

February 3, 2017

Jessica Vaughn
Urban Design Commission
City of Madison
126 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701



Re: Design Progression Letter
604 South Point Road/9702 Watts Road
Madison, WI
KBA Project #1621

Ms. Vaughn:

The following design progressions have been made to the plans at 604 South Point Road since the Urban Design Commission meeting on October 26, 2016.

Site Plan

- The parking areas have been redesigned to reduce the amount of pavement. A simplified traffic flow and perpendicular parking was implemented allowing for more compact parking and a more generous open space.
- Bike stalls have been relocated to meet zoning staff comments.

Landscape Plan

- Tree Bosque's were added to the central open space adding mass along the streetscape.
- River Birch and Aspen trees were added to compliment the building architecture.
- The pear trees along South Point Road have been changed to Pine trees.

Building Architecture

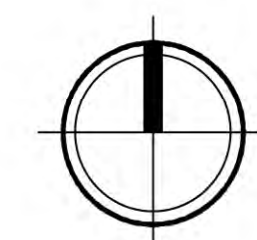
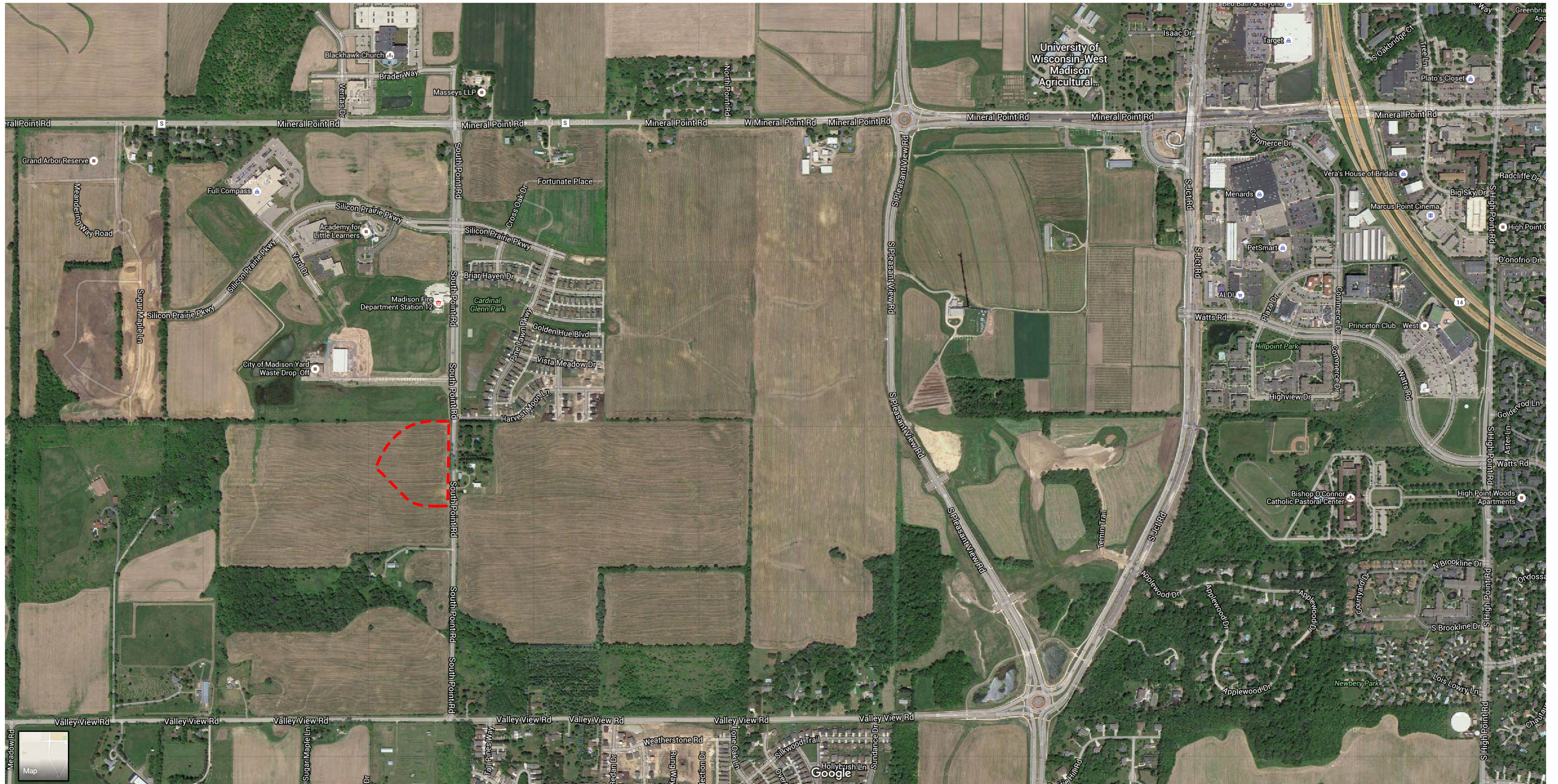
- The roof lines over the Club House have been adjusted to accentuate the central community space.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy Bruce', with a long, sweeping underline that extends to the right.

J. Randy Bruce
Managing Member



1000 Oaks Lot 3
604 S. Point Rd., Madison, WI



ISSUED
Issued for Land Use: September 07, 2016
Issued for Land Use Supplement: Sept 12, 2016
Issued for UDC Final It: January 18, 2017
Issued for UDC Supplement: February 03, 2017

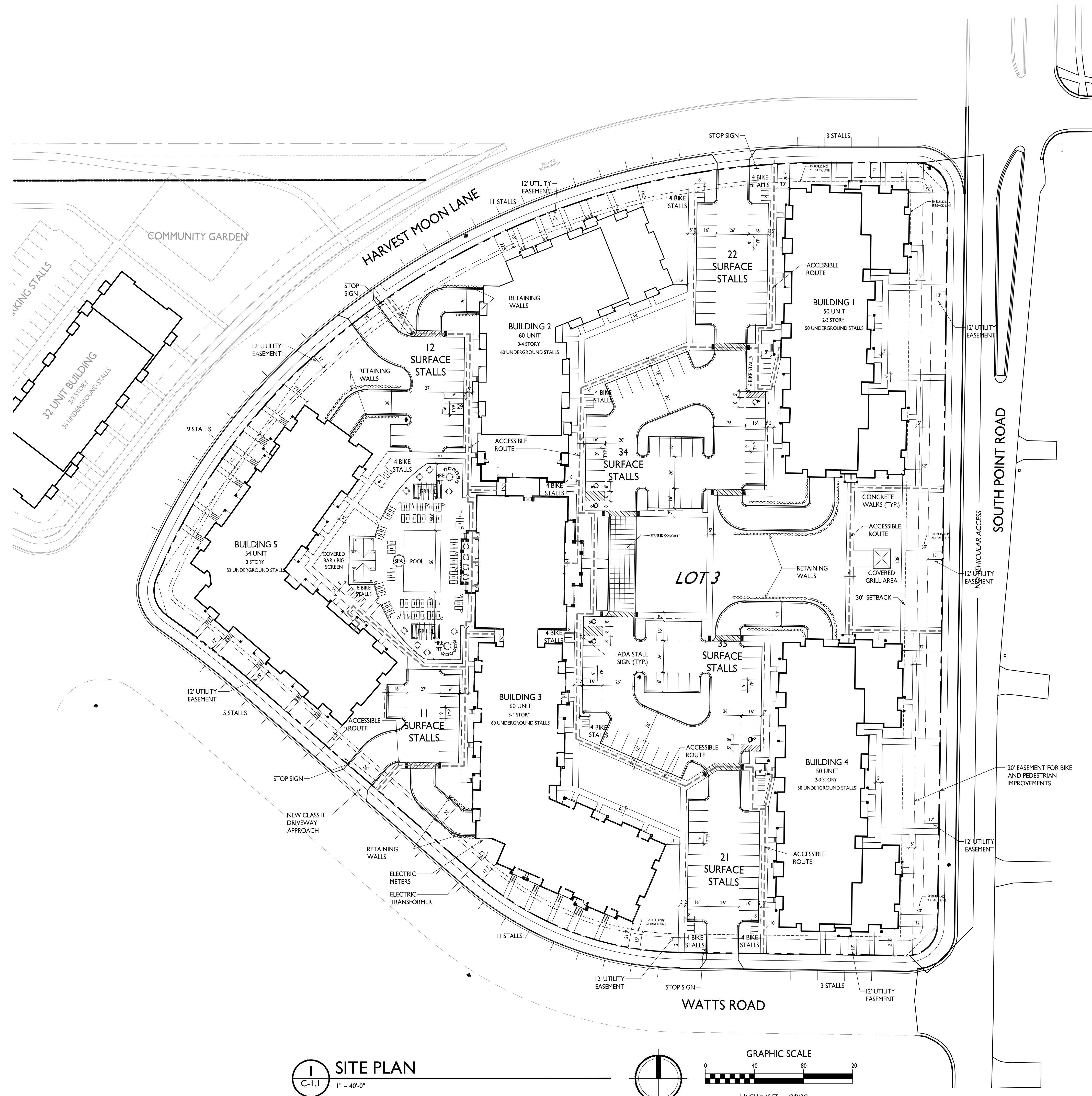
PROJECT TITLE
Lot 3 of 1000
Oaks Plat

604 South Point Rd.
Madison, WI
SHEET TITLE
Site Plan

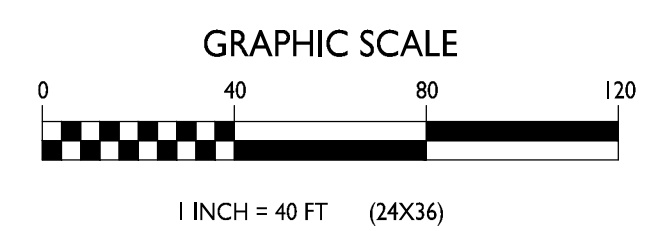
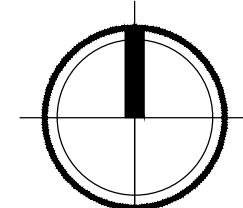
SHEET NUMBER

