

Capitol West

Phase 1

Block 51 - Madison, WI

Site Work & Utility Package

SIP Alteration

July 12, 2006

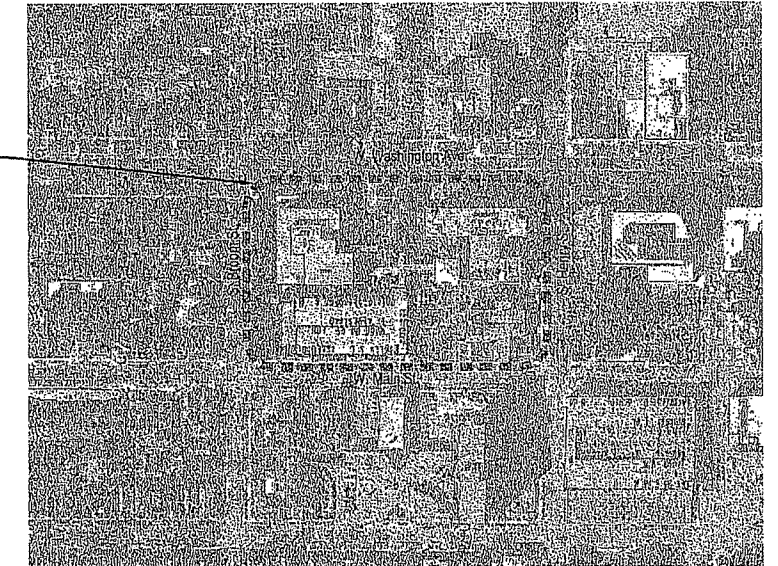
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C 1003	SITE DETAILS

PROJECT LOCATION



CONTEXT MAP
NOT TO SCALE



PREPARED FOR:

The Alexander Company, Inc.
145 East Badger Rd., Suite 200
Madison, Wisconsin 53713
P 608.258.5580
F 608.258.5599

PREPARED BY:

JJR

JJR, LLC
625 Williamson Street
Madison, Wisconsin 53703
P 608.251.1177
F 608.251.6147

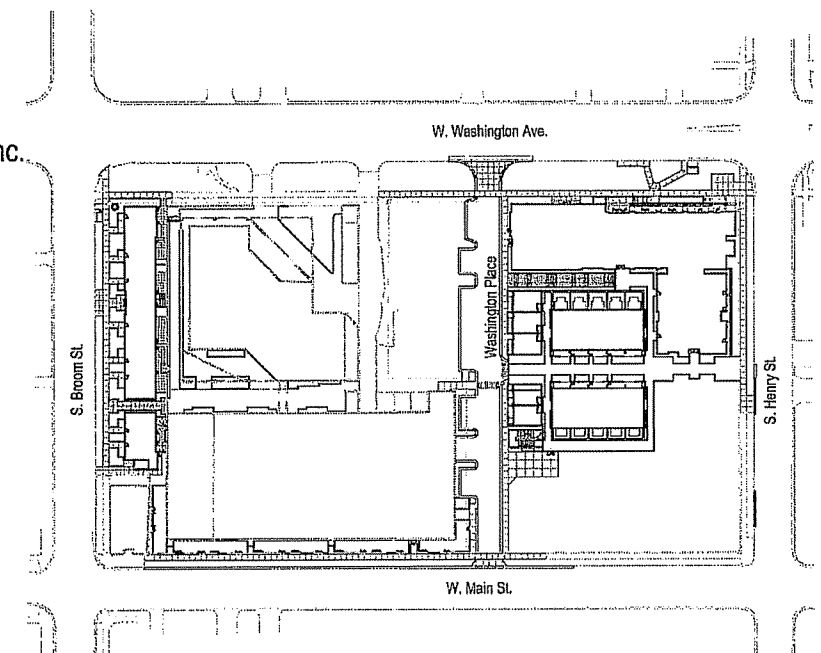
NORTH ARROW LEGEND



TRUE NORTH



PROJECT NORTH - SITE ROTATED
~45° CLOCKWISE. W. WASHINGTON
AVE. ORIENTED WEST - EAST



SITE MAP
NOT TO SCALE



T1

CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

Owner:
THE ALEXANDER
COMPANY, INC.

JJR
landscape architecture
planning
urban design
civil engineering
environmental science
JR, LLC
625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL		12/01/2005
SOK BID REVIEW & ESTIMATE SET		01/04/2006
MAIN ST. UTIL. TO CITY		02/07/2006
CITY REVIEW SET		02/22/2006
100% CLIENT/CONT. REVIEW SET		03/22/2006
FINAL DOCS. GIP/SIP SUBMITTAL		06/14/2006
SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES

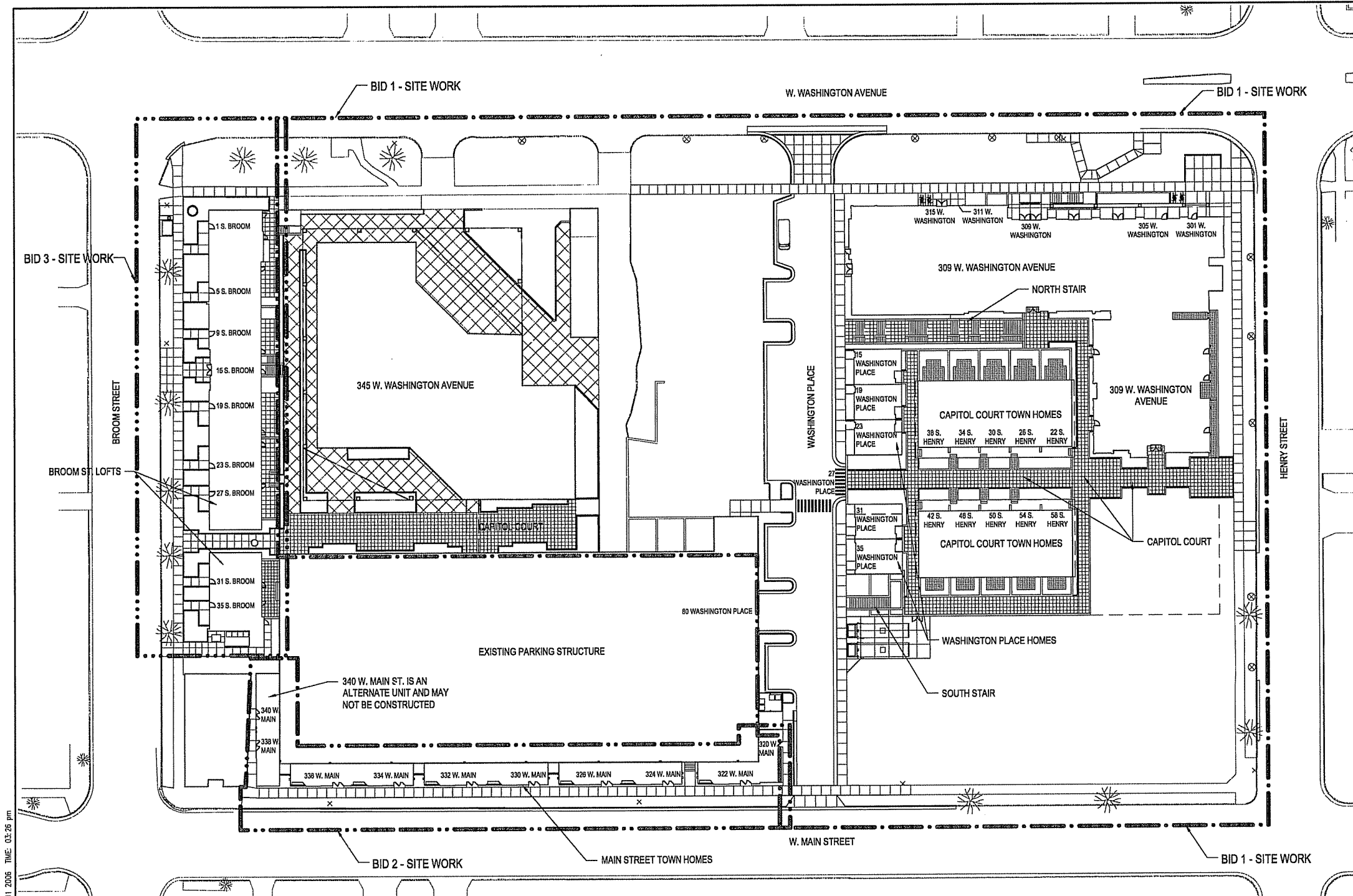
KEY PLAN



DRAWING TITLE
OVERALL SITE
DEVELOPMENT - BID
PACKAGE DELINEATION

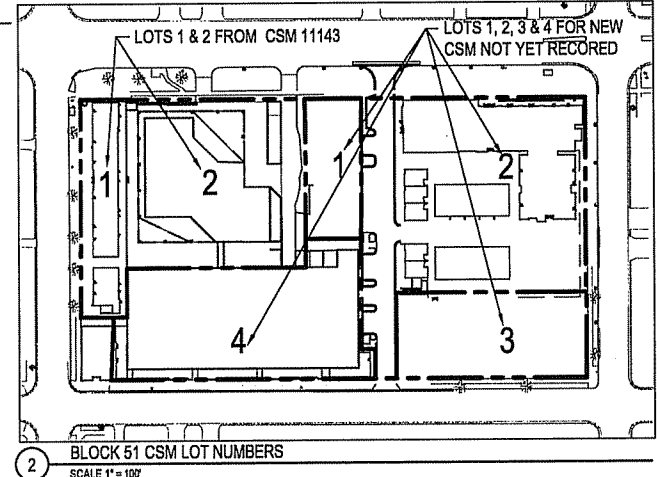
SCALE AS INDICATED
SCALE 24589.000

PROJECT NUMBER
DRAWING NUMBER
C 001



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1 OVERALL SITE DEVELOPMENT PLAN
SCALE 1" = 30'



2 BLOCK 51 CSM LOT NUMBERS
SCALE 1" = 100'

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address: 309 West Washington - Mixed Residential 301, 305, 311, 315 West Washington - Retail 345 West Washington - Existing Commercial Office and Parking 1, 5, 9, 15, 19, 23, 27, 31, 35 - South/Broom Street - Residential 27 Washington Place - New Parking Ramp 60 Washington Place - Existing Parking Ramp 15, 19, 23, 27, 31, 35 - Washington Place - Residential 301, 305, 311, 315 - West Main Street - Residential 22, 26, 30, 34, 38 - South Henry St. (Capitol Court North) - Residential 42, 46, 50, 54, 58 - South Henry St. (Capitol Court South) - Residential	
Site Area (sq. ft.) 4.48 Acres Total Site Area	
Number of building stories (above grade) 3-11 Stories (Phase 1)	
Building Height, Phase 1 up to Roof elevation of 176' + 5.18' city datum at building 309 W. Washington Ave. (Elevator penthouse screen = 187' - 10' 10")	
DISH type of construction (new structure or addition) Various Construction Types (I, II and V)	
Total square footage of building 1,000,000 sq. ft. for area of each component	
Use of property Mixed Use	
Gross square feet of office Approximately 80,000 sq. ft. currently (expandable to 100,000 sq. ft. Phase 3)	
Gross square feet of retail area Approximately 20,000 sq. ft. (10,000 - 10,000 in Phase 1)	
Number of employees in warehouse 0	
Number of employees in production area 0	
Capacity of restaurant/cafeteria of assembly 0	
Number of bicycle racks shown Surface 8 racks 278 Total racks 181 for 309 W. Washington Ave. at 509 W. Washington Ave. (87 to City of Madison standards, 118 as upgrade option for residents) 20 for South Henry St. (Capitol Court) & Washington Place Homes at 309 W. Washington Ave. 20 for Broom Street Lots at 545 W. Washington (20 to City of Madison standards, 10 as upgrade option for residents) 20 for Main St. Town Homes at 60 Washington Place (10 to City of Madison standards, 10 as upgrade option for residents)	
Number of parking stalls shown	
Surface	15 stalls
Under	Stalls in Phase 1 345 West Washington 190 stalls 60 Washington Place 517 stalls (150 retained for use by Marley) 27 Washington Place 218 stalls
Smaller stalls	84 (8.5% of total)
Accessible	23 stalls of wheelchair accessible
Total	942 stalls
Number of trees shown 5, plus trees in street (some, existing and those to be retained (over conversation with city forester))	
*Note: Some stalls being provided as part of Phase 1 will be used for later Phases	

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FIRE CODE VARIANCES

- CODE ISSUE: 62.0500 (2)(a)(2)**
 - Broom Street Lofts in excess of 30' from the aerial apparatus fire access lane.
 - Equivalency: Fire Protection at Broom Street Lofts to NFPA-13
- CODE ISSUE: 62.0500 (3)(d)**
 - Henry Street and Main Street: Aerial apparatus lane less than 26'.
 - Equivalency: Provide 20' fire access lane and fire protection to NFPA-13 at Main Street Townhomes, 309 West Washington, and S. Henry St. (Capitol Court) Townhomes
- CODE ISSUE: 62.0500 (3)(a),(b)**
 - S. Henry St. (Capitol Court) / 309 West Washington: Overhead obstruction at future bridge.
 - Equivalency: Fire protection to NFPA-13 at S. Henry St. (Capitol Court) Townhomes

*See letter dated June 05, 2006 from Thomas Miller, Alexander Co. to John Lippitt, Madison Fire Department.

LEGEND

- = EXISTING FIRELANE
- = PROPOSED FIRELANE
- = FIRE HOSE LAY
- = FIRE HYDRANT
- = ON STREET PARKING

NOTE:

- PROPOSED WASHINGTON PLACE FIRELANE USES THE SIDEWALK BEHIND THE MOUNTABLE CURB.
- EXISTING FIRE LANES ARE DRAWN AS SIGNED, THE PLAN DOES NOT EVALUATE WHETHER THESE AREAS MEET THE REQUIREMENTS OF THE CITY OF MADISON ORDINANCE.
- LENGTH OF FIRE HOSES DRAWN DO NOT EXCEED 500 LINEAR FEET.

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100% CLIENT/CONF. REVIEW SET	03/22/2006	
FINAL DOCS. GGP/SP SUBMITTAL	06/14/2006	
FINAL DOCS. GGP/SP AMENDMENT	06/21/2006	
SP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
FIRE ACCESS PLAN

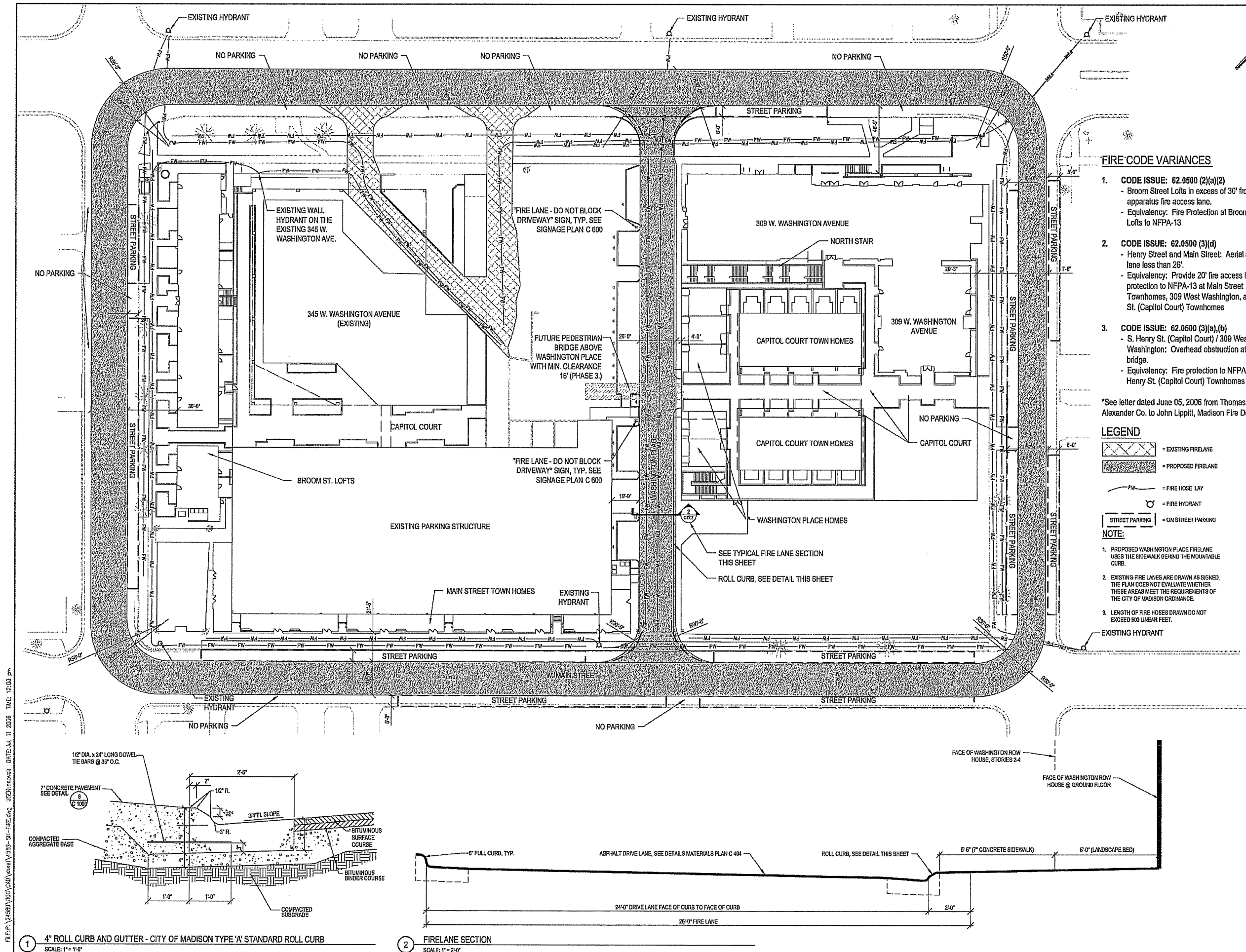
0 15' 30' 60'
SCALE IN FEET
SCALE 1" = 30'

SCALE 24589.000

PROJECT NUMBER

C 002

DRAWING NUMBER



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FINAL DOCS. GOF/SP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN



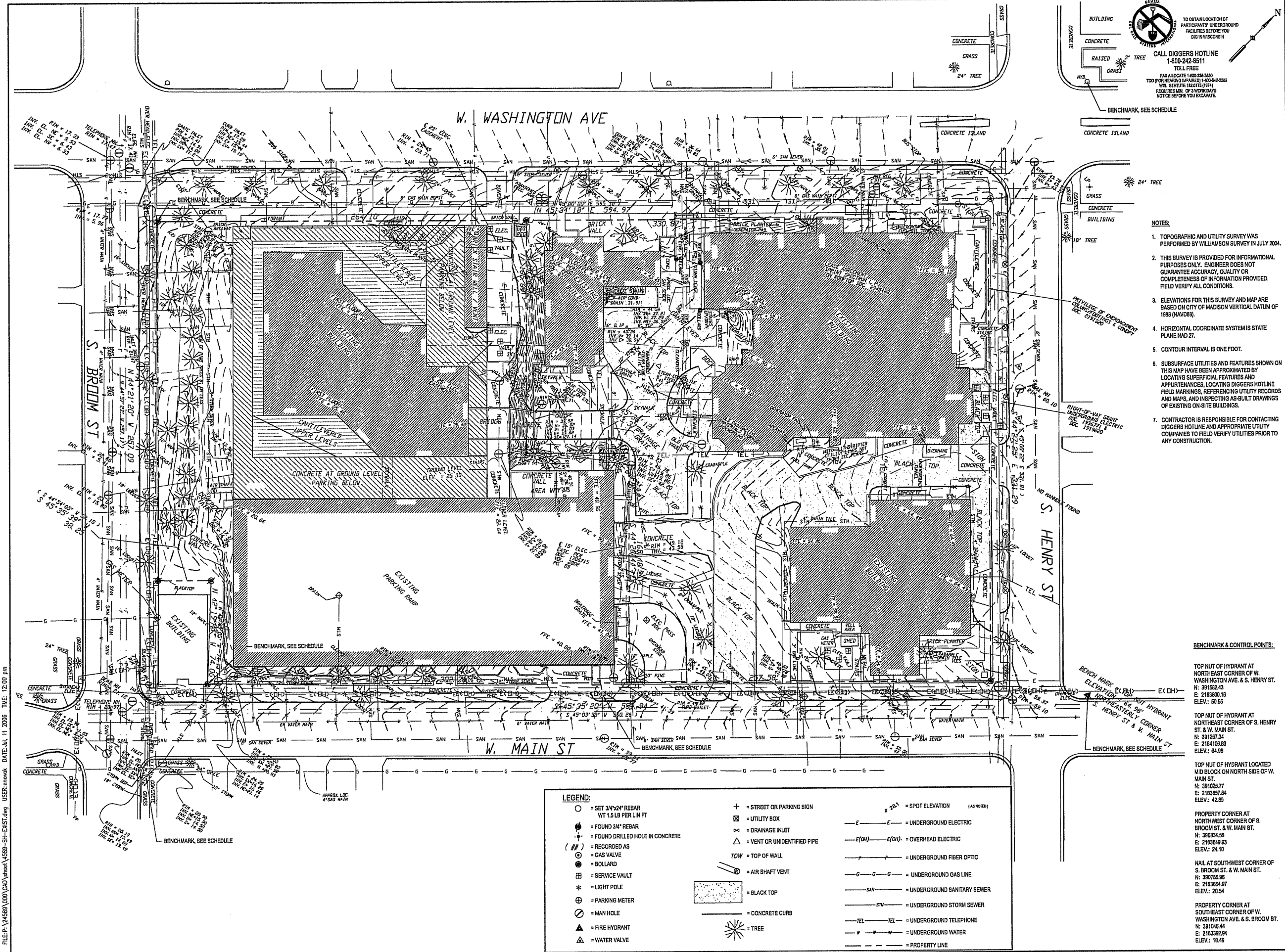
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EXISTING CONDITIONS

SCALE
0 15' 30' 60'
SCALE IN FEET
SCALE 1" = 30'

PROJECT NUMBER
24589.000

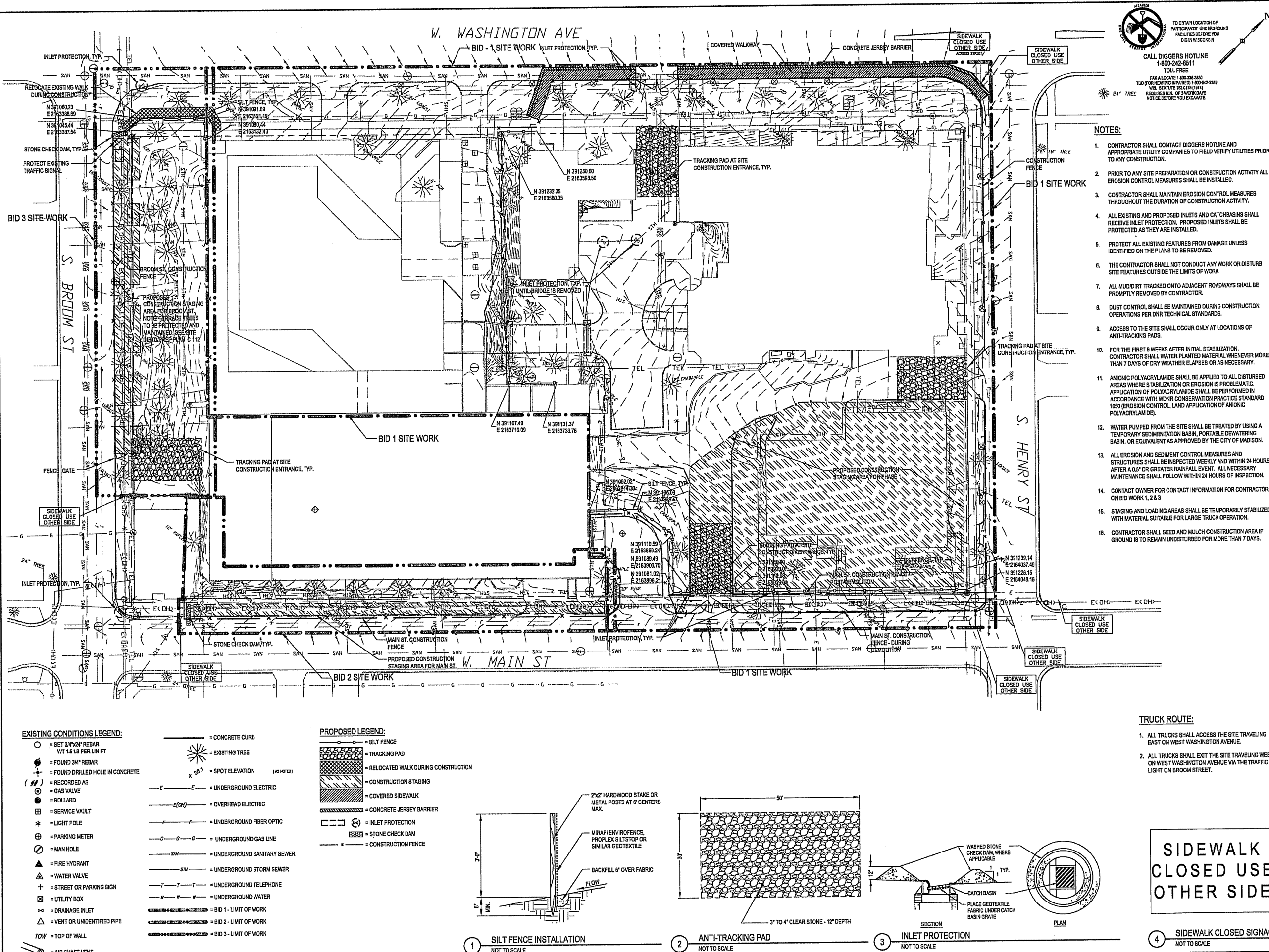
DRAWING NUMBER
C 110

DRAWING NUMBER



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TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8811
TOLL FREE

FAX A LOCATE 1-800-336-3880
TOD (FOR HEARING IMPAIRED) 1-800-542-2289
WIS. STATUTE 18.25(5) (1974)
REQUIRES MAIL OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

- NOTES:**
- CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AND APPROPRIATE UTILITY COMPANIES TO FIELD VERIFY UTILITIES PRIOR TO ANY CONSTRUCTION.
 - PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION ACTIVITY ALL EROSION CONTROL MEASURES SHALL BE INSTALLED.
 - CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITY.
 - ALL EXISTING AND PROPOSED INLETS AND CATCHBASINS SHALL RECEIVE INLET PROTECTION. PROPOSED INLETS SHALL BE PROTECTED AS THEY ARE INSTALLED.
 - PROTECT ALL EXISTING FEATURES FROM DAMAGE UNLESS IDENTIFIED ON THE PLANS TO BE REMOVED.
 - THE CONTRACTOR SHALL NOT CONDUCT ANY WORK OR DISTURB SITE FEATURES OUTSIDE THE LIMITS OF WORK.
 - ALL MUDDIRT TRACKED ONTO ADJACENT ROADWAYS SHALL BE PROMPTLY REMOVED BY CONTRACTOR.
 - DUST CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS PER DNR TECHNICAL STANDARDS.
 - ACCESS TO THE SITE SHALL OCCUR ONLY AT LOCATIONS OF ANTI-TRACKING PADS.
 - FOR THE FIRST 6 WEEKS AFTER INITIAL STABILIZATION, CONTRACTOR SHALL WATER PLANTED MATERIAL WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSES OR AS NECESSARY.
 - ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS WHERE STABILIZATION OR EROSION IS PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE SHALL BE PERFORMED IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1650 (EROSION CONTROL, LAND APPLICATION OF ANIONIC POLYACRYLAMIDE).
 - WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, OR EQUIVALENT AS APPROVED BY THE CITY OF MADISON.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER A 0.5" OR GREATER RAINFALL EVENT. ALL NECESSARY MAINTENANCE SHALL FOLLOW WITHIN 24 HOURS OF INSPECTION.
 - CONTACT OWNER FOR CONTACT INFORMATION FOR CONTRACTORS ON BID WORK 1, 2 & 3.
 - STAGING AND LOADING AREAS SHALL BE TEMPORARILY STABILIZED WITH MATERIAL SUITABLE FOR LARGE TRUCK OPERATION.
 - CONTRACTOR SHALL SEED AND MULCH CONSTRUCTION AREA IF GROUND IS TO REMAIN UNDISTURBED FOR MORE THAN 7 DAYS.

**CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI**

Owner:
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JJR
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FINAL DOCS. QDP/SP SUBMITTAL		06/14/2006
SP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN

PROJECT NORTH

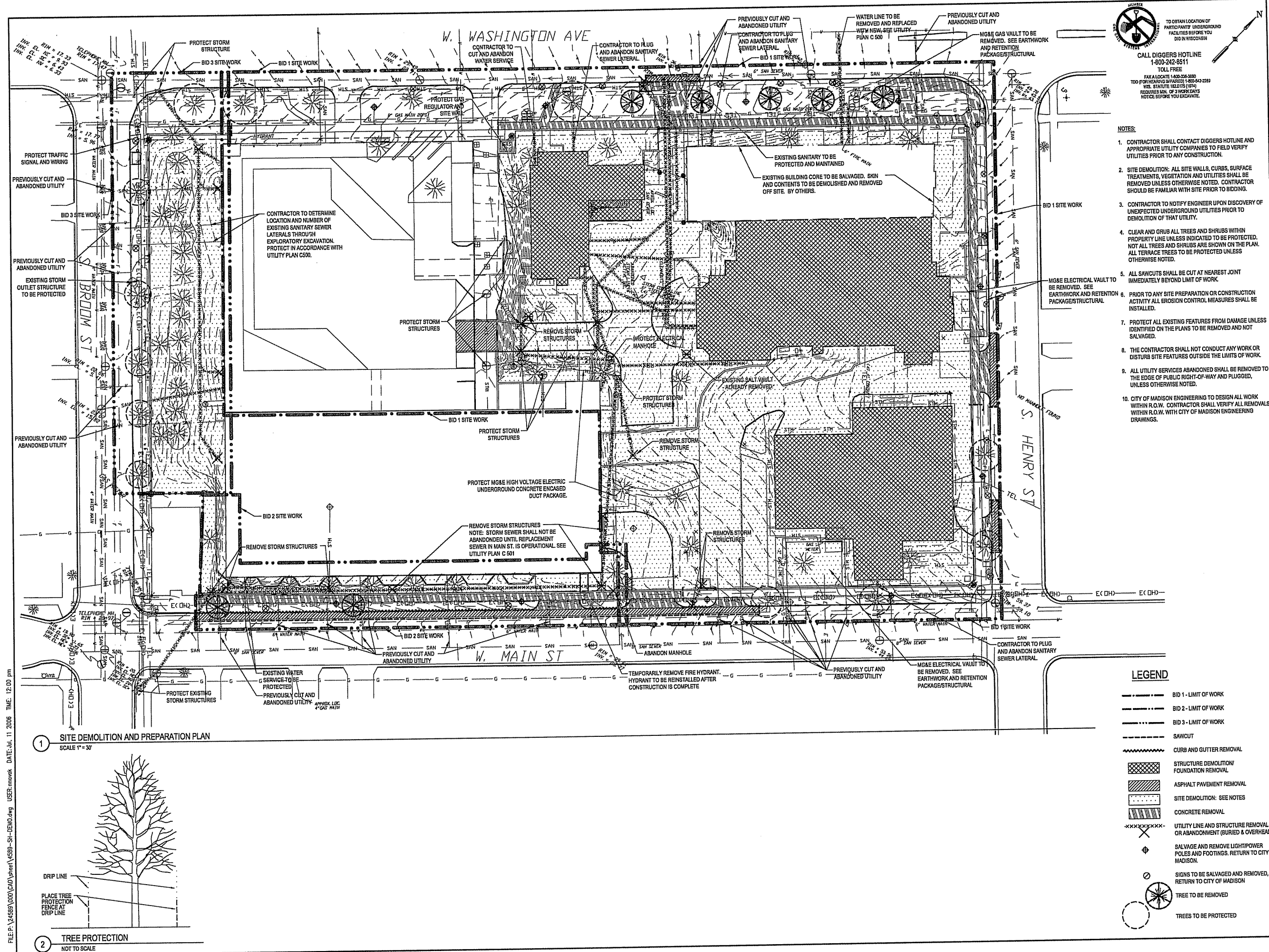
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**EROSION CONTROL AND
SITE ACCESS PLAN**

0 15' 30' 60'
SCALE IN FEET
SCALE 1" = 30'

SCALE 24589.000

PROJECT NUMBER

DRAWING NUMBER
C 111



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CAPITOL WEST
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FINAL DOCS. GSP/SIP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE GRADING - Overall

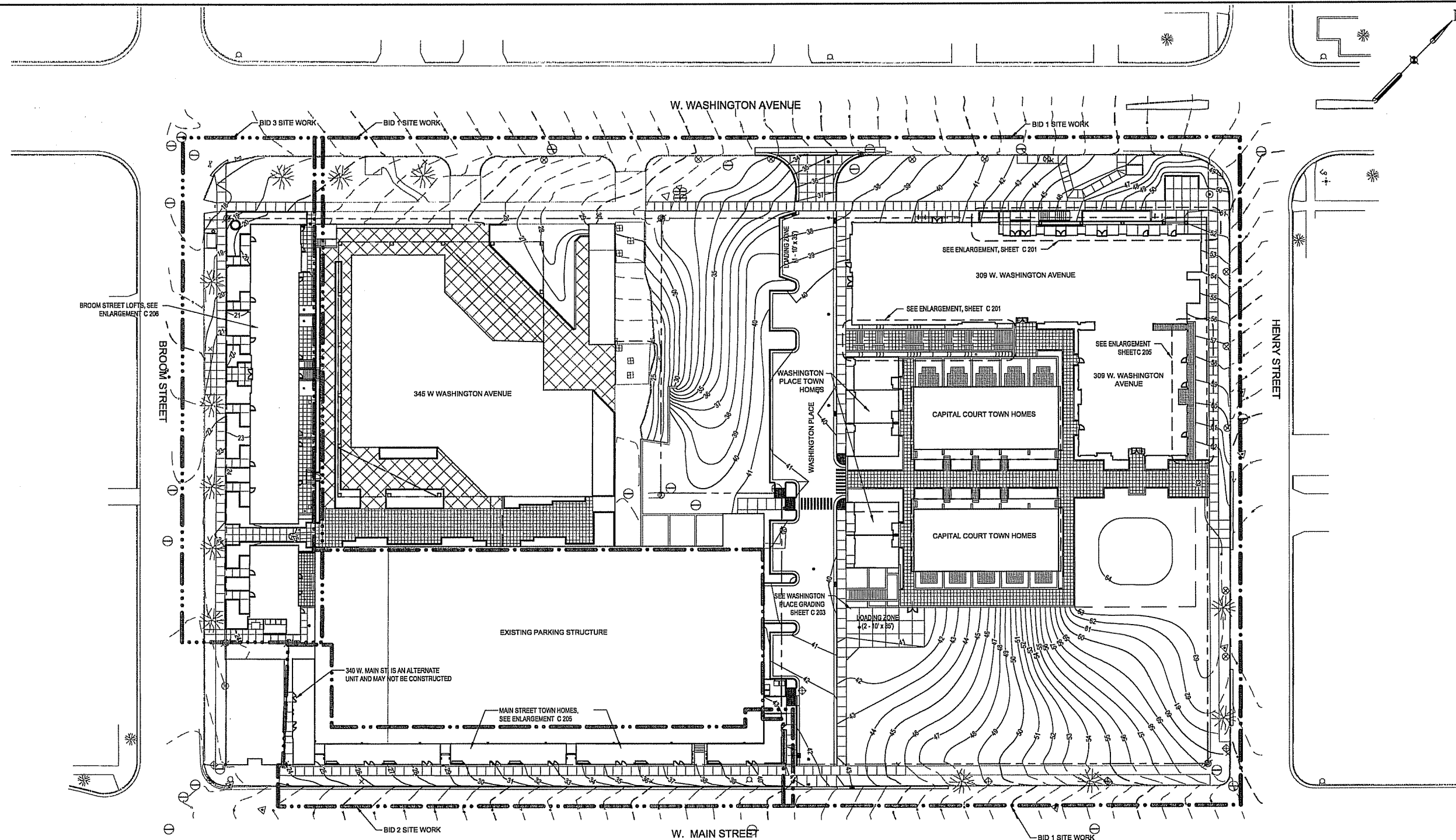
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SCALE IN FEET
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SCALE 24589.000

