AVALON MADISON VILLAGE

A Gorman & Company Neighborhood

4629 VERONA ROAD
MADISON, WI

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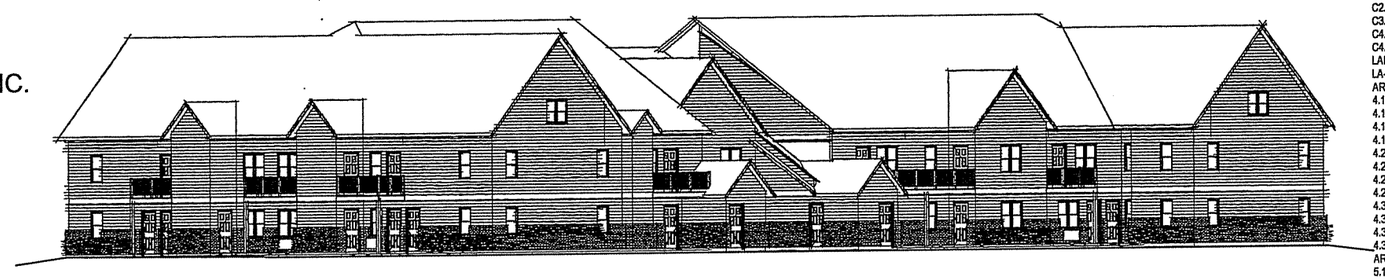

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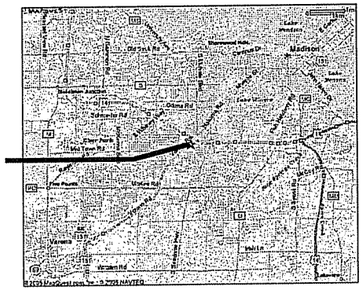
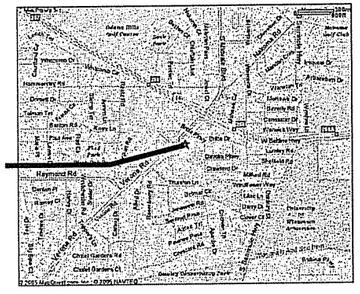
PROJECT LOCATION



VICINITY MAP

PROJECT LOCATION



GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715

AVALON MADISON VILLAGE
A GORMAN & COMPANY NEIGHBORHOOD
4629 VERONA ROAD
MADISON, WI

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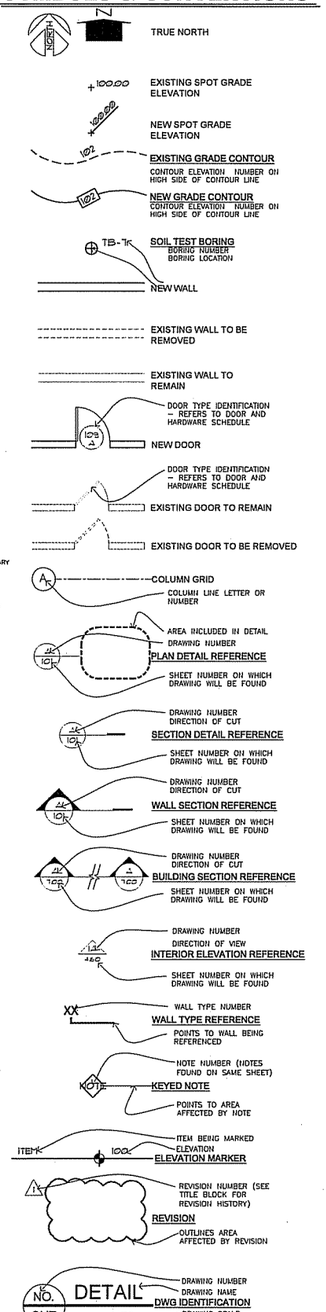
ABBREVIATIONS

∠	ANGLE	GR	GRADE	QT	QUARRY TILE
@	AT	GRND	GROUND		
%	PERCENT	GSKT	GASKET	R	RISER
		GWB	GYPSUM WALL BOARD	RA	RETURN AIR
AB	ANCHOR BOLT	GYM	GYMNASIUM	RAD	RADIUS
AC	ACOUSTICAL/ALTERNATING CURRENT	GYP	GYPSUM	RB	RUBBER BASE
				RBR	RUBBER
ACP	ACOUSTICAL PANEL	H	HIGH	RC	REINFORCED CONCRETE
ACT	ACOUSTICAL TILE	HB	HOSE BIBB	RCP	REFLECTED CEILING PLAN
ADD	ADDITION	HC	HOLLOW CORE	RD	ROOF DRAIN
ADJ	ADJUSTABLE	HD	HAND DRYER/HEAD	REC	RECESSED
ADH	ADHESIVE	HDBD	HARDBOARD	RECPT	RECEPTACLE
AFF	ABOVE FINISH FLOOR	HDR	HEADER	REF	REFERENCE/REFER
AGGR	AGGREGATE	HDW	HARDWARE	REFL	REFLECTED(IVE)(OR)
AL	ALUMINUM	HDWD	HARDWOOD	REFR	REFRIGERATOR
ALT	ALTERNATE	HM	HOLLOW METAL	REINF	REINFORCE(D)(ING)(MENT)
ANOD	ANODIZED	HOR	HORIZONTAL	REL	RELOCATE
AP	ACCESS PANEL	HP	HIGH POINT	REQD	REQUIRED
APPROX	APPROXIMATELY	HR	HOUR/HAND RAIL	RES	RESILIENT
AR	ACID RESISTING	HT	HEIGHT	RET	RETURN
ARCH	ARCHITECT(URAL)	HTG	HEATING	REV	REVISED/REVISION
ASB	ASBESTOS	HV	HEATING & VENTILATING	RF	RESILIENT FLOORING
ASPH	ASPHALT	HVAC	HEATING, VENTILATING & AIR CONDITIONING	RFG	ROOFING
AVE	AVENUE			RGH	ROUGH
		HVC	HEATING & VENTILATING CONTRACTOR	RH	ROBE HOOK
BB	BULLETIN BOARD			RI	ROUGH IN
B&B	BALLED AND BURLAPPED	HW	HOT WATER	RM	ROOM
BD	BOARD/BEAD	HWC	HEAVYWEIGHT CONCRETE	RO	ROUGH OPENING
BF	BOTH FACES	HWH	HOT WATER HEATER	RT	RUBBER TILE
BG	BUMPER GUARD				
BIT	BITUMINOUS	ID	INSIDE DIAMETER	S	SINK
BL	BORROWED LITE	IE	INVERT ELEVATION	SAS	SURFACED FOUR SIDES
BLDG	BUILDING	IF	INSIDE FACE	SAN	SANITARY
BLK	BLOCK	IMP	INSULATED METAL PANEL	SB	SOIL BORING
BLKG	BLOCKING	IN	INCHES	SC	SOLID CORE
BLKT	BLANKET	INCL	INCLUDE	SCT	STRUCTURAL CLAY TILE
BM	BEAM/BENCH MARK	INSUL	INSULATION	SCHED	SCHEDULE
BO	BY OWNER	INT	INTERIOR	SD	SOAP DISPENSER
BOS	BOTTOM OF STEEL	INV	INVERT	SECT	SECTION
BRKR	BREAKER	IRMA	INVERTED ROOF MEMBRANE ASSEMBLY	SEL	SELECT
BRG	BEARING			SEW	SEWER
BRK	BRICK			SGL	SINGLE
BS	BACK SPLASH	JAN	JANITOR	SGT	STRUCTURAL GLAZED TILE
BSBD	BASEBOARD	JB	JUNCTION BOX	SH	SHELF/SINGLE HUNG
BSMT	BASEMENT	JC	JANITOR'S CLOSET	SHR	SHOWER
BTM	BOTTOM	JST	JOIST	SHT	SHEET
BTU	BRITISH THERMAL UNIT	JT	JOINT	SHTHG	SHEATHING
BTWN	BETWEEN			SIM	SIMILAR
BUR	BUILT-UP ROOF	KD	KILN DRIED/KNOCKED DOWN	SJ	SLIP JOINT
		K or KIP	ONE THOUSAND POUNDS	SM	SHEET METAL/SMOOTH/SMALL
C	CHANNEL/CONDUIT	KSF	ONE THOUSAND POUNDS PER SQUARE FOOT	SND	SANITARY NAPKIN DISPENSER
CAB	CABINET			SNR	SANITARY NAPKIN RECEPTACLE
CAP	CAPACITY	KO	KNOCK OUT	STL, JST	STEEL JOIST
CAV	CAVITY			SLV	SHORT LEG VERTICAL
CB	CATCH BASIN/CHALKBOARD/ CORNER BEAD	LAB	LABORATORY	SOG	SLAB ON GRADE
		LAD	LADDER	SPEC	SPECIFICATION
C/C	CENTER TO CENTER	LAM	LAMINATED	SQ	SQUARE
CEM	CEMENT	LAV	LAVATORY	SR	SERVICE RECEPTOR/SHOWER ROD
CER	CERAMIC	LB	POUND	SS	SERVICE SINK/STAINLESS STEEL
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED	LBS	POUNDS	STA	STATION
		LD	LOAD	STC	SOUND TRANSMISSION CLASS
CG	CORNER GUARD	LDG	LANDING	STD	STANDARD
CI	CAST IRON	LIN	LINEAR	STL	STEEL
CJ	CONTROL JOINT	LIQ	LIQUID	STM	STORM
CL	CENTER LINE	LKR	LOCKER	STOR	STORAGE
CLG	CEILING	LL	LIVE LOAD	STRUC	STRUCTURAL/STRUCTURE
CLO	CLOSET	LLV	LONG LEG VERTICAL	SUSP	SUSPENDED
CLOS	CLOSET	LMBR	LUMBER	SAV	STAIN AND VARNISH
CMU	CONCRETE MASONRY UNIT	LNTL	LINTEL	SW	SWITCH
CMPST	COMPOSITE	LP	LOW POINT	SYM	SYMETRICAL
CO	CASED OPENING/CLEANOUT	LSJ	LONG SPAN JOIST		
COL	COLUMN	LT	LIGHT	T	TEE/TREAD
COMB	COMBINATION	LVR	LOUVER	TB	TACK BOARD/TOWEL BAR
COMPT	COMPARTMENT	LWC	LIGHTWEIGHT CONCRETE	T&B	TOP AND BOTTOM
CONC	CONCRETE			TEL	TELEPHONE
CONF	CONFERENCE	MACH	MACHINE	TEMP	TEMPERATURE/TEMPERED/TEMPORARY
CONN	CONNECT(ION)	MAR	MARBLE	TERR	TERRAZZO
CONST	CONSTRUCTION	MASY	MASONRY	TAG	TONGUE AND GROOVE
CONT	CONTINUOUS	MATL	MATERIAL	THK	THICK(NESS)
CONTR	CONTRACTOR	MAX	MAXIMUM	THRESH	THRESHOLD
COR	CORNER	MBH	1,000 BTU/HR	TOB	TOP OF BEAM
CORR	CORRIDOR/CORRUGATED	MBW	MASONRY BEARING WALL	TOC	TOP OF CONCRETE/TOP OF CURB
COV	COVER	MC	MEDICINE CABINET	TOD	TOP OF DECK
CP	CONTROL PANEL	MECH	MECHANICAL	TOF	TOP OF FOOTING
CPT	CARPET	MEMB	MEMBRANE	TOJ	TOP OF JOIST
CR	CHAIR RAIL/COAT RACK/COLD ROLLED	MEZZ	MEZZANINE	TOP	TOP OF PAVEMENT
		MDL	MODEL/MIDDLE	TOS	TOP OF SLAB/TOP OF STEEL
CSG	CASING	MFG	MANUFACTURING	TOW	TOP OF WALL
CSWK	CASEWORK	MFR	MANUFACTURER	TPG	TOPPING
CT	CERAMIC TILE	MH	MANHOLE	TPH	TOILET PAPER HOLDER
CTR	CENTER/COUNTER	MIN	MINIMUM	TPSL	TOPSOIL
CTSK	COUNTERSUNK	MIR	MIRROR	TRAN	TRANSOM
CU	CUBIC	MISC	MISCELLANEOUS	TRD	TREAD
CW	COLD WATER	MK	MARK	TRANS	TRANSPARENT/TRANSFORMER
CYL	CYLINDER	ML	METAL LATH	TT	DOUBLE TEE
		MLDG	MOLDING	TYP	TYPICAL/TYPICALLY
d	PENNY	MLWK	MILLWORK		
D	DEPTH	MO	MASONRY OPENING	UL	UNDERWRITERS LABORATORIES
DBL	DOUBLE	MRTR	MORTER	UNO	UNLESS NOTED OTHERWISE
DC	DIRECT CURRENT	MTD	MOUNTED	UNEX	UNEXCAVATED
DEPT	DEPARTMENT	MTG	MOUNTING	UNFIN	UNFINISHED
DF	DRINKING FOUNTAIN	MTL	METAL	UR	URINAL
DH	DOUBLE HUNG	MTR	MOTOR	UV	ULTRAVOLET
DIA or ø	DIAMETER	MWP	METAL WALL PANEL		
DIAG	DIAGONAL			VB	VINYL BASE/VAPOR BARRIER
DIM	DIMENSION	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
DISC	DISCONNECT	NO	NUMBER	VENT	VENTILATOR
DISP	DISPENSER	NOM	NOMINAL	VERT	VERTICAL
DIV	DIVISION	NPS	NOMINAL PIPE SIZE	VEST	VESTIBULE
DK	DECK	NS	NON-SHRINK	VIF	VERIFY IN FIELD
DK'G	DECKING	NTS	NOT TO SCALE	VIN.	VINYL
DL	DEAD LOAD			VNR	VENEER
DMPRG	DAMPPROOFING	OC	ON CENTER	VOL	VOLUME
DN	DOWN	OD	OUTSIDE DIAMETER	VR	VAPOR RETARDER
DO	DITTO/DOOR OPENING	OF	OUTSIDE FACE	VST	VINYL SHEET FLOORING
DP	DEMOUNTABLE PARTITION	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	VTC	VIDEO TRAINING CABINET
DR	DOOR			VTR	VENT THROUGH ROOF
DS	DOWN SPOUT	OFOI	OWNER FURNISHED, OWNER INSTALLED	VWC	VINYL WALL COVER
DT	DRAPERY TRACK				
DTL	DETAIL	OFF	OFFICE	W	WIDTH/WATT
DWG	DRAWING	OH	OVERHEAD	W/	WITH
DWL	DOWEL	OPNG	OPENING	WC	WATER CLOSET
DWR	DRAWER	OPP	OPPOSITE	WD	WOOD
DVTL	DOVETAIL	OZ	OUNCE	WDW	WINDOW
				WF	WIDE FLANGE
EA	EACH	PARG	PARGING	WGL	WIRE GLASS
EC	ELECTRICAL CONTRACTOR	PC	PRECAST	WL	WIND LOAD
EF	EACH FACE	PCF	POUNDS PER CUBIC FOOT	WO	WALL OPENING
EFF	EFFICIENCY/EFFECTIVE	PERF	PERFORATED	W/O	WITHOUT
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	PL	PLATE/PROPERTY LINE	WP	WORKING POINT
		PLAM	PLASTIC LAMINATE	WR	WATER RESISTANT
EJ	EXPANSION JOINT	PLAS	PLASTER/PLASTIC	WS	WEATHERSTRIPPING
EL	ELEVATION	PLBG	PLUMBING	WSCT	WAINSCOT
ELEC	ELECTRICAL	PNL	PANEL	WT	WEIGHT
ELEV	ELEVATOR	PNLG	PANELING	WTR	WATER
ENCL	ENCLOSURE	POL	POLISHED	WTRPRF	WATERPROOFING
ENGR	ENGINEER	PP	POLISHED PLATE	WWF	WELDED WIRE FABRIC
ENT	ENTRANCE	PR	PAIR		
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	PREFAB	PREFABRICATED		
		PREFIN	PREFINISHED		
EQ	EQUAL	PRELIM	PRELIMINARY		
EQUIP	EQUIPMENT	PRESS	PRESSURE		
ETR	EXISTING TO REMAIN	PSF	POUNDS PER SQUARE FOOT		
EW	EACH WAY	PSI	POUNDS PER SQUARE INCH		
EWC	ELECTRIC WATER COOLER	PLYWD	PLYWOOD		
EXC	EXCAVATE	PROP	PROPERTY		
EXH	EXHAUST	P&S	POLE AND SHELF		
EXIST	EXISTING	PT	POINT/PAINT		
EXP	EXPANSION	PTD	PAPER TOWEL DISPENSER		
EXPD	EXPOSED	PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE		
EXT	EXTENSION/EXTERIOR				
		PTN	PARTITION		
FA	FIRE ALARM/FORCED AIR/FRESH AIR	PVC	POLYVINYL CHLORIDE		
FB	FACE BRICK				
FD	FLOOR DRAIN/FIRE DOOR				
FDN	FOUNDATION				
FE	FIRE EXTINGUISHER				
FEC	FIRE EXTINGUISHER CABINET				
FF	FINISHED FLOOR				
FGL	FIBERGLASS				
FIN	FINISH				
FIX	FIXTURE				
FL	FLOOR				
FLEX	FLEXIBLE				
FLHG	FLASHING				
FLR	FLOOR				
FLRG	FLOORING				
FLT	FLOAT				
FLUOR	FLUORESCENT				
FOC	FACE OF CONCRETE				
FOM	FACE OF MASONRY				
FOS	FACE OF STUD				
FOW	FACE OF WALL				
FPRF	FIREPROOF				
FR	FIRE RETARDANT				
FRMG	FRAMING				
FRP	FIBERGLASS REINFORCED POLYESTER				
FS	FULL SIZE/FULL SCALE				
FT	FEET/FOOT				
FTF	FLOOR TO FLOOR				
FTG	FOOTING				
FURN	FURNISH(ED)				
FURR'G	FURRING				
FUT	FUTURE				
FVC	FIRE VALVE CABINET				
GA	GAGE				
GAL	GALLON				
GALV	GALVANIZED				
GB	GRAB BAR				
GC	GENERAL CONTRACTOR				
GEN	GENERAL				
GI	GALVANIZED IRON				
GL	GLASS				
GLZ	GLAZING				
GM	GAS METER				
GMU	GYPSUM MASONRY UNIT				
GPL	GYPSUM LATH				

MATERIAL LEGEND

	EARTH		RIGID INSULATION
	POROUS FILL		BLOWN OR LOOSE FILL INSULATION
	BRICK		BATT INSULATION
	C.M.U.		EXISTING TO REMAIN PLAN, SECTION, DETAIL
	WOOD ROUGH		EXISTING TO BE REMOVED PLAN, SECTION, DETAIL
	WOOD FINISH		SOUND WALL
	CELLULAR INSULATION		SOUND WALL WITH 1/2" DRYWALL ADDED

SYMBOLS & CONVENTIONS



UNIT SCHEDULE

22 UNIT BUILDING 1

UNIT NO	UNIT TYPE	FLOOR	TYPE	BEDROOMS	BATHS	GROSS S.F.	SIMILAR
101	E	1ST	W	2	1	1154 S.F.	
102	D	1ST	W	2	1	911 S.F.	
103	A	1ST	B	2	1	911 S.F.	105, 109, 111
104	B	1ST	B	1	1	781 S.F.	110
105	A	1ST	B	2	1	911 S.F.	103, 109, 111
106	C	1ST	A	2	1	1059 S.F.	
107	G	1ST	W	2	1	1099 S.F.	
108	A	1ST	B	2	1	911 S.F.	103, 105, 111
109	B	1ST	W	1	1	781 S.F.	
110	A	1ST	B	2	1	911 S.F.	103, 105, 109
111	F	1ST	W	2	1	1242 S.F.	
201	I	2ND	B	2	1	1263 S.F.	
202	D2	2ND	B	3	1	1696 S.F.	
203	A2	2ND	B	3	1	1400 S.F.	205, 209, 211
204	B2	2ND	B	1	1	781 S.F.	210
205	A2	2ND	B	3	1	1400 S.F.	203, 209, 211
206	C2	2ND	B	3	1	1506 S.F.	
207	G2	2ND	B	3	1	1546 S.F.	
208	H2	2ND	B	2	1	1197 S.F.	212
209	A2	2ND	B	3	1	1400 S.F.	203, 205, 211
210	B2	2ND	B	1	1	781 S.F.	204
211	A2	2ND	B	3	1	1400 S.F.	203, 205, 209
212	H2	2ND	B	2	1	1197 S.F.	208
213	F2	2ND	B	3	1	1692 S.F.	

26 UNIT BUILDING 2

UNIT NO	UNIT TYPE	FLOOR	TYPE	BEDROOMS	BATHS	GROSS S.F.	SIMILAR
101	E	1ST	W	2	1	1154 S.F.	
102	D	1ST	W	2	1	911 S.F.	
103	A	1ST	B	2	1	911 S.F.	105, 109, 111
104	B	1ST	B	1	1	781 S.F.	110
105	A	1ST	B	2	1	911 S.F.	103, 109, 111
106	C	1ST	W	2	1	1059 S.F.	
107	G	1ST	W	2	1	1099 S.F.	
108	H	1ST	W	1	1	739 S.F.	112
109	A	1ST	B	2	1	911 S.F.	103, 105, 111
110	B	1ST	A	1	1	781 S.F.	
111	A	1ST	B	2	1	911 S.F.	103, 105, 109
112	H	1ST	B	1	1	739 S.F.	108
113	F	1ST	W	2	1	1242 S.F.	
201	I	2ND	B	2	1	1263 S.F.	
202	D2	2ND	B	3	1	1696 S.F.	
203	A2	2ND	B	3	1	1400 S.F.	205, 209, 211
204	B2	2ND	B	1	1	781 S.F.	210
205	A2	2ND	B	3	1	1400 S.F.	203, 209, 211
206	C2	2ND	B	3	1	1506 S.F.	
207	G2	2ND	B	3	1	1546 S.F.	
208	H2	2ND	B	2	1	1197 S.F.	212
209	A2	2ND	B	3	1	1400 S.F.	203, 205, 211
210	B2	2ND	B	1	1	781 S.F.	204
211	A2	2ND	B	3	1	1400 S.F.	203, 205, 209
212	H2	2ND	B	2	1	1197 S.F.	208
213	F2	2ND	B	3	1	1692 S.F.	

26 UNIT BUILDING 4

UNIT NO.	UNIT TYPE	FLOOR	TYPE	BEDROOMS	BATHS	GROSS S.F.	SIMILAR
101	E	1ST	W	2	1	1154 S.F.	
102	D	1ST	W	2	1	911 S.F.	
103	A	1ST	B	2	1	911 S.F.	105, 109, 111
104	B	1ST	B	1	1	781 S.F.	110
105	A	1ST	B	2	1	911 S.F.	103, 109, 111
106	C	1ST	W	2	1	1059 S.F.	
107	G	1ST	W	2	1	1099 S.F.	
108	H	1ST	W	1	1	739 S.F.	112
109	A	1ST	B	2	1	911 S.F.	103, 105, 111
110	B	1ST	A	1	1	781 S.F.	
111	A	1ST	B	2	1	911 S.F.	103, 105, 109
112	H	1ST	B	1	1	739 S.F.	108
113	F	1ST	W	2	1	1242 S.F.	
201	I	2ND	B	2	1	1263 S.F.	
202	D2	2ND	B	3	1	1696 S.F.	
203	A2	2ND	B	3	1	1400 S.F.	205, 209, 211
204	B2	2ND	B	1	1	781 S.F.	210
205	A2	2ND	B	3	1	1400 S.F.	203, 209, 211
206	C2	2ND	B	3	1	1506 S.F.	
207	G2	2ND	B	3	1	1546 S.F.	
208	H2	2ND	B	2	1	1197 S.F.	212
209	A2	2ND	B	3	1	1400 S.F.	203, 205, 211
210	B2	2ND	B	1	1	781 S.F.	204
211	A2	2ND	B	3	1	1400 S.F.	203, 205, 209
212	H2	2ND	B	2	1	1197 S.F.	208
213	F2	2ND	B	3	1	1692 S.F.	

