



OAKWOOD VILLAGE

UNIVERSITY WOODS

MADISON, WISCONSIN

NEW SKILLED NURSING FACILITY

INDEX

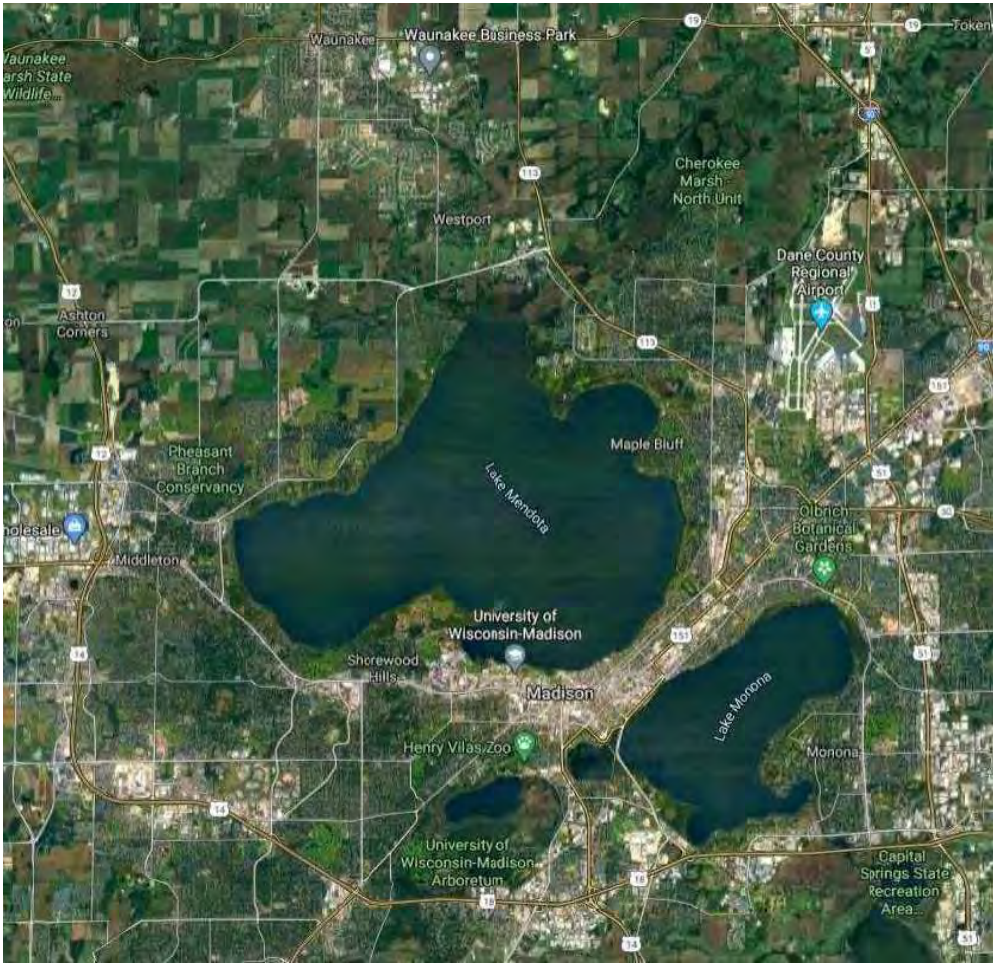
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MAJOR AMENDMENT TO A PLANNED DEVELOPMENT (GDP-SIP)

04/14/21

PROJECT NUMBER: 120290-01

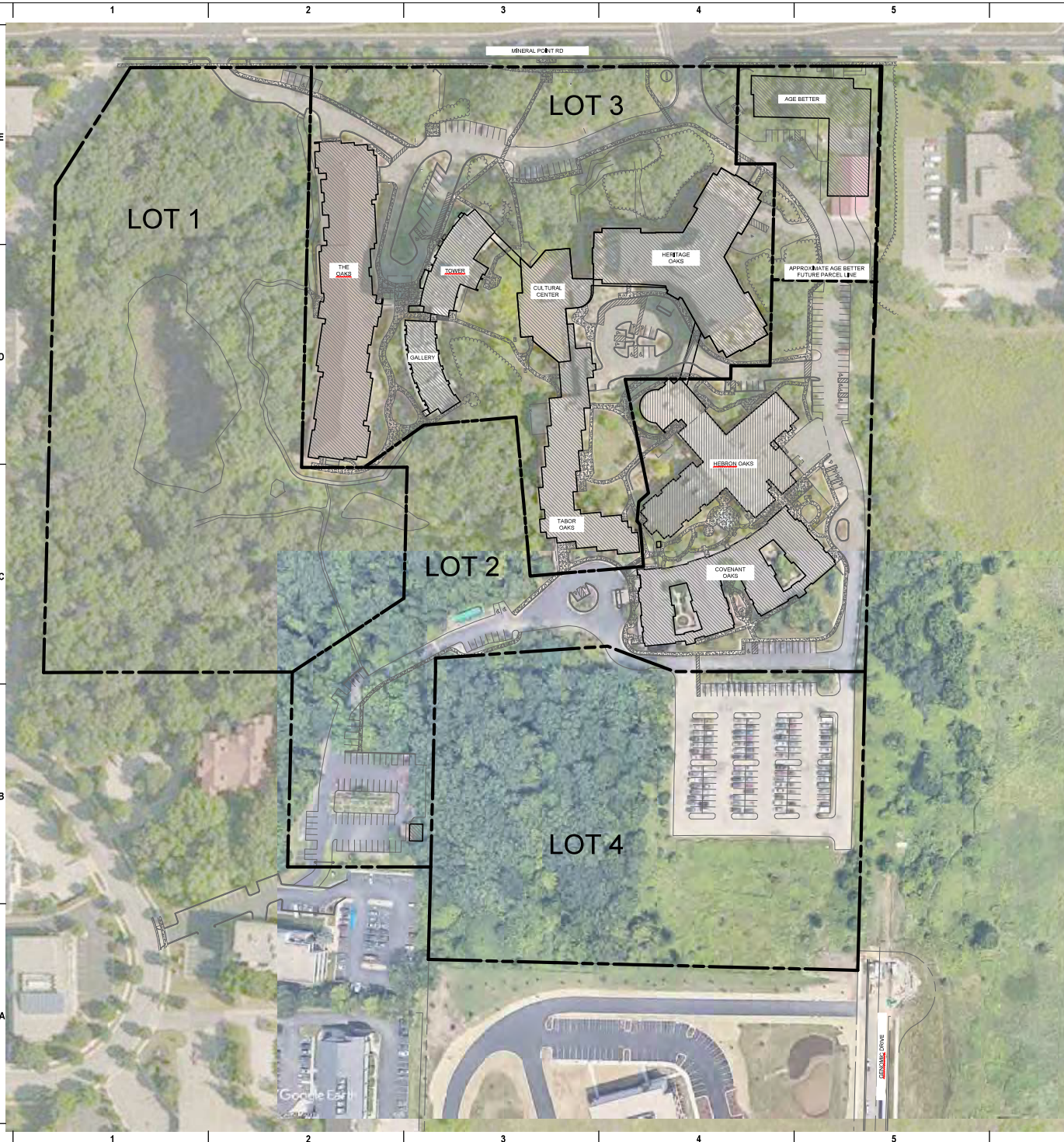


LOCATION MAP & CONTEXT



— CAMPUS BOUNDARY
— NEW BUILDING LOCATION ON CAMPUS





LOTS 1-4	
LAND AREA	352.2 ACRES / 1,525,742 SF
PAVING COVERAGE	200,335 SF / 13.1%
PERVIOUS AREA	524,900 SF / 34.4%
OPEN SPACE	870,762 SF / 56.6%

OAKWOOD VILLAGE CAMPUS EXISTING GDP/SIP AMENDMENT PARKING SUMMARY	
TYPE	TOTAL NUMBER OF SPACES
SURFACE LOT	309
UNDERGROUND	417
SHORT-TERM AND LONG-TERM BICYCLE	140

OAKWOOD VILLAGE CAMPUS EXISTING GDP/SIP AMENDMENT BUILDING SUMMARY				
	TYPE OF FACILITY	TOTAL GROSS FLOOR AREA (SQ. FT.)	TOTAL UNITS/REDS	CURRENT OCCUPIED UNITS
HERBON OAKS	SKILLED NURSING	89,000	70 BEDS	46
GALLERY	INDEPENDENT LIVING		56 UNITS	0
TOWER (NOT RENTING)	INDEPENDENT LIVING	170,840	147 UNITS	52
AGE BETTER	INDEPENDENT LIVING	110,290	77 UNITS	N/A
HERITAGE OAKS	INDEPENDENT LIVING	442,250	124 UNITS	116
THE OAKS	INDEPENDENT LIVING	235,760	90 UNITS	87
TAVOR OAKS	COMMUNITY BASED RESIDENTIAL FACILITY	40,840	60 BEDS	40
COVENANT OAKS	COMMUNITY BASED RESIDENTIAL FACILITY	50,960	40 BEDS	38
VILLAGE INN	AUDITORIUM AND DRIVING	23,450	N/A	N/A
TOTAL		1,183,810	664	378



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PROJECT INFORMATION
OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05-20-2020	SCHEMATIC DESIGN
06-14-2020	LOC. SIP SUBMITTAL

KEY PLAN

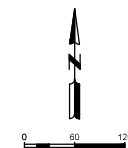
SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
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PROJECT MANAGER MO
PROJECT NUMBER 120286-01

GDP EXISTING SITE PLAN

C005





LOTS 1-4	
LAND AREA	352 ACRES / 1,525,742 SF
PLANNING COVERAGE	232,118 SF / 15.2%
PERVIOUS AREA	685,720 SF / 44.9%
OPEN SPACE	640,014 SF / 55.1%

TYPE	TOTAL NUMBER OF SPACES	
	EXISTING	PROPOSED
SURFACE LOT	397	304
UNDERGROUND	417	417
SHORT-TERM AND LONG-TERM BICYCLE	140	164

OAKWOOD VILLAGE CAMPUS PROPOSED GDP/SIP AMENDMENT BUILDING SUMMARY				
	TYPE OF FACILITY	TOTAL GROSS FLOOR AREA (SQUARE FEET)	TOTAL UNITS/BEDS	CURRENT OCCUPIED UNITS
PROPOSED SKILLED NURSING FACILITY	SKILLED NURSING HOSPICE	105,883	60 UNITS (49 SHEL/12 HOSPICES)	N/A
GALLERY (EXISTING)	INDEPENDENT LIVING		56 UNITS	0
TOWER (NOT RENTING)	INDEPENDENT LIVING	170,040	147 UNITS	52
AGE BETTER	INDEPENDENT LIVING	110,290	77 UNITS	N/A
HERITAGE OAKS	INDEPENDENT LIVING	442,530	124 UNITS	116
THE OAKS	INDEPENDENT LIVING	235,760	80 UNITS	87
TAYLOR OAKS	COMMUNITY BASED RESIDENTIAL FACILITY	60,890	60 BEDS	40
COVENANT OAKS	COMMUNITY BASED RESIDENTIAL FACILITY	50,960	40 BEDS	38
VILLAGE (NEW)	AUTONOMOUS AND SEMI-AUTONOMOUS	23,450	N/A	N/A
	TOTAL	1,200,893	654	333



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PROJECT INFORMATION
OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd,
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05/20/2020	SCHEMATIC DESIGN
06/24/2020	LOG, GDP, SIP SUBMITTAL

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER: MC
PROJECT NUMBER: 120206-01

GDP PROPOSED SITE PLAN

C006





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PROJECT INFORMATION

**OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY**

D 6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05-20-2023	SCHEMATIC DESIGN
06-14-2023	UDC, SDP, SFP SUBMITTAL

KEY PLAN

SHEET INFORMATION

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NOT FOR CONSTRUCTION**

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PROJECT MANAGER MO
PROJECT NUMBER 12026-01

OVERALL EXISTING
SITE

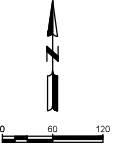
C010

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EXISTING PARKING STALLS

PARKING STALLS	283
ADA PARKING STALLS	26
TOTAL STALLS	309





STORM STRUCTURE TABLE					
STRUCTURE NAME	DESCRIPTION	R/W ELEV	SIZE	INVERT	CONNECT TO
EW1	ENDWALL	105254	12" HDPE EB	105254	NL1
EW1	CURB	105247	12" HDPE NW	105247	EW1
EW2	ROUND INLET	104296	24" S&W N	104296	CB1
CB1	ROUND INLET	104294	24" S&W N	104294	PVC
EW2	ENDWALL	104121	24" S&W E	104121	CB1
DRN1	ENDWALL	106422	30" P-PVC N	106422	PVC
			30" P-PVC E	106422	DS
			12" OR 18" P-PVC E	106422	DS
NL3	CURB	105263	12" HDPE NW	105263	DRN1
			12" HDPE NW	104293	EW2
			12" HDPE NW	104293	EW2
NL4	CURB	105272	12" HDPE NW	105272	NL3
			6" PVC E	105295	NL3
EW3	ENDWALL	104269	12" HDPE EE	104269	NL3
CB2	ROUND INLET	105645	12" PVC NW	105645	EW4
EW4	ENDWALL	105628	12" PVC SW	105628	CB2
CB3	ROUND INLET	104420	6" PVC NW	104427	DRN2
			12" PVC SW	103873	CB4
CB4	ROUND INLET	104200	12" PVC NE	103720	MH21
			12" PVC NW	103220	CB5
MH21	STORM MANHOLE	105205	6" PVC SW	104248	CB5
			6" PVC SW	104240	CB17
NL1	(2) 50 INLET	105248	6" PVC NE	105248	CB17
CB17	ROUND INLET	105200	6" PVC SW	105225	NL1
CB5	ROUND INLET	105222	6" PVC NE	105225	MH21
CB6	ROUND INLET	104197	18" PVC NE	103922	CB4
MH22	STORM MANHOLE		18" PVC SE	103442	CB6
			21" SW		EW5
EW5	ENDWALL	105249	21" NE	105249	EW5
CB7	ROUND INLET	105028	12" PVC NE	105028	NL5
NL5	CURB	105072	6" PVC SW	105072	CB7
EW6	ENDWALL	105278	12" PVC SW	105278	OUT1
			14" S&W N	105278	NL6
NL6	DR. CURB	106231	24" S&W E	106230	EW6
			12" PVC SE	105128	CB8
CB8	ROUND INLET	105144	12" PVC NW	105144	NL6
			12" PVC NE	105128	CB8
			12" PVC SW	105124	NL2
NL7	CURB	105128	12" PVC NE	105123	CB8
			12" PVC SW	105123	CB8
CB9	ROUND INLET	105127	12" PVC SW	105127	CB8
			21" PVC NW	105142	EW7
EW7	ENDWALL	105090	21" PVC SE	105090	CB9
CB10	ROUND INLET	105141	36" S&W NW	105121	EW8
EW8	ENDWALL	105140	36" HDPE EB	105140	CB10
CB11	ROUND INLET	104128	12" HDPE NE	103720	CB12
CB12	ROUND INLET	104624	12" HDPE NW	103824	CB11
CB13	ROUND INLET	103718	12" HDPE EE	103424	CB12
CB14	ROUND INLET	103718	12" PVC SW	103448	EW8
EW9	ENDWALL	102735	18" HDPE EE	102725	CB13
EW10	ENDWALL	103127	24" HDPE SW	103127	CB14
CB14	ROUND INLET	103718	24" HDPE NW	103717	EW10
CB15	ROUND INLET	106240		106245	CB16
CB16	ROUND INLET	106240	6" PVC NW	104247	CB3

SANITARY STRUCTURE TABLE					
STRUCTURE NAME	DESCRIPTION	R/W ELEV	SIZE	INVERT	CONNECT TO
MH51	SANITARY MANHOLE	104826	6" CE NW	104818	MH54
			6" DI	104811	
			6" DI	104820	
MH52	SANITARY MANHOLE	105129	6" PVC	104820	CB7
MH53	SANITARY MANHOLE	104549	6" PVC NW	104528	CB11
			6" PVC SE	104243	MH52
MH54	SANITARY MANHOLE	104549	6" PVC NE	104240	MH54
			6" PVC NW	104528	MH53
			6" PVC NE		MH55
MH55	SANITARY MANHOLE	103730	6" PVC SW	103720	MH54
MH56	SANITARY MANHOLE	103070	6" PVC NW	103020	MH55
MH57	SANITARY MANHOLE	102873	6" PVC NW	102824	MH57
			6" PVC NW	103224	MH56
MH58	SANITARY MANHOLE	102873	6" PVC SW	102824	MH57
			10" PVC SW	101445	MH58
			6" PVC SE	101426	MH57
			10" PVC NW	101424	MH59
MH59	SANITARY MANHOLE	101426	10" PVC SE	101323	MH58
			10" NW	101228	MH57
MH510	SANITARY MANHOLE	102245	6" PVC SE	101420	MH510
			6" PVC NE	101323	MH510
MH511	SANITARY MANHOLE	103252	NE		MH510
					MH511
MH512	SANITARY MANHOLE	103252		103249	MH513
				103249	MH512
MH513	SANITARY MANHOLE	103244		103245	MH514
				103245	MH513
MH514	SANITARY MANHOLE	103244	6" PVC NW	101426	MH514
			6" PVC SE	101426	MH514
MH515	SANITARY MANHOLE	102245	6" PVC NW	101320	MH510
			6" PVC NE	101420	MH510
MH516	SANITARY MANHOLE	101850	PVC SW	100824	MH515
			10" PVC NE	100827	MH517
MH517	SANITARY MANHOLE	101850	10" PVC SW	100827	MH516
MH518	SANITARY MANHOLE	100825	6" PVC SE	100240	MH518
			6" PVC SE	100240	MH518
			6" PVC SW	100220	MH518
			6" PVC E	100125	MH518
			6" PVC N	100040	MH518



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PROJECT INFORMATION
**OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY**

D 6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05/20/2023	SCHEMATIC DESIGN
06/14/2023	DEC. CDP, 3P SUBMITTAL

