DE	Deciduous Elm	Ulmus x 'Pendula 'Fraxay'	2"	B & B 0
FR	Fraxinus	Fraxinus americana	2"	B & B 0
AD	Amelanchier	Amelanchier canadensis	2"	B & B 0
FR	Fraxinus	Fraxinus americana	2"	B & B 0
FR	Fraxinus	Fraxinus americana	2"	B & B 0
FR	Fraxinus	Fraxinus americana	2"	B & B 0
ORNAMENTAL TREES				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE QUANTITY
FR	Fraxinus	Fraxinus americana	2"	B & B 3
FR	Fraxinus	Fraxinus americana	2"	B & B 3
FR	Fraxinus	Fraxinus americana	2"	B & B 3
FR	Fraxinus	Fraxinus americana	2"	B & B 3
FR	Fraxinus	Fraxinus americana	2"	B & B 3
SHRUBS				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE QUANTITY
SH	Shrub	Shrub	18"	container 25
SH	Shrub	Shrub	18"	container 25
SH	Shrub	Shrub	18"	container 25
SH	Shrub	Shrub	18"	container 25
SH	Shrub	Shrub	18"	container 25
PERENNIALS				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE QUANTITY
PER	Perennial	Perennial	1.5"	container 31
PER	Perennial	Perennial	1.5"	container 31
PER	Perennial	Perennial	1.5"	container 31
PER	Perennial	Perennial	1.5"	container 31
PER	Perennial	Perennial	1.5"	container 31
BIORETENTION BASIN PLANTS (planted in grids, with 1' o.c. plant spacing)				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE QUANTITY
BB	Biotin	Biotin	1.5"	container 60
BB	Biotin	Biotin	1.5"	container 60
BB	Biotin	Biotin	1.5"	container 60
BB	Biotin	Biotin	1.5"	container 60
BB	Biotin	Biotin	1.5"	container 60



4307 Schwartz Rd.  
 Madison, WI 53705  
 PH: (608) 271-4121  
 FAX: (608) 271-4421  
 WEB: www.olsonwills.com

**Temple Construction**  
 Lot 95 Second Addition to Midtown Commons  
 1723 Waldorf Blvd., Madison, WI

Date: April 21, 2008  
 Scale: 1" = 20' - 0"  
 Designer: mls/2008

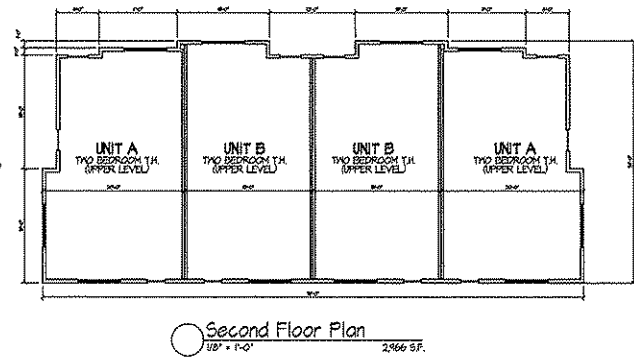
Note:  
 To protect against legal liability, the plans presented herein are "preliminary" and should not be construed as "final" or "contract documents" unless approved by the Landscaping Designer. This is not an original document unless it bears in red, as ORIGINAL.

Revisions:  
 February 20, 2008  
 April 2, 2008

C-4.1  
 Reference Name  
 Midtown Commons 20 08



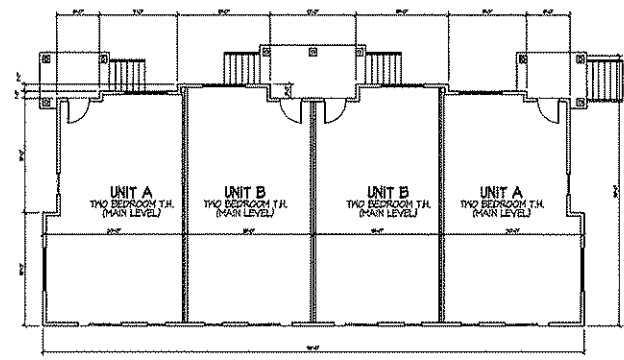
○ Front Elevation (North)  
 1/8" = 1'-0"



