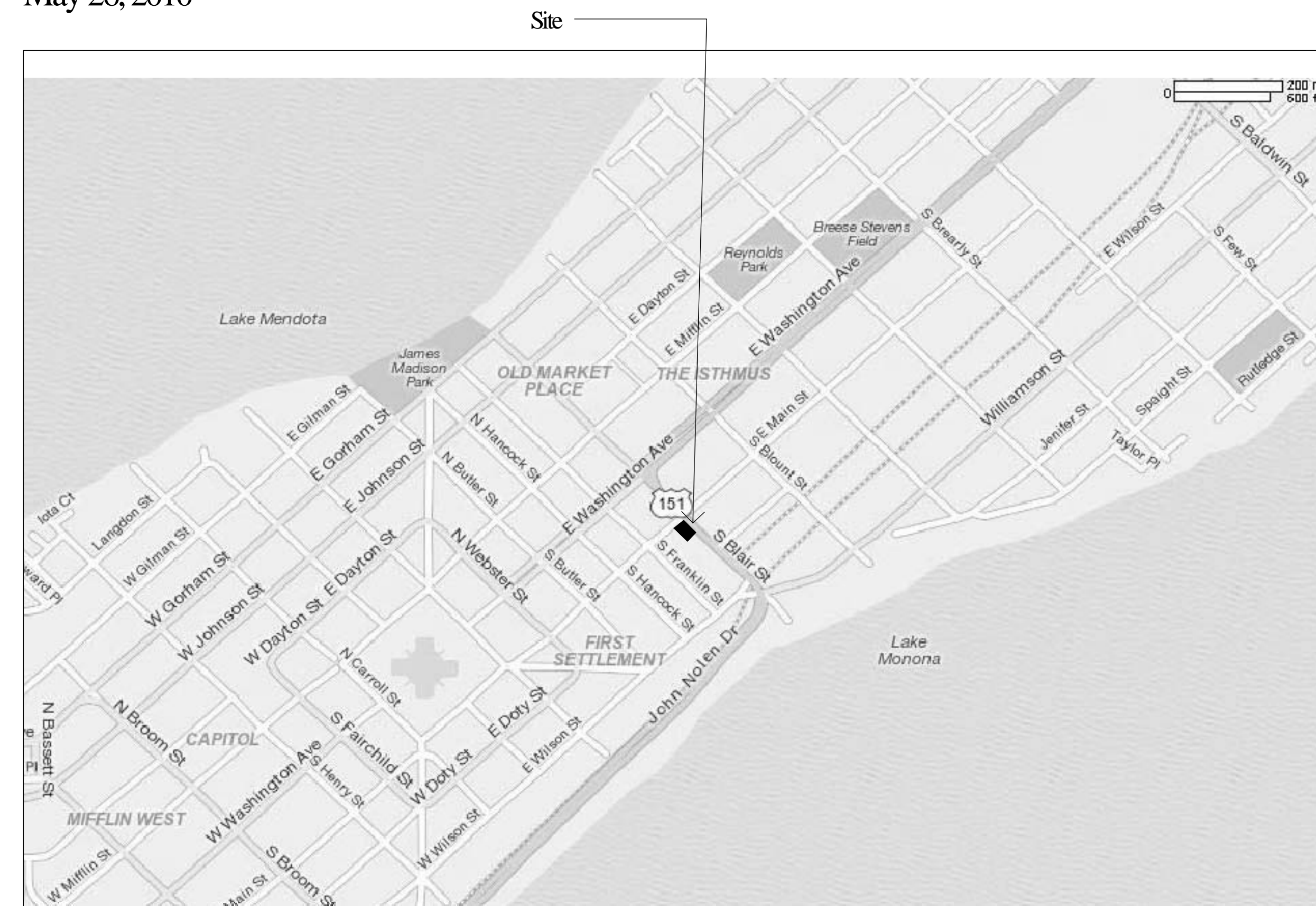


Settlement Place

A Residential Development at 517-523 East Main Street
Madison, Wisconsin

May 26, 2010



Location Map

Owner/Developer
LTMcGrath, LLC
3849 Caribou Rd.
Verona, Wisconsin 53593
Telephone (608) 345-3975

Architects
ARTECHDESIGNGROUP
1410 Cowart Street
Chattanooga, Tennessee 37408
Telephone (423) 265-4313

Landscape Architects/Civil Engineers

Schreiber / Anderson Associates
717 John Nolan Drive
Madison, Wisconsin 53713
Telephone (608) 255-0800

Building Data

Proposed New Construction: 30,776 s.f.
Parking - 8,381 square feet
Residential - 22,395 square feet

Total Dwelling Units: 21
Total No. of Bedrooms: 29

One Bedrm.	Two Bedrm.
A-1: 1	B1: 3
A-2: 3	B2: 3
A-3: 3	B3: 2
A-4: 3	
A-5: 3	

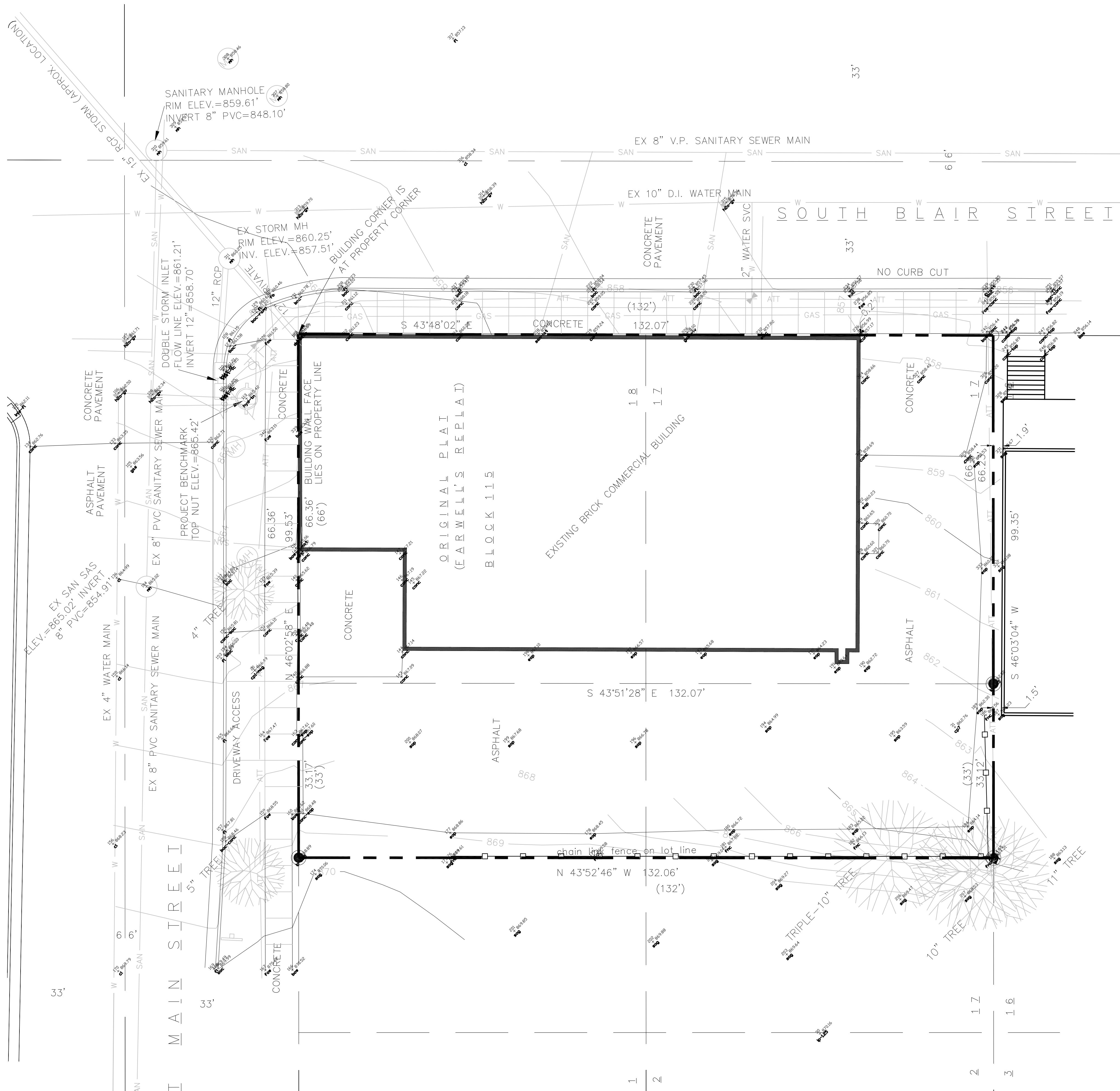
13 16

Site Data

Site Area: 13,132 s.f.	Site Area per Bedroom 450 square feet per bedroom
Density: 0.3 acres 70 units per acre	Total Usable Open Space: 6,024 s.f. Usable Open Space per Unit: 286 s.f. / unit Usable Open Space per Bedroom: 207 s.f. / bedroom
Site Area per Unit: 620 square feet per unit	Parking Data Enclosed Parking: 25 stalls [1 van accessible stall provided] Bicycle Parking Covered 19 Exterior 8 Total 27

Index of Drawings

Sheet No.	Sheet Title	Sheet No.	Sheet Title
	Cover Sheet		
C1.0	Existing Conditions	A2	Architectural Site Plan
C2.0	Demolition and Erosion Control	A3	Parking Level Plan
C3.0	Site Layout Plan	A4	First Level Plan
C3.1	Fire Protection Plan	A5	Second Level Plan
C4.0	Site Grading Plan	A6	Third Level Plan
C5.0	Utility Plan	A7	Main & Blair St. Elevations
C6.0	Landscape Plan	A8	Rear Elevations
C7.0	Details		
C7.1	Details		
C7.2	Details		



LEGEND

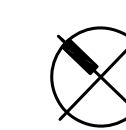
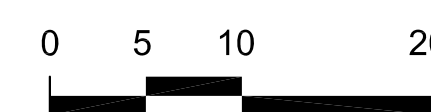
- SOLID IRON ROD FOUND
- IRON PIPE FOUND
- 0.75" SOLID IRON ROD SET
1.13 Lbs./LINEAL FOOT.
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.
- ⌈ TELECOMMUNICATIONS ACCESS BOX
- ⊕ LIGHT POLE OR STOP LIGHT POLE
- ⊕ WATER GATE VALVE OR GAS VALVE BOX
- ⌋ STREET SIGN
- ⊙ (MH) MANHOLE-OTHER
- ☼ TREE-DECIDUOUS

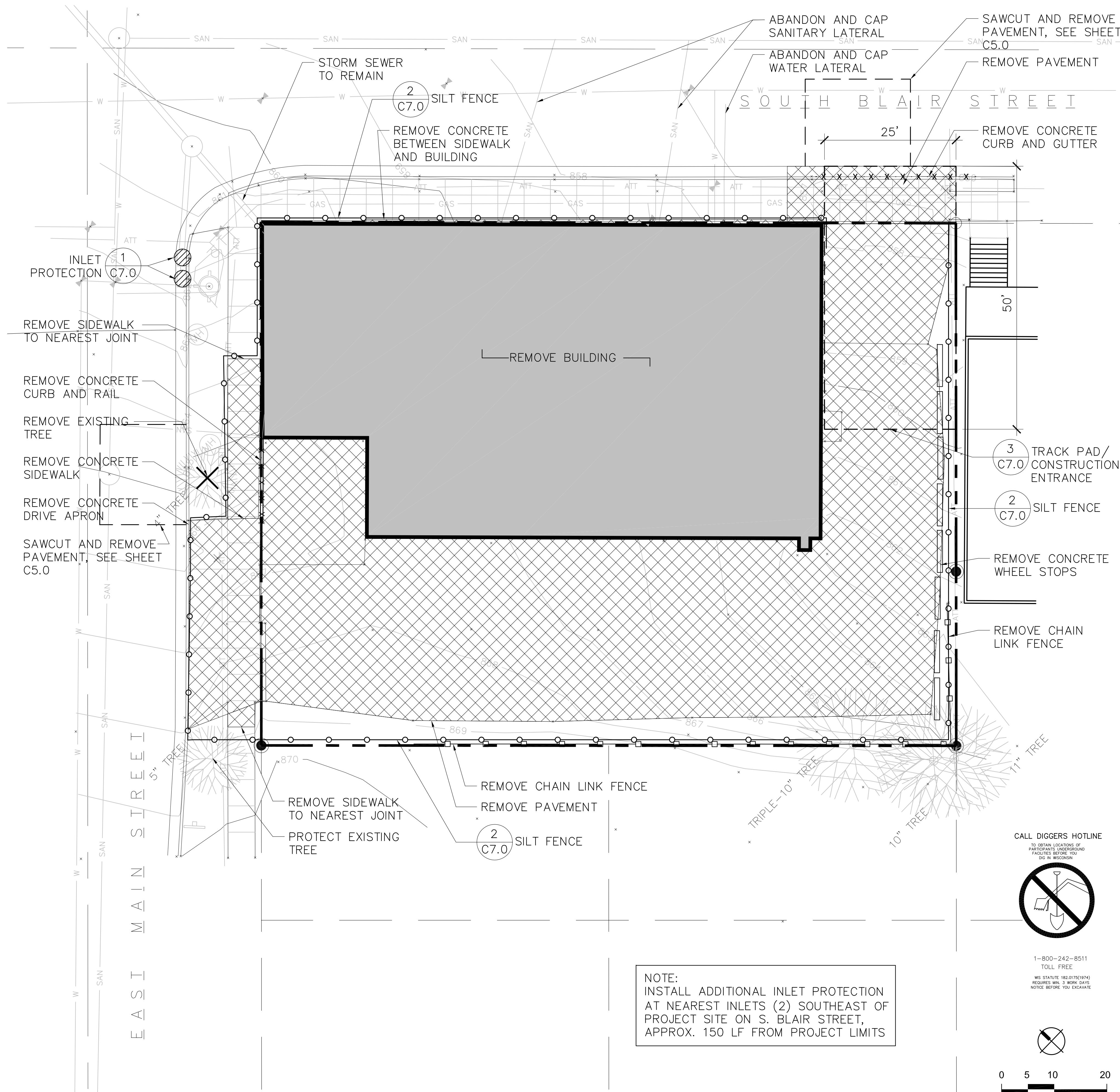
- SAN — SANITARY SEWER
- ATT — AT&T UNDERGROUND
- ELE — ELECTRIC UNDERGROUND
- W — WATER
- GAS — GAS UNDERGROUND
- — — — — STORM SEWER

NOTES:










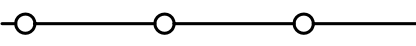
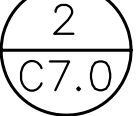
1. Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.

2. Project Benchmark is the City of Madison PLSS Meander Corner, for the South 1/4 of Section 13, USGS NAVD 88 Datum, Monument Published Elevation=850.53'; Site Benchmark is top nut of Hydrant near the northerly most corner of this parcel Top Nut Elevation=865.42'





LEGEND:

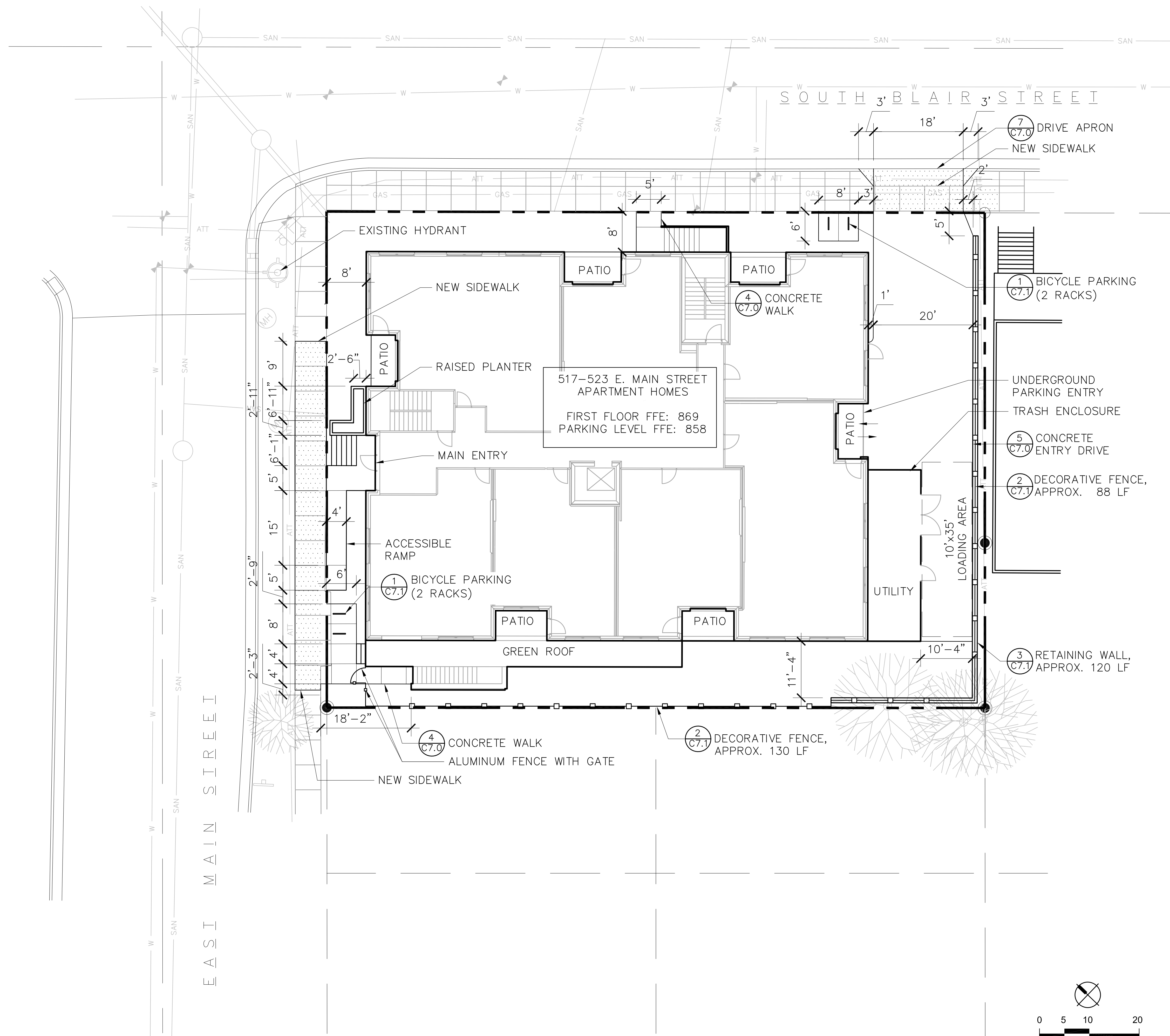
	REMOVE PAVEMENT (CONCRETE OR ASPHALT)	
	REMOVE BUILDING	
	REMOVE CURB OR WALL	
	REMOVE VEGETATION	
	PROJECT LIMITS	
	INLET PROTECTION	
	TRACK PAD	
	SILT FENCE PROTECTION	

DEMOLITION NOTES:

1. CALL DIGGERS HOTLINE TO LOCATE UTILITIES PRIOR TO BEGINNING WORK ON SITE 1.800.242.8511
2. CLEAR AND GRUB VEGETATION TO THE LIMITS OF WORK PER SPECIFICATIONS
3. UNLESS OTHERWISE NOTED, ALL ITEMS DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE
4. ALL EXISTING UTILITIES NOT USED SHALL BE ABANDONED PER CITY OF MADISON SPECIFICATIONS, CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES
5. CONTRACTORS SHALL INSTALL FENCING AROUND THE TRUNKS OF ALL EXISTING TERRACE TREES. FENCING SHALL COVER THE WIDTH OF THE TERRACE AND EXTEND AT LEAST FIVE (5) FEET FROM THE TRUNKS IN BOTH DIRECTIONS. TREES INCLUDE: TWO (2) HYBRID ELMS ALONG S. BASSETT STREET, & ONE (1) GREEN ASH ALONG W. WILSON STREET
6. TREE RELOCATION MAY BE NECESSARY DEPENDING ON UTILITY LOCATIONS FROM BUILDING

EROSION CONTROL NOTES:

1. PROVISIONS TO PREVENT MUD-TRACKING OFF-SITE ONTO PUBLIC THOROUGHFARES DURING CONSTRUCTION SHALL BE TAKEN IN THE FORM OF A TRACK PAD
2. ALL EROSION CONTROL PRACTICES SHALL BE INSPECTED DAILY AND MAINTAINED IN A WORKING CONDITION
3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER HEIGHT
4. ALL EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE PERMANENTLY STABILIZED AND ESTABLISHED. UPON PERMANENT STABILIZATION ESTABLISHMENT, THE TEMPORARY EROSION CONTROL PRACTICES WILL BE REMOVED
5. CONTRACTOR SHALL INSTALL FENCING AROUND THE TRUNKS OF ALL EXISTING TERRACE TREES. FENCING SHALL COVER THE WIDTH OF THE TERRACE AND EXTEND AT LEAST FIVE (5) FEET FROM THE TRUNKS IN BOTH DIRECTIONS.



