

BUILDING INFORMATION:	
FLOOR AREA:	20,322 S.F.
NUMBER OF PARKING:	TOTAL: 50 STALLS
NUMBER OF BIKE STALLS:	TOTAL: 60 STALLS



**48-UNIT  
UNDERGROUND FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
8" 0' 8" 16"

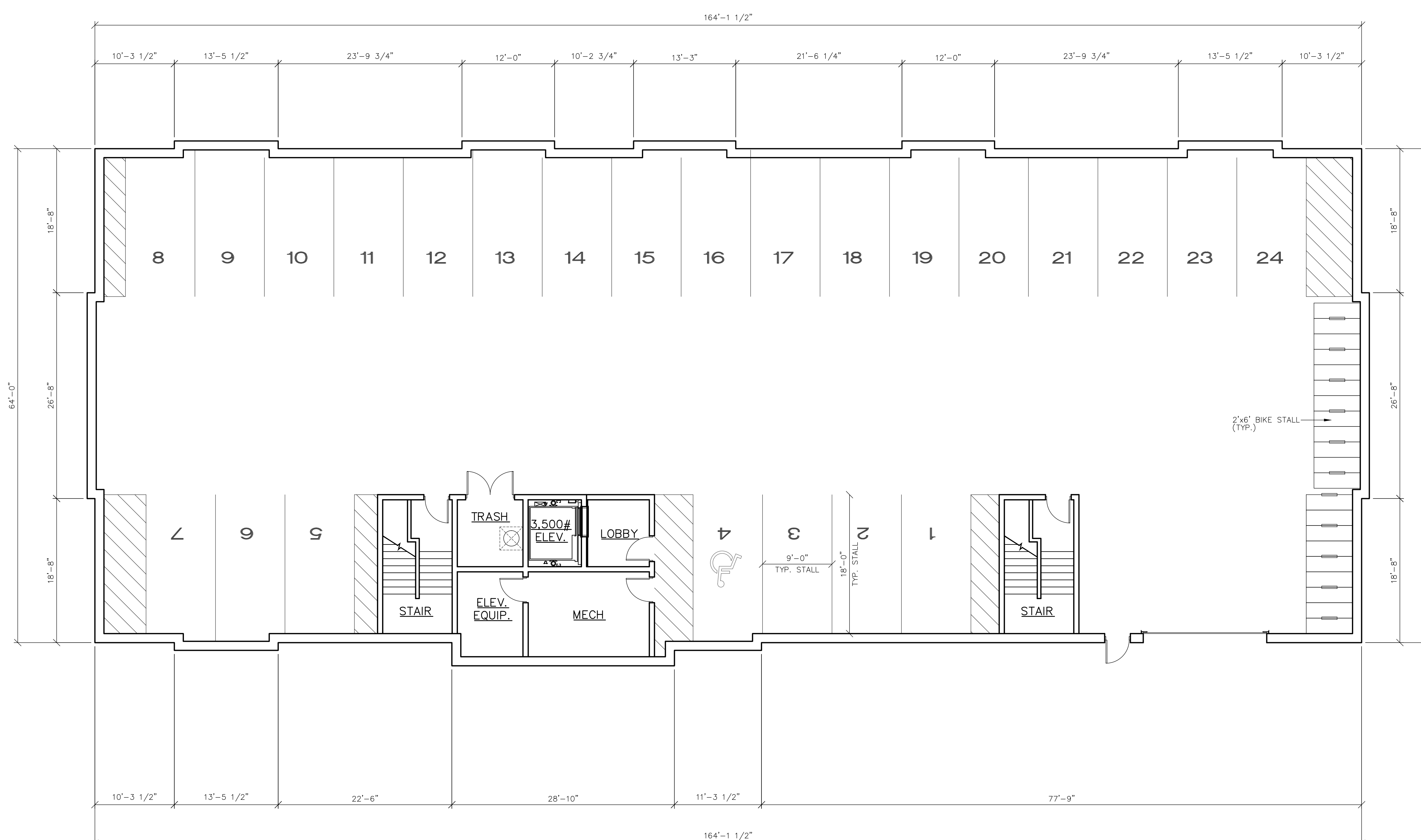
**OWNER:**  
THE T. W. SATHER COMPANY  
6527 NORMANDY LANE, SUITE 201  
MADISON, WI 53719

**PROJECT:**  
PROPOSED DEVELOPMENT FOR:  
TENNYSON COTTAGES  
TENNYSON LANE  
MADISON, WISCONSIN

**PRELIMINARY SHEET DATES:**  
11-6-13  
1-21-14

**JOB NUMBER:**  
1309760  
**SHEET**

**A1.1a**

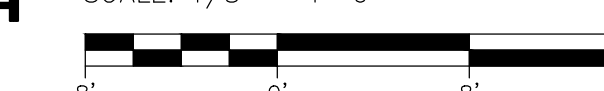


BUILDING INFORMATION:	
FLOOR AREA:	10,733 S.F.
NUMBER OF PARKING:	TOTAL: 24 STALLS
NUMBER OF BIKE STALLS:	TOTAL: 21 STALLS



**24-UNIT  
UNDERGROUND FLOOR PLAN**

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



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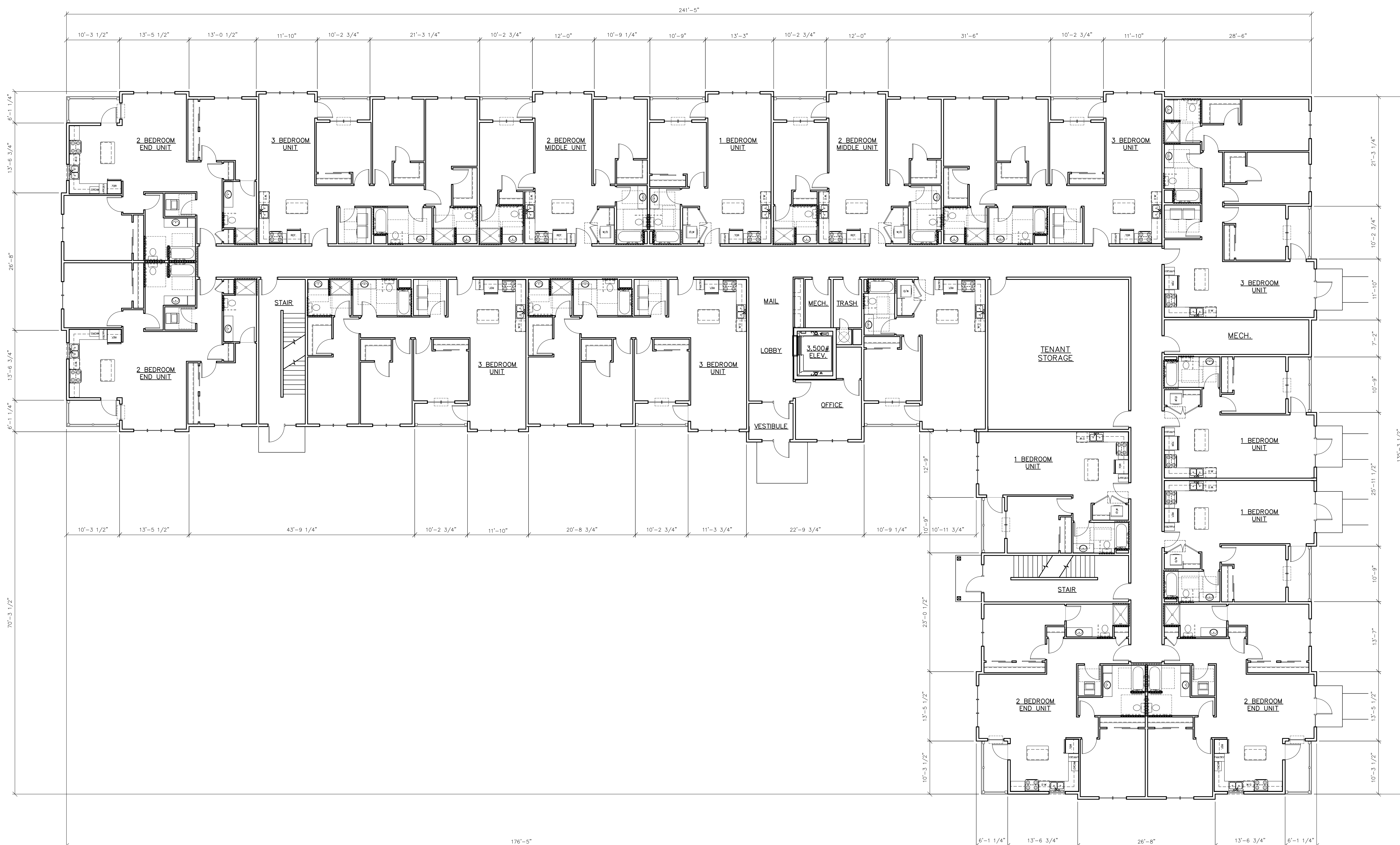
1-21-14

**JOB NUMBER:**

1309760

**SHEET**

**A1.1b**



BUILDING INFORMATION:	
FLOOR AREA:	20,336 S.F. PER FLOOR X (3) FLOORS = 61,008 S.F. TOTAL (NOT INCLUDING PARKING GARAGE)
NUMBER OF UNITS:	TOTAL: 48 UNITS



**48-UNIT  
FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)**

SCALE: 1/8" = 1'-0"  
0' 5' 10'

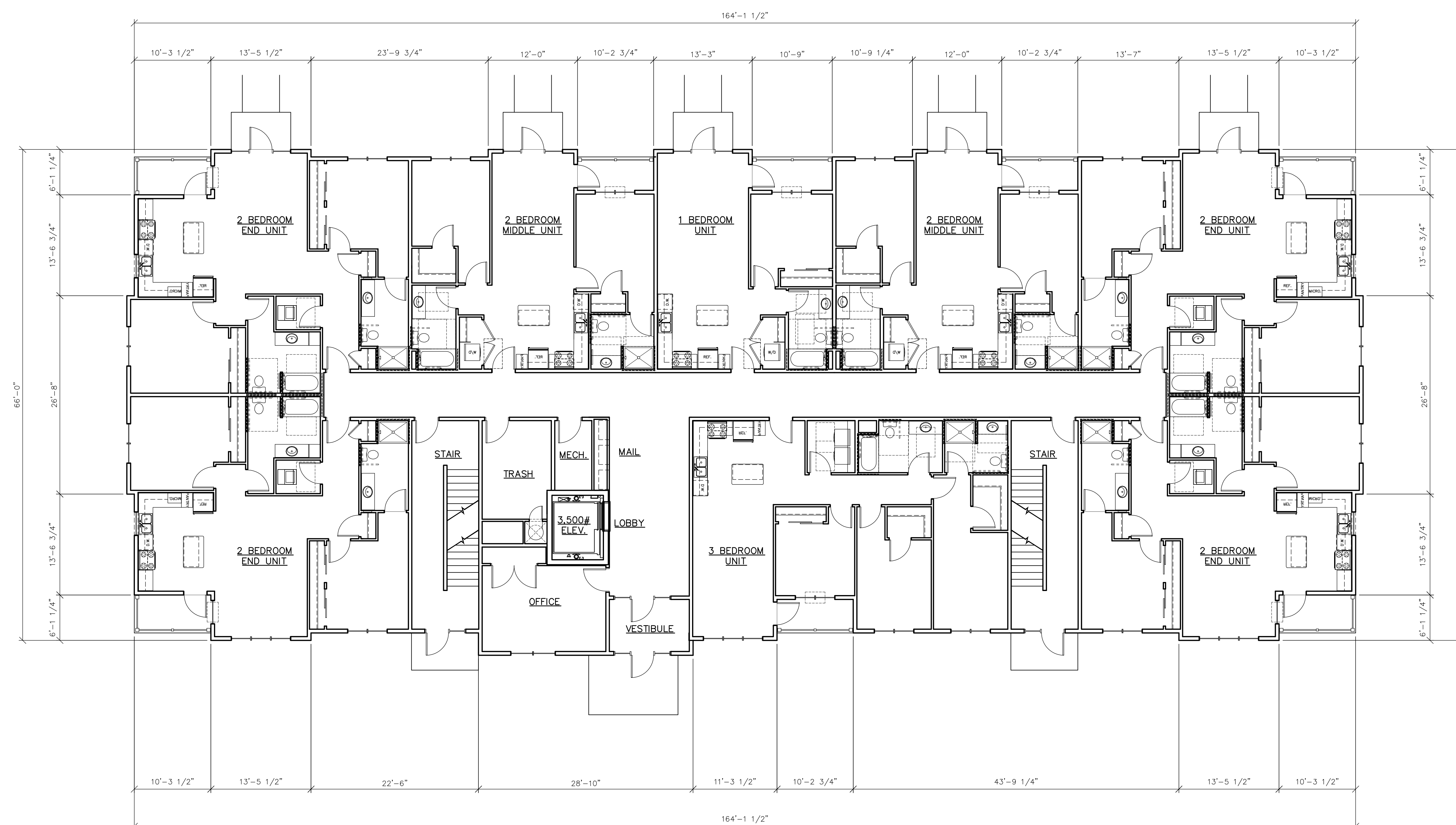
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**A1.1a**



