

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

03833

DATE SUBMITTED: <u>May 31, 2006</u>	Action Requested
UDC MEETING DATE: <u>June 7, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 9201 Mid Town Road

ALDERMANIC DISTRICT: Jed Sanborn #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

T.R. McKenzie/ Tim McKenzie

Knothe & Bruce Architects, LLC

7704 Terrace Ave.

7601 University Avenue, Suite 201

Middleton, WI 53562

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

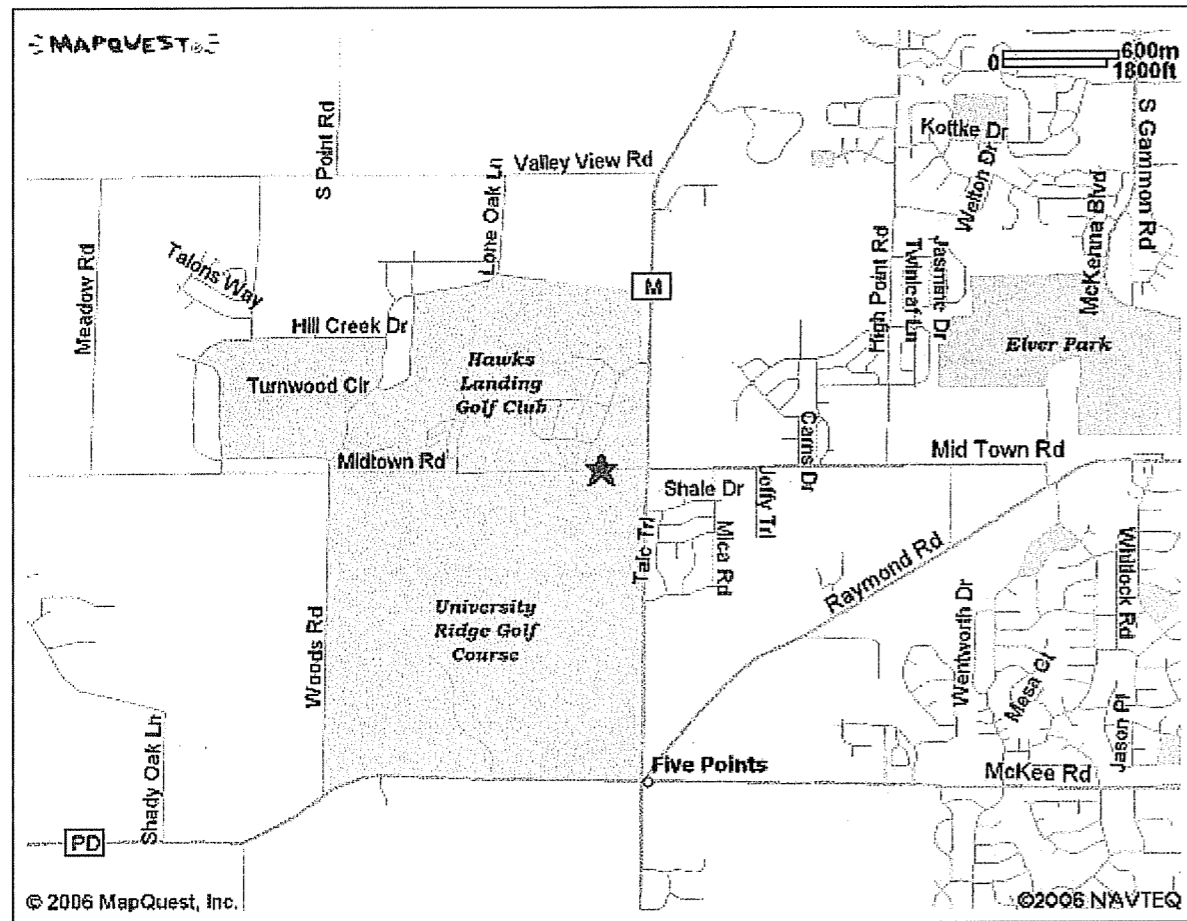
- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)





Site Locator Map

9201 Mid Town Road



May 24, 2006

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
R-5 to PUD-GDP-SIP
9201 Mid Town Road
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: T.R. McKenzie, Inc
7704 Terrace Avenue
Middleton, WI 53562
608-836-0900
608-836-0504 fax
Contact: Tim McKenzie

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue
Suite 158
Madison, WI 53703
(608) 250-9263
(608) 838-9266 fax
Contact: Michelle Burse
burse@chorus.net

Landscape Design: The Bruce Company
2830 West Beltline Hwy
P.O. Box 620330
Middleton, WI 53562
(608) 836-7041
(608) 831-4236 fax
Contact: Mike Hurtgen

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Introduction:

This development proposal is located on a 6.4-acre site on the south side of Mid Town Road at Hawks Ridge Drive (across from the entry into Hawks Landing).

The lot will be subdivided into two lots to allow for the condominium ownership. The current zoning is R-5. We are requesting PUD zoning due to the lot subdivision and the building height of the clubhouse wing and the rooftop pool. The northern lot will consist of 156 rental apartments with a clubhouse and will be called Hawks Ridge Apartments (name subject to change). The southern lot will consist of 20 owner-occupied condominiums and will be referred to as Hawks Ridge Townhouse Condominiums (name subject to change).

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with owner-occupied condominiums and rental apartments. Private streets provide access to the site from Hawks Ridge and Dregers Way and are designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks loop through the site connecting Midtown Road to Dregers Way and Hawks Ridge.

The 20 condominiums are traditional two story townhomes. The private street provides vehicular access to the attached garages. This arrangement gives a residential appearance to the development and provides a transition to the existing neighborhood to the south.

The three-story apartment buildings are located on the northern portion of the site along Midtown Road with Building #4 being two stories to provide a better scale along Hawks Ridge for the single-family lots. All of the buildings will have underground parking with additional surface parking provided in smaller surface parking areas and along the private street. A community center and swimming pool are located in the 74-unit building (Building #01) with the pool located on the roof.

There are a variety of building configurations, sizes and heights, which will create a rich and interesting environment. The building exteriors will have a similar prairie-style architectural treatment to integrate the new neighborhood.

Site Development Data:

Densities:

Lot Area	279,178 S.F. or 6.4 acres
Dwelling Units	176 units
Lot Area / D.U.	1,586 S.F./unit
Density	27.5 units/acre

Dwelling Unit Mix:

	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Bldg #4</u>	<u>Total</u>
<u>Apartments</u>					
Efficiency	14	4	4	4	26
Studio + Loft	19	5	5	10	39
One Bedroom	32	12	12	8	64
One Bedroom + Loft	0	1	1	0	2
<u>Two Bedroom</u>	<u>9</u>	<u>6</u>	<u>6</u>	<u>4</u>	<u>25</u>
Total	74	28	28	26	156
<u>Condominiums</u>	<u>Bldg #5-#9</u>				
2 bedrooms	4 (5 buildings)				20
<u>Total Dwelling Units</u>					<u>176</u>

Building Height: 2-4 Stories (20'-40' high)

Floor Area Ratio:

Bldg #1	86,831 S.F.
Bldg #2	29,439 S.F.
Bldg #3	29,439 S.F.
Bldg #4	24,765 S.F.
<u>Bldgs #5-#9</u>	<u>28,480 S.F.</u>
Gross Floor Area (Exclude parking)	198,954 S.F.
Ratio	.71

Vehicle Parking Stalls

Surface	99
Garage	40
<u>Underground</u>	<u>150</u>
Total	289
Ratio	1.64 stalls/unit

Bicycle parking Stalls

Surface	14
Garage	20
<u>Underground</u>	<u>79</u>
Total	113
Ratio	1.55 stalls/unit

Project Schedule:

This project will be a phased development with construction planned to start in late summer of 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2009.

Consultant

SHEET INDEX:

1. SITE PLAN
2. GRADING PLAN
3. UTILITY PLAN (NOT INCLUDED)
4. FIRE DEPT. ACCESS PLAN (NOT INCLUDED)
5. LANDSCAPE PLAN
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7. BLDG #1 - FIRST FLOOR PLAN
8. BLDG #1 - SECOND FLOOR PLAN
9. BLDG #1 - THIRD FLOOR PLAN
10. BLDG #1 - LOFT FLOOR PLAN
11. BLDG #1 - ELEVATIONS
12. BLDG #2 - BASEMENT PLAN
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14. BLDG #2 - SECOND FLOOR PLAN
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22. BLDG #3 - LOFT FLOOR PLAN
23. BLDG #3 - ELEVATIONS
24. BLDG #4 - BASEMENT PLAN
25. BLDG #4 - FIRST FLOOR PLAN
26. BLDG #4 - SECOND FLOOR PLAN
27. BLDG #4 - LOFT FLOOR PLAN
28. BLDG #4 - ELEVATIONS
29. BLDG #5-#9 - FLOOR PLANS
30. BLDG #5-#9 - ELEVATIONS

NOTES

1. A SIDE WALK WITH A FITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM FITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
4. ALL TRASH AND RECYCLING TO BE COLLECTED IN PRIVATE GARAGES OR TRASH ROOM IN THE BASEMENT.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, FOR THE TYPES OF RACKS (SEE SUBSECTIONS (b)(6) AND (b)(2d))

SITE DEVELOPMENT DATA:

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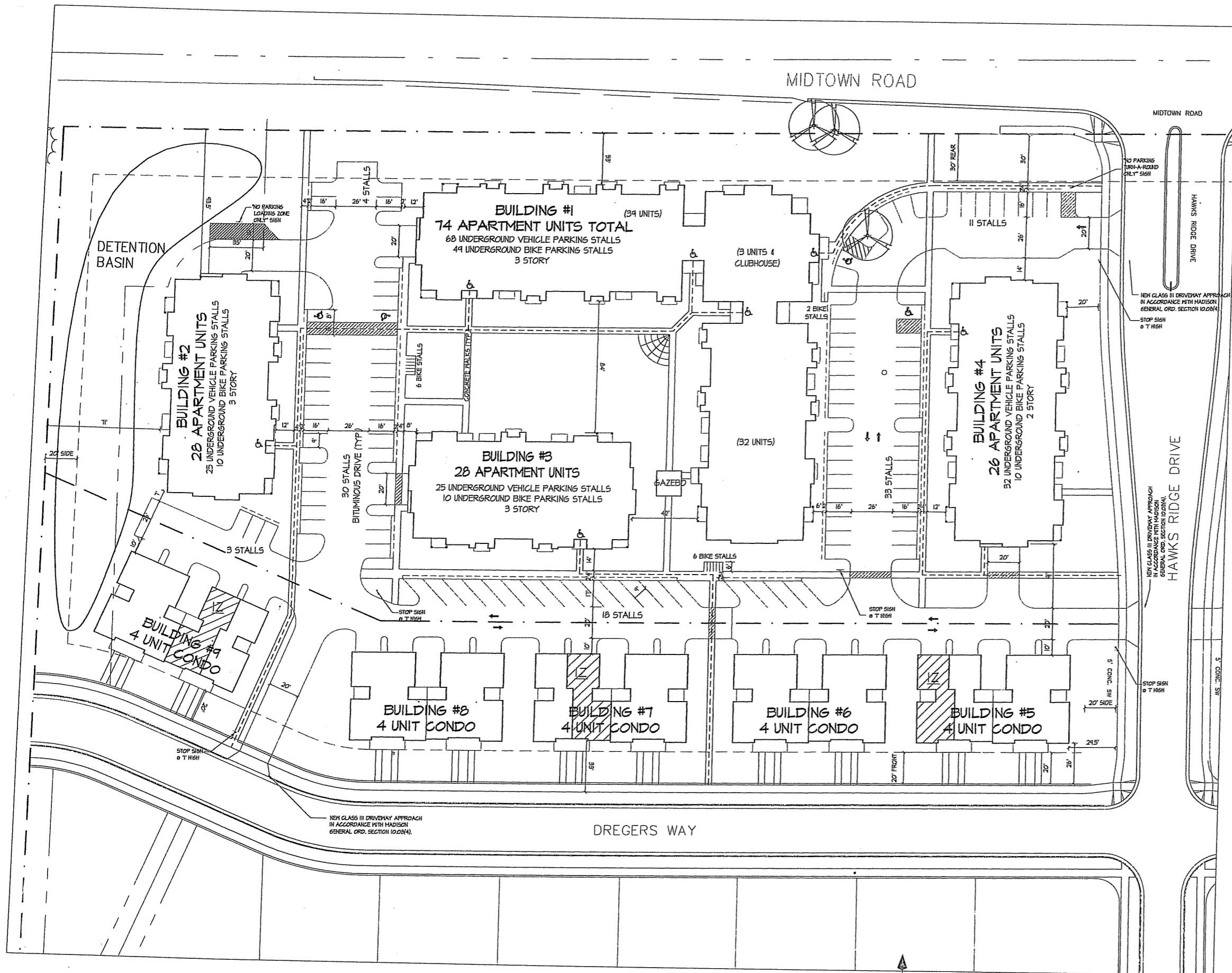
Revisions
1-2 REVIEW SUBMITTAL - APRIL 21TH, 2006
51.P. SUBMITTAL - MAY 24, 2006
INITIAL UDC SUBMITTAL - MAY 31, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

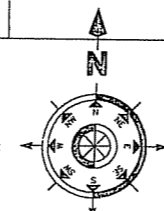
Drawing Title
Site Plan

Project No. 0531 Drawing No. 1

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SITE PLAN
1" = 50'



GENERAL NOTES/SPECIFICATIONS:

- All erosion control measures shall be installed prior to clearing and grubbing. The Contractor is responsible for the implementation and maintenance of erosion control measures until vegetation is re-established. The Contractor shall be responsible for recognizing and correcting of erosion control problems that are the result of construction activities.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Sediment deposit shall be removed when deposits reach one-half of the height of the device.
- All debris tracked onto public streets shall be swept or scraped clean (not hydraulic flushing) before the end of each workday.
- WDOT Type D inlet protection shall be installed in all open grate storm sewer catch basins as soon as installed. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/cnrgsr/pal.htm>
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- Erosion control devices shall comply with City of Madison ordinances and WDNR standards found at <http://dnr.wisconsin.gov/water/wm/frps/stormwater/techstds.htm>.
- All temporary rock check dams shall be removed after final site stabilization.
- All disturbed ground left inactive for 7 days shall be stabilized by mulching, temporary or permanent seeding, sodding, covering with logs, or equivalent control measures. Seeding and sodding may only be used from May 1st to September 15th of any year. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.

