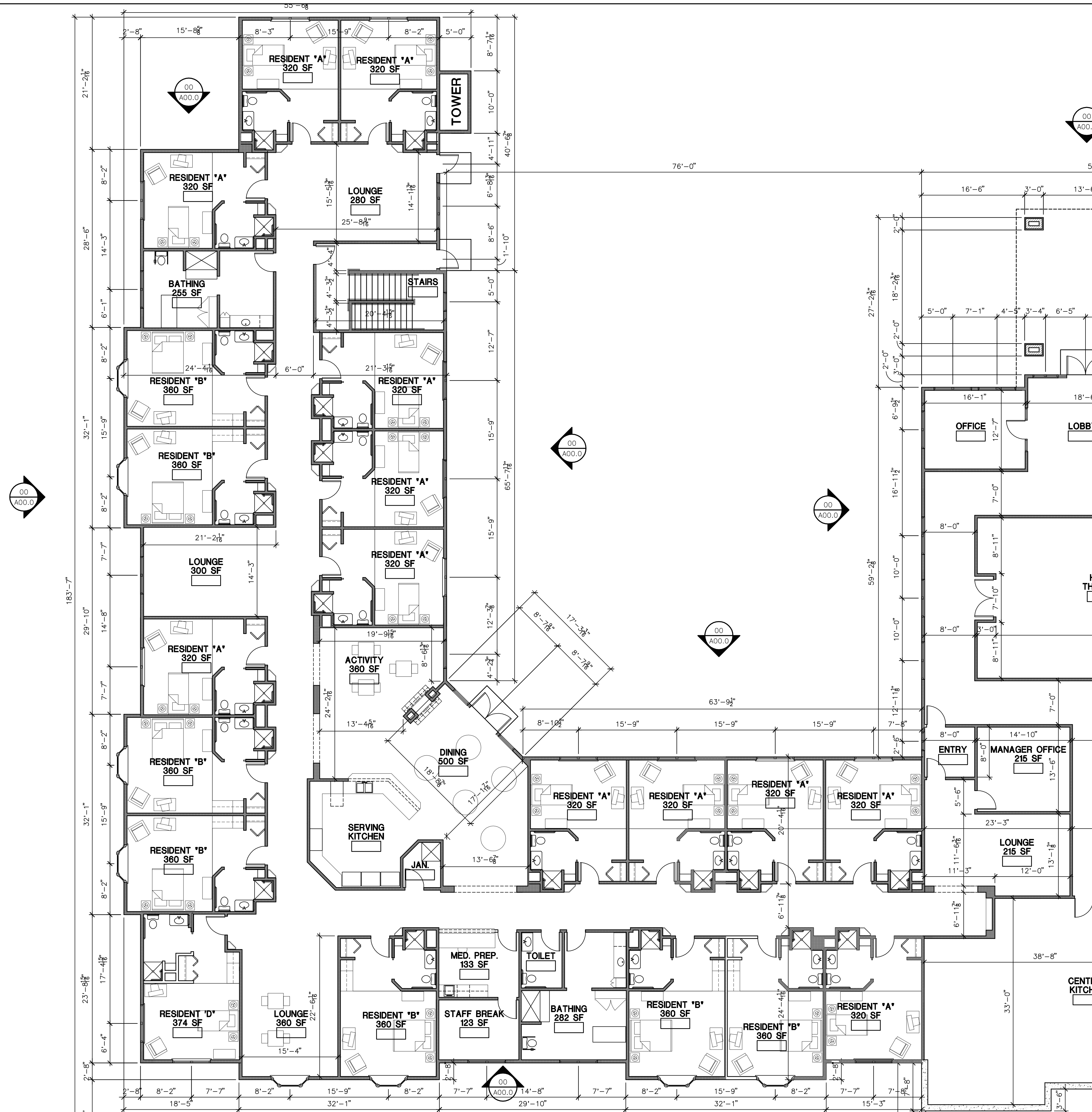


**ALL SAINTS**  
 ASSISTED LIVING - CBRF  
 8210 HIGHVIEW DRIVE  
 MADISON, WI 53719  
 DEVELOPER:  
**ELDERSPAN MANAGEMENT**  
 1402 PANKRATZ STREET, STE 110  
 MADISON, WI 53704  
 CONTRACTOR:  
**HORIZON CONSTRUCTION GROUP**  
 1031 NORTH EDGE TRAIL  
 VERONA, WI 53593



**LOWER LEVEL FLOOR PLAN - WEST (SUPPORT SPACE)**

NO.	DATE	BY	DESCRIPTION
1	12/22/06	JOB	LOC - INFORMATIONAL PRESENTATION

**LOWER LEVEL FLOOR PLAN (WEST)**

SCALE: 1/8" = 1'-0" SHEET:  
 PROJECT #:  
 DRWN BY: JOB CHKD BY: 0613  
 BLDG. SUBMITTAL:

**A1.0**

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



**DIRECTORY**

**ARCHITECT:**  
 ARCHITECTURE 2000, LLC  
 244 N. BROADWAY  
 MILWAUKEE, WI 53202  
 TEL: (414) 727-2321  
 FAX: (414) 276-1764  
 ATTN: JEREMY BARTLETT

**GENERAL CONTRACTOR:**  
 HORIZON CONSTRUCTION GROUP, LLC  
 1031 NORTH EDGE TRAIL  
 VERONA, WI 53593  
 TEL: (262) 574-0306  
 FAX: (262) 574-0313  
 ATTN: DAN FITZGERALD

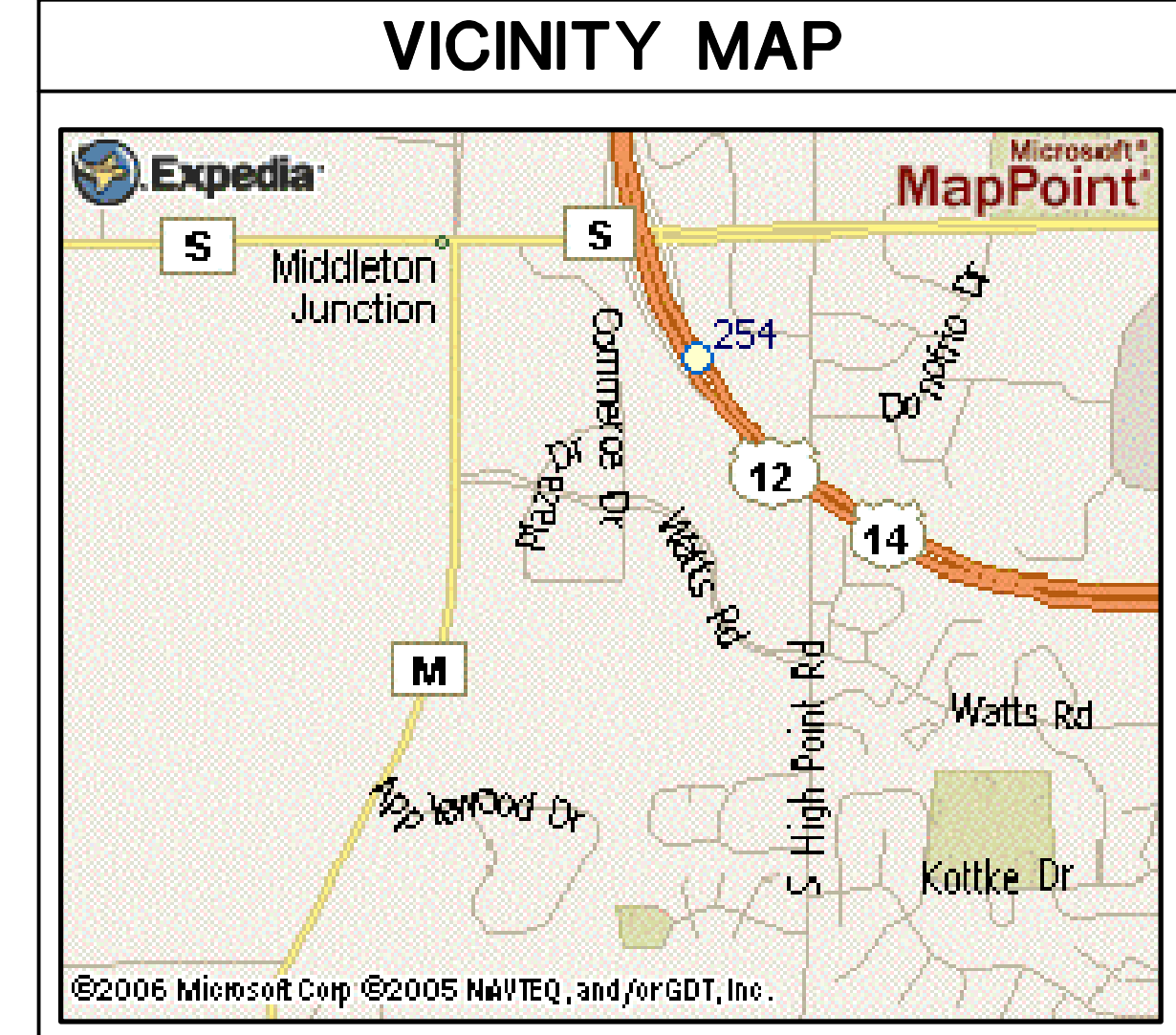
**LANDSCAPE ARCHITECT:**  
 LANDSCAPE ARCHITECTURE, LLC  
 5806 SOUTH HILL DRIVE  
 MILWAUKEE, WI 53705  
 TEL: (608) 798-1840  
 FAX: (608) 798-1653  
 ATTN: JOE HANAUER

**CIVIL ENGINEER/SURVEYOR:**  
 CALKINS ENGINEERING, LLC  
 5010 VOGES ROAD  
 MADISON, WI 53718  
 TEL: (608) 838-0444  
 FAX: (608) 838-0445  
 ATTN: MATT MORRIS

