



OAKWOOD VILLAGE - AGE BETTER
MADISON, WI

DATE 08.06.2020

CONTEXT MAP

KA KORB + ASSOCIATES ARCHITECTS

GORMAN
& COMPANY, INC.

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners



OAKWOOD VILLAGE - AGE BETTER
MADISON, WI

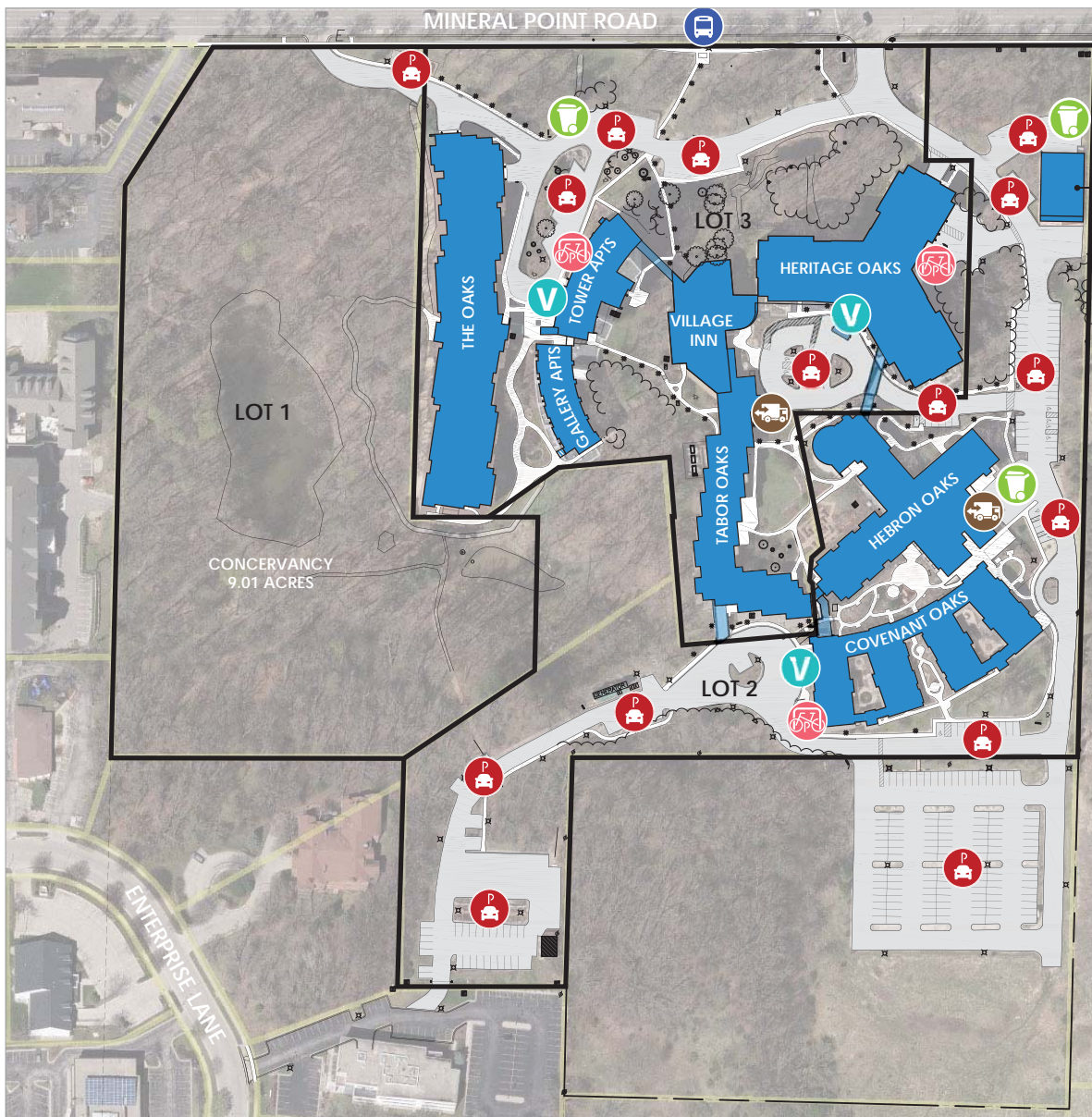
DATE 08.06.2020

CONTEXT PHOTOS

KA KORB + ASSOCIATES ARCHITECTS

GORMAN
& COMPANY, INC.

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners



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-feet	70 beds	46
Gallery (offline)	Independent Living	170,940 square-feet	56 units	0
Tower (not renting)	Independent Living		147 units	52
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
Recreation Center (to be demolished)	N/A	4,500 square-feet	N/A	N/A
Total		1,078,020 square-feet	588	379

OAKWOOD VILLAGE UNIVERSITY WOODS
MADISON, WI

OVERALL EXISTING GDP EXHIBIT

DATE 08.24.2020



0 75 150 300









OAKWOOD
VILLAGE

GORMAN
& COMPANY, INC.

