

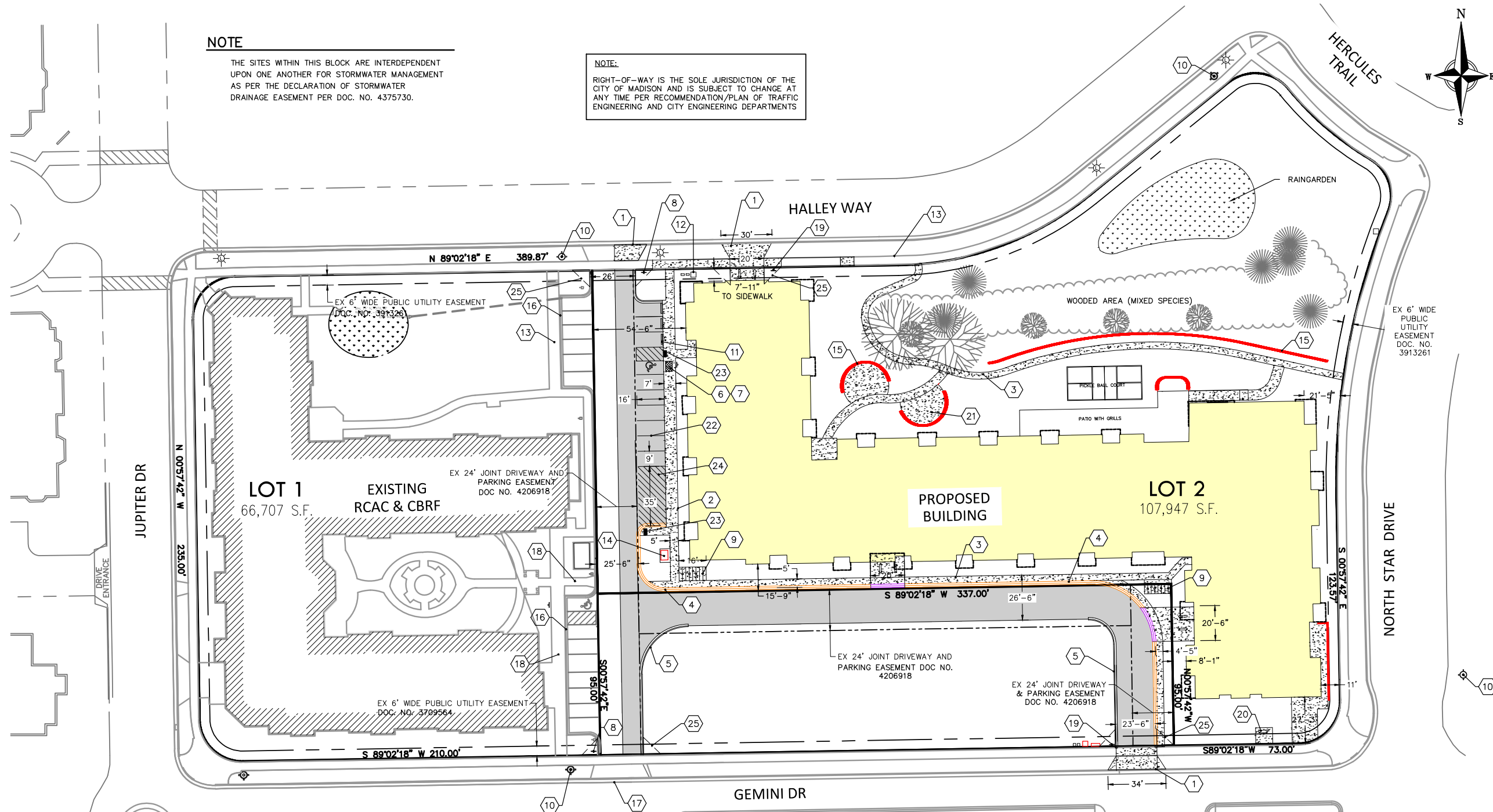


**NOTE**

THE SITES WITHIN THIS BLOCK ARE INTERDEPENDENT UPON ONE ANOTHER FOR STORMWATER MANAGEMENT AS PER THE DECLARATION OF STORMWATER DRAINAGE EASEMENT PER DOC. NO. 4375730.

