

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>June 18, 2014</u>	Action Requested
UDC MEETING DATE: <u>June 25, 2014</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1001 Sugar Maple Lane - Sugar Maple Plat

ALDERMANIC DISTRICT: Lisa Subeck - District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Sugar Maple, LLC

Knothe & Bruce Architects, LLC

1910 Hawks Ridge Drive #322

7601 University Avenue, Suite 201

Verona, WI 53593

Middleton, Wisconsin 53562

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

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

- Other Conditional Use

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



knothe + bruce
ARCHITECTS

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

CONSULTANT

ISSUED
Issued For SIP Submittal - January 28, 2014

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
SITE PLAN

LOT 45 & 46
SHEET NUMBER

C-1.0A

PROJECT NO. **1310**

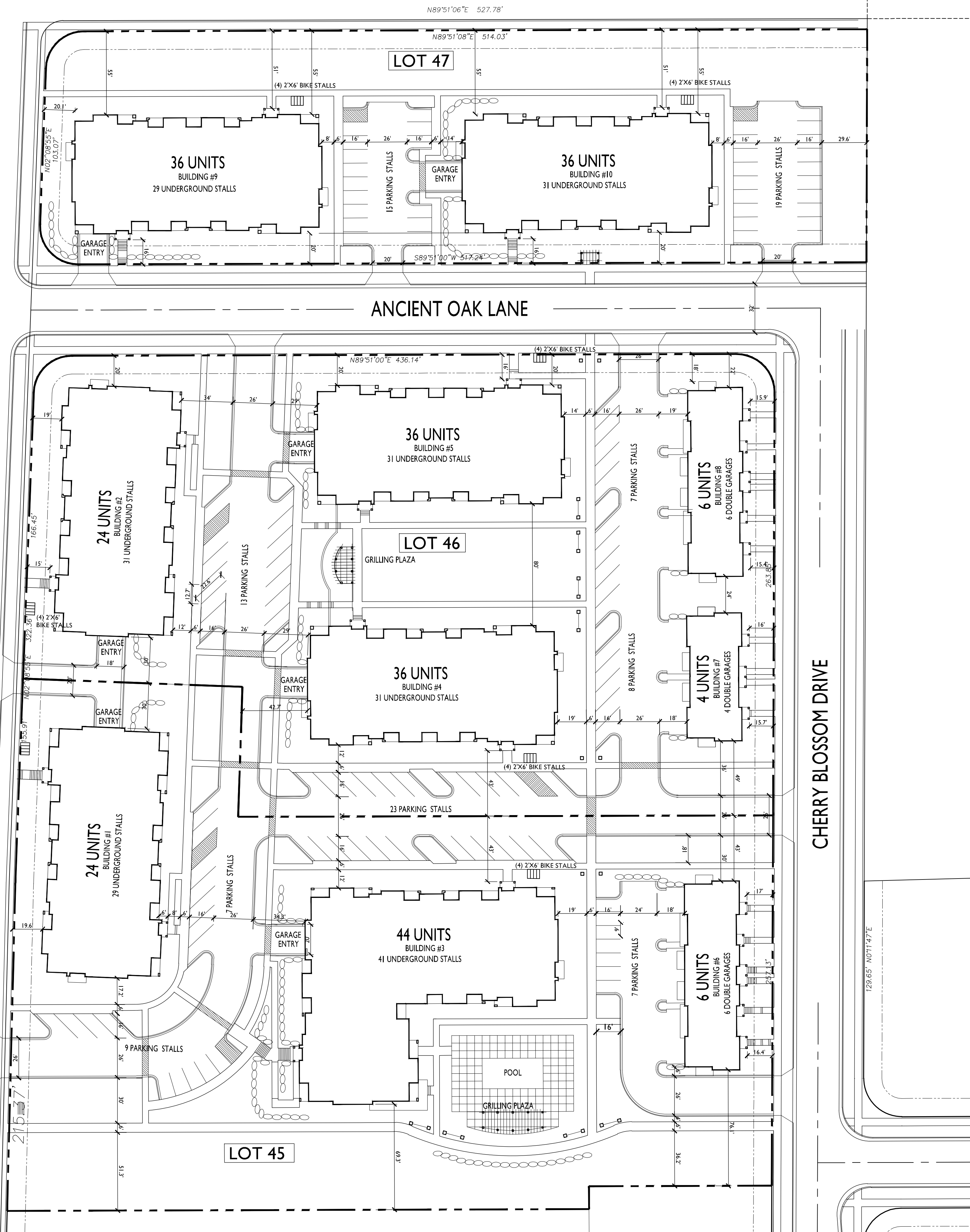
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VALLEY VIEW ROAD

SUGAR MAPLE LANE

ANCIENT OAK LANE

CHERRY BLOSSOM DRIVE



SITE INDEX SHEET

- | | |
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| C-1.1 | SITE LIGHTING PLAN |
| C-1.2 | OPEN SPACE |
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| C-2.1 | GRADING AND EROSION CONTROL PLAN |
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| C-2.4 | SITE UTILITY PLAN |
| L-1.0 | OVERALL LANDSCAPE PLAN |
| L-1.1 | UNIT LANDSCAPE PLANS |

ARCHITECTURAL - LOT 45 & 46

- | | |
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| 2 | FIRST FLOOR PLAN - 24 UNIT BLDG 1&2 |
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| 6 | ELEVATIONS - 24 UNIT BLDG 1 (BLDG 2 SIM) |
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| 17 | THIRD FLOOR PLAN - 36 UNIT BLDG 4,5,9,10 |
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| 20 | ELEVATIONS - 36 UNIT BLDG 4 (5,9,10 SIM) |

SITE DEVELOPMENT STATISTICS - LOT 45 & 46

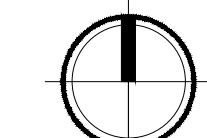
LOT AREA	275,406 SF/ 6.32 ACRES
DWELLING UNITS	180 DU
LOT AREA/D.U.	1,530 SF/DU
DENSITY	28.5 UNITS/ACRE
BUILDING HEIGHT	2-4 STORIES
GROSS FLOOR AREA	285,543 SF INCLUDING GARAGE LEVEL
FLOOR AREA RATIO	1.04 INCLUDING GARAGE LEVEL

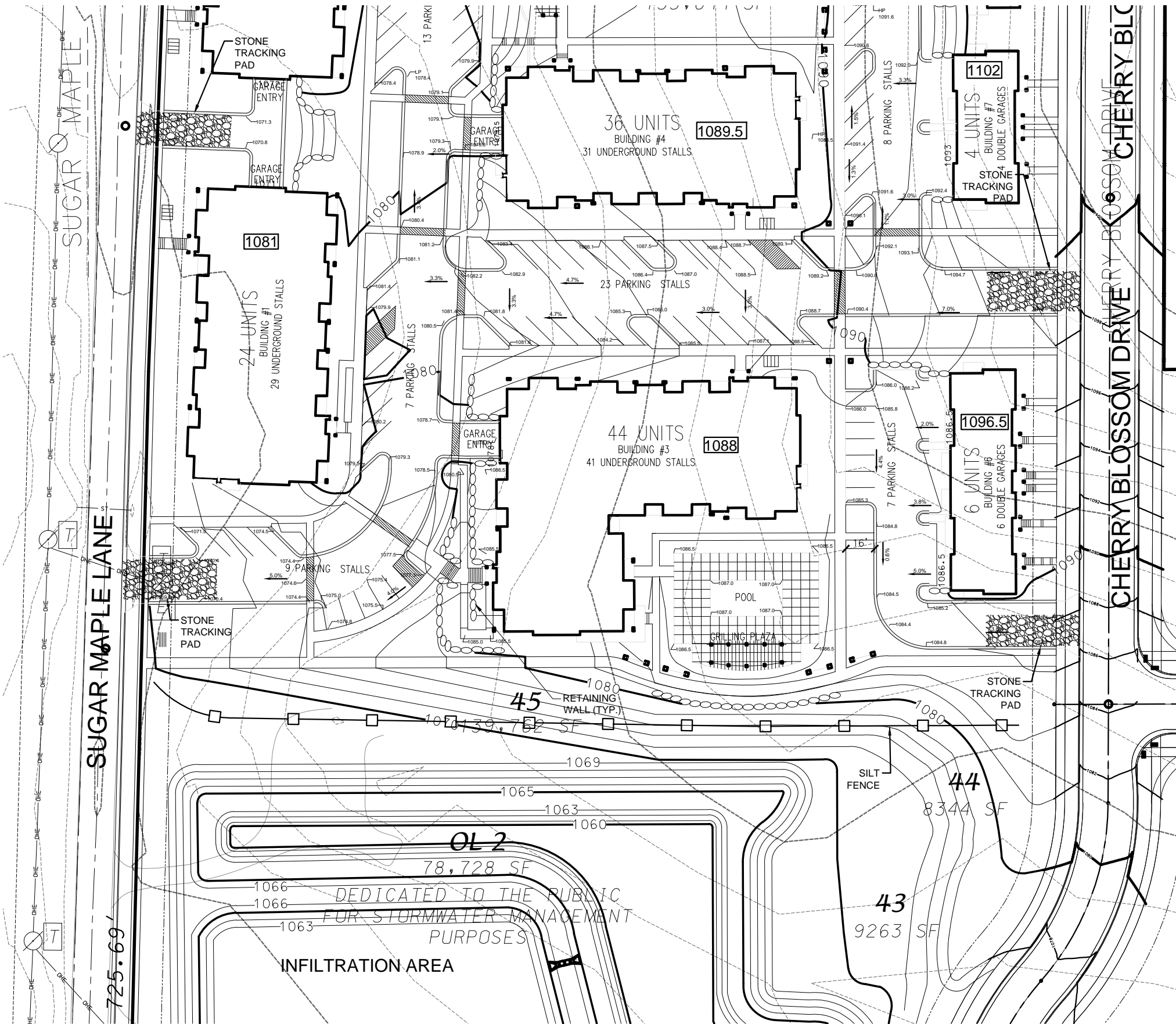
UNIT MIX	LOT 45	LOT 46
EFFICIENCY	6	14
STUDIO/LOFT	4	8
ONE BEDROOM	33	42
TWO BEDROOM	18	26
TWO BEDROOM LOFT	13	16
TOTAL	74	106

VEHICLE PARKING	LOT 45	LOT 46
SURFACE	40	36
UNDERGROUND	69	93
GARAGE	6	10
TOTAL	115	139

BIKE PARKING	LOT 45	LOT 46
SURFACE - 2x6	8	12
GARAGE - Wall Hung	28	32
GARAGE - 2x6	52	65
TOTAL	88	109

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





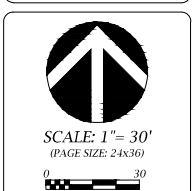
- SITE GRADING AND EROSION CONTROL NOTES**
1. All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.
 2. Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
 3. Areas disturbed within the Sugar Maple Lane right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.
 4. Disturbed areas within the site shall be restored per the approved landscape plan.
 5. Sugar Maple Lane shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
 6. Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.
 7. The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
 8. Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
 9. Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned and maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
 10. All slopes 4:1 or steeper shall be restored with 4" topsoil, fertilizer, seed and Class I, Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