TIME SCHEDULE:

- | | |
|-------------------------|---|
| September 1 - 7, 2006 | Install erosion control devices, construct swale, strip topsoil and seed and mulch stockpiles, if applicable. |
| Sept. 8 - June 15, 2007 | Construct buildings, parking lot, and utilities. |
| June 16 - 23, 2007 | Restore all previous disturbed areas. |

RESTORATION NOTES:

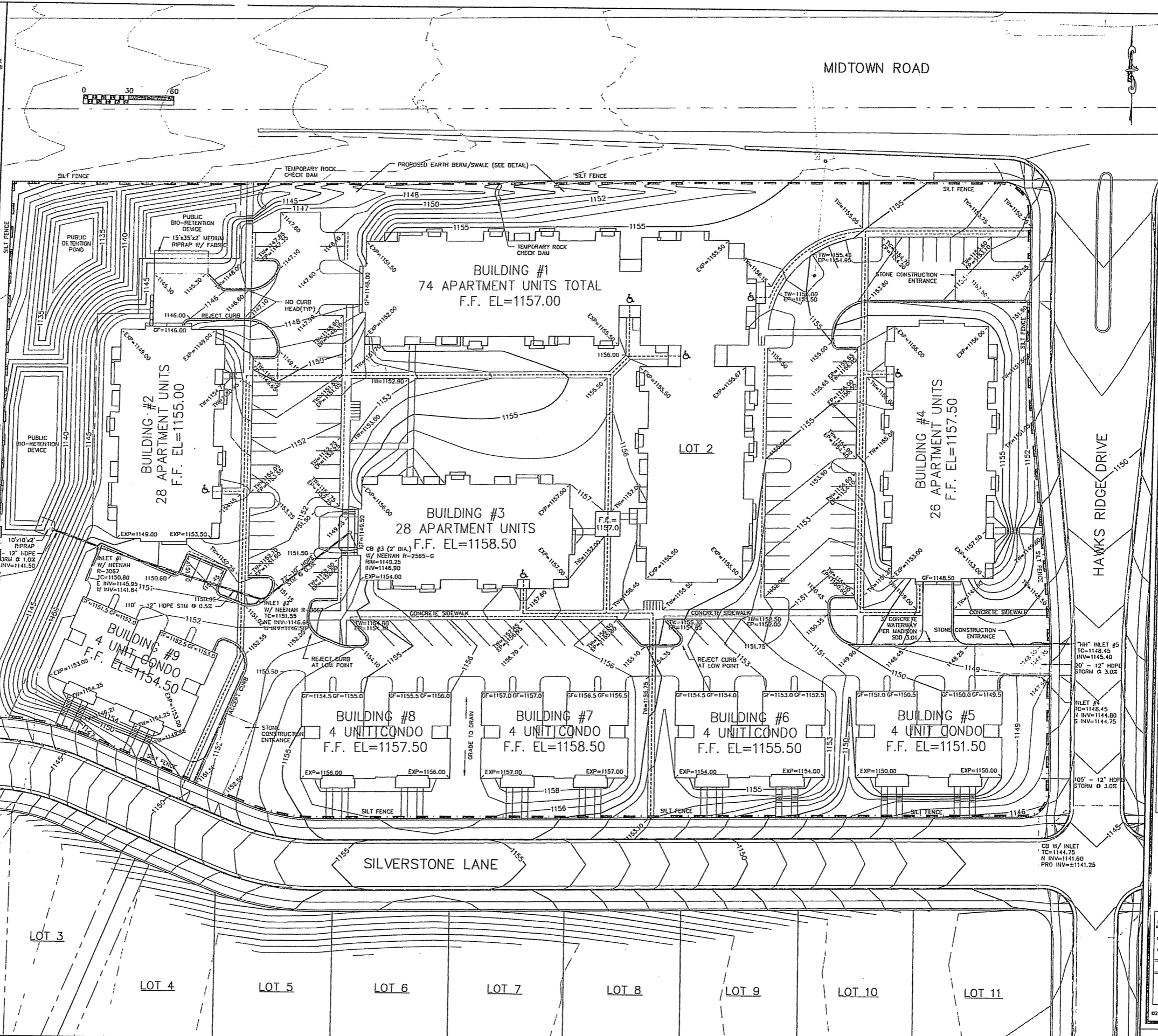
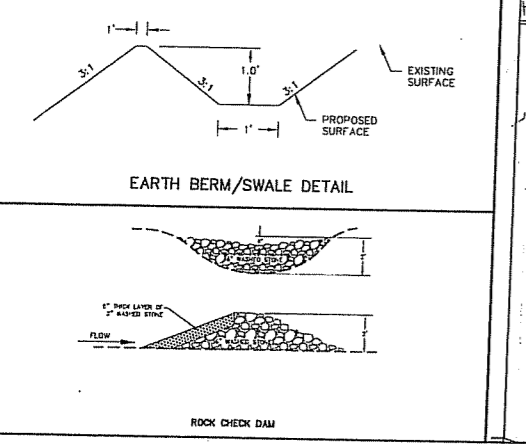
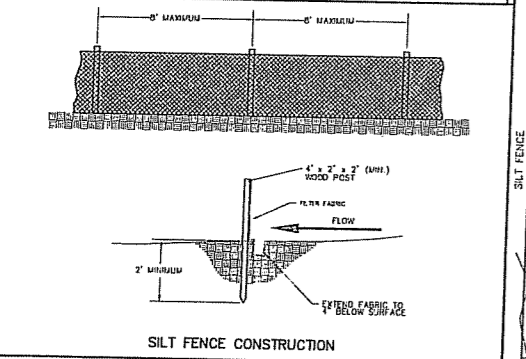
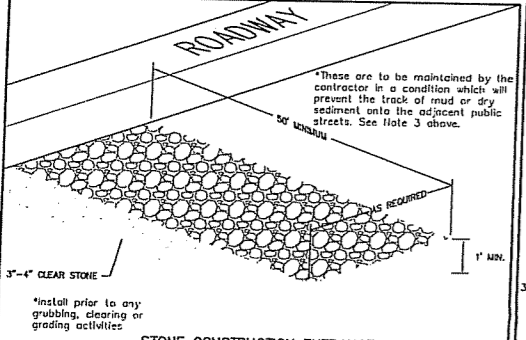
All disturbed areas, except street pavement, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed and mulch. Restoration will occur as soon after the disturbance as practical. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 630 of D.O.T. specifications. An equal amount of annual ryegrass shall be added to the mix. Seed mixtures shall be applied at the rate of four (4) pounds per 1,000 square feet. Fertilizer shall meet the minimum requirements that follow: nitrogen, not less than 16%; phosphoric acid, not less than 6%; potash, not less than 6%.

OWNER:

T.R. McKenzie, Inc.
Attn: Tim McKenzie
7704 Terrace Avenue
Middleton, WI 53562
Phone: (608) 836-0900

ENGINEER:

Burse Surveying and Engineering, Inc.
Attn: Peter Fertlage
1400 E. Washington Avenue, Suite 158
Madison, WI 53703



Burse
Surveying and Engineering, Inc.

1400 E. Washington Ave.
Suite 158
Madison, WI 53703
Phone: 608-250-9265
Fax: 608-250-9266
e-mail: burse@chorus.net
www.bursesurveying.com

APPROVALS:	DATE:
PROJECT ENGINEER:	
DESIGNER:	
CHECKER:	
DATE:	

LOT 2, HAWKS RIDGE ESTATES

Madison, WI

T.R. McKenzie, Inc.
7704 Terrace Avenue
Middleton, WI 53562

PROJECT #: BSE966-06

PLOT DATE:
05/17/2006

REVISION DATES:

ISSUE DATES:

GRADING AND EROSION CONTROL PLAN

Burse
Surveying and Engineering, Inc.

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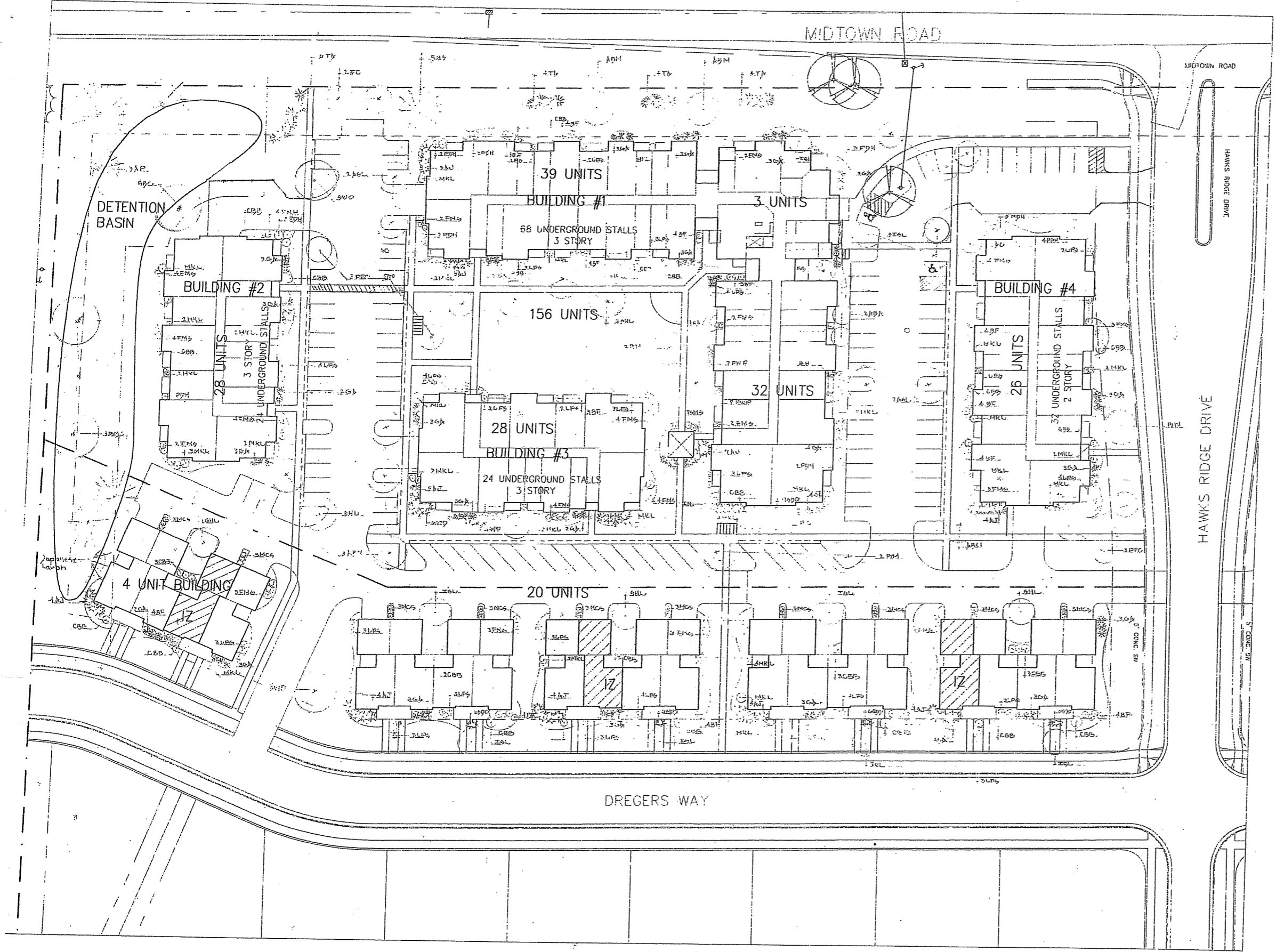
DRAWING NUMBER

2

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Consultant

Notes



PLANT MATERIAL LIST

CODE	COMMON NAME	QTY	SIZE	ROOT
SHRUB TREES				
ASL	American Sentry Linden	4	3"	DBD
ABN	Austrian Blauk Kiefer	5	2"	BSB
BN	Bubrus Nobile	5	2"	BSB
SHL	'Skyline' Honey Locust	8	2"	USK
SWO	Swamp White Oak	3	2"	BSB
ORNAMENTAL TREES				
AC	Aucubia	3	4"ht	BSB
ABA	Aucubia	4	6"ht	BSB
ISL	Ivy Leaf Ligularia	10	14"	BSB
PCF	Peacock Fire Crab	8	14"	BSB
CF	Cleveland Pear	3	14"	BSB
BC	Bird Cherry	1	6"ht	BSB
EB	Red Bud	1	4"ht	BSB
DECIDUOUS SHRUBS				
PDH	Pink Diamond Hydrangea	32	63pots	
WFL	White Flowering Lilac	56	42pots	
LSC	Little Prince Spiraea	72	42pots	
BF	Bronze Forsythia	46	42pots	
FR	Flamingo Fire Spirea	60	42pots	
CR	Cornus	30	42pots	
PWP	Pink Whispers Potentilla	10	42pots	
SNS	Snow-mound Spirea	10	42pots	
MCS	Magic Carpet Spirea	24	42pots	
EVERGREEN TREES				
SHG	Black Hills Spruce	1	5"ht	BSB
AP	Austrian Pine	3	5"ht	BSB
JL	Japanese Larch	3	4"ht	BSB
TS	Techny Arborvitae	10	4"ht	BSB
EVERGREEN SHRUBS				
AD	Arcadia Juniper	42	42pots	
GA	Globe Arborvitae/Little Giant Arborvitae	70	42pots	
PERENNIALS				
H	Hosts, variegated	10	42pots	
SDP	Stella D'ore Daylily	48	42pots	

Revisions
 DATE:

Project Title
 LOT#2 Hawks Ridge
 9201 Midtown Road

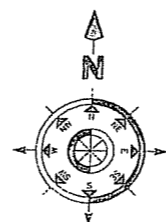
Drawing Title
 Landscape Plan

Project No.
 0531

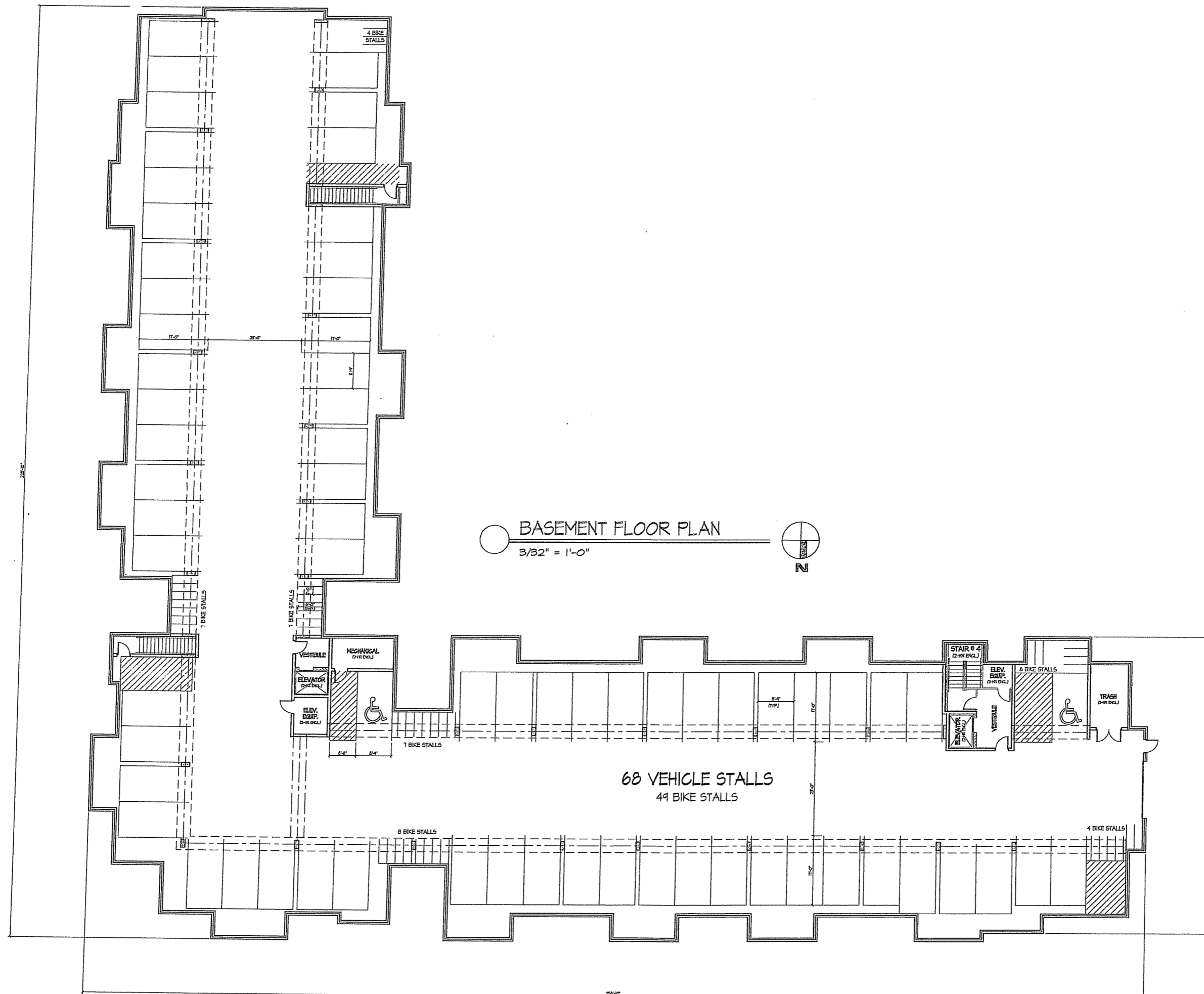
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LANDSCAPE PLAN

1" = 30'



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Revisions

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- S.I.P. SUBMITTAL - MAY 24, 2006

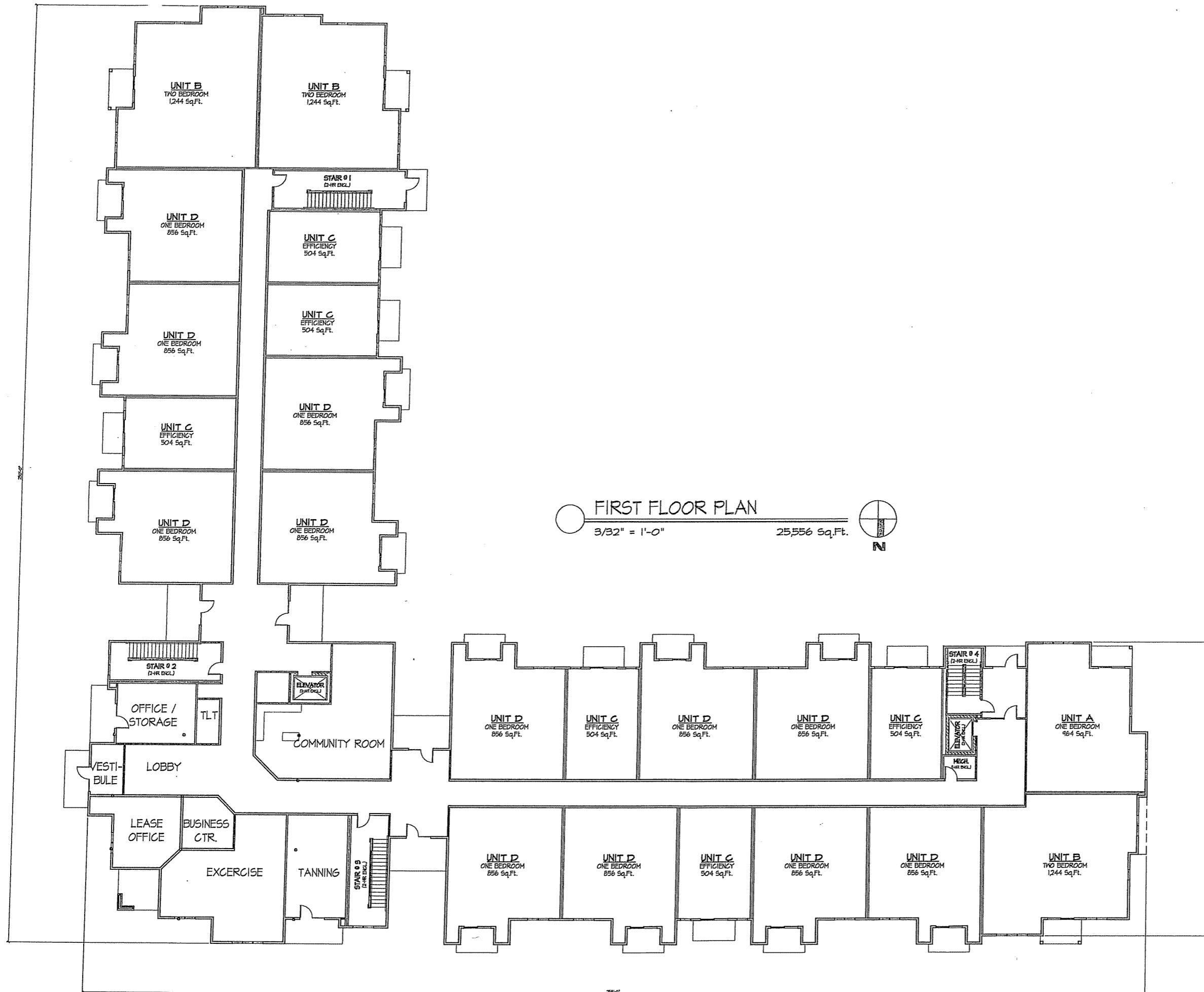
Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #1 - 74 Unit
Drawing Title
Basement Plan

Project No. Drawing No.

0531 **6**

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FIRST FLOOR PLAN
3/32" = 1'-0" 25,556 Sq.Ft. N

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
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Project Title
**LOT#2 Hawks Ridge
9201 Midtown Road**

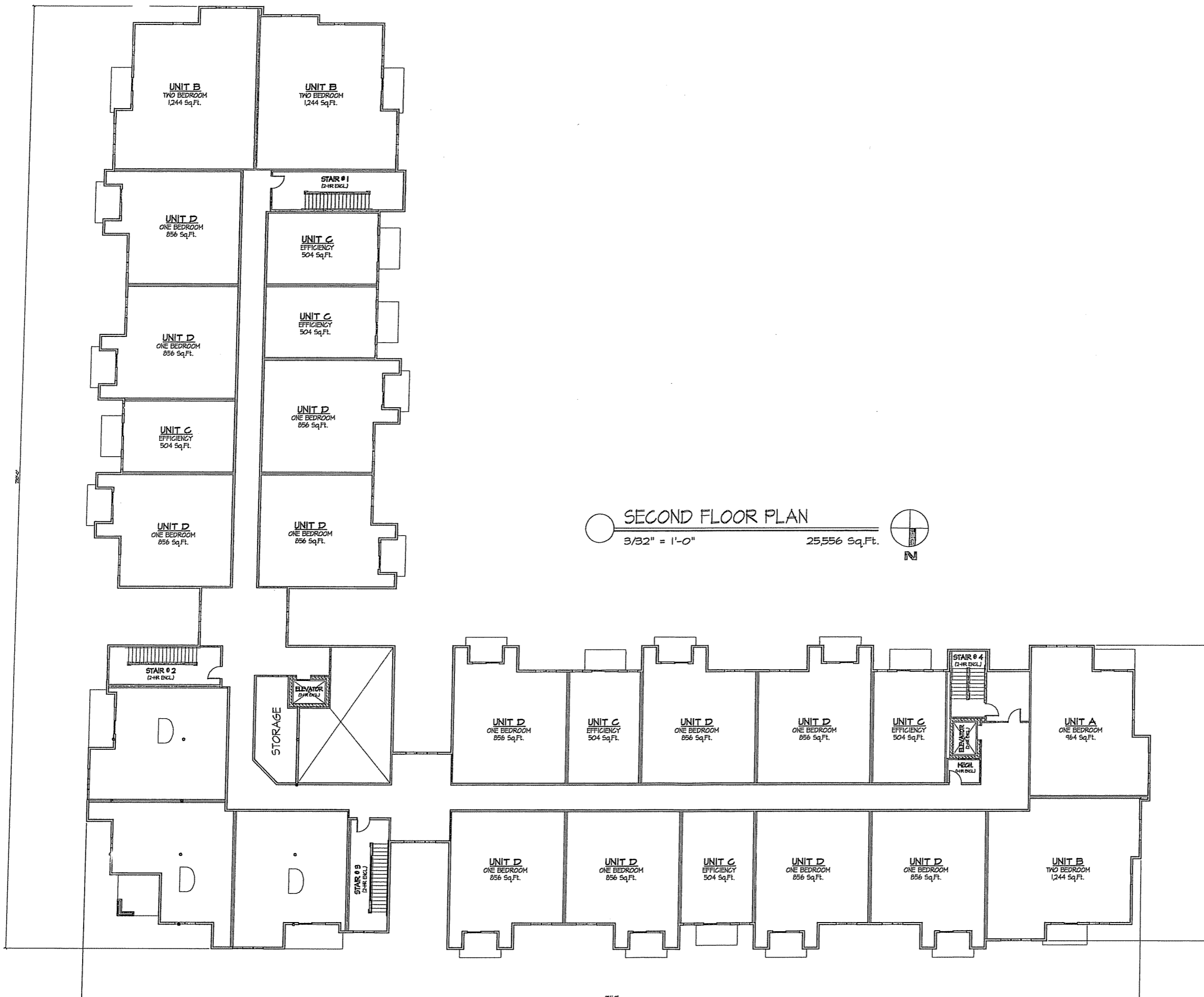
**Hawks Ridge
Apartments
Building #1 - 74 Unit**

Drawing Title
First Floor Plan

Project No. Drawing No.

0531

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Project Title
LOT#2 Hanks Ridge
4201 Midtown Road

Hanks Ridge
Apartments
Building #1 - 74 Unit
Drawing Title
Second Floor Plan

Project No. Drawing No.

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Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #1 - 74 Unit

Drawing Title
Third Floor Plan

Project No.

