



9702 Watts Road



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Cree Edge™ Series

LED Area/Flood Luminaire

9702 Watts Road

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

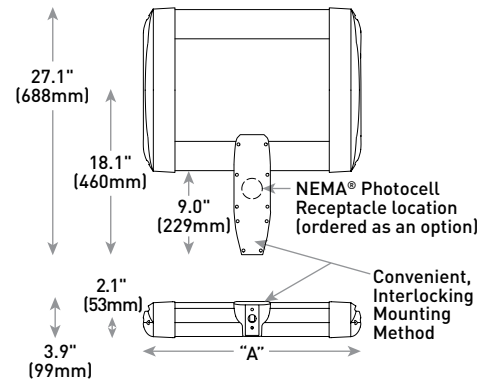
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	Backlight Control Shields XA-20BLS-4 - Four-pack - Unpainted stainless steel

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options										
ARE-EDG	2M Type II Medium w/BLS 2MB Type II Medium w/BLS 2MP Type II Medium w/Partial BLS 3M Type III Medium 3MB Type III Medium w/BLS 3MP Type III Medium w/Partial BLS 4M Type IV Medium w/BLS 4MB Type IV Medium w/BLS 4MP Type IV Medium w/Partial BLS	AA Adjustable Arm DA Direct Arm DL Direct Long Arm SA Side Arm - Available with 20-60 LEDs	02	E	UL Universal 120-277V	BK Black	350mA	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only										
			04						PML Programmable Multi-Level, 20-40" Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML2 Programmable Multi-Level, 10-30" Mounting Height - Refer to PML2 spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire									
			06															
			08															
			10															
			12															
			14															
			16															
			FLD-EDG							25 25° Flood 40 40° Flood 70 70° Flood SN Sign N6 NEMA® 6		02	E	UL Universal 120-277V	BK Black	350mA	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only	
												04						PML Programmable Multi-Level, 20-40" Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML2 Programmable Multi-Level, 10-30" Mounting Height - Refer to PML2 spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
												06						

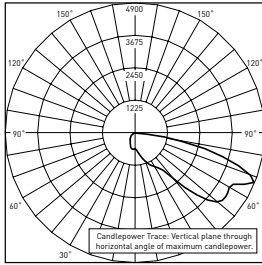
* Reference EPA and pole configuration suitability data beginning on page 19
 NOTE: Price adder may apply depending on configuration



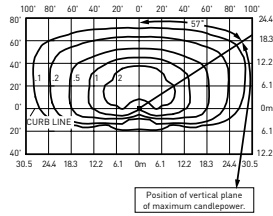
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

3MB



CSA Test Report #: 6448
 ARE-EDG-3MB-**-06-E-UL-700
 Initial Delivered Lumens: 7,740



ARE-EDG-3MB-**-12-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 12,420
 Initial FC at grade

Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,499	B1 U0 G1	1,557	B1 U0 G1
04	2,999	B1 U0 G1	3,114	B1 U0 G1
06	4,446	B1 U0 G1	4,617	B1 U0 G1
08	5,929	B1 U0 G2	6,157	B1 U0 G2
10	7,393	B1 U0 G2	7,677	B1 U0 G2
12	8,872	B1 U0 G2	9,213	B1 U0 G2
14	10,285	B1 U0 G2	10,680	B1 U0 G2
16	11,754	B1 U0 G3	12,206	B1 U0 G3
525mA				
02	2,099	B1 U0 G1	2,180	B1 U0 G1
04	4,198	B1 U0 G1	4,359	B1 U0 G1
06	6,225	B1 U0 G2	6,464	B1 U0 G2
08	8,300	B1 U0 G2	8,619	B1 U0 G2
10	10,350	B1 U0 G2	10,748	B1 U0 G2
12	12,420	B1 U0 G3	12,898	B1 U0 G3
14	14,398	B1 U0 G3	14,952	B2 U0 G3
16	16,455	B2 U0 G3	17,088	B2 U0 G3
700mA				
02	2,564	B1 U0 G1	2,662	B1 U0 G1
04	5,127	B1 U0 G2	5,325	B1 U0 G2
06	7,603	B1 U0 G2	7,896	B1 U0 G2

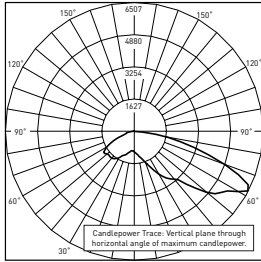
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



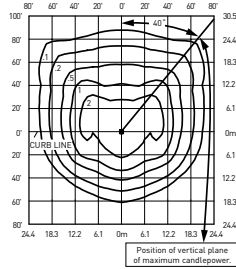
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

4M



CSA Test Report #: 6438
 ARE-EDG-4M-**-06-E-UL-700-40K
 Initial Delivered Lumens: 11,367



ARE-EDG-4M-**-12-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 17,710
 Initial FC at grade

Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B2 U0 G2
12	12,650	B3 U0 G3	13,137	B3 U0 G3
14	14,665	B3 U0 G3	15,229	B3 U0 G3
16	16,760	B3 U0 G3	17,405	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G1	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B2 U0 G2	12,290	B3 U0 G3
10	14,759	B3 U0 G3	15,326	B3 U0 G3
12	17,710	B3 U0 G3	18,391	B3 U0 G3
14	20,531	B3 U0 G3	21,321	B3 U0 G3
16	23,464	B3 U0 G3	24,367	B4 U0 G3
700mA				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B2 U0 G2	11,259	B2 U0 G2

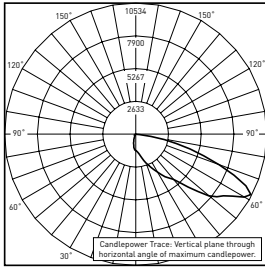
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



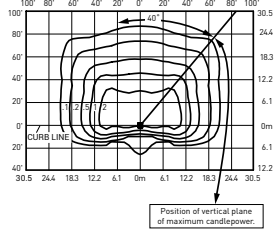
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

4MB



CSA Test Report #: 6449
 ARE-EDG-4MB-**-12-E-UL-525-40K
 Initial Delivered Lumens: 13,155



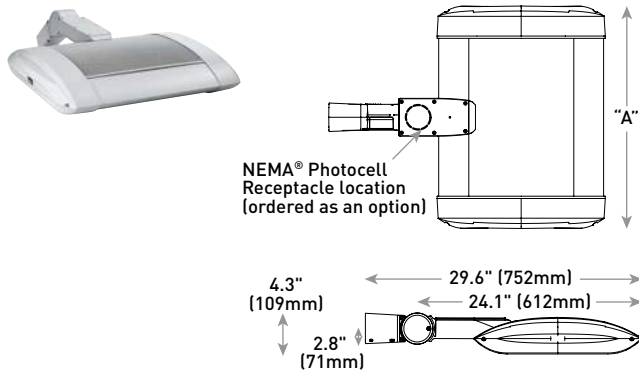
ARE-EDG-4MB-**-12-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 13,340
 Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,610	B0 U0 G1	1,672	B0 U0 G1
04	3,221	B1 U0 G1	3,345	B1 U0 G1
06	4,776	B1 U0 G1	4,959	B1 U0 G1
08	6,368	B1 U0 G2	6,613	B1 U0 G2
10	7,941	B1 U0 G2	8,246	B1 U0 G2
12	9,529	B1 U0 G2	9,895	B1 U0 G2
14	11,046	B1 U0 G2	11,471	B1 U0 G2
16	12,624	B1 U0 G2	13,110	B1 U0 G2
525mA				
02	2,254	B0 U0 G1	2,341	B0 U0 G1
04	4,509	B1 U0 G1	4,682	B1 U0 G1
06	6,686	B1 U0 G2	6,943	B1 U0 G2
08	8,915	B1 U0 G2	9,258	B1 U0 G2
10	11,117	B1 U0 G2	11,544	B1 U0 G2
12	13,340	B1 U0 G2	13,853	B2 U0 G2
14	15,465	B2 U0 G2	16,060	B2 U0 G3
16	17,674	B2 U0 G3	18,354	B2 U0 G3
700mA				
02	2,754	B0 U0 G1	2,860	B0 U0 G1
04	5,507	B1 U0 G1	5,719	B1 U0 G2
06	8,167	B1 U0 G2	8,481	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

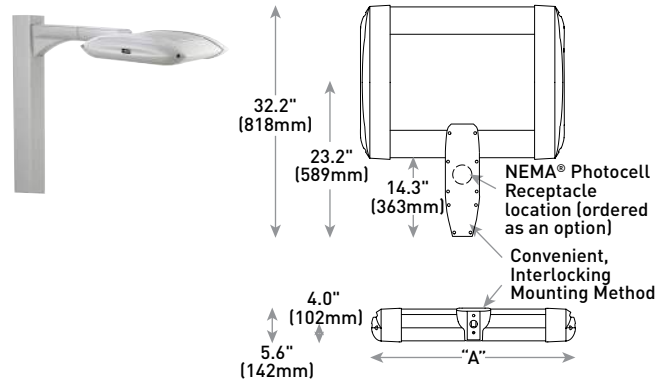
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

AA Mount



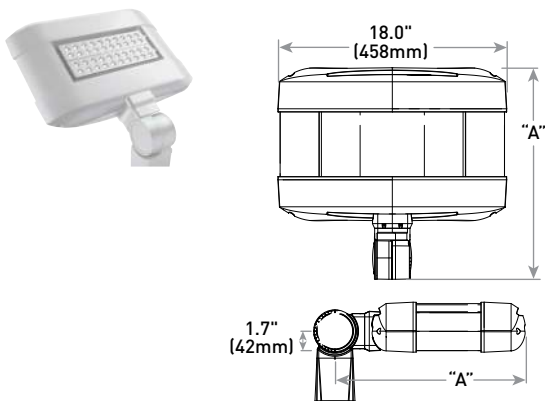
LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

DL Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	23 lbs. (10kg)
04	12.1" (306mm)	26 lbs. (12kg)
06	14.1" (357mm)	29 lbs. (13kg)
08	16.1" (408mm)	30 lbs. (14kg)
10	18.1" (459mm)	34 lbs. (15kg)
12	20.1" (510mm)	36 lbs. (16kg)
14	22.1" (560mm)	42 lbs. (19kg)
16	24.1" (611mm)	44 lbs. (20kg)

SA Mount



LED Count (x10)	Dim. "A"	Weight
02	16.0" (406mm)	25 lbs. (11kg)
04	18.0" (457mm)	26 lbs. (12kg)
06	20.0" (508mm)	28 lbs. (13kg)

Cree Edge™ Series

LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

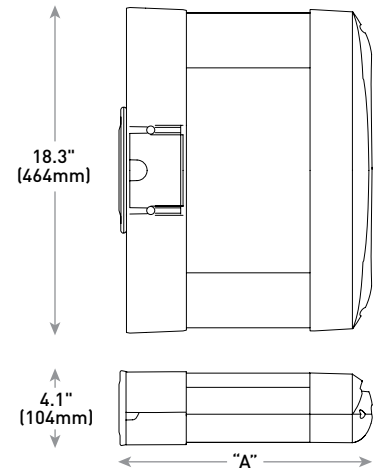
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required



LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG	Optic	WM	LED Count (x10)	E	Voltage	Color Options	Drive Current	Options
SEC-EDG	2M Type II Medium 2MB Type II Medium w/BLS 2S Type II Short 2SB Type II Short w/BLS 3M Type III Medium 3MB Type III Medium w/BLS 4M Type IV Medium 4MB Type IV Medium w/BLS	WM Wall Mount	02 04 06 08 10 12	E	UL Universal 120-277V UH Universal 347-480V 34 347V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA -Available with 20-80 LEDs -Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications of 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Must specify UL or 34 voltage PML Programmable Multi-Level - Refer to PML spec sheet for details - Intended for downlight applications of 0° tilt 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire



Rev. Date: V2 07/28/2016



US: lighting.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

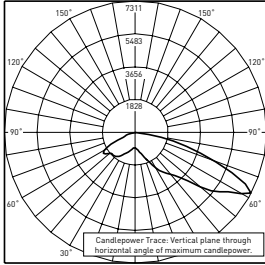
Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

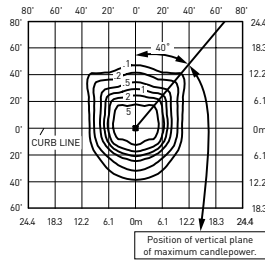
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5>

4M



ITL Test Report #: 78793
 SEC-EDG-4M-**-06-E-UL-700-40K
 Initial Delivered Lumens: 11,607

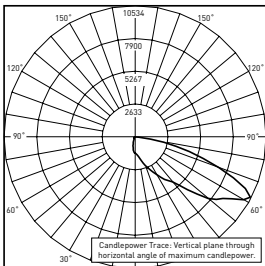


SEC-EDG-4M-**-08-E-UL-525-40K
 Mounting Height: 10' (3.0m) A.F.G.
 Initial Delivered Lumens: 11,835
 Initial FC at grade

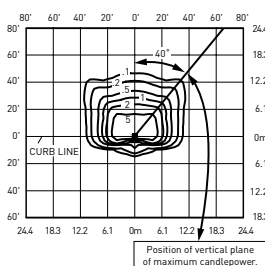
Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B3 U0 G3
12	12,650	B3 U0 G3	13,137	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G2	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B3 U0 G3	12,290	B3 U0 G3
700mA				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B3 U0 G3	11,259	B3 U0 G3

* Initial delivered lumens at 25°C (77°F)
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

4MB



CSA Test Report #: 6449
 ARE-EDG-4MB-**-12-E-UL-525-40K
 Initial Delivered Lumens: 13,155



SEC-EDG-4MB-**-08-E-UL-525-40K
 Mounting Height: 10' (3.0m) A.F.G.
 Initial Delivered Lumens: 8,915
 Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,610	B0 U0 G1	1,672	B0 U0 G1
04	3,221	B1 U0 G1	3,345	B1 U0 G1
06	4,776	B1 U0 G1	4,959	B1 U0 G1
08	6,368	B1 U0 G2	6,613	B1 U0 G2
10	7,941	B1 U0 G2	8,246	B1 U0 G2
12	9,529	B1 U0 G2	9,895	B1 U0 G2
525mA				
02	2,254	B0 U0 G1	2,341	B0 U0 G1
04	4,509	B1 U0 G1	4,682	B1 U0 G1
06	6,686	B1 U0 G2	6,943	B1 U0 G2
08	8,915	B1 U0 G2	9,258	B1 U0 G2
700mA				
02	2,754	B0 U0 G1	2,860	B0 U0 G1
04	5,507	B1 U0 G1	5,719	B1 U0 G2
06	8,167	B1 U0 G2	8,481	B1 U0 G2

* Initial delivered lumens at 25°C (77°F)
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf





City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 9702 Watts Road

Contact Name & Phone #: Greg Held 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

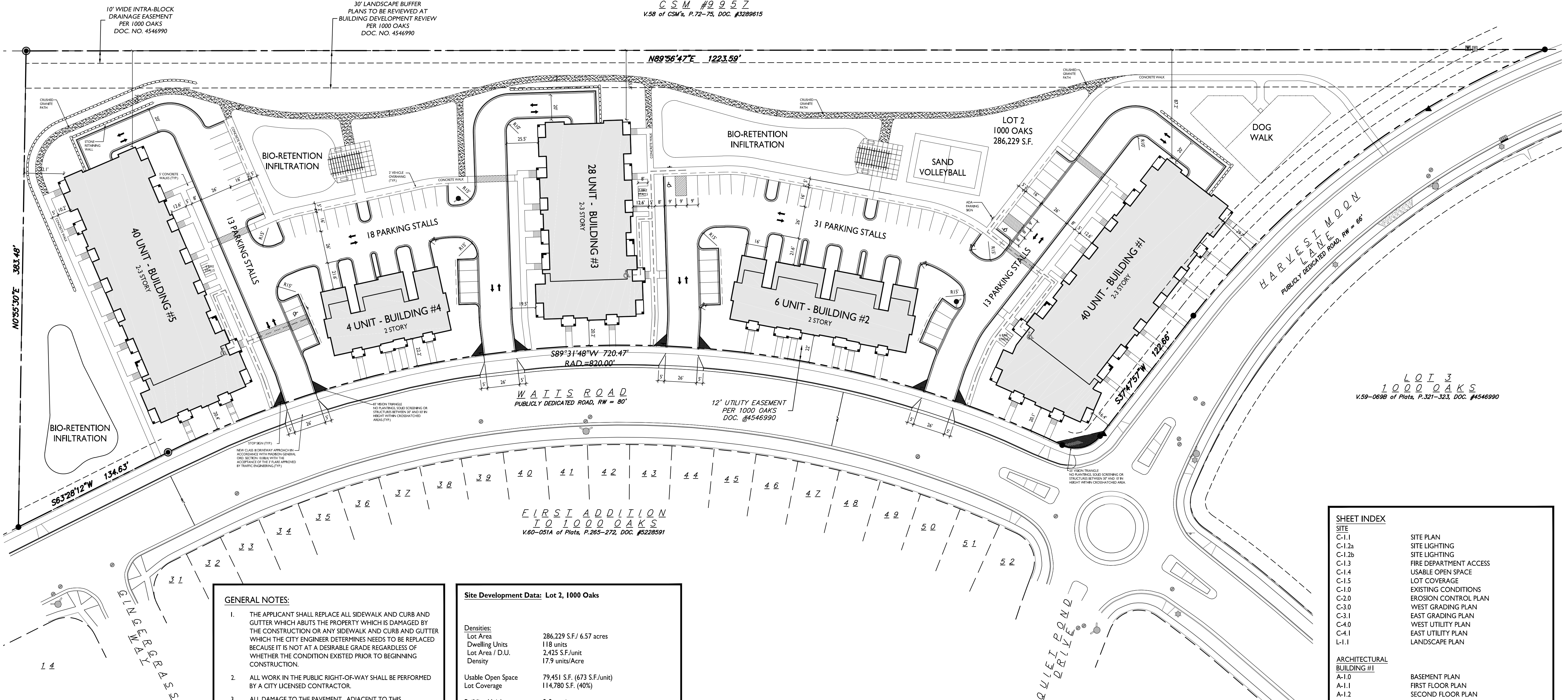
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

LOT 3
CSM #9957
V.58 of CSM's, P.72-75, DOC. #3289615

LOT 3
1000 OAKS
V.58-069B of Plats, P.321-323, DOC. #4546990

FIRST ADDITION
TO 1000 OAKS
V.60-051A of Plats, P.265-272, DOC. #5228591



GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
- EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

Site Development Data: Lot 2, 1000 Oaks

Densities:
 Lot Area 286,229 S.F./ 6.57 acres
 Dwelling Units 118 units
 Lot Area / D.U. 2,425 S.F./unit
 Density 17.9 units/Acre

Usable Open Space 79,451 S.F. (673 S.F./unit)
 Lot Coverage 114,780 S.F. (40%)

Building Height 2-3 stories

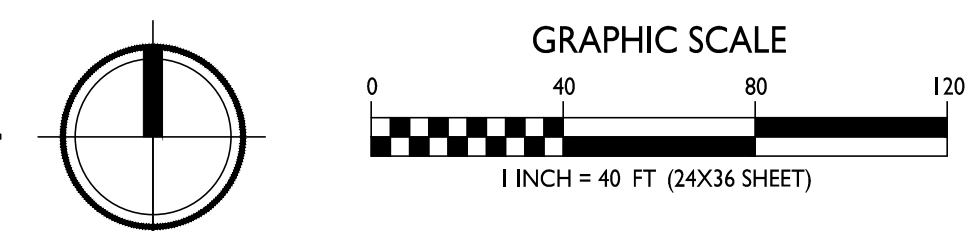
Dwelling Unit Mix:	Bldg #1	#2	#3	#4	#5	Total
Efficiency	6	0	6	0	6	18
One Bedroom	21	0	9	0	21	51
Two Bedroom	11	0	13	0	13	37
Three Bedroom	2	6	0	4	0	12
Total Dwelling Units	40	6	28	4	40	118

Vehicle Parking Stalls:
 Underground/Garage 39 12 26 8 38 123
 Surface 75
 Total 198

Parking Ratio 1.67 stalls/unit

Bicycle Parking:	Bldg #1	#2	#3	#4	#5	Total
Long-term - floor	31	-	20	-	31	82
Long-term - wall	8	-	7	-	8	23
Long-term - garage	-	6	-	4	-	10
Long-term surface	2	-	1	-	1	4
Short-term surface	4	1	3	1	4	13
Total	45	7	31	5	44	132

SITE PLAN
C-1.1 1" = 40'-0"



SHEET INDEX

SITE

- C-1.1 SITE PLAN
- C-1.2a SITE LIGHTING
- C-1.2b SITE LIGHTING
- C-1.3 FIRE DEPARTMENT ACCESS
- C-1.4 USABLE OPEN SPACE
- C-1.5 LOT COVERAGE
- C-1.0 EXISTING CONDITIONS
- C-2.0 EROSION CONTROL PLAN
- C-3.0 WEST GRADING PLAN
- C-3.1 EAST GRADING PLAN
- C-4.0 WEST UTILITY PLAN
- C-4.1 EAST UTILITY PLAN
- L-1.1 LANDSCAPE PLAN

ARCHITECTURAL BUILDING #1

- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 THIRD FLOOR PLAN
- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS

BUILDING #2

- A-1.1 FIRST & SECOND FLOOR PLAN
- A-2.1 ELEVATIONS

BUILDING #3

- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 THIRD FLOOR PLAN
- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS

A-5.1 TYPICAL UNIT PLANS

BUILDING #4

- A-1.1 FIRST & SECOND FLOOR PLAN
- A-2.1 ELEVATIONS

BUILDING #5

- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 THIRD FLOOR PLAN
- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS

RENDERINGS

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1
PROJECT NO. **1858**
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ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

CONSULTANT

ISSUED
Issued for Land Use Submittal - July 17, 2019

- 4 Revised - Month Day, Year
- 3 Revised - Month Day, Year
- 2 Revised - Month Day, Year
- 1 Revised - Month Day, Year

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
**Overall Site
Lighting Plan**

SHEET NUMBER

C-1.2

PROJECT NO. **1858**

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LOT 3
CSM #9957
V.58 of CSM, P.72-75, DOC. #3289615

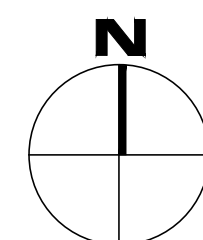
N89°56'47"E 1223.59'

LOT 2
1000 OAKS
286,229 S.F.

