

REVISED 3/13



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Fairhaven Court Apartments

March 13, 2013



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Fairhaven Court Apartments

March 13, 2013



ELEVATION "A"



ELEVATION "B"



ELEVATION "C"



ELEVATION "D"

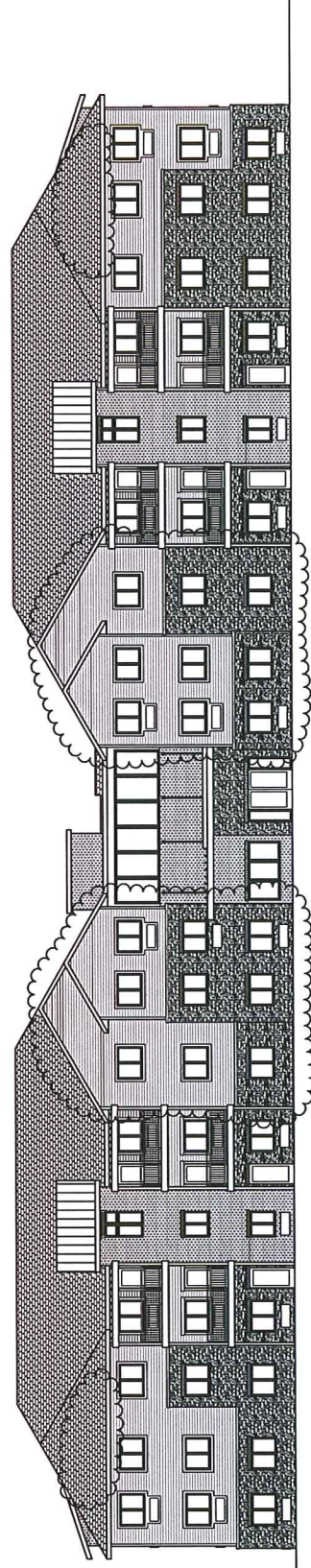


ADCCI
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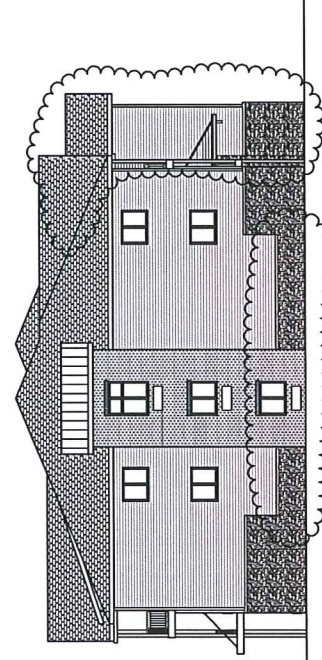
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Fairhaven Court Apartments

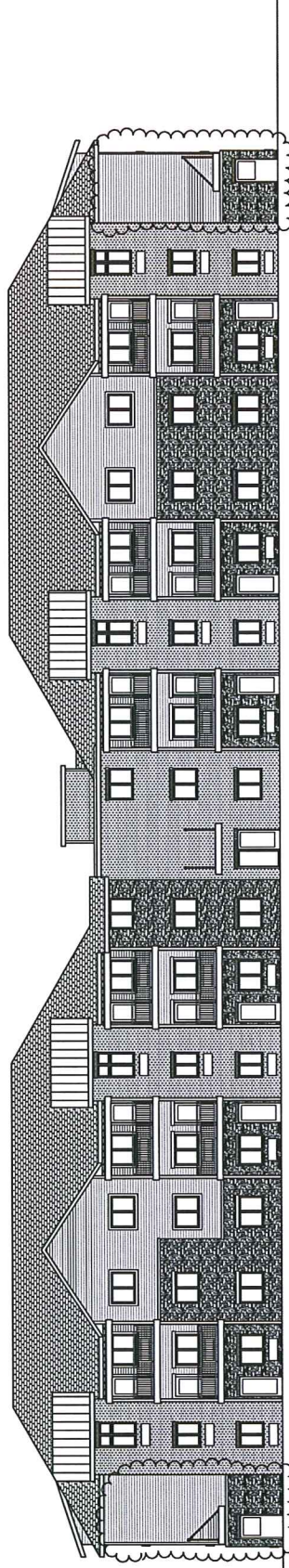
March 13, 2013



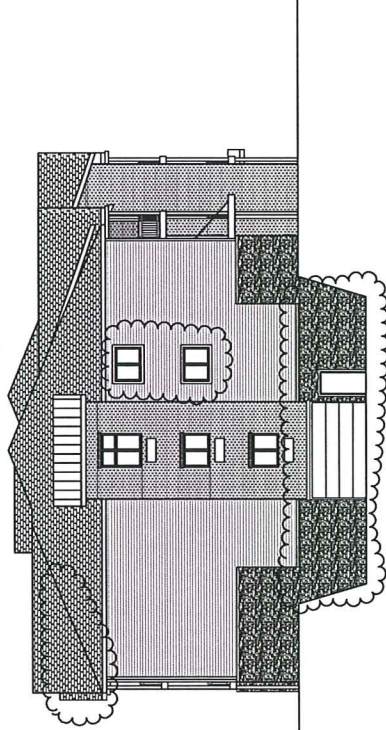
ELEVATION A
SCALE: 1/8" = 1'-0"