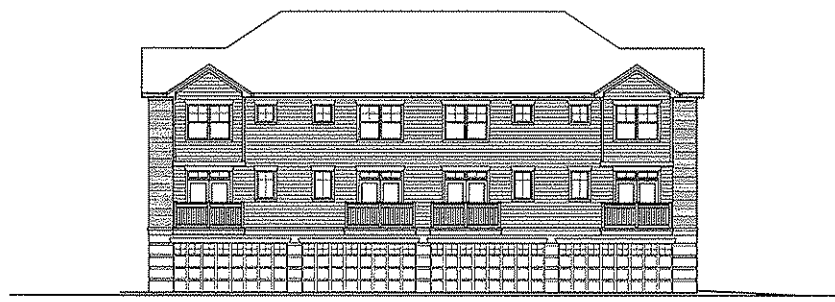
○ Second Floor Plan  
 1/8" = 1'-0" 2966 SF.



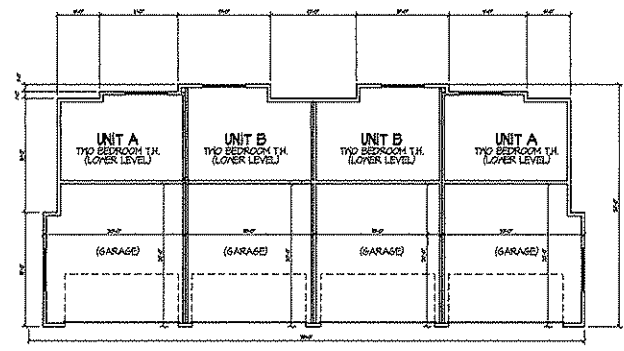
○ Side Elevations  
 1/8" = 1'-0"



○ First Floor Plan  
 1/8" = 1'-0" 2966 SF.



○ Rear Elevation (South)  
 1/8" = 1'-0"



