

Milwaukee, WI   ▸   Madison, WI

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Suite 2000  
Madison, WI 53718  
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# The Gallina Corporation

## VICINATO APARTMENTS



Intelligent Designs   Inspired Results



Location Map

PD-SIP Submittal

Vicinato Apartments  
107 S. Mills Street  
Madison, WI 53715

The Gallina Corporation  
Vicinato Apartments  
PRA # 120399-01  
07-31-13

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### Project Information

#### Applicable Codes and Zoning

Wisconsin enrolled commercial building code 2011  
Residential occupancy, Group R-2  
Storage occupancy, Group S-2  
Zoning: City of Madison ordinances

#### Type of Construction

New Construction  
Lower Level and 1st Floor, protected, type IA - Sprinklered - NFPA 13R  
1st - 4th Floor, protected, type VA - Sprinklered - NFPA 13R

#### Building Area

Garage	16,691 SQ. FT.
Lower Level	6,172 SQ. FT.
Typical Level	15,757 SQ. FT.
Typical Level	15,757 SQ. FT.
Typical Level	15,757 SQ. FT.
4th Floor	10,628 SQ. FT.
Total	80,768 SQ. FT.

#### Total Unit Count

Efficiency	3
One-Bedroom	47
Two-Bedroom	24
Total	74

#### Parking Requirements

Automobile Parking Required by Zoning .96 per Unit = 71  
Bicycle Parking Required by Zoning 1 per Unit = 74

Parking Provided	Wall Racks	Regular Stalls	Accessible Stalls	Van Accessible	Total Stalls
Automobile		69	2	0	71
Bicycle	12	62			

