

PROJECT:

FUSION APARTMENTS

841 JUPITER DRIVE, GRANDVIEW COMMONS, MADISON, WI

OWNER:

FUSION APARTMENTS, LLC

6417 ODANA RD
MADISON, WISCONSIN 53719
CONTACT: DAN SCHMIDT
PHONE: 608-285-8680
FAX: 608-255-3387
email: dans@rentfmi.com

ARCHITECT:

ULIAN KISSIOV

476 PRESIDENTIAL LANE
MADISON, WISCONSIN 53711
PHONE: 608-320-3151
email: ukissiov@charter.net

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT:

D'ONOFRIO KOTTKE & ASSOC., INC.

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
CONTACT: DAN DAY
PHONE: 608-833-7530
email: dday@donofrio.cc



LOCATION MAP
NO SCALE



BUILDING AREA:

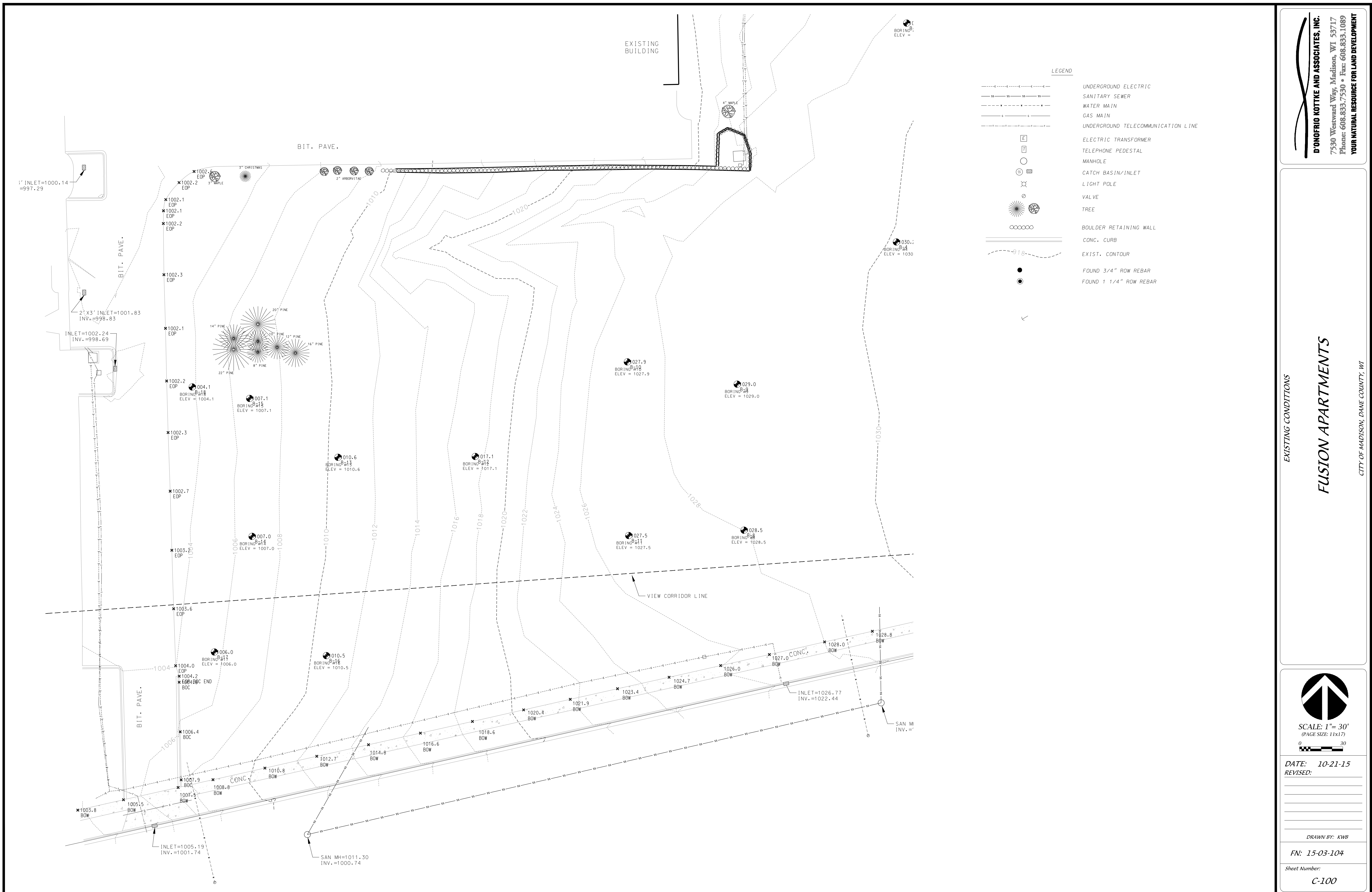
FLOOR	SQ.F.
BASEMENT	17,167
FIRST FLOOR	16,653
SECOND FLOOR	16,752
THIRD FLOOR	16,752
TOTAL	67,324

SHEET INDEX

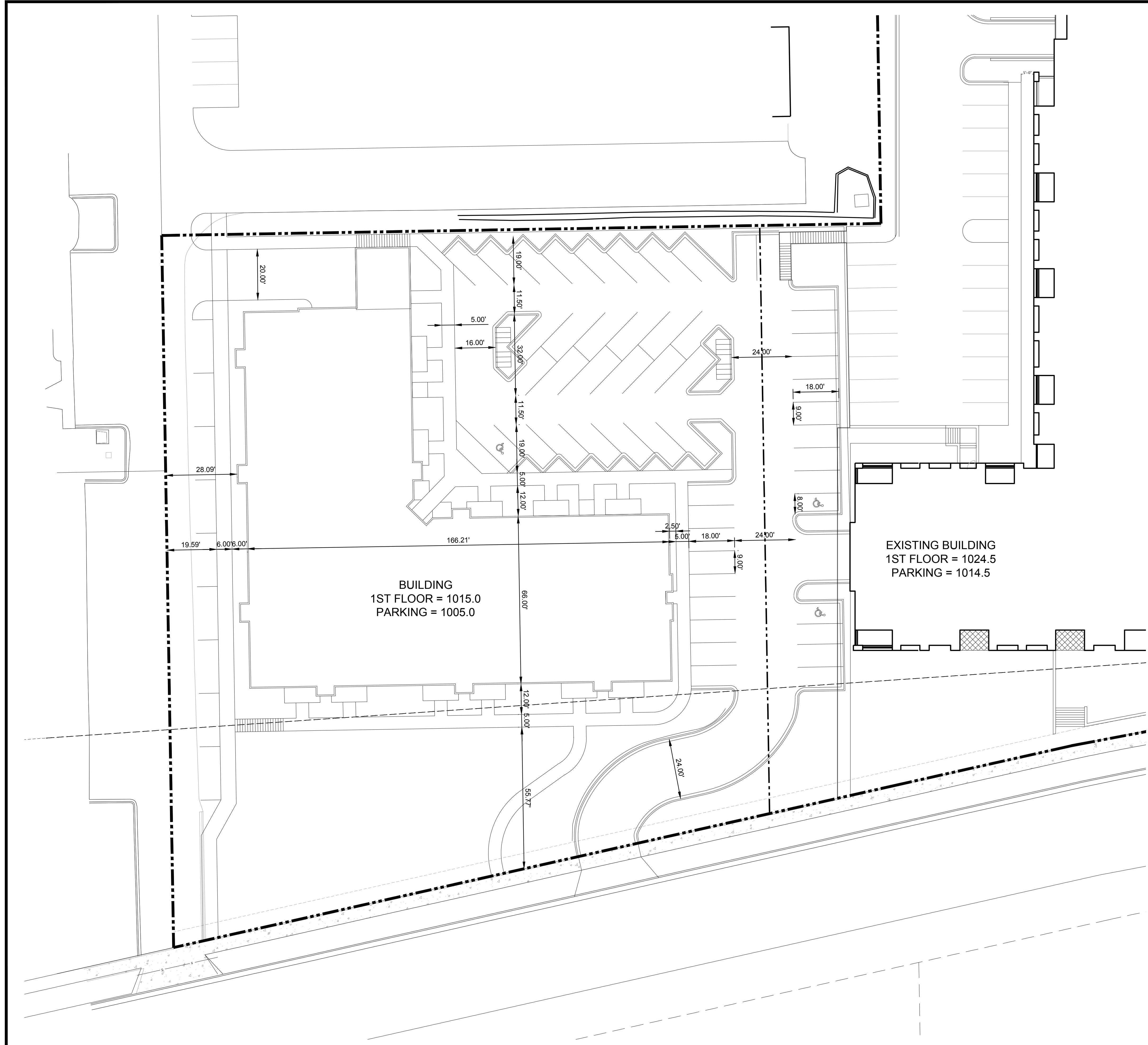
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OCTOBER 21, 2015

T



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



BUILDING
1ST FLOOR = 1015.0
PARKING = 1005.0

EXISTING BUILDING
1ST FLOOR = 1024.5
PARKING = 1014.5

LEGEND

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL

GENERAL NOTES

1. ALL SITE WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. PARCELS SUBJECT TO JOINT DRIVEWAY, PEDESTRIAN ACCESS, AND CROSS PARKING AGREEMENT.
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

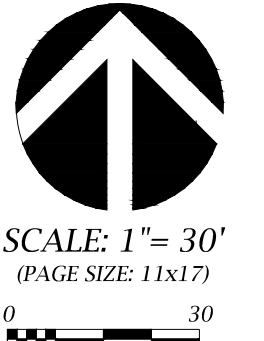
SITE PLAN INFORMATION BLOCK

PROJECT AREA	60,184 SF
PROPOSED BUILDING AREA	16,800 SF
PROPOSED TOTAL IMPERVIOUS	34,560 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	37
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS	49
NUMBER OF ACCESSIBLE STALLS	2
TOTAL NUMBER OF STALLS	86
NUMBER OF SURFACE BICYCLE STALLS	12
NUMBER OF UNDERGROUND BICYCLE STALLS	53
TOTAL NUMBER OF BICYCLE STALLS	65
LOT COVERAGE	57.4%
USABLE OPEN SPACE	25,624 SF

SITE PLAN

FUSION APARTMENTS

CITY OF MADISON, DANE COUNTY, WI



SCALE: 1" = 30'
(PAGE SIZE: 11x17)