D'ONOFIO KOTTKE AND ASSOCIATES, INC.
 7350 Waverwood Way, Madison, WI 53717
 Phone: 608-835-7500 • Fax: 608-835-1000
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRADING AND EROSION CONTROL

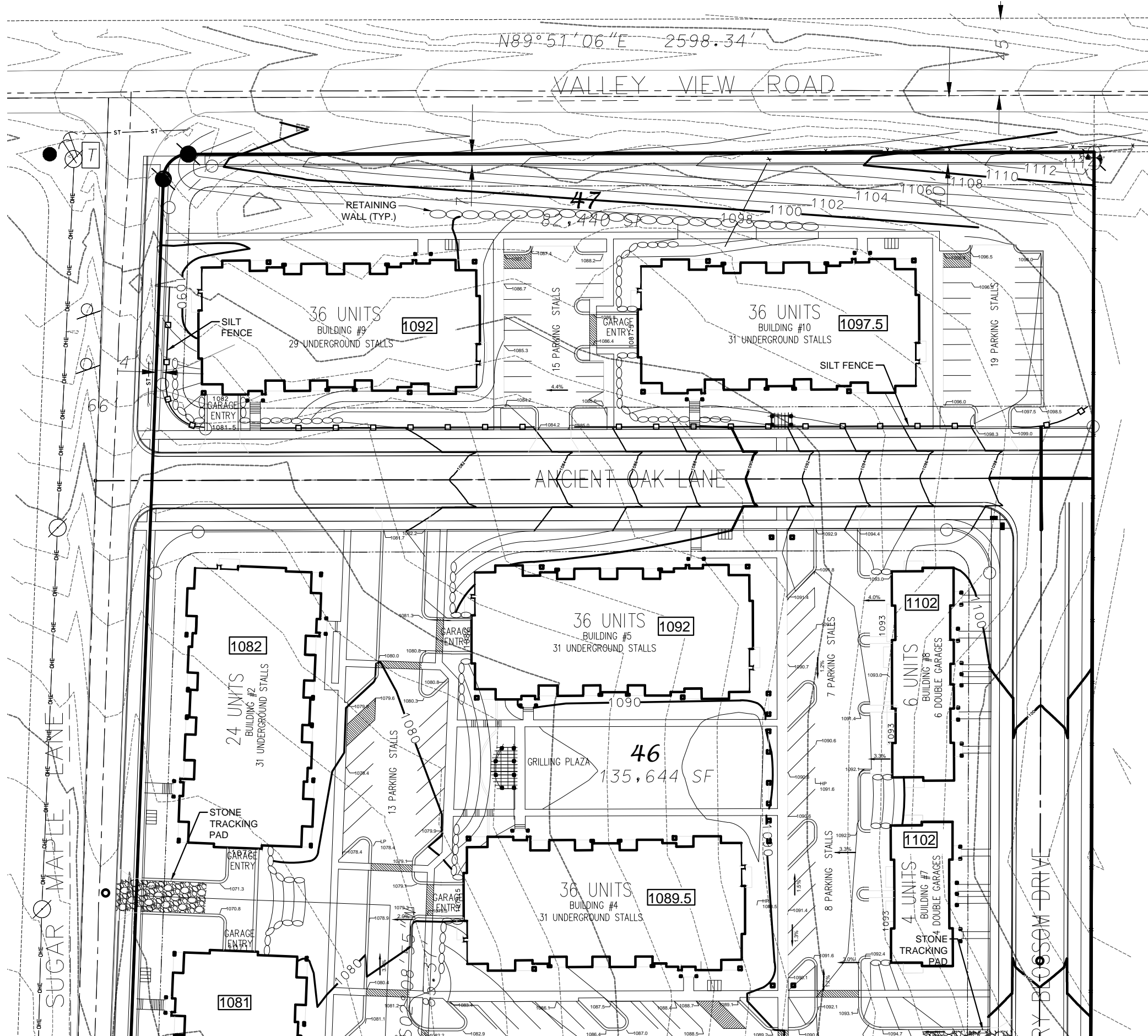
SUGAR MAPLE APARTMENTS

SUGAR MAPLE LANE
MADISON, WI



DATE: 06-17-14
 REVISED:

DRAWN BY: NGO
 FN: 14-05-101
 Sheet Number:
 C-2.1



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GRADING AND EROSION CONTROL
SUGAR MAPLE APARTMENTS
 SUGAR MAPLE LANE
 MADISON, WI



SCALE: 1" = 30'
 (PAGE SIZE: 24x36)
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DATE: 06-17-14
 REVISED:

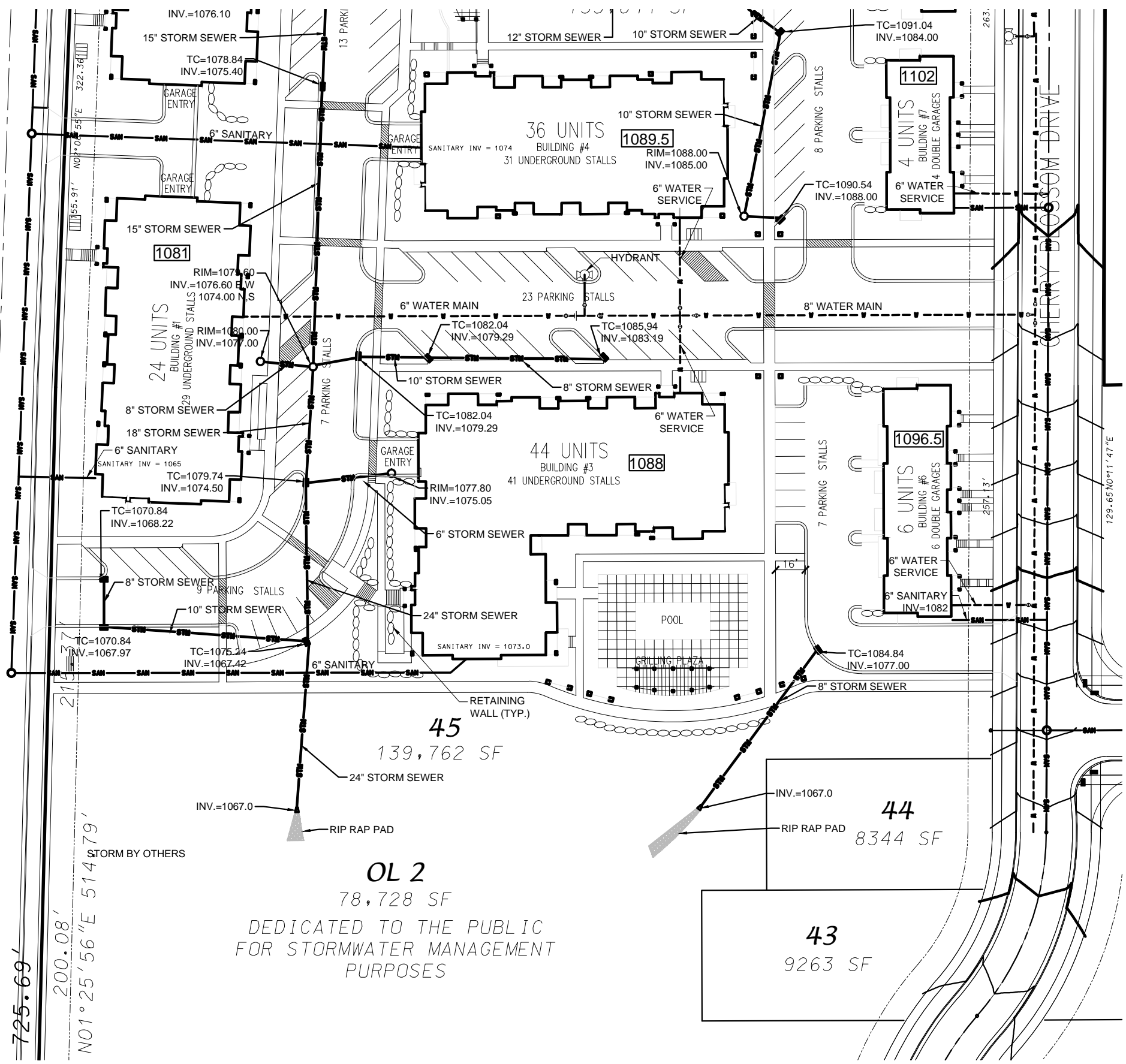
DRAWN BY: NGO

FN: 14-05-101

Sheet Number:

C-2.2

SUGAR MAPLE



UTILITY NOTES:

1. All site utilities shall conform to the City of Madison Standard Specifications for Public Works Construction, latest edition.
2. The locations of existing utility installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be certified or guaranteed. There may be other underground utility installations within the project area that are not shown.
3. Contractor shall provide 6.5' of cover for the new water service.
4. Storm sewer shall be installed with water tight joints.
5. Sanitary sewer lateral shall be PVC, SDR-35.
6. 10. All utilities serving the proposed building shall be stubbed 5 feet inside of the building and marked using a 4" x 4" hardwood post.
7. Prior to connecting to existing storm sewer or sanitary sewer the contractor shall verify the existing inverts and notify project superintendent if discrepancies are found from plan grades.
8. Contractor to coordinate with the respective companies for gas, electric, telephone, cable extensions and/or abandonment.
9. Prior to storm sewer construction, the Utility Contractor shall obtain a connection and excavation permit from the City.
10. All proposed storm sewer, sanitary sewer and water services within Lots 45-47 are private except where labeled as public.