### Project Team

#### OWNER

The Gallina Corporation

#### ARCHITECT

Plunkett Raysich Architects

#### SITE/CIVIL

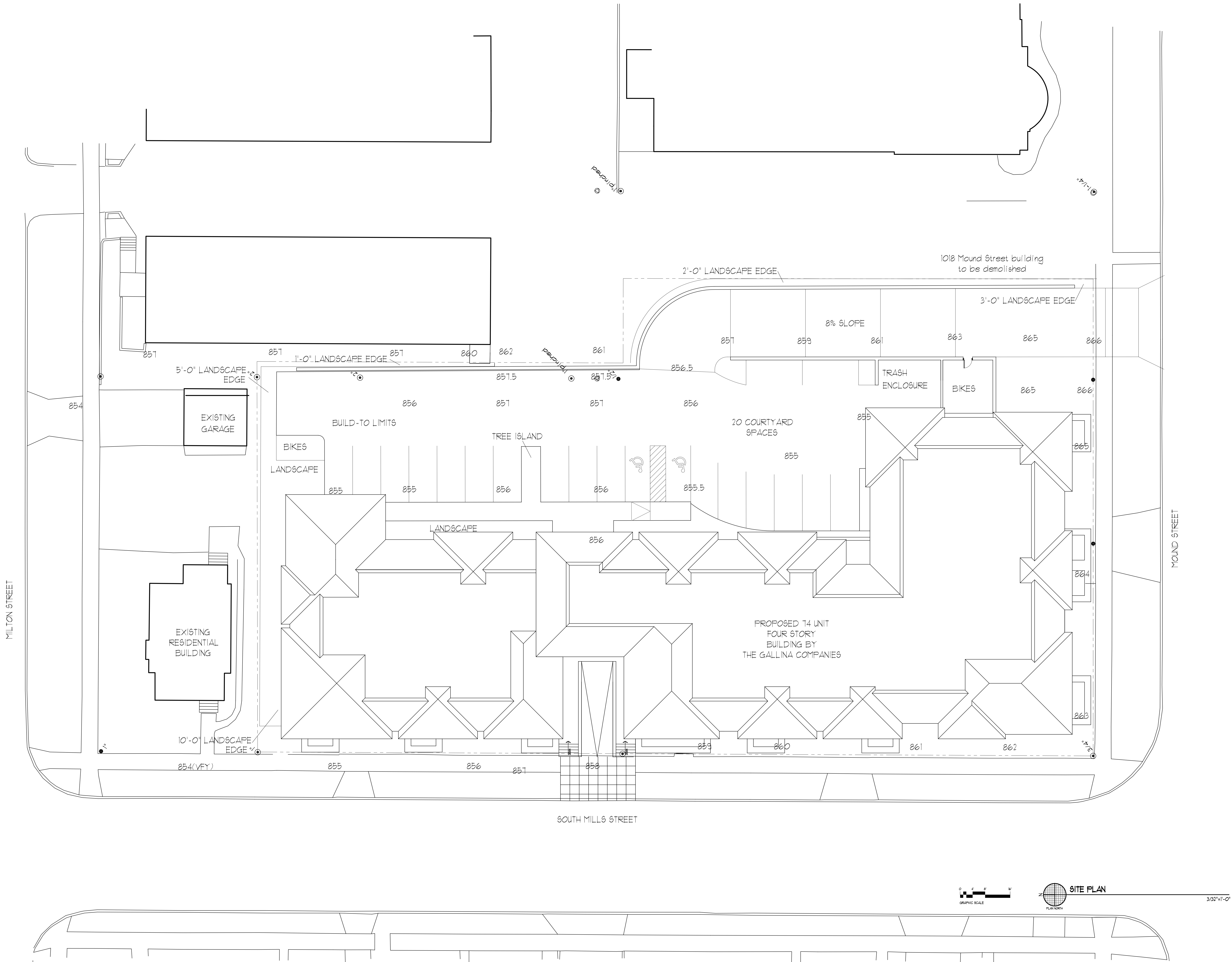
Burse Surveying and Engineering, Inc

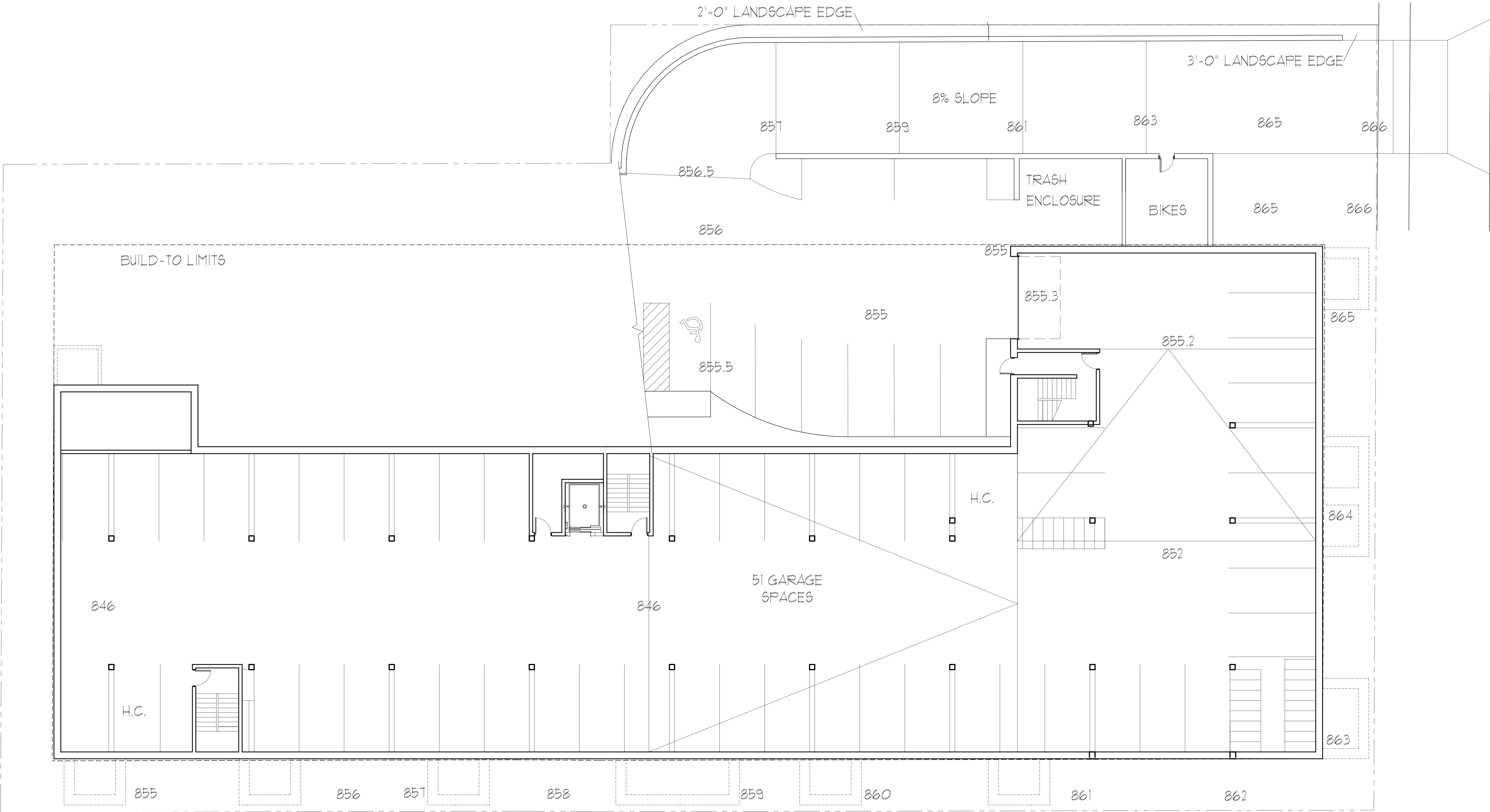
#### LANDSCAPE

Bruce Company

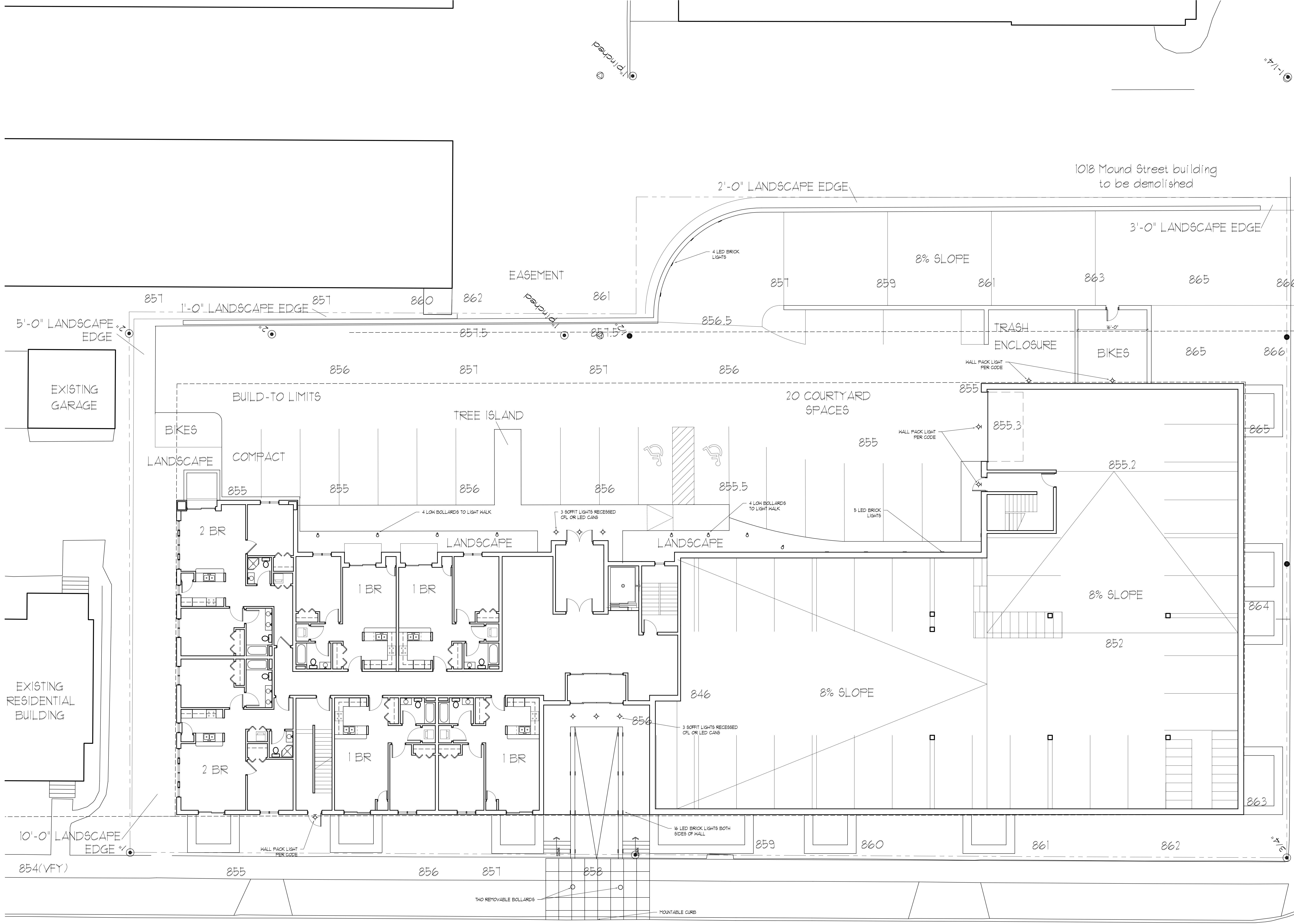
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Hein Engineering