PROJECT NUMBER

C 200

DRAWING NUMBER



NOTES

1. APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.



TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FOR A LOCATION 1-800-338-3300
TDD (FOR HEARING IMPAIRED) 1-800-943-2269
WIS. STATUTE 182.21(5) (1974)
REQUIRED MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

LEGEND

- BID 1 - LIMIT OF WORK
- BID 2 - LIMIT OF WORK
- BID 3 - LIMIT OF WORK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PR. WATER VALVE
- FIRE HYDRANT
- PR. MANHOLE
- PR. STORM INLET/CATCH BASIN
- PR. PLANTER DRAIN (PD)
- PR. FLOOR DRAIN (FD)
- PR. CLEAN OUT/DROP CLEAN OUT
- PR. TRENCH DRAIN
- PROPERTY LINE

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SEALS AND SIGNATURES

KEY PLAN



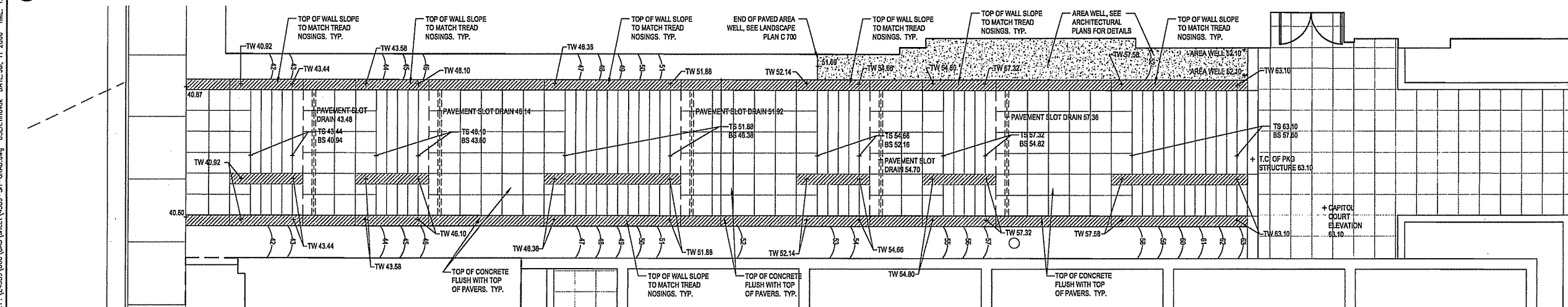
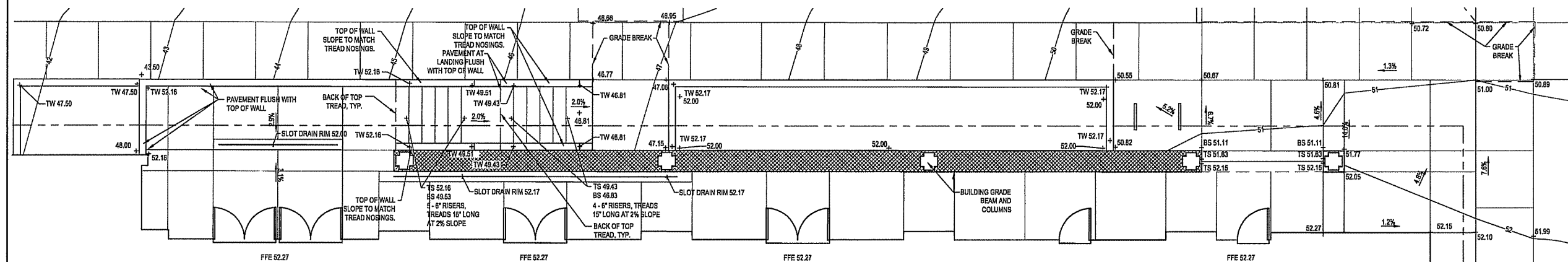
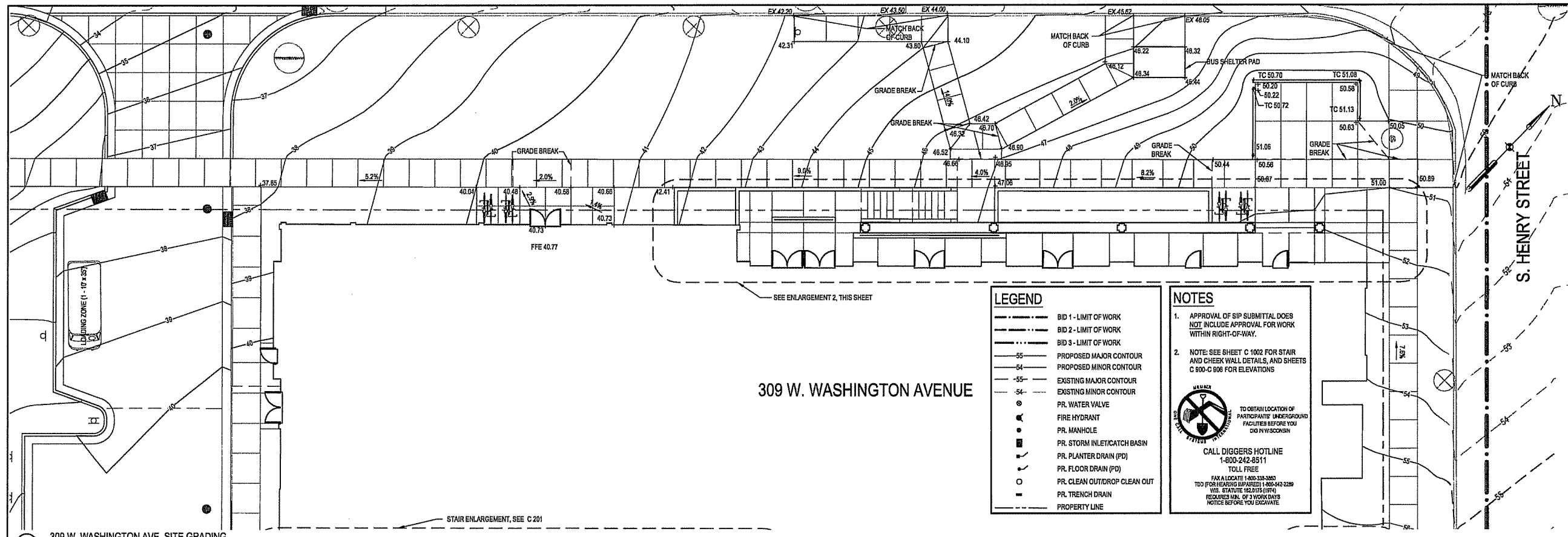
DRAWING TITLE
SITE GRADING - 309 West
Washington Avenue - Arcade -
North Stair

SCALE AS INDICATED

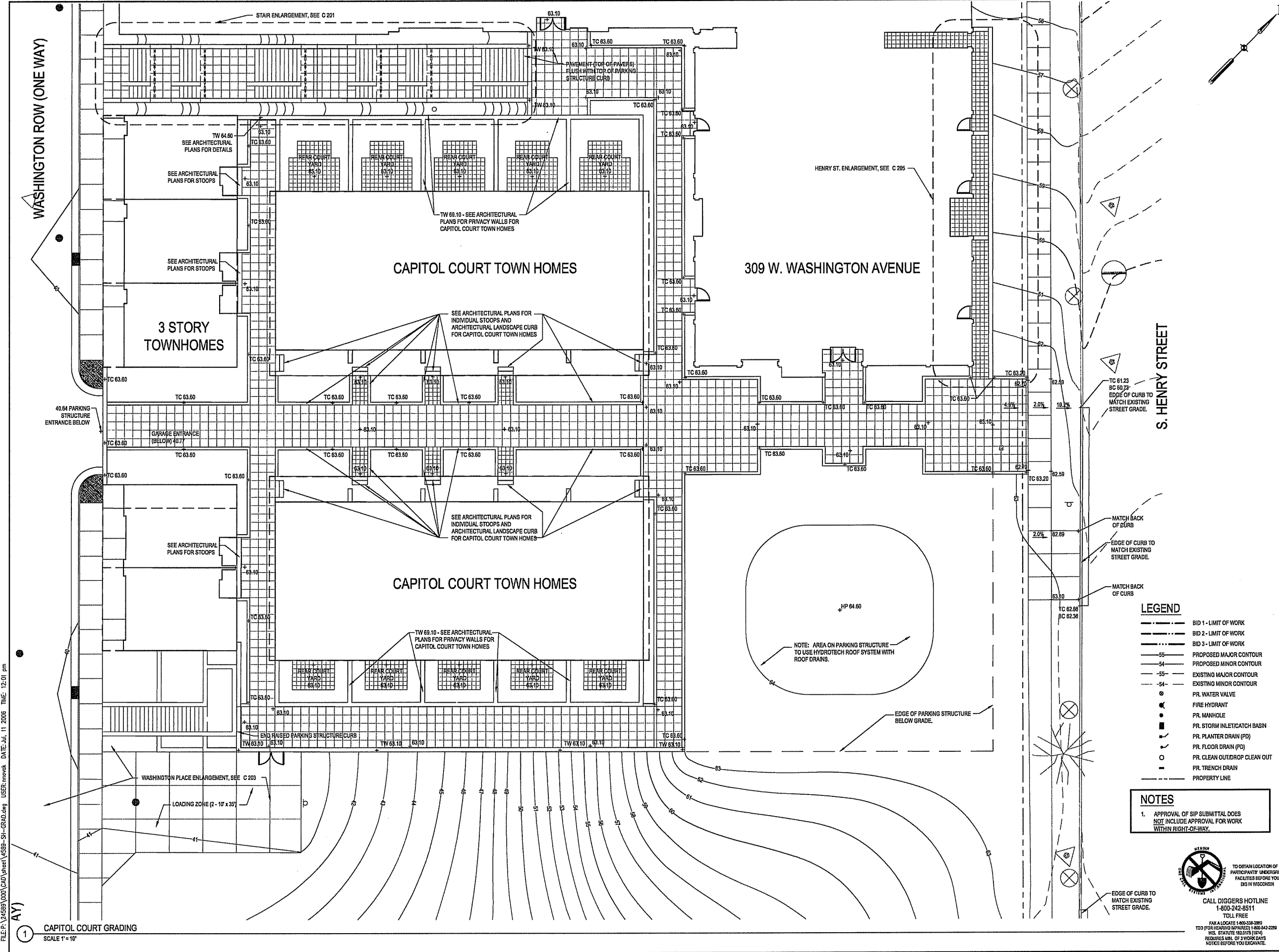
SCALE 24589.000

C 201

DRAWING NUMBER



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1 CAPITOL COURT GRADING
SCALE 1" = 10'

CAPITOL WEST PHASE 1 BLOCK 51 - MADISON, WI

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SEALS AND SIGNATURES

KEY PLAN
PROJECT NORTH

LEGEND

- BID 1 - LIMIT OF WORK
- BID 2 - LIMIT OF WORK
- BID 3 - LIMIT OF WORK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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- PR. TRENCH DRAIN
- PROPERTY LINE

NOTES

1. APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.



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PARTICIPANTS' UNDERGROUND
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WS. STATUTE 18.25(5) (1814)
REQUIRES MTL OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

DRAWING TITLE
**SITE GRADING - Capitol
Court**

SCALE IN FEET
SCALE 1" = 10'

SCALE 24589.000

PROJECT NUMBER

C 202

DRAWING NUMBER

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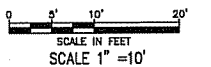
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SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE GRADING - 345 West
Washington Avenue



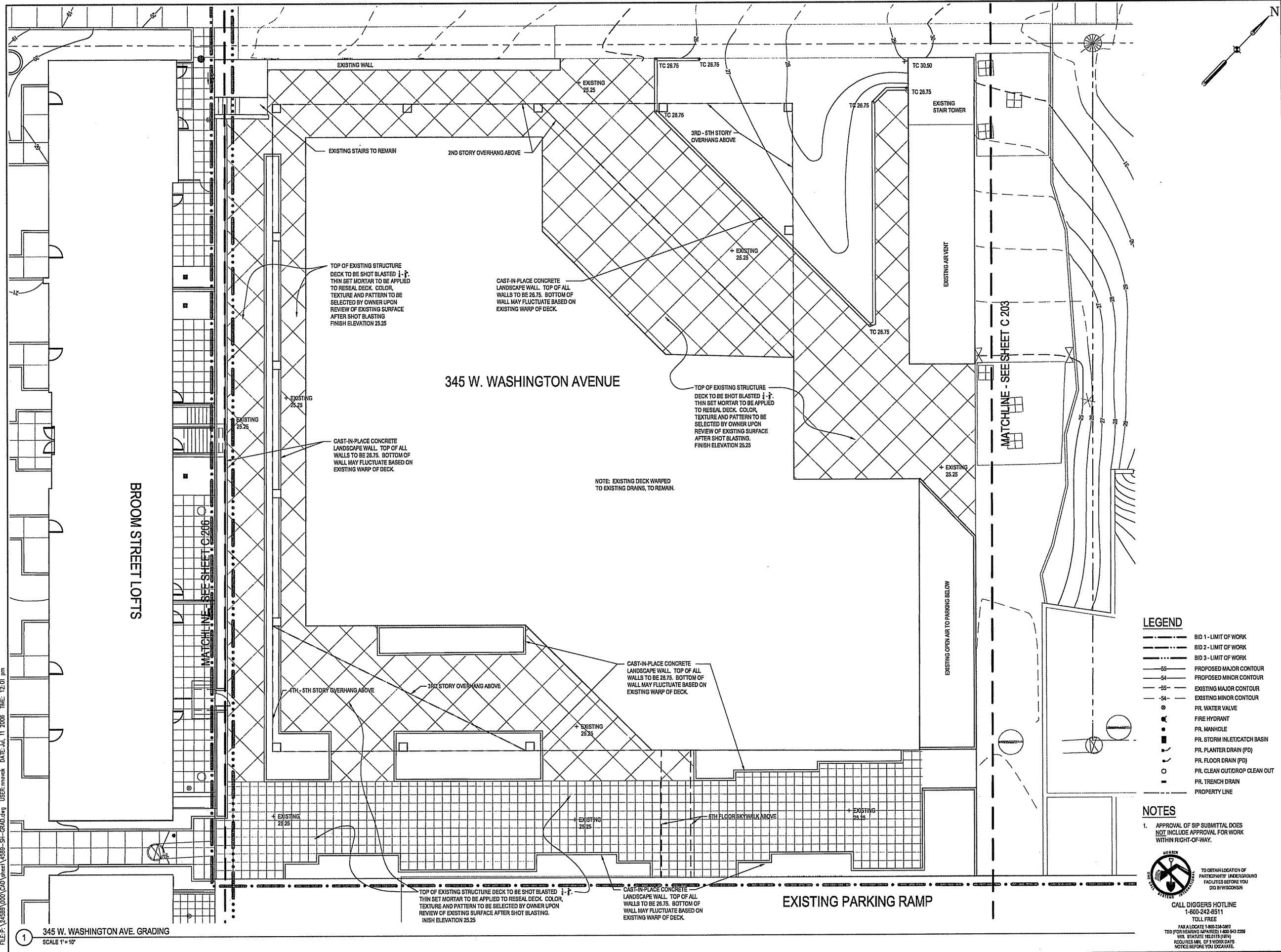
SCALE 24589.000

PROJECT NUMBER

DRAWING NUMBER

C 204

DRAWING NUMBER



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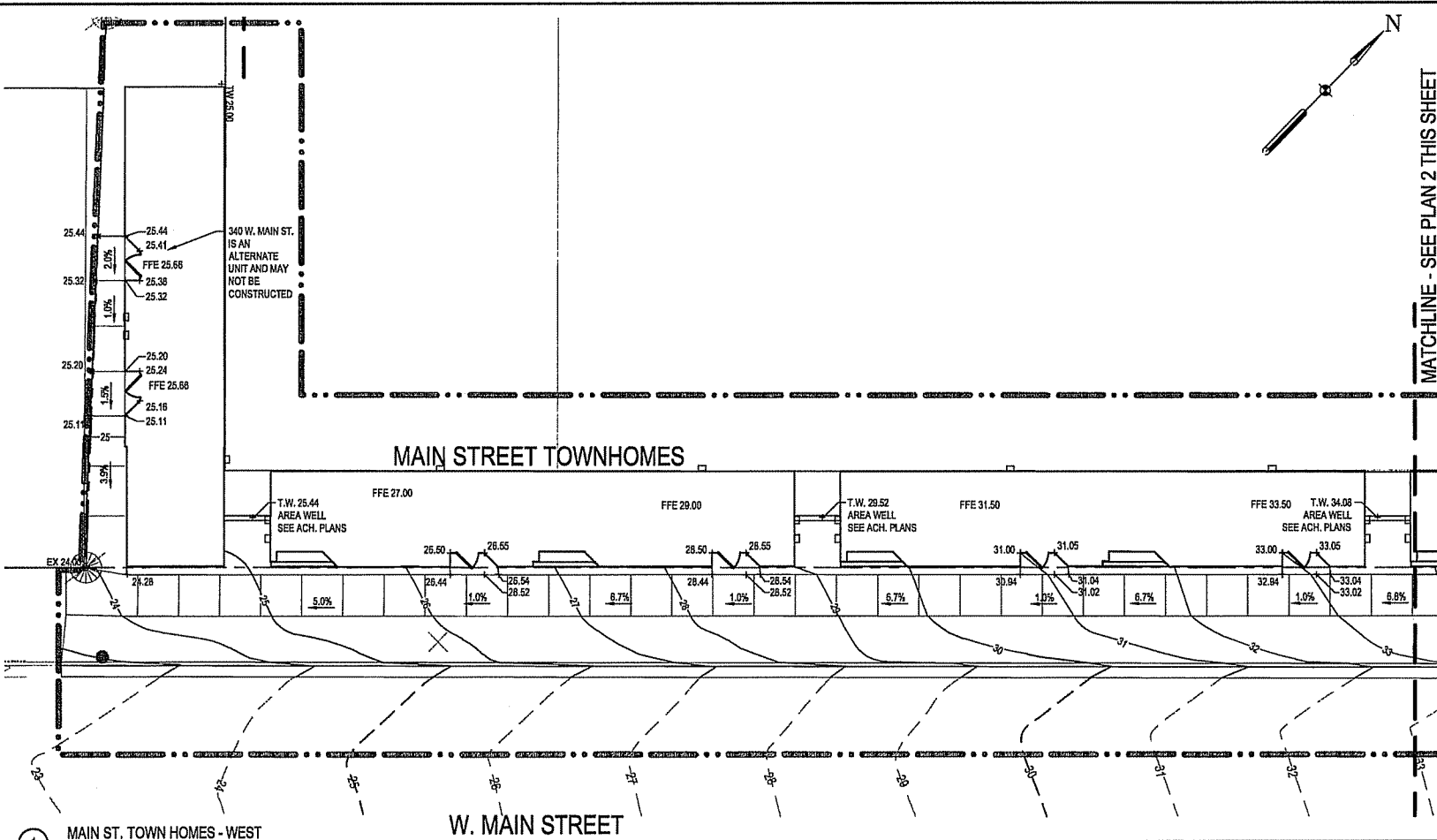
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100% CLIENT/CONTR. REVIEW SET		03/22/2006
FINAL DOCS. CDP/SIP SUBMITTAL		06/14/2006
SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES

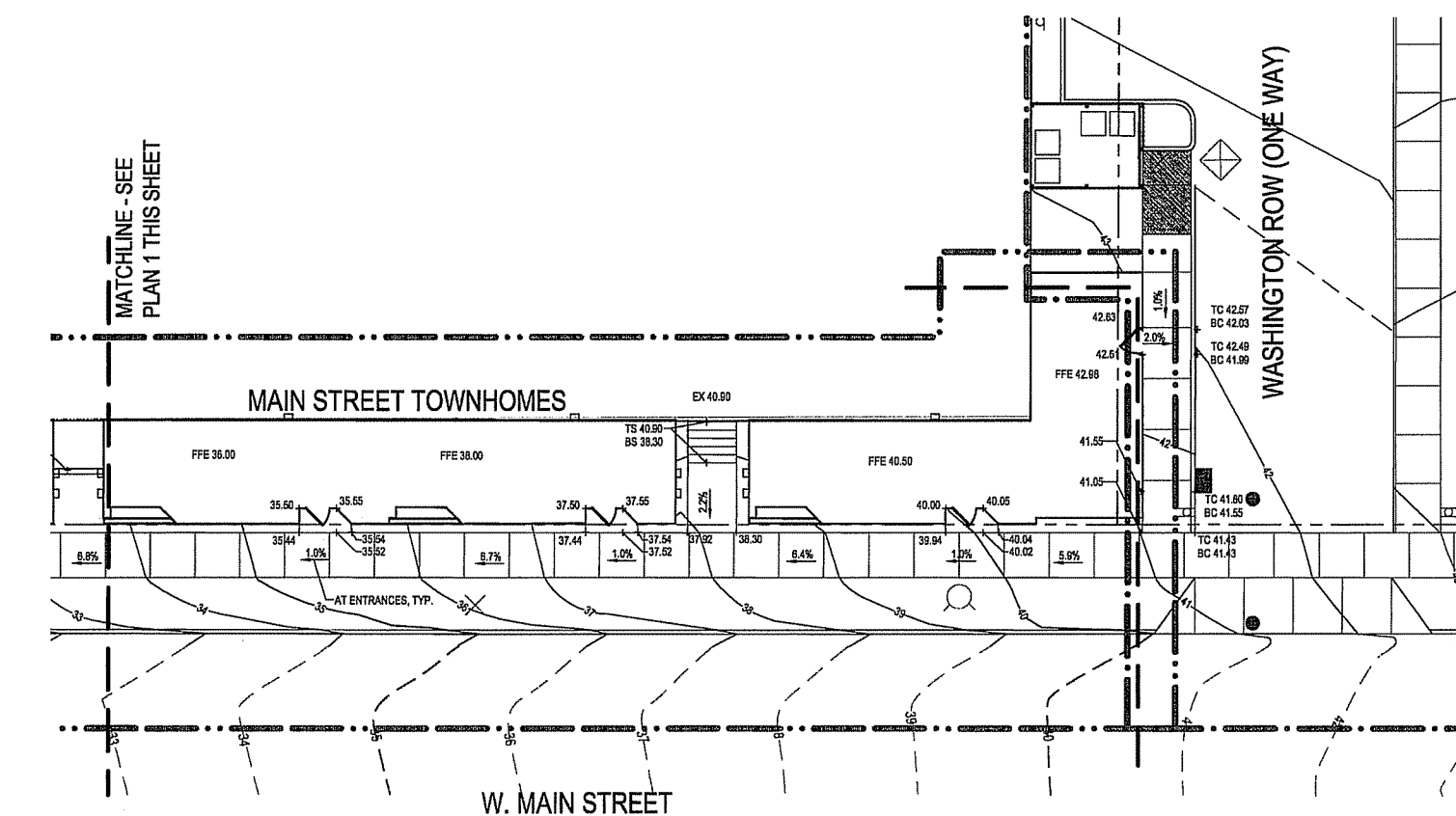
KEY PLAN
PROJECT NORTH

DRAWING TITLE
SITE GRADING - Main St
Town Homes - Henry St

SCALE AS INDICATED
SCALE 24589.000
PROJECT NUMBER
DRAWING NUMBER
C 205



1 MAIN ST. TOWN HOMES - WEST
SCALE 1" = 10'



2 MAIN ST. TOWN HOMES - EAST
SCALE 1" = 10'

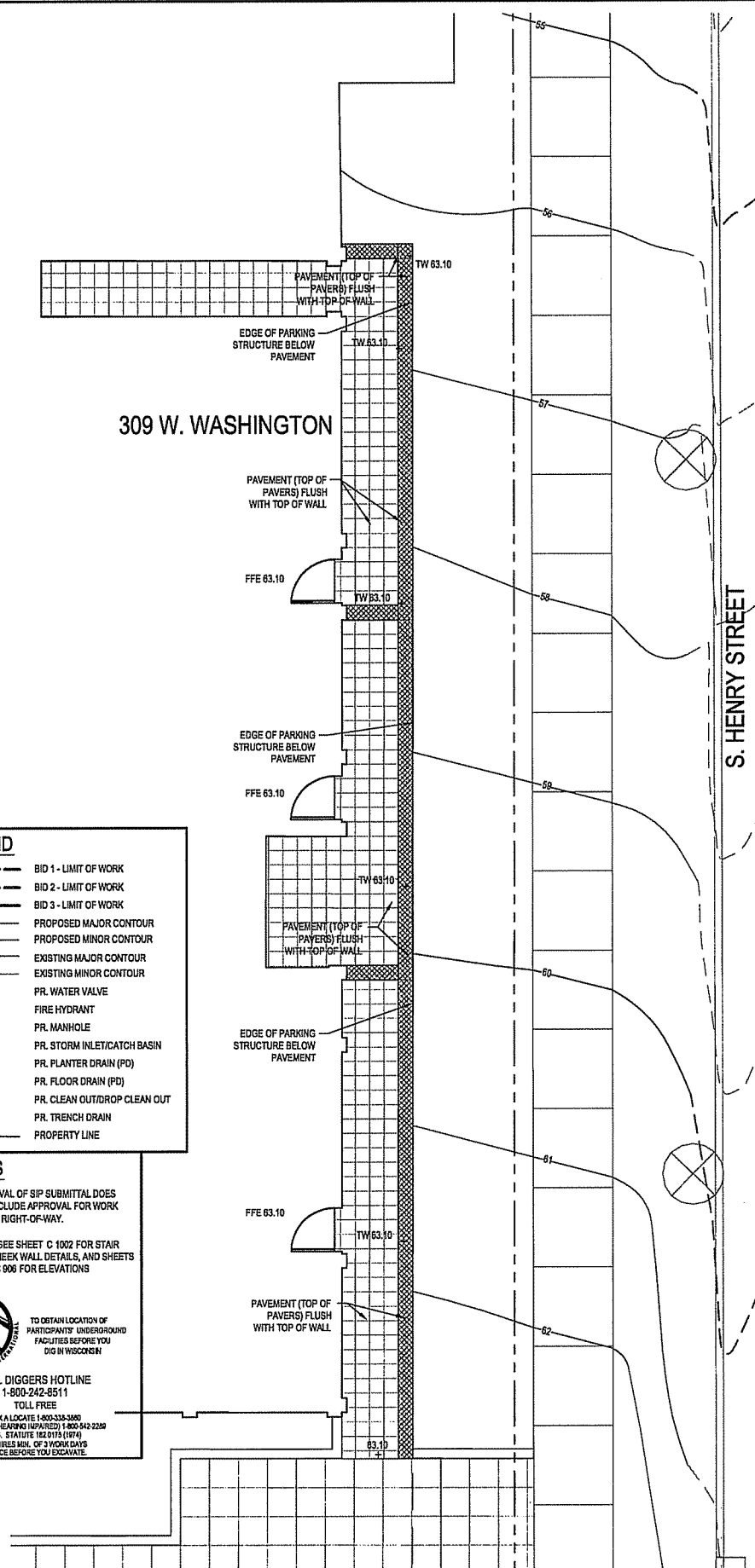
LEGEND

- BID 1 - LIMIT OF WORK
- BID 2 - LIMIT OF WORK
- BID 3 - LIMIT OF WORK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- P.R. WATER VALVE
- FIRE HYDRANT
- P.R. MANHOLE
- P.R. STORM INLET/CATCH BASIN
- P.R. PLANTER DRAIN (PD)
- P.R. FLOOR DRAIN (FD)
- P.R. CLEAN OUT/DROP CLEAN OUT
- P.R. TRENCH DRAIN
- PROPERTY LINE

NOTES

- APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.
- NOTE: SEE SHEET C 1002 FOR STAIR AND CHECK WALL DETAILS, AND SHEETS C 800-C 900 FOR ELEVATIONS.

MEMORANDUM
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN!
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-338-3300
TDD (FOR HEARING IMPAIRED) 1-800-342-2239
WIS. STATUTE 182.0173 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



3 HENRY ST. TOWN HOMES
SCALE 1" = 6'

CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

Owner:
THE ALEXANDER
COMPANY, INC.

JJR
landscape architecture
planning
urban design
civil engineering
environmental science
JJR, LLC
625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL	12/01/2005	
S&M REVIEW & ESTIMATE SET	01/04/2006	
MAIN ST. UTIL. TO CITY	02/07/2006	
CITY REVIEW SET	03/22/2006	
100% CLIENT/CONT. REVIEW SET	03/22/2006	
FINAL DOCS. GRP/SIP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN

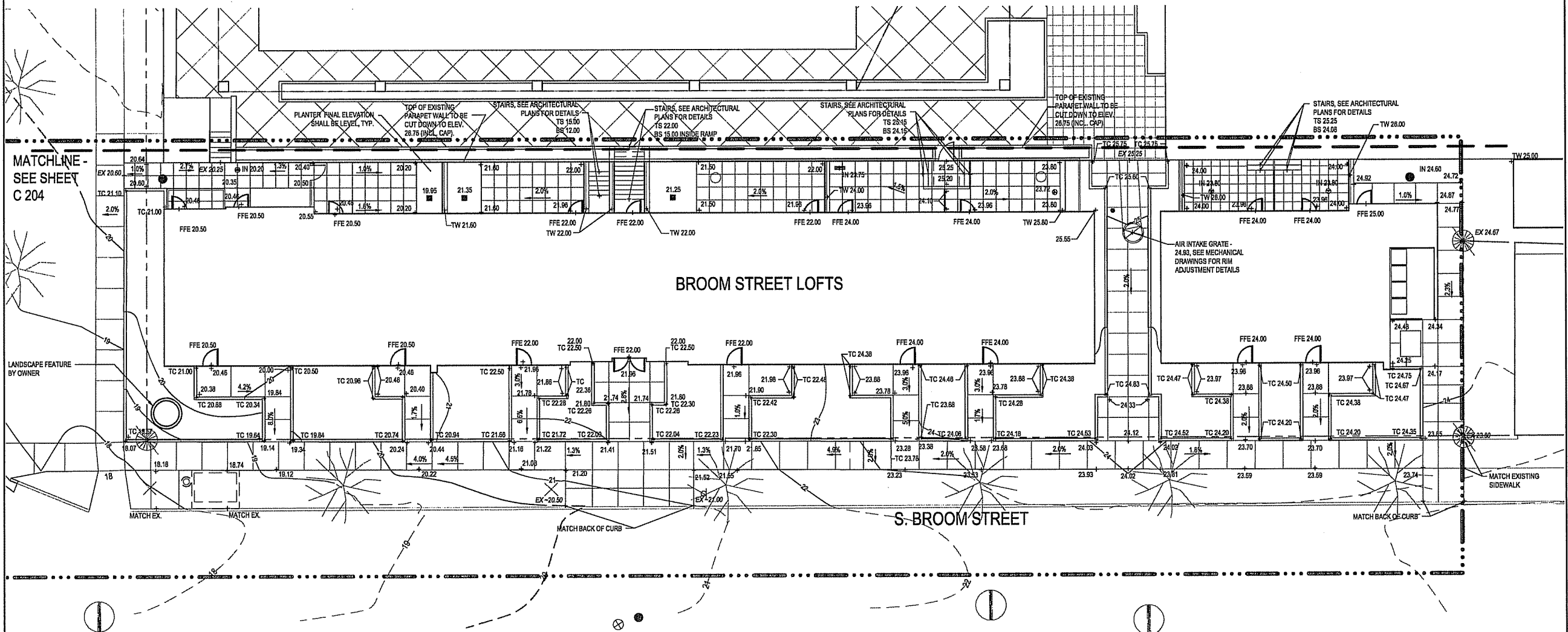


DRAWING TITLE
SITE GRADING - Broom St
Lofts

SCALE
SCALE 1" = 10'

PROJECT NUMBER
24589.000

DRAWING NUMBER
C 206



1 BROOM ST. LOFTS GRADING PLAN - SEE SHEET C 305 FOR CITY ACQUISITION OF 13' SETBACK PLAN
SCALE 1" = 10'

LEGEND

- BID 1 - LIMIT OF WORK
- BID 2 - LIMIT OF WORK
- BID 3 - LIMIT OF WORK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PR. WATER VALVE
- PR. FIRE HYDRANT
- PR. MANHOLE
- PR. STORM INLET/CATCH BASIN
- PR. PLANTER DRAIN (PD)
- PR. FLOOR DRAIN (FD)
- PR. CLEAN OUT/DROP CLEAN OUT
- PR. TRENCH DRAIN
- PROPERTY LINE

NOTES

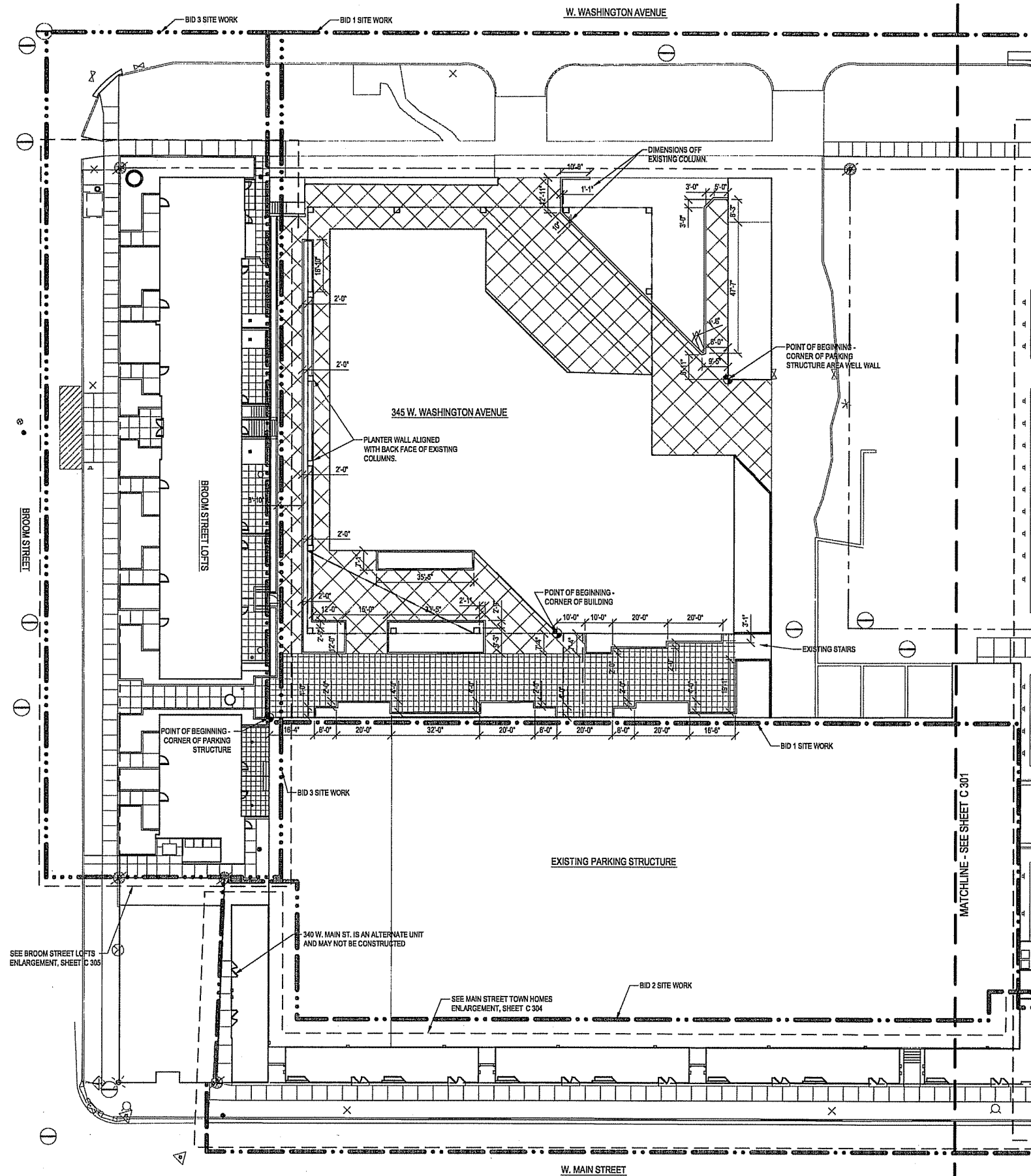
- APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.