C-1.1

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



ISSUED
Issued for Land Use: September 07, 2016
Issued for UDC - October 12, 2016
Issued for UDC - February 03, 2017

PROJECT TITLE
**Lot 3 of 1000
Oaks Plat**

604 South Point Rd.
Madison, WI
SHEET TITLE
**Overall Site
Lighting**

SHEET NUMBER

C-1.2a

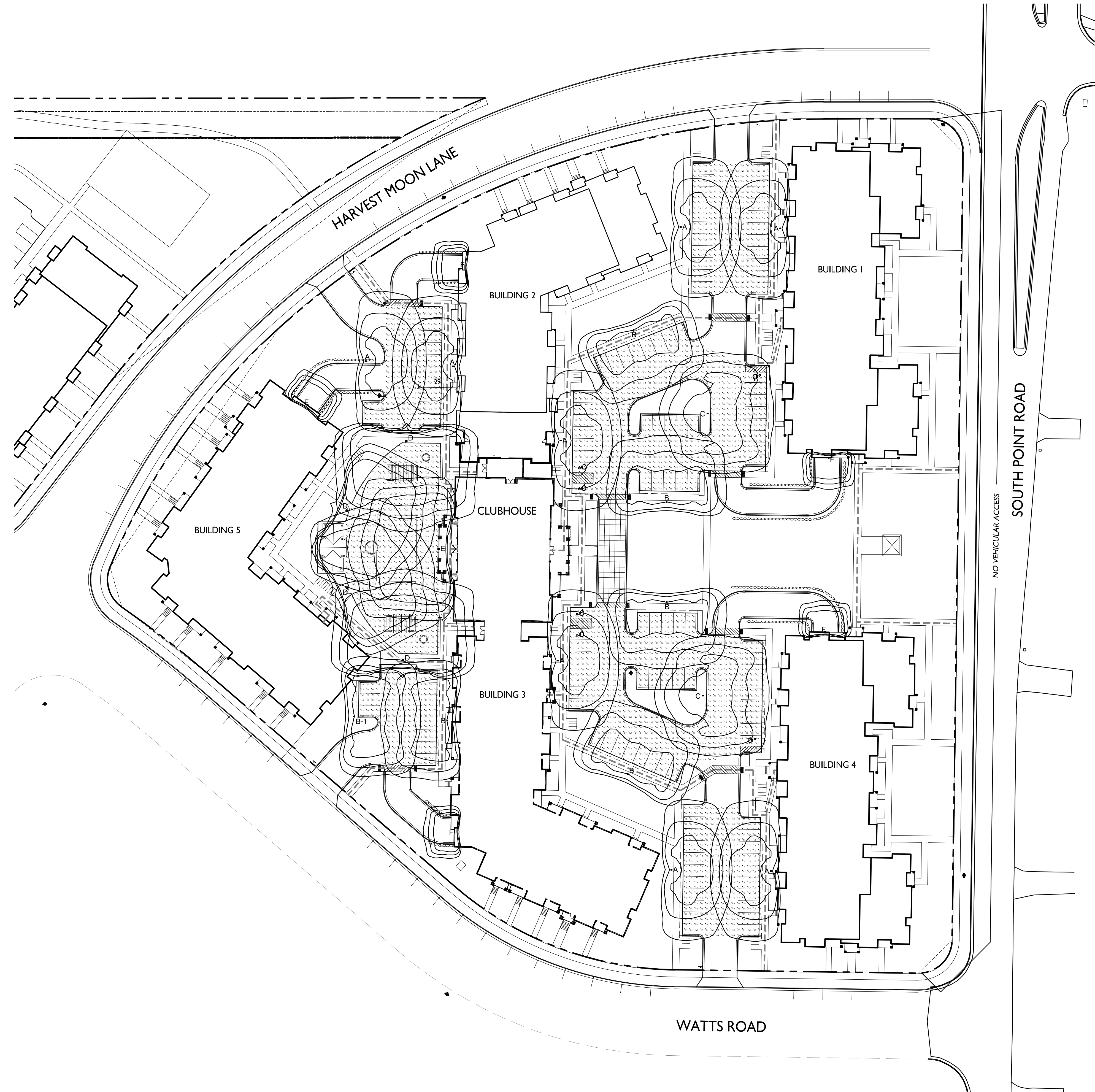
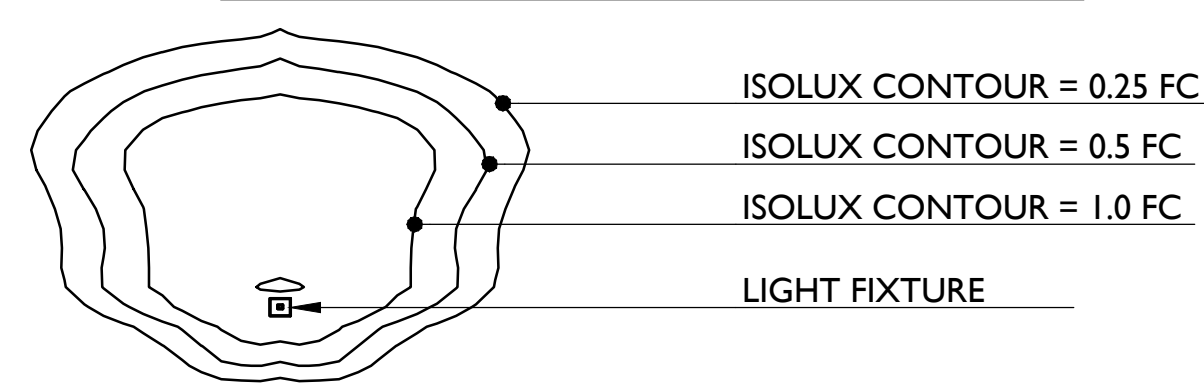
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SEE SHEETS C-1.2a THRU C-1.2f FOR ENLARGED SITE LIGHTING PLANS

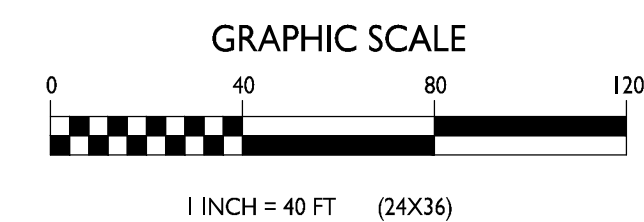
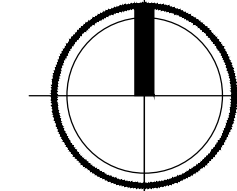
STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
North Central	+	1.0 fc	2.0 fc	0.3 fc	6.7:1	3.3:1
North East	+	0.9 fc	1.4 fc	0.4 fc	3.5:1	2.3:1
North West	+	1.1 fc	1.8 fc	0.5 fc	3.6:1	2.2:1
Pool Deck	+	6.2 fc	11.2 fc	2.3 fc	4.9:1	2.7:1
South Central	+	0.9 fc	2.0 fc	0.3 fc	6.7:1	3.0:1
South East	+	0.9 fc	1.4 fc	0.4 fc	3.5:1	2.3:1
South West	+	1.4 fc	2.1 fc	0.8 fc	2.6:1	1.8:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY	CATALOG	DESCRIPTION	LAMP	FILE	MOUNTING
□	A	8	ARE-EDG-3MB-**-06-E-UL-350-40K (350mA)	LED TYPE III MEDIUM OPTIC W/ FULL BACKLIGHT 700MA 4000K LEDWAY STREETLIGHT	60 WHITE LED, VERTICAL BASE - UP	ARE-EDG-3MB-_-06-E-UL-350-40K-CONFIGURED, IES	20'-0" POLE ON 2'-0" TALL CONC. BASE
○	B	5	ARE-EDG-4MB-**-06-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEADS, 525MA, 4000K	120 WHITE LED, VERTICAL BASE-UP	ARE-EDG-4MB-_-06-E-UL-350-40K-CONFIGURED, IES	B 22'-0" POLE ON FLUSH CONC. BASE B-1 20'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	2	ARE-EDG-4M-**-06-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM, 60 LEADS, 700MA, 4000K	60 WHITE LED, VERTICAL BASE-UP	ARE-EDG-4M-_-06-E-UL-350-40K-CONFIGURED, IES	20'-0" POLE ON 2'-0" TALL CONC. BASE
□	D	4	ARE-EHO-4MB-**-12-E-UL-700-40K (700mA)	CREE EDGE HIGH OUTPUT, TYPE IV MEDIUM W- FULL BLS, 120 LEADS, 1000mA, 4000K	120 WHITE LED, VERTICAL	ARE-EHO-4MB-_-12-E-UL-700-40K-CONFIGURED, IES	20'-0" POLE ON FLUSH CONC. BASE
□	E	1	ARE-EHO-4MB-**-12-E-UL-700-40K (700mA)	CREE EDGE HIGH OUTPUT, TYPE IV MEDIUM W- FULL BLS, 120 LED, 1000mA, 4000K	120 WHITE LED, VERTICAL	ARE-EHO-4MB-_-12-E-UL-700-40K-CONFIGURED, IES	20'-0" ABOVE GRADE ON SIDE OF BUILDING
○	F	5	SEC-EDG-4MB-**-02-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEADS, 525mA, 4000K	120 WHITE LED, VERTICAL BASE-UP	SEC-EDG-4MB-_-02-E-UL-350-40K-CONFIGURED, IES	8'-0" ABOVE GRADE ON SIDE OF BUILDING

