ADCI

Architectural Design Consultants, Inc.

Oak Park Place
Nakoma

14-010 11-01-2016

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OAK PARK PLACE

MADISON WISCONSIN

OAK PARK PLACE NAKOMA

ADCI

GENERAL DRAWING SYMBOLS

DETAIL MARKER
SECTION MARKER
INTERIOR ELEVATIONS
EXPANDED PLAN
NORTH ARROW

DOOR SYMBOL
SPECIALTY DOOR
WINDOW SYMBOL
WALL SYMBOL
ASSEMBLY TAG
ROOM NUMBER
SMOKE DETECTOR
FIRE EXTINGUISHER - CABINET TYPE
FIRE EXTINGUISHER - CYLINDER TYPE
DOOR HOLD DEVICE
EXIT LIGHT
HEARING IMPARED
WHEELCHAIR ACCESSIBLE
DRINKING FOUNTAINS
SIGN LOCATION
REVISION / ADDENDUM DESIGNATION
100'-0" FIN FLR FLOOR ELEVATION
BOULDER WALL

NOTE:
ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

PROJECT:
OAK PARK PLACE
OAK PARK PLACE NAKOMA
4325 NAKOMA ROAD
MADISON, WI 53711

ARCHITECT/INTERIOR DESIGN:
ARCHITECTURAL DESIGN CONSULTANTS, INC.
5100 EASTPARK BLVD
SUITE 310
MADISON, WI 53718
PHONE NUMBER: (608) 254-6181
FAX NUMBER: (608) 254-2139

STRUCTURAL CONSULTANT:
SPIRE ENGINEERING, INC
600 W. VIRGINIA ST.,SUITE 102
MILWAUKEE, WI 53704
PHONE NUMBER: (414) 276-9200

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ABBREVIATIONS

A: AREA
AB: ANCHOR BOLT
ACOUST: ACOUSTICAL
ACT: ACOUSTICAL TILE
ADDM: ADDENDUM
AFF: ABOVE FINISHED FLOOR
ALT: ALTERNATE
ALUM: ALUMINUM
ANCH: ANCHOR
ANOD: ANODIZED
APPROX: APPROXIMATE
APRVD: APPROVED
ARCH: ARCHITECTURAL

BM: BOTTOM (OF)
BD: BOARD
BDRM: BEDROOM
BIT: BITUMINOUS
BL: BUILDING LINE
BLDG: BUILDING
BLK: BLOCK
BLKG: BLOCKING
BM: BEAM
BOT: BOTTOM
BP: BASE PLATE
BRG: BEARING
BSMT: BASEMENT

CC: CENTER TO CENTER
CAP: CAPACITY
CER: CERAMIC
CG: CORNER GUARD
C.I.P.: CAST IN PLACE
CJ: CONTROL JOINT
CL: CENTER LINE
CLG: CEILING
CLOS: CLOSET
CLR: CLEAR
CLR OPG: CLEAR OPENING
CMU: CONCRETE MASONRY UNIT
CNTR: CENTER
COL: COLUMN
CONC: CONCRETE
CONST: CONSTRUCTION
CONTR: CONTRACTOR
CONT: CONTINUOUS
CORR: CORRIDOR
CPT: CARPET
CSMT: CASEMENT
CT: CERAMIC TILE

DBL: DOUBLE
DP: DEEP
DL: DEAD LOAD
DEMO: DEMOLITION
DF: DRINKING FOUNTAIN
DIAG: DIAGONAL
DIAM: DIAMETER
DISP: DISPENSER
DN: DOWN
DTL: DETAIL
DWG: DRAWING(S)
DS: DOWNSPOUT
DH: DOOR HOLD OPEN

EA: EACH
EIFS: EXTERIOR INSULATION FIN SYSTEM
EJ: EXPANSION JOINT
EL: ELEVATION
ELEC: ELECTRICAL
ELEV: ELEVATOR
ENCL: ENCLOSURE
EPDM: ETHYLENE PROPYLENE DIENE MONOMER
EQ: EQUAL
EQUIP: EQUIPMENT
EW: EACH WAY
EXC: EXCAVATE, EXCAVATION
EXIST: EXISTING
EXT: EXTERIOR

FD: FLOOR DRAIN
FDN: FOUNDATION
FE: FIRE EXTINGUISHER
FEC: FIRE EXTINGUISHER CABINET
FF: FINISH FLOOR
FG: FIBERGLASS
FIN: FINISH
FLR: FLOOR
FTG: FOOTING
FRTD: FIRE RETARDANT TREATED
FURN: FURNITURE

GA: GAUGE
GALV: GALVANIZED
GC: GENERAL CONTRACTOR
GND: GROUND
GLU-LAM: GLUE LAMINATED
GRAN: GRANITE
GWB: GYPSUM WALL BOARD

HB: HOSE BIB
HC: HOLLOW CORE
HDCP: HANDICAPPED (ACCESSIBLE)
HDR: HEADER
HDWR: HARDWARE
HGT: HEIGHT
HM: HOLLOW METAL
HORIZ: HORIZONTAL
HR: HOUR
HWD: HARDWOOD

INFO.: INFORMATION
INSUL: INSULATION
INT: INTERIOR
INTERM: INTERMEDIATE

JAN: JANITOR
JOINT: JOINT
JT: JOINT

KD: KNOCK DOWN

L: LONG
LAM: LAMINATE, LAMINATED
LAV: LAVATORY
LL: LIVE LOAD
LT WT: LIGHT WEIGHT

MAINT: MAINTENANCE
MAT: MATERIAL
MAX: MAXIMUM
MECH: MECHANICAL
MEMB: MEMBRANE
MEZZ: MEZZANINE
MFG: MANUFACTURER
MANUF: MANUFACTURE(D)
MIN: MINIMUM
MISC: MISCELLANEOUS
MO: MASONRY OPENING
MTL: METAL

N.C.: NOT IN CONTRACT
NO: NUMBER
NTS: NOT TO SCALE

O.C.: ON CENTER
OFCI: OWNER FURNISHED CONTRACTOR INSTALLED
OFOI: OWNER FURNISHED OWNER INSTALLED
OD: OVERFLOW DRAIN
OH: OVERHEAD, OVERHANG
OPG: OPENING
OPP: OPPOSITE
OSB: ORIENTED STRAND BOARD

PLAM: PLASTIC LAMINATE
PC: PRECAST CONCRETE
PERIM: PERIMETER
PERP: PERPENDICULAR
PREFIN: PREFINISHED
PKG: PARKING
PL: PROPERTY LINE
PLBG: PLUMBING
PLWD: PLYWOOD
PT: PAINT
PRELIM: PRELIMINARY
PREFAB: PREFABRICATED
PTRTD: PRESERVATIVE TREATED
PVMT: PAVEMENT

QT: QUARRY TILE
QTY: QUANTITY

R: RISER
RAD: RADIUS
RD: ROOF DRAIN
REFL: REFLECTED
REF: REFRIGERATOR
REINF: REINFORCEMENT, REINFORCE
REQD: REQUIRED
RESIL: RESILIENT
RET: RETAINING
REV: REVISION
RM: ROOM
RO: ROUGH OPENING
RS: ROUGH SAWN

SCHED: SCHEDULE
SECT: SECTION
SF: SQUARE FOOT
SHT: SHEET
SHTHG: SHEATHING
SHWR: SHOWER
SIM: SIMILAR
SPEC: SPECIFICATION
SQ: SQUARE
SS: STAINLESS STEEL
STD: STANDARD
STL: STEEL
STOR: STORAGE
STRUCT: STRUCTURAL
SUSP: SUSPENDED
SYM: SYMMETRICAL
SYS: SYSTEM

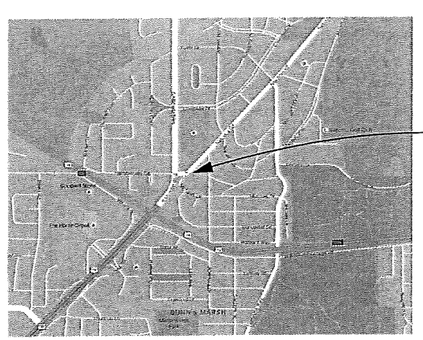
T: TREAD
TA: TOP (OF)
T&B: TOP AND BOTTOM
T&G: TONGUE AND GROOVE
TEL: TELEPHONE
TEMP: TEMPORARY
THK: THICK
TLT: TOILET
TYP: TYPICAL

UNEXC: UNEXCAVATED
UNO: UNLESS NOTED OTHERWISE

VCT: VINYL COMPOSITION TILE
VERT: VERTICAL
VEST: VESTIBULE
VR: VAPOR RETARDER

W: WITH
W/O: WITHOUT
WC: WATER CLOSET
WD: WOOD
WH: WATER HEATER
WIN: WINDOW
WT: WEIGHT

Y: YARD



VICINITY MAP

NOT TO SCALE

ISSUED FOR:		DATE:
CITY SUBMITTAL	√	09-20-2016

REVISION

ZONING SUBMITTAL - NOT FOR CONSTRUCTION

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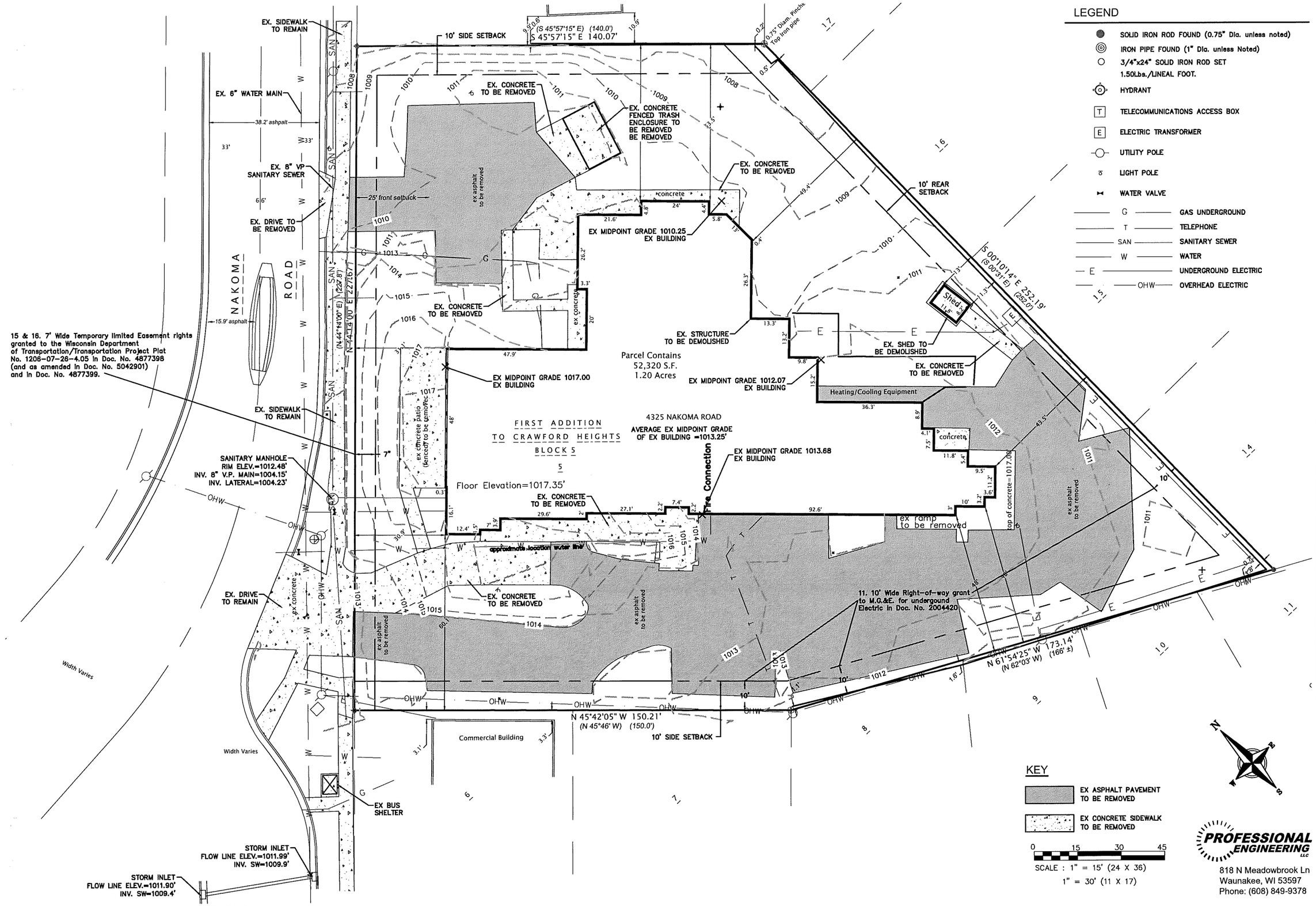
OAK PARK PLACE
OAK PARK PLACE NAKOMA
MADISON WISCONSIN

TITLE SHEET

Drawn By: ADCI STAFF
Checked By: B. SIMPSON
Date: 09-20-2016
Scale: AS NOTED
Job Number: 14-010

SHEET NUMBER
TS



LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x24" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
- HYDRANT
- TELECOMMUNICATIONS ACCESS BOX
- ELECTRIC TRANSFORMER
- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- G — GAS UNDERGROUND
- T — TELEPHONE
- SAN — SANITARY SEWER
- W — WATER
- E — UNDERGROUND ELECTRIC
- OHW — OVERHEAD ELECTRIC

KEY

- EX ASPHALT PAVEMENT TO BE REMOVED
- EX CONCRETE SIDEWALK TO BE REMOVED

0 15 30 45

SCALE : 1" = 15' (24 X 36)
1" = 30' (11 X 17)

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OAK PARK PLACE

NAKOMA

MADISON WISCONSIN

EXISTING/DEMOLITION SITE PLAN

Drawn By:	K. JOHNSON
Checked By:	R. JOHNSON
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER

C100

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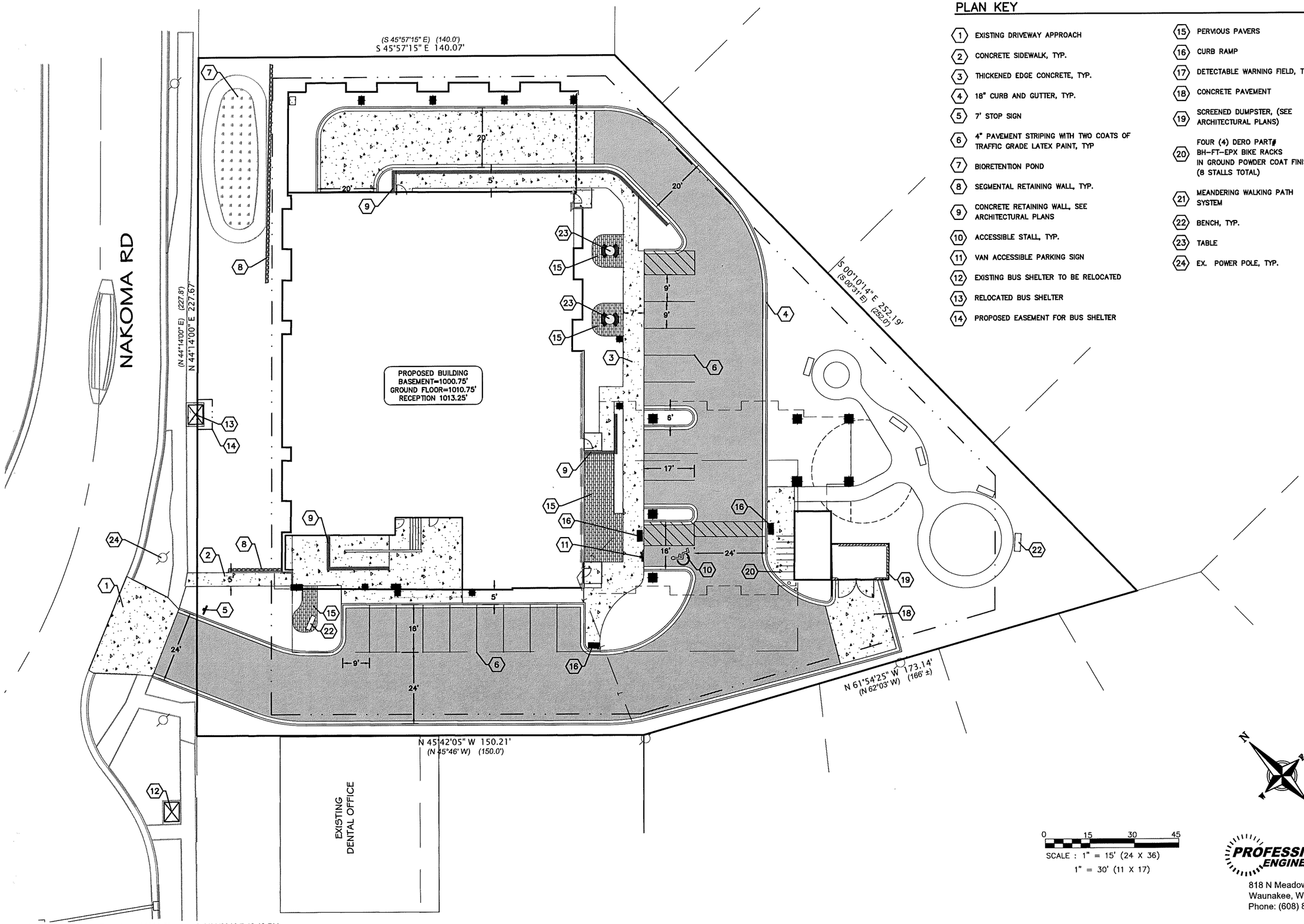

PLAN KEY

1. EXISTING DRIVEWAY APPROACH
2. CONCRETE SIDEWALK, TYP.
3. THICKENED EDGE CONCRETE, TYP.
4. 18" CURB AND GUTTER, TYP.
5. 7' STOP SIGN
6. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
7. BIORETENTION POND
8. SEGMENTAL RETAINING WALL, TYP.
9. CONCRETE RETAINING WALL, SEE ARCHITECTURAL PLANS
10. ACCESSIBLE STALL, TYP.
11. VAN ACCESSIBLE PARKING SIGN
12. EXISTING BUS SHELTER TO BE RELOCATED
13. RELOCATED BUS SHELTER
14. PROPOSED EASEMENT FOR BUS SHELTER
15. PERVIOUS PAVERS
16. CURB RAMP
17. DETECTABLE WARNING FIELD, TYP.
18. CONCRETE PAVEMENT
19. SCREENED DUMPSTER, (SEE ARCHITECTURAL PLANS)
20. FOUR (4) DERO PART# BH-FT-EPX BIKE RACKS IN GROUND POWDER COAT FINISH (8 STALLS TOTAL)
21. MEANDERING WALKING PATH SYSTEM
22. BENCH, TYP.
23. TABLE
24. EX. POWER POLE, TYP.