LOT 3
1000 OAKS
V.58-0698 of Plats, P.321-323, DOC. #4546990

WATTS ROAD
PUBLICLY DEDICATED ROAD, RW = 80'

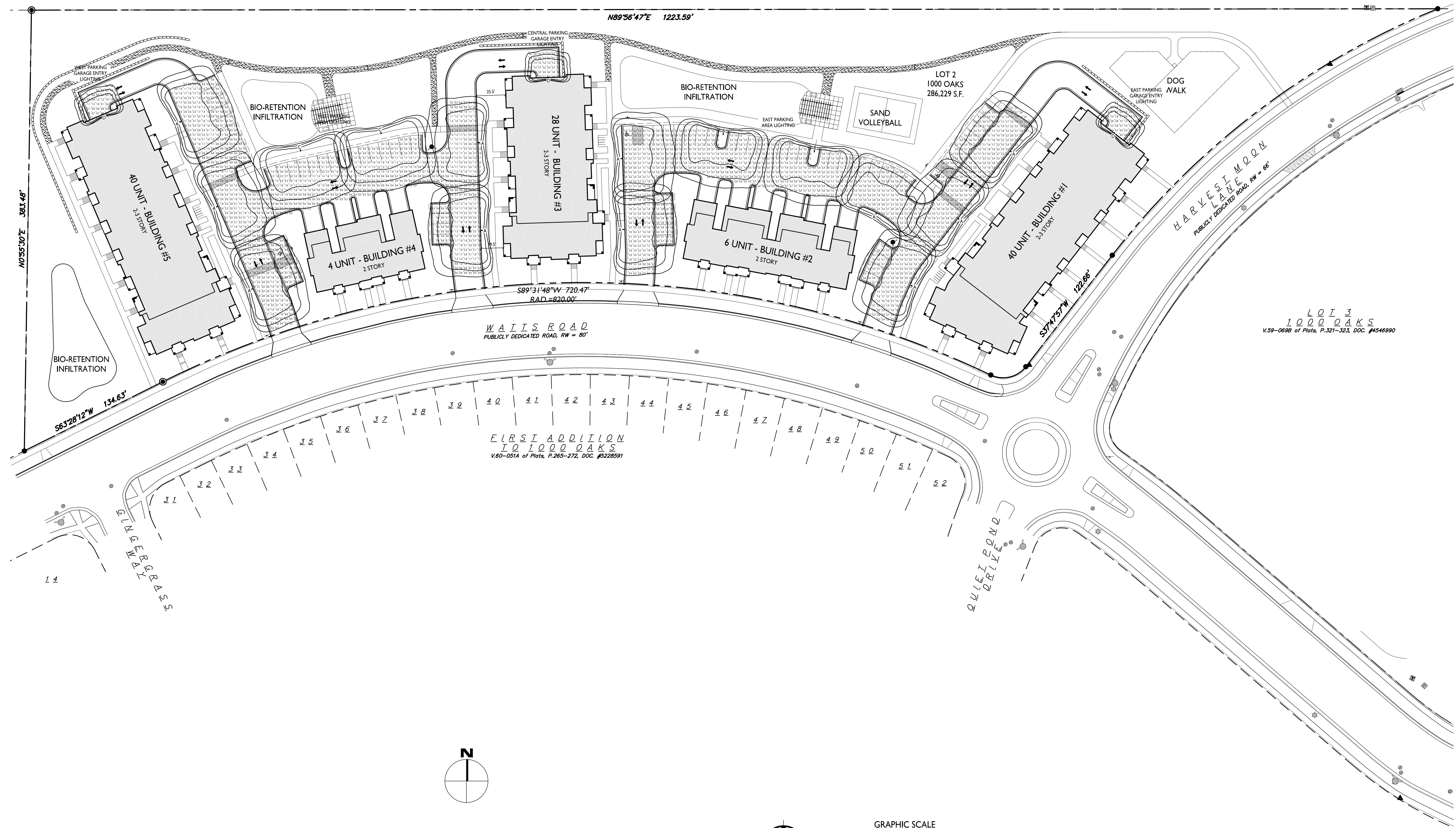
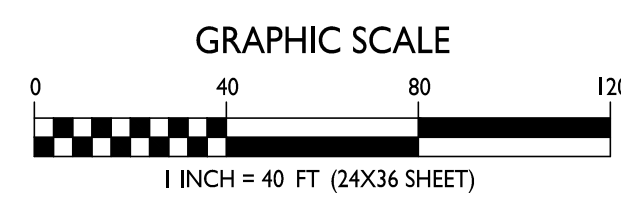
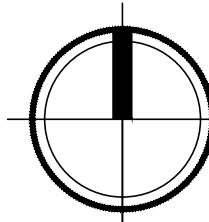
FIRST ADDITION
TO 1000 OAKS
V.60-051A of Plats, P.265-272, DOC. #5228591



1
C-1.2

OVERALL SITE LIGHTING PLAN

1" = 40'-0"





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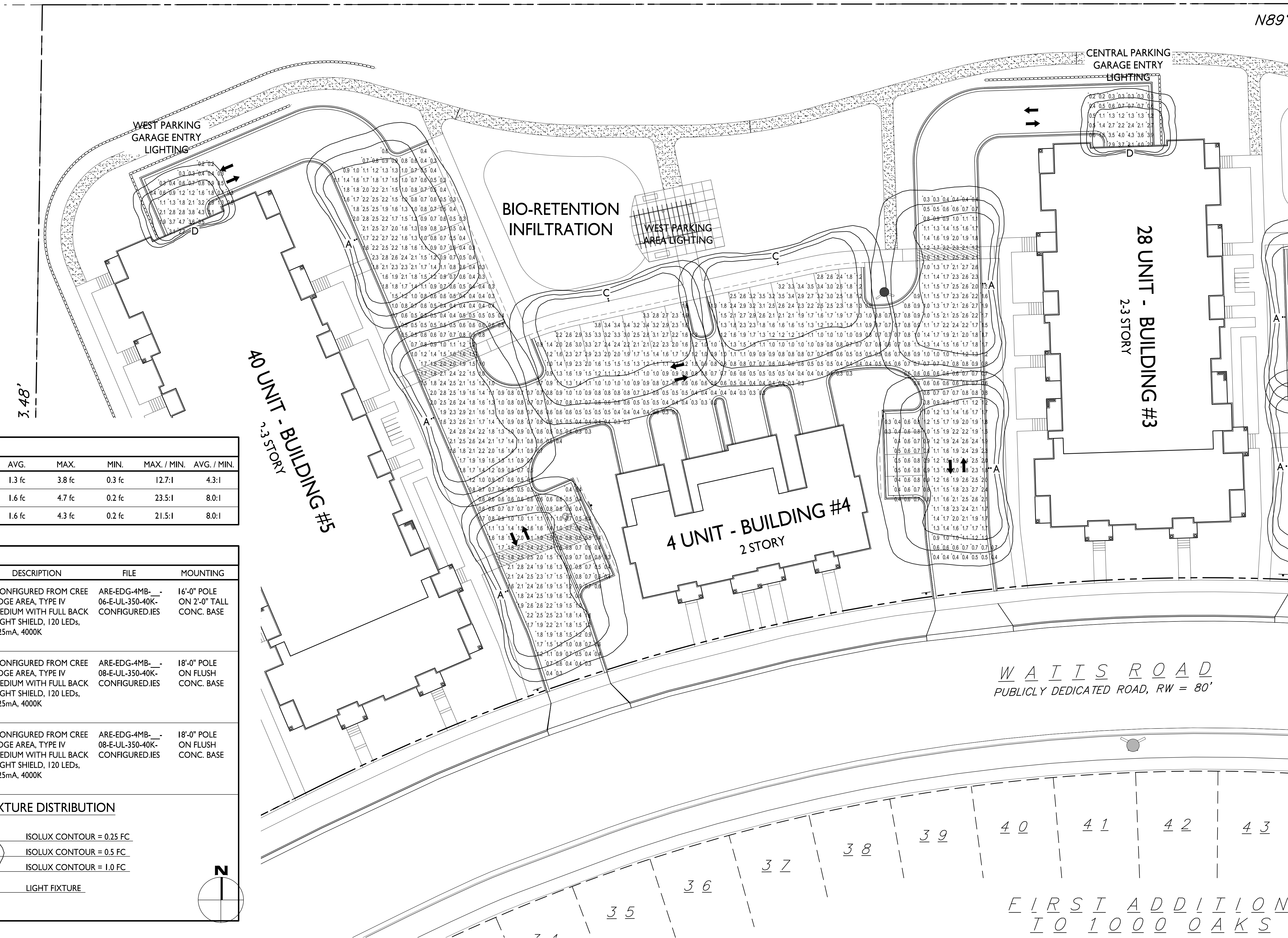
PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
**Partial Site
Lighting Plan**

SHEET NUMBER

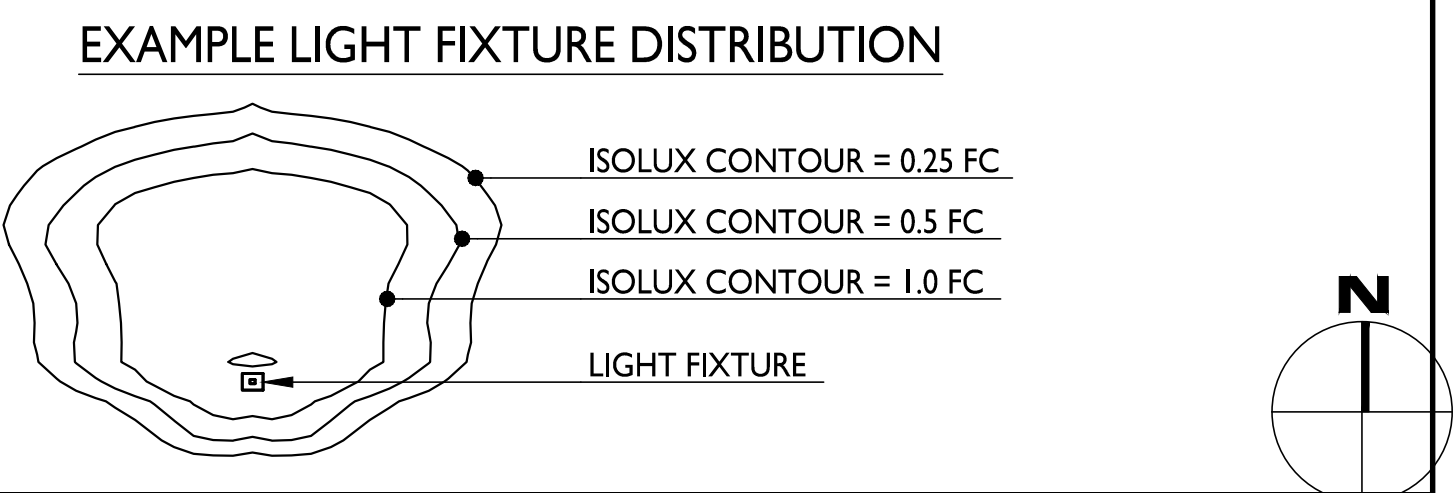
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PROJECT NO. **1858**
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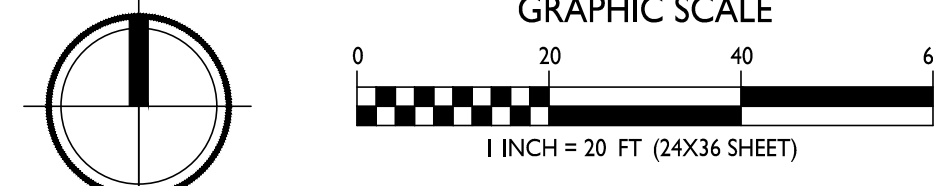


STATISTICS					
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.
West Parking Area Lighting	+	1.3 fc	3.8 fc	0.3 fc	12.7:1
West Parking Garage Entry	+	1.6 fc	4.7 fc	0.2 fc	23.5:1
Center Parking Garage Entry	+	1.6 fc	4.3 fc	0.2 fc	21.5:1

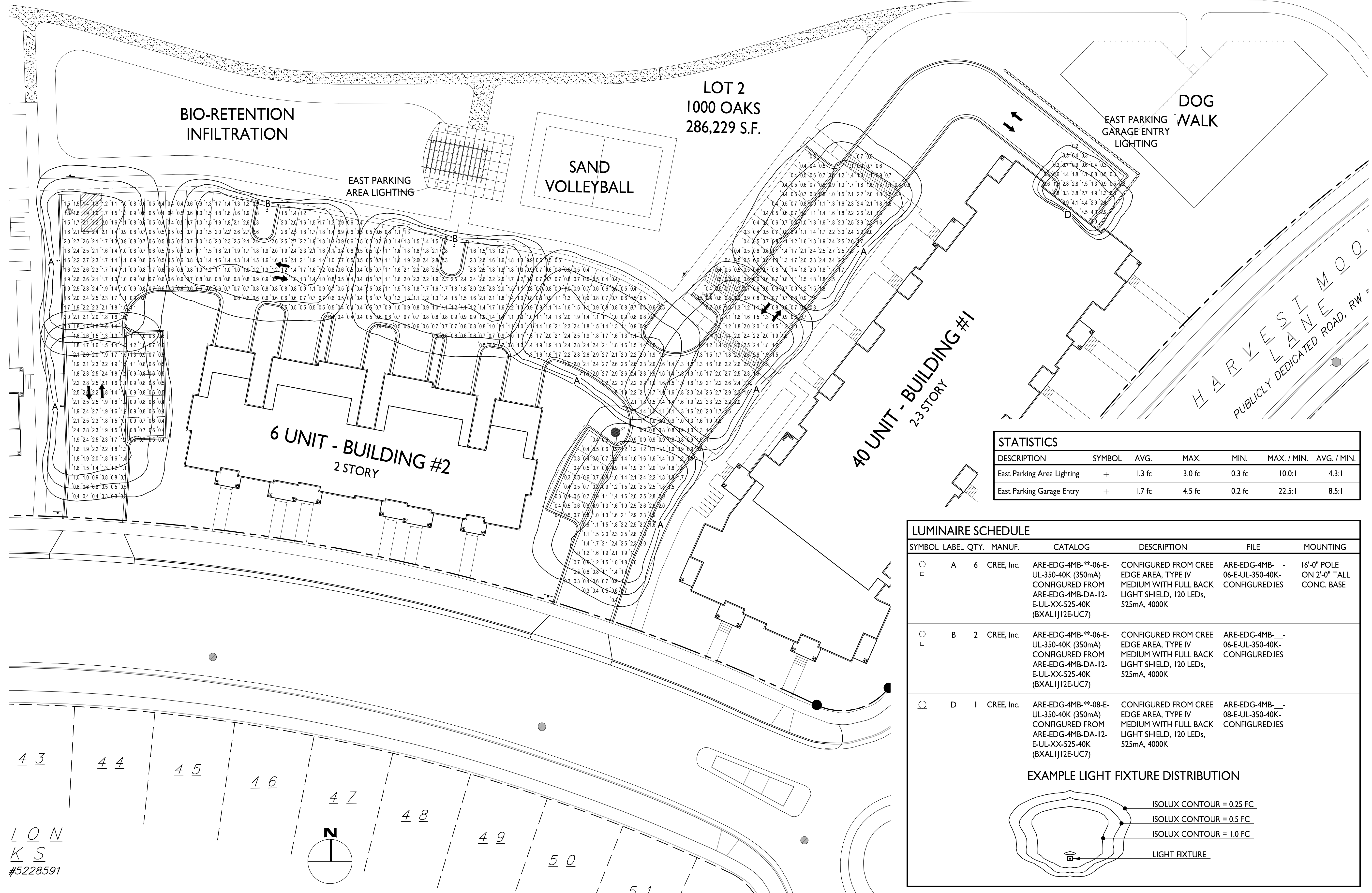
LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	5	CREE, Inc.	ARE-EDG-4MB-08-E-UL-350-40K (350mA)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-08-E-UL-350-40K-CONFIGURED.IES	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	2	CREE, Inc.	ARE-EDG-4MB-08-E-UL-350-40K (350mA)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-08-E-UL-350-40K-CONFIGURED.IES	18'-0" POLE ON FLUSH CONC. BASE
○	D	2	CREE, Inc.	ARE-EDG-4MB-08-E-UL-350-40K (350mA)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-08-E-UL-350-40K-CONFIGURED.IES	18'-0" POLE ON FLUSH CONC. BASE



