

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

02868

DATE SUBMITTED: March 29, 2006

UDC MEETING DATE: April 5, 2006

Action Requested

- Informational Presentation
- Initial Approval and/or Recommendation
- Final Approval and/or Recommendation

PROJECT ADDRESS: 1513 Lake Point Drive

ALDERMANIC DISTRICT: Tim Bruer #14

OWNER/DEVELOPER (Partners and/or Principals)

Scott Norton/ Norton Building Co.

5121 Hilltop Road

Madison, WI 53711

ARCHITECT/DESIGNER/OR AGENT:

Knothe & Bruce Architects, LLC

7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

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

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com



TYPE OF PROJECT:

(See Section A For:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

KBA Project #0529



Site Locator Map

1513 Lake Point Drive
Madison, WI

Consultant

Notes

1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.02(4).
4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGES. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COM 62.050(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, FOR THE TYPES OF RACKS ESPECIALLY SEE SUBSECTIONS (B)(e) AND (B)(n)2d.

Revisions
 PLAN COMMISSION SUBMITTAL - MARCH 08, 2006
 FINAL UDC SUBMITTAL - MARCH 24, 2006

SHEET INDEX

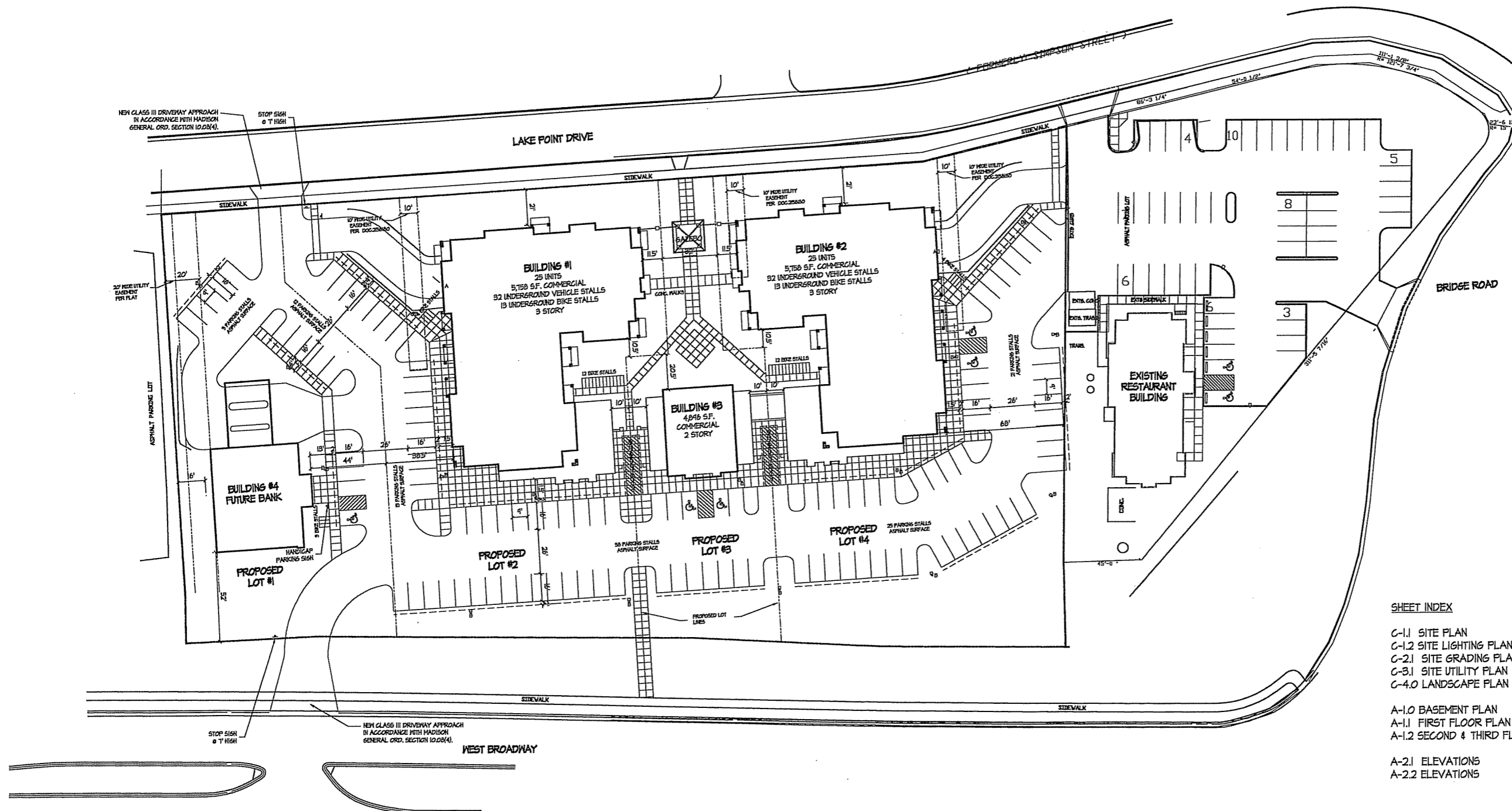
- C-1.1 SITE PLAN
- C-1.2 SITE LIGHTING PLAN
- C-2.1 SITE GRADING PLAN
- C-3.1 SITE UTILITY PLAN
- C-4.0 LANDSCAPE PLAN
- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND & THIRD FLOOR PLANS
- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS

Project Title
 1513 Lake Point Drive

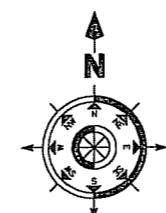
Drawing Title
 Site Plan

Project No. 0529 Drawing No. C-1.1

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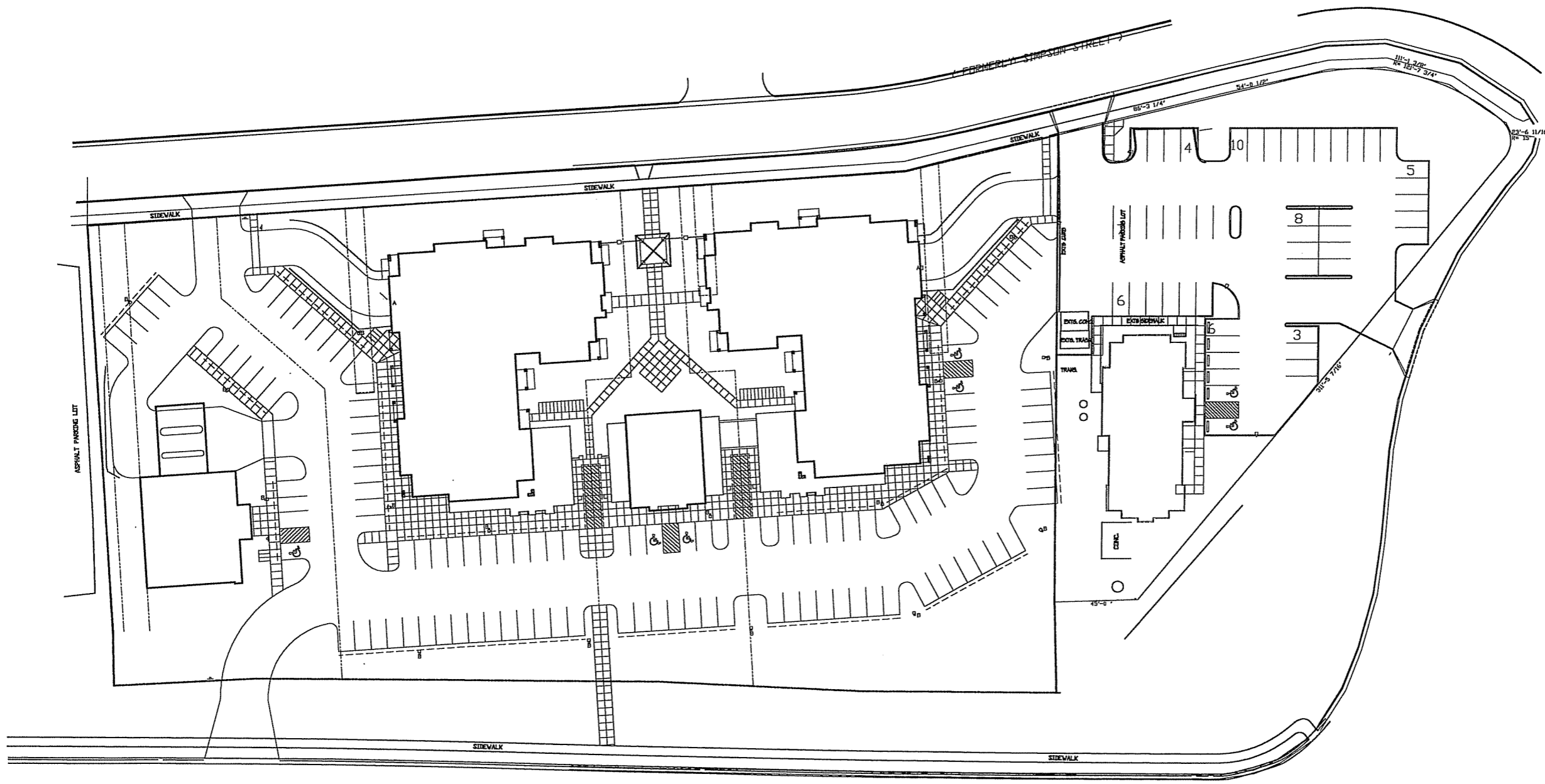