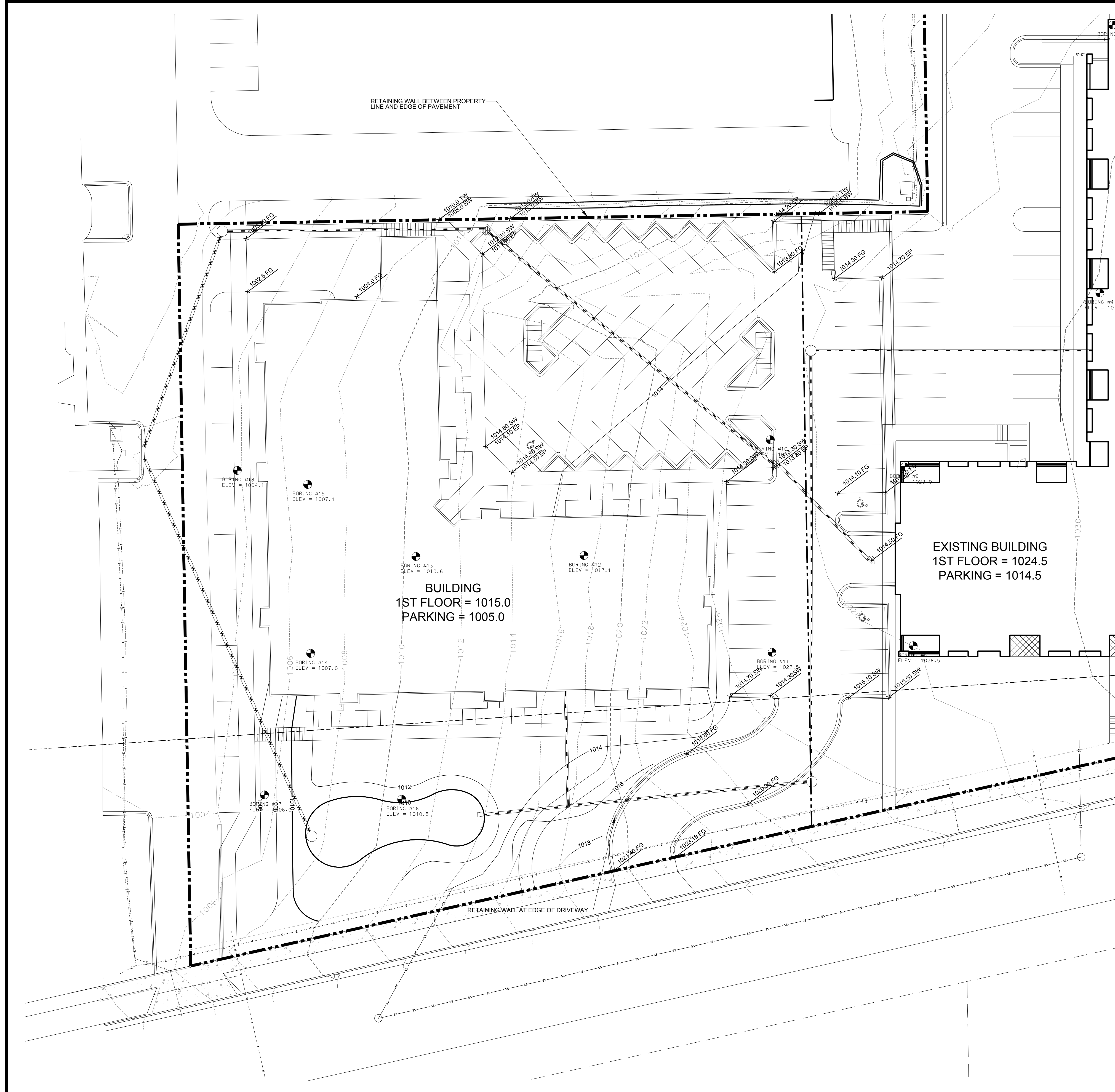
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LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- SPOT ELEVATION
EP - EDGE OF PAVEMENT
FFE - FINISHED FLOOR ELEVATION
TC - TOP OF CURB
TW - TOP OF WALL (GROUND ELEVATION)
BW - BOTTOM OF WALL (GROUND ELEVATION)
HP - HIGHPOINT
- SILT FENCE/SILT SOCK
- PROPOSED RETAINING WALL

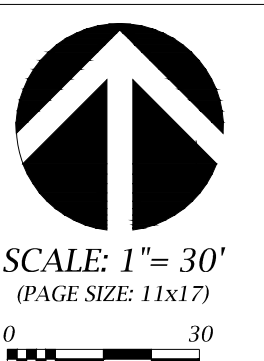
GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEE MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

GRADING PLAN

FUSION APARTMENTS

CITY OF MADISON, DANE COUNTY, WI



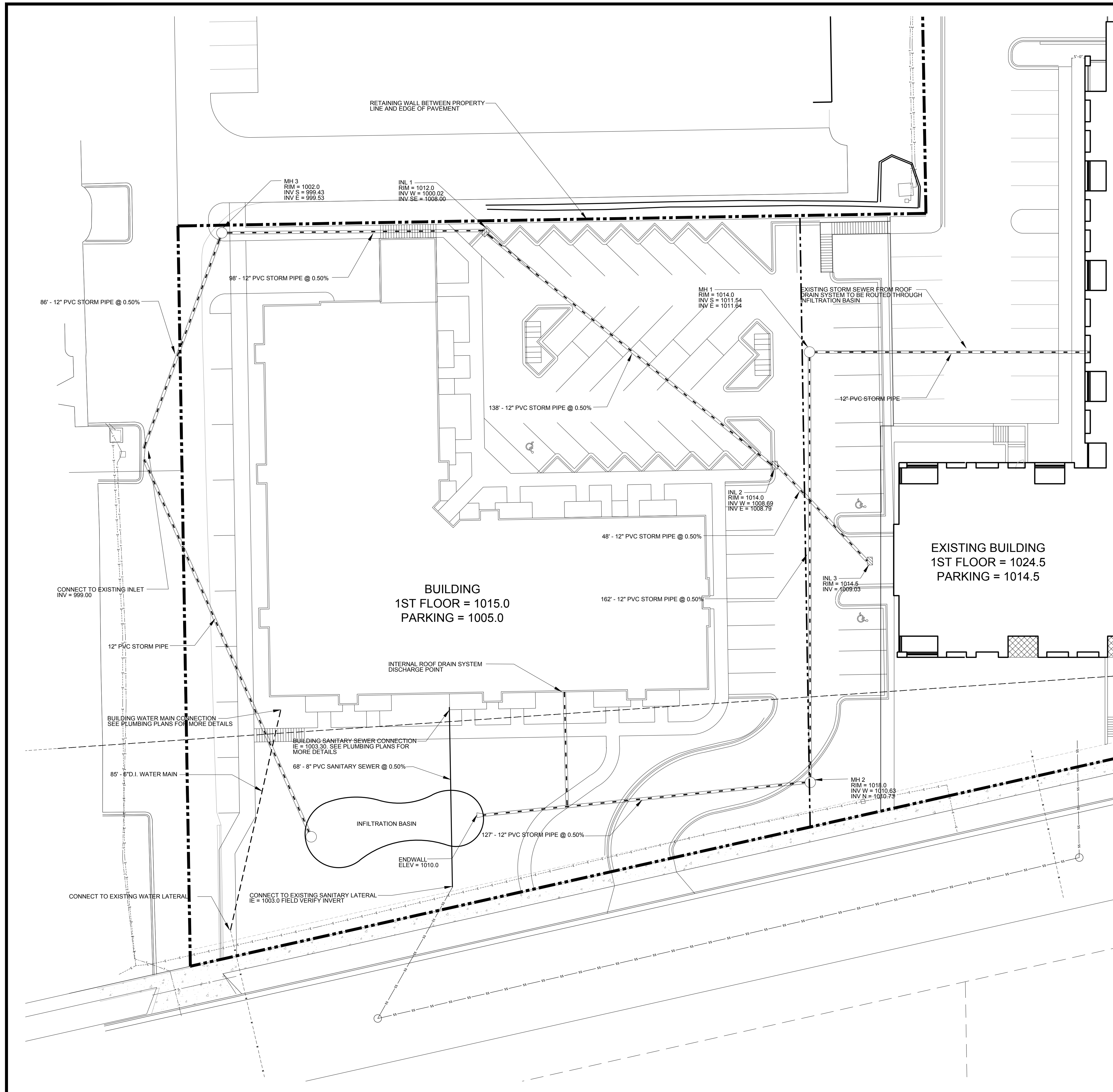
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C-102



LEGEND

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER

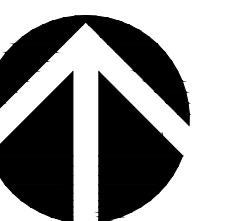
SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
7. ALL ROOF DRAIN STORM PIPES TO BE 6" PVC @ 1.0% AND ROOF DRAIN SYSTEM INLETS TO BE PVC FIELD DRAIN / CLEANOUTS.