SCALE : 1" = 15' (24 X 36)
1" = 30' (11 X 17)

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OAK PARK PLACE
NAKOMA
MADISON WISCONSIN

SITE PLAN

Drawn By:	K. JOHNSON
Checked By:	R. JOHNSON
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER
C200

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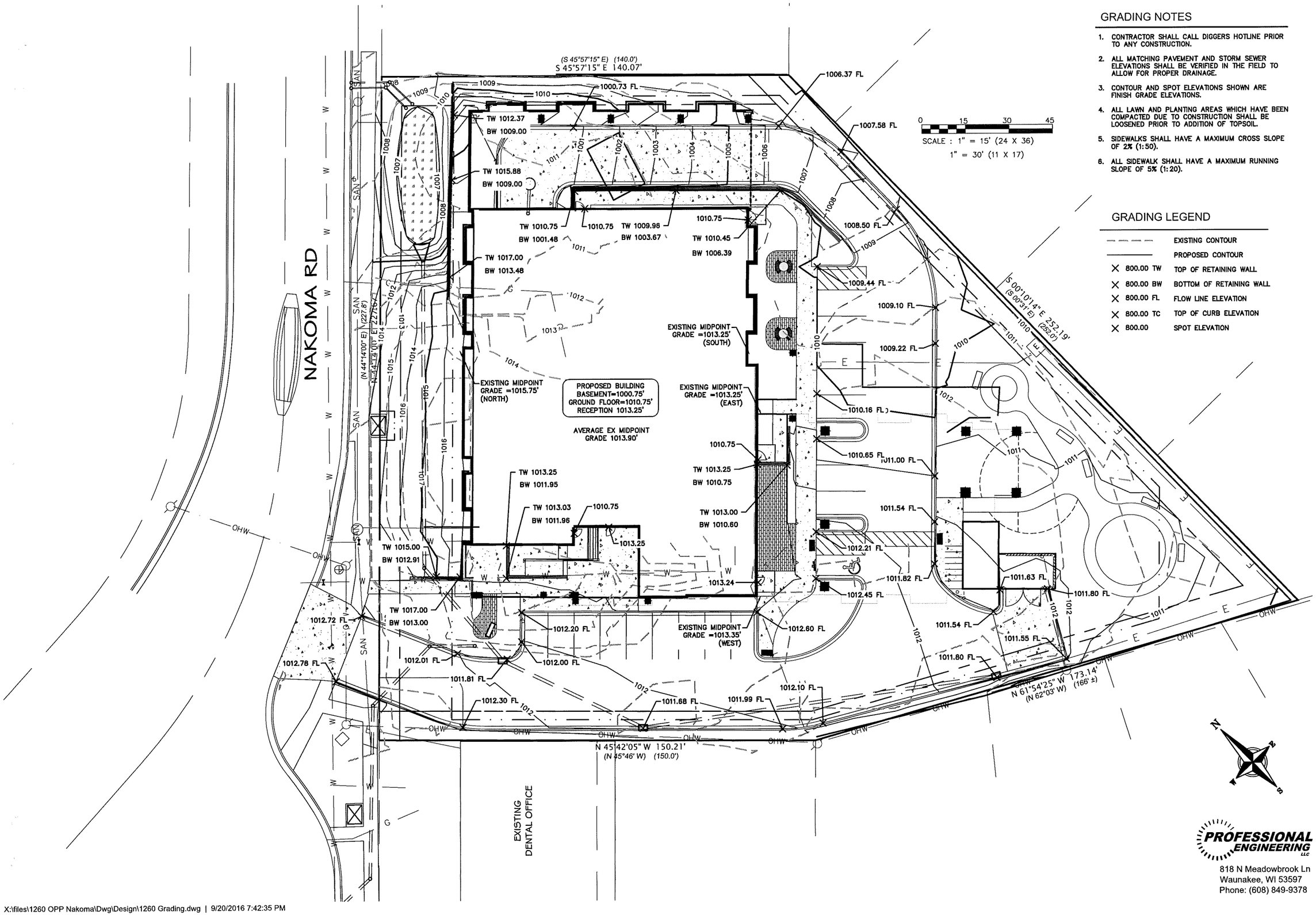

GRADING NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
6. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20).

GRADING LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
X 800.00 TW	TOP OF RETAINING WALL
X 800.00 BW	BOTTOM OF RETAINING WALL
X 800.00 FL	FLOW LINE ELEVATION
X 800.00 TC	TOP OF CURB ELEVATION
X 800.00	SPOT ELEVATION

REVISION:

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OAK PARK PLACE
NAKOMA

MADISON WISCONSIN

GRADING PLAN

Drawn By:	K. JOHNSON
Checked By:	R. JOHNSON
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-030

SHEET NUMBER
C300

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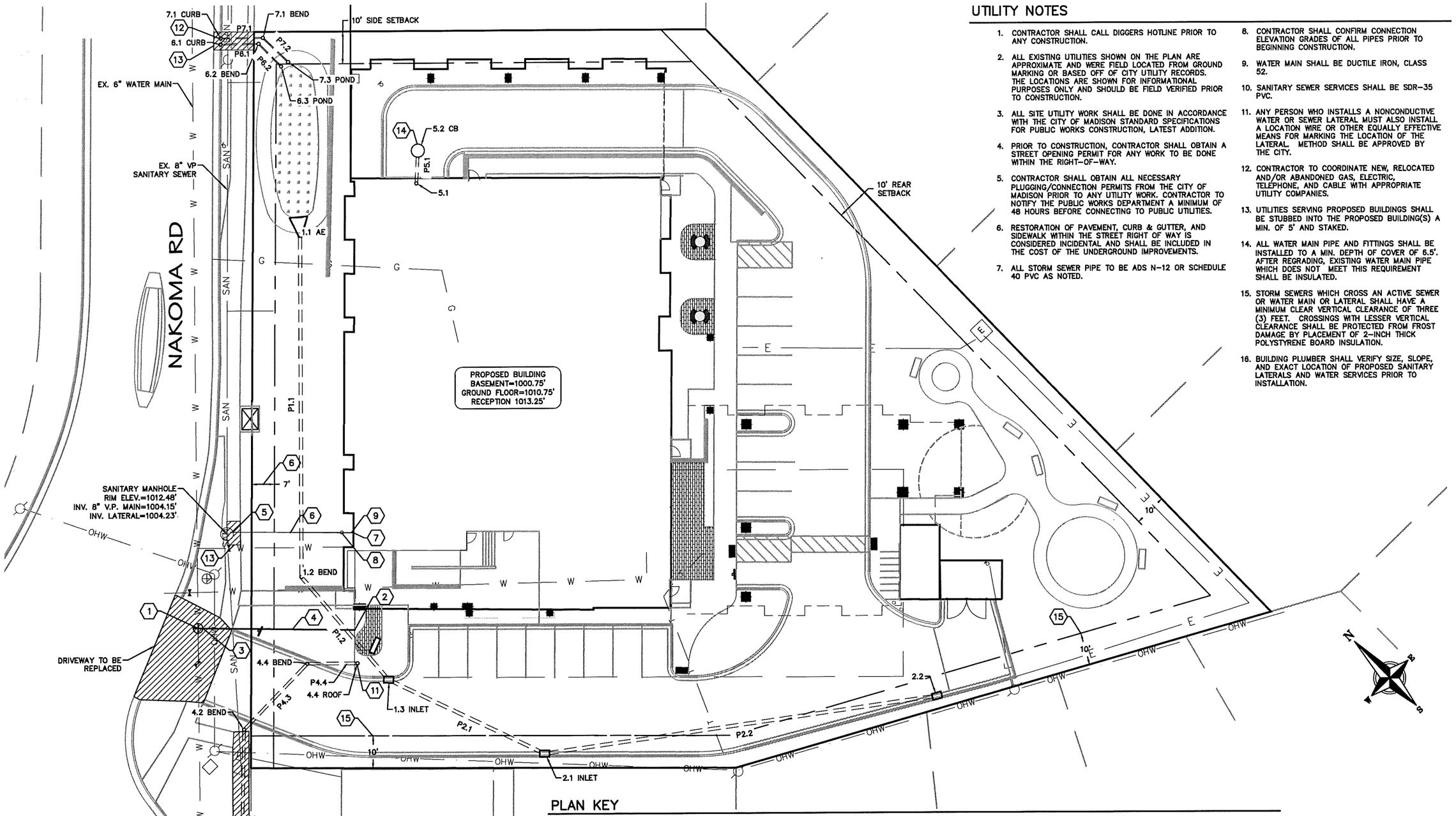

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE ADS N-12 OR SCHEDULE 40 PVC AS NOTED.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

1. CONNECT TO EXISTING 6" WATER MAIN. COORDINATE INSTALLATION WITH WATER UTILITY
2. CONNECT TO BUILDING WATER SERVICE
3. 6" VALVE
4. 6" WATER SERVICE (VERIFY SIZE WITH ARCHITECT)
5. CONNECT TO EXISTING SANITARY SEWER MANHOLE WITH CORED HOLE AND BOOT
6. NEW 6" SANITARY LATERAL @ 1.04% MIN SLOPE (VERIFY SIZE W/PLUMBING CONTRACTOR)
7. 6" SANITARY INV=1004.63'
8. SANITARY CLEAN OUT
9. CONNECT TO SANITARY BUILDING SEWER (LOWER LEVEL WILL NEED TO BE PUMPED TO GRAVITY DRAIN SANITARY SEWER)
10. CONNECT TO EXISTING STORM INLET PER CITY STANDARDS
11. CONNECT TO INTERIOR ROOF DRAIN
12. CURB OUTLET STRUCTURE TO BE NEENAH MODEL R-3262-3 WITH A 4" OUTLET. CONNECT WITH 4" FERNCO HUBLESS CONNECTOR
13. UTILITY PATCH PER CITY REQUIREMENTS
14. CATCH BASIN 5.2 SHALL DRAIN TO A SUMP PUMP THAT DISCHARGES TO THE BIORETENTION DEVICE THROUGH AN AIR GAP. PUMP SIZING SHALL BE FOR 100 YEAR STORM EVENT. MINIMUM PUMP DISCHARGE RATE SHALL BE 1.6 CFS. PUMPING SYSTEM SHALL BE DESIGNED BY BUILDING PLUMBER.
15. 10' WIDE RIGHT-OF-WAY GRANT TO M.G.&E. FOR UNDERGROUND ELECTRIC IN DOC. NO. 2004420
16. 7' WIDE TEMPORARY LIMITED EASEMENT RIGHTS GRANTED TO THE WISCONSIN DOT/ TRANSPORTATION PROJECT PLAT NO. 1206-07-26-4.05 IN DOC. NO. 4877398 (AND AS AMENDED IN DOC. NO. 5042901) AND IN DOC. NO. 4877399.

0 15 30 45

SCALE : 1" = 15' (24 X 36)

1" = 30' (11 X 17)

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OAK PARK PLACE
NAKOMA

MADISON WISCONSIN

UTILITY PLAN

Drawn By:	K. JOHNSON
Checked By:	R. JOHNSON
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-090

SHEET NUMBER
C400

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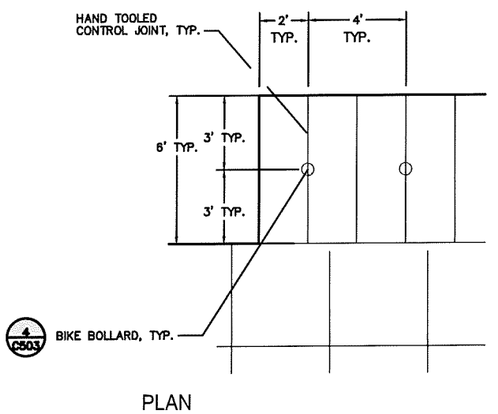
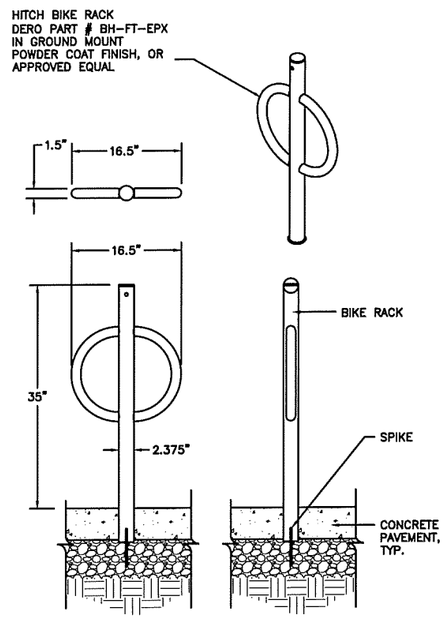


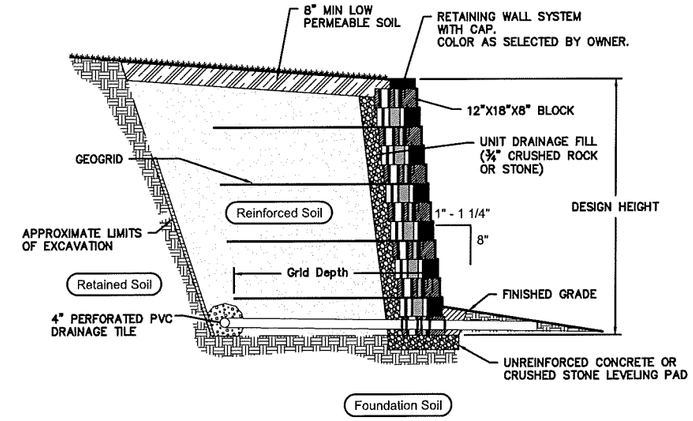
1 C501 **BIKE BOLLARD LAYOUT**

NTS



2 C501 **BICYCLE RACK**

NTS



NOTE:

1. CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS FOR THE RETAINING WALL SYSTEM PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

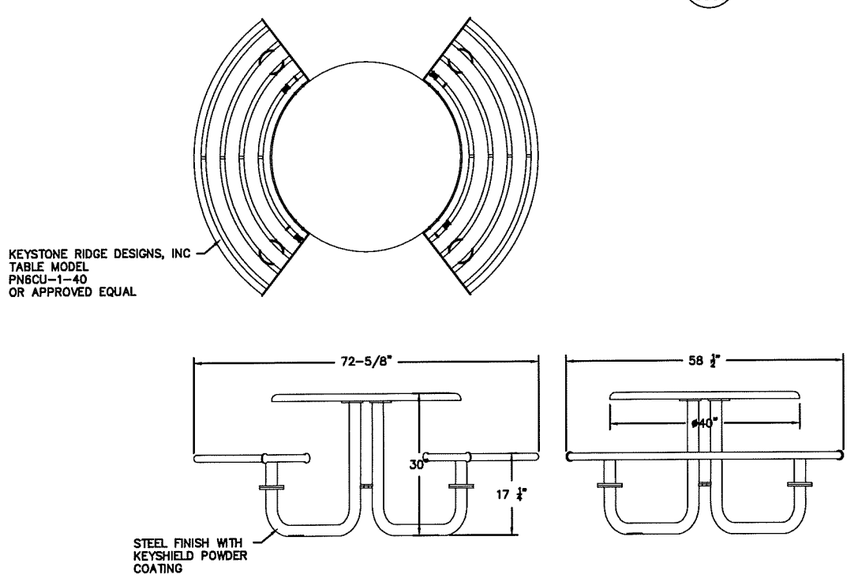
2. RETAINING WALL TO BE KEYSTONE COMPAC TRIPLANE BLOCK OR APPROVED EQUAL. COLOR TO BE SELECTED BY OWNER.

3. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF GEOGRIDS MANUFACTURED SPECIFICALLY FOR SOIL REINFORCEMENT APPLICATIONS AND SHALL BE MANUFACTURED FROM HIGH TENACITY POLYESTER YARN OR HIGH DENSITY POLYETHYLENE.

4. WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN SYSTEM, AS DIRECTED BY GEOTECHNICAL ENGINEER.

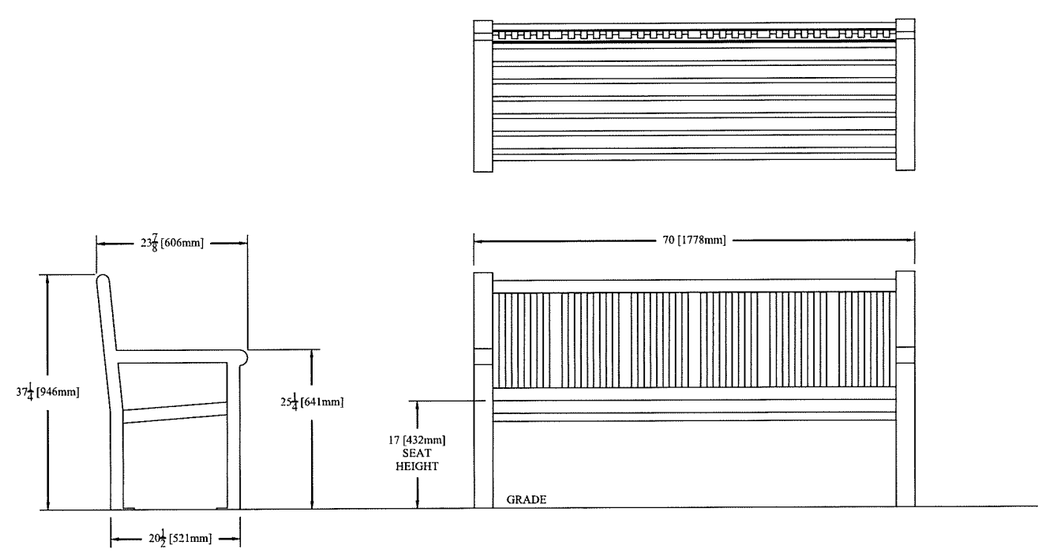
3 C501 **SEGMENTAL RETAINING WALL SECTION**

NTS



4 C501 **PENN ROUND TABLE SET WITH FLAT SEATS**

NTS



5 C501 **READING 6' BENCH WITH BACK**

NTS

PROFESSIONAL ENGINEERING LLC
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REVISION:

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Madison, WI 53718
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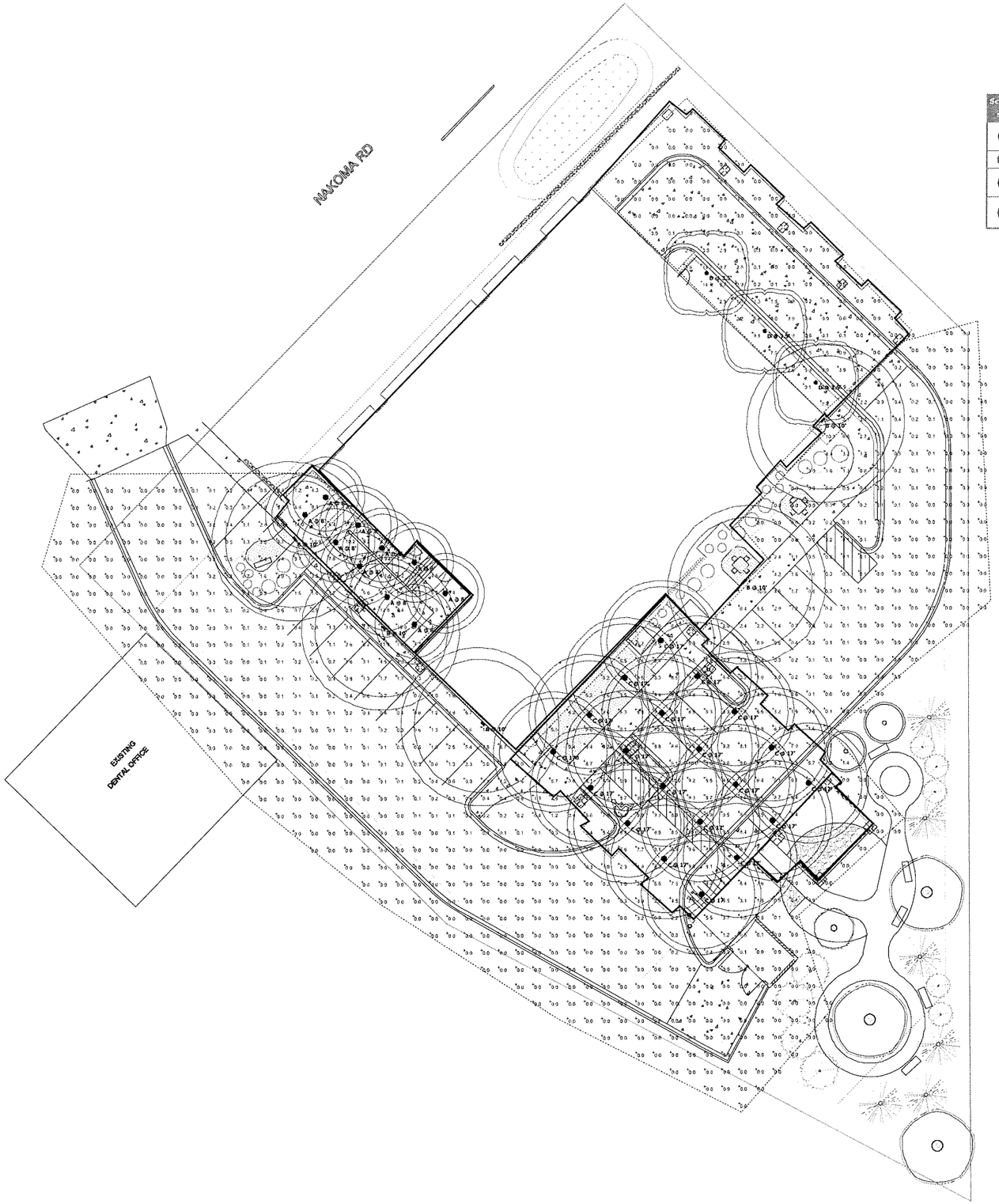
OAK PARK PLACE
NAKOMA
MADISON WISCONSIN

SITE DETAILS

Drawn By:	R. JOHNSON
Checked By:	R. JOHNSON
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER
C501



Plan View
Scale - 1" = 16ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Lithonia Lighting	6BPMW HL LED	6" 3000K CCT, 950 Lumens 120v Matte White LED Module, 80CRI	3000K LED	1	6BPMW_HL_LED.ies	944	0.95	15.26
	B	5	Lithonia Lighting	OLWX1 LED 40W 40K DDB	40W 4000K LED WALL PACK	LED	1	OLWX1_LED_40W_40K_DDB.ies	4000	0.95	38.82
	C	20	Lithonia Lighting	LDN6 40 /25 LO6AR LD	6IN LDN, 4000K, 2500LM, 80CRI, CLEAR, MATTE DIFFUSE REFLECTOR	LED	1	LDN6_40__25_LO6AR_LD.ies	2204	0.95	27.1
	D	3	Lithonia Lighting	KBR8 LED 16C 700 40K SYM MVOLT	KBR8 WITH 4 LIGHT BOARDS (16 LEDs), 700mA DRIVER, 4000K COLOR TEMP, AND SYMMETRIC OPTIC	LED	1	KBR8_LED_16C_700_40K_SYM_MVOLT.ies	2022	0.95	39

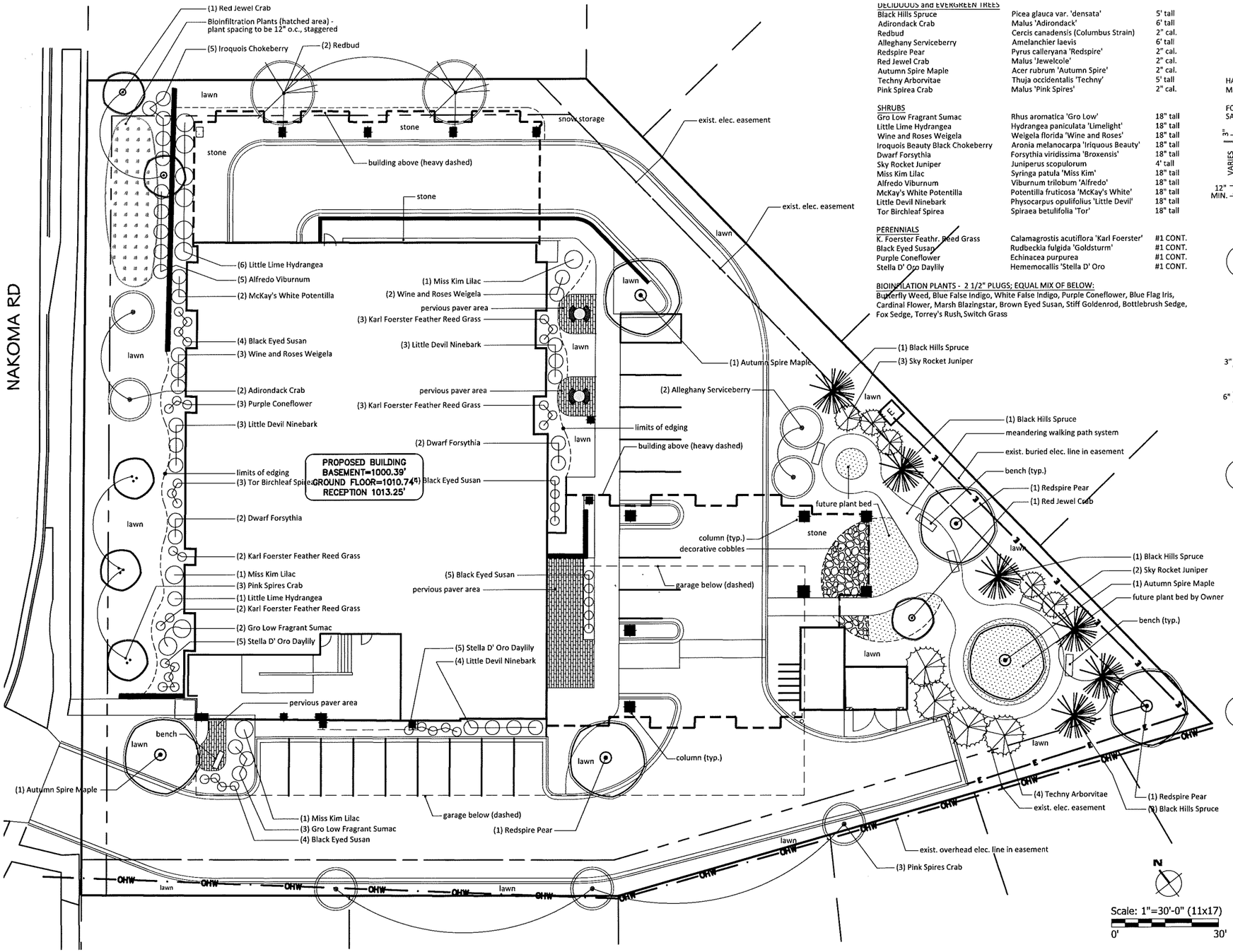
elan LIGHTING
Milwaukee Main Office
1634 W. Glendale Drive, Suite F
Milwaukee, WI 53209
Phone: 262-785-0344
Fax: 262-782-9155
Your Trusted Source for Innovative Lighting Solutions

OPP Nakoma - Madison site lighting

Designer

Date
9/9/2016
Scale
Not to Scale
Drawing No.

Summary



1 LANDSCAPE PLAN

Notes:

1. Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)

3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)

4. Unless otherwise indicated, plant beds to receive locally available, clean washed 1 ½" - 2 ½" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.

5. Perennials in mass bed plantings to be planted in staggered rows.

6. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.

7. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

DECIDUOUS and EVERGREEN TREES

Black Hills Spruce	Picea glauca var. 'densata'	5' tall
Adirondack Crab	Malus 'Adirondack'	6' tall
Redbud	Cercis canadensis (Columbus Strain)	2" cal.
Alleghany Serviceberry	Amelanchier laevis	6' tall
Redspire Pear	Pyrus calleryana 'Redspire'	2" cal.
Red Jewel Crab	Malus 'Jewelcole'	2" cal.
Autumn Spire Maple	Acer rubrum 'Autumn Spire'	2" cal.
Techny Arborvitae	Thuja occidentalis 'Techny'	5' tall
Pink Spirea Crab	Malus 'Pink Spires'	2" cal.

SHRUBS

Gro Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18" tall
Little Lime Hydrangea	Hydrangea paniculata 'Limelight'	18" tall
Wine and Roses Weigela	Weigela florida 'Wine and Roses'	18" tall
Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Iriquous Beauty'	18" tall
Dwarf Forsythia	Forsythia viridissima 'Broxensis'	18" tall
Sky Rocket Juniper	Juniperus scopulorum	4' tall
Miss Kim Lilac	Syringa patula 'Miss Kim'	18" tall
Alfredo Viburnum	Viburnum trilobum 'Alfredo'	18" tall
McKay's White Potentilla	Potentilla fruticosa 'McKay's White'	18" tall
Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	18" tall
Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	18" tall

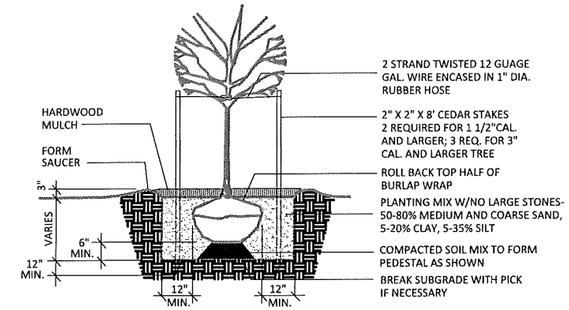
PERENNIALS

K. Foerster Feathr. Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT.
Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	#1 CONT.
Purple Coneflower	Echinacea purpurea	#1 CONT.
Stella D' Oro Daylily	Hememocallis 'Stella D' Oro	#1 CONT.

BIOINFILATION PLANTS - 2 1/2" PLUGS; EQUAL MIX OF BELOW:
Butterfly Weed, Blue False Indigo, White False Indigo, Purple Coneflower, Blue Flag Iris, Cardinal Flower, Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod, Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass

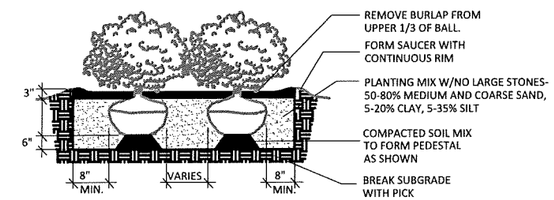
Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Proposed Qty.	Points
Overstory Deciduous Tree	2 1/2" cal.	35	8	280
Ornamental tree	1 1/2" cal.	15	11	165
Evergreen tree	5-6 feet tall	35	6	210
Shrub, deciduous	18" or 3 gal.	3	51	153
Shrub, evergreen	18" or 3 gal.	4	9	36
Ornamental grasses	18" or 3 gal.	2	15	30
Ornamental fence or wall	na	4 per 10 lf		
Total Proposed				874
Total Required				420



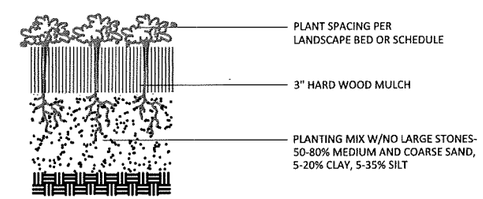
2 TREE PLANTING

NTS



3 SHRUB PLANTING

NTS



4 PERENNIAL PLANTING

NTS

Landscape Calculations and Distribution:

(a) One (1) landscape unit for each (300) sf developed area
Total sf of developed area = 24,567 sf
Developed area divided by (300) = 82 Landscape Units

(b) Within (IL) and (IG) districts, one (1) landscape unit for each (600) sf developed area
Total sf of developed area = NA
Developed area divided by (600) = NA Landscape Units

(c) One landscape unit = 5 landscape points
Landscape units (82) x 5 landscape points = 410 Total points Required

Development Frontage Landscaping:

Provide (1) Overstory Deciduous tree and five (5) shrubs per (30) lf of lot frontage
Existing Lot frontage = 228 lf
(8) trees required **(8) proposed
(38) shrubs required (38) proposed

**Note: Some Overstory Trees were substituted with Ornamental Trees to remain compliant with aerial apparatus Fire access requirements along Nakoma Rd.