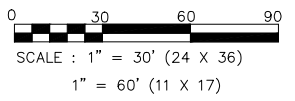
**NOTE:**

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

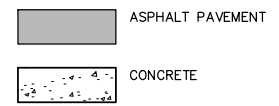


**PLAN KEY**

- |  |  |   |
|--|--|---|
| 1 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH M.G.O. 10.08 (F). CONTRACTOR TO OBTAIN PERMIT FROM CITY TO WORK IN THE RIGHT-OF-WAY | 9 BIKE RACK TO BE DERO PART# BH-FE-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH | 18 ACCESS TO EX. PUBLIC SIDEWALK  |
| 2 THICKENED EDGE SIDEWALK  | 10 EX HYDRANT  | 19 7' HIGH STOP SIGN  |
| 3 SIDEWALK   | 11 PRECAST CURB STOP, TYP.   | 20 BENCH, BY OWNER  |
| 4 24" MOUNTABLE CURB   | 12 EX UTILITY PEDESTALS  | 21 OUTDOOR PATIO, TYP.  |
| 5 18" CURB & GUTTER  | 13 EX SIDEWALK   | 22 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP. |
| 6 VAN ACCESSIBLE STALL, TYP.   | 14 TRANSFORMER PAD   | 23 ACCESSIBLE CURB RAMP W/ DETECTABLE WARNING STRIP                       |
| 7 VAN ACCESSIBLE PARKING SIGN, TYP.  | 15 RETAINING WALL, TYP.  | 24 LOADING ZONE - PAVEMENT STRIPING                                       |
| 8 EX 7' HIGH STOP SIGN   | 16 EX CURB AND GUTTER  | 25 VISION TRIANGLE, TYP.  |
|  | 17 EX DRIVEWAY APRON   |   |



**PAVEMENT KEY**



**SITE INFORMATION**

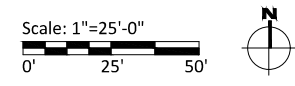
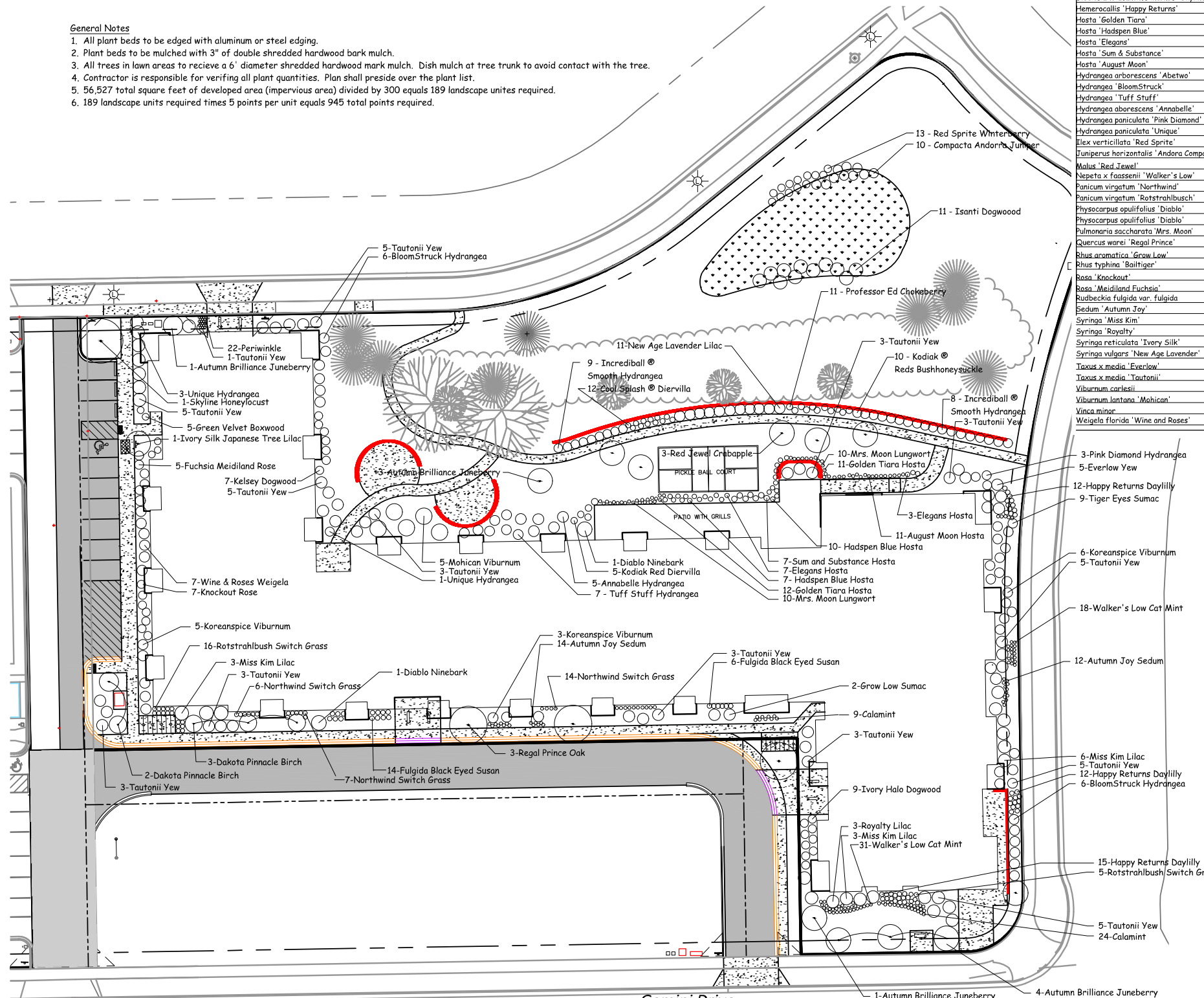
SITE ADDRESS: 5817 HALLEY WAY  
 LEGAL DESCRIPTION: LOT 2 OF CERTIFIED SURVEY MAP NO. 12324 AS RECORDED IN VOL. 76, PG 226, OF C.S.M.'S AS DOC. NO. 4377275, IN THE SE 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN  
 SITE ACREAGE TOTAL: 107,947 SF (2.48 ACRES)  
 NUMBER OF BUILDING STORIES = 4  
 BUILDING HEIGHT = 56'-3"  
 BUILDING AREA = 208,856 SF (41,582 SF FOOTPRINT)  
 TYPE OF CONSTRUCTION: VA  
 NUMBER OF EXTERIOR PARKING STALLS: 10 (1 HC)  
 NUMBER OF UNDERGROUND PARKING STALLS: 117 (7 HC)

