

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>8-30-2006</u>	Action Requested ☐ Informational Presentation ☒ Initial Approval and/or Recommendation ☒ Final Approval and/or Recommendation
UDC MEETING DATE: <u>9-6-2006</u>	

PROJECT ADDRESS: 2 GREENSIDE CIRCLE
ALDERMANIC DISTRICT: 1

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>WEST END PROPERTIES, LLC.</u>	<u>ISTHMUS ARCHITECTURE, INC.</u>
<u>429 GAMMON PLACE</u>	<u>613 WILLIAMSON ST.</u>
<u>MADISON, WI 53719</u>	<u>MADISON, WI 53703</u>

CONTACT PERSON: TERRY TEMPLE, WEST END PROPERTIES
Address: 429 GAMMON PLACE
MADISON, WI 53719
Phone: 608-833-9099
Fax: 608-833-9079
E-mail address: _____

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)

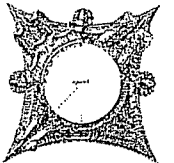
(See Section D for:)

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

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

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



This work was prepared by me or under my supervision and to the best of my knowledge and belief it conforms to the provisions of the Wisconsin Statutes, Chapter 19, and the rules and regulations of the Board of Civil Engineers and Surveyors of the State of Wisconsin.

The Contractor shall verify all dimensions of the site and existing conditions before proceeding with the work.

© Isthmus Architecture, Inc.

LOT 117
at
Hawks Landing
PRD Submittal

Project

Proj. No.: 0612.01

TITLE SHEET

Sheet Title

Scale:

Drawn By: NONE

Date: 07.26.06

Rev. Date: 08.16.06

Rev. Date: 08.30.06

Rev. Date:

Rev. Date:

Rev. Date:

Sheet No:

TO.1

LOT 117
at
HAWKS LANDING

PLANNED RESIDENTIAL DEVELOPMENT

2 GREENSIDE CIRCLE
CITY OF MADISON
WISCONSIN
FOR
WEST END PROPERTIES, LLC.
429 GAMMON PLACE
MADISON, WI 53719
CONTACT: TERRY TEMPLE

DESIGN TEAM

ARCHITECT

ISTHMUS
ARCHITECTURE INC.

613 WILLIAMSON STREET SUITE 203
MADISON, WISCONSIN 53703

PHONE: 608-294-0206

CONTACT: PETER ROTT, AIA, NCARB

LANDSCAPE

OLSON WILLS
LANDSCAPING, INC.

4387 SCHWARTZ ROAD
MIDDLETON, WISCONSIN 53562

PHONE: 608-827-8401

CONTACT: MARK ALLEN

CIVIL

CALKINS ENGINEERING, LLC.

5019 VOGES ROAD
MADISON, WISCONSIN 53718

PHONE: 608-838-0444

CONTACT: DAVID GLUSICK, P.E.

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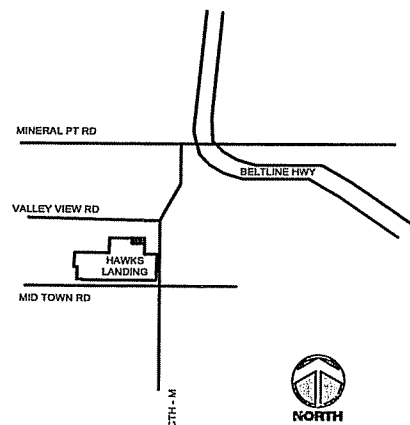
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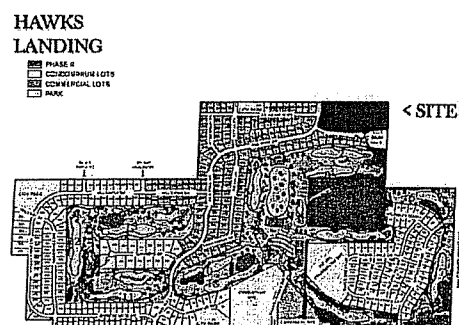
BUILDING TYPE E
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BUILDING	Designated/Covered PARKING REQUIRED	Designated/Covered PARKING PROVIDED
Building Type A: 18 Duplex Units		
(a) 2 bedroom #175= 18 stalls		
(a) 3 bedroom #2.0 = 18 stalls		
	34 stalls	36 stalls
Building Type B: 12 Townhouse Units		
(a) 2 bedroom #175= 11 stalls		
(a) 3 bedroom #2.0 = 12 stalls		
	23 stalls	24 stalls
Building Type C: 84 Garden/Flat Units		
(a) 2 bedroom #175= 56 stalls		
(a) 3 bedroom #2.0 = 78 stalls		
	134 stalls	134 stalls
Building Type D: 36 Rowhouse Units		
(a) 2 bedroom #175= 18 stalls		
(a) 3 bedroom #2.0 = 18 stalls		
	34 stalls	36 stalls
Building Type E: 10 Fourplex Units		
(a) 2 bedroom #175= 10 stalls		
(a) 3 bedroom #2.0 = 10 stalls		
	34 stalls	36 stalls
TOTAL PARKING PROVIDED	250 stalls	260 stalls
plus unassigned street parking		

LOCATION MAP



VICINITY MAP



Legal Description
Lot 117 of Hawks Landing Plat
Part of the SE1/4 of Section, and of the to be revised.
T8N, R10E, City of Madison Dane County, Wisconsin.

Dwelling Unit Mix:		
Building Type A:	22 Duplex Units	13%
Building Type B:	12 Townhouse Units	6%
Building Type C:	84 Garden Units	50%
Building Type D:	36 Rowhouse Units	22%
Building Type E:	12 Fourplex Units	7%
Total Units	158 Units	100%

