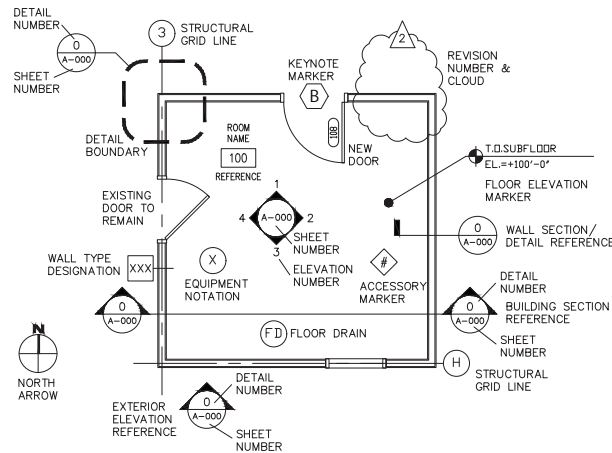


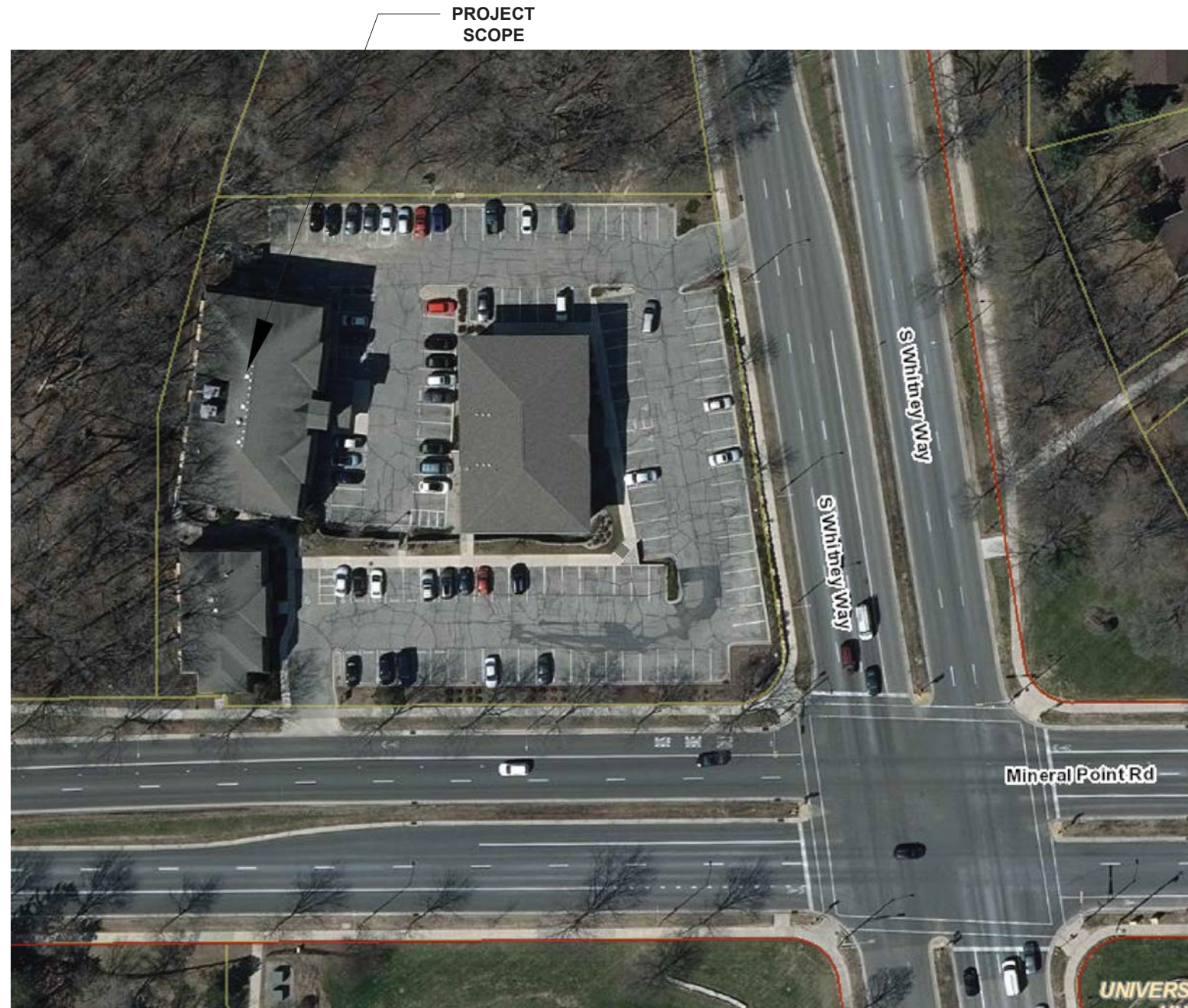
## GENERAL CONSTRUCTION NOTES

- WORK SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS OF THE STATE AND GENERAL JURISDICTION.
- THE DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION CONCERNING EXISTING CONDITIONS, VERIFY IN FIELD.
- VERIFY DIMENSIONS AND EXISTING CONDITIONS. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
- MAINTAIN ACCESS TO ADJACENT AREAS OF THE BUILDING AT ALL TIMES.
- VERIFY AND COORDINATE DIMENSIONS OF FIXTURES AND EQUIPMENT, INCLUDING ITEMS SUPPLIED AND/OR INSTALLED BY OTHERS, PRIOR TO PERFORMING WORK.
- ALL PENETRATIONS IN WALL REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED USING UL TESTED OR EQUIVALENT TESTING AGENT MATERIALS AND METHODS.
- DIMENSIONS FOR NEW INTERIOR STUD WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD OR FROM FACE OF STUD TO EXISTING FINISH FACE (U.N.O.).
- ALL NEW PARTITIONS TO BE 3-5/8" METAL STUDS WITH 5/8" GWB EACH SIDE OR MOISTURE RESISTANT GWB IN BATHROOMS.
- PROVIDE CONCEALED WOOD/STEEL BLOCKING FOR WALL SUPPORTED ITEMS.
- CONTRACTOR SHALL PATCH EXISTING FLOOR/WALL/CEILING PENETRATIONS TO MAINTAIN WALL RATINGS.
- PATCH FLOORS/WALLS WHERE EXISTING WALLS AND/OR PARTITIONS HAVE BEEN REMOVED.
- ALL ELECTRICAL WORK, LIGHTING & LIGHTING PLAN TO BE COORDINATED BY ELECTRICAL CONTRACTOR.
- REFER TO ROOM FINISH SCHEDULE FOR MATERIALS, COLOR SELECTIONS, NEW CEILING LOCATIONS & HEIGHTS.
- REFER TO DOOR SCHEDULE FOR DOOR & FRAME TYPES.
- CENTER FLOORING TRANSITIONS UNDER DOOR IN CLOSED POSITION (U.N.O.).
- REFER TO DOOR SCHEDULE FOR DOOR & FRAME TYPES.
- CENTER FLOORING TRANSITIONS UNDER DOOR IN CLOSED POSITION (U.N.O.).
- ALL NEW SINGLE SWING DOORS TO BE 3'-0" WIDE, DOUBLE DOOR TO HAVE A CLEAR OPENING OF 32" FOR AT LEAST ONE ACTIVE LEAF (ANSI 404.2.1) AND FEATURE ADA APPROVED HARDWARE.
- ALL NEW DOORS TO BE FLUSH WOOD DOOR WITH HOLLOW METAL FRAMES (U.N.O.) SIZE & FINISH PER DOOR SCHEDULE.
- ALL NEW DOOR HARDWARE TO BE COORDINATED WITH OWNER. ALL PUBLIC ACCESS DOORS ALONG THE ACCESSIBLE ROUTE TO HAVE 32" CLEAR OPENING AND ADA HARDWARE.
- SEE TYPICAL DOOR JAMB DETAIL FOR DOORS JUSTIFIED HINGE SIDE TO ADJACENT WALL.
- SEE SECTIONS FOR EXTERIOR WALL TYPES.

## ARCHITECTURAL SYMBOLS LEGEND



## PROJECT LOCATION CITY / AREA MAP



## SITE PLAN LAND USE SUMMARY

STIE AREA: LOT 1	51,213 SF, 1.176 ACRES	OPEN SPACE	13,661 SF
BUILDING FOOTPRINT:	15,690 SF	REQUIRED =	10,880 SF
BUILDING SF:			
LOWER LEVEL	15,690 SF		
FIRST FLOOR	15,323 SF		
SECOND FLOOR	15,323 SF		
THIRD FLOOR	15,323 SF		
TOTAL SF	61,659 SF	LOT COVERAGE:	
		LOT SF	51,213
		LESS BUILDING	-15,690 SF
		LESS PAVED AREA	-20,945 SF
		71.5% IMPERVIOUS	

## PROJECT INFORMATION

WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705

## CODE SUMMARY

BUILDING OCCUPANCY - R2 RESIDENTIAL  
CONSTRUCTION TYPE VB & 1A PARKING LEVEL  
EXISTING SPRINKLER = NFPA 13

APPLICABLE CODE -  
2015 INTERNATIONAL BUILDING CODE

SCOPE OF WORK: LOWER LEVEL PARKING  
FIRST FLOOR UNITS  
SECOND FLOOR UNITS  
THIRD FLOOR UNITS

## PROJECT SQUARE FOOTAGE SCOPE:

LOWER LEVEL PARKING SF = 15,690 SF  
FIRST FLOOR SF = 15,323 SF  
SECOND FLOOR SF = 15,323 SF  
THIRD FLOOR SF = 15,323 SF  
TOTAL BUILDING SF = 61,659 SF

LOT SQUARE FOOTAGE = 51,213 SF

NEW MECHANICAL, PLUMBING, ELECTRICAL,  
ELEVATOR, FIRE ALARMS & SYSTEMS TO BE  
DESIGN BUILD

## OCCUPANCY SUMMARY

UNIT TYPE	QUANTITY PER FLOOR		
UNIT:	1ST FLR	2ND FLR	3RD FLR
1 BEDROOM UNITS	9	8	8
2 BEDROOM UNITS	6	7	7
STUDIO UNITS	1	1	1
<b>TOTAL UNITS</b>	<b>(48) UNITS TOTAL</b>		
1 BEDROOM - 25 UNITS			
2 BEDROOM - 20 UNITS			
STUDIO UNITS - 3			

## CONTACT INFORMATION

GENERAL CONTRACTOR:

TRI-NORTH BUILDERS  
2525 RESEARCH PARK DRIVE  
FITCHBURG, WI 53711

## SHEET INDEX

T-100	TITLE SHEET
TOPO	EXISTING SURVEY PLAN
C-1.0	DEMOLITION PLAN
C-2.0	LAYOUT PLAN
C-3.0	GRADING PLAN
C-4.0	FIRE ACCESS PLAN
C-5.0	UTILITY PLAN
L-100	LANDSCAPE PLAN
A-100	LOWER LEVEL PARKING GARAGE
A-101	FIRST LEVEL FLOOR PLAN
A-102	SECOND & THIRD LEVEL FLOOR PLANS
A-103	UNIT FLOOR PLANS- TYPICALS
A-104	NOT USED
A-105	EXTERIOR ELEVATIONS
A-106	NOT USED
A-107	ROOF PLAN
A-108	EXTERIOR RENDERING
A-109	EXISTING EXTERIOR BUILDING IMAGES



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PROJECT:  
WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705

TITLE:  
TITLE SHEET

DRAWN BY: TMT      CHECKED BY: SH  
PROJECT NO: 18001-025      DATE: 02/05/2019

T-100



**UNDERGROUND UTILITIES**

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20184702480 & #20185002285)

NOTE: CONTACTED USC TO INQUIRE ABOUT NO COMMUNICATION MARKINGS AT THE TIME OF SURVEY. THEY STATED THE SITE IS CLEAR OF COMMUNICATION MARKINGS. WE THEN POINTED OUT THAT THERE WERE ABOVE GROUND UTILITY STRUCTURES OBSERVED SUCH AS PEDESTALS. USC STATED THAT THE LOCATOR WOULD CONTACT US TO VERIFY THIS. NO RETURN CALLS FROM SAID LOCATOR.