JSD Professional Services, Inc.
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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%

Oakwood Village Campus Proposed GDP/SIP Amendment Parking Summary

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	

Oakwood Village Campus Proposed GDP/SIP Amendment Building Summary

	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

OAKWOOD VILLAGE UNIVERSITY WOODS

MADISON, WI

OVERALL AMENDED GDP EXHIBIT

DATE 08.24.2020



0 75 150 300



OAKWOOD
VILLAGE

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MINERAL POINT ROAD (EB)

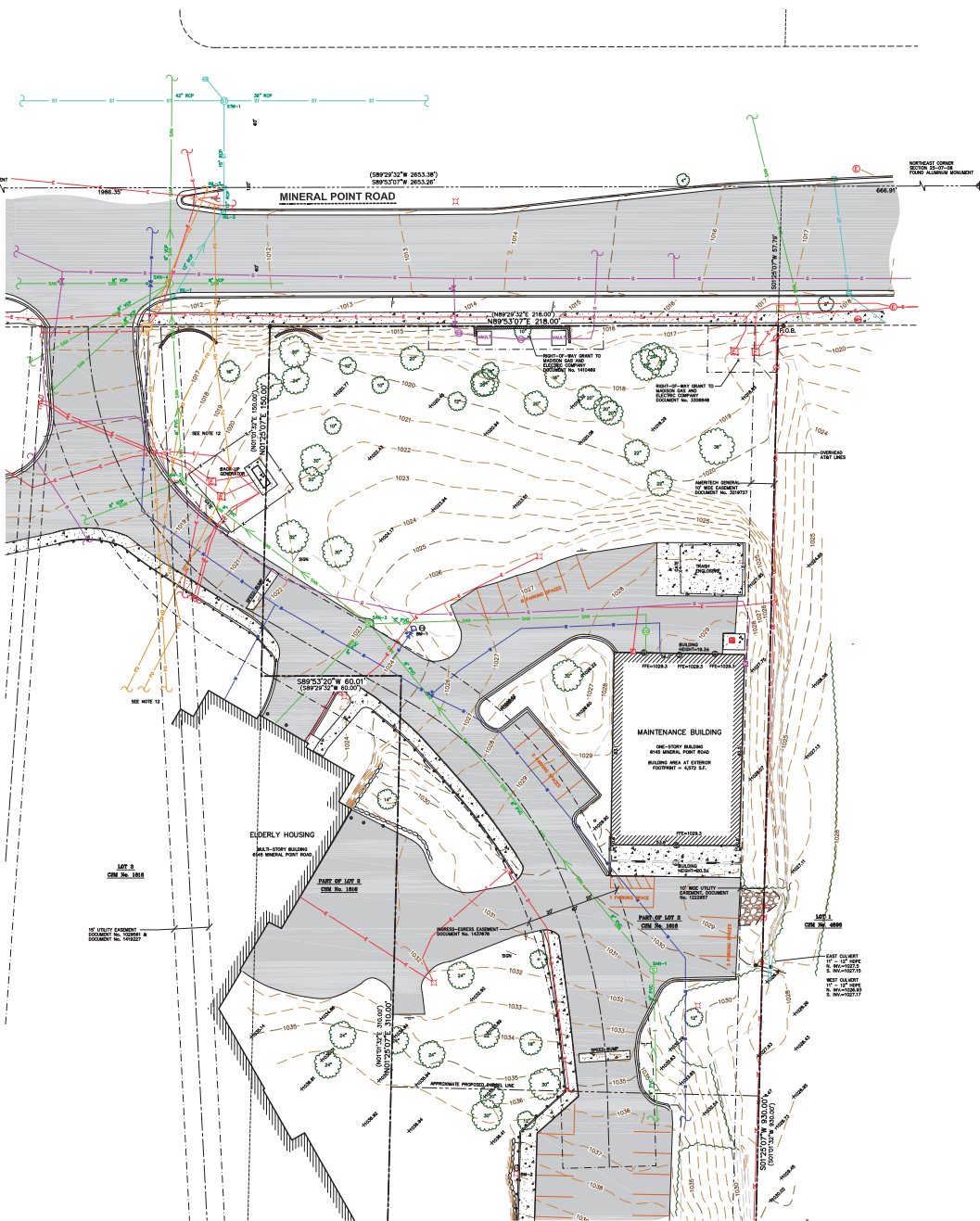
PRIVATE DRIVE

**PROPOSED
BUILDING**

GREEN ROOF

EXISTING BUILDING

PRIVATE DRIVE



EXISTING CONDITIONS SURVEY

PART OF LOT 2, CERTIFIED SURVEY MAP No. 1616, LOCATED IN PART OF THE NORTHEAST QUARTER 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.

- LEGEND**
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - BENCHMARK
 - FINISHED FLOOR SHOT LOCATION
 - BOLLARD
 - SDN
 - SANITARY MANHOLE
 - HYDRANT
 - WATER VALVE
 - CURB STOP/SERVICE VALVE
 - STORM MANHOLE
 - CURB INLET
 - GAS REGULATOR/METER
 - GAS VALVE
 - MANHOLE - UNCOVERED TYPE
 - ELECTRIC MANHOLE
 - ELECTRIC TRANSFORMER
 - AIR CONDITION UNIT
 - LIGHT POLE
 - POWER POLE W/SLY
 - 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
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - OVERHEAD ELECTRIC DISTRIBUTION
 - UNDERGROUND ELECTRIC
 - FIBER OPTIC
 - EDGE OF WOODS OR BRUSH
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - RETAINING WALL
 - GRAVEL
 - PAVEMENT STRIPING
 - END OF FLAGGED UTILITIES
 - REVERSES RECORD DATA SPLITTING THE SAME LINE ON THE GROUND AS RETAINED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED ON JULY 17 AND 20, 2020.
 - BEARINGS FOR THIS SURVEY AND ANY ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25-07-08, RECORDED AS N18°57'0"E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.
 - 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. DIGGERS HOTLINE TICKET NO. 2020020395, 2020020411 AND 2020020576, WITH A START DATE OF JULY 21, 2020.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - CITY OF MADISON ENGINEERING
 - CHARTER COMMUNICATIONS
 - AT&T DISTRIBUTION
 - WESTERN COMMUNICATIONS (NO UTILITIES ON SITE)
 - WILLIAMS TELECOM
 - SUPRANET COMMUNICATIONS
 - MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
 - METROPOLITAN UNITED NETWORK CONSORTIUM
 - CENTURYPUNK (LEVEL 3 - NO UTILITIES ON SITE)
 - WESTERN SERVICES
 - TELUS
 - TELUS METROCOM
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8871.
 - AS A PROFESSIONAL ENGINEER, I DO 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.
 - STATE 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 LINES ARE FROM A CAD FILE SUPPLIED BY OAKWOOD VILLAGE AND WERE NOT FIELD LOCATED BY DIGGERS HOTLINE.

