

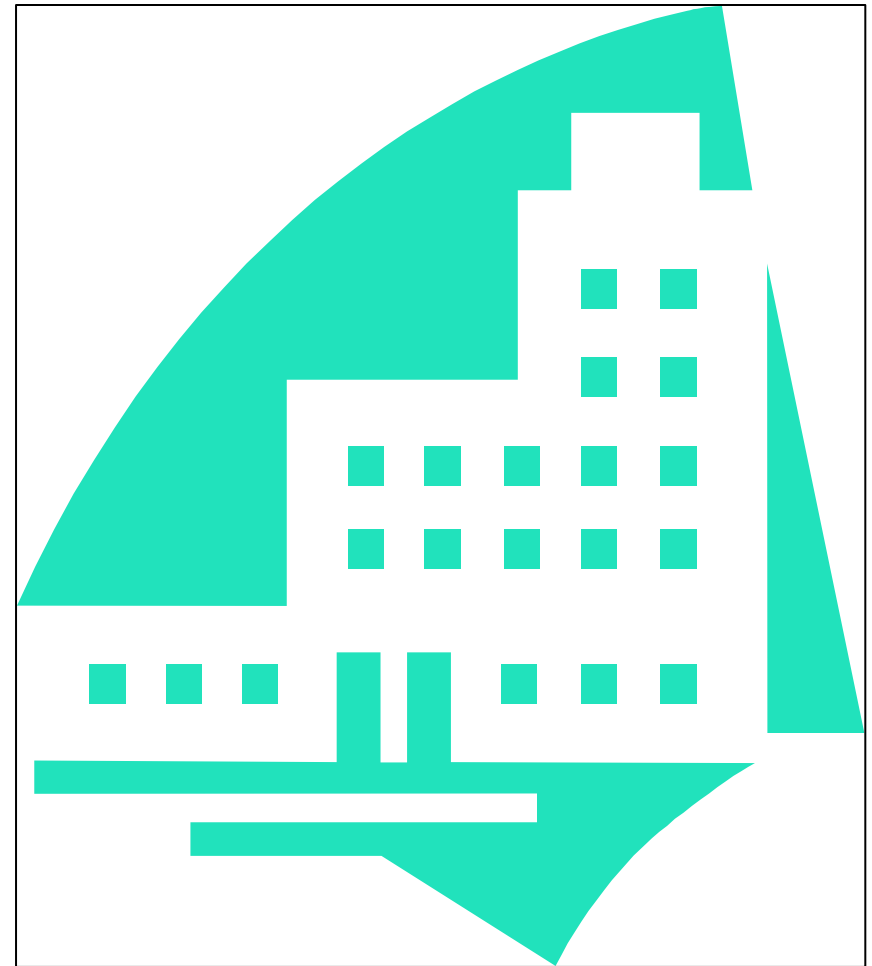
OAK PARK II - Assisted Living

Letter of Intent

To: The City of Madison Plan Commission

Oak Park II – Assisted Living, located in Grandview Commons is a community based residential facility (CBRF) and a residential care apartment complex (RCAC). The density of 58 living units is consistent with the GDP for the F3 property. The proposal conforms to both the Grandview Commons overall development plan & the Town Center plan. We have met with the ARC committee at Veridian over the past couple of months and they have given their approval of the design. This proposal calls for one building: a three story, fifty-eight (58) unit CBRF and RCAC. The goal of the project is to offer an architecturally pleasing and quality constructed housing alternative for aging seniors in the Madison area.

1. The name of the project: Oak Park II – Assisted Living
2. Construction schedule: Fall 2007
3. Description of existing conditions: Vacant infill lots in multi-family area of Grandview Commons
4. Owner: Jupiter Drive Investors, LLC – Contact: Scott Frank
5. Contractor: To be determined
6. Architect: Eppstein Uhen Architects, Inc. – Contact: Stuart LaRose, AIA
7. Landscape Architect: Landscape Architecture Contact: Joe Hanauer
8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson
9. Owner Representative: Scott Frank, Oak Park
10. Marketing Coordinator: Martha Jones, Oak Park
11. Uses of Building: CBRF unit ranging in size from 290 SF to 530 SF and RCAC units ranging in size from 420 SF to 920 SF. The project will be completed in one phase. Covered parking for 36 cars will be provided for staff and service vehicles. Common amenities include a club room with outdoor patio and garden space, fitness room, secure storage and a conference area.
12. Total gross square footage (F3 building only): 85,078 SF
13. Square footage (acreage) of the site: 1.54 acres – 67,146 SF
14. Total number of dwelling units = 58 (CBRF=25 units & RCAC=33 units)
15. Number of bedrooms per unit = Studio, one, and two bedroom units
16. Trash Removal: The facility management shall provide trash removal for the residents. A private trash hauler will be contacted to pick up trash on a recurring basis.
17. Snow removal and maintenance for project: Snow removal and maintenance is provided by the facility management.



Oak Park II – Assisted Living
Madison, Wisconsin

Plant List B

QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT	SPACING
76	<i>Acorus calamus</i>	Sweet flag	late spring		2'	1'
38	<i>Allium cernuum</i>	Nodding Onion	summer	purple	1-2'	1'
38	<i>Anemone canadensis</i>	Canada Anemone	summer	white	1-2'	1'
38	<i>Asclepias incarnata</i>	Red Milkweed	early summer	red	3'-5'	1'
60	<i>Asclepias tuberosa</i>	Butterfly Weed	early summer	orange	2'	1'
38	<i>Baptisia lactea</i>	White False Indigo	early summer	white	3'-5'	2'
38	<i>Bottonia asteroides</i>	False Aster	late summer	white/pink	2'-4'	1'
152	<i>Carex vulpinoidea</i>	Fox Sedge			1'-3'	1'
76	<i>Echinacea purpurea</i>	Purple Coneflower	summer	purple	2'	1'
76	<i>Eupatorium maculatum</i>	Joe-Pye Weed	summer	pink	4-7'	1'
76	<i>Iris versicolor</i>	Blue Flag Iris	early summer	blue	2'-3'	1'
38	<i>Iris virginica-shreve</i>	Wild blue flag iris	late spring	purple	2'-3'	1'
114	<i>Juncus torrey</i>	Torrey's Rush	early summer		4'	1'
38	<i>Liatris pycnostachya</i>	Prairie Blazingstar	summer	pink	3'-5'	1'
38	<i>Lobelia cardinalis</i>	Cardinal flower	mid summer	red	2'-5'	1'
38	<i>Parthenium integrifolium</i>	Wild Quinine	summer	white	3'-5'	1'
38	<i>Penstemon digitalis</i>	Smooth Penstemon	early summer	white	2'-3'	1'
76	<i>Pontederia cordata</i>	Pickeral weed	summer	purple	3'	1'
38	<i>Ratibida pinnata</i>	Yellow Coneflower	summer	yellow	3'-6'	1'
38	<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	late summer	yellow	4'-6'	2'
76	<i>Sagittaria latifolia</i>	Arrowhead	summer	white	4'	1'
38	<i>Solidago rigida</i>	Stiff Goldenrod	fall	yellow	3'-5'	1'
76	<i>Vernonia fasciculata</i>	Ironweed	late summer	magenta	4'-6'	1'

Plant List F

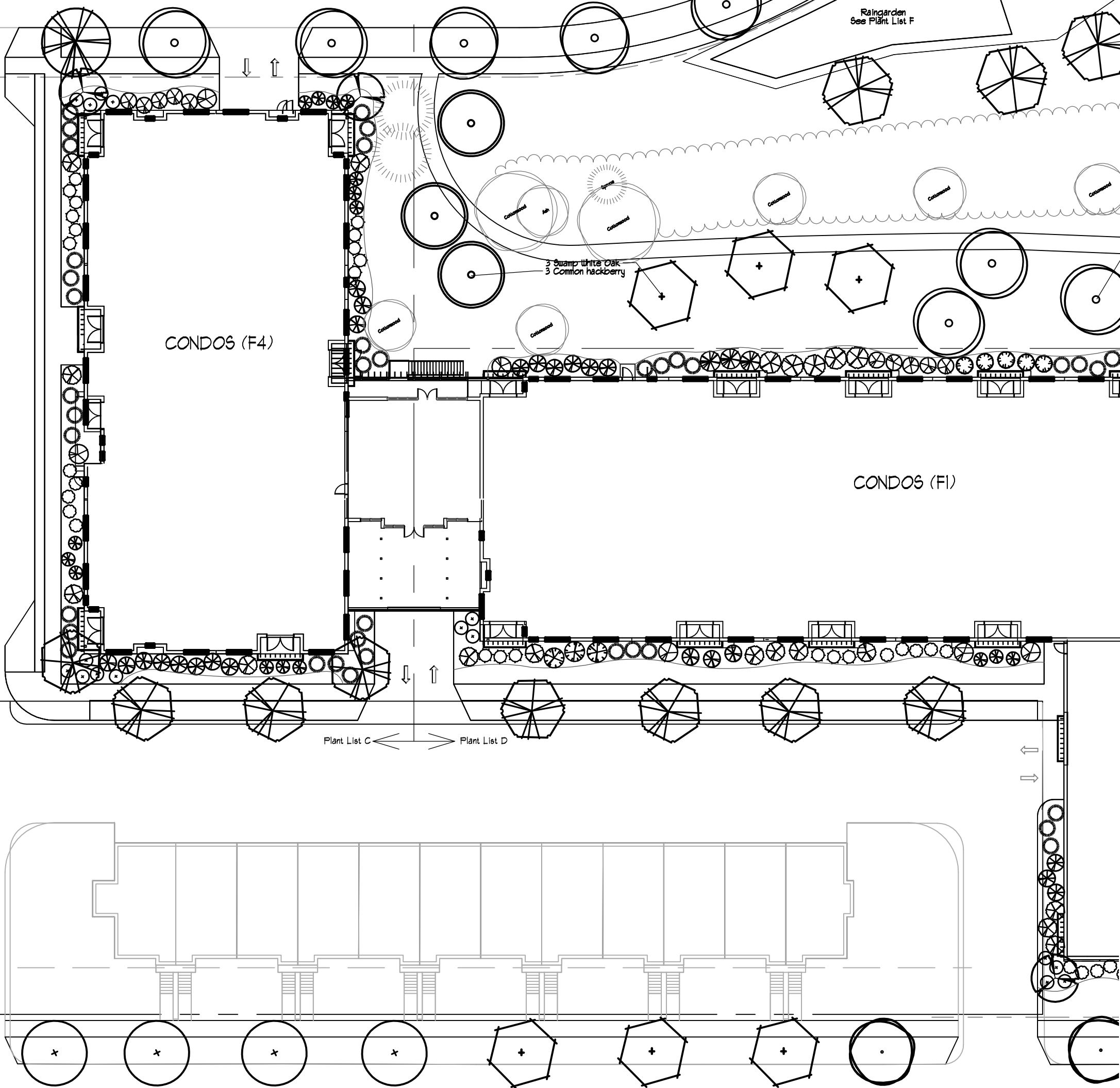
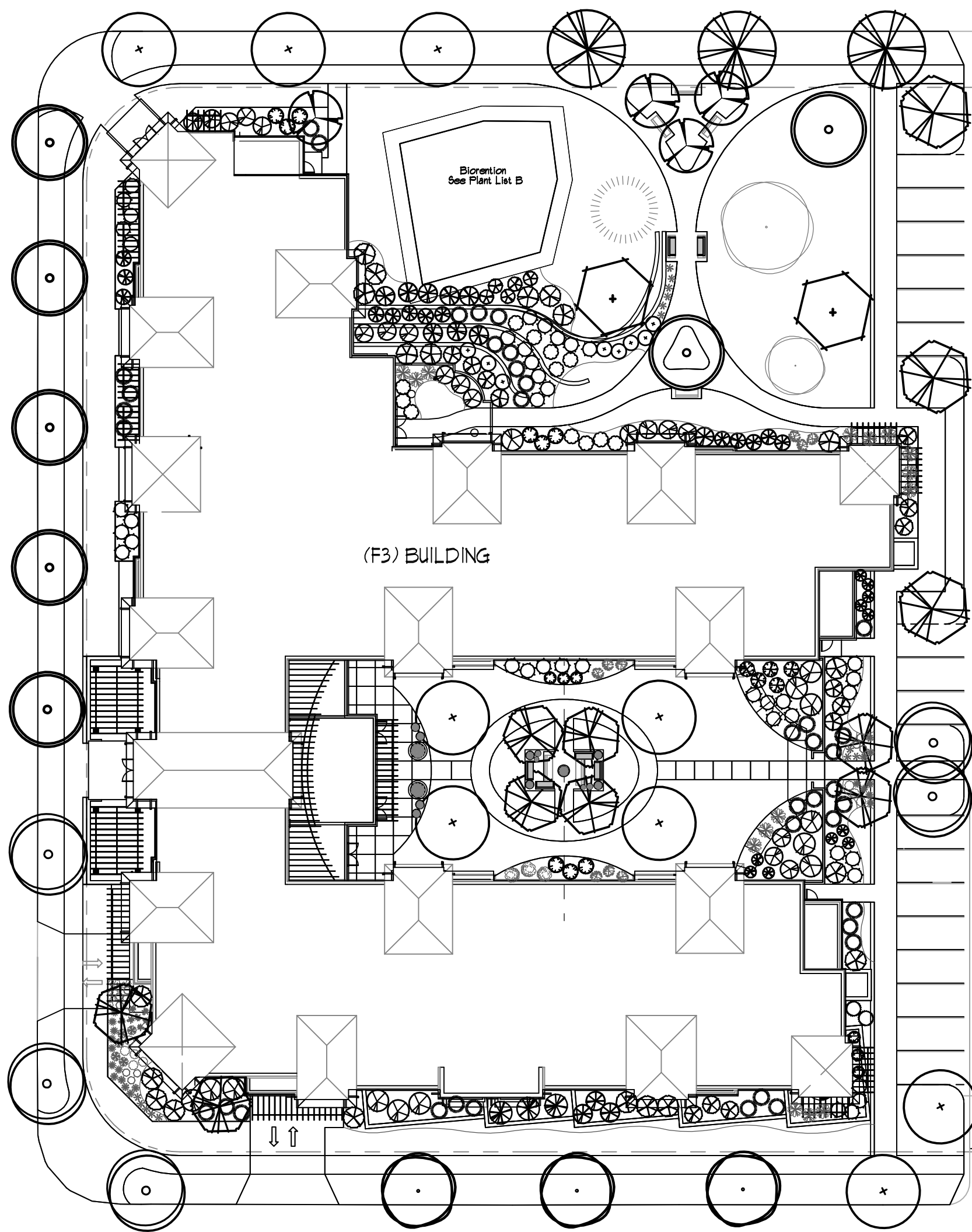
QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT	SPACING
76	<i>Acorus calamus</i>	Sweet flag	late spring		2'	1'
76	<i>Allium cernuum</i>	Nodding Onion	summer	purple	1-2'	1'
38	<i>Anemone canadensis</i>	Canada Anemone	summer	white	1-2'	1'
38	<i>Asclepias incarnata</i>	Red Milkweed	early summer	red	3'-5'	1'
76	<i>Asclepias tuberosa</i>	Butterfly Weed	early summer	orange	2'	1'
38	<i>Baptisia lactea</i>	White False Indigo	early summer	white	3'-5'	2'
38	<i>Bottonia asteroides</i>	False Aster	late summer	white/pink	2'-4'	1'
152	<i>Carex vulpinoidea</i>	Fox Sedge			1'-3'	1'
76	<i>Echinacea purpurea</i>	Purple Coneflower	summer	purple	2'	1'
76	<i>Eupatorium maculatum</i>	Joe-Pye Weed	summer	pink	4-7'	1'
76	<i>Iris versicolor</i>	Blue Flag Iris	early summer	blue	2'-3'	1'
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114	<i>Juncus torrey</i>	Torrey's Rush	early summer		4'	1'
38	<i>Liatris pycnostachya</i>	Prairie Blazingstar	summer	pink	3'-5'	1'
38	<i>Lobelia cardinalis</i>	Cardinal flower	mid summer	red	2'-5'	1'
38	<i>Parthenium integrifolium</i>	Wild Quinine	summer	white	3'-5'	1'
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76	<i>Pontederia cordata</i>	Pickeral weed	summer	purple	3'	1'
38	<i>Ratibida pinnata</i>	Yellow Coneflower	summer	yellow	3'-6'	1'
38	<i>Rudbeckia fulgida 'Goldstar'</i>	Goldstar Black-Eyed Susan	late summer	yellow	2'-3'	2'
38	<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	late summer	yellow	4'-6'	2'
76	<i>Sagittaria latifolia</i>	Arrowhead	summer	white	4'	1'
38	<i>Solidago rigida</i>	Stiff Goldenrod	fall	yellow	3'-5'	1'
76	<i>Vernonia fasciculata</i>	Ironweed	late summer	magenta	4'-6'	1'