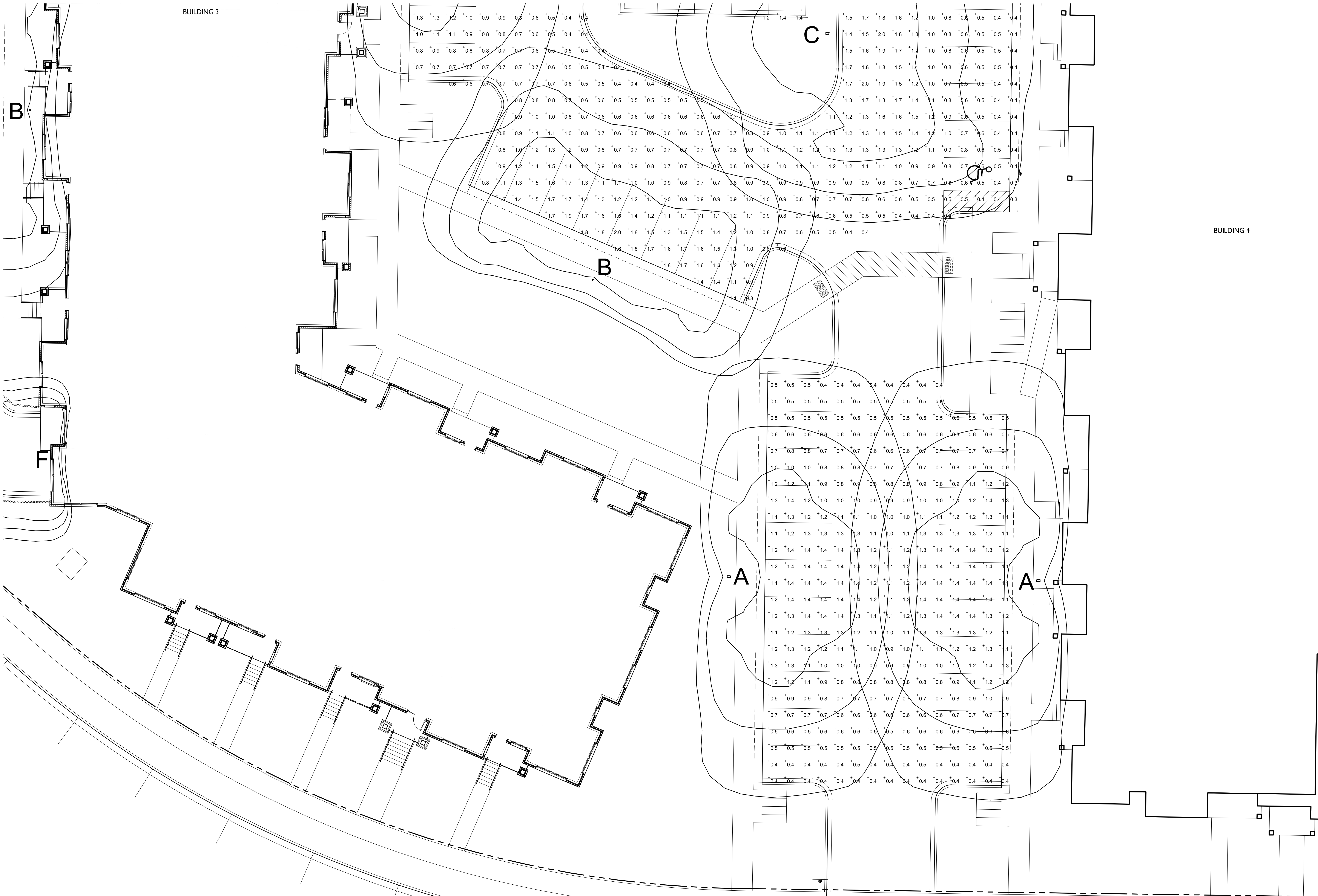
EXAMPLE LIGHT FIXTURE DISTRIBUTION



OVERALL SITE LIGHTING
1" = 40'-0"



PROJECT NO. 1621
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BUILDING 3

BUILDING 4



knothe + bruce
ARCHITECTS

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

ISSUED
Issued for Land Use: September 07, 2016
Issued for UDC: October 12, 2016
Issued for UDC: February 03, 2017

PROJECT TITLE
Lot 3 of 1000
Oaks Plat

604 South Point Rd.
Madison, WI
SHEET TITLE
Enlarged Site
Lighting

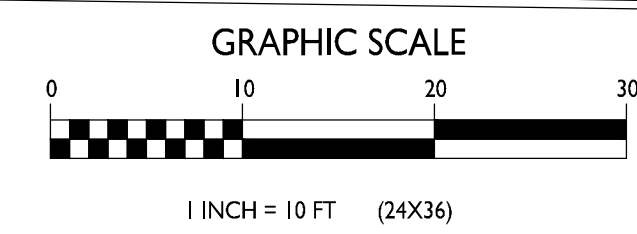
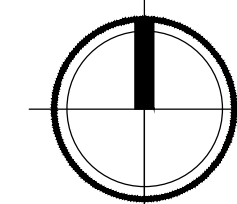
SHEET NUMBER

C-1.2b

PROJECT NO. 1621

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ENLARGED SITE LIGHTING
C-1.2b 1" = 10'-0"



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Issued for UDC: February 03, 2017

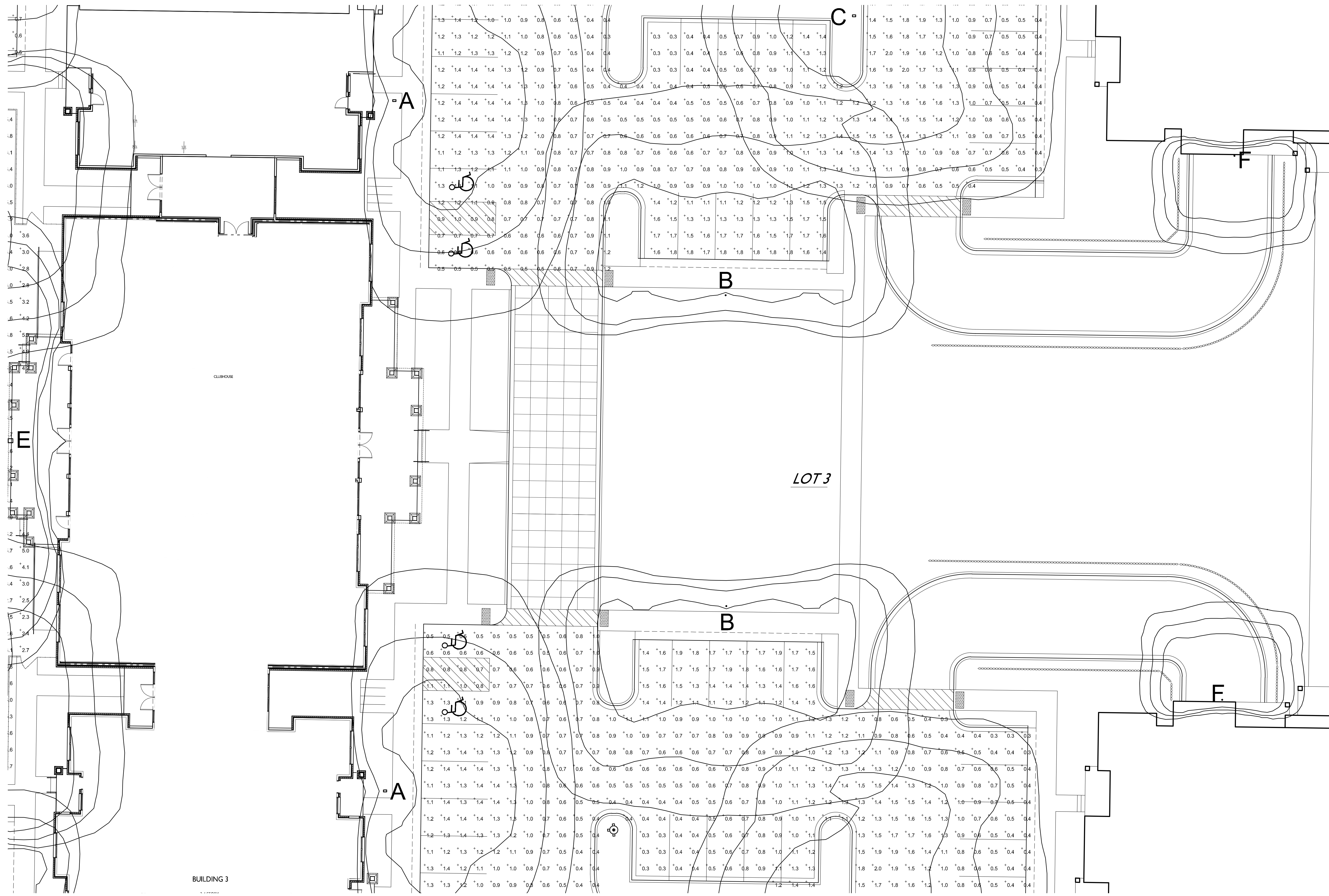
PROJECT TITLE
Lot 3 of 1000
Oaks Plat

604 South Point Rd.
Madison, WI
SHEET TITLE
Enlarged Site
Lighting

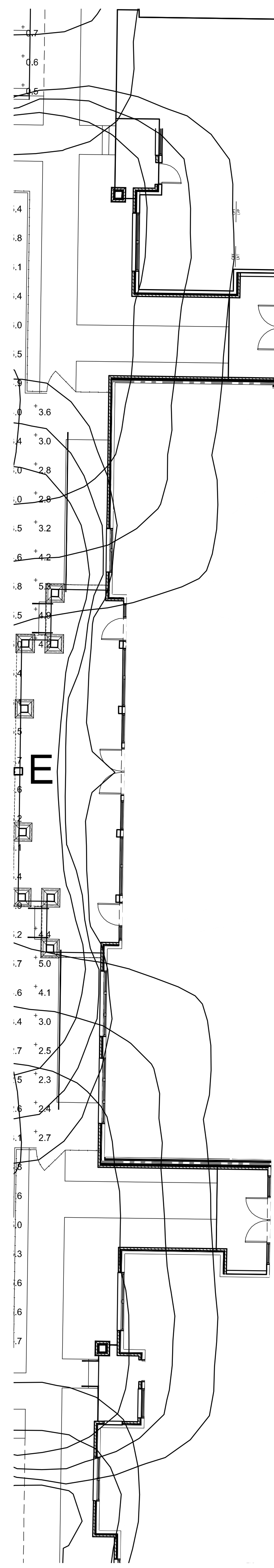
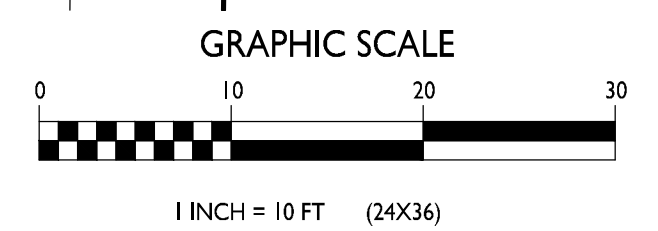
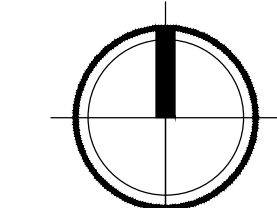
SHEET NUMBER