LEGEND:

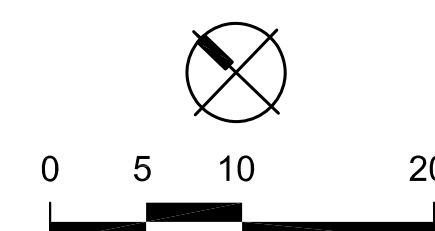
- PROJECT LIMITS
- BICYCLE PARKING 1
C7.1
- NEW CONCRETE SIDEWALK 4
C7.0

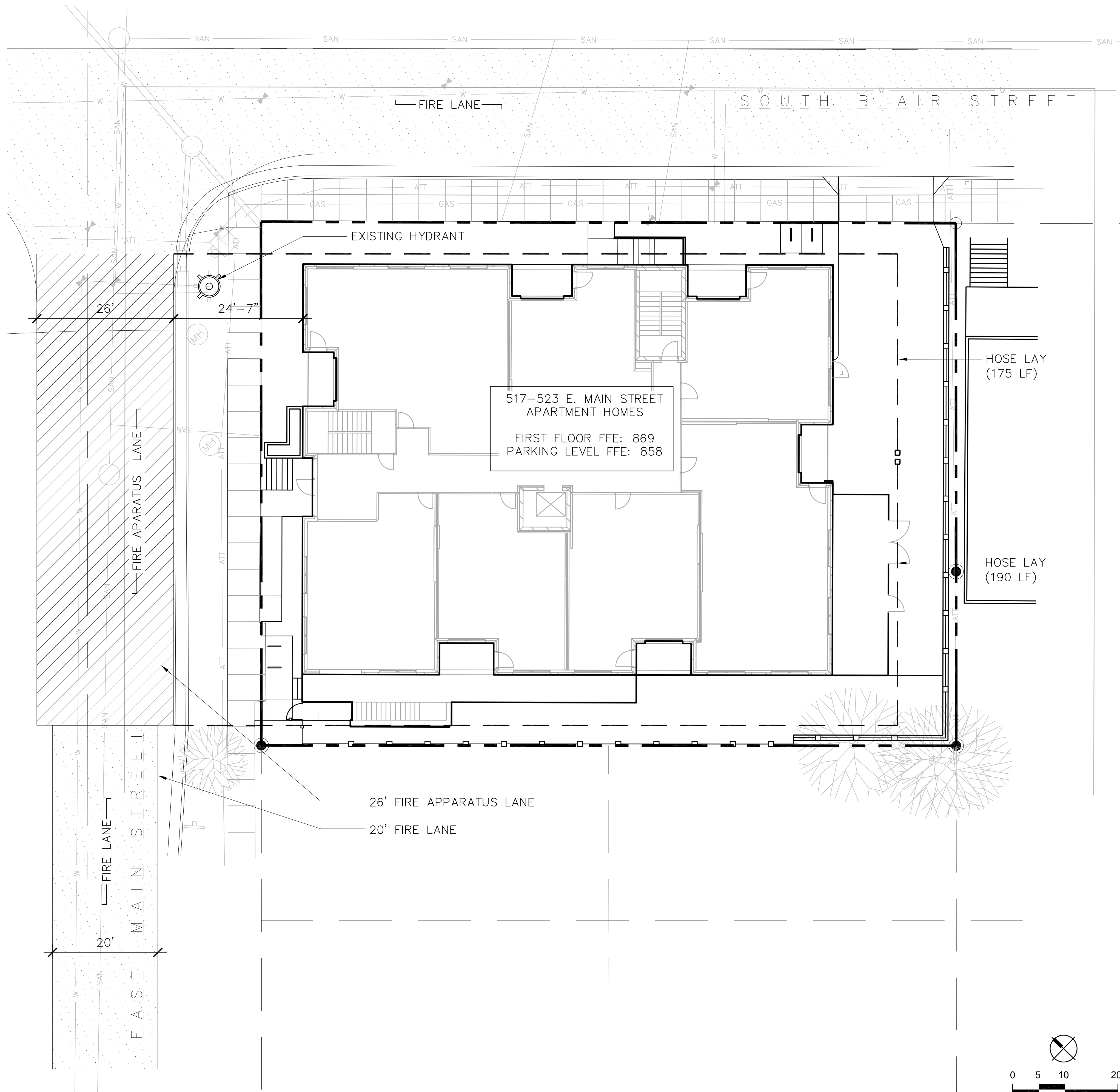
NOTES:

1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES
3. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.

SITE STATISTICS

SITE AREA	13,068 SF
EXISTING IMPERVIOUS SURFACES	12,123 SF
EXISTING ISR	0.93
PROPOSED IMPERVIOUS SURFACES	10,152 SF
PROPOSED ISR	0.78





LEGEND:

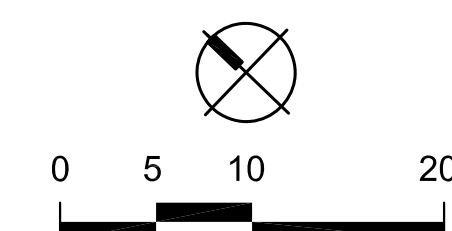
- PROJECT LIMITS
- [Dotted Box] FIRE LANE
20'-0" WIDTH
- [Hatched Box] FIRE APPARATUS LANE
26'-0" WIDTH
- HOSE LAY

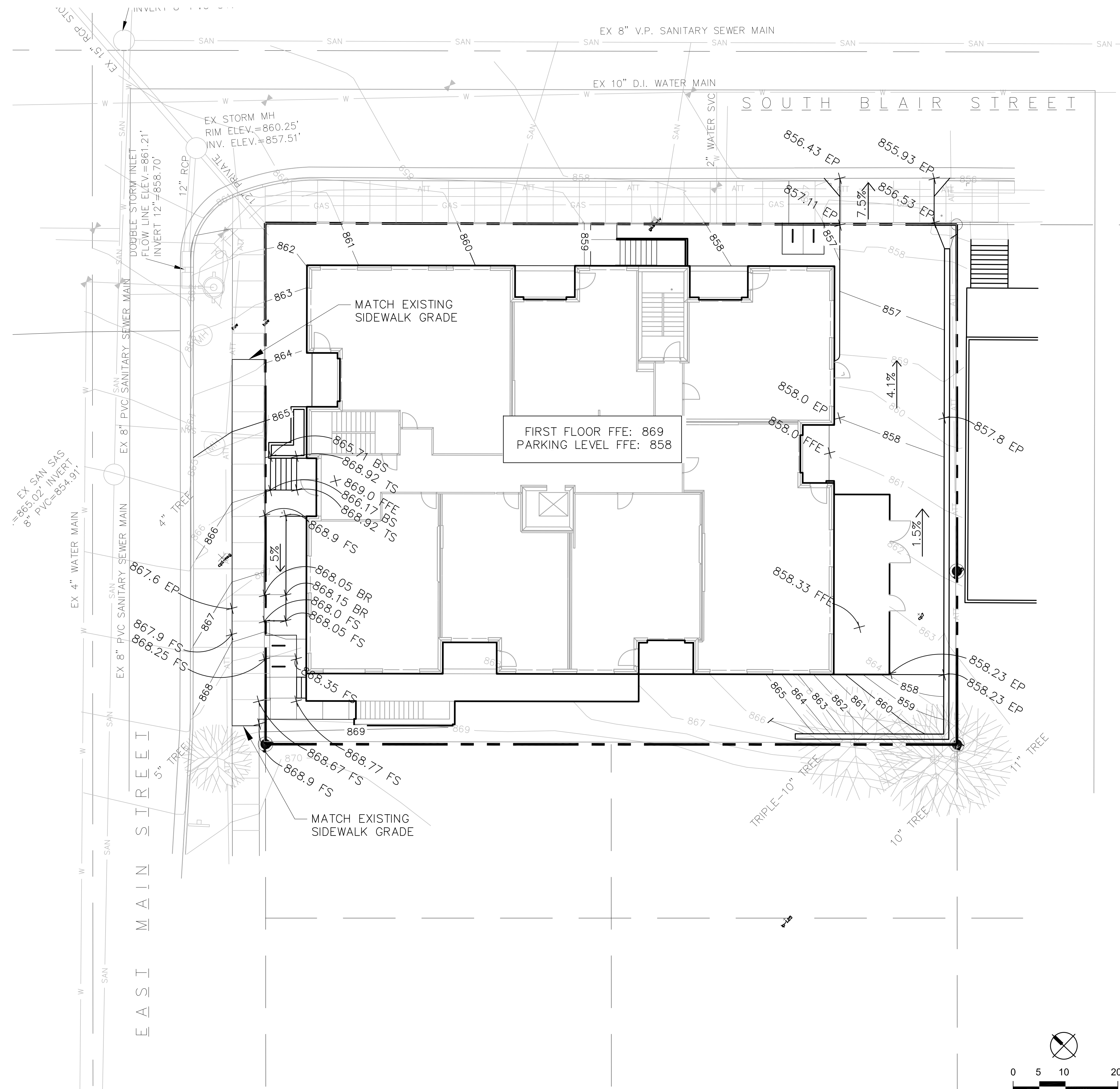
NOTES:

1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES
3. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.

HYDRANT LOCATIONS

- EAST MAIN STREET AND S. BLAIR STREET
- RAILROAD STREET AND S. BLAIR STREET
(MAX. DISTANCE FROM SITE: 380')





LEGEND:

- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TR TOP OF RAMP
- BR BOTTOM OF RAMP
- HP HIGH POINT
- LP LOW POINT
- FS FINISH SURFACE
- FL FLOW LINE
- FG FINISH GRADE
- FFE FINISH FLOOR ELEVATION

- 2% → SLOPE DIRECTION

- PROJECT LIMITS

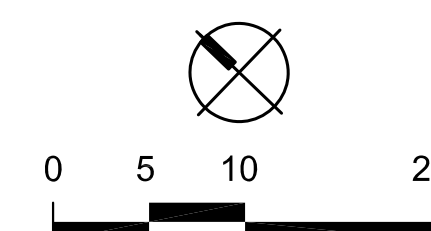
NOTES:

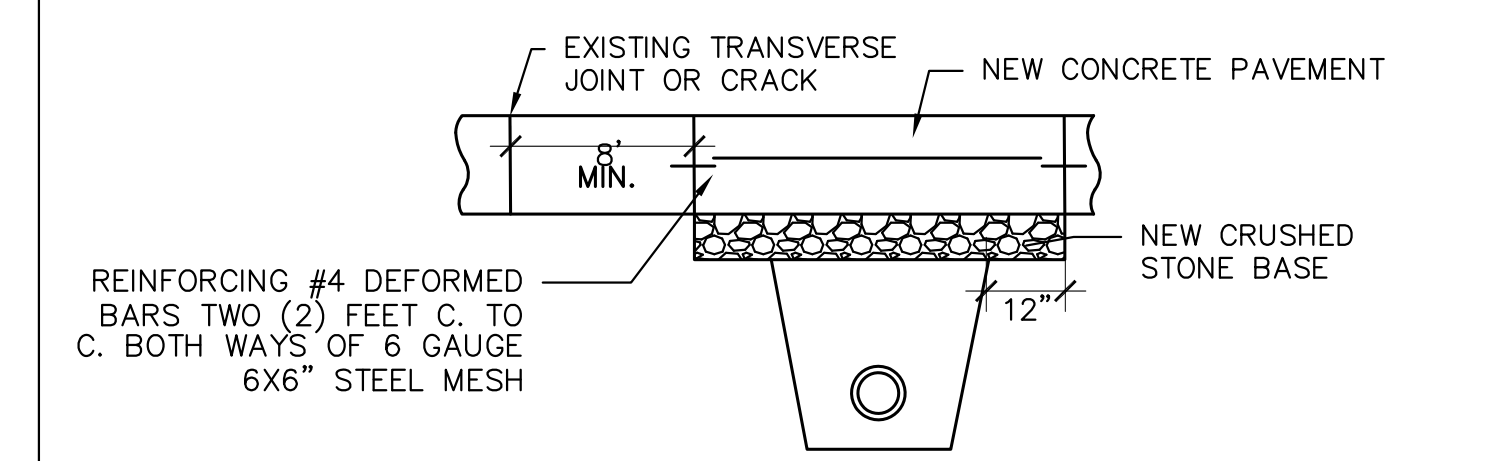
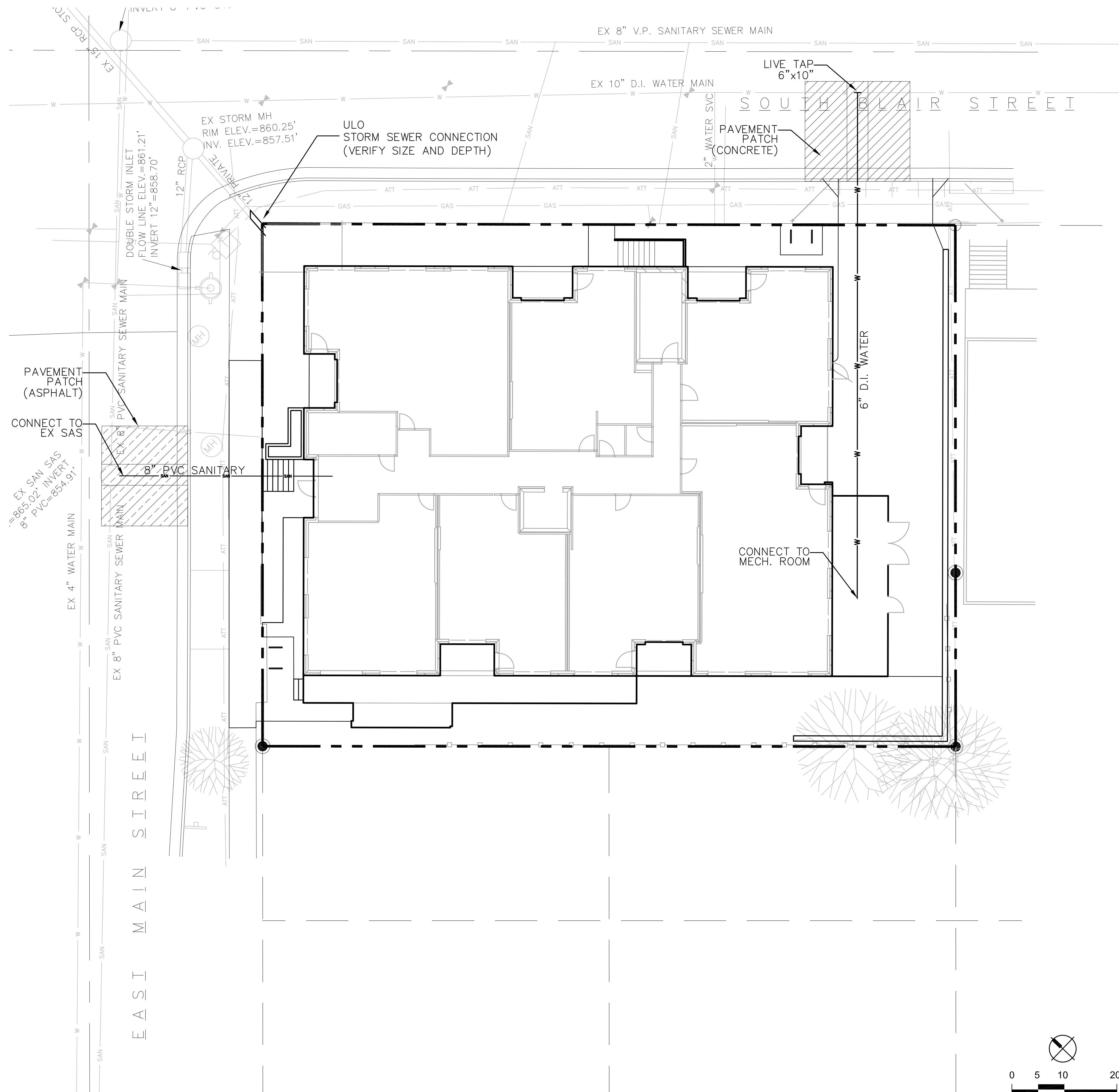
1. CONTRACTOR SHALL PERFORM ALL EARTHWORK AND GRADING PER SPECIFICATIONS. ALL PROPOSED PAVING, CURBS, AND PLANTING AREAS SHALL TRANSITION SMOOTHLY TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL PLANTING AREAS.

2. EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.

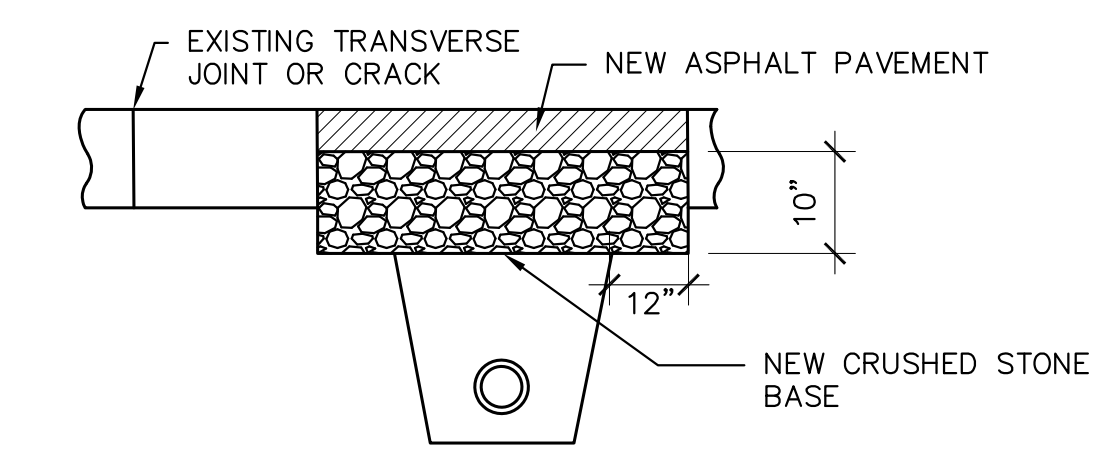
3. EXISTING CURB ALONG BASSETT STREET TO REMAIN, TERRACE AND SIDEWALK GRADES HAVE BEEN MODIFIED TO ACCOMMODATE BUILDING ENTRY POINTS AND/OR UTILITY LINES.

4. CONTOUR INTERVAL IS ONE (1) FOOT.





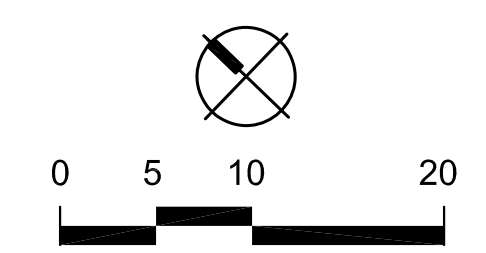
1 PAVEMENT PATCH SECTION, TYPE I (CONCRETE)
C5.0 SEE MADISON S.D.D. 5.2.4.



2 PAVEMENT PATCH SECTION, TYPE III (ASPALT)
C5.0 SEE MADISON S.D.D. 5.2.4.

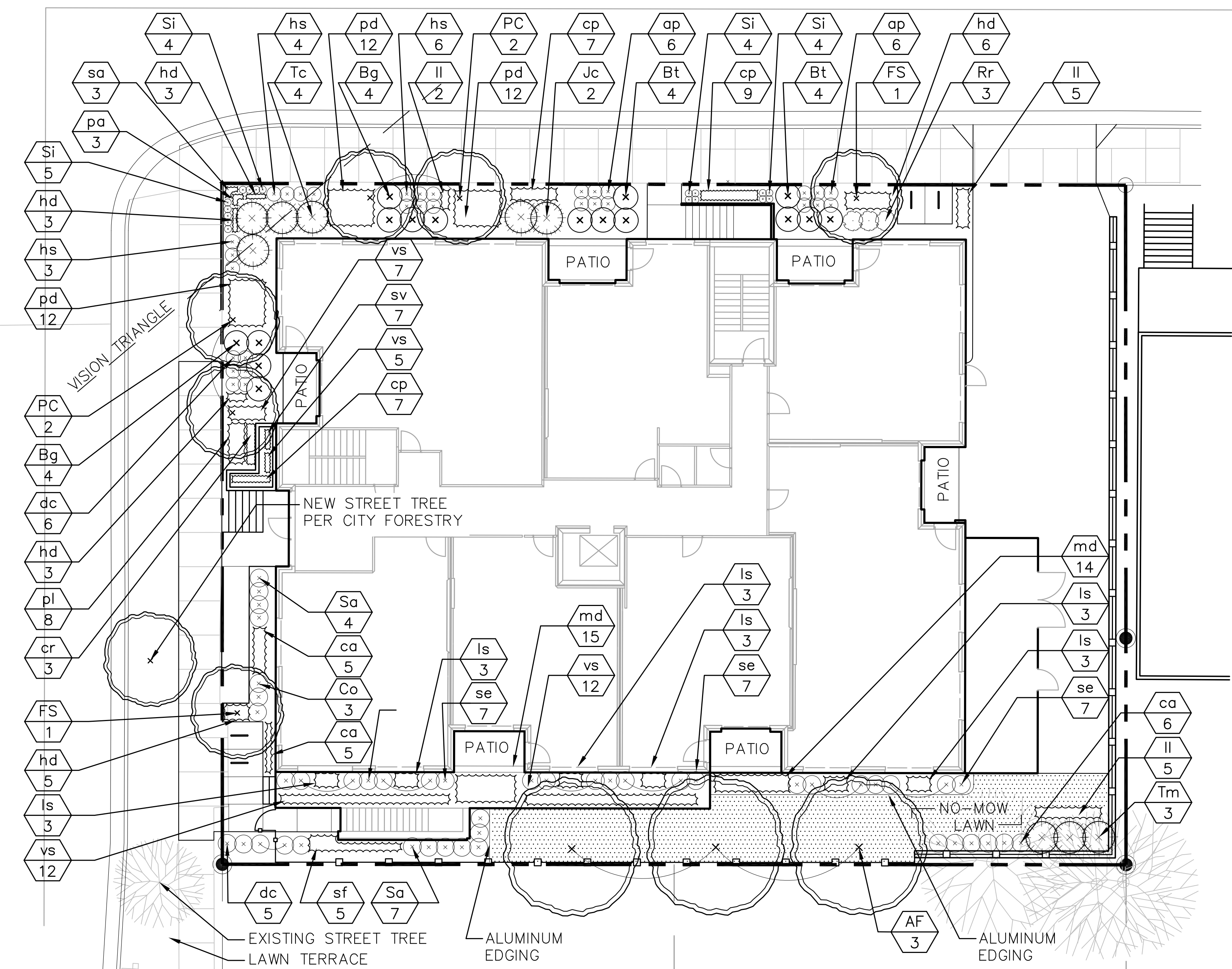
NOTES:

1. REFER TO GRADING PLAN, SHEET C4.0 FOR REFERENCE AND TO MAINTAIN APPROPRIATE COVER OVER ALL UTILITIES
2. REFER TO DEMOLITION PLAN, SHEET C2.0 FOR ABANDONED UTILITIES
3. GAS AND ELECTRIC SERVICE TO BE COORDINATED WITH MG&E



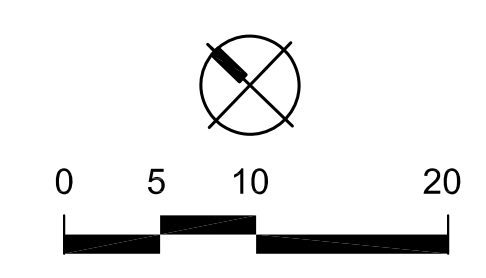
LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Qty	Comments
SHADE TREES						
AF	<i>Acer x freemanii</i> 'Armstrong'	Freeman Maple	3" Cal.	B&B	3	straight central leader
FS	<i>Fagus sylvatica</i> 'Fastigiata'	Upright European Beech	3" Cal.	B&B	2	limb up lower branches
PC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	3" Cal.	B&B	4	match form/size
EVERGREEN TREES/SHRUBS						
Bg	<i>Buxus x 'Green Gem'</i>	Green Gem Boxwood	30" Ht.	Cont.	8	match form/size
Jc	<i>Juniperus chinensis</i> 'Shimpaku'	Shimpaku Juniper	5 Gal.	Cont.	2	match form/size
Tc	<i>Taxus cuspidata</i> 'Monloo'	Emerald Spreader Yew	30" Ht.	B&B	4	match form/size
Tm	<i>Taxus x media</i> 'Andersonii'	Anderson Yew	3 Gal.	Cont.	3	
DECIDUOUS SHRUBS						
Rr	<i>Rosa</i> 'Frau Dagmar Hastrup'	Hastrup Rugosa Rose	3 Gal.	Cont.	3	
Sa	<i>Salix purpurea</i> 'Canyon Blue'	Arctic Blue Leaf Willow	3 Gal.	Cont.	11	match form/size
Si	<i>Stephanandra incisa</i> 'Crispa'	Cutleaf Stephanandra	3 Gal.	Cont.	17	match form/size
Co	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	5 Gal.	Cont.	3	
Bt	<i>Berberis thunbergii</i> 'Ruby Carousel'	Ruby Carousel Barberry	5 Gal.	Cont.	8	match form/size
PERENNIALS/GROUNDCOVERS/VINES						
ap	<i>Artemisia</i> 'Silver Mound'	Silver Mound Wormwood	4" CG	Cont.	12	space at 12"
cp	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	4" CG	Cont.	23	space at 12"
ca	<i>Calamagrostis acutiflora</i> 'Avalanche'	Avalanche Feather Grass	2 Gal.	Cont.	11	match form/size
cr	<i>Cimicifuga racemosa</i> 'Pink Spike'	Pink Spike Snakeroot	1 Gal.	Cont.	3	
dc	<i>Deschampsia caespitosa</i>	Tufted Hair Grass	1 Gal.	Cont.	11	match form/size
hd	<i>Heuchera</i> 'Dale's Strain'	Dale's Strain Coral Bells	1 Gal.	Cont.	20	
hs	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gal.	Cont.	13	match form/size
ls	<i>Liatris spicata</i> 'Kobold'	Kobold Liatris	4" CG	Cont.	18	
ll	<i>Limonium latifolium</i>	Sea Lavendar	4" CG	Cont.	12	
md	<i>Monarda didyma</i> 'Petit Delight'	Petit Delight Bee Balm	4" CG	Cont.	29	
pa	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	4" CG	Cont.	3	
pd	<i>Phlox divaricata</i>	Woodland Phlox	4" CG	Cont.	36	
pl	<i>Pulmonaria longifolia</i> 'Diana Claire'	Diana Claire Pulmonaria	4" CG	Cont.	8	
sa	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum	1 Gal.	Cont.	3	
se	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 Gal.	Cont.	21	
sv	<i>Sedum</i> 'Vera Jameson'	Vera Jameson Sedum	4" CG	Cont.	7	
vs	<i>Veronica</i> 'Sunny Blue Border'	Sunny Blue Border Veronica	4" CG	Cont.	24	
sf	<i>Solidago</i> 'fireworks'	Fireworks Solidago	1 Gal.	Cont.	5	



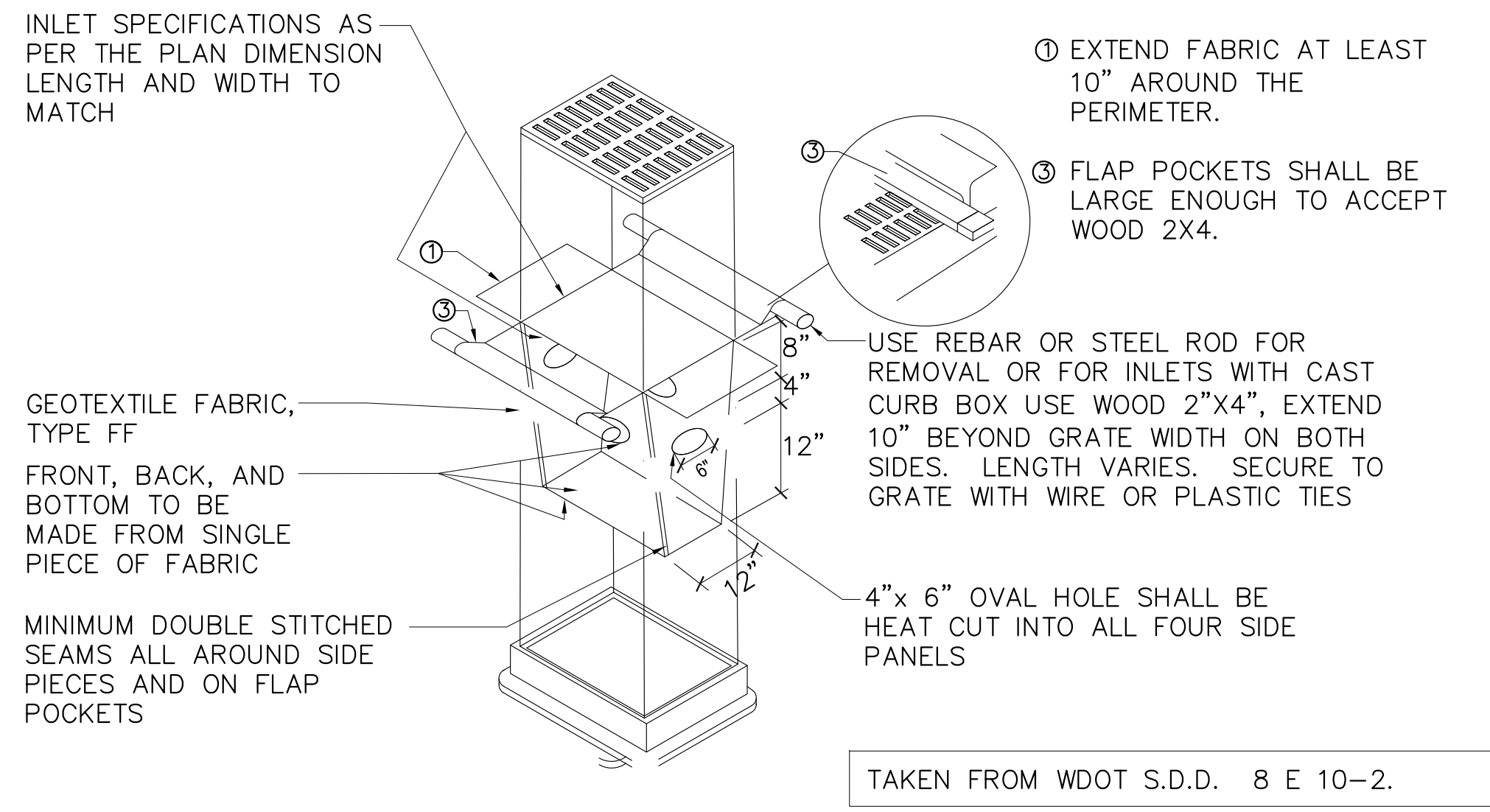
TERRACE TREE PLANTING NOTES:

1. LANDSCAPE CONTRACTOR TO CONTACT CITY FORESTER PRIOR TO PLANTING TO MARK TREE LOCATIONS – CITY FORESTER TO APPROVE MARKED LOCATIONS IN FIELD PRIOR TO PLANTING

