

1 SITE PLAN
 5-2 Scale: 1" = 20' ft

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3/22/06 SIP Submittal

Mark	Date	Description
		Project Title
		Arboretum Cohousing
		Erin St. & Orchard St.
		Madison, WI

Drawn By	Issue Date
RKS	03/22/06
Sheet Title	
Site Plan	

Project ID	Drawing No.
0302	S-1
of	

Parking Lot Plan Site Information Block

Site Address: Erin St. & Orchard St., Madison
 Site acreage (total): 2.2084 ac (2.114 acre)
 Number of building stories (above grade): 2 1/2 or 3 stories
 Building height: 41 ft. 4.5 ft.
 D.M.H.R. type of construction (new structures or additions): Type VB
 Total square ftg of bldg. (incl. 2nd floor): 29,465 sq ft. (Orchard St. - 19,425 sq ft.)

Use of property: Multi-Family Housing w/ Common use space
 Gross square footage of office: N/A
 Gross square footage of retail area: N/A
 Number of employees in warehouse: N/A
 Number of employees in production area: N/A
 Capacity of restaurant / place of assembly: N/A

Number of bicycle stalls shown: 41 (38 Underground, 3 Surface)
 Number of parking stalls: 56 (40 Underground, 16 Surface)

Underground	37 (38 C)
Surface Off-street	19 (19 C)
Accessible	4
Total	56

UNIT SUMMARY

NEW CONSTRUCTION: 30 units total

ERIN HOUSE: 29,465 sq ft.
 (3) 1BR
 (7) 2BR
 (3) 3BR
 13 Units Total: 16,245 sq ft.

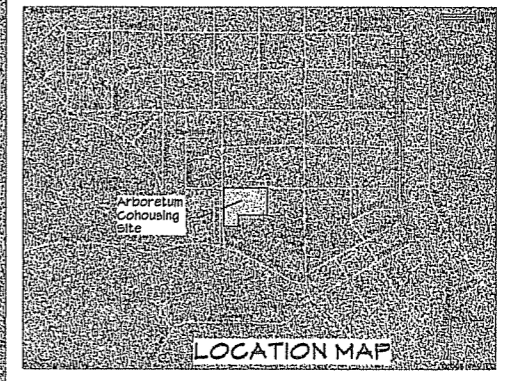
ORCHARD HOUSE: 19,425 sq ft.
 (4) 1BR
 (11) 2BR
 (1) 3BR
 16 Units Total

3 UNIT BLDG. by Habitat For Humanity
 (1) 2BR
 (1) 3BR
 3 Units Total

EXISTING HOUSES: 6 units total

EXISTING 3-UNIT BLDG.: 3 units total

41 TOTAL UNITS

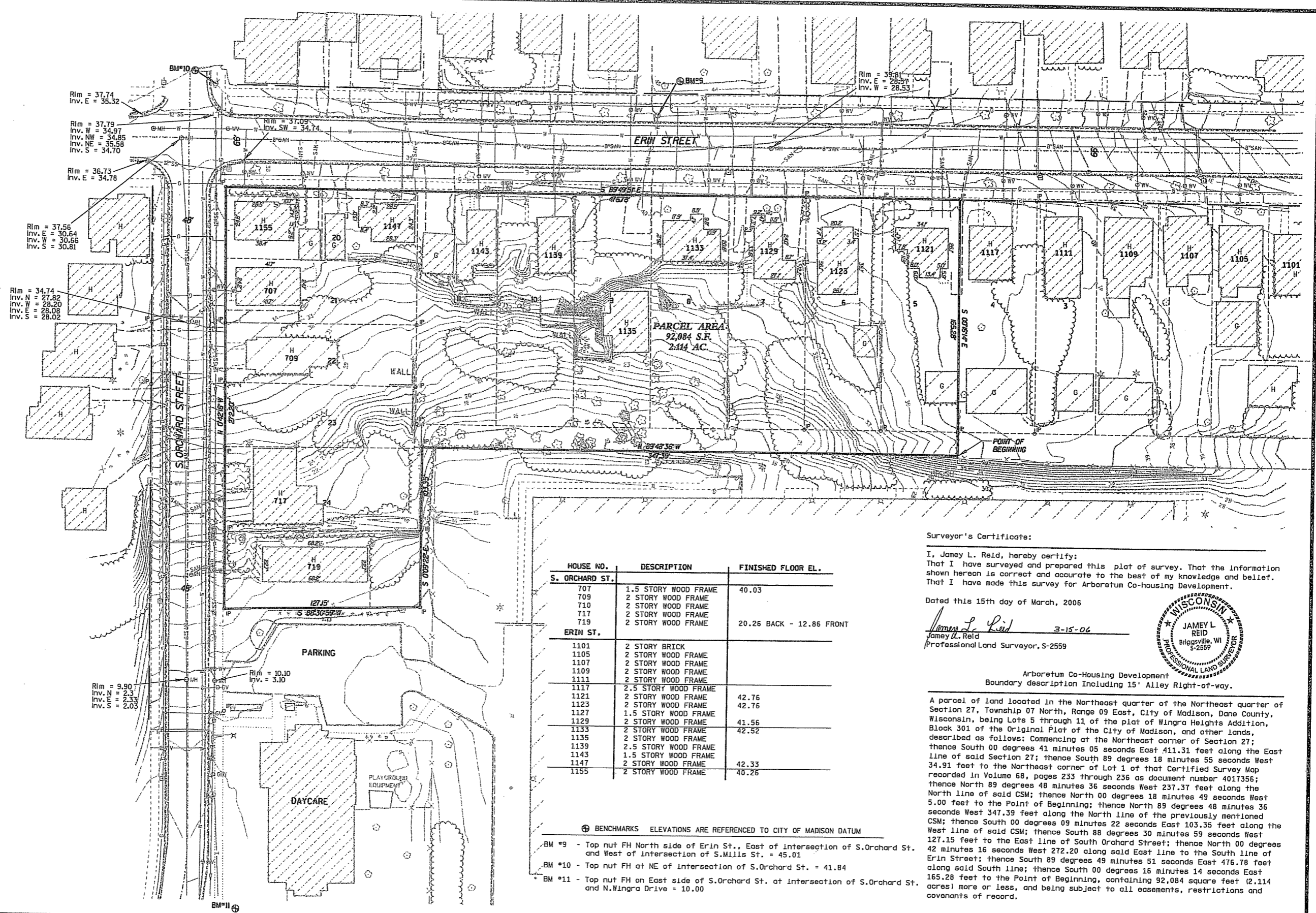


ARBORETUM COHOUSING

Coordinates on this plan are referenced to the Wisconsin State Plane Coordinate System 1927, South Zone.

LEGEND

- ⊕ MH MANHOLE
- ▣ INLET
- WV WATER VALVE
- GV GAS VALVE
- ⊕ FIRE HYDRANT
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- SIGN
- FENCE
- IRON PROPERTY PIN
- PEDESTAL
- STREET LIGHT
- POWER POLE
- GUY POLE



HOUSE NO.	DESCRIPTION	FINISHED FLOOR EL.
S. ORCHARD ST.		
707	1.5 STORY WOOD FRAME	40.03
709	2 STORY WOOD FRAME	
710	2 STORY WOOD FRAME	
717	2 STORY WOOD FRAME	
719	2 STORY WOOD FRAME	
ERIN ST.		
1101	2 STORY BRICK	
1105	2 STORY WOOD FRAME	
1107	2 STORY WOOD FRAME	
1109	2 STORY WOOD FRAME	
1111	2 STORY WOOD FRAME	
1117	2.5 STORY WOOD FRAME	42.76
1121	2 STORY WOOD FRAME	42.76
1123	2 STORY WOOD FRAME	42.76
1127	1.5 STORY WOOD FRAME	
1129	2 STORY WOOD FRAME	41.55
1133	2 STORY WOOD FRAME	42.52
1135	2 STORY WOOD FRAME	
1139	2.5 STORY WOOD FRAME	42.33
1143	1.5 STORY WOOD FRAME	
1147	2 STORY WOOD FRAME	42.33
1155	2 STORY WOOD FRAME	40.26

Surveyor's Certificate:

I, Jamey L. Reid, hereby certify: That I have surveyed and prepared this plat of survey. That the information shown hereon is correct and accurate to the best of my knowledge and belief. That I have made this survey for Arboretum Co-housing Development.

Dated this 15th day of March, 2006

Jamey L. Reid 3-15-06
 Jamey L. Reid
 Professional Land Surveyor, S-2559



Arboretum Co-Housing Development
 Boundary description including 15' Alley Right-of-way.

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 27, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being Lots 5 through 11 of the plat of Wingra Heights Addition, Block 301 of the Original Plat of the City of Madison, and other lands, described as follows: Commencing at the Northeast corner of Section 27; thence South 00 degrees 41 minutes 05 seconds East 411.31 feet along the East line of said Section 27; thence South 89 degrees 18 minutes 55 seconds West 34.91 feet to the Northeast corner of Lot 1 of that Certified Survey Map recorded in Volume 68, pages 233 through 236 as document number 4017356; thence North 89 degrees 48 minutes 36 seconds West 237.37 feet along the North line of said CSM; thence North 00 degrees 18 minutes 49 seconds West 5.00 feet to the Point of Beginning; thence North 89 degrees 48 minutes 36 seconds West 347.39 feet along the North line of the previously mentioned CSM; thence South 00 degrees 09 minutes 22 seconds East 103.35 feet along the West line of said CSM; thence South 88 degrees 30 minutes 59 seconds West 127.15 feet to the East line of South Orchard Street; thence North 00 degrees 42 minutes 16 seconds West 272.20 along said East line to the South line of Erin Street; thence South 89 degrees 49 minutes 51 seconds East 476.78 feet along said South line; thence South 00 degrees 16 minutes 14 seconds East 165.28 feet to the Point of Beginning, containing 92,084 square feet (2.114 acres) more or less, and being subject to all easements, restrictions and covenants of record.

- ⊕ BENCHMARKS ELEVATIONS ARE REFERENCED TO CITY OF MADISON DATUM
- BM *9 - Top nut FH North side of Erin St., East of Intersection of S.Orchard St. and West of Intersection of S.Mills St. = 45.01
 - BM *10 - Top nut FH at NE of Intersection of S.Orchard St. = 41.84
 - BM *11 - Top nut FH on East side of S.Orchard St. at Intersection of S.Orchard St. and N.Wingra Drive = 10.00

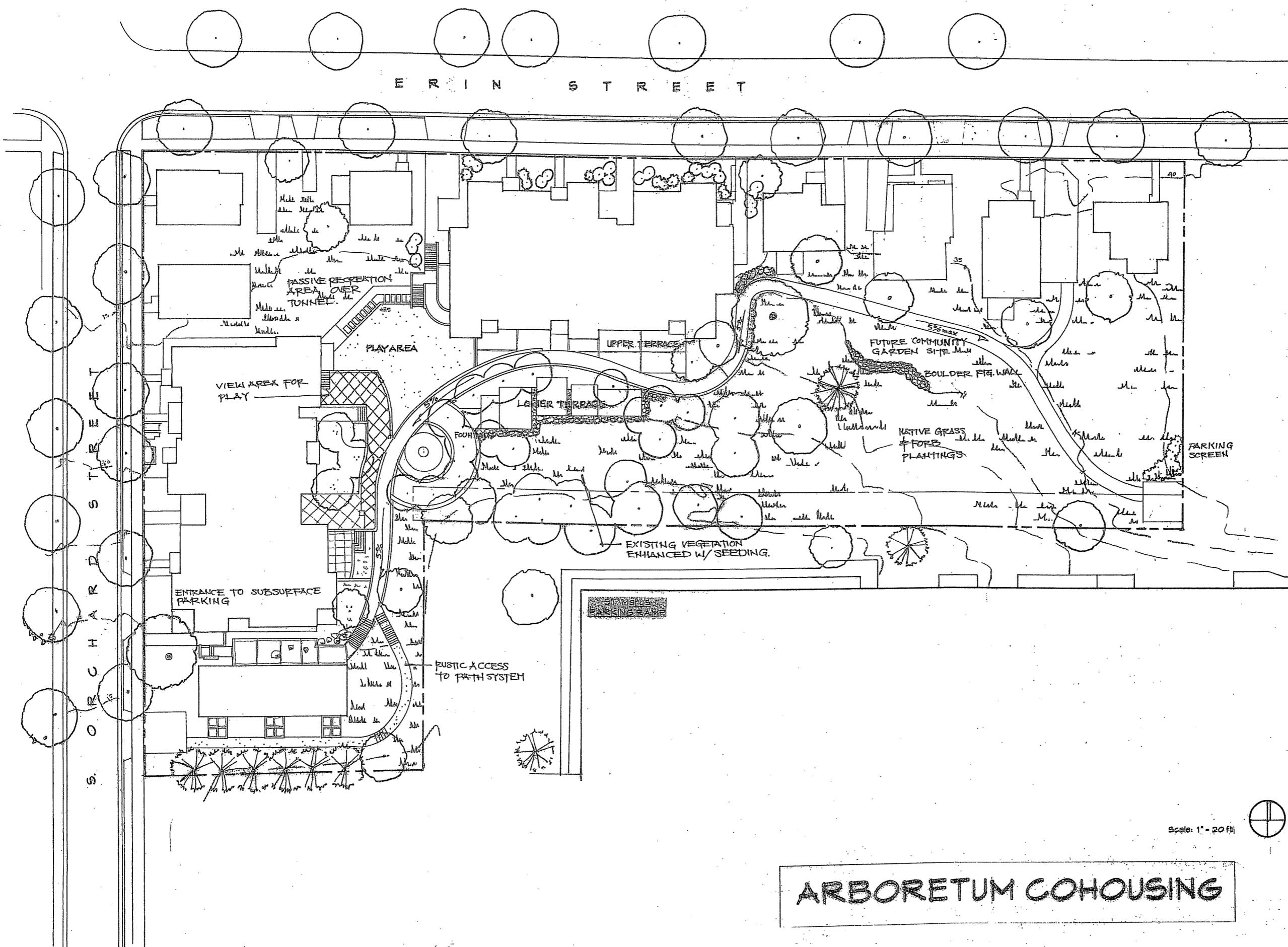
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 3/17/2006
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 CREATED BY KDK
 PLOT SCALE: 1" = 50'

