

Johnson Dayton Apartments

415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street

2012.36.00

Consultants:

Notes:

DRAWING INDEX

GENERAL	
CD01	COVER DRAWING
CIVIL	
-	SITE SURVEY
C100	GRADING PLAN
C101	UTILITY PLAN
C102	ARCHITECTURAL SITE PLAN
LANDSCAPE	
L100	LANDSCAPE PLAN
DEMOLITION	
D100	SITE DEMOLITION PLAN
D101	PHOTOGRAPHS OF EXISTING CONTEXT
D102	PHOTOGRAPHS OF EXISTING BUILDINGS TO BE DEMOLISHED
ARCHITECTURAL	
A002	OVERALL BELOW GRADE PARKING
A003	OVERALL FIRST FLOOR PLAN
A004	OVERALL SECOND FLOOR PLAN
A005	OVERALL THIRD FLOOR PLAN
A006	OVERALL FIFTH FLOOR PLAN
A007	OVERALL SIXTH FLOOR PLAN
A008	OVERALL SEVENTH FLOOR PLAN
A009	OVERALL EIGHTH FLOOR PLAN
A010	OVERALL ELEVENTH FLOOR PLAN
A011	OVERALL TWELFTH FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	3D IMAGES
ELECTRICAL	
E002	ELECTRICAL SITE PLAN
E003	11TH FLOOR BALCONY AND TYPICAL SUITE BALCONY EXTERIOR LIGHTING



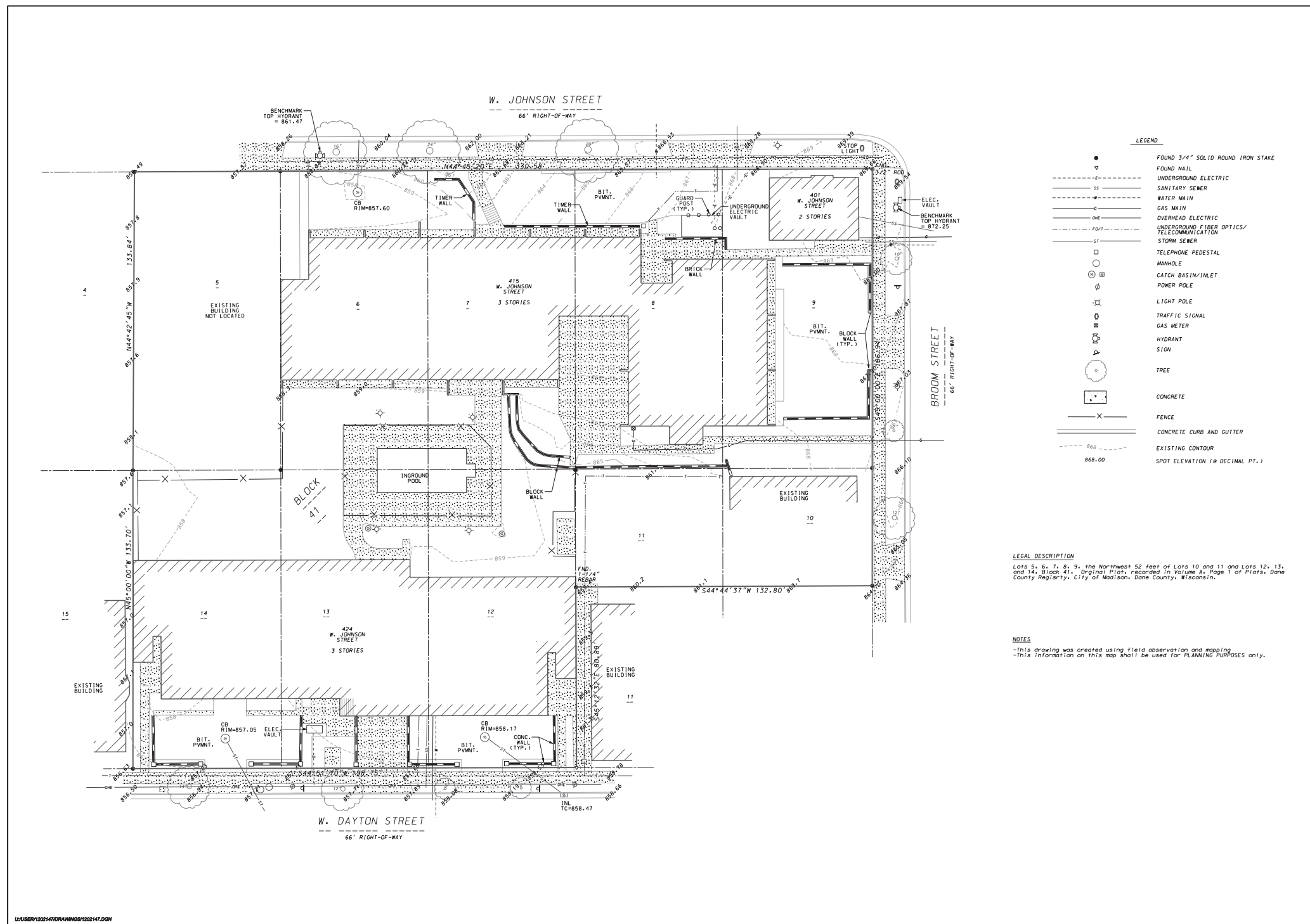
01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:
COVER DRAWING

PLI Project Number: 2012.36.00	Drawing No.: CD01
Drawn By: PLI	



D'ONOFRO ROTHE AND ASSOCIATES, INC.
 7530 Westwood Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1899
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXISTING CONDITIONS EXHIBIT
DAYTON SQUARE
 CITY OF MADISON, DANE COUNTY, WISCONSIN

- LEGEND**
- FOUND 3/4" SOLID ROUND IRON STAKE
 - ▽ FOUND NAIL
 - UNDERGROUND ELECTRIC
 - SS --- SANITARY SEWER
 - WATER MAIN
 - G --- GAS MAIN
 - OVERHEAD ELECTRIC
 - FOF --- UNDERGROUND FIBER OPTICS/ TELECOMMUNICATION
 - ST --- STORM SEWER
 - TELEPHONE PEDESTAL
 - MANHOLE
 - ⊗ CATCH BASIN/INLET
 - POWER POLE
 - ⊕ LIGHT POLE
 - ⊙ TRAFFIC SIGNAL
 - ⊙ GAS METER
 - ⊙ HYDRANT
 - ⊙ SIGN
 - TREE
 - ▭ CONCRETE
 - X- FENCE
 - CONCRETE CURB AND GUTTER
 - - - - - EXISTING CONTOUR
 - 868.00 SPOT ELEVATION (1# DECIMAL PT.)

LEGAL DESCRIPTION
 Lots 5, 6, 7, 8, 9, the Northwest 52 feet of Lots 10 and 11 and Lots 12, 13, and 14, Block 41, Original Plat, recorded in Volume 41, Page 1 of Plats, Dane County Registry, City of Madison, Dane County, Wisconsin.

NOTES
 -This drawing was created using field observation and mapping.
 -This information on this map shall be used for PLANNING PURPOSES only.



SCALE: 1" = 20'

DATE: 11-13-12
REVISED:

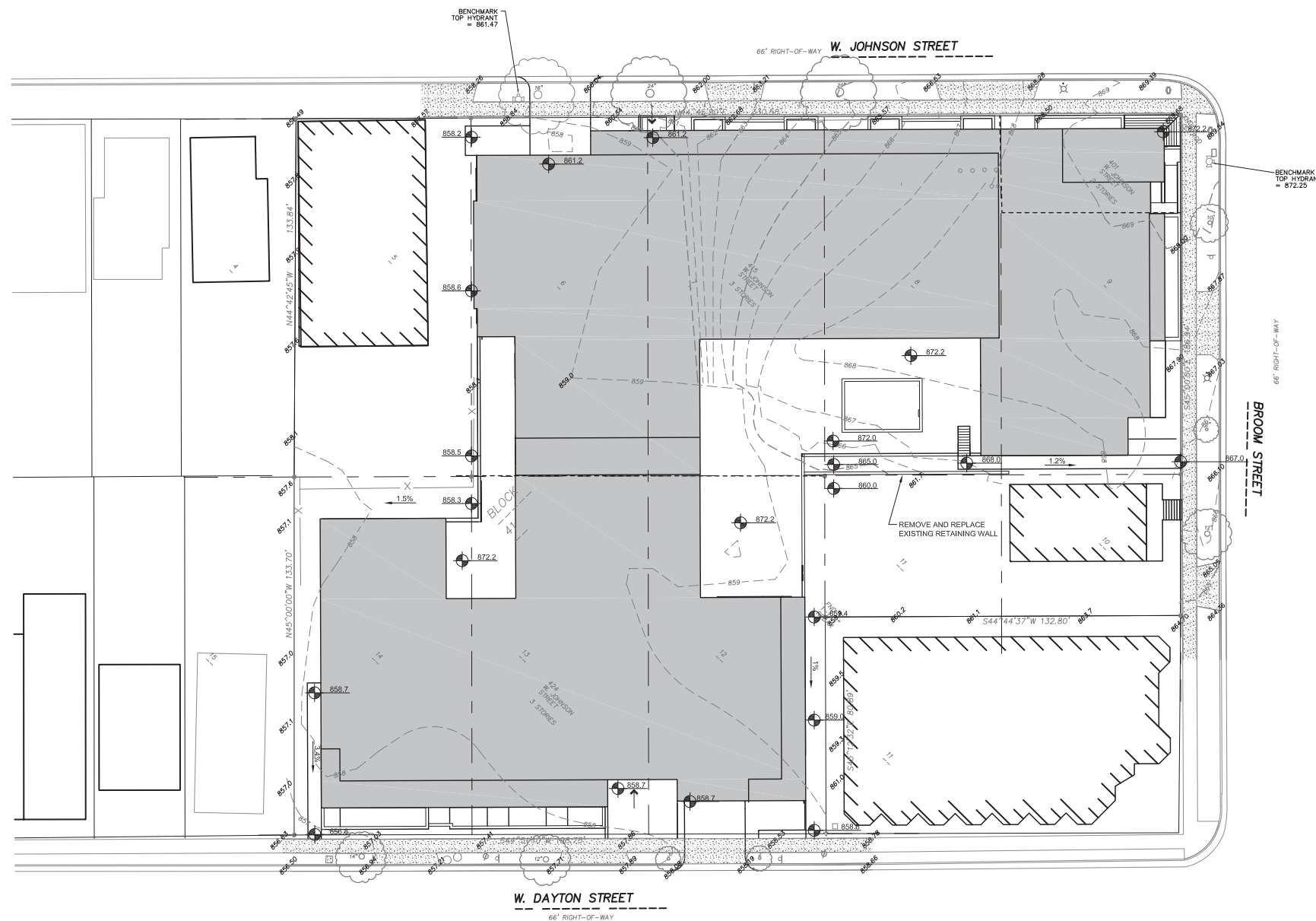
FN: 12-02-147
Sheet Number:
1 of 1

Consultants:



Notes:

- NOTES**
1. EROSION CONTROL PRACTICES SHALL BE PLACED AT THE COMMENCEMENT OF CONSTRUCTION. ALL PRACTICES SHALL BE INSPECTED AFTER A RAINFALL EVENT OF 0.5" OR GREATER AND/OR WEEKLY AND REPAIRED AS NECESSARY.
 2. A STONE TRACKING PAD SHALL BE INSTALLED AT EACH ACCESS POINT TO THE SITE.
 3. THE CONTRACTOR SHALL INSPECT STREETS ADJACENT TO THE SITE A MINIMUM OF ONCE DAILY AND CLEAN AS NECESSARY. CLEANING SHALL BE BY SWEEPING AND NOT HYDRAULIC FLUSHING. MUD AND DEBRIS TRACKED ONTO CITY STREETS SHALL BE IMMEDIATELY CLEANED UP.
 4. INLET FILTERS FOR EXISTING INLETS SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION. INLET FILTERS FOR NEW INLETS TO BE INSTALLED BY THE UTILITY CONTRACTOR AS SOON AS THE STRUCTURE IS SET. INLET FILTERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A SATISFACTORY STAND OF GRASS HAS BEEN ACHIEVED AROUND THE BUILDINGS, THEN REMOVED.
 5. EROSION MAT SHALL BE WDOT CLASS I, TYPE A, UNLESS OTHERWISE SPECIFIED.
 6. ALL DISTURBED AREAS SHALL BE RESTORED PER THE LANDSCAPE PLAN (SEE SHEET L100).
 7. UNTIL ACCEPTANCE OF THIS PROJECT, EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE THE MINIMUM ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE CITY ENGINEER OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/2013	LAND USE APPLICATION SUBMITTAL	

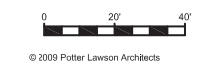
**Johnson Dayton
Apartments**
Dayton Square

415 W. Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:
Grading Plan

PL# Project Number:
2012.36.00
Drawn By:
JMS

Drawing No.:
C100

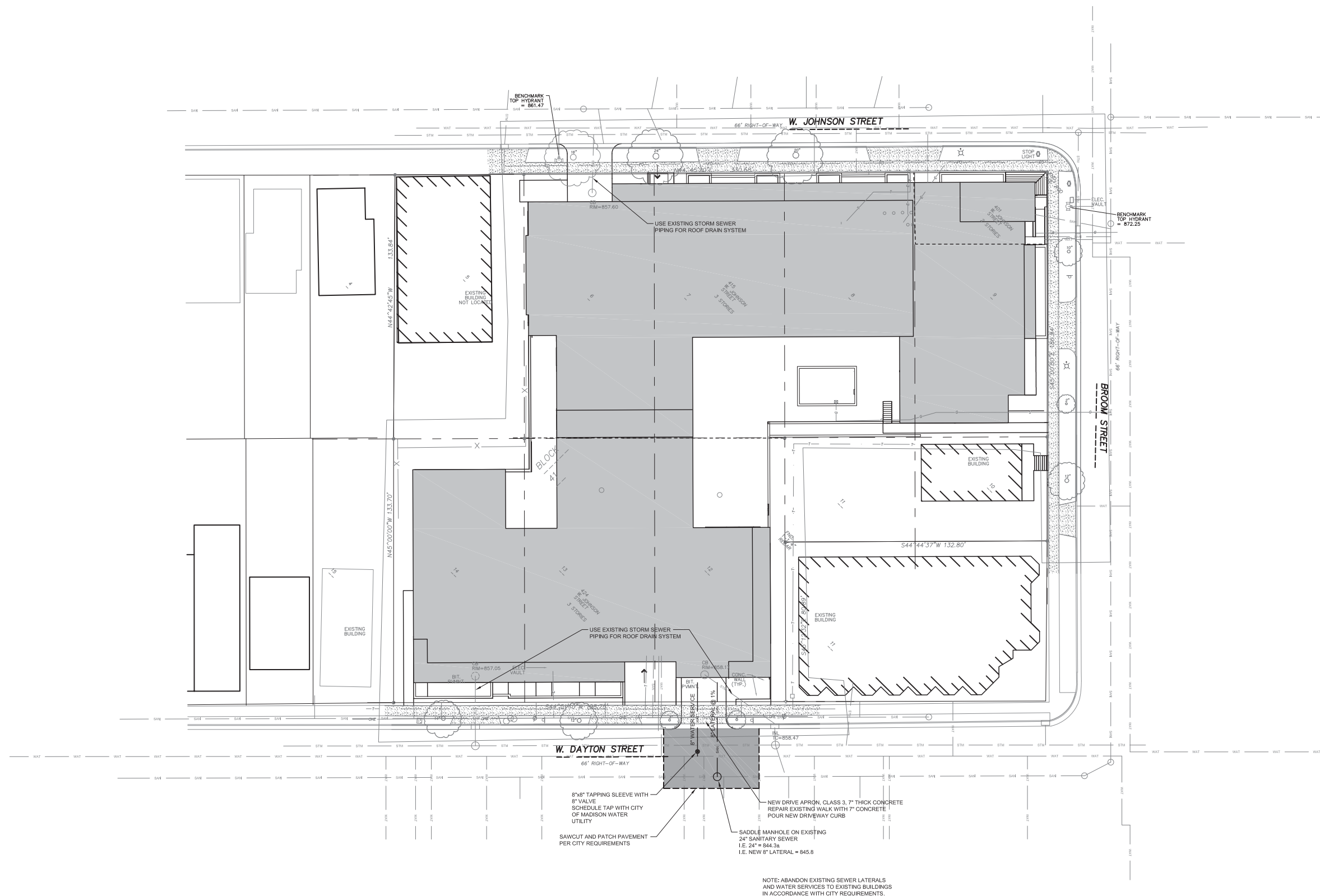


© 2009 Potter Lawson Architects

Consultants:

D'ONFRIO KOTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Notes:



PRELIMINARY
 NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/2013	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
 Dayton Square

415 W. Johnson Street, 226 N
 Broom Street, 424 W Dayton
 Street

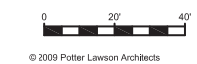
Drawing Title:

Utility Plan

PL# Project Number:
 2012.36.00
 Drawn By:
 JMS

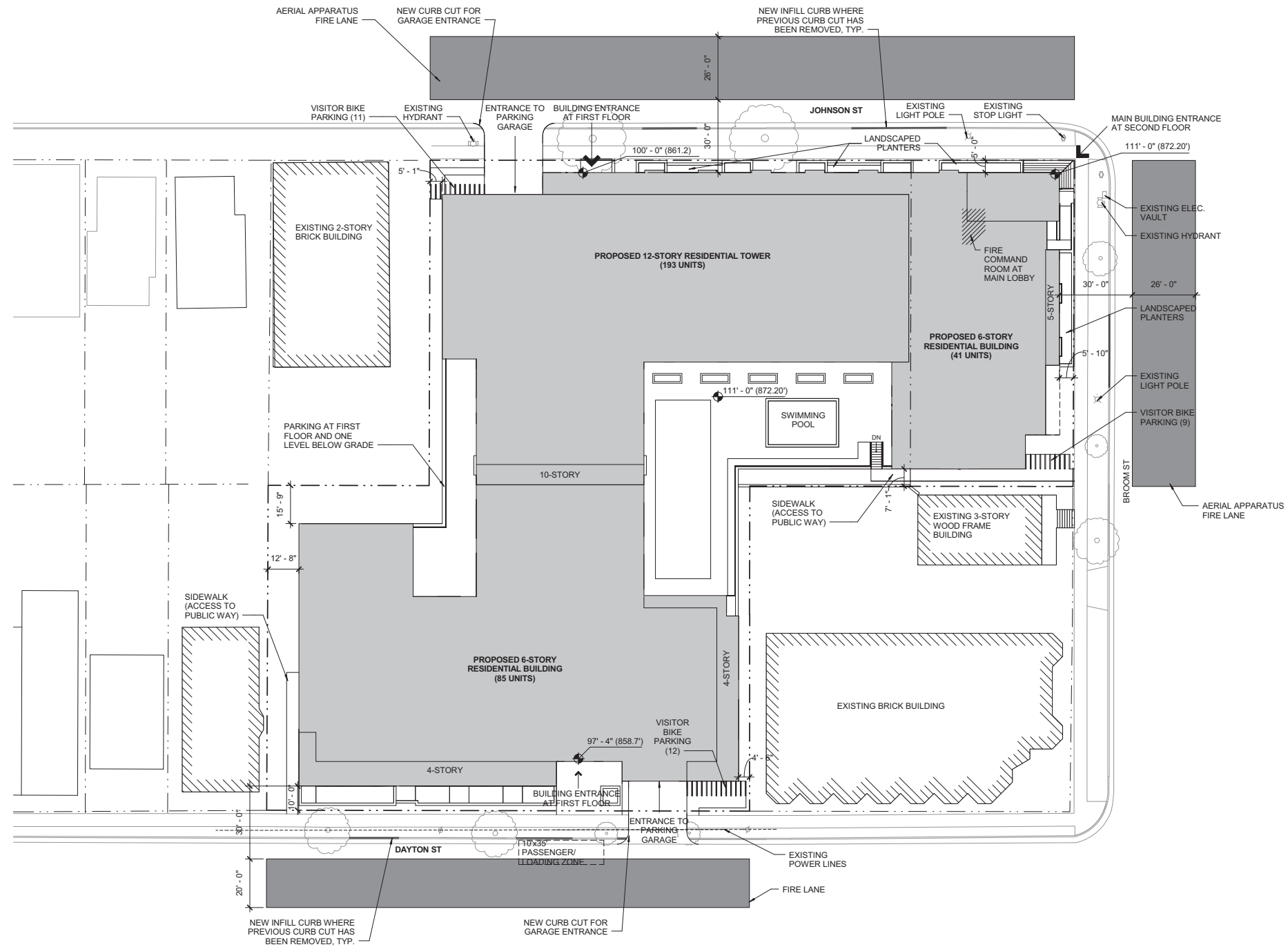
Drawn By:

C101



Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

ARCHITECTURAL SITE PLAN

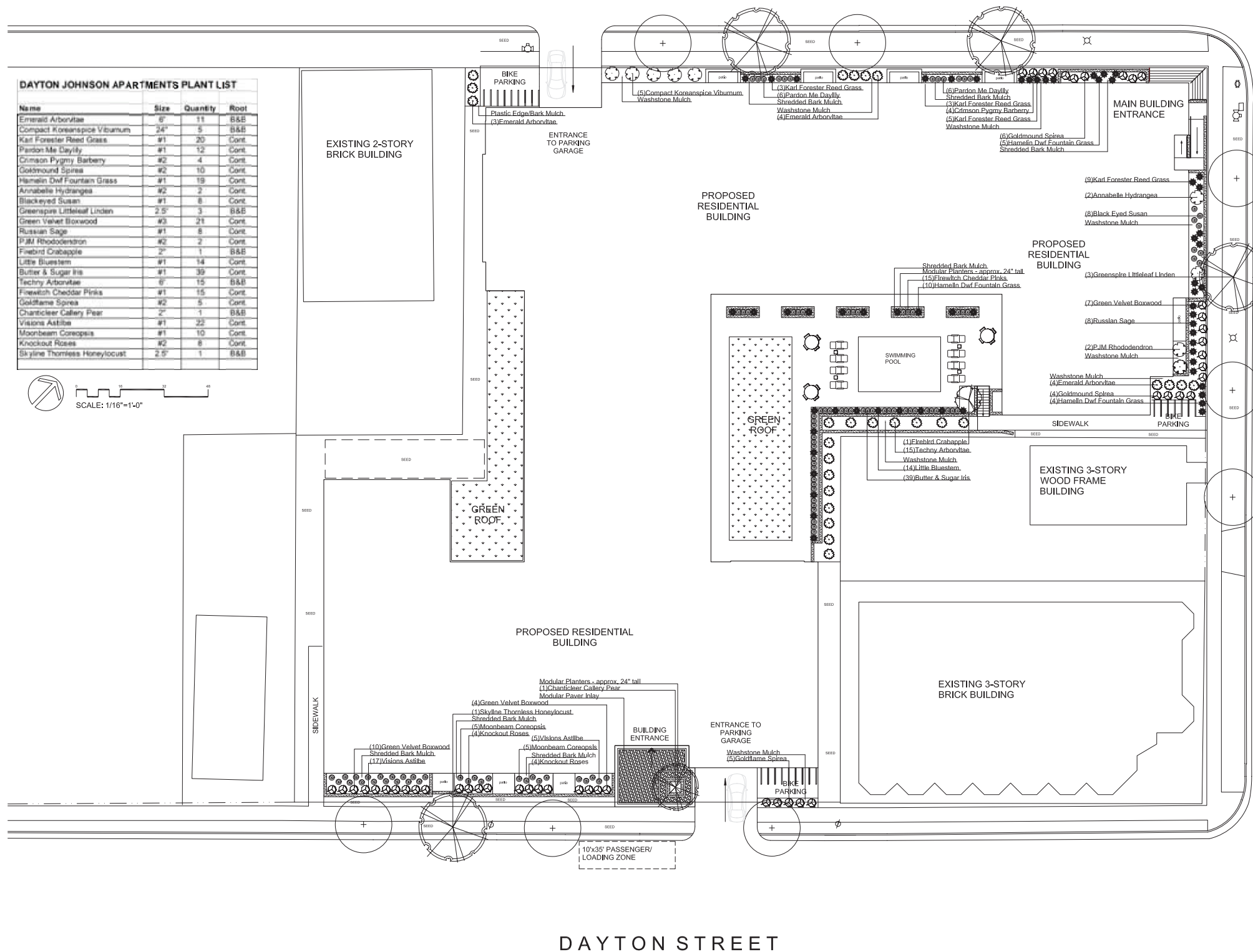
PLI Project Number: 2012.36.00	Drawing No. C102
Drawn By: PLI	



Consultants:

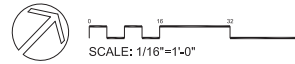
Notes:

JOHNSON STREET



DAYTON JOHNSON APARTMENTS PLANT LIST

Name	Size	Quantity	Root
Emerald Arborvitae	6"	11	B&B
Compact Koreanspice Viburnum	24"	5	B&B
Karl Forester Reed Grass	#1	20	Cont.
Pardon Me Daylily	#1	12	Cont.
Crimson Pymy Barberry	#2	4	Cont.
Goldmound Spirea	#2	10	Cont.
Hamelin Dwarf Fountain Grass	#1	19	Cont.
Annabelle Hydrangea	#2	2	Cont.
Blackeyed Susan	#1	8	Cont.
Greenspire Littleleaf Linden	2.5'	3	B&B
Green Velvet Boxwood	#3	21	Cont.
Russian Sage	#1	8	Cont.
PJM Rhododendron	#2	2	Cont.
Firebird Crabapple	2"	1	B&B
Little Buestem	#1	14	Cont.
Butter & Sugar Iris	#1	39	Cont.
Techy Arborvitae	6"	15	B&B
Firewitch Cheddar Pink	#1	15	Cont.
Goldflame Spirea	#2	5	Cont.
Chanticleer Calley Pear	2"	1	B&B
Visions Astilbe	#1	22	Cont.
Moonbeam Coreopsis	#1	10	Cont.
Knockout Roses	#2	8	Cont.
Skyline Thornless Honeylocust	2.5'	1	B&B



BROOM STREET

DAYTON STREET

PRELIMINARY
NOT FOR CONSTRUCTION

01/02/13	LAND USE APPLICATION SUBMITTAL	
Date	Issuance/Revisions	Symbol

Johnson Dayton Apartments
Dayton Square

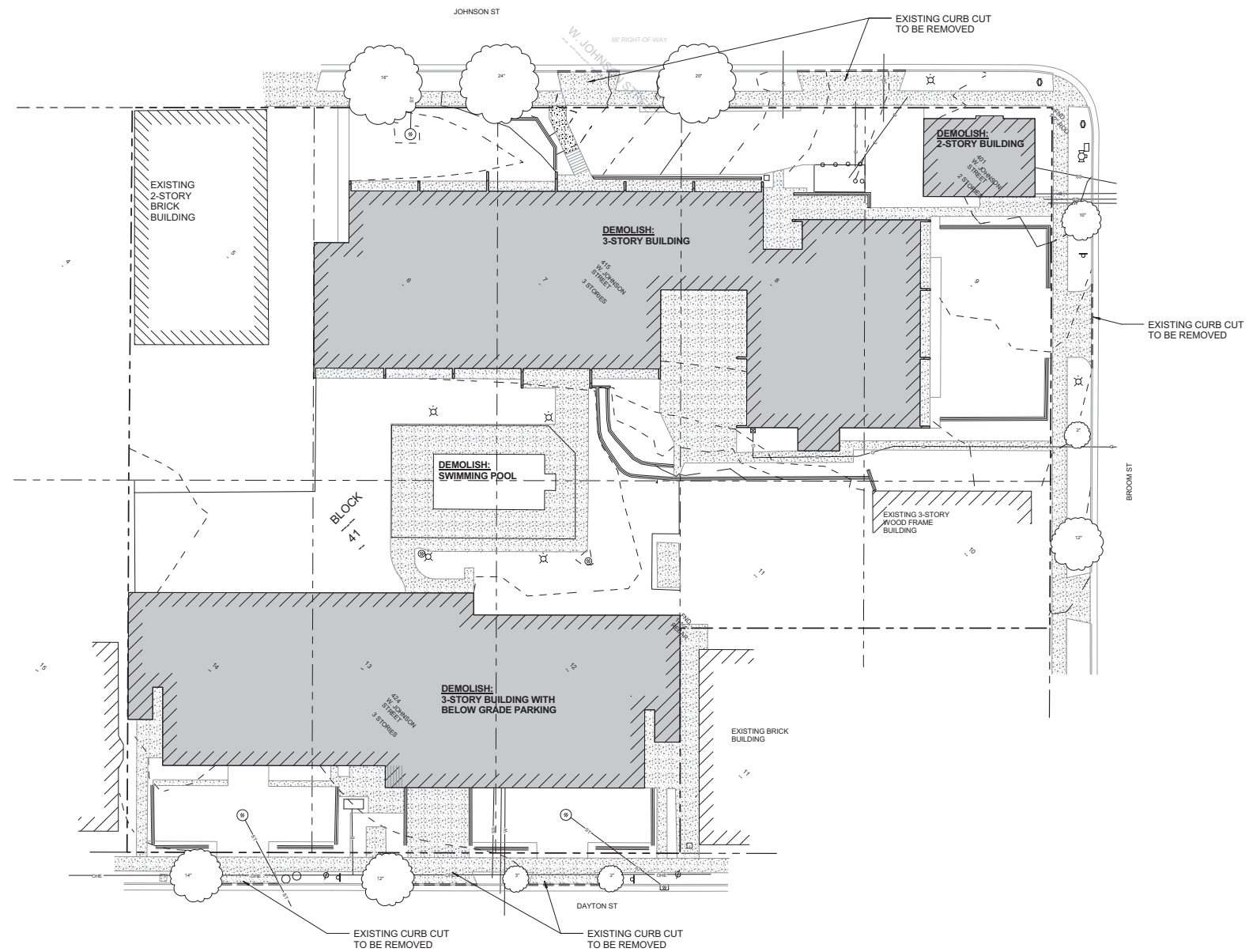
415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:
LANDSCAPE PLAN

PI3 Project Number:
2012.36.00
Drawing No.
L100

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton Street

Drawing Title:

SITE DEMOLITION PLAN

Project Number:
2012.36.00

Drawn By:
Author

Drawing No.
D100

PROJECT NORTH TRUE NORTH
1 SITE DEMOLITION PLAN
1" = 20'-0"

Consultants:

Notes:

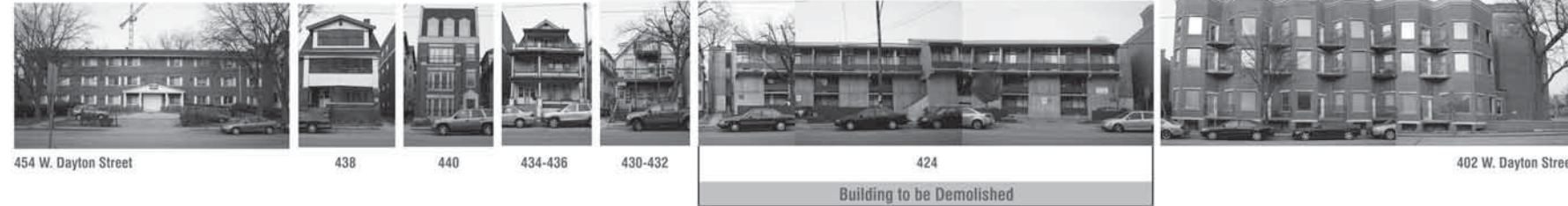
N. Broom Street



6 EXISTING STREETScape AT N. BROOM STREET



5 EXISTING STREETScape AT OPPOSITE SIDE OF BROOM STREET



4 EXISTING STREETScape AT W. DAYTON STREET



3 EXISTING STREETScape AT OPPOSITE SIDE OF W. DAYTON ST



2 EXISTING STREETScape AT W. JOHNSON STREET



1 EXISTING STREETScape AT OPPOSITE SIDE OF W. JOHNSON STREET

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street

PHOTOGRAPHS OF EXISTING CONTEXT

PLI Project Number: 2012.36.00

Drawn By: PLI

Drawing No. **D101**

Consultants:

Notes:



EXTERIOR



INTERIOR

3 415 W. JOHNSON ST
D102



EXTERIOR



INTERIOR

2 424 W. DAYTON ST
D102



EXTERIOR



INTERIOR

1 226 N. BROOM ST
D102

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

PHOTOGRAPHS OF
EXISTING BUILDINGS TO BE
DEMOLISHED

PLI Project Number:
2012.36.00

Drawn By:
PLI

Drawing No.
D102

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

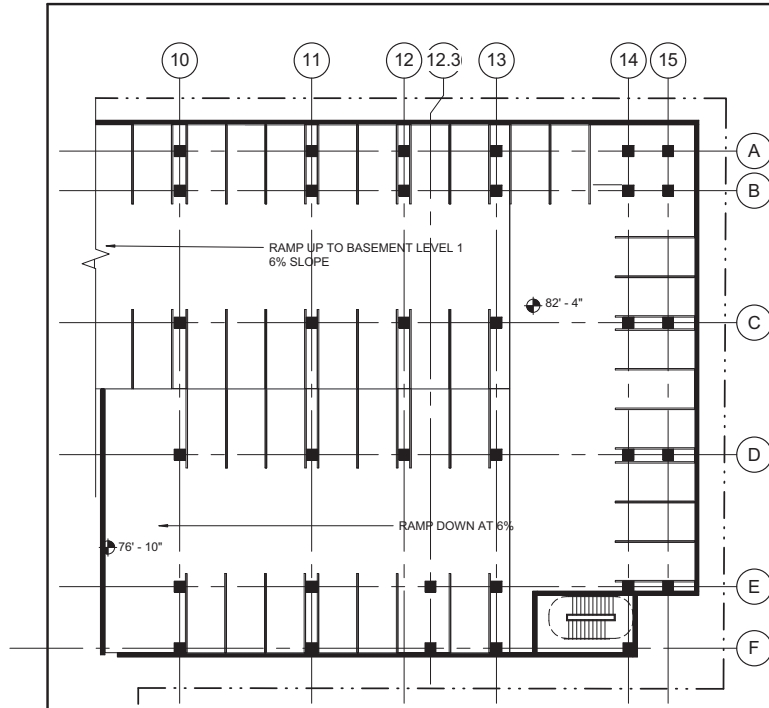
Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton
Apartments**
Dayton Square

