# URBAN DESIGN COMMISSION APPLICATION



City of Madison Planning Division Madison Municipal Building, Suite 017 215 Martin Luther King, Jr. Blvd. P.O. Box 2985 Madison, WI 53701-2985 (608) 266-4635

3. Project Type

Street address

Street address

Street address

Telephone

Telephone

Telephone

FOR OFFICE USE ONLY: Receipt # Date received Received by Aldermanic District Zoning District Complete all sections of this application, including Urban Design District the desired meeting date and the action requested. if you need an interpreter, translator, materials in alternate Submittal reviewed by March 25, 2020 formats or other accommodations to access these forms, please call the phone number above immediately. Legistar # 1. Project Information Address: 3840 Maple Grove Drive Title: FRED - Maple Grove Residential Application Type (check all that apply) and Requested Date UDC meeting date requested April 29, 2020 New development Alteration to an existing or previously-approved development Informational Initial approval Final approval Project in an Urban Design District Signage Project in the Downtown Core District (DC), Urban Comprehensive Design Review (CDR) Mixed-Use District (UMX), or Mixed-Use Center District (MXC) Signage Variance (i.e. modification of signage height, Project in the Suburban Employment Center District (SEC), area, and setback) Campus Institutional District (CI), or Employment Campus ☐ Signage Exception District (EC) □ Planned Development (PD) Other ☐ General Development Plan (GDP) Please specify Specific Implementation Plan (SIP) Planned Multi-Use Site or Residential Building Complex 4. Applicant, Agent, and Property Owner Information Company Fiduciary Real Estate Development Paul Selmitter Applicant name City/State/Zip Mehvaskes, WI 53202 789 N. Winer Street Email pschmitter@fred-inc.com 414-442-3867 Company J.A Architects and Planners Project contact person Mare Ott City/State/Zip Monona, WI 53713 800 W. Brondway, Saite 200 Email mott@jh-sp.com 608-442-3687 Property owner (if not applicant) Schmitt Family Trust et. al. die Thomas Schmitt City/State/Zip Verosa, W1 53593 113 S. Main Street 603-845-7489

Email

5. Re	quired Submittal Materials	
Ø	Application Form	)
E	Letter of Intent	Each submittal must include
	<ul> <li>If the project is within an Urban Design District, a sidevelopment proposal addresses the district criteria is</li> </ul>	required paper copies. Landscape and
	<ul> <li>For signage applications, a summary of how the propositent with the applicable CDR or Signage Variance review</li> </ul>	v criteria is required. must be full-sized and legible.
	Development Plans (Refer to checklist on Page 4 for plan	details) Please refrain from using plastic covers or spiral binding.
	Filing fee	)
Ø	Electronic Submittal*	
<b>E</b>	Notification to the District Alder	
	<ul> <li>Please provide an email to the District Alder notifying as early in the process as possible and provide a copy</li> </ul>	them that you are filing this UDC application. Please send this of that email with the submitted application.
Bot	h the paper copies and electronic copies <u>must</u> be submitted eduled for a UDC meeting. Late materials will not be accepted. A	prior to the application deadline before an application will be completed application form is required for each UDC appearance.
	projects also requiring Plan Commission approval, applicants mus sideration prior to obtaining any formal action (initial or final ap	t also have submitted an accepted application for Plan Commission proval) from the UDC. All plans must be legible when reduced.
pro not	npiled an a CD or flash drive, or submitted via email to udg ject address, project name, and applicant name. Electronic	uired. Individual PDF files of each item submitted should be applications@cityofmadison.com. The email must include the submittals via file hosting services (such as Dropbox.com) are Is electronically should contact the Planning Division at (608)
6. Ap	plicant Declarations	
1.	Prior to submitting this application, the applicant is re Commission staff. This application was discussed wit March 11, 2020	quired to discuss the proposed project with Urban Design h Janine Glasser on
2.		n this submittal and understands that if any required information will not be placed on an Urban Design Commission agenda for
Name	of applicant Paul Schmitter	∠ Relationship to property Content Buyer
Autho	rizing signature of property owner	Date 03-25-2020
7. Ap	plication Filing Fees	
of t	the combined application process involving the Urban Desi	initial or final approval of a project, unless the project is part gn Commission in conjunction with Plan Commission and/or easurer. Credit cards may be used for application fees of less
Ple	ase consult the schedule below for the appropriate fee for y	our request:
	Urban Design Districts: \$350 (per §35.24(6) MGO).	A filing fee is not required for the following project
	Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)	applications if part of the combined application process involving both Urban Design Commission and Plan Commission:
	Comprehensive Design Review: \$500 (per \$31.041(3)(d)(1)(a) MGO)	<ul> <li>Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)</li> </ul>
	Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)	<ul> <li>Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or</li> </ul>
	All other sign requests to the Urban Design Commission, including, but not limited to: appeals	Employment Campus District (EC)  — Planned Development (PD): General Development
	from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of	Plan (GDP) and/or Specific Implementation Plan (SIP)

signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

X Planned Multi-Use Site or Residential Building Complex



March 25, 2020

Mrs Janine Glaeser City of Madison Department of Planning & Community & Economic Development Madison Municipal Building 215 Martin Luther King Jr. Blvd, Suite 017 Madison, WI 53703

Re: Letter of Intent

> 3840 Maple Grove Drive Madison, Wi 53719

Dear Mrs. Janine Glaeser,

The following is submitted together with the UDC Final Application and associated plans for review by the Urban Design Commission for final approval.

### **Project Organizational Structure:**

Owner: Fiduciary Real Estate Development, Inc.

789 N. Water Street, Suite 200

Milwaukee, WI 53202

414-274-8212

Contact: Paul Schmitter pschmitter@fred-inc.com

Civil Engineer: D'Onofrio Kottke and Associates

> 7530 Westward Way Madison, Wi 53717 608-833-7530

Contact: Bruce Hollar bhollar@donofrio.cc

### Introduction:

The development is at 3840 Maple Grove Drive, directly south of Chavez Elementary School on the far west side of Madison. The proposed project consists of the land use application submittal for conditional use approval for residential building complex on three lots. Currently the lots are zoned (TR-U1 – Traditional Residential Urban 1 District) with two supporting outlots for stormwater, one 5.11 acre parcel to be dedicated to the City for a public park (PR-Parks and Recreation), two outlots for greenway conservancy (CN-Conservancy), and one outlot for TR-C3 - Traditional Residential Consistent District 3 for future development.

### Site:

The site is located on 35.917 acres currently zoned Agriculture. The site has 934'-0" of direct frontage on Maple Grove Drive to the east, Chavez Elementary to the north, a public drainage areenway to the west, and existing multifamily to the south.

### Zoning:

The project is in the 7th Aldermanic District, represented by Donna Moreland.

Architect: JLA Architects + Planners

608-442-3823

Monona, WI 53713

Contact: Marc Ott

mott@jla-pa.com

800 W. Broadway, Suite 200

The parcels are currently zoned as follows:

Lot 1 - TR-U1 - Traditional Residential Urban 1 District.

Lot 2 – TR-U1 - Traditional Residential Urban 1 District.

Lot 3 – TR-U – Traditional Residential Urban 1 District.

Outlot 1 - TR-U1 - Traditional Residential Urban 1 District

Outlot 2 - TR-U1 - Traditional Residential Urban 1 District

Outlot 3 – CN – Conservancy

Outlot 4 – TR-C3 – Traditional Residential – Consistent District 3

Outlot 5 - CN - Conservancy

Outlot 6 – PR – Parks and Recreation

### TR-U1 Permitted and Conditional Uses:

- Multi-family Dwelling (4 dwelling units) Permitted
- Multi-family Dwelling (5-8 dwelling units) Permitted
- Multi-family Dwelling ( > 8 dwelling units) Conditional

### <u>Dimensional Standards Multi-family > 8 units:</u>

- Lot Area: 1,000 s.f. / d.u. + 300 s.f. per bedroom > 2
- Lot Width: 50'-0" min
- Front Yard Setback: 15'-0"
- Max. Front Yard setback: 30'-0" or up to 20% greater than block average.
- Side Yard Setback: 10'-0"
- Reversed Corner Side Yard Setback: 12'-0"
- Rear Yard Setback: Lesser of 25% lot dept or 25'-0"
- Max Height: 5 stories / 65'-0"
- Max Lot Coverage: 75%
- Usable Open Space: 320 s.f. / d.u.

### **Project Schedule:**

December 18, 2019: Land Use Application Submittal

June 2020: Start of Construction – Start Phases 1

November 2022: Certificate of Occupancy – Final Phase 2

### Social & Economic Impacts:

This development will have a positive social and economic impact on the surrounding community. Specifically, the re-development of this property will provide a variety of housing opportunities for residents by provide quality housing in a desired location of the city with walkable access to schools, parks, grocery store, pharmacy and jobs. With the added benefit of to infuse the local businesses with new revenue sources.

Thank you for your time in reviewing our proposal.

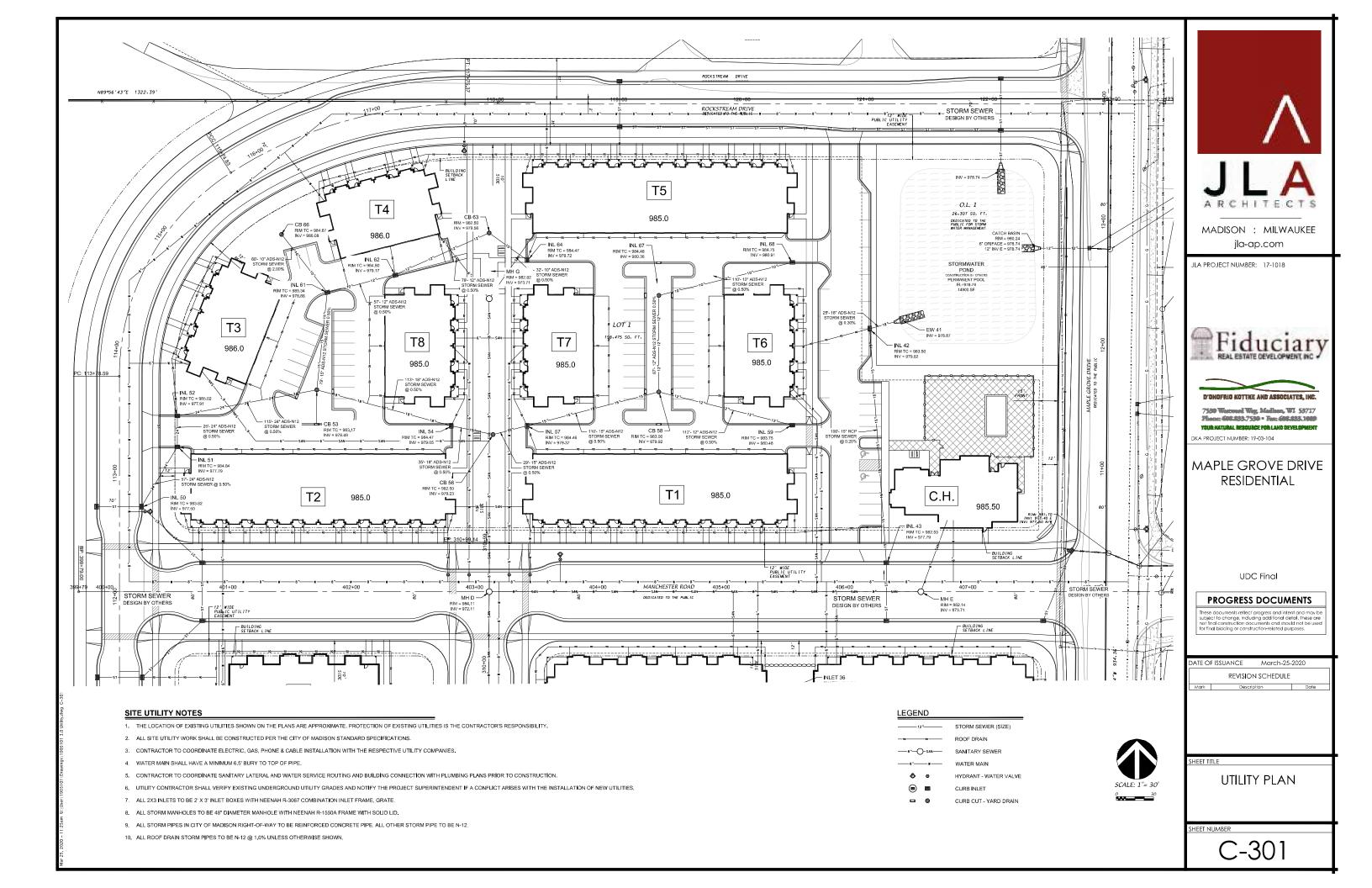
### Sincerely,

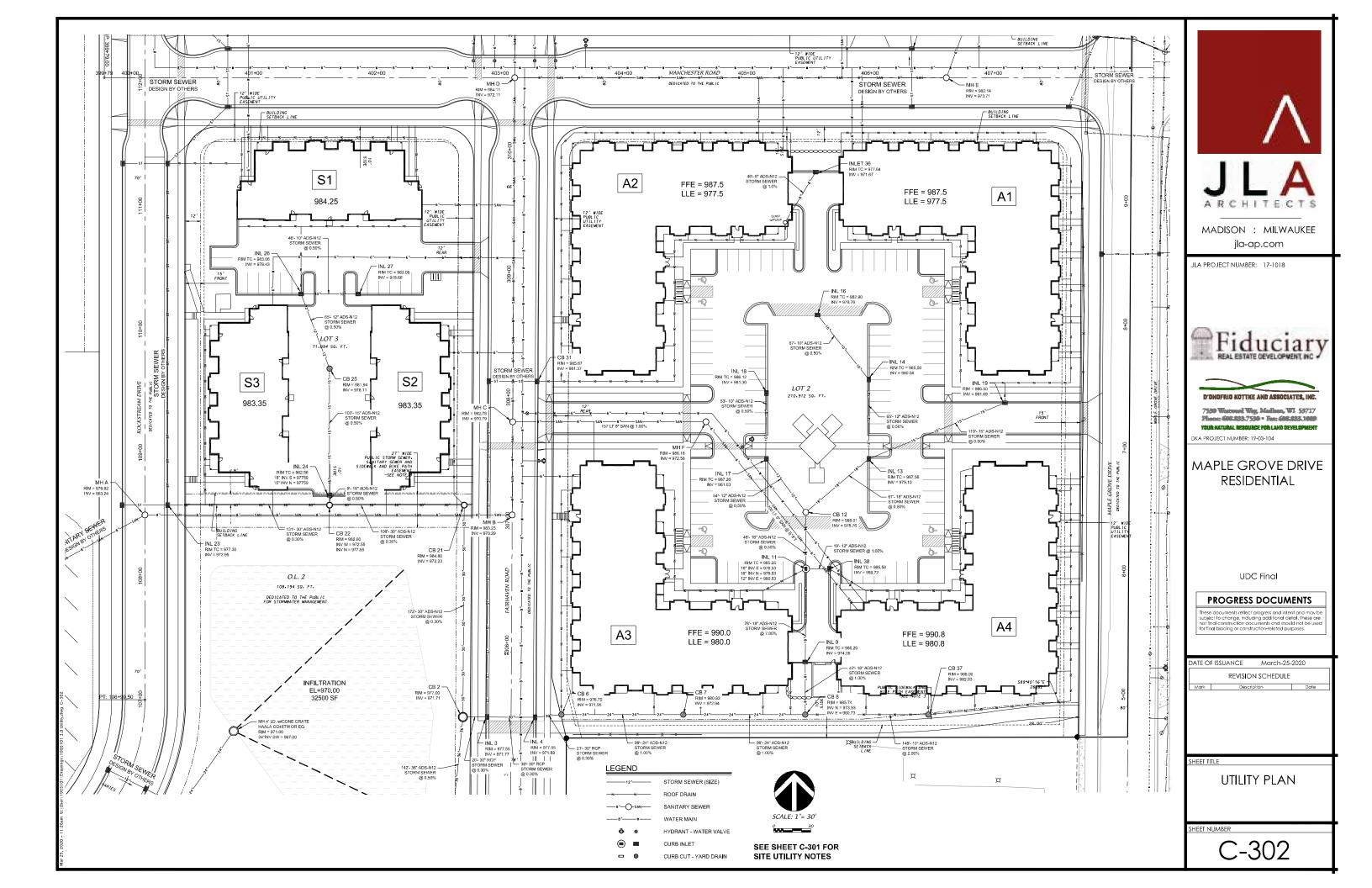


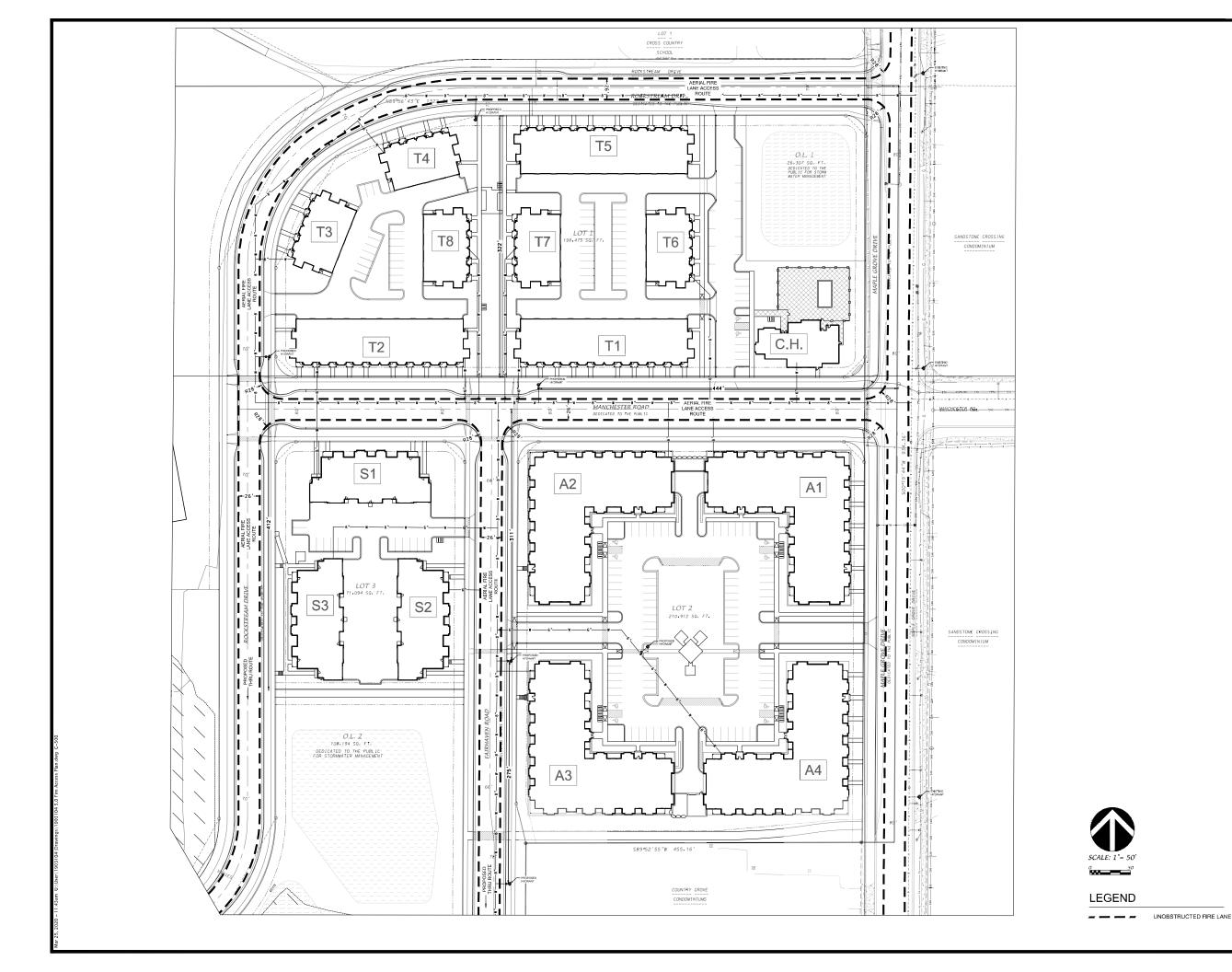
Marc Ott

### JLA ARCHITECTS + PLANNERS

2418 Crossroads Drive - Suite 2300 Madison, Wisconsin 53718 www.jla-ap.com









JLA PROJECT NUMBER: 17-1018





MAPLE GROVE DRIVE RESIDENTIAL

OKA PROJECT NUMBER 1985 154

UDC Final

### PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE March-25-2020

REVISION SCHEDULE

Mark Description Date

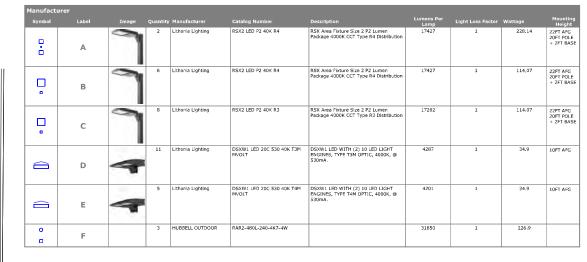
SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBE

C-500





FC Measured at 0' AFG

MAPLE GROVE DRIVE

MAPLE GROVE DRIVE

MANCHESTER ROAD

Per Wisconsin Administrative Code SPS 390.16 (3) (d) pool will have an underwater light.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BETWEEN T2, T3, T4 & '8	+	2.3 fc	9.8 fc	0.2 fc	49.0:1	11.5:1
BETWEEN T6 & C.H.	+	2.4 fc	6.0 fc	0.5 fc	12.0:1	4.8:1
.OT 1	+	2.2 fc	9.8 fc	0.5 fc	19.6:1	4.4:1
.OT 2	+	1.8 fc	7.4 fc	0.2 fc	37.0:1	9.0:1
OT 3	+	1.8 fc	6.3 fc	0.3 fc	21.0:1	6.0:1
enoi.		9.3 fc	12.1 fc	6.0 fc	2.0-1	1.6:1

	"A' STREET/MANCHESTER ROAD
NEW PUBLIC STREET'S	A 1  The property of the control of

PEDESTRIAN
CONNECTION
TO SCHOOL

MANAGED PUBLIC

NEW PUBLIC STREET "B"

