

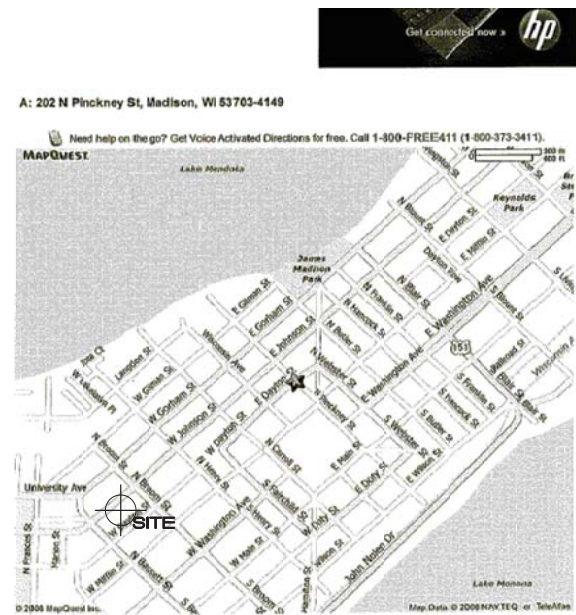


SUTTON
ARCHITECTURE

KEE
architecture

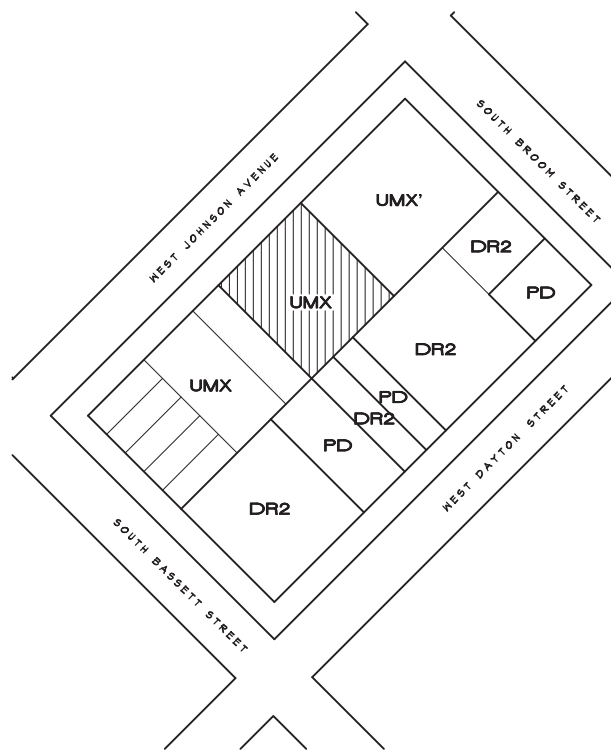
433 Johnson Bend

LOCATION MAP



<http://www.mapquest.com/maps/city=Madison&state=WI&address=202+N.+Pinckney> 12/1/2008

ZONING MAP



OWNER

Les Orosz
 505 University Avenue
 Madison, Wisconsin 53703

(608) 256-7368



PROJECT

Johnson Bend
 433 West Johnson Street
 Madison, Wisconsin 53703

SITE DATA

LOT SIZE	17,739 SQUARE FEET (0.41 ACRES)
BUILDING FOOTPRINT	10,785 SQUARE FEET
COMMERCIAL	1,375 SQUARE FEET
APARTMENTS	126,909 SQUARE FEET
GARAGE	31,903 SQUARE FEET
TOTAL SQUARE FEET	77,130 SQUARE FEET
ONE BDRM UNITS	139
TWO BDRM UNITS	21
TOTAL UNITS	160
TOTAL BDRMS	181
USEABLE OPEN SPACE	
REAR YARD	1,320 SQUARE FEET
COURTYARD PLANTERS	150 SQUARE FEET
COURTYARD PLAZA	1,295 SQUARE FEET
BALCONIES	15,708 SQUARE FEET
ROOF PLANTERS	1,008 SQUARE FEET
GREEN ROOF	2,660 SQUARE FEET
ROOF TERRACE	3,864 SQUARE FEET
TOTAL	26,005 SQUARE FEET
PARKING	149 (TWELVE ADA)
BIKE STALLS	158 INTERIOR, 38 EXTERIOR, 196 TOTAL

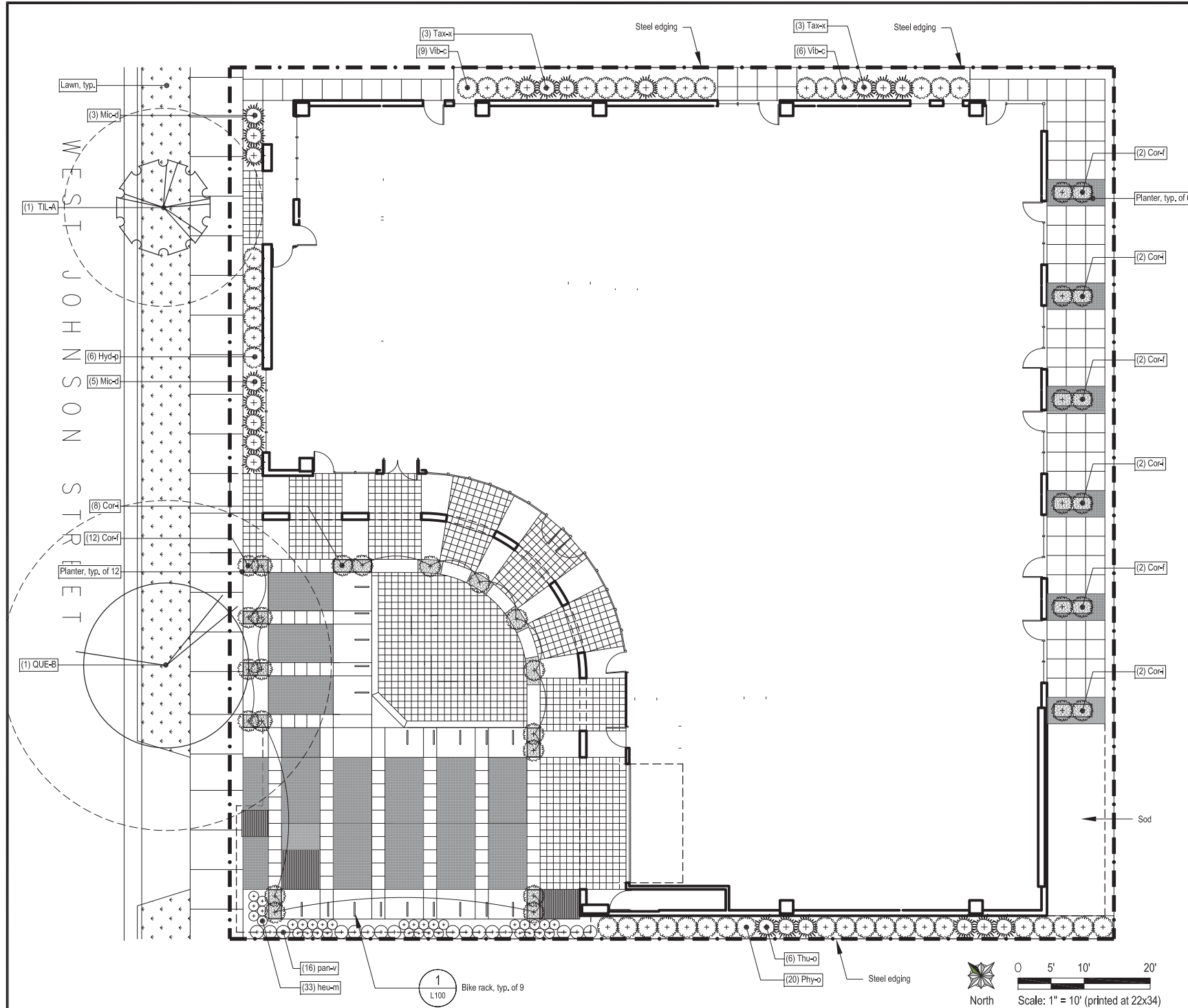
INDEX

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DRAWING
 TITLE SHEET
 LOCATION/ZONING MAP

DATA
 Project # 201303
 Date: 08.08.14

T1.1

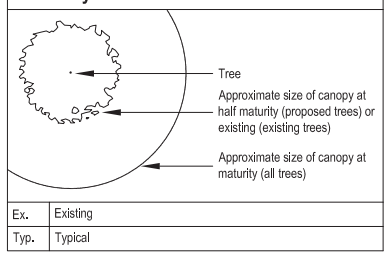


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DET.
CANOPY TREES (NOTE: Sizes indicated shall be used unless noted otherwise on plans)							
QUE-B	Quercus bicolor	Swamp White Oak	3.5" cal	B&B	Full, symmetrical, strong central leader	50' H x 50' W	1/L1.1
TIL-A	Tilia americana 'McKsentry'	American Sentry Linden	3.5" cal	B&B	Full, symmetrical, strong central leader	45' H x 30' W	
ORNAMENTAL TREES							
MAL-r	Malus 'Red Jewel'	'Red Jewel' Crabapple	8' ht	B&B	Full, matched, single-stem tree form	15' H x 12' W	1/L1.1
EVERGREEN SHRUBS							
Jun-s	Juniperus sabina 'Mona'	Calgary Carpet Juniper	3 gal	cont.		9" H x 8" W	
Mic-d	Microbiota decussata	Russian Cypress	3 gal	cont.		12" H x 8" W	
Pin-m	Pinus mugo v. mugo	Mugho Pine	18"			3" H x 4" W	3/L1.1
Tax-x	Taxus x media 'Taunton'	Taunton Yew	18" H	cont.		3" H x 4" W	
Thu-o	Thuja occidentalis 'Holmstrup'	'Holmstrup' Arborvitae	36" H	cont.	Full, matched	6' H x 3' W	
DECIDUOUS SHRUBS							
Cor-f	Cornus sericea 'Flaviramea'	'Flaviramea' Yellow Twig Dogwood	24"	cont.			5/L1.1
Cor-i	Cornus sericea 'Isanti'	'Isanti' Red Twig Dogwood	24"	cont.			
Hyd-p	Hydrangea paniculata 'Silver Dollar'	'Silver Dollar' Hydrangea	24"	cont.		3' H x 4' W	
Phy-d	Physocarpus opulifolius 'Dart's Gold'	Compact Ninebark	18"	cont.		4' H x 4' W	3/L1.1
Vib-c	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	18"	cont.		3' HW	
Weil-x	Weigela 'Minuet'	'Minuet' Weigela	18"	cont.		2' H x 3' W	
PERENNIALS & ORNAMENTAL GRASSES							
cor-v	Coreopsis verticillata 'Zagreb'	Threadleaf Coreopsis	1 gal	cont.	18" o.c. triangular spacing		
heu-m	Heuchera micrantha 'Palace Purple'	Coralbells 'Palace Purple'	1 gal	cont.	15" o.c. triangular spacing		
lia-s	Liatris spicata 'Kobold'	Kobold Spike Gayfeather	1 gal	cont.	15" o.c. triangular spacing		
par-w	Panicum virgatum 'Shenandoah'	'Shenandoah' Red Switchgrass	3 gal	cont.	3' o.c. triangular spacing		4/L1.1
per-a	Perovskia atriplicifolia 'Filigran'	'Filigran' Russian Sage	1 gal	cont.	3' o.c. triangular spacing		
sed-a	Sedum 'Autumn Joy'	'Autumn Joy' Sedum	1 gal	cont.	18" o.c. triangular spacing		
ver-s	Veronica spicata 'Red Fox'	'Red Fox' Speedwell	1/2 gal	cont.	12" o.c. triangular spacing		

GENERAL LANDSCAPE & PLANTING NOTES

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials, plant locations and plant bed conditions are subject to the approval of the Landscape Architect and Owner at any time. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for seeded areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all new lawn and plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Recondition soil and seed/re-seed all areas disturbed by construction activities that are not to receive other surface treatment (i.e. pavement, planting bed, etc.). Seed with WIDOT 40 or equal.
- All plant beds to receive steel edge (see Detail 8/L301) where bed is not bounded by a structure or pavement unless otherwise noted.
- Scientific names of plants to take precedence over common names.
- SOD: Provide Highland type, nursery-grown sod of dense growth, with a strong, fibrous root system, and shall be composed of at least seventy-five (75) percent Kentucky Bluegrass, mixed with fescue and perennial rye grasses, and free of pernicious weeds. Cut the sod at a length of approximately 2" (5.1 cm), and rake the sod free of debris.