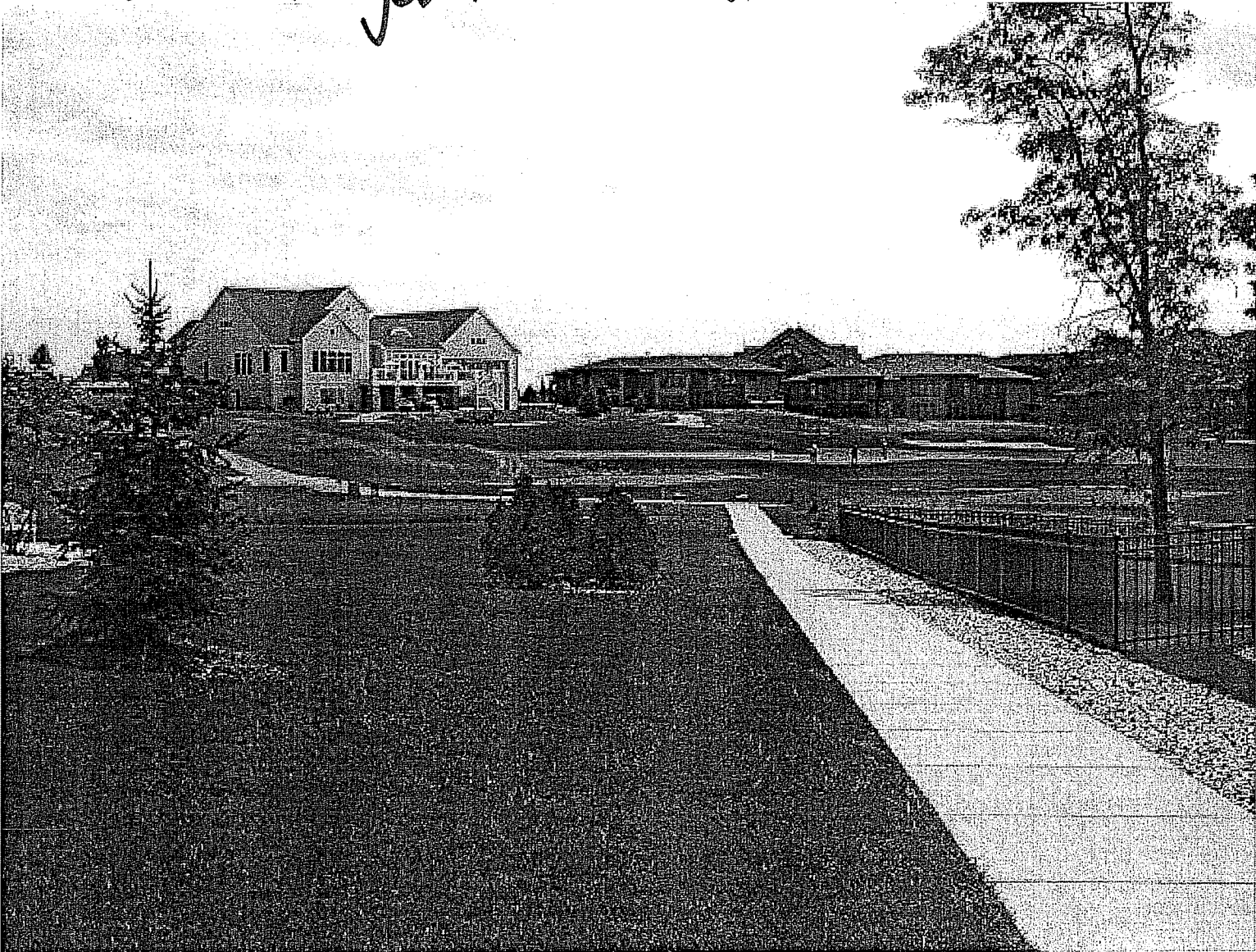
Site Area		
Impervious Area:	329,208 SQ. FT.	
Non-paved Area:	241,795 SQ. FT.	
Total Lot Area:	571,000 SQ. FT.	

Project Total Building Area:	814,801 SQ. FT.
Lot Area Provided	571,000 SQ. FT.
Floor Area Ratio:	0.901

SITE & BUILDING INFORMATION

Building Area		Building Type E:	
Building Type A:		Basement:	
Basement:		4298 SQ. FT.	
First Floor:		4781 SQ. FT.	
Second Floor:		1747 SQ. FT.	
Total Building Area:		11289 SQ. FT.	
Building Type B:		Basement:	
Basement:		8600 SQ. FT.	
First Floor:		9084 SQ. FT.	
Second Floor:		4300 SQ. FT.	
Total Building Area:		21984 SQ. FT.	
Building Type C:		Basement:	
Basement:		9780 SQ. FT.	
First Floor:		9780 SQ. FT.	
Second Floor:		9780 SQ. FT.	
Total Building Area:		29340 SQ. FT.	
Building Type D:		Basement:	
Basement:		7360 SQ. FT.	
First Floor:		7360 SQ. FT.	
Second Floor:		7360 SQ. FT.	
Total Building Area:		22080 SQ. FT.	
Building Type E:		Basement:	
Basement:		4298 SQ. FT.	
First Floor:		4781 SQ. FT.	
Second Floor:		1747 SQ. FT.	
Total Building Area:		11289 SQ. FT.	
Building Footprint:		Type A x 11 Bldgs:	
Type A x 11 Bldgs:		62,871 SQ. FT.	
Type B x 8 Bldgs:		25,412 SQ. FT.	
Type C x 4 Bldgs:		39,040 SQ. FT.	
Type D x 6 Bldgs:		44,850 SQ. FT.	
Type E x 3 Bldgs:		12,655 SQ. FT.	
Parking Building:		4,030 SQ. FT.	
Total Building Footprint:		151,901 SQ. FT.	
Paved Areas:		154,945 SQ. FT.	
Green Areas:		234,153 SQ. FT.	
Total Lot Area:		571,000 SQ. FT.	
First Floor Elevation:		see DWG L1.0 (finished floor)	
Building Height:		Roof Ridge Varies	
Construction Classification:		TYPE V A Three Stories	
Fire Protection System:		as required	
Jurisdiction Codes:		WI Commercial Building Code	
Zoning:		WI Uniform Dwelling Code	
		R4 conditional use	