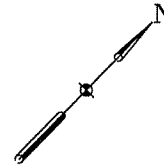
TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-334-3680
TOD (FOR READING IMPAIRED) 1-800-542-2229
VRS. STATEWIDE 1-800-755-1010
REQUIRES MIN. OF 3 WORKDAYS
NOTICE BEFORE YOU EXCAVATE.

FILE: P:\24589\000\CAD\sheet\4589-SH-GRAD.dwg USER: mnavak DATE: Jul. 11. 2006 TIME: 12:02 pm

FILE: P:\45589\000\CAD\sheet\45589-SH-LAY0.dwg USER: mveok DATE: Jul, 11 2006 TIME: 12:02 pm



1 SITE LAYOUT - WEST
SCALE 1" = 20'



CAPITOL WEST PHASE 1 BLOCK 51 - MADISON, WI

Owner:
**THE ALEXANDER
COMPANY, INC.**

JJR landscape architecture
planning
urban design
civil engineering
environmental science
JJR, LLC
625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

LEGEND

- BID 1 - LIMIT OF WORK
- BID 2 - LIMIT OF WORK
- BID 3 - LIMIT OF WORK
- PROPERTY LINE
- CURB AND GUTTER
- GUARDRAIL OR HANDRAIL
- STAIRS
- PROPOSED STORM INLET/ MANHOLE
- PROPOSED CURB INLET
- SLOT DRAIN
- PLANTER CURB OR WALL
- SIGN

NOTES

- APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.
- SEE EXISTING CONDITIONS SHEET C 110, FOR BENCHMARKS AND CONTROL POINTS.
- SEE MATERIALS PLAN FOR SCORING LAYOUT AND ALL DETAIL REFERENCES.
- ALL CURB AND SITE WALL COORDINATES AND DIMENSIONS ARE TO FACE OF CURB/WALL.
- BUILDING COORDINATES AND DIMENSIONS ARE TO FINISHED FACE OF BUILDING.
- LIGHT POLE COORDINATES ARE TO CENTER OF POLE BASE.
- ALL DRIVE APRONS AND CURB REPLACEMENT SECTIONS SHALL CONFORM TO THE CITY OF MADISON ENGINEERING DEPT. DESIGN STANDARDS.
- ALL DIMENSIONS ARE GIVEN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL HAVE SURVEYOR STAKE ALL SITE ELEMENTS USING CAD FILES



TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
UTILITIES BEFORE YOU
DO ANY WORK

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX A LOCATE 1-800-338-3005
TDD (FOR HEARING IMPAIRED) 1-800-242-8229
WIS. STATUTE 183.075 (1979)
REQUIRES M.N. OF 3 HOURS DAYS
NOTICE BEFORE YOU EXCAVATE.

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL	12/01/2005	
50% DD REVIEW & ESTIMATE SET	01/04/2006	
MAIN ST. UTIL. TO CITY	02/07/2006	
CITY REVIEW SET	02/22/2006	
100% CLIENT/CONT. REVIEW SET	03/22/2006	
FINAL DOCS. GGP/SIP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE LAYOUT - West

0 10' 20' 40'
SCALE IN FEET
SCALE 1" = 20'

SCALE 24589.000

PROJECT NUMBER

C 300

DRAWING NUMBER

CAPITOL WEST
PHASE 1

BLOCK 51 - MADISON, WI

Owner:

THE ALEXANDER
COMPANY, INC.

JJR

landscape architecture
planning
urban design
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environmental science

JJR, LLC
825 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
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ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL	12/01/2005	
50% DD REVIEW & ESTIMATE SET	01/04/2006	
MAIN ST. UTIL. TO CITY	02/07/2006	
CITY REVIEW SET	02/22/2006	
100% CLIENT/CONF. REVIEW SET	03/22/2006	
FINAL DOCS. GOF/SF SUBMITTAL	06/14/2006	
SF ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE LAYOUT - East - Henry
St Enlargement

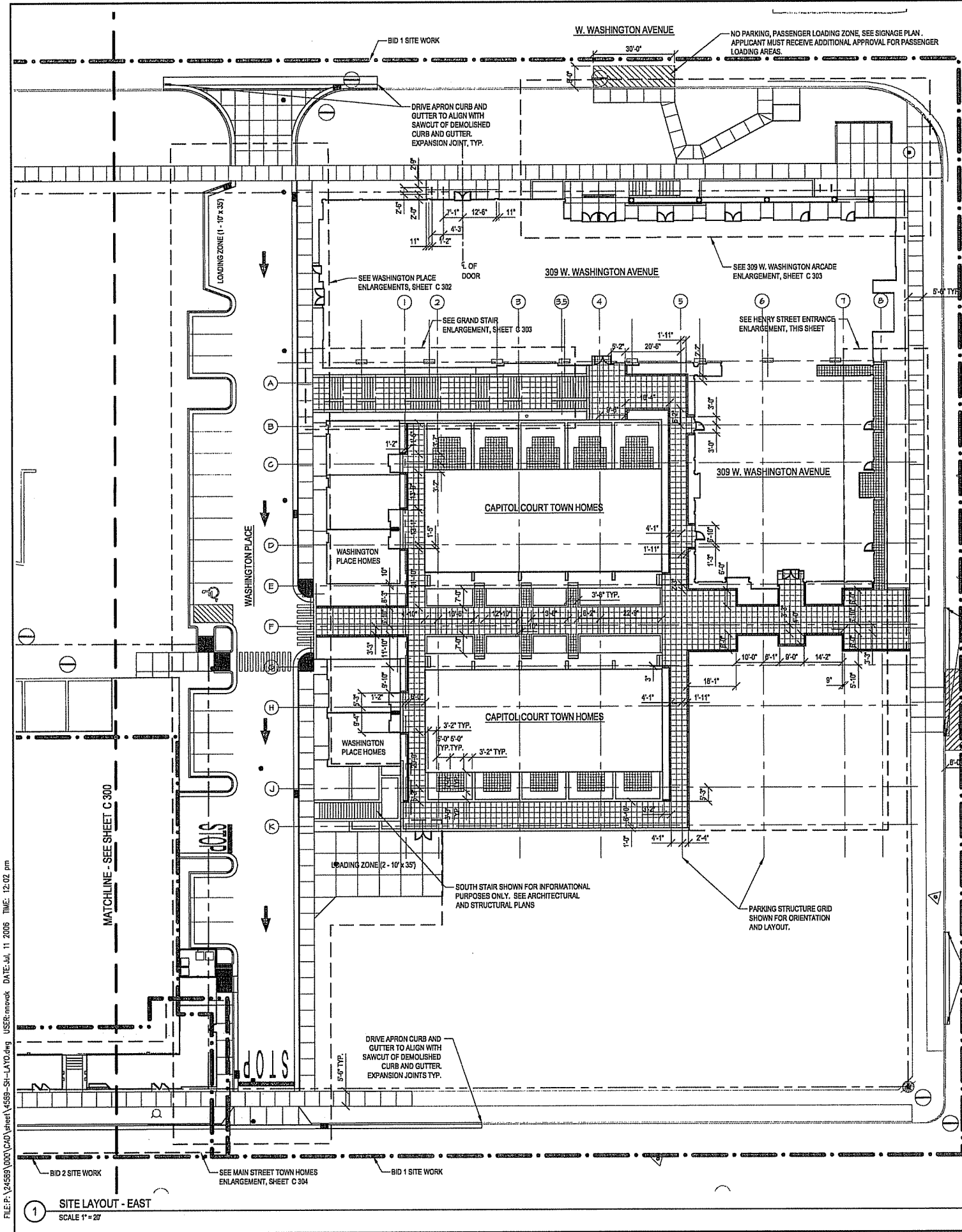
SCALE AS INDICATED

SCALE 24589.000

PROJECT NUMBER

C 301

DRAWING NUMBER



LEGEND

- BID 1 - LIMIT OF WORK
- BID 2 - LIMIT OF WORK
- BID 3 - LIMIT OF WORK
- PROPERTY LINE
- CURB AND GUTTER
- GUARDRAIL OR HANDRAIL
- STAIRS
- PROPOSED STORM INLET/ MANHOLE
- PROPOSED CURB INLET
- SLOT DRAIN
- PLANTER CURB OR WALL
- SIGN

NOTES

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- SEE STAIR DETAILS SHEET C 1002 AND ELEVATIONS SHEETS C 900 - C 906 FOR STAIR, WALL AND HANDRAIL ELEVATIONS.

FILE: P:\24589\000\CAD\sheet\4589-SH-LAY01.dwg USER: mowak DATE: Jul, 11 2006 TIME: 12:02 pm

CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

Owner:
THE ALEXANDER
COMPANY, INC.

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625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL	12/01/2005	
50% DD REVIEW & ESTIMATE SET	01/04/2006	
MAIN ST. UTIL. TO CITY	02/07/2006	
CITY REVIEW SET	02/22/2006	
100% CLIENT/CONT. REVIEW SET	03/22/2006	
FINAL DOCS. GDP/SP SUBMITTAL	06/14/2006	
SP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
SITE LAYOUT - Washington
Place

SCALE IN FEET
SCALE 1" = 10'

SCALE 24589.000

PROJECT NUMBER

C 302

DRAWING NUMBER



CALL DIGGERS HOTLINE
1-800-242-6511
TOLL FREE

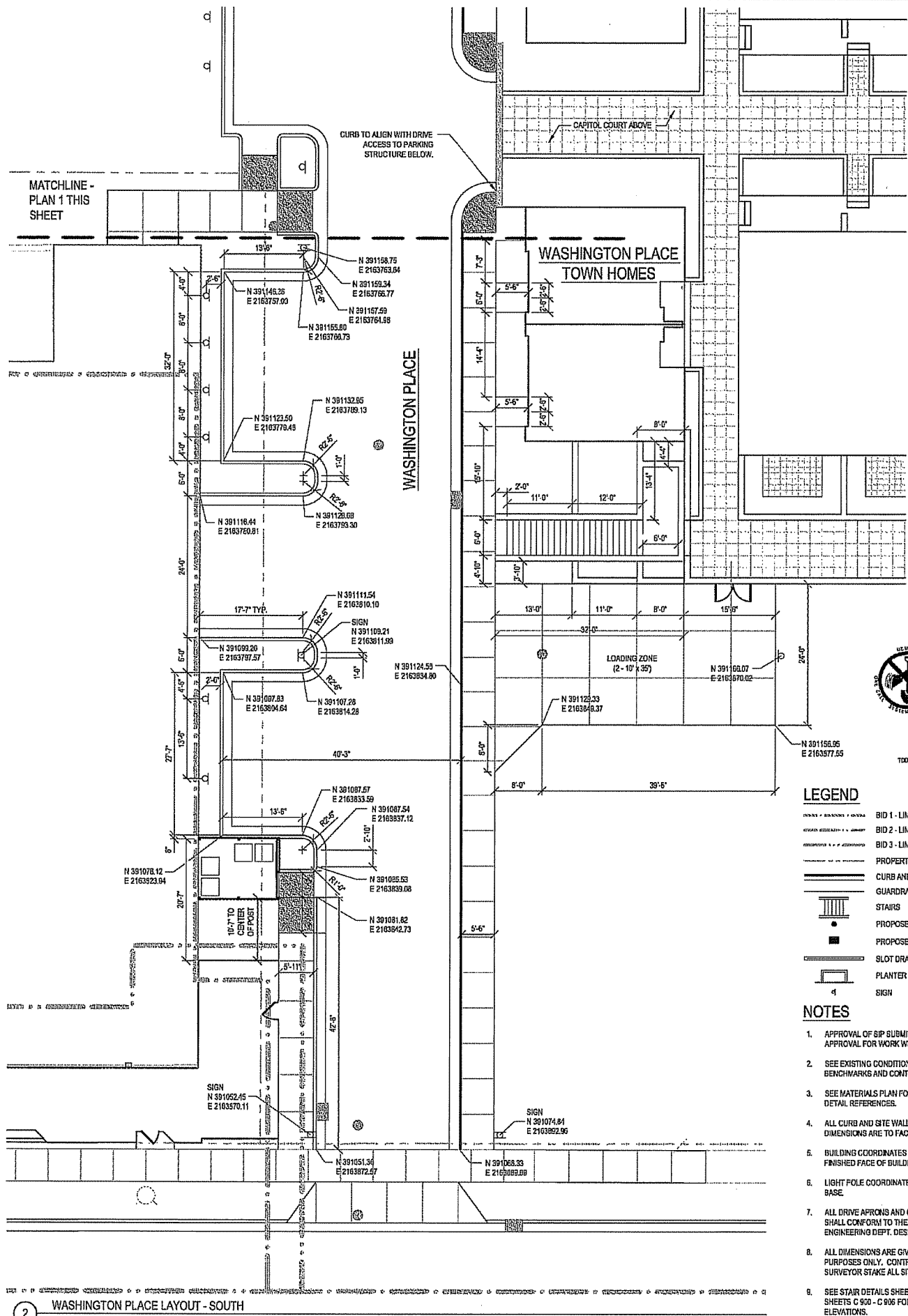
FOR ALLOCATE 1-800-338-3839
TOLL FREE
100 (FOR HEARING IMPAIRED) 1-800-548-2219
REQUIRES 10% OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

LEGEND

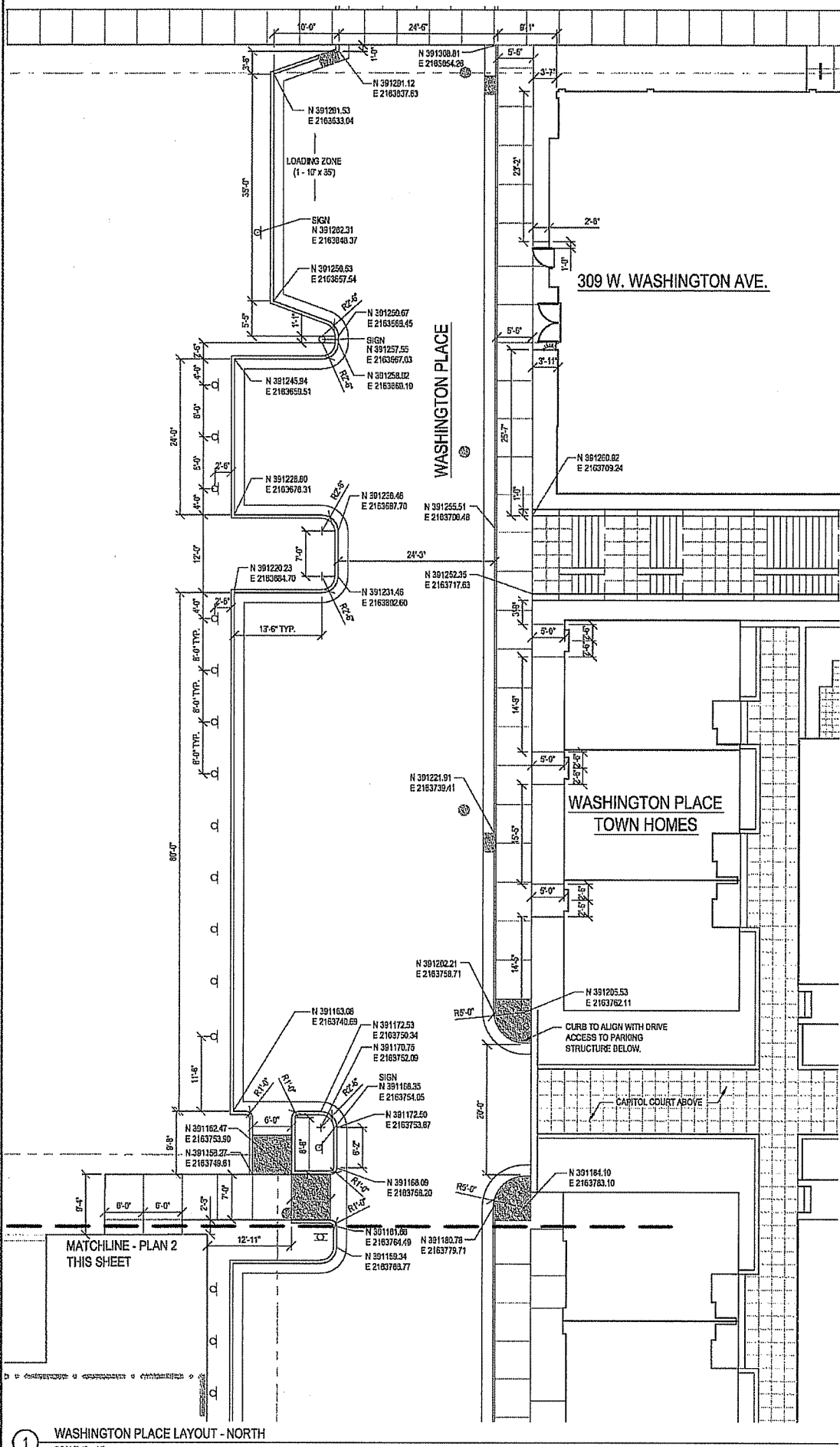
- BID 1 - LIMIT OF WORK
- BID 2 - LIMIT OF WORK
- BID 3 - LIMIT OF WORK
- PROPERTY LINE
- CURB AND GUTTER
- GUARDRAIL OR HANDRAIL
- STAIRS
- PROPOSED STORM INLET/MANHOLE
- PROPOSED CURB INLET
- SLOT DRAIN
- PLANTER CURB OR WALL
- SIGN

NOTES

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- SEE EXISTING CONDITIONS SHEET C 110, FOR BENCHMARKS AND CONTROL POINTS.
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- SEE STAIR DETAILS SHEET C 100Z AND ELEVATIONS SHEETS C 900 - C 906 FOR STAIR, WALL AND HANDRAIL ELEVATIONS.



WASHINGTON PLACE LAYOUT - SOUTH
SCALE 1" = 10'



WASHINGTON PLACE LAYOUT - NORTH
SCALE 1" = 10'

FILE: P:\24589\24589.dwg USER: jmr DATE: 11/11/2005 TIME: 02:37 PM

BLOCK 51 - MADISON, WI

Owner:

JJR landscape architecture
planning
urban design
civil engineering
environmental science

JJR, LLC
625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL		12/01/2005
50% DD REVIEW & ESTIMATE SET		01/04/2006
MAIN ST. UTIL. TO CITY		02/07/2006
CITY REVIEW SET		02/22/2006
100% CLIENT/CONT. REVIEW SET		03/22/2006
FINAL DOCS. GDP/SIP SUBMITTAL		06/14/2006
SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE LAYOUT - Main St

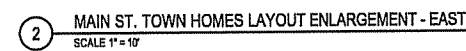
SCALE AS INDICATED

SCALE 24589.000

PROJECT NUMBER

C 304

DRAWING NUMBER



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-338-3880
TDD (FOR HEARING IMPAIRED) 1-800-642-2288
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

LEGEND

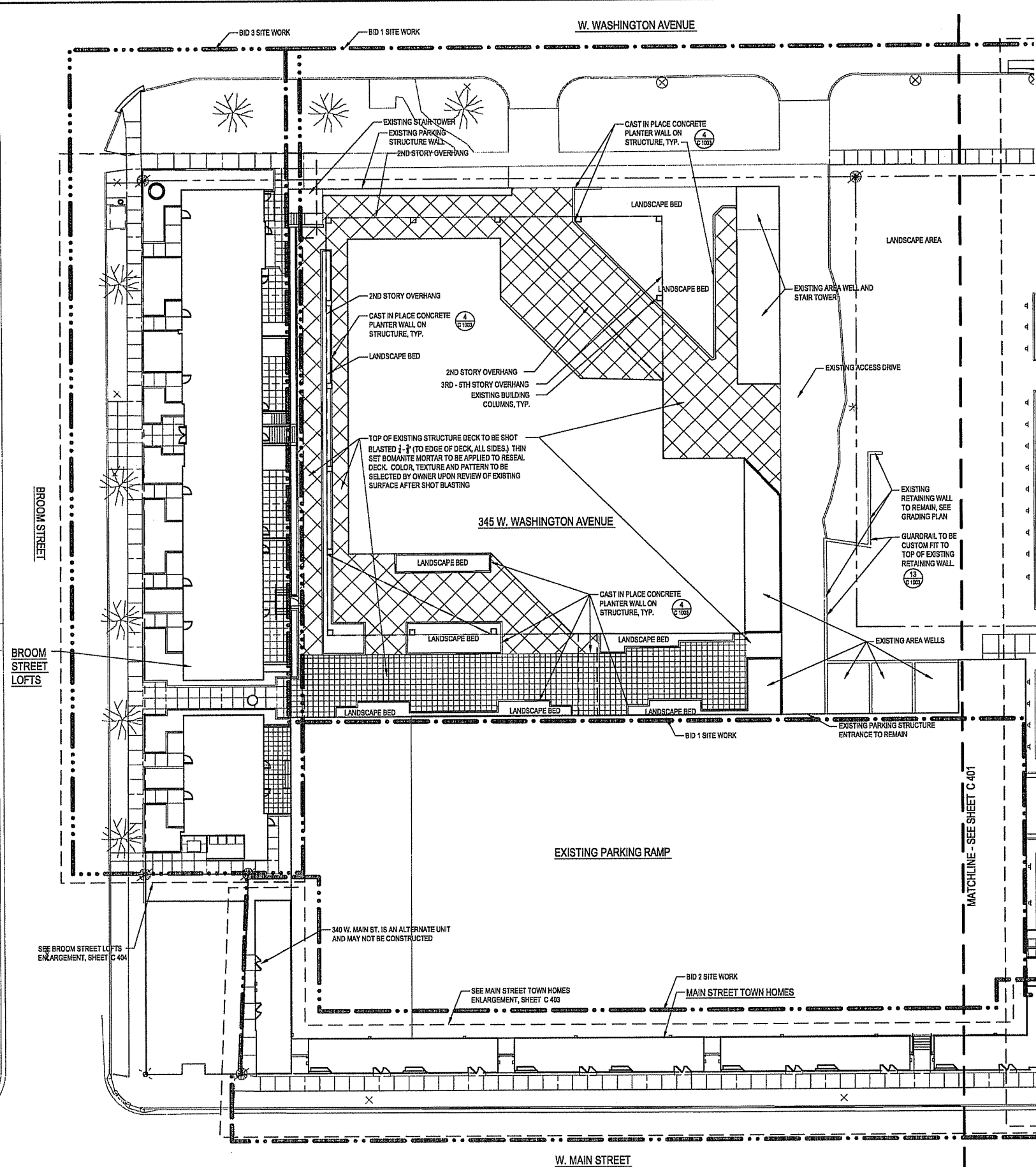
- | | |
|---|-------------------------------|
|  | BID 1 - LIMIT OF WORK |
|  | BID 2 - LIMIT OF WORK |
|  | BID 3 - LIMIT OF WORK |
|  | PROPERTY LINE |
|  | CURB AND GUTTER |
|  | GUARDRAIL OR HANDRAIL |
|  | STAIRS |
|  | PROPOSED STORM INLET/ MANHOLE |
|  | PROPOSED CURB INLET |
|  | SLOT DRAIN |
|  | PLANTER CURB OR WALL |
|  | SIGN |

NOTES

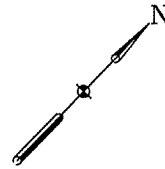
1. APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.
2. SEE EXISTING CONDITIONS SHEET C 110, FOR BENCHMARKS AND CONTROL POINTS.
3. SEE MATERIALS PLAN FOR SCORING LAYOUT AND ALL DETAIL REFERENCES.
4. ALL CURBS AND SITE WALL COORDINATES AND DIMENSIONS ARE TO FACE OF CURB/WALL.
5. BUILDING COORDINATES AND DIMENSIONS ARE TO FINISHED FACE OF BUILDING.
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9. SEE STAIR DETAILS SHEET C 1002 AND ELEVATIONS SHEETS C 800 - C 806 FOR STAIR, WALL AND HANDRAIL ELEVATIONS.

FILE: P:\24589\000\CAD\street\4589-SH-LAYO.dwg USER: mnovok DATE: Jul, 11 2006 TIME: 12:03 pm

FILE P:\24589\000\CA0\sheet\4589-SH-MAT.dwg USER: mowak DATE: jul, 11 2006 TIME: 12:03 pm



1 SITE MATERIALS PLAN - WEST
SCALE 1" = 20'



CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

Owner:
THE ALEXANDER
COMPANY, INC.

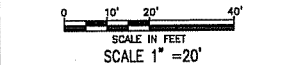
JJR
landscape architecture
planning
urban design
civil engineering
environmental science
JJR, LLC
825 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL		12/01/2005
SIX DO REVIEW & ESTIMATE SET		01/04/2006
MAIN ST. UTIL. TO CITY		02/07/2006
CITY REVIEW SET		02/22/2006
100% CLIENT/CONF. REVIEW SET		03/22/2006
FINAL DOCS. GIP/SIP SUBMITTAL		06/14/2006
SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES



DRAWING TITLE
SITE MATERIALS - West



SCALE 24589.000
PROJECT NUMBER
DRAWING NUMBER
C 400

LEGEND

- BID 1 LIMIT OF WORK
- BID 2 LIMIT OF WORK
- BID 3 LIMIT OF WORK
- EXPANSION JOINT
- CONTROL JOINT
- PROPERTY LINE
- CURB AND GUTTER
- GUARDRAIL OR HANDRAIL
- STAIRS
- PROPOSED STORM INLET/ MANHOLE
- PROPOSED CURB INLET
- SLOT DRAIN
- PLANTER CURB OR WALL
- NUMBER OF EQ. SPACED JOINTS
- SIGN

NOTES

- APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY. ALL WORK SHOWN FROM THE BACK OF PUBLIC SIDEWALK TO OPPOSITE RIGHT OF WAY TO BE DESIGNED BY CITY OF MADISON ENGINEERING. RIGHT OF WAY WORK TO BE INSTALLED PER CITY OF MADISON PLANS. SEE CITY DRAWING SET FOR LAYOUT AND SPECIFICATIONS.
- NOTED SITE ELEMENTS BEYOND R. TO BE DESIGNED AND DETAILED PER THIS DRAWING SET AND INSTALLED BY SITE CONTRACTOR PER CITY ENGINEERING AGREEMENT.
- SEE ELEVATION SHEETS (800 SERIES) FOR HANDRAIL AND GUARDRAIL ELEVATIONS AND FOR RETAINING WALL PATTERN AND FOOTINGS.
- IN ADDITION TO THOSE SHOWN, EXPANSION JOINTS (E.J.) IN CONCRETE WALKS TO BE INSTALLED AT ALL FIXED ELEMENTS, I.E. WALLS, STRUCTURES, ETC.

CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

Owner:
**THE ALEXANDER
COMPANY, INC.**

JJR landscape architecture
planning
urban design
civil engineering
environmental science

JJR, LLC
625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL		12/01/2005
50% DD REVIEW & ESTIMATE SET		01/04/2006
MAIN ST. UTIL. TO CITY		02/07/2006
CITY REVIEW SET		02/22/2006
100% CLIENT/CORR. REVIEW SET		03/22/2006
FINAL DOCS. GOF/SP SUBMITTAL		06/14/2006
SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN
PROJECT NORTH

DRAWING TITLE
**SITE MATERIALS - East -
Henry St Enlargement**

SCALE IN FEET
SCALE 1" = 20'

SCALE 24589.000

PROJECT NUMBER

C 401

DRAWING NUMBER

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX A LOCATE 1-800-337-3839
100' FOR (EARTH AND PAVED) 1-800-442-2283
WIS. STATUTE 18.02(1)(b)(4)
REQUIREMENT OF 3 WORKDAYS
NOTICE BEFORE YOU EXCAVATE.

HYDROTECH PAVING SYSTEM ON
STRUCTURE AND EXTENDING ONTO
CONCRETE SLAB SURROUNDED BY
RETAINING WALL, TYP. HANOVER
PAVERS 12" x 12", COLOR DEEP GREY

EDGE OF PARKING STRUCTURE, SEE
STRUCTURAL PLANS

GUARDRAIL ON PARKING DECK
AND RETAINING WALL, TYP.

HYDROTECH PAVING SYSTEM ON
STRUCTURE AND EXTENDING ONTO
CONCRETE SLAB SURROUNDED BY
RETAINING WALL, TYP. HANOVER
PAVERS 12" x 12", COLOR DEEP GREY

EDGE OF PARKING STRUCTURE, SEE
STRUCTURAL PLANS

GUARDRAIL ON PARKING DECK
AND RETAINING WALL, TYP.

HYDROTECH PAVING SYSTEM ON
STRUCTURE AND EXTENDING ONTO
CONCRETE SLAB SURROUNDED BY
RETAINING WALL, TYP. HANOVER
PAVERS 12" x 12", COLOR DEEP GREY

EDGE OF PARKING STRUCTURE, SEE
STRUCTURAL PLANS

CONCRETE LANDSCAPE CURB TO MATCH
CURB ON STRUCTURE. PIN TO ADJACENT
CONCRETE SLAB UNDER PAVERS.

HYDROTECH PAVING SYSTEM ON
STRUCTURE AND EXTENDING ONTO
CONCRETE SLAB SURROUNDED BY
RETAINING WALL (SLAB PINNED TO
PARKING STRUCTURE), TYP. HANOVER
PAVERS 24" x 24"
CORE 2" & DEEP HOLES ON DOWN
SLOPE SIDE OF CONCRETE SLAB FOR
DRAINAGE, FILL WITH CLEAN PEA
GRAVEL.

NOTES

- APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE
APPROVAL FOR WORK WITHIN RIGHT-OF-WAY. ALL
WORK SHOWN FROM THE BACK OF PUBLIC SIDEWALK TO
OPPOSITE RIGHT OF WAY TO BE DESIGNED BY CITY OF
MADISON ENGINEERS. RIGHT OF WAY WORK TO BE
INSTALLED PER CITY OF MADISON PLANS. SEE CITY
DRAWINGS SET FOR LAYOUT AND SPECIFICATIONS.
- NOTED SITE ELEMENTS BEYOND 4' TO BE DESIGNED AND
DETAILED PER THIS DRAWING SET AND INSTALLED BY
SITE CONTRACTOR PER CITY ENGINEERING AGREEMENT.
- SEE ELEVATION SHEETS (800 SERIES) FOR HANDRAIL
AND GUARDRAIL ELEVATIONS AND FOR RETAINING WALL
PATTERN AND FOOTINGS.
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IN CONCRETE SHALL BE INSTALLED AT ALL FIXED
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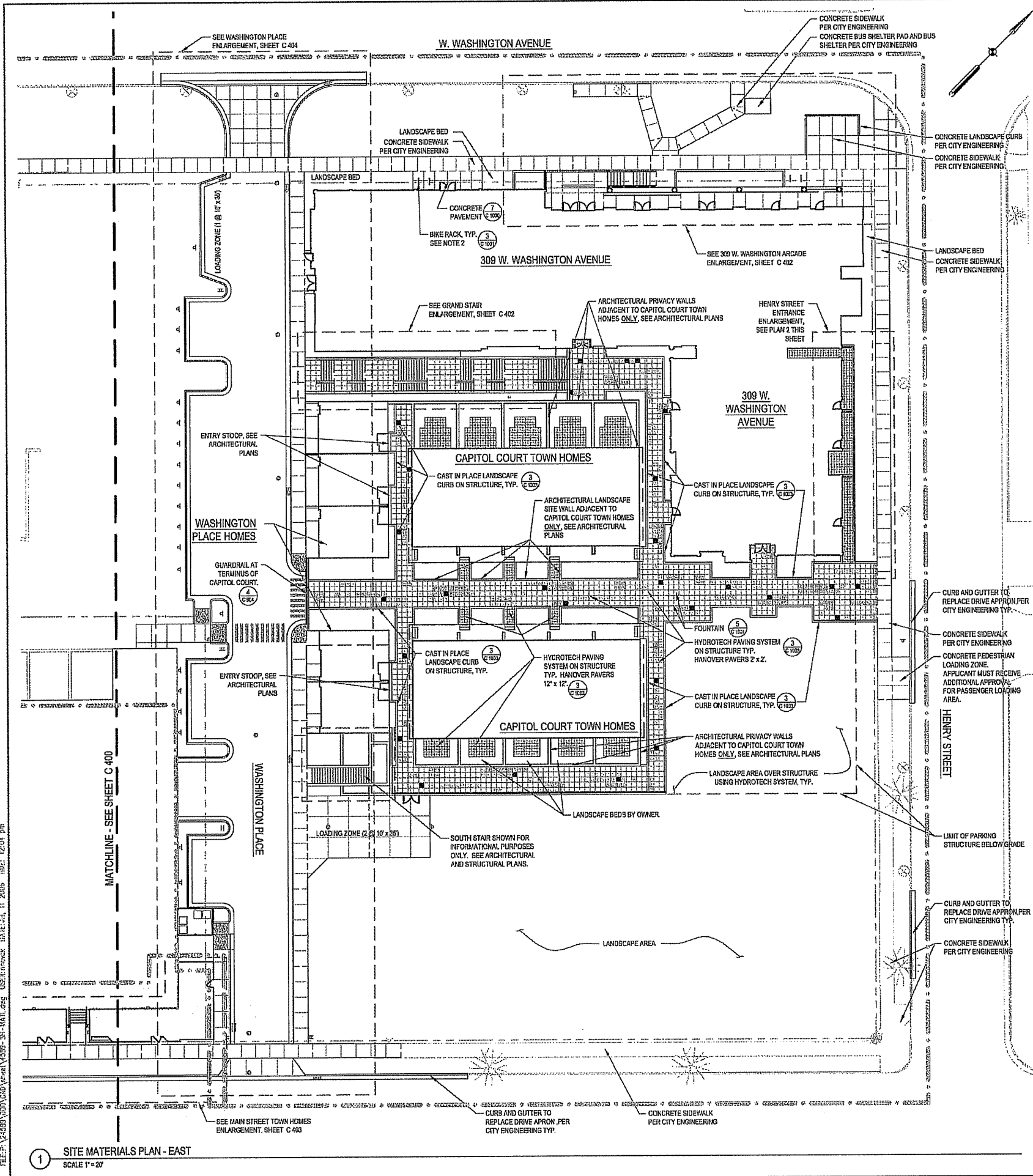
PAVER LEGEND

- HANOVER PAVERS
COLOR, TEXTURE
- NATURAL, TUDOR
 - LIMESTONE, TUDOR
 - CHARCOAL, TUDOR
 - QUARRY RED, TUDOR
- NOTE:
- PAVER LAYOUT PATTERN TO CARRY
THROUGH TO PAVERS ON GRAND
STAIR LANDINGS AND TO ALL PRIVATE
RESIDENCE ENTRY WALKS AND REAR
PATIOS WHERE APPLICABLE.
 - PUBLIC AREAS: PAVERS 24"x24"
 - STAIRS AND PRIVATE ENTRIES/PATIOS:
PAVERS 12"x12"

2 HENRY ST. ENLARGEMENT
SCALE 1" = 8'

LEGEND

- BID 1 LIMIT OF WORK
- BID 2 LIMIT OF WORK
- BID 3 LIMIT OF WORK
- EXPANSION JOINT
- CONTROL JOINT
- PROPERTY LINE
- CURB AND GUTTER
- GUARDRAIL OR HANDRAIL
- STAIRS
- PROPOSED STORM INLET/MANHOLE
- PROPOSED CURB INLET
- SLOT DRAIN
- PLANTER CURB OR WALL
- NUMBER OF EQ. SPACED
JOINTS
- SIGN



1 SITE MATERIALS PLAN - EAST
SCALE 1" = 20'

FILE: P:\24589\2006\West\4389-31-MAT.dwg USER: jmc DATE: 11/11/2005 TIME: 12:04 PM

Owner:
THE ALEXANDER
COMPANY, INC.