SITE PLAN
 SCALE: 1" = 30'



Consultant

Notes



- SITE LIGHTING:**
- A. □ (1) 70 W MH-'RUUD' PROJECTION CUTOFF SECURITY FIXTURE, E4505-1
 - B. ○ (1) 150 W PSMH-'RUUD' MINI CUTOFF FLOODLIGHT, MCF3510-M ON 15' POLE WITH 2" CONCRETE BASE

Revisions
 PLAN COMMISSION SUBMITTAL - MARCH 08, 2006
 FINAL UDC SUBMITTAL - MARCH 24, 2006

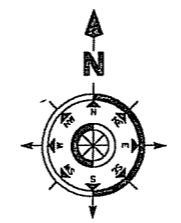
Project Title
 1513 Lake Point Drive

Drawing Title
 Site Lighting Plan

Project No. Drawing No.
 0529 C-1.2

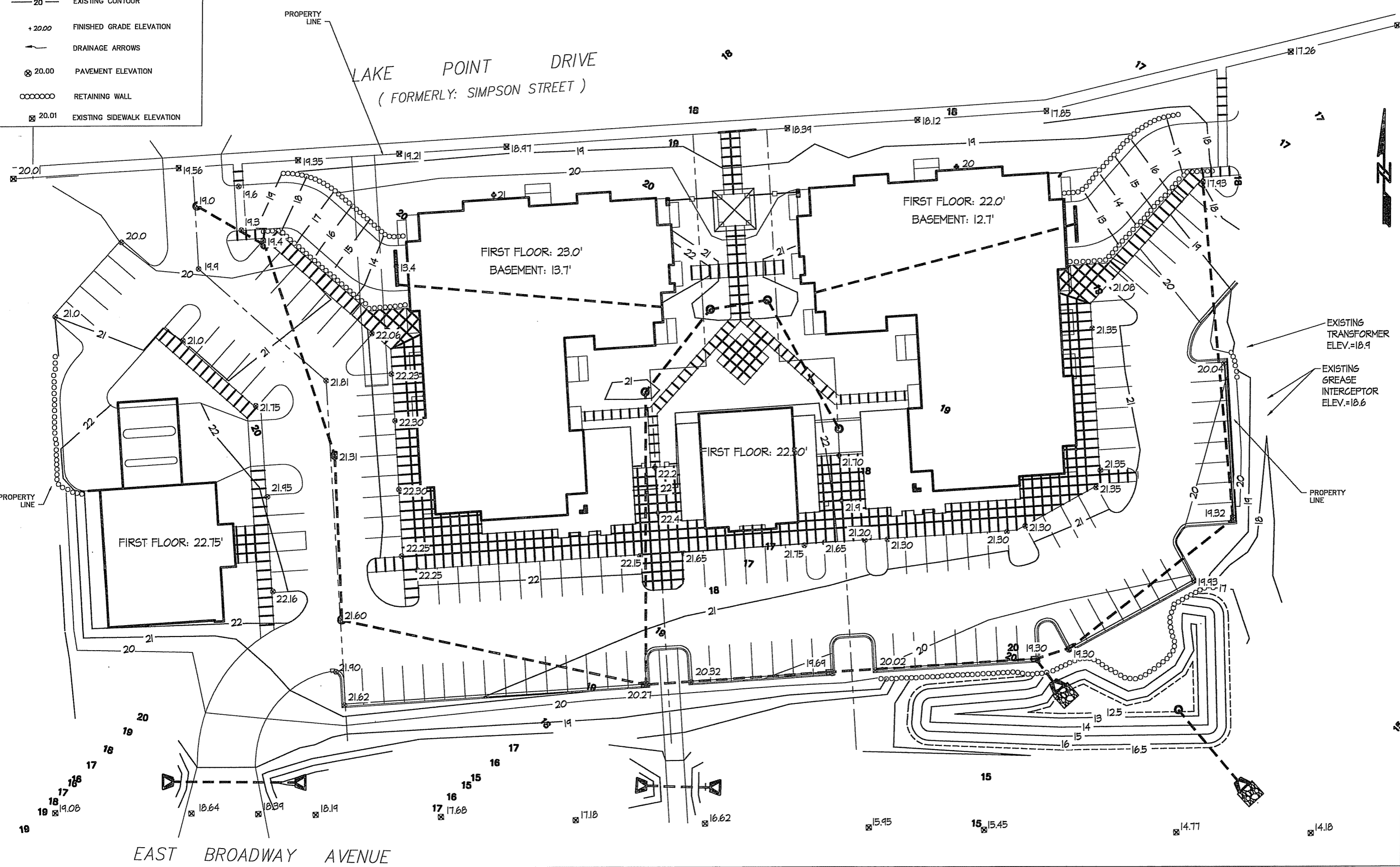
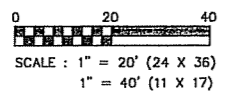
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○ SITE LIGHTING PLAN
 SCALE: 1" = 30'



LEGEND

- 20 — PROPOSED CONTOUR
- 20 — EXISTING CONTOUR
- + 20.00 FINISHED GRADE ELEVATION
- DRAINAGE ARROWS
- ⊗ 20.00 PAVEMENT ELEVATION
- RETAINING WALL
- ⊗ 20.01 EXISTING SIDEWALK ELEVATION



