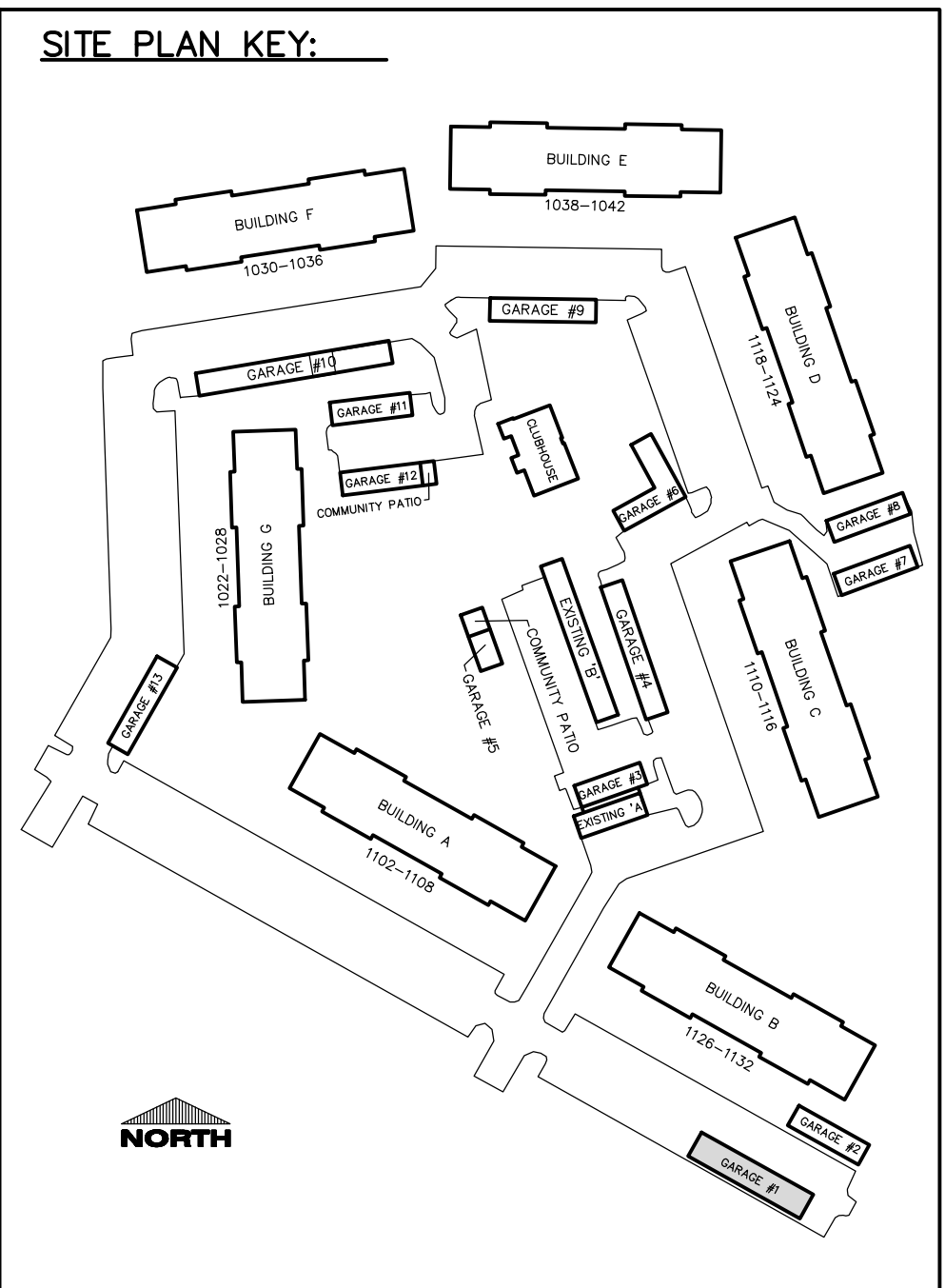
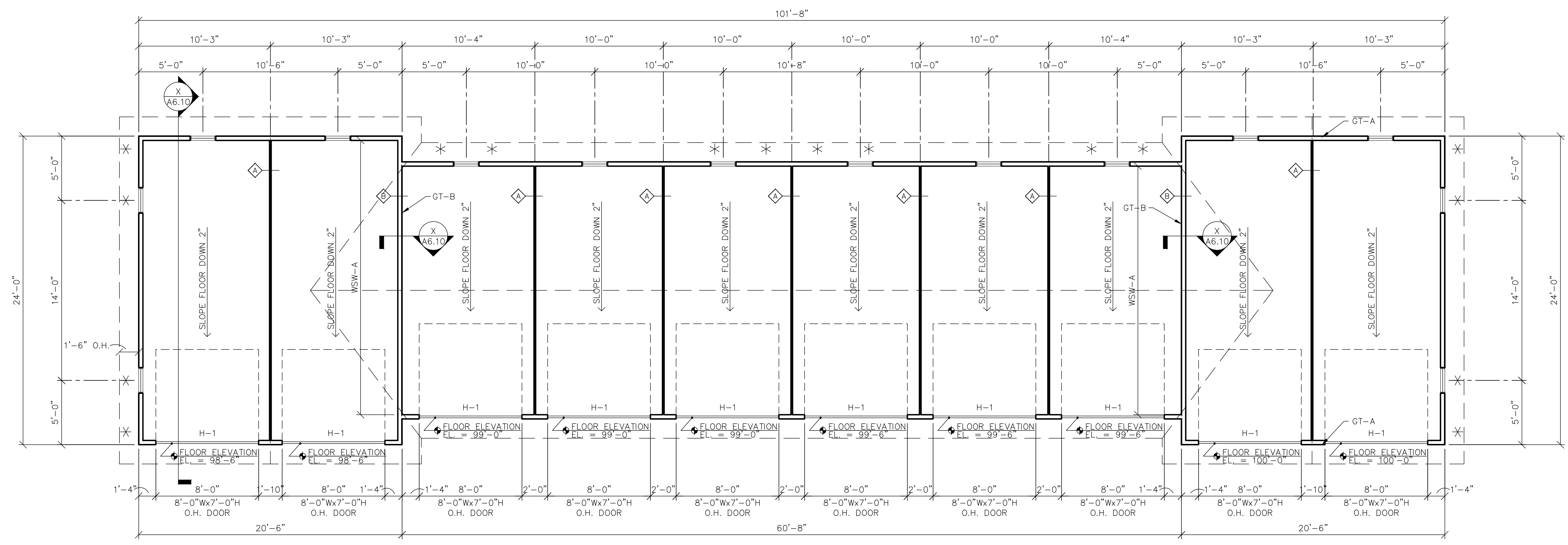


**GENERAL STRUCTURAL NOTES:**

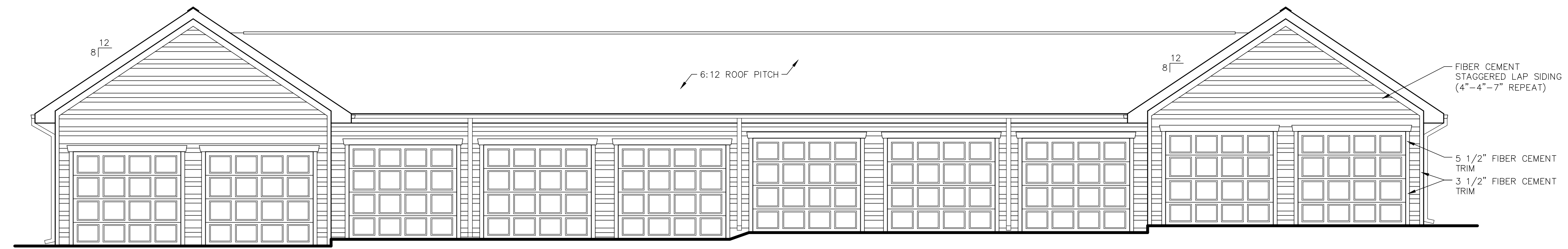
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**(10) GARAGES  
GARAGE #1 FLOOR PLAN**

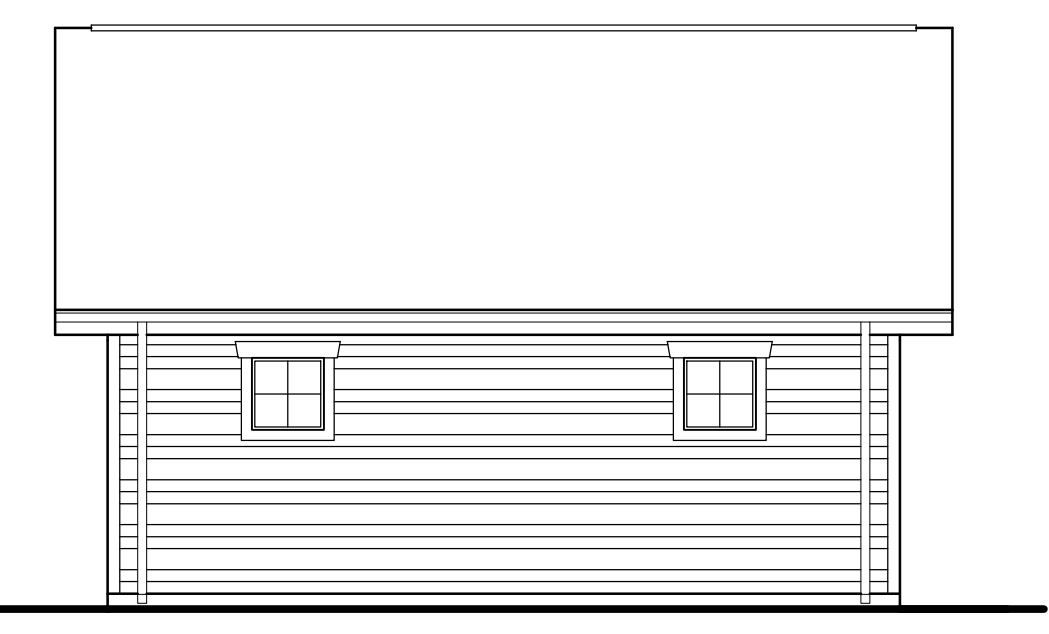


SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



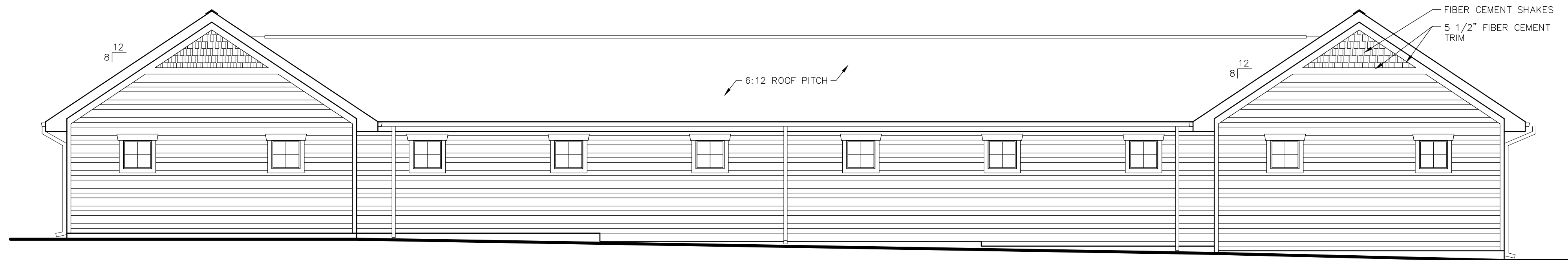
**(7) GARAGES  
GARAGE #1 FRONT ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



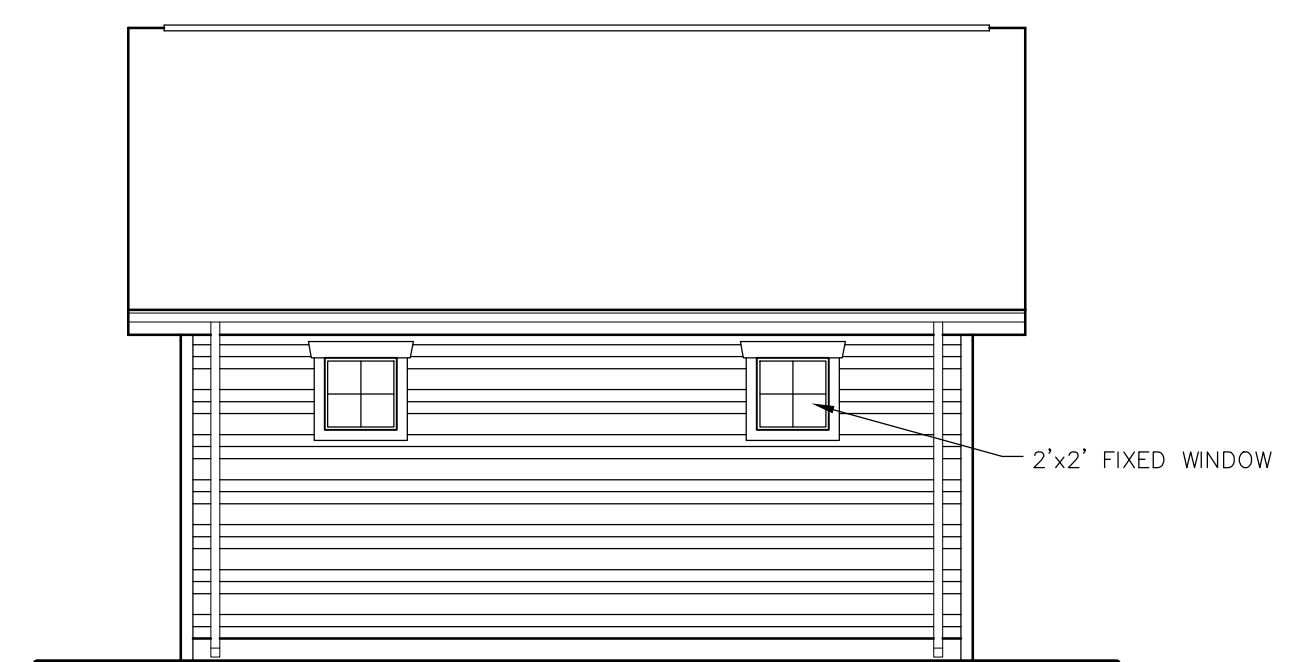
**(7) GARAGES  
GARAGE #1 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



**(7) GARAGES  
GARAGE #1 REAR ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



**(7) GARAGES  
GARAGE #1 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'

**DRAWING SET IDENTIFIER**

- PROJECT MASTER SET
- BUILDING 'A'
- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10
- GARAGE #11
- GARAGE #12
- GARAGE #13