Plant List A

Plant List C

Plant List C

Plant List E



Plant List E

Quantity	Planting Size	Scientific Name	Common Name
3	2' BB	<i>Acer x freemanii 'Celebration'</i>	Celebration Maple
5	2'	<i>Betula nigra</i>	River Birch Clump
3	2' BB	<i>Celtis occidentalis</i>	Common Hackberry
3	2'-Cal	<i>Gymnocladia dioica</i>	Kentucky coffeetree
3	6' BB	<i>Malus 'Red Jewel'</i>	Red Jewel Crabapple
3	6'	<i>Picea glauca densata</i>	Black Hills Spruce
3	6'	<i>Pinus strobus</i>	Eastern white pine
3	2' BB	<i>Quercus bicolor</i>	Swamp white Oak

LANDSCAPE PLAN OAK PARK

OAK PARK CAPITOL
CONDOMINIUMS &
ASSISTED LIVING
APARTMENTS

MADISON, WISCONSIN



Grandview Commons Master Plan



D

C

B

A

PROGRAM SPACES - 1ST FLOOR			
NUMBER	NAME	AREA	LEVEL
100	VEST	112 SF	1ST FLOOR
101	LOBBY	1237 SF	1ST FLOOR
102	RECEPT.	113 SF	1ST FLOOR
103	CORR.	1099 SF	1ST FLOOR
104	LOBBY	331 SF	1ST FLOOR
105	VEST	89 SF	1ST FLOOR
106	ADMINISTRATIVE OFFICES	3234 SF	1ST FLOOR
150	PARKING - SOUTH	10941 SF	1ST FLOOR
150A	TRASH	176 SF	1ST FLOOR
150B	BH	71 SF	1ST FLOOR
150C	METERS	124 SF	1ST FLOOR
151	PARKING - NORTH	8495 SF	1ST FLOOR
151A	EE	56 SF	1ST FLOOR
151B	EL. LOBBY	153 SF	1ST FLOOR
151C	EE	54 SF	1ST FLOOR
151D	MAINTENANCE	249 SF	1ST FLOOR
151E	KITCHEN	582 SF	1ST FLOOR
ST1-1	STAIR 1	162 SF	1ST FLOOR
ST2-1	STAIR 2	170 SF	1ST FLOOR
ST3-1	STAIR 3	162 SF	1ST FLOOR

PROGRAM SPACES - 2ND FLOOR			
NUMBER	NAME	AREA	LEVEL
201	MC-STUDIO	193 SF	2ND FLOOR
202	MC-STUDIO	302 SF	2ND FLOOR
203	MC-STUDIO	286 SF	2ND FLOOR
204	MC-STUDIO	312 SF	2ND FLOOR
205	MC-STUDIO	193 SF	2ND FLOOR
206	MC-STUDIO	193 SF	2ND FLOOR
207	MC-STUDIO	279 SF	2ND FLOOR
208	MC-STUDIO	193 SF	2ND FLOOR
209	MC-STUDIO	193 SF	2ND FLOOR
210	MC-STUDIO	301 SF	2ND FLOOR
211	MC-STUDIO	285 SF	2ND FLOOR
212	MC-STUDIO	285 SF	2ND FLOOR
213	MC-STUDIO	301 SF	2ND FLOOR
214	MC-1BR	501 SF	2ND FLOOR
215	MC-1BR	500 SF	2ND FLOOR
216	MC-1BR	496 SF	2ND FLOOR
217	MC-STUDIO	193 SF	2ND FLOOR
218	MC-STUDIO	218 SF	2ND FLOOR
219	MC-STUDIO	193 SF	2ND FLOOR
220	MC-STUDIO	269 SF	2ND FLOOR
221	MC-STUDIO	302 SF	2ND FLOOR
222	MC-STUDIO	295 SF	2ND FLOOR
223	MC-1BR	515 SF	2ND FLOOR
224	MC-STUDIO	217 SF	2ND FLOOR
225	MC-1BR	500 SF	2ND FLOOR
230	LIVING ROOM	688 SF	2ND FLOOR
231	HK	54 SF	2ND FLOOR
232	STAFF TOILET	118 SF	2ND FLOOR
233	ADMIN	200 SF	2ND FLOOR
234	MEDS	75 SF	2ND FLOOR
235	SPA	279 SF	2ND FLOOR
236	TOILET	67 SF	2ND FLOOR
237	QUIET	220 SF	2ND FLOOR
238	LINEN	69 SF	2ND FLOOR
239	LAUNDRY	204 SF	2ND FLOOR
240	KITCHEN	2494 SF	2ND FLOOR
241	PRIVATE DINING	229 SF	2ND FLOOR
242	DINING	880 SF	2ND FLOOR
243	SUN ROOM	512 SF	2ND FLOOR
251	AL-1BR	639 SF	2ND FLOOR
252	AL-1BR	640 SF	2ND FLOOR
253	AL-1BR	592 SF	2ND FLOOR
254	AL-1BR	617 SF	2ND FLOOR
255	AL-1BR	670 SF	2ND FLOOR
256	AL-2BR	559 SF	2ND FLOOR
257	AL-1BR	592 SF	2ND FLOOR
258	AL-1BR	617 SF	2ND FLOOR
259	AL-1BR	617 SF	2ND FLOOR
260	AL-STUDIO	407 SF	2ND FLOOR
261	AL-STUDIO	407 SF	2ND FLOOR
270	CORR.	647 SF	2ND FLOOR
271	CAFE/BAR	286 SF	2ND FLOOR
272	CTRY STORE	282 SF	2ND FLOOR
273	DINING	894 SF	2ND FLOOR
274	SATELLITE KITCHEN	239 SF	2ND FLOOR
275	PVT DINING/ CONFERENCE	201 SF	2ND FLOOR
276	MECH	37 SF	2ND FLOOR
277	TLT	77 SF	2ND FLOOR
278	SUN ROOM	566 SF	2ND FLOOR
279	LAUNDRY	123 SF	2ND FLOOR
280	STAFF/MEDS	290 SF	2ND FLOOR
281	SUN ROOM	294 SF	2ND FLOOR
ST1-2	STAIR 1	170 SF	2ND FLOOR
ST2-2	STAIR 2	170 SF	2ND FLOOR
ST3-2	STAIR 3	170 SF	2ND FLOOR

PROGRAM SPACES - 3RD FLOOR			
NUMBER	NAME	AREA	LEVEL
301	AL-1BR	637 SF	3RD FLOOR
302	AL-1BR	613 SF	3RD FLOOR
303	AL-1BR	608 SF	3RD FLOOR
304	AL-1BR	617 SF	3RD FLOOR
305	AL-1BR	592 SF	3RD FLOOR
306	AL-2BR	559 SF	3RD FLOOR
307	AL-1BR	625 SF	3RD FLOOR
308	AL-1BR	617 SF	3RD FLOOR
309	AL-1BR	608 SF	3RD FLOOR
310	AL-1BR	246 SF	3RD FLOOR
311	AL-STUDIO	407 SF	3RD FLOOR
351	AL-1BR	641 SF	3RD FLOOR
352	AL-1BR	640 SF	3RD FLOOR
353	AL-1BR	592 SF	3RD FLOOR
354	AL-1BR	617 SF	3RD FLOOR
355	AL-1BR	670 SF	3RD FLOOR
356	AL-2BR	559 SF	3RD FLOOR
357	AL-1BR	592 SF	3RD FLOOR
358	AL-1BR	617 SF	3RD FLOOR
359	AL-1BR	617 SF	3RD FLOOR
360	AL-STUDIO	407 SF	3RD FLOOR
361	AL-STUDIO	407 SF	3RD FLOOR
370	PARLOR	694 SF	3RD FLOOR
371	COMPUTER/ LIBRARY	286 SF	3RD FLOOR
372	ACTIVITY ROOM	449 SF	3RD FLOOR
373	MECH	54 SF	3RD FLOOR
374	ADMIN	200 SF	3RD FLOOR
375	MEDS	75 SF	3RD FLOOR
376	STAFF TOILET	118 SF	3RD FLOOR
377	SUN ROOM	640 SF	3RD FLOOR
378	BEAUTY	289 SF	3RD FLOOR
379	GAME ROOM	291 SF	3RD FLOOR
380	SUN ROOM	296 SF	3RD FLOOR
381	FITNESS	200 SF	3RD FLOOR
382	MECH	37 SF	3RD FLOOR
383	TLT	77 SF	3RD FLOOR
384	LAUNDRY	123 SF	3RD FLOOR
385	SPA	291 SF	3RD FLOOR
386	SUN ROOM	567 SF	3RD FLOOR
387	SUN ROOM	296 SF	3RD FLOOR
ST1-3	STAIR 1	170 SF	3RD FLOOR
ST3-3	STAIR 3	170 SF	3RD FLOOR

BUILDING AREAS (GROSS)		U.G. PARKING SCHEDULE
LEVEL	AREA	COUNT
1ST FLOOR	30193 SF	36
2ND FLOOR	30271 SF	Grand total: 36
3RD FLOOR	24694 SF	
85159 SF		

UNIT AREAS - 2ND FLR (ASSISTED LIVING)			
NAME	AREA	LEVEL	COUNT

AL-1BR	661 SF	2ND FLOOR	1
AL-1BR	612 SF	2ND FLOOR	1
AL-1BR	664 SF	2ND FLOOR	1
AL-1BR	612 SF	2ND FLOOR	1
AL-1BR	637 SF	2ND FLOOR	1
AL-1BR	637 SF	2ND FLOOR	1
AL-1BR	637 SF	2ND FLOOR	1
AL-1BR	661 SF	2ND FLOOR	1
AL-2BR	918 SF	2ND FLOOR	1
AL-ST	424 SF	2ND FLOOR	1
AL-ST	424 SF	2ND FLOOR	1

11

UNIT AREAS - 2ND FLR (MEMORY CARE)			
NAME	AREA	LEVEL	COUNT

MC-1BR	532 SF	2ND FLOOR	1
MC-1BR	518 SF	2ND FLOOR	1
MC-1BR	518 SF	2ND FLOOR	1
MC-1BR	509 SF	2ND FLOOR	1
MC-1BR	518 SF	2ND FLOOR	1
MC-ST	328 SF	2ND FLOOR	1
MC-ST	293 SF	2ND FLOOR	1
MC-ST	306 SF	2ND FLOOR	1
MC-ST	332 SF	2ND FLOOR	1
MC-ST	306 SF	2ND FLOOR	1
MC-ST	341 SF	2ND FLOOR	1
MC-ST	310 SF	2ND FLOOR	1
MC-ST	328 SF	2ND FLOOR	1
MC-ST	306 SF	2ND FLOOR	1
MC-ST	310 SF	2ND FLOOR	1
MC-ST	328 SF	2ND FLOOR	1
MC-ST	310 SF	2ND FLOOR	1
MC-ST	306 SF	2ND FLOOR	1
MC-ST	306 SF	2ND FLOOR	1
MC-ST	310 SF	2ND FLOOR	1
MC-ST	328 SF	2ND FLOOR	1