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

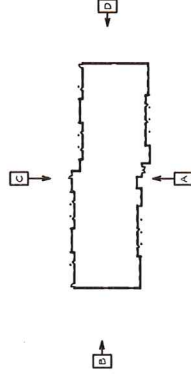


ELEVATION C
SCALE: 1/8" = 1'-0"



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

EXTERIOR COLOR SCHEDULE	
MATERIAL	COLOR
BRICK	RED
SIDING	SANDSTONE BEIGE
STONE	SUNHILL BLEND
SHINGLES	DRIFTWOOD
SOFFIT/FASCIA	WHITE
WINDOWS/DOORS	WHITE
BALCONIES/TRIM	WHITE



KEY PLAN



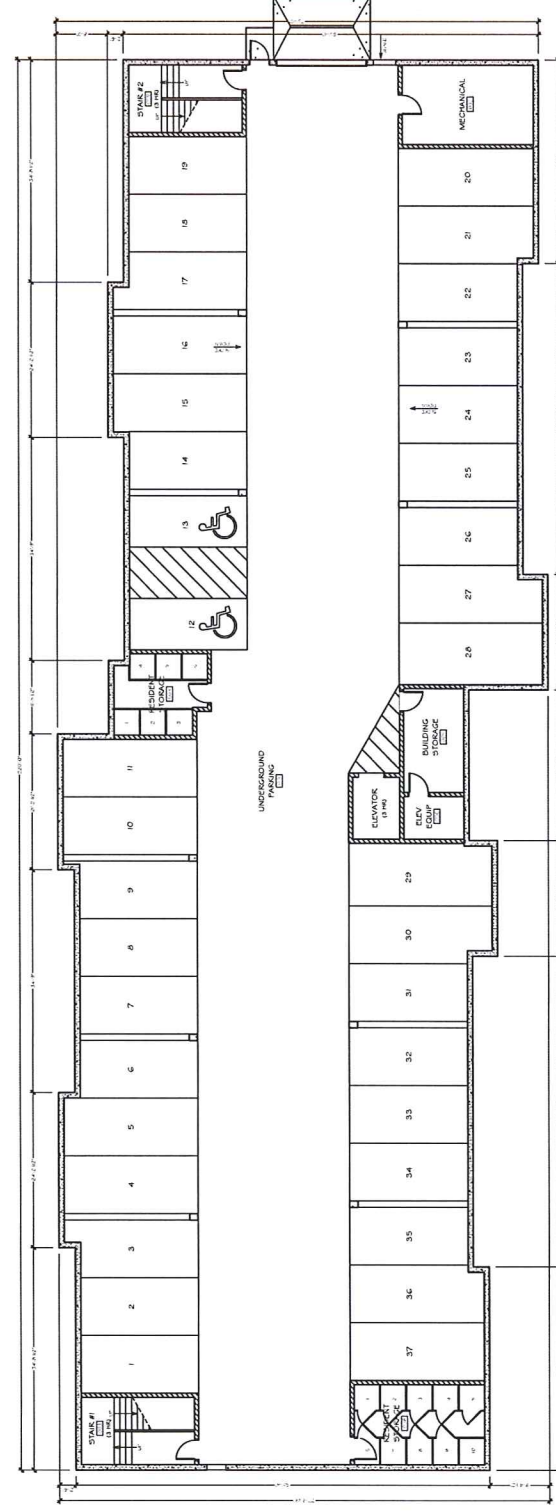
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FAIRHAVEN COURT - APARTMENT BUILDING