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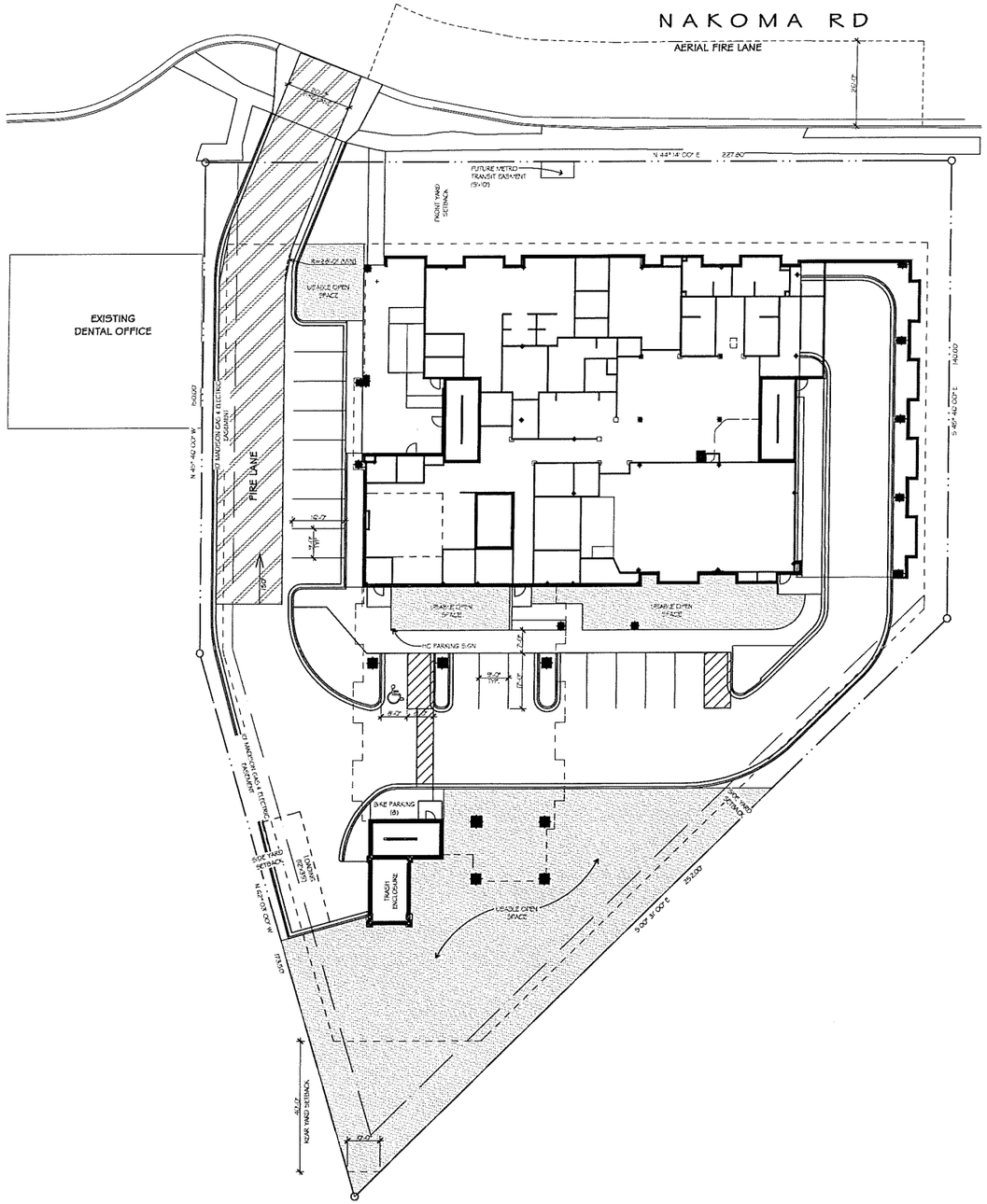
OAK PARK PLACE
NAKOMA
MADISON WISCONSIN

LANDSCAPE PLAN

Drawn By:	F. JOHNSON
Checked By:	R. JOHNSON
Date:	09/23/2014
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER
L100



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

PLAN NORTH

NORTH

ZONING SUMMARY

SITE ADDRESS:	4325 NAKOMA RD, MADISON WI
ZONING CLASSIFICATION:	SR-V1 SUBURBAN RESIDENTIAL VARRIED DISTRICT WP-10 WELLHEAD PROTECTION OVERLAY DISTRICT 10
FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	7'
REAR YARD SETBACK:	EQUAL TO BUILDING HEIGHT, MIN 40'
EXISTING SITE AREA	52,320 SF (1.20 ACRES)
MAXIMUM LOT COVERAGE	60%
ACTUAL LOT COVERAGE=	(31,282 SF) 59.79%
MAXIMUM BUILDING COVERAGE	50%
ACTUAL BUILDING COVERAGE=	(13,634 SF) 26.06%

PARKING STALLS:

MADISON ZONING CODE 28.141 ASSISTED LIVING, CONGREGATE CARE, SKILLED NURSING FACILITY	VEHICLE MAXIMUM - 1 PER DWELLING UNIT (ASSISTED LIVING UNITS) 21 MAX EXTERIOR PARKING STALLS (21 AL-UNITS) ACTUAL 18 EXTERIOR PARKING STALLS (AL + VISITOR PARKING) (1 HC VAN STALL) ACTUAL 27 INTERIOR PARKING STALLS (BASEMENT) (AL + EMPLOYEE PARKING) (1 HC STALL) (2 SMALL CAR STALLS)
	BICYCLE MINIMUM - 1 PER 4 UNITS + 1 PER 5 EMPLOYEES (74 UNITS ÷ 4 = 18.5) (27 EMP ÷5 = 5.4) 24 BIKE PARKING STALLS REQUIRED ACTUAL 8 EXTERIOR (AL + VISITOR) ACTUAL 16 INTERIOR SECURED) (AL + EMPLOYEE)

RESIDENT UNITS:

30	MEMORY CARE UNITS (CBRF)
33	SKILLED NURSING FACILITY UNITS (SNF)
21	ASSISTED LIVING UNITS (RCAC)
74	TOTAL RESIDENT UNITS

USEABLE OPEN SPACE:

74	RESIDENT UNITS		
X 150 S.F.	PER UNIT		
11,100 S.F.	REQUIRED		
11, 207 S.F.	ACTUAL OPEN USEABLE SPACE	9,853 S.F.	ON GRADE - OPEN USEABLE SPACE
		1,354 S.F.	BALCONIES + OFF PUBLIC SPACES - OPEN USEABLE SPACE

ZONING SUBMITTAL - NOT FOR CONSTRUCTION

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OAK PARK PLACE

OAK PARK PLACE NAKOMA

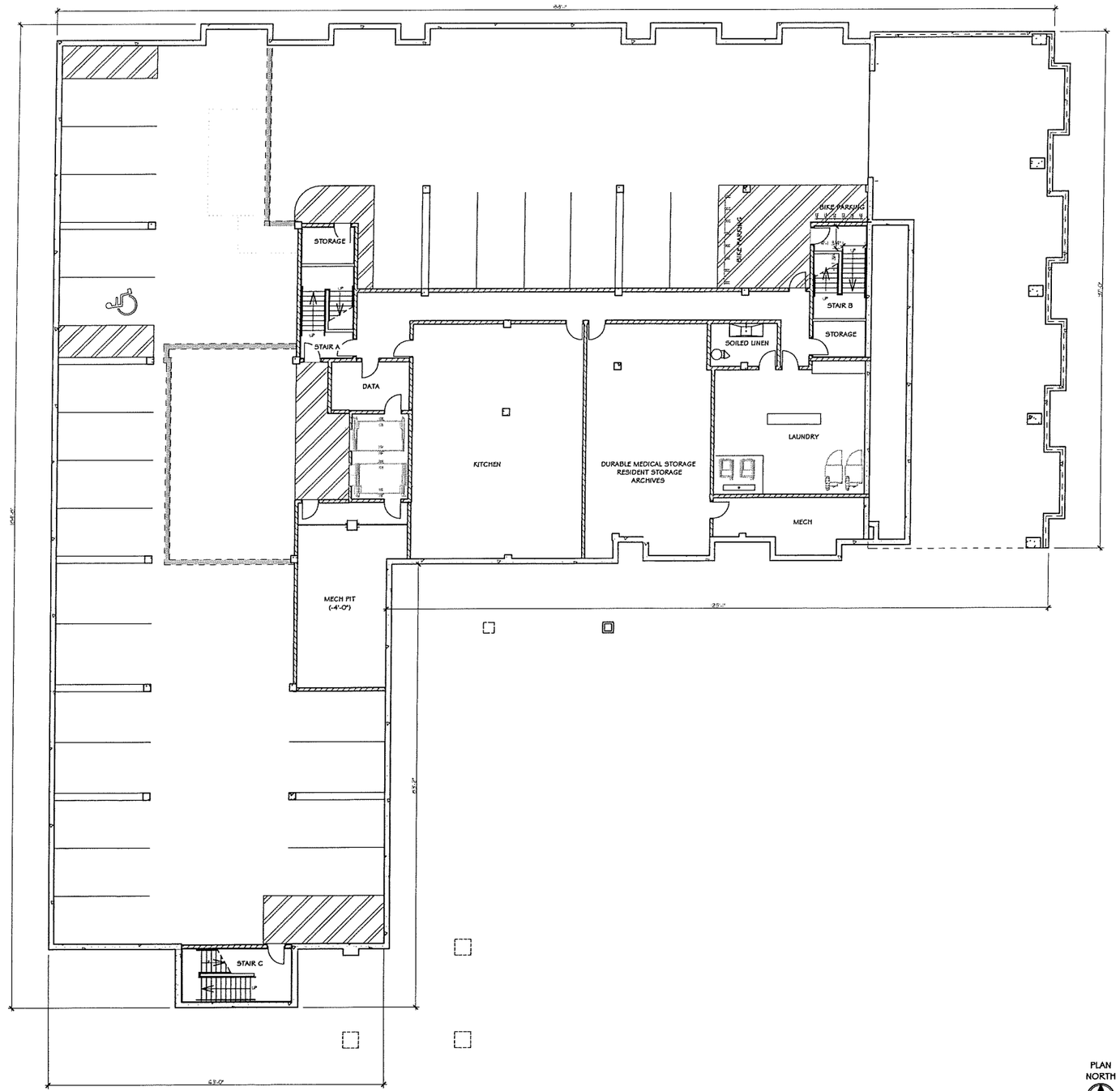
MADISON WISCONSIN

ARCHITECTURAL SITE PLAN

Drawn By:	ADCI STAFF
Checked By:	B.SERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER

AS.1



OVERALL BASEMENT PLAN

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

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OAK PARK PLACE

OAK PARK PLACE NAKOMA

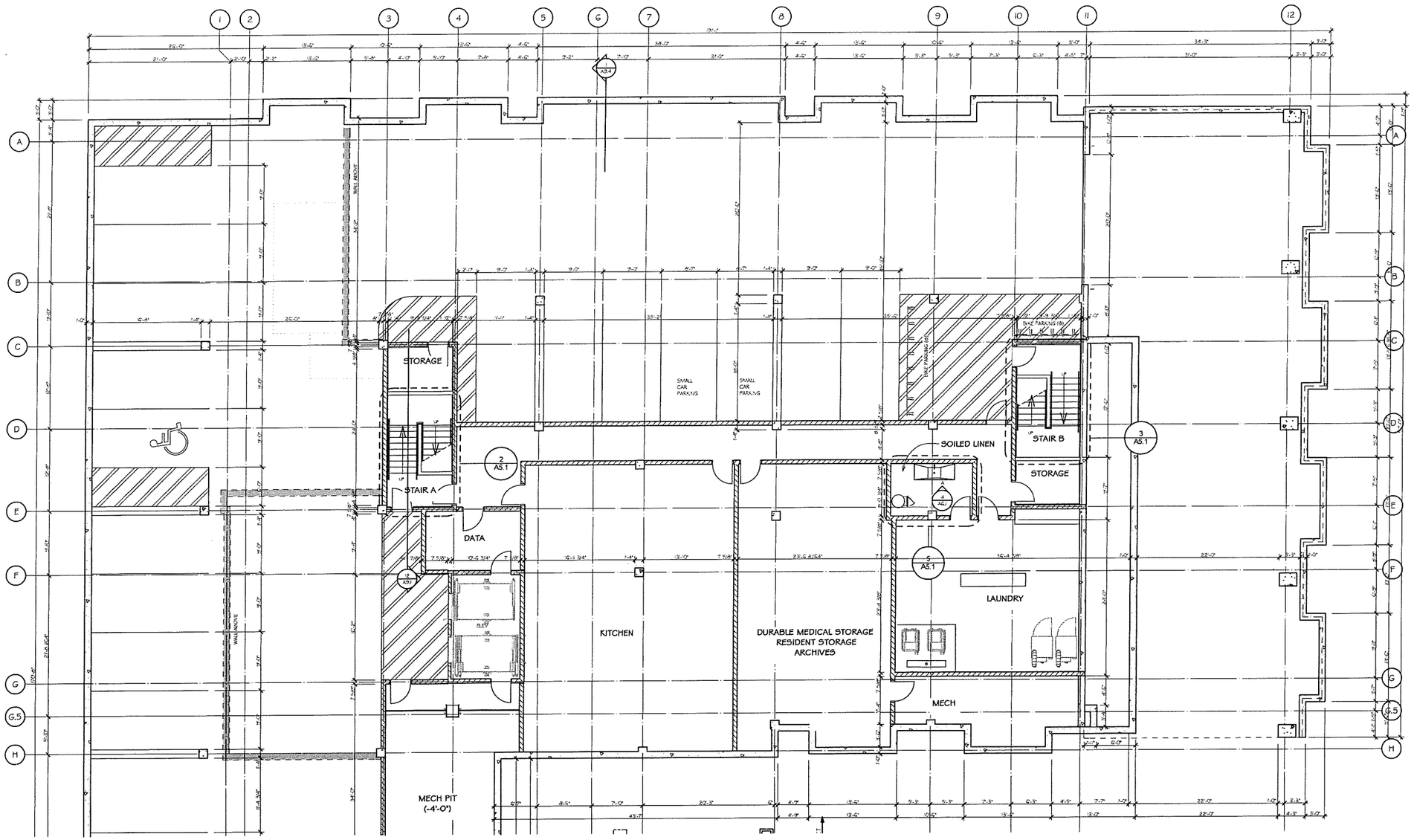
MADISON WISCONSIN

OVERAL BASEMENT PLAN

Drawn By:	ADCI STAFF
Checked By:	B.SERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER

A0.1



0 PARTIAL BASEMENT PLAN

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

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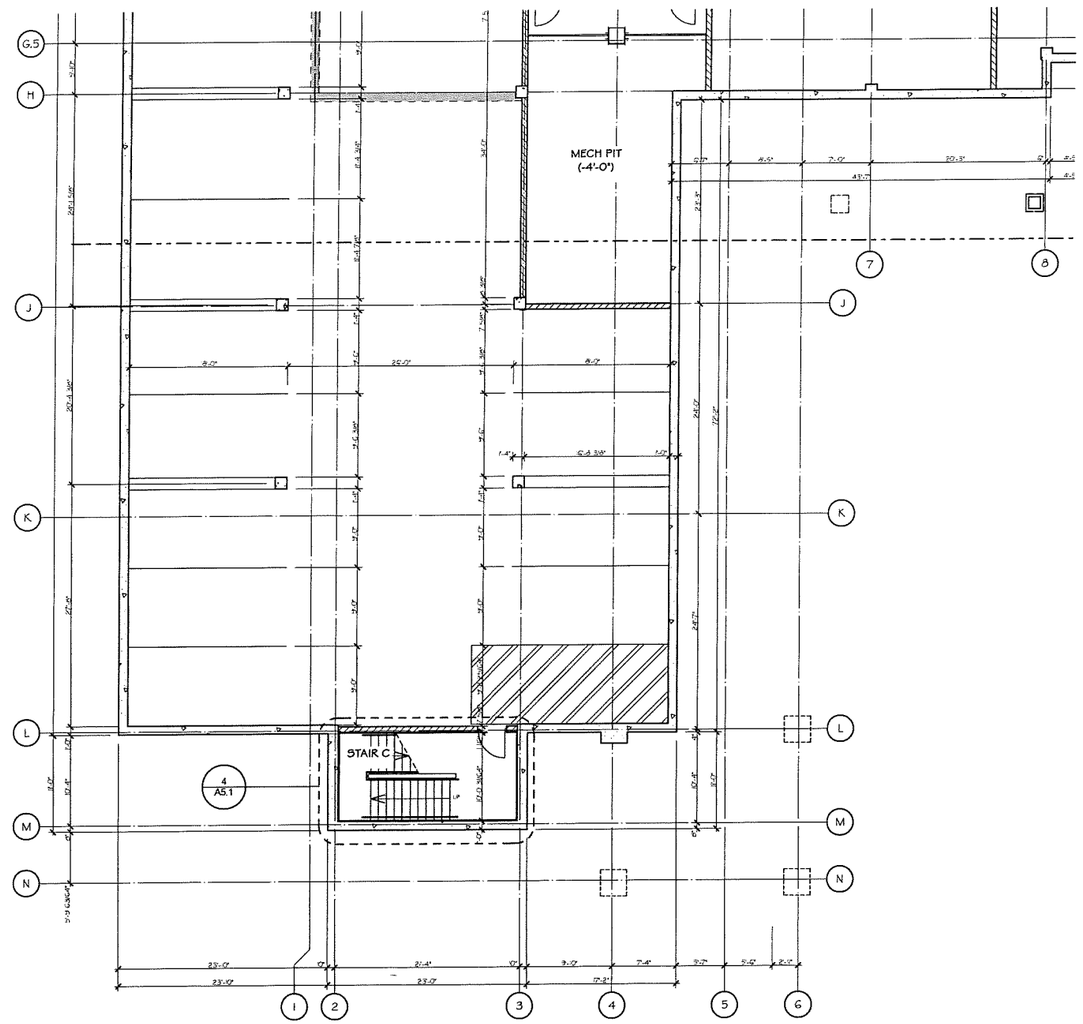
OAK PARK PLACE
OAK PARK PLACE NAKOMA