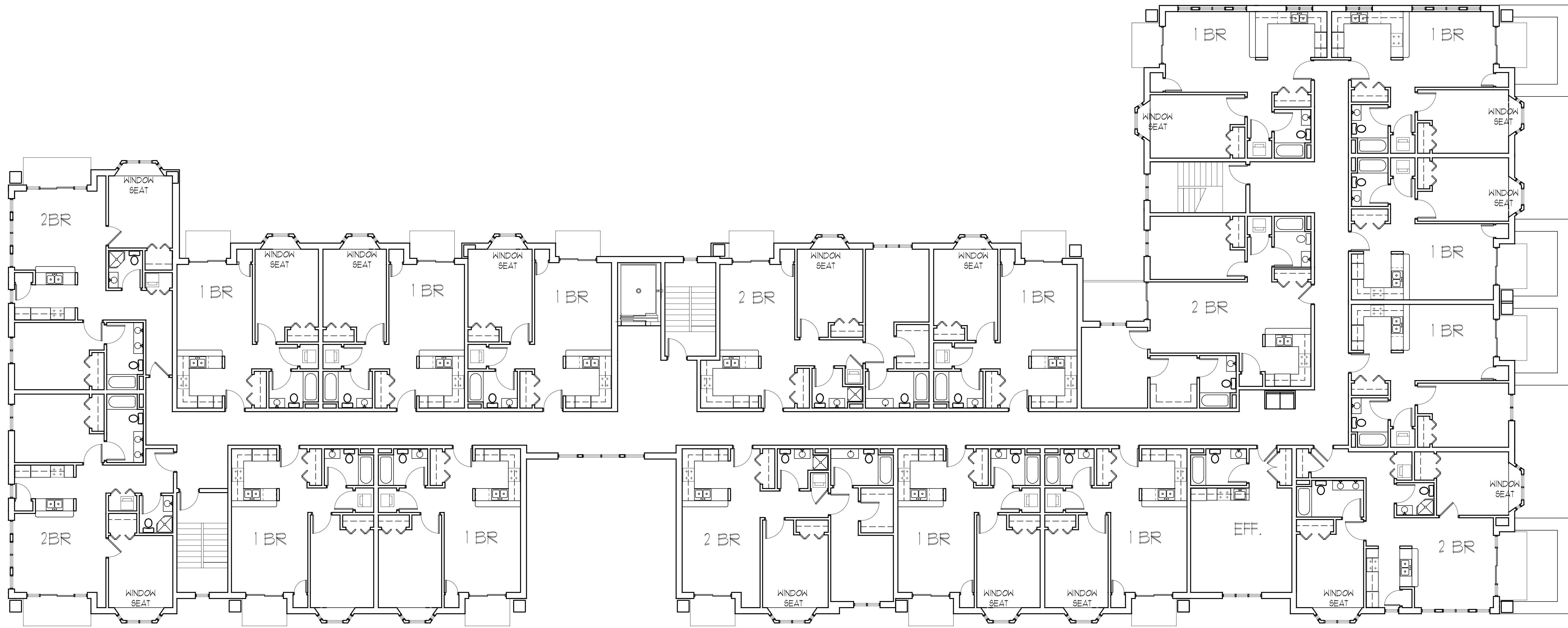


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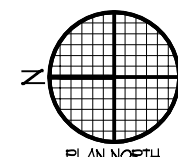
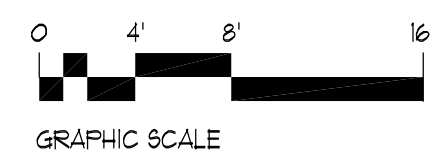


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LEVEL 865.5



TYPICAL FLOOR

1/8"=1'-0"

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The Gallina Companies  
MADISON, WI

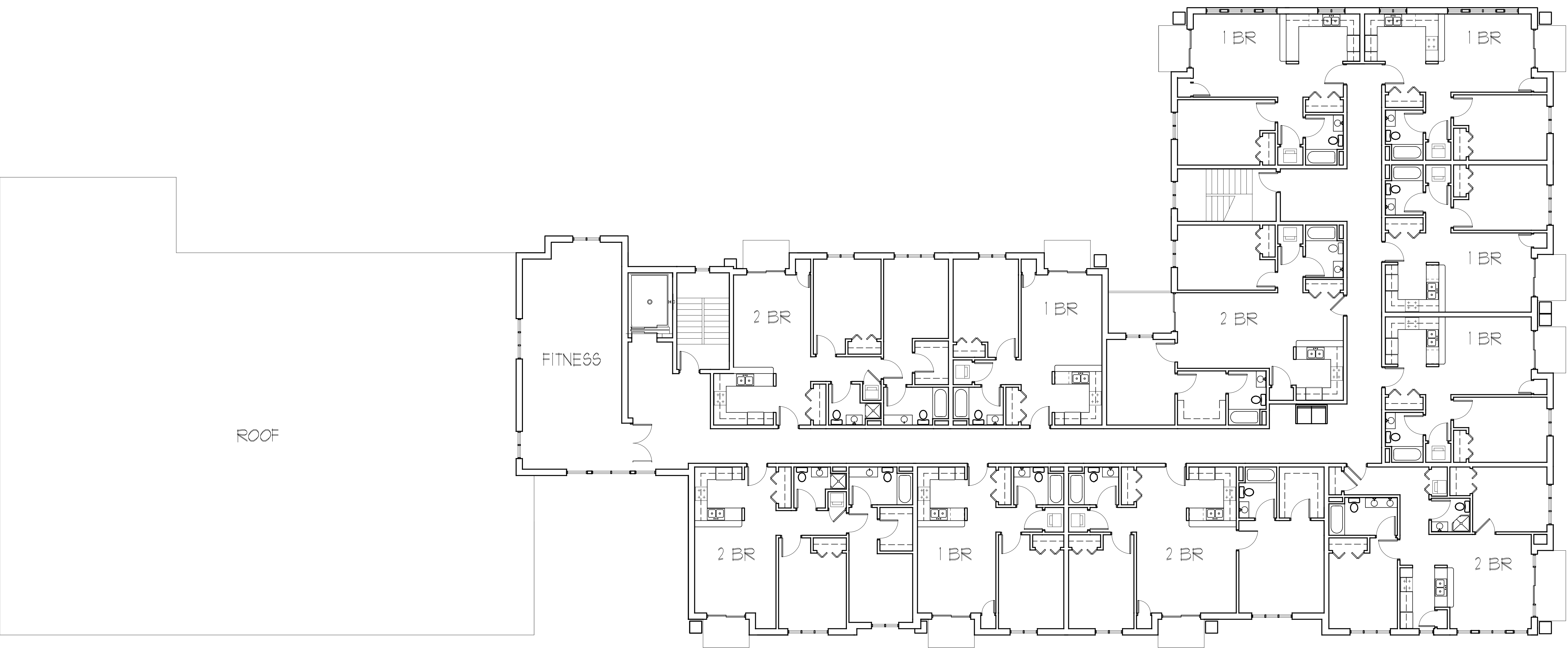
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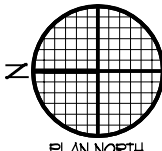
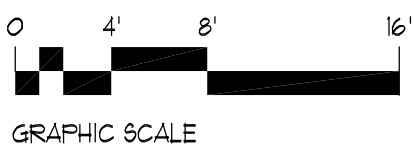
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LEVEL 894



FOURTH FLOOR

1/8"=1'-0"

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The Gallina Companies  
MADISON, WI

