

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

04273

DATE SUBMITTED: <u>7/28/06</u>	Action Requested
UDC MEETING DATE: <u>8/9/06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 8301 Old Sauk Road

ALDERMANIC DISTRICT: # 9

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Attic Angel Place</u>	<u>Hoffman LLC</u>
<u>8301 Old Sauk Road</u>	<u>PO Box 8034</u>
<u>Middleton, WI 53562</u>	<u>Appleton, WI 54912</u>

CONTACT PERSON: Mark Boehlke
Address: Hoffman LLC PO Box 8034
Appleton, WI 54912
Phone: 920-380-2120
Fax: 920-380-9120
E-mail address: mboehlke@hoffman.net

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP) *Minor Alteration to Existing Attic Angel Place*
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____



*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



July 27, 2006

Al Martin &
Urban Design Commission
City Of Madison Municipal Building
215 Martin Luther King Jr. Boulevard
Madison, WI 53701

RE: PUD-SIP Minor Alteration
Attic Angel Place – Memory Care
Letter of Intent

Dear Commission Members:

Please accept this letter of intent and attached plans and drawings as our request for review and approval of a Minor Alteration of the previously approved Attic Angel Place PUD-SIP.

Attic Angel Place is planning the next phase of development. The proposed project will add a 20-unit Memory Care facility and 20 parking stalls to the existing Attic Angel Place facility. In reviewing the plan with City of Madison planning staff, we were advised to submit the plans as a Minor Alteration with review by Urban Design Commission.

Attic Angel Place was originally designed and approved for future additions. The proposed memory care is one of the future additions identified and approved as part of the original PUD-SIP approval in 1998. The memory care facility will be one-story, with a partial basement. It will have 20 residential units, with an outdoor memory garden for resident use and activities. The project will also add 20 parking stalls, they will be located in the existing lot adjacent to the new addition. The 20 stalls will provide for additional employee and visitor parking for the new facility. None of the residents will have a car. The new stalls will all be located on existing drives in the parking lot, therefore additional pavement will be minimized and no new curb cuts will be required.

Exterior lighting will include relocation of one light pole in the existing parking lot, relocation of 5 lighted bollards, and new wall mounted fixtures at all building entrances. No new light poles are proposed around the addition or in the parking lot. Included with this submittal are pictures and details of the bollards, wall mount fixtures and the relocated light pole. All of the fixtures will match the current fixtures at Attic Angel Place. Since the photometric plan with this submittal at 11"x17" is difficult to read, we will bring a full size copy to the UDC meeting for your review.

The landscape plan will include relocation of several existing trees and shrubs on the site. The additional parking lot will require 98 points of landscaping, as shown on the landscape plan. The memory garden will provide a variety of plant types and paving, and areas for resident activities. Due to the type of residents, the memory garden will be enclosed with a 6-foot high vinyl fence. Grading around the new facility will be minimized in order to maintain as much of the existing prairie as possible. Landscaping will also include a Bio-infiltration Basin to accommodate the new impervious parking surface.

Utility improvements will include new water and sanitary laterals to the building. No new transformer will be needed for the addition, and the new HVAC cooling unit will be located within the existing fenced area just north of the new addition. Therefore no additional utility/HVAC equipment screening will be necessary.



The storm water management will be accommodated by the existing storm water ponds for this area. The utility plan will include one storm pipe extension. All roof water from the new facility, other than a small amount in the memory garden area will be directed to grade and allowed to flow into grass areas prior to entering any storm sewer inlets. The water quality requirement for the new parking will be accommodated with a proposed bio-infiltration basin just north and east of the parking lot.

The following exhibits are attached for your review:

- Application Form
- Location Map
- Attic Angel Place Approved PUD-SIP (1998 Site Plan)
- Aerial Photo with proposed improvements highlighted
- Current Topographic Survey
- Proposed Site Plan
- Proposed Grading Plan
- Proposed Utility Plan
- Proposed Landscape Plan
- Proposed Lighting Plan, Photometric Plan, Details, and Photos
- Proposed Plan Elevations
- Photo of Existing Building with Proposed Elevation

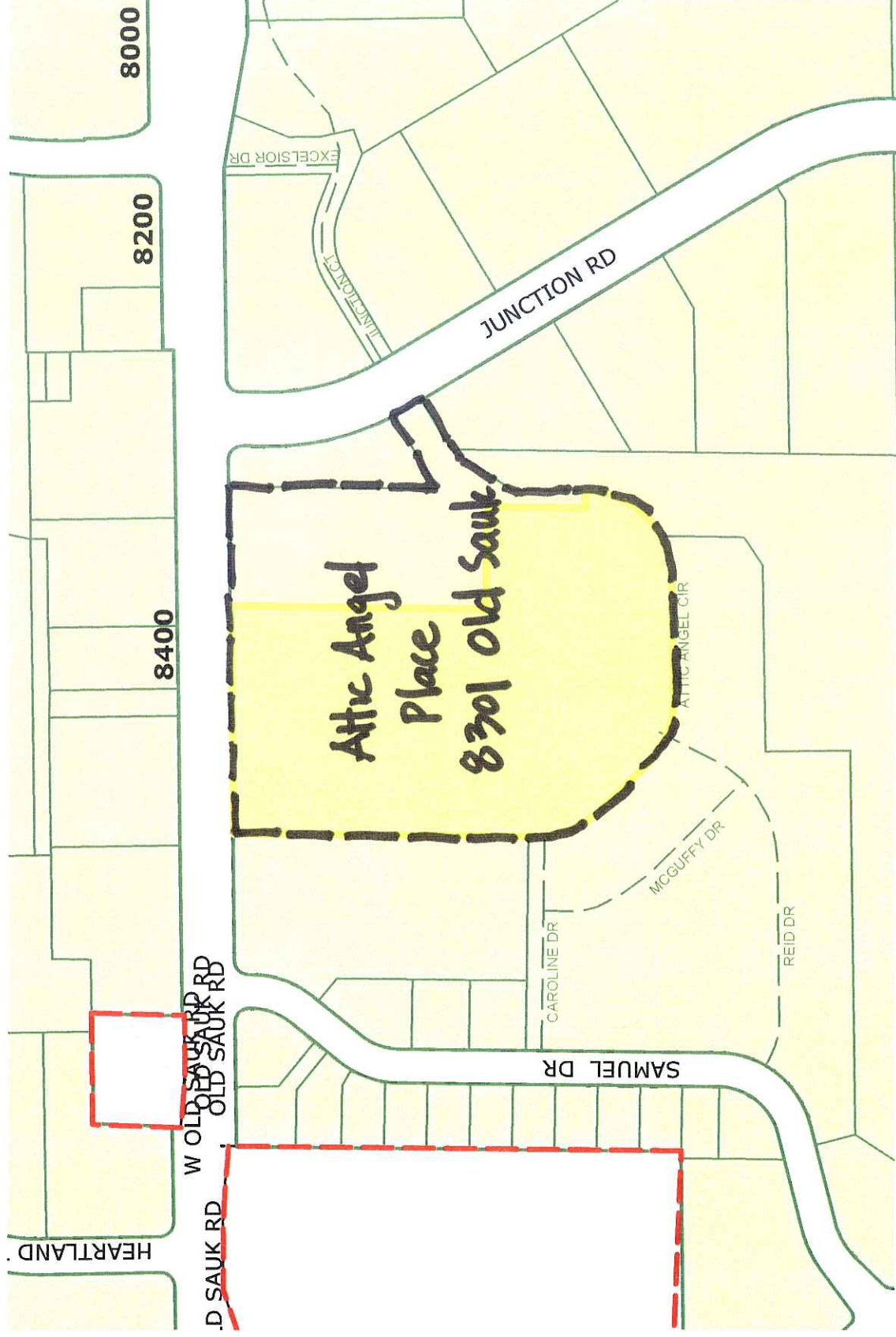
We will also send this submittal electronically to the required email address. We will plan to attend the August 9, 2006 UDC meeting to present the plans and answer questions. We will also bring samples and larger scale plans to the meeting for review and discussion.

Thank you for your review and consideration regarding this request. If you have any questions prior to the meeting please contact me at 920-380-2120, or by email at mboehlke@hoffman.net.

Sincerely
HOFFMAN LLC

Mark S. Boehlke, ASLA
Landscape Architect
Senior Land Planner

Copy: Paul Skidmore,
Mary Ann Drescher, Attic Angel
File



Location Map 

**PLANNING/ZONING
SUGGESTED ZONING TEXT GDP/SIP**

Zoning	PUD/SIP
Project Name	Attic Angel Place
Address	8301 Old Sauk Rd. & 640 Junction Rd.

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

- A. **Statement of Purpose:** This zoning District is established to allow for the establishment of facilities to provide a range of housing services for elderly residents including apartments, assisted household units, and skilled nursing beds as well as an office building.
- B. **Permitted Uses:**
1. Those uses that are part of Phase 1 include: 36 assisted household units, 74 apartments, and 36 skilled nursing beds. Subsequent phases will require a new SIP-PUD submittal.
 2. Uses accessory to permitted uses listed above include, daycare (family and adult) and services such as medical, dental, therapy and retail services such as banking.
- C. **Lot Area:** As stated on Plans, attached hereto.
- D. **Floor Area Ratio:**
1. Maximum floor area ratio permitted shall be as shown on approved plans.
 2. Maximum building height shall be 4 stories as shown on approved plans.
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading shall be provided as required by Section 28.11, Madison General Ordinances and as shown on approved plans.
- H. **Lighting:** Site lighting will be provided as shown on the approved plans.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as approved on the recorded plans.

- J. **Family Definition:** The family definition for this PUD/SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances per the R4 District.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the director of Planning and Development and the district Alderperson and are compatible with the concepts stated in the underlying General Development Plan approved by the City Plan Commission.

SITE COVERAGE

TOTAL AREA	529,290 S.F.	12.15 ACRES	100%
BUILDING AREA	59,097 S.F.	1.36 ACRES	11%
PAVING AREA	95,911 S.F.	2.18 ACRES	18%
OPEN AREA (ACTUAL)	375,182 S.F.	8.61 ACRES	71%

BUILDING INFORMATION

ATTIC ANGEL PLACE - OVERALL

GROSS S.F.	184,025 S.F.
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APARTMENTS

GROSS S.F.	91,403 S.F.
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LOWER LEVEL

PARKING	10,460 S.F.
APARTMENTS	9,800 S.F.
COMMON RESIDENT AREA	1,743 S.F.
MECHANICAL/STORAGE/MISC.	1,110 S.F.
TOTAL S.F. - LOWER LEVEL	22,913 S.F.

ENTRY LEVEL

APARTMENTS	18,654 S.F.
COMMON RESIDENT AREA	2,876 S.F.
MECHANICAL/STORAGE/MISC.	1,300 S.F.
TOTAL S.F. - ENTRY LEVEL	22,830 S.F.

SECOND LEVEL

APARTMENTS	18,654 S.F.
COMMON RESIDENT AREA	2,876 S.F.
MECHANICAL/STORAGE/MISC.	1,300 S.F.
TOTAL S.F. - SECOND LEVEL	22,830 S.F.

THIRD LEVEL

APARTMENTS	18,654 S.F.
COMMON RESIDENT AREA	2,876 S.F.
MECHANICAL/STORAGE/MISC.	1,300 S.F.
TOTAL S.F. - THIRD LEVEL	22,830 S.F.

COMMONS

GROSS S.F.	34,427 S.F.
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LOWER LEVEL

DINING	1,927 S.F.	(CAPACITY - 183)
AUDITORIUM	1,891 S.F.	(CAPACITY - 189)
EMPLOYEE	2,347 S.F.	
ADMINISTRATION/OFFICE	1,981 S.F.	
MECHANICAL/STORAGE/MISC.	12,269 S.F.	
TOTAL S.F. - LOWER LEVEL	20,385 S.F.	

ENTRY LEVEL

COMMON RESIDENT AREA	8,319 S.F.
RESIDENT SUPPORT SERVICES	1,985 S.F.
ADMINISTRATION/OFFICE	2,843 S.F.
MECHANICAL/STORAGE/MISC.	915 S.F.
TOTAL S.F. - ENTRY LEVEL	14,042 S.F.