**BENCH MARK**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**  
BURY BOLT ON HYDRANT, LOCATED IN THE SOUTHWEST CORNER OF MINERAL POINT ROAD AND WHITNEY WAY. ELEVATION = 989.21

**BENCHMARK #2**  
BURY BOLT ON HYDRANT, LOCATED ON THE SOUTH SIDE OF MINERAL POINT ROAD AND BEING APPROXIMATELY 450 FEET WEST OF WHITNEY WAY. ELEVATION = 1012.58

**BENCHMARK #3**  
BURY BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF MINERAL POINT ROAD AND BEING APPROXIMATELY 300 FEET WEST OF WHITNEY WAY. ELEVATION = 1002.70

**BENCHMARK #4**  
ARROW BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF WHITNEY WAY AND BEING APPROXIMATELY 50 FEET NORTH OF NORTHEAST DRIVE ENTRANCE. ELEVATION = 987.94

**SURVEYOR'S CERTIFICATE**

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF THE NORTH BUILDERS AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER 4-17 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS. THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON NOVEMBER 28-27, 2018.

DATED THIS 30 DAY OF JANUARY, 2019

JORDAN G. BROST  
PROFESSIONAL LAND SURVEYOR NO. 3009

**SURVEYOR'S NOTE**

\* SEDIMENT FILTER BAGS WERE INSTALLED IN CATCH BASINS AT TIME OF SURVEY. SOME PIPES AND INVERTS COULD NOT BE OBSERVED. SOME INFORMATION PROVIDED HEREIN WAS OBTAINED FROM PREVIOUS SURVEY MAPS AND CONSTRUCTION DOCUMENTS

**SURVEY LEGEND**

These standard symbols will be found in the drawing:

- SANITARY SEWER
- STORM SEWER
- BURIED ELECTRIC
- BURIED GAS
- WATERMAIN
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RECTANGULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC PANEL
- LIGHTPOLE
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- UTILITY VAULT
- TELEPHONE PEDESTAL
- VENT PIPE
- AIR CONDITIONING UNIT
- SIGN
- ROOF DRAIN
- BIRD HOUSE
- BUSH/SHRUB
- TREE
- LANDSCAPE AREA
- BRICK AREA
- 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- 7/8" O.D. IRON BAR FOUND
- 1-1/4" O.D. IRON BAR FOUND
- BRASS DISK MONUMENT FOUND
- RECORDED AS

**CURVE DATA TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	42.98' (42.89')	25.00'	98°30'22" (98°17'35")	S 40°21'56" W (S 40°01'26" W)	37.88' (37.82')
C-2	212.76' (212.71')	751.68'	16°13'02" (16°12'48")	N 08°34'13" E (N 07°22'09" E)	212.05' (212.00')

**BASIS OF BEARINGS**

THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 7 EAST, DEARS N 89°30'03" E AS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, NAD83 (2011).

**DESCRIPTION**

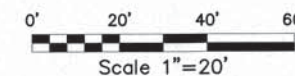
BEING ALL OF PARCEL A OF WHITNEY POINT CONDOMINIUM, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**CLIENT**

TRI-NORTH BUILDERS  
2625 RESEARCH PARK DRIVE  
FITCHBURG, WI 53711-4908

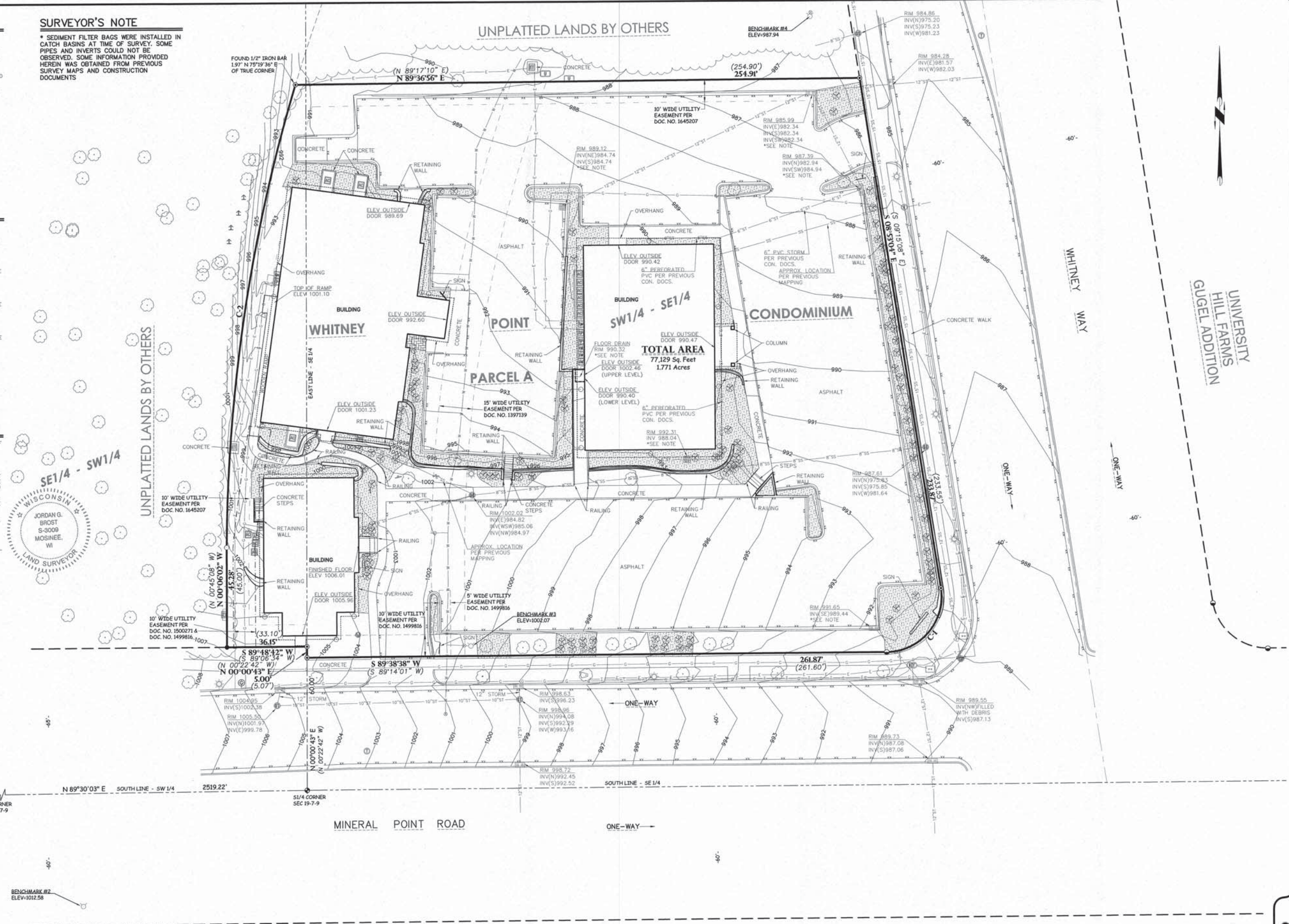
**OWNER**

WHITNEY POINT PROPERTIES LLC  
5402 MINERAL POINT ROAD  
MADISON, WI 53705



BENCHMARK #1  
ELEV=989.21

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REVISIONS

NO.	DATE	DESCRIPTION
1	1-2-19	

CHECKED: JORDAN G. BROST  
DRAWN: TRAVIS PLATTICO  
DATE: 12-3-18  
PROJECT NO. 18.503

UNIVERSITY  
HILL FARMS  
GUGEL ADDITION

WHITNEY WAY

ONE-WAY

ONE-WAY

TOPOGRAPHIC SURVEY

TRI-NORTH BUILDERS  
WHITNEY POINT APARTMENTS  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

Civil Engineering  
Land Surveying  
Landscape Architecture

5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9997(Fax) 715.344.9922(Fx)

**POB** Point of Beginning

TOPO



CHECKED: ACG  
 DRAWN: JHB  
 DATE: 2/5/19  
 PROJECT NO. 18.141

DEMOLITION PLAN

TRI-NORTH BUILDERS  
 WHITNEY POINT APARTMENTS  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

Civil Engineering  
 Land Surveying  
 Landscape Architecture  
 5709 Windy Drive, Suite D  
 Stevens Point, WI 54482  
 715.344.9999(Pt) 715.344.9922(FX)



Point of Beginning

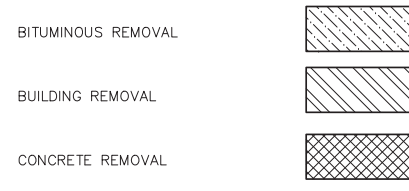
**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
- PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.