KEY TO Symbols and Common Abbreviations

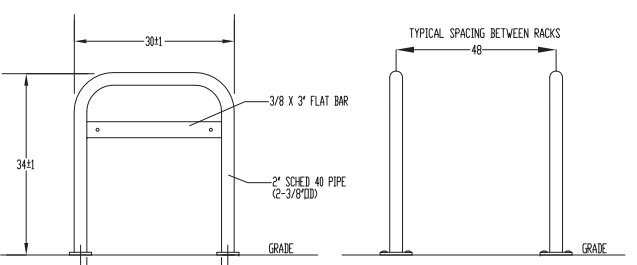


CITY OF MADISON LANDSCAPE POINT SCHEDULE

per Amended Sections 28.142 & 28.211 effective 9/12/13

Total points required = Total Landscape Units (Total SF of developed area / 300) x 5 points = (17,673 SF / 300) x 5 = 295 points

	Ground Level		Roof	
	Qty	Pts	Qty	Pts
Overstory deciduous trees (min 2.5" caliper) @ 35 pts ea.				
Ornamental trees (1.5" caliper) @ 15 pts ea.	4	60		
Evergreen trees (min 3' height) @ 15 pts ea.				
Shrub, deciduous (min 18" ht or 3 gal cont) @ 2 pts ea	73	146	9	18
Shrub, evergreen (min 18" ht or 3 gal cont) @ 3 pts ea	21	63	14	42
Ornamental grasses (min 18" ht or 3 gal cont) @ 2 pts ea.	16	32	23	46
Decorative fence @ 4 points / 10 linear feet				
Subtotals		201		106
Total proposed landscape points achieved				307



PRODUCT: UX238-LRCD-IGCSF-SGD
 DESCRIPTION: "B" BIKE RACK, 30" LONG WITH LEAN BAR.
 DATE: 8-5-02
 ENG: TLG

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NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR/FINISH, SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

1 BICYCLE RACK SURFACE MOUNT

Not to Scale



Project: Approval Drawings for
Johnson Bend Apartments
 425 W Johnson Street, Madison, WI 53703

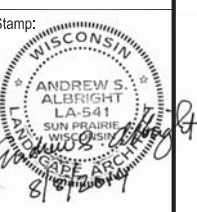
Owner: Les Orosz
 University Avenue, Madison, WI (608) 347-5432
 In association with: Sutton Architecture
 104 King Street, Madison, WI 53703

Revision	Date	Description

Issued for:	Approval
Issue Date:	2014-08-08
Job No:	2014-045
Drawn by:	ASA

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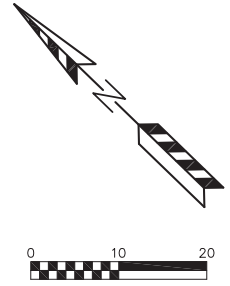
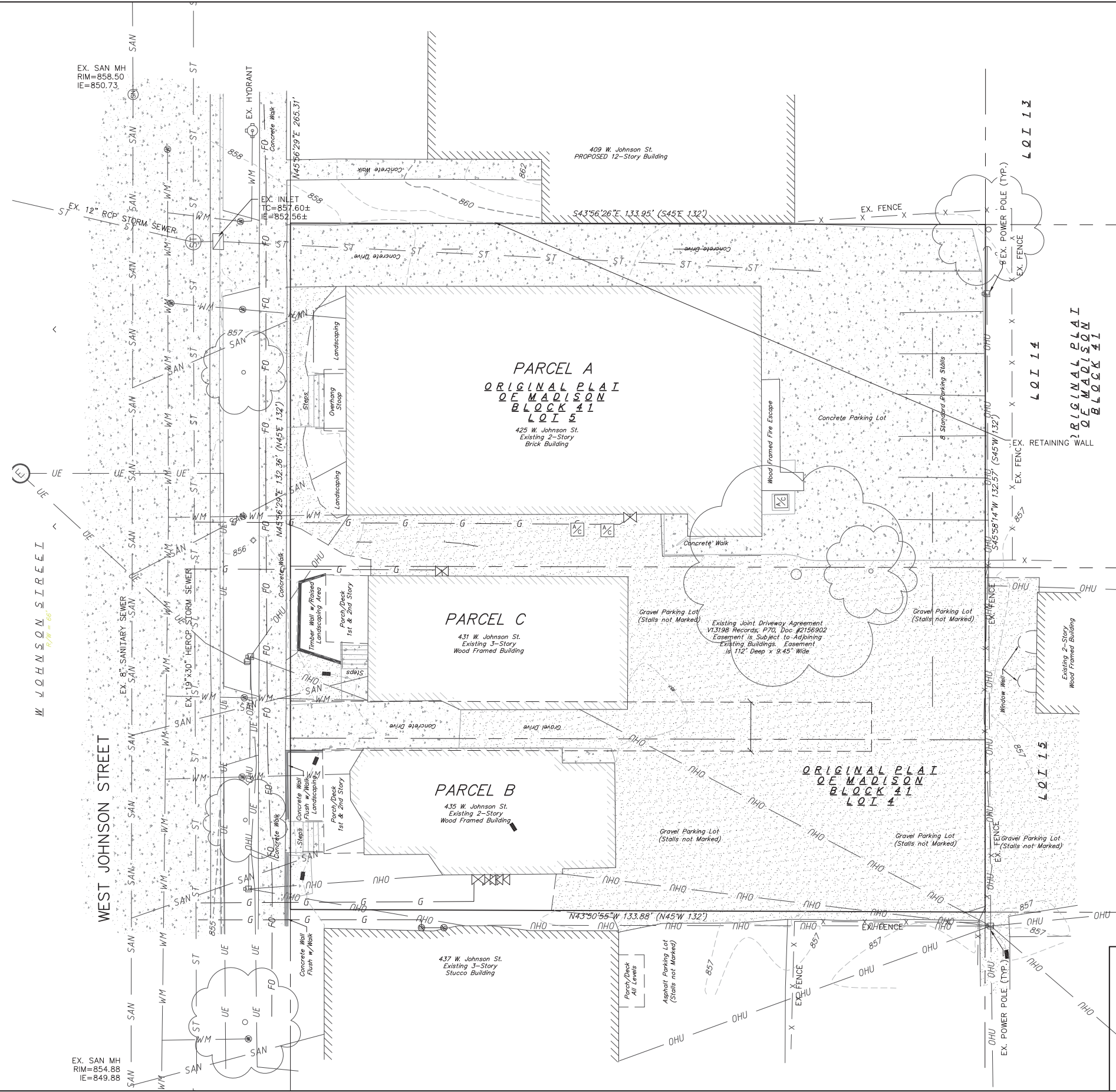
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Sheet Title:
Ground Level Landscape Plan

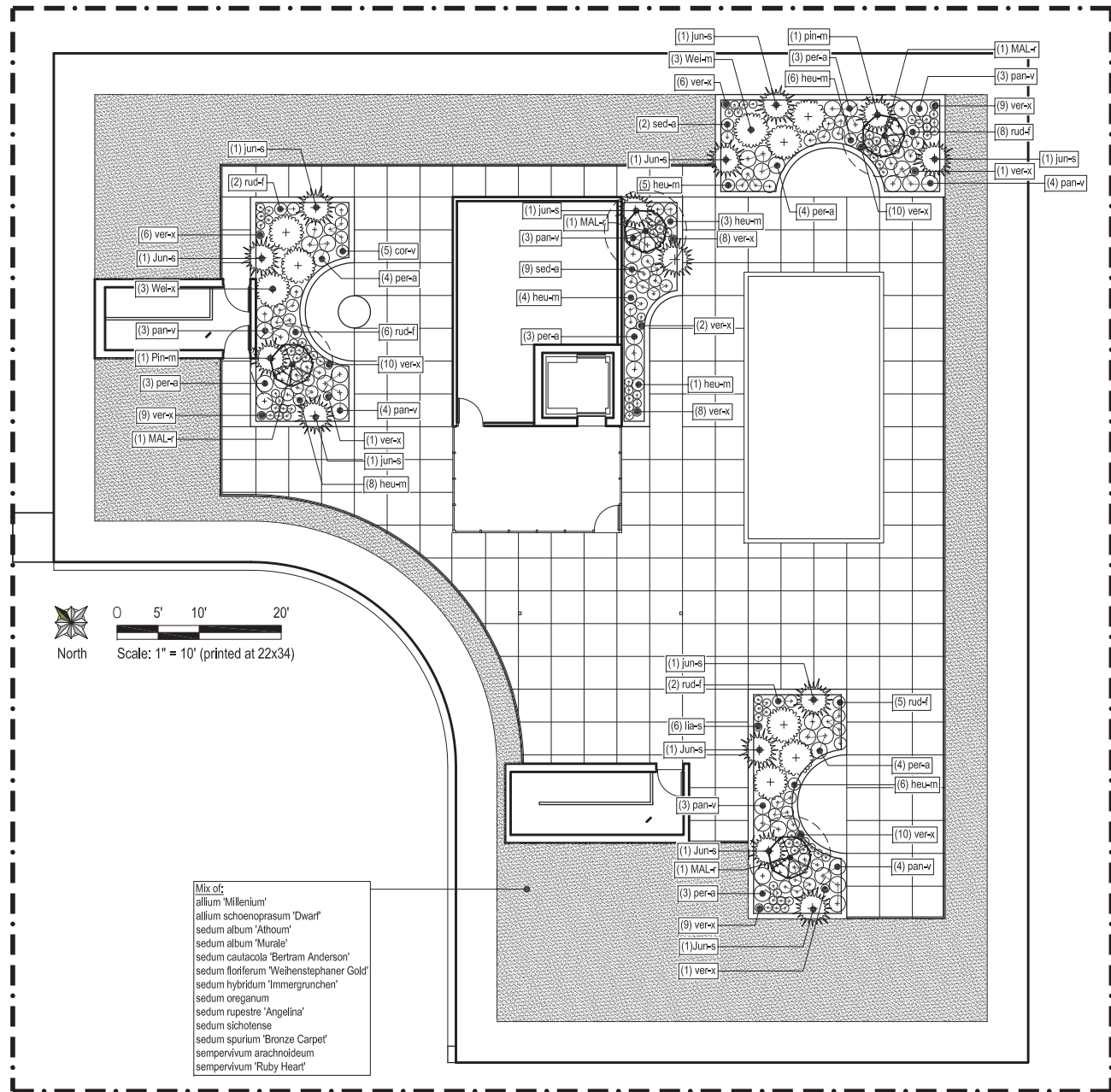
Sheet No:
L1.0

1 of 2



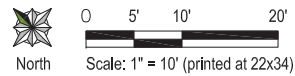
JOHNSON BEND - 425 W. JOHNSON STREET
 EXISTING SITE PLAN
 DATED: AUGUST 8, 2014
 C1.1

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

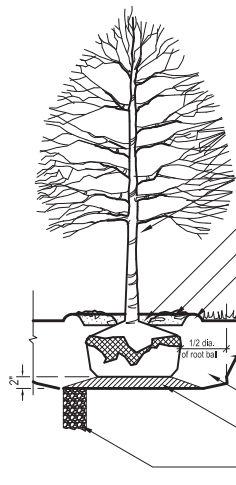


Mix of:
 allium 'Millenium'
 allium schoenoprasum 'Dwarf'
 sedum album 'Althoum'
 sedum album 'Murale'
 sedum cauticola 'Bertram Anderson'
 sedum floriferum 'Weihenstephaner Gold'
 sedum hybridum 'Immergrunchen'
 sedum oreganum
 sedum rupestre 'Angelina'
 sedum sichotense
 sedum spurium 'Bronze Carpet'
 sempervivum arachnoideum
 sempervivum 'Ruby Heart'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DET.
CANOPY TREES (NOTE: Sizes indicated shall be used unless noted otherwise on plans)							
QUE-B	Quercus bicolor	Swamp White Oak	3.5" cal	B&B	Full, symmetrical, strong central leader	50' H x 50' W	1/L.1.1
TIL-A	Tilia americana 'McKsentry'	American Sentry Linden	3.5" cal	B&B	Full, symmetrical, strong central leader	45' H x 30' W	
ORNAMENTAL TREES							
MAL-r	Malus 'Red Jewel'	'Red Jewel' Crabapple	8' ht	B&B	Full, matched, single-stem tree form	15' H x 12' W	1/L.1.1
EVERGREEN SHRUBS							
Jun-s	Juniperus sabina 'Mona'	Calgary Carpet Juniper	3 gal	cont.		9' H x 8' W	
Mic-d	Microbiota decussata	Russian Cypress	3 gal	cont.		12' H x 8' W	
Pin-m	Pinus mugo v. mugo	Mugho Pine	18"	cont.		3' H x 4' W	3/L.1.1
Tax-x	Taxus x media 'Taunton'	Taunton Yew	18" H	cont.		3' H x 4' W	
Thu-o	Thuja occidentalis 'Holmstrup'	'Holmstrup' Arborvitae	36" H	cont.	Full, matched	6' H x 3' W	
DECIDUOUS SHRUBS							
Cor-f	Cornus sericea 'Flaviramea'	'Flaviramea' Yellow Twig Dogwood	24"	cont.			5/L.1.1
Cor-i	Cornus sericea 'Isanti'	'Isanti' Red Twig Dogwood	24"	cont.			
Hyd-p	Hydrangea paniculata 'Silver Dollar'	'Silver Dollar' Hydrangea	24"	cont.		3' H x 4' W	
Phy-d	Physocarpus opulifolius 'Dart's Gold'	Compact Ninebark	18"	cont.		4' H x 4' W	3/L.1.1
Vib-c	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	18"	cont.		3' HW	
Weig-x	Weigela 'Minuet'	'Minuet' Weigela	18"	cont.		2' H x 3' W	
PERENNIALS & ORNAMENTAL GRASSES							
cor-v	Carex verticillata 'Zagreb'	Threadleaf Careopsis	1 gal	cont.	18" o.c. triangular spacing		
heu-m	Heuchera micrantha 'Palace Purple'	Corabels 'Palace Purple'	1 gal	cont.	15" o.c. triangular spacing		
la-s	Liatris spicata 'Kobold'	Kobold Spike Gayfeather	1 gal	cont.	15" o.c. triangular spacing		
pan-v	Panicum virgatum 'Shenandoah'	'Shenandoah' Red Switchgrass	3 gal	cont.	3' o.c. triangular spacing		4/L.1.1
per-a	Perovskia atriplicifolia 'Filigran'	'Filigran' Russian Sage	1 gal	cont.	3' o.c. triangular spacing		
sed-a	Sedum 'Autumn Joy'	'Autumn Joy' Sedum	1 gal	cont.	18" o.c. triangular spacing		
ver-s	Veronica spicata 'Red Fox'	'Red Fox' Speedwell	1/2 gal	cont.	12" o.c. triangular spacing		



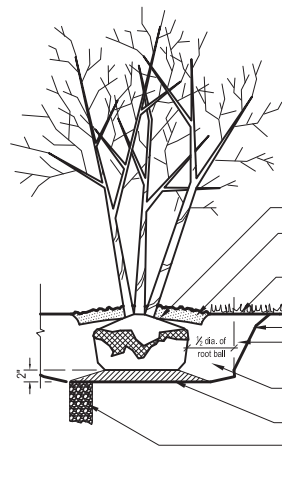
1 TREE PLANTING
Not to scale



TREE PLANTING NOTES:
 1. Mark the north side of the tree in the nursery and rotate tree to face north at the site whenever possible.
 2. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
 3. If the root ball is wrapped in plastic or other non-biodegradable material, remove the entire wrap. If the root ball is wrapped in burlap, remove burlap and wire baskets from tops of root balls and partially from sides, but do not remove from under root balls.