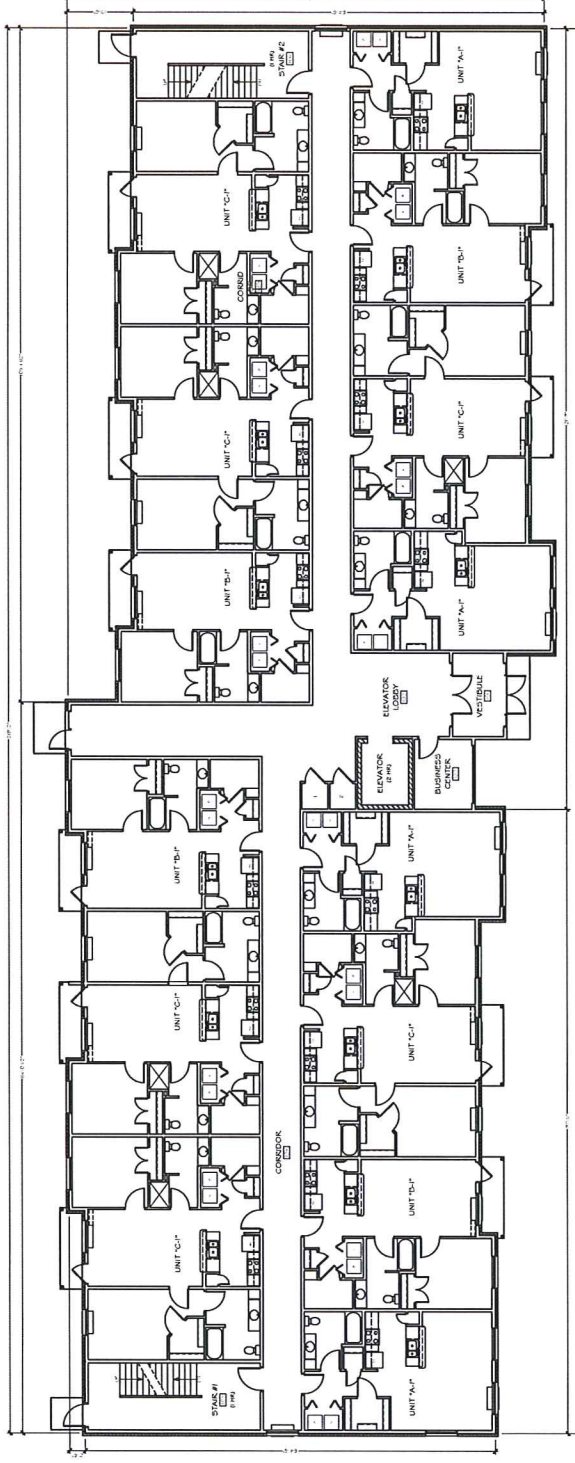
MADISON, WI

3-8-13



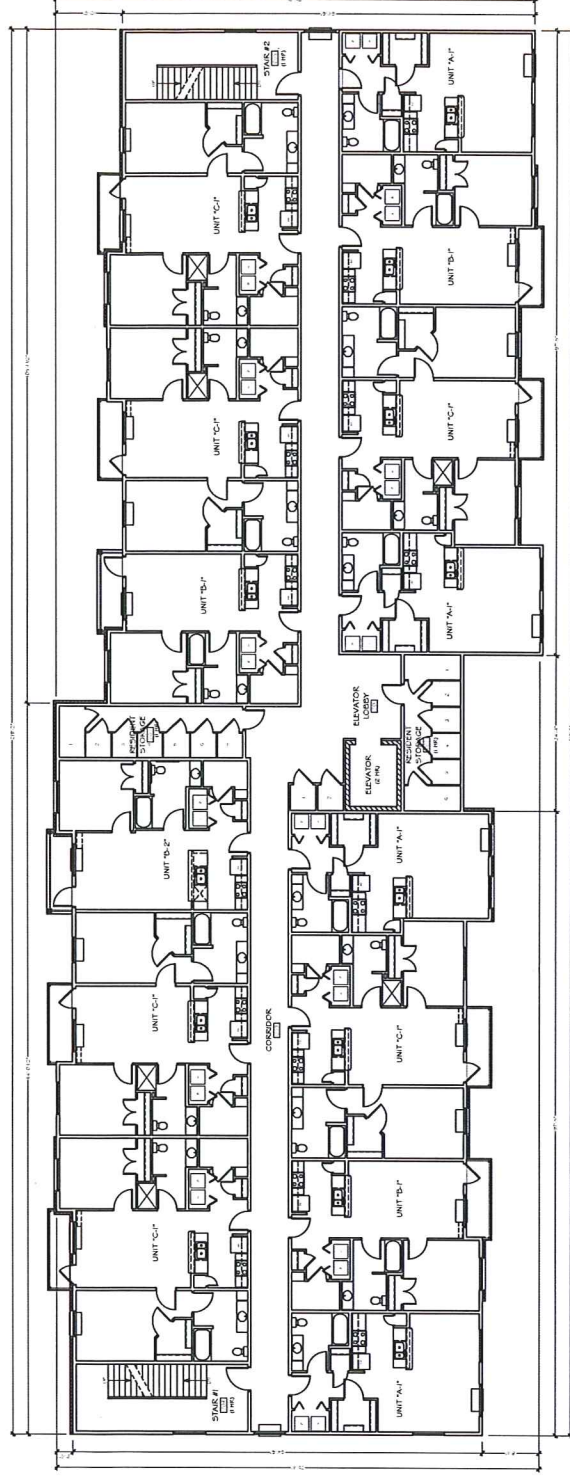
BASEMENT FLOOR PLAN

NOT TO SCALE



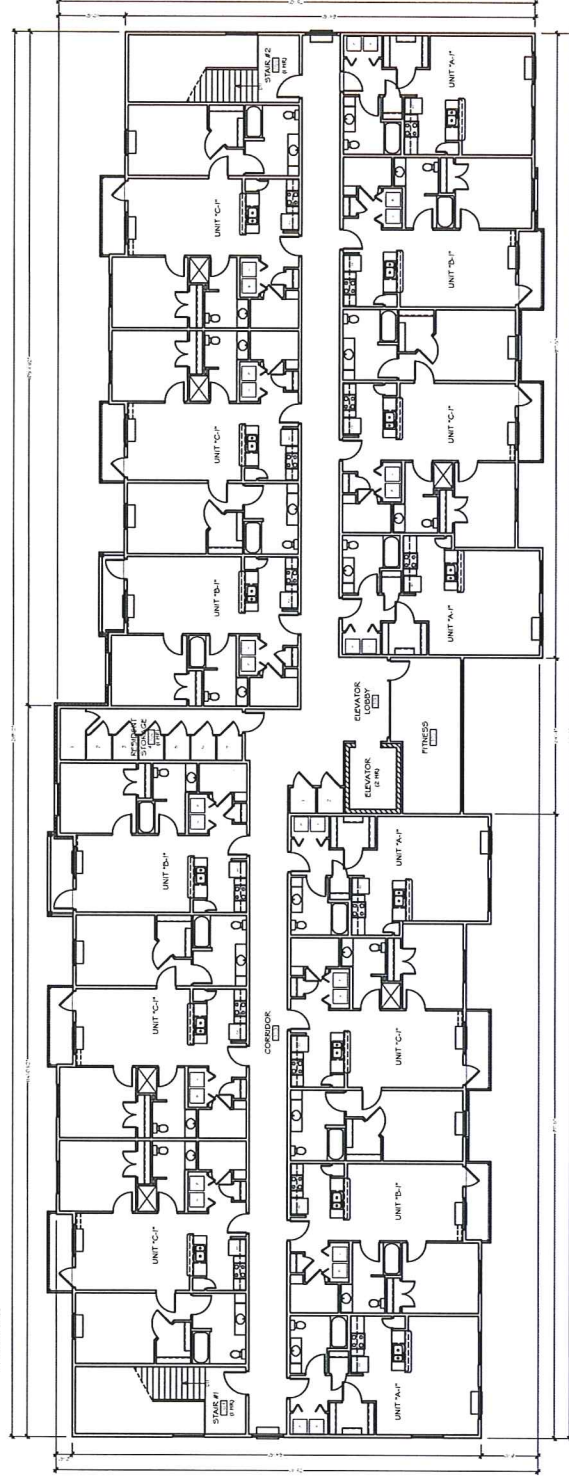
FIRST FLOOR PLAN

NOT TO SCALE



SECOND FLOOR PLAN

NOT TO SCALE



THIRD FLOOR PLAN

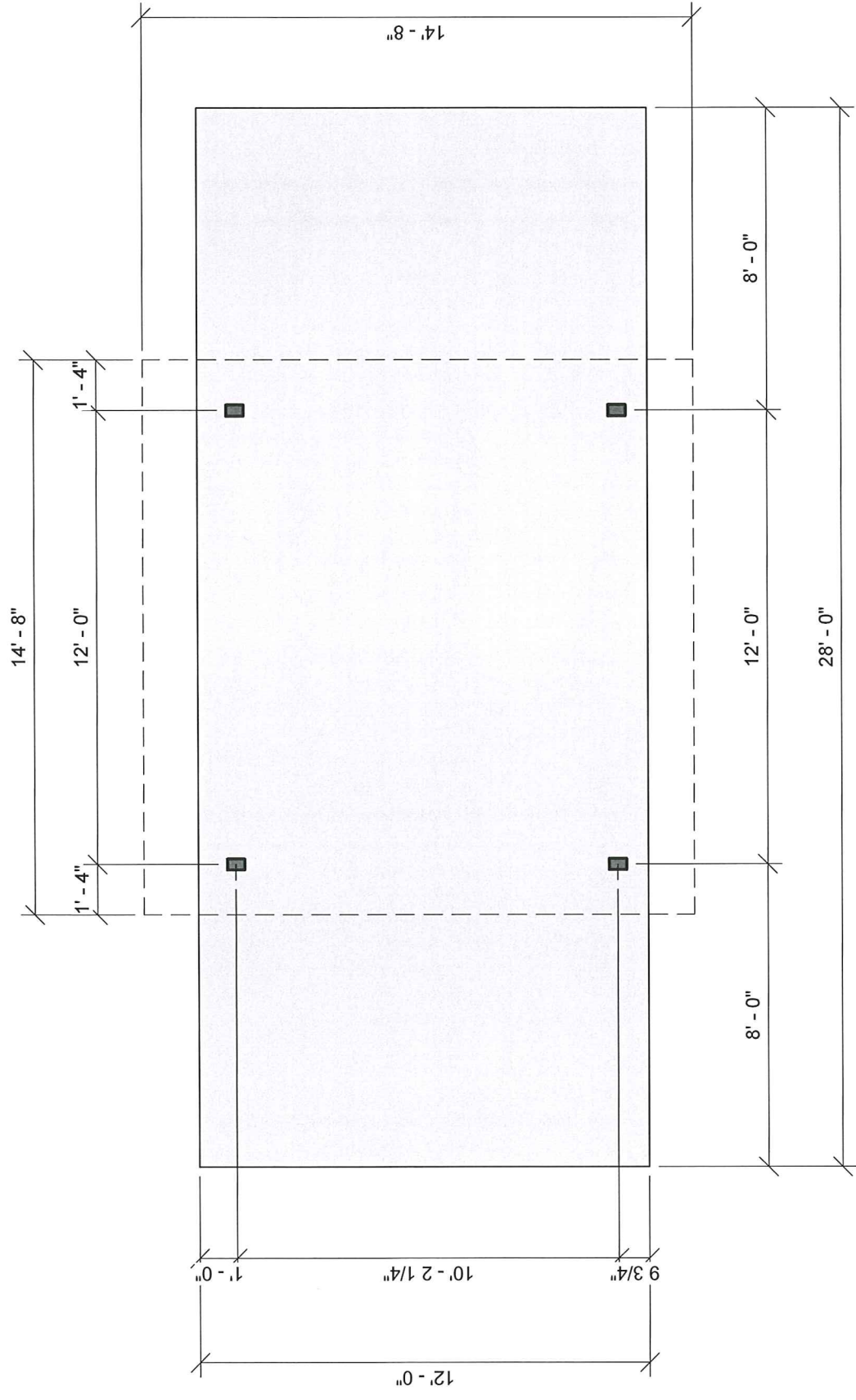
NOT TO SCALE