KEY PLAN

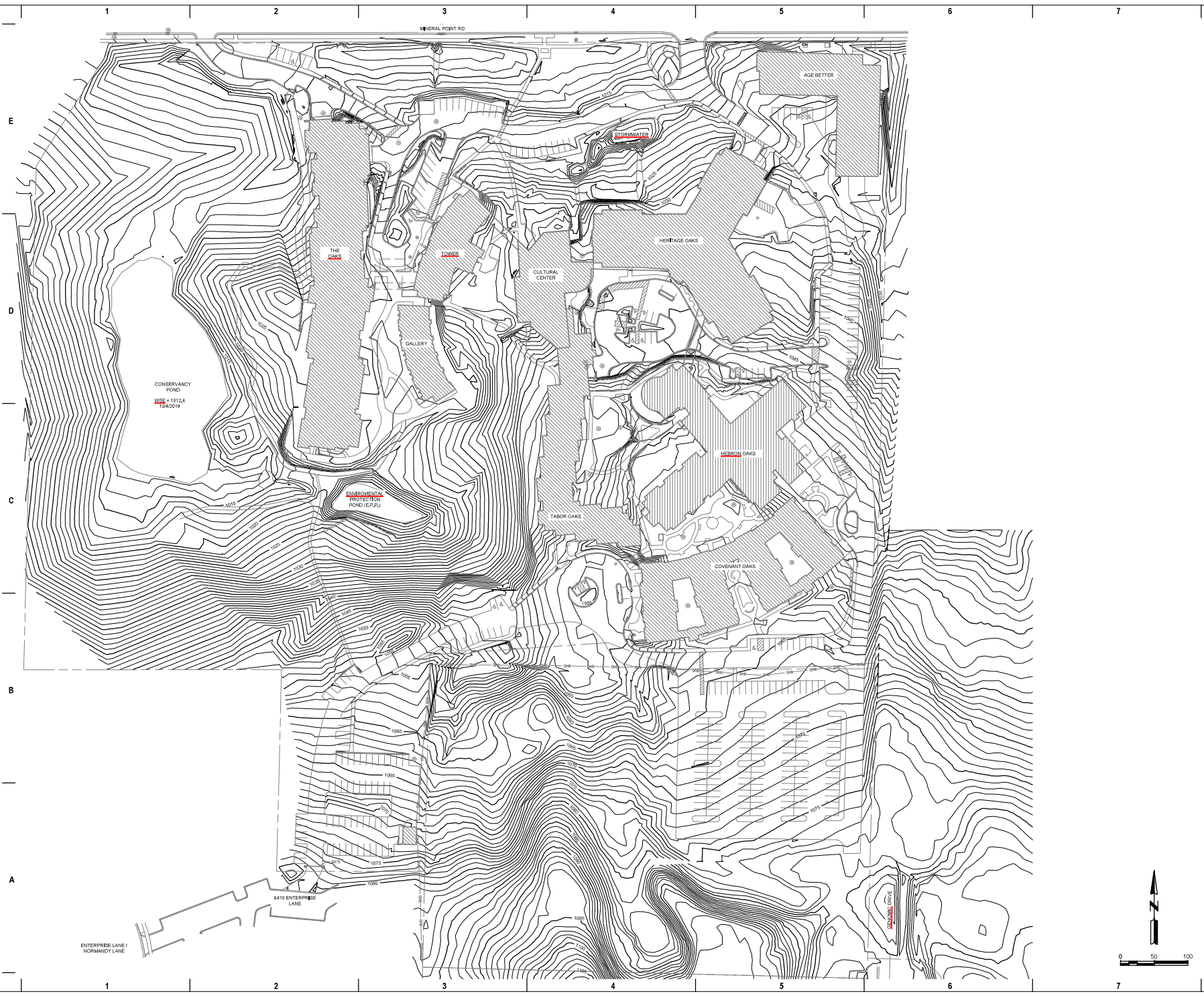
SHEET INFORMATION
**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
These documents reflect progress and shall not be used for construction. They are not for construction documents and shall not be used for building construction-related purposes.

PROJECT MANAGER MO
PROJECT NUMBER 120206-01

OVERALL EXISTING
UTILITIES

C011

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PROJECT INFORMATION
OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

D 6165 Mineral Point Rd,
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/30/2020	SCHEMATIC DESIGN
06/14/2021	UDIC, UDP, UBP SUBMITTAL

KEY PLAN

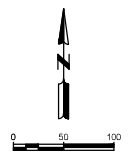
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PROJECT MANAGER: MC
 PROJECT NUMBER: 120206-01

OVERALL EXISTING
CONTOURS

C012





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PROJECT INFORMATION
OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

6165 Mineral Point Rd,
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05/20/2020	SCHEMATIC DESIGN
06/04/2020	LOGIC, CDDP, 30% SUBMITTAL

KEY PLAN

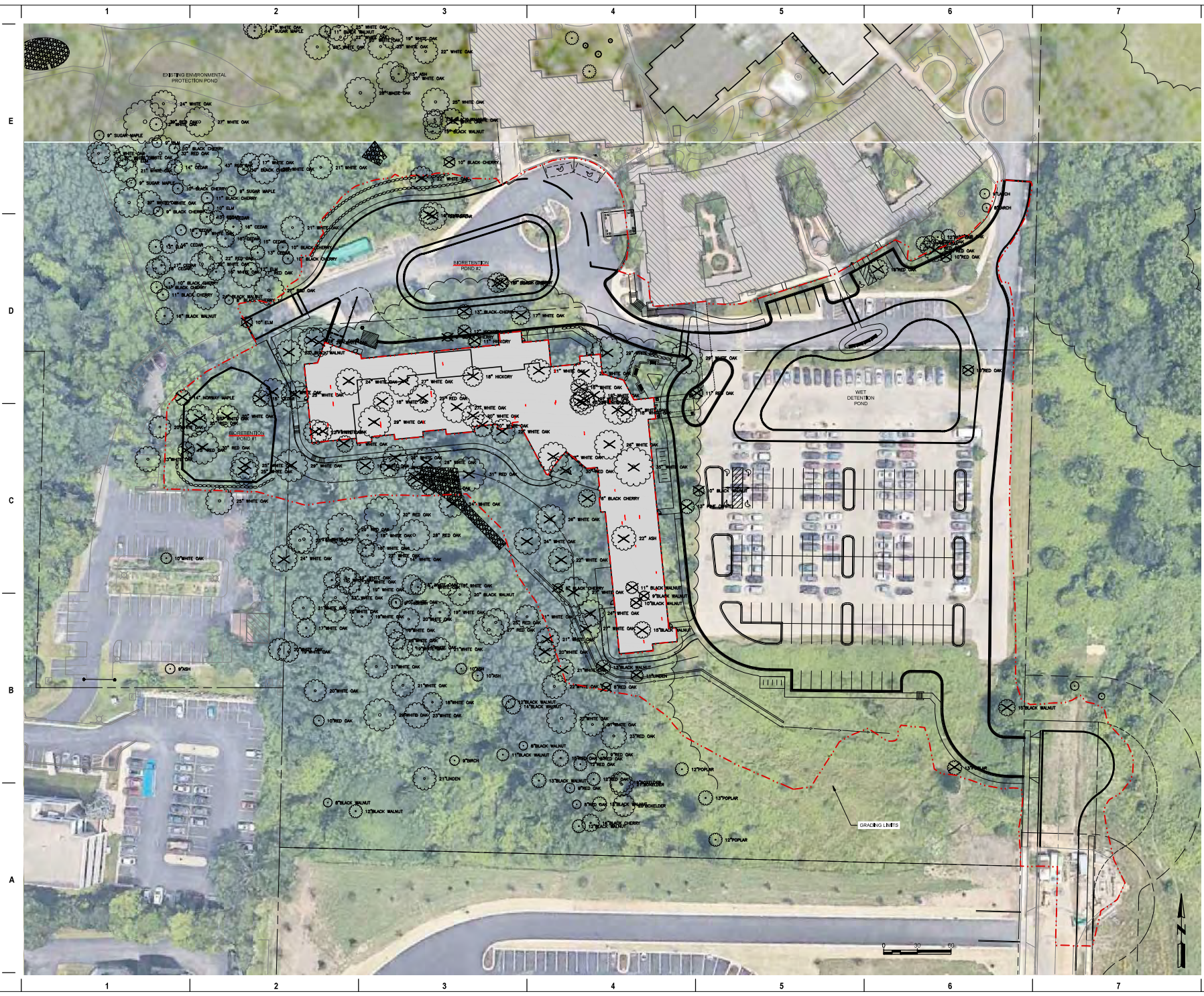
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PROJECT MANAGER MO
 PROJECT NUMBER 120286-01

EXISTING TREE
SURVEY PLAN

C016





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PROJECT INFORMATION
OAKWOOD VILLAGE
UNIVERSITY WOODS
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ISSUANCE AND REVISIONS

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05-20-2023	SCHEMATIC DESIGN
06-14-2023	UDC, SDP, SP SUBMITTAL

KEY PLAN

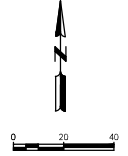
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PROJECT MANAGER MO
 PROJECT NUMBER 120226-01

SITE REMOVALS
PLAN - HEBRON
BUILDING

CD045





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PROJECT INFORMATION

**OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
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6165 Mineral Point Rd,
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ISSUANCE AND REVISIONS

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10/30/2023	SCHEMATIC DESIGN
06/14/2023	LOGIC, SDP, SFP SUBMITTAL

KEY PLAN

SHEET INFORMATION

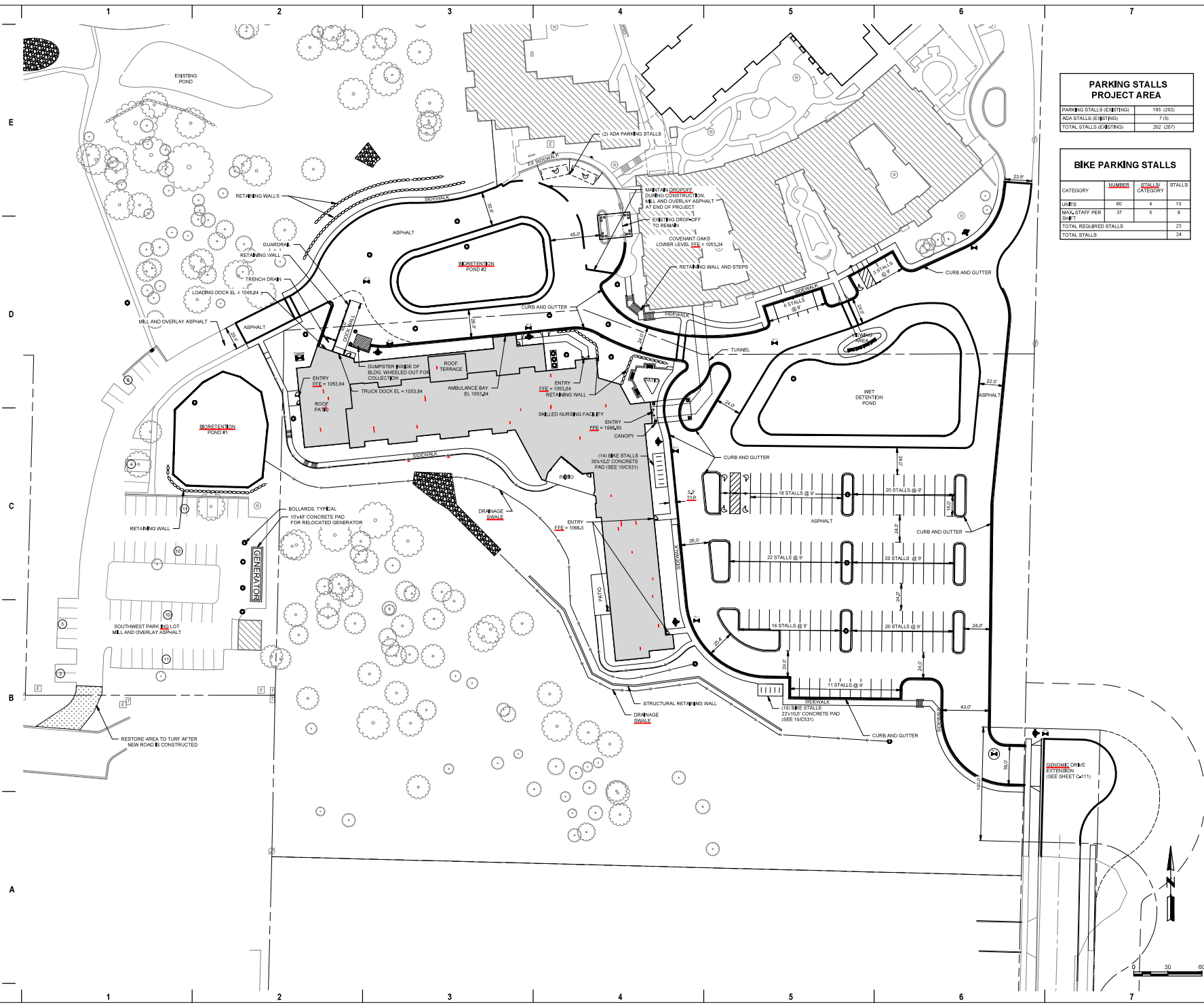
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PROJECT MANAGER: MO
PROJECT NUMBER: 120226-01

**SITE PAVEMENTS
PLAN**

C101

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**PARKING STALLS
PROJECT AREA**

PARKING STALLS (EXISTING)	195 (202)
ADA STALLS (EXISTING)	7 (0)
TOTAL STALLS (EXISTING)	202 (207)

BIKE PARKING STALLS

CATEGORY	NUMBERS	STALL CATEGORY	STALLS
UNITS	60	4	15
MAX. STAFF PER SUITE	37	5	8
TOTAL REQUIRED STALLS			23
TOTAL STALLS			24



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PROJECT INFORMATION
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UNIVERSITY WOODS
- SKILLED NURSING FACILITY