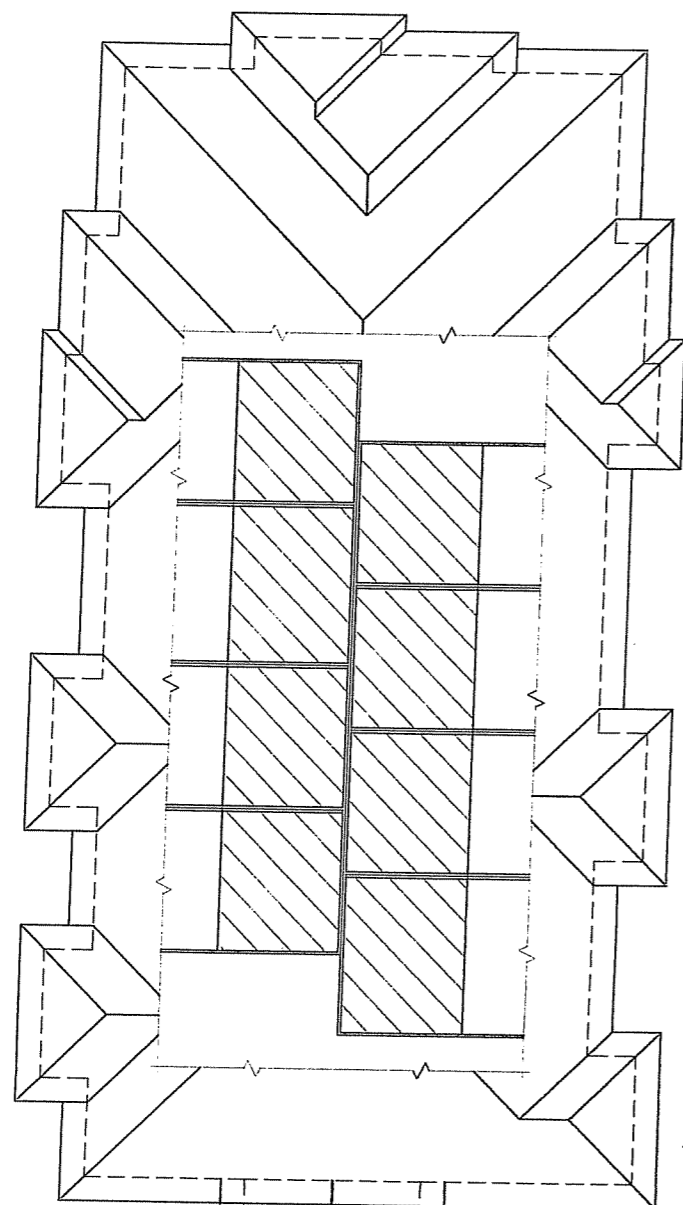
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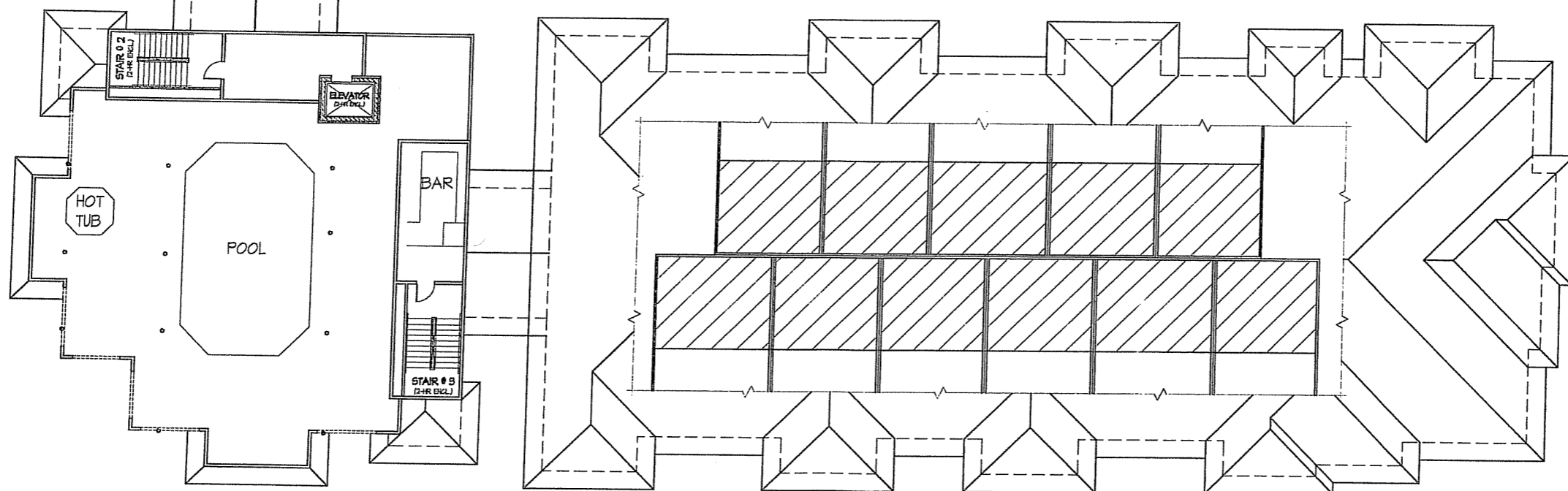
9

Notes

-HATCHED AREAS INDICATE EXTENT OF LOFTS.



LOFT FLOOR PLAN
3/32" = 1'-0" 10,163 Sq.Ft. N



Revisions

I-Z REVIEW SUBMITTAL - APRIL 27, 2006
S.I.P. SUBMITTAL - MAY 24, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #1 - 74 Unit

Drawing Title
Loft Floor Plan

Project No.

Drawing No.

0531

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Notes

-HATCHED AREAS INDICATE EXTENT OF LOFTS.



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

Revisions

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EAST ELEVATION
1/8" = 1'-0"

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #1 - 74 Unit

Drawing Title
Elevations

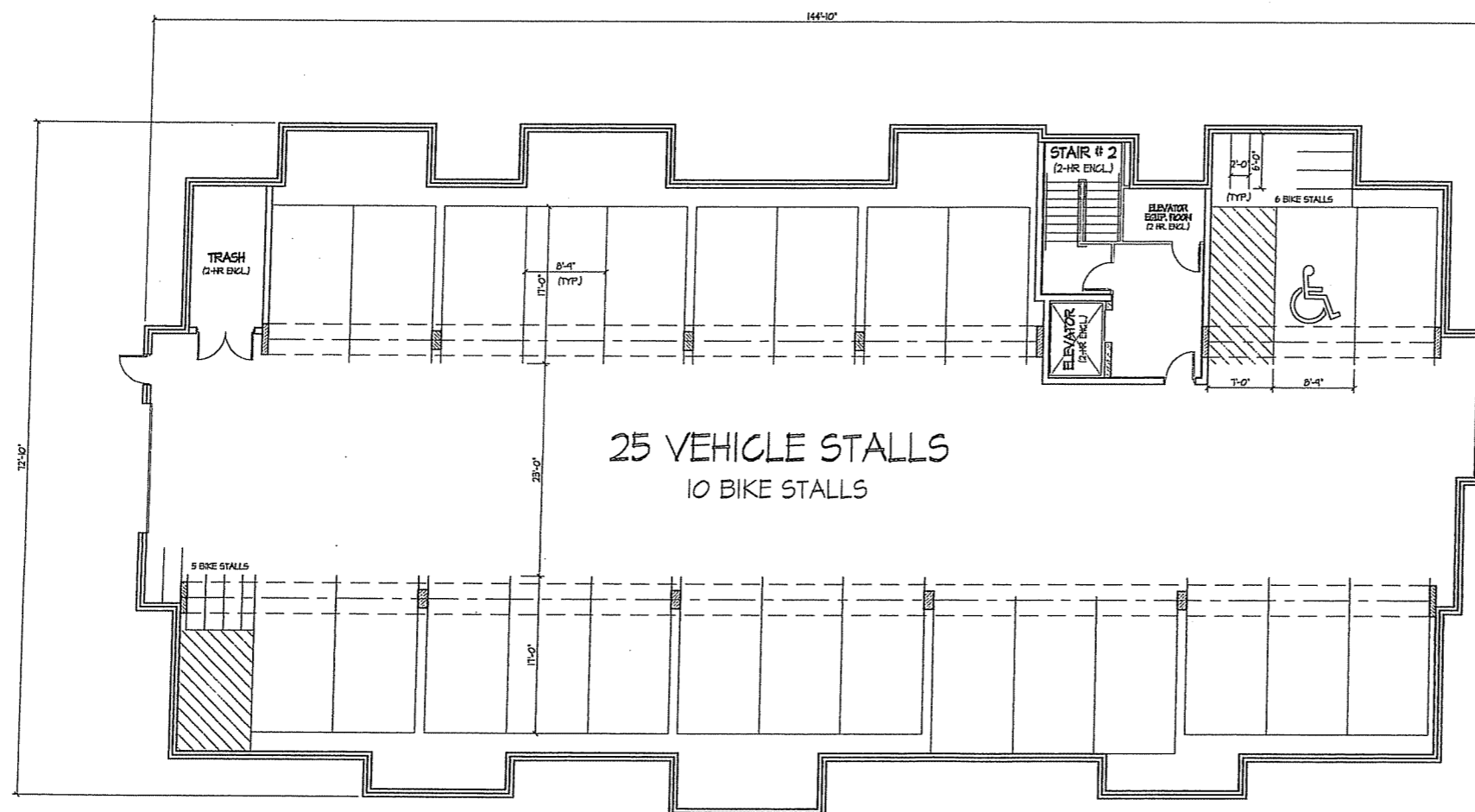
Project No.


Drawing No.

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○ BASEMENT FLOOR PLAN
1/8" = 1'-0" 

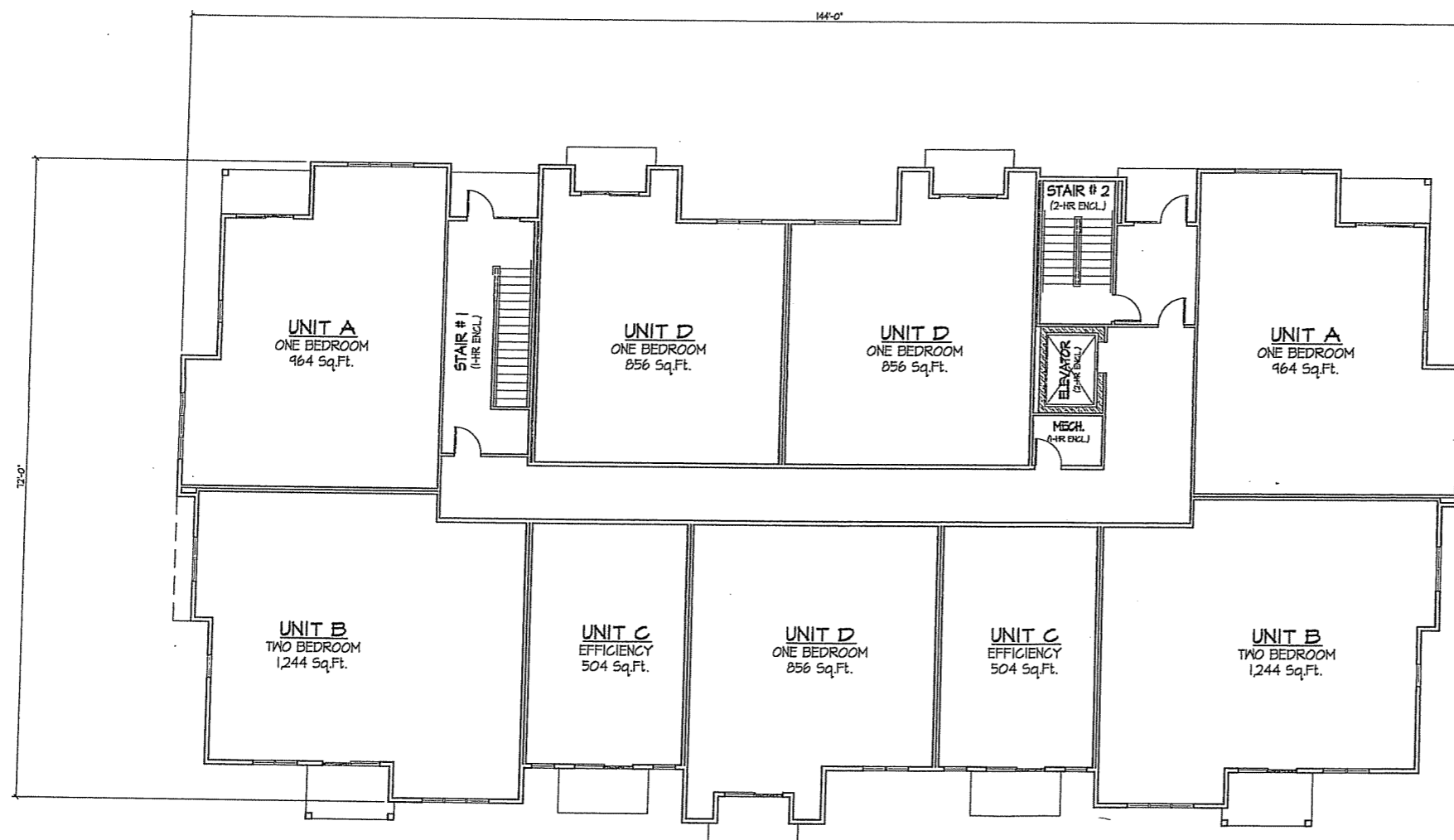
Revisions

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- S.I.P. SUBMITTAL - MAY 24, 2006

Project Title
**LOT#2 Hawks Ridge
9201 Midtown Road**

**Hawks Ridge
Apartments
Building #2 - 28 Unit A**
Drawing Title
Basement Plan

Project No. **0531** Drawing No. **12**



FIRST FLOOR PLAN
1/8" = 1'-0" 9,194 Sq.Ft.

Revisions

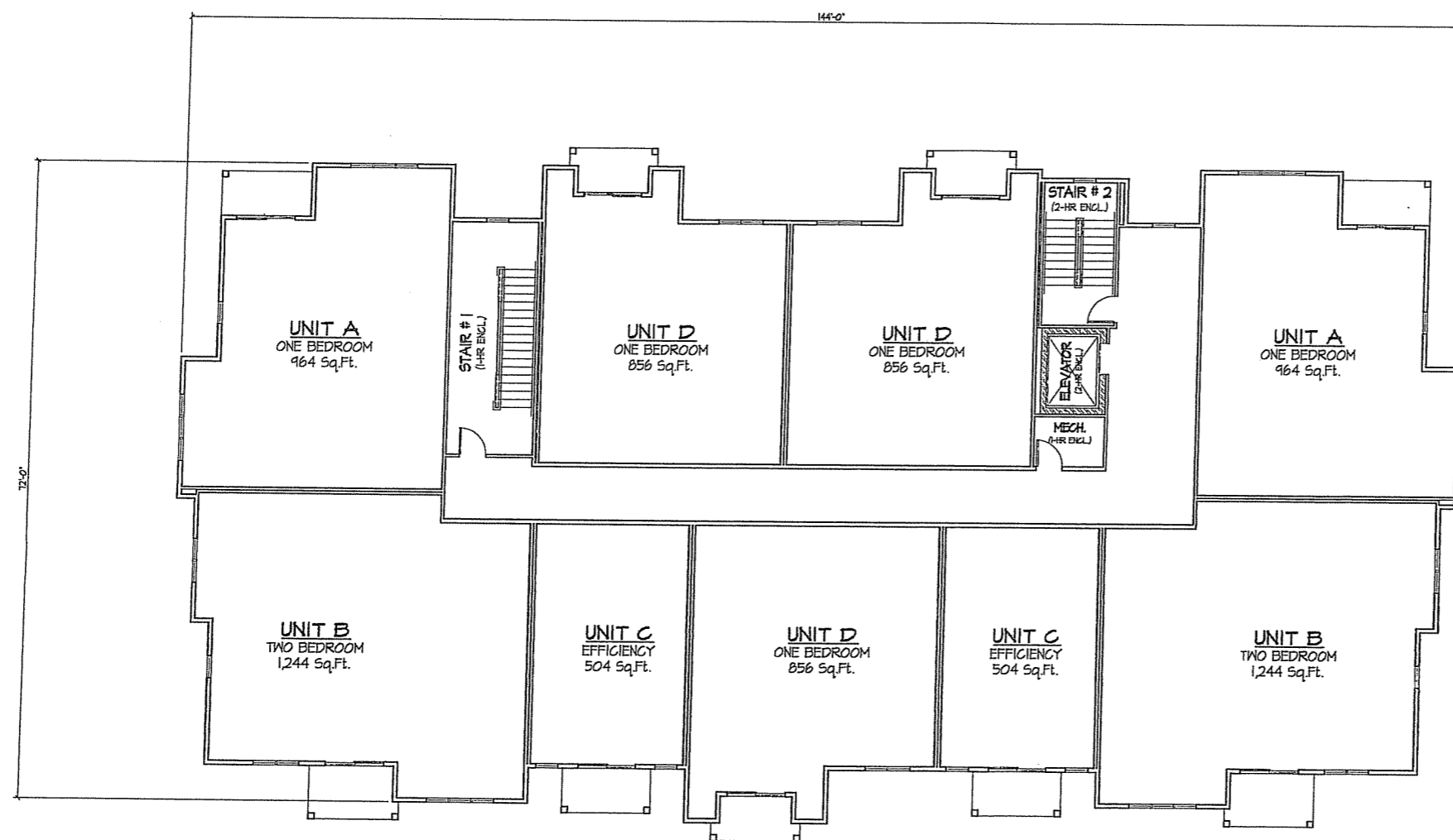
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Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A
Drawing Title
First Floor Plan

Project No. Drawing No.