JJR landscape architecture
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environmental science

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MADISON, WISCONSIN 53703
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608.251.6147 F
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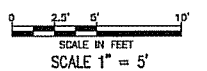
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SEALS AND SIGNATURES

KEY PLAN



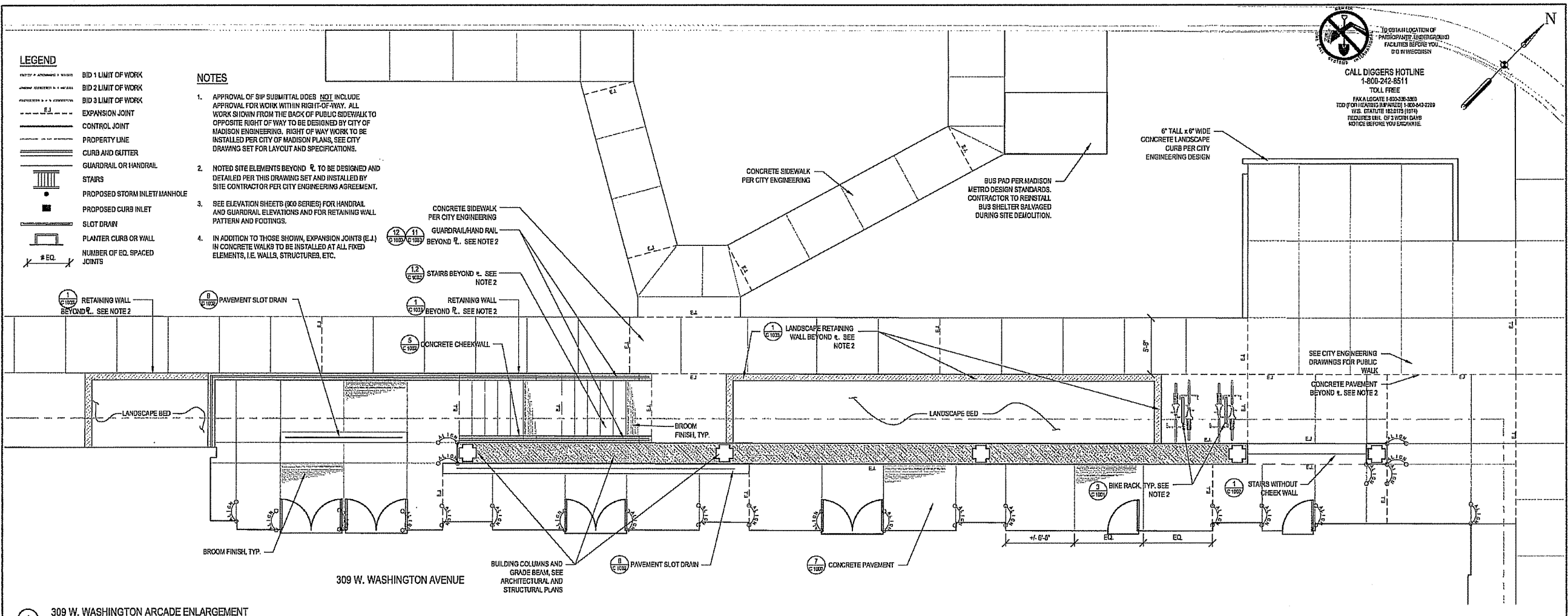
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**SITE MATERIALS - Arcade -
North Stair**



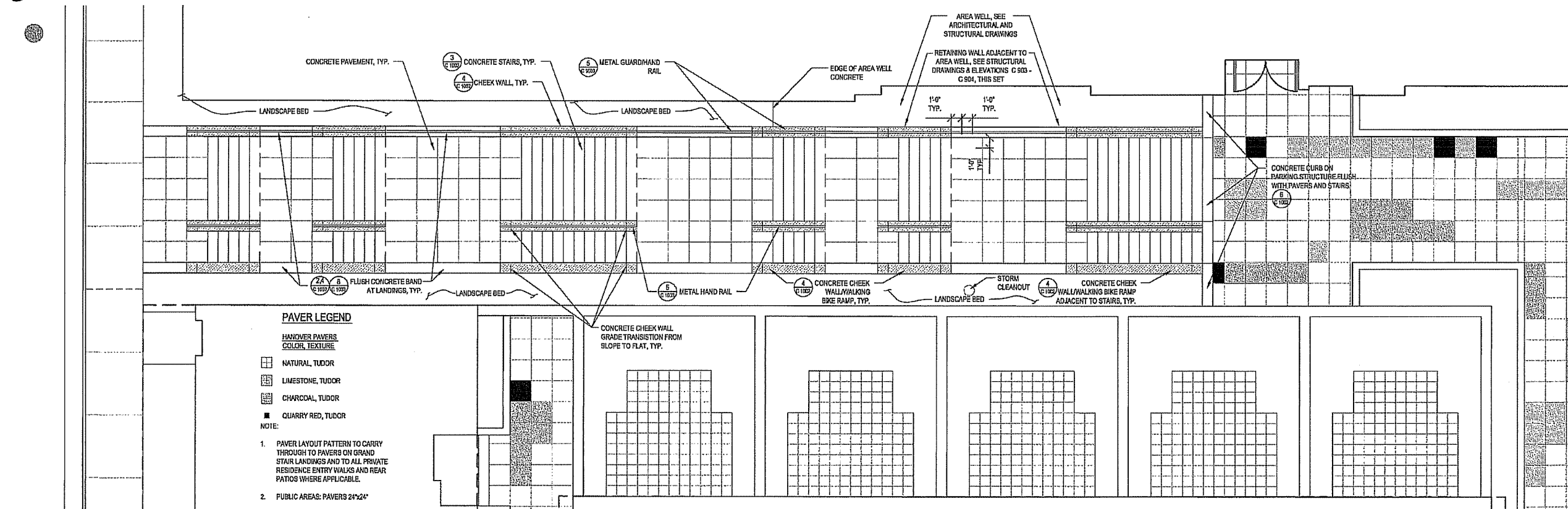
SCALE 24589.000

PROJECT NUMBER

DRAWING NUMBER



1 309 W. WASHINGTON ARCADE ENLARGEMENT
SCALE 1" = 5'



2 GRAND STAIR ENLARGEMENT
SCALE 1"=8'

FILE P: \24589\000\CAD\sheet\4589-SH-MATL.dwg USER: nrcsch DATE: Jul, 11 2005 TIME: 04:39 pm

CAPITOL WEST PHASE 1 BLOCK 51 - MADISON, WI

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**THE ALEXANDER
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ISSUED FOR	REV	DATE
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MAIN ST. UTIL. TO CITY	02/07/2006	
CITY REVIEW SET	02/22/2006	
100% CLIENT/CONT. REVIEW SET	03/22/2006	
FINAL DOCS. GDP/SIP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

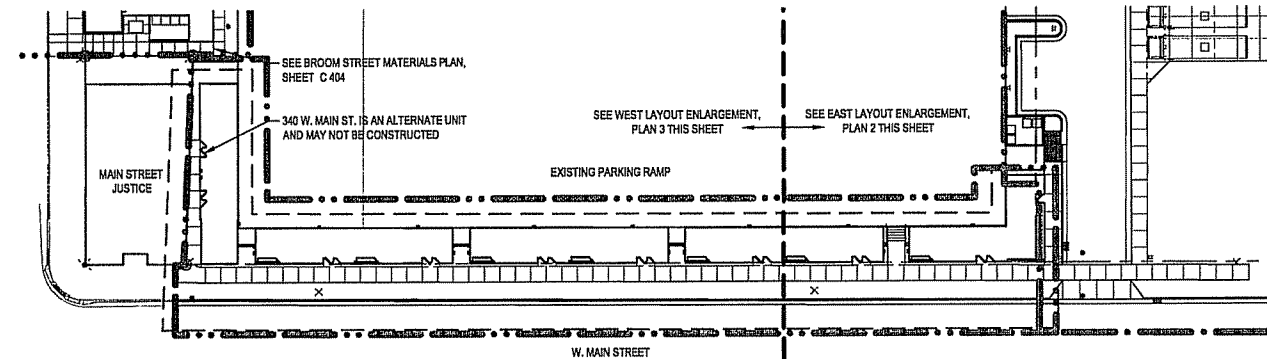
SEALS AND SIGNATURES

KEY PLAN

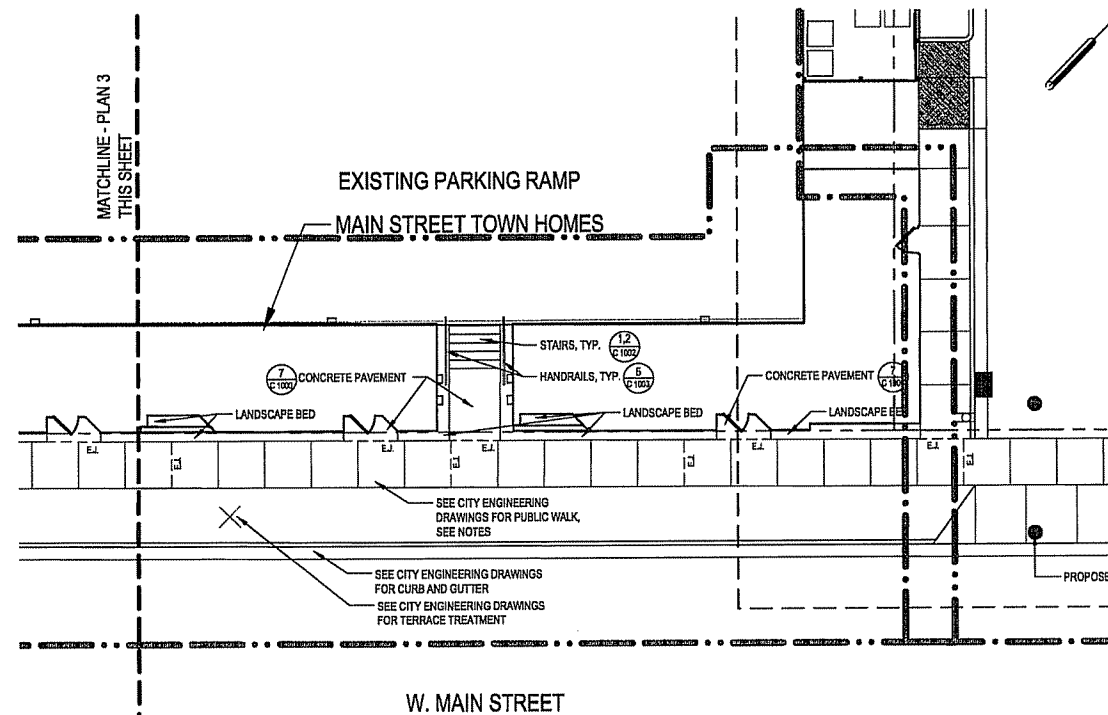


DRAWING TITLE
SITE MATERIALS - Main St

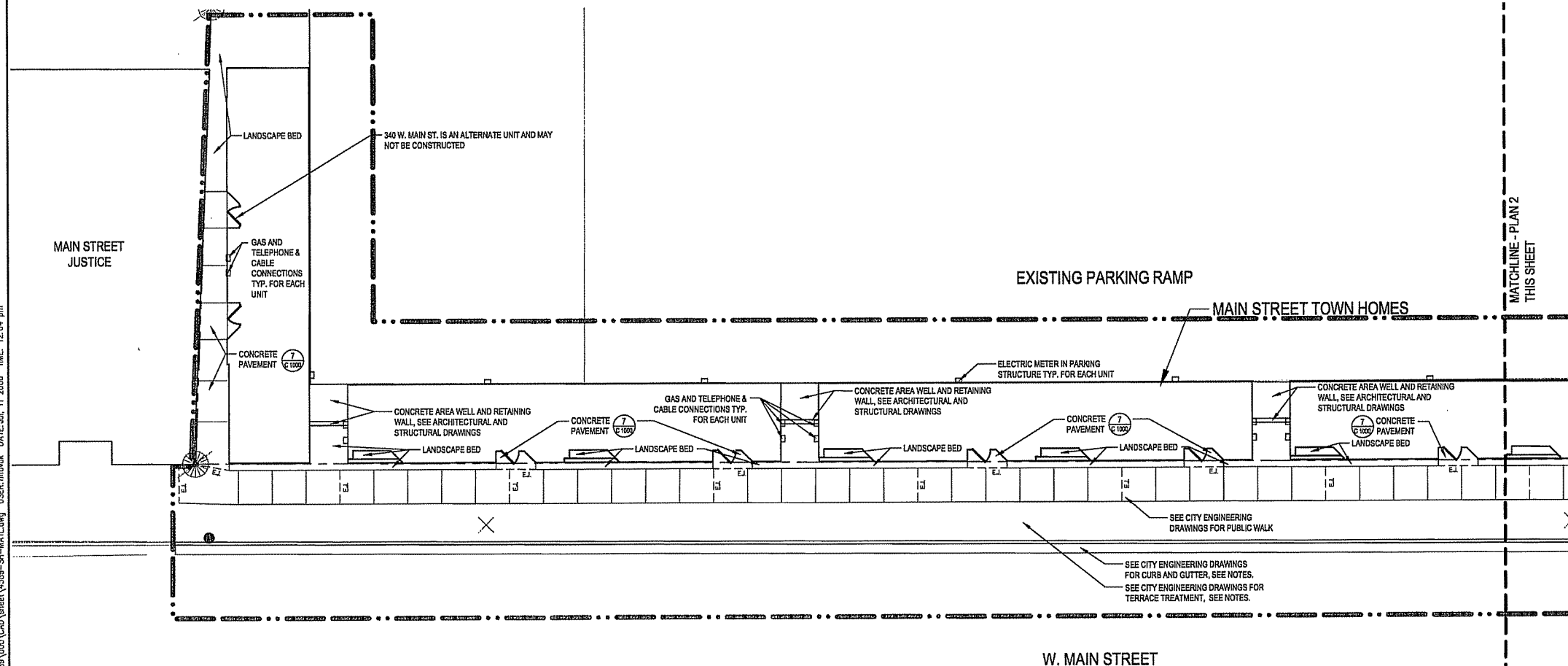
SCALE AS INDICATED
SCALE 1" = 30'
PROJECT NUMBER
C 403
DRAWING NUMBER



1 MAIN ST. TOWN HOMES OVERALL MATERIALS PLAN
SCALE 1" = 30'



2 MAIN ST. TOWN HOMES MATERIALS ENLARGEMENT - EAST
SCALE 1" = 10'



3 MAIN ST. TOWN HOMES MATERIALS ENLARGEMENT - WEST
SCALE 1" = 10'

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-338-3360
TDD (FOR HEARING IMPAIRED) 1-800-542-3289
WIS. STATUTE 12.01(1)(b)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

- LEGEND**
- BID 1 LIMIT OF WORK
 - BID 2 LIMIT OF WORK
 - BID 3 LIMIT OF WORK
 - EXPANSION JOINT
 - CONTROL JOINT
 - PROPERTY LINE
 - CURB AND GUTTER
 - GUARDRAIL OR HANDRAIL
 - STAIRS
 - PROPOSED STORM INLET/ MANHOLE
 - PROPOSED CURB INLET
 - SLOT DRAIN
 - PLANTER CURB OR WALL
 - NUMBER OF EQ. SPACED JOINTS
 - SIGN

- NOTES**
- APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY. ALL WORK SHOWN FROM THE BACK OF PUBLIC SIDEWALK TO OPPOSITE RIGHT OF WAY TO BE DESIGNED BY CITY OF MADISON ENGINEERING. RIGHT OF WAY WORK TO BE INSTALLED PER CITY OF MADISON PLANS, SEE CITY DRAWING SET FOR LAYOUT AND SPECIFICATIONS.
 - NOTED SITE ELEMENTS BEYOND R. TO BE DESIGNED AND DETAILED PER THIS DRAWING SET AND INSTALLED BY SITE CONTRACTOR PER CITY ENGINEERING AGREEMENT.
 - SEE ELEVATION SHEETS (800 SERIES) FOR HANDRAIL AND GUARDRAIL ELEVATIONS AND FOR RETAINING WALL PATTERN AND FOOTINGS.
 - IN ADDITION TO THOSE SHOWN, EXPANSION JOINTS (E.J.) IN CONCRETE WALKS TO BE INSTALLED AT ALL FIXED ELEMENTS, I.E. WALLS, STRUCTURES, ETC.

FILE: P:\24589\000\CAD\Sheet\4589-SIP-MAT.dwg USER: rmonk DATE: Jul 11 2006 TIME: 12:04 pm

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50% DD REVIEW & ESTIMATE SET	—	01/04/2006
MAIN ST. UTIL. TO CITY	—	02/07/2006
CITY REVIEW SET	—	02/22/2006
100% CLIENT/CONT. REVIEW SET	—	03/22/2006
FINAL DOCS. GDP/SIP SUBMITTAL	—	06/14/2006
SIP ALTERATION	—	07/12/2006

SEALS AND SIGNATURE

KEY PLANS

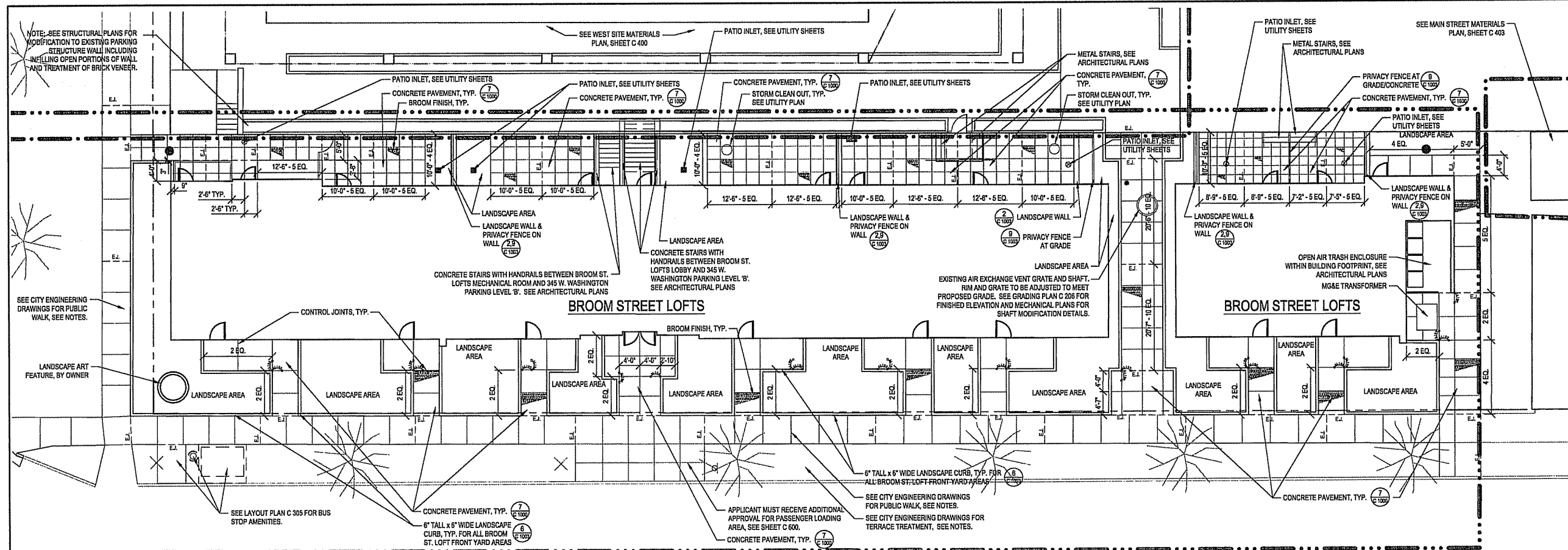
DRAWING TITLE
SITE MATERIALS - Broom St
- Washington Place

SCALE AS INDICATED

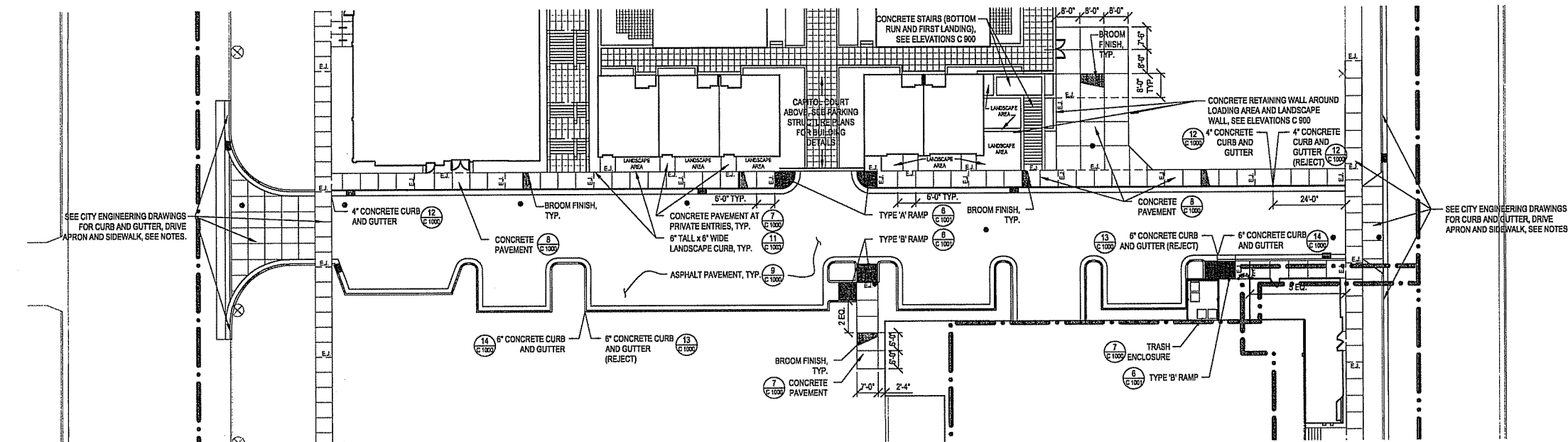
PROJECT NUMBER

C 404

DRAWING NUMBER:



1 BROOM STREET LOFTS MATERIALS ENLARGEMENT
SCALE 1" = 10'



2 WASHINGTON PLACE MATERIALS ENLARGEMENT
SCALE 1" = 20'

N



CALL DIGGERS HOTLINE
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TOLL FREE

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

FAX A LOCATE 1-800-238-3060
TOLL FREE
TODAY! (FOR HEARING IMPAIRED) 1-800-242-8511
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU DIG

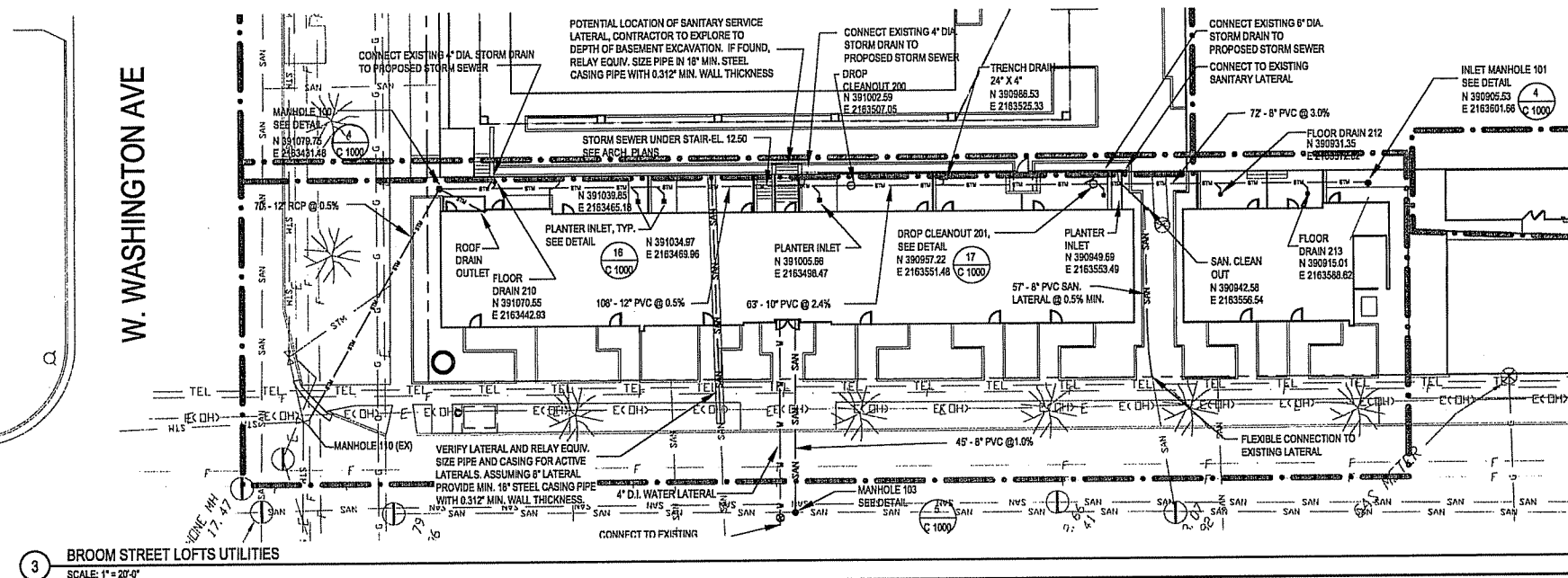
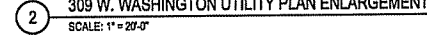
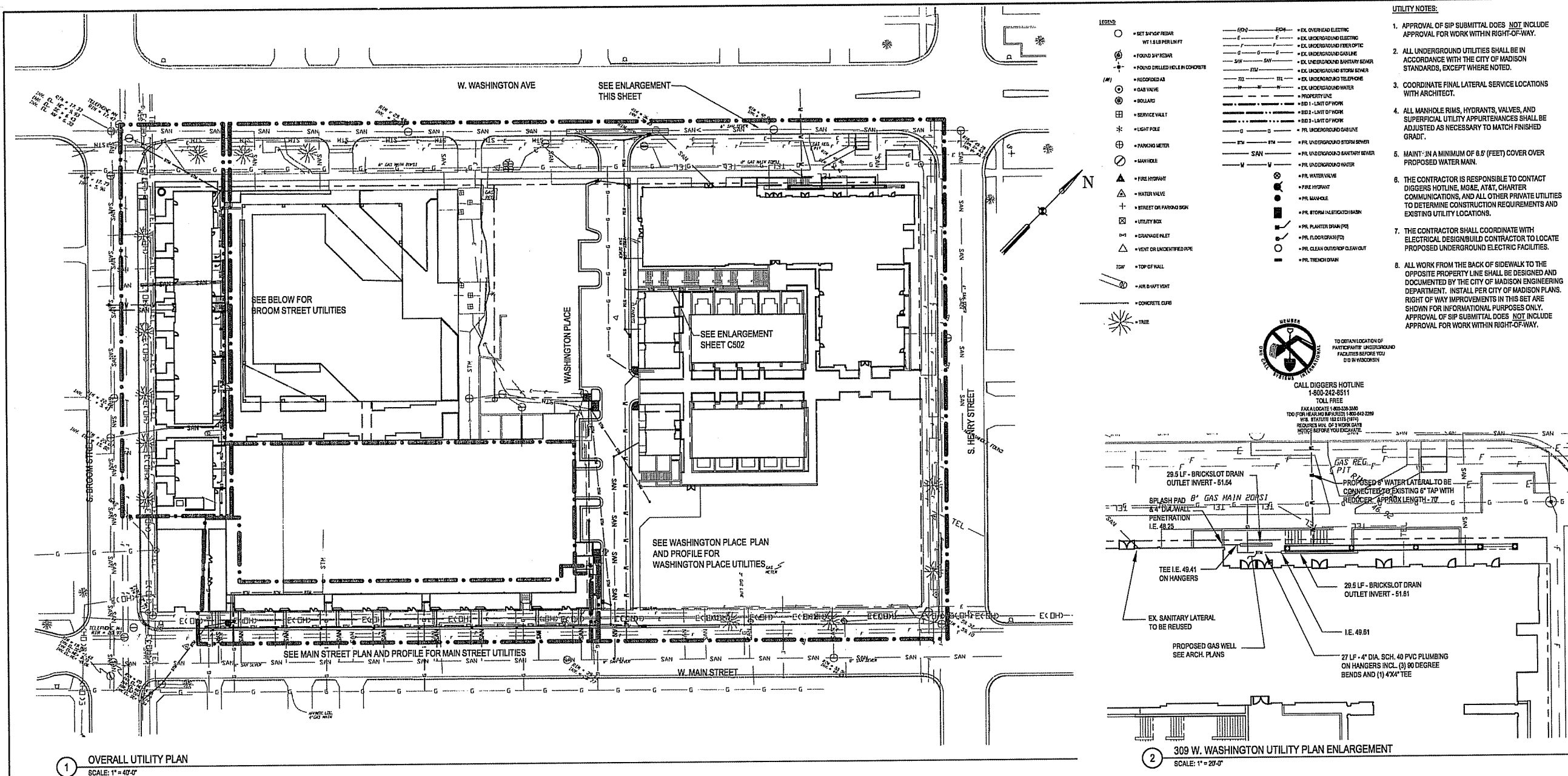
LEGEND

- | | |
|---|-----------------------------|
|  | BID 1 LIMIT OF WORK |
|  | BID 2 LIMIT OF WORK |
|  | BID 3 LIMIT OF WORK |
|  | EXPANSION JOINT |
|  | CONTROL JOINT |
|  | PROPERTY LINE |
|  | CURB AND GUTTER |
|  | GUARDRAIL OR HANDRAIL |
|  | STAIRS |
|  | PROPOSED STORM INLET/ |
|  | PROPOSED CURB INLET |
|  | SLOT DRAIN |
|  | PLANTER CURB OR WALL |
|  | NUMBER OF EQ. SPACED JOINTS |
|  | SIGN |

NOTES

1. APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY. ALL WORK SHOWN FROM THE BACK OF PUBLIC SIDEWALK TO OPPOSITE RIGHT OF WAY TO BE DESIGNED BY CITY OF MADISON ENGINEERING. RIGHT OF WAY WORK TO BE INSTALLED PER CITY OF MADISON PLANS, SEE CITY DRAWING SET FOR LAYOUT AND SPECIFICATIONS.
2. NOTED SITE ELEMENTS BEYOND R TO BE DESIGNED AND DETAILED PER THIS DRAWING SET AND INSTALLED BY SITE CONTRACTOR PER CITY ENGINEERING AGREEMENT.
3. SEE ELEVATION SHEETS (800 SERIES) FOR HANDRAIL AND GUARDRAIL, ELEVATIONS AND FOR RETAINING WALL PATTERN AND FOOTINGS.
4. IN ADDITION TO THOSE SHOWN, EXPANSION JOINTS (E.J.) IN CONCRETE WALKS TO BE INSTALLED AT ALL FIXED ELEMENTS, I.E. WALLS, STRUCTURES, ETC.

FILE: P:\24589\000\CAD\sheet\4589--SH-MATL.dwg USER: nnovak DATE: Jul, 11 2006 TIME: 12:04 pm



STRUCTURE TABLE			
STRUCTURE	LID TYPE	RIM ELEV.	INVERT ELEV.
MH 100	CLOSED	20.5	W (12) 12.00 SE (12) 12.10 NE (8) 21.35
MH 101	OPEN	24.8	NW (EX) (10) 6.70 SE (EX) (10) 5.80 NE (8) 8.70 E (12) 11.85
MH 110 (EX)	EXISTING	RE-LEVEL	NE (EX) (12) 14.50 SW (EX) (12) 14.00 NW (EX) (12) 11.12
DCO 200	CLOSED	21.55	NW (12) 14.50 SE (10) 12.84
DCO 201	CLOSED	23.85	NW (10) 19.00 SE (8) 16.00
FD 210	OPEN	20.2	
TD 211	OPEN	23.9	
FD 212	OPEN	23.8	
FD 213	OPEN	23.8	

CAPITOL WEST
PHASE 1

BLOCK 51 - MADISON, WI

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CITY REVIEW SET		02/22/2006
100% CLIENT/CONT. REVIEW SET		03/22/2006
FINAL DCS. GDP/SIP SUBMITTAL		06/14/2006
SIP ADOPTION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
SITE UTILITIES - 309 West
Washington Avenue

0 15' 30' 60'

SCALE IN FEET

SCALE 1" = 30'

SCALE 24589.000

PROJECT NUMBER _____

C 500

DRAWING NUMBER

CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

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CITY REVIEW SET		02/22/2006
100% CLIENT/CONF. REVIEW SET		03/22/2006
FINAL DOCS. QDP/SP SUBMITTAL		06/14/2006
SP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN
PROJECT NORTH

DRAWING TITLE
SITE UTILITIES - Profiles

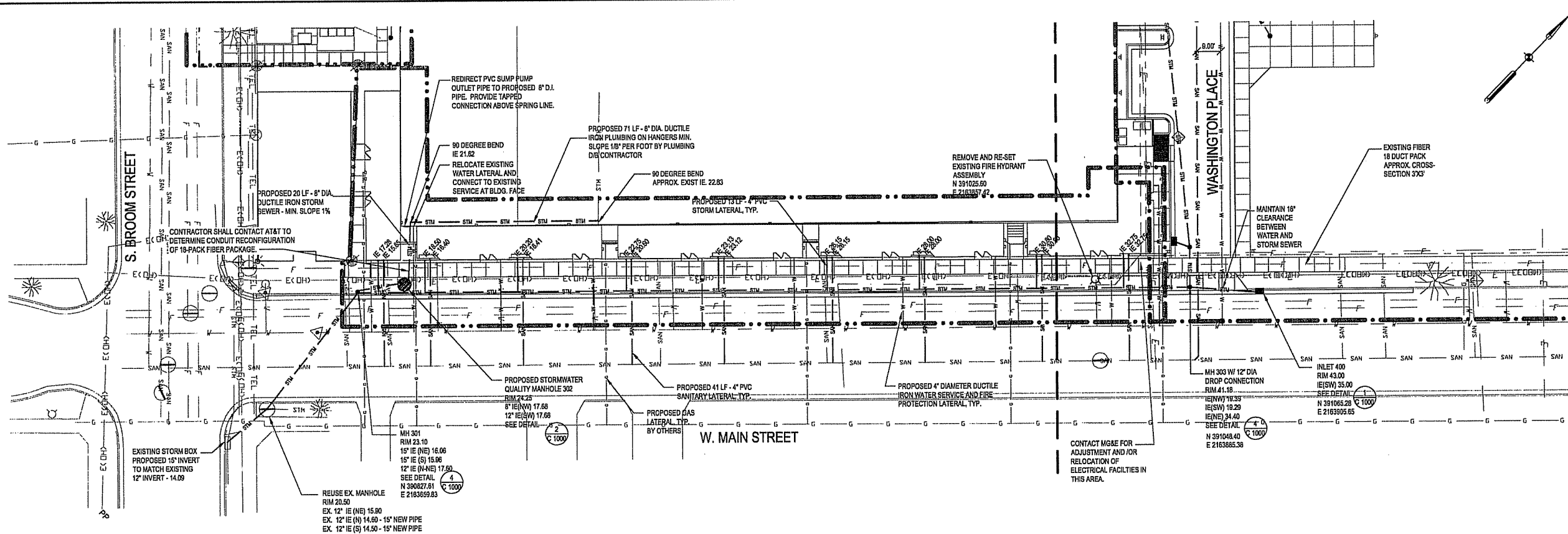
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SCALE IN FEET
SCALE 1" = 20'

SCALE 24589.000

PROJECT NUMBER

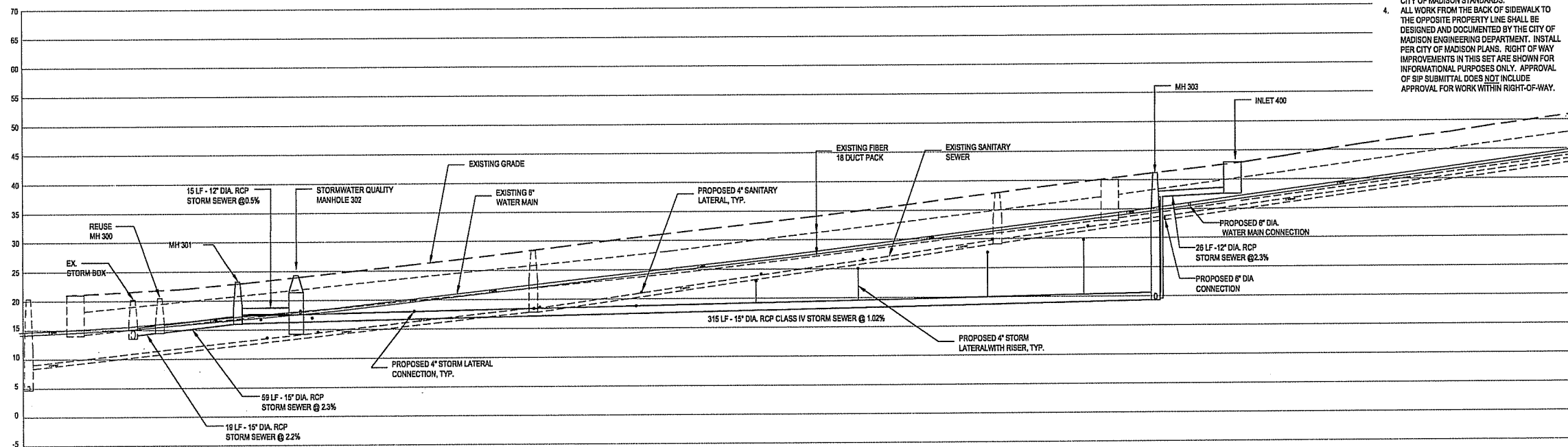
C 501

DRAWING NUMBER



NOTES:

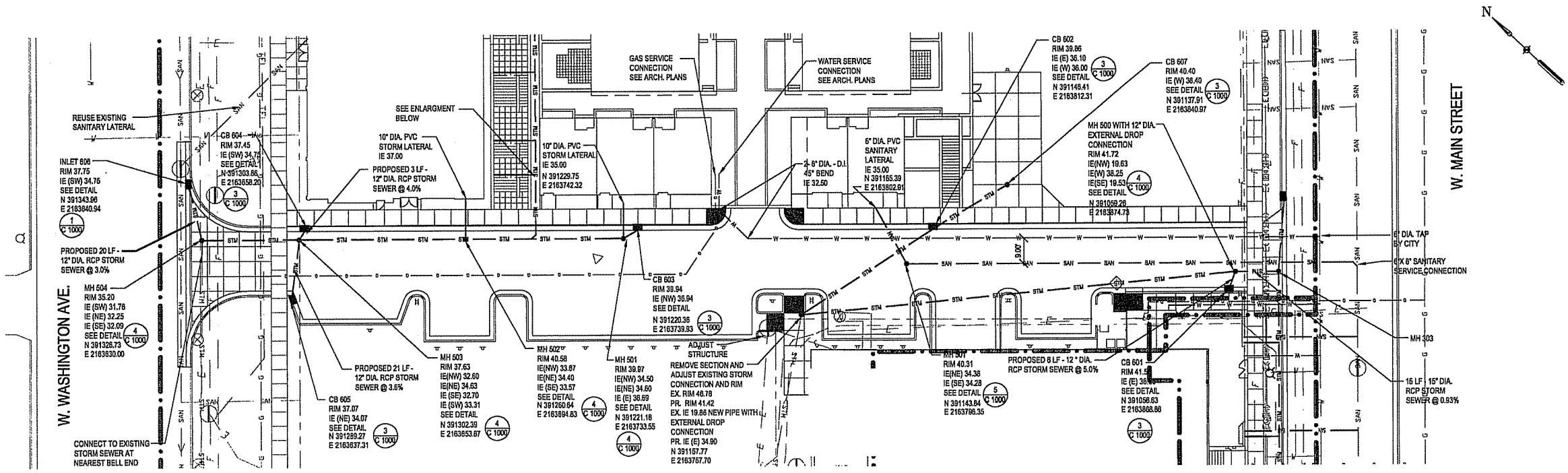
- COORDINATE ALL LATERAL ELEVATIONS WITH ARCHITECT AND AT&T FIBER LOCATIONS AND ELEVATIONS AND ALL OTHER UTILITIES.
- ELECTRIC COMPANY STRUCTURES SHALL BE ADJUSTED BY CONTRACTOR WITHOUT DISTURBING UNDERGROUND FACILITIES. CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR CONSTRUCTION OVER ELECTRIC FACILITIES.
- ALL UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF MADISON STANDARDS.
- ALL WORK FROM THE BACK OF SIDEWALK TO THE OPPOSITE PROPERTY LINE SHALL BE DESIGNED AND DOCUMENTED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. INSTALL PER CITY OF MADISON PLANS. RIGHT OF WAY IMPROVEMENTS IN THIS SET ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.