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 7350 Waverwood Way, Madison, WI 53717
 Phone: 608-835-7500 • Fax: 608-835-1000
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SITE UTILITY PLAN

SUGAR MAPLE APARTMENTS

SUGAR MAPLE LANE
 MADISON, WI



SCALE: 1" = 30'
 (PAGE SIZE: 24x36)

DATE: 06-17-14
 REVISED:

DRAWN BY: NGO

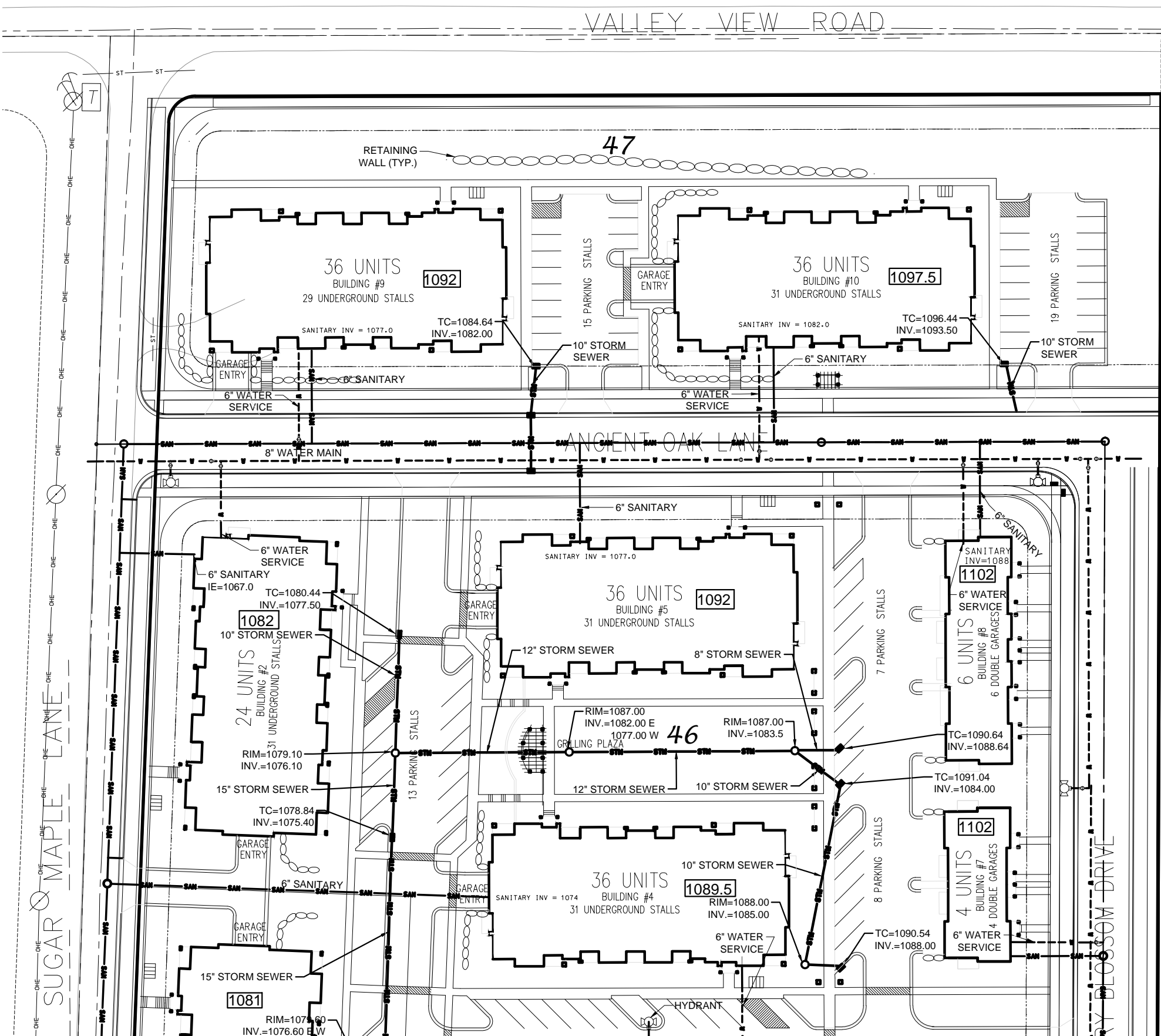
FN: 14-05-101

Sheet Number:

C-2.3

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SITE UTILITY PLAN

SUGAR MAPLE APARTMENTS

SUGAR MAPLE LANE
MADISON, WI



SCALE: 1" = 30'
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DATE: 06-17-14
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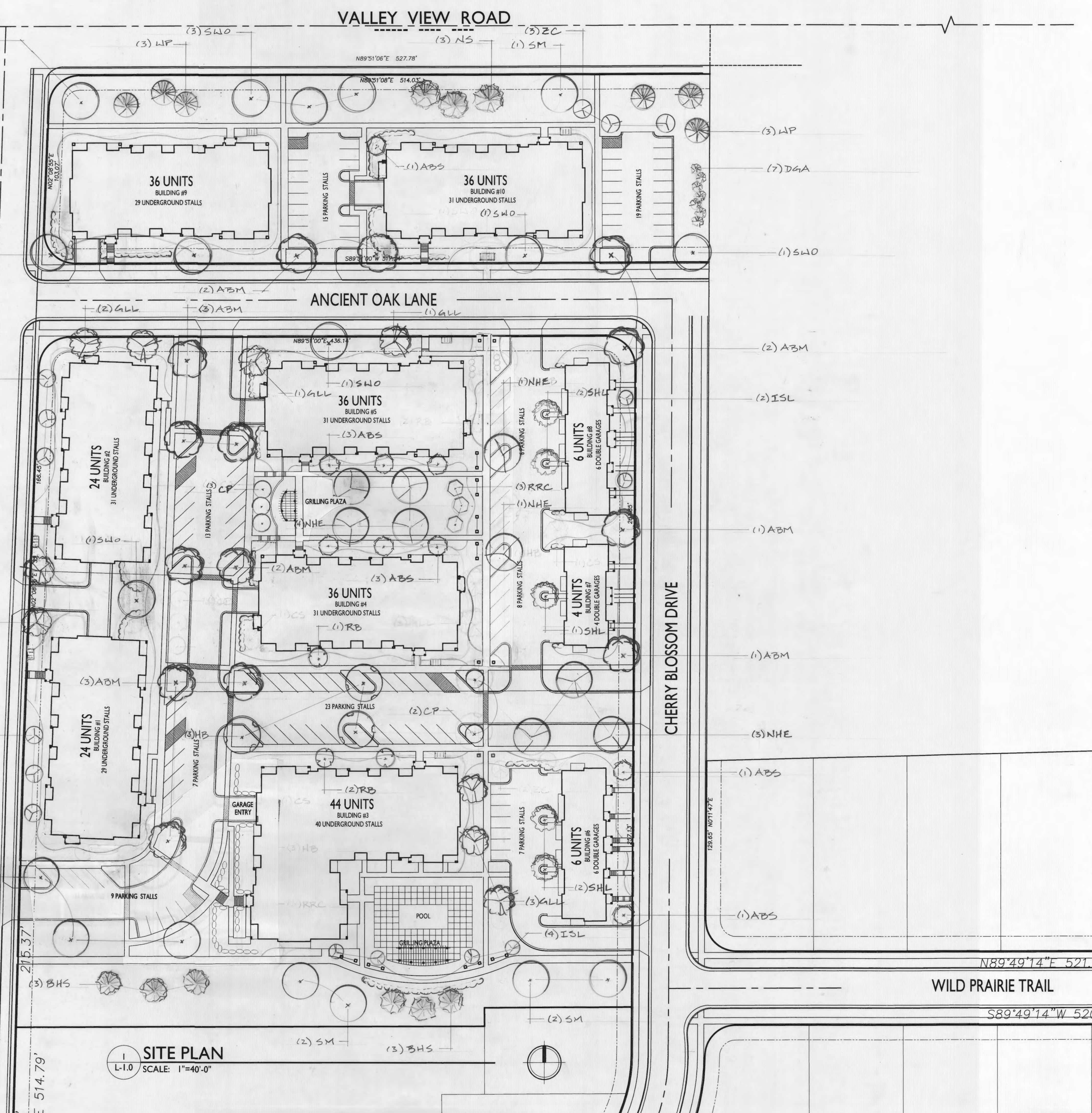
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FN: 14-05-101

Sheet Number:

C-2.4

Symbol	Scientific Name	Common Name	Size	Quantity	Root
OVERSTORY DECIDUOUS TREES					
ABM	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2"	14	B&B
HB	<i>Celtis occidentalis</i>	Common Hackberry	2"	9	B&B
NHE	<i>Ulmus</i> 'New Horizon'	New Horizon Hybrid Elm	2"	8	B&B
SM	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	2"	8	B&B
SWO	<i>Quercus bicolor</i>	Swamp White Oak	2"	8	B&B
ORNAMENTAL TREES					
ABS	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5"	9	B&B
CP	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear	1.5"	5	B&B
ISL	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5"	6	B&B
RB	<i>Cercis canadensis</i>	Redbud	1.5"	5	B&B
RRC	<i>Malus transitoria</i> 'Royal Raindrops'	Royal Raindrops Crabapple	1.5"	6	B&B
ZC	<i>Malus 'Zumi'</i>	Zumi Crabapple	1.5"	11	B&B
EVERGREEN TREES					
BHS	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	6 ft	6	B&B
CS	<i>Picea pungens</i> forma <i>glauca</i>	Blue Colorado Spruce	5 ft	3	B&B
DGA	<i>Thuja occidentalis</i> 'Dark Green'	Dark Green Arborvitae	5 ft	7	B&B
NS	<i>Picea abies</i>	Norway Spruce	6 ft	3	B&B
WP	<i>Pinus strobus</i>	White Pine	6 ft	9	B&B



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

knothe bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562
CONSULTANT

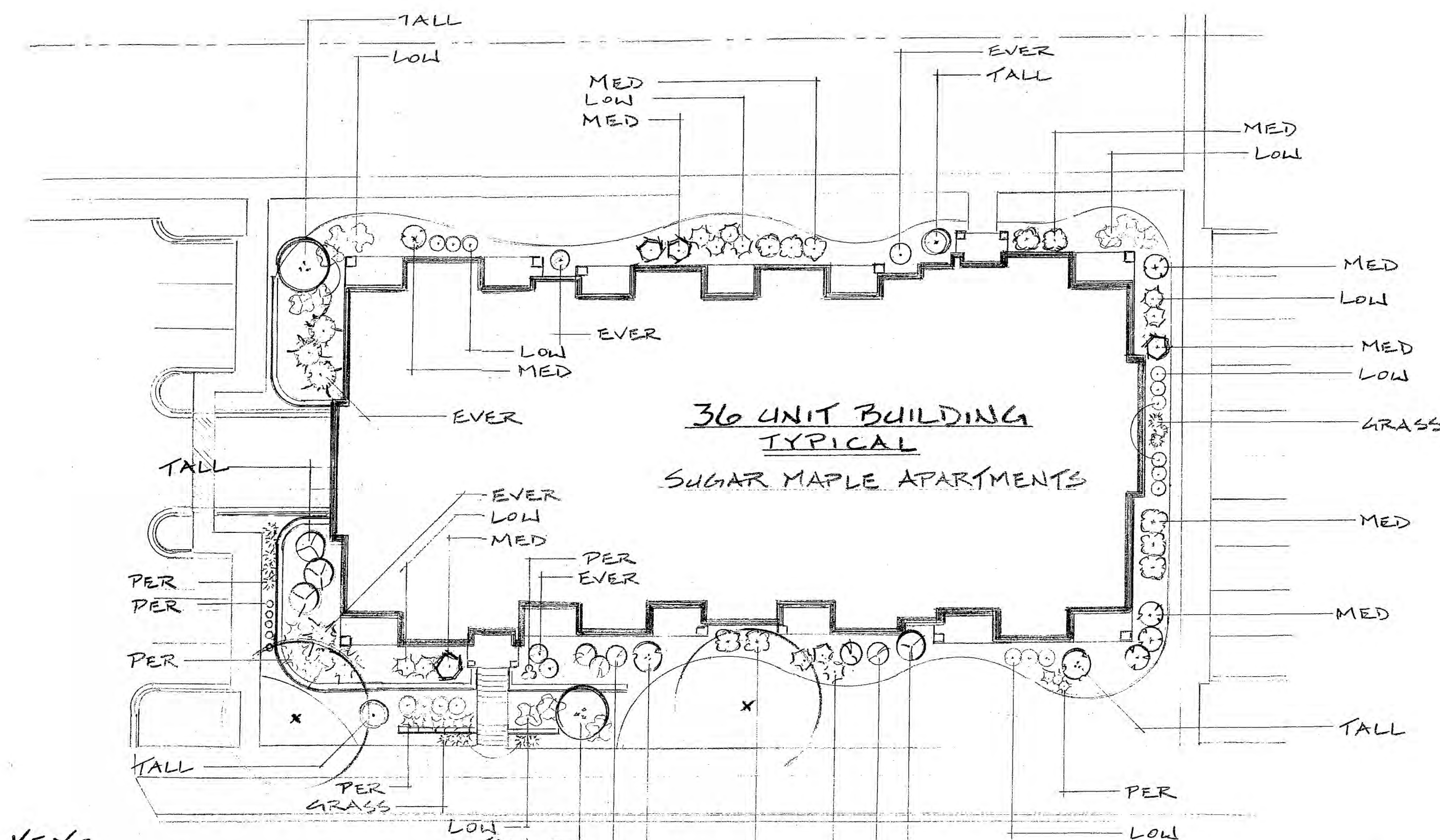
Issued For SIP Submittal - January 28, 2014
ISSUED