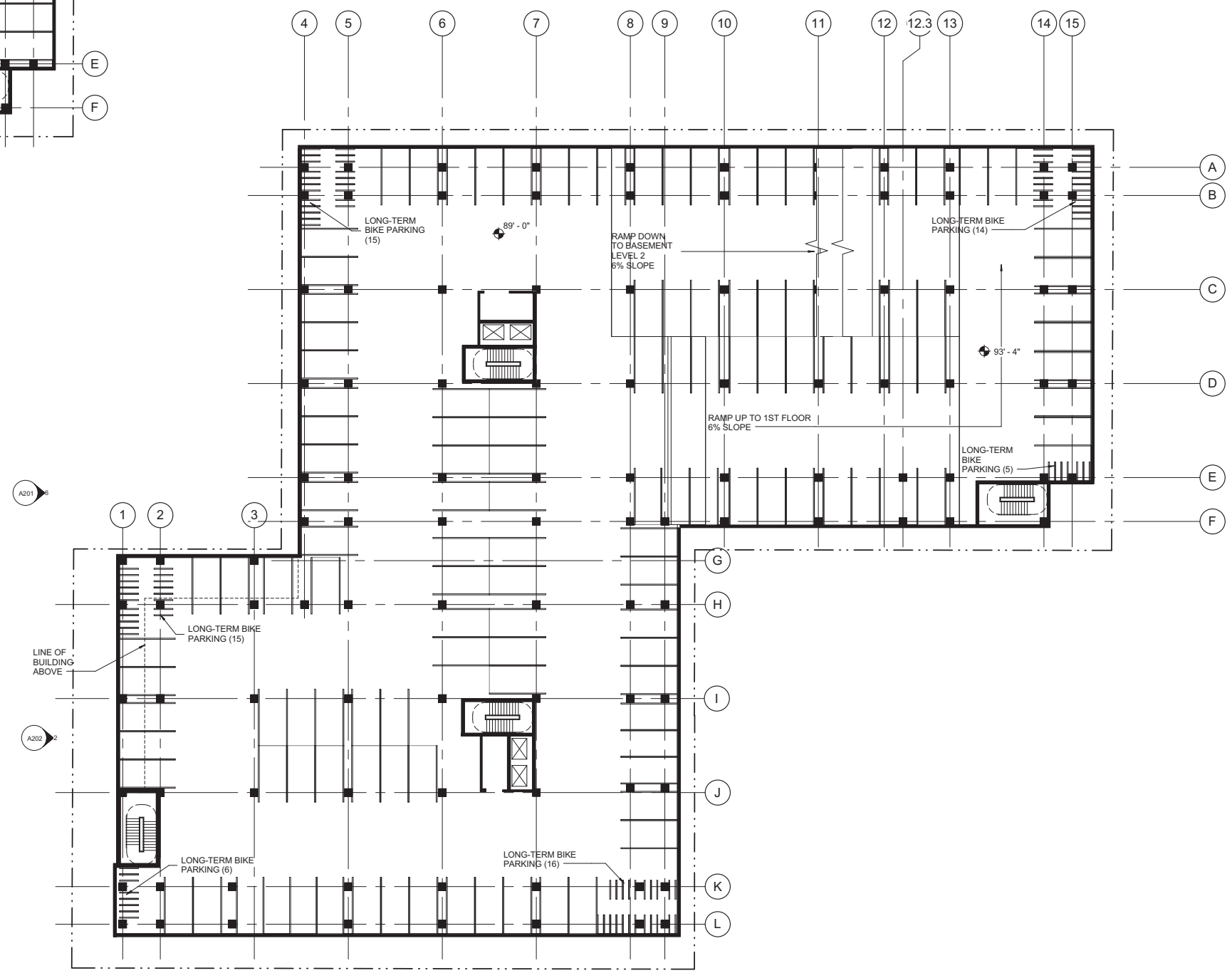
415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

**OVERALL BELOW GRADE
PARKING**

PLI Project Number: 2012.36.00	Drawing No. A002
Drawn By: PLI	



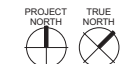
2 BASEMENT LEVEL 2
A002 1/16" = 1'-0"



A201

A202

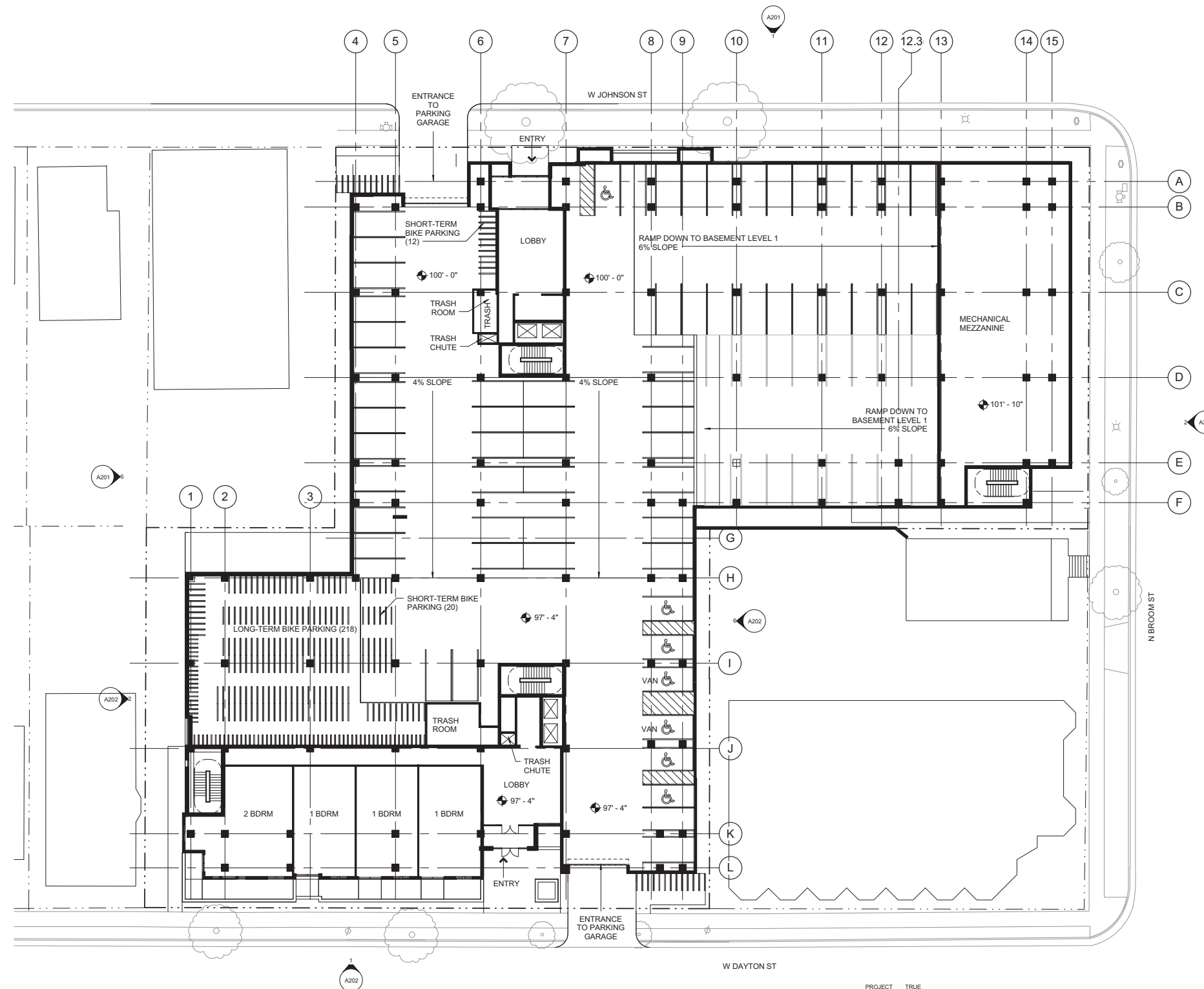
A202



1 BASEMENT LEVEL 1 PARKING OVERALL
A002 1/16" = 1'-0"

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street

Drawing Title:

OVERALL FIRST FLOOR PLAN

PLI Project Number:
2012.36.00

Drawn By:
PLI

Drawing No.
A003



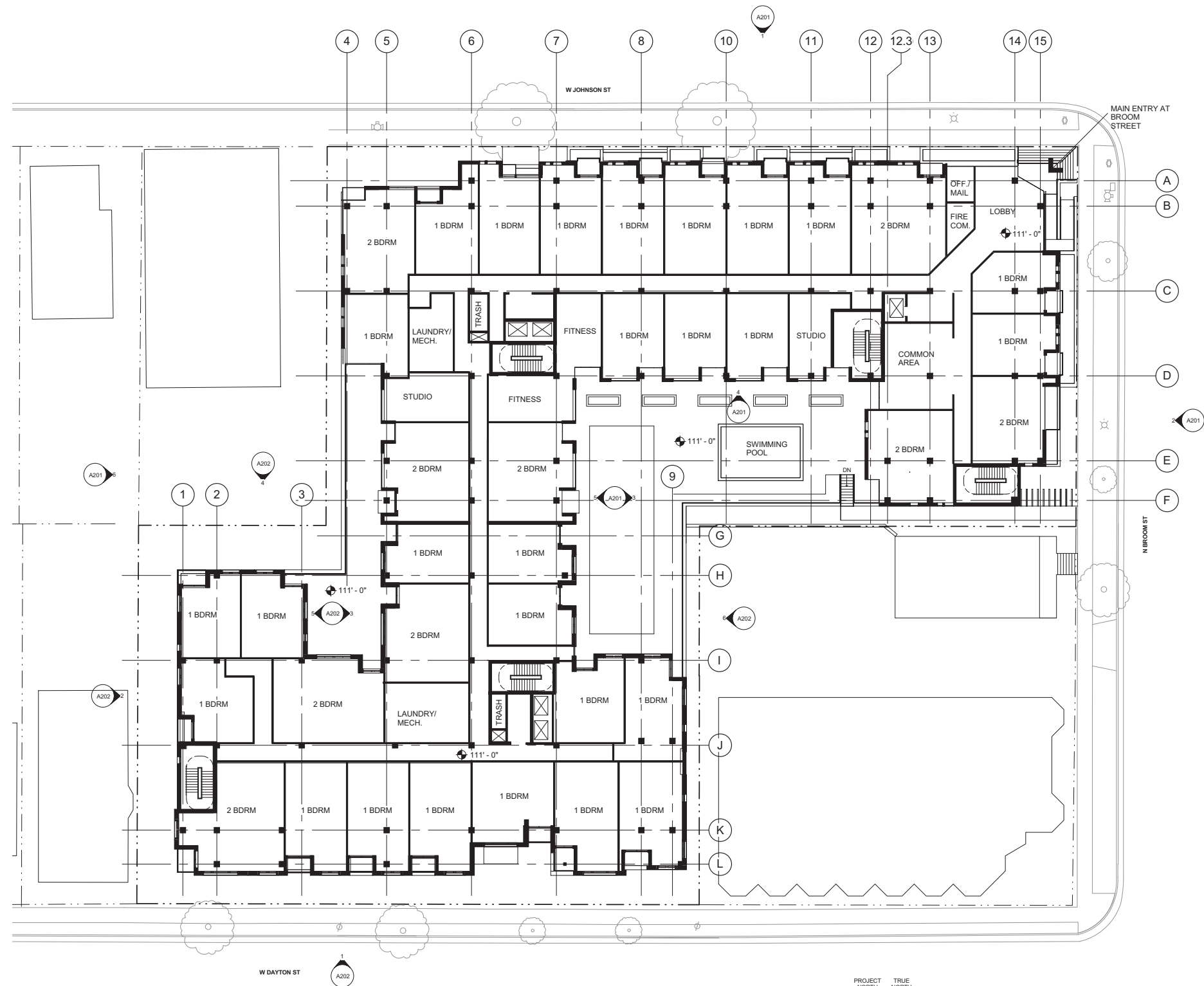
1
A003

OVERALL FIRST FLOOR PLAN
1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

**OVERALL SECOND FLOOR
PLAN**

PLI Project Number:
2012.36.00

Drawn By:
PLI

Drawing No.
A004



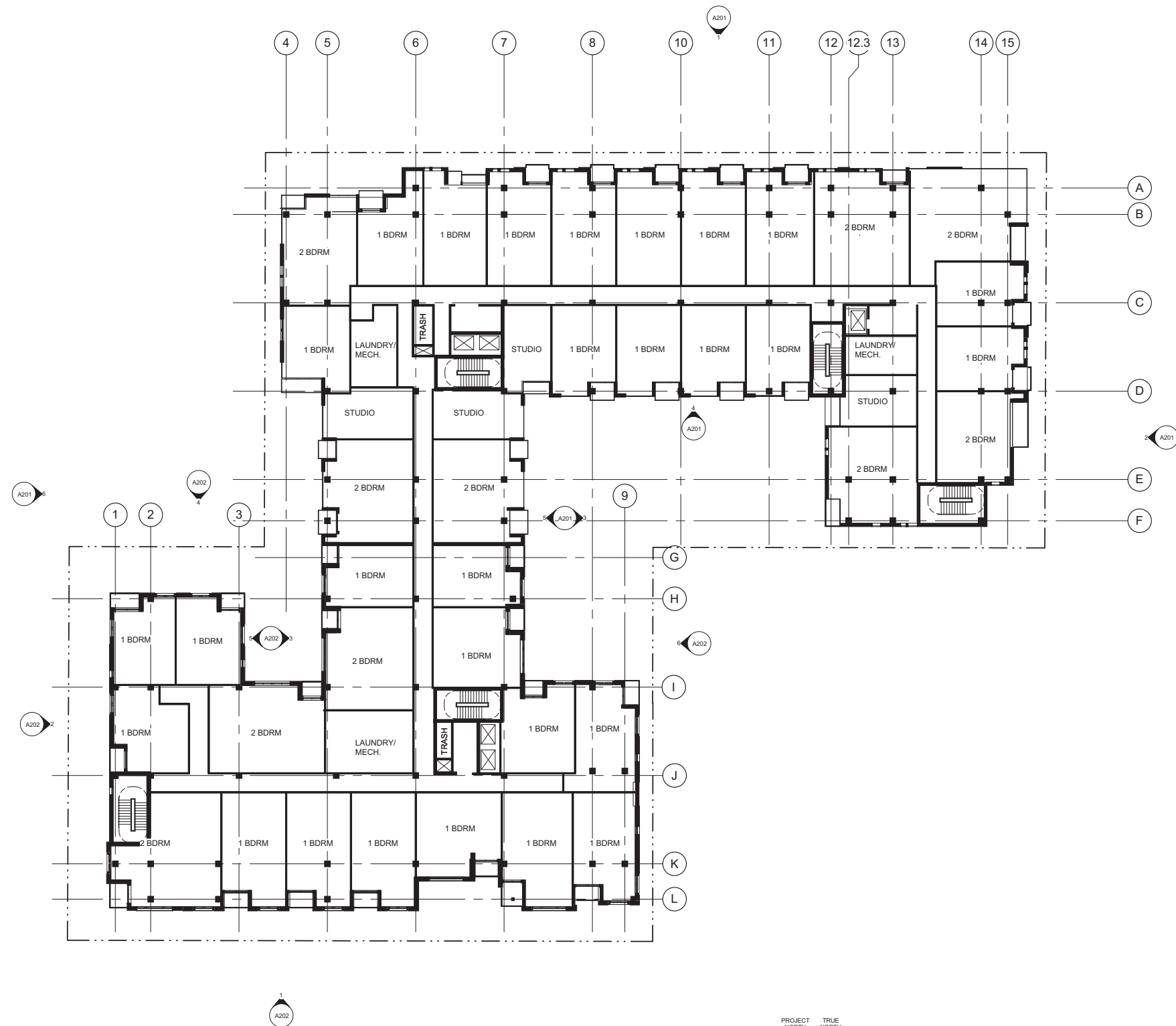
1
A004

OVERALL SECOND FLOOR PLAN
1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

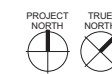
**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

**OVERALL THIRD FLOOR
PLAN**

PLI Project Number: 2012.36.00	Drawing No. A005
Drawn By: PLI	

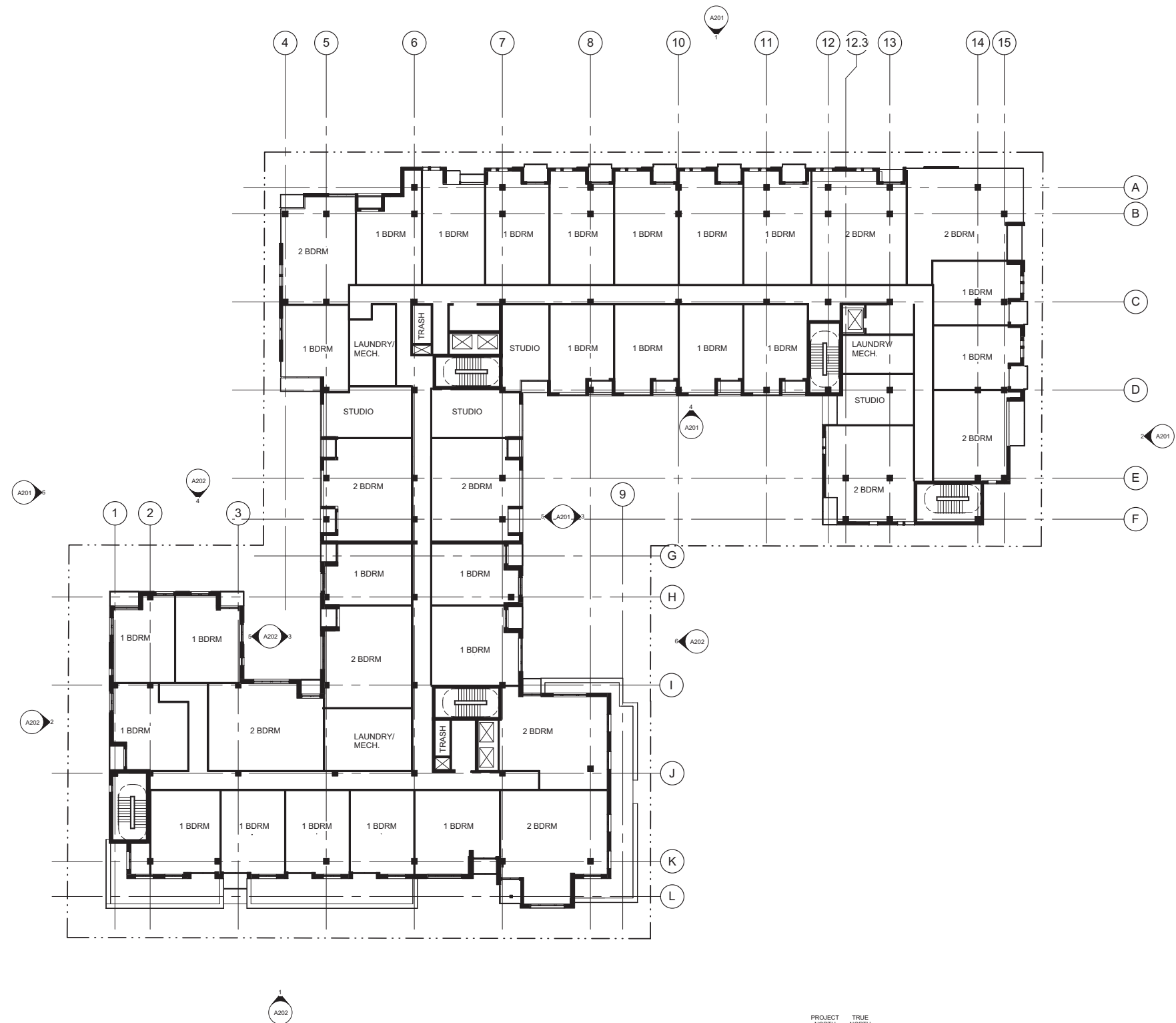


OVERALL THIRD FLOOR PLAN (FOURTH FLOOR SIMILAR)
1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

OVERALL FIFTH FLOOR PLAN

PLI Project Number:
2012.36.00

Drawing No.:

Drawn By:
PLI

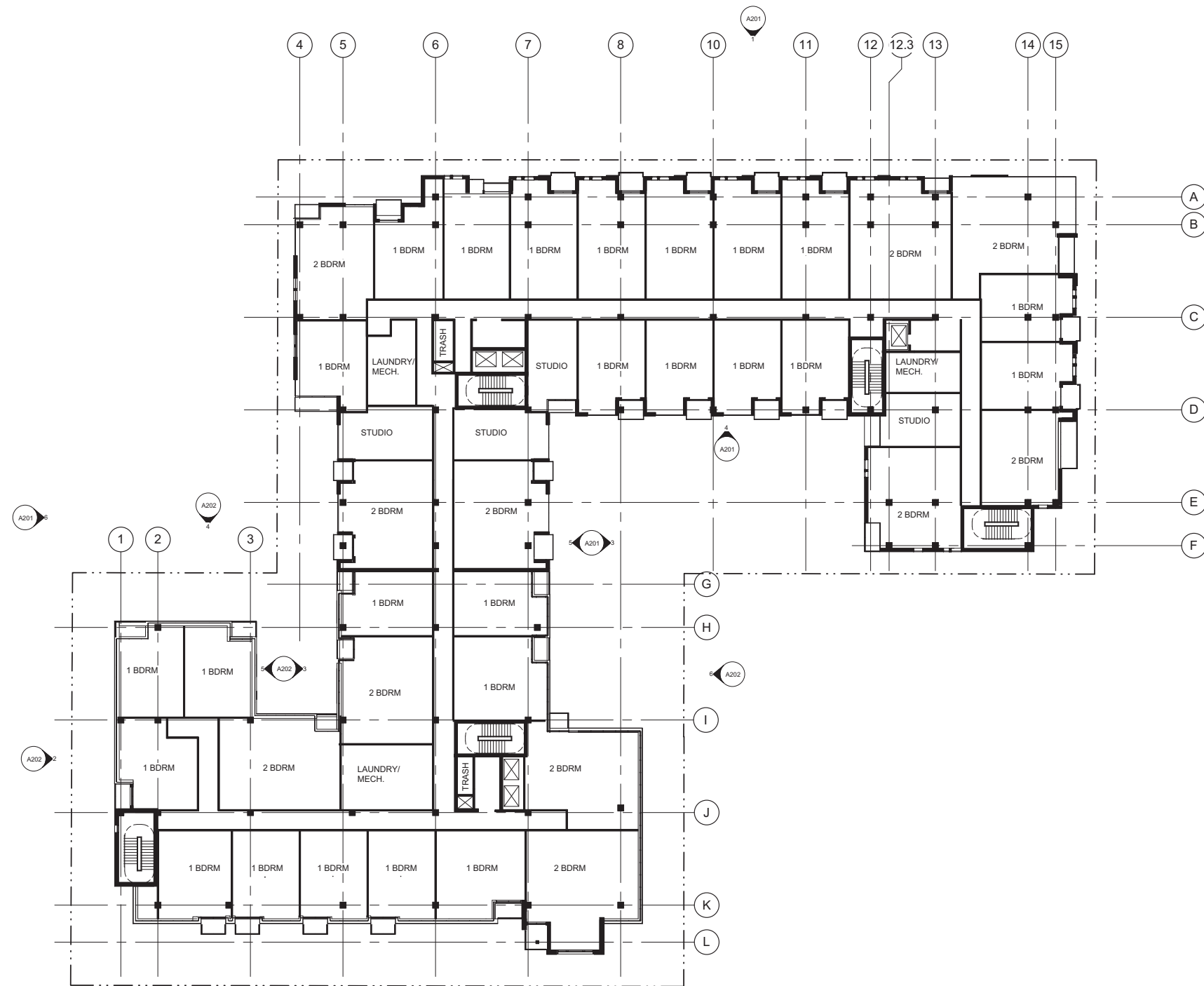
A006

PROJECT NORTH TRUE NORTH
1 OVERALL FIFTH FLOOR PLAN
1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

**OVERALL SIXTH FLOOR
PLAN**

PLI Project Number:
2012.36.00

Drawn By:
PLI

Drawing No.
A007



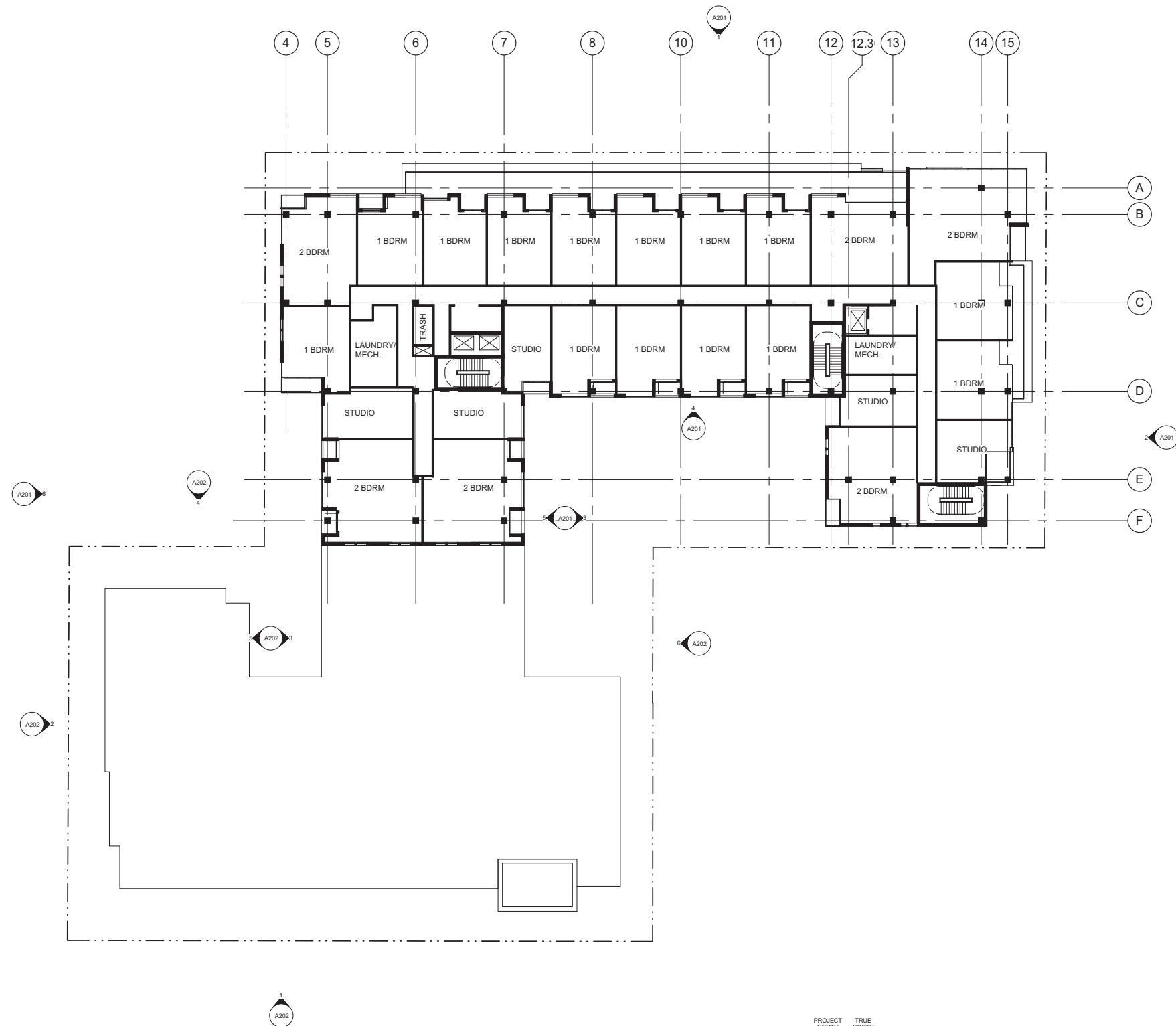
1
A007

OVERALL SIXTH FLOOR PLAN
1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

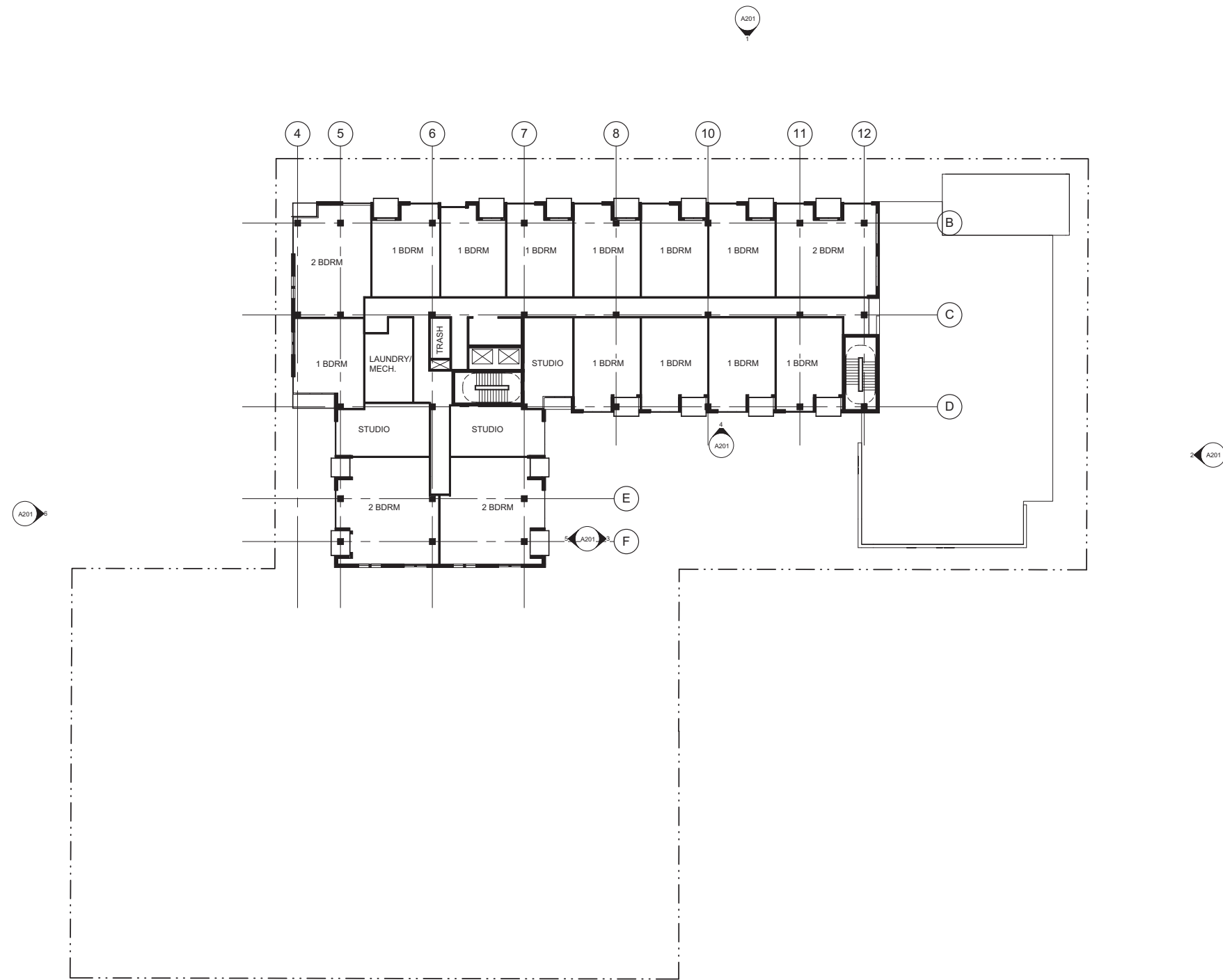
**OVERALL SEVENTH FLOOR
PLAN**

PLI Project Number: 2012.36.00	Drawing No. A008
Drawn By: PLI	

PROJECT NORTH TRUE NORTH
1 OVERALL SEVENTH FLOOR PLAN
1/16" = 1'-0"

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

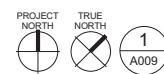
Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