SANITARY SEWER MANHOLES						
STRUCT. ID	R/W ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	
SAN-1	1023.15	NW	1024.00	8"	PVC	
SAN-2	1023.13	NW	1024.00	8"	PVC	
		SW	1024.54	8"	PVC	
SAN-3	1018.88	NW	1024.53	8"	PVC	
		SW	1024.53	8"	PVC	
SAN-4	1011.58	NW	1024.53	8"	PVC	
		SW	1024.53	8"	PVC	

STORM SEWER INLETS						
INLET ID	R/W ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	
INL-1	1011.12	NE	1008.92	12"	RCP	
INL-2	1011.30	SW	1008.92	12"	RCP	
INL-3	1010.94	N	1008.71	12"	RCP	
STM-1	1011.80	N	1007.48	12"	RCP	
		E	1008.14	12"	RCP	
		W	1008.65	12"	RCP	
		NW	1008.68	12"	RCP	
		W	1008.05	12"	RCP	

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1028.25	TOP NUT ON INTERIOR, NORTHWEST OF MAINTENANCE BUILDING
BM-2	1038.92	CHISELED STAKE ON LIGHT POLE BASE, SOUTHWEST OF MAINTENANCE BUILDING

AND 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.



Professional Services Inc.
Engineers • Surveyors • Planners

CREATE THE VISION

MADISON REGIONAL OFFICE
1000 CHURCH STREET, SUITE 200
VERONA, WISCONSIN 53593
P. 608.848.2060

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**

FROM RECORDS/REVISIONS

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Sheets/Drawings: 26, 67, 20, 20
Approved: [Signature]

SHEET TITLE:
**EXISTING
CONDITIONS
SURVEY**

SHEET NUMBER:
1 OF 1

JOB PROJECT NO: 20200748





1. GENERAL

1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION" CITY OF MARSHON, WISCONSIN AND THE SUPERSEDING REPORT PREPARED BY (TWO)
2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE
3. SURFACE PREPARATION - NOTIFY OWNER/OWNER'S SURVEYOR/ENGINEER OF ANY DISCREPANCIES AND DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SURFACE IS CORRECTED TO MEET CONTRACT REQUIREMENTS
4. ANY REQUIRED REPLACEMENT OF PUBLIC GRASS AND OUTSIDE SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - a. CONCRETE AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SHALL CONFORM TO THE SPECIFICATIONS WITH THE REQUIREMENTS OF SECTIONS 450, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE "SPECIFICATIONS".
 - b. WEATHER LIMITATIONS - APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50° (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 50° (10° C) FOR 24 HOURS. DO NOT APPLY TACK COAT WHEN THE AIR TEMPERATURE IS BELOW 40° (4° C) OR WHEN THERE IS A RISK OF FROST OR WIND-DRIVEN WEATHER.
 - c. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - d. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - e. BRIDGE COURSE AGGREGATE - THE AGGREGATE FOR THE BRIDGE COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - f. BRIDGE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
2. ASPHALTIC MATERIALS SHALL - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 450 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
 - a. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - b. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NUMBER 90S (OR EQUAL) REBAR REINFORCEMENT AT A RATE OF 5 LBS./CIRC. YARD.
 - c. CURING COMPOUND SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - d. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF 10 FEET PER JOINT UNLESS OTHERWISE SPECIFIED BY A MAJORITY VOTE OF THE BOARD OF STATE.
 - e. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - f. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - g. ALL CONCRETE SURFACES SHALL BE SEALED WITH A TYPE II-SEALY CONCRETE SEALER.
4. PAVEMENT MARKING SPECIFICATIONS
 - a. USE "X" MARK, HIGH VISIBILITY WHITE LATEX PAINT FOR STALL LINES.
 - b. MARK AND STRIKE ADA PARKING SPACES APPROPRIATELY.
 - c. PAVEMENT MARKINGS INCLUDING STOP BARLS, CROSSWALKS, CROSSWALK ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE MARKED WITH LATEX PAINT FOR STALL LINES.
 - d. ALL TRUNCATED GAGE WARNING DETECTION FIELD SHALL BE PLACED AT ADA RAMP.