T5

.7 î.3 î25 î<mark>.1</mark> î39 î20 î.2 î09 î.2 î22 î38 <sup>0</sup>40 î25 î.4 î.0 î.2 î.9 î39 <sup>0</sup>43 î28 î 17 î.0 î.8 î23 î2<u>7 î</u>35 î.2 î.2 î.2 î.2 î.2 î25 î25 î.9 î.3 î.2 î.2 î.2 î.5 î23 î23 î20 î

T1

T6

- T7

T8

T2

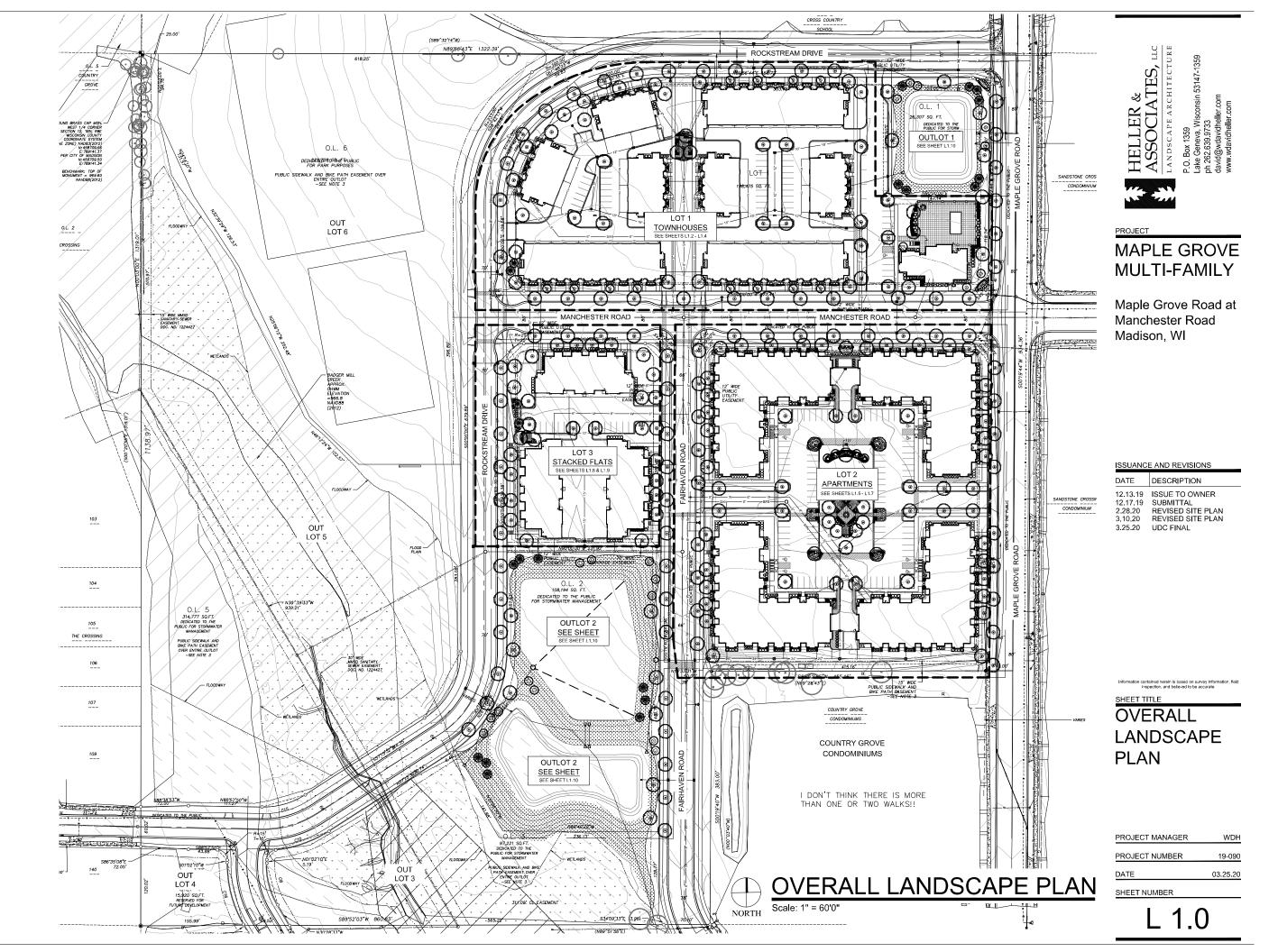
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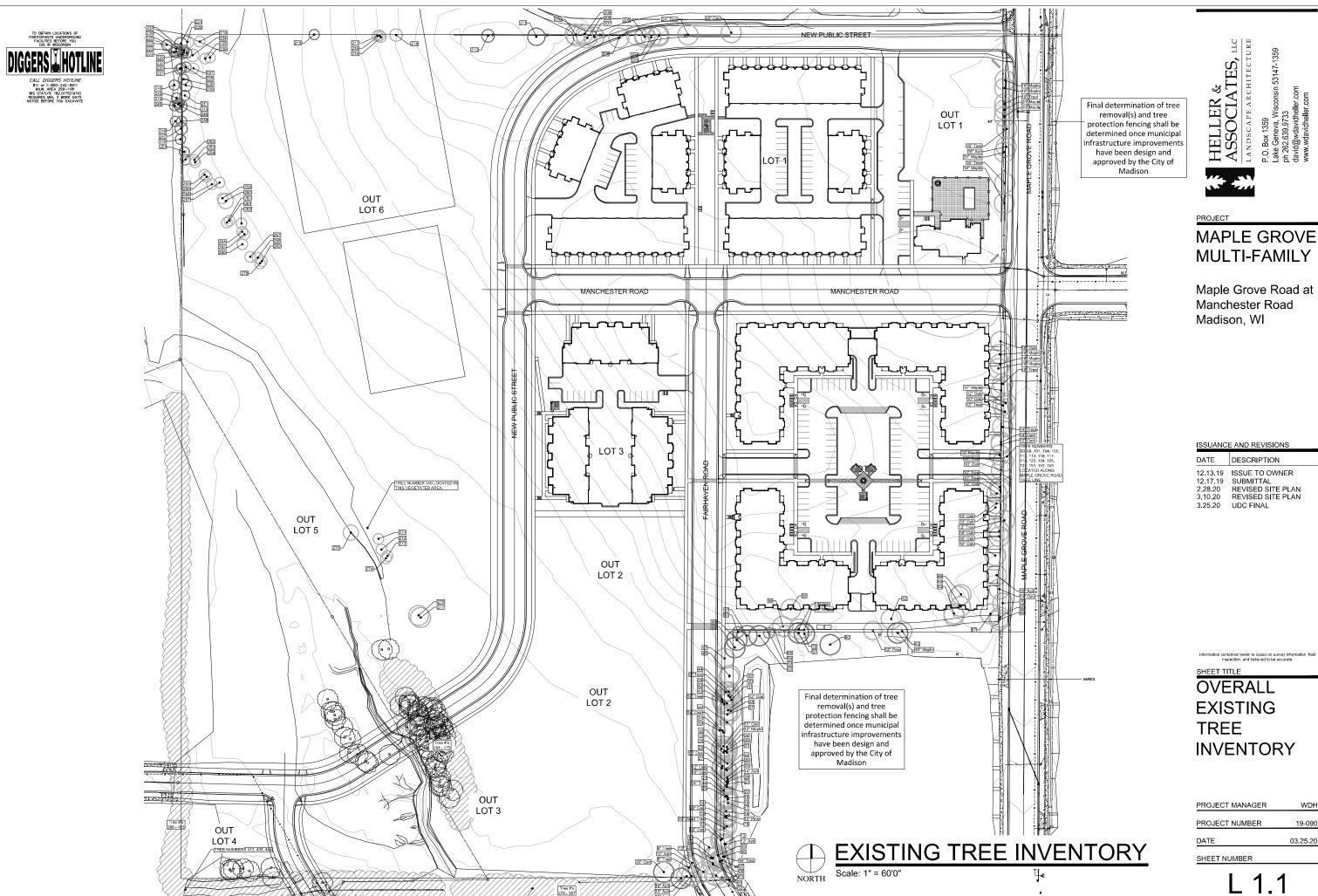
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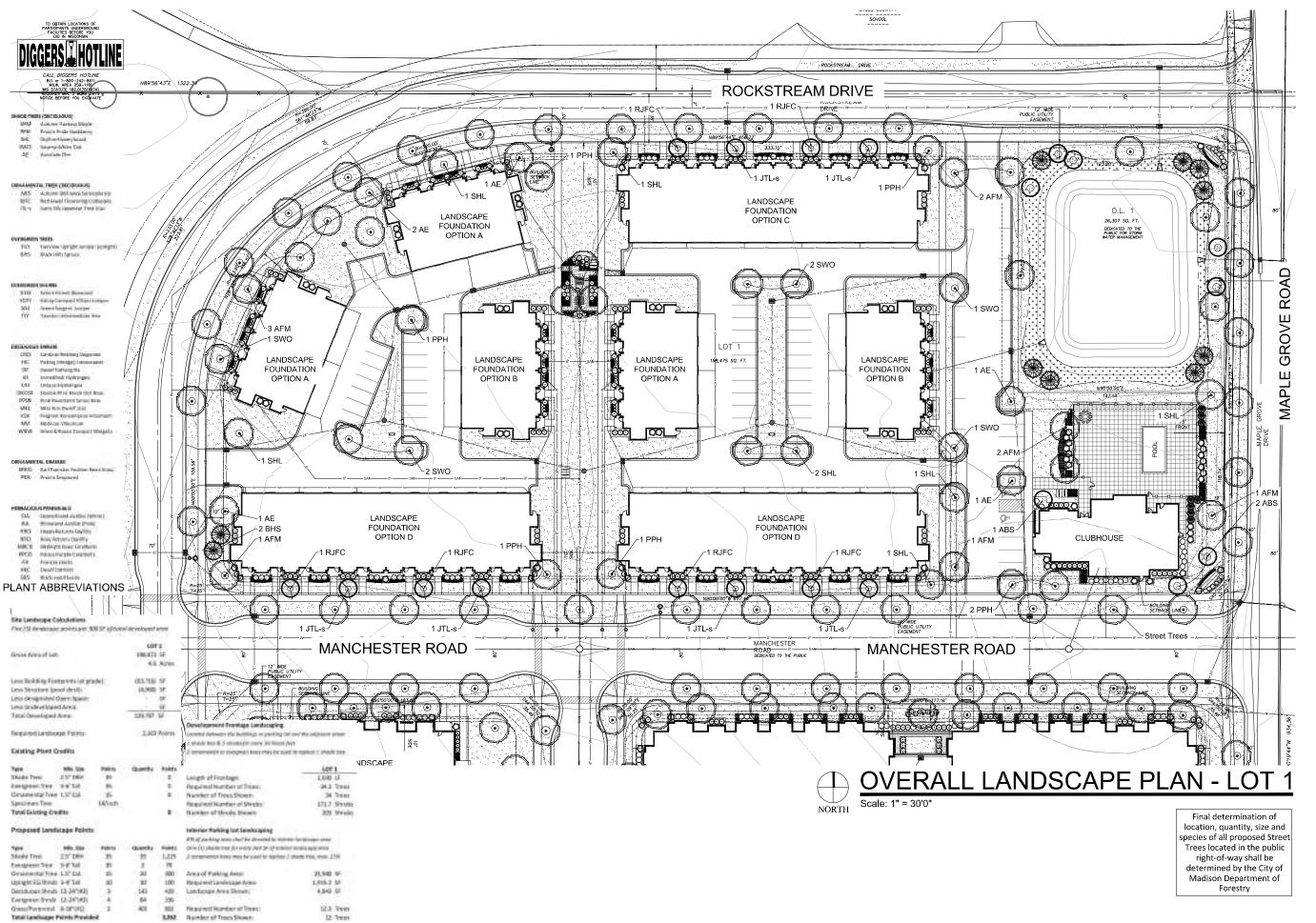
> Plan View Scale - 1" = 50ft

Designer
RJE
Date
3/24/20
Scale
Not to Scale
Drawing No.









**CODE REQUIREMENTS** 

HELLER & ASSOCIATES, LLC LANDSCAPE ARCHITECTURE P.O. Box 1359 Lake Geneva, Wisconsin 53147-1359 ph 262.639.9733 david@wdavidheller.com

PROJECT

# MAPLE GROVE MULTI-FAMILY

Maple Grove Road at Manchester Road Madison, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12.13.19 12.17.19 2.28.20 3.10.20 3.25.20	ISSUE TO OWNER SUBMITTAL REVISED SITE PLAN REVISED SITE PLAN UDC FINAL

rmation contained herein is based on survey information, fle inspection, and believed to be accurate.

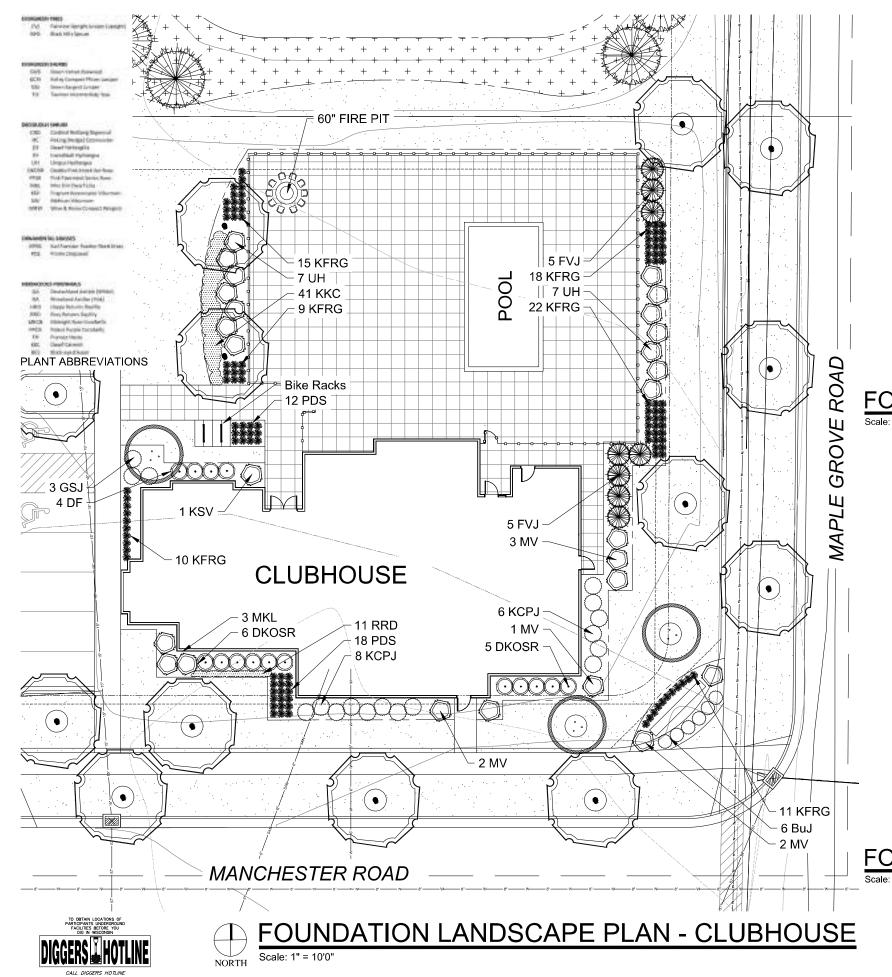
# OVERALL LANDSCAPE PLAN: LOT 1

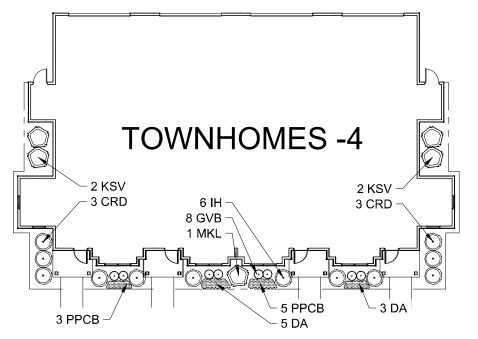
 PROJECT MANAGER
 WDH

 PROJECT NUMBER
 19-090

 DATE
 03.25.20

 SHEET NUMBER





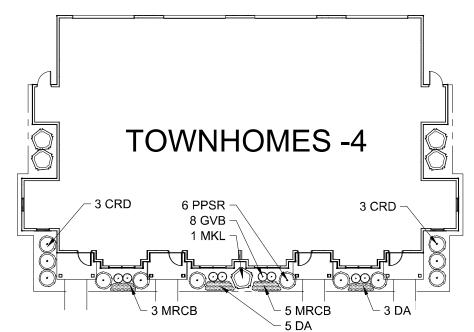
# HELLER & ASSOCIATES, LLC LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTURE P.O. Box 1359 ph 262.639.9733 david@wdavidheller.com www.wdavidheller.com

PROJECT

# MAPLE GROVE MULTI-FAMILY

Maple Grove Road at Manchester Road Madison, WI

# FOUNDATION LANDSCAPE PLAN - OPTION "A"



# FOUNDATION LANDSCAPE PLAN - OPTION "B"

DATE DESCRIPTION

12.13.19 ISSUE TO OWNER 12.17.19 SUBMITTAL 2.28.20 REVISED SITE PLAN 3.10.20 REVISED SITE PLAN 3.25.20 UDC FINAL

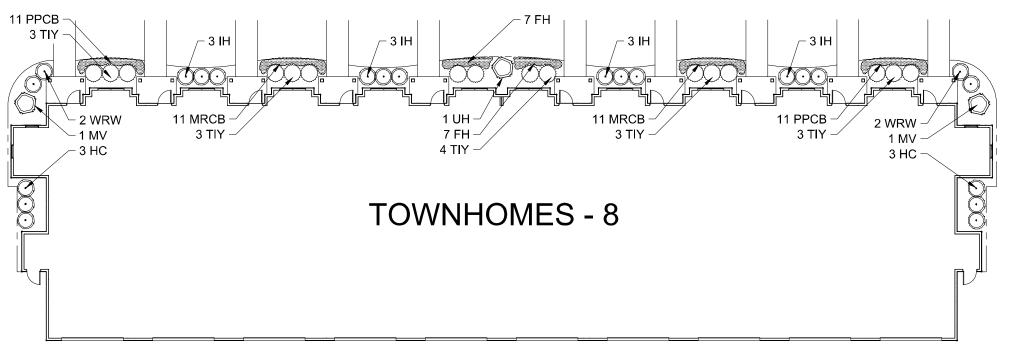
Information contained herein is based on survey information, fi inspection, and believed to be accurate.

SHEET TITLE

FOUNDATION
LANDSCAPE
PLANS:
CLUBHOUSE &
TOWNHOUSE

PROJECT MANAGER	WDH
PROJECT NUMBER	19-090
DATE	03.25.20
OUEET NUMBER	_



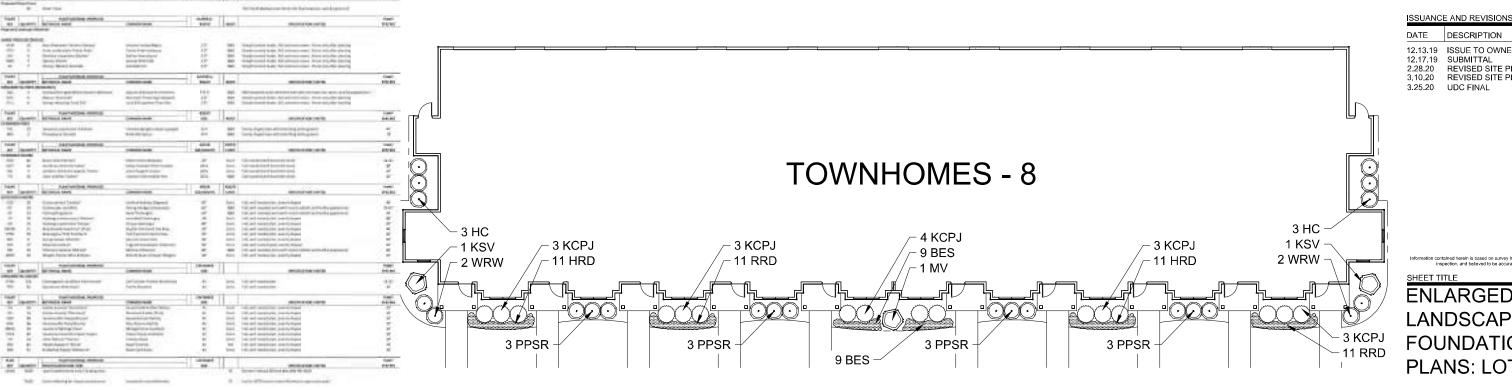




MAPLE GROVE **MULTI-FAMILY** 

Maple Grove Road at Manchester Road Madison, WI

# FOUNDATION LANDSCAPE PLAN -OPTION "C" Scale: 1" = 10'0"



DESCRIPTION DATE 12.13.19 ISSUE TO OWNER 12.17.19 SUBMITTAL 2.28.20 REVISED SITE PLAN 3.10.20 REVISED SITE PLAN 3.25.20 UDC FINAL