25

UNIT AREAS - 3RD FLR (ASSISTED LIVING)			
NAME	AREA	LEVEL	COUNT

AL-1BR	633 SF	3RD FLOOR	1
AL-1BR	629 SF	3RD FLOOR	1
AL-1BR	612 SF	3RD FLOOR	1
AL-1BR	646 SF	3RD FLOOR	1
AL-1BR	629 SF	3RD FLOOR	1
AL-1BR	518 SF	3RD FLOOR	1
AL-1BR	637 SF	3RD FLOOR	1
AL-1BR	637 SF	3RD FLOOR	1
AL-1BR	657 SF	3RD FLOOR	1
AL-1BR	661 SF	3RD FLOOR	1
AL-1BR	637 SF	3RD FLOOR	1
AL-1BR	637 SF	3RD FLOOR	1
AL-1BR	637 SF	3RD FLOOR	1
AL-1BR	612 SF	3RD FLOOR	1
AL-1BR	664 SF	3RD FLOOR	1
AL-1BR	612 SF	3RD FLOOR	1
AL-1BR	661 SF	3RD FLOOR	1
AL-2BR	918 SF	3RD FLOOR	1
AL-2BR	918 SF	3RD FLOOR	1
AL-ST	424 SF	3RD FLOOR	1
AL-ST	424 SF	3RD FLOOR	1
AL-ST	424 SF	3RD FLOOR	1

22



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madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

OAK PARK II -
ASSISTED LIVING

GRANDVIEW
COMMONS
MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER SL

PROJECT NUMBER 106039-03

DATE 08-01-07

BUILDING DATA

G100

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PROJECT INFORMATION

ISSUANCE AND REVISIONS

REVISIONS

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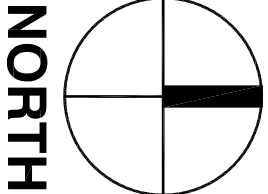
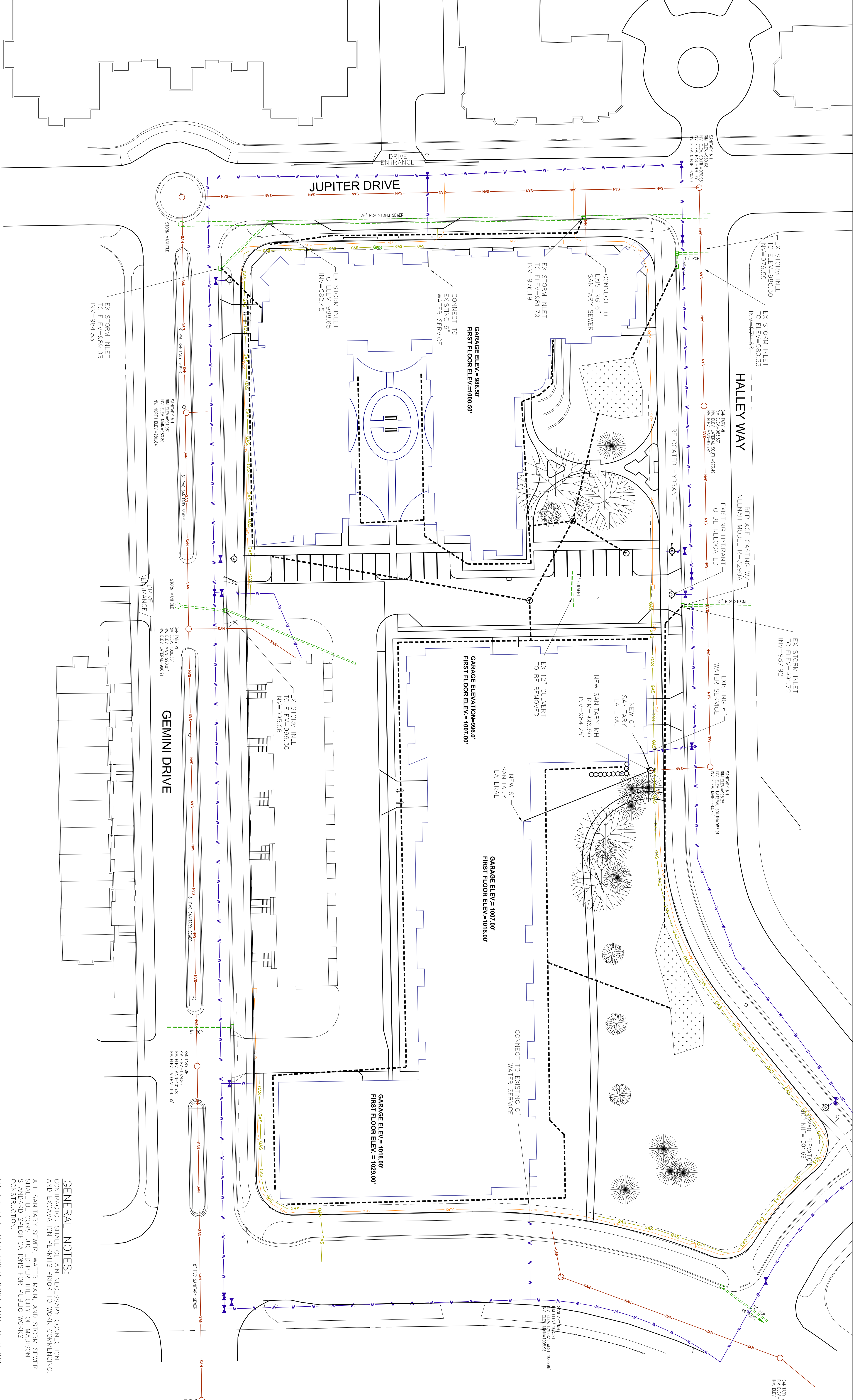
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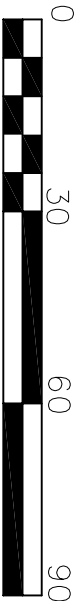
PROJECT NUMBER

DATE



1 OVERALL UTILITY PLAN

1" = 30'-0"



SCALE : 1" = 30' (24 X 36)

1" = 60' (11 X 17)

PROJECT INFORMATION

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REVISIONS

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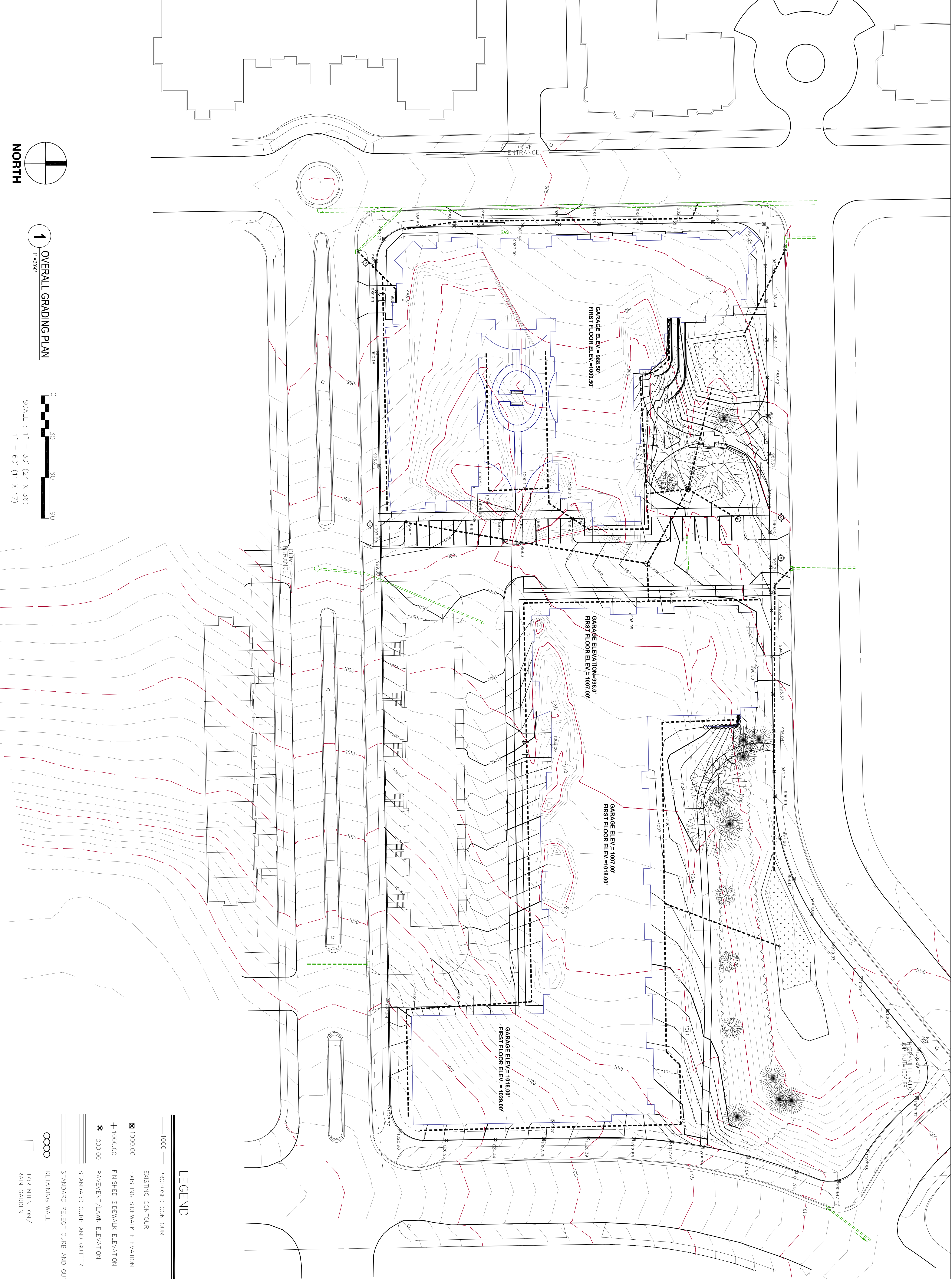
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PROJECT NUMBER

DATE



LEGEND

- 1000 — PROPOSED CONTOUR
- EXISTING CONTOUR
- 1000.00 EXISTING SIDEWALK ELEVATION
- + 1000.00 FINISHED SIDEWALK ELEVATION
- 1000.00 PAVEMENT/LAWN ELEVATION
- STANDARD CURB AND GUTTER
- STANDARD REJECT CURB AND GUTTER
- RETAINING WALL
- BIORETENTION/RAIN GARDEN

D

C

B

A

1

2

3

4

5

6



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PROJECT INFORMATION

OAK PARK II -
ASSISTED LIVING

GRANDVIEW
COMMONS
MADISON, WI

ISSUANCE AND REVISIONS

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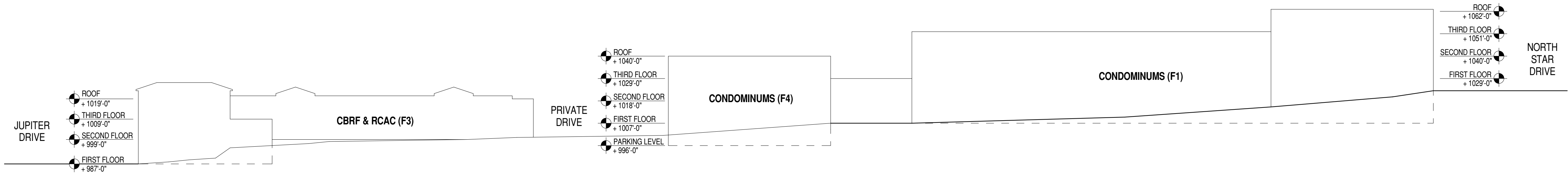
PROJECT NUMBER 106039-03

DATE 08-01-07

SITE SECTIONS

AS300

© Eppstein Uhen Architects, Inc.