30 UNIT BUILDING 3

UNIT NO	UNIT TYPE	FLOOR	TYPE	BEDROOMS	BATHS	GROSS S.F.	SIMILAR
101	E	1ST	W	2	1	1154 S.F.	
102	D	1ST	W	2	1	911 S.F.	
103	H	1ST	B	1	1	739 S.F.	107,110,114
104	A	1ST	B	2	1	911 S.F.	106,111,113
105	B	1ST	B	1	1	781 S.F.	112
106	A	1ST	B	2	1	911 S.F.	104,111,113
107	H	1ST	B	1	1	739 S.F.	103,110,114
108	C	1ST	W	2	1	1059 S.F.	
109	G	1ST	A	2	1	1099 S.F.	
110	H	1ST	W	1	1	739 S.F.	103,107,114
111	A	1ST	B	2	1	911 S.F.	104,106,113
112	B	1ST	W	1	1	781 S.F.	105
113	A	1ST	B	2	1	911 S.F.	104,106,111
114	H	1ST	B	1	1	739 S.F.	103,107,110
115	F	1ST	W	2	1	1242 S.F.	
201	I	2ND	B	2	1	1263 S.F.	
202	D2	2ND	B	3	1	1696 S.F.	
203	H2	2ND	B	2	1	1197 S.F.	207,210,214
204	A2	2ND	B	3	1	1400 S.F.	206,211,213
205	B2	2ND	B	1	1	781 S.F.	212
206	A2	2ND	B	3	1	1400 S.F.	204,211,213
207	H2	2ND	B	2	1	1197 S.F.	203,210,214
208	C2	2ND	B	3	1	1506 S.F.	
209	G2	2ND	B	3	1	1546 S.F.	
210	H2	2ND	B	2	1	1197 S.F.	203,207,214
211	A2	2ND	B	3	1	1400 S.F.	204,206,213
212	B2	2ND	B	1	1	781 S.F.	205
213	A2	2ND	B	3	1	1400S.F.	204,206,211
214	H2	2ND	B	2	1	1197 S.F.	203,207,210
215	F2	2ND	B	3	1	1692 S.F.	

UNIT TYPES

A TYPE "A" ACCESSIBLE COMPLYING W/ ANSI 117.1 - 1998 SEE DRAWING DETAILS

B TYPE "B" COMPLYING W/ ANSI 117.1 - 1998 SEE DRAWING DETAILS

W COMPLYS W/ WHEDA TAX CREDIT APPLICATION FOR CERTAIN ACCESSIBLITY CRITERIA - SEE DRAWING DETAILS

PROJECT INFORMATION

PROJECT TITLE: AVALON MADISON VILLAGE

PRINCIPAL ARCHITECT: MICHAEL JEFFERS AIA, GORMAN & COMPANY, INC.

PROJECT DESIGN TEAM: GARY GORMAN, TOM CAPP, CHRIS LOURENT, MICHAEL JEFFERS AIA, JUDY SULLIVAN, SONJA DROSTE, BRUCE RAMOS, SCOTT DOWNS, JIM BUSSE

UNIT MIX

	22 UNIT BLDG 1	26 UNIT BLDG 2	26 UNIT BLDG 4	30 UNIT BLDG 3	TOTALS
1 BEDROOM	3	4	4	6	17
2 BEDROOM	5	7	7	9	28
3 BEDROOM	8	8	8	8	32
1 BED TYPE "A"	0	1	1	0	2
2 BED TYPE "A"	1	0	0	1	2
1 BED TYPE "W"	1	1	1	2	5
2 BED TYPE "W"	4	5	5	4	18
			TOTAL UNITS		104

PRINCIPALS

PROJECT DEVELOPER

GORMAN & COMPANY
1244 SOUTH PARK STREET
MADISON, WI 53715
(608) - 257 - 4410

PROJECT ARCHITECT

MICHAEL JEFFERS, AIA
GORMAN & COMPANY, INC.
1244 SOUTH PARK STREET MADISON, WISCONSIN 53715
(608) 257-4410 EXT 329
CELL (608) 219-4842
FAX (608) 257-8797

PROJECT MANAGER

JUDY SULLIVAN
1244 S. PARK STREET, MADISON, WI 53715
CELL (608) 444-6845
FAX (608) 257-8797

CIVIL ENGINEER/DESIGNER

ARNOLD & O'SHERIDAN
111 DEMING WAY
MADISON, WISCONSIN 53717
(608) 821-8500
(608) 821-8521 FAX

STRUCTURAL ENGINEER

PIERCE ENGINEERS, INC.
10 WEST MIFFLIN STREET, SUITE 205
MADISON, WISCONSIN 53703
(608) 256-7304
(608) 256-7306 FAX

ELECTRICAL ENGINEER/DESIGNER

PIEPER ELECTRIC, INC.
5070 NORTH 35TH STREET
MILWUAKEE, WISCONSIN 53209
(414) 831-1217
(414) 462-9258 FAX

SURVEYING

BIRRENKOTT SURVEYING INC.
1677 NORTH BRISTOL STREET, PO BOX 237
SUN PRAIRIE, WISCONSIN 53590
(608) 837-7436
(608) 837-1081 FAX

HVAC ENGINEER/DESIGNER
TO BE DETERMINED

PLUMBING ENGINEER/DESIGNER
TO BE DETERMINED

FIRE PROTECTION ENGINEER/DESIGNER
TO BE DETERMINED

LOCAL UTILITIES

ELECTRIC / GAS: Madison Gas & Electric, 133 S. Blair Street, Madison, WI (608) 252-7373

TELEPHONE: SBC Ameritech (800) 257-0902

MEDIA CABLE: Charter Communications, 5151 Verona Road, Madison, WI (800) 271-9364

WATER: Madison Water Utility, 523 East Main Street, Madison, WI 53703 (608) 266-4641

SEWER: City Of Madison Engineering Division, 210 Martin Luther King Jr. Blvd, Madison, WI 53703 (608) 266-4751, FAX (608) 264-9275

GORMAN & COMPANY INC.
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715

AVALON MADISON VILLAGE
A GORMAN & COMPANY NEIGHBORHOOD
4629 VERONA ROAD
MADISON, WI

Drawn: CRD/JO
Checked: MEJ
Date: 04.15.03

Revisions:

Project No. 2005.02

Sheet No. **1.01**

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BUILDING CODE INFORMATION

Building Areas

22 Unit Apartment Building - 1 - 3 Stories

Type VB Construction - No Fire Division Wall
Type 13R Sprinkler System
2 Hour Fire Separation at Garage Ceiling - R2 / S2

Maximum Area Per Floor	12,250 SF
Maximum Total Floor Area	36,750 SF
Maximum Number of Stories	3 Stories

Garage Level	10,614 SF
First Floor	11,482 SF
Second Floor	11,404 SF
Loft Floor	2,908 SF
Building Total	36,408 SF

26 Unit Apartment Building - 2 - 3 Stories

Type VB Construction - Fire Division Wall Provided
Type 13R Sprinkler System
2 Hour Fire Separation at Garage Ceiling - R2 / S2

Maximum Area Per Floor	12,250 SF
Maximum Total Floor Area	36,750 SF
Maximum Number of Stories	3 Stories

Garage Level	11,013 SF
First Floor	13,162 SF
Second Floor	13,084 SF
Loft Floor	3,348 SF
Building Total	40,607 SF

30 Unit Apartment Building - 3 - 3 Stories

Type VB Construction - Fire Division Wall Provided
Type 13R Sprinkler System
2 Hour Fire Separation at Garage Ceiling - R2 / S2

Maximum Area Per Floor	12,250 SF
Maximum Total Floor Area	36,750 SF
Maximum Number of Stories	3 Stories

Garage Level	12,863 SF
First Floor	14,842 SF
Second Floor	14,794 SF
Loft Floor	3,788 SF
Building Total	46,387 SF

26 Unit Apartment Building - 4 - 3 stories

Type VB Construction - Fire Division Wall Provided
Type 13R Sprinkler System
2 Hour Fire Separation at Garage Ceiling - R2 / S2

Maximum Area Per Floor	12,250 SF
Maximum Total Floor Area	36,750 SF
Maximum Number of Stories	3 Stories

Garage Level	11,013 SF
First Floor	13,162 SF
Second Floor	13,084 SF
Loft Floor	3,348 SF
Building Total	40,607 SF

Community Building 3,732 SF - 1 Story

Type VB Construction
Non-Sprinklered Building

Maximum Area Per Floor	12,250 SF
Maximum Total Floor Area	36,750 SF
Maximum Number of Stories	3 Stories

COMPONENT RATINGS TYPE VB CONSTRUCTION:

INTERIOR SUPPORTS	0 HOUR
FLOOR FRAMING	0 HOUR - 1 HOUR BETWEEN DWELLING UNITS
ROOF FRAMING	0 HOUR
ROOF COVERING	CLASS C
EXTERIOR WALLS (BEARING)	0 HOUR
EXTERIOR WALLS (NONBEARING)	0 HOUR
INTERIOR WALLS (BEARING)	0 HOUR - 1 HOUR BETWEEN DWELLING UNITS
INTERIOR WALLS (NONBEARING)	0 HOUR - 1 HOUR BETWEEN DWELLING UNITS
EXIT CORRIDORS	1 HOUR
FIRE ENCLOSURES (STAIRS, ETC.)	1 HOUR
UNIT SEPARATIONS	1 HOUR
OCCUPANCY SEPARATIONS	2 HOUR - R2/S2 - PARKING GARAGE
FIRE SEPARATION WALLS	2 HOUR
MAXIMUM TRAVEL DISTANCE TO AN EXIT = 250' (SPRINKLED)	ACTUAL<250'
MAXIMUM LENGTH OF A DEAD END CORRIDOR=	LESS THAN 20'-0"
MINIMUM CORRIDOR WIDTH=	44" MINIMUM
ATTIC COMPARTMENTALIZATION:	EVERY 2 UNITS OR 3000 SF WHICHEVER IS SMALLER

FIRE DEPT. ACCESS REQUIREMENTS

25% OF BUILDING PERIMETER MUST HAVE OPEN SPACE FRONTAGE	ACTUAL OPEN SPACE FRONTAGE = 100% 4 SIDES TYPICAL
50% OF BUILDING PERIMETER MUST BE REACHABLE WITH A 150' FIRE HOSE	YES
REMAINDER OF BUILDING MUST BE REACHABLE WITH A 250' FIRE HOSE	YES
MAXIMUM LENGTH OF FIRE ACCESS DRIVEWAY WITHOUT A TURN AROUND = 300'	ACTUAL <300'

ZONING AND LAND USE INFORMATION

Land Area - Residential Parcel Only 218,660 SF = 5.02 Acres
Density 20.72 Units per Acre

Proposed Zoning C2 - PRD

Lot Area Required	137,600 SF	- 218,660 SF P
Usable Open Space Required	34,560 SF	- 121,301 SF P
Maximum Floor Area Ratio (FAR)	3.0	- .77 Actual

Off Street Parking Required

Dwelling Units	158	- 169 Provided
Community Building	6	- 9 Provided
Future Day Care Center	13	- 13 Provided
Total	177	- 191 Provide

Off Street Bicycle Parking Required

To Be determined By Zoning Administrator

Lot Area Coverage Analysis

Buildings	57,848 SF = 26.46%
Stoops and Patios	5,296 SF = 2.18%
Sidewalks	19,296 SF = 8.82%
Paving	39,511 SF = 18.07%
Total Impervious Area	121,951 SF = 55.77%
Open Green Space	96,709 SF = 44.23%

Usable Open Space (Includes Patios, Stoops and Sidewalks) 121,301 SF = 1,166 SF per

Building Areas

22 Unit Apartment Building - 1

Garage Level	10,614 SF
First Floor	11,482 SF
Second Floor	11,404 SF
Loft Floor	2,908 SF
Building Total	36,408 SF

26 Unit Apartment Building - 2

Garage Level	11,013 SF
First Floor	13,162 SF
Second Floor	13,084 SF
Loft Floor	3,348 SF
Building Total	40,607 SF

30 Unit Apartment Building - 3

Garage Level	12,863 SF
First Floor	14,842 SF
Second Floor	14,794 SF
Loft Floor	3,788 SF
Building Total	46,387 SF

26 Unit Apartment Building - 4

Garage Level	11,013 SF
First Floor	13,162 SF
Second Floor	13,084 SF
Loft Floor	3,348 SF
Building Total	40,607 SF

Community Building 3,732 SF

Total Project Floor Area - Residential Parcel	167,741 SI
Total Building Lot Coverage - Residential Parcel	57,848 SF

Dwelling Units

	22 UNIT BLDG 1	26 UNIT BLDG 2	26 UNIT BLDG 4	30 UNIT BLDG 3
1 BEDROOM	4	6	6	8
2 BEDROOM	10	12	12	14
3 BEDROOM	8	8	8	8
				TOTAL UNITS

Off Street Parking Provided

Apartments

Undergeround Garages - Accessible Stalls	4
Undergeround Garages - Standard Stalls	100
Surface Parking - Accessible Stalls	8
Surface Parking – Standard Stalls	57
Total Parking Apartments	169
Community Building	9
Future Day Care Center	13 (Som
Project Total	191 Car

Off Street Bicycle Parking Provided

Undergeround Garages	32 - 8 F
Surface Parking	44 - 11
Project Total	76 Bic

Future Day Care Outlot (Not Included In Residential Calc

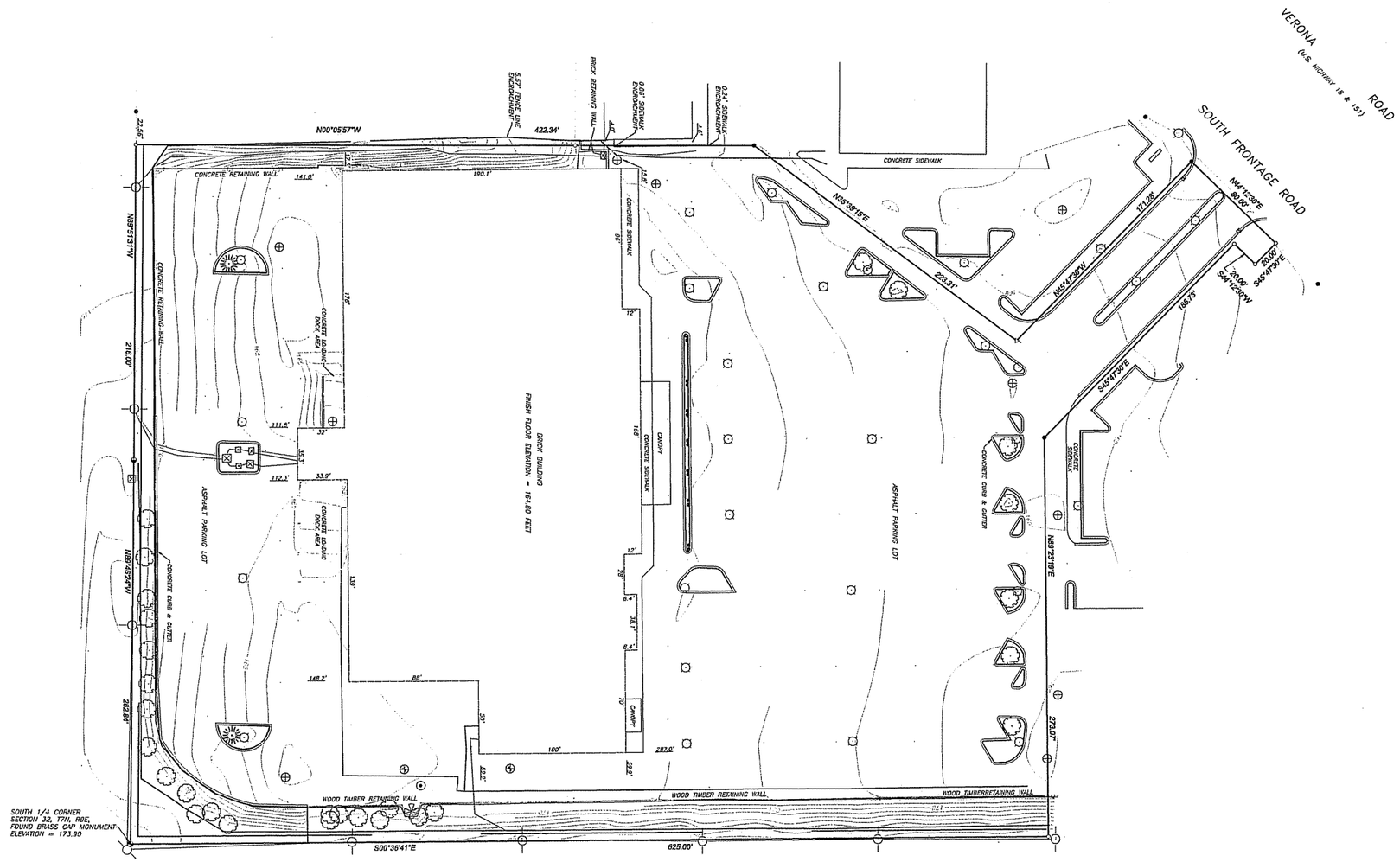
Land Area	19,60
Proposed Building Footprint	5,000
Proposed Building Area (2 Stories)	10,00

DESCRIPTION:

LOT 2, CERTIFIED SURVEY MAP NO. 7363, RECORDED IN VOLUME 37 OF DANE COUNTY CERTIFIED SURVEYS, PAGE 315–320, AS DOCUMENT NO. 2575027, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND:

- 1-1/4" O.D. x 30" IRON REBAR SET, Weight = 4.303 Lbs/Ft
- SET 1" x 24" IRON PIPE
- SET RAILROAD SPIKE
- FOUND IRON STAKE AS NOTED
- FOUND BRASS CAP MONUMENT
- FIRE HYDRANT
- WATER BOX
- MANHOLE
- STORM DRAIN
- CURB INLET
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANSFORMER
- PILLAR
- WALGREENS SIGN
- STOP SIGN
- DECIDUOUS TREE
- CONIFER (PINE TREE)
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITIES
- FENCE (CHAIN LINK)
- FENCE (WOOD)



BEARINGS REFERENCED TO THE CERTIFIED SURVEY MAP NO. 7363

SCALE 1" = 40'

0 40 80 120

BENCHMARK

ELEVATION REFERENCED TO THE CITY OF MADISON DATUM. BENCHMARK = BRASS CAP MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 32, T7N, R9E, (BEING THE SOUTHEAST CORNER OF SUBJECT PROPERTY) STAMPED ELEV. = 173.90

SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Daniel V. Birrenkott
Wisconsin Registered Land Surveyor No. S–1531.

Maps that do not show a seal imprint in RED ink may contain unauthorized alterations to the original. Information should be disregarded unless verified by the Registered Land Surveyor whose signature appears above.

The Surveyor accepts no responsibility for non–original copies of this document.

NOTES:

1. UNDERGROUND UTILITIES WERE LOCATED PER DIGGERS HOTLINE TICKET NO. 20050901706 START DATE OF 2–25–05. PRIVATE UTILITIES MAY EXIST NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES ON SITE, ACTIVE OR ABANDONED. CARE SHOULD BE TAKEN WHEN EXCAVATING AND DIGGER'S HOTLINE SHALL BE CONTACTED AT 1–800–242–8511 PRIOR TO ANY CONSTRUCTION FOR SAFETY AND LIABILITY PURPOSES OF ALL PARTIES INVOLVED.
2. UTILITY EASEMENT: NO POLES OR BURIED CABLES ARE TO BE PLACED ON ANY LOT LINE OR CORNER. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
3. THIS MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
5. CONTOUR INTERVAL = 1 FOOT
6. NO TITLE REPORT WAS PROVIDED AT THE TIME OF SURVEY.
7. DUE TO SNOW AND ICE CONDITIONS SOME LOCATIONS MAY NOT HAVE BEEN OBSERVED AND LOCATED.

J:\2005\050209

BIRRENKOTT SURVEYING INC.
LAND SURVEYING & PERC TESTING
P.O. BOX 237
1677 N. BRISTOL ST.
SUN PRAIRIE, WIS. 53590
(608) 837–7463
FAX (608) 837–1081

TOPOGRAPY SURVEY

MARCH 16, 2005

SURVEYED BY	B.R.J.
DRAWN BY	P.F.M.C.
CHECKED BY	
APPRV'D BY	D.V.B.