DR. BY	JOB NO.	DATE	REVISIONS	DR. ENGR. APUL	PROJ. APUL
kdk	54-0292.00	03-14-06			
CHK. BY	DATE	PLAN PREPARED FOR:			
J. REID	03-14-06	ARBORETUM CO-HOUSING DEVELOPMENT			

PREPARED BY
AYRES ASSOCIATES
 Engineers/Architects
 Scientists/Surveyors
 Owen Ayres & Associates Inc.
 Madison, Wisconsin

SITE PLAN SURVEY

SHEET NO. 1



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1	8/8/06	Revision/Issue Memo
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Mark	Date	Description
Project Title		
Arboretum Cohousing		

MADISON, WI

Drawn By	Issue Date
RKS	03/08/06
Sheet Title	

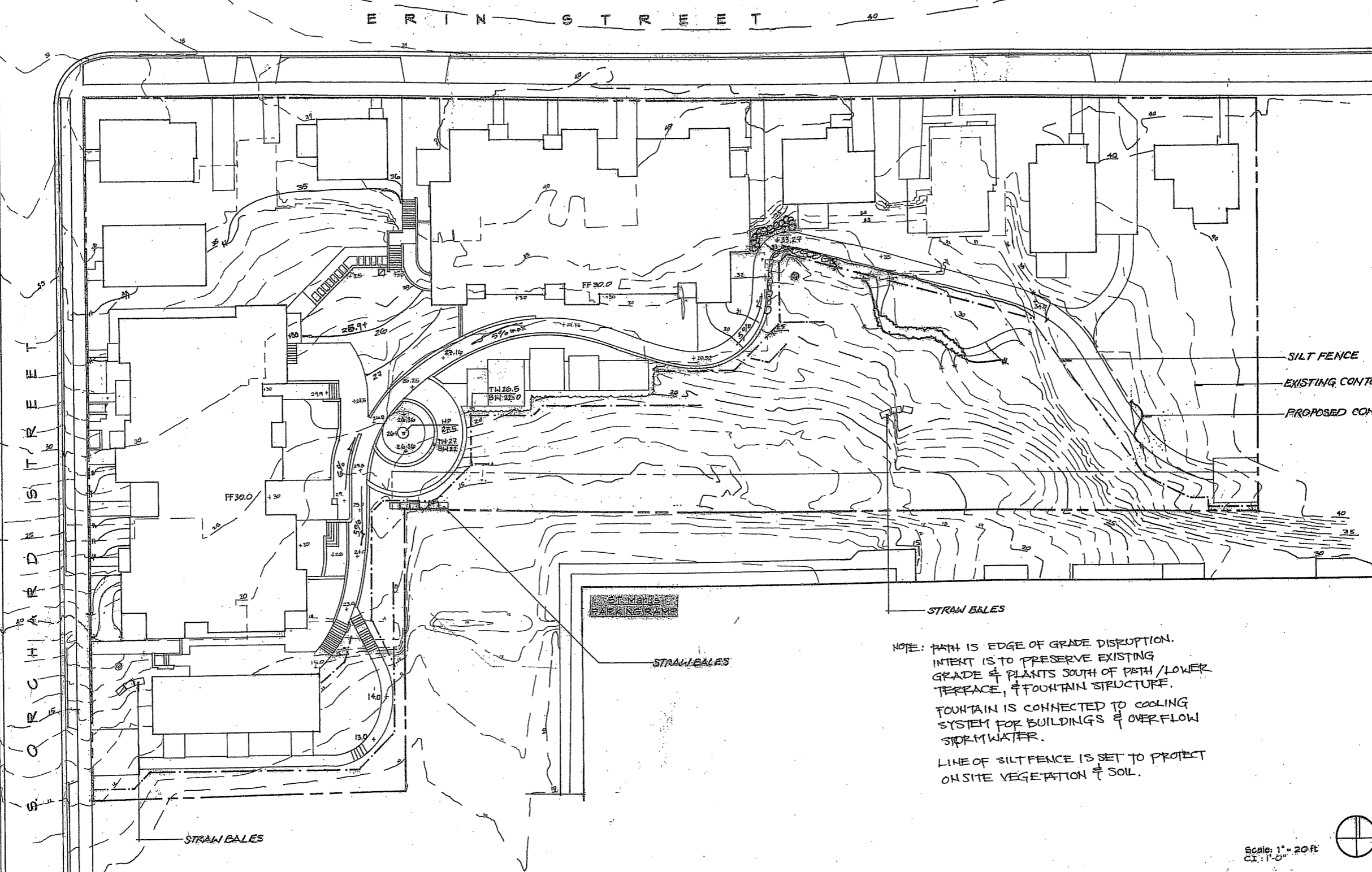
LANDSCAPE PLAN

Scale: 1" = 20 ft



ARBORETUM COHOUSING

Project No.	Drawing No.
0802	L-1
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1	5/8/06	Revision/Issue Menu
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Mark	Date	Description
		Project Title
		Arboretum Cohousing

MADISON, WI

Drawn By	Issue Date
RKS	03/08/06

GRADING / EROSION CONTROL PLAN

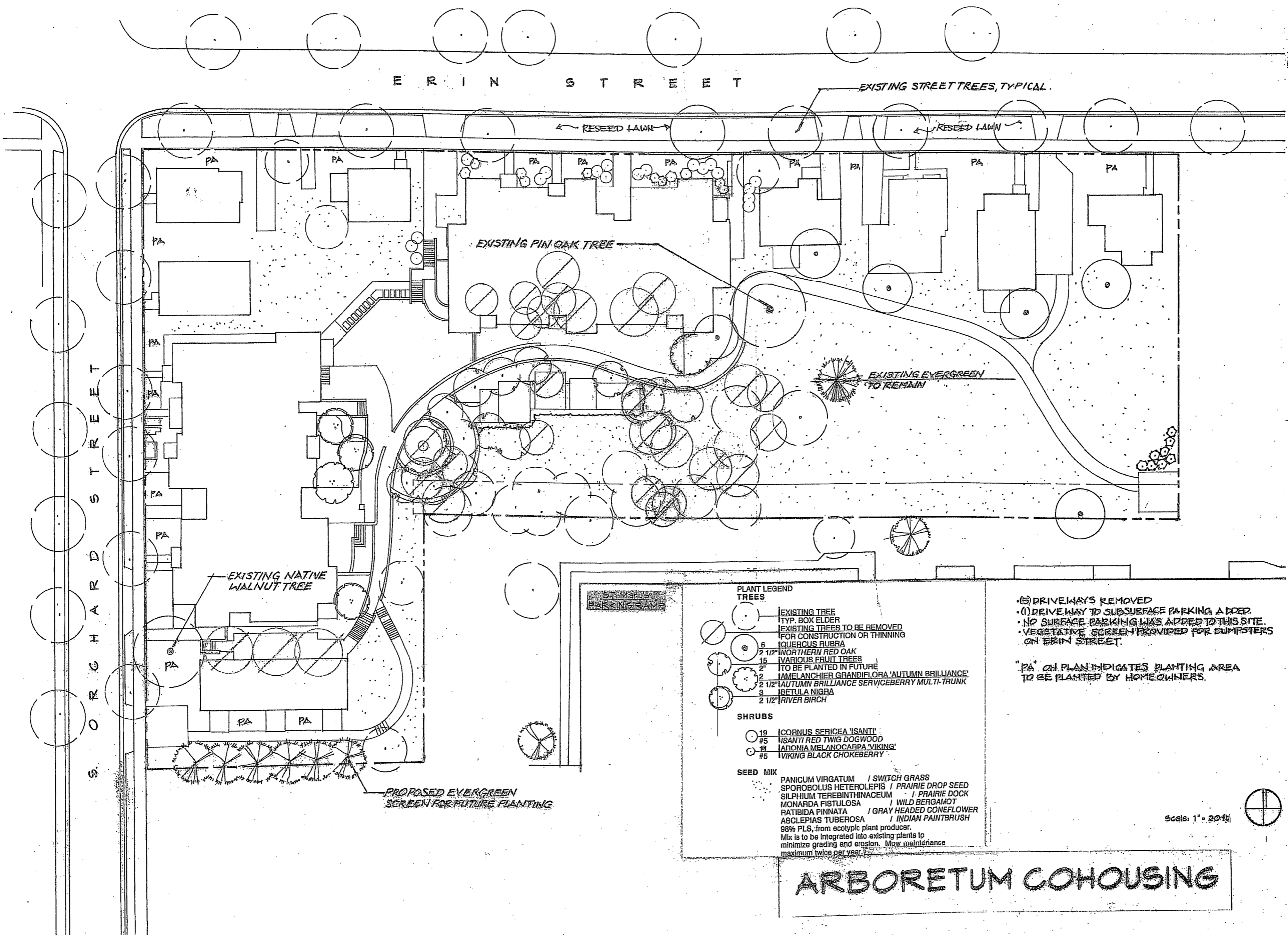
Project ID	Drawing No.
0802	L-2

NOTE: PATH IS EDGE OF GRADE DISRUPTION. INTENT IS TO PRESERVE EXISTING GRADE & PLANTS SOUTH OF PATH / LOWER TERRACE, & FOUNTAIN STRUCTURE. FOUNTAIN IS CONNECTED TO COOLING SYSTEM FOR BUILDINGS & OVERFLOW STORMWATER. LINE OF SILT FENCE IS SET TO PROTECT ONSITE VEGETATION & SOIL.

Scale: 1" = 20' ft
 C.T.: 1" = 10' ft



ARBORETUM COHOUSING



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- PLANT LEGEND**
- TREES**
- EXISTING TREE
 - TYP. BOX ELDER
 - EXISTING TREES TO BE REMOVED FOR CONSTRUCTION OR THINNING
 - 6 QUERCUS RUBRA
 - 2 1 1/2" NORTHERN RED OAK
 - 15 VARIOUS FRUIT TREES
 - 2" TO BE PLANTED IN FUTURE
 - 2 JAMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'
 - 2 1/2" 'AUTUMN BRILLIANCE' SERVICEBERRY MULTI-TRUNK
 - 3 BETULA NIGRA
 - 2 1/2" RIVER BIRCH
- SHRUBS**
- 19 CORNUS SERICEA 'SANTI'
 - 15 'SANTI' RED TWIG DOGWOOD
 - 11 ARONIA MELANOCARPA 'VIKING'
 - 15 WIKING BLACK CHOKEBERRY
- SEED MIX**
- PANICUM VIRGATUM / SWITCH GRASS
 - SPOROBOLUS HETEROLEPIS / PRAIRIE DROP SEED
 - SILPHIUM TEREBINTHINACEUM / PRAIRIE DOCK
 - MONARDA FISTULOSA / WILD BERGAMOT
 - RATIBIDA PINNATA / GRAY HEADED CONEFLOWER
 - ASCLEPIAS TUBEROSA / INDIAN PAINTBRUSH
- 98% PLS. from ecotypic plant producer.
 Mix is to be integrated into existing plants to minimize grading and erosion. Mow maintenance maximum twice per year.

- (5) DRIVEWAYS REMOVED
 - (1) DRIVEWAY TO SUBSURFACE PARKING A DEP.
 - NO SURFACE PARKING WAS ADDED TO THIS SITE.
 - VEGETATIVE SCREEN PROVIDED FOR DUMPSTERS ON ERIN STREET.
- "PA" ON PLAN INDICATES PLANTING AREA TO BE PLANTED BY HOMEOWNERS.

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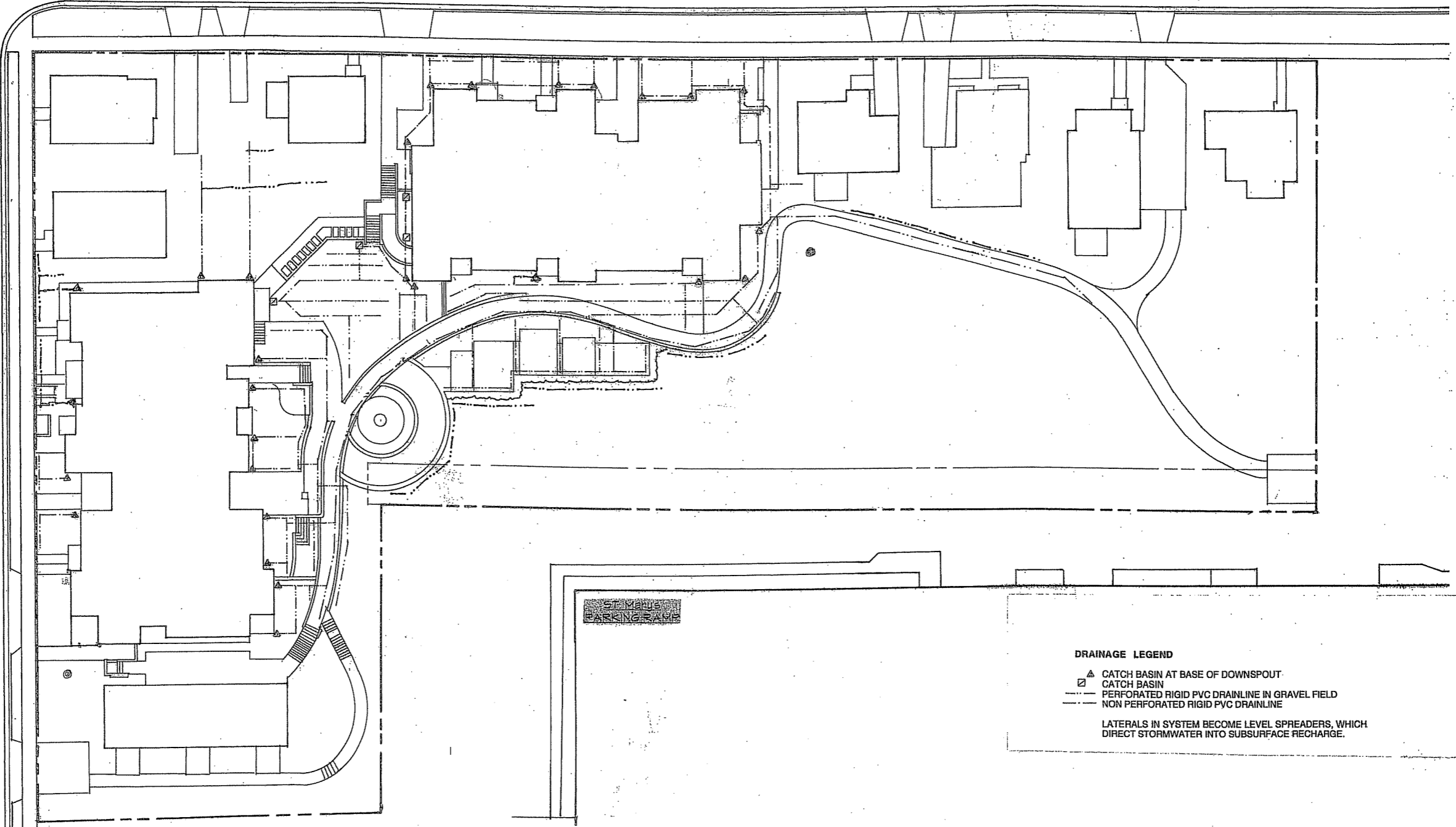
1	02/08/06	Revision/Issue Memo
Mark	Date	Description
Project Title		
Arboretum Cohousing		
MADISON, WI		
Drawn By	Issue Date	
RKS	02/08/06	
Sheet Title		
PLANTING PLAN		
Project ID	Drawing No.	
0502	L-3	
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ARBORETUM COHOUSING

