

PROJECT:

CONDOMINIUMS

415-419 WEST DAYTON STREET
MADISON, WISCONSIN

CLIENT:

MCCAUGHEY PROPERTIES, LLC

914 WEST SHORE DRIVE
MADISON, WISCONSIN 53715
PHONE: 608-257-8457

ARCHITECT:

GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
PHONE: 608-829-1750
FAX: 608-829-3056
PRINCIPAL CONTACT: GARY BRINK

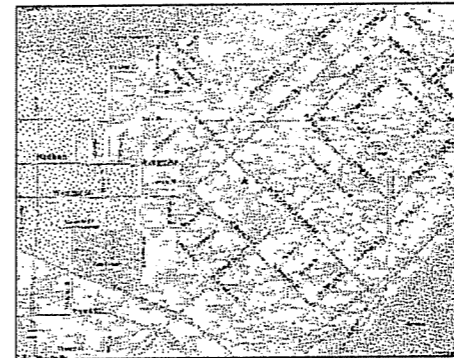
CIVIL ENGINEER:

QUAM ENGINEERING, LLC.
6621 MEREDITH WAY
MC FARLAND, WISCONSIN 53558
PHONE: 608-838-7750
FAX: 608-838-7752
CONTACT: RYAN QUAM

LANDSCAPE ARCHITECT:

KEN SAIKI DESIGN, INC.
303 SOUTH PATERSON ST. SUITE ONE
MADISON, WISCONSIN 53703
PHONE: 608-251-3600
FAX: 608-251-2330
CONTACT: PAT SAIKI

LOCATION MAP:



SHEET INDEX:

- 2.01 SITE PLAN
- L-1 LANDSCAPE PLAN
- C-1 EXISTING SITE PLAN
- C-2 GRADING AND EROSION CONTROL AND UTILITY PLAN
- 4.00-A PARKING LEVELS 1 & 2
- 4.01 LEVELS 1 & 2
- 4.02 LEVELS 3 & 4
- 6.01 SOUTH & WEST EXTERIOR ELEVATIONS
- 6.02 NORTH & EAST EXTERIOR ELEVATIONS



DEVELOPMENT DATA:

LEGAL DESCRIPTION:

LOT 7 AND THE NORTHEAST 1/2 OF LOT 6, BLOCK 42, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN

PARKING DATA:

REG. UNDERGROUND PARKING STALLS 26
HANDICAP PARKING STALLS PROVIDED 2
TOTAL 28
HANDICAP PARKING STALLS REQUIRED (2)
PARKING STALLS PER UNIT 1.40

PARKING LEVEL BICYCLE PARKING 26
EXTERIOR VISITOR BICYCLE PARKING 3
TOTAL BICYCLE PARKING 29

UNIT MIX SUMMARY

FOUR STORY	1 BEDROOM	2 BEDROOM	TOTALS
1ST FLOOR	1	1	2
2ND FLOOR	2	4	6
3RD FLOOR	2	4	6
4TH FLOOR	2	4	6
TOTALS	7 (35%)	13 (65%)	20

TOTAL UNITS 20
TOTAL BEDROOMS 33
TOTAL UNITS/ACRE 66
TOTAL BEDROOMS/ACRE 109.2

2 BEDROOM 1,109 SQ. FT.
1 BEDROOM 704 SQ. FT.

LAND AREA 13,159 SF.
0.302 ACRES

BUILDING AREA:

PARKING LEVEL 1 9,315 SF. (GROSS)
PARKING LEVEL 2 9,315 SF. (GROSS)
TOTAL SQ. FOOTAGE BELOW GRADE PARKING 18,630 SF. (GROSS)

FIRST FLOOR (EXCLUDING GARAGE RAMP) 5,587 SF. (GROSS)
SECOND FLOOR 6,900 SF. (GROSS)
THIRD FLOOR 6,900 SF. (GROSS)
FOURTH FLOOR 6,900 SF. (GROSS)
TOTAL BUILDING SQ. FOOTAGE ABOVE GRADE 26,287 SF. (GROSS)
TOTAL BUILDING SQ. FOOTAGE 44,917 SF. (GROSS)

FLOOR AREA RATIO 1.998
USABLE OPEN/RECREATION SPACE:
GROUND LEVEL USABLE OPEN SPACE 3,143 S.F. (GROSS)
RESIDENT DECKS USABLE OPEN SPACE 1,501 S.F. (GROSS)
TOTAL USABLE OPEN SPACE 4,644 SF. (GROSS)

USABLE OPEN SPACE PER UNIT 232.2 SF. (GROSS)
USABLE OPEN SPACE PER BEDROOM 140.7 SF. (GROSS)

BUILDING HEIGHT - 42'-0" (T.O. CORNICE)

