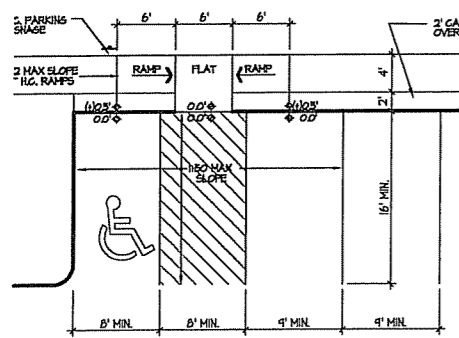
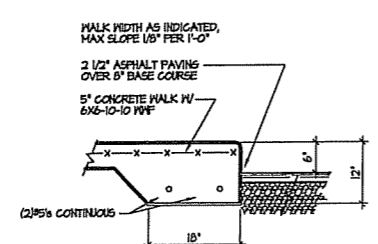


- Notes
1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
 2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
 3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
 4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGES. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
 5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 6. COM 62.0500(II)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
1. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

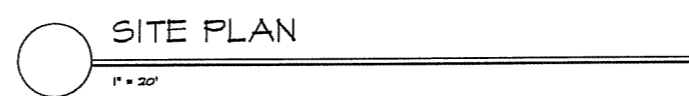
Revisions
Issued to Planning - April 27, 2005



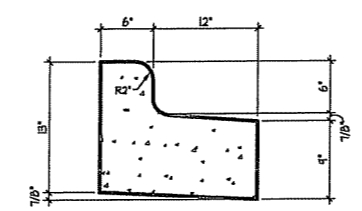
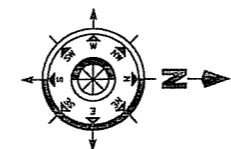
1 HANDICAP ACCESS RAMP
TYPICAL AT ALL ACCESSIBLE CROSWALKS



2 SIDEWALK CURB DETAIL



SITE PLAN
1" = 20'