0531 **13**



Revisions

- 1-2 REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

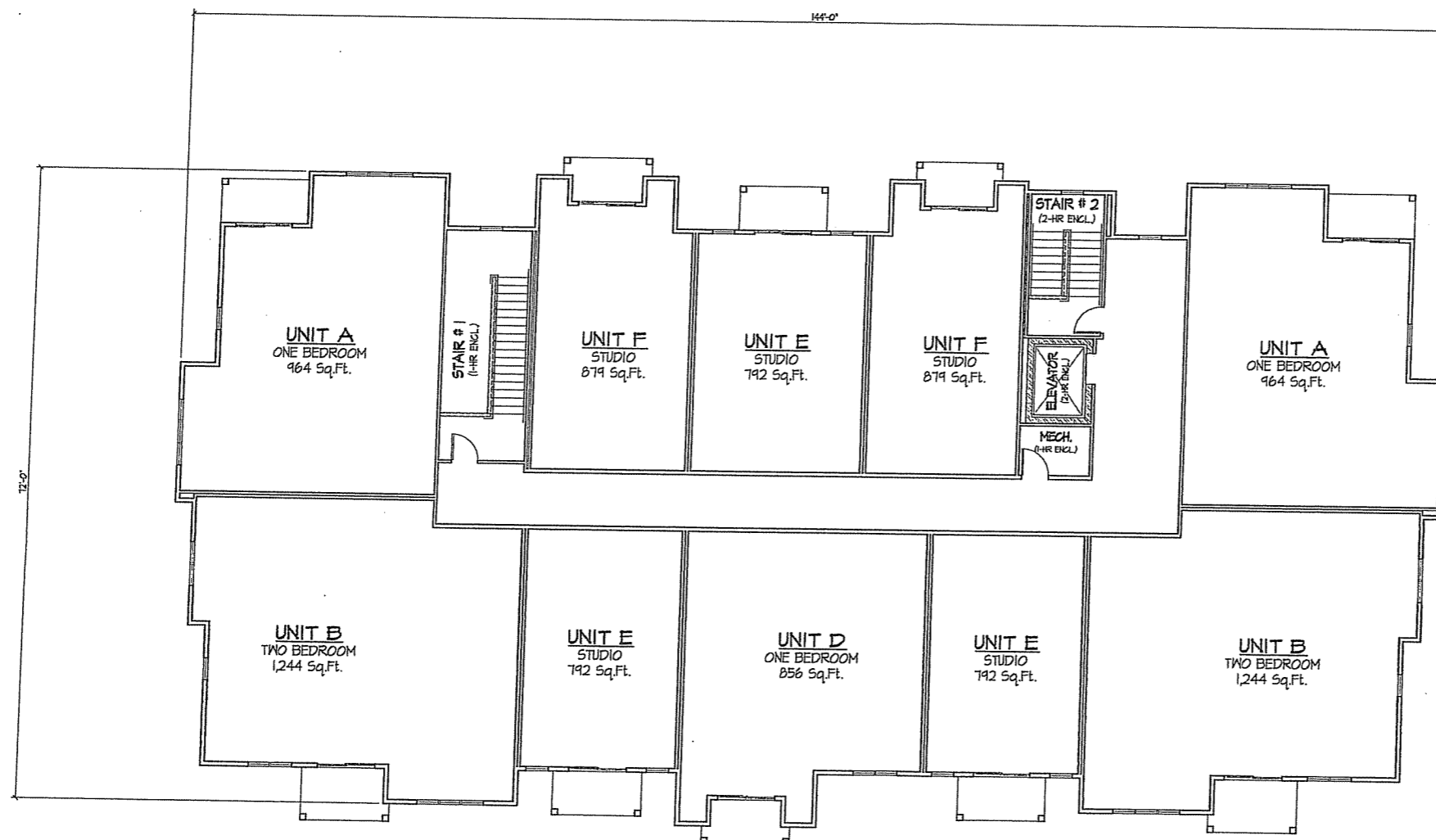
○ SECOND FLOOR PLAN
 1/8" = 1'-0" 9,194 Sq.Ft. N

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A
 Drawing Title
Second Floor Plan

Project No. Drawing No.

0531 **14**



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

THIRD FLOOR PLAN
 1/8" = 1'-0" 9,194 Sq.Ft.

Project Title
**LOT#2 Hawks Ridge
 9201 Midtown Road**

**Hawks Ridge
 Apartments
 Building #2 - 2B Unit A**
 Drawing Title
Third Floor Plan

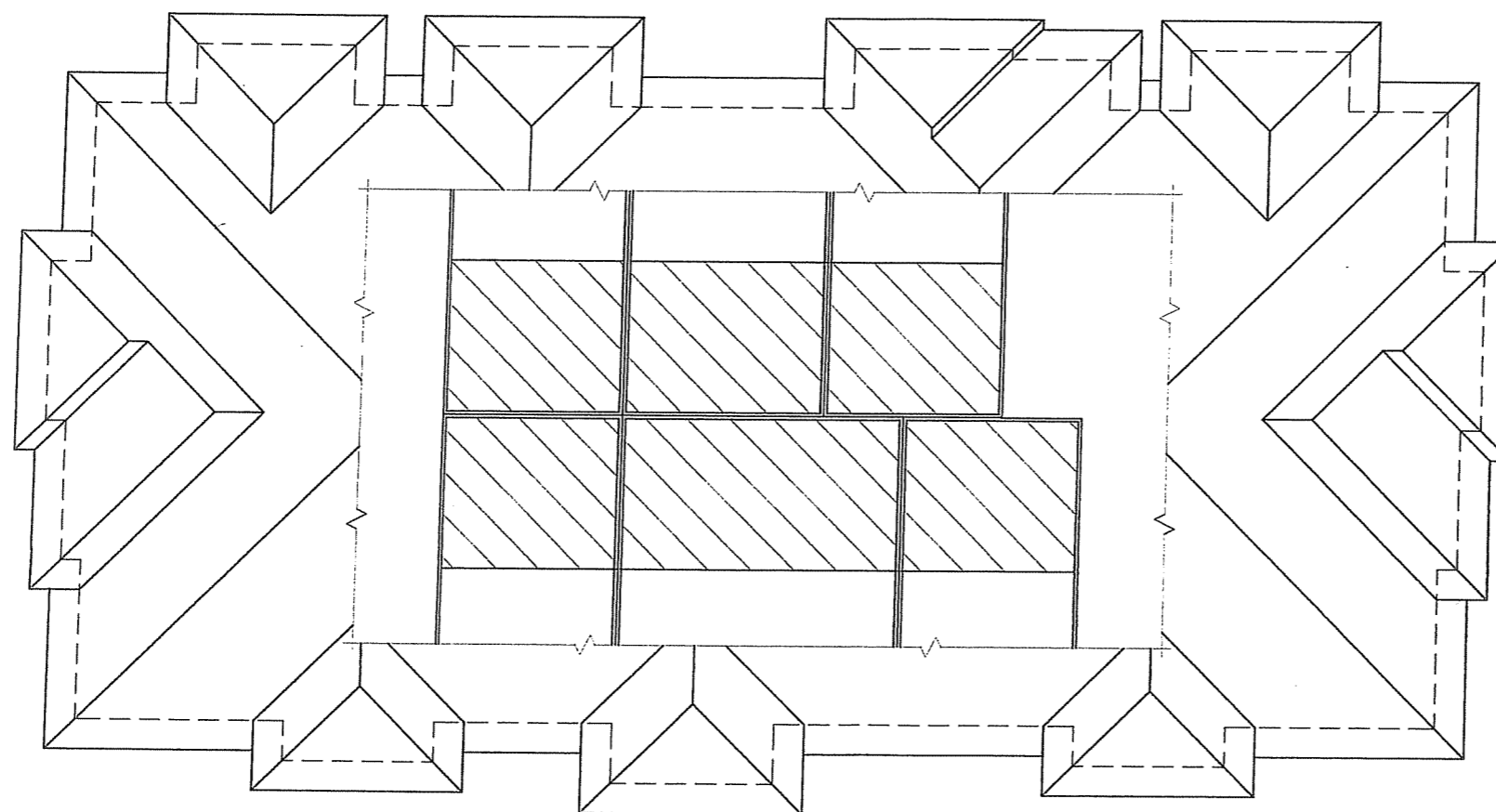
Project No. Drawing No.

0531 15

Consultant

Notes

-HATCHED AREAS INDICATE EXTENT OF
LOFTS.



Revisions

I-Z REVIEW SUBMITTAL - APRIL 27, 2006
S.I.P. SUBMITTAL - MAY 24, 2006

LOFT FLOOR PLAN
1/8" = 1'-0" 1,857 Sq.Ft.

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A
Drawing Title
Loft Floor Plan

Project No.

Drawing No.

0531

16

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WEST ELEVATION
1/8" = 1'-0"



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

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #2 - 28 Unit A

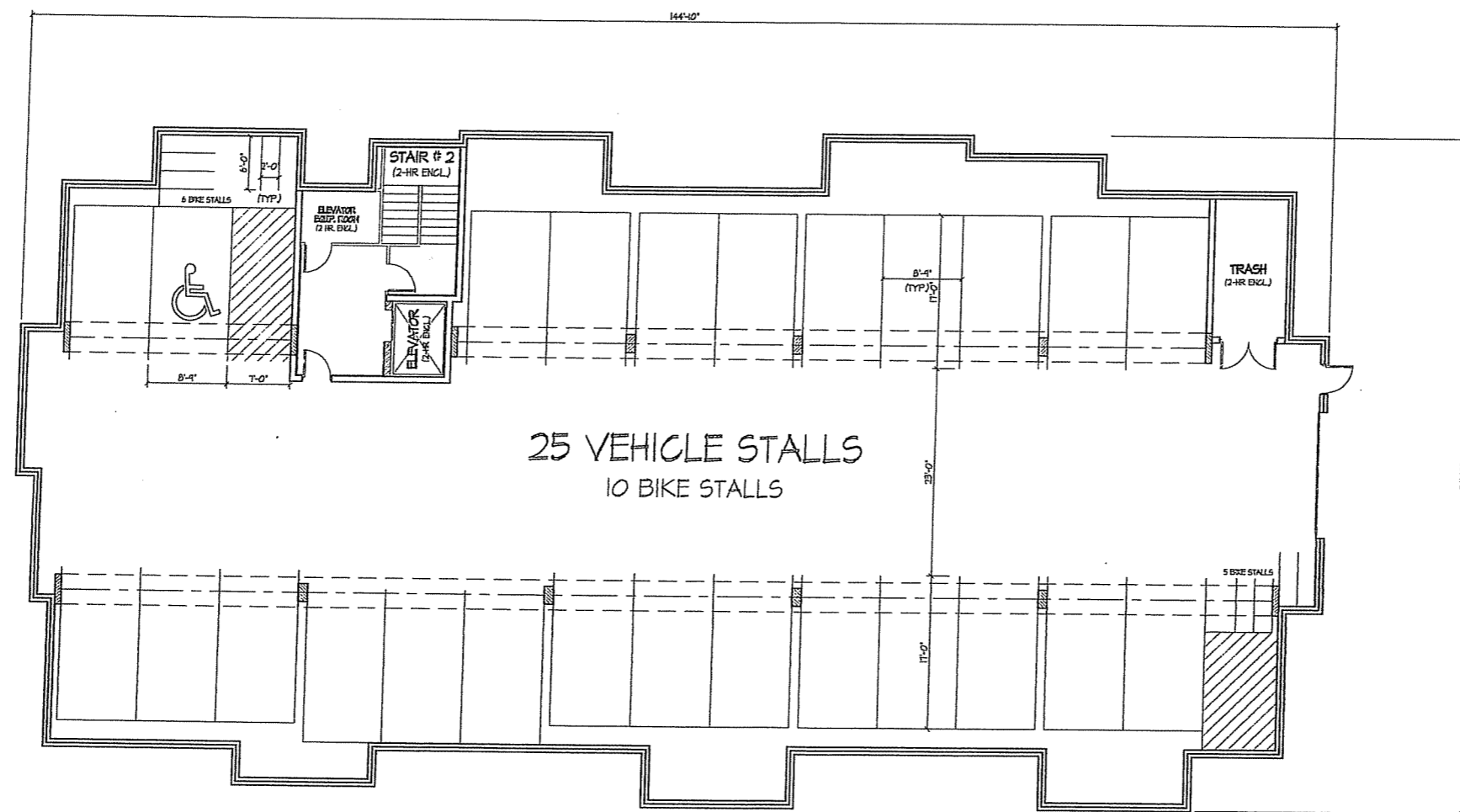
Drawing Title
Elevations

Project No.