BUILDING INFORMATION:	
FLOOR AREA:	10,746 S.F. PER FLOOR X (3) FLOORS = 32,238 S.F. TOTAL (NOT INCLUDING PARKING GARAGE)
NUMBER OF UNITS:	TOTAL: 24 UNITS



24-UNIT  
FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)

SCALE: 1/8" = 1'-0"  
0' 5' 10'

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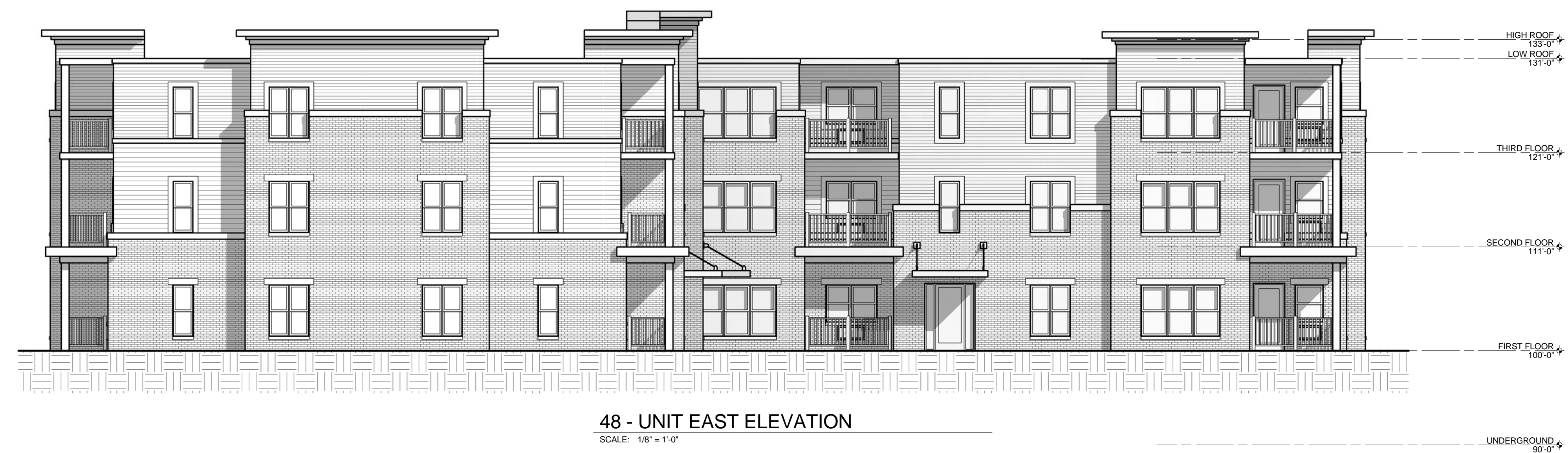
**A1.1b**



48 - UNIT NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



48 - UNIT SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



48 - UNIT EAST ELEVATION  
SCALE: 1/8" = 1'-0"



48 - UNIT WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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11-6-13  
12-16-13  
12-20-13  
1-21-14

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1309760  
**SHEET**

**A2.0**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



24 - UNIT EAST ELEVATION  
SCALE: 1/8" = 1'-0"



24 - UNIT WEST ELEVATION  
SCALE: 1/8" = 1'-0"



24 - UNIT SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



24 - UNIT NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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**SHEET**

**A2.1**



TENNYSON LANE

EXISTING 6" WATER MAIN

EXISTING SANITARY SEWER

EXISTING 2' CONTOURS, TYP

**NORTH**  
EXISTING  
CONDITIONS  
SCALE: 1" = 20'-0"

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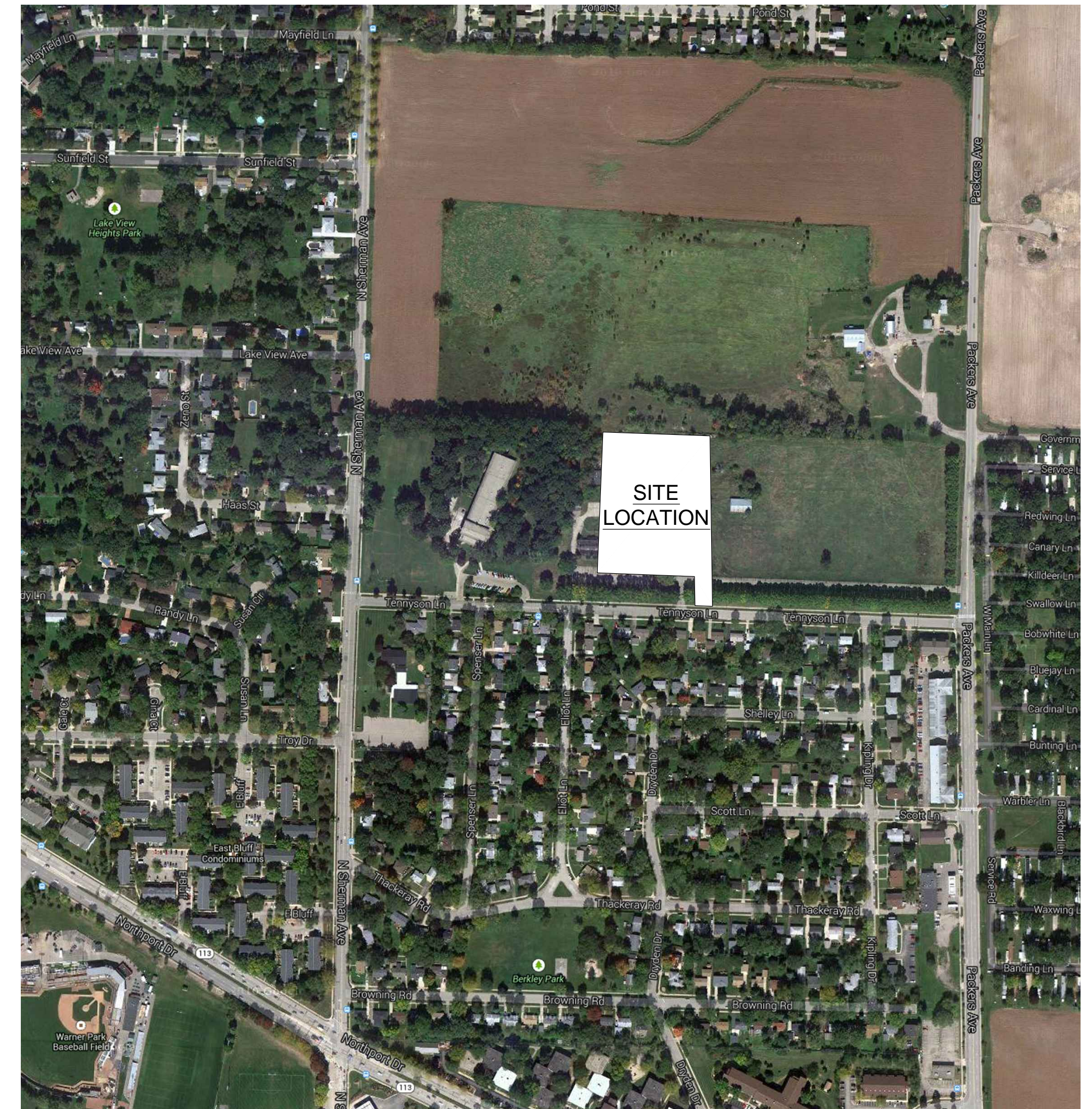
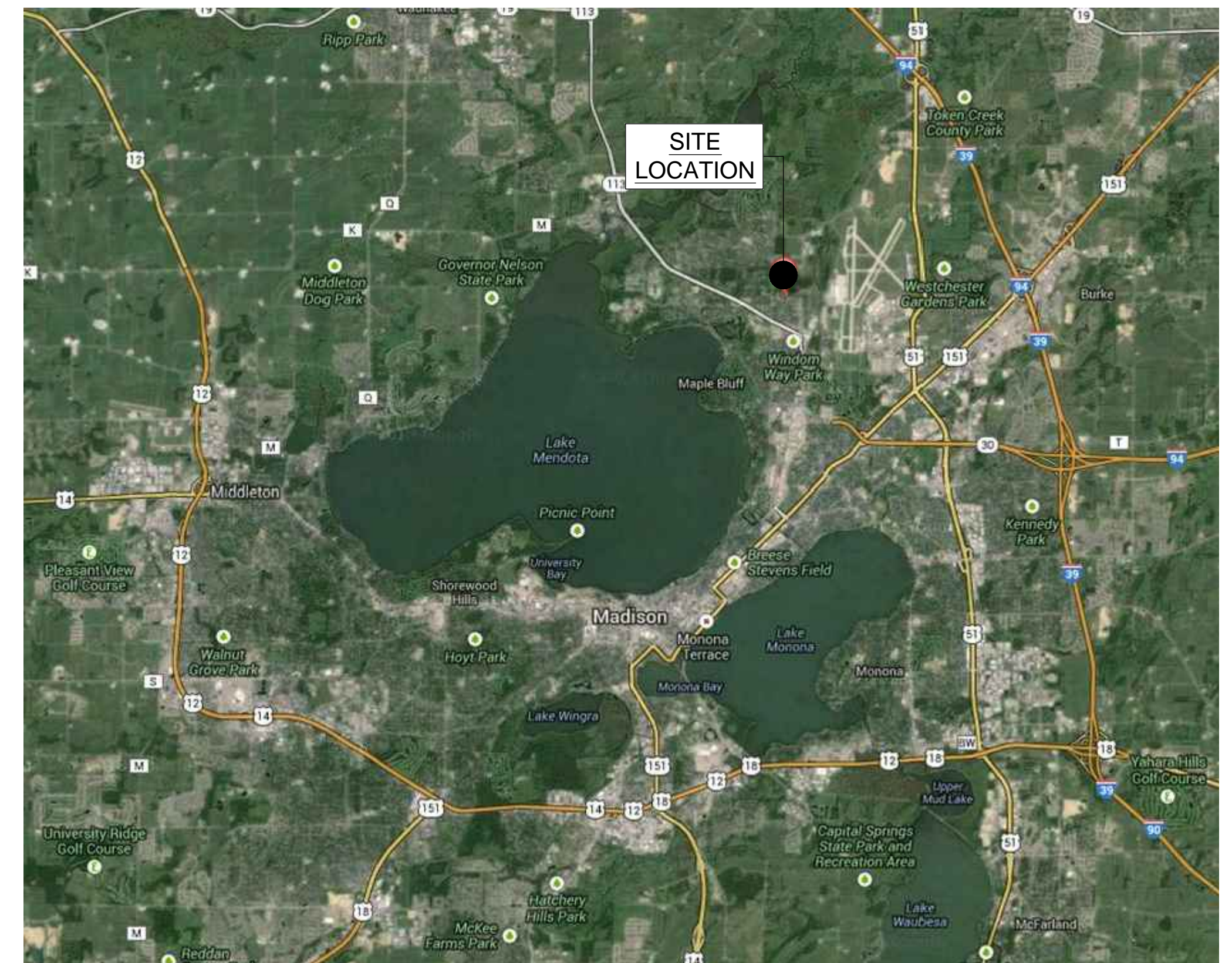
**C1.0**