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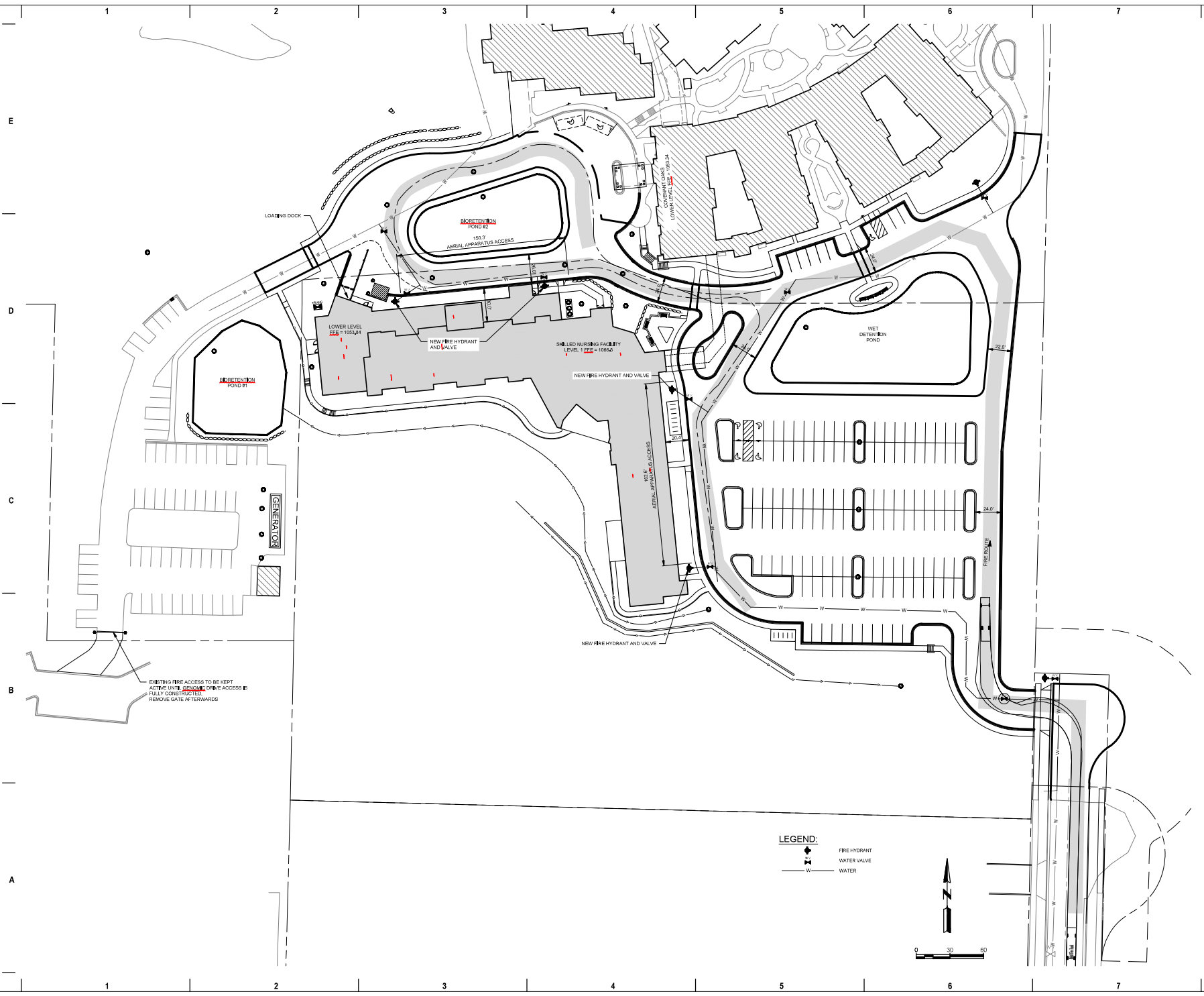
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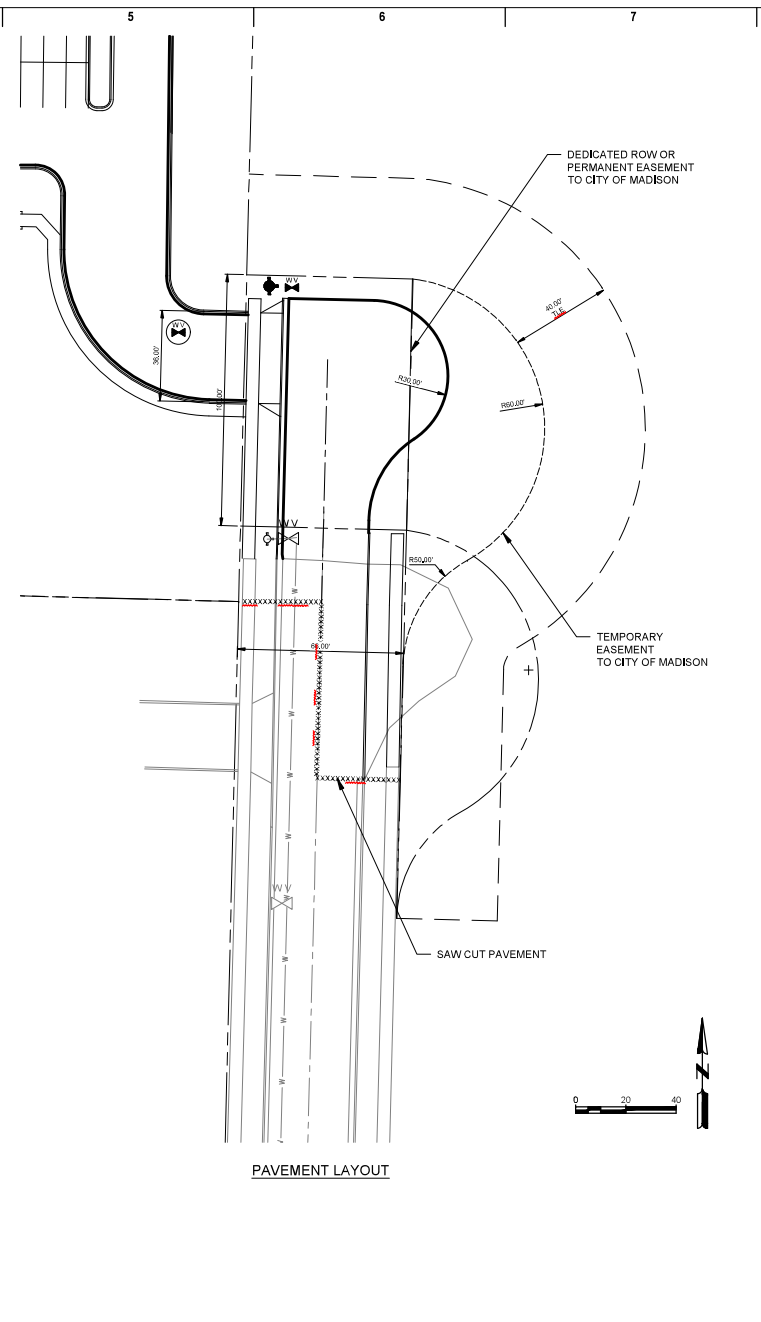
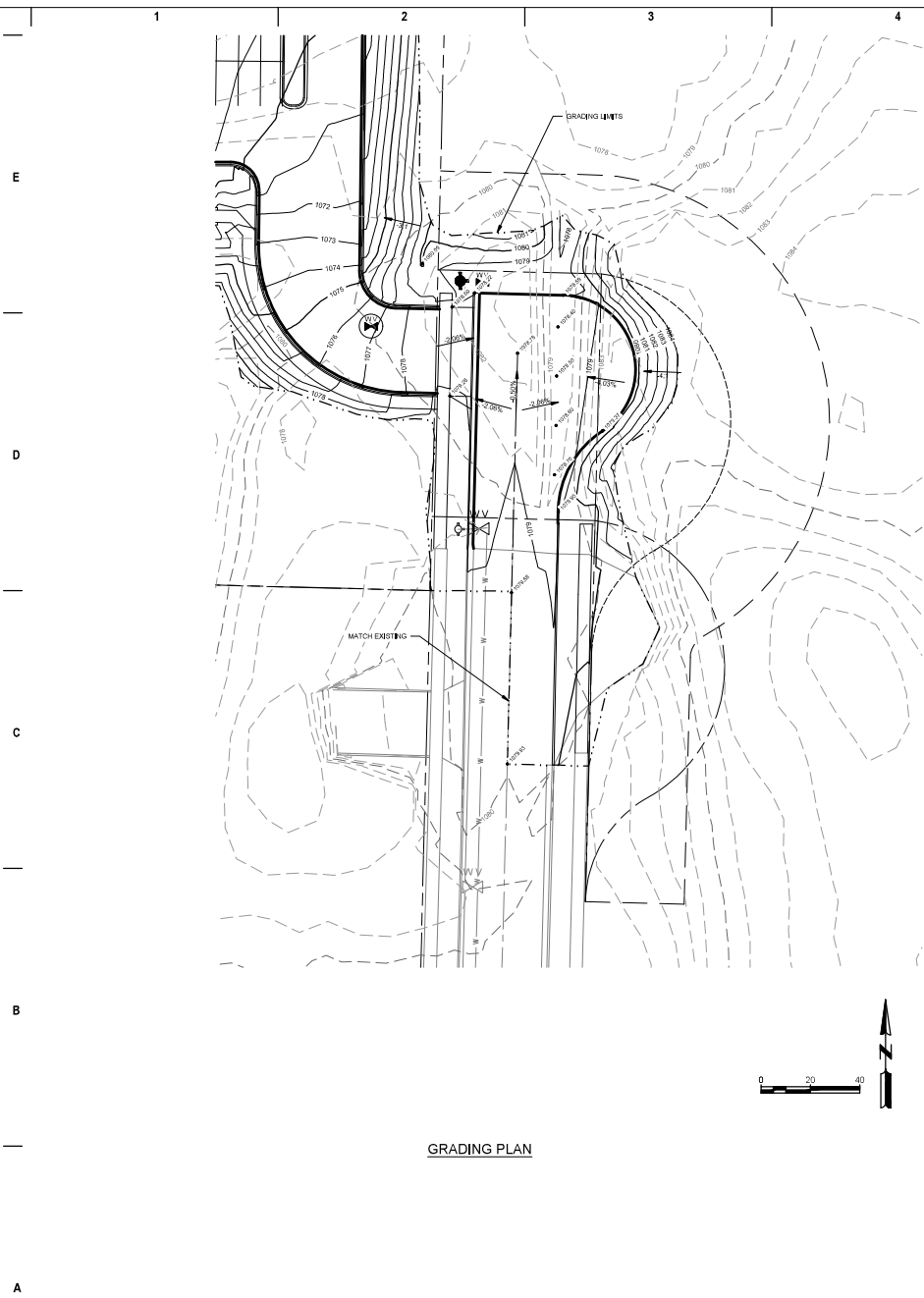
PROJECT MANAGER: MO
 PROJECT NUMBER: 120286-01

FIRE ACCESS PLAN

C106



DRIVING FIRE ACCESS TO BE KEPT
 ACTIVE UNTIL GENERATOR DRIVE ACCESS IS
 FULLY CONSTRUCTED.
 REMOVE GATE AFTERWARDS



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UNIVERSITY WOODS
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D 6165 Mineral Point Rd,
 Madison, WI 53705

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06/20/2023	SCHEMATIC DESIGN
06/20/2023	DEC. CDIP, SIP SUBMITTAL

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

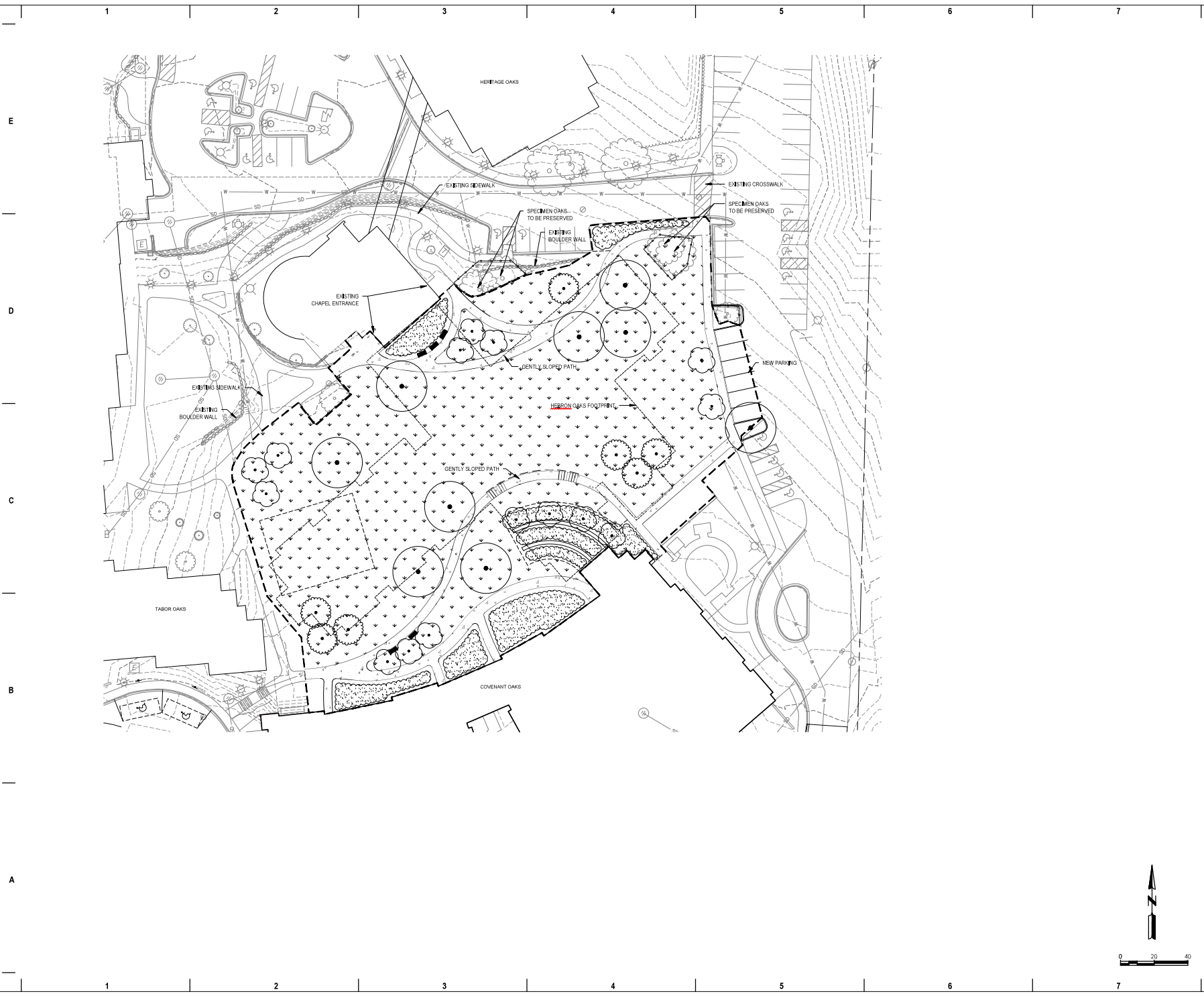
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PROJECT MANAGER: MO
 PROJECT NUMBER: 12026-01

**GENOMIC DRIVE
EXTENSION PLAN**

C111

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PROJECT INFORMATION
OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
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 Madison, WI 53705

ISSUANCE AND REVISIONS

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06-14-2023	UDC, SDP, SFP SUBMITTAL

KEY PLAN

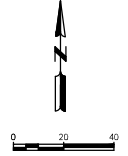
SHEET INFORMATION

PROGRESS DOCUMENTS
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 These documents reflect progress and intent and may be subject to change, including additions/deletions. These are not for construction documents and shall not be used for building or construction-related purposes.

PROJECT MANAGER MO
 PROJECT NUMBER 12026-01

HEBRON OAKS PLAN

C115





Milwaukee 333 East Chicago Street
 Madison, Wisconsin 53702
 414.271.5300
 Madison 700 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 608.443.9350
 Denver 1000 16th Street, Suite 300
 Denver, Colorado 80202
 303.455.4500

PROJECT INFORMATION
OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING FACILITY

6165 Mineral Point Rd,
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05/20/2020	SCHEMATIC DESIGN
06/14/2020	100% SUBMITTAL

KEY PLAN

SHEET INFORMATION

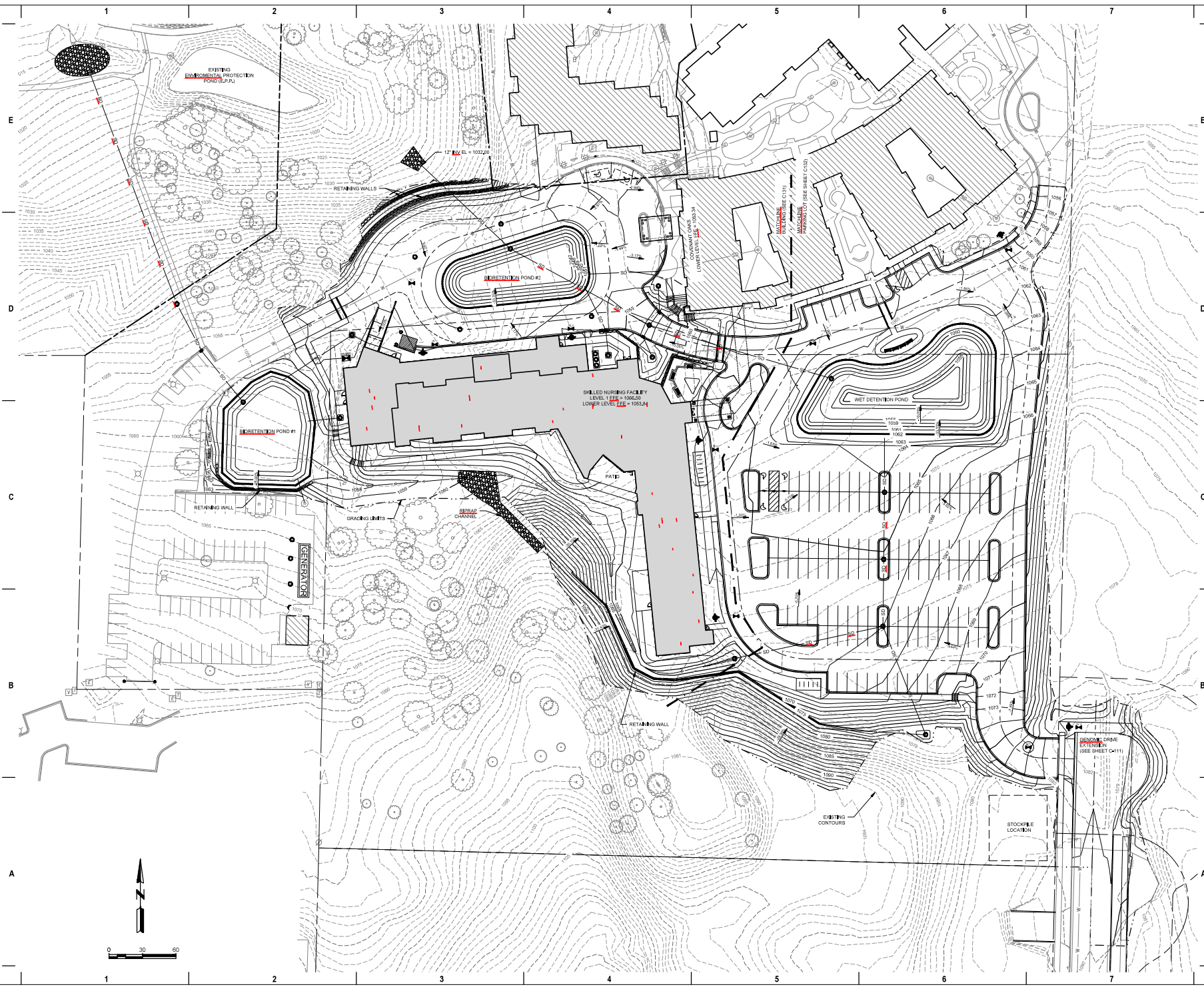
PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION
 These documents reflect progress and shall not be used for construction. They are not for construction documents and shall not be used for building or construction-related purposes.

PROJECT MANAGER: MO
 PROJECT NUMBER: 120286-01

SITE GRADING PLAN

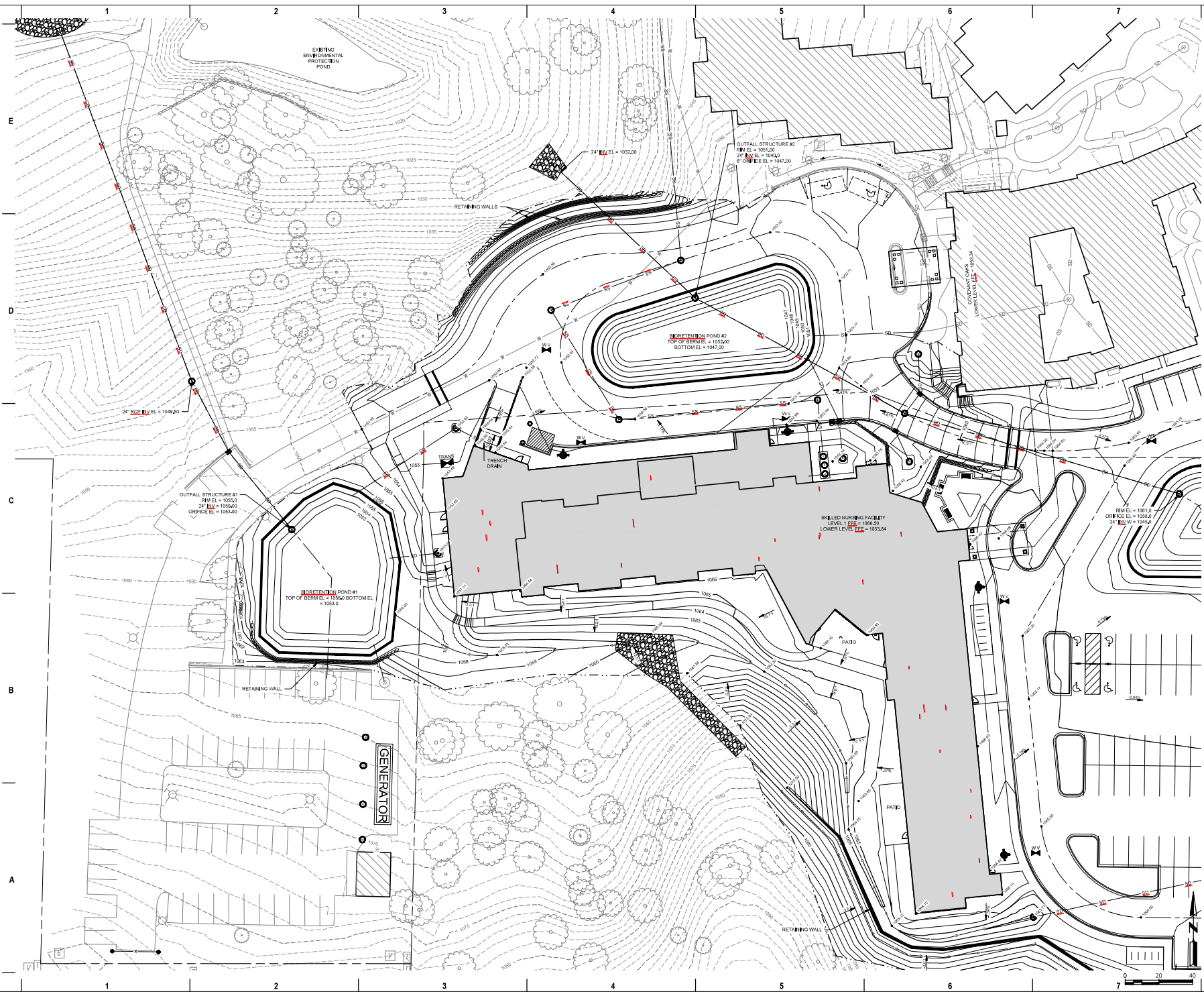
C121

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 Madison, Wisconsin 53702
 414.271.5300
 Madison 208 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 608.443.9350
 Denver 1999 Grand Street, Suite 300
 Denver, Colorado 80202
 303.446.4500

PROJECT INFORMATION
OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY
 6165 Mineral Point Rd,
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/30/2020	SCHEMATIC DESIGN
06/14/2021	LOGIC, SDP, SFP SUBMITTAL

KEY PLAN

SHEET INFORMATION
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
 These documents reflect progress and intent and may be subject to change. Building and/or landscape. These are not final construction documents and shall not be used for building or construction-related purposes.