UTILITY PLAN

FUSION APARTMENTS

CITY OF MADISON, DANE COUNTY, WI



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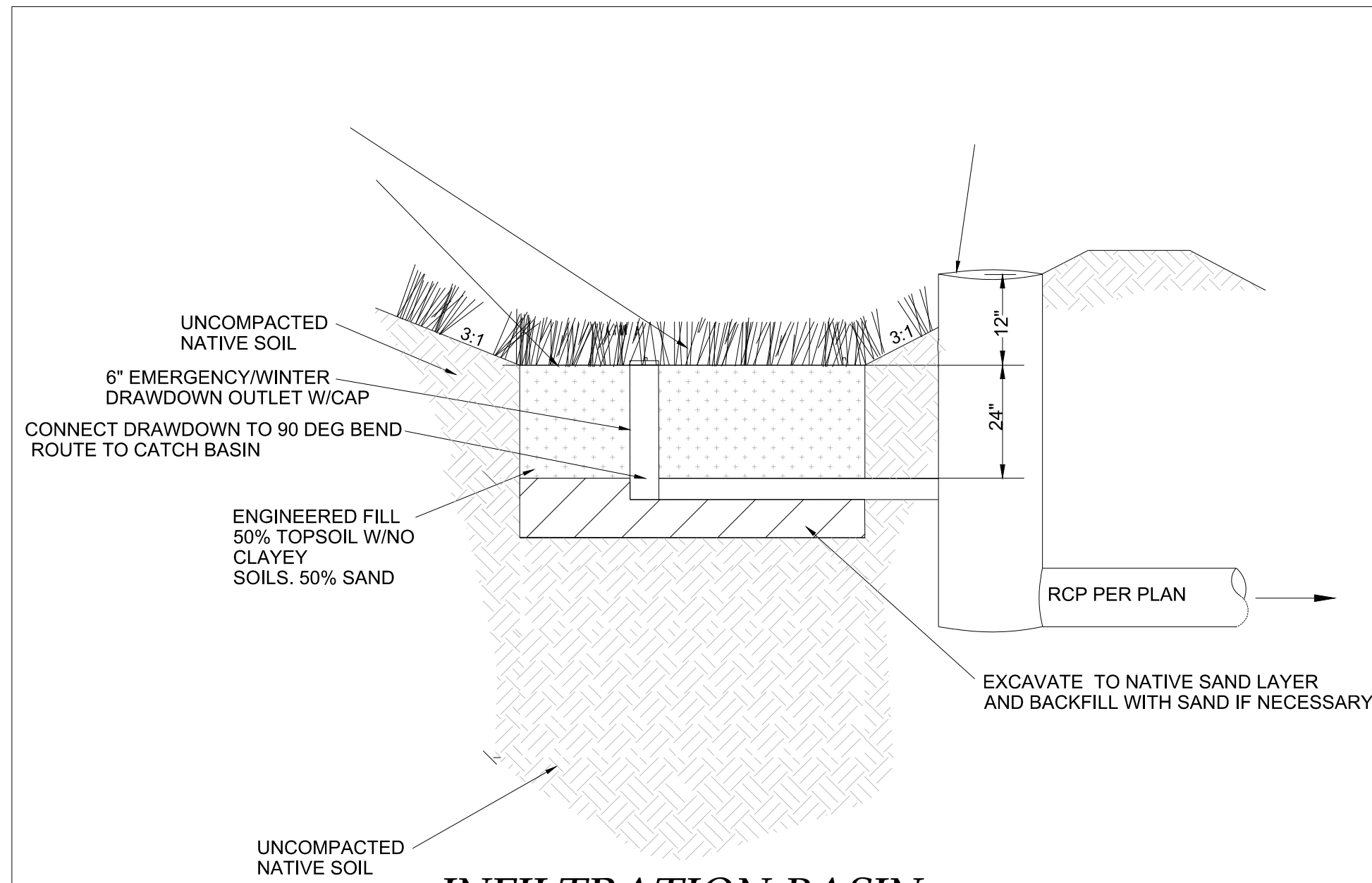
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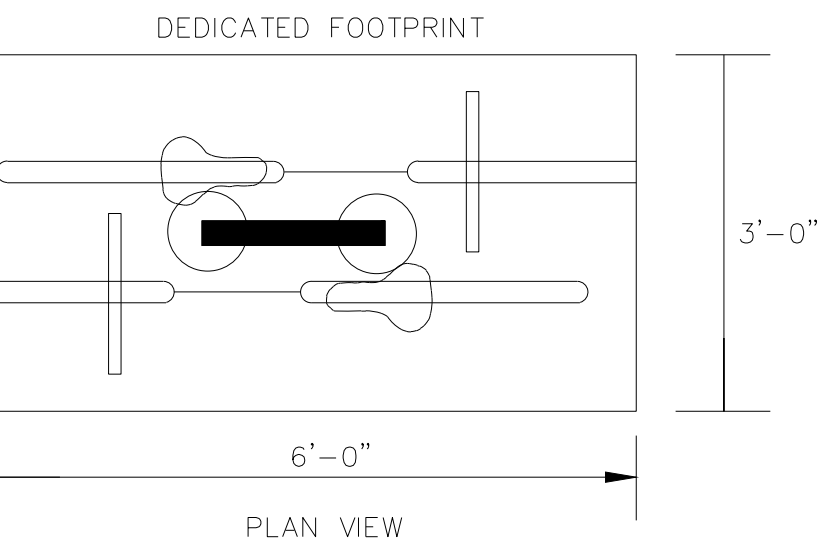
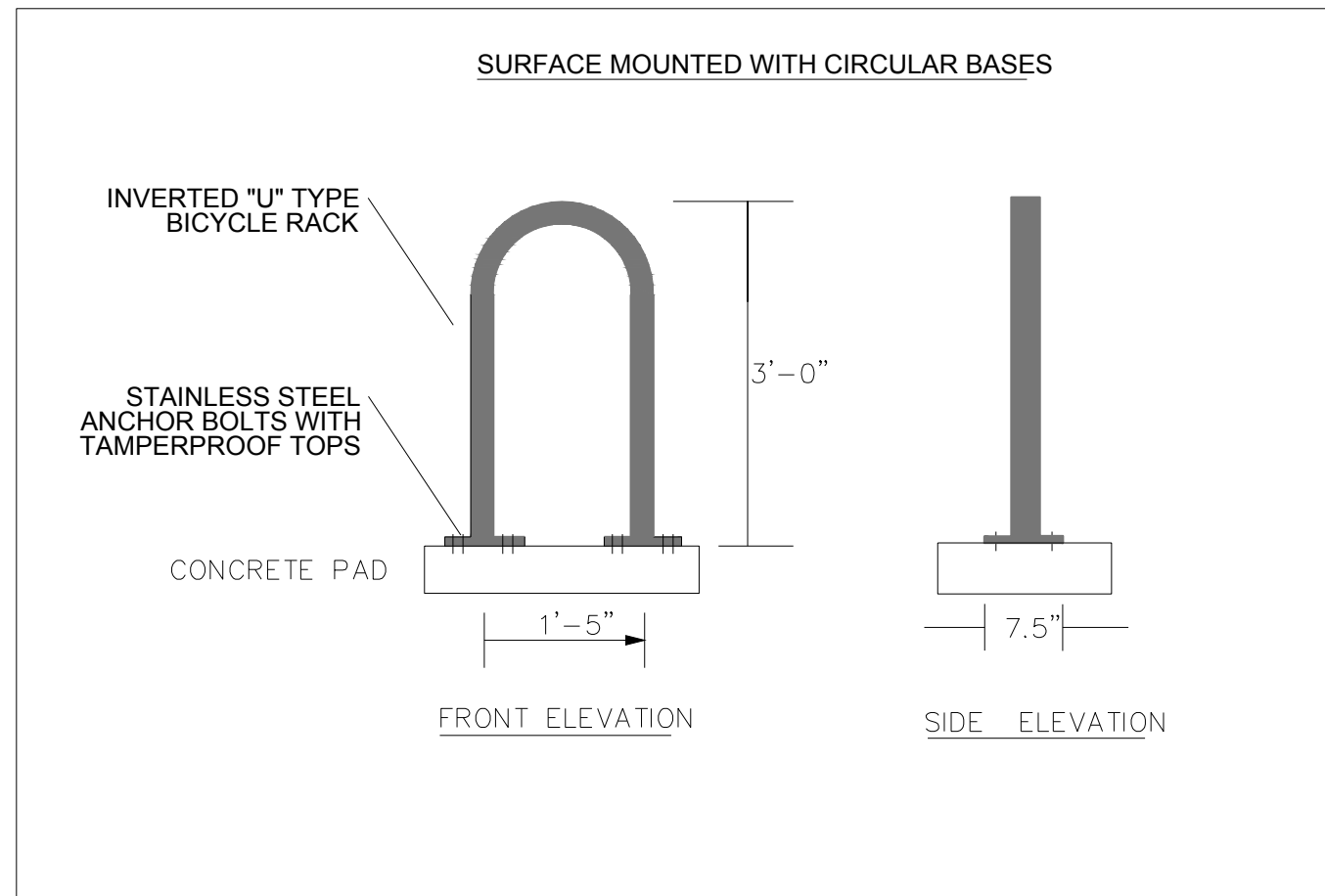
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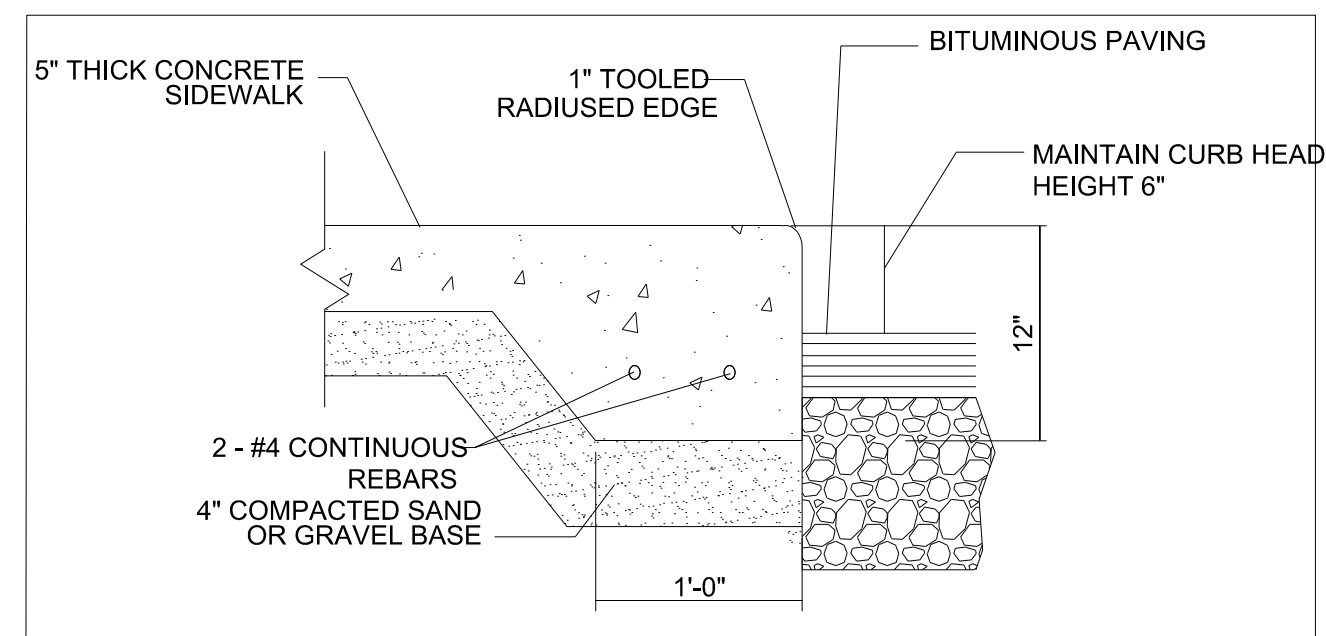


INFILTRATION BASIN
NOT TO SCALE

NOTE:
DO NOT COMPACT INFILTRATION AREA DURING CONSTRUCTION
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATION COMPLIANCE INCLUDING THE PROTECTION, RECORDS AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES
ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE CITY OF MADISON STANDARDS
INFILTRATION DEVICE AREA SHALL BE FENCED PRIOR TO SITE CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED FROM CONSTRUCTION AND SEDIMENT DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. THE PROPOSED INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED SITE AND VEGETATION REQUIREMENTS.
PLANT WITH GRASSES TOLERANT OF FLUCTUATING WATER CONDITIONS

