

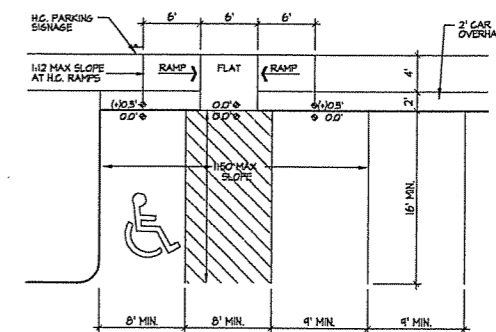
Consultant

SHEET INDEX

- C-1.1 SITE PLAN
- C-1.2 GRADING, EROSION CONTROL, & UTILITY PLAN
- L-1.1 LANDSCAPE PLAN
- 1 FLOOR PLANS & ELEVATIONS - 4 UNIT
- 2 BASEMENT FLOOR PLAN - 32 UNIT
- 3 FIRST FLOOR PLAN - 32 UNIT
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- 6 FOURTH FLOOR PLAN - 32 UNIT
- 7 ELEVATIONS - 32 UNIT
- 8 BASEMENT FLOOR PLAN - 24 UNIT
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- 10 SECOND FLOOR PLAN - 24 UNIT
- 11 THIRD FLOOR PLAN - 24 UNIT
- 12 FOURTH FLOOR PLAN - 24 UNIT
- 13 ELEVATIONS - 24 UNIT

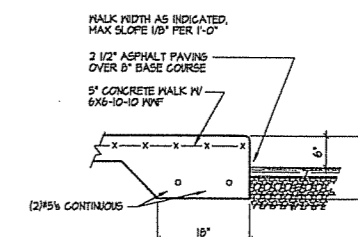
Notes

1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGES. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COM 62.050(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTINGS AND FOUNDATION.
7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

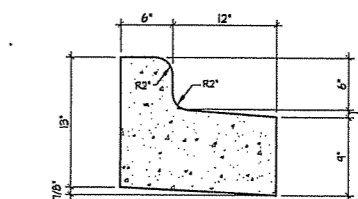


1 HANDICAP ACCESS RAMP

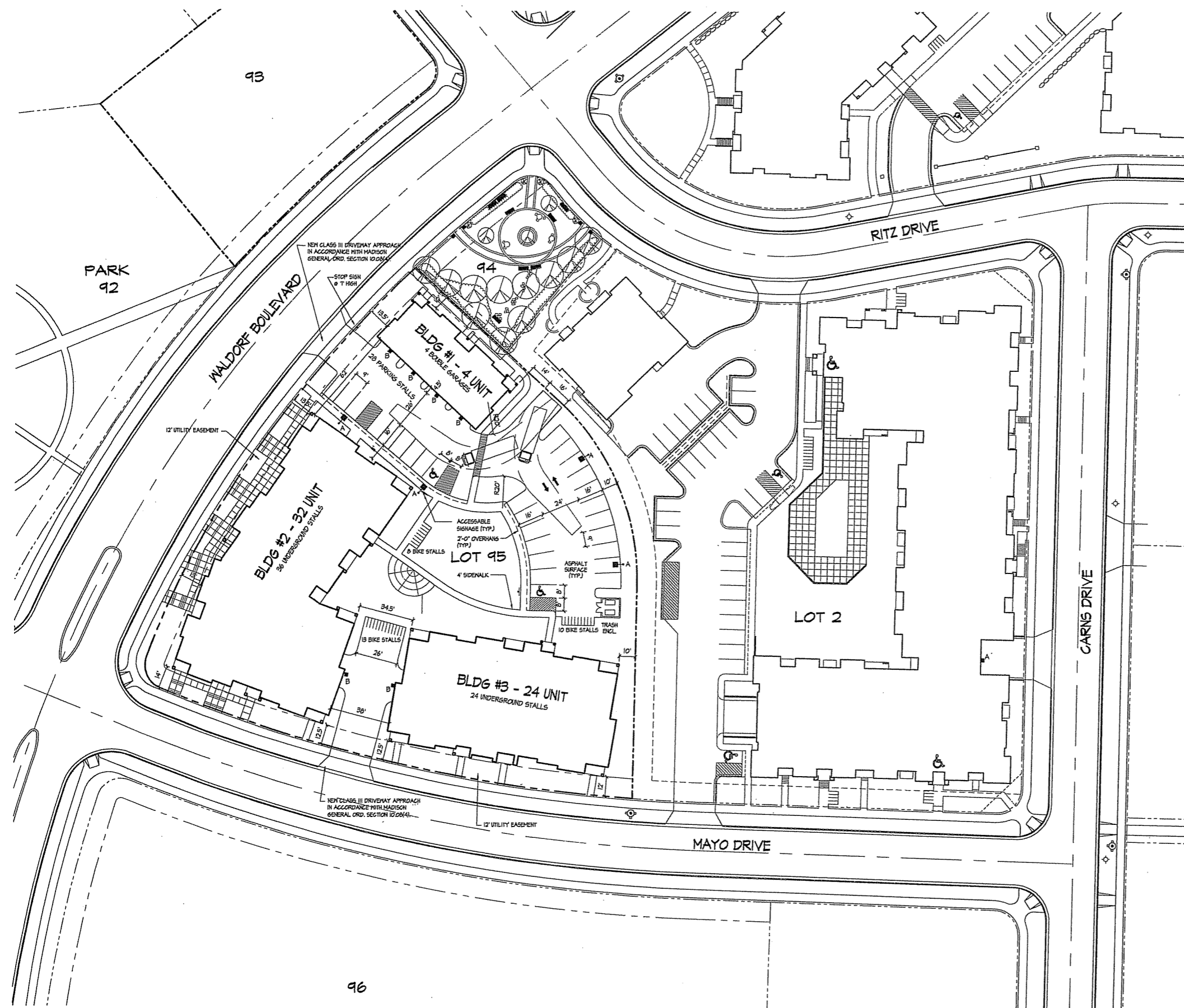
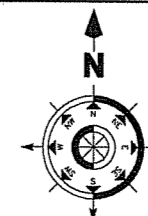
TYPICAL AT ALL ACCESSIBLE CROSSWALKS



2 SIDEWALK CURB DETAIL



3 REJECT CURB



SITE PLAN
1" = 30'

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
A	6	MAC417	SINGLE	12600	0.650	MAC2417-M (175W MH)
B	4	E4405	SINGLE	3060	0.650	E4405-D (50W MH)

Revisions

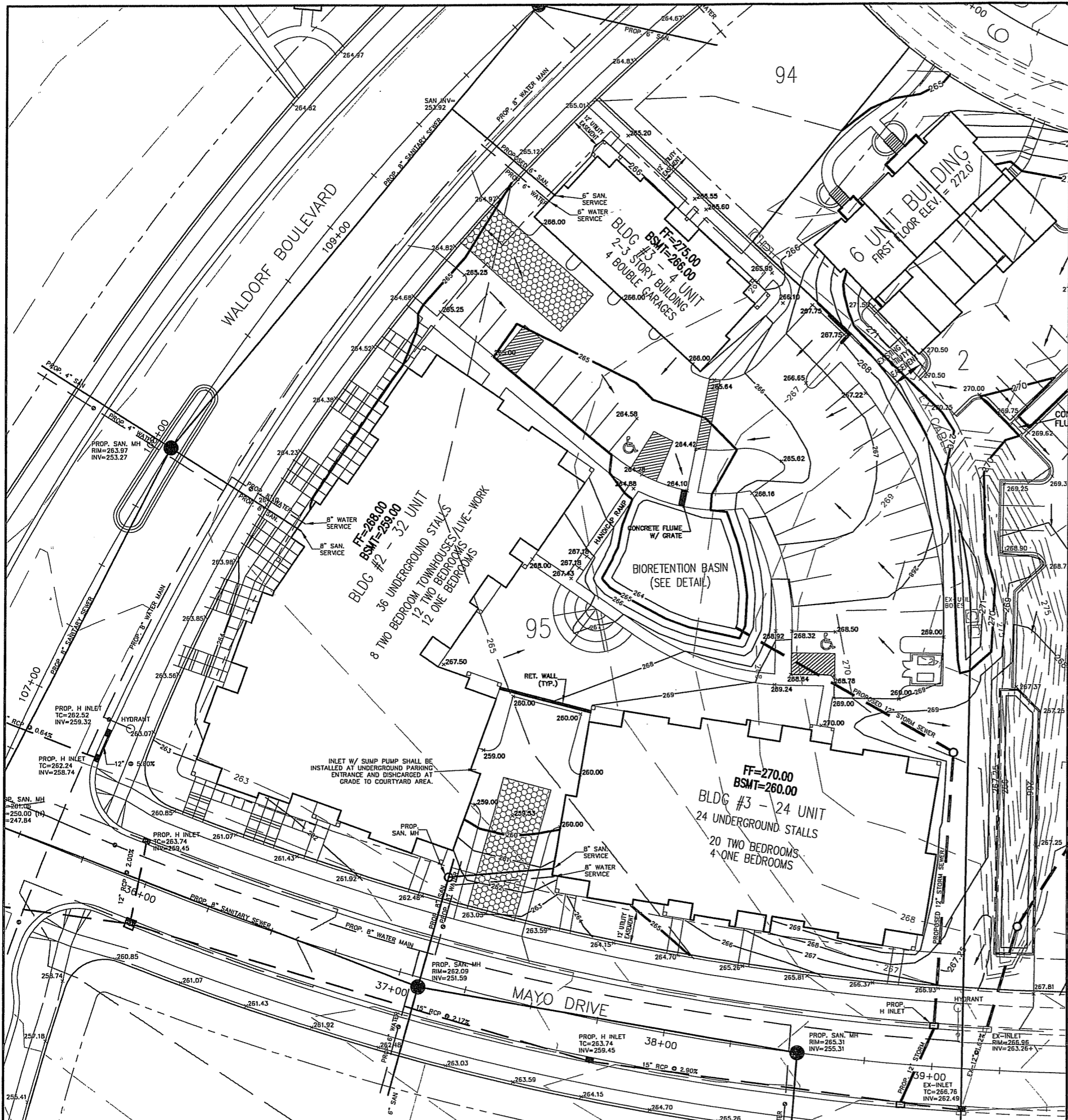
- 1Z MEETING - APRIL 5, 2005
- INFORMATIONAL IJDC SUBMITTAL - APRIL 13, 2005
- Issued to Planning - April 21, 2005