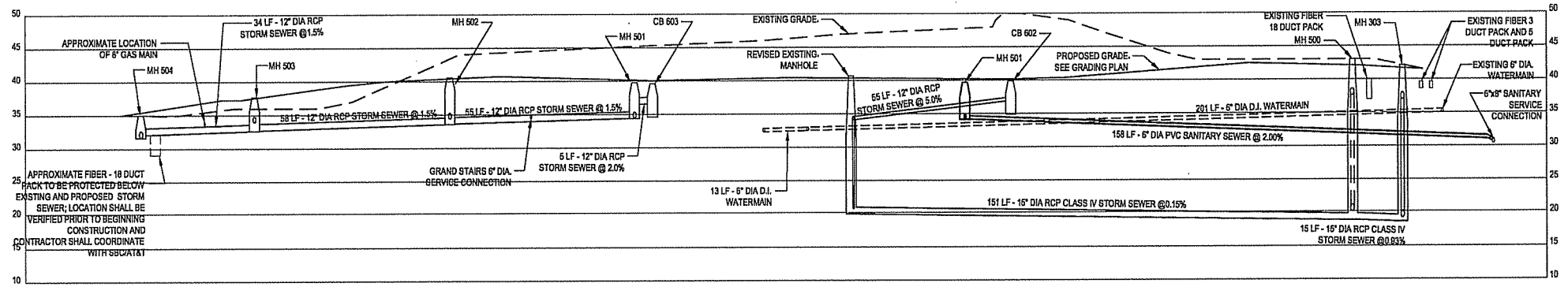
CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

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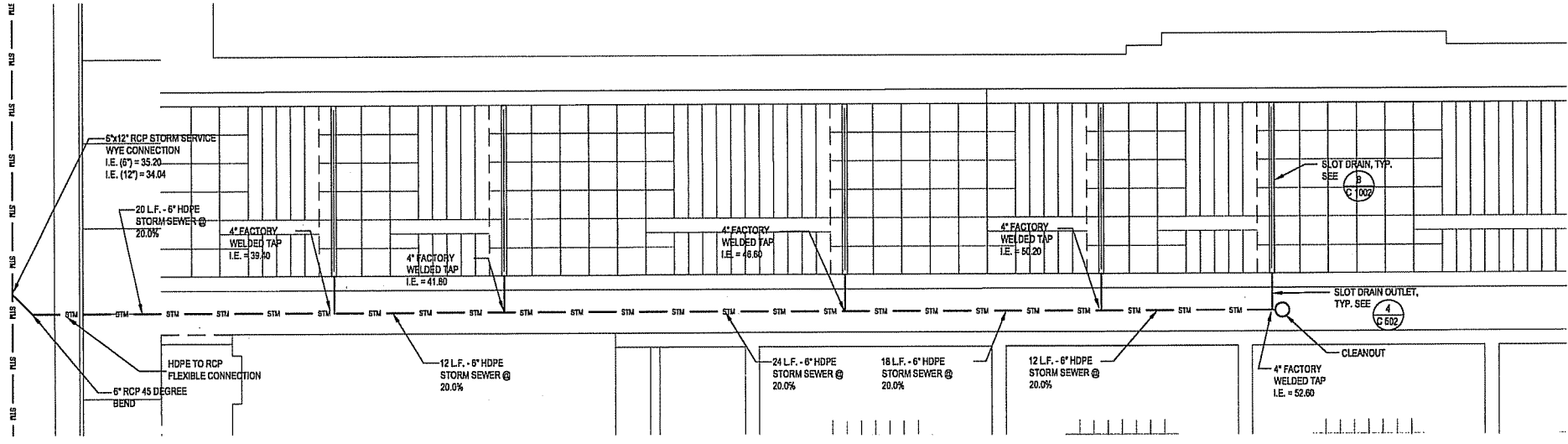


1 WASHINGTON PLACE PLAN
SCALE: 1" = 20'

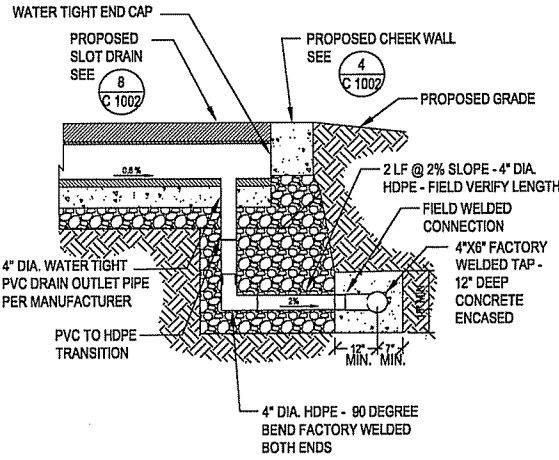


2 WASHINGTON PLACE PROFILE
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 10'

- NOTES:
- ALL HDPE PIPE FIELD WELDED JOINTS SHALL BE ENCASED IN CONCRETE. CONCRETE ENCASEMENT SHALL BE MINIMUM 4 INCHES OUTSIDE PIPE AND WELD IN ALL DIRECTIONS.
 - ALL WORK FROM THE BACK OF SIDEWALK TO THE OPPOSITE PROPERTY LINE SHALL BE DESIGNED AND DOCUMENTED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. INSTALL PER CITY OF MADISON PLANS. RIGHT OF WAY IMPROVEMENTS IN THIS SET ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.



3 NORTH STAIR SEWER ENLARGEMENT
SCALE: 1" = 5'



4 SLOT DRAIN OUTLET SECTION
SCALE: 1" = 2'

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL		12/01/2005
SIX DD REVIEW & ESTIMATE SET		01/04/2006
MAIN ST. UTIL. TO CITY		02/07/2006
CITY REVIEW SET		02/22/2006
100% CLIENT/CONT. REVIEW SET		03/22/2006
FINAL DOCS. GIP/SIP SUBMITTAL		06/14/2006
SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES



DRAWING TITLE
SITE UTILITIES - Profiles

SCALE AS INDICATED
SCALE
PROJECT NUMBER
DRAWING NUMBER
24589.000
C 502

CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

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CITY REVIEW SET	02/22/2006	
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FINAL DOCS. GPP/SIP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN



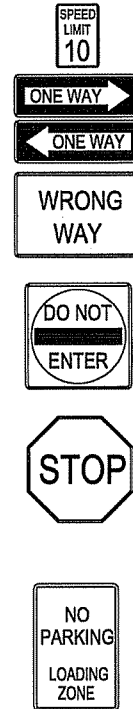
DRAWING TITLE
SITE SIGNAGE

SCALE AS INDICATED
24589.000

PROJECT NUMBER
C 600

DRAWING NUMBER

LEGEND:



NOTES:

- APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.
- ALL SIGNS SHALL BE MOUNTED PER SIGNAGE MOUNTING DETAIL.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL FOLLOW MUTCD STANDARDS FOR COLOR AND REFLECTIVITY.
- ALL SIGNS SHALL BE PLACED OUTSIDE THE 24" (INCH) VEHICLE OVERHANG AT THE FRONT OF EACH PARKING STALL.
- ALL PAVEMENT MARKING SHALL BE EPOXY AND MAINTAINED BY THE PROPERTY OWNER.
- PAVEMENT MARKING AND SIGNAGE FOR PASSENGER LOADING ZONES SHALL BE DETAILED BY THE CITY. SEE CITY PLAN SET FOR DETAILS.
- SEE SHEET C 001 FOR SITE INFORMATION BLOCK REGARDING TOTAL PARKING STALL COUNT AND PERCENTAGE OF SMALL CAR STALLS.

W. WASHINGTON AVE

MAIN ST

1 WASHINGTON PLACE SIGNAGE PLAN
SCALE 1" = 20'

- 1 FIRE LANE, TYP. (12' X 18')
- NOTES:
1. SEE PLAN FOR LOCATIONS.
2. SIGN SHALL BE REFLECTIVE WHITE WITH RED LETTERING AND BORDER.
- 2 FIRE LANE SIGN DETAIL
NOT TO SCALE
- 15 MINUTE PARKING, TYP. (12' X 18')
- 1 HOUR PARKING, TYP. (12' X 18')
- NOTES:
1. SEE PLAN FOR LOCATIONS.
2. SIGN SHALL BE REFLECTIVE WHITE WITH GREEN LETTERING PER MUTCD STANDARDS.
- REV. 1 REV. 2
- 3 MUTCD R7-5 REVISIONS
NOT TO SCALE
- NO PARKING PASSENGER LOADING ZONE (12' X 18')
- NOTES:
1. SEE PLAN FOR LOCATIONS.
- REV. 1
- 4 MUTCD R7-6 REVISIONS
NOT TO SCALE
- 1 HOUR PARKING
COMPACT CAR
- NOTES:
1. SEE PLAN FOR LOCATIONS.
2. SIGN SHALL BE REFLECTIVE WHITE WITH GREEN LETTERING PER MUTCD STANDARDS.
- 5 MUTCD R7-108 REVISIONS
NOT TO SCALE

- 6 ACCESSIBLE PARKING
SCALE: 1/4" = 1'-0"
- 7 PARKING STALL
SCALE: 1/4" = 1'-0"

- 8 SIGNAGE MOUNTING DETAIL
SCALE: 1" = 1'-0"

- 9 HENRY ST. PASSENGER LOADING ZONE
1" = 10'-0"
- 10 BROOM STREET PASSENGER LOADING ZONE
1" = 10'-0"

- 11 309 W. WASHINGTON PASSANGER LOADING ZONE
1" = 10'-0"

FILE P: \24589\000\CAD\Sheet\4589-SI-SIGN.dwg USER: mawak DATE: Jul 11 2006 TIME: 12:05 PM

BLOCK 51 - MADISON, WI

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SEALS AND SIGNATURES

SUBJECT NORTH

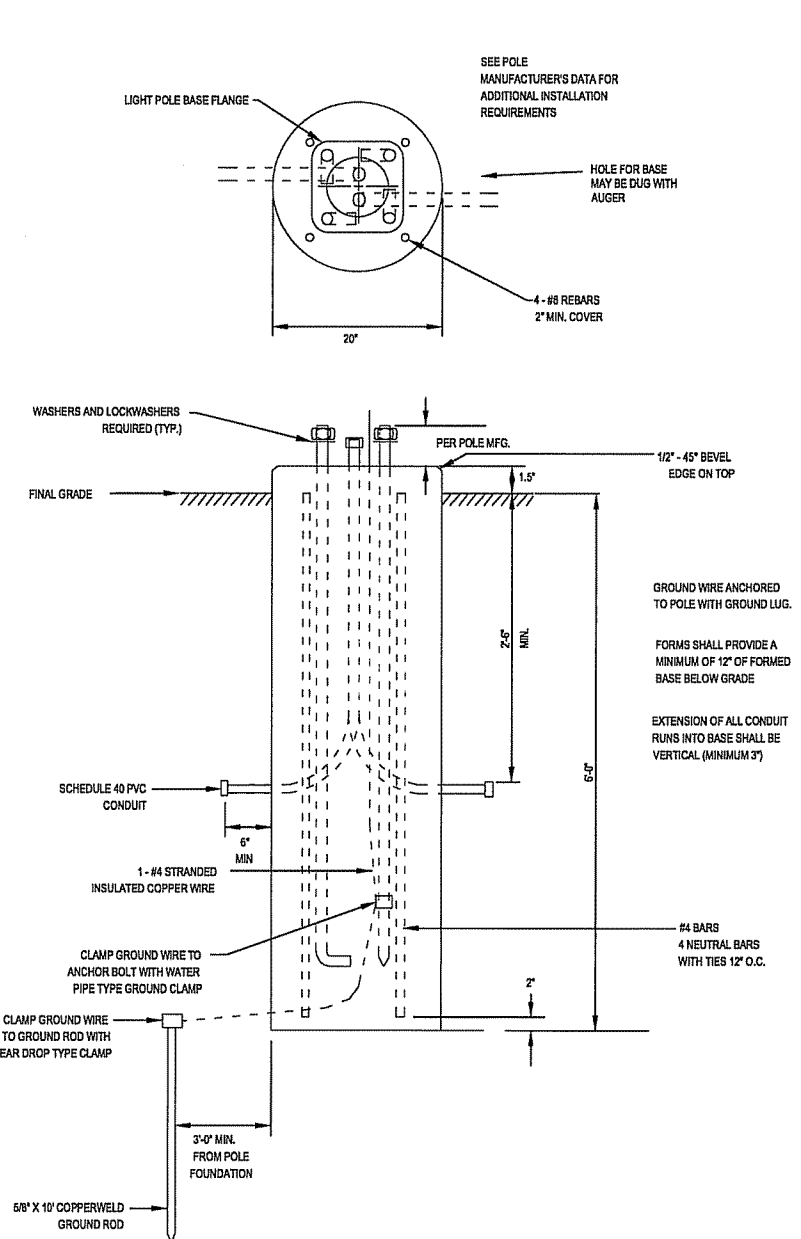
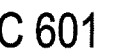
0 10' 20' 40'

SCALE IN FEET

SCALE 1" = 20'

PROJECT NUMBER

DRAWING NUMBER



- INDESSA 662 (w/ cold weather ballast)
- WET INDESSA 562 (w/ cold weather ballast)
- BOLLARD - BEACON PALM BEACH 8" FLAT TOP
MOUNTED AT GRADE
- BOLLARD - BEACON PALM BEACH 8" FLAT TOP
MOUNTED ON STRUCTURE
- ⊖ VISIO TYPE 535 POLE MOUNT AT GRADE
- ⊕ VISIO TYPE 535 POLE MOUNT ON STRUCTURE
- ⊙ VISIO TYPE 535 WALL MOUNT
- ◇ RITORNO SQUARE ASYMMETRICAL

	BID 1 LIMIT OF WORK
	BID 2 LIMIT OF WORK
	BID 3 LIMIT OF WORK
	CURB AND GUTTER
	STAIRS
	PLANTER CURB OR WALL

1. ALL STREET LIGHTS AND POLES ON W. WASHINGTON AVE., S. HENRY ST., W. MAIN ST. & S. BROOM ST. SHALL BE REPLACED WITH CITY OF MADISON STANDARD STREET AND PEDESTRIAN LIGHTING. ACTUAL LIGHTING LAYOUT AND DESIGN FOR STREET AND PEDESTRIAN LIGHTING TO BE DONE BY CITY ENGINEERING AND INSTALLED BY CONTRACTOR FOR THIS PROJECT.
2. ALL MOUNTING HEIGHTS ARE LISTED TO BOTTOM OF LUMINARIES.
3. ALL LIGHTS TO BE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

DESCRIPTION	LAMP	LUMENS	MOUNTING RAIL/AST	LLF	01
(1) 'BOL' PB	(1)	3200	BASE AG	0.90	6
SELUX CORPORATION					2
(1) 'RIT' RIT-I-HITS (RITRDND)	(1) H8753/C/U	14000	BASE AG - 15" MOUNTING HEIGHT	0.80	6
VISIO LIGHTING					5
(1) '535' 535-PE-SYN-AV-120VCF-Voltage	(1) 120W CF	9000	BASE AG - 12" MOUNTING HEIGHT BASE OS - 12" MOUNTING HEIGHT	0.90	10
INNESSA LIGHTING					13
(1) '431' 431-2CF026-VHT	(2)	1710	WALL MOUNT PER MANUFACTURER 9" MOUNTING HEIGHT	0.90	4
INNESSA LIGHTING					4
(1) '562' 562-2CF026-VHT	(2)	1710	WALL MOUNT PER MANUFACTURER 9" MOUNTING HEIGHT	0.90	6
VISIO LIGHTING					6
(1) '535' 535-PE-SYN-AV-120VCF-Voltage	(1) 120W CF	9000	WALL MOUNT PER MANUFACTURER 12" MOUNTING HEIGHT	0.90	6

PHOTOMETRIC CALCULATION SUMMARY - WEST								
AREA	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Ped13 / H-H	249	4.00	<+>	1.17	2.28	0.37	6.10	3.13
Ped14 / H-H	9	4.00	<+>	0.71	2.01	0.21	9.59	3.37

SITE LIGHTING PHOTOMETRICS PLAN - WEST
SCALE 1" = 20'

FILE: P:\24589\000\CAD\street\4589-SH-LIGHTING.dwg USER: rinovak DATE: Jul, 11 2005 TIME: 12:06 pm

CAPITOL WEST
PHASE 1

BLOCK 51 - MADISON, WI

Owner:

THE ALEXANDER
COMPANY, INC.

JJR

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SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE LIGHTING - East

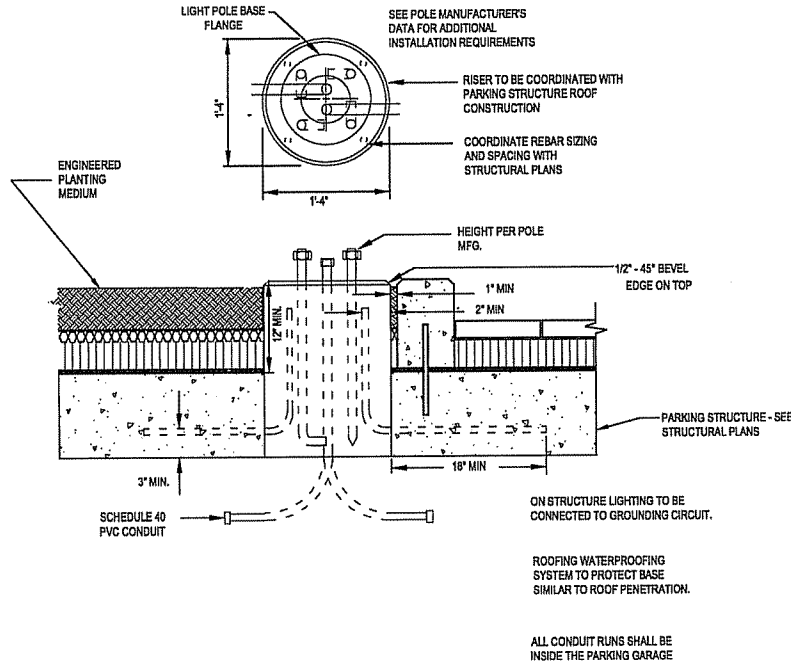
0 10' 20' 40'
SCALE IN FEET
SCALE 1" = 20'

SCALE 24589.000

PROJECT NUMBER

C 602

DRAWING NUMBER



2 POLE MOUNT ON PARKING STRUCTURE
SCALE 1" = 1'

PHOTOMETRIC CALCULATION SUMMARY - EAST									
AREA	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN	
PARKING AREA	640	4.00	<=>	1.22	3.56	0.32	11.07	3.81	
ENTRY/EXIT DRIVE	76	4.00	<=>	0.20	1.06	0.02	65.52	12.33	
FENCED DUMPSTER AREA	5	4.00	<=>	0.62	1.66	0.00	N/A	N/A	
Ped1 / H-H	102	4.00	<=>	1.62	2.30	0.87	2.65	1.87	
Ped2 / H-H	39	4.00	<=>	0.67	1.89	0.13	15.14	5.34	
Ped3 / H-H	23	4.00	<=>	1.13	2.10	0.60	3.50	1.88	
Ped4 / H-H	19	4.00	<=>	0.93	2.19	0.28	7.69	3.25	
Ped5 / H-H	61	4.00	<=>	1.90	2.51	1.32	1.90	1.44	
Ped6 / H-H	97	4.00	<=>	1.22	2.20	0.00	N/A	N/A	
Ped7 / H-H	24	4.00	<=>	1.21	2.11	0.74	2.87	1.65	
Ped8 / H-H	70	4.00	<=>	1.77	2.53	0.39	6.55	4.58	
Ped9 / H-H	33	4.00	<=>	0.25	1.00	0.04	28.23	7.03	
Ped10 / H-H	13	4.00	<=>	0.47	2.07	0.01	317.39	71.29	
Ped11 / H-H	13	4.00	<=>	0.42	1.28	0.00	N/A	N/A	
Ped12 / H-H	8	4.00	<=>	0.23	1.48	0.00	N/A	N/A	

LIGHT FIXTURE LEGEND

- INDESSA 562 (w/ cold weather ballast)
- WET INDESSA 562 (w/ cold weather ballast)
- BOLLARD - BEACON PALM BEACH 8" FLAT TOP MOUNTED AT GRADE
- BOLLARD - BEACON PALM BEACH 8" FLAT TOP MOUNTED ON STRUCTURE
- VISIO TYPE 535 POLE MOUNT AT GRADE
- VISIO TYPE 535 POLE MOUNT ON STRUCTURE
- VISIO TYPE 535 WALL MOUNT
- RITORNO SQUARE ASYMMETRICAL

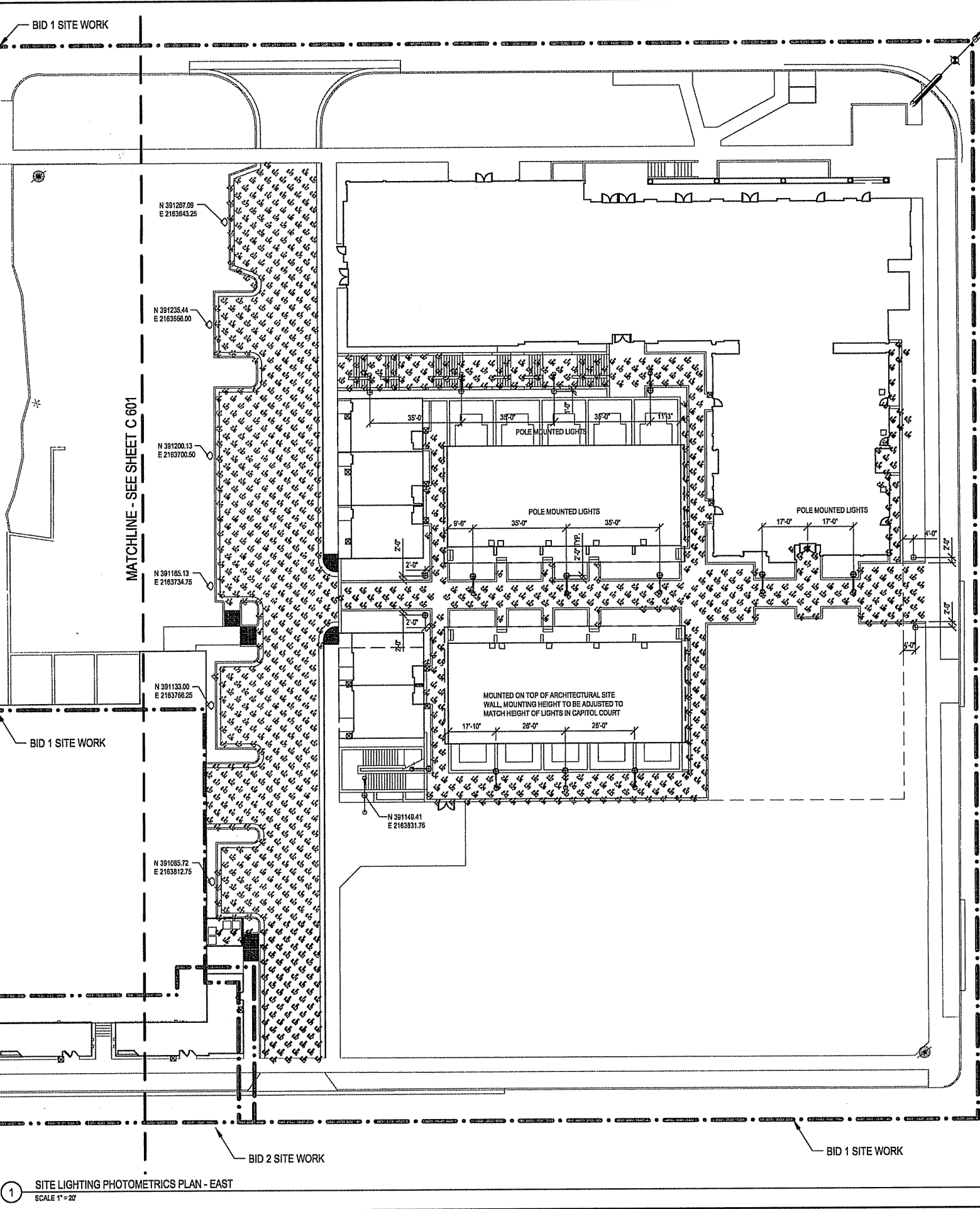
LEGEND

- BID 1 LIMIT OF WORK
- BID 2 LIMIT OF WORK
- BID 3 LIMIT OF WORK
- CURB AND GUTTER
- STAIRS
- PLANTER CURB OR WALL

NOTES

- ALL STREET LIGHTS AND POLES ON W. WASHINGTON AVE., S. HENRY ST., W. MAIN ST. & S. BROOM ST. SHALL BE REPLACED WITH CITY OF MADISON STANDARD STREET AND PEDESTRIAN LIGHTING. ACTUAL LIGHTING LAYOUT AND DESIGN FOR STREET AND PEDESTRIAN LIGHTING TO BE DONE BY CITY ENGINEERING AND INSTALLED BY CONTRACTOR FOR THIS PROJECT.
- ALL MOUNTING HEIGHTS ARE LISTED TO BOTTOM OF LUMINAIRES.
- ALL LIGHTS TO BE MOUNTED PER MANUFACTURERS SPECIFICATIONS.

LUMINAIRE SCHEDULE	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
DESCRIPTION					
(1) 'SOL' FB	(1)	3200	BASE AG BASE US	0.90	6
SELUX CORPORATI	(1)	14100	BASE AG - 15' MOUNTING HEIGHT	0.80	6
(1) 'RIT' RT-1-H875 (RITTED)	(1)	14100	BASE AG - 15' MOUNTING HEIGHT	0.80	6
VISIO LIGHTING	(1)	9000	BASE AG - 12' MOUNTING HEIGHT	0.90	5
(1) '535' 535-PE-SYM-AW-120VCF-Voltage	(1)	120V CF	BASE US - 12' MOUNTING HEIGHT	0.90	10
INDESSA LIGHTING	(2)	1710	WALL MOUNT PER MANUFACTURER	0.90	13
(1) '431' 431-2CT026-VHT	(2)	1710	9' MOUNTING HEIGHT		
INDESSA LIGHTING	(2)	1710	WALL MOUNT PER MANUFACTURER	0.90	41
(1) '562' 562-2CT026-VHT	(2)	1710	9' MOUNTING HEIGHT		
VISIO LIGHTING	(1)	9000	WALL MOUNT PER MANUFACTURER	0.90	6
(1) '535' 535-PE-SYM-AW-120VCF-Voltage	(1)	120V CF	12' MOUNTING HEIGHT		



1 SITE LIGHTING PHOTOMETRICS PLAN - EAST
SCALE 1" = 20'

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BEACON

PRODUCTS

#5 15/16" BOLT
CIRCLE

(3) 1/2" X 6" HOT DIP
GALVANIZED ANCHOR
BOLTS, 1 1/2"
PROJECTION

BASE FOOTPRINT

BLOCK 51

QTY: 10

CATALOG #BX AB-6747L-FIT-M ATFL-026-TED-3

ALL CAST ALUMINUM PARTS ARE COOPER BRZE ALLOY A335
ALL EXTRUDED ALUMINUM PARTS ARE ALLOY 6061-T6 OR 6063-T5

FINISH: CLEAR ANODIZE
SYSTEM: LAYDOWN, SYNTHETICAL DISTRIBUTION

WATT SOURCE: 25 WATT COMPACT FLUORESCENT LAMP (BY OTHERS)
BALLAST: 25 WATT CFL ELECTRONIC

VOLUME: TED Hz: 60

OPTION: LOW PROFILE FLAT TOP

TYPING SHALL BE INK LISTED FOR NET LOCATION
FASTENERS: ALL FASTENERS ARE STAINLESS STEEL
(PAINTER RECAST WHEN REQUIRED)

PURSE: BEACON II
POLYURETHANE POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOSET.
COLOR: RED

DRAWING NUMBER: SUBMIT/SUB-0004288A JLC 01-03-05

APPROVED BY: _____
 JCL ILC

SALES ORDER NUMBER: _____

COMPANY NAME: _____

SPECIFIER NAME: _____

SIGNATURE: _____ DATE: _____

8" PALM BEACH BOLLARD WITH CUSTOM FLAT TOP

1"

#1"

4"

8"

850-34-59TH STREET EAST, SARASOTA, FLORIDA 34243 • PHONE: (841) - 755 - 0854 • FAX: (841) - 751 - 5539

DRAWING NUMBER

3 BEACON BOLLARD CUT SHEET
N.T.S.

Ritorno® Square Asymmetrical

SELUX

Lamps Supplied with Fixture

Other color temperatures available upon request

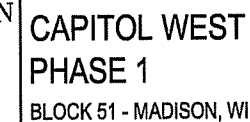
Gasket Number	Description	Base	Operating Position	Base	Lamp Finish	Lamp Color	ANSI Designation	Pinfit Lumens	Mean Lumens	CW	DOT (ft)	Life (hours)
1029	50 W/24"	ED17	Universal	Med. Base	Coated	830	LM10/E	4000	3300	02	3000	18000
H079	70 W/24"					830	LM10/E	6000	4800	02	3000	18000
H103	100 W/24"					830	LM10/E	8000	7200	05	3000	12500
H110	150 W/24"					830	LM10/E	12500	8750	05	3000	12000
H116	175 W/24"					837	LM17/E	13500	9300	05	3000	10000
3260	80 W/36"	ED17	Universal	Med. Base	Coated	N/A	565	8350	3400	21	1600	34000
3269	70 W/36"						562	5900	2700	21	1600	24000
5103	100 W/36"						554	8800	7200	21	2100	24000
6109	150 W/36"						553	12500	13500	21	2100	24000
H07015	70 W/24"	T8	Universal	0/2	Clear	830	M139/E	8000	4200	02	3000	12000
H07016	100 W/24"						LM22/E	12000	10800	05	3000	12000
CL85	85 W/36"	KA	Universal	NA	Coated	840	NA	6500	4500	06	4000	10000
CL165	165 W/36"						NA	12000	9000	06	4000	10000

Note: Lamp data provided for reference only and is subject to be accurate at time of printing. Consult manufacturer data for updated and accurate specifications, along with any specifications and warnings. Consult SELUX for specific installation & mounting. Other lamps are available, consult SELUX with any special requests. All lamps and fixtures supplied by SELUX are usually covered under the Select 4 and 6 year warranties on location.

SELUX Corp. 67204
PO Box 9000, S Lumen Lane
Hightstown, NJ 08520-1653
TEL (609) 481-1723
FAX (609) 481-6746
E-mail: seluxusa@selux.com
Web Page: www.seluxusa.com
R5A-0405-02

In a continuing effort to give our best products, we reserve the right to change without notice, specifications of materials and in design without notice for better or for worse. Customers are not bound by a written manual. As a result, some features may be subject to change without notice.