1 PARTIAL SITE LIGHTING PLAN
C-1.2a 1" = 20'-0"

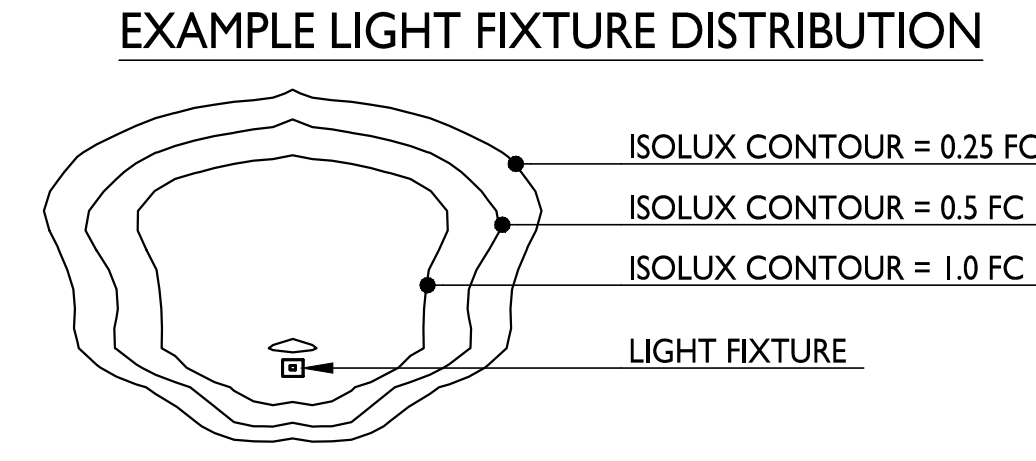


N89°56'47"E 1223.59'



STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
East Parking Area Lighting	+	1.3 fc	3.0 fc	0.3 fc	10.0:1	4.3:1
East Parking Garage Entry	+	1.7 fc	4.5 fc	0.2 fc	22.5:1	8.5:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	6	CREE, Inc.	ARE-EDG-4MB-06-E-UL-350-40K (350mA)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-06-E-UL-350-40K-CONFIGURED.IES	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	B	2	CREE, Inc.	ARE-EDG-4MB-06-E-UL-350-40K (350mA)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-06-E-UL-350-40K-CONFIGURED.IES	
○	D	1	CREE, Inc.	ARE-EDG-4MB-08-E-UL-350-40K (350mA)	CONFIGURED FROM CREE EDGE AREA, TYPE IV MEDIUM WITH FULL BACK LIGHT SHIELD, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-08-E-UL-350-40K-CONFIGURED.IES	



ISSUED
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- 4 Revised - Month Day, Year
- 3 Revised - Month Day, Year
- 2 Revised - Month Day, Year
- 1 Revised - Month Day, Year

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Partial Site Lighting Plan

SHEET NUMBER

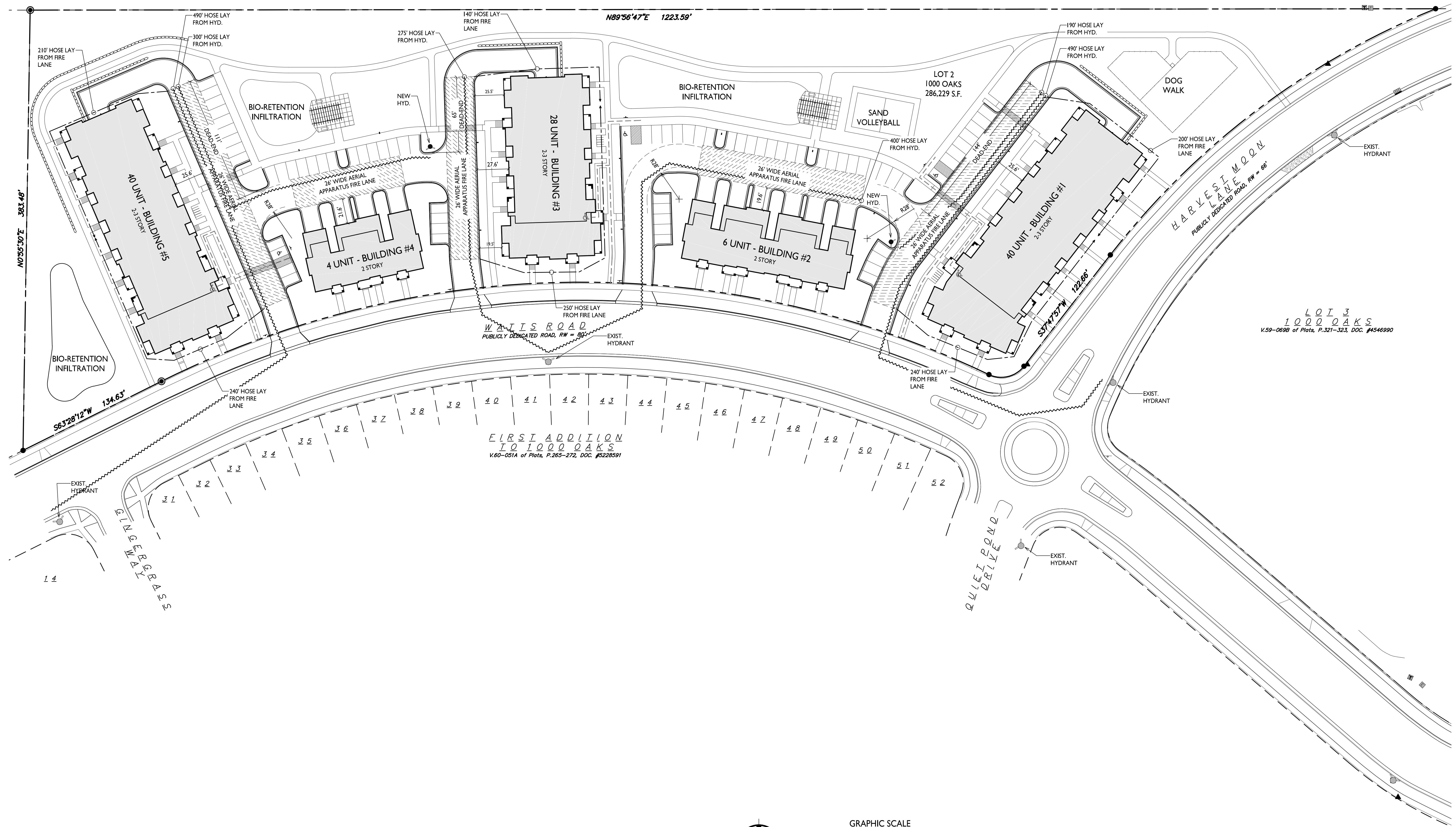
L O N
K S
#5228591

- 4 Revised - Month Day, Year
- 3 Revised - Month Day, Year
- 2 Revised - Month Day, Year
- 1 Revised - Month Day, Year

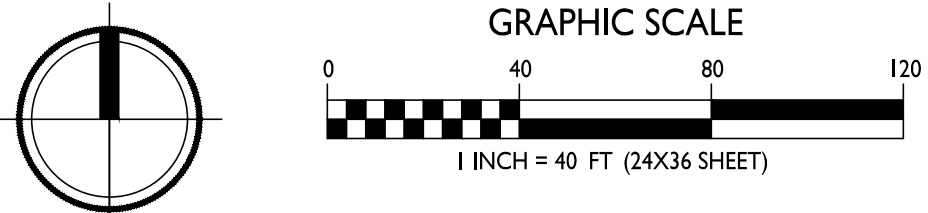
LOT 3
CSM #9957
V.58 of CSM's, P.72-75, DOC. #3289615

LOT 3
1000 OAKS
V.59-069B of Plots, P.321-323, DOC. #4546990

FIRST ADDITION
TO 1000 OAKS
V.60-051A of Plots, P.265-272, DOC. #5228591



FIRE DEPARTMENT ACCESS PLAN
1" = 40'-0"





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CONSULTANT

LOT 3
CSM #9957
V.58 of CSM's, P.72-75, DOC. #3289615

GROUND SPACE = 72,843 S.F.
DECKS & PATIOS = X S.F.
TOTAL OPEN SPACE = 72,843 S.F.

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LOT 3
1000 OAKS
V.58-0698 of Plats, P.321-323, DOC. #4546990

- 4 Revised - Month Day, Year
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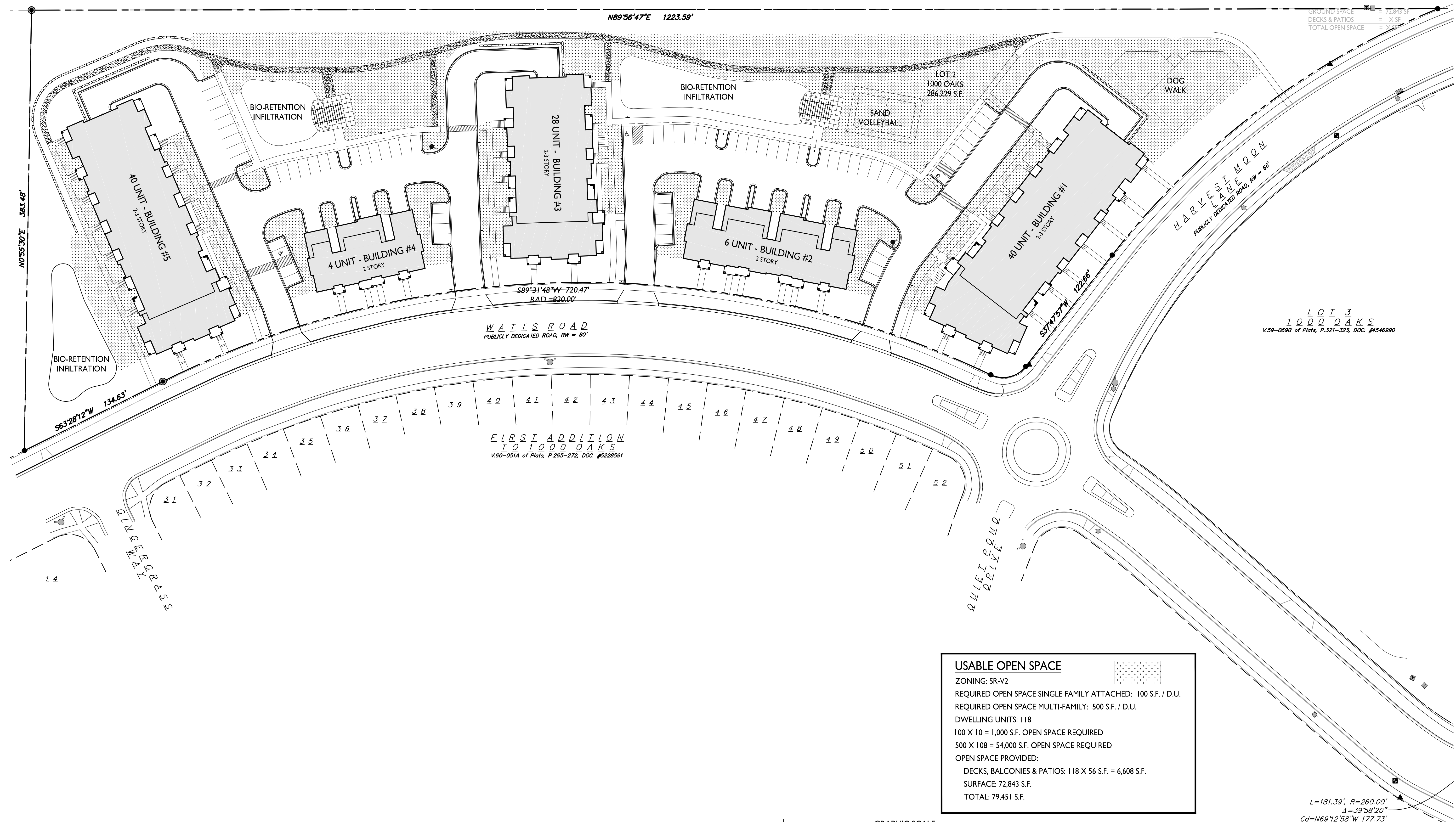
PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Usable Open Space

SHEET NUMBER

C-1.4

PROJECT NO. **1858**
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USABLE OPEN SPACE

ZONING: SR-V2

REQUIRED OPEN SPACE SINGLE FAMILY ATTACHED: 100 S.F. / D.U.

REQUIRED OPEN SPACE MULTI-FAMILY: 500 S.F. / D.U.

DWELLING UNITS: 118

100 X 10 = 1,000 S.F. OPEN SPACE REQUIRED

500 X 108 = 54,000 S.F. OPEN SPACE REQUIRED

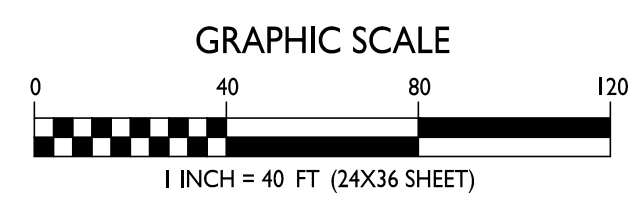
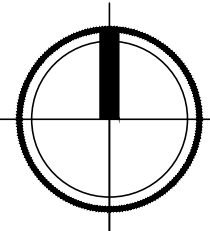
OPEN SPACE PROVIDED:

DECKS, BALCONIES & PATIOS: 118 X 56 S.F. = 6,608 S.F.

SURFACE: 72,843 S.F.

TOTAL: 79,451 S.F.

USABLE OPEN SPACE
C-1.4 1" = 40'-0"



L=181.39', R=260.00'
A=39°58'20"
Cd=N69°12'58"W 177.73'

WAISS ROAD
PUBLICLY DEDICATED ROAD, RW = 80'

FIRST ADDITION
TO 1000 OAKS
V.60-051A of Plats, P.265-272, DOC. #5228591

HARVEST MOON
LANE
PUBLICLY DEDICATED ROAD, RW = 66'

QUIET DRIVE

GINGERBREADS

N0°55'30"E 383.48'

N89°56'47"E 1223.59'

S89°31'48"W 720.47'
RAD = 820.00'

S57°47'57"W 122.86'

S63°28'12"W 134.63'

L 4

ISSUED
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- 2 Revised - Month Day, Year
- 1 Revised - Month Day, Year

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Lot Coverage

SHEET NUMBER

C-1.5

PROJECT NO. **1858**

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LOT 3
CSM #9957
V.58 of CSM's, P.72-75, DOC. #3289615

N89°56'47"E 1223.59'

LOT 2
1000 OAKS
286,229 S.F.

LOT 3
1000 OAKS
V.58-0698 of Plats, P.321-323, DOC. #4546990

WATTS ROAD
PUBLICLY DEDICATED ROAD, RW = 80'

FIRST ADDITION
TO 1000 OAKS
V.60-051A of Plats, P.265-272, DOC. #5228591

LOT COVERAGE

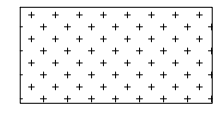
ZONING: SR-V2

MAXIMUM LOT COVERAGE: 60%

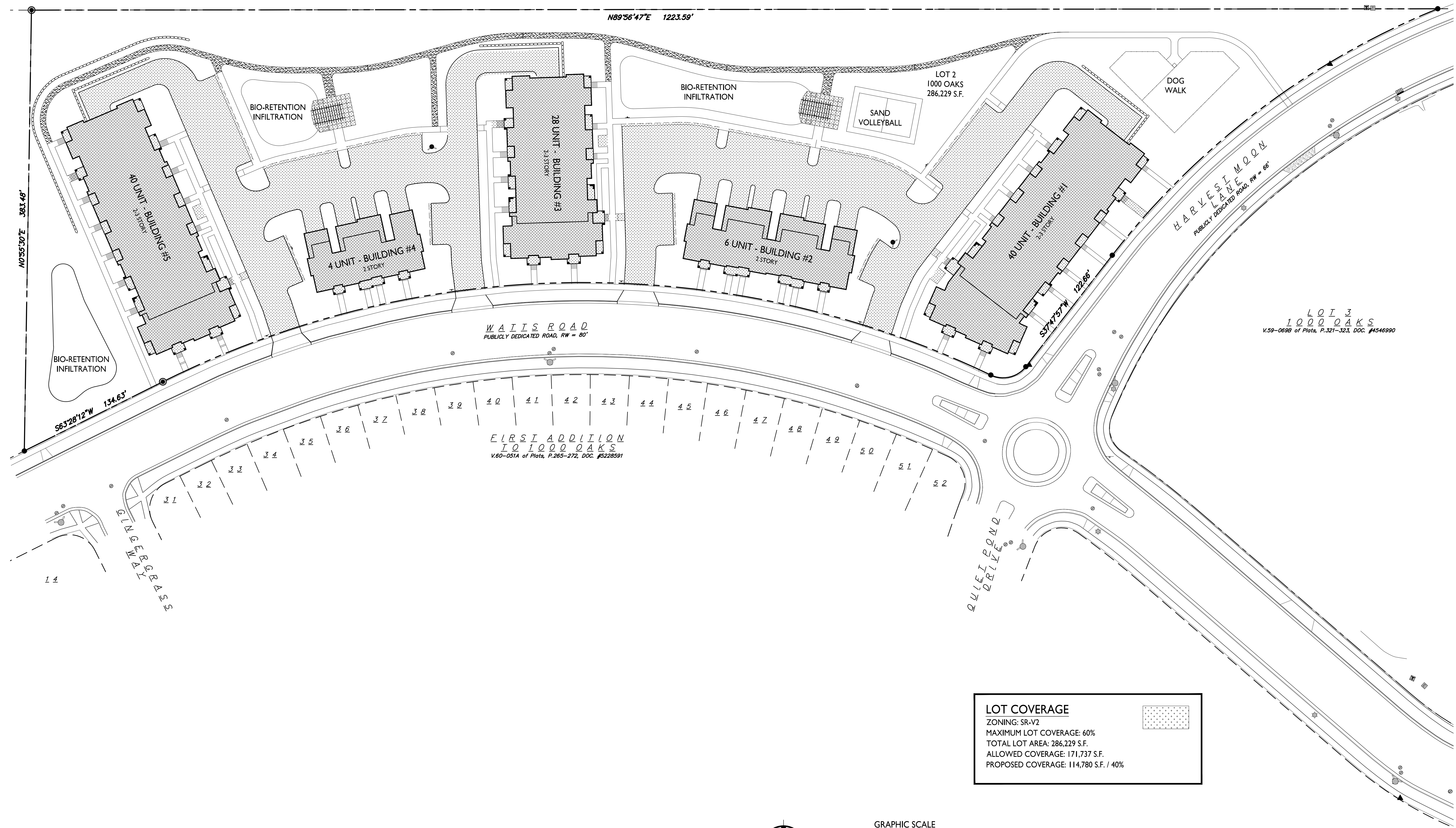
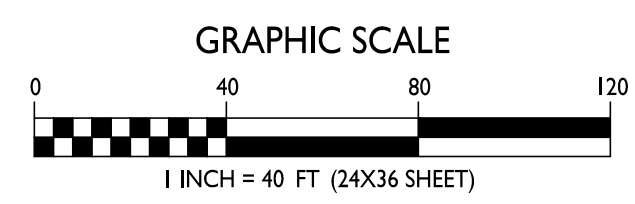
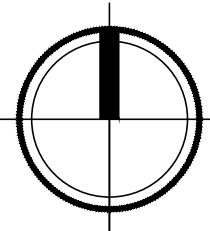
TOTAL LOT AREA: 286,229 S.F.

ALLOWED COVERAGE: 171,737 S.F.