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:  
**TBD**

**OWNER:**  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

**PROJECT:**  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

**SHEET ISSUE:**  
JUNE 26, 2012

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**REVISIONS:**

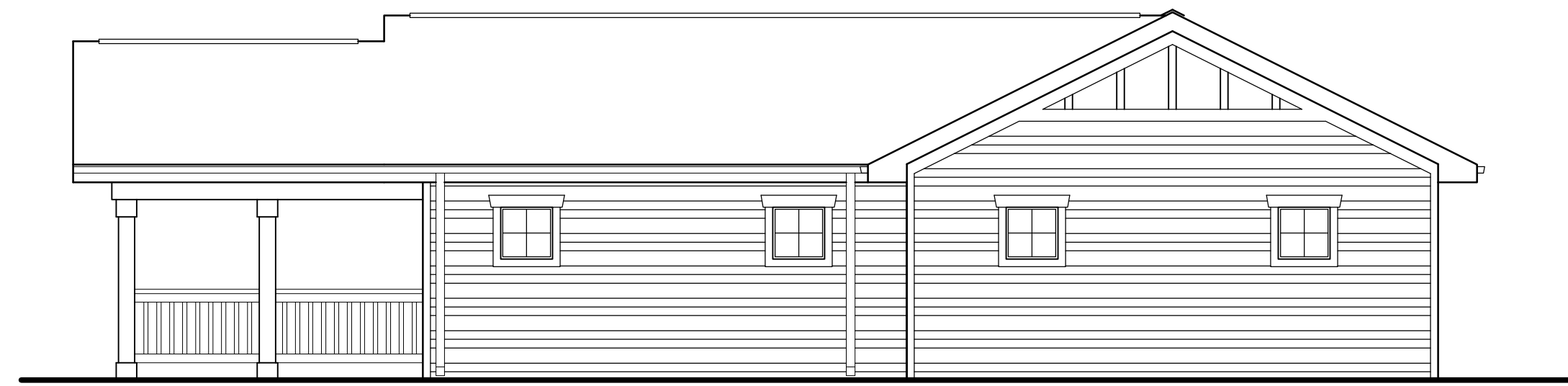
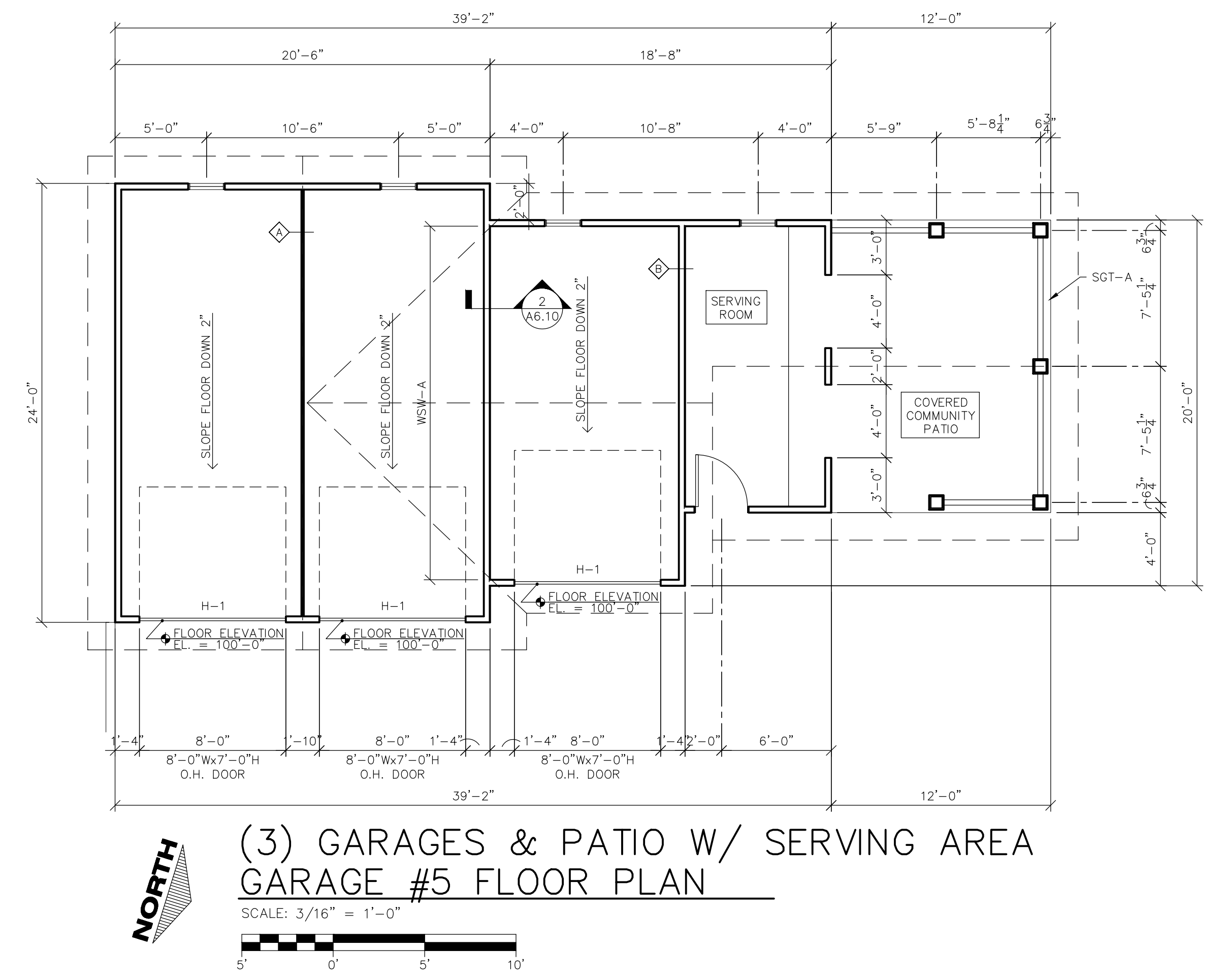
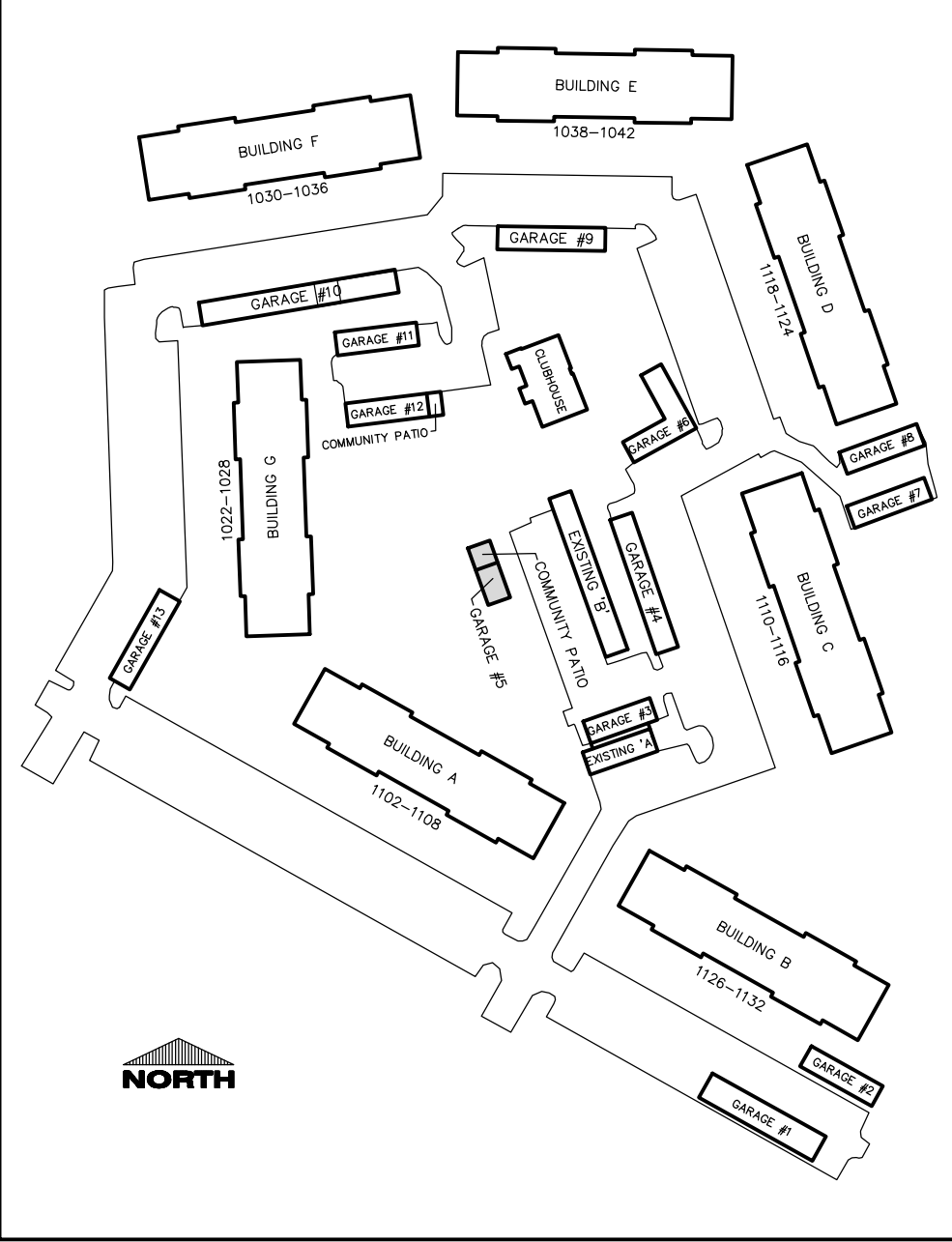
**JOB NUMBER:**  
1206230

**SHEET**

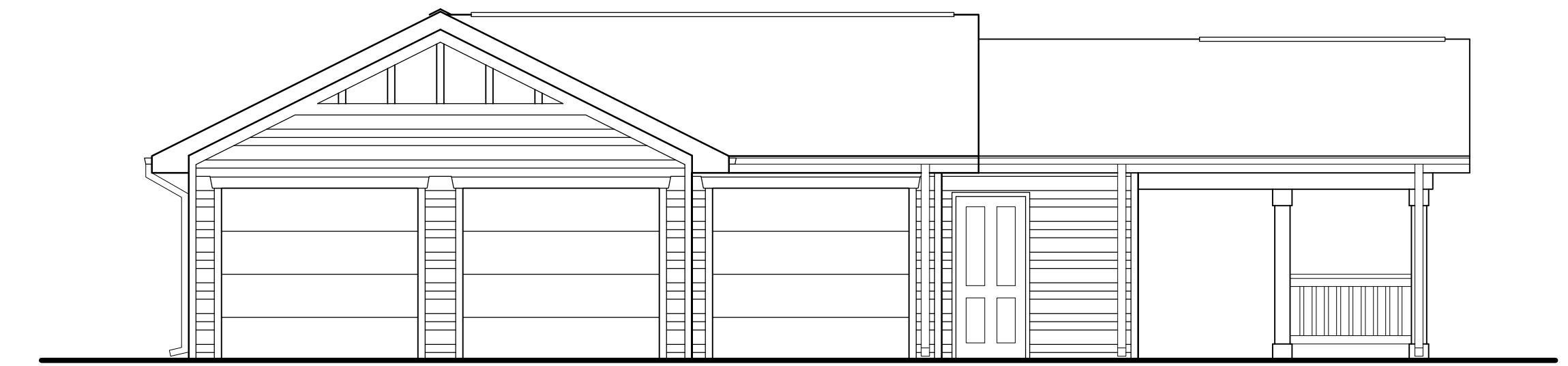
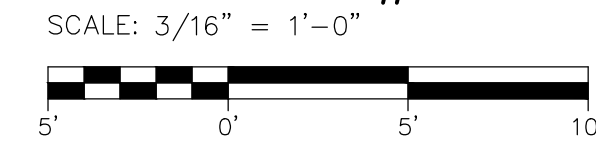
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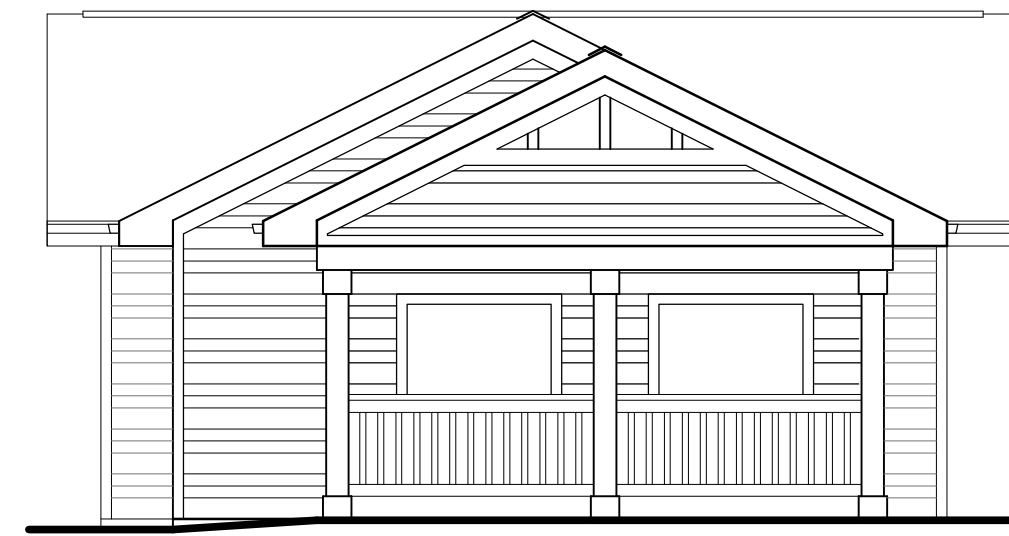
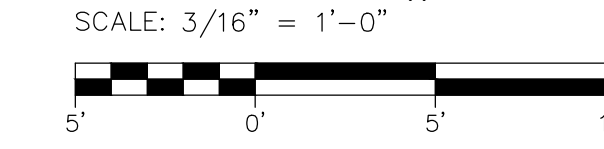
### SITE PLAN KEY:



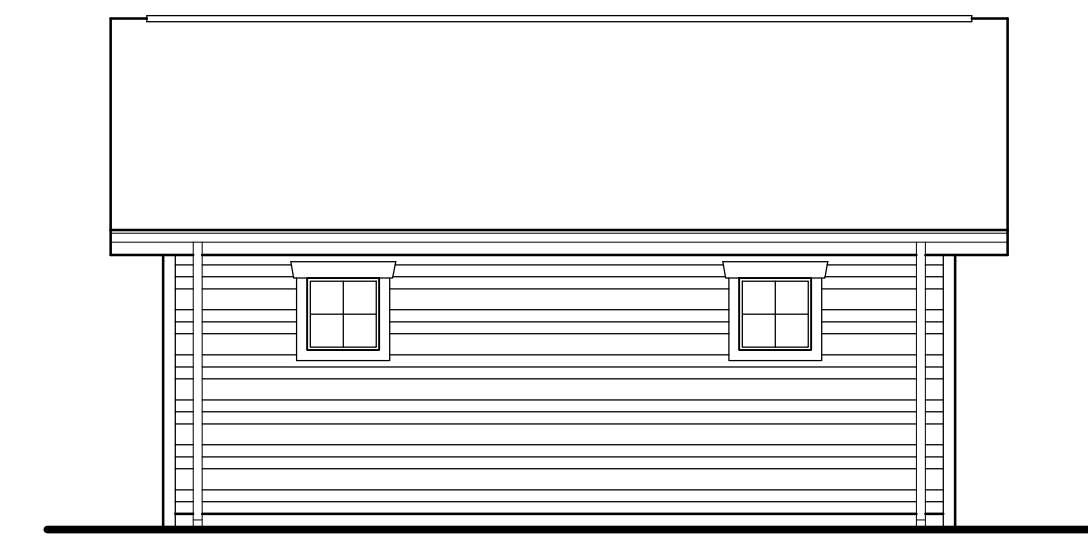
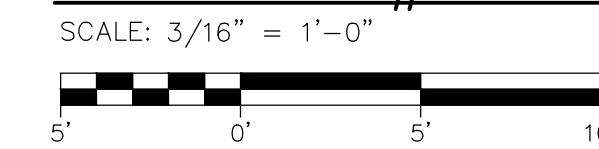
(3) GARAGES & PATIO W/ SERVING AREA  
GARAGE #5 REAR ELEVATION



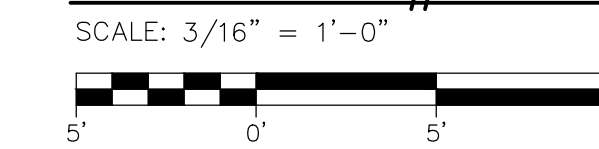
(3) GARAGES & PATIO W/ SERVING AREA  
GARAGE #5 FRONT ELEVATION



(3) GARAGES & PATIO W/ SERVING AREA  
GARAGE #5 SIDE ELEVATION



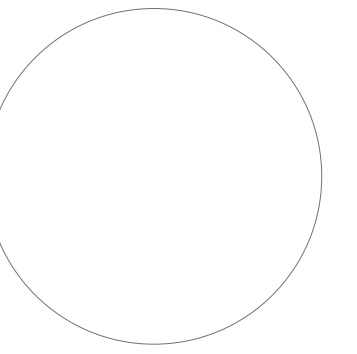
(3) GARAGES & PATIO W/ SERVING AREA  
GARAGE #5 SIDE ELEVATION



### DRAWING SET IDENTIFIER

#### PROJECT MASTER SET

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- BUILDING F
- BUILDING G
- CLUBHOUSE
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
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- GARAGE #8
- GARAGE #9
- GARAGE #10
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PROJECT:

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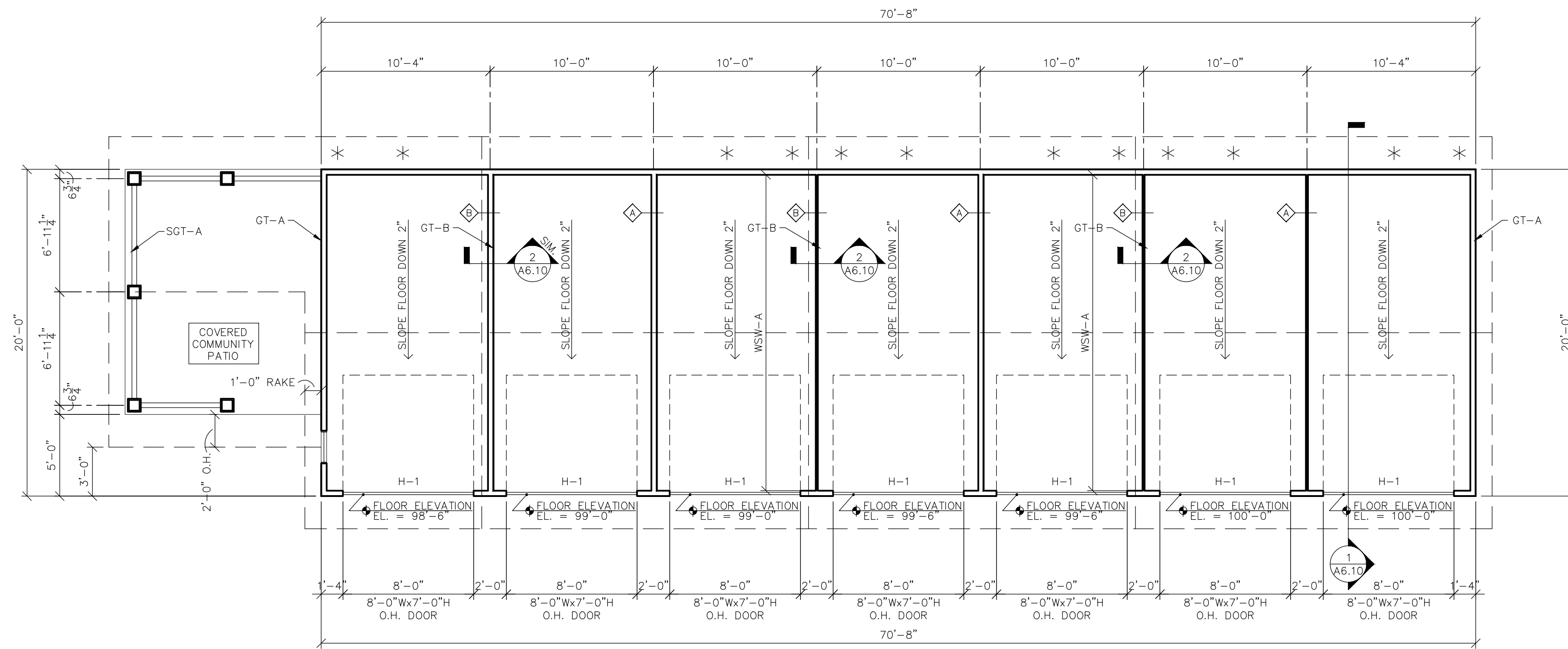
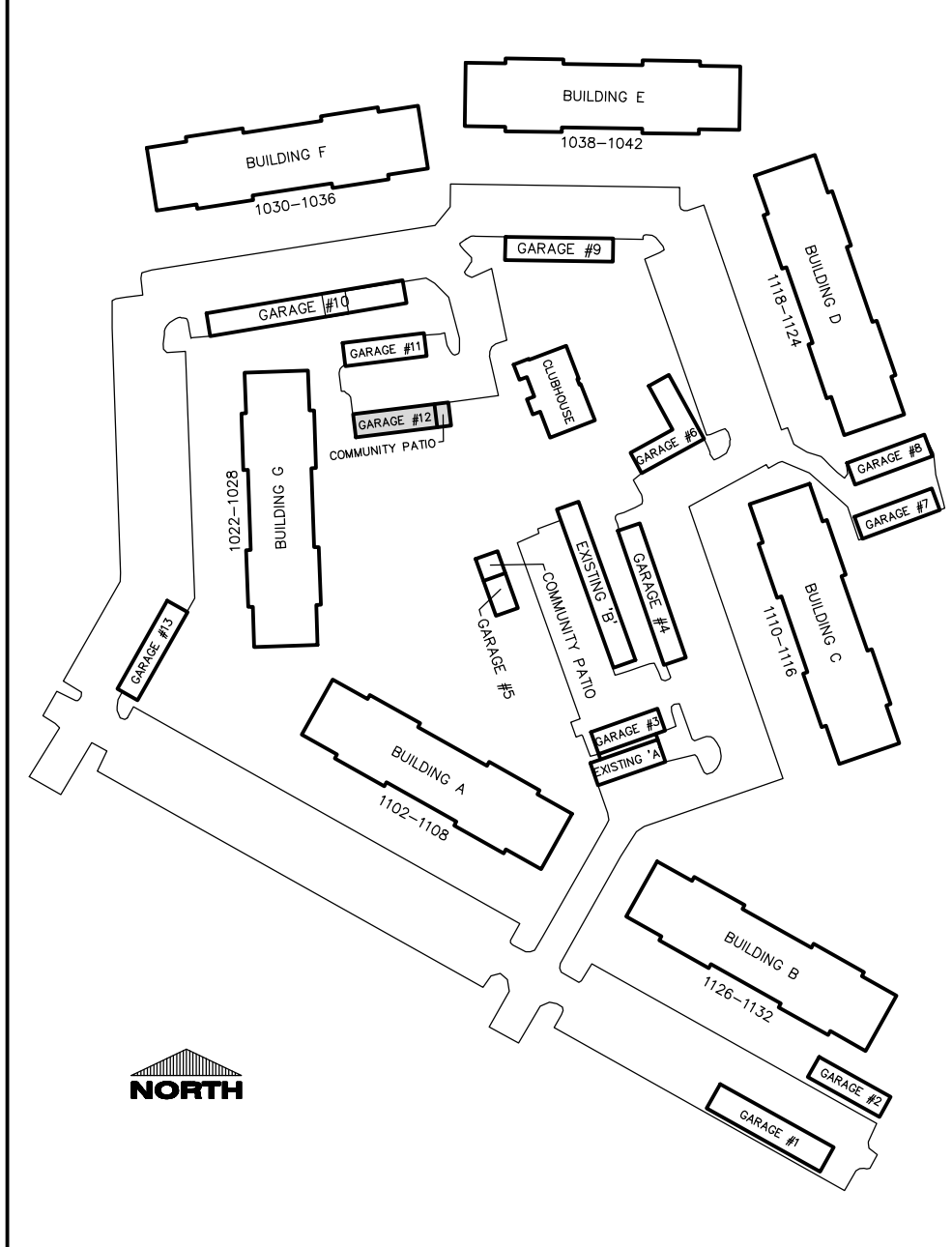
SHEET

A6.2

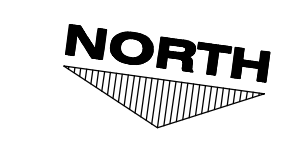
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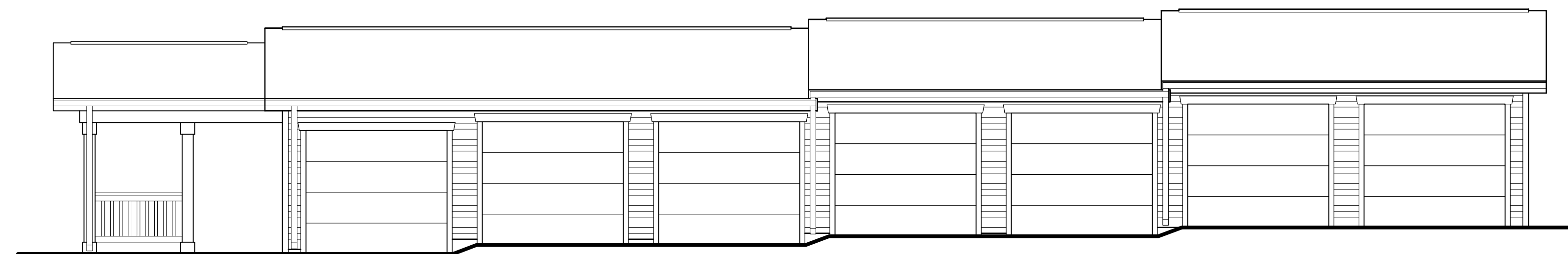
**SITE PLAN KEY:**



**(7) GARAGES  
GARAGE #12 FLOOR PLAN**

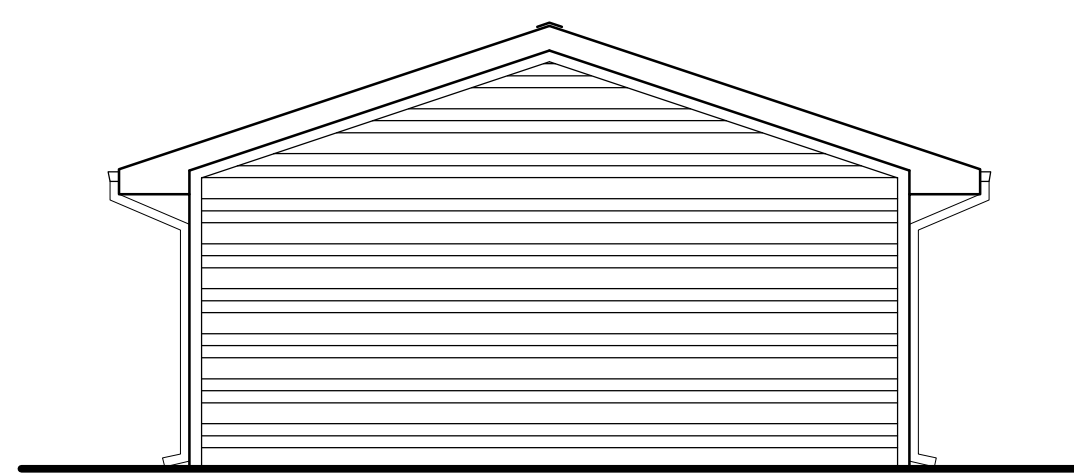


SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



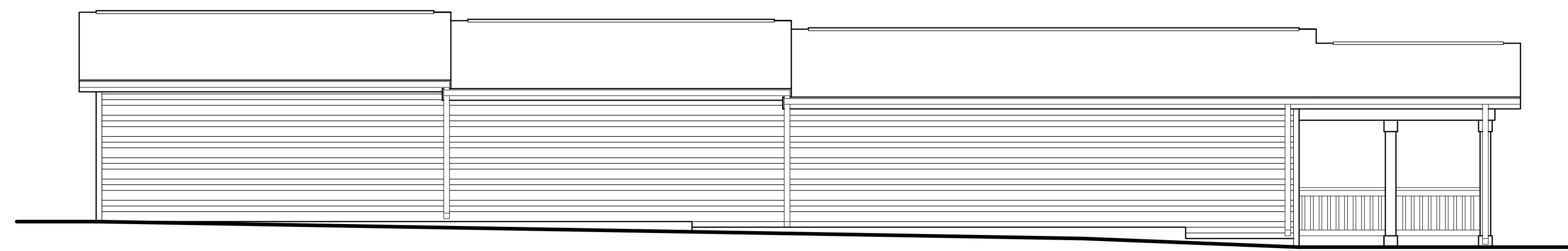
**(7) GARAGES  
GARAGE #12 FRONT ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



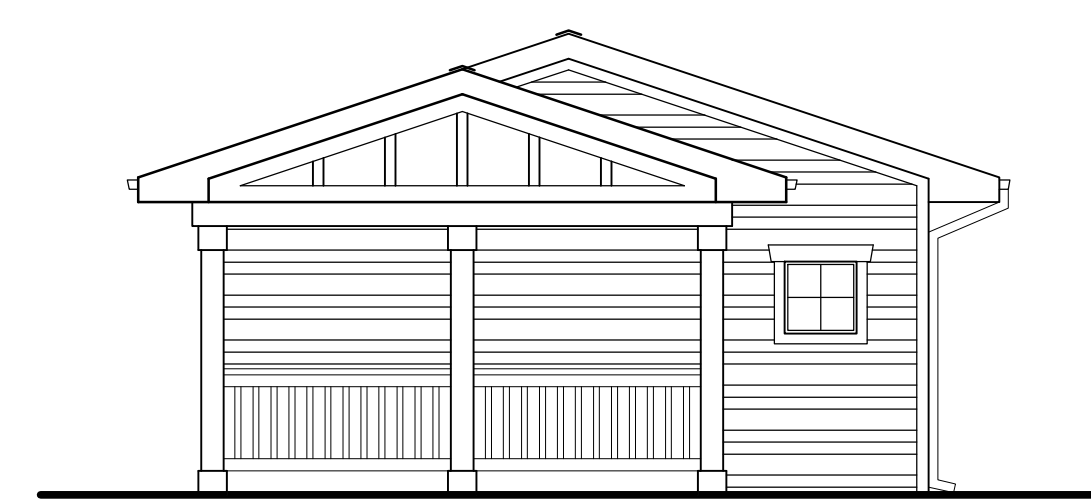
**(7) GARAGES  
GARAGE #12 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



**(7) GARAGES  
GARAGE #12 REAR ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'

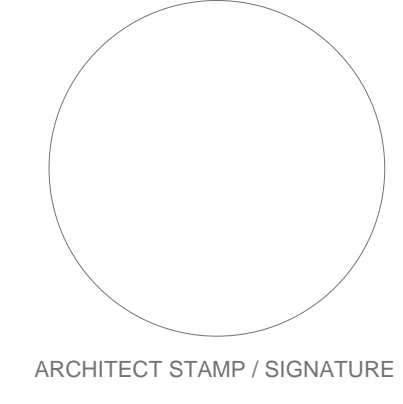


**(7) GARAGES  
GARAGE #12 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'

**DRAWING SET IDENTIFIER**

- PROJECT MASTER SET
- BUILDING 1'
- BUILDING 2'
- BUILDING 3'
- BUILDING 4'
- BUILDING 5'
- BUILDING 6'
- BUILDING 7'
- BUILDING 8'
- BUILDING 9'
- BUILDING 10'
- BUILDING 11'
- BUILDING 12'
- BUILDING 13'
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
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- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10
- GARAGE #11
- GARAGE #12
- GARAGE #13



HUD PROJECT #:  
**TBD**

**OWNER:**  
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710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

**PROJECT:**  
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1108 MOORLAND ROAD  
MADISON, WI 53713

**SHEET ISSUE:**  
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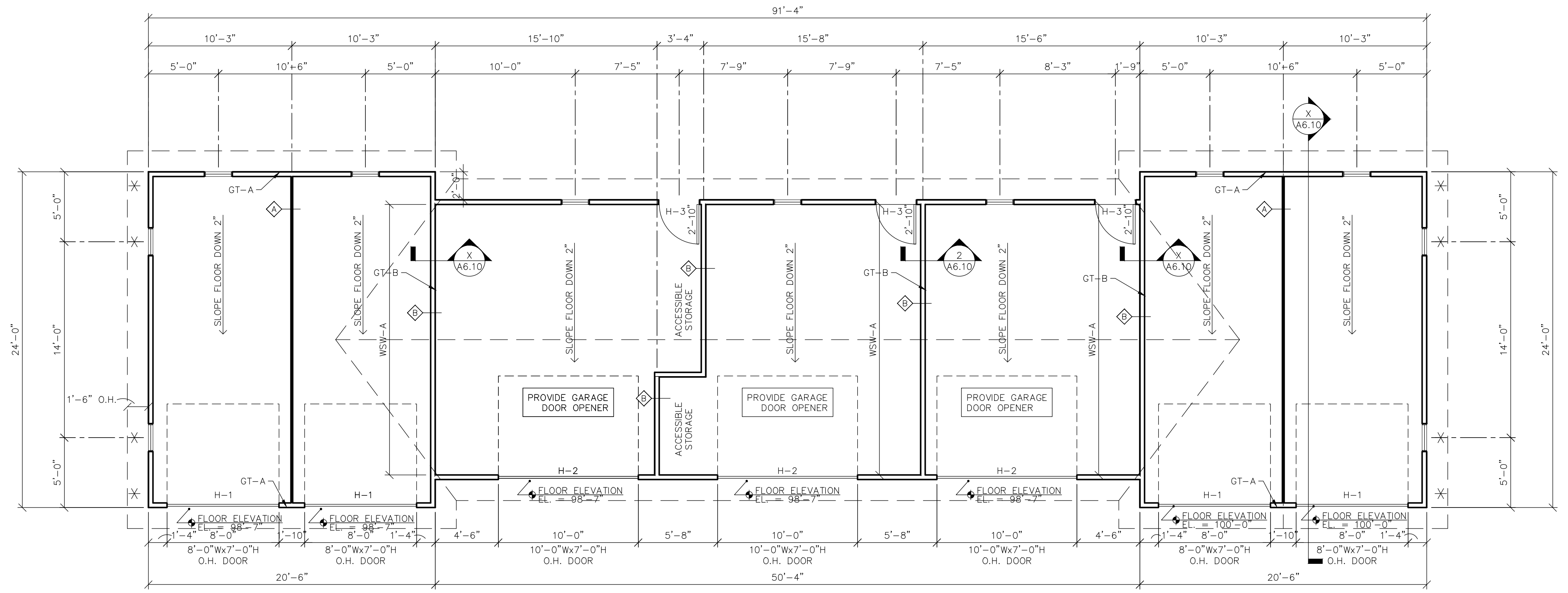
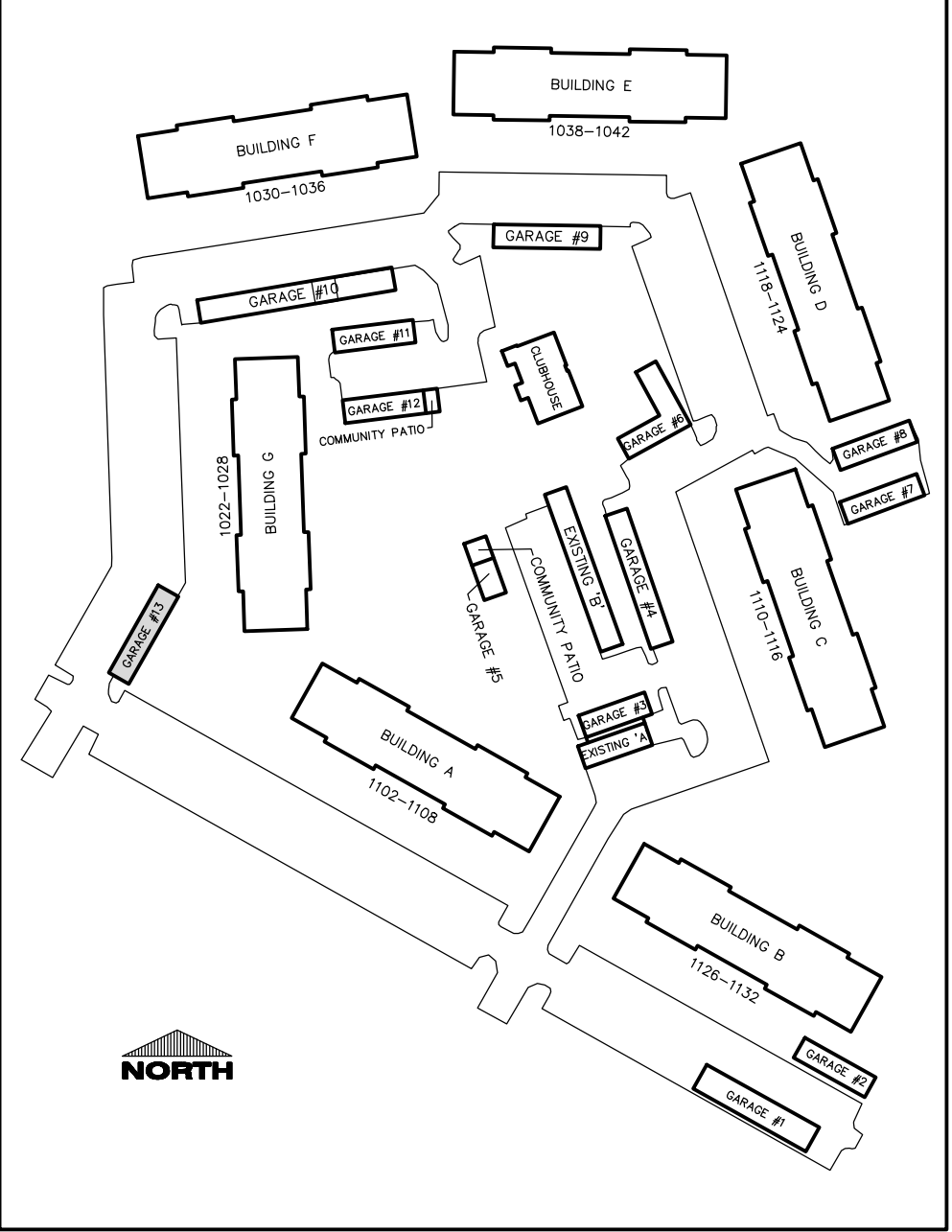
**JOB NUMBER:**  
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**SHEET**