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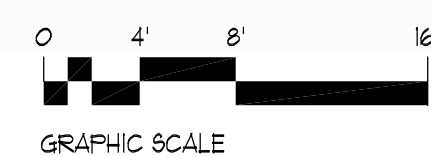
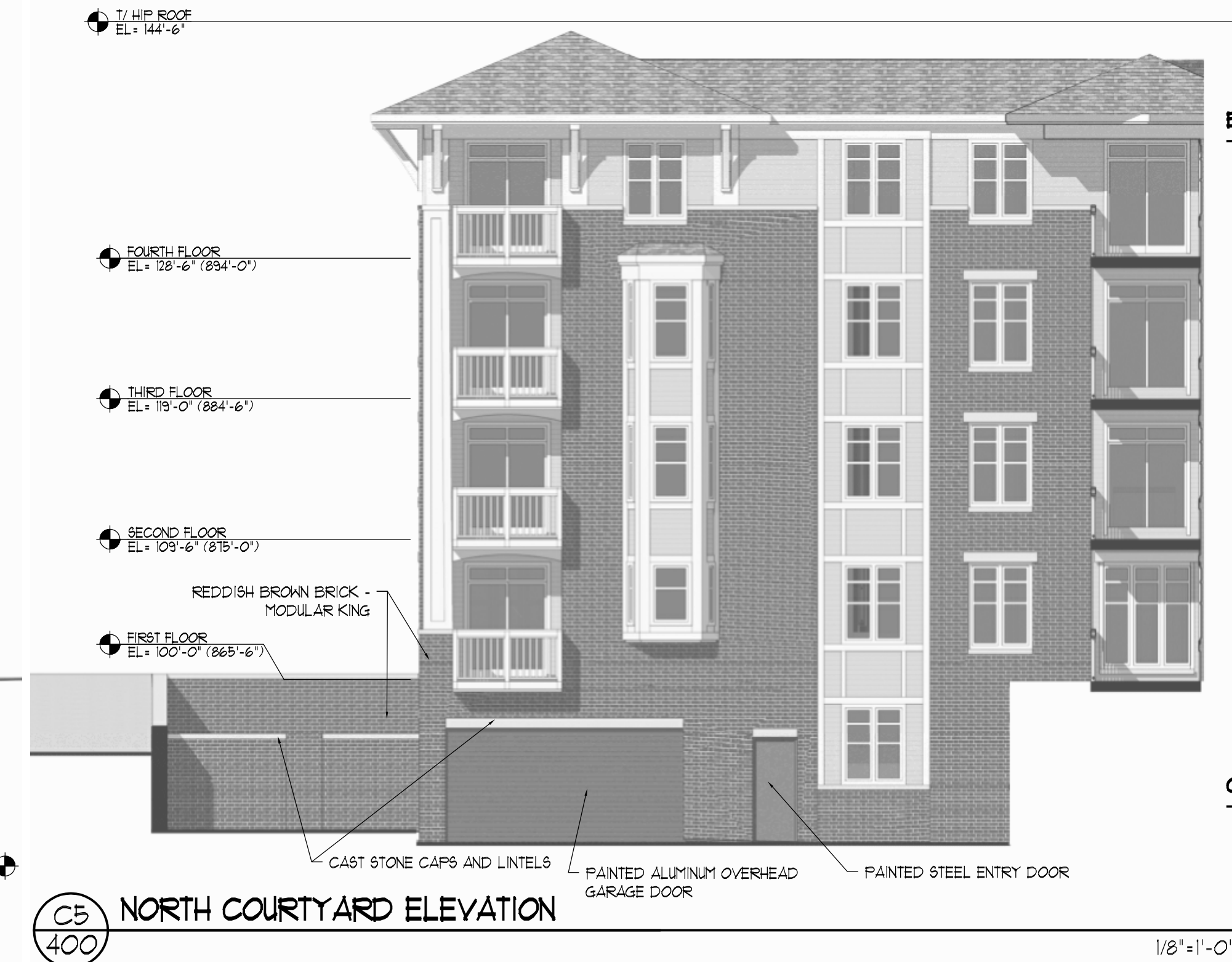
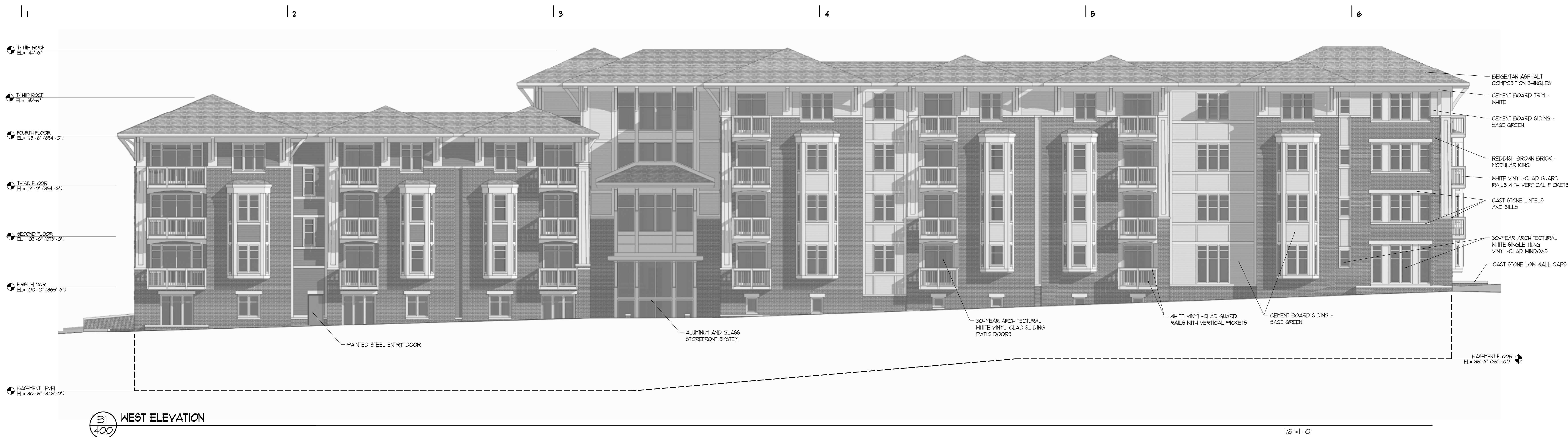
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ELEVATIONS

1/8"=1'-0"

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MADISON, WI

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A

B

C

D

E

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Inspired Results



The Gallina Companies - Vicinato Apartments – Madison, WI



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View from Northeast towards Parking Lot



The Gallina Companies - Vicinato Apartments – Madison, WI



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View from Corner of Mills Street and Mound Street



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View from Northwest towards Mills Street



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View from West towards Entry