CURRENT ZONING DISTRICT R-6

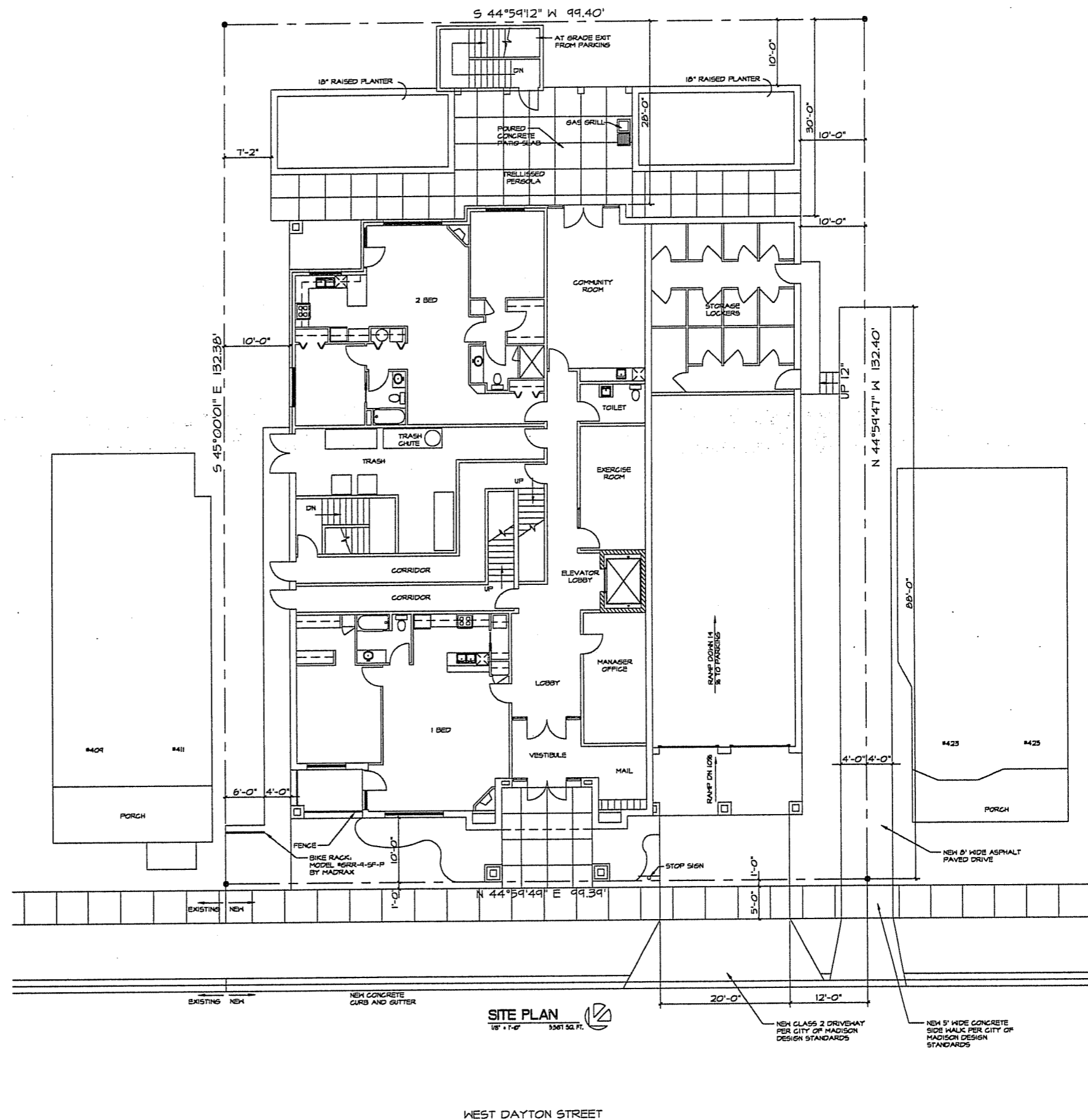
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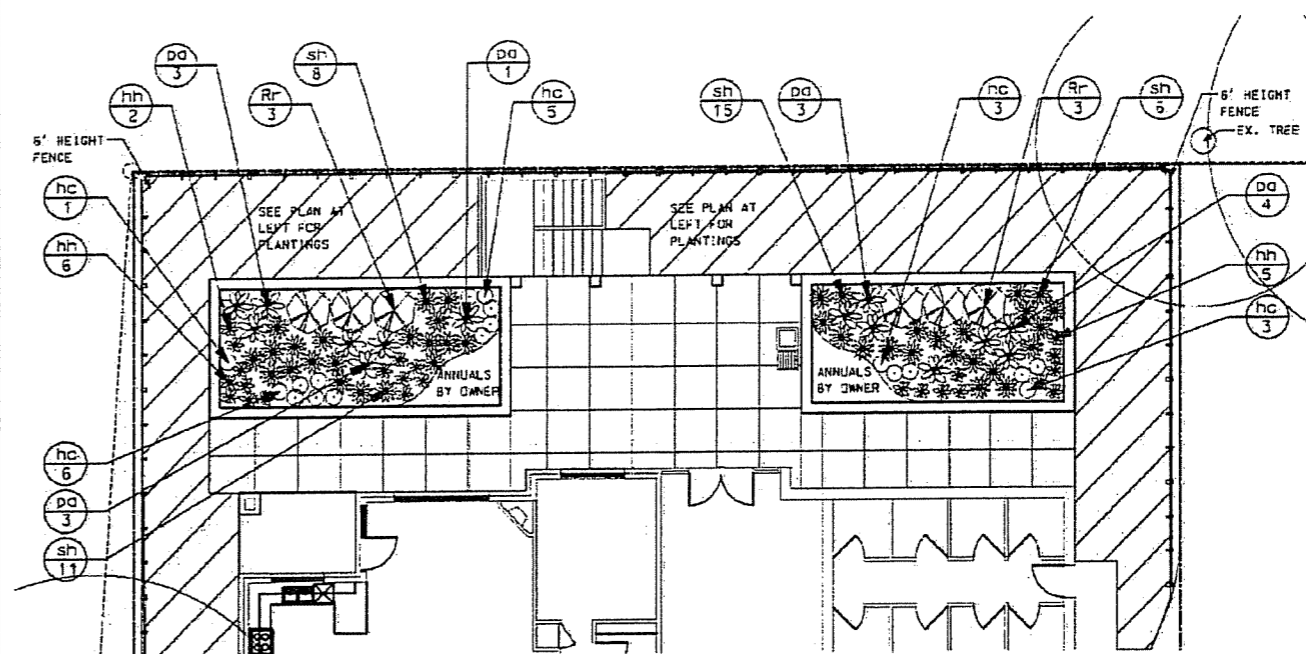
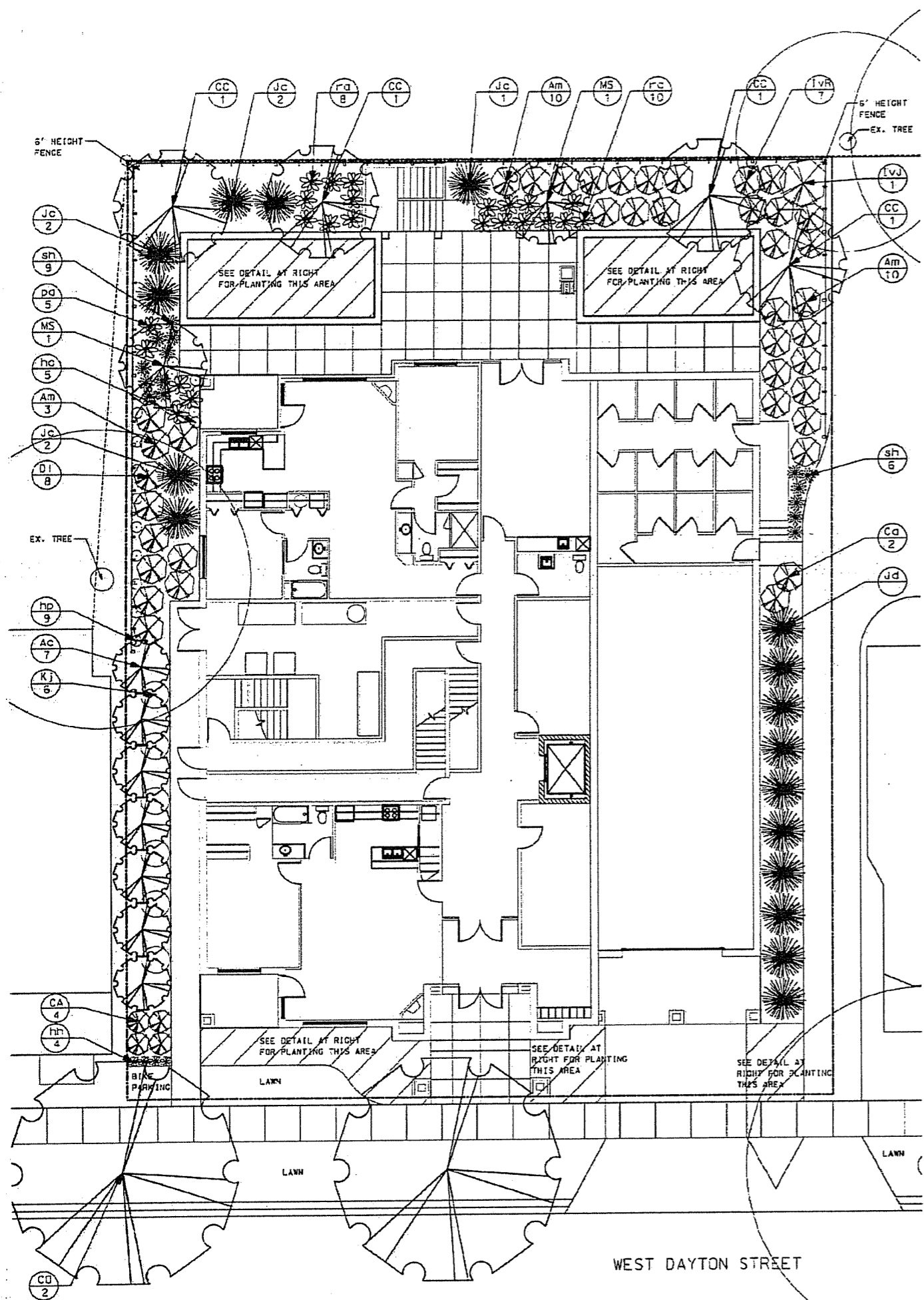
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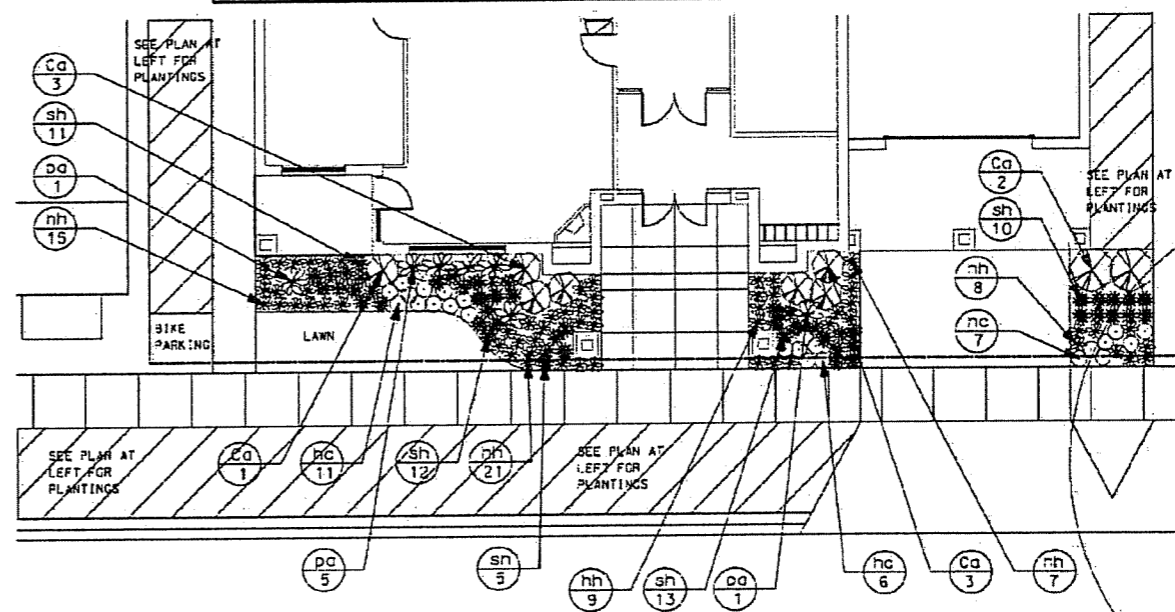
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 WEST DAYTON STREET MADISON, WISCONSIN
 CLIENT: MCCAGHEY PROPERTIES, LLC
 914 W. SHORE DRIVE MADISON, WISCONSIN 53715