1 SITE SECTION
1" = 30'-0"

1

2

3

4

5

6



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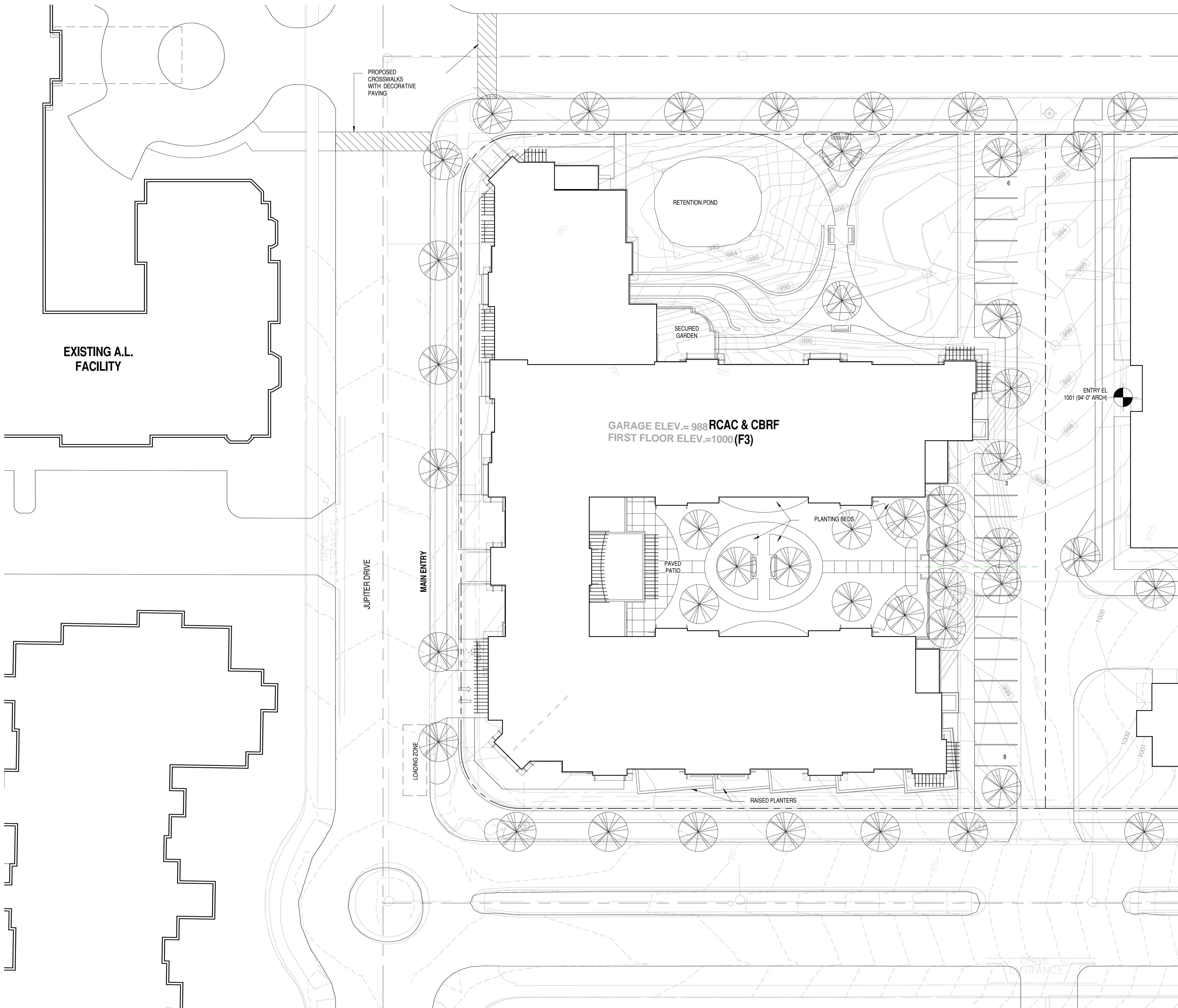
PROJECT NUMBER 106039-03

DATE 08-01-07

ARCHITECTURAL
SITE PLAN

AS100

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A1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



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madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

**OAK PARK II -
ASSISTED LIVING**

**GRANDVIEW
COMMONS
MADISON, WI**

ISSUANCE AND REVISIONS

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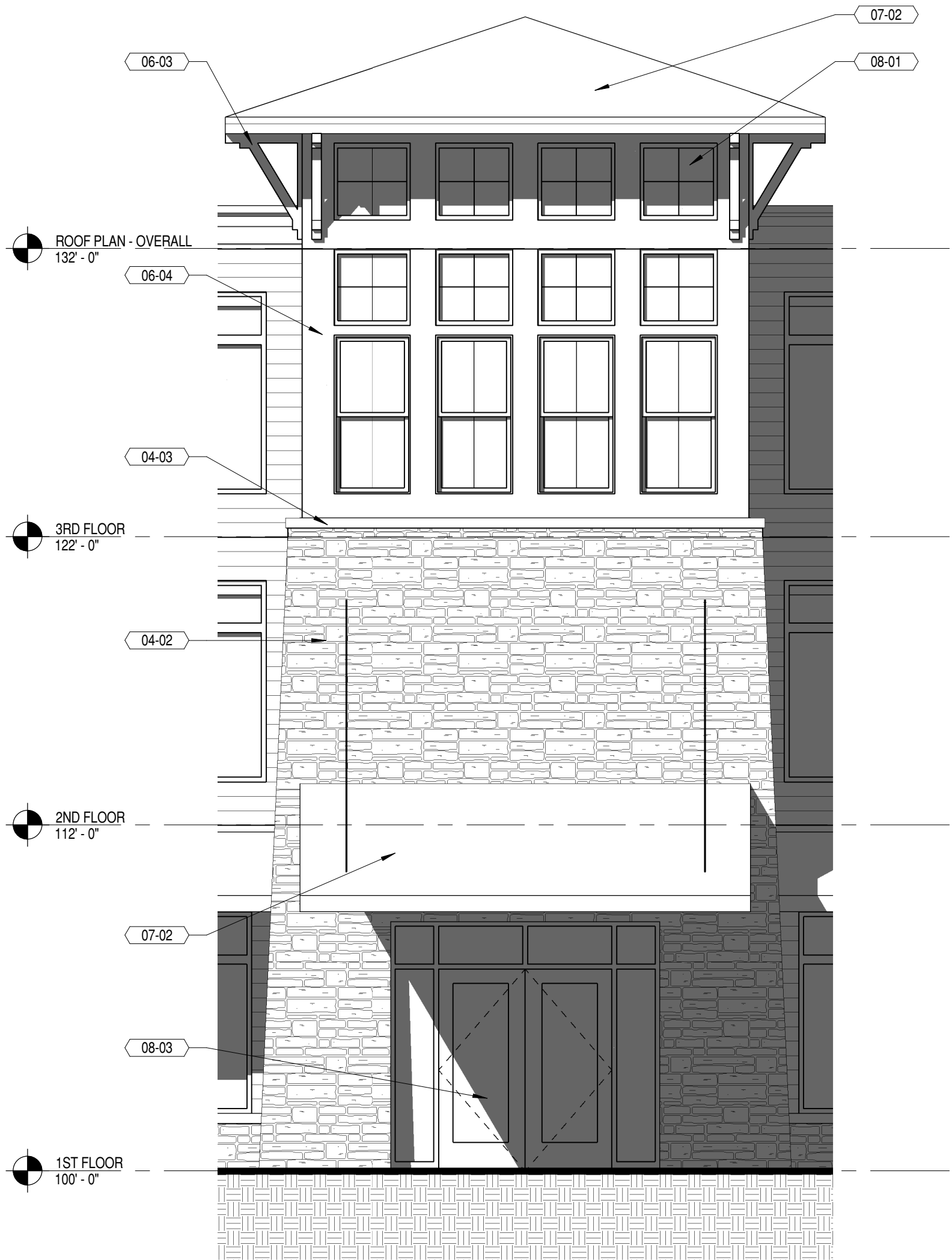
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**ENLARGED
EXTERIOR
ELEVATIONS**

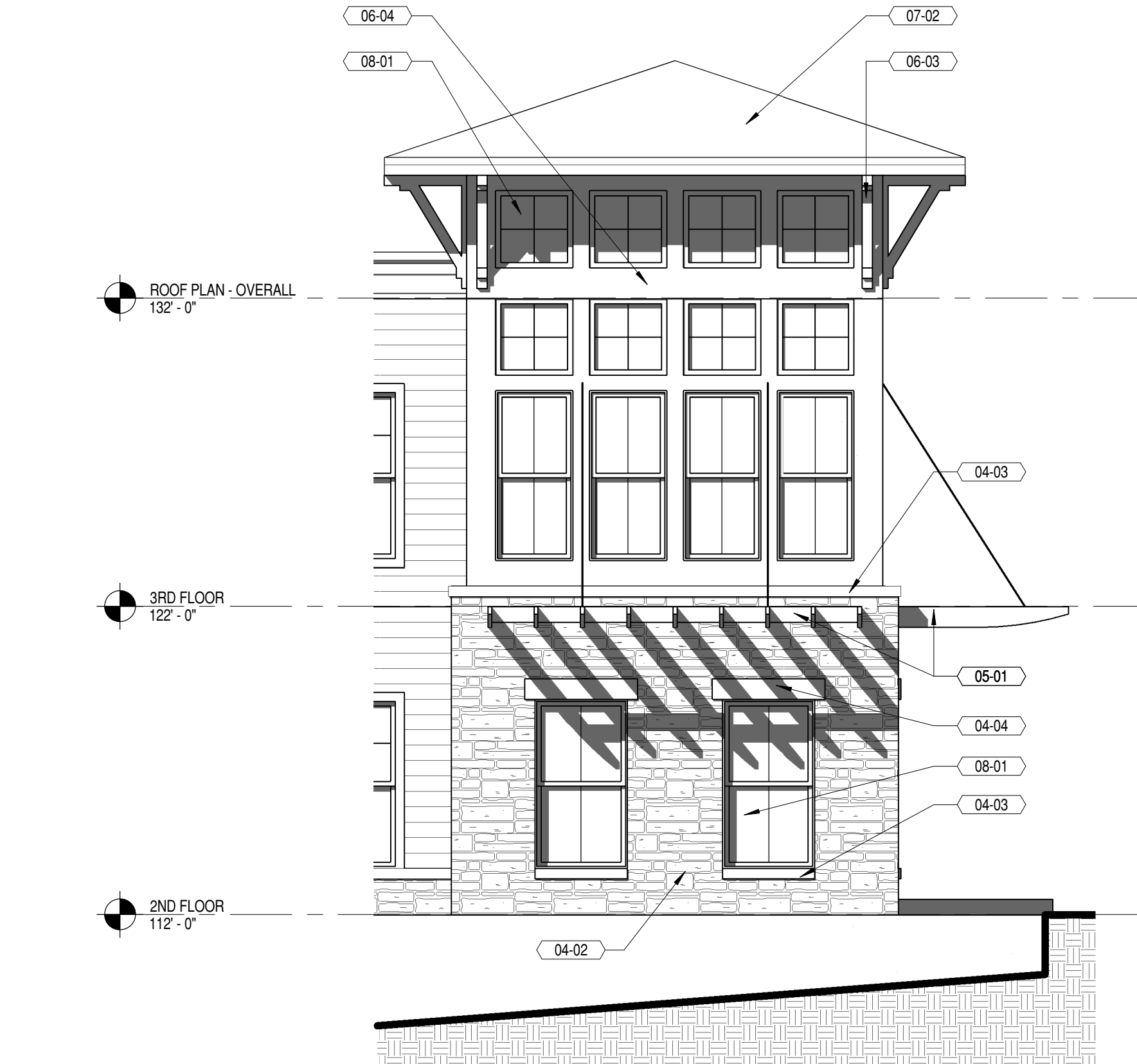
A202

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KEYNOTES PER SHEET	
Key Value	Keynote Text
04-01	BRICK VENEER
04-02	STONE VENEER
04-03	CAST STONE SILL
04-04	CAST STONE LINTEL
04-05	CAST STONE COPING
05-01	DECORATIVE ARBOR
06-01	FIBER CEMENT TRIM
06-03	DECORATIVE BRACKET
06-04	FIBER CEMENT PANELS
07-01	ARCHITECTURAL ASPHALT SHINGLES
07-02	STANDING SEAM METAL ROOF
08-01	CLAD WINDOW
08-03	ALUMINUM ENTRANCE



3 WEST - JUPITER DRIVE
1/4" = 1'-0"



2 SOUTH - GEMINI DRIVE
1/4" = 1'-0"



1 COURTYARD - SOUTH
1/4" = 1'-0"



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madison 222 West Washington Ave, Suite 650
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PROJECT INFORMATION