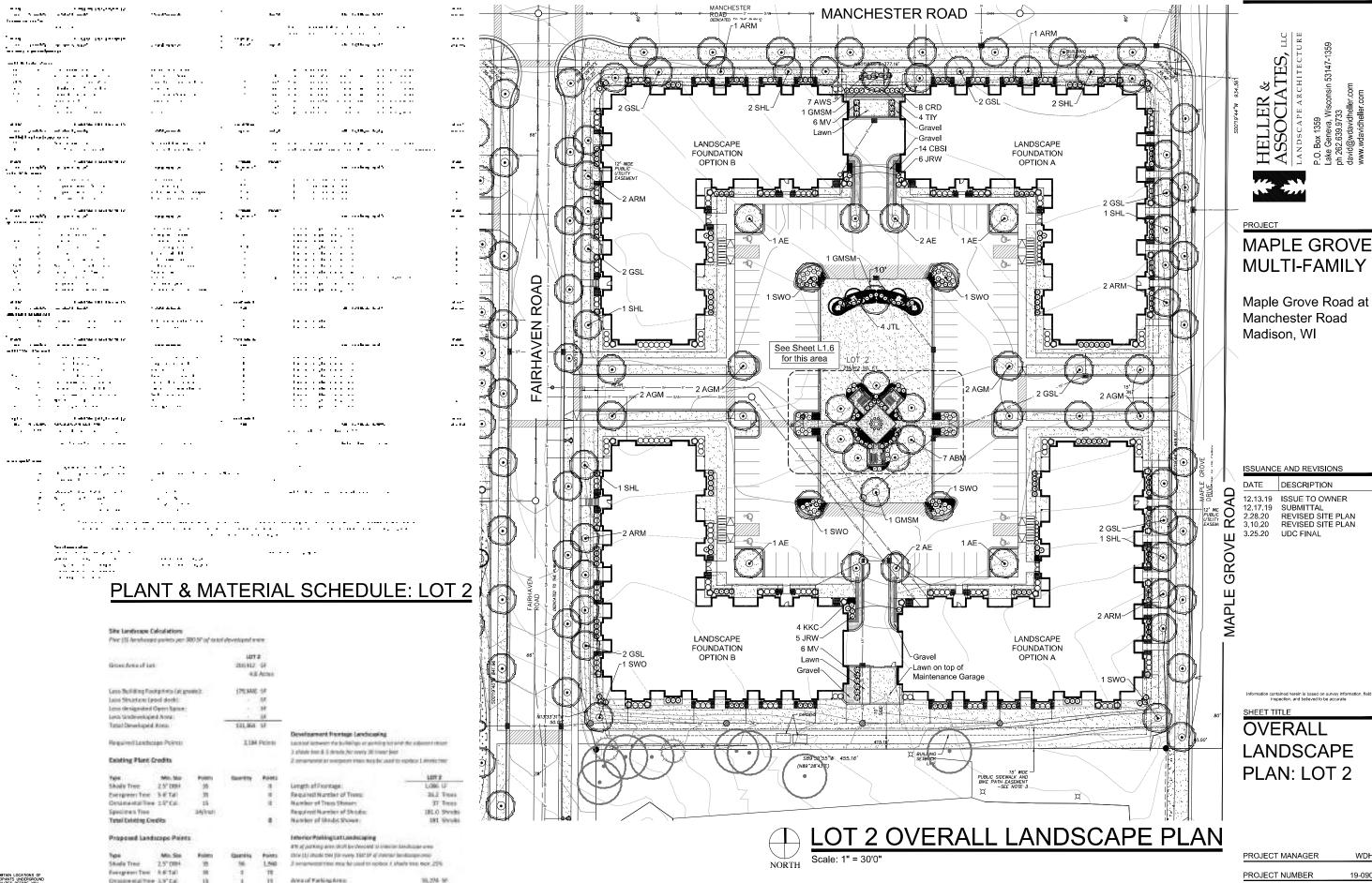
**ENLARGED LANDSCAPE FOUNDATION** PLANS: LOT 1

FOUNDATION LANDSCAPE PLAN -OPTION "D"

<b>—</b> P	ROJECT MANAGER	WDF
P	ROJECT NUMBER	19-090
D	ATE	03.25.20
_		

L 1.4

PLANT & MATERIAL SCHEDULE: LOT 1



TO GETAIN COMPOSE OF DEPARTMENT OF THE PROPERTY OF THE PROPERT

deright 65 from 3-4 Tall Secimous Synd 12-36 tall

Evergreen Struit 12-24\*(856)

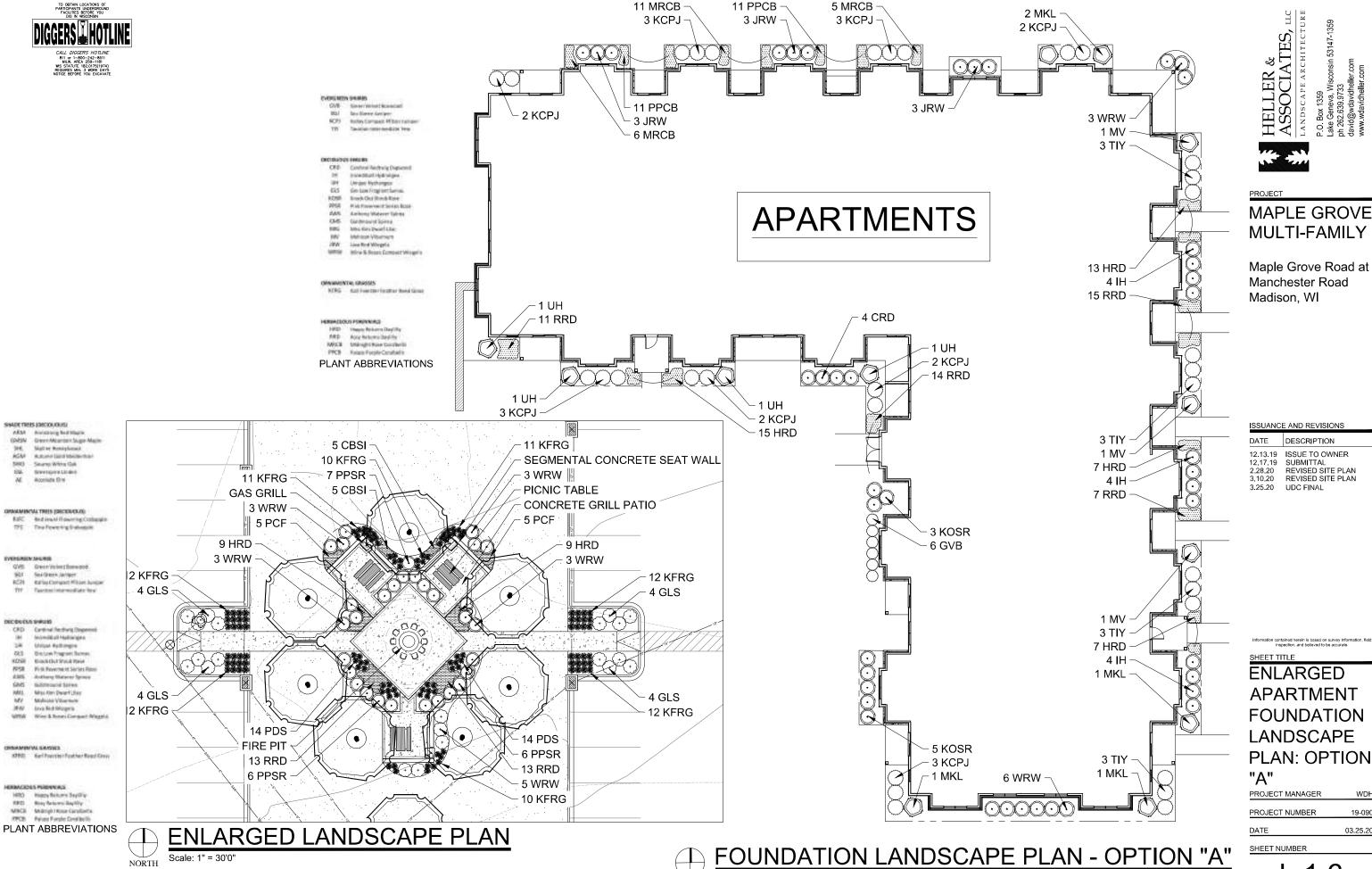
CODE REQUIREMENTS

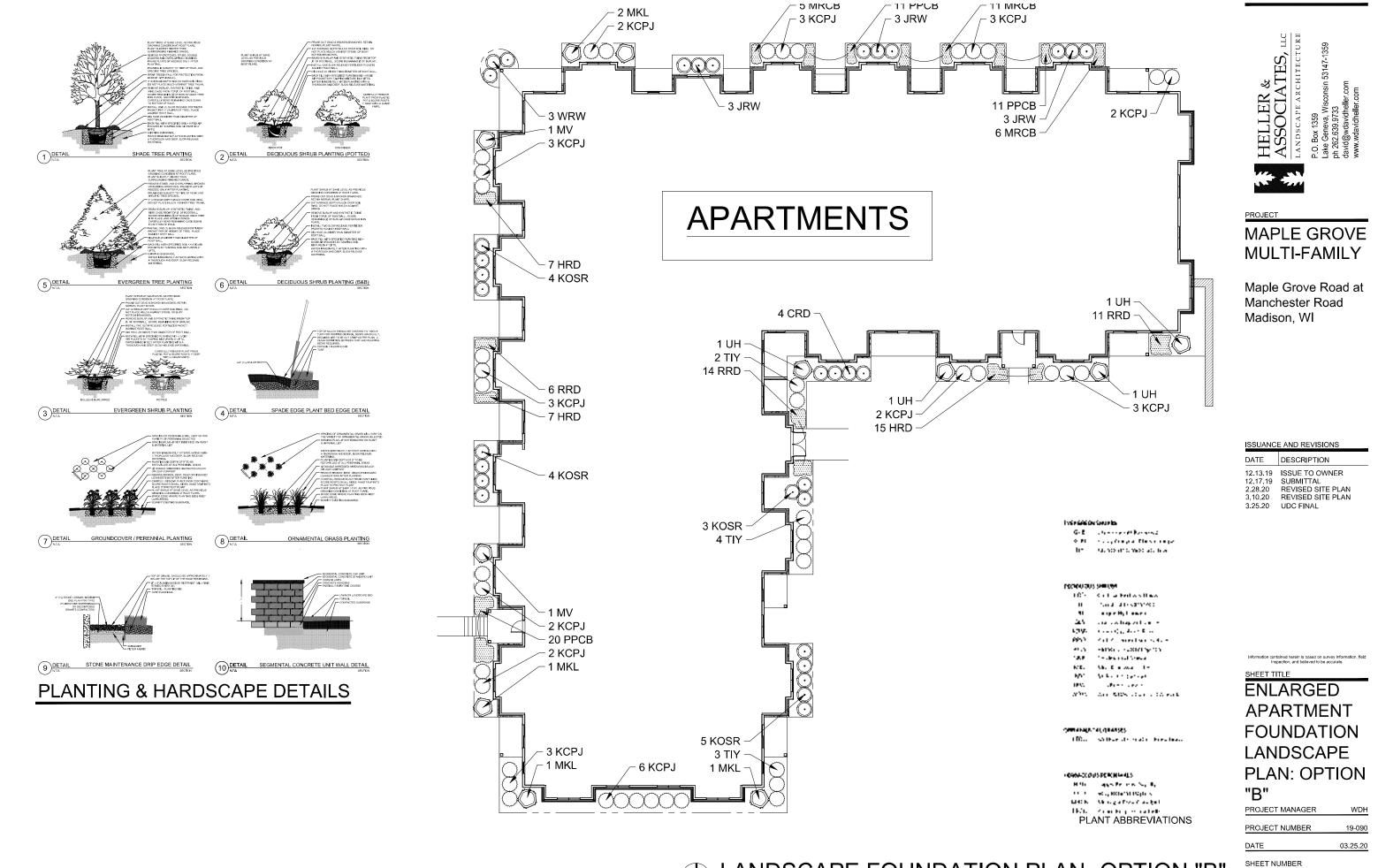
DOME ST

L 1.5

SHEET NUMBER

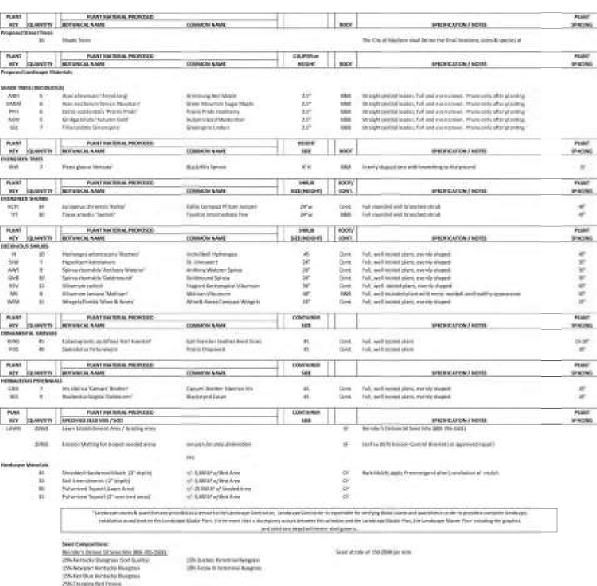






LANDSCAPE FOUNDATION PLAN -OPTION "B"

Scale: 1" = 10'0"



### Development Fremage Landicaping Control formion the fulfillings or particularly for each the endought street

2 efectivities & 8 directs for every \$2 tower feet 2 accuments or avaigneed that may be said to regime a mark time

	1.01.3		
Longto of Frontage:	785 LF		
Negarod Number of Treps	- 28.3. Trees		
Bumber of Teen Shows	26 Trees		
Required Number of Works	310.9 Shryke		
Number of Shrubs Shows:	182 Shrubs		

### Interior Parking but Law Auspring (Low (1) shade the De down 2011 in a) winoisi directioner area

Artes of Forting Area Landscape Anisi Shawer 406 57 25 Trees Required Number of Trem

# CODE REQUIREMENTS Processed for Profession

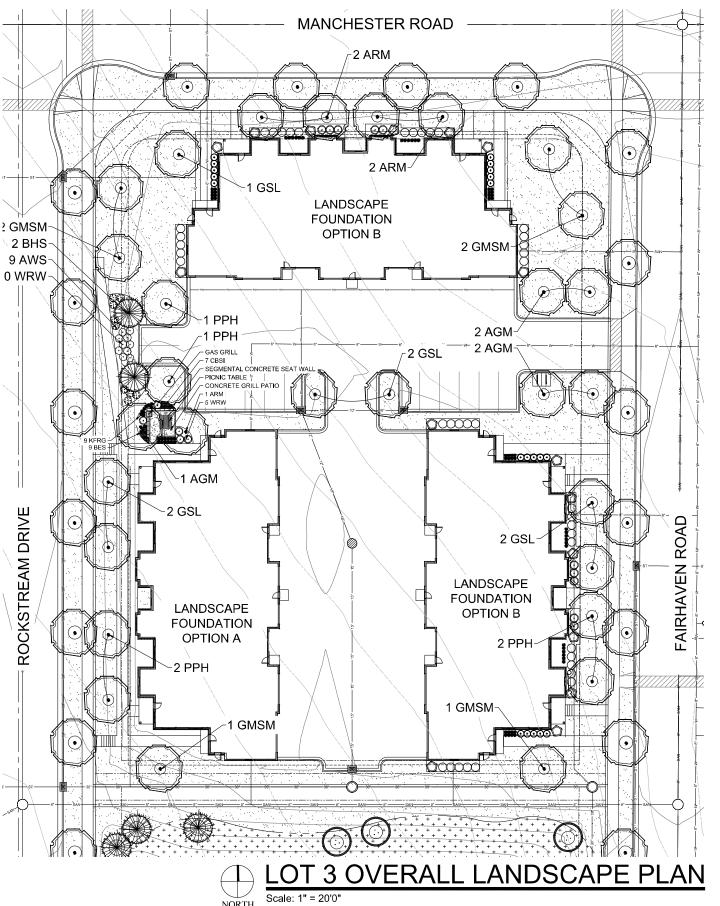
	Type	Min. Day	Petets	Guerte	
	Shade Trest	2.5° ban	.25	- 26	
	Evergreen New	3-8/326	. 16	. 3	
	<b>Grosswitts</b> free	8.5° EM	25		
	Upright Dill Shrub	3476	30		
	Deciduous 9rrub	12-34/1451	. 3	.74	
0.7000 05	Eventment Straft	12-347(0)	2.46	588	

Il Trees-

PLANT & MATERIAL SCHEDULE: LOT 3



Type	Min. Day	Petets	Quette	Pene
Shade Trest	2.5° ban	.89	- 26	160
Europeen New	3-V 556	. 16	. 3	30
Genéral free	\$5° CH	25		0.
Upright Bill Shrub	3-67al	30		- 0
Deciduous 9rrub	12-34/1451	. 3	.74	256
Conspicer Strick	12-247101	2.46	588	249
Gress/Fernanius	8-18'04'3	2	394	198
Tetál Lambuago P	own Provide	nd:		1,746



HELLER & ASSOCIATES, LEANDSCAPE APPROVE Box P.O. Bo Lake Ge ph 262.6

PROJECT

# **MAPLE GROVE MULTI-FAMILY**

Maple Grove Road at Manchester Road Madison, WI

### ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12.13.19	ISSUE TO OWNER
12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN
3.10.20	REVISED SITE PLAN
3.25.20	UDC FINAL

nformation contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

**OVERALL LANDSCAPE** PLAN: LOT 3

WDH
19-090
03.25.20

SHEET NUMBER



### EVERGREEN SHUMBS

WCPJ Kallaw Compact Pfitter Juniper TIV Tauston Intermediate Year

### DECIDUOUS SHAUBS

Incredibal Hydrangea UH Unique Hydranges PPSB. Pink Passement Series Rose AWS Anthony Waterer Spices GMS Goldmound Spinsa Fragrant Forestriples Viburnum Mohican Vilternum Wire & Rases Compact Wilegela.

### ORNAMENTAL GRASSES

KFRG Kurl Foetster Feether Reed Grass FDS Prointe Dropsteed

### PLANT ABBREVIATIONS

- 1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting
- 2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrep-
- 4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Malerial Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to
- 5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of linish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- 6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top \frac{1}{3} of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining  $\frac{2}{3}$  of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- 7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is § full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details o planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- 8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a <sup>50</sup>/<sub>50</sub> mix of plant starter with topsoil. Install lopsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are <sup>7</sup>/<sub>5</sub> full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24\* height/diamter of shrub at planting.
- 9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower bods (if applicable). Do not allow mulch to contact plant stems and tree trunks.

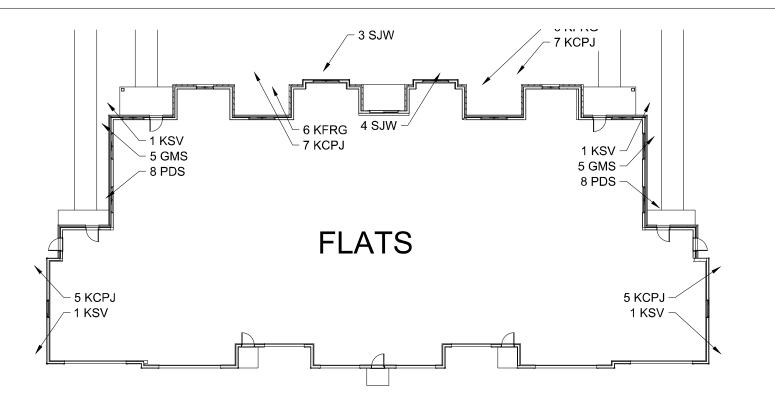
Per 100 SF of bed area (Soil Amendment composition): 3/4 CY Peat Moss or Mushroom Compost

- % CY blended/pulverized Topsoil
  % CY composted manure
- In roto-tilled beds only, also include in above mixture:

  2 Ibs Starter Fertilizer
- 12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2\* minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3"depth. Stake any sod installed on slopes steeper than 13, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this
- 13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1° or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide much covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on sloopes in excess of 1'3 and where applicable (see Civil Engineering Drawings). Midnotos of installation may var en the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topos lis required for all lavar areas. If straw mulch used as a mulch covering, a tacklifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

- An acceptable quality seed installation is defined as having:
  No bare spots larger than one (1) square foot
  No more than 10% of the total area with bare areas larger than one (1) square foot
- 14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in tiem #13 above.
- 15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in lent 3 above.
- 16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with spreading dequirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- 17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the andscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, fur grass, no-more grass, and native prairie seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, timming, sweeping up grass clippings, pruning and
- 18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

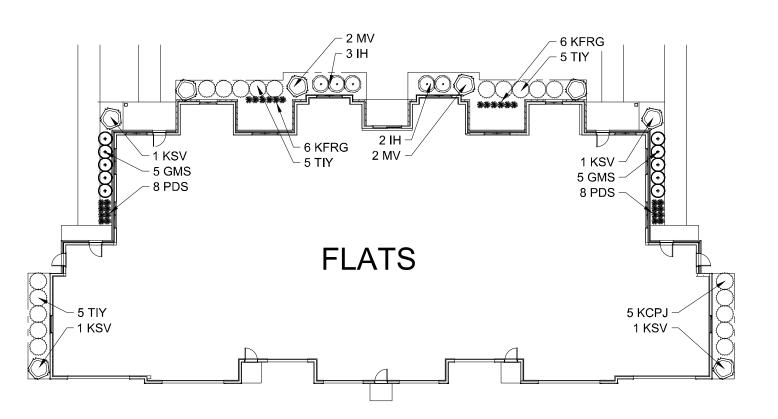




# **MAPLE GROVE MULTI-FAMILY**

Maple Grove Road at Manchester Road Madison, WI





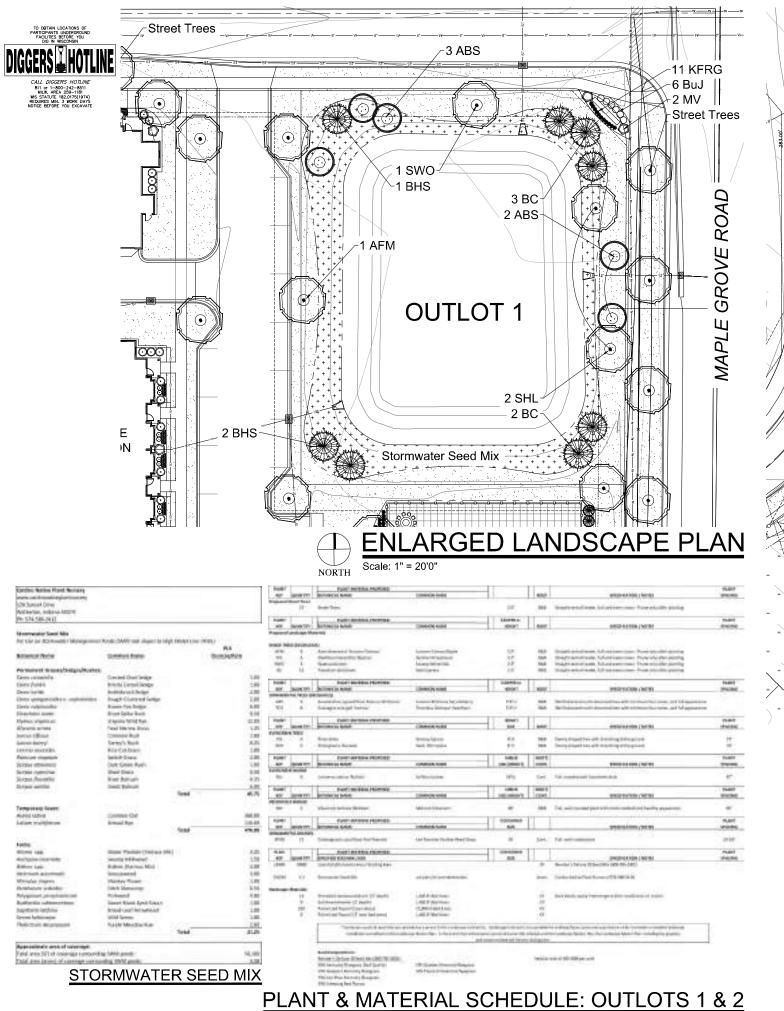
ISSUANCE AND REVISIONS

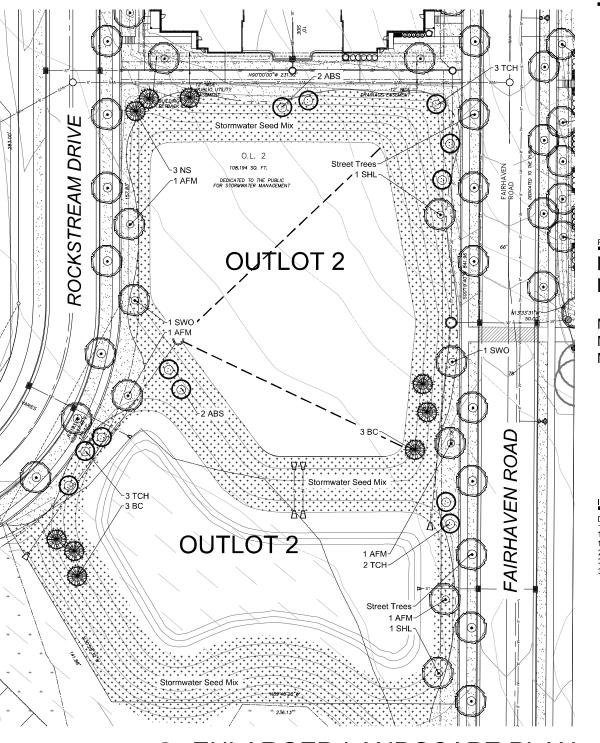
DATE	DESCRIPTION
12.13.19	ISSUE TO OWNER
12.17.19	SUBMITTAL
2.28.20	REVISED SITE PLAN
3.10.20	REVISED SITE PLAN
3.25.20	UDC FINAL