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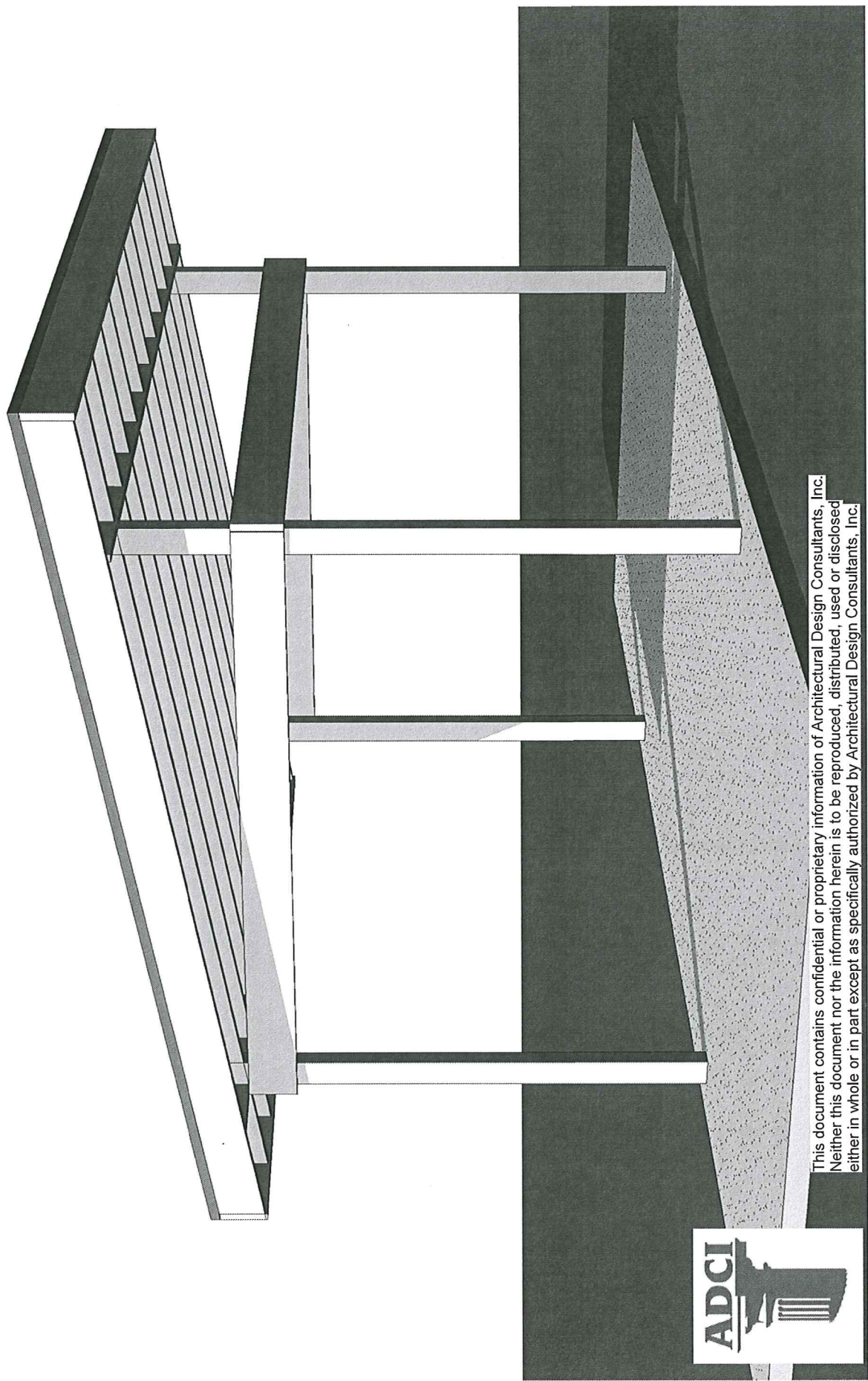
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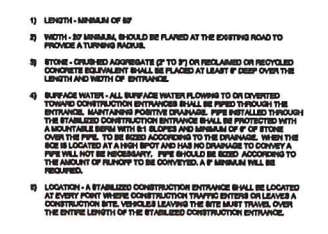
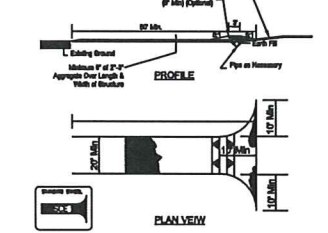
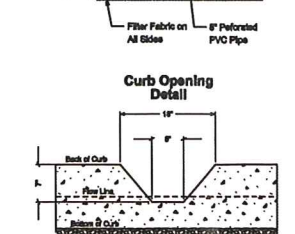
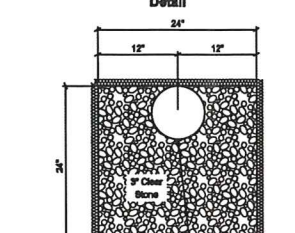
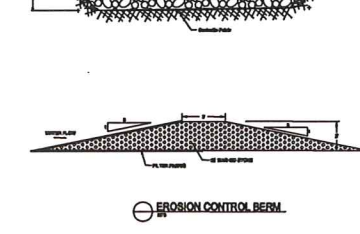