PROPOSED COVERAGE: 114,780 S.F. / 40%



I
C-1.1
SITE PLAN
1" = 40'-0"



N0°55'30"E 383.48'

S63°28'12"W 134.63'

S57°47'57"W 122.86'

L 4

SANITARY SEWER MANHOLES					
STRUCTURE ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE (INCHES)	PIPE MATERIAL
SMH 1	1065.37	E W	1049.82	15	PVC
		N	1050.32	8	PVC
SMH 2	1066.63	E W	1051.09	15	PVC
		N	1051.58	8	PVC
SMH 3	1068.03	E W	1052.18	15	PVC
		N	1052.73	8	PVC
SMH 4	1068.73	E W	1053.04	15	PVC
		N	1053.48	8	PVC
SMH 5	1069.41	E W	1054.00	15	PVC
		NE	1054.41	8	PVC
SMH 6	1068.38	S NE	1057.04	8	PVC
		W	1057.18	8	PVC
SMH 7	1069.66	S NE	1058.06	8	PVC
SMH 8	1070.61	SW NE	1058.30	8	PVC
SMH 9	1072.19	SW NE	1059.11	8	PVC

NOTES:

- This survey is based upon field survey work performed on June 10, 2019. Any changes in site conditions after June 10, 2019 are not reflected by this survey.
- Elevations depicted on this survey are based upon NAVD88 (2012 Geoid) Datum.
- Elevations for this plan set are based on the benchmark, Center of Section 28-07-08 adjusted elevation per City of Madison (1076.86').
- Benchmarks shall be verified before construction. Benchmark locations are shown on the plan and are referenced to Top Nut of Hydrants.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20192424873.
- Location of buried private utilities are not within the scope of this survey. The location of said private utilities depicted hereon has been determined upon field observations during the course of field survey work and has been provided for informational purposes only. Utilities other than those shown may be encountered, and the actual location of these utilities may be different from what is depicted hereon.

STORM SEWER CURB INLETS					
INLET ID	TC ELEVATION	DIRECTION	INVERT	PIPE SIZE (INCHES)	PIPE MATERIAL
CIN 1	1065.18	E	1060.14	24	RCP
		S	1060.14	24	RCP
		SW	1061.00	24	RCP
CIN 2	1066.10	E	1061.20	21	RCP
		SE	1062.00	12	RCP
		W	1062.35	21	RCP
CIN 3	1067.34	E	1062.55	18	RCP
		SE	1063.10	12	RCP
CIN 4	1068.74	W	1063.20	18	RCP
CIN 5	1068.30	SE	1064.04	12	RCP
CIN 6	1068.30	NE	1063.90	18	RCP
		E	1063.90	18	RCP
		SW	1065.68	18	RCP
CIN 7	1070.62	NE	1065.88	15	RCP
		SE	1065.88	15	RCP
		SW	1067.37	15	RCP
CIN 8	1071.78	NE	1067.37	15	RCP
		SE	1067.53	12	RCP

TOPOGRAPHIC HATCHING LEGEND

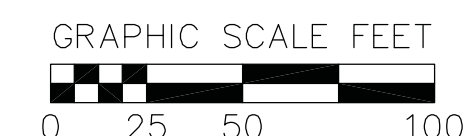
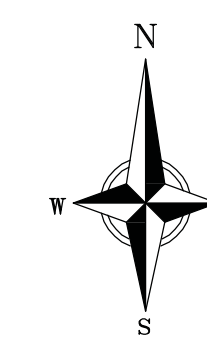
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT

TOPOGRAPHIC LINEWORK LEGEND

- 820 EXISTING MAJOR CONTOURS
- 818 EXISTING MINOR CONTOURS
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING 24" STORM SEWER
- EXISTING 21" STORM SEWER
- EXISTING 18" STORM SEWER
- EXISTING 15" STORM SEWER
- EXISTING 12" STORM SEWER
- EXISTING 15" SANITARY SEWER
- EXISTING 8" SANITARY SEWER
- EXISTING 8" WATER MAIN
- EXISTING 6" WATER MAIN
- EXISTING CURB & GUTTER
- EXISTING EDGE OF ASPHALT

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING DECIDUOUS TREE



SURVEY LEGEND

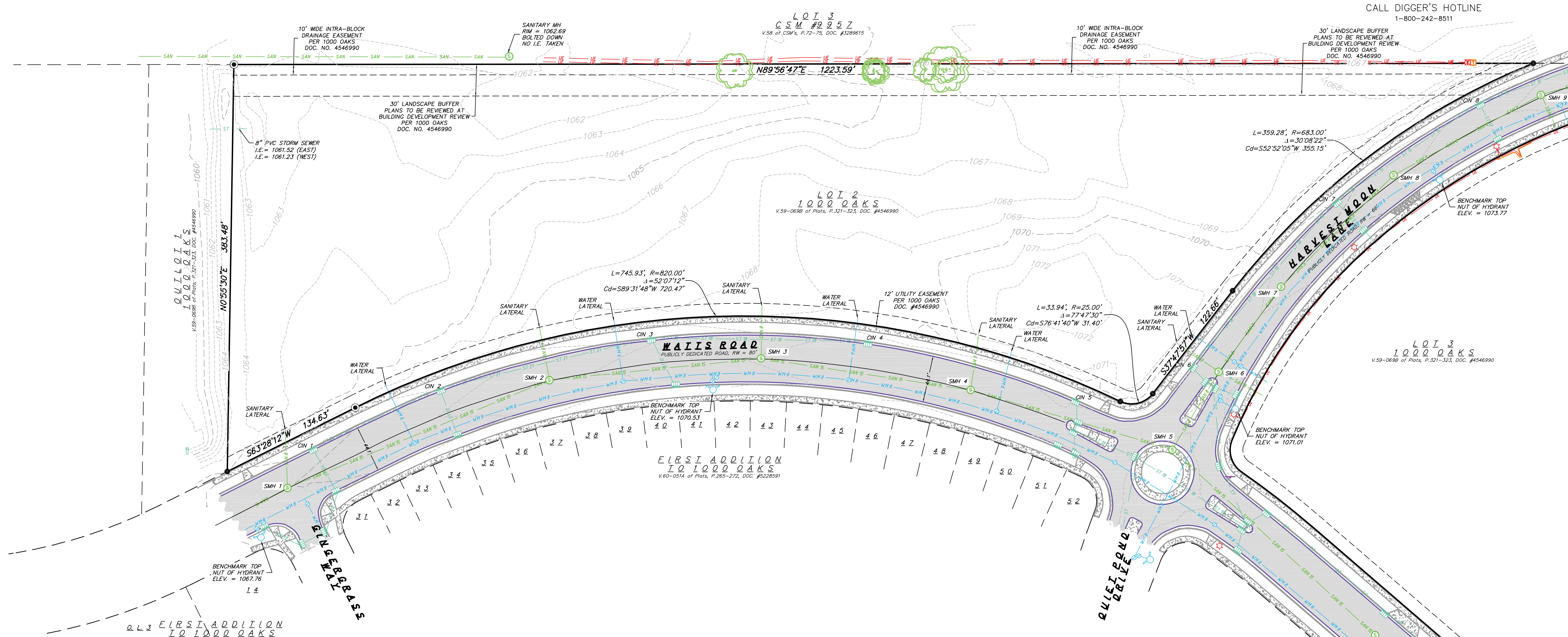
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD



Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

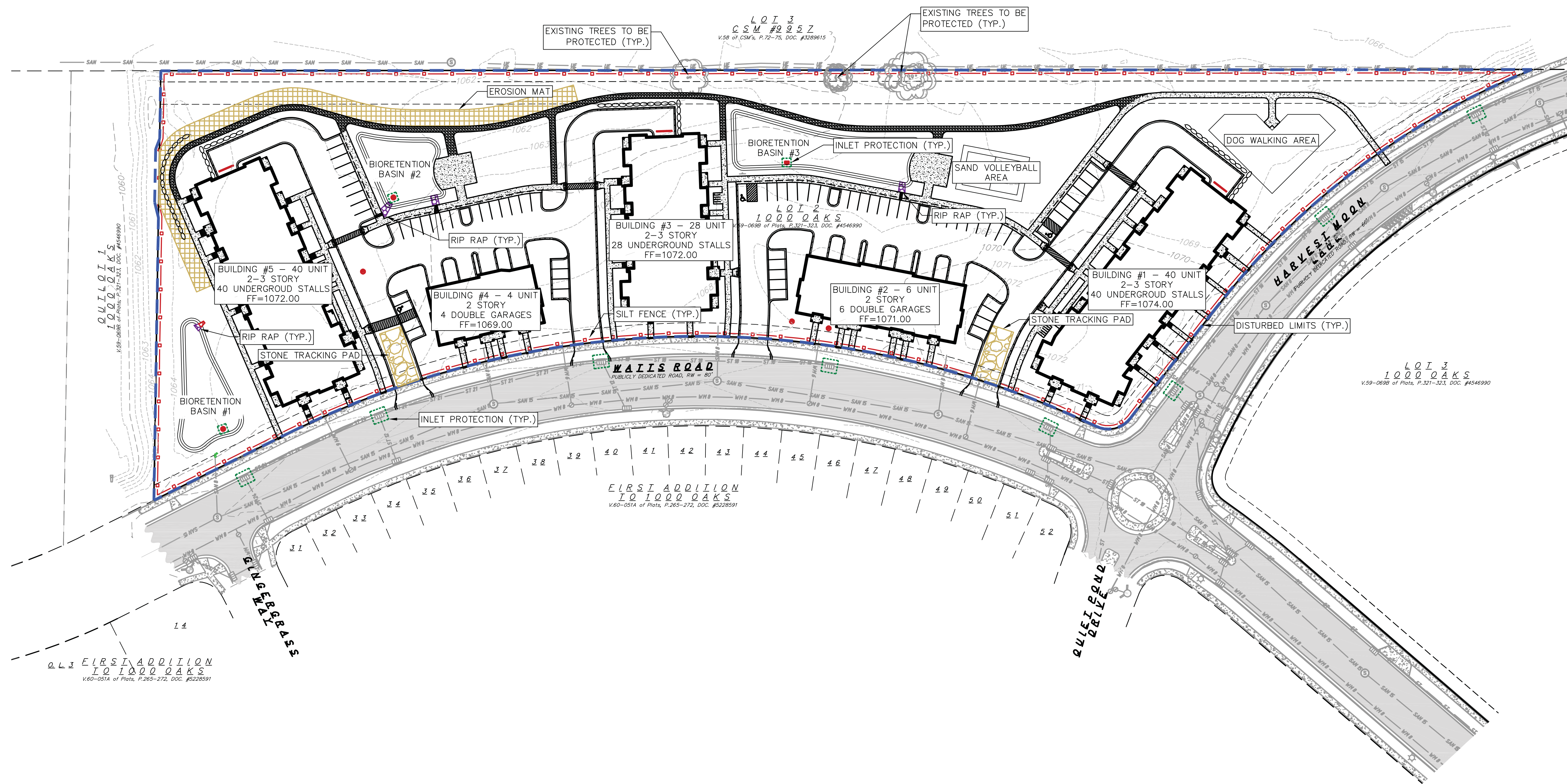
CALL DIGGER'S HOTLINE
1-800-242-8511



Existing Conditions
Timber Valley II
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

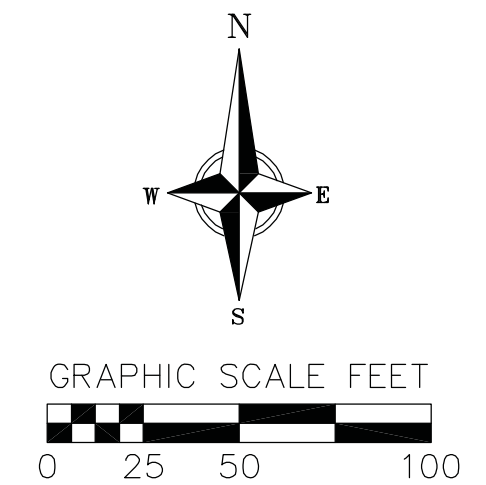
SCALE AS SHOWN
DATE 07/17/2019
DRAFTER DGUL
CHECKED MMAR
PROJECT NO. 190146
SHEET 1 OF 6
DWG. NO. C-1.0



NOTES:
 1.) THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 2.) EXISTING TREES TO BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AT LEAST FIVE FEET FROM ALL SIDES OF THE TREES. NO EXCAVATION IS PERMITTED WITHIN FIVE FEET OF THE OUTSIDE EDGE OF A TREE TRUNK.

EROSION CONTROL LEGEND

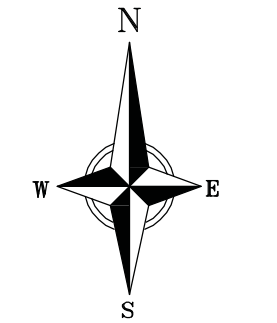
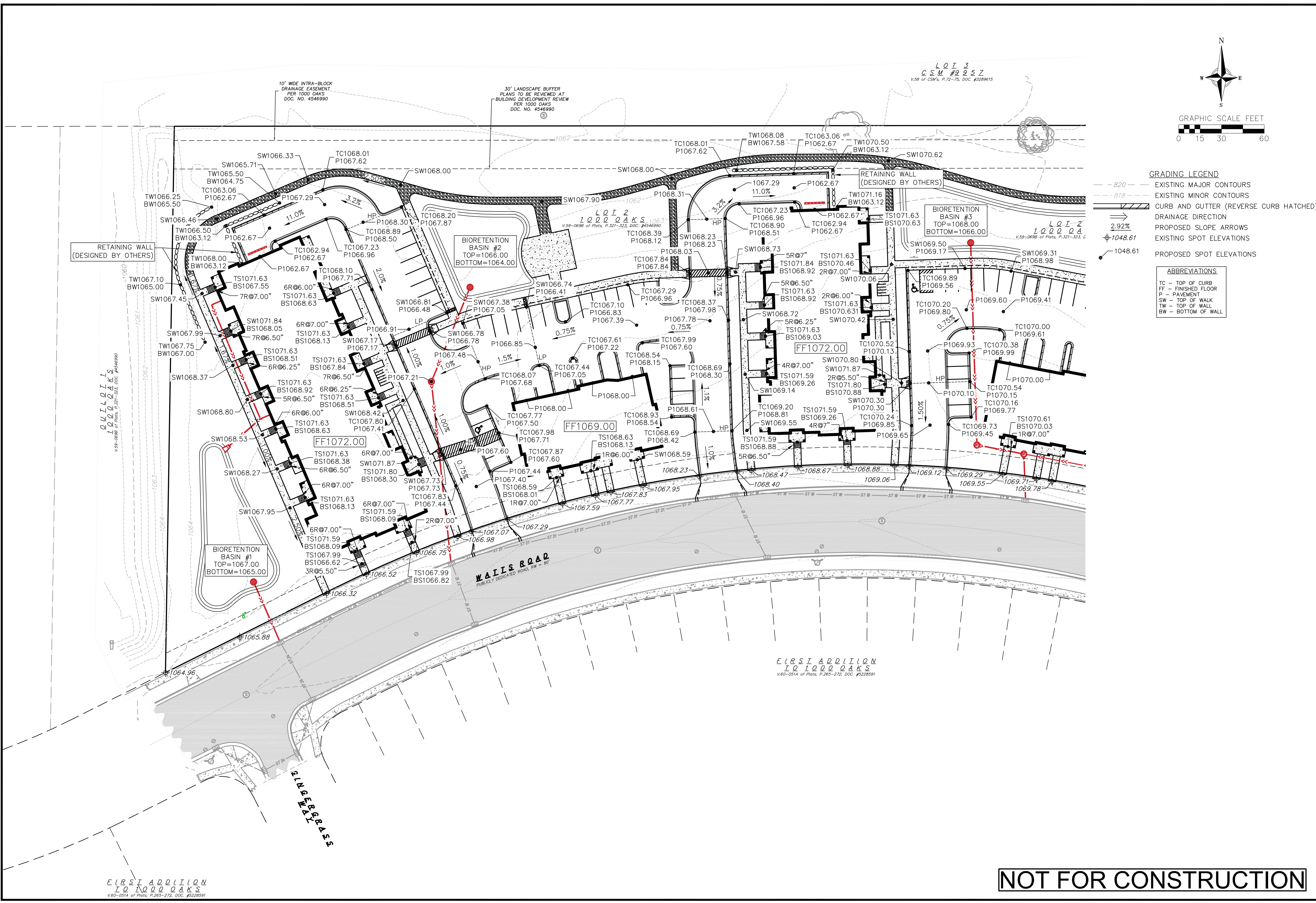
- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- - - 814 - - - SILT FENCE
- - - 810 - - - DISTURBED LIMITS
- (with red dot) - INLET PROTECTION
- (with yellow grid) - TRACKING PAD
- (with orange grid) - EROSION MAT CLASS 1 URBAN TYPE B
- (with purple grid) - RIP RAP



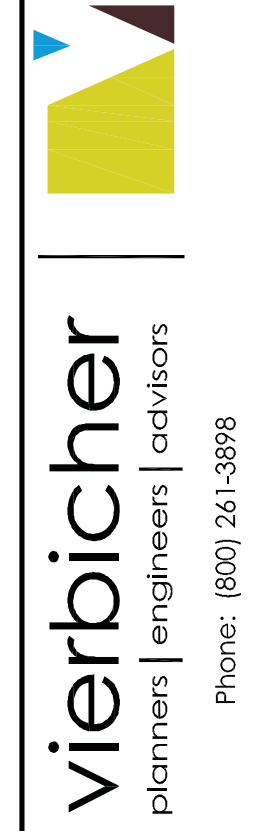
NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
 DATE 07/17/2019
 DRAFTER NJOH
 CHECKED RKOL
 PROJECT NO. 190146
 SHEET 2 OF 6
 DWG. NO. C-2.0



- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - ▨ CURE AND GUTTER (REVERSE CURB HATCHED)
 - DRAINAGE DIRECTION
 - ↘ PROPOSED SLOPE ARROWS
 - 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - P - PAVEMENT
 - SW - TOP OF WALL
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL



West Grading Plan
 Timber Valley II
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 07/17/2019