Sugar Maple
PROJECT TITLE

Madison, WI
SITE PLAN
SHEET TITLE

SHEET NUMBER
L-1.0

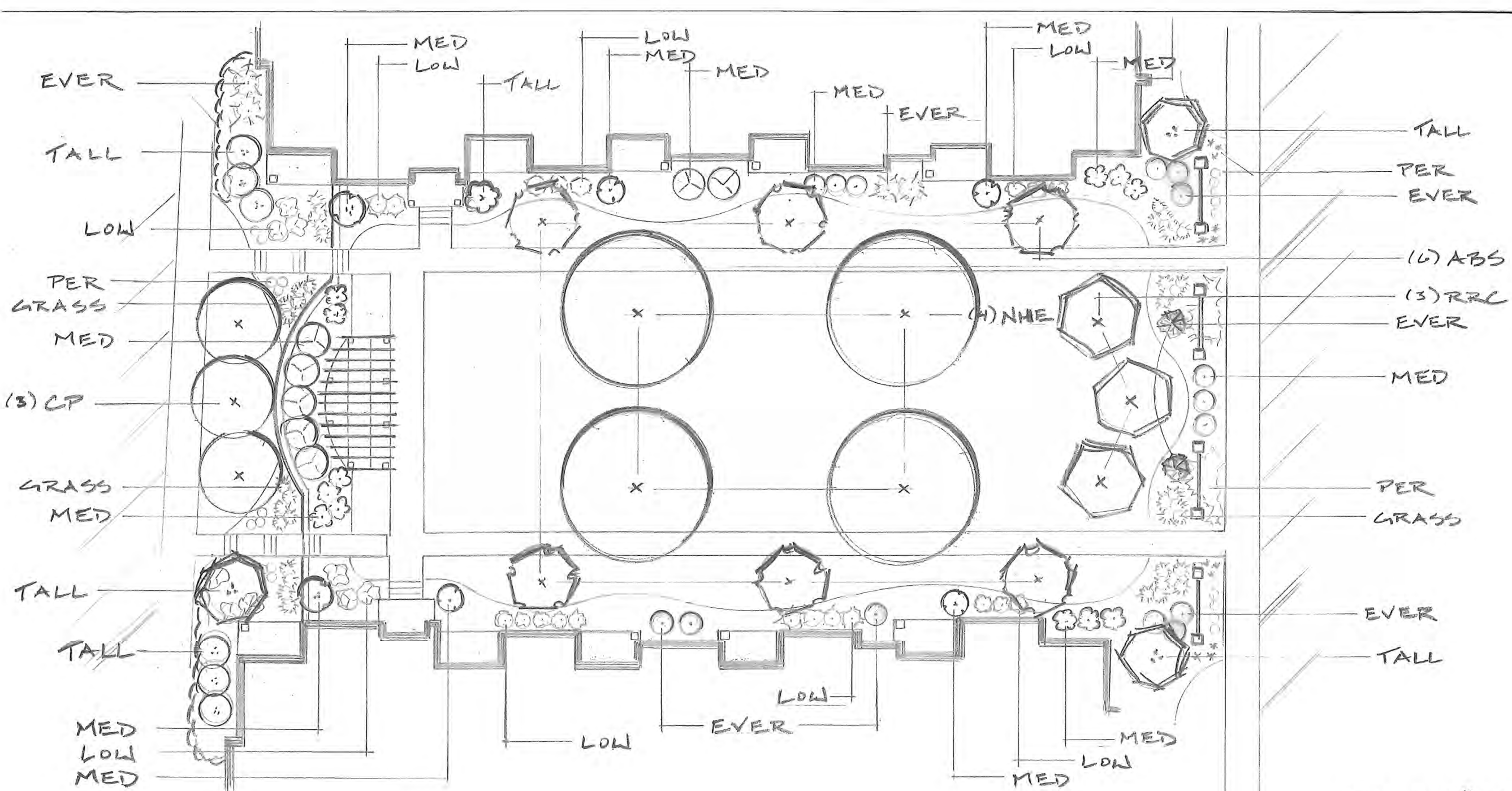
1310



KEY:

- TALL:** TALL DECIDUOUS SHRUBS
AMELANCHIER CANADENSIS
CORNUS BAILEYI
SYRINGA PATULA 'MISS KIM'
VIBURNUM TRILOBUM 'HAAS'
- MED:** MEDIUM DECIDUOUS SHRUBS
ARONIA MELANOCARPA VAR ELATA
HYDRANGEA ARBORESCENS 'ANNABELLE'
PHYSOCARPUS OPULIFOLIUS 'SUMMERWINE'
WEIGELA FLORIDA 'CARNAVAL'
- LOW:** LOW DECIDUOUS SHRUBS
FORSYTHIA VIRIDISSIMA 'BRONXENSIS'
RHUS AROMATICA 'GRO-LOW'
RIBES ALPINUM 'GREEN MOUND'
- EVER:** EVERGREEN SHRUBS
JUNIPER 'KALLAY'S COMPACTA'
TAXUS MEDIA 'TAUNTONII'
- PER:** PERENNIALS - HEUCHERA
- GRASS:** ORNAMENTAL GRASS

SCALE: 1" = 20'



KEY:

- TALL:** TALL DECIDUOUS SHRUB
AMELANCHIER CANADENSIS
CORNUS BAILEYI
PHYSOCARPUS OPULIFOLIUS 'DIABOLO'
- MED:** MEDIUM DECIDUOUS SHRUB
ARONIA MELANOCARPA VAR ELATA
HYDRANGEA ARBORESCENS 'ANNABELLE'
SYRINGA MEYERI 'PALISIN'
VIBURNUM TRILOBUM 'SPRING RED'
WEIGELA FLORIDA 'CARNAVAL'
- LOW:** LOW DECIDUOUS SHRUB
FORSYTHIA VIRIDISSIMA 'BRONXENSIS'
RHUS AROMATICA 'GRO-LOW'
RIBES ALPINUM 'GREEN MOUND'

**GRILLING PLAZA
PLANTING PLAN**

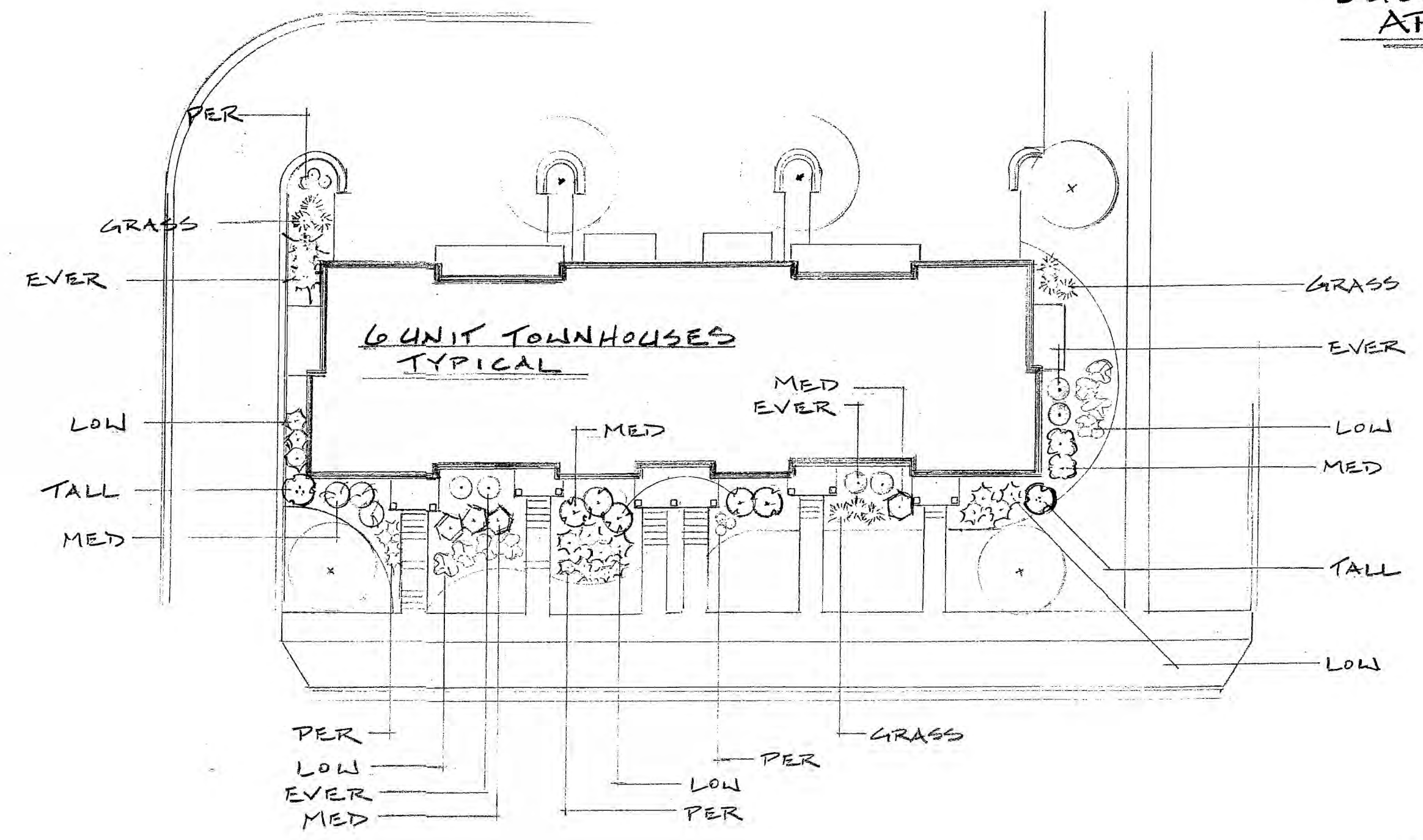
SUGAR MAPLE APARTMENTS

JUNE 2014

- EVER:** EVERGREEN SHRUB OR TREE
JUNIPER 'KALLAY'S COMPACTA'
TAXUS MEDIA 'TAUNTONII'
THUJA OCCIDENTALIS 'HOLMSTRUP'
- PER:** PERENNIALS - HEUCHERA
HEUCHERA
SEDUM
- GRASS:** ORNAMENTAL GRASS