**KEYNOTES:**

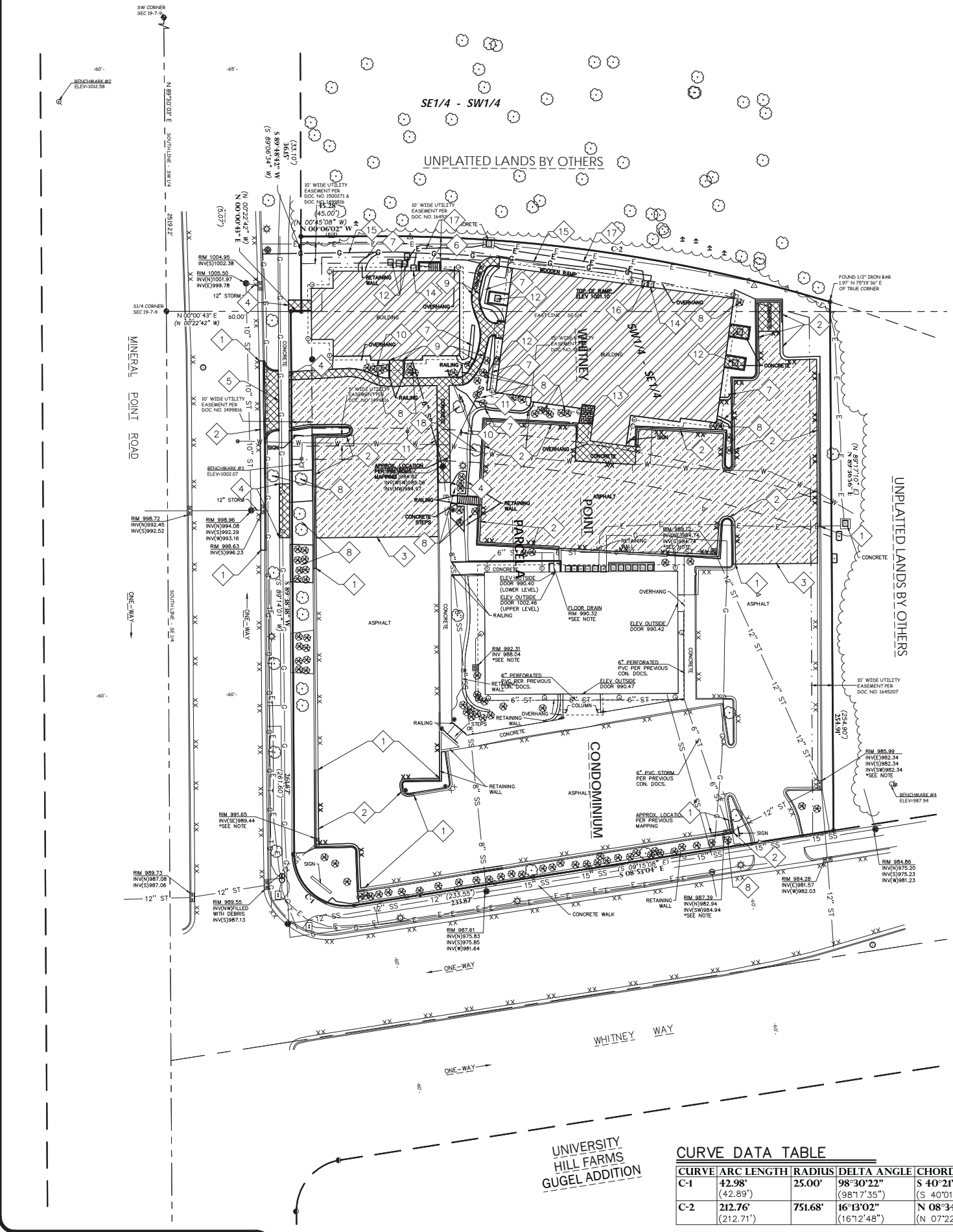
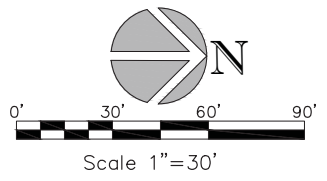
- SAWCUT EXISTING CONCRETE CURB & GUTTER
- REMOVE EXISTING CONCRETE CURB & GUTTER
- SAWCUT EXISTING BITUMINOUS PAVEMENT
- SAWCUT EXISTING CONCRETE WALK
- SAWCUT EXISTING CONCRETE DRIVE APRON
- REMOVE EXISTING CONCRETE STEPS
- REMOVE EXISTING RETAINING WALL
- REMOVE EXISTING SHRUB/LANDSCAPING
- REMOVE EXISTING RAILING
- REMOVE EXISTING SIGN
- REMOVE EXISTING SANITARY SEWER
- REMOVE EXISTING A/C UNIT
- REMOVE EXISTING PAVING BLOCKS
- REMOVE EXISTING GAS METER (COORDINATE WITH GAS COMPANY)
- REMOVE EXISTING GAS LINE (COORDINATE WITH GAS COMPANY)
- REMOVE EXISTING ELECTRICAL PANEL (COORDINATE WITH ELECTRIC COMPANY)
- REMOVE EXISTING ELECTRICAL LINE (COORDINATE WITH ELECTRIC COMPANY)
- CLEAR AND GRUB EXISTING TREE

**DEMOLITION HATCH PATTERNS:**



**CURVE DATA TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	42.98' (42.89')	25.00'	98°30'22" (98°17'35")	S 40°21'56" W (S 40°01'26" W)	37.88' (37.82')
C-2	212.76' (212.71')	751.68'	16°13'02" (16°12'48")	N 08°34'13" E (N 07°22'09" E)	212.05' (212.00')



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CHECKED:	ACG
DRAWN:	JHB
DATE:	2/5/19
PROJECT NO.:	18.141

LAYOUT PLAN

TRI-NORTH BUILDERS  
WHITNEY POINT APARTMENTS  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

Civil Engineering  
Land Surveying  
Landscape Architecture  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999(Pt) 715.344.9922(FX)



Point of Beginning

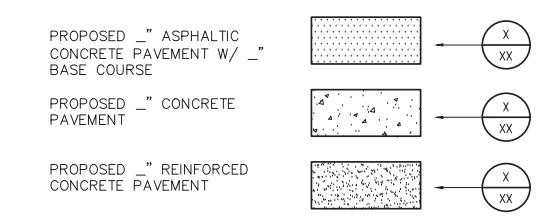
**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

**KEYNOTES:**

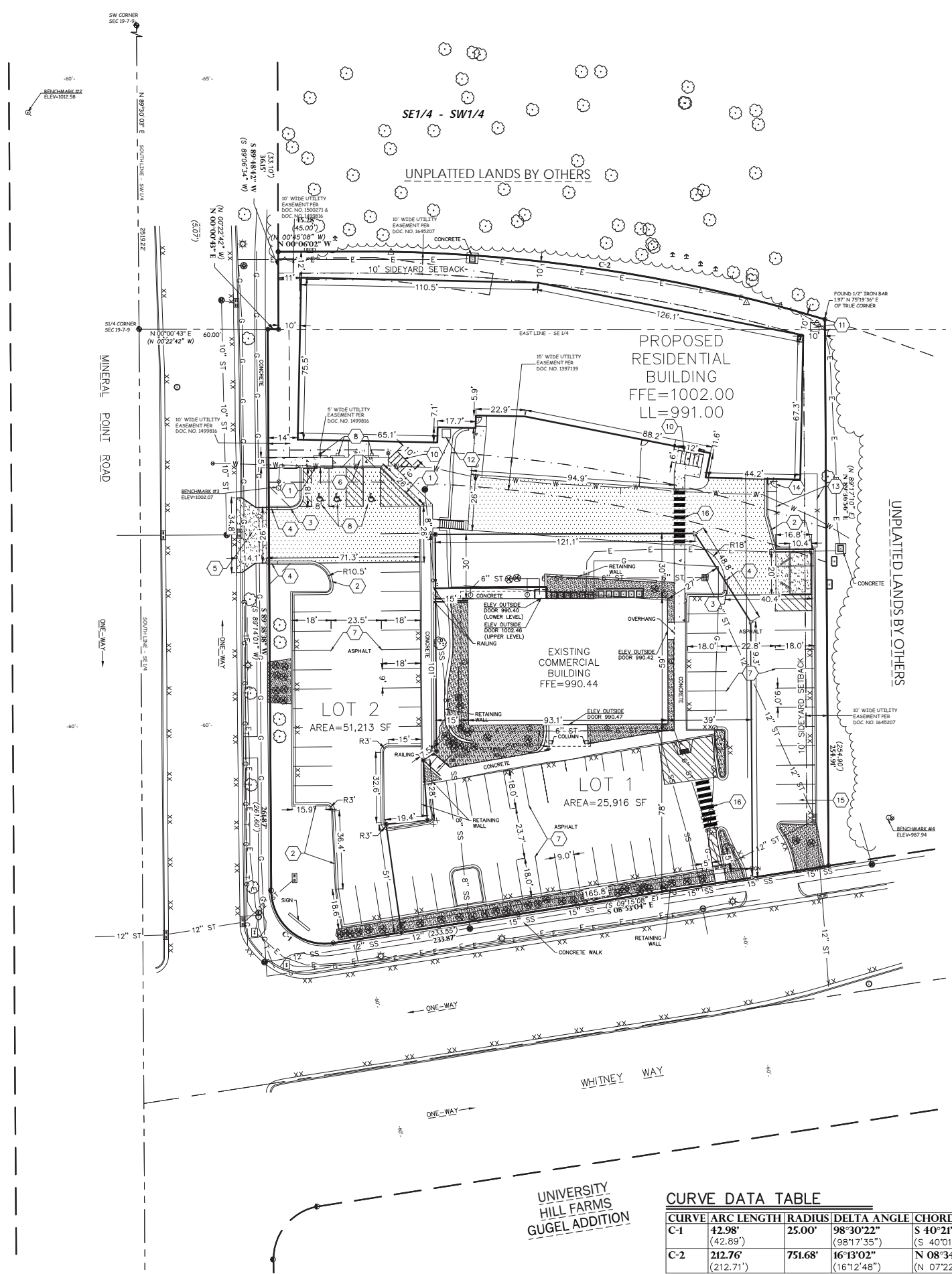
- ① THICKENED EDGE WALK
- ② 18" CONCRETE CURB & GUTTER
- ③ 18" CONCRETE CURB & GUTTER (REJECT)
- ④ 6" CURB TAPER SECTION
- ⑤ CONCRETE DRIVE APRON PER MADISON REQ'S
- ⑥ HANDI-CAP RAMP
- ⑦ PARKING LOT STRIPING
- ⑧ HANDICAP PARKING STALL
- ⑨ HANDICAP PARKING SIGN
- ⑩ 2'x6" BIKE STALL (VERIFY RACK STYLE WITH OWNER/ARCH)
- ⑪ CONCRETE TRANSFORMER PAD
- ⑫ CONCRETE CONDENSER PAD
- ⑬ 6" CHAIN LINK FENCE
- ⑭ 4' WIDE CHAIN LINK MAN-GATE
- ⑮ DUMPSTER ENCLOSURE (TO MATCH BUILDING SIDING, SEE ARCH PLANS)
- ⑯ STRIPED CROSSWALK

**PAVEMENT HATCH PATTERNS:**



**SITE PARKING RE-CAP**

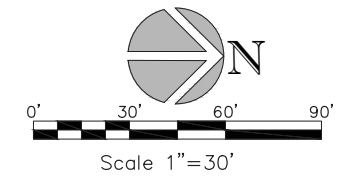
**OFF-STREET PARKING-PROPOSED**  
74 TOTAL PARKING STALLS PROPOSED  
-3 HANDICAP STALLS  
-71 STANDARD STALLS



**CURVE DATA TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	42.98' (42.89')	25.00'	98°30'22" (98°17'35")	S 40°21'56" W (S 40°01'26" W)	37.88' (37.82')
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CHECKED:	ACG
DRAWN:	JHB
DATE:	2/5/19
PROJECT NO.:	18.141

**PRELIMINARY GRADING PLAN**

**TRI-NORTH BUILDERS  
WHITNEY POINT APARTMENTS  
CITY OF MADISON  
DANE COUNTY, WISCONSIN**

Civil Engineering  
Land Surveying  
Landscape Architecture  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999(Pt) 715.344.9922(FX)