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Key	Botanical Name	Common Name	Quantity
Deciduous Trees			
CC	<i>Cercis canadensis</i>	Eastern Redbud	4
CO	<i>Celtis occidentalis</i>	Common Hackberry	2
MS	<i>Magnolia stellata</i>	Star Magnolia	2
Deciduous Shrubs			
Am	<i>Aronia melanocarpa</i> 'Morton'	Morton Chokeberry	23
Ca	<i>Clethra alnifolia</i> 'Compacta'	Summersweet Clethra	15
DI	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	8
WJ	<i>Ilex verticillata</i> 'Jim Dandy'	Winterberry (male)	1
MR	<i>Ilex verticillata</i> 'Red Spite'	Winterberry (female)	7
Kj	<i>Kerria japonica</i>	Japanese Kerria	6
Rr	<i>Rosa</i> 'Frau Dagmar Hastrup'	Rosa	6
Evergreen Shrubs			
Jc	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	7
Jd	<i>Juniperus Communis</i> 'Depressa'	Common Juniper	10
Perennials/Grasses/Groundcovers			
hc	<i>Heuchera</i> 'Coral Bells'	Coral Bells Heuchera	46
hh	<i>Hemerocallis</i>	Daylily	77
hp	<i>Hydrangea petiolaris</i>	Climbing Hydrangea	9
pa	<i>Perovskia atriplicifolia</i>	Russian Sage	12
ra	<i>Rhus aromatica</i> 'GrowLow'	GrowLow Sumac	18
sh	<i>Sporobolus heteropolis</i>	Prairie Dropseed	66



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KEN SALK
LANDSCAPE ARCHITECTS