Scale: 1" = 20'-0"

E R I N STREET

S O R C H A R D STREET



DRAINAGE LEGEND

- ▲ CATCH BASIN AT BASE OF DOWNSPOUT
- ◻ CATCH BASIN
- PERFORATED RIGID PVC DRAINLINE IN GRAVEL FIELD
- NON PERFORATED RIGID PVC DRAINLINE

LATERALS IN SYSTEM BECOME LEVEL SPREADERS, WHICH DIRECT STORMWATER INTO SUBSURFACE RECHARGE.

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Mark	Date	Description
1	8/8/06	Revision/Issue Mark

Project Title
Arboretum Cohousing

MADISON, WI

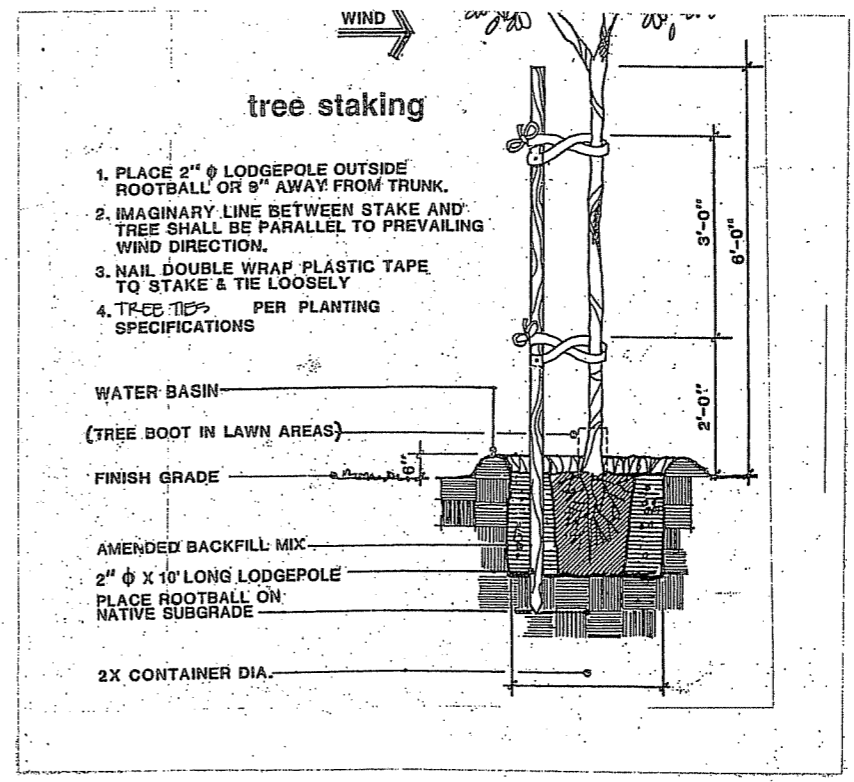
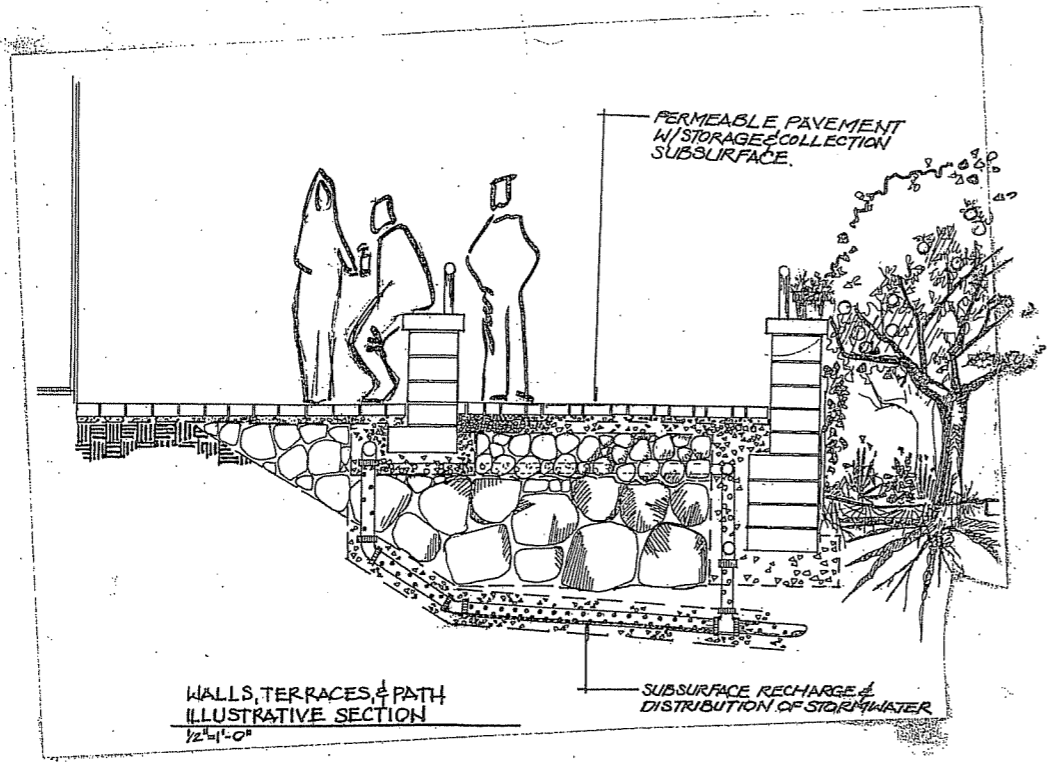
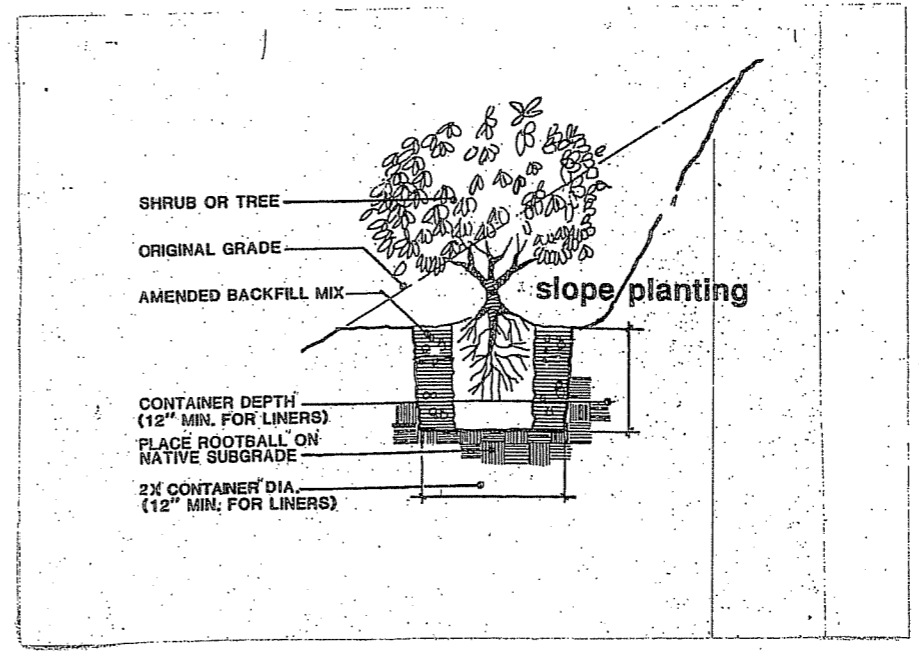
Drawn By: RKS
 Issue Date: 08/08/06

Sheet Title
DRAINAGE PLAN

Scale: 1" = 20 ft.



ARBORETUM COHOUSING



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1 8/8/06 Revision/Issue Memo

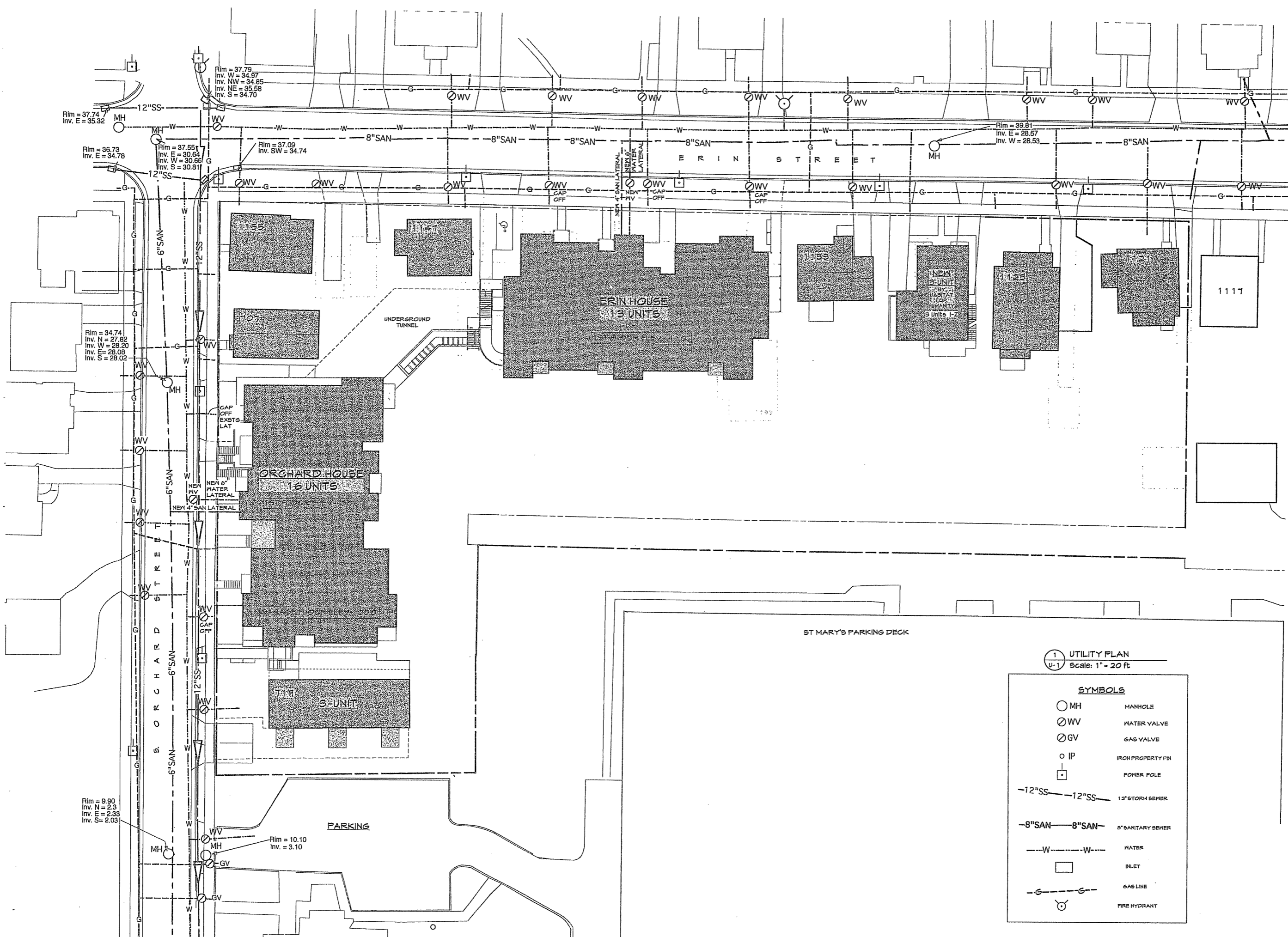
Mark	Date	Description
		Project Title
		Arboretum Cohousing
		MADISON, WI

Drawn By	Issue Date
RKS	03/08/06

DETAILS:

ARBORETUM COHOUSING

Project ID	Drawing No.
0302	L-5



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9/22/06 SIP SUBMITTAL

Mark	Date	Description
		Project Title
		Arboretum Cohousing

ERIN & ORCHARD STREET
MADISON, WI

Drawn By	Issue Date
RKS	03/08/06

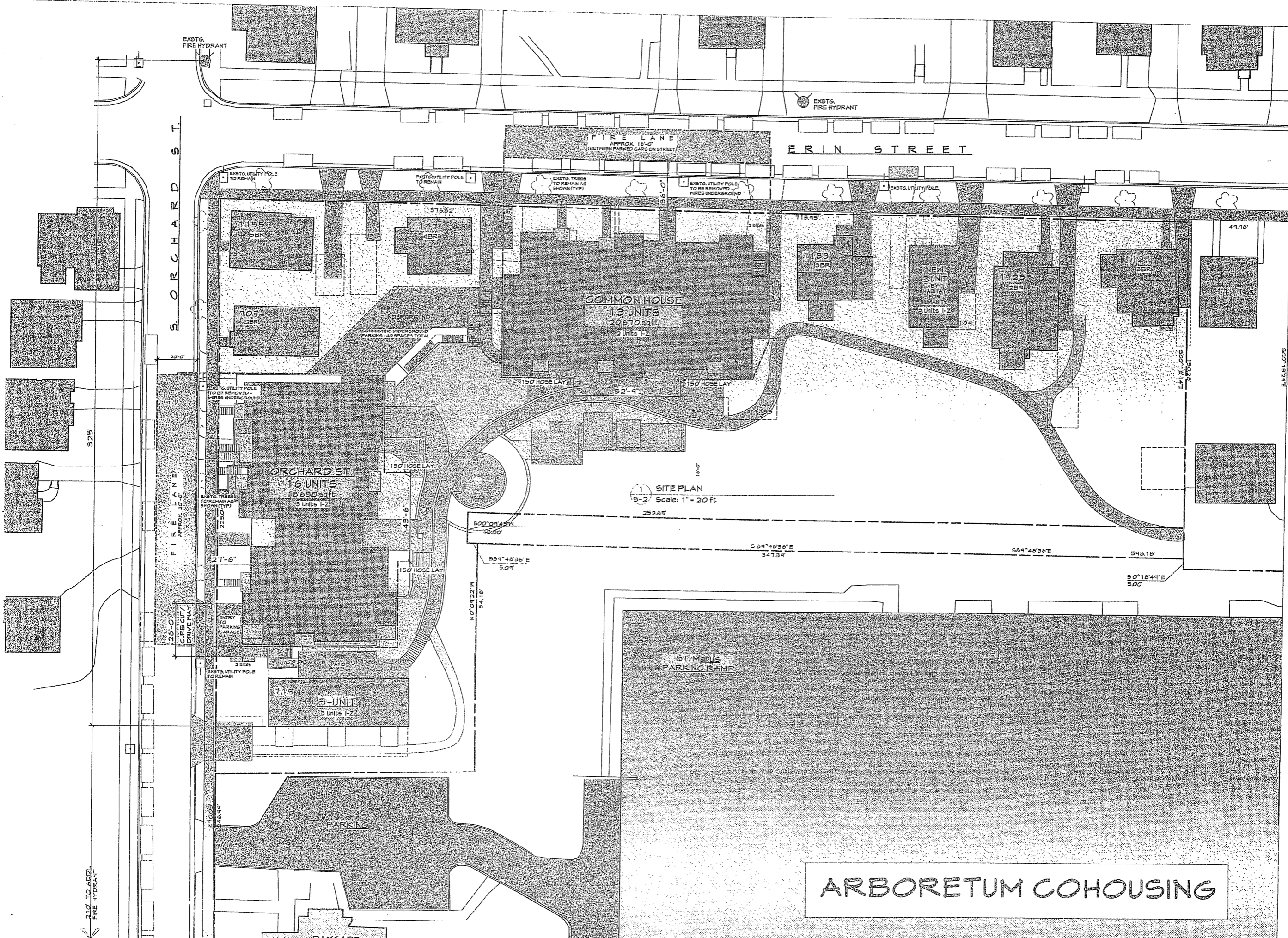
Sheet Title

UTILITY PLAN

Project ID	Drawing No.
0349	U-1 of

1 UTILITY PLAN
U-1 Scale: 1" = 20 ft

SYMBOLS	
○	MH MANHOLE
⊗	WV WATER VALVE
⊙	GV GAS VALVE
○	IP IRON PROPERTY PIN
□	POWER POLE
-12"SS-12"SS-	12" STORM SEWER
-8"SAN-8"SAN-	8" SANITARY SEWER
-W-W-	WATER
□	INLET
-G-G-	GAS LINE
⊙	FIRE HYDRANT



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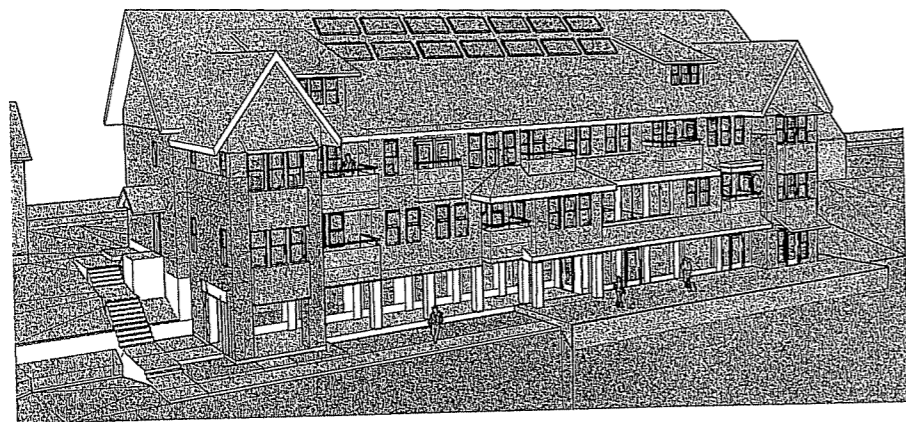
9/22/06 SIP Submittal

Mark	Date	Description
		Project Title
		Arboretum Cohousing Erin St. & Orchard St. Madison, WI

Drawn By	Issue Date
RKS	03/22/06
Sheet Title	
Fire Plan	

Project ID	Drawing No.
0302	FIRE PLAN
of	

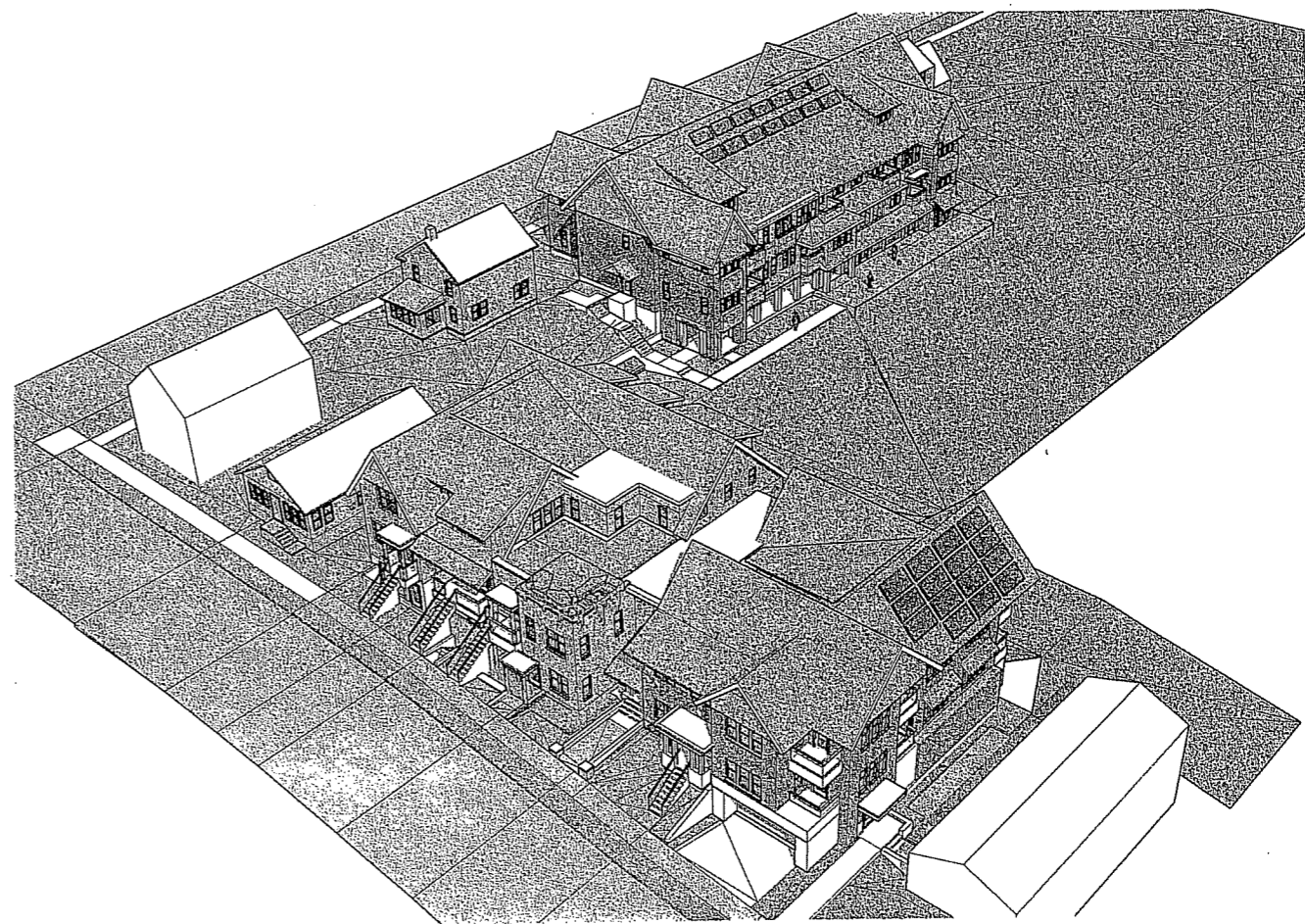
ARBORETUM COHOUSING



ERIN STREET BLDG.



ORCHARD STREET BLDG.



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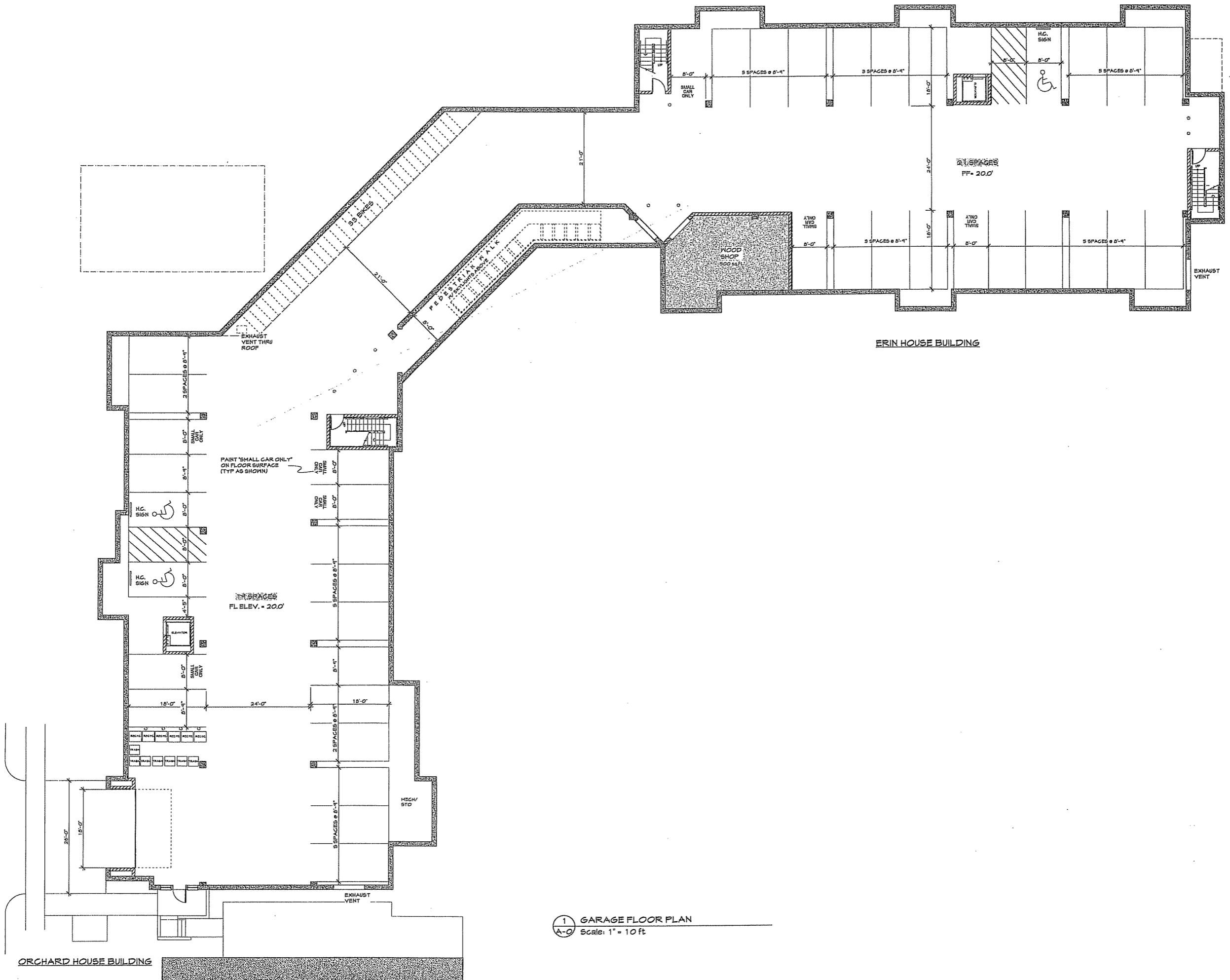
Mark	Date	Description
		Project Title