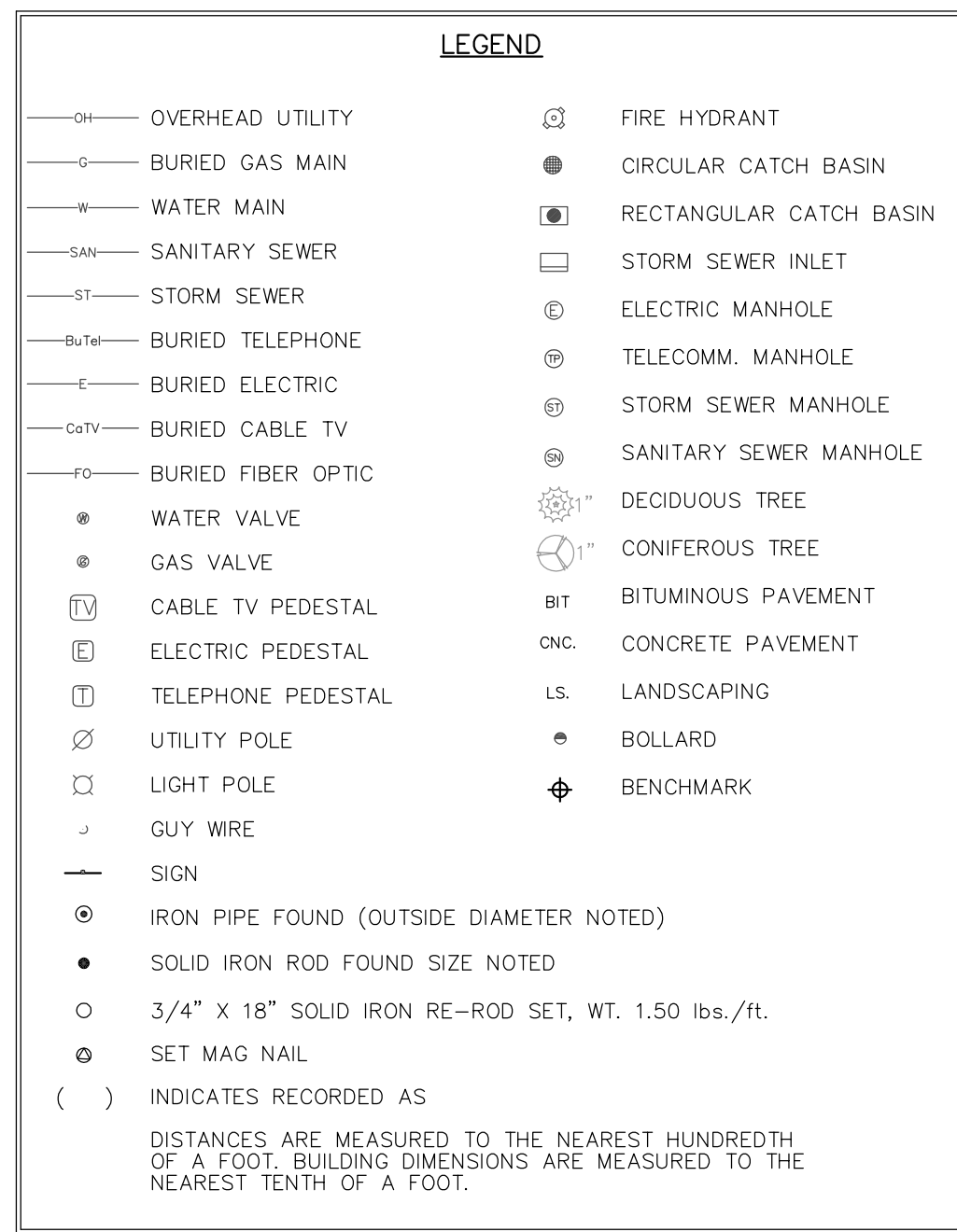


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TOLL FREE**

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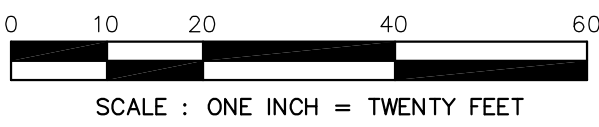
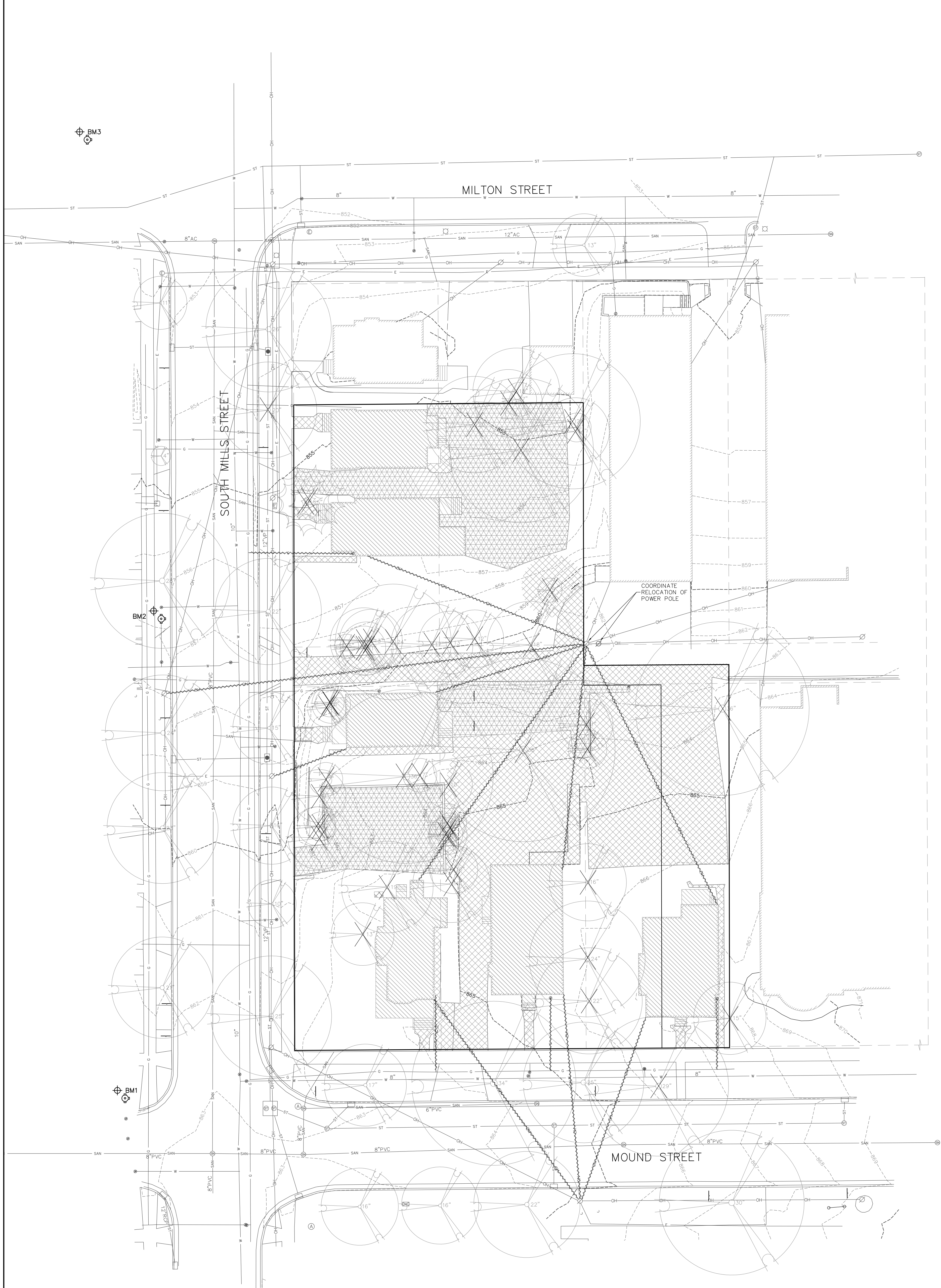
WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that can accurately and current title search may disclose.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any water or municipal/public service facility. For information regarding the utilities or facilities, please contact the appropriate agencies.
- 3) Dates of field work: 07-10-13, 07-12-13 and 07-17-2013
- 4) Surveyor has made no investigation or independent search for easements or records, encumbrances, restrictive covenants, ownership title evidence, or any other facts that can accurately and current title search may disclose.
- 5) All subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Midland Engineering Department, 7500 Midland Avenue, Midland, Texas 79701. Utility numbers shown are: 132087568, 132087569, 132087560, 132087561, 132087562, 132087563, 132087564, 132087565, 132087566, 132087567, 132087568, 132087569, 132087570, 132087571, 132087572, 132087573, 132087574, 132087575, 132087576, 132087577, 132087578, 132087579, 132087580, 132087581, 132087582, 132087583, 132087584, 132087585, 132087586, 132087587, 132087588, 132087589, 132087590, 132087591, 132087592, 132087593, 132087594, 132087595, 132087596, 132087597, 132087598, 132087599, 132087600, 132087601, 132087602, 132087603, 132087604, 132087605, 132087606, 132087607, 132087608, 132087609, 132087610, 132087611, 132087612, 132087613, 132087614, 132087615, 132087616, 132087617, 132087618, 132087619, 132087620, 132087621, 132087622, 132087623, 132087624, 132087625, 132087626, 132087627, 132087628, 132087629, 132087630, 132087631, 132087632, 132087633, 132087634, 132087635, 132087636, 132087637, 132087638, 132087639, 132087640, 132087641, 132087642, 132087643, 132087644, 132087645, 132087646, 132087647, 132087648, 132087649, 132087650, 132087651, 132087652, 132087653, 132087654, 132087655, 132087656, 132087657, 132087658, 132087659, 132087660, 132087661, 132087662, 132087663, 132087664, 132087665, 132087666, 132087667, 132087668, 132087669, 132087670, 132087671, 132087672, 132087673, 132087674, 132087675, 132087676, 132087677, 132087678, 132087679, 132087680, 132087681, 132087682, 132087683, 132087684, 132087685, 132087686, 132087687, 132087688, 132087689, 132087690, 132087691, 132087692, 132087693, 132087694, 132087695, 132087696, 132087697, 132087698, 132087699, 132087700, 132087701, 132087702, 132087703, 132087704, 132087705, 132087706, 132087707, 132087708, 132087709, 132087710, 132087711, 132087712, 132087713, 132087714, 132087715, 132087716, 132087717, 132087718, 132087719, 132087720, 132087721, 132087722, 132087723, 132087724, 132087725, 132087726, 132087727, 132087728, 132087729, 132087730, 132087731, 132087732, 132087733, 132087734, 132087735, 132087736, 132087737, 132087738, 132087739, 132087740, 132087741, 132087742, 132087743, 132087744, 132087745, 132087746, 132087747, 132087748, 132087749, 132087750, 132087751, 132087752, 132087753, 132087754, 132087755, 132087756, 132087757, 132087758, 132087759, 132087760, 132087761, 132087762, 132087763, 132087764, 132087765, 132087766, 132087767, 132087768, 132087769, 132087770, 132087771, 132087772, 132087773, 132087774, 132087775, 132087776, 132087777, 132087778, 132087779, 132087780, 132087781, 132087782, 132087783, 132087784, 132087785, 132087786, 132087787, 132087788, 132087789, 132087790, 132087791, 132087792, 132087793, 132087794, 132087795, 132087796, 132087797, 132087798, 132087799, 132087800, 132087801, 132087802, 132087803, 132087804, 132087805, 132087806, 132087807, 132087808, 132087809, 132087810, 132087811, 132087812, 132087813, 132087814, 132087815, 132087816, 132087817, 132087818, 132087819, 132087820, 132087821, 132087822, 132087823, 132087824, 132087825, 132087826, 132087827, 132087828, 132087829, 132087830, 132087831, 132087832, 132087833, 132087834, 132087835, 132087836, 132087837, 132087838, 132087839, 132087840, 132087841, 132087842, 132087843, 132087844, 132087845, 132087846, 132087847, 132087848, 132087849, 132087850, 132087851, 132087852, 132087853, 132087854, 132087855, 132087856, 132087857, 132087858, 132087859, 132087860, 132087861, 132087862, 132087863, 132087864, 132087865, 132087866, 132087867, 132087868, 132087869, 132087870, 132087871, 132087872, 132087873, 132087874, 132087875, 132087876, 132087877, 132087878, 132087879, 132087880, 132087881, 132087882, 132087883, 132087884, 132087885, 132087886, 132087887, 132087888, 132087889, 132087890, 132087891, 132087892, 132087893, 132087894, 132087895, 132087896, 132087897, 132087898, 132087899, 132087900, 13