C-1.2c

PROJECT NO. 1621
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1 ENLARGED SITE LIGHTING
C-1.2c 1" = 10'-0"



BUILDING 3

LOT 3

CLUBHOUSE

A

C

F

B

E

B

F

A



knothe • bruce
ARCHITECTS

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

ISSUED
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PROJECT TITLE
Lot 3 of 1000
Oaks Plat

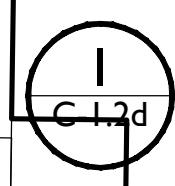
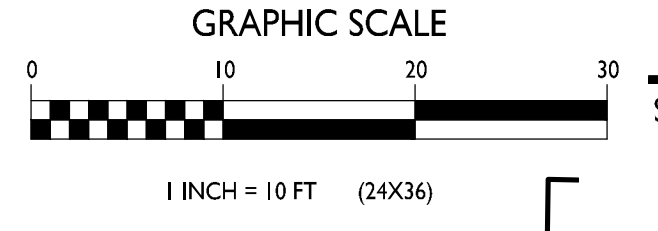
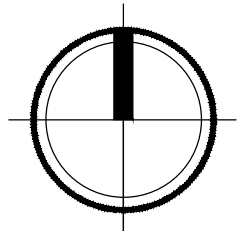
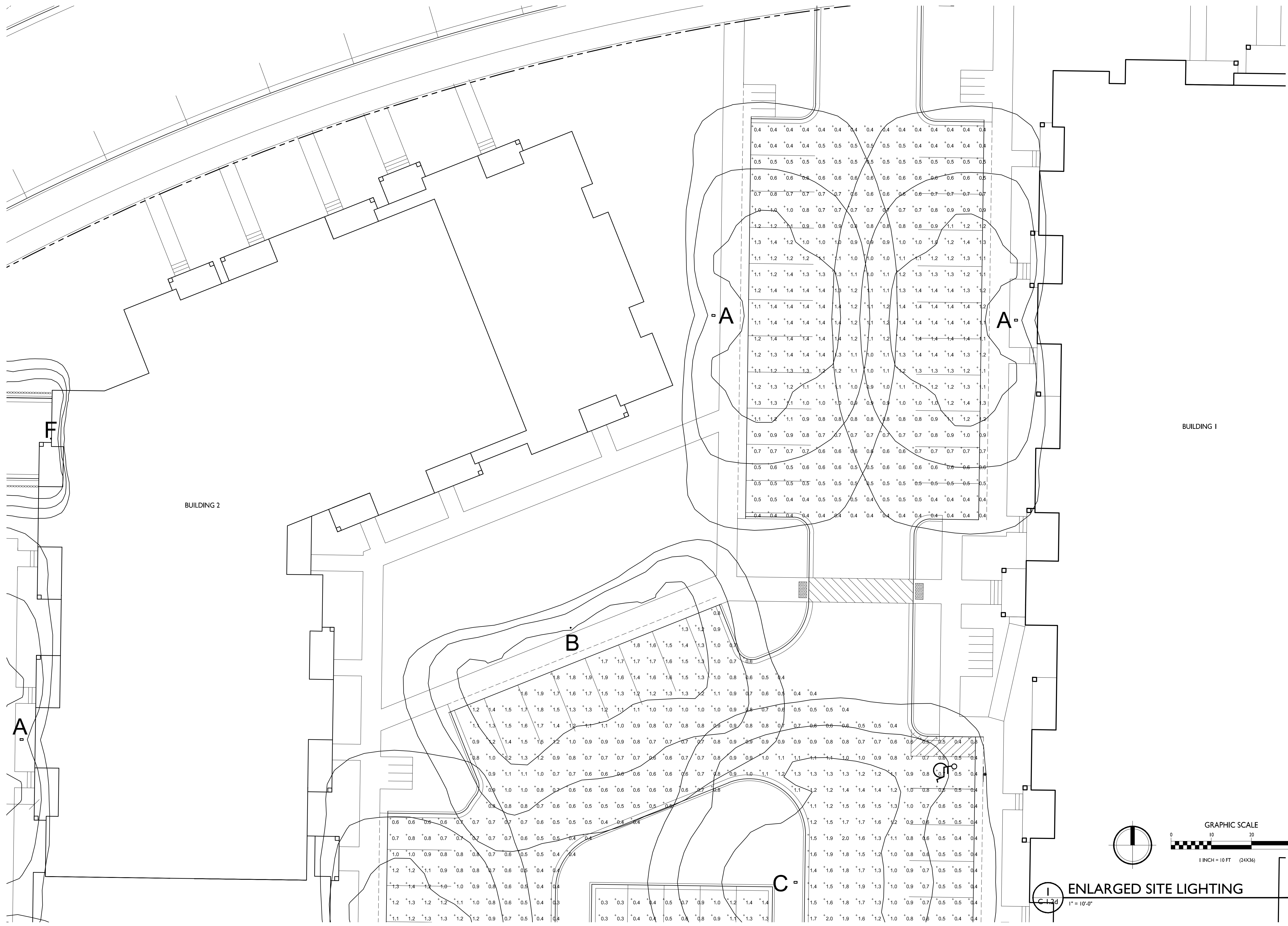
604 South Point Rd.
Madison, WI
SHEET TITLE
Enlarged Site
Lighting

SHEET NUMBER

C-1.2d

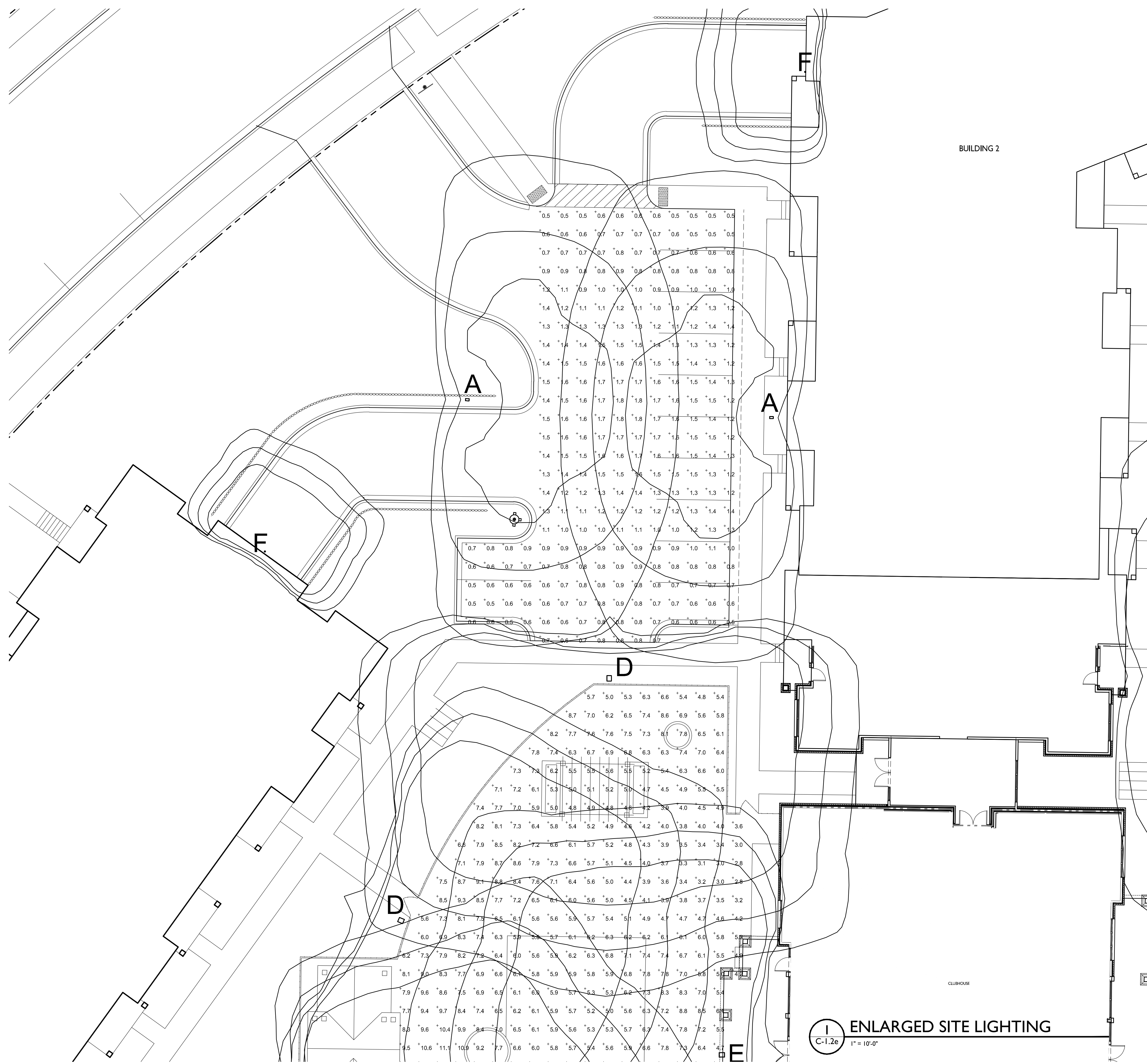
PROJECT NO. 1621

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ENLARGED SITE LIGHTING

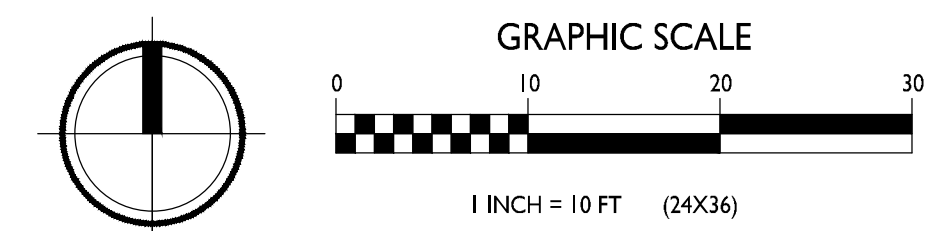
1" = 10'-0"



