

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # 04079

DATE SUBMITTED: <u>6.30.06</u>	<input type="checkbox"/> Action Requested Informational Presentation
UDC MEETING DATE: <u>7.12.06</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 618 JUPITER DRIVE  
ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
SCOTT FRANK  
JUPITER DRIVE INVESTORS EPPSTEIN UHEN ARCHITECTS  
5100 EASTPARK BLVD., MADISON MADISON, WI

CONTACT PERSON: CLIFF GOODHART  
Address: 222 WEST WASHINGTON AVE., # 650  
MADISON, WI 53703  
Phone: 442 6684  
Fax: 442 6680  
E-mail address: CLIFFG@EPPSTEINUHEN.COM

TYPE OF PROJECT:  
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP) \*
- 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 50,000 Sq. Ft.
- Planned Commercial Site

\* ALTERATION TO  
PREVIOUSLY APPROVED  
SIP

(See Section B for:)

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

(See Section C for:)

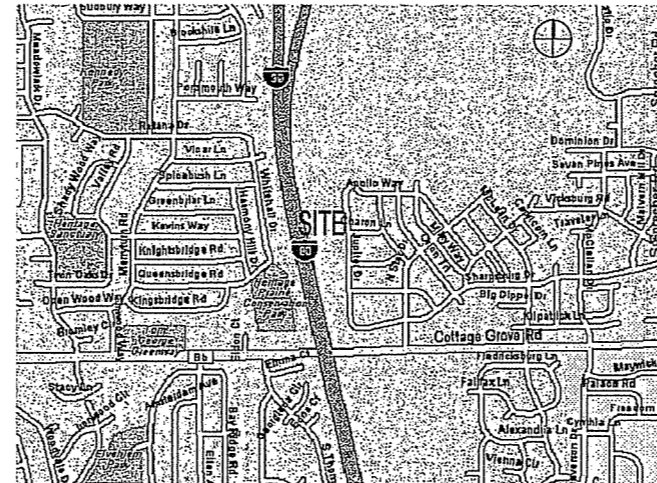
- R.P.S.M. Parking Variance (Fee required)

(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)



## CODE DATA

### INDEPENDENT LIVING APARTMENT BUILDING

OCCUPANCY:	R-2, RESIDENTIAL S-2, PARKING
CONSTRUCTION TYPE:	VA, RESIDENTIAL IA, PARKING GARAGE
STORIES:	4 STORIES 1 BASEMENT PARKING LEVEL
BUILDING FOOTPRINT DATA:	
PARKING GARAGE	34,432 GSF
FIRST FLOOR	35,958 GSF
SECOND FLOOR	36,920 GSF
THIRD FLOOR	36,920 GSF
FOURTH FLOOR	36,826 GSF

### ASSISTED LIVING BUILDING

OCCUPANCY:	I-2, INSTITUTIONAL, ASSISTED LIVING-CLASS C LICENSE, 1ST FLOOR R-S, RESIDENTIAL CARE APARTMENT COMPLEX
CONSTRUCTION TYPE:	VA
STORIES:	2 STORIES
BUILDING FOOTPRINT AREA:	
BASEMENT FLOOR	14,280 GSF
FIRST FLOOR	30,375 GSF (INCLUDES CONNECTOR BRIDGE)
SECOND FLOOR	28,860 GSF

### SKILLED NURSING

OCCUPANCY:	I-2, INSTITUTIONAL - SKILLED NURSING
CONSTRUCTION TYPE:	IA
STORIES:	2 STORIES

### BUILDING FOOTPRINT AREA:

BASEMENT FLOOR	14,752 GSF
FIRST FLOOR	22,770 GSF
SECOND FLOOR	22,770 GSF

### PARKING

	STALLS	ACCESSIBLE PROVIDED	ACCESSIBLE REQUIRED	BICYCLE
GRADE	99	4	2 (1 VAN)	7 (VISITORS)
LOWER PARKING LEVEL	81	2	2 (1 VAN)	34 ON RACKS, 25 IN STORAGE UNITS
	180 CAMPUS PARKING TOTAL			

PHASE 2 RESUBMITTED FOR APPROVAL

PHASE 1 APPROVED & CONSTRUCTED

## LIST OF DRAWINGS

### SITE / CIVIL

- C1 Approved Site Plan - Phase 1
- C1R As Built Site Plan - Phase 1
- C2 Approved Grading Plan - Phase 1
- C2R As Built Grading Plan - Phase 1

- C3 Approved Site Plan - Phase 2
- C3R Proposed Site Plan - Phase 2
- C4 Approved Grading Plan - Phase 2
- C4R Proposed Grading Plan - Phase 2

- C5 Approved Rain Garden / Bioretention details

### LANDSCAPE

- L1 Approved Overall Planting Plan
- L2 Approved Landscape Plan - Phase 1
- L2R As Built Landscape Plan - Phase 1

- L3 Approved Landscape Plan - Phase 2
- L3R Proposed Landscape Plan - Phase 2
- L4 Landscape Legend
- L5 Approved Reingarden Landscaping

### ARCHITECTURAL - Independent Living Apartments

- A1.1 Approved Basement Parking Plan
- A1R Proposed Basement Parking Plan

- A1.2 Approved First Floor Plan
- A1.2R Proposed First Floor Plan

- A1.3 Approved Second Floor Plan
- A1.3R Proposed Second Floor Plan

- A1.4 Approved Third / Fourth Floor Plan
- A1.4R Proposed Third Floor Plan

- A1.5R Proposed Fourth Floor Plan

- A2.1 Approved / Proposed Building Elevations
- A2.2 Approved / Proposed Building Elevations
- A2.3 Approved / Proposed Building Elevations

### ELECTRICAL

- E1.0 Approved Site Lighting Photometric Plan

PHASE 2 RESUBMITTED FOR APPROVAL

# THE ARBORS AT OAK PARK PLACE INDEPENDENT LIVING UNITS GRANDVIEW COMMONS 618 JUPITER DRIVE MADISON, WISCONSIN

**ARCHITECTURAL**  
EPPSTEIN UHEN ARCHITECTS  
222 WEST WASHINGTON AVENUE  
MADISON, WI 53703

**CIVIL ENGINEER**  
CALKINS ENGINEERING  
5010 VOGES ROAD  
MADISON, WI 53718

**CONTRACTOR**  
STEVENS CONSTRUCTION  
5100 EASTPARK BOULEVARD, SUITE 300  
MADISON, WI 53718

**LANDSCAPING**  
L.J. GEER DESIGN  
2813 ATWOOD AVENUE #1  
MADISON, WI 53704



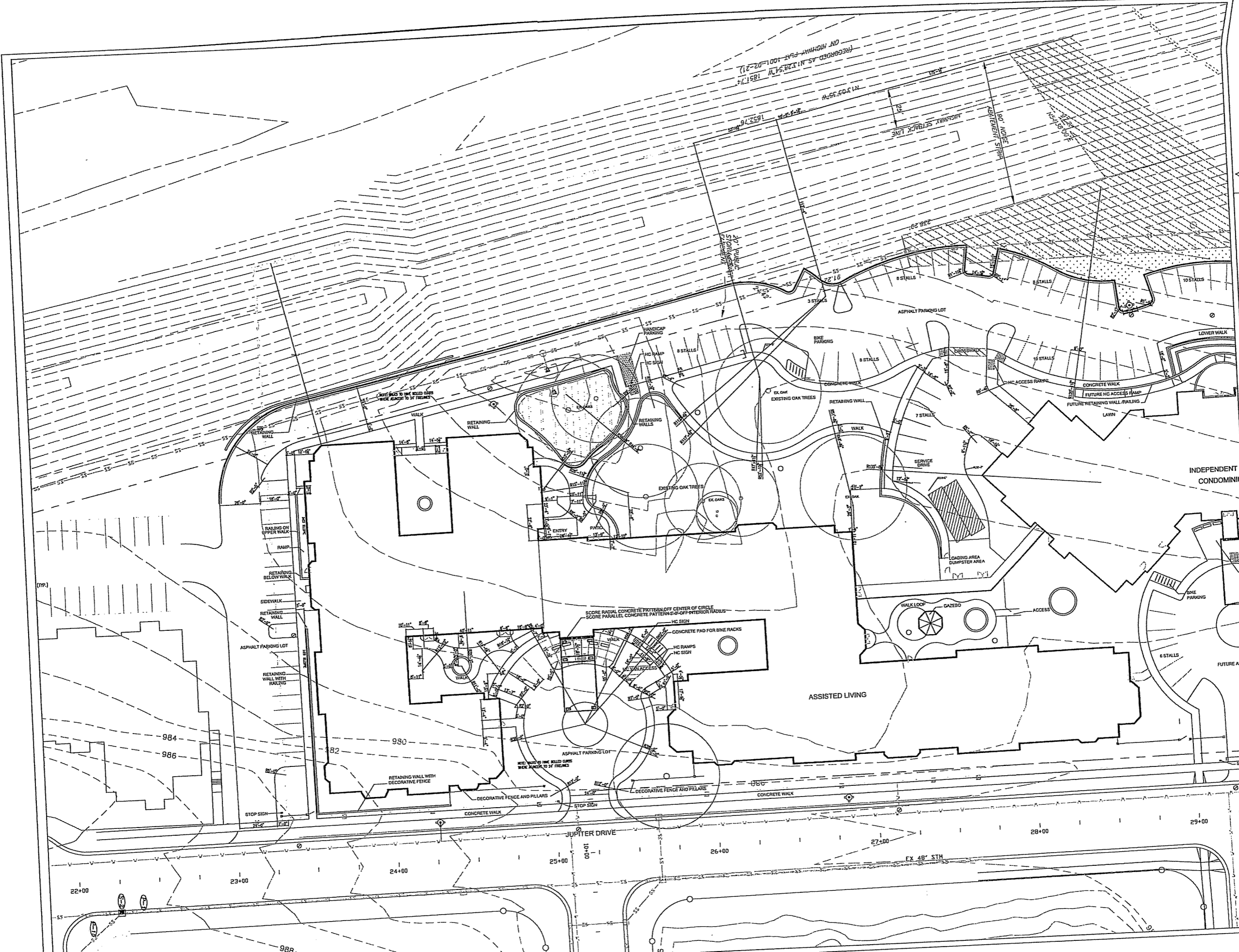
EPPSTEIN UHEN  
ARCHITECTS

## URBAN DESIGN REVIEW PACKAGE

ALTERATIONS TO PREVIOUSLY APPROVED SIP

JULY 4, 2006

EUA PROJECT NUMBER: 106018-02



**L.J. GEER DESIGN**  
 2554 E. Johnson St.  
 Madison, WI 53704  
 PH: 608-244-0388 F: 608-244-9415

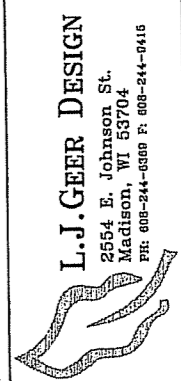
**THE ARBORS AT OAK PARK PLACE  
 INDEPENDENT LIVING UNITS**

GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

APPROVED SITE PLAN  
 PHASE 1

Scale: 1"=20'-0" NORTH

APPROVED JULY, 2005



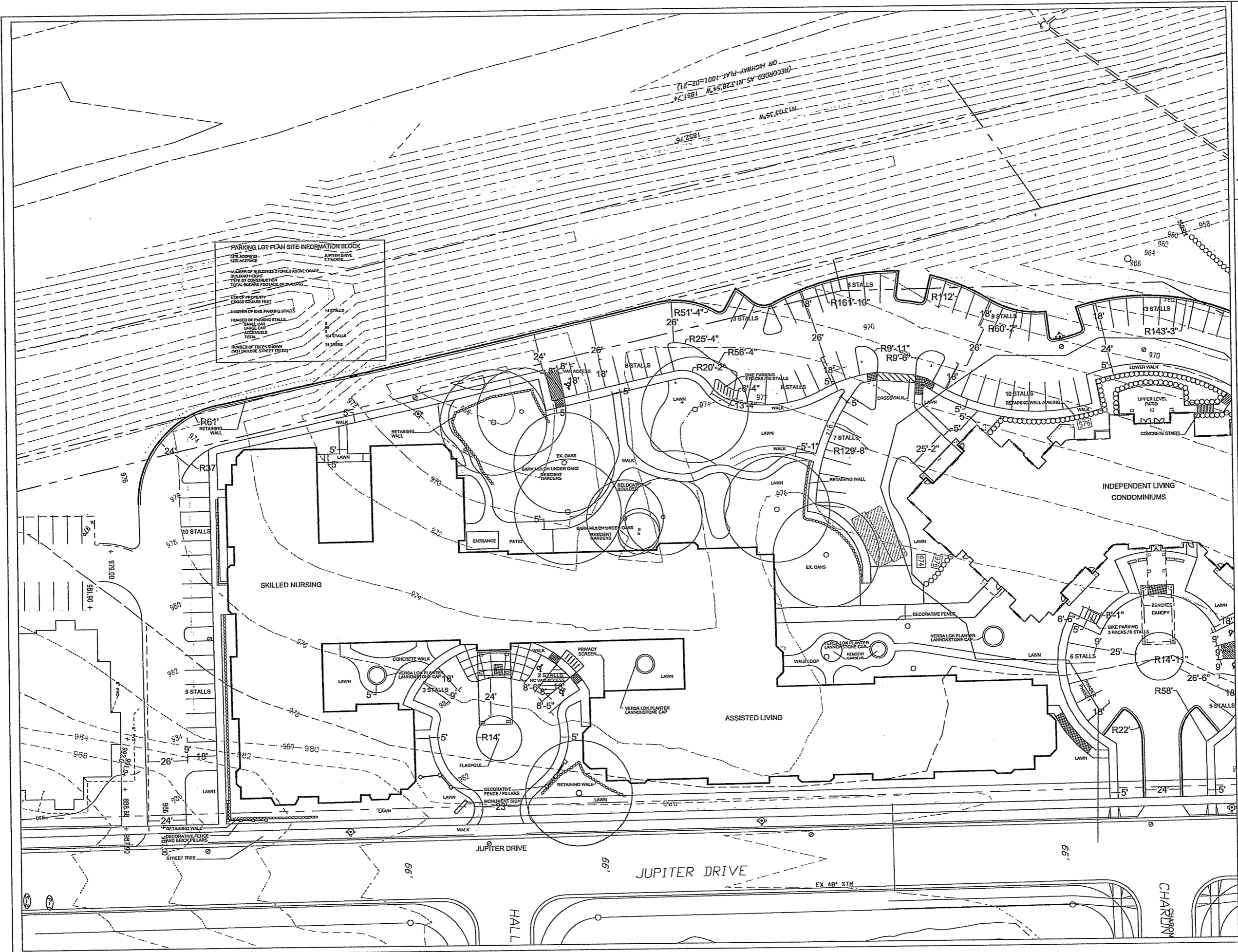
**L.J. GEER DESIGN**  
 2554 E. Johnson St.  
 Madison, WI 53704  
 PH: 608-244-0389 F: 608-244-0415

**THE ARBORS AT OAK PARK PLACE  
 INDEPENDENT LIVING UNITS**  
 GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

NORTH

AS BUILT SITE PLAN  
 PHASE 1  
 Scale: 1" = 20'-0"  
 JULY 4, 2006

C1R

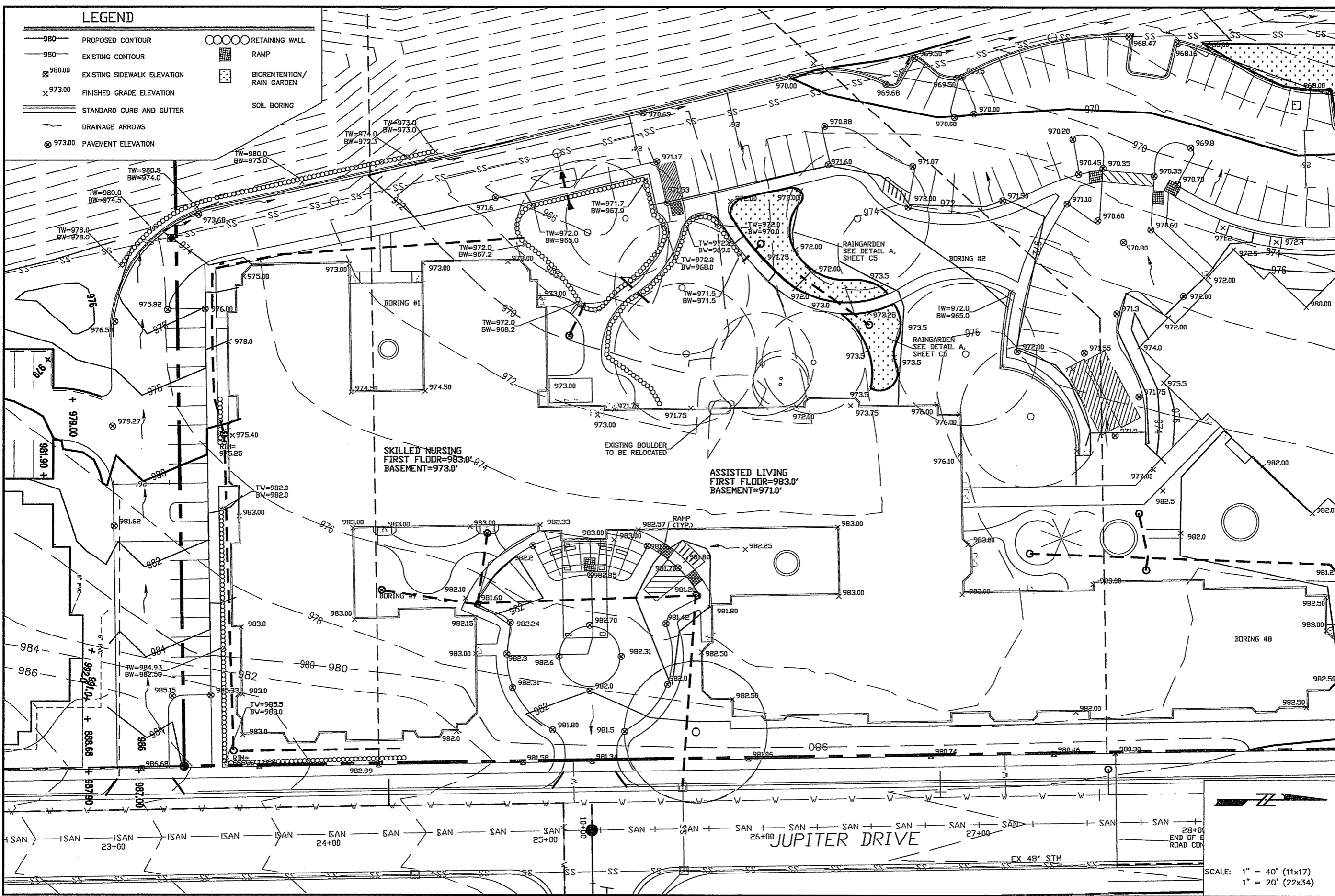


**PARKING LOT PLAN SITE INFORMATION BLOCK**

SITE ADDRESS - SITE ACRAGE	JUPITER DRIVE 1.27 ACRES
NUMBER OF BUILDINGS STORED ABOVE GRADE	0
BUILDING HEIGHT	0
TYPE OF CONSTRUCTION	CONCRETE
TOTAL SQUARE FOOTAGE OF PARKING	10,000
USE OF PROPERTY	RESIDENTIAL
CROSS SQUARE FEET	10,000
NUMBER OF BIKE PARKING STALLS	14 STALLS
NUMBER OF PARKING STALLS	104 STALLS
SMALL CAR	0
LARGE CAR	104 STALLS
ACCESSIBLE	0
TOTAL	104 STALLS
NUMBER OF TREES SHOWN (NOT INCLUDE STREET TREES)	35 TREES

