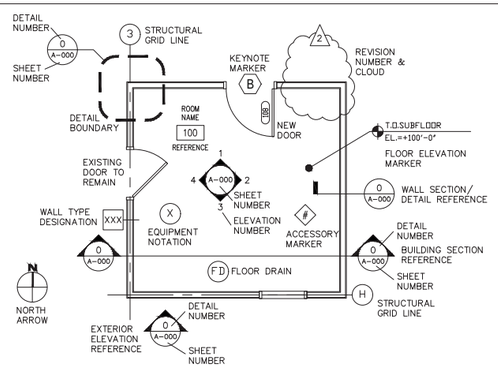
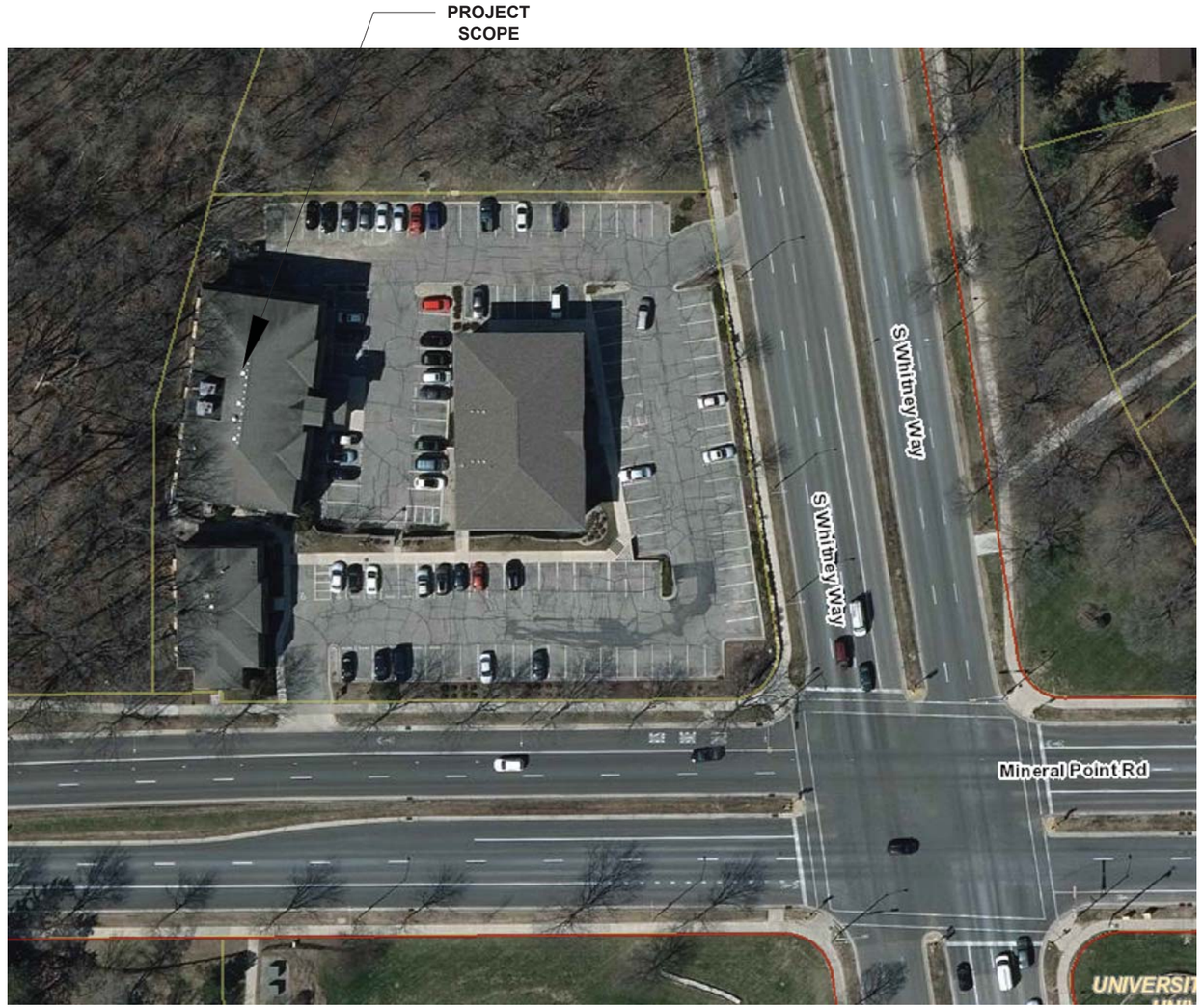
GENERAL CONSTRUCTION NOTES

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS OF THE STATE AND GENERAL JURISDICTION.
2. THE DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION CONCERNING EXISTING CONDITIONS, VERIFY IN FIELD.
3. VERIFY DIMENSIONS AND EXISTING CONDITIONS. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
5. MAINTAIN ACCESS TO ADJACENT AREAS OF THE BUILDING AT ALL TIMES.
6. VERIFY AND COORDINATE DIMENSIONS OF FIXTURES AND EQUIPMENT, INCLUDING ITEMS SUPPLIED AND/OR INSTALLED BY OTHERS, PRIOR TO PERFORMING WORK.
7. ALL PENETRATIONS IN WALL REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED USING UL TESTED OR EQUIVALENT TESTING AGENT MATERIALS AND METHODS.
8. DIMENSIONS FOR NEW INTERIOR STUD WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD OR FROM FACE OF STUD TO EXISTING FINISH FACE (U.N.O.).
9. ALL NEW PARTITIONS TO BE 3-5/8" METAL STUDS WITH 5/8" GWB EACH SIDE OR MOISTURE RESISTANT GWB IN BATHROOMS.
10. PROVIDE CONCEALED WOOD/STEEL BLOCKING FOR WALL SUPPORTED ITEMS.
11. CONTRACTOR SHALL PATCH EXISTING FLOOR/WALL/CEILING PENETRATIONS TO MAINTAIN WALL RATINGS.
12. PATCH FLOORS/WALLS WHERE EXISTING WALLS AND/OR PARTITIONS HAVE BEEN REMOVED.
13. ALL ELECTRICAL WORK , LIGHTING & LIGHTING PLAN TO BE COORDINATED BY ELECTRICAL CONTRACTOR.
14. REFER TO ROOM FINISH SCHEDULE FOR MATERIALS, COLOR SELECTIONS, NEW CEILING LOCATIONS & HEIGHTS.
15. REFER TO DOOR SCHEDULE FOR DOOR & FRAME TYPES.
16. CENTER FLOORING TRANSITIONS UNDER DOOR IN CLOSED POSITION (U.N.O.).
17. REFER TO DOOR SCHEDULE FOR DOOR & FRAME TYPES.
18. CENTER FLOORING TRANSITIONS UNDER DOOR IN CLOSED POSITION (U.N.O.).
19. ALL NEW SINGLE SWING DOORS TO BE 3'-0" WIDE, DOUBLE DOOR TO HAVE A CLEAR OPENING OF 32" FOR AT LEAST ONE ACTIVE LEAF (ANSI 404.2.1) AND FEATURE ADA APPROVED HARDWARE.
20. ALL NEW DOORS TO BE FLUSH WOOD DOOR WITH HOLLOW METAL FRAMES (U.N.O.) SIZE & FINISH PER DOOR SCHEDULE.
21. ALL NEW DOOR HARDWARE TO BE COORDINATED WITH OWNER. ALL PUBLIC ACCESS DOORS ALONG THE ACCESSIBLE ROUTE TO HAVE 32" CLEAR OPENING AND ADA HARDWARE.
22. SEE TYPICAL DOOR JAMB DETAIL FOR DOORS JUSTIFIED HINGE SIDE TO ADJACENT WALL.
23. SEE SECTIONS FOR EXTERIOR WALL TYPES.

ARCHITECTURAL SYMBOLS LEGEND



PROJECT LOCATION CITY / AREA MAP



N

SITE PLAN LAND USE SUMMARY

STIE AREA: LOT 1	51,213 SF, 1.176 ACRES	OPEN SPACE	13,661 SF
BUILDING FOOTPRINT:	15,690 SF	REQUIRED = 10,880 SF	
BUILDING SF:			
LOWER LEVEL	15,690 SF		
FIRST FLOOR	15,323 SF		
SECOND FLOOR	15,323 SF		
THIRD FLOOR	15,323 SF		
TOTAL SF	61,659 SF	LOT COVERAGE:	
		LOT SF	51,213
		LESS BUILDING	-15,690 SF
		LESS PAVED AREA	-20,945 SF
		71.5% IMPERVIOUS	

PROJECT INFORMATION

WHITNEY POINT APARTMENTS
5402 MINERAL POINT RD.
MADISON, WI 53705

CODE SUMMARY

BUILDING OCCUPANCY- R2 RESIDENTIAL
CONSTRUCTION TYPE VB & 1A PARKING LEVEL
EXISTING SPRINKLER = NFPA 13

APPLICABLE CODE-
2015 INTERNATIONAL BUILDING CODE

SCOPE OF WORK: LOWER LEVEL PARKING
FIRST FLOOR UNITS
SECOND FLOOR UNITS
THIRD FLOOR UNITS

PROJECT SQUARE FOOTAGE SCOPE:

LOWER LEVEL PARKING SF = 15,690 SF
FIRST FLOOR SF = 15,323 SF
SECOND FLOOR SF = 15,323 SF
THIRD FLOOR SF = 15,323 SF
TOTAL BUILDING SF = 61,659 SF

LOT SQUARE FOOTAGE = 51,213 SF

NEW MECHANICAL, PLUMBING, ELECTRICAL, ELEVATOR, FIRE ALARMS & SYSTEMS TO BE DESIGN BUILD

OCCUPANCY SUMMARY

UNIT TYPE — QUANTITY PER FLOOR

UNIT:	1ST FLR	2ND FLR	3RD FLR
1 BEDROOM UNITS	9	8	8
2 BEDROOM UNITS	6	7	7
STUDIO UNITS	1	1	1

TOTAL UNITS (48) UNITS TOTAL
1 BEDROOM - 25 UNITS
2 BEDROOM - 20 UNITS
STUDIO UNITS - 3

CONTACT INFORMATION

GENERAL CONTRACTOR:

TRI-NORTH BUILDERS
2525 RESEARCH PARK DRIVE
FITCHBURG, WI 53711

SHEET INDEX

T-100 TITLE SHEET

TOPO EXISTING SURVEY PLAN
C-1.0 DEMOLITION PLAN
C-2.0 LAYOUT PLAN
C-3.0 GRADING PLAN
C-4.0 EROSION CONTROL PLAN
C-5.0 UTILITY PLAN
C-6.0 FIRE ACCESS PLAN

L-100 LANDSCAPE PLAN

A-100 LOWER LEVEL PARKING GARAGE
A-101 FIRST LEVEL FLOOR PLAN
A-102 SECOND & THIRD LEVEL FLOOR PLANS
A-103 UNIT FLOOR PLANS- TYPICALS
A-104 WALL TYPES & DETAILS
A-104.1 WALL TYPES & DETAILS
A-105 EXTERIOR ELEVATIONS
A-105a EXTERIOR RENDERING- ENLARGED
A-106 NOT USED
A-107 ROOF PLAN
A-108 EXTERIOR RENDERING
A-109 EXISTING EXTERIOR BUILDING IMAGES