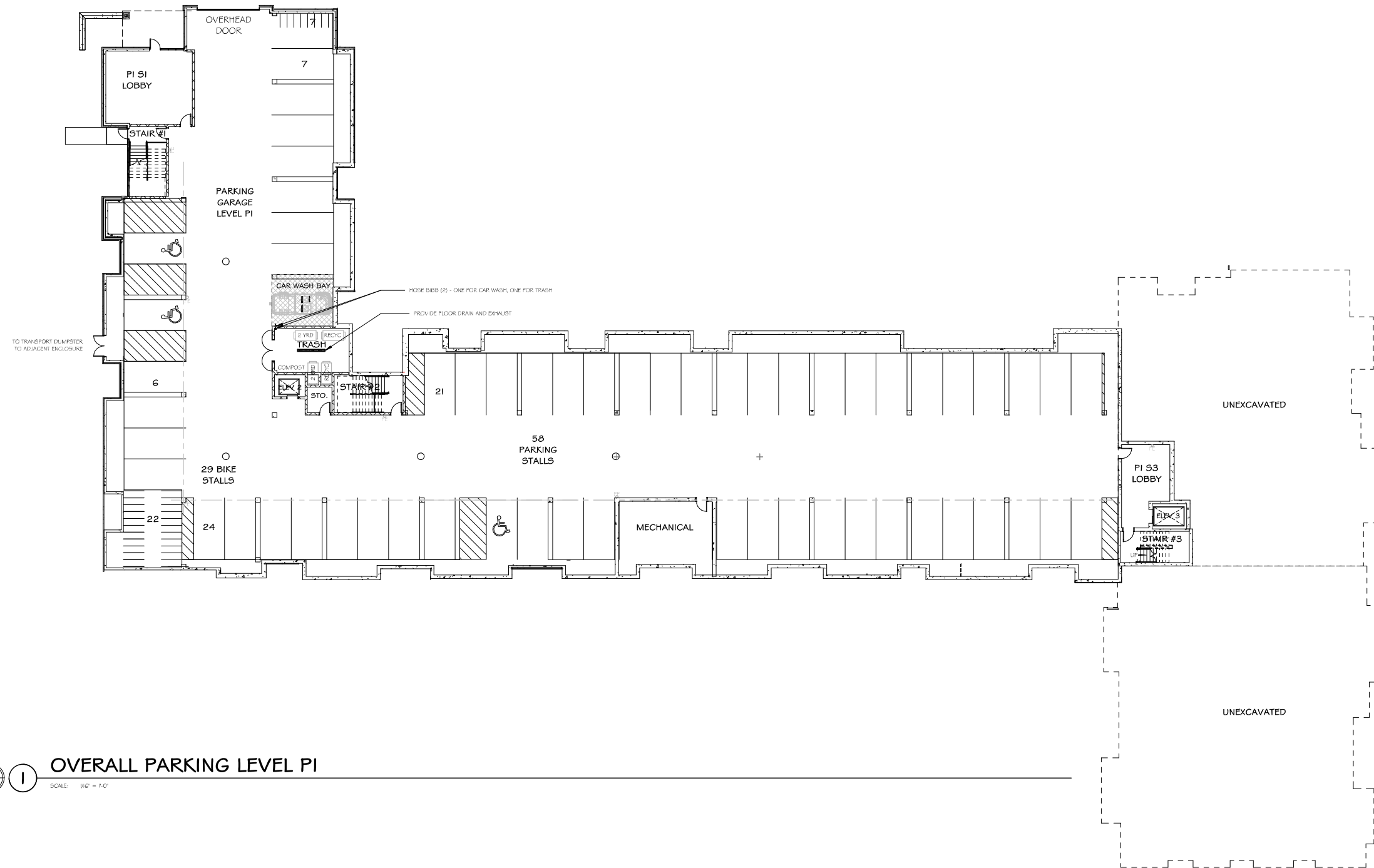
TOTAL NUMBER OF PARKING STALLS: 127 (8 HC)  
 101 INTERIOR  
 16 EXTERIOR  
 EXISTING IMPERVIOUS AREA = 5,330 SF  
 PROPOSED IMPERVIOUS AREA = 58,914 SF  
 IMPERVIOUS SURFACE % = 54.6%