PREPARED FOR:
GORMAN & COMPANY INC.
1244 S. PARK STREET
MADISON, WI 53715
(608) 257–4410 ext. 302

JOB NO. 050209

SHEET 1 OF 1

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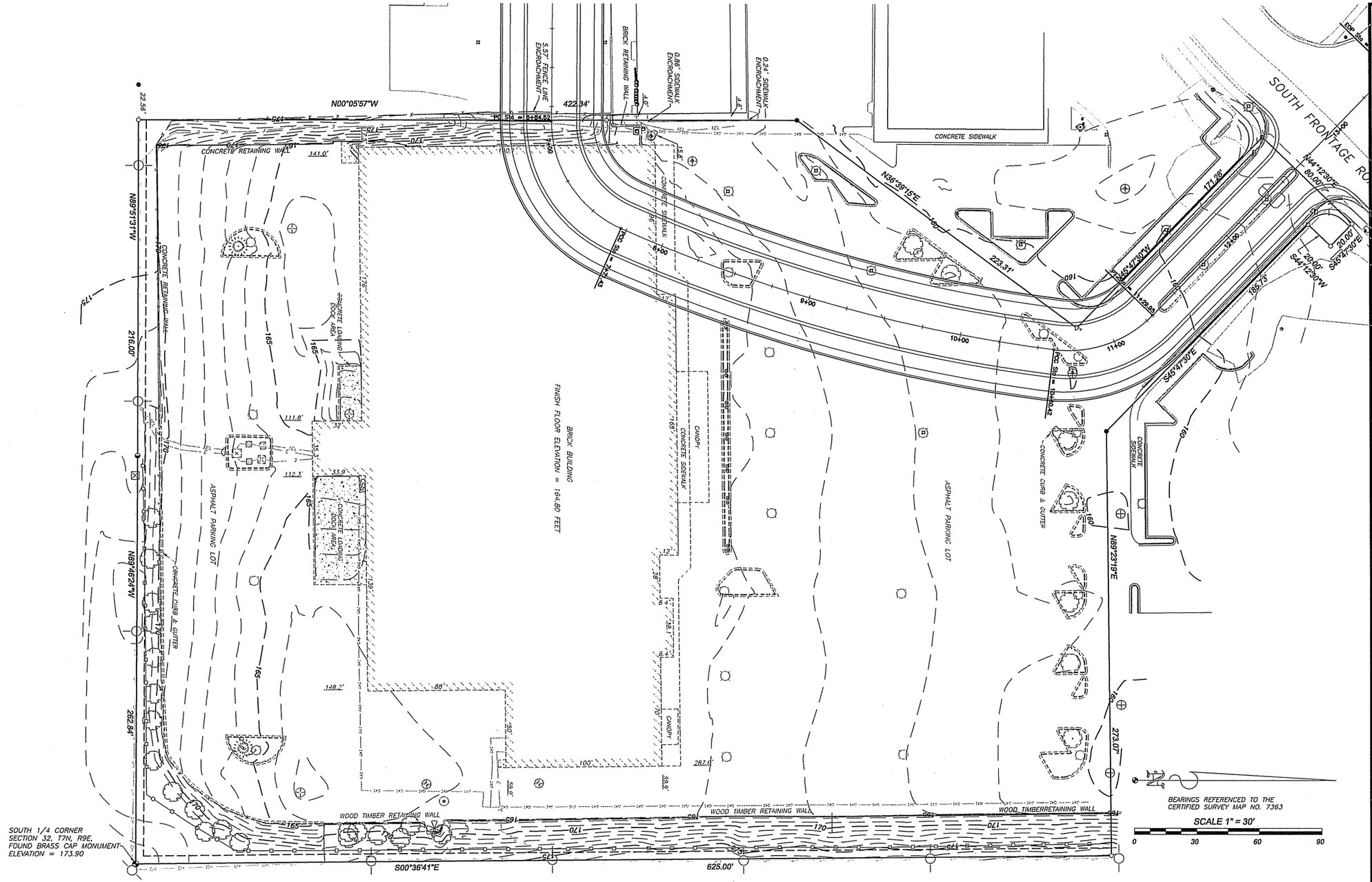

1 SITE DEMOLITION PLAN
1" = 30' - 0"

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715

AVALON MADISON VILLAGE
A GORMAN & COMPANY NEIGHBORHOOD
4629 VERONA ROAD
MADISON, WI

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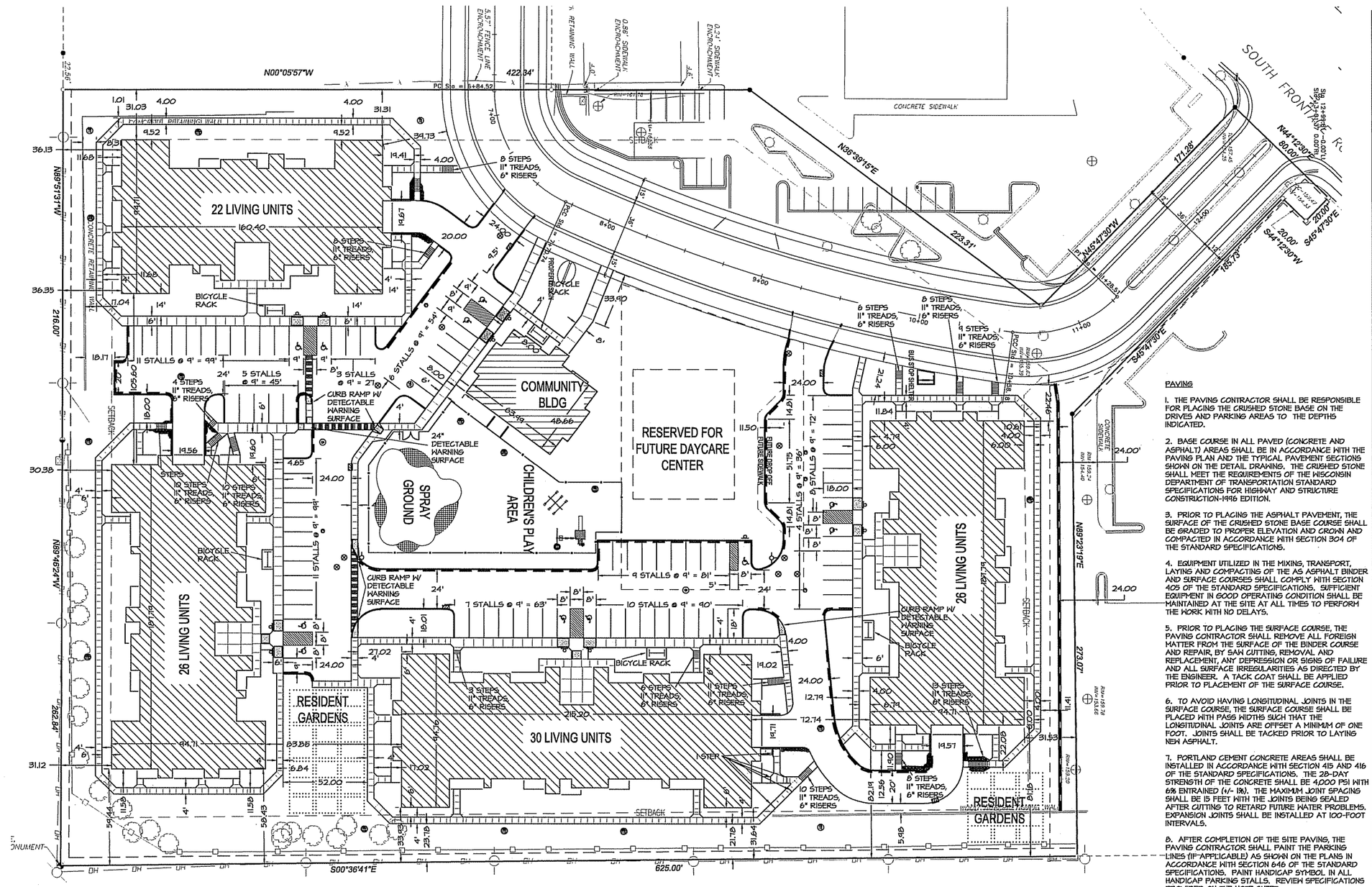

LEGEND

- SECTION CORNER FOUND
- IRON STAKE FOUND
- REBAR PLACED
- CHISELED CROSS
- DRILL HOLE
- SURVEY NAIL
- WOOD STAKE
- (263.56') RECORDED AS DATA
- 263.51' MEASURED DATA
- SOIL BORING
- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- STORM CATCH BASIN
- STORM CLEAN OUT
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- Y CONNECTION
- POST INDICATOR VALVE
- GAS METER
- GAS VALVE
- TRAFFIC SIGNAL
- TRAFFIC CONTROL BOX
- LIGHT POLE
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE / DEAD MAN
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- SPRINKLER HEAD
- BOLLARD
- SIGN
- MONITORING WELL
- HANDICAP RAMP
- HANDICAP STALL
- STONE WALL
- FENCE LINE
- EDGE OF TREES
- PROPERTY LINE
- CENTER LINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
- PROPOSED SAW CUT REMOVE AND REPLACE PAVEMENT
- NEW ASPHALT
- EX. ASPHALT TO BE MILLED & OVERLAID
- EROSION MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- SAW CUT LINE
- CATCH CURB
- REJECT CURB
- PERIMETER SILT FENCE
- STRAW BALES
- INLET PROTECTION
- STRAW BALE/SILT FENCE INLET PROTECTION
- CANOPY / SHADE TREE
- SHRUB
- CONIFEROUS TREE
- —WAT— BURIED WATER MAIN
- —SAN— SANITARY SEWER
- —ST— STORM SEWER
- —RD— ROOF DRAIN
- —OH— OVERHEAD WIRES
- —CATV— BURIED CABLE TV LINES
- —E— BURIED ELECTRIC
- —T— BURIED TELEPHONE
- —FO— FIBER OPTIC
- —G— BURIED GAS MAIN
- 828 CONTOUR
- X 821.25 SPOT ELEVATION
- CAUTION
- PROPERTY LINE
- UTILITY EASEMENT
- SETBACK LINE
- EDGE OF WATER
- WETLAND BOUNDARY
- 100 YEAR FLOOD BOUNDARY
- TH 900.00 TOP OF WALL ELEVATION
- BH 849.00 BOTTOM OF WALL ELEVATION

PAVING

1. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THE CRUSHED STONE BASE ON THE DRIVES AND PARKING AREAS TO THE DEPTHS INDICATED.

2. BASE COURSE IN ALL PAVED (CONCRETE AND ASPHALT) AREAS SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND THE TYPICAL PAVEMENT SECTIONS SHOWN ON THE DETAIL DRAWING. THE CRUSHED STONE SHALL MEET THE REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION-1996 EDITION.

3. PRIOR TO PLACING THE ASPHALT PAVEMENT, THE SURFACE OF THE CRUSHED STONE BASE COURSE SHALL BE GRADED TO PROPER ELEVATION AND CROWN AND COMPACTED IN ACCORDANCE WITH SECTION 304 OF THE STANDARD SPECIFICATIONS.

4. EQUIPMENT UTILIZED IN THE MIXING, TRANSPORT, LAYING AND COMPACTING OF THE AS ASPHALT BINDER AND SURFACE COURSES SHALL COMPLY WITH SECTION 405 OF THE STANDARD SPECIFICATIONS. SUFFICIENT EQUIPMENT IN GOOD OPERATING CONDITION SHALL BE MAINTAINED AT THE SITE AT ALL TIMES TO PERFORM THE WORK WITH NO DELAYS.

5. PRIOR TO PLACING THE SURFACE COURSE, THE PAVING CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER FROM THE SURFACE OF THE BINDER COURSE AND REPAIR, BY SAW CUTTING, REMOVAL AND REPLACEMENT, ANY DEPRESSION OR SIGNS OF FAILURE AND ALL SURFACE IRREGULARITIES AS DIRECTED BY THE ENGINEER. A TACK COAT SHALL BE APPLIED PRIOR TO PLACEMENT OF THE SURFACE COURSE.

6. TO AVOID HAVING LONGITUDINAL JOINTS IN THE SURFACE COURSE, THE SURFACE COURSE SHALL BE PLACED WITH PASS WIDTHS SUCH THAT THE LONGITUDINAL JOINTS ARE OFFSET A MINIMUM OF ONE FOOT. JOINTS SHALL BE TACKED PRIOR TO LAYING NEW ASPHALT.

7. PORTLAND CEMENT CONCRETE AREAS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 415 AND 416 OF THE STANDARD SPECIFICATIONS. THE 28-DAY STRENGTH OF THE CONCRETE SHALL BE 4,000 PSI WITH 6% ENTRAINED (+/- 1%). THE MAXIMUM JOINT SPACING SHALL BE 15 FEET WITH THE JOINTS BEING SEALED AFTER CUTTING TO RETARD FUTURE WATER PROBLEMS. EXPANSION JOINTS SHALL BE INSTALLED AT 100-FOOT INTERVALS.

8. AFTER COMPLETION OF THE SITE PAVING, THE PAVING CONTRACTOR SHALL PAINT THE PARKING LINES (IF APPLICABLE) AS SHOWN ON THE PLANS IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. PAINT HANDICAP SYMBOL IN ALL HANDICAP PARKING STALLS. REVIEW SPECIFICATIONS PROVIDED ON THE NOTE SHEET.

GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.

2. ALL ELEVATIONS ARE REFERENCED TO THE LOCAL DATUM.

3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.

4. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.

5. A PRE CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP.

6. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL DEVICES. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.

7. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDINGS.

8. COORDINATE WITH PROJECT MANUAL TO VERIFY GENERAL REQUIREMENTS. WHERE REQUIREMENTS STATED ON THIS SHEET DIFFER FROM REQUIREMENTS STIPULATED IN THE PROJECT MANUAL, THE MOST STRINGENT REQUIREMENTS APPLICABLE TO THE CONTRACTOR SHALL GOVERN.

9. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - EDITION OF 1996, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.

SCALE 1" = 30'

0' 5' 15' 30' 60'

SITE LAYOUT PLAN

1" = 30'-0"

ARNOLD AND O'SHERIDAN INC
CONSULTING ENGINEERS
MADISON, WISCONSIN (608) 821-8500
BROOKFIELD, WISCONSIN (262) 783-4130
WWW.ARNOLDANDOSHERIDAN.COM
PROJECT NUMBER D50089

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715

AVALON MADISON VILLAGE
A GORMAN & COMPANY NEIGHBORHOOD
4629 VERONA ROAD
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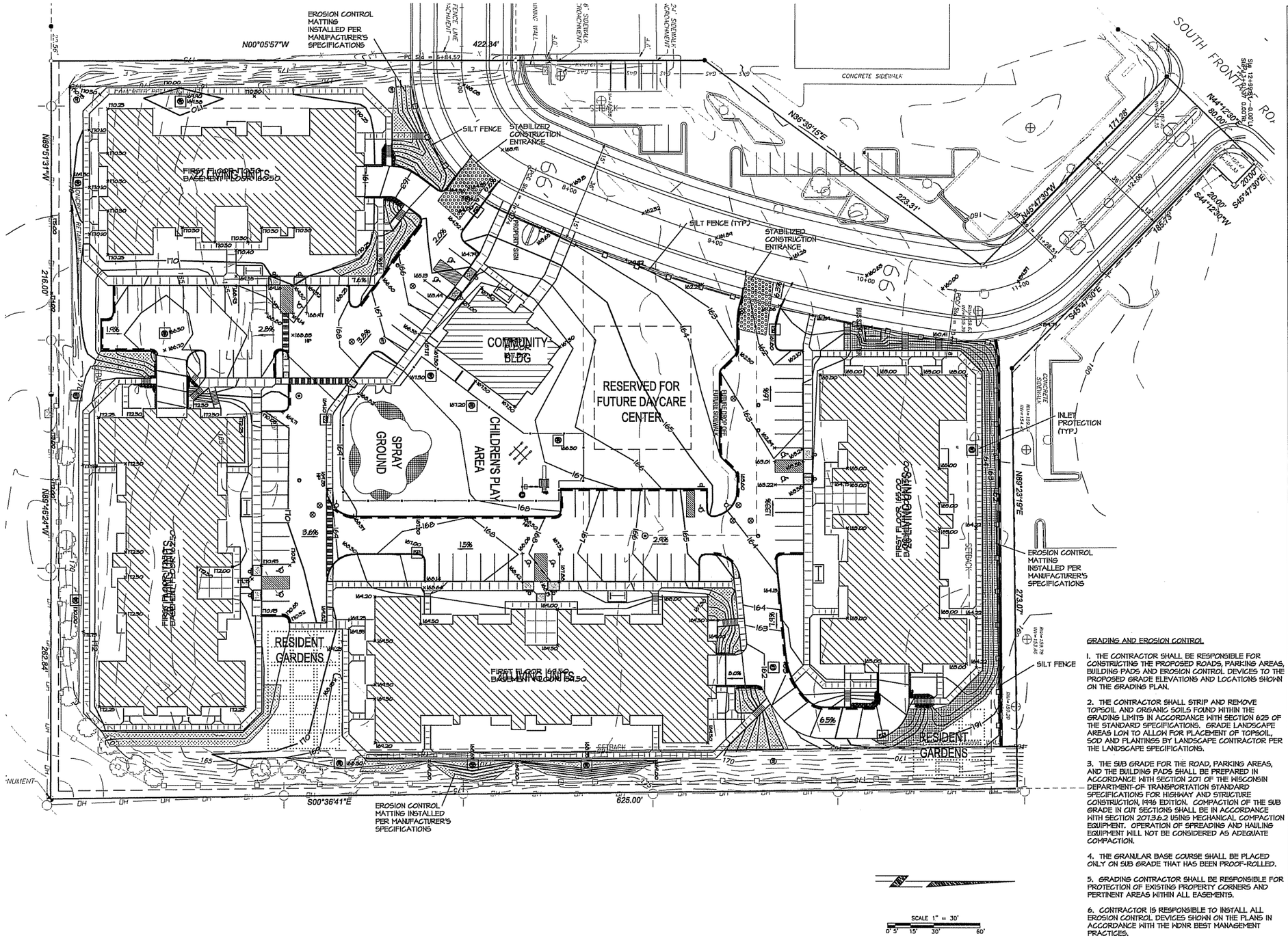

LEGEND

- SECTION CORNER FOUND
- IRON STAKE FOUND
- REBAR PLACED
- CHISELED CROSS
- DRILL HOLE
- SURVEY NAIL
- WOOD STAKE
- (2635.6') RECORDED AS DATA
- 2635.1' MEASURED DATA
- SOIL BORING
- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- STORM CATCH BASIN
- STORM CLEAN OUT
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
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- Y CONNECTION
- POST INDICATOR VALVE
- GAS METER
- GAS VALVE
- TRAFFIC SIGNAL
- TRAFFIC CONTROL BOX
- LIGHT POLE
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE / DEAD MAN
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- SPRINKLER HEAD
- BOLLARD
- SIGN
- MONITORING WELL
- HANDICAP RAMP
- HANDICAP STALL
- STONE WALL
- FENCE LINE
- EDGE OF TREES
- PROPERTY LINE
- CENTER LINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
- PROPOSED SAW CUT REMOVE AND REPLACE PAVEMENT
- NEW ASPHALT
- EX. ASPHALT TO BE MILLED & OVERLAID
- EROSION MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- SAW CUT LINE
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- REJECT CURB
- PERIMETER SILT FENCE
- STRAW BALES
- INLET PROTECTION
- STRAW BALE/SILT FENCE INLET PROTECTION
- CANOPY / SHADE TREE
- SHRUB
- CONIFEROUS TREE
- —WAT— BURIED WATER MAIN
- —SAN— SANITARY SEWER
- —ST— STORM SEWER
- —RD— ROOF DRAIN
- —OH— OVERHEAD WIRES
- —CATV— BURIED CABLE TV LINES
- —E— BURIED ELECTRIC
- —T— BURIED TELEPHONE
- —FO— FIBER OPTIC
- —G— BURIED GAS MAIN
- 823 CONTOUR
- X 821.25 SPOT ELEVATION
- CAUTION
- PROPERTY LINE
- UTILITY EASEMENT
- SETBACK LINE
- EDGE OF WATER
- WETLAND BOUNDARY
- 100 YEAR FLOOD BOUNDARY
- TH 900.00 TOP OF WALL ELEVATION
- BH 899.00 BOTTOM OF WALL ELEVATION

SCALE 1" = 30'
0' 5' 15' 30' 60'

GRADING AND EROSION CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PADS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.

2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRADING LIMITS IN ACCORDANCE WITH SECTION 625 OF THE STANDARD SPECIFICATIONS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SOD AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS.

3. THE SUB GRADE FOR THE ROAD, PARKING AREAS, AND THE BUILDING PADS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 1996 EDITION. COMPACTION OF THE SUB GRADE IN CUT SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 207.3.6.2 USING MECHANICAL COMPACTION EQUIPMENT. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.

4. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED.

5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.

6. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDNR BEST MANAGEMENT PRACTICES.

SITE GRADING AND EROSION CONTROL PLAN

1" = 30'-0"

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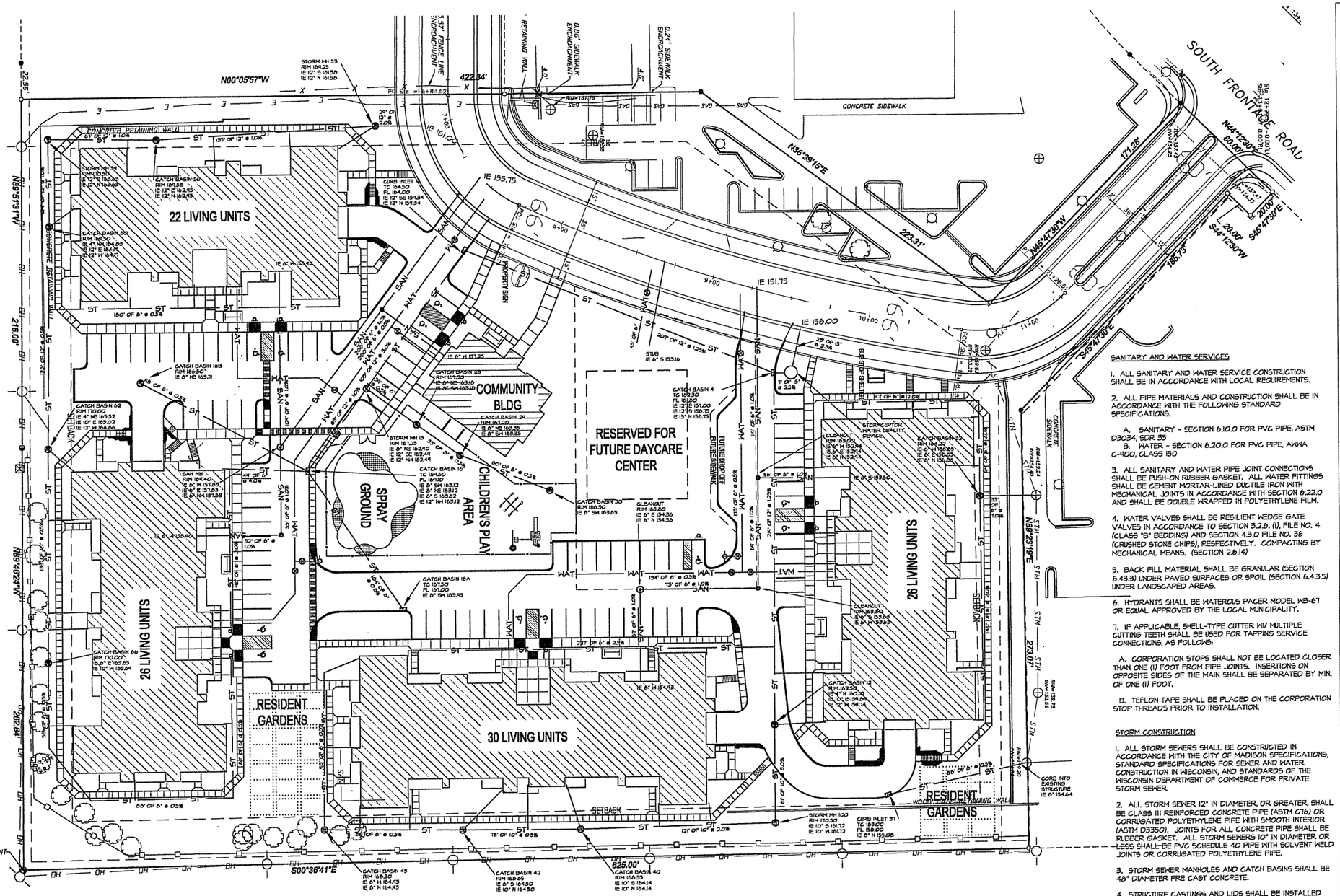

SCALE 1" = 30'

0' 5' 15' 30' 60'

SITE UTILITY PLAN

1" = 30'-0"

SANITARY AND WATER SERVICES

1. ALL SANITARY AND WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL REQUIREMENTS.

2. ALL PIPE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARD SPECIFICATIONS.

A. SANITARY - SECTION 6.10.0 FOR PVC PIPE, ASTM D3034, SDR 35
B. WATER - SECTION 6.20.0 FOR PVC PIPE, AWWA C-900, CLASS 150

3. ALL SANITARY AND WATER PIPE JOINT CONNECTIONS SHALL BE PUSH-ON RUBBER GASKET. ALL WATER FITTINGS SHALL BE CEMENT MORTAR-LINED DUCTILE IRON WITH MECHANICAL JOINTS IN ACCORDANCE WITH SECTION 6.22.0 AND SHALL BE DOUBLE WRAPPED IN POLYETHYLENE FILM.

4. WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE TO SECTION 3.2.6. (1), FILE NO. 4 (CLASS "B" BEDDING) AND SECTION 4.3.0 FILE NO. 36 (CRUSHED STONE CHIPS), RESPECTIVELY. COMPACTING BY MECHANICAL MEANS. (SECTION 2.6.14)

5. BACK FILL MATERIAL SHALL BE GRANULAR (SECTION 6.43.3) UNDER PAVED SURFACES OR SPOIL (SECTION 6.4.3.5) UNDER LANDSCAPED AREAS.

6. HYDRANTS SHALL BE WATEROUS PACER MODEL WB-67 OR EQUAL APPROVED BY THE LOCAL MUNICIPALITY.

7. IF APPLICABLE, SHELL-TYPE CUTTER W/ MULTIPLE CUTTING TEETH SHALL BE USED FOR TAPPING SERVICE CONNECTIONS, AS FOLLOWS:

A. CORPORATION STOPS SHALL NOT BE LOCATED CLOSER THAN ONE (1) FOOT FROM PIPE JOINTS. INSERTIONS ON OPPOSITE SIDES OF THE MAIN SHALL BE SEPARATED BY MIN. OF ONE (1) FOOT.

B. TEFLON TAPE SHALL BE PLACED ON THE CORPORATION STOP THREADS PRIOR TO INSTALLATION.

STORM CONSTRUCTION

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON SPECIFICATIONS, STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, AND STANDARDS OF THE WISCONSIN DEPARTMENT OF COMMERCE FOR PRIVATE STORM SEWER.

2. ALL STORM SEWER 12" IN DIAMETER, OR GREATER, SHALL BE CLASS III REINFORCED CONCRETE PIPE (ASTM C76) OR CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR (ASTM D3350). JOINTS FOR ALL CONCRETE PIPE SHALL BE RUBBER GASKET. ALL STORM SEWERS 10" IN DIAMETER OR LESS SHALL BE PVC SCHEDULE 40 PIPE WITH SOLVENT WELD JOINTS OR CORRUGATED POLYETHYLENE PIPE.

3. STORM SEWER MANHOLES AND CATCH BASINS SHALL BE 48" DIAMETER PRE CAST CONCRETE.

4. STRUCTURE CASTINGS AND LIDS SHALL BE INSTALLED PER THE DETAILS ON THE SITE DETAILS SHEET.

5. CLASS C BEDDING SHALL BE USED FOR ALL STORM SEWERS. TRENCHES SHALL BE BACK FILLED WITH COMPACTED CRUSHED STONE IN PAVED AREAS AND SPOIL IN LANDSCAPE AREAS.

6. STORM SEWER MANHOLES AND CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS.

7. THE STORM SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL LINES CLEAR UNTIL ACCEPTANCE BY THE OWNER.

8. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.

LEGEND

- SECTION CORNER FOUND
- IRON STAKE FOUND
- REBAR PLACED
- CHISELED CROSS
- DRILL HOLE
- SURVEY NAIL
- HOOD STAKE
- (263.56') RECORDED AS DATA
- 263.51' MEASURED DATA
- SOIL BORING
- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- STORM CATCH BASIN
- STORM CLEAN OUT
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- Y CONNECTION
- POST INDICATOR VALVE
- GAS METER
- GAS VALVE
- TRAFFIC SIGNAL
- TRAFFIC CONTROL BOX
- LIGHT POLE
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE / DEAD MAN
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
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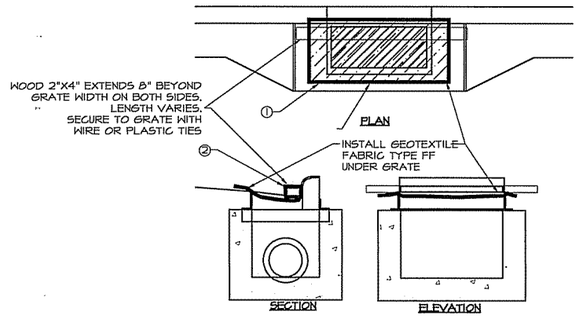


① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR CURB INLET PROTECTION, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

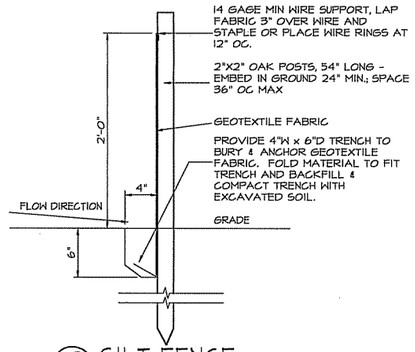
GENERAL NOTES
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISCONSIN DOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL THAT FALLS INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

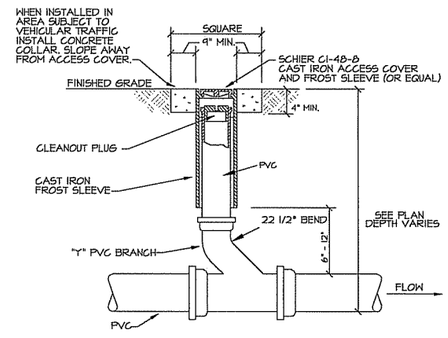
INSTALLATION NOTES
1. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE

2. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAD HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

1 C4.0 FILTER FABRIC AT INLET
NTS

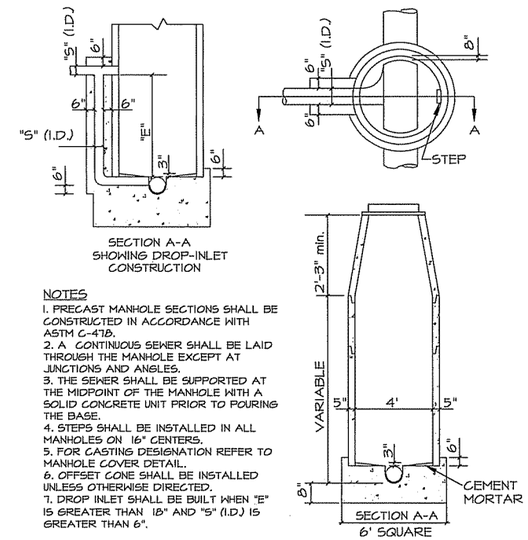


3 C4.0 SILT FENCE
NTS



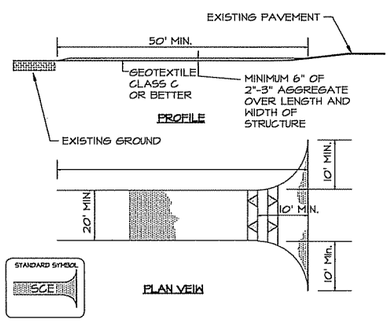
NOTE:
CONCRETE COLLAR NOT REQUIRED IF CLEANOUT IS INSTALLED IN CONCRETE PAVEMENT OR SIDEWALK.

5 C4.0 SANITARY CLEANOUT
NTS



NOTES
1. PRECAST MANHOLE SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478.
2. A CONTINUOUS SEWER SHALL BE LAID THROUGH THE MANHOLE EXCEPT AT JUNCTIONS AND ANGLES.
3. THE SEWER SHALL BE SUPPORTED AT THE MIDPOINT OF THE MANHOLE WITH A SOLID CONCRETE UNIT PRIOR TO POURING THE BASE.
4. STEPS SHALL BE INSTALLED IN ALL MANHOLES ON 16" CENTERS.
5. FOR CASTING DESIGNATION REFER TO MANHOLE COVER DETAIL.
6. OFFSET CONE SHALL BE INSTALLED UNLESS OTHERWISE DIRECTED.
7. DROP INLET SHALL BE BUILT WHEN "E" IS GREATER THAN 18" AND "S" (I.D.) IS GREATER THAN 6".

7 C4.0 SANITARY MANHOLE
NTS



1) LENGTH - MINIMUM OF 50'.

2) WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS .

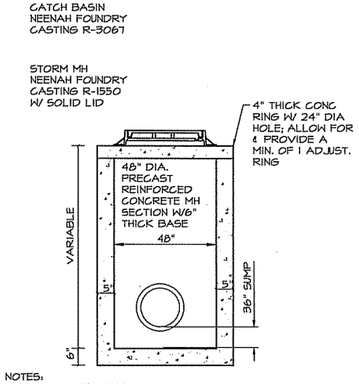
3) GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.

4) STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.

5) SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.

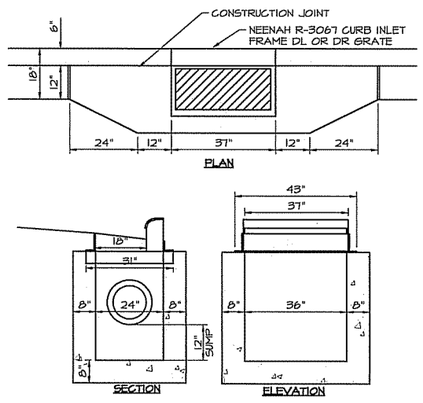
6) LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

2 C4.0 STABILIZED CONST. ENTRANCE
NTS



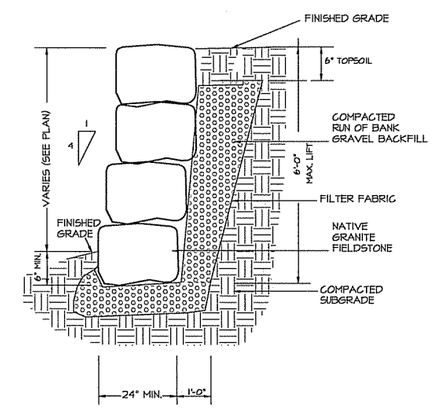
NOTES:
1. CATCH BASIN SHALL BE PLACED ON A THOROUGHLY COMPACTED SUBGRADE.
2. PRECAST CATCH BASIN SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478.
3. FRAME AND COVER SHALL BE MACHINED AND FITTED SO THAT ROCKING AND CHATTERING WILL BE ELIMINATED.
4. PROVIDE OPENINGS FOR STORM PIPES AT LOCATIONS AND ELEVATIONS SHOWN ON PLAN.

4 C4.0 48" STORM MANHOLE / CATCH BASIN
NTS



NOTES:
1. PRECAST REINFORCED CONCRETE STRUCTURES MAY BE USED IF APPROVED IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS.
2. "SADDLE" H-INLETS TO BE BUILT OVER TOP OF CONCRETE PIPE WITH OPENING CUT INTO PIPE.

6 C4.0 CURB INLET
NTS



8 C4.0 BOULDER RETAINING WALL
NTS

SITE DETAILS

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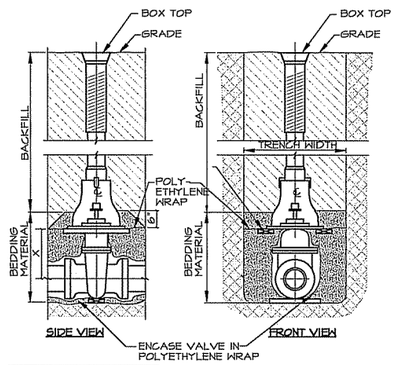
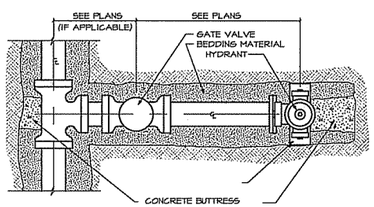
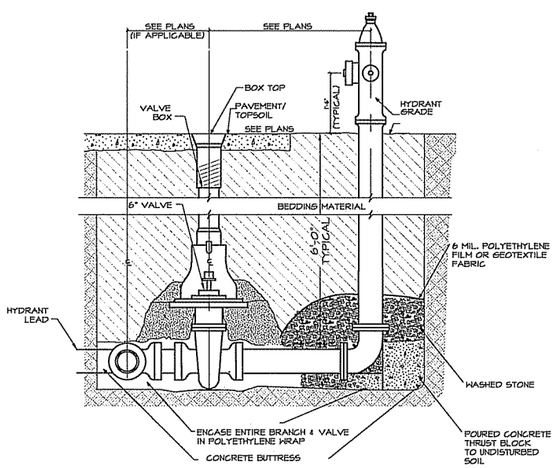


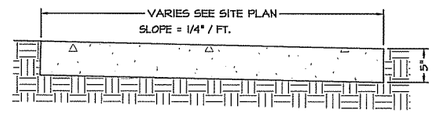
PIPE DIA. INCHES	X = SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30
SEE PLANS FOR PIPE SIZE	

1 C4.1 GATE VALVE
NTS



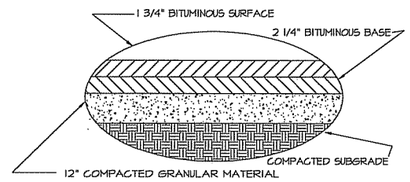


2 C4.1 HYDRANT
NTS

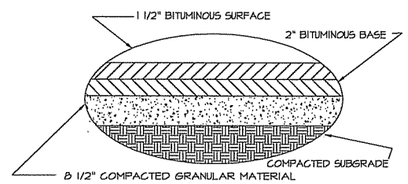


NOTE: CONCRETE TO BE PLACED ON 4" OF THOROUGHLY COMPACTED SAND

3 C4.1 SIDEWALK / BIKE PAD
NTS

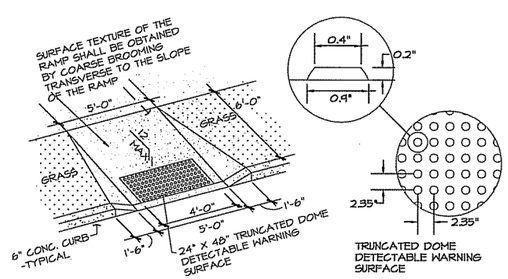


DRIVEWAYS



PARKING STALLS

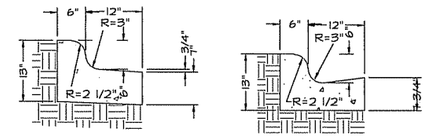
4 C4.1 PAVEMENT SECTION
NTS



NOTES,
1. DETECTABLE WARNING SURFACE SHALL BE STAMPED INTO THE CONCRETE OR ARMOR-TILE MODEL ADA-C244BYW MAY BE CAST IN PLACE AT THE TIME OF CONSTRUCTION. ARMOR-TILE MODEL ADA-S244BYW MAY BE USED AFTER THE RAMP IS POURED.
2. DETECTABLE WARNING SURFACE SHALL BE PAINTED YELLOW.
3. ALTERNATE METHODS OF CREATING THE DETECTABLE WARNING SURFACE MUST BE APPROVED BY THE ENGINEER.
4. SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

CURB RAMP WITH DETECTABLE WARNING SURFACE

5 C4.1
NTS



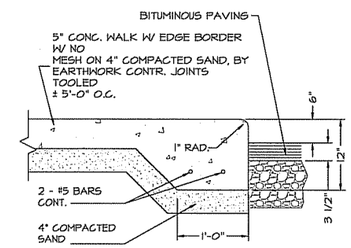
GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

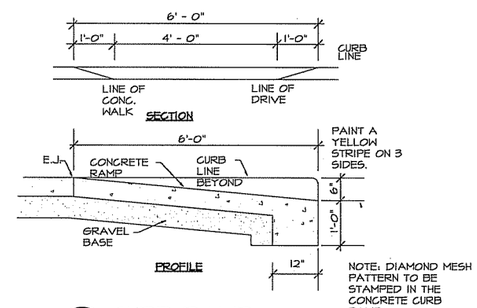
IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

6 C4.1 18" CURB
NTS

WALK WIDTH AS INDICATED ON PLAN MAXIMUM SLOPE = 1/4" IN 1'-0"

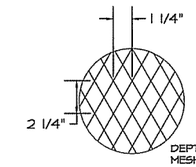


7 C4.1 TURNED DOWN WALK
NTS

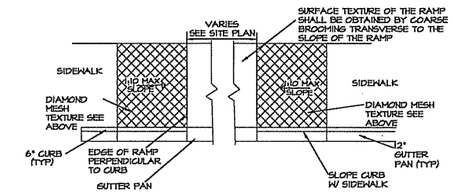


NOTE: DIAMOND MESH PATTERN TO BE STAMPED IN THE CONCRETE CURB RAMP

8 C4.1 CURB RAMP
NTS



DEPTH OF DIAMOND MESH SHALL EQUAL 1/4" TO 3/8"



FLATTENED EDGE SIDEWALK RAMP - FRONT ENTRANCE

9 C4.1
NTS

SITE DETAILS

ARNOLD AND O'SHERIDAN INC
CONSULTING ENGINEERS
MADISON, WISCONSIN
(608) 831-8300
BROOKFIELD, WISCONSIN
(262) 783-8130
WWW.ARNOLDANDOSHERIDAN.COM
PROJECT NUMBER 050089

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715

AVALON MADISON VILLAGE
A GORMAN & COMPANY NEIGHBORHOOD
4629 VERONA ROAD
MADISON, WI

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2005.02

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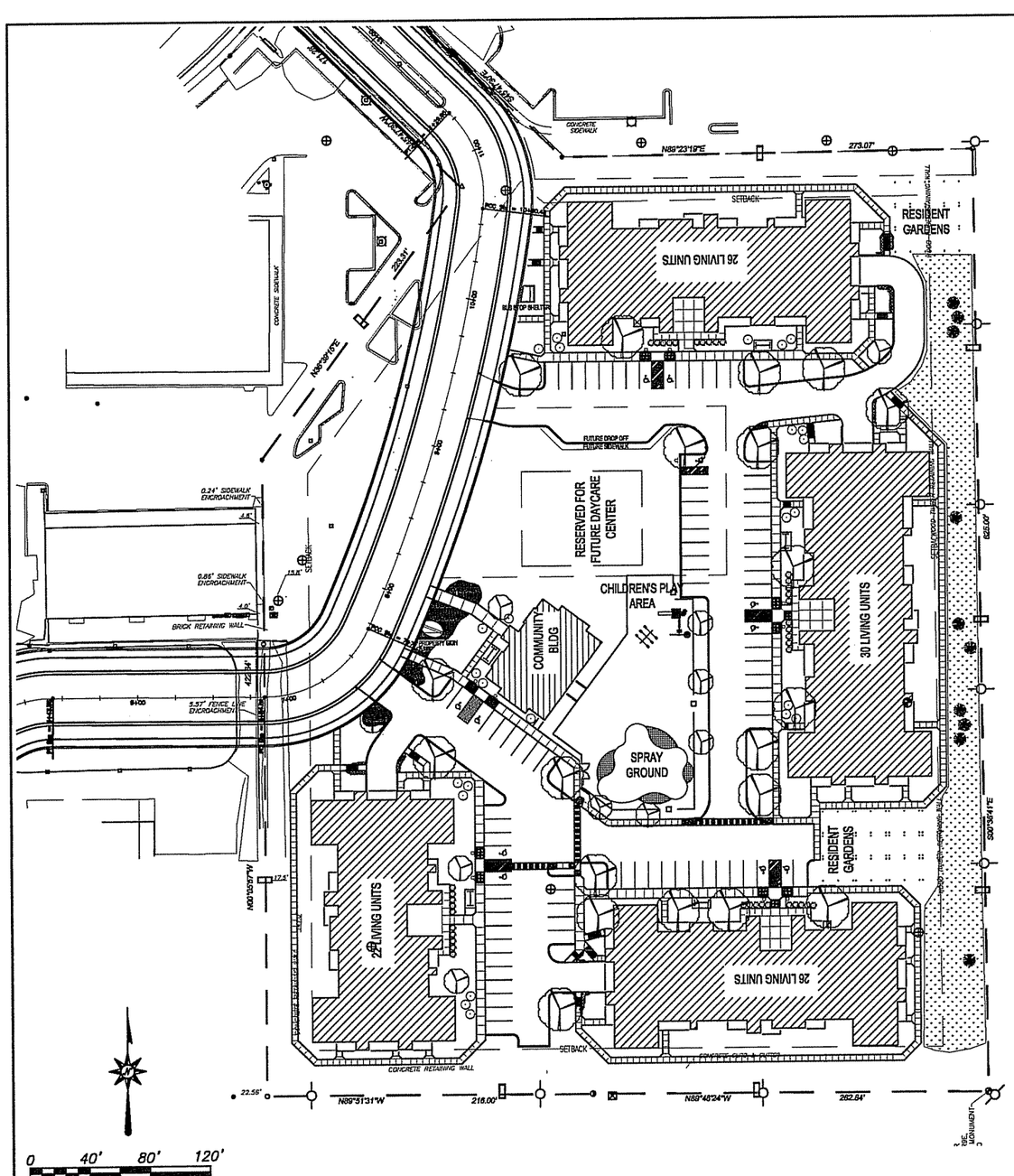

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GENERAL NOTES

1. SEE SPECIFICATIONS MANUAL FOR ALL PROPOSED ITEMS TO BE BID AS PART OF THE BASE BID.
2. ALL PLANTS SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
3. UNLESS OTHERWISE NOTED, ALL LANDSCAPE BEDS SHALL HAVE PROFESSIONAL GRADE VINYL EDGING AND WEED BARRIER INSTALLED.
4. UNLESS OTHERWISE NOTED, ALL BEDS TO HAVE 2" OF 3/4" WASHED STONE INSTALLED
5. ALL NEW & EXISTING TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH HARDWOOD BARK MULCH CONTAINED BY A 3" NATURAL CUT EDGE.
6. ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, SEEDED WHERE DISTURBED FROM GENERAL CONSTRUCTION.
7. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCE.
9. SEE THE PROJECT MANUAL AND/OR DETAIL SHEETS FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE , ETC.