**LEGEND**

- 980 — PROPOSED CONTOUR
- 980 — EXISTING CONTOUR
- ⊗ 980.00 EXISTING SIDEWALK ELEVATION
- ⊗ 973.00 FINISHED GRADE ELEVATION
- STANDARD CURB AND GUTTER
- DRAINAGE ARROWS
- ⊗ 973.00 PAVEMENT ELEVATION
- RETAINING WALL
- ▨ RAMP
- ▨ BIORETENTION/RAIN GARDEN
- SOIL BORING



Calkins Engineering, LLC  
 5010 Vogel Road  
 Medford, WI 53778  
 (608) 838-0444

DATE: 2-8-05  
 REVISIONS:  
 4-28-05  
 8-24-05  
 7-04-06

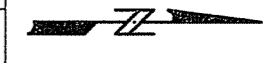
THE ARBORS AT OAK PARK PLACE  
 APPROVED GRADING PLAN—PHASE 1

DRAWING NAME: P:\FRAC\DWG\CALKINS\ORIGINALS\BTL\DWG  
 FR: FRAC1

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 Civil Engineers & Land Surveyors

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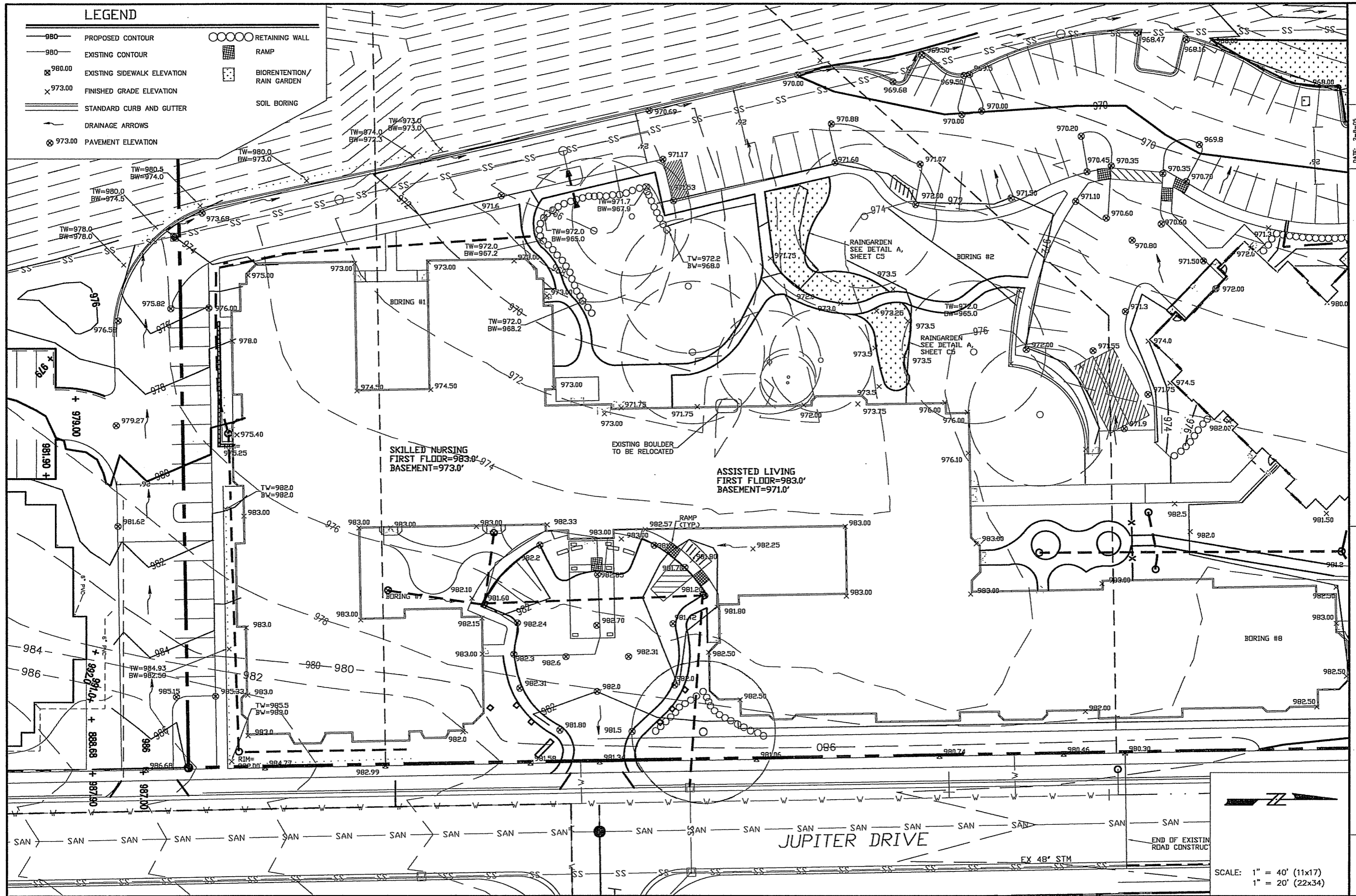
APPROVED JULY, 2005



SCALE: 1" = 40' (11x17)  
 1" = 20' (22x34)

**LEGEND**

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- SOIL BORING



Calkins Engineering, LLC  
 5400 NW 53rd St  
 Fort Lauderdale, FL 33309  
 (954) 338-0444

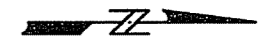
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**THE ARBORS AT OAK PARK PLACE  
 AS BUILT GRADING PLAN—PHASE 1**

FR: FRAOT

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 Civil Engineers & Land Surveyors

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 C2R**

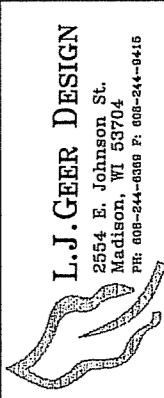
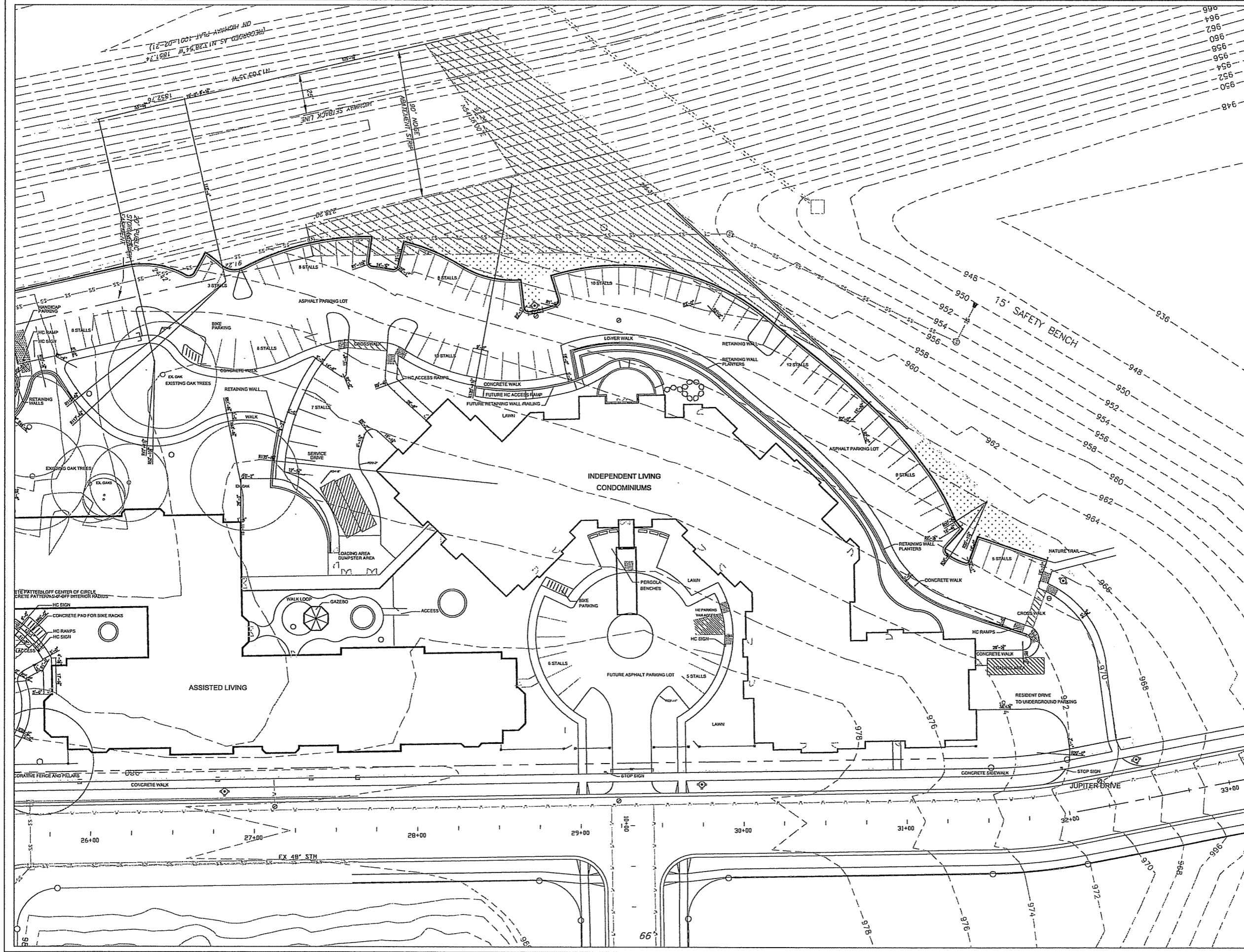


SCALE: 1" = 40' (11x17)  
 1" = 20' (22x34)

JUPITER DRIVE

EX 48' STM

END OF EXISTING ROAD CONSTRUCT



**L.J. GEER DESIGN**  
 2554 E. Johnson St.  
 Madison, WI 53704  
 PH: 608-244-0388 F: 608-244-0415

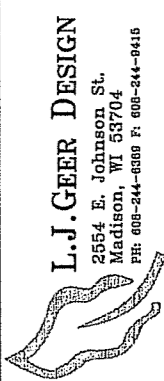
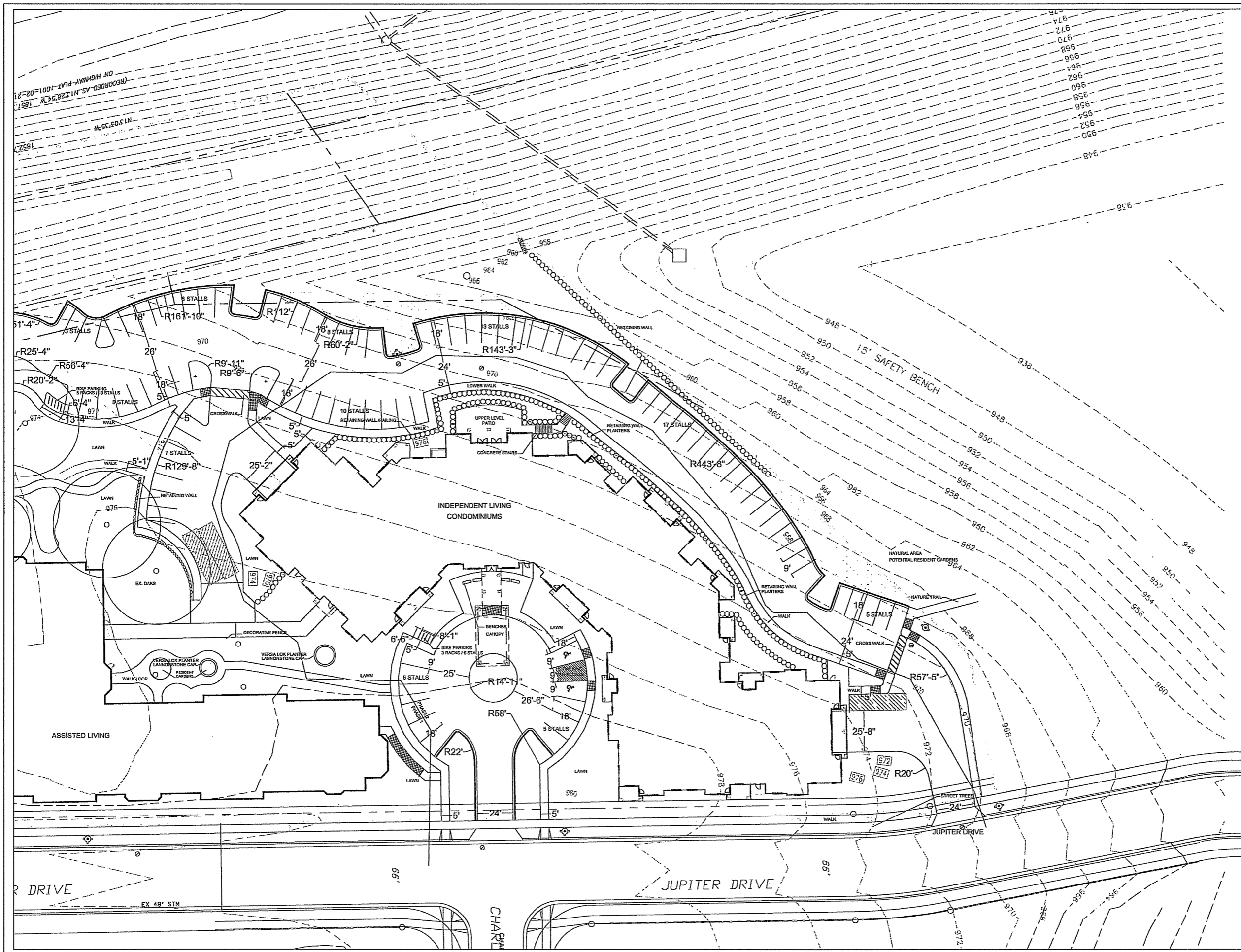
**THE ARBORS AT OAK PARK PLACE  
 INDEPENDENT LIVING UNITS**  
 GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

APPROVED SITE PLAN  
 PHASE 2

Scale: 1" = 20' - 0"

NORTH

APPROVED JULY, 2005



**L.J. GEER DESIGN**  
 2554 E. Johnson St.  
 Madison, WI 53704  
 PH: 608-244-0888 F: 608-244-9415

**THE ARBORS AT OAK PARK PLACE  
 INDEPENDENT LIVING UNITS**  
 GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

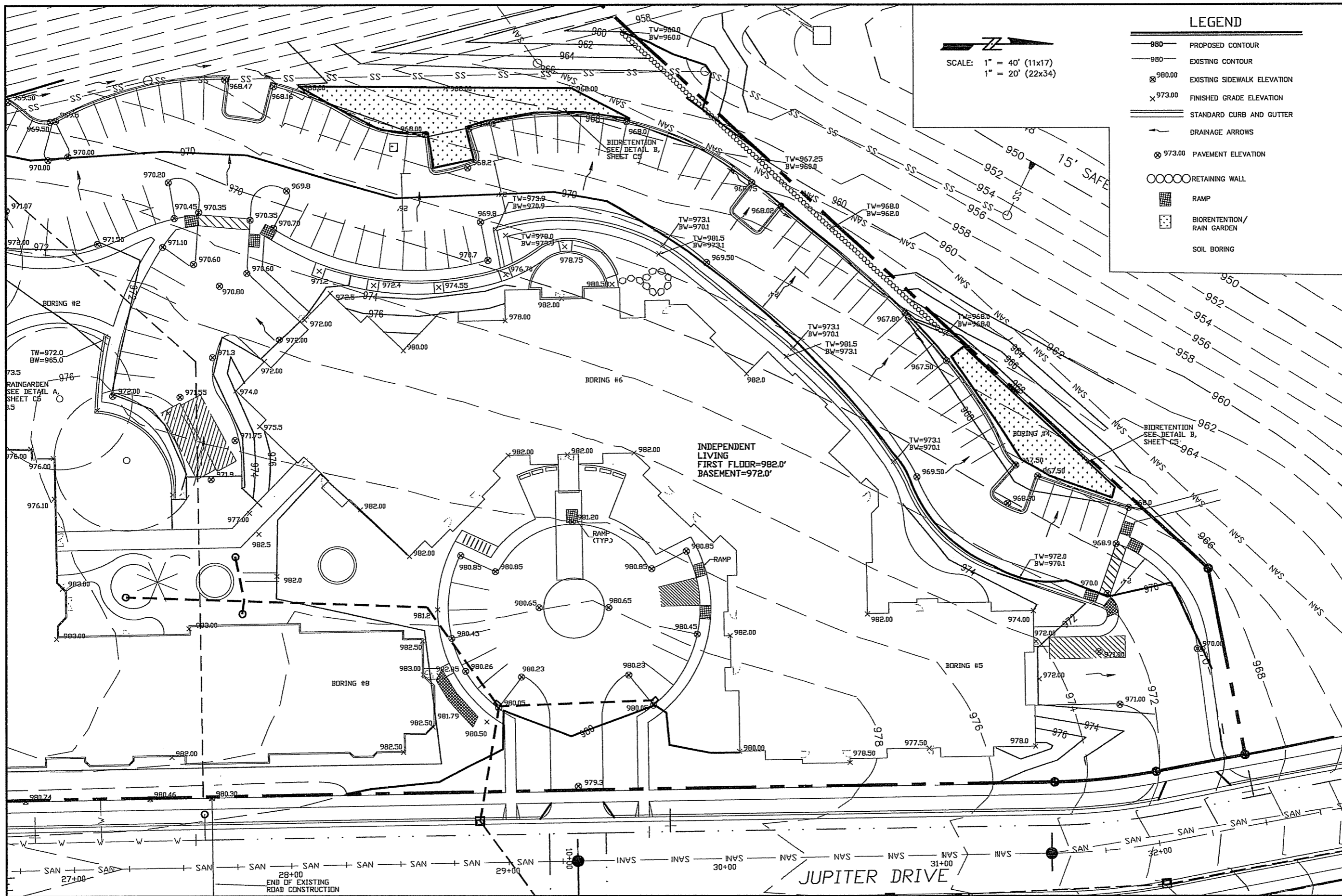
PROPOSED SITE PLAN  
 PHASE 2

Scale: 1"=20'-0"  
 JULY 4, 2006

NORTH

C3R





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1" = 20' (22x34)