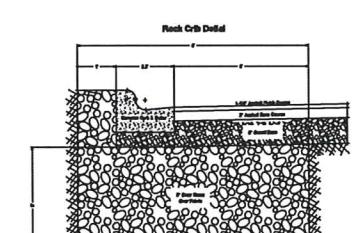
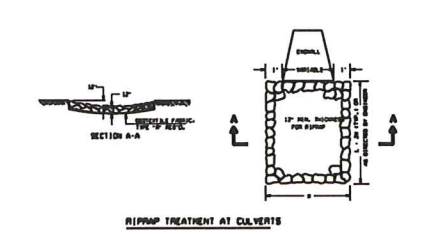
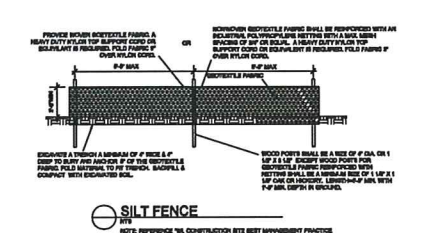
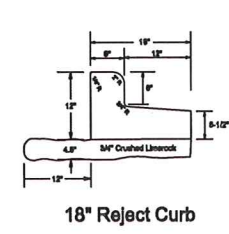
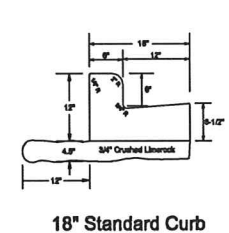
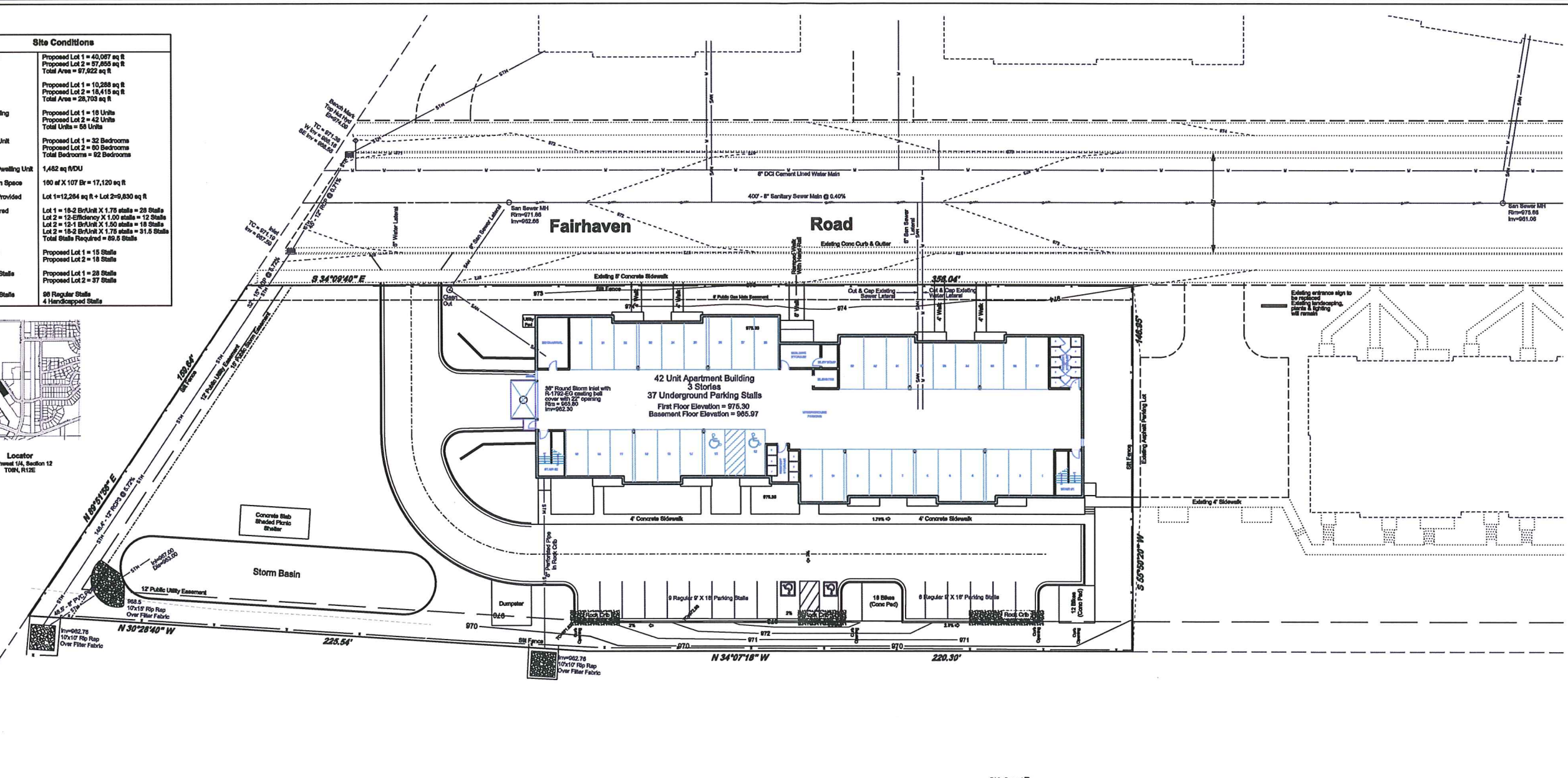
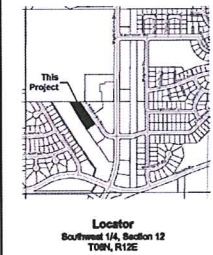
① First Floor
 1/4" = 1'-0"