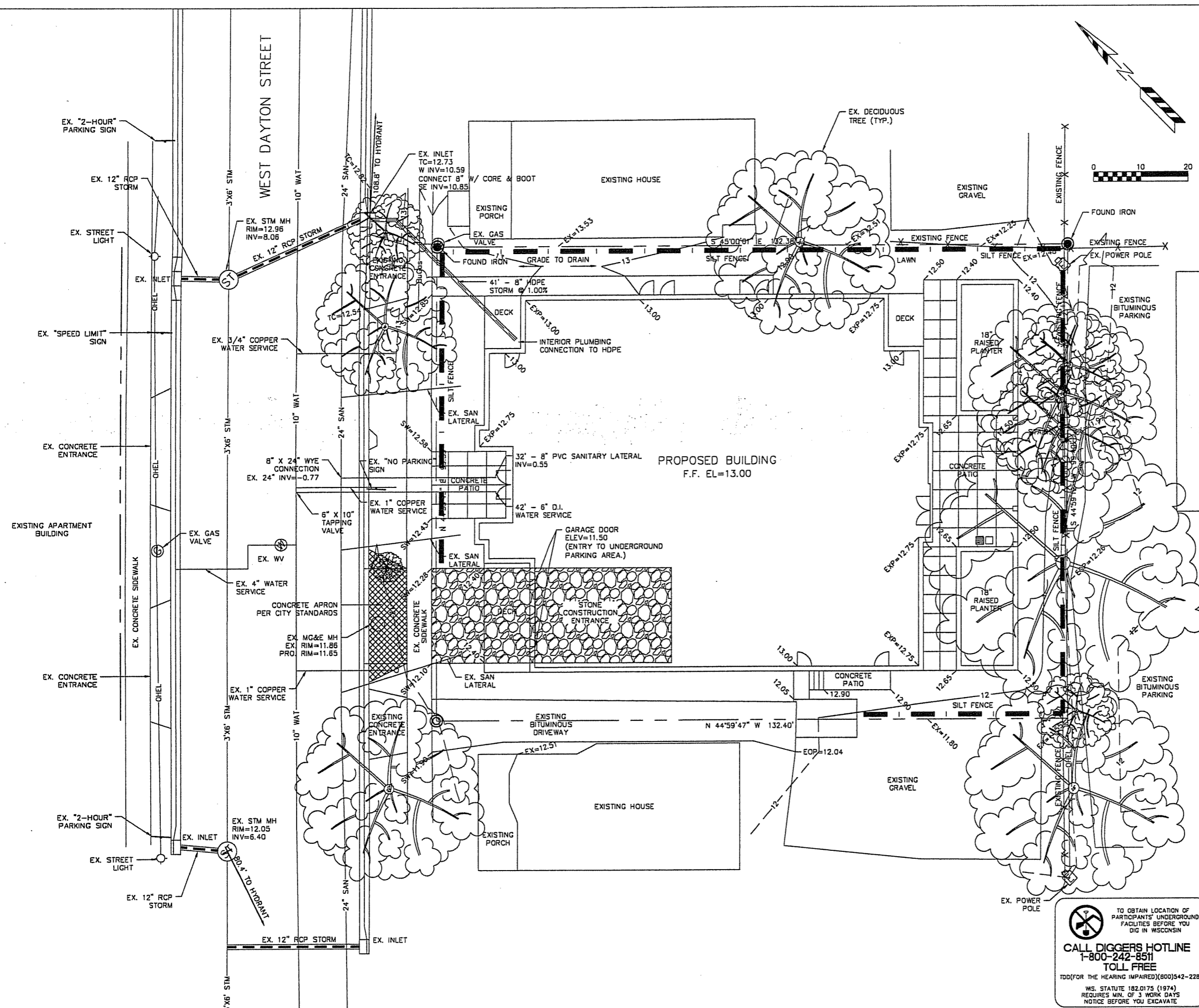
505 S. HARTSHORN
225 N. F. ST. #100
MADISON, WI 53703
Phone: 608-261-8000
Fax: 608-261-1200
www.kensalk.com

415 & 417 WEST DAYTON STREET
WEST DAYTON STREET MADISON, WISCONSIN
MCCAUGHY PROPERTIES, LLC
514 W. SHORE DRIVE MADISON, WISCONSIN 53705

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L-1



EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY 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 OR MORE FREQUENTLY AS REQUIRED BY THE CITY.

WOOT TYPE "C" INLET FILTERS SHALL BE INSTALLED AT EACH EXISTING STORM INLET AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND LANDSCAPING VEGETATION IS ESTABLISHED. 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.

SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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:
 JANUARY 2 - 3, 2007 INSTALL EROSION CONTROL DEVICES.
 JANUARY 4 - DECEMBER 21, 2007 DEMOLISH EXISTING HOUSES AND CONSTRUCT BUILDING, SIDEWALK, UTILITIES, AND RESTORE DISTURBED AREAS.

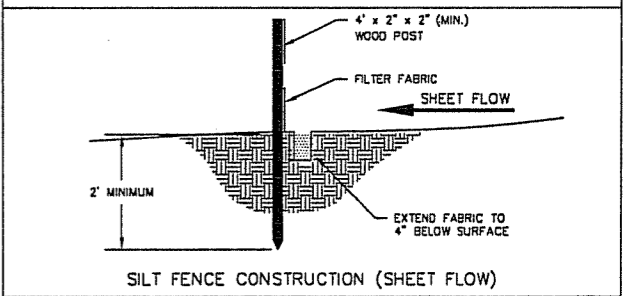
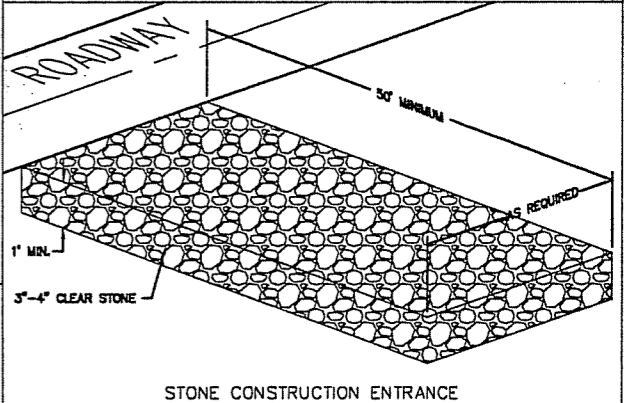
RESTORATION NOTES:
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE 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.

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:
 MCGAUGHEY PROPERTIES, LLC
 ATTN: PAT MCGAUGHEY
 914 WEST SHORE DRIVE
 MADISON, WI 53715

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4893 LARSON BEACH ROAD
 MCFARLAND, WI 53558



UTILITY NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR. THE APPLICANT SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE APPLICANT SHALL PAY THE PERMIT FEE, INSPECTION FEE AND STREET DEGRADATION FEE AS APPLICABLE AND SHALL COMPLY WITH ALL THE CONDITIONS OF THE PERMIT.