DRAFTER NJOH

CHECKED RKOL

PROJECT NO. 190146

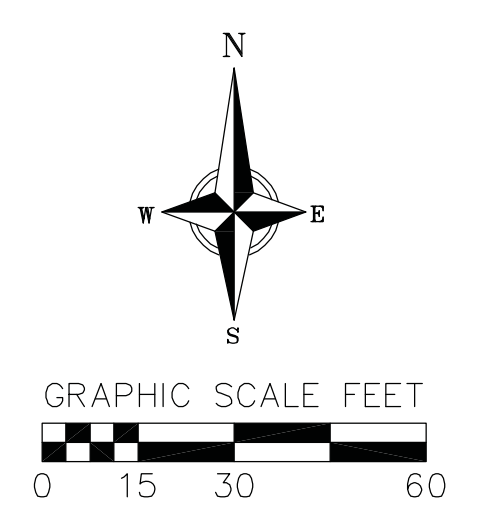
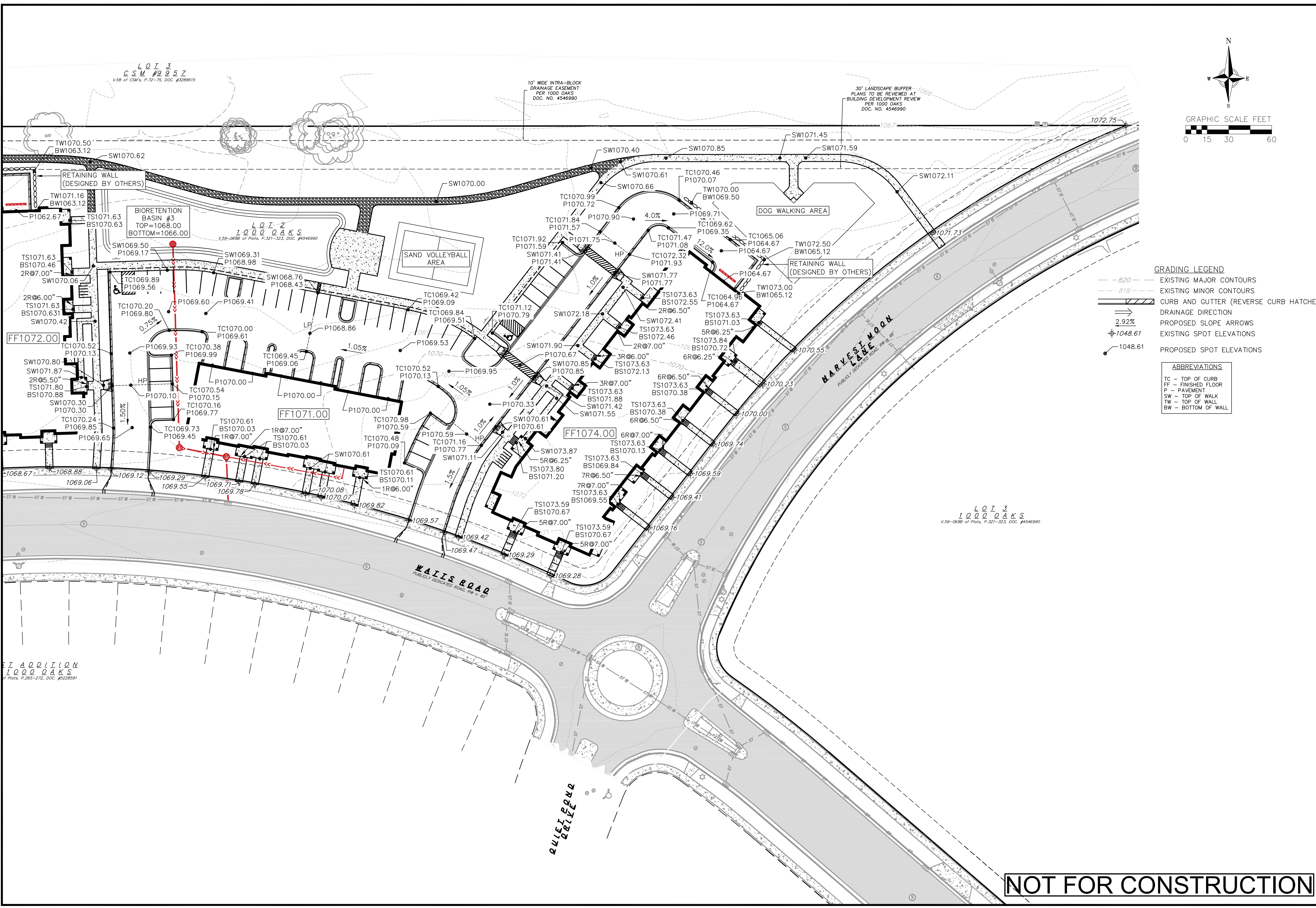
SHEET 3 OF 6

DWG. NO. C-3.0

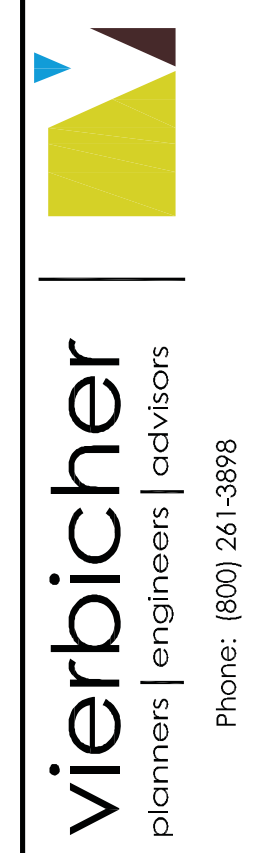
NOT FOR CONSTRUCTION

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16 Jul 2019 - 2:00p M:\McKenzie Apt Co\190146_Timber Valley II_Madison\CADD\190146_Base.dwg by: rjph



- GRADING LEGEND**
- - 820 - - EXISTING MAJOR CONTOURS
 - - 818 - - EXISTING MINOR CONTOURS
 - ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
 - DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - P - PAVEMENT
 - SW - TOP OF WALL
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL



East Grading Plan
 Timber Valley II
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 07/17/2019

DRAFTER NJOH

CHECKED RKOL

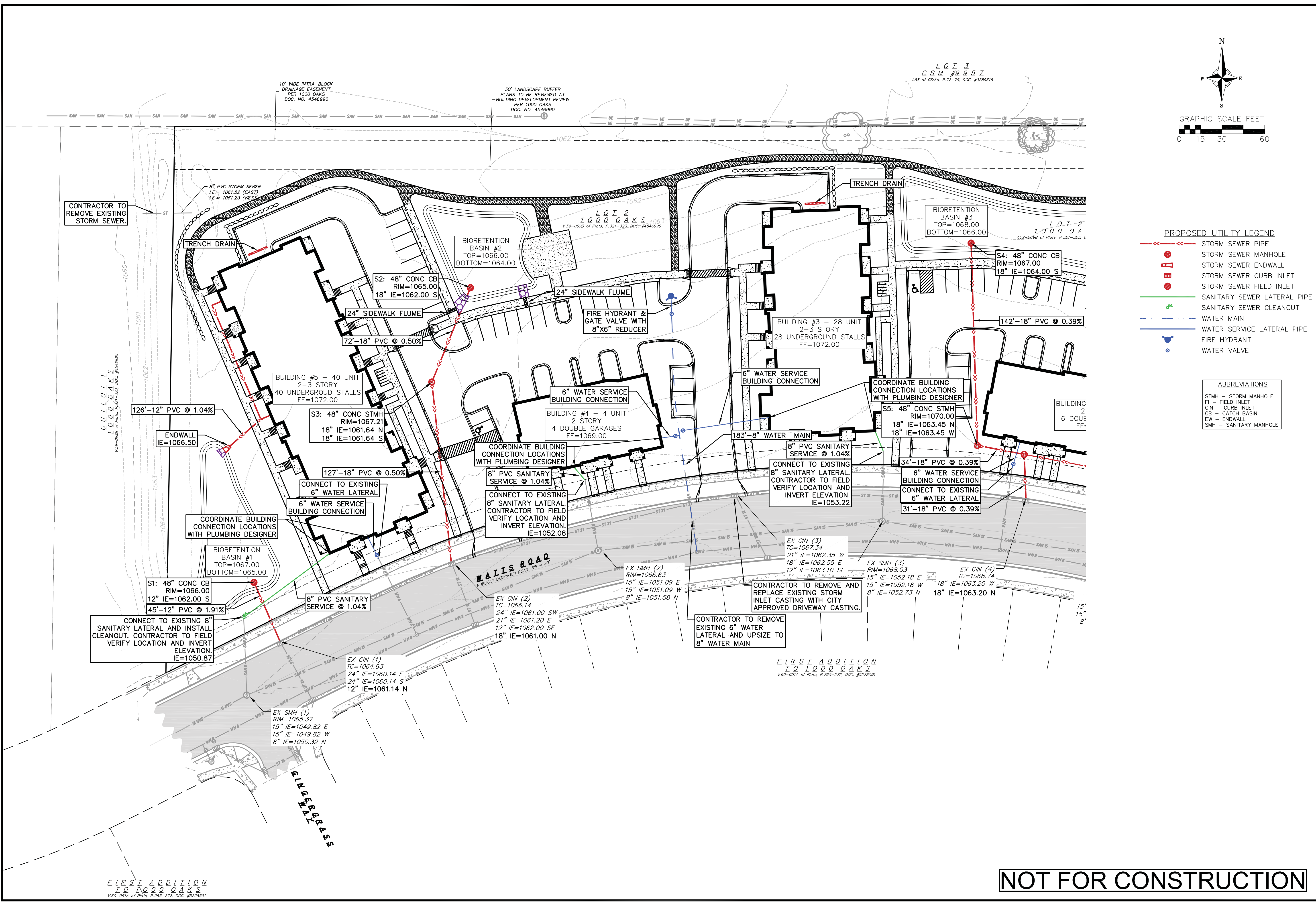
PROJECT NO. 190146

SHEET 4 OF 6

DWG. NO. C-3.1

NOT FOR CONSTRUCTION

16 Jul 2019 - 200p M:\McKenzie Apt Co\190146_Timber Valley II, Madison\CADD\190146_Base.dwg by: rjgh



West Utility Plan
Timber Valley II
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 07/17/2019

DRAFTER NJOH

CHECKED RKOL

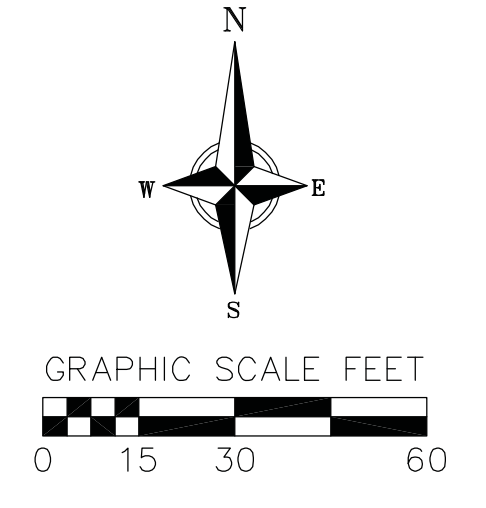
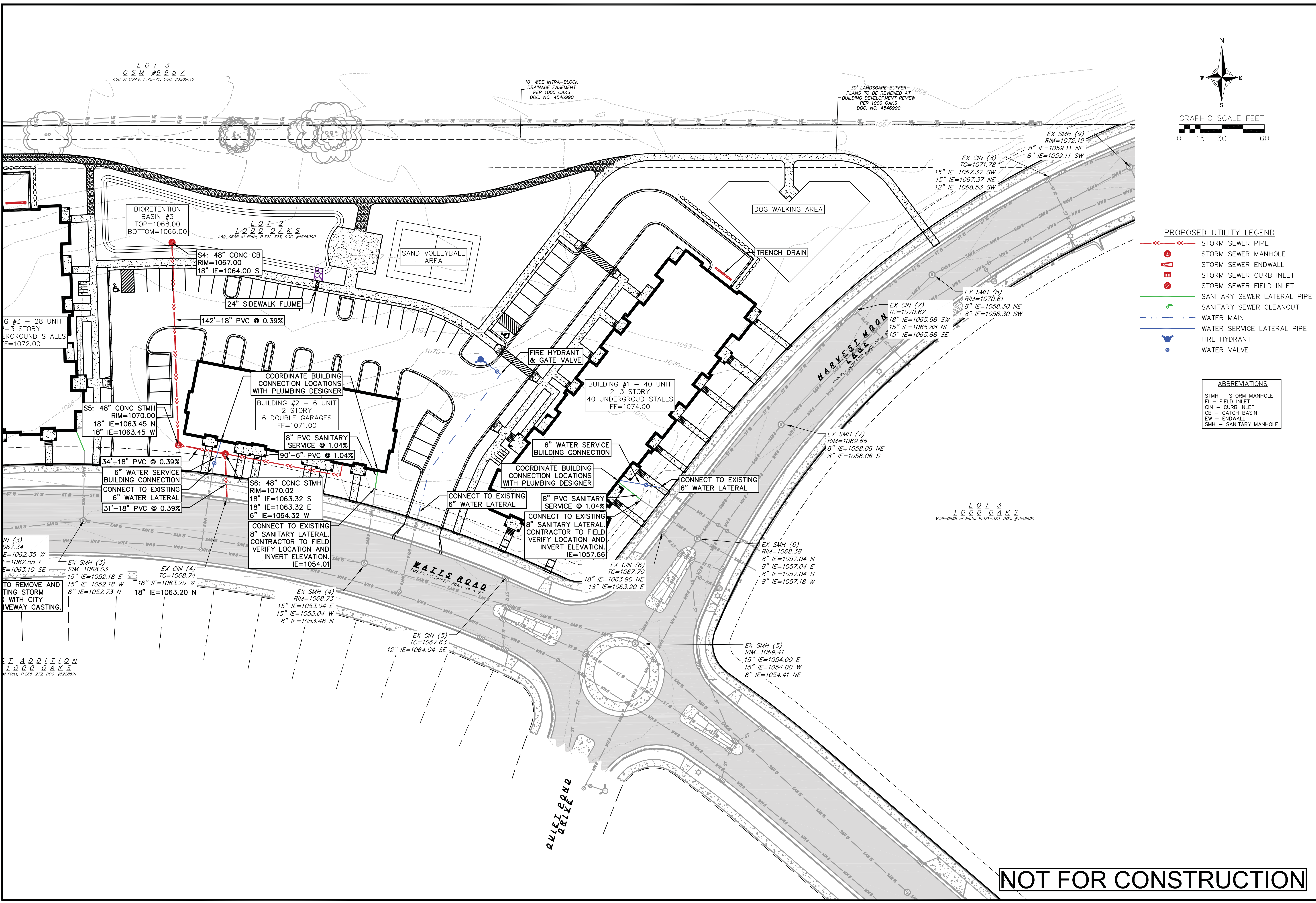
PROJECT NO. 190146

SHEET 5 OF 6

DWG. NO. C-4.0

NOT FOR CONSTRUCTION

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- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER FIELD INLET
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE

- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CIN - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE

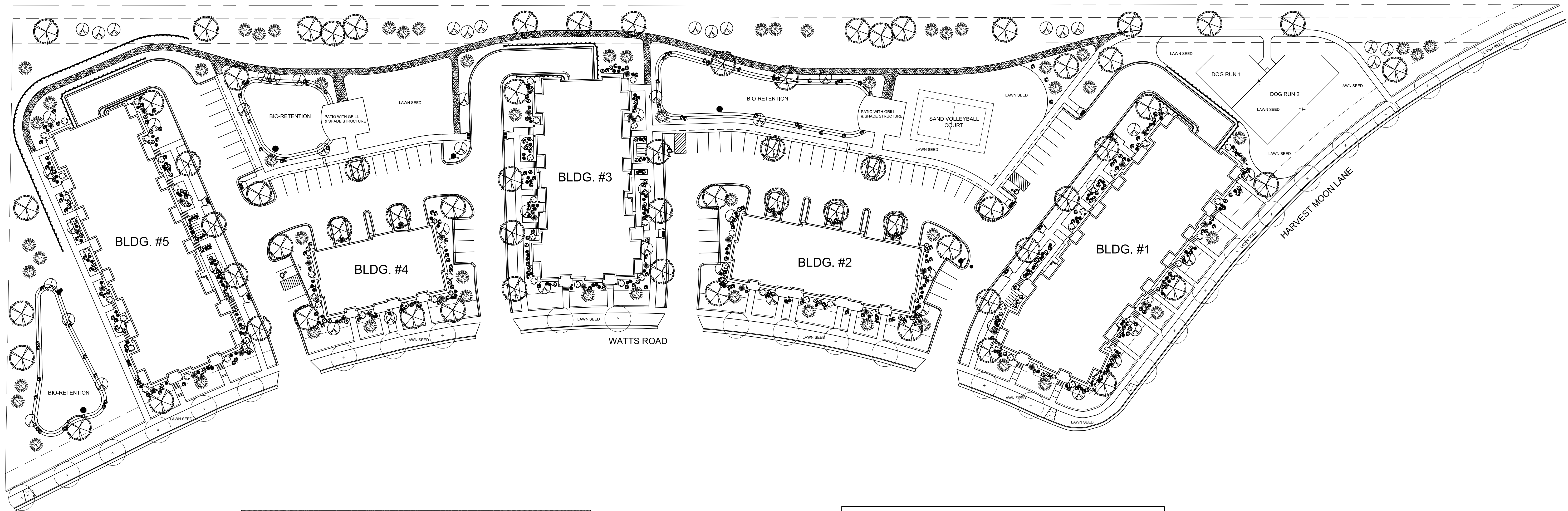
vierbicher
 planners | engineers | advisors
 Phone: (608) 261-3898

East Utility Plan
 Timber Valley II
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
 DATE 07/17/2019
 DRAFTER NJOH
 CHECKED RKOL
 PROJECT NO. 190146
 SHEET 6 OF 6
 DWG. NO. C-4.1

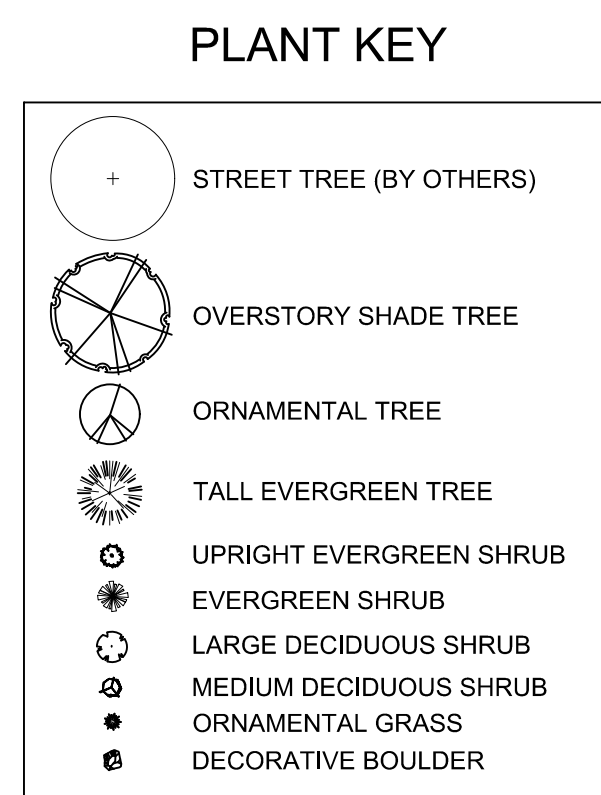
NOT FOR CONSTRUCTION



CITY OF MADISON LANDSCAPING REQUIREMENTS		
7/16/2019		

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area		
286,250 (project area) - 54,472 (building footprints)	231,778	
First Five Acres	217,800	3630
Additional Acres	13,978	140
	TOTAL	3770

PROPOSED PLANTS			
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	66	2310
Tall Evergreen Tree	35	56	1960
Ornamental Tree	15	58	870
Upright Evergreen Shrub (i.e. arborvitae)	10	8	80
Shrub, deciduous	3	161	483
Shrub, evergreen	4	35	140
Ornamental Grasses/Perennials	2	177	354
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
	POINTS PROVIDED		6197

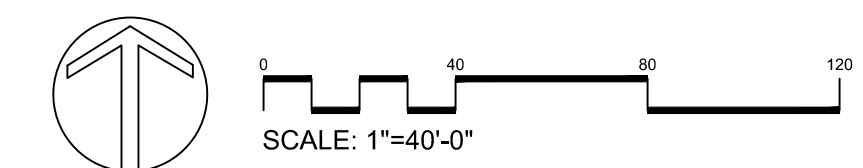


LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings
- All lawn areas to be No Mow Fescue seed mix / erosion netting unless specified as lawn seed
- Foundation perimeter to have 1.5" Capitol stone mulch / weed barrier fabric / vinyl edge
- New street trees to be installed at direction of City of Madison Forester
- See civil plans for retaining wall information

STREET TREE NOTE:
Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.
Contractor shall contact City Forestry Brad Hofmann bhofmann@cityofmadison.com or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