Project Title
**Lot 95
Midtown Commons**

Drawing Title
**Site Plan
Building**

Project No. **0466** Drawing No. **C-1.1**

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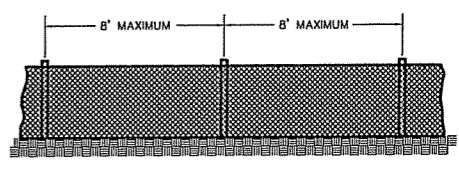
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



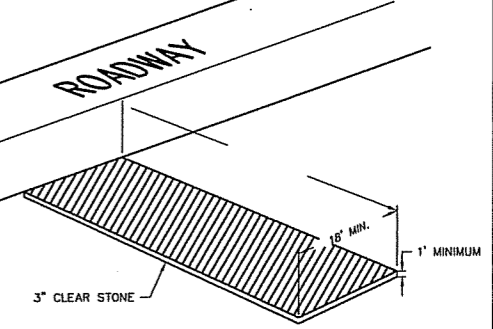
SCALE: 1" = 40'

GENERAL NOTES:

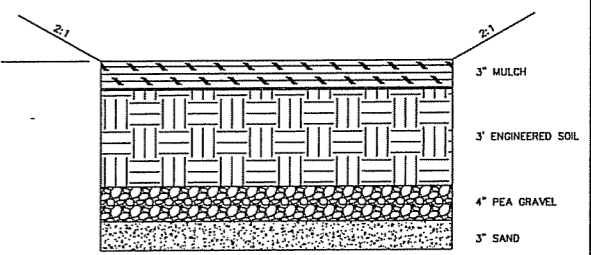
- STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE IS INSTALLED.
- SILT FENCE SHALL BE INSTALLED ALONG BACK OF SIDEWALK ON WALDORF BOULEVARD AND MAYO DRIVE PRIOR TO ANY GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.
- CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.
- INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.
- ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL SUBSURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPT. OF COMMERCE REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.
- PRIVATE STORM SEWER SHALL BE ADS N-12.
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).
- PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.
- UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- BUILDING PLUMBER SHALL SPECIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.
- ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY ENGINEER.
- ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN AS SPECIFIED IN PLANTING PLAN.
- GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN SEVEN DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 4D IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.
- BIORETENTION BASINS SHALL BE CONSTRUCTED DURING FINAL LANDSCAPING TO PREVENT THEM FROM CLOGGING WITH SEDIMENT.
- SOILS BENEATH BIORETENTION BASIN SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER.
- PROPOSED SIDEWALK GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS.
- EXISTING CONTOURS INDICATED ON THE PLAN HAVE NOT BEEN FIELD VERIFIED.



SILT FENCE CONSTRUCTION



STONE CONSTRUCTION ENTRANCE



NOTES: ENGINEERED SOIL SHALL CONSIST OF 40% SILICA SAND, 20% TOPSOIL, AND 40% COMPOST. SOILS BENEATH THE ABOVE SOIL STRUCTURE SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER.

BIORETENTION BASIN SOIL STRUCTURE CROSS SECTION

LEGEND:

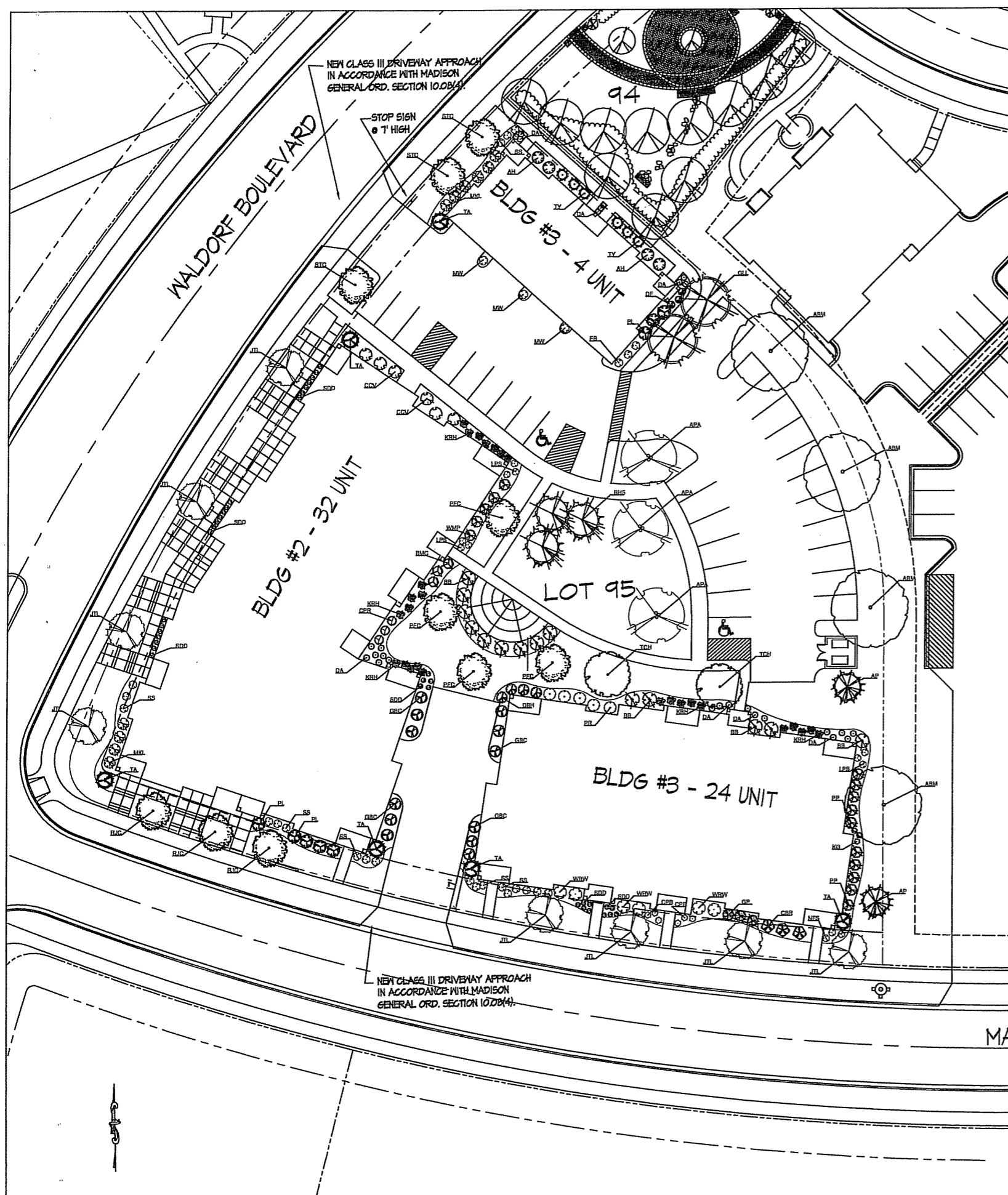
- = STORM SEWER
- = STONE CONSTRUCTION ENTRANCE