PROJECT MANAGER MO
 PROJECT NUMBER 120226-01

SITE STORMWATER AND GRADING PLAN - BUILDING

C131

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 Denver, Colorado 80202
 303.466.4100

PROJECT INFORMATION
OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

6165 Mineral Point Rd,
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05/20/2023	SCHEMATIC DESIGN
06/14/2023	LOGIC, UDC, SDP, SUBMITTAL

KEY PLAN

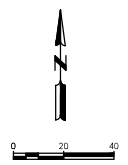
SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION
 These documents reflect progress and intent and may be subject to change. No building or construction should be based on these documents and shall not be used for building or construction-related purposes.

PROJECT MANAGER MO
 PROJECT NUMBER 120286-01

SITE STORMWATER
AND GRADING PLAN
- PARKING LOT

C132





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 414.271.5300
 Madison 200 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 608.443.9350
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 303.733.4100

PROJECT INFORMATION
**OAKWOOD VILLAGE
 UNIVERSITY WOODS
 - SKILLED NURSING
 FACILITY**

D 6165 Mineral Point Rd,
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05-20-2020	SCHEMATIC DESIGN
06-14-2020	DEC. CDIP, SFP, SUBMITTAL

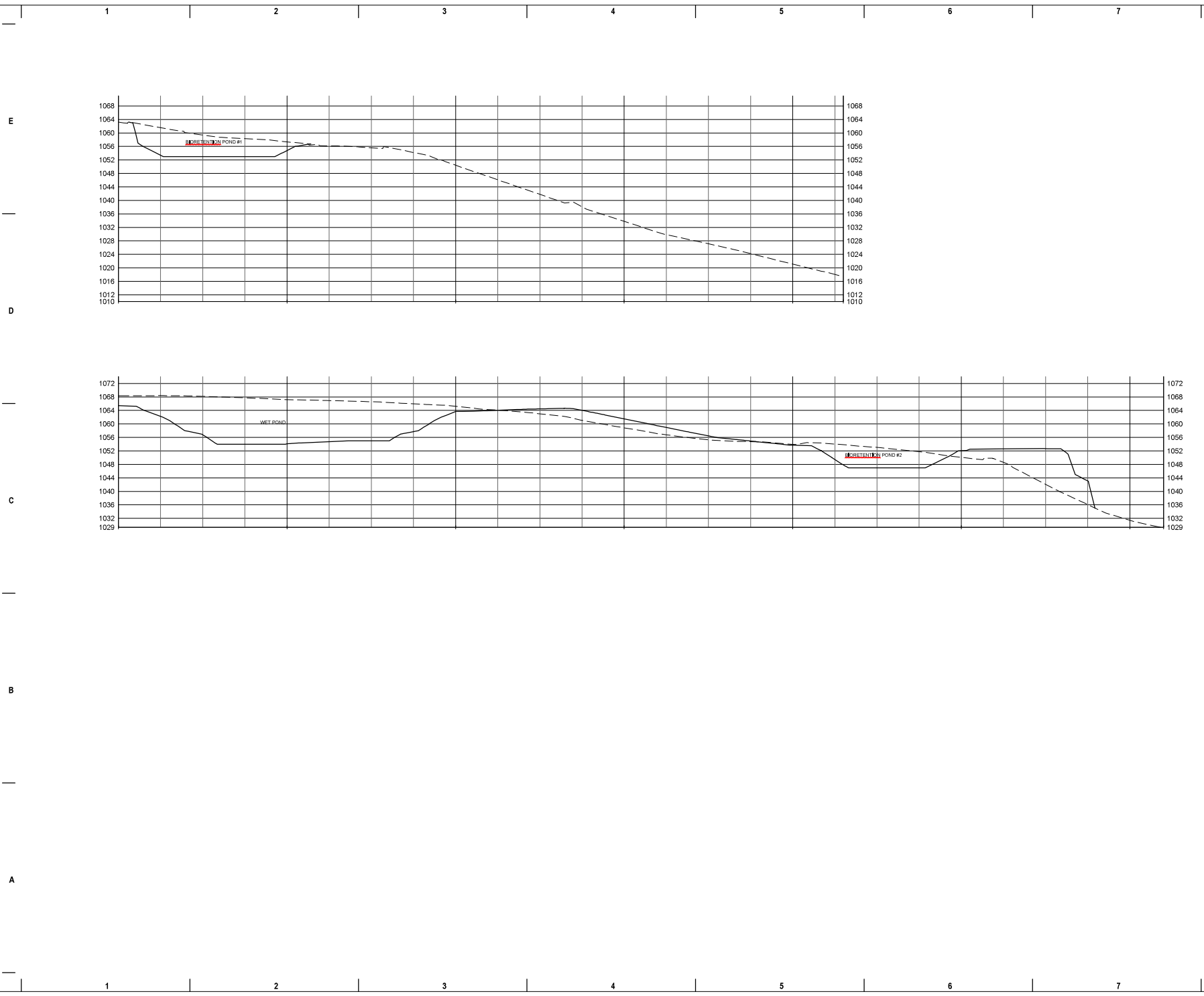
KEY PLAN

SHEET INFORMATION

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 NOT FOR CONSTRUCTION**
 These documents reflect progress and intent and may
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 used for building or construction-related purposes.

PROJECT MANAGER: MO
 PROJECT NUMBER: 120206-01

GRADING SECTIONS
C135





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 Madison, Wisconsin 53703
 608.443.9350
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 Denver, Colorado 80202
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PROJECT INFORMATION
OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

6165 Mineral Point Rd,
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05-20-2023	SCHEMATIC DESIGN
06-14-2023	UDC, SDP, SFP SUBMITTAL

KEY PLAN

SHEET INFORMATION

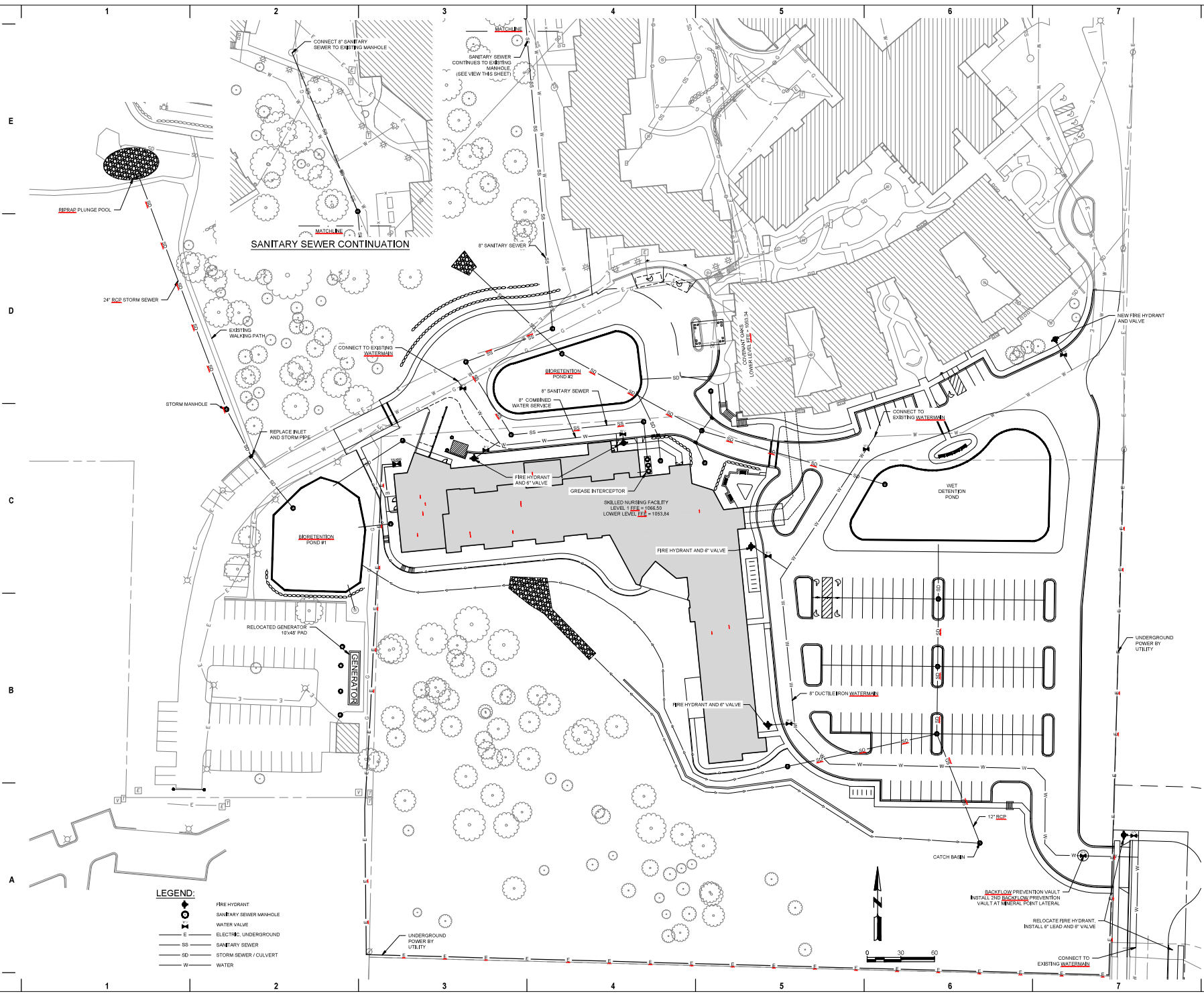
PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION
 These documents reflect progress and intent and may be subject to change. All design and construction documents and shall not be used for building or construction-related purposes.

PROJECT MANAGER: MO
 PROJECT NUMBER: 120226-01

SITE UTILITIES PLAN

C141

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LEGEND

	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	WATER VALVE
	ELECTRIC, UNDERGROUND
	SANITARY SEWER
	STORM SEWER / CULVERT
	WATER



Milwaukee 335 East Chicago Street
 Milwaukee, Wisconsin 53202
 414.271.1300
 Madison 208 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 608.462.3300
 Denver 1999 Broadway Street, Suite 300
 Denver, Colorado 80202
 303.546.4600

PROJECT INFORMATION
OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

D 6165 Mineral Point Rd,
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/20/2020	SCHEMATIC DESIGN
1/14/2021	SCHEMATIC SUBMITTAL



KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION
 These documents reflect progress and intent and may be subject to change. Including additional sheets, items or work in construction documents and shall not be used for finalizing or construction-related purposes.

PROJECT MANAGER MO
 PROJECT NUMBER 120290-01

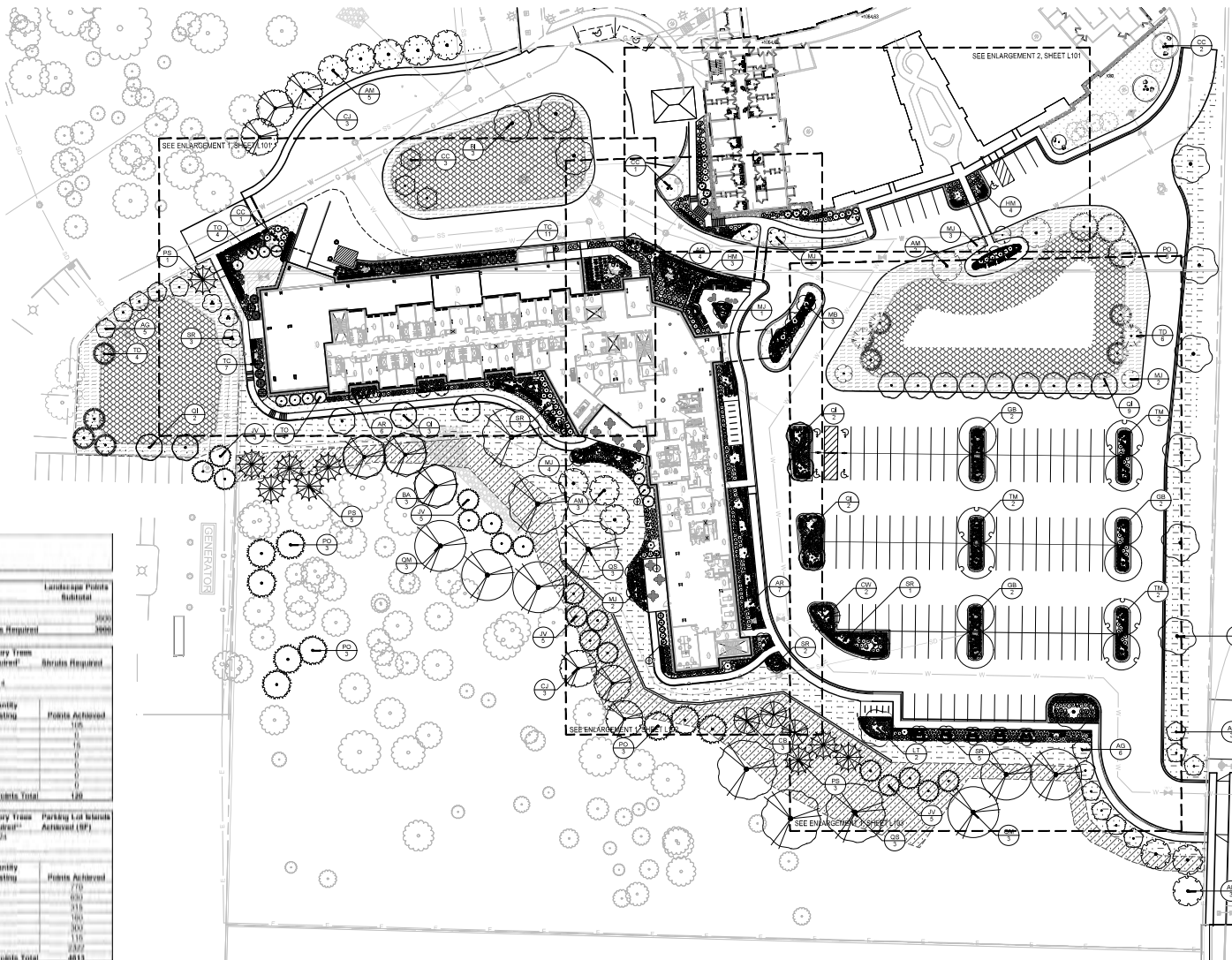
LANDSCAPE PLAN

L100

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LEGEND

	LANDSCAPE PAVING
	GRAVEL
	STONE MULCH
	PERMEABLE PAVE
	FESCUE SEED
	WOODCHUCK BARK SEED
	METAL EDGING



Oakwood Village University Woods
Madison, WI
 14-Apr-21

Developed Lots	RP	Area	Landscape Points Subtotal
Total Developed Area	146,134	4.63	3024
Landscape Points (5 pts/300 SF for first 300 sq ft, 1 pt/100 SF for additional)			3024
Landscape Points Required			3024

Development Frontage (Genomic Drive)	LF	Overstory Trees Required*	Points Required
Total LF of Street Frontage Between Parking/Building & Street	121	4	0

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	10	0	0	0
Tall Evergreen Tree	10	0	0	0
Ornamental Tree	10	1	0	10
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	0	0	0
Shrub, evergreen	3	0	0	0
Ornamental Grass/Perennial	2	0	0	0
Development Frontage Points Total				10

Interior Parking Lots	RP	Overstory Trees Required**	Parking Lot Islands Achieved (RP)
Total Parking Lot Area	46,613	24	0
Min. Parking Lot Islands (8%)	3,689		0

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	10	0	0	0
Ornamental Tree	10	4	0	40
Tall Evergreen Tree	10	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	0	0	0
Shrub, evergreen	3	0	0	0
Ornamental Grass/Perennial	2	0	0	0
Interior Parking Lots Points Total				40

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	10	30	0	300
Tall Evergreen Tree	10	0	0	0
Ornamental Tree	10	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	228	0	684
Shrub, evergreen	3	116	0	348
Ornamental Grass/Perennial	2	1031	0	2062
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Foundation Plantings Total				3074

TOTAL LANDSCAPE POINTS 3387

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
 ** Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamentals shall constitute no more than twenty-five percent (25%) of the canopy trees.