Arboretum Cohousing
Erin St. & Orchard St.
Madison, WI

Drawn By	Issue Date
RKS	03/22/06

Sheet Title
VIEWS

Project ID	Drawing No.
0302	A-V of



1 GARAGE FLOOR PLAN
 A-0 Scale: 1" = 10 ft.

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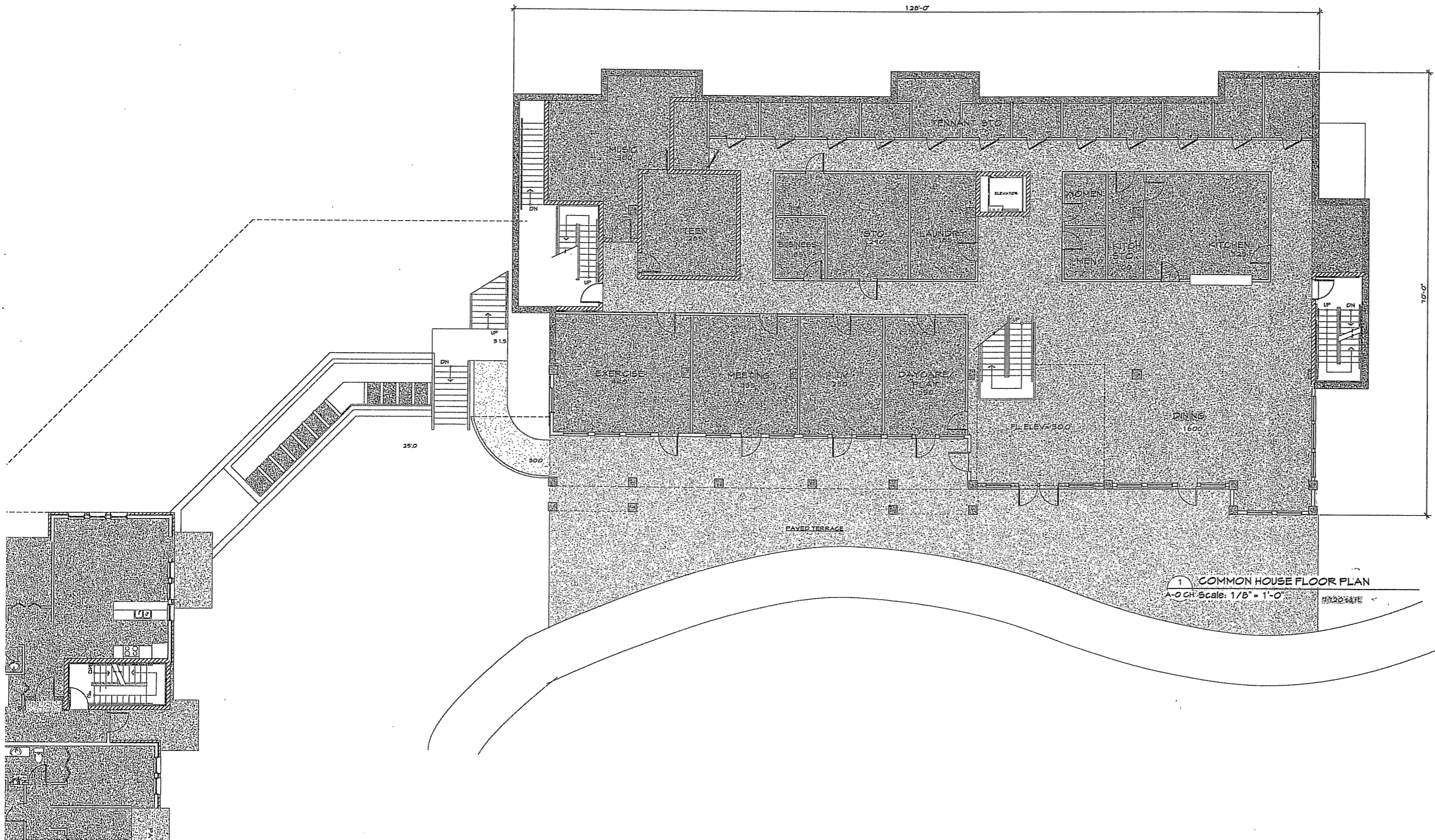
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Mark	Date	Description
		Project Title
		Arboretum Cohousing
		Erin St. & Orchard St.
		Madison, WI

Drawn By	Issue Date
RKS	03/22/06

Sheet Title
GARAGE PLAN

Project ID	Drawing No.
0302	G-1
	of



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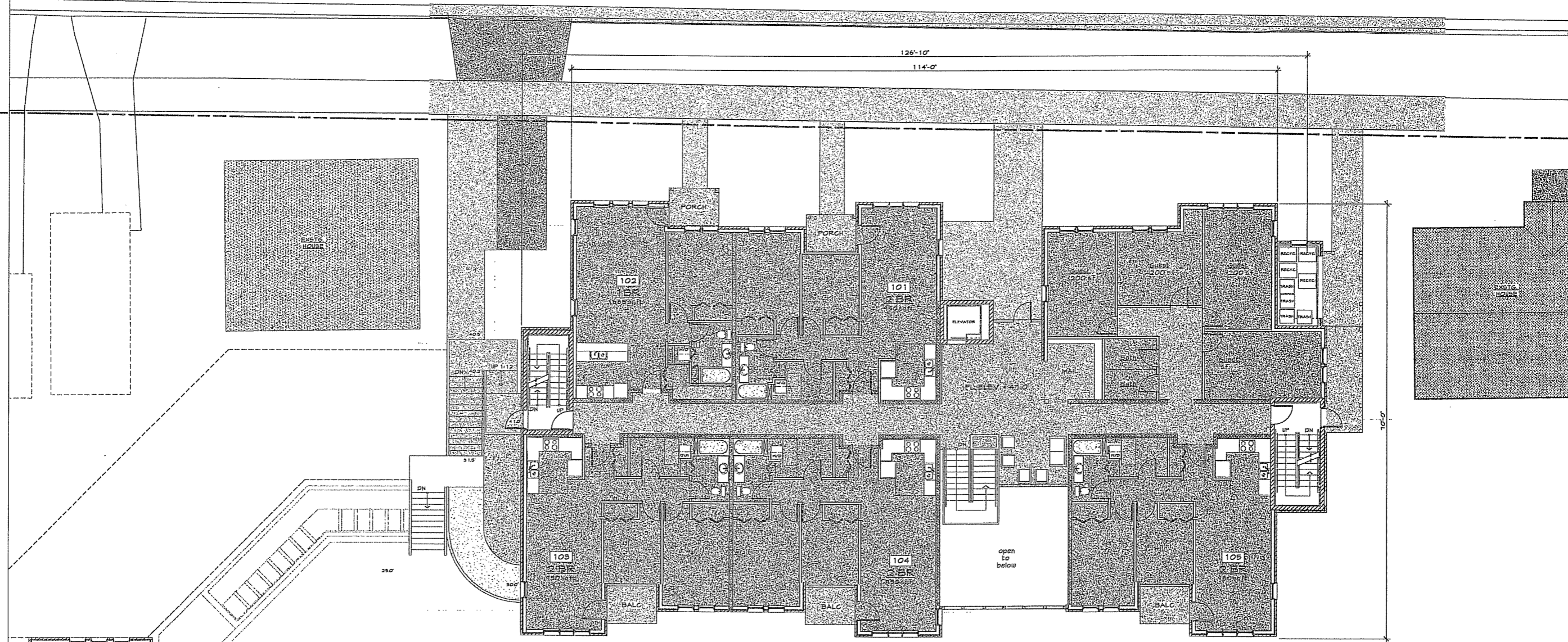
9/22/06 SIP Submittal

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		Arboretum Cohousing
		Erin St. & Orchard St.
		Madison, WI

Drawn By	Issue Date
RKS	03/22/06
Sheet Title	
Erin House Bldg.	
Common House Floor Plan	

Project ID	Drawing No.
0302	A-0 CH
	of
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E R I N S T R E E T



1 FIRST FLOOR PLAN
 A-1CH Scale: 1/8" = 1'-0"

NOTE:

- ALL DIMENSIONS ARE TO FRAMING OR TO CENTERLINES
- EXCL. OVERALL MASONRY DIMS AND AS NOTED.

WALLS:	2 X 6 (2X4) WALL 1/2" LAYERS 5/8" TYPE 'X' GYP BD ONE SIDE (1) LAYER 5/8" TYPE 'X' GYP BD W/RESILIENT CHANNEL OTHER SIDE PER I.L.#US 11 (AL.#US 44 & SHEAR WALLS) - PROVIDE SOUND BATT INSUL.
WALLS:	2 X 6 (2 X 4) WALL 1/2" LAYERS 5/8" TYPE 'X' GYP BD BOTH SIDES W/RESILIENT CHANNEL ONE SIDE PER I.L.#US 11 (AL.#US 44 & SHEAR WALLS) - PROVIDE SOUND BATT INSUL. EXTERIOR WALLS PER I.L.#US 09 (16" O.C. SPACING)

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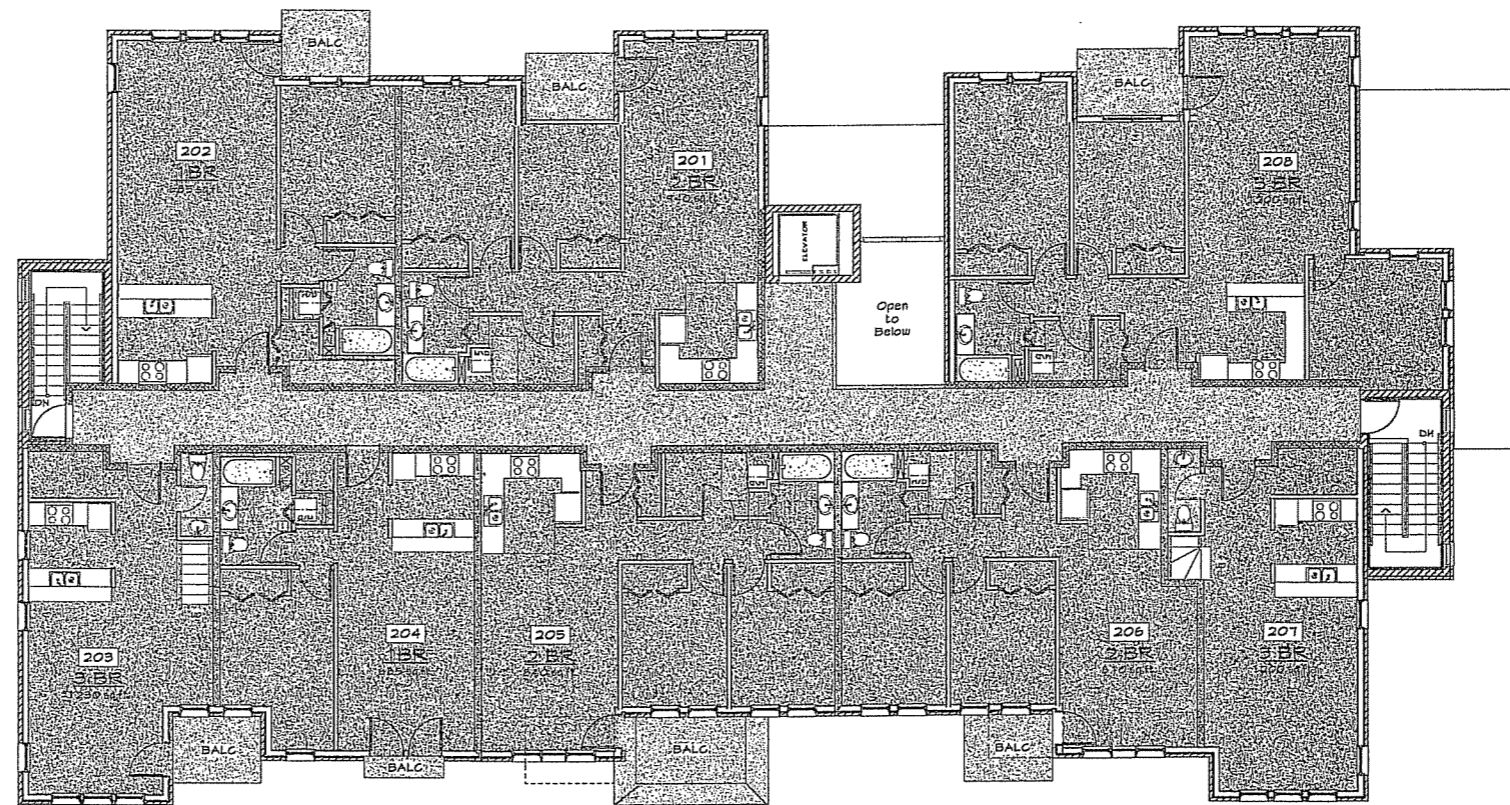
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		Erin St. & Orchard St.
		Madison, WI

Drawn By	Issue Date
RKS	03/22/06

Sheet Title
 Erin House Bldg.
 First Floor Plan

Project ID	Drawing No.
0302	A-1CH
	of



1 SECOND FLOOR PLAN
 A-2CH Scale: 1/8" = 1'-0" 建筑平面图

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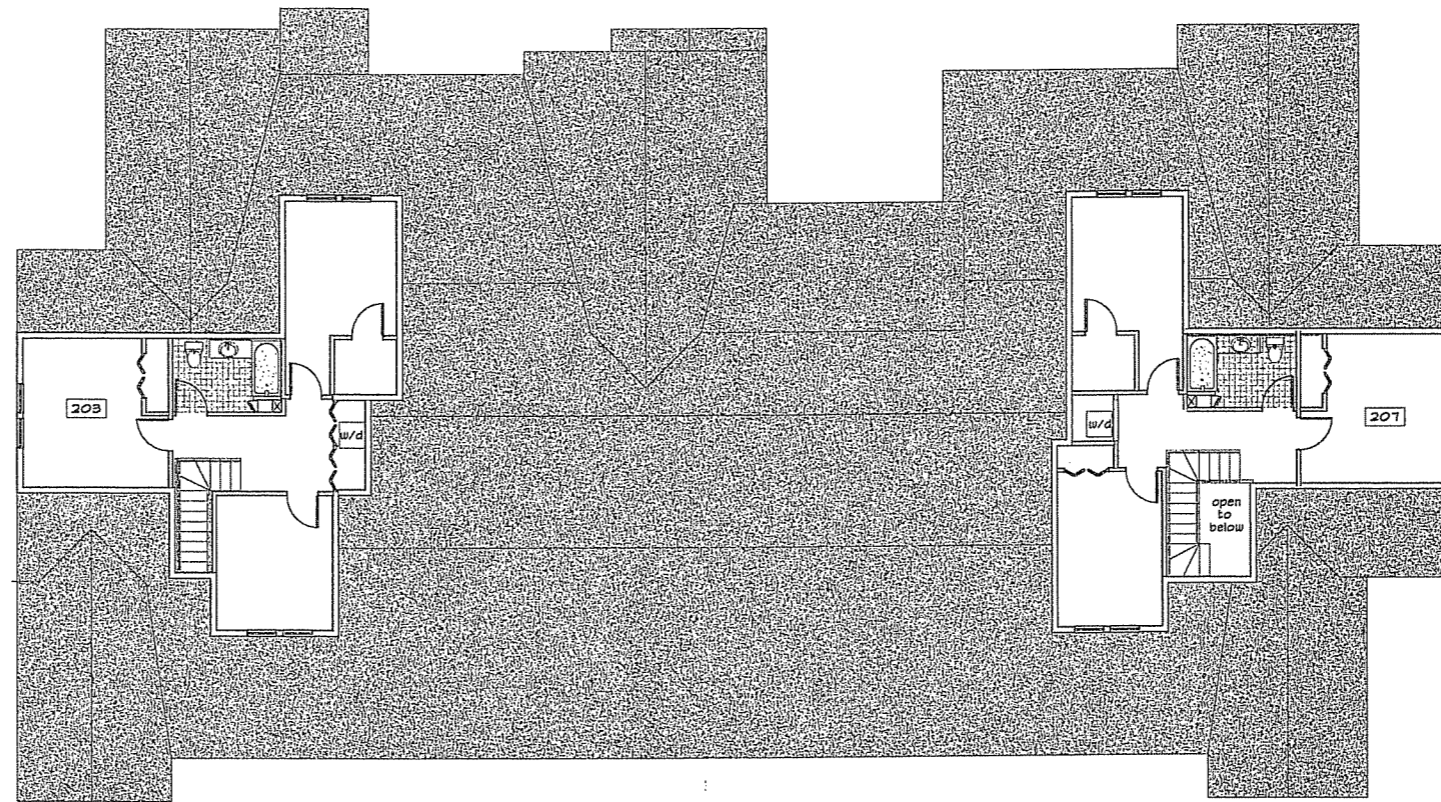
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		Erin St. & Orchard St.
		Madison, WI