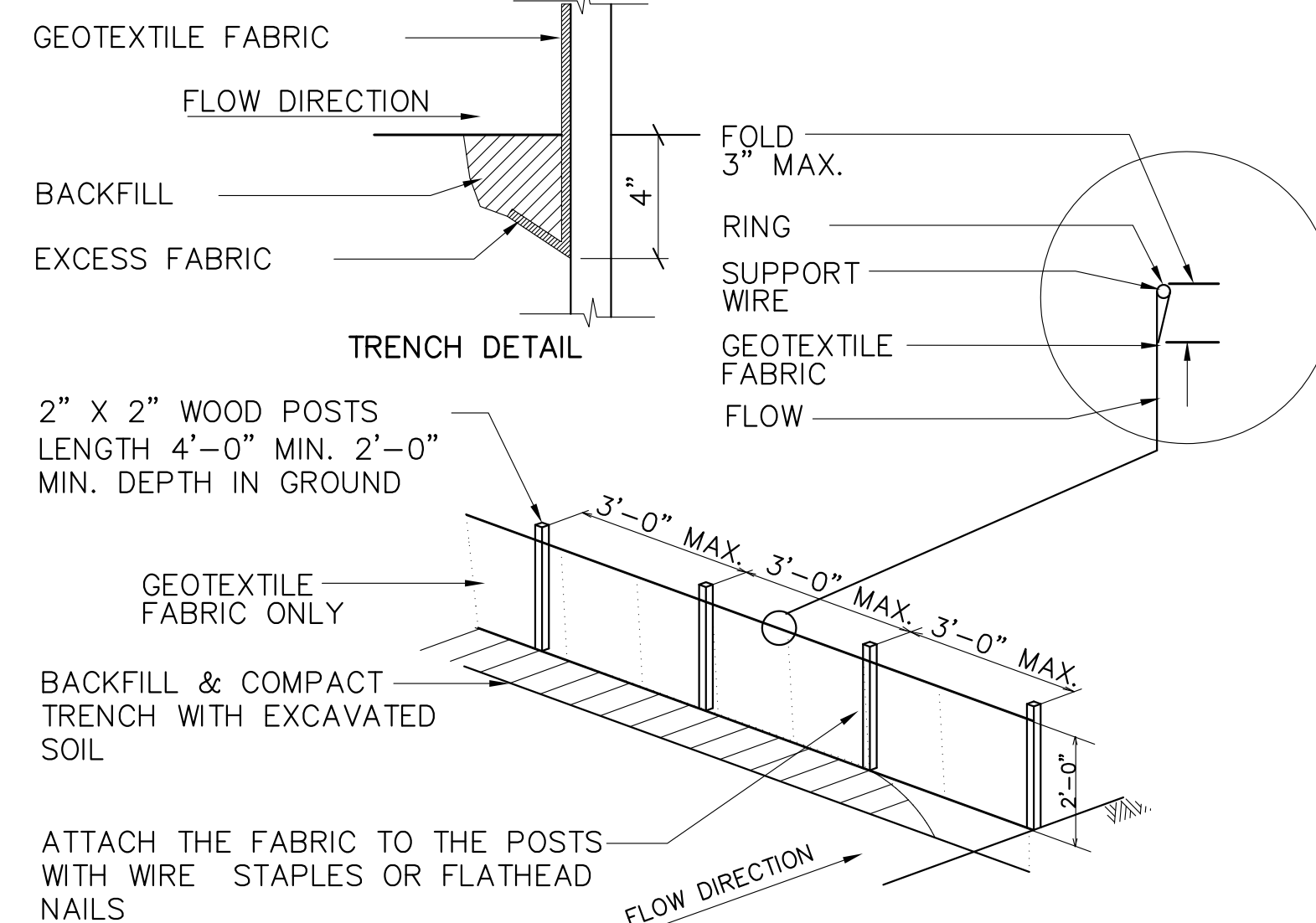


LANDSCAPE POINTS

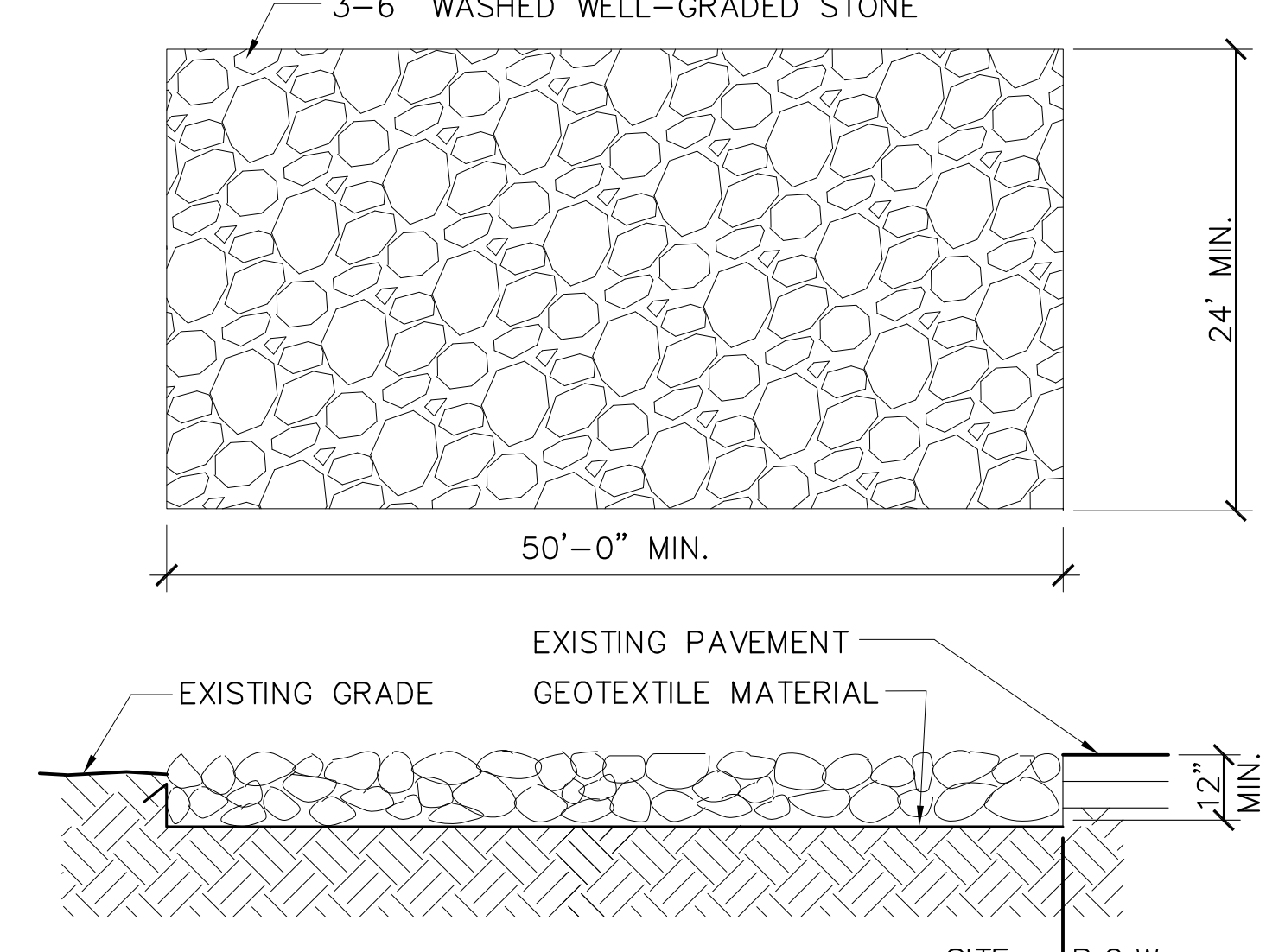
NUMBER OF TREES REQUIRED:		TABULATION OF POINTS PROVIDED:	
NUMBER OF PARKING STALLS	0 – ALL UNDERGROUND	CANOPY TREES	35pts 3 105
STORAGE AREA SQUARE FOOTAGE	0 – NO STORAGE AREA	DECIDUOUS SHRUBS	2pts 42 84
CANOPY TREES REQUIRED	0 – NO TREES REQUIRED	EVERGREEN SHRUBS	3pts 21 63
NUMBER OF LANDSCAPE POINTS REQUIRED:		DECORATIVE FENCE	5pts/lf 215 1075
POINTS REQUIRED PER PARKING STALLS	0 – ALL UNDERGROUND	EVERGREEN TREES	15pts 0 0
POINTS REQUIRED PER LOADING AREA	75 – LOADING AREA	ORNAMENTAL TREES	15pts 6 90
TOTAL POINTS REQUIRED	75 – POINTS REQUIRED	TOTAL POINTS	1417 pts



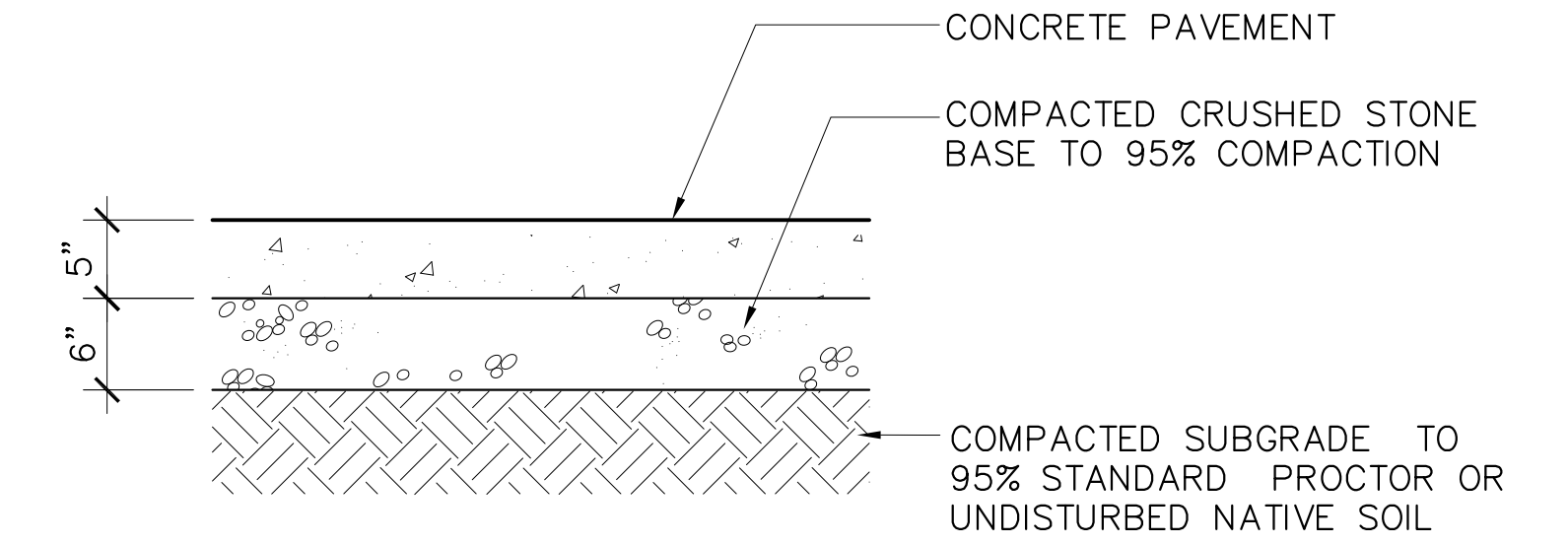
1 INLET PROTECTION, TYPE D
C7.0 NTS



2 SILT FENCE DETAIL
C7.0 NTS

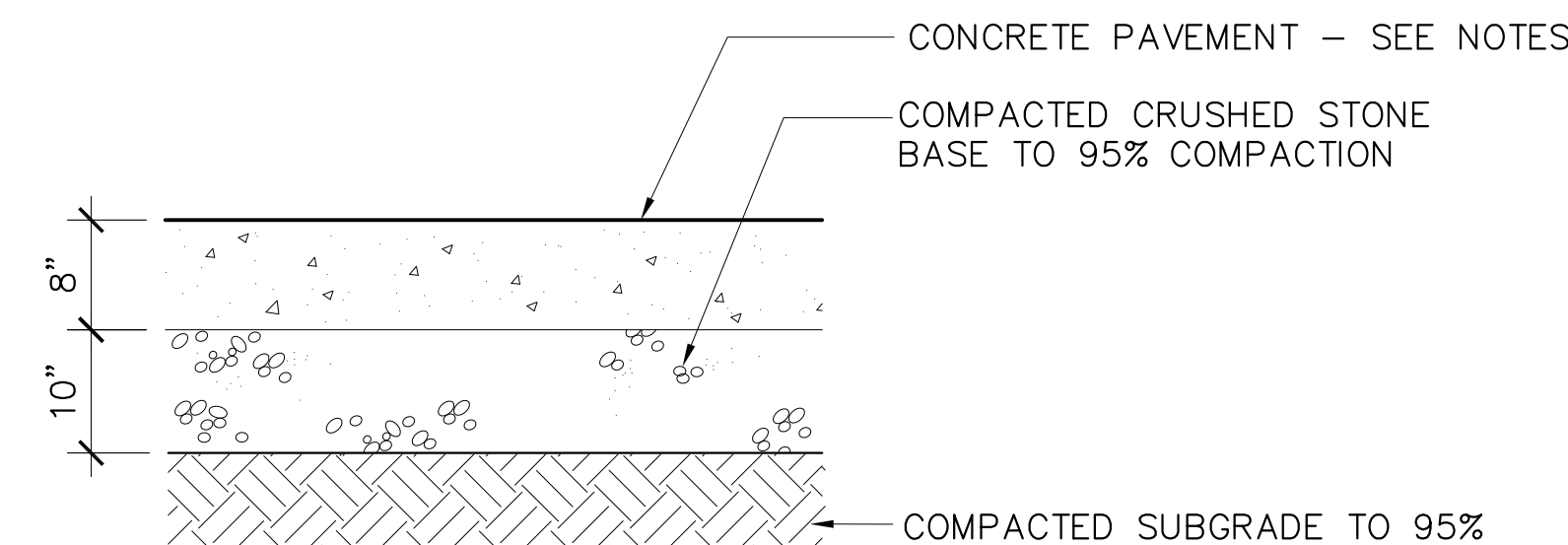


3 TRACK MAT DETAIL
C7.0 1/8" = 1'-0"



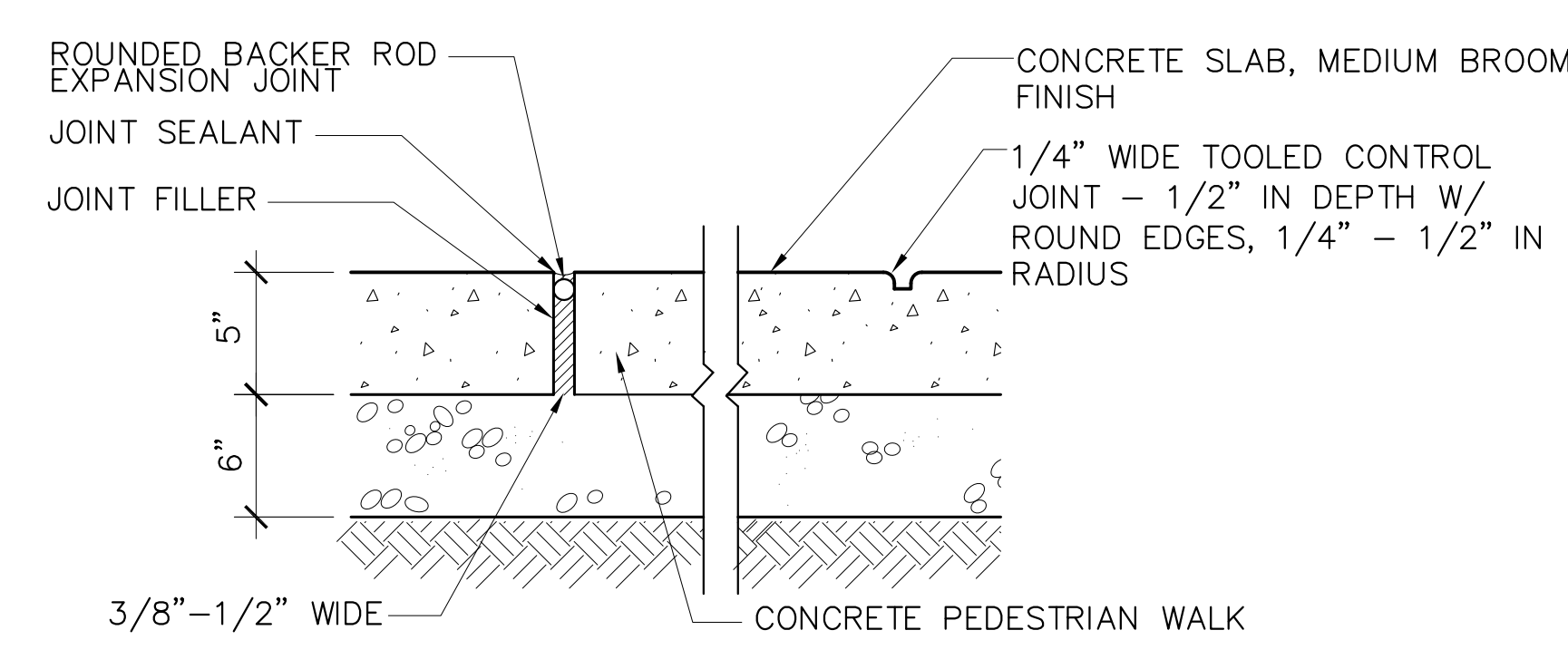
- NOTES:
1. EXPANSION JOINTS EVERY 30' O.C. FOR LINEAR WALKS
 2. SEE LAYOUT PLANS AND DETAIL 1/C7.1 FOR CONTROL & EXPANSION JOINT SPACING
 3. CONCRETE PAVEMENT WITH MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAFFIC

4 5" PEDESTRIAN CONCRETE PAVEMENT
C7.0 NTS



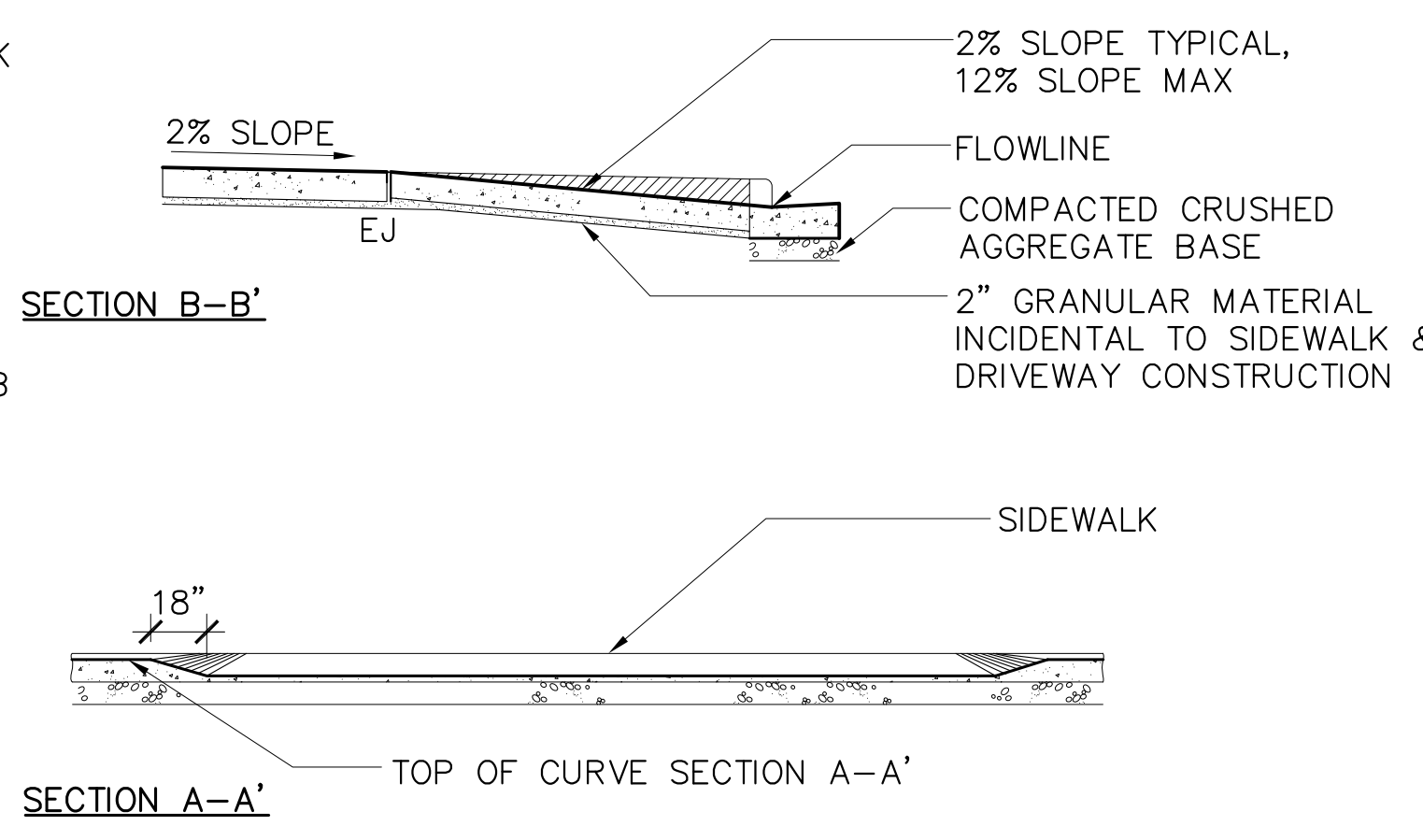
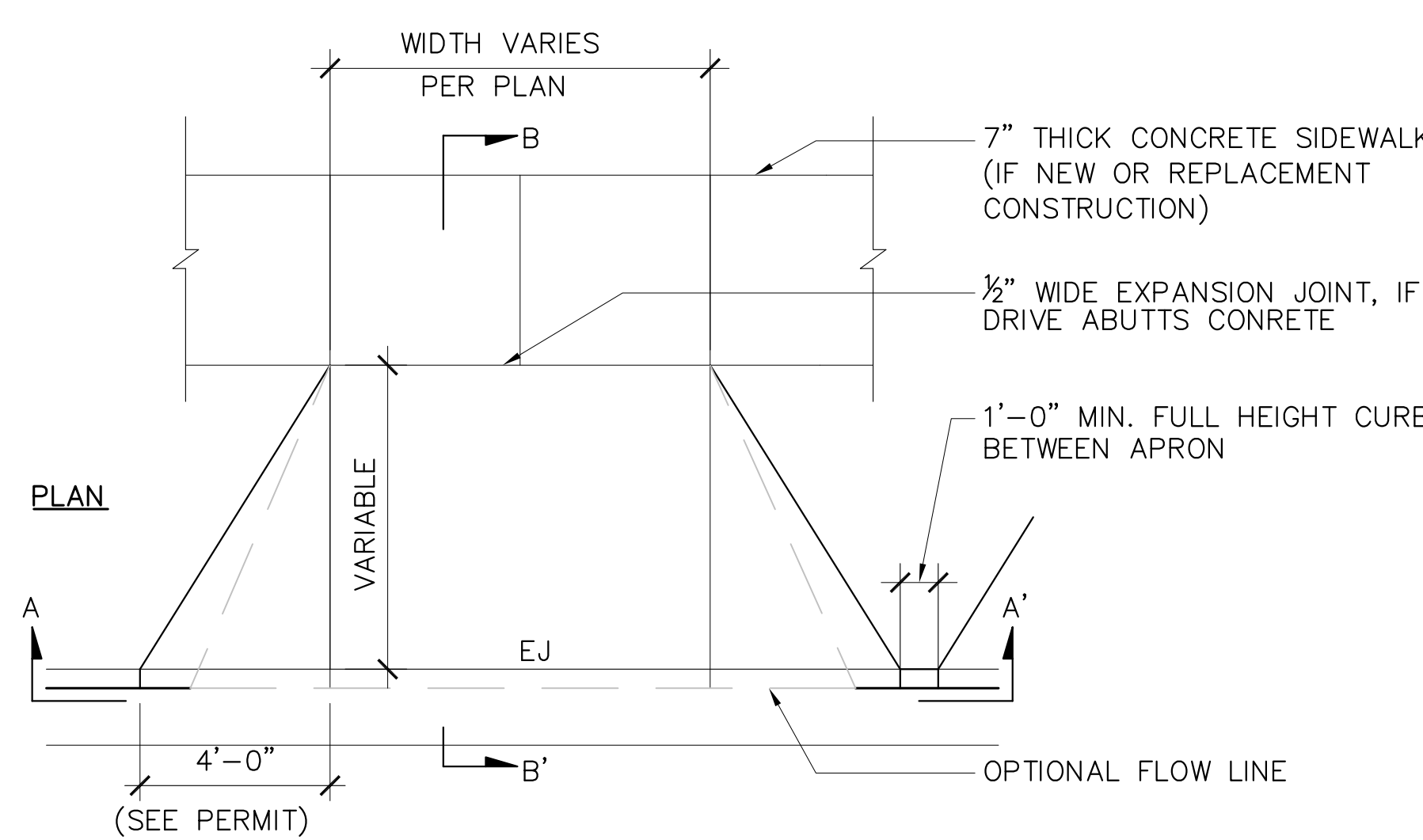
- NOTES:
1. EXPANSION JOINTS EVERY 30' O.C. FOR LINEAR WALKS
 2. SEE LAYOUT PLANS AND DETAIL 1/C7.1 FOR CONTROL & EXPANSION JOINT SPACING
 3. CONCRETE PAVEMENT WITH MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAFFIC

5 8" VEHICULAR CONCRETE PAVEMENT
C7.0 NTS

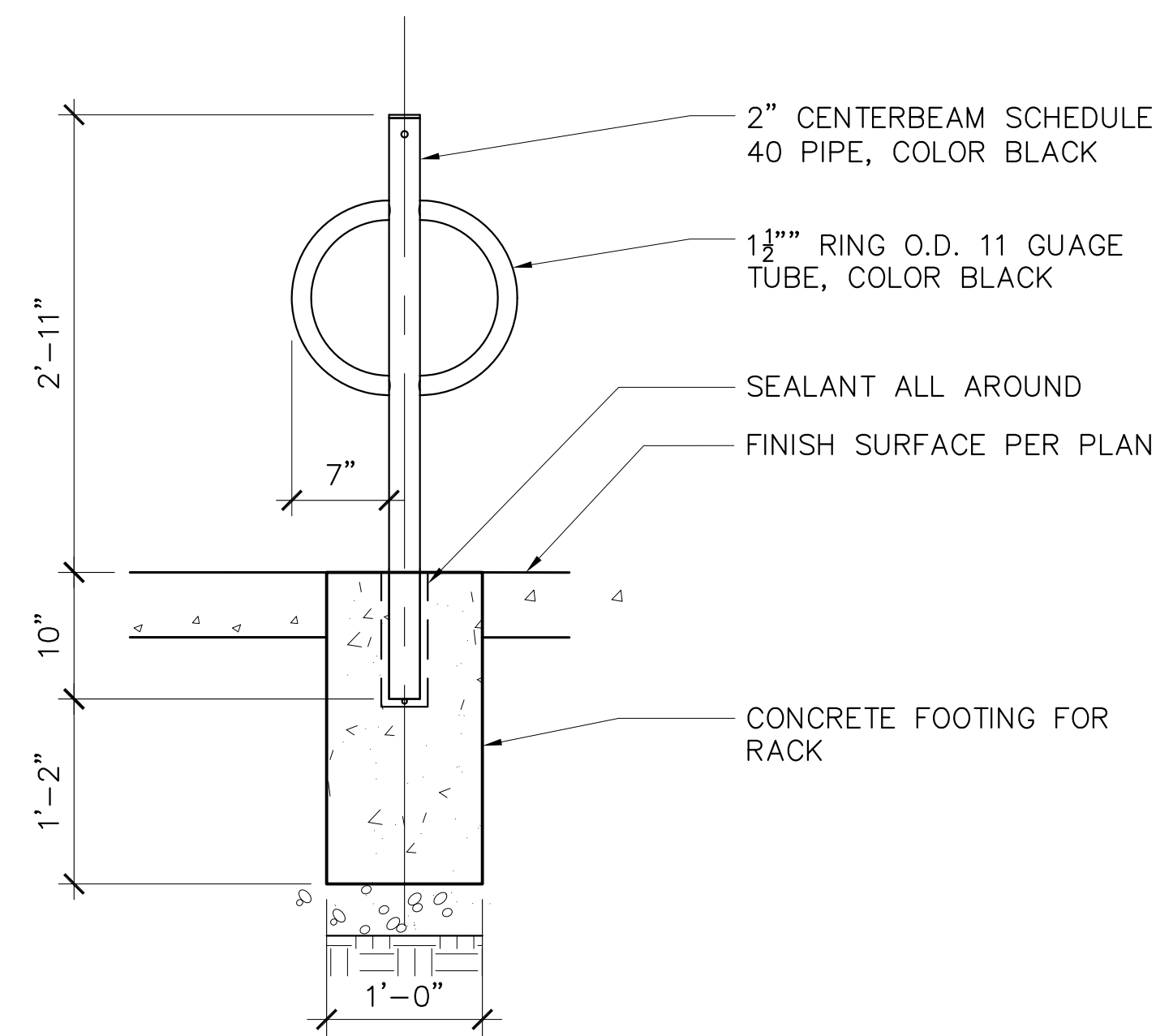


- NOTES:
1. PROVIDE EXPANSION JOINTS 30' OC MAX. ALL WAYS
 2. SEE LAYOUT PLANS FOR CONTROL & EXPANSION JOINT LAYOUTS

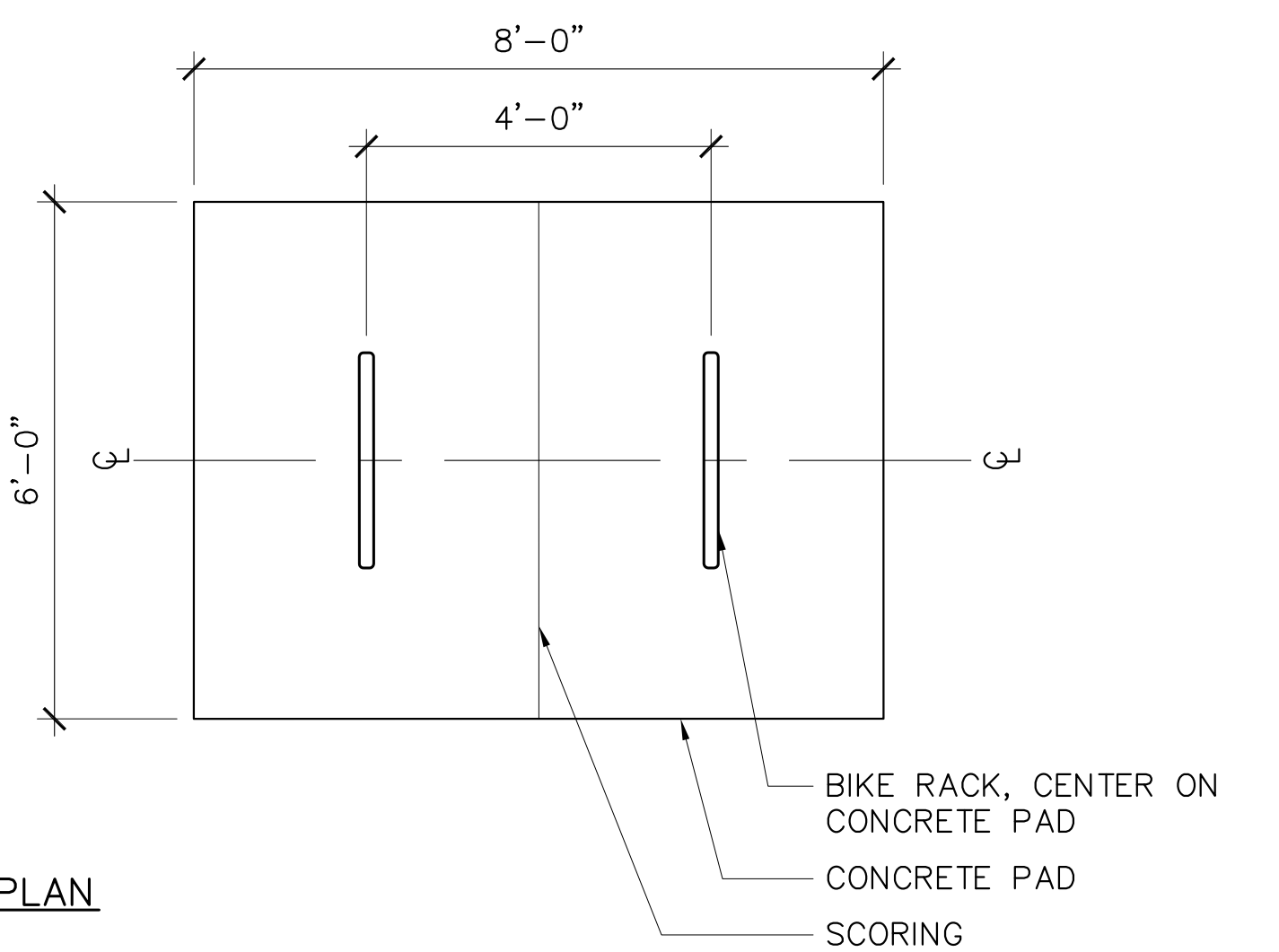
6 EXPANSION/CONTROL JOINT
C7.0 NTS



7 DRIVE APRON
C7.0 CLASS III CITY OF MADISON STANDARD DETAIL
SCALE 1/4" = 1'-0"

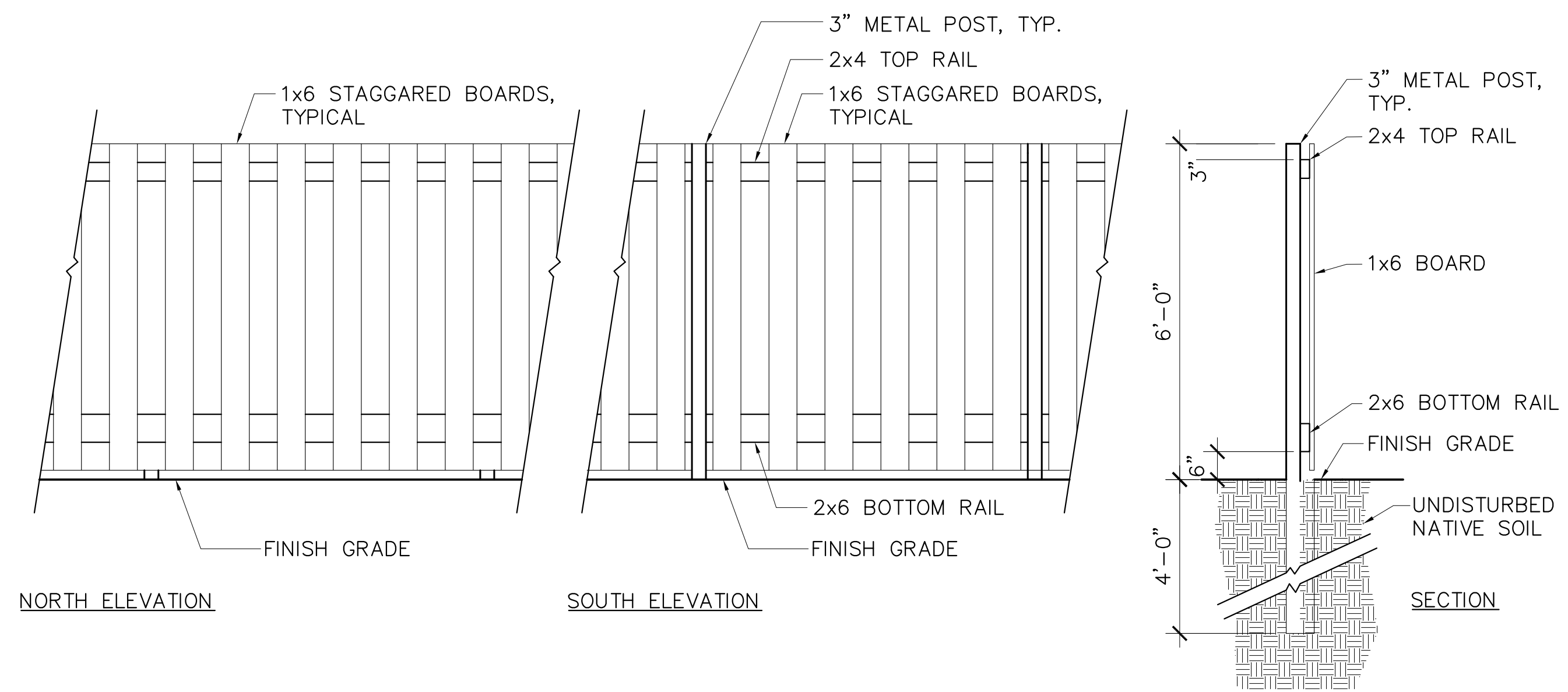


ELEVATION



PLAN

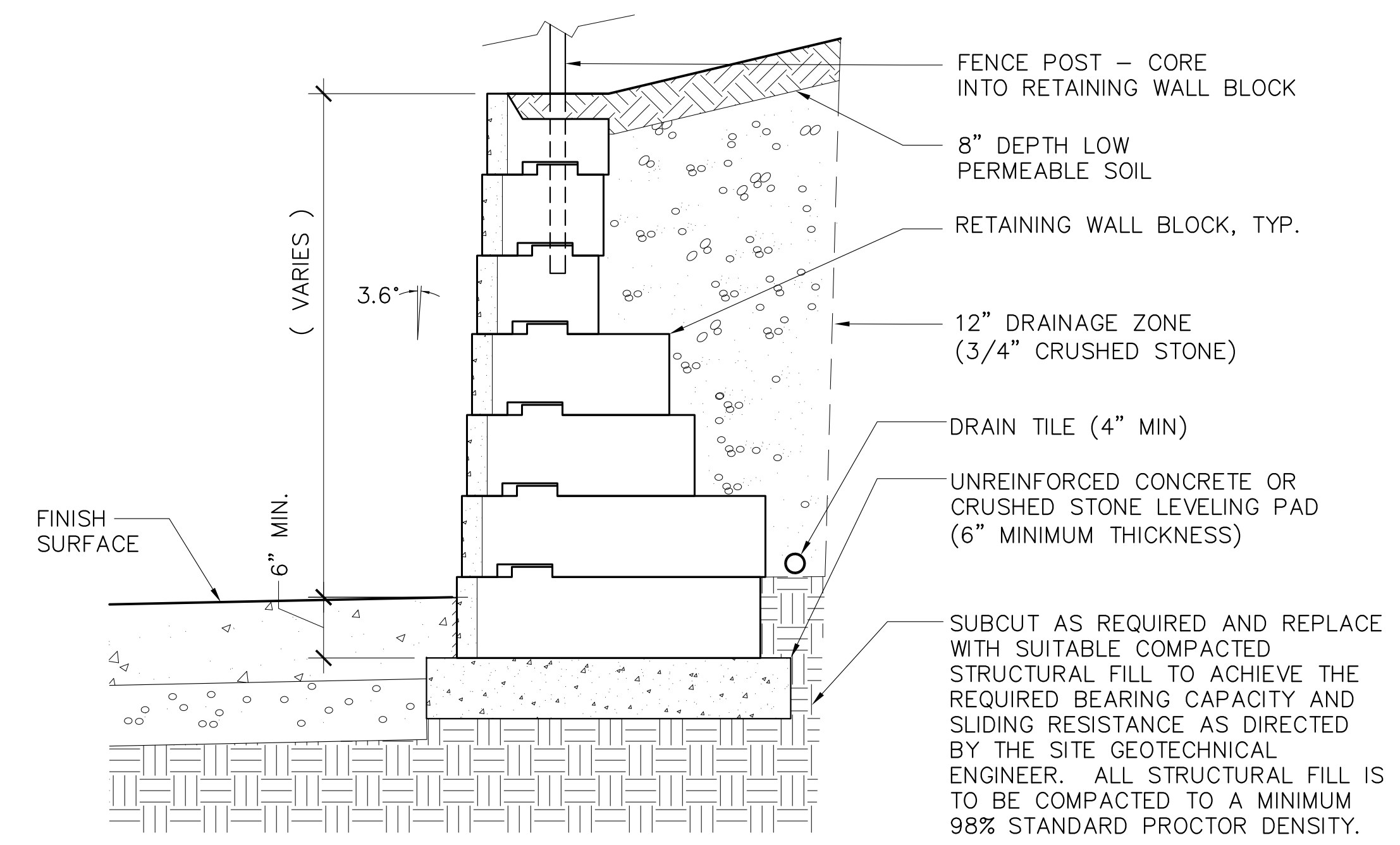
1 BIKE RACK
C7.1 EMBED MOUNT NTS



- NOTES:
 1. ALL WOOD TO BE STAINED
 2. ALL FASTENERS TO BE NON-CORROSIVE, CONCEALED AND SHALL BE INCLUDED WITH FENCE

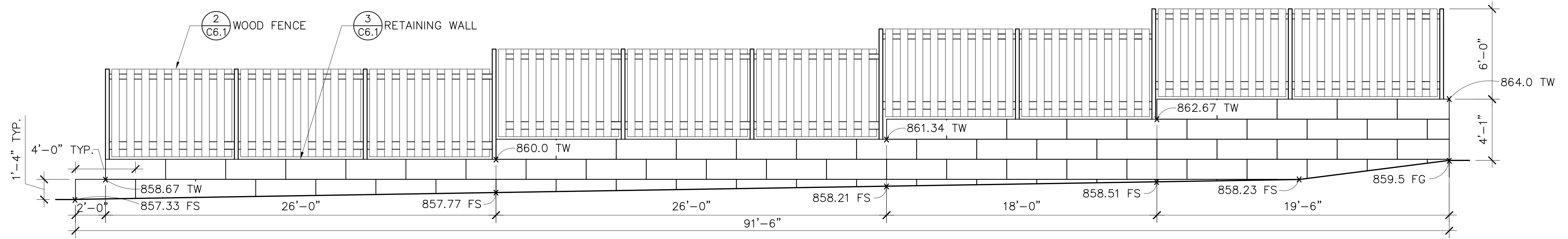
2 WOOD FENCE
C7.1

1/4"=1'-0"