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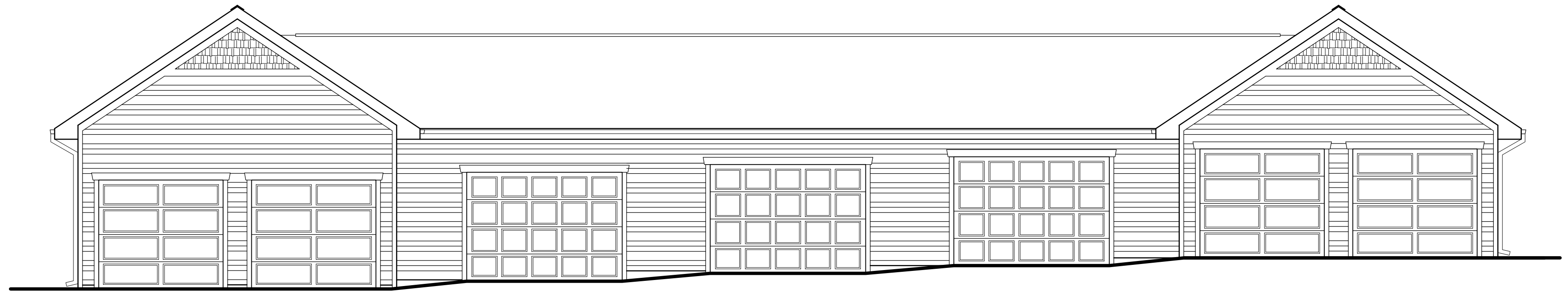
**SITE PLAN KEY:**



**(7) GARAGES  
GARAGE #13 FLOOR PLAN**

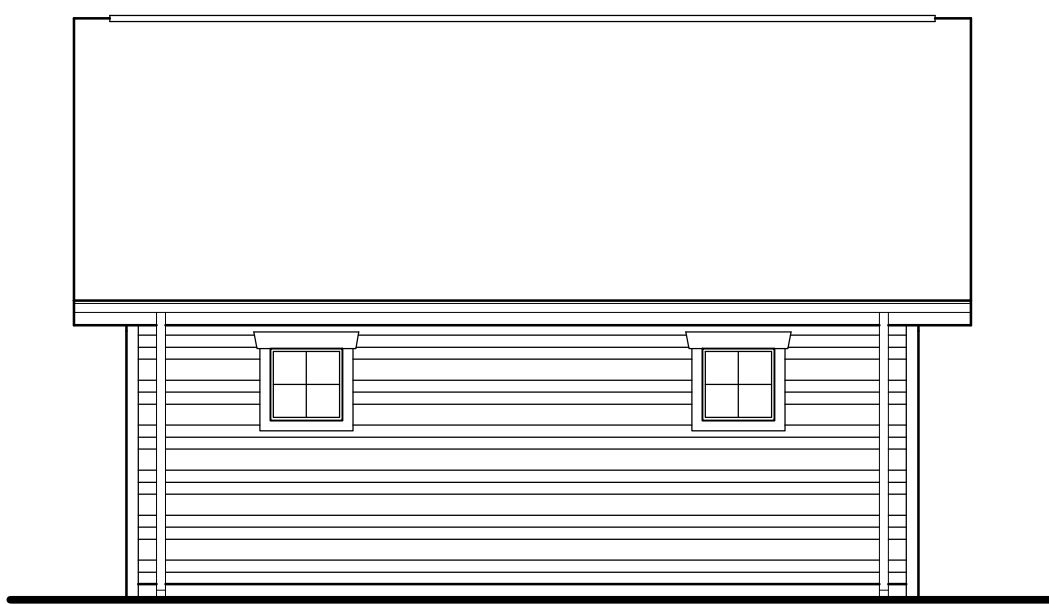


SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



**(7) GARAGES  
GARAGE #13 FRONT ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



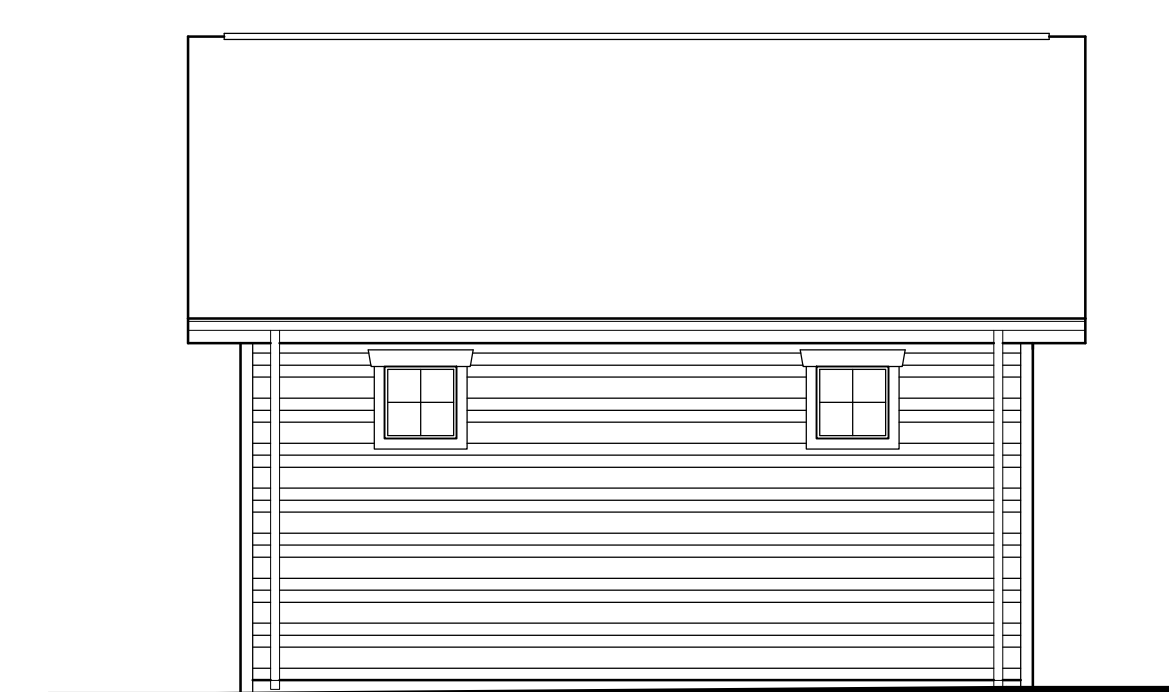
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GARAGE #13 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
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**(7) GARAGES  
GARAGE #13 REAR ELEVATION**

SCALE: 3/16" = 1'-0"  
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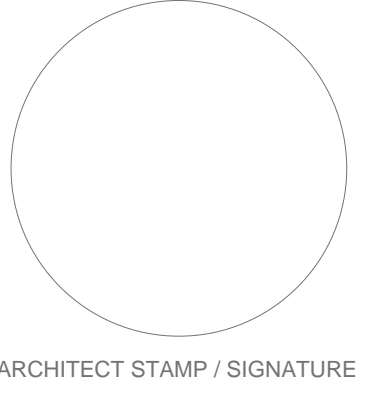


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GARAGE #13 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'

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- PROJECT MASTER SET
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- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
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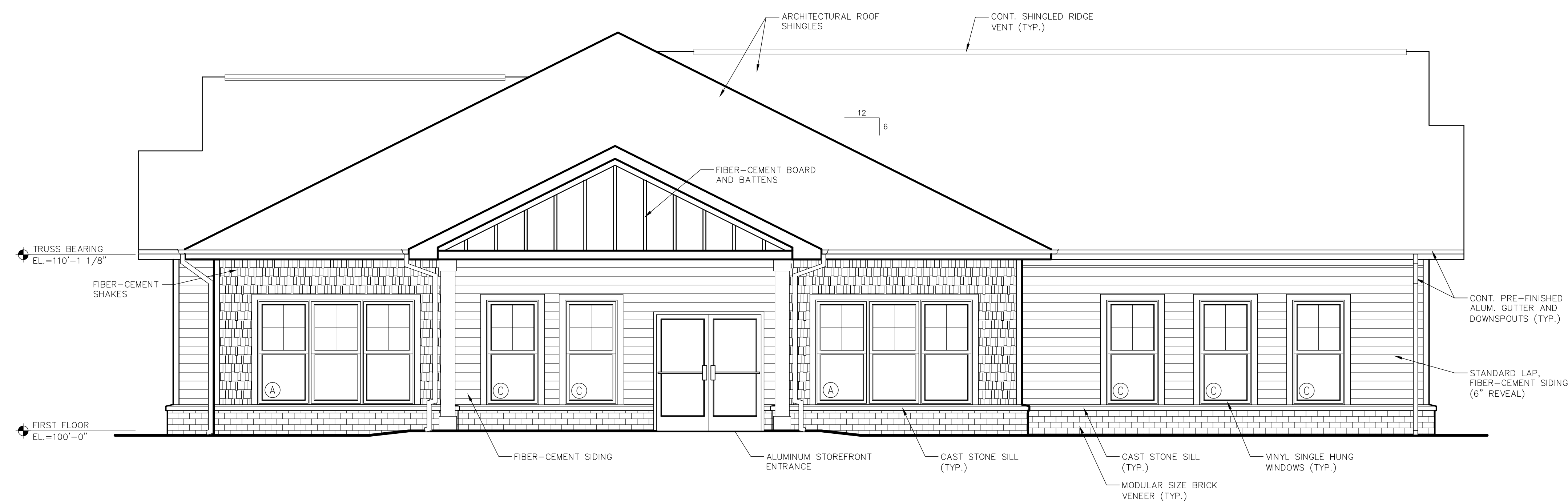
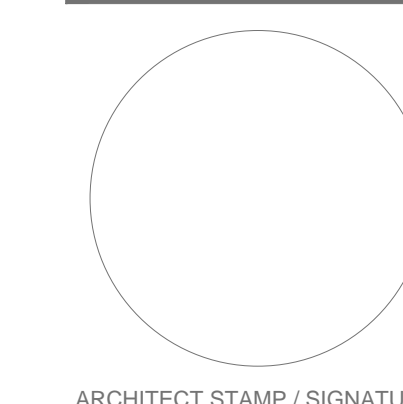
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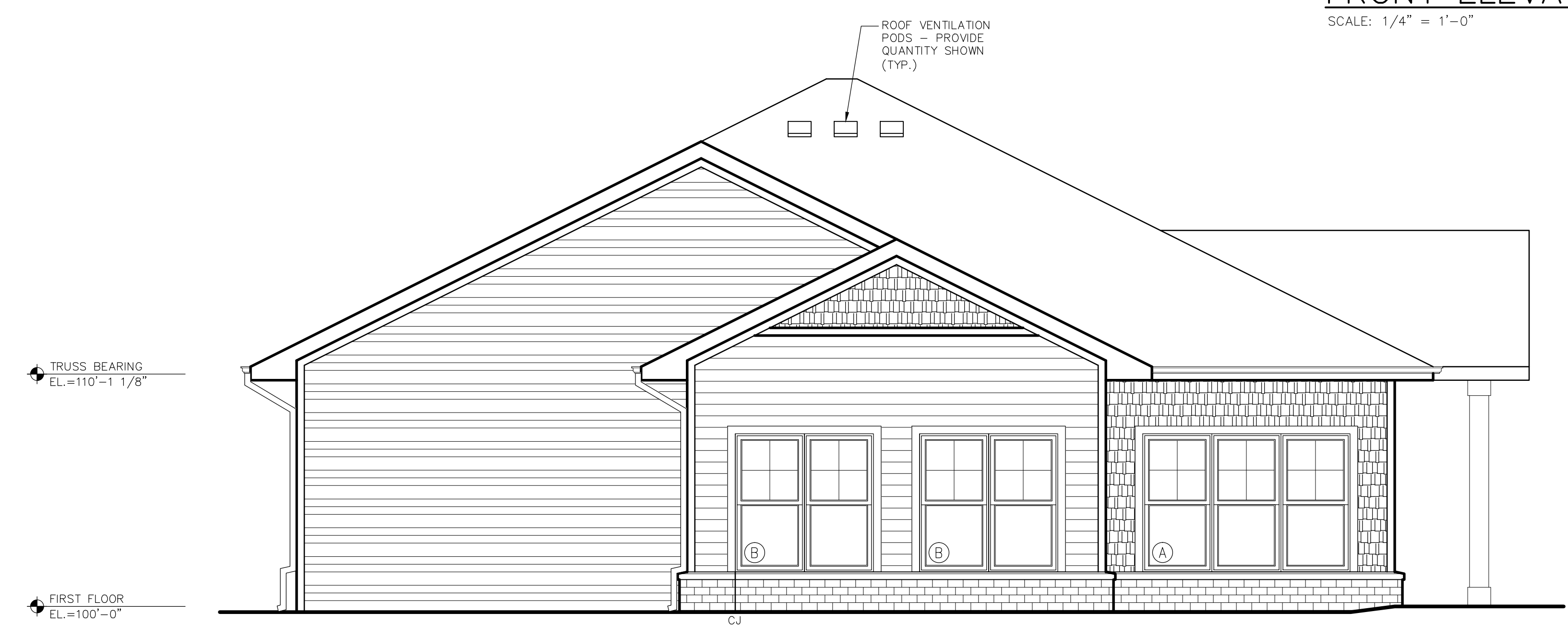
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- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
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- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
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- GARAGE #13