BUILDING 2

CLUBHOUSE

I
C-1.2e
1" = 10'-0"



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ARCHITECTS

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SHEET TITLE
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C-1.2e

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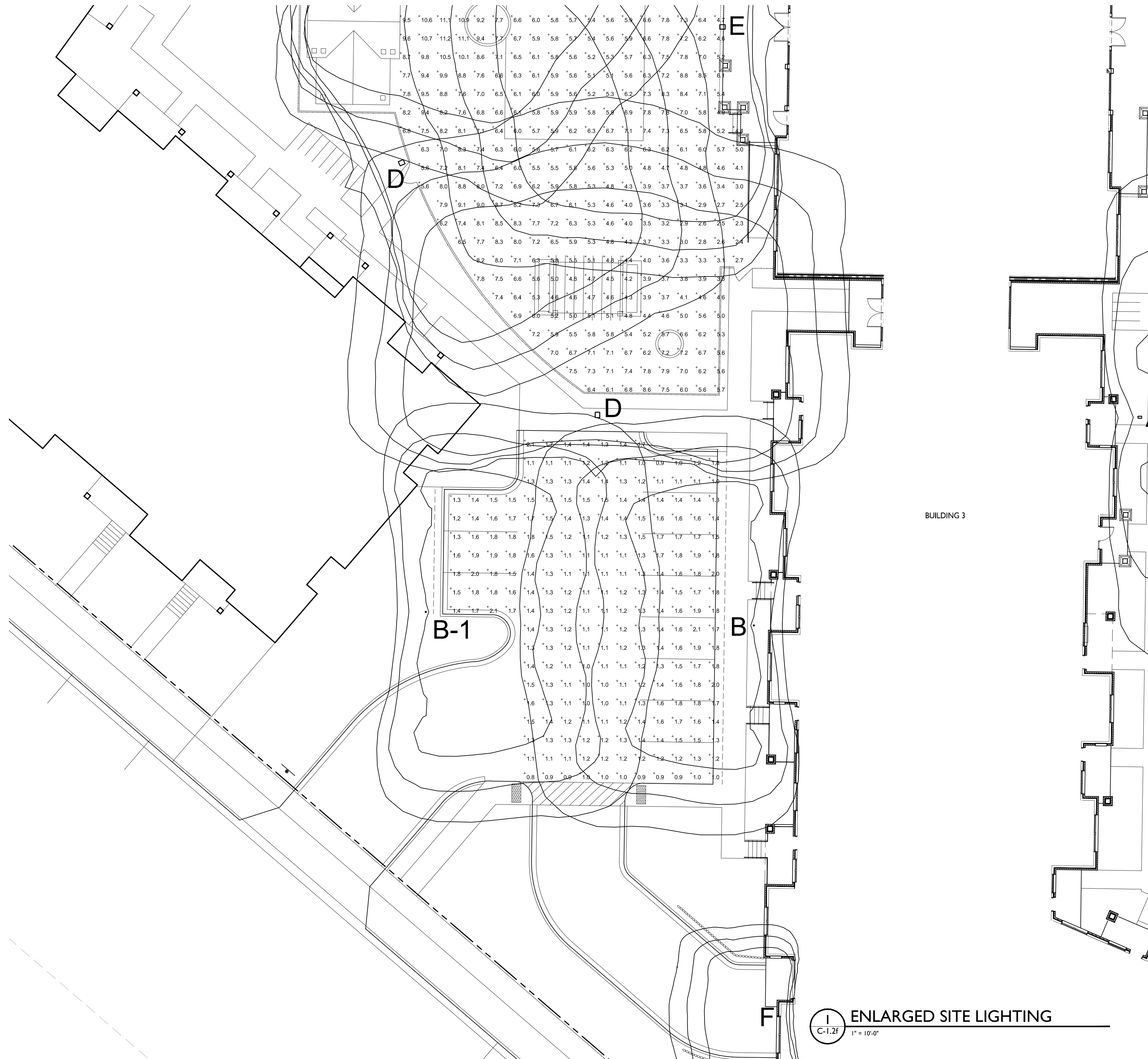
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Lot 3 of 1000
Oaks Plat

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Madison, WI
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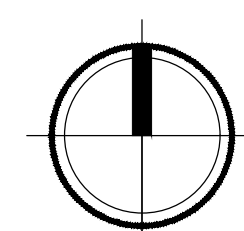
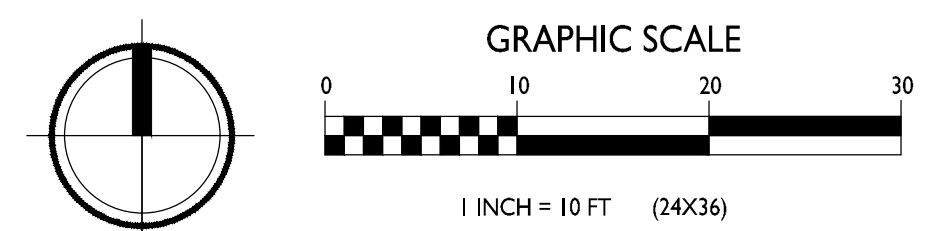
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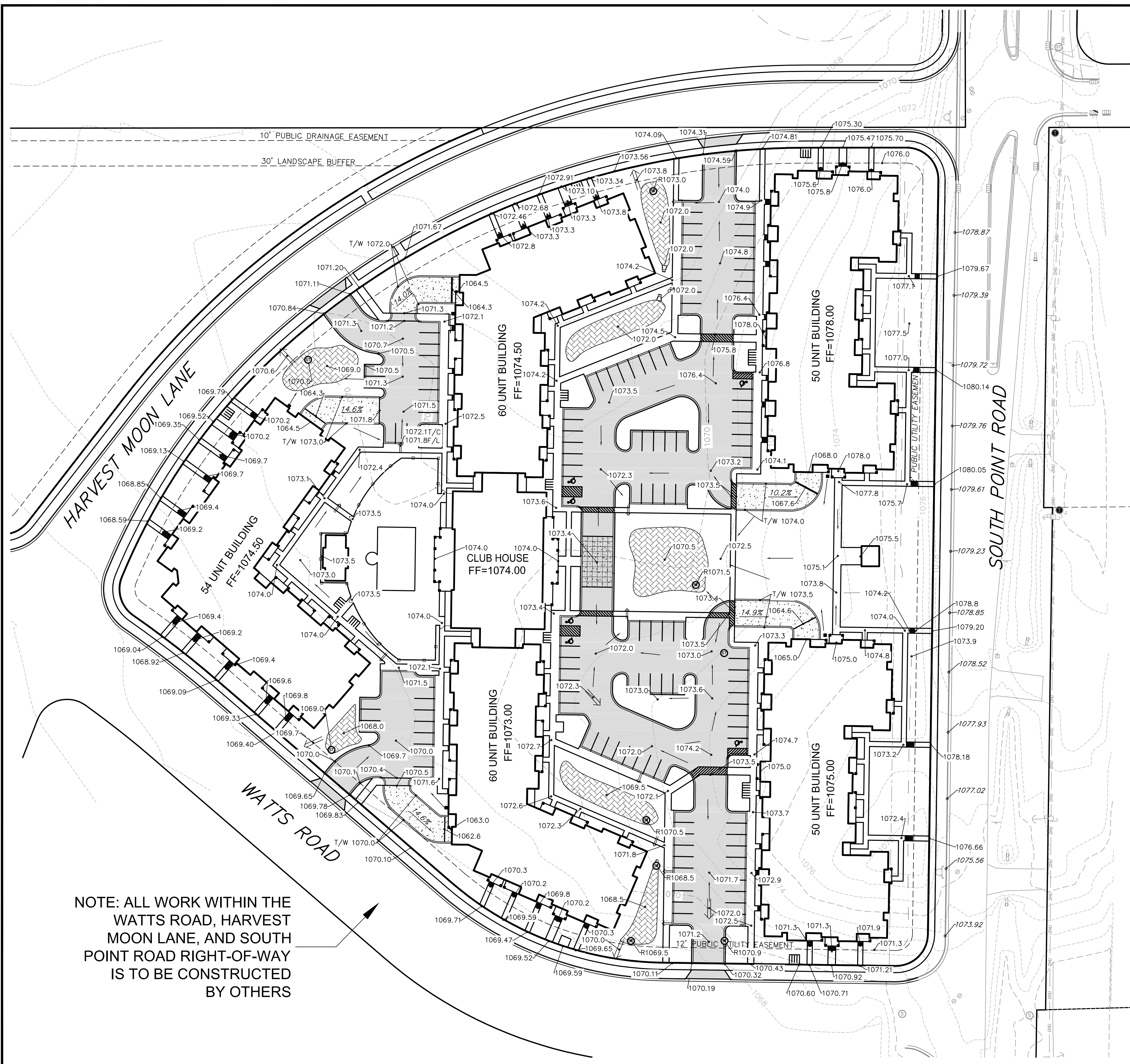
PROJECT NO. 1621
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I ENLARGED SITE LIGHTING
C-1.2f 1" = 10'-0"



06 Jan 2017 - 2:07p M:\Mckenzie Apt Co\160179_1000 Oaks Lots 2 & 3_Madison\CADD\160179_Base.dwg by: kjen



GRADING LEGEND

- 820 - EXISTING MAJOR CONTOURS
- 818 - EXISTING MINOR CONTOURS
- DRAINAGE OVERFLOW ROUTE
- SIDEWALK DRAINAGE FLUME
- PROPOSED SLOPE ARROWS
- 1048.61 PROPOSED SPOT ELEVATIONS
- [Hatched Box] PROPOSED BIORETENTION BASIN AREAS
- [Solid Grey Box] PROPOSED ASPHALT PAVEMENT
- [Dotted Box] PROPOSED CONCRETE PAVEMENT

GRAPHIC SCALE FEET
0 20 40 80

- GRADING PLAN/SITE CONSTRUCTION NOTES:**
- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 - ASPHALT PAVEMENT FOR DRIVEWAYS AND PARKING LOTS SHALL BE 4" OF ASPHALT (1.5" SURFACE, 2.5" BINDER) ON A BASE OF 10" COMPACTED CRUSHED STONE.
 - CURB FACE HEIGHT IN DRIVEWAYS SHALL BE 6 INCHES. CURB FACE IN PARKING LOTS SHALL BE 4 INCHES.
 - CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
 - CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL BUILDING ROOF AND PARKING AREAS ARE TO DRAIN TOWARDS BIORETENTION FACILITIES. ONLY AREA TO DRAIN OFFSITE WITHOUT TREATMENT IS TERRACE AREAS OF BUILDINGS ADJACENT TO THE ROADWAYS.