Tri-North

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PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:
TITLE SHEET

DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

T-100

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS – LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20184702480 & #20185002285)

NOTE: CONTACTED USIC TO INQUIRE ABOUT NO COMMUNICATION MARKINGS AT THE TIME OF SURVEY. THEY STATED THE SITE IS CLEAR OF COMMUNICATION MARKINGS. WE THEN POINTED OUT THAT THERE WERE ABOVE GROUND UTILITY STRUCTURES OBSERVED SUCH AS PEDESTALS. USIC STATED THAT THE LOCATOR WOULD CONTACT US TO VERIFY THIS. NO RETURN CALLS FROM SAID LOCATOR.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT, LOCATED IN THE SOUTHEAST CORNER OF MINERAL POINT ROAD AND WHITNEY WAY.
ELEVATION = 989.21

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED ON THE SOUTH SIDE OF MINERAL POINT ROAD AND BEING APPROXIMATELY 450 FEET WEST OF WHITNEY WAY.
ELEVATION = 1012.58

BENCHMARK #3
BURY BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF MINERAL POINT ROAD AND BEING APPROXIMATELY 300 FEET WEST OF WHITNEY WAY.
ELEVATION = 1002.70

BENCHMARK #4
ARROW BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF WHITNEY WAY AND BEING APPROXIMATELY 50 FEET NORTH OF NORTHEAST DRIVE ENTRANCE
ELEVATION = 987.94

SURVEYOR'S NOTE

* SEDIMENT FILTER BAGS WERE INSTALLED IN CATCH BASINS AT TIME OF SURVEY. SOME PIPES AND INVERTS COULD NOT BE OBSERVED. SOME INFORMATION PROVIDED HEREIN WAS OBTAINED FROM PREVIOUS SURVEY MAPS AND CONSTRUCTION DOCUMENTS

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF TRI-NORTH BUILDERS AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-E7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON NOVEMBER 26-27, 2018.

DATED THIS 3RD DAY OF JANUARY, 2019

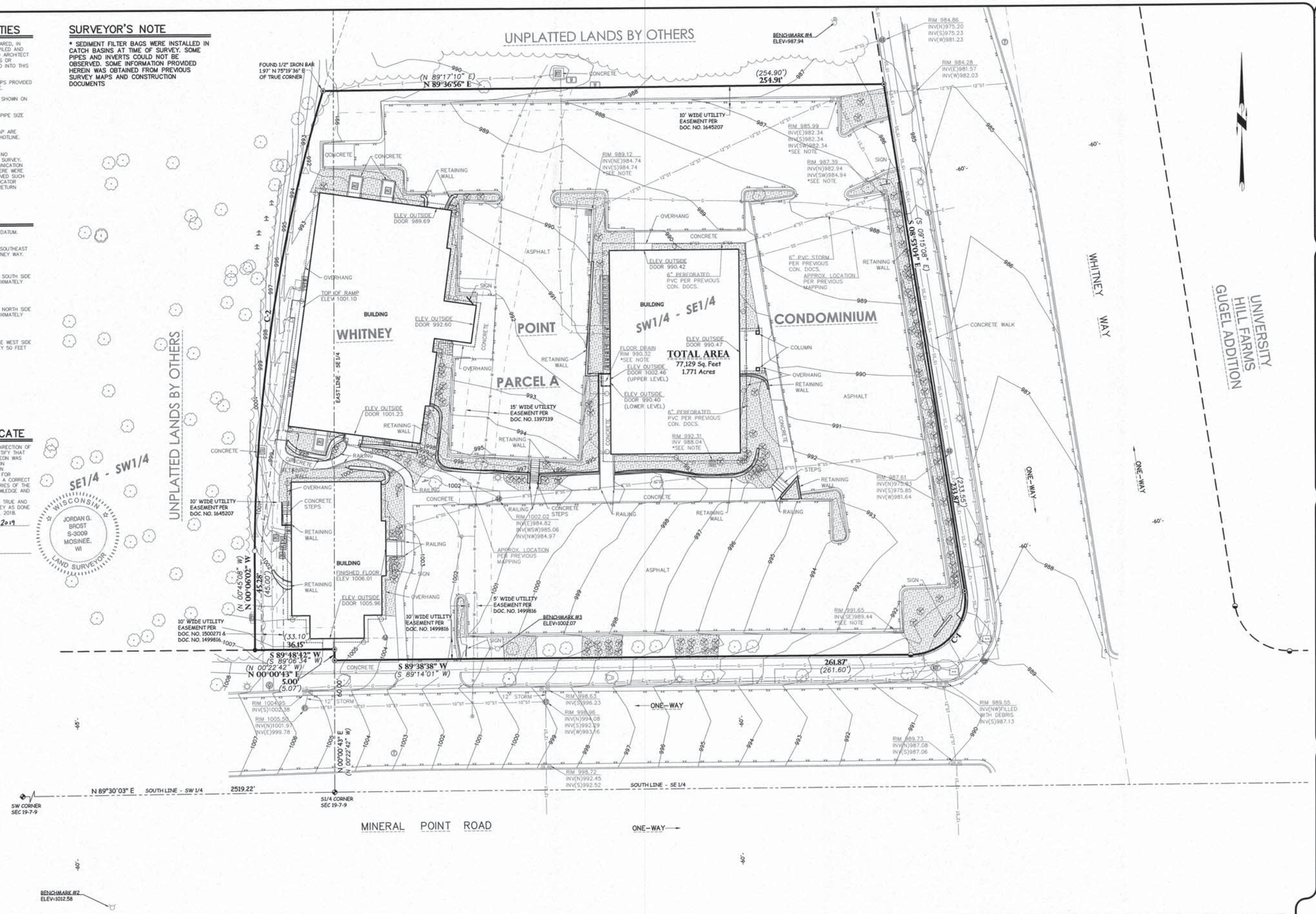
JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

WISCONSIN JORDAN G. BROST S-3009 MOSINEE, WI LAND SURVEYOR

SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER
- STORM SEWER
- BURIED ELECTRIC
- BURIED GAS
- WATERMAIN
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RECTANGULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC PANEL
- LIGHTPOLE
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- UTILITY VAULT
- TELEPHONE PEDESTAL
- VENT PIPE
- AIR CONDITIONING UNIT
- SIGN
- ROOF DRAIN
- BIRD HOUSE
- BUSH/SHRUB
- TREE
- LANDSCAPE AREA
- BRICK AREA
- 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- 7/8" O.D. IRON BAR FOUND
- 1-1/4" O.D. IRON BAR FOUND
- BRASS DISK MONUMENT FOUND
- RECORDED AS



CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	42.98' (42.89')	25.00'	98°30'22" (98°17'35")	S 40°21'56" W (S 40°01'26" W)	37.88' (37.82')
C-2	212.76' (212.71')	751.68'	16°13'02" (16°12'48")	N 08°34'13" E (N 07°22'09" E)	212.05' (212.00')

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 7 EAST, BEARS N 89°30'03" E AS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, NAD83 (2011).

DESCRIPTION

BEING ALL OF PARCEL A OF WHITNEY POINT CONDOMINIUM, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

CLIENT

TRI-NORTH BUILDERS
2625 RESEARCH PARK DRIVE
FITCHBURG, WI 53711-4908

OWNER

WHITNEY POINT PROPERTIES LLC
5402 MINERAL POINT ROAD
MADISON, WI 53705

0' 20' 40' 60'
Scale 1"=20'

BENCHMARK #1 ELEV=989.21

Point of Beginning

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REVISIONS	
KJL	1-2-19

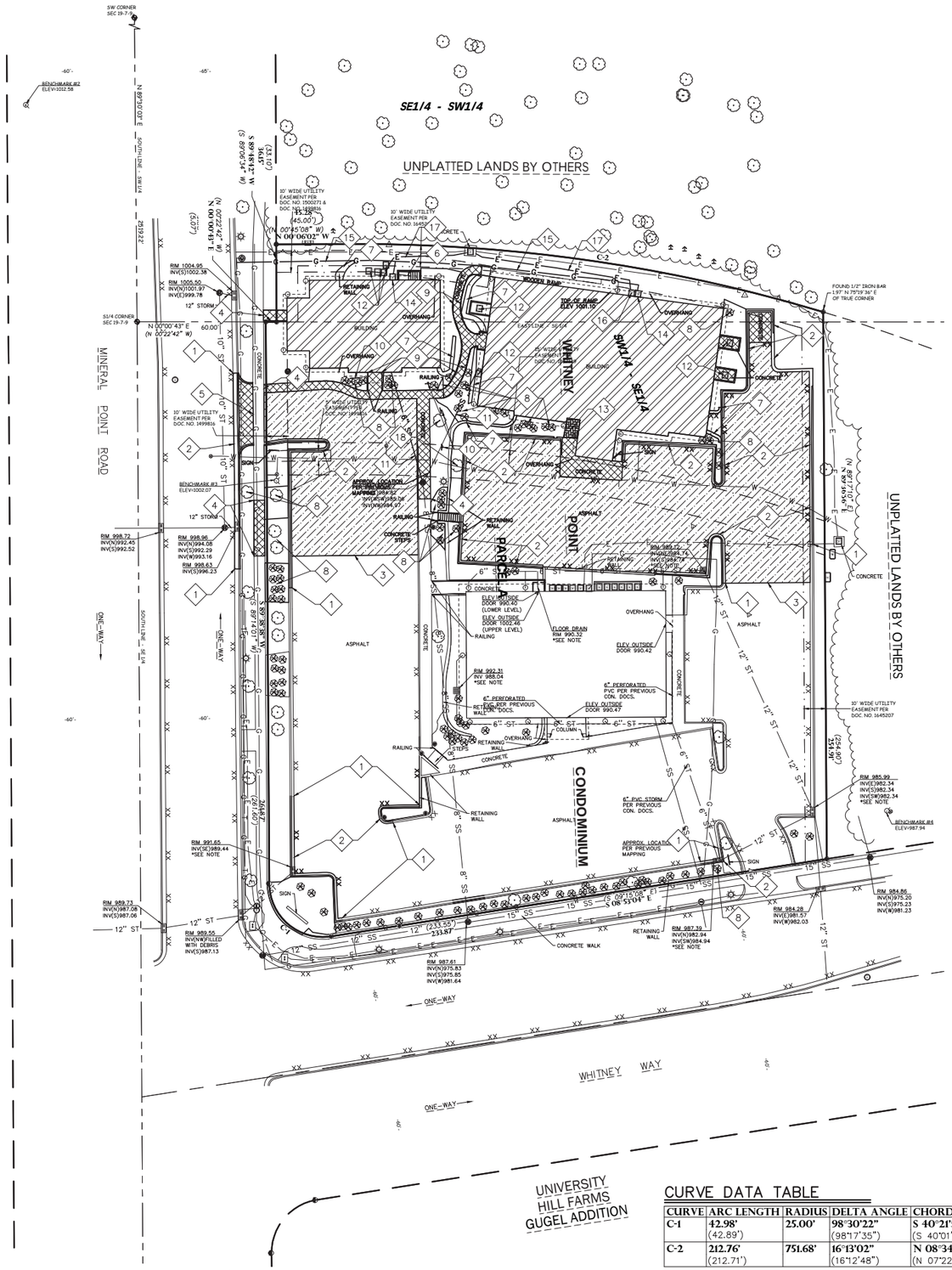
CHECKED: JORDAN G. BROST
DRAWN: TRAVIS PLANTICO
DATE 12-3-18
PROJECT NO. 18.503

TOPOGRAPHIC SURVEY

TRI-NORTH BUILDERS
WHITNEY POINT APARTMENTS
CITY OF MADISON
DANE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(FX)

TOPO



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
8. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
9. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
10. MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.