3 REJECT CURB

SHEET INDEX

- C-1.1 SITE PLAN
- C-1.2 GRADING, EROSION CONTROL, & UTILITY PLAN

- L-1.1 LANDSCAPE PLAN

- 1 BASEMENT FLOOR PLAN
- 2 FIRST FLOOR PLAN
- 3 SECOND FLOOR PLAN
- 4 THIRD FLOOR PLAN
- 5 ELEVATIONS

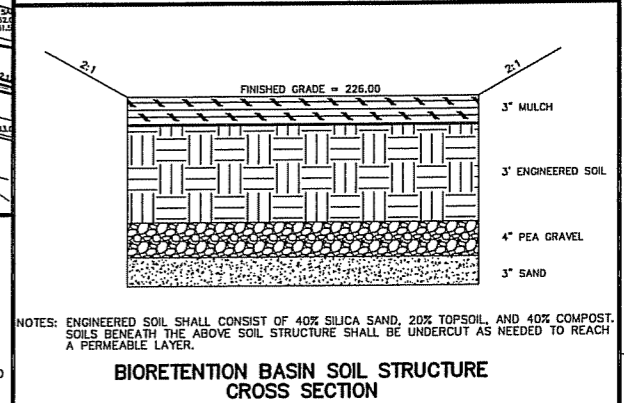
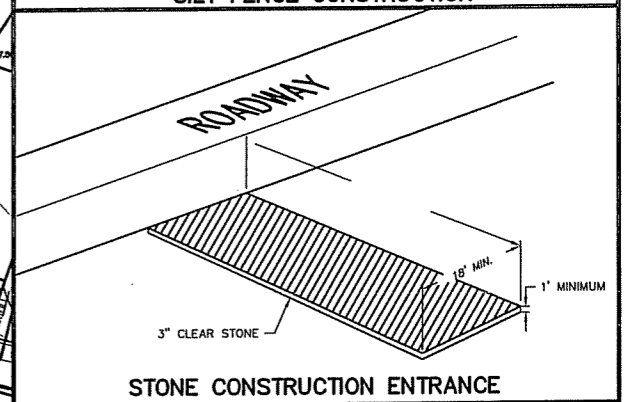
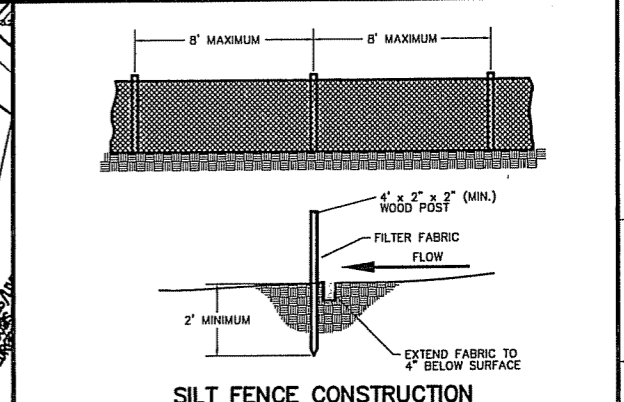
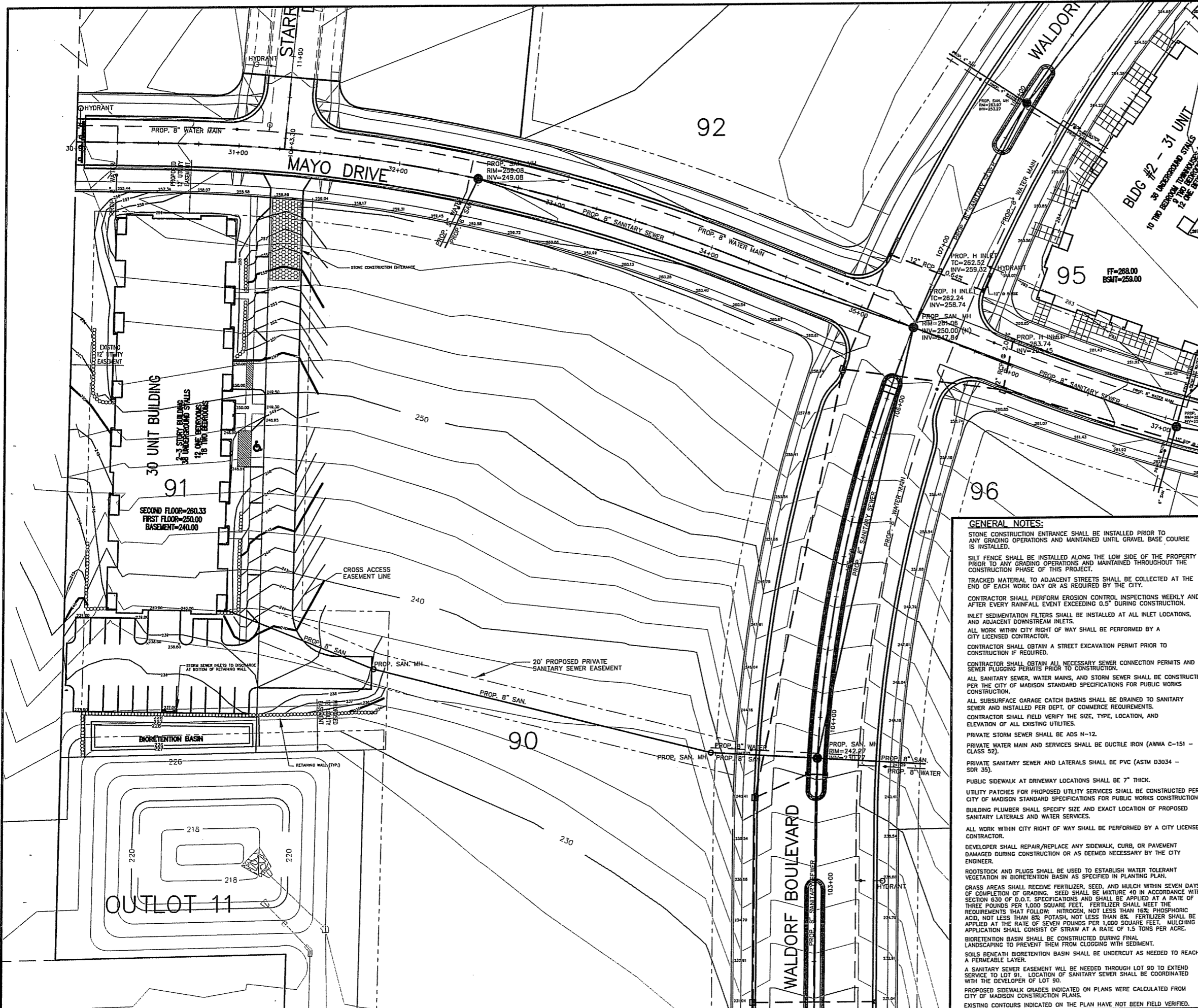
Project Title
**Lot 91
Midtown Commons**