**OWNER:**  
 CATHOLIC CHARITIES, INC.  
 702 S. HIGH POINT ROAD  
 MADISON, WI 53719-3522

**BUILDING SUMMARY**

<b>BASED ON THE</b>	2002 WISCONSIN ENROLLED COMMERCIAL CODE 2003 INTERNATIONAL MECHANICAL CODE 2004 WISCONSIN COMM 81 TO 84 2005 NATIONAL ELECTRICAL CODE 2000 INTERNATIONAL FIRE CODE 2000 INTERNATIONAL SPRINKLER CODE 2000 INTERNATIONAL FIRE ALARM CODE 1998 ANSI A117.1 ACCESSIBILITY CODE CITY OF MADISON MUNICIPAL CODE
<b>OCCUPANCY GROUPS</b>	I-2 - INSTITUTIONAL
<b>CONSTRUCTION TYPE</b>	TYPE VB, WOOD FRAME PROTECTED
<b>SPRINKLER/FIRE ALARM</b>	SPRINKLER NFPA 13 FIRE AND SMOKE ALARM REQUIRED
<b>BUILDING SQ. FOOTAGE:</b>	FLOOR AREA
	<b>LOWER LEVEL</b> 28,180 SF
	<b>1ST FLOOR</b> 27,358 SF
	<b>TOTAL AREA</b> 55,538 SF
<b>CODE EXCEPTIONS:</b>	



# ALL SAINTS ASSISTED LIVING NEW CONSTRUCTION

## UDC - INFORMATIONAL PRESENTATION



8210 HIGHVIEW DRIVE



PLAZA DRIVE

**CONTEXTUAL SITE INFORMATION**



ALL SAINTS CAMPUS HILLSIDE ESTATES

ALL SAINTS CAMPUS APARTMENTS

ALL SAINTS CAMPUS COTTAGES

BISHOP O'CONNOR CENTER



NORTHEAST



WEST



NORTHWEST



SOUTHEAST

**VIEWS OF THE VACANT LOT PROPOSED FOR THIS PHASE OF THE ALL SAINTS CAMPUS - ASSISTED LIVING**

**SHEET INDEX**

SHEET	DESCRIPTION
T1	TITLE SHEET
<b>ARCHITECTURAL DRAWINGS</b>	
SP1.0	HARDSCAPE PLAN
A1.0	LOWER LEVEL FLOOR PLAN - WEST
A1.1	LOWER LEVEL FLOOR PLAN - EAST
A2.0	FIRST FLOOR PLAN - WEST
A2.1	FIRST FLOOR PLAN - EAST
A3.0	ELEVATIONS
<b>CIVIL DRAWINGS</b>	
C0.1	SITE SURVEY
C1.1	OVERALL SITE PLAN
C2.1	GRADING AND EROSION CONTROL PLAN
C3.1	UTILITY PLAN
<b>LANDSCAPE DRAWINGS</b>	
C06	LANDSCAPE PLAN
<b>ELECTRICAL DRAWINGS</b>	
1 OF 1	SITE LIGHTING PLAN



**ALL SAINTS ASSISTED LIVING - CBRF**  
 8210 HIGHVIEW DRIVE  
 MADISON, WI 53719  
 DEVELOPER:  
 ELDERSPAN MANAGEMENT  
 1402 PANKRATZ STREET, STE 110  
 MADISON, WI 53704  
 CONTRACTOR:  
 HORIZON CONSTRUCTION GROUP  
 1031 NORTH EDGE TRAIL  
 VERONA, WI 53593

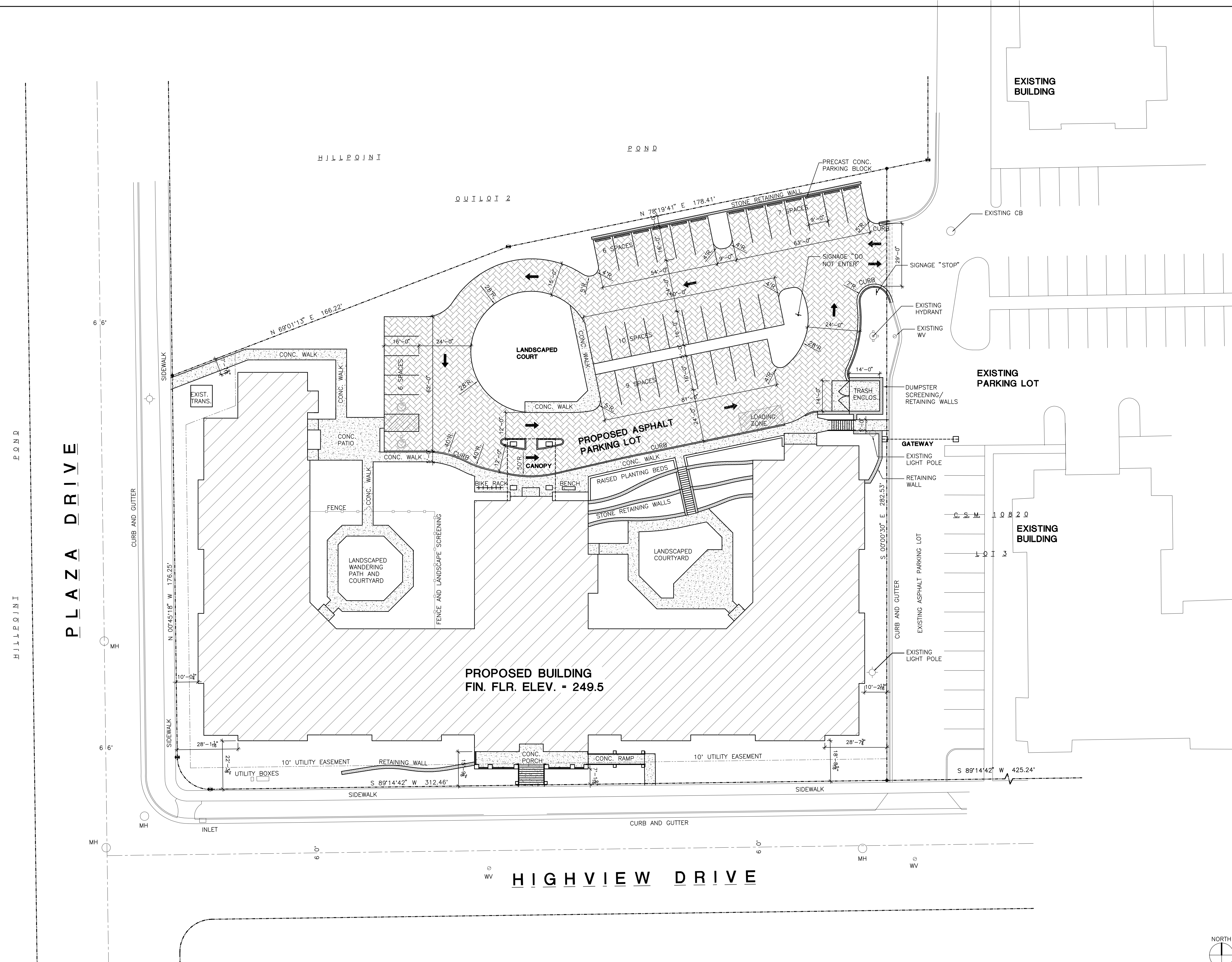
NO.	DATE	BY	DESCRIPTION
△	12/22/06	JDB	UDC - INFORMATIONAL PRESENTATION
△			
△			
△			
△			
△			
△			
△			
△			
△			

**TITLE SHEET**

SCALE: SHEET:  
 PROJECT #:  
 DRWN BY: JDB/CHKD BY: JDB  
 BLDG. SUBMITTAL: **T1**



**ALL SAINTS**  
 ASSISTED LIVING - CBRF  
 8210 HIGHVIEW DRIVE  
 MADISON, WI 53719  
 DEVELOPER:  
**ELDERSPAN MANAGEMENT**  
 1402 PANKRATZ STREET, STE 110  
 MADISON, WI 53704  
 CONTRACTOR:  
**HORIZON CONSTRUCTION GROUP**  
 1031 NORTH EDGE TRAIL  
 VERONA, WI 53593



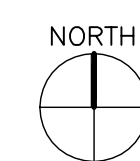
**SITE PLAN**

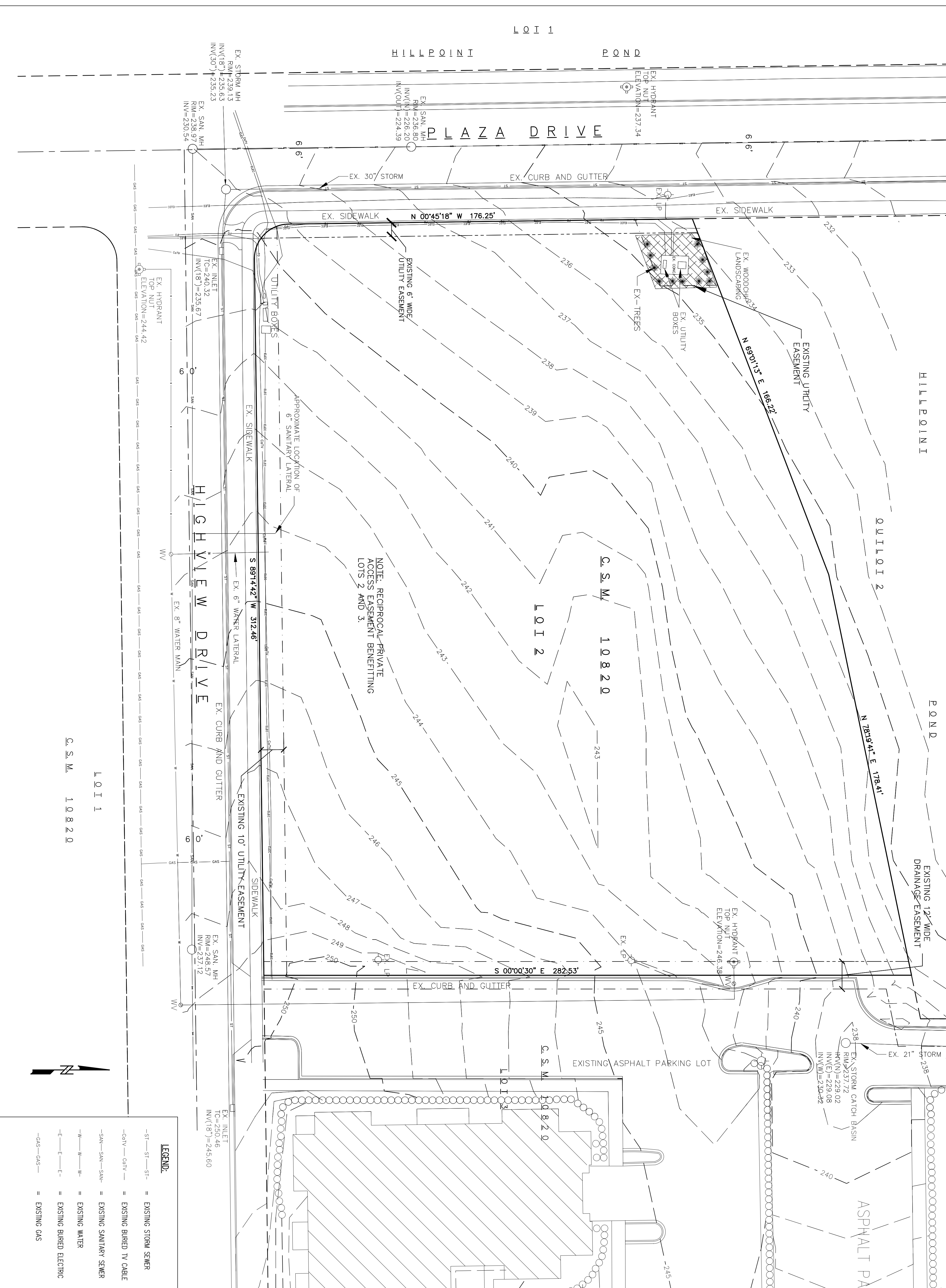
NO.	DATE	BY	DESCRIPTION
△	12/22/06	JDB	UDC - INFORMATIONAL PRESENTATION
△			
△			
△			
△			
△			
△			
△			
△			
△			