SKILLED NURSING/HOUSEHOLDS

GROSS S.F.	58,195 S.F.
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ENTRY LEVEL - SKILLED NURSING

RESIDENT ROOMS	9,488 S.F.	
COMMON RESIDENT AREA	6,784 S.F.	
ADMINISTRATION/OFFICE	1,874 S.F.	
DINING	1,132 S.F.	(CAPACITY - 113)
RESIDENT SUPPORT SERVICES	660 S.F.	
MECHANICAL/STORAGE/MISC.	442 S.F.	
TOTAL S.F. - LOWER LEVEL	20,365 S.F.	

SECOND LEVEL - HOUSEHOLD

RESIDENT ROOMS	9,818 S.F.	
COMMON RESIDENT AREA	6,502 S.F.	
ADMINISTRATION/OFFICE	518 S.F.	
DINING	955 S.F.	(CAPACITY - 96)
RESIDENT SUPPORT SERVICES	534 S.F.	
MECHANICAL/STORAGE/MISC.	588 S.F.	
TOTAL S.F. - SECOND LEVEL	18,915 S.F.	

THIRD LEVEL - HOUSEHOLD

RESIDENT ROOMS	9,818 S.F.	
COMMON RESIDENT AREA	6,502 S.F.	
ADMINISTRATION/OFFICE	518 S.F.	
DINING	955 S.F.	(CAPACITY - 96)
RESIDENT SUPPORT SERVICES	534 S.F.	
MECHANICAL/STORAGE/MISC.	588 S.F.	
TOTAL S.F. - THIRD LEVEL	18,915 S.F.	

* PER ILHR 54.05

DWELLING UNIT INFORMATION

APARTMENTS

ONE BEDROOM	25 UNITS
ONE BEDROOM W/ DEN	18 UNITS
TWO BEDROOM	10 UNITS
TWO BEDROOM W/ DEN	7 UNITS
TWO BEDROOM W/ BALCONY	14 UNITS
TOTAL UNITS	74 UNITS

HOUSEHOLDS

ONE BEDROOM DELUXE	32 UNITS
ONE BEDROOM	4 UNITS
TOTAL UNITS	36 UNITS

REQUIRED USABLE OPEN SPACE (MINIMUM)

115 ONE BED UNITS * 70 S.F. OPEN SPACE	8,050 S.F.
31 TWO BED UNITS * 140 S.F. OPEN SPACE	4,340 S.F.
USABLE OPEN SPACE REQUIRED	12,390 S.F.

PARKING

ACTUAL SURFACE PARKING	110 CARS
UNDERGROUND PARKING	30 CARS
TOTAL PARKING (ACTUAL)	140 CARS

REQUIRED

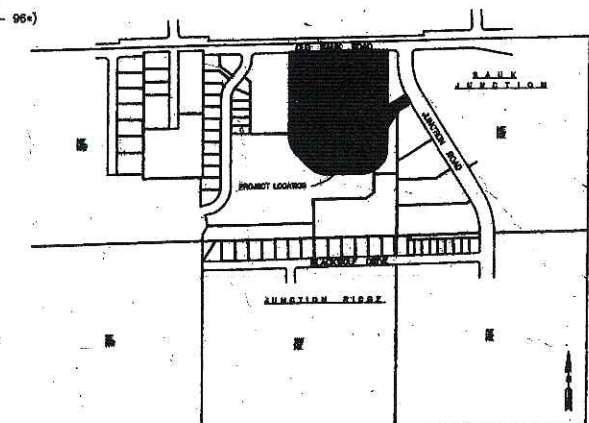
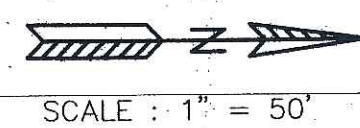
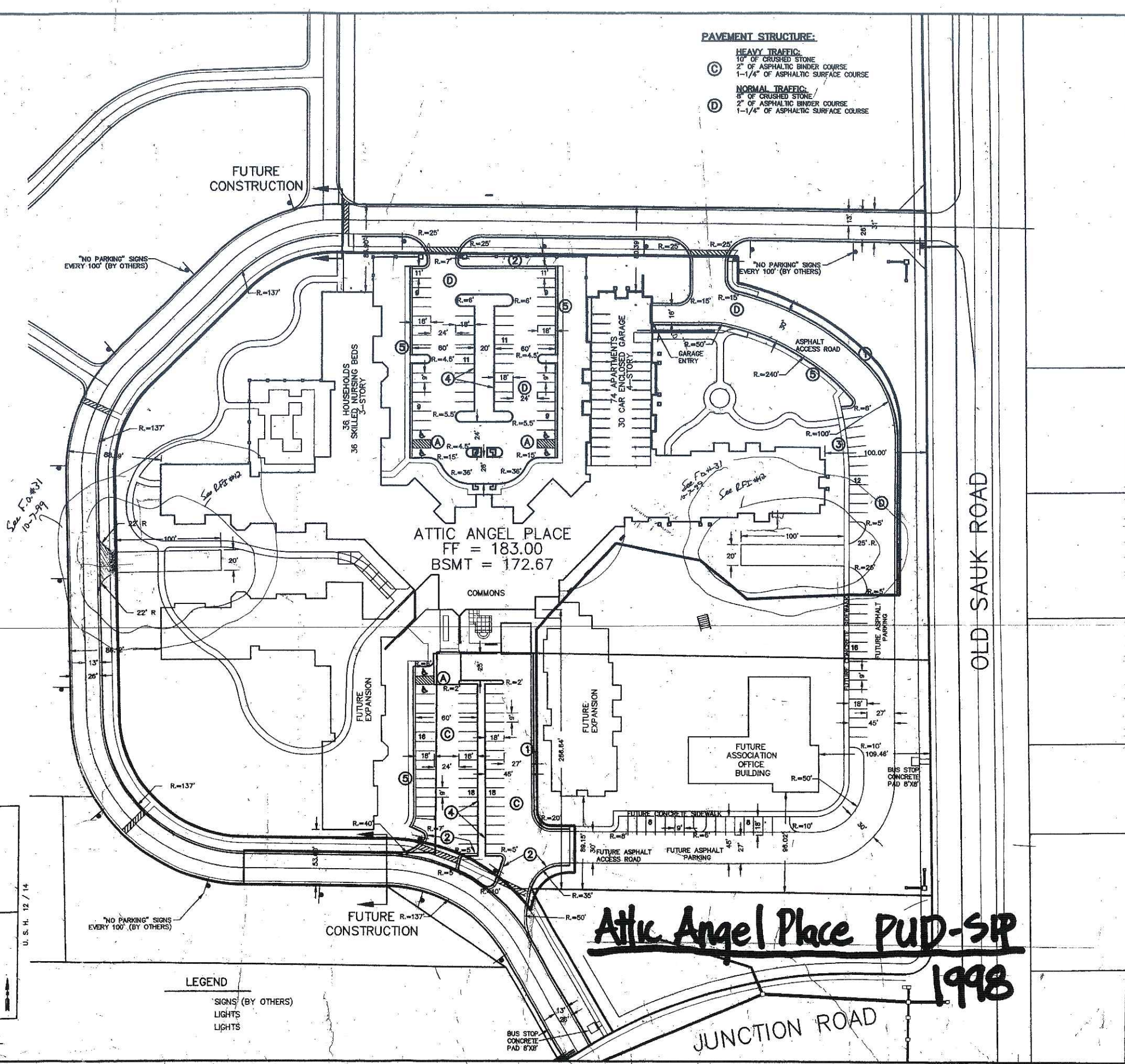
SKILLED NURSING	
36 UNITS * .5 CARS/UNIT	18 CARS
HOUSEHOLDS	
36 UNITS * .75 CARS/UNIT	27 CARS
APARTMENTS	
74 UNITS * 1 CARS/UNIT	74 CARS
TOTAL PARKING (REQUIRED)	119 CARS

HANDICAPPED

STALLS PROVIDED	6 CARS
STALLS REQUIRED (PER ADAAG 4.1.2)	5 CARS

PAVEMENT STRUCTURE:

- HEAVY TRAFFIC:**
 - 10" OF CRUSHED STONE
 - 2" OF ASPHALTIC BINDER COURSE
 - 1-1/4" OF ASPHALTIC SURFACE COURSE
- NORMAL TRAFFIC:**
 - 8" OF CRUSHED STONE
 - 2" OF ASPHALTIC BINDER COURSE
 - 1-1/4" OF ASPHALTIC SURFACE COURSE

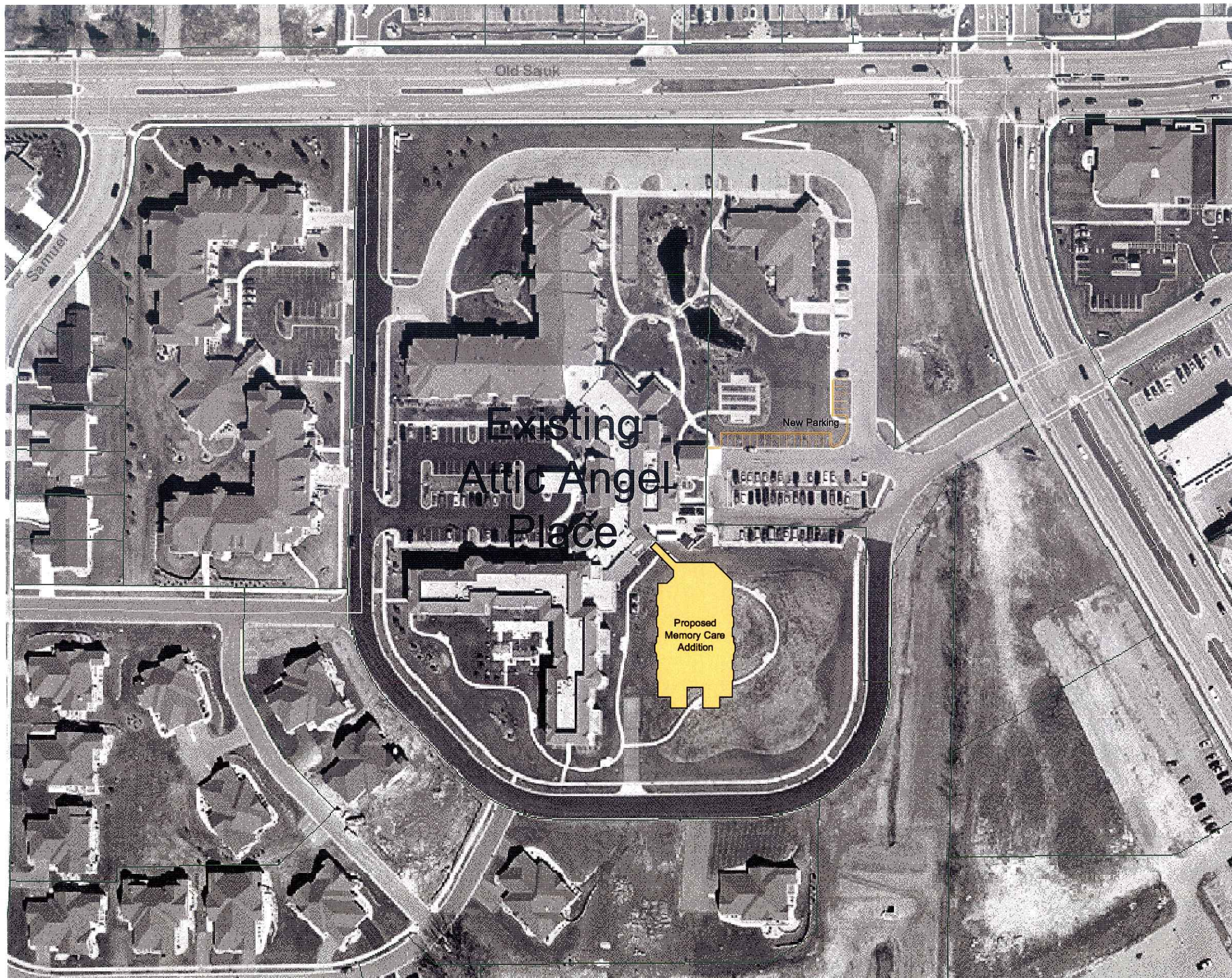


LEGEND
 SIGNS (BY OTHERS)
 LIGHTS
 LIGHTS

Attic Angel Place PUD-SP
1998

ATTIC ANGEL PLACE - PROJECT LOCATION MAP
 8301 OLD SAUK ROAD MADISON, WI 53717

MAYO corporation
 Consulting Engineering, 600 Grand Canyon Dr, Madison, Wisconsin 53719 (608) 833-0628