**NORTH**

**PRELIMINARY SITE PLAN**

SCALE: 1" = 30'-0"



**NORTH**

**SITE INFORMATION:**

PROPERTY AREA:	AREA = 156,688 S.F. (3.60 ACRES)
NUMBER OF UNITS:	TOTAL: 72 UNITS
DENSITY:	20.0 UNITS PER ACRE
EXISTING ZONING:	SR-C1
PROPOSED ZONING:	SR-V2
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 25' SIDE = 10' REAR = 30'
24 UNIT BUILDING AREA:	10,746 S.F. EACH FLOOR
48 UNIT BUILDING AREA:	20,336 S.F. EACH FLOOR
PARKING PROVIDED:	39 EXTERIOR SPACES (4 H.C. ACCESSIBLE) 74 COVERED SPACES 113 TOTAL
BIKE STALLS PROVIDED:	81 LONG TERM SPACES (UNDERGROUND) 46 EXTERIOR SPACES 127 TOTAL
	REPRESENTS USABLE OPEN SPACE PER CITY OF MADISON REQUIREMENTS
	OPEN SPACE PROVIDED = 47,890 S.F.

**PRELIMINARY DRAWING - NOT FOR CONSTRUCTION**

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8-29-13  
9-3-13  
9-24-13  
10-03-13  
10-21-13  
12-16-13  
12-20-13  
01-09-14  
01-17-14  
01-21-14

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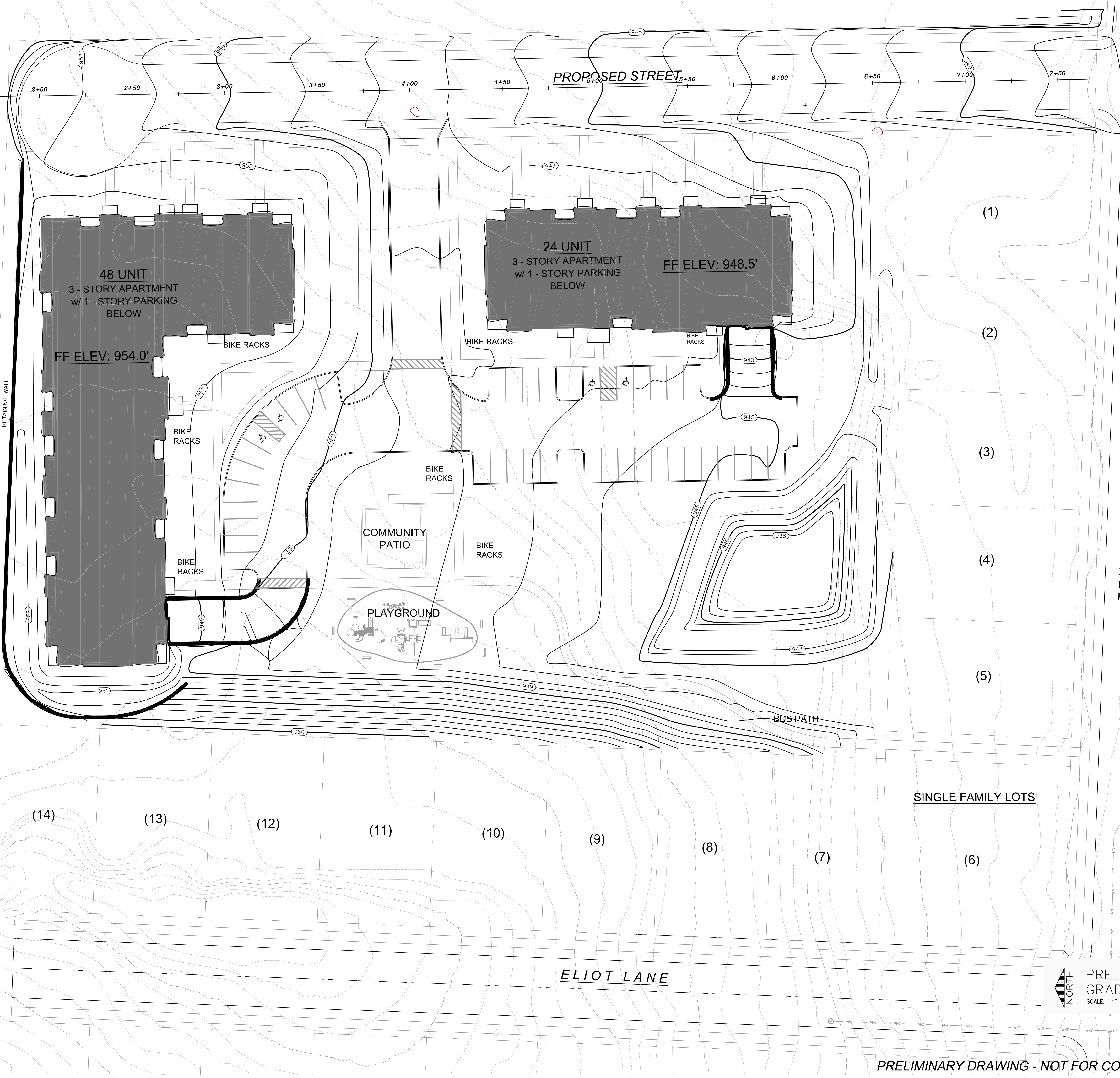
**SHEET**

**C1.0**

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1" = 20'-0"



Always a Better Plan

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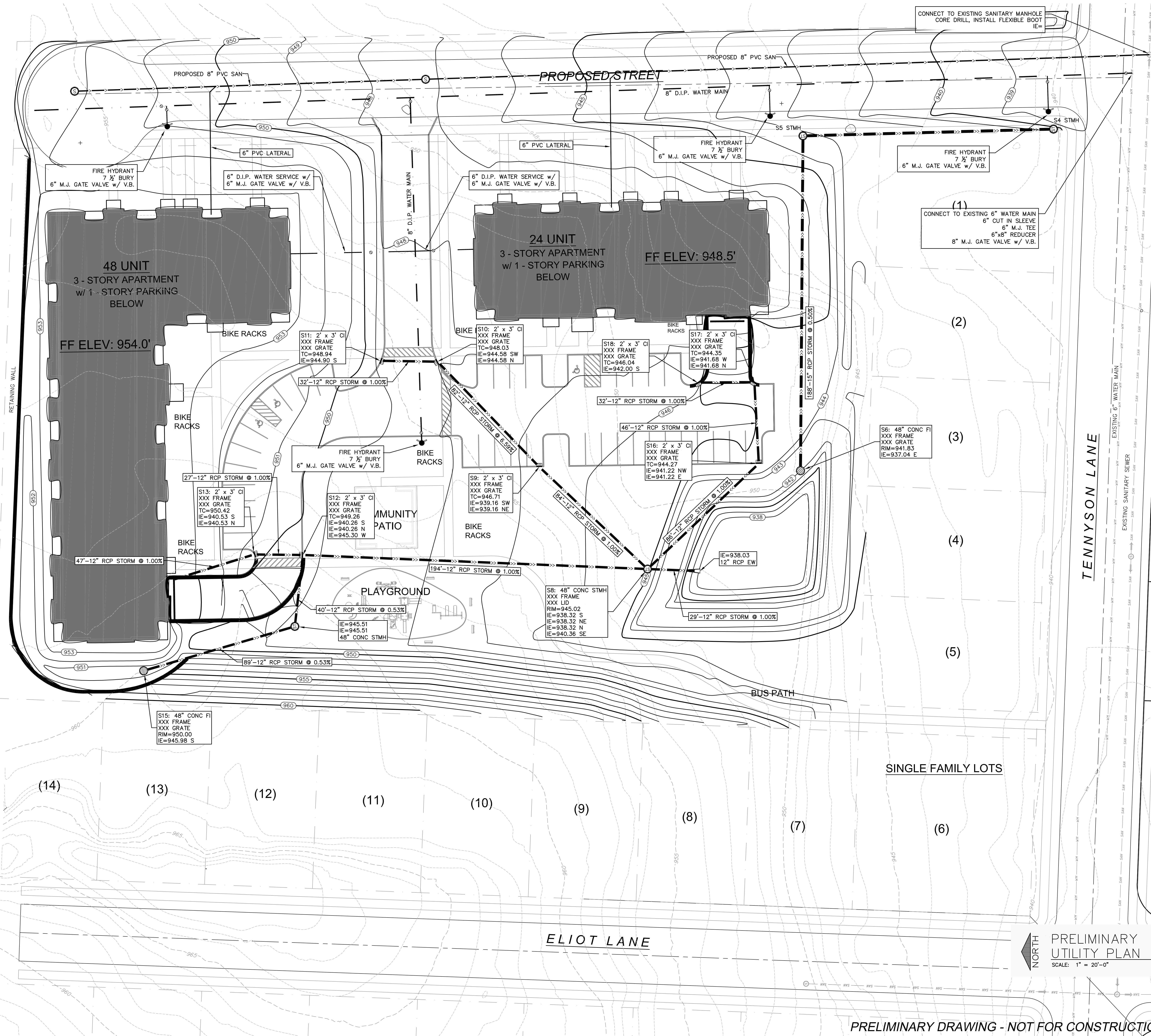
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 MADISON, WISCONSIN

**PRELIMINARY SHEET DATES:**

**PRELIMINARY GRADING PLAN**  
 SCALE: 1" = 20'-0"

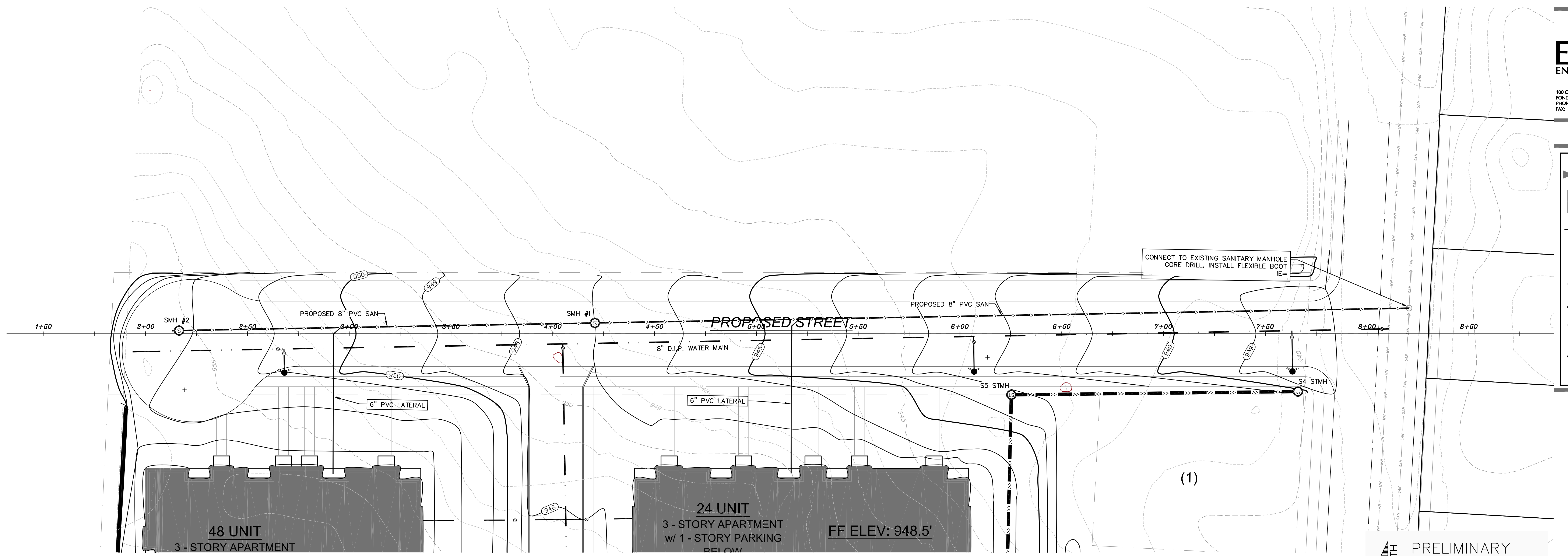
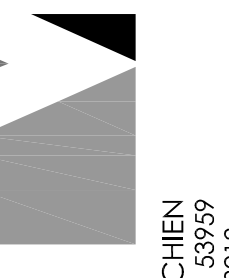
**JOB NUMBER:**  
1309760  
**SHEET**

**C2.0**

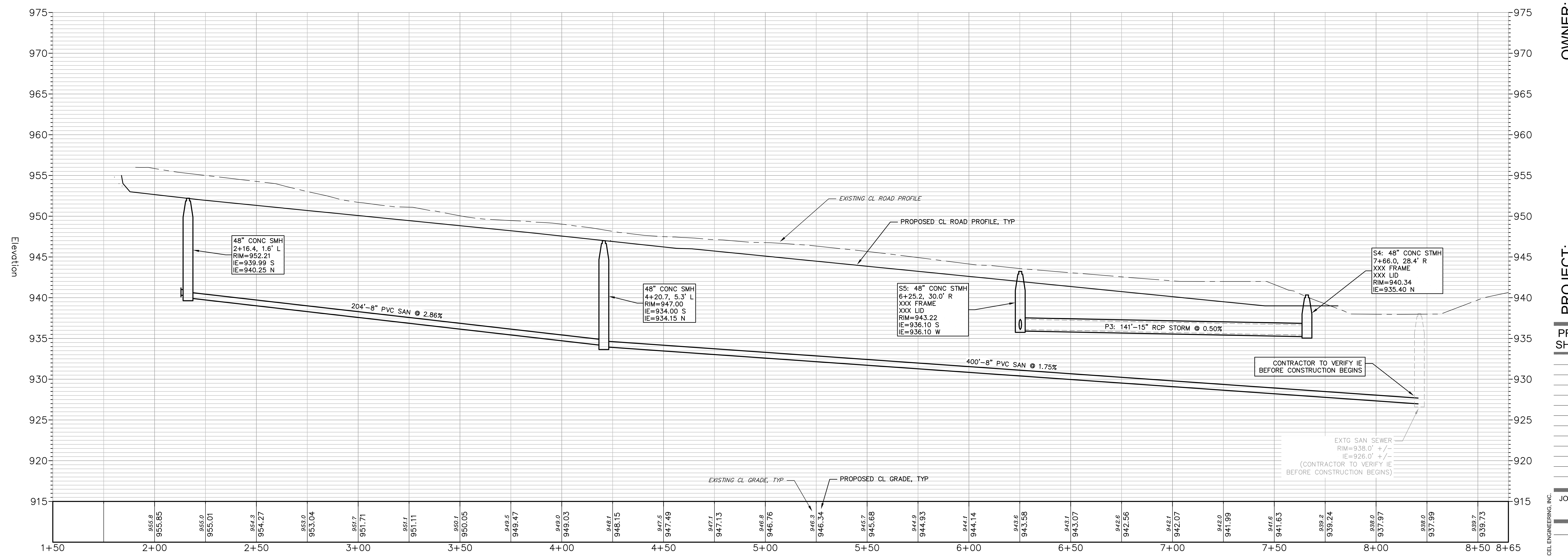


**PRELIMINARY UTILITY PLAN**  
 SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



**PRELIMINARY PLAN & PROFILE**  
SCALE: 1" = 20'-0"



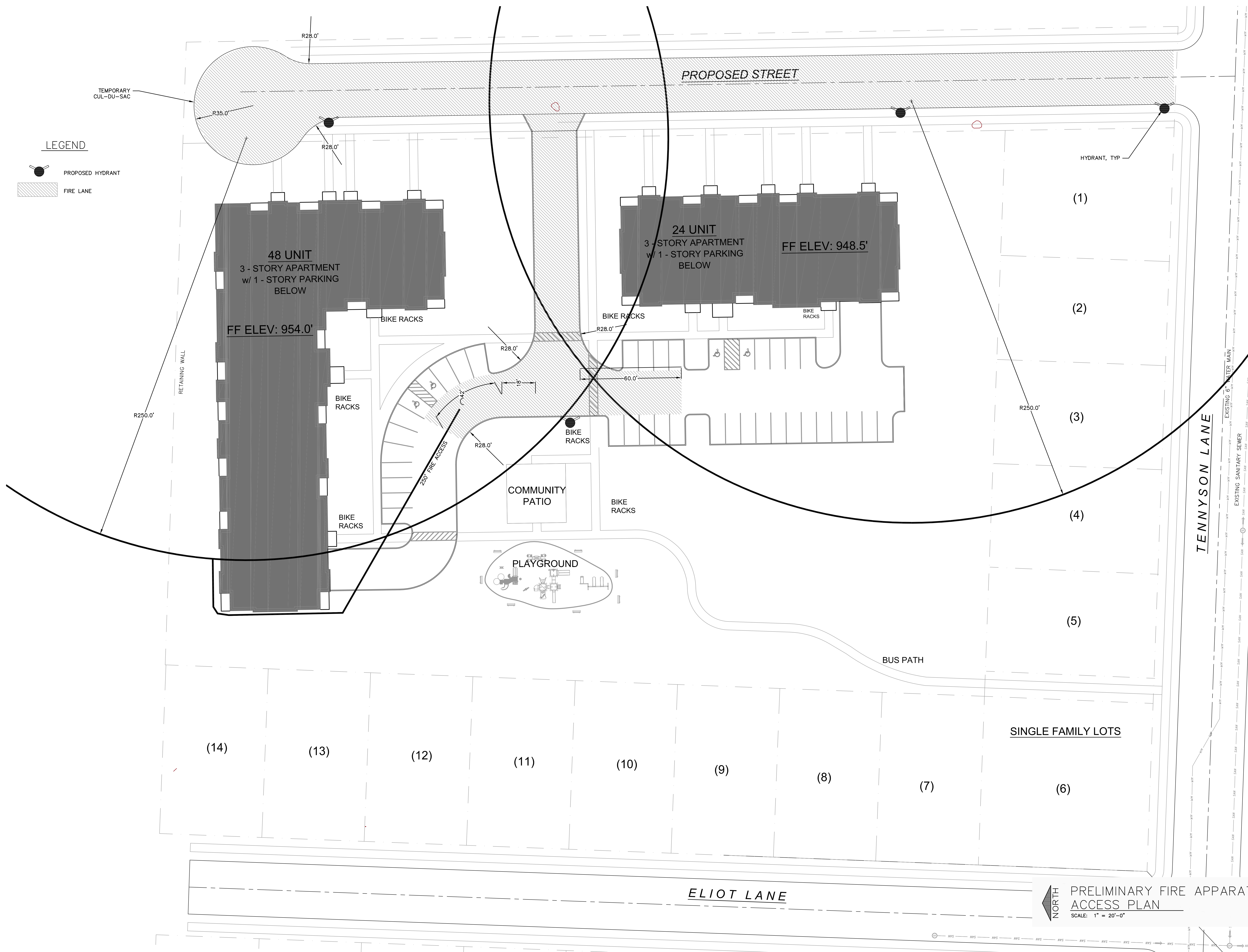
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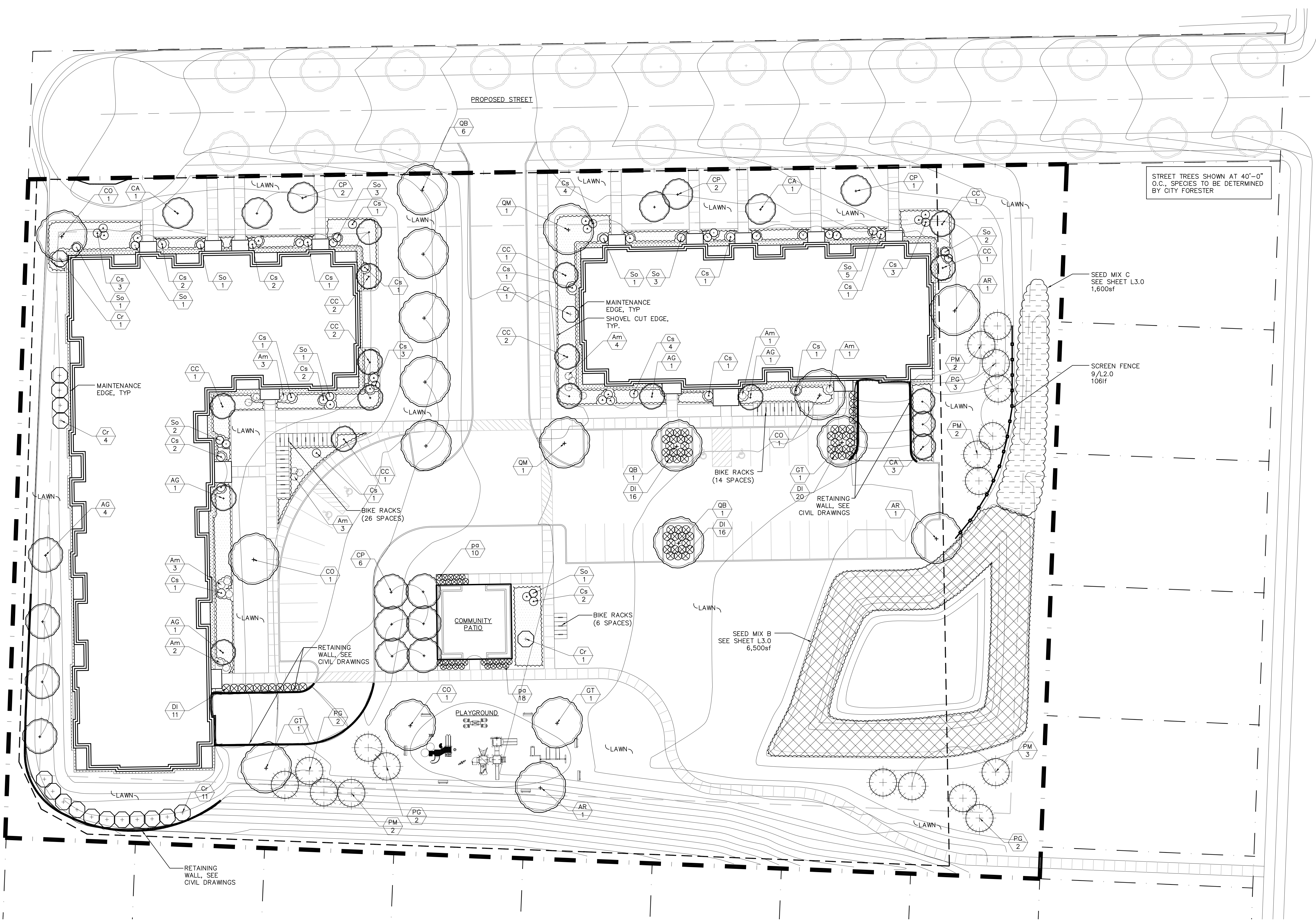
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**C4.0**