OAK PARK II -
ASSISTED LIVING

GRANDVIEW
COMMONS
MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER SL

PROJECT NUMBER 106039-03

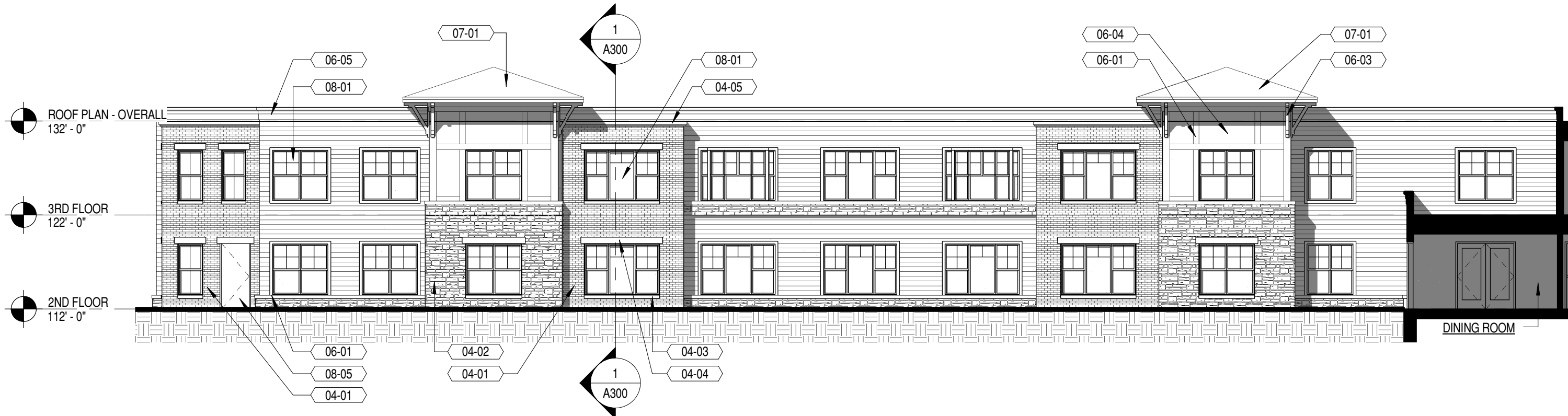
DATE 08-01-07

EXTERIOR
ELEVATIONS

A201

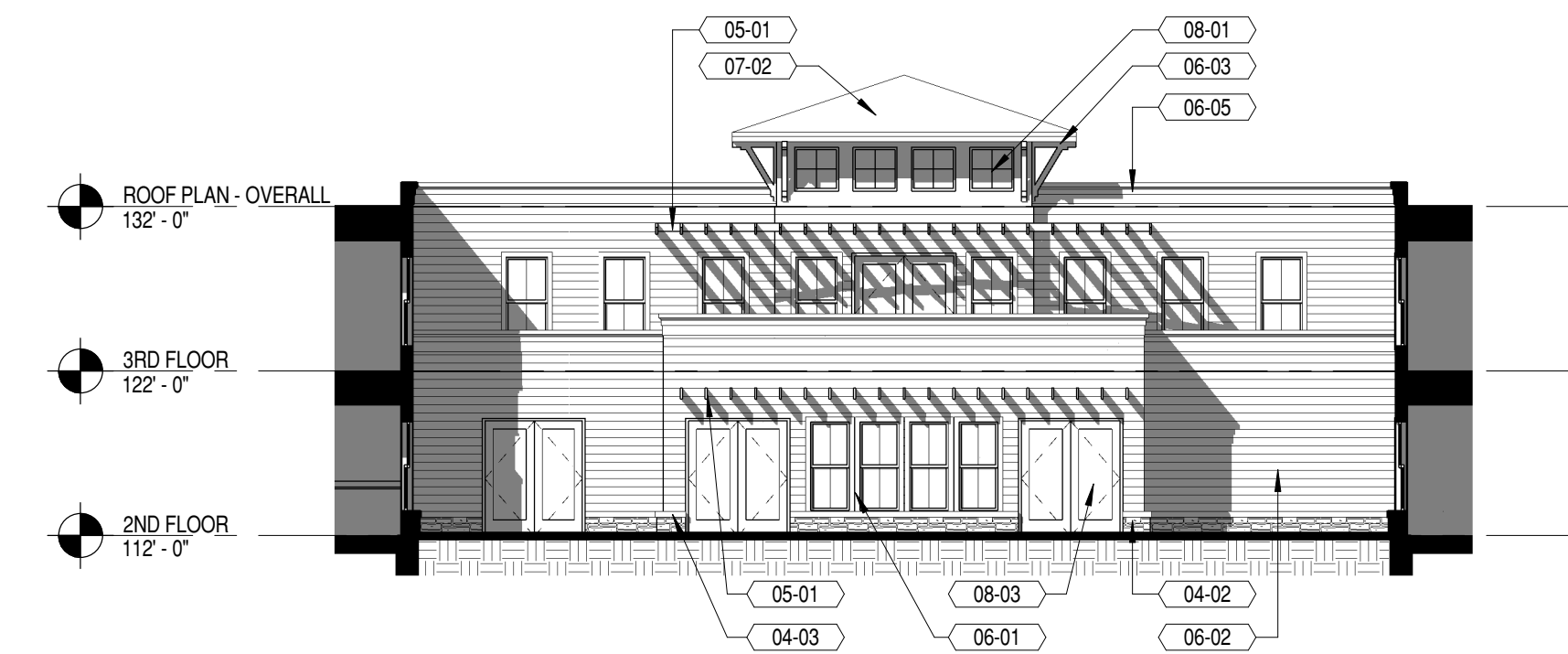
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KEYNOTES PER SHEET	
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04-02	STONE VENEER
04-03	CAST STONE SILL
04-04	CAST STONE LINTEL
04-05	CAST STONE COPING
05-01	DECORATIVE ARBOR
06-01	FIBER CEMENT TRIM
06-02	FIBER CEMENT SIDING
06-03	DECORATIVE BRACKET
06-04	FIBER CEMENT PANELS
06-05	BUILT-UP FIBER CEMENT FASCIA
07-01	ARCHITECTURAL ASPHALT SHINGLES
07-02	STANDING SEAM METAL ROOF
08-01	CLAD WINDOW
08-03	ALUMINUM ENTRANCE
08-05	INSULATED METAL DOOR



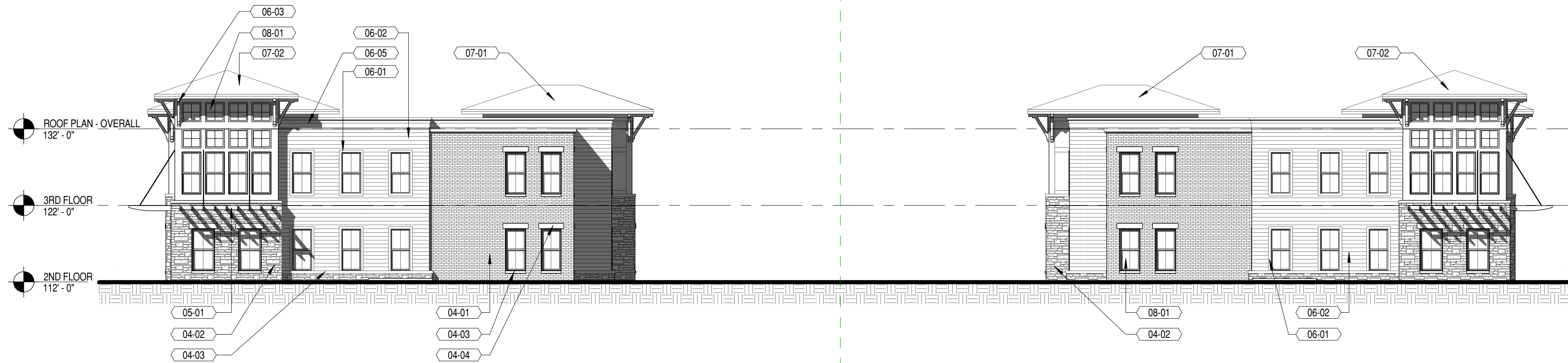
5 COURTYARD - NORTH

3/32" = 1'-0"



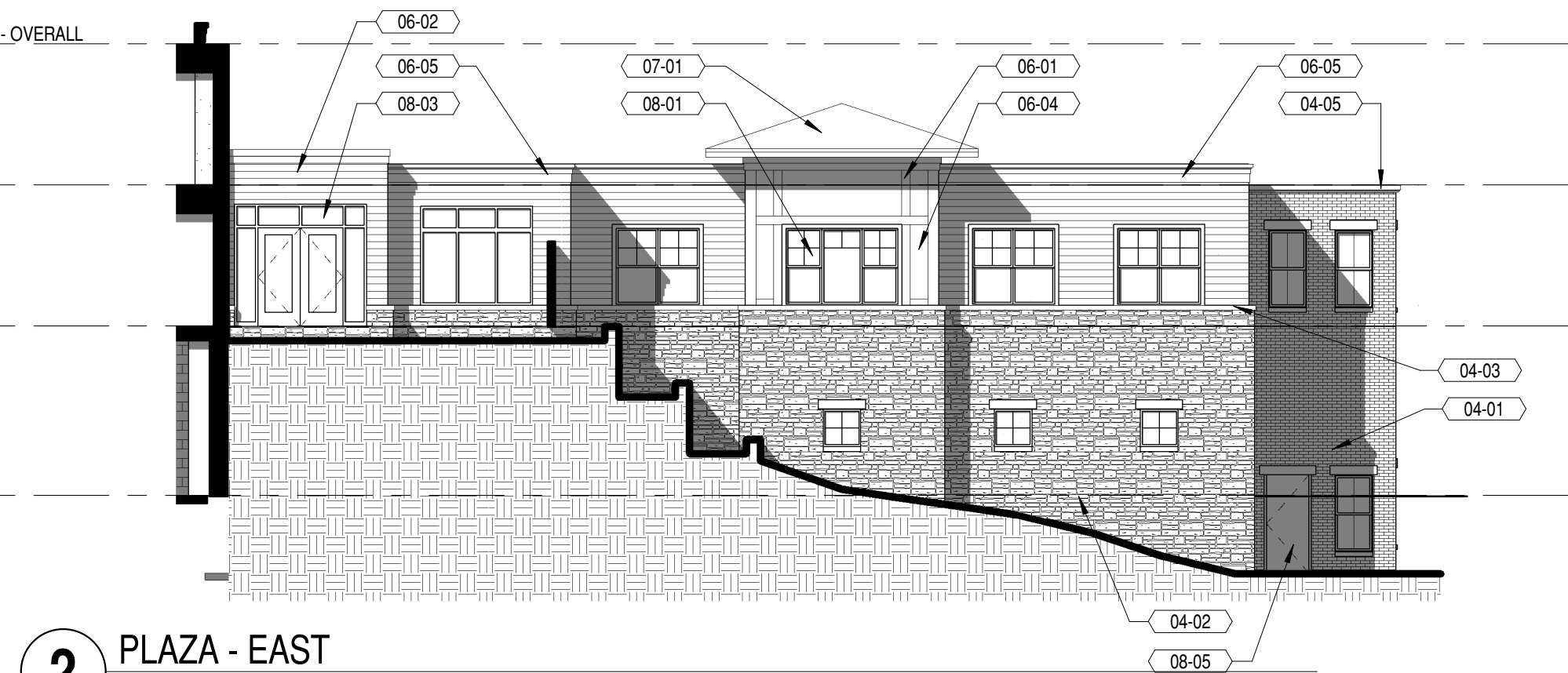
4 COURTYARD - EAST

3/32" = 1'-0"



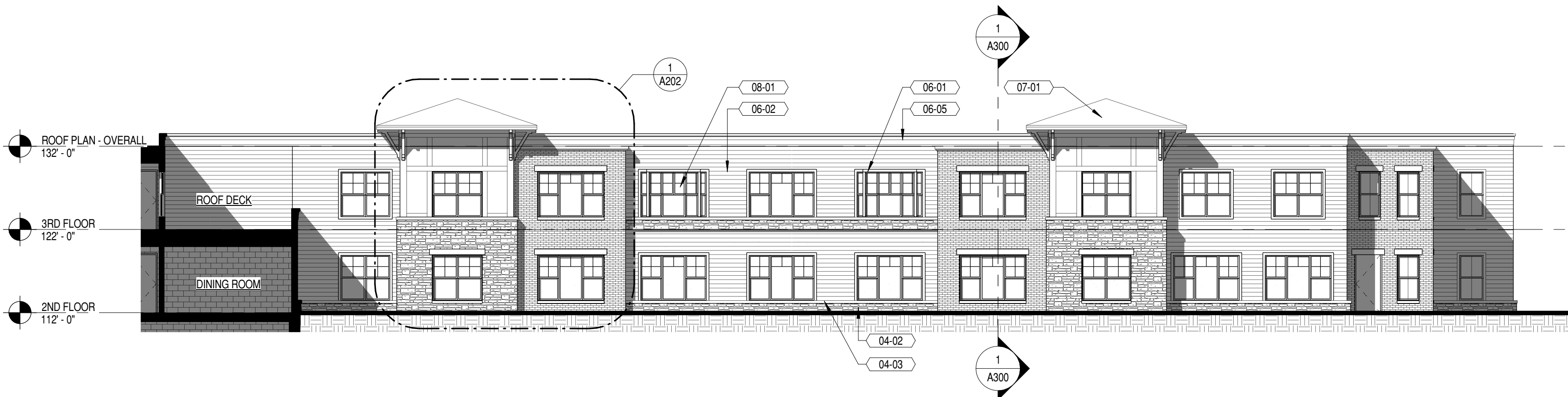
3 EAST - ALLEY

3/32" = 1'-0"



2 PLAZA - EAST

3/32" = 1'-0"



1 COURTYARD - SOUTH

3/32" = 1'-0"



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Milwaukee, Wisconsin 53202
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D madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

OAK PARK II -
ASSISTED LIVING

GRANDVIEW
COMMONS
MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER SL

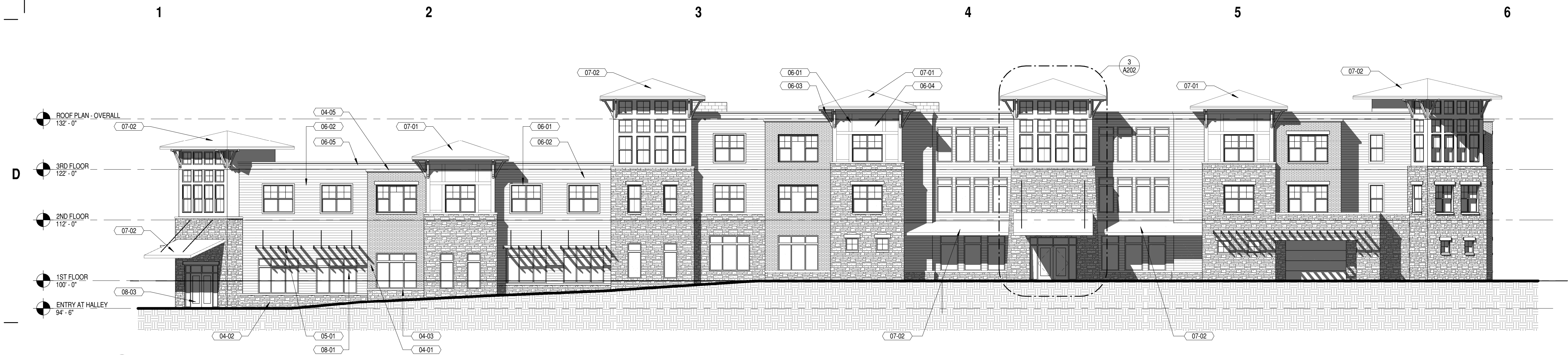
PROJECT NUMBER 106039-03

DATE 08-01-07

EXTERIOR
ELEVATIONS

A200

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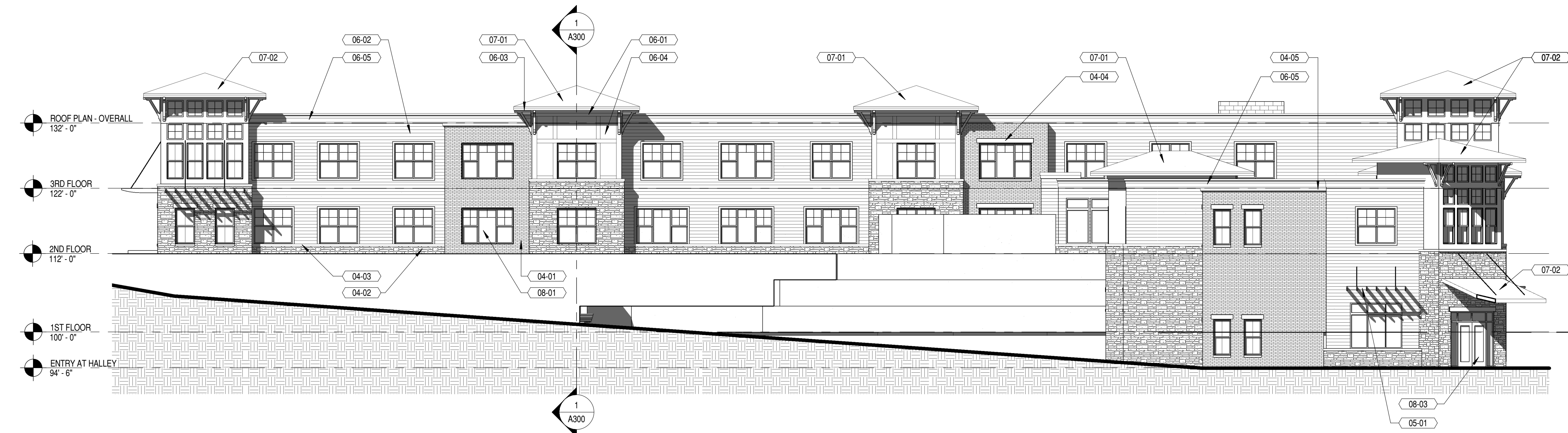