EXISTING TRANSFORMER
ELEV.=18.9

EXISTING GREASE
INTERCEPTOR
ELEV.=18.6

Calkins Engineering, LLC
5010 Vogel Road
Madison, WI 53718
(608) 838-0444

DATE: 3-7-06

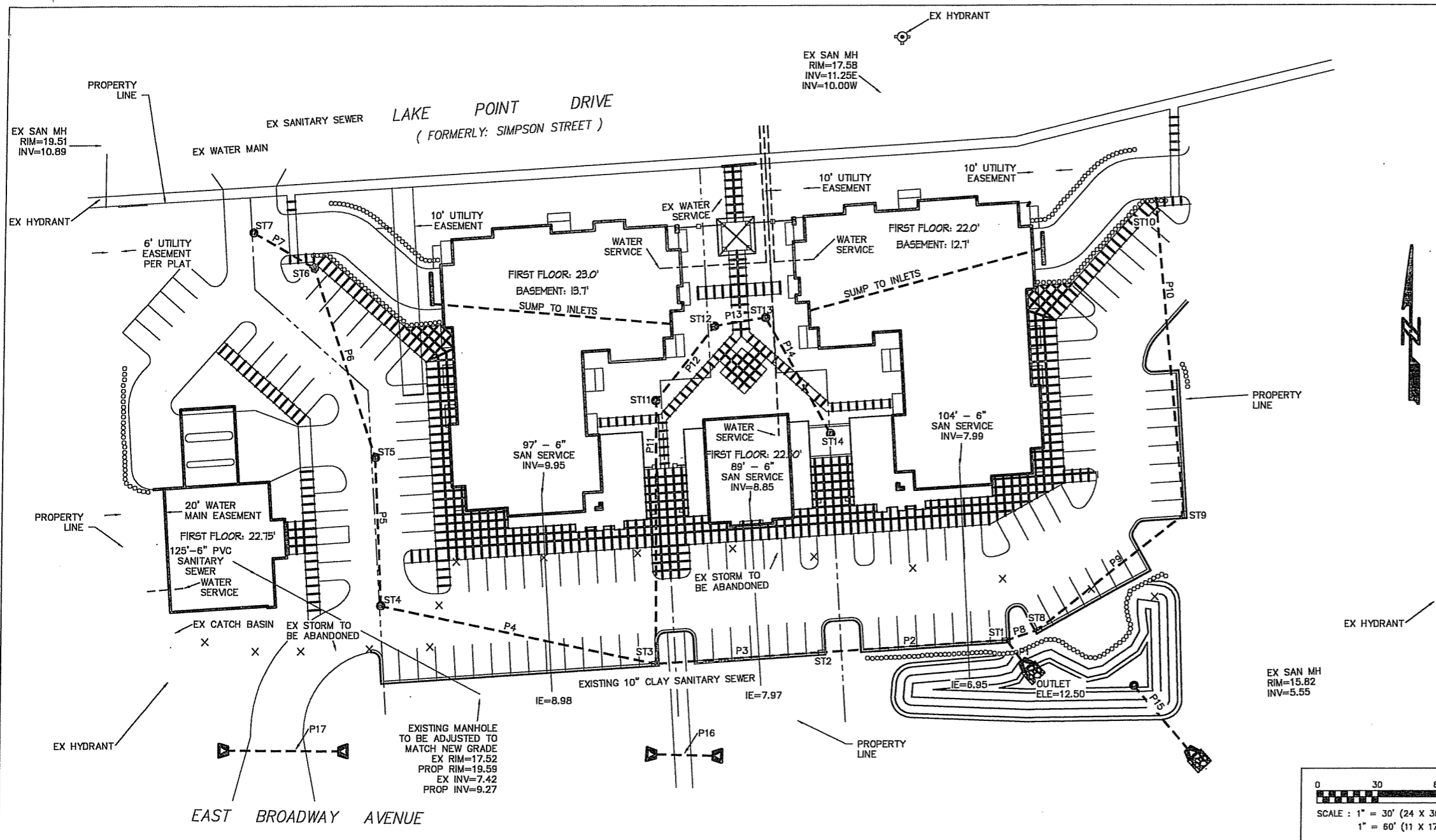
REVISIONS:

**1513 LAKE POINT DRIVE
GRADING PLAN**

DRAWING NAME : P:\6807\ang\grading.dwg

FN: DEVS

Calkins Engineering, LLC
Civil Engineers & Land Surveyors



STORM SEWER INLET DATA:

#	TYPE	TOP OF CASTING	DISCHARGE INVERT ELEV.	STRUCTURE DEPTH (ft)
ST-1	4' CB w/ INLET	19.80	12.67	7.13
ST-2	4' CB w/ INLET	20.19	13.30	6.89
ST-3	4' CB w/ INLET	20.57	13.75	6.82
ST-4	3' CB w/ INLET	21.60	14.69	6.91
ST-5	3' CB w/ INLET	21.30	15.05	6.25
ST-6	3' CB w/ INLET	19.90	15.79	4.11
ST-7	3' CB w/ INLET	19.00	15.96	3.04
ST-8	H INLET	19.80	13.25	6.55
ST-9	H INLET	19.82	13.70	6.12
ST-10	H INLET	18.43	14.45	3.98
ST-11	3' CB w/ INLET	20.80	15.02	5.78
ST-12	3' CB w/ INLET	20.70	15.25	5.45
ST-13	3' CB w/ INLET	20.70	15.38	5.32
ST-14	3' CB w/ INLET	21.50	15.70	5.80

STORM SEWER PIPE DATA:

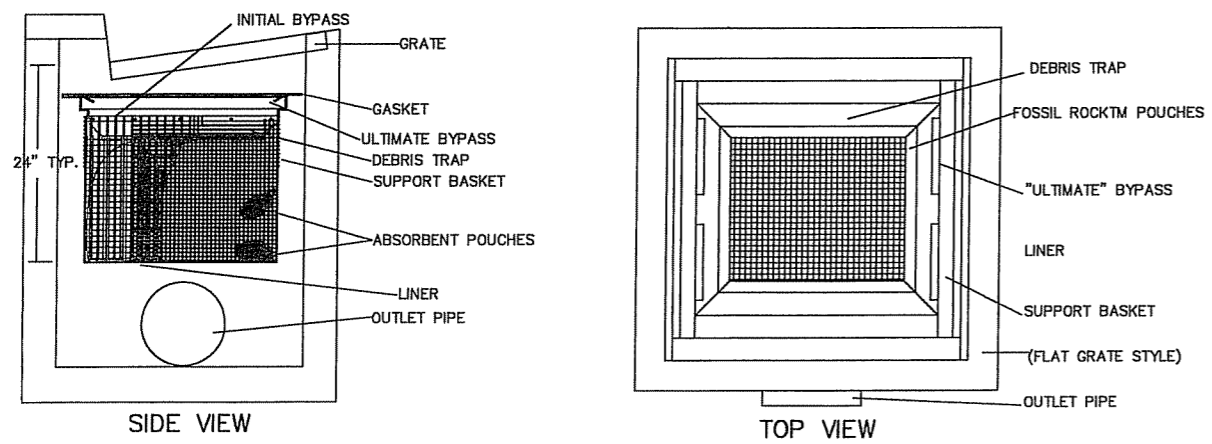
Pipe #	From (upstream)	To (downstream)	Length (ft)	Slope (%)	Size (inches)	Type	Invert	
							In	Out
P1	ST-1	Apron Endwall	13	1.30	18	HDPE	12.67	12.50
P2	ST-2	ST-1	90	0.70	18	HDPE	13.30	12.67
P3	ST-3	ST-2	81	0.55	18	HDPE	13.75	13.30
P4	ST-4	ST-3	138	0.50	15	HDPE	14.69	14.00
P5	ST-5	ST-4	73	0.50	15	HDPE	15.05	14.69
P6	ST-6	ST-5	98	0.50	12	HDPE	15.79	15.30
P7	ST-7	ST-6	35	0.50	12	HDPE	15.96	15.79
P8	ST-8	ST-1	16	0.50	12	HDPE	13.25	13.17
P9	ST-9	ST-8	90	0.50	12	HDPE	13.70	13.25
P10	ST-10	ST-9	149	0.50	12	HDPE	14.45	13.70
P11	ST-11	ST-3	129	0.60	12	HDPE	15.02	14.25
P12	ST-12	ST-11	46	0.50	12	HDPE	15.25	15.02
P13	ST-13	ST-12	25	0.50	12	HDPE	15.38	15.25
P14	ST-14	ST-13	65	0.50	12	HDPE	15.70	15.38
P15	ST-15	Apron Endwall	40	1.00	18	RCP	12.40	12.00
P16	Apron Endwall	Apron Endwall	28	0.77	24	RCP	14.01	13.79
P17	Apron Endwall	Apron Endwall	55	0.77	24	RCP	15.84	15.42