- Wrap trees of 2" cal. or more with trunk tape to first branch. DO NOT girdle tree.
- Trunk flare, see Tree Planting Notes
- 3" shredded hardwood bark mulch, no dyes. Do not place mulch in contact with tree trunk.
- 3" high topsoil saucer equal in diameter to root ball
- Finish grade
- Slope & scarify sides of pit.
- Width of pit to be two (2) times ball diameter.
- Fertilized excavated soil or topsoil backfill. Water thoroughly after pit is half filled.
- Set root ball on undisturbed soil cone at bottom of pit.
- ONLY in excavations that hold water longer than 24 hours, auger minimum 4" wide x 16" deep hole and fill with #2 stone.

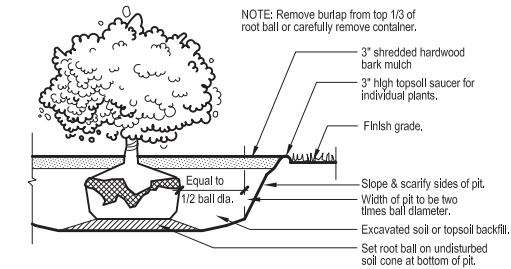
2 MULTI-STEM TREE PLANTING
Not to scale



TREE PLANTING NOTES:
 1. Mark the north side of the tree in the nursery and rotate tree to face north at the site whenever possible.
 2. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
 3. If the root ball is wrapped in plastic or other non-biodegradable material, remove the entire wrap. If the root ball is wrapped in burlap, remove burlap and wire baskets from tops of root balls and partially from sides, but do not remove from under root balls.

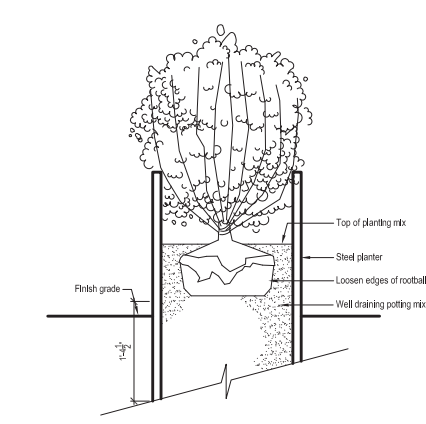
- Trunk flare, see Tree Planting Notes
- 3" shredded hardwood bark mulch, no dyes. Do not place mulch in contact with tree trunk.
- Finish grade
- Slope & scarify sides of pit.
- Width of pit to be two (2) times ball diameter.
- Fertilized excavated soil or topsoil backfill. Water thoroughly after pit is half filled.
- Set root ball on undisturbed soil cone at bottom of pit.
- ONLY in excavations that hold water longer than 24 hours, auger minimum 4" wide x 16" deep hole and fill with #2 stone.

3 SHRUB PLANTING
Not to scale

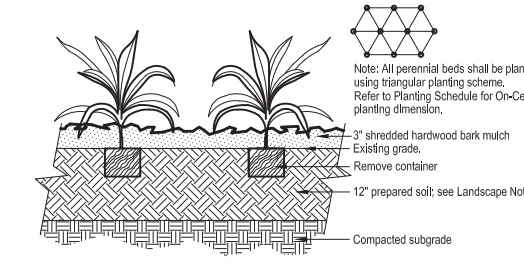
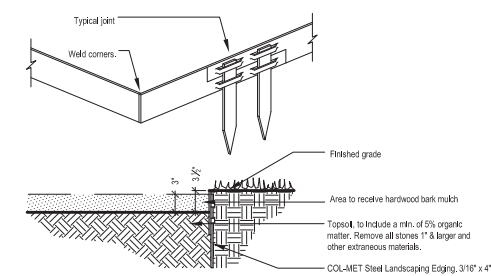


- NOTE: Remove burlap from top 1/3 of root ball or carefully remove container.
- 3" shredded hardwood bark mulch
- 3" high topsoil saucer for individual plants.
- Finish grade.
- Slope & scarify sides of pit.
- Width of pit to be two times ball diameter.
- Excavated soil or topsoil backfill.
- Set root ball on undisturbed soil cone at bottom of pit.

5 SHRUB IN PLANTER
Not to scale



6 STEEL EDGE
Not to scale



- Note: All perennial beds shall be planted using triangular planting scheme. Refer to Planting Schedule for On-Center planting dimension.
- 3" shredded hardwood bark mulch
- Existing grade.
- Remove container
- 12" prepared soil, see Landscape Notes
- Compacted subgrade

4 PERENNIAL PLANTING
Not to scale

Revision	Date	Description

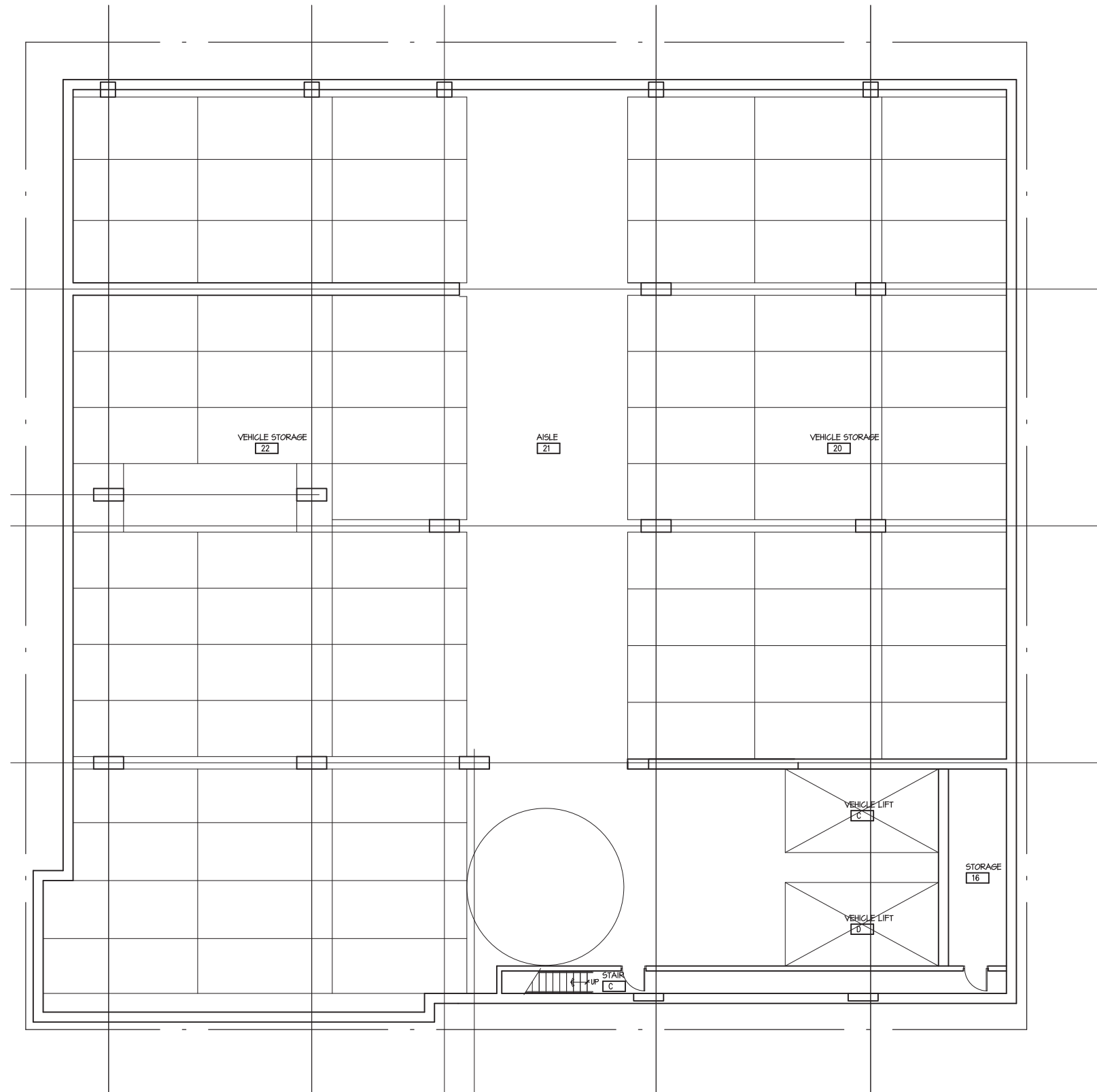
Issued for:	Approval
Issue Date:	2014-08-08
Job No:	2014-045
Drawn by:	ASA

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Stamp:

Sheet Title:
Roof Landscape Plan

Sheet No:
L1.1
 2 of 2



1
ALL
PARKING LEVEL P2
SCALE: 1/8" = 1'-0"

T1 VEHICLES



OWNER

Les Orosz
(608) 347-5432
University Avenue
Madison, Wisconsin 53703

PROJECT

Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

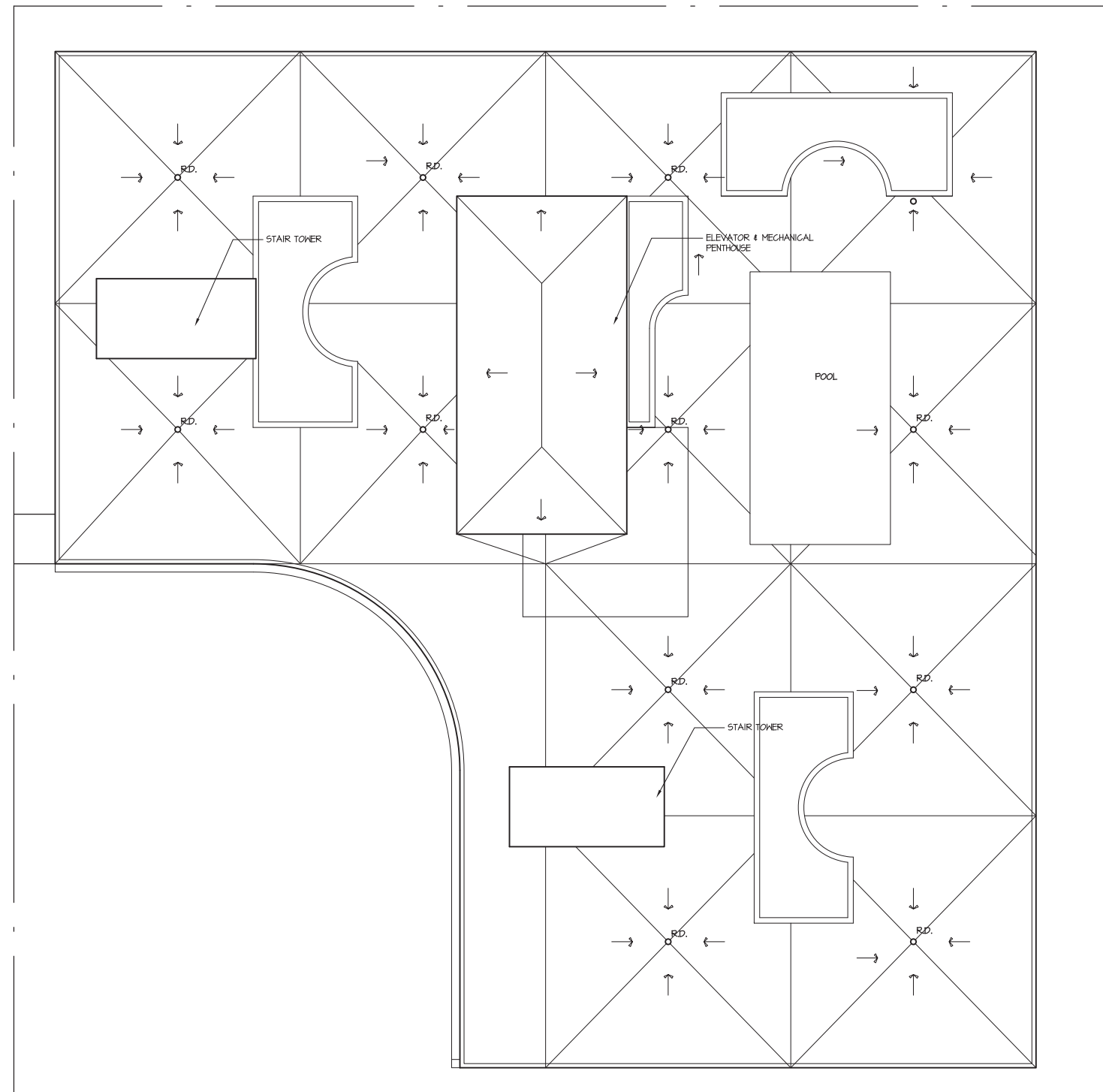
DRAWING

PARKING LEVEL P2 PLAN

DATA

Project # 201303
Date: 08.08.14

A1.1



1 ROOF PLAN
A1.10 SCALE: 1/8" = 1'-0"



OWNER

Les Orosz
(608) 347-5432
University Avenue
Madison, Wisconsin 53703

PROJECT

Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

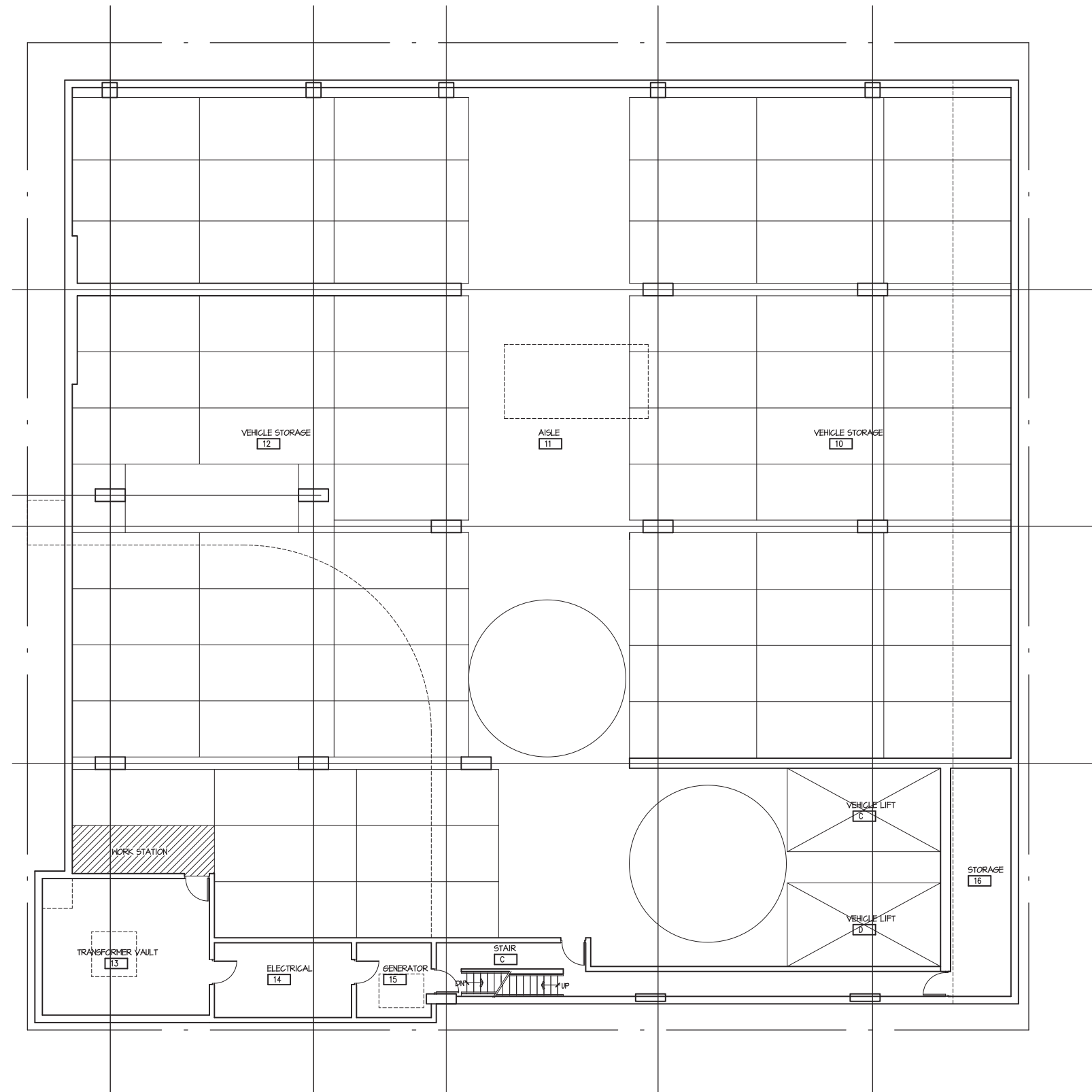
DRAWING

ROOF PLAN

DATA

Project # 201303
Date: 08.08.14

A1.10



1 PARKING LEVEL P1 72 VEHICLES
A1.2 SCALE: 1/8" = 1'-0"



OWNER

Les Orosz
(608) 347-5432
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Madison, Wisconsin 53703

PROJECT

Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

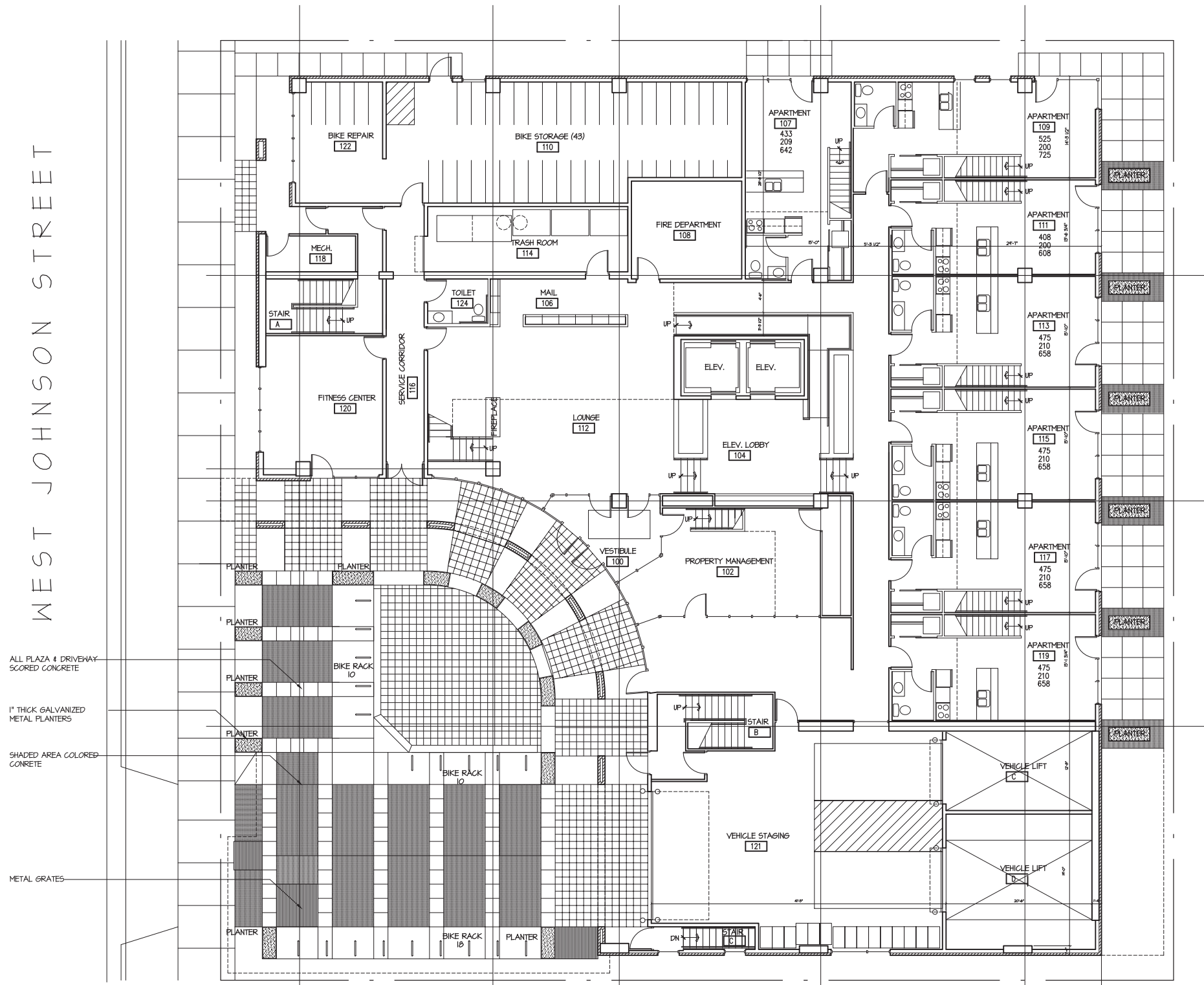
DRAWING

PARKING LEVEL P1 PLAN

DATA

Project # 201303
Date: 08.08.14

A1.2



WEST JOHNSON STREET

- ALL PLAZA & DRIVEWAY SCORED CONCRETE
- 1" THICK GALVANIZED METAL PLANTERS
- SHADED AREA COLORED CONCRETE
- METAL GRATES

1 FIRST FLOOR PLAN 7 UNITS
A1.3 SCALE: 1/8" = 1'-0"



OWNER
Les Orosz
(608) 347-5432
University Avenue
Madison, Wisconsin 53703

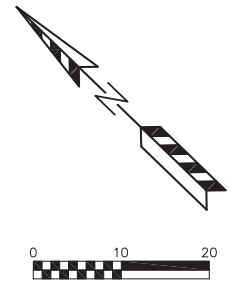
PROJECT
Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

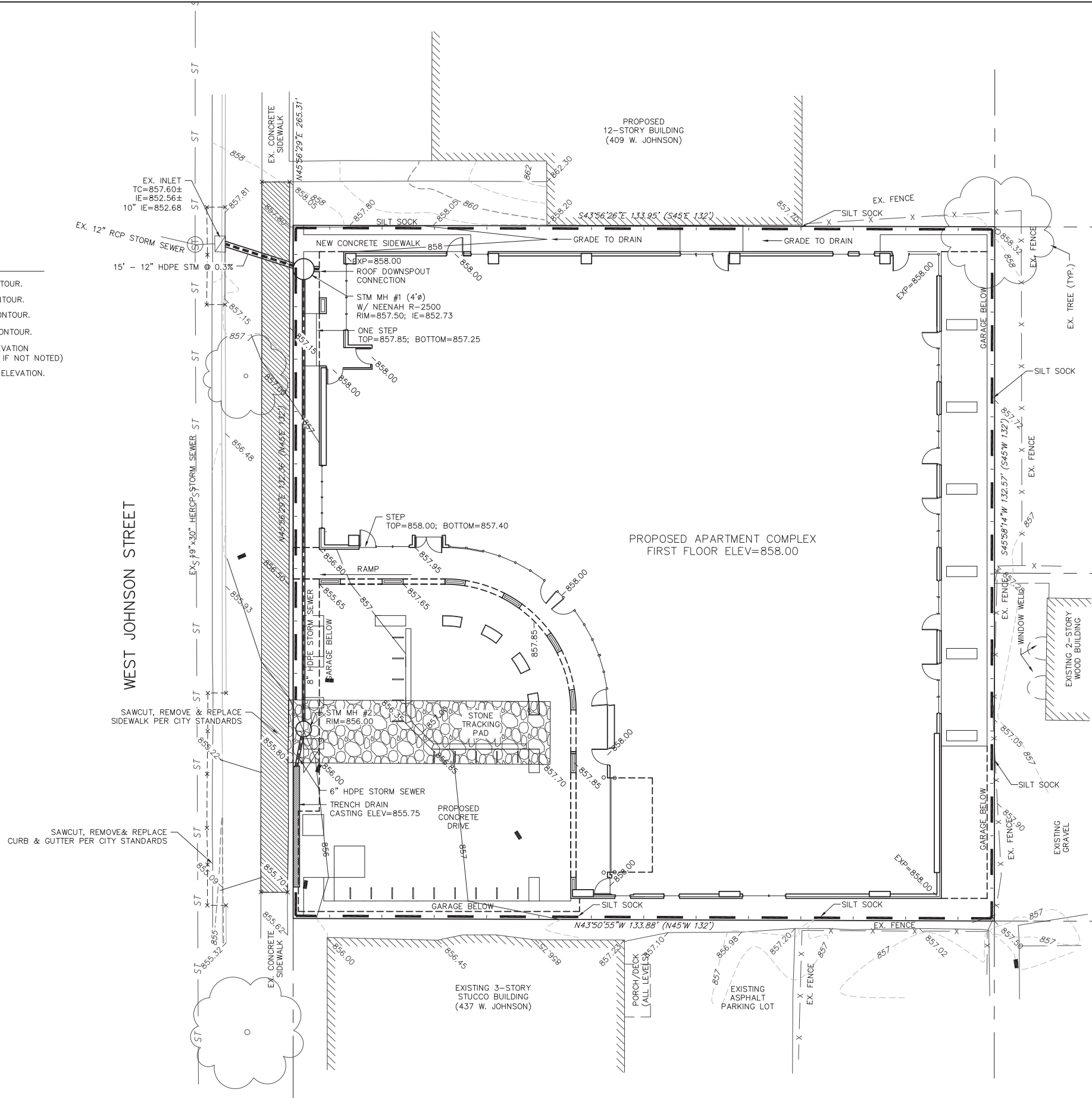
DRAWING
FIRST FLOOR PLAN

DATA
Project # 201303
Date: 08.08.14

A1.3



- LEGEND:**
- - 856 - - EXISTING MINOR CONTOUR.
 - - 855 - - EXISTING MAJOR CONTOUR.
 - 856 — PROPOSED MINOR CONTOUR.
 - 855 — PROPOSED MAJOR CONTOUR.
 - 856.40 - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT IF NOT NOTED)
 - EXP=889.00 - BUILDING EXPOSURE ELEVATION.