[illegible]



Owner:
**THE ALEXANDER
COMPANY, INC.**

JJR landscape architecture
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civil engineering
environmental science

JJR, LLC
825 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
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www.jjr-us.com

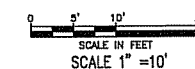
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SEALS AND SIGNATURES

KEY PLAN

PROJECT NORTH

DRAWING TITLE
SITE LANDSCAPE - 309
West Washington Avenue

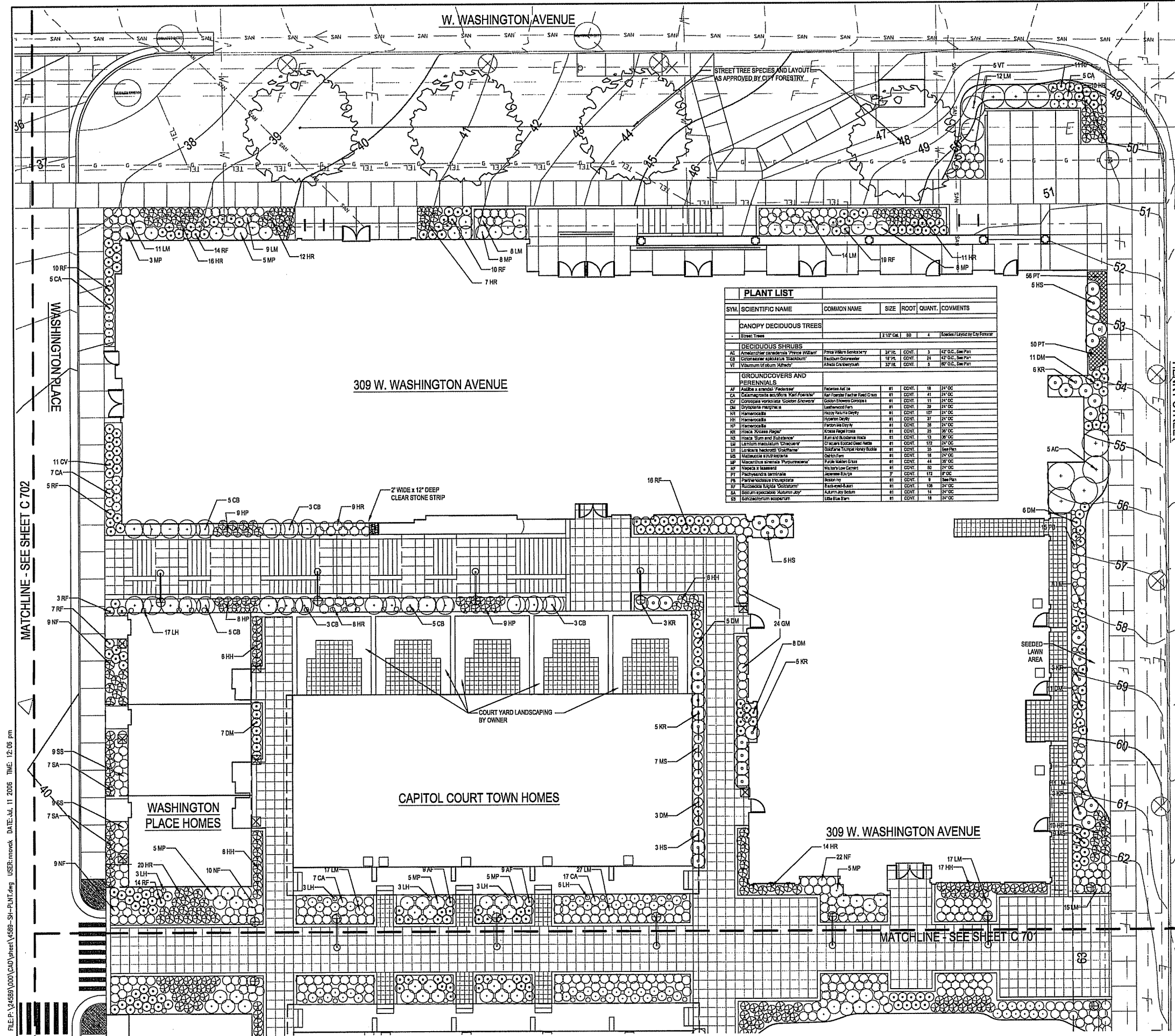


SCALE 24589.000

PROJECT NUMBER

DRAWING NUMBER

C 700



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NOTES

1. ALL CITY STREET TERRACES DISTURBED BY SITE WORK AND CONSTRUCTION SHALL RECEIVE MIN. 3" TOP SOIL AND BE SEEDED WITH GRASS. SEED TO MATCH CITY OF MADISON STANDARD MIX.
2. ALL AREAS DISTURBED ON SITE NOT OTHERWISE DESIGNATED AS PLANTING BEDS SHALL RECEIVE MIN. 3" TOP SOIL, MULCH, AND TURF GRASS SEED.
3. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
4. SEE SHEET 705 FOR PLANTING DETAILS.
5. APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.

BLOCK 51 - MADISON, WI

THE ALEXANDER
COMPANY, INC.

JJR landscape architecture
planning
urban design
civil engineering
environmental science

JJR, LLC
625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL		12/01/2005
50% DD REVIEW & ESTIMATE SET		01/04/2006
MAIN ST. UTIL. TO CITY		02/07/2006
CITY REVIEW SET		02/22/2006
100% CLIENT/CONT. REVIEW SET		03/22/2006
FINAL DOCS. COP/SIP SUBMITTAL		06/14/2006
SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
SITE LANDSCAPE - Henry St
- Main St

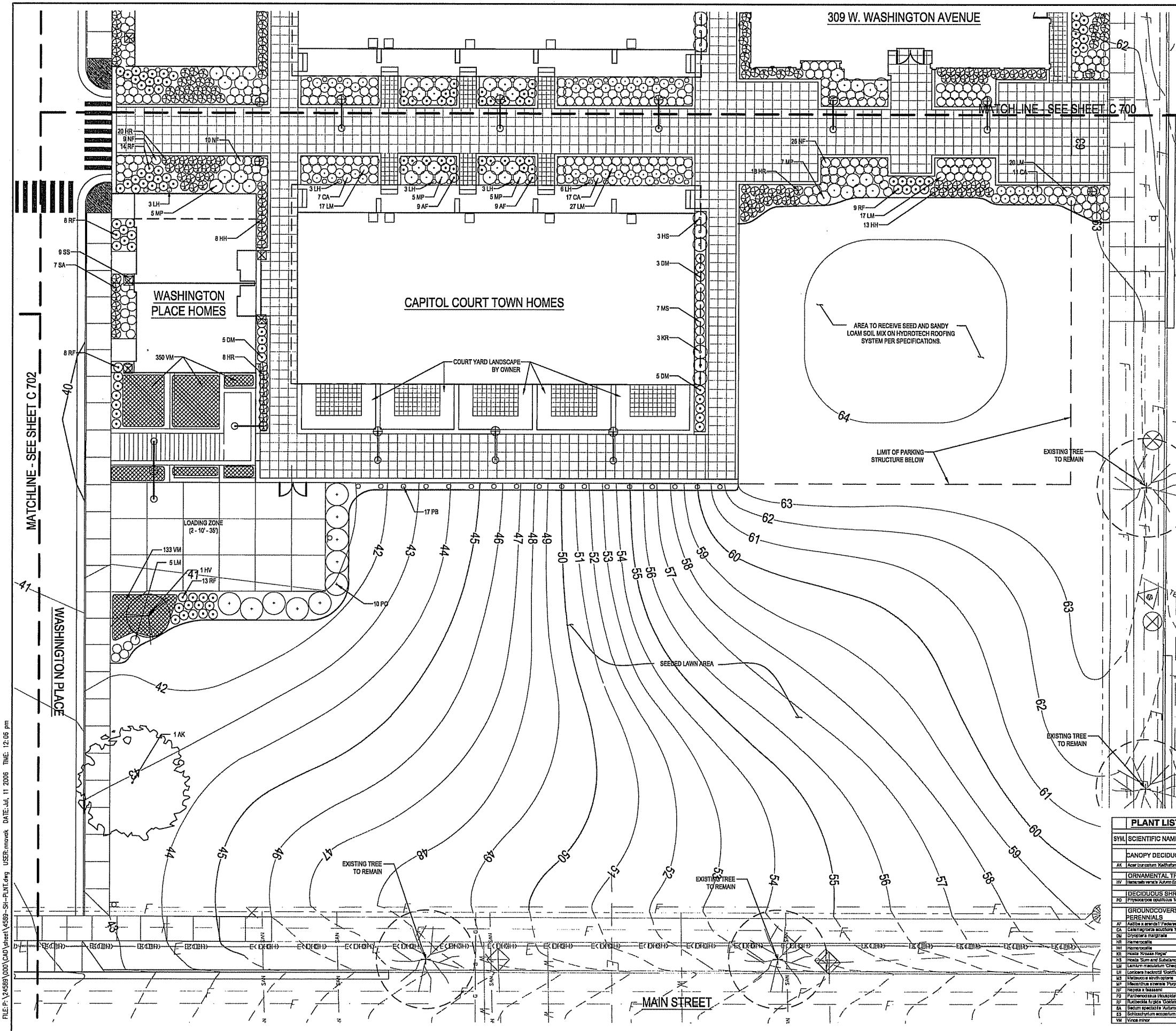
0 5' 10' 20'

SCALE IN FEET

SCALE 1" = 10'

PROJECT NUMBER

DRAWING NUMBER



PLANT LIST						
SYL	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
CANOPY DECIDUOUS TREES						
AK	<i>Acacia longhorn</i> 'Kathlamet'	Honoluliu Bushy Maple	2 1/2' DC	B	1	See Plan, Must be Spring planted
ORNAMENTAL TREES						
IV	<i>Hamamelis virginica Autumn Ember</i>	Autumn Embers Witch Hazel	4' H.	B	1	See Plan
DECIDUOUS SHRUBS						
PO	<i>Coronilla varia</i> 'Autumn Glory'	Orchard Maidens	3 1/2' H.	CONT.	15	100' O.C., See Plan
GROUNDCOVERS AND PERENNIALS						
AF	<i>Asiatic x hardyi</i> 'Friedberg'	Friedberg Azalea	#1	CONT.	18	12' O.C.
CA	<i>Calliandra procurrens</i> 'Pearl Fountains'	Pearl Fountains Pearl Reed Grass	#1	CONT.	28	12' O.C.
DA	<i>Desmodium illinoense</i>	Jack-in-the-box	#1	CONT.	13	12' O.C.
HI	<i>Hemerocallis</i>	Happy Return Daylily	#1	CONT.	48	24" O.C.
IP	<i>Ipomoea</i>	Ipomoea Vine	#1	CONT.	21	24" O.C.
MS	<i>Monarda</i> 'Pinnatifid Royal'	Monarda Regal	#1	CONT.	21	36" O.C.
MS	<i>Monarda</i> 'Sum and Substance'	Sum and Substance Monarda	#1	CONT.	3	36" O.C.
LU	<i>Lonicera maudsloni</i> 'Cheerwine'	Cheerwine Spurred Dogwood Hedge	#1	CONT.	18	12' O.C.
MS	<i>Mandarin</i> 'Redwood' 'Goldflame'	Goldflame 'Trumpet' Heavy Buddie	#1	CONT.	18	See Plan
MS	<i>Lobelia</i> 'Lobelia' 'Lobelia'	Devils Fan	#1	CONT.	7	24" O.C.
MS	<i>Leucosticte</i> 'Lobelia' 'Lobelia'	Crystal Waterfall	#1	CONT.	29	24" O.C.
NP	<i>Nepeta</i> 'Lobelia' 'Lobelia'	Willow Leaf Catmint	#1	CONT.	43	24" O.C.
NP	<i>Perennianthus</i> 'Lobelia'	Kelly Joy	#1	CONT.	24	See Plan
NP	<i>Perennianthus</i> 'Lobelia'	Black and White	#1	CONT.	12	24" O.C.
BA	<i>Scutellaria spectabilis</i> 'Autumn Joy'	Autumn Joy Scutellaria	#1	CONT.	7	24" O.C.
MS	<i>Scutellaria</i> 'Autumn Joy'	Little Blue Scutellaria	#1	CONT.	8	24" O.C.
VS	<i>Vincetoxicum</i> 'Autumn Joy'	Periwinkle	5"	CONT.	303	12" O.C.

CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

Owner:
THE ALEXANDER
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JJR
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825 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL		12/01/2005
SOW, DD, RENEW & ESTIMATE SET		01/04/2006
MAIN ST. UTIL. TO CITY		02/07/2006
CITY REVIEW SET		02/22/2006
100% CLIENT/CONF. REVIEW SET		03/22/2006
FINAL DOCS, GIP/SIP SUBMITTAL		05/14/2006
SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE LANDSCAPE -
Washington Place

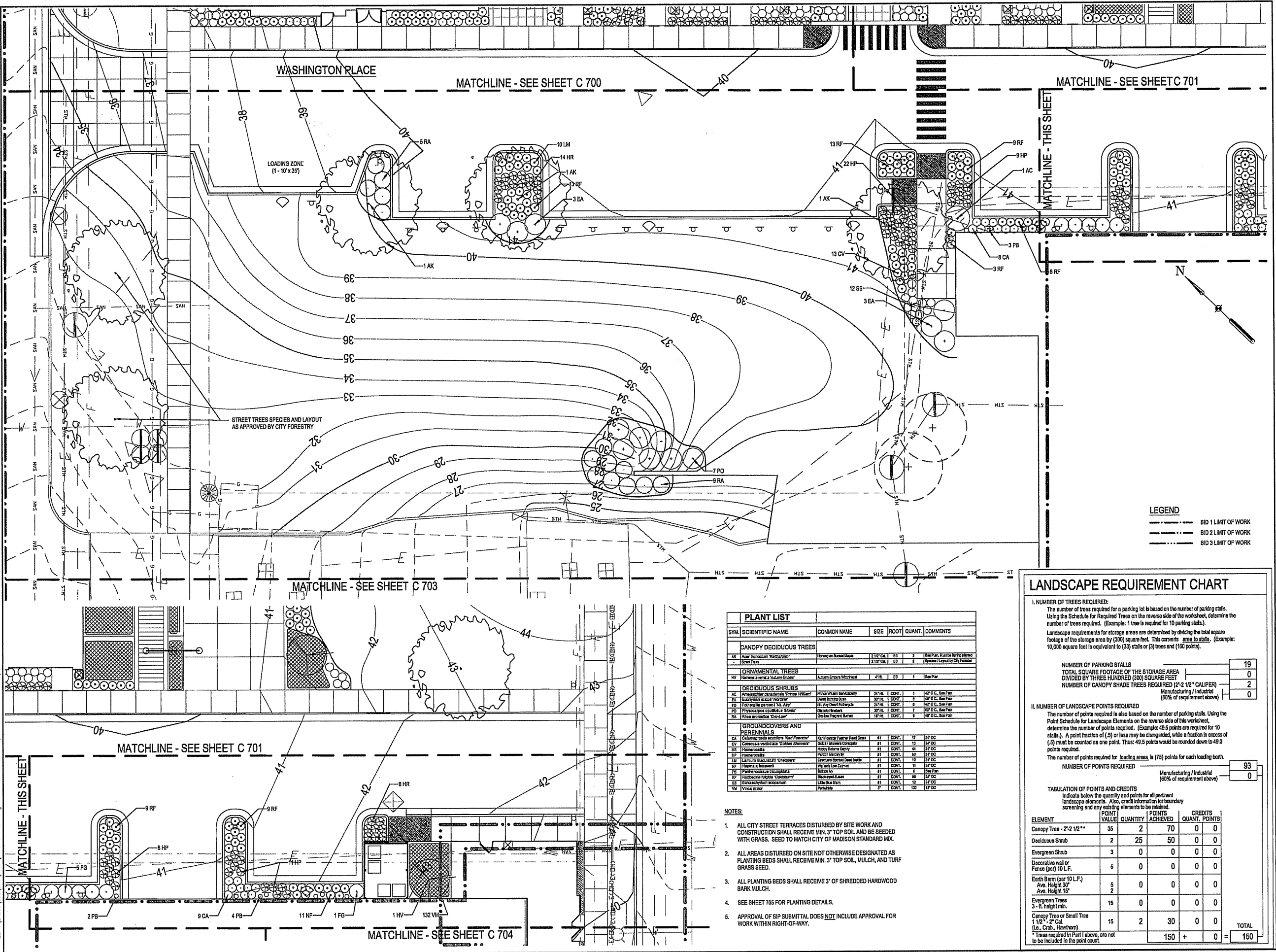
0 5' 10' 20'
SCALE IN FEET
SCALE 1" = 10'

SCALE 24589.000

PROJECT NUMBER

C 702

DRAWING NUMBER



SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
CANOPY DECIDUOUS TREES						
AK	Acer truncatum 'Katharine'	Horseshoe Elm	3" DBH	BS	3	See Plan, Must be Spring planted
ST	Stewartia sinensis	Stewartia	2" DBH	BS	2	Specimen / Layout by City Forestry
ORNAMENTAL TREES						
MY	Myrica verticillata 'Aurea'	Aurea Myrica	4" DBH	BS	1	See Plan
DECIDUOUS SHRUBS						
AC	Amelanchier canadensis 'Virens'	Witch Hazel	2 1/2" DBH	CONT.	1	42" DBH, See Plan
EA	Eubotrys alata 'Hemlock'	Sheep Laurel	30" DBH	CONT.	6	48" DBH, See Plan
FD	Forsythia parviflora 'M. Amy'	Small Yellow Forsythia	2 1/2" DBH	CONT.	6	42" DBH, See Plan
PD	Prunella domestica 'Moulin'	Common Damask Rose	30" DBH	CONT.	1	60" DBH, See Plan
RA	Rosa acuminata 'Soleil d'Or'	Golden Rose	18" DBH	CONT.	6	48" DBH, See Plan
GROUNDCOVERS AND PERENNIALS						
CA	Calamagrostis canadensis 'Karl Foerster'	Karl Foerster Grass	#1	CONT.	17	12" DBH
CP	Cornus rugosa 'Golden Glow'	Golden Spicebush	#1	CONT.	13	12" DBH
HR	Hemerocallis	Daylily	#1	CONT.	44	24" DBH
HP	Hieracium	Stitchwort	#1	CONT.	60	24" DBH
LM	Lamium maculatum 'Whorled'	Spotted Dead-nettle	#1	CONT.	12	12" DBH
NP	Nigella arvensis	Black-flowered Poppy	#1	CONT.	11	12" DBH
PS	Parthenocissus vitacea	Boston Ivy	#1	CONT.	6	See Plan
RD	Rudbeckia hirta 'Goldstrum'	Black-eyed Susan	#1	CONT.	48	12" DBH
SB	Schizanthus luteus	Butterfly Pea	#1	CONT.	12	12" DBH
VM	Vincetoxicum	Periwinkle	#1	CONT.	132	12" DBH

- NOTES:
- ALL CITY STREET TERRACES DISTURBED BY SITE WORK AND CONSTRUCTION SHALL RECEIVE MIN. 3" TOP SOIL AND BE SEEDED WITH GRASS. SEED TO MATCH CITY OF MADISON STANDARD MIX.
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 - SEE SHEET 705 FOR PLANTING DETAILS.
 - APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.

LANDSCAPE REQUIREMENT CHART

I. NUMBER OF TREES REQUIRED:
The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)
Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (150) points.)

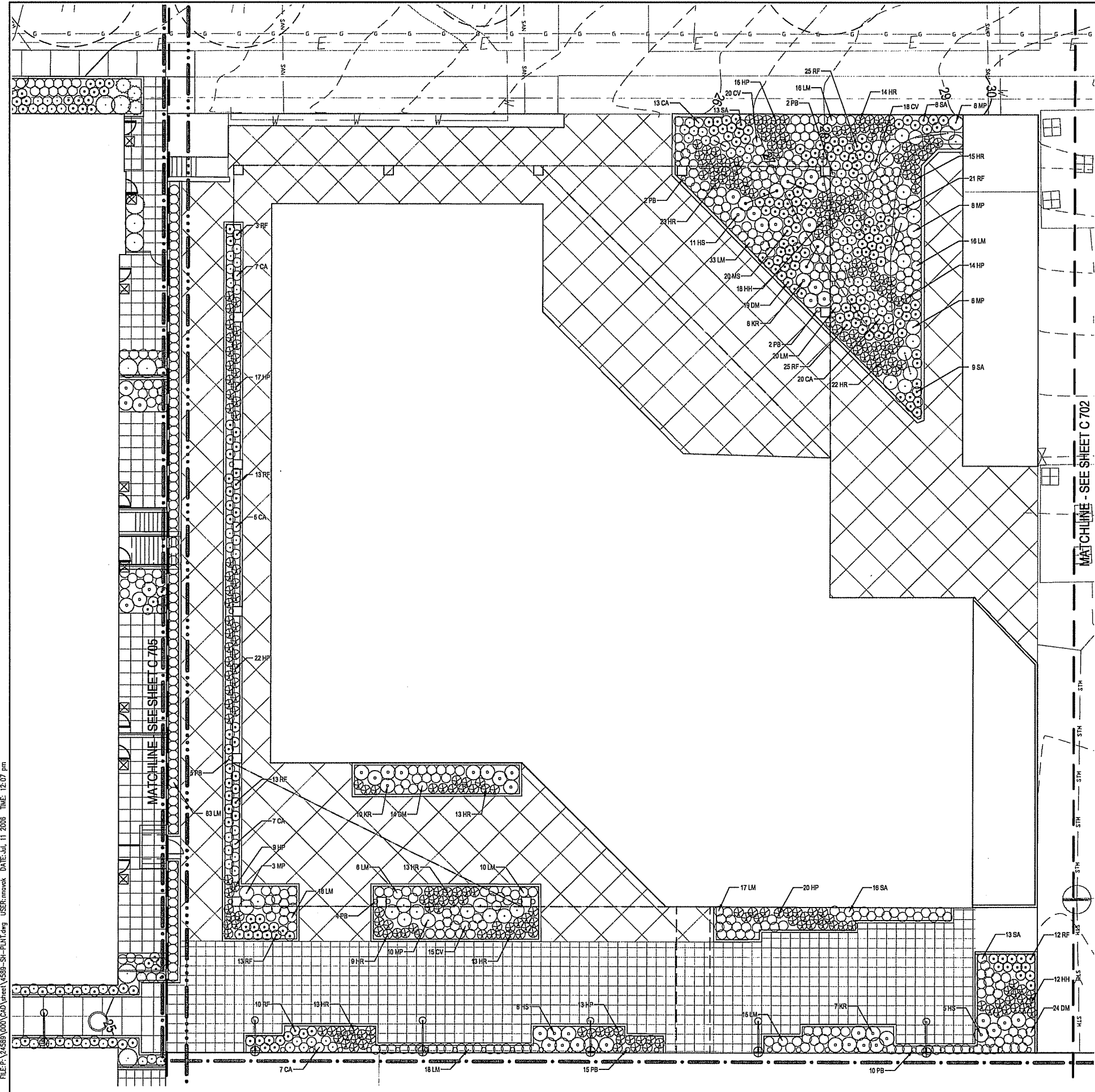
NUMBER OF PARKING STALLS	19
TOTAL SQUARE FOOTAGE OF THE STORAGE AREA	19
DIVIDED BY THREE HUNDRED (300) SQUARE FEET	0
NUMBER OF CANOPY SHADE TREES REQUIRED (2" x 1/2" CALIPER)	2
Manufacturing / Industrial (60% of requirement above)	0

II. NUMBER OF LANDSCAPE POINTS REQUIRED
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49 points required.
The number of points required for loading areas is (75) points for each loading berth.

NUMBER OF POINTS REQUIRED	93
Manufacturing / Industrial (60% of requirement above)	0

TABULATION OF POINTS AND CREDITS
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	POINTS CREDITED	CREDITS QUANT.	POINTS
Canopy Tree - 2" x 1/2"	35	2	70	0	0	0
Deciduous Shrub	2	25	50	0	0	0
Evergreen Shrub	3	0	0	0	0	0
Decorative wall or Fence (per 10 L.F.)	5	0	0	0	0	0
Earth Berm (per 10 L.F.)	5	0	0	0	0	0
Ave. Height 30' Ave. Height 15'	2	0	0	0	0	0
Evergreen Tree 3" - 14" height min.	15	0	0	0	0	0
Canopy Tree or Small Tree 1 1/2" - 2" Cal. (i.e., Crab, Hawthorn)	15	2	30	0	0	0
* Trees required in Part I above, are not to be included in the point count						
TOTAL			150	+	0	150



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LEGEND

- BID 1 LIMIT OF WORK
- BID 2 LIMIT OF WORK
- BID 3 LIMIT OF WORK

NOTES:

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- APPROVAL OF SP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.

PLANT LIST					
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT. COMMENTS
GROUNDCOVERS AND PERENNIALS					
CA	Chamaenerion angustifolium 'Karl Foerster'	Karl Foerster Red-flowered Grass	#1	COHT	89 24" OC
CV	Coreopsis verticillata 'Golden Snowdrift'	Golden Snowdrift Coreopsis	#1	COHT	13 24" OC
DM	Dryopteris marginalis	Laurelwood Fern	#1	COHT	87 24" OC
HR	Hieronymus	Heavenly Blueberry	#1	COHT	135 24" OC
HM	Hemerocallis	Hypericum	#1	COHT	30 24" OC
HP	Hemerocallis	Perennial Daylily	#1	COHT	111 24" OC
IS	Hebe 'Satan's Head'	Krakus Hebe	#1	COHT	38 24" OC
LM	Lamium maculatum 'Circumplex'	Rum and Butter Plant	#1	COHT	24 24" OC
LS	Linum catharticum	Linum	#1	COHT	25 24" OC
MP	Monarda didyma 'Purple Heart'	Purple Heart	#1	COHT	30 24" OC
MS	Monarda didyma 'Purple Heart'	Purple Heart	#1	COHT	30 24" OC
PA	Parthenocissus vitacea	Parthenocissus	#1	COHT	40 24" OC
RF	Rudbeckia hirta 'Goldstrum'	Black-eyed Susan	#1	COHT	133 24" OC
SA	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1	COHT	59 24" OC

CAPITOL WEST
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BLOCK 51 - MADISON, WI

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ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL		12/01/2005
50% DD REVIEW & ESTIMATE SET		01/04/2006
MAIN ST. UTIL. TO CITY		02/07/2006
CITY REVIEW SET		02/22/2006
100% CLIENT/CONTR. REVIEW SET		03/22/2006
FINAL DOCS. CIP/SP SUBMITTAL		06/14/2006
SP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE LANDSCAPE - 345
West Washington Avenue

0 5' 10' 20'
SCALE IN FEET
SCALE 1" = 10'

SCALE 24589.000

PROJECT NUMBER

C 703

DRAWING NUMBER

CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

Owner:
THE ALEXANDER
COMPANY, INC.

JJR
landscape architecture
planning
urban design
civil engineering
environmental science
JJR, LLC
625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com

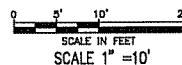
ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL		12/01/2005
50% DD REVIEW & ESTIMATE SET		01/04/2006
MAIN ST. UBL. TO CITY		02/07/2006
CITY REVIEW SET		02/22/2006
100% CLIENT/CONT. REVIEW SET		03/22/2006
FINAL DOCS. GOP/SIP SUBMITTAL		05/14/2006
SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SITE LANDSCAPE - Main St

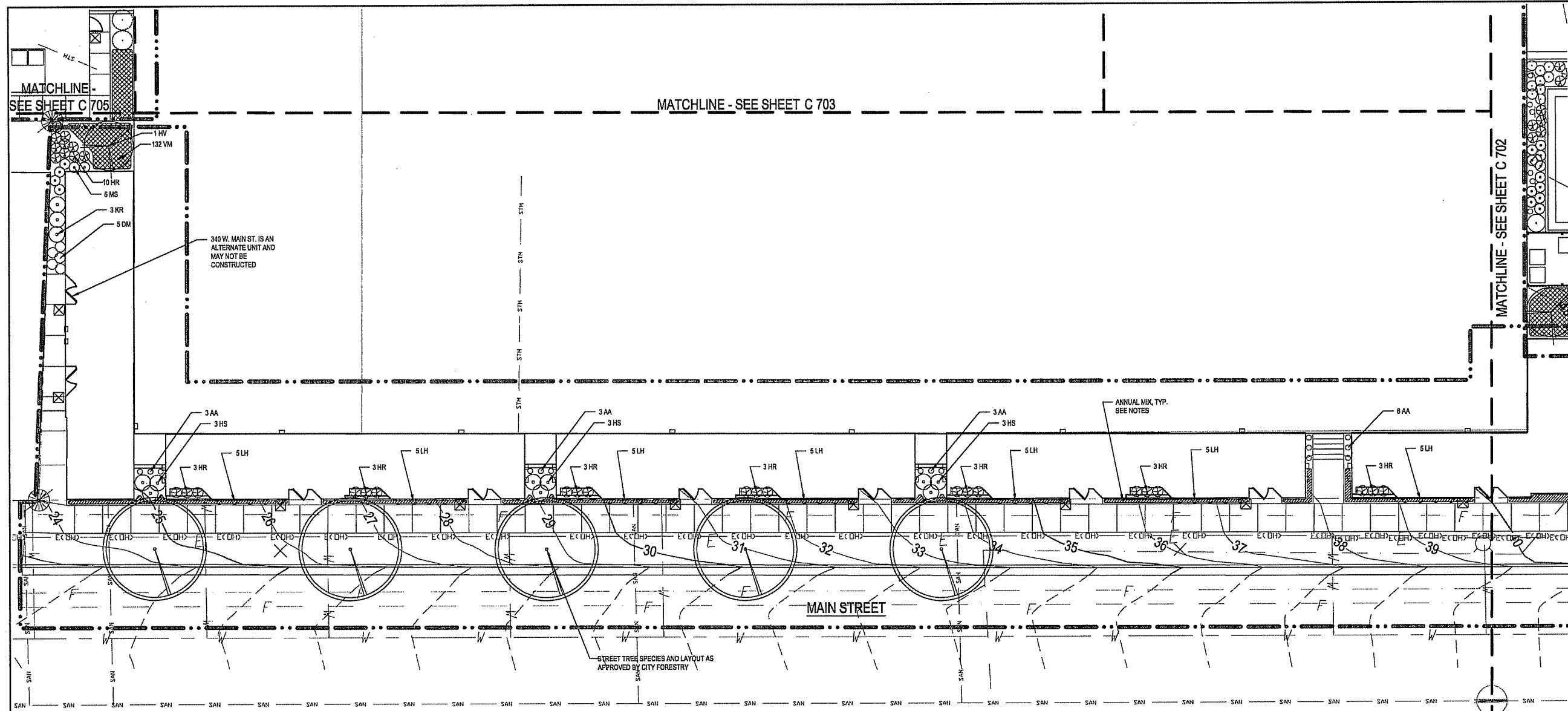


SCALE 24589.000

PROJECT NUMBER

C 704

DRAWING NUMBER



PLANT LIST

SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
CANOPY DECIDUOUS TREES						
	Street Trees		2 1/2" Cal.	BB	5	Species / Layout by City Forester
ORNAMENTAL TREES						
HV	Hamamelis vernalis 'Autumn Embers'	Autumn Embers Witchhazel	4" HL	BB	1	See Plan
GROUNDCOVERS AND PERENNIALS						
AA	Actinidia arguta	Hardy Kiwi Vine	#1	CONT.	15	See Plan
DM	Dryopteris marginalis	Leatherwood Fern	#1	CONT.	5	24" OC
HR	Hemerocallis	Happy Returns Daylily	#1	CONT.	31	24" OC
KR	Hosta 'Krossa Regal'	Krossa Regal Hosta	#1	CONT.	3	36" OC
HS	Hosta 'Sum and Substance'	Sum and Substance Hosta	#1	CONT.	9	36" OC
LH	Lonicera heckrottii 'Goldflame'	Goldflame Trumpet Honey Suckle	#1	CONT.	35	See Plan
MS	Matteuccia struthiopteris	Ostrich Fern	#1	CONT.	6	24" OC
VM	Vinca minor	Periwinkle	3"	CONT.	132	12" OC

NOTES:

- ANNUAL MIX TO BE PLANTED AT 12" O.C. SPACING:
Begonia x semperflorens-culorum (Begonia), flower colors = white and pink
Salvia splendens (Salvia / Scarlet Sage), flower color = scarlet, plant in back of bed
Seneccio cineraria (Dusty Miller)
- ALL CITY STREET TERRACES DISTURBED BY SITE WORK AND CONSTRUCTION SHALL RECEIVE MIN. 3" TOP SOIL AND BE SEEDED WITH GRASS. SEED TO MATCH CITY OF MADISON STANDARD MIX.
- ALL AREAS DISTURBED ON SITE NOT OTHERWISE DESIGNATED AS PLANTING BEDS SHALL RECEIVE MIN. 3" TOP SOIL, MULCH, AND TURF GRASS SEED.
- ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- SEE SHEET 705 FOR PLANTING DETAILS.
- APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.

LEGEND

- BID 1 LIMIT OF WORK
- BID 2 LIMIT OF WORK
- BID 3 LIMIT OF WORK

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FINAL DOCS. COP/SIP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN

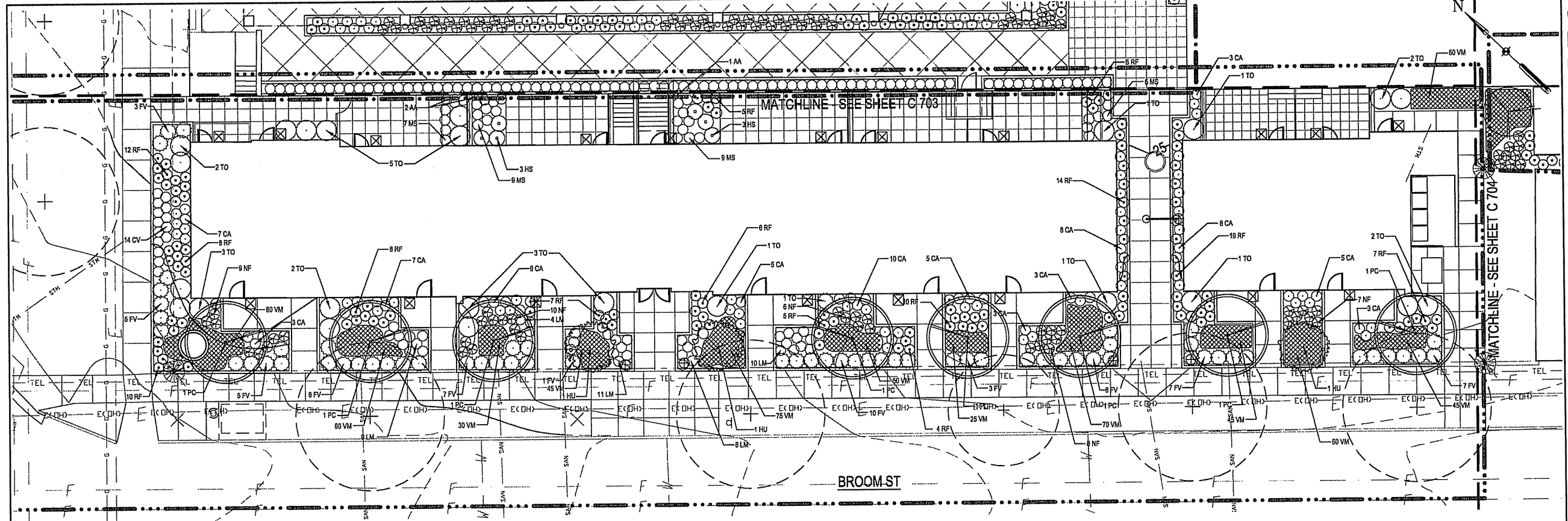


DRAWING TITLE
SITE LANDSCAPE - Broom St

SCALE
SCALE 1" = 10'

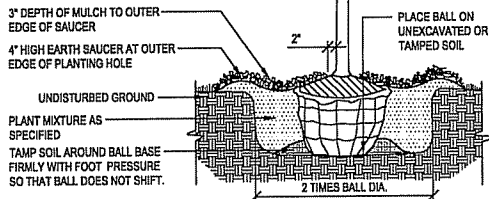
PROJECT NUMBER
24589.000

DRAWING NUMBER
C 705

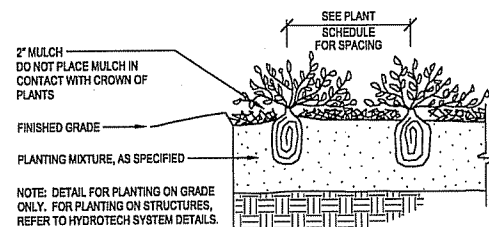


NOTES:

1. PLANT EACH TREE SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN INTO PLANTING HOLE EXPOSING TOP HALF OF BALL. REMOVE TWINE, ROPE, AND BURLAP FROM TOP HALF OF BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.



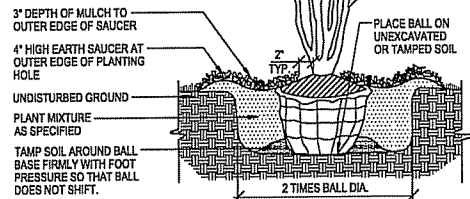
1 DECIDUOUS TREE PLANTING
NOT TO SCALE



4 PERENNIAL / GROUNDCOVER PLANTING, ON GRADE
NOT TO SCALE

NOTES:

1. PLANT EACH TREE SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN INTO PLANTING HOLE EXPOSING TOP HALF OF BALL. REMOVE TWINE, ROPE, AND BURLAP FROM TOP HALF OF BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
4. PRUNE PER DETAIL THIS SHEET



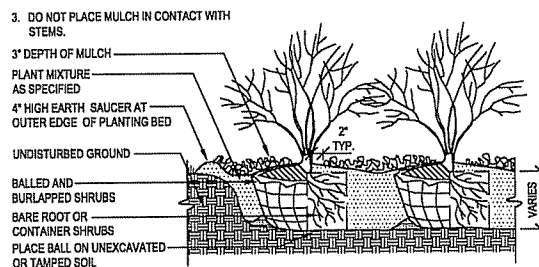
2 MULTI-STEM TREE PLANTING
NOT TO SCALE

- 1 REMOVE SUCKER SHOOTS AT BASE OF TREE.
- 2 MAKE CLEAN CUTS CLOSE TO TRUNK ON OLD STUBS, IF PRESENT.
- 3 REMOVE SUCKER SHOOTS ALONG TRUNK.
- 4 REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES ABOUT THE SAME AREA.
- 5 REMOVE INJURED AND MISSHAPEN BRANCHES.
- 6 REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.

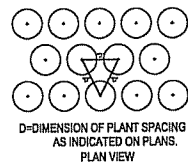
5 PRUNING DETAIL
NOT TO SCALE

NOTES:

1. PLANT EACH SHRUB SUCH THAT THE STEM FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN INTO PLANTING HOLE. EXPOSING TOP HALF OF BALL. REMOVE TWINE, ROPE, AND BURLAP FROM TOP HALF OF BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.



3 SHRUB PLANTING
NOT TO SCALE



D=DIMENSION OF PLANT SPACING AS INDICATED ON PLANS.
PLAN VIEW

LEGEND

- BID 1 LIMIT OF WORK
- BID 2 LIMIT OF WORK
- BID 3 LIMIT OF WORK

NOTES:

1. ALL CITY STREET TERRACES DISTURBED BY SITE WORK AND CONSTRUCTION SHALL RECEIVE MIN. 3" TOP SOIL AND BE SEED WITH GRASS. SEED TO MATCH CITY OF MADISON STANDARD MIX.
2. ALL AREAS DISTURBED ON SITE NOT OTHERWISE DESIGNATED AS PLANTING BEDS SHALL RECEIVE MIN. 3" TOP SOIL, MULCH, AND TURF GRASS SEED.
3. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
4. SEE SHEET 705 FOR PLANTING DETAILS.
5. APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE APPROVAL FOR WORK WITHIN RIGHT-OF-WAY.

PLANT LIST

SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
ORNAMENTAL TREES						
HU	Hydrangea paniculata 'Unique'	Unique Hydrangea on Standard	1"	BB	3	See Plan
PC	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	1 1/2"	BB	8	See Plan
DECIDUOUS SHRUBS						
FV	Foraythia vitiidissima 'Bronxensis'	Dwarf Forsythia	24" HL	CONT.	85	42" O.C., See Plan
EVERGREEN SHRUBS						
TO	Thuja occidentalis 'Smaragd'	Smaragd Emerald Arborvitae	5" HL	CONT.	24	4' O.C., See Plan
GROUNDCOVERS AND PERENNIALS						
AA	Actinidia arguta	Hardy Kiwi Vine	#1	CONT.	3	See Plan
CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	CONT.	76	24" OC
CV	Coreopsis verticillata 'Golden Showers'	Golden Showers Coreopsis	#1	CONT.	14	24" OC
HS	Hosta 'Sum and Substance'	Sum and Substance Hosta	#1	CONT.	6	36" OC
LM	Lamium maculatum 'Chequers'	Chequers Spotted Dead Nettle	#1	CONT.	42	24" OC
MS	Mullein x struthiopteris	Ostrich Fern	#1	CONT.	31	24" OC
NF	Nepeta x faassenii	Walker's Low Catmint	#1	CONT.	40	24" OC
RF	Rudbeckia fulgida 'Goldsturm'	Black-eyed-Susan	#1	CONT.	120	24" OC
VM	Vinca minor	Periwinkle	3"	CONT.	645	12" OC

BLOCK 51 - MADISON, W

Owner

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SIP ALTERATION		07/12/2006

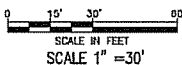
SEALS AND SIGNATURES

KEY PLANS



DRAWING TITLE

SITE IRRIGATION

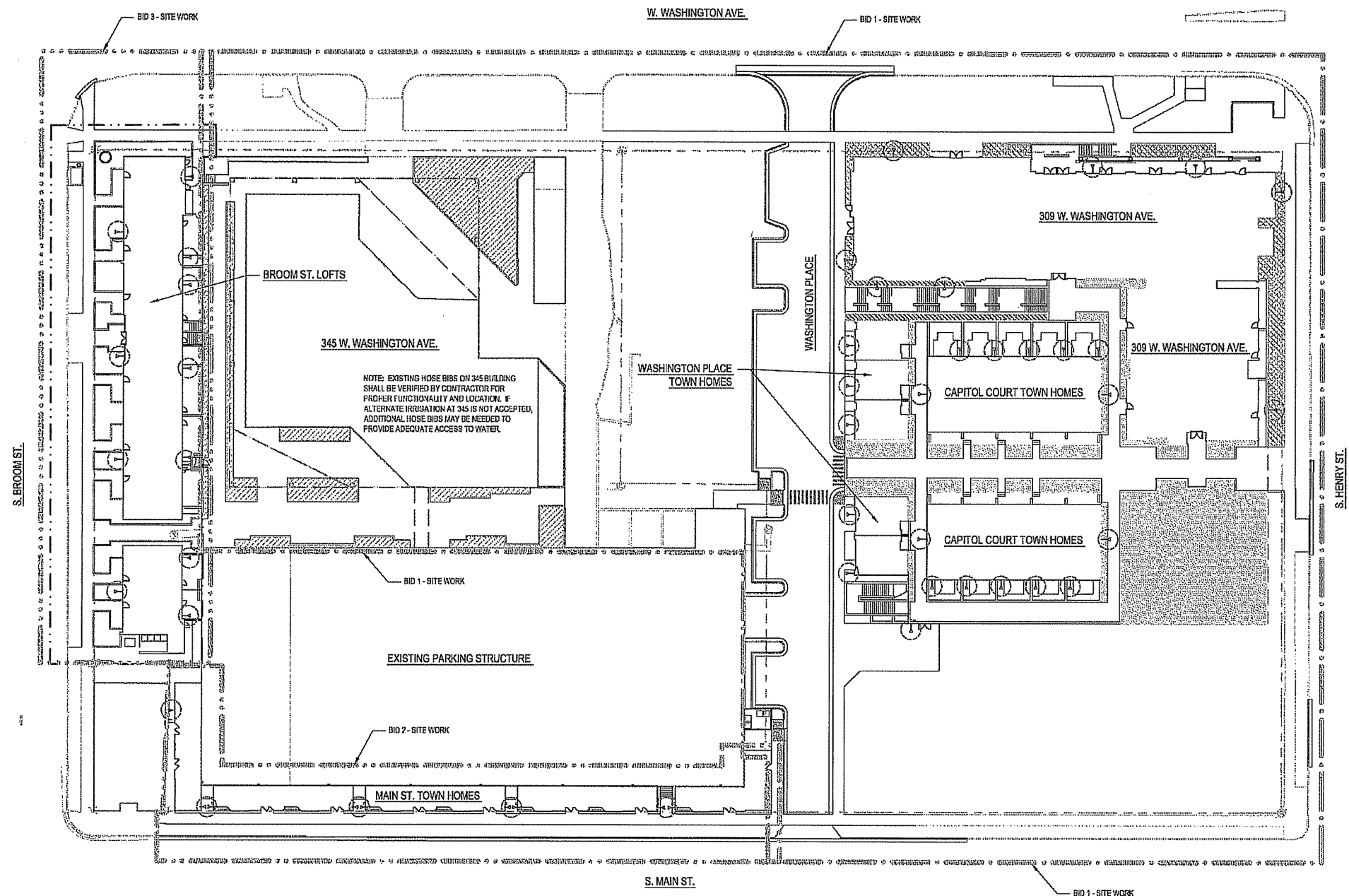


SCALE 24589 000

PROJECT NUMBER

C 800

DRAWING NUMBER



LEGEND

- | | |
|---|-----------------------------------|
|  | DID 1 - LIMIT OF WORK |
|  | DID 2 - LIMIT OF WORK |
|  | DID 3 - LIMIT OF WORK |
|  | IRRIGATION ON STRUCTURE |
|  | IRRIGATION ON STRUCTURE - ALT DID |
|  | IRRIGATION ON GRADE |
|  | IRRIGATION ON GRADE - ALT DID |
|  | HOSE BIB |
|  | CURB AND GUTTER |
|  | GUARDRAIL OR HANDRAIL |
|  | STAIRS |
|  | PROPOSED STORM INLET MANHOLE |
|  | PROPOSED CURB INLET |
|  | SLOT DRAIN |
|  | PLANTER CURB OR WALL |

NOTES

1. SEE SPECIFICATIONS FOR IRRIGATION REQUIREMENTS.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL IRRIGATION DESIGNS
3. IRRIGATION DESIGN SHALL COORDINATE WITH STRUCTURAL PLANS AND M.E.P. PENETRATIONS THROUGH ALL BUILDING WALLS AND ROOF SLABS FOR ALL IRRIGATION AND HOSE BIBS.

IRRIGATION PLAN
SCALE 1"=30'

FILE: P:\24599\800\CID\shael\4599-54-7764.doc DATE: 11/20/06 USER: nrokov TIME: 12:07 pm

CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

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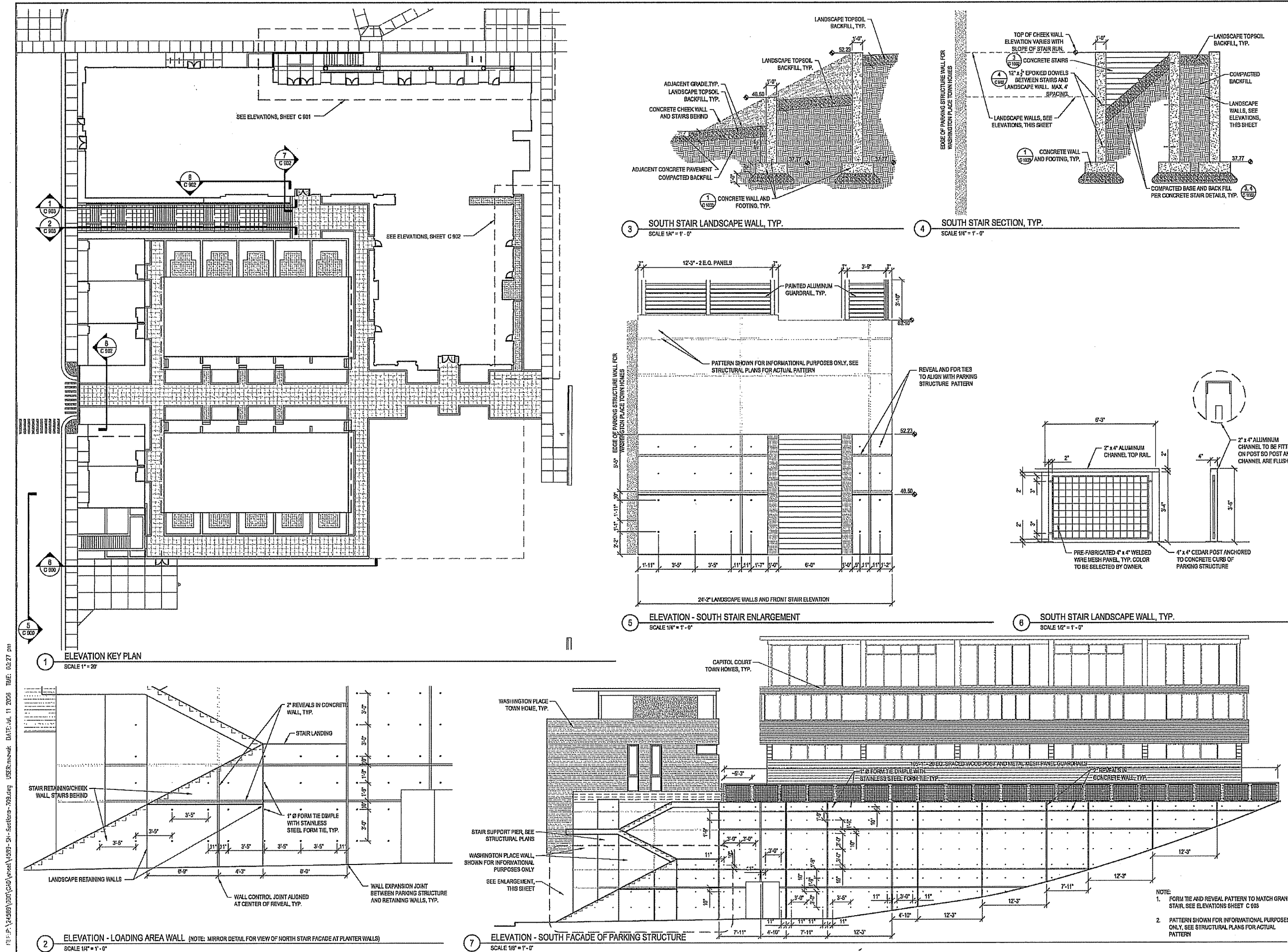
ISSUED FOR	REV	DATE
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50% DD REVIEW & ESTIMATE SET		01/04/2006
MAIN ST. UTIL. TO CITY		02/07/2006
CITY REVIEW SET		03/22/2006
100% CLIENT/CONF. REVIEW SET		03/22/2006
FINAL DCS. CIP/SP SUBMITTAL		06/14/2006
SP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
ELEVATIONS - Key Plan &
South Parking Structure
Facade

SCALE AS INDICATED
SCALE 24589.000
PROJECT NUMBER
DRAWING NUMBER
C 900



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CAPITOL WEST
PHASE 1
BLOCK 51 - MADISON, WI

Owner:
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FINAL DOCS. GSP/SIP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN

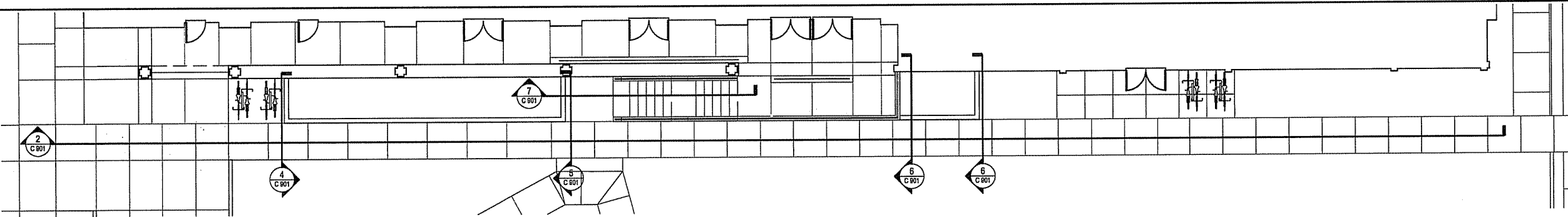
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**ELEVATIONS - 309 W
Washington Ave**

SCALE AS INDICATED
SCALE 24589.000

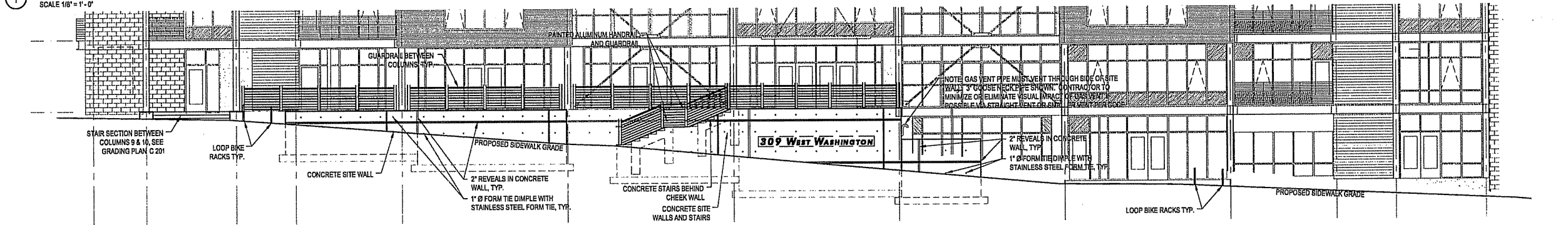
PROJECT NUMBER

C 901

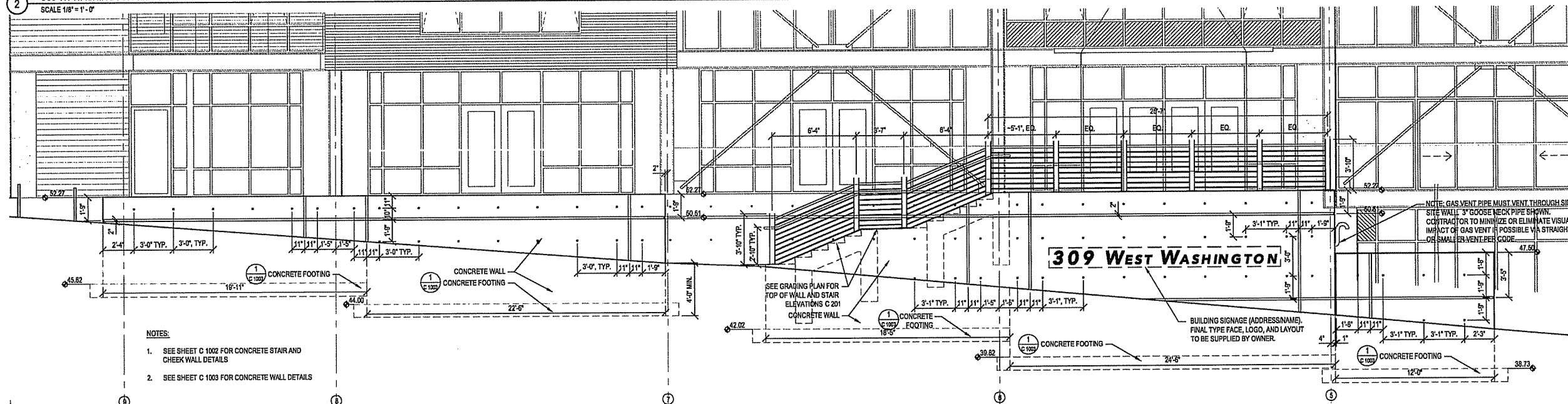
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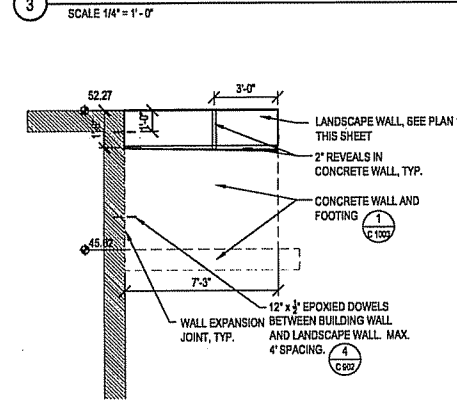
1 309 W. WASHINGTON - W. WASHINGTON PLAN
SCALE 1/8" = 1'-0"



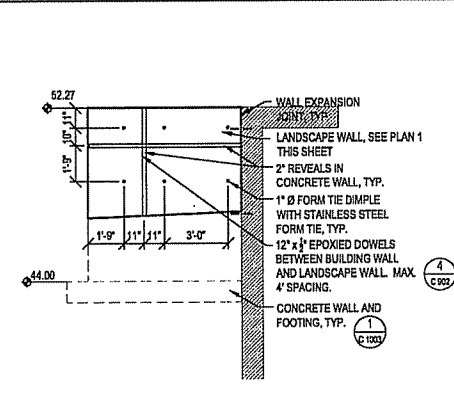
2 309 W. WASHINGTON ELEVATION
SCALE 1/8" = 1'-0"



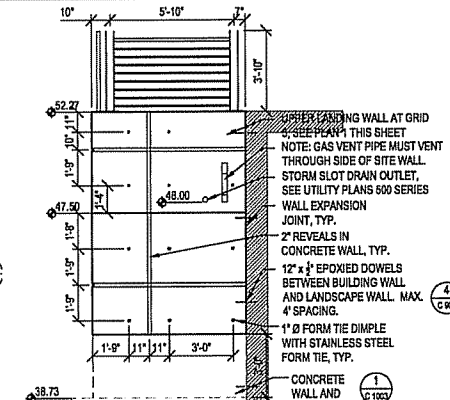
3 309 W. WASHINGTON ELEVATION - LANDSCAPE WALL, STAIRS AND FRONT ENTRY WALL WITH GUARDRAIL AND HANDRAIL
SCALE 1/4" = 1'-0"



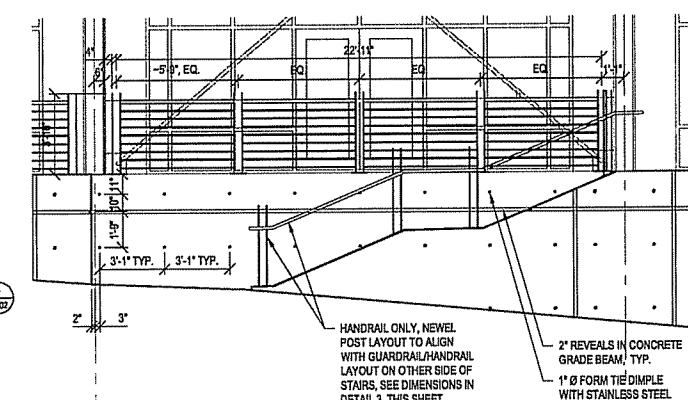
4 LANDSCAPE WALL SECTION
SCALE 1/4" = 1'-0"



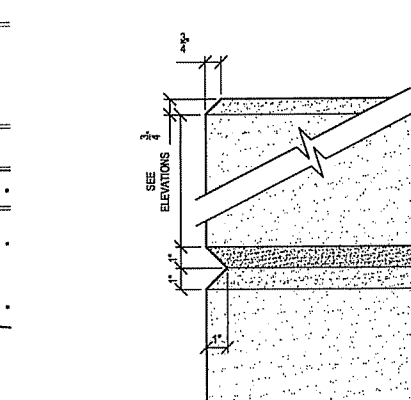
5 LANDSCAPE WALL SECTION
SCALE 1/4" = 1'-0"



6 LANDSCAPE WALL SECTION
SCALE 1/4" = 1'-0"



7 309 W. WASHINGTON ELEVATION - GUARDRAIL BETWEEN GRIDS 6 & 7
SCALE 1/4" = 1'-0"



8 LANDSCAPE WALL REVEAL, TYP.
SCALE 3" = 1'-0"

CAPITOL WEST PHASE 1 BLOCK 51 - MADISON, WI

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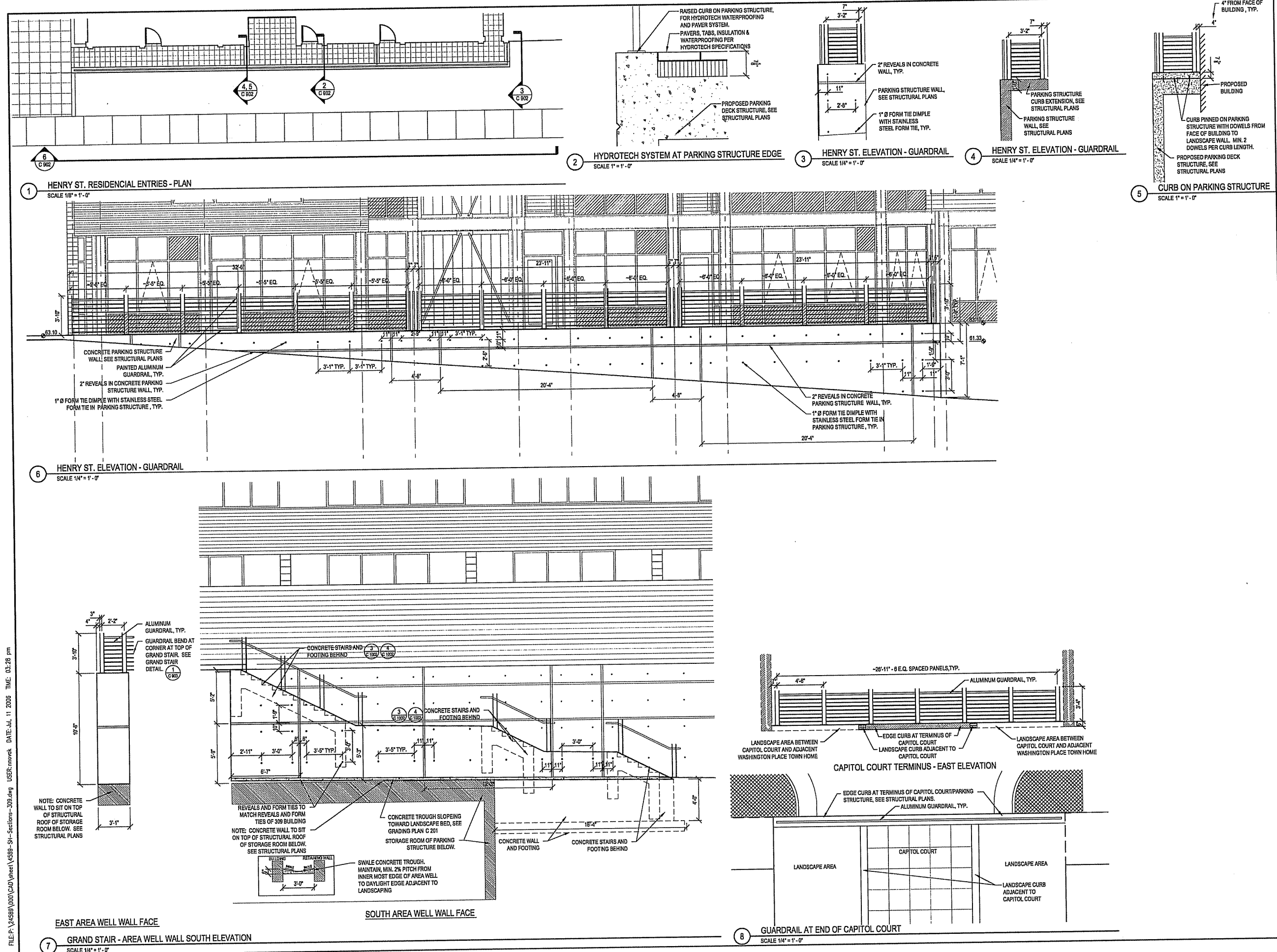
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FINAL DOCS. GDP/SIP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
**ELEVATIONS - Henry St - 309
Grand Stair - Mews Terminus**

SCALE AS INDICATED
SCALE 24589.000
PROJECT NUMBER
C 902
DRAWING NUMBER



CAPITOL WEST
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SP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
ELEVATIONS - 309 Grand
Stair

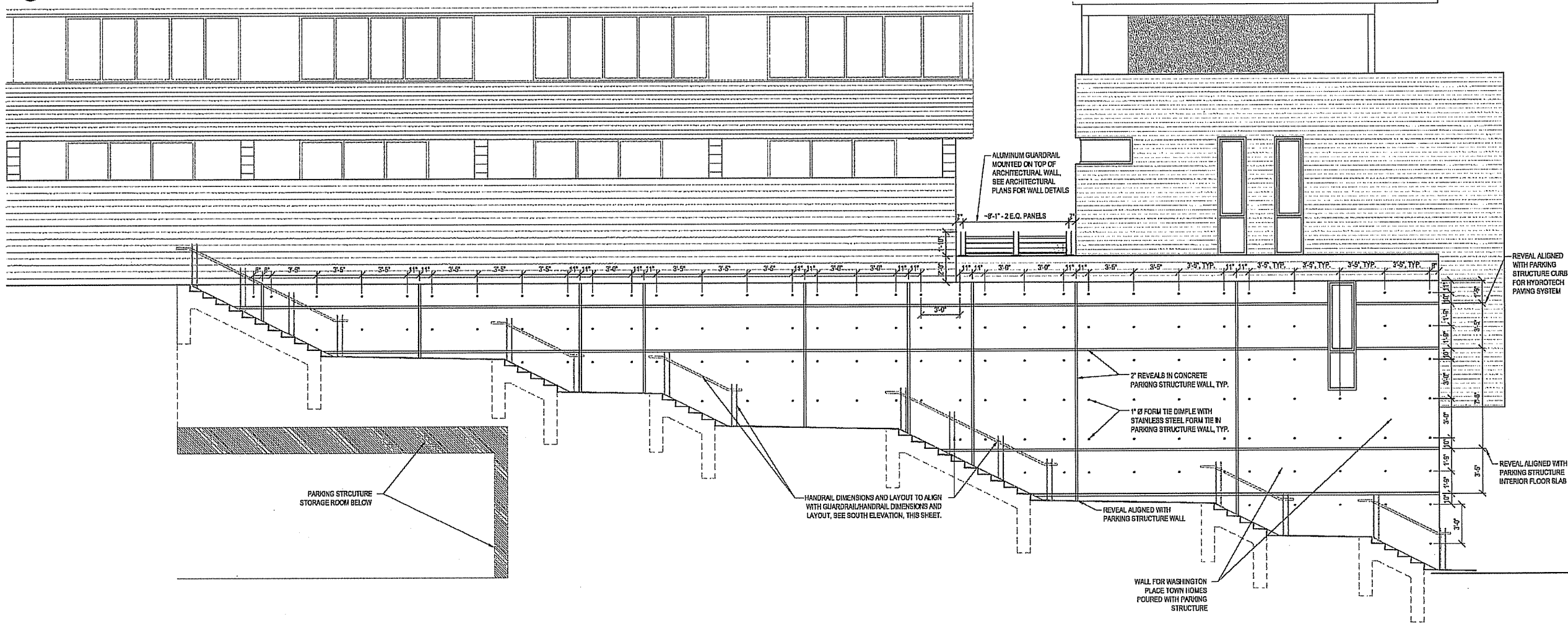
SCALE AS INDICATED
SCALE 24589.000

PROJECT NUMBER

C 903

DRAWING NUMBER

1 GRAND STAIR - NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 GRAND STAIR - SOUTH ELEVATION
SCALE 1/4" = 1'-0"

FILE P:\V4889\JUN\CAD\Sheet\4889-30-309-Stair.dwg USER:msw DATE: Jul 11 2006 TIME: 03:26 pm

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1 MAIN ST TOWN HOME GREEN SCREEN ELEVATION (ALTERNATE BID)
SCALE 1" = 10' - 0"

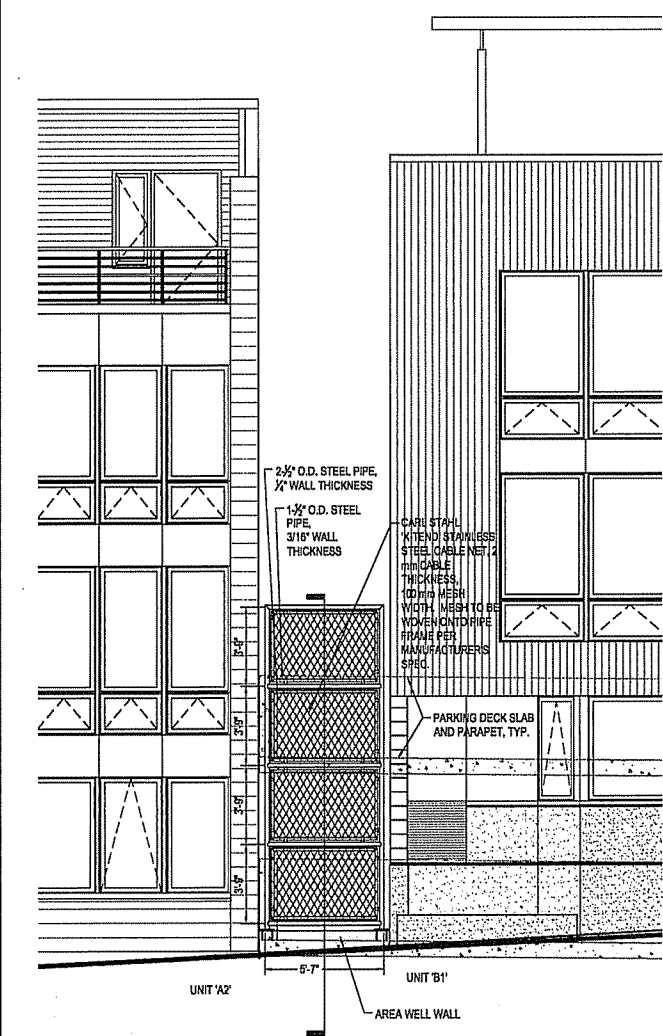
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SEALS AND SIGNATURES

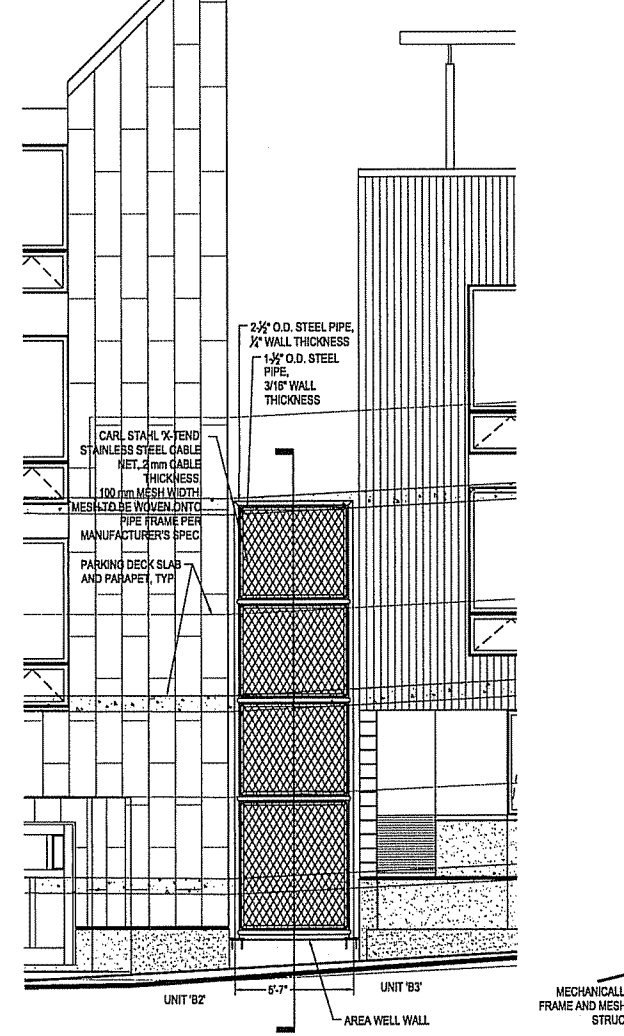
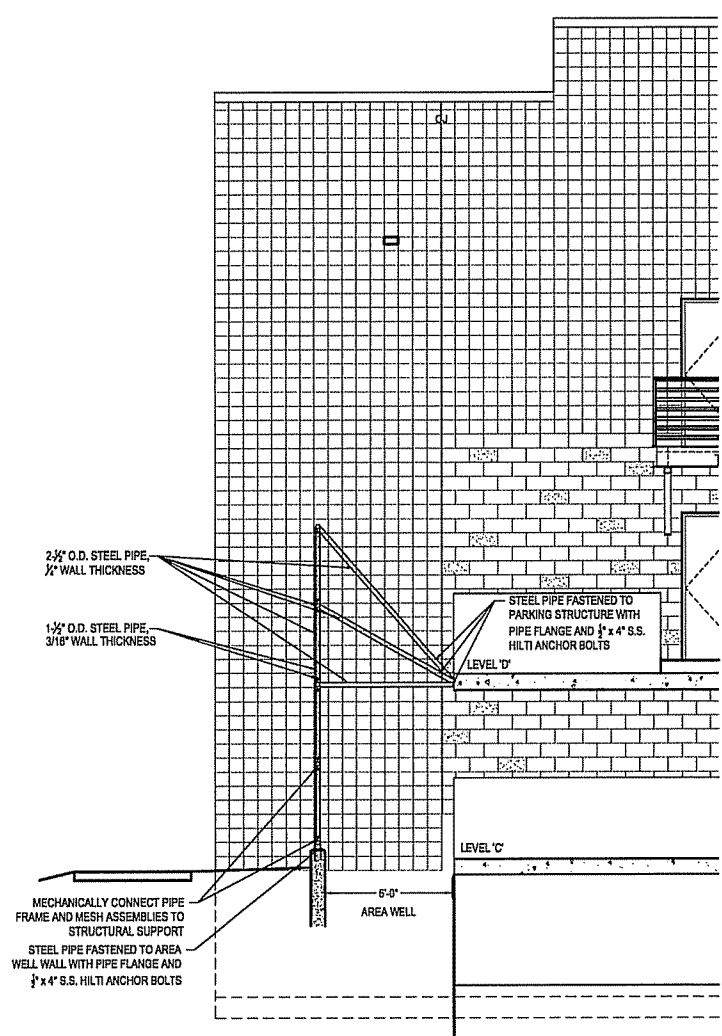
KEY PLAN