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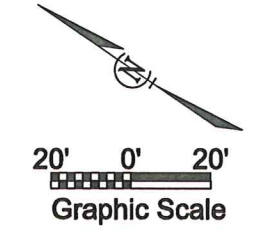
Site Conditions	
Total Lot Area	Proposed Lot 1 = 40,007 sq ft Proposed Lot 2 = 97,895 sq ft Total Area = 87,922 sq ft
Building Area	Proposed Lot 1 = 10,288 sq ft Proposed Lot 2 = 18,415 sq ft Total Area = 28,703 sq ft
Units per Building	Proposed Lot 1 = 18 Units Proposed Lot 2 = 42 Units Total Units = 60 Units
Bedroom per Unit	Proposed Lot 1 = 32 Bedrooms Proposed Lot 2 = 80 Bedrooms Total Bedrooms = 82 Bedrooms
Lot Area per Dwelling Unit	1,482 sq ft/UD
Required Open Space	100' x 107' @ 17,120 sq ft
Open Space Provided	Lot 1 = 12,284 sq ft + Lot 2 = 9,830 sq ft
Parking Required	Lot 1 = 18-2 Br/Unit X 1.75 stalls = 28 Stalls Lot 2 = 12-1 Br/Unit X 1.00 stalls = 12 Stalls Lot 2 = 18-2 Br/Unit X 1.75 stalls = 31.5 Stalls Total Stalls Required = 69.5 Stalls
Surface Stalls	Proposed Lot 1 = 15 Stalls Proposed Lot 2 = 18 Stalls
Underground Stalls	Proposed Lot 1 = 28 Stalls Proposed Lot 2 = 37 Stalls
Total Parking Stalls	68 Regular Stalls 4 Handicapped Stalls