EROSION NOTES:
 THE STONE TRACKING PAD 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.

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.

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.

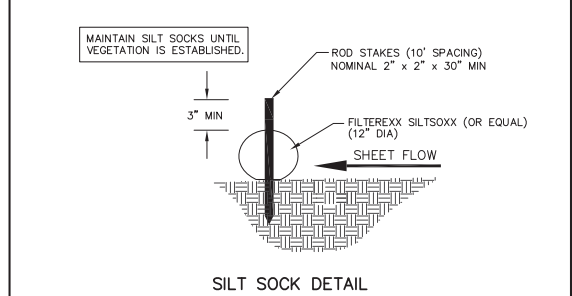
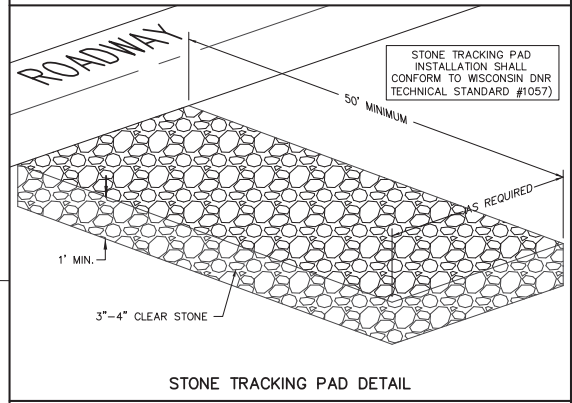
TIME SCHEDULE:

NOVEMBER 1, 2014	INSTALL EROSION CONTROL DEVICES.
NOVEMBER 1 - 30, 2014	DEMOLISH EXISTING BUILDINGS AND SIDEWALKS.
DECEMBER 1, 2014 - MAY 1, 2016	CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:
 ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED 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. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 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:
 LES OROSZ
 505 UNIVERSITY AVENUE
 MADISON, WI 53703

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



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
 WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

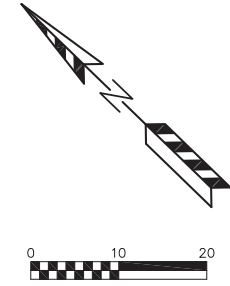
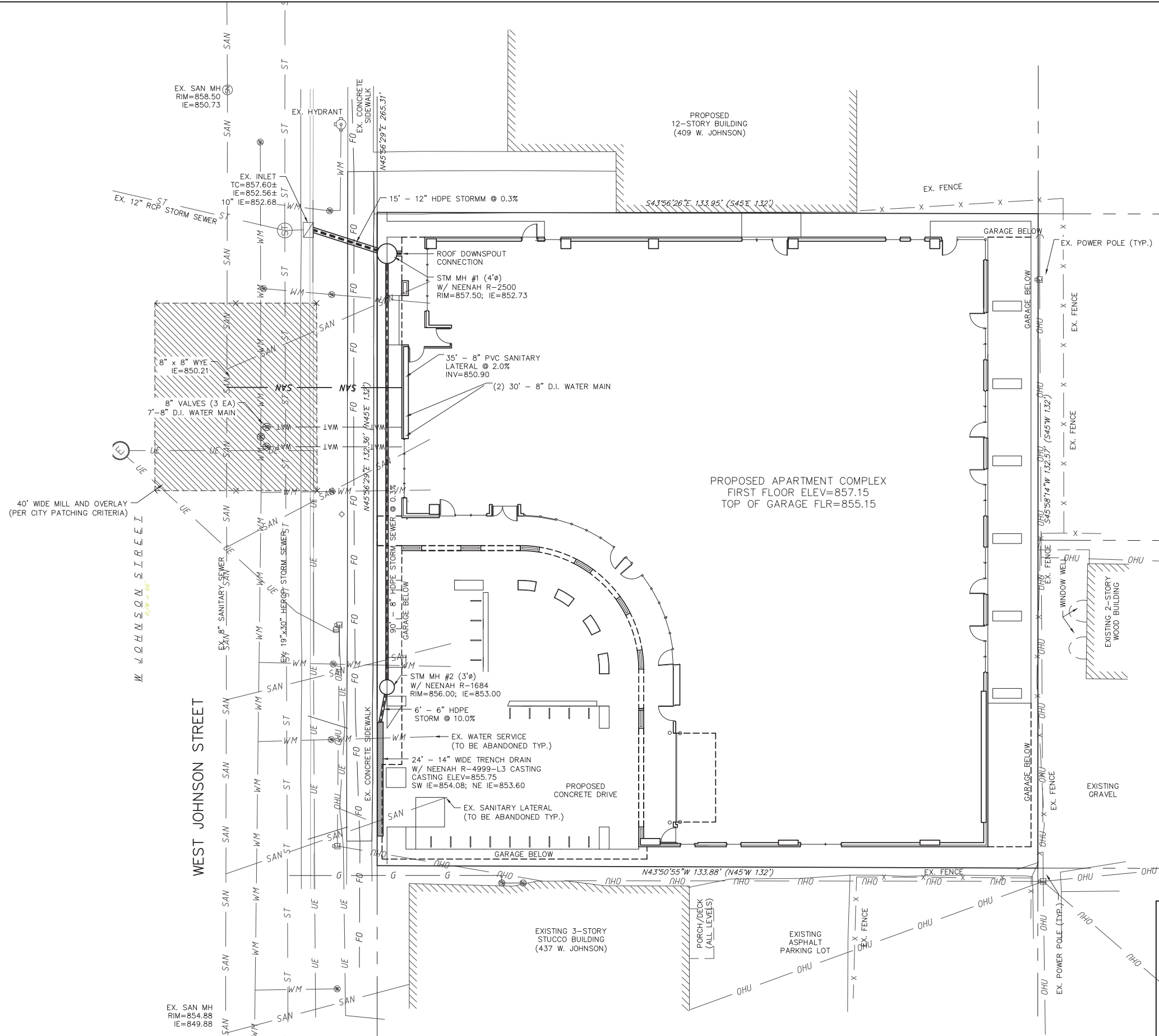
JOHNSON BEND - 425 W. JOHNSON STREET
 GRADING AND EROSION CONTROL PLAN
 DATED: AUGUST 8, 2014

C1.3

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



GENERAL NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

ANY DAMAGE TO THE PAVEMENT ON WEST JOHNSON STREET ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

PRIOR TO FINAL APPROVAL OF DEMOLITION PERMIT, CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. CONTRACTOR SHALL COMPLETE SEWER LATERAL PLUGGING APPLICATION AND PAY APPLICABLE PERMIT FEE.

UTILITY NOTES:
 ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

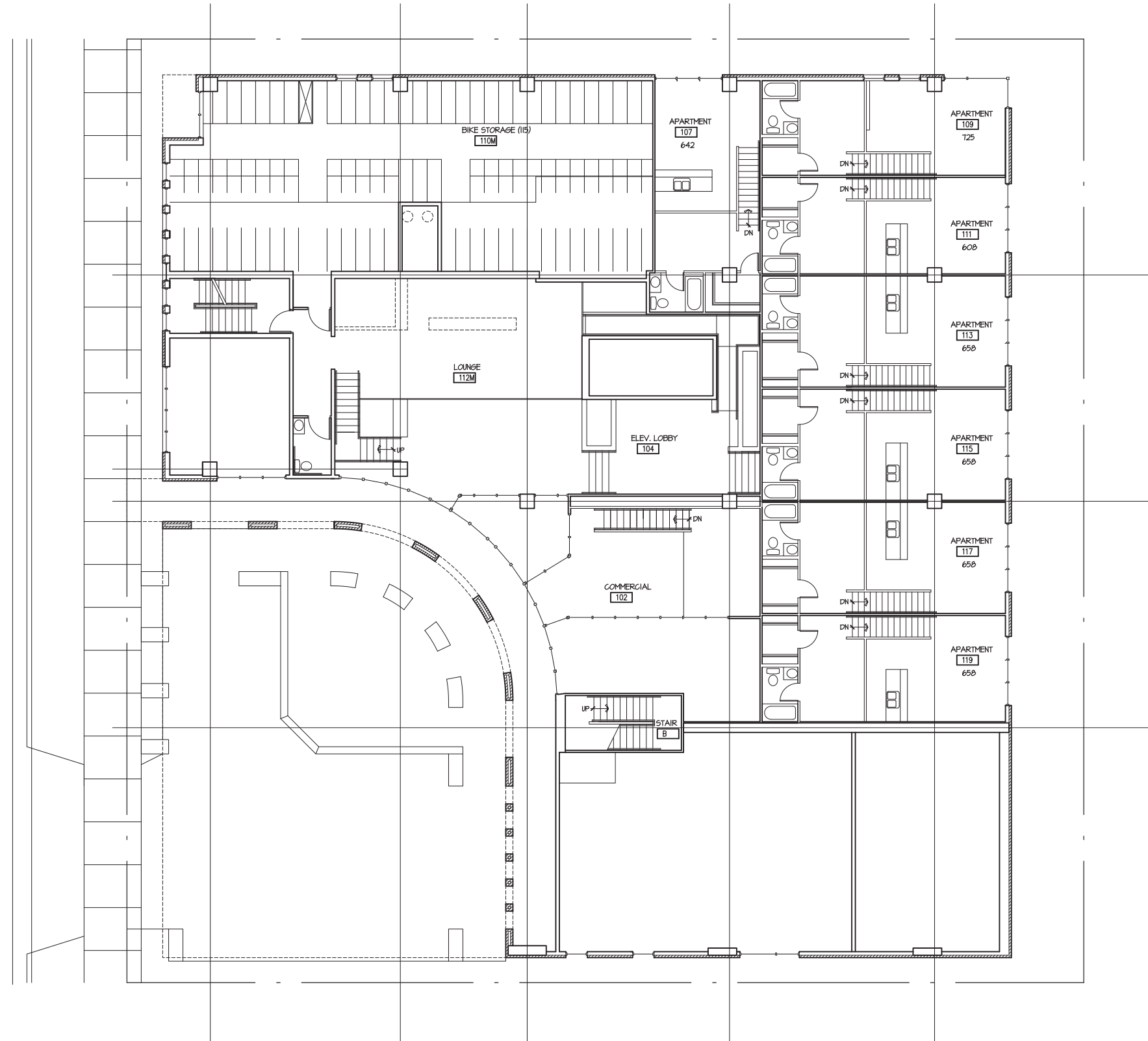
CONTRACTOR SHALL CONTACT MADISON WATER UTILITY TO REMOVE WATER METER AND PRIOR TO ABANDONING EXISTING WATER SERVICE AND INSTALLING 8" TAPPING VALVES AND PAY CITY INSPECTION FEE.