**REQUIREMENTS:**  
SQUARE FOOTAGE OF DEVELOPED AREA: 136,000  
DEVELOPED AREA DIVIDED BY 300 SF: 453 "Lus"  
"Lus" MULTIPLIED BY 5: 2,266 POINTS

**BIKE RACKS:**  
80 STALLS PROVIDED (6 INTERIOR)

- NOTES:**
- SEE SHEET L3.0 FOR CUT SHEETS, MAINTENANCE INFORMATION, AND SEED MIXES A, B, C
  - REFER TO CIVIL DRAWINGS FOR CONTOURS AND WALLS
  - ALL LIGHT FIXTURES ARE A MINIMUM OF 20' FROM OVERSTORY TREE SPECIES TRUNKS
  - PLANTING SOILS: THE PLANTING SOIL MIX SHALL CONSIST OF TOPSOIL WITH SOIL AMENDMENTS AND FERTILIZERS IN THE FOLLOWING QUANTITIES: A 1:3 RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME AND PROVIDE FERTILIZER AT LEVELS FOR TREES, SHRUBS AND PERENNIALS AS RECOMMENDED BY THE SOIL ANALYSIS. PLANTING SOIL SHALL BE USED IN ALL PROPOSED LANDSCAPE BEDS
  - ALL NATIVE PLANTING AREAS SHALL BE EDGED WITH A SHOVEL CUT LIMIT LINE.
  - 12-24" MAINTENANCE EDGE SHALL CONSIST OF 2" CLEAR FIELDSTONE, COLOR TBD WITH METAL EDGING.

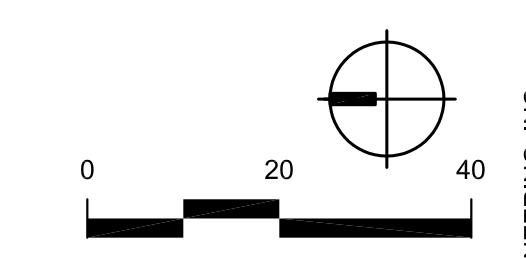
PROPOSED LANDSCAPING CALCULATIONS				
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
OVERSTORY TREE 2"-2.5" MIN.	WITHIN LAWN AREAS, ENTRY DRIVES AND PARKING LOT TREE ISLANDS	20	35	700
TALL EVERGREEN TREE (5-6')	BOUNDARIES OF PROPERTY FOR SCREENING	17	35	595
ORNAMENTAL TREE	THROUGHOUT DEVELOPMENT	35	15	525
UPRIGHT EVERGREEN SHRUB (3-4')	NA	NA	10	-
SHRUB, DECIDUOUS	WITHIN NATIVE PLANTING AREAS	157	3	471
SHRUB, EVERGREEN	NA	NA	4	-
ORNAMENTAL GRASS/PERENNIALS	PLUGS (DO NOT COUNT TOWARD TOTAL)	28	2	56
EXISTING SIGNIFICANT SPECIMEN TREES	NA	NA	14/CAL INCH	-
LANDSCAPE FURNITURE 5 PTS. PER "SEAT"	COMMUNITY PATIO	6	5/SEAT	30
			REQUIRED TOTAL	2,266
			GRAND TOTAL	2,397

Symbol	Botanical name	Common Name	Size	Root	Quantity
<b>DECIDUOUS TREES</b>					
AR	<i>Acer rubrum</i> 'Frank Jr.'	Redpointe Red Maple	3" Cal.	B&B	3
CO	<i>Celtis occidentalis</i>	Hackberry	3" Cal.	B&B	4
GT	<i>Gleditsia triacanthos</i> iner. 'Skyline'	Skyline Honeylocust	2" Cal.	B&B	3
QB	<i>Quercus bicolor</i>	Swamp White Oak	3" Cal.	B&B	8
QM	<i>Quercus muehlenbergii</i>	Chinkapin Oak	3" Cal.	B&B	2
<b>ORNAMENTAL TREES</b>					
AG	<i>Aronia melanocarpa</i>	'Autumn Brilliance' serviceberry	2" Cal.	B&B	8
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood (TF)	2" Cal.	B&B	5
CC	<i>Crotaegus viridis</i> 'Winter King'	Winter King Hawthorn (TF)	2" Cal.	B&B	11
CP	<i>Carpinus caroliniana</i>	American Hophornbeam	2" Cal.	B&B	11
<b>SHRUBS</b>					
Am	<i>Aronia melanocarpa</i>	Black chokeberry	5 Gal.	Cont.	17
Cr	<i>Cornus racemosa</i>	Grey Dogwood	5 Gal.	Cont.	18
Cs	<i>Cornus sericea</i> 'Alleman's	Alleman's Compact Dogwood	5 Gal.	Cont.	38
DI	<i>Dierilla lonicera</i>	Dwarf bush honeysuckle	5 Gal.	Cont.	63
So	<i>Symphoricarpos albus</i>	Coralberry	3 Gal.	Cont.	21
<b>EVERGREEN SHRUBS</b>					
PG	<i>Picea glauca</i> var. <i>Densata</i>	Black Hills Spruce	6' ht.	Cont.	8
PM	<i>Pseudotsuga menziesii</i>	Douglas Fir	6' ht.	Cont.	9

Symbol	Botanical name	Common Name	Size	Root	Quantity	Rate
<b>PERENNIALS (DOTTED HATCH PATTERN AREA)</b>						
bc	<i>Bouteloua curtipendula</i>	Sideoats grama		Seed	7.25 lbs	30 lbs/ac
km	<i>Koeleria macrantha</i>	June Grass		Seed	.6 lbs	2.5 lbs/ac
ss	<i>Schizachyrium scoparium</i>	Soft Rush		Seed	1.25 lbs	5 lbs/ac
ep*	<i>Echinacea pallida</i>	Pale Purple Coneflower		32-cell	1,750	
dp	<i>Dalea purpurea</i>	Purple Prairie Clover		Seed	.6 lbs	2.5 lbs/ac
di*	<i>Desmanthus illinoensis</i>	Illinois Bundle Flower		32-cell	1,100	
ec	<i>Elymus canadensis</i>	Canada Wild Rye		Seed	x	40 lbs/ac
<b>PERENNIALS</b>						
pa	<i>Panicum virgatum</i>	Switchgrass		1 Gal	28	

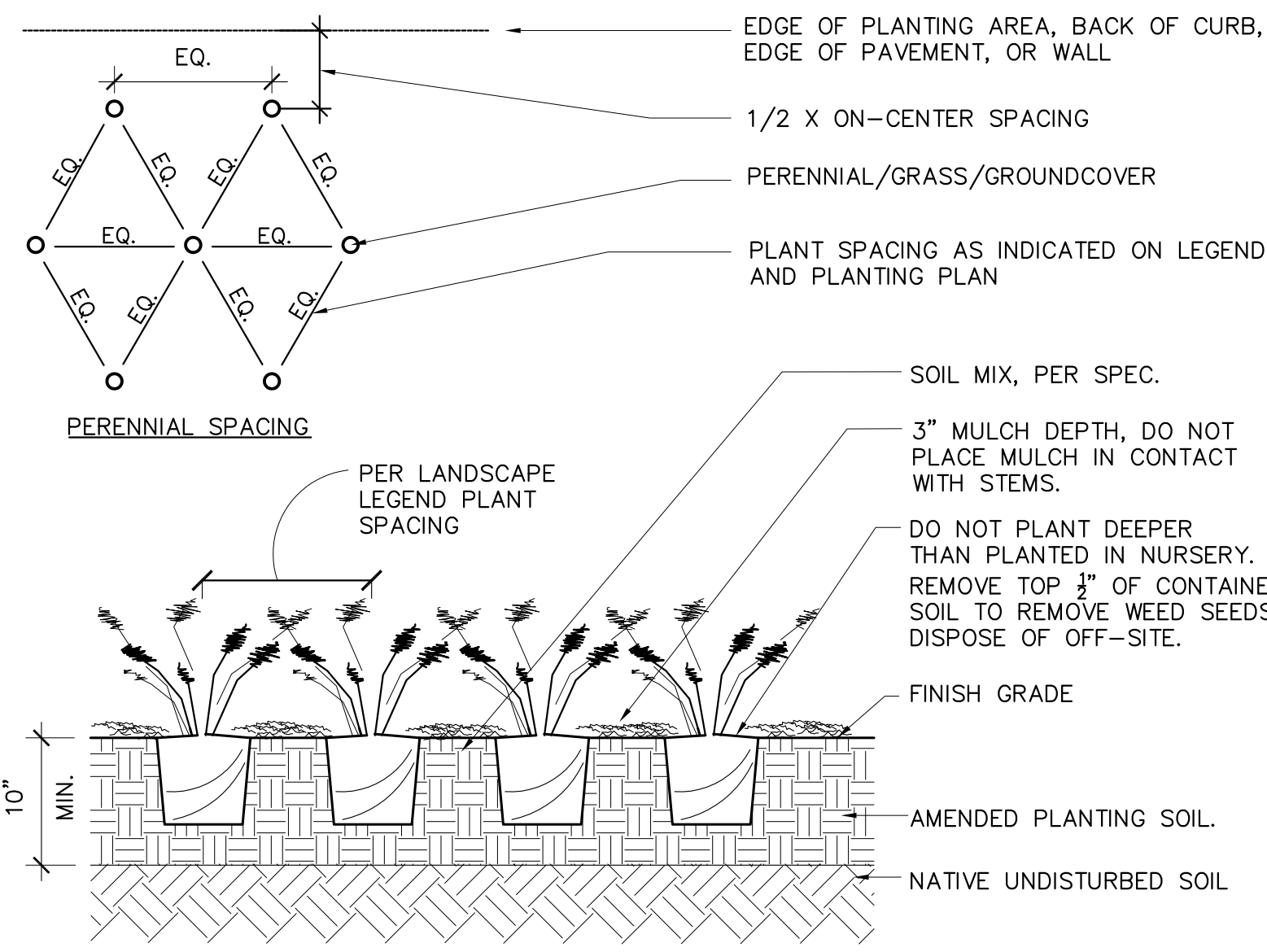
\* PLANTINGS TO BE DISTRIBUTED IN CLUSTERS, NOT EVENLY THROUGHOUT THE DESIGNATED AREA. AREAS OF PLACEMENT TO BE IDENTIFIED BY LANDSCAPE ARCHITECT