KEYNOTES:

1. SAWCUT EXISTING CONCRETE CURB & GUTTER
2. REMOVE EXISTING CONCRETE CURB & GUTTER
3. SAWCUT EXISTING BITUMINOUS PAVEMENT
4. SAWCUT EXISTING CONCRETE WALK
5. SAWCUT EXISTING CONCRETE DRIVE APRON
6. REMOVE EXISTING CONCRETE STEPS
7. REMOVE EXISTING RETAINING WALL
8. REMOVE EXISTING SHRUB/LANDSCAPING
9. REMOVE EXISTING RAILING
10. REMOVE EXISTING SIGN
11. REMOVE EXISTING SANITARY SEWER
12. REMOVE EXISTING A/C UNIT
13. REMOVE EXISTING PAVING BLOCKS
14. REMOVE EXISTING GAS METER (COORDINATE WITH GAS COMPANY)
15. REMOVE EXISTING GAS LINE (COORDINATE WITH GAS COMPANY)
16. REMOVE EXISTING ELECTRICAL PANEL (COORDINATE WITH ELECTRIC COMPANY)
17. REMOVE EXISTING ELECTRICAL LINE (COORDINATE WITH ELECTRIC COMPANY)
18. CLEAR AND GRUB EXISTING TREE

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL

BUILDING REMOVAL

CONCRETE REMOVAL

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	42.98' (42.89')	25.00'	98°30'22" (98°17'35")	S 40°21'56" W (S 40°01'26" W)	37.88' (37.82')
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0' 30' 60' 90'

Scale 1"=30'

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REVISIONS

CHECKED:	ACG
DRAWN:	JHB
DATE	2/5/19
PROJECT NO.	18.141

DEMOLITION PLAN

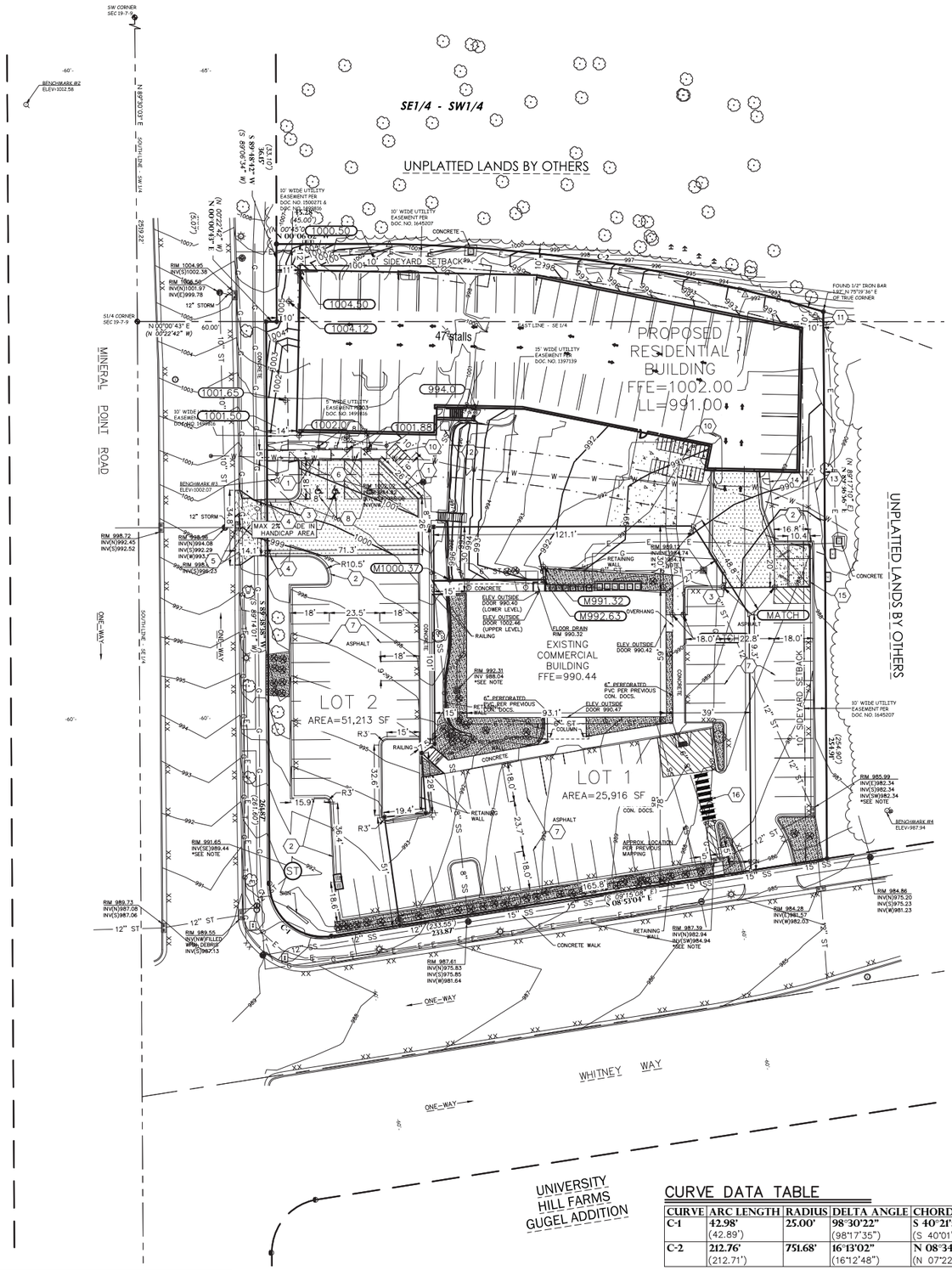
TRI-NORTH BUILDERS
WHITNEY POINT APARTMENTS
CITY OF MADISON
DANE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture

5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(FX)

Point of Beginning

C1.0



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET ____ FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
8. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

1. THICKENED EDGE WALK
2. 18" CONCRETE CURB & GUTTER
3. 18" CONCRETE CURB & GUTTER (REJECT)
4. 6" CURB TAPER SECTION
5. CONCRETE DRIVE APRON PER MADISON REQ'S
6. HANDI-CAP RAMP
7. PARKING LOT STRIPING
8. HANDICAP PARKING STALL
9. HANDICAP PARKING SIGN
10. 2'x6' BIKE STALL (VERIFY RACK STYLE WITH OWNER/ARCH)
11. CONCRETE TRANSFORMER PAD
12. CONCRETE CONDENSER PAD
13. 6' CHAIN LINK FENCE
14. 4' WIDE CHAIN LINK MAN-GATE
15. DUMPSTER ENCLOSURE (TO MATCH BUILDING SIDING, SEE ARCH PLANS)
16. STRIPED CROSSWALK

PAVEMENT HATCH PATTERNS:

PROPOSED _" ASPHALTIC CONCRETE PAVEMENT W/ _" BASE COURSE — X / XX

PROPOSED _" CONCRETE PAVEMENT — X / XX

PROPOSED _" REINFORCED CONCRETE PAVEMENT — X / XX

SITE PARKING RE-CAP

OFF-STREET PARKING-PROPOSED
74 TOTAL PARKING STALLS PROPOSED
-3 HANDICAP STALLS
-71 STANDARD STALLS

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	42.98' (42.89')	25.00'	98°30'22" (98°17'35")	S 40°21'56" W (S 40°01'26" W)	37.88' (37.82')
C-2	212.76' (212.71')	751.68'	16°13'02" (16°12'48")	N 08°34'13" E (N 07°22'09" E)	212.05' (212.00')

N

0' 30' 60' 90'

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REVISIONS	
1	3/5/2019

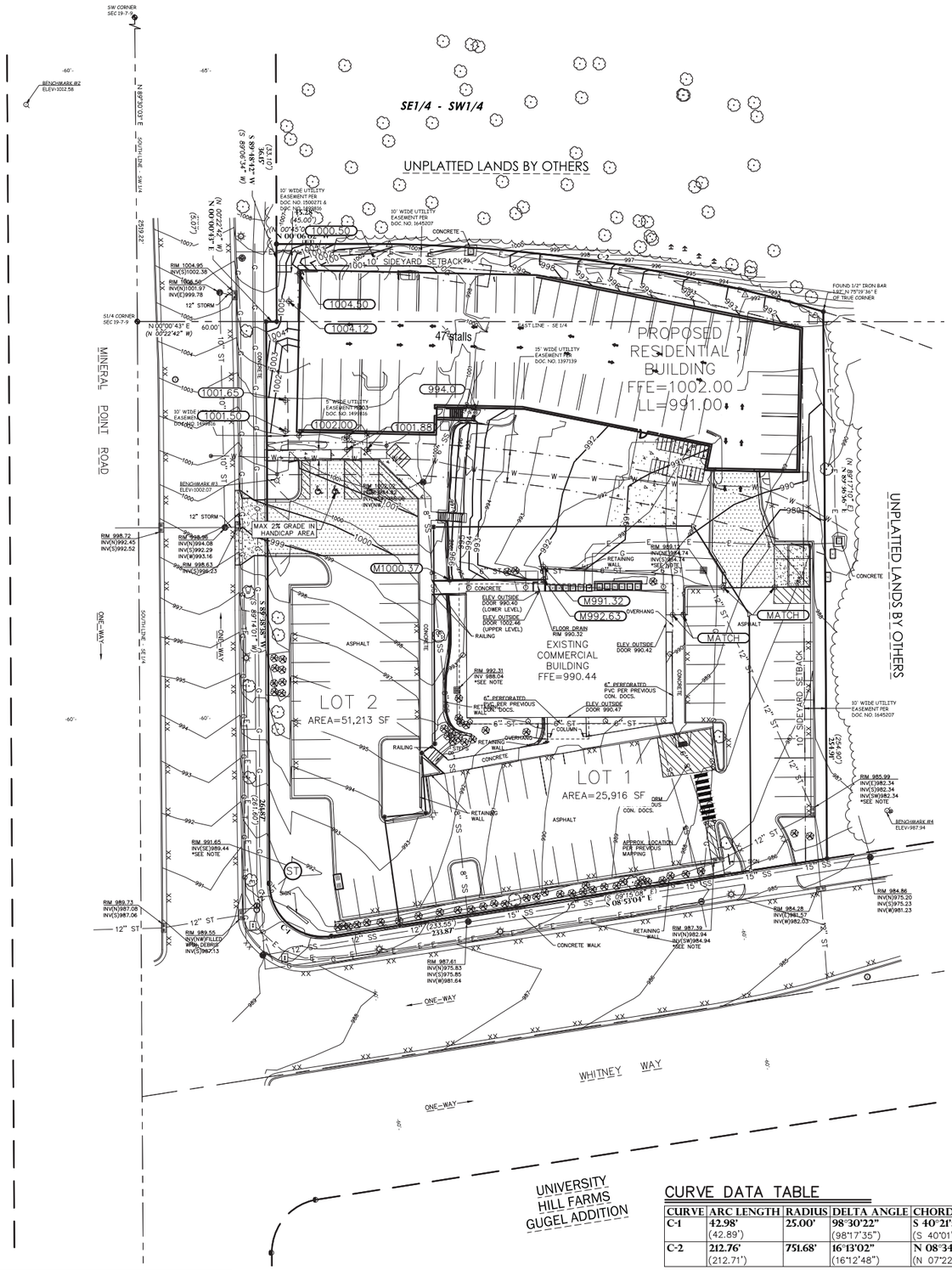
CHECKED:	ACG
DRAWN:	JHB
DATE	2/5/19
PROJECT NO.	18.141