- Notes:**
1. LENGTH - MINIMUM OF 50'
 2. WIDTH - 24" MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 3. STONE - CURB-ED APPROXIMATE 6" TO 12" OR RECLAIMED OR RECYCLED CONCRETE SOLIDIFIED SHALL BE PLACED AT LEAST 8" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.
 4. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR OVER THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE ENTRANCE. MAINTAINING CONTROL OF DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A SCHEDULE 40 PIPE WITH 1/2" GAPS AND SPACING OF 4" OF STONE OVER THE PIPE. TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SIZE IS LOCATED AT A HIGH BENCH AND HAS NO CHANGE TO DOWNY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF FLOW TO BE CONVEYED. A P-SIGNAL WILL BE REQUIRED.
 5. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAVEL BEYOND OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
 6. All erosion control measures and structures serving the site must be inspected at least weekly and within 24 hours of the time 0.50 inches of rain is produced. All maintenance will follow an installed within 24 hours.
 7. All trucks leaving site shall have clean tires. Prior to the start of filling, the contractor shall install a tracking pad. The tracking pad shall be 50' long, 24' wide, and 1" thick. The pad shall be constructed with 3" clear stone. The construction entrance shall be maintained by the contractor in a condition in which will prevent the tracking of mud onto the public street. All material deposited on public property shall be swept up daily.

Project Schedule

07-20-2012	Install Construction Entrance Install all fence around lot Begin excavation of apartment building and parking lot
07-21-2012	Install gravel in parking lot area and ramp to underground parking
08-21-2012	Backfill along the North and West walls to a maximum of 9% grade.
10-01-2012	Construct apartment building
10-01-2012	Finish grade around building
10-15-2012	Seed and mulch



Surveyed By:	T. Thomson
Drawn By:	E. Sanderson
Checked By:	
Approved By:	
Field Notes:	
Date:	April 7, 2013
Drawn:	
Printed:	
Scale:	

Royal Oak & Associates, Inc
3678 Kineman Boulevard
Madison, WI 53704
Phone (608) 274-4500 Fax (608) 274-4530
www.royalokengineering.com