MADISON WISCONSIN

PARTIAL BASEMENT PLAN

Drawn By:	ADCI STAFF
Checked By:	BSERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER
A0.2



AO PARTIAL BASEMENT PLAN

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OAK PARK PLACE
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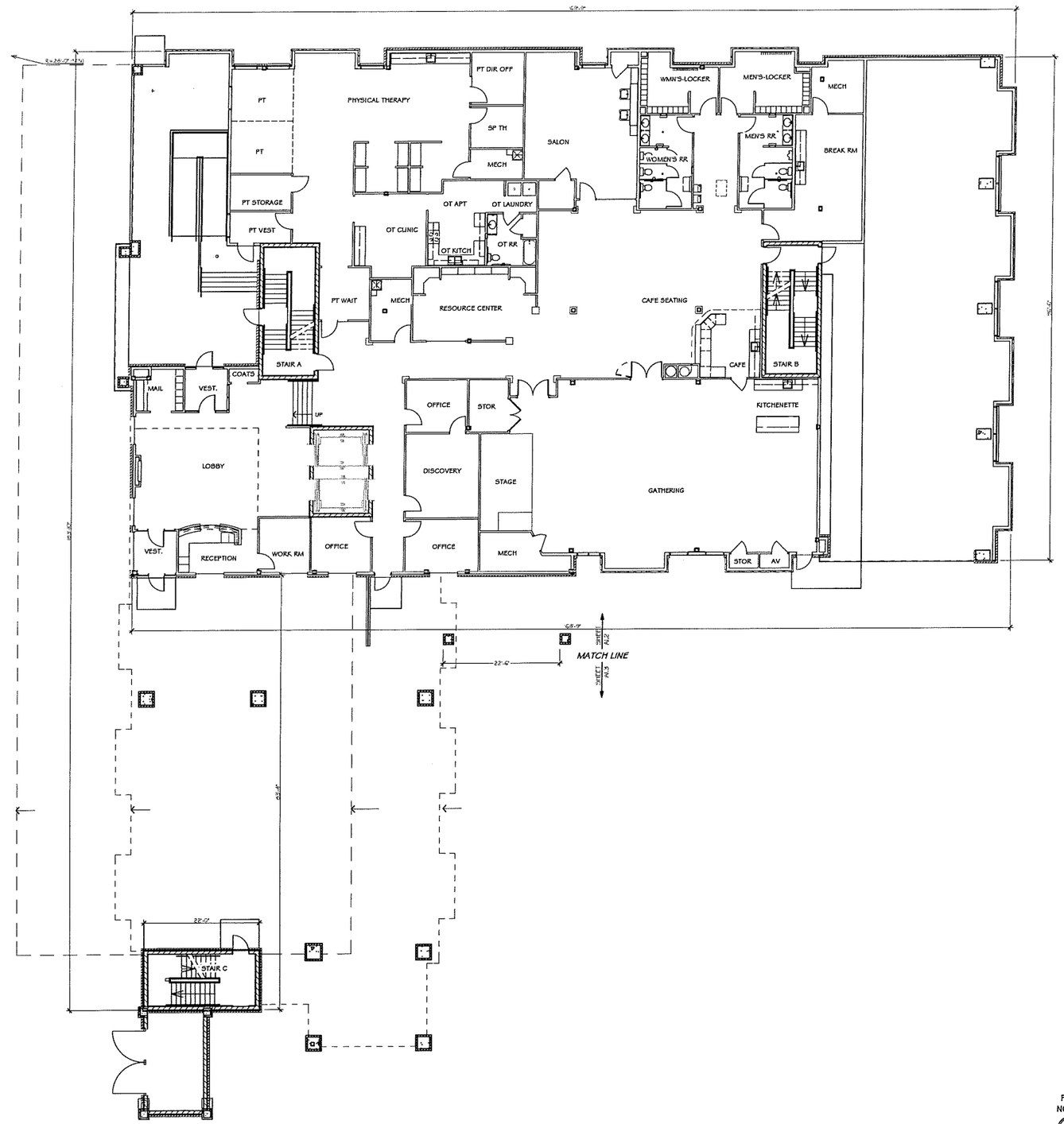
MADISON WISCONSIN

PARTIAL BASEMENT PLAN

Drawn By:	ADCI STAFF
Checked By:	B.SERVIN
Date:	03-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER

A0.3



PLAN NORTH

OVERALL GROUND FLOOR PLAN

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

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OAK PARK PLACE

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MADISON WISCONSIN

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Scale:	AS NOTED
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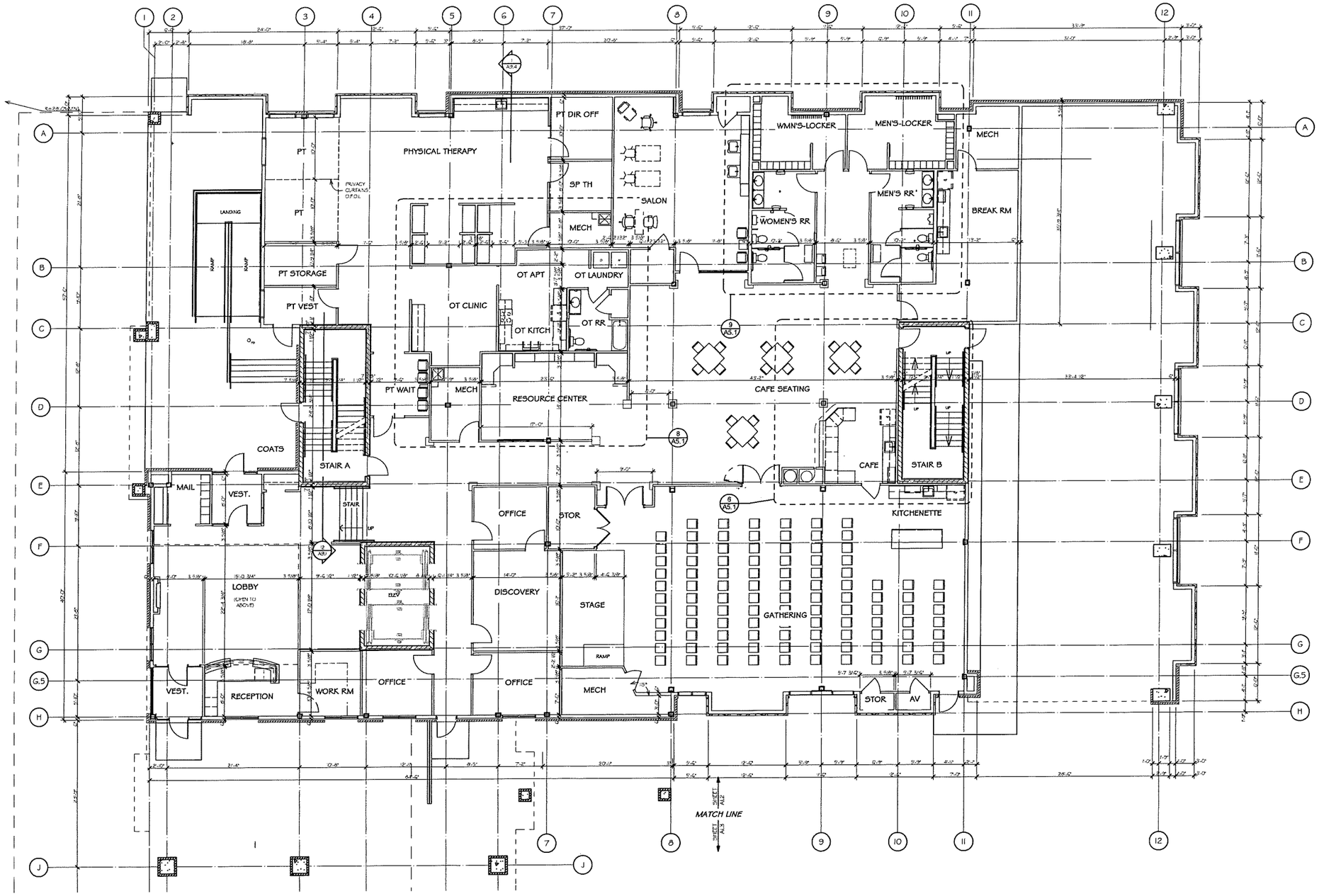

1 PARTIAL GROUND FLOOR PLAN

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PARTIAL GROUND FLOOR PLAN

Drawn By:	ADCI STAFF
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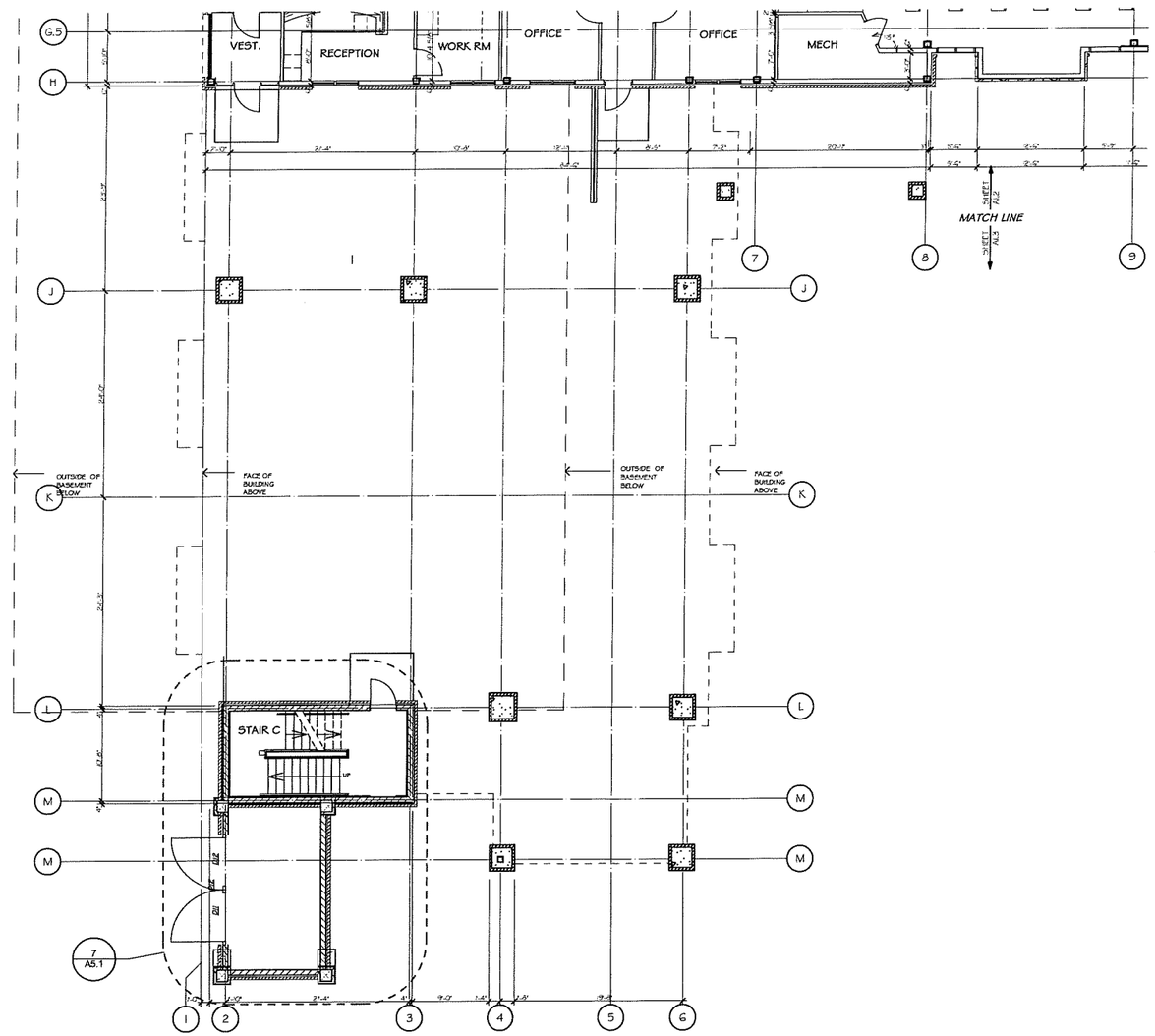
Job Number:	14-010

SHEET NUMBER
A1.2

Wednesday, September 21, 2016 9:21 AM BIM Server LOTEAU01 - BIM Server 15/14-013 OPP Nakoma



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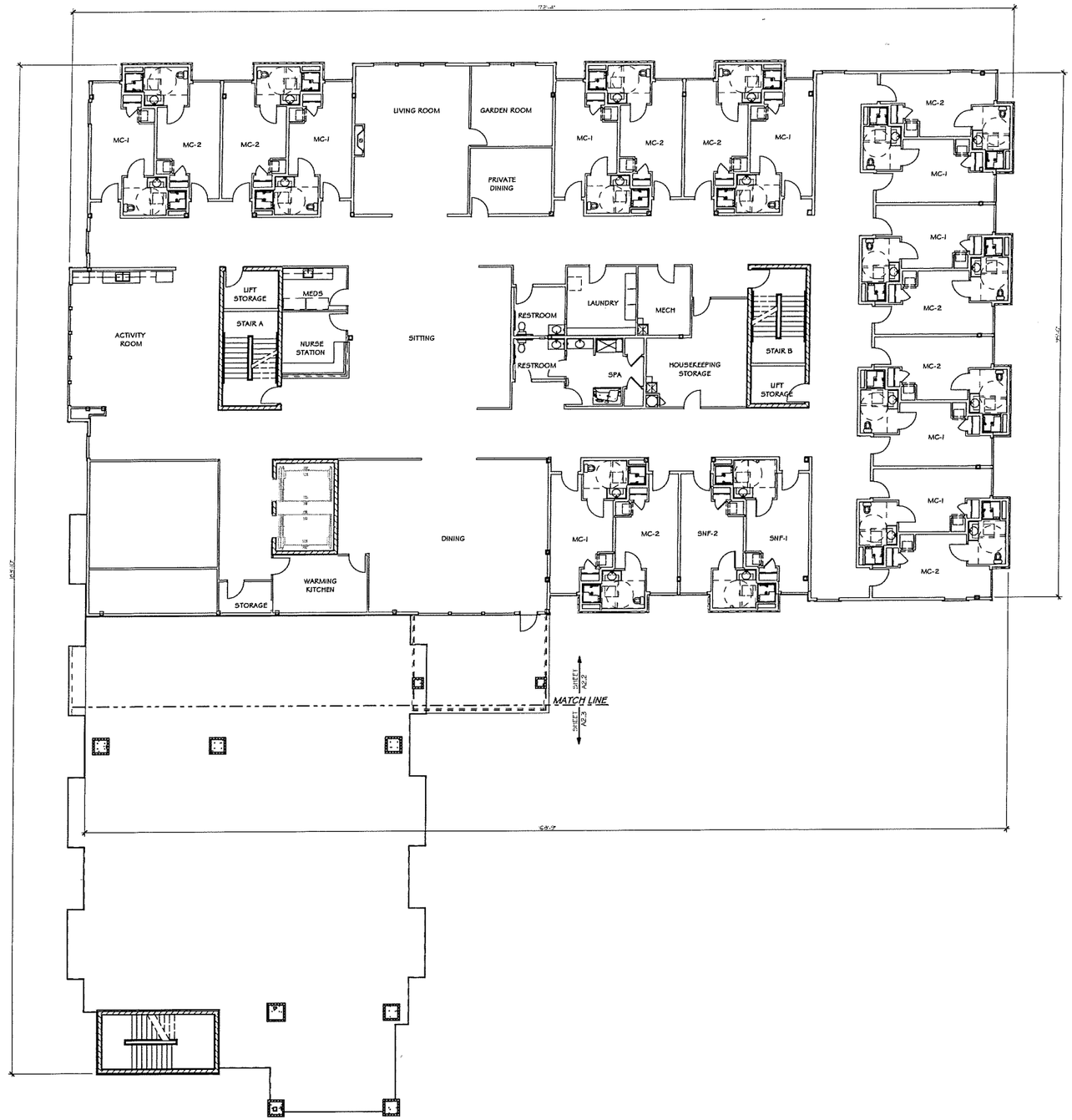