LAYOUT PLAN

TRI-NORTH BUILDERS
WHITNEY POINT APARTMENTS
CITY OF MADISON
DANE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(FX)
Point of Beginning

C2.0



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF _____ EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET _____ FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT PROPOSED CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. RIP RAP SHALL HAVE WisDOT TYPE HR FILTER FABRIC PLACED BENEATH.
11. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
13. TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.26
PROPOSED ENDWALL INVERT ELEVATION	INV=892.05
PROPOSED RIM ELEVATION	RIM=893.56
PROPOSED TOP OF CURB ELEVATION	TC=893.56
PROPOSED FLOW LINE ELEVATION	FL=893.56

CURVE DATA TABLE

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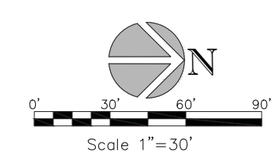

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1	3/5/2019

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DRAWN:	JHB
DATE	2/5/19
PROJECT NO.	18.141

PRELIMINARY GRADING PLAN

TRI-NORTH BUILDERS
WHITNEY POINT APARTMENTS
CITY OF MADISON
DANE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture

5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(FX)

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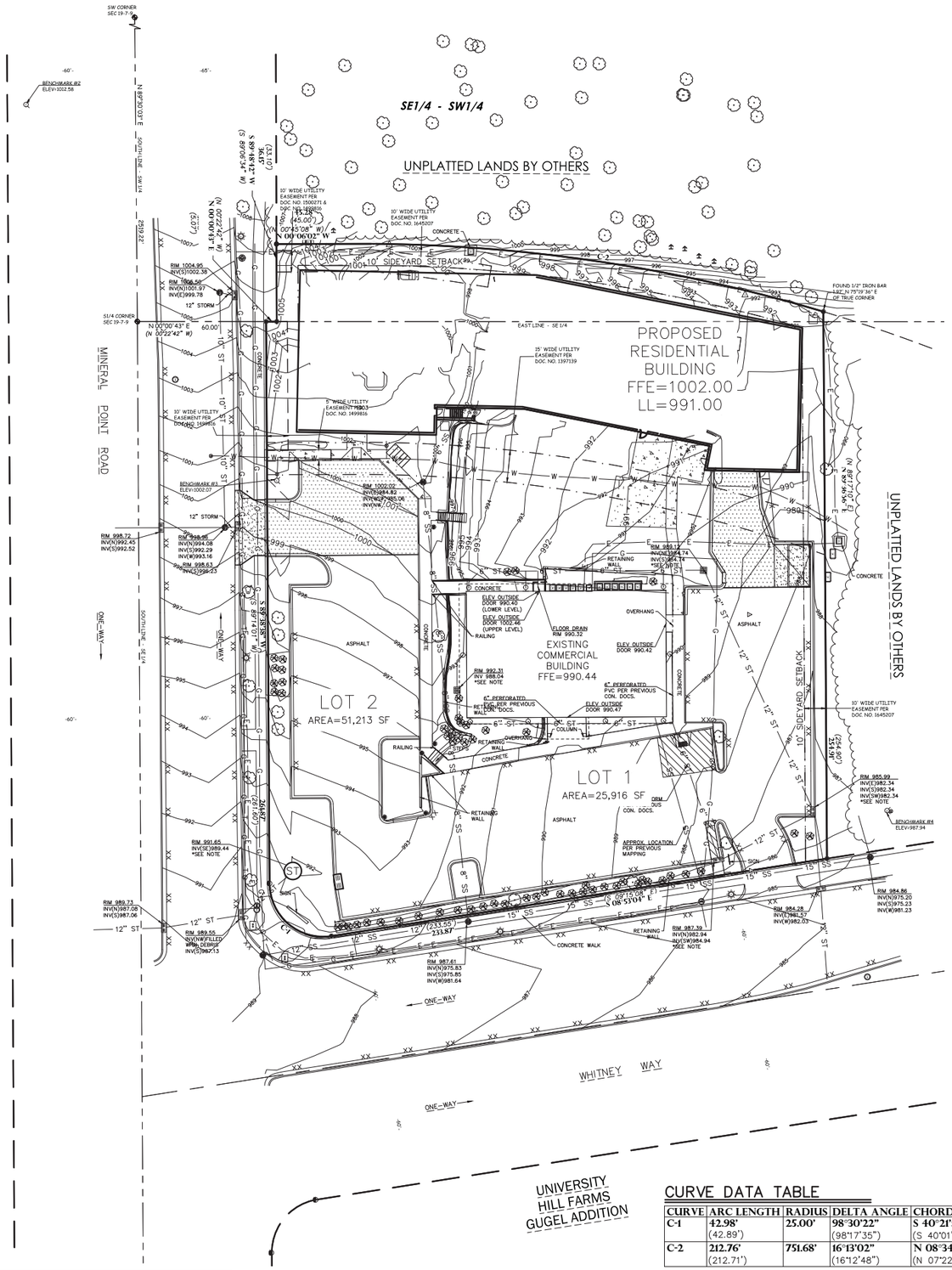

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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLTION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT IS LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
12. PROVIDE RIP RAP AT PROPOSED CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
13. RIP RAP SHALL HAVE WisDOT TYPE HR FILTER FABRIC PLACED BENEATH.
14. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
15. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
16. SILT FENCE SHALL BE INSTALLED AROUND THE BIORETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
17. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
18. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR — 888 —

PROPOSED CONTOUR — 888 —

PROPOSED SILT FENCE — X / XX

PROPOSED INLET PROTECTION — X / XX

EROSION CONTROL BLANKET — X / XX

ROCK CONSTRUCTION ENTRANCE — X / XX

TEMPORARY DITCH CHECK — X / XX

RIP RAP WEIR — X / XX

STORM WATER OVERLAND FLOW DIRECTION

MEDIUM RIP RAP W/FILTER FABRIC BENEATH — X / XX

ROCK FILTER BAGS — X / XX

EROSION CONTROL SEQUENCING

1. INSTALL PERIMETER EROSION CONTROL
2. EXCAVATE A TEMPORARY SEDIMENT TRAP AT THE PROPOSED BIO-RETENTION AREA IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1063
   - 2.1. SEDIMENT TRAP BOTTOM BASIN ELEVATION SHALL BE _____
   - 2.2. INSTALL STONE OUTLET/OVERFLOW WEIR PER GRADING PLAN DETAIL _____
   - 2.3. EXCAVATE SWALES NORTH AND EAST FROM THE BASIN TO DIRECT AND MAXIMIZE STORMWATER RUNOFF TO THIS BASIN DURING CONSTRUCTION
3. BEGIN DEMOLITION
4. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
5. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
6. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
7. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
8. PER GENERAL NOTE #20, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE PROPOSED BIO-RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
   - 8.1. ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO-RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF THE ENGINEERED SOIL
9. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

N

0' 30' 60' 90'

Scale 1"=30'

REVISIONS	
1	3/5/2019

CHECKED:	ACG
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DATE	2/5/19
PROJECT NO.	18.141

EROSION CONTROL PLAN

TRI-NORTH BUILDERS
WHITNEY POINT APARTMENTS
CITY OF MADISON
DANE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture

5709 Windy Drive, Suite D
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Point of Beginning

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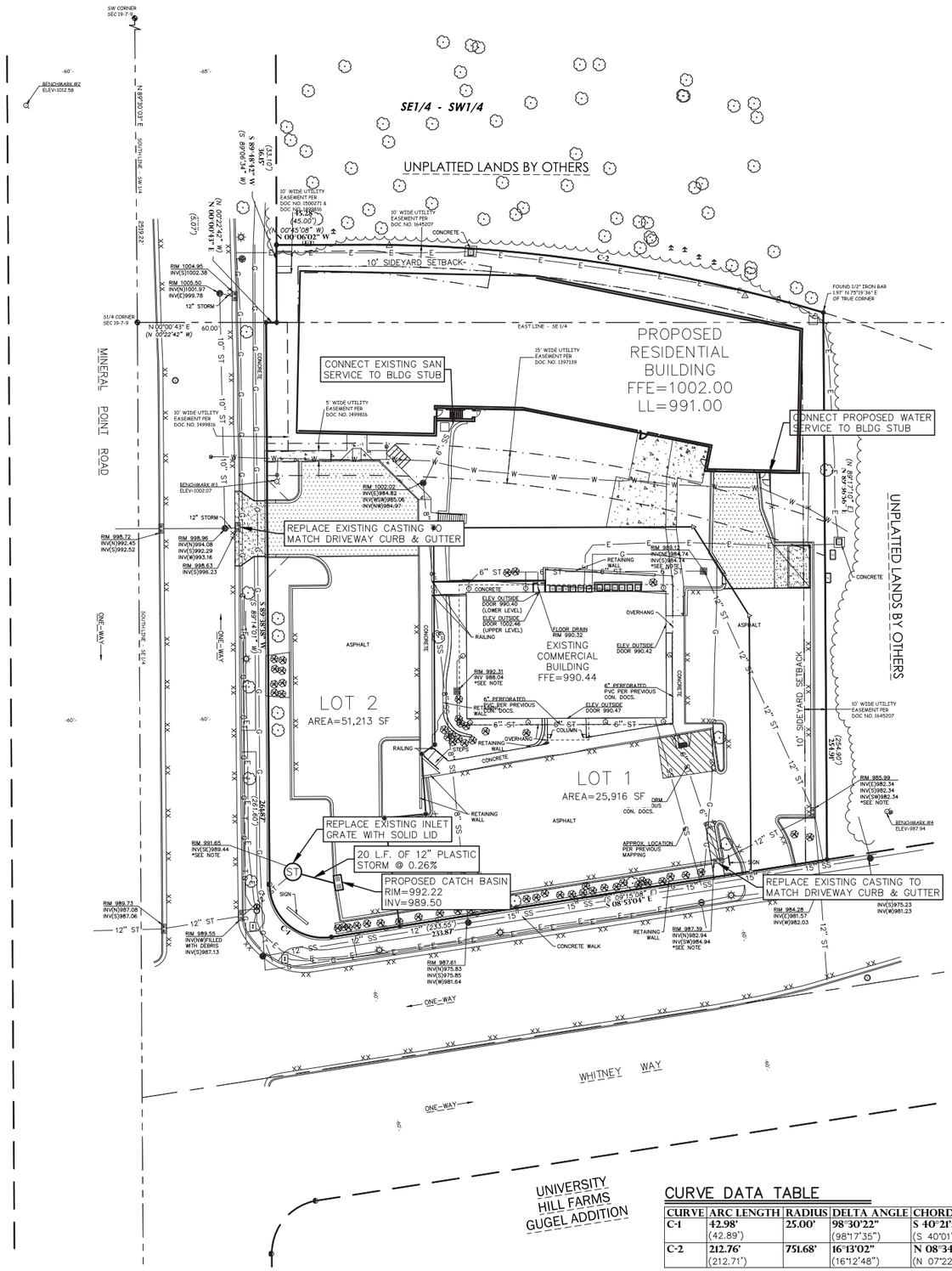

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. VERIFY EXACT SANITARY SEWER/WATER LATERAL CONNECTION LOCATIONS AND SIZES WITH THE BUILDING MECHANICAL/PLUMBING PLANS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN/LATERAL SHALL HAVE A MINIMUM COVER OF 7'-6" FROM TOP OF PIPE TO PROPOSED FINISHED GRADES. SEE SHEET _____ FOR PROPOSED GRADES.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE EXISTING WATER VALVES, IF NEEDED.
10. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION AND PERMITTING OF THE WELL.
11. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
12. PROVIDE RIP RAP AT PROPOSED CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
13. RIP RAP SHALL HAVE WisDOT TYPE HR FILTER FABRIC PLACED BENEATH.