FOR TREE KEY, SEE FULL SITE LANDSCAPE PLAN

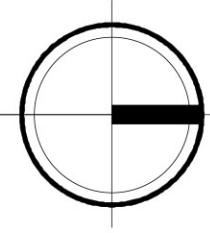
SUGAR MAPLE APARTMENTS



KEY:

- TALL:** TALL DECIDUOUS SHRUBS
SYRINGA PATULA 'MISS KIM'
- MED:** MEDIUM DECIDUOUS SHRUBS
ARONIA MELANOCARPA VAR ELATA
HYDRANGEA ARBORESCENS 'ANNABELLE'
PHYSOCARPUS OPULIFOLIUS 'SUMMERWINE'
WEIGELA FLORIDA 'CARNAVAL'
- LOW:** LOW DECIDUOUS SHRUBS
FORSYTHIA VIRIDISSIMA 'BRONXENSIS'
RHUS AROMATICA 'GRO-LOW'
RIBES ALPINA 'GREEN MOUND'
- EVER:** EVERGREEN SHRUBS
JUNIPER 'KALLAY'S COMPACTA'
TAXUS MEDIA 'TAUNTONII'
- PER:** PERENNIALS - HEUCHERA
HEUCHERA
- GRASS:** ORNAMENTAL GRASS

SCALE: 1" = 20'



Sugar Maple Drive
Aerial View





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

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

Sugar Maple Apartments
 June 18, 2014





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ARCHITECTS

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

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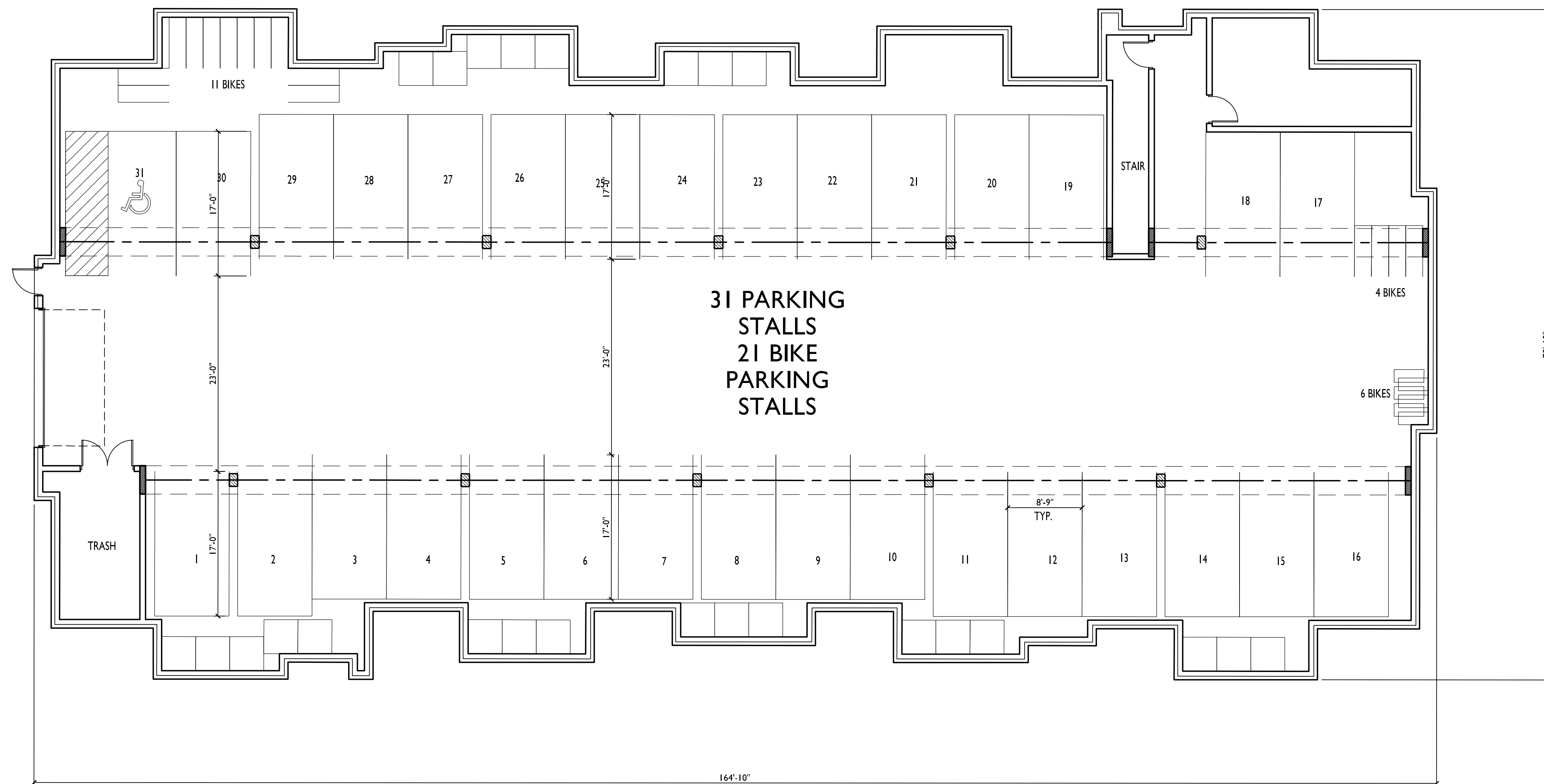
PROJECT TITLE
Sugar Maple

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

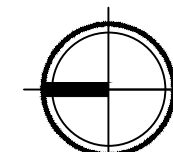
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BASEMENT FLOOR PLAN - 24-UNIT
SCALE: 1/8"=1'-0"





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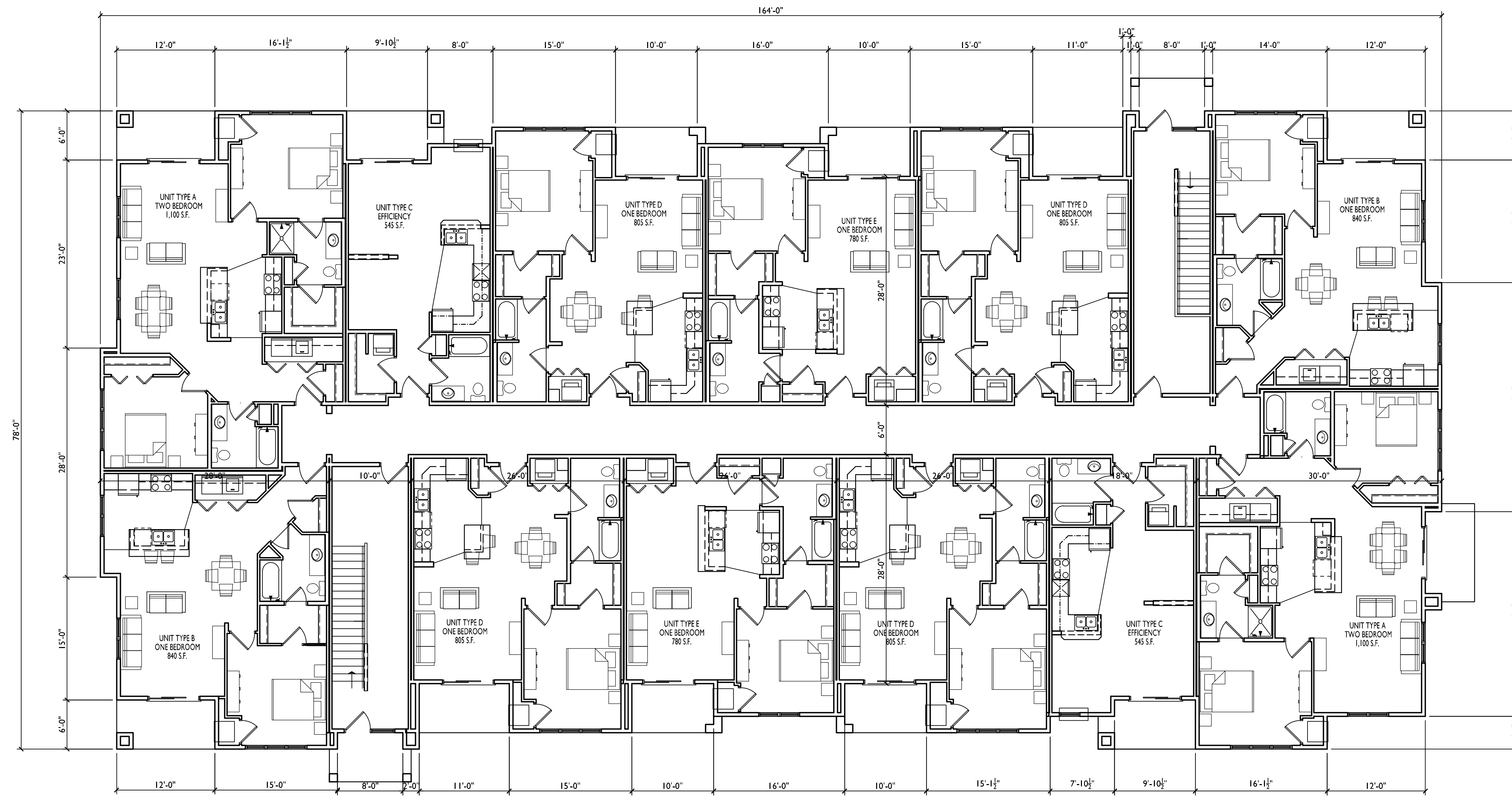
Madison, WI
SHEET TITLE
FIRST FLOOR
PLAN
24-UNIT
BLDG #1 & #2

SHEET NUMBER

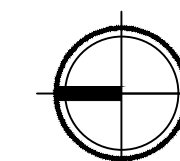
2

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





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608.836.3690 Middleton, WI 53562

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PROJECT TITLE
Sugar Maple

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

SHEET NUMBER

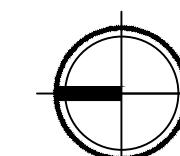
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PROJECT NO. 1310

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1
3 SECOND FLOOR PLAN - 24-UNIT
SCALE: 1/8"=1'-0"