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

DATE: 2-8-05  
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 8-24-05  
 10-20-05  
 7-04-06

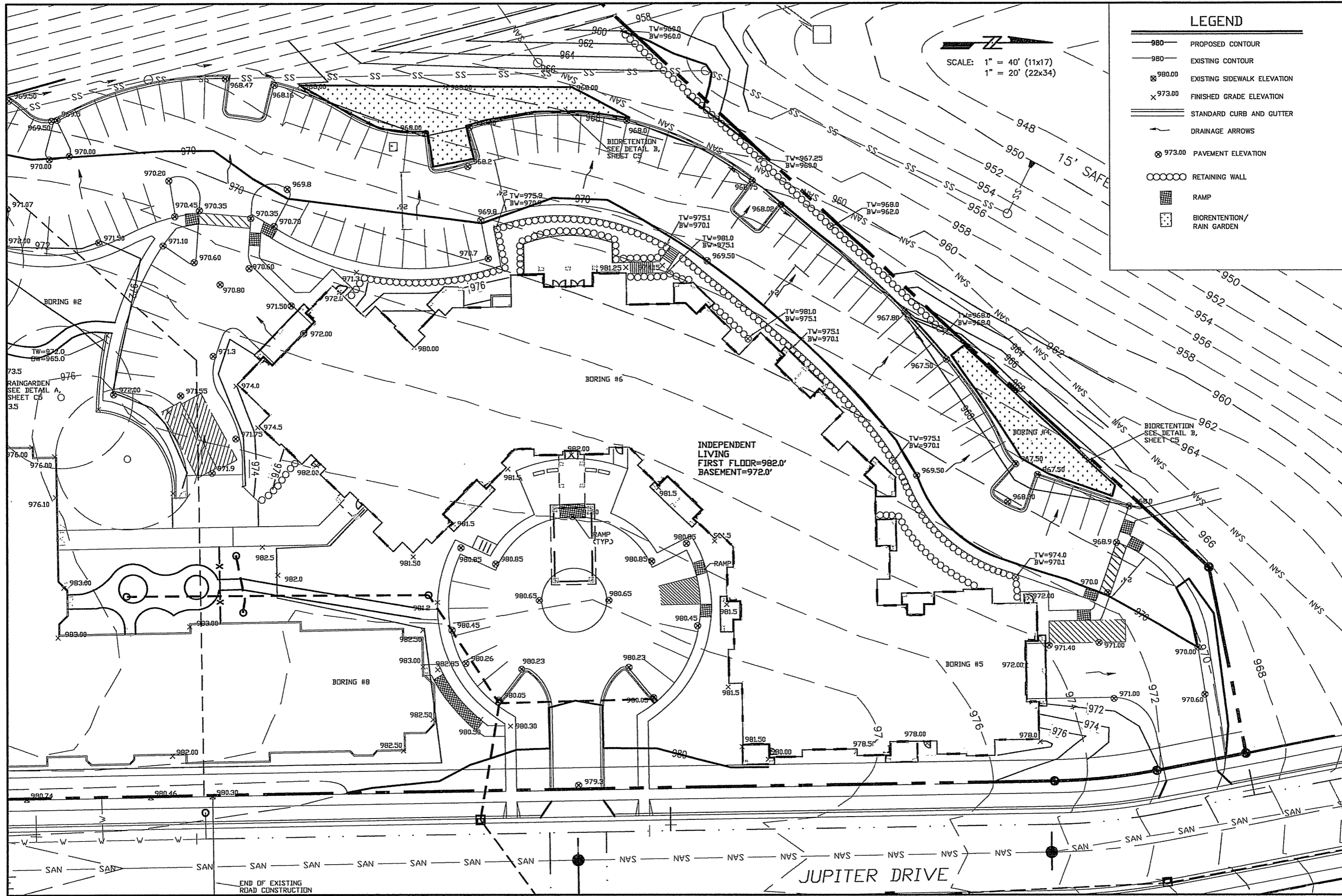
**THE ARBORS AT OAK PARK PLACE**  
**APPROVED GRADING PLAN—PHASE 2**

DRAWING NAME: P:\FRAD\DWG\CALKINS\ORIGINALS\BTL\DWG  
 FR: FRAD

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 Civil Engineers & Land Surveyors

PAGE  
 C4

APPROVED JULY, 2005



SCALE: 1" = 40' (11x17)  
1" = 20' (22x34)

### LEGEND

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- ▨ RAMP
- ▨ BIORETENTION/RAIN GARDEN

DATE: 2-8-05  
 REVISIONS:  
 4-28-05  
 8-24-05  
 10-20-05  
 06-12-06  
 07-01-06

**THE ARBORS AT OAK PARK PLACE  
 PROPOSED GRADING PLAN—PHASE 2**

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 Civil Engineers & Land Surveyors

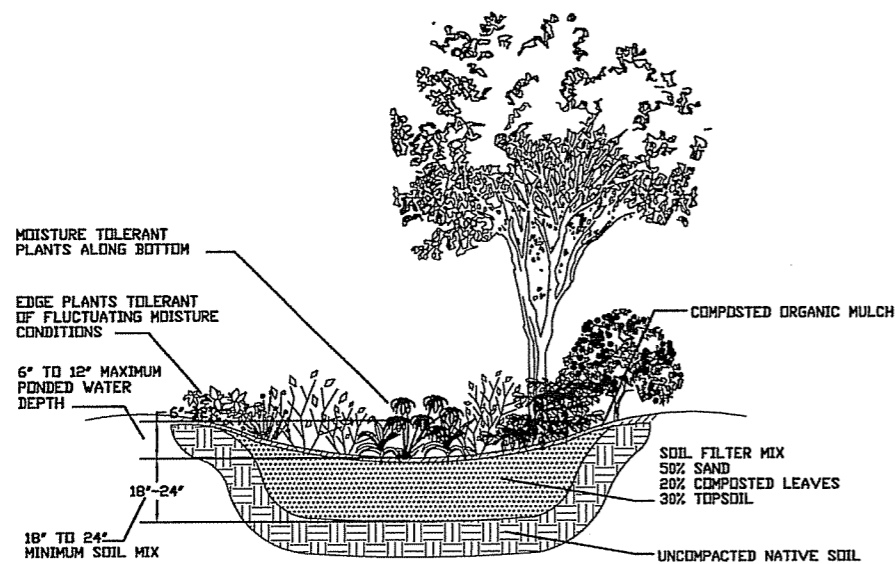
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Calkins Engineering, LLC  
 5300 NW 53rd St  
 Naples, FL 34108  
 (813) 838-0444

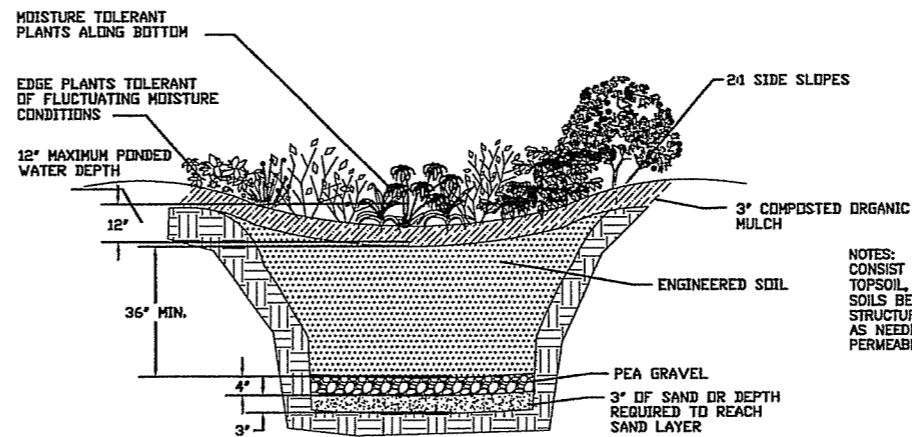
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JUPITER DRIVE

END OF EXISTING ROAD CONSTRUCTION



**(A) RAIN GARDEN SECTION**  
NOT TO SCALE



**(B) BIORETENTION SECTION**  
NOT TO SCALE

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

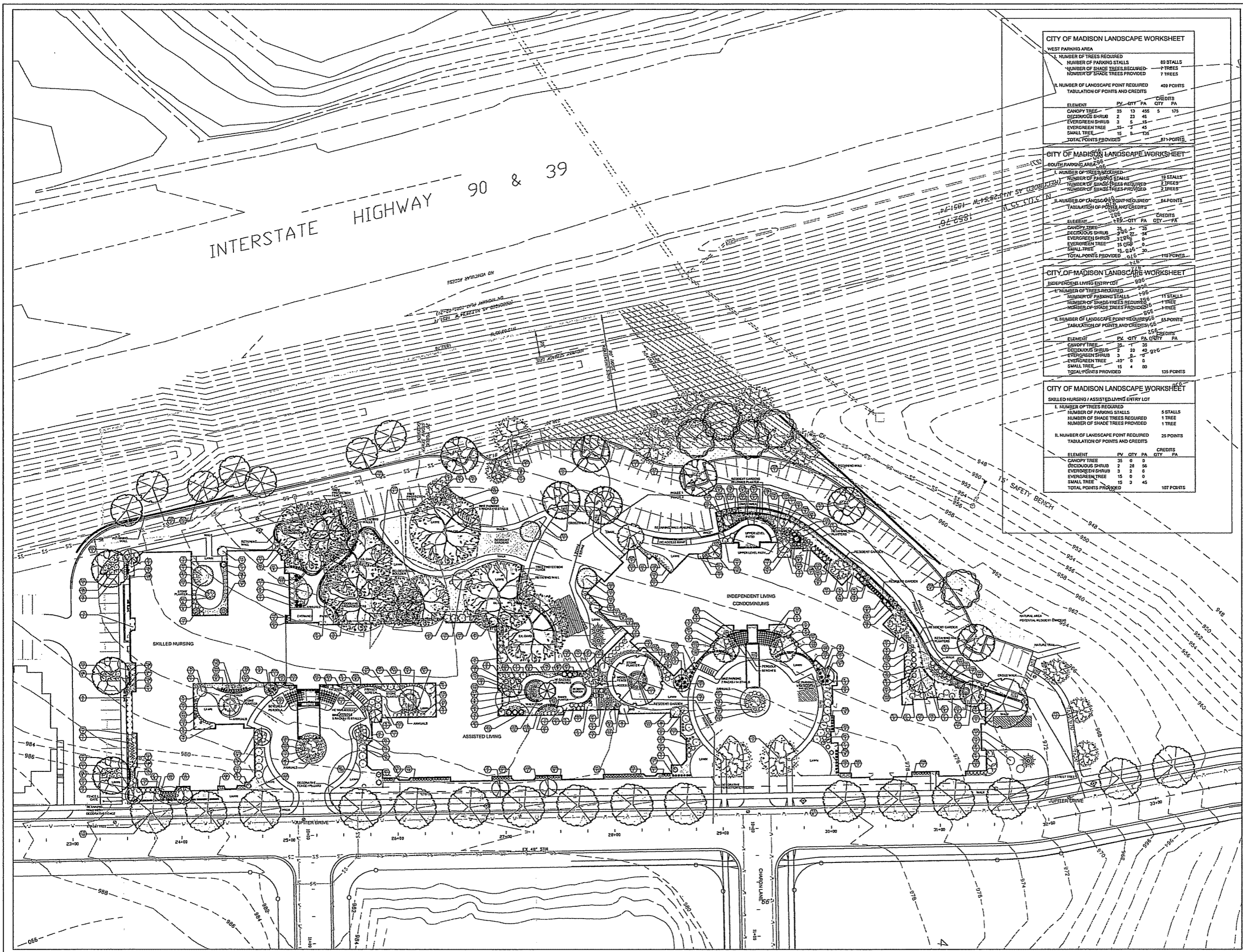
DATE: 2-8-05  
REVISIONS:  
8-24-05  
07-04-05

THE ARBORS AT OAK PARK PLACE  
APPROVED RAIN GARDEN/BIORETENTION DETAILS  
DRAWING NAME: P:\FRACI\DWG\CALKINS\STRETDWG  
FN: FRACI

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APPROVED JULY, 2005



INTERSTATE HIGHWAY 90 & 39

**CITY OF MADISON LANDSCAPE WORKSHEET**

WEST PARKING AREA

I. NUMBER OF TREES REQUIRED  
 NUMBER OF PARKING STALLS 49 STALLS  
 NUMBER OF SHADE TREES REQUIRED 7 TREES  
 NUMBER OF SHADE TREES PROVIDED 7 TREES

II. NUMBER OF LANDSCAPE POINT REQUIRED  
 TABULATION OF POINTS AND CREDITS

ELEMENT	PV	CITY	PA	CREDITS	CITY	PA
CANOPY TREE	35	13	485	5	175	
DECIDUOUS SHRUB	2	23	46			
EVERGREEN SHRUB	3	5	15			
EVERGREEN TREE	15	7	45			
SMALL TREE	15	8	125			
<b>TOTAL POINTS PROVIDED</b>					<b>409</b>	

**CITY OF MADISON LANDSCAPE WORKSHEET**

SOUTH PARKING AREA

I. NUMBER OF TREES REQUIRED  
 NUMBER OF PARKING STALLS 19 STALLS  
 NUMBER OF SHADE TREES REQUIRED 2 TREES  
 NUMBER OF SHADE TREES PROVIDED 2 TREES

II. NUMBER OF LANDSCAPE POINT REQUIRED  
 TABULATION OF POINTS AND CREDITS

ELEMENT	PV	CITY	PA	CREDITS	CITY	PA
CANOPY TREE	35	13	35			
DECIDUOUS SHRUB	2	23	46			
EVERGREEN SHRUB	3	5	15			
EVERGREEN TREE	15	7	45			
SMALL TREE	15	8	30			
<b>TOTAL POINTS PROVIDED</b>					<b>110</b>	

**CITY OF MADISON LANDSCAPE WORKSHEET**

INDEPENDENT LIVING ENTRY LOT

I. NUMBER OF TREES REQUIRED  
 NUMBER OF PARKING STALLS 11 STALLS  
 NUMBER OF SHADE TREES REQUIRED 1 TREE  
 NUMBER OF SHADE TREES PROVIDED 1 TREE

II. NUMBER OF LANDSCAPE POINT REQUIRED  
 TABULATION OF POINTS AND CREDITS

ELEMENT	PV	CITY	PA	CREDITS	CITY	PA
CANOPY TREE	35	13	35			
DECIDUOUS SHRUB	2	23	46			
EVERGREEN SHRUB	3	5	15			
EVERGREEN TREE	15	7	45			
SMALL TREE	15	8	80			
<b>TOTAL POINTS PROVIDED</b>					<b>135</b>	

**CITY OF MADISON LANDSCAPE WORKSHEET**

SKILLED NURSING / ASSISTED LIVING ENTRY LOT

I. NUMBER OF TREES REQUIRED  
 NUMBER OF PARKING STALLS 5 STALLS  
 NUMBER OF SHADE TREES REQUIRED 1 TREE  
 NUMBER OF SHADE TREES PROVIDED 1 TREE