Calkins Engineering, LLC
 5010 Voges Road
 Madison, WI 53718
 (608) 838-0444

DATE: 04-26-05
 REVISIONS:

LOT 95 - MID TOWN COMMONS
 GRADING, EROSION CONTROL, AND UTILITY PLAN
 DRAWING NAME : P:\TEMP\02-03\DESIGN\BASE.DWG
 FN: TEMP03

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors



EVERGREENS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
TY	Taunton Yew	<i>Taxus x media 'Tauntonii'</i>	18"	B & B	6
TA	Techny Arborvitae	<i>Thuja occidentalis 'Techny'</i>	5'	B & B	6
BHS	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	5'	B & B	3
AP	Austrian Pine	<i>Pinus nigra</i>	5'	B & B	2

SHADE TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
ABM	Autumn Blaze Maple	<i>Acer x freemanii 'Autumn Blaze'</i>	2"	B & B	5
GLL	Greenspire Littleleaf Linden	<i>Tilia cordata 'Greenspire'</i>	2"	B & B	2
APA	Autumn Purple White Ash	<i>Fraxinus americana 'Autumn Purple'</i>	2"	B & B	2

ORNAMENTAL TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
STC	Sugar Tyme Crabapple	<i>Malus 'Sugar Tyme'</i>	2"	B & B	3
RJC	Red Jewel Crabapple	<i>Malus 'Red Jewel'</i>	2"	B & B	3
PFC	Prairiefire Crabapple	<i>Malus 'Prairiefire'</i>	2"	B & B	4
JTL	Japanese Tree Lilac	<i>Syringa reticulata</i>	2"	B & B	8
TCH	Thomless Cockspur Hawthorn	<i>Crataegus crusgalli var. inermis</i>	2"	B & B	2

SHRUBS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SS	Shirobana Spirea	<i>Spirea japonica 'Shirobana'</i>	18"	container	21
BB	Burning Bush	<i>Euonymus alatus 'Compactus'</i>	3'	B & B	14
CCV	Compact Crangerry Bush	<i>Viburnum opulus 'Compactum'</i>	3'	B & B	6
GP	Goldfinger Potentilla	<i>Potentilla fruticosa 'Goldfinger'</i>	18"	container	3
DHB	Dwarf Bush Honeysuckle	<i>Diervilla lonicera</i>	18"	container	4
GBC	Glossy Black Chokeberry	<i>Aronia melanocarpa var. elata</i>	3'	B & B	12
MKL	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	18"	container	10
PL	Pallbin Lilac	<i>Syringa meyeri 'Pallbin'</i>	18"	container	8
LPS	Little Princess Spirea	<i>Spirea japonica 'Little Princess'</i>	15"	container	9
WP	McKay's White Potentilla	<i>Potentilla fruticosa 'McKay's White'</i>	18"	container	5
PP	Pink Beauty Potentilla	<i>Potentilla fruticosa 'Pink Beauty'</i>	18"	container	10
BMC	Blue Mist Caryopteris	<i>Caryopteris x clandonensis 'Blue Mist'</i>	15"	container	3
CPR	Compact PJM Rhododendron	<i>Rhododendron 'PJM Compact'</i>	3 gal.	container	3
PR	PJM Rhododendron	<i>Rhododendron 'PJM'</i>	3 gal.	container	5
WRW	Wine and Roses Weigela	<i>Weigela florida 'Alexandra'</i>	18"	container	6
MW	Minuet Weigela	<i>Weigela florida 'Minuet'</i>	15"	container	3
CPB	Crimson Pygmy Barberrry	<i>Berberis thunbergii 'Crimson Pygmy'</i>	15"	container	6
FS	Froebel Spirea	<i>Spirea x bumalda 'Froebelli'</i>	18"	container	3
DF	Bronxensis Dwarf Forsythia	<i>Forsythia viridissima 'Bronxensis'</i>	15"	container	3
CBR	Carefree Beauty Rose	<i>Rosa 'Beubi'</i>	3 gal.	container	3
NFS	Neon Flash Spirea	<i>Spirea japonica 'Neon Flash'</i>	15"	container	3
AH	Annabelle Hydrangea	<i>Hydrangea arborescens 'Annabelle'</i>	3 gal.	container	4

PERENNIALS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SDD	Stella d'Oro Daylily	<i>Hemerocallis 'Stella De Oro'</i>	1 gal.	container	29
MC	Moonbeam Coreopsis	<i>Coreopsis verticillata 'Moonbeam'</i>	1 gal.	container	7
KRH	Krossa Regal Hosta	<i>Hosta 'Krossa Regal'</i>	1 gal.	container	27
DA	Deutschland Ailbe	<i>Astilbe japonica 'Deutschland'</i>	1 gal.	container	27
KG	Gayfeather	<i>Liatris spicata 'Kobold'</i>	1 gal.	container	3
HDF	Hameln Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Hameln'</i>	1 gal.	container	7

NOTES:

- ALL LAWN AREAS TO BE SOD
- PLANTING BEDS TO HAVE WASHSTONE MULCH WITH PLASTIC EDGING
- INDIVIDUAL TREES PLANTED IN TURF AREAS TO HAVE BARK RINGS



**OLSON WILLS
LANDSCAPING**
4387 Schwartz Rd.
Middleton, WI 53562
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsonwills.com

Temple Construction
Lot 95 Midtown Commons
Madison, WI

Date: April 27, 2005
Scale: 1" = 20' - 0"
Designer: mta/bn/peb

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:

Reference Name:
Midtown Commons lot 94

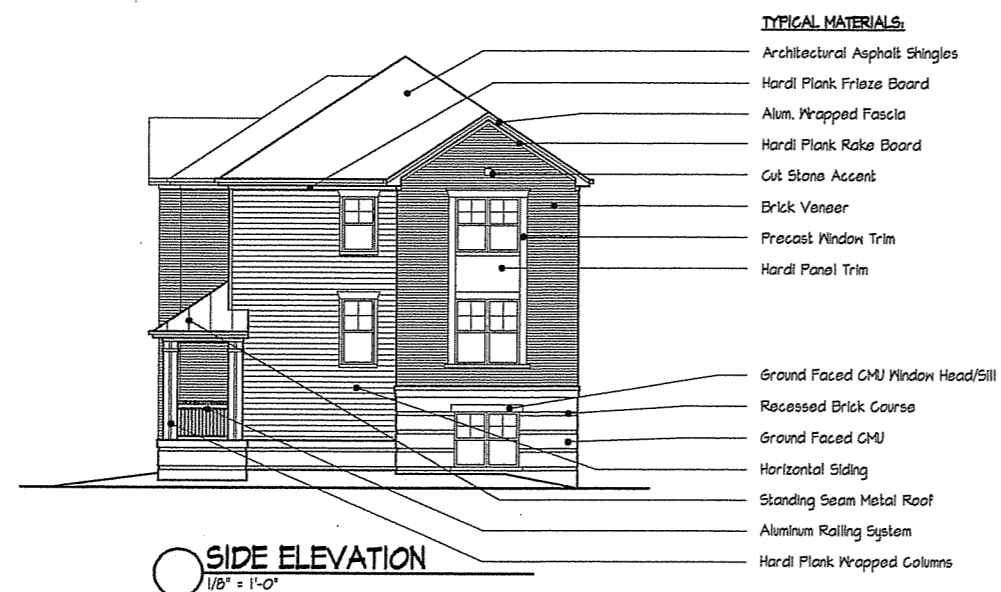
Consultant

Notes

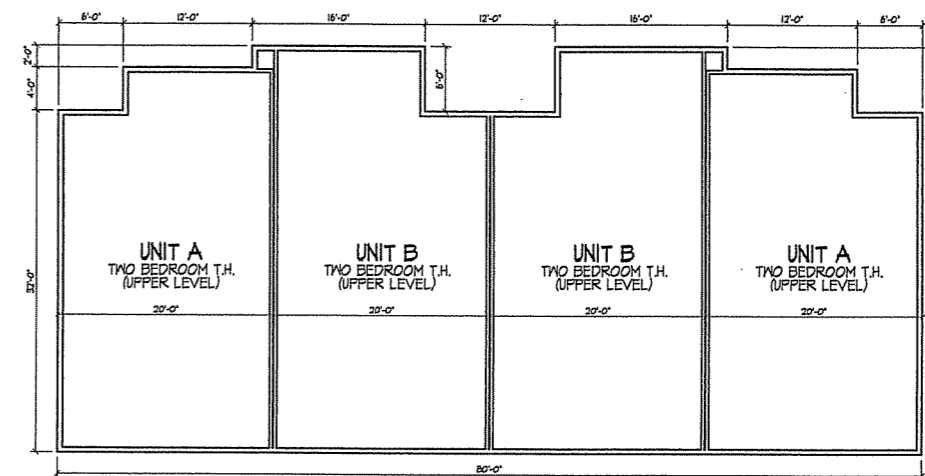
1. ONE BIKE STALL PROVIDED IN EACH GARAGE.