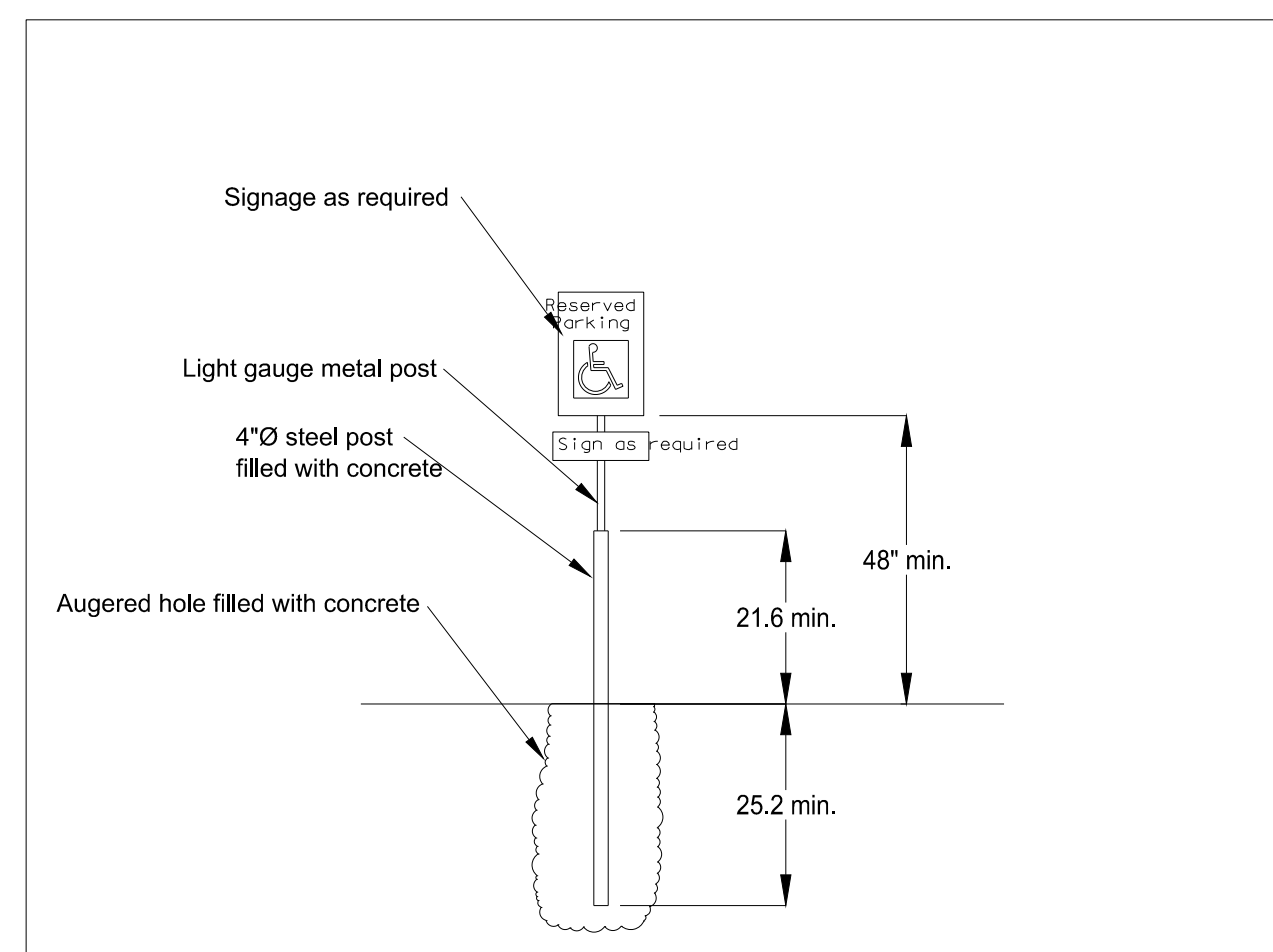


BIKE RACK DETAIL
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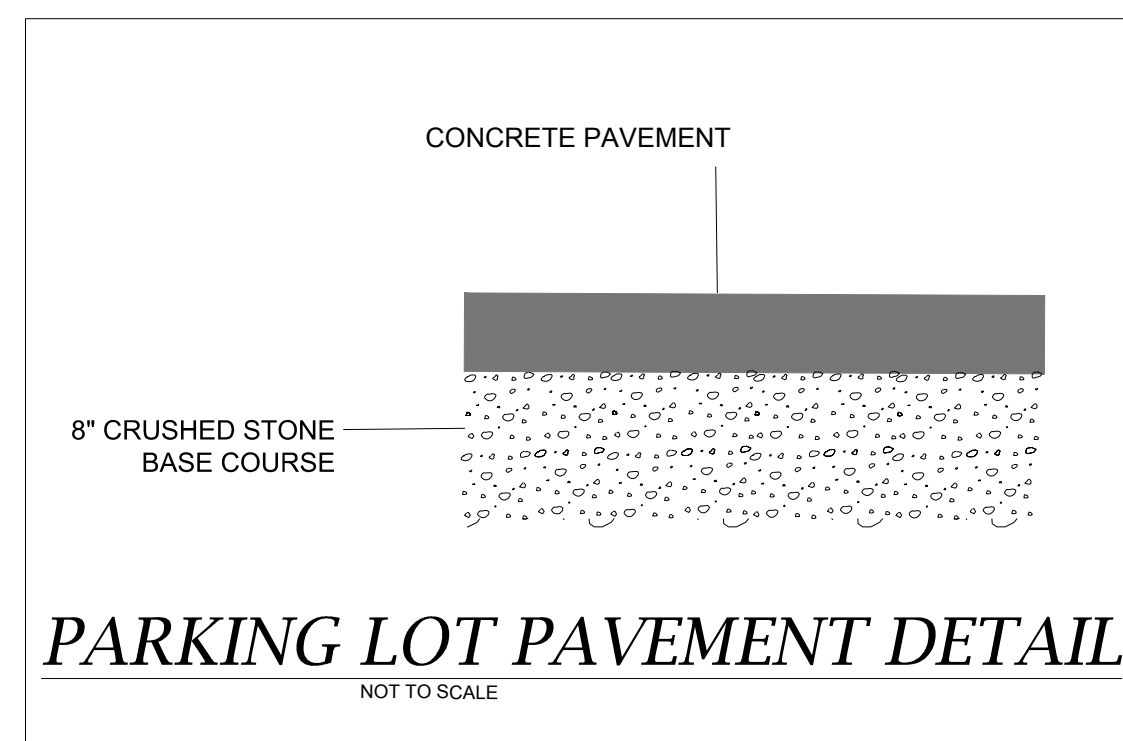


GENERAL NOTES:
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.