II. NUMBER OF LANDSCAPE POINT REQUIRED  
 TABULATION OF POINTS AND CREDITS

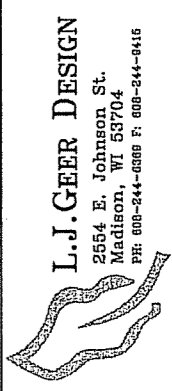
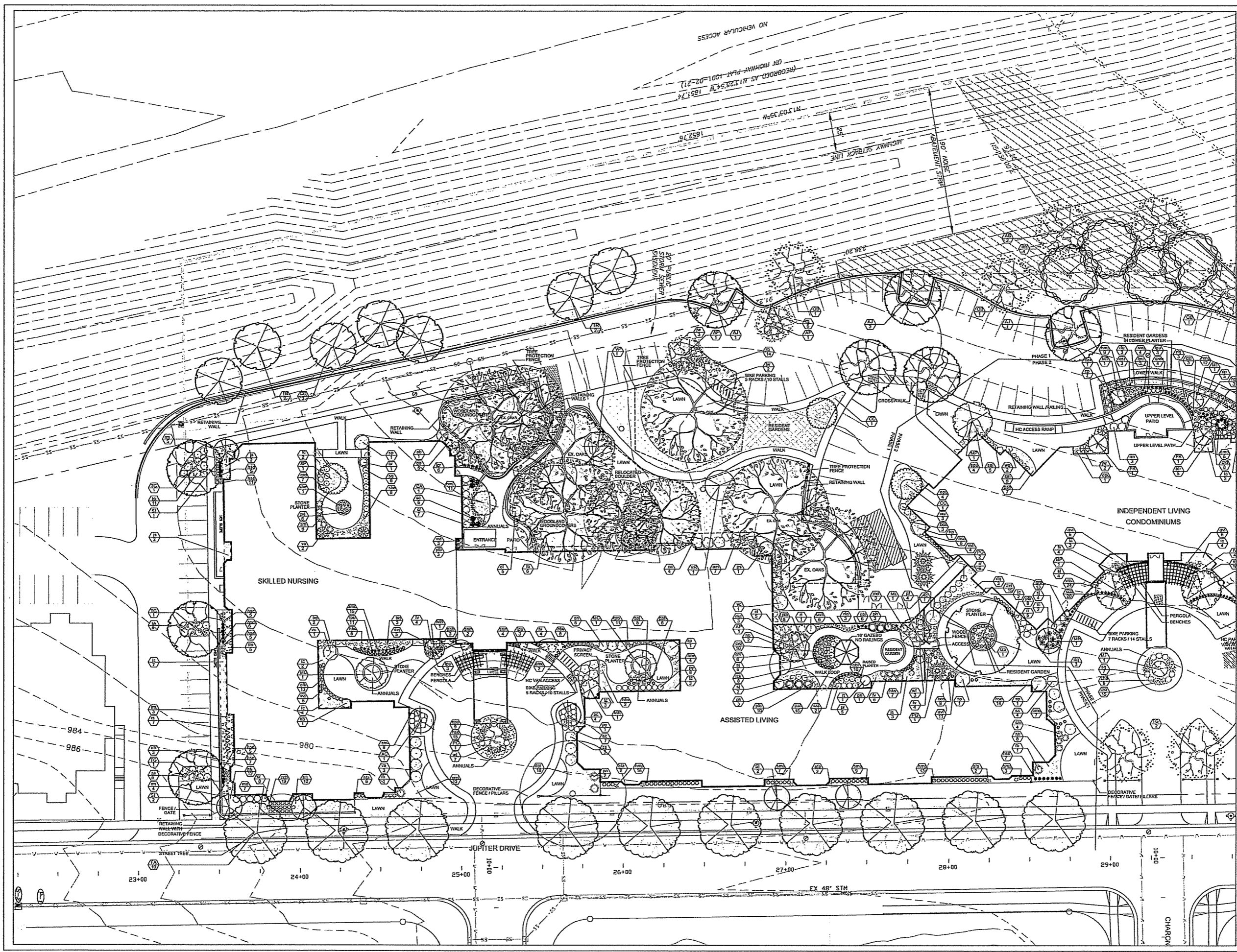
ELEMENT	PV	CITY	PA	CREDITS	CITY	PA
CANOPY TREE	35	13	35			
DECIDUOUS SHRUB	2	23	46			
EVERGREEN SHRUB	3	5	15			
EVERGREEN TREE	15	7	45			
SMALL TREE	15	8	45			
<b>TOTAL POINTS PROVIDED</b>					<b>107</b>	

**L.J. GEER DESIGN**  
 2554 E. Johnson St.  
 Madison, WI 53704  
 PH: 608-244-6888 F: 608-244-9415

**THE ARBORS AT OAK PARK PLACE**  
**INDEPENDENT LIVING UNITS**  
 GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

APPROVED LANDSCAPE PLAN  
 OVERALL  
 Scale: 1"=30'-0"  
 NORTH

APPROVED JULY, 2005



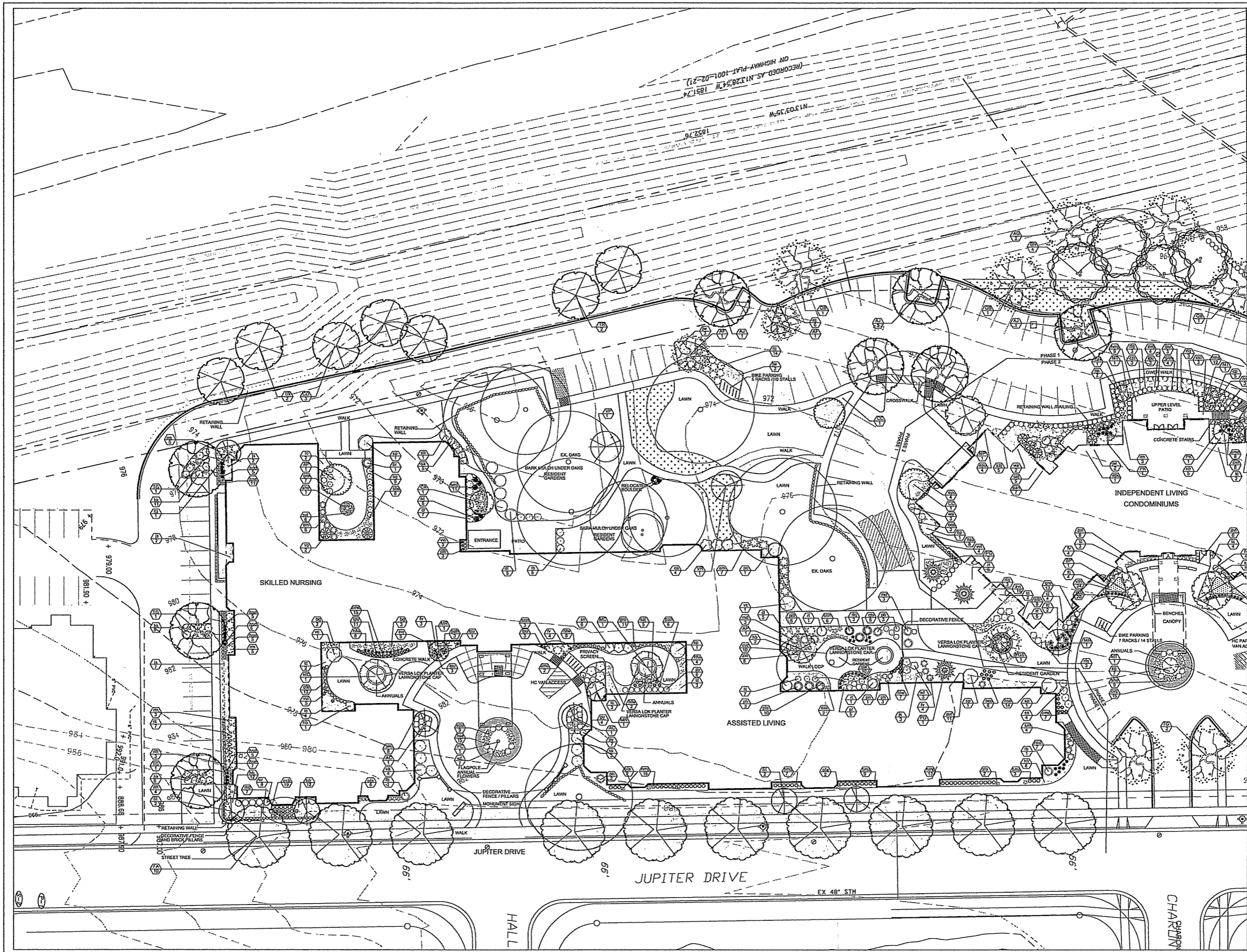
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 2554 E. Johnson St.  
 Madison, WI 53704  
 PH: 608-244-0088 F: 608-244-9415

**THE ARBORS AT OAK PARK PLACE  
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 GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

APPROVED LANDSCAPE PLAN  
 PHASE 1  
 Scale: 1" = 20'-0"

NORTH

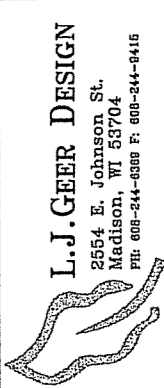
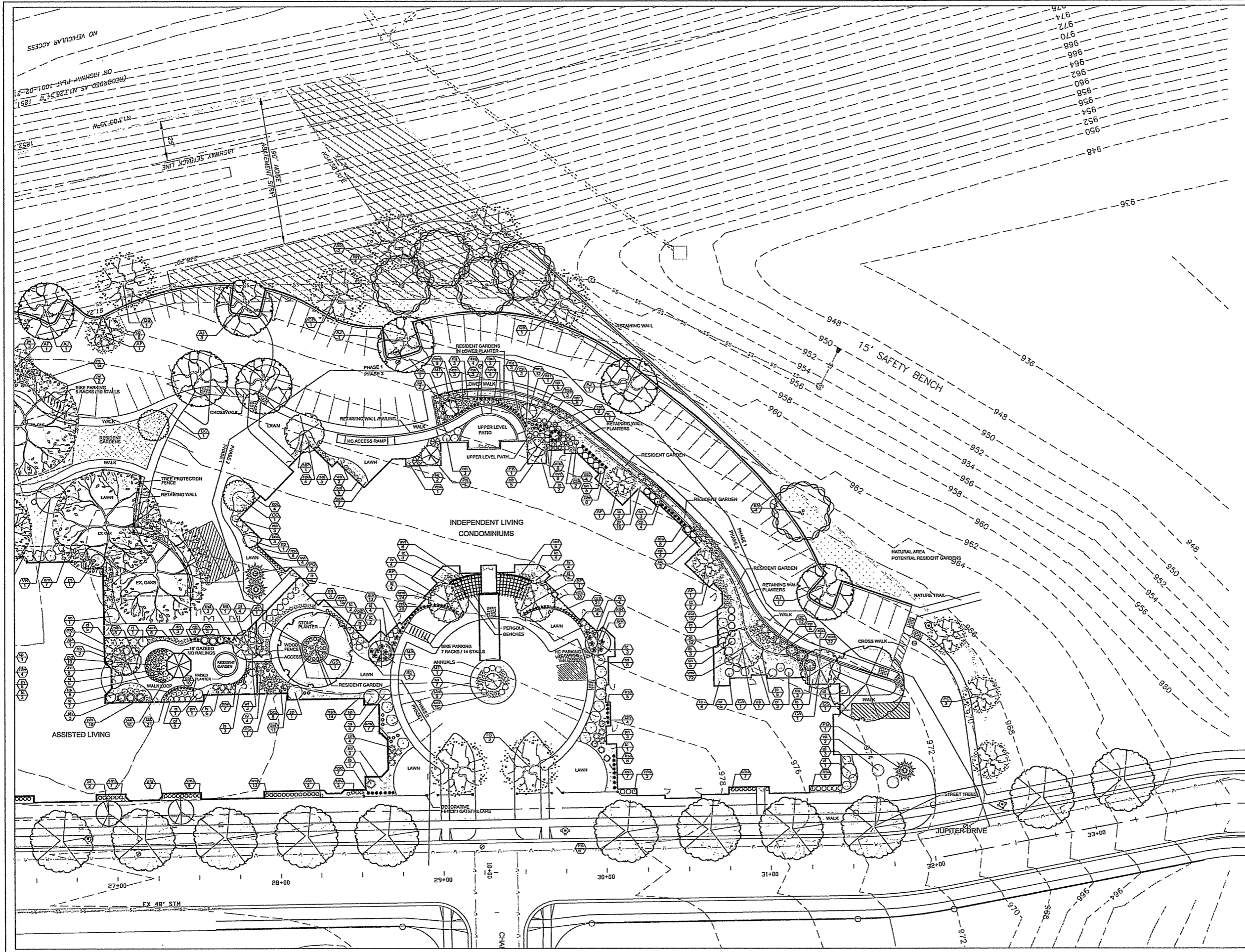
APPROVED JULY, 2005



**L.J. GEER DESIGN**  
 2554 E. Johnson St.  
 Madison, WI 53704  
 PH: 608-244-0300 F: 608-244-8416

**THE ARBORS AT OAK PARK PLACE  
 INDEPENDENT LIVING UNITS**  
 GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

AS BUILT LANDSCAPE PLAN  
 PHASE 1  
 Scale: 1" = 20'-0"  
 JUNE 30, 2006  
 NORTH



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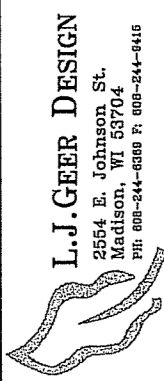
**THE ARBORS AT OAK PARK PLACE  
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 GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

APPROVED LANDSCAPE PLAN  
 PHASE 2  
 NORTH  
 Scale: 1"=20'-0"

APPROVED JULY, 2005



RECORDED AS M132847  
 ON HIGHWAY PLAN 1001-02-21  
 1852  
 M550335M



**L.J. GEER DESIGN**  
 2564 E. Johnson St.  
 Madison, WI 53704  
 PH: 608-244-8888 F: 608-244-8415

**THE ARBORS AT OAK PARK PLACE  
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 GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

PROPOSED LANDSCAPE PLAN  
 PHASE 2

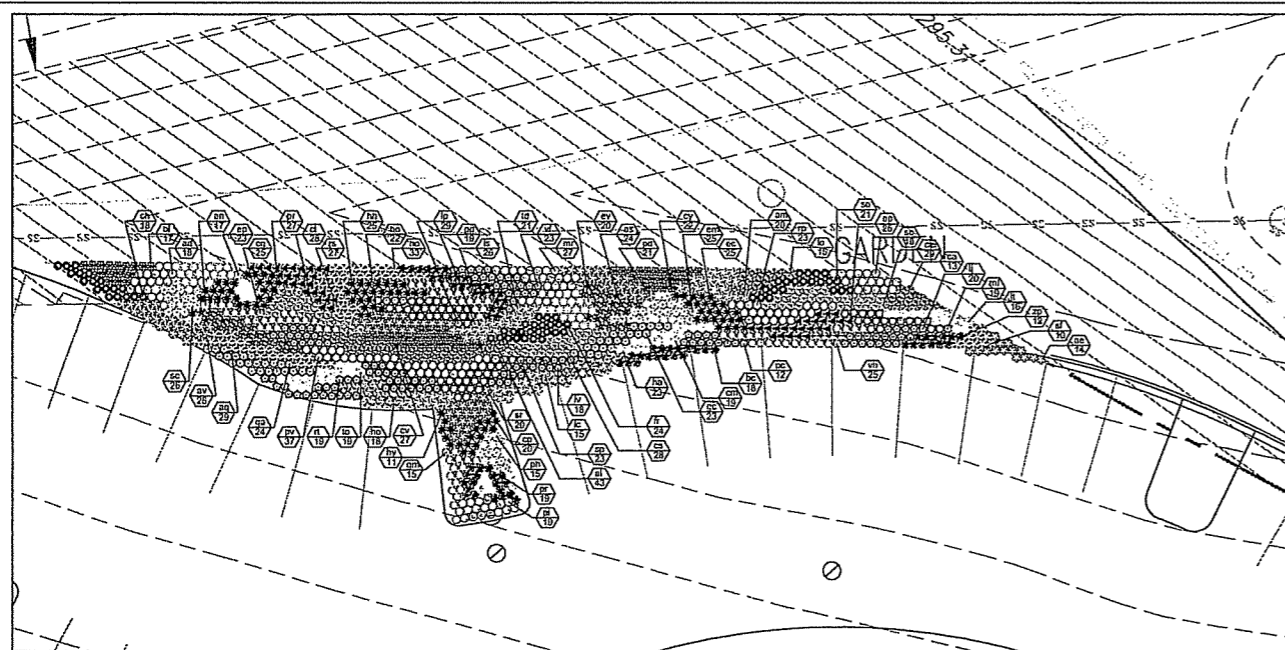
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Scale: 1" = 20'-0"  
 JUNE 30, 2006