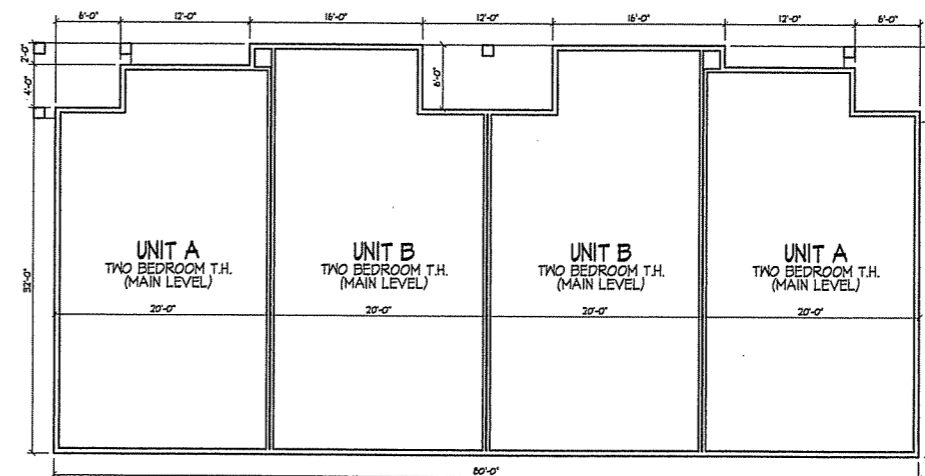
○ FRONT ELEVATION
 1/8" = 1'-0"



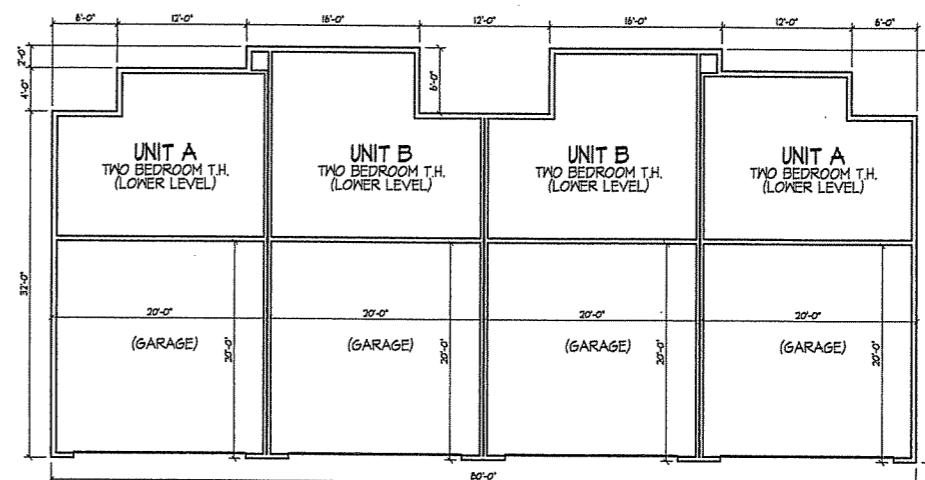
○ SIDE ELEVATION
 1/8" = 1'-0"



○ SECOND FLOOR PLAN
 1/8" = 1'-0" 2nd FLOOR AREA: 2,848 S.F.



○ FIRST FLOOR PLAN
 1/8" = 1'-0" 1st FLOOR AREA: 2,848 S.F.



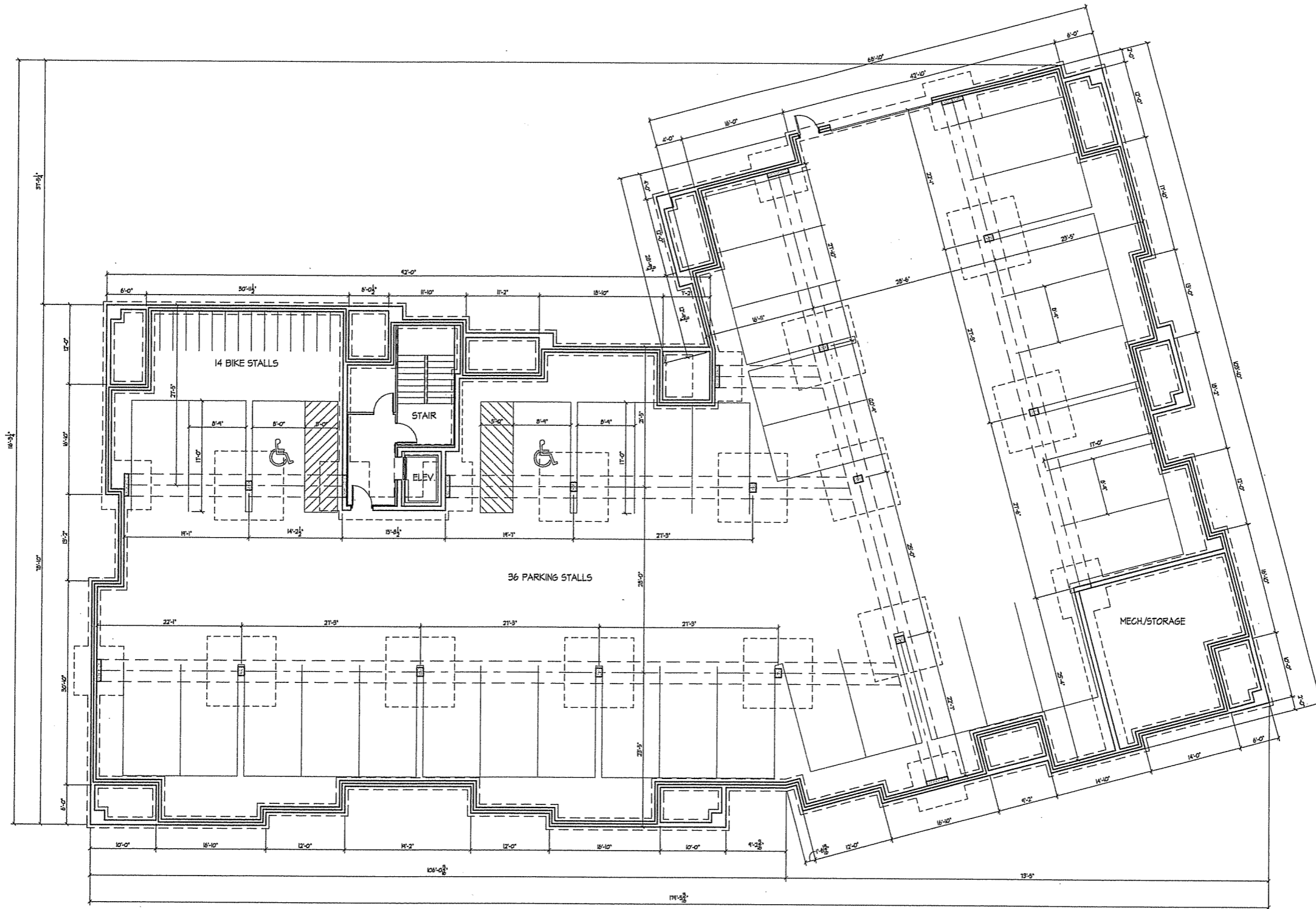
○ LOWER FLOOR PLAN
 1/8" = 1'-0" BSMT. FLOOR AREA: 2,848 S.F.