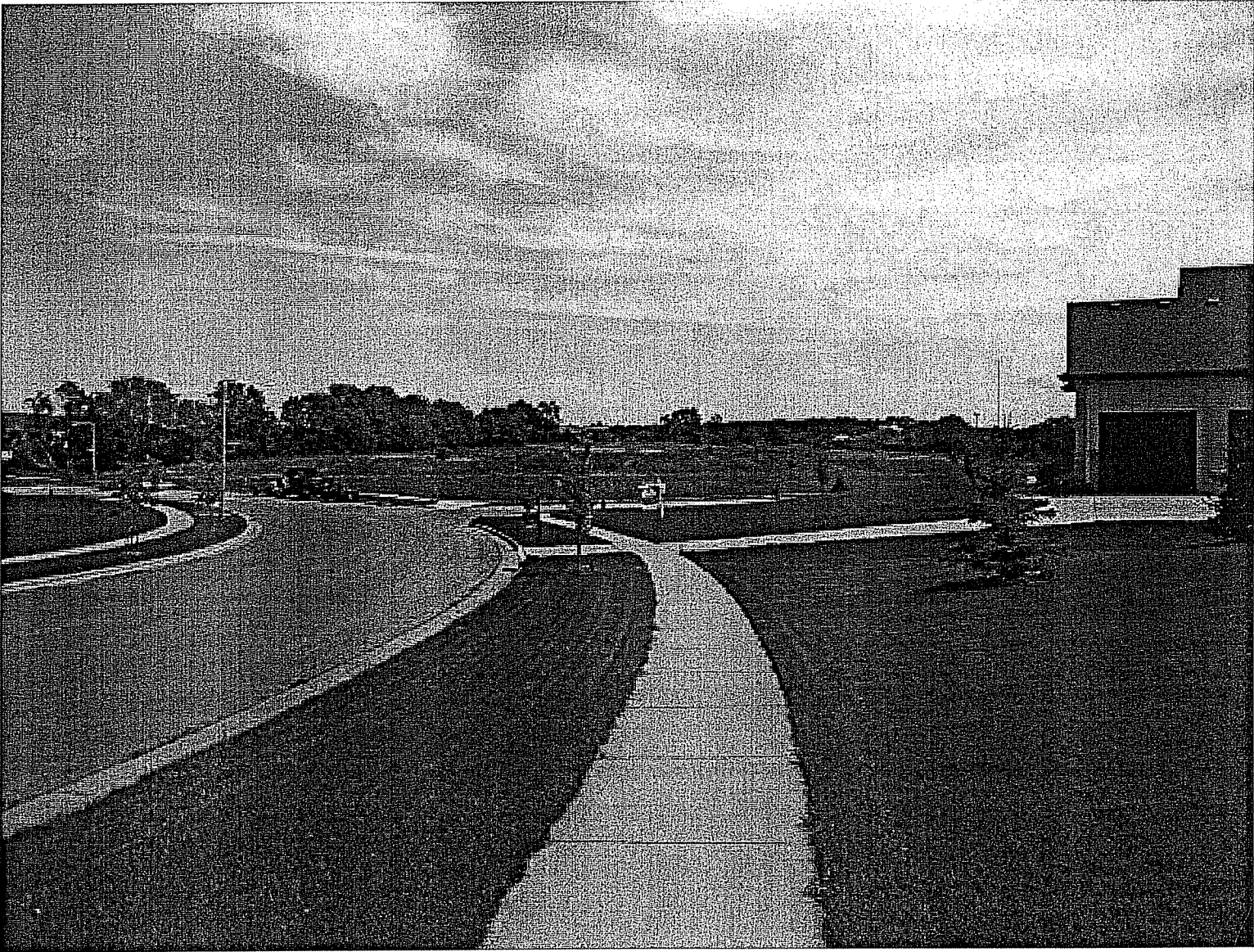
Context Images for 2 Greenside Circle



View of Hawks Landing Clubhouse.



Typical Homes with Golf Course Frontage



View of 2 Greenside (Project Site)



View of home on adjacent site .

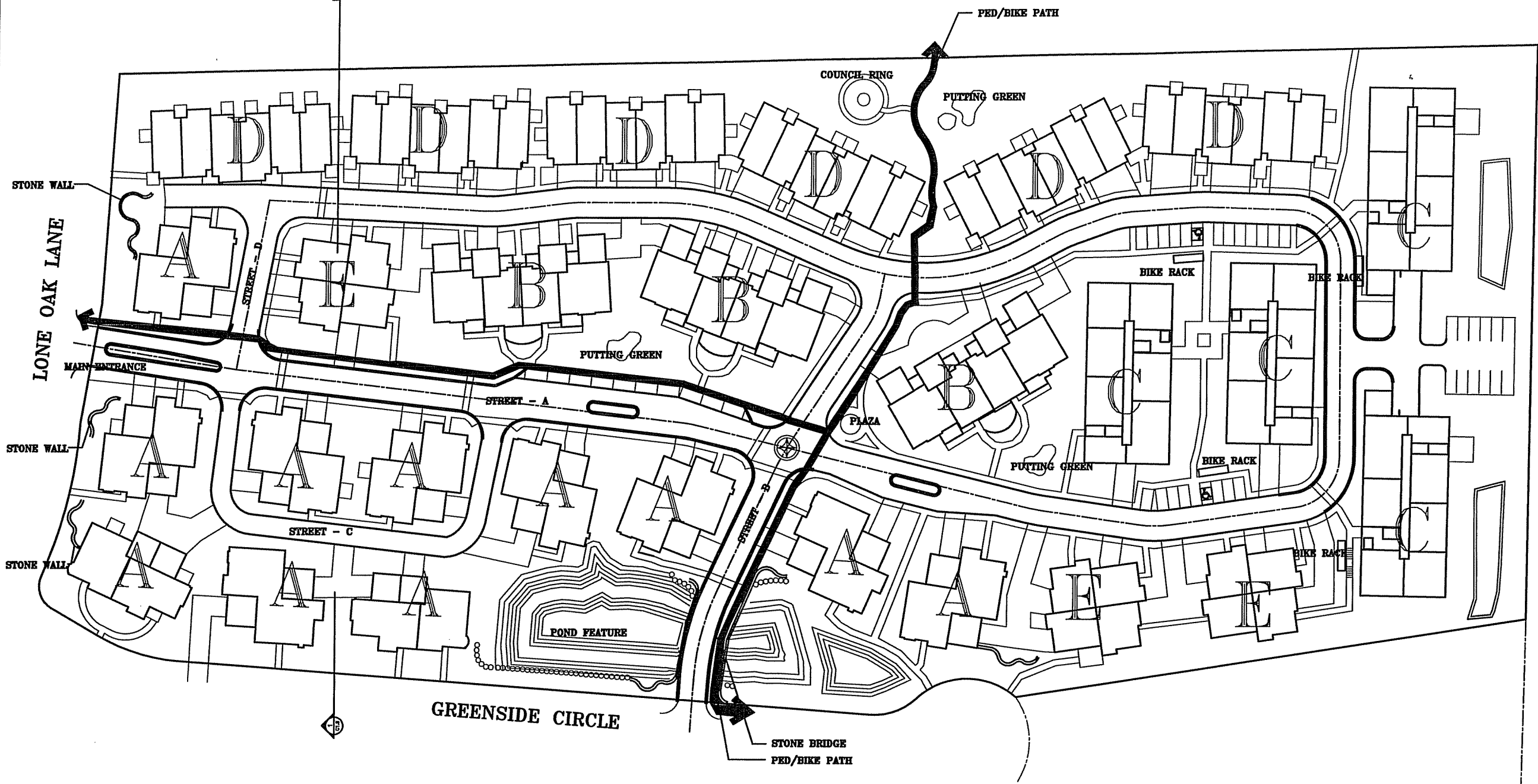


View of homes west of site.