NOTE: ALL WORK WITHIN THE WATTS ROAD, HARVEST MOON LANE, AND SOUTH POINT ROAD RIGHT-OF-WAY IS TO BE CONSTRUCTED BY OTHERS

vierbicher engineers | architects
planners | interior designers

REEDSBURG - MADISON - PRABHU DU CHEN
4000 Woodland Drive, Suite 200
Reedsburg, WI 53959
Phone: (608) 524-4488 Fax: (608) 524-8318

GRADING PLAN
TIMBER VALLEY APARTMENTS
MCKENZIE APARTMENT COMPANY
CITY OF MADISON, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
	1	12/01/16	PROGRESS SET
	2	01/11/17	UDC SUBMITTAL

SCALE AS SHOWN

DATE 09/06/2016

DRAFTER K.JEN

CHECKED DGLU

PROJECT NO. 160179

SHEET 3 OF 5

DWG. NO. C-3.0

CITY OF MADISON LANDSCAPING REQUIREMENTS

Total Developed Square Footage	205,905
Required Landscape Units (Total / 300 sq ft)	686
Required Landscape Points (Units x 5 points)	3432

LANDSCAPE POINTS CALCULATION

PLANT TYPE (MINIMUM SIZE)	POINTS VALUE	CREDITS FOR EXISTING LANDSCAPING		PROPOSED LANDSCAPING	
		QUANTITY	POINTS	QUANTITY	POINTS
Overstory deciduous tree (2.5" caliper)	35	0	0	13	455
Ornamental Tree (1.5" caliper)	15	0	0	27	405
Evergreen Tree (3 feet tall)	15	0	0	23	345
Shrub, deciduous (18" or 3 gal. container)	2	0	0	0	0
Shrub, evergreen (18" or 3 gallon container)	3	0	0	0	0
Ornamental Grasses 18" or 3 gallon container)	2	0	0	0	0
Ornamental / decorativedencing or wall (per 10 in. ft.)	4	0	0	0	0
		SUBTOTAL	0	SUBTOTAL	1205
		TOTAL OF PROVIDED POINTS		1205	

TALL DECIDUOUS SHRUBS

<i>Cornus stolonifera</i> 'Bailey'	Bailey Red Twigged Dogwood	36"	Cont.
<i>Eunonymus alatus</i> 'Compactus'	Compact Burningbush	36"	Cont.
<i>Viburnum lantana</i> 'Mohican'	Mohican Viburnum	36"	Cont.
<i>Syringa meyeri</i> 'Palibin'	Palibin Lilac	36"	Cont.

MEDIUM DECIDUOUS SHRUBS

<i>Cornus sericea</i> 'Allemani's Compact'	Allemani's Compact Dogwood	24"	Cont.
<i>Hydrangea macrophylla</i> 'All Summer Beauty'	All Summer Beauty Hydrangea	24"	Cont.
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	24"	Cont.
<i>Aronia melanocarpa</i> variety <i>elata</i>	Glossy Black Chokeberry	24"	Cont.
<i>Rosa</i> 'Radrazz'	Knock Out Rose	24"	Cont.
<i>Itea virginica</i> 'Henry's Garnet'	Virginia Sweetspire	24"	Cont.
<i>Weigela florida</i> 'Alexandra'	Wine and Roses Weigela	24"	Cont.

LOW DECIDUOUS SHRUBS

<i>Forsythia viridissima</i> 'Bronxensis'	Bronxensis Dwarf Forsythia	18"	Cont.
<i>Weigela florida</i> 'Minuet'	Minuet Weigela	18"	Cont.
<i>Spiraea japonica</i> 'Neon Flash'	Neon Flash Spiraea	18"	Cont.
<i>Spiraea japonica</i> 'Shirobana'	Shirobana Spiraea	18"	Cont.

MEDIUM EVERGREEN SHRUBS

<i>Taxus x media</i> 'Tauntonia'	Tauntonia Yew	24"	Cont.
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LOW EVERGREEN SHRUBS

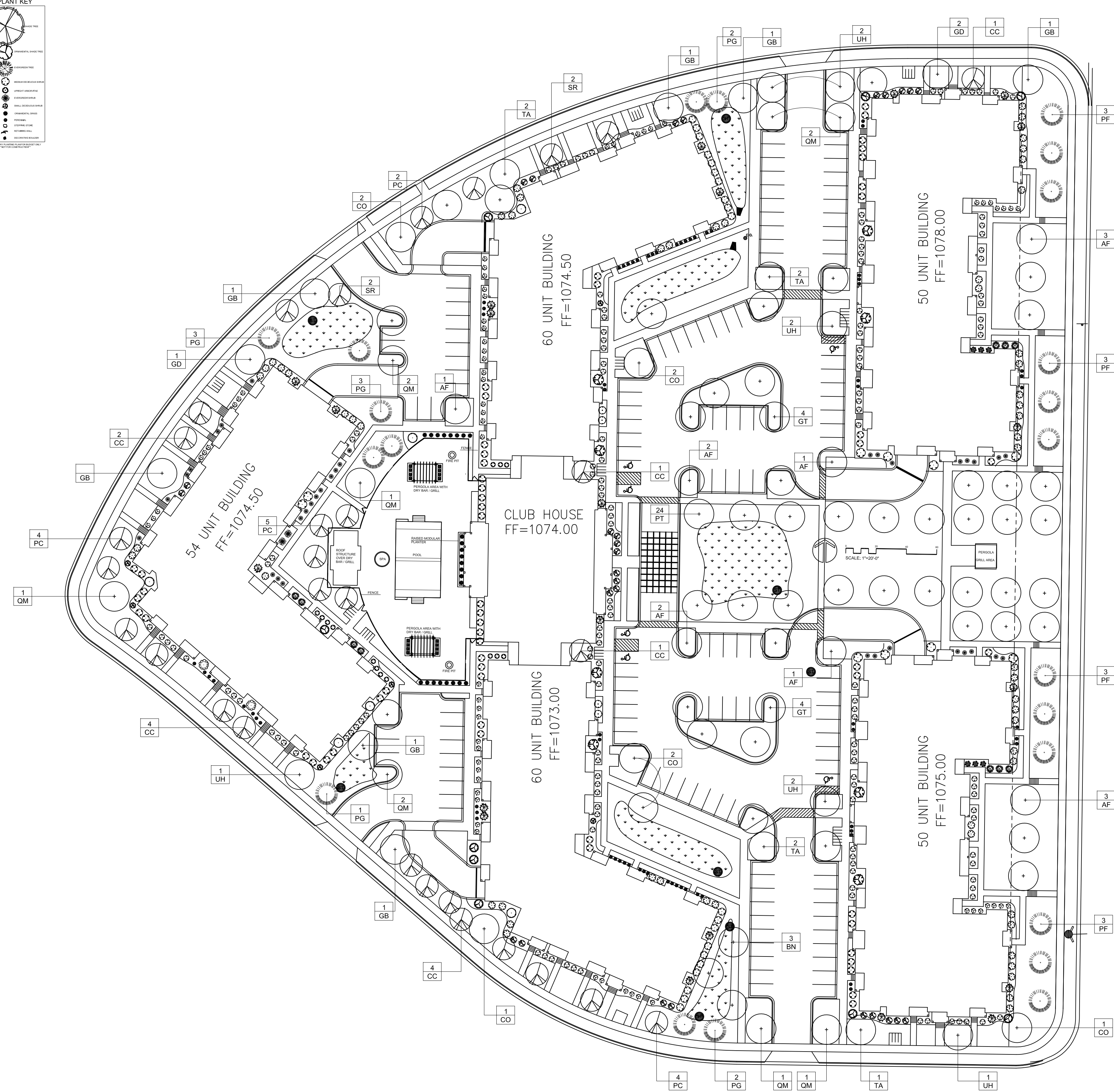
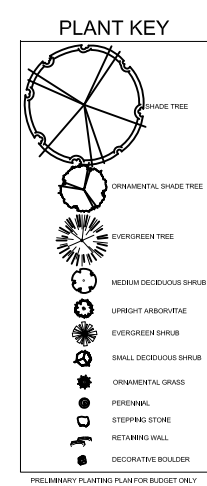
<i>Juniperus horizontalis</i> 'Prince of Wales'	Creeping Juniper	12"	Cont.
<i>Juniperus sabinia</i> 'Mini Arcadia'	Mini Arcadia Juniper	12"	Cont.

PERENNIALS AND ORNAMENTAL GRASSES

<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum	#1	Cont.
<i>Astilbe x arendsii</i> 'Fanal'	Fanal Astilbe	#1	Cont.
<i>Gaillardia x grandiflora</i> 'Goblin'	Goblin Blanketflower	#1	Cont.
<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#1	Cont.
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	#1	Cont.
<i>Hosta</i> 'Krossa Regal'	Krossa Regal Hosta	#1	Cont.
<i>Achillea</i> 'Paprika'	Paprika Yarrow	#1	Cont.
<i>Hemerocallis</i> 'Pardon Me'	Pardon Me Daylily	#1	Cont.
<i>Geranium</i> 'Rozanne'	Rozanne Geranium	#1	Cont.
<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Coreopsis	#1	Cont.