UTILITY LEGEND:

PROPOSED STORM SEWER	——— X"ST ———
PROPOSED STORM SEWER MANHOLE	(ST)
PROPOSED CURB BOX INLET	

CURVE DATA TABLE

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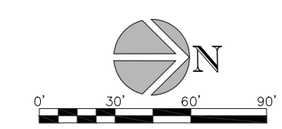

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UTILITY PLAN

TRI-NORTH BUILDERS
WHITNEY POINT APARTMENTS
CITY OF MADISON
DANE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
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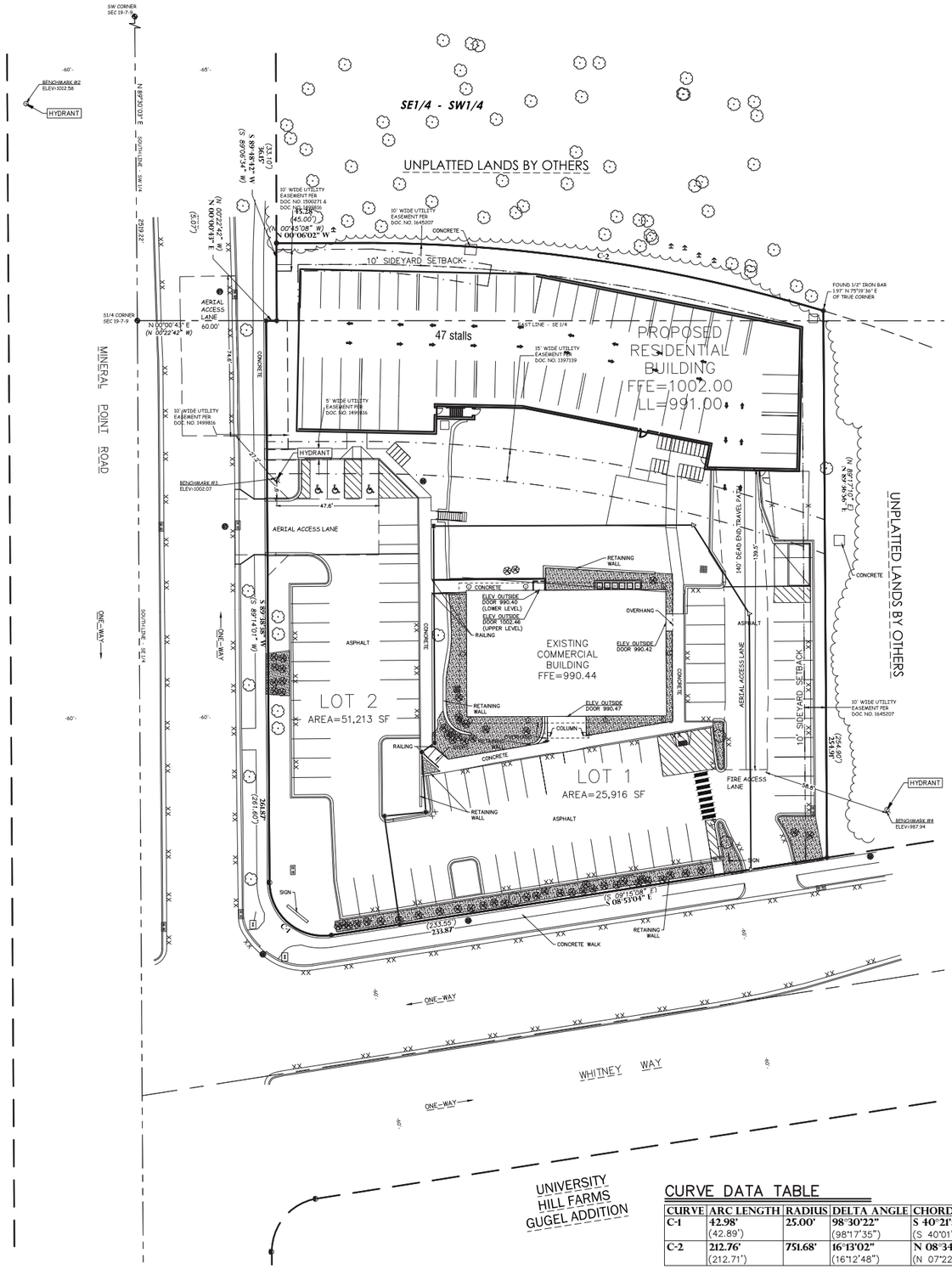

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Scale 1"=30'

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FIRE ACCESS PLAN

TRI-NORTH BUILDERS
WHITNEY POINT APARTMENTS
CITY OF MADISON
DANE COUNTY, WISCONSIN

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Land Surveying
Landscape Architecture

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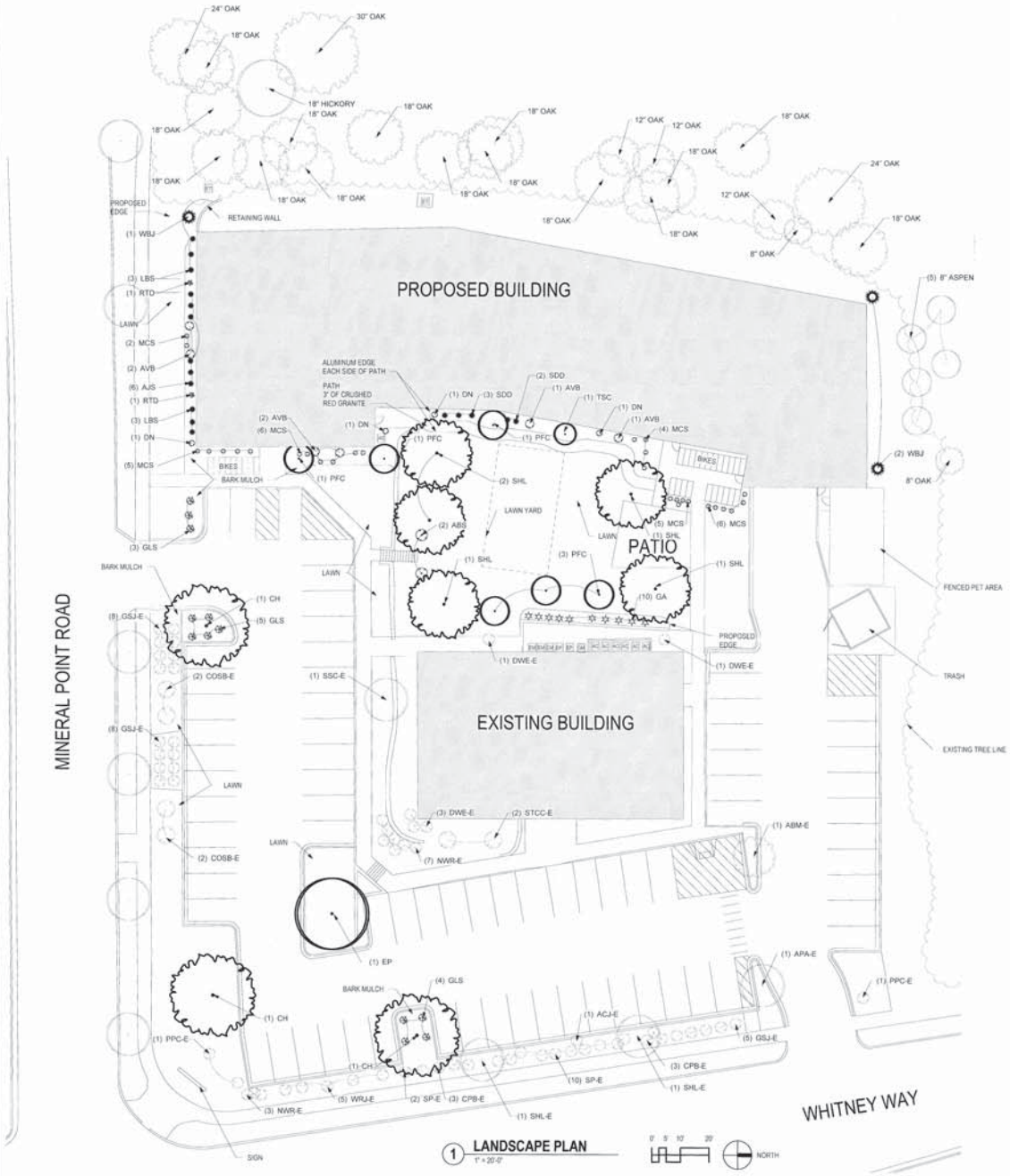

1 LANDSCAPE PLAN
1" = 20'-0"

0 5 10 20

NORTH

PLANT LIST

KEY	SIZE	QUANTITY	COMMON NAME	BOTANICAL NAME	ROOT
CANOPY TREES					
CH	2 1/2"	3	COMMON HACKBERRY	CELTIS OCCIDENTALIS	BB
EP	2 1/2"	1	EXCLAMATION PLANETREE	PLATANUS	BB
SHL	2 1/2"	5	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS	BB
DECIDUOUS SHRUBS					
ABS	4'	2	A B SERVICEBERRY	AMELANCHIER GRANDIFLORA 'A B'	BB
AVB	36"	6	ARROWOOD VIBURNUM	VIBURNUM DENTATUM	POT
DN	24"	4	DIABLO NINEBARK	PHYSOCARPUS	POT
GLS	18"	12	GRO LOW SUMAC	RHUS AROMATICA	POT
MCS	18"	28	MAGIC CARPET SPIREA	SPIREA JAPONICA 'MAGIC CARPET'	POT
RTD	24"	2	BAILEY'S RED DOGWOOD	CORNUS	POT
EVERGREEN SHRUBS					
GA	3'	10	GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'WOODWARD'	BB
WBJ	5'	3	WICHITA BLUE JUNIPER	THUJA	BB
ORNAMENTAL TREES					
PFC	2"	6	PRAIRIE FIRE CRAB	MALUS 'PRAIRIE FIRE'	BB
TSC	2"	1	TINA SARGENT CRAB	TINA MALUS SARGENTII 'TINA'	BB
PERENNIALS					
AJS	1 G	6	AUTUMN JOY SEDUM		CON
LBS	1 G	6	LITTLE BLUESTEM GRASS		CON
SDD	1 G	5	STELLA DE ORO DAY LILY		CON

NOTES:

1. Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and # 1 locally grown bluegrass sod.
2. Foundation planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
3. Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3"
4. Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging.
5. Owner will be responsible for maintenance after completion and acceptance.

