

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

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

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

DATE SUBMITTED: <u>June 4, 2014</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>June 11, 2014</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1001 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)



June 3, 2014

Al Martin  
Urban Design Commission  
City of Madison  
210 Martin Luther King Jr. Blvd  
Madison, Wisconsin 53701

Re: Letter of Intent – Urban Design Commission  
1001 Sugar Maple Lane  
Sugar Maple Plat – Lots 45 & 46  
KBA Project # 1310

Mr. Al Martin:

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

**Organizational Structure:**

Owner/Developer: T.R. McKenzie  
1910 Hawks Ridge Drive #322  
Verona, WI 53593  
Phone: 608-848-0111  
Contact: Scott McKenzie  
[sa@trmckenzie.com](mailto:sa@trmckenzie.com)

Engineer: D'Onofrio Kottke & Assoc.  
7530 Westward Way  
Madison, WI 53717  
Phone: 608-833-7530  
Fax: 608-833-1089  
Contact: Ron Klaas  
[rklaas@donofrio.cc](mailto:rklaas@donofrio.cc)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
Phone: 608-836-3690  
Fax: 608-836-6934  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Landscape Design: Herman Landscape Service, Inc.  
6606 Seybold Road  
Madison, WI 53744  
Phone: 608-288-9400  
Fax: 608-288-9485  
Contact: Ellen Cashman  
[ellen@hermanlandscape.com](mailto:ellen@hermanlandscape.com)

The proposed site is located on the corner of Sugar Maple Lane and Valley View Road in Madison, Wisconsin. The site is zoned TR-U1.

The proposed development plan will create a high end apartment community that will feature attractive architecture, extensive landscaping and amenities that will appeal to a broad range of residents. Amenities including a business center, fitness facility and a community room that will help attract the residents that demands such services.

**Project Description:**

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. The project consists of two lots (lot 45 and 46) which is otherwise known as Sugar Maple Plat (September 16, 2013). The development consists of 8 buildings and includes a total of 180 apartments and has a variety of building sizes and heights, which range from two-story townhouses to a three-story 44-unit building. The building façades includes changes in color, texture and material with high-quality façade materials. The exterior materials will be a combination of masonry and horizontal vinyl siding and vertical fiber-cement siding with a simulated stone base.

Vehicular access to the site is achieved from Sugar Maple Lane, Ancient Oak Lane, and Cherry Blossom Drive. Underground parking at each building is provided and includes 178 resident parking stalls. An additional 76 parking spaces on grade is provided. Bicycle parking is dispersed throughout the site.

**Conditional Use**

A 180 unit multi-family development is a planned residential development and a conditional use in TR-U1, according to Chapter 28, Madison Zoning Code Ordinance 28.050, Table 28C-1.

**Site Development Data:**

<u>Densities:</u>	<u>LOT 45</u>	<u>LOT 46</u>
Lot Area in S.F.	139,762 S.F.	135,644 S.F.
Lot Area in Acres	3.33 acres	2.99 acres
Dwelling Units	74 DU	106 DU
Lot Area / D.U.	1,960 SF/unit	1,230 SF/unit
Density	22.2 units/acre	35.3 units/acre
Open Space	56,607 S.F.	40,521 S.F.
Open Space / D.U.	765 S.F./unit	382.3 S.F./unit

Total Area: 275,406 S.F. / 6.32 acres  
Total Dwelling Units: 180 D.U.  
Total Lot Area / D.U.: 1,530 SF/unit  
Total Density: 28.5 Units/Acre  
Total Open Space: 97,128 S.F.  
Total Open Space / D.U.: 539 S.F./unit

<u>Vehicle Parking:</u>	<u>LOT 45</u>	<u>LOT 46</u>
Surface:	40 stalls	36 stalls
Underground:	69 stalls	93 stalls
Garage	6 stalls	10 stalls

Total	115 stalls	139 stalls
<b>Bicycle Parking:</b>	<u>LOT 45</u>	<u>LOT 46</u>
Garage - wall hung	28 stalls	32 stalls
Garage – STD. 2’x6’	52 stalls	65 stalls
Exterior – STD. 2’x6’	8 stalls	12 stalls
Total	88 stalls	109 stalls
<b>Gross Floor Areas:</b>	<u>LOT 45</u>	<u>LOT 46</u>
Building 1	39,561 S.F.	39,561 S.F.
Building 2	-	-
Building 3	70,790 S.F.	-
Building 4	-	50,960 S.F.
Building 5	-	50,960 S.F.
Building 6	12,678 S.F.	-
Building 7	-	8,355 S.F.
Building 8	-	12,678 S.F.
Total	123,029 S.F.	162,514 S.F.

Development GFA Total: 285,543 S.F. (including garage level)  
 Floor Area Ratio: 1.04 (including garage level)

<b>Dwelling Unit Mix:</b>	<u>LOT 45</u>	<u>LOT 46</u>
Efficiency	6	14
Studio/Loft	4	8
One Bedroom	33	42
Two Bedroom	18	26
Two Bedroom Loft	13	16
Total Dwelling Units	74	106

**Building Height:** 36-Unit & 44-Unit: Four Stories (Three Stories + Loft),  
 24-Unit: Three Stories (Two Stories + Loft),  
 6-Unit & 4-Unit: Two Stories

**Project Schedule:**

It is anticipated that the new construction phase will start in Summer 2014 and be completed in Summer 2016.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA  
 Managing Member





**knothe bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53542

CONSULTANT

ISSUED  
Issued For SIP Submittal - January 28, 2014

PROJECT TITLE  
Sugar Maple

Madison, WI  
SHEET TITLE  
SITE PLAN

SHEET NUMBER

C-1.0

PROJECT NO. 1310

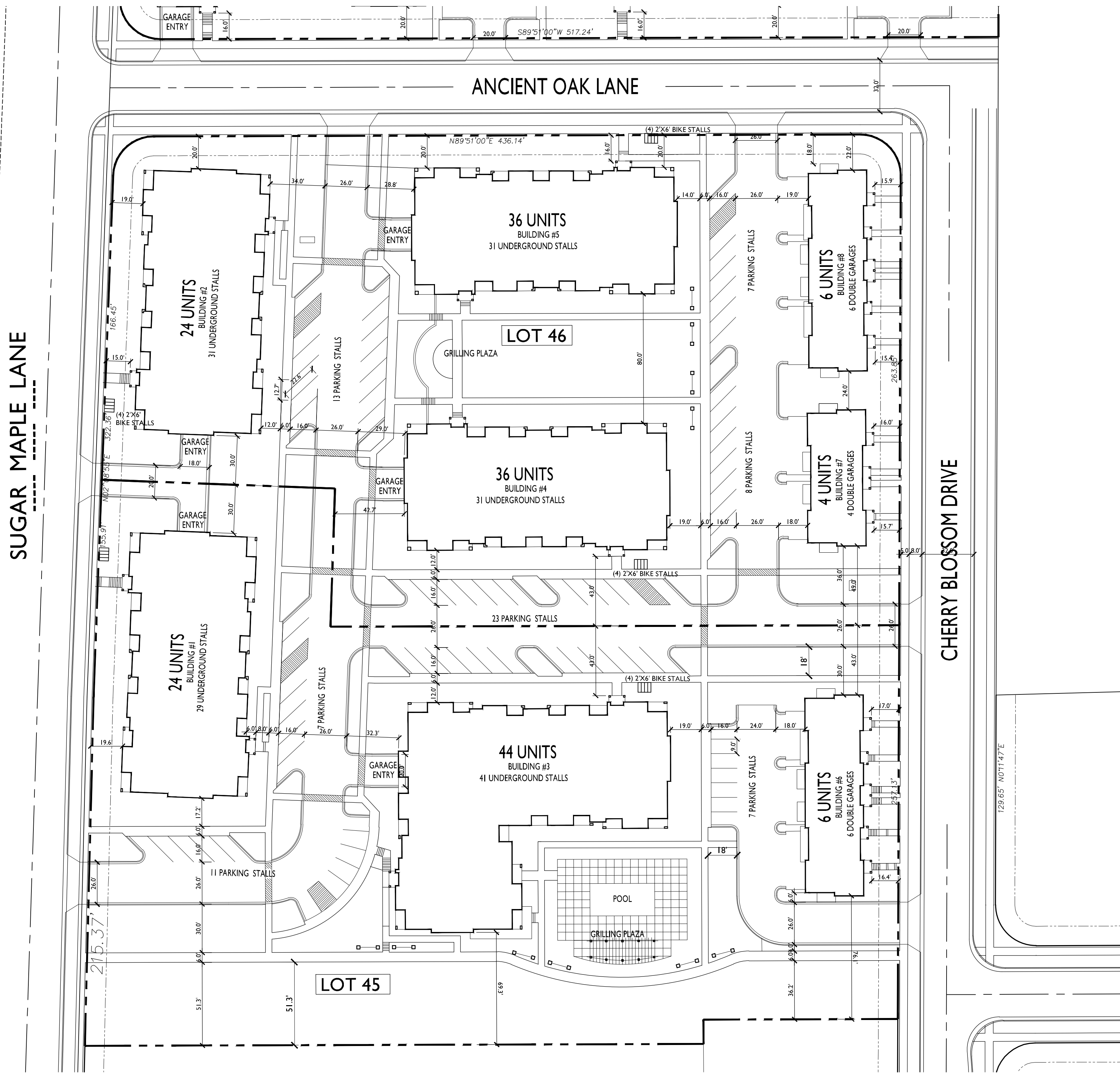
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**SITE INDEX SHEET**

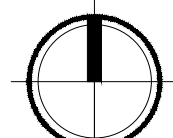
SITE	
C-1.0	SITE PLAN
C-1.1	FIRE DEPARTMENT ACCESS PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	OPEN SPACE
C-2.1 GRADING AND EROSION CONTROL PLAN	
C-2.2	GRADING AND EROSION CONTROL PLAN
C-2.3	SITE UTILITY PLAN
C-2.4	SITE UTILITY PLAN
L-1.0 OVERALL LANDSCAPE PLAN	
L-1.1	UNIT LANDSCAPE PLANS
ARCHITECTURAL	
1	BASEMENT PLAN - 24 UNIT BLDG 1&2
2	FIRST FLOOR PLAN - 24 UNIT BLDG 1&2
3	SECOND FLOOR PLAN - 24 UNIT BLDG 1&2
4	LOFT FLOOR PLAN - 24 UNIT BLDG 1&2
5	ELEVATIONS - 24 UNIT BLDG 1 (BLDG 2 SIM)
6	ELEVATIONS - 24 UNIT BLDG 1 (BLDG 2 SIM)
7	BASEMENT PLAN - 44 UNIT BLDG 3
8	FIRST FLOOR PLAN - 44 UNIT BLDG 3
9	SECOND FLOOR PLAN - 44 UNIT BLDG 3
10	THIRD FLOOR PLAN - 44 UNIT BLDG 3
11	LOFT FLOOR PLAN - 44 UNIT BLDG 3
12	ELEVATIONS - 44 UNIT BLDG 3
13	ELEVATIONS - 44 UNIT BLDG 3
14	BASEMENT PLAN - 36 UNIT BLDG 4,5,9,10
15	FIRST FLOOR PLAN - 36 UNIT BLDG 4,5,9,10
16	SECOND FLOOR PLAN - 36 UNIT BLDG 4,5,9,10
17	THIRD FLOOR PLAN - 36 UNIT BLDG 4,5,9,10
18	ELEVATIONS - 36 UNIT BLDG 4 (5,9,10 SIM)
19	ELEVATIONS - 36 UNIT BLDG 4 (5,9,10 SIM)
20	ELEVATIONS - 36 UNIT BLDG 4 (5,9,10 SIM)
21	FLOOR PLANS - 6 UNIT BLDG 6 & 8
22	ELEVATIONS - 6 UNIT BLDG 8 (BLDG 6 SIM)
23	FLOOR PLANS - 4 UNIT BLDG 7
24	ELEVATIONS - 4 UNIT BLDG 7

**SITE DEVELOPMENT STATISTICS - LOT 45 & 46**

LOT AREA	275,406 SF/ 6.32 ACRES	
DWELLING UNITS	180 DU	
LOT AREA/ D.U.	1,530 SF/DU	
DENSITY	28.5 UNITS/ACRE	
BUILDING HEIGHT	2-4 STORIES	
GROSS FLOOR AREA 285,543 SF INCLUDING GARAGE LEVEL		
FLOOR AREA RATIO 1.04 INCLUDING GARAGE LEVEL		
UNIT MIX	LOT 45	LOT 46
EFFICIENCY	6	14
STUDIO/LOFT	4	8
ONE BEDROOM	33	42
TWO BEDROOM	18	26
TWO BEDROOM LOFT	13	16
TOTAL	74	106
VEHICLE PARKING		
SURFACE	40	36
UNDERGROUND	69	93
GARAGE	6	10
TOTAL	115	139
BIKE PARKING		
SURFACE - 2x6	8	12
GARAGE - Wall Hung	28	32
GARAGE - 2x6	52	65
TOTAL	88	109



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







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Sugar Maple  
PROJECT TITLE

Madison, WI

SITE PLAN  
SHEET TITLE

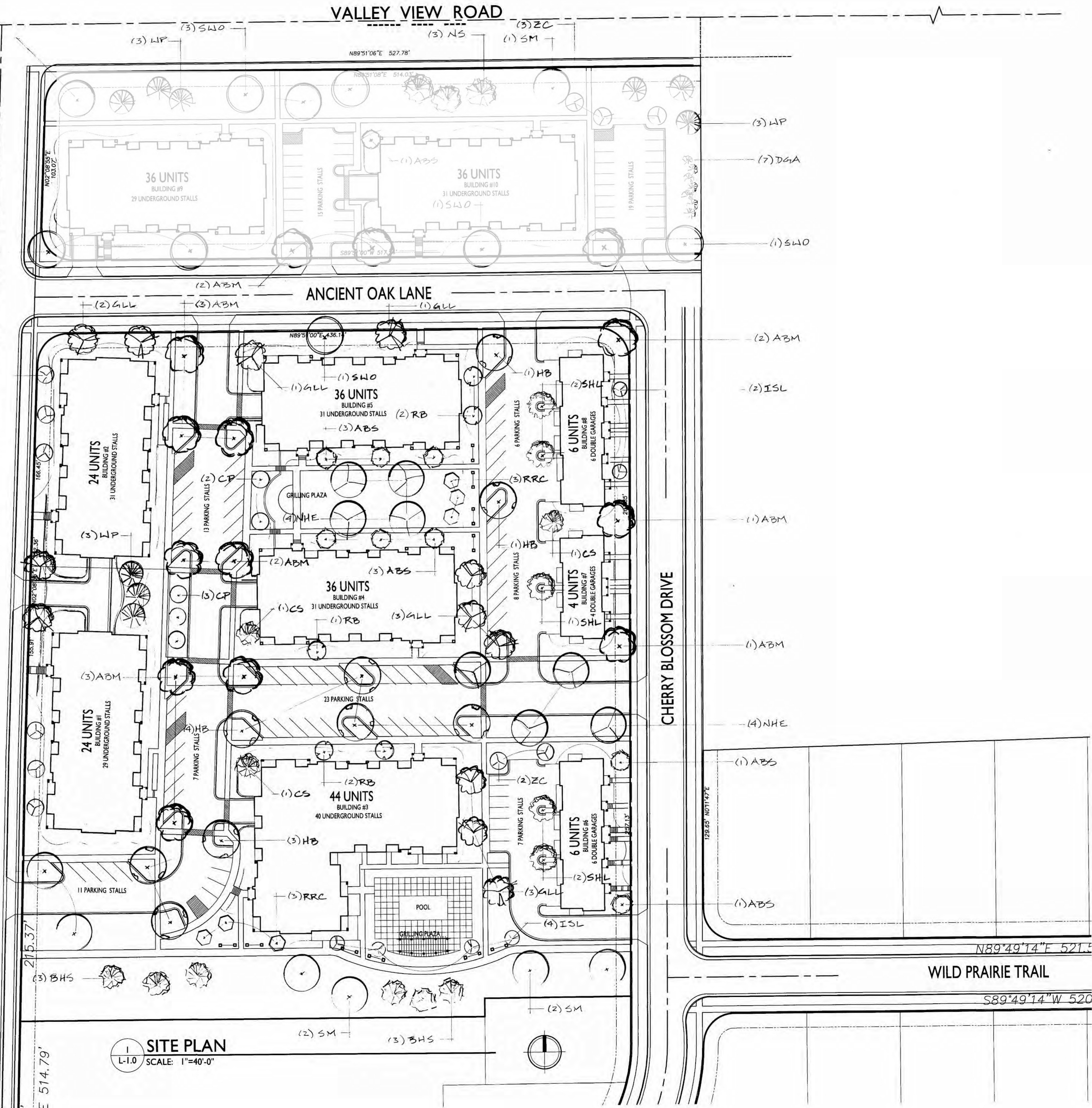
SHEET NUMBER

L-1.0

1310

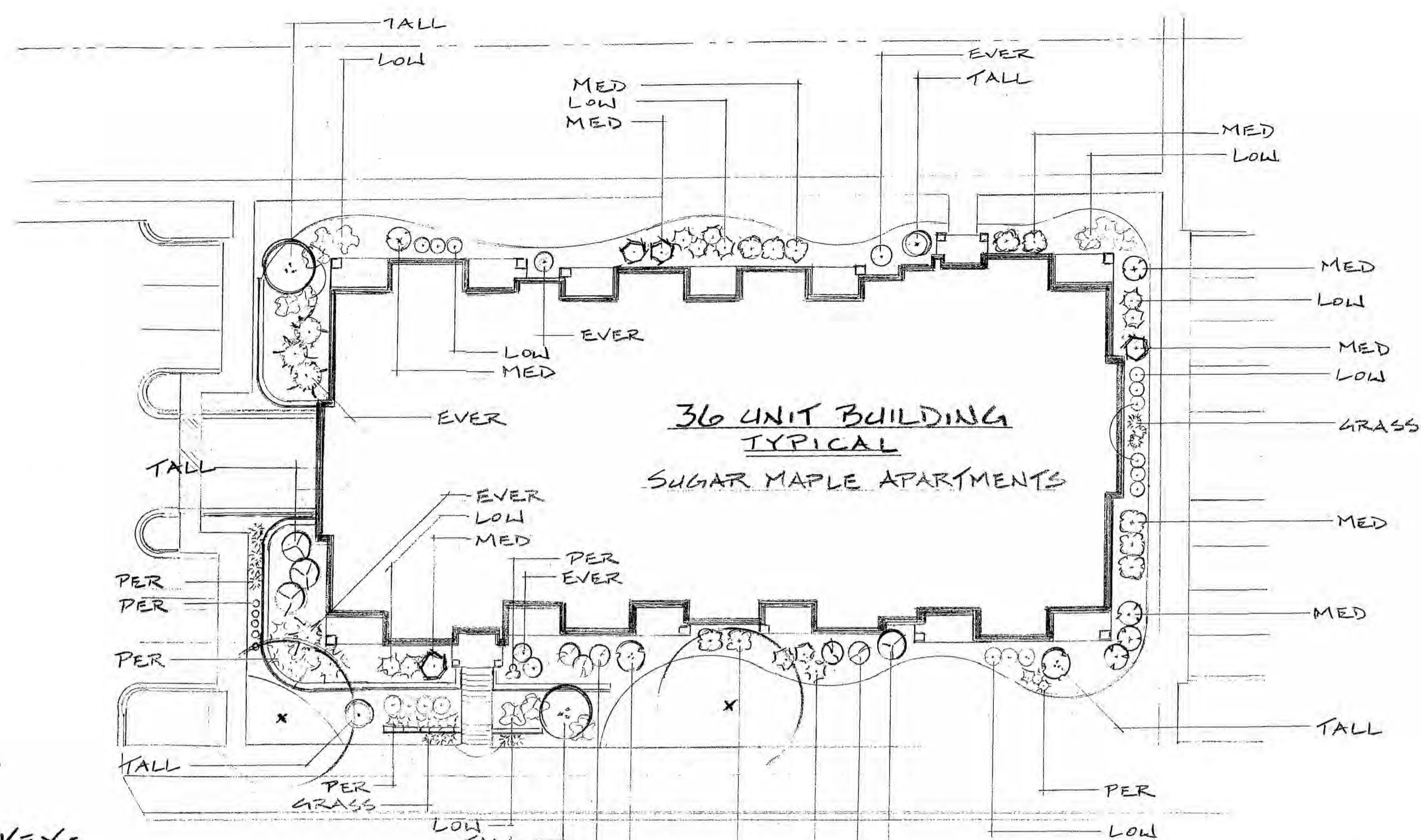
**PLANTING SCHEDULE**

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</i> 'Zumi'	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



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





**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'  
 PHYSCARPUS OPULIFOLIUS 'SUMMERWINE'  
 WEIGELA FLORIDA 'CARNAVAL'

**LOW:** LOW DECIDUOUS SHRUBS  
 FORSYTHIA VIRIDISSIMA 'BRONXENSIS'  
 RHUS AROMATICA 'GRO-LOW'  
 RIBES ALPINUM 'GREEN MOUND'

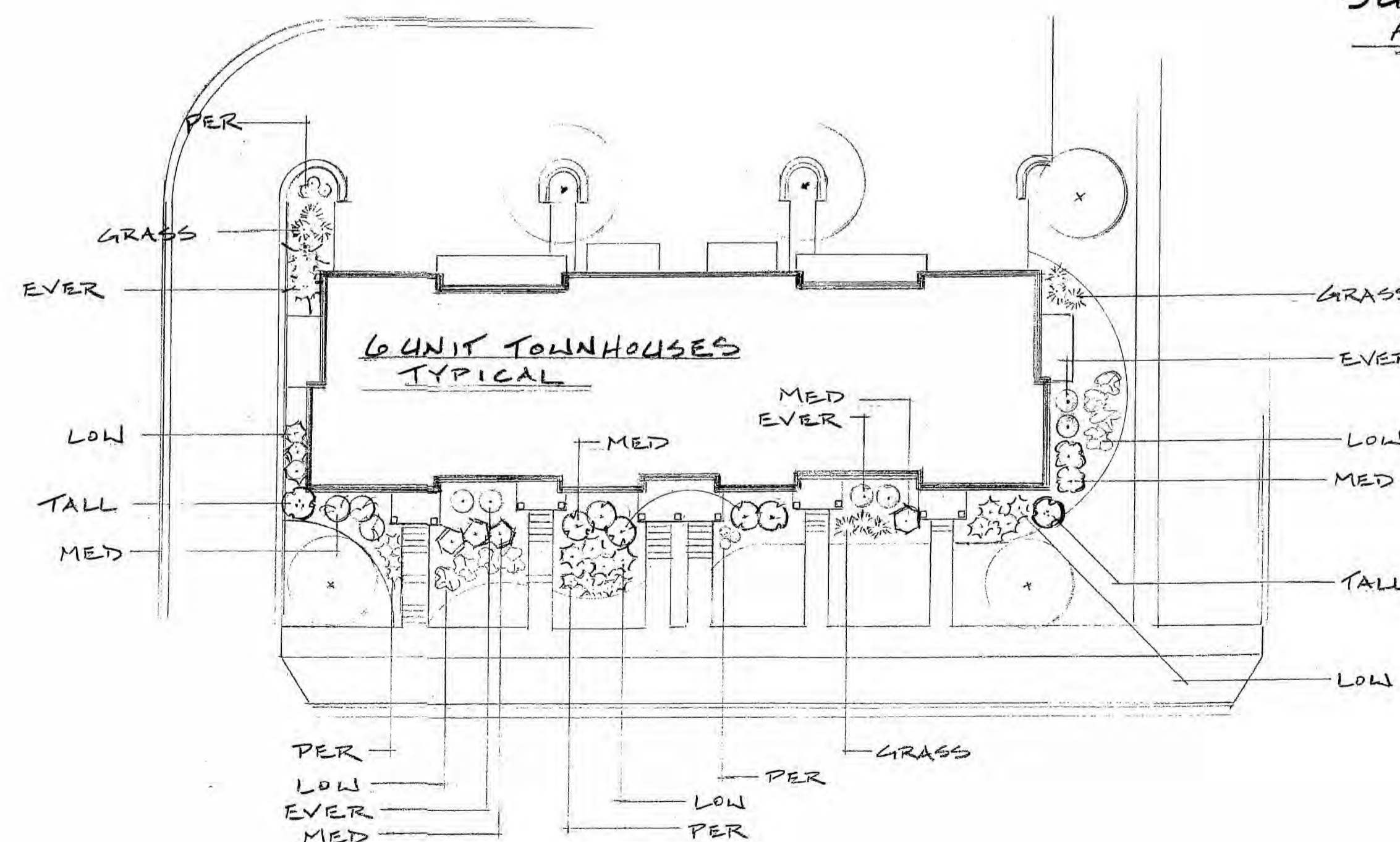
**EVER:** EVERGREEN SHRUBS  
 JUNIPER 'KALLAY'S COMPACTA'  
 TAXUS MEDIA 'TAUNTONII'

**PER:** PERENNIALS - HEMEROCALLIS  
 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'  
 PHYSCARPUS 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 - HEMEROCALLIS  
 HEUCHERA

**GRASS:** ORNAMENTAL GRASS

SCALE: 1" = 20'

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PROJECT TITLE  
**Sugar Maple**

Madison, WI

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER

**L-1.1**

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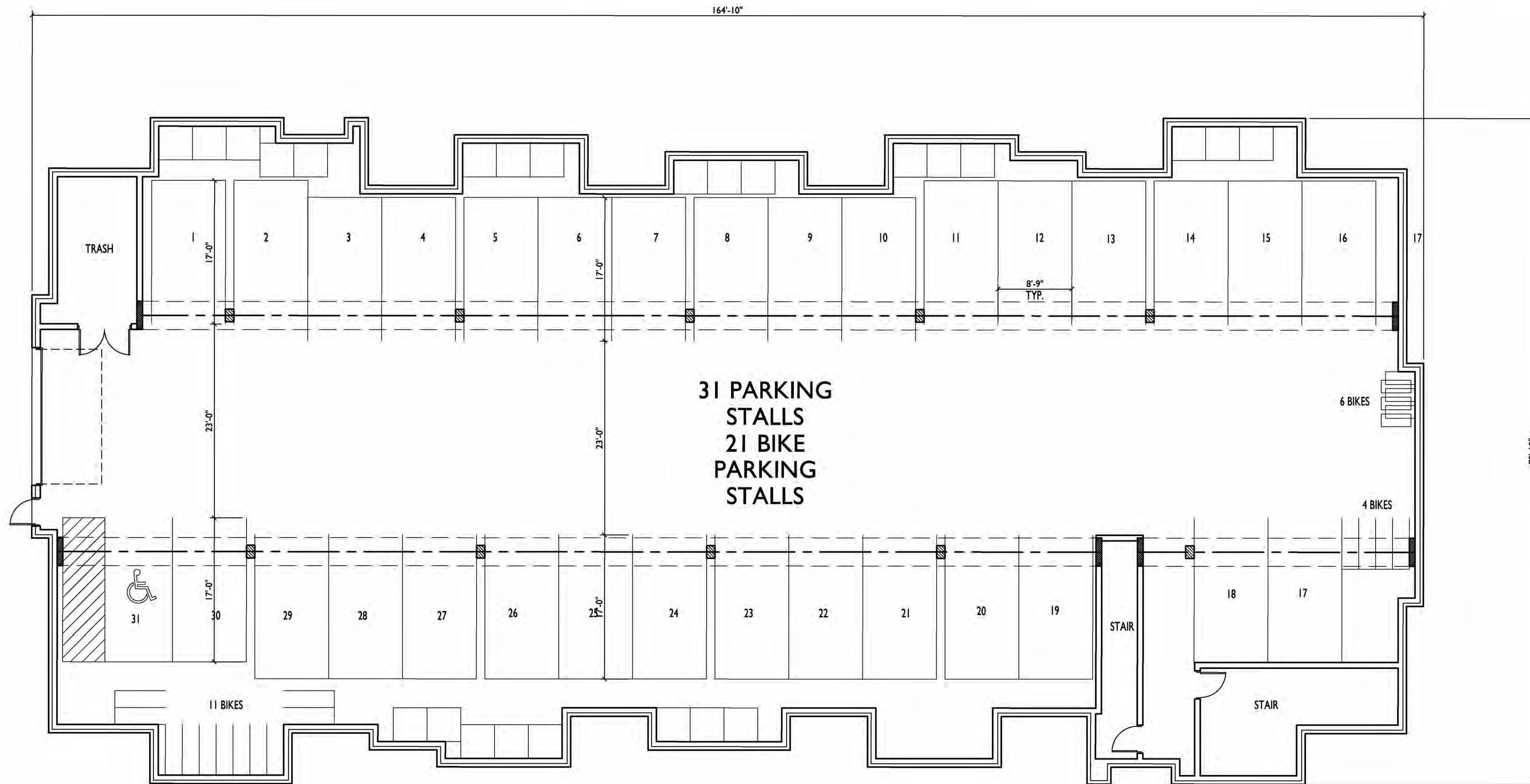
PROJECT TITLE  
**Sugar Maple**

Madison, WI  
SHEET TITLE  
**BASEMENT  
PLAN  
24-UNIT  
BLDG #1 & #2**

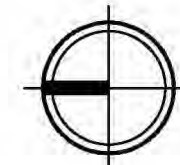
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**BASEMENT FLOOR PLAN - 24-UNIT**  
SCALE: 1/8"=1'-0"







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PROJECT TITLE  
Sugar Maple

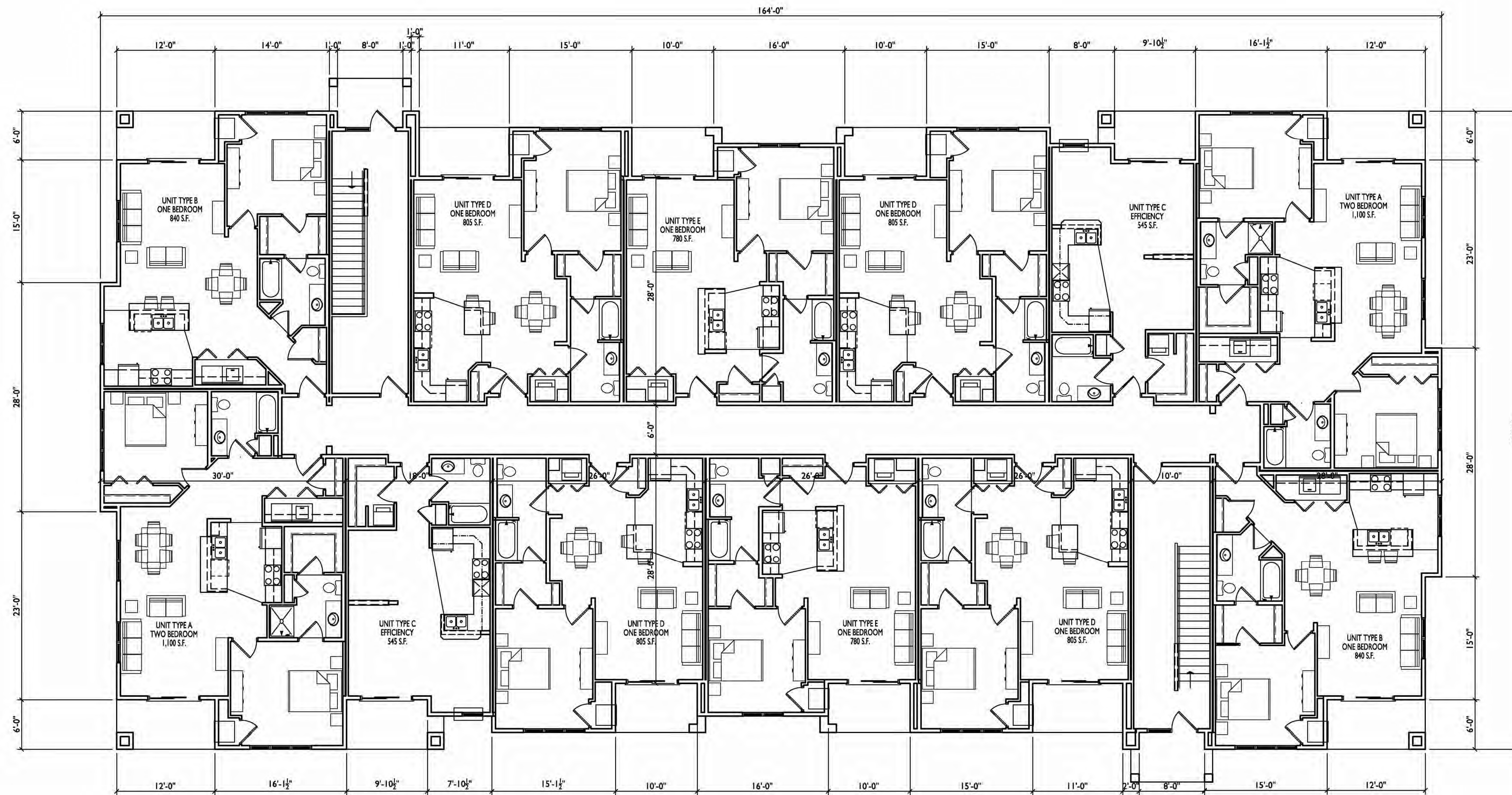
Madison, WI  
SHEET TITLE  
FIRST FLOOR  
PLAN  
24-UNIT  
BLDG #1 & #2

SHEET NUMBER

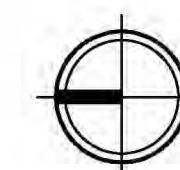
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1  
2 FIRST FLOOR PLAN - 24-UNIT  
SCALE: 1/8"=1'-0"







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



**2**  
5 NORTH ELEVATION - 24-UNIT  
SCALE: 1/8"=1'-0"

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PROJECT TITLE  
**Sugar Maple**

Madison, WI  
SHEET TITLE  
**ELEVATIONS**  
**24-UNIT**  
**BLDG #1**  
**(BLDG #2 SIM.)**

SHEET NUMBER

**5**

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



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





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PROJECT TITLE  
**Sugar Maple**

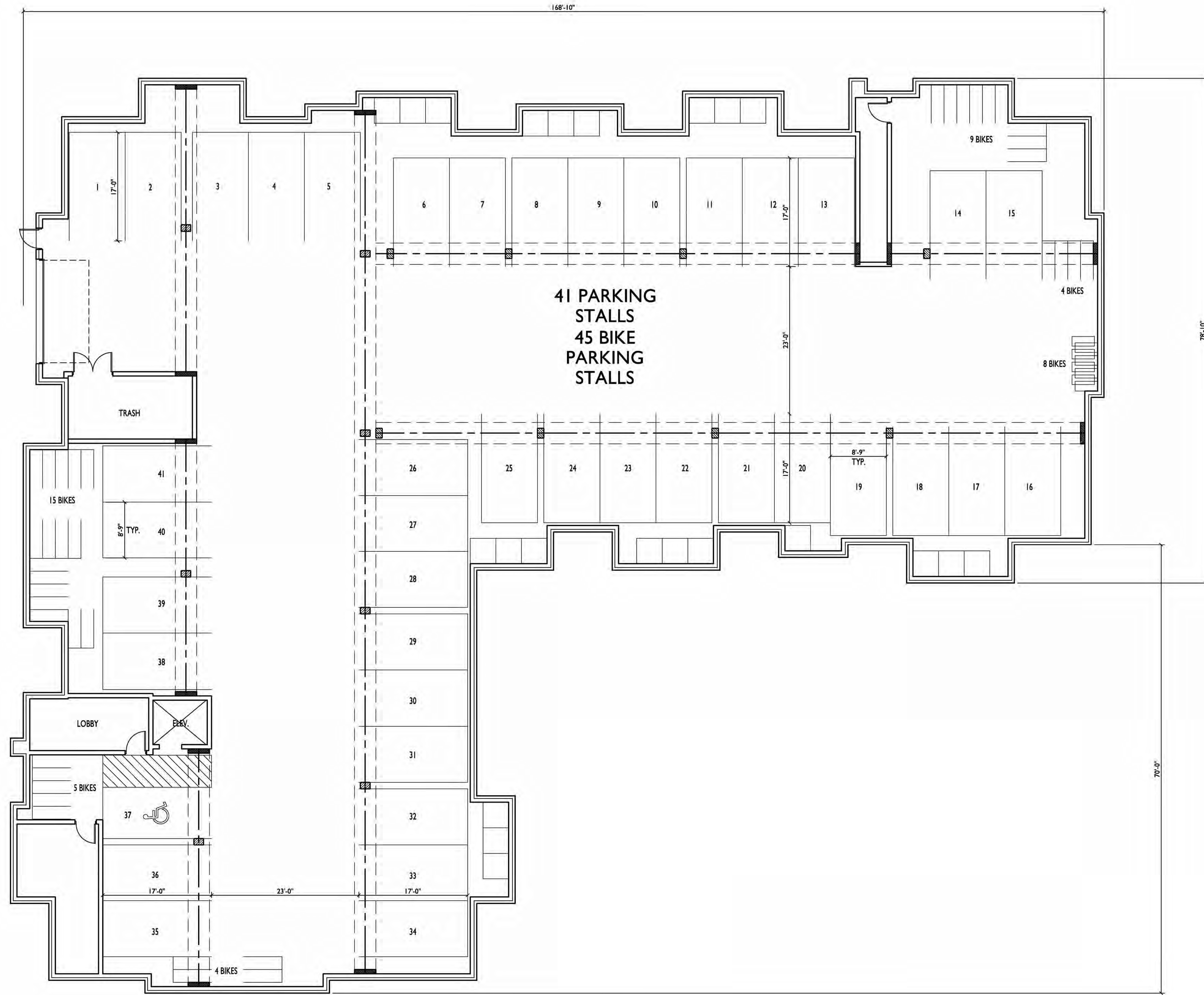
Madison, WI  
SHEET TITLE  
**BASEMENT  
FLOOR PLAN  
44-UNIT  
BLDG #3**

SHEET NUMBER

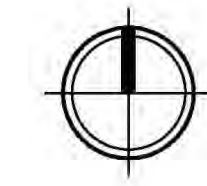
**7**

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**BASEMENT FLOOR PLAN - 44-UNIT**  
SCALE: 1/8"=1'-0"







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Sugar Maple

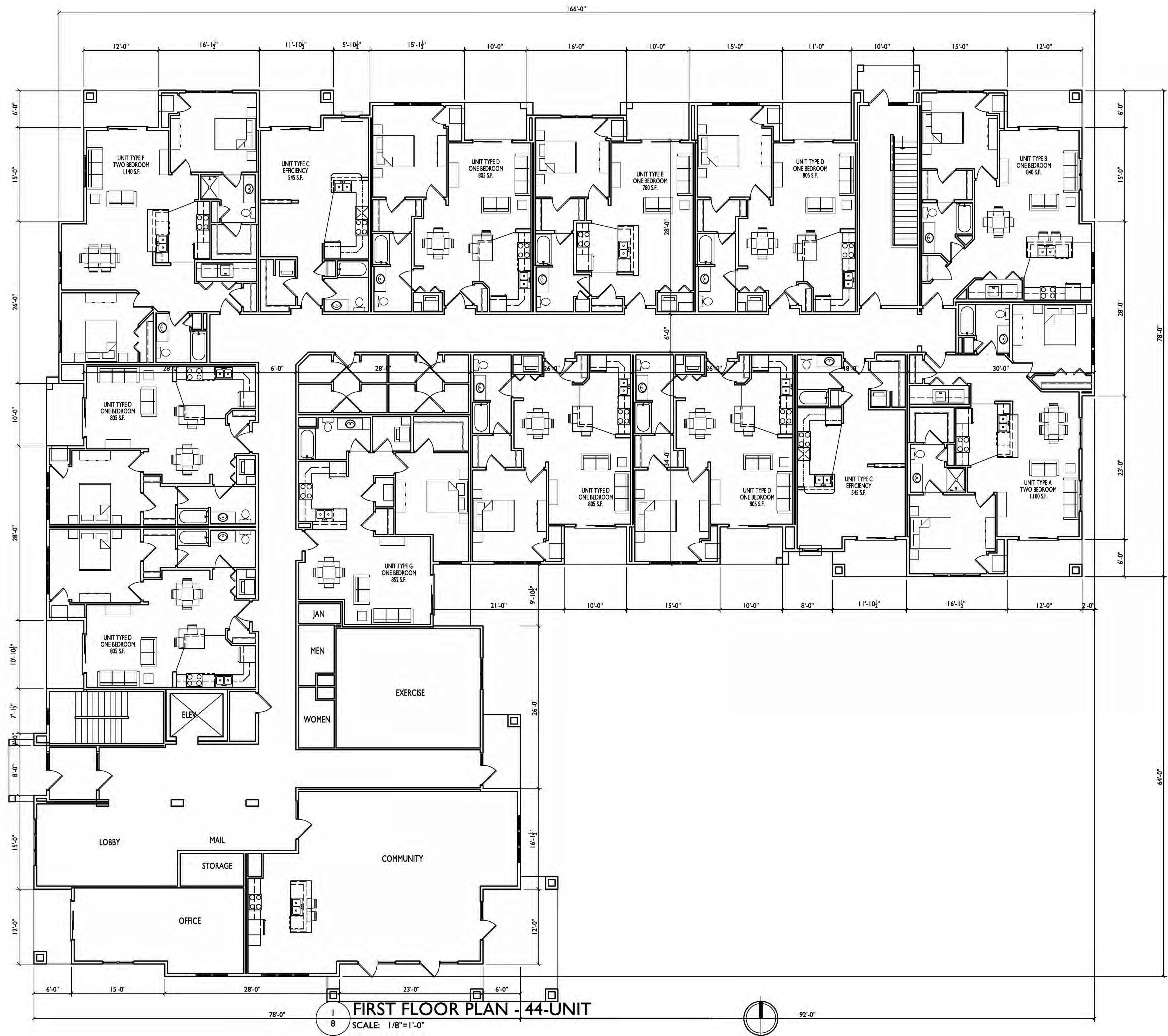
Madison, WI  
SHEET TITLE  
FIRST FLOOR  
PLAN  
44-UNIT  
BLDG #3

SHEET NUMBER

8

PROJECT NO. 1310

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1  
8 FIRST FLOOR PLAN - 44-UNIT  
SCALE: 1/8"=1'-0"





1 NORTH ELEVATION - 44-UNIT  
12 SCALE: 1/8"=1'-0"



2 WEST ELEVATION - 44-UNIT  
12 SCALE: 1/8"=1'-0"

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PROJECT TITLE  
**Sugar Maple**

Madison, WI  
SHEET TITLE  
**ELEVATIONS**  
**44-UNIT**  
**BLDG #3**

SHEET NUMBER

**12**

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

1 SOUTH ELEVATION - 44-UNIT  
13 SCALE: 1/8"=1'-0"

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PROJECT TITLE  
**Sugar Maple**



1 EAST ELEVATION - 44-UNIT  
13 SCALE: 1/8"=1'-0"

Madison, WI  
SHEET TITLE  
**ELEVATIONS**  
**44-UNIT**  
**BLDG #3**

SHEET NUMBER

**13**

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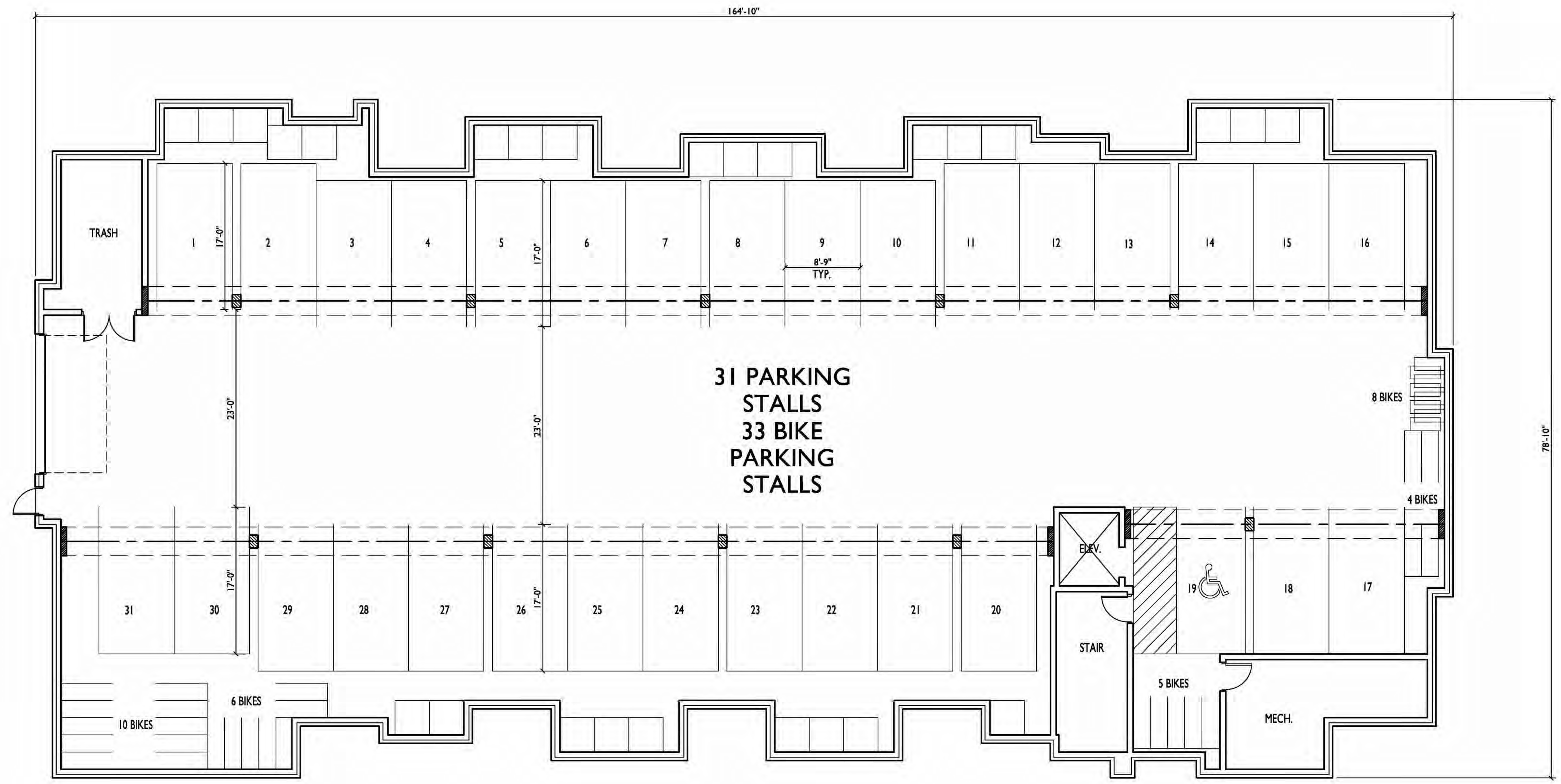
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**Sugar Maple**

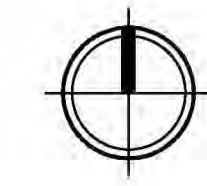
Madison, WI  
SHEET TITLE  
**BASEMENT  
PLAN  
36-UNIT  
BLDG #4, #5,  
#9, & #10**  
SHEET NUMBER

**14**

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







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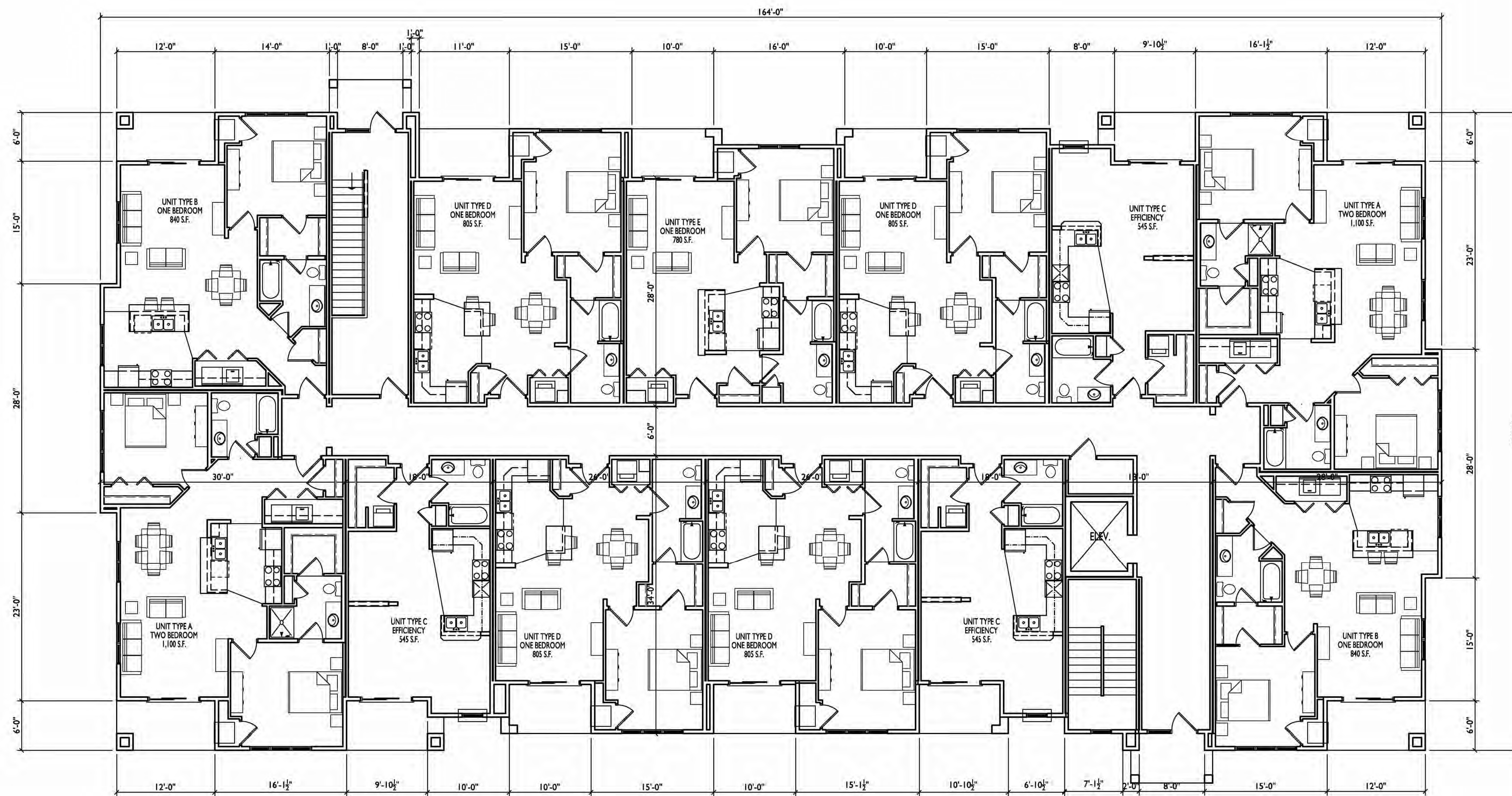
PROJECT TITLE  
Sugar Maple

Madison, WI  
SHEET TITLE  
FIRST FLOOR  
PLAN  
36-UNIT  
BLDG #4, #5,  
#9, & #10  
SHEET NUMBER

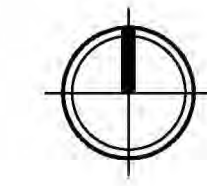
15

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







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



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

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PROJECT TITLE  
**Sugar Maple**

Madison, WI  
SHEET TITLE  
**ELEVATIONS**  
**36-UNIT**  
**BLDG #4**  
**(BLDG #5, #9,**  
**& #10 SIM.)**  
SHEET NUMBER

**19**  
PROJECT NO. **1310**  
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- TYPICAL MATERIALS
- ASPHALT SHINGLES
- ALUMINUM RAILING
- HORIZONTAL SIDING
- COMPOSITE PANELS AND TRIM
- PRECAST SILL
- STONE VENEER

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



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

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PROJECT TITLE  
**Sugar Maple**

Madison, WI  
SHEET TITLE  
**ELEVATIONS**  
**36-UNIT**  
**BLDG #4**  
**(BLDG #5, #9,**  
**& #10 SIM.)**  
SHEET NUMBER

**20**  
PROJECT NO. **1310**  
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PROJECT TITLE  
Sugar Maple

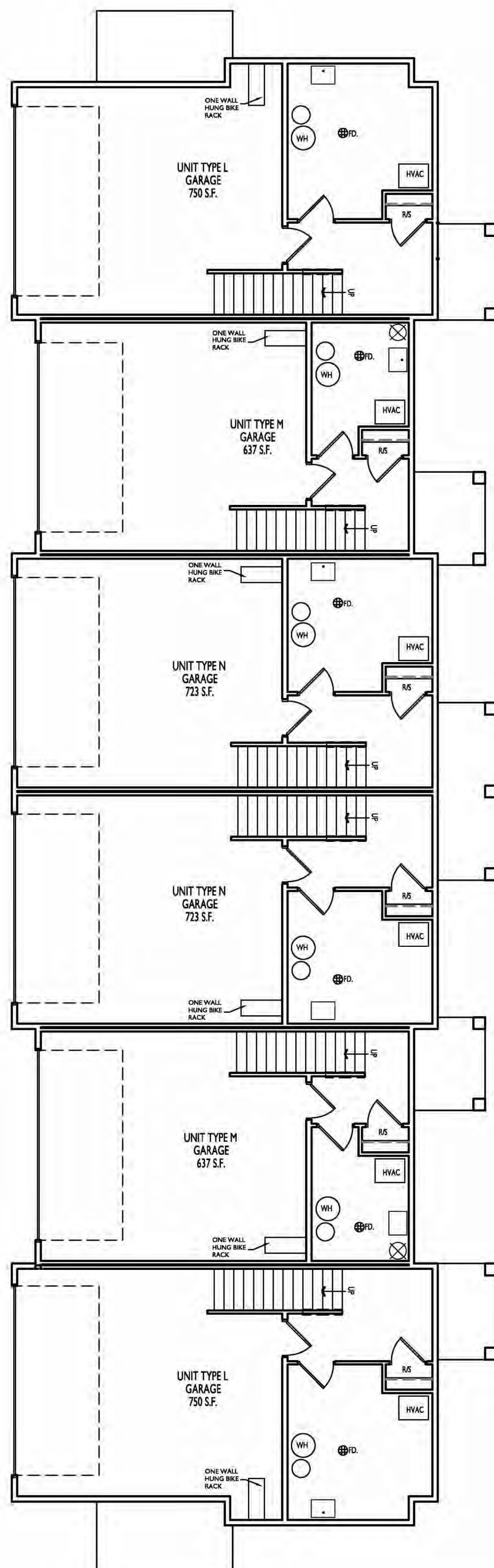
Madison, WI  
SHEET TITLE  
FLOOR PLANS  
6-UNIT  
BLDG # 6 & #8

SHEET NUMBER

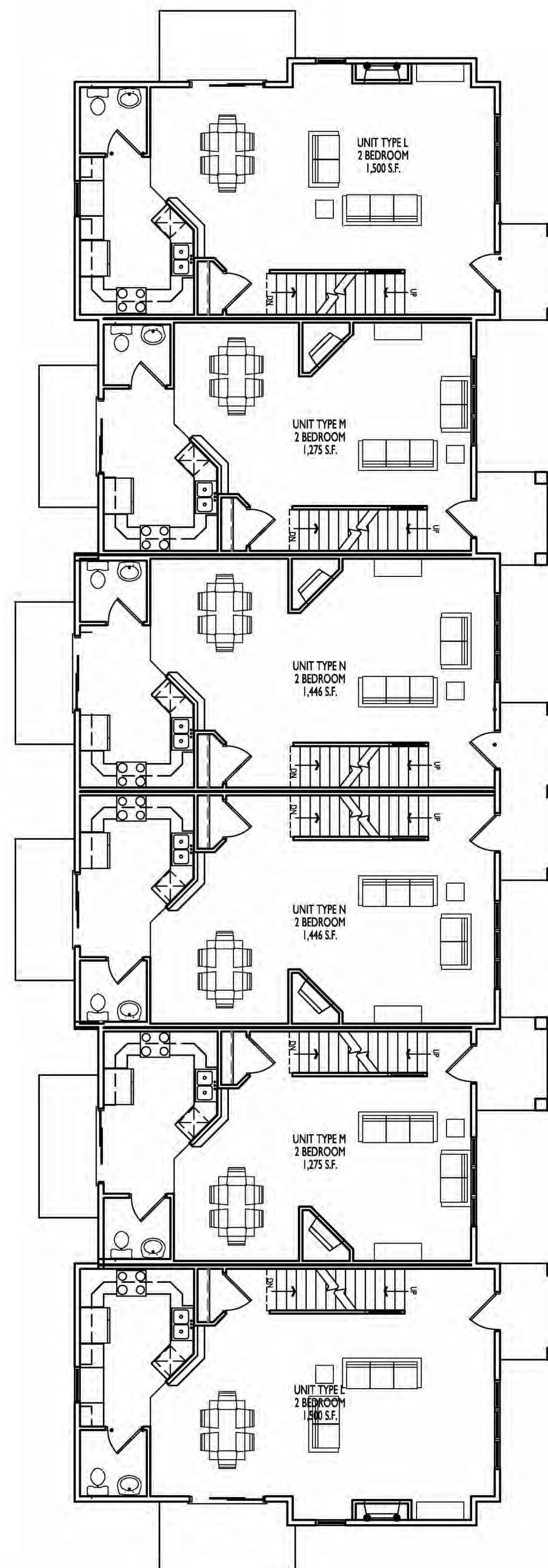
21

PROJECT NO. 1310

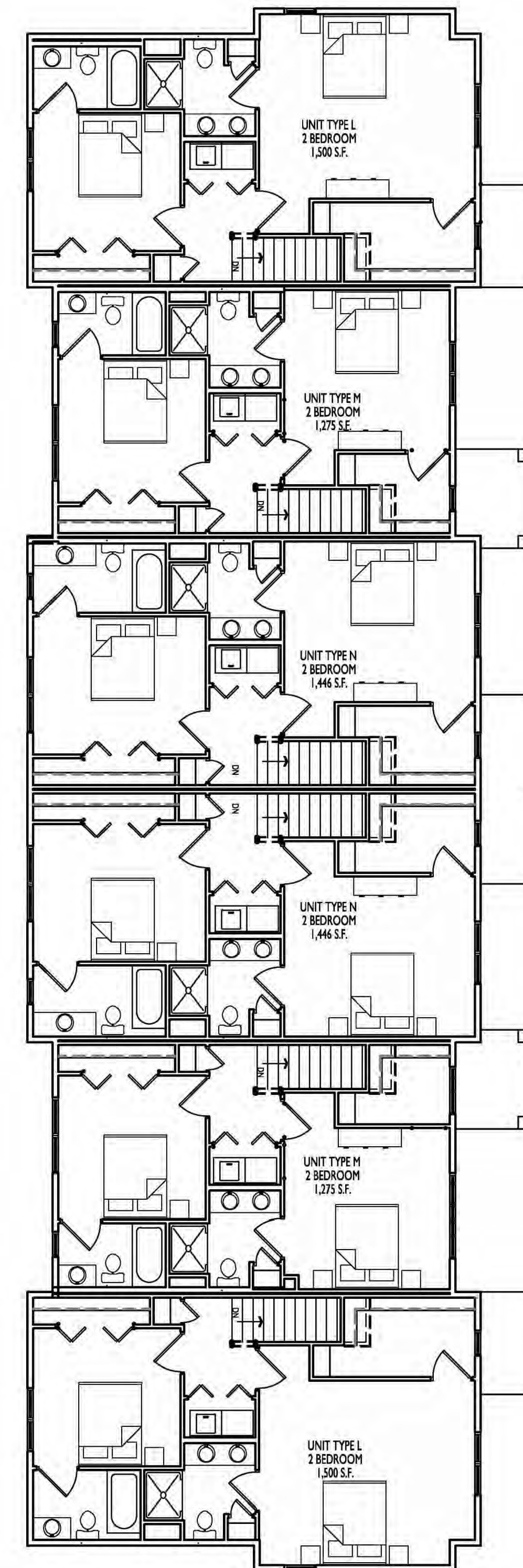
© 2013 Knothe & Bruce Architects, LLC



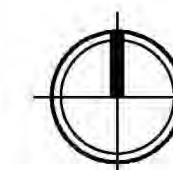
1 BASEMENT PLAN - 6-UNIT  
21 SCALE: 1/8"=1'-0"



2 FIRST FLOOR PLAN - 6-UNIT  
21 SCALE: 1/8"=1'-0"



3 SECOND FLOOR PLAN - 6-UNIT  
21 SCALE: 1/8"=1'-0"







1  
22 EAST ELEVATION - 6-UNIT  
SCALE: 1/8"=1'-0"



2  
22 SOUTH ELEVATION - 6-UNIT (NORTH ELEV. MIRROR IMAGE)  
SCALE: 1/8"=1'-0"



3  
22 WEST ELEVATION - 6-UNIT  
SCALE: 1/8"=1'-0"

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PROJECT TITLE  
Sugar Maple

Madison, WI  
SHEET TITLE  
ELEVATIONS  
6-UNIT  
BLDG #8  
(BLDG #6 SIM.)

SHEET NUMBER

22

PROJECT NO. 1310

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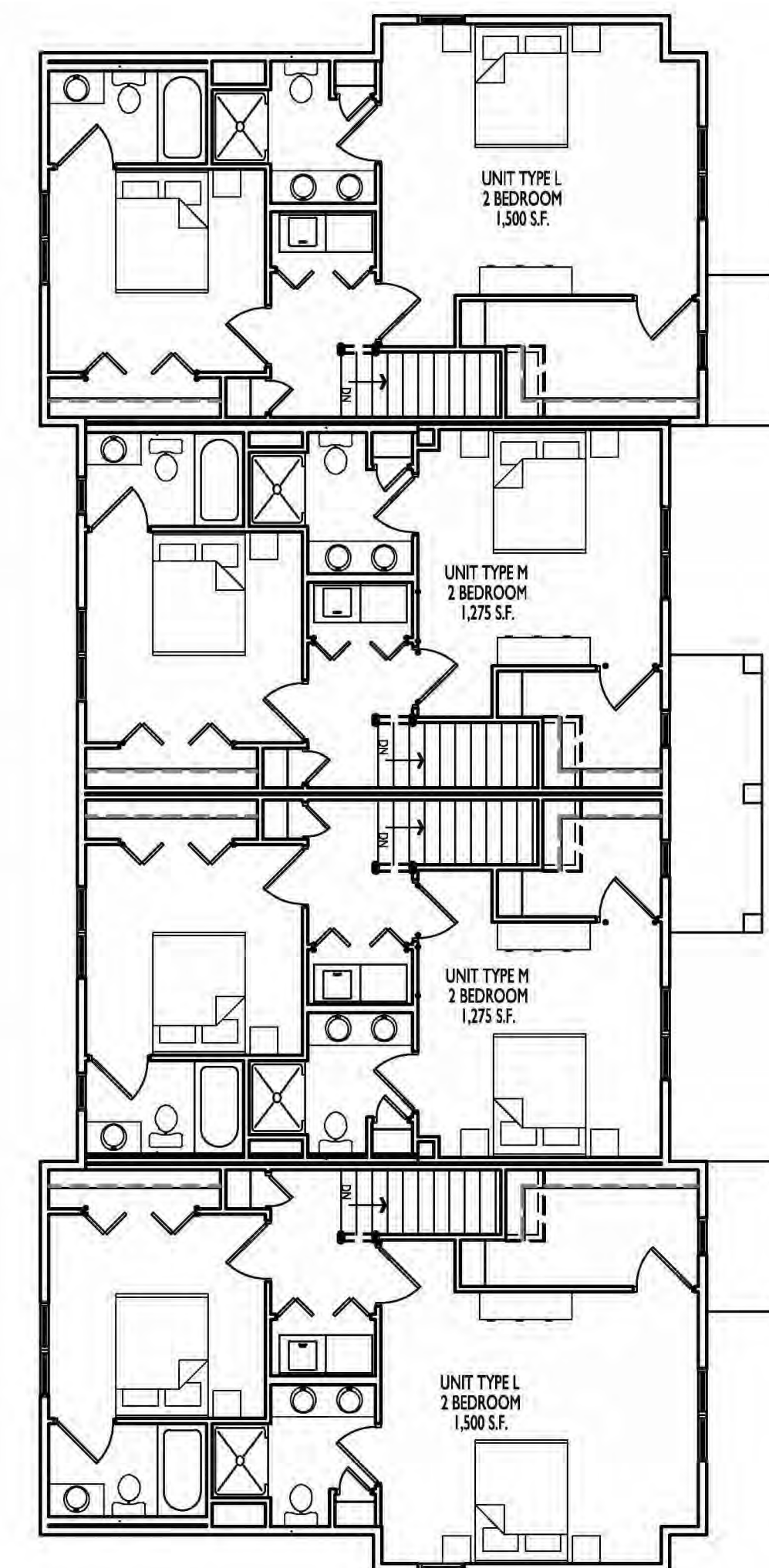
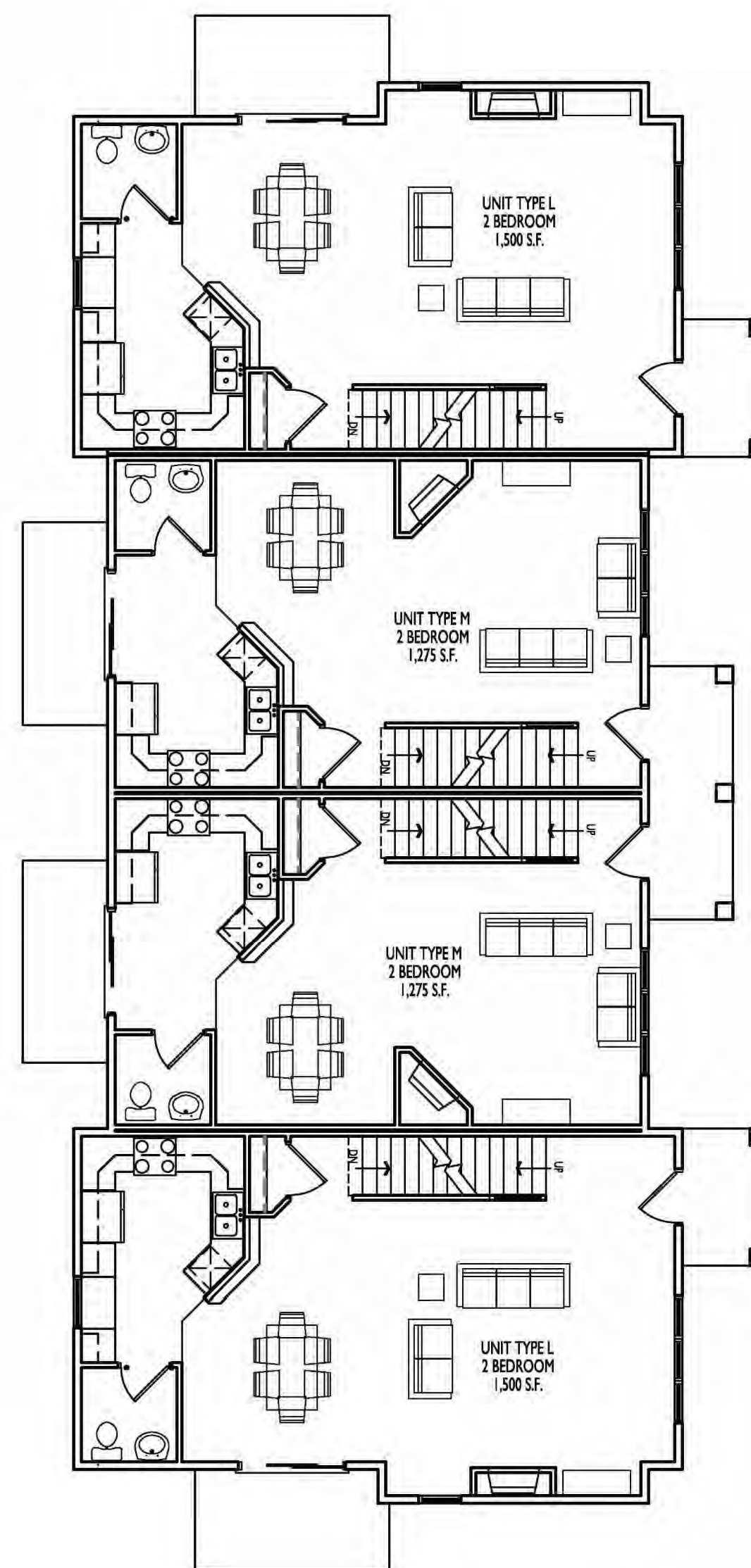
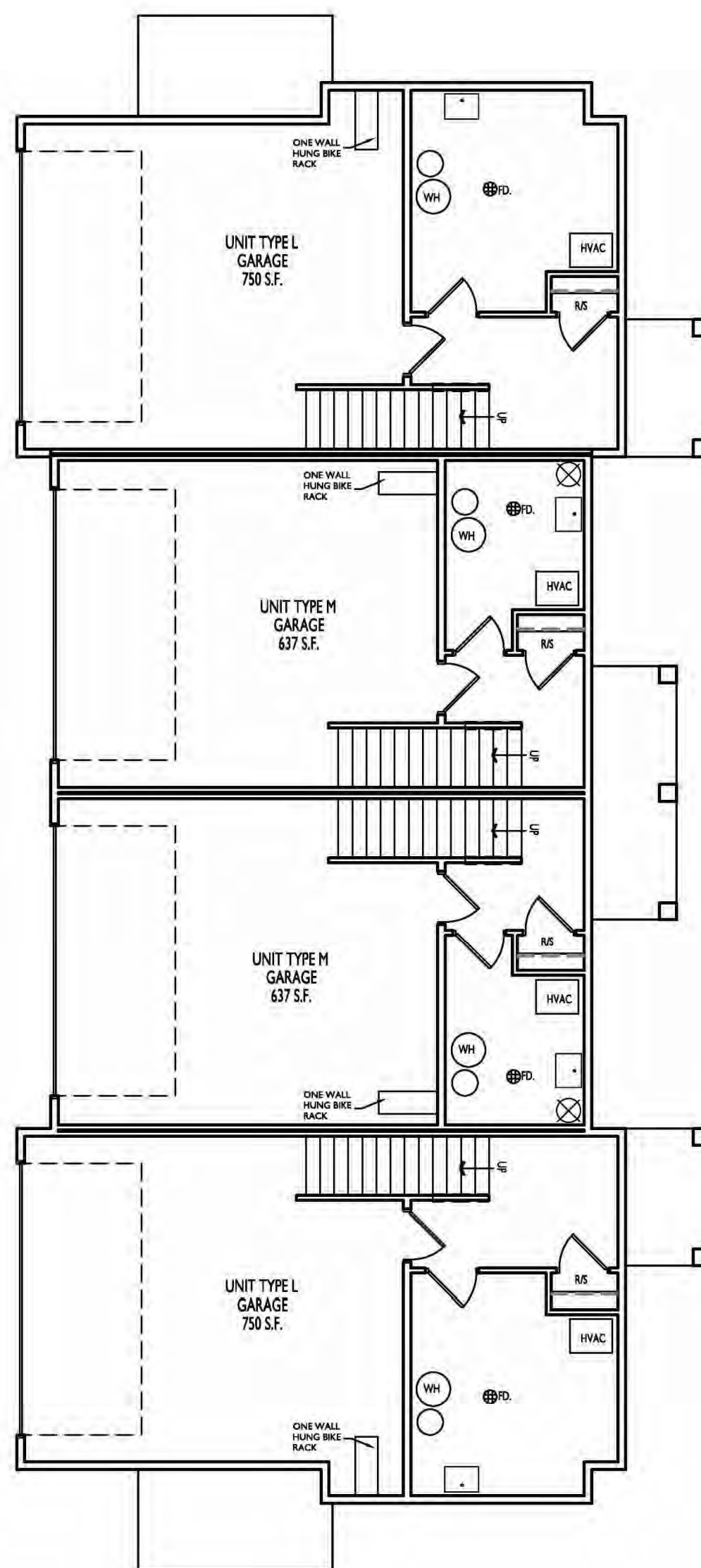




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Issued For SIP Submittal - January 28, 2014

PROJECT TITLE  
**Sugar Maple**

Madison, WI  
SHEET TITLE  
**FLOOR PLANS  
4-UNIT  
BLDG #7**

SHEET NUMBER

**23**

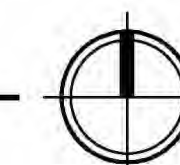
PROJECT NO. **1310**

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**1** BASEMENT PLAN - 4-UNIT  
SCALE: 1/8"=1'-0"

**2** FIRST FLOOR PLAN - 4-UNIT  
SCALE: 1/8"=1'-0"

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







1  
24 EAST ELEVATION - 4-UNIT  
SCALE: 1/8"=1'-0"



2  
24 SOUTH ELEVATION - 4-UNIT (NORTH ELEV. MIRROR IMAGE)  
SCALE: 1/8"=1'-0"



3  
24 WEST ELEVATION - 4-UNIT  
SCALE: 1/8"=1'-0"

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PROJECT TITLE  
Sugar Maple

Madison, WI  
SHEET TITLE  
ELEVATIONS  
4-UNIT  
BLDG #7

SHEET NUMBER

24

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

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



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

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