**HARDSCAPE PLAN**

SCALE: 1" = 20'  
 PROJECT #:  
 DRWN BY: JDB CHKD BY: 0613  
 BLDG. SUBMITTAL:

**SP1.0**





**ARCHITECTURE 2000**  
 144 W. WASHINGTON AVENUE  
 MADISON, WISCONSIN 53703  
 PHONE: 414.757.2321  
 FAX: 414.757.2321  
 EMAIL: ARCH@ARCHITECTURE2000.COM  
 © 2007 ARCHITECTURE 2000

**CRP**  
 ALL SAINTS  
 HIGHWAY DRIVE  
 MADISON, WISCONSIN  
 CONTRACTOR:

**CIVIL ENGINEER:**  
**Colkins Engineering, Inc**  
 Civil Engineers & Land Surveyors  
 5010 Vogel Road  
 Madison, WI 53718  
 (608) 838-0444

**LEGEND:**

-ST--ST--ST-	= EXISTING STORM SEWER
-CATV--CATV--	= EXISTING BURIED TV CABLE
-SAN--SAN--SAN-	= EXISTING SANITARY SEWER
-W--W--W-	= EXISTING WATER
-E--E--E-	= EXISTING BURIED ELECTRIC
-GAS--GAS--	= EXISTING GAS

NO.	DATE	BY	DESCRIPTION
1	12/27/06	MM	CRP PLAN SUBMITTAL

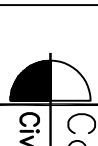
SCALE: 1"=20'  
 PROJECT #: 0813  
 DRAWN BY: CHKD BY:  
 BLOC. SUBMITTAL:

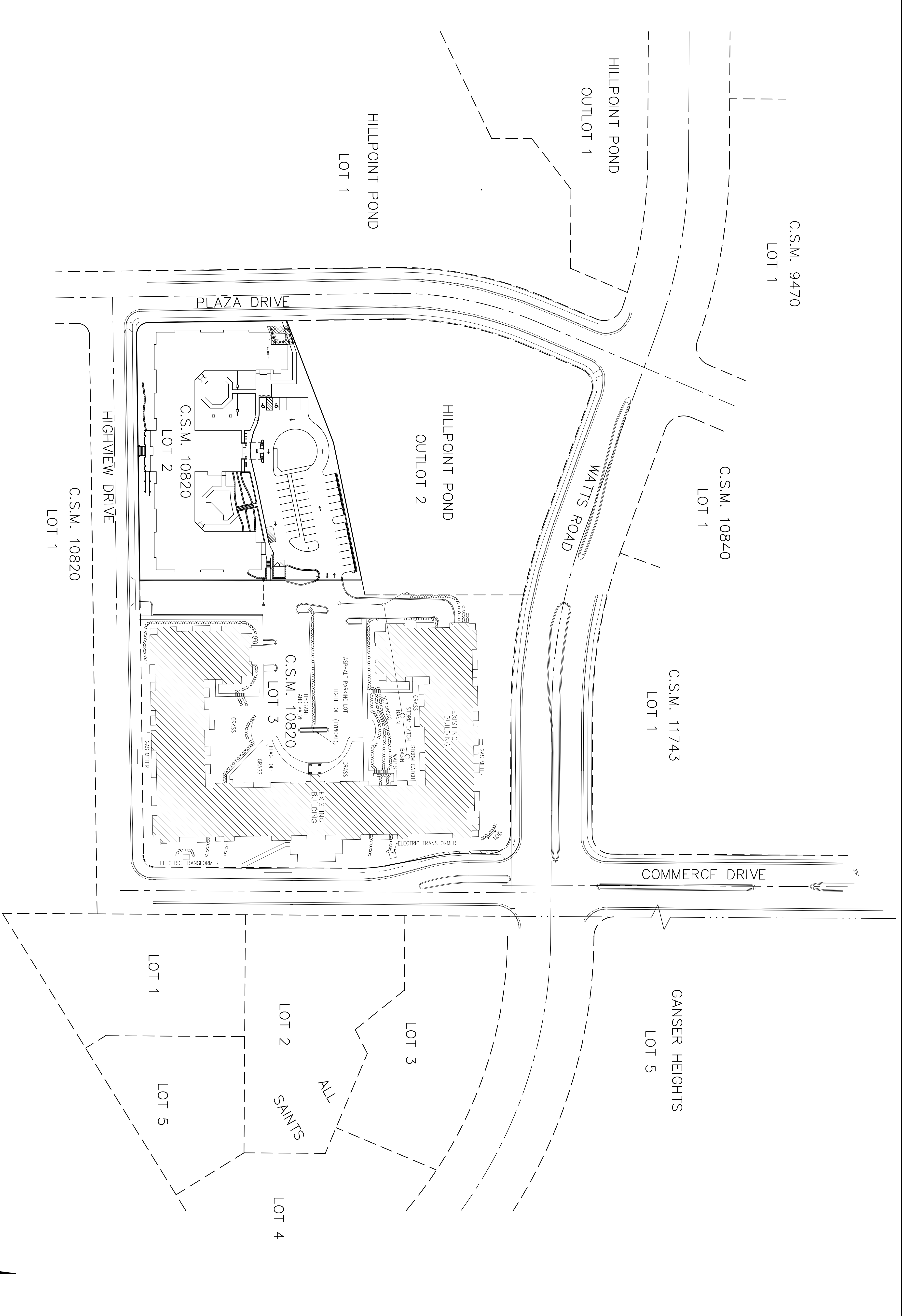
SHEET: 001  
 SITE SURVEY



CRPF  
 ALL SAINTS  
 HIGHVIEW DRIVE  
 MADISON, WISCONSIN  
 CONTRACTOR:

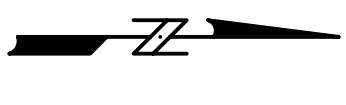
CIVIL ENGINEER:

  
**Colkins Engineering, LLC**  
 Civil Engineers & Land Surveyors  
 5010 Vogue Road  
 Madison, WI 53718  
 (608) 838-0444

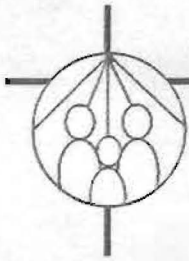


NO.	DATE	BY	DESCRIPTION
1	12/27/06	MM	GR PLAN SHEET

OVERALL SITE PLAN  
 SCALE: 1"=60'  
 SHEET: 011  
 PROJECT #: 0613  
 DRAWN BY: CHKD BY:  
 BLDG. SUBMITTAL:







# Hillside Estates at All Saints

Life Lease for Adults 55 and Better  
533 Commerce Drive, Madison, WI 53719  
(608) 827-2627

## Attractions Within A Five-Mile Radius

### Healthcare Facilities:

- UW Hospital and Clinics
- Dean Medical Center
- Davis Duehr Dean Eye Care Specialists
- Dental Clinics, Vision Centers
- Pharmacies, Chiropractors

### Retail Shops:

- West Towne Mall
- Junction Road Mall
- Greenway Station
  
- Brennans with Hughes Seafood
- Aldi, Copps, Cub Foods
  
- Princeton Club, Vic Tanny
- YMCA of Dane County
  
- Point Cinema, Star Cinema

- Outback Steakhouse
- Biaggi's
- Olive Garden, etc.