SITE INFORMATION BLOCK	
SITE ADDRESS	8145 MERIDA, PORT KAITUMA
PROPERTY ACRES	1.368 ACRES
NUMBER OF BUILDING STORIES	
TOTAL BUILDING SQUARE FOOTAGE	21,150
GROSS BUILDING SQUARE FOOTAGE	105,125
NUMBER OF PARKING STALLS	
SURFACE	
REGULAR	
ACCESSIBLE	
UNDERGROUND	
TOTAL UNDERGROUND	6
NUMBER OF BICYCLE STALLS	
EXTERIOR (SHORT-TERM)	1
INTERIOR (LONG-TERM)	1
TOTAL (LONG-TERM STRUCTURED)	2
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING PERVIOUS SURFACE AREA	25.00
EXISTING IMPERVIOUS SURFACE AREA	35.85
EXISTING PERVIOUS SURFACE AREA RATIO	0.41
PROPOSED PERVIOUS SURFACE AREA	
PROPOSED PERVIOUS SURFACE AREA	42.68
PROPOSED IMPERVIOUS SURFACE AREA	31.75
PROPOSED PERVIOUS SURFACE AREA RATIO	0.57

----	PROPERTY LINE
----	RIGHT-OF-WAY
- - - -	EASEMENT LINE
=====	BUILDING OUTLINE
=====	EDGE OF PAVEMENT
=====	STANDARD CURB AND GUTTER
=====	HEAVY DUTY CURB AND GUTTER
=====	ASPHALT PAVEMENT
=====	HEAVY DUTY ASPHALT PAVEMENT
=====	CONCRETE PAVEMENT
=====	HEAVY DUTY CONCRETE PAVEMENT
=====	RETAINING WALL
=====	RAILING
○-----○	FENCE
○-----○	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
⊥	ADA PARKING SIGN
---	BIKE RACK



CREATE THE VISION  TELL THE STORY

MADISON ■ MILWAUKEE ■ WAUSAU
APPLETON ■ KENOSHA ■ CHICAGO
COEUR D'ALENE

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




























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APP No.:	TED
SCALE:	AS NOTED
PHASE:	LAND USE SUBMITTAL
DATE:	08/12/2020

L100

PRIVATE IMPROVEMENTS PLANT SCHEDULE						
OVERSTORY DECIDUOUS TREES						
	AF	BOTANICAL / COMMON NAME <i>Acer x freemanii</i> 'Marmio' / Marmio Freeman Maple	CONT B & B	SIZE 2.5' Cal	LS POINTS 35	QTY 1
	BP	<i>Betula papyrifera</i> 'Whitespire' – Single / Whitespire Birch – Single	B & B	2.5' Cal	35	3
	QQ	<i>Quercus x macdonaldii</i> 'Clemens' TM / Heritage Oak	B & B	2.5' Cal	35	5
TALL EVERGREEN TREE						
	PD	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	B & B	Min. 5' tall	35	5
UPRIGHT EVERGREEN SHRUB						
	TT	<i>Thuja occidentalis</i> 'Tectony' / Tectony Arborvitae	B & B	Min. 4' tall	18	11
DECIDUOUS SHRUBS						
	AB	<i>Abutilon melanocarpum</i> 'Bartoli' TM / Inopula Beauty Black Chokeberry	#3	Min. 12"-24"	3	28
	CB	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood	#3	Min. 12"-24"	3	9
	CA	<i>Cornus stolonifera</i> 'Arctic Fire' / Arctic Fire Dogwood	#3	Min. 12"-24"	3	6
	HE	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"-24"	3	23
	HL	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	#3	Min. 12"-24"	3	8
	FW	<i>Physocarpus opulifolius</i> 'SMNPMS' TM / Summer Wine Ninebark	#3	Min. 12"-24"	3	42
	RH	<i>Rhus trilobata</i> 'Gro Low' / Gro-Low Sumac	#3	Min. 12"-24"	3	12
	VO	<i>Viburnum trilobum</i> 'Hots' / American Cranberrybush	#3	Min. 12"-24"	3	19
EVERGREEN SHRUBS						
	TM	<i>Taxus x media</i> 'Everest' / Everest Yew	#3	Min. 12" Wide	4	5
PERENNIALS & GRASSES						
	AS	<i>Allium x 'Summer Beauty' / Summer Beauty Allium</i>	#1	Min. 8"-18"	2	95
	CN	<i>Catantha nepeta</i> 'Monrosee White' / Monrosee White Catmint	#1	Min. 8"-18"	2	43
	GA	<i>Geranium x contabrigense</i> 'Blokovo' / Blokovo Cranesbill	#1	Min. 6"-18"	2	27
	HA	<i>Hemerocallis x 'Chicago Apache' / Daylily</i>	#1	Min. 6"-18"	2	9
	LS	<i>Liatris spicata</i> 'Kobold' / Kobold Spike Gayfreesher	#1	Min. 8"-18"	2	32
	PV	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 6"-18"	2	68
	SH	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Droopseed	#1	Min. 6"-18"	2	59

-

L101

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 07-29-2020

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

OWNER:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575

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

LEAD ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
161 HORIZON DR.
SUITE 101
VERONA, WI 53593

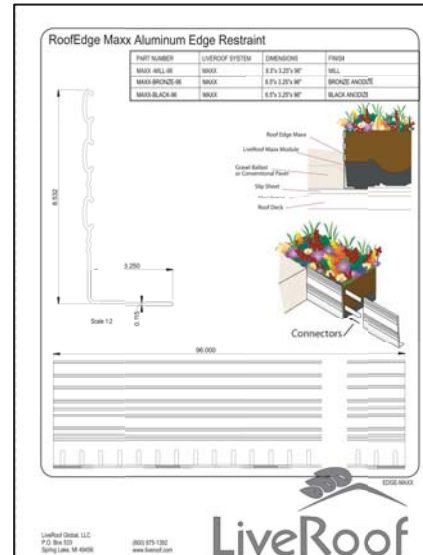
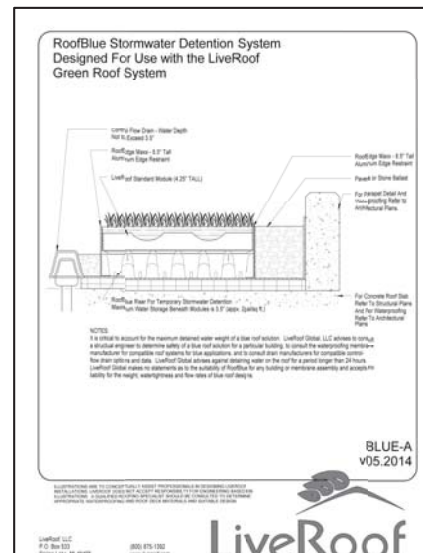
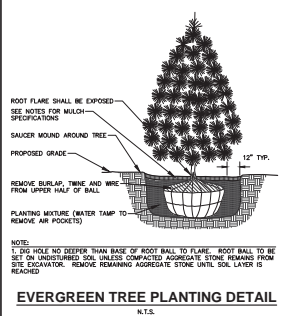
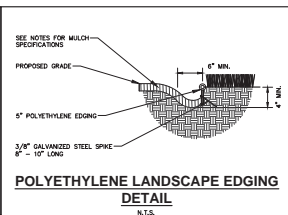
STRUCTURAL ENGINEER:
TBD
ADDRESS
SUITE 101
MILWAUKEE, WI 53203