1 WEST - JUPITER DRIVE
3/32" = 1'-0"

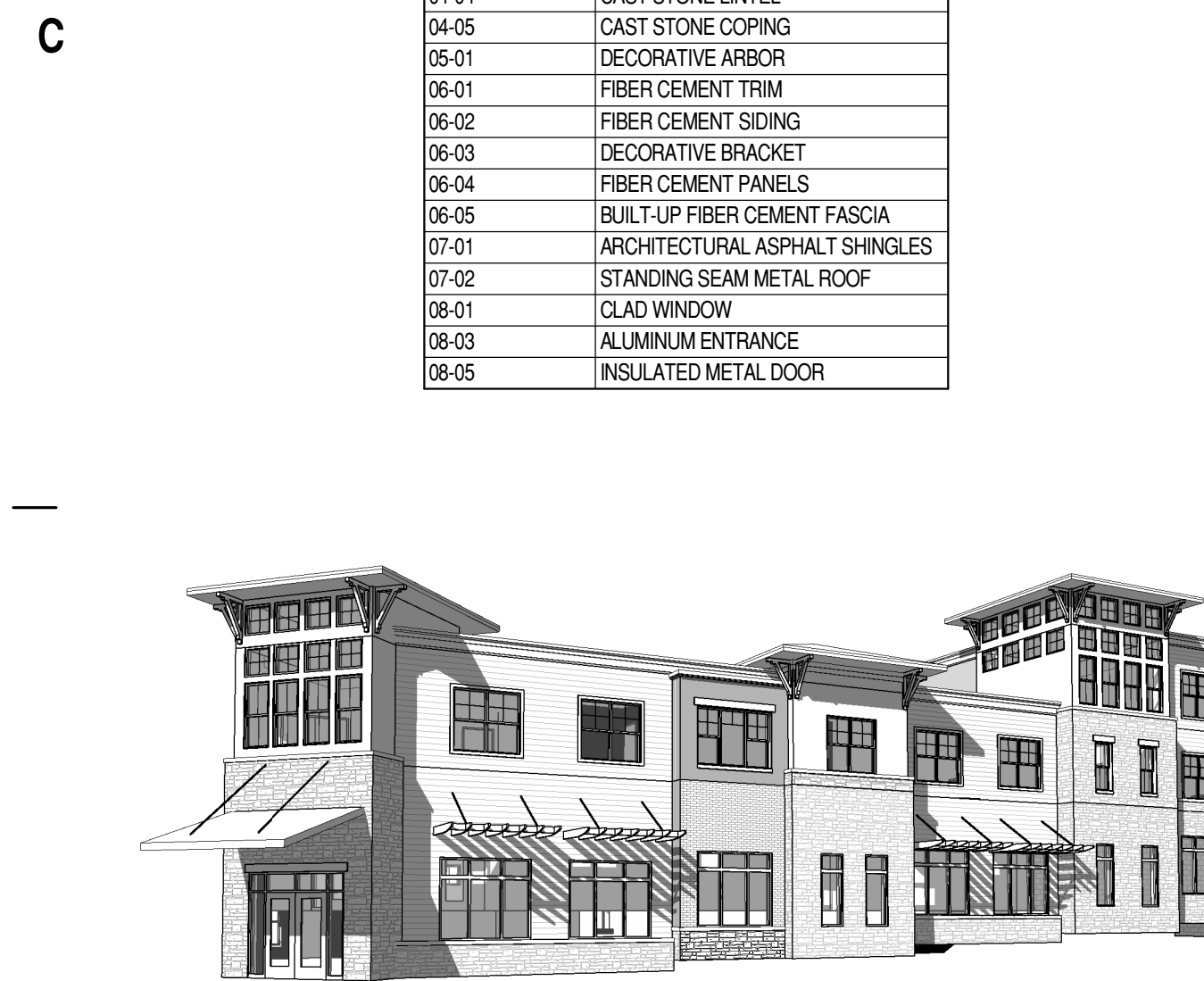
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04-02	STONE VENEER
04-03	CAST STONE SILL
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04-05	CAST STONE COPING
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06-03	DECORATIVE BRACKET
06-04	FIBER CEMENT PANELS
06-05	BUILT-UP FIBER CEMENT FASCIA
07-01	ARCHITECTURAL ASPHALT SHINGLES
07-02	STANDING SEAM METAL ROOF
08-01	CLAD WINDOW
08-03	ALUMINUM ENTRANCE
08-05	INSULATED METAL DOOR



2 SOUTH - GEMINI DRIVE
3/32" = 1'-0"



3 NORTH - HALLEY WAY
3/32" = 1'-0"



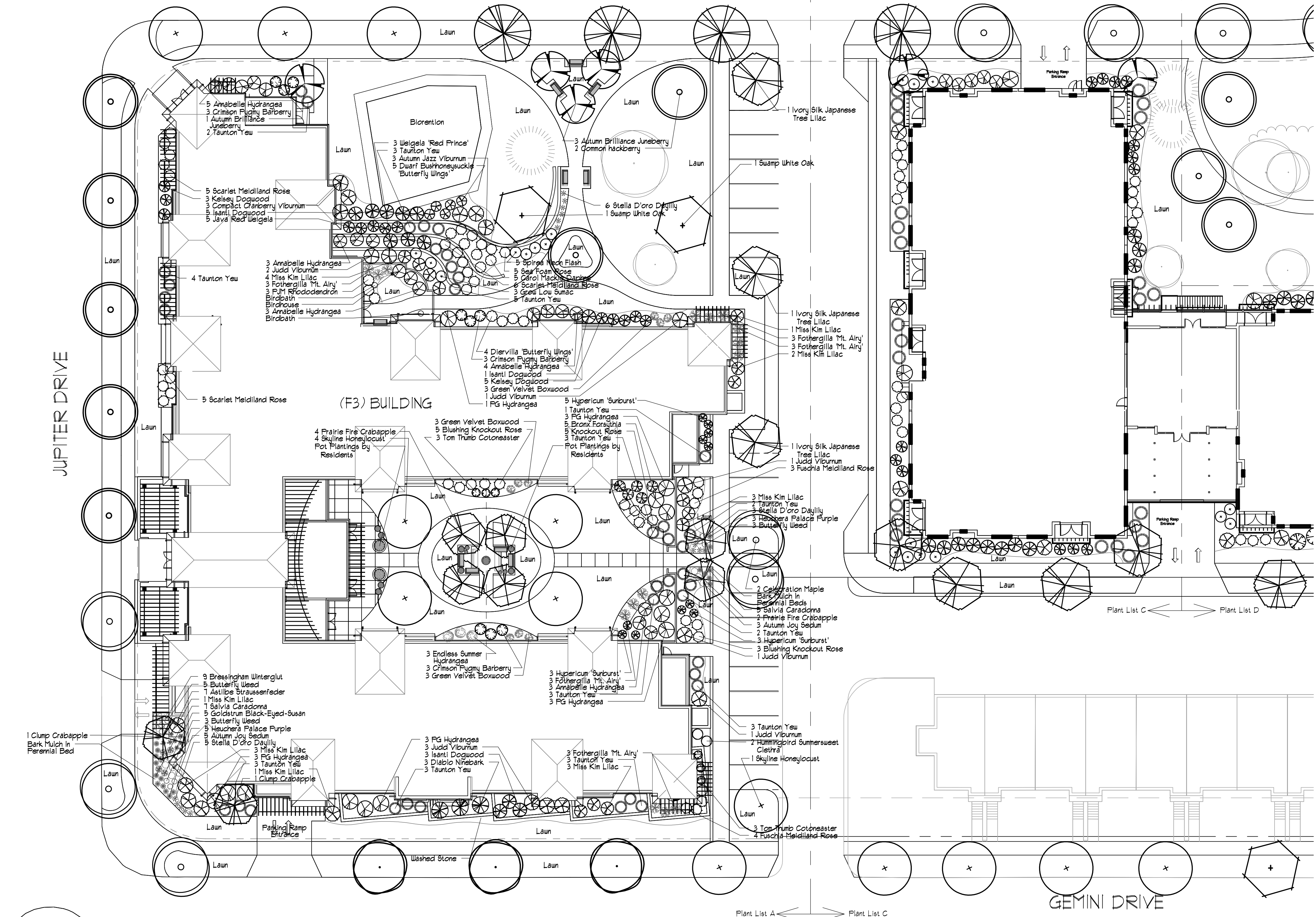
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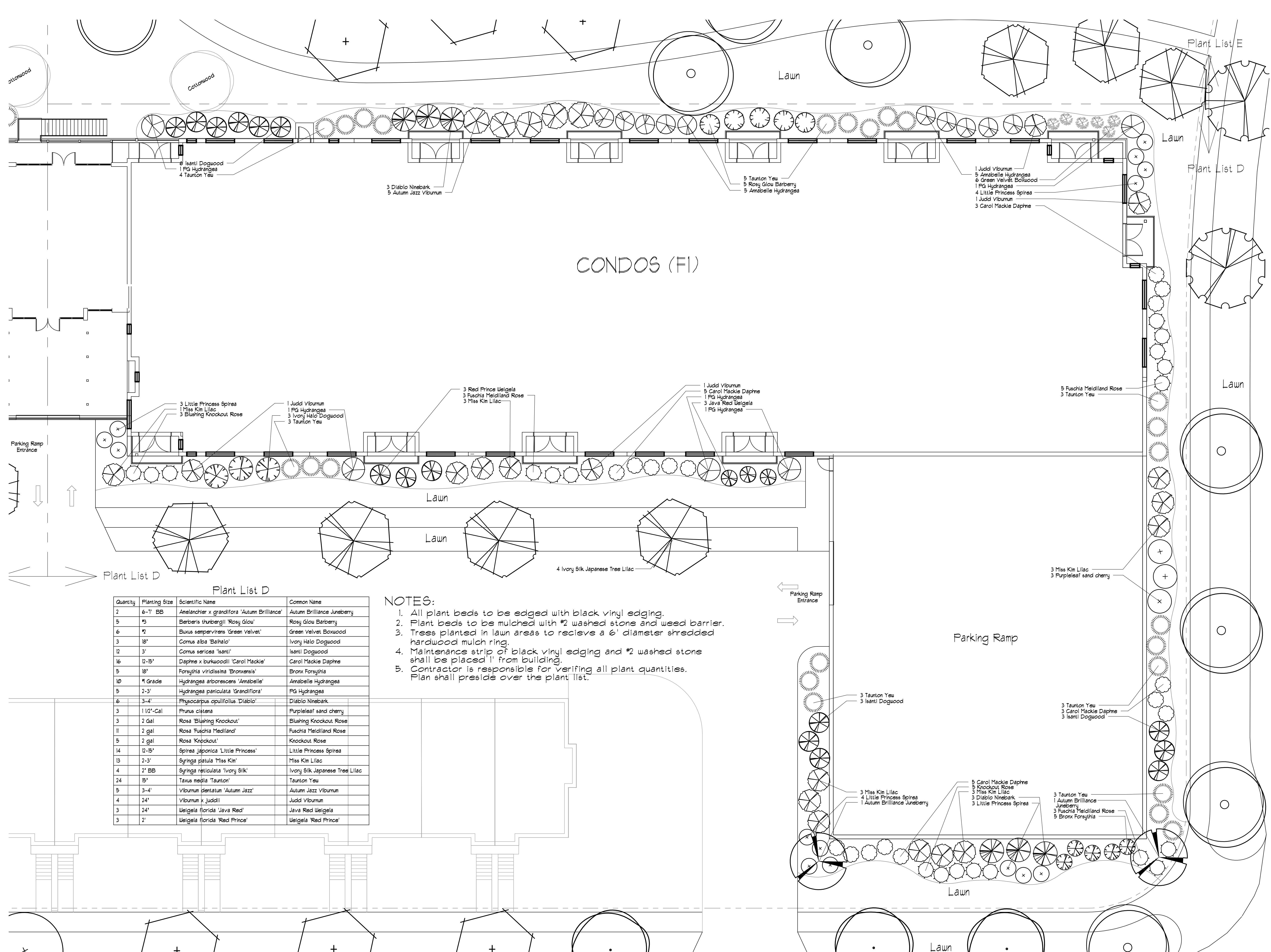
A