Revisions
 Issued to Planning - April 27, 2005

Project Title
**Lot 95
 Midtown Commons**

Drawing Title
**Floor Plans & Elevations
 4 Unit Building**

Project No. **0466** Drawing No. **1**



BASEMENT FLOOR PLAN
1/8" = 1'-0"

Revisions
Issued to Planning - April 21, 2005

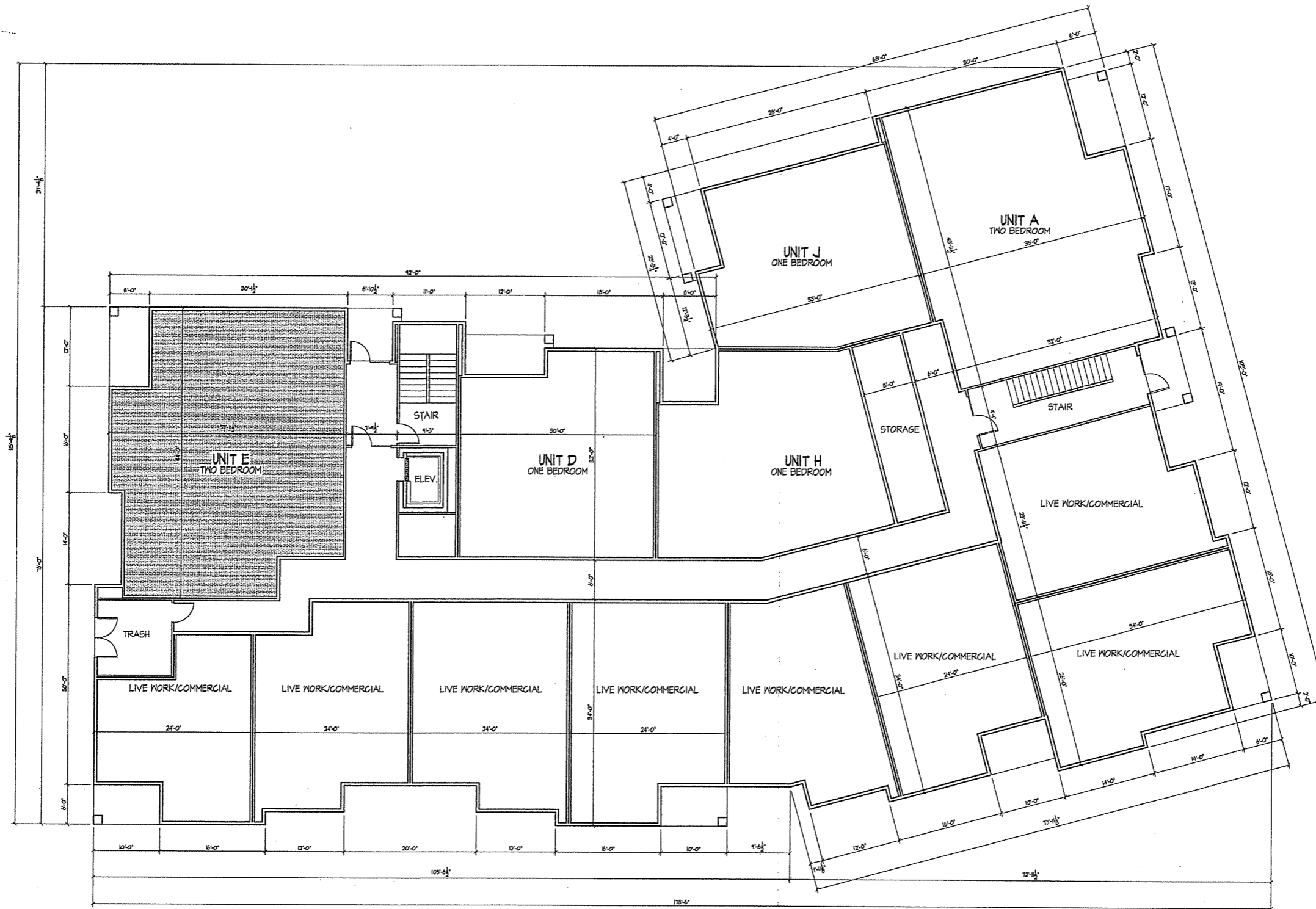
Project Title
**Lot 95
Midtown Commons**

Drawing Title
Basement Floor Plan
32 Unit Building

Project No. **0466** Drawing No. **2**

Consultant

Notes



Revisions
Issued to IZ - April 14, 2005
Issued to Planning - April 27, 2005

Project Title
**Lot 95
Midtown Commons**

FIRST FLOOR PLAN
1/8" = 1'-0"

1st FLOOR AREA: 13,386 S.F.
COMMERCIAL/LIVE WORK: 5,700 S.F.

15% @ 80% MEDIAN INCOME

Drawing Title
**First Floor Plan
32 Unit Building**

Project No. **0466** Drawing No. **3**

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Project Title
**Lot 95
Midtown Commons**

SECOND FLOOR PLAN
1/8" = 1'-0"
2nd FLOOR AREA: 13,386 S.F.

15% @ 80% MEDIAN INCOME

Drawing Title
Second Floor Plan
32 Unit Building

Project No. **0466** Drawing No. **4**

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Project Title
**Lot 95
Midtown Commons**

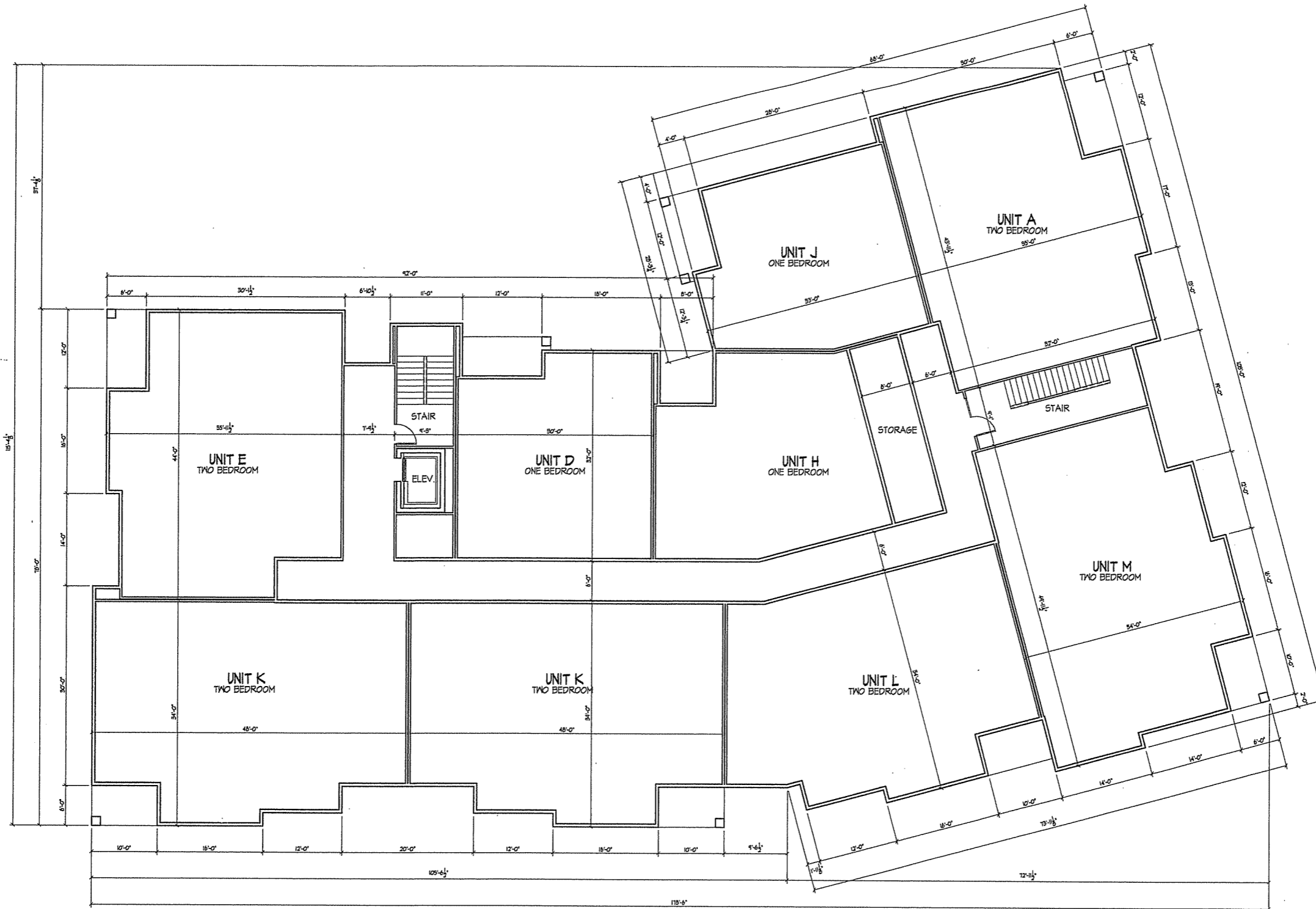
THIRD FLOOR PLAN
1/8" = 1'-0"
3rd FLOOR AREA: 13386 S.F.

15% @ 80% MEDIAN INCOME

Drawing Title
Third Floor Plan
32 Unit Building

Project No. **0466** Drawing No. **5**

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FOURTH FLOOR PLAN
1/8" = 1'-0" 4TH FLOOR AREA: 13,386 S.F.