SHEET TITLE **OVERALL** LANDSCAPE PLAN: LOT 3

PROJECT MANAGER	WDF
PROJECT NUMBER	19-090
DATE	03.25.20
SHEET NUMBER	

LANDSCAPE FOUNDTION - OPTION "B"
Scale: 1" = 10'0"





HELLER & ASSOCIATES, LLC LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262,639,973
david@walamieller.com

PROJECT

# MAPLE GROVE MULTI-FAMILY

Maple Grove Road at Manchester Road Madison, WI

ISSUANCE AND REVISIONS

DATE DESCRIPTION

12.13.19 ISSUE TO OWNER
12.17.19 SUBMITTAL
2.28.20 REVISED SITE PLAN
3.10.20 REVISED SITE PLAN
3.25.20 UDC FINAL

ENLARGED LANDSCAPE PLAN
Scale: 1" = 30'0"

Information contained herein is based on survey information, inspection, and believed to be accurate.

SHEET TITLE

OVERALL LANDSCAPE PLAN: OUTLOTS 1 & 2

 PROJECT MANAGER
 WDF

 PROJECT NUMBER
 19-090

 DATE
 03.25.20

# **GENERAL PLAN NOTES**

- 1. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE
- 2. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
- 3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
- 4. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.

18 FIRST FLOOR PLAN - BUILDING T1

- 6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
- PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS -INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
- TYPICAL THROUGHOUT ENTIRE BUILDING. 9. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL

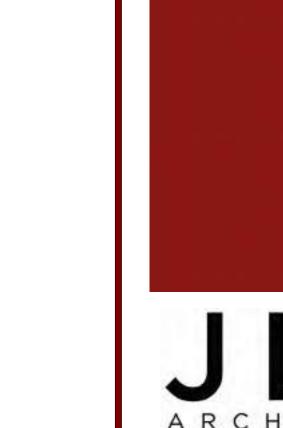
REQUIREMENTS OF ALL APPLIANCES & FIXTURES.

PROVIDE FINISHED END PANELS AT ALL EXPOSED

8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 -

- 10. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
- 11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
- 12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
- 13. BUILDING TO BE FULLY SPRINKLERED PER 2015 IBC & NFPA 13R, AS REQUIRED.

N u m b e r	Plan Type	AREA
101a	PLAN TB1	8
101a	GARAGE	4
102a	PLAN TB2	7
102a	GARAGE	4
103a	PLAN TB2	7
103a	GARAGE	4
104a	PLAN TB2	7
104a	GARAGE	4
105a	PLAN TB2	7
105a	GARAGE	4
106a	PLAN TB2M	7
106a	GARAGE	4
107a	PLAN TB2M	7
107a	GARAGE	4
108a	PLAN TB2M	7
108a	GARAGE	4
109a	PLAN TB2M	7
109a	GARAGE	4
110a	PLAN TBIM	8
110a	GARAGE	4

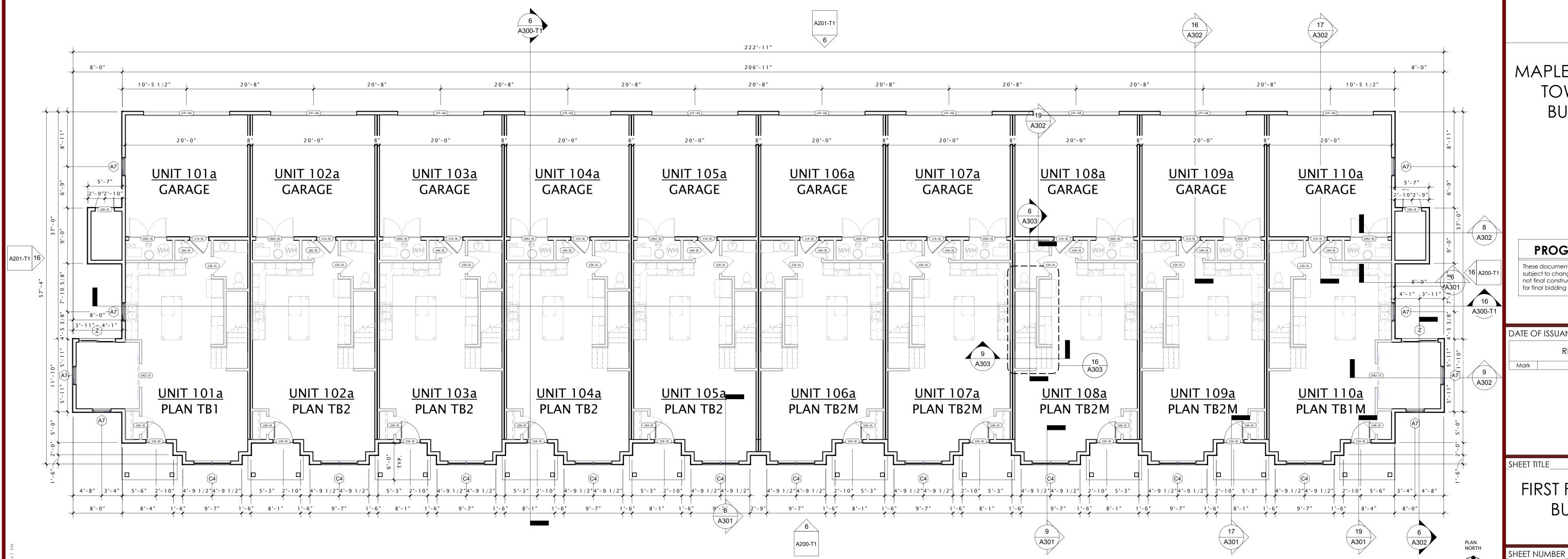


MADISON : MILWAUKEE

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JLA PROJECT NUMBER: 17-1018





MAPLE GROVE DRIVE TOWNHOMES -BUILDING "T1"

**UDC FINAL** 

# **PROGRESS DOCUMENTS**

not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 25, 2020 REVISION SCHEDULE Description Date

FIRST FLOOR PLAN -**BUILDING T1** 

A101-T1

# **GENERAL PLAN NOTES**

- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED
- WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
- 3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
- ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
- PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
- 7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.

COORDINATE WITH THE DIMENSIONAL

10. CAULK AT PERIMETER OF ALL TUB & SHOWER

ENCLOSURES. CAULK AT PERIMETER OF ALL

COUNTERTOP BACKSPLASHES & SIDESPLASHES.

CABINETRY ENDS.

REQUIREMENTS OF ALL APPLIANCES & FIXTURES.

PROVIDE FINISHED END PANELS AT ALL EXPOSED

- 8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 & TYPICAL THROUGHOUT ENTIRE BUILDING.
  9. FIELD VERIFY ALL CABINETRY LAYOUTS AND
- 11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
- 12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
- 13. BUILDING TO BE FULLY SPRINKLERED PER 2015 IBC & NFPA 13R, AS REQUIRED.

UNIT MAT	UNIT MATRIX - 10 UNIT BLDG SECOND FLOOR				
N u m b e r	Plan Type	AREA			
101a	PLAN TB1	81			
102a	PLAN TB2	80			
103a	PLAN TB2	80			
104a	PLAN TB2	80			
1 0 5 a	PLAN TB2	80			
106a	PLAN TB2M	80			
107a	PLAN TB2M	80			
108a	PLAN TB2M	80			
1092	PLAN TROM	8.0			

PLAN TB1M



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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE TOWNHOMES -BUILDING "T1"

UDC FINAL

# PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 25, 2020

REVISION SCHEDULE

REVISION SCHEDULE

Mark Description Date

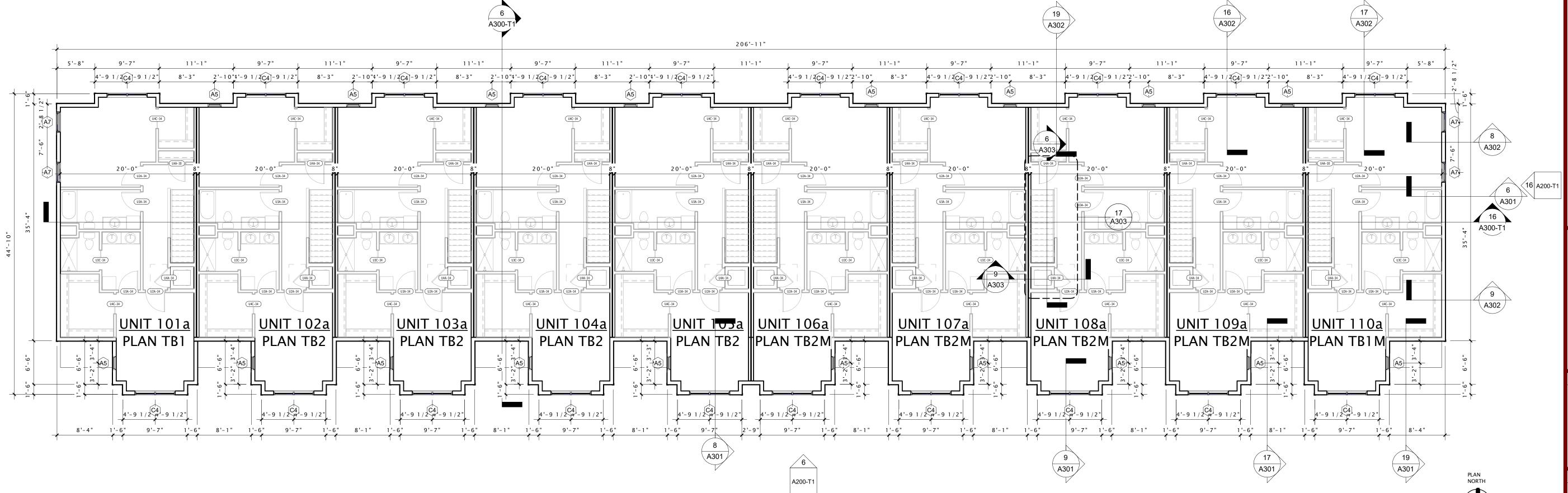
SHEET TITLE

SECOND FLOOR PLAN - BUILDING T1

\_SHEET NUMBER\_

A102-T1

A201-T1



18 SECOND FLOOR PLAN - BUILDING T1

A201-T1 16

# **ROOF NOTES**

- 1. ALL ROOF SLOPES SHALL BE 8:12 (EDIT), UNLESS NOTED OTHERWISE. ROOF ROUGH FRAMING DISTANCES BEYOND PERIMETER STUD FACE SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE):
  - TYPICAL EAVE OVERHANG = 2'-0" TYPICAL RAKE OVERHANG = 2'-0"
- 3. PROVIDE ICE & WATER SHIELD AT THE FOLLOWING LOCATIONS (SEE SHADED AREAS ON ROOF PLAN):
  - RUN FROM EDGE OF EAVE TO 24" (MIN.) PAST FACE OF EXTERIOR WALLS.
  - **ALL VALLEYS**: RUN FROM VALLEY TO 18" (MIN.) EACH SIDE OF VALLEY (36" TOTAL WIDTH). INSTALL UNDER METAL FLASHINGS AT VALLEYS.
  - ALL ROOF/WALL INTERSECTIONS: RUN 33" (MIN.) HORIZONTALLY FROM FACE OF WALL
  - **ALL ROOF PENETRATIONS:** RUN 18" (MIN.) FROM PENETRATIONS
  - RUN 18" (MIN.) VERTICALLY UP FACE OF WALL.

SHALL BE CAULKED. SEE ATTIC COMPARTMENTALIZATION DETAIL FOR ADDITIONAL INFORMATION - LOCATED IN BUILDING DETAIL SHEETS.

4. PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS NOTED ON ROOF

PLAN. DRAFTSTOP SHALL EXTEND FULLY INTO SOFFIT AND ALL PENETRATIONS

- 5. ALL OPENINGS IN ATTIC DRAFTSTOPPING SHALL BE PROTECTED WITH SELF-CLOSING DOORS. FRAMING CONTRACTOR SHALL LABEL DOORS/ COMPARTMENTS WITH NUMBERS.
- 6. INSTALL ROOF/ ATTIC VENTING TO PROVIDE 1SF OF VENT AREA PER 300 SF OF ATTIC AREA. HALF OF THE REQUIRED VENTING SHALL OCCUR AT RIDGE AND HALF SHALL OCCUR AT EAVE. PROVIDE 'CAN' VENTS ONLY WHEN NECESSARY. ROOFING CONTRACTOR SHALL PROVIDE CALCULATIONS SHOWING FINAL VENTING PRIOR TO INSTALLATION.
- 7. ROOF DRAINS / OVERFLOW DRAINS ARE SHOWN FOR INTENT ONLY. PLUMBING DESIGN/BUILD CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF/ OVERFLOW DRAINS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE (1/4" PER FOOT) AND WITH UNIT PLANS TO DETERMINE THE VERTICAL DRAIN-PATH.
- 8. PROVIDE 220V OUTLETS AT ALL EAVES AS NECESSARY FOR HEAT TAPE. PROVIDE 110V AT ENTRY CANOPY.

- 8. PROVIDE METAL FLASHING AT ALL VALLEYS AND ALL ROOF/ WALL INTERSECTIONS.
- 9. ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS.
- 10. ALL VENT CAPS SHALL BE PREFINISHED METAL TO MATCH ROOF COLOR.
- 11. ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN/VENT IF VENT RUN EXCEEDS 25'-0".
- 12. PROVIDE 5" 'K' STYLE OR 'OG' STYLE PREFINISHED ALUMINUM RAIN GUTTERS AND 3"x4" CORREGATED RECTANGULAR PREFINISHED ALUMINUM DOWNSPOUTS UNLESS OTHERWISE NOTED. DOWNSPOUT LOCATION AND QUANTITY TO BE DETERMINED BY DESIGN/BUILD ROOFING CONTRACTOR. LOCATION OF DOWNSPOUTS TO BE DETERMINED IN THE FIELD BY GENERAL CONTRACTOR AND DESIGN/BUILD PLUMBING CONTRACTOR.
- 13. CARE MUST BE TAKEN TO ENSURE THAT THE GUTTERS, DOWNSPOUTS, AND ALL PREFINISHED ACCESSORIES MATCH IN COLOR & STYLE AND ARE LOCATED CLEAR OF ALL DOORS, WINDOWS, BALCONIES, BAYS, ETC.
- 14. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.



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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE TOWNHOMES -BUILDING "T1"

**UDC FINAL** 

# **PROGRESS DOCUMENTS**

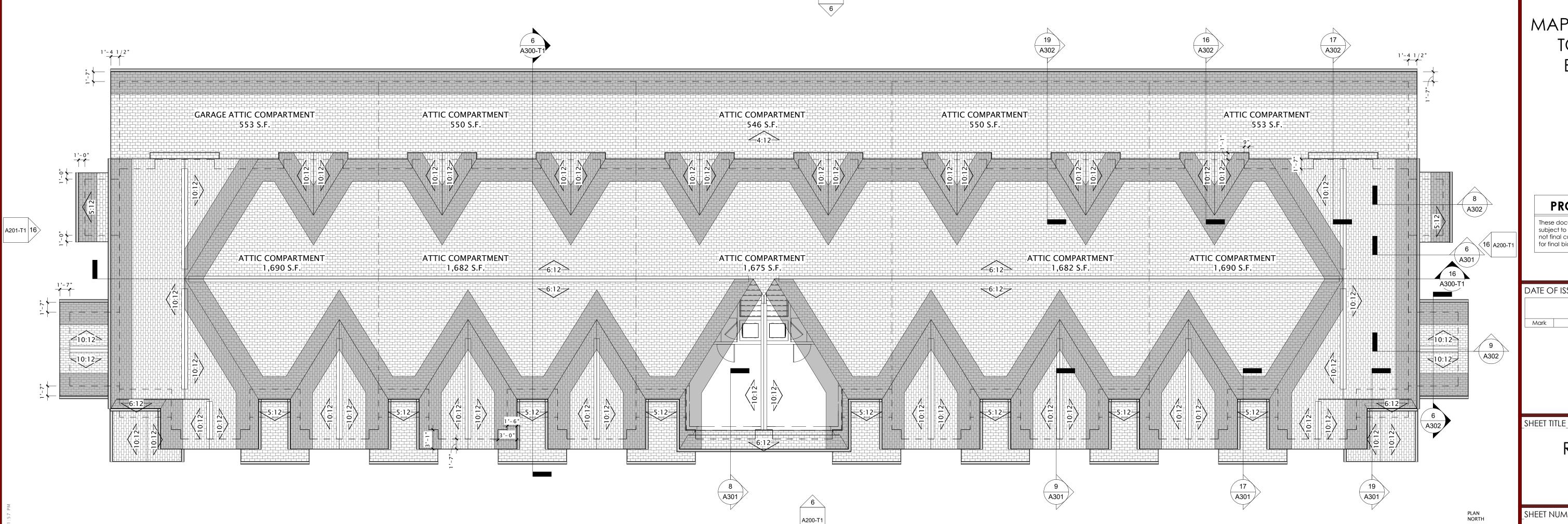
DATE OF ISSUANCE MARCH 25, 2020

REVISION SCHEDULE Date Description

ROOF PLAN -BUILDING T1

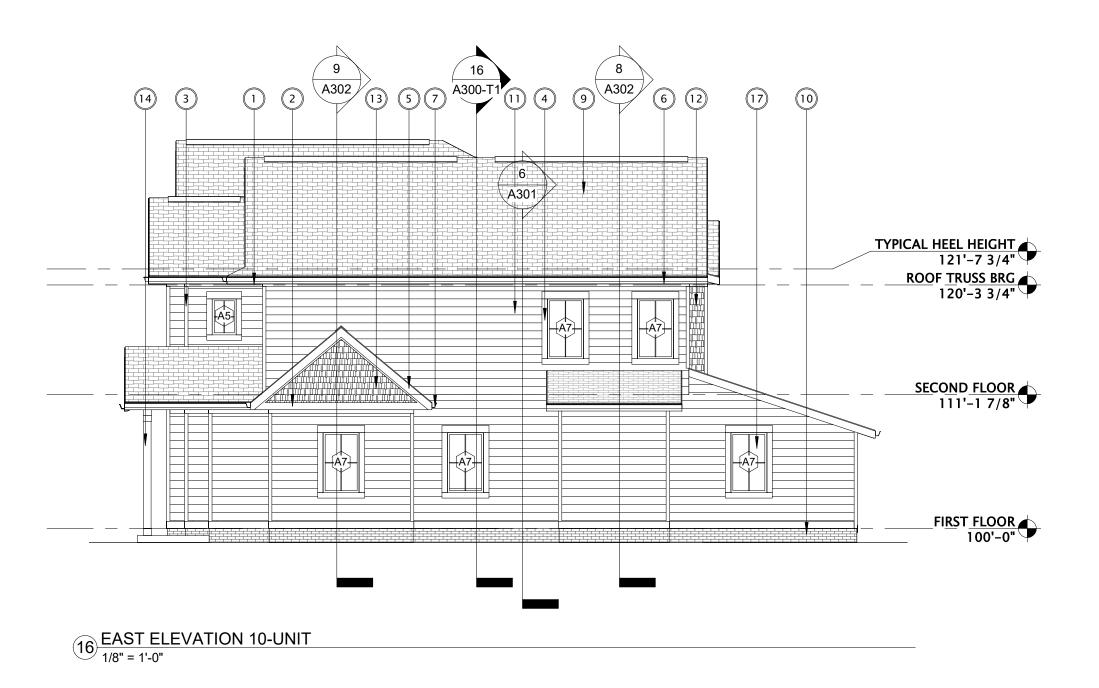
 $_{ t SHEET}$  NUMBER $_{ t SHEET}$ 

A109-T1



ROOF PLAN - BUILDING T1
1/8" = 1'-0"