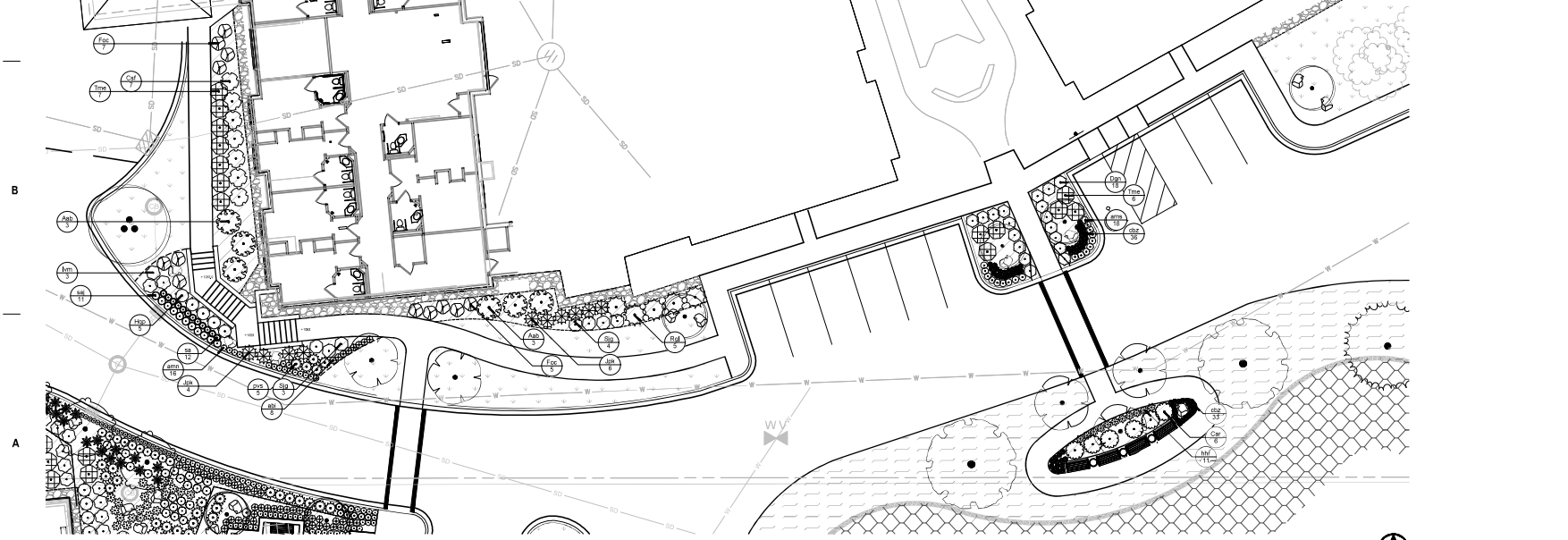
1 Landscape Worksheet
 SCALE: NTS

2 Landscape Plan
 SCALE: 1"=30'-0"



plant	
[Pattern]	TURFGRASS BED
[Pattern]	BARK MULCH
[Pattern]	STONE MULCH
[Pattern]	PRAIRIE SEED
[Pattern]	FESCUE SEED
[Pattern]	WOODLAND BED
[Pattern]	METAL EDGE

1 West Wing Planting Plan Enlargement
SCALE: 1"=10'-0"



2 Covenant Oaks Planting Plan Enlargement
SCALE: 1"=10'-0"



Madison 335 East Chicago Street
Madison, Wisconsin 53702
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Madison 208 West Johnson Street, Suite 202
Madison, Wisconsin 53703
408.842.3350
Denver 1609 West Colfax Street, Suite 300
Denver, Colorado 80202
303.581.4600

PROJECT INFORMATION

OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

D 6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/22/2020	ISSUANCE TO CLIENT
04/14/2021	ISSUE FOR PERMIT SUBMITTAL



KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
These documents reflect progress and intent and may be subject to change. All design and/or construction items shown are not final construction documents and shall not be used for permitting or construction-related purposes.

PROJECT MANAGER MO
PROJECT NUMBER 120295-01

LANDSCAPE
ENLARGEMENTS

L101



milwaukee 355 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5200

madison 269 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.3500

denver 1899 Northpark Street, Suite 300
Denver, Colorado 80202
303.885.4800

PROJECT INFORMATION

OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/20/2019	ISSUANCE FOR CONSTRUCTION
04/16/2017	ISSUE FOR CONSTRUCTION



KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
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PROJECT MANAGER MO
PROJECT NUMBER 120289-01

LANDSCAPE
ENLARGEMENTS

L102

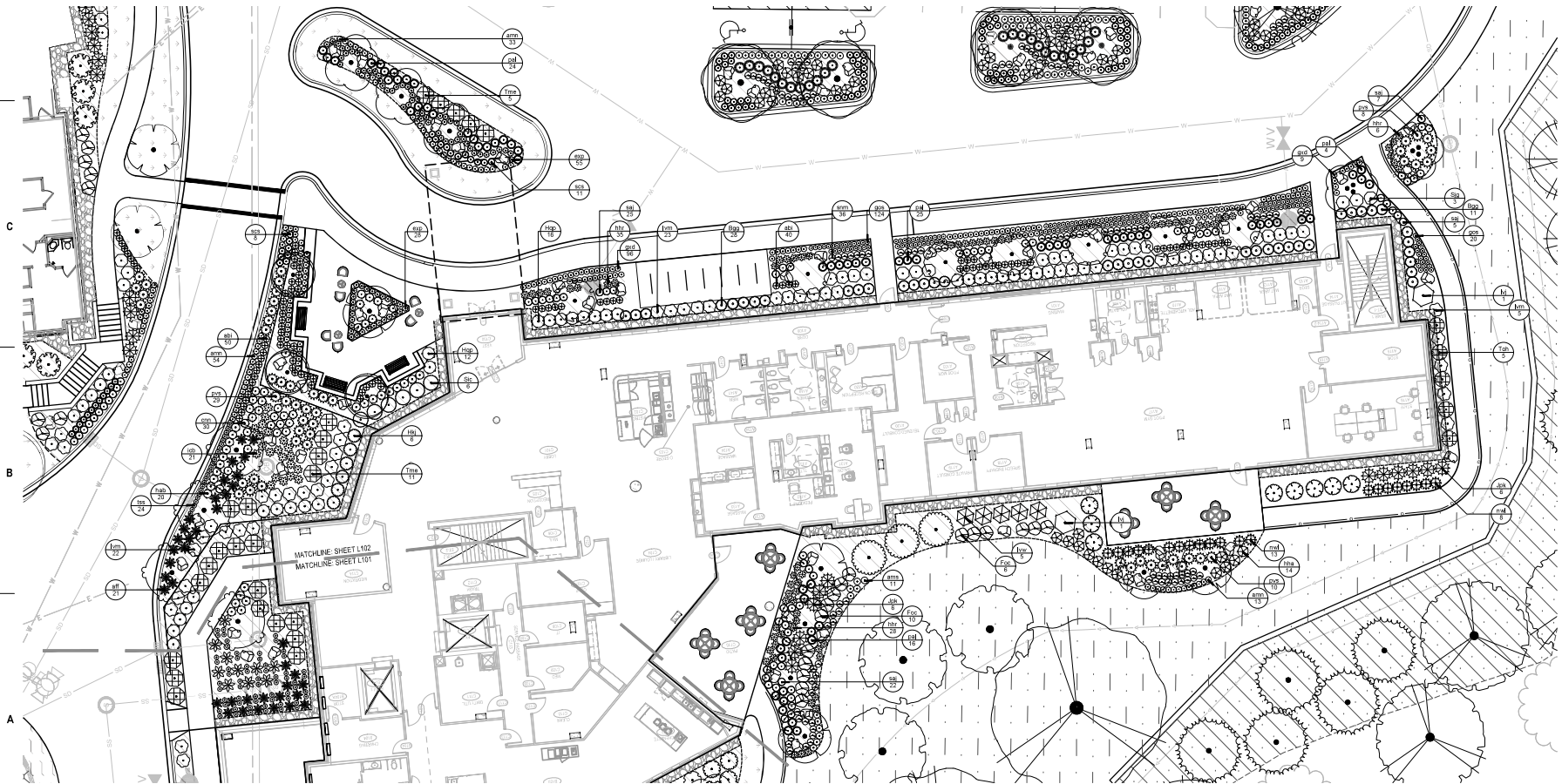
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E

LEGEND

	TURFGRASS SOIL
	BARN WOOD
	STONE WOOD
	SPHERE SEED
	PERGOLA SEED
	WOODLAND SEED
	METAL EDGE

D



C

B

A

1 East Wing Planting Plan Enlargement
SCALE 1"=10'-0"



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7

PROJECT INFORMATION
**OAKWOOD VILLAGE
 UNIVERSITY WOODS
 - SKILLED NURSING
 FACILITY**

D 6165 Mineral Point Rd,
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/20/2020	ISSUANCE FOR CONCEPT
04/14/2021	ISSUANCE FOR SUBMITTAL



KEY PLAN

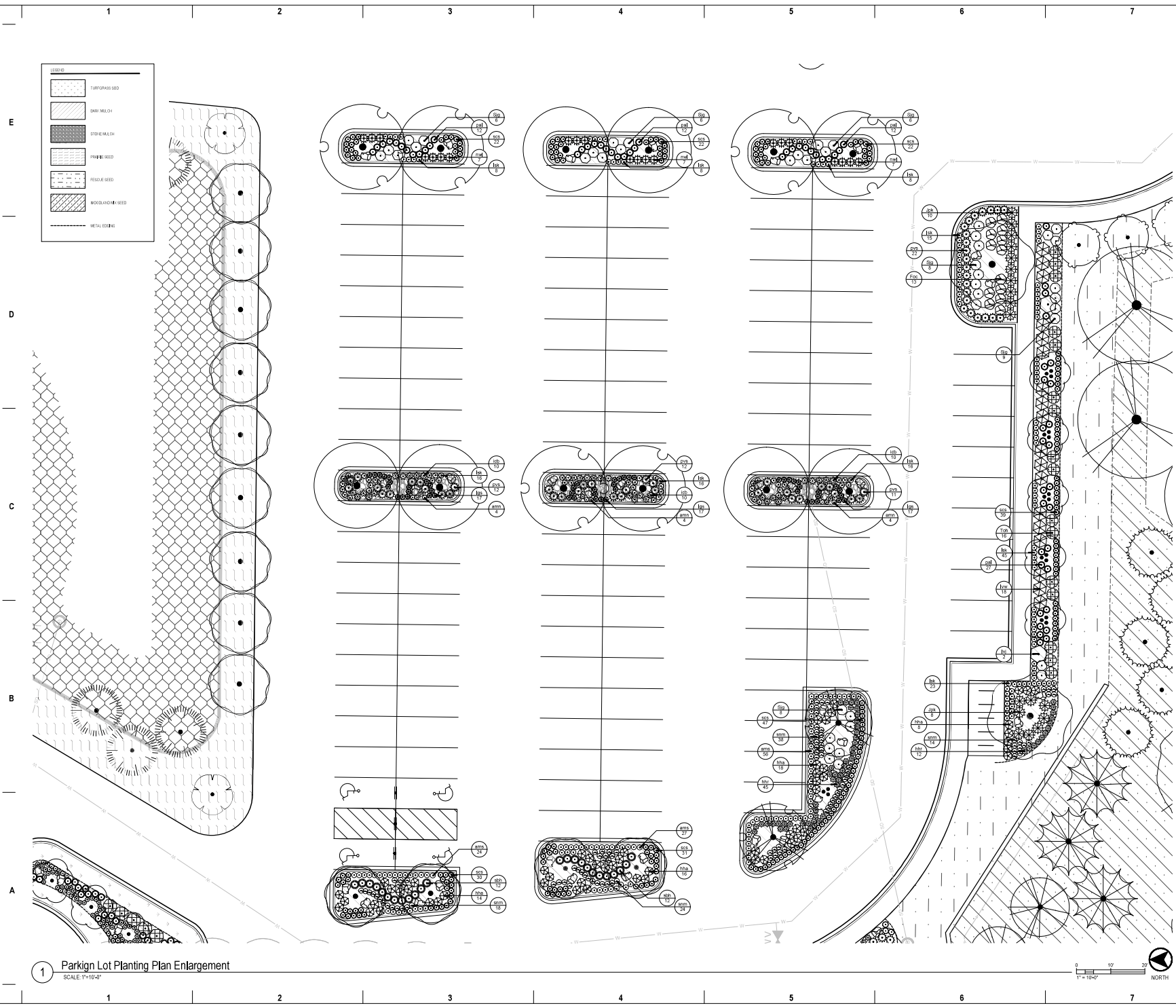
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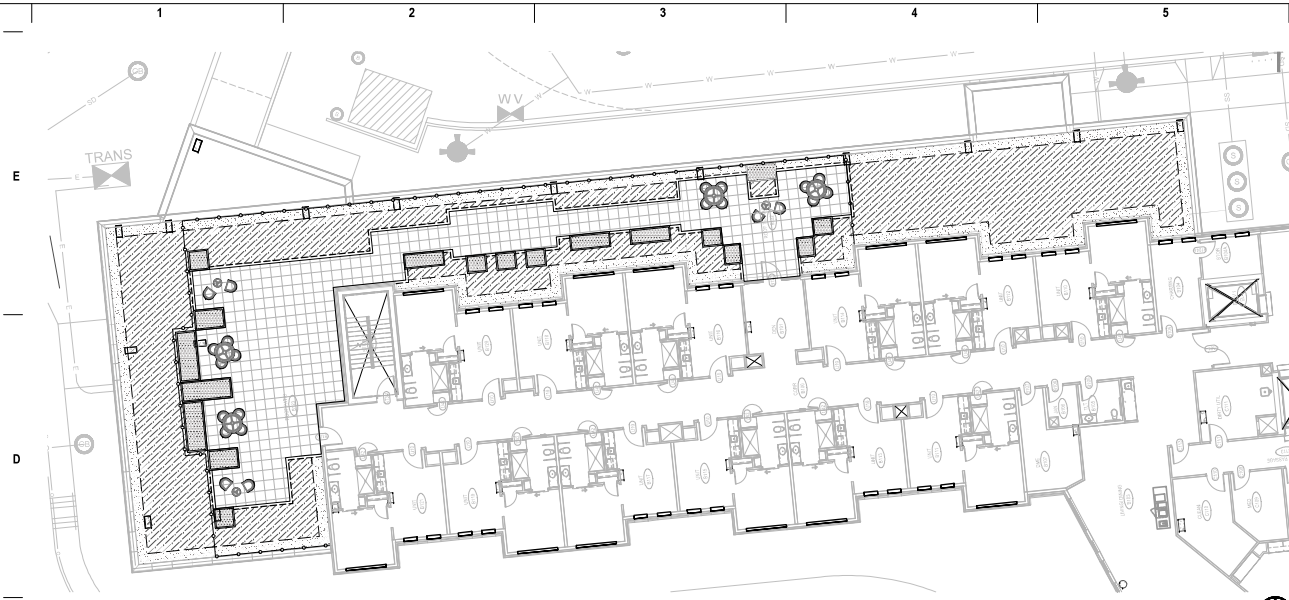
**PROGRESS DOCUMENTS
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PROJECT MANAGER MO
 PROJECT NUMBER 120289-01








LANDSCAPE ENLARGEMENTS

L103

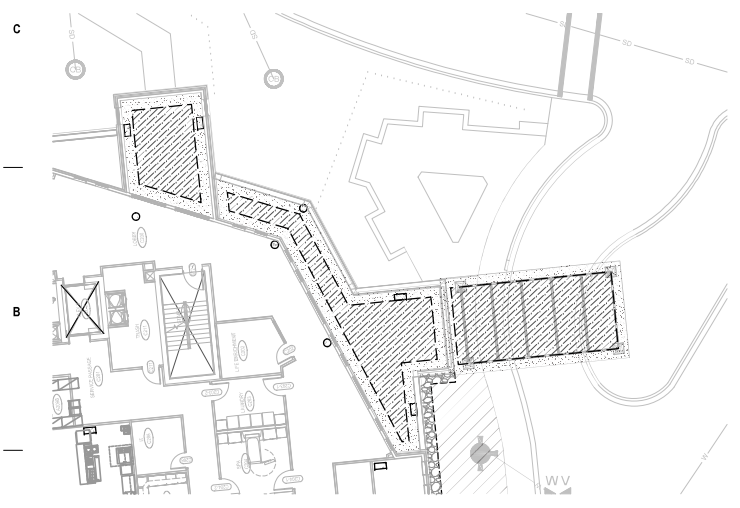




LEGEND

-  PEDESTAL PAVERS
-  SEDUM MAT PLANTING
-  STONE BALLAST
-  RAILING
-  METAL CONTAINMENT EDGE
-  CURB CONTAINMENT EDGE
-  RAISED MODULAR PLANTER

1 First Floor Green Roof
SCALE: 1"=10'-0"



2 Second Floor, Third Floor, and Canopy Green Roofs
SCALE: 1"=10'-0"



1100 Jackson St
Madison, WI 53702
414.271.1300

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Madison, Wisconsin 53703
408.642.3350