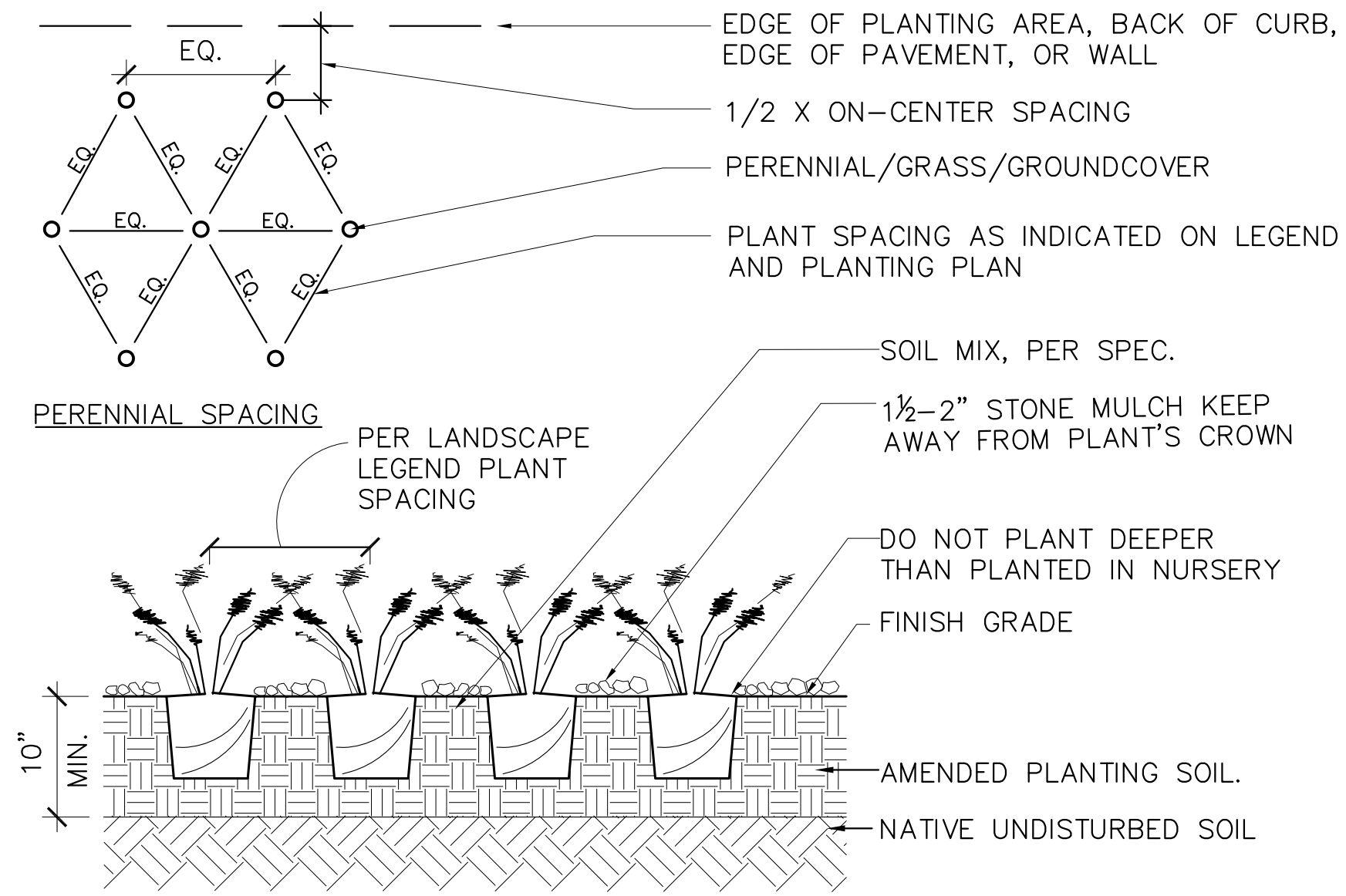
3 RETAINING WALL
C7.1 TYPICAL SECTION

1/2"=1'-0"

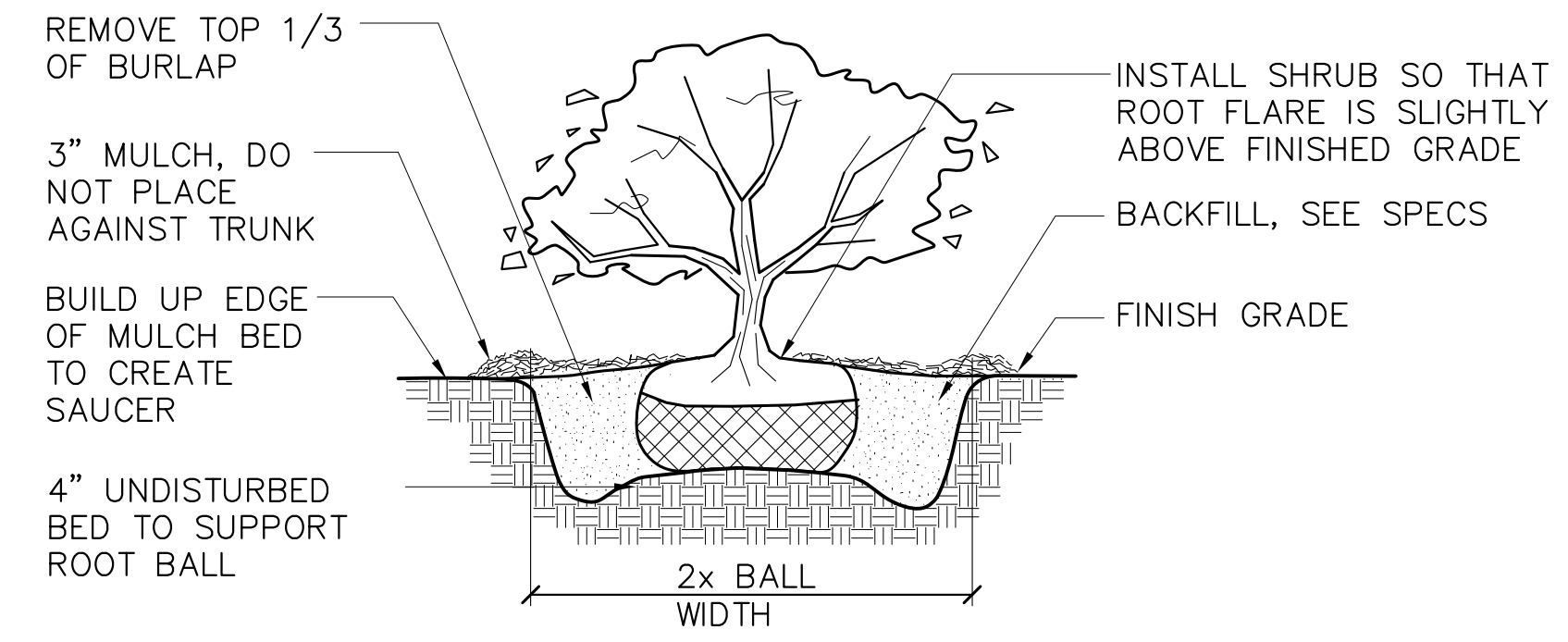


4 RETAINING WALL
C7.1 ELEVATION

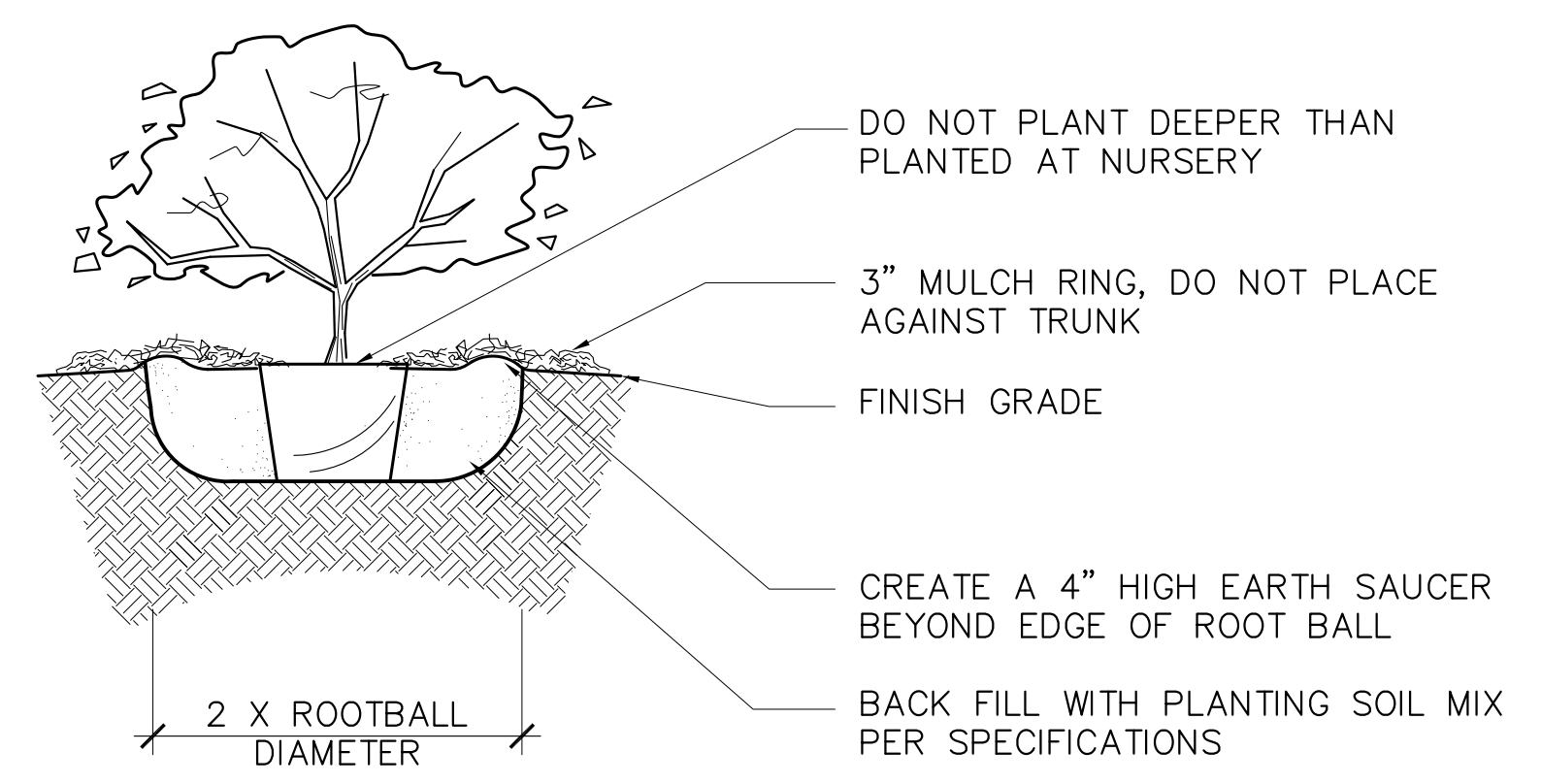
SCALE: 1/8"=1'-0"



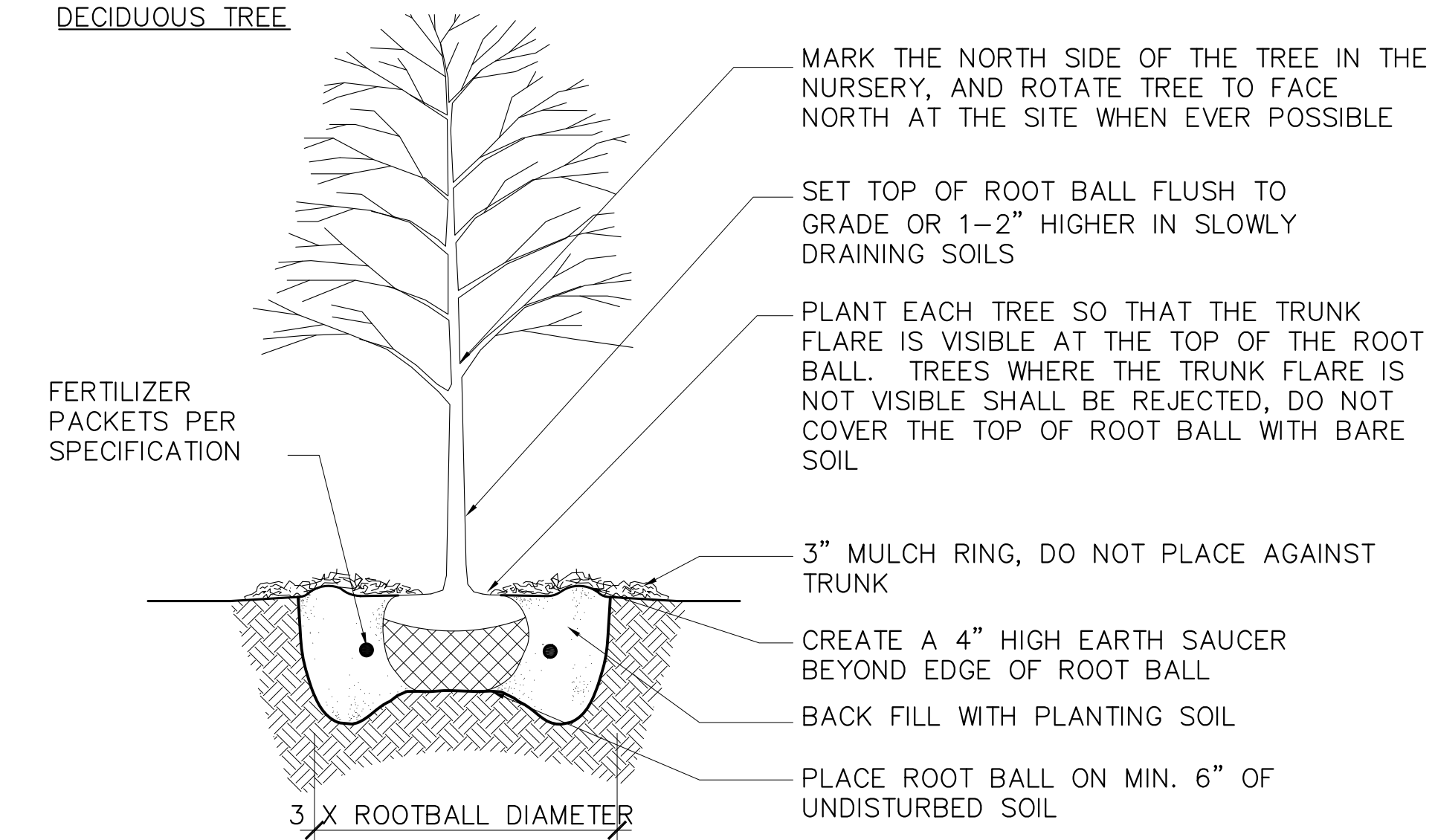
1 GROUNDCOVER / PERENNIAL PLANTING
C7.2 SCALE 1"=1'-0"