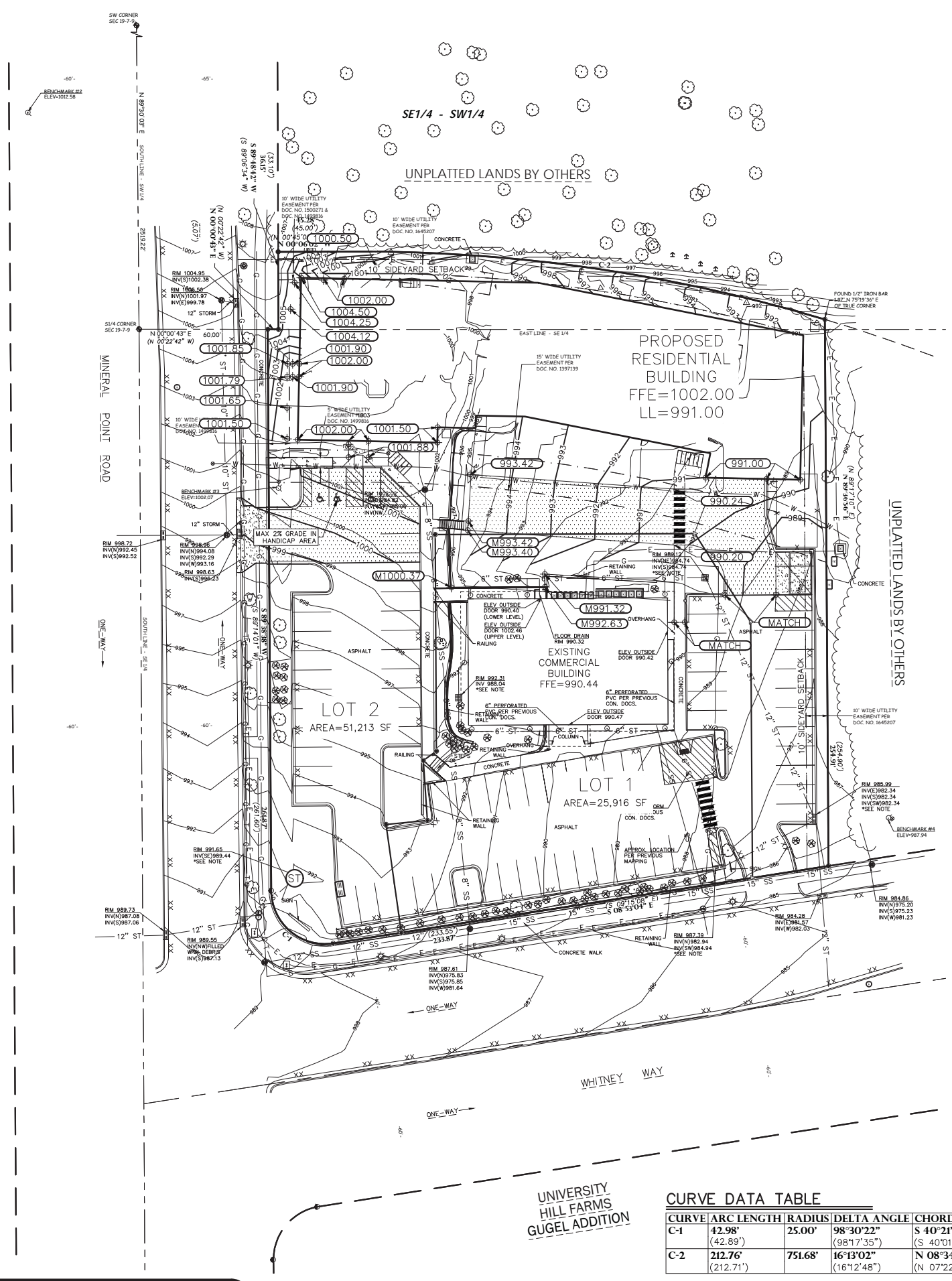
Point of Beginning

**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF \_\_\_\_\_ EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET \_\_\_\_\_ FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- PROVIDE RIP RAP AT PROPOSED CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE WisDOT TYPE HR FILTER FABRIC PLACED BENEATH.
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
- TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

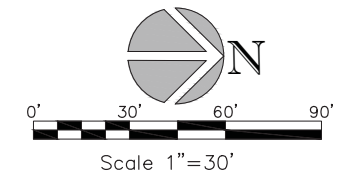
**GRADING LEGEND:**

EXISTING CONTOUR	—— 712 ——
PROPOSED CONTOUR	—— 712 ——
PROPOSED SPOT ELEVATION	⊕ 892.28
PROPOSED ENDWALL INVERT ELEVATION	⊕ INV=892.05
PROPOSED RIM ELEVATION	⊕ RIM=893.55
PROPOSED TOP OF CURB ELEVATION	⊕ TC=893.55
PROPOSED FLOW LINE ELEVATION	⊕ FL=893.55



**CURVE DATA TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	42.98' (42.89')	25.00'	98°30'22" (98°17'35")	S 40°21'56" W (S 40°01'26" W)	37.88' (37.82')
C-2	212.76' (212.71')	751.68'	16°13'02" (16°12'48")	N 08°34'13" E (N 07°22'09" E)	212.05' (212.00')



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DRAWN:	JHB
DATE:	2/5/19
PROJECT NO.:	18.141

UTILITY PLAN

TRI-NORTH BUILDERS  
WHITNEY POINT APARTMENTS  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

Civil Engineering  
Land Surveying  
Landscape Architecture  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999(Pt) 715.344.9922(Fx)



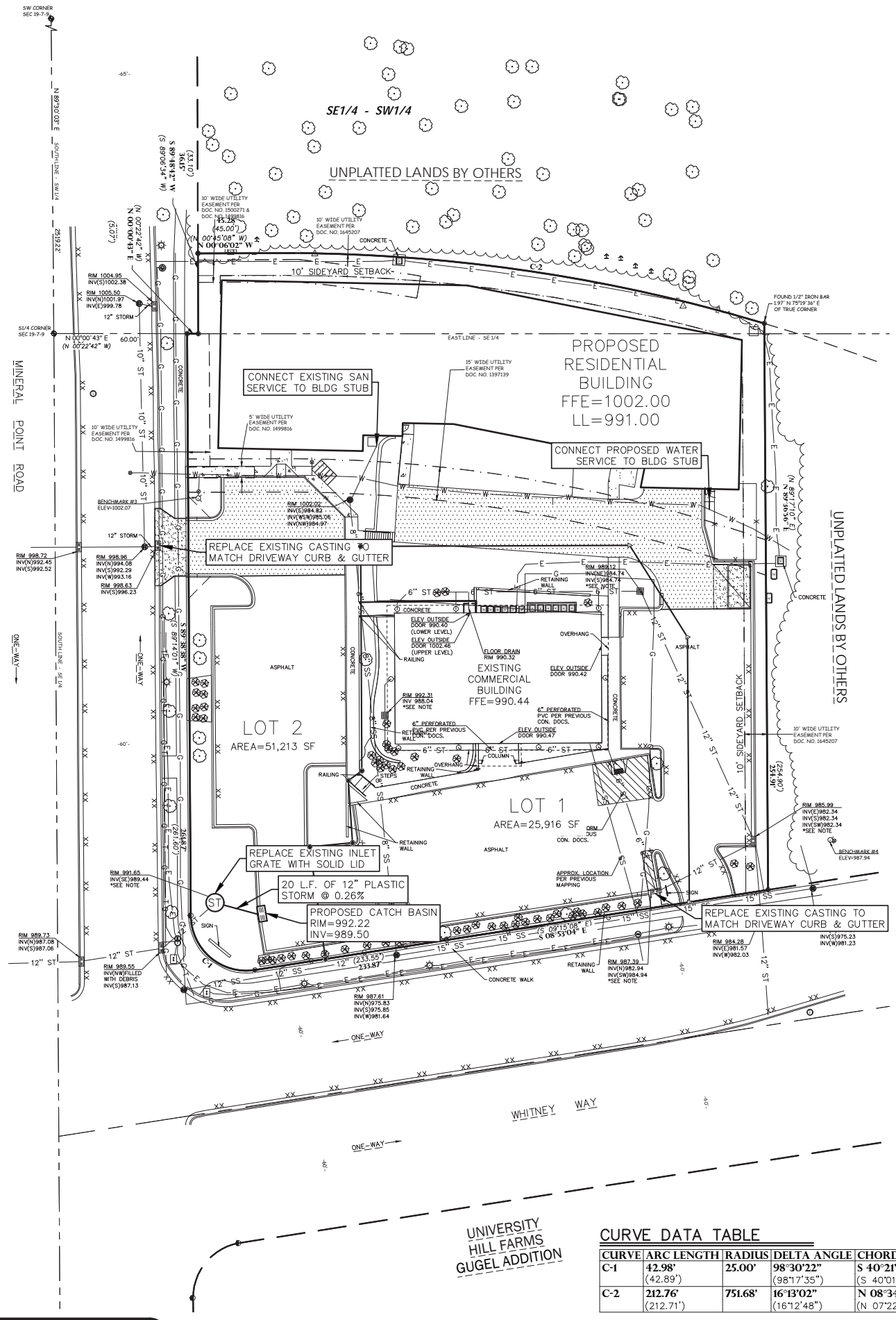
Point of Beginning

**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- VERIFY EXACT SANITARY SEWER/WATER LATERAL CONNECTION LOCATIONS AND SIZES WITH THE BUILDING MECHANICAL/PLUMBING PLANS.
- COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WITH THE LOCAL MUNICIPALITY.
- TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE PROPOSED WATER MAIN/LATERAL SHALL HAVE A MINIMUM COVER OF 7'-6" FROM TOP OF PIPE TO PROPOSED FINISHED GRADES, SEE SHEET \_\_\_\_\_ FOR PROPOSED GRADES.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE EXISTING WATER VALVES, IF NEEDED.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION AND PERMITTING OF THE WELL.
- FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
- PROVIDE RIP RAP AT PROPOSED CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE WisDOT TYPE HR FILTER FABRIC PLACED BENEATH.