1000 Washington Street, Suite 300
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PROJECT INFORMATION

**OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY**

6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/22/2010	ISSUANCE FOR DESIGN
04/14/2011	ISSUANCE FOR SUBMITTAL



KEY PLAN

SHEET INFORMATION

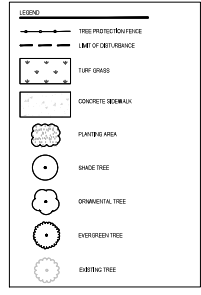
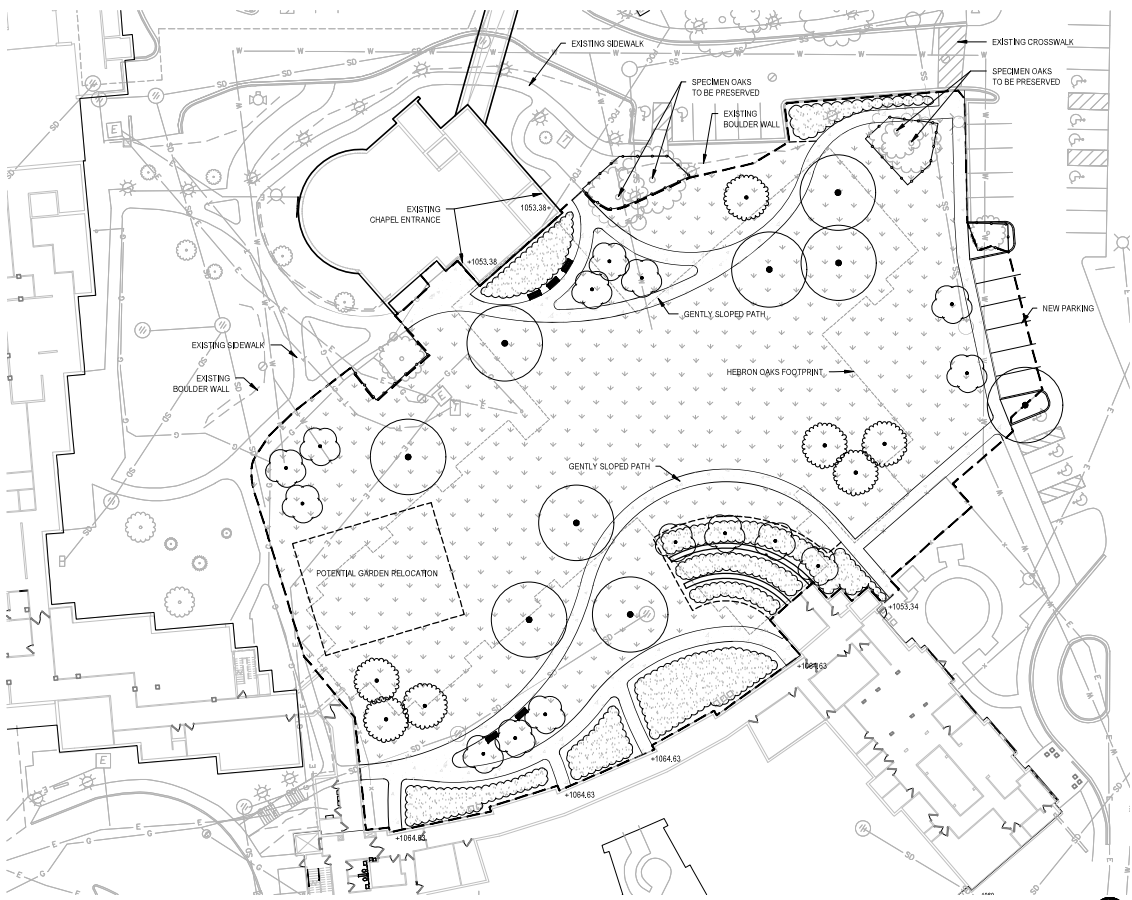
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PROJECT MANAGER MO
PROJECT NUMBER 120285-01

GREEN ROOF
PLANS

L300



1 Hebron Oaks Site Restoration Plan
SCALE: 1"=20'-0"



1100000000 335 East Chicago Street
Madison, Wisconsin 53702
414.271.5336
E Madison 200 West Johnson Street, Suite 202
Madison, Wisconsin 53703
408.642.3350
Denver 1000 West Hampden Street, Suite 300
Denver, Colorado 80202
303.581.4600

PROJECT INFORMATION
**OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY**

D 6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/20/2020	ISSUANCE TO CLIENT
04/14/2021	ISSUE FOR PERMIT



KEY PLAN

SHEET INFORMATION

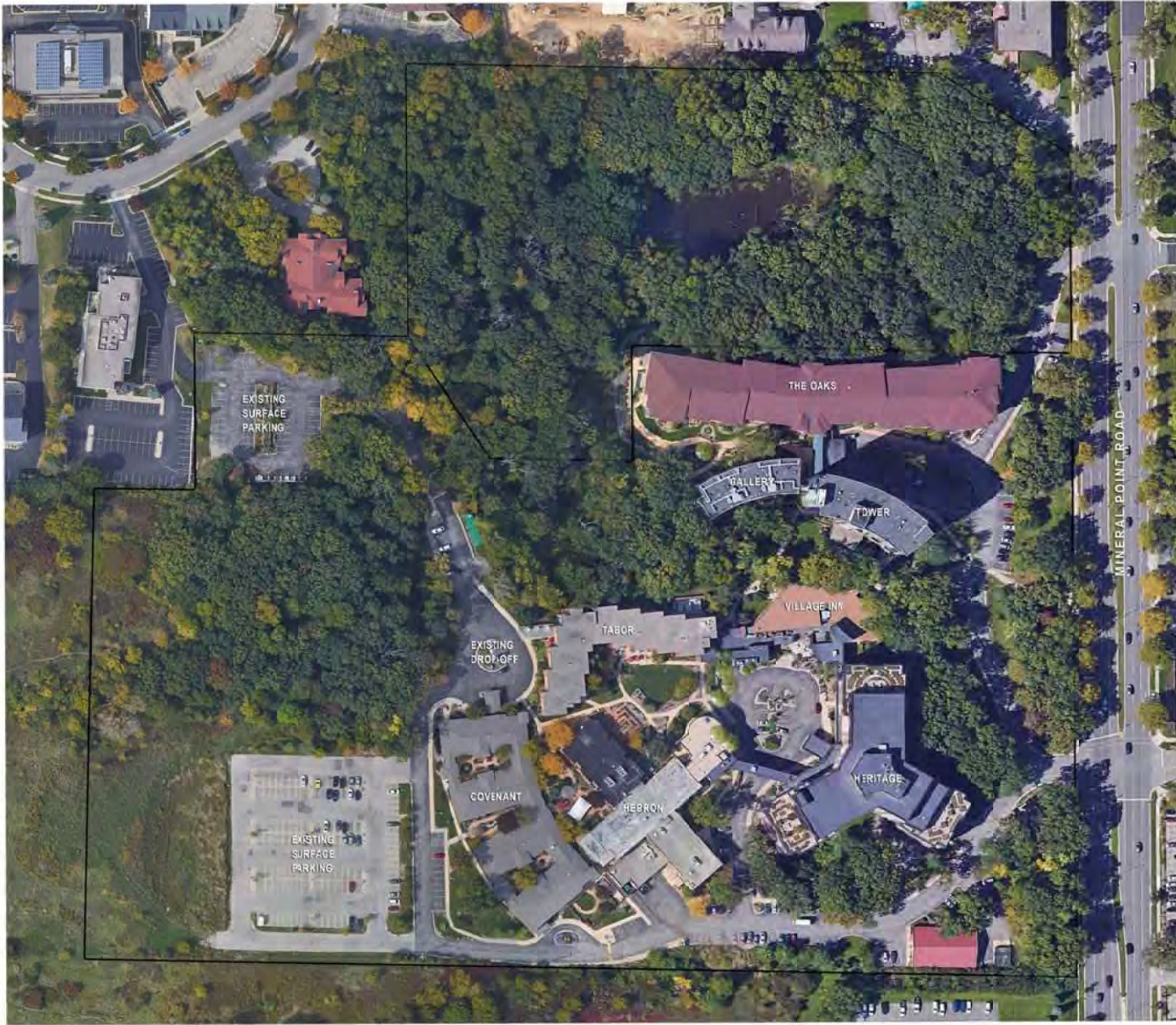
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PROJECT MANAGER MO
PROJECT NUMBER 120295-01


**HEBRON SITE
RESTORATION**

L400

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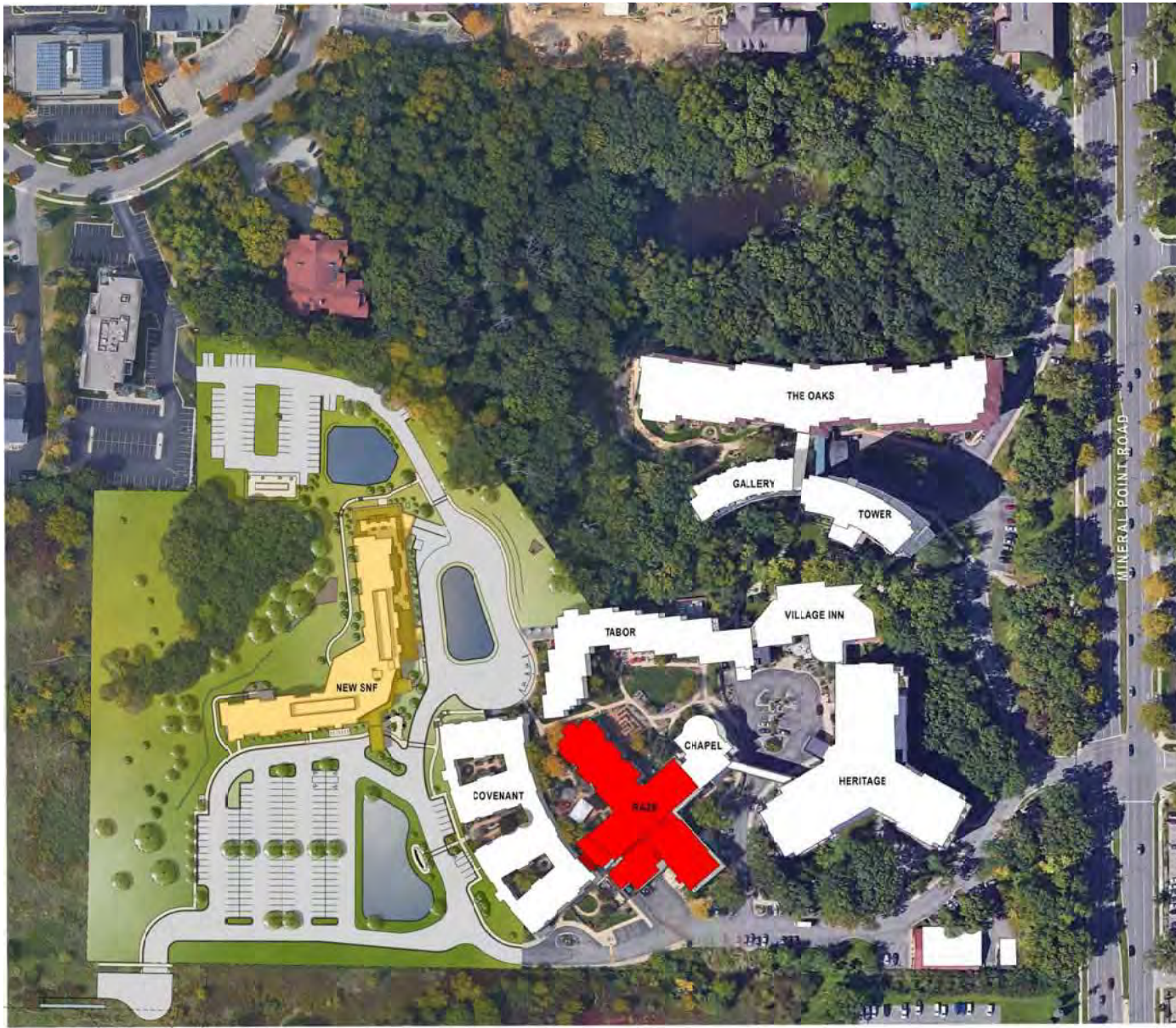




KEY
 NEW SKILLED NURSING FACILITY



PROPOSED SITE PLAN



- KEY**
- NEW SKILLED NURSING FACILITY
 - RAZE HEBRON (CHAPEL & BRIDGE TO REMAIN)







1ST FLR KITCHEN



1ST FLR KITCHEN



SOUTH CORRIDOR



UNIT SEC OFFICE



RESIDENTIAL UNIT



RESIDENTIAL UNIT



SPA



NORTH SIDE



SOUTH SIDE (FLOORS 2/3)