REPRESENTATIVE SPECIES

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SPEC	SIZE
	TREES				
	AP	Acer pensylvanica	Moosewood	B&B	2" cal
	AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	B&B	2 1/2" cal
	AG	Amelanchier x grandiflora	Autumn Brilliance Serviceberry	B&B	2" cal
	BN	Betula nigra 'Heritage'	Heritage River Birch	B&B	2 1/2" cal
	CC	Cercis canadensis	Eastern Redbud	B&B	2" cal
	FS	Fagus sylvatica	European Beech	B&B	2 1/2" cal
	MP	Malus 'Profusion'	Profusion Crabapple	B&B	2" cal
	PT	Populus tremuloides	Quaking Aspen	B&B	2 1/2" cal
	QR	Quercus rubra	Red Oak	B&B	2 1/2" cal
	SR	Syringa reticulata	Japanese Tree Lilac	B&B	2" cal
	EVERGREEN TREES				
	JV	Juniperus virgiana	Eastern Redcedar	B&B	3' Ht
	PP	Picea pungens	Green Colorado Spruce	B&B	3' Ht
	PR	Pinus resinosa	Red Pine	B&B	3' Ht
	PM	Pseudotsuga menziesii	Douglasfir	B&B	3' Ht
	TON	Thuja occidentalis nigra	American Arborvitae	B&B	3' Ht
	DECIDUOUS SHRUBS				
	AP	Aesculus parviflora	Bottlebrush Buckeye	CONT	18"
	CA	Clethra alnifolia	Summersweet	CONT	18"
	CS	Cornus stolonifera 'Isanti'	Isanti Dogwood	CONT	18"
	HA	Hydrangea arborescens	Smooth Hydrangea	CONT	18"
	IV	Itea virginica	Virginia Sweetspire	CONT	18"
	RHH	Rosa 'Henry Hudson'	Henry Hudson Shrub Rose	CONT	18"
	VC	Viburnum carlesii	Korean Spice Viburnum	CONT	18"
	EVERGREEN SHRUBS				
	BM	Buxus microphylla	Littleleaf Boxwood	CONT	15"
	JCSG	Juniperus chin. 'Sea Green'	Sea Green Juniper	CONT	18"
	MP	Myrica pensylvanica	Bayberry	CONT	18"
	RPJM	Rhododendron 'PJM'	PJM Rhododendron	CONT	18"
	PERENNIALS/GRASSES				
	as	Andropogon scoparius	Little Bluestem		
	ana	Aster novae-angliae	New England Aster		
	ca	Calamagrostis x acutiflora	Feather Reedgrass		
	cm	Carex morrowii 'Aurea'	Variegated Japanese Sedge		
	ep	Echinacea purpurea	Purple Coneflower		
	is	Iris siberica	Siberian Iris		
	lm	Liriope muscari	Lily Turf		
	pv	Panicum virgatum	Switch Grass		
	rf	Rudbeckia fulgida	Black-Eyed Susan		
	vv	Veronicastrum virginicum	Culver's Root		

NO-MOW FESCUE SEED WITH SEASONAL BULBS

REVISIONS

DATE	4-13-05
DRAWN	RS
CHECKED	RS
DOCUMENT NO.	5035

LANDSCAPE ARCHITECTURE
GOLF COURSE ARCHITECTURE
ENGINEERING
LAND SURVEYING
NATURAL RESOURCE
SITE MAINTENANCE
IRRIGATION DESIGN
SITE CONSTRUCTION MANAGEMENT

KEITLER CORPORATION
8117 BUSINESS PARK DRIVE - STEVENS POINT, WI 54481
TEL 715-341-2631 - FAX 715-341-0431 - EMAIL: kc@keitlercorp.com

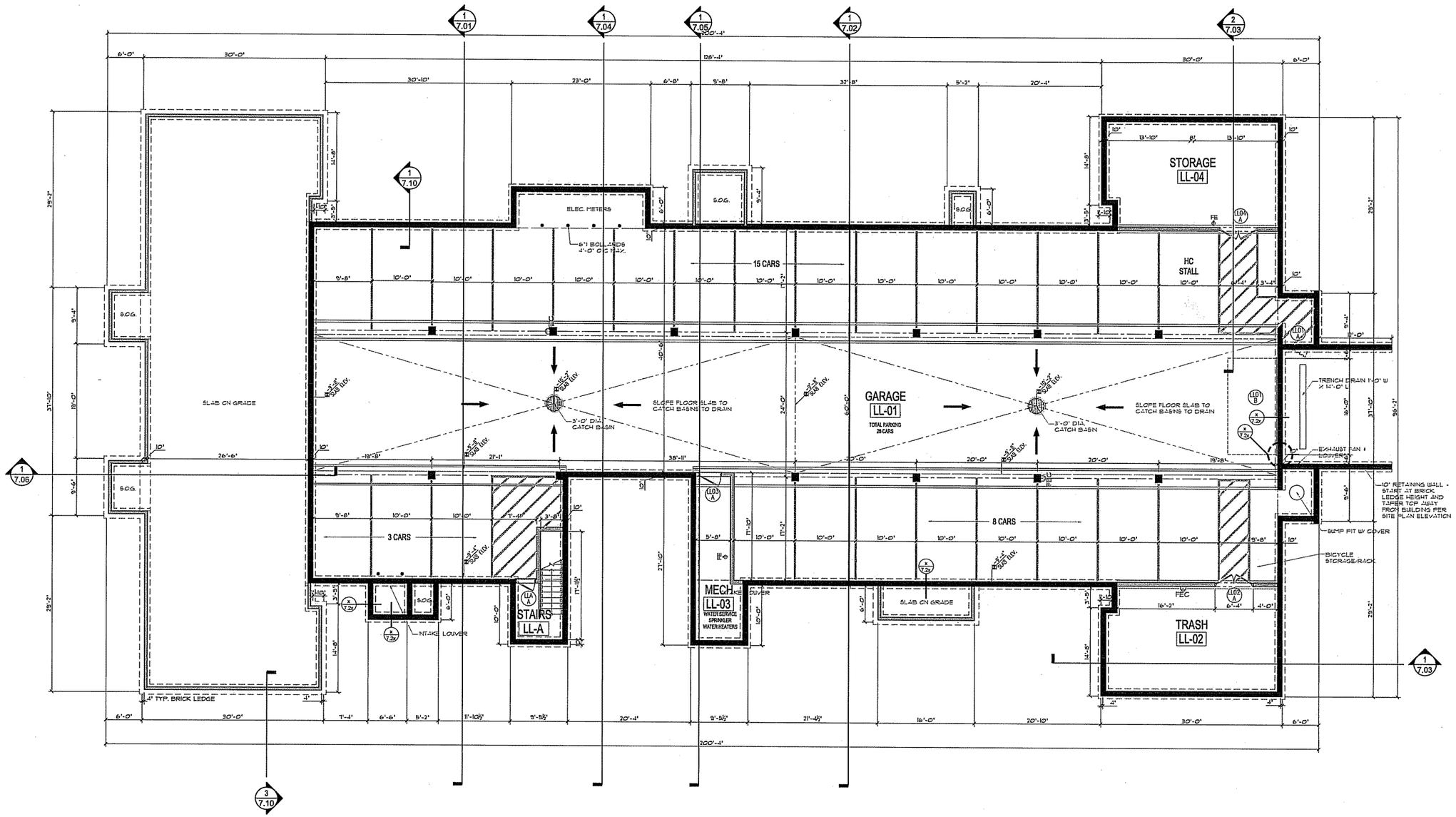
SITE REDEVELOPMENT PROJECT

LANDSCAPE PLAN

THE GORMAN COMPANY
AVALON MADISON VILLAGE

MADISON, WISCONSIN

LA-1



1 / 4.10 LOWER LEVEL GARAGE PLAN - 26 UNIT- BLDG 2&4
1/8" = 1'-0"

NORTH BLDG 2 NORTH BLDG 4

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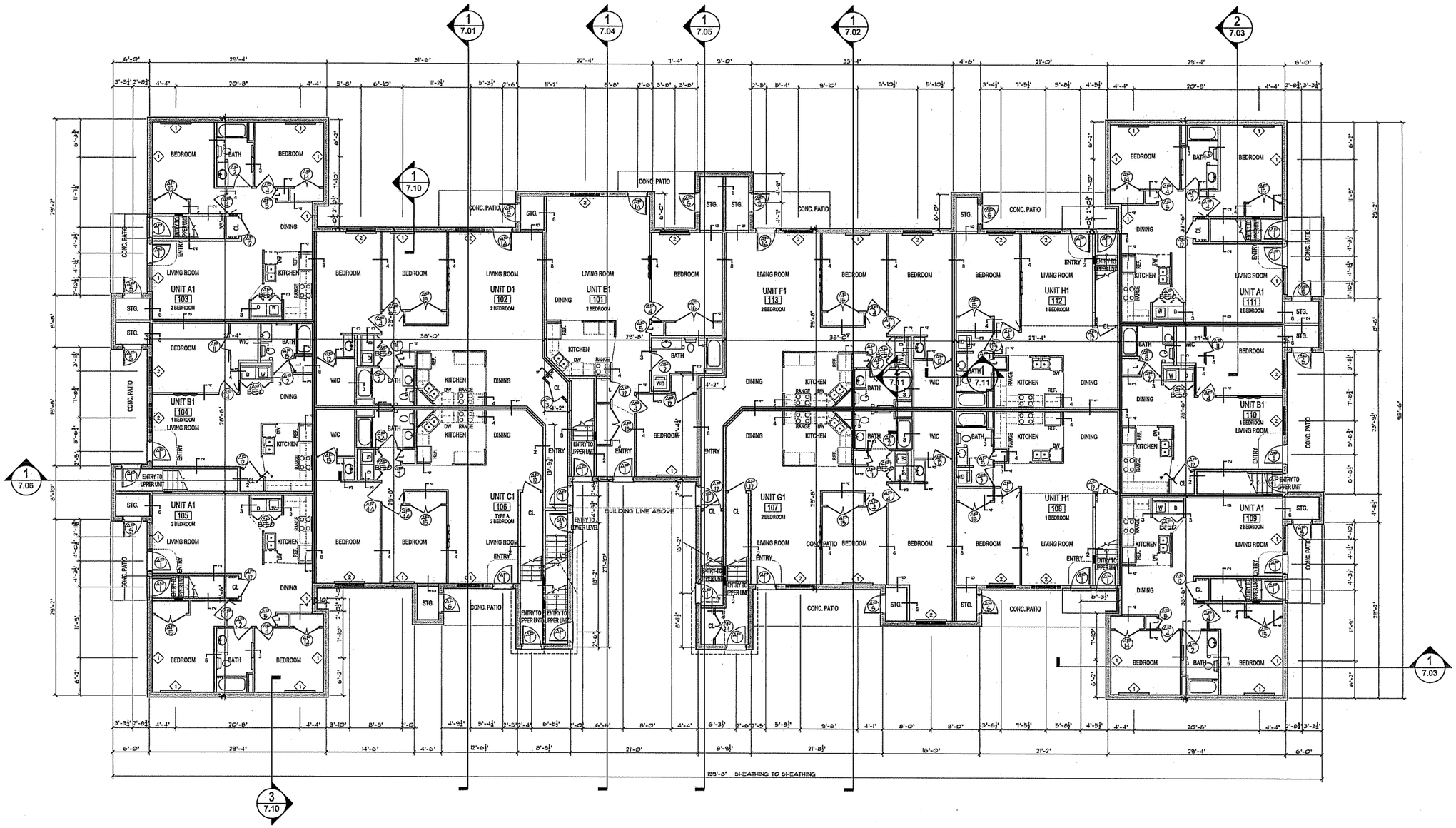

1 4.11 1ST FLOOR PLAN - 26 UNIT - BLDG 2&4

1/8" = 1'-0"

NORTH BLDG 2

NORTH BLDG 4

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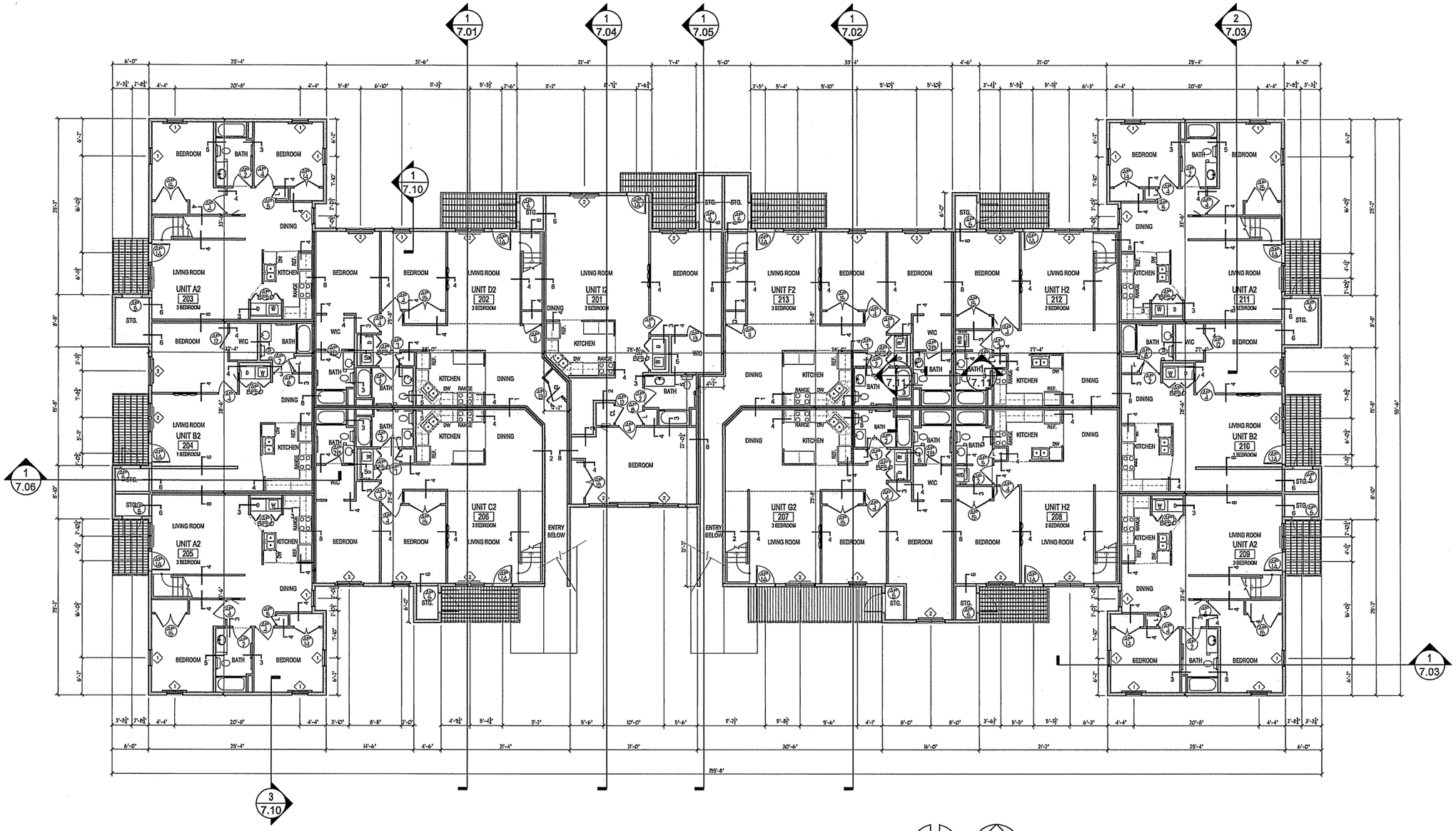

1 / 4.12 2ND FLOOR PLAN - 26 UNIT - BLDG 2&4

1/8" = 1'-0"

NORTH BLDG 2

NORTH BLDG 4

GORMAN & COMPANY, INC.

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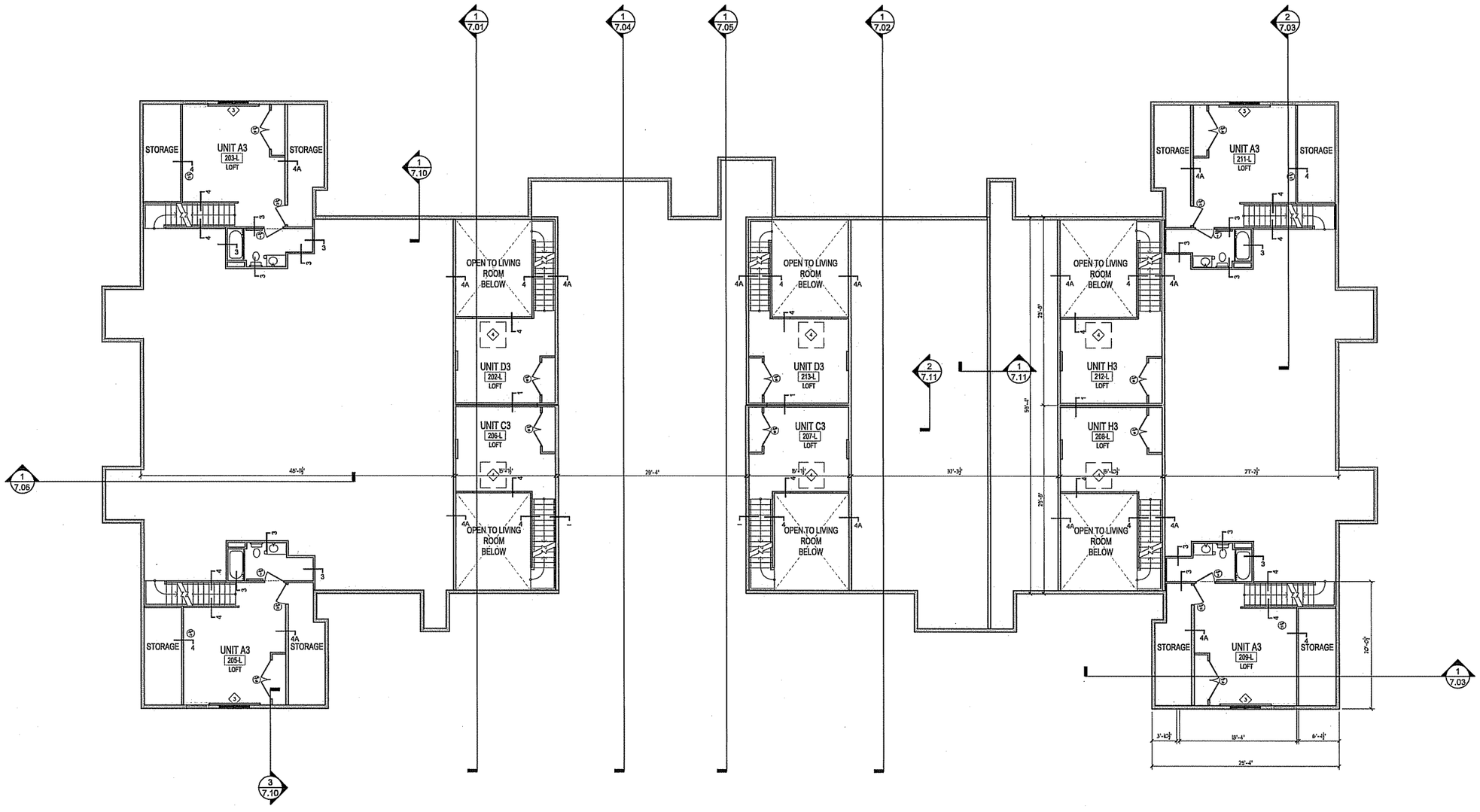

1 4.13 LOFT LEVEL PLAN - 26 UNIT - BLDG 2&4

1/8" = 1'-0"

NORTH BLDG 2 NORTH BLDG 4

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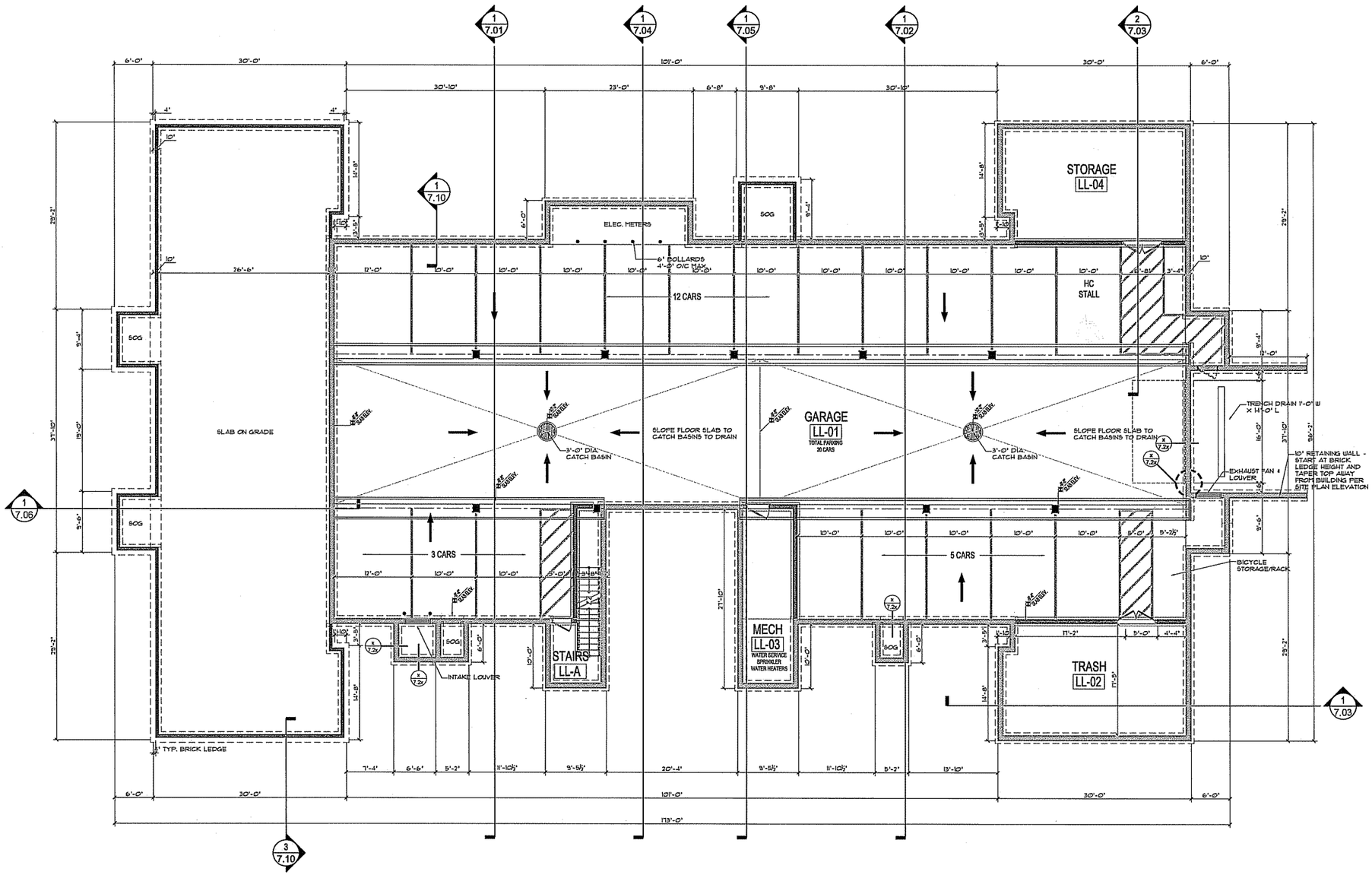

1 / 4.20 LOWER LEVEL PLAN - 22 UNIT - BLDG 1

1/8" = 1'-0"