EXISTING PLANT LIST

KEY	SIZE	QUANTITY	COMMON NAME	ROOT
CANOPY TREES				
ABM-E	12" +	1	AUTUMN BLAZE MAPLE	EX
APA-E	12" +	1	AUTUMN PURPLE WHITE ASH	EX
SHL-E	12" +	2	SKYLINE HONEYLOCUST	EX
DECIDUOUS SHRUBS				
CPB-E	24" +	6	CRIMSON PYGMY BARBERRY	EX
DWE-E	48" +	5	DWARF WINGED EUONYMUS	EX
NWR-E	24" +	10	NEARLY WILD ROSE	EX
SP-E	24" +	12	SNOW MOUND SPIREA	EX
EVERGREEN SHRUBS				
ACJ-E	24" +	1	ANDORRA COMPACT JUNIPER	EX
GSJ-E	24" +	21	GREEN SARGENT JUNIPER	EX
WRJ-E	24" +	5	WEBBER JUNIPER	EX
ORNAMENTAL TREES				
COSB-E	6" +	4	COLE SERVICEBERRY	EX
PPC-E	6" +	3	PINK PRINCESS CRABAPPLE	EX
SSC-E	6" +	1	SPRING SNOW CRABAPPLE	EX
STCC-E	6" +	2	SARGENT CRABAPPLE	EX

LANDSCAPE WORKSHEET
Whitney Point

Landscape Points Required

Developed Area =	20,945 SF
Landscape Points: 20,945 /000 x 5 =	**349 points**
Total Landscape Points Required	**349 points**

Landscape Points Supplied

Existing canopy trees – 4 @ 35 =	140 points
Proposed canopy trees - 9 @ 35 =	315 points
Existing evergreen trees – 0 @ 35 =	0 points
Proposed evergreen trees – 0 @ 35 =	0 points
Existing ornamental trees - 10 @ 15 =	150 points
Proposed ornamental trees -4 @ 15 =	105 points
Existing upright evergreen shrubs – 0 @ 10 =	0 points
Proposed upright evergreen shrubs – 0 @ 10 =	0 points
Existing deciduous shrubs – 37 @ 3 =	111 points
Proposed deciduous shrubs – 37 @ 3 =	168 points
Existing evergreen shrubs – 29 @ 4 =	116 points
Proposed evergreen shrubs – 15 @ 4 =	56 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 34 @ 2 =	68 points
Total landscape points supplied =	**1,229 points**

Lot Frontage Landscape Required
(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Mineral Point Road/Whitney Way =	560 LF
Over story trees required 560/30 = 18.6	**19 trees**
Shrubs required (560/30) x 5 = 35.6	**93 shrubs**
Over story trees supplied	**14 trees**
Ornamental/Evergreen trees supplied	**10 trees**
Shrubs supplied	**90 shrubs**

Tri-Nor

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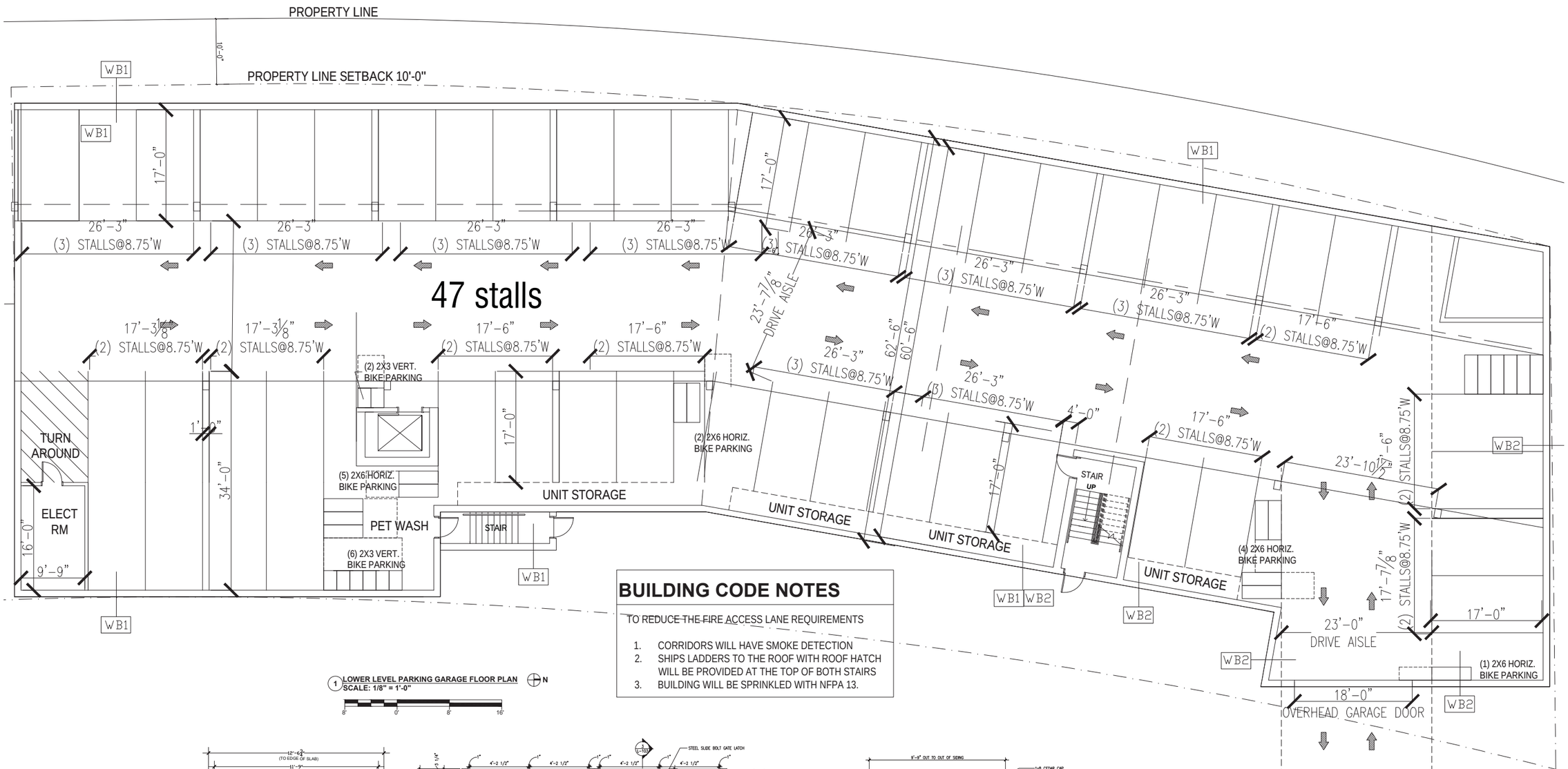
3/5/19

PROJECT:
WHITNEY POINT APARTMENTS
3402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:
LANDSCAPE PLAN

DRAWN BY: TMT	CHECKED BY:
PROJECT NO: 19001-025	DATE: 03/



1 LOWER LEVEL PARKING GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

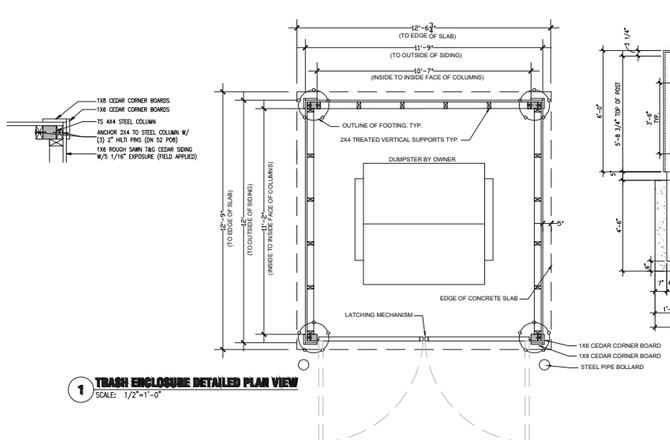
N

8' 0' 8' 16'

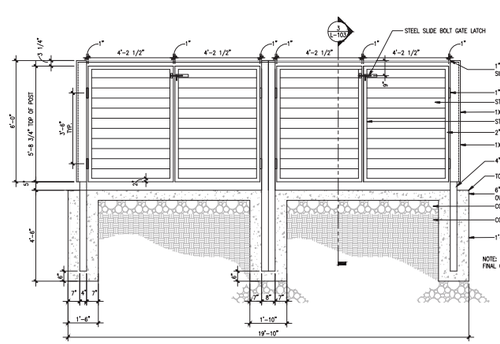
BUILDING CODE NOTES

TO REDUCE THE FIRE ACCESS LANE REQUIREMENTS

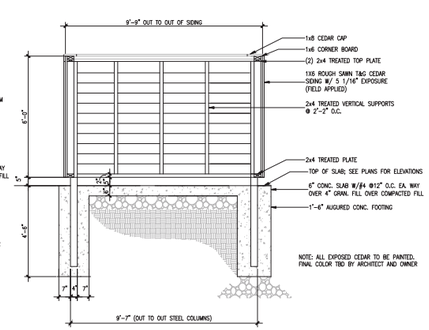
1. CORRIDORS WILL HAVE SMOKE DETECTION
2. SHIPS LADDERS TO THE ROOF WITH ROOF HATCH WILL BE PROVIDED AT THE TOP OF BOTH STAIRS
3. BUILDING WILL BE SPRINKLED WITH NFPA 13.