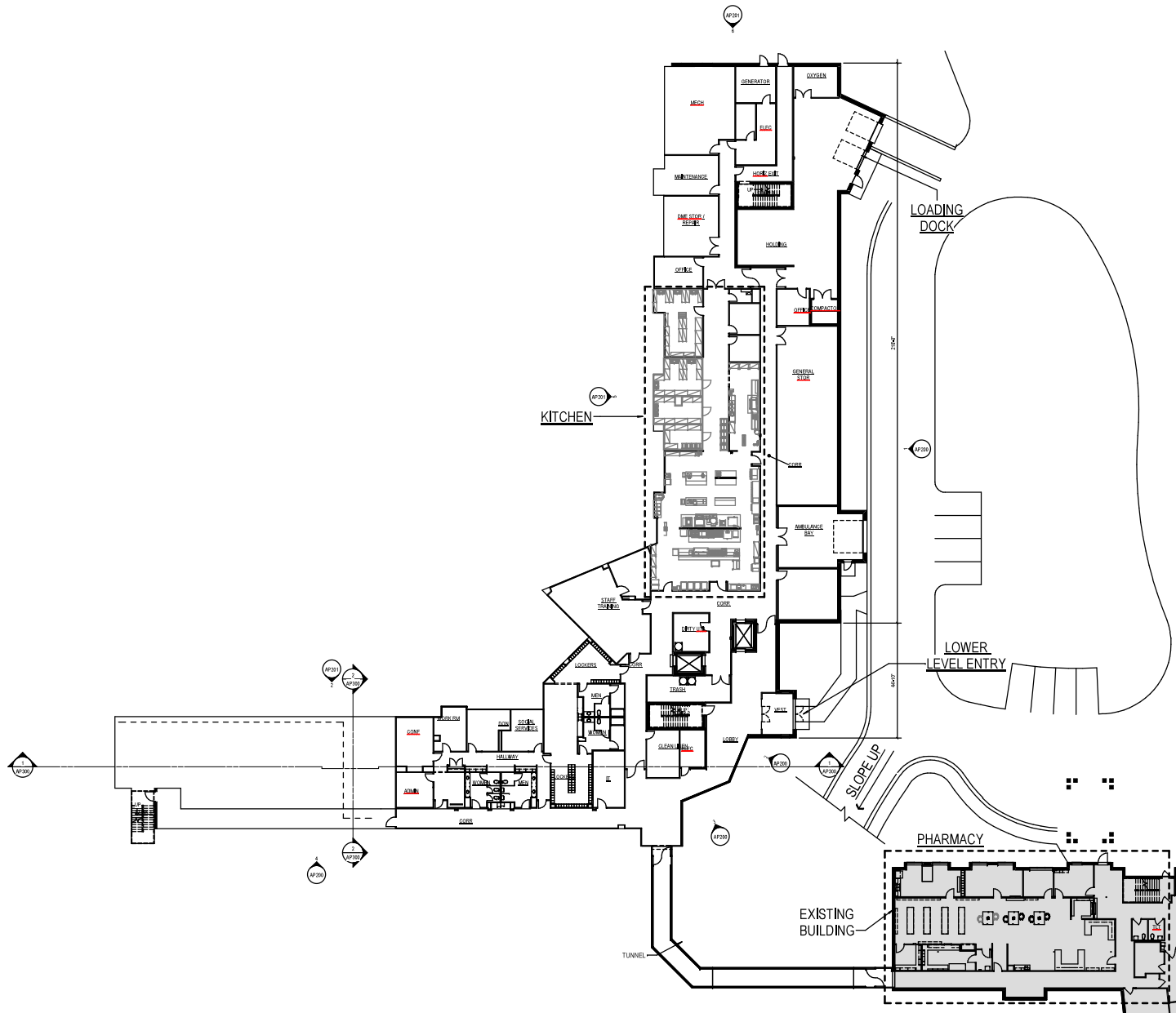


EAST SIDE

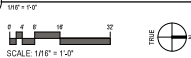


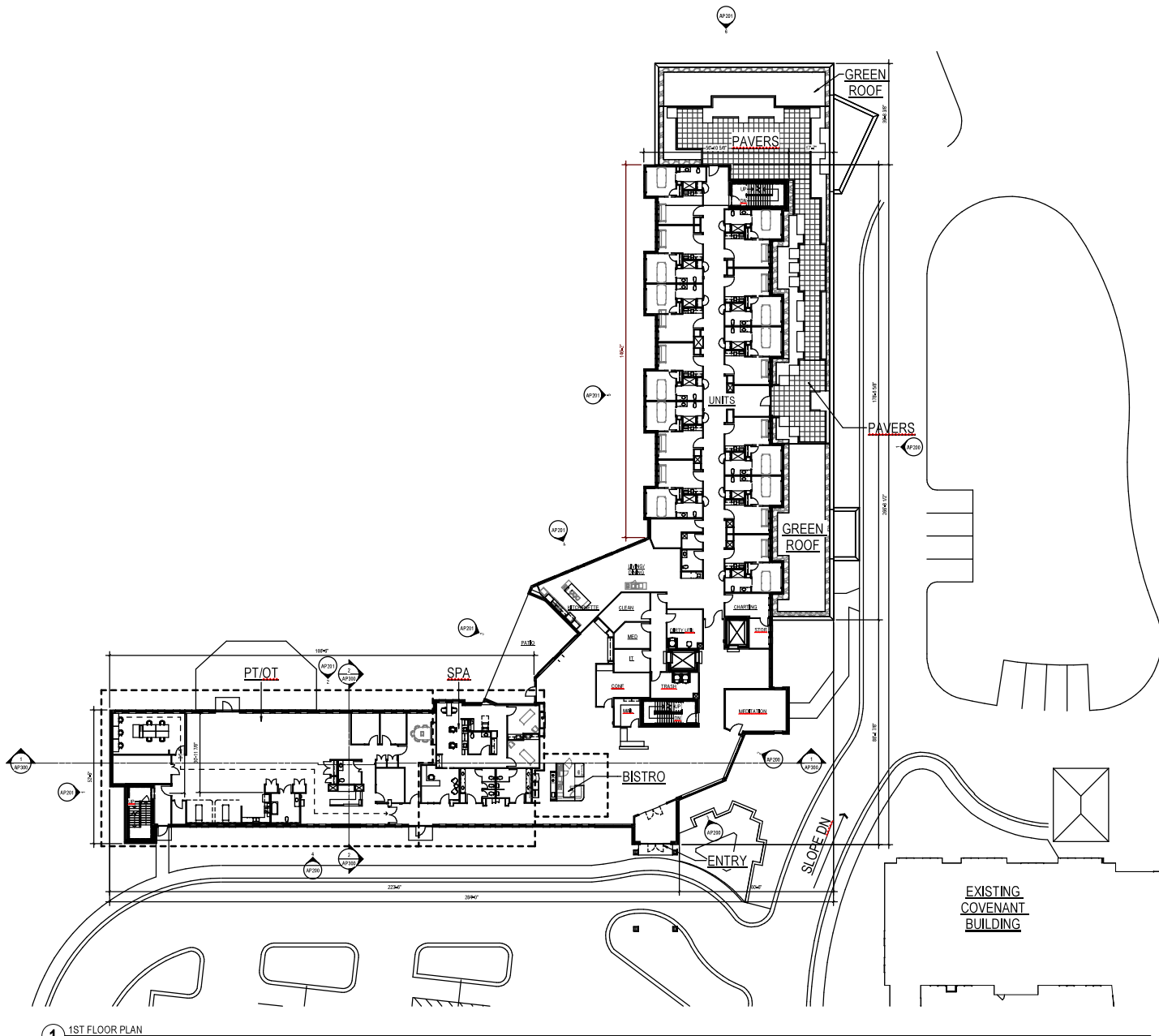
NORTHWEST SIDE

HEBRON PHOTOS

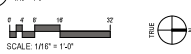


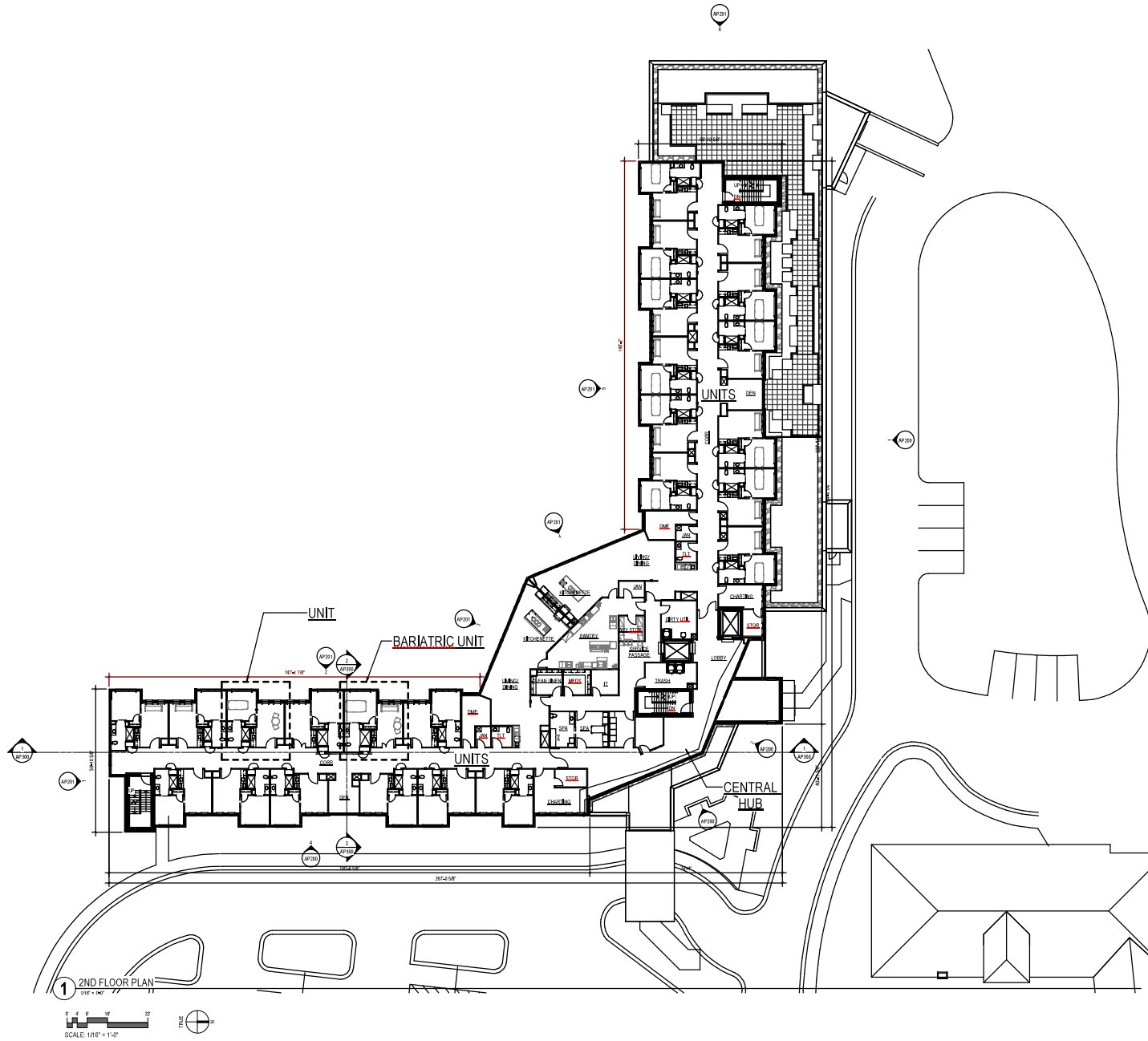
1 LOWER LEVEL FLOOR PLAN

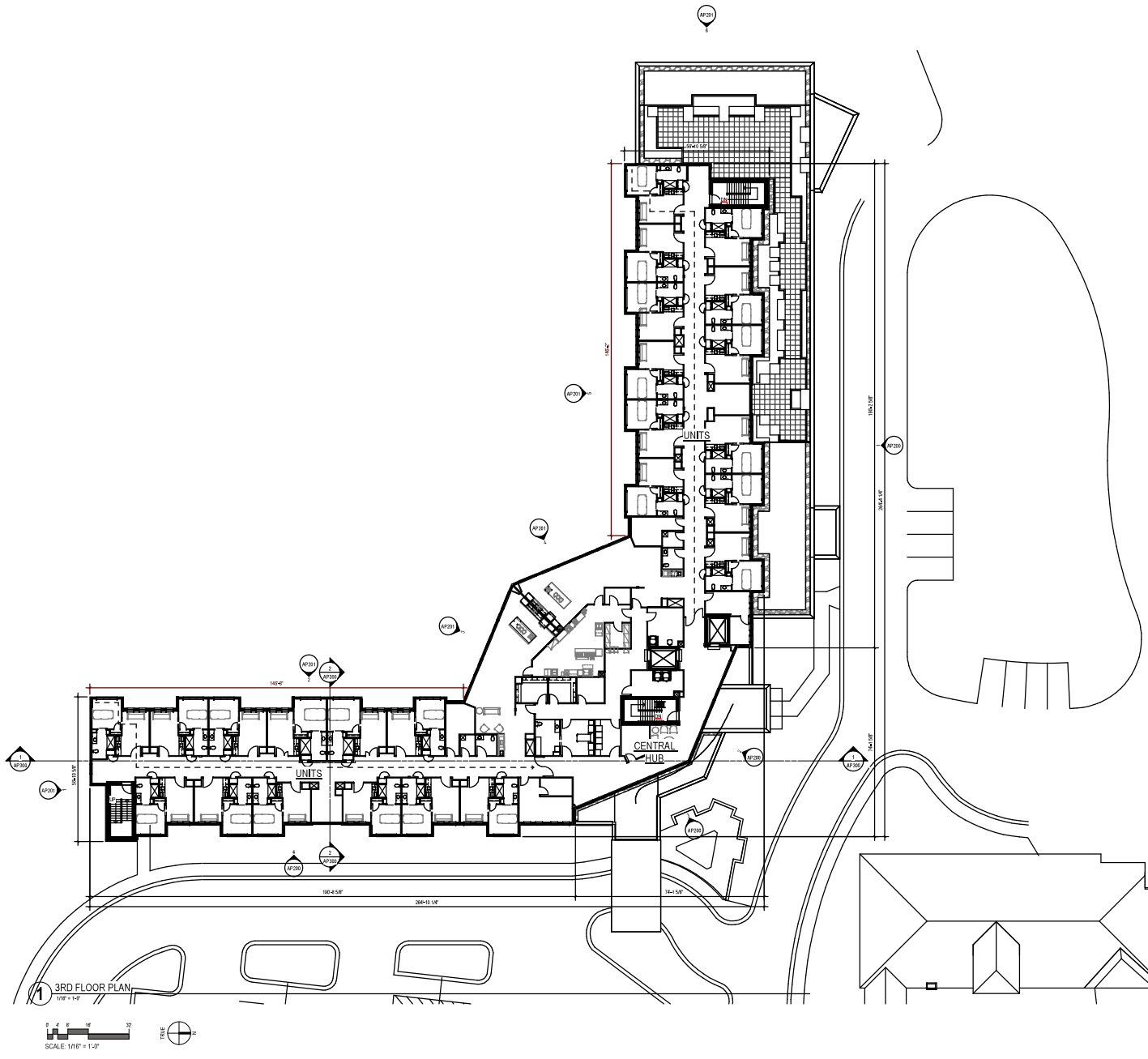




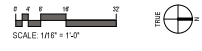
1 1ST FLOOR PLAN

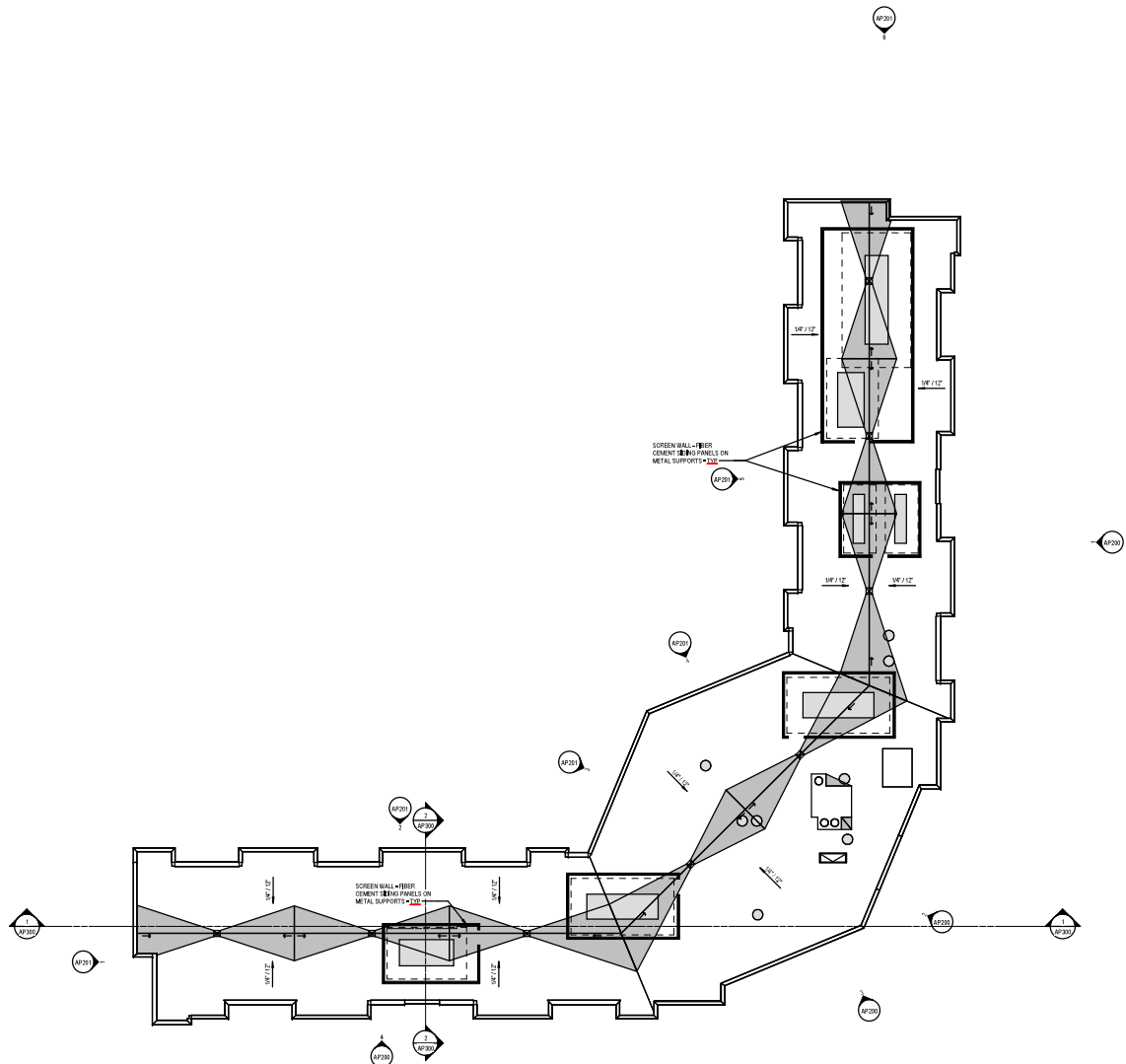






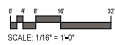
3RD FLOOR PLAN
1/8" = 1'-0"





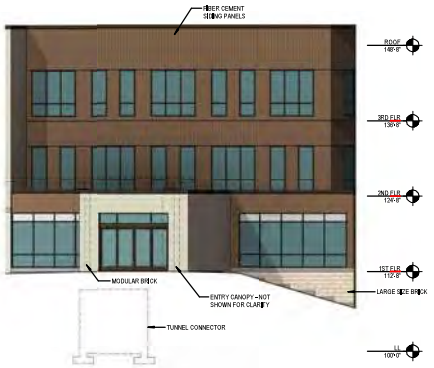
1 ROOF PLAN

TRF = 1'-0"

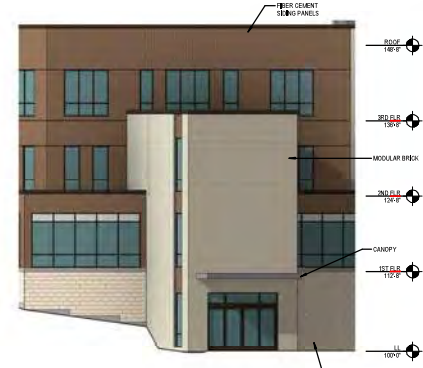




4 AREA A - EAST ELEVATION
1/8" = 1'-0"



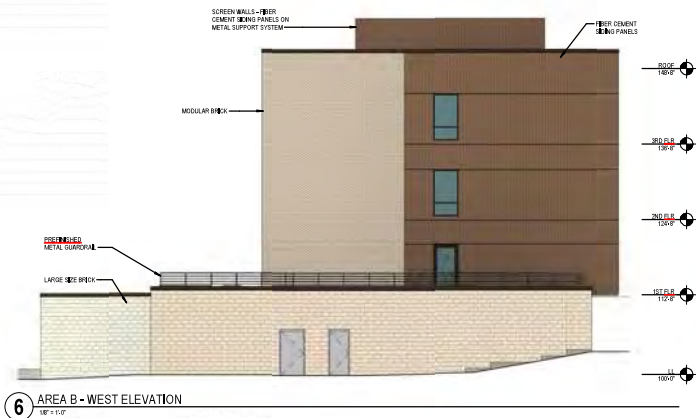
3 AREA C - NORTHEAST ELEVATION 2
1/8" = 1'-0"



2 AREA C - NORTHEAST ELEVATION 1
1/8" = 1'-0"



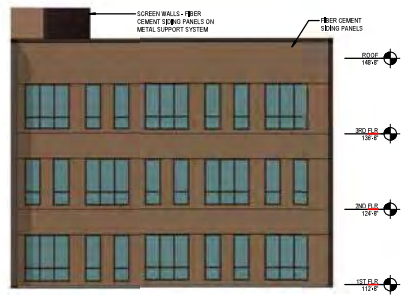
1 AREA B - NORTH ELEVATION
1/8" = 1'-0"



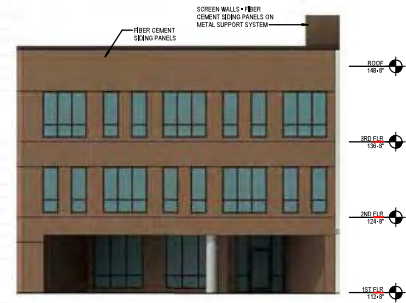
6 AREA B - WEST ELEVATION
1/8" = 1'-0"



5 AREA B - SOUTH ELEVATION
1/8" = 1'-0"



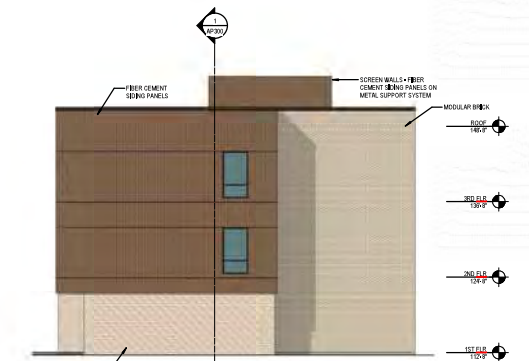
4 AREA C - SOUTHWEST ELEVATION 2
1/8" = 1'-0"



3 AREA C - SOUTHWEST ELEVATION 1
1/8" = 1'-0"



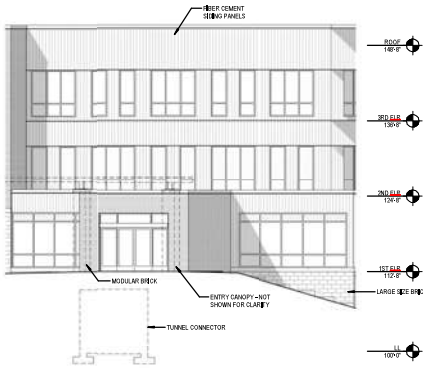
2 AREA A - WEST ELEVATION
1/8" = 1'-0"



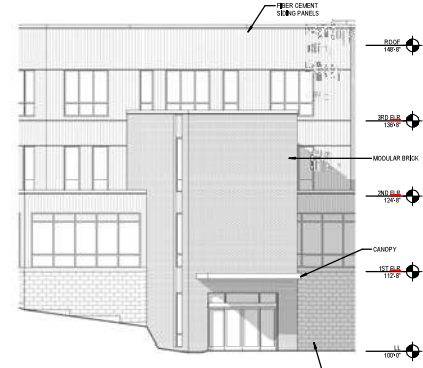
1 AREA A - SOUTH ELEVATION
1/8" = 1'-0"



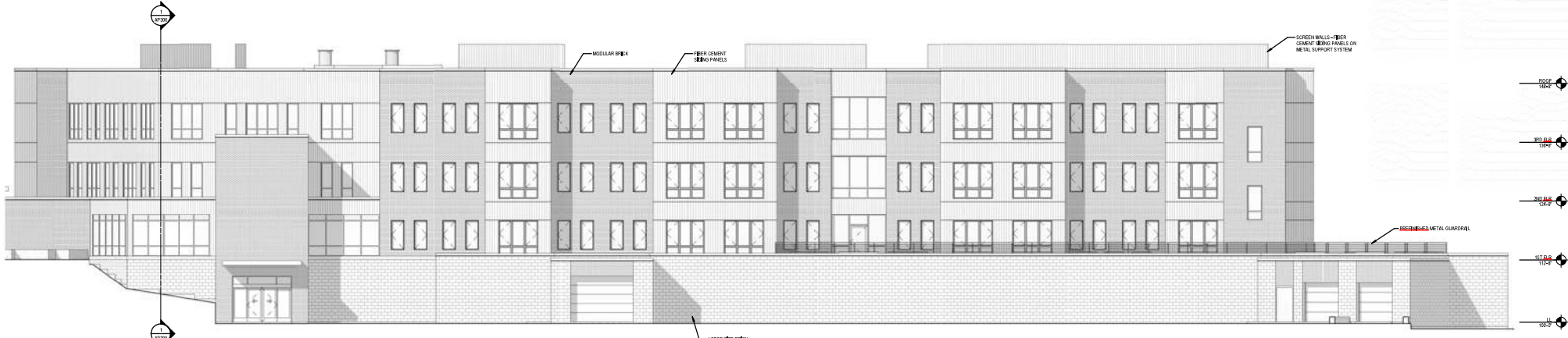
4 AREA A - EAST ELEVATION
1/8" = 1'-0"