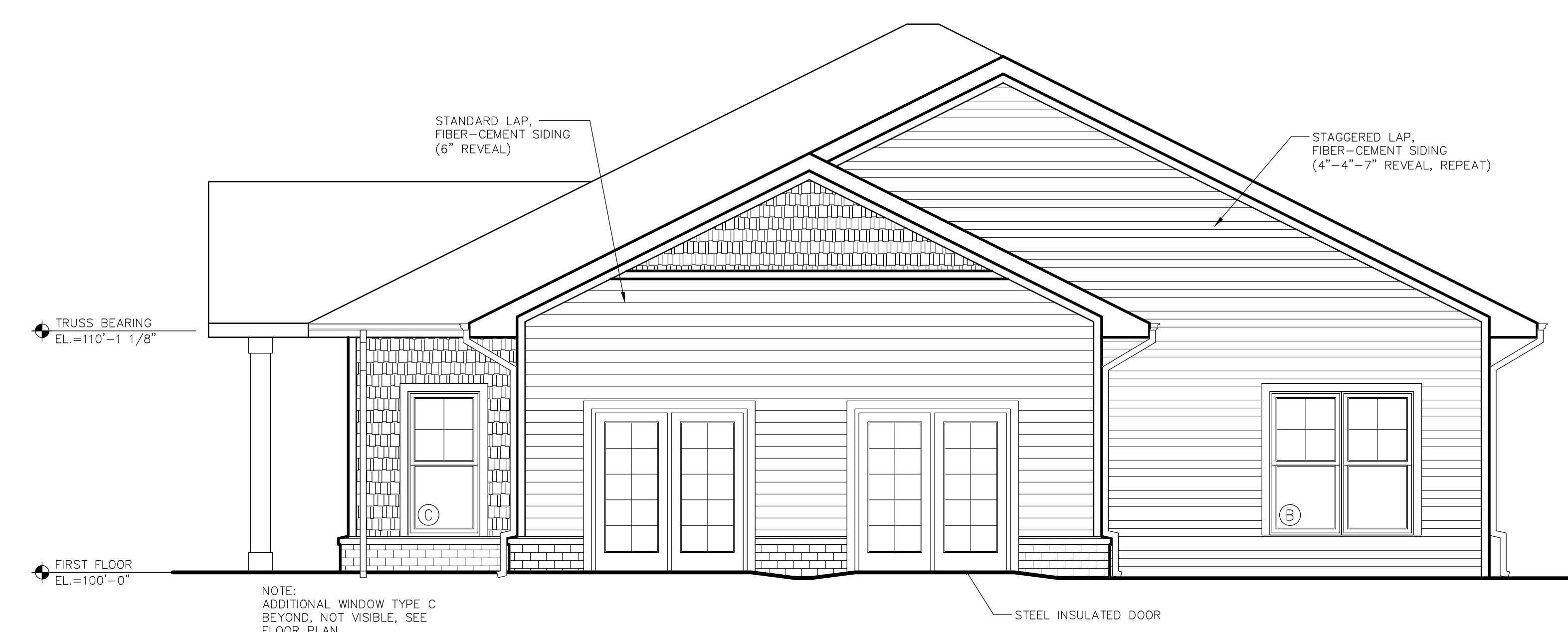


PROVIDE CONTROL JOINT:  
-WITHIN 4" OF OUTSIDE CORNERS  
-AT ALL INSIDE CORNERS  
-SPACED NO MORE THAN 20' APART  
-AT BOTH SIDES OF ALL OPENINGS OVER 6' WIDE  
-NEAR ONE SIDE OF DOOR AND WINDOW OPENINGS UNDER 6' WIDE (NOT REQUIRED AT ALL OPENINGS IF ADJACENT TO BUILDING CORNER CONTROL JOINT)  
SEE DETAIL 10/A2.2 FOR TYPICAL CONTROL JOINT

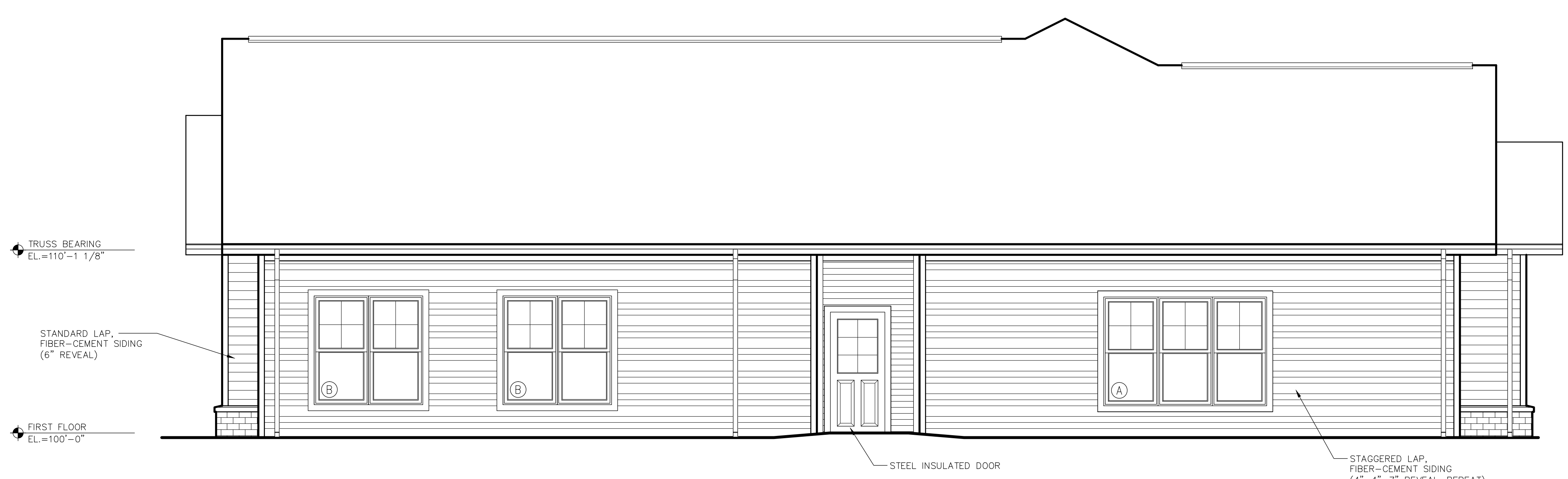
**CLUBHOUSE BLDG.  
FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**CLUBHOUSE BLDG.  
LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**CLUBHOUSE BLDG.  
RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**CLUBHOUSE BLDG.  
REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	LOOSE LINTEL (8" END BEARING EACH END)
(A)	VINYL	(3) SINGLE HUNG WINDOW	L 3 1/2x3 1/2x1/4 (WHEN BRICK VENEER ABOVE)
(B)	VINYL	(2) SINGLE HUNG WINDOW	-
(C)	VINYL	SINGLE HUNG WINDOW	L 3 1/2x3 1/2x1/4 (WHEN BRICK VENEER ABOVE)

- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLES BETWEEN GLAZING
- PER IBC 2406.3.6 SAFETY GLAZING ADJACENT TO A DOOR, WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER TO PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE
- CONTRACTOR TO VERIFY THAT LOOSE LINTEL WILL BE ADEQUATE WIDTH FOR PROPOSED WINDOW PROFILE & WALL CONSTRUCTION



LEGEND

LANDSCAPE MANAGEMENT ZONES

EXISTING BUILDINGS TO BE RENOVATED:



A. INTENSIVE FOUNDATION PLANTING ZONE:

New landscaping introductions to define space, add seasonal interest and create a cohesive experience throughout the development. Higher plant variety in this area.

1. Mix of evergreen and deciduous shrubs with perennial planting accents.
2. Add double shredded hardwood mulch, natural color throughout all planting beds, 3" depth.
3. Shovel cut edges, smooth, continuous radii/lines.
4. Seasonal aesthetic interest with minimal maintenance. Plantings selected based on durability and tolerance to drought, salt and neglect.
5. Remove existing vegetation around signage entries and replace with ornamental plantings as indicated.

B. PRIMARY REJUVENATION PLANTING ZONE:

Selectively remove overgrown and aging species. Replace with plantings that add aesthetic character and enhance environmental capabilities (attract wildlife, reduce stormwater, etc.).

1. See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
2. This zone is located along south and western frontages of buildings. Deciduous canopy vegetation shall be utilized to increase building energy efficiency. Evergreen trees shall be selectively removed to reduce dense shade and afford better sight lines for safety.
3. Combine planting beds with proposed "Type A" management zone bed lines where indicated.
4. Remove existing wood mulch and built up debris to bring grade within proximity of adjacent walks.
5. Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.
6. Replace dead, damaged or diseased trees/shrubs with like variety.

C. SECONDARY REJUVENATION PLANTING ZONE:

Selectively remove overgrown and aging species with some additions of new shrub material. Areas are defined by single (islandized) species with functional characteristics over ornamental variety. Refresh mulch.

1. See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
2. Prune and limb up deciduous tree species along Moorland Road in buffer yard area.
3. Remove "islandized" shrub effect along Moorland Road in buffer yard area. Combine single species or add similar species to create edge buffer.
4. Selectively remove diseased, damaged or crowding species.
5. Areas behind units along patios to be maintained. Replace dead, damaged or diseased shrubs with like varieties.
6. Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.

D. MATURE DECIDUOUS TREE CANOPY ZONE:

Maintain existing landscape aesthetic with large deciduous tree canopies planted in lawn areas. Selectively remove and/or prune if necessary to increase light, enhance views or provide aesthetics.

1. Perform a tree diagnosis and actions plan to identify health and safety of existing mature trees in lawn areas throughout the site.
2. Restore lawn or add lawn as indicated on the plans. Slopes of 1:4 or greater shall be stabilized until establishment.
3. Remove invasive trees.
4. Provide 6' diameter mulch rings around all trees. Do not place mulch against tree trunks.

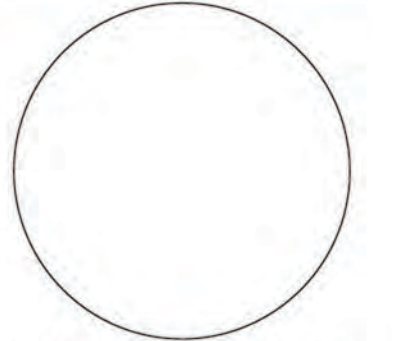


\* architectural treatments per architectural plans

FOCAL ENTRY LANDSCAPE VIGNETTE

Note - Garage placement does not reflect current security & planning department updates.

PROJECT MASTER SET
BUILDING 1A
BUILDING 1B
BUILDING 1C
BUILDING 1D
BUILDING 1E
BUILDING 1F
BUILDING 1G
CLUBHOUSE
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
GARAGE #6
GARAGE #7
GARAGE #8
GARAGE #9
GARAGE #10



ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:  
TBD

OWNER:  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

PROJECT:  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

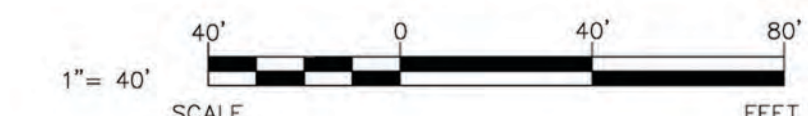
PRELIMINARY SHEET DATES:  
JUNE 20, 2012  
JULY 18, 2012  
SEPT 26, 2012

JOB NUMBER:  
1206230  
SHEET

C1.5



LANDSCAPE MANAGEMENT PLAN



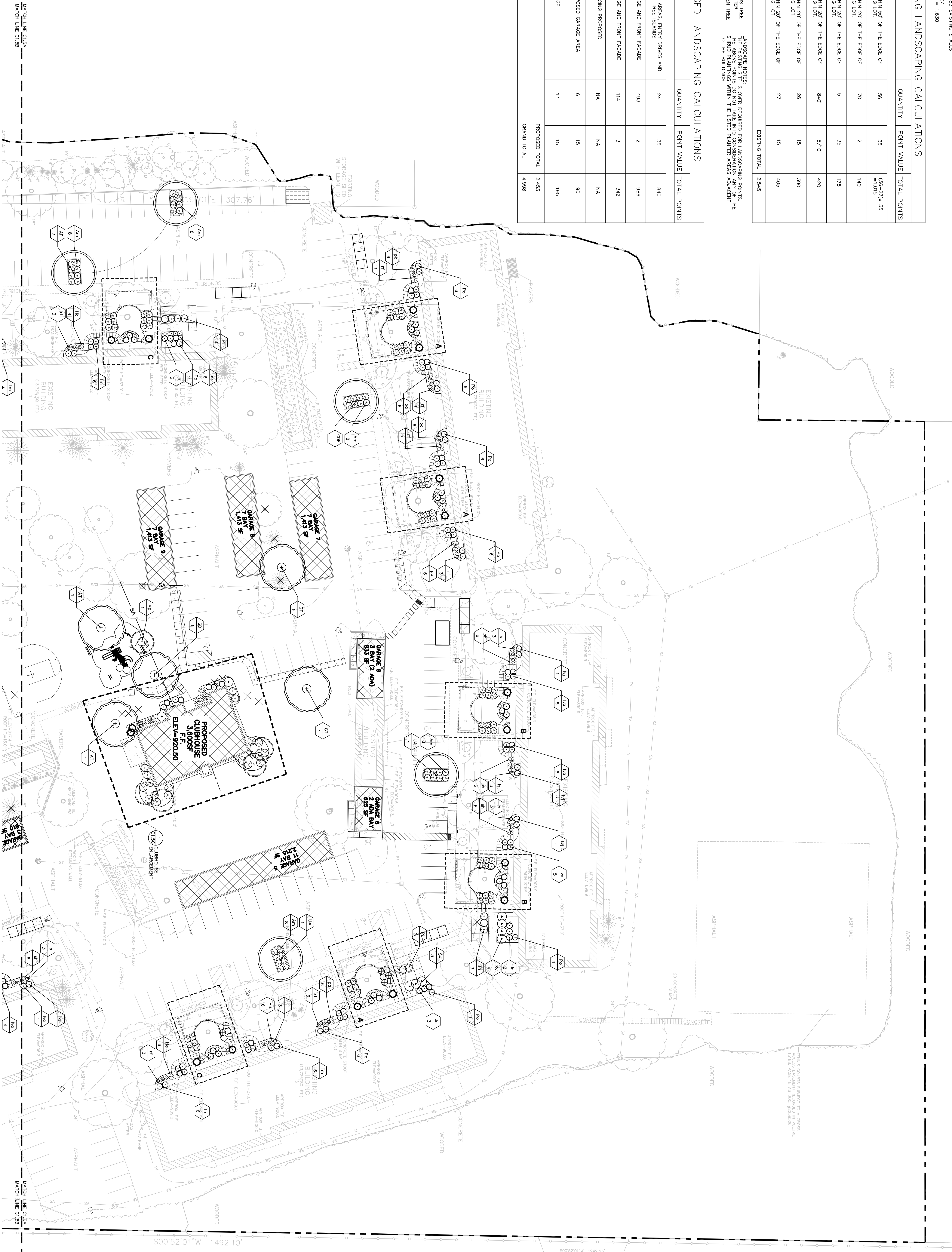
REQUIREMENTS: BASED ON 483 EXISTING STALLS  
 LANDSCAPE POINTS REQUIRED = 1,430

EXISTING LANDSCAPING CALCULATIONS				
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
CANOPY TREE 2'-2.5' MIN.	LOCATED WITHIN 50' OF THE EDGE OF THE PARKING LOT.	96	35	(96 * 35) = 3,360
DECIDUOUS SHRUB	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	70	2	140
EVERGREEN SHRUB	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	5	35	175
DECORATIVE FENCE (PER 10')	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	840'	5/10'	420
EVERGREEN TREE	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	26	15	390
SMALL TREE	LOCATED WITHIN 20' OF THE EDGE OF THE PARKING LOT.	27	15	405
			EXISTING TOTAL	2,845

LANDSCAPE NOTES:  
 THE EXISTING SITE IS OVER REQUIRED FOR LANDSCAPING POINTS. THE EXISTING POINTS ARE BEING MAINTAINED AND THE LISTED PLANTINGS TO THE BUILDINGS.  
 EXISTING EVERGREEN TREE TO THE BUILDINGS.  
 EXISTING SHRUB

PROPOSED LANDSCAPING CALCULATIONS

TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
CANOPY TREE 2'-2.5' MIN.	WITHIN LAMN AREAS, ENTRY DRIVES AND PARKING LOT TREE ISLANDS	24	35	840
DECIDUOUS SHRUB	ENTRY SIGNAGE AND FRONT FACADE AREAS	493	2	986
EVERGREEN SHRUB	ENTRY SIGNAGE AND FRONT FACADE AREAS	114	3	342
DECORATIVE FENCE (PER 10')	NO NEW FENCING PROPOSED	NA	NA	NA
EVERGREEN TREE	BEHIND PROPOSED GARAGE AREA	6	15	90
SMALL TREE	ENTRY SIGNAGE	13	15	195
			PROPOSED TOTAL	2,453
			GRAND TOTAL	4,998