THE APPLICANT SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.
 PRIOR TO APPROVAL OF THE CONDITIONAL USE APPLICATION, THE OWNER SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER 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 OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

WEST DAYTON STREET CONDOMINIUMS
 GRADING, EROSION CONTROL, AND UTILITY PLAN
 SHEET: C-2
 DATED: JUNE 20, 2006

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 4893 Larson Beach Road; McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

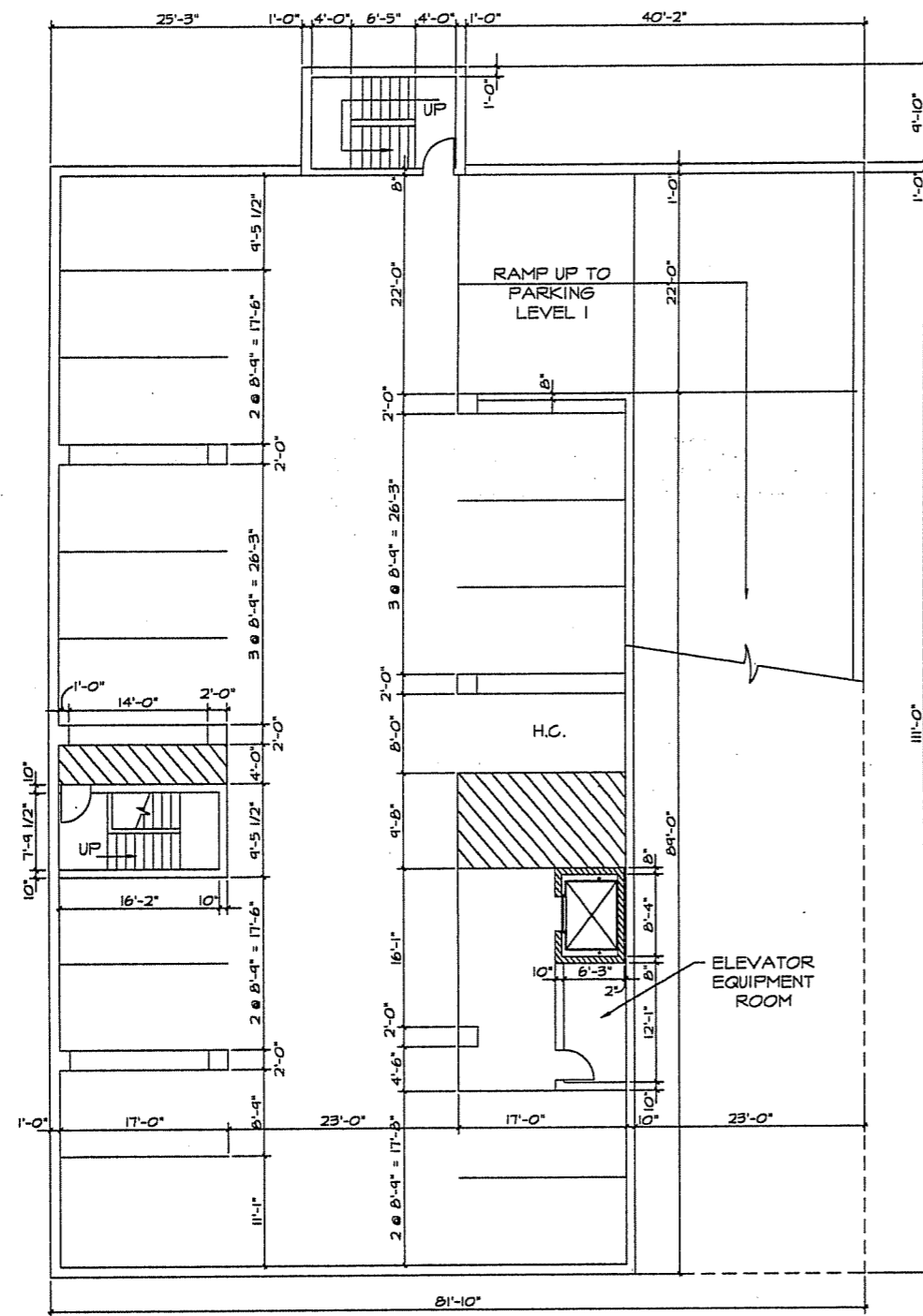
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TDD (FOR THE HEARING IMPAIRED) (800) 542-2289
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

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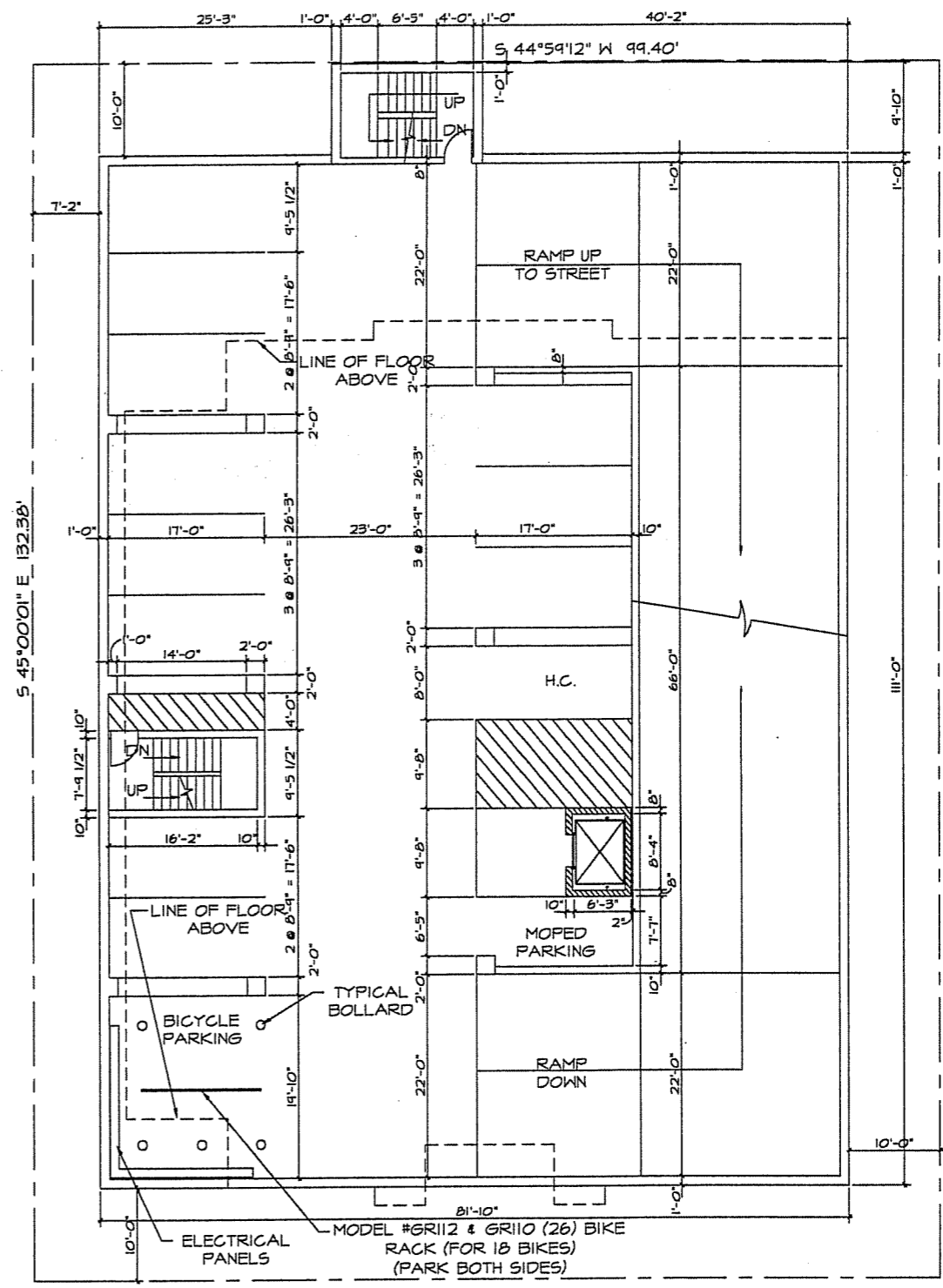


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PARKING LEVEL II
16 PARKING STALLS
335 SQ. FT.