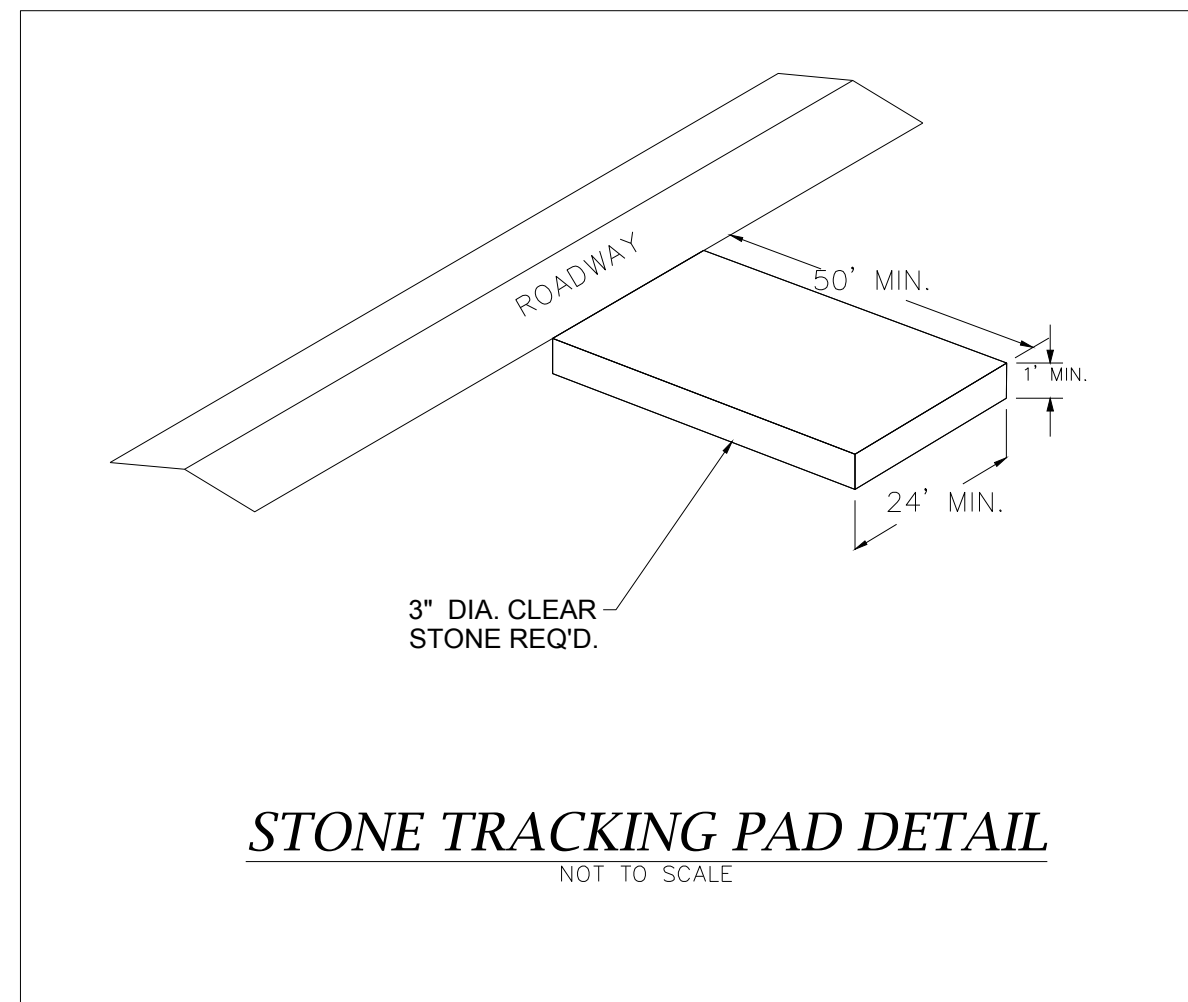
CONCRETE WALK DETAIL
NOT TO SCALE



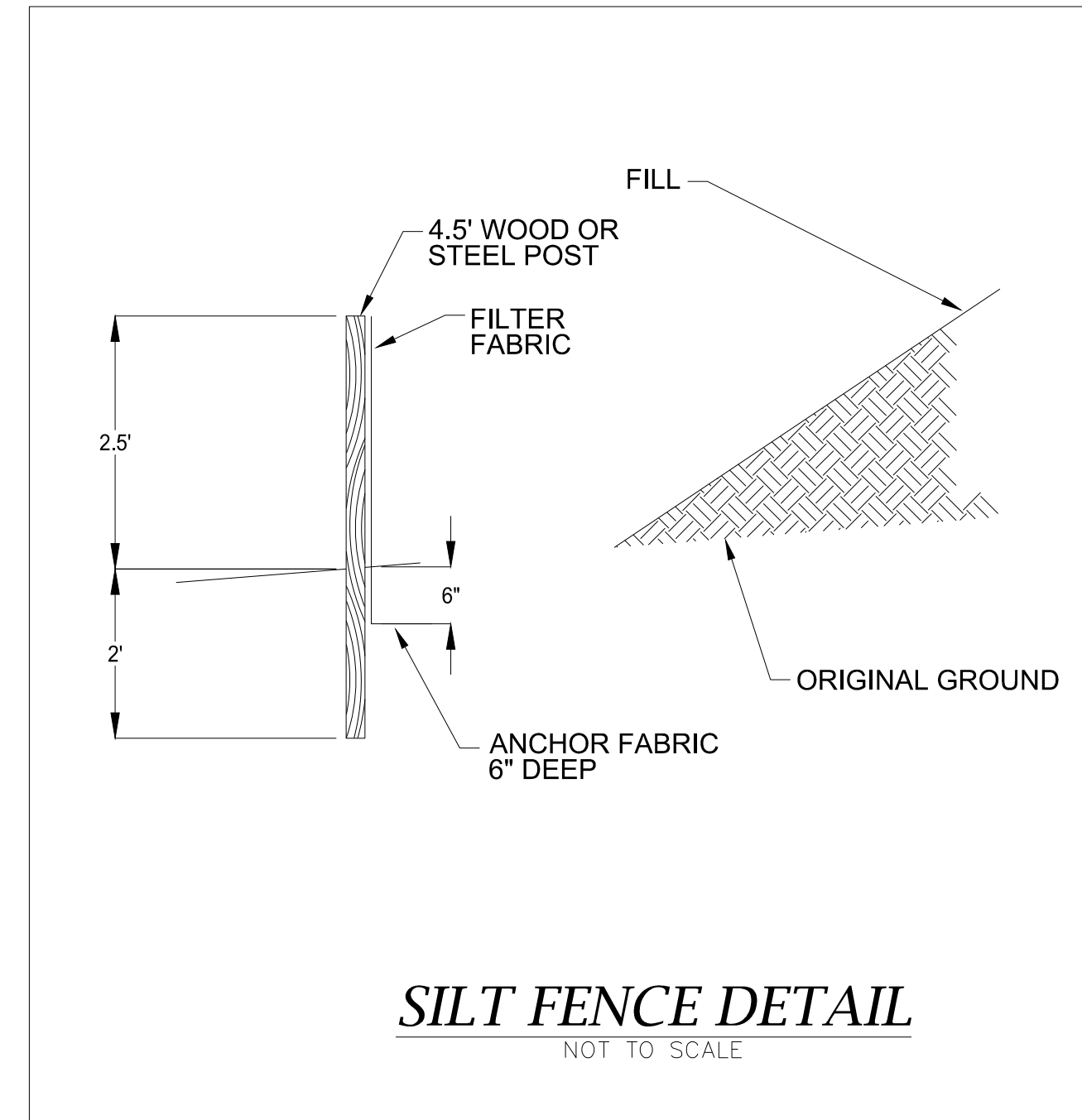
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



PARKING LOT PAVEMENT DETAIL
NOT TO SCALE



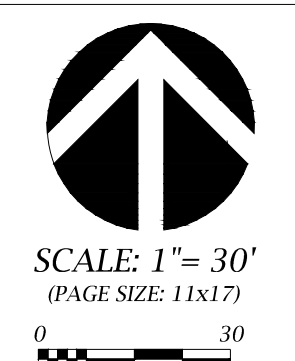
STONE TRACKING PAD DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

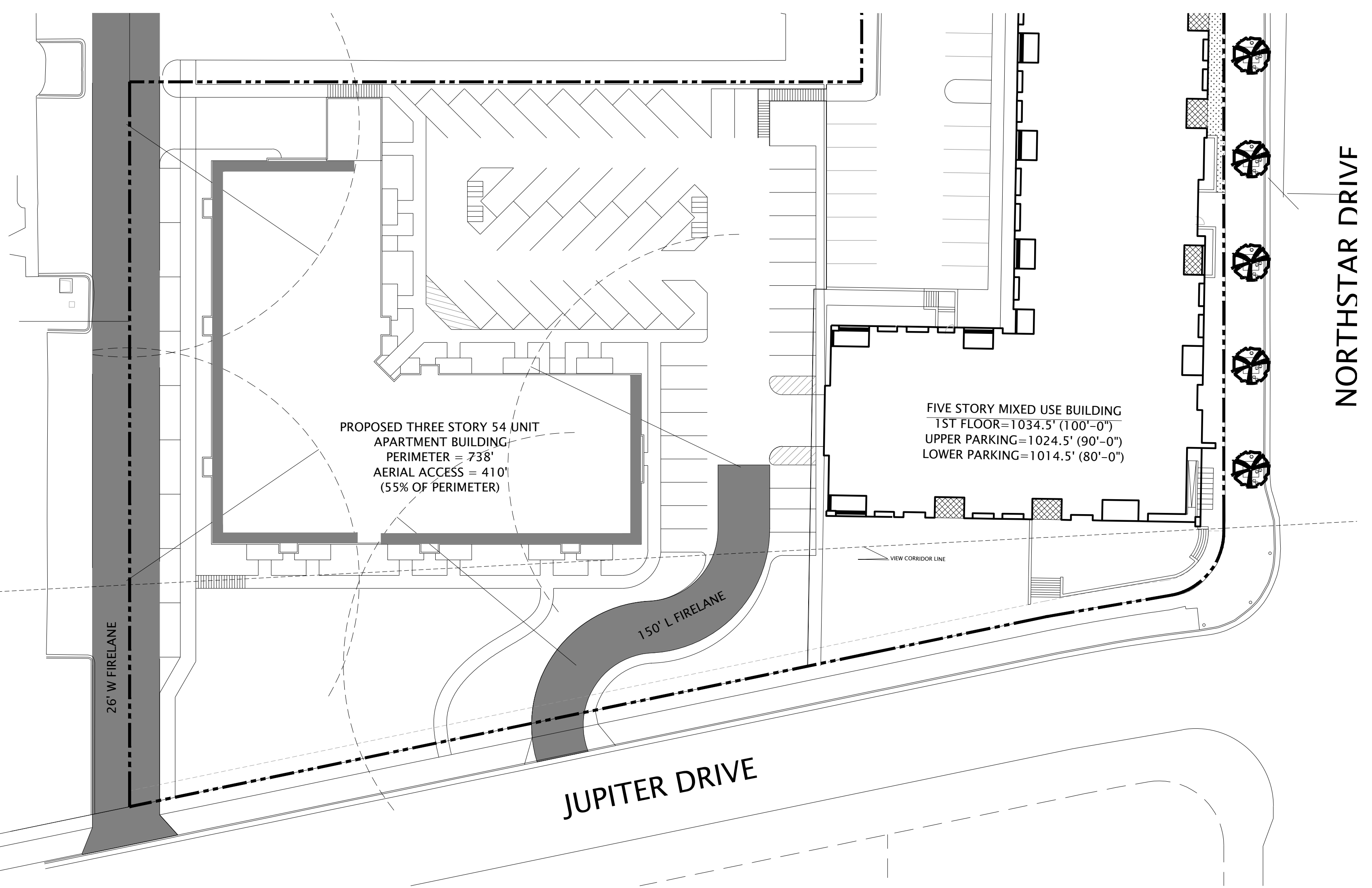
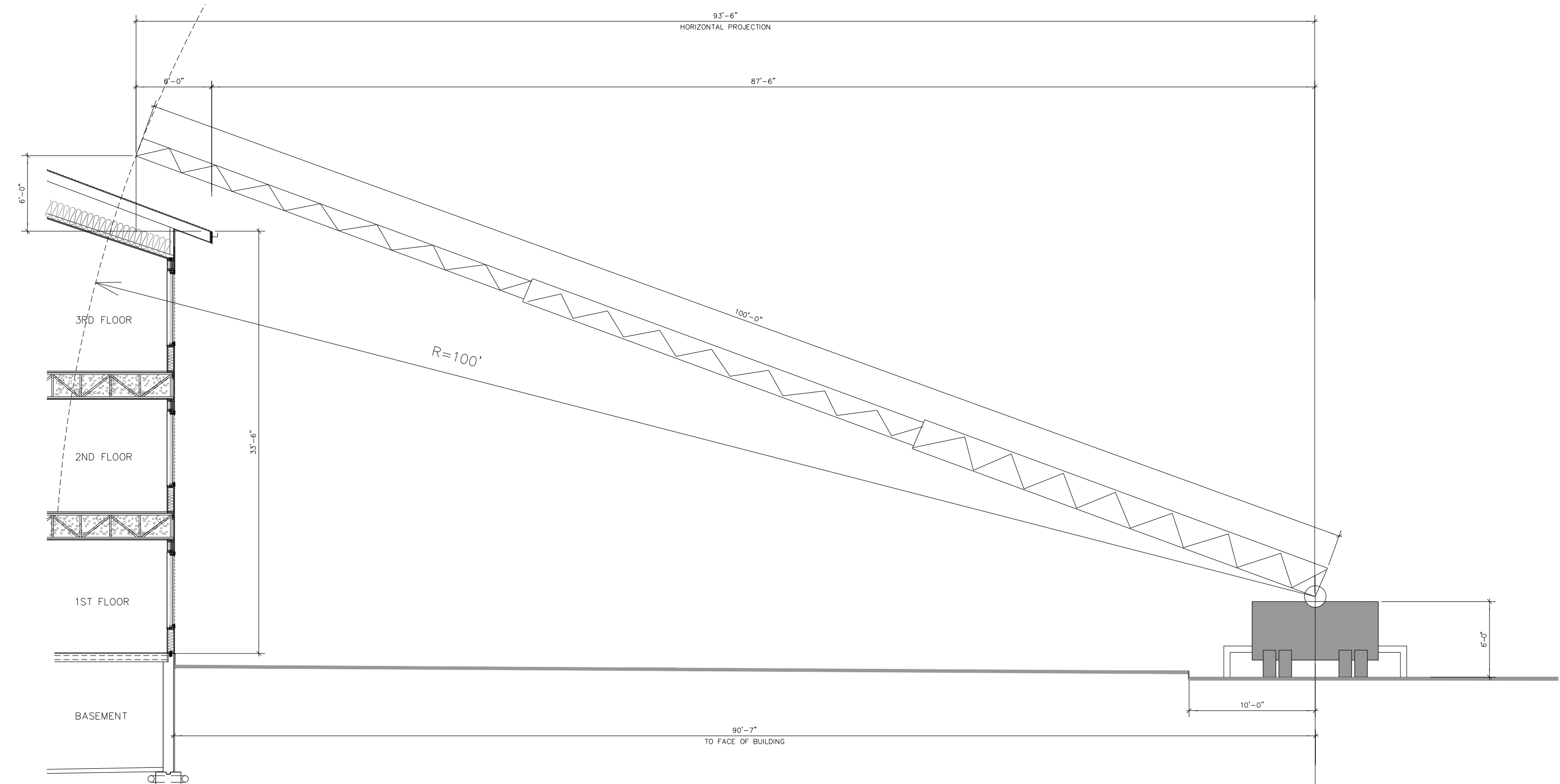
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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DETAILS
FUSION APARTMENTS
CITY OF MADISON, DANE COUNTY, WI



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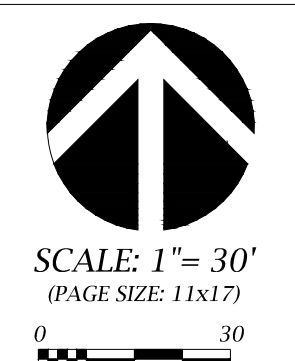