○ Lower Floor Plan  
 1/8" = 1'-0" 1248 SF, NOT INCLUDING GARAGE

Consultant  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_

Revisions  
 Issue To Planning - April 2, 2008

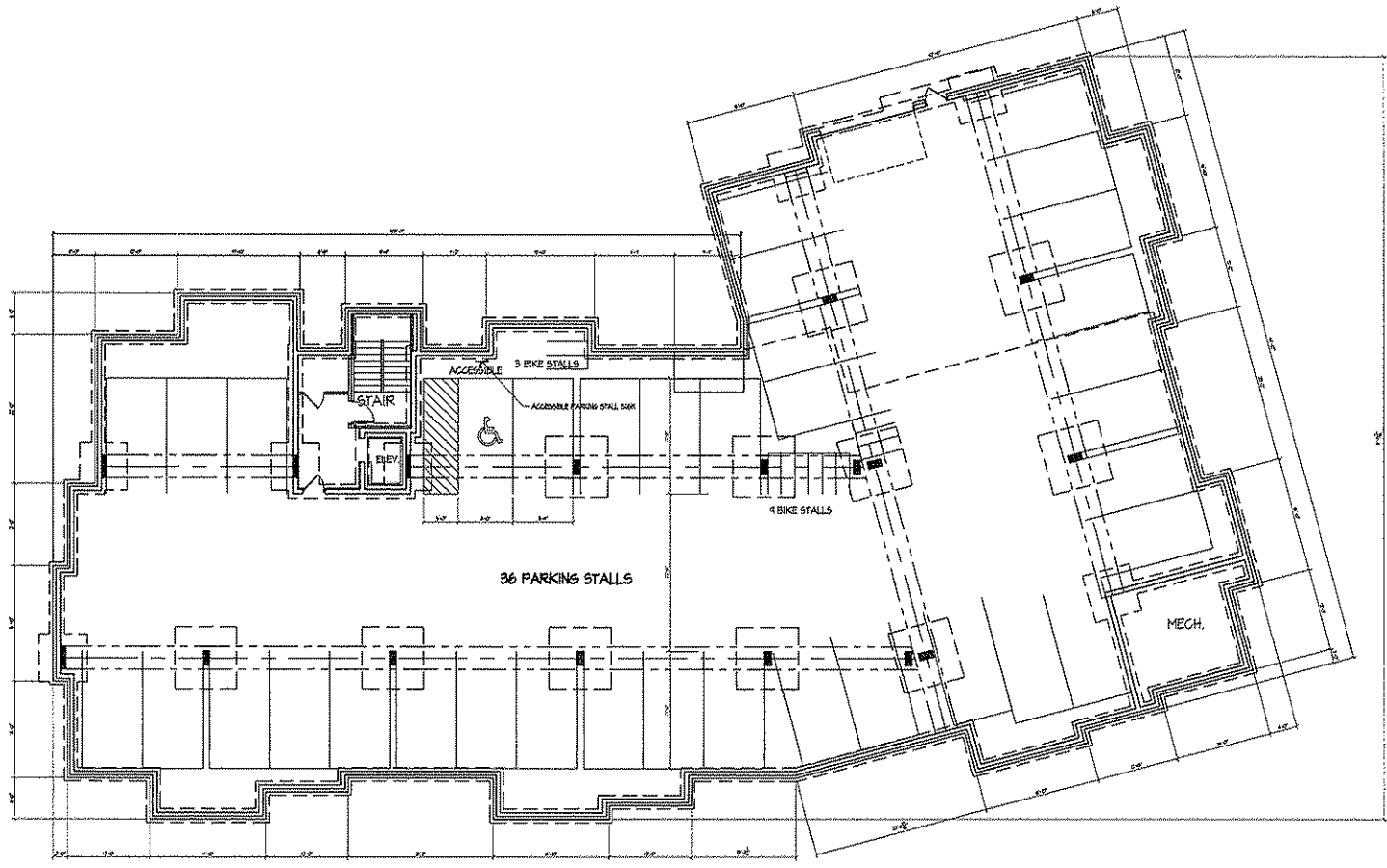
Project Title  
**Lot 95, 2nd Addition to Midtown Commons**

1723 Waldorf Blvd.  
 Drawing Title  
**Floor Plans & Elevations**  
 Building #1 - 4 Unit Building  
 Project No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

**0466**

Consultant

Issue  
 Date



Basement Plan  
 1/8" = 1'-0"