Calkins Engineering, LLC
 5010 Vegas Road
 Madison, WI 53718
 (608) 838-0444
 DATE: 3-7-06
 REVISIONS:
 DRAWING NAME: P:\VBA07\veg\grading.dwg
 FN: DEW15

**1315 LAKE POINT DRIVE
 UTILITY PLAN**

GENERAL NOTES:

- CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM CITY ENGINEERING PRIOR TO WORK COMMENCING.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 182.0175(2) OF THE WISCONSIN STATUTES. ANY LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
- ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL PRIVATE UTILITY CONSTRUCTION WORK SHALL BE GOVERNED BY THESE SPECIFICATIONS.
- THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION, DATED DECEMBER 22, 2003, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION 2003 EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, OF D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION HEREINAFTER REFERRED TO AS "D.O.T. SPECIFICATIONS."
- CATCH BASINS W/ INLETS INCLUDED IN THIS PLAN SHALL CONTAIN FLO-GARD "PLUS" CATCH BASIN INSERTS AS DISTRIBUTED BY KRISTAR OR EQUIVALENT. SAID INSERTS SHALL BE INSPECTED AND MAINTAINED AS DIRECTED IN THE RECORDED STORMWATER MAINTENANCE AGREEMENT.
- FLO-GARD INSERTS SHALL BE INSPECTED AND MAINTAINED AS DIRECTED IN THE RECORDED STORMWATER MAINTENANCE AGREEMENT.
- ALL STORM SEWER PIPE TO BE RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS OR HDPE PIPE.
- ALL AREA INLET CASTINGS TO BE NEENAH MODEL R241B. INLETS INCLUDED IN THIS PLAN SHALL CONTAIN FLO-GARD "PLUS" CATCH BASIN INSERT
- MODEL FGPRF-20F AS DISTRIBUTED BY KRISTAR OR EQUIVALENT.
- UNLESS OTHERWISE INDICATED, WATER AND SANITARY SEWER LATERALS AND STORM SEWER ENDS SHALL EACH BE MARKED WITH A 4" X 4" POST EXTENDING FOUR FEET (4') BELOW GROUND AND THREE FEET (3') ABOVE GROUND. WHERE BOTH THE WATER SERVICE AND THE SEWER LATERAL END AT THE SAME LOCATION, A COMMON 4" X 4" POST MAY BE USED TO MARK THE ENDS.

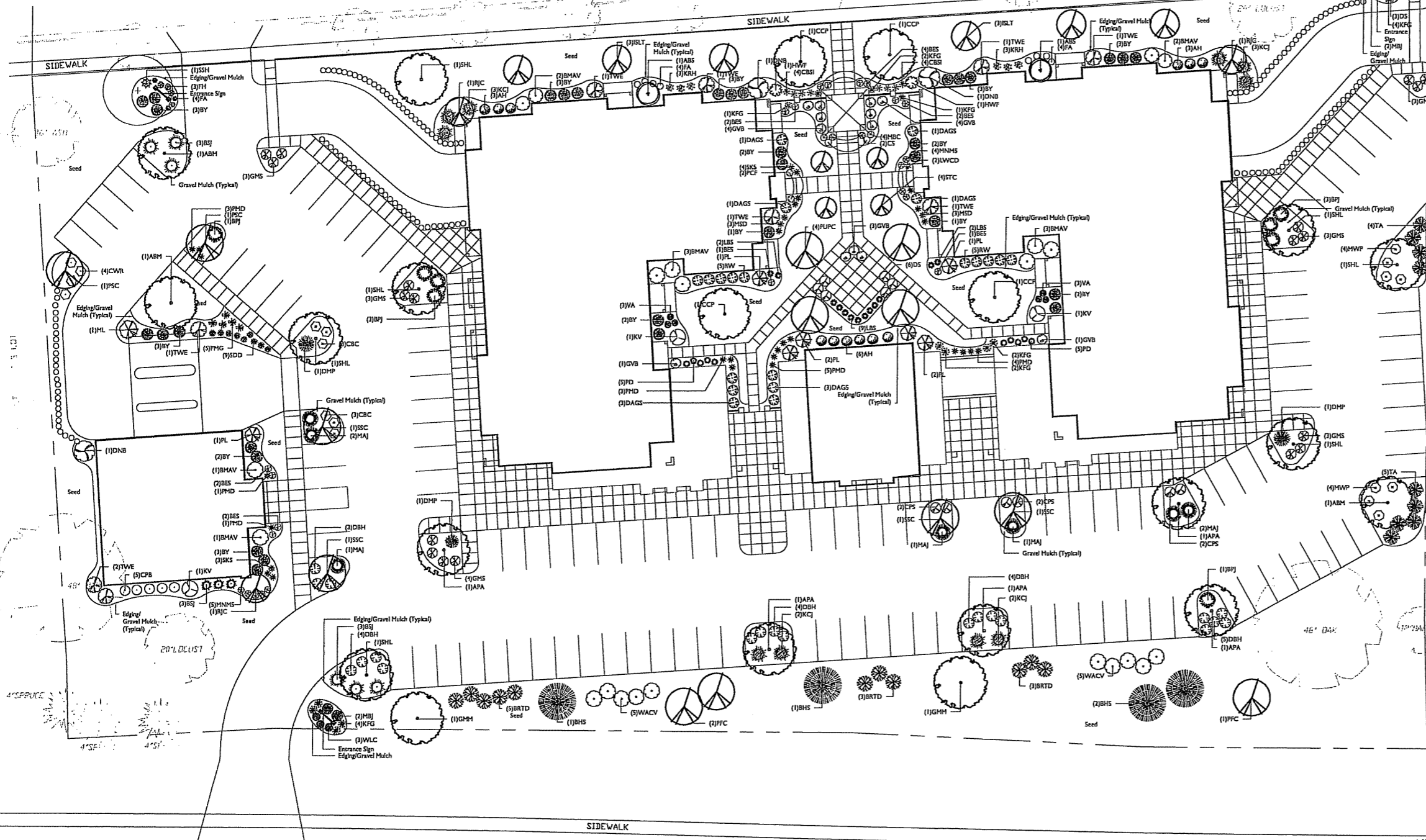


- NOTES:**
- FLO-GARD-PLUS MODEL FGP-1836W HIGH CAPACITY CATCH BASIN INSERTS ARE AVAILABLE TO FIT NON STANDARD OR COMBINATION CATCH BASIN SIZES AND STYLES (SEE SPECIFIER CHART). REFER TO THE FLO-GARD-PLUS (FRAME MOUNT INSERT FOR DEVICES TO FIT INDUSTRY STANDARD SIZE FLAT GRATED CATCH BASIN INLETS.
 - FILTER INSERT SHALL HAVE BOTH AN "INITIAL" FILTERING BYPASS AND "ULTIMATE" HIGH-FLOW BYPASS FEATURE.
 - FILTER MODEL FGP-1836W HAS A TOTAL BYPASS CAPACITY OF 6.7 CFS. FILTER MODEL FGPRF-20F HAS A TOTAL BYPASS CAPACITY OF 4.7 CFS. FILTER ASSEMBLY SHALL BE CONSTRUCTED FROM STAINLESS STEEL (TYPE 304).
 - ALLOW A MINIMUM OF 2'-0" OF CLEARANCE BETWEEN THE BOTTOM OF GRATE AND TOP OF INLET OR OUTLET PIPE(S). REFER TO THE FLO-GARD INSERT FOR "SHALLOW" INSTALLATIONS.
 - FILTER MEDIUM SHALL BE RUBBERIZER INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