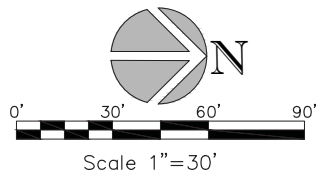
**UTILITY LEGEND:**

- PROPOSED STORM SEWER ——— X"ST ———
- PROPOSED STORM SEWER MANHOLE (S)
- PROPOSED CURB BOX INLET (C)



**CURVE DATA TABLE**

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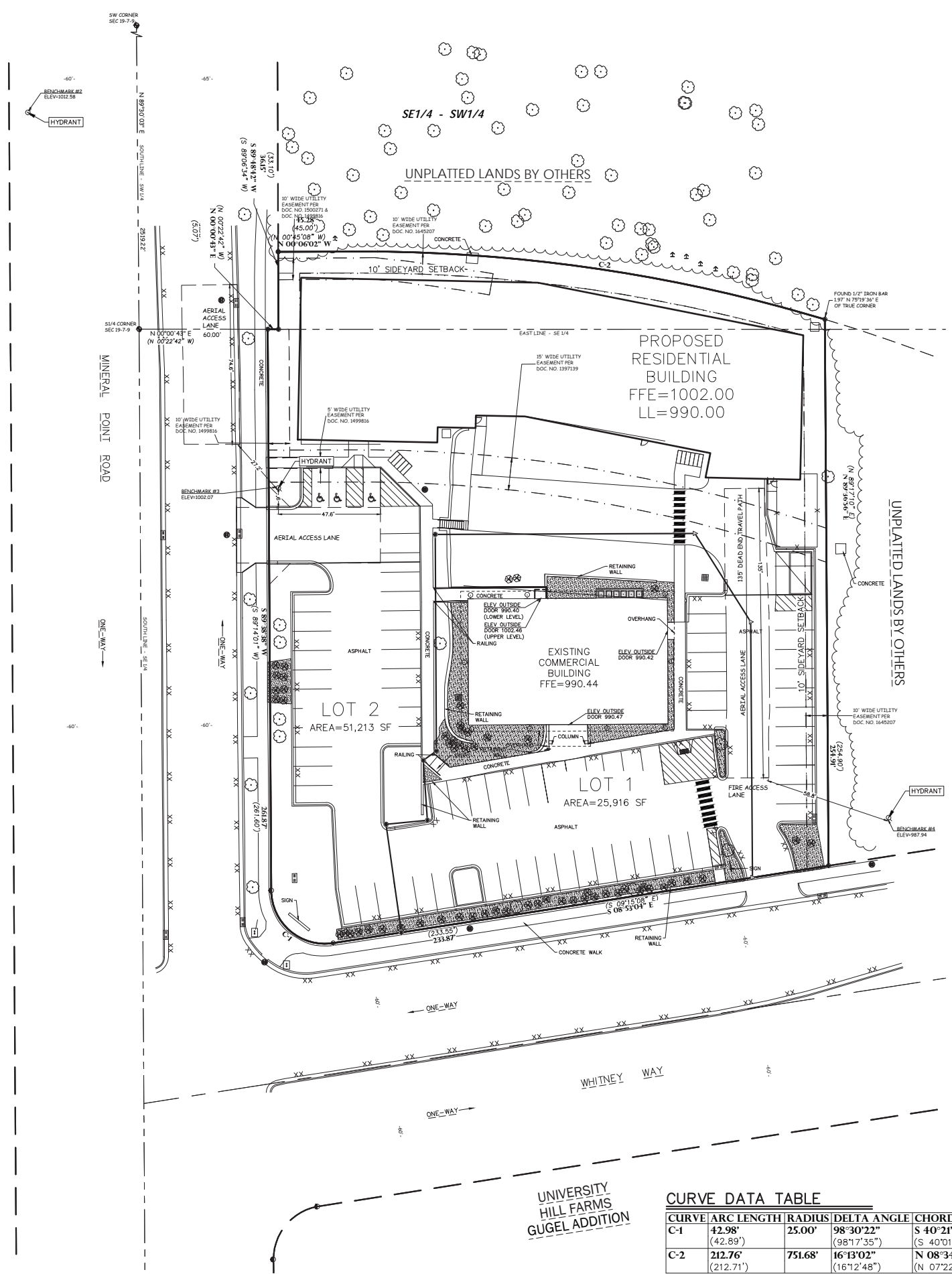
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REVISIONS	
CHECKED:	ACG
DRAWN:	JHB
DATE:	2/5/19
PROJECT NO.:	18.141

**FIRE ACCESS PLAN**

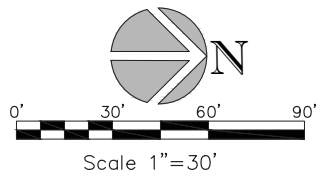
**TRI-NORTH BUILDERS  
WHITNEY POINT APARTMENTS  
CITY OF MADISON  
DANE COUNTY, WISCONSIN**

Civil Engineering  
Land Surveying  
Landscape Architecture  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999(Pt) 715.344.9922(Fx)



**CURVE DATA TABLE**

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**Tri-North**

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**PLANT LIST**

KEY	SIZE	QUANTITY	COMMON NAME	BOTANICAL NAME	ROOT
<b>CANOPY TREES</b>					
CH	2 1/2"	3	COMMON HACKBERRY	CELTIS OCCIDENTALIS	BB
EP	2 1/2"	2	EXCLAMATION PLANETREE	PLATANUS	BB
SHL	2 1/2"	5	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS	BB
SWO	2 1/2"	2	SWAMP WHITE OAK	QUERCUS BICOLOR	BB
<b>DECIDUOUS SHRUBS</b>					
ABS	4"	3	A B SERVICEBERRY	AMELANCHIER GRANDIFLORA 'A B'	BB
AVB	36"	3	ARROWOOD VIBURNUM	VIBURNUM DENTATUM	POT
DN	24"	4	DIABLO NINEBARK	PHYSOCARPUS	POT
GLS	18"	12	GRO LOW SUMAC	RHUS AROMATICA	POT
MCS	18"	13	MAGIC CARPET SPIREA	SPIREA JAPONICA 'MAGIC CARPET'	POT
RTD	24"	2	BAILEY'S RED DOGWOOD	CORNUS	POT
<b>EVERGREEN SHRUBS</b>					
GA	3"	10	GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'WOODWARD'	BB
WBJ	5"	4	WICHITA BLUE JUNIPER	THUJA	BB
<b>ORNAMENTAL TREES</b>					
PFC	2"	3	PRAIRIE FIRE CRAB	MALUS 'PRAIRIE FIRE'	BB
TSC	2"	1	TINA SARGENT CRAB	TINA MALUS SARGENTII 'TINA'	BB
<b>PERENNIALS</b>					
AJS	1 G	6	AUTUMN JOY SEDUM		CON
LBS	1 G	6	LITTLE BLUESTEM GRASS		CON
SDD	1 G	5	STELLA DE ORO DAY LILY		CON

**NOTES:**

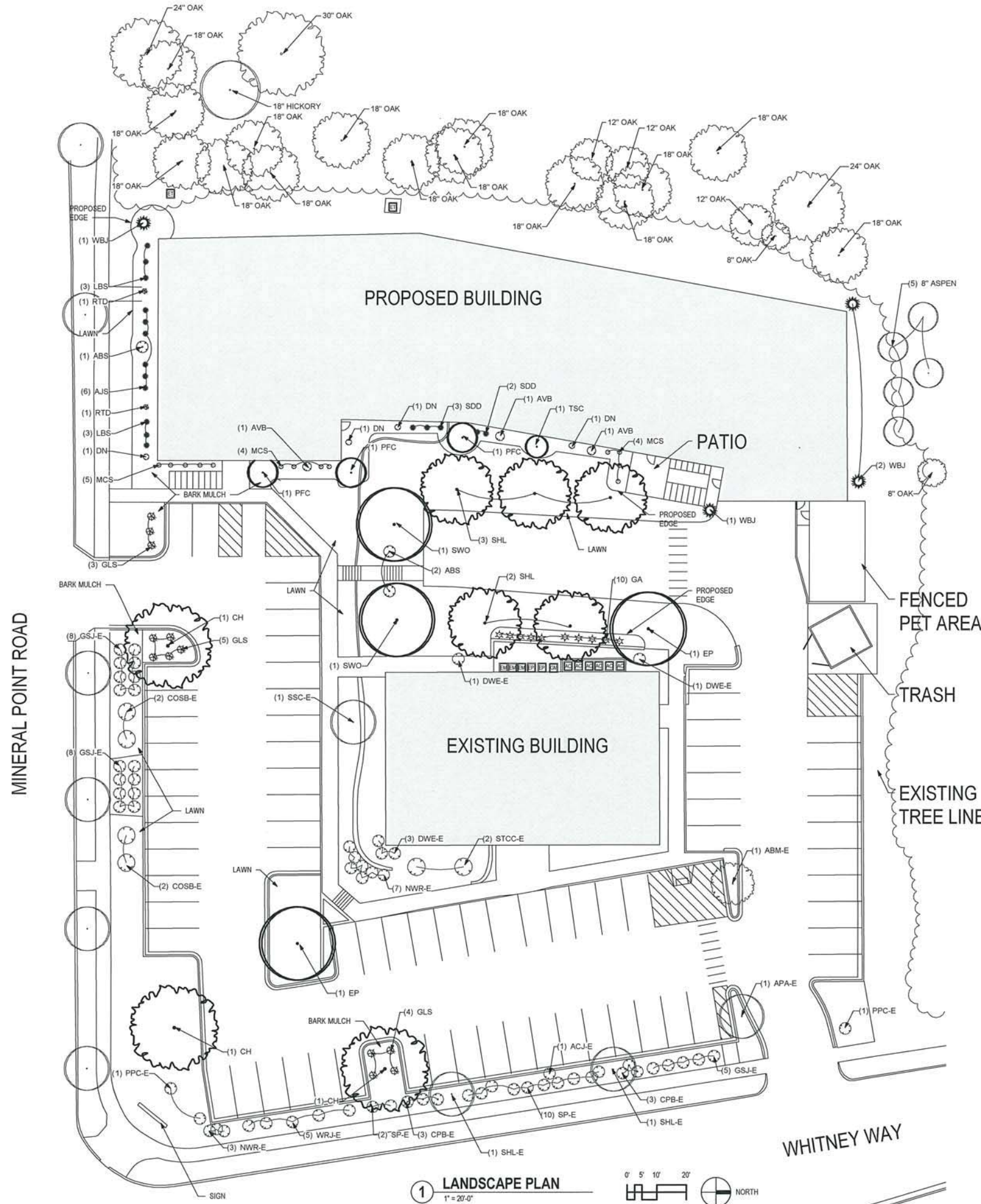
- Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and #1 locally grown bluegrass sod.
- Foundation planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3".
- Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging.
- Owner will be responsible for maintenance after completion and acceptance.