Scale 1:60

**Attic Angel Place
Memory Care Addition
July 28, 2006**

DATE	7-25-06
DRAWN BY	
CHECKED BY	
REVISION	
DATE	
REVISION	

Hoffman.
 450 N. Front Street
 Suite 204
 Madison, WI 53703
 Phone: 608-333-4242
 Fax: 608-333-4242
 1-800-239-2370
 www.hoffman.net

ADDITION AND ALTERATIONS FOR
ATTIC ANGEL PLACE - MEMORY CARE UNIT
 8301 OLD SAUK ROAD
 MIDDLETON, WI 53562

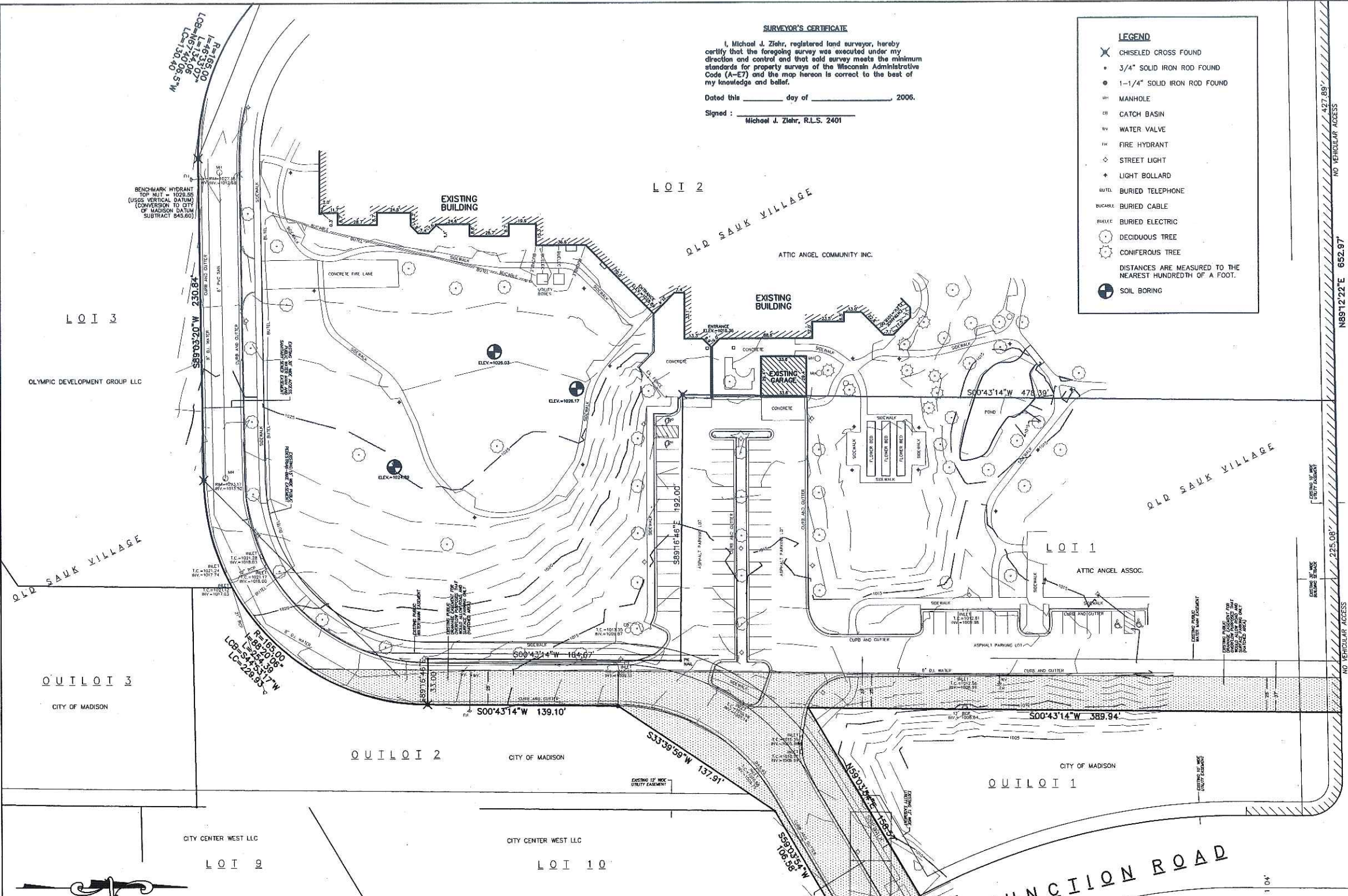
C1.1
 04511

SURVEYOR'S CERTIFICATE
 I, Michael J. Ziehr, registered land surveyor, hereby certify that the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief.
 Dated this _____ day of _____, 2006.
 Signed: _____
 Michael J. Ziehr, R.L.S. 2401

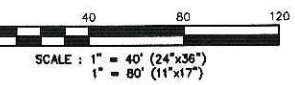
LEGEND

- ✕ CHISELED CROSS FOUND
- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- ⊕ MANHOLE
- ⊕ CATCH BASIN
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ STREET LIGHT
- ⊕ LIGHT BOLLARD
- ⊕ BURIED TELEPHONE
- ⊕ BURIED CABLE
- ⊕ BURIED ELECTRIC
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- ⊕ SOIL BORING

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



NORTH
 BEARINGS ARE REFERENCED TO MAD 83/91 (HPGN), WISCONSIN, SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, PER THE CITY OF MADISON GPS COMMUNITY BASE STATION



LEGAL DESCRIPTION:
 Lot 1 and part of Lot 2, OLD SAUK VILLAGE, as recorded in Volume 57-102A of Plats, on pages 395-397, as Document Number 3009446, Dane County Registry, City of Madison, Dane County, Wisconsin.

Lot Areas:
 Lot 1 = 127,587 SQ. FT.
 Lot 2 = 401,703 SQ. FT.

Current Zoning:
 Lot 1 = PUDSIP
 Lot 2 = PUDSIP

Parcel Number:
 Lot 1 = 0708-221-0532-0
 Lot 2 = 0708-221-0533-8

Parcel Address:
 Lot 1 = 640 Junction Road
 Lot 2 = 8301 Old Sauk Road

- UTILITIES CONTACTED BY DIGGER'S HOTLINE**
- CenturyTel
 100 CenturyTel Drive
 Monroe, LA 71203
 (763) 498-4126
 - Alliant Energy
 4902 North Baltimore Lane
 Madison, WI 53718
 (608) 458-3311
 - Madison Gas & Electric Co.
 133 South Blair Street
 Madison, WI 53703
 (608) 252-7000
 - TDS Metrocom
 525 Junction Road
 Madison, WI 53717
 (608) 663-3330
 - TDS Telecom
 525 Junction Road
 Madison, WI 53717
 (608) 664-4000
 - City of Madison Engineering Dept.
 210 Martin Luther King Jr. Blvd.
 Room 115
 Madison, WI 53703
 (608) 265-4751
 - Charter Communications
 12405 Powerscourt Drive
 St. Louis, MO 63131
 (314) 965-0555

PRELIMINARY
 NOT FOR CONSTRUCTION
 SEE SHEET A0.2 FOR KEYED NOTES.

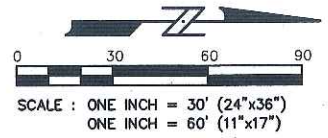
TOPOGRAPHIC SURVEY

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

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

DATE	7-28-06
DRAWN BY	
CHECKED BY	
DATE	
REVISION	

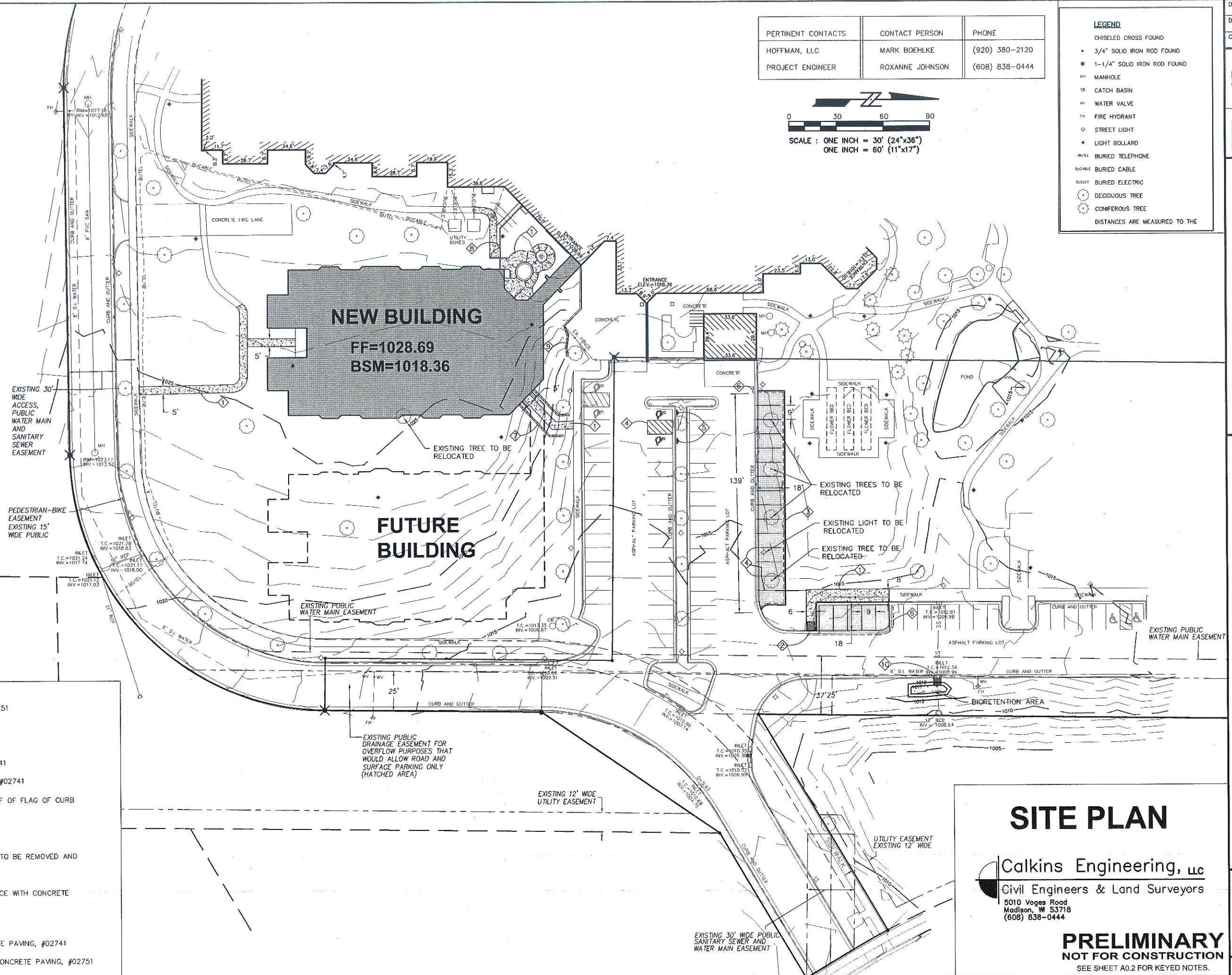
PERTINENT CONTACTS	CONTACT PERSON	PHONE
HOFFMAN, LLC	MARK BOEHLKE	(920) 380-2120
PROJECT ENGINEER	ROXANNE JOHNSON	(608) 838-0444



LEGEND

- CHISELED CROSS FOUND
- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- MANHOLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- STREET LIGHT
- LIGHT BOLLARD
- BURIED TELEPHONE
- BURIED CABLE
- BURIED ELECTRIC
- DECIDUOUS TREE
- CONIFEROUS TREE

DISTANCES ARE MEASURED TO THE



PLAN KEY

- ◇ CONCRETE SIDEWALK, #02751
- ◇ CURB RAMP
- ◇ CURB AND GUTTER #02741
- ◇ PAVEMENT STRIPING, #02741
- ◇ HANDICAP PARKING SIGN, #02741
- ◇ SAW CUT PAVEMENT 1' OFF OF FLAG OF CURB
- ◇ RETAINING WALL
- ◇ FENCE
- ◇ EXISTING RETAINING WALL TO BE REMOVED AND REPLACED
- ◇ REMOVE INLET AND REPLACE WITH CONCRETE
- FLUME

PAVEMENT KEY

- BITUMINOUS CONCRETE PAVING, #02741
- PORTLAND CEMENT CONCRETE PAVNG, #02751

SITE PLAN

Calkins Engineering, LLC
Civil Engineers & Land Surveyors
5010 Voges Road
Madison, WI 53718
(608) 838-0444

**PRELIMINARY
NOT FOR CONSTRUCTION**

SEE SHEET A0.2 FOR KEYED NOTES.