PLAN NORTH

OVERALL FIRST FLOOR PLAN

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

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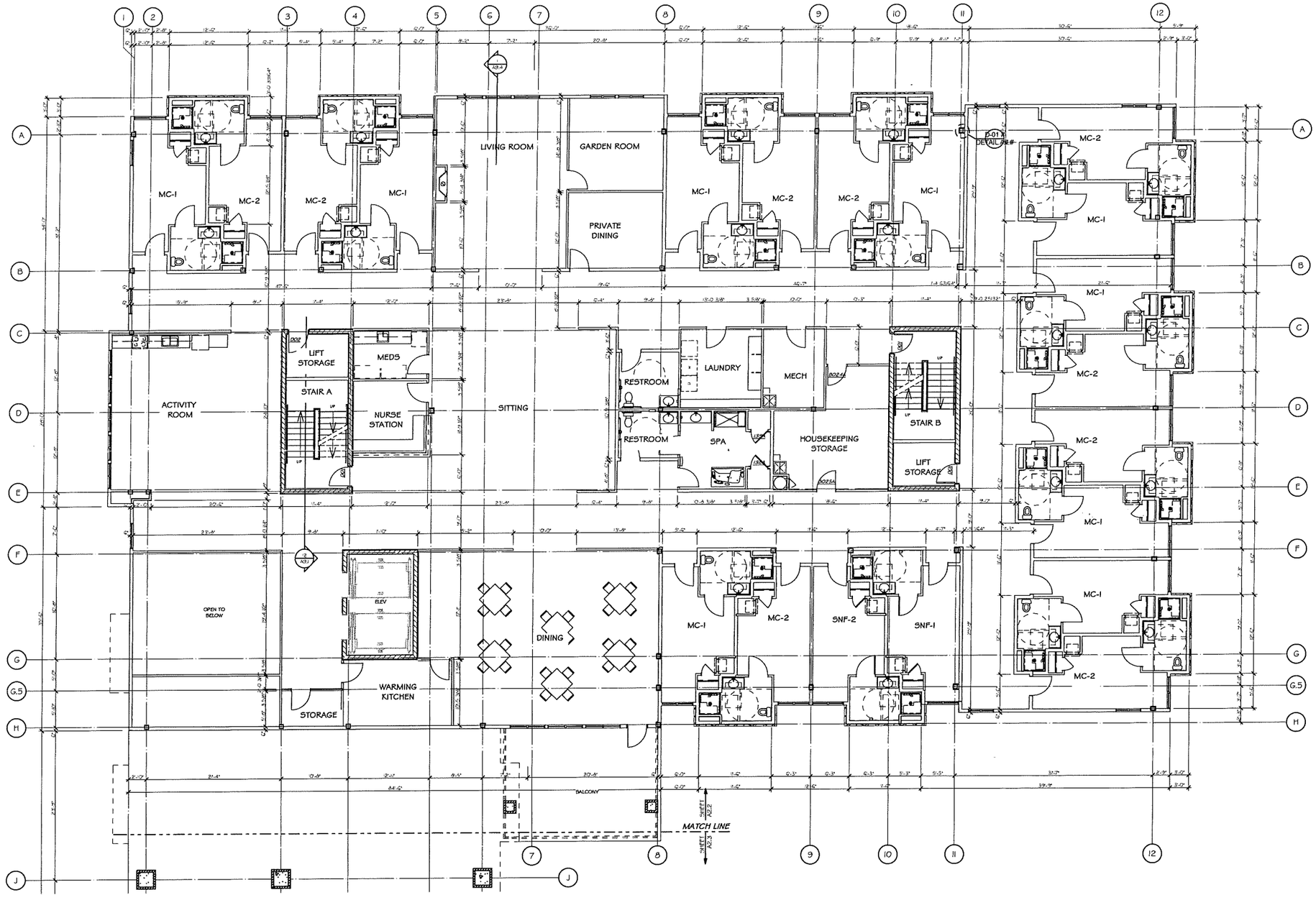
SHEET NUMBER
A2.1



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PARTIAL FIRST FLOOR PLAN

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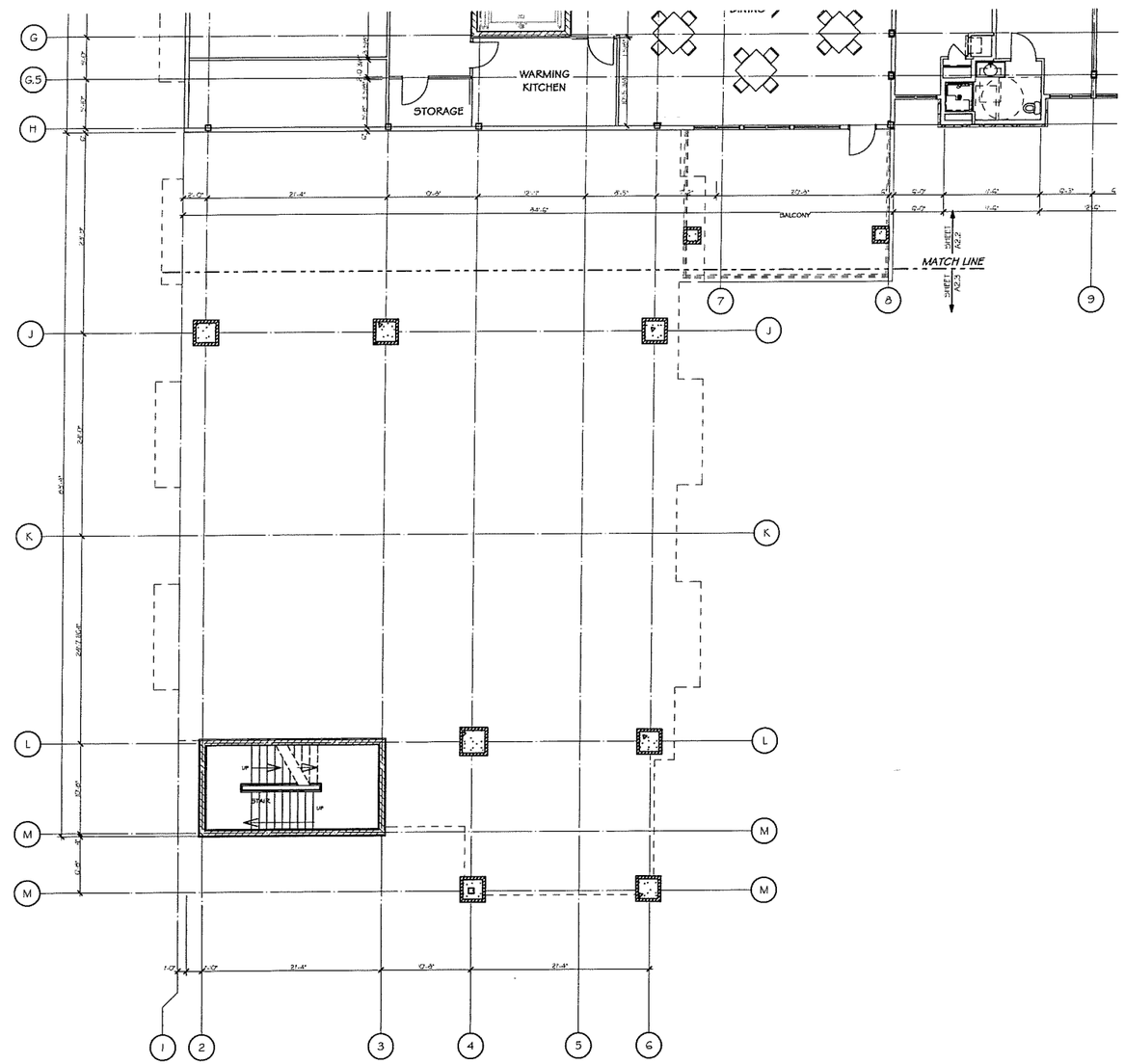
A2.2



1 PARTIAL FIRST FLOOR PLAN

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MADISON WISCONSIN

PARTIAL FIRST FLOOR PLAN

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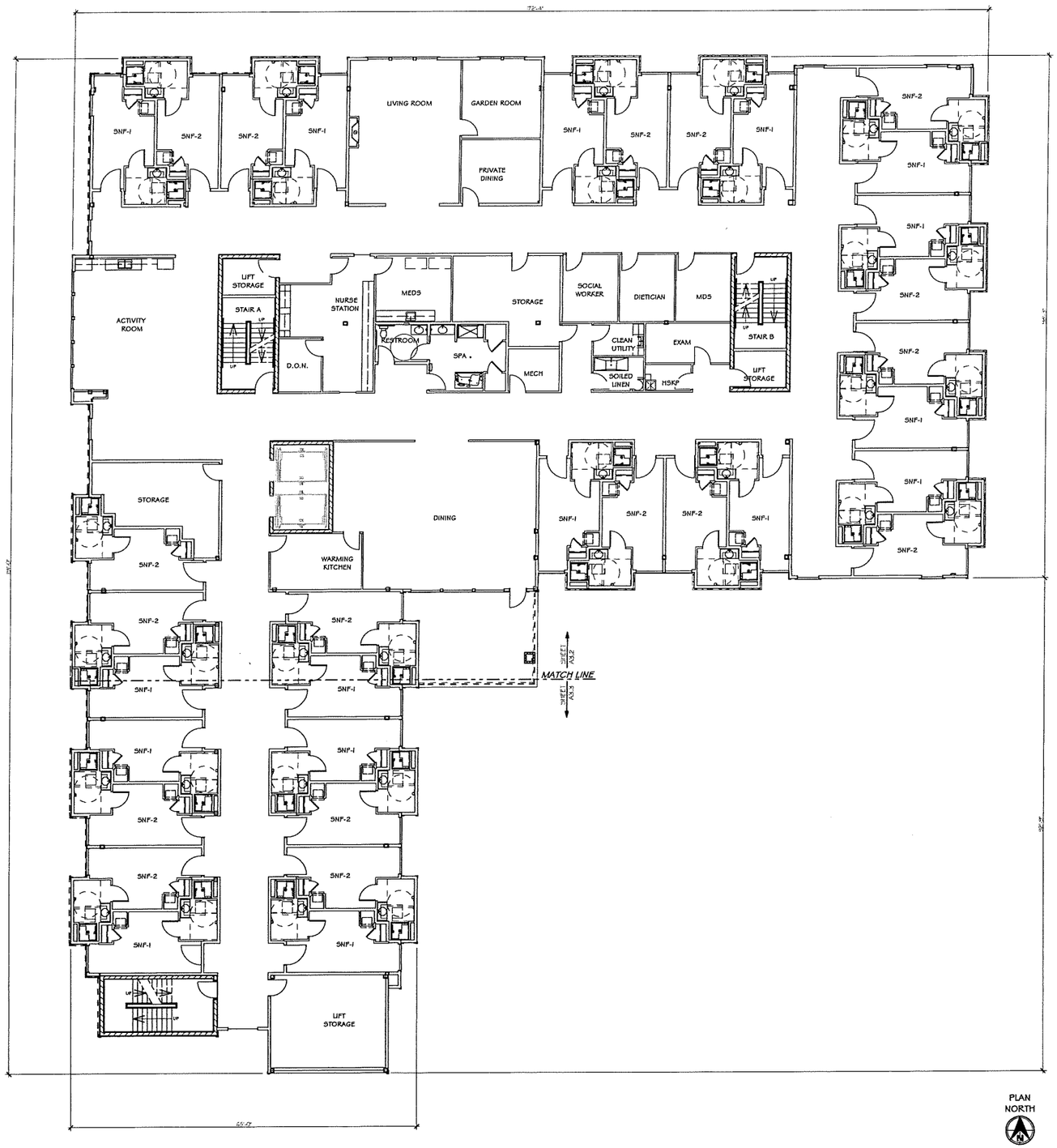
SHEET NUMBER

A2.3



OVERALL SECOND FLOOR PLAN

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

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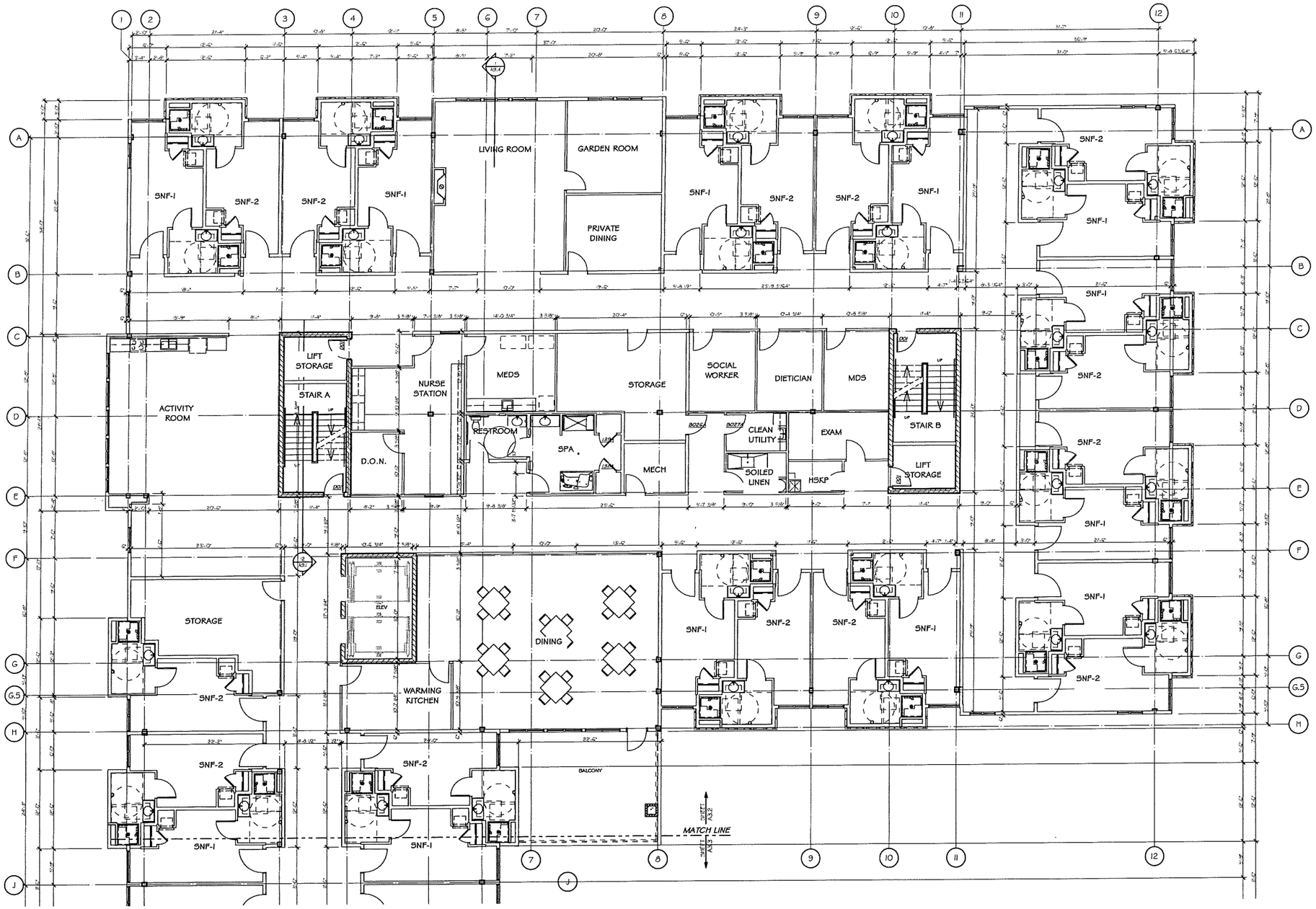
MADISON WISCONSIN

OVERALL SECOND FLOOR PLAN

Drawn By:	ADCI STAFF
Checked By:	B.SERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER
A3.1



PARTIAL SECOND FLOOR PLAN

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

ZONING SUBMITTAL - NOT FOR CONSTRUCTION

REVISION:

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

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OAK PARK PLACE
OAK PARK PLACE NAKOMA
MADISON WISCONSIN

PARTIAL SECOND FLOOR PLAN

Drawn By:	ADCI STAFF
Checked By:	BJERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER
A3.2