**EXISTING PLANT LIST**

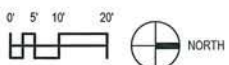
KEY	SIZE	QUANTITY	COMMON NAME	ROOT
<b>CANOPY TREES</b>				
ABM-E	12" +	1	AUTUMN BLAZE MAPLE	EX
APA-E	12" +	1	AUTUMN PURPLE WHITE ASH	EX
SHL-E	12" +	2	SKYLINE HONEYLOCUST	EX
<b>DECIDUOUS SHRUBS</b>				
CPB-E	24" +	6	CRIMSON PYGMY BARBERRY	EX
DWE-E	48" +	5	DWARF WINGED EUONYMUS	EX
NWR-E	24" +	10	NEARLY WILD ROSE	EX
SP-E	24" +	12	SNOW MOUND SPIREA	EX
<b>EVERGREEN SHRUBS</b>				
ACJ-E	24" +	1	ANDORRA COMPACT JUNIPER	EX
GSJ-E	24" +	21	GREEN SARGENT JUNIPER	EX
WRJ-E	24" +	5	WEBBER JUNIPER	EX
<b>ORNAMENTAL TREES</b>				
COSB-E	6" +	4	COLE SERVICEBERRY	EX
PPC-E	6" +	3	PINK PRINCESS CRABAPPLE	EX
SSC-E	6" +	1	SPRING SNOW CRABAPPLE	EX
STCC-E	6" +	2	SARGENT CRABAPPLE	EX

**LANDSCAPE WORKSHEET**

Whitney Point	
<b>Landscape Points Required</b>	
Developed Area =	20,945 SF
Landscape Points: 20,945 / 300 x 5 =	349 points
<b>Total Landscape Points Required</b>	349 points
<b>Landscape Points Supplied</b>	
Existing canopy trees - 4 @ 35 =	140 points
Proposed canopy trees - 12 @ 35 =	420 points
Existing evergreen trees - 0 @ 35 =	0 points
Proposed evergreen trees - 0 @ 35 =	0 points
Existing ornamental trees - 10 @ 15 =	150 points
Proposed ornamental trees - 4 @ 15 =	60 points
Existing upright evergreen shrubs - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 0 @ 10 =	0 points
Existing deciduous shrubs - 37 @ 3 =	111 points
Proposed deciduous shrubs - 37 @ 3 =	111 points
Existing evergreen shrubs - 29 @ 4 =	116 points
Proposed evergreen shrubs - 15 @ 4 =	60 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 34 @ 2 =	68 points
<b>Total landscape points supplied =</b>	<b>1,236 points</b>
<b>Lot Frontage Landscape Required</b> (Section 28.142(5) Development Frontage Landscaping)	
*One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree.*	
Mineral Point Road/Whitney Way =	560 LF
Over story trees required 560/30 = 18.6	19 trees
Shrubs required (560/30) x 5 = 26.6	93 shrubs
Over story trees supplied	14 trees
Ornamental/Evergreen trees supplied	10 trees
Shrubs supplied	90 shrubs



**LANDSCAPE PLAN**  
1" = 20'-0"



PAULE  
SKIDMORE  
LA-080  
Madison,  
WI  
LANDSCAPE ARCHITECT  
2/5/19

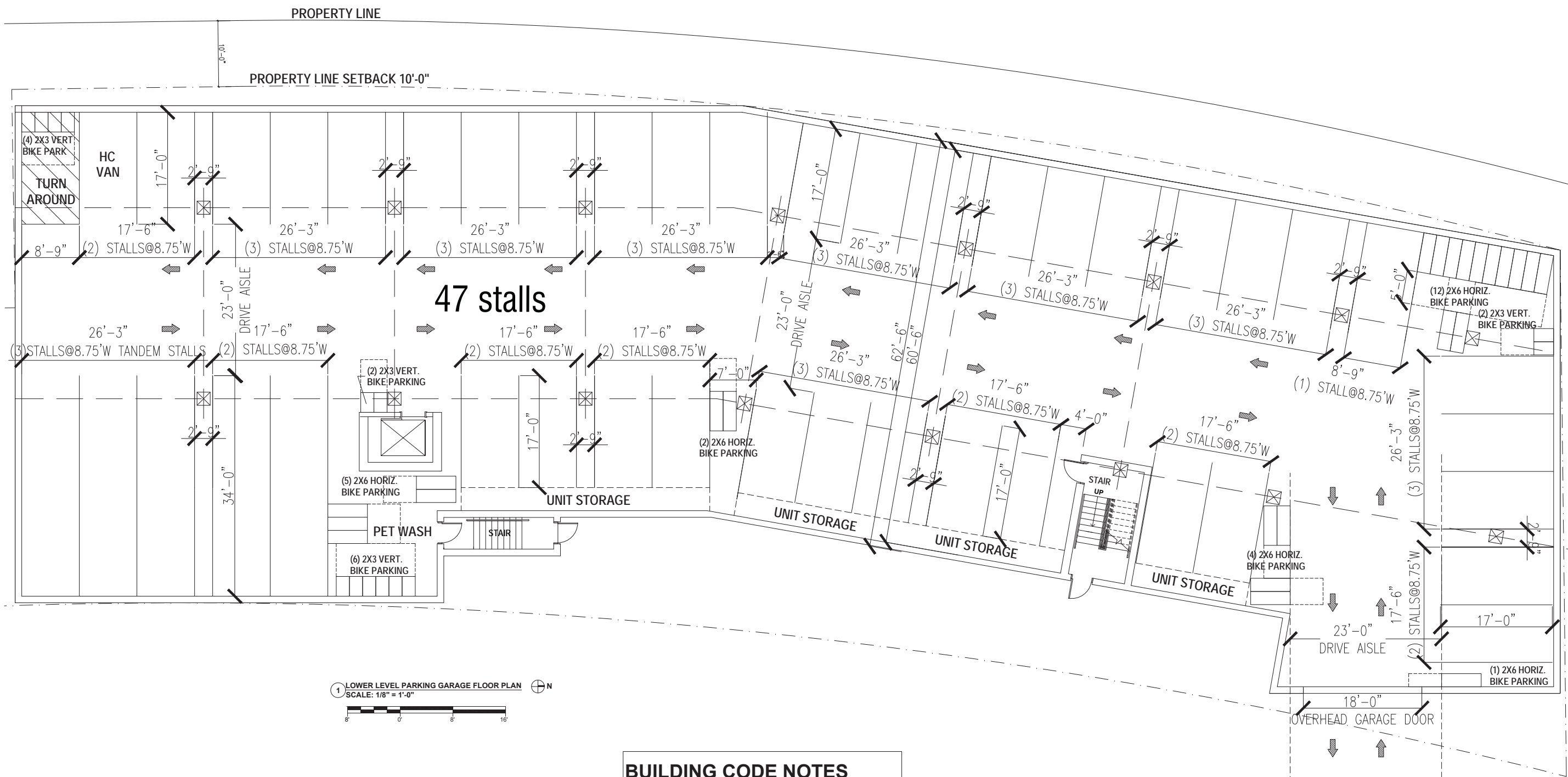
PROJECT:  
WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705

TITLE:  
**LANDSCAPE PLAN**

DRAWN BY: TMT  
CHECKED BY: SH  
PROJECT NO: 18001-025  
DATE: 02/05/2019



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1 LOWER LEVEL PARKING GARAGE FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**BUILDING CODE NOTES**

- TO REDUCE THE FIRE ACCESS LANE REQUIREMENTS
1. CORRIDORS WILL HAVE SMOKE DETECTION
  2. SHIPS LADDERS TO THE ROOF WITH ROOF HATCH WILL BE PROVIDED AT THE TOP OF BOTH STAIRS
  3. BUILDING WILL BE SPRINKLED WITH NFPA 13.

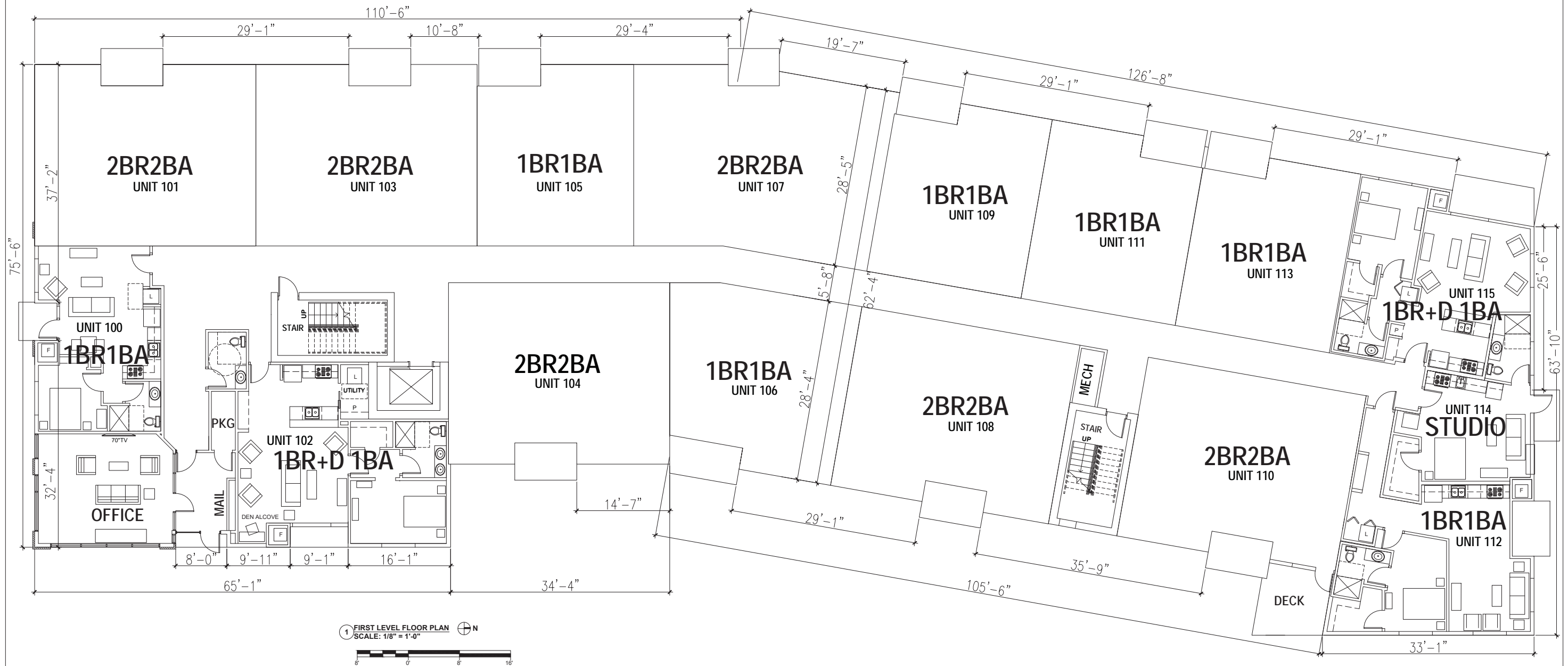
PROJECT:  
WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705

TITLE:  
**LOWER LEVEL PARKING  
GARAGE FLOOR PLAN**

DRAWN BY: TMT      CHECKED BY: SH  
PROJECT NO: 18001-025      DATE: 02/05/2019



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1 FIRST LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
N

**BUILDING CODE NOTES**

TO REDUCE THE FIRE ACCESS LANE REQUIREMENTS

1. CORRIDORS WILL HAVE SMOKE DETECTION
2. SHIPS LADDERS TO THE ROOF WITH ROOF HATCH WILL BE PROVIDED AT THE TOP OF BOTH STAIRS
3. BUILDING WILL BE SPRINKLED WITH NFPA 13.