NORTH

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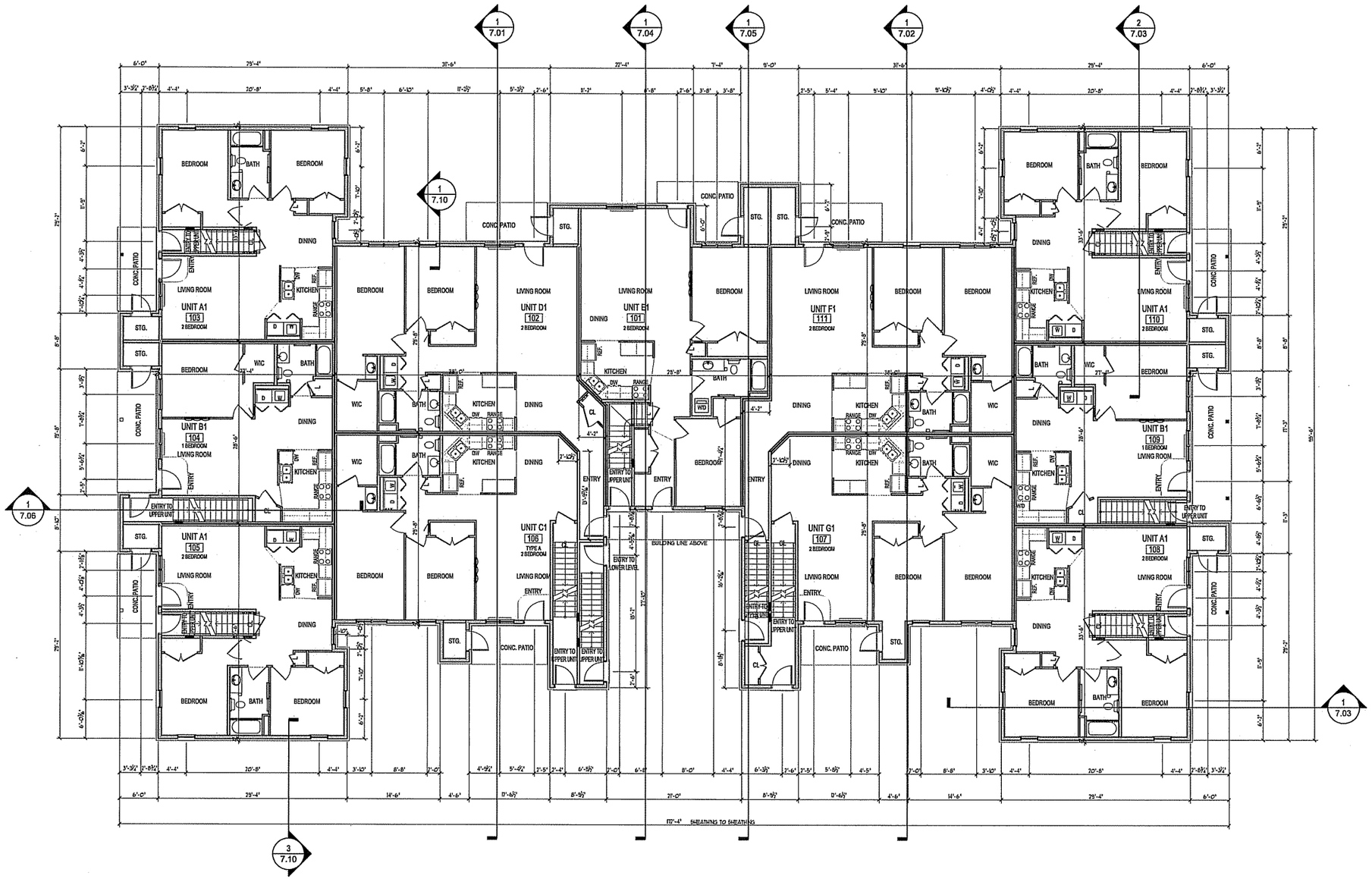

1 4.21 1ST FLOOR PLAN - 22 UNIT - BLDG 1
1/8" = 1'-0"

NORTH

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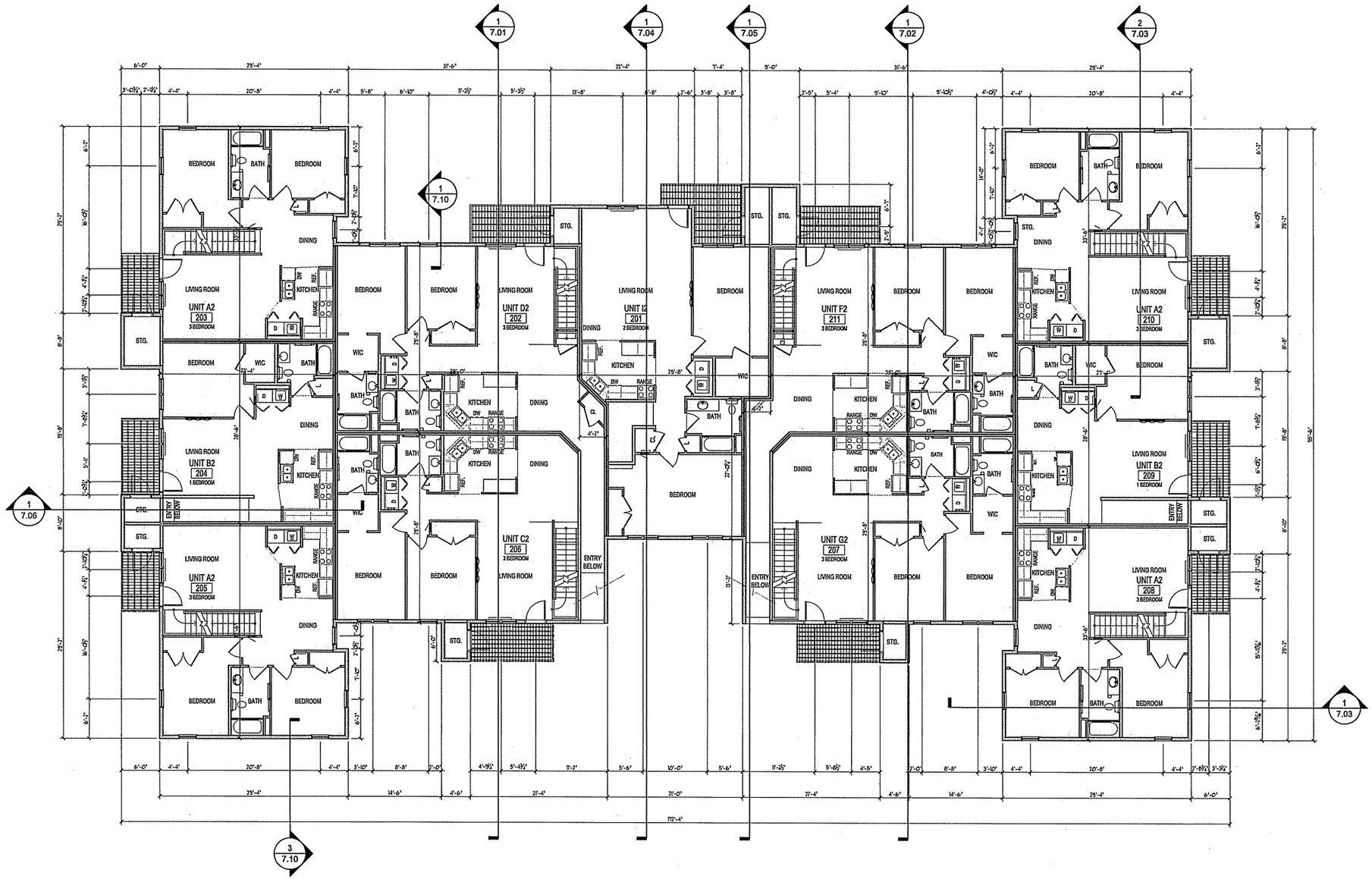

1 / 4.22 2ND FLOOR PLAN - 22 UNIT - BLDG 1

1/8" = 1'-0"

NORTH

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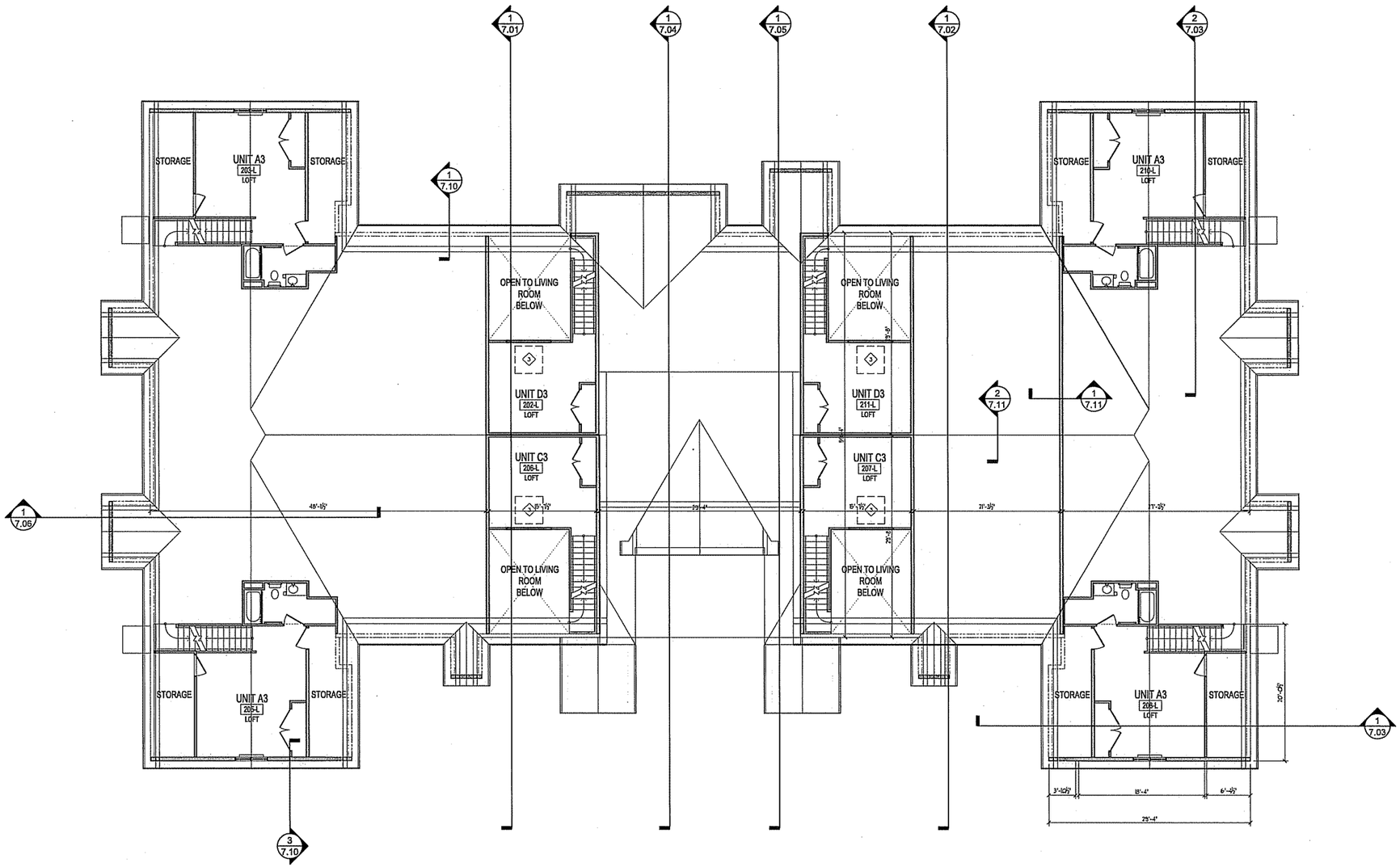

1 / 4.23 LOFT FLOOR PLAN - 22 UNITS - BLDG 1

1/8" = 1'-0"

NORTH

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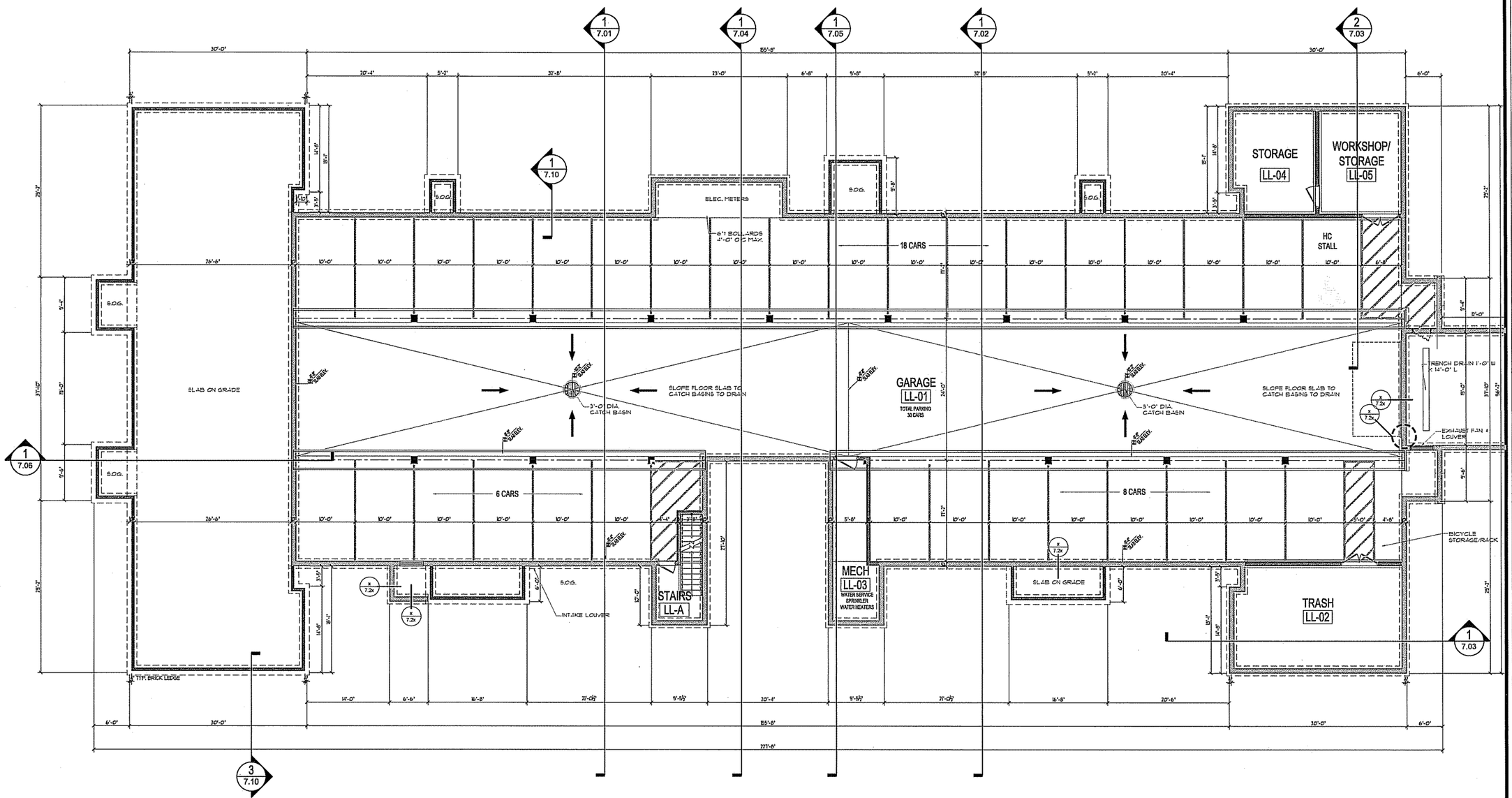

1 / 4.30 LOWER LEVEL PLAN - 30 UNIT - BLDG 3
1/8" = 1'-0"

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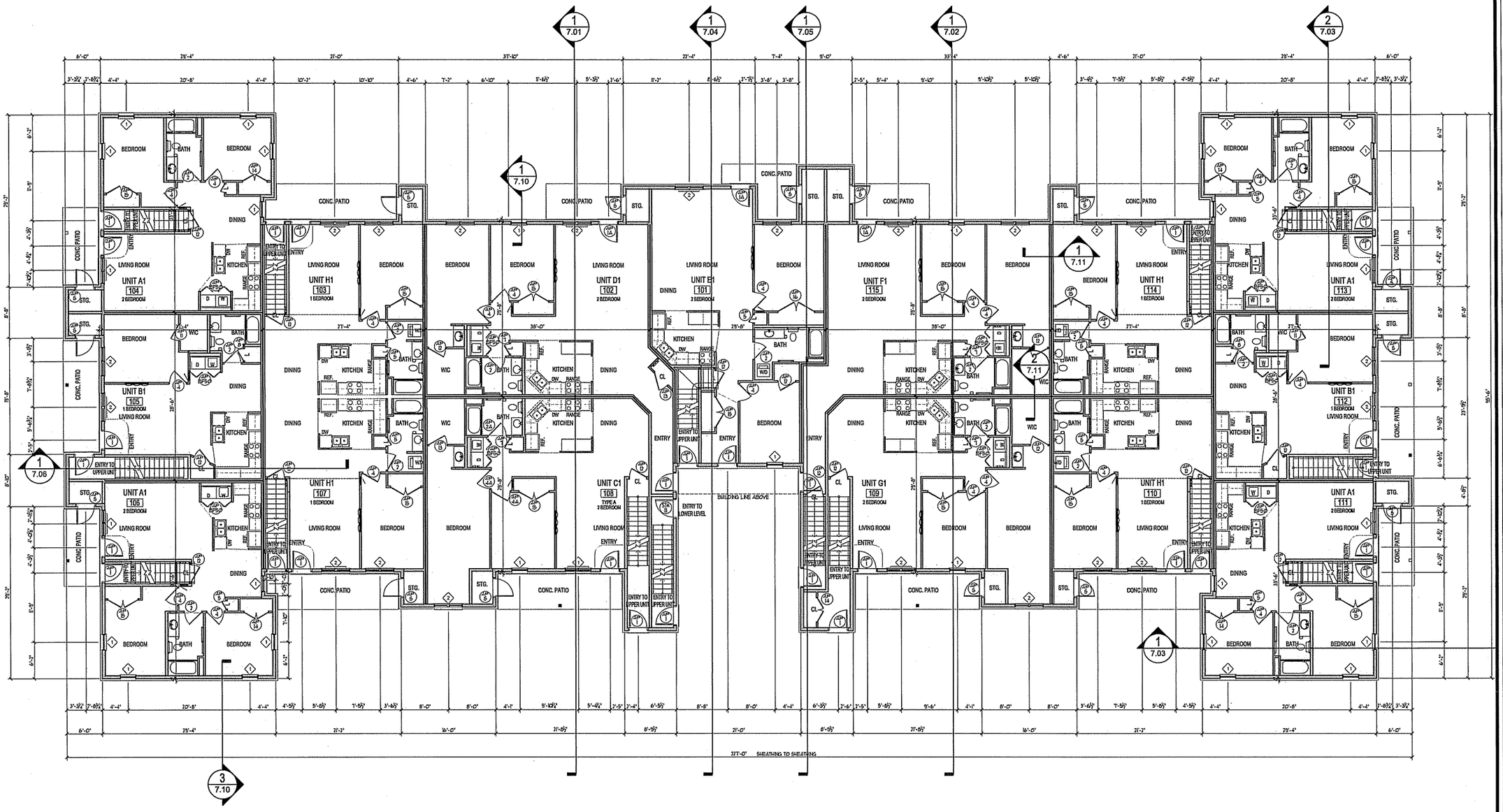

1 / 4.31 1ST FLOOR PLAN - 30 UNIT - BLDG 3
1/8" = 1'-0"

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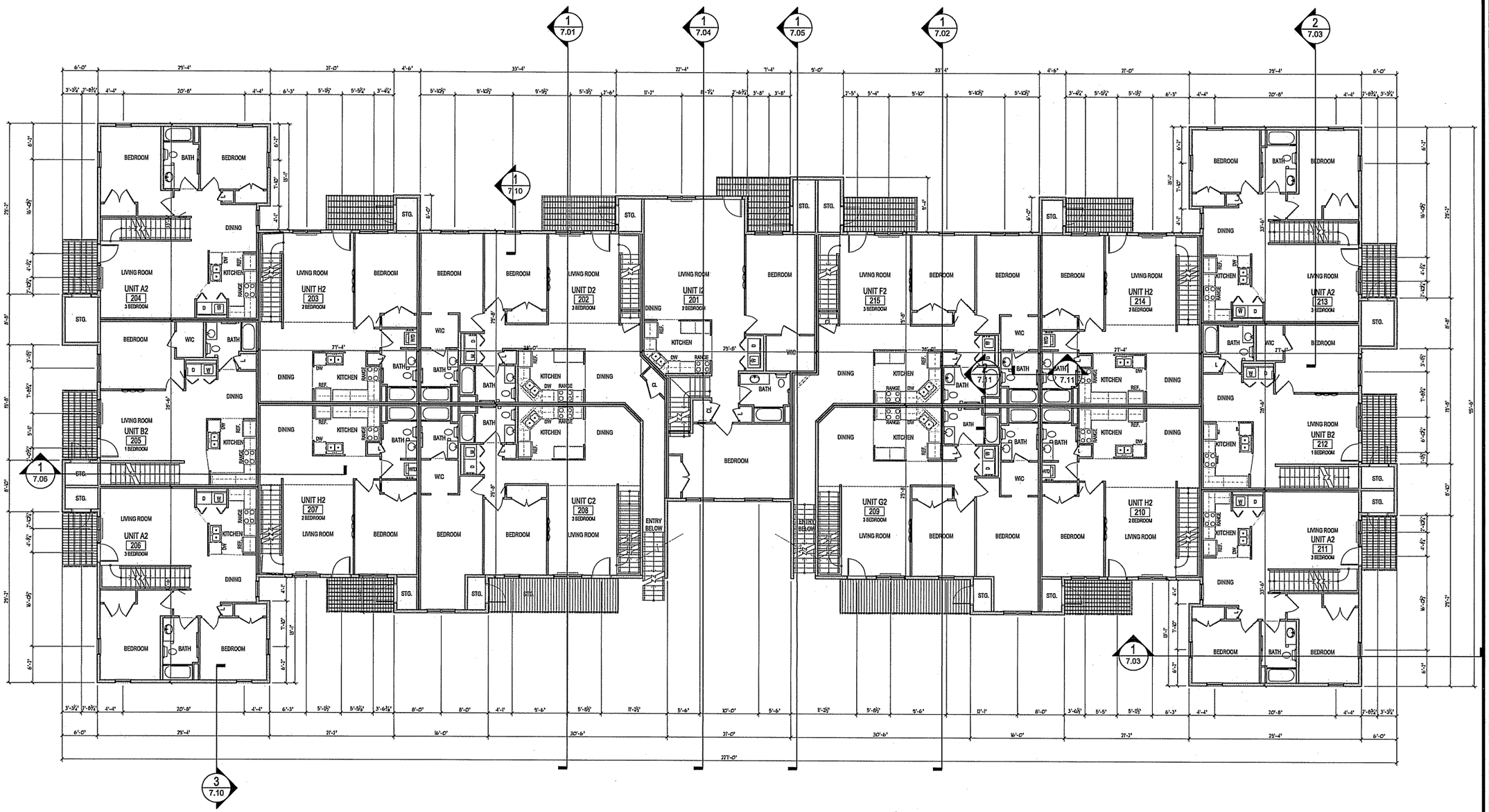

1 / 4.32 2ND FLOOR PLAN - 30 UNIT - BLDG 3
1/8" = 1'-0"