15% @ 80% MEDIAN INCOME

Consultant

Notes



○ FRONT ELEVATION - ALONG WALDORF
1/8" = 1'-0"



○ SIDE ELEVATION - ALONG MAYO
1/8" = 1'-0"

TYPICAL MATERIALS AT ROOFING:

- PRE-FINISHED ALUM. COPING OVER GROUND FACED CMU
- PRE-FINISHED ALUM. COPING ON HARDI-TRIM

TYPICAL MATERIALS AT 2nd/3rd/4th FLOOR:

- 12" x 12" CUT STONE ACCENT
- CORNER BOARDS
- 6" HORIZONTAL SIDING
- VINYL WINDOW
- BRICK VENEER
- GROUND FACED CMU WINDOW SILL/HEAD
- HARDI-TRIM BOARD WINDOW TRIM

TYPICAL MATERIALS AT DECKS:

- HARDI-TRIM WRAPPED POST
- HARDI-TRIM BAND BOARDS
- ALUMINUM RAILINGS

TYPICAL MATERIALS AT 1st FLOOR:

- RECESSED BRICK COURSE
- 8" PRECAST ARCH
- GROUND FACED CMU BASE
- 6" HORIZONTAL SIDING

Revisions

- Issued to IZ - April 14, 2005
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Project Title

**Lot 95
Midtown Commons**

Drawing Title

Elevations
32 Unit Building

Project No.

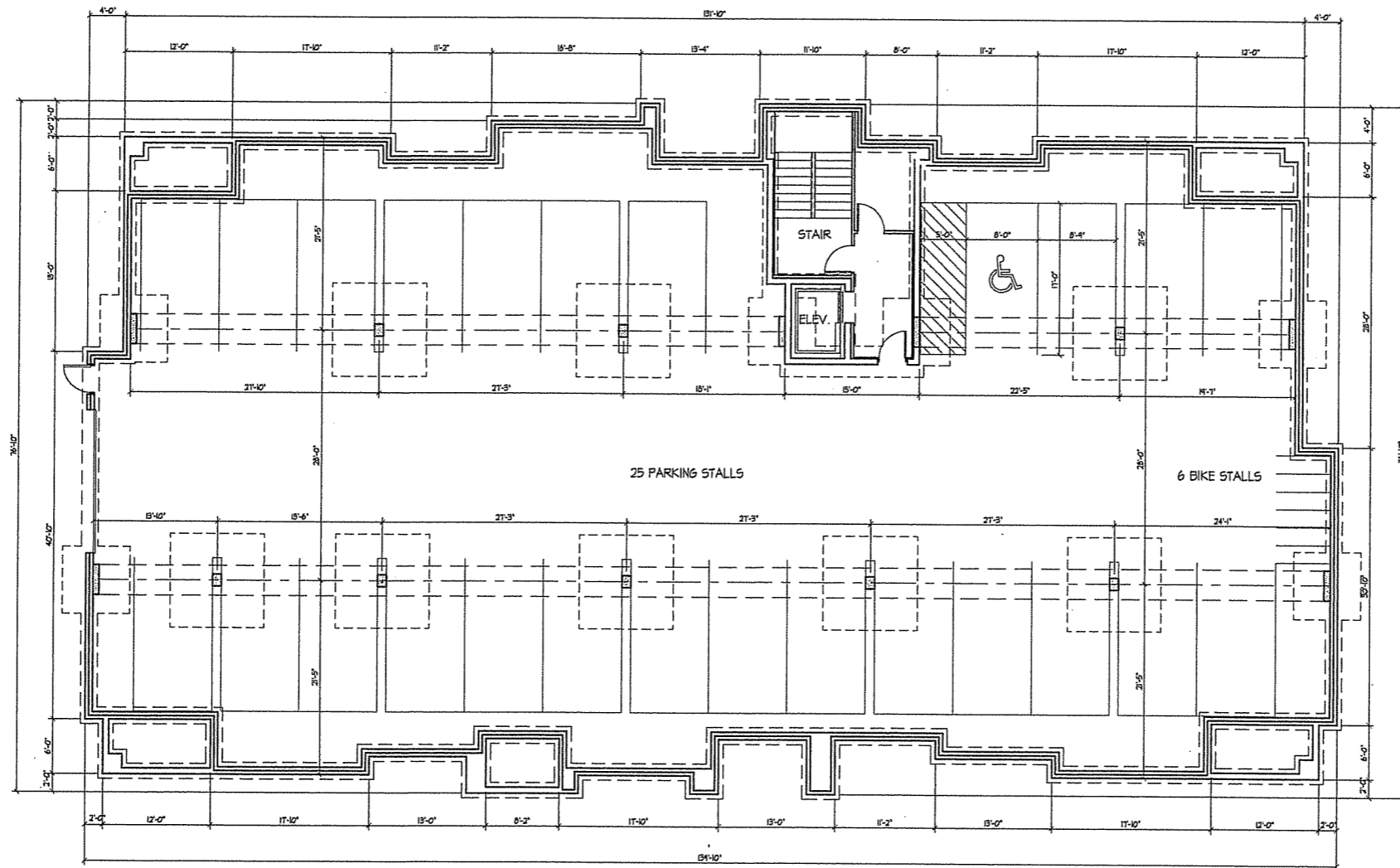
0466

Drawing No.

7

Consultant

Notes



BASEMENT FLOOR PLAN
 1/8" = 1'-0"

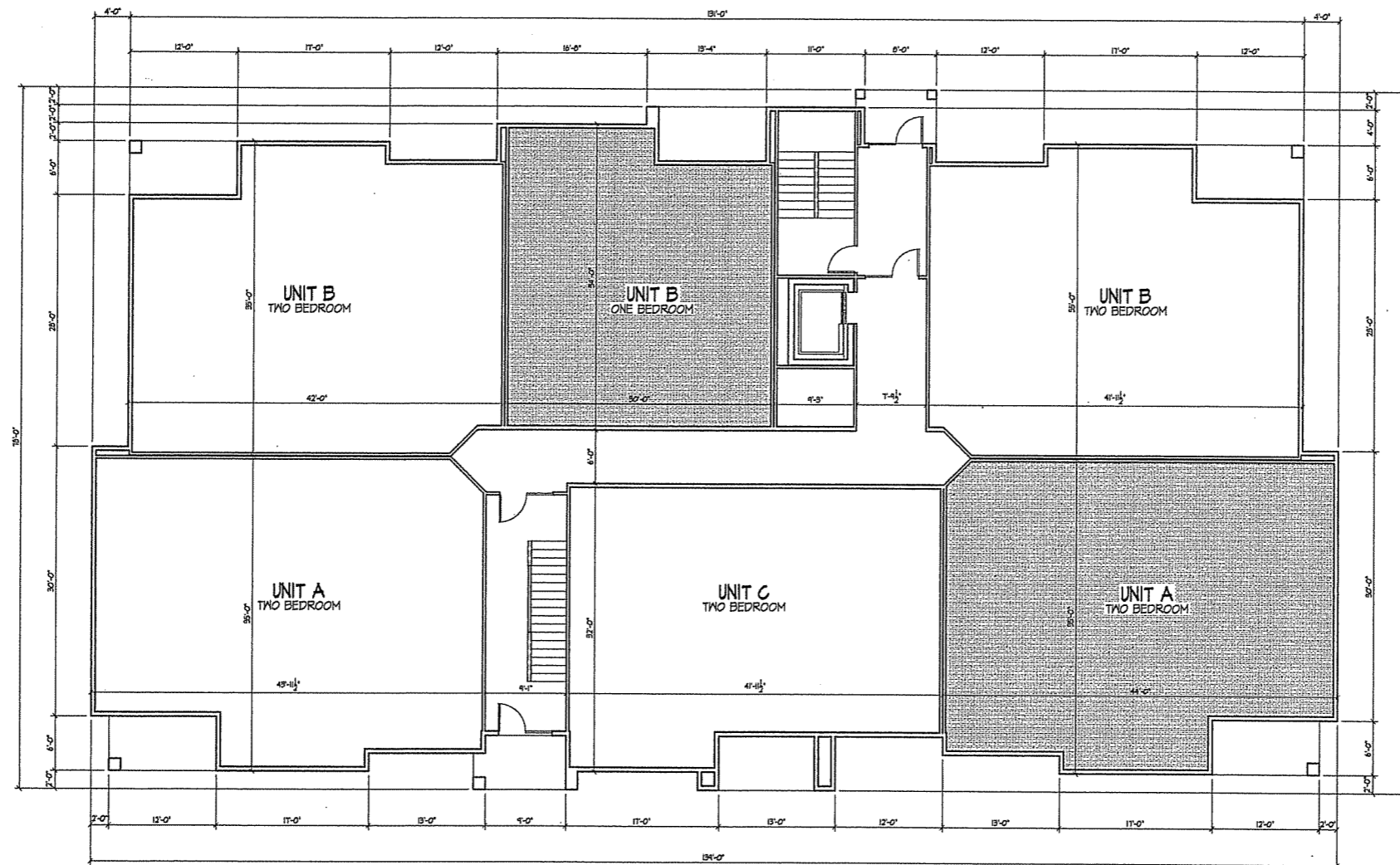
Revisions
 Issued to Planning - April 21, 2005

Project Title
**Lot 95
 Midtown Commons**

Drawing Title
**Basement Floor Plan
 24 Unit Building**

Project No. Drawing No.
0466 8


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Project Title
**Lot 95
Midtown Commons**

FIRST FLOOR PLAN
1/8" = 1'-0" 1st FLOOR AREA: 8,990 S.F.