### Golf Courses:

- UW Ridge
- Hawks Landing
- Odana, Vitense

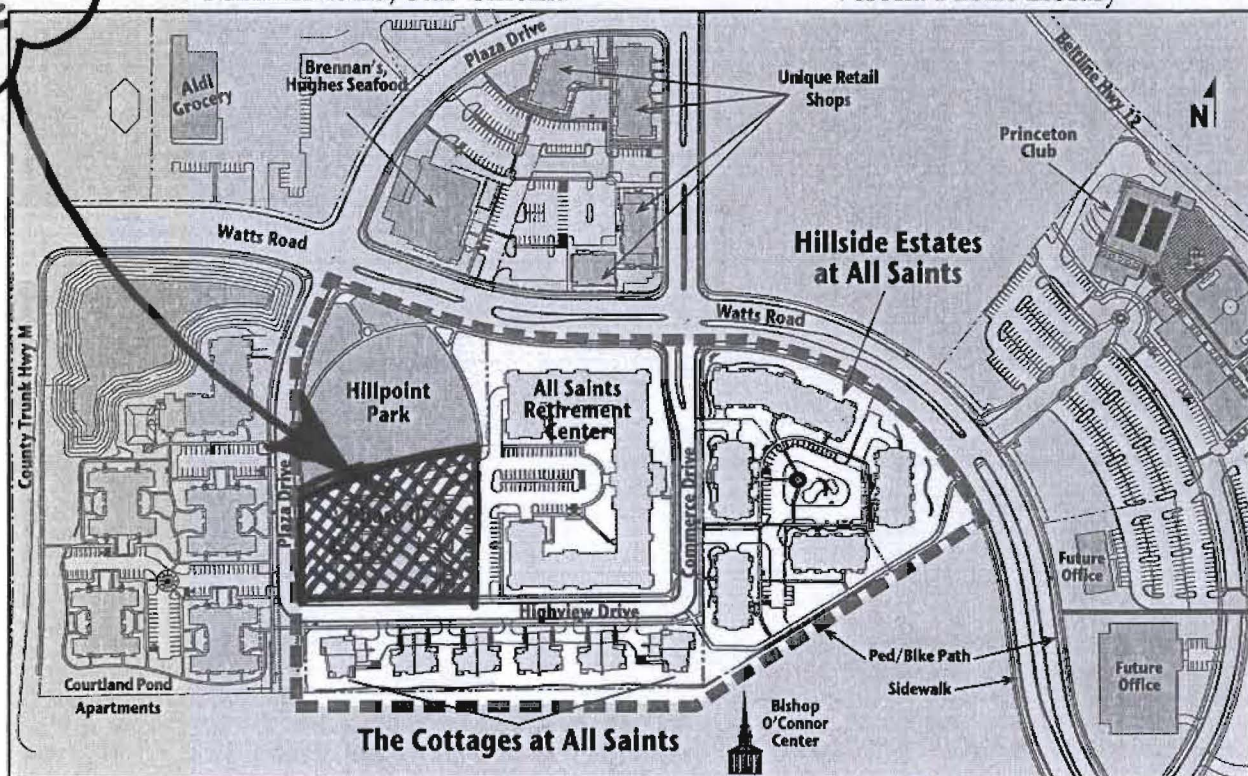
### City Parks:

- Hillpoint Park
- Elver Park
- High Point Park
- Swallowtail Park

### Libraries:

- High Point Church Library
- Madison Public Library
- Middleton Public Library
- Verona Public Library

ALL  
SAINTS  
ASSISTED  
LIVING  
DEVELOPMENT  
FINAL  
PHASE



*Celebrating a Senior's Sense of Place™*

Sponsored by Catholic Charities. Owned by All Saints Cottages and Condos, Inc. Designed, built and managed by Horizon.



# Discover

the power of spirited community living —  
A Neighborhood Worth Discovering

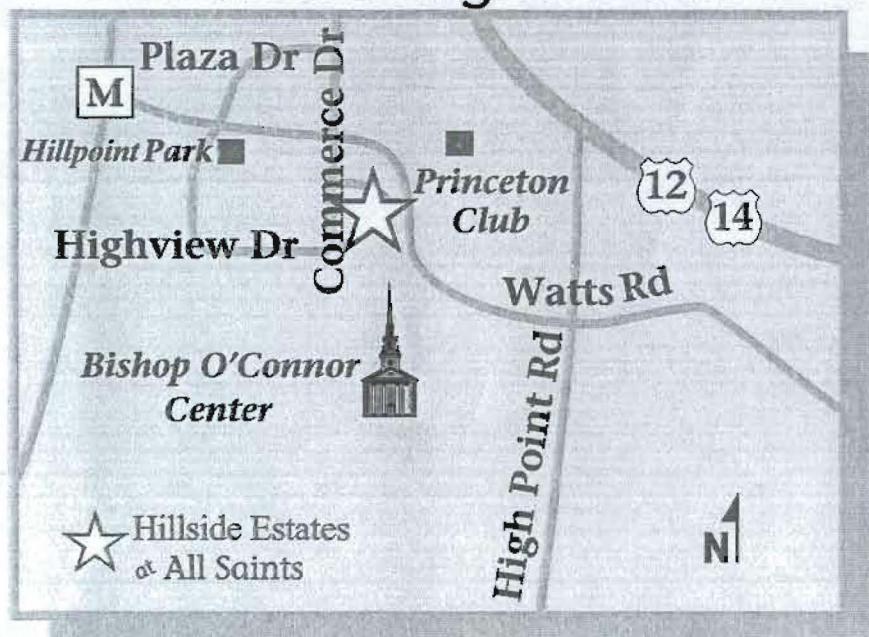


Living at All Saints is convenient and comfortable. It's about being involved and connected to the world around you. That's because All Saints not only embraces life, but also helps you discover the spirit of community living — in a location fully vested in a new, vibrant Madison neighborhood. It is a spectacular setting that offers people 55 and better an inspiring place to call home.

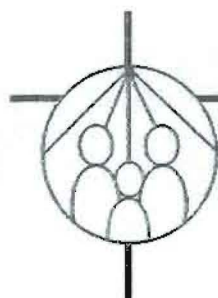
Feature attractions within a five-mile radius include:

- Healthcare: UW Hospital and Clinics, Dean Medical Center
- Retail Shopping: West Towne Mall, Junction Road Mall, Greenway Station
- Groceries: Brennans Country Farm Market, Aldi, Coppins
- State-of-the-Art Fitness Centers
- Bishop O'Connor Catholic Pastoral Center with Bishop O'Donnell Chapel
- All-Saints Retirement Center Chapel
- Restaurants
- Golf Courses
- Movie Theaters
- City Parks
- Libraries

## All Saints Neighborhood



For more information,  
contact us at (608) 827-2627



### Hillside Estates

### at All Saints

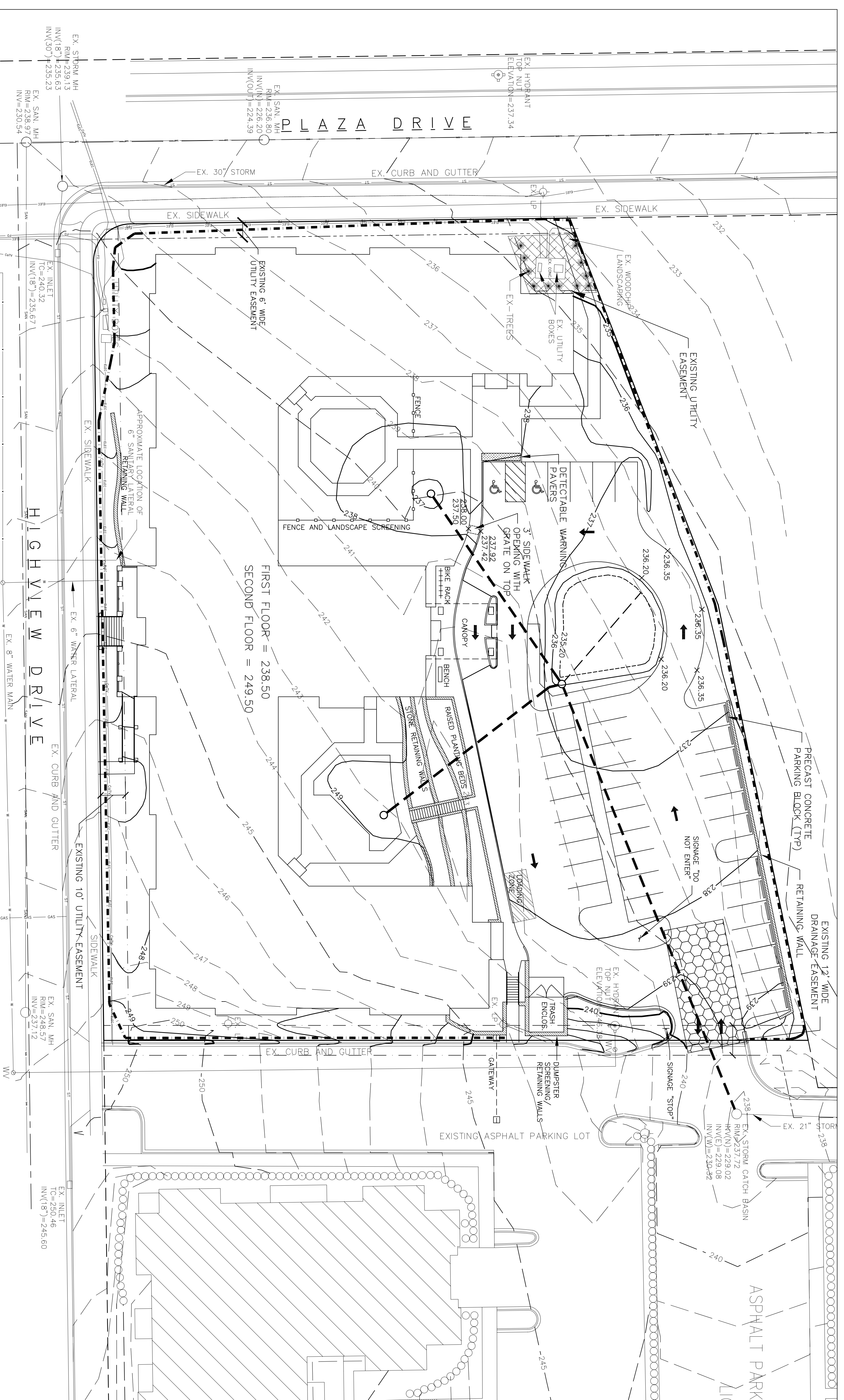
533 Commerce Drive  
Madison, WI 53719  
(608) 827-2627

[www.horizonseniorservices.com](http://www.horizonseniorservices.com)

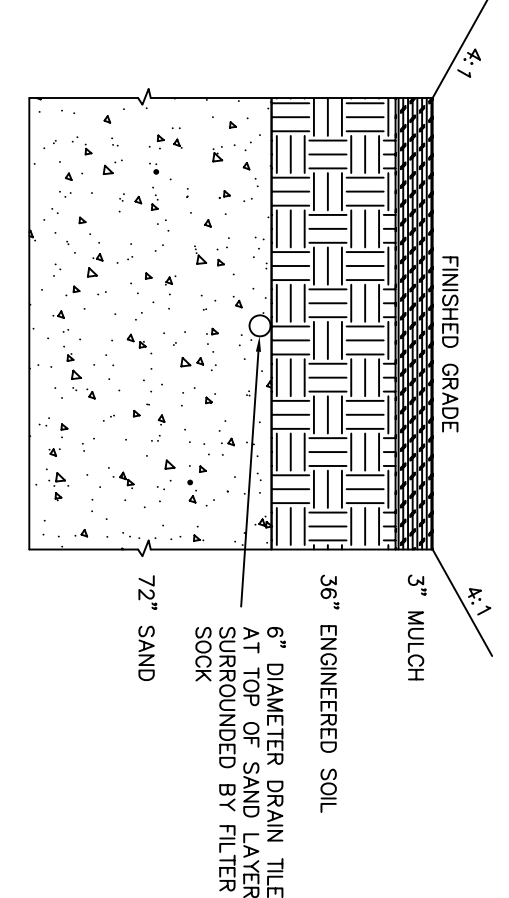
*Sponsored by Catholic Charities. Owned by All Saints Cottages and Condos, Inc. Designed, built and managed by Horizon.*







**BIORETENTION BASIN SOIL STRUCTURE DETAIL**



NOTE: ENGINEERED SOIL SHALL CONSIST OF 40% SILICA SAND, 20% TOPSOIL, AND 40% COMPOST.