PLANT LIST					
Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
<b>Existing Plants</b>					
	Existing Overstory Trees	10		35	350
	Existing Evergreen Trees	7		15	105
				Existing Points:	455
<b>Proposed Plants</b>					
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry	9	2in BB	15	135
Aronia melanocarp 'Professor Ed'	Professor Ed Chokeberry	11	#3	2	22
Betula platyphylla 'Fargo'	Dakota Pinnacle Birch	5	2' BB	15	75
Buxus x sempervirens 'Green Velvet'	Green Velvet Boxwood	5	#2	3	15
Calamintha nepeta 'Montrose White'	Calamint	33	4.5in Pot	2	66
Cornus alba 'Baibala'	Ivory Halo Dogwood	9	18-24in	2	18
Cornus sericea 'Tsanti'	Tsanti Dogwood	11	2-3ft	2	22
Cornus sericea 'Kelsey'	Kelsey Dogwood	7	3-4ft	2	14
Diervilla sp. Cool Splash®	Cool Splash® Diervilla	12	#3	2	24
Diervilla sp. Kodiak Red	Kodiak Red Bush Honeysuckle	15	#3	2	30
Eleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	1	3in BB	35	35
Hemerocallis 'Happy Returns'	Happy Returns Daylily	39	4.5in Pot	2	78
Hosta 'Golden Tiara'	Golden Tiara Hosta	23	#1	2	46
Hosta 'Hadspen Blue'	Hadspen Blue Hosta	17	#1	2	34
Hosta 'Elegans'	Elegans Hosta	10	#1	2	20
Hosta 'Sum & Substance'	Sum & Substance Hosta	7	#1	2	14
Hosta 'August Moon'	August Moon Hosta	9	#1	2	18
Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	18	#3	2	36
Hydrangea 'BloomStruck'	BloomStruck Hydrangea	12	#1 Grade	2	24
Hydrangea 'Tuff Stuff'	Tuff Stuff Hydrangea	5	#1 Grade	2	10
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	10	#1 Grade	2	20
Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea	3	18in	2	6
Hydrangea paniculata 'Unique'	Unique Hydrangea	11	2ft	2	22
Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	13	24"	2	26
Juniperus horizontalis 'Andora Compacta'	Compacta Andorra Juniper	10	#3	2	20
Malus 'Red Jewel'	Red Jewel Crabapple	3	2in BB	15	45
Nepeta x faassenii 'Walker's Low'	Walker's Low Cat Mint	49	4.5in Pot	2	98
Panicum virgatum 'Northwind'	Northwind Switch Grass	27	1 Gal	2	54
Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Switch Grass	21	1 Gal	2	42
Physocarpus opulifolius 'Diablo'	Diablo Ninebark	2	2-3ft	2	4
Physocarpus opulifolius 'Diablo'	Diablo Ninebark	20	2.5in Pot	2	40
Pulmonaria saccharata 'Mrs. Moon'	Mrs. Moon Lungwort	2	2-3ft	2	4
Quercus warei 'Regal Prince'	Regal Prince Oak	3	2in BB	15	45
Rhus aromatica 'Grow Low'	Grow Low Sumac	2	15-18in	2	4
Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	9	2-3ft	2	18
Rosa 'Knockout'	Knockout Rose	7	2 Gal	2	14
Rosa 'Meidiland Fuchsia'	Fuchsia Meidiland Rose	5	2 Gal	2	10
Rudbeckia fulgida var. fulgida	Fulgida Black Eyed Susan	20	4.5in Pot	2	40
Sedum 'Autumn Joy'	Autumn Joy Sedum	26	4.5in Pot	2	52
Syringa 'Miss Kim'	Miss Kim Lilac	12	2-3ft	2	24
Syringa 'Royalty'	Royalty Lilac	3	3-4ft	2	6
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	2in BB	15	15
Syringa vulgaris 'New Age Lavender'	New Age Lavender Lilac	11	2 Gal	2	22
Taxus x media 'Everlow'	Everlow Yew	5	#5	3	15
Taxus x media 'Tautonii'	Tautonii Yew	52	#5	3	156
Viburnum carlesii	Koreanspice Viburnum	14	#5	2	28
Viburnum lantana 'Mahican'	Mahican Viburnum	10	3ft	2	20
Vinca minor	Periwinkle	22	2.5in Pot	0	0
Weigela florida 'Wine and Roses'	Wine & Roses Weigela	7	2ft	2	14
				Proposed Points:	1600
				Total Points:	2055

**General Notes**

- All plant beds to be edged with aluminum or steel edging.
- Plant beds to be mulched with 3" of double shredded hardwood bark mulch.
- All trees in lawn areas to receive a 6' diameter shredded hardwood mulch. Dish mulch at tree trunk to avoid contact with the tree.
- Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.
- 56,527 total square feet of developed area (impervious area) divided by 300 equals 189 landscape units required.
- 189 landscape units required times 5 points per unit equals 945 total points required.