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COMM No.:	TBD
SCALE:	AS NOTED
PHASE:	LAND USE SUBMITT
DATE:	08.12.2020

PLANTING PLAN

L101



Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			9	315
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			5	175
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10			11	110
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			147	441
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			5	20
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			325	650
Ornamental/ decorative fencing or wall	n/a	4 per 10 linear ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						

Total Number of Points Provided **1,711**

* As determined by ANSI, ANLA. American standard for the measurement of trees and shrubs. Specifications as stated in the current American Standard for Nursery Stock.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: CONTRACTOR GUARANTEES PLANTS THROUGHOUT THE GUARANTEE PERIOD AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND HEALTHY AND FLOORSHEDING CONTINUOUSLY AT THE END OF THE GUARANTEE PERIOD. CONTRACTOR SHALL MAINTAIN PLANTS THROUGHOUT THE GUARANTEE PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT PLANTS DAMAGED AT THE END OF THE GUARANTEE PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT PLANTS DAMAGED AT THE END OF THE GUARANTEE PERIOD.

2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE TO DURING AND AFTER THE GUARANTEE PERIOD.

3. MAINTENANCE: CONTRACTOR FOR ALL PLANTINGS, SEEDS AND/OR SOILED LANS ARE THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LANS ARE FOR A MINIMUM TIME PERIOD OF 60 DAYS, FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF THE HEALTHY, VIGOROUS PLANT MATERIALS AND LANS/TURFGRASS GROWTH. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF THE HEALTHY, VIGOROUS PLANT MATERIALS AND LANS/TURFGRASS GROWTH. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF THE HEALTHY, VIGOROUS PLANT MATERIALS AND LANS/TURFGRASS GROWTH.

4. MAINTENANCE: OWNER IS RESPONSIBLE FOR THE CONTRACTOR MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER BARS AS NECESSARY FOLLOWING THE END (1) YEAR CONTRACTOR GUARANTEE PERIOD.

[illegible]

SEEDING NOTES

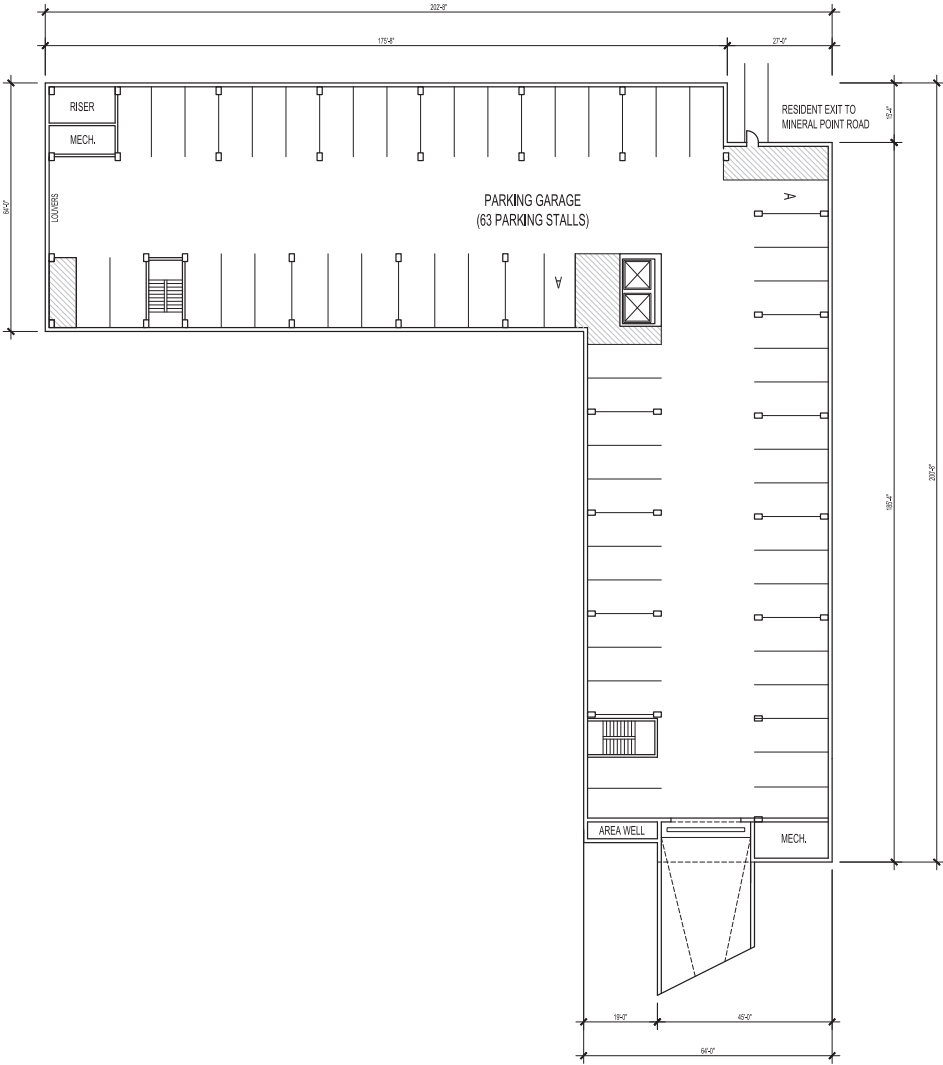
1. MATERIALS – TURFGRASS SEED DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 4% OF TOPSOIL AND EARTH REMOVED FROM THE PROJECT (GRAVE SUEDS, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER THE MANUFACTURER'S RECOMMENDATION). IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 10 LBS PER 1000 SQ YD. PER YEAR. FERTILIZED AND MULCH PER MANUFACTURER'S RECOMMENDATION. MULCH SHALL BE CERTIFIED NODURIN SEED-FREE.
2. MATERIALS – DETENTION BASIN SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDING WITH A MIXTURE OF 10% BENT GRASS (AS PROVIDED ON PROJECT) AND 90% BENT GRASS (AS PROVIDED ON PROJECT) AT A RATE OF 10 LBS PER 1000 SQ YD. PER YEAR. FERTILIZED AND MULCH PER MANUFACTURER'S RECOMMENDATION. MULCH SHALL BE CERTIFIED NODURIN SEED-FREE. ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 10 LBS PER 1000 SQ YD. PER YEAR. FERTILIZED AND MULCH PER MANUFACTURER'S RECOMMENDATION. MULCH SHALL BE CERTIFIED NODURIN SEED-FREE.