3 AREA C - NORTHEAST ELEVATION 2
1/8" = 1'-0"



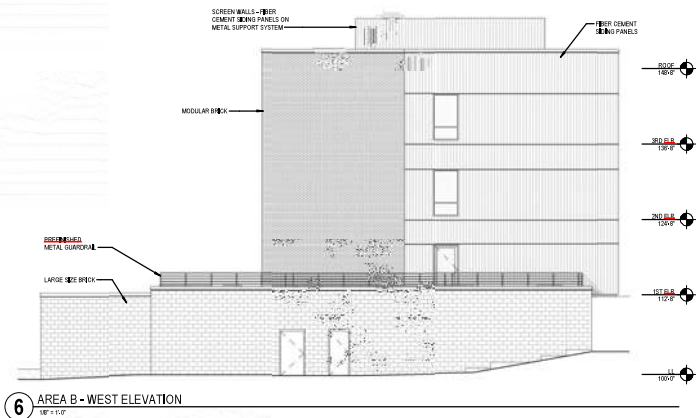
2 AREA C - NORTHEAST ELEVATION 1
1/8" = 1'-0"



1 AREA B - NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS - BLACK & WHITE

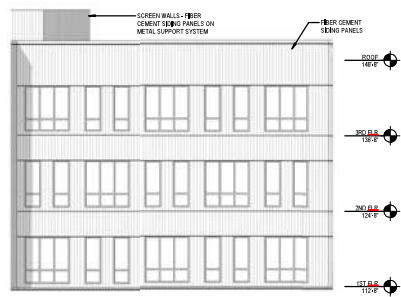




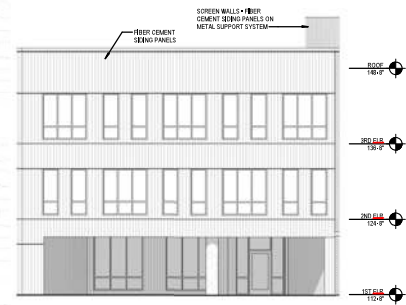
6 AREA B - WEST ELEVATION
18' x 12'



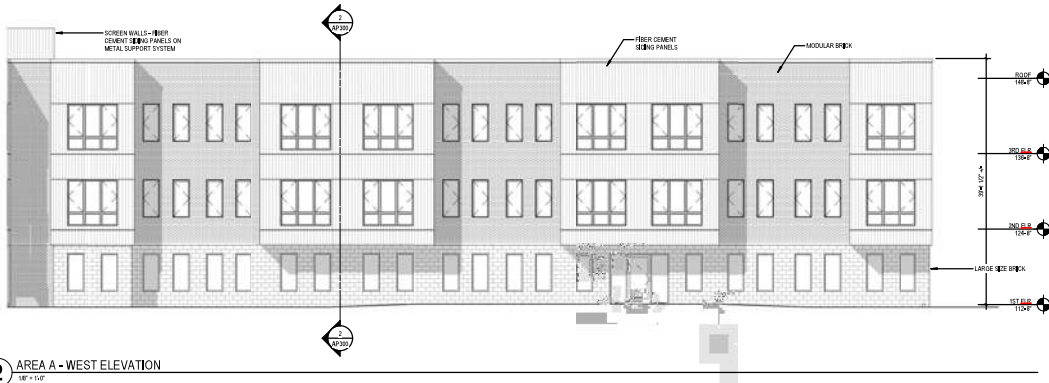
5 AREA B - SOUTH ELEVATION
18' x 12'



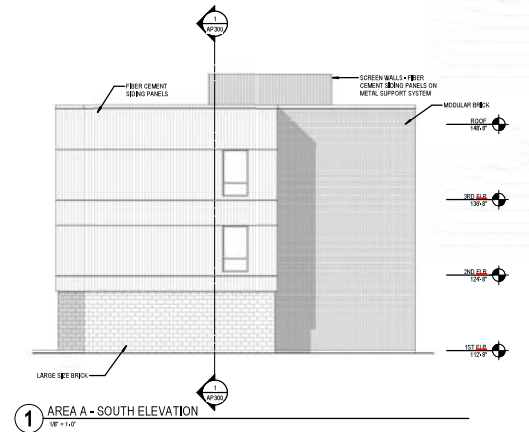
4 AREA C - SOUTHWEST ELEVATION 2
18' x 14'



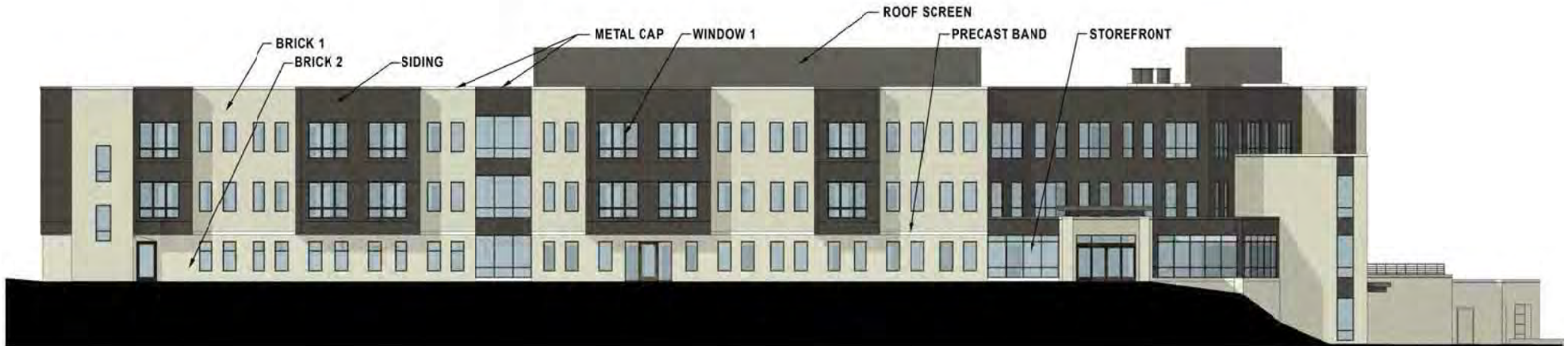
3 AREA C - SOUTHWEST ELEVATION 1
18' x 14'



2 AREA A - WEST ELEVATION
18' x 12'



1 AREA A - SOUTH ELEVATION
18' x 12'



BRICK 1 (TOP)

Manufacturer: Interstate brick
 Size: Modular
 Color: Artic White

BRICK 2 (BASE)

Manufacturer: Interstate brick
 Size: 4x16
 Color: Artic White



SIDING

Manufacturer: Nichiha
 Size: 8" Vertical Panels
 Color: Vintagewood "Eark"



PRECAST BAND

Manufacturer: Stonecast
 Color: Limestone



METAL CAP/ROOF SCREEN

Manufacturer: Firestone
 Color: Dark Bronze/Almond



WINDOW 1

Manufacturer: Marvin
 Color: Ebony



STOREFRONT

Manufacturer: Kawneer
 Color: Dark Bronze





2 SOUTH WING SECTION
10'-0" = 1"



1 NORTHSOUTH SECTION
1/8" = 1'-0"



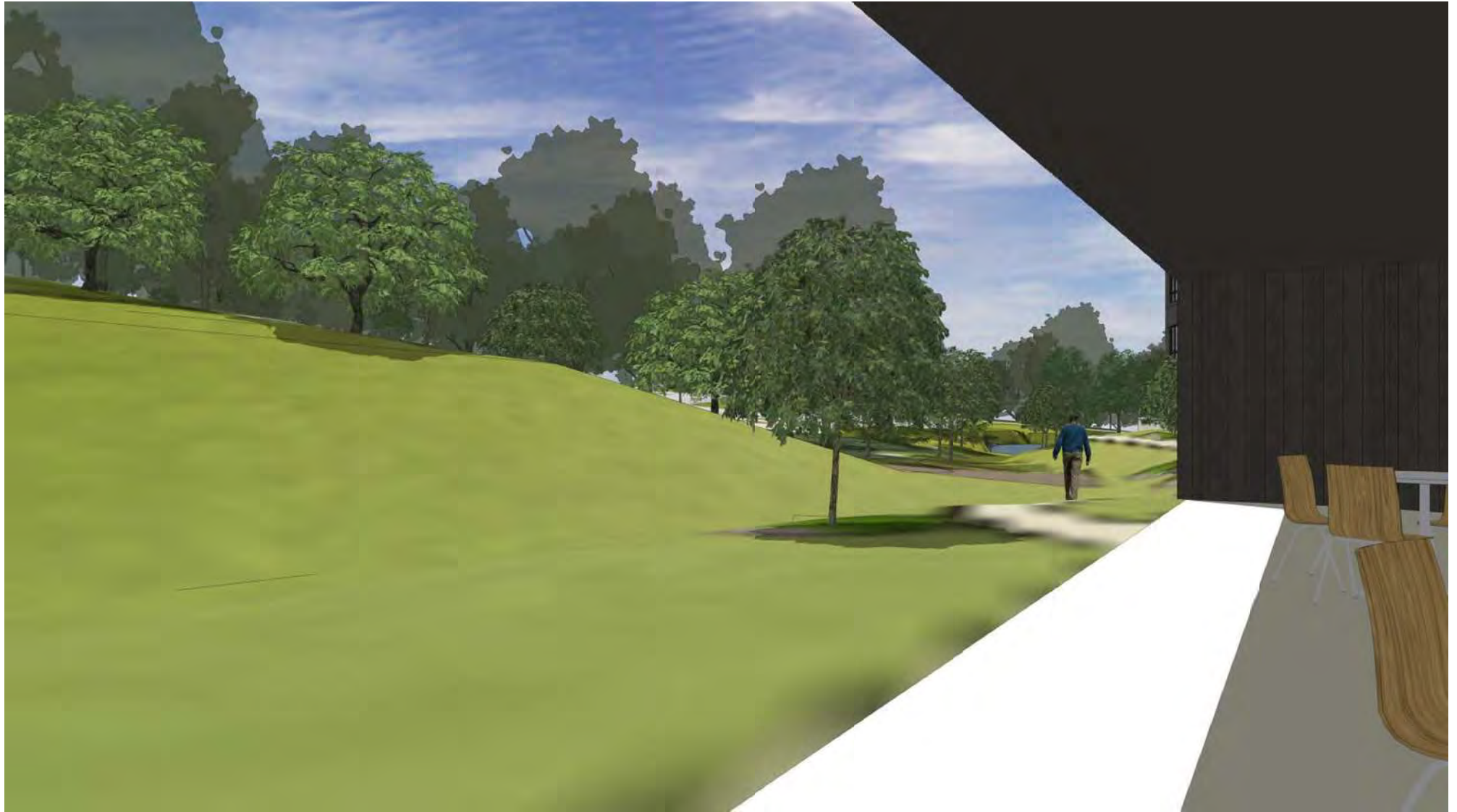
LOOKING SOUTHWEST TO MAIN ENTRY



LOOKING SOUTH TO LOWER LEVEL ENTRY



LOOKING SOUTH FROM COURTYARD



LOOKING SOUTHWEST FROM COURTYARD



PHOTOS OF EXISTING SITE



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 ♦ Phone: 608-266-4484 ♦ FAX: 608-267-1153

Project Address: 6301 Mineral Point Road

Contact Name & Phone #: Anne Anderson 608-443-0491

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? 10% e) Is the fire lane posted as fire lane? a. Is a detail of the signage included on the site plan? f) Is a roll-able curb used as part of the fire lane? a. Is a detail of the curb included on the site plan? g) Is part of a sidewalk used as part of the required fire lane? a. Is the sidewalk constructed to withstand 85,000-lbs?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, is the area for turning around fire apparatus provided by: a) A cul-de-sac with a minimum inside diameter of 70-feet? b) A 45-degree wye with a minimum length of 60-feet per side? c) A 90-degree tee with a minimum length of 60-feet per side?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.



11 Milwaukee 335 East Chicago Street
 Madison, Wisconsin 53702
 608.271.5300
 Madison 200 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 608.442.5300
 Denver 1800 Washington Street, Suite 300
 Denver, Colorado 80202
 303.395.4500

PROJECT INFORMATION

Oakwood Village
 University Woods
 Hebron Demolition

D 6205 Mineral Point
 Road
 Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
REVISIONS	ISSUED FOR PERMIT

KEY PLAN

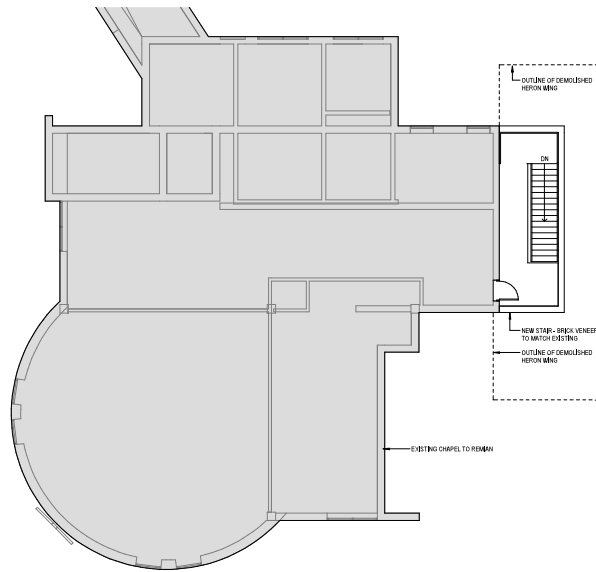
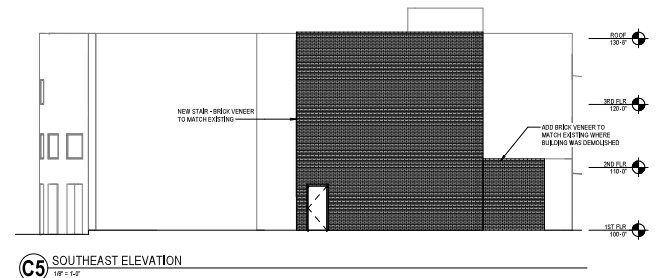
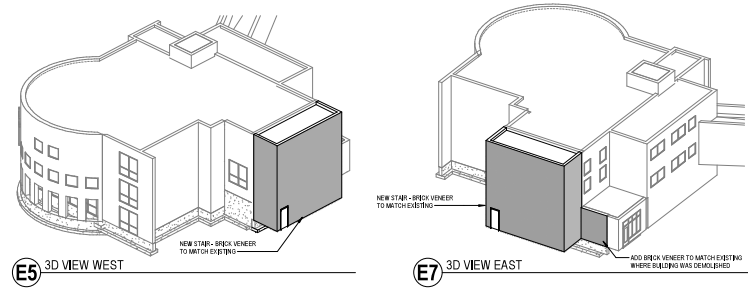
SHEET INFORMATION

**PROGRESS DOCUMENTS
 NOT FOR CONSTRUCTION**
 These documents reflect progress and need not and may not be relied to provide building information. There are not final construction documents and shall not be used for final bidding or construction-related purposes.

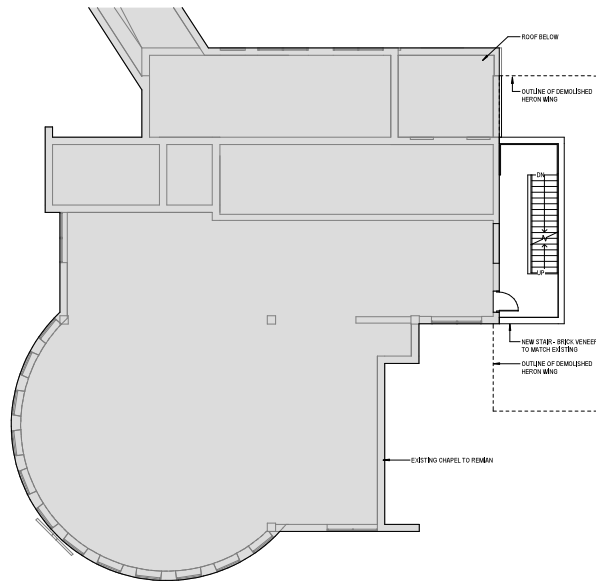
PROJECT MANAGER MD
 PROJECT NUMBER 120290-01

HEBRON CHAPEL
AP013A

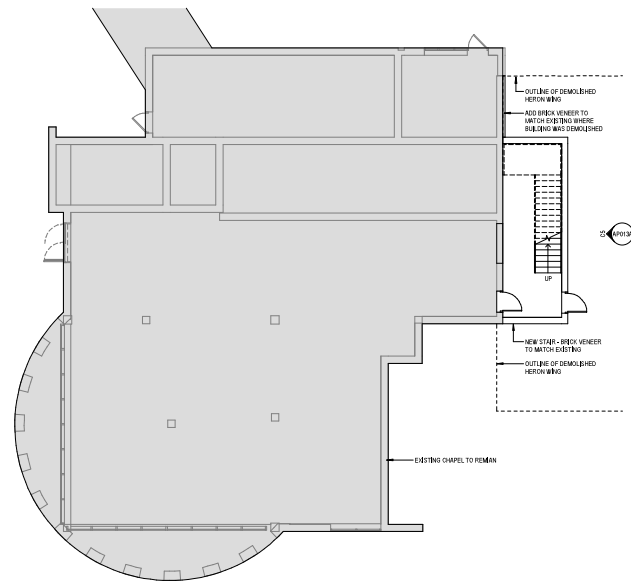
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C1 3RD FLR PLAN
 1/8" = 1'-0"



A1 2ND FLR PLAN
 1/8" = 1'-0"



A5 FLOOR PLAN
 1/8" = 1'-0"