OVERALL EIGHTH FLOOR
PLAN

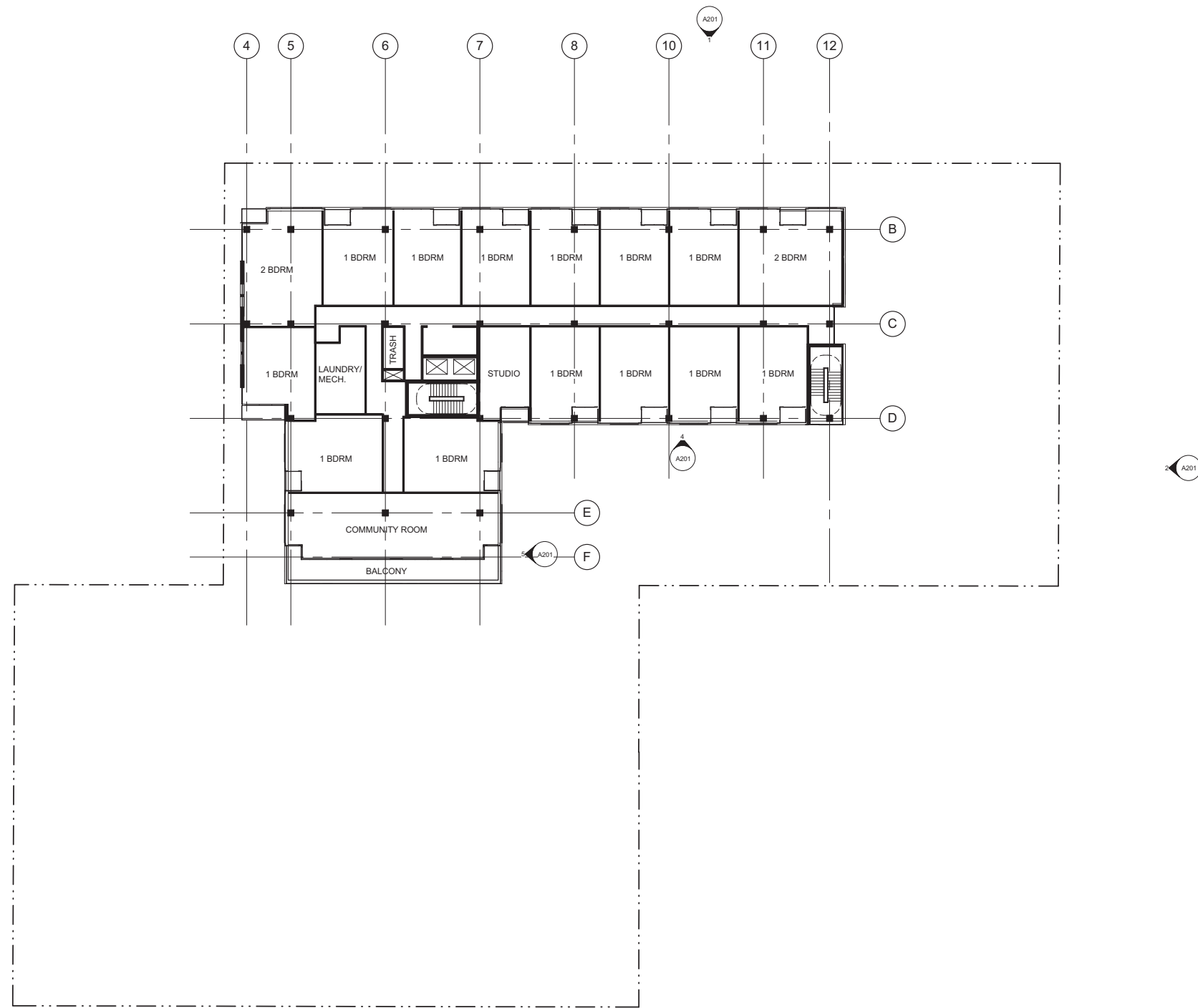
PLI Project Number: 2012.36.00	Drawing No. A009
Drawn By: PLI	



OVERALL EIGHTH FLOOR PLAN (NINTH AND TENTH FLOORS SIMILAR)
1/16" = 1'-0"

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title:

OVERALL ELEVENTH FLOOR PLAN

PLI Project Number:
2012.36.00

Drawn By:
PLI

Drawing No.
A010



1
A010

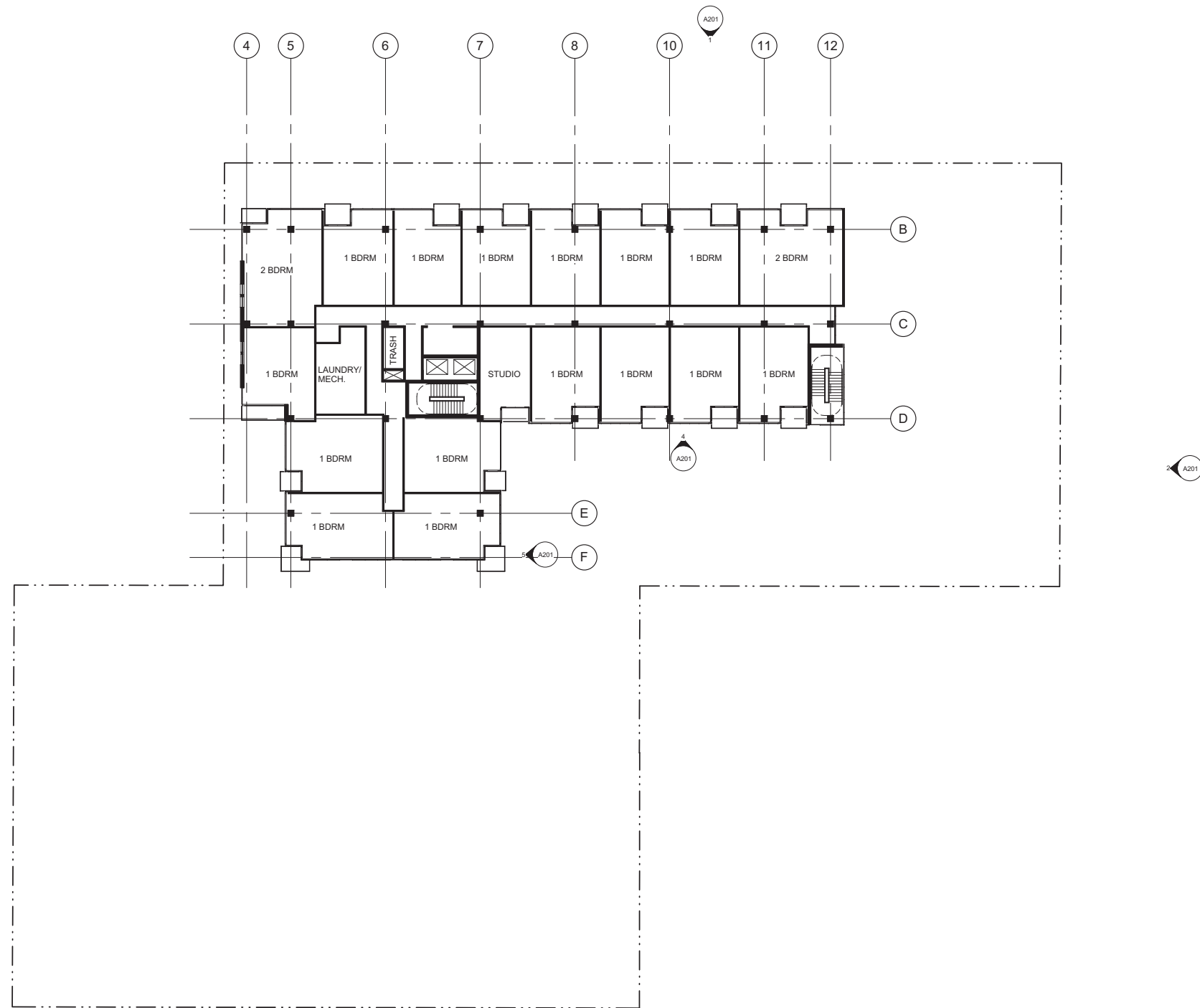
OVERALL ELEVENTH FLOOR PLAN

1/16" = 1'-0"

© 2013 Potter Lawson Architects

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

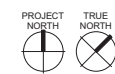
Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

OVERALL TWELFTH FLOOR
PLAN

PLI Project Number 2012.36.00	Drawing No. A011
Drawn By: PLI	



1
A011

OVERALL TWELFTH FLOOR PLAN
1/16" = 1'-0"

Consultants:

Notes:

- 1 BRICK TYPE 1
- 2 BRICK TYPE 2
- 3 BRICK TYPE 3
- 4 METAL PANEL
- 5 CURTAINWALL
- 6 FIBER CEMENT SIDING
- 7 NOT USED
- 8 DECK WITH METAL GUARD RAIL
- 9 WINDOW UNIT
- 10 SIDING PATIO DOOR
- 11 O.H. COILING DOOR
- 12 ENTRY CANOPY
- 13 METAL GUARD RAIL
- 14 CONC. STAIR WITH METAL HANDRAILS
- 15 STONE

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street

Drawing Title

BUILDING ELEVATIONS

PL Project Number

2012.36.00

Drawn By

Author

Drawing No.

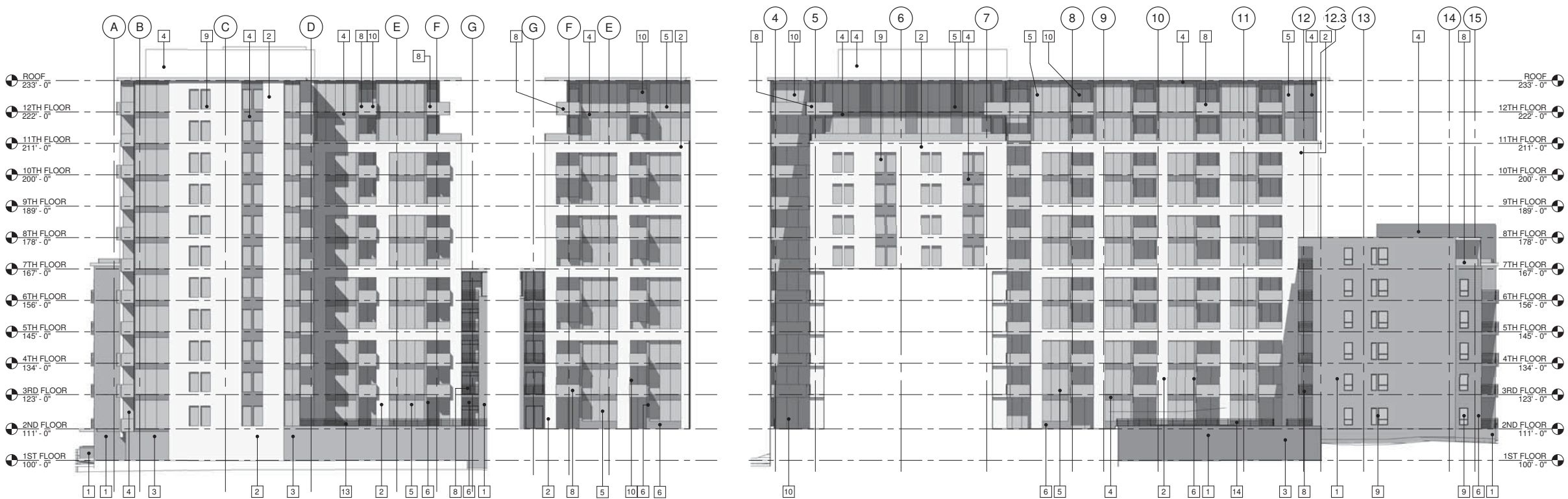
A201



3 WEST COURT ELEVATION
A201 1/16" = 1'-0"

2 EAST ELEVATION
A201 1/16" = 1'-0"

1 NORTH ELEVATION
A201 1/16" = 1'-0"



6 WEST ELEVATION
A201 1/16" = 1'-0"

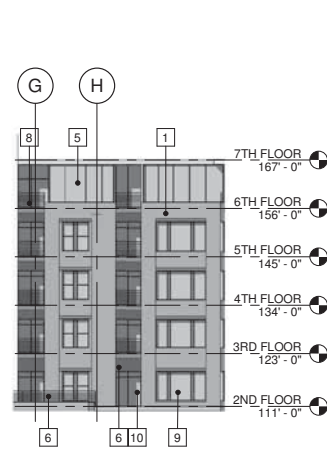
5 EAST COURT ELEVATION
A201 1/16" = 1'-0"

4 SOUTH ELEVATION
A201 1/16" = 1'-0"

Consultants:

Notes:

- 1 BRICK TYPE 1
- 2 BRICK TYPE 2
- 3 BRICK TYPE 3
- 4 METAL PANEL
- 5 CURTAINWALL
- 6 FIBER CEMENT SIDING
- 7 NOT USED
- 8 DECK WITH METAL GUARD RAIL
- 9 WINDOW UNIT
- 10 SIDING PATIO DOOR
- 11 O.H. COILING DOOR
- 12 ENTRY CANOPY
- 13 METAL GUARD RAIL
- 14 CONC. STAIR WITH METAL HANDRAILS
- 15 STONE



3 WEST COURT ELEVATION
A202 1/16" = 1'-0"



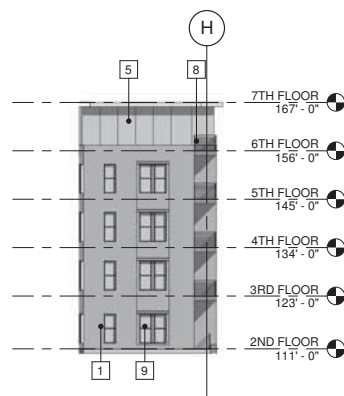
2 WEST ELEVATION - DAYTON BUILDING
A202 1/16" = 1'-0"



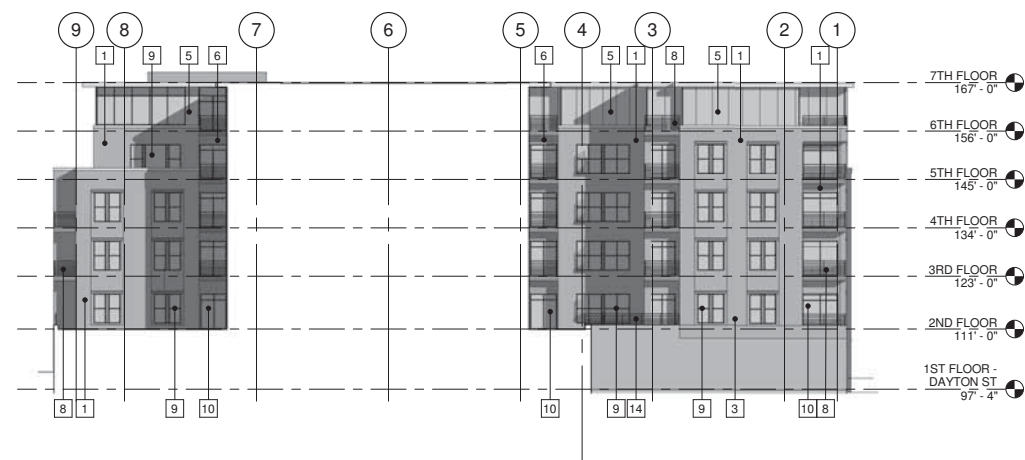
1 SOUTH ELEVATION
A202 1/16" = 1'-0"



6 EAST ELEVATION
A202 1/16" = 1'-0"



5 EAST COURT ELEVATION
A202 1/16" = 1'-0"



4 NORTH ELEVATION
A202 1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

BUILDING ELEVATIONS

PLI Project Number: 2012.36.00	Drawing No. A202
Drawn By: PLI	

Consultants:

Notes:



6 VIEW FROM DAYTON ST
A203



5 VIEW FROM DAYTON ST
A203



4 VIEW FROM JOHNSON ST
A203



3 VIEW FROM NORTH CORNER
A203



2 AERIAL VIEW FROM EAST SIDE
A203



1 AERIAL VIEW FROM WEST SIDE
A203

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton
Apartments**
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton
Street

Drawing Title

3D IMAGES

P/L Project Number
2012.36.00

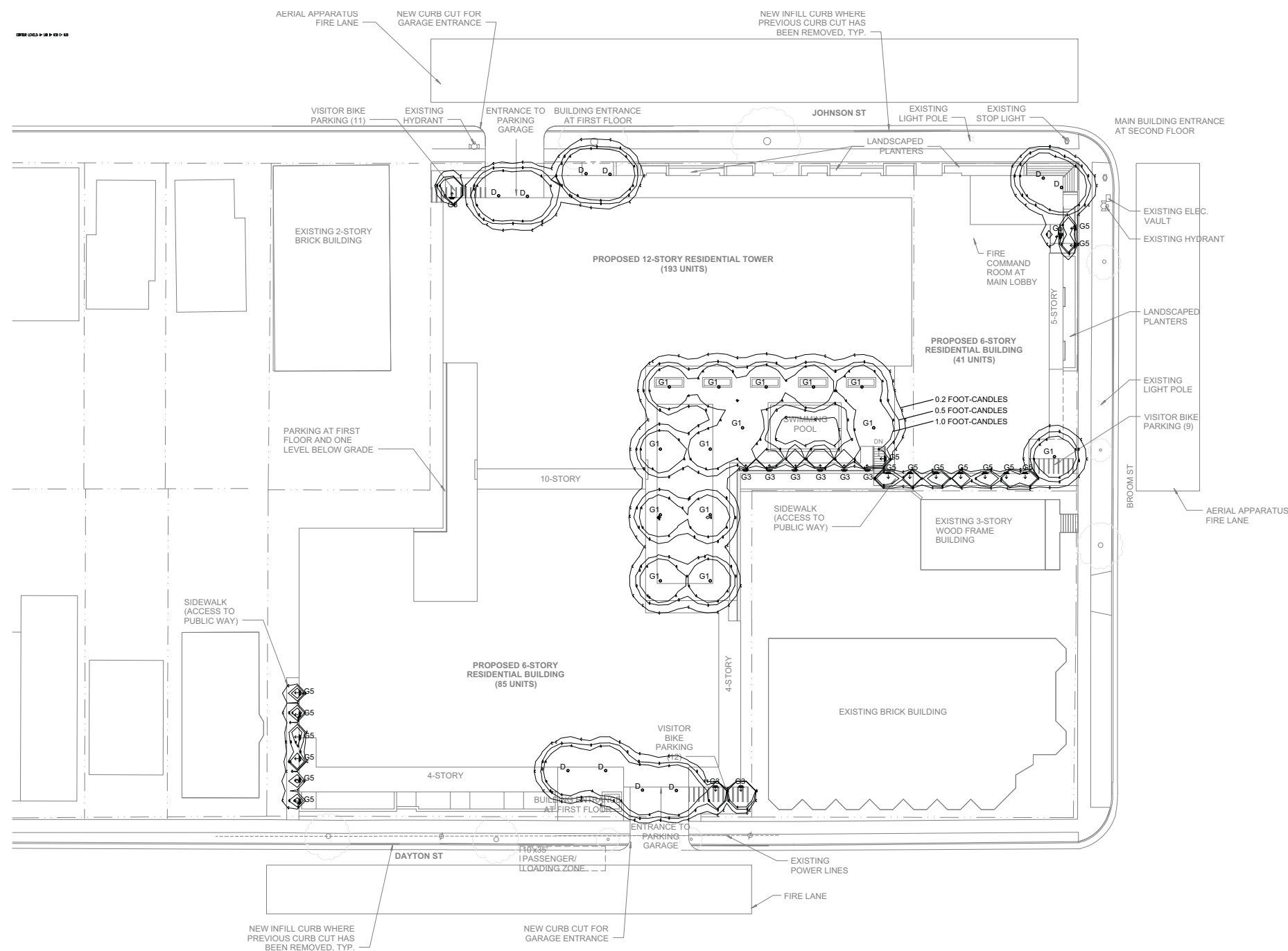
Drawing No.

Drawn By
Author

A203

Consultants:

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton Street

Drawing Title

ELECTRICAL SITE PLAN

PL1 Project Number
2012.36.00

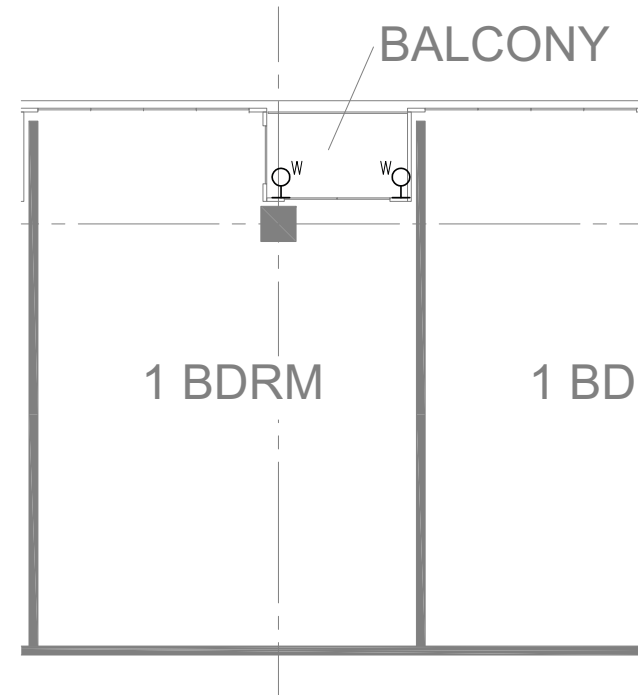
Drawn By
PL1

Drawing No.
E002

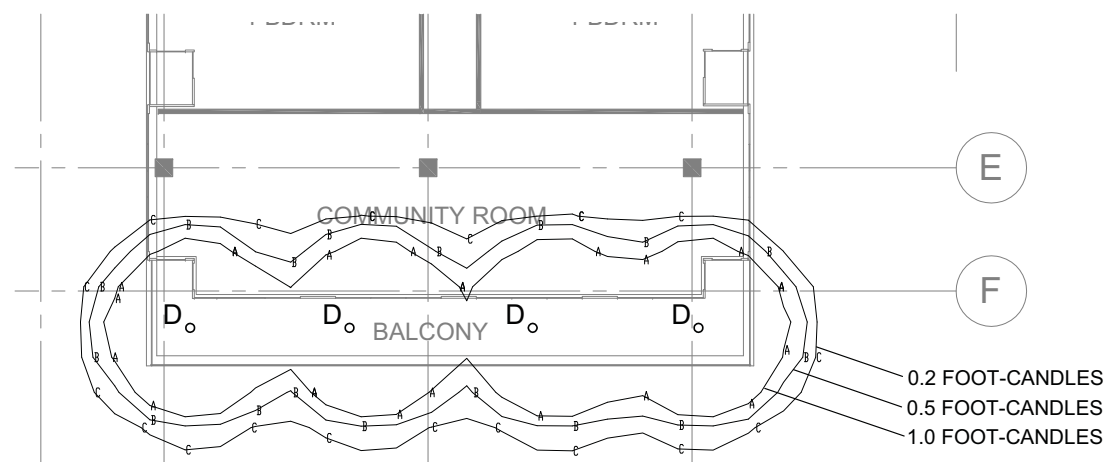
PROJECT NORTH TRUE NORTH
1
E002
ELECTRICAL SITE PLAN
1" = 20'-0"

Consultants:

Notes:



PROJECT NORTH TRUE NORTH
 1 TYPICAL BALCONY EXTERIOR LIGHTING
 E003 1/4" = 1'-0"



PROJECT NORTH TRUE NORTH
 2 11TH FLOOR BALCONY EXTERIOR LIGHTING
 E003 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol

01/02/13 LAND USE APPLICATION SUBMITTAL

Johnson Dayton Apartments
Dayton Square

415 W Johnson Street, 226 N
Broom Street, 424 W Dayton Street

11TH FLOOR BALCONY AND TYPICAL SUITE BALCONY EXTERIOR LIGHTING

PLJ Project Number: 2012.36.00	Drawing No. E003
Drawn By: PLJ	