PLANTING SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Root
OVERSTORY DECIDUOUS TREES					
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2.5"	13	B&B
BN	<i>Betula nigra</i>	River Birch	2.5"	4	B&B
CO	<i>Cornus occidentalis</i>	Common Hackberry	2.5"	8	B&B
GB	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	6	B&B
GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2.5"	4	B&B
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	2.5"	8	B&B
PT	<i>Populus tremuloides</i>	Quaking Aspen	2"	24	B&B
QB	<i>Quercus bicolor</i>	Swamp White Oak	2.5"	6	B&B
QM	<i>Quercus muehlenbergii</i>	Chinquapin Oak	2.5"	10	B&B
TA	<i>Tilia americana</i> 'Redmond'	Greenspire Littleleaf Linden	2.5"	7	B&B
UH	<i>Ulmus</i> 'Homestead'	New Horizon Elm	2.5"	8	B&B
ORNAMENTAL TREES					
CC	<i>Crataegus crus-galli</i> var. <i>inermis</i> 'Cruzam'	Crusader Thornless Cockspur Hawthorn	2"	13	B&B
PC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Callery Pear	1.75"	21	B&B
SR	<i>Syringa reticulata</i>	Japanese Tree Lilac	2"	10	B&B
EVERGREEN TREES					
PF	<i>Pinus floxilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramidal Limber Pine	5'	12	B&B
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	5'	10	B&B



- GENERAL NOTES:**
- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
 - WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
 - BED EDGINGS TO BE DIMEX EDGEPRO BLACK LANDSCAPE EDGING
- STREET TREE NOTES:**
- EXISTING TERRACE TREES TO REMAIN.
- BIKE PARKING AND AMENITIES NOTES:**
- SEE SITE PLAN FOR DETAILED LAYOUT



3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

1000 OAKS
South Point Road
Madison, Wisconsin

L-1.0
PRELIMINARY
LANDSCAPE PLAN

Date: 9/7/16
Scale: 1" = 40'-0"
Designer: mm
Job # 6566

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

Revisions:
2016.10.12 mm
2017.01.06 mm

Reference Name:
McKenzie Apartments - 1000 Oaks

P:\AUTOCAD PLANS\MCKENZIE APARTMENTS\1000 OAKS\WORKING FOLDER - PALL\1000 OAKS - PRELIMINARY LANDSCAPE PLAN 2016.01.06.DWG Created: 1/6/2017, Saved: 1/6/2017, Printed: 1/6/2017



Lot 3 of 1000 Oaks Plat
604 S. Point Rd., Madison, WI
October 12, 2016



ISSUED
Issued for Land Use - September 7, 2016
Issued for Land Use Supplement - Sept. 12, 2016
Issued for Final UDC II - January 18, 2017



BUILDING I
EAST ELEVATION ALONG SOUTH POINT ROAD
1/8" = 1'-0"



BUILDING I
NORTH ELEVATION ALONG HARVEST MOON LANE
1/8" = 1'-0"

PROJECT TITLE
Lot 3 of 1000
Oaks Plat

604 S. Point Rd.
Madison, WI
SHEET TITLE
Elevations -
Building I

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE

SHEET NUMBER

A-2.1

PROJECT NO. **1621**
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EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE



**BUILDING I
 WEST ELEVATION**
 1/8"=1'-0"



**BUILDING I
 SOUTH ELEVATION**
 1/8"=1'-0"

PROJECT TITLE
**Lot 3 of 1000
 Oaks Plat**

604 S. Point Rd.
 Madison, WI
 SHEET TITLE
**Elevations -
 Building I**

SHEET NUMBER
A-2.2
 PROJECT NO. **1621**
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EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE



**BUILDING 2/CLUBHOUSE
 EAST ELEVATION**
 1/8"=1'-0"

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**BUILDING 2/CLUBHOUSE
 SOUTHEAST ELEVATION**
 1/8"=1'-0"



**BUILDING 2/CLUBHOUSE
 NORTHEAST ELEVATION**
 1/8"=1'-0"

TYPICAL MATERIALS

- ASPHALT SHINGLES
- HEAVY TIMBER/COMPOSITE BRACKETS
- HORIZONTAL COMPOSITE SIDING
- COMPOSITE TRIM
- COMPOSITE SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

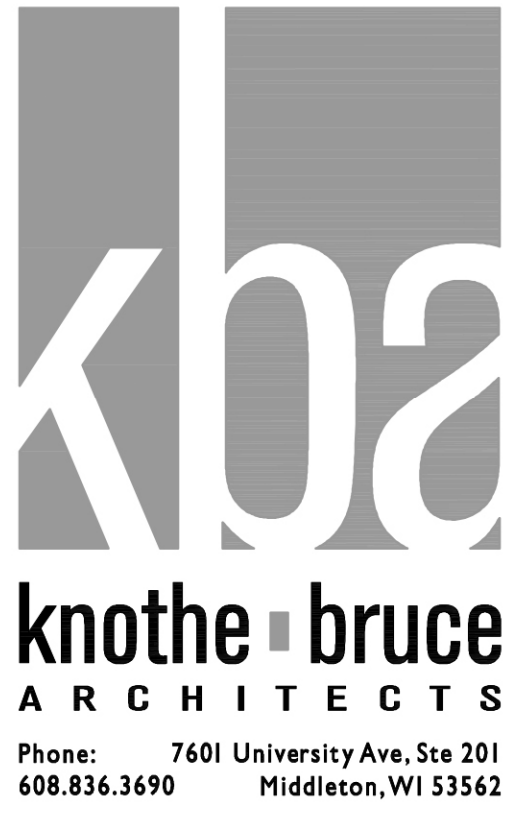
PROJECT TITLE
 Lot 3 of 1000
 Oaks Plat

604 S. Point Rd.
 Madison, WI
 SHEET TITLE
 Elevations -
 Building 2

SHEET NUMBER

A-2.1

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE



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**BUILDING 2/CLUBHOUSE
WEST ELEVATION**
1/8"=1'-0"

PROJECT TITLE
**Lot 3 of 1000
Oaks Plat**



**BUILDING 2
NORTHWEST ELEVATION ALONG HARVEST MOON LANE**
1/8"=1'-0"

604 S. Point Rd.
Madison, WI
SHEET TITLE
**Elevations -
Building 2**

SHEET NUMBER
A-2.2

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PROJECT TITLE
Lot 3 of 1000
Oaks Plat

BUILDING 2 & 3/CLUBHOUSE
EAST ELEVATION
1/8"=1'-0"

604 S. Point Rd.
Madison, WI
SHEET TITLE
Elevations -
Building 2 & 3

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE

SHEET NUMBER

A-2.3

PROJECT NO. 1621

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE



**BUILDING 3
 EAST ELEVATION**
 1/8"=1'-0"

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**BUILDING 3
 NORTHEAST ELEVATION**
 1/8"=1'-0"

TYPICAL MATERIALS



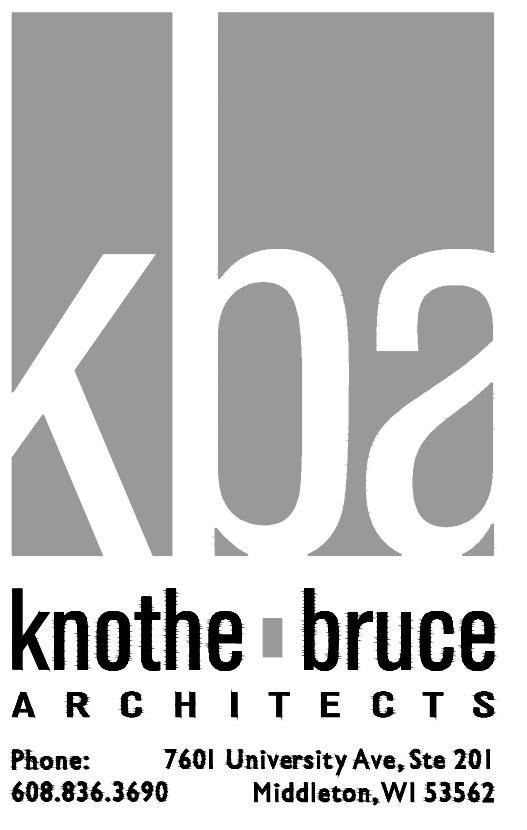
**BUILDING 3
 SOUTHEAST ELEVATION**
 1/8"=1'-0"

PROJECT TITLE
**Lot 3 of 1000
 Oaks Plat**

604 S. Point Rd.
 Madison, WI
 SHEET TITLE
**Elevations -
 Building 3**

SHEET NUMBER

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE



**BUILDING 3
WEST ELEVATION**
1/8"=1'-0"

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**BUILDING 3
SOUTHWEST ELEVATION ALONG WATTS ROAD**
1/8"=1'-0"

PROJECT TITLE
**Lot 3 of 1000
Oaks Plat**

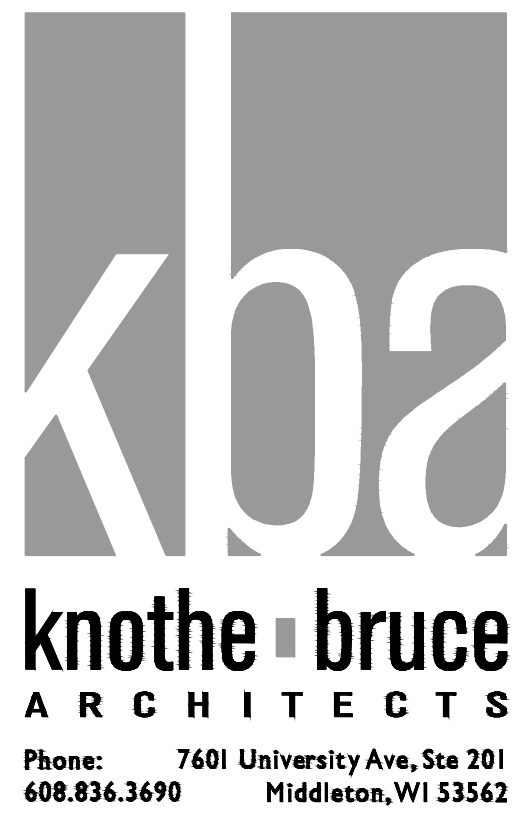
604 S. Point Rd.
Madison, WI
SHEET TITLE
**Elevations -
Building 3**

SHEET NUMBER

A-2.2
PROJECT NO. 1621
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EXTERIOR MATERIAL SCHEDULE

ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE



BUILDING 4
EAST ELEVATION ALONG SOUTH POINT ROAD
1/8"=1'-0"