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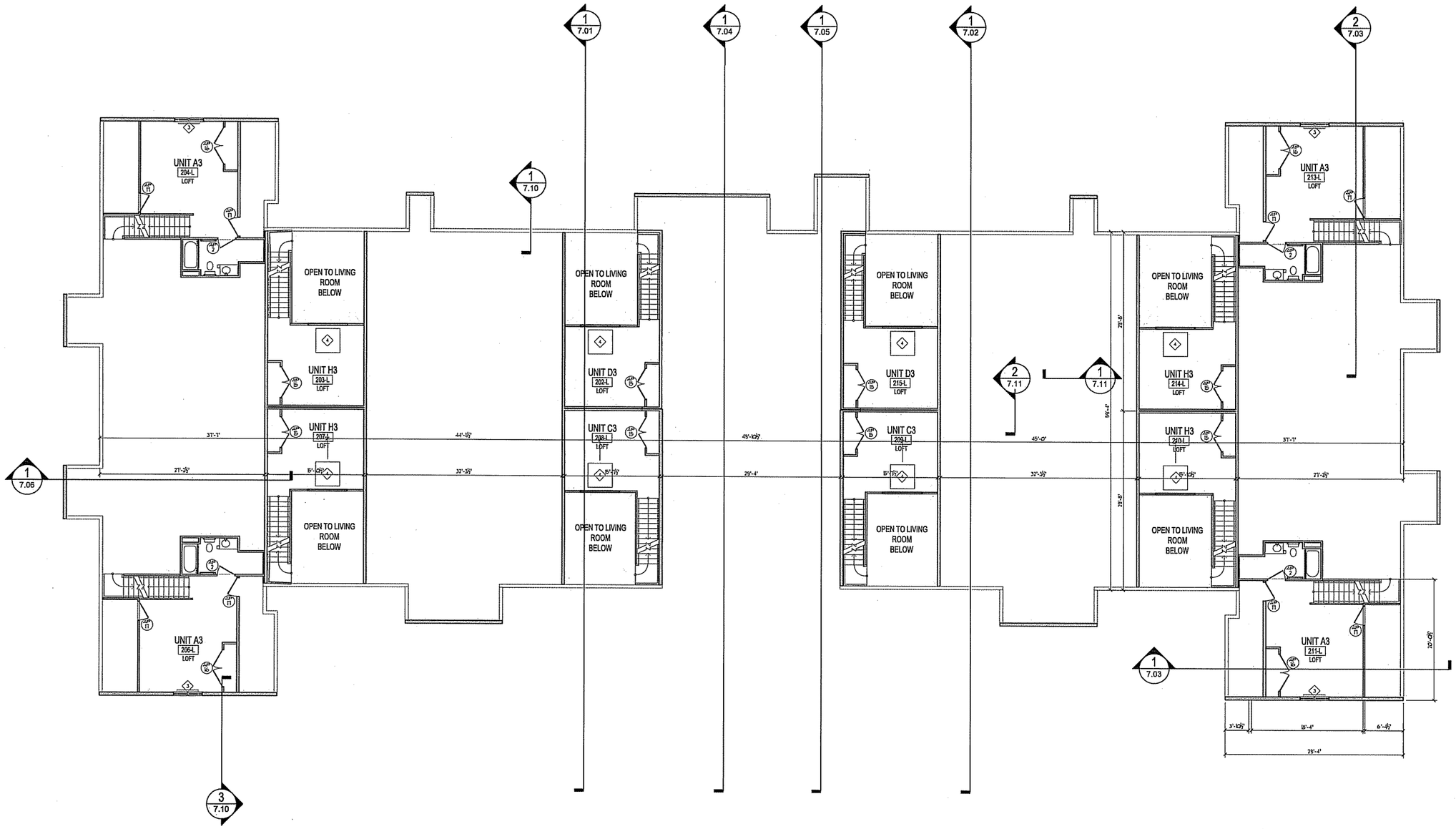

1 4.33 LOFT FLOOR PLAN - 30 UNIT - BLDG 3
1/8" = 1'-0"

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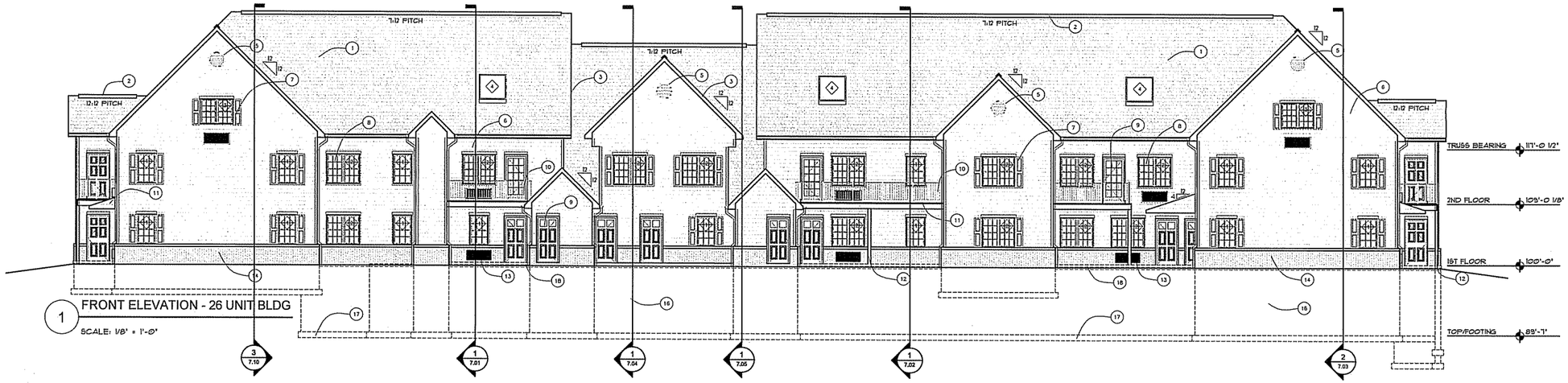
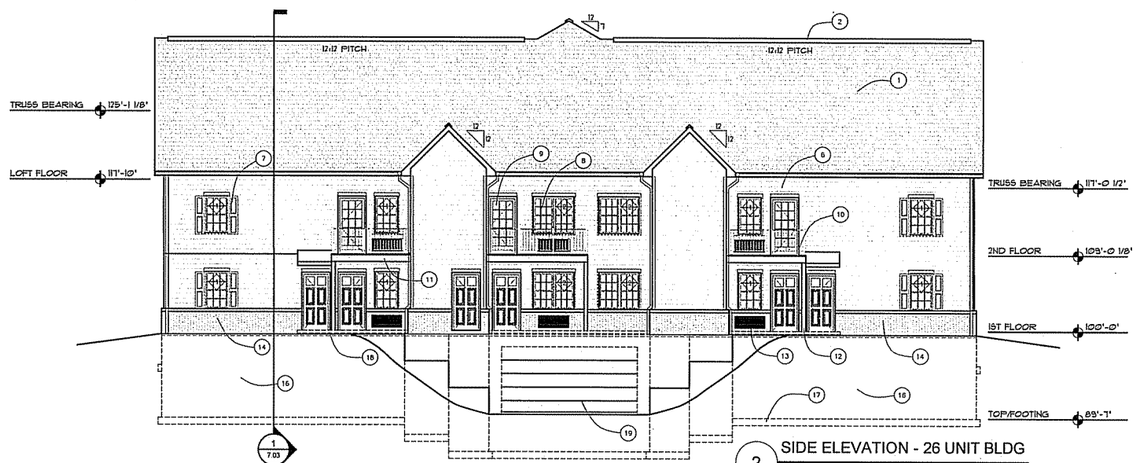


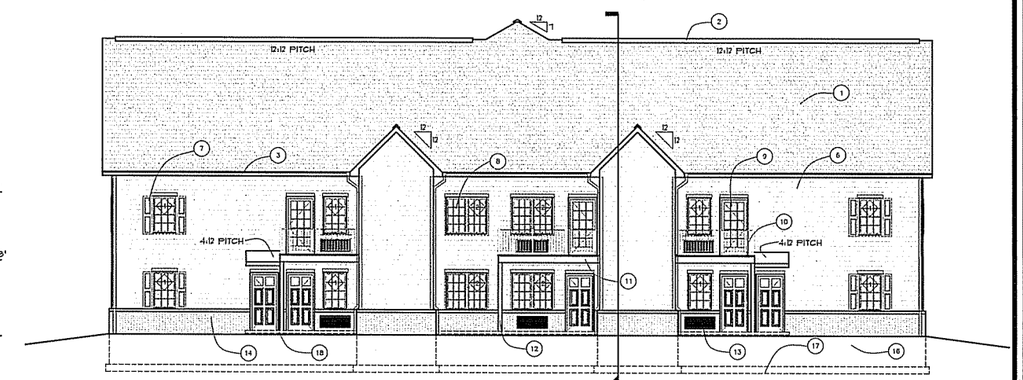
1 FRONT ELEVATION - 26 UNIT BLDG

SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - 26 UNIT BLDG

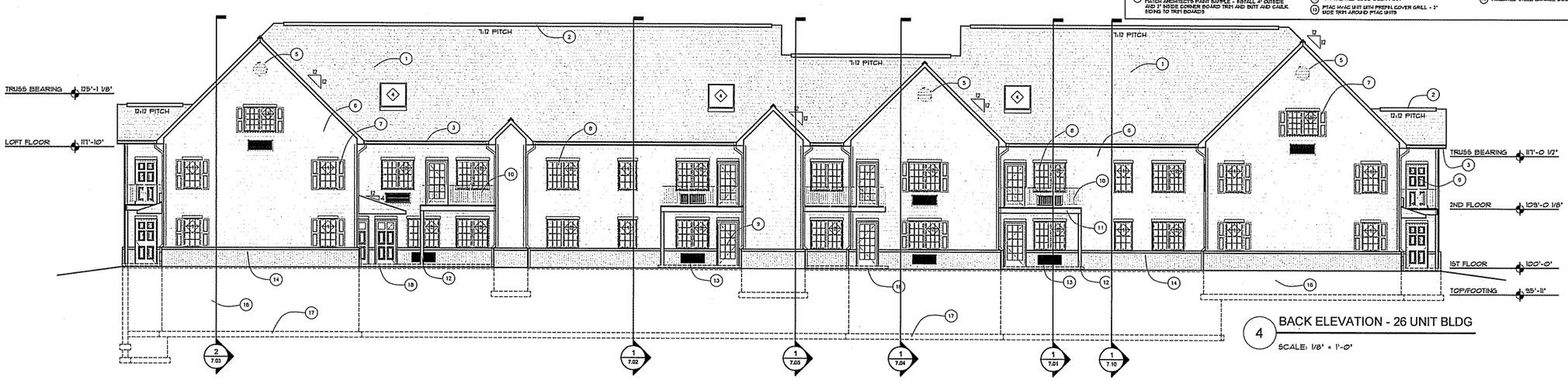
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION - 26 UNIT BLDG

SCALE: 1/8" = 1'-0"

1. 235# FIBERGLASS ASPHALT SHINGLES OVER 8# FELT & 1/2" OSB SHEATHING
2. CONTINUOUS SHINGLE OVER RIDGE VENT - 75% OF SQ. IN FREE AREA PER LINEAL FOOT (TYP)
3. PREFIN. ALUMINUM FASCIA, TRIM & SOFFIT - ALL SOFFIT SHALL BE VENTILATED STYLE
4. PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS - CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM - SEE SITE UTILITY PLANS
5. 30" DIA. MOLDED LOUVER - COLOR AS SELECTED BY ARCHITECT
6. PREFIN FIBER CEMENT SIDING - "ARDIS-PLANK" OR EQUAL - MATCH ARCHITECT'S PAINT SAMPLE - INSTALL 4" OUTSIDE AND 2" INSIDE CORNER BOARD TRIM AND BUTT AND CAULK SIDING TO TRIM BOARDS
7. 14" POLYVINYL SHUTTERS - PANELED STYLE - COLOR AS SELECTED BY ARCHITECT
8. SLIDING VINYL WINDOWS W/ LOW E INSULATING GLASS
9. PREMANUFACTURED FULL LIGHT METAL CLAD INSULATED DOORS - PAINT DOORS AND FRAMES
10. PREFINISHED METAL RAILING TO 3'-6" - 4" MAXIMUM SPACE BETWEEN MEMBERS - MATCH ARCHITECT'S PAINT SAMPLE (TYP)
11. TREATED WOOD DECK & POSTS WITH CEDAR TRIM - PAINT ALL EXPOSED TRIM MEMBERS
12. 4X4 TREATED WOOD DECK POST
13. HVAC HVAC UNIT WITH PREFIN. COVER GRILL - 3" SIDE TRIM AROUND HVAC UNITS
14. FACE BRICK VENEER - ENGINEERED KNAS SIZE UNITS W/ STONE CAP - MATCH ARCHITECT'S SAMPLE
15. EXHAUST LOUVER
16. 12" CONCRETE FOUNDATION WALL W/ 2-#5 BARS CONTINUOUS TOP TO BOTTOM
17. CONCRETE FOOTINGS - SEE SECTIONS FOR SIZES
18. 4" CONCRETE SLAB
19. INSULATED STEEL GARAGE DOOR



4 BACK ELEVATION - 26 UNIT BLDG

SCALE: 1/8" = 1'-0"

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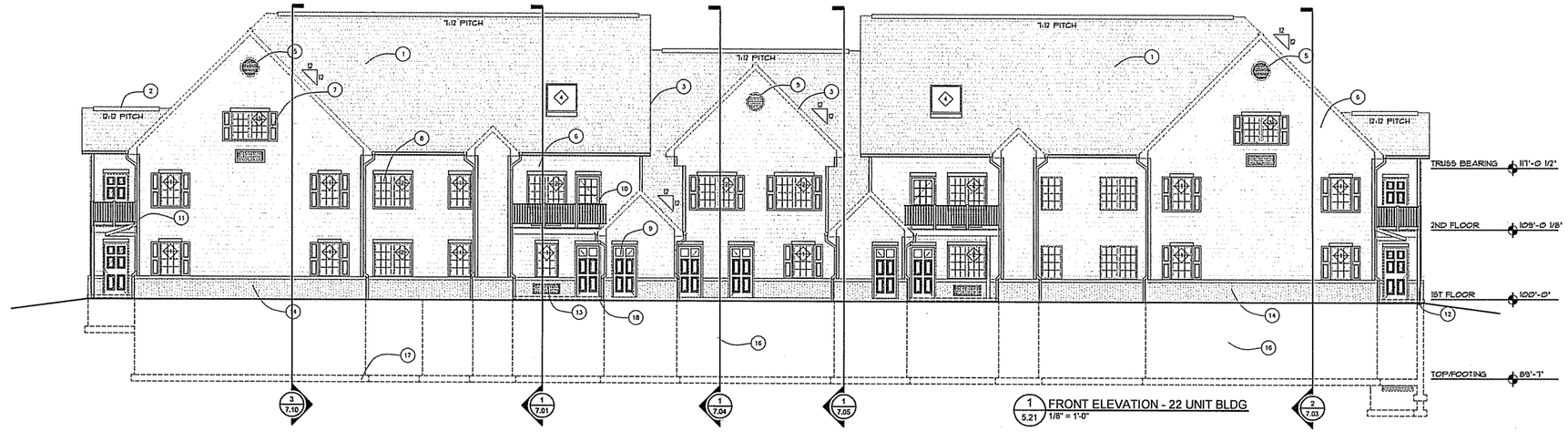
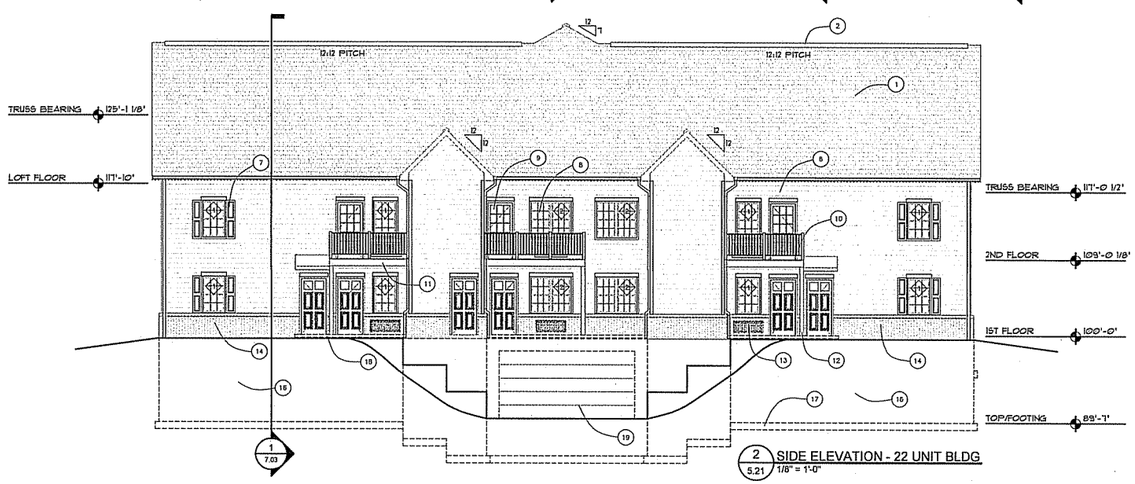
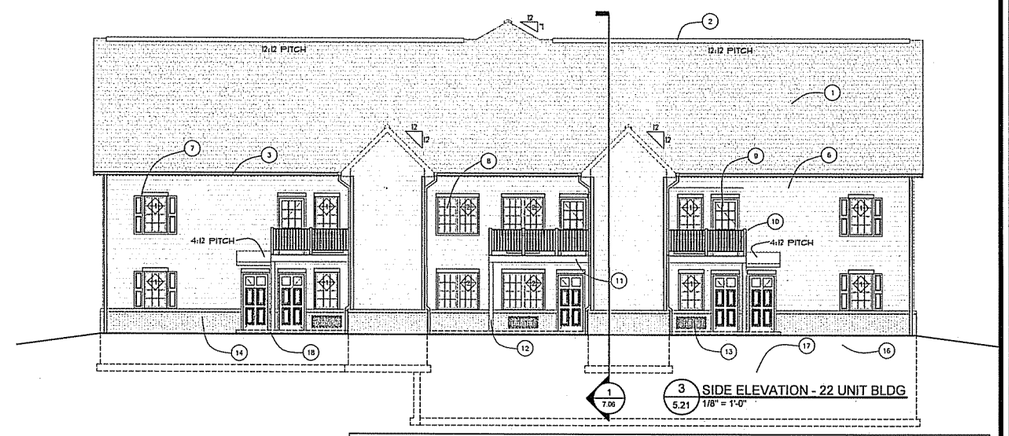


1 5.21 FRONT ELEVATION - 22 UNIT BLDG
1/8" = 1'-0"

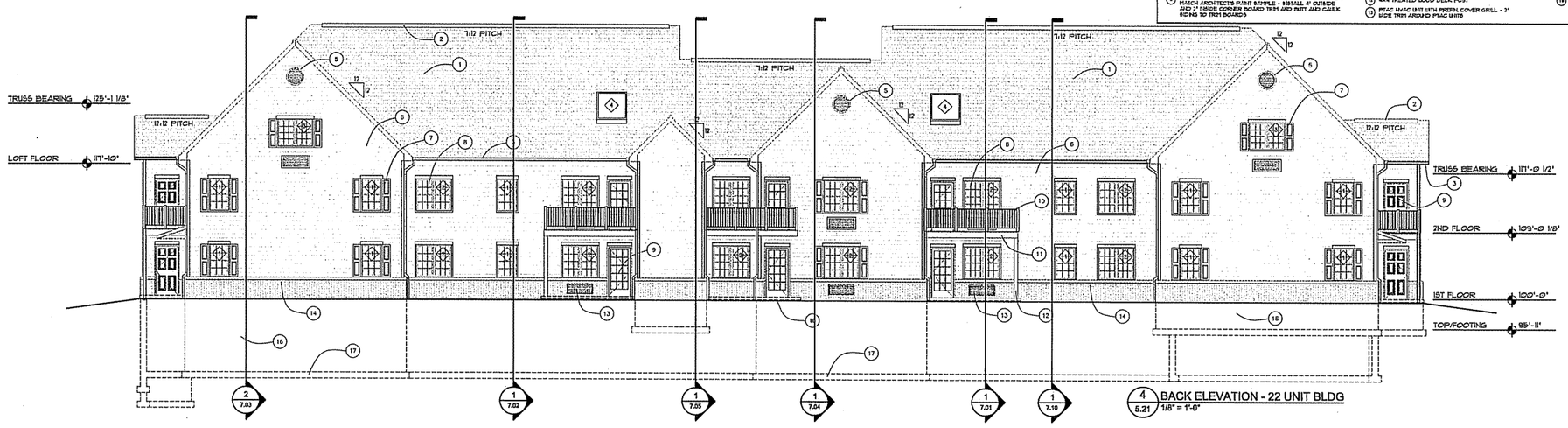


2 5.21 SIDE ELEVATION - 22 UNIT BLDG
1/8" = 1'-0"



3 5.21 SIDE ELEVATION - 22 UNIT BLDG
1/8" = 1'-0"

1. 235# FIBERGLASS ASPHALT SHINGLES OVER 8# FELT & 1/2" OSB SHEATHING CONTINUOUS SHINGLE OVER RIDGE VENT - 72SI 18 SQ. IN FREE AREA PER LINEAL FOOT (TYP)
2. PREFIN. ALUMINUM FASCIA, TRIM & SOFFIT - ALL SOFFIT SHALL BE VENTILATED STYLE
3. PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS - CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM - SEE SITE UTILITY PLAN
4. 30" DIA MOLDED LOUVER - COLOR AS SELECTED BY ARCHITECT
5. PREFIN. FIBER CEMENT SIDING - "MARDI-PLANK" OR EQUAL - MATCH ARCHITECTS PAINT SAMPLE - INSTALL AT GUTTER AND 3" WIDE CORNER BOARD TRIM AND BUTT AND CAULK SIDING TO TRIM BOARDS
6. 16" POLYVINYL SHUTTERS - PANELED STYLE - COLOR AS SELECTED BY ARCHITECT
7. SLIDING VINYL WINDOWS W/ LOW E INSULATING GLASS
8. PREFINISHED FULL LIGHT METAL CLAD INSULATED DOORS - PAINT DOORS AND FRAMES
9. PREFINISHED METAL RAILING TO 3'-6" - 4" MAXIMUM SPACE BETWEEN MEMBERS - MATCH ARCHITECTS PAINT SAMPLE (TYP)
10. TREATED WOOD DECK & POSTS WITH CEDAR TRIM - PAINT ALL EXPOSED TRIM MEMBERS
11. 4x4 TREATED WOOD DECK POST
12. PTAC HVAC UNIT WITH PREFIN. COVER GRILL - 3" WIDE TRIM AROUND PTAC UNITS
13. FACE BRICK VENEER - ENGINEERED KING SIZE UNITS W/ 12" STONE CAP - MATCH ARCHITECTS SAMPLE
14. EXHAUST LOUVER
15. 12" CONCRETE FOUNDATION WALL W/ 2-#5 BARS CONTINUOUS TOP TO BOTTOM
16. CONCRETE FOOTINGS - SEE SECTIONS FOR SIZES
17. 4" CONCRETE SLAB
18. INSULATED STEEL GARAGE DOOR



4 5.21 BACK ELEVATION - 22 UNIT BLDG
1/8" = 1'-0"