Revision  
 Issue 19 Planning - April 2, 2008

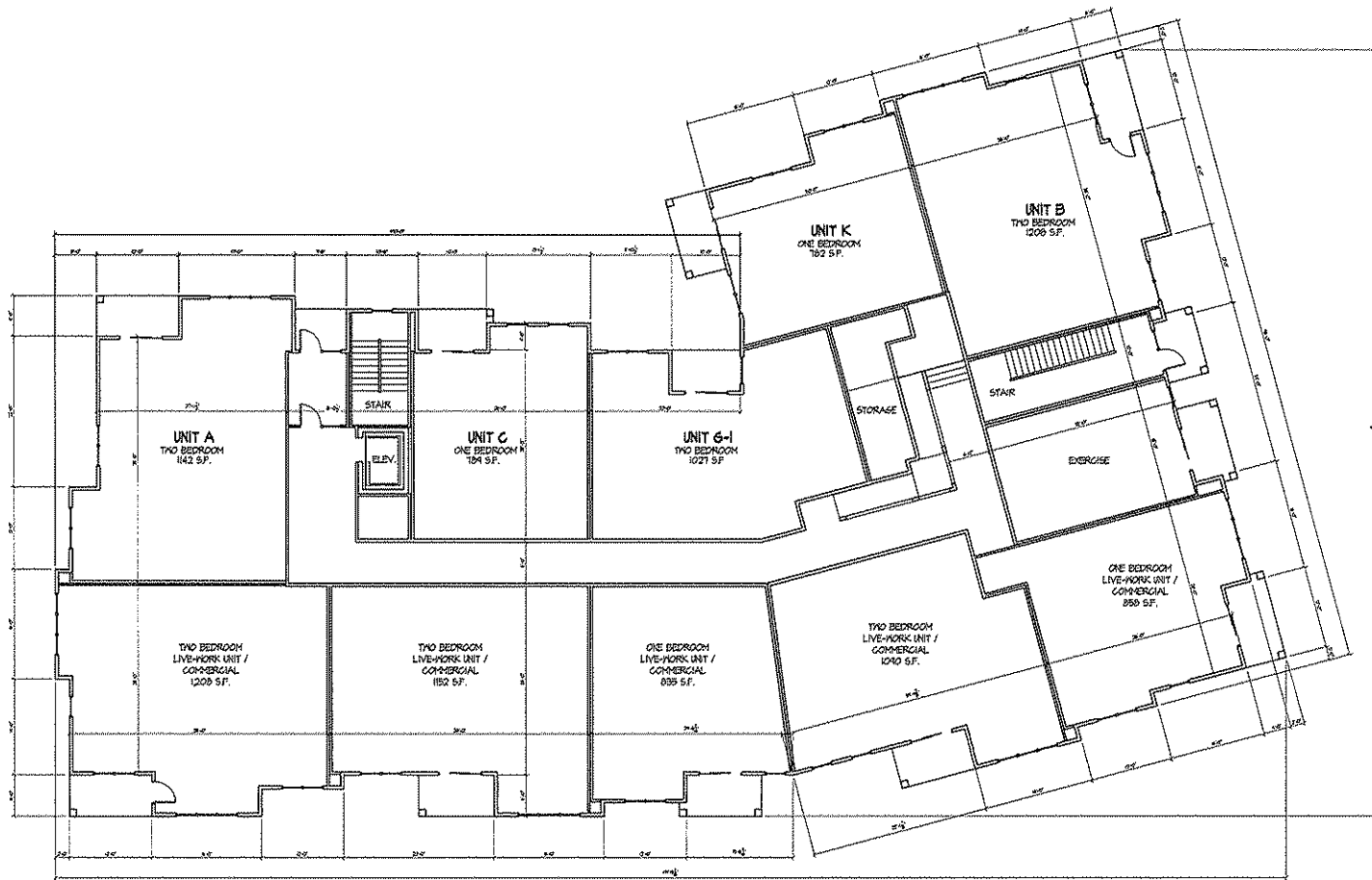
Project Title  
 Lot 95, 2nd Addition  
 to Midtown Commons

1729 Waldart Blvd.  
 Drawing Title  
**Basement Plan**  
 Building #2 : 38-43 Units  
 Project No. Drawing No.  
 0466 2