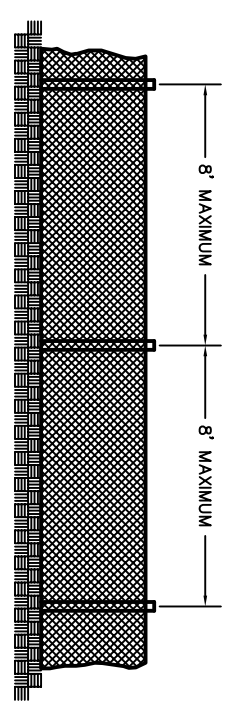
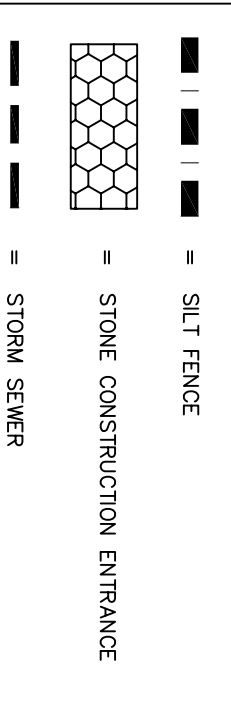
**GRADING & EROSION CONTROL PLAN NOTES:**

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL ROAD BASE COURSE IS INSTALLED. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT. BIORETENTION BASIN SHALL BE CONSTRUCTED AFTER PARKING LOT GRAVEL BASE COURSE INSTALLATION TO PREVENT IT FROM CLOSING WITH SEDIMENT. ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF DOT SPECIFICATION AND SHALL BE APPLIED AT NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8% FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY. APPLICATION SHALL BE MADE AT A MIN. RATE OF 2.0 TONS PER ACRE. MULCH MUST BE CHANGED FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA. PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED BY THE CONTRACTOR. IF NECESSARY, SCHEDULED INSPECTIONS SHALL BE FOR PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE TRAGED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

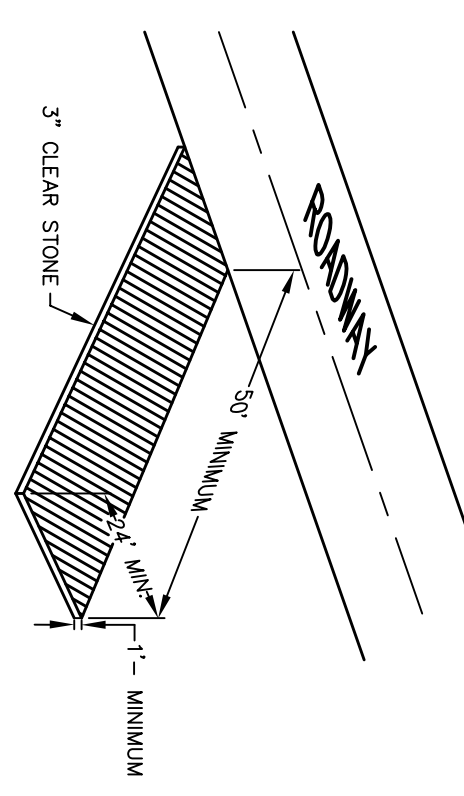
**PROJECT SCHEDULE:**

EROSION CONTROL MEASURES INSTALLED: MARCH 31, 2007  
 BEGIN GRADING: APRIL 1, 2007  
 FERT. SEED & MULCH: NOVEMBER 15, 2007  
 VEGETATION ESTABLISHED: MAY 1, 2008

**LEGEND:**



**SILT FENCE CONSTRUCTION**



**STONE CONSTRUCTION ENTRANCE**

NO.	DATE	BY	DESCRIPTION
1	12/22/06	MM	GR PLAN SUBMITTAL
2			
3			
4			
5			
6			
7			
8			
9			
10			

SCALE: 1"=20'  
 SHEET: C2.1  
 PROJECT #: 0613  
 DRAWN BY: CHAO BR.  
 CHECKED BY: MLOO. SUBMITTAL



# Brief Project Description

All Saints Assisted Living  
8210 Highview Drive  
Madison, WI 53719  
UDC Informational Presentation - PUD (GDP-SIP)

January 3, 2007

**Owner:** All Saints Cottages and Condos, Inc. a non-profit corporation  
Affiliated with Catholic Charities, or its assignee  
**Developer:** Elderspan Management, LLC  
**General Contractor:** Horizon Construction Group, LLC  
**Architect:** Architecture 2000, LLC

## Project Description:

This PUD (GDP-SIP) plan submittal consists of a building which will house 60 units of assisted living restricted to seniors age 55 and older. The building will be 2 stories with the lower level consisting of 20 memory care efficiency units and the first floor level consisting of 40 frail care efficiency units. All Saints Assisted Living is the final phase of the All Saints Senior Campus. All phases of this development were part of a master plan to ensure that each phase is complementary to each other.

## Location:

The project site is a 80,272 sq. ft. (1.84 acres) vacant parcel located at the intersection of Highview Drive and Plaza Drive on the west side of the City of Madison. This parcel is the final lot plat to be developed under the All Saints Plat. The surrounding uses are as follows: to the north is Hillpoint Park; to the east is our 144-unit All Saints Retirement Center; to the south is the Bishop O'Conner Pastoral Center and our Cottages @ All Saints; and to the west is the Cortland Pond Apartments.

## Ownership:

The project will be developed by Elderspan Management, LLC in conjunction with All Saints Cottages and Condos, Inc., Affiliated and controlled by Catholic Charities, or its assignee. All Saints Cottages and Condos, Inc., Affiliated and controlled by Catholic Charities, or its assignee is organized and operated for the purpose of fostering housing that is affordable for seniors. Elderspan Management, LLC is one of the leading assisted living development and management firms in Wisconsin. Established in 1995, Elderspan Management LLC is a family owned and operated company with offices in Madison. Elderspan Management, LLC has been hired and retained to develop and operate the assisted living phase of this project.

## Streets/Traffic:

Vehicular traffic for All Saints Assisted Living will be accessed through the existing drive entrance on lot 3 (All Saints Retirement Center – Apartments). That existing drive entrance is accessed off of Highview Drive. No new curb cuts are proposed for this project.

## Park/Greenway:

All Saints Assisted Living is located adjacent to Hillpoint Park. In addition to this amenity, extensive landscaped courtyards will be provided. These courtyards will be used for a wide range of resident activities from bird watching to family gatherings. Our sidewalks connect to the city sidewalks to maintain connection for pedestrians to our site.

## Landscaping:

All Saints Assisted Living will include landscaping features that complement both the campus and the surrounding neighborhood. The development includes extensive courtyard plans. Detailed landscape standards for all common areas and the building are provided to meet all City of Madison requirements.

## Building/Parking:

All Saints Assisted Living will feature efficiency style residential units. The building architecture complements the architectural styles throughout the entire existing campus. For an aesthetically pleasing campus the color of materials and the building elevations vary from other campus buildings. Specific architectural colors and exterior materials will be brought to the UDC meeting as required. 38 parking stalls are provided as shown on the site plan. Adequate parking is provided for staff and guests of residents. It is not expected that residents will have vehicles at this stage in their lives. Additionally at the present time the All Saints Retirement Center (lot 3) has more parking available. Parking overflow could occur on lot 3 of our development if required.

## Hours of Operation:

The building will be occupied 24 hours a day 365 days of the year.

## All Saints Assisted Living Project Data Table:

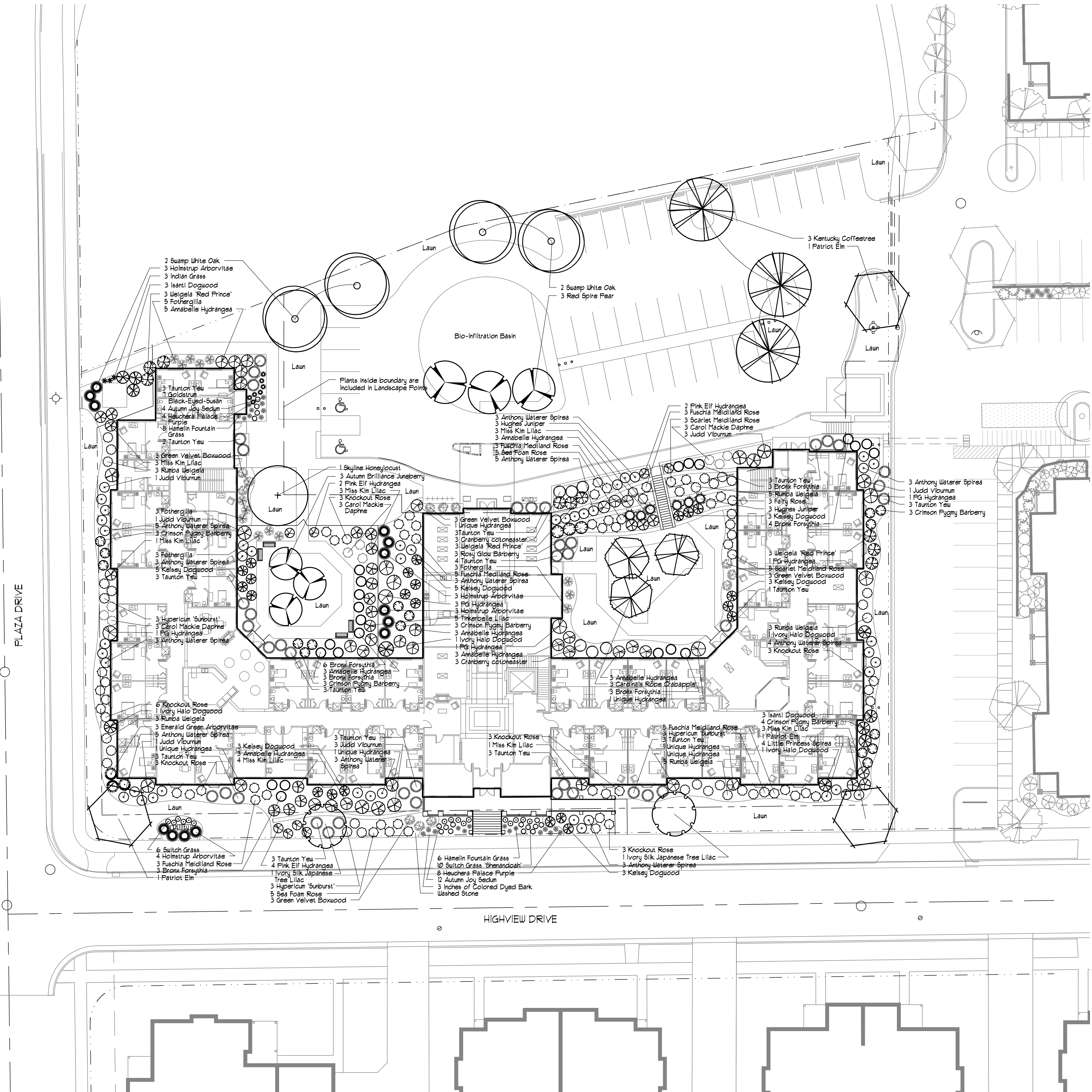
Lot Area:	80,272 sq. ft. (1.84 acres)
Dwelling Units:	60 units (efficiency)
Lot Area/Dwelling Unit:	1,338 sq. ft./D.U.
Density:	32.6 units/acre