FIRE ACCESS PLAN

FUSION APARTMENTS

CITY OF MADISON, DAINE COUNTY, WI

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
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LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 GROSS DEVELOPED AREA = 54,397 SQ FT
 BUILDING FOOTPRINTS = 17,179 SQ FT
 NET DEVELOPED AREA = 37,218 SQ FT (5.97 ACRE)
 REQUIREMENT = 5 POINTS / 300 SQ FT OF DEVELOPED AREA
 TOTAL POINTS REQUIRED = 620 POINTS
 POINTS PROVIDED = 1,112 POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN & 5 SHRUB PER 30 LF

JUPITER DRIVE FRONTAGE = 273 FT
 PLANTS REQUIRED = 9 OVERSTORY TREES OR
 18 EVERGREEN / ORNAMENTAL TREES
 45 SHRUBS
 PLANTS PROVIDED = 8 OVERSTORY TREES
 4 ORNAMENTAL TREES
 48 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 26,126 SQ FT
 REQUIRED LANDSCAPED AREA = 2,090 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 3,000 SQ FT

OVERSTORY TREES REQUIRED = 13 OVERSTORY TREES
 ORNAMENTAL TREES ALLOWED = 6 ORNAMENTAL TREES MAX

OVERSTORY TREES PROVIDED = 11 OVERSTORY TREES
 ORNAMENTAL TREES PROVIDED = 6 ORNAMENTAL TREES

SITE LANDSCAPE PLAN - GENERAL NOTES

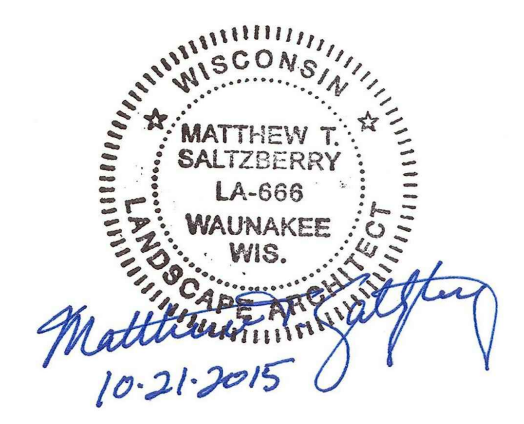
- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- ALL PLANTING BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD CONTAINED BY LANDSCAPE EDGING.
- PLANTING BEDS & TREES WITHIN LAWN AREAS SHALL BE CONTAINED BY A BLACK VINYL EDGING.
- ALL AREAS ADJACENT TO THE BUILDING FOUNDATION THAT ARE NOT TO RECEIVE PLANTS SHALL BE CONTAINED BY A 18" WIDE MAINTENANCE STRIP CONSISTING OF A 3" LAYER OF "MISSISSIPPI 1" WASHED STONE" AS FURNISHED BY MADISON BLOCK & STONE.
- ALL WASHED STONE SHALL BE PLACED ON FILTER FABRIC & CONTAINED WITH BLACK VINYL EDGING.
- WASHED STONE AREAS SHALL BE SEPARATED FROM BARK MULCH AREAS WITH BLACK VINYL EDGING.
- ALL LAWN, NATIVE GRASS, & PLANTING AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
- INFILTRATION PLANT MIX SHALL BE **RAINWATER RENEWAL GARDEN FOR SUNNY SITES** AS PROVIDED BY **AGRECOL** (WWW.AGRECOL.COM) - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- LAWN SEED SHALL BE **MADISON PARKS** SEED MIX AS MANUFACTURED BY LACROSSE SEED, LLC (WWW.LACROSSESEED.COM) - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- LOW MAINTENANCE FESCUE SEED SHALL BE **CARE-FREE** SEED MIX AS MANUFACTURED BY LACROSSE SEED, LLC (WWW.LACROSSESEED.COM) - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- ALL SEED MIXES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

GROUND COVER LEGEND

- LAWN SEED
- LOW GROWING MEADOW FOR MEDIUM SOILS SEED MIX AS MANUFACTURED BY PRAIRIE NURSERY
- LOW MAINTENANCE FESCUE SEED MIX
- INFILTRATION PLANT MIX - 2" PLUGS ON 12" CENTERS
- BARK MULCH
- MISSISSIPPI 1" WASHED STONE AS FURNISHED BY MADISON BLOCK & STONE

PLANTING SCHEDULE

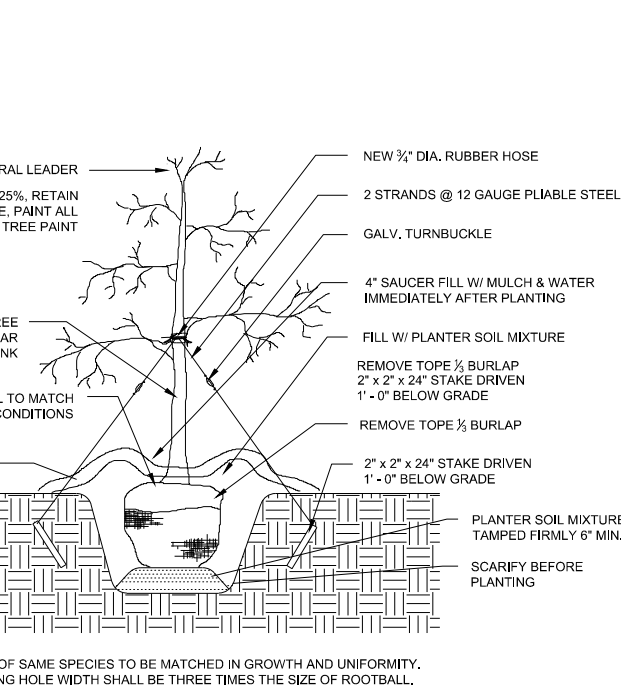
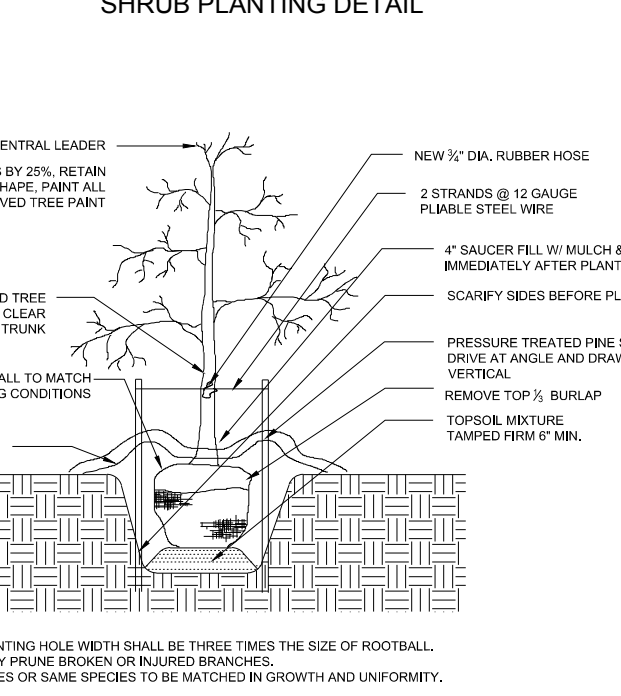
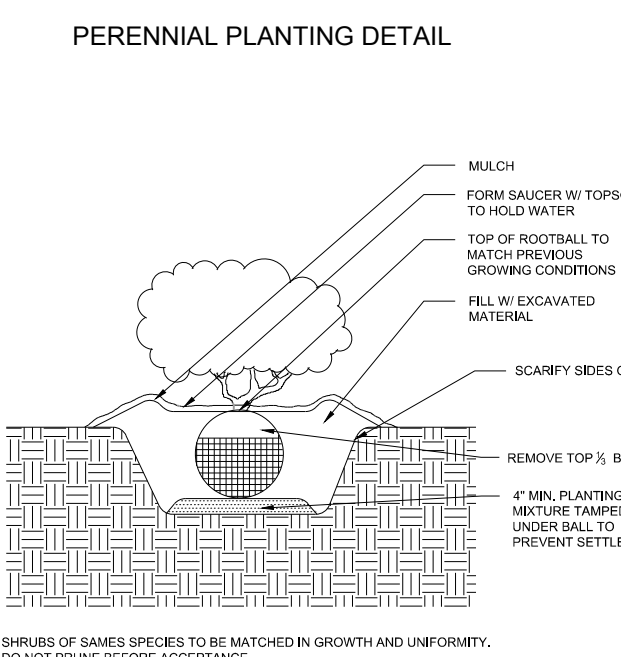
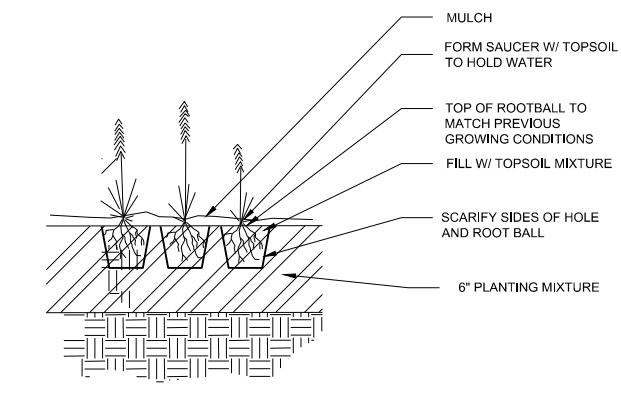
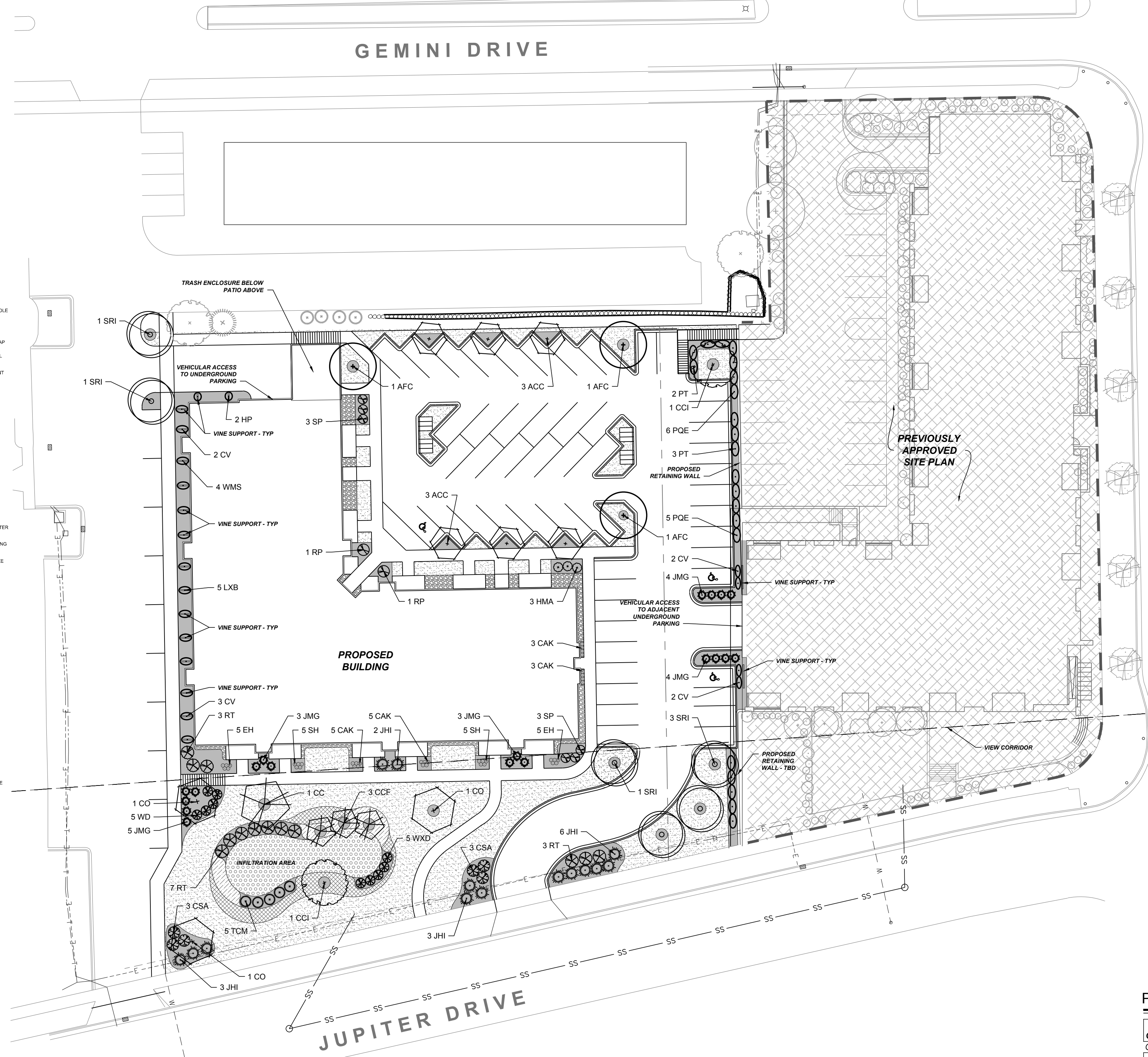
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFC	Acer x freemanii 'Celtzam'	Celebration Maple	3	35	105	2.5"	B&B	
CCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	3	35	105	2.5"	B&B	
CO	Cotinus obovatus	American Smoke Tree	3	35	105	2.5"	B&B	
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6	35	210	2.5"	B&B	
ORNAMENTAL TREE								
ACC	Amelanchier canadensis 'Cumulus'	Cumulus Serviceberry	6	15	90	6" TALL	B&B	MULTI-STEM
CC	Carpinus caroliniana	Muscledwood	1	15	15	6" TALL	B&B	MULTI-STEM
DECIDUOUS SHRUB								
CCF	Carpinus caroliniana 'Firespire'	Firespire Muscledwood	3	3	9	4" TALL	B&B	MULTI-STEM
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	6	3	18	36" TALL	POT	
HMA	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Hydrangea	3	3	9	24" TALL	POT	
RT	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	13	3	39	24" TALL	POT	
SP	Syringa 'Penda'	Blooming Lilac	6	3	18	36" TALL	POT	
WD	Weigela 'Dark Horse'	Dark Horse Weigela	10	3	30	18" TALL	POT	
DECIDUOUS VINES								
CV	Clematis virginiana	Woodbine	9	3	27	24" TALL	POT	
HP	Hydrangea peltata	Climbing Hydrangea	2	3	6	24" TALL	POT	
LXB	Lonicera x brownii 'Dropmore Scarlett'	Dropmore Scarlett Honeysuckle	5	3	15	24" TALL	POT	
PT	Parthenocissus tricuspidata	Boston Ivy	10	3	30	24" TALL	POT	
PQE	Parthenocissus quinquefolia var. engelmannii	Virginia Creeper	11	3	33	24" TALL	POT	
WMS	Wisteria macrostachys 'Summer Cascade'	Summer Cascade Wisteria	4	3	12	24" TALL	POT	
EVERGREEN SHRUB								
JHI	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	14	4	56	3 GAL	POT	
JMG	Juniperus x media 'Sea of Gold'	Sea of Gold Juniper	19	4	76	3 GAL	POT	
RP	Rhododendron P.J.M.	P.J.M. Rhododendron	2	4	8	24" TALL	POT	
TCM	Taxus cuspidata 'Monlo'	Emerald Spreader Yew	5	4	20	24" TALL	POT	
ORNAMENTAL GRASSES								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	18	2	36	1 GAL	POT	
EH	Elymus hystrix	Bottle Brush Grass	10	2	20	1 GAL	POT	
SH	Sporobolus heterolepis	Prairie Dropseed	10	2	20	1 GAL	POT	
			TOTAL:	1112	POINTS			