1 PARTIAL SECOND FLOOR PLAN

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

ZONING SUBMITTAL - NOT FOR CONSTRUCTION

REVISION

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OAK PARK PLACE

OAK PARK PLACE NAKOMA

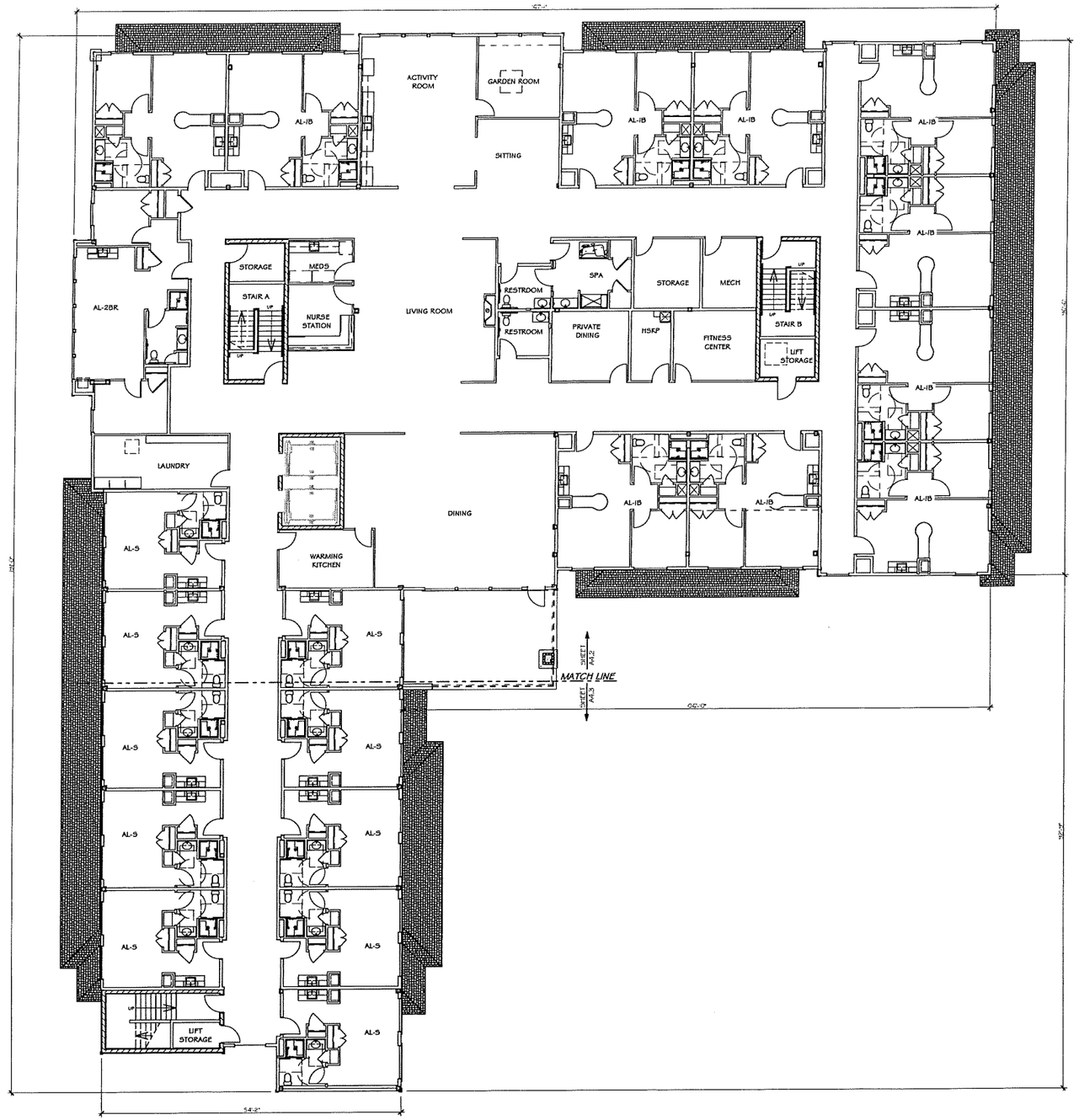
MADISON WISCONSIN

PARTIAL SECOND FLOOR PLAN

Drawn By:	ADCI STAFF
Checked By:	B.SERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER

A3.3



OVERALL THIRD FLOOR PLAN

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

PLAN NORTH

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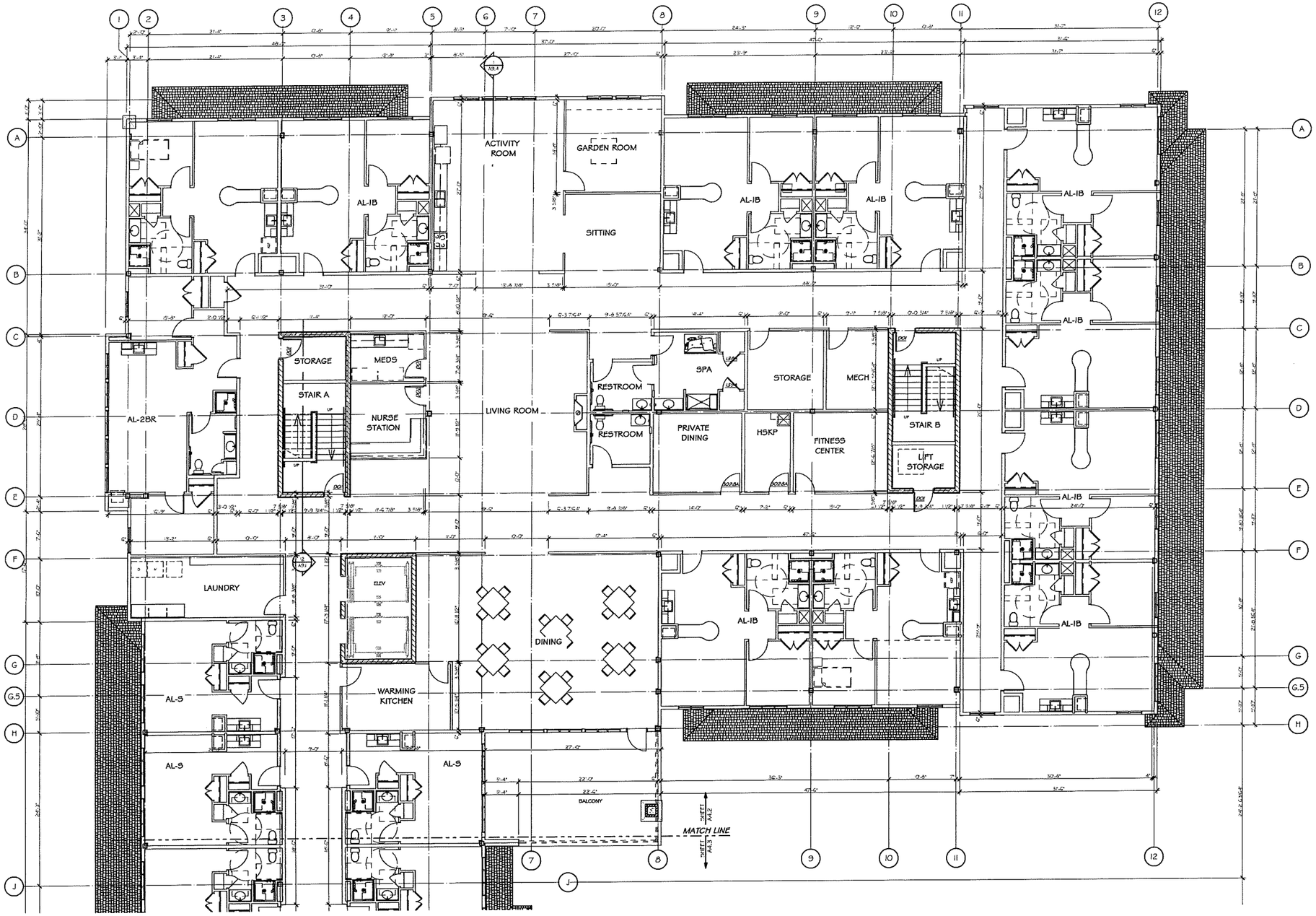
OAK PARK PLACE
OAK PARK PLACE NAKOMA
MADISON WISCONSIN

OVERALL THIRD FLOOR PLAN

Drawn By:	ADCI STAFF
Checked By:	B.SERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER
A4.1



PARTIAL THIRD FLOOR PLAN

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

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OAK PARK PLACE

OAK PARK PLACE NAKOMA

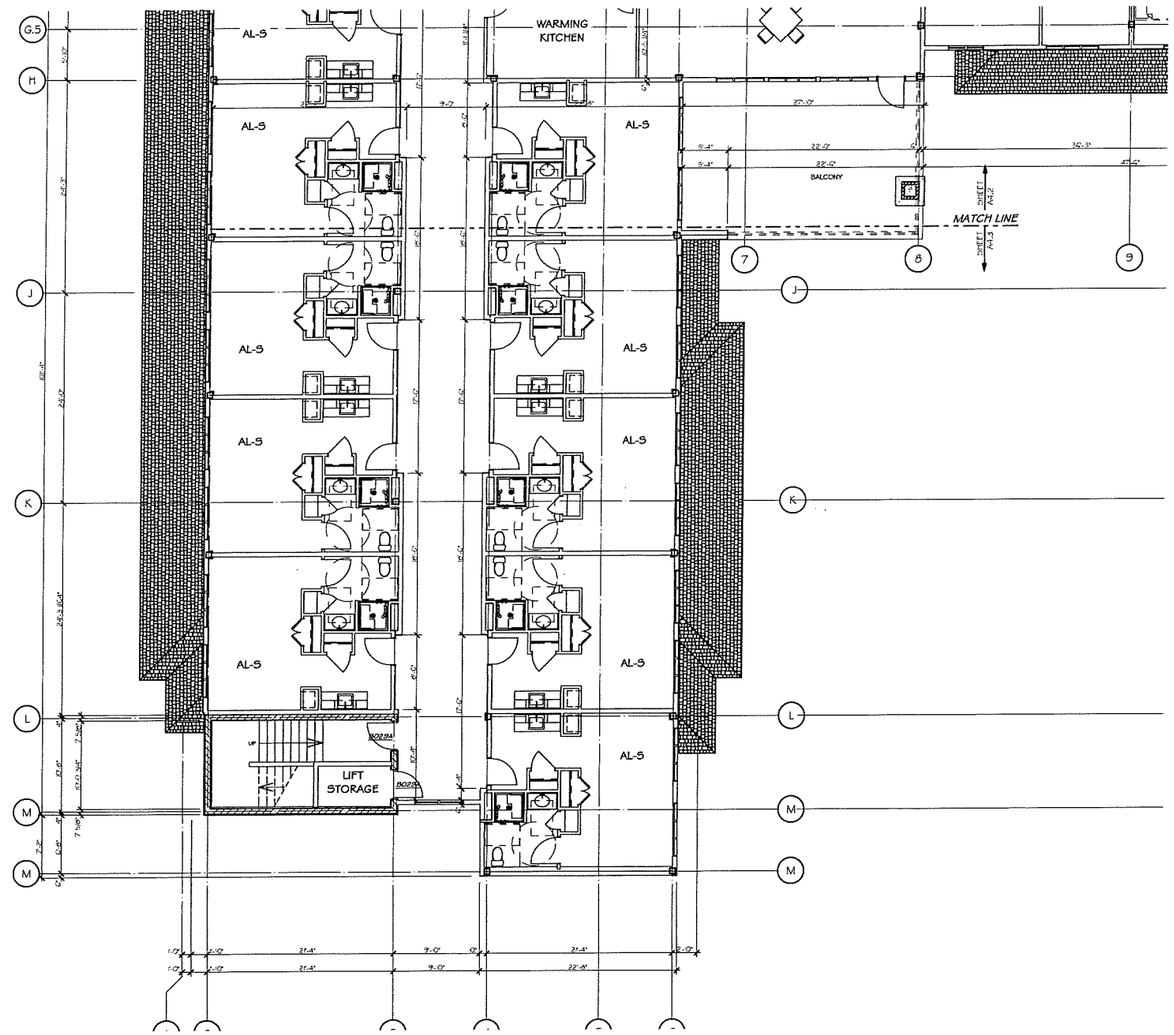
MADISON WISCONSIN

PARTIAL THIRD FLOOR PLAN

Drawn By:	ADCI STAFF
Checked By:	BJBERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER

A4.2



1 PARTIAL THIRD FLOOR PLAN

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

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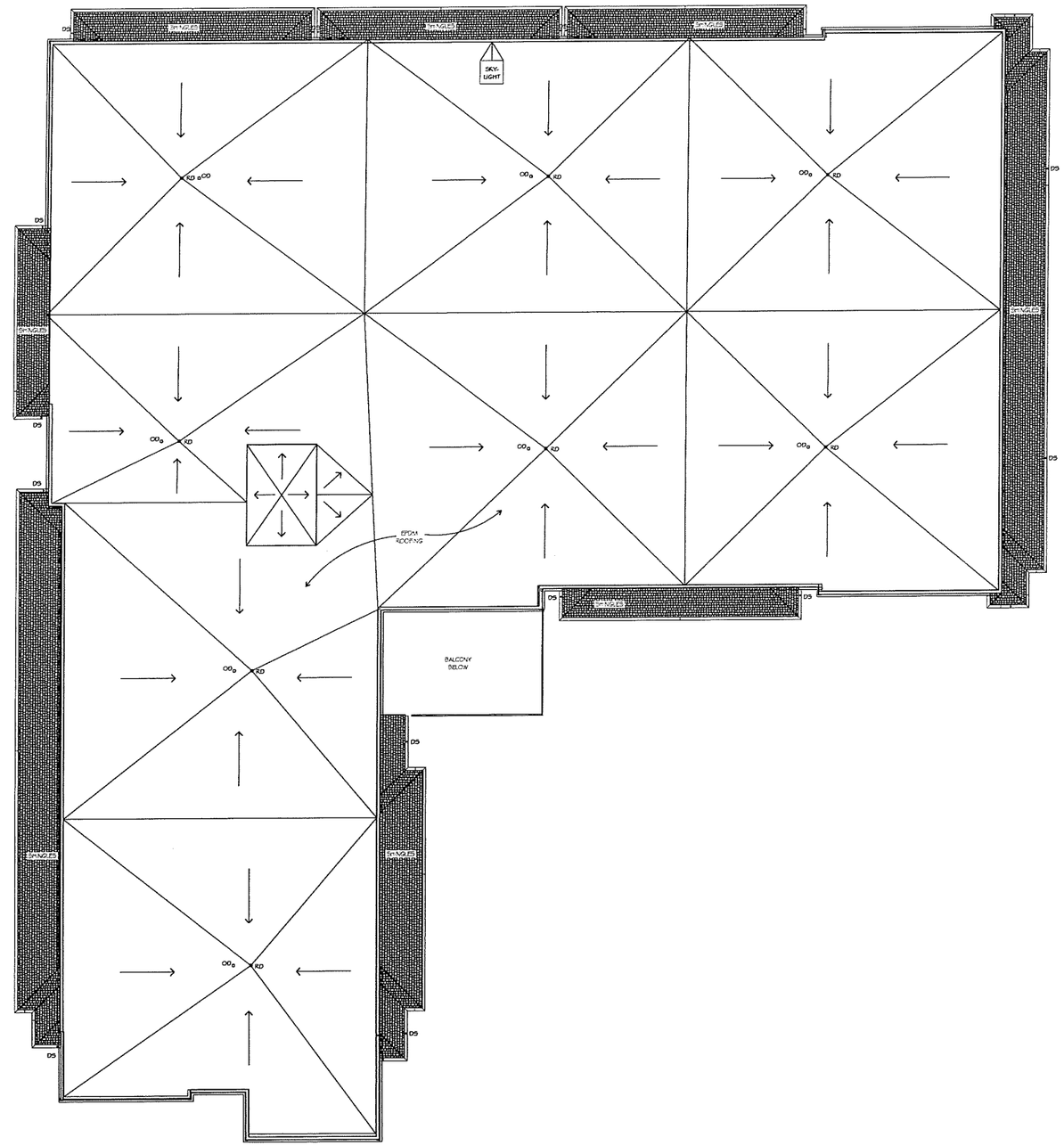
OAK PARK PLACE
OAK PARK PLACE NAKOMA
MADISON WISCONSIN

PARTIAL THIRD FLOOR PLAN

Drawn By: ADCI STAFF
Checked By: B.SERVIN
Date: 09-20-2016
Scale: AS NOTED
Job Number: 14-010

SHEET NUMBER
A4.3



1 OVERALL ROOF PLAN

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

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OAK PARK PLACE

OAK PARK PLACE NAKOMA

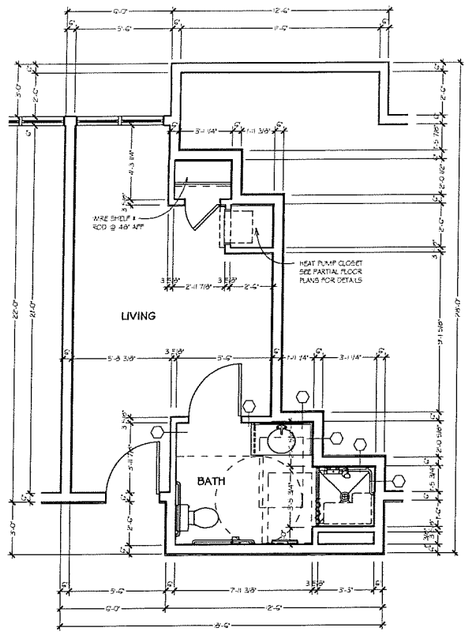
MADISON WISCONSIN

ROOF PLAN

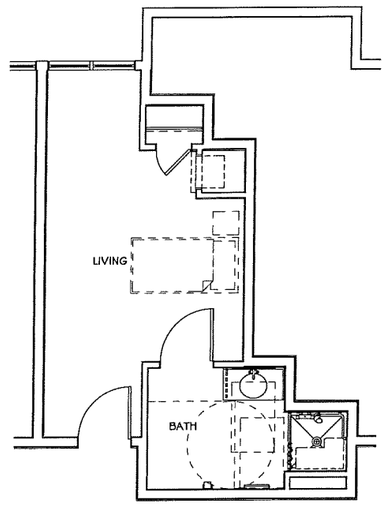
Drawn By: ADCI STAFF
Checked By: B.SERVIN
Date:
Scale: AS NOTED
Job Number: 14-010

SHEET NUMBER

A4.4



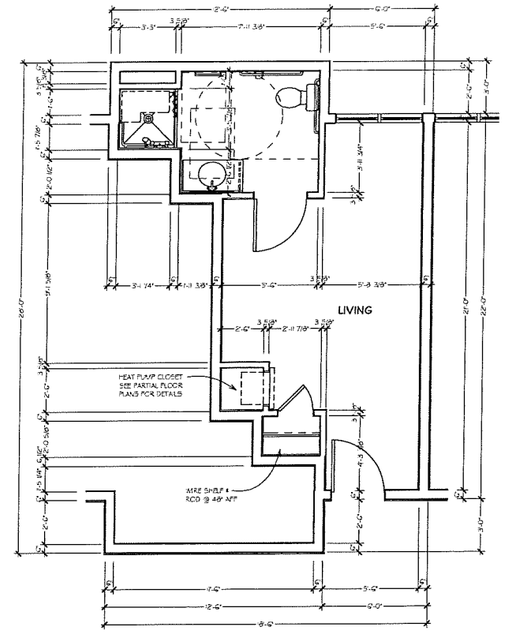
(ARCHITECTURAL)



(FF&E)

1 MC-1 MEMORY CARE UNIT

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



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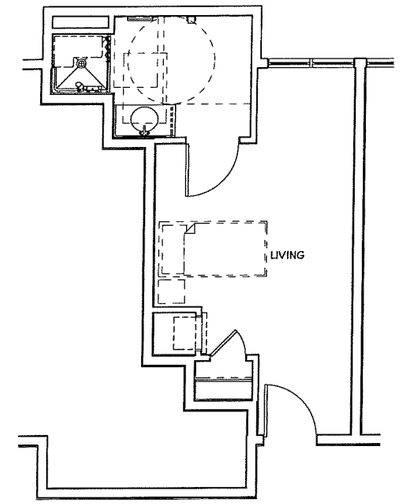
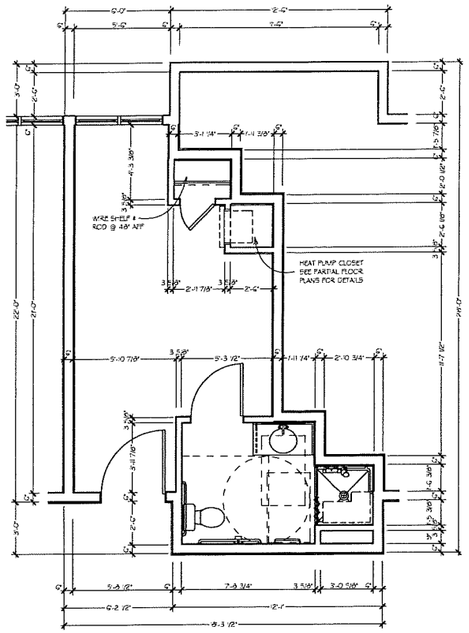


(FF&E)

2 MC-2 MEMORY CARE UNIT

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



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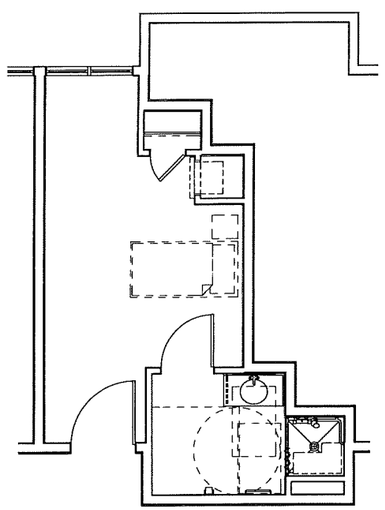
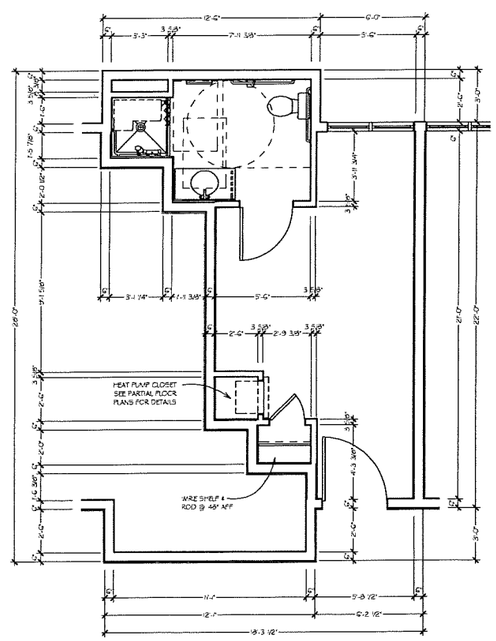


(FF&E)

3 SNF-1 SKILLED NURSING UNIT

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



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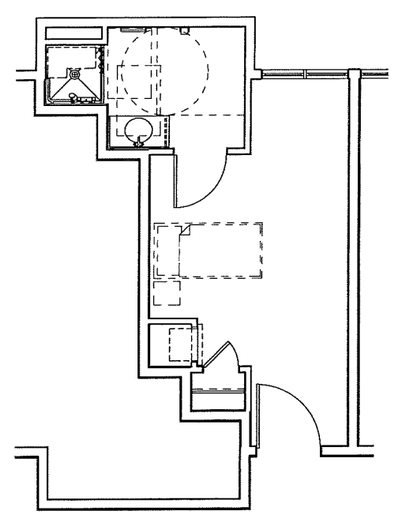

(FF&E)

4 SNF-2 SKILLED NURSING UNIT

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

UNIT MATRIX			
	UNIT NO.	UNIT DESCRIPTION	QTY.
THIRD FLOOR			
		AL-1B	9
		AL-2ER	1
		AL-3	10
			20
SECOND FLOOR			
		MC-2	1
		SNF-1	16
		SNF-2	17
			34
FIRST FLOOR			
		MC-1	9
		MC-2	9
		SNF-1	1
		SNF-2	1
			20
			74

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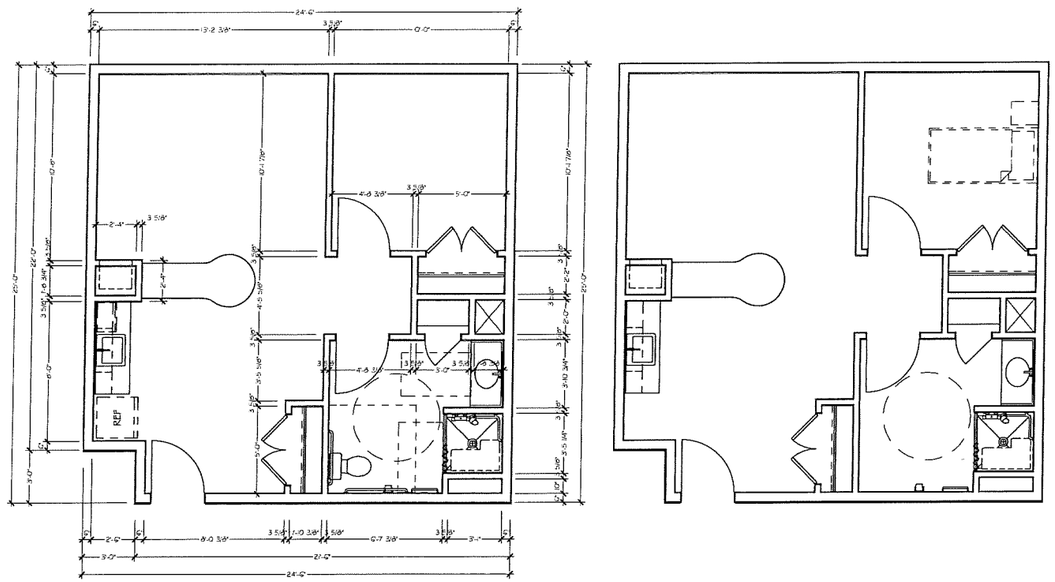
OAK PARK PLACE
OAK PARK PLACE NAKOMA
MADISON WISCONSIN

UNIT PLANS

Drawn By:	ADCI STAFF
Checked By:	B.SERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

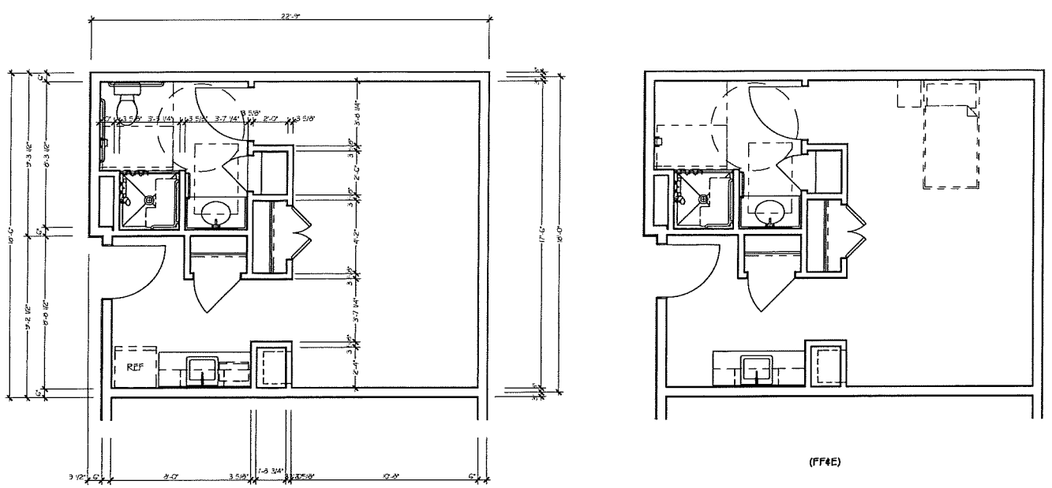
SHEET NUMBER
A7.1



(ARCHITECTURAL) (FF&E)

1 ASSISTED LIVING I BEDROOM

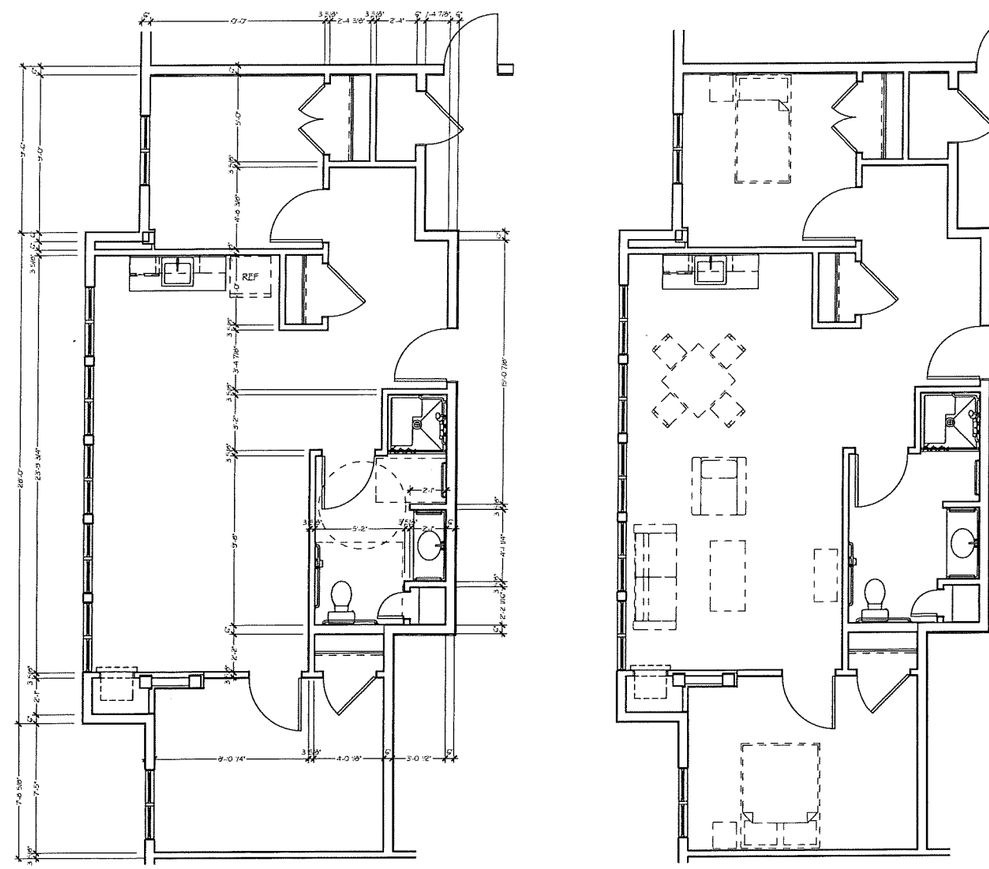
SCALE: 1/4" = 1'-0"



(ARCHITECTURAL) (FF&E)

2 ASSISTED LIVING STUDIO

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



(ARCHITECTURAL) (FF&E)

3 ASSISTED LIVING I BEDROOM

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

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OAK PARK PLACE
OAK PARK PLACE NAKOMA
MADISON WISCONSIN

UNIT PLANS

Drawn By:	ADCI STAFF
Checked By:	BSERVIN
Date:	09-20-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER
A7.2

ELEVATION KEY NOTES

1. ASPHALT SHINGLES
2. COMPOSITE WOOD FASCIA - COLOR: PEBBLE STONE CLAY
3. RETAINING WALL: SPLIT FACE LANDSCAP
4. COMPOSITE WOOD TRIM - COLOR: PEBBLE STONE CLAY
5. STONE SILL
6. STONE VENEER - CULTURE STONE: TBD
7. GUARDRAIL
8. COMPOSITE WOOD LAP SIDING - COLOR: PEBBLE STONE CLAY
9. COMPOSITE WOOD LAP SIDING - COLOR: SANDSTONE
10. COMPOSITE FREEZE BOARD - COLOR: PEBBLE STONE CLAY
11. CONT RIDGE VENT
12. METAL LOUVER
13. TRASH ENCLOSURE

AVERAGE EXISTING MIDPOINT GRADE = 1013.90 = 100'-7 3/4"

MAX BUILDING HEIGHT= 40' = 140'-7 3/4"

NORTH ELEVATION

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

SOUTH ELEVATION

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

Thursday, November 03, 2016 1:09 PM C:\Users\savyn.ADCI\Desktop\Nakoma 14-010 OPP Nakoma 2016-10-28.rvt

REVISION:

PRELIMINARY PLANS NOT FOR CONSTRUCTION

ADCI Architectural Design Consultants, Inc.
5100 Eastpark Blvd. • Suite 310
Madison, WI 53718
Phone: (608) 254-6181 Fax: (608) 254-2139

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OAK PARK PLACE

OAK PARK PLACE NAKOMA

MADISON WISCONSIN

ELEVATIONS

Drawn By:	ADCI STAFF
Checked By:	B SIMPSON
Date:	11-04-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER

A9.1

EAST ELEVATION

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

WEST ELEVATION

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

PRELIMINARY PLANS NOT FOR CONSTRUCTION

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OAK PARK PLACE

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MADISON WISCONSIN

ELEVATIONS

Drawn By:	ADCI STAFF
Checked By:	B.SIMPSON
Date:	11-04-2016
Scale:	AS NOTED
Job Number:	14-010

SHEET NUMBER

A9.2

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North Elevation

West Elevation

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Oak Park Place

Nakoma

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South Elevation

East Elevation

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Oak Park Place

Nakoma

14-010 11-04-2016

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