**(A) CATCH BASIN FILTER INSERT
 NOT TO SCALE**

Lake Point Drive

Plant Material List



Quantity	Code Name	Common Name	Planting Size
Broadleaf Deciduous			
3	ABM	Autumn Blaze Maple	2" B&B
2	ABS	Autumn Brill Serviceberry	5" B&B
5	APA	Autumn Purple White Ash	2" B&B
4	BHS	Black Hills Spruce	5" B&B
4	CCP	Chandler Pear	1 3/4" B&B
2	GMM	Green Mountain Sugar Maple	2" B&B
2	FSC	Pink Spire Crabapple	1 1/2" B&B
3	PF	Prairie Fire Crabapple	1 1/2" B&B
4	PUPC	Purple Prince Crabapple	1 1/2" B&B
3	RJC	Red Jewel Crabapple	1 1/2" B&B
4	STC	Sargent Crabapple	1 1/2" B&B
7	SHL	Skyline Think Honeylocust	2" B&B
4	SSC	Spring Snow Crabapple	1 1/2" B&B
Shrub			
12	AH	Annabelle Hydrangea	#2 CONT.
11	BRTD	Bailey Red Twigged Dogwood	3" B&B
12	BMAV	Blue Muffin Arwd Viburnum	#5 CONT.
4	CWR	Carefree Wonder Rose	#3 CONT.
6	CBC	Cranberry Cotoneaster	#2 CONT.
5	CPB	Crimson Pyra Barberry	#2 CONT.
6	CPS	Crisp Spirea	#2 CONT.
10	DAGS	Dakota Goldcham Spirea	#2 CONT.
9	DS	Daphne Spirea	#2 CONT.
3	DNB	Diablo Ninebark	#5 CONT.
20	DBH	Dwarf Bush-honeysuckle	#2 CONT.
19	GMS	Gold Mound Spirea	#2 CONT.
13	GVB	Green Velvet Boxwood	#3 CONT.
6	ISLT	Ivory Silk Japanese Tree Lilac (#)	1 1/2" B&B
3	KV	Koreanplce Viburnum	3" B&B
8	MWP	Mckay's White Potentilla	#2 CONT.
1	ML	Minuet Lilac	3" B&B
7	PL	Palibin Lilac	3" B&B
10	RW	Rumba Weigela	#2 CONT.
9	TWE	Tures Winged Esonymus	3" B&B
10	WACV	Wentworth Amer Crnby Viburnum	B&B
Conifer Evergreen			
33	BY	Berryhill Yew	15" B&B
8	BJ	Blue Prince Juniper	#2 CONT.
9	BSJ	Blue Sargent Juniper	#2 CONT.
3	DMP	Dwarf Mugo Pine	15" POT
2	HWF	Heatherburn Falsecypress	#5 CONT.
10	KCJ	Katly Compact Juniper	#2 CONT.
7	MAJ	Mini Arcadia Juniper	#2 CONT.
4	MBJ	Mountbatten Juniper	5" B&B
9	TA	Technymision Arborvitae	5" B&B
Perennial			
14	BES	Black-eyed Susan	#1 CONT.
8	CBSI	Cesar's Brother Siberian Iris	#1 CONT.
2	CS	Caradonna Sage	#1 CONT.
12	FA	Fanal Astilbe	#1 CONT.
3	FH	Frances Hosta	#1 CONT.
16	KFG	Karl Foerster's Reed Grass	#1 CONT.
6	KRH	Krossa Regal Hosta	#1 CONT.
13	LBS	Little Bluestem	#1 CONT.
2	LWCD	Little Wine Cup Daylily	#1 CONT.
9	MINMS	May Night Sage	#1 CONT.
6	MSD	Mini Stella Daylily	#1 CONT.
4	MBC	Moonbeam Coreopsis	#1 CONT.
14	PMD	Pardon Me Daylily	#1 CONT.
10	PD	Prairie Dropseed	#1 CONT.
2	PCF	Purple Coneflower	#1 CONT.
5	PMG	Purple Maiden Grass	#1 CONT.
9	SDD	Stella De Oro Daylily	#1 CONT.
1	SSH	Sun 'N Substance Hosta	#1 CONT.
7	SKS	Sweet Kaze Spiderwort	#1 CONT.
6	VA	Visions Astilbe	#1 CONT.
3	WLC	Walker's Low Catmint	#1 CONT.

Broadway

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS	
Number of parking Stalls	116
Number of 2" Min. Cal. Trees Required	2
Number of Landscape Points Required	520

SOLUTION	
2 Canopy Trees (1'-2 1/2') @ 35 pts.	245
9 Canopy Trees or Small Ornamental Trees (1 1/2'-2') @ 15 pts.	135
80 Deciduous Shrubs @ 2 pts.	160
20 Evergreen Shrubs @ 3 pts.	60
13 Evergreen Trees (7' H) @ 15 pts.	195
Decorative Wall or Fence @ 3 pts. per 10 Lf.	-
Earth Berm per 10 Lf.	-
Average Hc. - 30' @ 5 pts.	-
Average Hc. - 15' @ 2 pts.	-
TOTAL POINTS	819

GENERAL NOTES

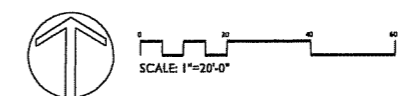
A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3" wide beds for shrub groupings).

B) "Edging" to be Valley View Black Diamond Edging or equivalent.

C) Areas labeled "Gravel Mulch" to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Perennial Creeping Red Fescue