View of adjacent homes

LINDEN PARK DEVELOPMENT

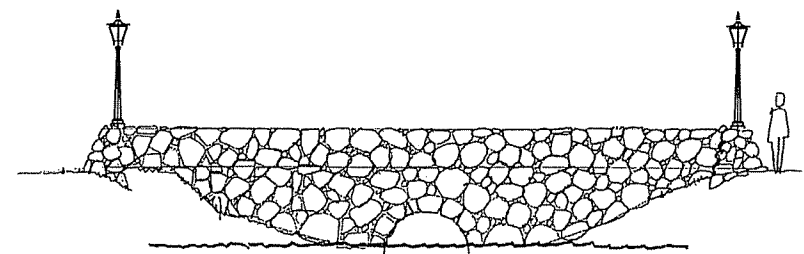


HAWKS LANDING DEVELOPMENT

PROPOSED UNIT MIX

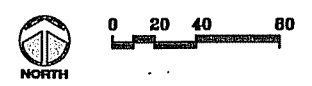
Type A - DUPLEX:	18 units	- 11%
Type B - TOWNHOUSE:	12 units	- 8%
Type C* - GARDEN:	84 units	- 50%
Type D - ROWHOUSE:	36 units	- 22%
Type E - FOURPLEX:	16 units	- 9%
TOTAL	166 units	- 100%

*(21 UNITS ON 3 FLOORS)



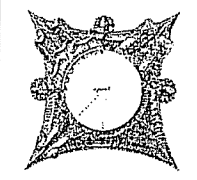
BRIDGE ELEVATION

Wooded Public
Park



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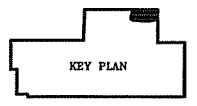
613 Williamson Street
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Phone: 608.294.0206
Fax: 608.294.0207



This work was prepared by me or under my supervision and certification of this work is based on the information provided to me by the client and is not to be used for any other project without the written consent of Isthmus Architecture, Inc. The Contractor shall verify all dimensions of the lot and existing conditions of the site and adjacent property before proceeding with the work.

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LOT 117
at
Hawks Landing
PRD Submittal



Project
Proj. No.: 0612.01

ARCHITECTURAL
SITE PLAN

Sheet Title

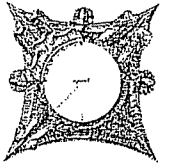
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Rev. Date: 08.16.06
Rev. Date: 08/28/06
Rev. Date:
Rev. Date:

Sheet No:

C1.0

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Phone: 608.294.0206
Fax: 608.294.0207



This work was prepared for me or under my supervision and modification of the project will be made as necessary. I am a duly Licensed Professional Engineer in the State of Wisconsin. The Engineer shall verify all dimensions of the site and building with the building before proceeding with the work.

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**LOT 117
at
Hawks Landing
PRD Submittal**

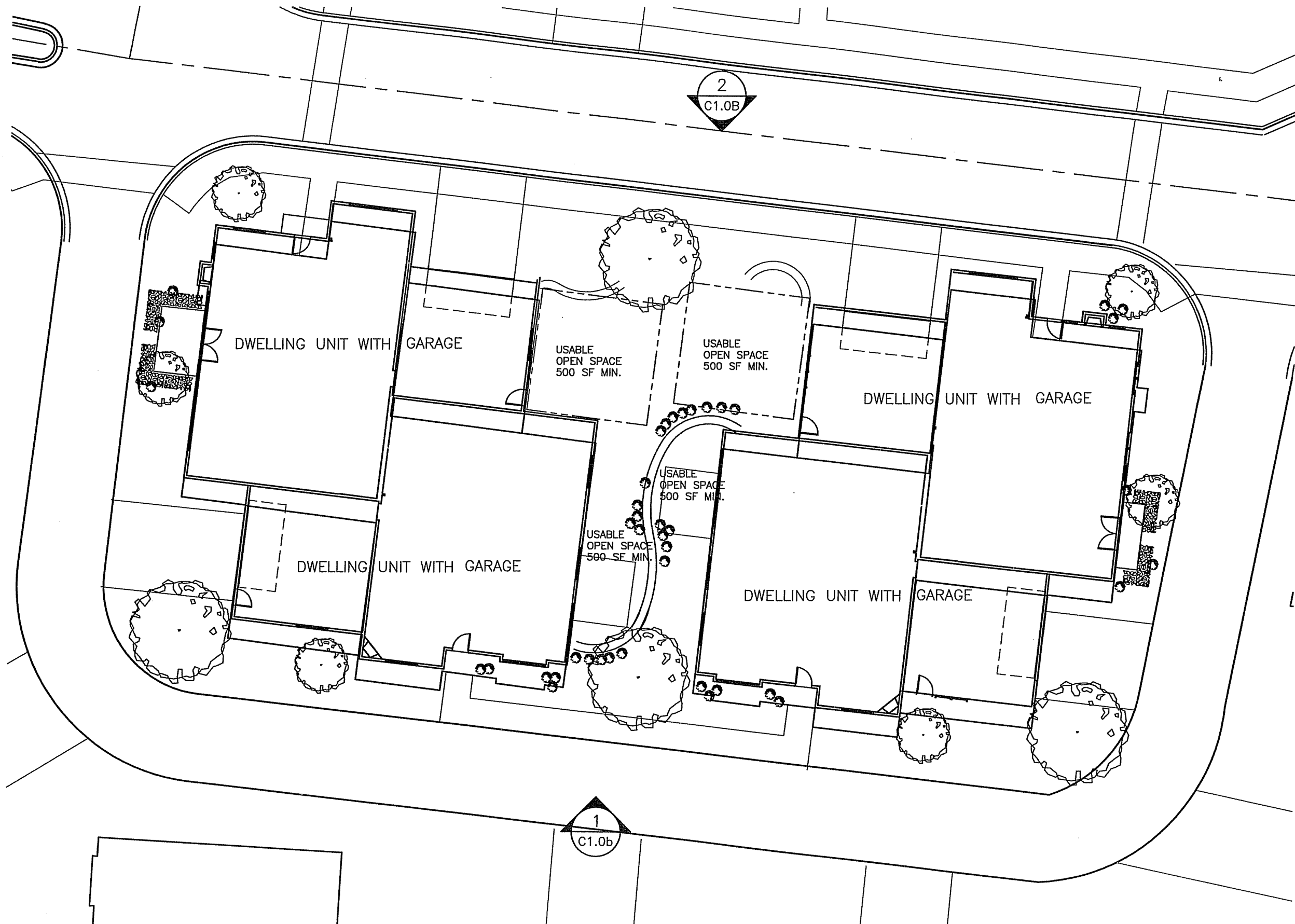
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Rev. Date: 08.30.08
Rev. Date:
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Sheet No:

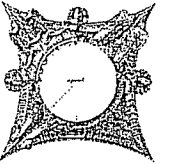
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TYPICAL DUPLEX SITE LAYOUT

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This work was prepared by me or under my supervision, and certification of this document is made on my behalf, in accordance with the provisions of the Wisconsin Statutes, Chapter 19.01, and the Wisconsin Administrative Code, Chapter TCS 10.01, and the Wisconsin Administrative Code, Chapter TCS 10.01, and the Wisconsin Administrative Code, Chapter TCS 10.01.

Isthmus Architecture, Inc.

