



8TWENTY PARK
Aerial Site Plan
December 9, 2015



VJZ 12-9-15 Ho. 7 Handout

LOT 1
CSM #11314

LOT 2
CSM #11314

DELAPLAINE
COURT

95 UNITS
84 UNDERGROUND PARKING STALLS
(5 STORY)

(4 STORY)
UNIT MIX:
EFFICIENCY 1
ONE BEDROOM 52
TWO BEDROOM 26
THREE BED. T.H. 8
THREE BED. FLAT 8
95

(3 STORY)

TOT LOT

6 BIKE STALLS

11 PARKING STALLS

FENCE

COURTYARD PATIO

6 BIKE STALLS

HAYWOOD
DRIVE
PUBLIC STREET

5 BIKE STALLS

VOGEL'S ADDITION
BLOCK 1

LANDS

8TWENTY PARK
Site Plan
December 9, 2015



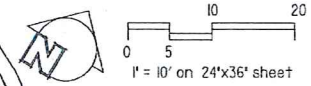
R/W WIDTH VARIES

S. PARK
STREET
100' R/W WIDTH

S. BROOKS
STREET

BACK BAY SUBDIVISION
BLOCK 3

S. BROOKS
STREET



knothe + bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Madison, WI 53703

- NOTES:
1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
 2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com.
 3. Indicated street trees shall be removed & replaced w/ species to be determined by City Forestry.
 4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
 5. Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.
 6. All lawn areas shall receive 6" min. topsoil.
 7. All planting beds shall receive 12" min. planting soil mixture & top-dressed with 3" shredded bark mulch.
 8. Temporary tree protection fence shall remain in place during construction and be removed by contractor upon substantial completion.

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

ISSUED
10/07/2015
12/02/2015
12/09/2015

NOT FOR CONSTRUCTION

PROJECT TITLE
820 S. Park St.

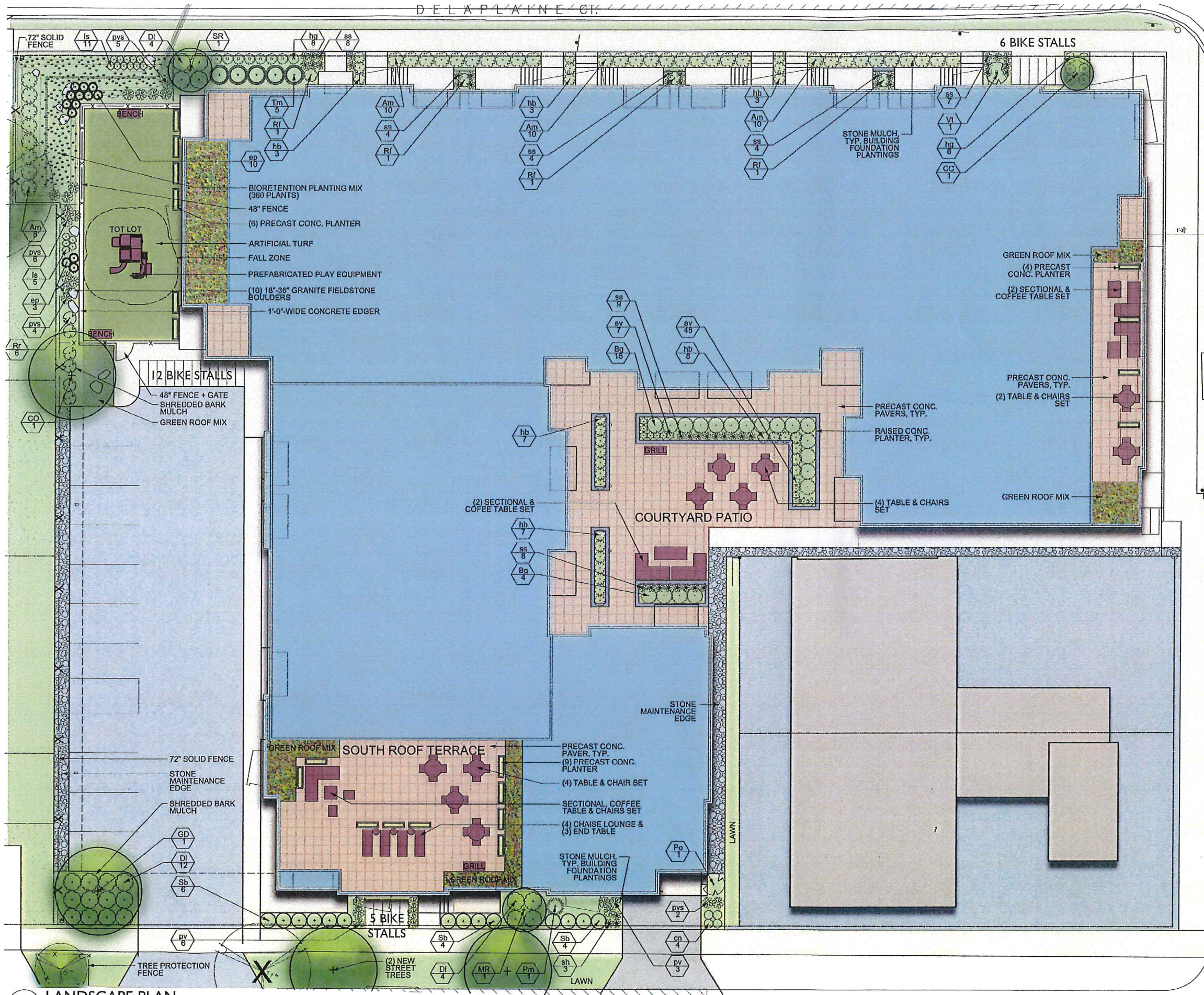
SHEET TITLE
Landscape Plan

SHEET NUMBER

L-1.0

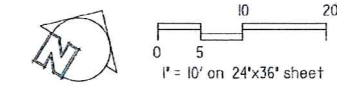
PROJECT NO.

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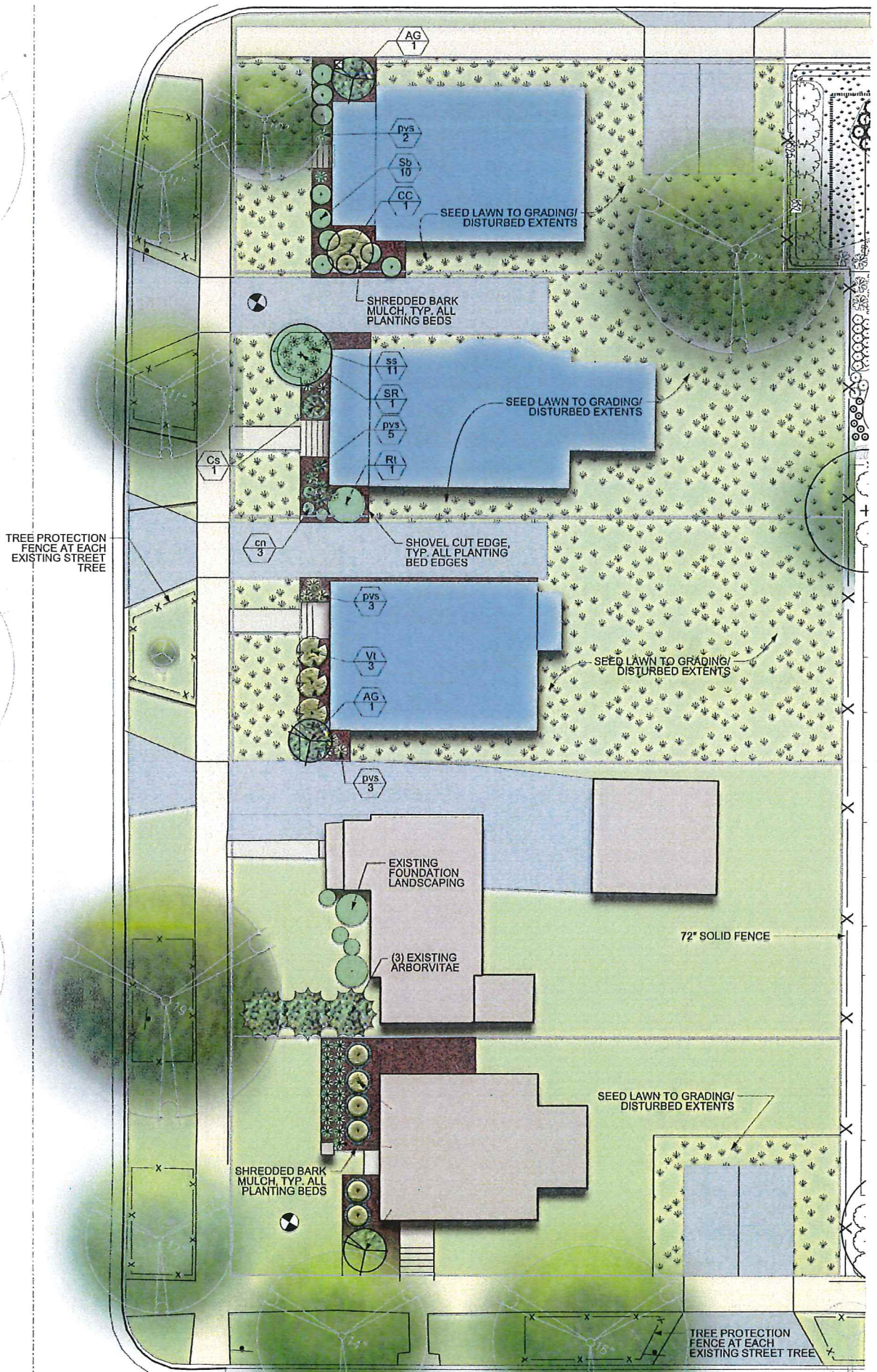


1 LANDSCAPE PLAN
L-1.0 1"=10'-0"

HAYWOOD DR.



NOT FOR CONSTRUCTION



City of Madison, WI Landscape Worksheet
S. Park Street & Hayward Drive
 TC & TUC - SEE SHEET L-1.0

Developed Lots	SF	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	35,008	633
Landscape Points Required (minus Park St. deduction)		467

Development Frontage Deduction (S. Park Street)	LF	Overstory Trees Required	Shrubs Required
Total LF of Building Façade directly abutting the sidewalk	100	3	17

Element	Point Value	Quantity Proposed	Quantity Existing	Points Deducted
Overstory Deciduous Tree	35	3	0	-117
Shrub, deciduous	3	17	0	-51
Development Frontage Deduction Points Total				
				-167

Development Frontage (Haywood Drive)

Development Frontage	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage Between Parking Building & Street	100	3	17

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1	0	35
Overstory Tree	15	1	0	15
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	23	0	69
Shrub, evergreen	4	1	0	4
Ornamental Grass/Perennial	2	18	0	36
Development Frontage Points Total				
				173

Development Frontage (Delaplaine Court)

Development Frontage	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage Between Parking Building & Street	220	7	37

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Overstory Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	10	0	30
Shrub, evergreen	4	8	0	32
Ornamental Grass/Perennial	2	78	0	156
Development Frontage Points Total				
				226

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1	0	35
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	23	0	69
Shrub, evergreen	4	0	0	0
Ornamental Grass/Perennial	2	155	0	310
Ornamental Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Foundation Plantings Total				
				414

TOTAL LANDSCAPE POINTS: 597

* In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

TSS Zoned Plant List

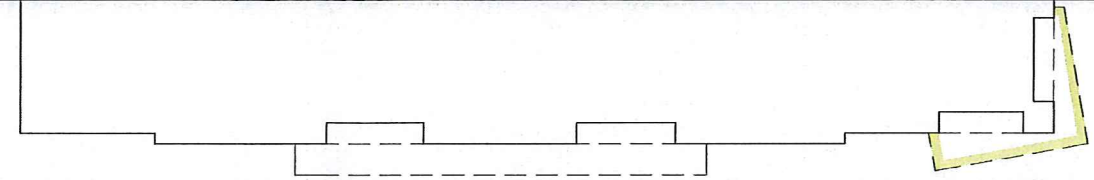
Key Botanical Name	Common Name	Quantity	Site	Spec	Comments	Mature Size
Deciduous Trees						
CO	Crataegus mollis	1	2 1/2 Cal	B&B	Single, straight leader, branching starts at 9'-0" min.	45-60' H x 40-60' Sp
GD	Gymnocladus dioica	1	2 1/2 Cal	B&B	Single, straight leader, branching starts at 9'-0" min.	60' H x 50' Sp
Ornamental Trees						
CC	Cornus canadensis 'J.H. Upright'	1	6' Ht	B&B	Single, straight leader, branching starts at 9'-0" min.	20' H x 10' Sp
MR	Malus 'Red Baron'	1	2' Cal	B&B	Single, straight leader, branching starts at 9'-0" min.	20' H x 10' Sp
SR	Syringa reticulata 'Aoyi Sui'	1	2' Cal	B&B	Single, straight leader, branching starts at 9'-0" min.	25' H x 15-20' Sp
Evergreen Shrubs						
Bj	Buxus 'Green Velvet'	12	5 gal	Cort	Space 3'-6" o.c.	3-4' H x 4'-5' Sp
Pm	Pinus mitis 'Big Top'	1	3' Ht	B&B	Space as indicated on label	6-8' H x 4-6' Sp
Tm	Taxus media 'Taunton'	6	5 gal	Cort	Space 5'-0" o.c.	3-5' H x 4'-6' Sp
Deciduous Shrubs & Vines						
Am	Amelanchier canadensis 'Forest'	6	3 gal	Cort	Space 3'-6" o.c.	2-3' H x 3'-4' Sp
Bt	Buddleia davidii	29	3 gal	Cort	Space 4'-0" o.c.	1-5' H x 4-5' Sp
Pr	Prunella angustifolia 'Summer Wine'	1	5 gal	Cort	Space 5'-0" o.c.	5-6' H x 6-8' Sp
Rf	Rhamnus frangula 'Roi Williams'	3	3 gal	Cort	Space 3'-0" o.c.	5-7' H x 5-8' Sp
Ss	Sorbus betulefolia 'Tof'	8	3 gal	Cort	Space 3'-6" o.c.	2-3' H x 2'-3' Sp
Vl	Viburnum trilobum 'Bailey Compact'	3	3 gal	Cort	Space 5'-0" o.c.	5-6' H x 5-8' Sp
Perennials/Grasses/Groundcovers						
av	Alyssum vulgare	48	1 gal	Cort	Space 18" o.c.	6-15" H x 1-1.5' Sp
ss	Sedum 'Summer Beauty'	21	1 gal	Cort	Space 18" o.c.	1.5' H x 1.5' Sp
cn	Calamagrostis canadensis	4	1 gal	Cort	Space 24" o.c.	1.5-2' H x 1.5-2' Sp
cp	Cheilanthes 'Flare Meadow'	10	1 gal	Cort	Space 18" o.c.	1.5-2' H x 1.5-2' Sp
hb	Hieracium 'Blue Angel'	4	1 gal	Cort	Space 36" o.c.	1.5-2' H x 1.5' Sp
hm	Hemerocallis maora	9	1 gal	Cort	Space 2'-0" o.c.	1.5-2' H x 1.5-2' Sp
hm	Hemerocallis 'Midnight Horse'	22	1 gal	Cort	Space 18" o.c.	1.5' H x 1.5' Sp
hp	Houstonia 'Cascades'	20	1 gal	Cort	Space 36" o.c.	1.5-2' H x 3-4' Sp
kl	Kniphofia 'Kobold'	12	1 gal	Cort	Space 18" o.c.	1.5' H x 1.5' Sp
pv	Panicum virgatum 'Northwind'	22	3 gal	Cort	Space 30" o.c.	4-6' H x 8-8' Sp
ps	Poa annua 'Shenandoah'	13	3 gal	Cort	Space 24" o.c.	3-5' H x 2'-3' Sp
ss	Scirpus pallens	26	1 gal	Cort	Space 24" o.c.	1.5' H x 1.5-2' Sp
sh	Scorobolus heterolopus 'Tara'	28	1 gal	Cort	Space 18" o.c.	1.5-2' H x 1.5' Sp
Bio-retention Plant Mix						
caez	Carex debilis	40	4 1/2"	Cort	(evergreen, 12" o.c.)	
caez	Carex buckleyi	40	4 1/2"	Cort	(evergreen, 12" o.c.)	
caez	Carex flacca	40	4 1/2"	Cort	(evergreen, 12" o.c.)	
caez	Carex haydenii	40	4 1/2"	Cort	(evergreen, 12" o.c.)	
caez	Carex lasiocoma	40	4 1/2"	Cort	(evergreen, 12" o.c.)	
caez	Carex stricta	40	4 1/2"	Cort	(evergreen, 12" o.c.)	
caez	Carex subnodosa	40	4 1/2"	Cort	(evergreen, 12" o.c.)	
mis	Miscanthus floridulus	40	4 1/2"	Cort	(evergreen, 12" o.c.)	
mis	Miscanthus	40	4 1/2"	Cort	(evergreen, 12" o.c.)	

Brooks St Lot Plant List

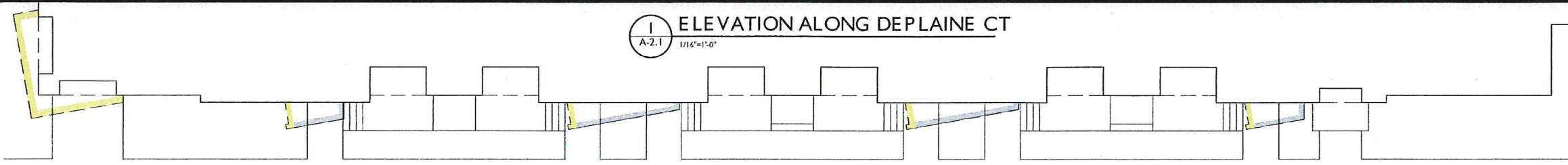
Key Botanical Name	Common Name	Quantity	Site	Spec	Comments	Mature Size
Deciduous Trees						
CC	Cornus canadensis	1	2 1/2 Cal	B&B	Single, straight leader, branching starts at 9'-0" min.	25-30' H x 25-30' Sp
Ornamental Trees						
AG	Anelachne x glauca 'Robin Hill'	3	6' Ht	B&B		
SR	Syringa reticulata 'Aoyi Sui'	1	2' Cal	B&B	Single, straight leader, branching starts at 9'-0" min.	25' H x 15-20' Sp
Evergreen Shrubs						
Tm	Taxus media 'Taunton'	6	5 gal	Cort	Space 5'-0" o.c.	3-5' H x 4'-6' Sp
Deciduous Shrubs & Vines						
Cs	Cornus sericea 'Marian's Compact'	1	5 gal	Cort	Space 5'-0" o.c.	6-8' H x 4'-5' Sp
Rf	Rhamnus 'Palmer'	1	5 gal	Cort		
Ss	Sorbus betulefolia 'Tof'	10	3 gal	Cort	Space 3'-6" o.c.	2-3' H x 2'-3' Sp
Vl	Viburnum trilobum 'Bailey Compact'	3	3 gal	Cort	Space 5'-0" o.c.	5-6' H x 5-8' Sp
Perennials/Grasses/Groundcovers						
cn	Calamagrostis canadensis	3	1 gal	Cort	Space 24" o.c.	1.5-2' H x 1.5-2' Sp
ps	Panicum virgatum 'Shenandoah'	13	3 gal	Cort	Space 24" o.c.	3-5' H x 2'-3' Sp
ss	Scirpus pallens	26	1 gal	Cort	Space 24" o.c.	1.5' H x 1.5-2' Sp



1
A-2.1
ELEVATION ALONG PARK STREET
1/16"=1'-0"



1
A-2.1
ELEVATION ALONG DEPLAINE CT
1/16"=1'-0"



8TWENTY PARK
Elevations
December 1, 2015





1 REAR ELEVATION
A-2.2 1/16"=1'-0"



1 ELEVATION ALONG HAYWOOD
A-2.2 1/16"=1'-0"

8TWENTY PARK
Elevations
December 1, 2015

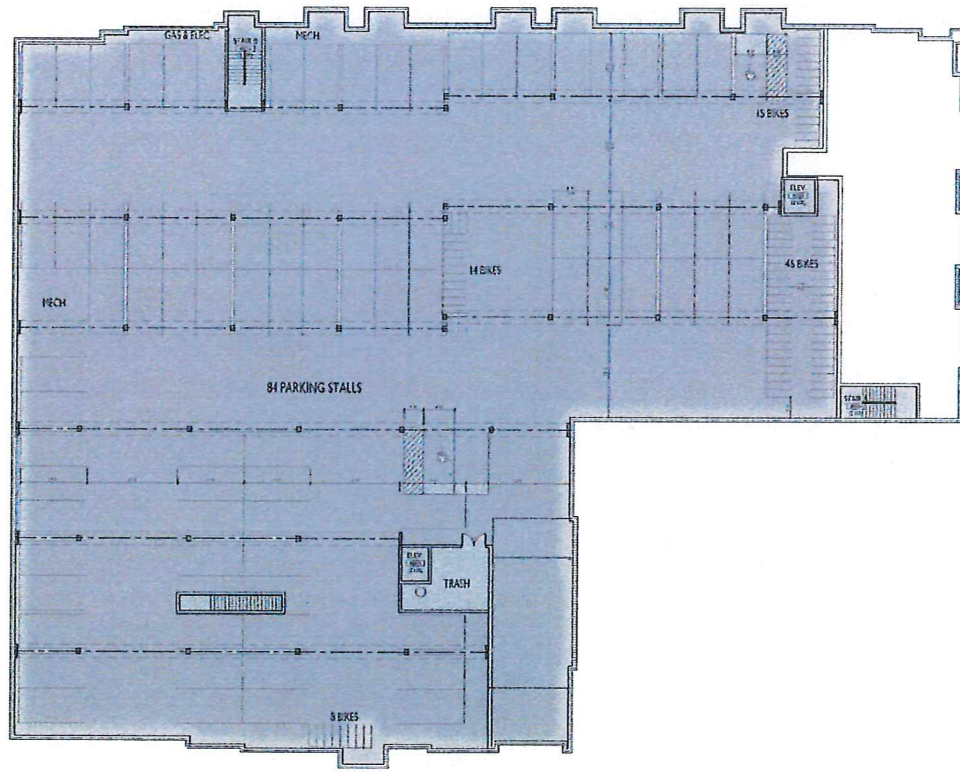




1 A13 FIFTH FLOOR PLAN



1 A14 FOURTH FLOOR PLAN



1 A15 BASEMENT FLOOR PLAN



1 A17 FIRST FLOOR PLAN

8TWENTY PARK
Floor Plans
December 9, 2015





Park Street
View looking South
December 9, 2015