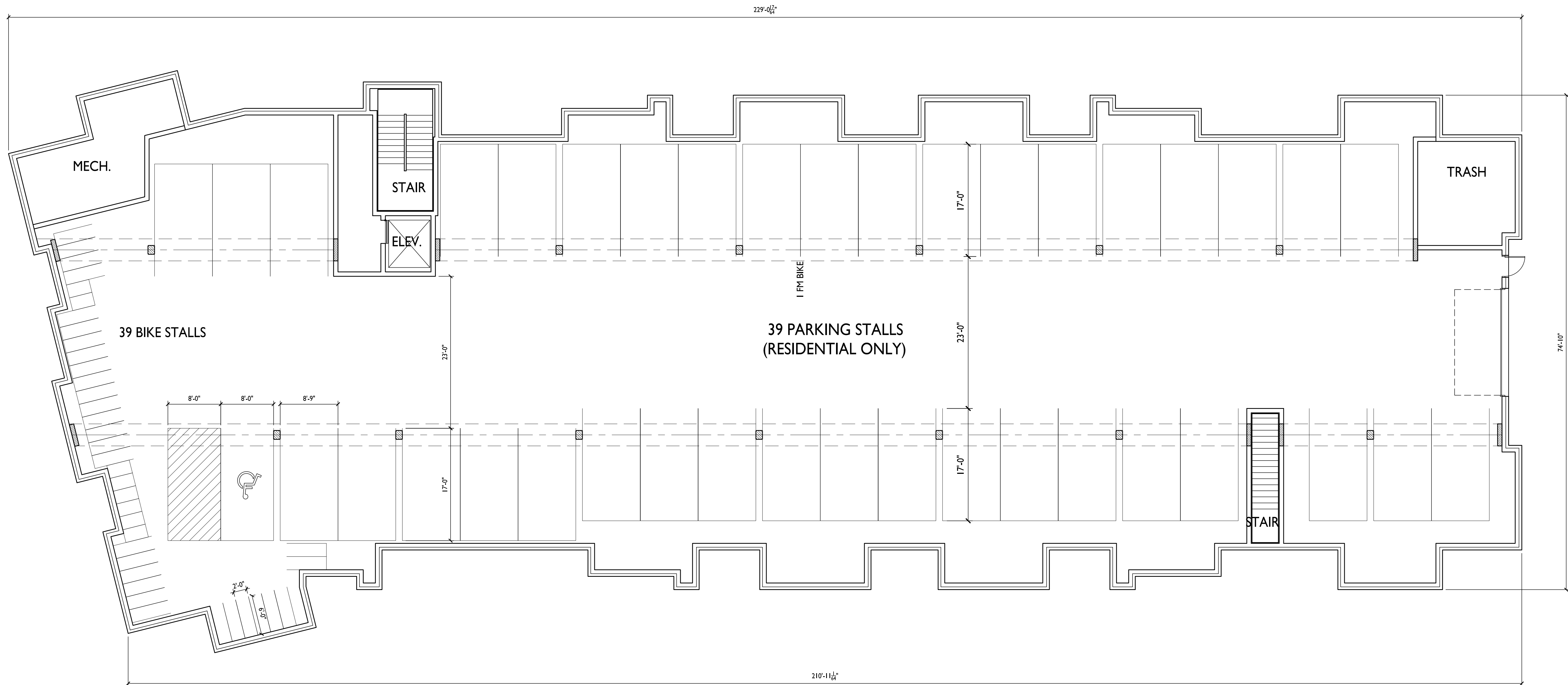
PRELIMINARY LANDSCAPE PLAN



Date: July 16, 2019
Scale: 1" = 40'
Designer: pgb
Job # 2019-07-16-C

Seal:
To protect against legal liability the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" until approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:



ISSUED
Issued for Land Use Submittal - July 17, 2019

PROJECT TITLE
TIMBER VALLEY II

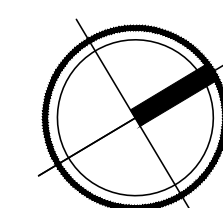
9702 Watts Rd.
Madison, WI
SHEET TITLE
Building I
Basement Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1858
© Knothe & Bruce Architects, LLC

1 BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"





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ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building I
First Floor Plan

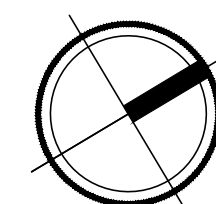
SHEET NUMBER

A-1.1

PROJECT NO. **1858**

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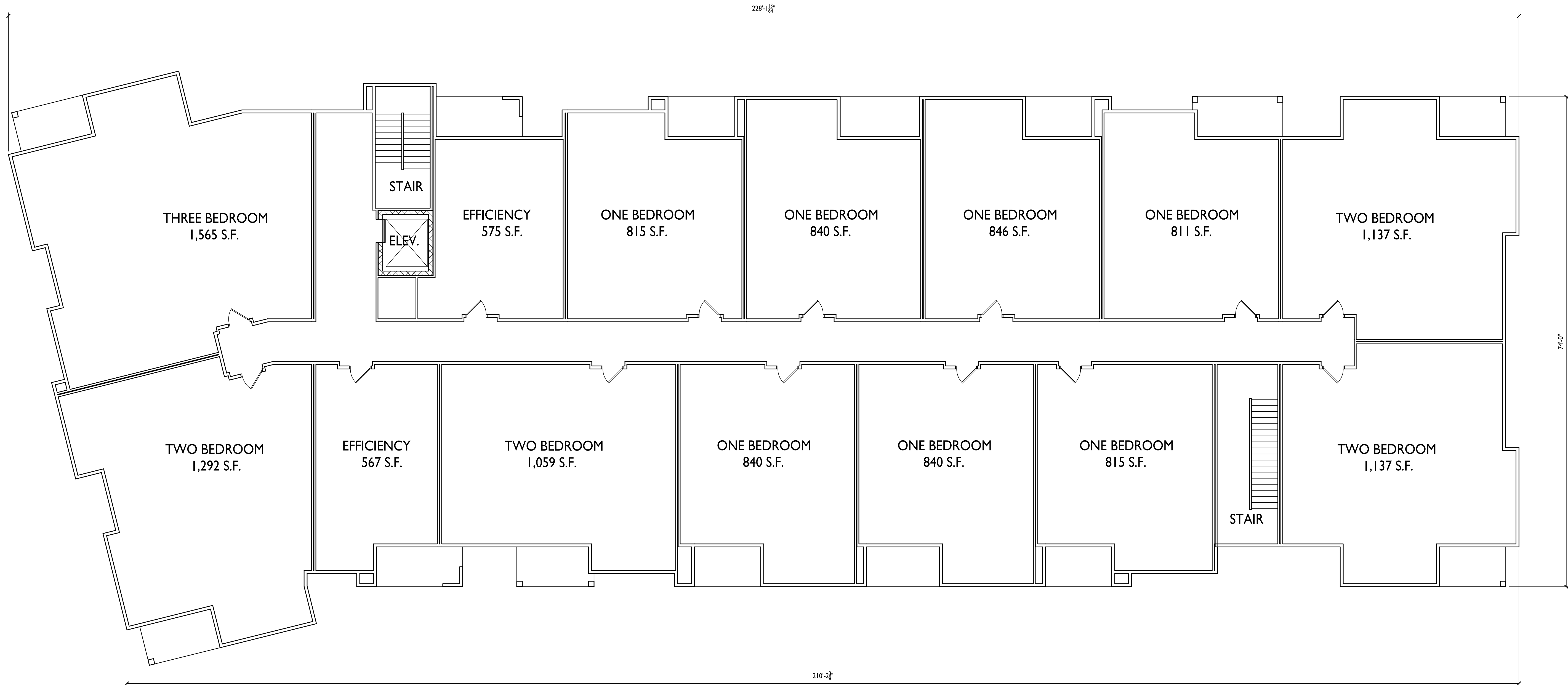
1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"





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608.836.3690 Middleton, WI 53562

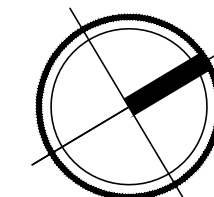


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Issued for Land Use Submittal - July 17, 2019

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building I
Second Floor Plan

I
A-1.2
SECOND FLOOR PLAN
1/8" = 1'-0"



SHEET NUMBER

A-1.2

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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building I
Third Floor Plan

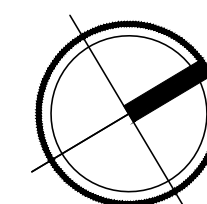
SHEET NUMBER

A-1.3

PROJECT NO. 1858
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I THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"





ISSUED
Issued for Land Use Submittal - July 17, 2019

1 HARVEST MOON LN. ELEVATION
A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



2 WATTS RD. ELEVATION
A-2.1 1/8" = 1'-0"

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building I Elevations

SHEET NUMBER

A-2.1

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ISSUED
Issued for Land Use Submittal - July 17, 2019

1 HARVEST MOON LN. ELEVATION
A-2.2 1/8" = 1'-0"



2 WATTS RD. ELEVATION
A-2.2 1/8" = 1'-0"

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building I
Elevations

SHEET NUMBER

A-2.2

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ISSUED
Issued for Land Use Submittal - July 17, 2019

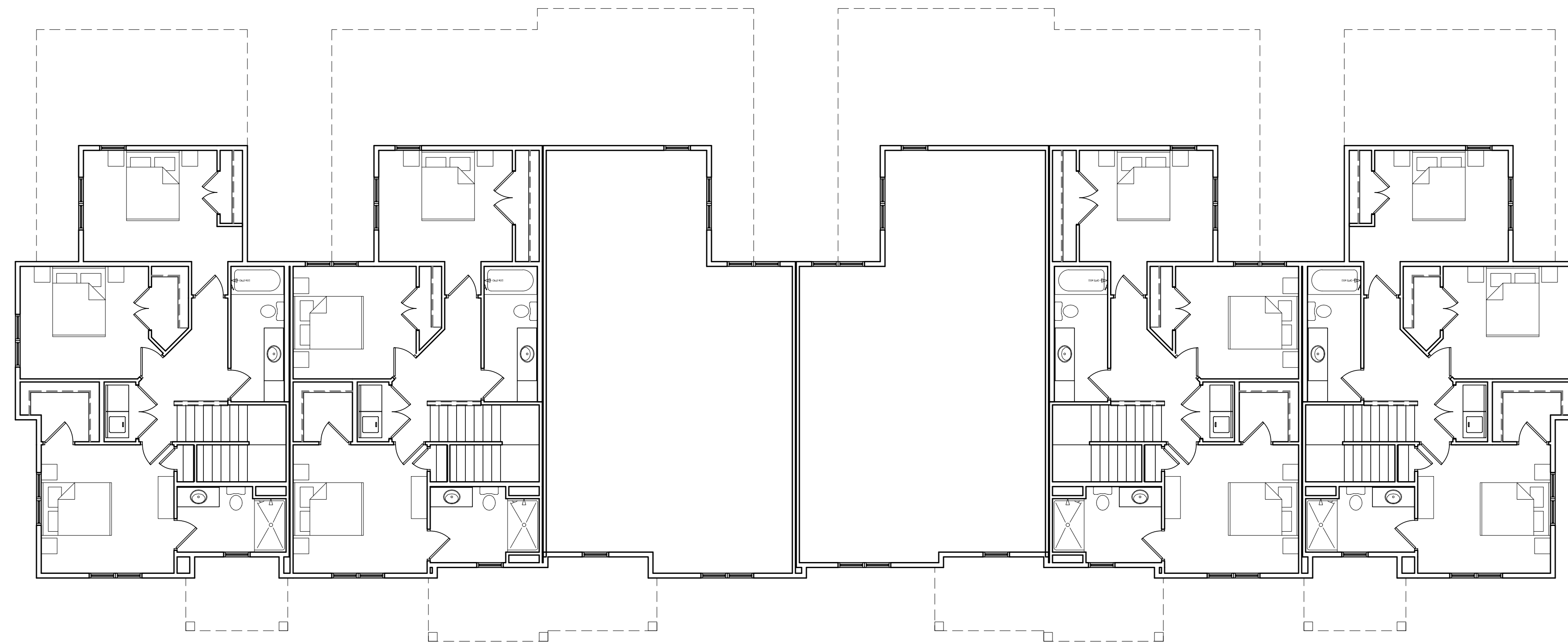
PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 2
Floor Plans

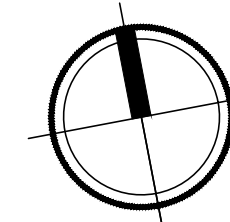
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A-1.1

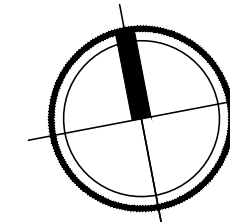
PROJECT NO. 1858
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2 SECOND FLOOR PLAN
A-1.1 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"





1 WATTS RD. ELEVATION
A-2.1 1/8" = 1'-0"

ISSUED
Issued for xyz - Month Day, Year



2 SIDE ELEVATIONS
A-2.1 1/8" = 1'-0"

PROJECT TITLE
TIMBER VALLEY II



3 REAR (NORTH) ELEVATION
A-2.1 1/8" = 1'-0"

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 2
Elevations

SHEET NUMBER

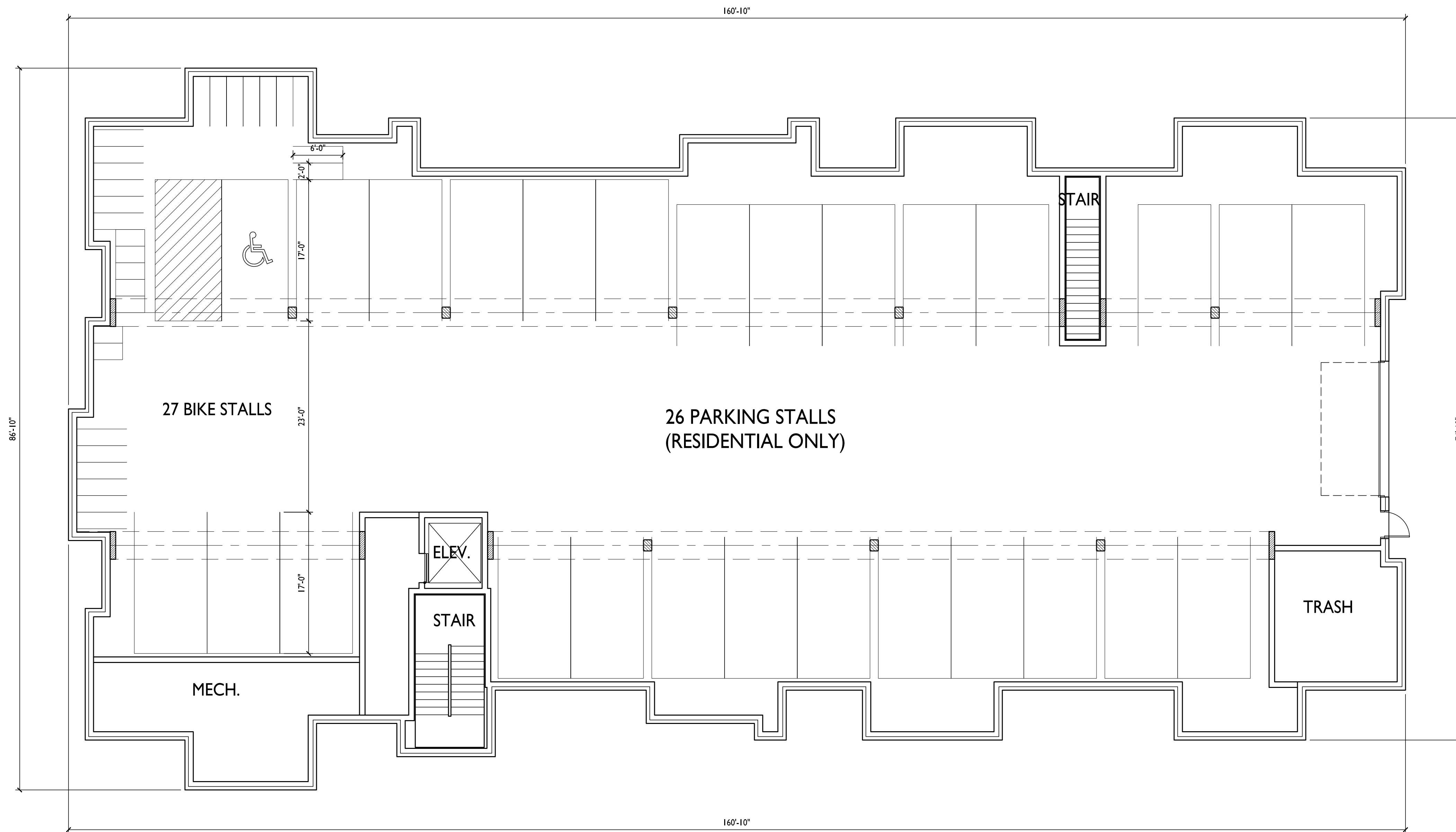
A-2.1

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ISSUED
Issued for Land Use Submittal - July 17, 2019

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 3
Basement Plan

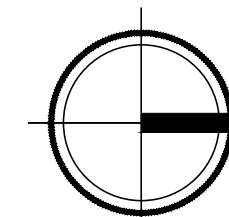
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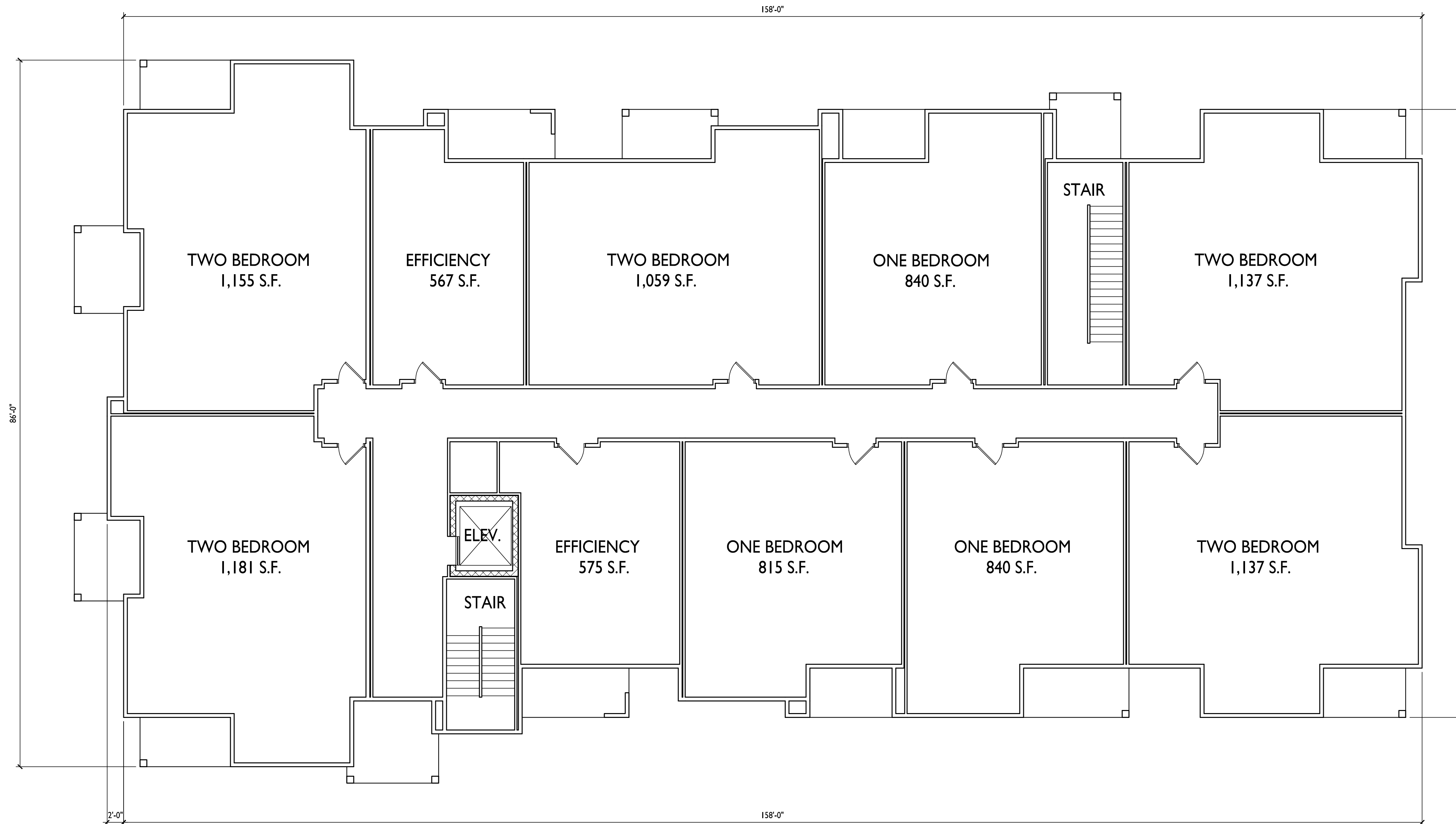
A-1.0