Drawing Title
**Site Plan
Building**

Project No. **0509** Drawing No. **C-1.1**

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
A	6	MAC417	SINGLE	12600	0.650	MAC2417-M (ITEM MH)
B	4	E4405	SINGLE	3060	0.650	E4405-D (BOM MH)

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GENERAL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE IS INSTALLED.

SILT FENCE SHALL BE INSTALLED ALONG THE LOW SIDE OF THE PROPERTY PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.

INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.

ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION IF REQUIRED.

CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.

ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL SUBSURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPT. OF COMMERCE REQUIREMENTS.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.

PRIVATE STORM SEWER SHALL BE ADS N-12.

PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).

PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.

UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

BUILDING PLUMBER SHALL SPECIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.

ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY ENGINEER.

ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN AS SPECIFIED IN PLANTING PLAN.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN SEVEN DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.

BIORETENTION BASIN SHALL BE CONSTRUCTED DURING FINAL LANDSCAPING TO PREVENT THEM FROM CLOGGING WITH SEDIMENT.

SOILS BENEATH BIORETENTION BASIN SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER.

A SANITARY SEWER EASEMENT WILL BE NEEDED THROUGH LOT 90 TO EXTEND SERVICE TO LOT 91. LOCATION OF SANITARY SEWER SHALL BE COORDINATED WITH THE DEVELOPER OF LOT 90.

PROPOSED SIDEWALK GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS.

EXISTING CONTOURS INDICATED ON THE PLAN HAVE NOT BEEN FIELD VERIFIED.

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



SCALE: 1" = 60'

Calkins Engineering, LLC
 5010 Vantage Point
 Madison, WI 53718
 (608) 838-0444

DATE: 04-26-05

REVISIONS:

**LOT 91 - MID TOWN COMMONS
 GRADING, EROSION CONTROL, AND UTILITY PLAN**

DRAWING NAME: P:\TEMOT\DESIGN\BASE.DWG
 FN: TEMOT

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

C 1.2

OUTLOT II

30 UNIT BUILDING

LOT 91

LOT 90

EVERGREENS					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
TY	Taunton Yew	<i>Taxus x media 'Tauntonii'</i>	2'	B & B	20
KCF	Kallay Compact Juniper	<i>Juniperis chinensis 'Kallays Compacta'</i>	2'	B & B	18
SHADE TREES					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
ABM	Autumn Blaze Maple	<i>Acer x freemanii 'Autumn Blaze'</i>	2"	B & B	4
TSH	Thornless Skyline Honeylocust	<i>Gleditsia triacanthos inermis 'Skyline'</i>	2"	B & B	3
ORNAMENTAL TREES					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
STC	Sugar Tyme Crabapple	<i>Malus 'Sugar Tyme'</i>	2"	B & B	3
RJC	Red Jewel Crabapple	<i>Malus 'Red Jewel'</i>	2"	B & B	1
SHRUBS					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SS	Shirobana Spirea	<i>Spiraea japonica 'Shirobana'</i>	18"	container	24
BB	Burning Bush	<i>Euonymous alatus 'Compactus'</i>	3'	B & B	3
CCV	Compact Cranberry Bush Viburnum	<i>Viburnum opulus 'Compactum'</i>	3'	B & B	16
GP	Goldfinger Potentilla	<i>Potentilla fruticosa 'Goldfinger'</i>	18"	container	6
DHB	Dwarf Bush Honeysuckle	<i>Diervilla lonicera</i>	18"	container	14
GBC	Glossy Black Chokeberry	<i>Aronia melanocarpa var. elata</i>	3'	B & B	5
PERENNIALS					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SDD	Stella d'Oro Daylily	<i>Hemerocallis 'Stella De Oro'</i>	2 gal.	container	41
MC	Moonbeam Coreopsis	<i>Coreopsis verticillata 'Moonbeam'</i>	1 gal.	container	12
CFD	Chicago Fire Daylily	<i>Hemerocallis 'Chicago Fire'</i>	1 gal.	container	11
KRH	Krossa Regal Hosta	<i>Hosta 'Krossa Regal'</i>	1 gal.	container	8
DA	Deutschland Atilbe	<i>Astilbe japonica 'Deutschland'</i>	1 gal.	container	10
MNS	May Night Salvia	<i>Salvia nemorosa 'Mainacht'</i>	1 gal.	container	10
PDA	Purple Dome Aster	<i>Aster novae-angliae 'Purple Dome'</i>	1 gal.	container	6
PCF	Purple Coneflower	<i>Echinacea purpurea 'Magnus'</i>	1 gal.	container	10
MML	Mrs. Moon Lungwort	<i>Pulmonaria saccharata 'Mrs. Moon'</i>	1 gal.	container	14