REFER TO SHEET L3.0 FOR SEED MIX A (LAWN), B, AND C

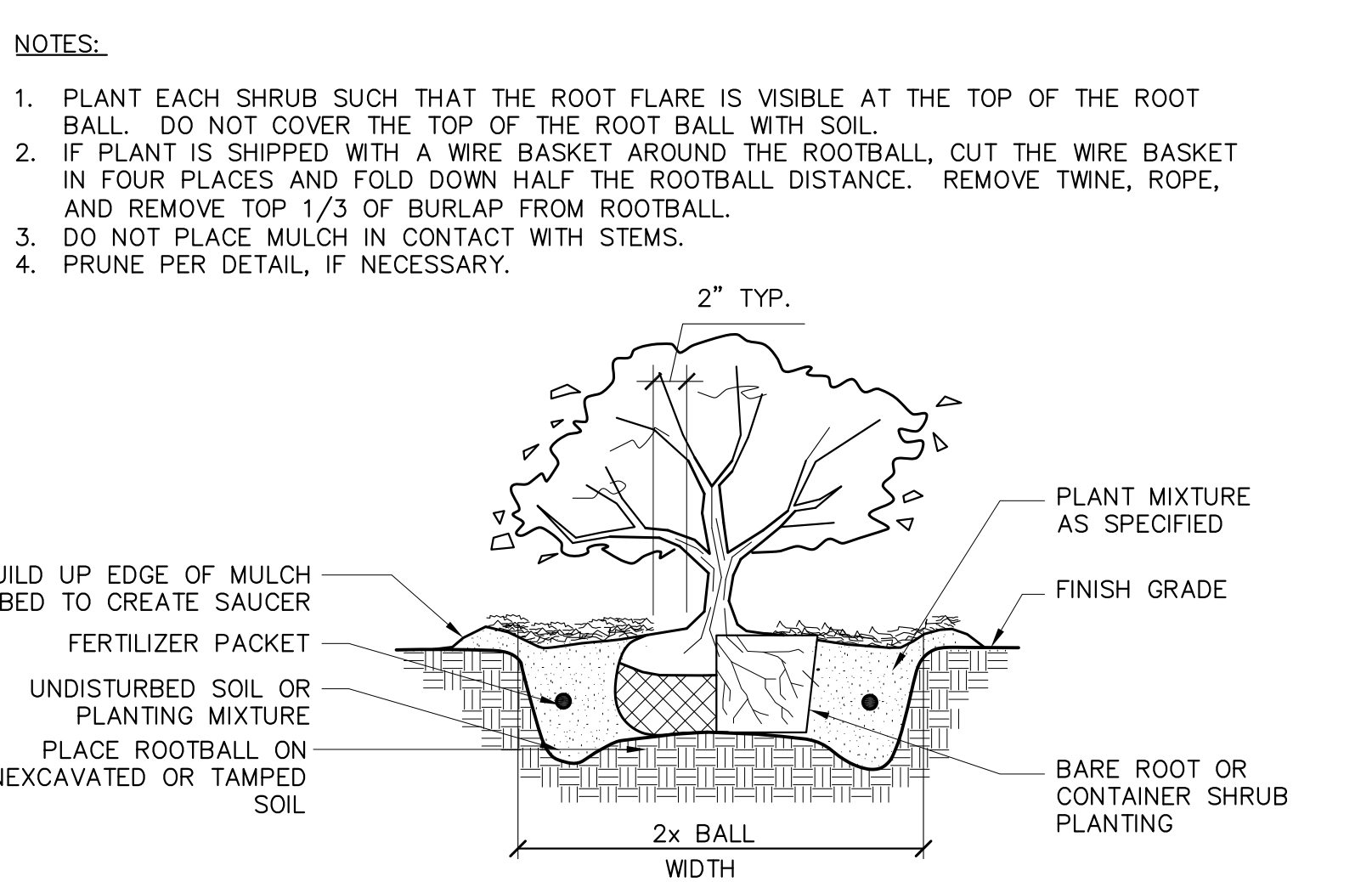


**LANDSCAPE PLAN**

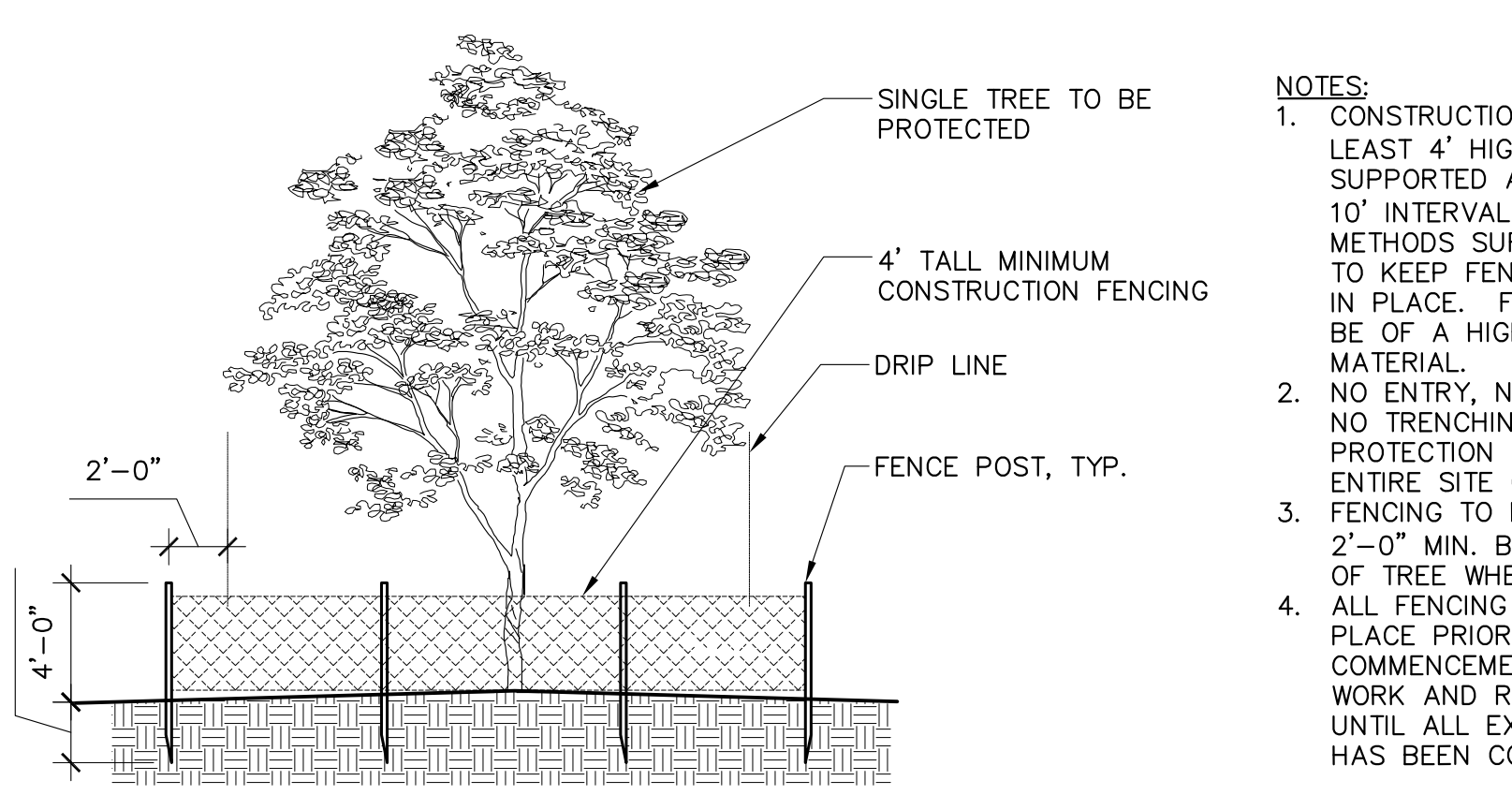
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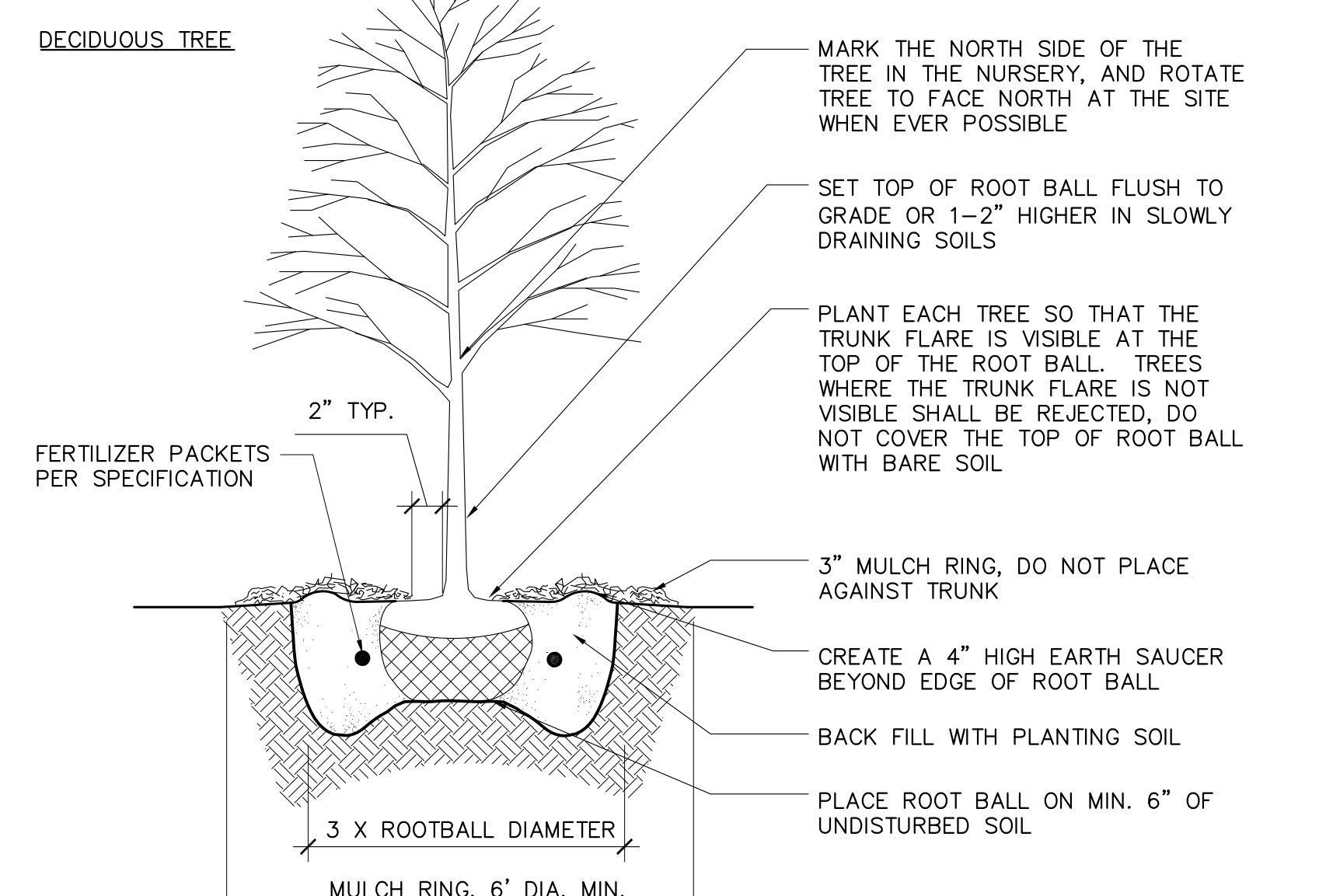
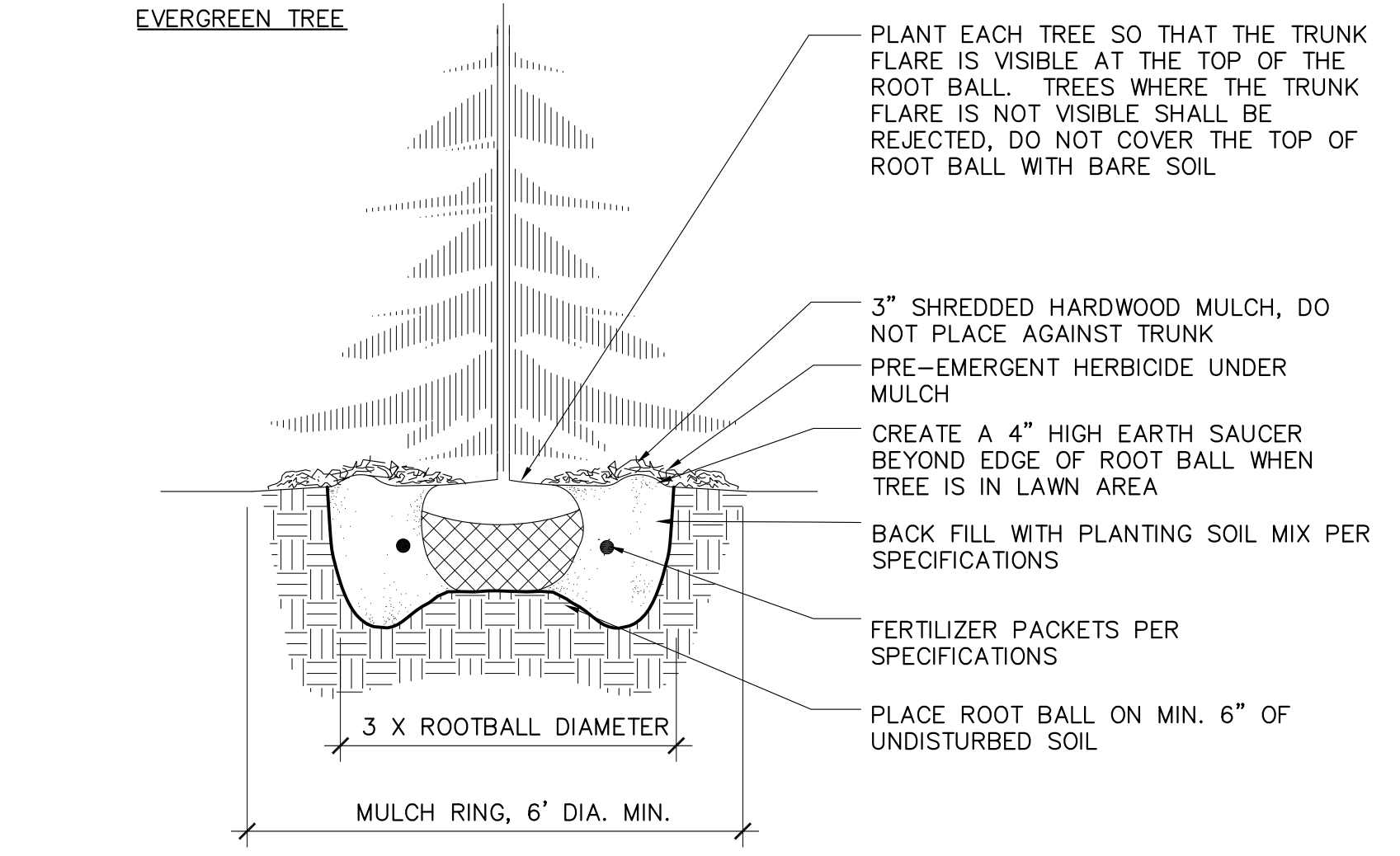
1 GROUNDCOVER / PERENNIAL PLANTING  
L2.0 SCALE 1"=1'-0"



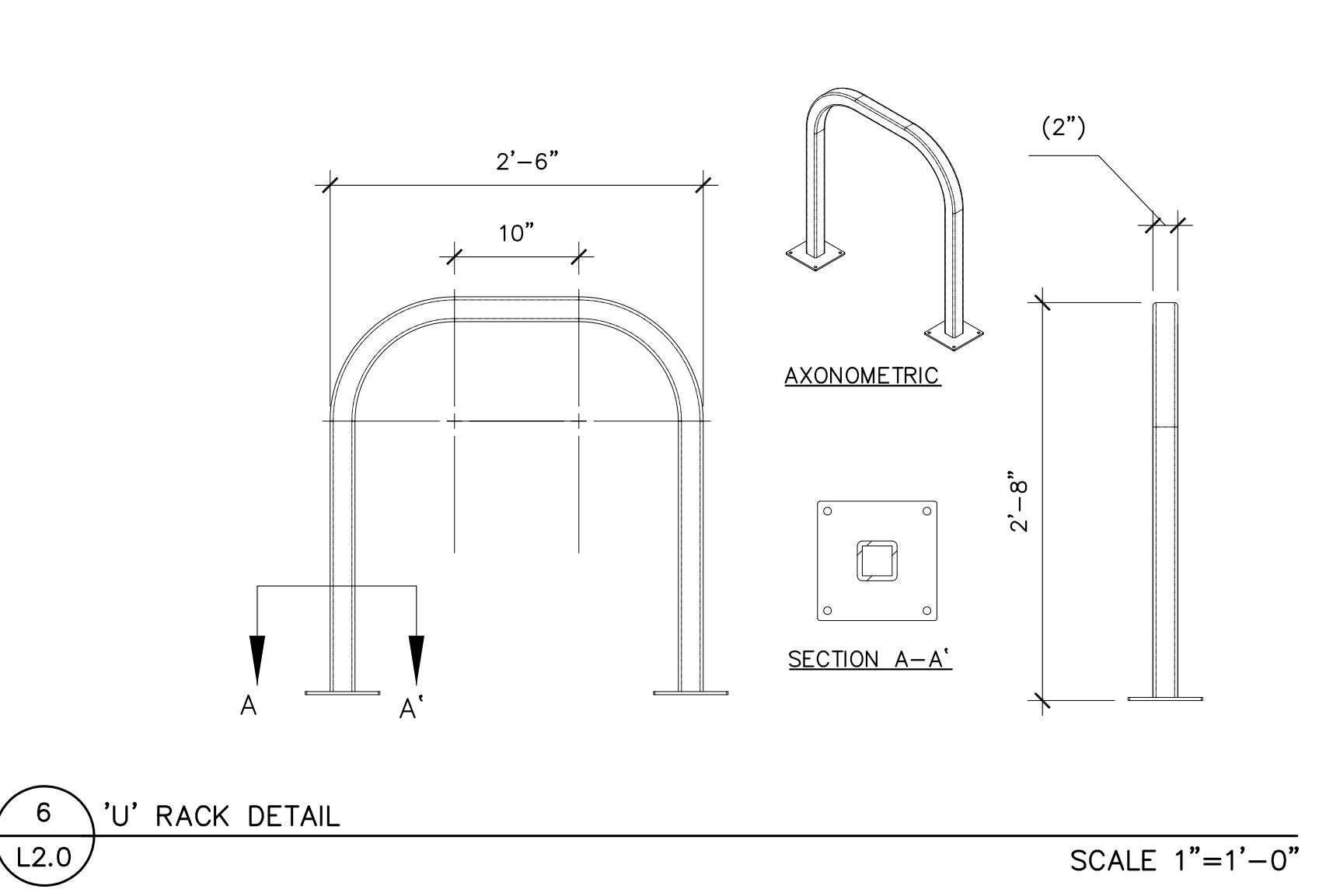
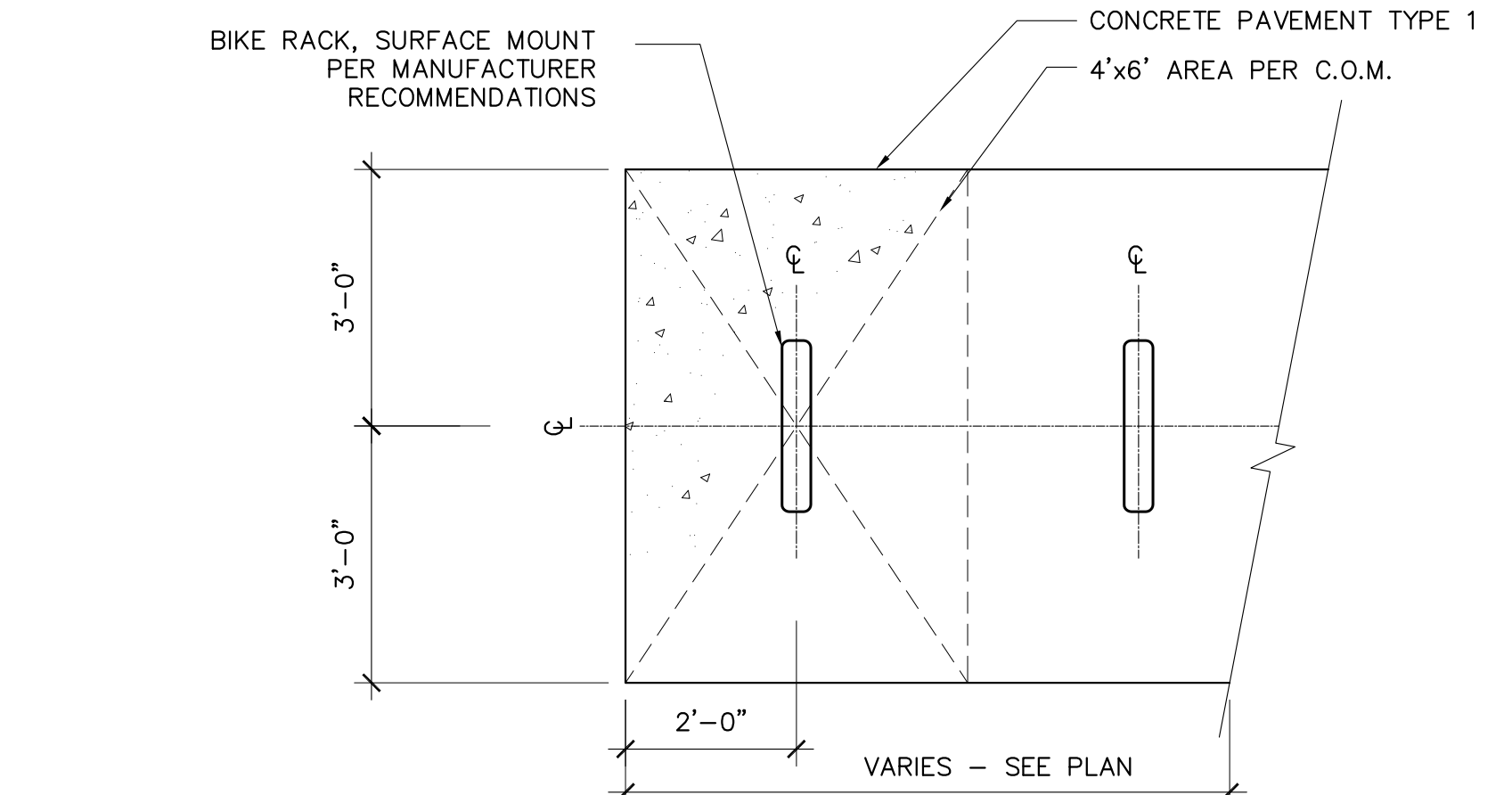
2 SHRUB PLANTING DETAIL  
L2.0 SCALE 1"=1'-0"