C-100





- DEMOLITION NOTES:**
- COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
  - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
  - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.

- GENERAL NOTES:**
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS AS SHOWN ON THE PLANS.
  - ANY PAVEMENT ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION.
  - PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.

**DEMO LEGEND**

- REMOVE PAVEMENT
- RAZE BUILDING
- REMOVE GRAVEL
- REMOVE UTILITY LINE
- REMOVE TREE/SHRUB

LEGEND	
OH	OVERHEAD UTILITY
G	BURIED GAS MAIN
W	WATER MAIN
SAN	SANITARY SEWER
ST	STORM SEWER
BE	BURIED ELECTRIC
CBTV	BURIED CABLE TV
FO	BURIED FIBER OPTIC
WV	WATER VALVE
GV	GAS VALVE
CVP	CABLE TV PEDESTAL
EP	ELECTRIC PEDESTAL
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
LP	LIGHT POLE
GW	GUY WIRE
S	SIGN
IRP	IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
SIR	SOLID IRON ROD FOUND SIZE NOTED
3/4"	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
SM	SET MAG NAIL
( )	INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.	
⊠	FIRE HYDRANT
⊠	CIRCULAR CATCH BASIN
⊠	RECTANGULAR CATCH BASIN
⊠	STORM SEWER INLET
⊠	ELECTRIC MANHOLE
⊠	TELECOMM. MANHOLE
⊠	STORM SEWER MANHOLE
⊠	SANITARY SEWER MANHOLE
⊠	DECIDUOUS TREE
⊠	CONIFEROUS TREE
BT	BITUMINOUS PAVEMENT
CNC	CONCRETE PAVEMENT
LS	LANDSCAPING
B	BOLLARD
⊕	BENCHMARK

BENCHMARK TABLE		
NUMBER	ELEVATION	DESCRIPTION
1	865.24	TOP NUT HYDRANT AT S. MILLS ST. AND MOUND ST.
2	859.45	TOP NUT HYDRANT AT S. MILLS ST. AND ST. JAMES CT.
3	854.80	TOP NUT HYDRANT AT S. MILLS ST. AND MILTON ST.

  
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511 OR 811**  
**TOLL FREE**  
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WS: STATUTE 182.0175 (1974)  
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e-mail: mburse@BSE-INC.net  
www.burseurveyengr.com

APPROVALS	PROJECT ENG.	PDF	PDF	PDF	MLB	MLB
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**Vicinato Apartments**  
113 South Mills Street  
Madison, Wisconsin  
**Gallina Companies**  
101 E. Main St., Suite 500  
Mt. Horeb, WI 53572

**PROJECT #: BSE 1620**  
**PLOT DATE: 07/31/2013**

REVISION DATES:	