EXTERIOR MATERIALS SCHEDULE					
ARK DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
BAND BOARD	LP	190 SERIES TRIM	1 x 4	WHITE	
STARTER BOARD	LP	190 SERIES TRIM	1 x 8	WHITE	
CORNER TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1 x 8	WHITE	
SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
RESIDENTIAL DECORATIVE LOUVER	FYPON	COMPOSITE	TBD	WHITE	
FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
MASONRY - (BRICK)	GLEN-GERY BRICK	UTILITY BRICK	UTILITY SIZE		COLORED MORTAR TO MATCH BRICK
LAP SIDING	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	5" NOMINAL	PAINTED: MIDNIGHT BLUE	
SHAKE SIDING - 1 - BLUE	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: MIDNIGHT BLUE	
SHAKE SIDING - 2 - WICKER	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: SAVANNAH WICKER	
DECORATIVE COLUMN	TBD	COMPOSITE WRAPPED	SEE PLAN	WHITE	
OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
VINYL ENTRY DOOR	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE DOOR SCHEDULE	MISSION BROWN	
VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	



MADISON: MILWAUKEE jla-ap.com

JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE TOWNHOMES -BUILDING "T1"

UDC FINAL

# PROGRESS DOCUMENTS

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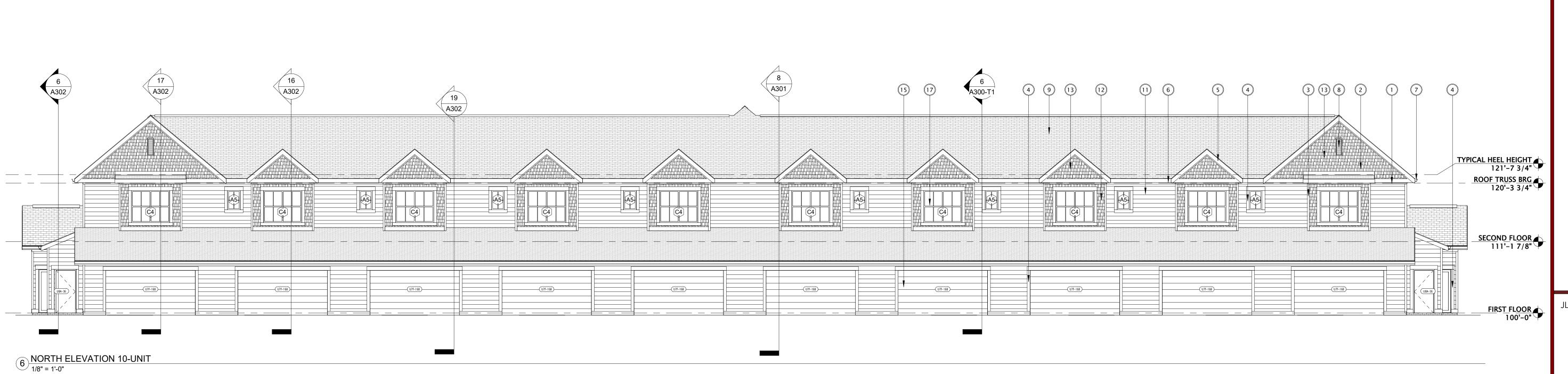
DATE OF	DATE OF ISSUANCE		RCH 25, 2020			
	REVISION SCHEDULE					
Mark	Descriptio	n	Date			

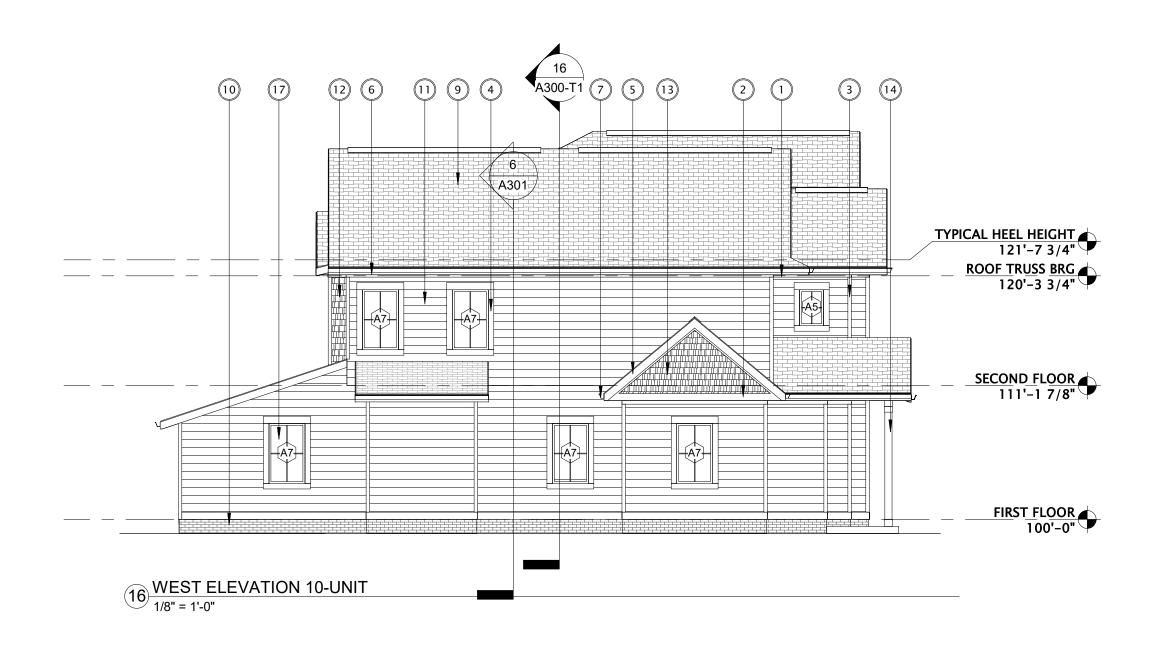
SHEET TITLE\_

EXTERIOR ELEVATIONS -BUILDING T1

\_SHEET NUMBER\_

A200-T1





			EXTERIOR MATER	IALS SCHEDULE		
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
BAN	D BOARD	LP	190 SERIES TRIM	1 x 4	WHITE	
STA	RTER BOARD	LP	190 SERIES TRIM	1 x 8	WHITE	
COR	RNER TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
DOC	OR / WINDOW TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
TYP	ICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1 x 8	WHITE	
SOF	FIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
GUT	TER	TBD	PREFINISHED ALUMINUM		WHITE	
RES	IDENTIAL DECORATIVE LOUVER	FYPON	COMPOSITE	TBD	WHITE	
FIBE	RGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
MAS	SONRY - (BRICK)	GLEN-GERY BRICK	UTILITY BRICK	UTILITY SIZE		COLORED MORTAR TO MATCH BRICK
LAP	SIDING	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	5" NOMINAL	PAINTED: MIDNIGHT BLUE	
SHA	KE SIDING - 1 - BLUE	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: MIDNIGHT BLUE	
SHA	KE SIDING - 2 - WICKER	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: SAVANNAH WICKER	
DEC	ORATIVE COLUMN	TBD	COMPOSITE WRAPPED	SEE PLAN	WHITE	
OVE	RHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
VIN	YL ENTRY DOOR	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE DOOR SCHEDULE	MISSION BROWN	
7 VIN'	YL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	



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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE TOWNHOMES -BUILDING "T1"

UDC FINAL

# PROGRESS DOCUMENTS

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D	ATE O	F ISSUANCE N	MARCH 25, 2020
		revision schedu	JLE
	Mark	Description	Date

SHEET TITLE

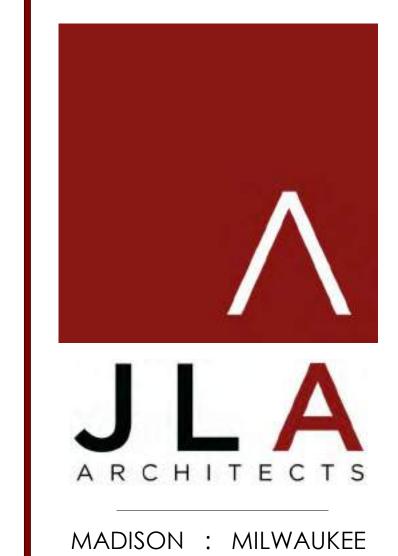
EXTERIOR ELEVATIONS -BUILDING T1

\_SHEET NUMBER\_

A201-T1







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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE TOWNHOMES -BUILDING "T1"

UDC FINAL

# PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 25, 2020

REVISION SCHEDULE

Mark Description Date

SHEET TITLE

EXTERIOR
PERSPECTIVES BUILDING T1

SHEET NUMBER\_

A202-T1

# GENERAL PLAN NOTES

- 1. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE
- 2. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
- 3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
- 4. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
- 6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND
- OTHER PLUMBING WALLS. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS -

INCLUDING LOCATIONS OF FUTURE GRAB BARS &

SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.

- 8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 -TYPICAL THROUGHOUT ENTIRE BUILDING.
- 9. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
- 10. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
- 11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
- 12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
- 13. BUILDING TO BE FULLY SPRINKLERED PER 2015 IBC & NFPA 13R, AS REQUIRED.

UNIT MATRIX - 4 UNIT BLDG FIRST FLOOR			
N u m b e r	Plan Type	AREA	
101	PLAN TB1	837	
101	GARAGE	426	
102	PLAN TB2	734	
102b	GARAGE	422	
103	PLAN TB2M	734	
103	GARAGE	422	
104	PLAN TB1M	837	
104	GARAGE	426	





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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE TOWNHOMES - 4 UNIT

UDC FINAL

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MARCH 25, 2020 DATE OF ISSUANCE REVISION SCHEDULE Mark Description Date

SHEET TITLE

FIRST FLOOR PLAN 4-UNIT

SHEET NUMBER\_

A101b

16 FIRST FLOOR PLAN 4-UNIT 3/16" = 1'-0"

# GENERAL PLAN NOTES

- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
- CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.

2. WINDOW & DOOR LOCATION DIMENSIONS ARE TO

- 3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
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- 6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS
- OTHER PLUMBING WALLS.

  7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS &

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- 8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 TYPICAL THROUGHOUT ENTIRE BUILDING.
- FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
- CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
- INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
- 12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
- 13. BUILDING TO BE FULLY SPRINKLERED PER 2015 IBC & NFPA 13R, AS REQUIRED.

UNIT MATRI	X - 4 UNIT BLDG SI	ECOND FLOOR
N u m b e r	Plan Type	AREA

N u m b e r	Plan Type	AREA	
101	PLAN TB1	811	
102	PLAN TB2	80!	
103	PLAN TB2M	80	
104	PLAN TBIM	813	

9 A200b



MADISON: MILWAUKEE jla-ap.com

JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE TOWNHOMES - 4 UNIT

UDC FINAL

# PROGRESS DOCUMENTS

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TE OF ISSUANCE	MARCH 25, 2
REVISION :	SCHEDULE

Date

Mark Description

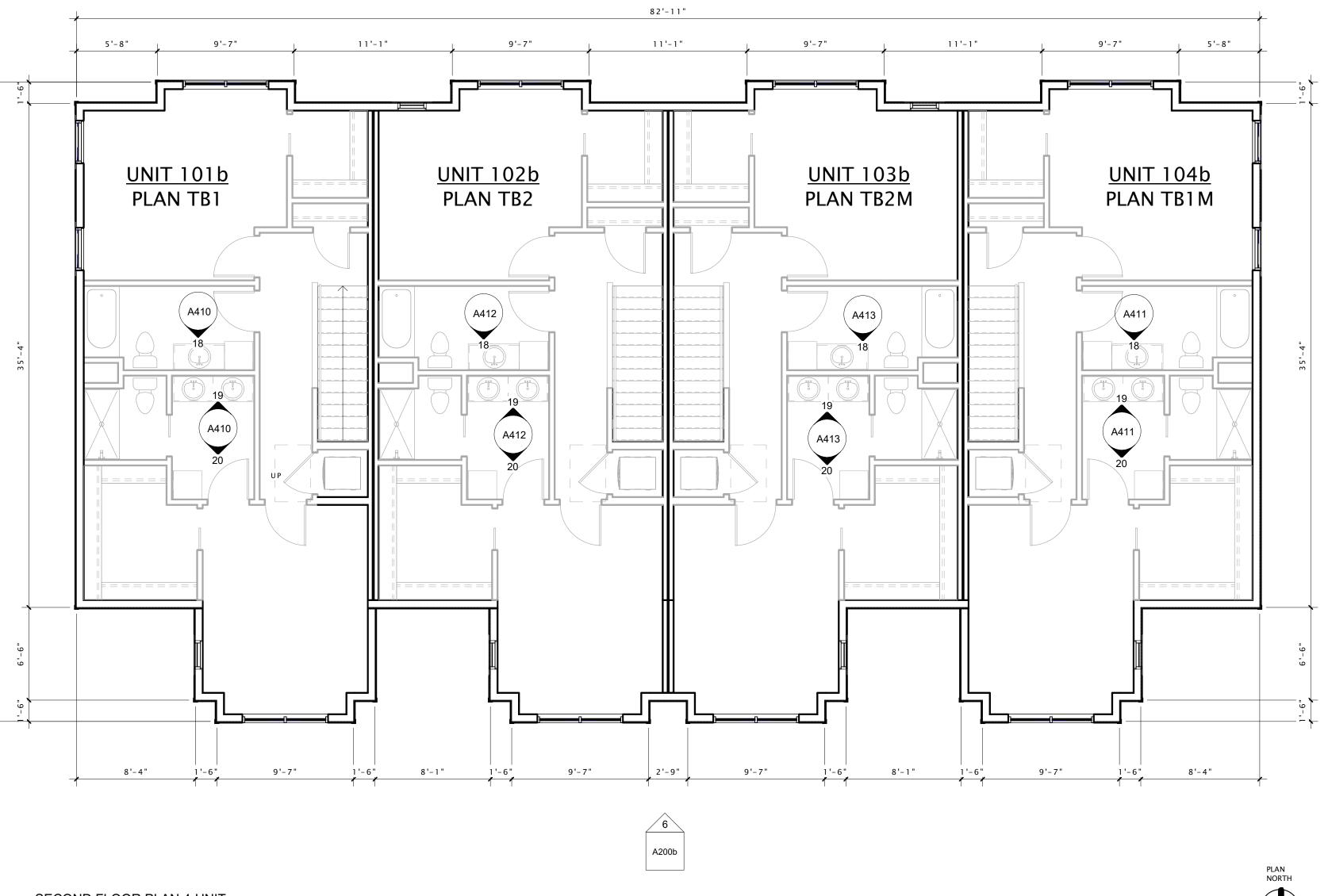
SHEET TITLE

SECOND FLOOR PLAN 4-UNIT

\_SHEET NUMBER\_

A102b







16 <u>SECOND FLOOR PLAN 4-UNIT</u> 3/16" = 1'-0"

# **ROOF NOTES**

- 1. ALL ROOF SLOPES SHALL BE 8:12 (EDIT), UNLESS NOTED OTHERWISE. 2. ROOF ROUGH FRAMING DISTANCES BEYOND PERIMETER STUD FACE SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE):
  - TYPICAL EAVE OVERHANG = 2'-0"TYPICAL RAKE OVERHANG = 2'-0"
- 3. PROVIDE ICE & WATER SHIELD AT THE FOLLOWING LOCATIONS (SEE SHADED AREAS ON ROOF PLAN):
  - RUN FROM EDGE OF EAVE TO 24" (MIN.) PAST FACE OF EXTERIOR WALLS.
  - RUN FROM VALLEY TO 18" (MIN.) EACH SIDE OF VALLEY (36" TOTAL WIDTH). INSTALL UNDER METAL FLASHINGS AT VALLEYS.
  - ALL ROOF/WALL INTERSECTIONS: RUN 33" (MIN.) HORIZONTALLY FROM FACE OF WALL RUN 18" (MIN.) VERTICALLY UP FACE OF WALL.
  - **ALL ROOF PENETRATIONS:**
  - RUN 18" (MIN.) FROM PENETRATIONS

- 4. PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS NOTED ON ROOF PLAN. DRAFTSTOP SHALL EXTEND FULLY INTO SOFFIT AND ALL PENETRATIONS SHALL BE CAULKED. SEE ATTIC COMPARTMENTALIZATION DETAIL FOR ADDITIONAL INFORMATION - LOCATED IN BUILDING DETAIL SHEETS.
- 5. ALL OPENINGS IN ATTIC DRAFTSTOPPING SHALL BE PROTECTED WITH SELF-CLOSING DOORS. FRAMING CONTRACTOR SHALL LABEL DOORS/ COMPARTMENTS WITH
- 6. INSTALL ROOF/ ATTIC VENTING TO PROVIDE 1SF OF VENT AREA PER 300 SF OF ATTIC AREA. HALF OF THE REQUIRED VENTING SHALL OCCUR AT RIDGE AND HALF SHALL OCCUR AT EAVE. PROVIDE 'CAN' VENTS ONLY WHEN NECESSARY. ROOFING CONTRACTOR SHALL PROVIDE CALCULATIONS SHOWING FINAL VENTING PRIOR TO INSTALLATION.
- 7. ROOF DRAINS / OVERFLOW DRAINS ARE SHOWN FOR INTENT ONLY. PLUMBING DESIGN/BUILD CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF/ OVERFLOW DRAINS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE (1/4" PER FOOT) AND WITH UNIT PLANS TO DETERMINE THE VERTICAL DRAIN-PATH.
- 8. PROVIDE 220V OUTLETS AT ALL EAVES AS NECESSARY FOR HEAT TAPE. PROVIDE 110V AT ENTRY CANOPY.

- 8. PROVIDE METAL FLASHING AT ALL VALLEYS AND ALL ROOF/ WALL INTERSECTIONS.
- 9. ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS.
- 10. ALL VENT CAPS SHALL BE PREFINISHED METAL TO MATCH ROOF COLOR.
- 11. ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN/VENT IF VENT RUN EXCEEDS 25'-0".
- 12. PROVIDE 5" 'K' STYLE OR 'OG' STYLE PREFINISHED ALUMINUM RAIN GUTTERS AND 3"x4" CORREGATED RECTANGULAR PREFINISHED ALUMINUM DOWNSPOUTS UNLESS OTHERWISE NOTED. DOWNSPOUT LOCATION AND QUANTITY TO BE DETERMINED BY DESIGN/BUILD ROOFING CONTRACTOR. LOCATION OF DOWNSPOUTS TO BE DETERMINED IN THE FIELD BY GENERAL CONTRACTOR AND DESIGN/BUILD PLUMBING CONTRACTOR.
- 13. CARE MUST BE TAKEN TO ENSURE THAT THE GUTTERS, DOWNSPOUTS, AND ALL PREFINISHED ACCESSORIES MATCH IN COLOR & STYLE AND ARE LOCATED CLEAR OF ALL DOORS, WINDOWS, BALCONIES, BAYS, ETC.
- 14. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

9 A200b

PLAN NORTH



JLA PROJECT NUMBER: 17-1018



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MAPLE GROVE DRIVE TOWNHOMES - 4 UNIT

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# PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 25, 2020 REVISION SCHEDULE