PROJECT NO. 1858

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BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"





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PROJECT TITLE
TIMBER VALLEY II

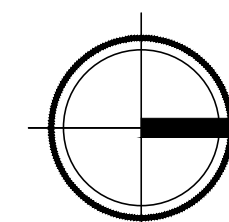
9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 3
First Floor Plan

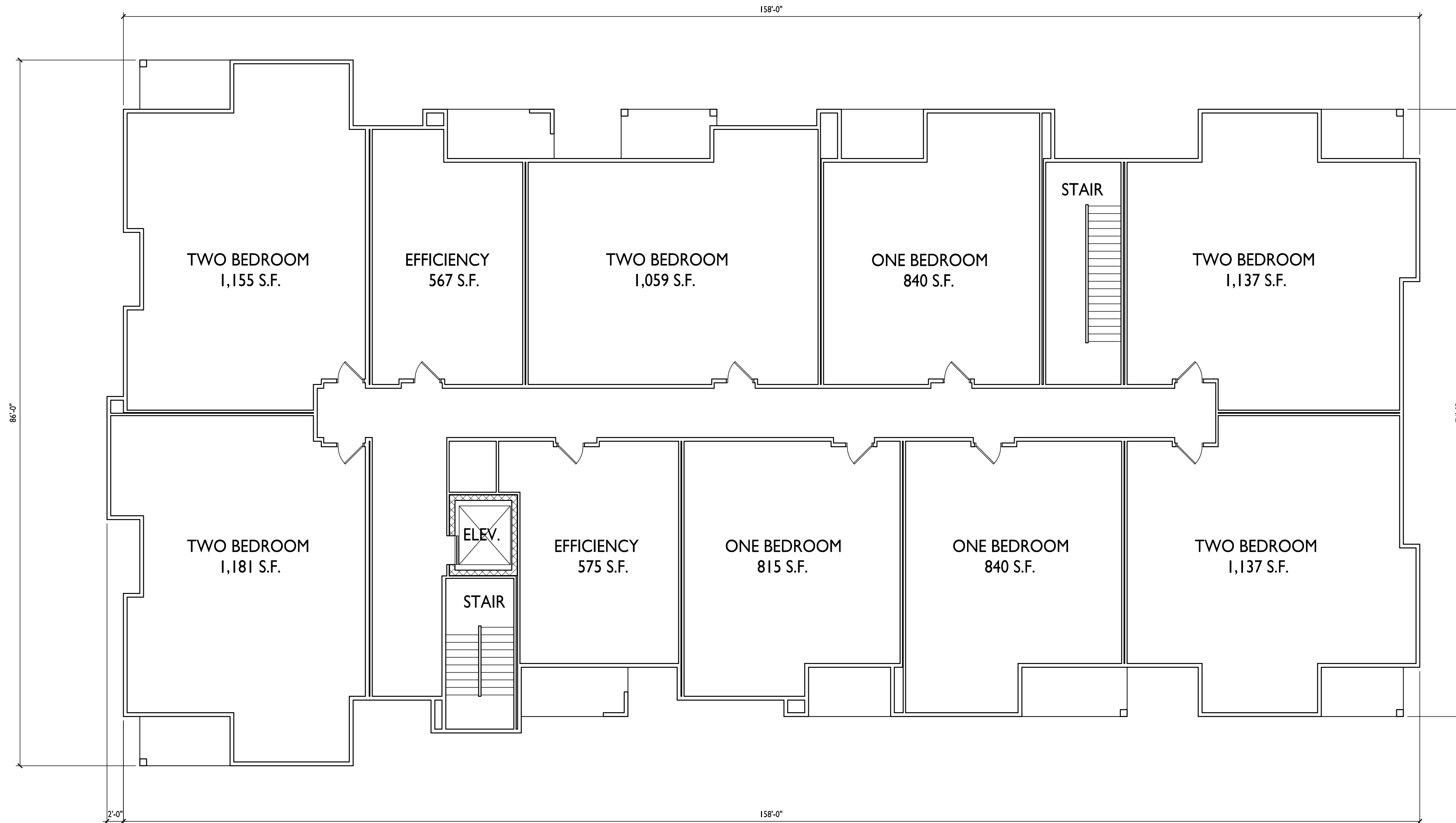
SHEET NUMBER

A-1.1

PROJECT NO. **1858**
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FIRST FLOOR PLAN
1/8" = 1'-0"





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PROJECT TITLE
TIMBER VALLEY II

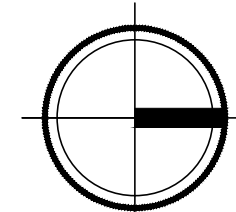
9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 3
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1858
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1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"





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608.836.3690 Middleton, WI 53562

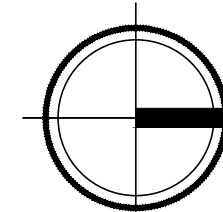


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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 3
Third Floor Plan

THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"



SHEET NUMBER

A-1.3

PROJECT NO. **1858**

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1 WEST ELEVATION
A-2.1 1/8" = 1'-0"



TYPICAL MATERIALS

- ASPHALT SHINGLES
- COMPOSITE FASCIA & TRIM
- STANDING SEAM METAL ROOF
- COMPOSITE SHAKES
- COMPOSITE TRIM
- VINYL WINDOWS
- HORIZONTAL COMPOSITE SIDING
- HEAVY TIMBER COLUMNS
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

2 WATTS RD. ELEVATION
A-2.1 1/8" = 1'-0"

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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
**Building 3
Elevations**

SHEET NUMBER

A-2.1

PROJECT NO. **1858**
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TYPICAL MATERIALS

- ASPHALT SHINGLES
- COMPOSITE FASCIA & TRIM
- COMPOSITE SHAKES
- COMPOSITE TRIM
- VINYL WINDOWS
- HORIZONTAL COMPOSITE SIDING
- ALUMINUM RAILINGS
- HEAVY TIMBER COLUMNS
- CAST STONE SILLS & BANDS
- STONE VENEER

1 EAST ELEVATION
A-2.2 1/8" = 1'-0"



2 NORTH ELEVATION
A-2.2 1/8" = 1'-0"

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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
**Building 3
Elevations**

SHEET NUMBER

A-2.2

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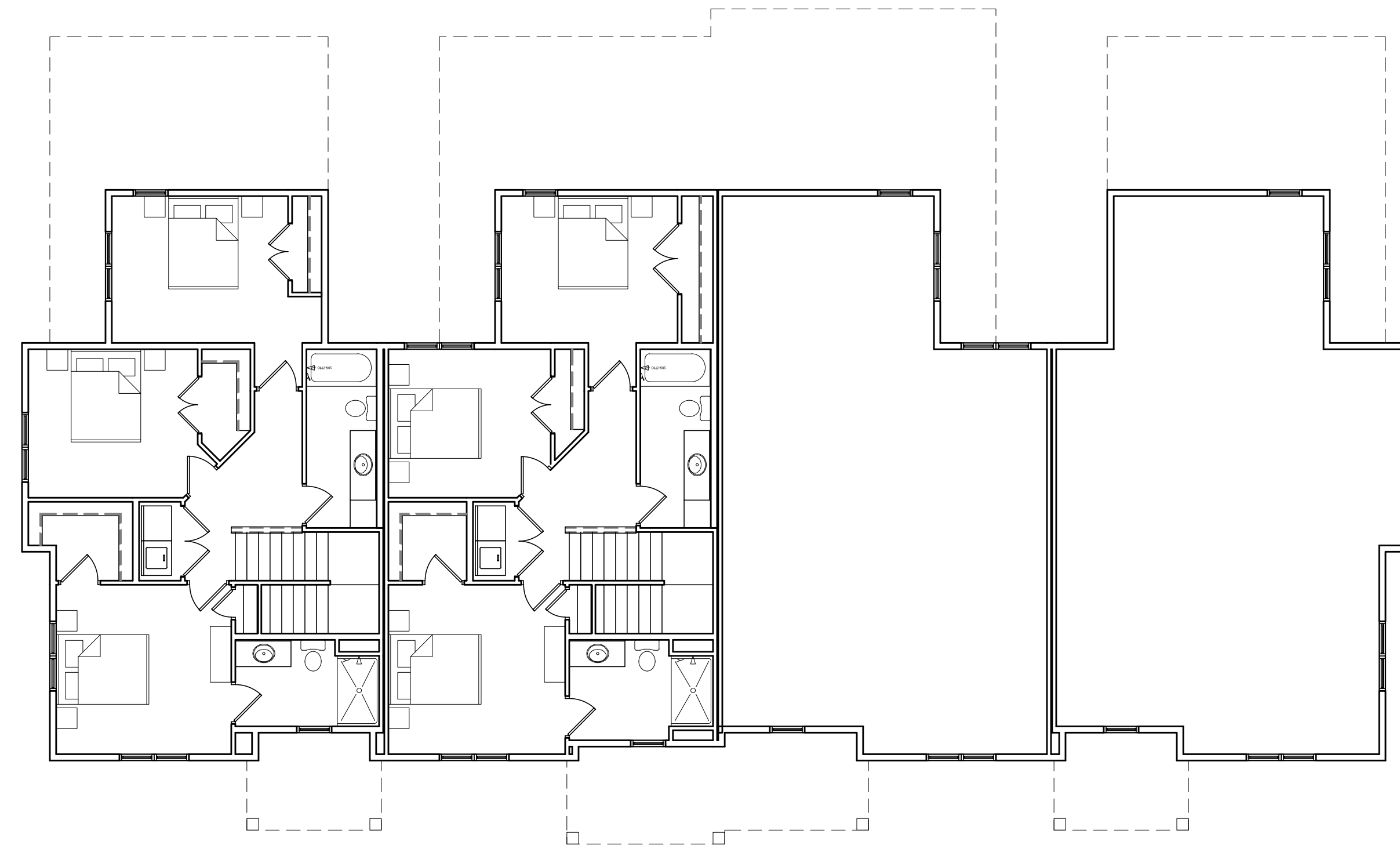
PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 4
Floor Plans

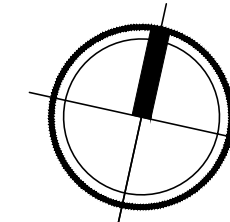
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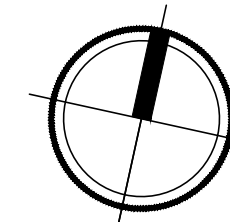
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2 SECOND FLOOR PLAN
A-1.1 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"





1 WATTS RD. ELEVATION
A-2.1 1/8" = 1'-0"

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2 SIDE ELEVATIONS
A-2.1 1/8" = 1'-0"

PROJECT TITLE
TIMBER VALLEY II



3 REAR (NORTH) ELEVATION
A-2.1 1/8" = 1'-0"

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 4
Elevations

SHEET NUMBER

A-2.1

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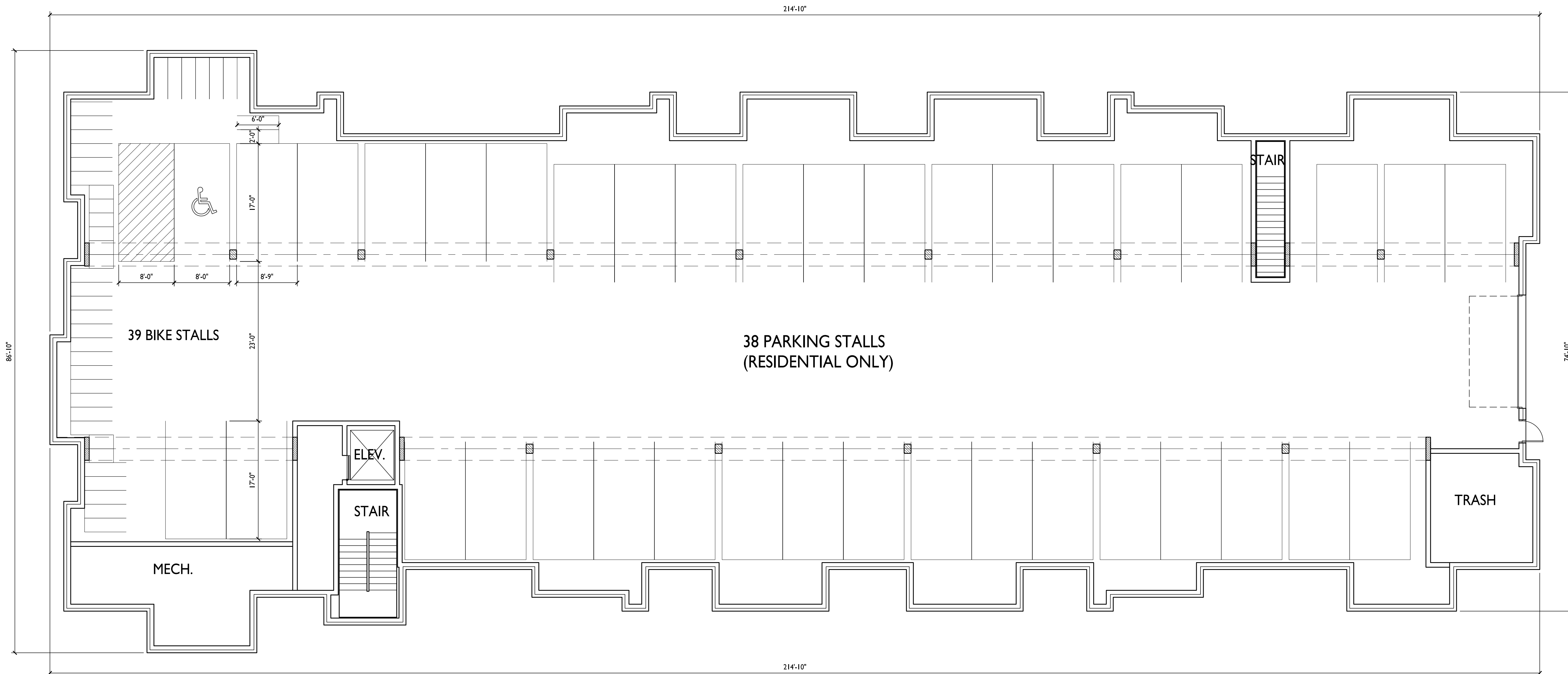
PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 5
Basement Plan

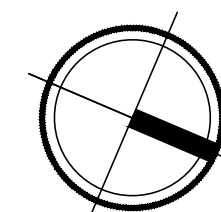
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A-1.0

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I
A-1.0 BASEMENT FLOOR PLAN
1/8" = 1'-0"





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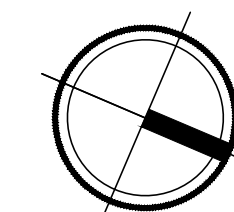


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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 5
First Floor Plan

I
A-1.1
FIRST FLOOR PLAN
1/8" = 1'-0"



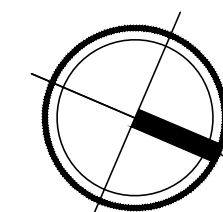
SHEET NUMBER

A-1.1

PROJECT NO. 1858
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1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"





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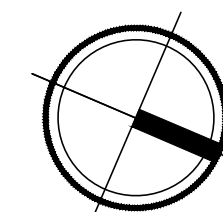


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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 5
Third Floor Plan

1
A-1.3
THIRD FLOOR PLAN
1/8" = 1'-0"



SHEET NUMBER

A-1.3

PROJECT NO. 1858
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1 WEST ELEVATION
A-2.1 1/8" = 1'-0"



2 WATTS RD. ELEVATION
A-2.1 1/8" = 1'-0"



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1 EAST ELEVATION
A-2.2 1/8" = 1'-0"



2 NORTH ELEVATION
A-2.2 1/8" = 1'-0"

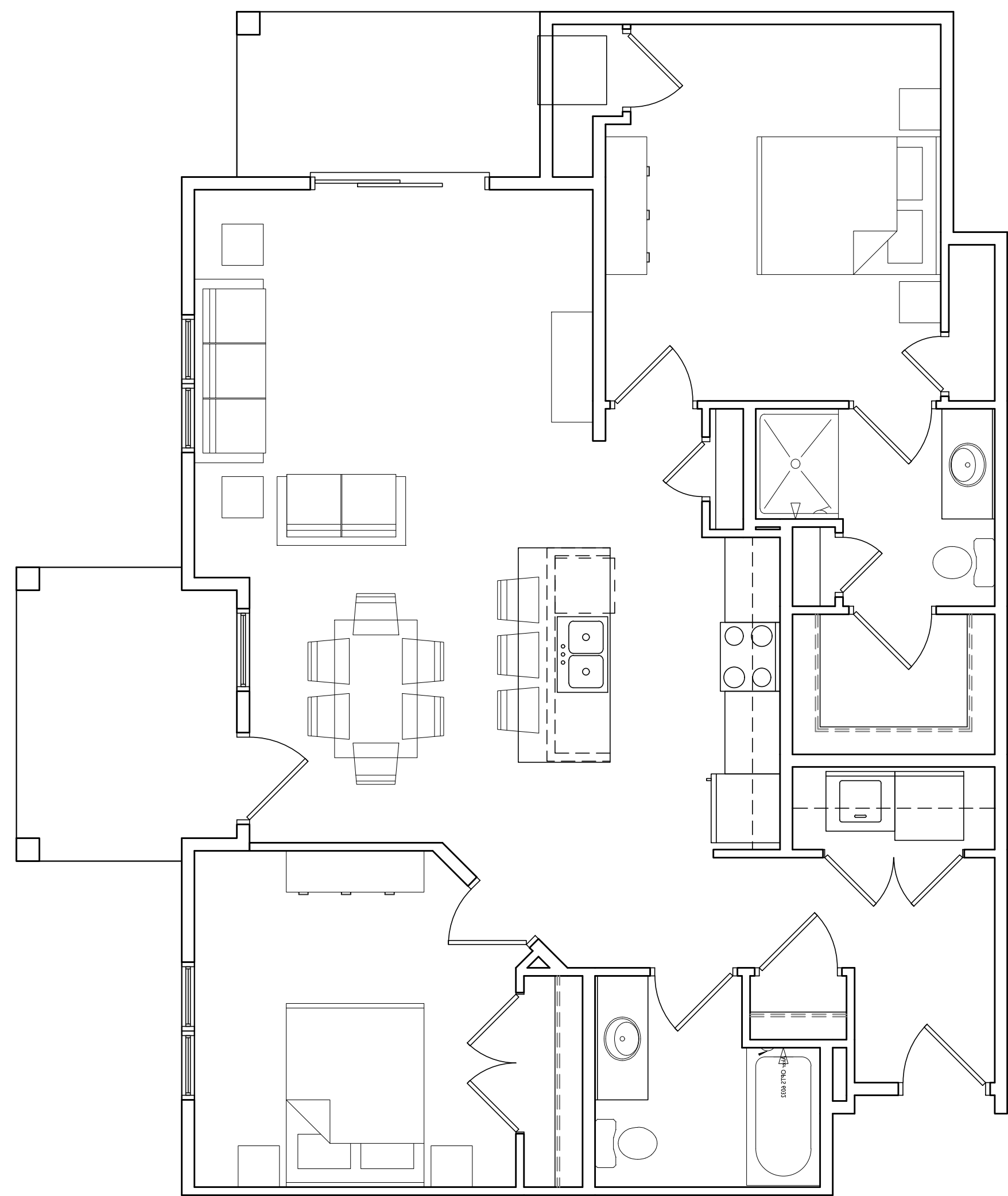
PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
Madison, WI
SHEET TITLE
Building 5
Elevations