Plant List A			
Quantity	Planting Size	Scientific Name	Common Name
2	2" BB	Acer x freemanii 'Celebration'	Celebration Maple
4	6"-1' BB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry
11	4" pot	Asclepius tuberosa	Butterfly Weed
1	4" pot	Astilbe thunbergii 'Straussenfeder'	Astilbe Straussenfeder
9	24"	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
9	4" pot	Bergenia cordifolia 'Bressingham Ruby'	Bressingham Ruby Bergenia
9	1/2"	Buxus sempervirens 'Green Velvet'	Green Velvet Boxwood
2	2" BB	Celtis occidentalis	Common hackberry
2	3 Gal	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet
9	3'	Cornus sericea 'Isanti'	Isanti Dogwood
8	15'	Cornus sericea 'Kelsey'	Kelsey Dogwood
6	1/2"	Cotoneaster 'Tom Thumb'	Tom Thumb Cotoneaster
5	12"-15"	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
9	24"	Diervilla lonicera 'Butterfly Wings'	Diervilla 'Butterfly Wings'
5	18"	Foraythia viridissima 'Bronxensis'	Bronx Forsythia
15	5-Gal	Fothergilla gardenii	Fothergilla 'Mt. Airy'
5	2" BB	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust
14	4" pot	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily
8	4" pot	Heuchera micrantha 'Palace Purple'	Heuchera Palace Purple
18	1" Grade	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
3	1" Grade	Hydrangea macrophylla 'Endless Summer'	Endless Summer
13	2-3"	Hydrangea paniculata 'Grandiflora'	PG Hydrangea
11	1/2"	Hypericum frondosum 'Sunburst'	Hypericum 'Sunburst'
2	6"-1' BB	Malus Clump Form	Clump Form Crabapple
6	6"-1' BB	Malus 'Prairie Fire'	Prairie Fire Crabapple
3	3-4"	Physocarpus opulifolius 'Diablo'	Diablo Ninebark
2	2" BB	Quercus bicolor	Swamp White Oak
3	1/2"	Rhododendron FJM	FJM Rhododendron
3	18"	Rhus aromatica 'Grow Low'	Grow Low Sumac
8	2 Gal	Rosa 'Blushing Knockout'	Blushing Knockout Rose
1	2 gal	Rosa 'Fuchsia Medallion'	Fuchsia Medallion Rose
2	2 gal	Rosa 'Knockout'	Knockout Rose
16	2 gal	Rosa 'Scarlet Medallion'	Scarlet Medallion Rose
5	2 Gal	Rosa 'Sea Foam'	Sea Foam Rose
4	4" pot	Rudbeckia hirta 'Goldstrum'	Goldstrum Black-Eyed-Susan
12	4" pot	Salvia superb 'May Night'	Salvia 'May Night'
8	1 gal	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum
5	15"-18"	Spiraea bumalda 'Neon Flash'	Spiraea Neon Flash
18	2-3"	Syringa patula 'Miss Kim'	Miss Kim Lilac
3	2" BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
38	15"	Taxus media 'Taunton'	Taunton Yew
3	3-4"	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum
3	18"	Viburnum opulus compactum	Compact Cranberry Viburnum
9	24"	Viburnum x juddii	Judd Viburnum
5	24"	Weigela florida 'Java Red'	Java Red Weigela
3	2"	Weigela florida 'Red Prince'	Weigela 'Red Prince'

LANDSCAPE WORKSHEET			
Parking Lots, Storage Areas and Loading Areas (Section 28.04 Madison General Ordinance)			
NUMBER OF TREES REQUIRED			
Number of Parking Stalls	18		
Total Square Footage of the Storage Area			
Divided by Three Hundred (300 Square Feet)			
Number of Canopy Shade Trees Required (2"-2.5" Caliper)	1		
(See Schedule on Reverse side of Section 28.04)			
NUMBER OF LANDSCAPE POINTS REQUIRED			
NUMBER OF POINTS REQUIRED: 88.4			
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
Canopy Tree (2"-2.5" caliper)	35	6	210
Deciduous Shrub	2		0
Evergreen Shrub	3		0
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		0
TOTAL:			210



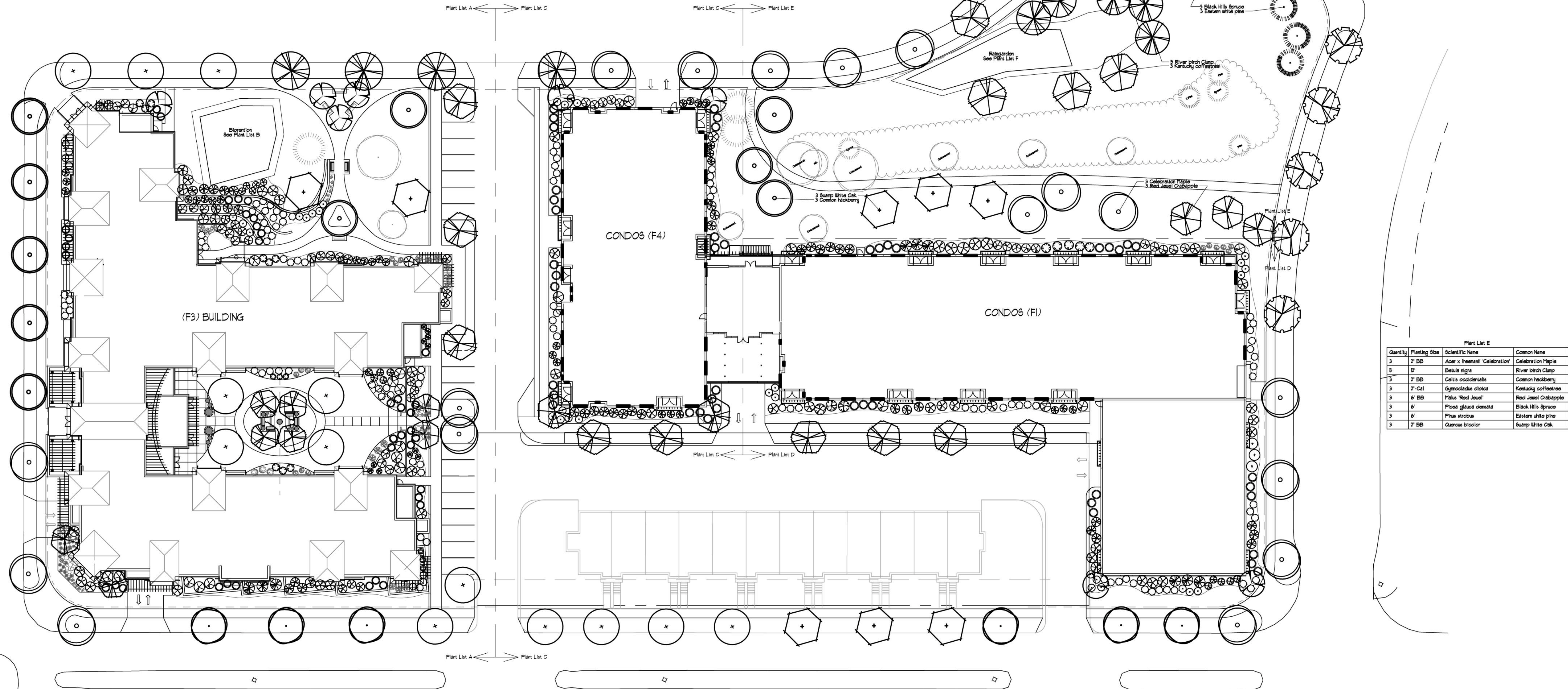
LANDSCAPE PLAN FI BUILDING
**OAK PARK CAPITOL
CONDOMINIUMS &
ASSISTED LIVING
APARTMENTS**
MADISON, WISCONSIN



LANDSCAPE PLAN OAK PARK
**OAK PARK CAPITOL
CONDOMINIUMS &
ASSISTED LIVING
APARTMENTS**
MADISON, WISCONSIN

Plant List B						
QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT	SPACING
76	Acorus calamus	Sweet flag	late spring	purple	2'	1'
38	Allium cernuum	Nodding Onion	summer	white	1-2'	1'
38	Anemone canadensis	Canada Anemone	summer	white	1-2'	1'
38	Asclepias incarnata	Red Milkweed	early summer	red	3-5'	1'
60	Asclepias tuberosa	Butterfly Weed	early summer	orange	2'	1'
38	Baptisia lactea	White False Indigo	early summer	white	3-5'	2'
38	Botanica asteroides	False Aster	late summer	white/pink	2-4'	1'
152	Carex vulpinoidea	Fox Sedge	late summer	white	1-3'	1'
76	Echinacea purpurea	Purple Coneflower	summer	purple	2'	1'
76	Eupatorium maculatum	Joe-Pye Weed	summer	pink	4-7'	1'
76	Iris versicolor	Blue Flag Iris	early summer	blue	2-3'	1'
38	Iris virginica-shreve	Wild blue flag iris	late spring	purple	2-3'	1'
114	Juncus torrey	Torrey's Rush	early summer	4'	1'	
38	Liatris pycnostachya	Prairie Blazingstar	summer	pink	3-5'	1'
38	Lobelia cardinalis	Cardinal flower	mid summer	red	2-5'	1'
38	Parthenium integrifolium	Wild Quinine	summer	white	3-5'	1'
38	Penstemon digitalis	Smooth Penstemon	early summer	white	2-3'	1'
76	Pontederia cordata	Pickering weed	summer	purple	3'	1'
38	Ratibida pinnata	Yellow Coneflower	summer	yellow	3-6'	1'
38	Rudbeckia subtomentosa	Sweet Black-Eyed Susan	late summer	yellow	4-6'	2'
76	Sagittaria latifolia	Arrowhead	summer	white	4'	1'
38	Solidago rigida	Stiff Goldenrod	fall	yellow	3-5'	1'
76	Vernonia fasciculata	Ironweed	late summer	magenta	4-6'	1'

Plant List F						
QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT	SPACING
76	Acorus calamus	Sweet flag	late spring	purple	2'	1'
76	Allium cernuum	Nodding Onion	summer	white	1-2'	1'
38	Anemone canadensis	Canada Anemone	summer	white	1-2'	1'
38	Asclepias incarnata	Red Milkweed	early summer	red	3-5'	1'
76	Asclepias tuberosa	Butterfly Weed	early summer	orange	2'	1'
38	Baptisia lactea	White False Indigo	early summer	white	3-5'	2'
38	Botanica asteroides	False Aster	late summer	white/pink	2-4'	1'
152	Carex vulpinoidea	Fox Sedge	late summer	white	1-3'	1'
76	Echinacea purpurea	Purple Coneflower	summer	purple	2'	1'
76	Eupatorium maculatum	Joe-Pye Weed	summer	pink	4-7'	1'
76	Iris versicolor	Blue Flag Iris	early summer	blue	2-3'	1'
38	Iris virginica-shreve	Wild blue flag iris	late spring	purple	2-3'	1'
114	Juncus torrey	Torrey's Rush	early summer	4'	1'	
38	Liatris pycnostachya	Prairie Blazingstar	summer	pink	3-5'	1'
38	Lobelia cardinalis	Cardinal flower	mid summer	red	2-5'	1'
38	Parthenium integrifolium	Wild Quinine	summer	white	3-5'	1'
38	Penstemon digitalis	Smooth Penstemon	early summer	white	2-3'	1'
76	Pontederia cordata	Pickering weed	summer	purple	3'	1'
38	Ratibida pinnata	Yellow Coneflower	summer	yellow	3-6'	1'
38	Rudbeckia fulgida	Goldstrum Black-Eyed Susan	late summer	yellow	2-3'	2'
38	Rudbeckia subtomentosa	Sweet Black-Eyed Susan	late summer	yellow	4-6'	2'
76	Sagittaria latifolia	Arrowhead	summer	white	4'	1'
38	Solidago rigida	Stiff Goldenrod	fall	yellow	3-5'	1'
76	Vernonia fasciculata	Ironweed	late summer	magenta	4-6'	1'



SCALE

DATE
DESIGN
REVISION

1" = 30'-0"

1.10.07
jch
1.25.07
1.30.07

L-100

EU/OAKPARK

THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 182.0175(2) OF THE WISCONSIN STATUTES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY.



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madison 222 West Washington Ave, Suite 850
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**PROFESSIONAL
ENGINEERING
LLC**
3830 Manito Court
Middleton, WI 53562
phone (608) 824-9378
fax (608) 237-2129

PROJECT INFORMATION

ISSUANCE AND REVISIONS

REVISIONS

SHEET INFORMATION

PROGRESS DOCUMENTS

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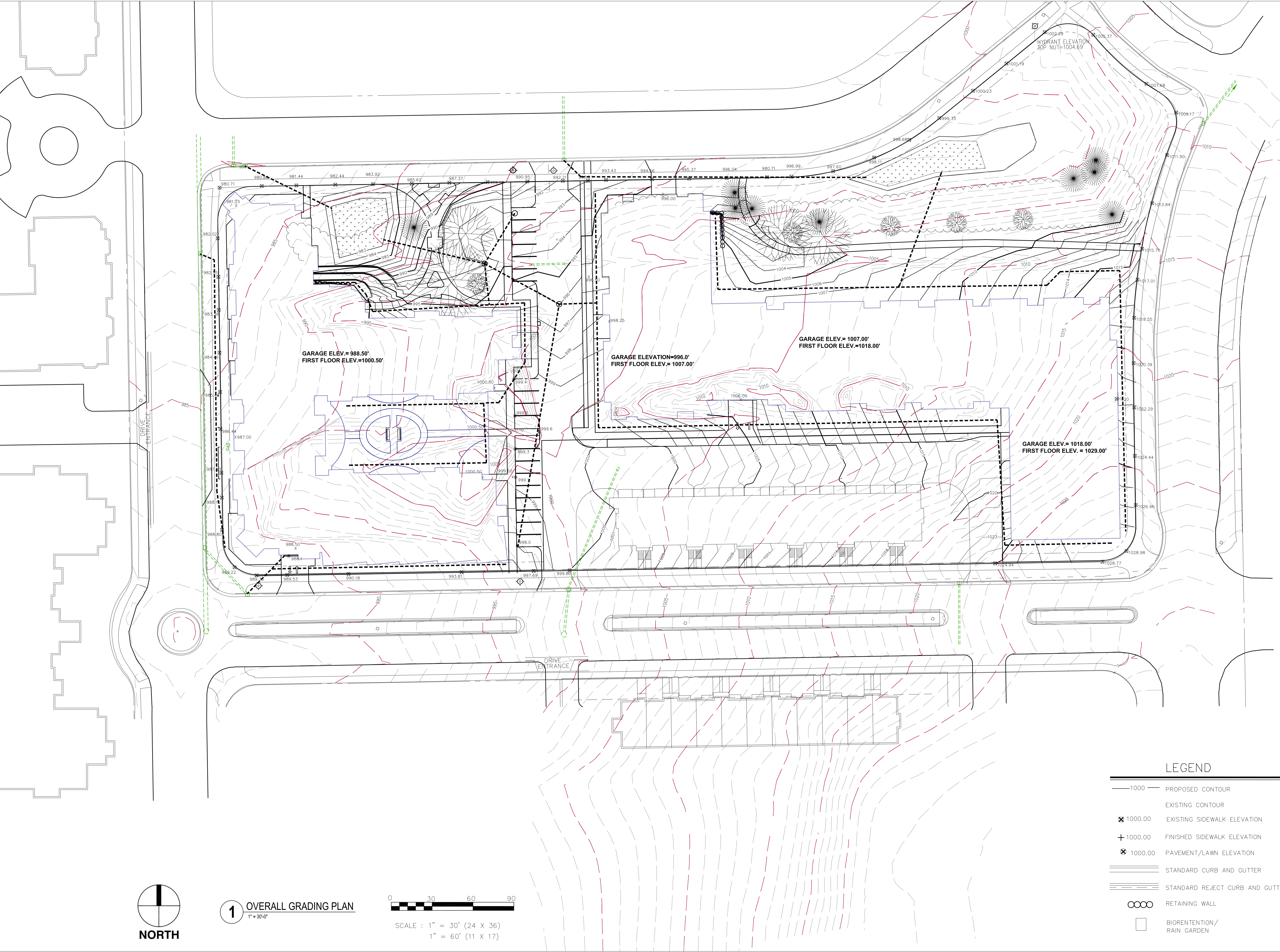
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PROJECT NUMBER