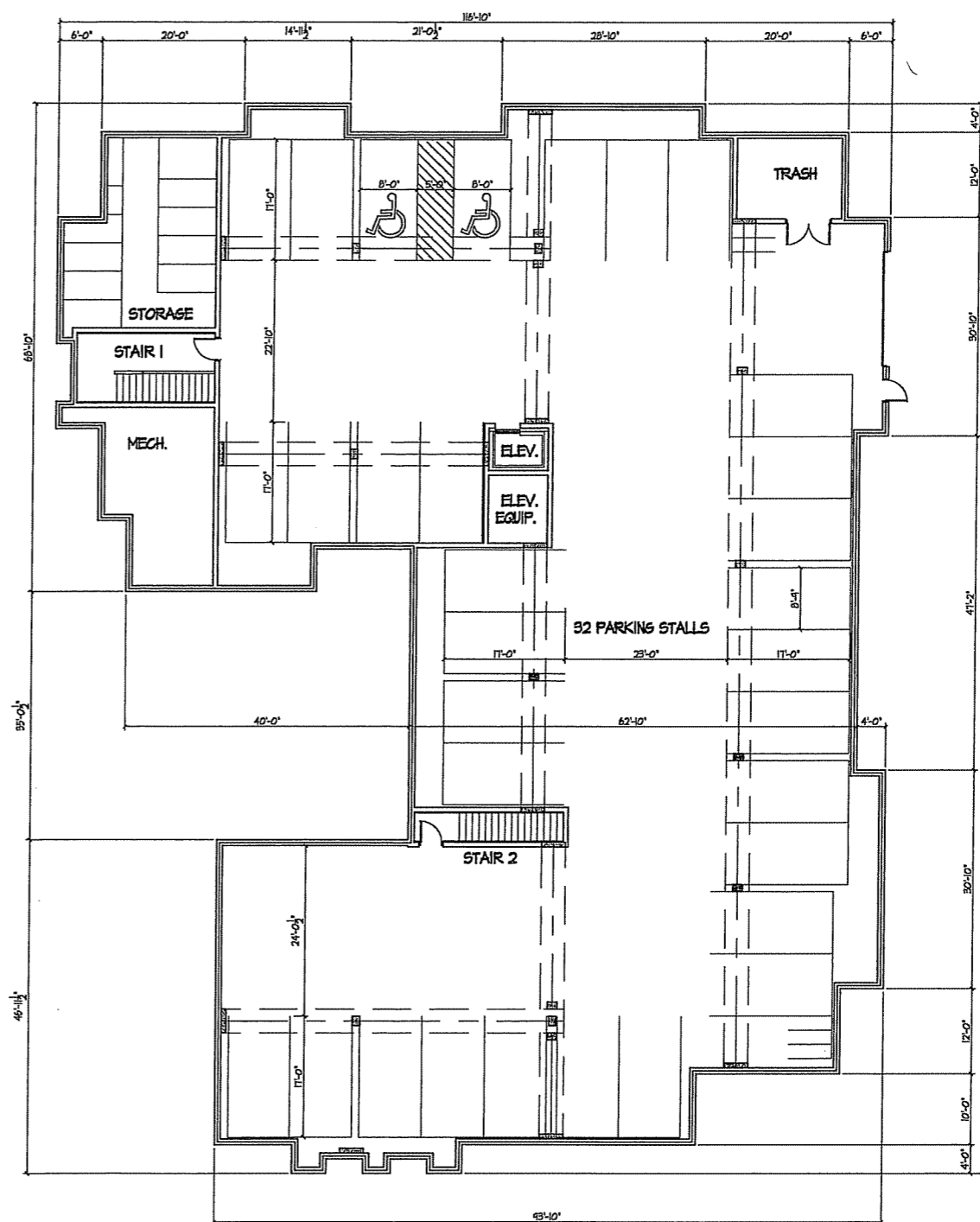
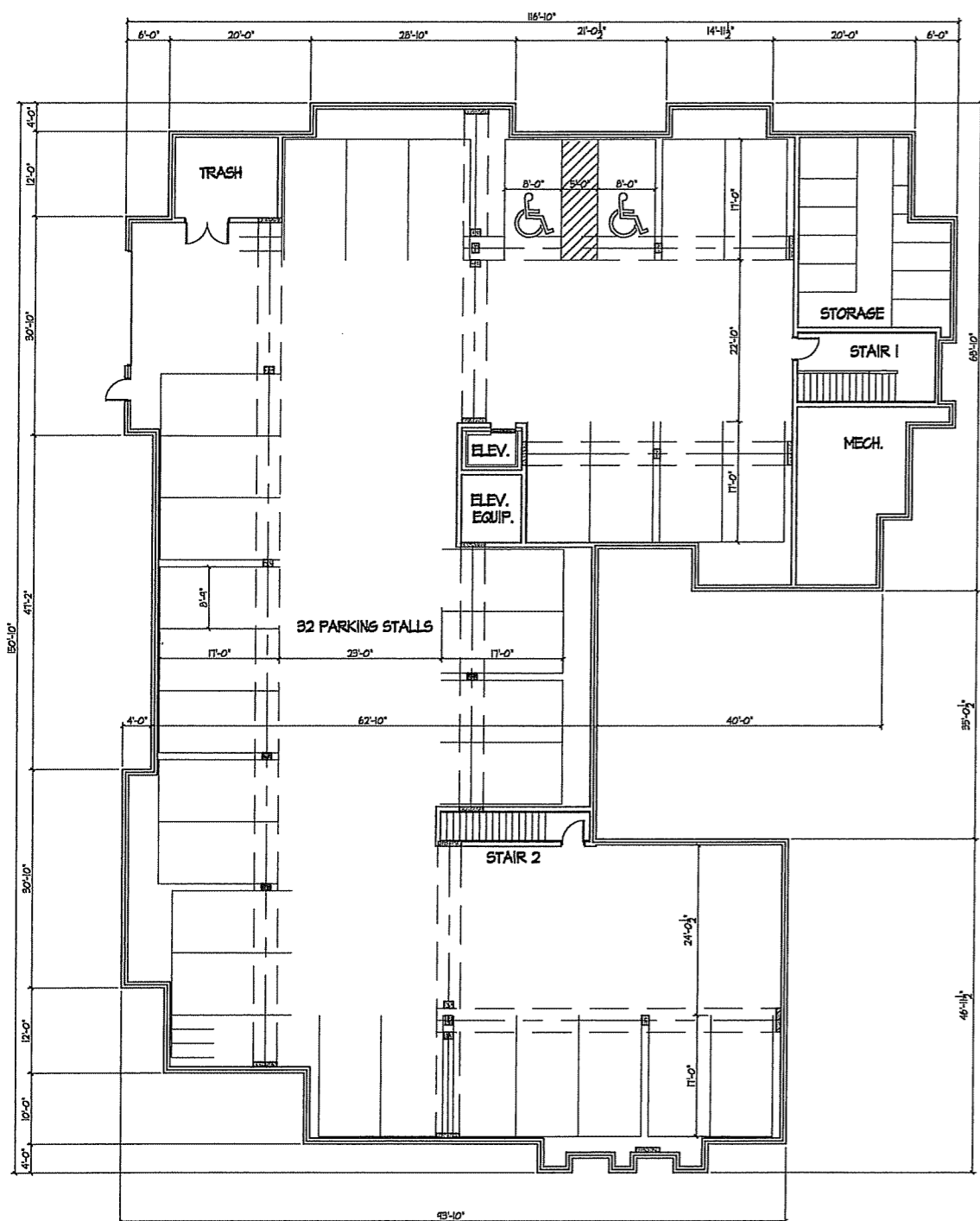


1513 LAKE POINT DRIVE
 MADISON, WISCONSIN

Checked By: RS
 Drawn By: CJ
 Revised: 3/7/06
 Revised:
 Revised:
 Revised:
 Revised:

Job #
 C-4.0

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Revisions
 Plan Commission Submittal - March 8, 2006
 Final UDC Submittal - March 29, 2006

Project Title
 1513 Lake Point Drive

BASEMENT PLAN

SCALE 3/32" = 1'-0"