### Lot Coverage

Open Space	26,683 sq. ft. (33%)
Building Coverage	28,785 sq. ft. (36%)
Total Pavement	24,804 sq. ft. (31%)
Sidewalk Coverage	6,040 sq. ft.
Asphalt Coverage	18,764 sq. ft.



Plant Table			
<b>Deciduous Canopy Trees</b>			
Quantity	Planting Size	Scientific Name	Common Name
1	2' BB	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust
3	2' BB	Gymnocladus dioica	Kentucky Coffeetree
4	2' BB	Quercus bicolor	Swamp White Oak
2	2' BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
3	2' BB	Ulmus x 'Patriot'	Patriot Elm
<b>Deciduous Ornamental Trees</b>			
Quantity	Planting Size	Scientific Name	Common Name
3	6-1' BB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry
3	6-1' BB	Malus 'Cardinal's Robe'	Cardinal's Crabapple
3	1 1/2' BB	Fyrus calleryana 'Redspire'	Red Spire Pear
<b>Evergreen Trees</b>			
Quantity	Planting Size	Scientific Name	Common Name
3	3'	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae
<b>Evergreen Shrubs</b>			
Quantity	Planting Size	Scientific Name	Common Name
6	18'	Juniperus horizontalis 'Hughes'	Hughes Juniper
40	18'	Taxus media 'Taunton'	Taunton Yew
12	12'	Buxus sempervirens 'Green Velvet'	Green Velvet Boxwood
13	2'	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae
<b>Shrub</b>			
Quantity	Planting Size	Scientific Name	Common Name
16	18'	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
3	24'	Berberis thunbergii 'Rosy Glow'	Rosy Glow Barberry
22	15'	Cornus Kelsey	Kelsey Dogwood
4	18'	Cornus alba 'Baltho'	Ivory Halo Dogwood
6	3'	Cornus sericea 'Isanti'	Isanti Dogwood
6	12'	Cotoneaster apiculatus	Cranberry cotoneaster
9	12-15'	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
22	18'	Forsythia viridissima 'Bronxensis'	Bronx Forsythia
14	5 gal	Fothergilla gardenii	Fothergilla 'Mt. Airy'
8	12'	Hydrangea 'Pink Elf'	Pink Elf Hydrangea
23	18'	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
1	2-3'	Hydrangea paniculata 'Grandiflora'	PG Hydrangea
6	30"	Hydrangea paniculata 'Unique'	Unique Hydrangea
9	12'	Hypericum frondosum 'Sunburst'	Hypericum 'Sunburst'
19	2 gal	Rosa 'Fuchsia Meidiland'	Fuchsia Meidiland Rose
21	2 gal	Rosa 'Knockout'	Knockout Rose
8	2 gal	Rosa 'Scarlet Meidiland'	Scarlet Meidiland Rose
10	2 gal	Rosa 'Sea Foam'	Sea Foam Rose
3	2 gal	Rosa 'The Fairy'	Fairy Rose
40	15-18"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea
4	12-15"	Spiraea japonica 'Little Princess'	Little Princess Spiraea
5	18"	Syringa 'Tinkerbell'	Tinkerbell Lilac
18	2-3'	Syringa patula 'Miss Kim'	Miss Kim Lilac
10	24"	Viburnum x juddii	Judd Viburnum
9	2'	Weigela florida 'Red Prince'	Weigela 'Red Prince'
19	2'	Weigela florida 'Rumba'	Rumba Weigela
<b>Perennial</b>			
Quantity	Planting Size	Scientific Name	Common Name
12	4" Pot	Heuchera micrantha 'Palace Purple'	Heuchera Palace Purple
16	1-Gal	Panicum virgatum 'Shenandoah'	Switch Grass
11	1-Gal	Fernisium alopecuroides 'Hamelin'	Hamelin Fountain Grass
1	4" pot	Rudbeckia hirta 'Goldstrum'	Goldstrum Black-Eyed-Susan
16	4" pot	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum
3	1-Gal	Sorghastrum nutans	Indian Grass



**LANDSCAPE WORKSHEET**

Parking Lots, Storage Areas and Loading Areas  
(Section 28.04 Madison General Ordinance)

**NUMBER OF TREES REQUIRED**

Number of Parking Stalls	38
Total Square Footage of the Storage Area	
Divided by Three Hundred (300 Square Feet)	
Number of Canopy Shade Trees Required (2"-2.5" Caliper)	3
(See Schedule on Reverse side of Section 28.04)	

**NUMBER OF LANDSCAPE POINTS REQUIRED**

NUMBER OF POINTS REQUIRED:			
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
Canopy Tree (2"-2.5" caliper)	35	4	140
Deciduous Shrub	2	28	56
Evergreen Shrub	3	9	27
Decorative Wall or Fence (per 10 L.F.)	5		0
Earth Berm (per 10 L.F.)			0
Ave. Height 30"	5		0
Ave. Height 15"	2		0
Evergreen Trees (3 foot height min.)	15		0
Canopy Tree or Small Tree (1.5"-2" caliper)	15	3	45
<b>SUBTOTAL:</b>			<b>268</b>

- NOTES:**
- All plant beds to be edged with black vinyl edging.
  - Plant beds to be mulched with 2" washed stone and used barrier unless otherwise noted.
  - Trees planted in laun areas to receive 6" diameter shredded hardwood mulch ring.
  - Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.

**LANDSCAPE PLAN**

**ALL SAINTS CONDOMINIUMS**

HIGHVIEW DRIVE  
MADISON, WISCONSIN



SCALE	1" = 20'-0"
DATE	12.22.06
DESIGN	Jch
REVISION	
PLAN #	C06-140 ALLSAINTS

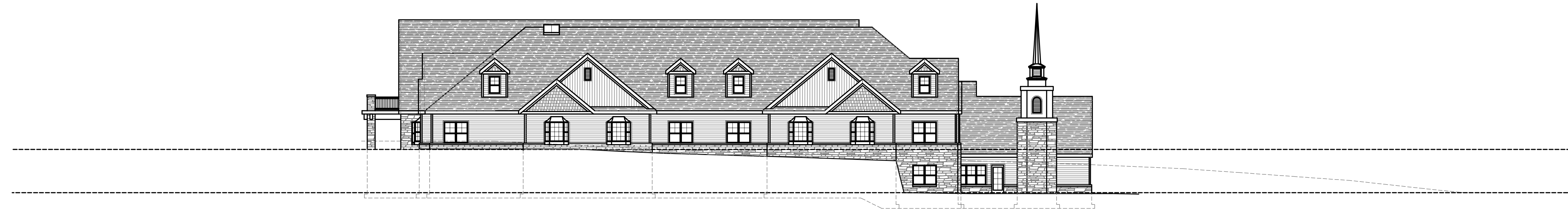


**ALL SAINTS**  
 ASSISTED LIVING - CBRF  
 8210 HIGHVIEW DRIVE  
 MADISON, WI 53719  
 DEVELOPER:  
 ELDERSPAN MANAGEMENT  
 1402 PANKRATZ STREET, STE 110  
 MADISON, WI 53704  
 CONTRACTOR:  
 HORIZON CONSTRUCTION GROUP  
 1031 NORTH EDGE TRAIL  
 VERONA, WI 53593



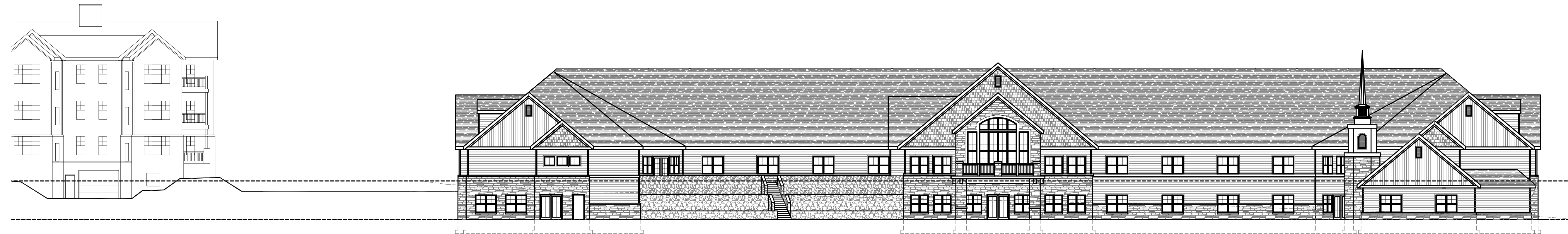
**FRONT ELEVATION (SOUTH)**

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



**SIDE ELEVATION (EAST)**

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



**REAR ELEVATION (NORTH)**

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



**SIDE ELEVATION (WEST)**

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

NO.	DATE	BY	DESCRIPTION
△	12/22/06	JDB	UDC - INFORMATIONAL PRESENTATION
△			
△			
△			
△			
△			
△			
△			
△			
△			

**ELEVATIONS**

SCALE: 1/16"=1'-0" SHEET:  
 PROJECT #:  
 DRWN BY: JDB CHKD BY: 0613  
 BLDG. SUBMITTAL:





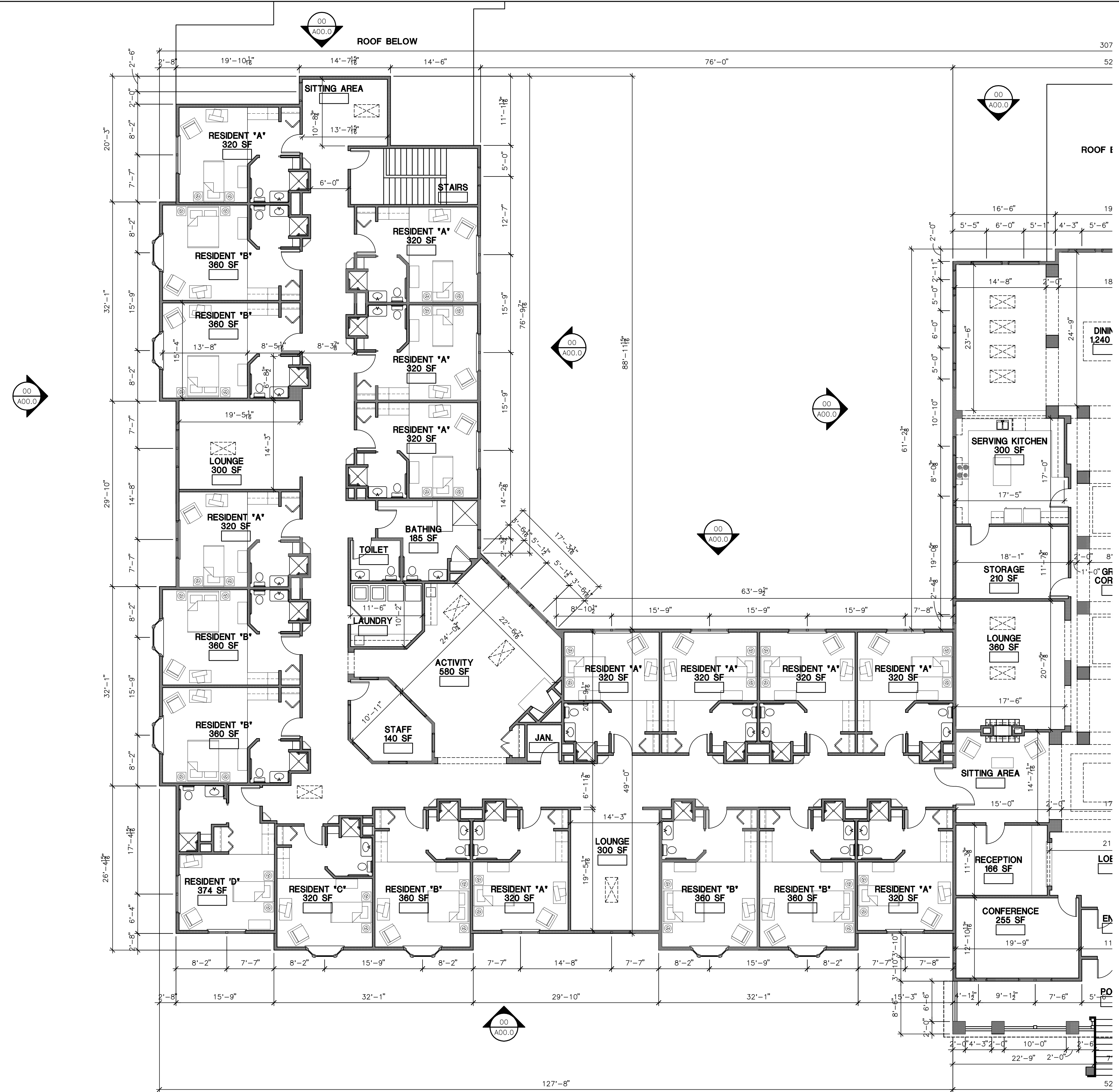
FIRST FLOOR PLAN - EAST (FRAIL ELDERLY WING AND COMMONS)

**ALL SAINTS**  
 ASSISTED LIVING - CBRF  
 8210 HIGHVIEW DRIVE  
 MADISON, WI 53719  
 DEVELOPER:  
 ELDERSPAN MANAGEMENT  
 1402 PANKRATZ STREET, STE 110  
 MADISON, WI 53704  
 CONTRACTOR:  
 HORIZON CONSTRUCTION GROUP  
 1031 NORTH EDGE TRAIL  
 VERONA, WI 53593

NO.	DATE	BY	DESCRIPTION
1	12/22/06	JOB	LOC - INFORMATIONAL PRESENTATION



**ALL SAINTS**  
 ASSISTED LIVING - CBRF  
 8210 HIGHVIEW DRIVE  
 MADISON, WI 53719  
 DEVELOPER:  
**ELDERSPAN MANAGEMENT**  
 1402 PANKRATZ STREET, STE 110  
 MADISON, WI 53704  
 CONTRACTOR:  
**HORIZON CONSTRUCTION GROUP**  
 1031 NORTH EDGE TRAIL  
 VERONA, WI 53593



**FIRST FLOOR PLAN - WEST (FRAIL ELDERLY WING)**

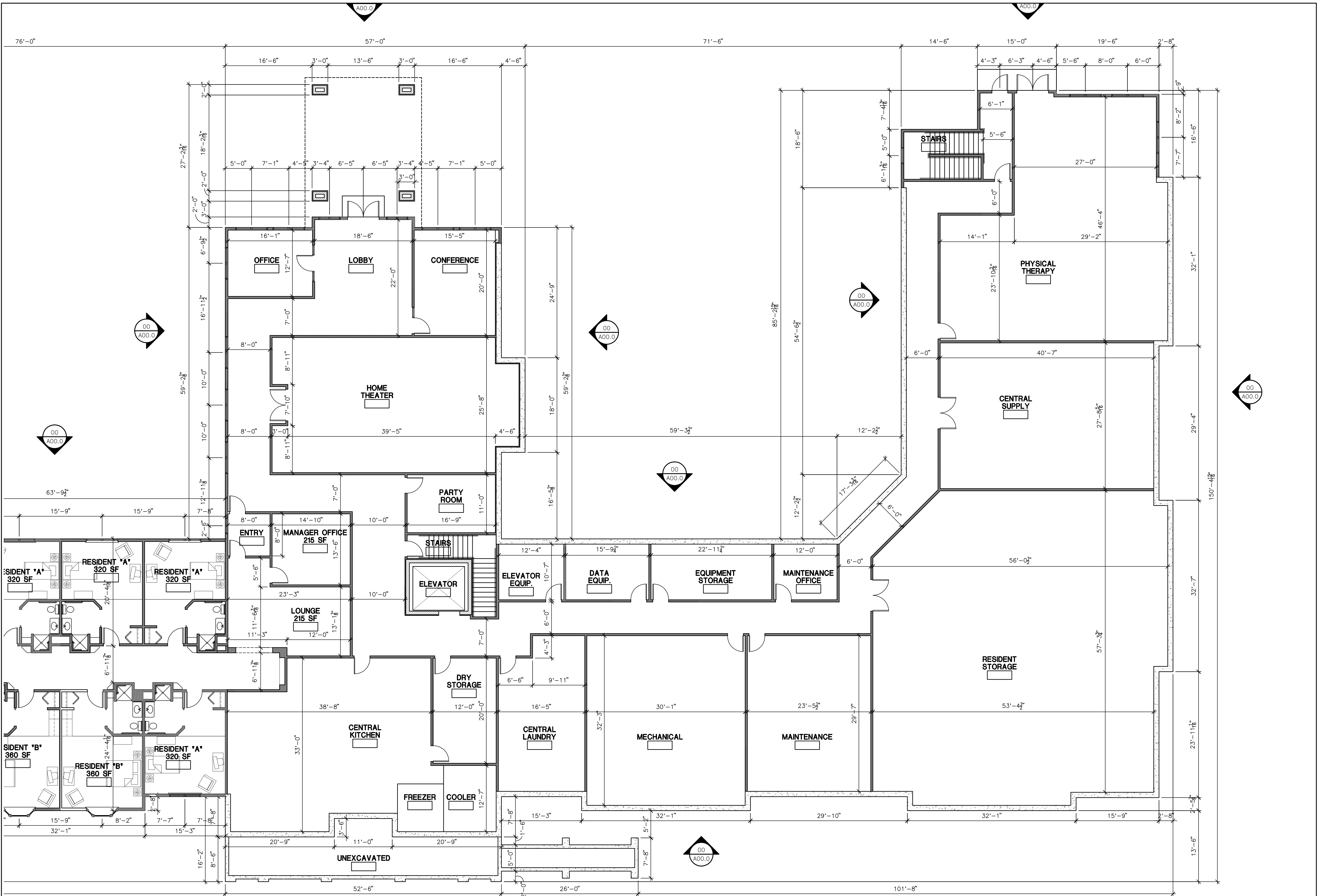
NO.	DATE	BY	DESCRIPTION
△	12/22/06	JOB	UDC - INFORMATIONAL PRESENTATION
△			
△			
△			
△			
△			
△			
△			
△			
△			

**FIRST FLOOR PLAN (WEST)**

SCALE: 1/8" = 1'-0"  
 PROJECT #:  
 DRWN BY: JOB CHKD BY: 0613  
 BLDG. SUBMITTAL:

**A2.0**





**ALL SAINTS**  
 ASSISTED LIVING - CBRF  
 8210 HIGHVIEW DRIVE  
 MADISON, WI 53719  
 DEVELOPER:  
**ELDERSPAN MANAGEMENT**  
 1402 PANKRATZ STREET, STE 110  
 MADISON, WI 53704  
 CONTRACTOR:  
**HORIZON CONSTRUCTION GROUP**  
 1031 NORTH EDGE TRAIL  
 VERONA, WI 53593