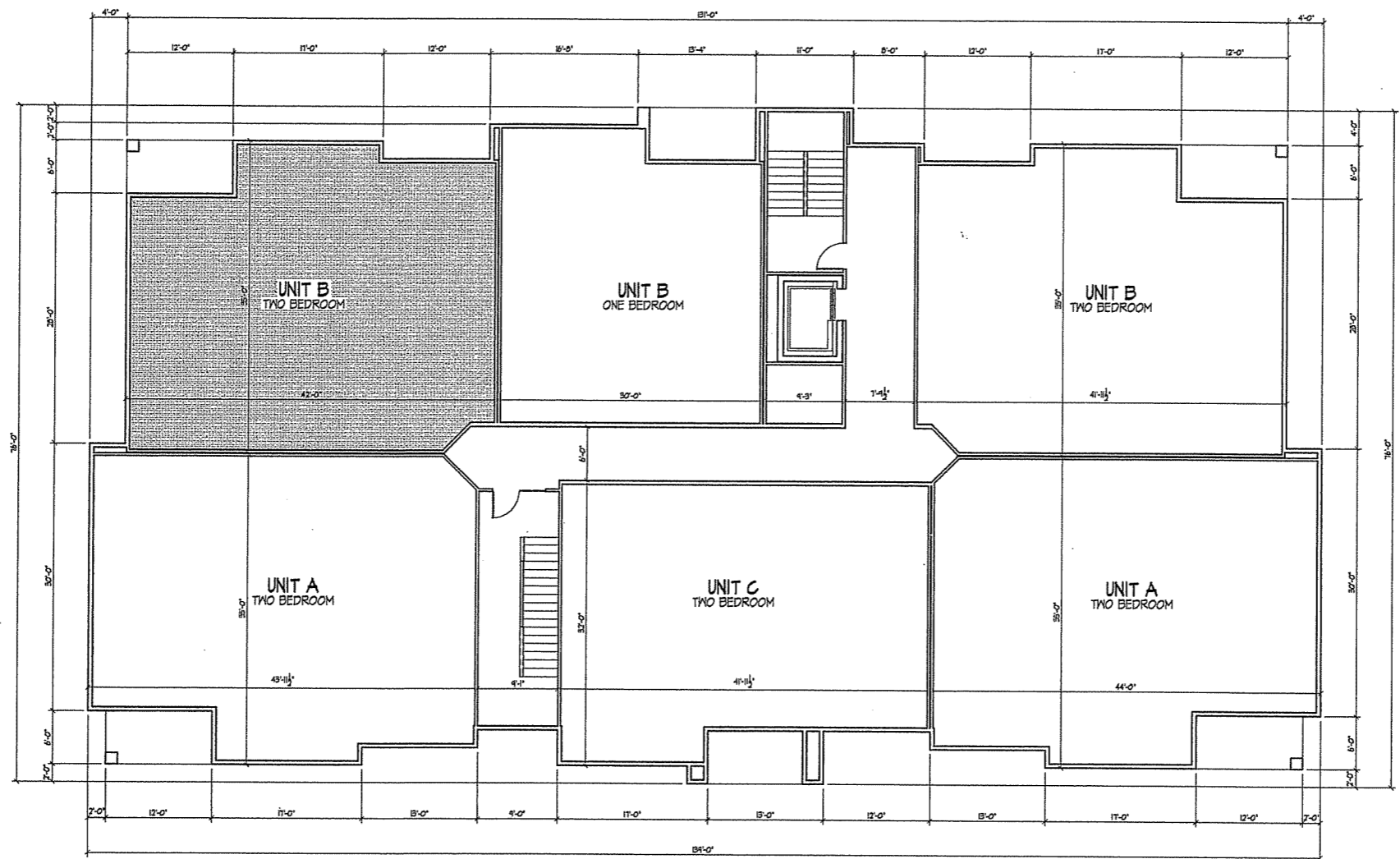
 15% @ 80% MEDIAN INCOME

Drawing Title
**First Floor Plan
24 Unit Building**

Project No. Drawing No.


0466

9



Revisions
 Issued to IZ - April 14, 2005
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SECOND FLOOR PLAN
 1/8" = 1'-0" 2nd FLOOR AREA: 8,987 S.F.

 15% @ 80% MEDIAN INCOME

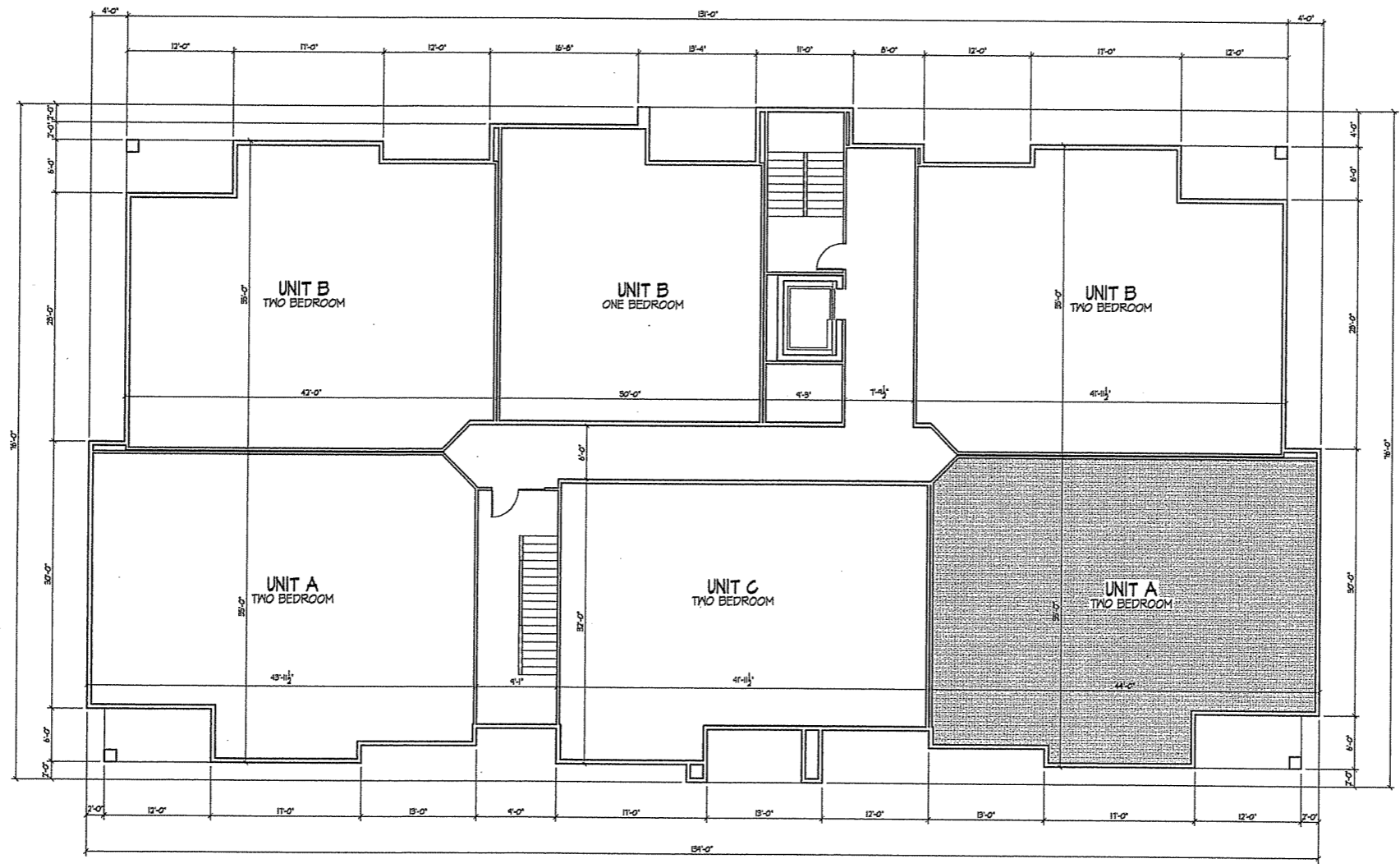
Project Title
**Lot 95
 Midtown Commons**