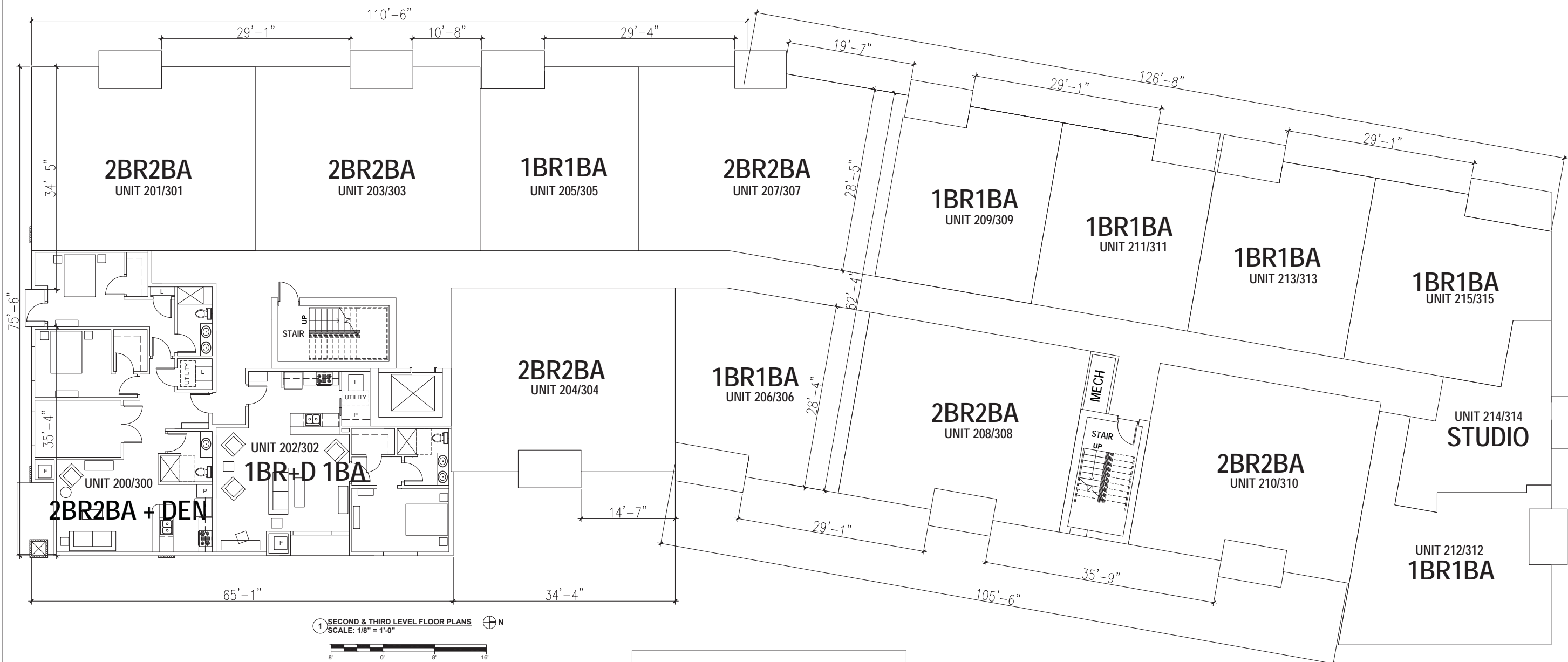
PROJECT:  
WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705

TITLE:  
FIRST LEVEL  
FLOOR PLAN

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PROJECT NO: 18001-025    DATE: 02/05/2019



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1 SECOND & THIRD LEVEL FLOOR PLANS  
SCALE: 1/8" = 1'-0"

**BUILDING CODE NOTES**

TO REDUCE THE FIRE ACCESS LANE REQUIREMENTS

1. CORRIDORS WILL HAVE SMOKE DETECTION
2. SHIPS LADDERS TO THE ROOF WITH ROOF HATCH WILL BE PROVIDED AT THE TOP OF BOTH STAIRS
3. BUILDING WILL BE SPRINKLED WITH NFPA 13.

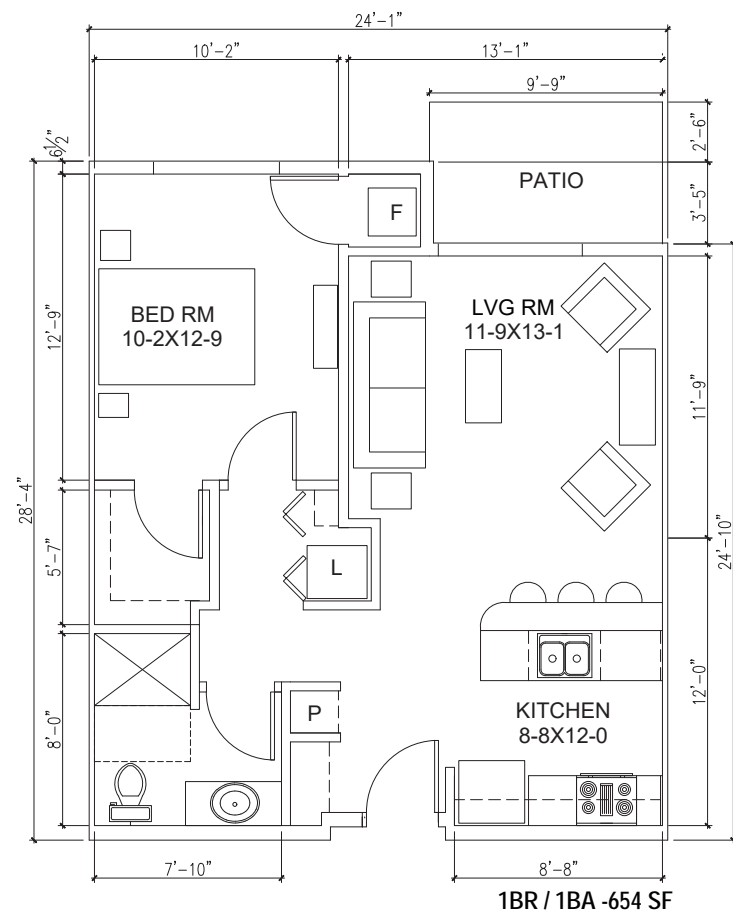
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WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705

TITLE:  
SECOND & THIRD LEVEL  
FLOOR PLANS

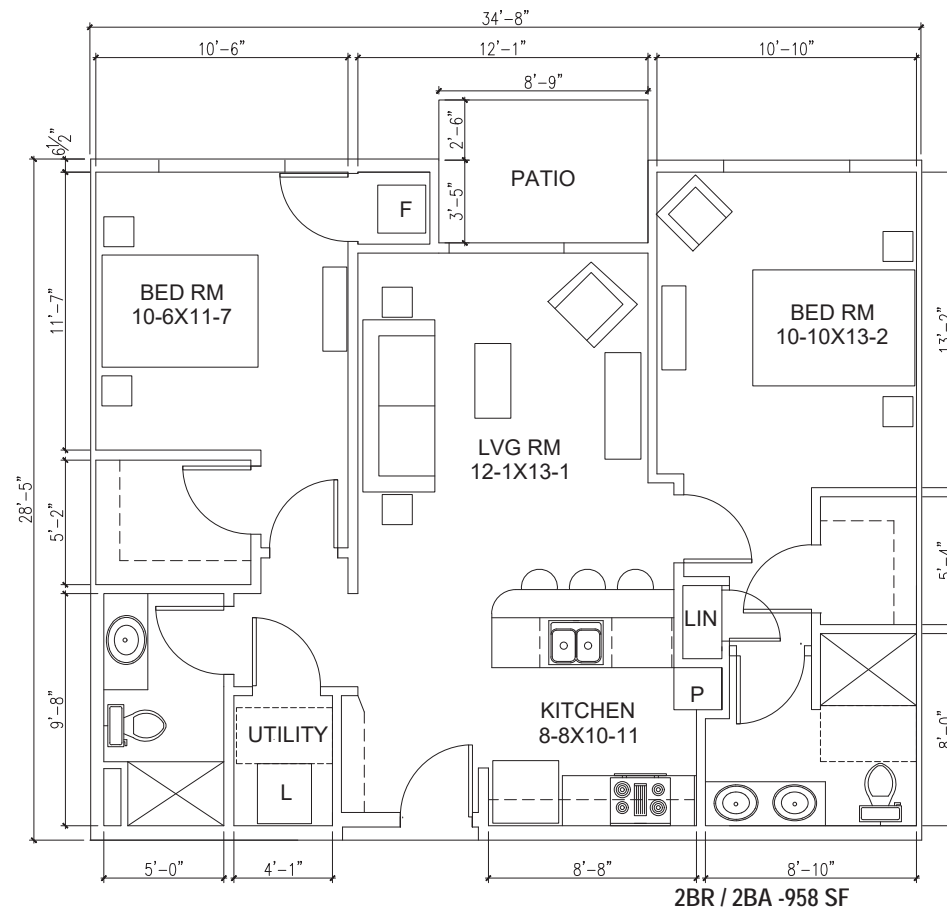
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PROJECT NO: 18001-025      DATE: 02/05/2019



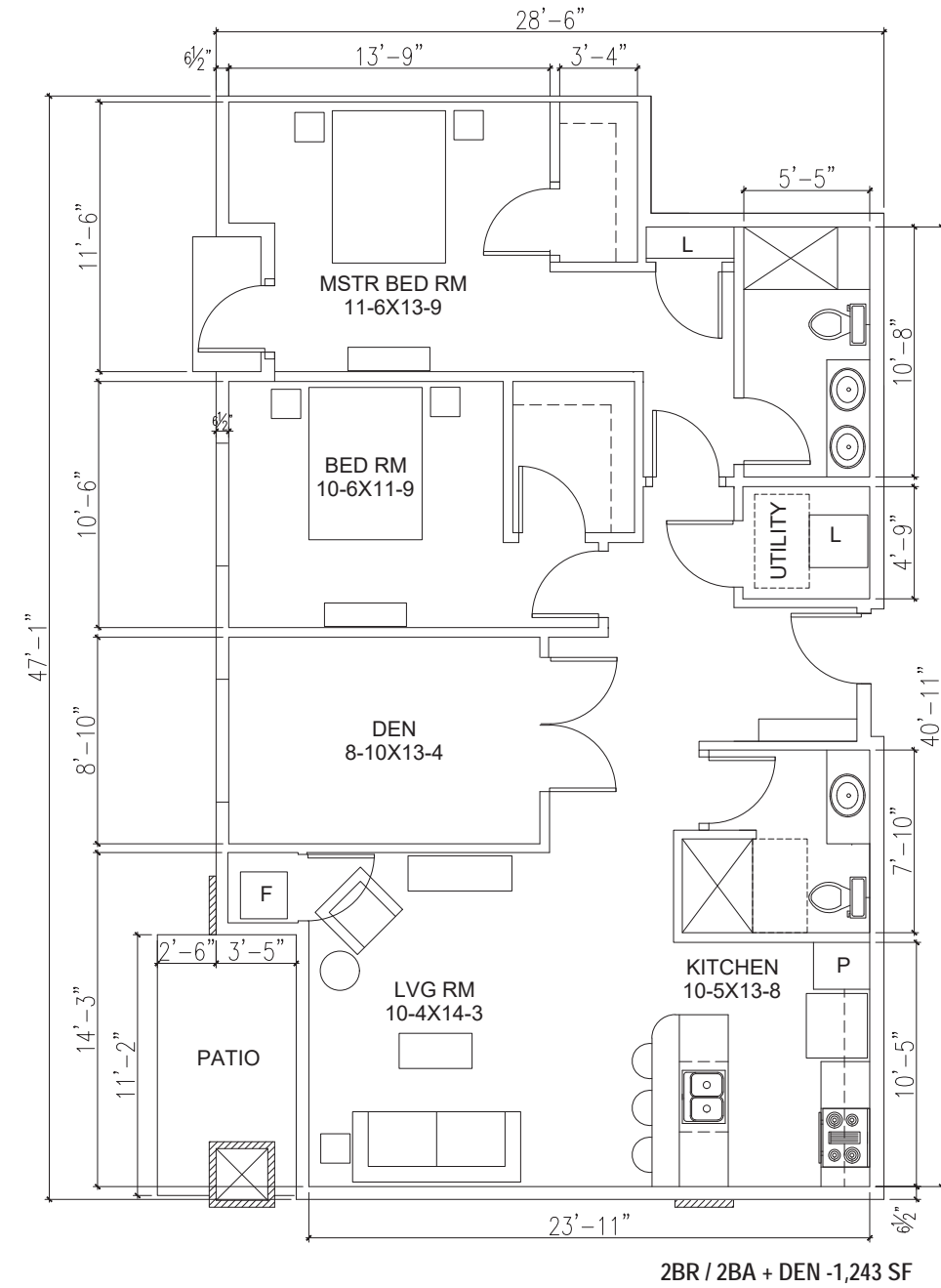
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1 UNIT FLOOR PLAN - TYPICAL  
SCALE: 1/4" = 1'-0"