JOHNSON BEND - 425 W. JOHNSON STREET
 UTILITY PLAN
 DATED: AUGUST 8, 2014
 C1.4

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WEST JOHNSON STREET



1 FIRST FLOOR MEZZANINE PLAN
A1.4 SCALE: 1/8" = 1'-0"



OWNER

Les Orosz
(608) 347-5432
University Avenue
Madison, Wisconsin 53703

PROJECT

Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

DRAWING

FIRST FLOOR MEZZANINE

DATA

Project # 201303
Date: 08.08.14

A1.4



1 SECOND FLOOR PLAN
A1.5 SCALE: 1/8" = 1'-0"



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PROJECT

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DRAWING

SECOND FLOOR PLAN

DATA

Project # 201303
Date: 08.08.14

A1.5



1 THIRD FLOOR PLAN
A1.6 SCALE: 1/8" = 1'-0"



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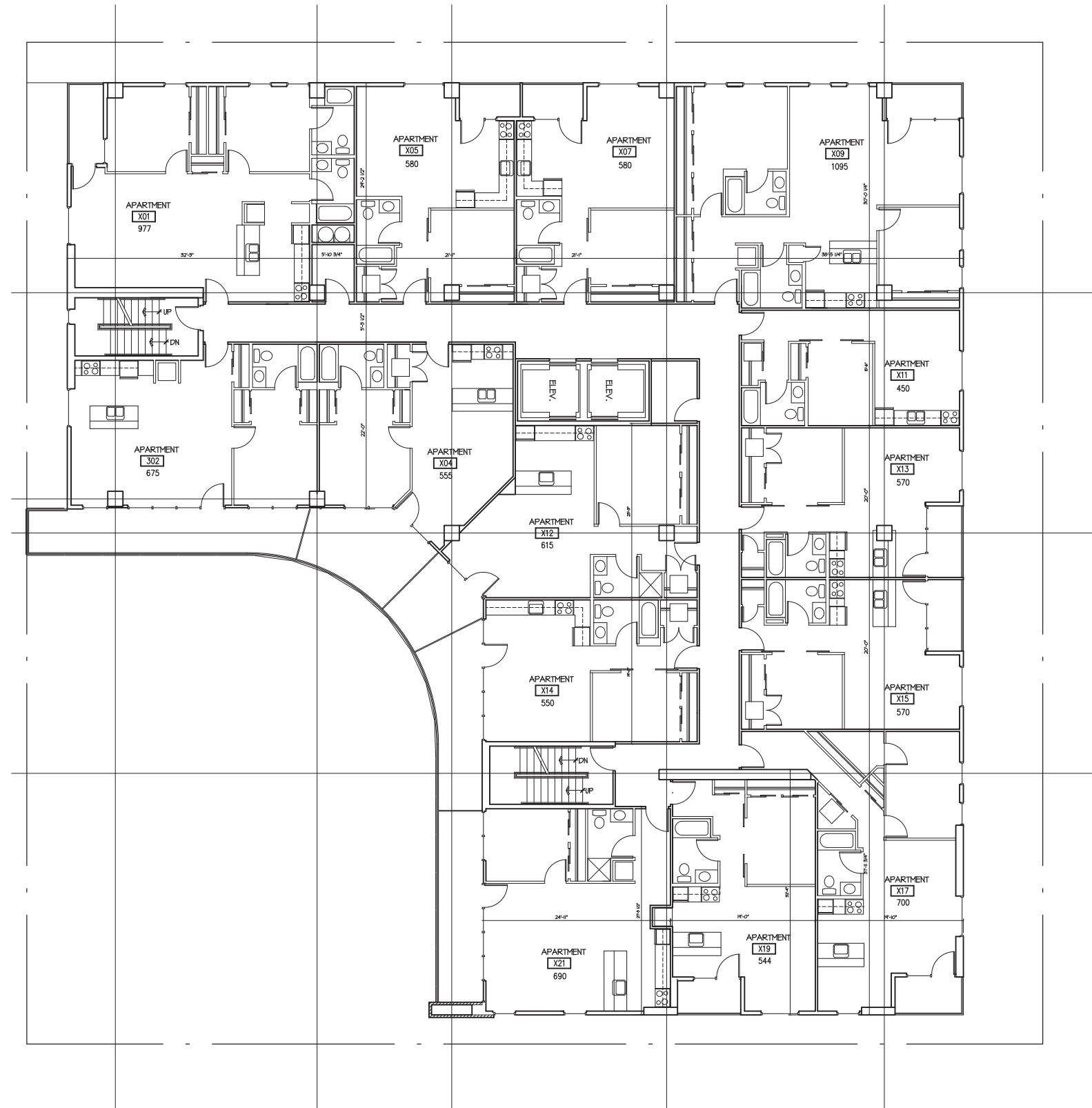
DRAWING

THIRD FLOOR PLAN

DATA

Project # 201303
Date: 08.08.14

A1.6



1 TYPICAL FLOOR PLAN
A1.7 SCALE: 1/8" = 1'-0"



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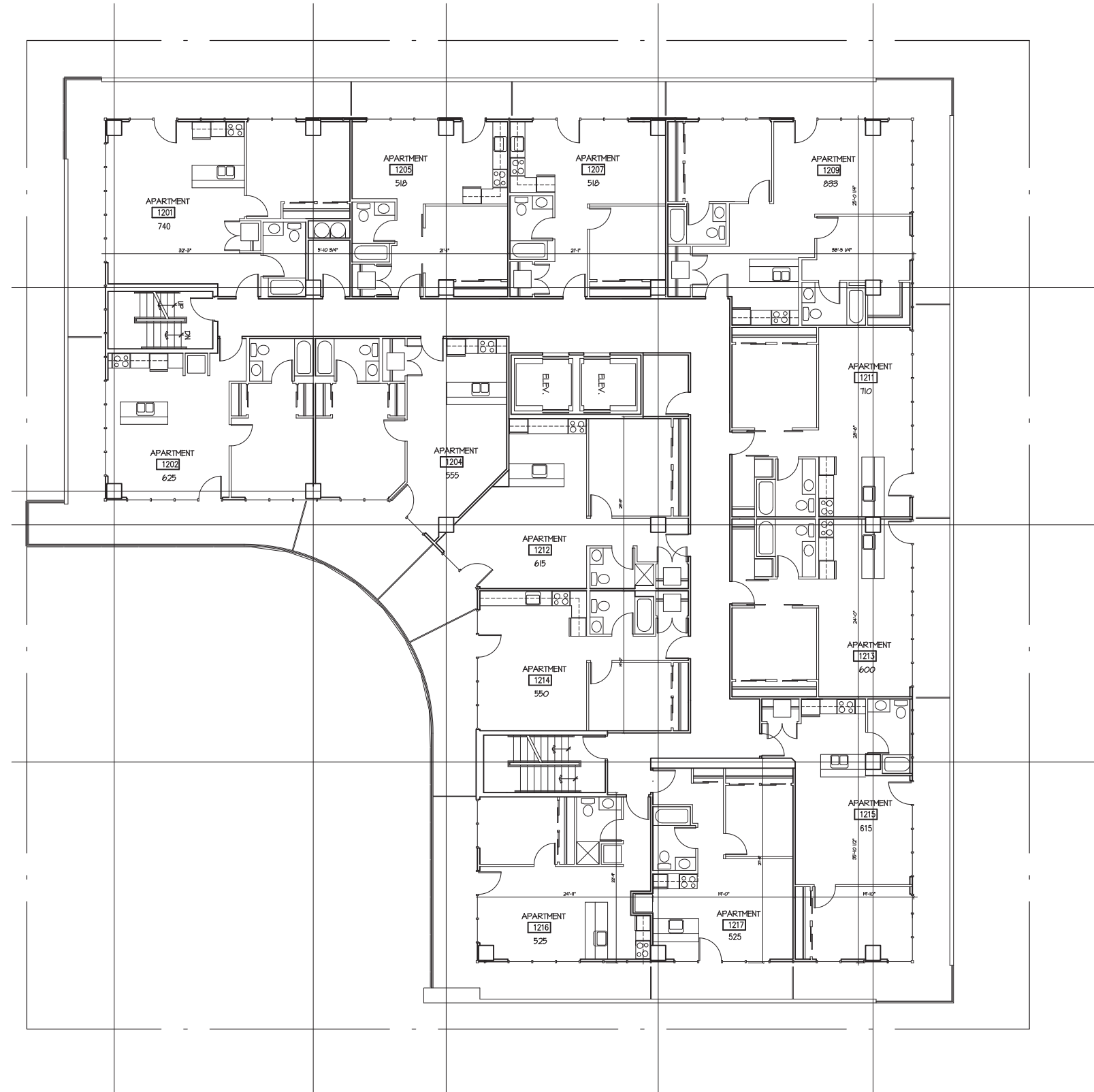
DRAWING

TYPICAL FLOOR PLAN

DATA

Project # 201303
Date: 08.08.14

A1.7



1 TWELFTH FLOOR PLAN
A1.8 SCALE: 1/8" = 1'-0"



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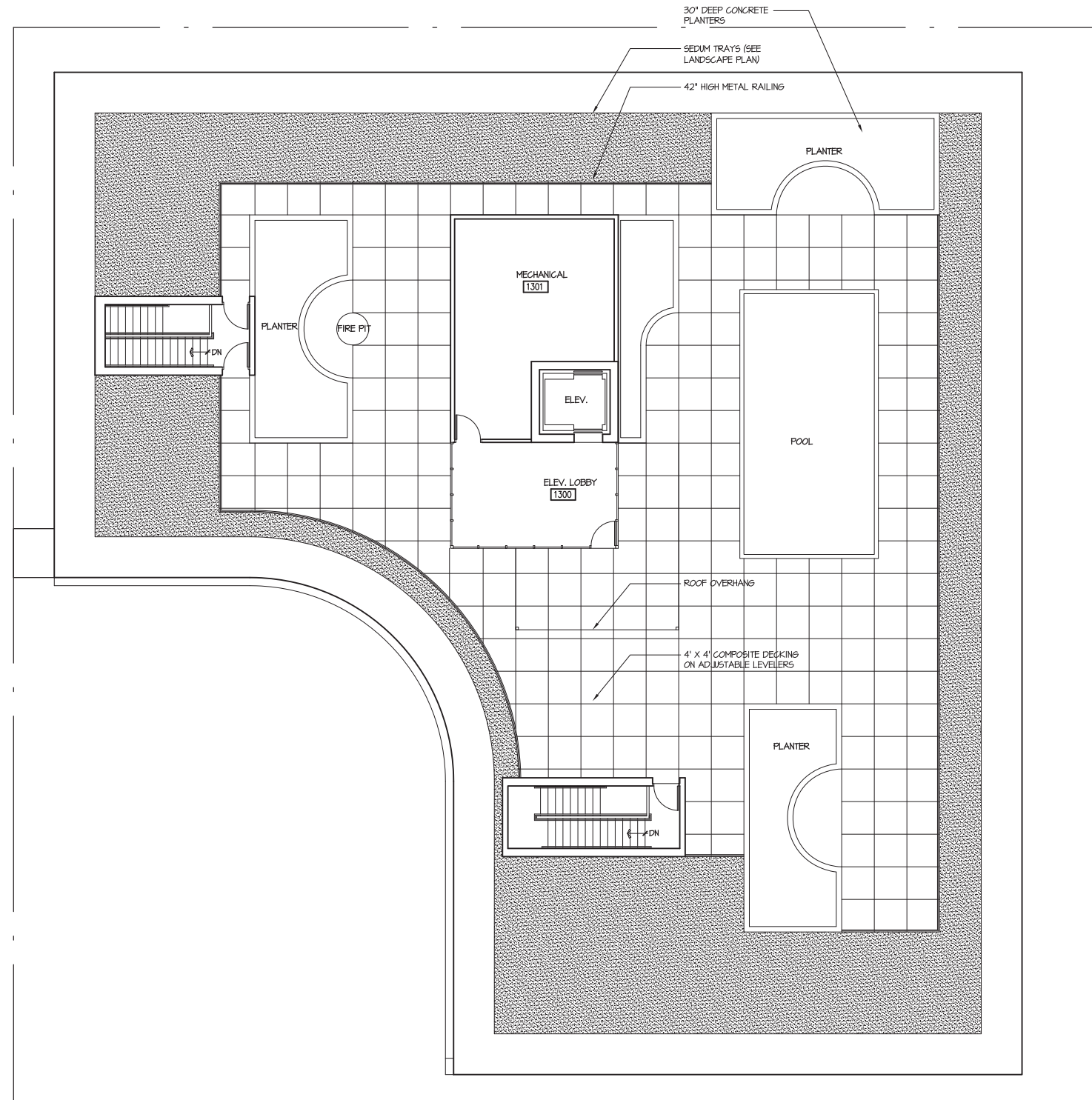
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TWELFETH FLOOR PLAN

DATA

Project # 201303
Date: 08.08.14

A1.8



1 ROOF TERRACE PLAN
A1.9 SCALE: 1/8" = 1'-0"



NORTH

OWNER

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PROJECT

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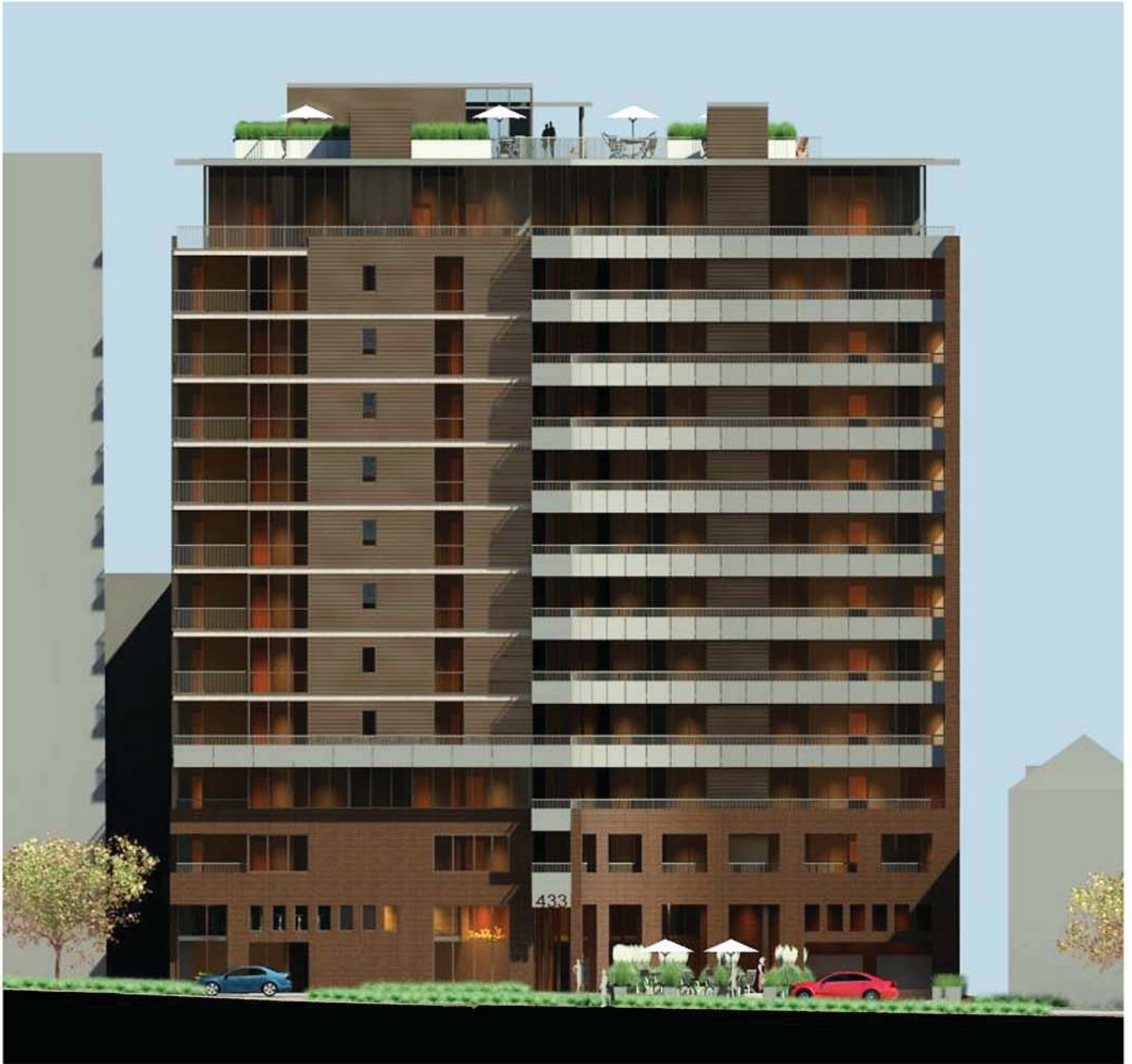
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ROOF TERRACE PLAN