2 B&B SHRUB PLANTING
C7.2 SCALE 1" = 1'-0"

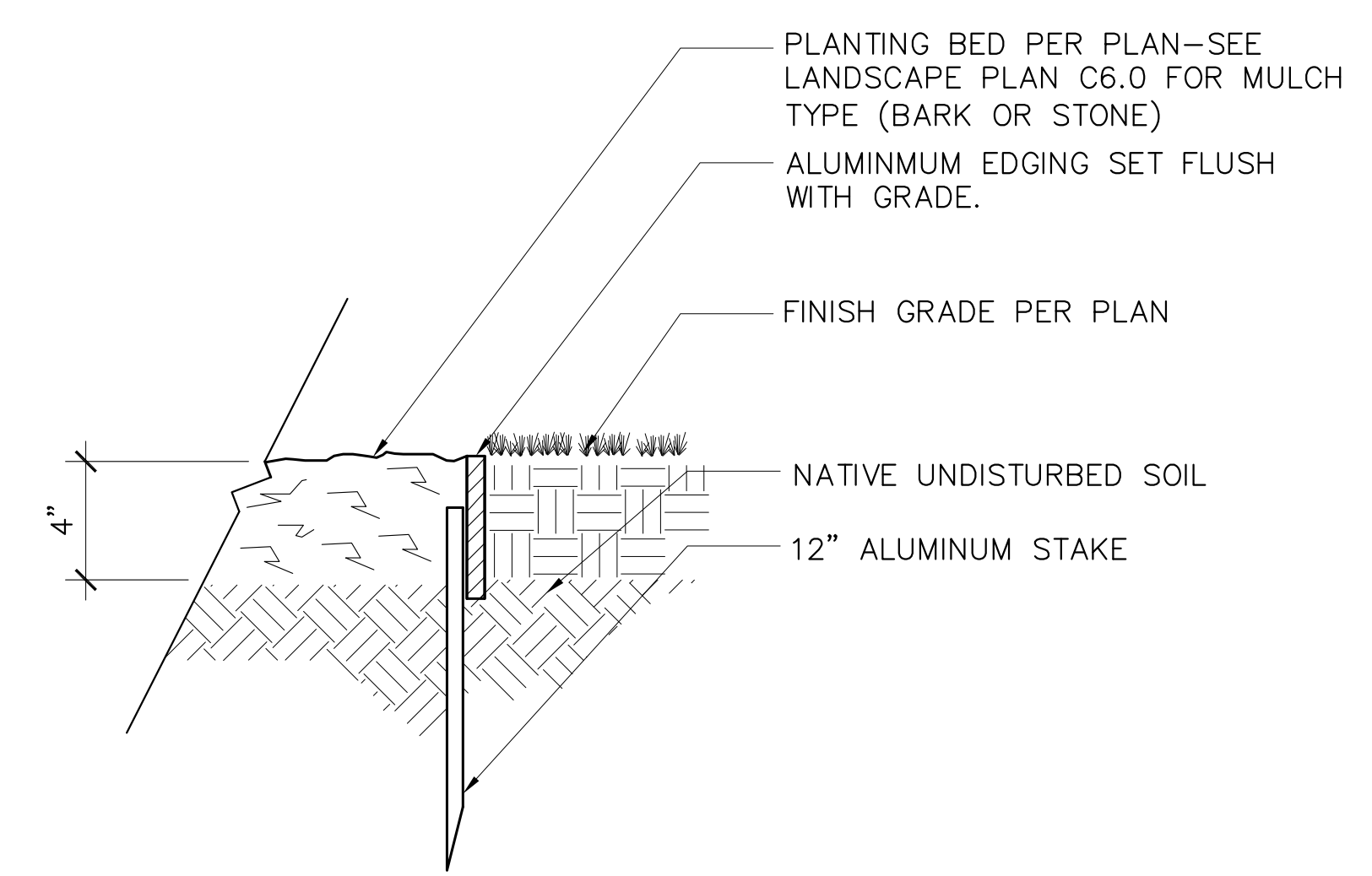


3 POTTED / CONTAINER PLANTING
C7.2 SCALE 1"=1'-0"

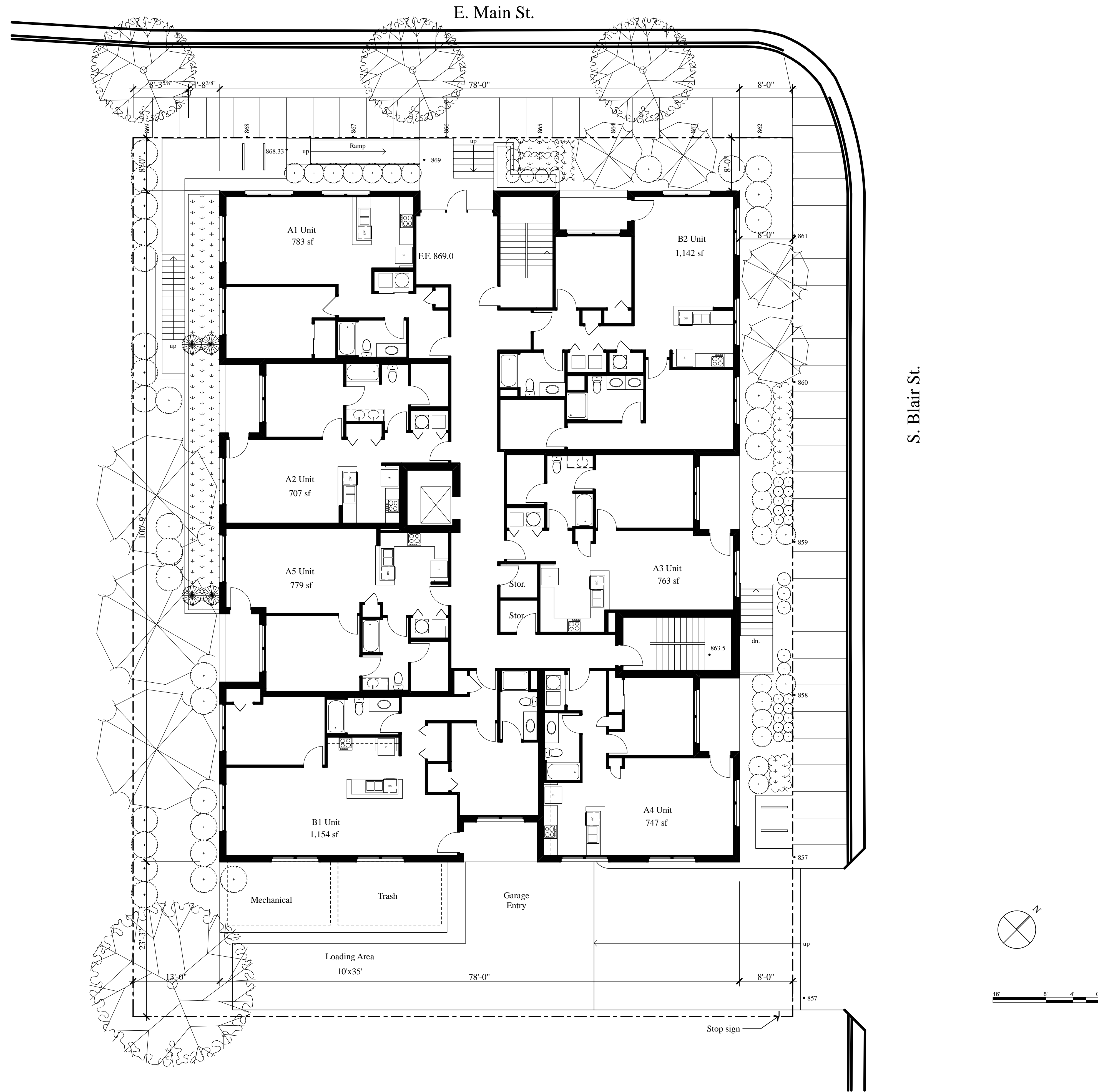


NOTES:
 -DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 -STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT-IF APPLICABLE
 -WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT-IF APPLICABLE
 -IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO THE PLANTING HOLE
 -REMOVE ALL TWINE, ROPE/WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL
 -REFER TO SPECIFICATIONS FOR FURTHER INFORMATION