DRAWING TITLE
**ELEVATIONS - Main St Town
Home Area Well Screens
(Alternate Bid)**

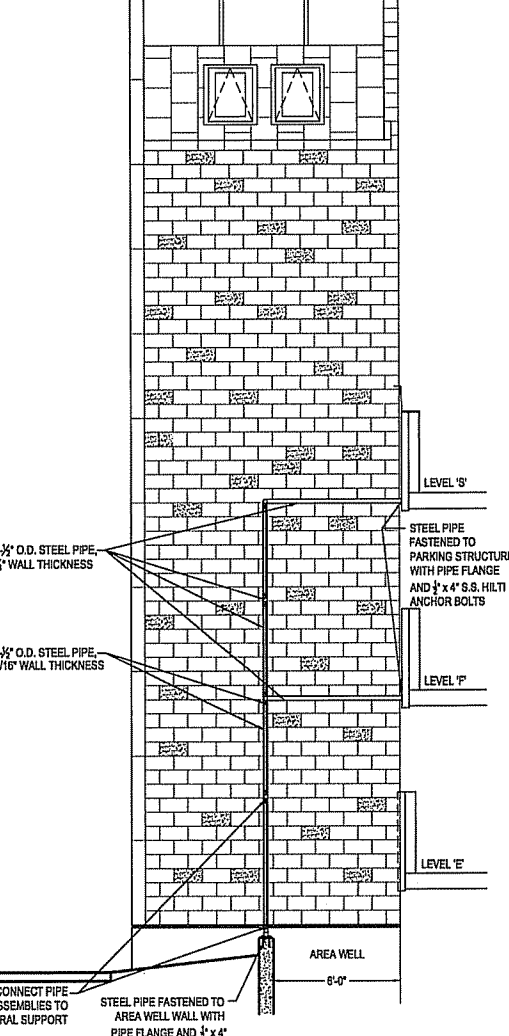
SCALE AS INDICATED
SCALE 24589.000
PROJECT NUMBER
C 904
DRAWING NUMBER



2 GREEN SCREEN ELEVATION AND SECTION, UNITS 'A2' & 'B1' (ALTERNATE BID)
SCALE 1/4" = 1' - 0"



3 GREEN SCREEN ELEVATION AND SECTION, UNITS 'B2' & 'B3' (ALTERNATE BID)
SCALE 1/4" = 1' - 0"



FILE: P:\24589\000\CAD\model\4589-A-110051Screen.dwg USER: mrook DATE: Jul, 11, 2006 TIME: 03:28 pm

BLOCK 51 - MADISON, WI

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SIP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
ELEVATIONS - Main St Town
Home Area Well Screens
(Alternate Bid)

SCALE AS INDICATED

SCALE 24589.000

PROJECT NUMBER

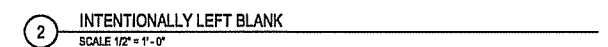
DRAWING NUMBER

C 905

3 TYPICAL GREEN SCREEN SECTION ENLARGEMENT (ALTERNATE BID)
SCALE 1" = 2'-0"



4 GREEN SCREEN ELEVATION AND SECTION, UNITS 'B4' & 'B5' (ALTERNATE BID)
SCALE 1/4" = 1' - 0"



$\frac{1}{2}$ " x 4" S.S. HILTI ANCHOR BOLTS



PICAL GREEN SCREEN PLAN (ALTERNATE BID)

**CAPITOL WEST
PHASE 1**
BLOCK 51 - MADISON, WI

Owner:
**THE ALEXANDER
COMPANY, INC.**

JJR landscape architecture
planning
urban design
civil engineering
environmental science
JJR, LLC
625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
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ISSUED FOR	REV	DATE
FOOTING & FOUNDATION SUBMITTAL	12/01/2005	
30% DD REVIEW & ESTIMATE SET	01/04/2006	
MAIN ST. UTIL. TO CITY	02/07/2006	
CITY REVIEW SET	02/22/2006	
100% CLIENT/CONT. REVIEW SET	03/22/2006	
FINAL DOCS. CDP/SP SUBMITTAL	06/14/2006	
SP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN

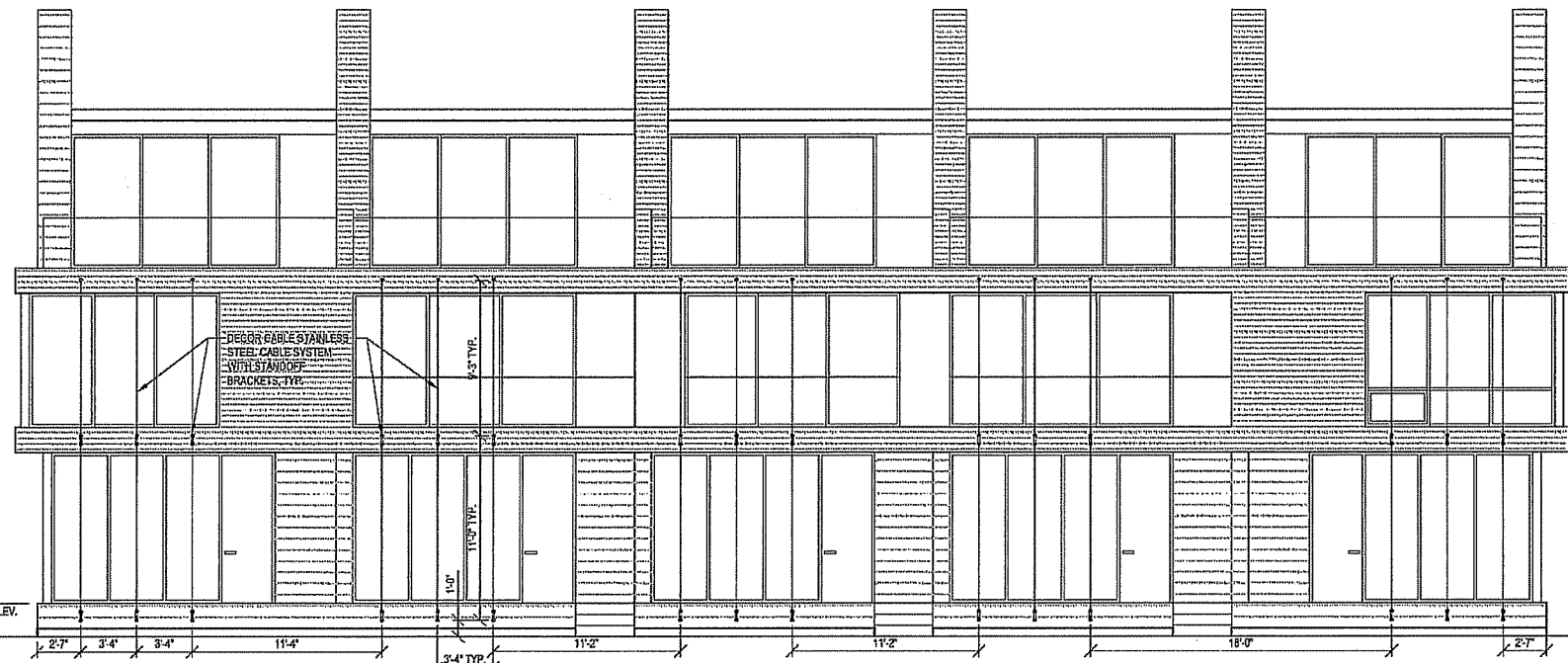
DRAWING TITLE
**ELEVATIONS - Capitol Court -
Washington Place (Alternate
Bid)**

SCALE AS INDICATED
SCALE 24589.000

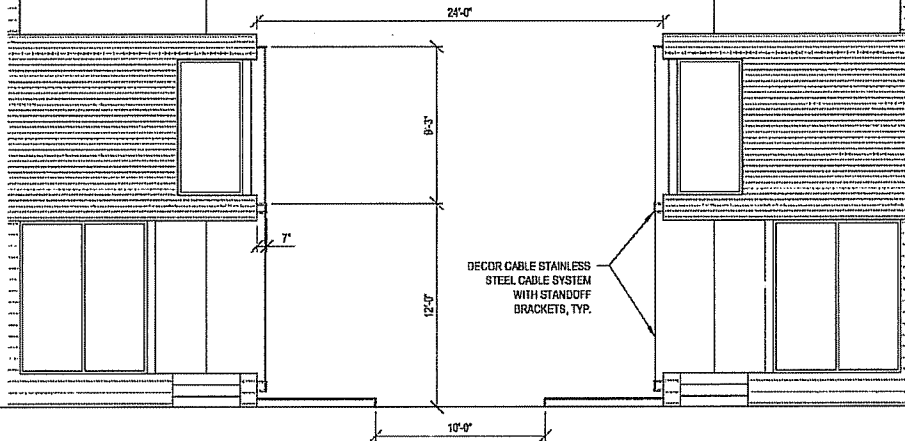
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C 906

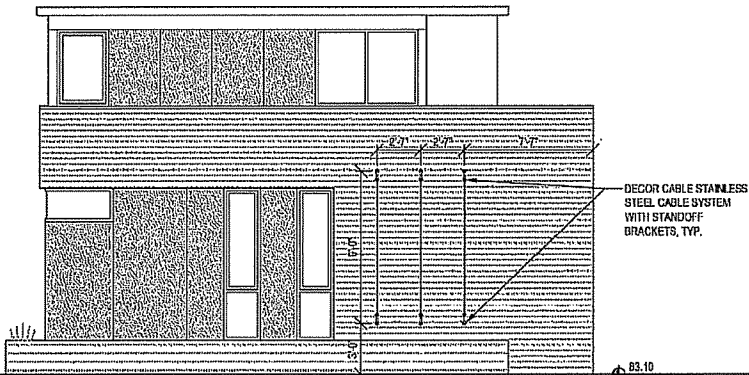
DRAWING NUMBER



1 CAPITOL COURT/MEWS CABLE ELEVATION - SOUTH (ALTERNATE BID)
SCALE 1" = 5'-0"



2 CAPITOL COURT/MEWS CABLE SECTION (ALTERNATE BID)
SCALE 1" = 5'-0"



3 WASHINGTON ROW HOME CABLE ELEVATION - SOUTH (ALTERNATE BID)
SCALE 1" = 5'-0"

4 INTENTIONALLY LEFT BLANK
SCALE 1" = 5'-0"

5 INTENTIONALLY LEFT BLANK
SCALE 1" = 5'-0"

**NOTE: THIS SHEET PROVEDED
FOR INFORMATIONAL PURPOSES
ONLY. CABLE SYSTEM TO BE
DETAILED IN ARCHITECTURAL SET**

CAPITOL WEST
PHASE 1

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FINAL DOCS. CDP/SP SUBMITTAL		06/14/2006
SP ALTERATION		07/12/2006

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
SITE DETAILS

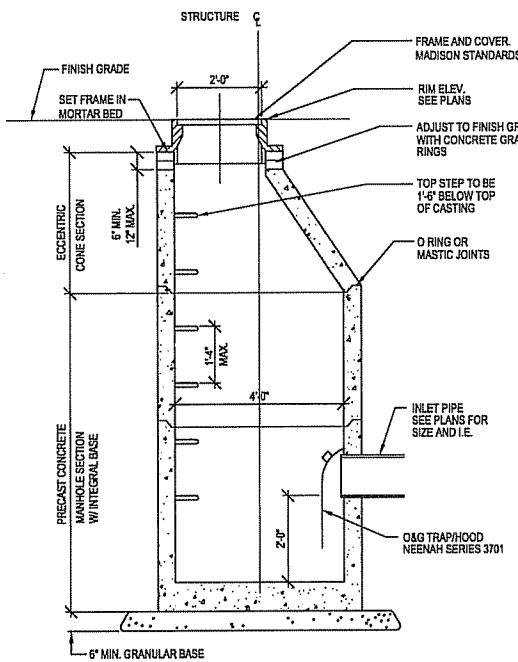
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AS SHOWN
24589.000

PROJECT NUMBER

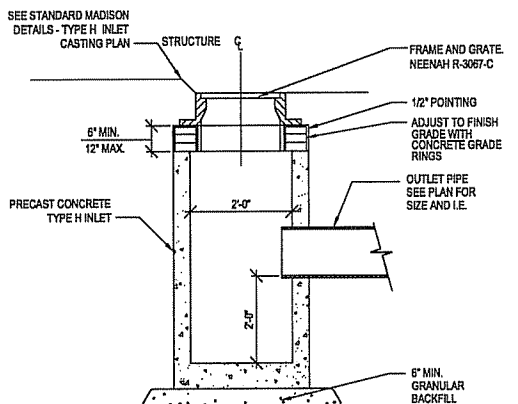
C 1000

DRAWING NUMBER

1 CURB INLET
SCALE: 1/2" = 1'-0"



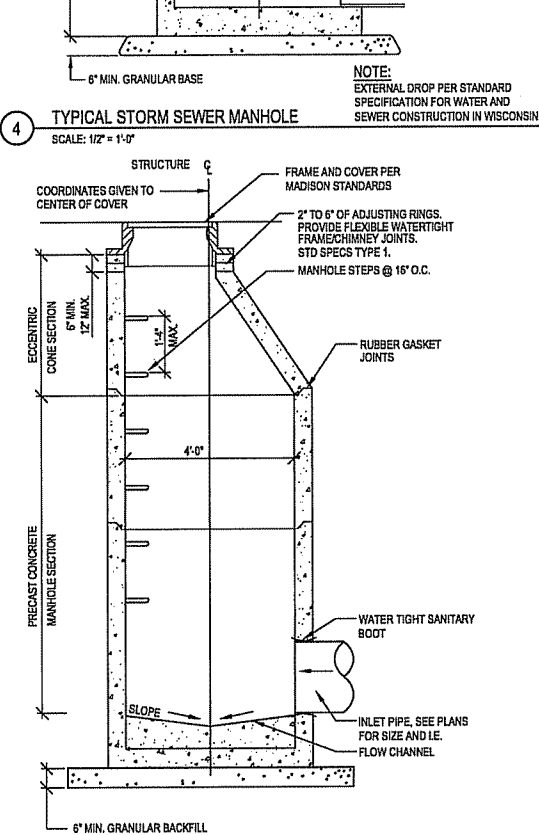
2 STORMWATER QUALITY MANHOLE
SCALE: 1/2" = 1'-0"



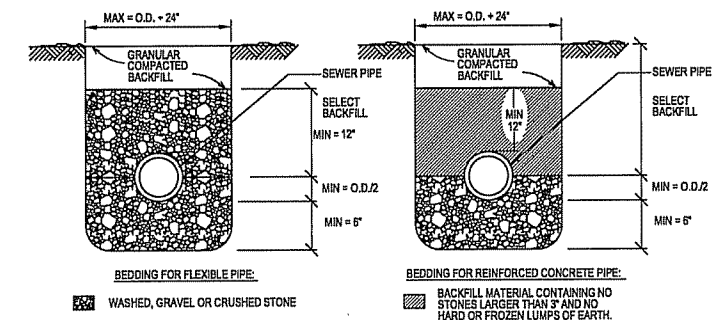
3 CATCH BASIN
SCALE: 1/2" = 1'-0"

FILE: P:\24589\000\CAD\sheet\4589-SH-JET-2.dwg USER: maweb DATE: Jul 11 2006 TIME: 03:29 pm

4 TYPICAL STORM SEWER MANHOLE
SCALE: 1/2" = 1'-0"

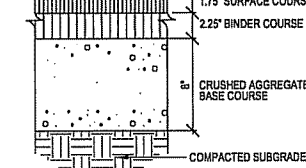


5 TYPICAL SANITARY MANHOLE
SCALE: 1/2" = 1'-0"

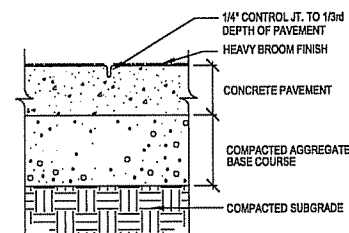


6 PIPE BEDDING
NOT TO SCALE

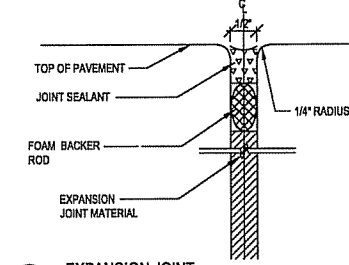
7 CONCRETE PAVEMENT - 5"
SCALE: 1" = 1'-0"



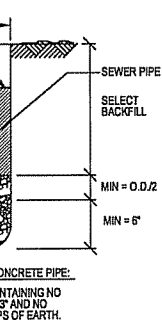
9 ASPHALT PAVEMENT
NOT TO SCALE



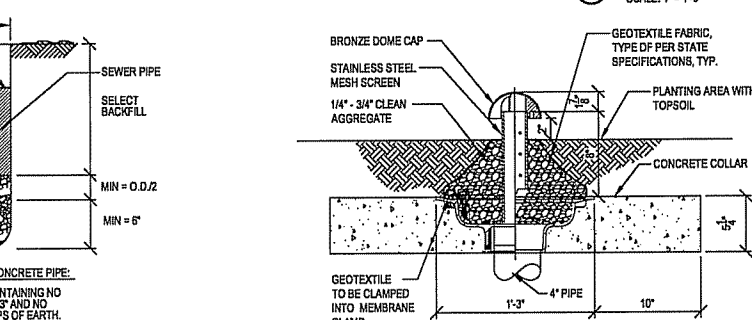
10 CONTROL JOINT
SCALE: 1" = 1'-0"



11 EXPANSION JOINT
NOT TO SCALE



16 PLANTER DRAIN
SCALE: 1 1/2" = 1'-0"



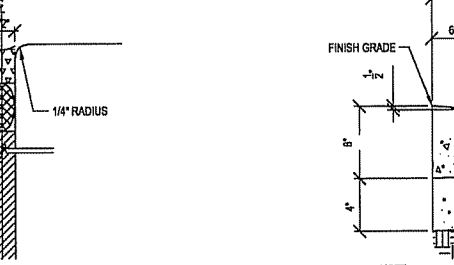
8 CONCRETE PAVEMENT - 7"
SCALE: 1" = 1'-0"



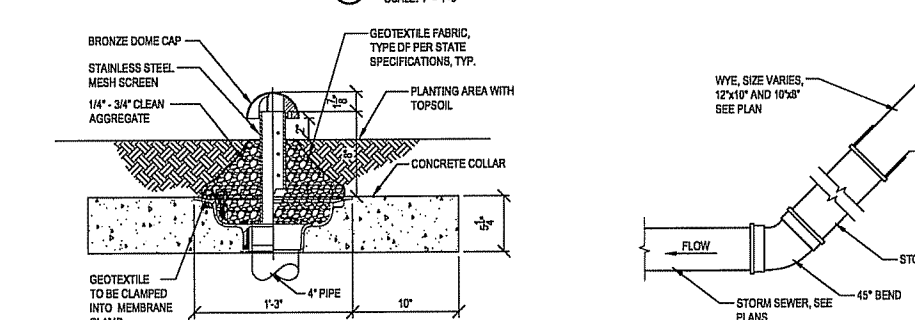
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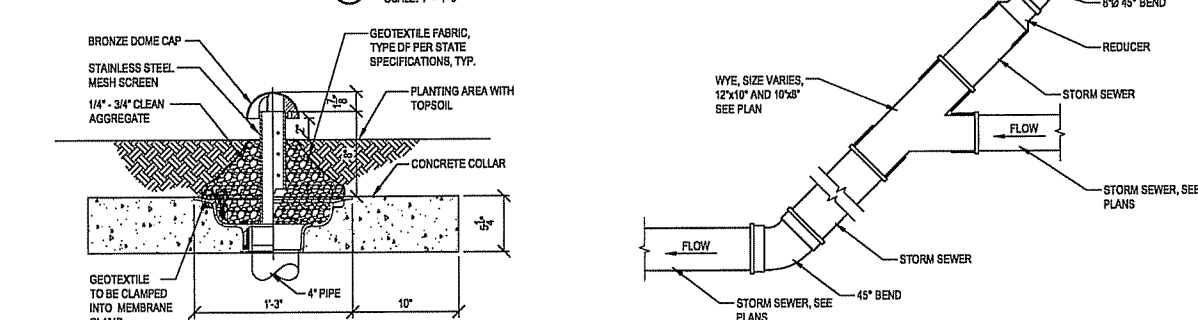
13 6\"/>



15 DEPRESSED CURB - ASPHALT PAVEMENT
SCALE: 1" = 1'-0"



17 DROP CLEANOUT
SCALE: 1/2" = 1'-0"



CURB AND GUTTER NOTES FOR ALL CURB AND GUTTER DETAILS:

- COORDINATE BASE REQUIREMENTS WITH ADJACENT PAVEMENT SECTIONS.
- COORDINATE GUTTER SLOPES WITH GRADING AND DRAINAGE PLANS.
- IN AREAS OF MULTIPLE C/G SECTIONS USE 5' TRANSITION ZONE TO BLEND FROM ONE SECTION TO THE NEXT.
- PLACE EXPANSION JOINTS IN CURBING AT 30' INTERVALS.

BLOCK 51 - MADISON, WI

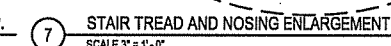
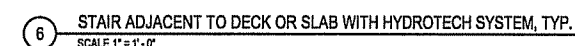
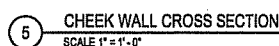
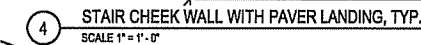
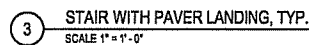
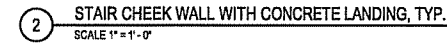
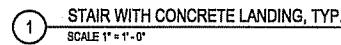
THE ALEXANDER
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SEALS AND SIGNATURES

KEY PLAN

C 1002



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CAPITOL WEST
PHASE 1
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CITY REVIEW SET	02/22/2006	
100% CLIENT/CONT. REVIEW SET	03/22/2006	
FINAL DOCS. GRP/SIP SUBMITTAL	06/14/2006	
SIP ALTERATION	07/12/2006	

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
SITE DETAILS

SCALE AS INDICATED
SCALE 24589.000

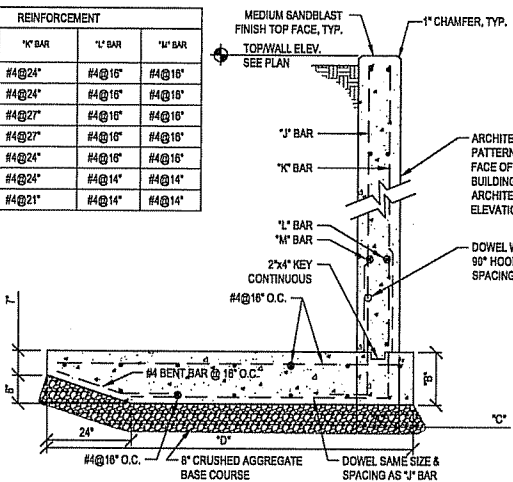
PROJECT NUMBER

C 1003

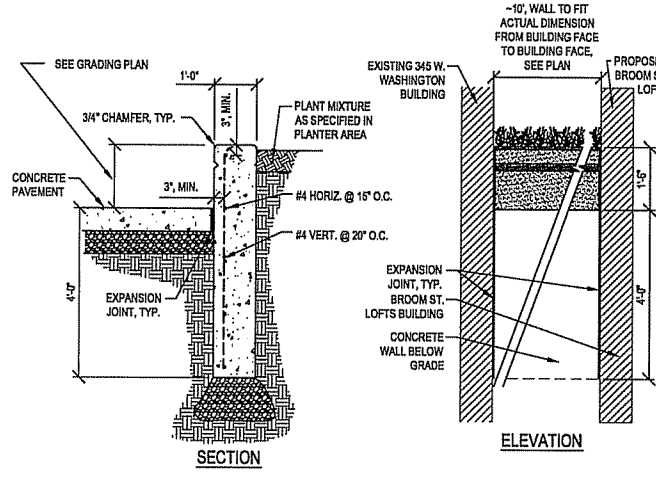
DRAWING NUMBER

HEIGHT	DIMENSIONS				REINFORCEMENT			
	STEM THICK	BASE THICK	HEEL	BASE WIDTH	1/2 BAR	1/4 BAR	1/2 BAR	1/4 BAR
4'-0"	12"	15"	4"	8'-5"	#4@12"	#4@24"	#4@15"	#4@18"
6'-0"	12"	15"	4"	8'-5"	#4@12"	#4@24"	#4@15"	#4@18"
8'-0"	12"	15"	4"	8'-5"	#4@12"	#4@24"	#4@15"	#4@18"
10'-0"	12"	15"	4"	21'-5"	#5@8"	#4@27"	#4@15"	#4@18"
12'-0"	12"	15"	4"	21'-5"	#5@8"	#4@24"	#4@15"	#4@18"
14'-0"	14"	15"	4"	21'-10"	#7@8"	#4@24"	#4@14"	#4@14"
16'-0"	14"	15"	4"	21'-10"	#8@7"	#4@21"	#4@14"	#4@14"

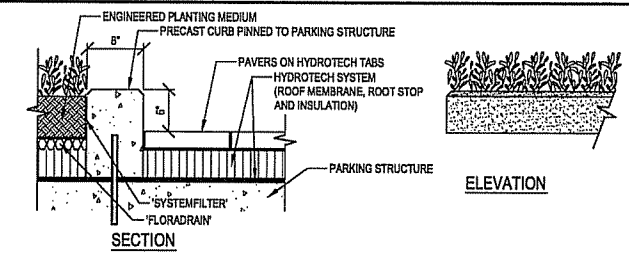
1 RETAINING WALL/SITE WALL TYP.
SCALE 2" = 1'-0"



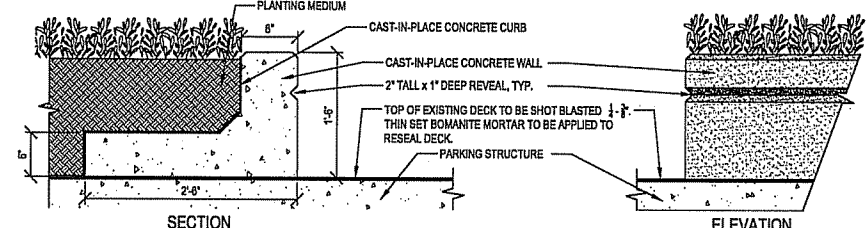
2 LANDSCAPE WALL @ BROOM ST. LOFTS
SCALE 1/2" = 1'-0"



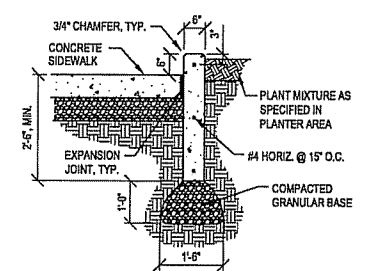
3 PLANTER CURB AND HYDROTECH SYSTEM IN CAPITOL COURT
SCALE 1" = 1'-0"



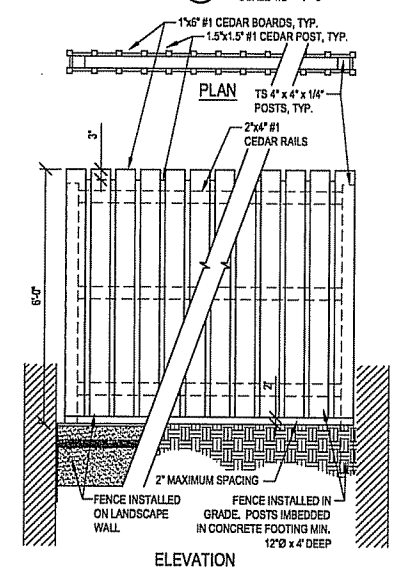
4 PLANTER WALL AT 345 W. WASHINGTON AVE. BUILDING
SCALE 1" = 1'-0"



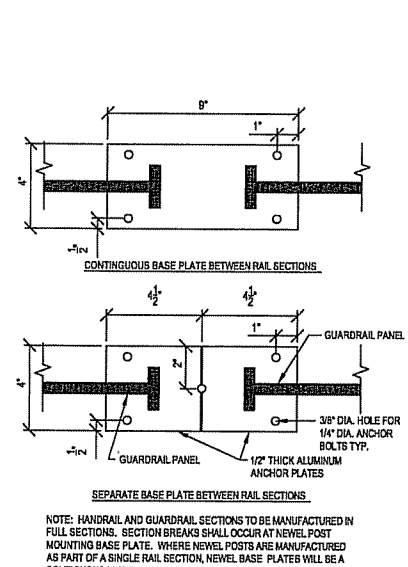
6 6" PLANTER CURB ON GRADE
SCALE 1/2" = 1'-0"



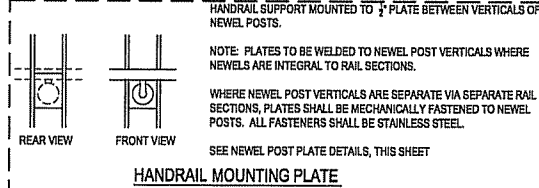
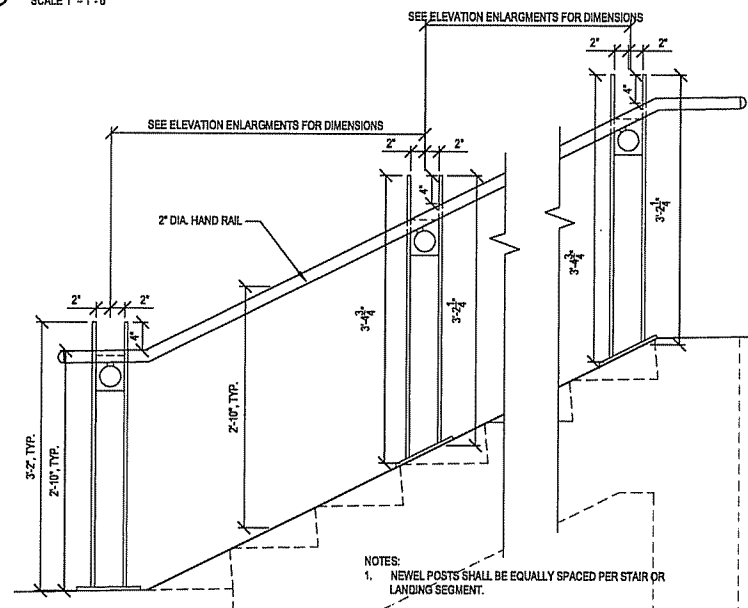
9 WOOD PRIVACY FENCE
SCALE 1" = 1'-0"



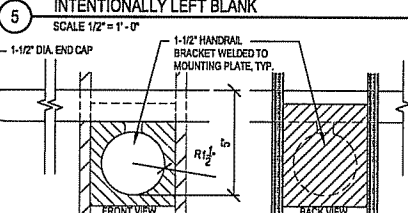
10 GUARDRAIL NEWEL POST MOUNTING PLATE
SCALE 3" = 1'-0"



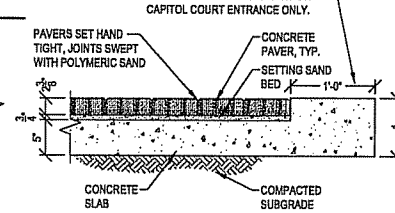
11 HANDRAIL ONLY ELEVATION
SCALE 1" = 1'-0"



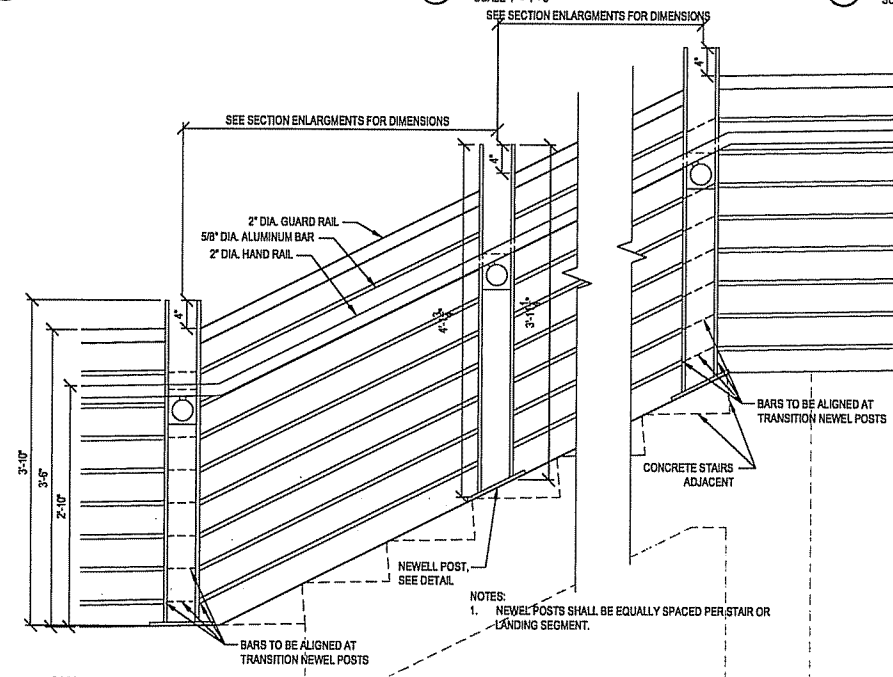
7 HANDRAIL MOUNTING AND TERMINUS
SCALE 3" = 1'-0"



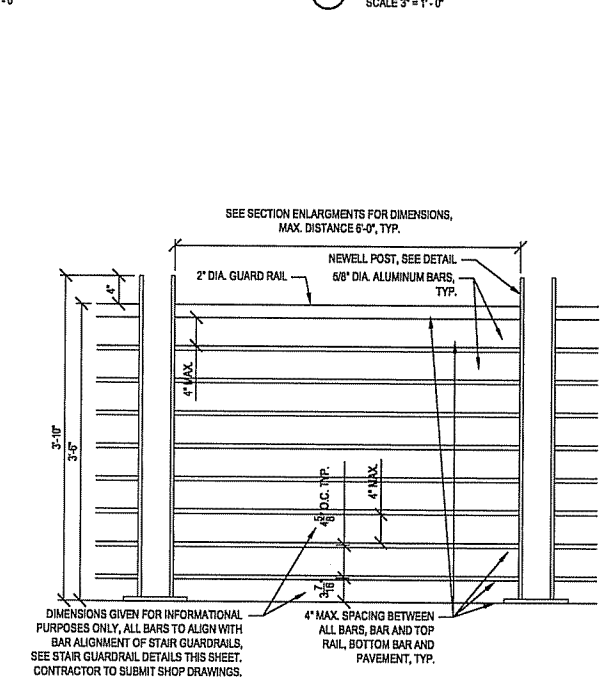
8 PAVERS ON CONCRETE SLAB
SCALE 1" = 1'-0"



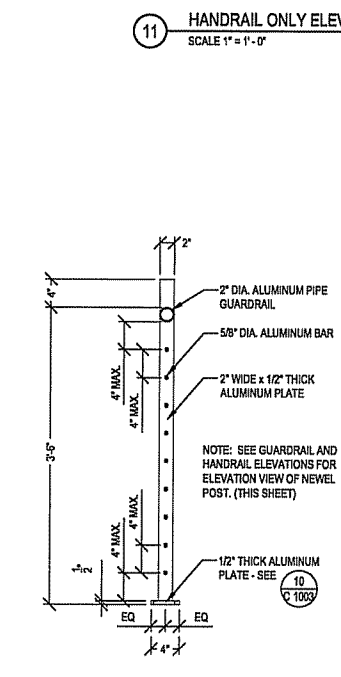
12 GUARDRAIL WITH HANDRAIL ELEVATION
SCALE 1" = 1'-0"



13 GUARDRAIL ELEVATION, TYP.
SCALE 1" = 1'-0"



14 GUARDRAIL NEWEL POST, TYP.
SCALE 1" = 1'-0"



15 HANDRAIL ON GUARDRAIL
SCALE 1" = 1'-0"