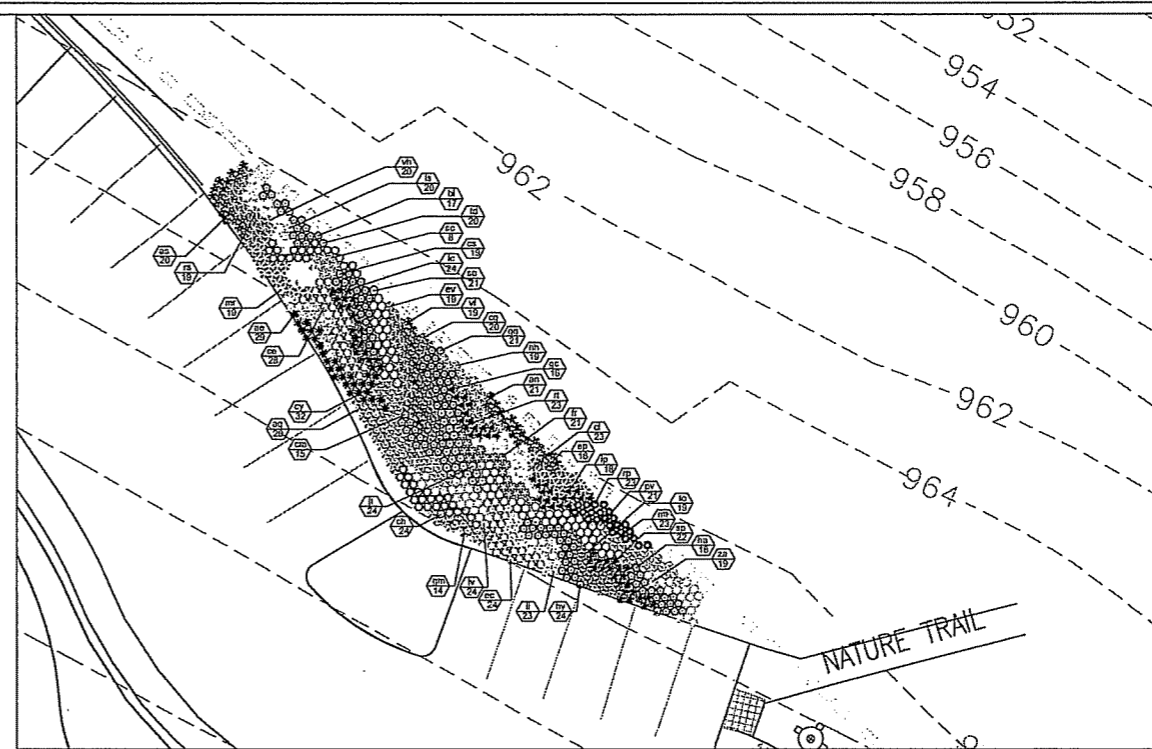
L3R



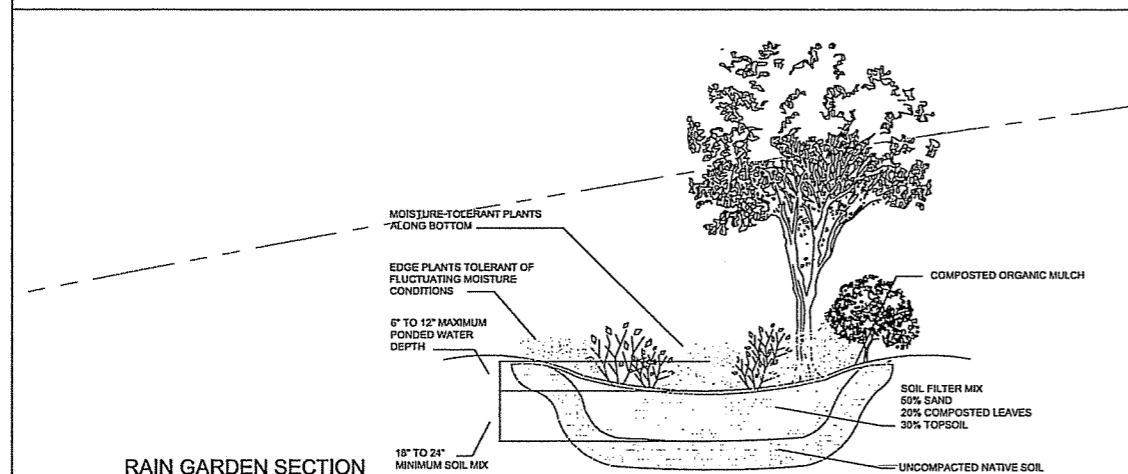




RAIN GARDEN WEST



RAIN GARDEN NORTH

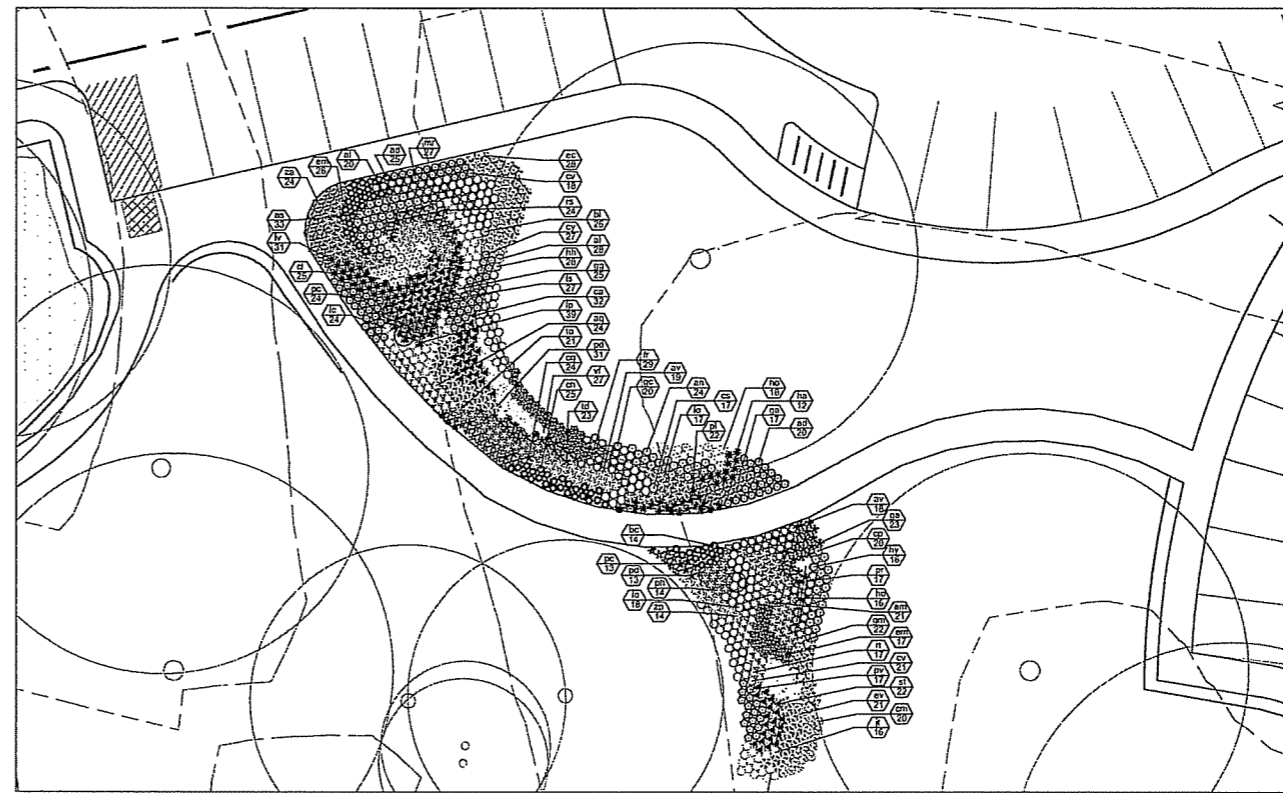


RAIN GARDEN SECTION

RAIN GARDEN PLANT LEGEND

KEY	LATIN NAME	COMMON NAME	QTY	SIZE	KEY	LATIN NAME	COMMON NAME	QTY	SIZE
ad	<i>Andropogon scoparium</i>	Little Bluestem	72	3-4" pot	iv	<i>Iris virginica-shevrei</i>	Wild Blue Iris	73	3-4" pot
ae	<i>Aster ericoides</i>	Heath Aster	43	3-4" pot	it	<i>Juncus torreyi</i>	Torrey's Rush	56	3-4" pot
al	<i>Asclepias incarnata</i>	Swamp Milkweed	81	3-4" pot	lc	<i>Lobelia cardinalis</i>	Cardinal Flower	63	3-4" pot
am	<i>Aster macrophyllus</i>	Big-leaved Aster	41	3-4" pot	ll	<i>Liatris spicata</i>	Marsh Blazingstar	43	3-4" pot
an	<i>Aster novae-angliae</i>	New England Aster	62	3-4" pot	lp	<i>Liatris scynostachya</i>	Prairie Blazingstar	86	3-4" pot
aq	<i>Aquilegia canadensis</i>	Wild Columbine	73	3-4" pot	lo	<i>Lobelia siphilitica</i>	Great Blue Lobelia	50	3-4" pot
as	<i>Agastache scrophulariaefolia</i>	Purple Hyssop	77	3-4" pot	ls	<i>Lilium superbum</i>	Turks Cap Lily	73	3-4" pot
av	<i>Aster laevis</i>	Smooth Blue Aster	63	3-4" pot	mf	<i>Monarda fistulosa</i>	Wild Bergamot	42	3-4" pot
bc	<i>Bromus ciliatus</i>	Fringed Brome	32	3-4" pot	mr	<i>Mimulus ringens</i>	Monkey Flower	73	3-4" pot
bl	<i>Baptisia lactea</i>	White Wild Indigo	60	3-4" pot	pc	<i>Psychanthemum virginianum</i>	Mountain Mint	49	3-4" pot
ca	<i>Cacalia atriplicifolia</i>	Pale Indian Plantain	45	3-4" pot	pd	<i>Pentstemon digitalis</i>	Smooth Pentstemon	65	3-4" pot
ce	<i>Ceanothus americanus</i>	New Jersey Tea	57	3-4" pot	ph	<i>Phlox divaricata</i>	Woodland Phlox	29	3-4" pot
ch	<i>Chelone glabra</i>	White Turtlehead	69	3-4" pot	pl	<i>Parthenium integrifolium</i>	Wild Quinine	41	3-4" pot
ci	<i>Cassia hebecarpa</i>	Wild Senna	67	3-4" pot	pr	<i>Potamogeton reptans</i>	Jacob's Ladder	63	3-4" pot
d	<i>Calamagrostis canadensis</i>	Blue Joint Grass	76	3-4" pot	pv	<i>Physostegia virginiana</i>	Obedient Plant	76	3-4" pot
cm	<i>Campanula americana</i>	Tall Bellflower	54	3-4" pot	pn	<i>Rathidia pinnata</i>	Yellow Coneflower	46	3-4" pot
cp	<i>Carex spargangii</i>	Woodland Sedge	40	3-4" pot	ps	<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	70	3-4" pot
cs	<i>Carex scoparia</i>	Pointed Broom Sedge	64	3-4" pot	rl	<i>Rudbeckia triloba</i>	Brown-eyed Susan	59	3-4" pot
cv	<i>Carex vulpinoidea</i>	Fox Sedge	66	3-4" pot	sc	<i>Scirpus atrovirens</i>	Dark Green Bulrush	52	3-4" pot
cy	<i>Carex hystrix</i>	Bottlebrush Sedge	81	3-4" pot	sl	<i>Solidago flexicaulis</i>	Zig-zag Goldenrod	32	3-4" pot
ec	<i>Euphorbia corollata</i>	Flowering Spurge	77	3-4" pot	so	<i>Solidago ohioensis</i>	Ohio Goldenrod	42	3-4" pot
em	<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed	68	3-4" pot	sp	<i>Spartina pectinata</i>	Prairie Cordgrass	45	3-4" pot
ep	<i>Eupatorium perfoliatum</i>	Boneset	64	3-4" pot	st	<i>Solidago rigida</i>	Ridgell's Goldenrod	43	3-4" pot
ev	<i>Elymus villosus</i>	Silky Wild Rye	60	3-4" pot	td	<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	64	3-4" pot
fr	<i>Filipendula rubra</i>	Queen of the Prairie	74	3-4" pot	to	<i>Tradescantia ohioensis</i>	Spiderwort	59	3-4" pot
ga	<i>Geranium andrewsii</i>	Bottle Geranium	64	3-4" pot	vf	<i>Veronica fasciculata</i>	Ironweed	69	3-4" pot
qc	<i>Glyceria canadensis</i>	Rattlesnake Grass	59	3-4" pot	vh	<i>Verbena hasata</i>	Blue Vervain	45	3-4" pot
qa	<i>Glyceria grandis</i>	Reed Manna Grass	65	3-4" pot	za	<i>Zizia aurea</i>	Golden Alexander	43	3-4" pot
qm	<i>Geranium maculatum</i>	Wild Geranium	53	3-4" pot	zp	<i>Zizia spiera</i>	Heart-leaved Alexander	26	3-4" pot
ha	<i>Helenium autumnale</i>	Sneezeweed	53	3-4" pot					
hh	<i>Helopsis helianthoides</i>	Early Sunflower	72	3-4" pot					
ho	<i>Hellianthus occidentalis</i>	Dogtooth Daisy	52	3-4" pot					
hv	<i>Hystrix patula</i>	Bottlebrush Grass	51	3-4" pot					

LEGEND/SECTION



RAIN GARDEN EAST

L.J. GEER DESIGN  
 2554 E. Johnson St.  
 Madison, WI 53704  
 PH: 608-244-0388 F: 608-244-0415

THE ARBORS AT OAK PARK PLACE  
 INDEPENDENT LIVING UNITS  
 GRAND VIEW COMMONS 618 JUPITER DRIVE, MADISON, WI

NORTH

APPROVED RAIN GARDENS  
 Scale: 1" = 10'-0"

APPROVED JULY, 2005

**DIMENSION IV  
MADISON**

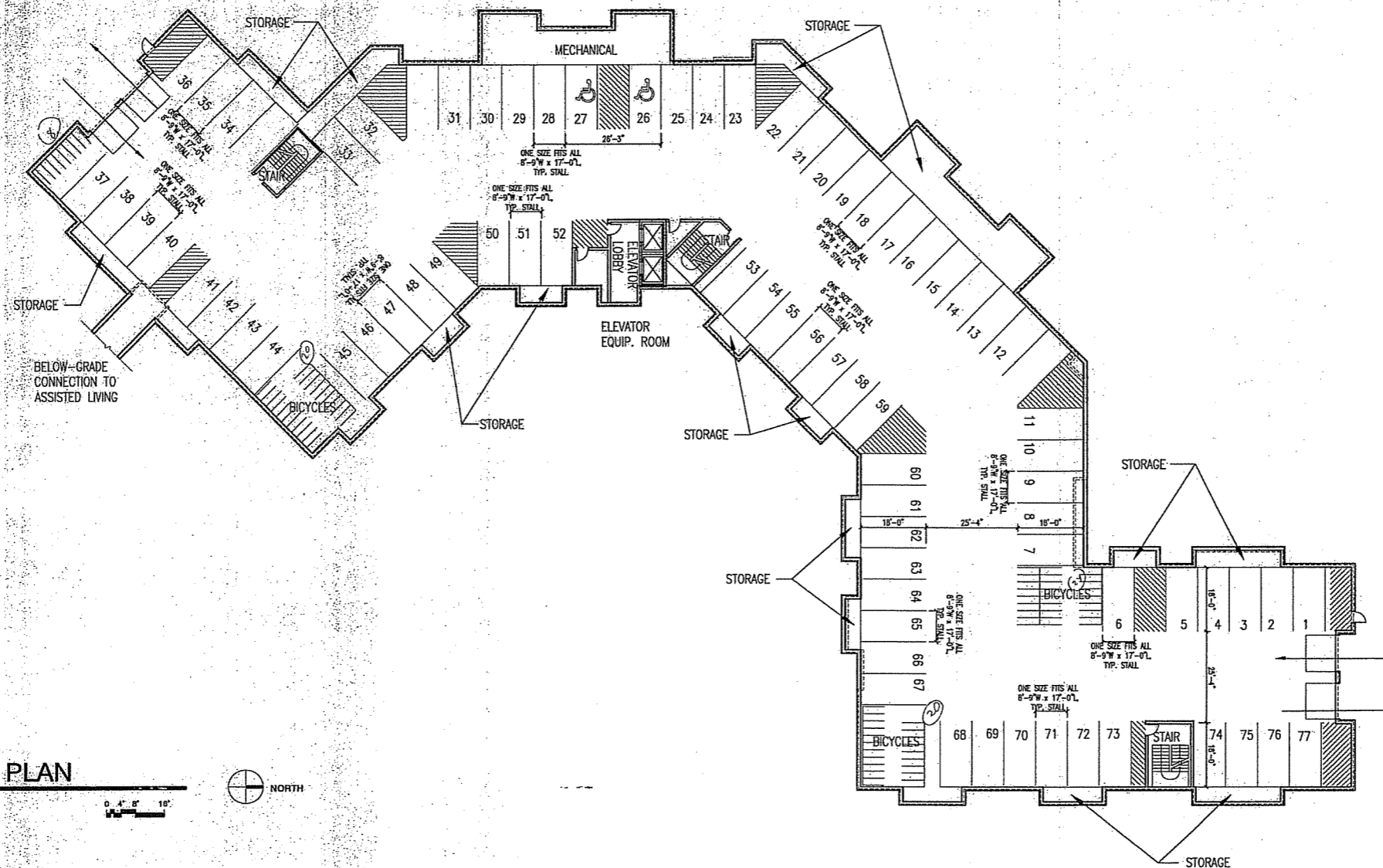
Architecture  
Engineering  
Interior Design

313 West Bellin Hwy., Suite 201  
Madison, WI 53713  
phone (608) 229-4444 fax (608) 229-4445

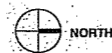
CIVIL: GALKINS ENGINEERING, LLC  
LANDSCAPING: L. J. GEEB DESIGN

**OAKPARK PLACE  
SENIOR COMMUNITY**

AT GRANDVIEW COMMONS  
618 & 718 JUPITER DRIVE  
MADISON, WISCONSIN  
53718



**PARKING LEVEL PLAN**



ZONING RESUBMITTAL

DATE OF ISSUE: 07/21/05

PROJECT #: 04042

APPROVED JULY, 2005 BASEMENT PARKING PLAN

**A1.1**



**EPPSTEIN UHEN**  
 ARCHITECTS  
 milwaukee 111 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 tel 414 271 5330 fax 414 271 7754  
 madison 222 West Washington Ave., Suite 600  
 Madison, Wisconsin 53703  
 tel 608 442 5330 fax 608 442 0289