Hoffman.

1-800-238-2370
www.hoffman.net

1424 Greenville Center
420 N. Front Street
Suite 204
Appleton, WI 54912-8004
Phone: 920-731-2322
Fax: 920-731-1826

ADDITION AND ALTERATIONS FOR

ATTIC ANGEL PLACE - MEMORY CARE UNIT

8301 OLD SAUK ROAD
MIDDLETON, WI 53562

C1.3

04511

DATE	7-28-06
DRAWN BY	
CHECKED BY	
DATE	
REVISION	

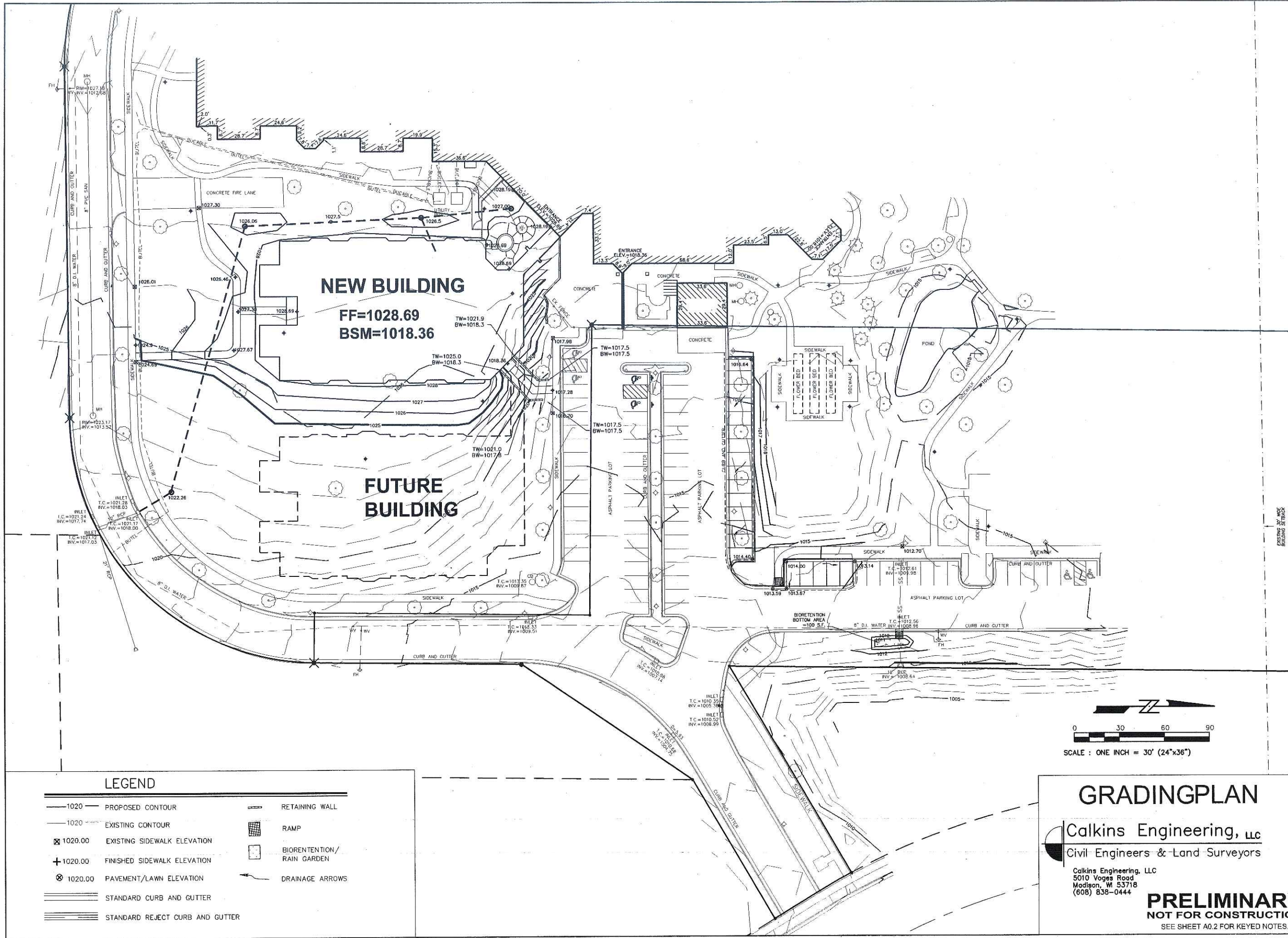
Hoffman.
 430 N. Frank Street
 Suite 204
 Appleton, WI 54912-8004
 Phone: (920) 751-0222
 Fax: (920) 751-0228

1-800-239-2370
 www.hoffman.net

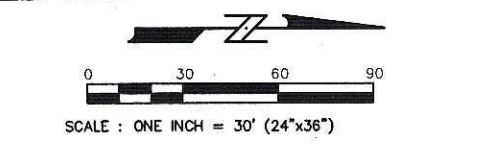
M334 Greenville Center
 P.O. Box 8034
 Appleton, WI 54912-8004
 Phone: (920) 751-0222
 Fax: (920) 751-0228

ADDITION AND ALTERATIONS FOR
ATTIC ANGEL PLACE - MEMORY CARE UNIT
 8301 OLD SAUK ROAD
 MIDDLETON, WI 53562

C1.4
 04511



LEGEND			
— 1020 —	PROPOSED CONTOUR		RETAINING WALL
- - - 1020 - - -	EXISTING CONTOUR		RAMP
⊗ 1020.00	EXISTING SIDEWALK ELEVATION		BIORETENTION/ RAIN GARDEN
+ 1020.00	FINISHED SIDEWALK ELEVATION		DRAINAGE ARROWS
⊗ 1020.00	PAVEMENT/LAWN ELEVATION		
=====	STANDARD CURB AND GUTTER		
=====	STANDARD REJECT CURB AND GUTTER		



GRADING PLAN

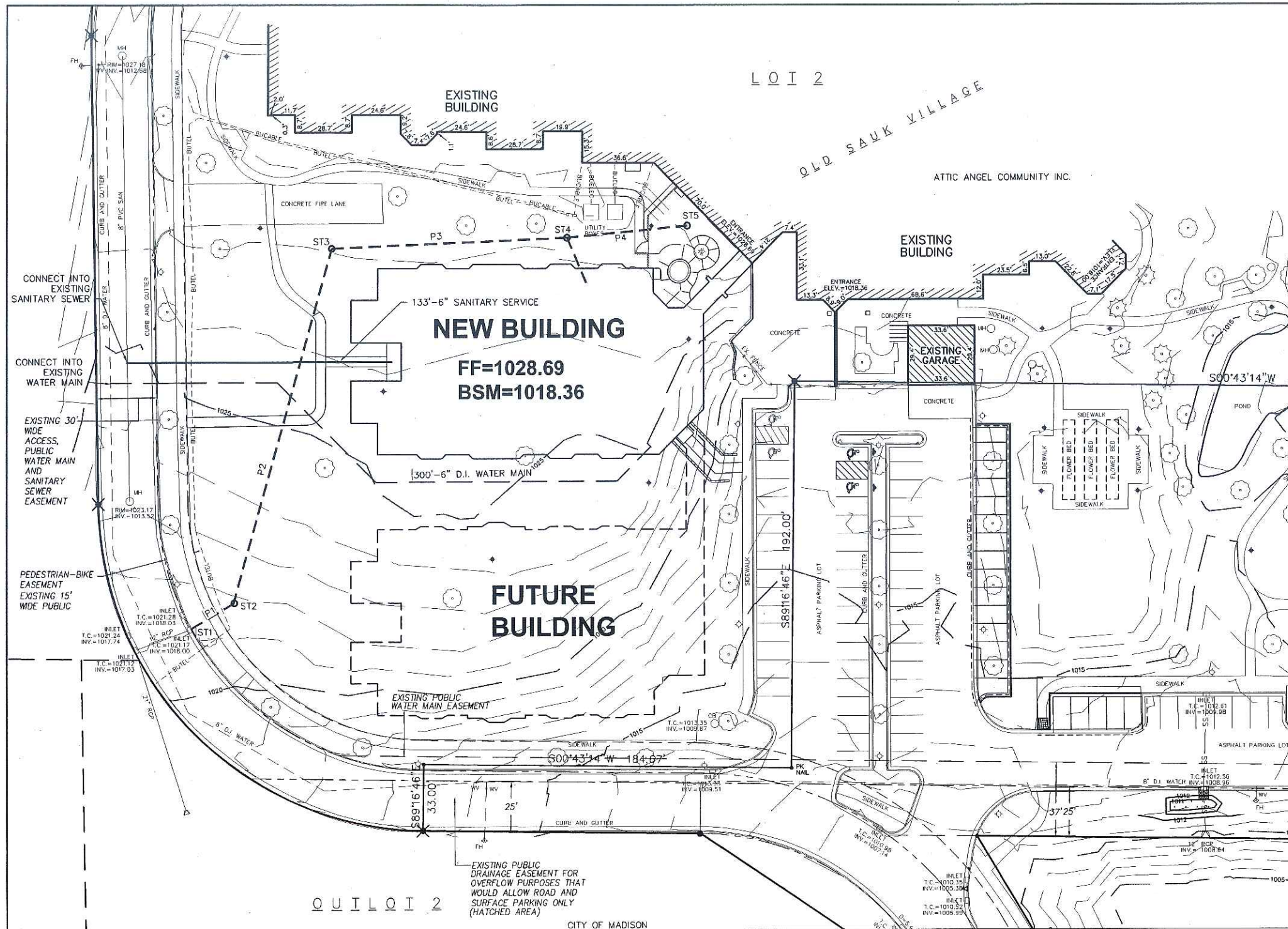
Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

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

PRELIMINARY
 NOT FOR CONSTRUCTION

SEE SHEET A0.2 FOR KEYED NOTES.

EXISTING 30" INCH BUILDING SET BACK



GENERAL NOTES:

CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM CITY ENGINEERING PRIOR TO WORK COMMENCING.

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

THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 182.0175(2) OF THE WISCONSIN STATUTES. ANY LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL PRIVATE UTILITY CONSTRUCTION WORK SHALL BE GOVERNED BY THESE SPECIFICATIONS, THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION, DATED DECEMBER 22, 2003, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION 2003 EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, OF D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION HEREINAFTER REFERRED TO AS "D.O.T. SPECIFICATIONS."

ALL STORM SEWER PIPE TO BE RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS OR HDPE PIPE.

ALL AREA INLET CASTINGS TO BE NEENAH MODEL R-1550-A WITH A TYPE D OPEN GRATE.

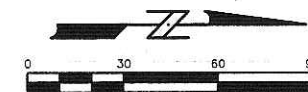
UNLESS OTHERWISE INDICATED, WATER AND SANITARY SEWER LATERALS AND STORM SEWER ENDS SHALL EACH BE MARKED WITH A 4" X 4" POST EXTENDING FOUR FEET (4') BELOW GROUND AND THREE FEET (3') ABOVE GROUND. WHERE BOTH THE WATER SERVICE AND THE SEWER LATERAL END AT THE SAME LOCATION, A COMMON 4" X 4" POST MAY BE USED TO MARK THE ENDS.

DATE	7-28-06
DRAWN BY	
CHECKED BY	
REVISION	
DATE	

Hoffman.
 420 N. Front Street
 Suite 204
 Appleton, WI 54912-3334
 Phone: 920-838-0942
 Fax: 920-838-8838

ADDITION AND ALTERATIONS FOR
ATTIC ANGEL PLACE - MEMORY CARE UNIT
 8301 OLD SAUK ROAD
 MIDDLETON, WI 53562

UTILITY PLAN



SCALE: 1" = 60' (11" X 17")
 SCALE: 1" = 30' (24" X 36")

PRELIMINARY
 NOT FOR CONSTRUCTION

SEE SHEET A0.2 FOR KEYED NOTES.