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Consultant

Name  
Date



Revision:  
Issue To Planning - April 2, 2008

Project Title:  
Lot 95, 2nd Addition  
to Midtown Commons

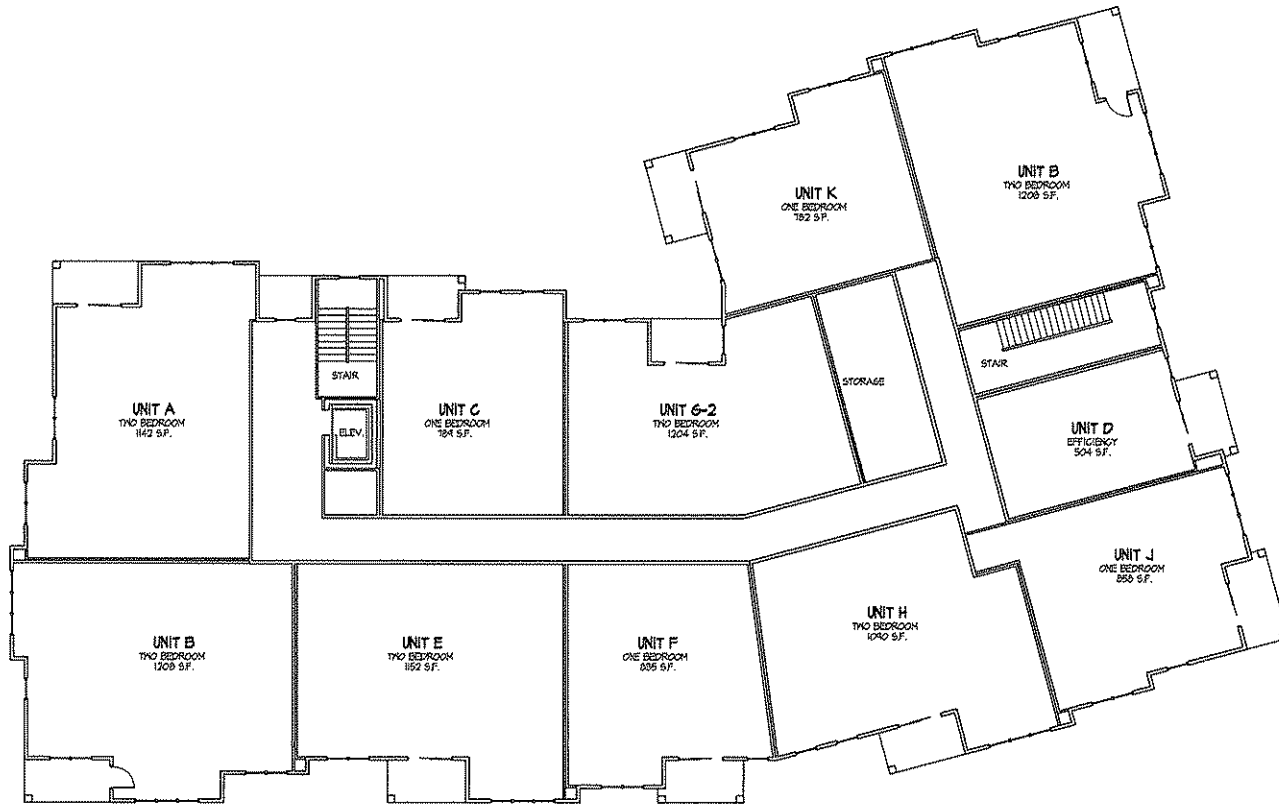
○ First Floor Plan  
1/4" = 1'-0" 1/8" = 1'-0"

1723 Waldorf Blvd.  
Drawing Title  
**First Floor Plan**  
Building #2 : 38-43 Units  
Project No. Drawing No.  
**0466** **3**



Consultant

Notes  
Date



Second - Fourth Floor Plans  
1/8" = 1'-0" 1200 SF / FLOOR

Revisions  
Issue To Permitting - April 2, 2008

Project Title  
Lot 95, 2nd Addition  
to Midtown Commons

1729 Waldorf Blvd.  
Drawing Title  
2nd - 4th Floor Plans  
Building #2 : 38-43 Units  
Project No. Drawing No.

0466 4

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Consultant



West Elevation Along Waldorf  
1/8" = 1'-0"



**TYPICAL MATERIALS AT ROOFING:**

PRE-FINISHED ALUM. CORING

Notes

Date

**TYPICAL MATERIALS AT 2nd/3rd/4th FLOOR:**

12" x 12" CUT STONE ACACENT

PRAIRIE STONE BAND

COMPOSITE BANDS

HORIZONTAL SIDING

VENT WINDOW

BRICK VENEER

COMPOSITE TRIM AT BAY

PRAIRIE STONE GRONDFACE CHU WINDOW ELLHEAD

COMPOSITE WINDOW TRIM

**TYPICAL MATERIALS AT DECKS:**

COMPOSITE TRIM WRAPPED POST

PRAIRIE STONE BAND

ALUMINUM RAILINGS

**TYPICAL MATERIALS AT 1st FLOOR:**

RECESSED BRICK COURSE (same as brick veneer)

3" PRECAST ARCH

PRAIRIE STONE TERRAPAGE CHU BASE

PRAIRIE STONE GRONDFACE CHU BASE

Revisions

Issue To Proceed - April 2, 2008



South Elevation Along Mayo  
1/8" = 1'-0"

Project Title

Lot 45, 2nd Addition to Midtown Commons

1723 Waldorf Blvd.

Drawing Title

Elevations

Building #2 : 38-43 Units

Project No.