100 CALVERT DRIVE, SUITE 412  
 MADISON, WI 53713  
 PHONE: (608) 926-9800  
 FAX: (608) 926-9801

Always a Better Plan

DRAWING SET IDENTIFIERS

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- BUILDING F
- BUILDING G
- BUILDING H
- BUILDING I
- BUILDING J
- BUILDING K
- BUILDING L
- BUILDING M
- BUILDING N
- BUILDING O
- BUILDING P
- BUILDING Q
- BUILDING R
- BUILDING S
- BUILDING T
- BUILDING U
- BUILDING V
- BUILDING W
- BUILDING X
- BUILDING Y
- BUILDING Z

PROJECT MASTER SET

PROJECT NO. 1206230

DATE: JULY 18, 2012

SCALE: 1" = 25'

PROJECT: NOB HILL APARTMENTS

SHEET: C1.5A

DATE: JULY 18, 2012

SCALE: 1" = 25'

PROJECT: NOB HILL APARTMENTS

SHEET: C1.5A

DATE: JULY 18, 2012

SCALE: 1" = 25'

PROJECT: NOB HILL APARTMENTS

SHEET: C1.5A

DATE: JULY 18, 2012

SCALE: 1" = 25'

PROJECT: NOB HILL APARTMENTS

SHEET: C1.5A

DATE: JULY 18, 2012

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SHEET: C1.5A

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DATE: JULY 18, 2012

SCALE: 1" = 25'

PROJECT: NOB HILL APARTMENTS

SHEET: C1.5A

DATE: JULY 18, 2012

SCALE: 1" = 25'

2012 © EXCEL ENGINEERING, INC.  
 JOB NUMBER: 1206230  
 SHEET: C1.5A

LANDSCAPE PLAN  
 SAA DESIGN GROUP  
 SAA Design Group, Inc.  
 1206230  
 MADISON, WI 53713  
 PHONE: (608) 555-2720  
 FAX: (608) 555-2720  
 WWW.SAADGROUP.COM

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



**NOTES:**

1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALD DIMENSIONS.
2. ALL EDGING SHALL BE SHOVEL CUT PER DETAILS UNLESS OTHERWISE NOTED.
3. ALL PLANTING BEDS TO RECEIVE DOUBLE SHREDDED HARD WOOD MULCH, NATURAL COLOR.
4. WHEN REMOVING INDICATED TREES/SHRUBS/PERENNIALS, THE ENTIRE PLANT INCLUDING STUMP SHALL BE REMOVED.
5. RESTORED AREA SHALL BE COMPOSED OF THE FOLLOWING PERCENTAGES:
  - 50% KENTUCKY BLUE GRASS
  - 25% GREENING RED FESCUE
  - 25% NEW LAWNS AT A RATE OF 4lbs. PER 1,000sqf
  - RENOVATION LAWNS AT A RATE OF 2.5lbs PER 1,000sqf

**EXISTING LANDSCAPE BEDS:**

- As indicated the proposed shovel cut bedlines into existing beds via smooth, continuous arcs and/or straight lines.
- Soil volumes/heights of new and proposed beds being connected shall match.
- New planting bed material shall take precedent over existing bed material; therefore when connecting beds existing material shall be removed if in the location of a proposed plant species.

**PLANTING SOIL:**

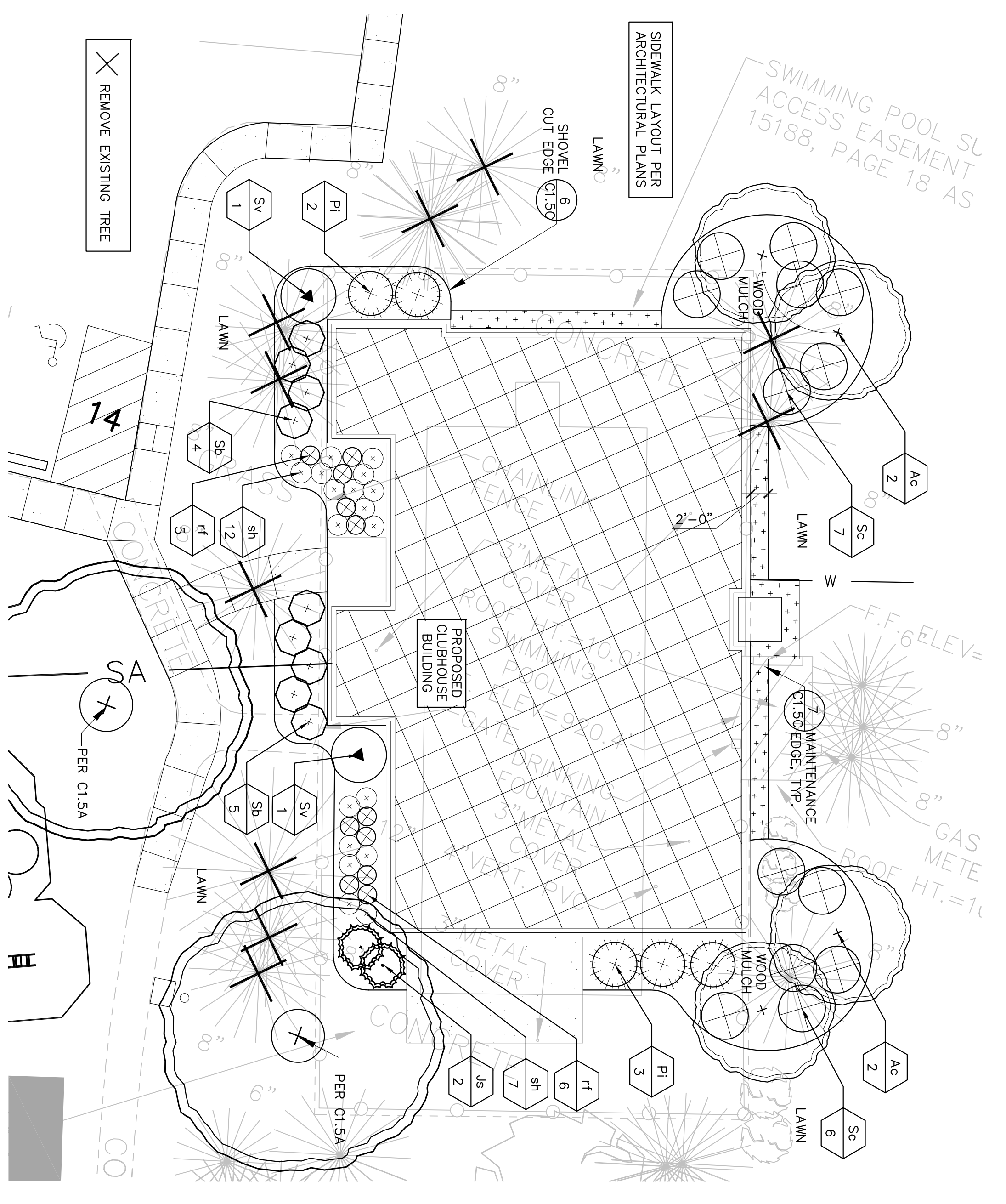
**PRODUCTS:**

- PLANNING SOILS  
The planting soil mix shall consist of topsoil with soil amendments and fertilizers in the following quantities: a 1:1:3 ratio of loose compost to topsoil by volume and provide fertilizer at levels for trees, shrubs and perennials as recommended by the soil analysis. Fertilizing soil shall be used in all proposed landscape beds.

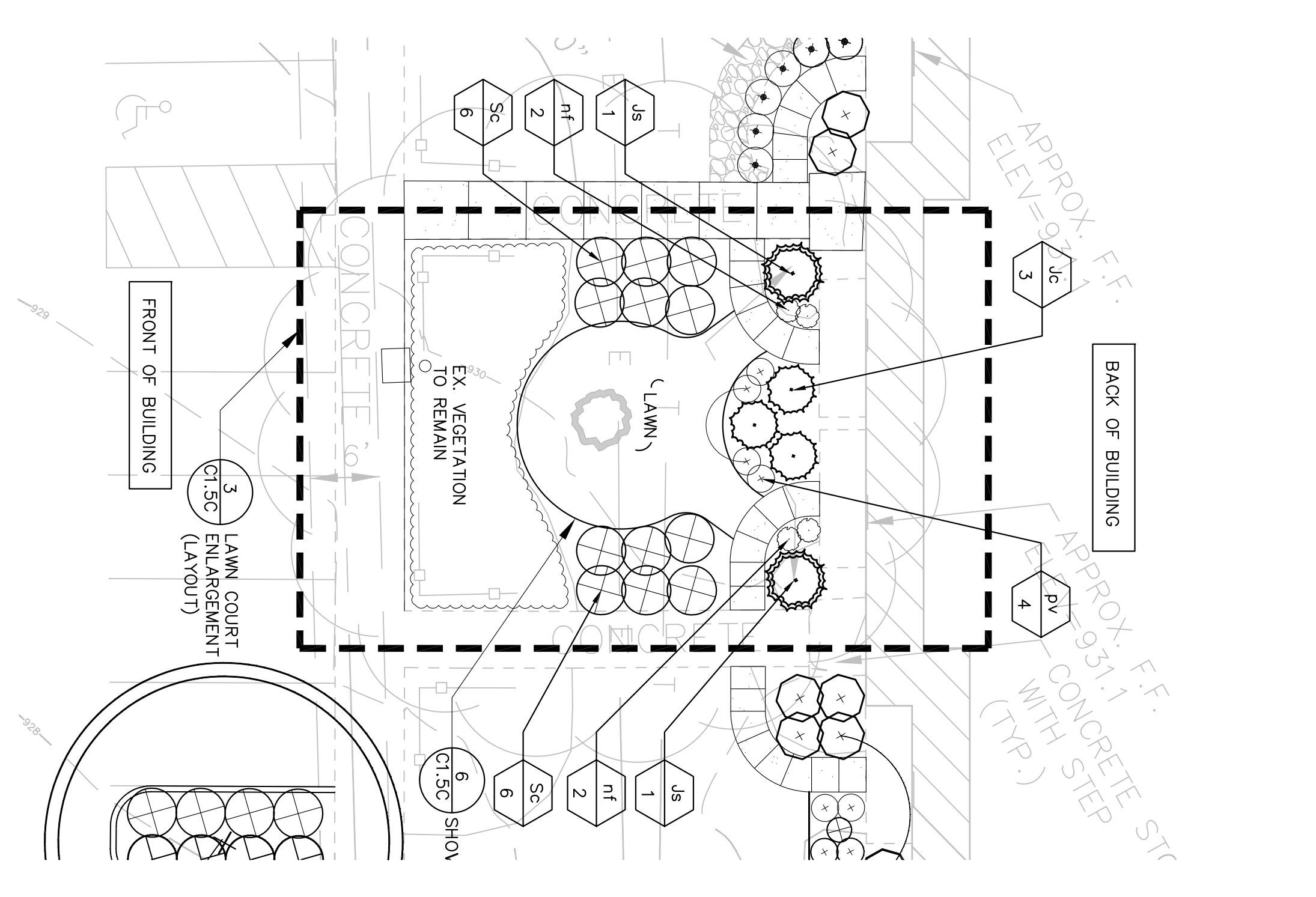
**EXECUTION:**

- Loosen subgrade of planting areas to a minimum of 8". Remove stones larger than 1" in any dimension and sticks, roots, rubbish, or other extraneous material and legally dispose of off property.
- Thoroughly blend planting soil off-site before spreading. Spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil off-site before spreading.
- Spread planting soil mix to a depth of 8" but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
- Spread approx. 4" of planting soil over loosened subgrade. Mix into top 4" of subgrade. Spread remainder of soil.
- Finish grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ripples, and fill depressions to meet finish grades.
- Before planting restore planting areas if eroded or otherwise disturbed after finish grading.

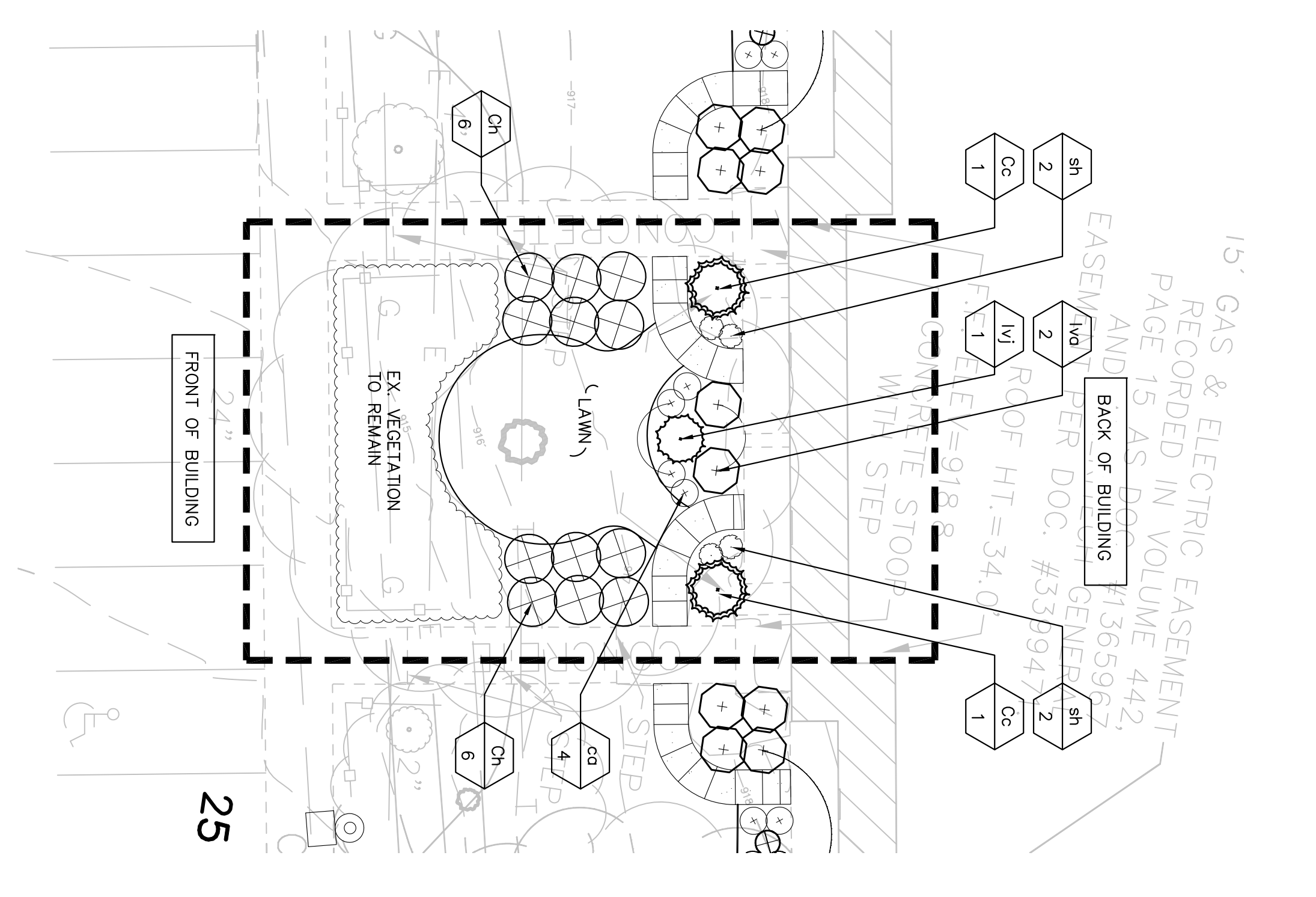




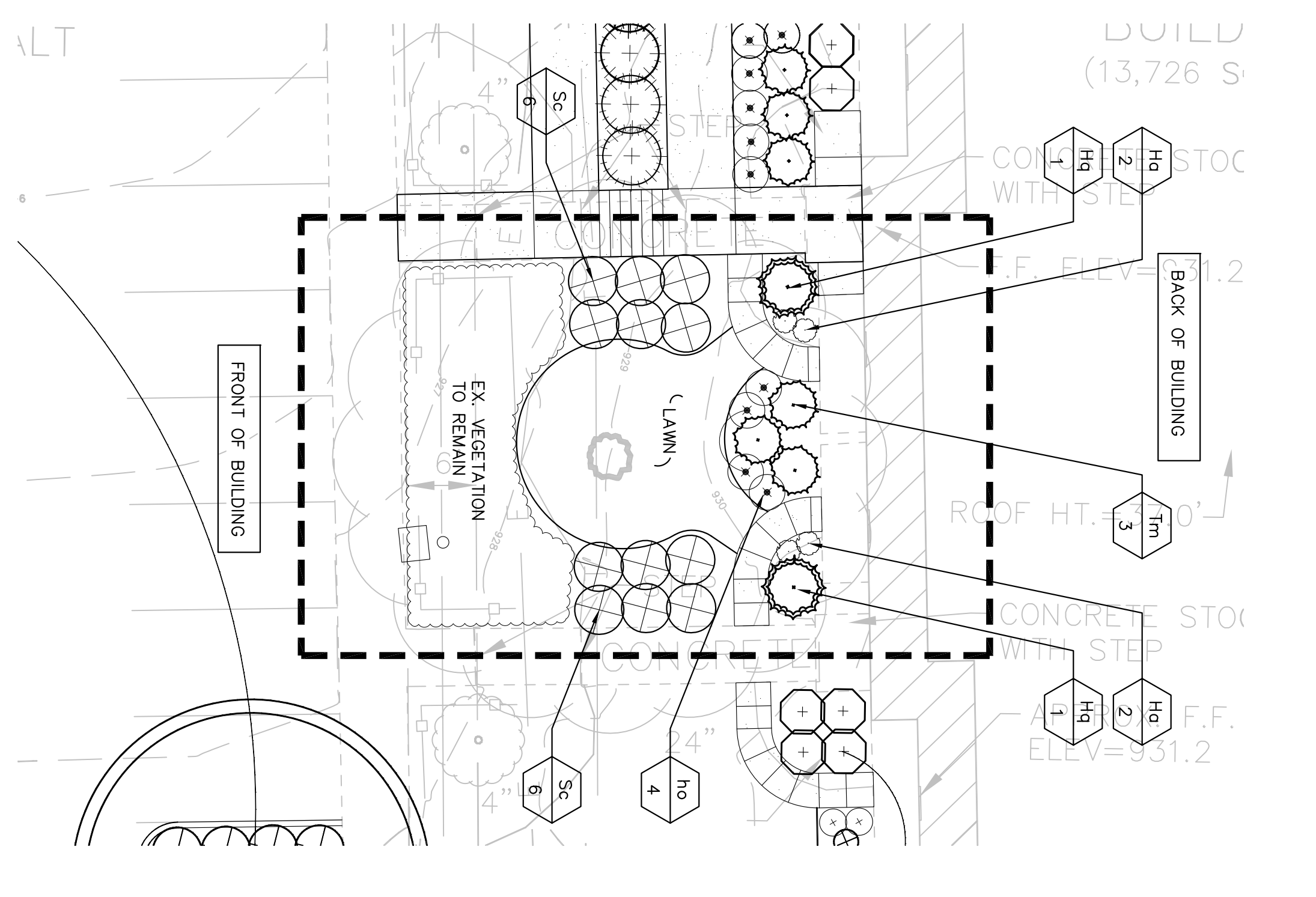
1 CLUBHOUSE ENLARGEMENT  
SCALE: 1"=10'-0"