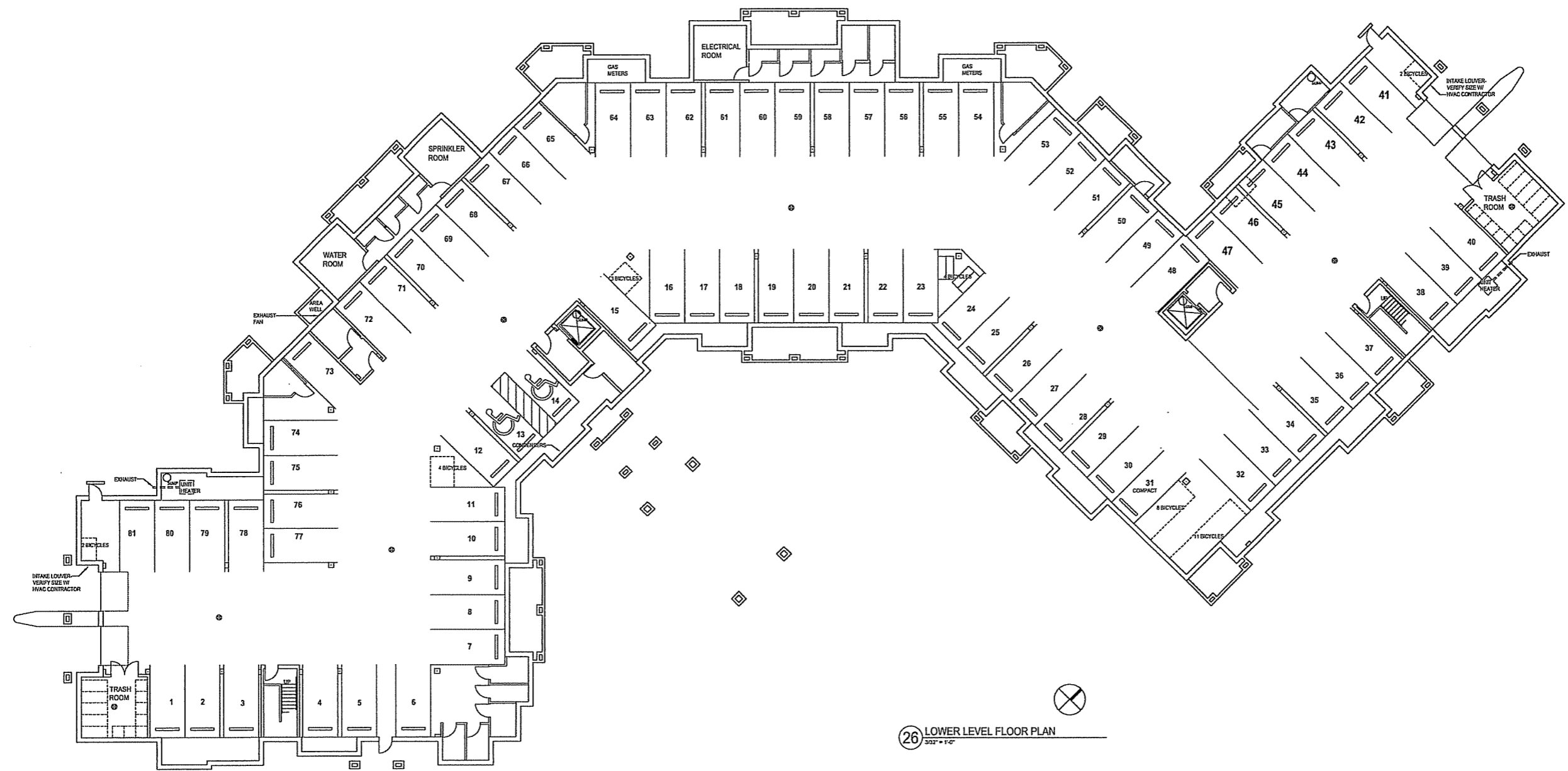
**PROJECT**  
 THE ARBORS AT  
 OAK PARK PLACE  
 INDEPENDENT LIVING UNITS  
 GRANDVIEW COMMONS  
 618 JUPITER DRIVE  
 MADISON, WISCONSIN

**PROGRESS DOCUMENTS**  
 These documents reflect progress and should not be used for construction documents and should not be relied upon for building or construction related purposes.

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION

**DESIGN DEVELOPMENT SET**  
 KEY PLAN



**26 LOWER LEVEL FLOOR PLAN**  
 3/27 - 1-0

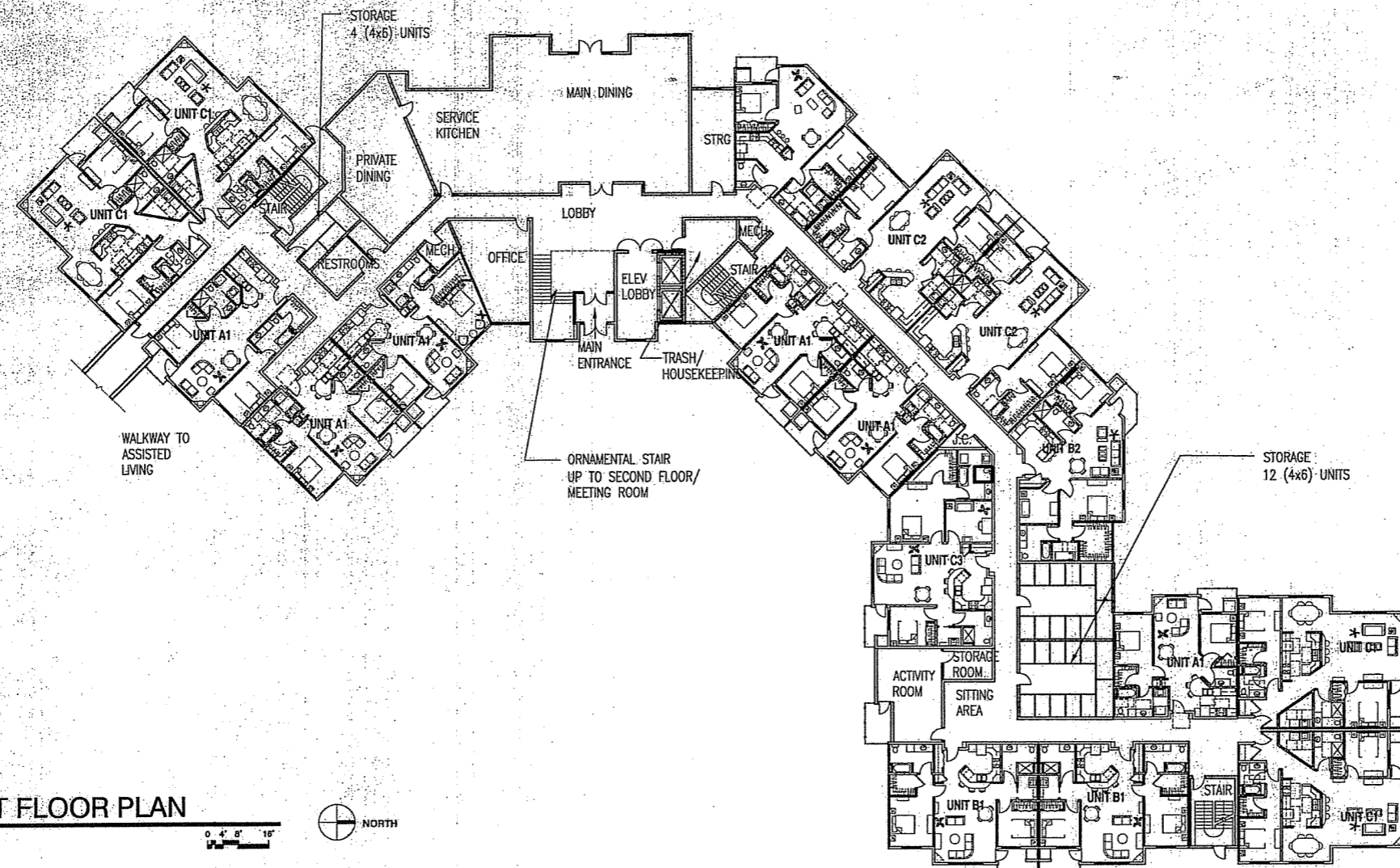
**SHEET TITLE**  
 PROPOSED LOWER LEVEL  
 FLOOR PLAN

**APPROVAL**

SPACE PLAN	DATE	BY	CD	ITE

**PROJECT MANAGER** SH  
**PROJECT NUMBER** 1-06018-02  
**DATE** JULY 4, 2006  
**SHEET NUMBER**

**A1.1R**



**FIRST FLOOR PLAN**

0 4' 8' 16'

NORTH

**DIMENSION IV  
MADISON**  
 Architecture  
 Engineering  
 Interior Design  
 313 West Baltimore Street, Suite 161  
 Madison, WI 53713  
 Phone: (608) 225-4444 Fax: (608) 229-4445

CIVIL: CALKINS ENGINEERING, LLC  
 LANDSCAPING: L.J. GEER DESIGN

**OAKPARK PLACE  
SENIOR COMMUNITY**  
 AT GRANDVIEW COMMONS  
 618 & 718 JUPITER DRIVE  
 MADISON, WISCONSIN  
 53718

ZONING RESUBMITTAL  
 DATE OF ISSUE: 07/21/05

PROJECT #: 04042

APPROVED JULY, 2005 FIRST FLOOR PLAN

**A1.2**



**EPSTEIN UHEN**  
**ARCHITECTS**  
 MILWAUKEE 333 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 tel 414 271 5350 fax 414 271 7794  
 MADISON 222 West Washington Ave., Suite 500  
 Madison, Wisconsin 53703  
 tel 608 442 5350 fax 608 442 5000

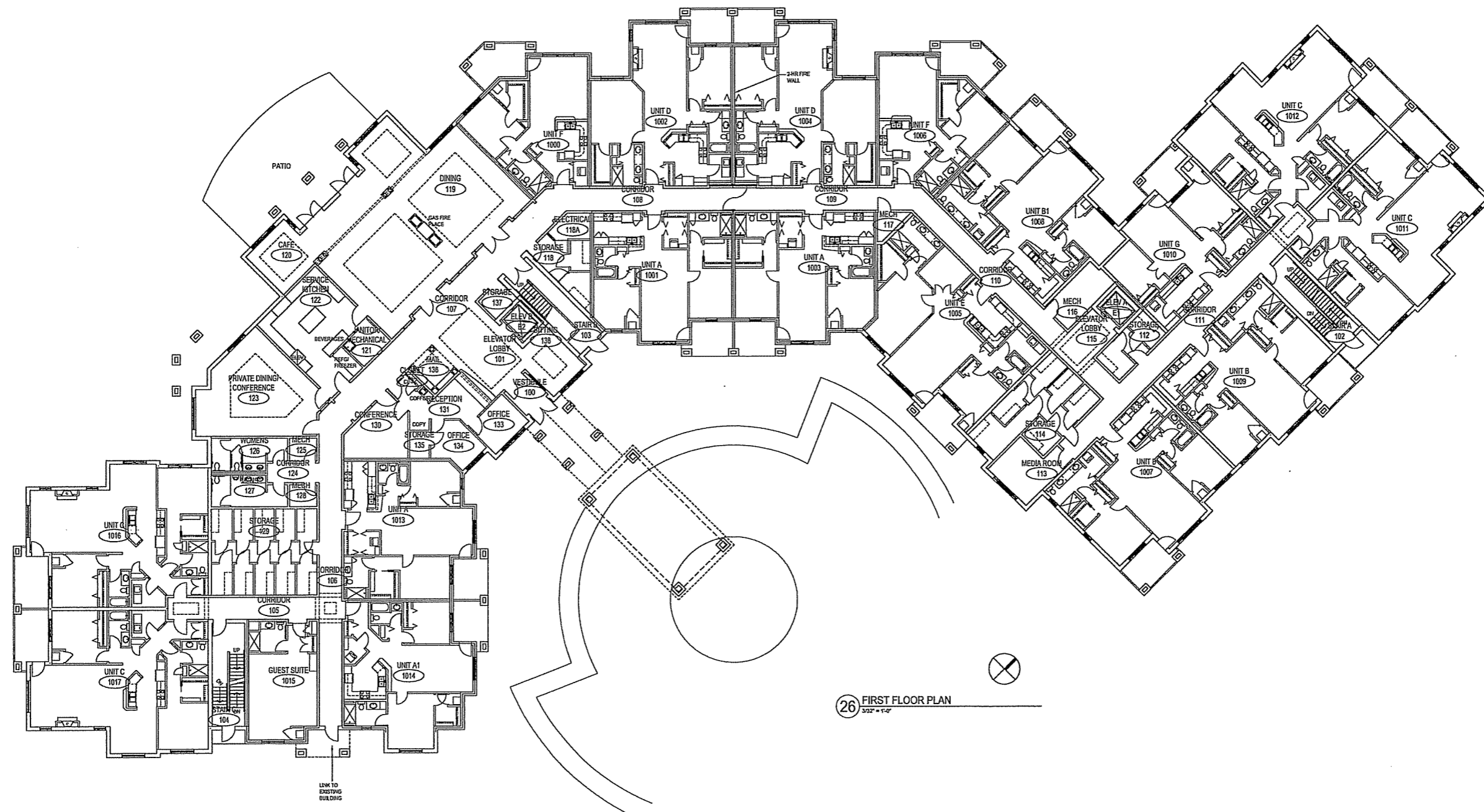
**PROJECT**  
**THE ARBORS AT**  
**OAK PARK PLACE**  
**INDEPENDENT LIVING UNITS**  
  
**GRANDVIEW COMMONS**  
**618 JUPITER DRIVE**  
**MADISON, WISCONSIN**

**PROGRESS DOCUMENTS**  
 These documents reflect progress and are not intended to reflect changes to the building without approval. These are not final construction documents and should not be used for building or construction related purposes.

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION

**DESIGN DEVELOPMENT SET**  
**KEY PLAN**



**26 FIRST FLOOR PLAN**  
 3332' x 1147'

**SHEET TITLE**  
**PROPOSED FIRST FLOOR PLAN**

**APPROVAL**

SPACE PLAN	DATE	BY	CD	ITE.

**PROJECT MANAGER** SH  
**PROJECT NUMBER** 1-06018-02  
**DATE** JULY 4, 2006  
**SHEET NUMBER**

**A1.2R**

**DIMENSION IV  
MADISON**

*Architecture  
Engineering  
Interior Design*

313 West Beltline Hwy., Suite 161  
Madison, WI 53713  
Phone: (608) 229-4444 Fax: (608) 229-4445

CIVIL: CALKINS ENGINEERING, LLC  
LANDSCAPING: L.J. GEER DESIGN

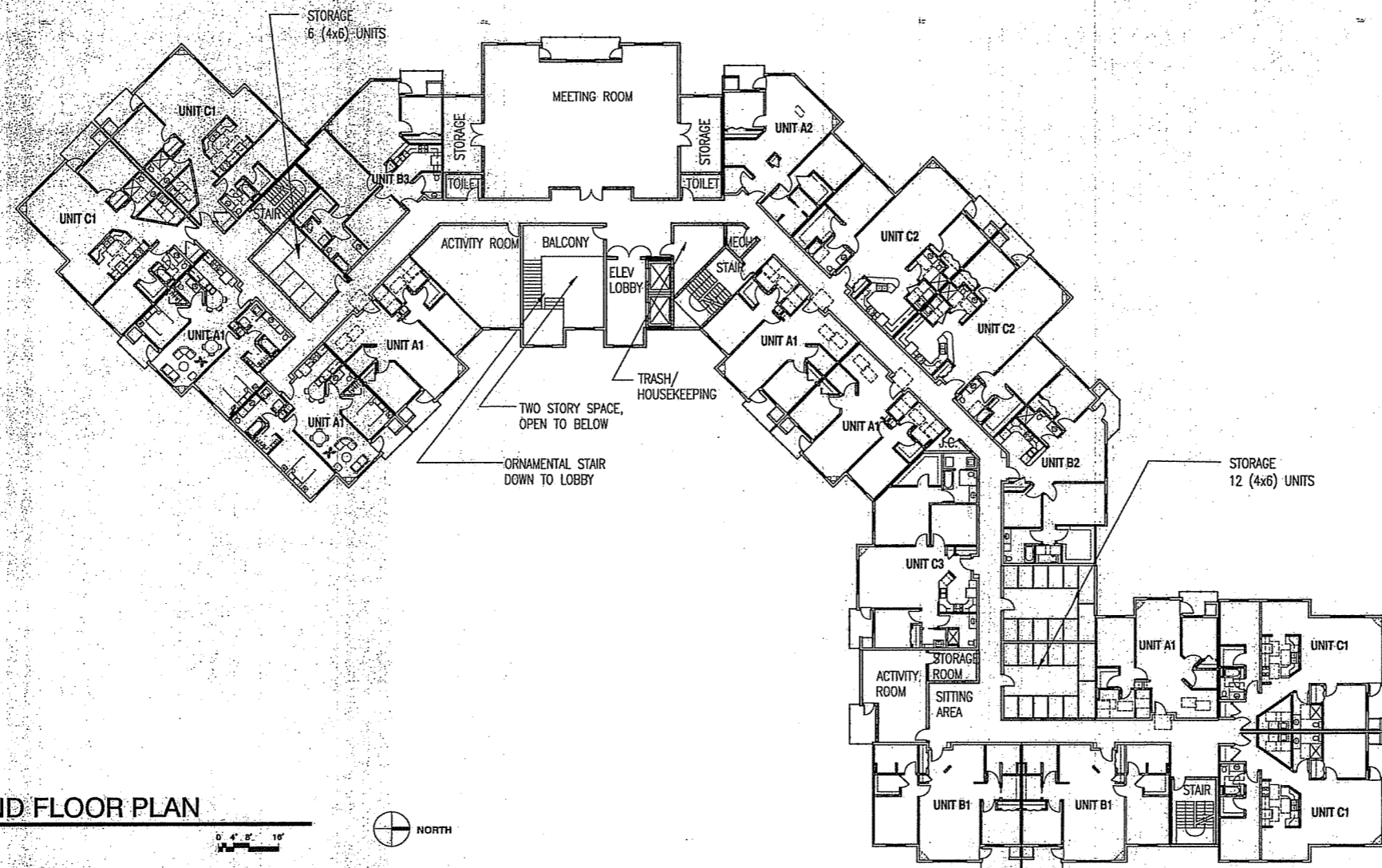
**OAKPARK PLACE  
SENIOR COMMUNITY**

AT GRANDVIEW COMMONS  
618 & 718 JUPITER DRIVE  
MADISON, WISCONSIN  
53718

ZONING RESUBMITTAL

DATE OF ISSUE: 07/21/05

PROJECT #: 04042



**SECOND FLOOR PLAN**

0 4' 8' 16'