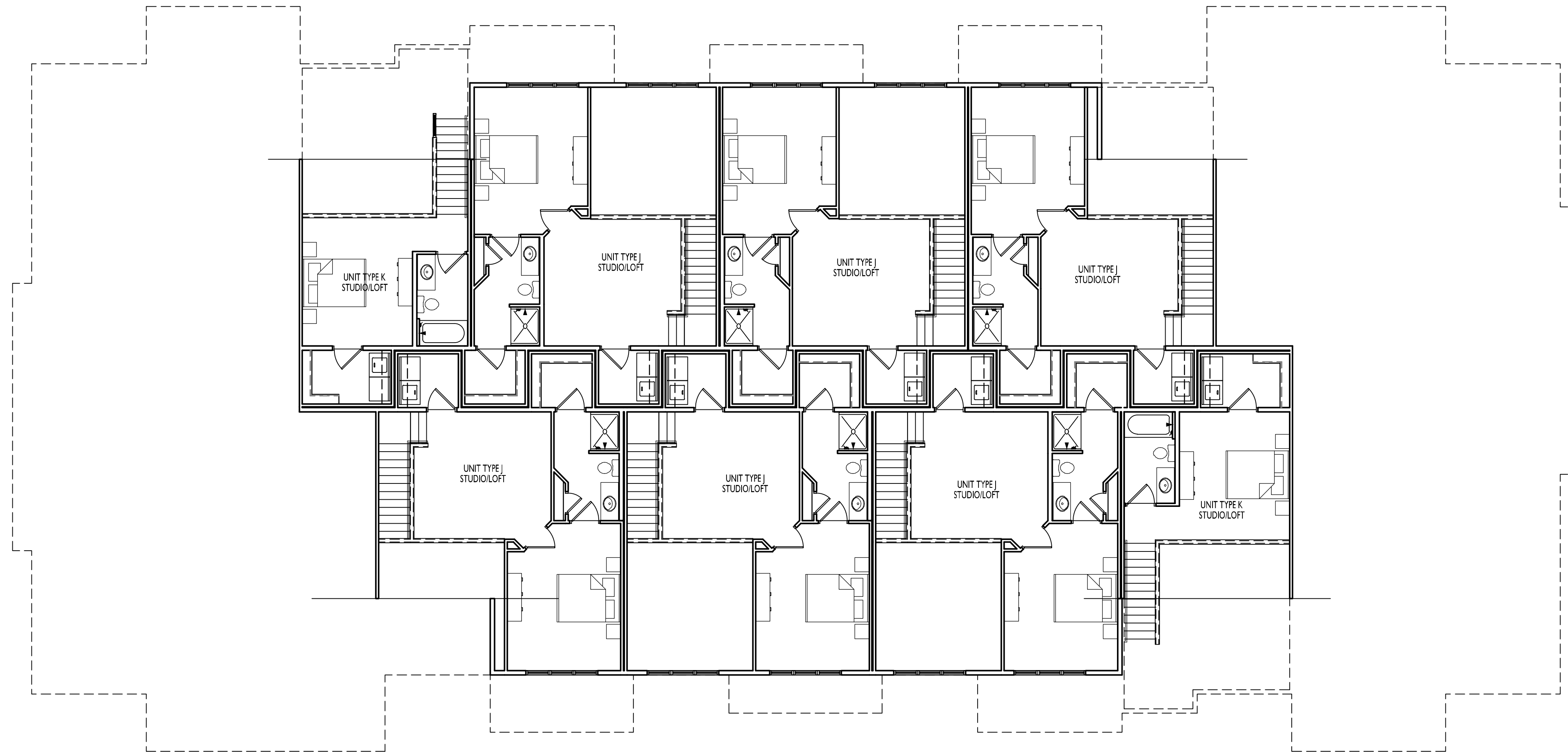




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PROJECT TITLE
Sugar Maple

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

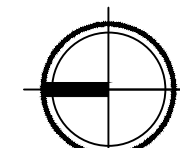
SHEET NUMBER

4

PROJECT NO. 1310

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1
4 LOFT FLOOR PLAN - 24-UNIT
SCALE: 1/8"=1'-0"





TYPICAL MATERIALS

ASPHALT SHINGLES

COMPOSITE PANELS AND TRIM

ALUMINUM RAILING

HORIZONTAL SIDING

PRECAST SILL

STONE VENEER

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



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

ISSUED
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PROJECT TITLE
Sugar Maple

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

SHEET NUMBER

5

PROJECT NO. **1310**

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



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

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PROJECT TITLE
Sugar Maple

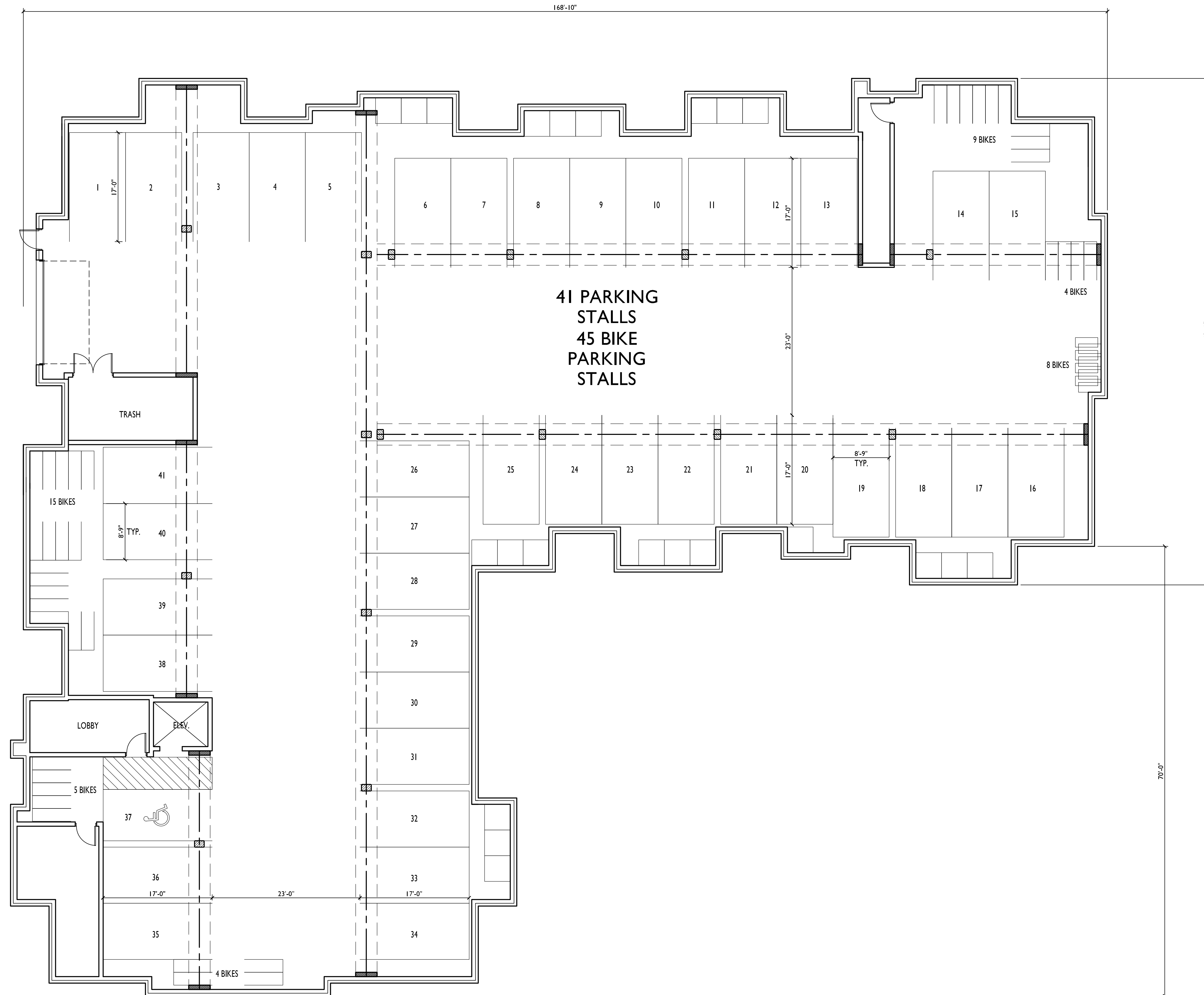
Madison, WI
SHEET TITLE
ELEVATIONS
24-UNIT
BLDG #1
(BLDG #2 SIM.)

SHEET NUMBER

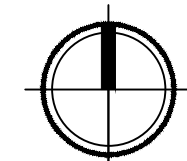
6

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





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PROJECT TITLE
Sugar Maple

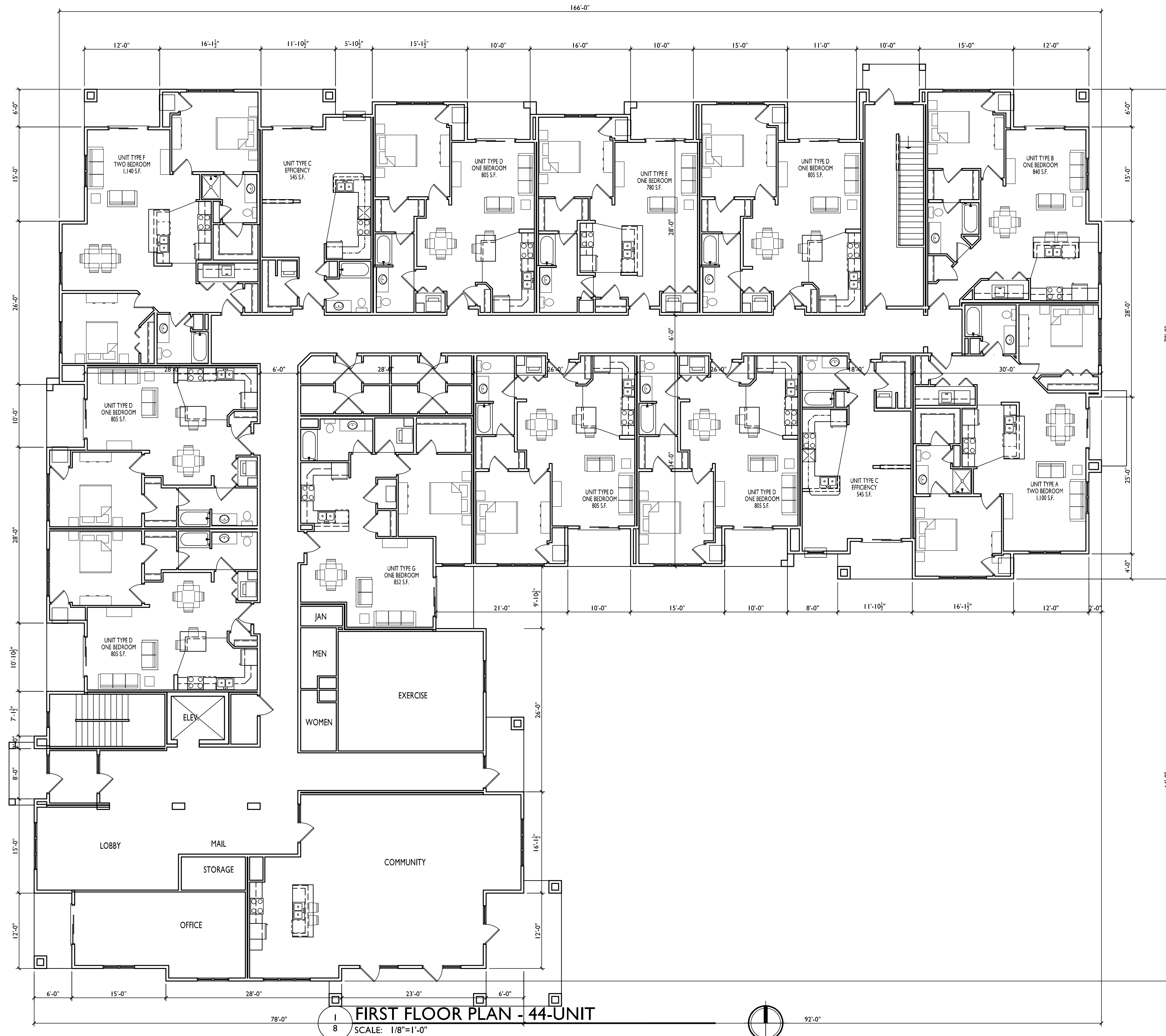
Madison, WI
SHEET TITLE
**FIRST FLOOR
PLAN
44-UNIT
BLDG #3**