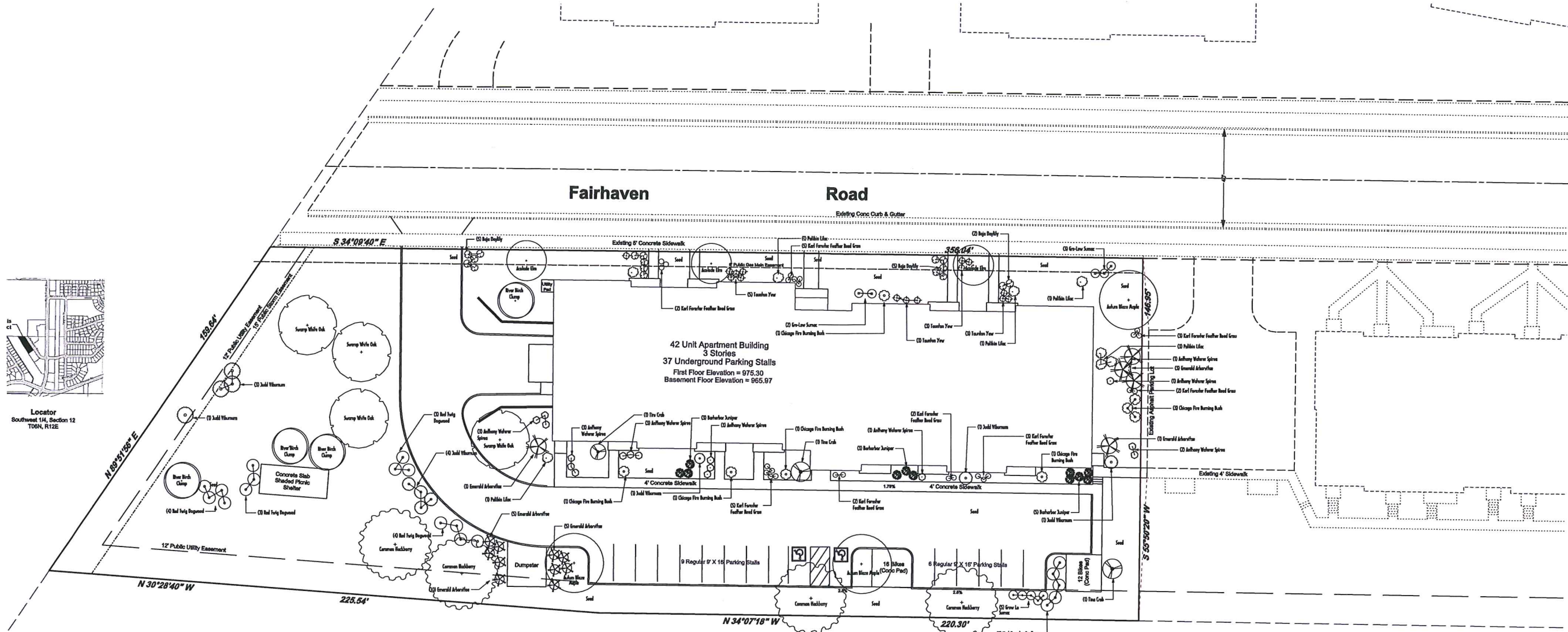
Surveyed For:
Fishhawk Creek, LLC
2320 Bryant Road
Madison, WI 53713
Contact: Kevin Kormanik

PUD - GDD - SIP - Site Grading & Erosion Control Plan
Lot 3, CSM No. 10769 and Lot 1, CSM No. 12128, lying in the SW 1/4 of Section 12, T8N, R10E, City of Madison, Dane County, Wisconsin

Office Map Number
16037-1
C-1.0



Locator
Southwest 1/4, Section 12
T06N, R12E

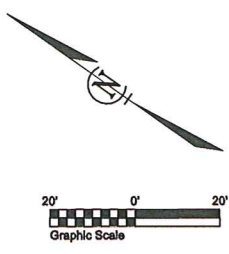


Quantity	Common Name	Planting Size
4	Swamp White Oak	2" BB
3	Azulode Elm	1-3/4" BB
4	Autumn Blaze Maple	2" BB
4	Common Hackberry	2" BB
5	River Birch Clump	8" BB
1	Tina Crab	4" BB
13	Emerald Arborvitae	4" BB
14	Red Twig Dogwood	#7 CONT
11	Judd Viburnum	#7 CONT
7	Chicago Fire Burning Bush	3" BB
8	Palish Lilac	#5 CONT
12	Anthony Waterer Spirea	#2 CONT
10	Gro-Low Sumac	#2 CONT
15	Teurton Yew	15" BB
11	Bethelton Juniper	#2 CONT
25	Karl Forester Feather Reed Grass	#1 CONT
10	Baja Daylily	#1 CONT

General Notes:

- Individual trees and shrub groupings found along the perimeter of the property as well as those found within lawn areas to receive wood mulch rings and wood mulch beds consisting of a mixture of recycled wood mulch, colored brown.
- "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric barrier.
- Seed shall consist of the following mixture:
40% Palmer Ryegrass
20% Baron Bluegrass
20% Nassau Bluegrass
20% Pervilaw Creeping Red Fescue
- Plant beds adjacent to the building(s) to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric barrier

City of Madison	
Landscape Requirements	
Number of Parking Stalls	17
Number of Canopy Trees Required	1
Number of Landscape Points Required	83.5
Solution	
6 Canopy Trees (2" - 2-1/2") @ 35 points	210
5 Canopy Trees or Small Ornamental Trees (1-1/2" - 2") @ 15 points	75
38 Deciduous Shrubs @ 2 points	76
Evergreen Shrubs @ 3 points	
Evergreen Trees (3H) @ 15 points	
Decorative Wall @ 5 points (Per 10 ft)	
Decorative Fence @ 5 points (Per 10 ft)	
Decorative Earth Berm @ 5 points (Per 10 ft)	
Average Height - 30' @ 5 points	
Average Height - 15' @ 2 points	
Total Points	381



Watts Landscape Service
350 Pioneer Avenue
Verona, Wisconsin, 53593
Phone (608) 833-3335
www.wattslandscapes.com

For:
Fairhaven Court, LLC
2220 Bryant Road
Madison, Wisconsin 53713
Contact: Kevin Verenigh

Landscape Plan
Part of Lot 3, CSM No 10769 and Lot 1, CSM No 12128, lying in the SW 1/4 of the SW 1/4 of Section 12, T06N, R10E, City of Madison, Dane County, Wisconsin

Office Map Number
16037-L

L1.0

Drawn By: BWS
Checked By: JBC
Date: April 16, 2013
Scale: AS SHOWN
Plot Title: 16037-L
Plot Table: 16037-L



Director: P. Projecta
Wisconsin State Board of Landscape Architecture (2/1/11) AD02 (Exp. 12/31/17)