PARKING LEVEL I
12 PARKING STALLS
335 SQ. FT.

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WEST DAYTON STREET MADISON, WISCONSIN
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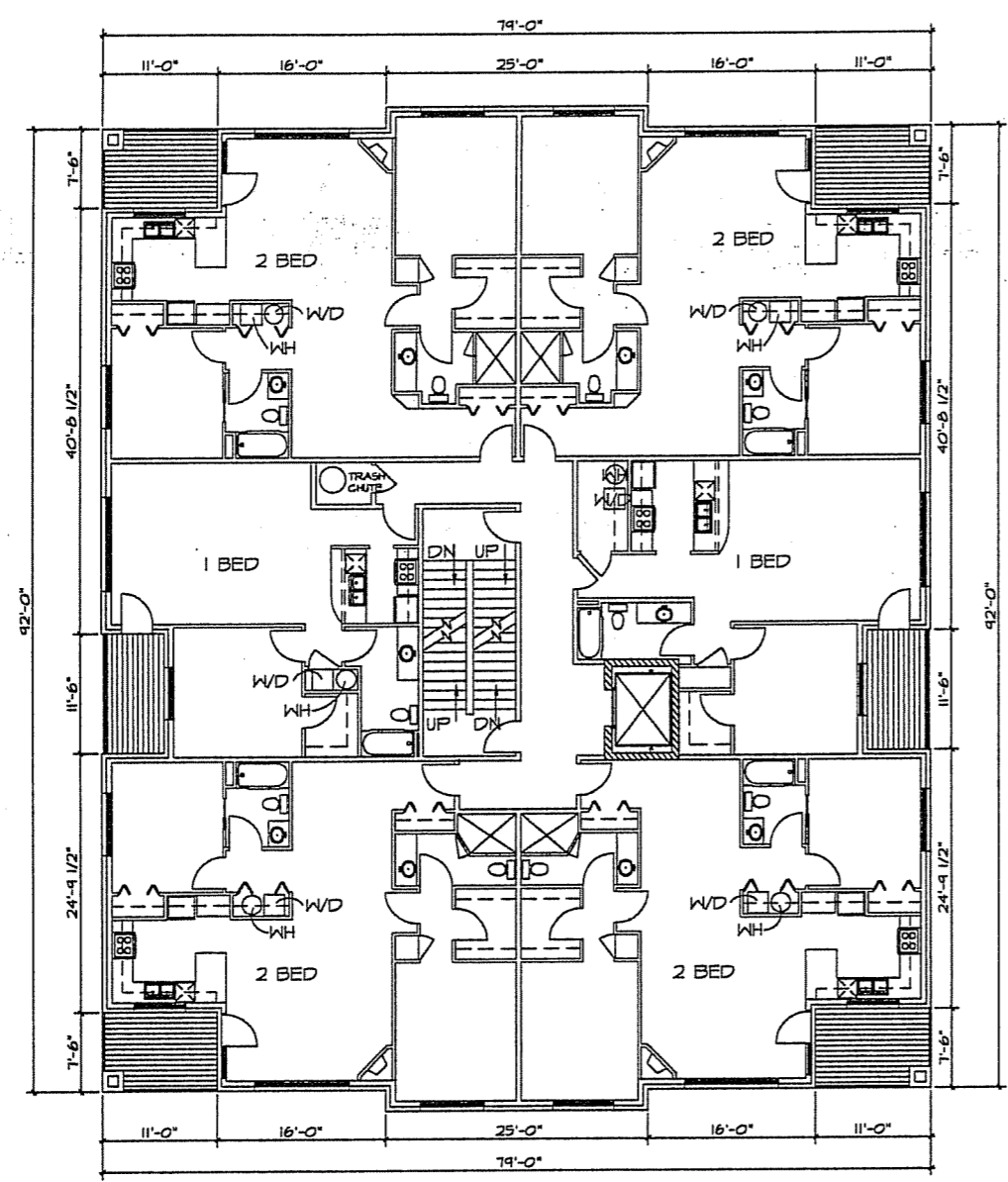
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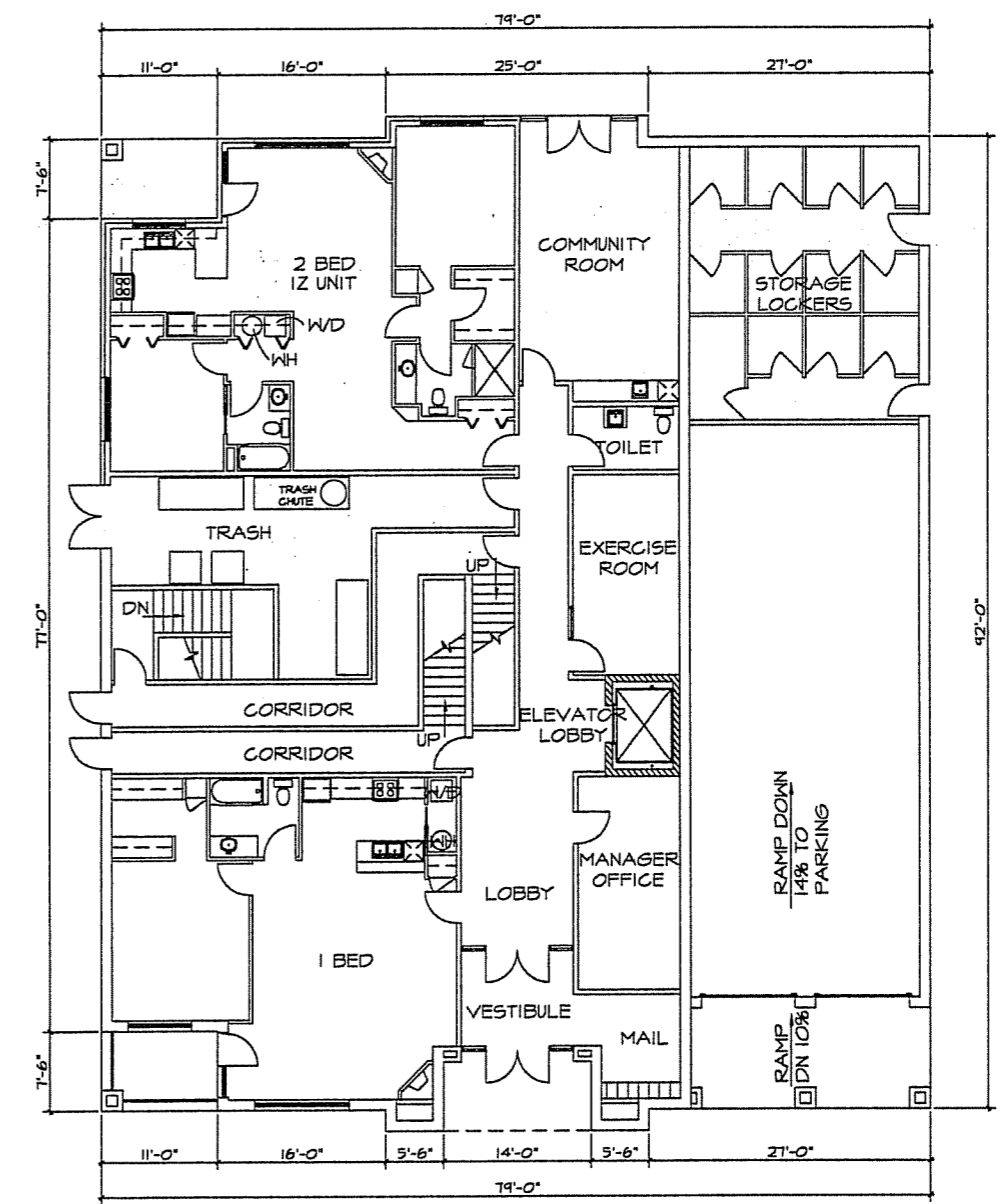
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ROOM MIX
(13) 2 BEDROOM UNITS
(7) 1 BEDROOM UNITS