Drawn By	Issue Date
RKS	03/22/06

Sheet Title
 Erin House Bldg.
 2nd Floor Plan

Project ID	Drawing No.
0302	A-2CH
	of



1 THIRD FLOOR PLAN
 A-3CH Scale: 1/8" = 1'-0" 1590 sqft.

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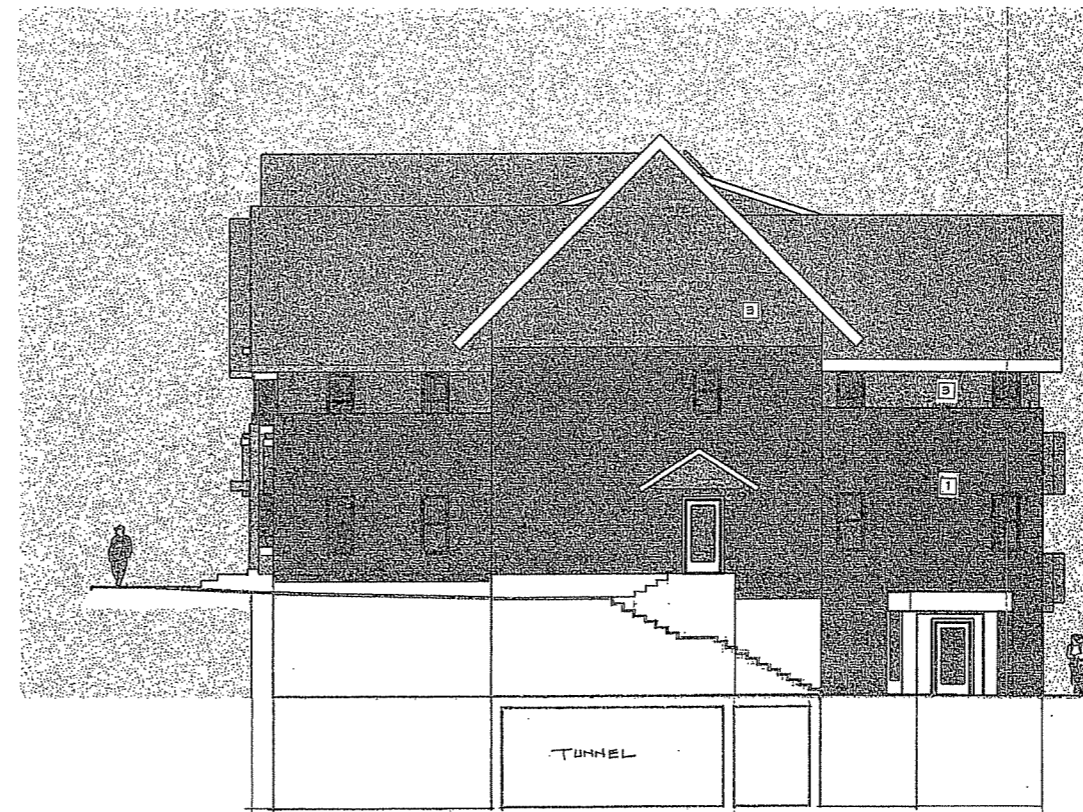
3/22/06 SIP Submittal

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		Madison, WI

Drawn By	Issue Date
RKS	03/22/06

Sheet Title
 Erin House Bldg.
 Third Floor Plan

Project ID	Drawing No.
0302	A-3CH
	of



ERIN STREET - WEST ELEVATION
 Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL KEY:

1	BRICK
2	F.C. LAP SIDING
3	F.C. SHINGLE SIDING
4	F.C. PANEL SIDING

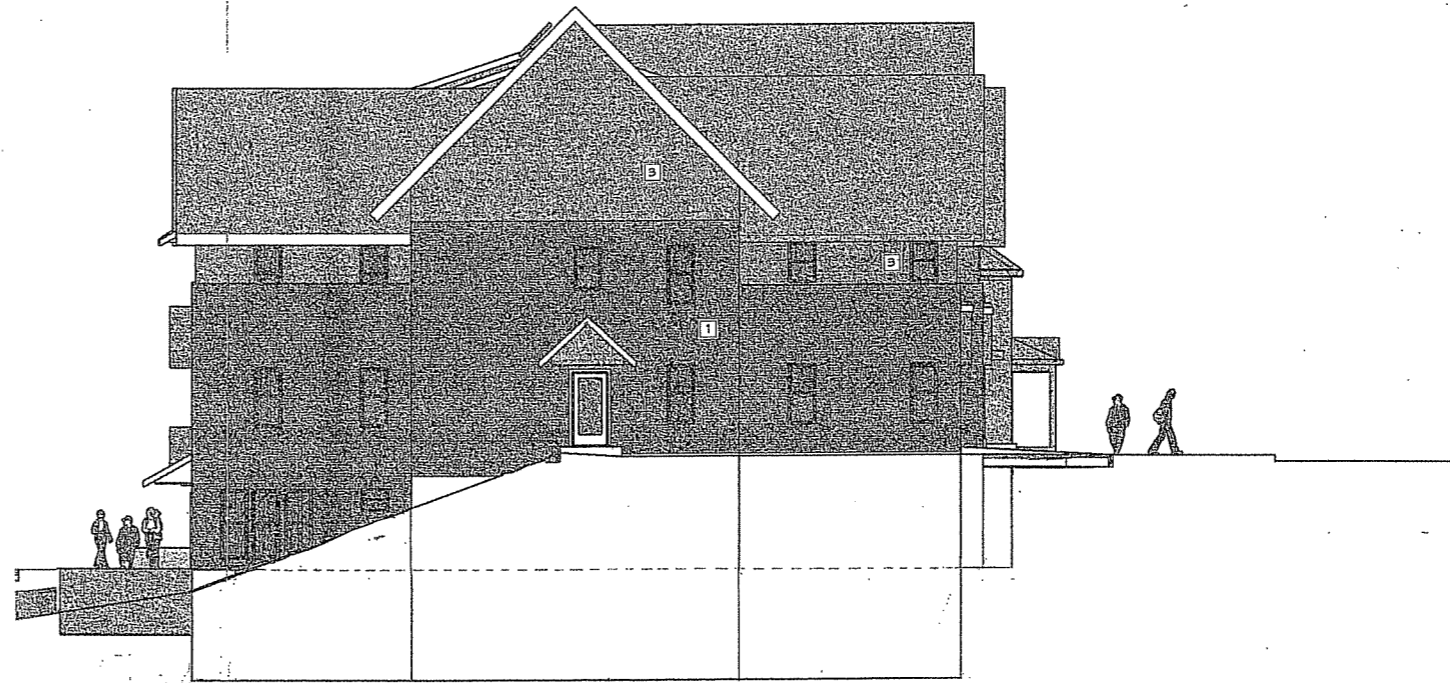


ERIN STREET - NORTH ELEVATION
 Scale: 1/8" = 1'-0"

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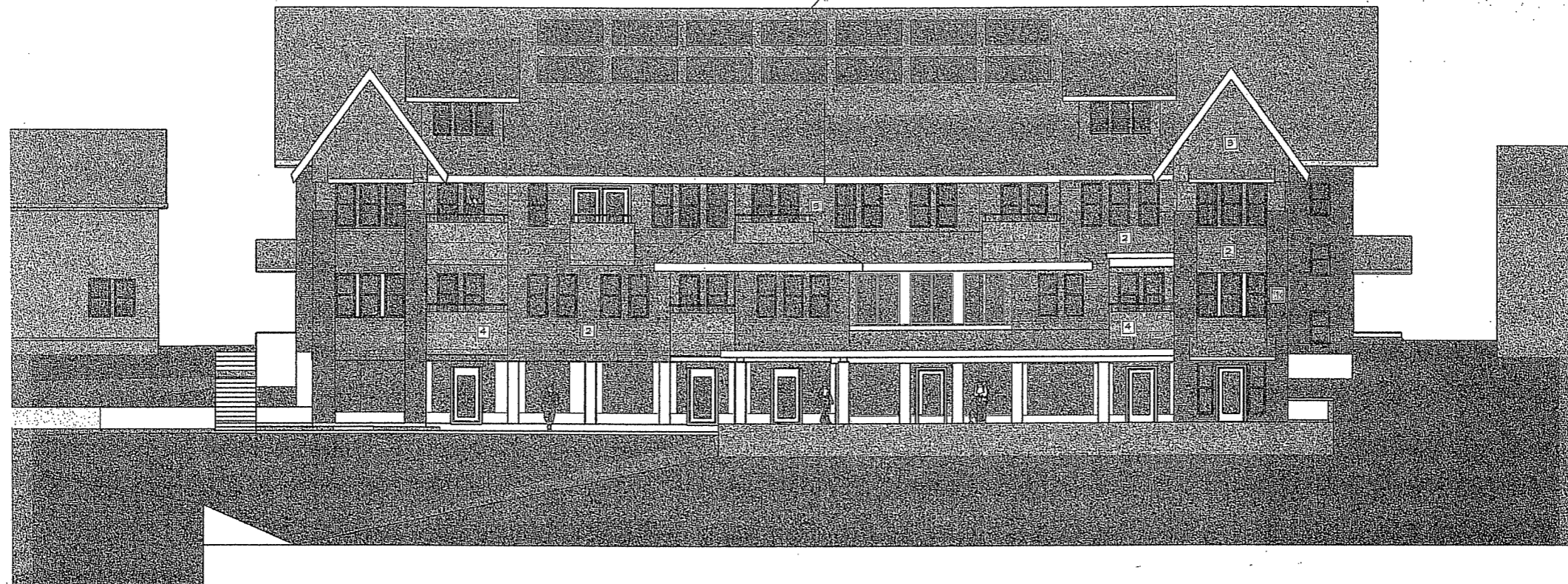
9/22/06	SIF Submittal	
Mark	Date	Description
Project Title		
Arboretum Cohousing		
Erin St. & Orchard St.		
Madison, WI		
Drawn By	Issue Date	
RKS	03/22/06	
Sheet Title		
Erin House Bldg		
North Elevation		
West Elevation		
Project ID	Drawing No.	
0349	A-4 CH	



ERIN STREET - EAST ELEVATION
 Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL KEY	
1	BRICK
2	F.G. LAP SIDING
3	F.G. SHINGLE SIDING
4	F.G. PANEL SIDING

FUTURE:
 Solar Hot Water Panels
 Surface Mounted



ERIN STREET - SOUTH ELEVATION
 Scale: 1/8" = 1'-0"

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Mark	Date	Description
	3/22/06	SIP Submittal