Description

Date

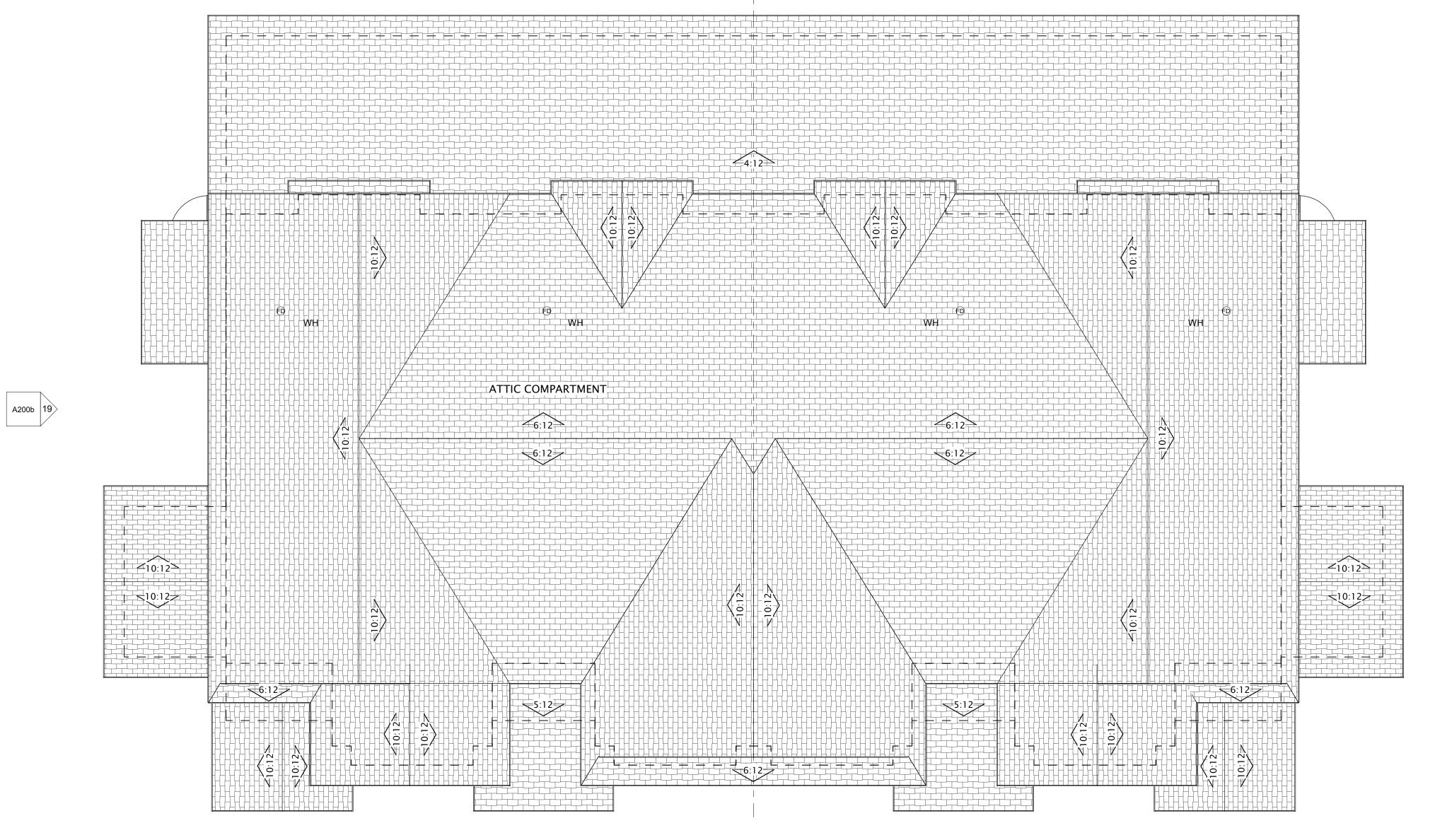
SHEET TITLE

Mark

**ROOF PLAN 4-UNIT** 

\_SHEET NUMBER\_

A109b

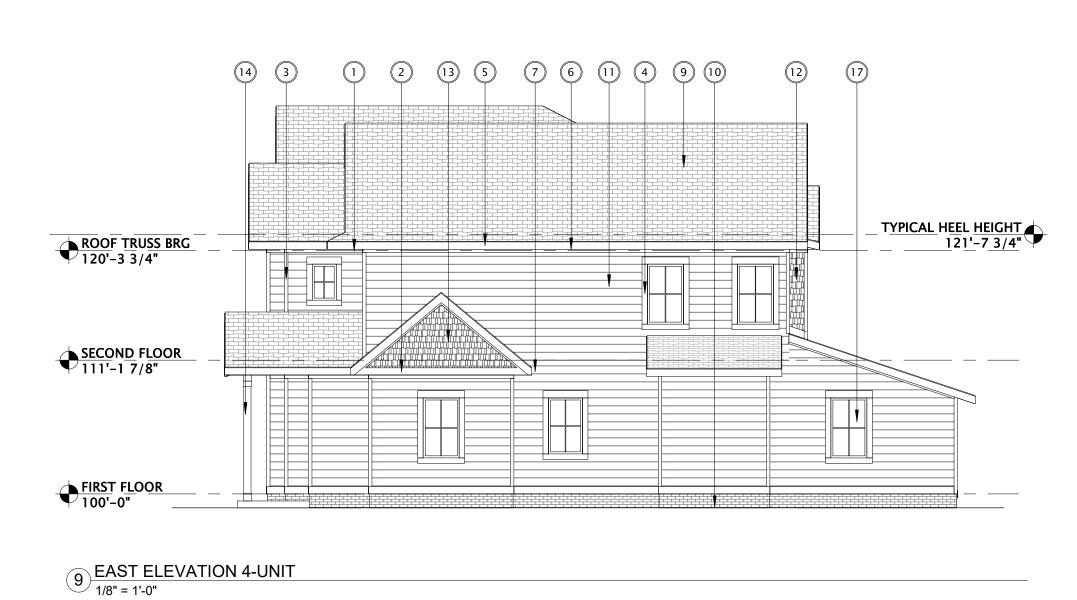




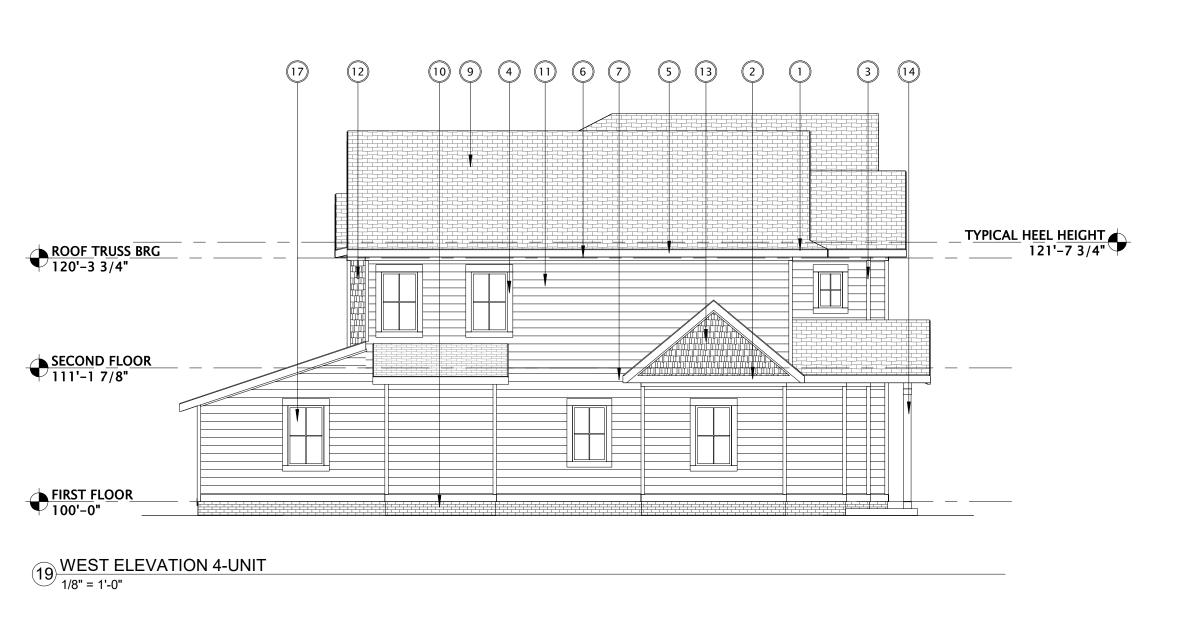
16 ROOF PLAN 4-UNIT
3/16" = 1'-0"

	EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
	BAND BOARD	LP	190 SERIES TRIM	1 x 4	WHITE		
2	STARTER BOARD	LP	190 SERIES TRIM	1 x 8	WHITE		
3	CORNER TRIM	LP	190 SERIES TRIM	1 x 4	WHITE		
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1 x 4	WHITE		
5	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1 x 8	WHITE		
ŝ	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280		
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE		
3	RESIDENTIAL DECORATIVE LOUVER	FYPON	COMPOSITE	TBD	WHITE		
9	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD		
10	MASONRY - (BRICK)	GLEN-GERY BRICK	UTILITY BRICK	UTILITY SIZE		COLORED MORTAR TO MATCH BRICK	
1 1	LAP SIDING	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	5" NOMINAL	PAINTED: MIDNIGHT BLUE		
1 2	SHAKE SIDING - 1 - BLUE	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: MIDNIGHT BLUE		
1 3	SHAKE SIDING - 2 - WICKER	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: SAVANNAH WICKER		
1 4	DECORATIVE COLUMN	TBD	COMPOSITE WRAPPED	SEE PLAN	WHITE		
1 5	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY		
6	VINYL ENTRY DOOR	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE DOOR SCHEDULE	MISSION BROWN		
7	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE		











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MAPLE GROVE DRIVE TOWNHOMES - 4 UNIT

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REVISION SCHEDULE

Mark Description Date

SHEET TITLE

EXTERIOR ELEVATIONS 4-UNIT

SHEET NUMBER\_

A200b







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MAPLE GROVE DRIVE TOWNHOMES -BUILDING "T1"

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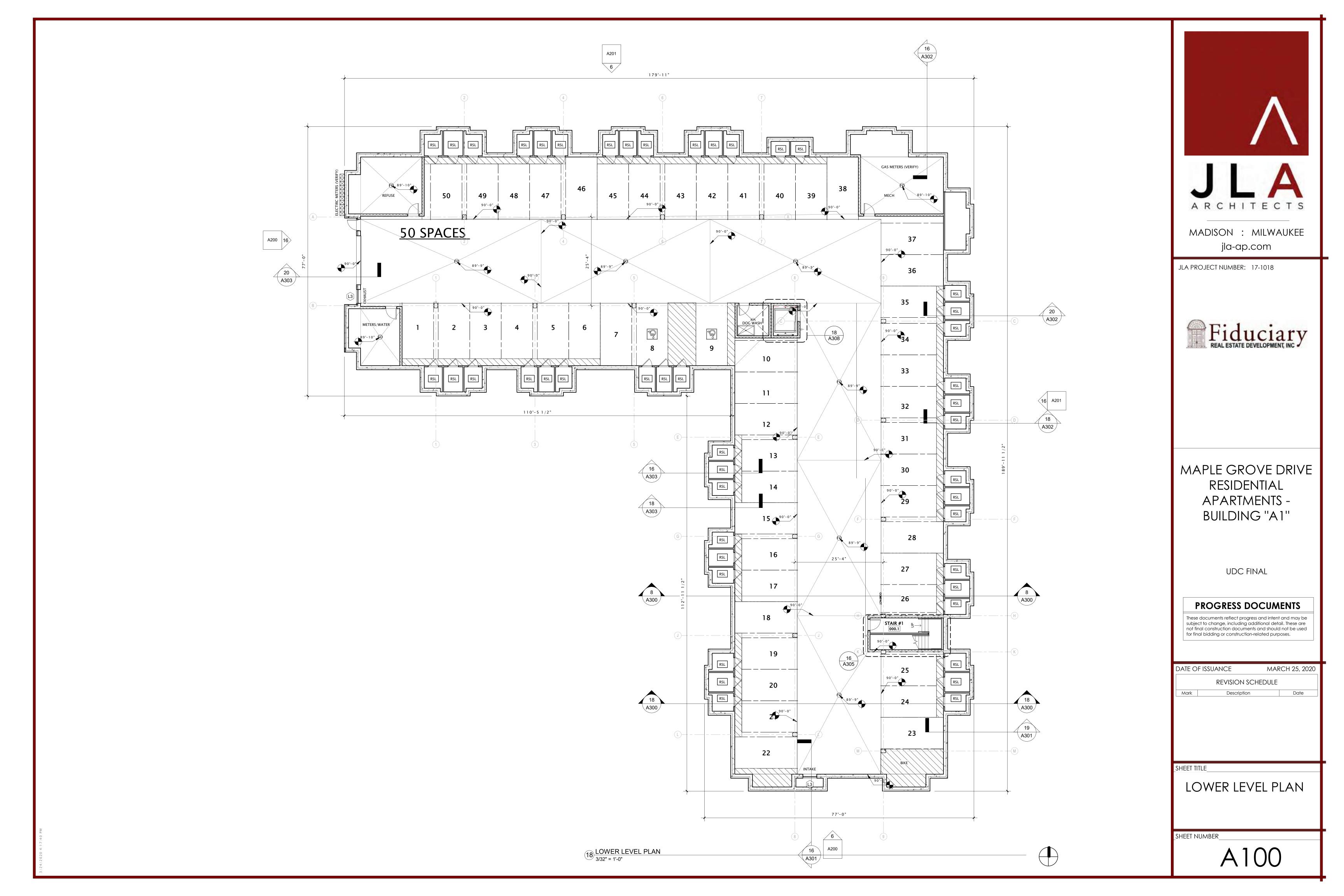
Mark Description Date

SHEET TITLE

EXTERIOR
PERSPECTIVES 4-UNIT

SHEET NUMBER\_

A201b





# 120 PLAN B2 121 PLAN F1

**GENERAL PLAN NOTES** 

UNIT SCHEDULE - FIRST FLOOR

101 PLAN D1 102 PLAN D1M 103 PLAN B1

104 PLAN B1 105 PLAN B1M

106 PLAN B1 108 PLAN B1 110 PLAN A1

112 PLAN D2 114 PLAN B1

115 PLAN B3

116 PLAN B2 118 PLAN B2

119 PLAN D3

- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE
- WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
- 3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL
- 4. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH
- 6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
- 7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS -INCLUDING LOCATIONS OF FUTURE GRAB BARS &
- SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE. 8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 -

TYPICAL THROUGHOUT ENTIRE BUILDING.

- 9. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
- 10. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
- 12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND

11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE. 18 A300 **UNIT 121** PLAN F1 6'-4" E 6'-4" 6'-4" 13'-0"

18 FIRST FLOOR PLAN
3/32" = 1'-0"

1'-6" 5'-6"

12'-8"

25'-8"

77'-0"

A200

√A301

JLA PROJECT NUMBER: 17-1018



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MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS -BUILDING "A1"

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# PROGRESS DOCUMENTS

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MARCH 25, 2020 DATE OF ISSUANCE REVISION SCHEDULE Date Mark Description

SHEET TITLE

A300

**/** 19 `

A301

<u>UNIT 122</u>

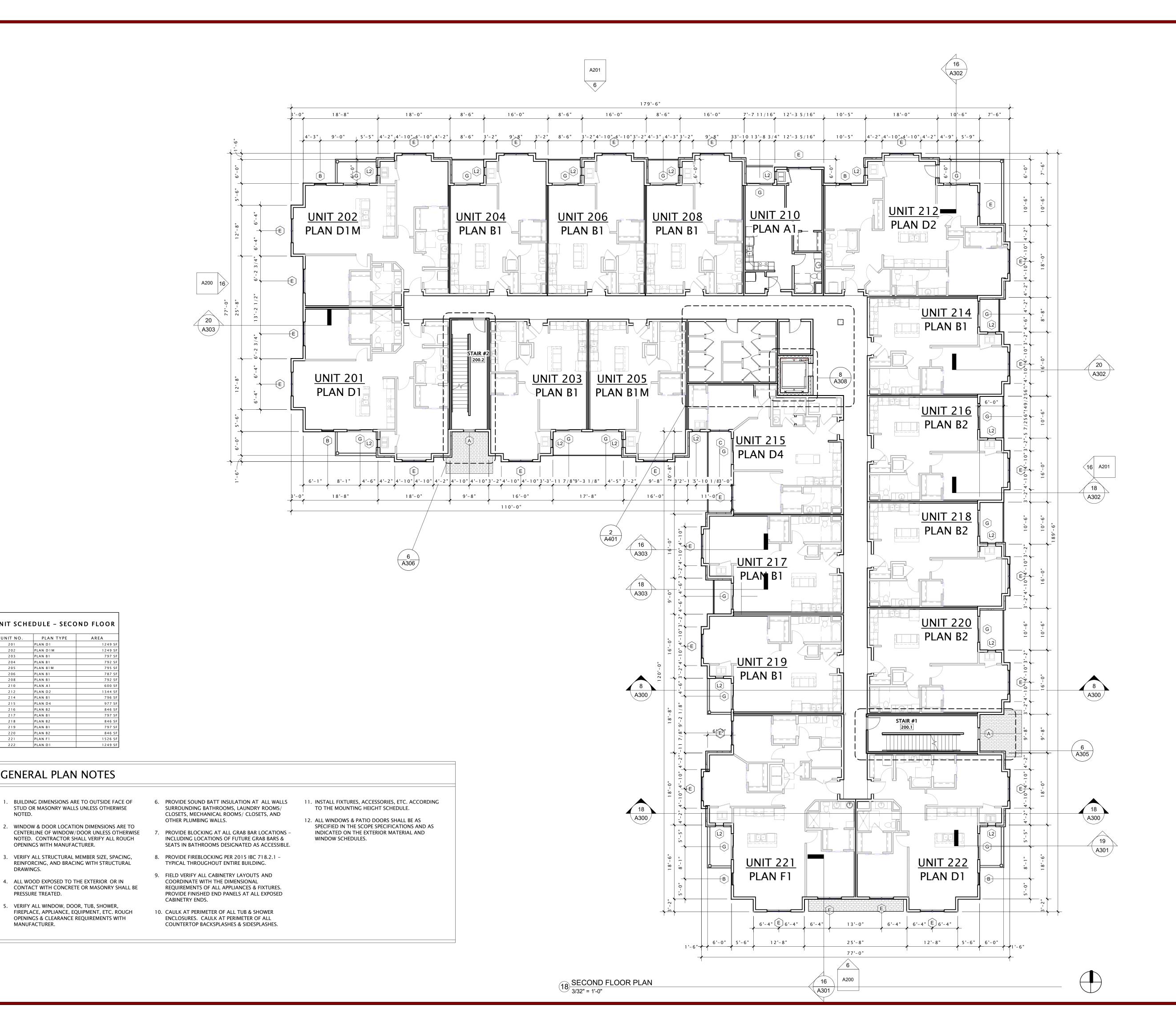
PLAN D1

12'-8"

5'-6" 6'-0" 1'-6"

FIRST FLOOR PLAN

SHEET NUMBER



UNIT SCHEDULE - SECOND FLOOR

UNIT NO. PLAN TYPE

PLAN D1M

PLAN B1 PLAN B1M

PLAN B1 PLAN B1 PLAN A1

PLAN D2 PLAN B1 PLAN D4

PLAN B1

PLAN B2

PLAN B2 PLAN F1

**GENERAL PLAN NOTES** 

OPENINGS WITH MANUFACTURER.

5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER,

216 PLAN B2

219 PLAN B1

DRAWINGS.

PRESSURE TREATED.

MANUFACTURER.



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MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS -BUILDING "A1"

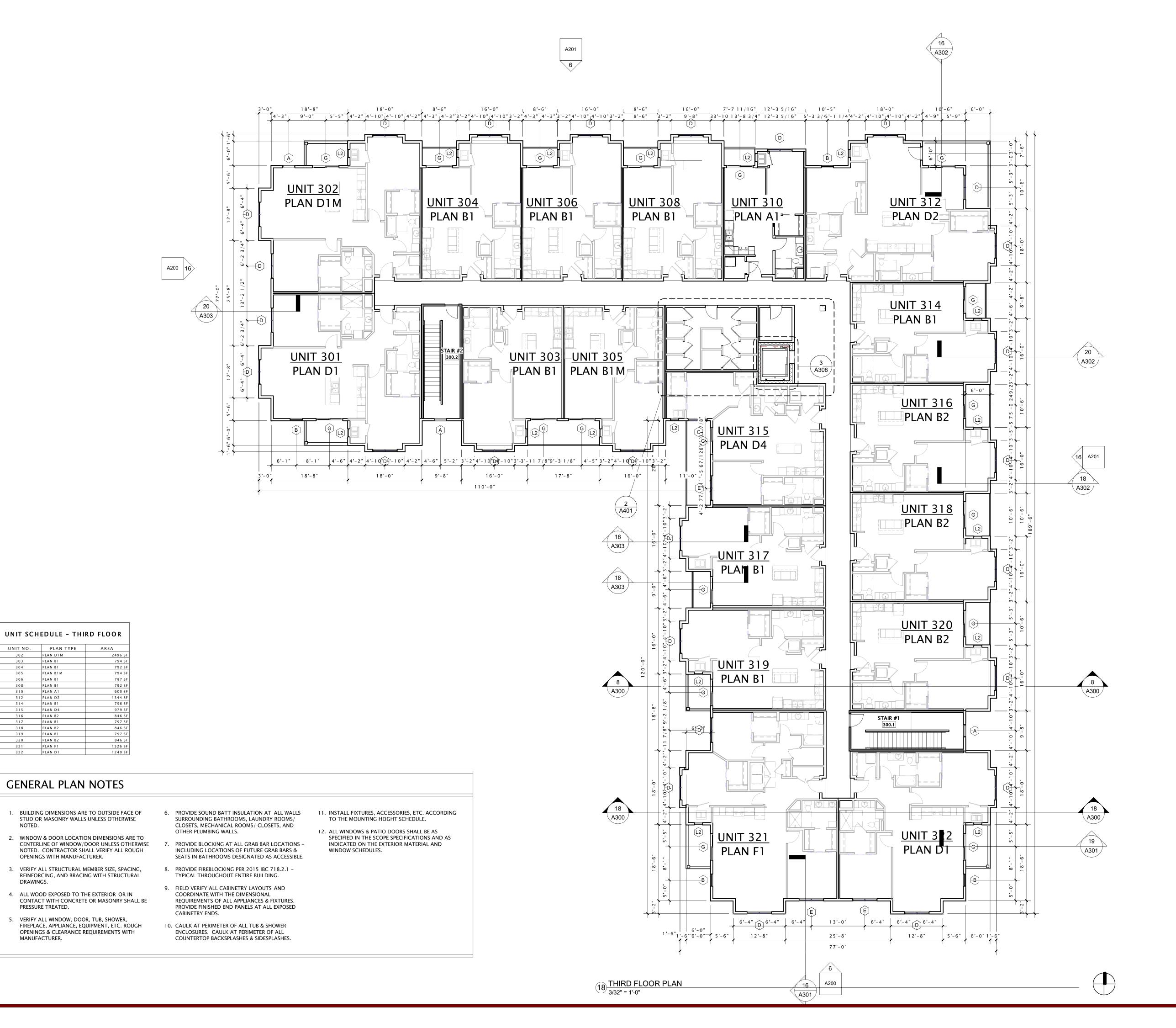
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DATE OF IS	SUANCE	MAR	RCH 25, 2020
	REVISION SCHEDULE		
Mark	Description		Date
SHEET TITLE			
			<b></b>
_	ECOND F	LOC	OR

SHEET NUMBER



PLAN TYPE

PLAN B1

PLAN B1

PLAN B1 PLAN D2

PLAN B1

PLAN B2

PLAN B1 PLAN B2 PLAN B1 PLAN B2 PLAN F1

DRAWINGS.

PRESSURE TREATED.

MANUFACTURER.