Drawing No.

0531

17



○ BASEMENT FLOOR PLAN
1/8" = 1'-0"

Revisions

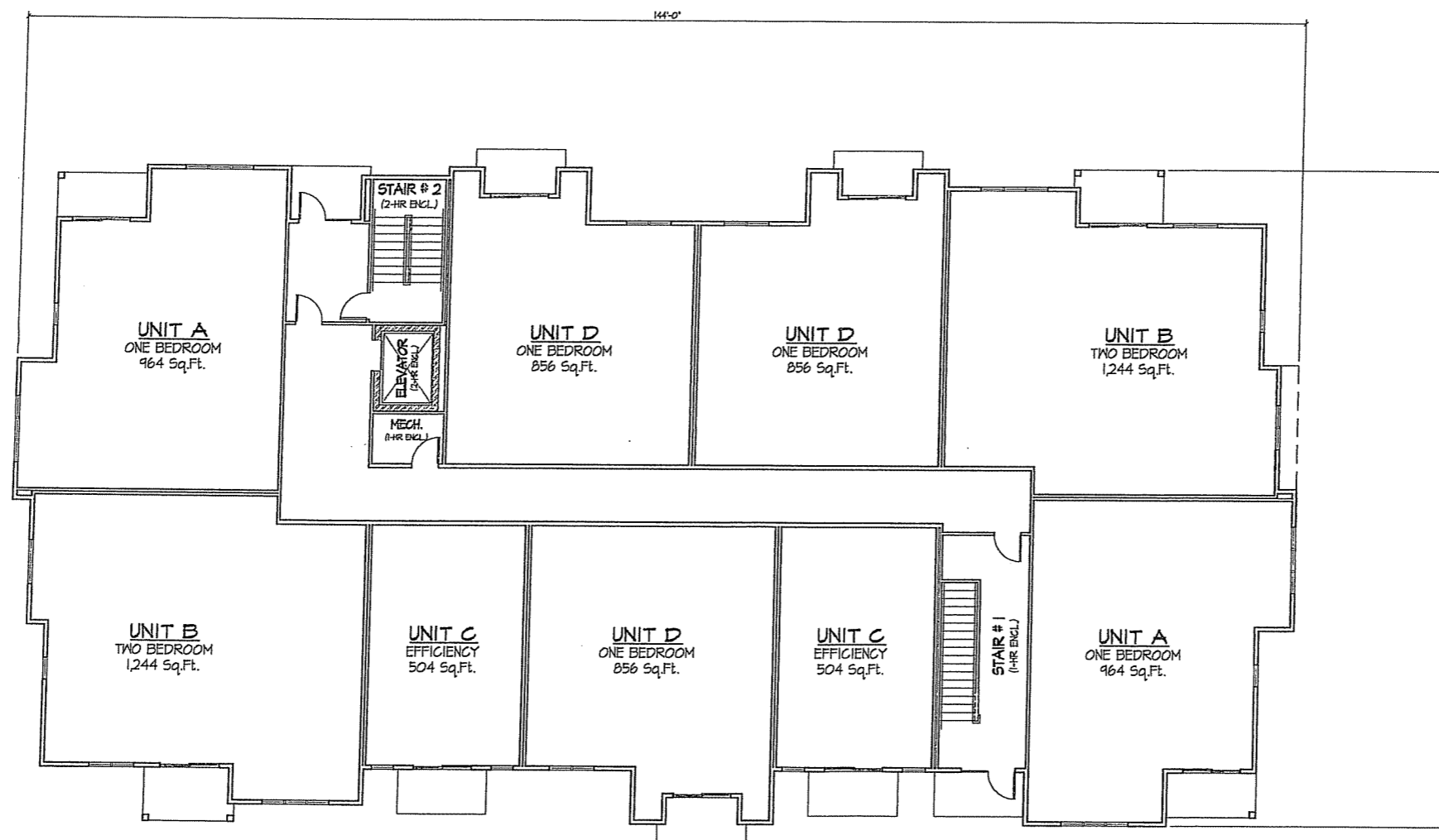
- 1-Z REVIEW SUBMITTAL - APRIL 27, 2006
- 5.I.P. SUBMITTAL - MAY 24, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 28 Unit B
Drawing Title
Basement Plan

Project No. Drawing No.

0531 **18**



FIRST FLOOR PLAN
1/8" = 1'-0" 9,193 Sq.Ft.



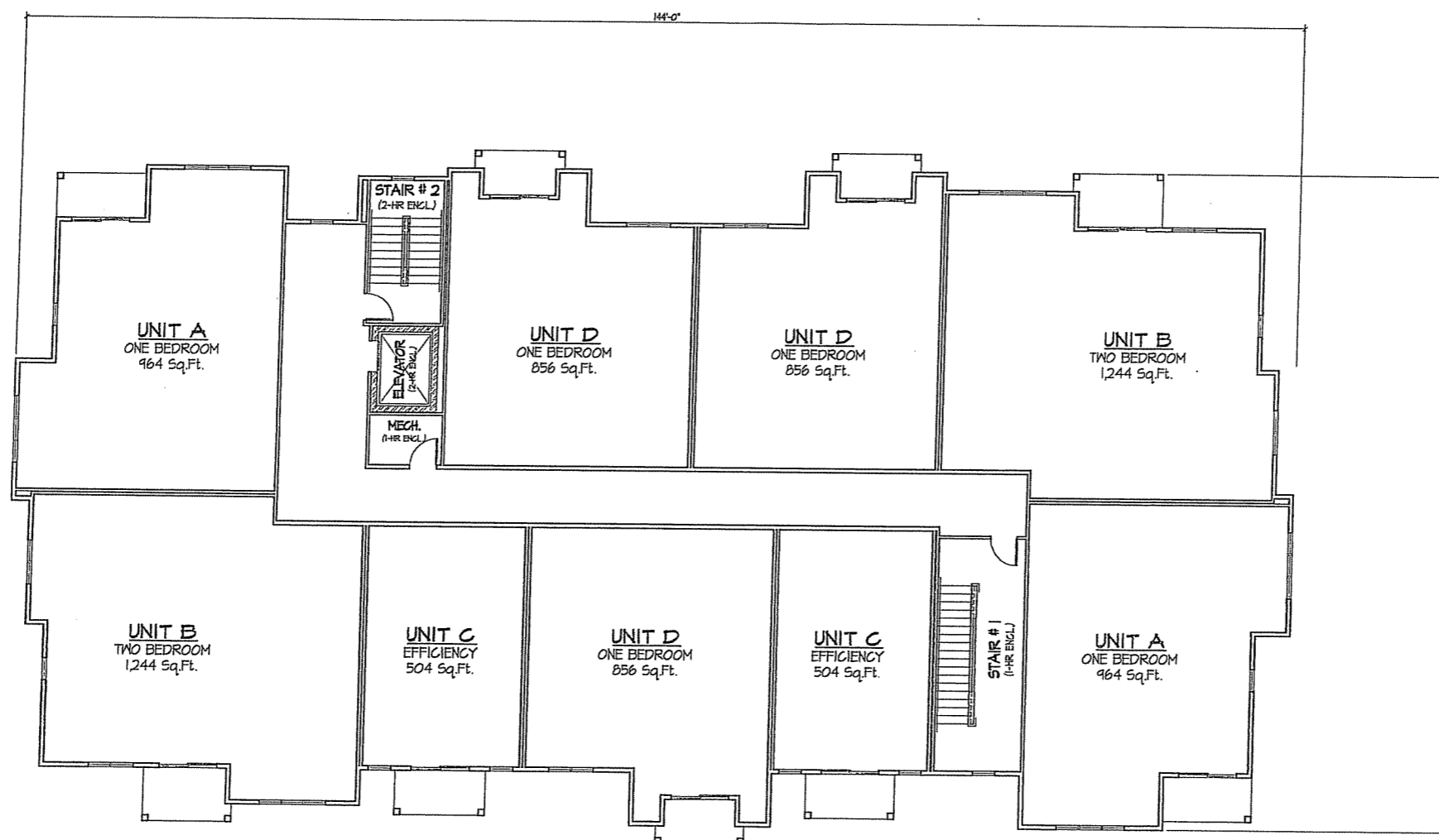
Revisions
1-2 REVIEW SUBMITTAL - APRIL 27, 2006
5.1.P. SUBMITTAL - MAY 24, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 28 Unit B
Drawing Title
First Floor Plan


Project No. Drawing No.
0531 19

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Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

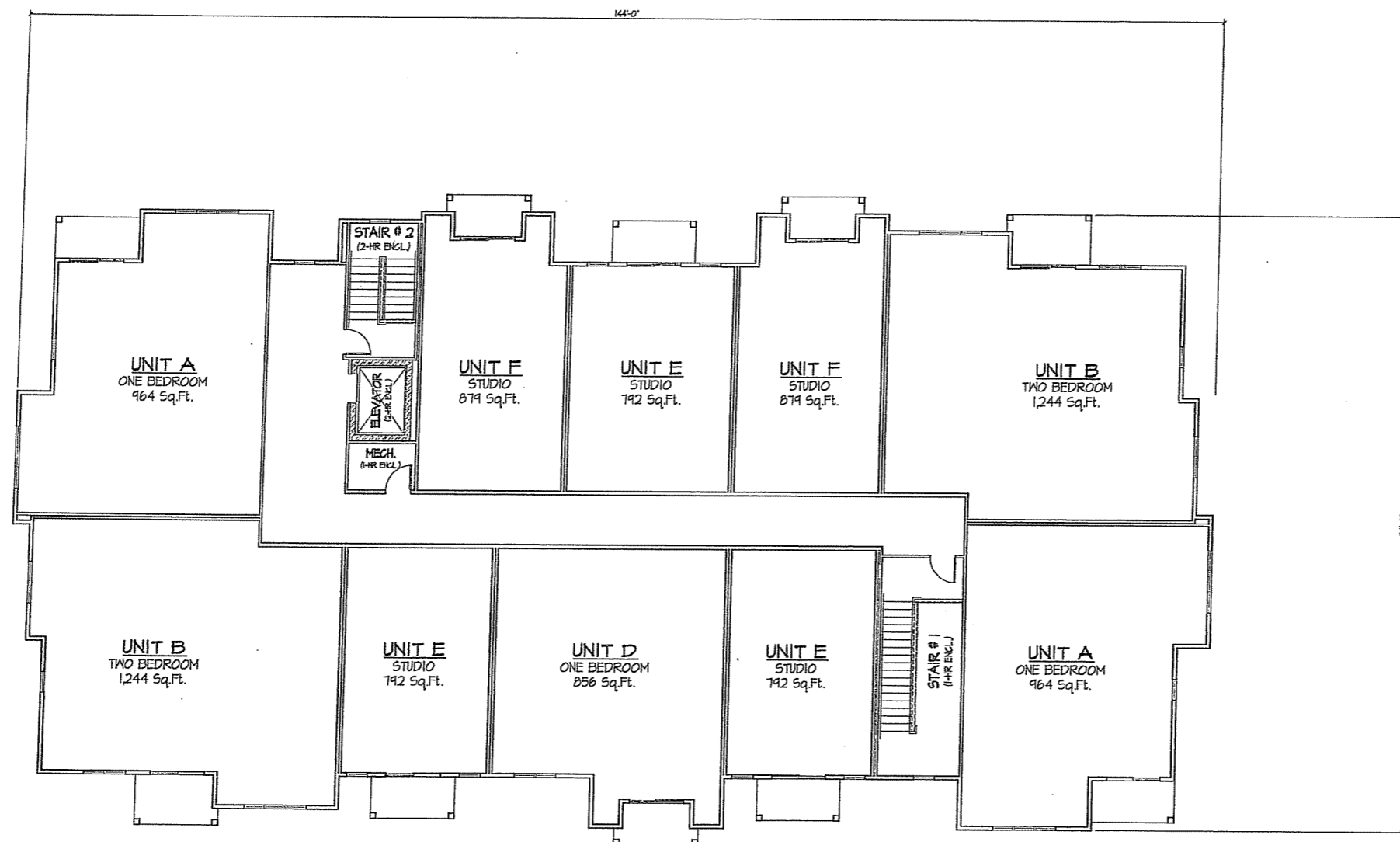
○ SECOND FLOOR PLAN
1/8" = 1'-0" 9,193 Sq.Ft. 

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 28 Unit B
Drawing Title
Second Floor Plan

Project No. Drawing No.

0531 20



Revisions

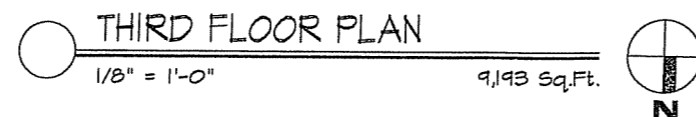
- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 28 Unit B
Drawing Title
Third Floor Plan

Project No. Drawing No.