**OVERALL PARKING LEVEL P1**

SCALE: 1/4" = 1'-0"

REVISIONS DATE

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

CLIENT  
**OAK PARK PLACE**

PROJECT  
**CAPITOL VIEW APARTMENTS**

MADISON, WI

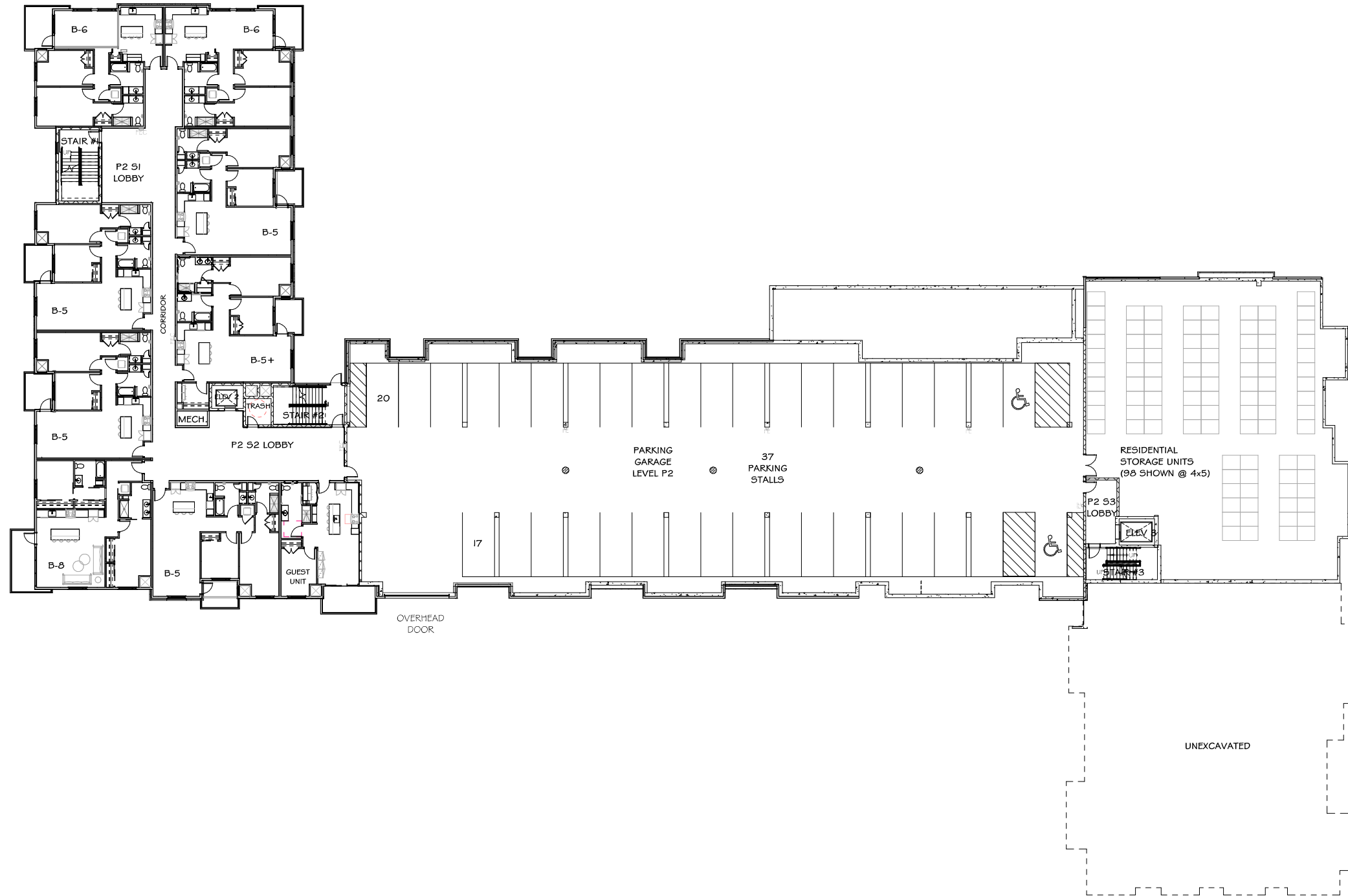
DRAWN BY  
J. OLSON / N. RAPPEL  
CHECKED BY  
B. SERVIN / J. GRAHAM  
DATE  
12.15.2025  
JOB NUMBER  
24-102