C1.5

04511

STORM SEWER INLET DATA:

#	TYPE	TOP OF CASTING	DISCHARGE INVERT ELEV.	STRUCTURE DEPTH (ft)
ST-1	EXISTING	1021.28	1018.33	2.95
ST-2	18" CB w/ INLET	1022.26	1018.58	3.68
ST-3	18" CB w/ INLET	1026.06	1020.40	5.66
ST-4	18" CB w/ INLET	1026.50	1021.29	5.21
ST-5	8" CB w/ INLET	1027.00	1022.09	4.91

STORM SEWER PIPE DATA:

Pipe #	From (upstream)	To (downstream)	Length (ft)	Slope (%)	Size (inches)	Type	Invert In	Invert Out
P1	ST2	ST1	25	1.00	10	ADS	1018.58	1018.33
P2	ST3	ST2	182	1.00	10	ADS	1020.40	1018.58
P3	ST4	ST3	119	0.75	10	ADS	1021.29	1020.40
P4	ST5	ST4	62	0.75	6	ADS	1022.09	1021.62

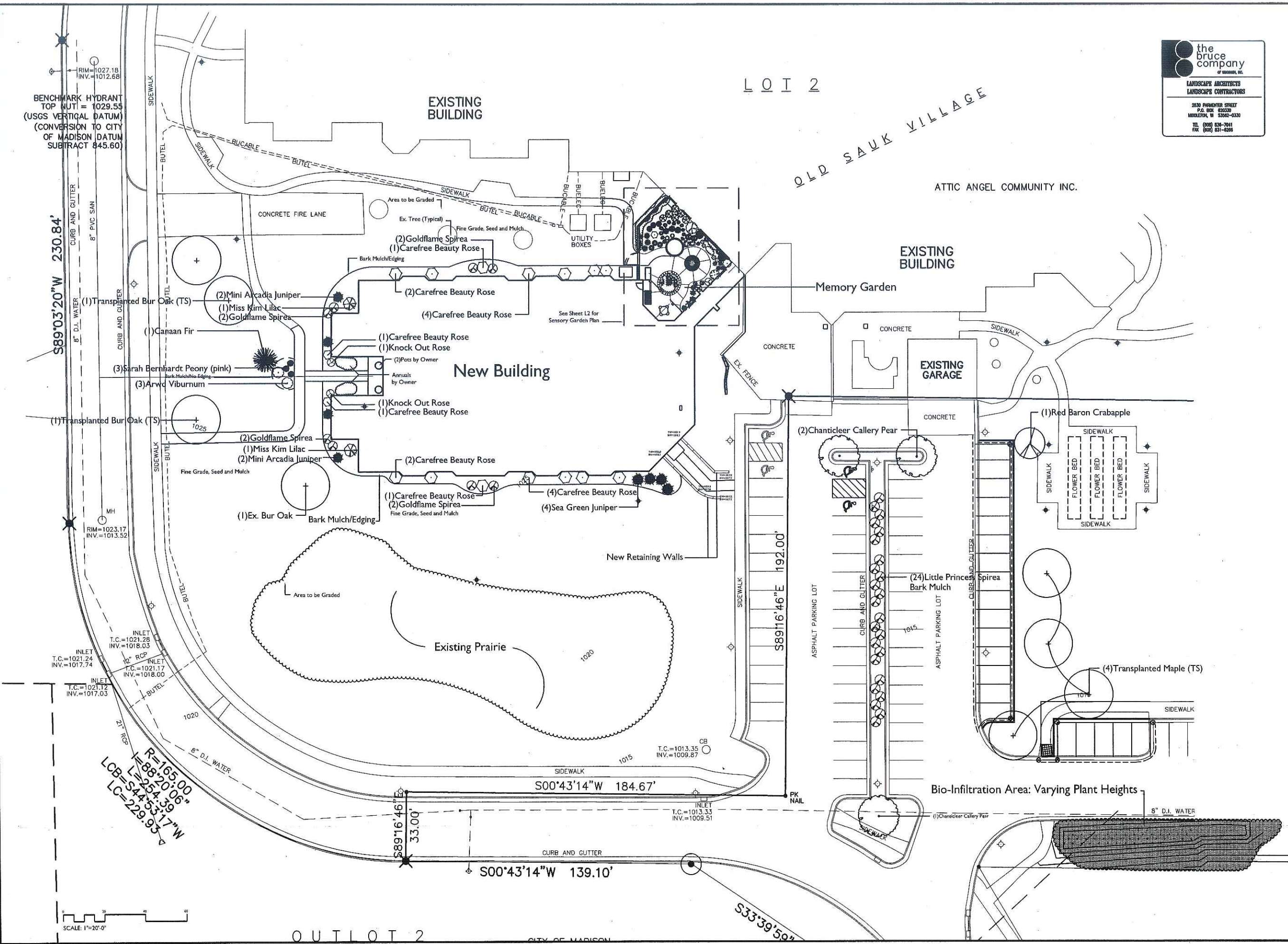
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DATE	7-13-06
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the bruce company
OF MADISON, WI
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS

2830 PLYMOUTH STREET
P.O. BOX 82030
MIDDLETON, WI 53662-0330

TEL (608) 838-7041
FAX (608) 831-8286



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P.O. Box 8034
Appleton, WI 54912-8034
Phone: 920-731-2322
Fax: 920-731-4236

1-800-236-2370
www.hoffman.net

ADDITION AND ALTERATIONS FOR

ATTIC ANGEL PLACE - MEMORY CARE UNIT

8301 OLD SAUK ROAD
MIDDLETON, WI 53562

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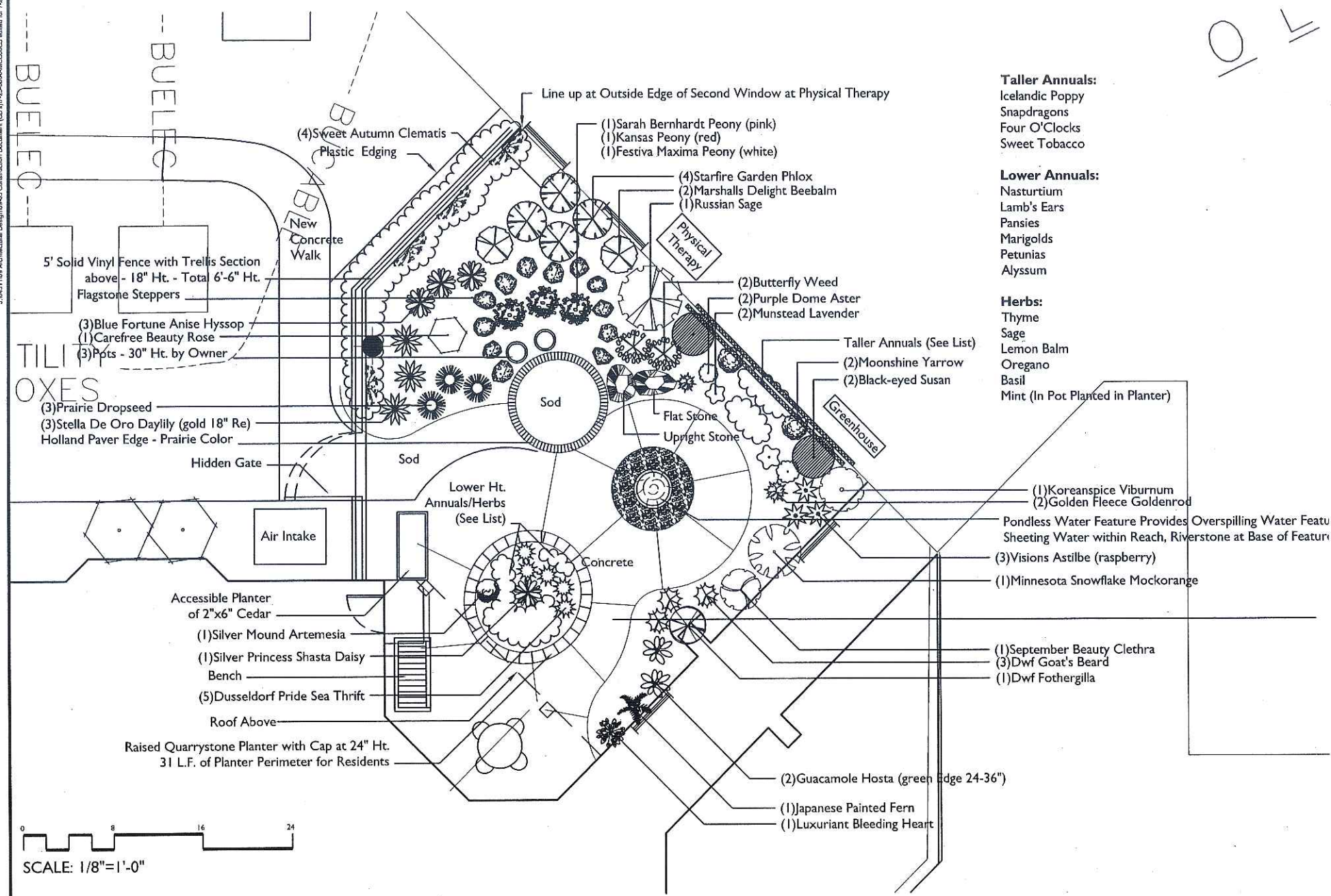
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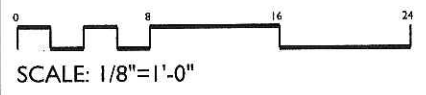
Taller Annuals:
 Icelandic Poppy
 Snapdragons
 Four O'Clocks
 Sweet Tobacco

Lower Annuals:
 Nasturtium
 Lamb's Ears
 Pansies
 Marigolds
 Petunias
 Alyssum

Herbs:
 Thyme
 Sage
 Lemon Balm
 Oregano
 Basil
 Mint (In Pot Planted in Planter)

Plant Material List

Quantity	Scientific Name	Common Name	Planting Size
Broadleaf Deciduous			
1	Malus 'Red Baron'	Red Baron Crabapple	1 1/2" B&B
3	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	2 1/2" B&B
Conifer Evergreen			
1	Abies Balsamea Var Phanerolepis	Canaan Fir	6' B&B
4	Juniperus Chinen 'Sea Green'	Sea Green Juniper	#5 CONT.
4	Juniperus Sabina 'Mini Arcadia'	Mini Arcadia Juniper	#5 CONT.
Perennial			
2	Achillea X 'Moonshine'	Moonshine Yarrow	#1 CONT.
3	Agastache 'Blue Fortune'	Blue Fortune Anise Hyssop	#1 CONT.
5	Armeria Maritima 'Dusseldorf Stolz'	Dusseldorf Pride Sea Thrift	#1 CONT.
1	Artemisia Schimidiana 'Silvermound'	Silver Mound Artemesia	#1 CONT.
3	Aruncus Aethusifolius	Dwf Goat's Beard	#1 CONT.
2	Asclepias Tuberosa	Butterfly Weed	#1 CONT.
2	Aster Novae-angliae 'Purple Dome'	Purple Dome Aster	#1 CONT.
3	Astilbe Chineses 'Visions'	Visions Astilbe (raspberry)	#1 CONT.
1	Athyrium Nipponicum 'Pictum'	Japanese Painted Fern	#1 CONT.
4	Clematis Paniculata	Sweet Autumn Clematis	#2 CONT.
1	Dicentra Formosa 'Luxuriant'	Luxuriant Bleeding Heart	#1 CONT.
3	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily (gold 18" Re)	#1 CONT.
2	Hosta 'Guacamole'	Guacamole Hosta (green Edge 24-36")	#1 CONT.
2	Munstead Augustifolia 'Munstead'	Munstead Lavender	#1 CONT.
1	Leucanthemum X Superbum 'Silver Princess'	Silver Princess Shasta Daisy	#1 CONT.
2	Monarda Didyma 'Marshalls Delight'	Marshalls Delight Beebalm	#1 CONT.
4	Paenonia 'Sarah Bernhardt'	Sarah Bernhardt Peony (pink)	#2 CONT.
1	Paenonia 'Festiva Maxima'	Festiva Maxima Peony (white)	#2 CONT.
1	Paenonia 'Kansas'	Kansas Peony (red)	#2 CONT.
1	Perovskia Atriplicifolia	Russian Sage	#1 CONT.
4	Phlox Paniculata 'Starfire'	Starfire Garden Phlox	#1 CONT.
2	Rudbeckia Ful Var Sullivan 'Goldstrum'	Black-eyed Susan	#1 CONT.
2	Solidago Sphacelata 'Golden Fleece'	Golden Fleece Goldenrod	#1 CONT.
3	Sporobolus Heterolepis	Prairie Dropseed	#1 CONT.
Shrub			
1	Clethra Alnifolia 'September Beauty'	September Beauty Clethra	#2 CONT.
1	Fothergilla Gardenii	Dwf Fothergilla	#3 CONT.
1	Philadelphus X Vir 'Minnesota Snowflake'	Minnesota Snowflake Mockorange	#2 CONT.
17	Rosa 'Bucbi'	Carefree Beauty Rose	#2 CONT.
2	Rosa 'Radrazz'	Knock Out Rose	#2 CONT.
8	Spiraea Japonica 'Goldflame'	Goldflame Spirea	#2 CONT.
24	Spiraea Japonica 'Little Princess'	Little Princess Spirea	#2 CONT.
2	Syringa Patula 'Miss Kim'	Miss Kim Lilac	24" B&B
1	Viburnum Carlesii	Koreanspice Viburnum	24" B&B
2	Viburnum Dentatum	Arwd Viburnum	#5 CONT.



CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS	20
NUMBER OF 2" MIN. CAL. TREES REQUIRED	2
NUMBER OF LANDSCAPE POINTS REQUIRED	98

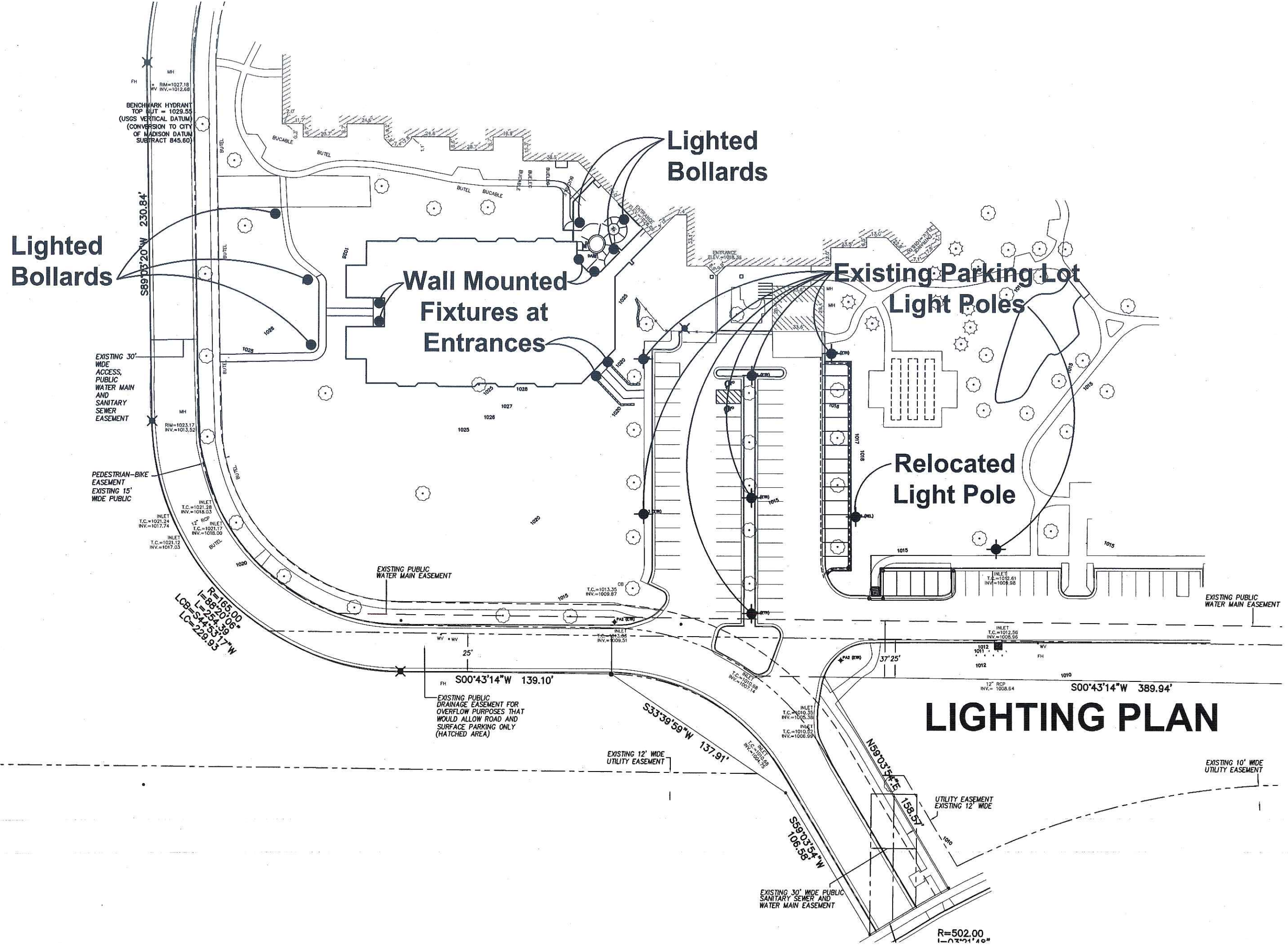
SOLUTION

1	CANOPY TREES (2"-2 1/2") @ 35 PTS.	35
1	CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2"-2") @ 15 PTS.	15
24	DECIDUOUS SHRUBS @ 2 PTS.	48
-	EVERGREEN SHRUBS @ 3 PTS.	-
-	EVERGREEN TREES (3' HT.) @ 15 PTS.	-
-	DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 L.F.)	-
-	EARTH BERM (PER 10 L.F.)	-
-	AVERAGE HEIGHT - 30' @ 5 PTS.	-
-	AVERAGE HEIGHT - 15' @ 2 PTS.	-
TOTAL POINTS		98

Hoffman
 420 N. Front Street
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 Janesville, WI 53405
 Phone: 615-363-4242
 Fax: 615-578-8881

ADDITION AND ALTERATIONS FOR
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Lighted Bollards

Lighted Bollards

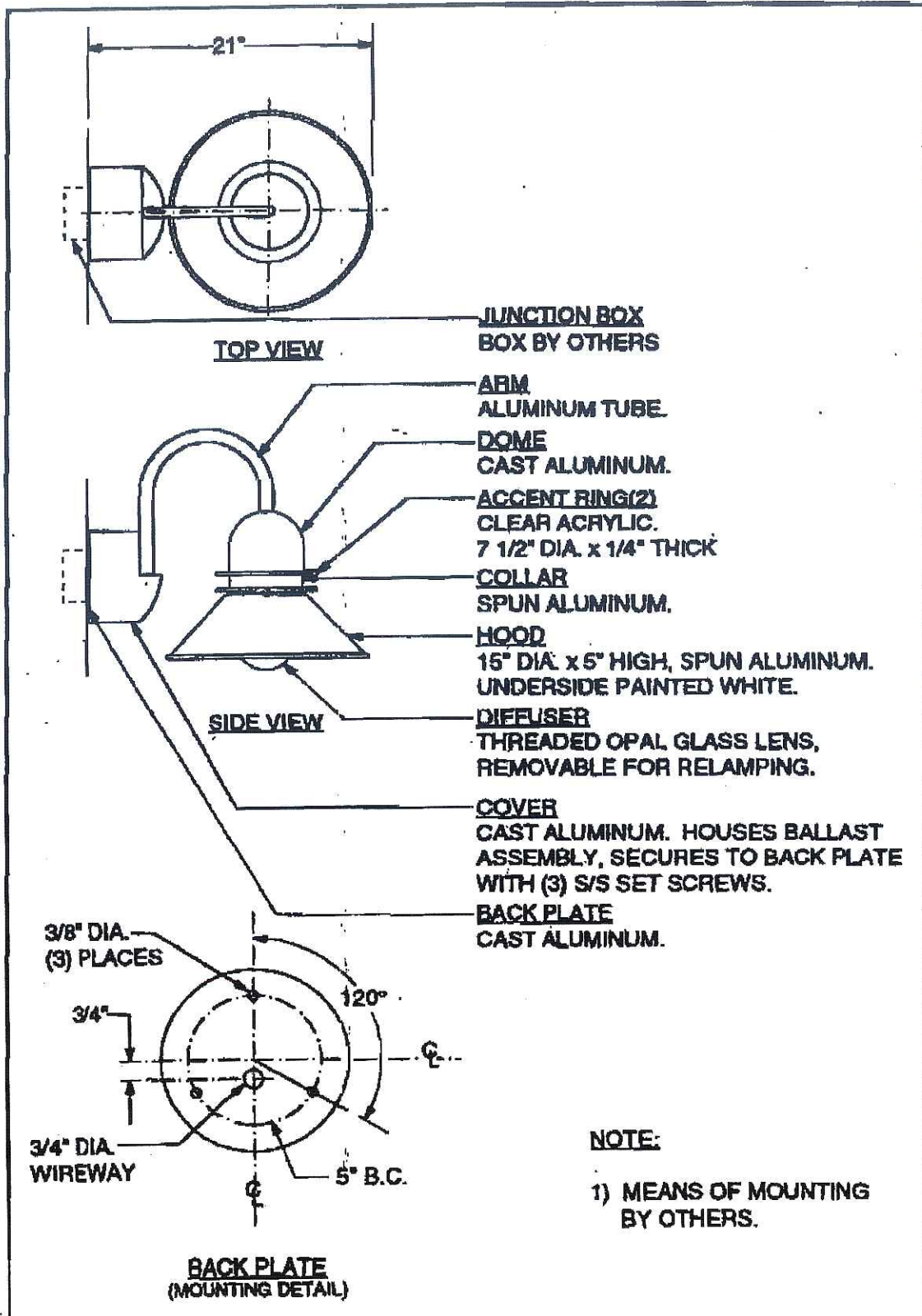
Wall Mounted Fixtures at Entrances

Existing Parking Lot Light Poles

Relocated Light Pole

LIGHTING PLAN

R=502.00
L=2221.40'



TYPE DA

CATALOG NUMBER
ALLO502S-CA

FINISH: TGIC super poly powdercoat, chrome
AAL COLOR: WCP

TO MATCH:

PROVIDE A SAMPLE COLOR LAMPING

LAMP TYPE: MH

PULSE RATE

SOCKET MEDIUM

WATTAGE 70

SINGLE FUSE AMP.

VOLTAGE 120

ALL BALLASTS ARE HFF CC STANT WATTAGE, 30 DEGS STARTING. ALL SOCKET PORCELAIN, PULSE RATE

ANCHOR BOLTS

QTY

SIZE

BOLT CIRCLE 5"

PROJECTION

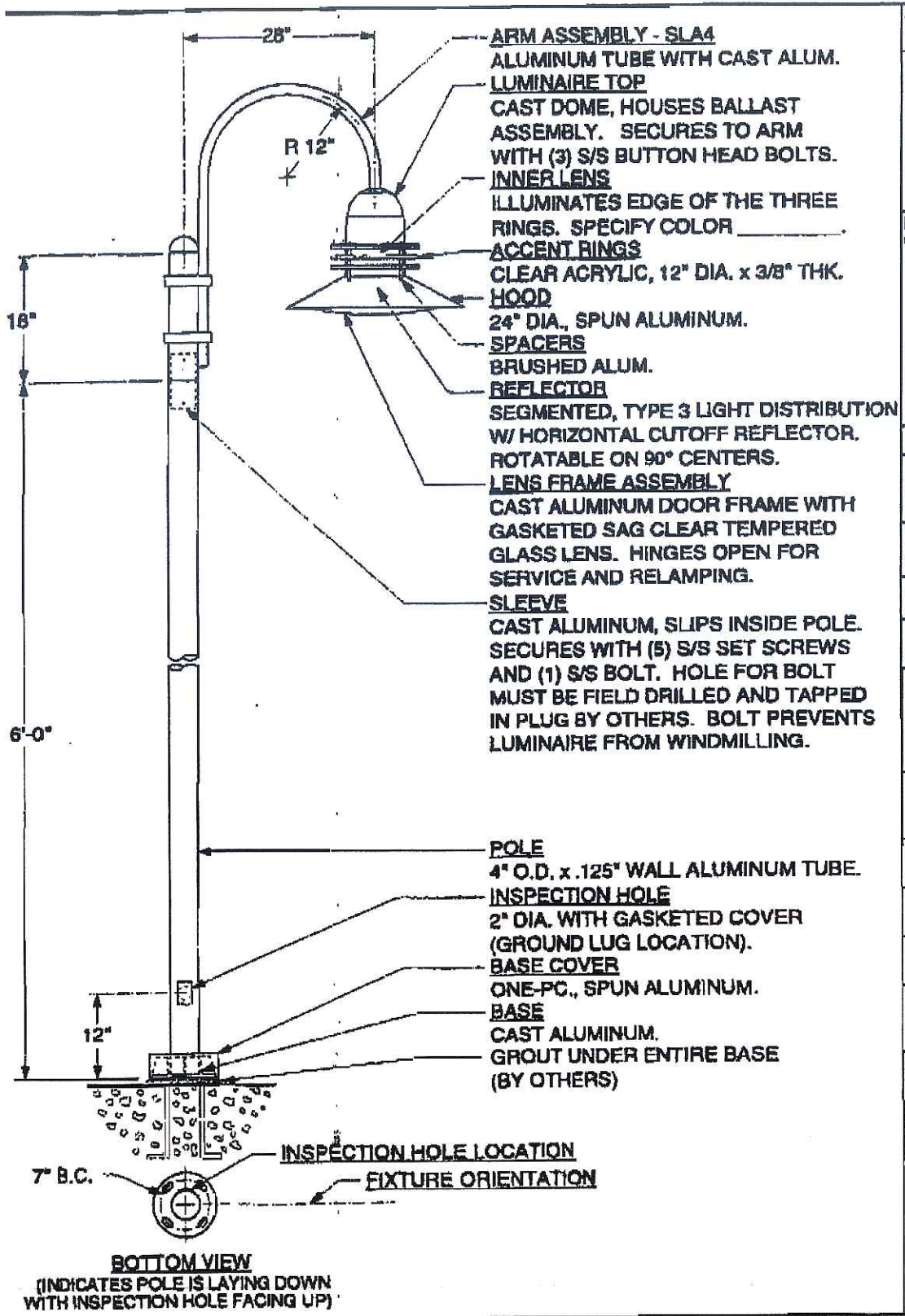
LEVELING NUTS & WASHERS MUST BE INSTALLED UNDER ALL BASES.

ONE APPROVED DRAWING BE RETURNED TO A.A.L. BEFORE THIS PRODUCT CAN BE FABRICATED.

WARNING: THIS FIXTURE MUST BE GROUNDED IN ACCORDANCE WITH LOCAL CODES OR THE NATIONAL ELECTRICAL CODE. FAILURE TO DO SO MAY RESULT IN SERIOUS PERSONAL INJURY.

SOLD TO GRAYBAR ELECTRIC PO# 750WD803201 JOB NAME ATTIC ANGEL PLACE

ARCHITECTURAL AREA LIGHTING	14249 Artesia Blvd. P.O. Box 1869 La Mirada CA. 90638-1869 714-994-2700 fax 714-994-0522	5/7/99	PA
	Architectural Area Lighting Inc. Reserves The Right To Change Manufacturing Processes Without Notice.	DATE	DR
		DATE	APP
		DATE	RI



TYPE PA

CATALOG NUM
ALLO502H3-SL
PR44R16-125

FINISH: POLYESTE
COAT CHROMATE
AAL COLOR:

TO MATCH:

PROVIDE A SAMPLE
LAMPING

LAMP TYPE

SOCKET PUL
N

WATTAGE

SINGLE FUSE
VOLTAGE

ALL BALLASTS ARE I
STANT WATTAGE, -3
STARTING. ALL SOC
PORCELAIN, PULSE

ANCHOR BOLTS

QTY

SIZE 3/4

BOLT CIRCLE

PROJECTION

LEVELING NUTS AN
MUST BE INSTALLE
ALL BASES.

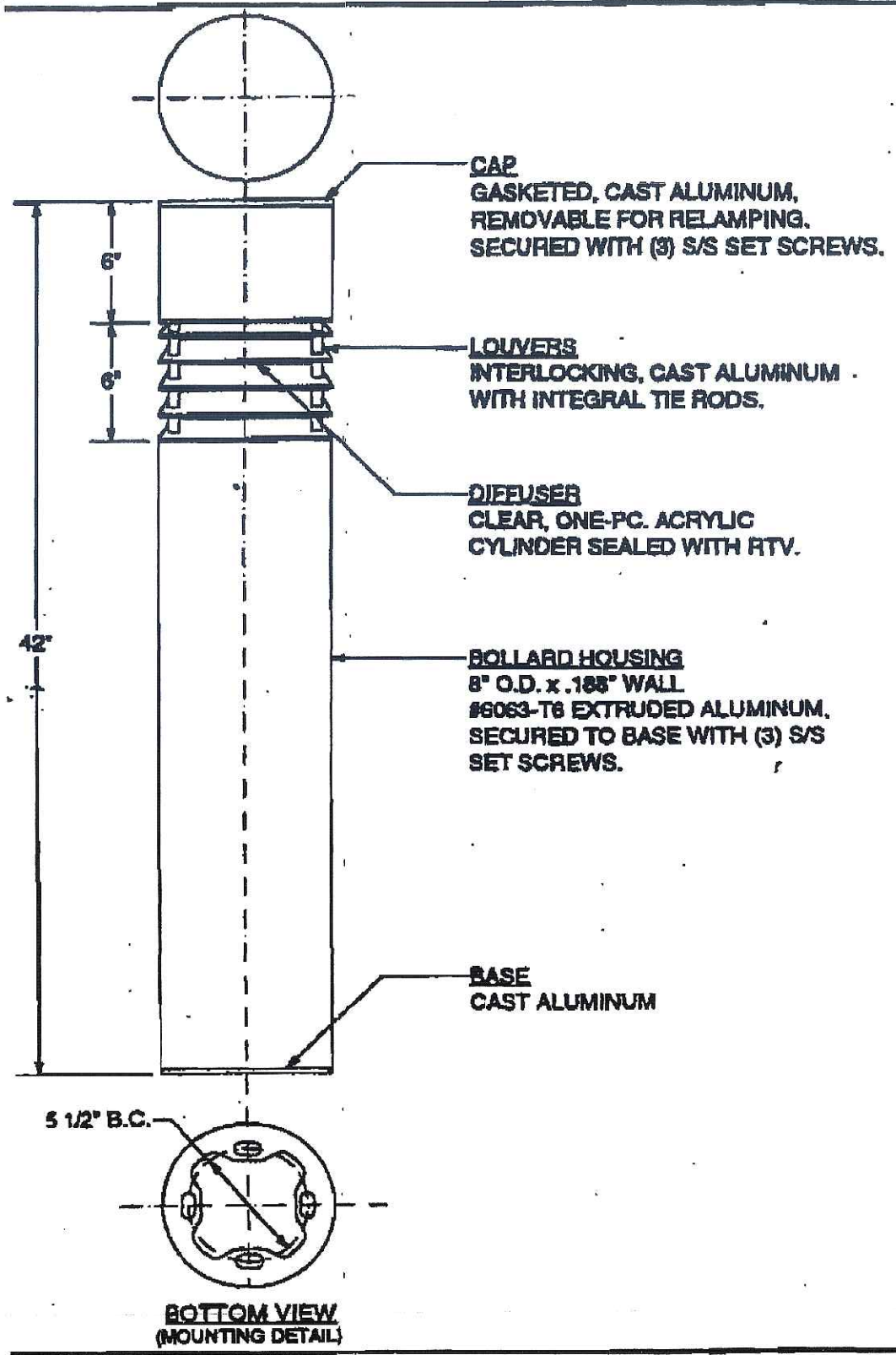
ONE APPROVED DR
BE RETURNED TO A
BEFORE THIS PROD
FABRICATED.

WARNING: THIS FIX
BE GROUNDED IN A
WITH LOCAL CODES
NATIONAL ELECTRIK
FAILURE TO DO SO!
IN SERIOUS PERSON

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ARCHITECTURAL AREA
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La Mirada CA. 90638-1869
714-994-2700 Fax 714-994-0522
Architectural Area Lighting Inc.

DATE
5-5-99
DATE



TYPE PC

CATALOG N
ALRB

FINISH: POLYESTER
COAT CHROMA
AAL COLOR: 1

TO MATCH:

PROVIDE A SAMPLE
LAMPING

LAMP TYPE 1

SOCKET MI

WATTAGE

SINGLE FUSE
VOLTAGE 12

ALL BALLASTS AT
STANT WATTAGE
STARTING. ALL S
PORCELAIN, FULL

ANCHOR BOLT

QTY 4

SIZE 1/2"

BOLT CIRCLE

PROJECTION

LEVELING NUTS
MUST BE INSTALLED
ALL BASES.

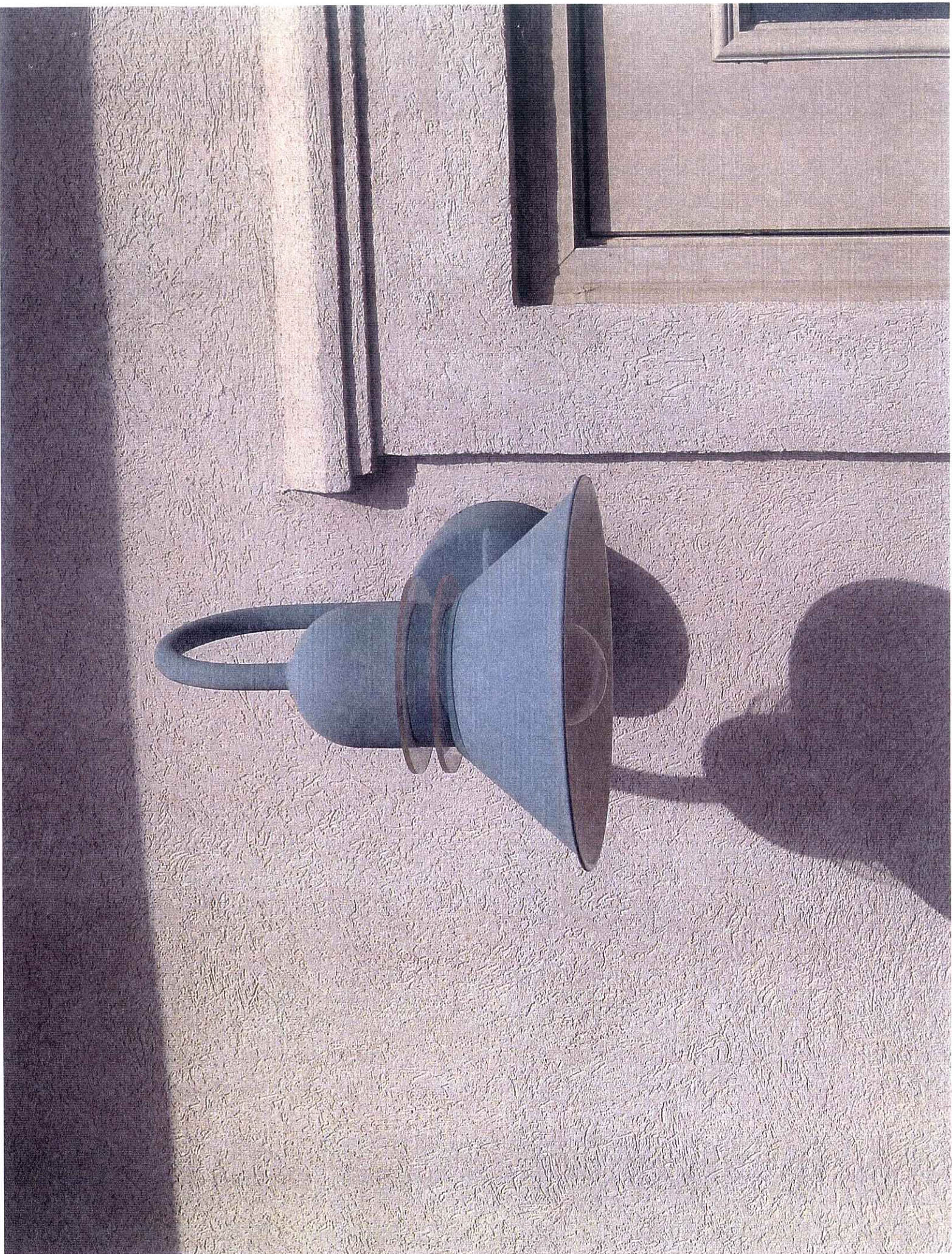
ONE APPROVED
BE RETURNED TO
BEFORE THIS PRODUCT
FABRICATED.

