

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>June 18, 2014</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>June 25, 2014</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 901 Sugar Maple Lane - Sugar Maple Plat

ALDERMANIC DISTRICT: Lisa Subeck - District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Sugar Maple, LLC

Knothe & Bruce Architects, LLC

1910 Hawks Ridge Drive #322

7601 University Avenue, Suite 201

Verona, WI 53593

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](mailto: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:)

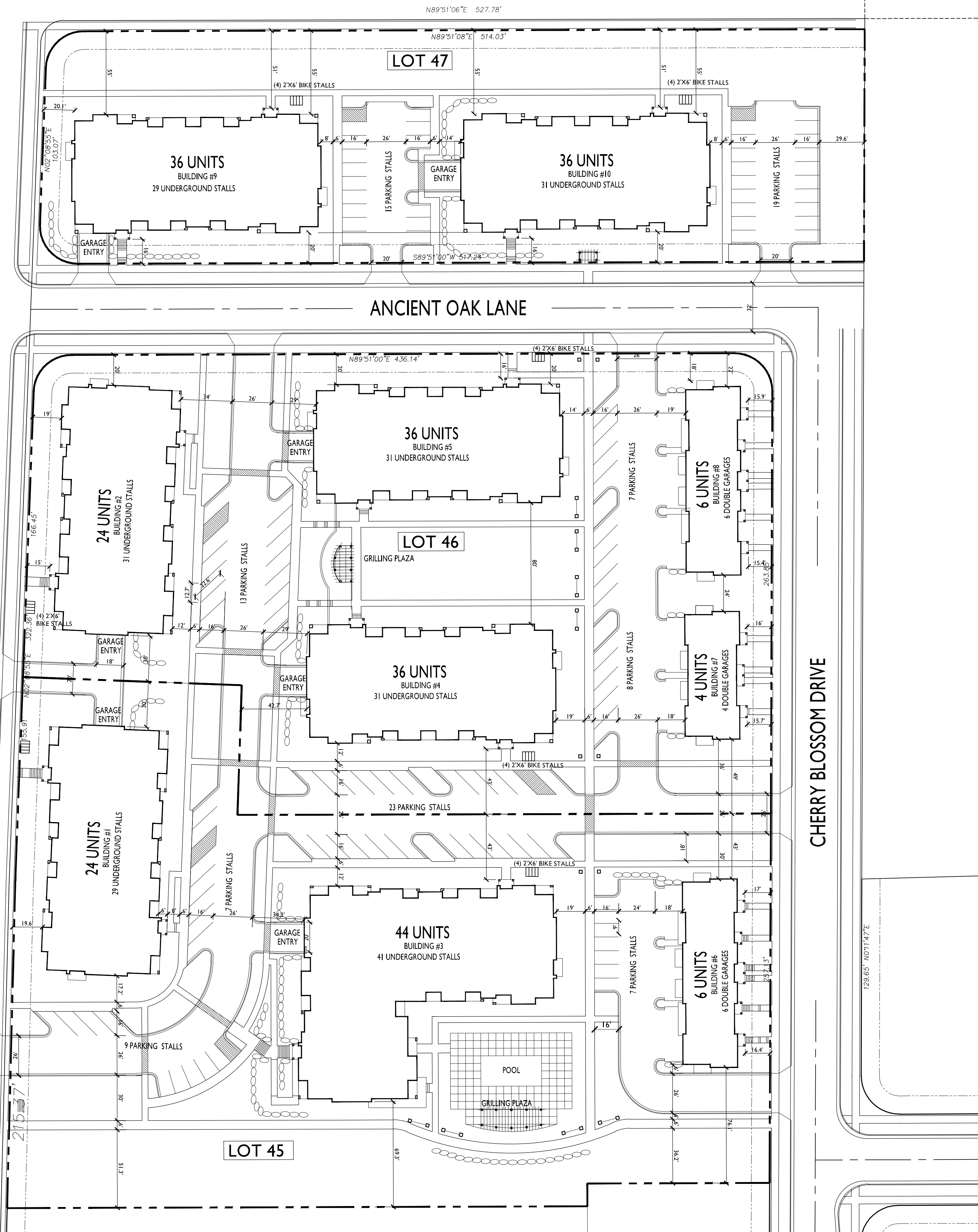
- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)

- Other Conditional Use

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

VALLEY VIEW ROAD

SUGAR MAPLE LANE



**SITE INDEX SHEET**

<b>SITE</b>	
C-1.0	SITE PLAN
C-1.1	FIRE DEPARTMENT ACCESS PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	OPEN SPACE
<b>C-2.1</b>	
C-2.2	GRADING AND EROSION CONTROL PLAN
C-2.3	GRADING AND EROSION CONTROL PLAN
C-2.4	SITE UTILITY PLAN
C-2.4	SITE UTILITY PLAN
<b>L-1.0</b>	
L-1.1	OVERALL LANDSCAPE PLAN
L-1.1	UNIT LANDSCAPE PLANS
<b>ARCHITECTURAL - LOT 47</b>	
1	BASEMENT PLAN - 36 UNIT BLDG 9
2	BASEMENT PLAN - 36 UNIT BLDG 10
3	FIRST FLOOR PLAN - 36 UNIT BLDG 9 & 10
4	SECOND FLOOR PLAN - 36 UNIT BLDG 9 & 10
5	THIRD FLOOR PLAN - 36 UNIT BLDG 9 & 10
6	LOFT FLOOR PLAN - 36 UNIT BLDG 9 & 10
7	ELEVATIONS - 36 UNIT BLDG 9
8	ELEVATIONS - 36 UNIT BLDG 9
9	ELEVATIONS - 36 UNIT BLDG 10
10	ELEVATIONS - 36 UNIT BLDG 10

**SITE DEVELOPMENT STATISTICS - LOT 47**

LOT AREA	82,440 SF/ 1.89 ACRES
DWELLING UNITS	72 DU
LOT AREA/ D.U.	1,145 SF/DU
DENSITY	38.1 UNITS/ACRE
BUILDING HEIGHT	3 STORIES + LOFT
<b>GROSS FLOOR AREA</b> 101,920 SF INCLUDING GARAGE LEVEL	
<b>FLOOR AREA RATIO</b> 1.24 INCLUDING GARAGE LEVEL	
<b>UNIT MIX</b>	
EFFICIENCY	12
STUDIO/LOFT	6
ONE BEDROOM	32
TWO BEDROOM	12
TWO BEDROOM LOFT	10
TOTAL	72
<b>VEHICLE PARKING</b>	
SURFACE	34 STALLS
UNDERGROUND	60 STALLS
GARAGE	-
TOTAL	94 STALLS
<b>BIKE PARKING</b>	
SURFACE - 2x6	8
GARAGE - Wall Hung	16
GARAGE - 2x6	50
TOTAL	74



ISSUED  
Issued For SIP Submittal - January 28, 2014

PROJECT TITLE  
Sugar Maple

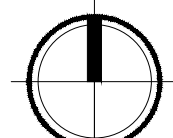
Madison, WI  
SHEET TITLE  
SITE PLAN

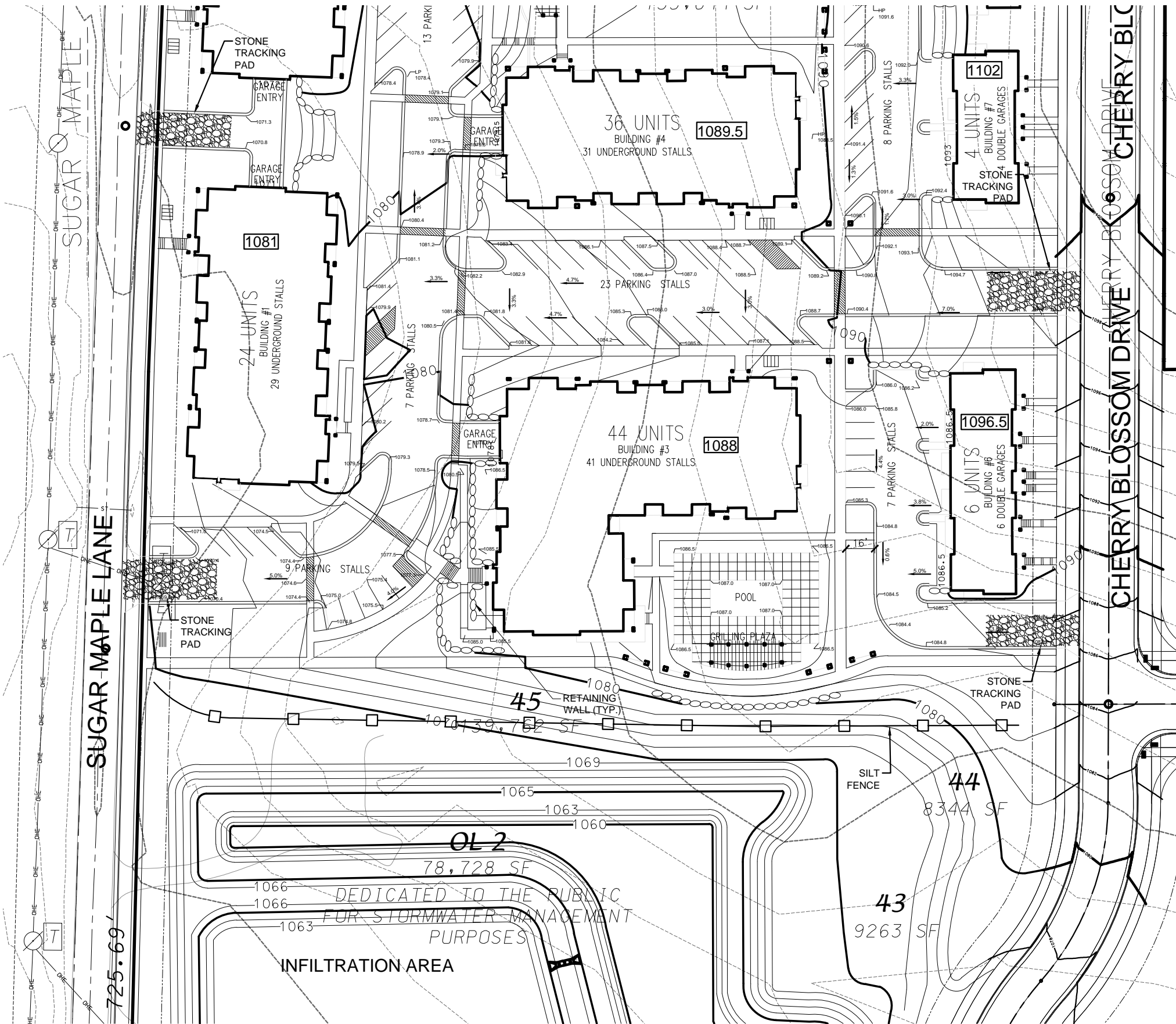
LOT 47  
SHEET NUMBER

C-1.0B

PROJECT NO. 1310  
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**SITE PLAN**  
C-1.0 SCALE: 1"=40'-0"





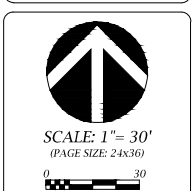
- SITE GRADING AND EROSION CONTROL NOTES**
1. All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.
  2. Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
  3. Areas disturbed within the Sugar Maple Lane right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.
  4. Disturbed areas within the site shall be restored per the approved landscape plan.
  5. Sugar Maple Lane shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
  6. Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.
  7. The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
  8. Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
  9. Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned and maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
  10. All slopes 4:1 or steeper shall be restored with 4" topsoil, fertilizer, seed and Class I, Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

**D'ONOFIO KOTTKE AND ASSOCIATES, INC.**  
 7350 Watwood Way, Madison, WI 53717  
 Phone: 608-835-7500 • Fax: 608-835-1000  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRADING AND EROSION CONTROL

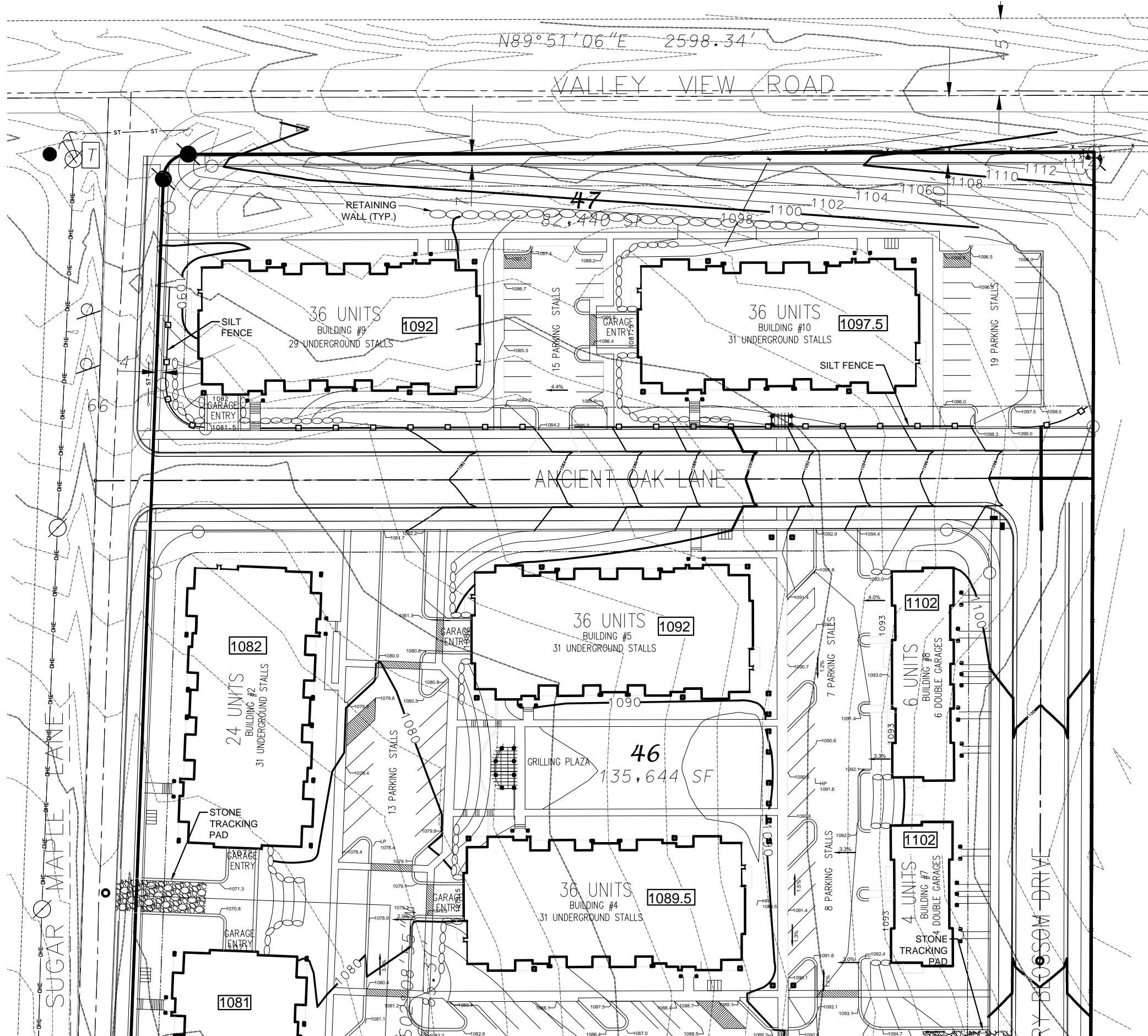
**SUGAR MAPLE APARTMENTS**

SUGAR MAPLE LANE  
MADISON, WI



DATE: 06-17-14  
 REVISED:

DRAWN BY: NGO  
 FN: 14-05-101  
 Sheet Number:  
 C-2.1



**SITE GRADING AND EROSION CONTROL NOTES**

1. All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.
2. Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
3. Areas disturbed within the Sugar Maple Lane right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.
4. Disturbed areas within the site shall be restored per the approved landscape plan.
5. Sugar Maple Lane shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
6. Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.
7. The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
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9. Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned and maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
10. All slopes 4:1 or steeper shall be restored with 4" topsoil, fertilizer, seed and Class I, Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

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GRADING AND EROSION CONTROL

**SUGAR MAPLE APARTMENTS**

SUGAR MAPLE LANE  
MADISON, WI



SCALE: 1" = 30'  
 (PAGE SIZE: 24x36)  
 0 30

DATE: 06-17-14  
 REVISED:

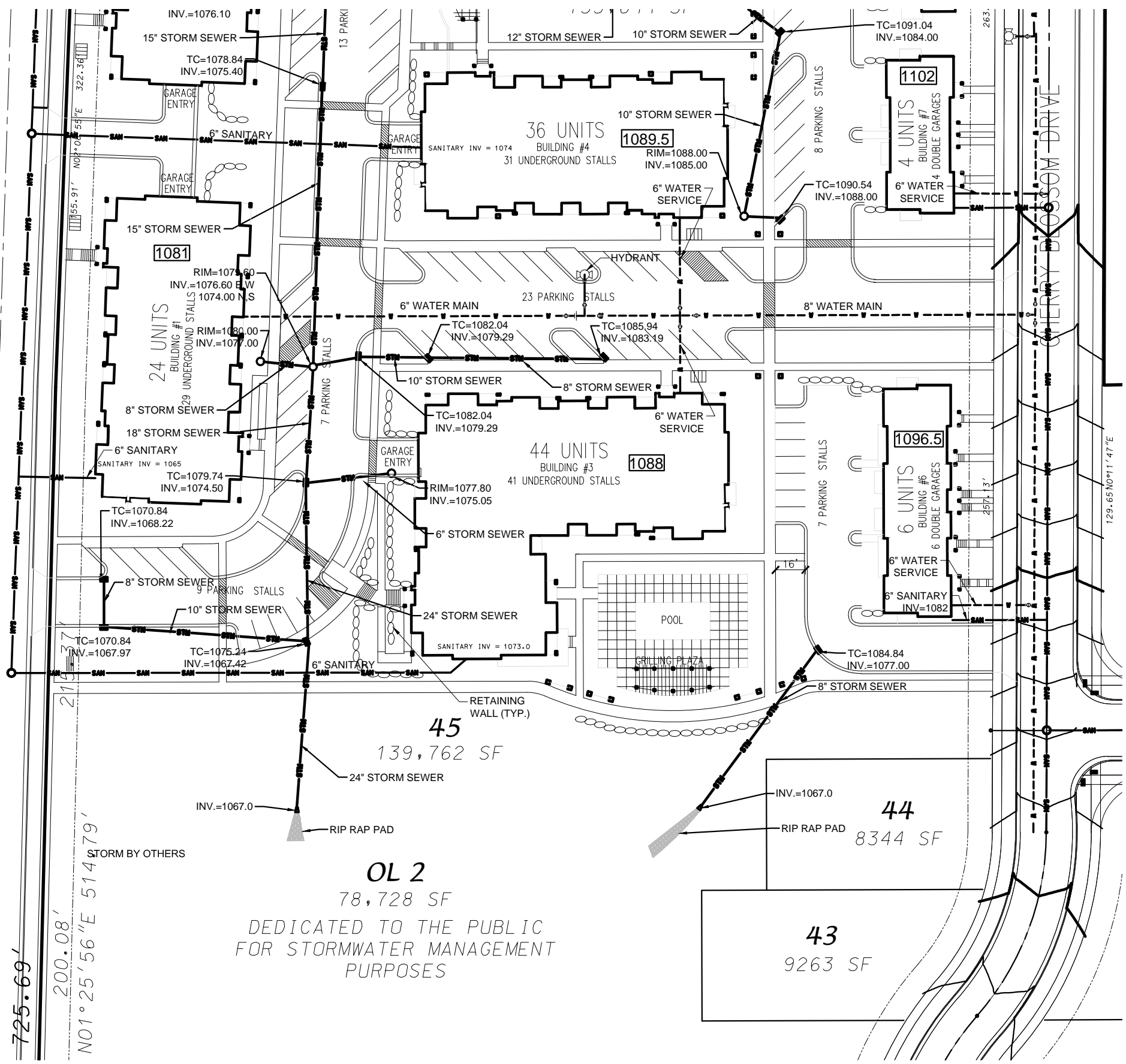
DRAWN BY: NGO

FN: 14-05-101

Sheet Number:

C-2.2

SUGAR MAPLE



UTILITY NOTES:

1. All site utilities shall conform to the City of Madison Standard Specifications for Public Works Construction, latest edition.
2. The locations of existing utility installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be certified or guaranteed. There may be other underground utility installations within the project area that are not shown.
3. Contractor shall provide 6.5' of cover for the new water service.
4. Storm sewer shall be installed with water tight joints.
5. Sanitary sewer lateral shall be PVC, SDR-35.
6. 10. All utilities serving the proposed building shall be stubbed 5 feet inside of the building and marked using a 4" x 4" hardwood post.
7. Prior to connecting to existing storm sewer or sanitary sewer the contractor shall verify the existing inverts and notify project superintendent if discrepancies are found from plan grades.
8. Contractor to coordinate with the respective companies for gas, electric, telephone, cable extensions and/or abandonment.
9. Prior to storm sewer construction, the Utility Contractor shall obtain a connection and excavation permit from the City.
10. All proposed storm sewer, sanitary sewer and water services within Lots 45-47 are private except where labeled as public.

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SITE UTILITY PLAN

SUGAR MAPLE APARTMENTS

SUGAR MAPLE LANE  
 MADISON, WI



SCALE: 1" = 30'  
 (PAGE SIZE: 24x36)

DATE: 06-17-14  
 REVISED:

DRAWN BY: NGO

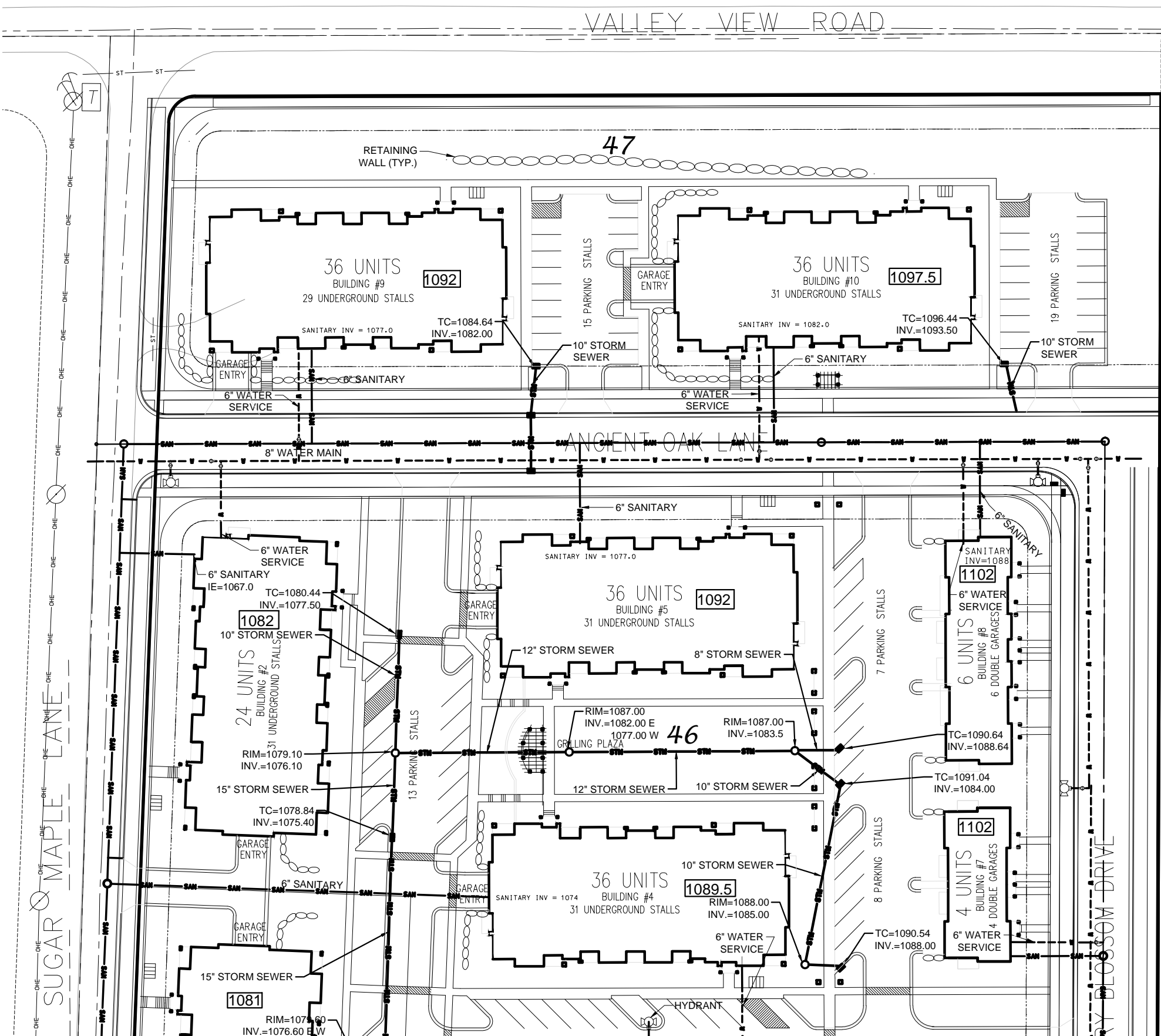
FN: 14-05-101

Sheet Number:

C-2.3

UTILITY NOTES:

- All site utilities shall conform to the City of Madison Standard Specifications for Public Works Construction, latest edition.
- The locations of existing utility installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be certified or guaranteed. There may be other underground utility installations within the project area that are not shown.
- Contractor shall provide 6.5' of cover for the new water service.
- Storm sewer shall be installed with water tight joints.
- Sanitary sewer lateral shall be PVC, SDR-35.
10. All utilities serving the proposed building shall be stubbed 5 feet inside of the building and marked using a 4" x 4" hardwood post.
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SITE UTILITY PLAN

**SUGAR MAPLE APARTMENTS**

SUGAR MAPLE LANE  
MADISON, WI



SCALE: 1" = 30'  
 (PAGE SIZE: 24x36)  
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DATE: 06-17-14  
 REVISED:

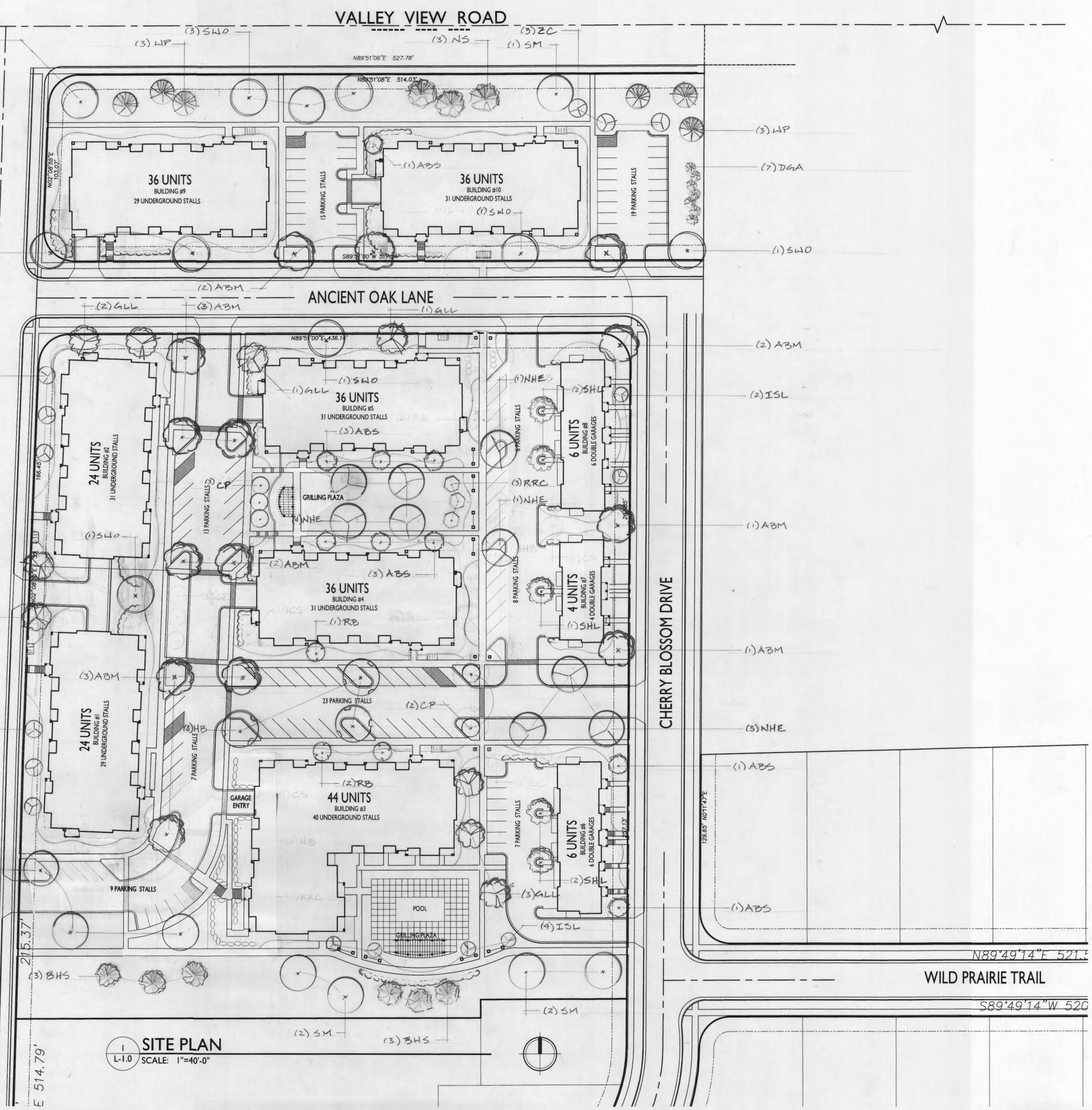
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Sheet Number:

C-2.4

Symbol	Scientific Name	Common Name	Size	Quantity	Root
<b>OVERSTORY DECIDUOUS TREES</b>					
ABM	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2"	14	B&B
HB	<i>Celtis occidentalis</i>	Common Hackberry	2"	9	B&B
NHE	<i>Ulmus</i> 'New Horizon'	New Horizon Hybrid Elm	2"	8	B&B
SM	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	2"	8	B&B
SWO	<i>Quercus bicolor</i>	Swamp White Oak	2"	8	B&B
<b>ORNAMENTAL TREES</b>					
ABS	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5"	9	B&B
CP	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear	1.5"	5	B&B
ISL	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5"	6	B&B
RB	<i>Cercis canadensis</i>	Redbud	1.5"	5	B&B
RRC	<i>Malus transitoria</i> 'Royal Raindrops'	Royal Raindrops Crabapple	1.5"	6	B&B
ZC	<i>Malus 'Zumi'</i>	Zumi Crabapple	1.5"	11	B&B
<b>EVERGREEN TREES</b>					
BHS	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	6 ft	6	B&B
CS	<i>Picea pungens</i> forma <i>glauca</i>	Blue Colorado Spruce	5 ft	3	B&B
DGA	<i>Thuja occidentalis</i> 'Dark Green'	Dark Green Arborvitae	5 ft	7	B&B
NS	<i>Picea abies</i>	Norway Spruce	6 ft	3	B&B
WP	<i>Pinus strobus</i>	White Pine	6 ft	9	B&B



**SITE PLAN**  
L-1.0 SCALE: 1"=40'-0"

**knothe bruce**  
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CONSULTANT

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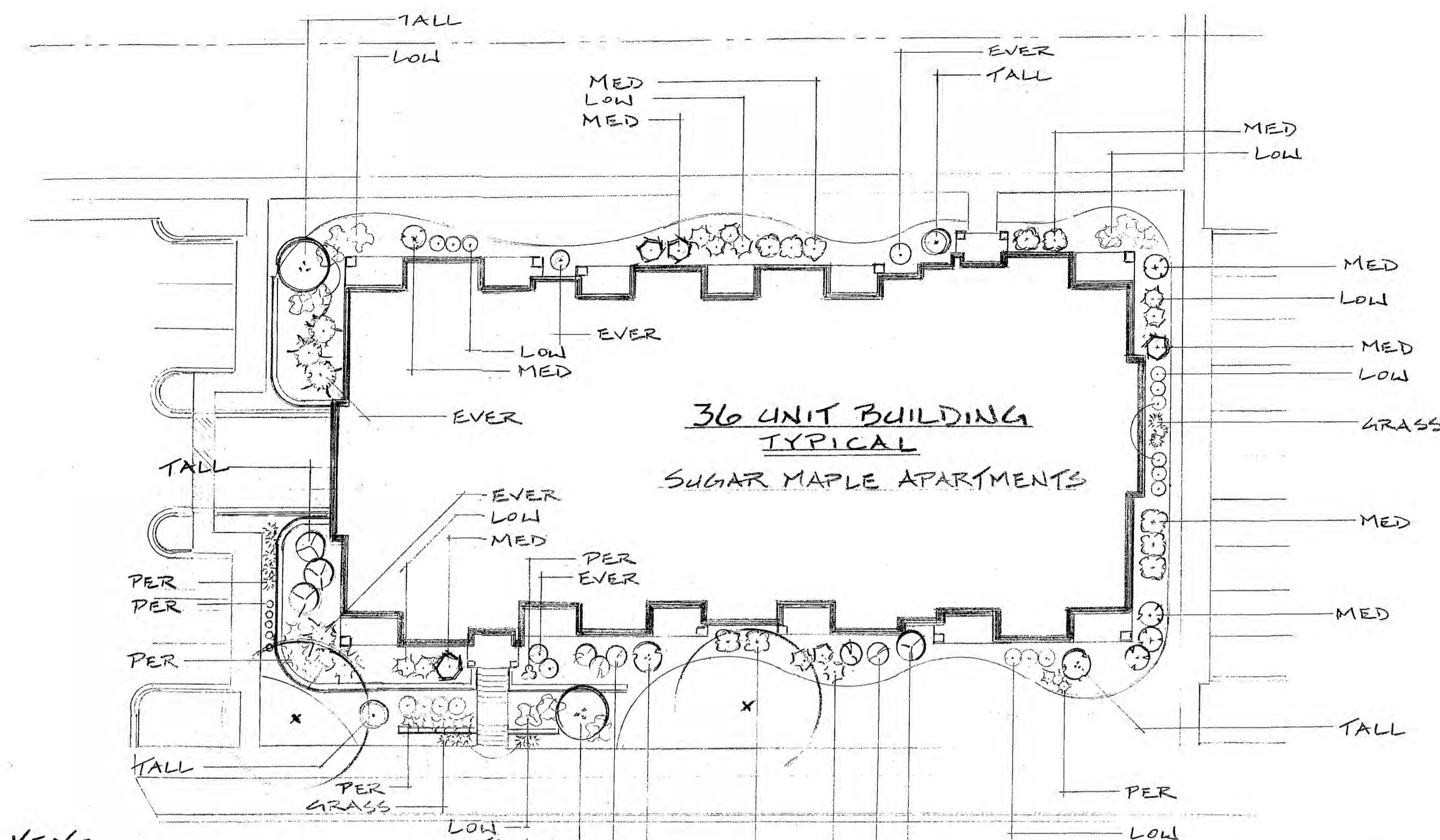
**Sugar Maple**  
PROJECT TITLE

Madison, WI

**SITE PLAN**  
SHEET TITLE

SHEET NUMBER  
**L-1.0**

1310

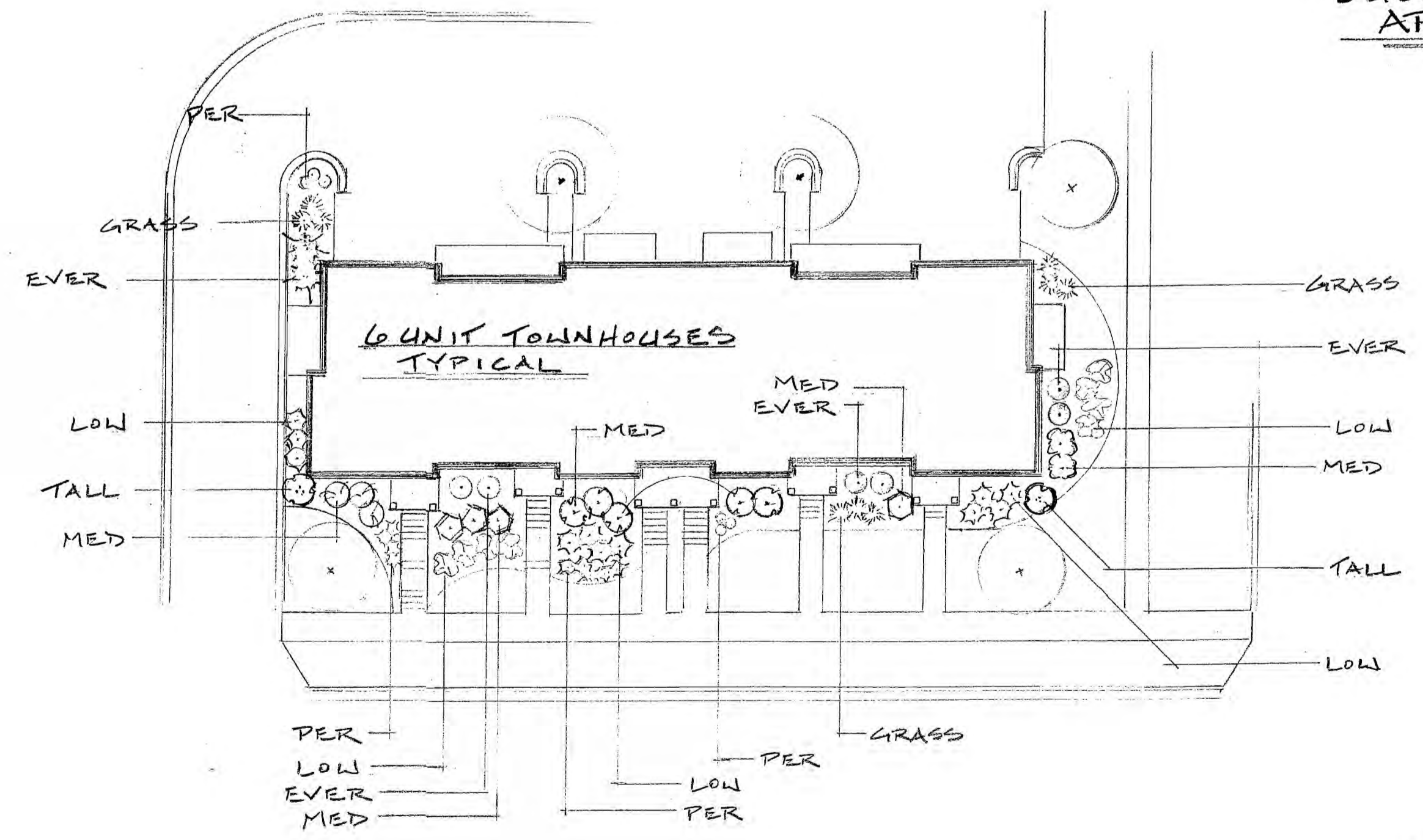


**KEY:**

- TALL:** TALL DECIDUOUS SHRUBS  
AMELANCHIER CANADENSIS  
CORNUS BAILEYI  
SYRINGA PATULA 'MISS KIM'  
VIBURNUM TRILOBUM 'HAAS'
- MED:** MEDIUM DECIDUOUS SHRUBS  
ARONIA MELANOCARPA VAR ELATA  
HYDRANGEA ARBORESCENS 'ANNABELLE'  
PHYSOCARPUS OPULIFOLIUS 'SUMMERWINE'  
WEIGELA FLORIDA 'CARNAVAL'
- LOW:** LOW DECIDUOUS SHRUBS  
FORSYTHIA VIRIDISSIMA 'BRONXENSIS'  
RHUS AROMATICA 'GRO-LOW'  
RIBES ALPINUM 'GREEN MOUND'
- EVER:** EVERGREEN SHRUBS  
JUNIPER 'KALLAY'S COMPACTA'  
TAXUS MEDIA 'TAUNTONII'
- PER:** PERENNIALS - HEUCHERA
- GRASS:** ORNAMENTAL GRASS

SCALE: 1" = 20'

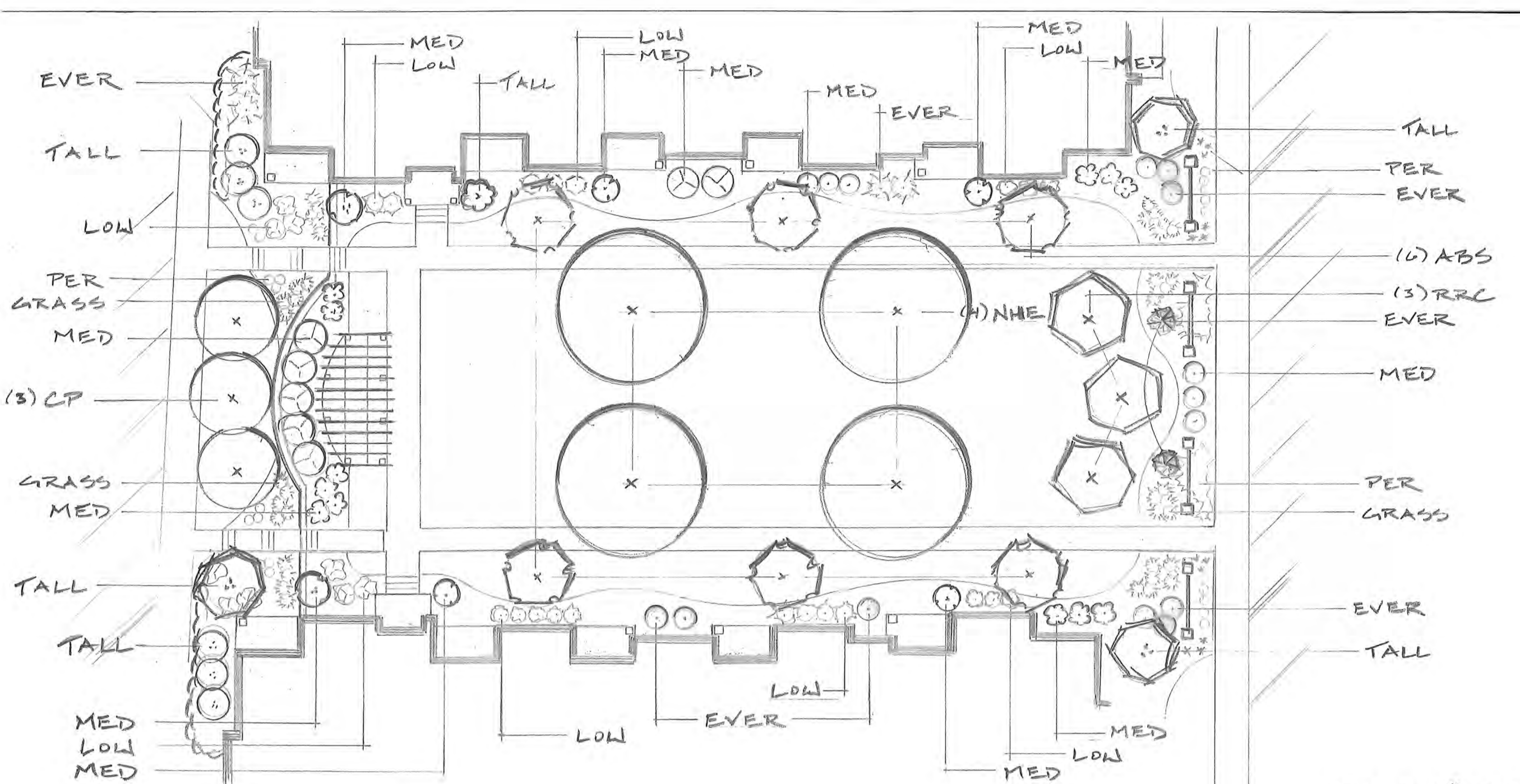
**SUGAR MAPLE APARTMENTS**



**KEY:**

- TALL:** TALL DECIDUOUS SHRUBS  
SYRINGA PATULA 'MISS KIM'
- MED:** MEDIUM DECIDUOUS SHRUBS  
ARONIA MELANOCARPA VAR ELATA  
HYDRANGEA ARBORESCENS 'ANNABELLE'  
PHYSOCARPUS OPULIFOLIUS 'SUMMERWINE'  
WEIGELA FLORIDA 'CARNAVAL'
- LOW:** LOW DECIDUOUS SHRUBS  
FORSYTHIA VIRIDISSIMA 'BRONXENSIS'  
RHUS AROMATICA 'GRO-LOW'  
RIBES ALPINA 'GREEN MOUND'
- EVER:** EVERGREEN SHRUBS  
JUNIPER 'KALLAY'S COMPACTA'  
TAXUS MEDIA 'TAUNTONII'
- PER:** PERENNIALS - HEUCHERA
- GRASS:** ORNAMENTAL GRASS

SCALE: 1" = 20'



**KEY:**

- TALL:** TALL DECIDUOUS SHRUB  
AMELANCHIER CANADENSIS  
CORNUS BAILEYI  
PHYSOCARPUS OPULIFOLIUS 'DIABOLO'
- MED:** MEDIUM DECIDUOUS SHRUB  
ARONIA MELANOCARPA VAR ELATA  
HYDRANGEA ARBORESCENS 'ANNABELLE'  
SYRINGA MEYERI 'PALISIN'  
VIBURNUM TRILOBUM 'SPRING RED'  
WEIGELA FLORIDA 'CARNAVAL'
- LOW:** LOW DECIDUOUS SHRUBS  
FORSYTHIA VIRIDISSIMA 'BRONXENSIS'  
RHUS AROMATICA 'GRO-LOW'  
RIBES ALPINUM 'GREEN MOUND'

**GRILLING PLAZA PLANTING PLAN**

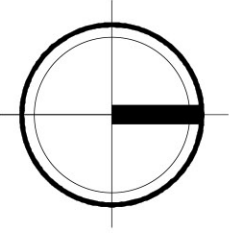
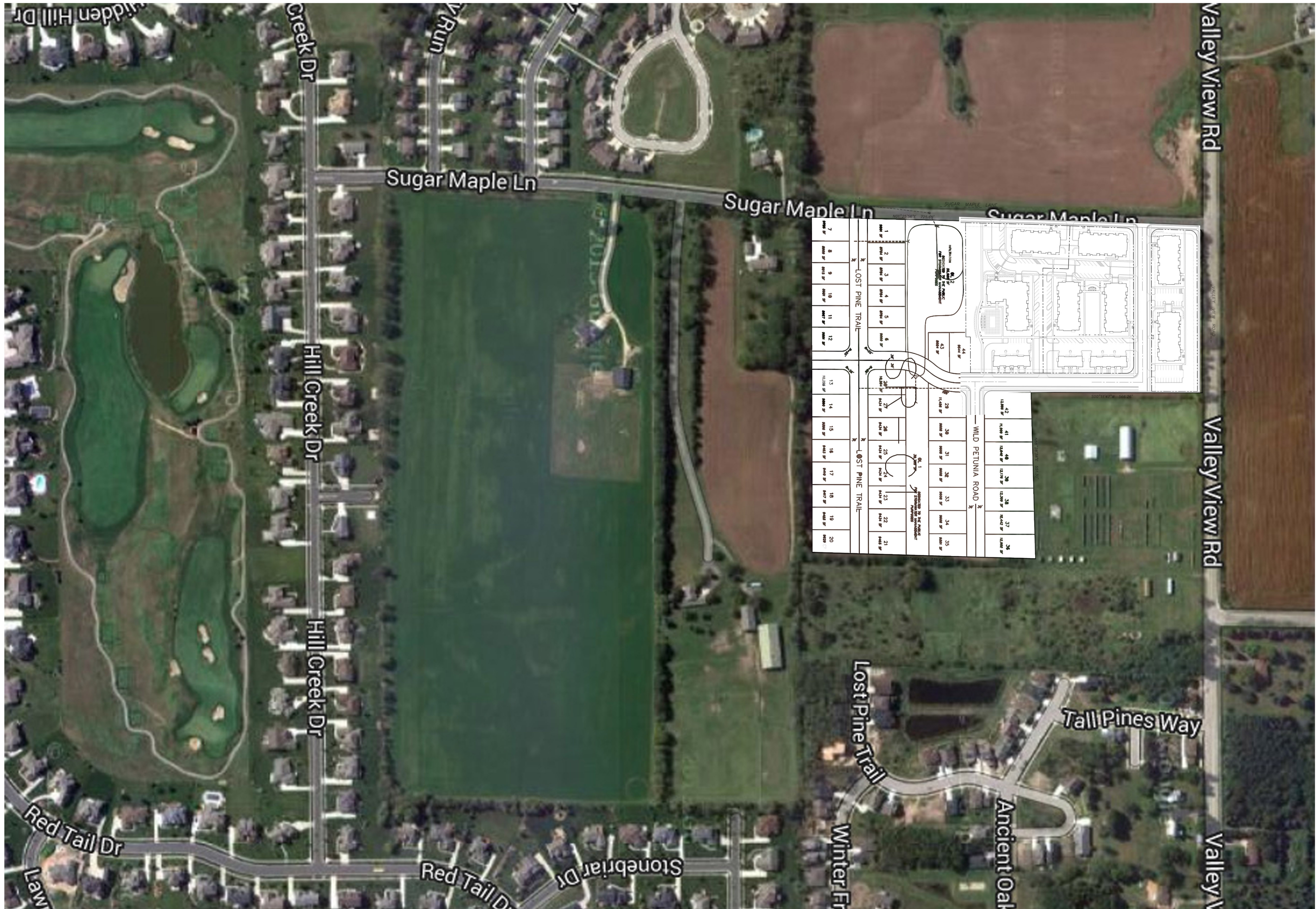
SUGAR MAPLE APARTMENTS

JUNE 2014

- EVER:** EVERGREEN SHRUB OR TREE  
JUNIPER 'KALLAY'S COMPACTA'  
TAXUS MEDIA 'TAUNTONII'  
THUJA OCCIDENTALIS 'HOLMSTRUP'
- PER:** PERENNIALS - HEUCHERA  
HEUCHERA  
SEDUM
- GRASS:** ORNAMENTAL GRASS

FOR TREE KEY, SEE FULL SITE LANDSCAPE PLAN





Sugar Maple Drive  
Aerial View





2  
9 NORTH ELEVATION - 36-UNIT  
SCALE: 1/8"=1'-0"



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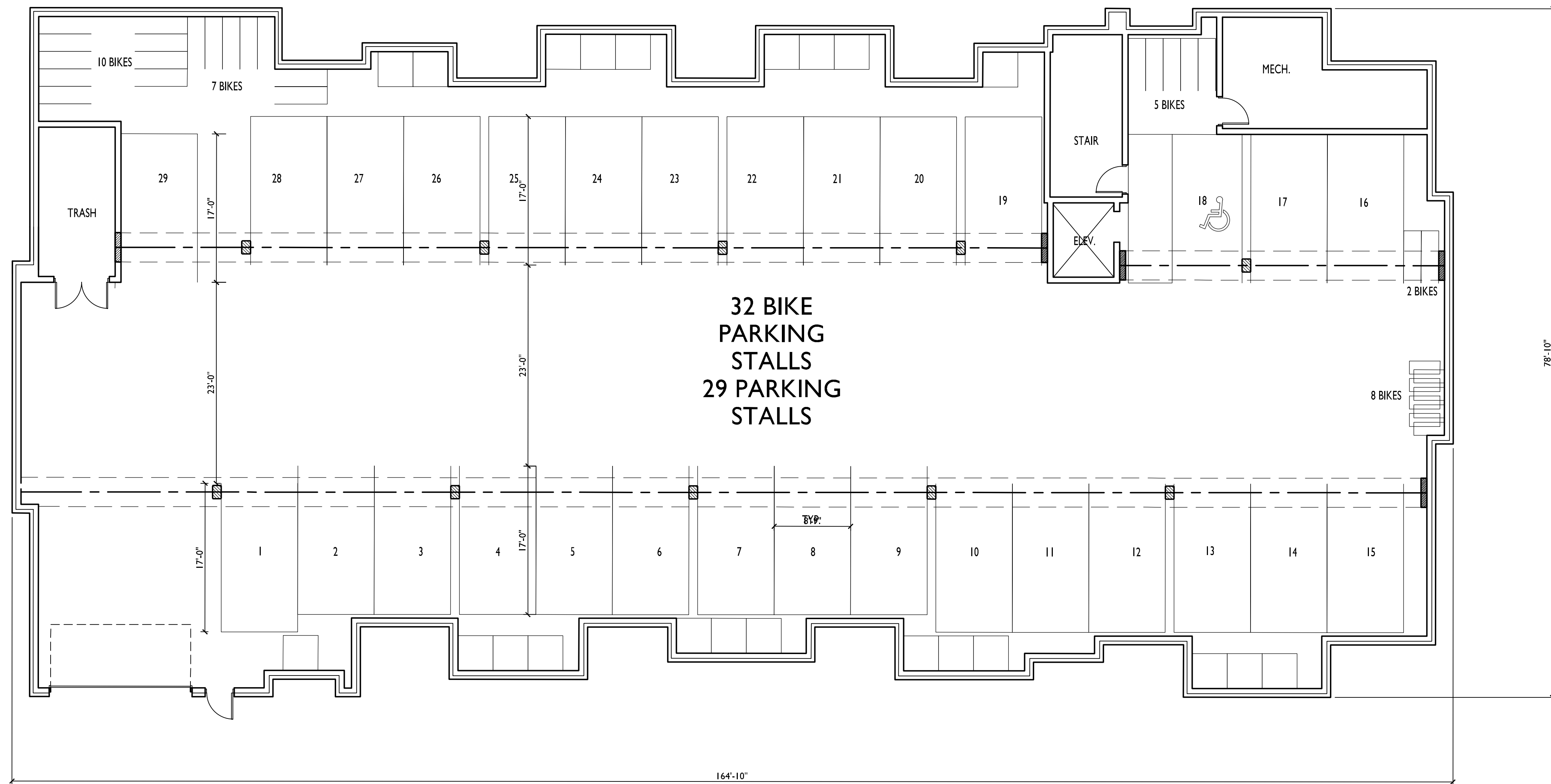
PROJECT TITLE  
Sugar Maple

Madison, WI  
SHEET TITLE  
BASEMENT  
PLAN  
36-UNIT  
BLDG #9

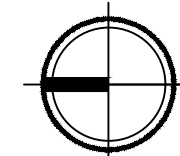
SHEET NUMBER

PROJECT NO. 1310

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BASEMENT FLOOR PLAN - 36-UNIT  
SCALE: 1/8"=1'-0"





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**Sugar Maple**

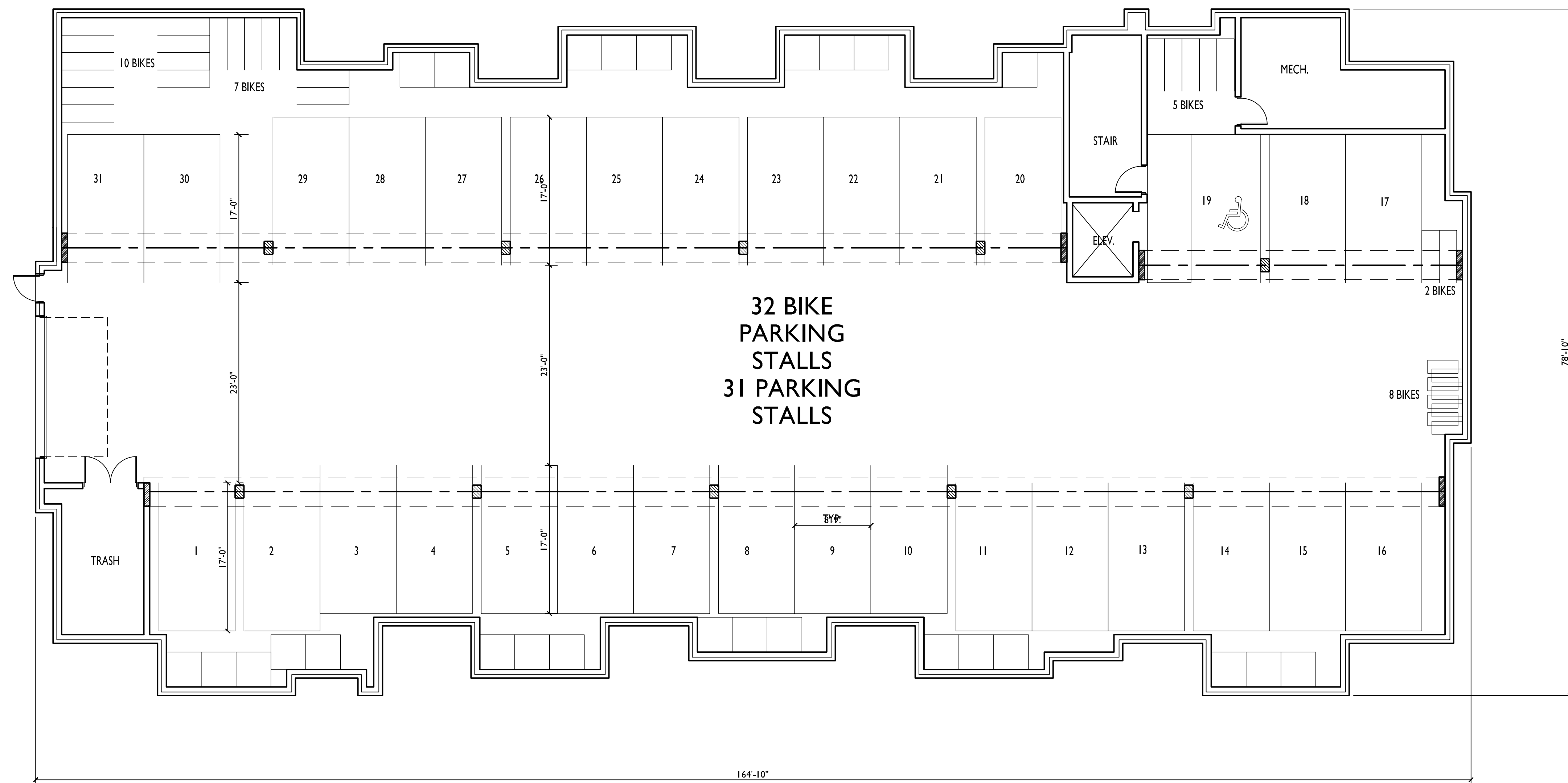
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**BASMENT  
PLAN  
36-UNIT  
BLDG #10**

SHEET NUMBER

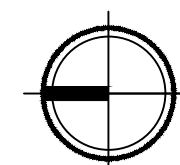
**2**

PROJECT NO. **1310**

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**1** BASEMENT PLAN - 36-UNIT  
**2** SCALE: 1/8"=1'-0"





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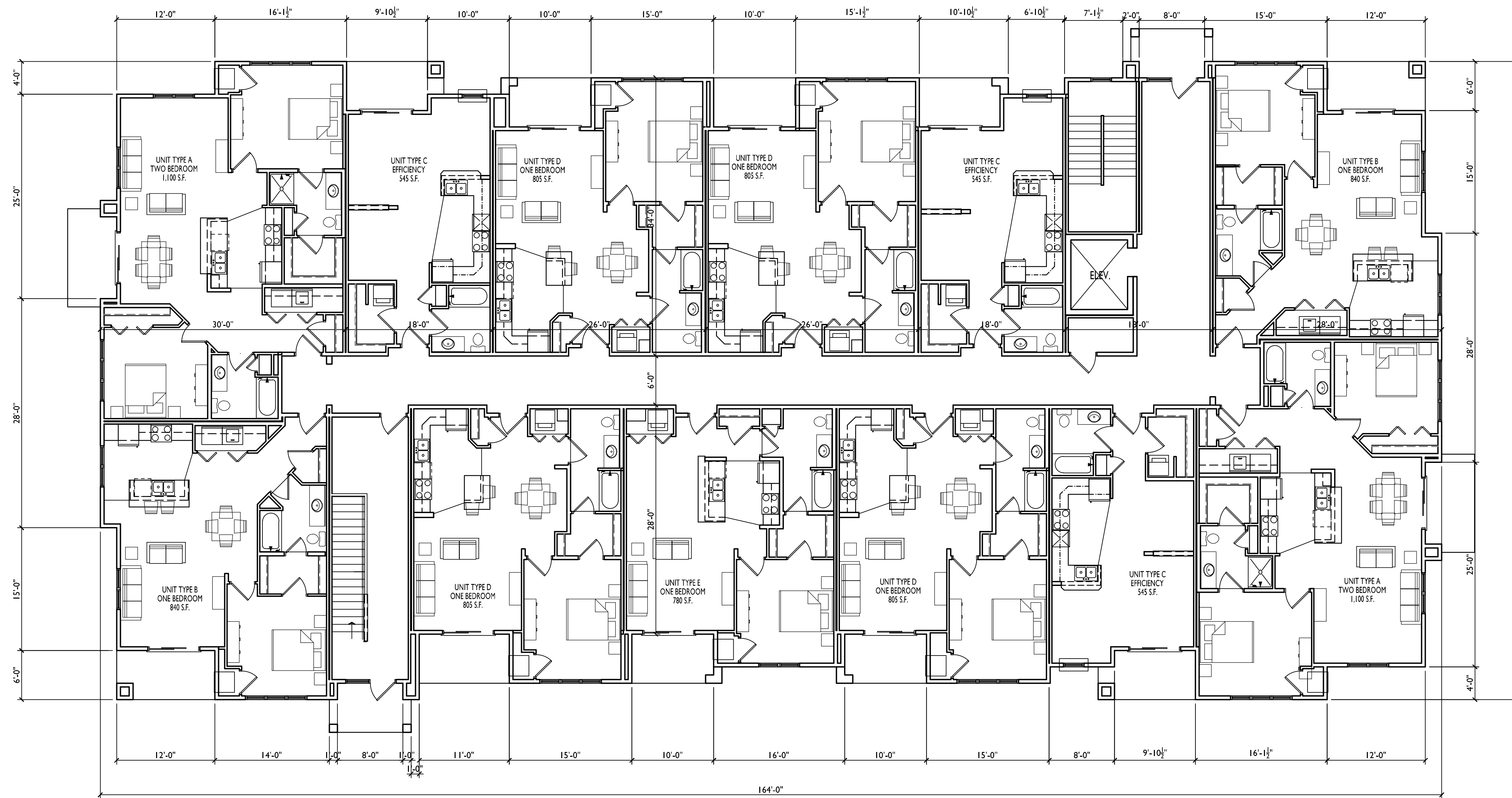
Madison, WI  
SHEET TITLE  
**FIRST FLOOR  
PLAN  
36-UNIT  
BLDG #9 & #10**

SHEET NUMBER

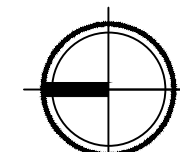
**3**

PROJECT NO. **1310**

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**FIRST FLOOR PLAN - 36-UNIT**  
SCALE: 1/8"=1'-0"





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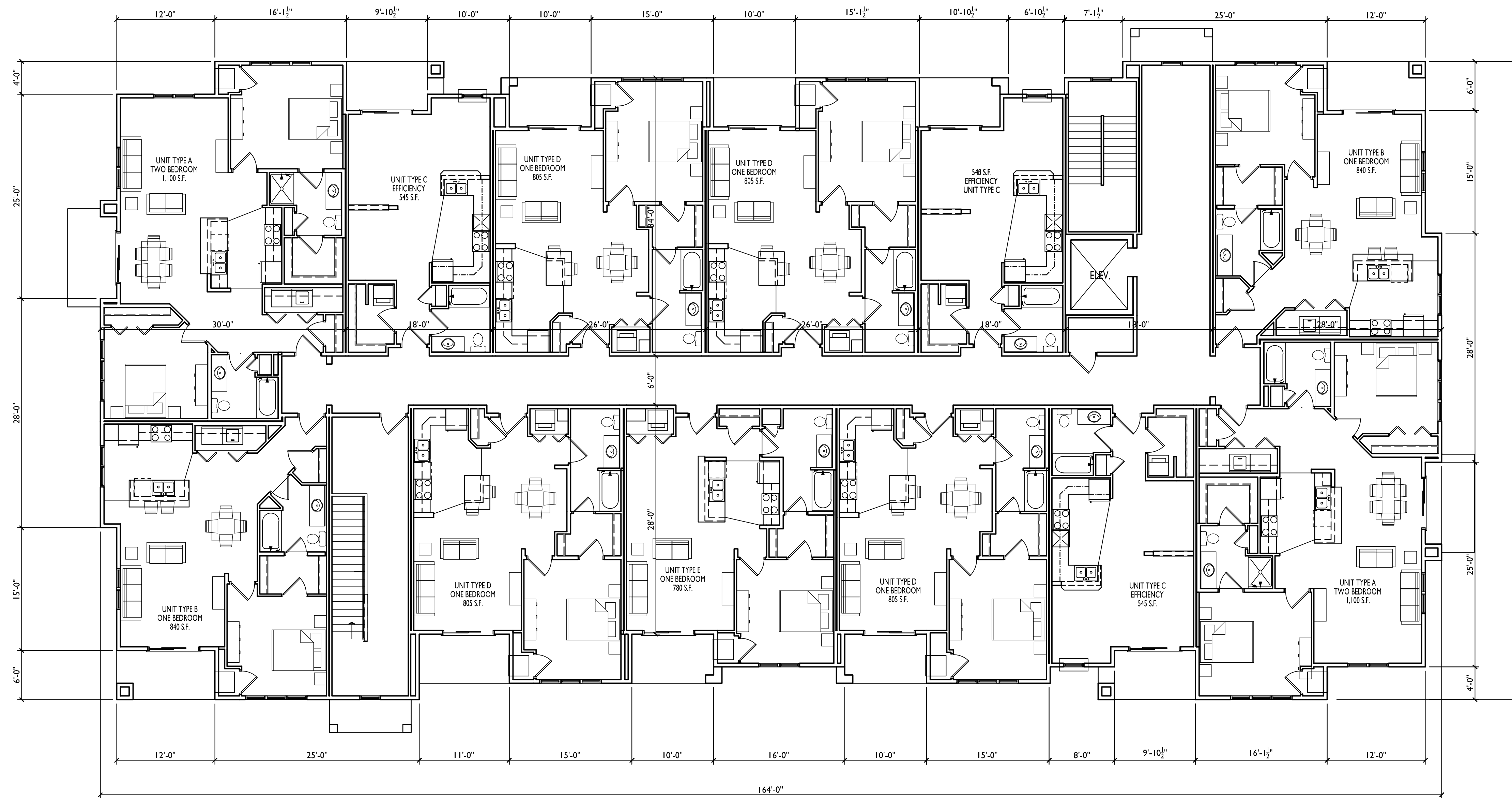
Madison, WI  
SHEET TITLE  
SECOND  
FLOOR PLAN  
36-UNIT  
BLDG #9 & #10

SHEET NUMBER

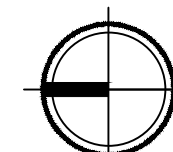
4

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1 SECOND FLOOR PLAN - 36-UNIT  
4 SCALE: 1/8"=1'-0"





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**Sugar Maple**

Madison, WI  
SHEET TITLE  
**THIRD FLOOR PLAN**  
36-UNIT  
BLDG #9 & #10

SHEET NUMBER

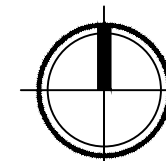
**5**

PROJECT NO. **1310**

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**THIRD FLOOR PLAN - 36-UNIT**  
SCALE: 1/8"=1'-0"

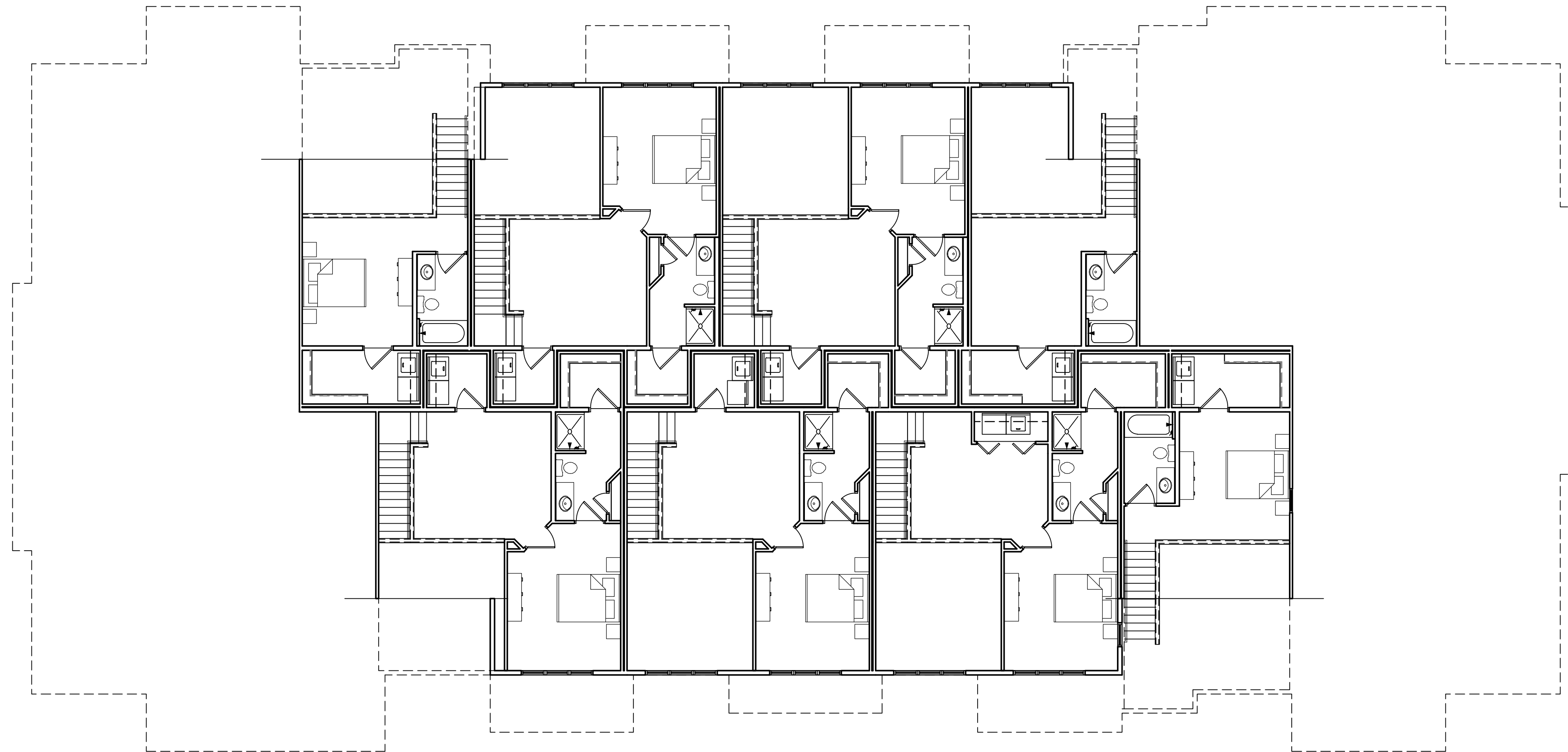




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ARCHITECTS

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CONSULTANT



ISSUED  
Issued For SIP Submittal - January 28, 2014

PROJECT TITLE  
**Sugar Maple**

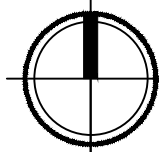
Madison, WI  
SHEET TITLE  
**LOFT FLOOR  
PLAN  
36-UNIT  
BLDG #9 & #10**

SHEET NUMBER

**6**

PROJECT NO. **1310**

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**LOFT FLOOR PLAN- 36-UNIT**  
SCALE: 1/8"=1'-0" 





**2 NORTH ELEVATION - 36-UNIT**  
SCALE: 1/8"=1'-0"



**1 EAST ELEVATION - 36-UNIT**  
SCALE: 1/8"=1'-0"



TYPICAL MATERIALS

ASPHALT SHINGLES

ALUMINUM RAILING

HORIZONTAL SIDING

COMPOSITE PANELS AND TRIM

PRECAST SILL

STONE VENEER

**2** SOUTH ELEVATION - 36-UNIT  
**8** SCALE: 1/8"=1'-0"



**1** WEST ELEVATION - 36-UNIT  
**8** SCALE: 1/8"=1'-0"

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PROJECT TITLE  
**Sugar Maple**

Madison, WI  
SHEET TITLE  
**ELEVATIONS**  
**36-UNIT**  
**BLDG #9**

SHEET NUMBER

**8**

PROJECT NO. **1310**  
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**2** NORTH ELEVATION - 36-UNIT  
**9** SCALE: 1/8"=1'-0"



**1** EAST ELEVATION - 36-UNIT  
**9** SCALE: 1/8"=1'-0"



- TYPICAL MATERIALS
- ASPHALT SHINGLES
- ALUMINUM RAILING
- HORIZONTAL SIDING
- COMPOSITE PANELS AND TRIM
- PRECAST SILL
- STONE VENEER

2 SOUTH ELEVATION - 36-UNIT  
10 SCALE: 1/8"=1'-0"



1 WEST ELEVATION - 36-UNIT  
10 SCALE: 1/8"=1'-0"

PROJECT TITLE  
**Sugar Maple**

Madison, WI  
SHEET TITLE  
**ELEVATIONS**  
**36-UNIT**  
**BLDG #10**

SHEET NUMBER

**10**