2 UNIT FLOOR PLAN - TYPICAL  
SCALE: 1/4" = 1'-0"



2 UNIT FLOOR PLAN - TYPICAL  
SCALE: 1/4" = 1'-0"

PROJECT:  
WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705

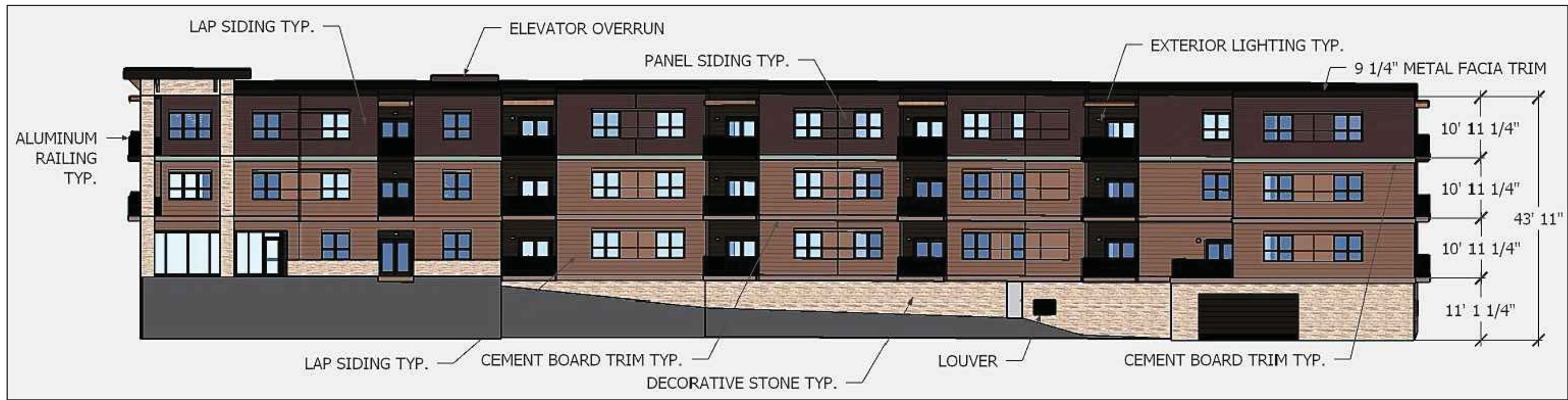
TITLE:  
UNIT FLOOR PLANS  
TYPICALS

DRAWN BY: TMT  
PROJECT NO: 18001-025

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DATE: 02/05/2019



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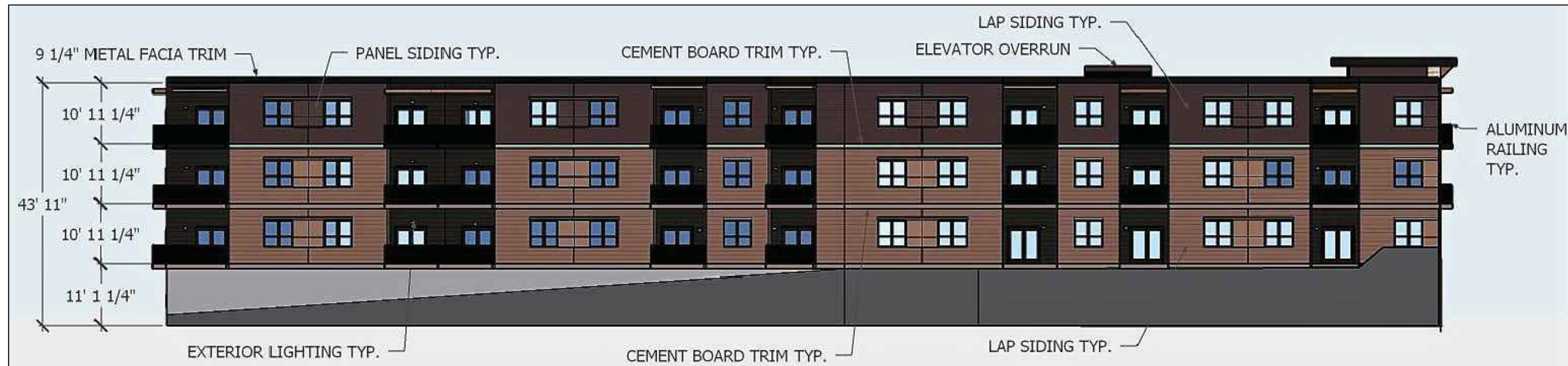
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SCALE: NOT TO SCALE



2 NORTH EXTERIOR ELEVATION  
SCALE: NOT TO SCALE



3 SOUTH EXTERIOR ELEVATION  
SCALE: NOT TO SCALE



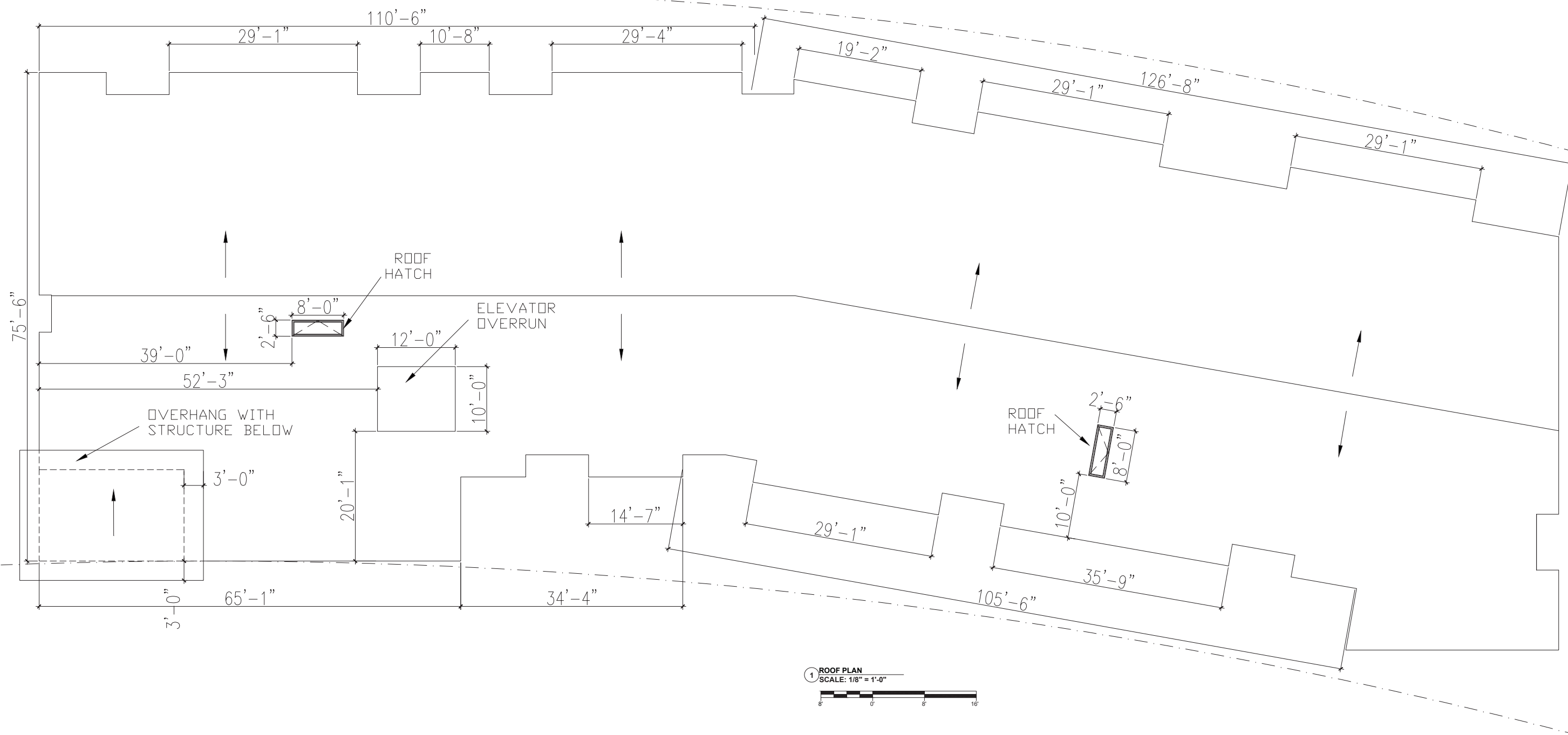
4 WEST EXTERIOR ELEVATION  
SCALE: NOT TO SCALE

PROJECT:  
WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705


TITLE:  
EXTERIOR ELEVATIONS

DRAWN BY: TMT | CHECKED BY: SH  
PROJECT NO: 18001-025 | DATE: 02/05/2019

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1 ROOF PLAN  
SCALE: 1/8" = 1'-0"



**BUILDING CODE NOTES**

TO REDUCE THE FIRE ACCESS LANE REQUIREMENTS

1. CORRIDORS WILL HAVE SMOKE DETECTION
2. SHIPS LADDERS TO THE ROOF WITH ROOF HATCH WILL BE PROVIDED AT THE TOP OF BOTH STAIRS
3. BUILDING WILL BE SPRINKLED WITH NFPA 13.

PROJECT:  
WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705

TITLE:  
**ROOF PLAN**

DRAWN BY: TMT      CHECKED BY: SH  
PROJECT NO: 18001-025      DATE: 02/05/2019



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① **3D View from Mineral Pt. Rd.**  
1/8" = 1'-0"

PROJECT:  
WHITNEY POINT APARTMENTS  
5402 S. WHITNEY WAY  
MADISON, WI 53705

TITLE:  
**EXTERIOR RENDERING**

DRAWN BY: TMT      CHECKED BY: SH  
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