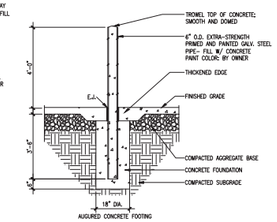
1 TRASH ENCLOSURE DETAILED PLAN VIEW
SCALE: 1/2"=1'-0"



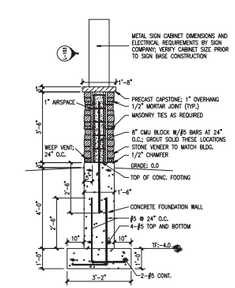
2 TRASH ENCLOSURE WEST ELEVATION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE SECTION/ELEVATION
SCALE: 1/2"=1'-0"



4 STEEL PIPE BOLLARD
SCALE: NTS



5 MONUMENT SIGN BASE - SECTION
SCALE: 1/2"=1'-0"

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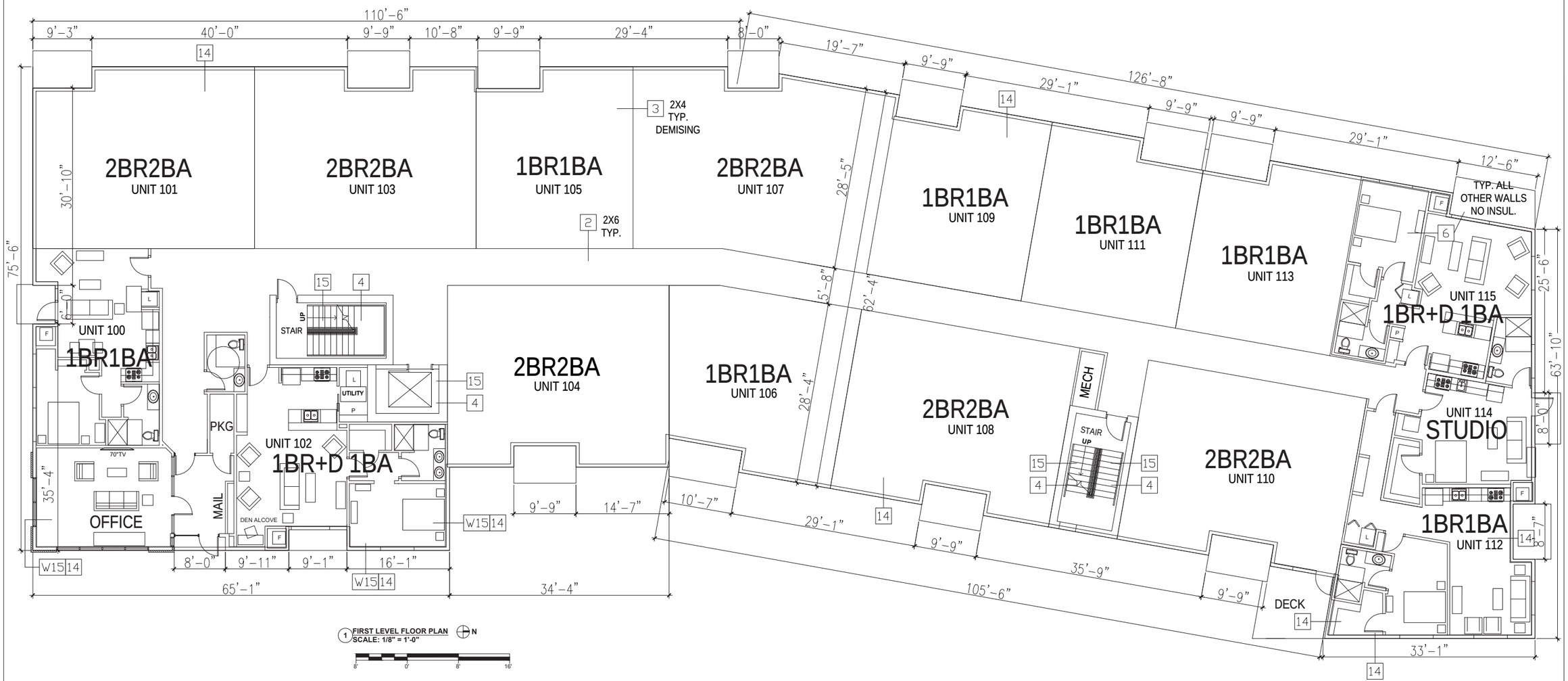
PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:
LOWER LEVEL PARKING GARAGE FLOOR PLAN

DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

A-100



1 FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

8' 0' 8' 16'

BUILDING CODE NOTES

TO REDUCE THE FIRE ACCESS LANE REQUIREMENTS

1. CORRIDORS WILL HAVE SMOKE DETECTION
2. SHIPS LADDERS TO THE ROOF WITH ROOF HATCH WILL BE PROVIDED AT THE TOP OF BOTH STAIRS
3. BUILDING WILL BE SPRINKLED WITH NFPA 13.

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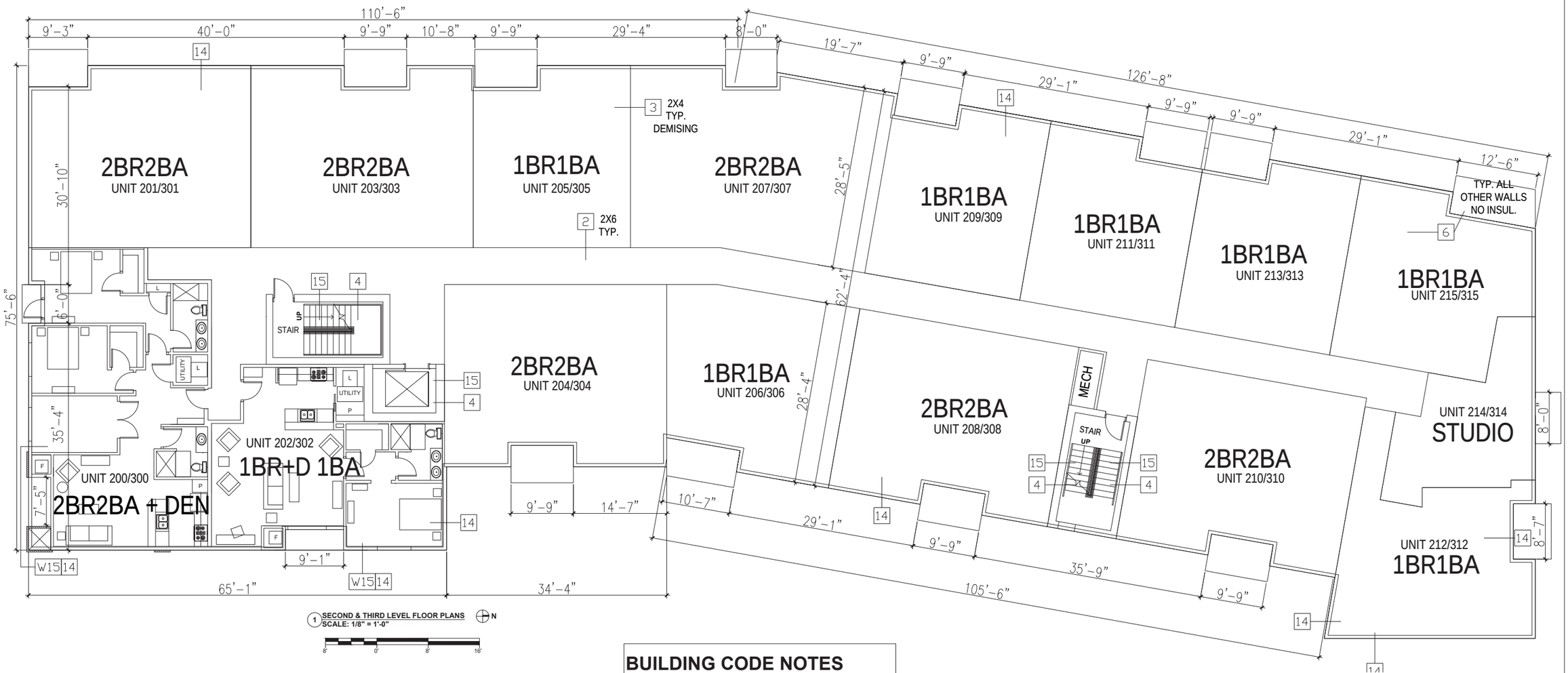
PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:
FIRST LEVEL FLOOR PLAN

DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

A-101



1 SECOND & THIRD LEVEL FLOOR PLANS
SCALE: 1/8" = 1'-0"

N

8' 0' 8' 16'

BUILDING CODE NOTES

TO REDUCE THE FIRE ACCESS LANE REQUIREMENTS

1. CORRIDORS WILL HAVE SMOKE DETECTION
2. SHIPS LADDERS TO THE ROOF WITH ROOF HATCH WILL BE PROVIDED AT THE TOP OF BOTH STAIRS
3. BUILDING WILL BE SPRINKLED WITH NFPA 13.

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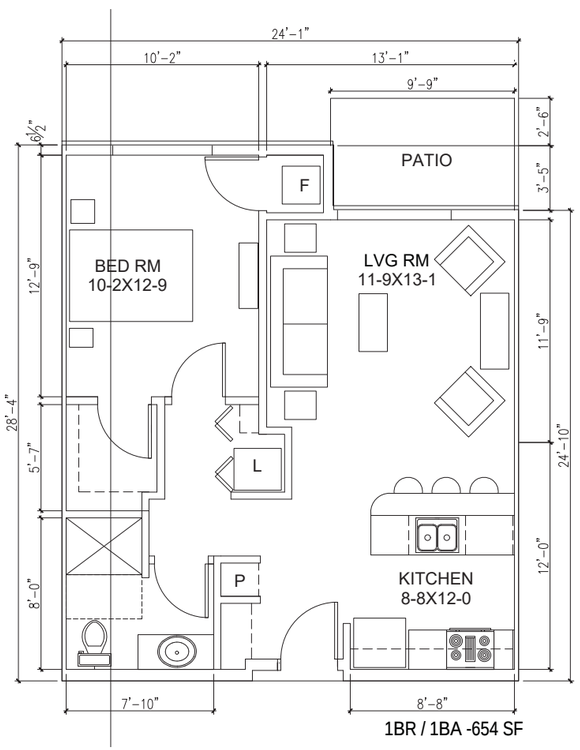
PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:
SECOND & THIRD LEVEL FLOOR PLANS

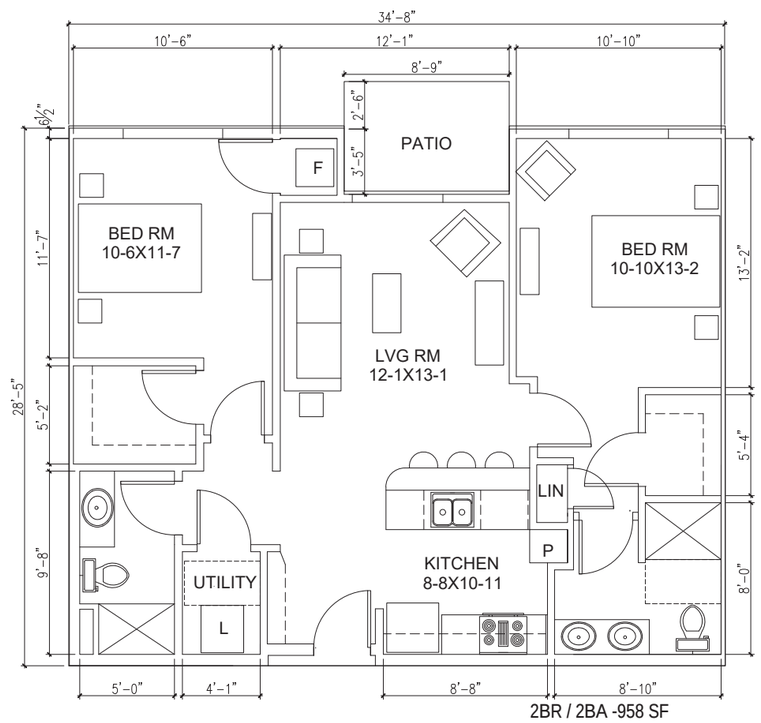
DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