0466

Drawing No.

5

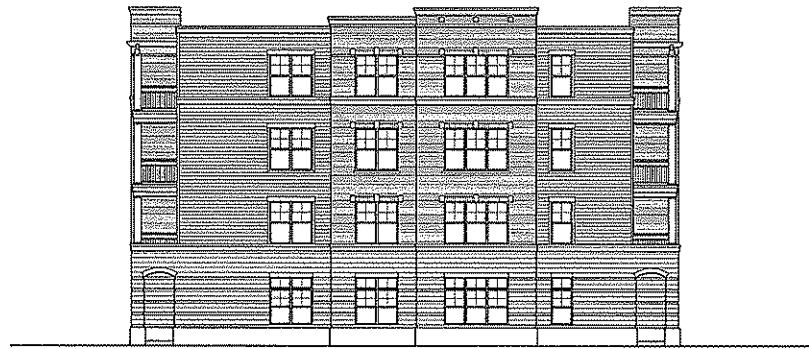
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Consultant

Sheet  
Date



East Elevation  
1/4" = 1'-0"



North Elevation  
1/4" = 1'-0"

Revisions  
Issue 10 Planning - April 2, 2008

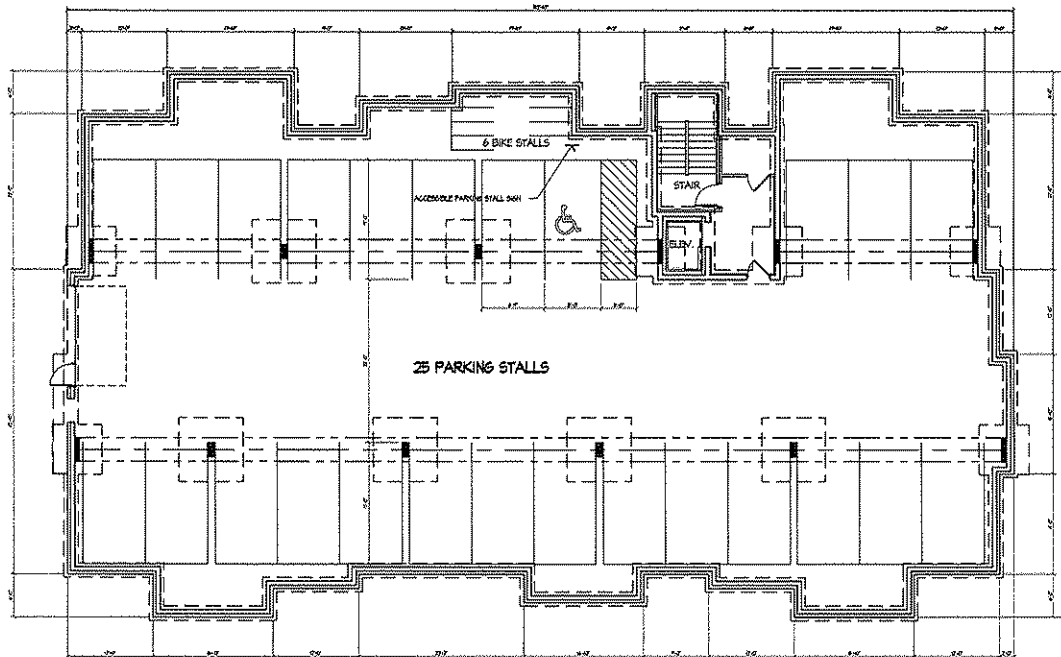
Project Title  
Lot 95, 2nd Addition  
to Midtown Commons