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715

AVALON MADISON VILLAGE
A GORMAN & COMPANY NEIGHBORHOOD
4629 VERONA ROAD
MADISON, WI

Drawn: CRD/JJO
Checked: MEJ
Date: 04.15.03

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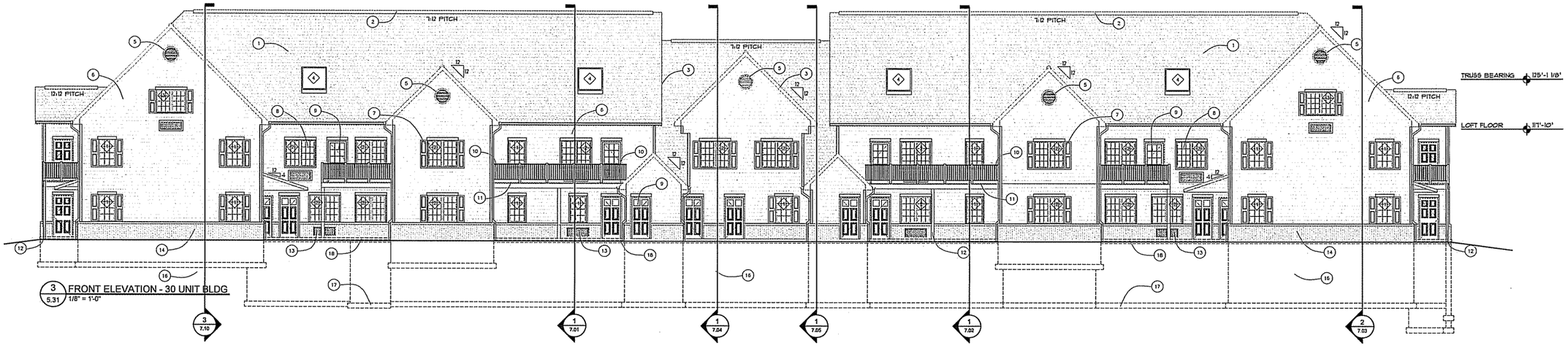
2005.02

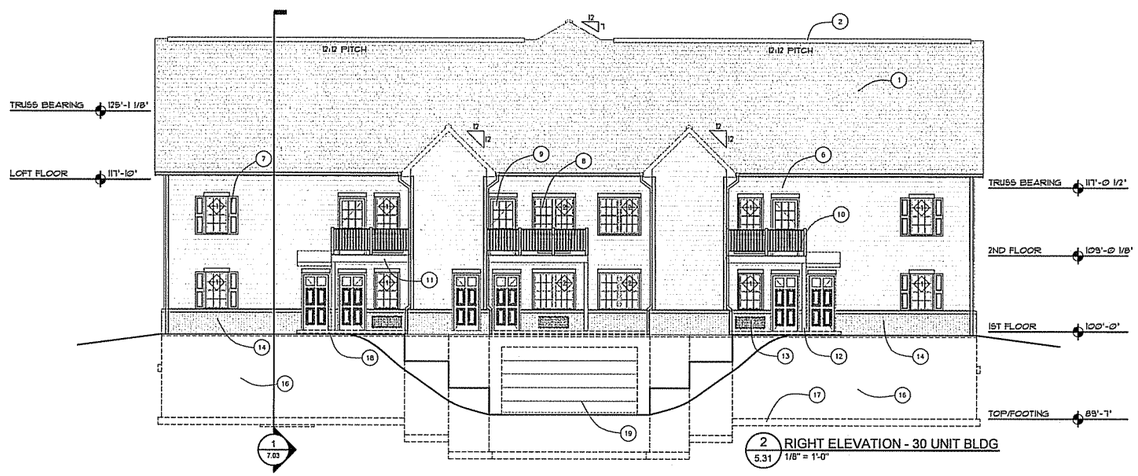
Sheet No.
5.21

4/13/2005 8:04 AM

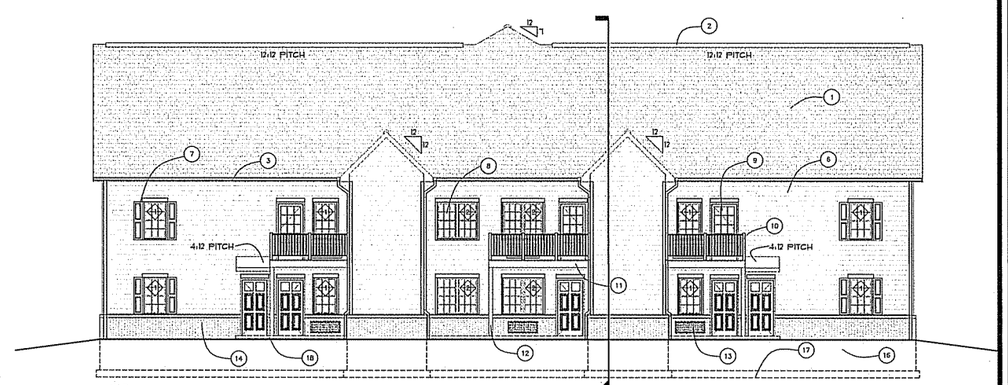
4/13/2005 8:04:51 AM, 1:1



3 / 5.31 FRONT ELEVATION - 30 UNIT BLDG
1/8" = 1'-0"

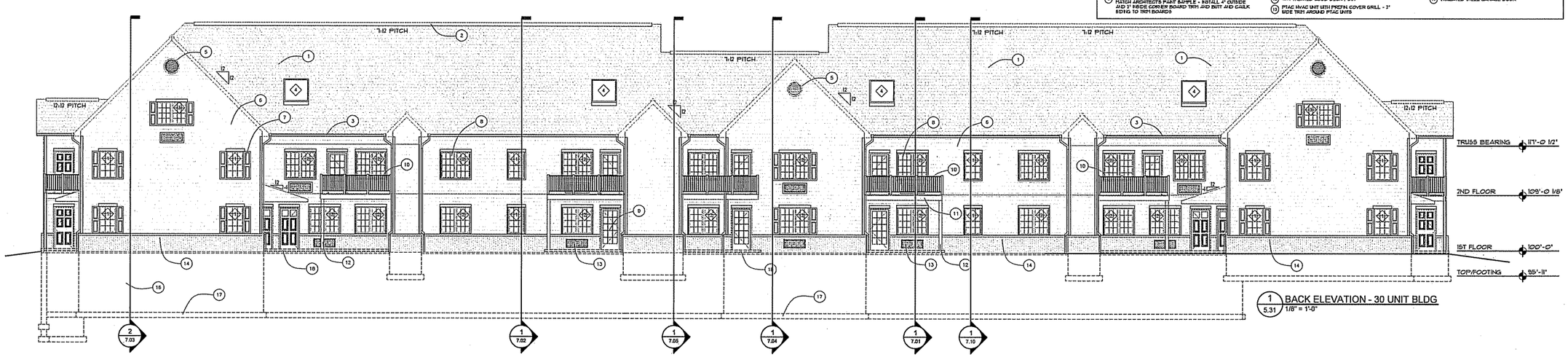


2 / 5.31 RIGHT ELEVATION - 30 UNIT BLDG
1/8" = 1'-0"



4 / 5.31 LEFT ELEVATION - 30 UNIT BLDG
1/8" = 1'-0"

1. 235# FIBERGLASS ASPHALT SHINGLES
2. OVER 15# FELT & 1/2" OSB SHEATHING
3. CONTINUOUS SHINGLE OVER RIDGE VENT - MIN. 18 SQ. IN. FREE AREA PER LINEAL FOOT (TYP)
4. PREFIN. ALUMINUM FASCIA, TRIM & SOFFIT - ALL SOFFIT SHALL BE VENTILATED STYLE
5. PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS - CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM - SEE SITE UTILITY PLANS
6. 30" DIA. MOLDED LEAN-TER - COLOR AS SELECTED BY ARCHITECT
7. PREFIN. FIBER CEMENT SIDING - "HARDI-PLANK" OR EQUAL - MATCH ARCHITECT'S PAINT SAMPLE - INSTALL 4" OUTSIDE AND 1" INSIDE CORNER BOARD TRIM AND BATT AND CAULK SIDING TO TRIM BOARDS
8. 1/4" POLYVINYL SHUTTERS - PANELED STYLE - COLOR AS SELECTED BY ARCHITECT
9. SIDING VINYL SOFFITS & 1/2" INSULATING GLASS
10. PREFINISHED FULL LIGHT METAL CLAD INSULATED DOORS - PAINT DOORS AND FRAMES
11. PREFINISHED METAL RAILING TO 3'-6" - 4" MAXIMUM SPACE BETWEEN MEMBERS - MATCH ARCHITECT'S PAINT SAMPLE (TYP)
12. TREATED WOOD DECK & POSTS WITH CEDAR TRIM - PAINT ALL EXPOSED TRIM MEMBERS
13. 4X4 TREATED WOOD DECK POST
14. PTAC HVAC UNIT WITH PREFIN. COVER GRILL - 2" WIDE TRIM AROUND PTAC UNITS
15. FACE BRICK VENEER - ENGINEERED KING SIZE UNITS W/ STONE CAP - MATCH ARCHITECT'S SAMPLE
16. EXHAUST LOUVER
17. 10" CONCRETE FOUNDATION WALL W/ 2-#5 BARS CONTINUOUS TOP TO BOTTOM
18. CONCRETE FOOTINGS - SEE SECTIONS FOR SIZES
19. 4" CONCRETE SLAB
20. INSULATED STEEL GARAGE DOOR



1 / 5.31 BACK ELEVATION - 30 UNIT BLDG
1/8" = 1'-0"

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715

AVALON MADISON VILLAGE
A GORMAN & COMPANY NEIGHBORHOOD
4629 VERONA ROAD
MADISON, WI

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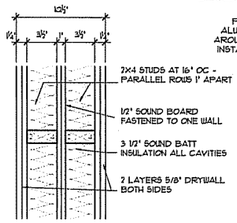
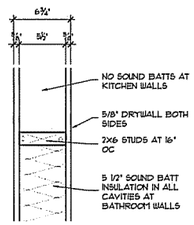
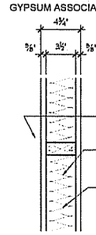
4/13/2005 8:05:17 AM, 1:1



5 SOUND WALL
1 1/2" = 1'-0"
2 HOUR FIRE RATING
GYPSUM ASSOCIATION SYSTEM WP 3820

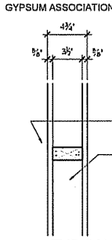


3 PLUMBING WALL
1 1/2" = 1'-0"
1 HOUR FIRE RATING
GYPSUM ASSOCIATION SYSTEM WP 3510

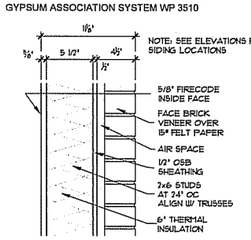


4 INSULATED INTERIOR PARTITION WALLS
1 1/2" = 1'-0"
1 HOUR FIRE RATING
GYPSUM ASSOCIATION SYSTEM WP 3510

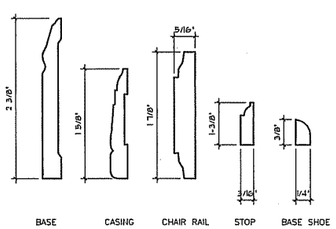
WALL TYPES



2 TYPICAL INTERIOR PARTITION
1 1/2" = 1'-0"
1 HOUR FIRE RATING
GYPSUM ASSOCIATION SYSTEM WP 3510



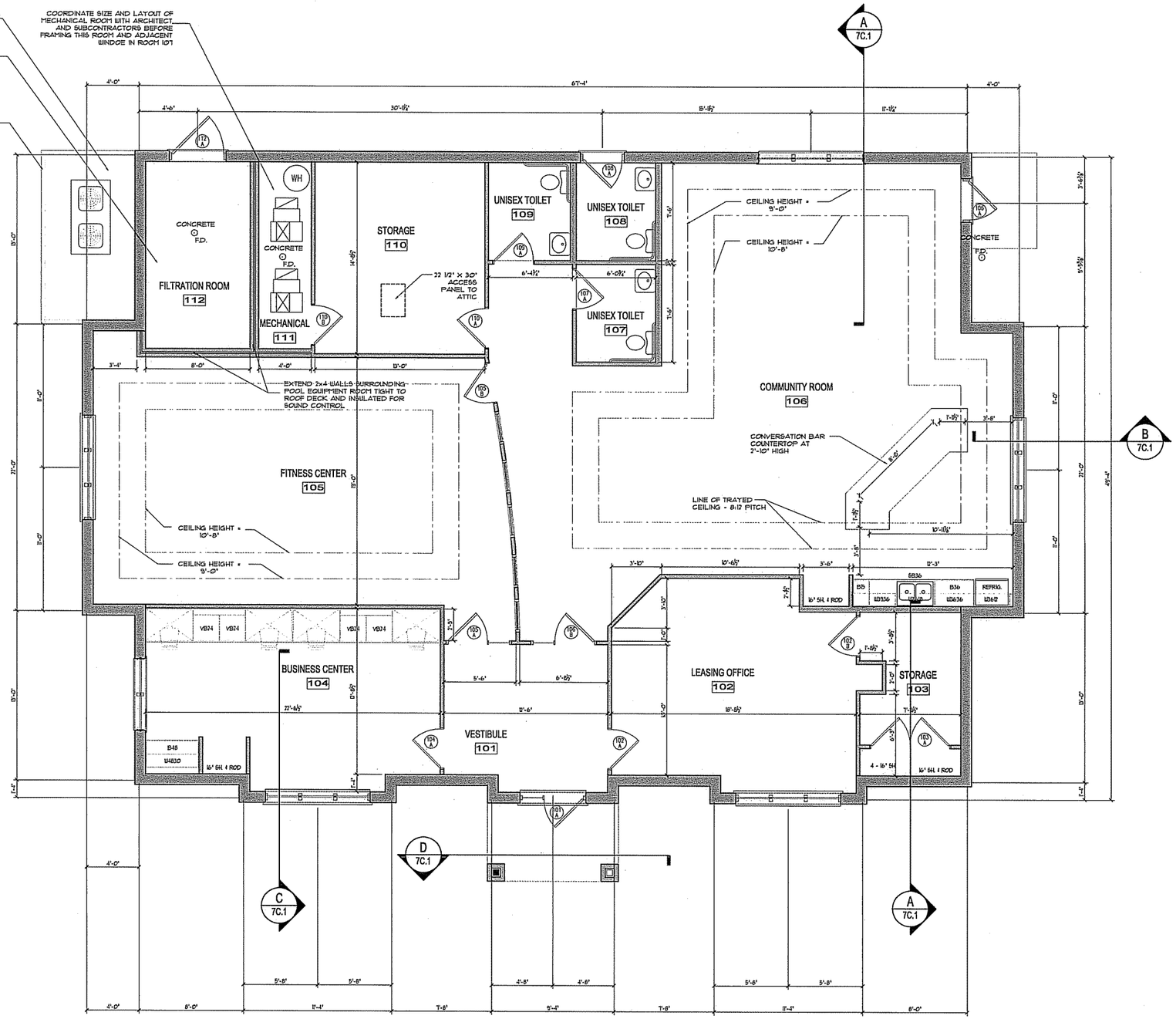
1 EXTERIOR WALL
1 1/2" = 1'-0"



WOOD TRIM DETAILS

6" = 1' - 0"

THESE WOOD TRIM PROFILES APPLY TO THE COMMUNITY BUILDING ONLY - SEE APARTMENT DETAILS FOR TYPICAL APARTMENT WOOD TRIM DETAILS



1 / 4C.1 PLAN-COMMUNITY BLDG
1/4" = 1'-0"

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715

COMMUNITY CENTER
AVALON MADISON VILLAGE
T.B.D.
MADISON, WI

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Date: 04.01.05

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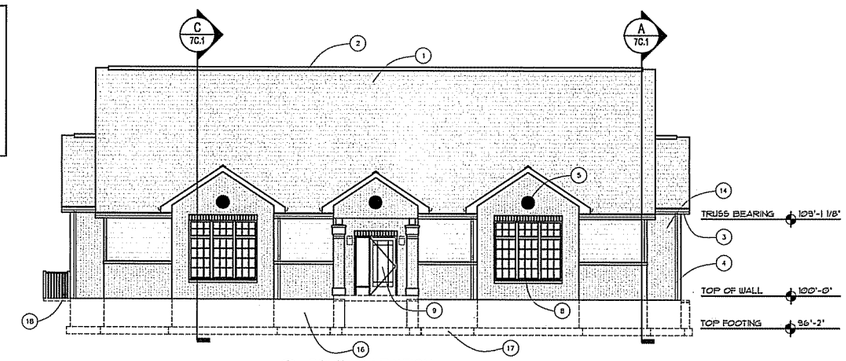
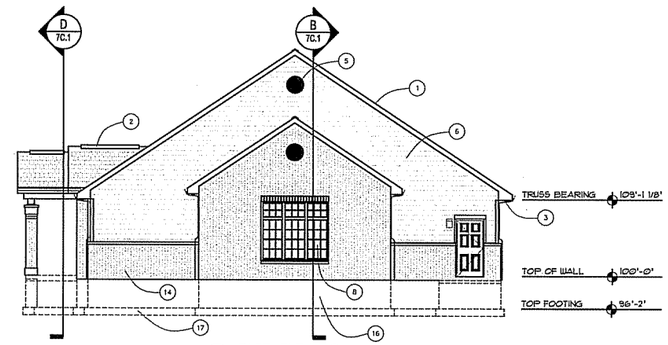
4C.1

4/13/2005 8:59 AM

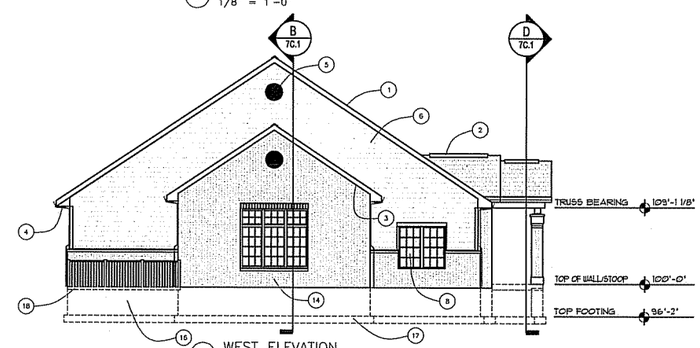
1. 235# FIBERGLASS ASPHALT SHINGLES OVER 15# FELT & ½" OSB SHEATHING
2. CONTINUOUS SHINGLE OVER RIDGE VENT - MIN. 18 SQ. IN. FREE AREA PER LINEAL FOOT (TYP)
3. PREFIN. ALUMINUM FASCIA, TRIM & SOFFIT - ALL SOFFIT SHALL BE VENTILATED STYLE
4. PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS - CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM - SEE SITE UTILITY PLANS
5. 30" DIA. MOLDED LOUVER - COLOR AS SELECTED BY ARCHITECT
6. PREFIN. FIBER CEMENT SIDING - 'HARDI-PLANK' OR EQUAL - MATCH ARCHITECT'S PAINT SAMPLE - INSTALL 4" OUTSIDE AND 2" INSIDE CORNER BOARD TRIM AND BUTT AND CAULK SIDING TO TRIM BOARDS
7. 14" POLYVINYL SHUTTERS - PANELED STYLE - COLOR AS SELECTED BY ARCHITECT
8. SINGLE HUNG VINYL WINDOWS W/ LOW E INSULATING GLASS
9. PREHUNG FULL LIGHT METAL CLAD INSULATED DOORS - PAINT DOORS AND FRAMES
10. PREFINISHED METAL RAILING TO 3'-6" - 4" MAXIMUM SPACE BETWEEN MEMBERS - MATCH ARCHITECT'S PAINT SAMPLE (TYP)
11. TREATED WOOD DECK & POSTS WITH CEDAR TRIM - PAINT ALL EXPOSED TRIM MEMBERS
12. 6X6 TREATED WOOD DECK POST
13. PTAC HVAC UNIT WITH PREFIN. COVER GRILL - 2" WIDE TRIM AROUND PTAC UNITS
14. FACE BRICK VENEER - ENGINEERED KING SIZE UNITS W/ STONE CAP - MATCH ARCHITECT'S SAMPLE
15. EXHAUST LOUVER
16. 10" CONCRETE FOUNDATION WALL W/ 2-#5 BARS CONTINUOUS TOP TO BOTTOM
17. CONCRETE FOOTINGS - SEE SECTIONS FOR SIZES
18. 4" CONCRETE SLAB
19. INSULATED STEEL GARAGE DOOR



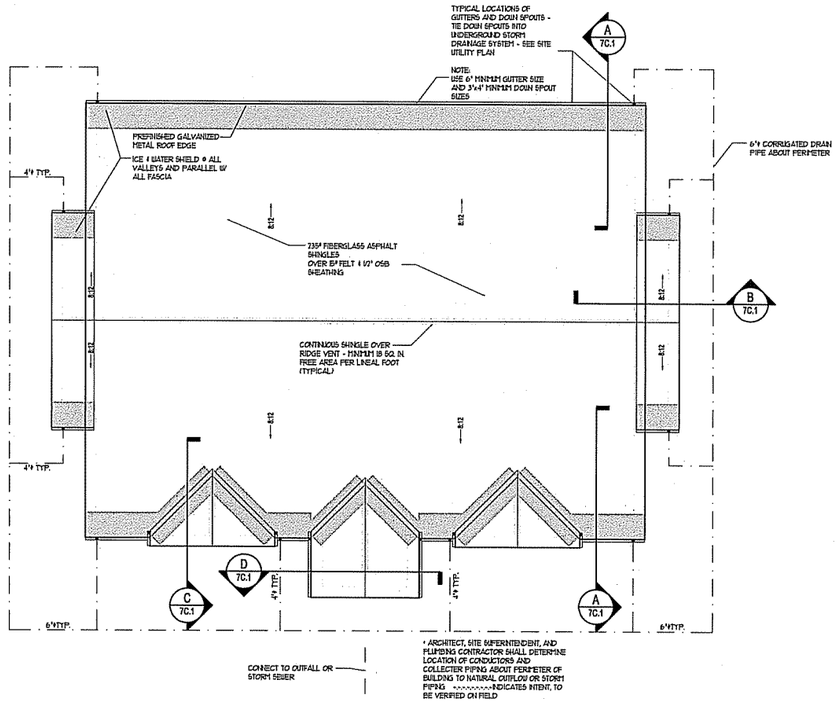
1 SOUTH ELEVATION
1/8" = 1'-0"



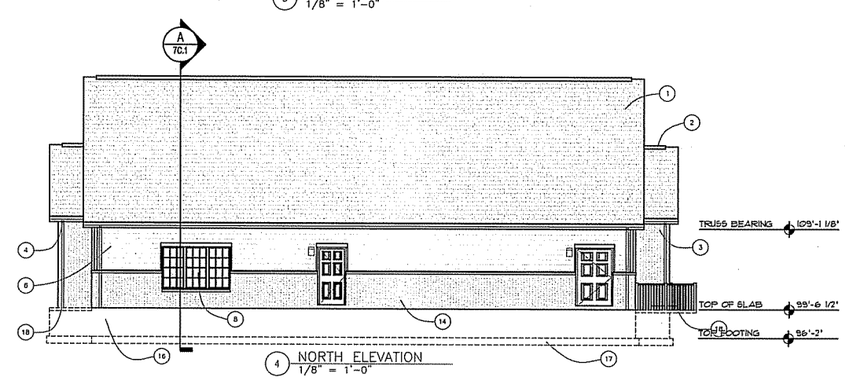
2 EAST ELEVATION
1/8" = 1'-0"



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



5 ROOF - COMMUNITY BLDG.
3C.2 1/8" = 1'-0"



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

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COMMUNITY CENTER
AVALON MADISON VILLAGE
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