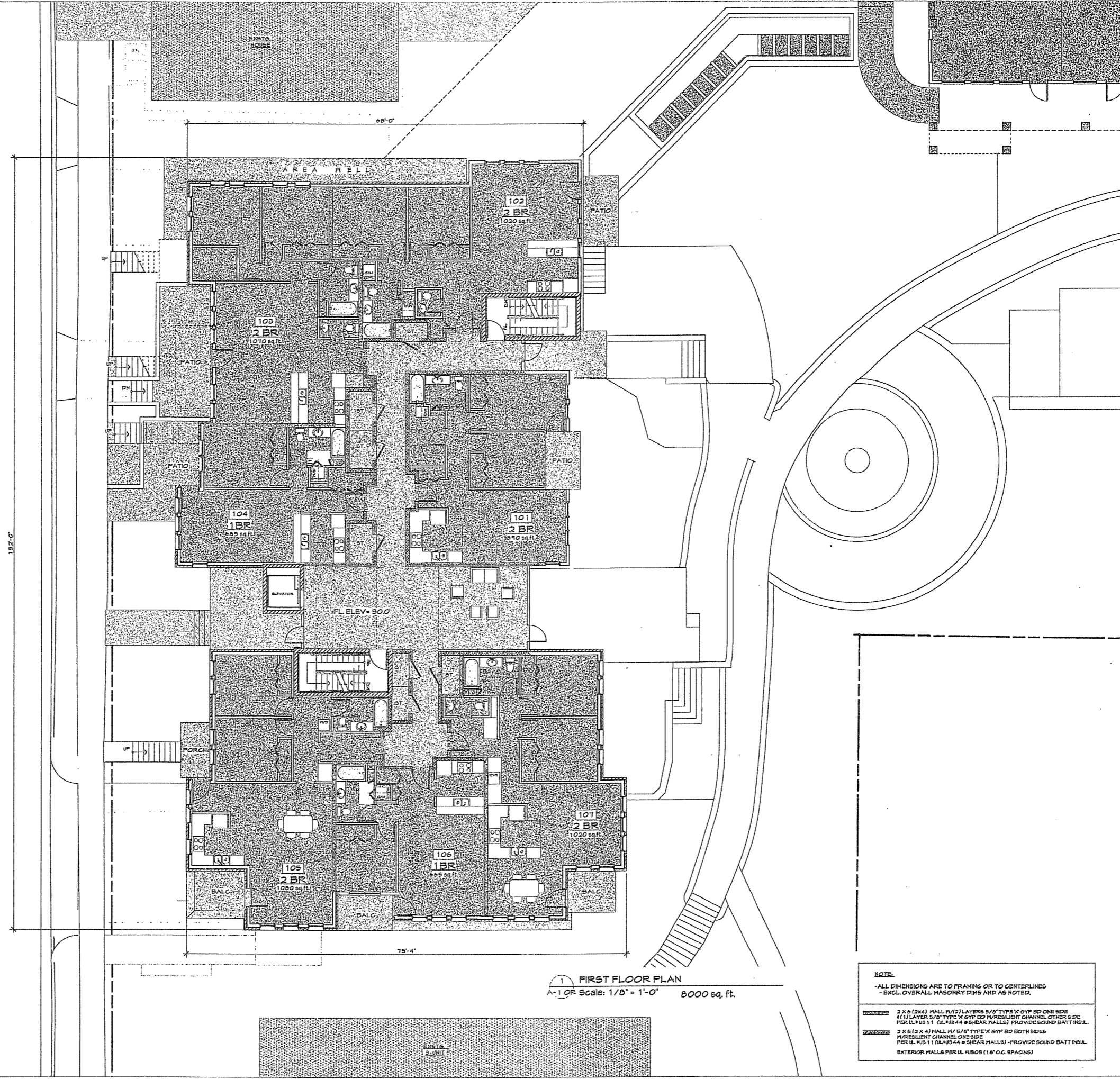
Project Title
 Airboretum Condos
 Erin St. & Orchard St.
 Madison, WI

Drawn By: RKS
 Issue Date: 03/22/06

Sheet Title
 Erin House Bldg.
 South Elevation
 East Elevation

Project ID: 0349
 Drawing No: A-5 CH

S. O R C H A R D S T R E E T



1 FIRST FLOOR PLAN
 A-1 OR Scale: 1/8" = 1'-0" 8000 sq. ft.

NOTE:
 -ALL DIMENSIONS ARE TO FRAMING OR TO CENTERLINES
 -EXCL. OVERALL MASONRY DIMS AND AS NOTED.

WALLS: 2 X 6 (2X4) WALL W/ (2) LAYERS 5/8" TYPE 'X' GYP BD ONE SIDE
 #11 LAYERS 5/8" TYPE 'X' GYP BD W/ RESILIENT CHANNEL OTHER SIDE
 PER U.L. # US 11 (UL #US 44 @ SHEAR WALLS) PROVIDE SOUND BATT INSUL.

DOORS: 2 X 6 (2 X 4) WALL W/ 5/8" TYPE 'X' GYP BD BOTH SIDES
 W/ RESILIENT CHANNEL ONE SIDE
 PER U.L. # US 11 (UL #US 44 @ SHEAR WALLS) - PROVIDE SOUND BATT INSUL.
 EXTERIOR WALLS PER U.L. #US09 (16" O.C. SPACINGS)

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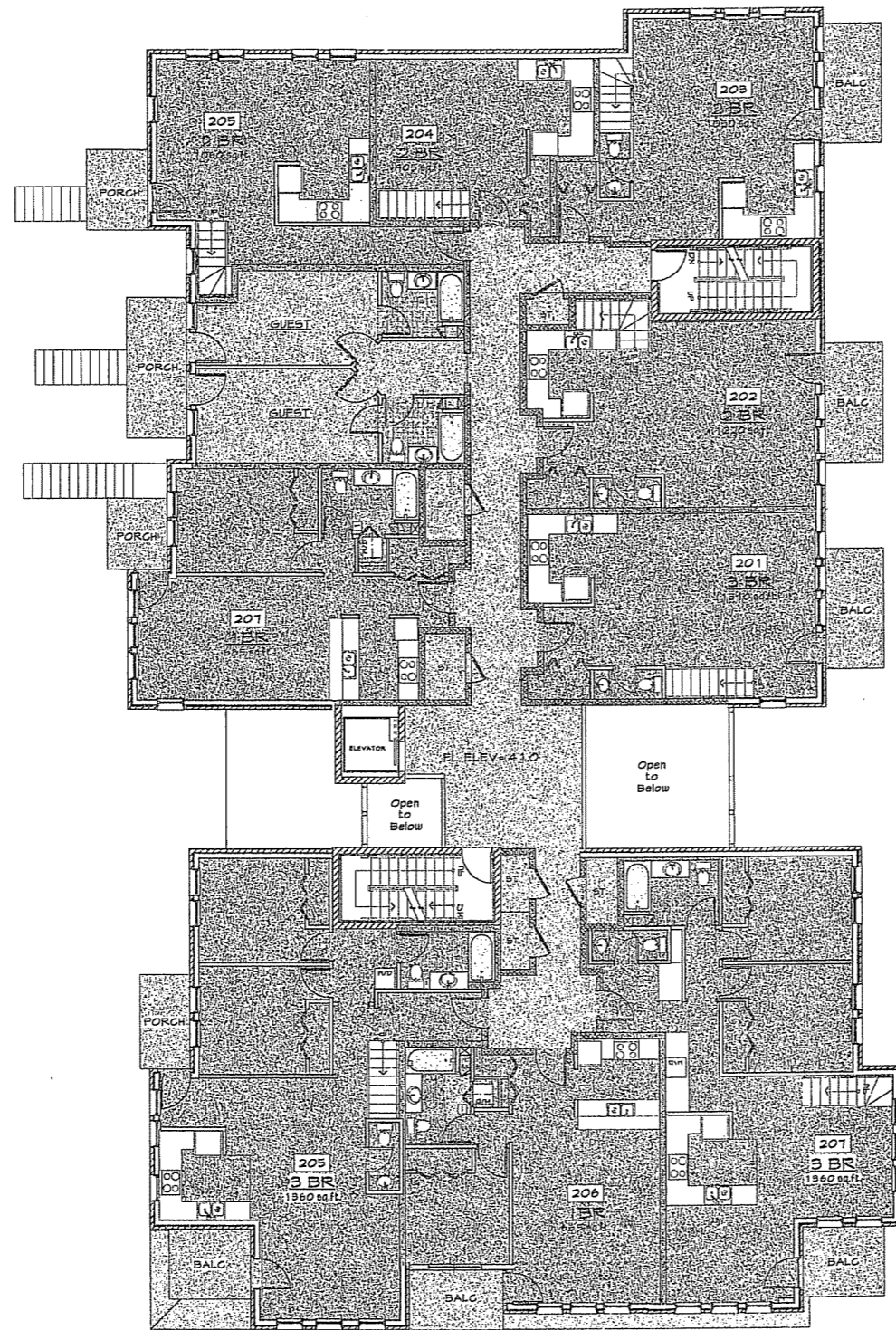
3/22/06 SIP Submittal

Mark	Date	Description
		Project Title
		Arboretum Cohousing
		Erin St. & Orchard St.
		Madison, WI

Drawn By	Issue Date
RKS	03/22/06

Sheet Title
 Orchard House Bldg.
 1st Floor Plan

Project ID	Drawing No.
0302A-1 OR	



1 SECOND FLOOR PLAN
 A-2 OR Scale: 1/8" = 1'-0" 7875 sq. ft.

NOTE:
 -ALL DIMENSIONS ARE TO FRAMING OR TO CENTERLINES
 -EXCL. OVERALL MASONRY DIMS AND AS NOTED.

WALLS	2 X 6 (2x4) HALL W/ (2) LAYERS 5/8" TYPE 'X' GYP BD ONE SIDE (1) LAYER 5/8" TYPE 'X' GYP BD W/ RESILIENT CHANNEL OTHER SIDE PER U.L. # US 11 (UL # US 44 @ SHEAR WALLS) - PROVIDE SOUND BATT INSUL.
DOORS	2 X 6 (2 X 4) HALL W/ 5/8" TYPE 'X' GYP BD BOTH SIDES W/ RESILIENT CHANNEL ONE SIDE PER U.L. # US 11 (UL # US 44 @ SHEAR WALLS) - PROVIDE SOUND BATT INSUL.
EXTERIOR WALLS	PER U.L. # US 05 (16" O.C. SPACING)

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3/22/06 SIP Submittal

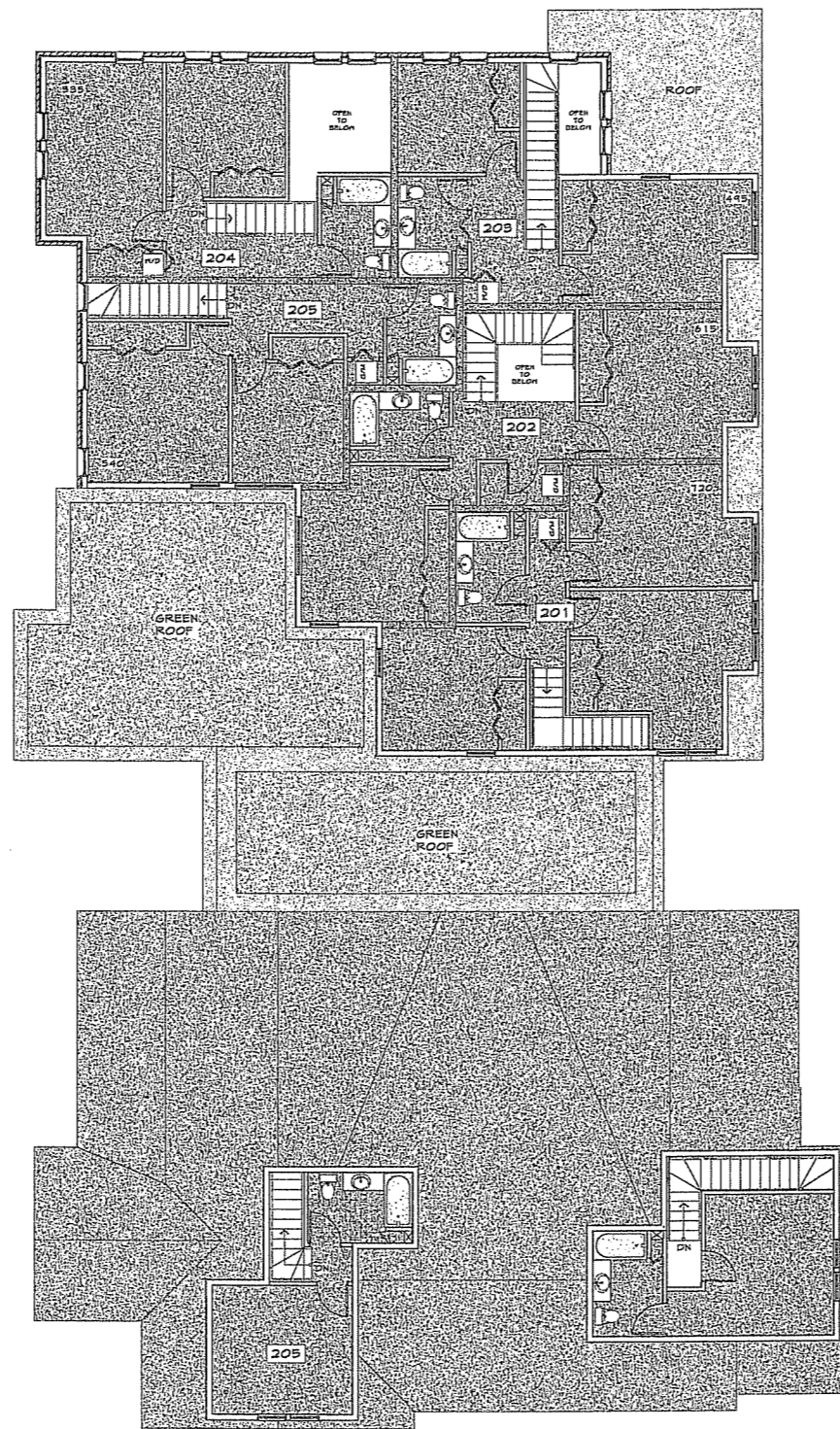
Mark	Date	Description
		Project Title
		Arboretum Cohousing
		Erin St. & Orchard St.
		Madison, WI

Drawn By	Issue Date
RKS	03/22/06

Sheet Title
Orchard House Bldg.
2nd Floor Plan

Project ID	Drawing No.
0302A-2 OR	of

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1 THIRD FLOOR PLAN
 A-3 OR Scale: 1/8" = 1'-0"

3550 sq ft

NOTE:

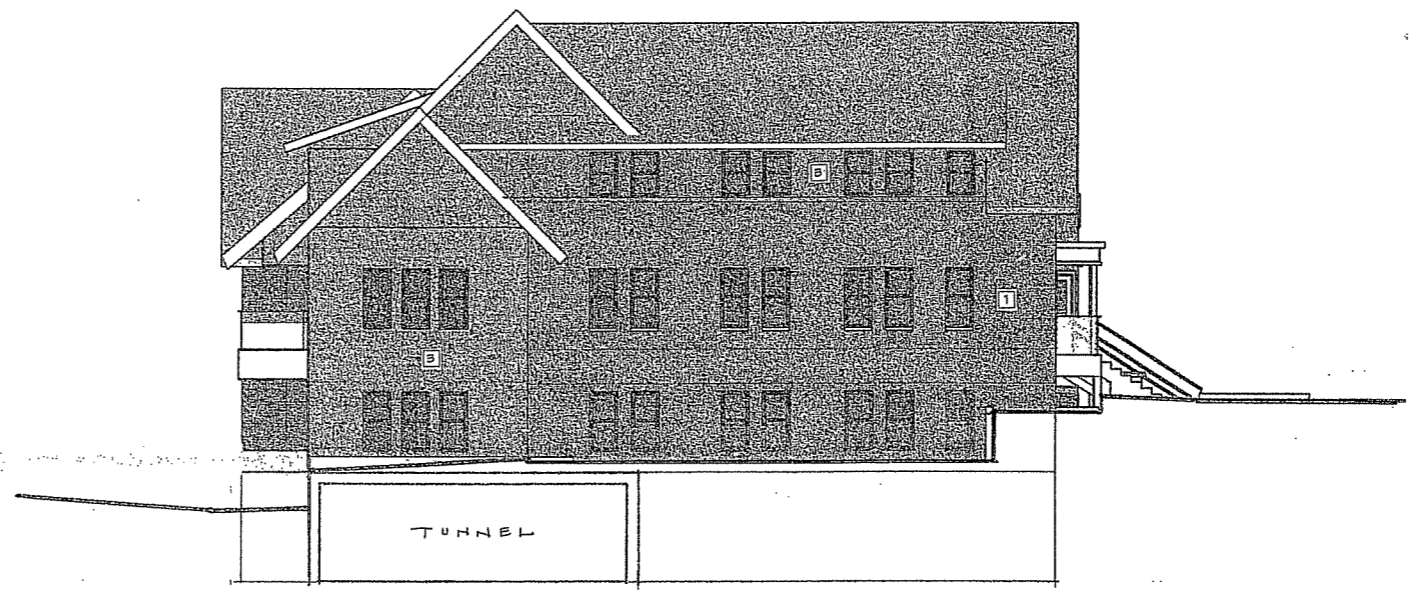
- ALL DIMENSIONS ARE TO FRAMING OR TO CENTERLINES
- EXCL. OVERALL MASONRY DIMS AND AS NOTED.