Drawing Title
 Basement Plan

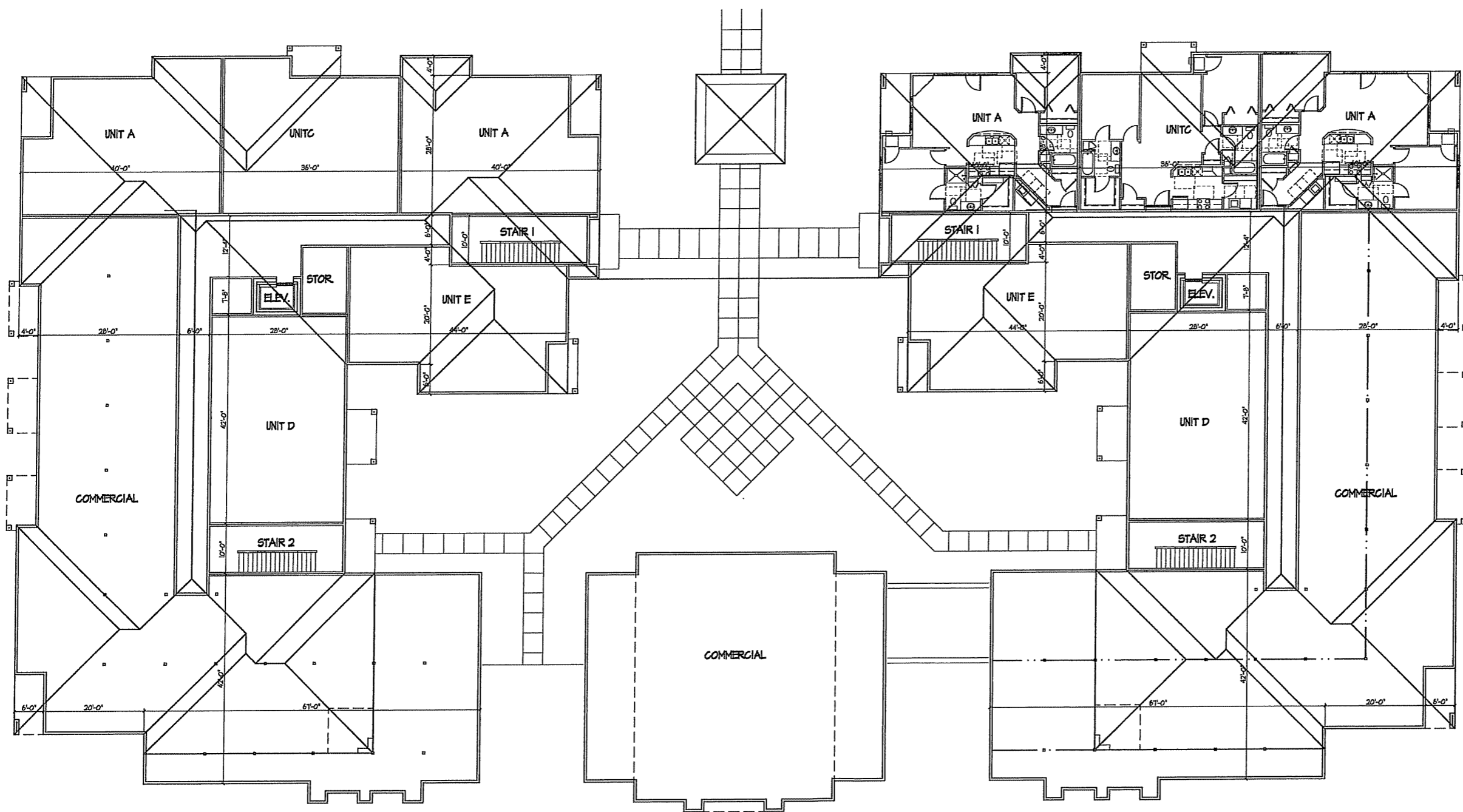
Project No.

0529

Drawing No.

A-1.0

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RESIDENTIAL AREA - 7240 S.F.
COMMERCIAL AREA - 5758 S.F.

COMMERCIAL AREA - 4896 S.F.

RESIDENTIAL AREA - 7240 S.F.
COMMERCIAL AREA - 5758 S.F.

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Project Title
1513 Lake Point Drive

First Floor Plan
SCALE 3/32" = 1'-0"

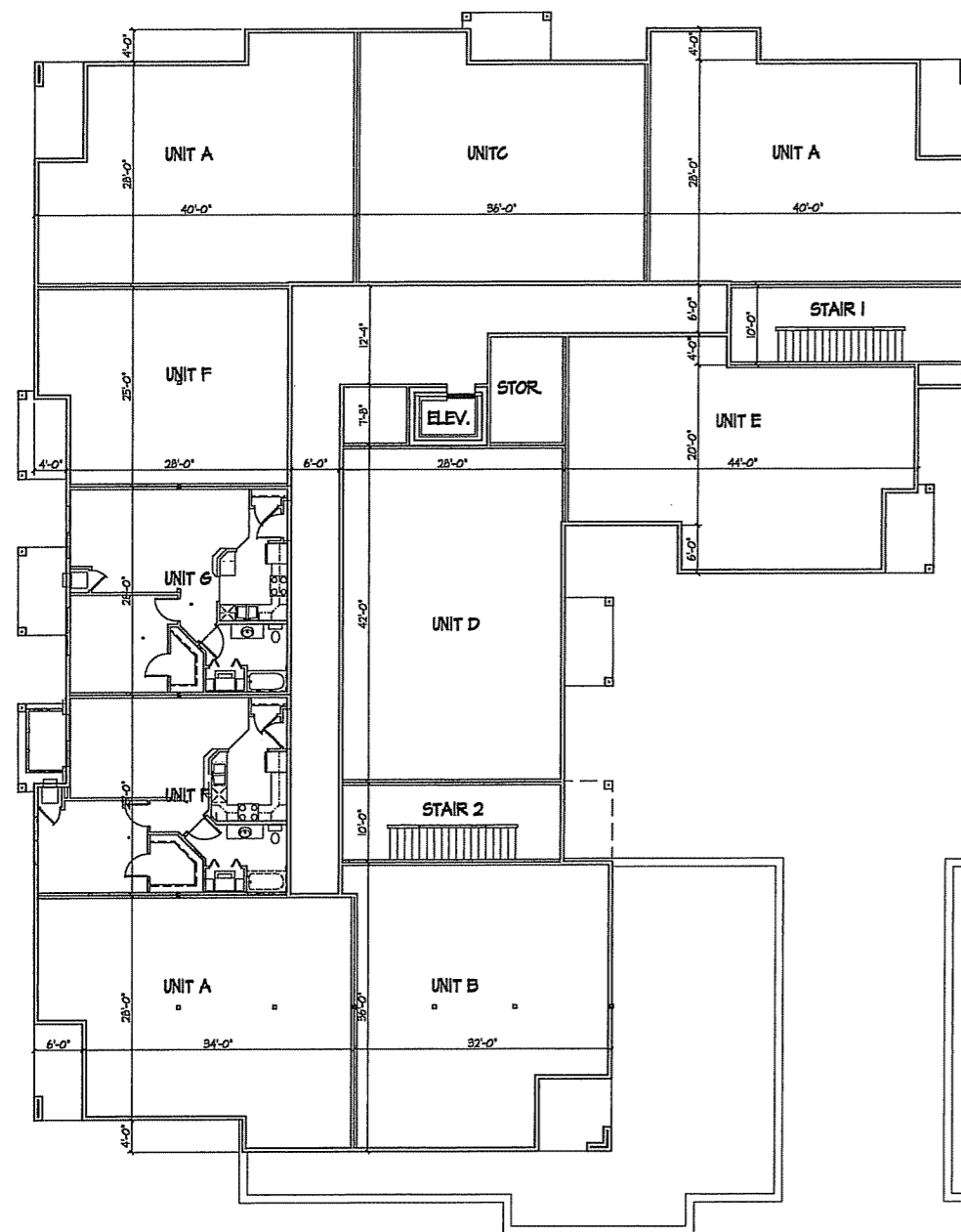
Drawing Title
First Floor Plan

Project No. Drawing No.