Drawing Title
**Second Floor Plan
 24 Unit Building**

Project No. Drawing No.
0466 10

Consultant

Notes



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Project Title
Lot 95
Midtown Commons

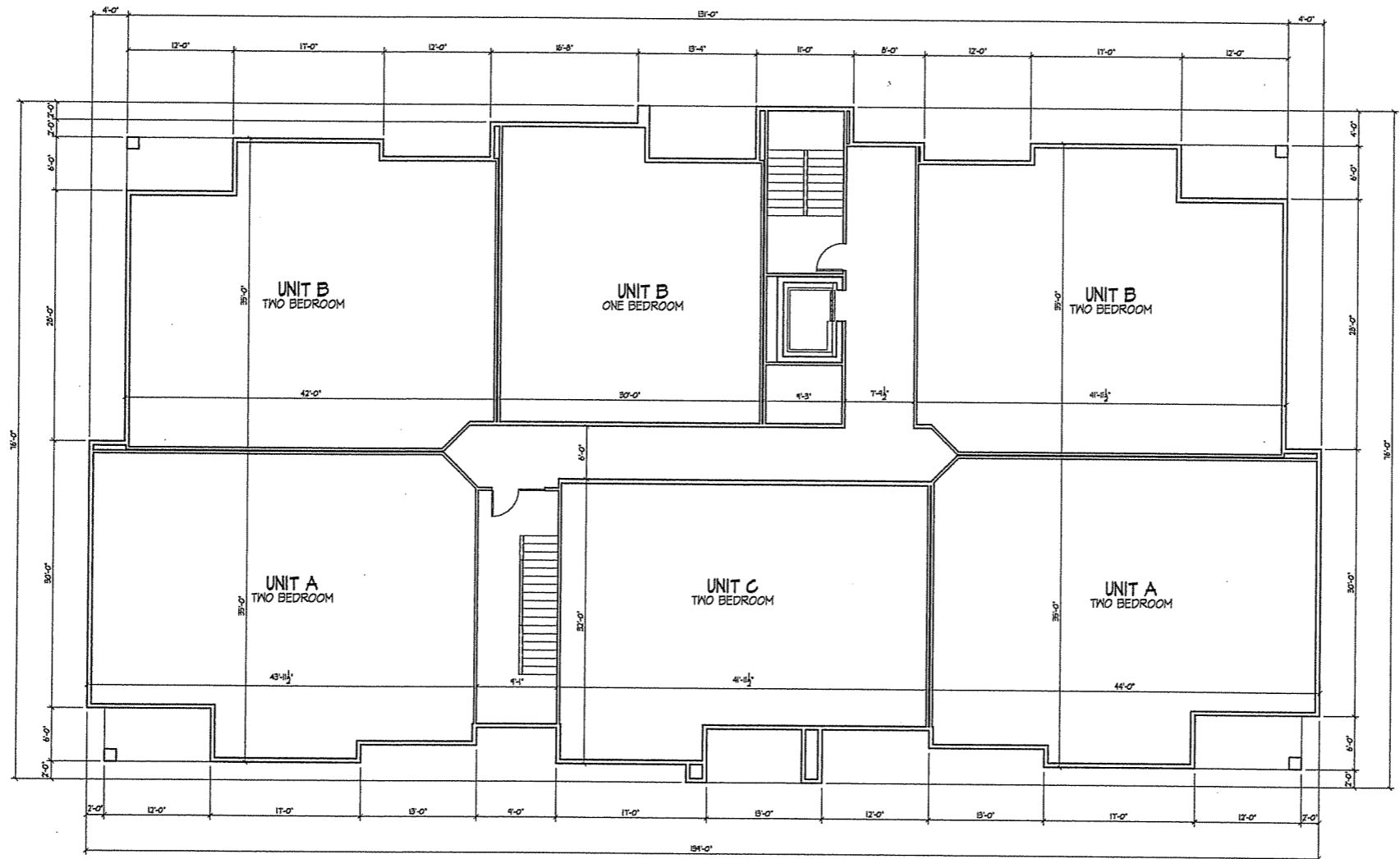
THIRD FLOOR PLAN
1/8" = 1'-0"
3rd FLOOR AREA: 8,987 S.F.

15% @ 80% MEDIAN INCOME

Drawing Title
Third Floor Plan
24 Unit Building

Project No. **0466** Drawing No. **11**

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Project Title
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FOURTH FLOOR PLAN
 1/8" = 1'-0" 4th FLOOR AREA: 8,987 S.F.

15% @ 80% MEDIAN INCOME

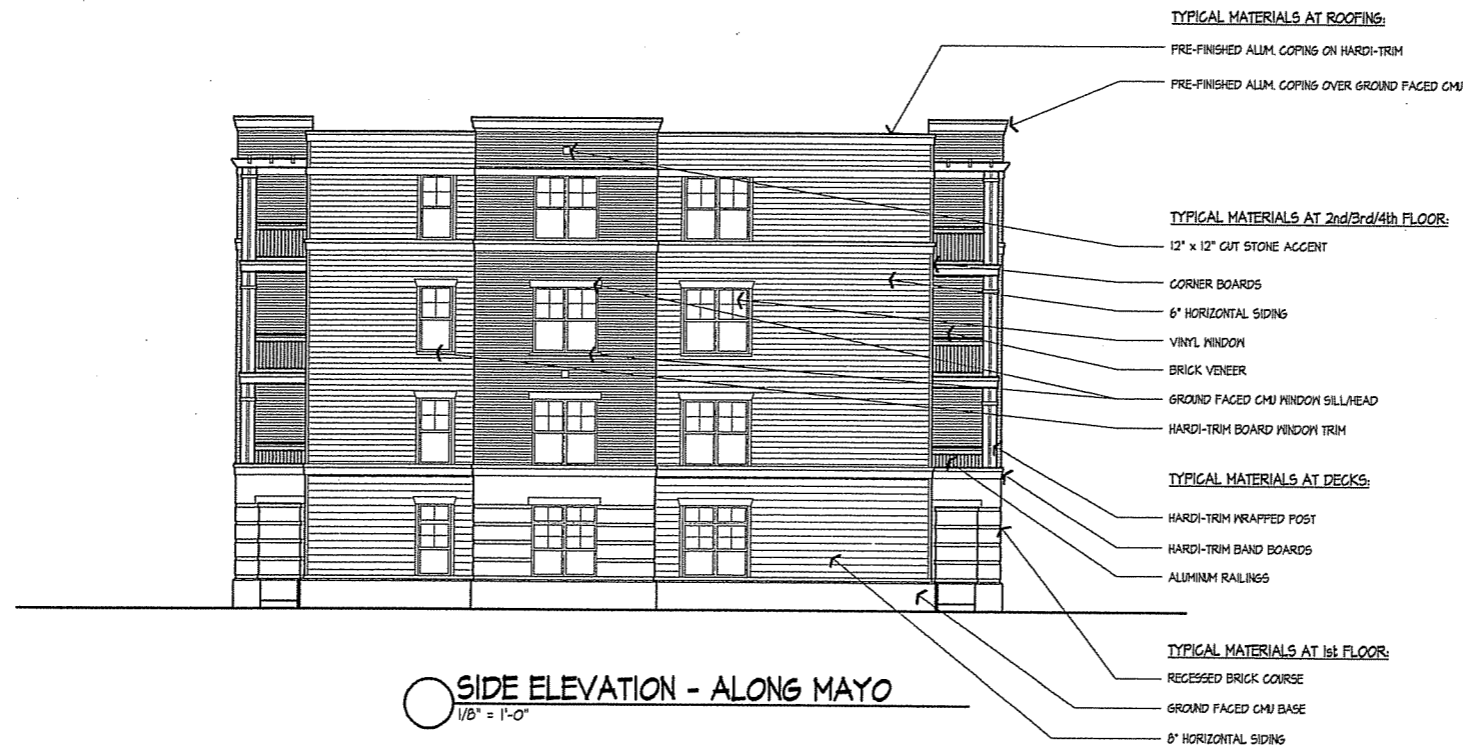
Drawing Title
Fourth Floor Plan
 24 Unit Building

Project No. **0466** Drawing No. **12**

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○ FRONT ELEVATION - ALONG MAYO
1/8" = 1'-0"



○ SIDE ELEVATION - ALONG MAYO
1/8" = 1'-0"

Revisions
Issued to IZ - April 14, 2005
Issued to Planning - April 27, 2005

Project Title
Lot 95
Midtown Commons

Drawing Title
Elevations
24 Unit Building

Project No.
0466

Drawing No.
13