ISSUE DATES:	
	07/31/2013

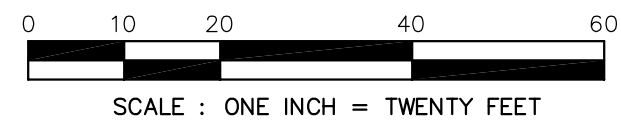
**DEMOLITION PLAN**

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**DRAWING NUMBER**

**C-101**

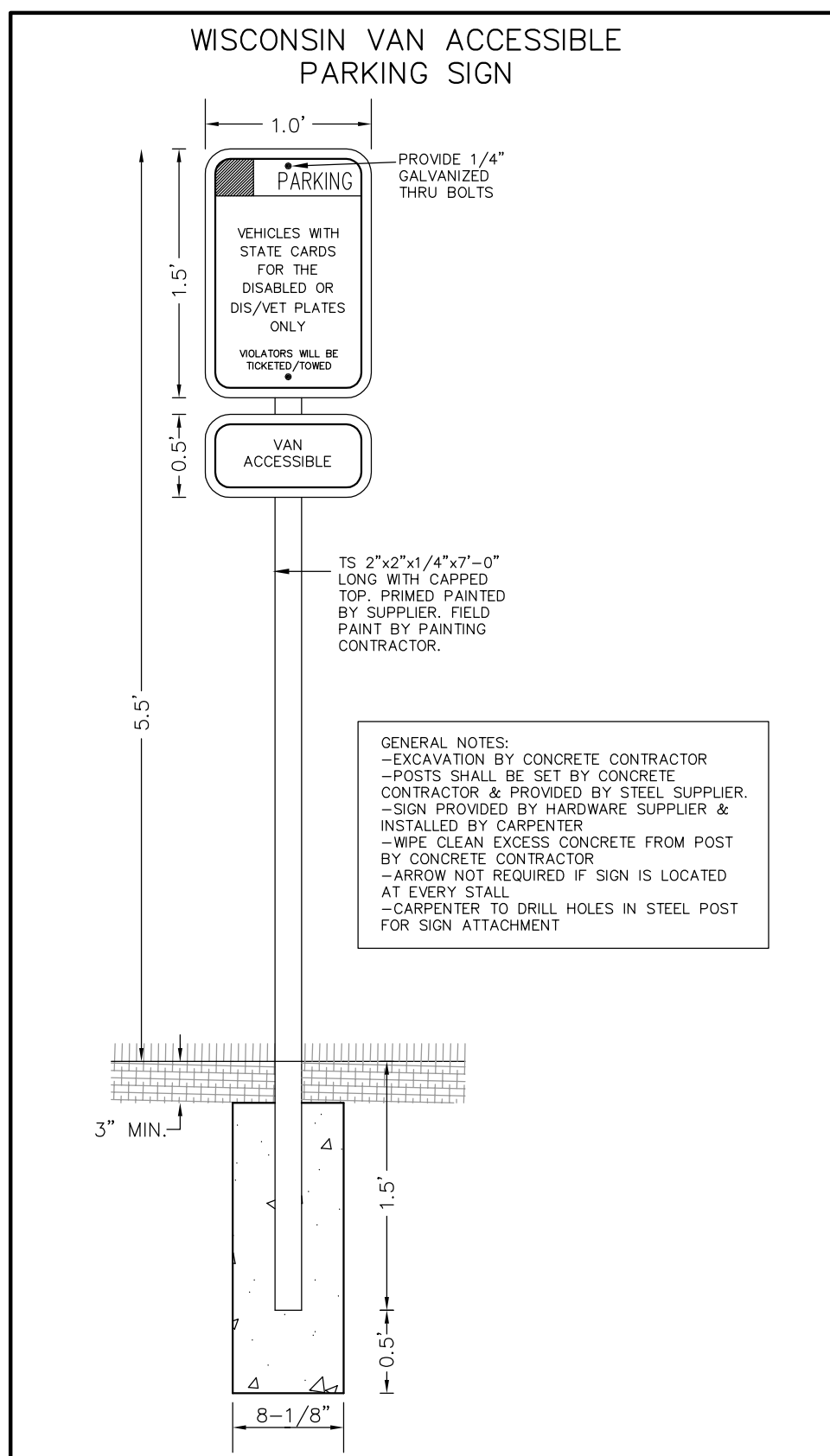


- NOTES:
1. ALL SIDEWALK, PAVEMENT AND CURB & GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB & GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIREABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

BENCHMARK TABLE		
NUMBER	ELEVATION	DESCRIPTION
1	865.24'	TOP NUT HYDRANT AT S. MILLS ST. AND MOUND ST.
2	855.45'	TOP NUT HYDRANT AT S. MILLS ST. AND ST. JAMES CT.
3	854.80'	TOP NUT HYDRANT AT S. MILLS ST. AND MILTON ST.



LEGEND	
—OH—	OVERHEAD UTILITY
—G—	BURIED GAS MAIN
—W—	WATER MAIN
—SAN—	SANITARY SEWER
—ST—	STORM SEWER
—BUT—	BURIED TELEPHONE
—BUE—	BURIED ELECTRIC
—BCTV—	BURIED CABLE TV
—BFO—	BURIED FIBER OPTIC
●	WATER VALVE
●	GAS VALVE
TV	CABLE TV PEDESTAL
ET	ELECTRIC PEDESTAL
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
LP	LIGHT POLE
GW	GUY WIRE
—	SIGN
IP	IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
●	SOLID IRON ROD FOUND SIZE NOTED
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.
○	SET MAG NAIL
( )	INDICATES RECORDED AS
—	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
⊠	FIRE HYDRANT
●	CIRCULAR CATCH BASIN
■	RECTANGULAR CATCH BASIN
□	STORM SEWER INLET
⊙	ELECTRIC MANHOLE
⊙	TELECOMM. MANHOLE
⊙	STORM SEWER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
BT	BITUMINOUS PAVEMENT
CNC	CONCRETE PAVEMENT
LS	LANDSCAPING
●	BOLLARD
⊕	BENCHMARK



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www.burseurveyengr.com

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**Vicinato Apartments**  
113 South Mills Street  
Madison, Wisconsin  
**Gallina Companies**  
101 E. Main St., Suite 500  
Mt. Horeb, WI 53572

PROJECT #: BSE 1620  
PLOT DATE: 07/31/2013

REVISION DATES:

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07/31/2013

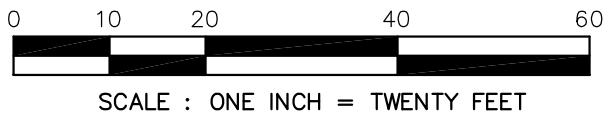
SITE PLAN

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DRAWING NUMBER  
**C-102**







- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
  3. ALL ITEMS DENOTED WITH "•••" ARE SUBJECT TO THE DESIGN OF STREET IMPROVEMENTS PREPARED BY THE CITY OF MADISON ENGINEERING DEPARTMENT PROJECT NO. 53B2321 AND SHALL BE INSTALLED PER THESE PLANS. CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER TO VERIFY PROPOSED SIZES INVERTS, AND GRADES.

BENCHMARK TABLE		
NUMBER	ELEVATION	DESCRIPTION
1	865.24	TOP NUT HYDRANT AT S. MILLS ST. AND MOUND ST.
2	859.45	TOP NUT HYDRANT AT S. MILLS ST. AND ST. JAMES CT.
3	854.80	TOP NUT HYDRANT AT S. MILLS ST. AND MILTON ST.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN.

**CALL DIGGERS HOTLINE**  
1-800-242-8511 OR 811  
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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

LEGEND	
OH	OVERHEAD UTILITY
G	BURIED GAS MAIN
W	WATER MAIN
SAN	SANITARY SEWER
ST	STORM SEWER
BuTel	BURIED TELEPHONE
CE	BURIED ELECTRIC
CuTV	BURIED CABLE TV
FO	BURIED FIBER OPTIC
WV	WATER VALVE
GV	GAS VALVE
CP	CABLE TV PEDESTAL
EP	ELECTRIC PEDESTAL
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
LP	LIGHT POLE
GW	GUY WIRE
S	SIGN
IPF	IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
SIR	SOLID IRON ROD FOUND SIZE NOTED
3/4"	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
SM	SET MAG NAIL
( )	INDICATES RECORDED AS
	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
⊠	FIRE HYDRANT
⊠	CIRCULAR CATCH BASIN
⊠	RECTANGULAR CATCH BASIN
⊠	STORM SEWER INLET
⊠	ELECTRIC MANHOLE
⊠	TELECOMM. MANHOLE
⊠	STORM SEWER MANHOLE
⊠	SANITARY SEWER MANHOLE
⊠	DECIDUOUS TREE
⊠	CONIFEROUS TREE
BT	BITUMINOUS PAVEMENT
CNC	CONCRETE PAVEMENT
LS	LANDSCAPING
•	BOLLARD
⊠	BENCHMARK

**Burse**  
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Madison, WI 53703  
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e-mail: mburse@BSE-INC.net  
www.burseengineering.com

APPROVALS	PROJECT ENG.	PDF	PDF	PDF	MLB	MLB

**Vicinato Apartments**  
South Mills Street  
Madison, Wisconsin

**Gallina Companies**  
101 E. Main St., Suite 500  
Mt. Horeb, WI 53572

PROJECT #: BSE 1620  
PLOT DATE: 07/31/2013

REVISION DATES:

ISSUE DATES:  
07/31/2013

UTILITY PLAN

**Burse**  
Surveying and Engineering, Inc.

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DRAWING NUMBER

C-104



## LANDSCAPE WORKSHEET

Project Location/Address.....107 S. Mills Street, Madison, WI  
 Name of Project..... Vicinato Apartments  
 Owner/Contact..... The Gallina Companies  
 Contract Phone..... (608) 437-8300