DATA

Project # 201303
Date: 08.08.14

A1.9

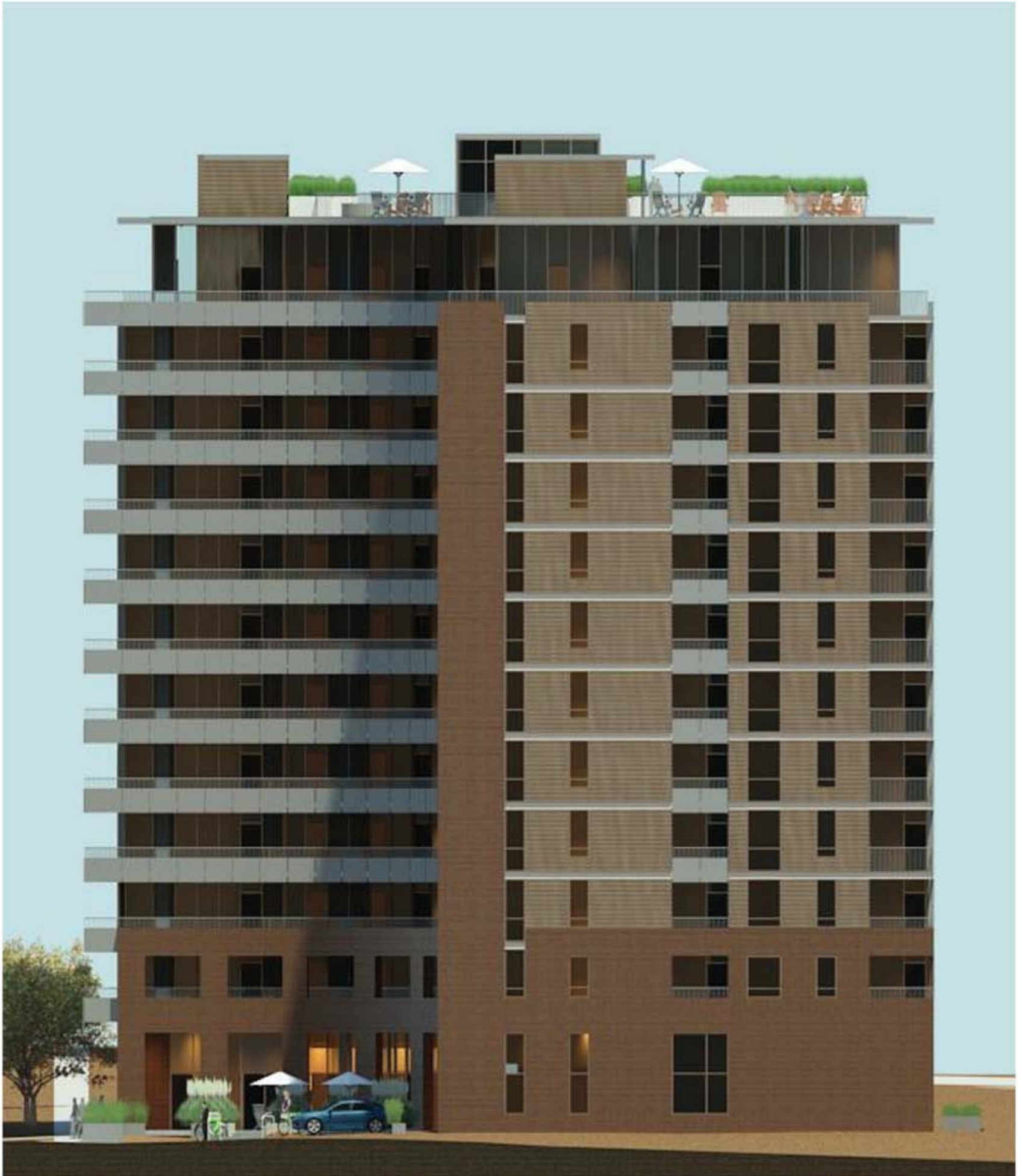


North West Elevation

SUTTON
ARCHITECTURE

KEE
architecture

433 Johnson Bend

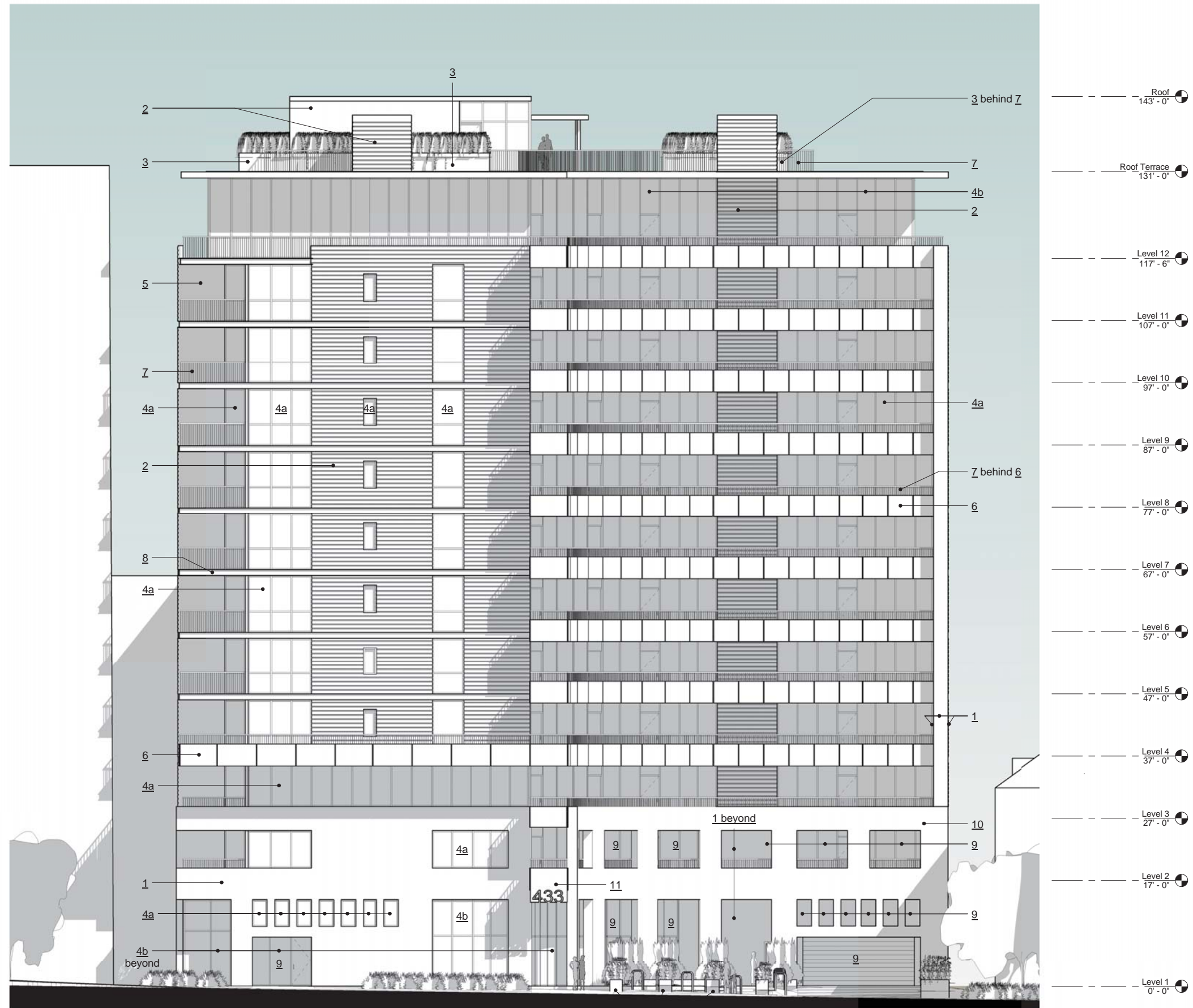


South West Elevation

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ARCHITECTURE

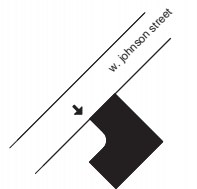
KEE
architecture

433 Johnson Bend



KEYED NOTES

1. Brick masonry
Utility - Medium Ironspot 46 - Velour (Endicott Clay Products)
2. Architectural metal panel w/ concealed fasteners
'Centria' concept series metal panel system CS-620
Substrate: 22 ga Galvalume
Color: 9987 Bronze II
3. 1" Galvanized steel planter
- 4a. Thermally broken aluminum storefront system ('Kynar' color to match metal panel)
w/ 1" insulated glazing unit or 1" insulated spandrel unit
- 1/4" Solarban 60 #2
- 1/2" Black Tech/Argon
- 1/4" Clear
- 4b. Thermally broken aluminum curtainwall system ('Kynar' color to match metal panel)
w/ 1" insulated glazing unit or 1" insulated spandrel unit
- 1/4" Solarban 60 #2
- 1/2" Black Tech/Argon
- 1/4" Clear
5. EIFS
'Dryvit' Outsulation X System
Color: #364b Totem Pole
Texture: Sandpebble Fine NT
6. Galvanized steel plate w/ concealed fasteners
7. Guardrail (vertical balusters @ 4" o.c.)
8. Galvanized steel channel - MC12x10
9. Opening in masonry wall
10. 20" masonry wall brick veneer on both sides
11. 1" Galvanized steel plate w/ plasma cut address



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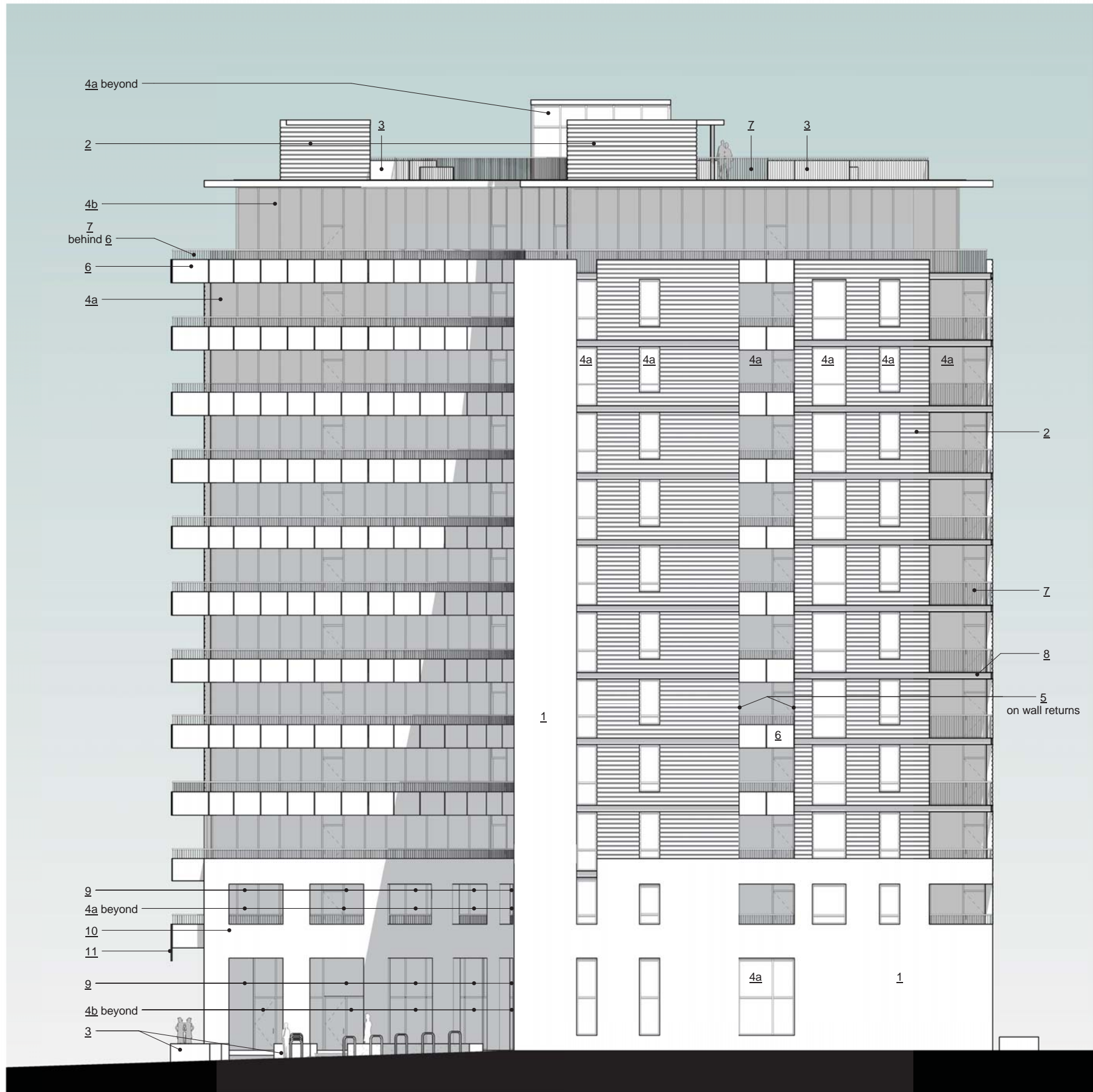
DRAWING

NORTH WEST ELEVATION
1/8" = 1'-0"

DATA

Project # 201303
Date: 08.01.14

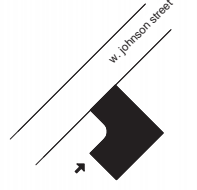
A2.1.