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

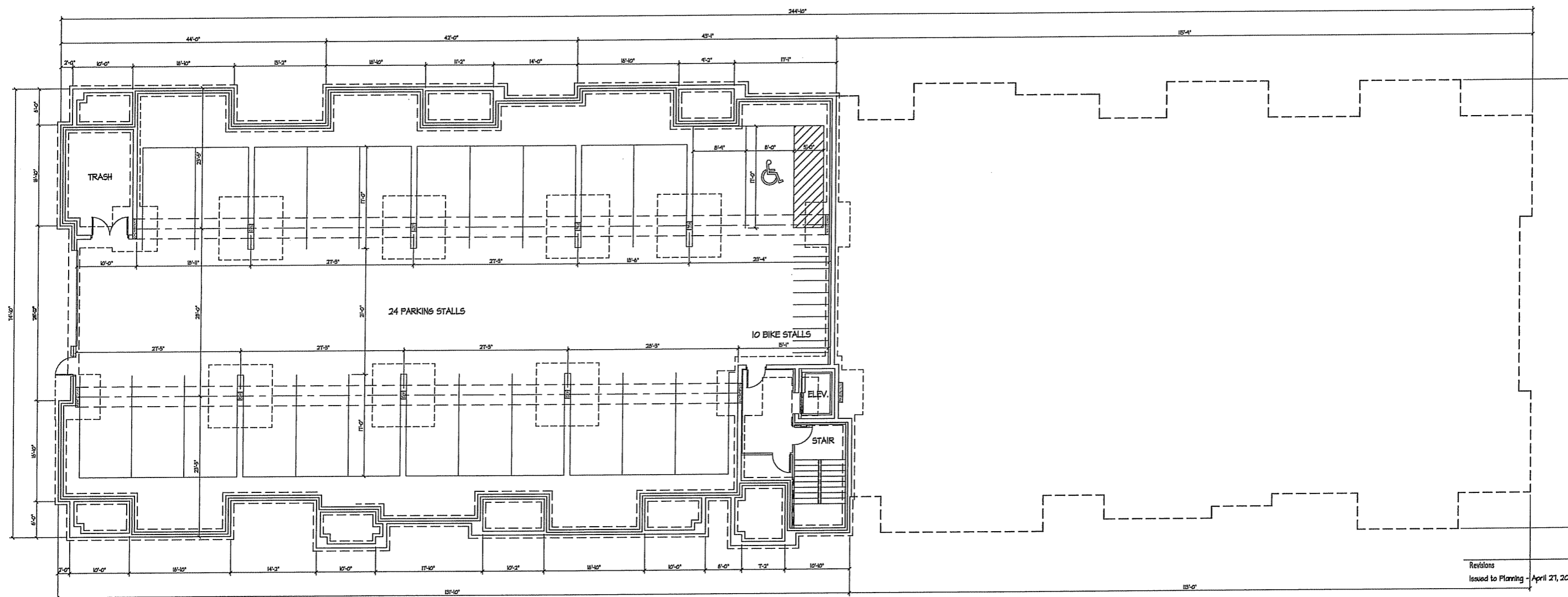
Temple Construction
 Lot 90 Midtown Commons
 Madison, WI

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

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

Revisions:

Reference Name:
 Midtown Commons lot 90

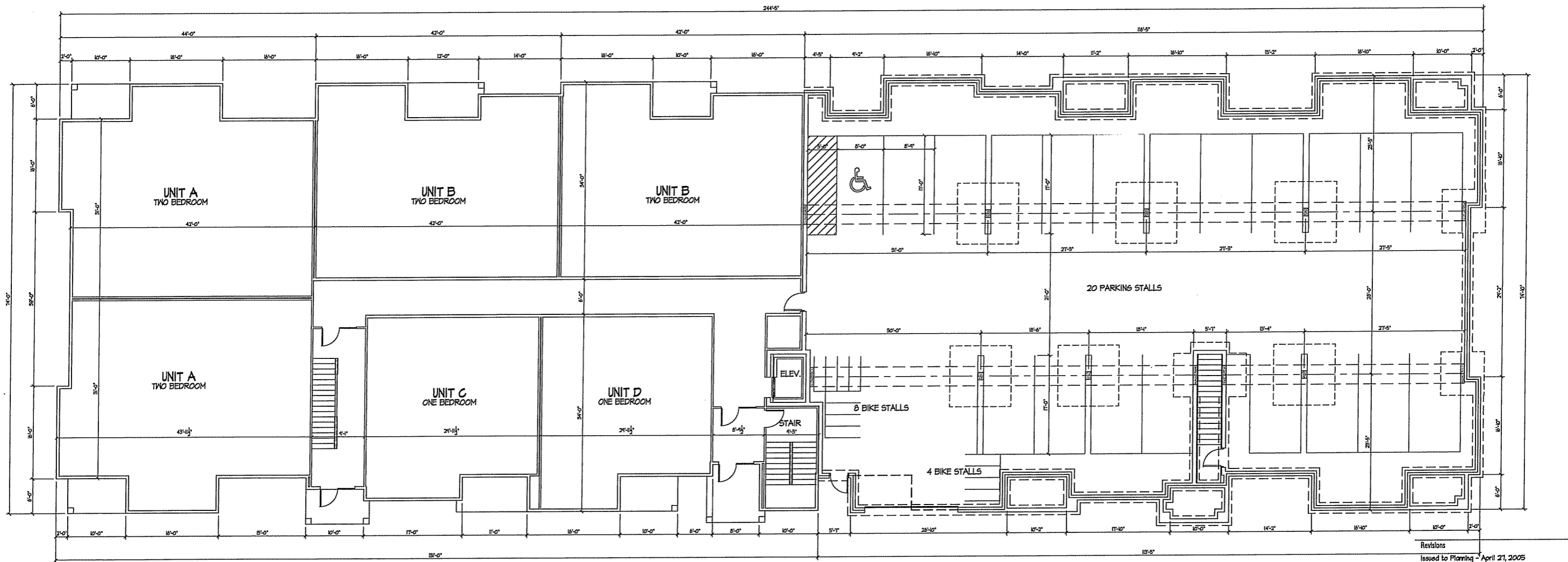


BASEMENT FLOOR PLAN
 1/8" = 1'-0"