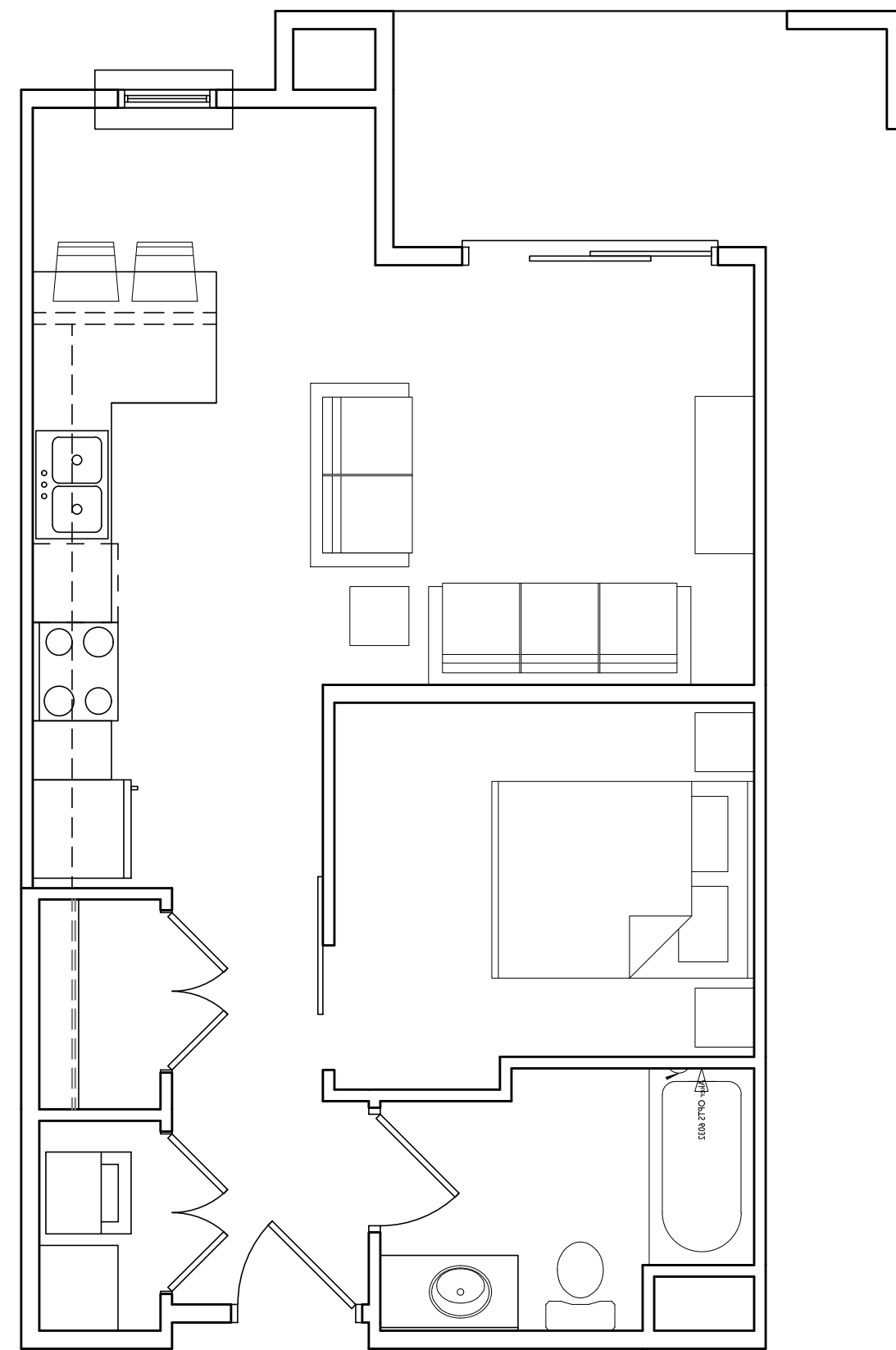
SHEET NUMBER

A-2.2

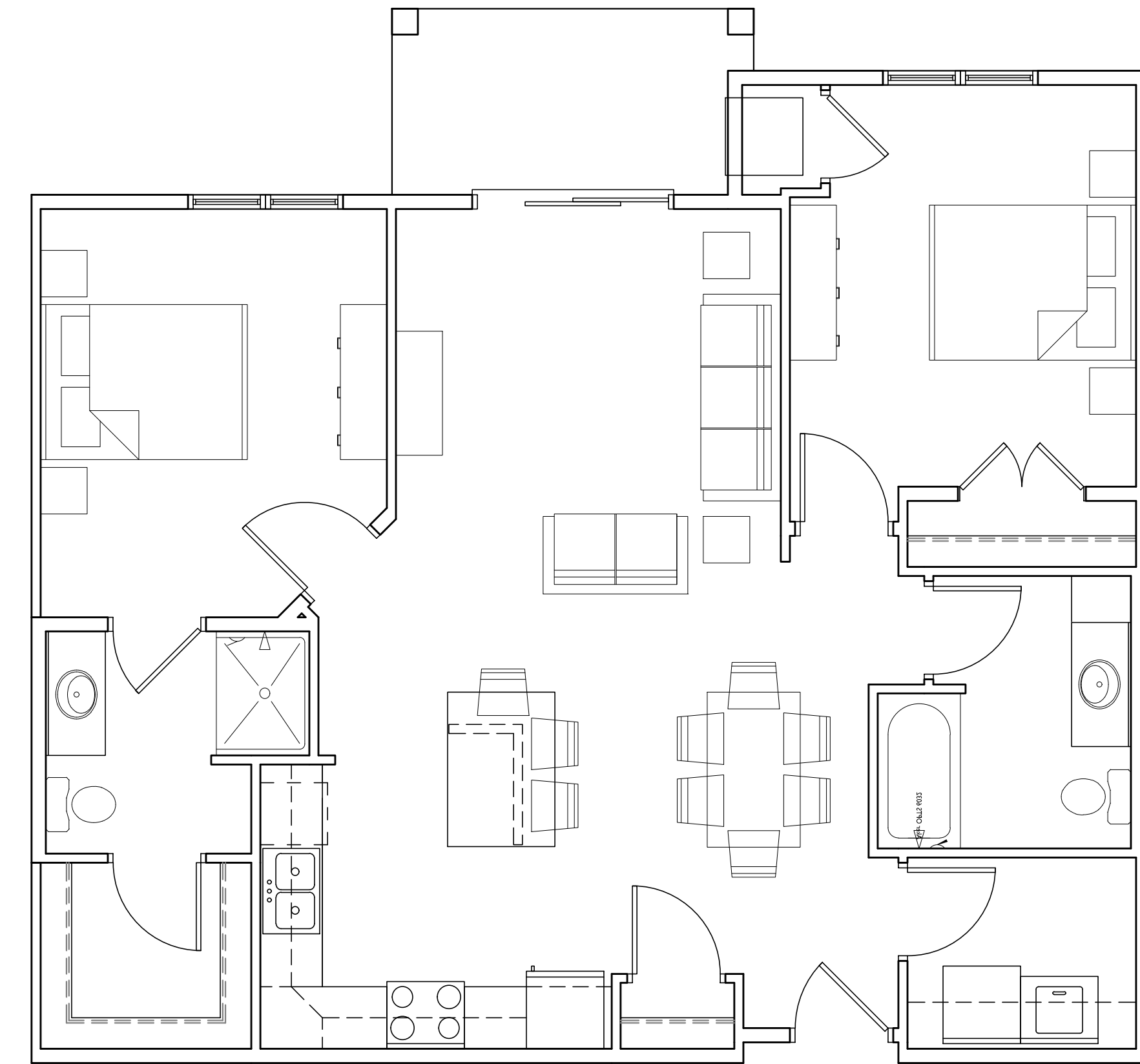
PROJECT NO. **1858**
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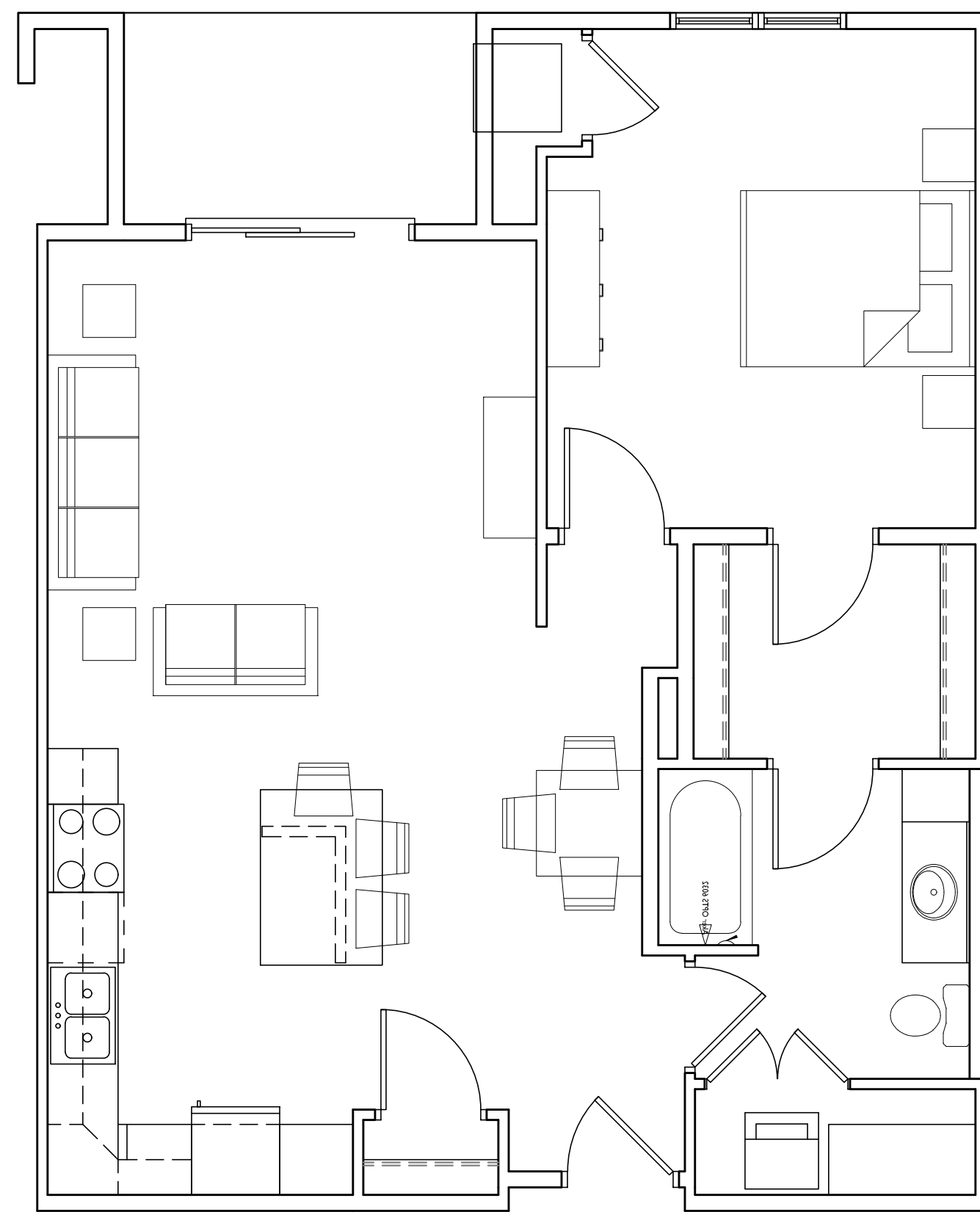
TWO BEDROOM
1,155 S.F.



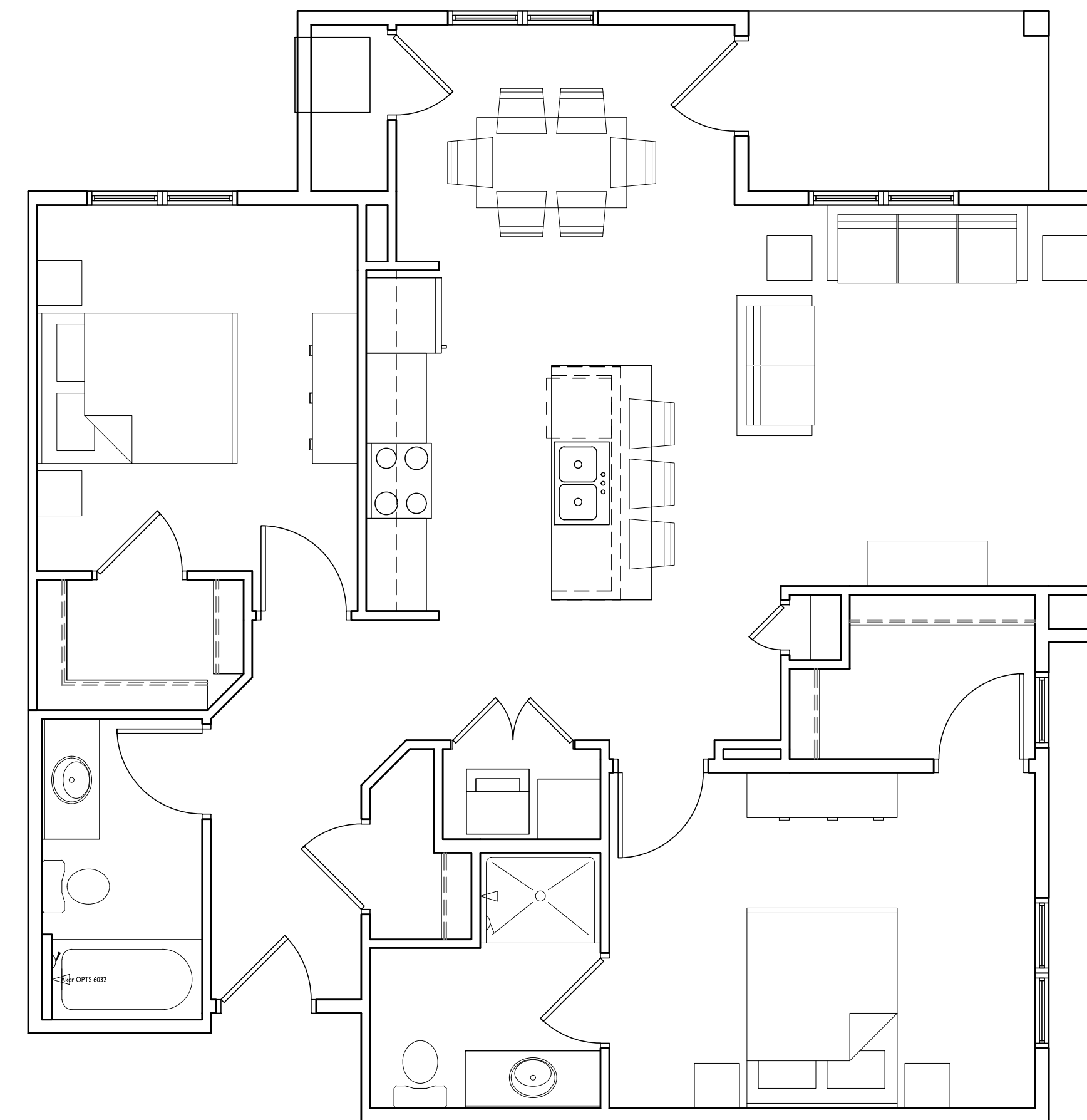
EFFICIENCY
567 S.F.



TWO BEDROOM
1,059 S.F.



ONE BEDROOM
840 S.F.



TWO BEDROOM
1,137 S.F.



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1 HARVEST MOON LN. ELEVATION
 A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



TYPICAL MATERIALS

- ASPHALT SHINGLES
- COMPOSITE FASCIA & TRIM
- STANDING SEAM METAL ROOF
- COMPOSITE SHAKES
- COMPOSITE TRIM
- WEATHER-SHIELD WINDOWS
- COMPOSITE SIDING
- CAST STONE SILLS & BANDS
- ALUMINUM RAILINGS
- STONE VENEER

2 WATTS RD. ELEVATION
 A-2.1 1/8" = 1'-0"

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
 Madison, WI
 SHEET TITLE
Building I
 Elevations

SHEET NUMBER

A-2.1

PROJECT NO. **1858**
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EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

1 HARVEST MOON LN. ELEVATION
 A-2.2 1/8" = 1'-0"



- TYPICAL MATERIALS**
- ASPHALT SHINGLES
 - COMPOSITE FASCIA & TRIM
 - COMPOSITE SHAKES
 - COMPOSITE TRIM
 - VINYL WINDOWS
 - HORIZONTAL COMPOSITE SIDING
 - ALUMINUM RAILINGS
 - HEAVY TIMBER COLUMNS
 - CAST STONE SILLS & BANDS
 - STONE VENEER

2 WATTS RD. ELEVATION
 A-2.2 1/8" = 1'-0"

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
 Madison, WI
 SHEET TITLE
Building I Elevations

SHEET NUMBER

A-2.2



TYPICAL MATERIALS

- ASPHALT SHINGLES
- COMPOSITE FASCIA & TRIM
- STANDING SEAM METAL ROOF
- COMPOSITE SHAKES
- COMPOSITE TRIM
- WINDOWS
- HORIZONTAL COMPOSITE SIDING
- HEAVY TIMBER COLUMNS
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

1 WATTS RD. ELEVATION
 A-2.1 1/8" = 1'-0"



2 SIDE ELEVATIONS
 A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - SOFT FAWN SW9097
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

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3 REAR (NORTH) ELEVATION
 A-2.1 1/8" = 1'-0"

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
 Madison, WI
 SHEET TITLE
**Building 2
 Elevations**

SHEET NUMBER

A-2.1

PROJECT NO. **1858**
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EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

1 WEST ELEVATION
 A-2.1 1/8" = 1'-0"



TYPICAL MATERIALS

- ASPHALT SHINGLES
- COMPOSITE FASCIA & TRIM
- STANDING SEAM METAL ROOF
- COMPOSITE SHAKES
- COMPOSITE TRIM
- VINYL WINDOWS
- HORIZONTAL COMPOSITE SIDING
- HEAVY TIMBER COLUMNS
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

2 WATTS RD. ELEVATION
 A-2.1 1/8" = 1'-0"

PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
 Madison, WI
 SHEET TITLE
**Building 3
 Elevations**

SHEET NUMBER

A-2.1

PROJECT NO. **1858**
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1 WATTS RD. ELEVATION
 A-2.1 1/8" = 1'-0"



2 SIDE ELEVATIONS
 A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - SOFT FAWN SW9097
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



3 REAR (NORTH) ELEVATION
 A-2.1 1/8" = 1'-0"

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PROJECT TITLE
TIMBER VALLEY II

9702 Watts Rd.
 Madison, WI
 SHEET TITLE
**Building 4
 Elevations**

SHEET NUMBER

A-2.1

PROJECT NO. **1858**
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1 WEST ELEVATION
A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - BUNGLEHOUSE GRAY SW2845
FASCIA / SOFFIT / TRIM	COMPOSITE - PRAIRIE SAND
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE



TYPICAL MATERIALS

- ASPHALT SHINGLES
- COMPOSITE FASCIA & TRIM
- STANDING SEAM METAL ROOF
- COMPOSITE SHAKES
- COMPOSITE TRIM
- VINYL WINDOWS
- HORIZONTAL COMPOSITE SIDING
- TIMBER COLUMNS
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

2 WATTS RD. ELEVATION
A-2.1 1/8" = 1'-0"



TIMBER VALLEY II

9702 Watts Rd. Madison, WI
Rendered Perspective 1





TIMBER VALLEY II

9702 Watts Rd. Madison, WI
Rendered Perspective 2