BID SET | VOLUME

SHEET NAME  
**OVERALL PARKING LEVEL P1**

SHEET NUMBER

**A100**



REVISIONS	DATE

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CLIENT  
**OAK PARK PLACE**

PROJECT  
**CAPITOL VIEW  
APARTMENTS**

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JOB NUMBER  
24-102

BID SET | VOLUME

SHEET NAME  
**OVERALL PARKING LEVEL P2**

SHEET NUMBER

**A101**



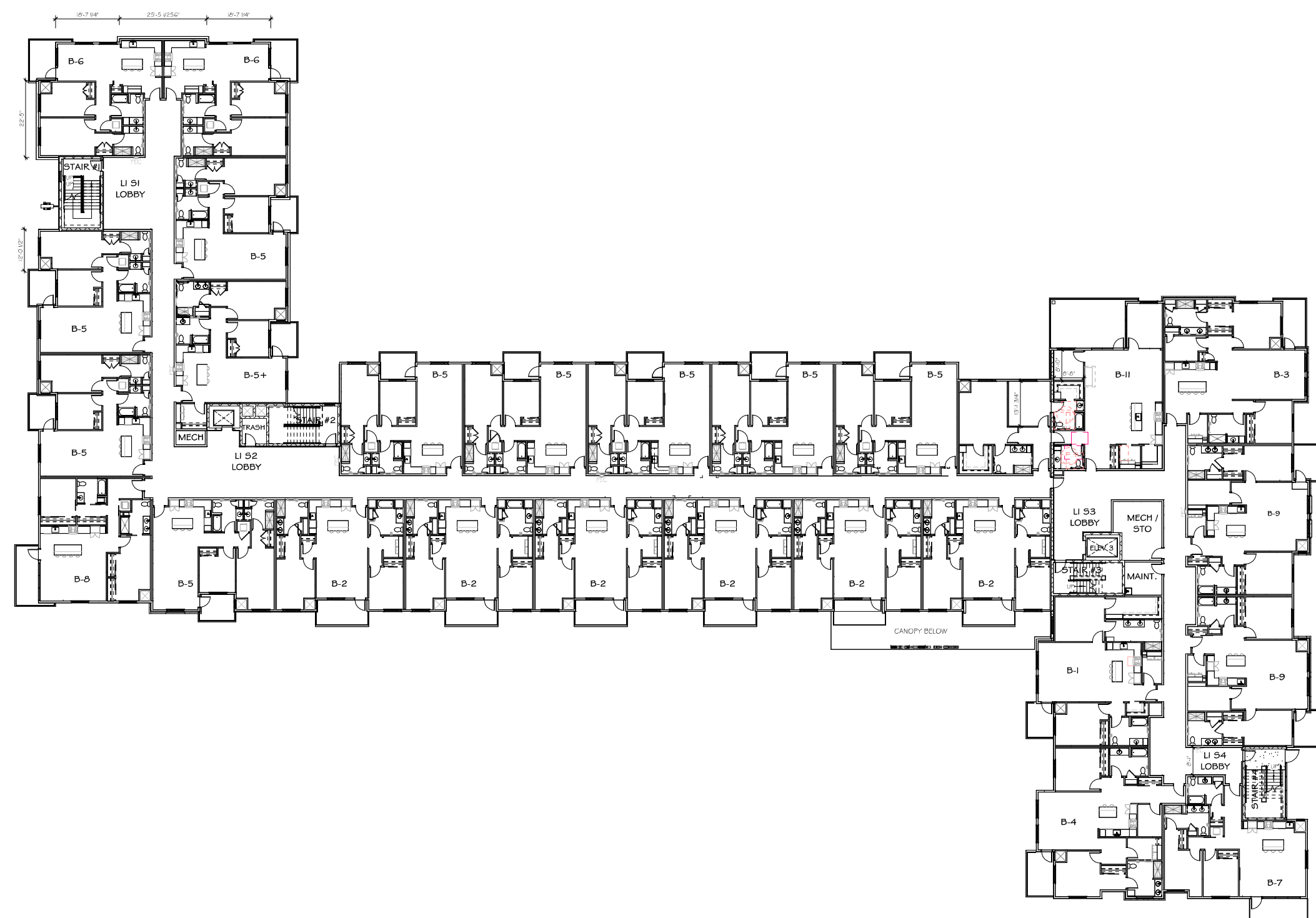
**OVERALL PARKING LEVEL P2**

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



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OVERALL SQUARE FOOTAGES	
OVERALL FLOOR	SQUARE FOOTAGE (SF)
PARKING LEVEL 1	26,971 SF
PARKING LEVEL 2	34,372 SF
PARKING LEVEL 3	39,333 SF
FIRST FLOOR	39,166 SF
SECOND FLOOR	39,166 SF
THIRD FLOOR	3,654 SF
TOTAL	210,699 SF



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JOB NUMBER  
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BID SET | VOLUME

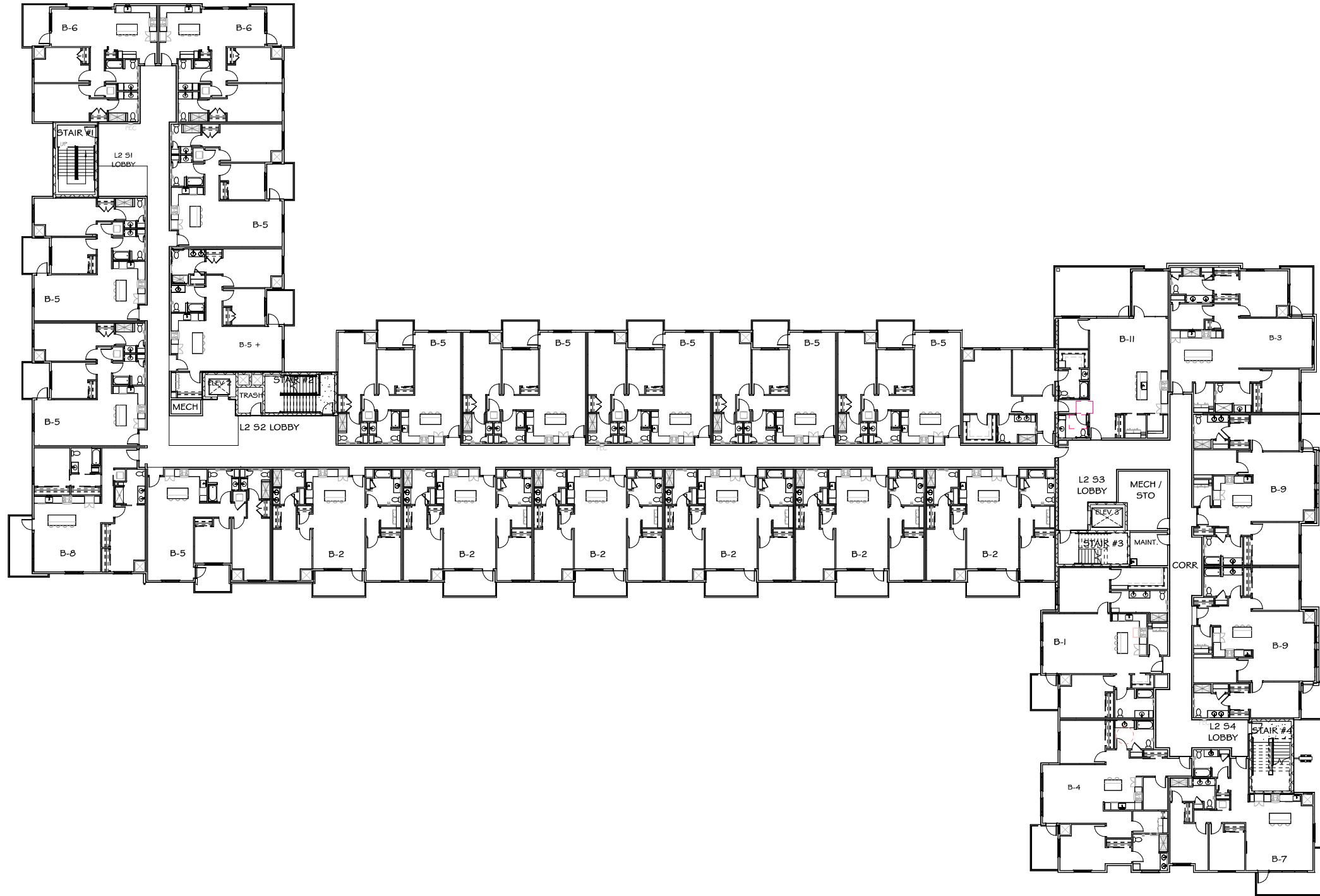
SHEET NAME  
**OVERALL FIRST FLOOR PLAN**

SHEET NUMBER

**A103**

**OVERALL FIRST FLOOR**  
SCALE: 1/8" = 1'-0"

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 12.15.2025  
 JOB NUMBER  
 24-102