Project Title
**Lot 91
 Midtown Commons**

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

Project No. Drawing No.
0509 1



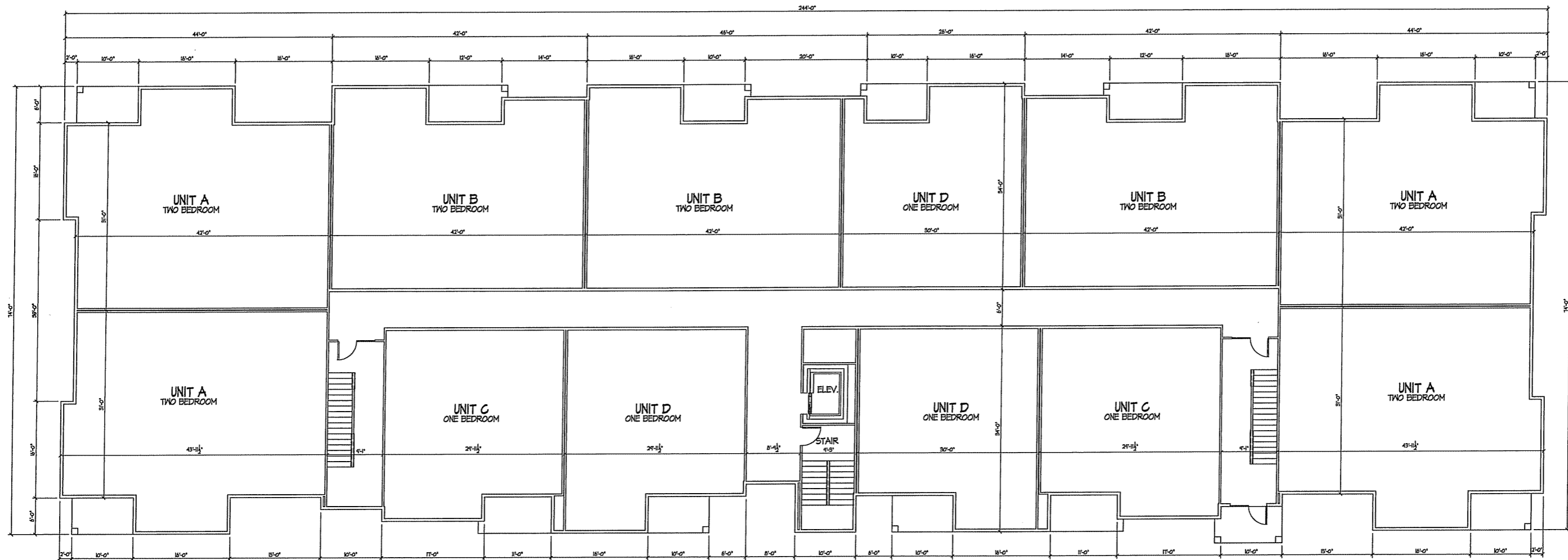
Revisions
 Issued to Planning - April 21, 2005

Project Title
**Lot 91
 Midtown Commons**

FIRST FLOOR PLAN
 1/8" = 1'-0" 1st FLOOR AREA: 8,587 S.F.

Drawing Title
**First Floor Plan
 30 Unit Building**
 Project No. **0509** Drawing No. **2**

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 Issued to Planning - April 27, 2005

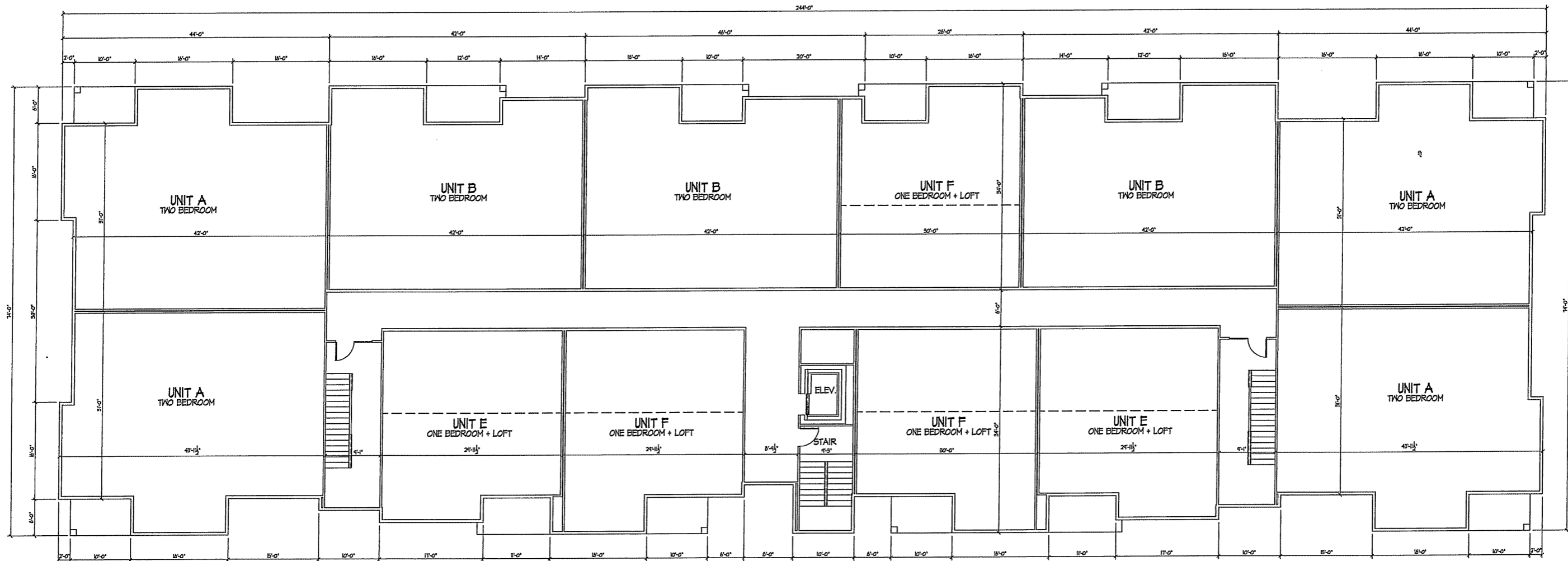
Project Title
**Lot 91
 Midtown Commons**