WARNING: THIS
BE GROUNDED
WITH LOCAL CODE
NATIONAL ELECTRICAL
FAILURE TO DO SO
IN SERIOUS PERIL

SOLD TO GRAYBAR ELECTRIC PO# 750WD803201 JOB NAME ATTIC ANGEL PLACE

ARCHITECTURAL AREA	14249 Artesia Blvd P.O. Box 1869 La Mirada CA. 90638-1869 714-994-2700 fax 714-994-0522	5/7/99 PA
	Architectural Area Lighting Inc.	DATE



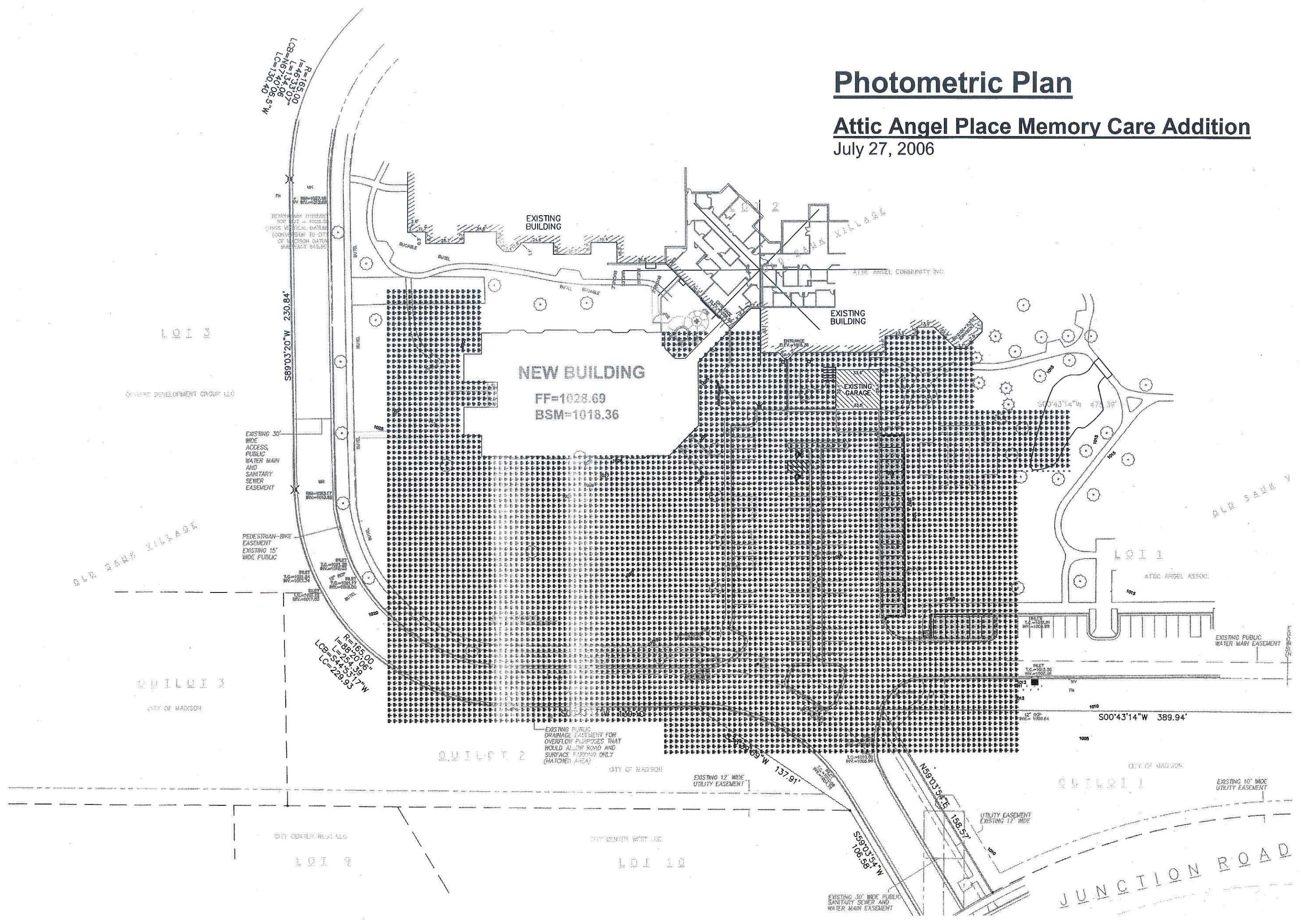


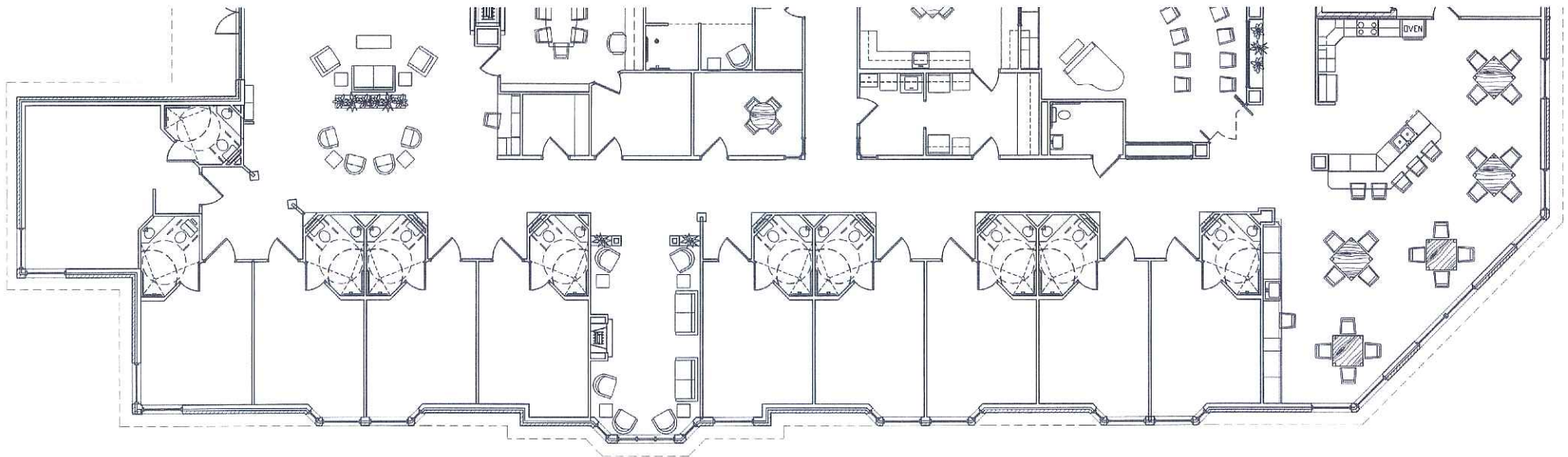


Photometric Plan

Attic Angel Place Memory Care Addition

July 27, 2006





Asphalt Shingle Roof

Vinyl Siding

Brick

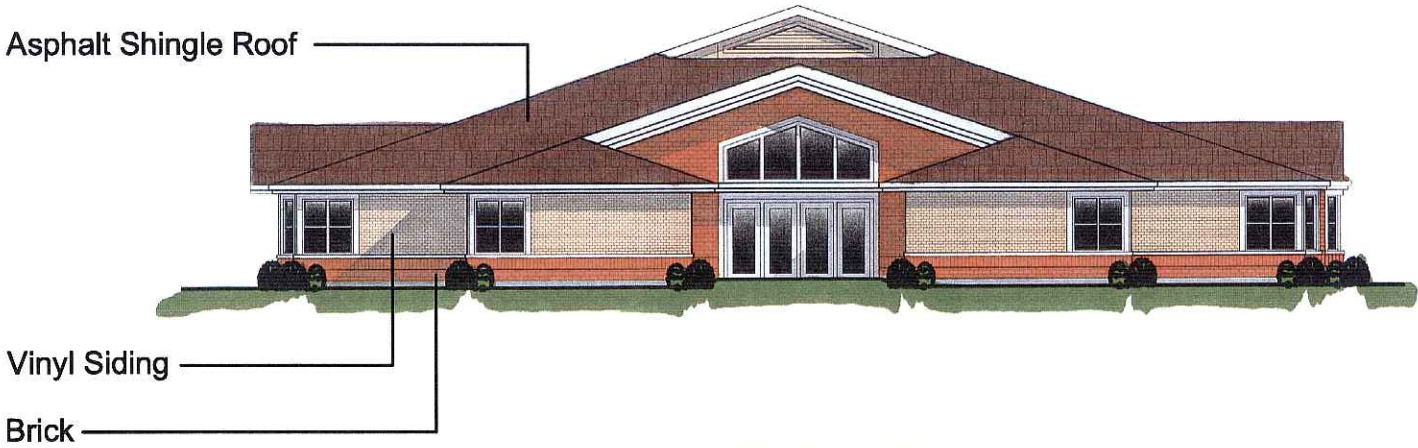
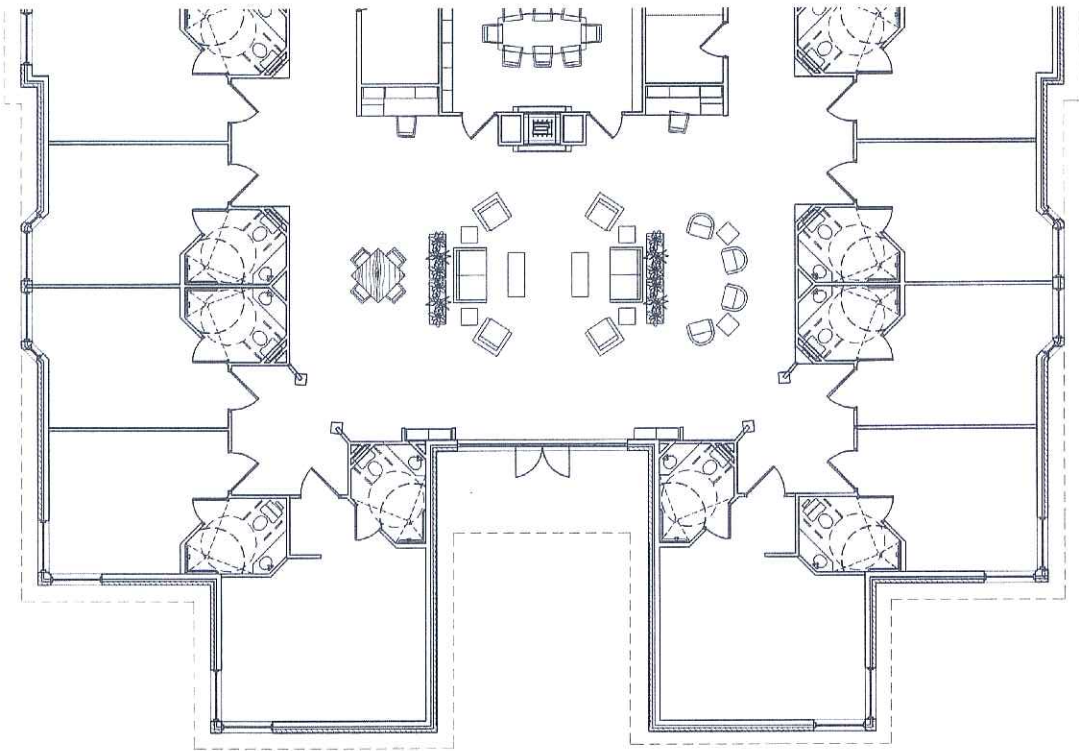
1 EAST ELEVATION
1/8" = 1'-0"

Brick

Note: Material Colors to Match Existing Building



Attic Angel Place
Memory Care Unit



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

Note: Material Colors to Match Existing Building



**Attic Angel Place
Memory Care Unit**



**Attic Angel Place
Memory Care Addition
July 28, 2006**