NO.	DATE	BY	DESCRIPTION
1	12/22/06	JDB	UDC - INFORMATIONAL PRESENTATION
2			
3			
4			
5			
6			
7			
8			
9			
10			

**LOWER LEVEL FLOOR PLAN - EAST (SUPPORT SPACE)**

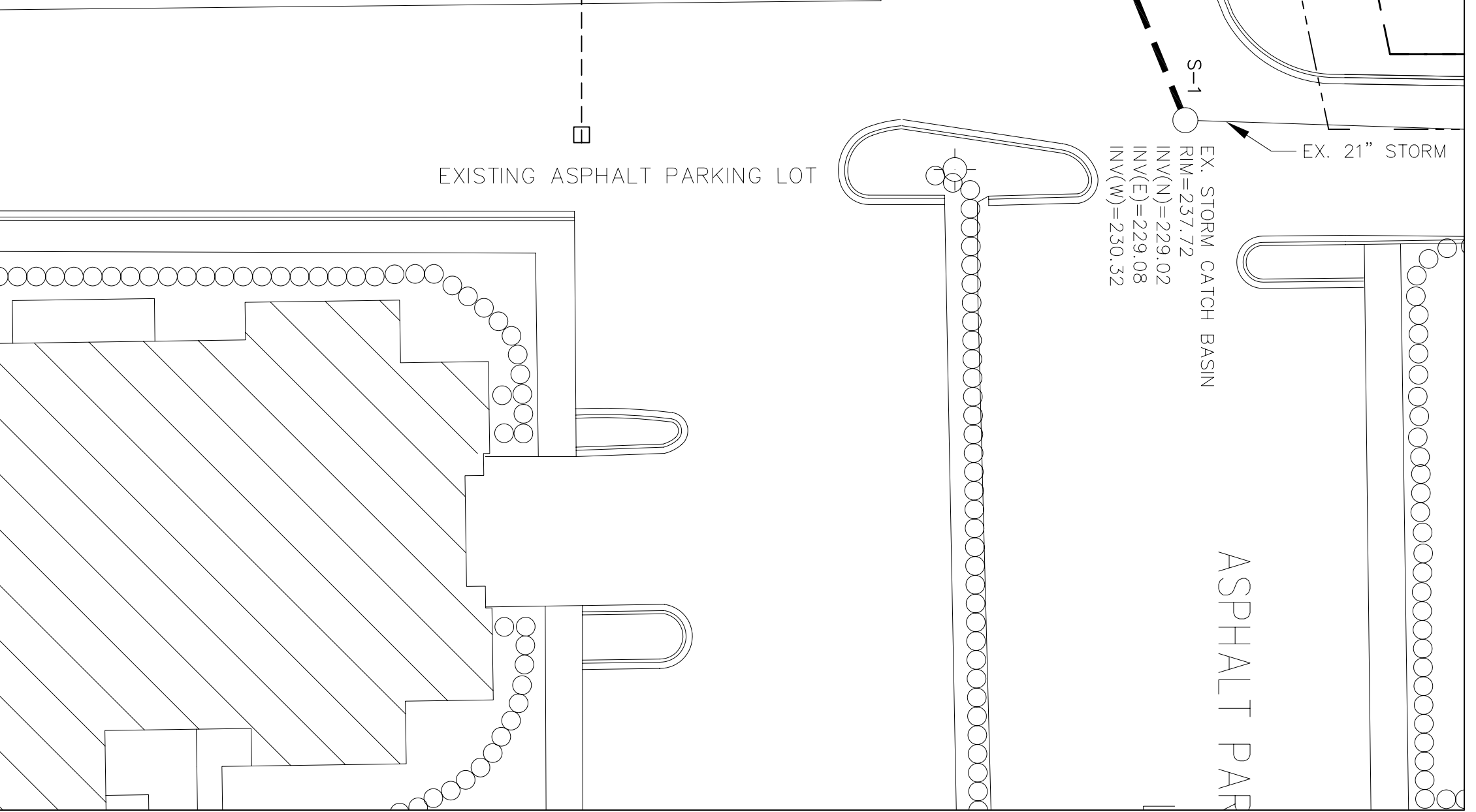
SCALE: 1/8" = 1'-0"



**CRRF**  
 ALL SAINTS  
 HIGHWAY DRIVE  
 MADISON, WISCONSIN  
 CONTRACTOR:

**CIVIL ENGINEER:**

**Colkins Engineering, Inc**  
 Civil Engineers & Land Surveyors  
 5010 Vegas Road  
 Madison, WI 53718  
 (608) 838-0444



**GENERAL NOTES:**  
 CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM THE CITY OF MADISON PRIOR TO WORK COMMENCING.  
 ALL WATER MAIN SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).  
 ALL SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).  
 STORM SEWER SHALL BE AOS N-12.  
 CONTRACTOR SHALL VERIFY IN THE FIELD THE SIZE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.  
 ALL SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

**STORM SEWER STRUCTURE SCHEDULE:**

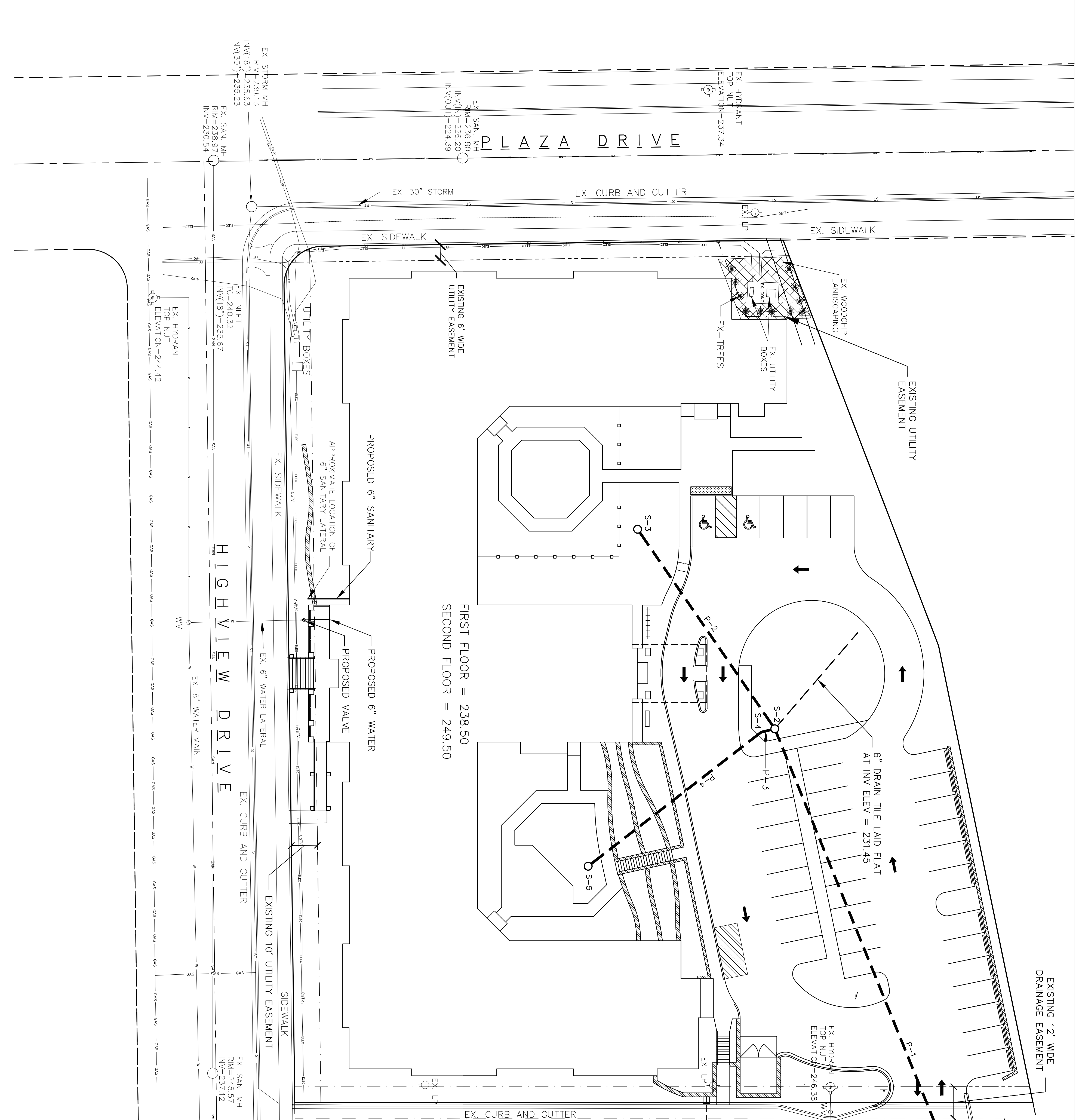
STRUCTURE NUMBER	TYPE	GRATE AND LID TYPES	TOP OF CASTING	INVERT	DEPTH
S-1	EXISTING INLET	EXISTING	237.72	229.02	8.70
S-2	3' CATCH BASIN WITH INLET	R-2501	235.95	231.24	4.71
S-3	2' CATCH BASIN WITH INLET	R-2501	236.75	233.75	3.00
S-4	3' CATCH BASIN WITH INLET	R-2501	246.00	238.07	9.93
S-5	3' CATCH BASIN WITH INLET	R-2501	246.00	238.07	9.93

**STORM SEWER PIPE SCHEDULE:**

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH	INLET INVERT	RECEIVANCE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-1	S-2	183'	231.24	230.32	0.50	12"
P-2	S-2	S-3	90'	233.75	232.85	1.00	8"
P-3	S-3	S-4	82'	238.07	237.15	6.50	8"
P-4	S-4	S-5	82'	238.07	237.15	6.50	8"

**CALL DICKERSON HOTLINE**  
 1-800-442-8911  
 608-261-2221  
 MISSOURI STATE UNIVERSITY  
 1000 UNIVERSITY DRIVE  
 COLUMBIA, MISSOURI 65211

TO OBTAIN LOCATION OF PUBLIC UTILITIES BEFORE YOU BEGIN WORK, CALL DICKERSON HOTLINE.



NO.	DATE	BY	DESCRIPTION
1	12/22/06	MMB	DRY RUN SHEET

UTILITY PLAN  
 SCALE: 1"=20'  
 PROJECT #: 0813  
 SHEET: C31  
 DRAWN BY: CHKD BY:  
 BLDG. SUBMITTAL: