

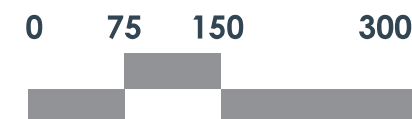
LEGEND

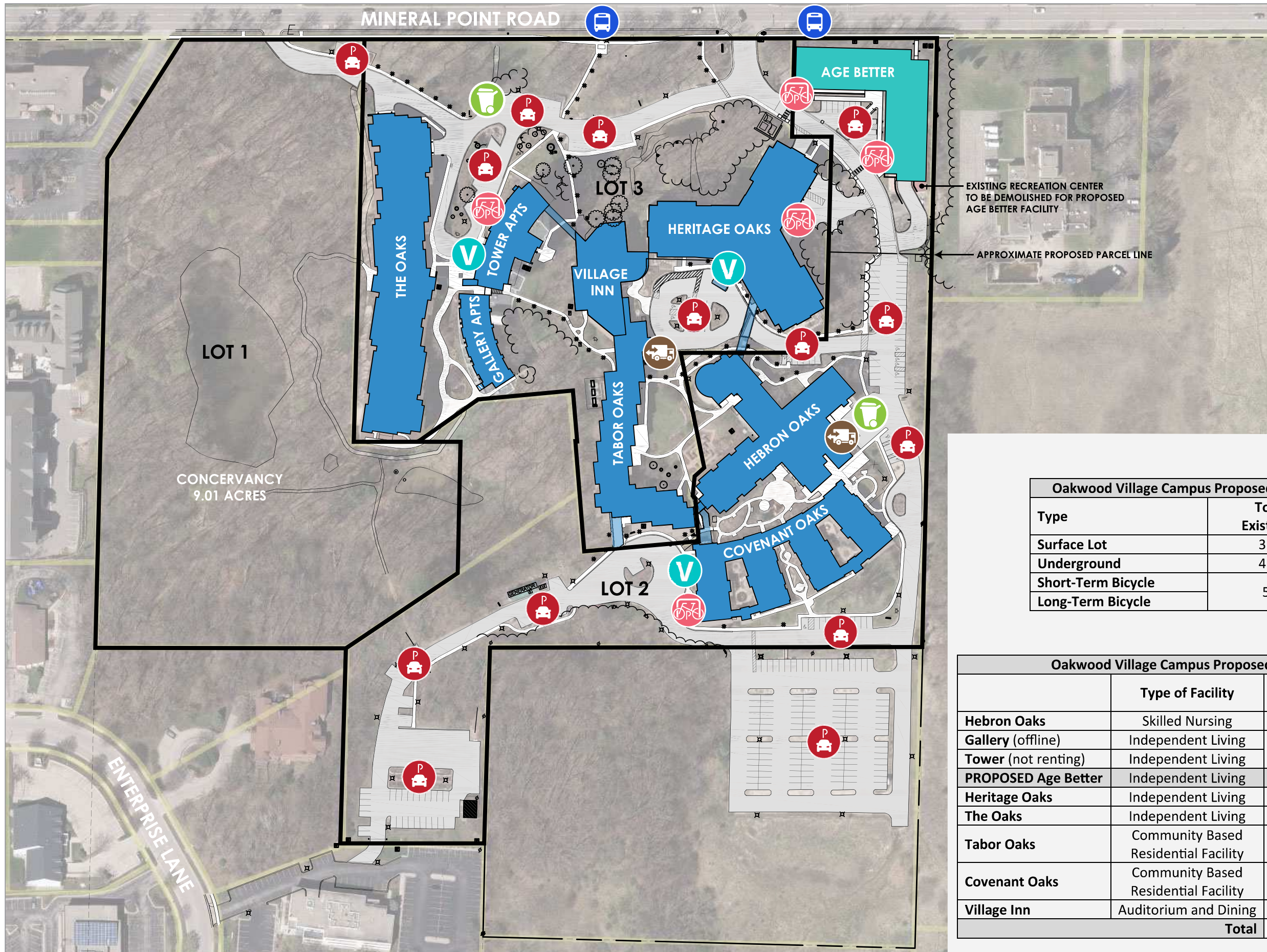
- BIKE PARKING AREA
- VEHICLE PARKING AREA
- BUS SHELTER
- VISITOR ENTRANCE
- LOADING AREA
- TRASH ENCLOSURE

LAND AREA (LOTS 1-3) • 27.39 ACRES / 1,193,108 SF
 BUILDING COVERAGE • 184,882 SF / 15.5%
 IMPERVIOUS AREA • 417,690 SF / 35.0%
 OPEN SPACE • 775,418 SF / 65.0%

Oakwood Village Campus Existing GDP Parking Summary	
Type	Total Number of Spaces Existing
Surface Lot	310
Underground	417
Short-Term Bicycle	53
Long-Term Bicycle	

Oakwood Village Campus Existing GDP Building Summary				
	Type of Facility	Total Gross Floor Area	Total Units/Beds	Current Occupied Units
Hebron Oaks	Skilled Nursing	89,000 square-foot	70 beds	46
Gallery (offline)	Independent Living	170,940 square-foot	56 units	0
Tower (not renting)	Independent Living		147 units	52
Heritage Oaks	Independent Living	442,530 square-foot	125 units	116
The Oaks	Independent Living	235,760 square-foot	90 units	87
Tabor Oaks	Community Based Residential Facility	60,880 square-foot	60 beds	40
Covenant Oaks	Community Based Residential Facility	50,960 square-foot	40 beds	38
Village Inn	Auditorium and Dining	23,450 square-foot	N/A	N/A
Recreation Center (to be demolished)	N/A	4,500 square-foot	N/A	N/A
Total		1,078,020 square-foot	588	379





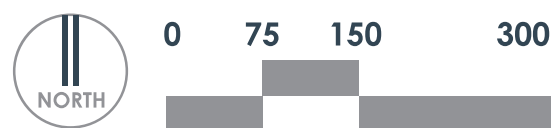
LEGEND

- BIKE PARKING AREA
- VEHICLE PARKING AREA
- BUS SHELTER
- VISITOR ENTRANCE
- LOADING AREA
- TRASH ENCLOSURE

LAND AREA (LOTS 1-3) • 27.39 ACRES / 1,193,108 SF
 BUILDING COVERAGE • 201,490 SF / 16.9%
 IMPERVIOUS AREA • 434,178 SF / 36.4%
 OPEN SPACE • 758,930 SF / 63.6%

Type	Total Number of Spaces		Total
	Existing	Proposed	
Surface Lot	310	11	321
Underground	417	63	480
Short-Term Bicycle	53	16	140
Long-Term Bicycle		71	

	Type of Facility	Total Gross Floor Area	Total Units/Beds	Current Occupied Units
Hebron Oaks	Skilled Nursing	89,000 square-feet	70 beds	46
Gallery (offline)	Independent Living	170,940 square-feet	56 units	0
Tower (not renting)	Independent Living		147 units	52
PROPOSED Age Better	Independent Living	105,291 square-feet	77 units	N/A
Heritage Oaks	Independent Living	442,530 square-feet	125 units	116
The Oaks	Independent Living	235,760 square-feet	90 units	87
Tabor Oaks	Community Based Residential Facility	60,880 square-feet	60 beds	40
Covenant Oaks	Community Based Residential Facility	50,960 square-feet	40 beds	38
Village Inn	Auditorium and Dining	23,450 square-feet	N/A	N/A
Total		1,178,811 square-feet	588	379



EXISTING CONDITIONS SURVEY

PART OF LOT 2, CERTIFIED SURVEY MAP No. 1616, LOCATED IN PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY

CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI 53575**

PROJECT:
6145 MINERAL POINT RD.

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- CURB INLET
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/GUY
- TRAFFIC SIGNAL
- VAULT
- CABLE PEDESTAL
- DECIDUOUS TREE
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- GUARD OR SAFETY RAIL
- STONE WALL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SAN - SANITARY SEWER
- W - WATER LINE
- ST - STORM SEWER
- NATURAL GAS
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- GRAVEL
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON JULY 17 AND 20, 2020.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25-07-08, RECORDED AS N89°3'07"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS AN ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 25, T07N, R08E, ELEVATION = 1032.93'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No. 20202921395, 20202921411 AND 20202921578, WITH A START DATE OF JULY 21, 2020.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON ENGINEERING
CHARTER COMMUNICATIONS
A1&T DISTRIBUTION
WINDSTREAM COMMUNICATIONS (NO UTILITIES ON SITE)
WIN, LLC
TDS TELECOM
SUPRANET COMMUNICATIONS
MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
METROPOLITAN UNIFIED NETWORK CONSORTIUM
CENTURYLINK (LEVEL 3 - NO UTILITIES ON SITE)
RETECH SERVICES
MCI
TDS METROCOM
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.
- SITE PLAN RECORDS WERE REQUESTED FROM THE CITY OF MADISON PLANNING DEPARTMENT. NO RECORDS WERE SUPPLIED FOR THIS SITE.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
- FIBER OPTIC LINE'S ARE FROM A CAD FILE SUPPLIED BY OAKWOOD VILLAGE AND WERE NOT FIELD LOCATED BY DIGGERS HOTLINE.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1030.73	S	1024.99	8"	PVC
SAN-2	1023.13	NW	1024.98	8"	PVC
		SE	1014.34	8"	PVC
		SW	1014.34	8"	PVC
SAN-3	1018.88	NW	1014.33	3"	PVC
		SE	1013.88	8"	PVC
		SW	1012.38	8"	VCP
SAN-4	1011.58	N	1012.33	8"	PVC
		S	1003.28	8"	PVC
		E	1003.46	8"	VCP
		SW	1006.56	8"	VCP
		W	1003.27	8"	VCP
		N	1003.23	8"	VCP

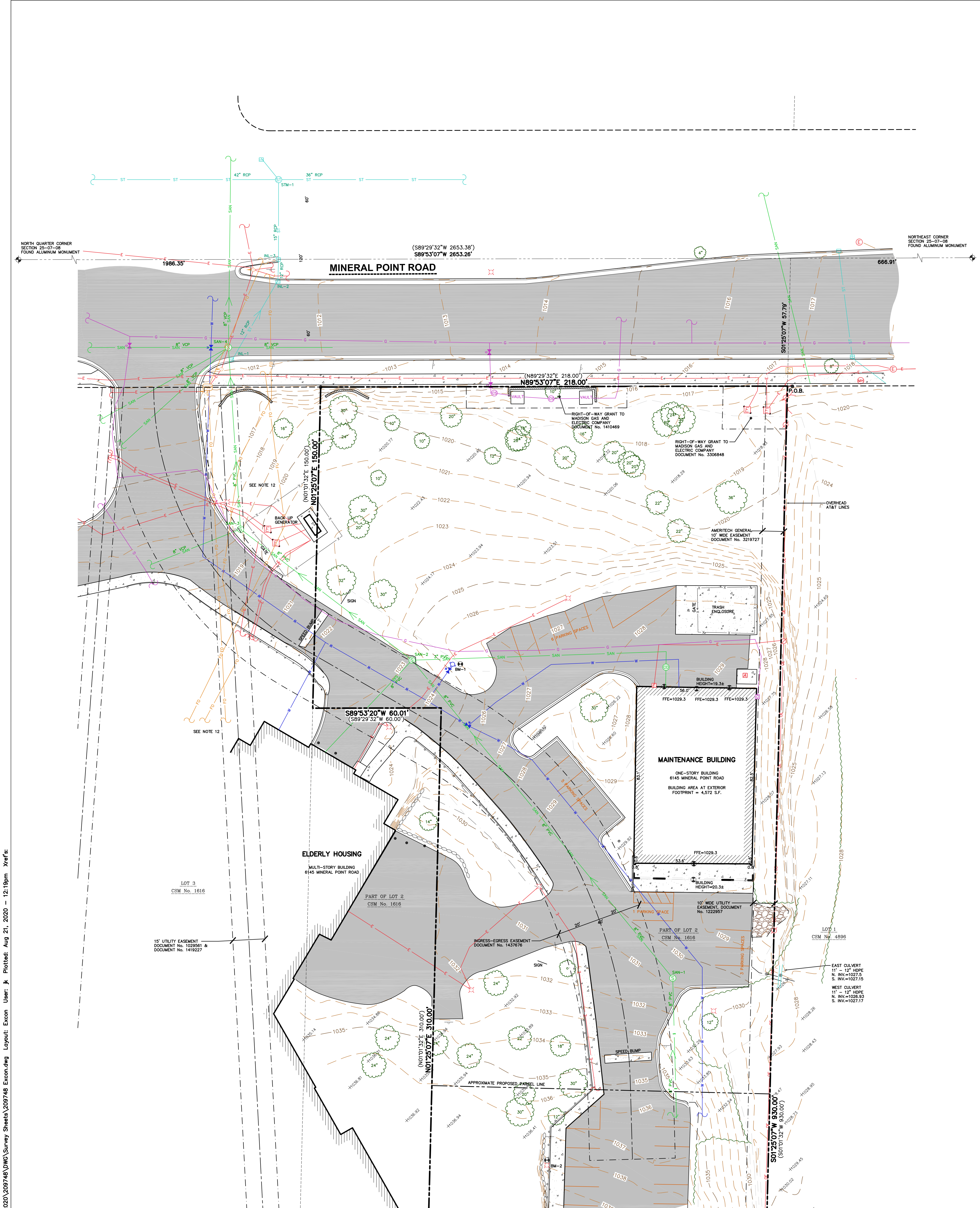
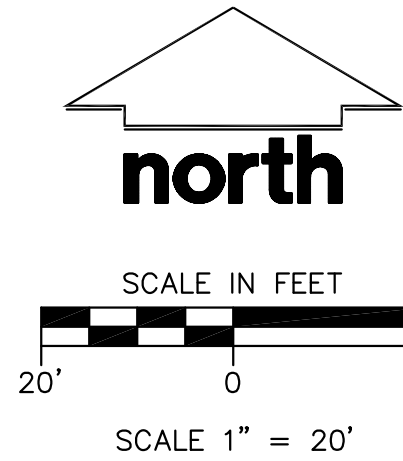
STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1011.12	NE	1006.92	12"	RCP
INL-2	1011.36	SW	1008.76	12"	RCP
INL-3	1010.94	N	1008.71	12"	RCP
		S	1008.64	12"	RCP
STM-1	1011.90	N	1007.49	15"	RCP
		S	1006.10	15"	RCP
		E	1006.65	36"	RCP
		N	1006.40	12"	RCP
		NW	1008.68	12"	RCP
W	1006.05	42"	RCP		

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1029.25	TOP NUT ON HYDRANT, NORTHWEST OF MAINTENANCE BUILDING
BM-2	1039.92	CHISELED SQUARE ON LIGHT POLE BASE SOUTHWEST OF MAINTENANCE BUILDING

JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



File: I:\2020\09748\DWG\Survey Sheets\09748 Econ.dwg Layout: Econ User: J. Plotted: Aug 21, 2020 - 12:19pm Xref: f

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PLAN MODIFICATIONS:

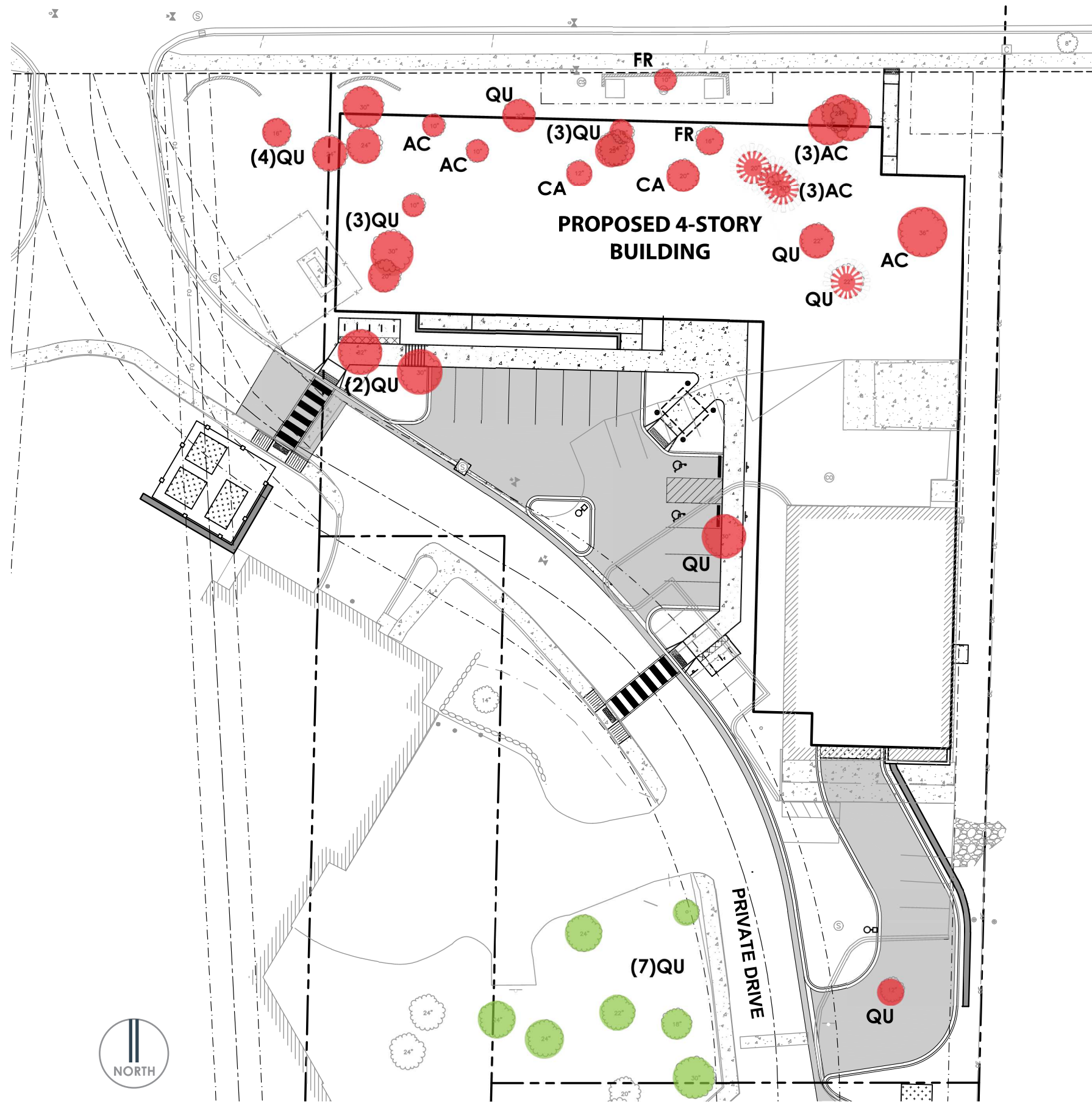
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2		
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15		

Design/Drawn: JK 07/20/20
Approved: INIT 00/00/00

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 20-0748



LEGEND	
●	EXISTING TREE TO BE PRESERVED
●	EXISTING TREE TO BE REMOVED
✱	EXISTING TREE IN POOR HEALTH TO BE REMOVED
AC	MAPLE
CA	HICKORY
FR	ASH
QU	OAK

MINERAL POINT ROAD (WB)

MINERAL POINT ROAD (EB)

PRIVATE DRIVE

PROPOSED BUILDING

GREEN ROOF

EXISTING BUILDING

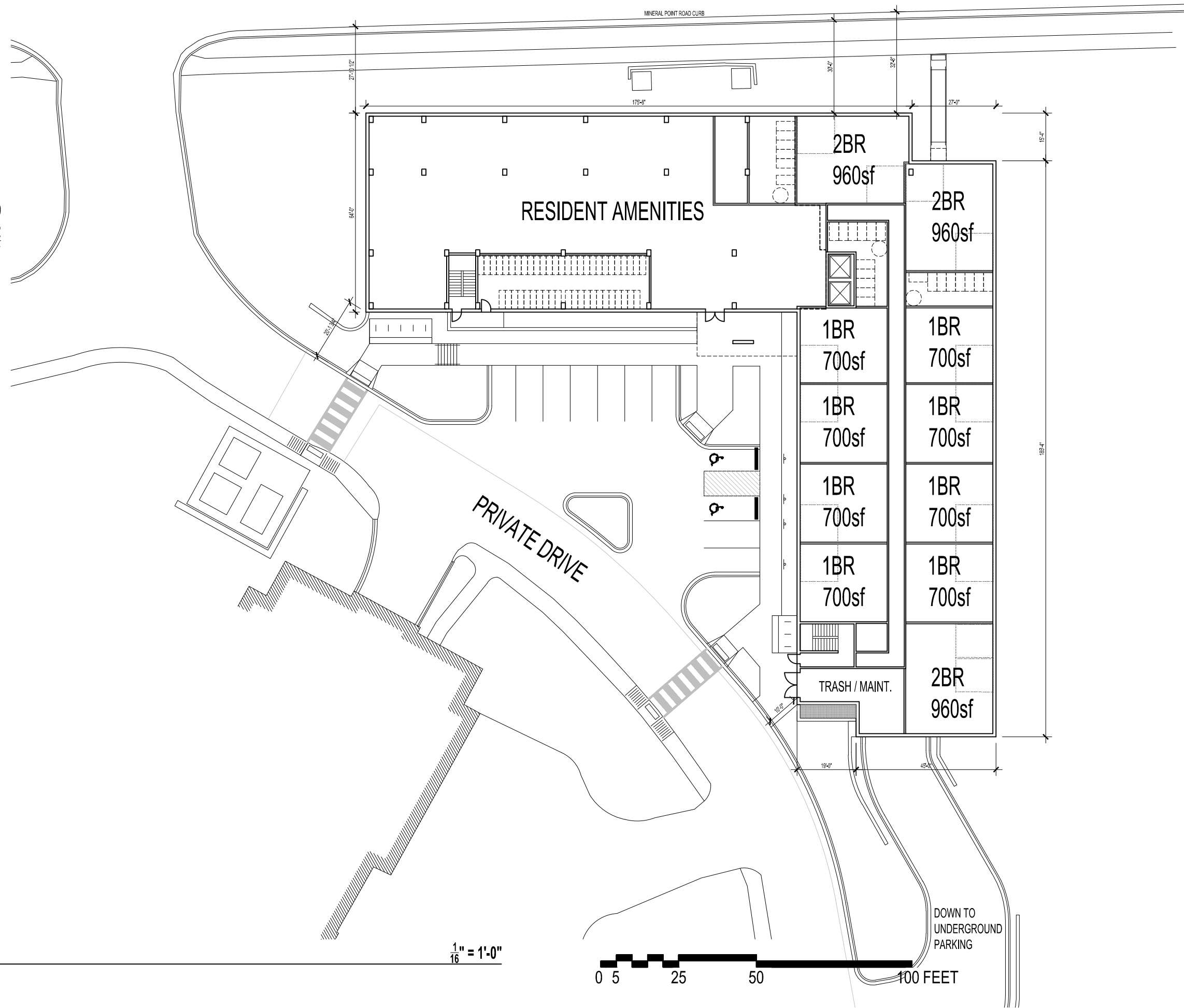
PRIVATE DRIVE

FIRST FLOOR PLAN
GSF: 21,107 SF

UNIT QUANTITIES:
1 BR - 62
2 BR - 15
TOTAL: 77

BIKE PARKING:
EXTERIOR 16
INTERIOR - GROUND 49
INTERIOR - STRUCTURED 22
TOTAL: 87

MINERAL POINT ROAD



REVIEW SET ONLY
NOT FOR CONSTRUCTION



PROJECT NAME:
AGE BETTER - OAKWOOD
6145 MINERAL POINT RD
MADISON, WI 53705

OWNERS INFO:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575
P 608.835.3900

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

REV. NO.	DATE:
1	08/12/2020 LAND USE SUBMITTAL
2	08/27/2020 LAND USE RESUBMITTAL

PROJ. NO.	20002 02
SCALE	AS NOTED
PHASE	PLANNING APPROVALS
DATE	08-27-2020

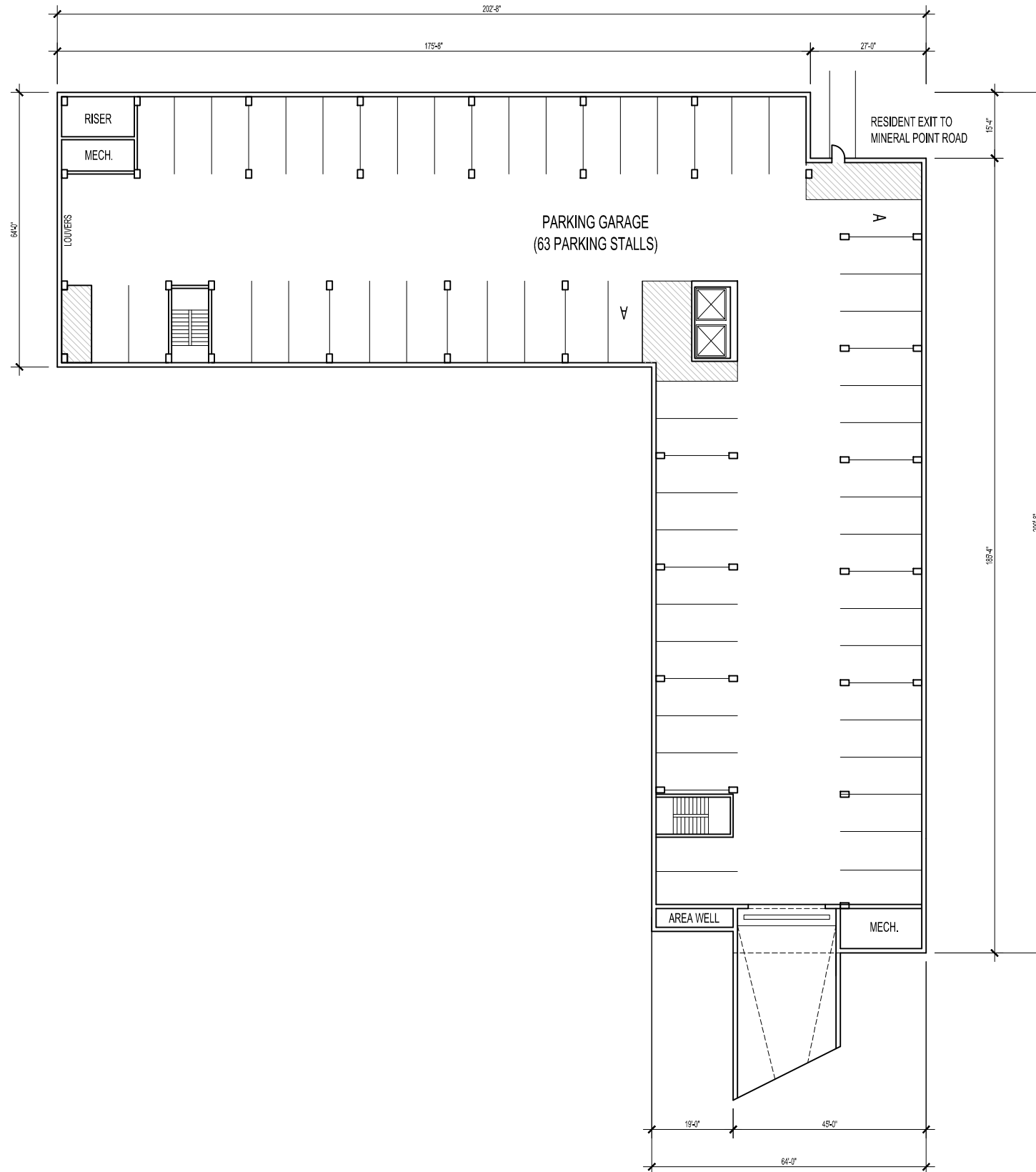
FIRST FLOOR PLAN

FIRST FLOOR PLAN
A101

BASEMENT FLOOR PLAN

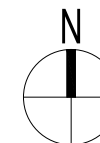
GSF: 21,107

RESIDENTIAL PARKING - 63 INTERIOR STALLS
 11 EXTERIOR STALLS
 TOTAL PARKING: 74 PARKING STALLS



BASEMENT PARKING PLAN

1/16" = 1'-0"



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PROJECT NAME:
 AGE BETTER - OAKWOOD
 6145 MINERAL POINT RD
 MADISON, WI 53705

OWNERS INFO:
 GORMAN & COMPANY
 200 N. MAIN STREET
 OREGON, WI 53575
 P 608.835.3900

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 648 N. PLANKINTON AVE.
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 P 414.273.8230

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BASEMENT FLOOR PLAN
A100

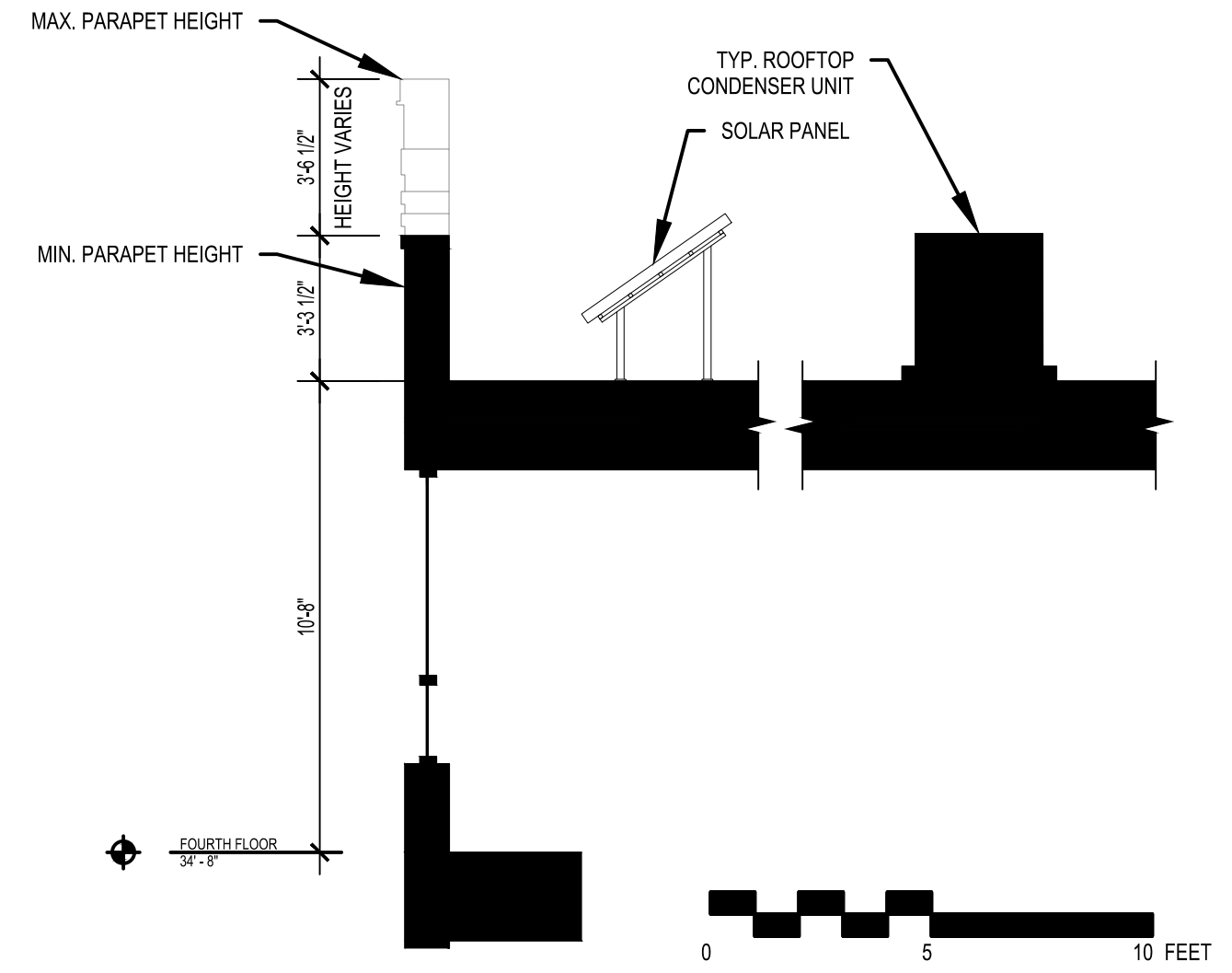
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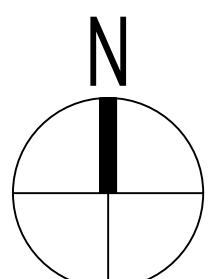
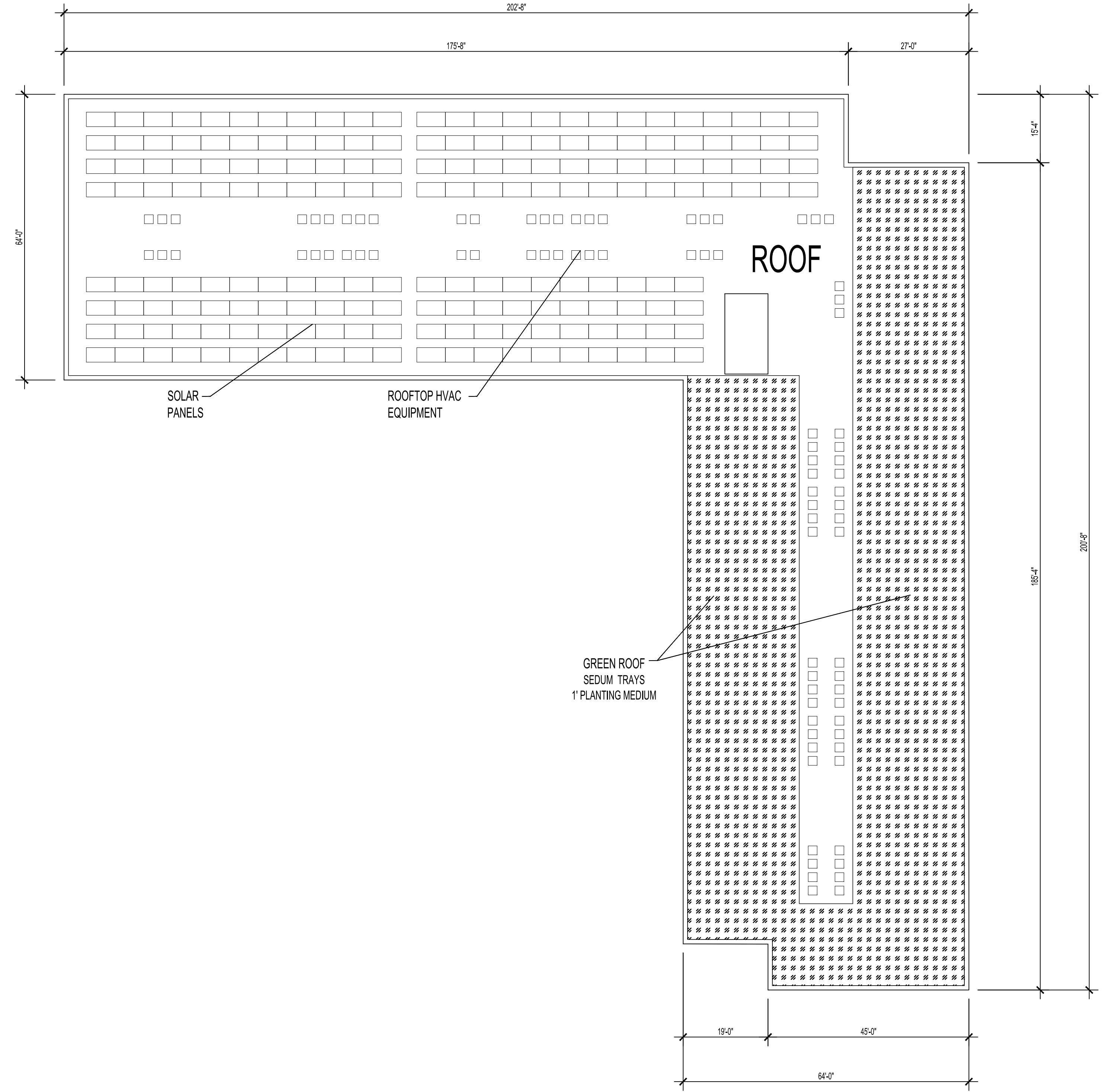
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AGE BETTER - OAKWOOD
6145 MINERAL POINT RD
MADISON, WI 53705

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PARAPET / HVAC EQUIP. SCREENING SECTION $\frac{1}{4}'' = 1'-0''$



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AUGUST 27 , 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - MINERAL POINT RD EAST FACADE
AGE BETTER - OAKWOOD



AUGUST 27 , 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - MINERAL POINT RD WEST FACADE

AGE BETTER - OAKWOOD



AUGUST 27 , 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - ENTRANCE DRIVE
AGE BETTER - OAKWOOD

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MADISON, WI 53705

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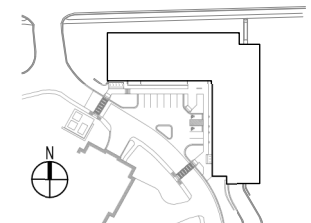
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NORTH ELEVATION



EAST ELEVATION



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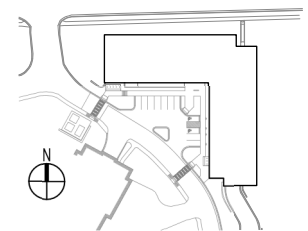
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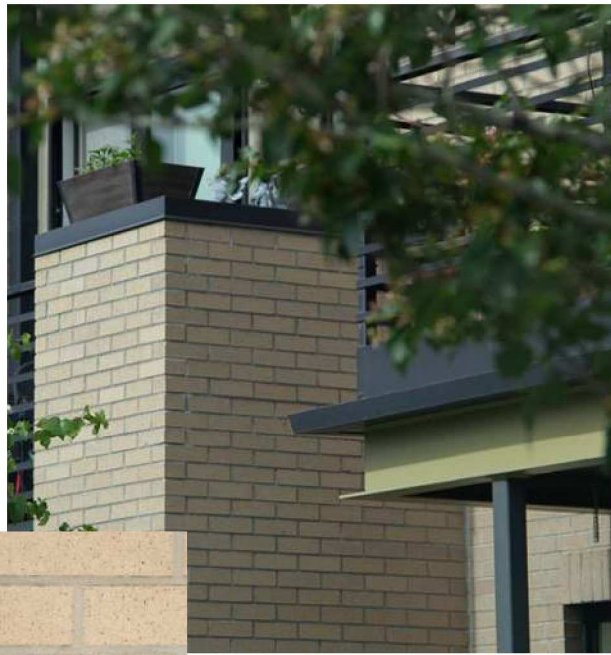
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Summit Brick Company
Light Pewter

FBR-1 : Face Brick



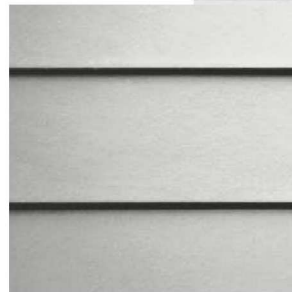
Endicott Brick
Manganese Ironspot

FBR-2 : Face Brick



Echelon Masonry Waterford Stone
London Gray

STN-1 : Anchored Stone Veneer
STN-2 : Cast Stone Sill & Accessories - To Match



HardiePlank Lap - Smooth
Arctic White

FCB-1 : Fiber Cement Board Siding



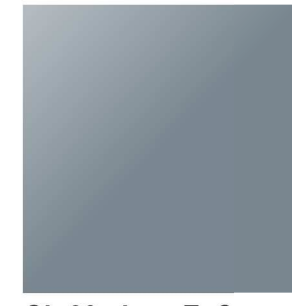
Nichiha RoughSawn
Smoke

FCB-2 : Wood-look Fiber Cement Board



Centria Concept CS-660
181 Slate Gray

MP-1 : Corrugated Metal Panel
SMF-1 : Prefinished Sheet Metal - To match



Guardian Glass - Deco HT
Warm Grey - Low-E Coating

GL-30 : Low-E, Ceramic-Coated Insulating Spandrel Glass



Guardian Glass
Sunguard - Low-E Coating

GL-10 : Low-E Clear Insulating Glass



Kawneer Trifab VG 451T
Anodized Black

AFS-1 : Aluminum Storefront Framing System
LVR-1 : Prefinished Aluminum Louver



Pella Impervia - Fiberglass
Black

FWS-1 : Fiberglass Window System