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MAPLE GROVE DRIVE RESIDENTIAL APARTMENTS -BUILDING "A1"

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# PROGRESS DOCUMENTS

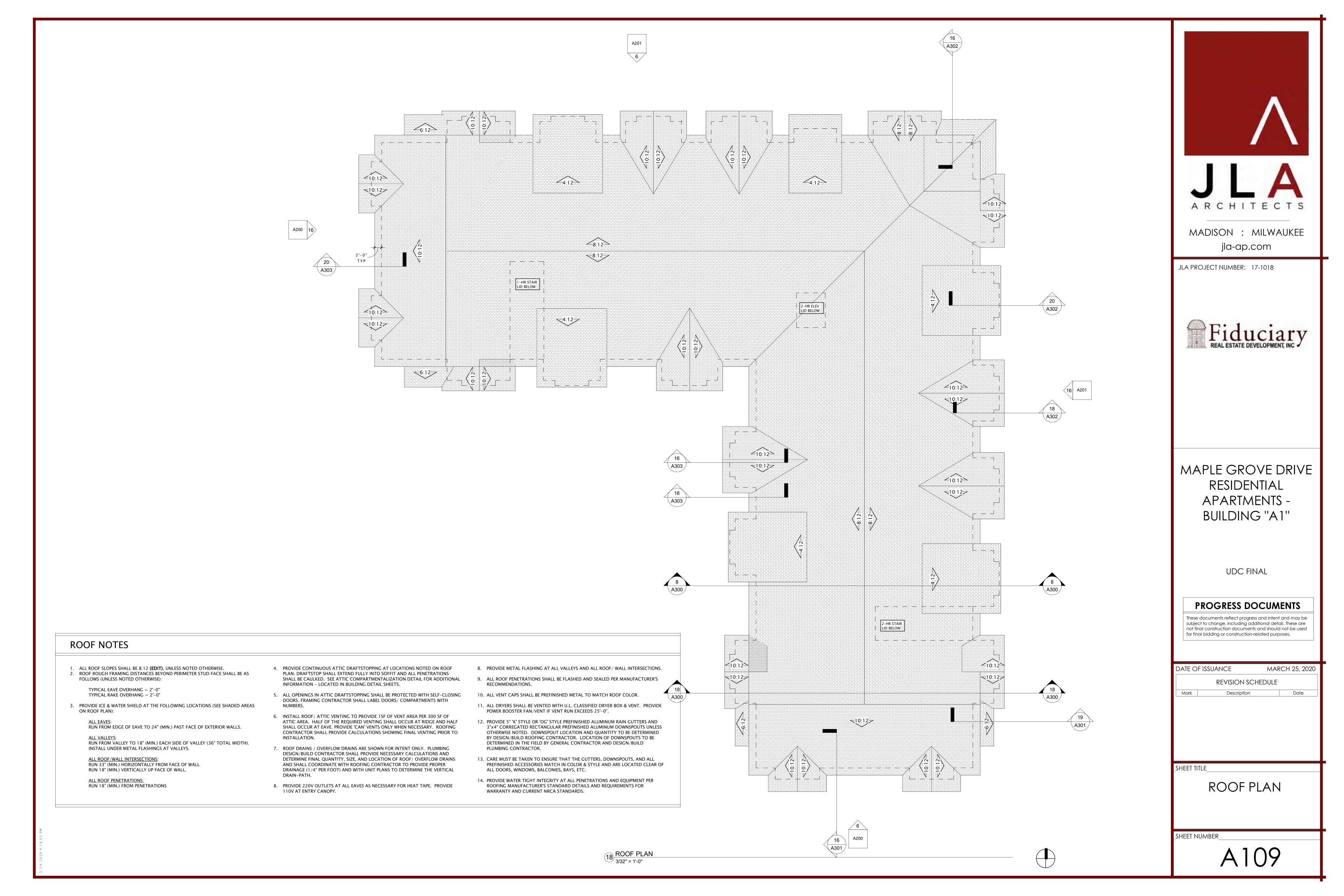
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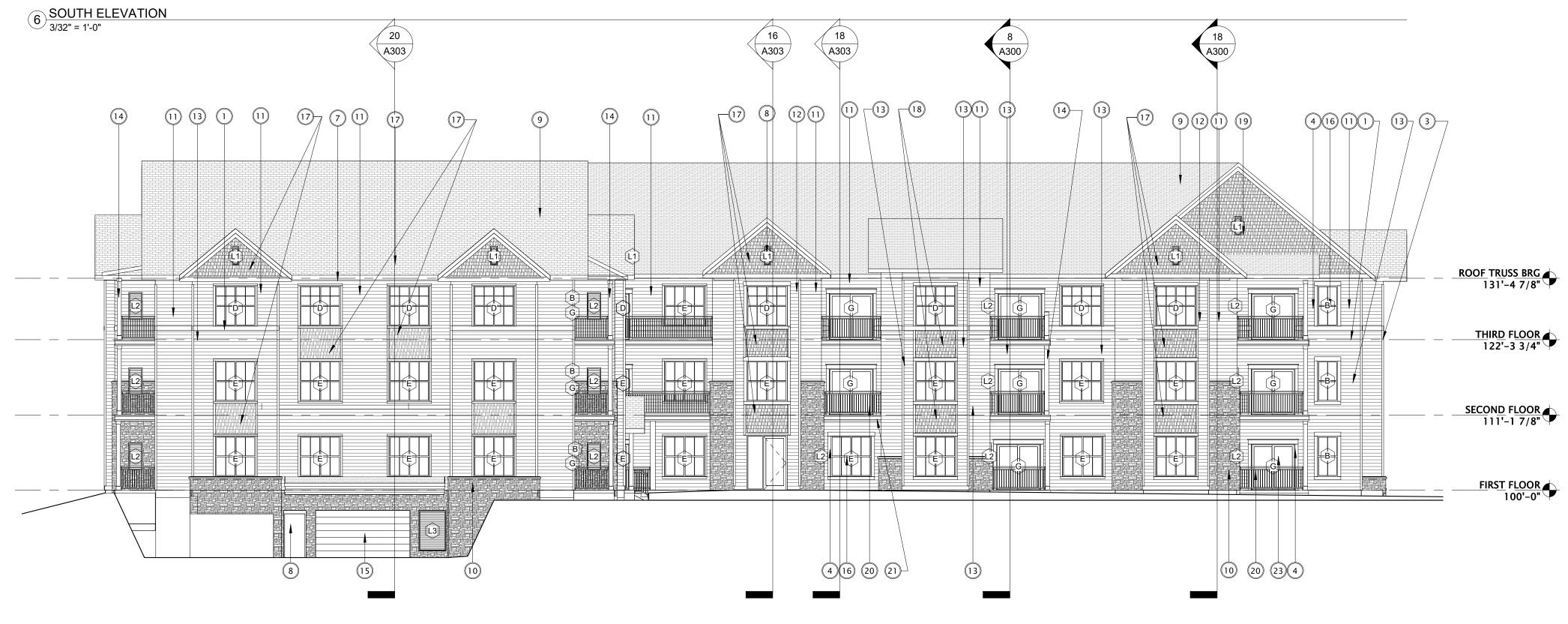
THIRD FLOOR PLAN

SHEET NUMBER



	EXTERIOR MATERIALS SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	BAND BOARD	LP	190 SERIES TRIM	1 x 4	WHITE	
2	STARTER BOARD	LP	190 SERIES TRIM	1 x 8	WHITE	
3	CORNER TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
5	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1 x 8	WHITE	
6	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
8	RESIDENTIAL HVAC LOUVER / GRILLE	FYPON	COMPOSITE	TBD	WHITE	
9	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
10	MASONRY - (STONE)	GLEN-GERY BRICK				COLORED MORTAR TO MATCH BRIG
11	LAP SIDING - COLOR #1	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	8" NOMINAL	FOREST	
1 2	LAP SIDING - COLOR #2	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	GRANITE GREY	
13	LAP SIDING - COLOR #3	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	SAVANNAH WICKER	
14						
15	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
16	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	
17	SHAKE SIDING - COLOR #1	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	6" NOMINAL	FOREST	
18	SHAKE SIDING - COLOR #2	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	6" NOMINAL	GRANITE GREY	
19	SHAKE SIDING - COLOR #3	LP 'SMART SIDE'	76 SERIES - PANEL, STUCCO FINISH TBD	SEE PLAN	SAVANNAH WICKER	
20	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLAN	TBD	
2 1	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1 x 6	CAPE COD GREY	
2 2	BALCONY FASCIA & TRIM	LP		5/4×10, 1×3 T & B	MATCH RAILINGS	INSTALL 1×3 TRIM TOP & BOTTOM
23	VINYL PATIO DOORS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE PLAN	SEE WINDOW SCHEDULE	





16 WEST ELEVATION
3/32" = 1'-0"



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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE
RESIDENTIAL
APARTMENTS BUILDING "A1"

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DATE O	F ISSUANCE 1	MARCH 25, 202
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Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER\_

			EXTERIOR MATERIA	LS SCHEDULE		
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	BAND BOARD	LP	190 SERIES TRIM	1 x 4	WHITE	
2	STARTER BOARD	LP	190 SERIES TRIM	1 x 8	WHITE	
3	CORNER TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
4	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
5	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1 x 8	WHITE	
6	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
7	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
8	RESIDENTIAL HVAC LOUVER / GRILLE	FYPON	COMPOSITE	TBD	WHITE	
9	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
10	MASONRY - (STONE)	GLEN-GERY BRICK				COLORED MORTAR TO MATCH BRI
11	LAP SIDING - COLOR #1	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	8" NOMINAL	FOREST	
12	LAP SIDING - COLOR #2	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	GRANITE GREY	
13	LAP SIDING - COLOR #3	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	SAVANNAH WICKER	
1 4						
1 5	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
16	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	
1 7	SHAKE SIDING - COLOR #1	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	6" NOMINAL	FOREST	
1 8	SHAKE SIDING - COLOR #2	LP 'SMART SIDE'	76 SERIES - HORIZONTAL	6" NOMINAL	GRANITE GREY	
19	SHAKE SIDING - COLOR #3	LP 'SMART SIDE'	76 SERIES - PANEL, STUCCO FINISH TBD	SEE PLAN	SAVANNAH WICKER	
2 0	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLAN	TBD	
2 1	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1 x 6	CAPE COD GREY	
2.1						





16 EAST ELEVATION
3/32" = 1'-0"



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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE
RESIDENTIAL
APARTMENTS BUILDING "A1"

UDC FINAL

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AIEO	F ISSUANCE	MARCH 25, 2020
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Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER







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MAPLE GROVE DRIVE

RESIDENTIAL

APARTMENTS 
BUILDING "A1"

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Mark Description Date

SHEET TITLE\_

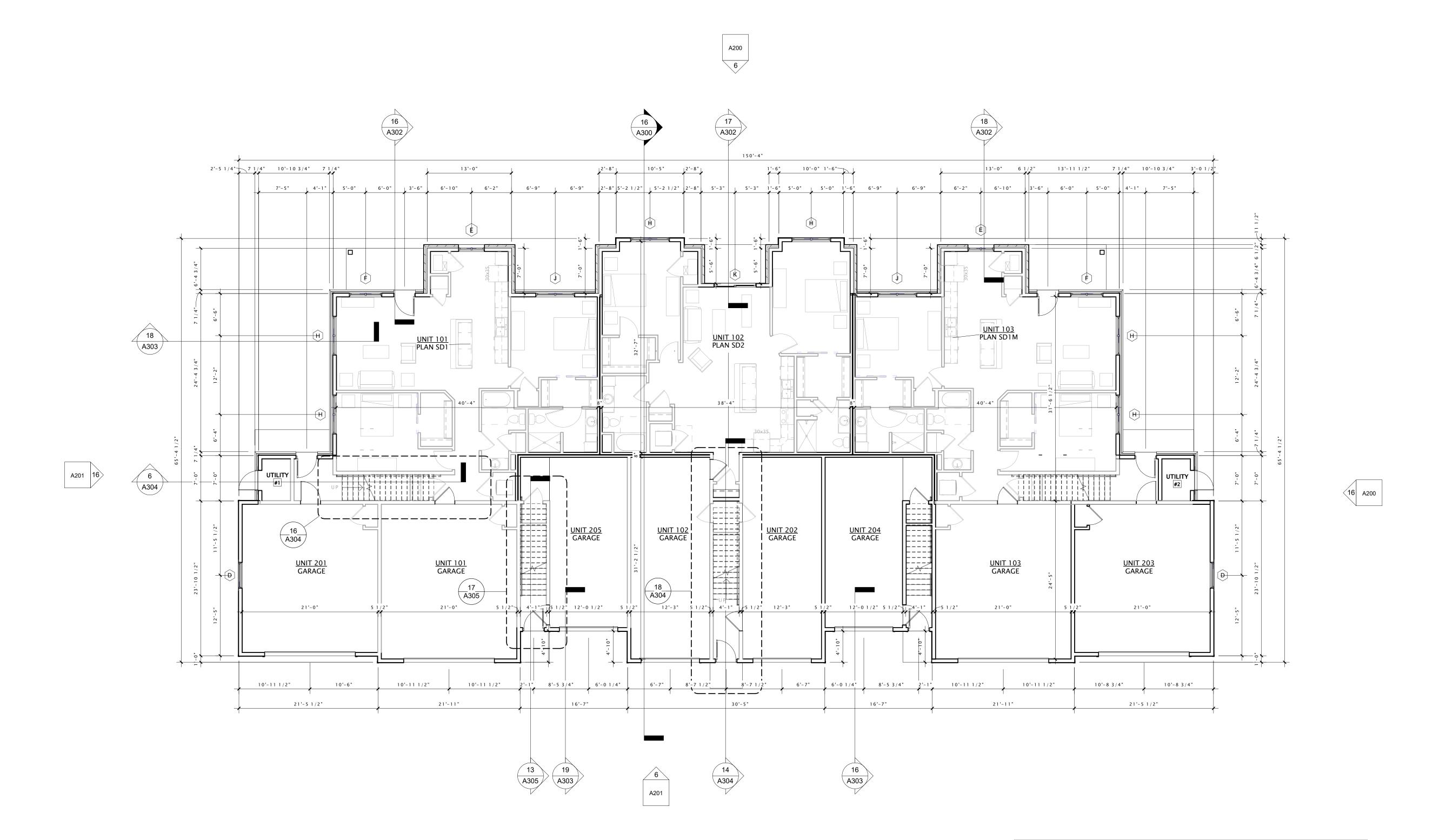
EXTERIOR
PERSPECTIVES BUILDING A1

SHEET NUMBER\_

## **GENERAL PLAN NOTES**

- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED
- WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
- 3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL
- 4. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
- PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
- PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS –
   INCLUDING LOCATIONS OF FUTURE GRAB BARS &
   SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
- 8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 TYPICAL THROUGHOUT ENTIRE BUILDING.
- 9. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
- CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
- 11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
- 12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.

SHEET INDEX – ENLARGED UNIT TYPES				
PLAN TYPE	SHEET NO.			
UNIT SD1 - ENLARGED UNIT	A410			
UNIT SD2 - ENLARGED UNIT	A412			
UNIT SD1M - ENLARGED UNIT	A411			
UNIT SD3 - ENLARGED UNIT	A413			
UNIT SD3M - ENLARGED UNIT	A 4 1 3			
UNIT SD5 - ENLARGED UNIT	A415			
UNIT SD5M - ENLARGED UNIT	A 4 1 5			
UNIT SD4 - ENLARGED UNIT	A 4 1 4			





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MAPLE GROVE DRIVE STACKED FLATS -BUILDING \$1

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Mark Description Date

SHEET TITLE

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2015 IBC & NFPA 13R, AS REQUIRED.

FIRST FLOOR PLAN -BUILDING \$1

SHEET NUMBER

A101-S1

16 FIRST FLOOR PLAN
1/8" = 1'-0"

#### GENERAL PLAN NOTES

- 1. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE
- 2. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH
- 3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.

OPENINGS WITH MANUFACTURER.

- 4. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
- 6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
- 7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS -INCLUDING LOCATIONS OF FUTURE GRAB BARS &

SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.

- 8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 -TYPICAL THROUGHOUT ENTIRE BUILDING.
- 9. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
- 10. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
- 11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
- 12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.

SHEET INDEX – ENL TYPES	ARGED UNIT
PLAN TYPE	SHEET NO.
UNIT SD1 - ENLARGED UNIT	A410
UNIT SD2 - ENLARGED UNIT	A412
UNIT SD1M - ENLARGED UNIT	A411
UNIT SD3 - ENLARGED UNIT	A413
UNIT SD3M - ENLARGED UNIT	A413
UNIT SD5 - ENLARGED UNIT	A415
UNIT SD5M - ENLARGED UNIT	A415
UNIT SD4 - ENLARGED UNIT	A 4 1 4

16 A200

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2015 IBC & NFPA 13R, AS REQUIRED.



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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE STACKED FLATS -BUILDING \$1

UDC FINAL

## PROGRESS DOCUMENTS

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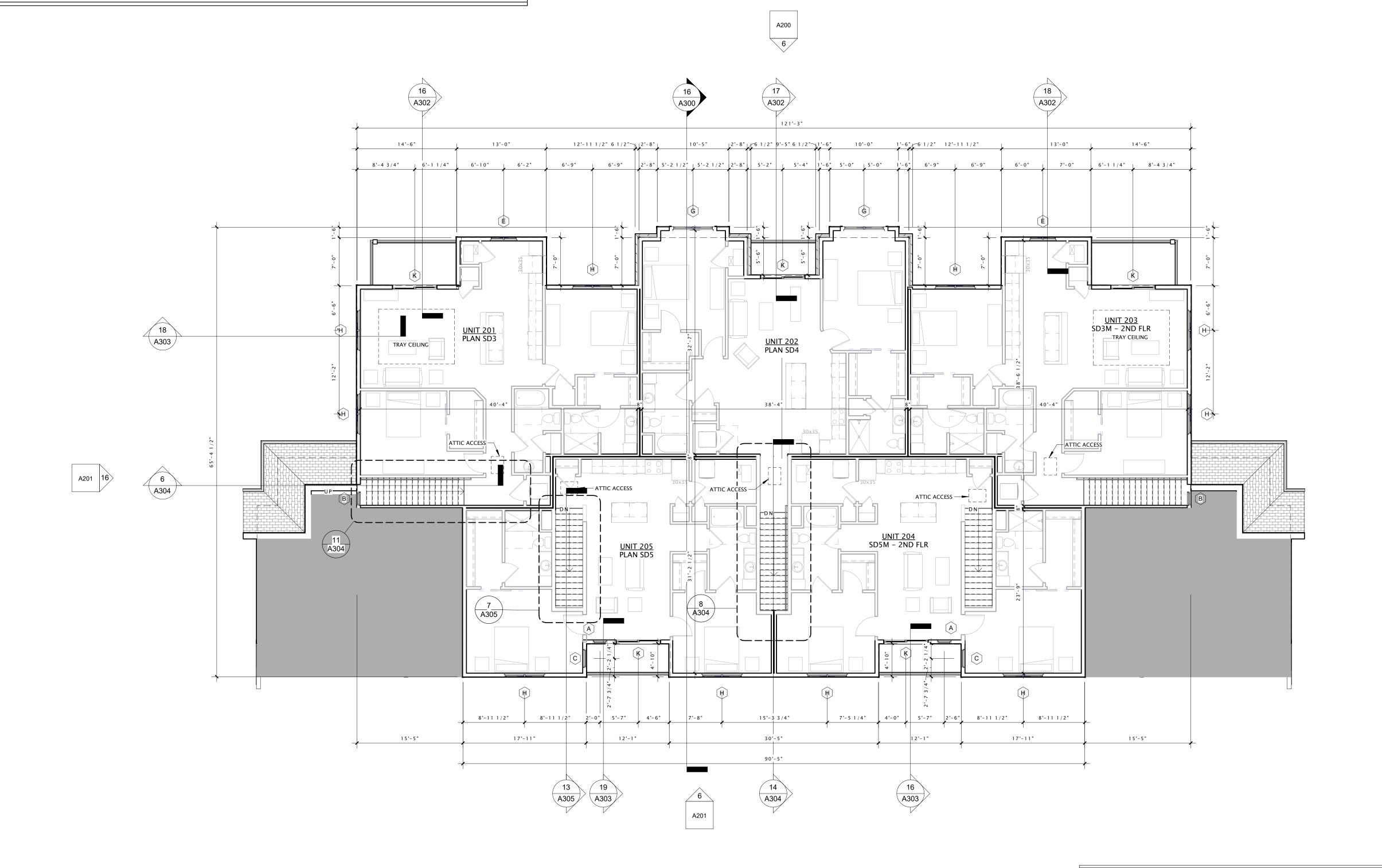
DATE O	f ISSUANCE	MARCH 25, 202
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Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN - BUILDING S1

SHEET NUMBER

A102-S1



16 SECOND FLOOR PLAN
1/8" = 1'-0"

## **ROOF NOTES**

ALL ROOF SLOPES SHALL BE 8:12, UNLESS NOTED OTHERWISE.
 ROOF ROUGH FRAMING DISTANCES BEYOND PERIMETER STUD FACE SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE):

TYPICAL EAVE OVERHANG = 2'-0" TYPICAL RAKE OVERHANG = 2'-0"

3. PROVIDE ICE & WATER SHIELD AT THE FOLLOWING LOCATIONS (SEE SHADED AREAS ON ROOF PLAN):

ALL EAVES: RUN FROM EDGE OF EAVE TO 24" (MIN.) PAST FACE OF EXTERIOR WALLS.

ALL VALLEYS: RUN FROM VALLEY TO 18" (MIN.) EACH SIDE OF VALLEY (36" TOTAL WIDTH). INSTALL UNDER METAL FLASHINGS AT VALLEYS.

ALL ROOF/WALL INTERSECTIONS: RUN 33" (MIN.) HORIZONTALLY FROM FACE OF WALL RUN 18" (MIN.) VERTICALLY UP FACE OF WALL.

ALL ROOF PENETRATIONS: RUN 18" (MIN.) FROM PENETRATIONS

- 4. PROVIDE CONTINUOUS ATTIC DRAFTSTOPPING AT LOCATIONS NOTED ON ROOF PLAN. DRAFTSTOP SHALL EXTEND FULLY INTO SOFFIT AND ALL PENETRATIONS SHALL BE CAULKED. SEE ATTIC COMPARTMENTALIZATION DETAIL FOR ADDITIONAL INFORMATION – LOCATED IN BUILDING DETAIL SHEETS.
- 5. ALL OPENINGS IN ATTIC DRAFTSTOPPING SHALL BE PROTECTED WITH SELF-CLOSING DOORS. FRAMING CONTRACTOR SHALL LABEL DOORS/ COMPARTMENTS WITH
- 6. INSTALL ROOF/ ATTIC VENTING TO PROVIDE 1SF OF VENT AREA PER 300 SF OF ATTIC AREA. HALF OF THE REQUIRED VENTING SHALL OCCUR AT RIDGE AND HALF SHALL OCCUR AT EAVE. PROVIDE 'CAN' VENTS ONLY WHEN NECESSARY. ROOFING CONTRACTOR SHALL PROVIDE CALCULATIONS SHOWING FINAL VENTING PRIOR TO INSTALLATION.

NUMBERS.

- 7. ROOF DRAINS / OVERFLOW DRAINS ARE SHOWN FOR INTENT ONLY. PLUMBING DESIGN/BUILD CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF ROOF/ OVERFLOW DRAINS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE (1/4" PER FOOT) AND WITH UNIT PLANS TO DETERMINE THE VERTICAL DRAIN-PATH.
- 8. PROVIDE 220V OUTLETS AT ALL EAVES AS NECESSARY FOR HEAT TAPE. PROVIDE 110V AT ENTRY CANOPY.