TREE WATERING PROGRAM	<p>BASE BID = WATERING OF ALL TREES ON A REGULAR SCHEDULE. CONTRACTOR TO KEEP A LOG OR JOURNAL OF A RECORD OF DATES AND QUANTITIES OF SUPPLEMENTAL WATERING REQUIRED.</p> <p>ALTERNATE BID #1 = INSTALLATION OF ONE (1) WATERING BAG PER TREE. DOCUMENTATION OF WEDLY WATERING PROGRAM REQUIRED.</p> <p>ALTERNATE BID #2 = INSTALLATION OF TWO (2) AERATION WATERING TUBES PER TREE. DOCUMENTATION OF WEDLY WATERING PROGRAM REQUIRED.</p> <p>NOTE: LANDSCAPE MATERIALS NOTES FOR PRODUCTS</p>	IRRIGATION (SEE SPECS)	<p>BASE BID = DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING.</p> <p>ALTERNATE BID #1 = POP-UP IRRIGATION FOR ALL PERENNIAL PLANTING BEDS AND TURFGRASS AREAS.</p>	LANDSCAPING	<p>LANDSCAPING TO BE INSTALLED UPON COMPLETION OF THE BUILDING.</p> <p>INSTALLATION OF LANDSCAPING SHALL AFFECT OPERATIONS OF THE</p>
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[illegible]

BASEMENT FLOOR PLAN
GSF: 21,107

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



BASEMENT PARKING PLAN

$\frac{1}{16}'' = 1'-0''$



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

BASEMENT FLOOR PLAN
A100

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FIRST FLOOR PLAN
GSF: 21,107 SF

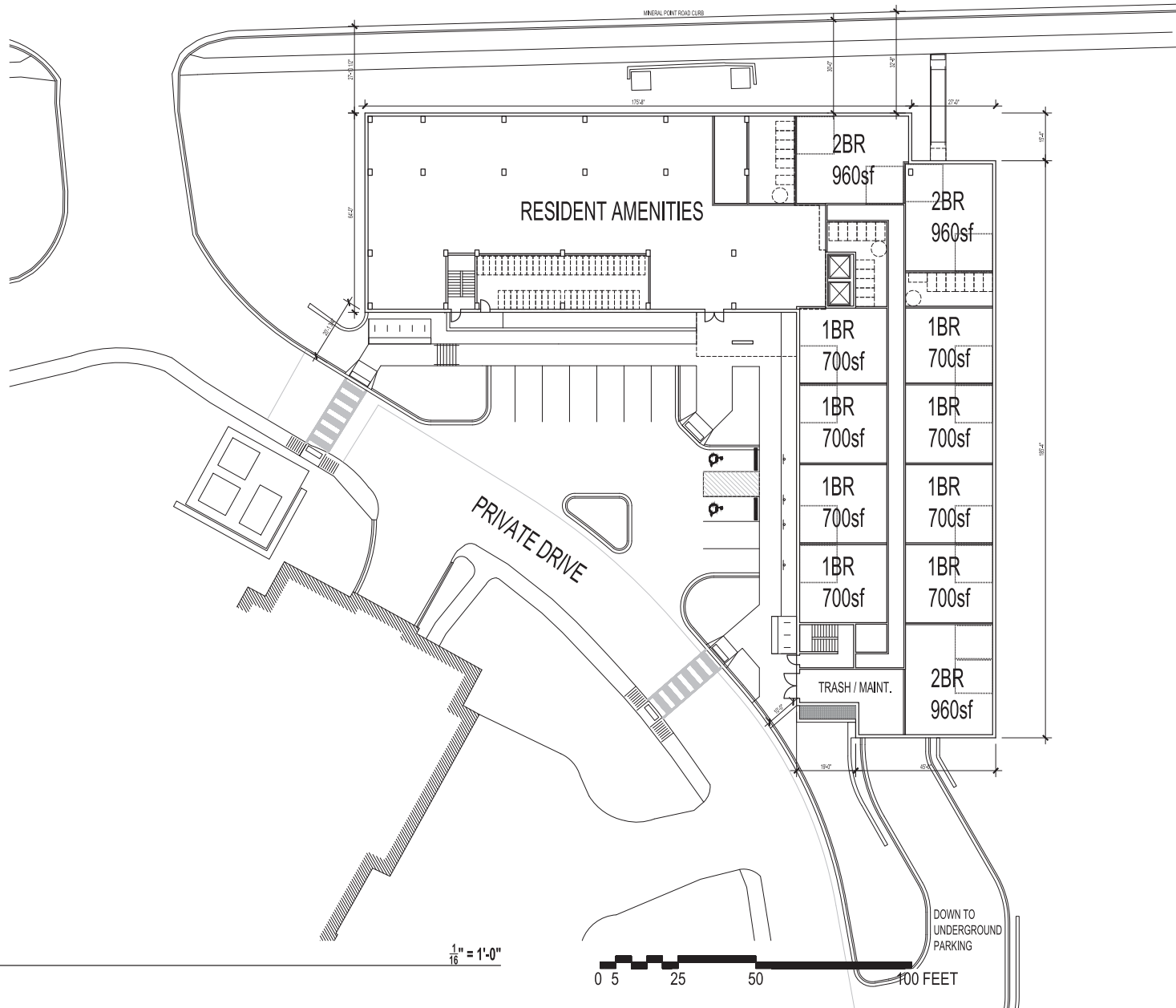
UNIT QUANTITIES:

1 BR - 62
2 BR - 15
TOTAL: 77

BIKE PARKING:

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

MINERAL POINT ROAD



FIRST FLOOR PLAN

$\frac{1}{16}'' = 1'-0''$

0 5 25 50 100 FEET

DOWN TO
UNDERGROUND
PARKING



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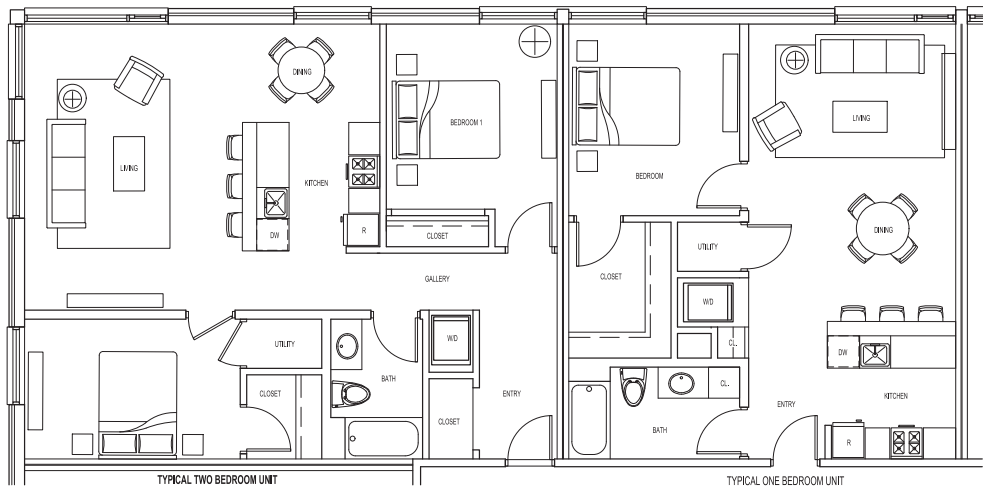
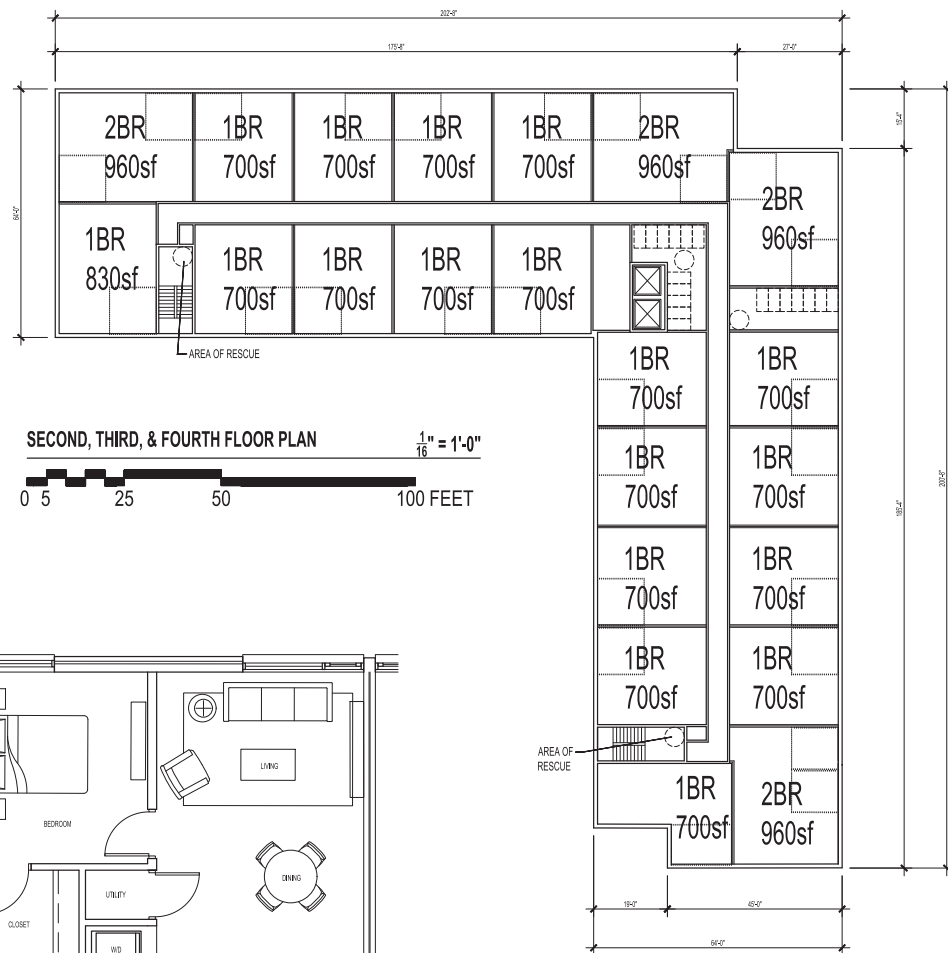
PROJ. NO:	20002 02
SCALE:	AS NOTED
PHASE:	PLANNING APPROVALS
DATE:	08-27-2020