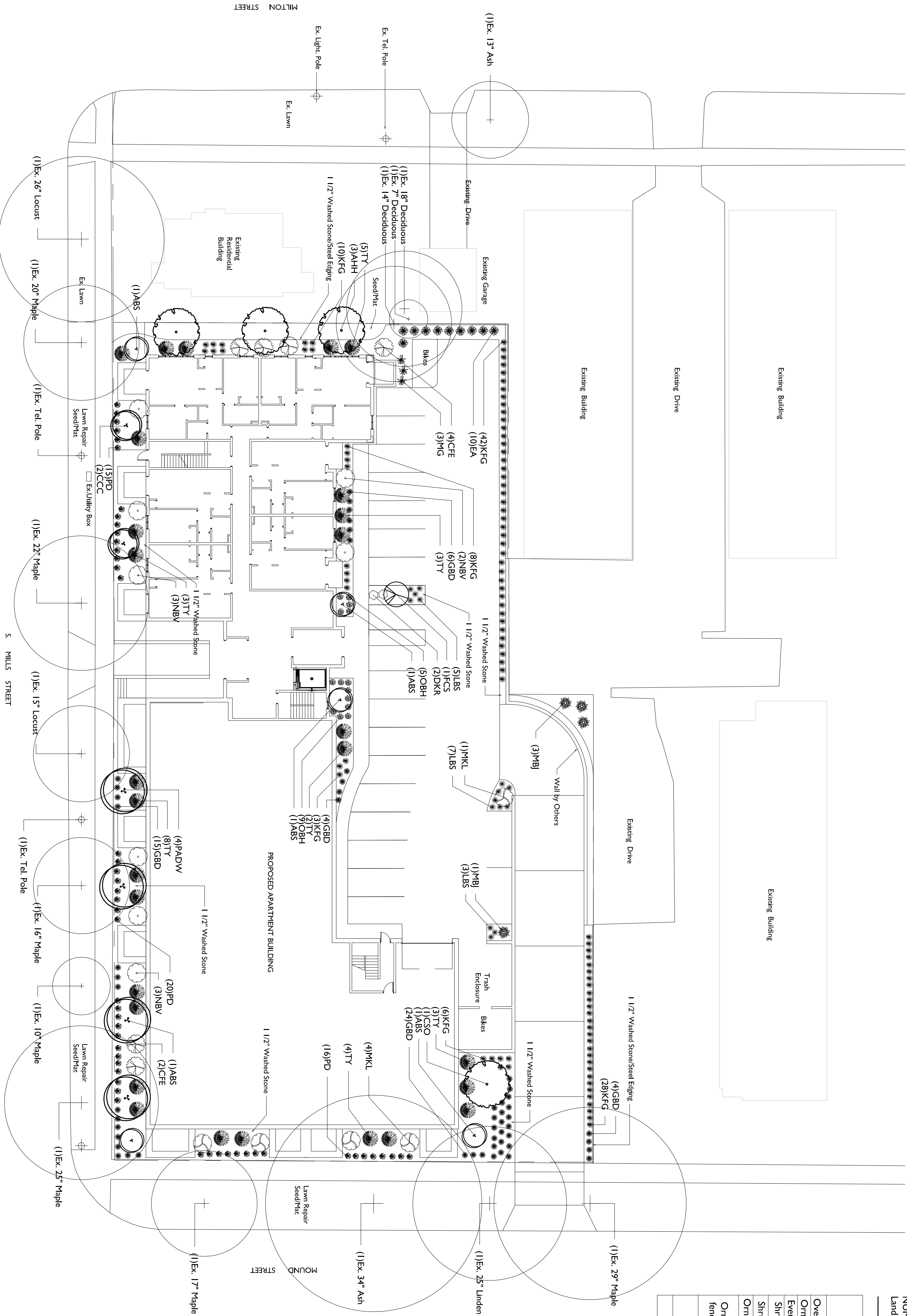
Zoning district is PUD

Total square footage of developed area.....37,634 s.f.

Total square footage of developed area divided by 300 square feet..... 125 Landscape Units

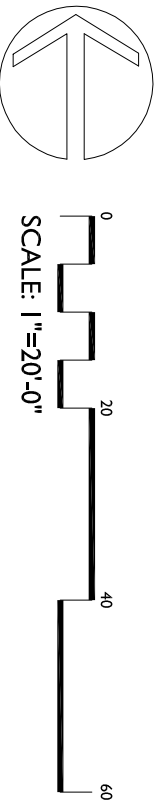
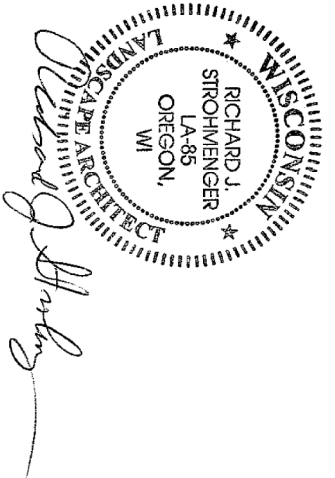
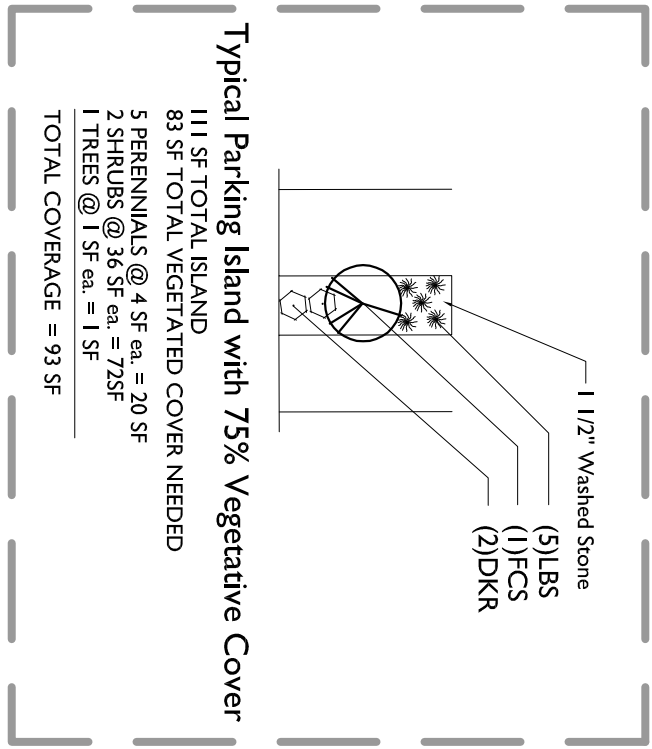
NUMBER OF LANDSCAPE POINT REQUIRED  
Landscape Units multiplied by 5 landscape points..... 625 pts.

ELEMENT	Point Value	Credits / Existing Points	New / Proposed Quantity	Points
	Quantity	Archived	Quantity	Points
Oversory deciduous Tree 2'- 2-1/2"	35		4	140
Ornamental Tree 1-1/2"-2" Caliper	15	12	180	
Evergreen Trees - 3 feet tall	15	14	210	
Shrub, deciduous - 18" or 3 gallon	2	21	42	
Shrub, evergreen - 18" or 3 gallon	3	28	84	
Ornamental grasses - 18" or 1 gallon	2	166	332	
Ornamental decorative fencing or wall	4 per 10 l.f.			
Sub Totals			+	988
				TOTAL POINTS PROVIDED = 988



## GENERAL NOTES

- A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3 wide beds for shrub groupings).
- B) "Steel Edging" to be Ryerson Steel Edging or equivalent (Black or Green).
- C) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
  - E) Seed shall consist of the following mixture:
    - 40% Palmer Ryegrass
    - 20% Baron Bluegrass
    - 20% Nassau Bluegrass
    - 20% Perennial Creeping Red Fescue
  - F) Areas labeled "Seed/ Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control matting that is then pegged into the soil with metal staples.



# VICINATO APARTMENTS

107 S. MILLS STREET  
MADISON, WISCONSIN 53715

Checked By: SS  
Drawn By: 7/31/13 RS

Revised  
Revised  
Revised  
Revised  
Revised  
Revised  
Revised  
Revised



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