LEVEL 2
1/8" = 1'-0" 5361 SQ. FT.

UNIT SQ. FT.
2 BEDROOM: 1,109 SF.
1 BEDROOM: 704 SF



LEVEL 1
1/8" = 1'-0" 5361 SQ. FT.

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WEST DAYTON STREET MADISON, WISCONSIN
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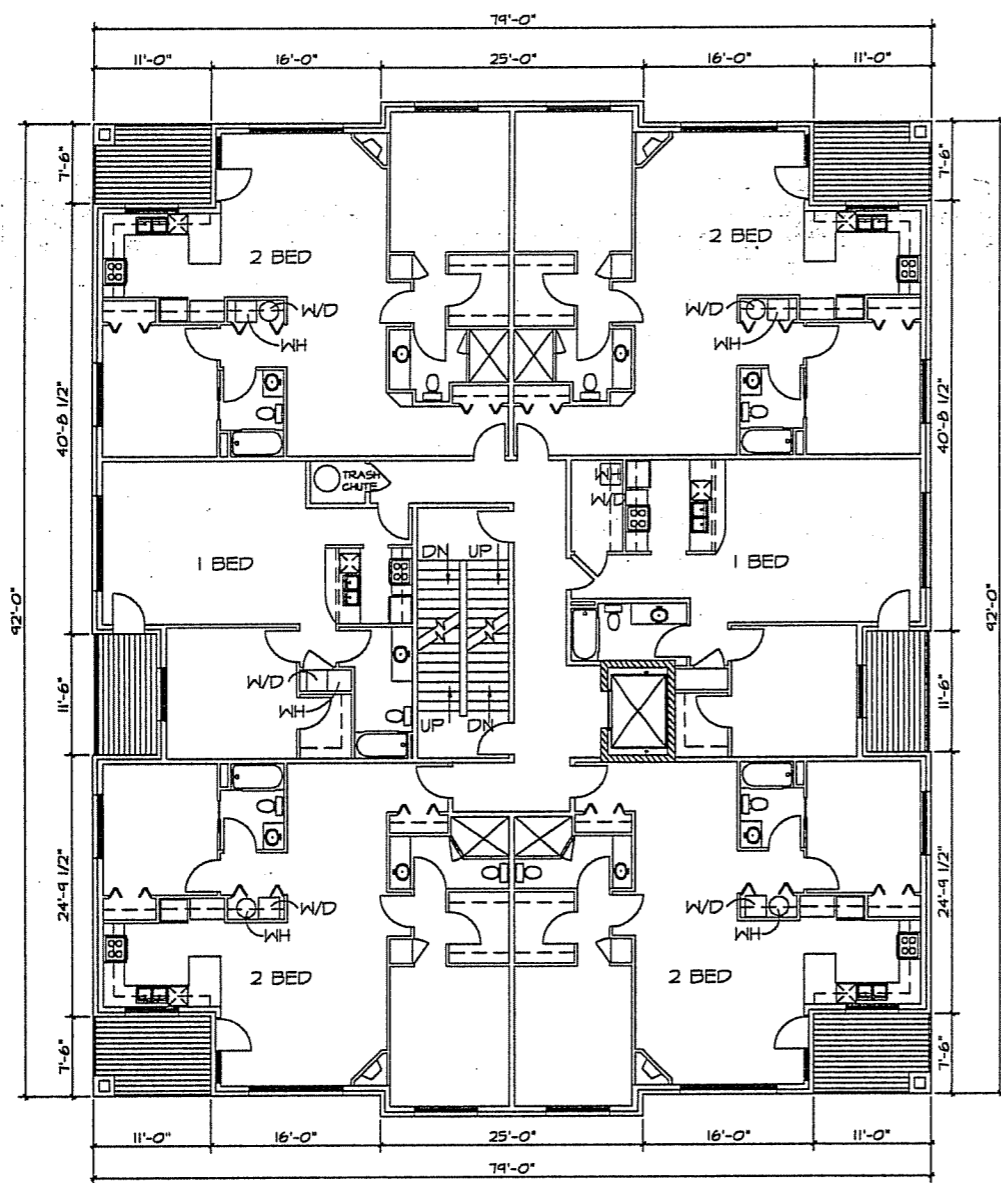
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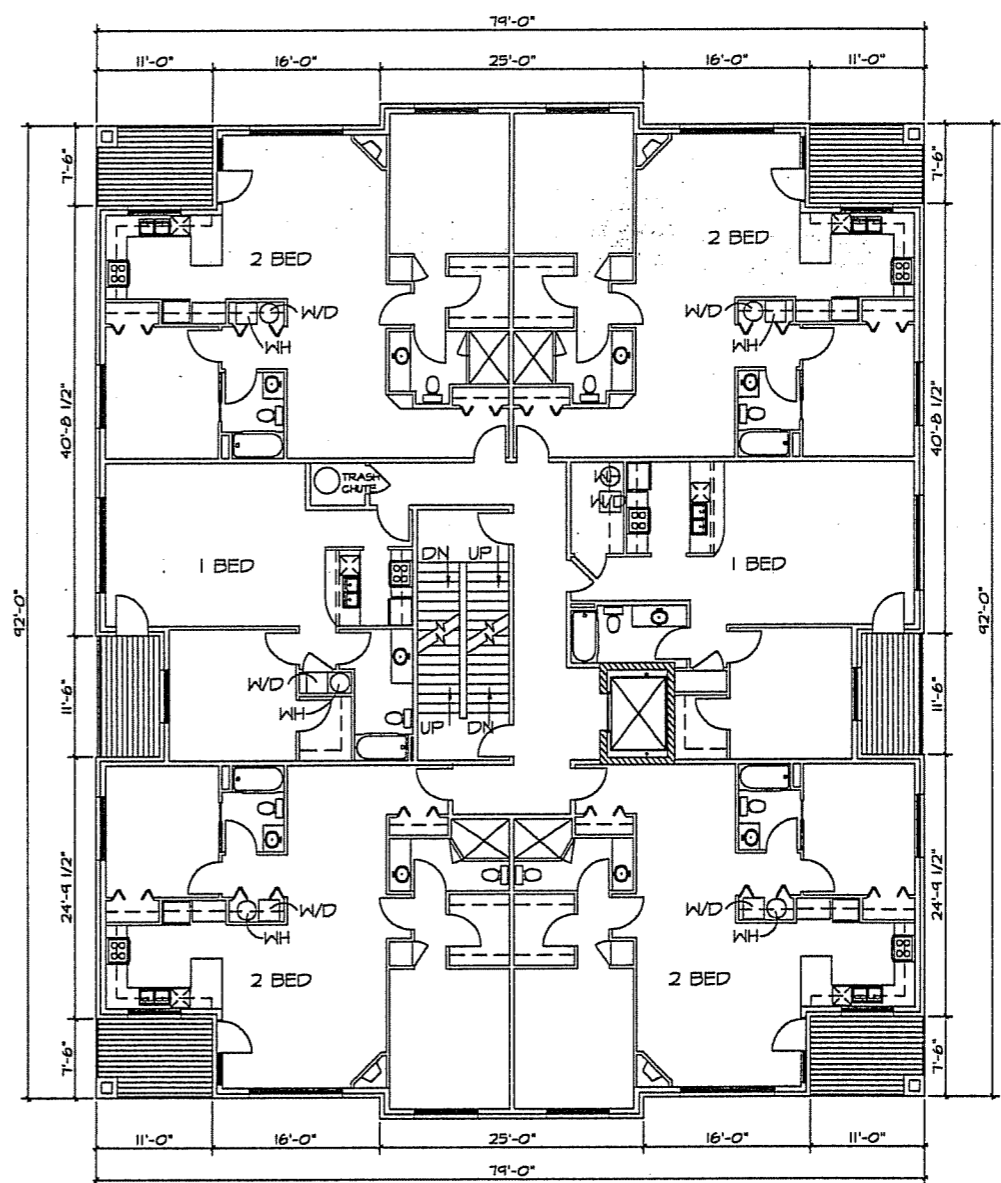
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ROOM MIX
(13) 2 BEDROOM UNITS
(7) 1 BEDROOM UNITS