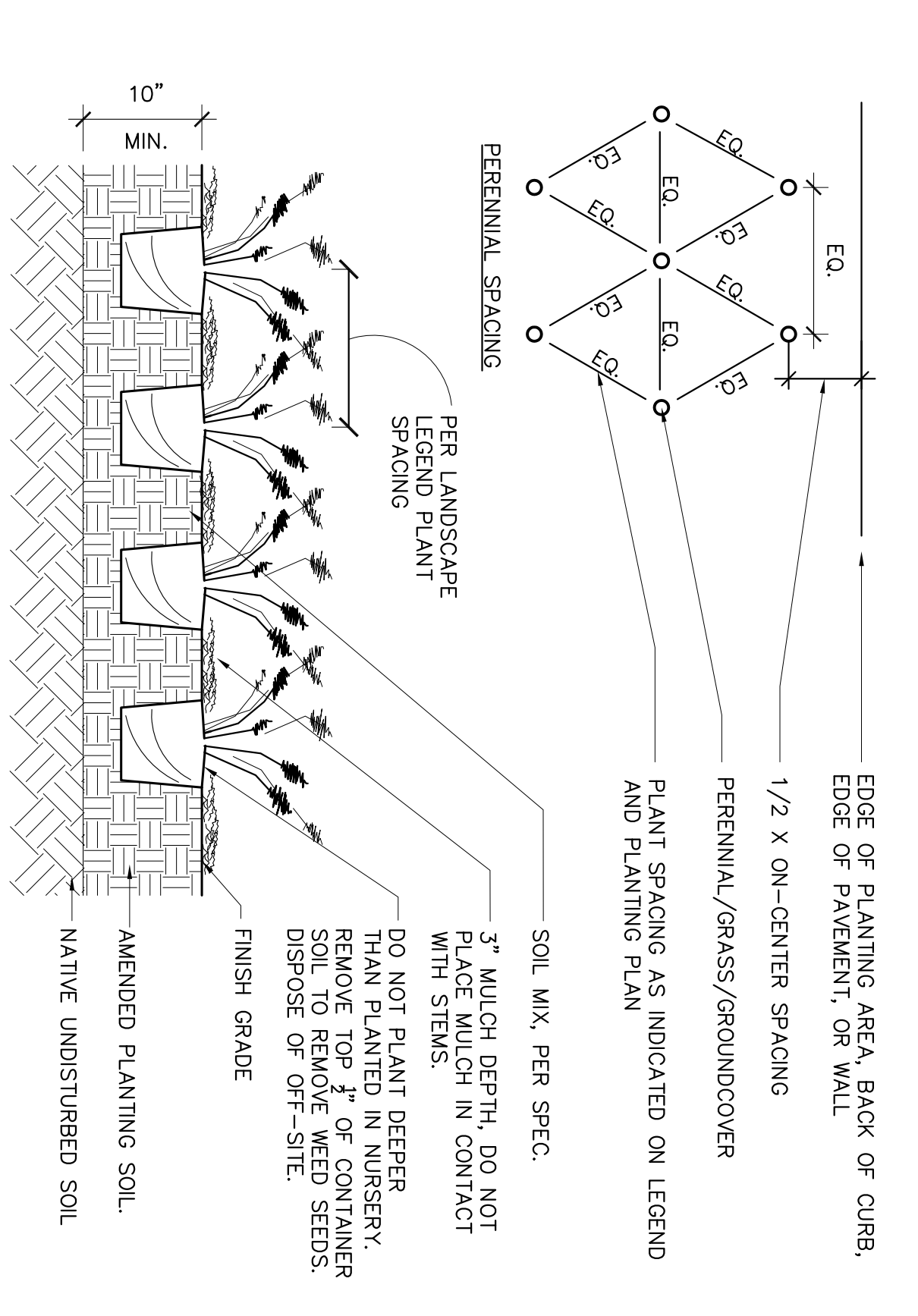
2A BUILDING FRONT YARDS - A  
SCALE: 1"=10'-0"



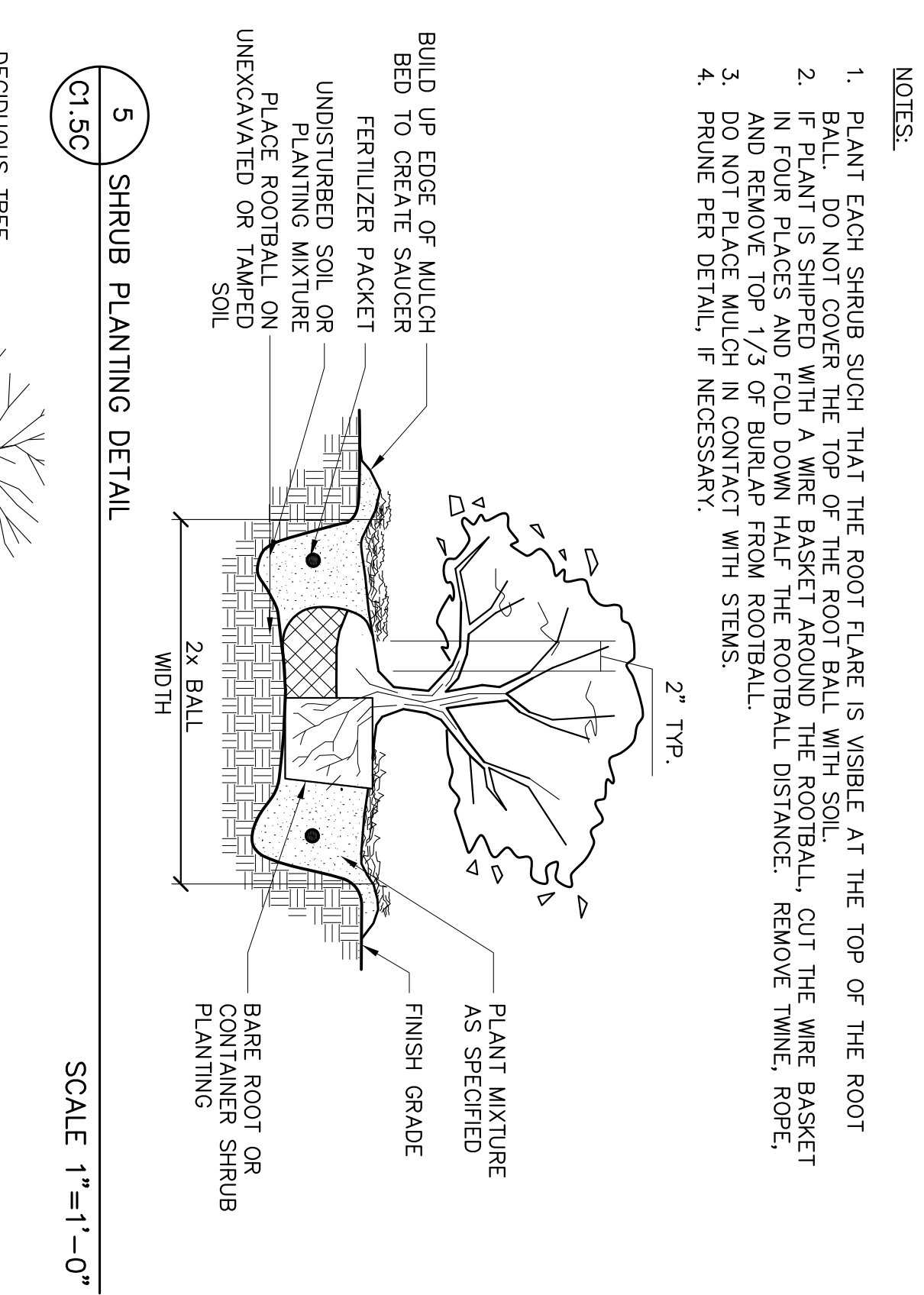
2B BUILDING FRONT YARDS - B  
SCALE: 1"=10'-0"



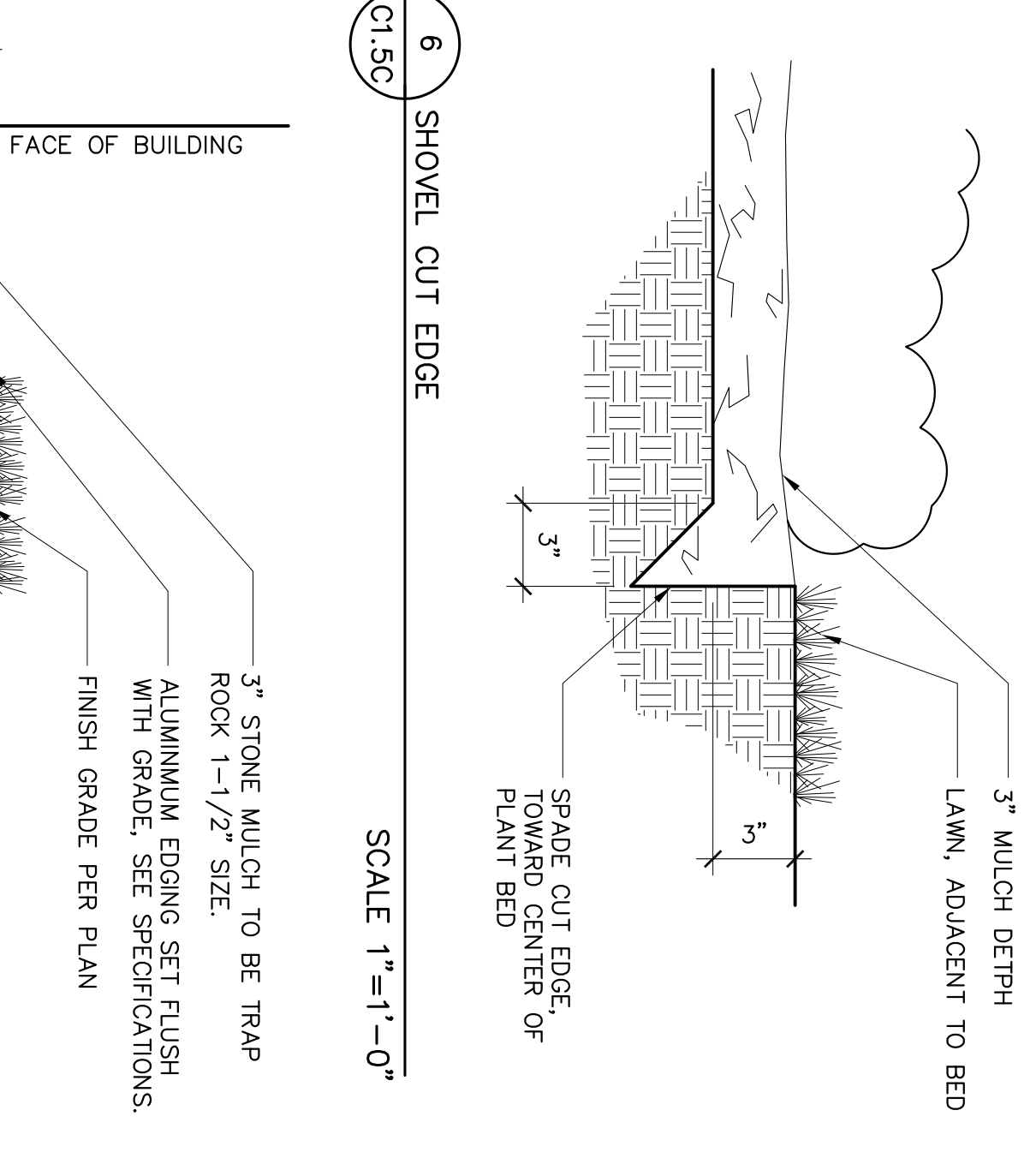
2C BUILDING FRONT YARDS - C  
SCALE: 1"=10'-0"



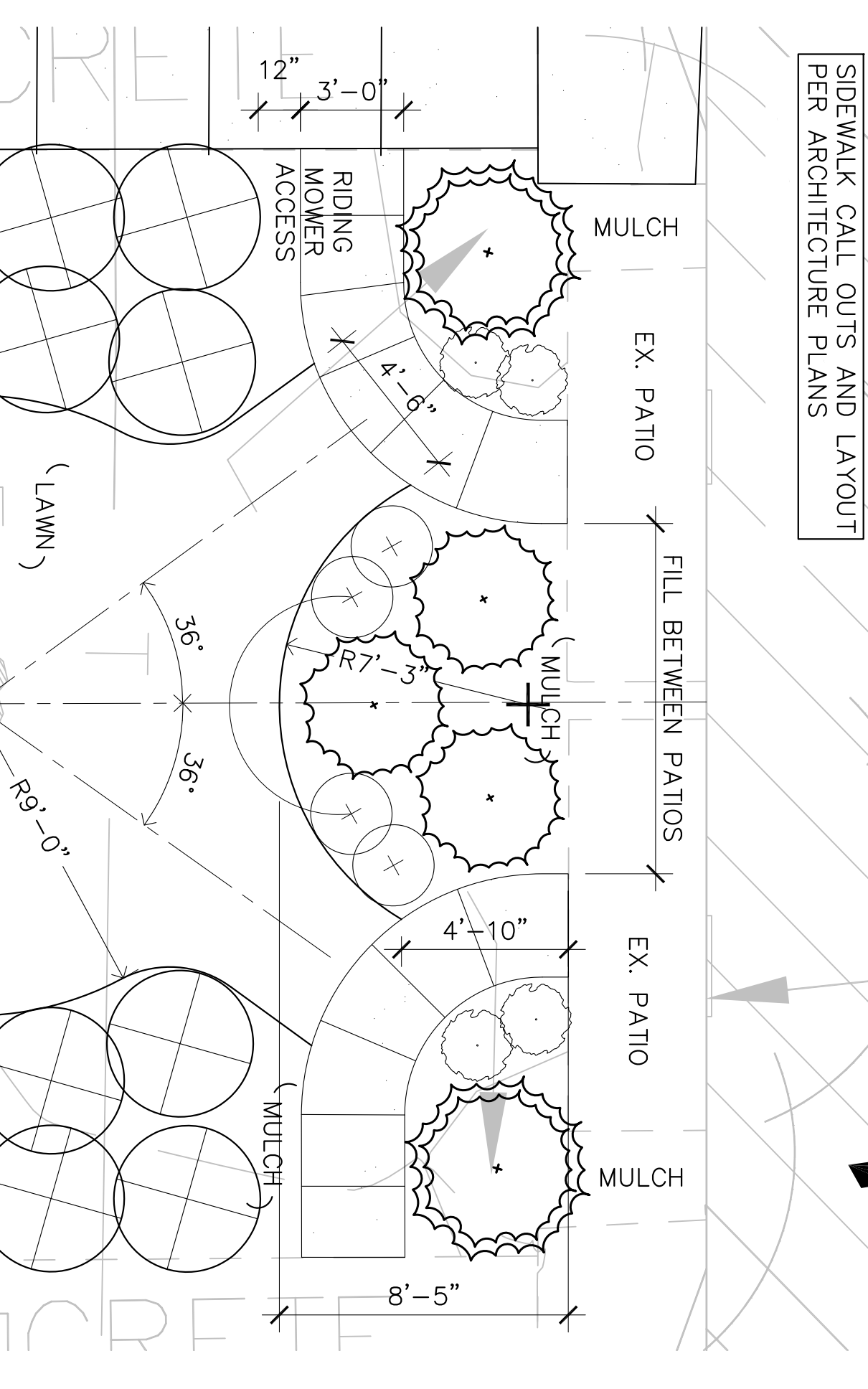
4 GROUNDCOVER / PERENNIAL PLANTING  
SCALE: 1"=1'-0"