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BUILDING 4
NORTH ELEVATION
1/8"=1'-0"

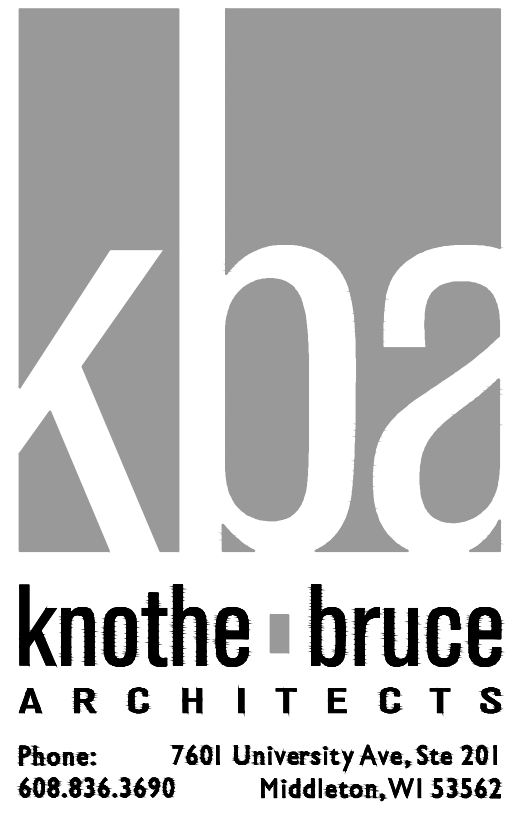
PROJECT TITLE
Lot 3 of 1000
Oaks Plat

604 S. Point Rd.
Madison, WI
SHEET TITLE
Elevations -
Building 4

SHEET NUMBER

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PROJECT NO. **1621**
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EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE



TYPICAL MATERIALS

- ASPHALT SHINGLES
- HEAVY TIMBER/COMPOSITE BRACKETS
- HORIZONTAL COMPOSITE SIDING
- COMPOSITE TRIM
- COMPOSITE SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

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**BUILDING 4
WEST ELEVATION**
1/8"=1'-0"



**BUILDING 4
SOUTH ELEVATION ALONG WATTS ROAD**
1/8"=1'-0"

PROJECT TITLE
**Lot 3 of 1000
Oaks Plat**

604 S. Point Rd.
Madison, WI
SHEET TITLE
**Elevations -
Building 4**

SHEET NUMBER

A-2.2

PROJECT NO. **1621**
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BUILDING 5
SOUTHWEST ELEVATION ALONG WATTS ROAD
 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - UMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE

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PROJECT TITLE
Lot 3 of 1000
Oaks Plat



BUILDING 5
SOUTHEAST ELEVATION
 1/8" = 1'-0"

604 S. Point Rd.
 Madison, WI
 SHEET TITLE
Elevations -
Building 5

SHEET NUMBER

A-2.1
 PROJECT NO. **1621**
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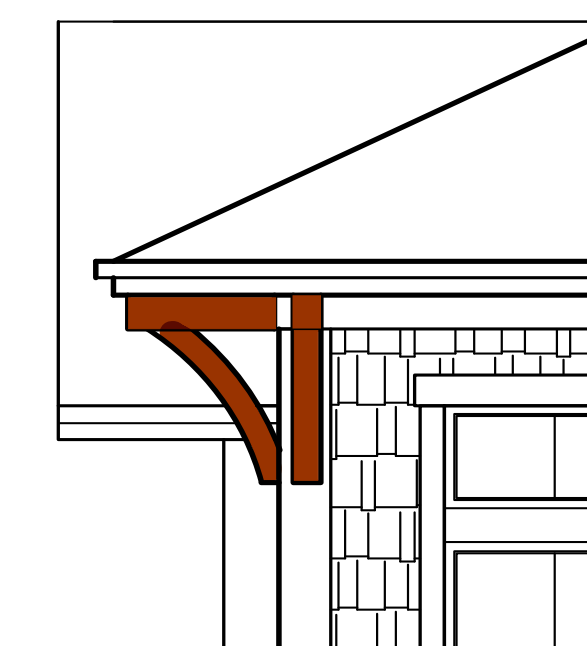
EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF BURNT SIENNA
MASONRY	NSVI "WOODLAND"
MASONRY ACCENTS	EDWARDS CAST STONE DC-018
HORIZONTAL SIDING	COMPOSITE - ENDURING BRONZE SW7055
SHAKE SIDING	COMPOSITE - LUMBER RUST SW9100
FASCIA / SOFFIT / TRIM	COMPOSITE - ROYCROFT SUEDE SW2842
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BRONZE



TYPICAL MATERIALS

- ASPHALT SHINGLES
- COMPOSITE TRIM
HEAVY TIMBER/COMPOSITE BRACKETS
- COMPOSITE SHAKES
- ALUMINUM RAILINGS
- HORIZONTAL COMPOSITE SIDING
- CAST STONE SILLS & BANDS
- STONE VENEER

**BUILDING 5
 NORTHWEST ELEVATION**
 1/8"=1'-0"



**BRACKET
 DETAIL**



**BUILDING 5
 NORTHEAST ELEVATION**
 1/8"=1'-0"

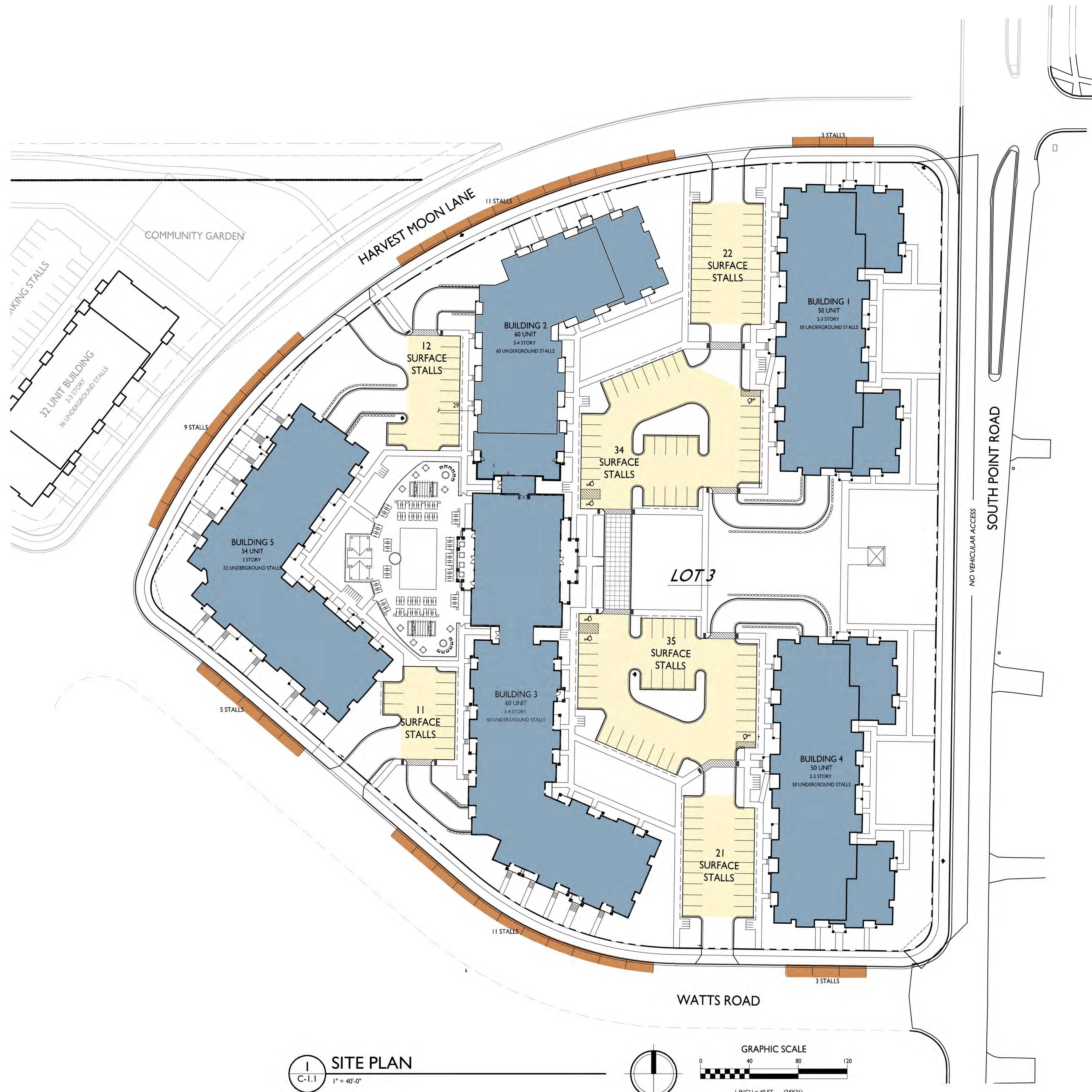
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PROJECT TITLE
 Lot 3 of 1000
 Oaks Plat

604 S. Point Rd.
 Madison, WI
 SHEET TITLE
 Elevations -
 Building 5

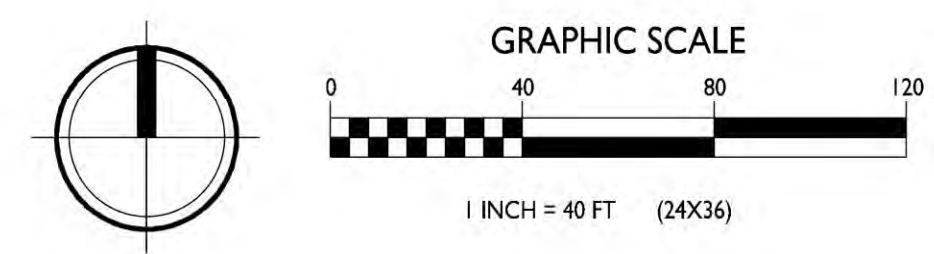
SHEET NUMBER

A-2.2



Dwelling Units:	274
Vehicle Parking Stalls:	
Underground	272
Surface	135
Street	42
Total	449
Parking Ratio	1.64 stalls/unit

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



Parking Analysis
Lot 3 of 1000 Oaks Plat
604 South Point Rd.
February 03, 2017