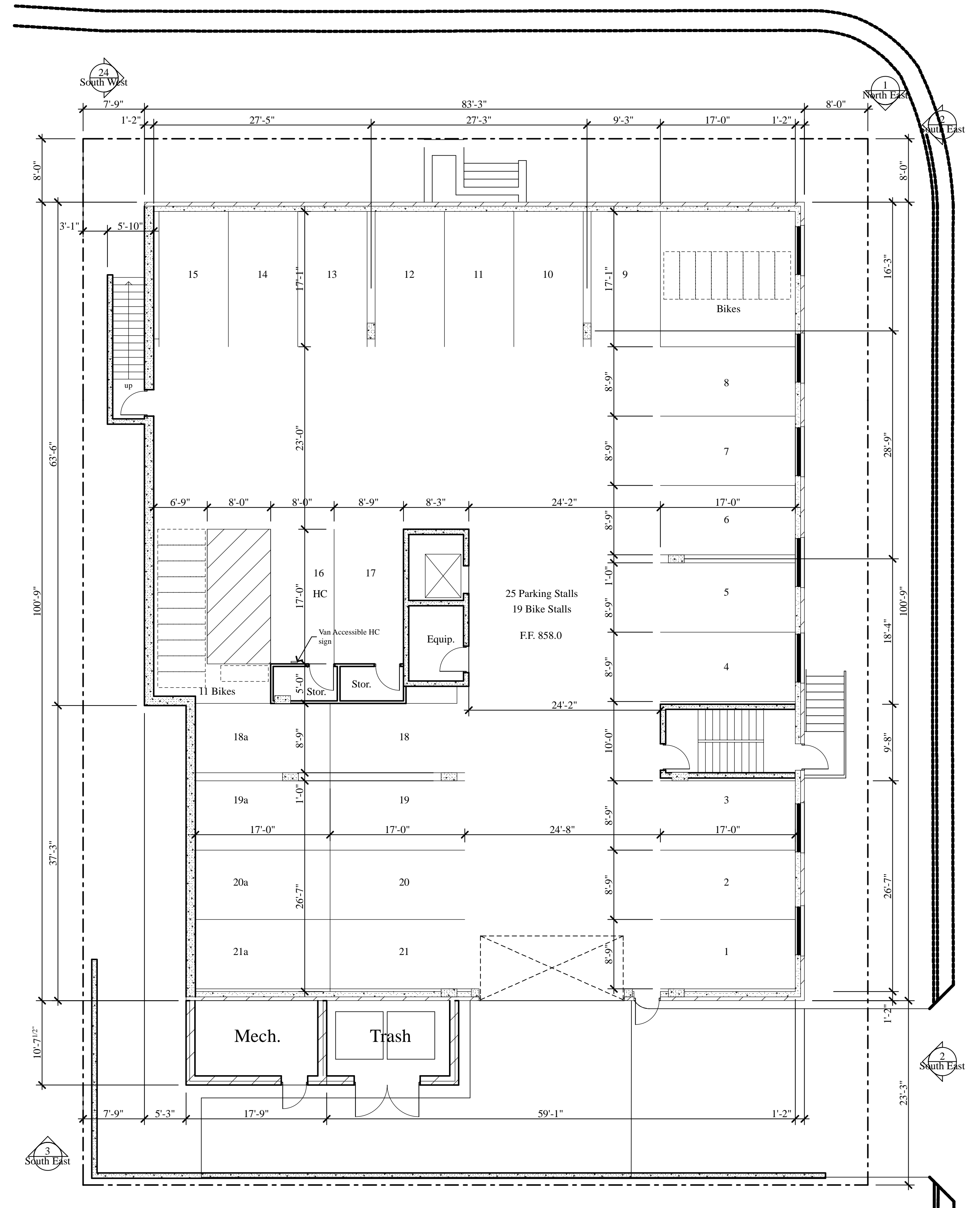
4 B&B TREE PLANTING DETAILS
C7.2



4 ALUMINUM EDGING
C7.2 NTS

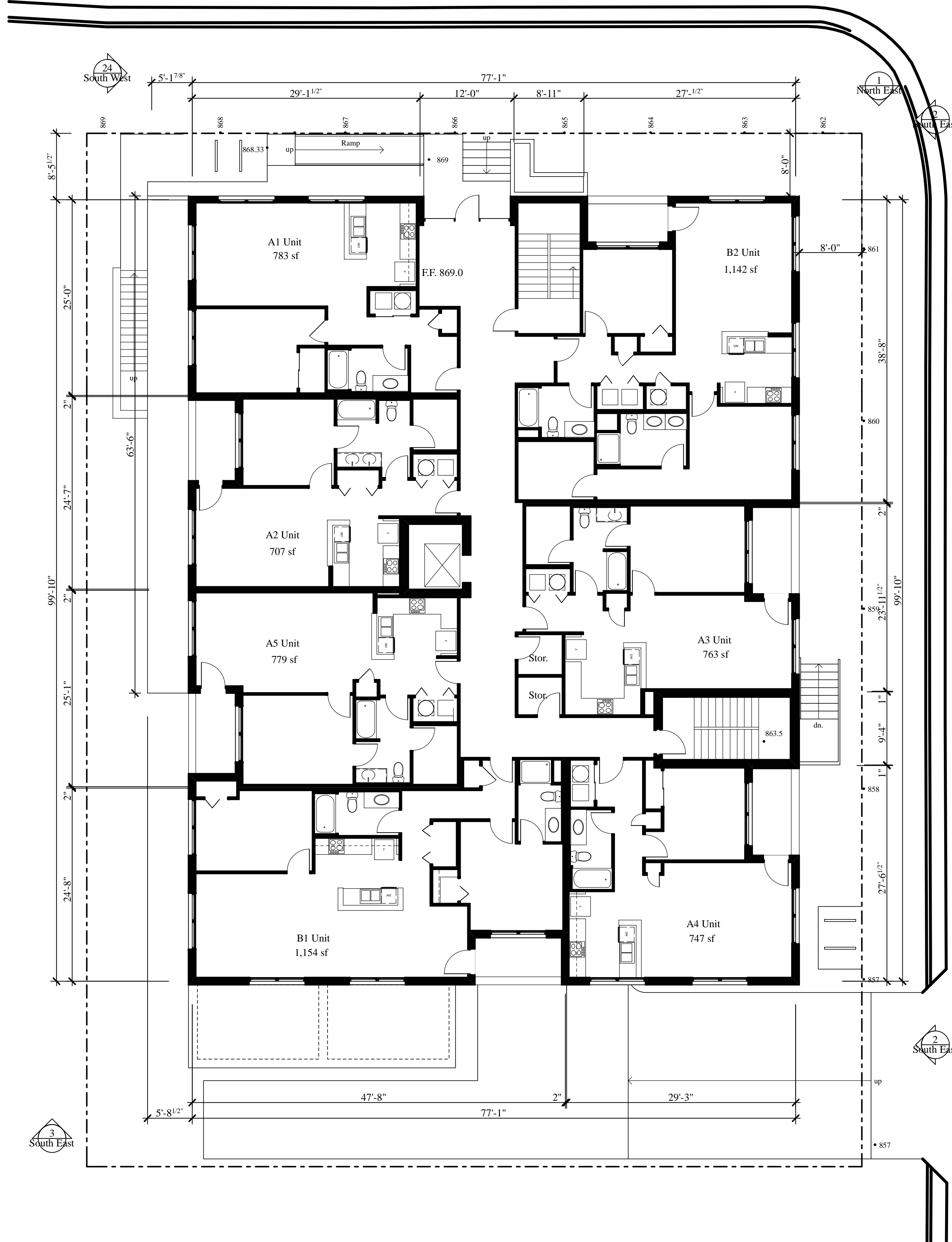


E. Main St.

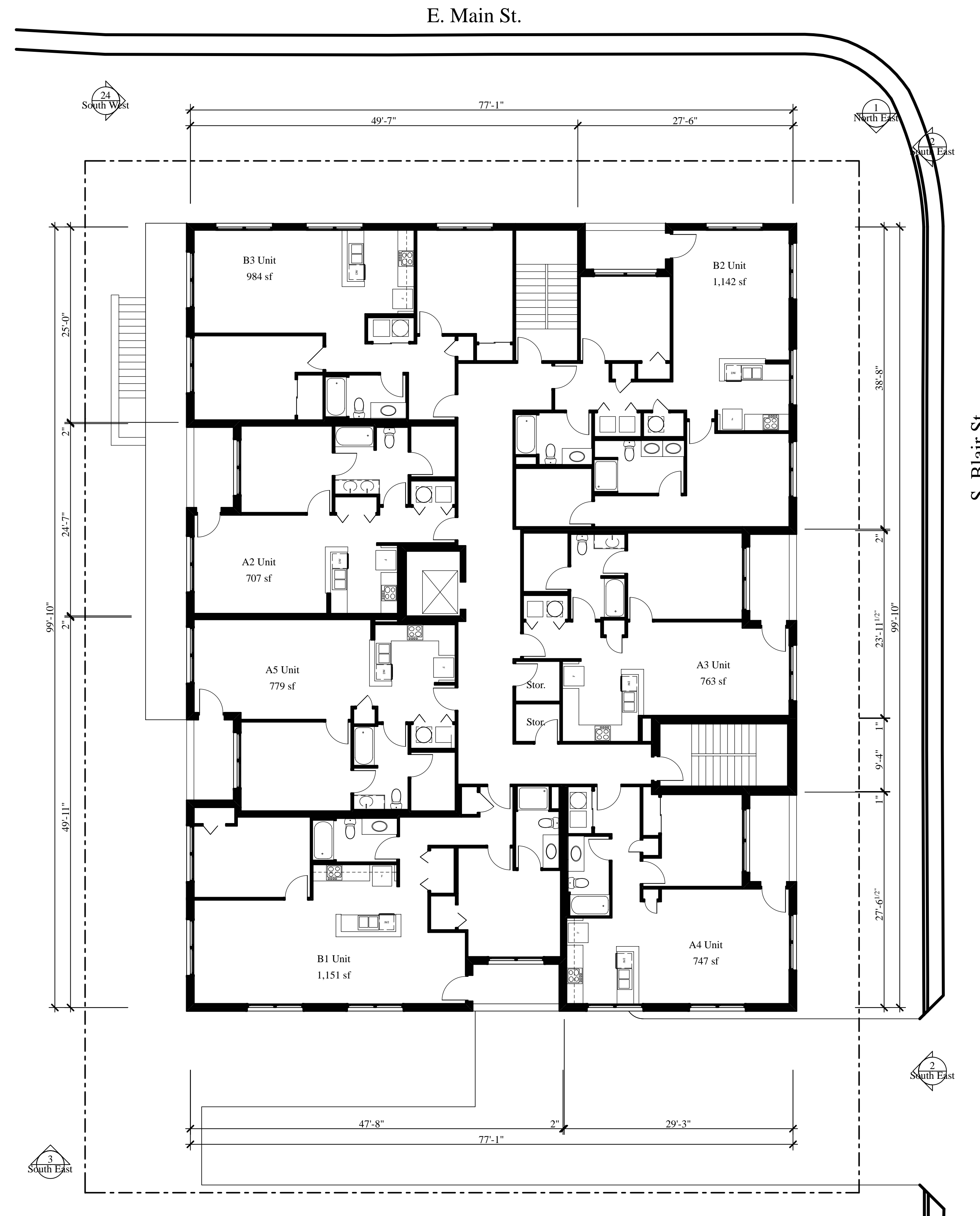


S. Blair St.

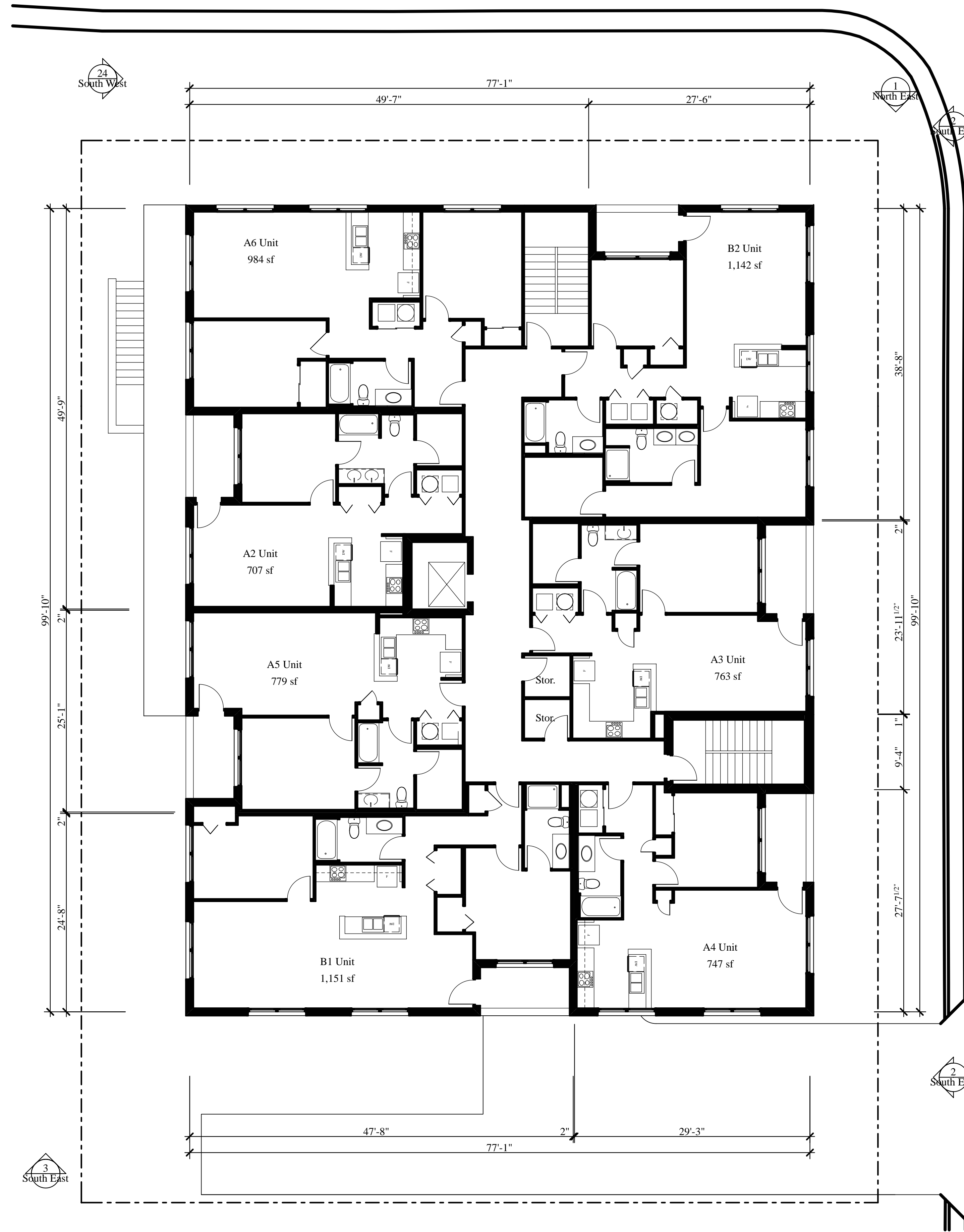
E. Main St.



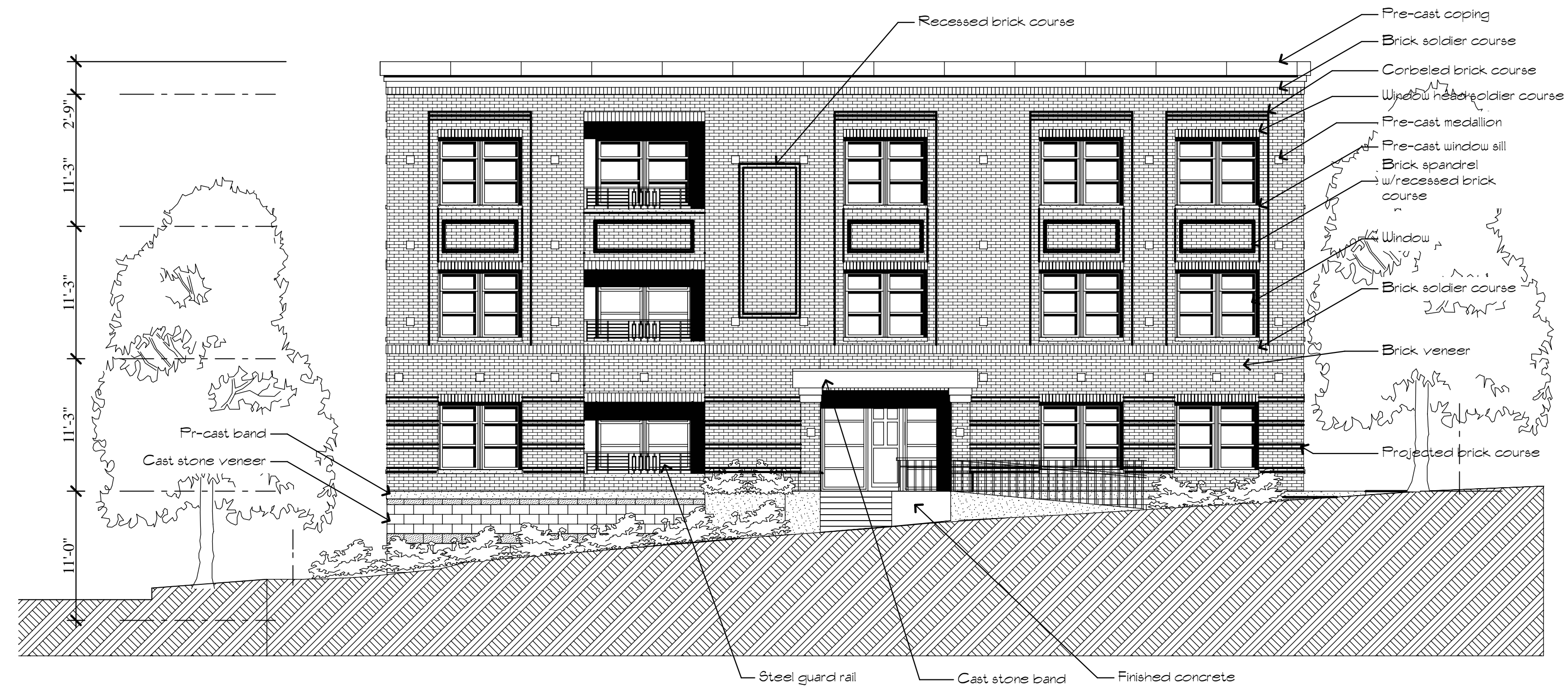
S. Blair St.



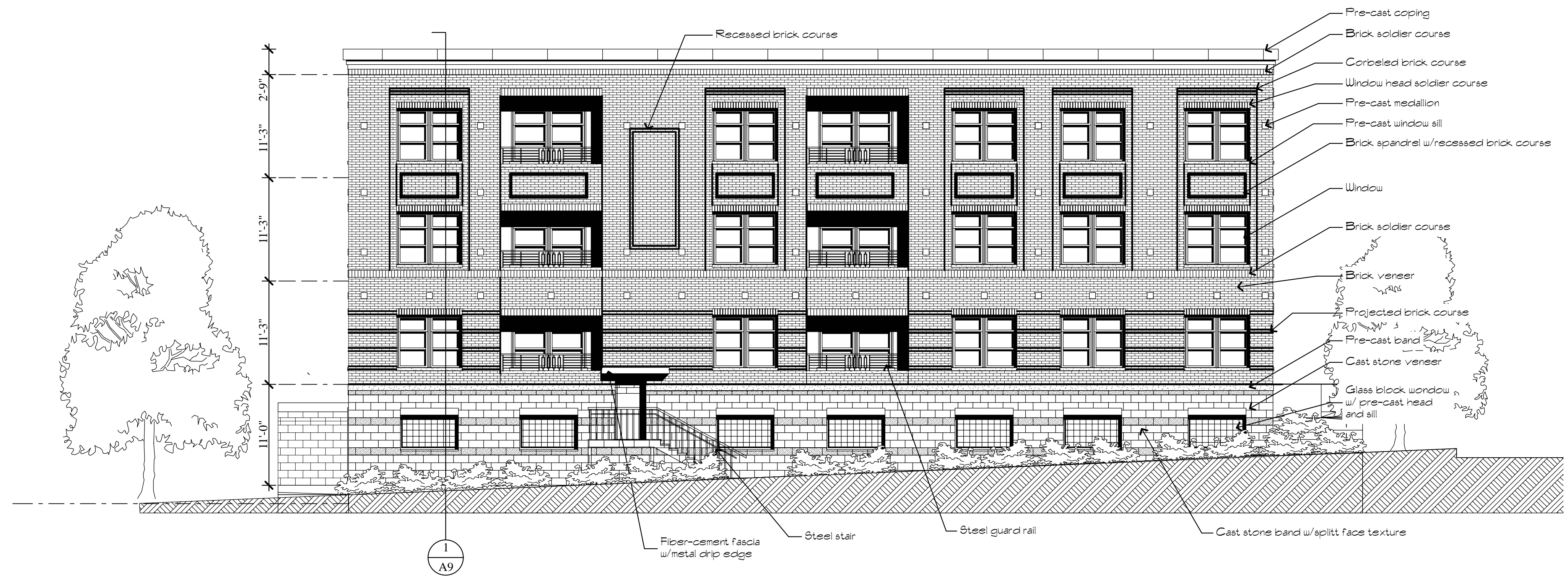
E. Main St.



S. Blair St.



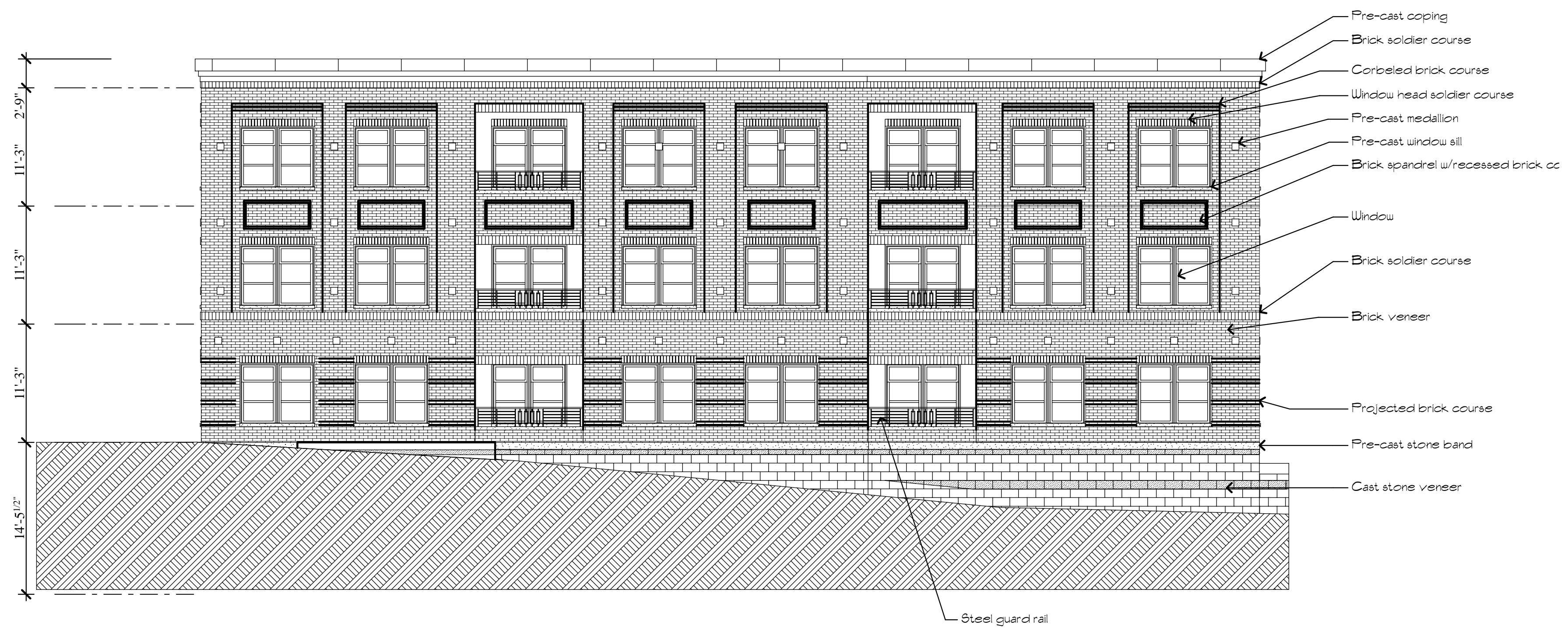
Main St. Elevation



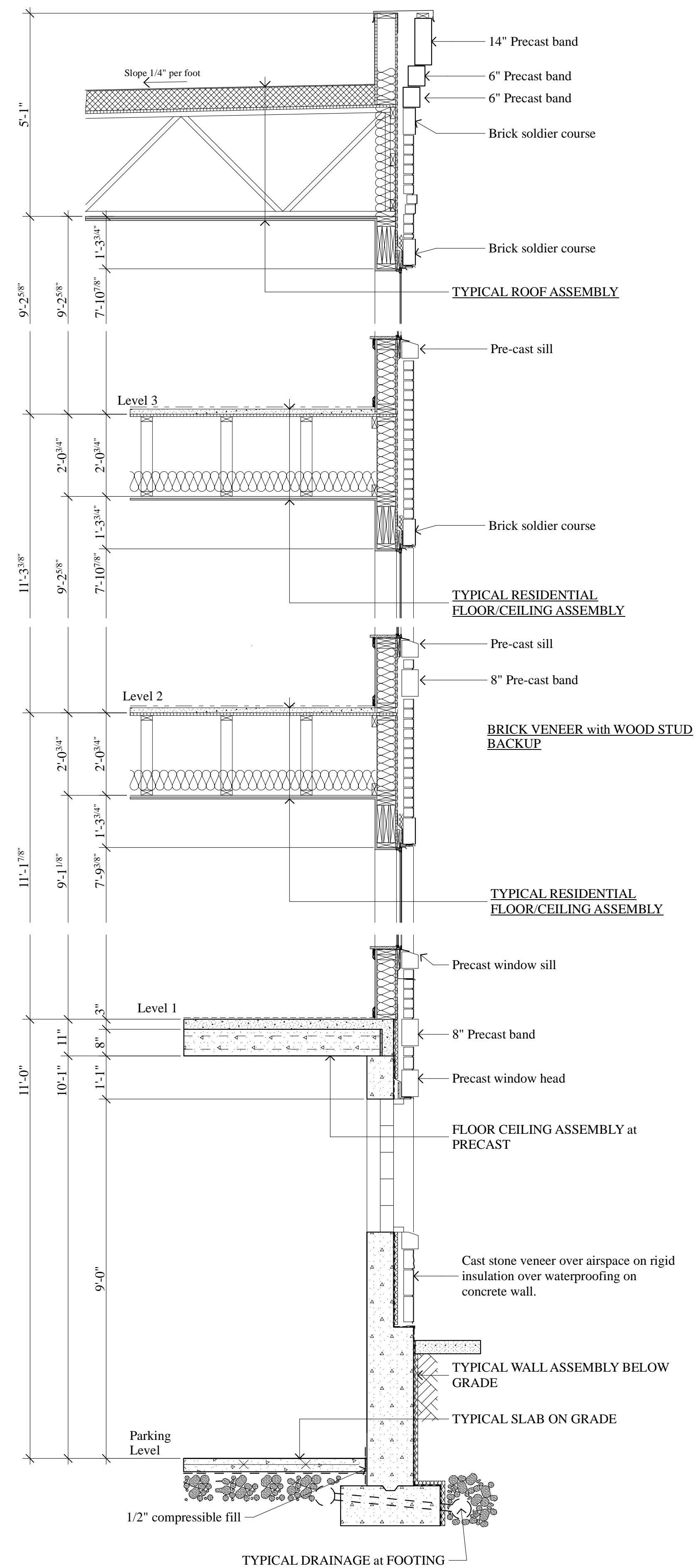
Blair St. Elevation



South East Elevation



South West Elevation



Wall Section 1

CONSTRUCTION ASSEMBLY NOTES

- TYPICAL FLOOR ASSEMBLY AT GRADE**
5" concrete slab on grade. Provide 6mil vapor barrier below. Slope to drains on plan.
- TYPICAL FLOOR/CEILING ASSEMBLY at PRE-CAST**
Pre-cast concrete plank w/ 3" min. structural topping. Provide batt insulation below plank that is exposed to the exterior and extend 5" past exterior wall above. (2)hr rated.
- TYPICAL FLOOR/CEILING ASSEMBLY WOOD FRAME**
1 1/2" gyproc over Acoustimat on 3/4" T+G plywood sheathing on 24" floor trusses at 24" o.c. max. Ceiling shall be 5/8" type "X" gypsum board on 1/2" resilient channel at 12" o.c. max. (per U.L. No. L550). Provide 3 1/2" sound batts.
- TYPICAL ROOF ASSEMBLY**
60mil EPDM on rigid insulation on 3/4" plywood roof sheathing 1/4" per foot sloping top chord of roof truss. Provide minimum of 6" rigid insulation (R30). Ceiling shall be (2) layers of 5/8" type "X" gypsum board attached directly to bottom chord of truss.
- TYPICAL WALL ASSEMBLY BELOW GRADE**
40mil liquid applied damp proofing over poured in place concrete wall. Provide 1" insulation/protection board.
- TYPICAL WALL at BRICK VENEER with WOOD STUD BACKUP**
Brick veneer (king size) over exterior sheathing on building wrap on 2x6 stud wall. Provide metal wall ties @ 24" o.c. horizontally and 16" o.c. vertically. Interior face shall be 5/8" Type "X" gypsum board. Provide R13 batt insulation. Provide cell vents at top & bottom at 24" o.c.