- Roof 143'-0"
- Roof Terrace 131'-0"
- Level 12 117'-6"
- Level 11 107'-0"
- Level 10 97'-0"
- Level 9 87'-0"
- Level 8 77'-0"
- Level 7 67'-0"
- Level 6 57'-0"
- Level 5 47'-0"
- Level 4 37'-0"
- Level 3 27'-0"
- Level 2 17'-0"
- Level 1 0'-0"

KEYED NOTES

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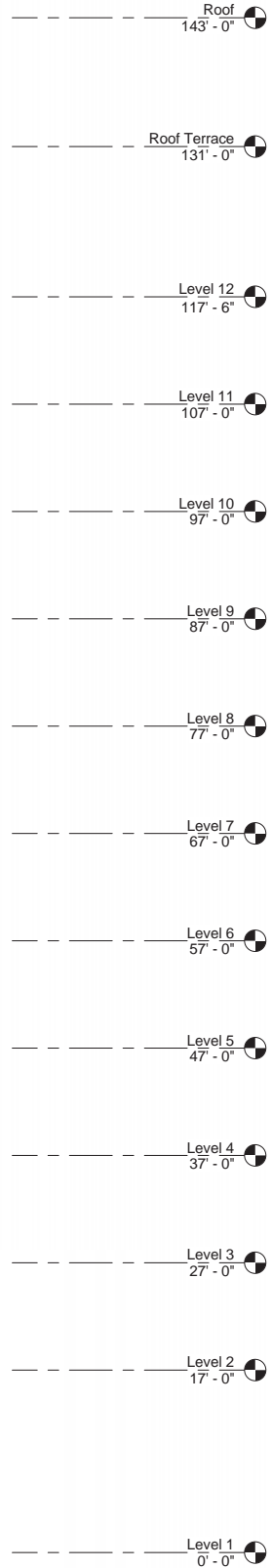
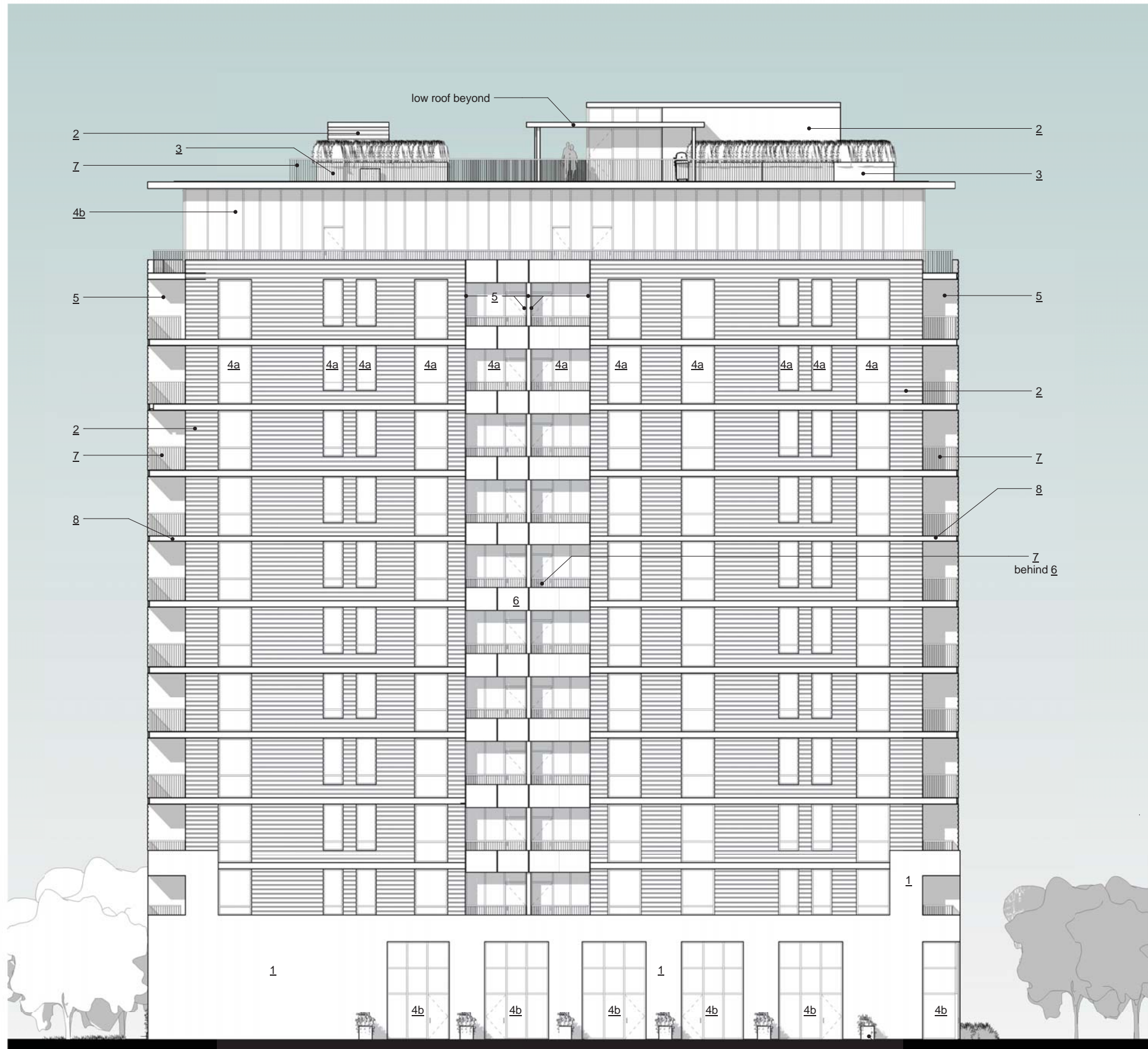
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Madison, Wisconsin

PROJECT
Johnson Bend
433 West Johnson Street
Madison, Wisconsin 53703

DRAWING
SOUTH WEST ELEVATION
1/8" = 1'-0"

DATA
Project # 201303
Date: 08.01.14

A2.2.



KEYED NOTES

1. Brick masonry
Utility - Medium Ironspot 46 - Velour (Endicott Clay Products)
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'Centria' concept series metal panel system CS-620
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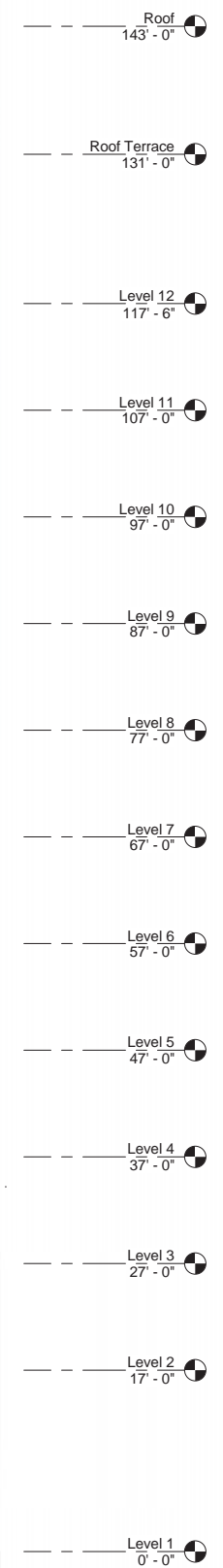
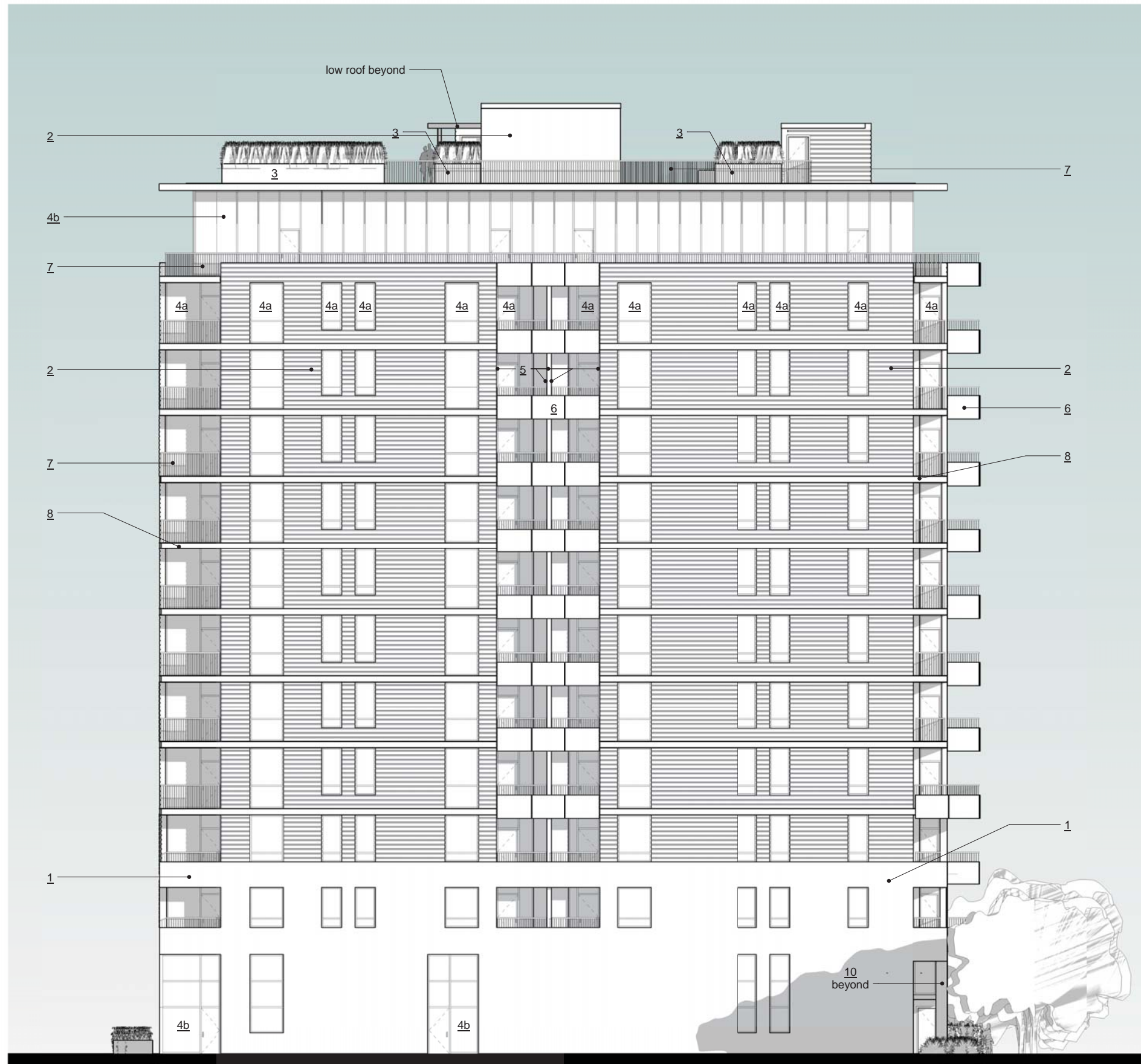
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PROJECT
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433 West Johnson Street
Madison, Wisconsin 53703

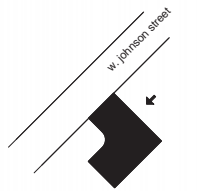
DRAWING
SOUTH EAST ELEVATION
1/8" = 1'-0"

DATA
Project # 201303
Date: 08.01.14

A2.3.



- KEYED NOTES**
1. Brick masonry
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PROJECT
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433 West Johnson Street
Madison, Wisconsin 53703

DRAWING
NORTH EAST ELEVATION
1/8" = 1'-0"

DATA
Project # 201303
Date: 08.01.14

A2.4.



View from West Johnson Street

SUTTON
ARCHITECTURE

KEE
architecture

433 Johnson Bend