WALLS	2 X 6 (2x4) WALL M(2) LAYERS 5/8" TYPE 'X' GYP BD ONE SIDE (1) LAYER 5/8" TYPE 'X' GYP BD P/R RESILIENT CHANNEL OTHER SIDE PER U.L. RUS 11 (UL-RUS-44 @ SHEAR WALLS) PROVIDE SOUND BATT INSUL.
PARTITIONS	2 X 6 (2 X 4) WALL M(2) LAYERS 5/8" TYPE 'X' GYP BD BOTH SIDES P/R RESILIENT CHANNEL ONE SIDE PER U.L. RUS 11 (UL-RUS-44 @ SHEAR WALLS) - PROVIDE SOUND BATT INSUL. EXTERIOR WALLS PER U.L. #205 (16" O.G. SPACINGS)

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3/22/06	SIP Submittal	
Mark	Date	Description
Project Title		
Arboretum Cohousing		
Erin St. & Orchard St.		
Madison, WI		
Drawn By	Issue Date	
RKS	03/22/06	
Sheet Title		
Orchard House Bldg.		
3rd Floor Plan		
Project ID	Drawing No.	
0302A-3 OR	of	
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ORCHARD STREET - NORTH ELEVATION
 Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL KEY:

1	BRICK
2	F.C. LAP SIDING
3	F.C. SHINGLE SIDING
4	F.C. PANEL SIDING



ORCHARD STREET - WEST ELEVATION
 Scale: 1/8" = 1'-0"

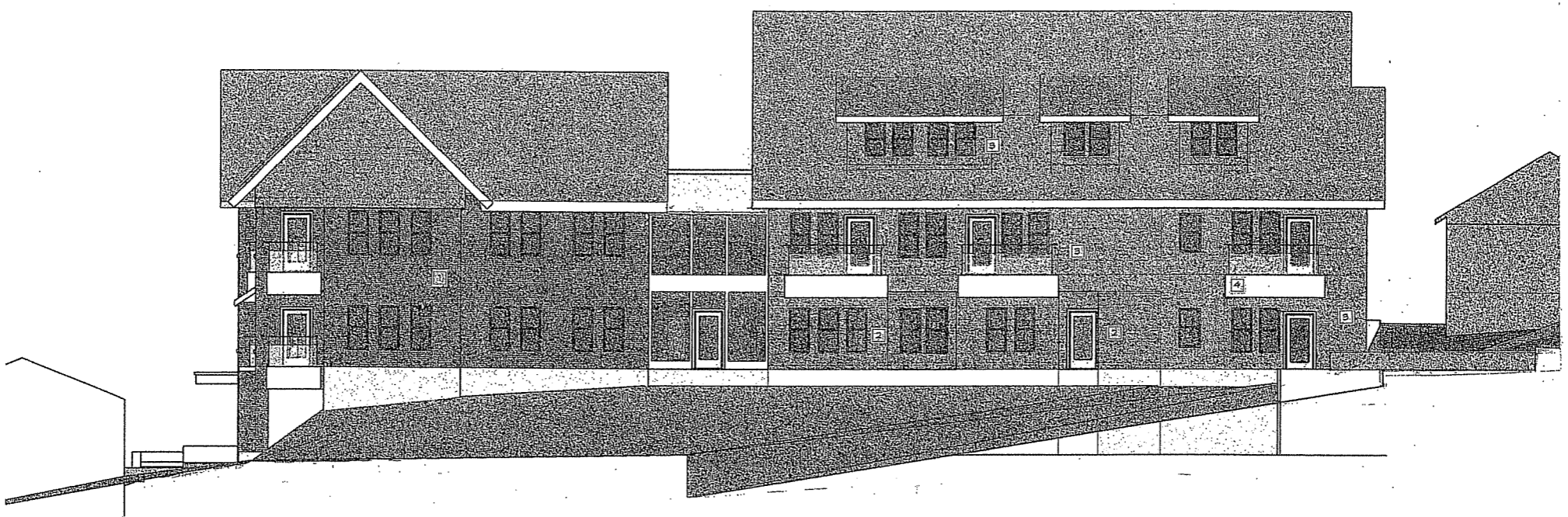
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9/22/06	SIP Submittal	
Mark	Date	Description
Project Title		
Arboretum Conception		
Erin St. & Orchard St.		
Madison, WI		
Drawn By		
RKS	Issue Date	09/22/06
Sheet Title		
Orchard House Elevation		
West Elevation		
North Elevation		
Project ID	Drawing No.	
0349	A-4 OR	



ORCHARD STREET - SOUTH ELEVATION
 Scale: 1/8" = 1'-0"

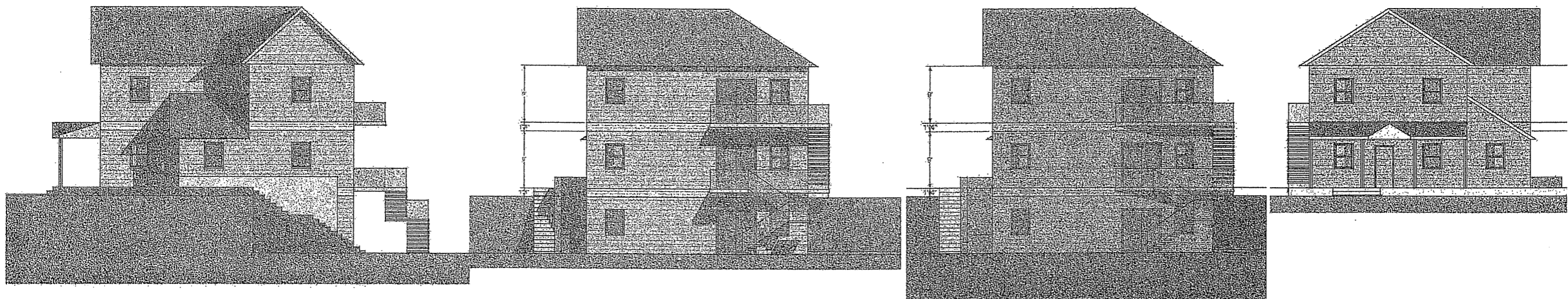


ORCHARD STREET - EAST ELEVATION
 Scale: 1/8" = 1'-0"

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9/22/06 - SIP Submittal	
Mark	Date Description
Project Title	
Arboretum Cohousing	
MADISON, WI	
Drawn By	Issue Date
RKS	03/22/06
Sheet Title	
Orchard House Bldg	
East Elevation	
South Elevation	
Project ID	Drawing No.
0349	A-5 OR



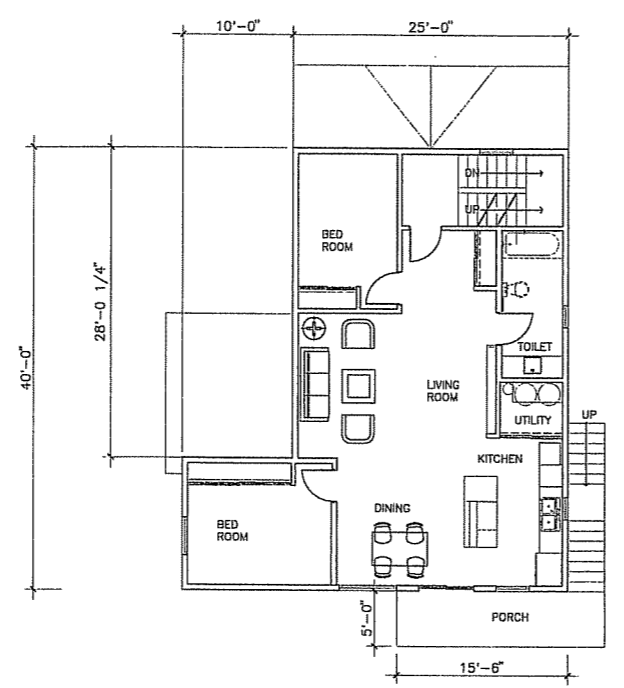
6 WEST ELEVATION
1/8"=1'-0"

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

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

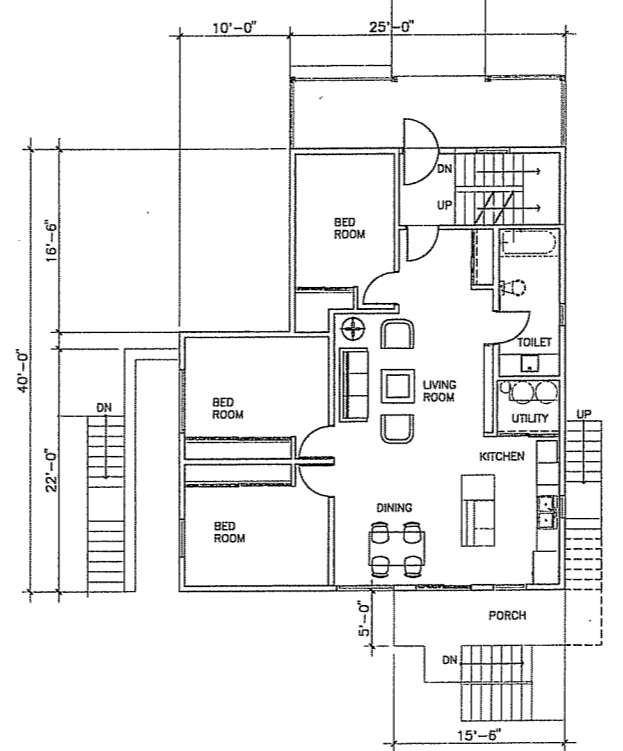
4 NORTH ELEVATION
1/8"=1'-0"

ERIN STREET



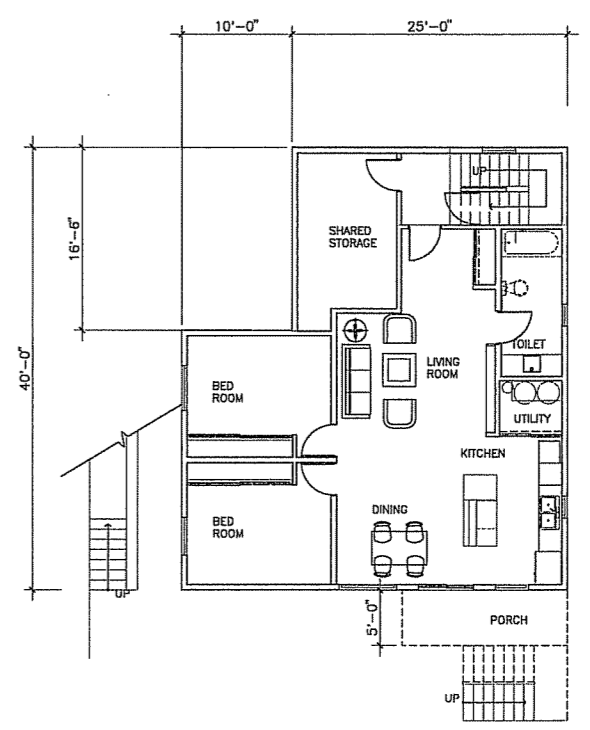
3 UPPER LEVEL PLAN
1/8"=1'-0"

UNIT AREA = 1012.50 SQ. FT.
COMMON AREA = 105.00 SQ. FT.
GROSS AREA = 1117.50 SQ. FT.



2 STREET LEVEL PLAN
1/8"=1'-0"

UNIT AREA = 1130.00 SQ. FT.
COMMON AREA = 105.00 SQ. FT.
GROSS AREA = 1235.00 SQ. FT.

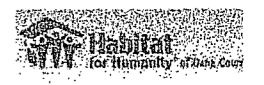


1 LOWER LEVEL PLAN
1/8"=1'-0"

UNIT AREA = 985.00 SQ. FT.
COMMON AREA = 250.00 SQ. FT.
GROSS AREA = 1235.00 SQ. FT.

Rev	Date	Description of Issue
A	03/22/06	ZONING SUBMITTAL

Project Title



HABITAT FOR HUMANITY DANE COUNTY
1129, ERIN STREET, MADISON, WI-5370

ARBORETUM CO-HOUSING

Project Phase	
DD-ZONING SUBMITTAL	
Date	MARCH 22, 2006
Drawn	SOI
Project Number	
Check	SOI

Sheet Title
FLOOR PLANS ELEVATIONS

Sheet Number	Rev. #
A201	