**LOT 117
at
Hawks Landing**

PRD Submittal

Project
Proj. No.: 0512.01

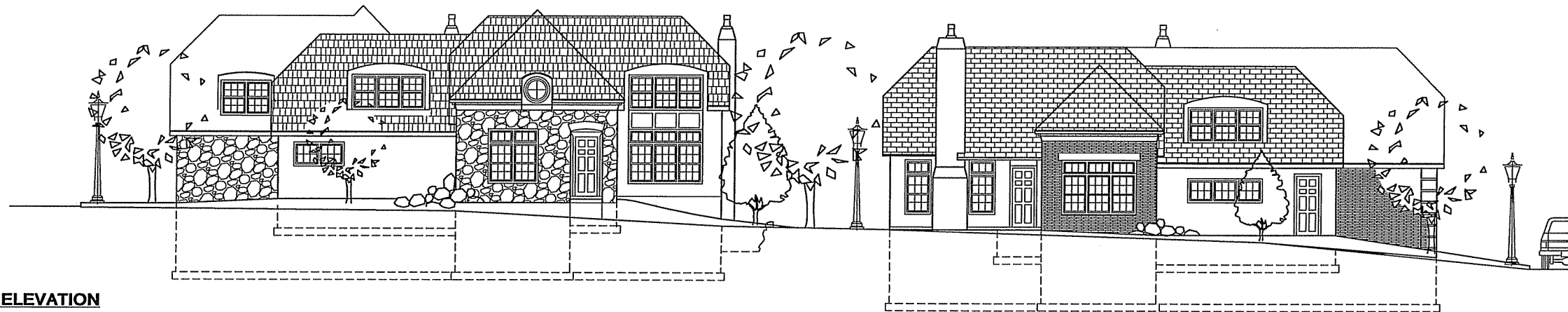
DETAIL DUPLEX
BUILDING ELEVATIONS

Sheet Title

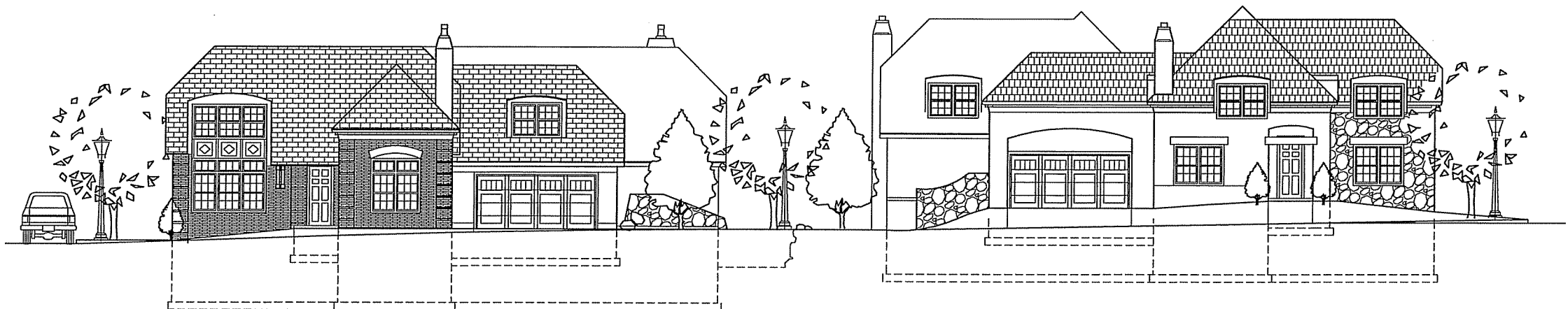
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Rev. Date: 08.30.06
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Rev. Date:

Sheet No:

C1.0b



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

TYPICAL DUPLEX ELEVATIONS

TOPOGRAPHIC SURVEY

LOT 117, HAWK'S LANDING GOLF CLUB, AS RECORDED IN VOLUME 57-150B OF PLATS, ON PAGES 605-614, AS DOCUMENT NUMBER 3219695, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES PER SHEET 2 OF THE RECORDED PLAT:

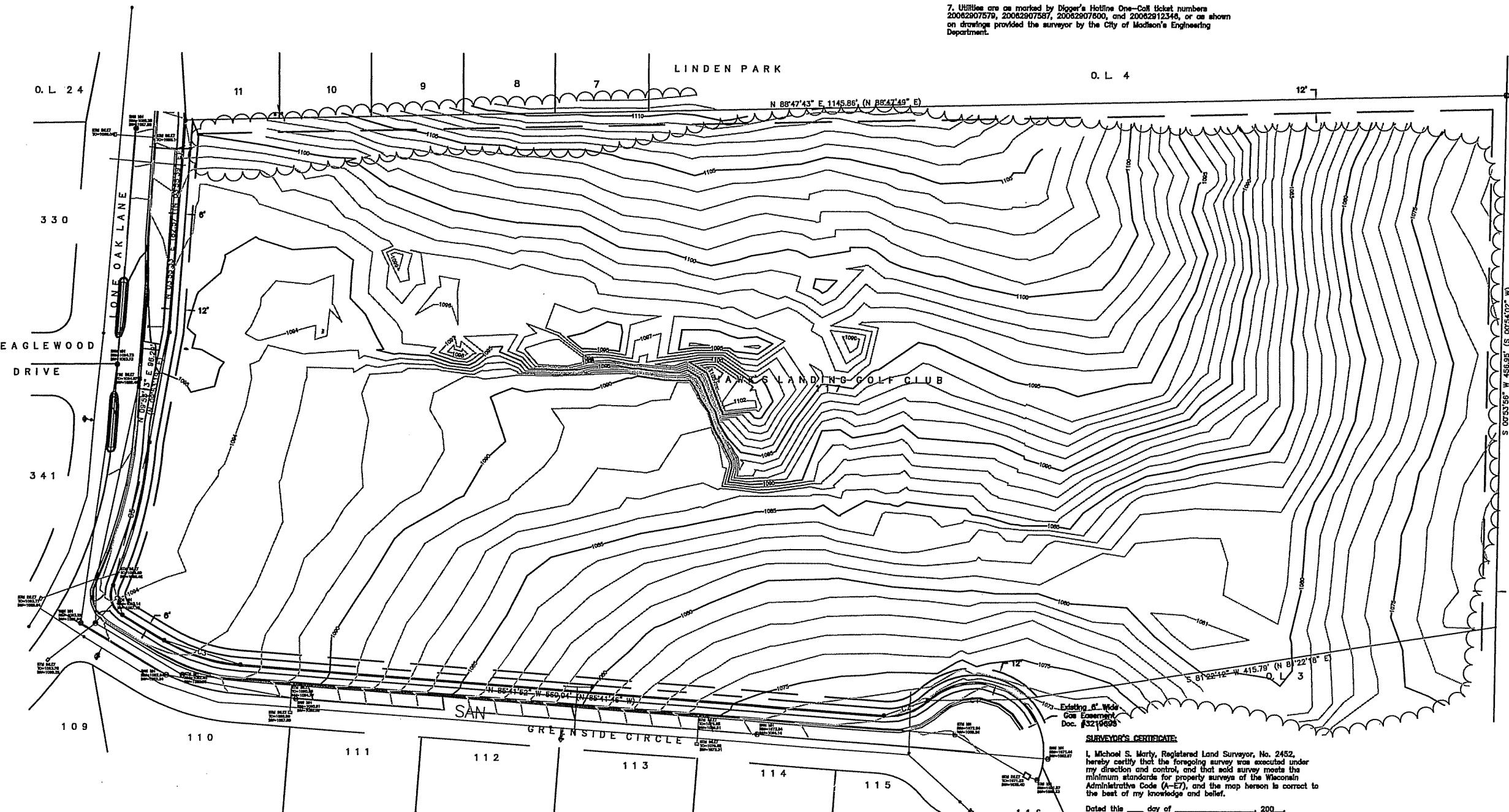
1. All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot, except that the easement shall be 12 feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets.
2. The intra block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.
3. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.
4. The owner intends to record a joint maintenance agreement with the City of Madison for storm water drainageways and detention ponds.