FIRST FLOOR PLAN

A101

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TYPICAL FLOOR PLAN
GSF: 21,107 SF



TYPICAL UNIT PLANS

1" = 1'-0"

0 5 10 FEET

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MADISON, WI 53705

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

ARCHITECT:
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P 414.273.8230

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SCALE:	AS NOTED
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DATE:	08-27-2020

TYPICAL FLOOR PLAN

A102

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MAX. PARAPET HEIGHT

14'-0"

HEATH TUBE

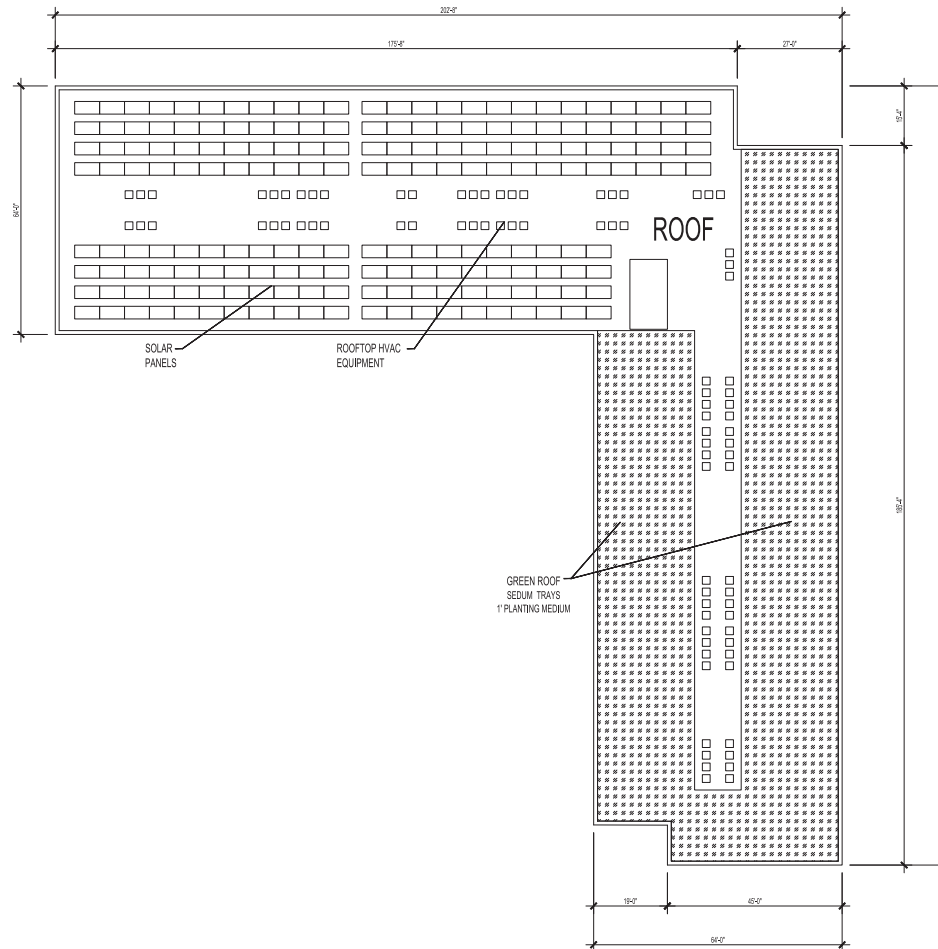
MIN. PARAPET HEIGHT

2'-0"

TYP. ROOFTOP CONDENSER UNIT

SOLAR PANEL

0 10 FEET

$$\frac{1}{4}'' = 1'-0''$$

$$\frac{1}{16}'' = 1'-0''$$


K+A
KORH + ASSOCIATES ARCHITECTS

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
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[illegible]

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

A103



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MADISON, WI 53705

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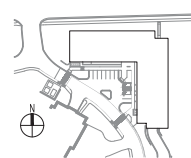
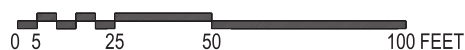
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2	08/27/2020 LAND USE RESUBMITTAL

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

ELEVATIONS

A200

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MADISON, WI 53705

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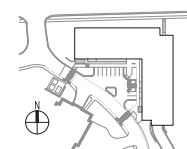
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2	08/27/2020 LAND USE RESUBMITTAL

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

ELEVATIONS

A201

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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



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



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



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



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



AUGUST 27 , 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR MATERIALS
AGE BETTER - OAKWOOD