5 SHRUB PLANTING DETAIL  
SCALE: 1"=1'-0"



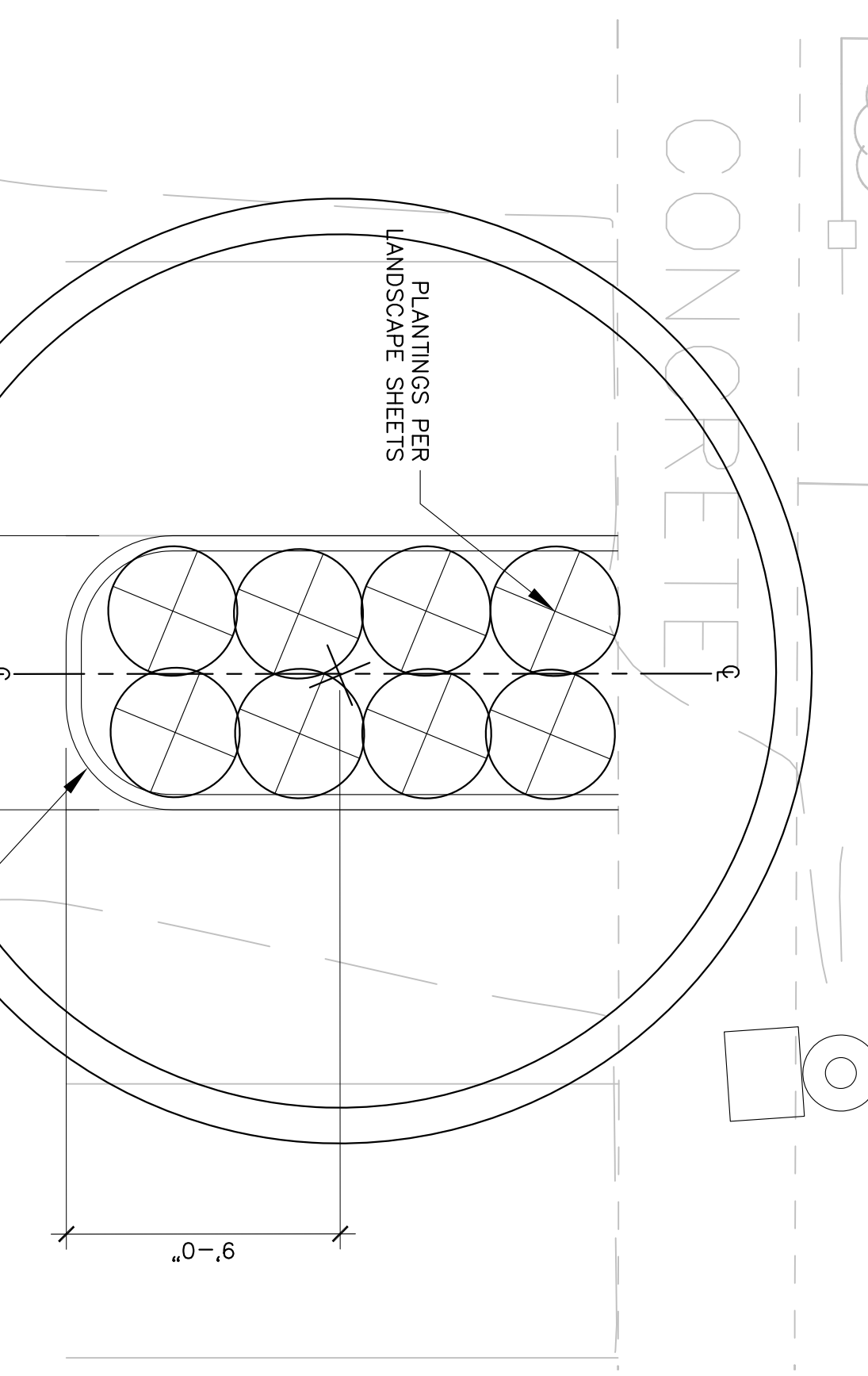
6 SHOVEL CUT EDGE  
SCALE: 1"=1'-0"



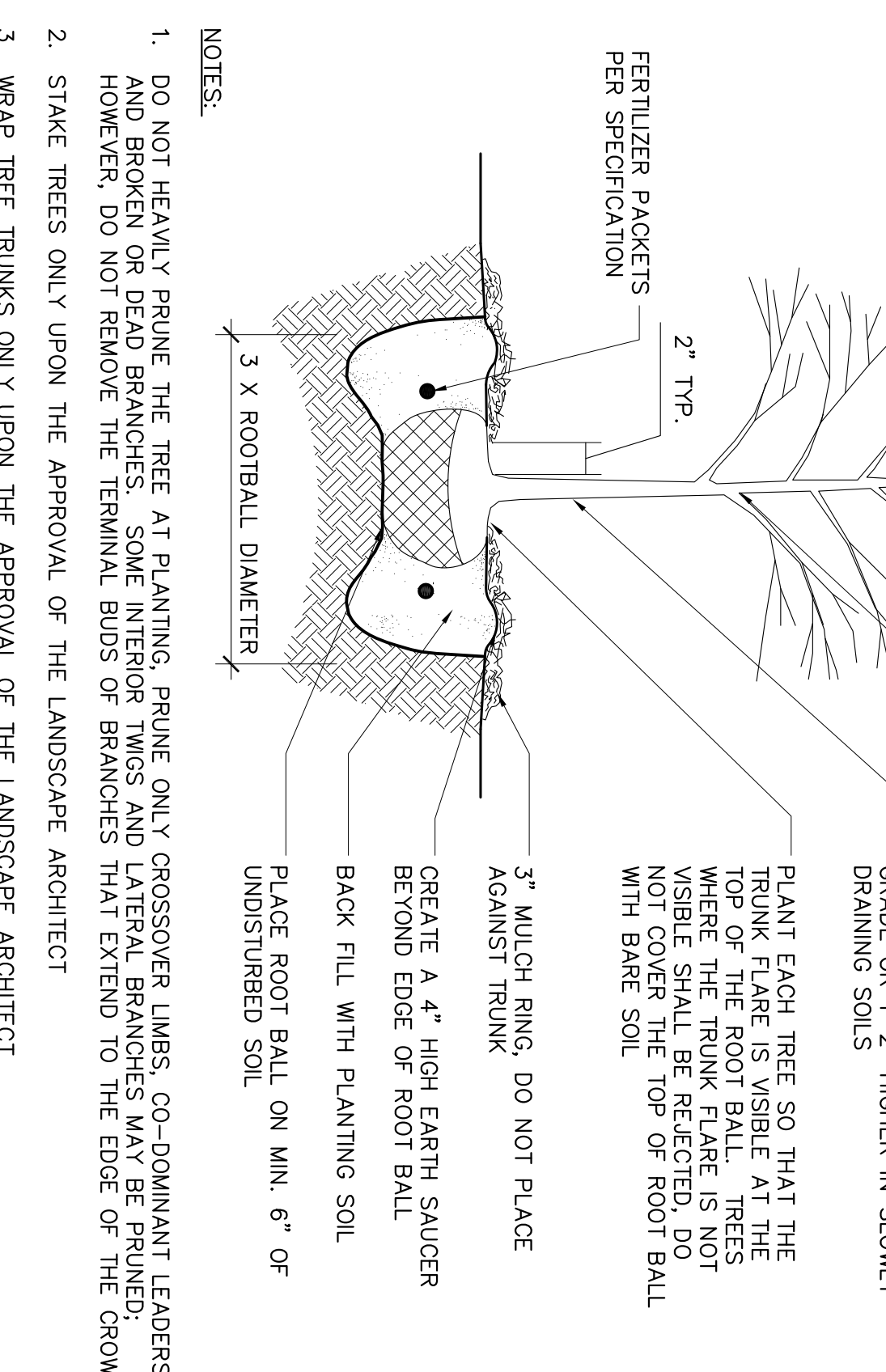
7 MAINTENANCE EDGE  
SCALE: 1"=1'-0"



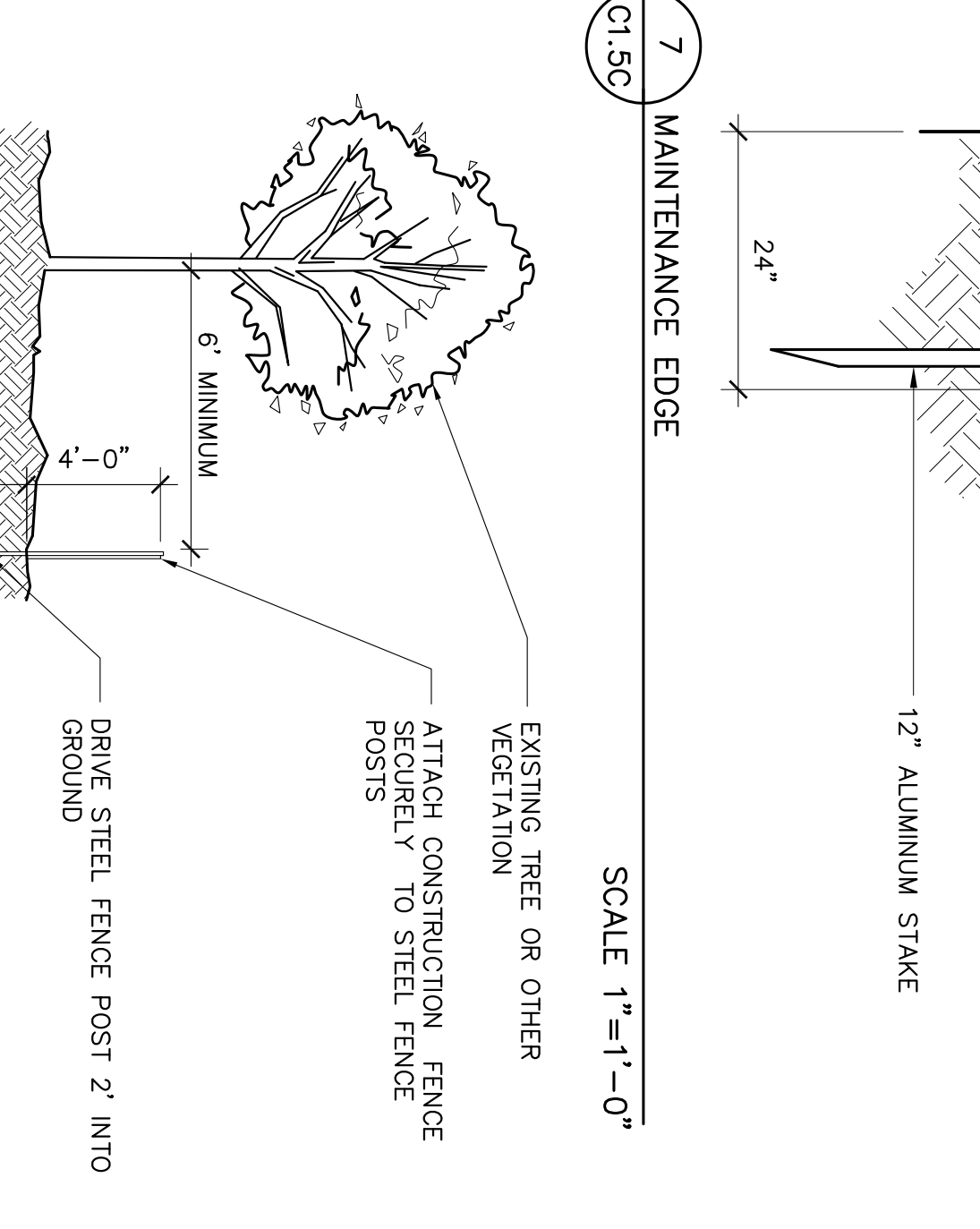
10 TREE PROTECTION  
SCALE: 1"=1'-0"



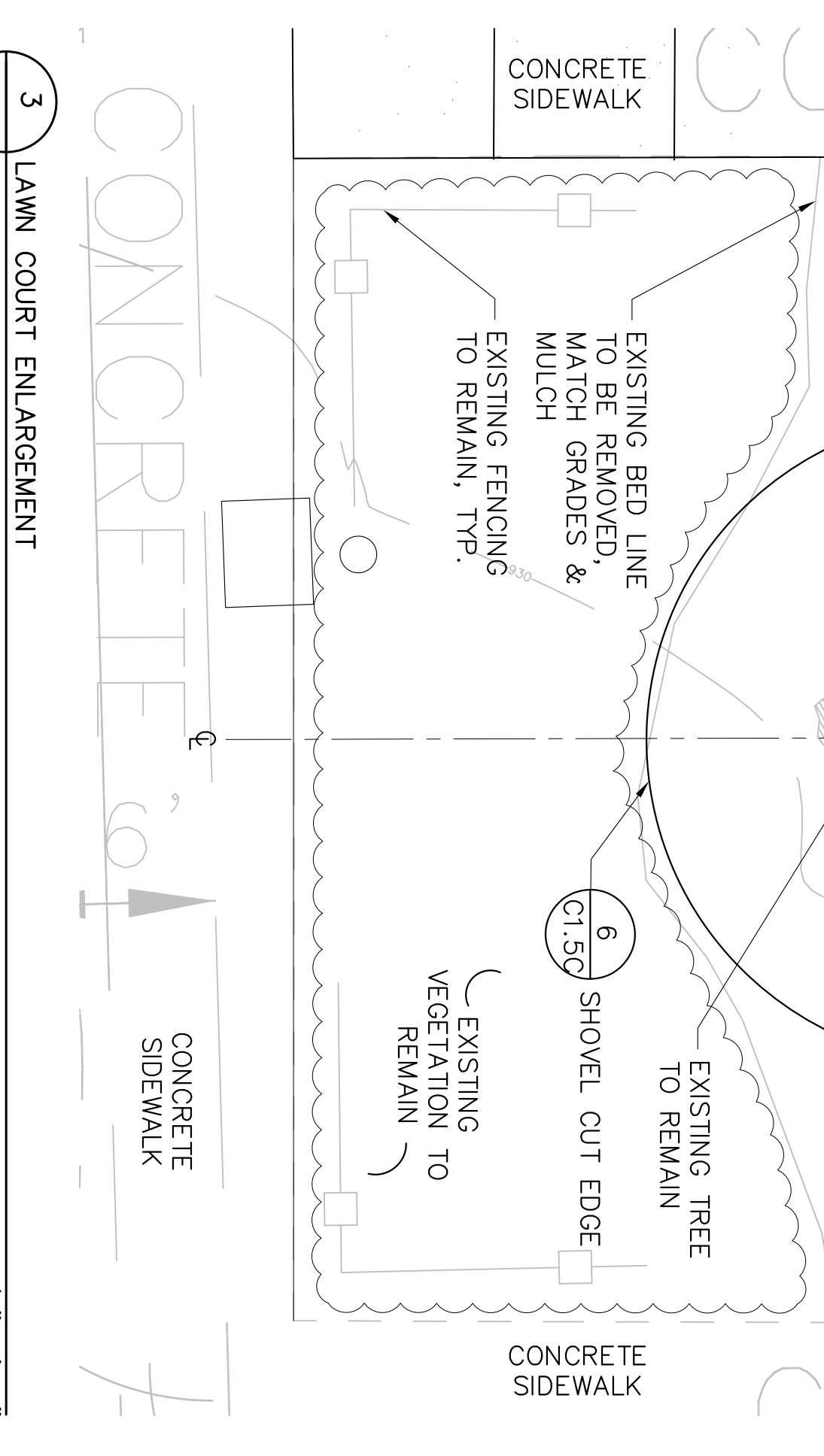
8 TREE ISLAND LAYOUT  
SCALE: 1"=5'-0"



9 B&B TREE PLANTING DETAIL  
SCALE: 1"=1'-0"



10 TREE PROTECTION  
SCALE: 1"=1'-0"



3 LAWN COURT ENLARGEMENT  
SCALE: 1/4"=1'-0"



3 LAWN COURT ENLARGEMENT  
SCALE: 1/4"=1'-0"