LEVEL 4
18' x 7'-6" 3361 SQ. FT.

UNIT SQ. FT.
2 BEDROOM: 1,109 SF.
1 BEDROOM: 704 SF



ROOM MIX
(13) 2 BEDROOM UNITS
(7) 1 BEDROOM UNITS

LEVEL 3
18' x 7'-6" 3361 SQ. FT.

UNIT SQ. FT.
2 BEDROOM: 1,109 SF.
1 BEDROOM: 704 SF

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WEST DAYTON STREET MADISON, WISCONSIN
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WEST DAYTON STREET ELEVATION
3/16" = 1'-0"



SOUTH WEST ELEVATION
3/16" = 1'-0"

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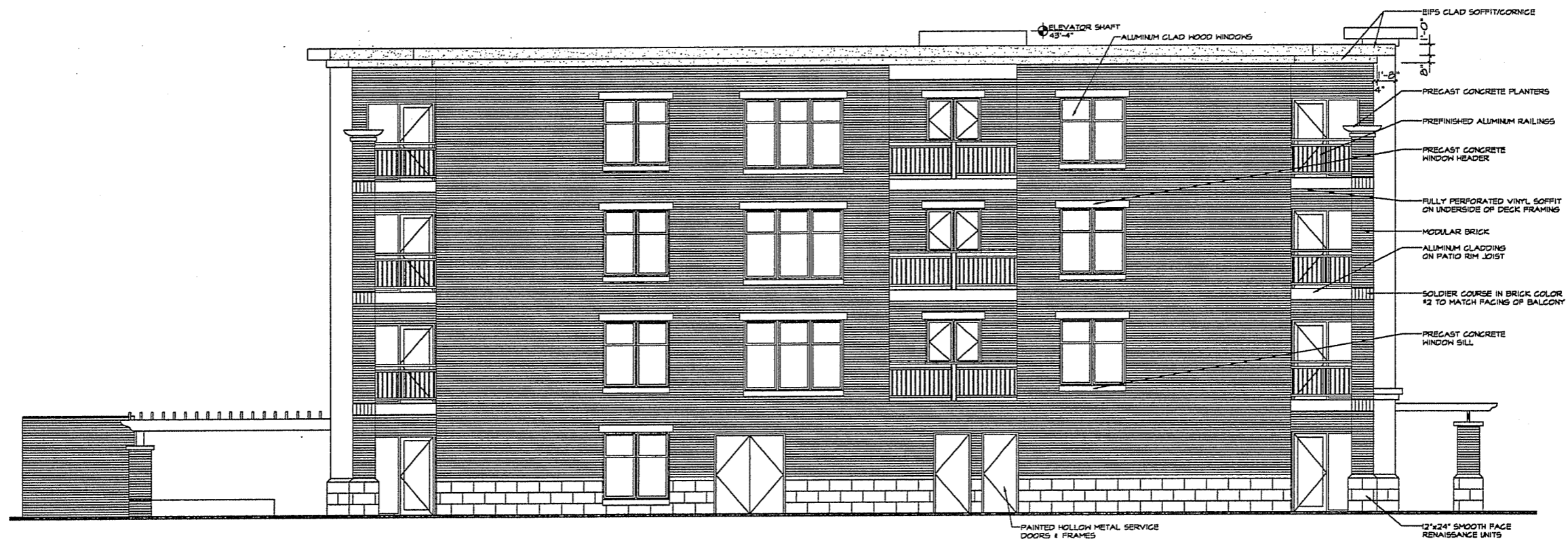


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SOUTH EAST ELEVATION
3/16" = 1'-0"



NORTH EAST ELEVATION
3/16" = 1'-0"

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South West Elevation



South East Elevation