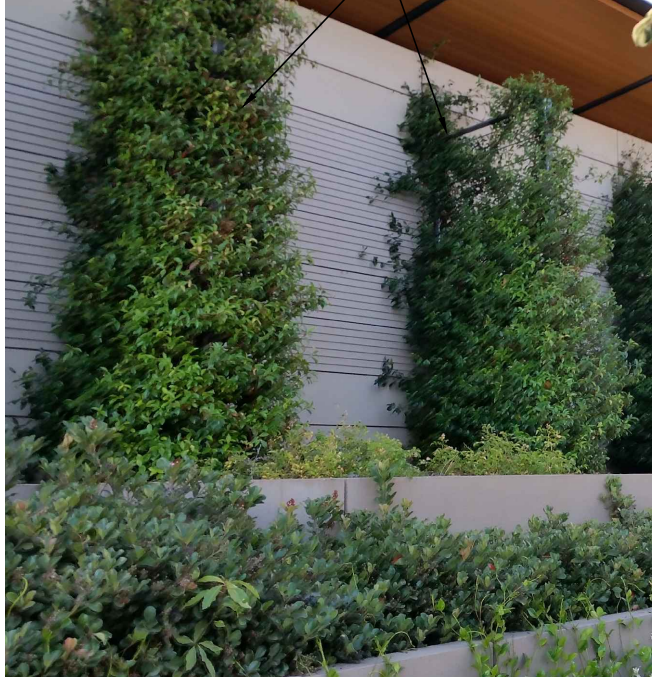
GEMINI DRIVE

NORTH STAR DRIVE

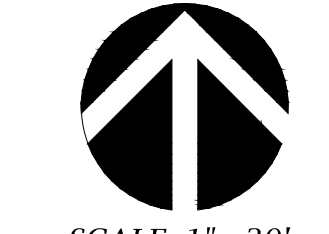
JUPITER DRIVE



PRE-MANUFACTURED TRELLIS INSTALLED PERPENDICULAR TO BUILDING FACADE



VINE SUPPORT SYSTEM



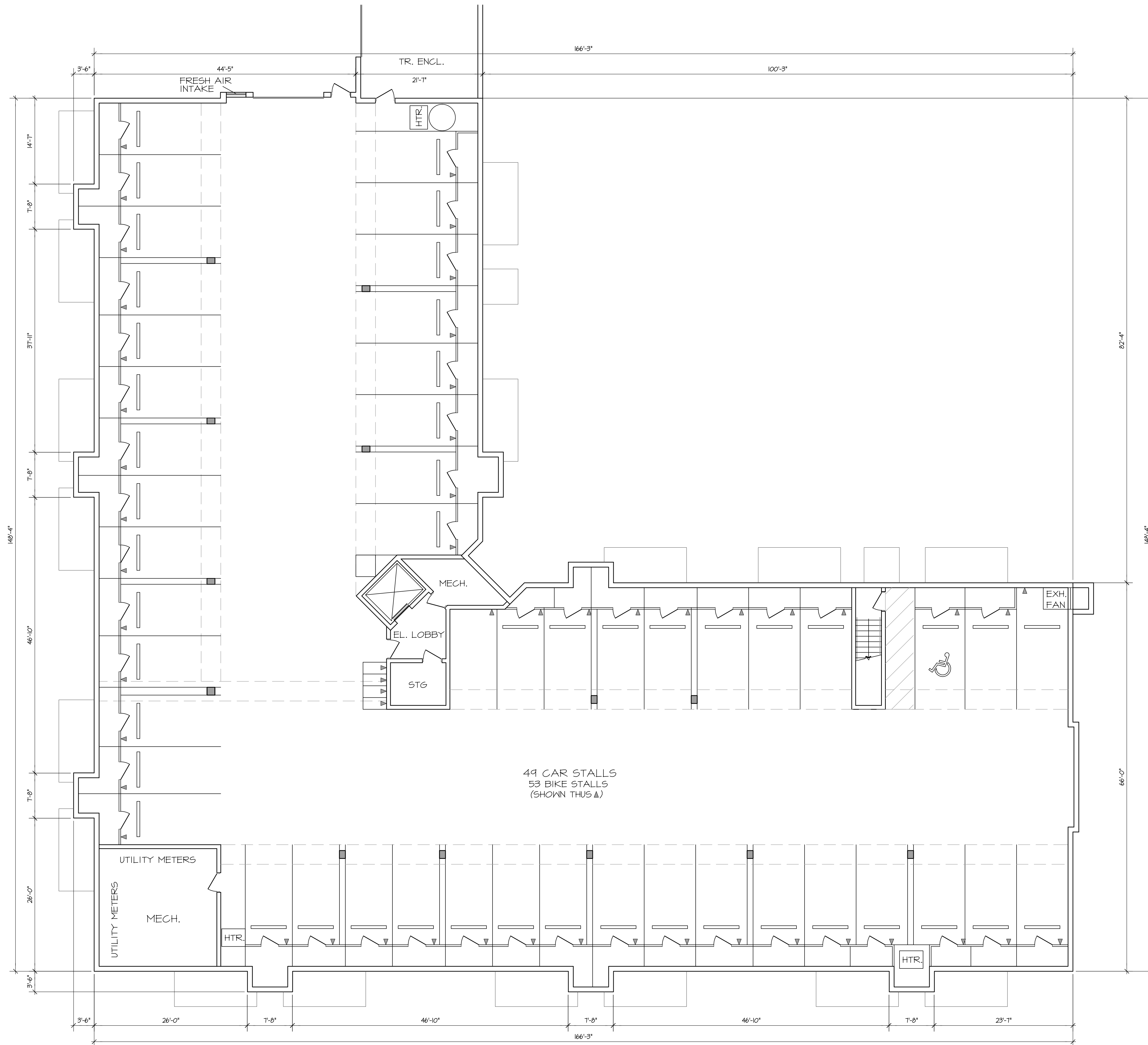
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DATE: 10-21-15
 REVISED:

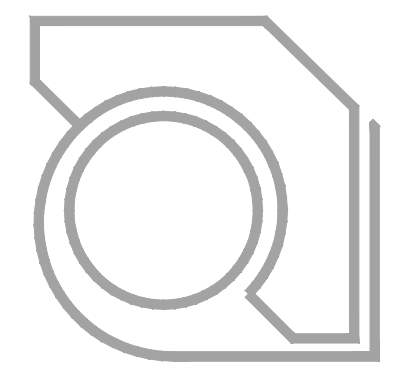
DRAWN BY: MS

FN: 15-03-104

Sheet Number:
 L-100



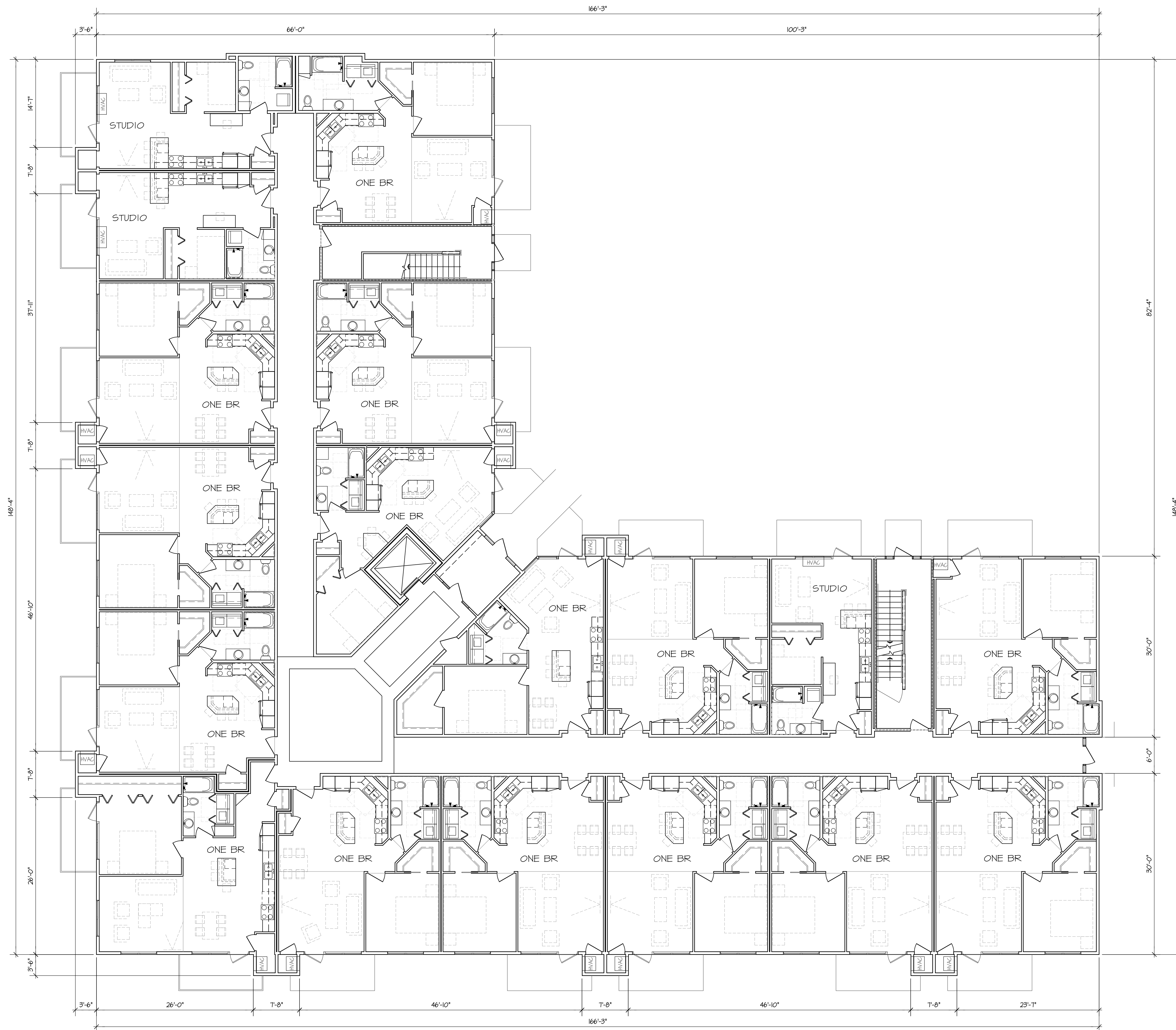
UNDERGROUND PARKING
 1/8" = 1'-0"



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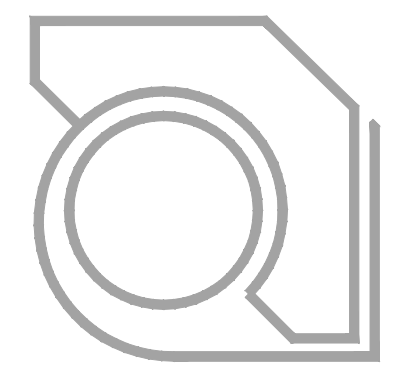
PROJECT:
FUSION APARTMENTS
 841 JUPITER DRIVE, GRANDVIEW COMMONS, MADISON, WI
 CLIENT:
FUSION APARTMENTS, LLC
 6417 ODANA RD, MADISON, WI 53719

PROJECT: 2015-04
 CAD FILE:
 DRAWN BY: U.K.
 DATE: 10/21/15



FIRST FLOOR PLAN

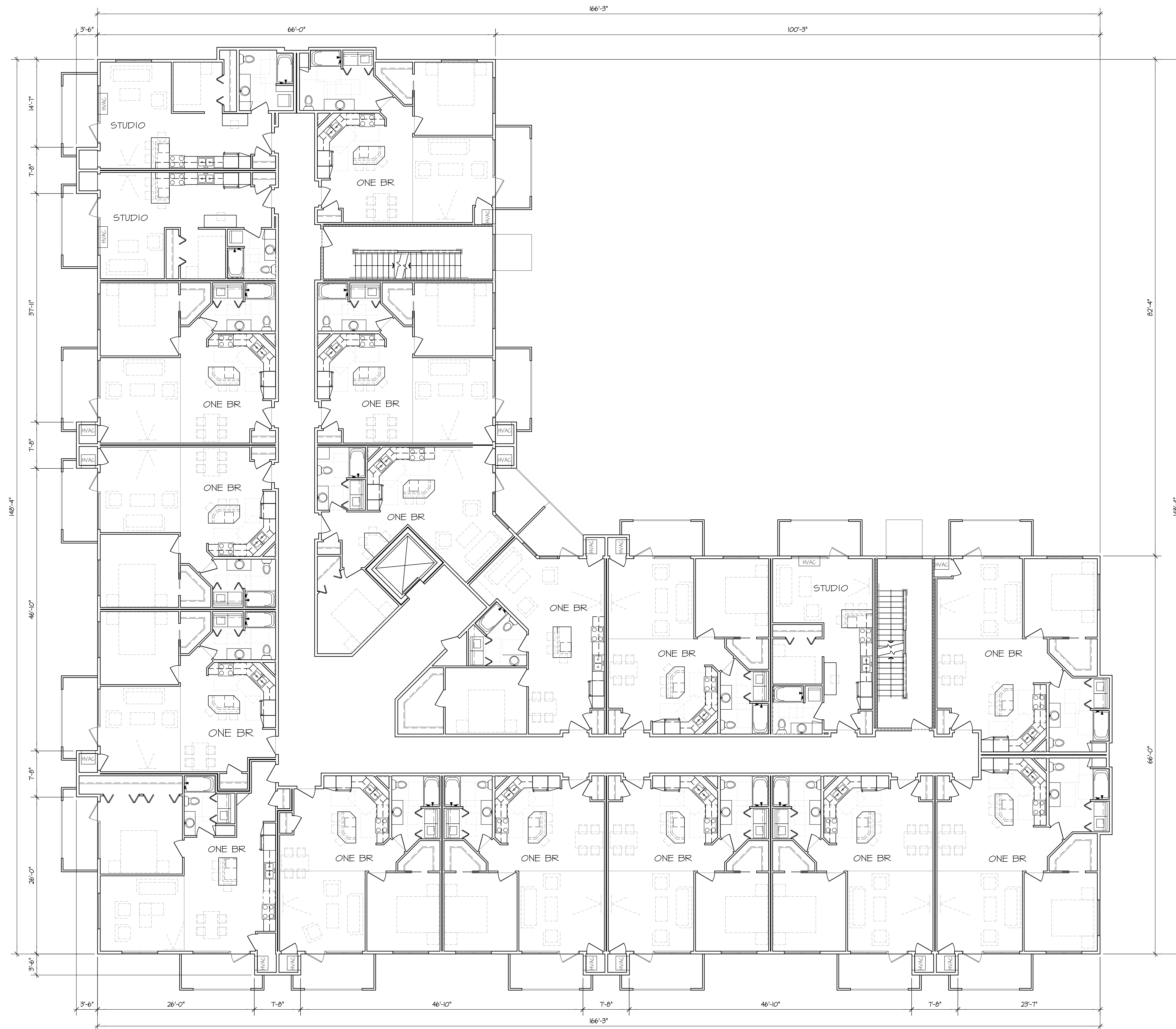
1/8" = 1'-0"



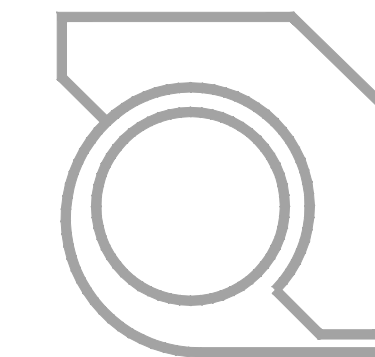
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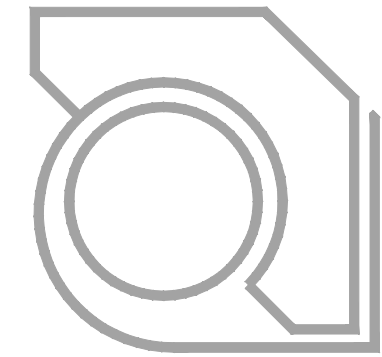
SECOND/THIRD FLOOR PLAN
 1/8" = 1'-0"



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EAST FACADE

UTILITY BRICK VENEER
COMPOSITE WOOD SIDING
PREFINISHED ALUMINUM RAILING
VINYL WINDOWS



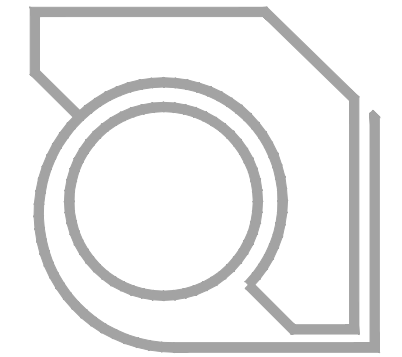
SOUTH FACADE

UTILITY BRICK VENEER
COMPOSITE WOOD SIDING
PREFINISHED ALUMINUM RAILING
VINYL WINDOWS

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EXTERIOR ELEVATIONS



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