APPROVED JULY, 2005 SECOND FLOOR PLAN

**A1.3**



**EPSTEIN UHEN**  
ARCHITECTS  
333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel: 414 271 5300 Fax: 414 271 7794  
222 West Washington Ave., Suite 600  
Madison, Wisconsin 53703  
Tel: 608 442 5300 Fax: 608 442 6280

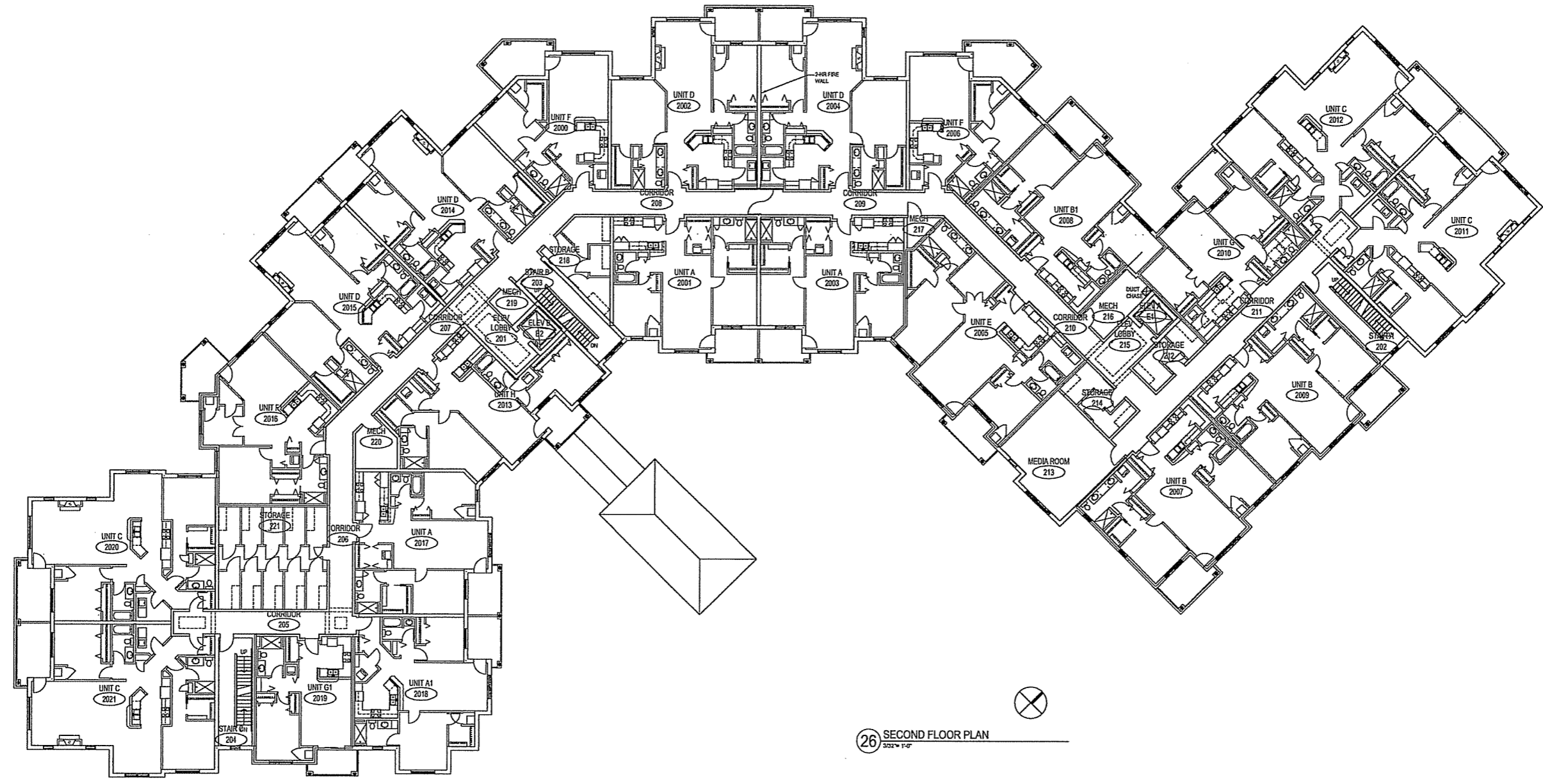
**PROJECT**  
**THE ARBORS AT OAK PARK PLACE**  
**INDEPENDENT LIVING UNITS**  
  
**GRANDVIEW COMMONS**  
**618 JUPITER DRIVE**  
**MADISON, WISCONSIN**

**PROGRESS DOCUMENTS**  
These documents reflect progress and have not yet been subject to design, holding, or final approval. Changes and additions are allowed and must not be used for final construction related purposes.

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION

**DESIGN DEVELOPMENT SET**  
KEY PLAN



**26 SECOND FLOOR PLAN**  
3/27" = 1" = 0'

**SHEET TITLE**  
**PROPOSED SECOND FLOOR PLAN**

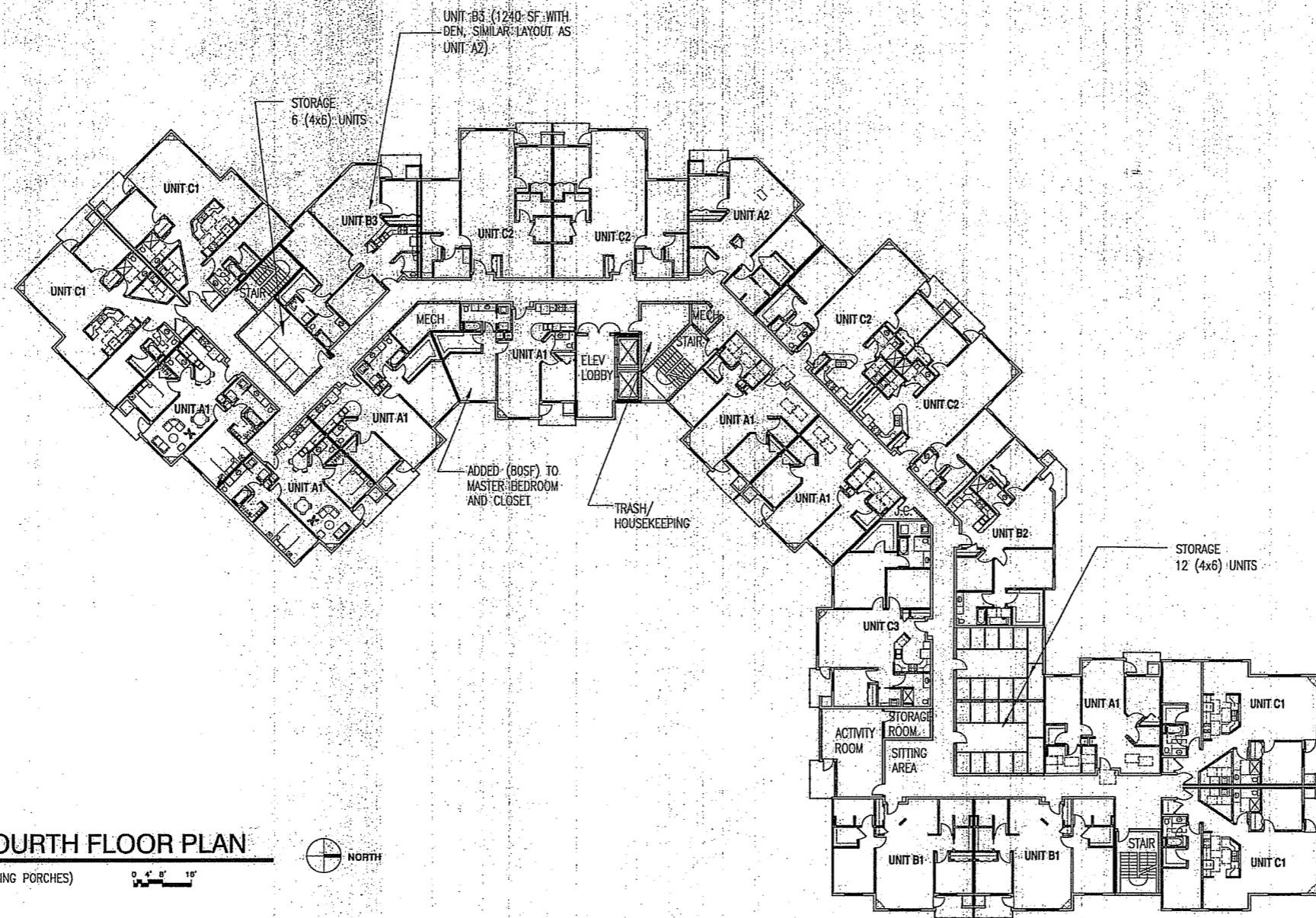
**APPROVAL**

SPACE PLAN	CD	CD	FFE
DATE			
NAME			
DEPARTMENT			

**PROJECT MANAGER** SH  
**PROJECT NUMBER** 1-06018-02  
**DATE** JULY 4, 2006  
**SHEET NUMBER**

**A1.3R**

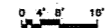




5

**THIRD/FOURTH FLOOR PLAN**

32,550 GSF (EXCLUDING PORCHES)



**DIMENSION IV  
MADISON**  
Architecture  
Engineering  
Interior Design  
313 West Bluffe Hwy, Suite 361  
Madison, WI 53713  
phone (608) 229-4444 fax (608) 229-4445

CIVIL: CALKINS ENGINEERING, LLC  
LANDSCAPING: L.J. GEER DESIGN

**OAKPARK PLACE  
SENIOR COMMUNITY**  
AT GRANDVIEW COMMONS  
618 & 718 JUPITER DRIVE  
MADISON, WISCONSIN  
53718

ZONING RESUBMITTAL  
DATE OF ISSUE: 07/21/05

PROJECT #: 04042

APPROVED JULY, 2005 THIRD & FOURTH FLOOR PLAN

**A1.4**



**EPPSTEIN UHEN**  
ARCHITECTS

**MILWAUKEE** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5335 Fax 414 271 7754

**MADISON** 223 West Washington Ave., Suite 600  
Madison, Wisconsin 53703  
Tel 608 442 5350 Fax 608 442 6225

PROJECT  
**THE ARBORS AT OAK PARK PLACE**  
INDEPENDENT LIVING UNITS

**GRANDVIEW COMMONS**  
618 JUPITER DRIVE  
MADISON, WISCONSIN

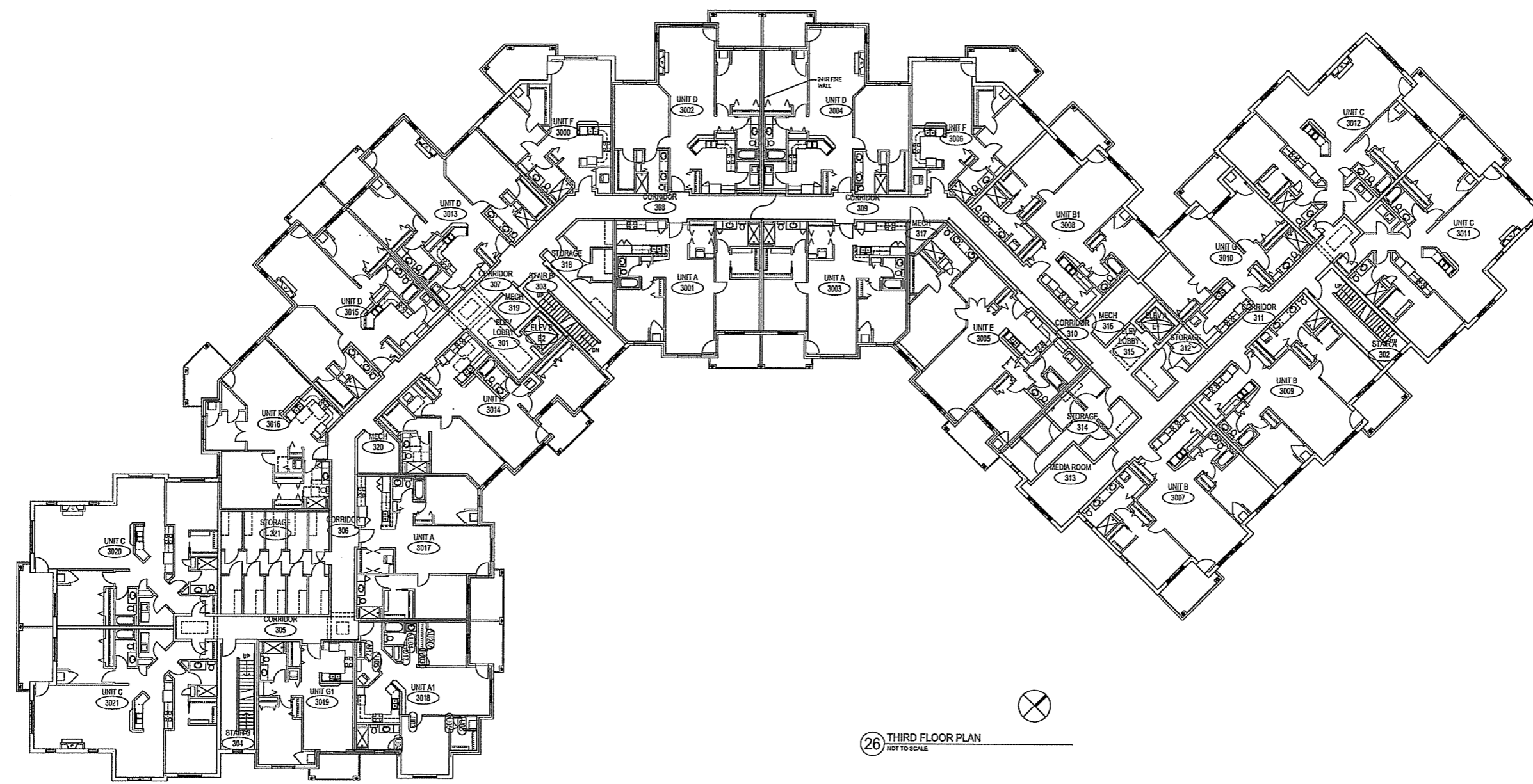
**PROGRESS DOCUMENTS**

These documents reflect progress and are subject to change. Including all field data. These are not for construction and should not be relied on for final design or construction related purposes.

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

DESIGN DEVELOPMENT SET  
KEY PLAN



**26** THIRD FLOOR PLAN  
NOT TO SCALE

SHEET TITLE  
**PROPOSED THIRD FLOOR PLAN**

APPROVAL			
SPACE PLAN	00	CD	ITE
DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER **SH**

PROJECT NUMBER **1-06018-02**

DATE **JULY 4, 2006**

SHEET NUMBER

**A1.4R**



**EPPSTEIN UHEN**  
ARCHITECTS  
MILWAUKEE 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5250 Fax 414 271 7754  
MADISON 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
Tel 608 442 5350 Fax 608 442 6800

PROJECT  
**THE ARBORS AT  
OAK PARK PLACE  
INDEPENDENT LIVING UNITS**

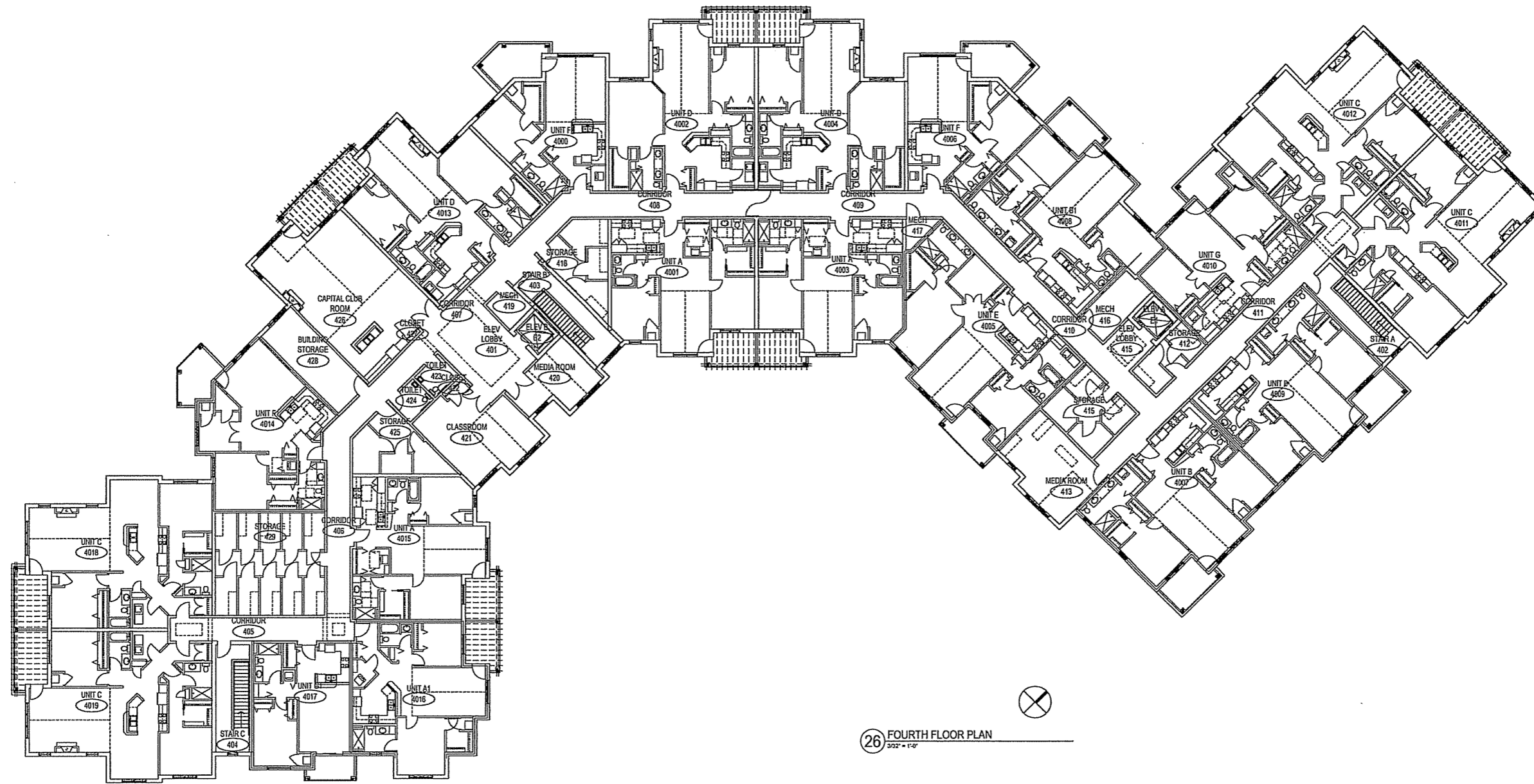
GRANDVIEW COMMONS  
618 JUPITER DRIVE  
MADISON, WISCONSIN

**PROGRESS  
DOCUMENTS**

These documents reflect progress and may be subject to change. They are not to be used for construction documents and shall not be relied on for building code compliance.