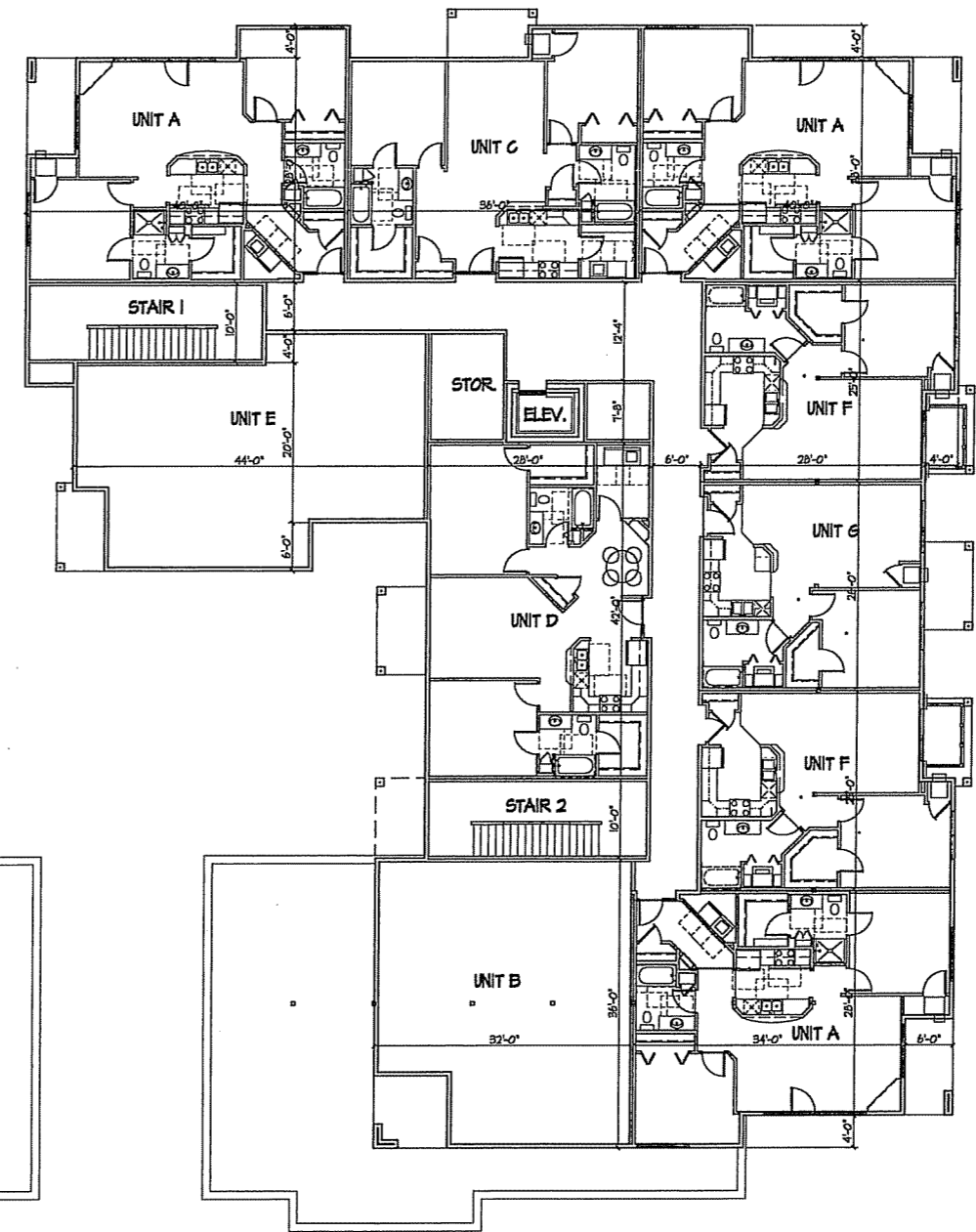
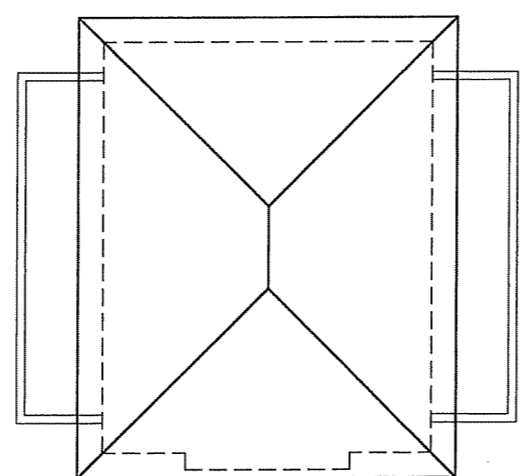
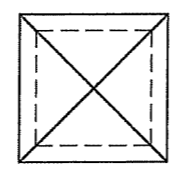
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SECOND FLOOR RESIDENTIAL AREA - 11,706 S.F.
THIRD FLOOR RESIDENTIAL AREA - 11,706 S.F.



SECOND FLOOR RESIDENTIAL AREA - 11,706 S.F.
THIRD FLOOR RESIDENTIAL AREA - 11,706 S.F.

Revisions
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Project Title
1513 Lake Point Drive

Second & Third Floor Plan
SCALE 3/32" = 1'-0"

Drawing Title
Second & Third Floor Plan
Project No. Drawing No.

0529 A-1.2

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South Elevation Along Broadway
SCALE 3/32" = 1'-0"



West Elevation Bldg #1 (East Elevation Bldg #2 is Mirror Image)
SCALE 3/32" = 1'-0"

Revisions
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Project Title
 1513 Lake Point Drive

Drawing Title
 Elevations

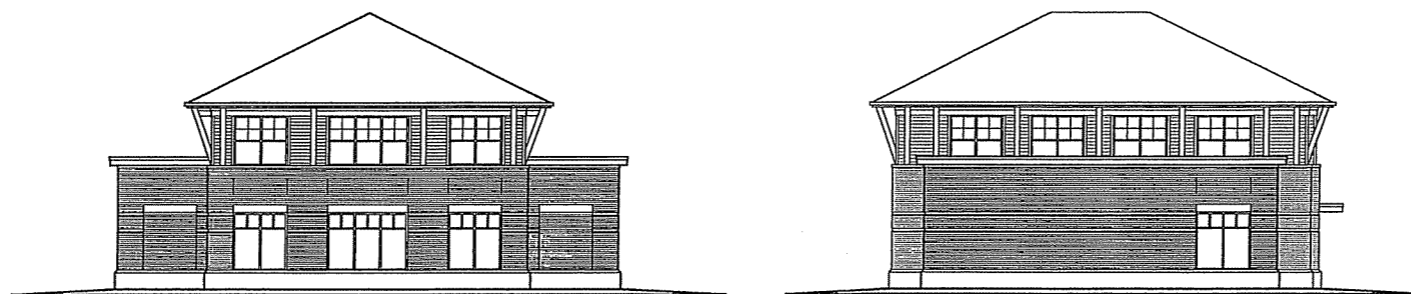
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○ North Elevation Along Lake Point
SCALE 3/32" = 1'-0"



EAST

WEST

○ Side Elevations Bldg #3
SCALE 3/32" = 1'-0"



○ East Elevation Bldg #1 (West Elevation Bldg #2 is Mirror Image)
SCALE 3/32" = 1'-0"

Revisions
Plan Commission Submittal - March 8, 2006
Final UDC Submittal - March 29, 2006

Project Title
1513 Lake Point Drive

Drawing Title
Elevations

Project No.

0529

Drawing No.

A-2.2

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