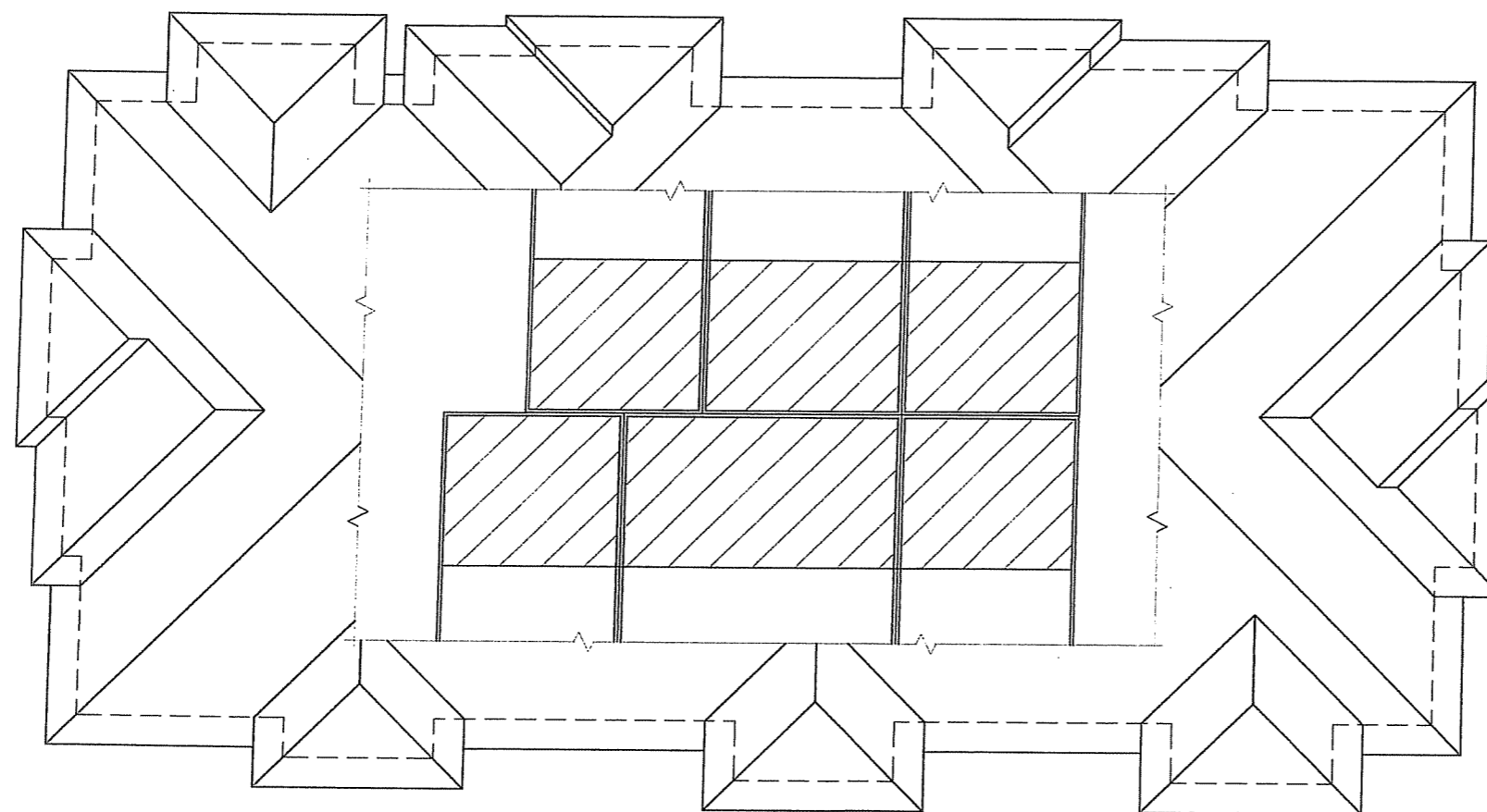
0531 **21**



Consultant

Notes

-HATCHED AREAS INDICATE EXTENT OF
LOFTS.



Revisions

I-Z REVIEW SUBMITTAL - APRIL 21, 2006

S.I.P. SUBMITTAL - MAY 24, 2006



Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 2B Unit B
Drawing Title
Loft Floor Plan

Project No. Drawing No.

0531 22

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- TYPICAL MATERIALS:**
- Asphalt Shingles
 - Painted / Alumn. Fascia & Soffit
 - Horizontal Siding
 - Precast Sill
 - Soldier Course
 - Painted / Alumn. Window Trim
 - Painted Columns
 - Brick Veneer
 - Aluminum Railing
 - Accent Band
 - Precast Window Heads, Sills & Bands
 - Smooth Face C.M.U.

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



EAST ELEVATION
1/8" = 1'-0"

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #3 - 28 Unit B
Drawing Title
Elevations

Project No.

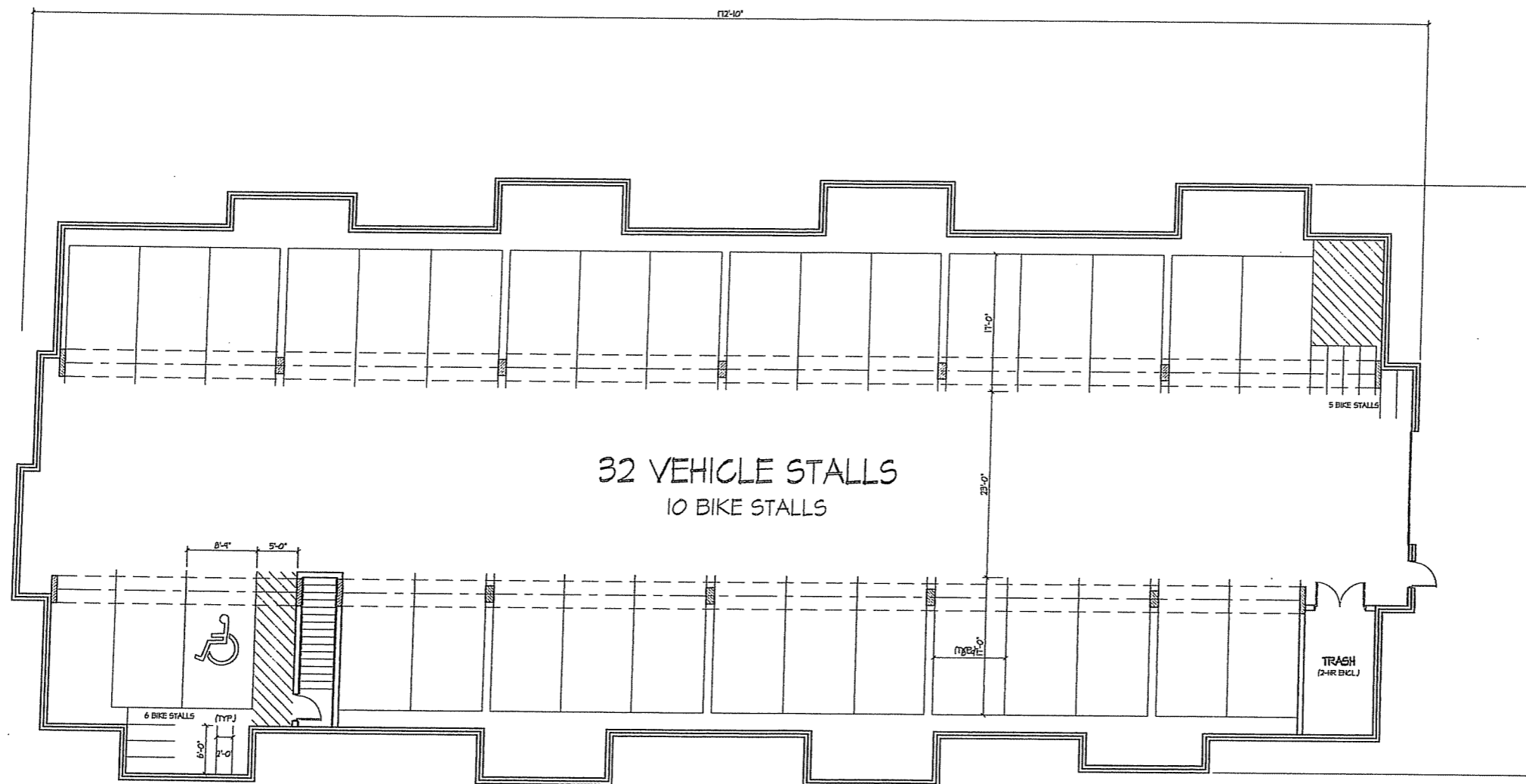
Drawing No.

0531

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Notes



Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

○ BASEMENT FLOOR PLAN
 1/8" = 1'-0"



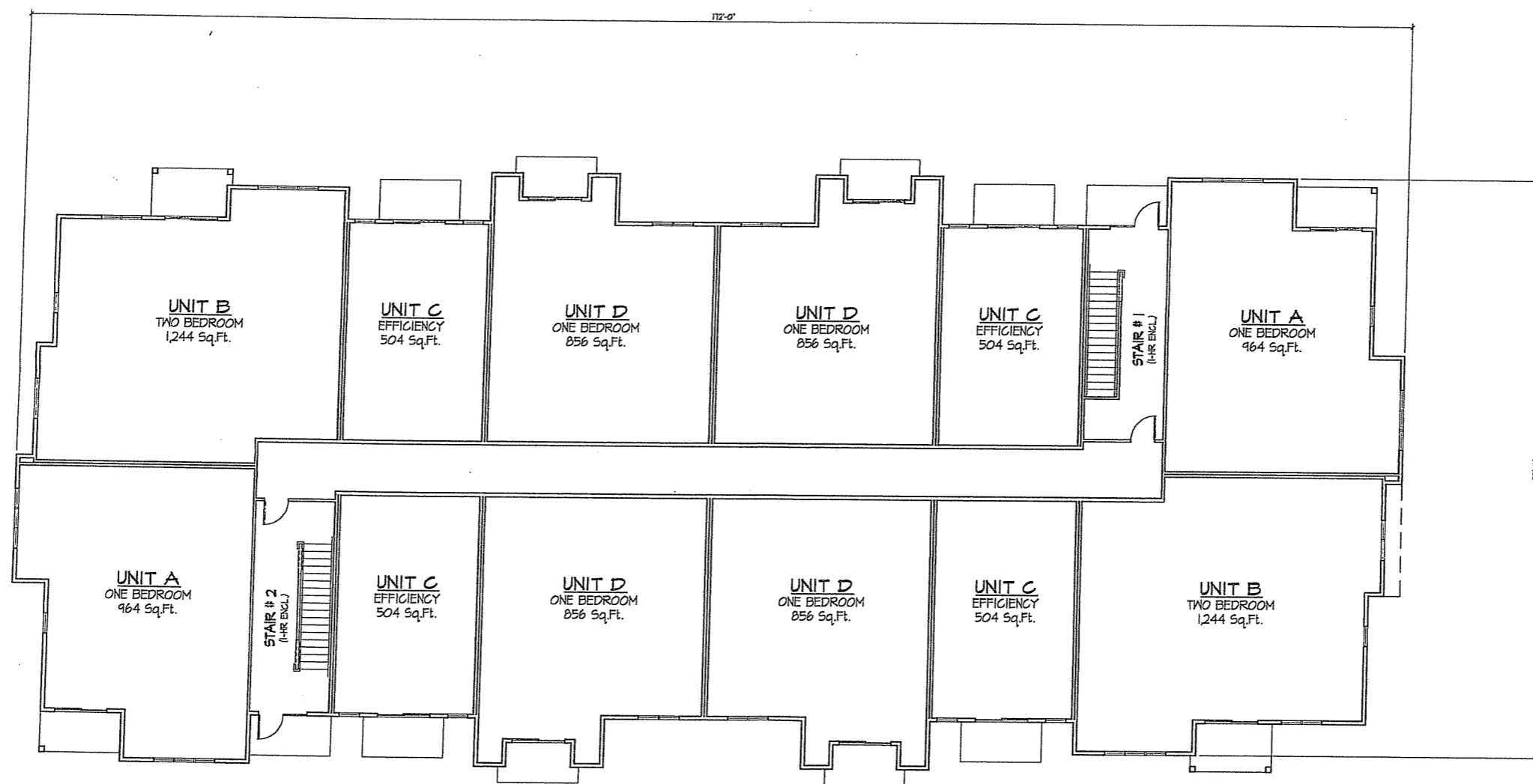
Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #4 - 26 Unit
 Drawing Title
Basement Plan

Project No. Drawing No.

0531 **24**

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FIRST FLOOR PLAN
 1/8" = 1'-0" 10,953 Sq.Ft. N

Revisions

- I-2 REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

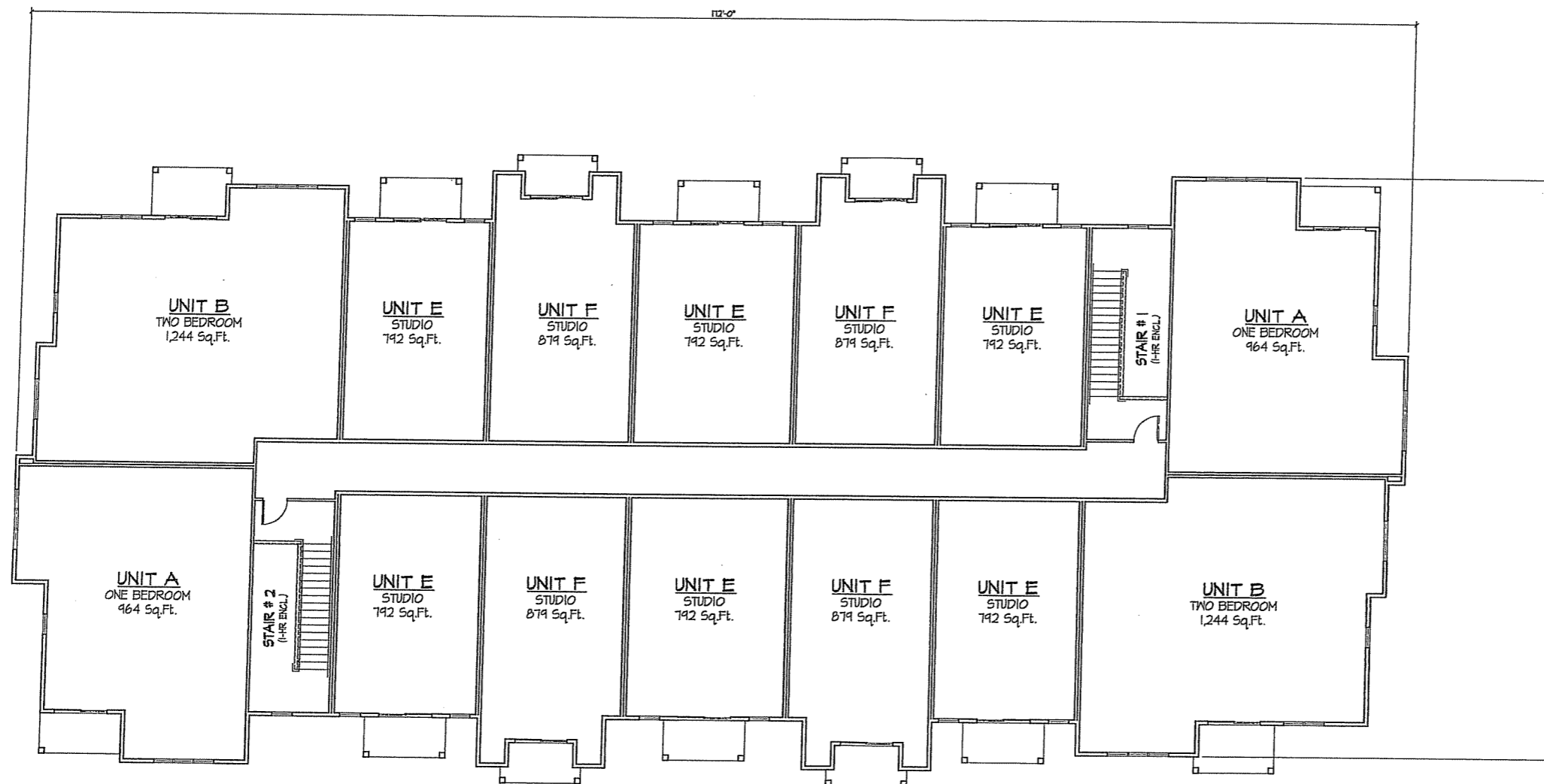
Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #4 - 26 Unit
 Drawing Title
First Floor Plan

Project No. Drawing No.