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION

DESIGN DEVELOPMENT SET  
KEY PLAN



**26** FOURTH FLOOR PLAN  
3/32" = 1'-0"

SHEET TITLE  
**PROPOSED FOURTH FLOOR  
PLAN**

APPROVAL				
SPACE PLAN	SD	CD	ITE	
DATE				
NAME				
DEPARTMENT				

PROJECT MANAGER SH  
PROJECT NUMBER 1-06018-02  
DATE JULY 4, 2006  
SHEET NUMBER

**A1.5R**

**PROJECT**  
THE ARBORS AT  
OAK PARK PLACE  
INDEPENDENT LIVING UNITS

GRANDVIEW COMMONS  
618 JUPITER DRIVE  
MADISON, WISCONSIN

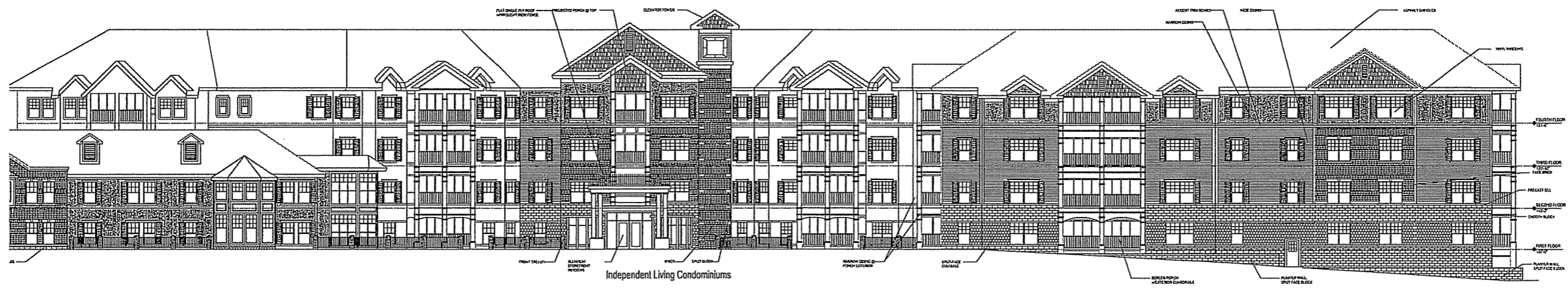
**PROGRESS DOCUMENTS**  
These documents reflect progress and may be subject to change, including all items noted. These are not for construction purposes and shall not be relied on for construction related purposes.

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION



10 PROPOSED FRONT ELEVATION  
NOT TO SCALE



**DESIGN DEVELOPMENT SET**  
KEY PLAN

24 APPROVED FRONT ELEVATION  
NOT TO SCALE

**SHEET TITLE**  
APPROVED / PROPOSED  
BUILDING ELEVATIONS

**APPROVAL**

SPACE PLAN	CD	CD	FFE

NAME  
DEPARTMENT

PROJECT MANAGER SH  
PROJECT NUMBER 1-06018-02  
DATE JULY 4, 2006  
SHEET NUMBER



**EPSTEIN UHEN**  
ARCHITECTS  
MILWAUKEE 117 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5350 Fax 414 271 7784  
MADISON 222 West Washington Ave. Suite 600  
Madison, Wisconsin 53703  
Tel 608 442 8339 Fax 608 442 8608

PROJECT  
**THE ARBORS AT  
OAK PARK PLACE  
INDEPENDENT LIVING UNITS**

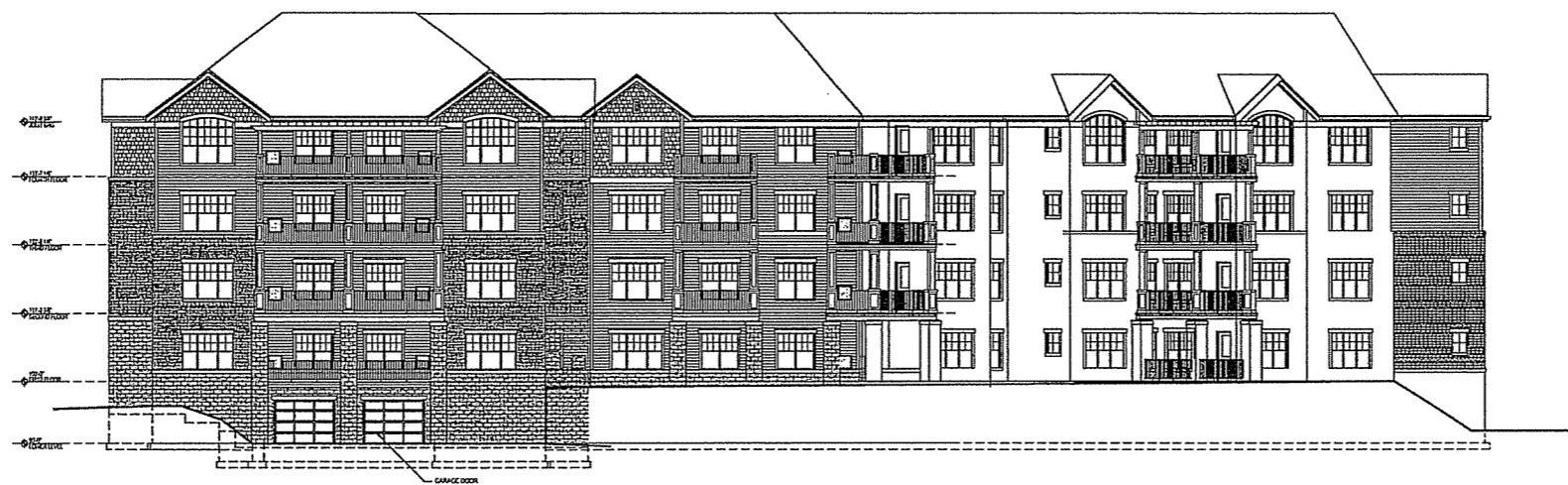
**GRANDVIEW COMMONS  
618 JUPITER DRIVE  
MADISON, WISCONSIN**

**PROGRESS DOCUMENTS**  
These documents were prepared and are subject to change. Nothing shall be construed as a contract document and shall not be used for field construction without proper review.

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

DESIGN DEVELOPMENT SET  
KEY PLAN



**17 PROPOSED SIDE ELEVATION**  
NOT TO SCALE



**24 APPROVED SIDE ELEVATION**  
NOT TO SCALE

SHEET TITLE  
**APPROVED / PROPOSED  
BUILDING ELEVATIONS**

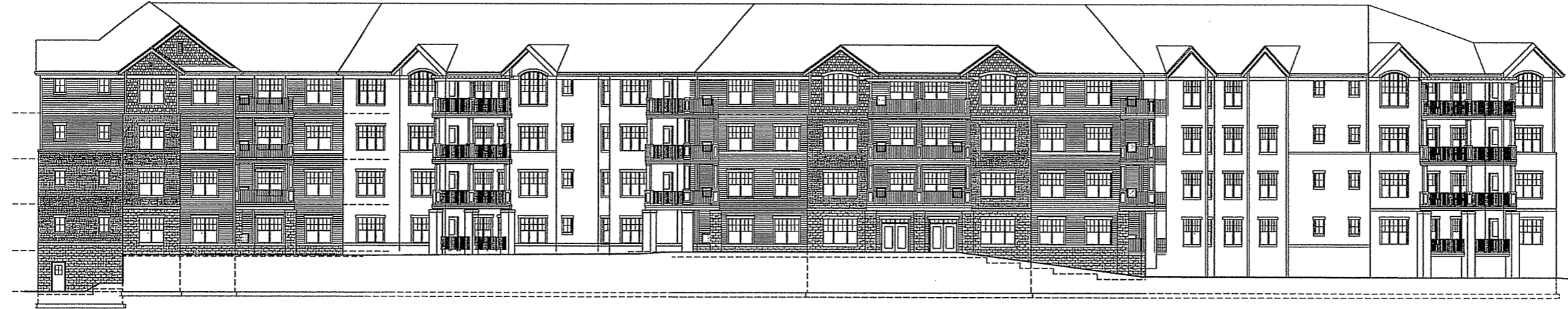
APPROVAL

SPACE PLAN	CD	CD	FFL
DESCRIPTION			
DATE			
NAME			
DEPARTMENT			

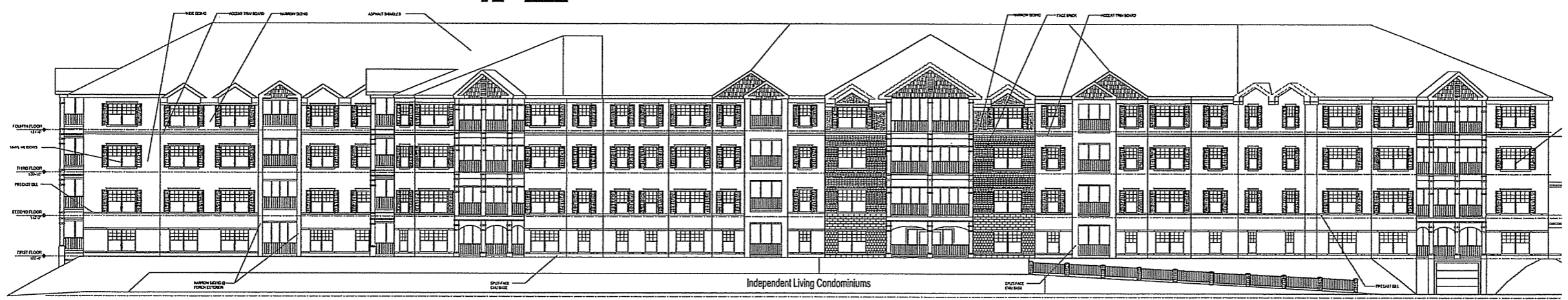
PROJECT MANAGER SH  
PROJECT NUMBER 1-06018-02  
DATE JULY 4, 2006  
SHEET NUMBER



**EPSTEIN UHEN**  
ARCHITECTS  
MILWAUKEE 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5209 Fax 414 271 7794  
MADISON 222 West Washington Ave., Suite 600  
Madison, Wisconsin 53703  
Tel 608 442 5320 Fax 608 442 6800



**17** PROPOSED REAR ELEVATION  
NOT TO SCALE



**24** APPROVED REAR ELEVATION  
NOT TO SCALE

PROJECT  
THE ARBORS AT  
OAK PARK PLACE  
INDEPENDENT LIVING UNITS

GRANDVIEW COMMONS  
618 JUPITER DRIVE  
MADISON, WISCONSIN

**PROGRESS DOCUMENTS**  
These documents are in progress and may be subject to change. All drawings are for informational purposes only and should not be used for construction without approval.

ISSUANCE AND REVISIONS	DATE	DESCRIPTION

DESIGN DEVELOPMENT SET  
KEY PLAN

SHEET TITLE  
APPROVED / PROPOSED  
BUILDING ELEVATIONS

APPROVAL			
SPACE PLAN	DATE	BY	DATE

PROJECT MANAGER SH  
PROJECT NUMBER 1-06018-02  
DATE JULY 4, 2006  
SHEET NUMBER

# DIMENSION IV MADISON

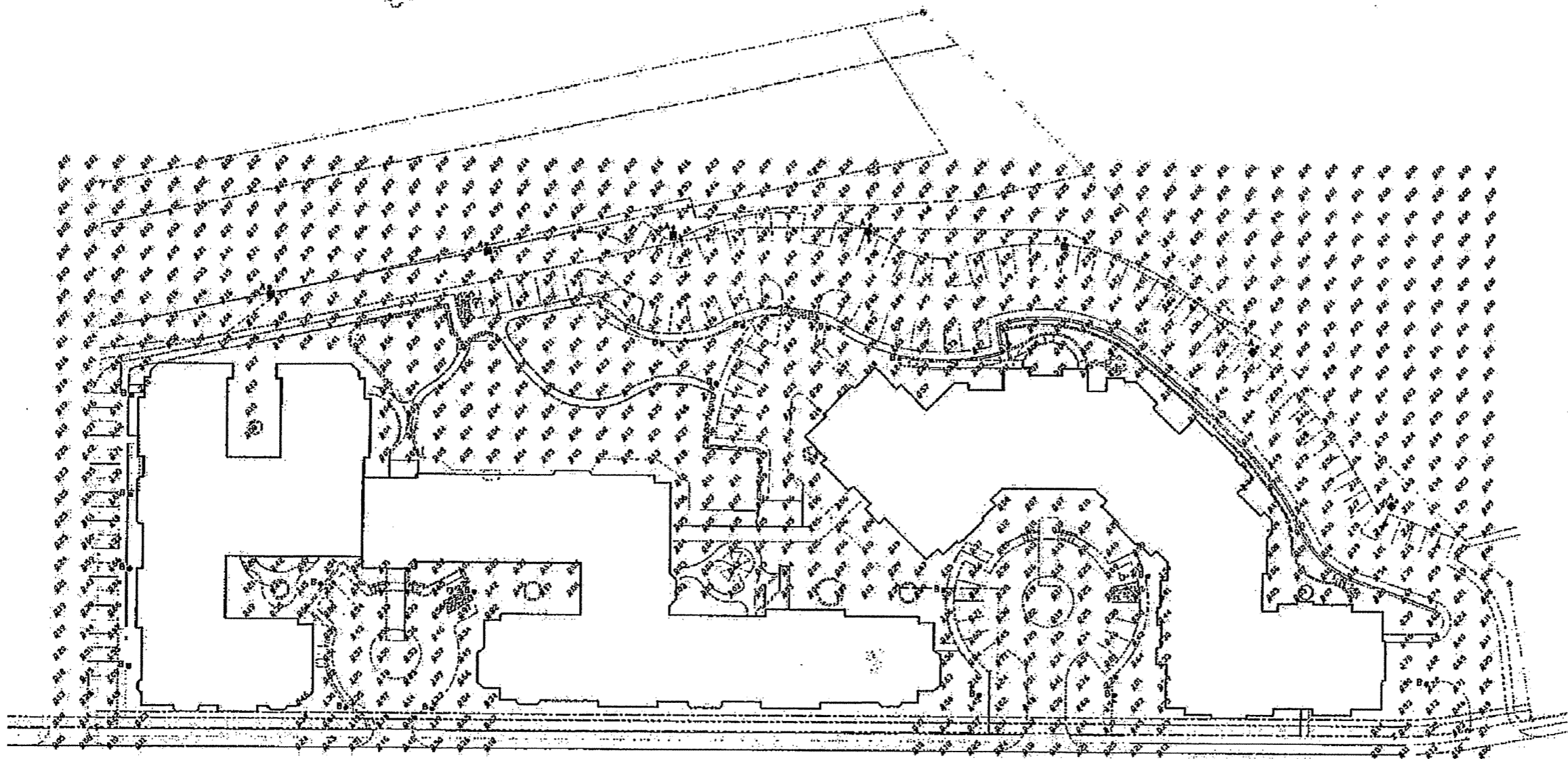
Architecture  
Engineering  
Interior Design

313 West Edina Hwy., Suite 101  
Madison, WI 53713  
phone (608) 228-4444 fax (608) 228-4445

CIVIL: CALKINS ENGINEERING, LLC  
LANDSCAPING: L.J.GEER DESIGN

## OAKPARK PLACE SENIOR COMMUNITY

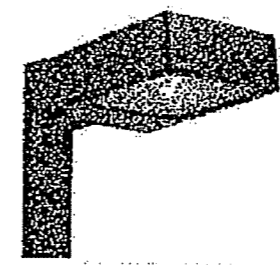
AT GRANDVIEW COMMONS  
618 & 718 JUPITER DRIVE  
MADISON, WISCONSIN  
53718



1 SITE LIGHTING PHOTOMETRIC PLAN  
1/8" = 1'-0"

FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NO.	VOLTS	LAMPS	HTG.	REMARKS
A	WACOM DESIGN	CA-255-24-V-120	120	1-WACOM/A	POLE	SHALL BE TYPE B AREA FIXTURE ON 30' POLE - FIXTURE TO 1/4" HOUR SIDE SHALL TO PRODUCE LIGHT SPREAD ON ADJACENT PROPERTY
B	SUN VALLEY	LAC2-10-125W-120	120	1-WACOM/A	POLE	ADJACENT TYPE B AREA FIXTURE WITH DEGRADED 25% ALUMINUM 20' ON OCCUPYING 17' POLE

POINT BY POINT CALCULATION SUMMARY				
	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAXIMUM UNIFORMITY RATIO (AVERAGE)
TYPICAL PARKING LOT AREA	1.18 fc	4.95 fc	0.95 fc	3.91 : 1



TYPE "A" FIXTURES



TYPE "B" FIXTURES

ZONING RESUBMITTAL  
DATE OF ISSUE: 07/21/05

PROJECT #: 04042

APPROVED JULY, 2005 SITE LIGHTING  
PHOTOMETRIC PLAN

# E1.0

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