BID SET | VOLUME

SHEET NAME  
**OVERALL SECOND FLOOR PLAN**

SHEET NUMBER

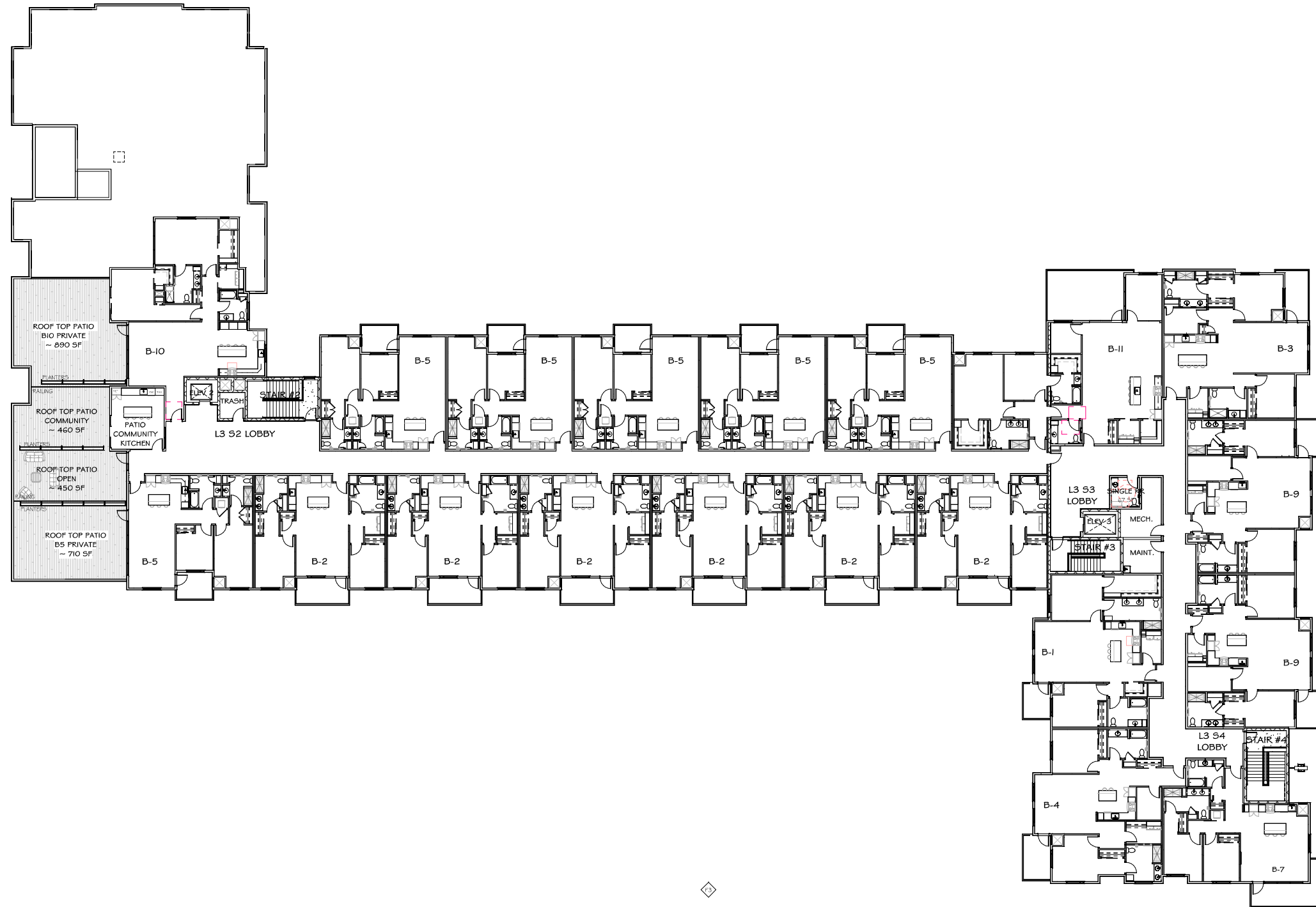
**A104**



**OVERALL SECOND FLOOR**

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

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**OVERALL THIRD FLOOR**

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

REVISIONS DATE

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**OAK PARK PLACE**

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**CAPITOL VIEW APARTMENTS**

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B. SERVIN / J. GRAHAM  
DATE  
12.15.2025  
JOB NUMBER  
24-102

BID SET | VOLUME

SHEET NAME  
**OVERALL THIRD FLOOR PLAN**

SHEET NUMBER

**A105**



**NORTH ELEVATION**

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



**SOUTH ELEVATION**

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



**EAST ELEVATION**

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



**WEST ELEVATION**

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

REVISIONS	DATE

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PROJECT  
**CAPITOL VIEW APARTMENTS**

MADISON, WI

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B. SERVIN  
DATE  
03-19-2026  
JOB NUMBER  
24-102  
BID SET | VOLUME

SHEET NAME  
**EXTERIOR ELEVATIONS**

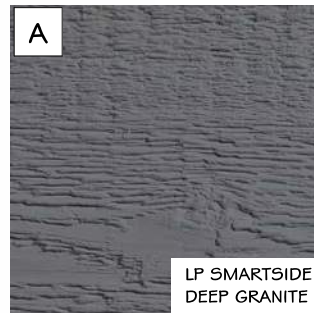
SHEET NUMBER

**A400**



**NORTH - MATERIAL TAGS**

SCALE: 3/32" = 1'-0"



**COMPOSITE SIDING + TRIM**



**COMPOSITE SIDING + TRIM**



**ALUMINUM SIDING**



**STONE VENEER**



**WINDOWS | RAILINGS**



**METAL COPINGS | FASCIA COVERS**



**STONE SILL**



**RETAINING WALLS  
COUNTY MATERIALS  
SPLIT FACE INTEGRITY WALL SYSTEM**

FINISH LEGEND		
BOX	MATERIAL / DESCRIPTION	MANUFACTURER / COLOR
A	HORIZONTAL LAP SIDING	LP SMART SIDE / DEEP GRANITE
B	VERTICAL BOARD & BATTEN	LP SMART SIDE / SNOWSCAPE WHITE
C	HORIZONTAL ALUMINUM SIDING	LONGBOARD ALUMINUM SIDING / DARK CHERRY
D	NATURAL STONE VENEER	FOND DU LAC / HAMILTON DIMENSIONAL
E	ANODIZED ALUMINUM	DARK BRONZE
F	LIMESTONE SKULCAP	INDIANA LIMESTONE / STANDARD GRAY





**CAPITOL VIEW APARTMENTS @ OAK PARK PLACE**

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**NORTH WEST - PERSPECTIVE**

**02.26.2026**





## CAPITOL VIEW APARTMENTS @ OAK PARK PLACE

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**NORTH EAST - PERSPECTIVE**

**02.26.2026**



# CAPITOL VIEW APARTMENTS @ OAK PARK PLACE

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**PATIO - PERSPECTIVE**

**02.26.2026**