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Revisions

- 1-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

SECOND FLOOR PLAN
1/8" = 1'-0" 10,953 Sq.Ft.



Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #4 - 26 Unit
Drawing Title
Second Floor Plan

Project No.

0531

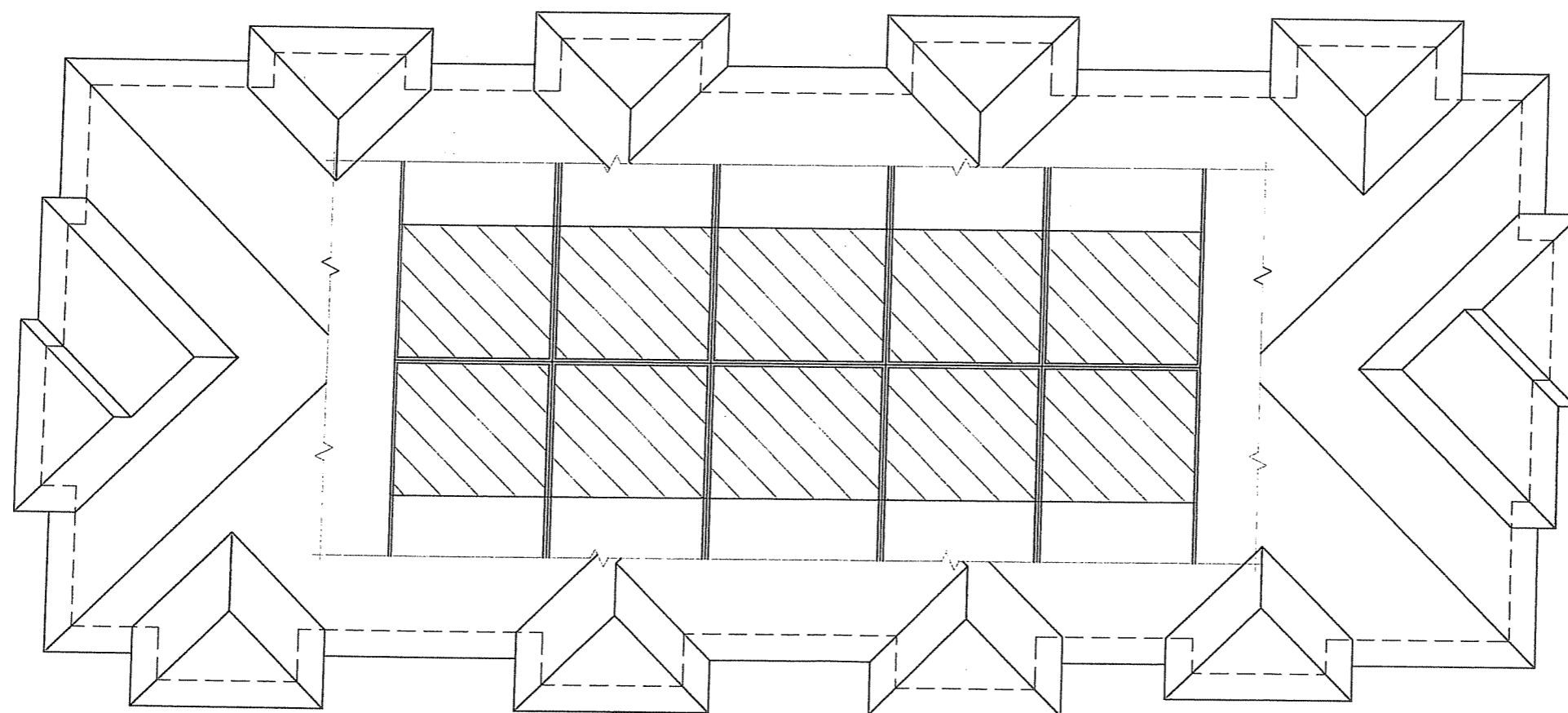
Drawing No.

26

Consultant

Notes

-HATCHED AREAS INDICATE EXTENT OF
LOFTS.



Revisions

I-Z REVIEW SUBMITTAL - APRIL 27, 2006
S.I.P. SUBMITTAL - MAY 24, 2006

LOFT FLOOR PLAN
1/8" = 1'-0" 2,849 Sq.Ft. 

Project Title
LOT#2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Apartments
Building #4 - 26 Unit
Drawing Title
Loft Floor Plan

Project No. Drawing No.

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WEST ELEVATION
1/8" = 1'-0"



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

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

Project Title
**LOT#2 Hawks Ridge
9201 Midtown Road**

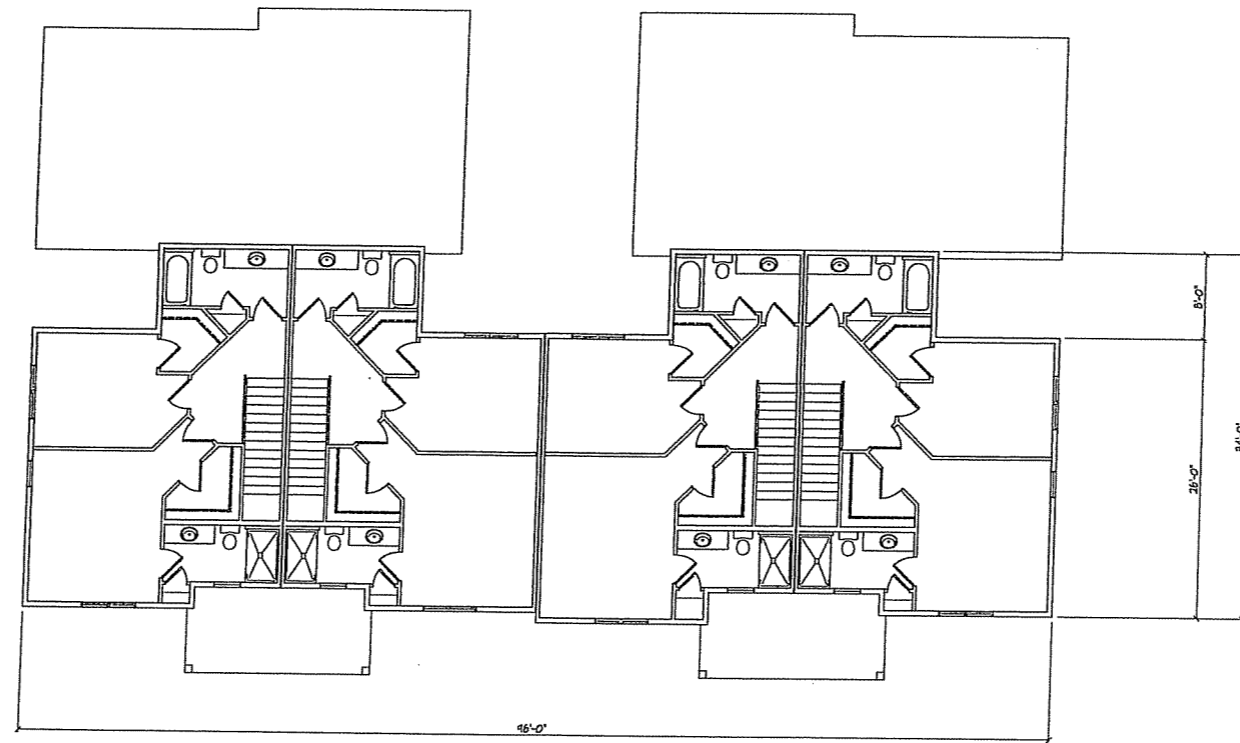
**Hawks Ridge
Apartments
Building #4 - 26 Unit
Elevations**

Project No. Drawing No.

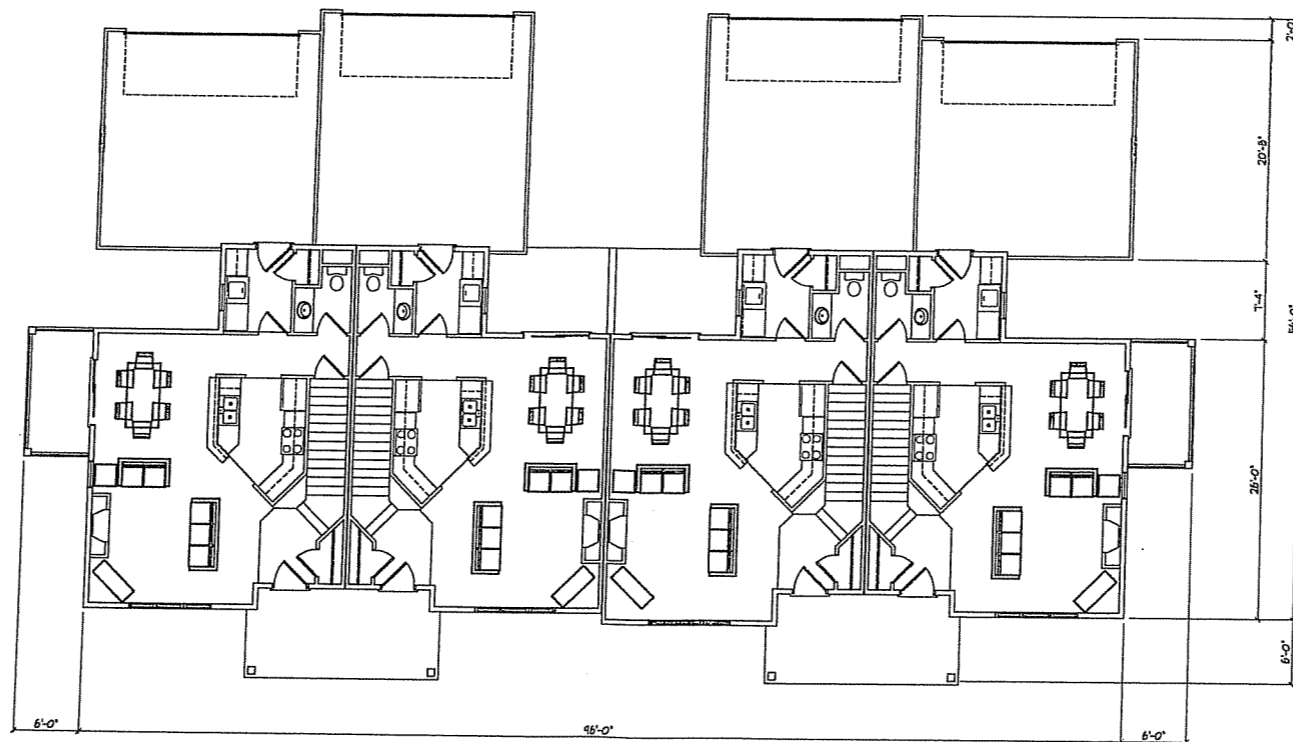
0531 28

Consultant

Notes



○ SECOND FLOOR PLAN
1/8" = 1'-0" 2848 SF.



○ FIRST FLOOR PLAN
1/8" = 1'-0" 2848 SF.

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 21, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

Project Title

Lot #2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Town House Condo
Bldgs #5-#9 / 4 Unit

Drawing Title
Floor Plans

Project No.

0531

Drawing No.

29

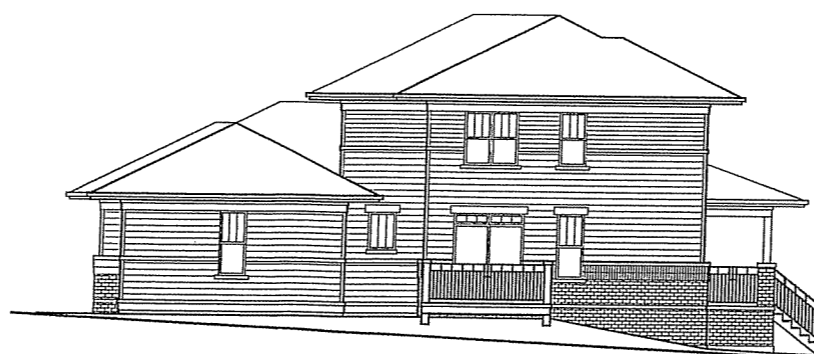
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Notes



TYPICAL FRONT ELEVATION
1/8" = 1'-0"



TYPICAL SIDE ELEVATION
1/8" = 1'-0"

Revisions

- I-Z REVIEW SUBMITTAL - APRIL 27, 2006
- S.I.P. SUBMITTAL - MAY 24, 2006

Project Title

Lot #2 Hawks Ridge
9201 Midtown Road

Hawks Ridge
Town House Condo
Bldgs #5-#9 /4 Unit

Drawing Title

Elevations

Project No.

0531

Drawing No.

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