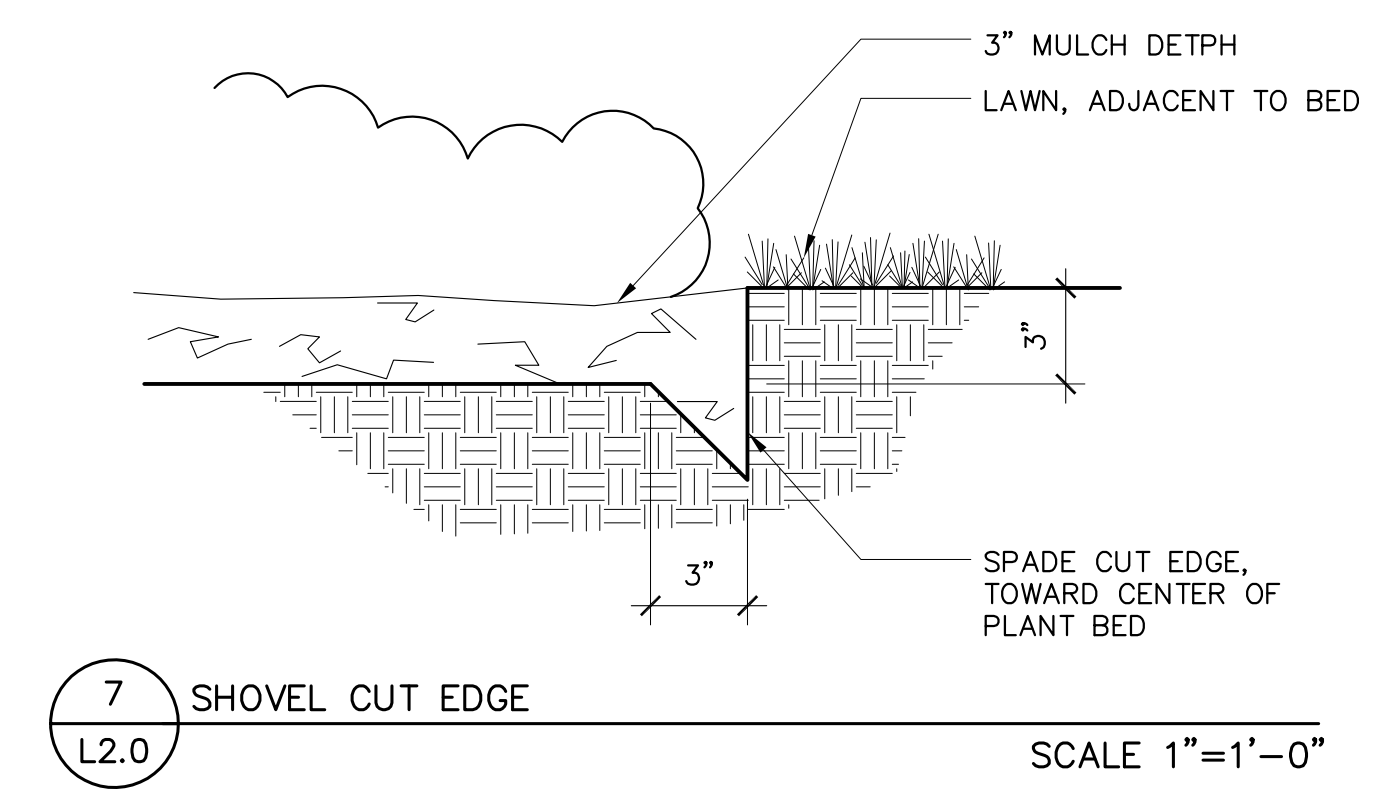
3 TREE PROTECTION DETAIL  
L2.0 SCALE 1"=1'-0"



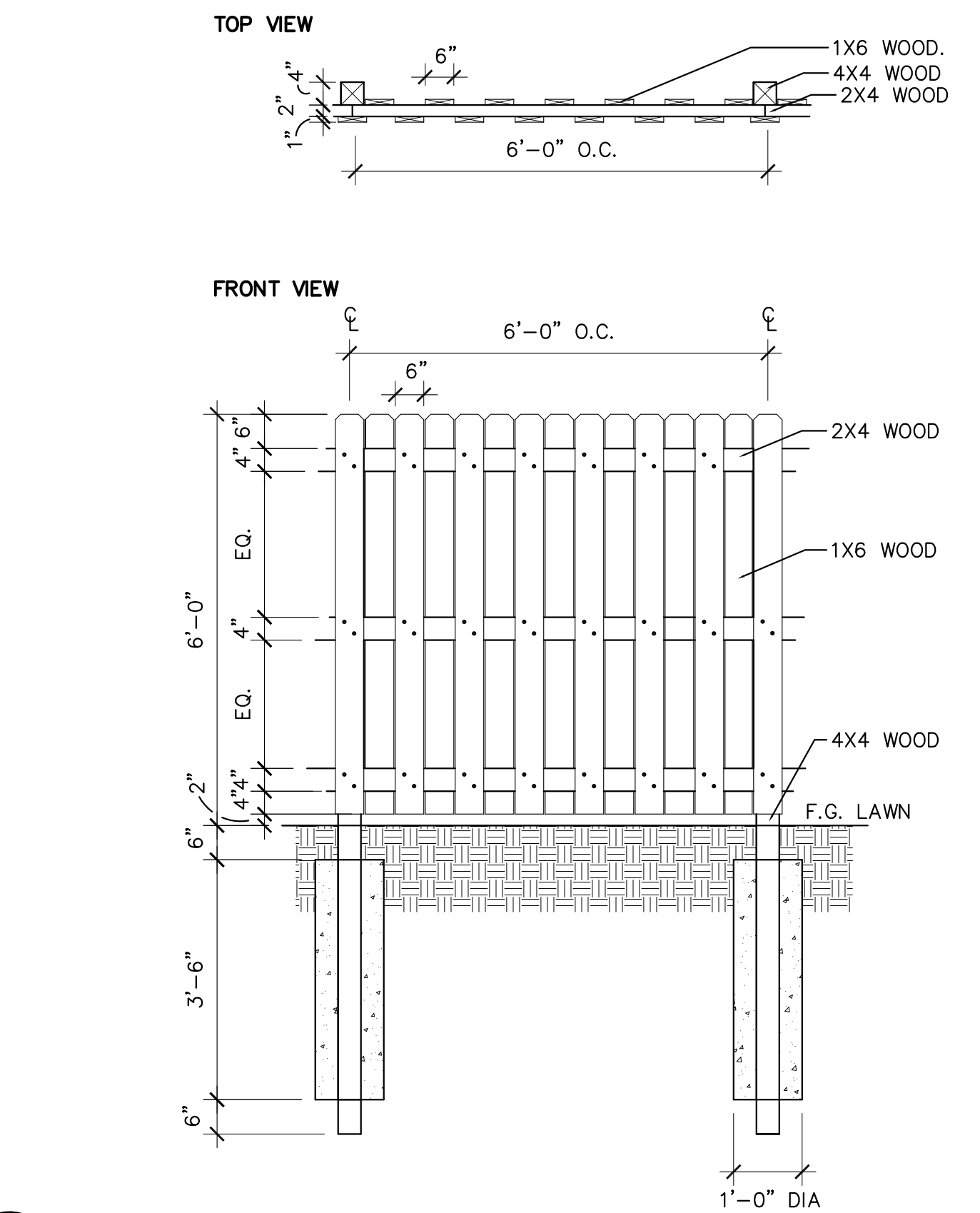
5 B&B TREE PLANTING DETAIL  
L2.0 SCALE 1"=1'-0"



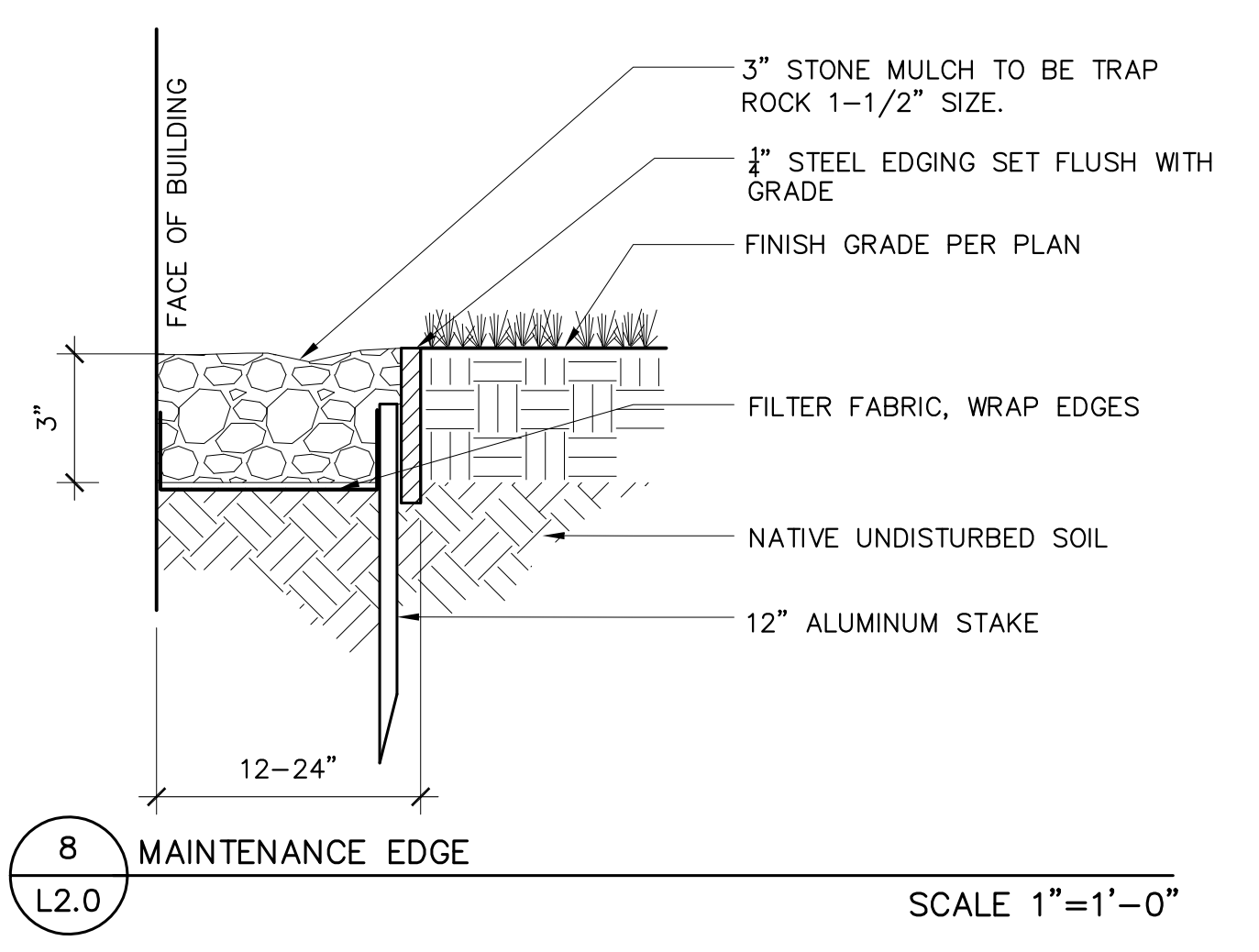
6 'U' RACK DETAIL  
L2.0 SCALE 1"=1'-0"



7 SHOVEL CUT EDGE  
L2.0 SCALE 1"=1'-0"



8 SCREEN FENCE  
L2.0 SCALE 1/2"=1'-0"



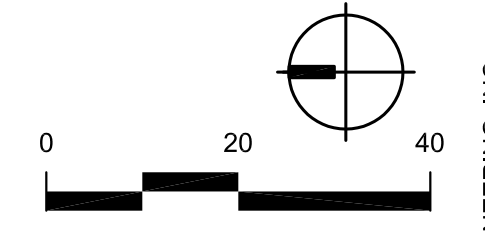
9 MAINTENANCE EDGE  
L2.0 SCALE 1"=1'-0"

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LANDSCAPE DETAILS

JOB NUMBER:  
1309760

SHEET

**L2.0**