A-102



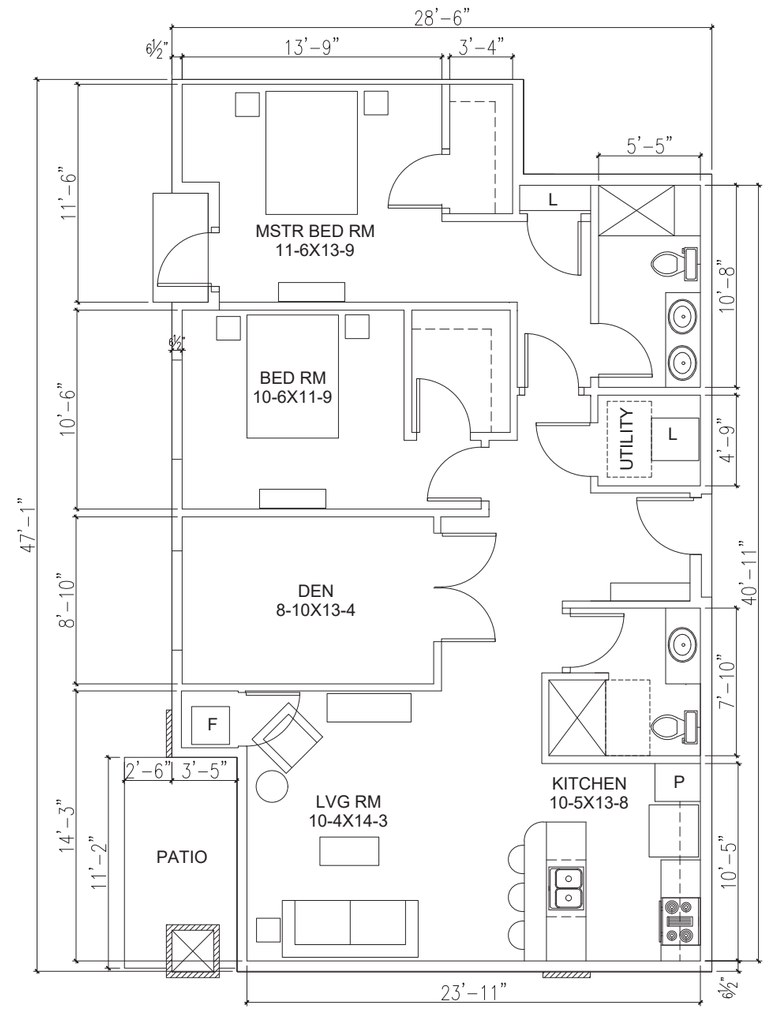
1BR / 1BA -654 SF

1 UNIT FLOOR PLAN- TYPICAL
SCALE: 1/4" = 1'-0"



2BR / 2BA -958 SF

2 UNIT FLOOR PLAN- TYPICAL
SCALE: 1/4" = 1'-0"



2BR / 2BA + DEN -1,243 SF

2 UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:
UNIT FLOOR PLANS
TYPICALS

DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

A-103

1 **EAST EXTERIOR ELEVATION**
SCALE: 3/32"=1'-0"

2 **NORTH EXTERIOR ELEVATION**
SCALE: 3/32"=1'-0"

3 **SOUTH EXTERIOR ELEVATION**
SCALE: 3/32"=1'-0"

4 **WEST EXTERIOR ELEVATION**
SCALE: 3/32"=1'-0"

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PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:

EXTERIOR ELEVATIONS

DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

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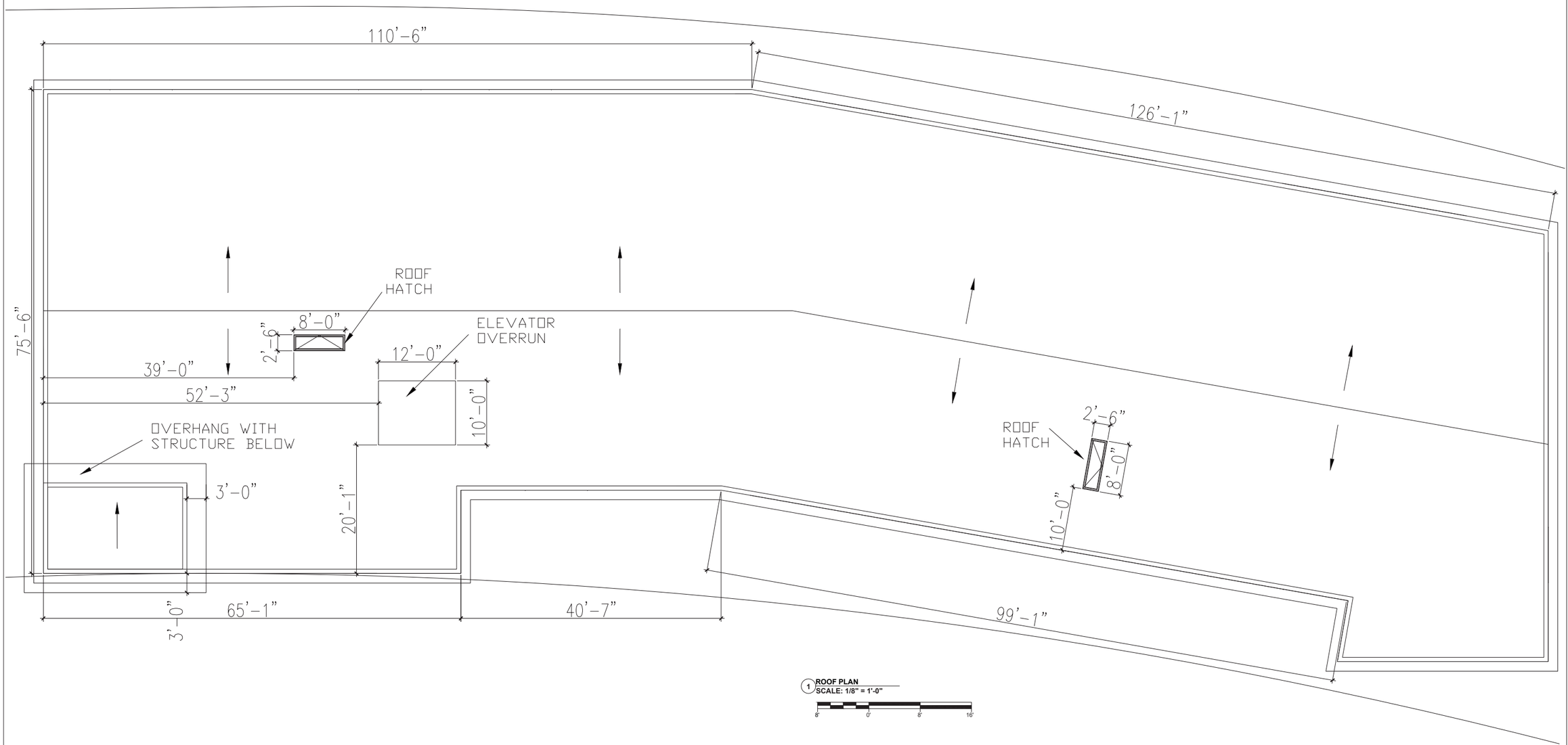
PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:

ENLARGED 3D RENDERINGS

DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

A-105A



BUILDING CODE NOTES

TO REDUCE THE FIRE ACCESS LANE REQUIREMENTS

1. CORRIDORS WILL HAVE SMOKE DETECTION
2. SHIPS LADDERS TO THE ROOF WITH ROOF HATCH WILL BE PROVIDED AT THE TOP OF BOTH STAIRS
3. BUILDING WILL BE SPRINKLED WITH NFPA 13.

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PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:
ROOF PLAN

DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

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PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:

EXTERIOR RENDERING

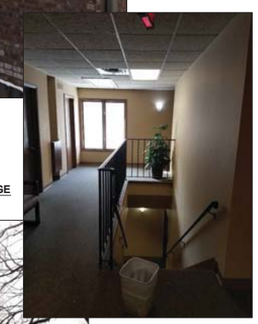
DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

A-108

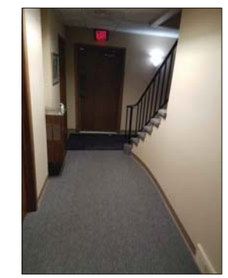
1 EXISTING BUILDING- 330 EAST ELEVATION IMAGE
SCALE: NOT TO SCALE

2 EXISTING BUILDING- 330 WEST ELEVATION IMAGE
SCALE: NOT TO SCALE

4 EXISTING BUILDING- 330 SOUTH ELEVATION IMAGE
SCALE: NOT TO SCALE



3 EXISTING BUILDING- 330 INTERIOR IMAGE
SCALE: NOT TO SCALE

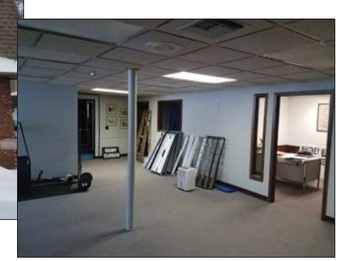


5 EXISTING BUILDING- 330 INTERIOR IMAGE
SCALE: NOT TO SCALE

6 EXISTING BUILDING- 330 EAST IMAGE
SCALE: NOT TO SCALE

7 EXISTING BUILDING- 5402 EAST ELEVATION IMAGE
SCALE: NOT TO SCALE

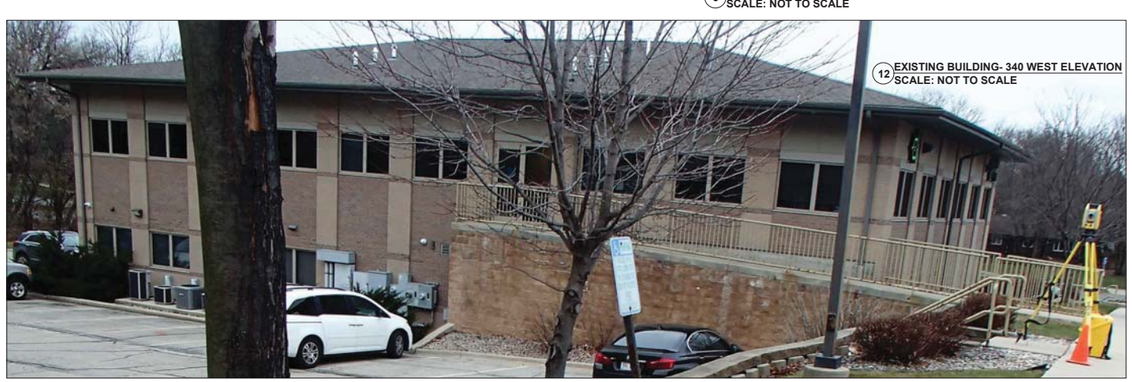
8 EXISTING BUILDING- 5402 INTERIOR IMAGE
SCALE: NOT TO SCALE



9 EXISTING BUILDING- 5402 INTERIOR IMAGE
SCALE: NOT TO SCALE

10 EXISTING BUILDING- 5402 WEST ELEVATION IMAGE
SCALE: NOT TO SCALE

11 EXISTING BUILDING- 340 EAST ELEVATION IMAGE
SCALE: NOT TO SCALE



12 EXISTING BUILDING- 340 WEST ELEVATION
SCALE: NOT TO SCALE

13 EXISTING BUILDING- 340 SOUTH ELEVATION IMAGE
SCALE: NOT TO SCALE

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PROJECT:
WHITNEY POINT APARTMENTS
5402 S. WHITNEY WAY
MADISON, WI 53705

TITLE:

EXISTING EXTERIOR BUILDING IMAGES

DRAWN BY: TMT	CHECKED BY: SH
PROJECT NO: 18001-025	DATE: 02/05/2019

A-109