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	83°42'57"	60.00	87.67	S 89°08'47" W (S 89°08'51.5" W)	60.07
C2	47°00'51"	50.00	41.03	S 70°47'43" W (S 70°47'48.5" W)	39.89
C3	26°14'22"	152.00	69.61	N 72°34'41" W (N 72°34'35" W)	69.00
C4	83°18'19"	20.00	29.06	N 17°48'20" W (N 17°48'14.5" W)	26.58
C5	19°55'15"	388.00	127.25	N 13°53'12" E (N 13°53'17.5" E)	126.61

NOTES:

1. Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
2. Surveyor has not been provided with a copy of the title work, and has made no investigation or independent search for easements of record, (other than easements shown on the recorded plat), encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Dates of field work: July 13-14, 2008.
4. Description furnished: Lot 117, HAWKS LANDING GOLF CLUB, as recorded in Volume 57-150B of Plats, on Pages 605-614, as Document Number 3219695, Dane County Registry.
5. Parcel Number/Address Surveyed: 251/0708-342-0112-4; 2 Greenside Circle.
6. Parcel Area: 482,884 square feet or 11.0655 acres.
7. Utilities are as marked by Digger's Hotline One-Call ticket numbers 20062807579, 20062807587, 20062807600, and 20062912348, or as shown on drawings provided the surveyor by the City of Madison's Engineering Department.

LEGEND	
• 3/4" SOLID IRON ROD FOUND	SM SANITARY MANHOLE
• 1-1/4" SOLID IRON ROD FOUND	ST STORM MANHOLE
• 1" OUTSIDE DIAMETER IRON PIPE FOUND	MH MANHOLE
() INDICATES RECORDED AS	W WATER VALVE
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.	G GAS VALVE
— BURIED GAS LINE	SI STORM INLET
— WATER MAIN	U UTILITY POLE
— SANITARY SEWER	L LIGHT POLE
— STORM SEWER	H HYDRANT
— BURIED TELEPHONE LINE	
— BURIED ELECTRIC LINE	
— BURIED CABLE TELEVISION LINE	



SURVEYOR'S CERTIFICATE:

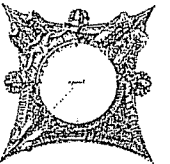
I, Michael S. Morly, Registered Land Surveyor, No. 2452, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this ____ day of _____, 200__.

Signed: Michael S. Morly, R.L.S. No. 2452

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



This work was prepared by me or under my supervision and verification of the work was done by me or under my supervision. I am a duly licensed Professional Engineer and Surveyor of the State of Wisconsin.

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ARCHITECTURE, INC.

LOT 117
at
Hawks Landing
PRD Submittal

KEY PLAN

Project
Proj. No.: 0612.01

SITE
SURVEY

Sheet Title

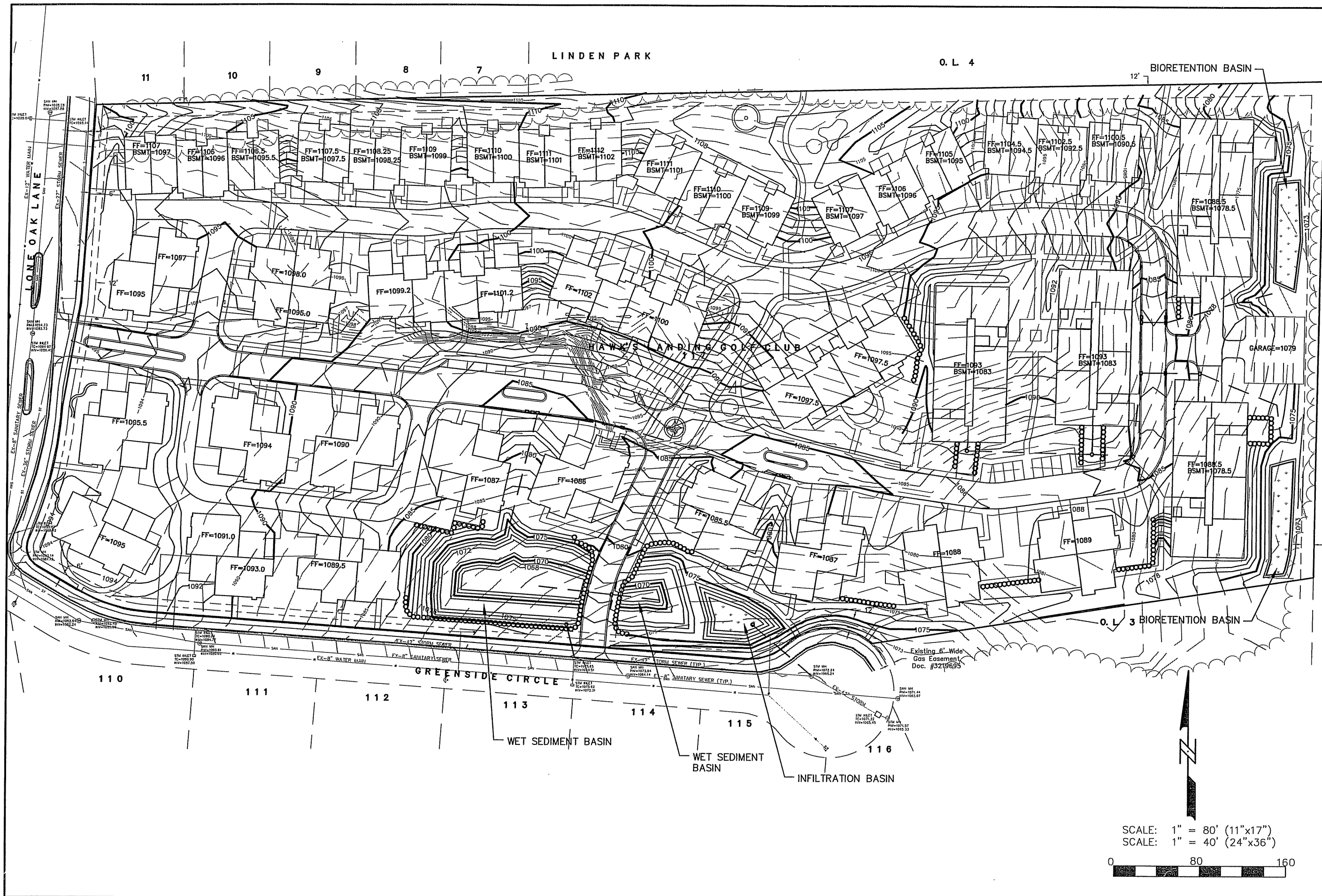
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Rev. Date: 08.30.06
Rev. Date:
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Sheet No:

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IST02
SHEET 1 OF 1

Date: July 17, 2008
Plot: Plot
P:\IST02\Topo\topo IST02.dwg



LOT 117 AT HAWKS LANDING
GRADING PLAN

DATE: 08-30-06

REVISIONS:

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

5010 Valley View Dr.
Madison, WI 53718
(608) 838-0444

SHEET
C 1.2

FILE: 15102 DESIGNS\BASE.DWG

L70/L71/L72/L73

TYPE 'H1'

Luminaire

The L70™ luminaire consists of a one-piece cast-aluminum tapered octagonal housing with gasketed lenses, and a decorative cast-aluminum base. A cast-aluminum hood with finial is mechanically assembled onto the housing by two built-in hinges and a captive screw.

The assembled luminaire is mechanically assembled to an SF70 decorative cast-aluminum pole-top adaptor.

Though mechanically similar to the L70 model, L71™, L72™ and L73™ luminaires feature a different decorative spun-aluminum (L71 and L72) or cast-aluminum hood (L73) and finial, and are mechanically assembled on different pole-top adaptors.

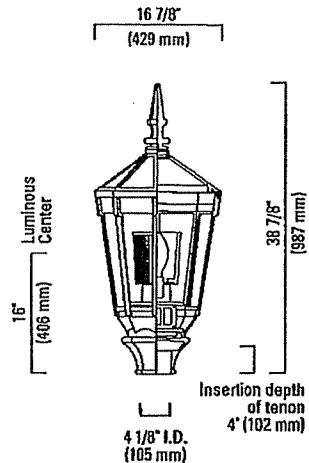
The L70 (except with SE and RACE optical systems) and L72 are available with an optional luminous glow top (GT).

L70, L71, L72 and L73 luminaires are UL and CSA approved.

These lanterns are available with the following lens finishes:

PCC:	Clear Polycarbonate
PCO:	Opal Polycarbonate
PCBR:	Bronze Polycarbonate
PCFC:	Frosted Clear Polycarbonate
GLC:	Clear Tempered Glass
GLBR:	Bronze Tempered Glass

GLCBG:	Clear Beveled Tempered Glass
GLBRBG:	Bronze Beveled Tempered Glass
GLCFC:	Frosted Clear Tempered Glass



EPA: 2.71 sq.ft.
Weight: 48 lbs (21.8 kg)

L70-PCC-RR-SF70

Lamp Guide

Wattage	L70/L71/L72/L73	L70/L72	
Optic:	RR/LMP	SE/ RACE	GT** Option
70 MH, medium	—	—	—
100 MH, medium	—	—	—
150 MH, medium	—	—	—
175 MH, mogul	—	—	—
250 MH*, mogul	—	—	N/A
35 HPS, medium	—	—	—
50 HPS, mogul	—	—	—
70 HPS, mogul	—	—	—
100 HPS, mogul	—	—	—
150 HPS, mogul	—	—	—
250 HPS*, mogul	●	●	N/A

- Remote ballast in mounting or pole base.
- * Tempered-glass lenses are required with these wattages.
- ** L70 not available with SE and RACE optical systems and GT option.

L70™, L71™, L72™ and L73™ series luminaires accommodate H.I.D. or incandescent lamps as shown in the above table.

The UL or CSA-recognized CWA-type ballast features a -30°F (-34°C) lamp-starting capacity, a power factor of 90% or better and a regulation of lamp power within ±10% of rated input voltage. HPS ballasts operate within ANSI trapezoidal limits.

The luminaire's hood pivots along one of the edges of the housing to permit easy access to the lamp and/or ballast.

The ballast is integrated in the housing of the luminaire, on a unitized ballast tray, or is remote in the mounting of the pole base.

Optical Systems



RR optics

Round borosilicate refractor

RR5:	Symmetrical (V)
RR3:	Asymmetrical (III)
RR3MD:	Asymmetrical (III) with deflector



SE optics

Hydroformed cut-off reflector system set in faceted arc-image duplicating patterns

SE5:	Symmetrical (V)
SE3:	Asymmetrical (III)



RACE optics

Round acrylic (100W max.) or borosilicate (150 to 250 W) refractor with segmented upright recovery dome

RACE5:	Symmetrical (V)
RACE3:	Asymmetrical (III)
RACE3D:	Asymmetrical (III) with deflector

Other optical systems available

LN:	Nickel-plated louvers
LB:	Bronze-plated louvers
LMP:	Lamp without optical system (lamps not included)

For further information, refer to the Photometric Guide.

Adaptors



SF1



SF2



SF3



SF0



SFS



SF70



SF71



SF72



SF73



SF7TN*

Pole-top and mounting adaptors are made of cast-aluminum and slip-fit on a 4" (102 mm) high by 4" (102 mm) round tenon.

* This pole-top adaptor fits on a 1" (25 mm) high by 7" (178 mm) round tenon.

Mountings



CR

Arms are made of a 2" x 4" (51 x 102 mm) aluminum extrusion. The CR luminaire support is a 4" (102 mm) round aluminum extrusion.



CRA

The CRA mounting consists of a decorative cast-aluminum scroll welded to a rectangular 1" x 2" (25 x 51 mm) aluminum extrusion.



CRC

The CRC is made of a cast-aluminum arm welded to a rectangular 1" x 2" (25 x 51 mm) aluminum extrusion.



CRD

The CRD downward mounting is made of a one-piece cast-aluminum arm.



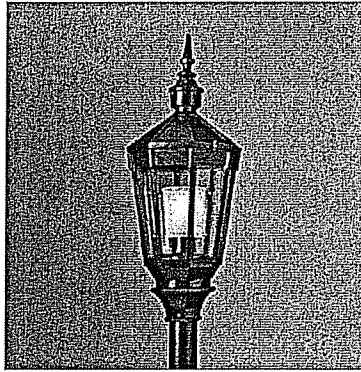
CRE

The CRE is a highly-decorative mounting made of a one-piece cast-aluminum arm.