- 8. PROVIDE METAL FLASHING AT ALL VALLEYS AND ALL ROOF/ WALL INTERSECTIONS.
- 9. ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MANUFACTURER'S
- 10. ALL VENT CAPS SHALL BE PREFINISHED METAL TO MATCH ROOF COLOR.
- 11. ALL DRYERS SHALL BE VENTED WITH U.L. CLASSIFIED DRYER BOX & VENT. PROVIDE POWER BOOSTER FAN/VENT IF VENT RUN EXCEEDS 25'-0".
- 12. PROVIDE 5" 'K' STYLE OR 'OG' STYLE PREFINISHED ALUMINUM RAIN GUTTERS AND 3"x4" CORREGATED RECTANGULAR PREFINISHED ALUMINUM DOWNSPOUTS UNLESS OTHERWISE NOTED. DOWNSPOUT LOCATION AND QUANTITY TO BE DETERMINED BY DESIGN/BUILD ROOFING CONTRACTOR. LOCATION OF DOWNSPOUTS TO BE DETERMINED IN THE FIELD BY GENERAL CONTRACTOR AND DESIGN/BUILD PLUMBING CONTRACTOR.
- 13. CARE MUST BE TAKEN TO ENSURE THAT THE GUTTERS, DOWNSPOUTS, AND ALL PREFINISHED ACCESSORIES MATCH IN COLOR & STYLE AND ARE LOCATED CLEAR OF ALL DOORS, WINDOWS, BALCONIES, BAYS, ETC.
- 14. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

A200

13'-6" 13'-6" 8:12 8:12 RIDGE VENT ATTIC COMPARTMENT-2,540 S.F. ATTIC COMPARTMENT  $^{\perp}$ SMOKE TRUSS $^{\perp}$ <sup>™</sup>SMOKE TRUSS 16 A200 SMOKE TRUSS 7/8:12 7/8:12 8:12 13 A305

NOTE: BUILDING TO BE FULLY SPRINKLERED PER 2015 IBC & NFPA 13R, AS REQUIRED.



JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE STACKED FLATS -BUILDING S1

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DATE C	)F ISSUANCE	MARCH 25, 2020
	REVISION SCH	EDULE
Mark	Description	Date

SHEET TITLE

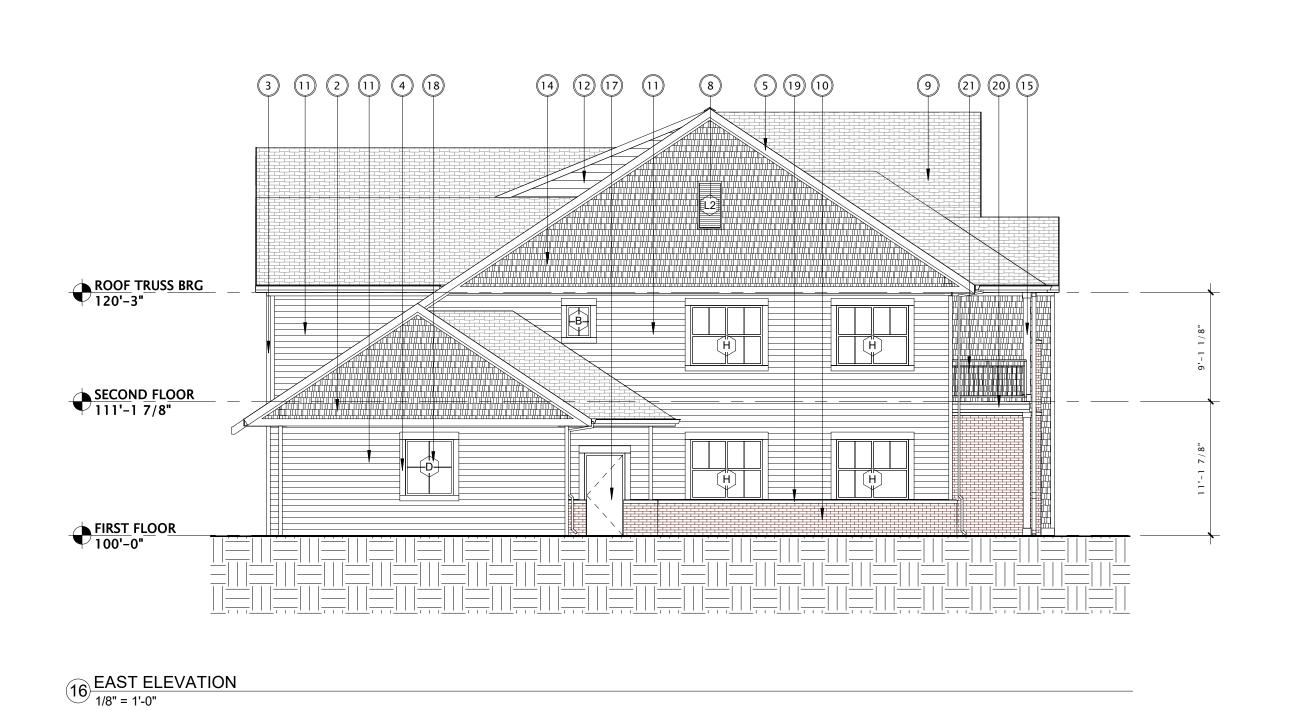
ROOF PLAN -BUILDING \$1

SHEET NUMBER

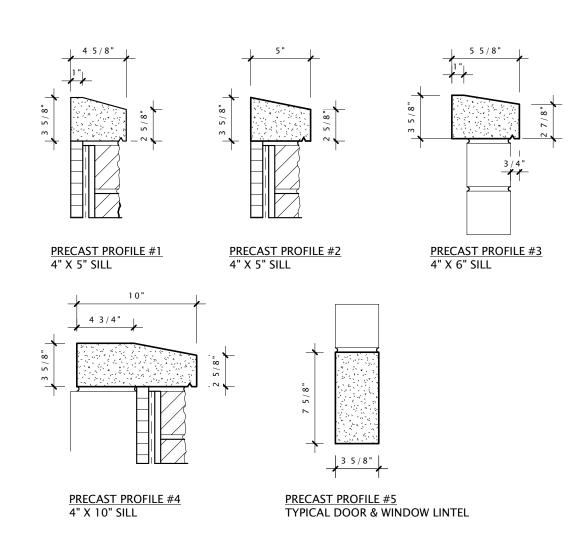
A109-S1

16 ROOF PLAN
1/8" = 1'-0"





EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
	BAND BOARD	LP	190 SERIES TRIM	1 x 4	WHITE	
	STARTER BOARD	LP	190 SERIES TRIM	1 x 8	WHITE	
	CORNER TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
	DOOR / WINDOW TRIM	LP	190 SERIES TRIM	1 x 4	WHITE	
	TYPICAL FASCIA	ROLLEX - OR EQUAL	PREFINISHED ALUMINUM	1 x 8	WHITE	
	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
	GUTTER	TBD	PREFINISHED ALUMINUM		WHITE	
	RESIDENTIAL DECORATIVE LOUVER	FYPON	COMPOSITE	TBD	WHITE	
	FIBERGLASS SHINGLES	CERTAINTEED - LANDMARK DESIGNER	30 YEAR DIMENSIONAL ASPHALT	SEE PLAN	WEATHERED WOOD	
)	MASONRY - (BRICK)	GLEN-GERY BRICK	UTILITY BRICK	UTILITY SIZE		COLORED MORTAR TO MATCH BRICK
	LAP SIDING - 1 - BLUE	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	5" NOMINAL	PAINTED: PACIFIC BLUE	
2	LAP SIDING - 2 - GREY	CERTAINTEED - LANDMARK DESIGNER	76 SERIES - HORIZONTAL	5" NOMINAL	PAINTED: DEEP GRANITE	
3	SHAKE SIDING - 1 - BLUE	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: PACIFIC BLUE	
4	SHAKE SIDING - 2 - GREY	CERTAINTEED - LANDMARK DESIGNER	CEDAR IMPRESSIONS	8" NOMINAL	PAINTED: DEEP GRANITE	
5	DECORATIVE COLUMN	TBD	COMPOSITE WRAPPED	SEE PLAN	WHITE	
6	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	190 SERIES: INSULATED STEEL	SEE DOOR SCHEDULE	GREY	
7	VINYL ENTRY DOOR	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE DOOR SCHEDULE	MISSION BROWN	
3	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	WHITE	
€	PRECAST CONCRETE BANDING - PROFILE #1	GLEN-GERY BRICK	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	GRAHAM	
)	BALCONY / DECK	TAMKO EVERGRAIN	COMPOSITE	1 x 6	CAPE COD GREY	
1	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	



PRECAST PROFILES

EDIT PROFILES PER PROJECT



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MAPLE GROVE DRIVE STACKED FLATS -BUILDING S1

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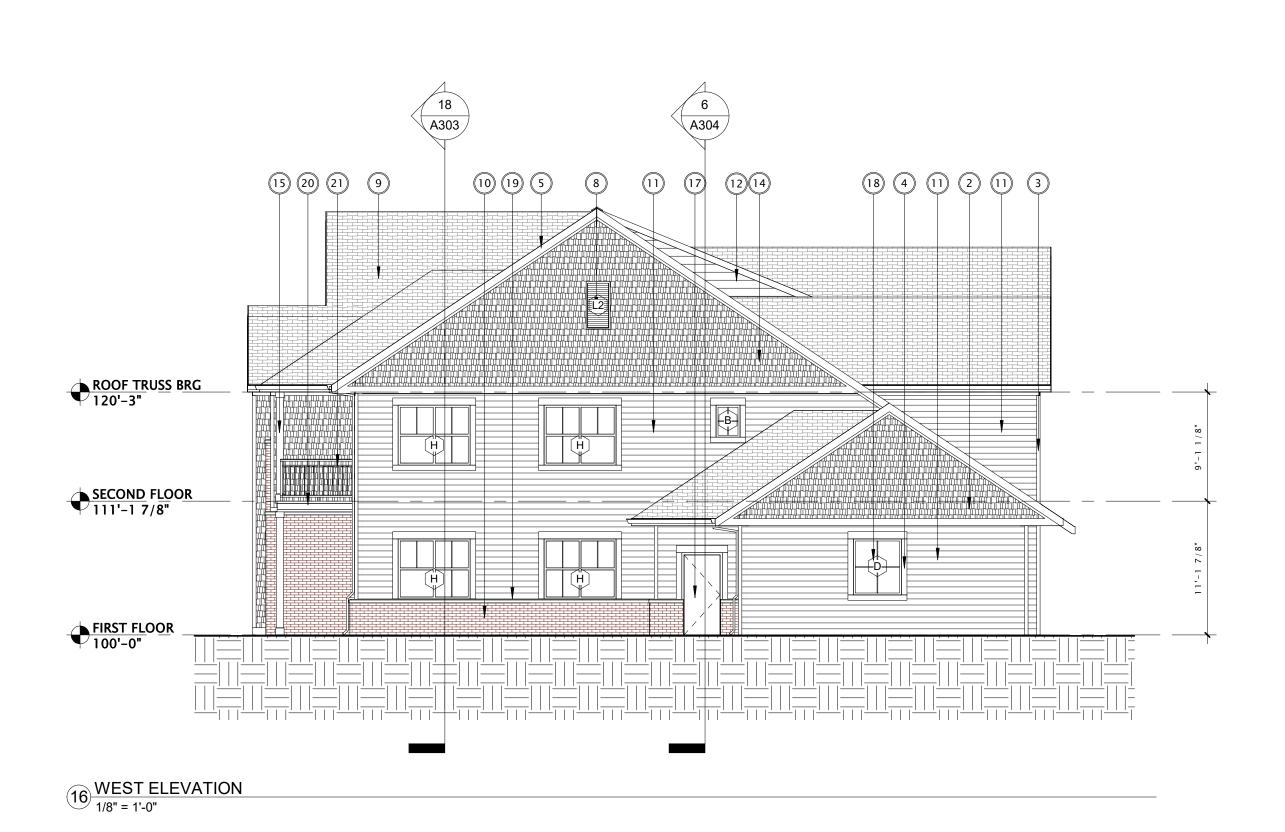
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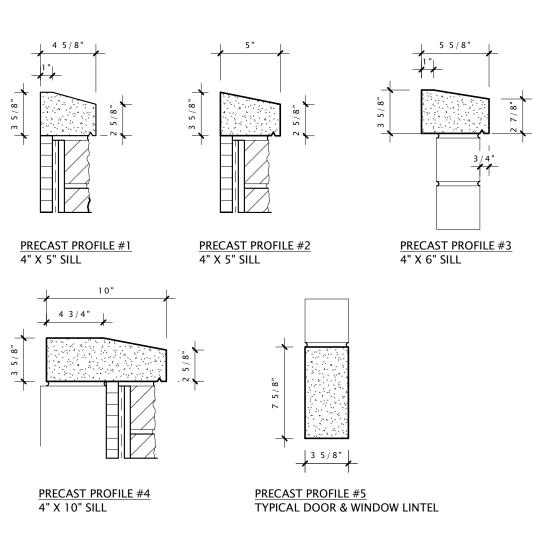
EXTERIOR ELEVATIONS

SHEET NUMBER\_









PRECAST PROFILES
EDIT PROFILES PER PROJECT



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# MAPLE GROVE DRIVE STACKED FLATS -BUILDING S1

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DATE OF	MAR	RCH 25, 2020		
REVISION SCHEDULE				
Mark	on	Date		
		SCHEDULE		

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER







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MAPLE GROVE DRIVE STACKED FLATS -BUILDING \$1

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DATE OF ISSUANCE MARCH 25, 2020

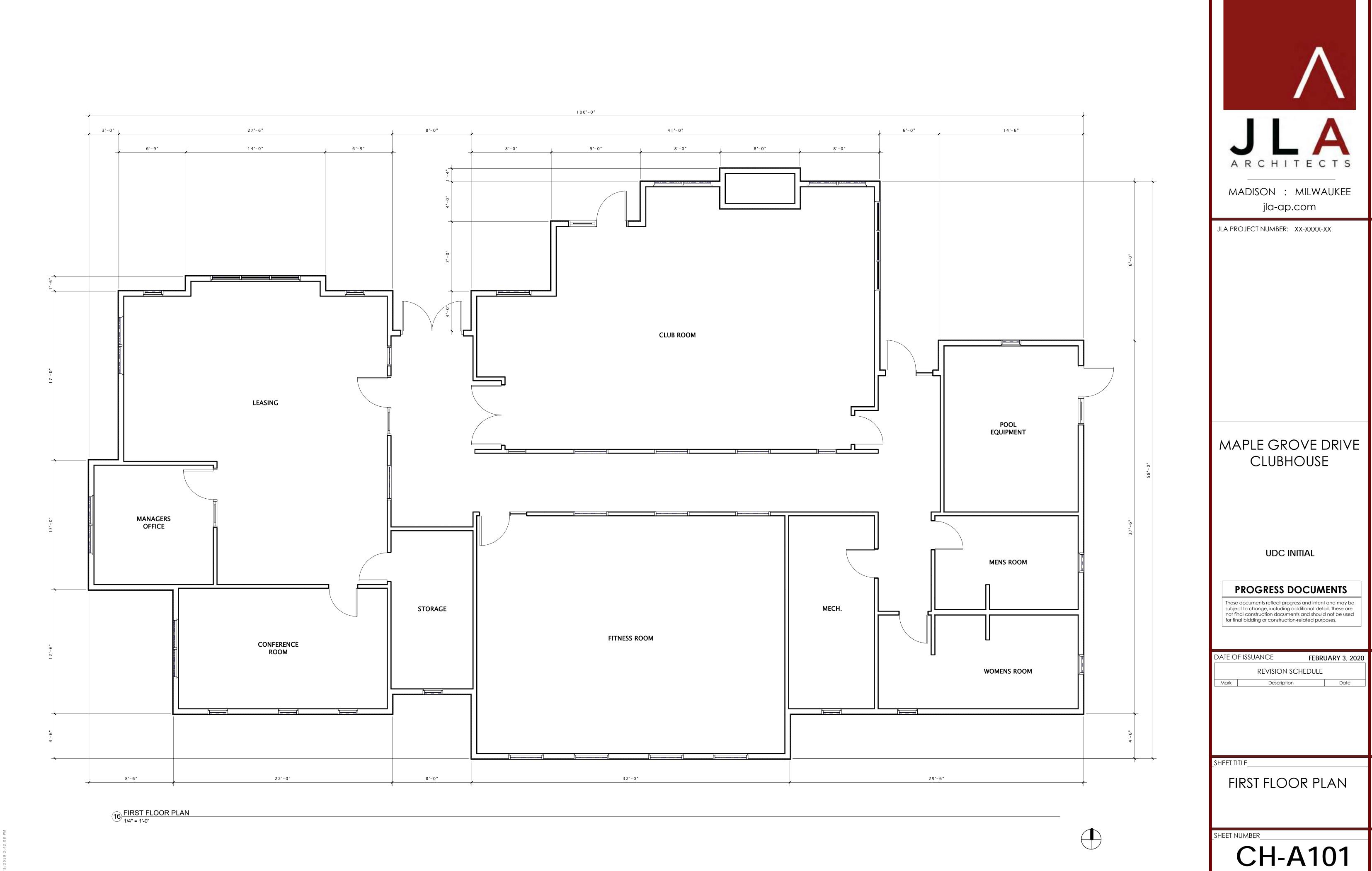
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Mark Description Date

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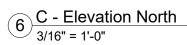
EXTERIOR
PERSPECTIVES BUILDING \$1

SHEET NUMBER\_

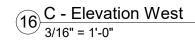


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	REVISION SCHEDULE			
Mark Description Date				











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JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE CLUBHOUSE

UDC INITIAL

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DATE OF ISSUANCE FEBRUARY 3, 2020

REVISION SCHEDULE

Mark Description Date

SHEET TITLE

SKETCHUP ELEVATIONS

SHEET NUMBER\_

CH-A200





 $16 \frac{\text{C - Elevation East}}{3/16" = 1'-0"}$ 



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JLA PROJECT NUMBER: XX-XXXX-XX

MAPLE GROVE DRIVE CLUBHOUSE

UDC INITIAL

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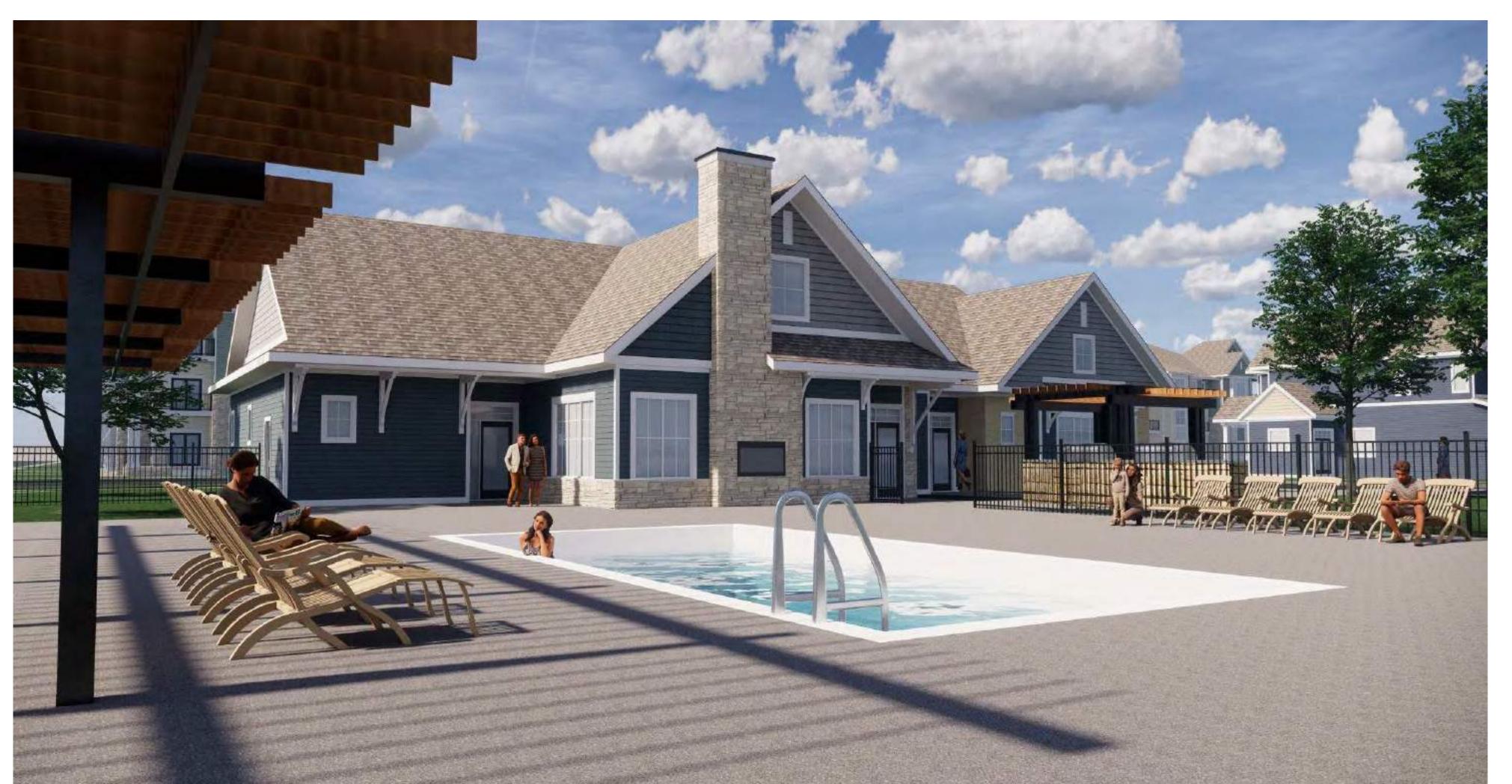
SKETCHUP ELEVATIONS

SHEET NUMBER\_

CH-A201



6 PERSPECTIVE Club House
1/8" = 1'-0"





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MAPLE GROVE DRIVE CLUBHOUSE

**UDC INITIAL** 

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Mark Description Date

SHEET TITLE\_

SKETCHUP PERSPECTIVES

SHEET NUMBER\_

CH-A202