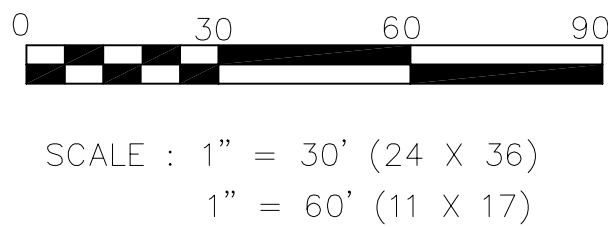
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C1.1

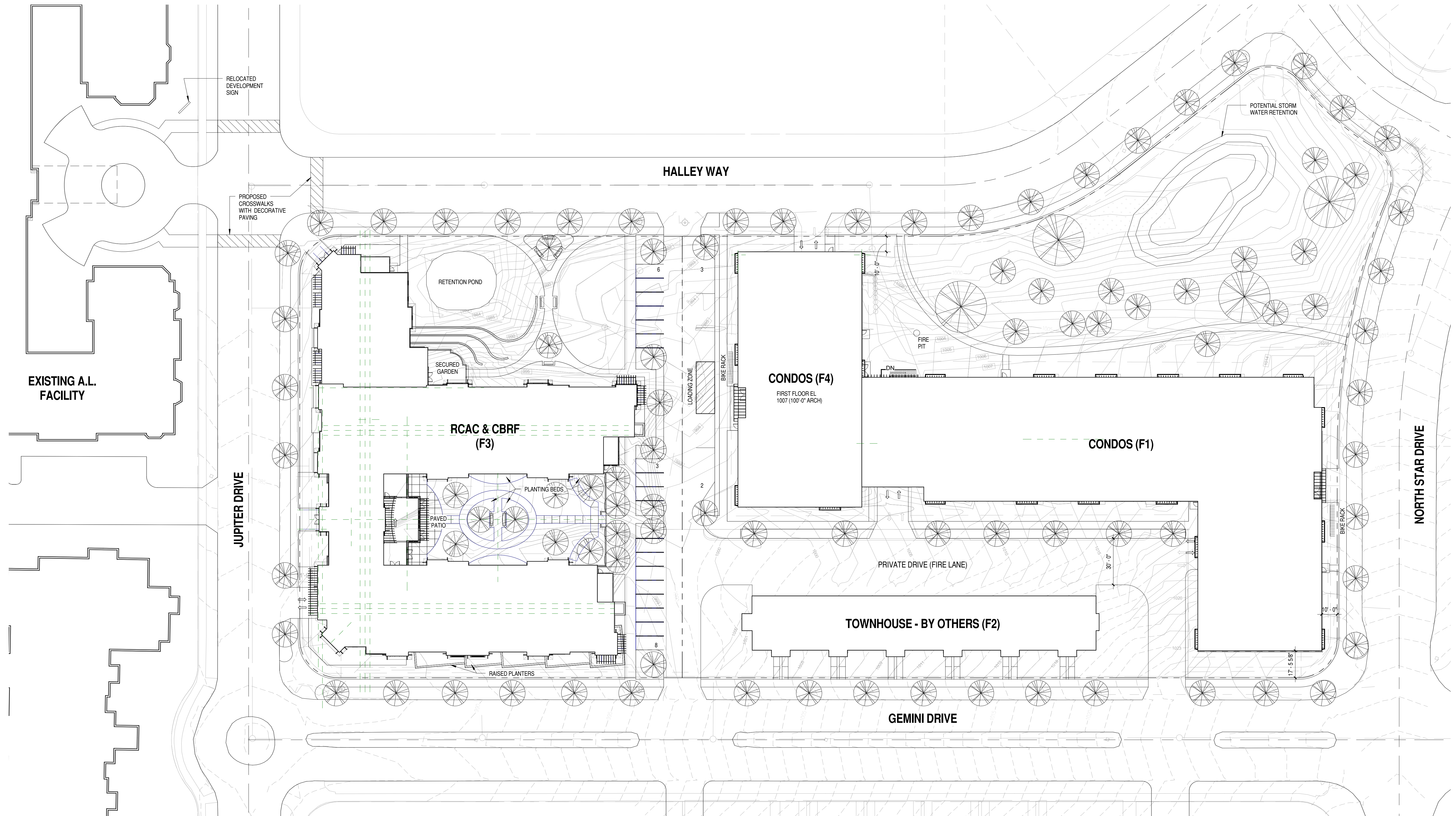
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1 OVERALL GRADING PLAN
1" = 30'-0"



- LEGEND**
- 1000 — PROPOSED CONTOUR
 - - - - - EXISTING CONTOUR
 - ⊗ 1000.00 EXISTING SIDEWALK ELEVATION
 - + 1000.00 FINISHED SIDEWALK ELEVATION
 - ⊗ 1000.00 PAVEMENT/LAWN ELEVATION
 - ===== STANDARD CURB AND GUTTER
 - ===== STANDARD REJECT CURB AND GUTTER
 - OOOO RETAINING WALL
 - BIORETENTION/RAIN GARDEN



1 SITE PLAN
1" = 30'-0"

OAK PARK CAPITOL

ARCHITECTURAL SITE PLAN



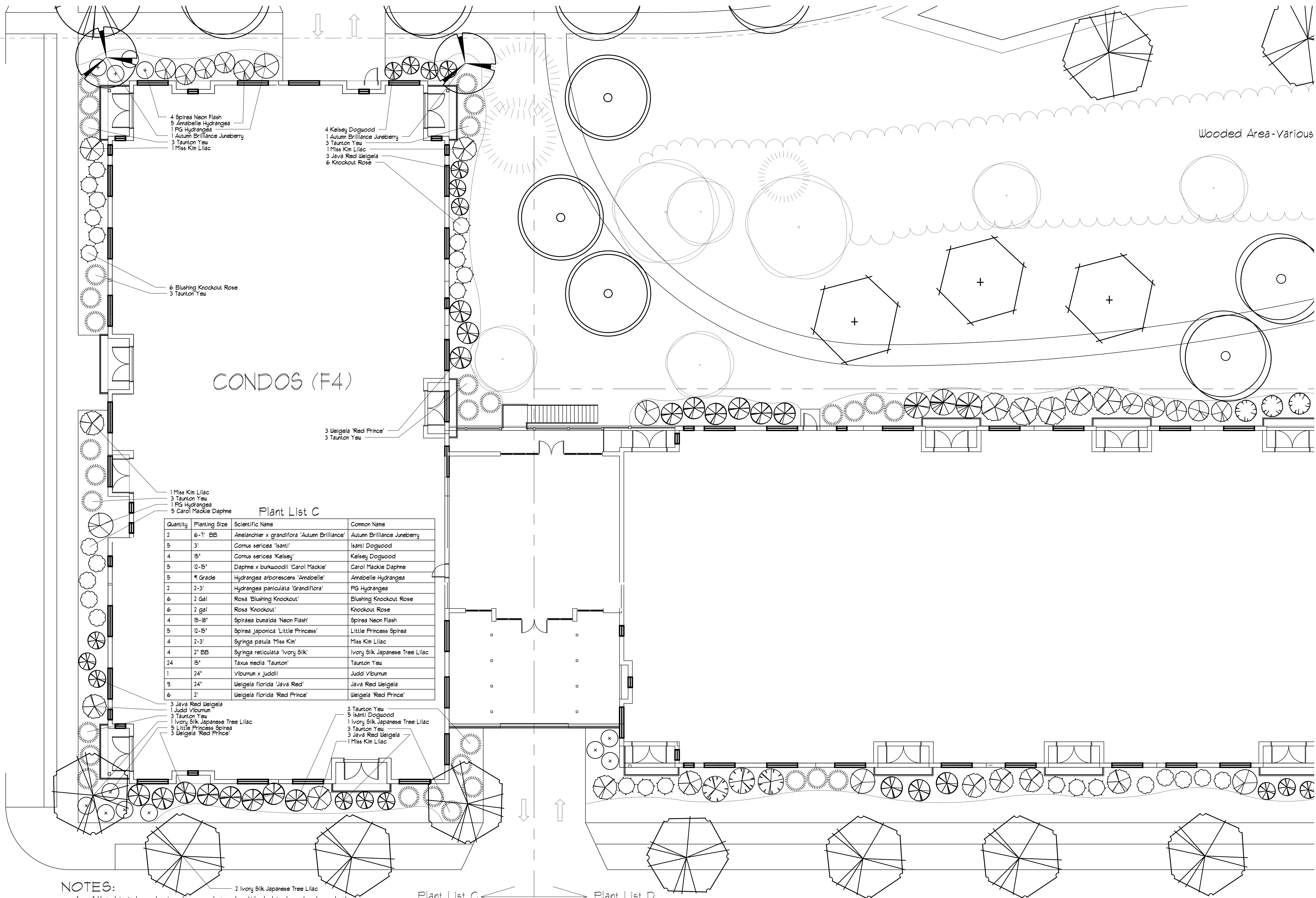
eppstein uhen : architects

08/01/07

106389-03

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4 Spirea Neon Flash
5 Annabelle Hydrangea
1 PG Hydrangea
1 Autumn Brilliance Juneberry
3 Taunton Yew
1 Miss Kim Lilac

4 Kelsey Dogwood
1 Autumn Brilliance Juneberry
3 Taunton Yew
1 Miss Kim Lilac
3 Java Red Weigela
6 Knockout Rose

6 Blushing Knockout Rose
3 Taunton Yew

3 Weigela 'Red Prince'
3 Taunton Yew

1 Miss Kim Lilac
3 Taunton Yew
1 PG Hydrangea
5 Carol Mackie Daphne

Plant List C

Quantity	Planting Size	Scientific Name	Common Name
2	6-7' BB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry
5	3'	Cornus sericea 'Isanti'	Isanti Dogwood
4	15'	Cornus sericea 'Kelsey'	Kelsey Dogwood
5	12-15'	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
5	#1 Grade	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
2	2-3'	Hydrangea paniculata 'Grandiflora'	PG Hydrangea
6	2 Gal	Rosa 'Blushing Knockout'	Blushing Knockout Rose
6	2 gal	Rosa 'Knockout'	Knockout Rose
4	15-18'	Spiraea bumalda 'Neon Flash'	Spirea Neon Flash
5	12-15'	Spiraea japonica 'Little Princess'	Little Princess Spirea
4	2-3'	Syringa patula 'Miss Kim'	Miss Kim Lilac
4	2' BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
24	15'	Taxus media 'Taunton'	Taunton Yew
1	24'	Viburnum x juddii	Judd Viburnum
9	24'	Weigela florida 'Java Red'	Java Red Weigela
6	2'	Weigela florida 'Red Prince'	Weigela 'Red Prince'

3 Java Red Weigela
1 Judd Viburnum
3 Taunton Yew
1 Ivory Silk Japanese Tree Lilac
5 Little Princess Spirea
3 Weigela 'Red Prince'

3 Taunton Yew
5 Isanti Dogwood
1 Ivory Silk Japanese Tree Lilac
3 Taunton Yew
3 Java Red Weigela
1 Miss Kim Lilac

2 Ivory Silk Japanese Tree Lilac

NOTES:

1. All plant beds to be edged with black vinyl edging.
2. Plant beds to be mulched with #2 washed stone and weed barrier.
3. Trees planted in lawn areas to receive a 6' diameter shredded hardwood mulch ring.
4. Maintenance strip of black vinyl edging and #2 washed stone shall be placed 1' from building.
5. Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.

Plant List C

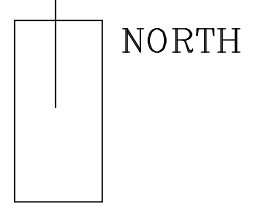
Plant List D

Wooded Area-Variou

LANDSCAPE PLAN F4 BUILDING

OAK PARK CAPITOL CONDOMINIUMS & ASSISTED LIVING APARTMENTS

MADISON, WISCONSIN



SCALE	1" = 10' - 0"
DATE	11.0.07
DESIGN	Jch
REVISION	1.25.07
	1.30.07
	L-103
	EUAOAKPARK