SECOND FLOOR PLAN
 1/8" = 1'-0" 2nd FLOOR AREA: 16,380 S.F.

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

Project No. **0509** Drawing No. **3**

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Revisions
Issued to Planning - April 27, 2005

Project Title
**Lot 91
Midtown Commons**

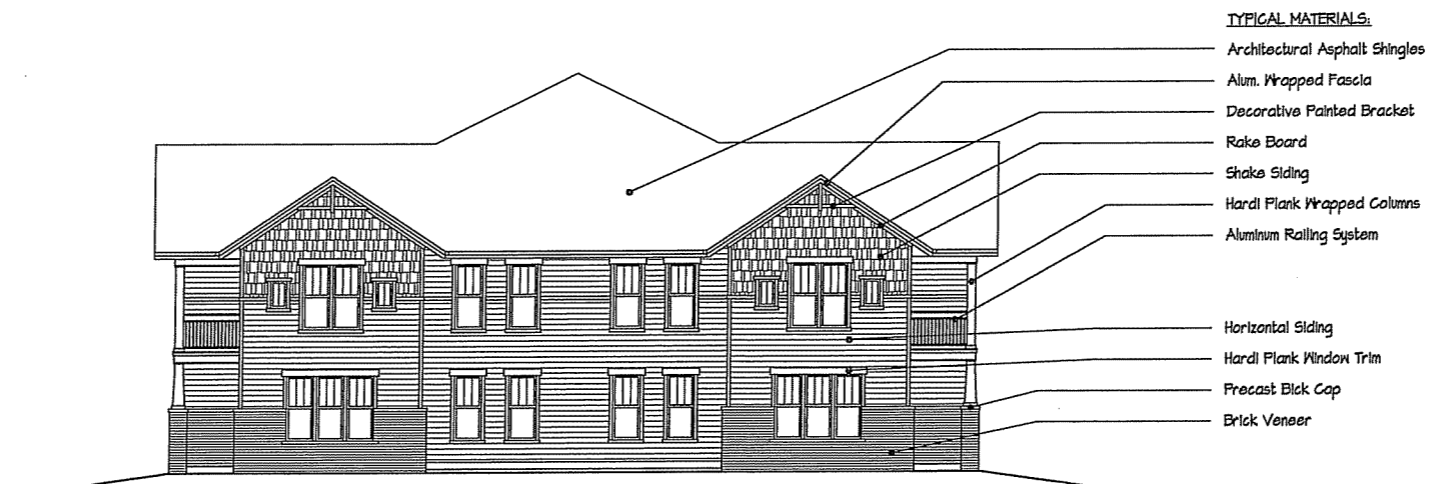
THIRD FLOOR PLAN
1/8" = 1'-0" 3rd FLOOR AREA: 16,380 S.F.

Drawing Title
**Third Floor Plan
30 Unit Building**

Project No. Drawing No.
0509 4



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



- TYPICAL MATERIALS:**
- Architectural Asphalt Shingles
 - Alum. Wrapped Fascia
 - Decorative Painted Bracket
 - Rake Board
 - Shake Siding
 - Hard Plank Wrapped Columns
 - Aluminum Railing System
 - Horizontal Siding
 - Hard Plank Window Trim
 - Precast Black Cap
 - Brick Veneer

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

Revisions
Issued to Planning - April 21, 2005

Project Title
**Lot 91
Midtown Commons**

Drawing Title
**Elevations
30 Unit Building**

Project No. **0509** Drawing No. **5**