SHEET NUMBER

8

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



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PROJECT TITLE
Sugar Maple

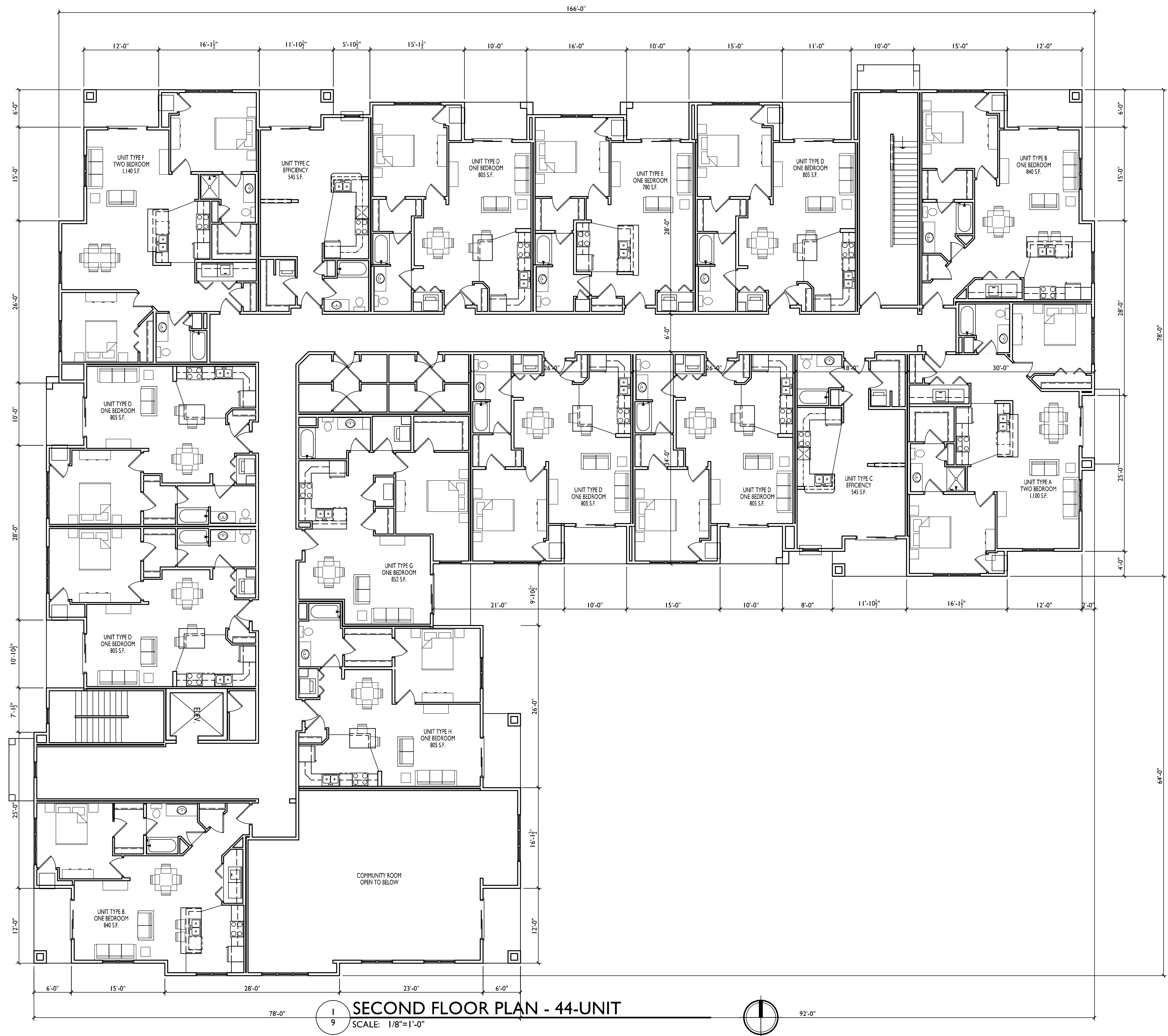
Madison, WI
SHEET TITLE
**SECOND
FLOOR PLAN
44-UNIT
BLDG #3**

SHEET NUMBER

9

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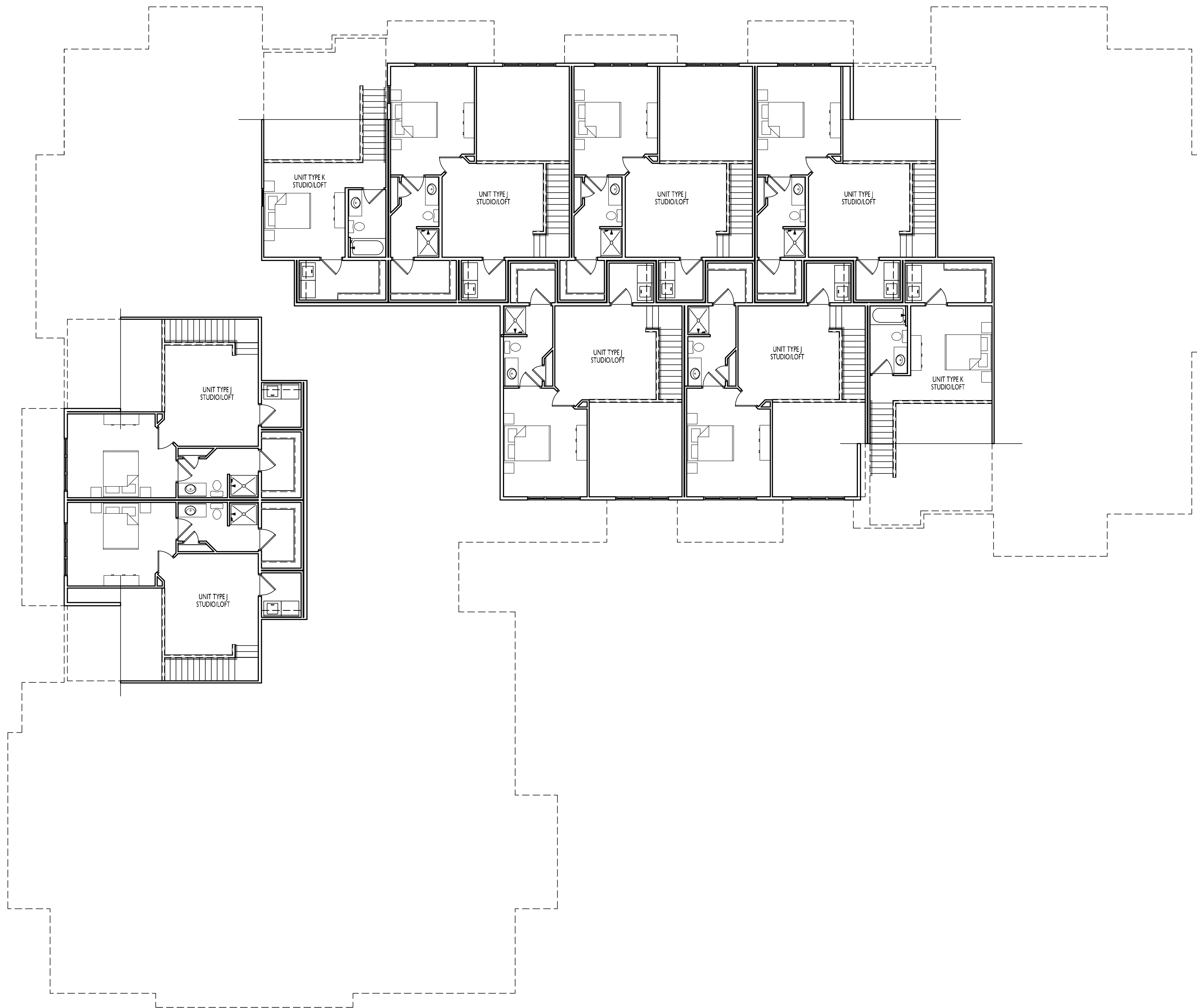