1729 Waldorf Blvd.  
Drawing Title  
**Elevations**  
Building #2 : 30-40 Units  
Project No. Drawing No.  
0466 6

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Consultant

Notes  
None  
Disc

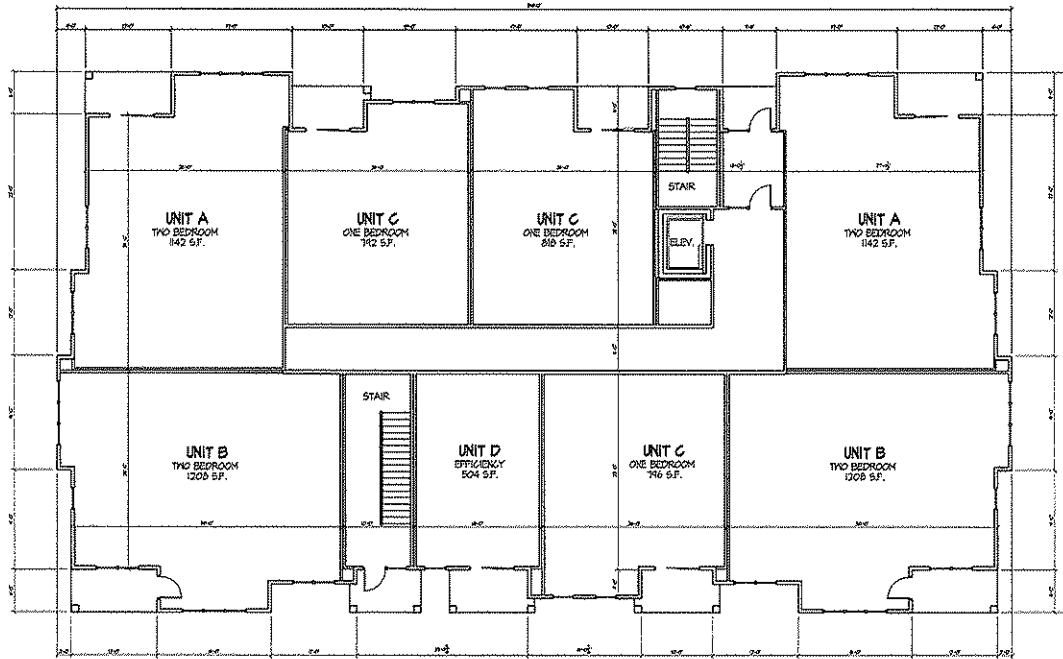


Basement Floor Plan  
1/4" = 1'-0"

Revisions  
None To Planning - April 2, 2000

Project Title  
Lot 95, 2nd Addition  
to Midtown Commons

1723 Waldorf Blvd.  
Drawing Title  
**Basement Floor Plan**  
Building #3 - 32 Unit Building  
Project No. Drawing No.  
0466 7



○ Typical Floor Plan  
1/8" = 1'-0" 4208 SF FLOOR

Revisions  
Issue To Planning - April 2, 2008

Project Title  
Lot 95, 2nd Addition to  
Midtown Commons

1723 Aldorf Blvd.  
Drawing Title  
Typical Floor Plan  
Building #3 - 32 Unit Building  
Project No. Drawing No.

0466 8

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Consultant

Notes  
Date



Revisions  
Issue 1/9 Floring - April 2, 2008



Project Title  
**Lot 95, 2nd Addition  
to Midtown Commons**

1723 Waldorf Blvd.  
Drawing Title  
**Elevations**  
Building #3 - 32 Unit Building  
Project No. Drawing No.

0466 9

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Consultant

Issue  
Date



North Elevation  
1/4" = 1'-0"



West Elevation  
1/4" = 1'-0"

Revisions  
Issue To Planning - April 2, 2006

Project Title  
Lot 95, 2nd Addition  
to Midtown Commons

1728 Waldorf Blvd.  
Drawing Title  
**Elevations**  
Building #3 - 32 Unit Building  
Project No. Drawing No.  
0466 10

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