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PROJECT TITLE
Sugar Maple

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

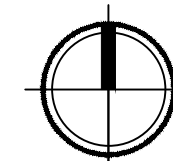
SHEET NUMBER

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





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



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

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PROJECT TITLE
Sugar Maple

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

SHEET NUMBER

12



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

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



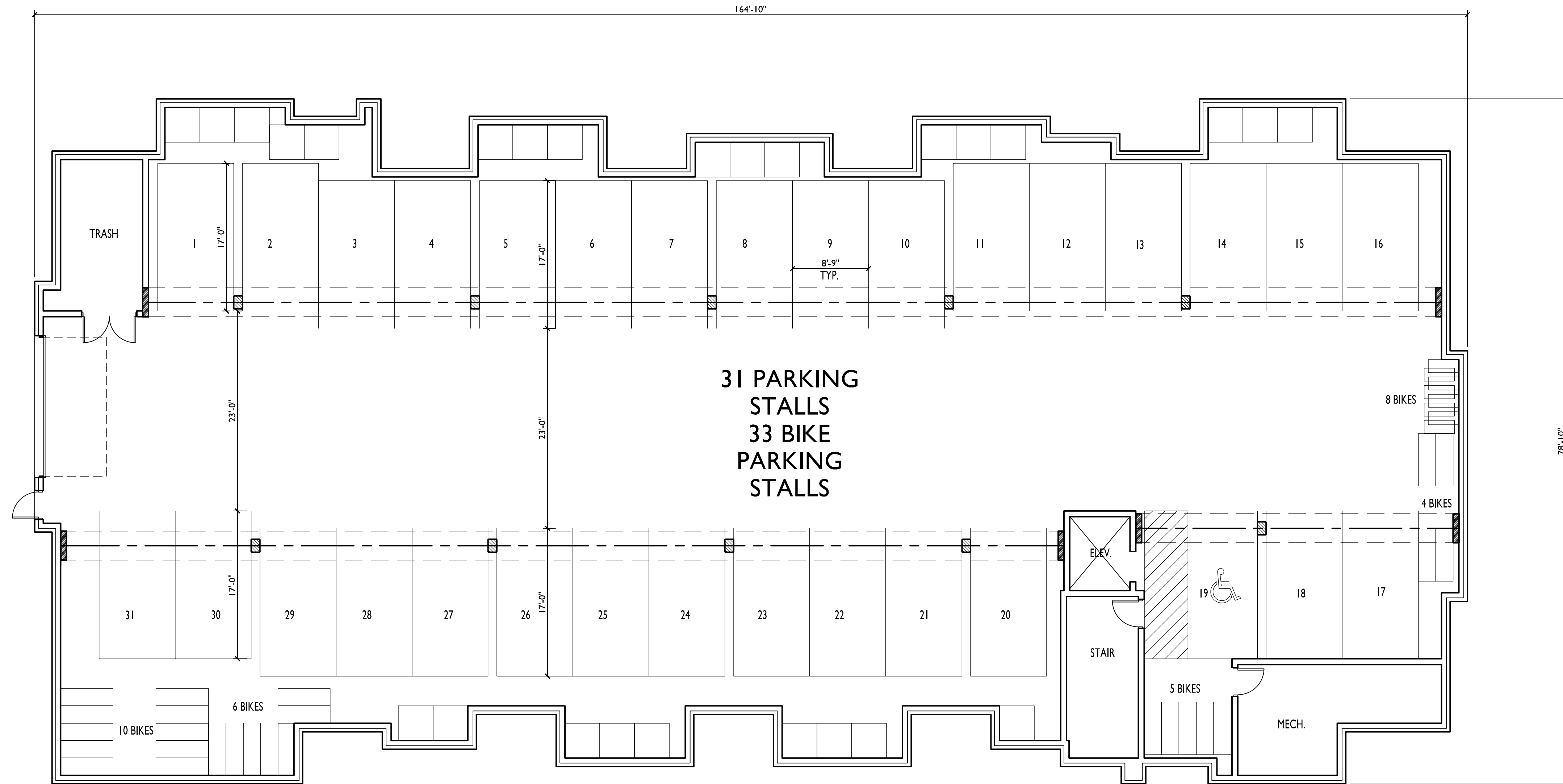
EAST ELEVATION - 44-UNIT
SCALE: 1/8"=1'-0"

PROJECT TITLE
Sugar Maple

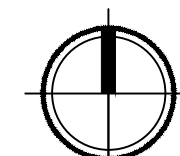
Madison, WI
SHEET TITLE
ELEVATIONS
44-UNIT
BLDG #3

SHEET NUMBER

13



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





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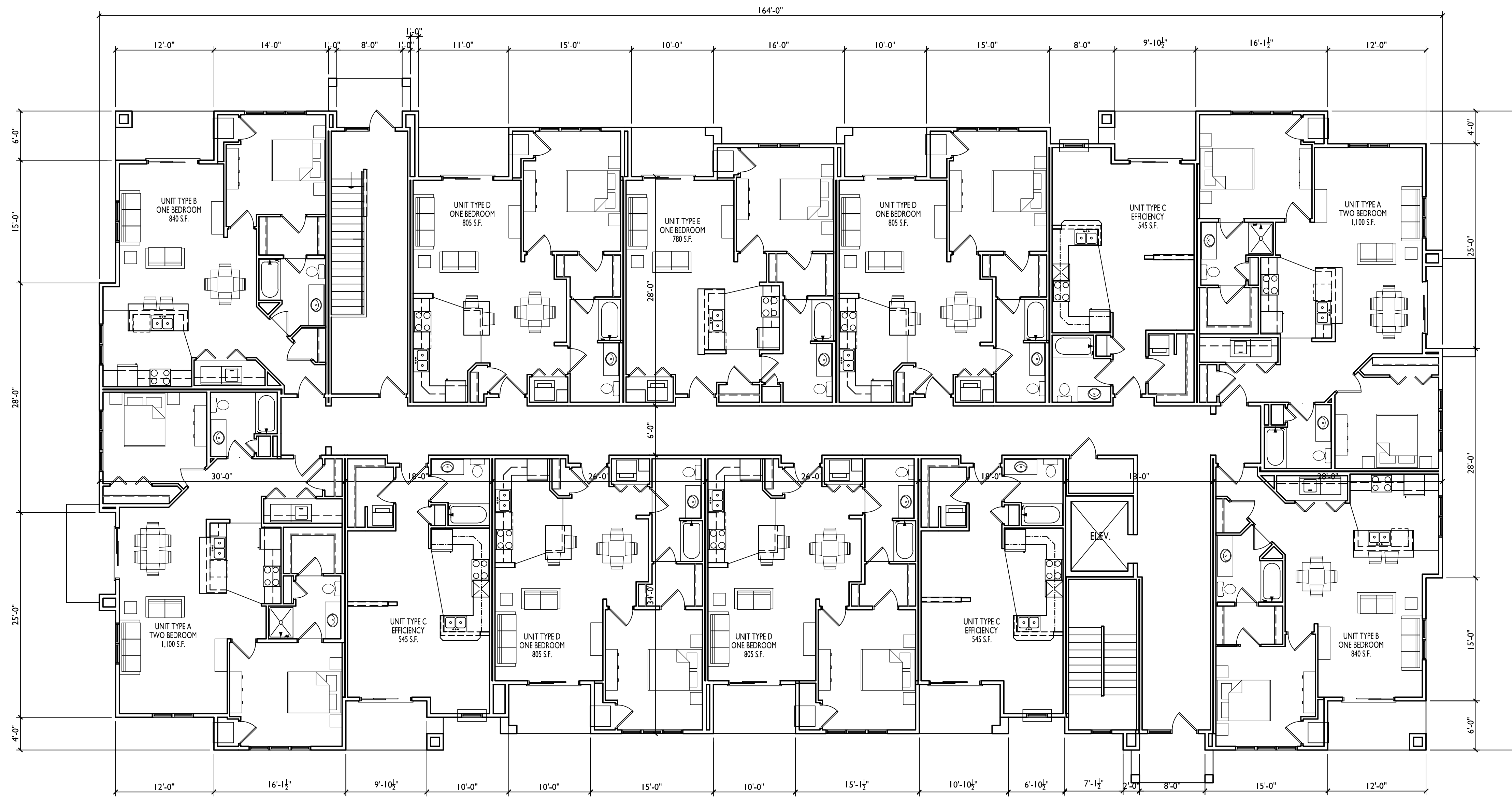
PROJECT TITLE
Sugar Maple

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

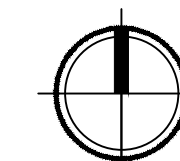
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15 FIRST FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"





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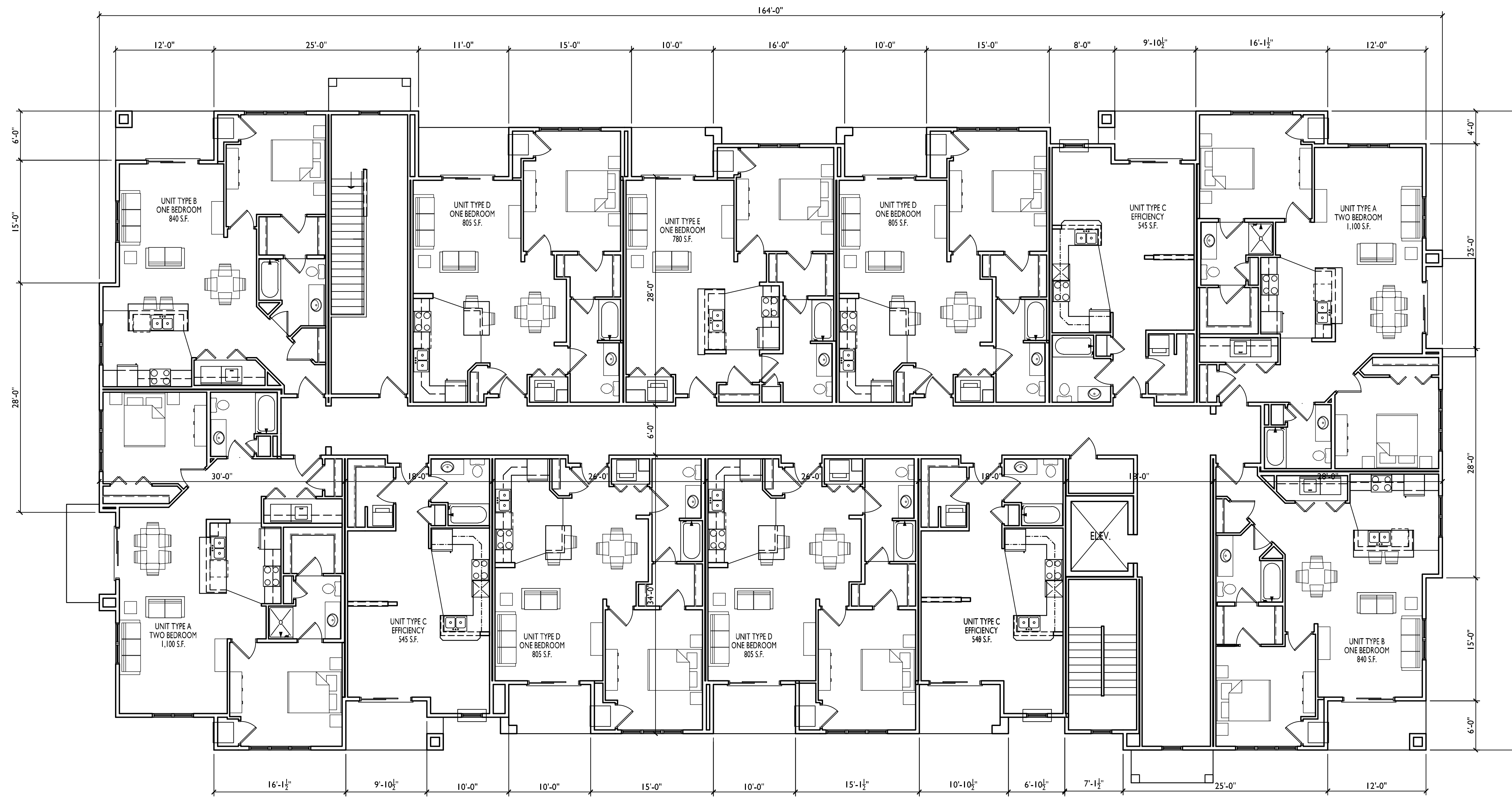
PROJECT TITLE
Sugar Maple

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

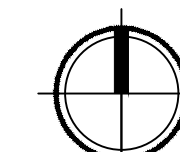
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16 SECOND FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"





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PROJECT TITLE
Sugar Maple

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

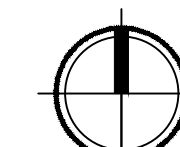
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1
17
THIRD FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"





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ARCHITECTS

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

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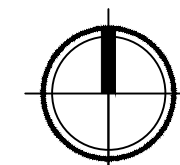


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PROJECT TITLE
Sugar Maple

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

18 LOFT FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"



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



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

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PROJECT TITLE
Sugar Maple

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

19

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



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

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PROJECT TITLE
Sugar Maple

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

20