Ordering Sample

Lamp	Luminaire	Optical System	Voltage	Mounting & Configuration	Pole	Finish	Options
100 HPS	L70-PCC	RR	120V	SF70-CRA-2	R80A-16	RD2TX	SH

Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification.



H1

Photometric Report (Type C)

Filename: LU200139.ies
[TEST] LU96052101
[MANUFAC] LUMEC
[LUMCAT] 100HPS-L70-GLC-SE3HS
[LUMINAIRE] L70 LUMINAIRE, CLEAR TEMPERED GLASS, SE3 OPTIC WITH HOUSE SHEILD
[LAMP] #SC100_001

Maximum Candela = 392.698 at 0 H 67.5 V .

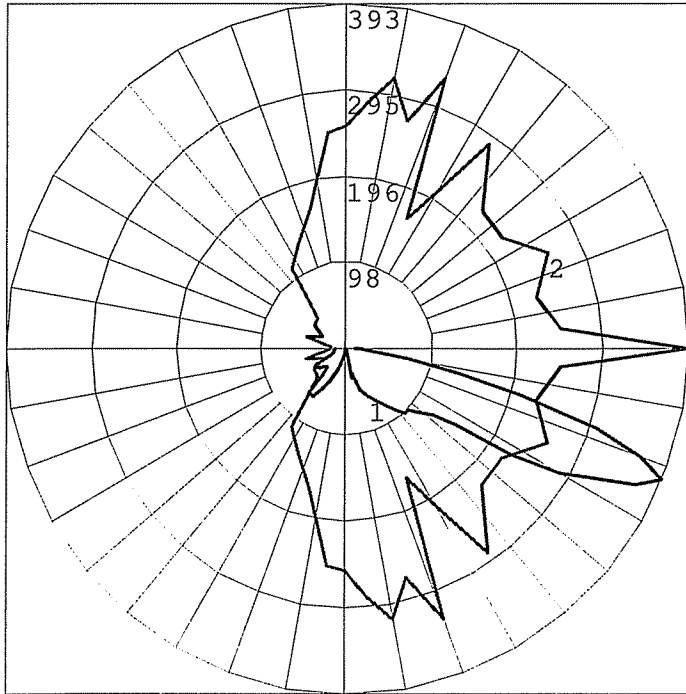
Classification:

Road Classification: Type IV, Very Short, Semi-Cutoff
Indoor Classification: Direct

Polar Candela Curves:

Vertical Plane Through:
1) 0 - 180 Horizontal

Horizontal Cone Through:
2) 67.5 Vertical



L70/L71/L72/L73

Luminaire

The L70™ luminaire consists of a one-piece cast-aluminum tapered octagonal housing with gasketed lenses, and a decorative cast-aluminum base. A cast-aluminum hood with finial is mechanically assembled onto the housing by two built-in hinges and a captive screw.

The assembled luminaire is mechanically assembled to an SF70 decorative cast-aluminum pole-top adaptor.

Though mechanically similar to the L70 model, L71™, L72™ and L73™ luminaires feature a different decorative spun-aluminum (L71 and L72) or cast-aluminum hood (L73) and finial, and are mechanically assembled on different pole-top adaptors.

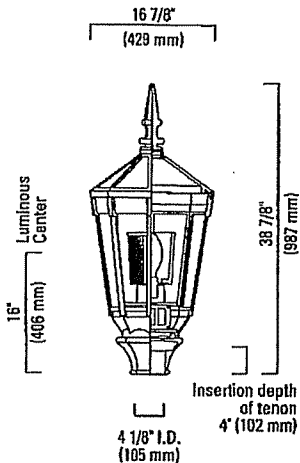
The L70 (except with SE and RACE optical systems) and L72 are available with an optional luminous glow top (GT).

L70, L71, L72 and L73 luminaires are UL and CSA approved.

These lanterns are available with the following lens finishes:

PCC:	Clear Polycarbonate
PCO:	Opal Polycarbonate
PCBR:	Bronze Polycarbonate
PCFC:	Frosted Clear Polycarbonate
GLC:	Clear Tempered Glass
GLBR:	Bronze Tempered Glass

GLCBG:	Clear Beveled Tempered Glass
GLBRBG:	Bronze Beveled Tempered Glass
GLCFC:	Frosted Clear Tempered Glass



EPA: 2.71 sq.ft.
Weight: 48 lbs (21.8 kg)

L70-PCC-RR-SF70

Lamp Guide

Wattage	L70/L71/L72/L73	L70/L72	
Optic:	RR/LMP	SE/ RACE	GT** Option
70 MH, medium	—	—	—
100 MH, medium	—	—	—
150 MH, medium	—	—	—
175 MH, mogul	—	—	—
250 MH*, mogul	—	—	N/A
35 HPS, medium	—	—	—
50 HPS, mogul	—	—	—
70 HPS, mogul	—	—	—
100 HPS, mogul	—	—	—
150 HPS, mogul	—	—	—
250 HPS*, mogul	●	●	N/A

- Remote ballast in mounting or pole base.
- * Tempered-glass lenses are required with these wattages.
- ** L70 not available with SE and RACE optical systems and GT option.

L70™, L71™, L72™ and L73™ series luminaires accommodate H.I.D. or incandescent lamps as shown in the above table.

The UL or CSA-recognized CWA- type ballast features a -30°F (-34°C) lamp-starting capacity, a power factor of 90% or better and a regulation of lamp power within ±10% of rated input voltage. HPS ballasts operate within ANSI trapezoidal limits.

The luminaire's hood pivots along one of the edges of the housing to permit easy access to the lamp and/or ballast.

The ballast is integrated in the housing of the luminaire, on a unitized ballast tray, or is remote in the mounting of the pole base.

Optical Systems



RR optics

Round borosilicate refractor



RR5: Symmetrical (V)



RR3: Asymmetrical (III)



RR3MD: Asymmetrical (III) with deflector



SE optics

Hydroformed cut-off reflector system set in faceted arc-image duplicating patterns



SE5: Symmetrical (V)



SE3: Asymmetrical (III)



RACE optics

Round acrylic (100W max.) or borosilicate (150 to 250 W) refractor with segmented uplight recovery dome



RACE5: Symmetrical (V)



RACE3: Asymmetrical (III)



RACE3D: Asymmetrical (III) with deflector

Other optical systems available



LN: Nickel-plated louvers



LB: Bronze-plated louvers



LMP: Lamp without optical system

(lamps not included)

For further information, refer to the Photometric Guide.

Adaptors



SF1



SF2



SF3



SF0



SFS



SF70



SF71



SF72



SF73



SF7TN*

Pole-top and mounting adaptors are made of cast-aluminum and slip-fit on a 4" (102 mm) high by 4" (102 mm) round tenon.

* This pole-top adaptor fits on a 1" (25 mm) high by 7" (178 mm) round tenon.

Mountings



CR



CRA



CRC



CRD



CRE

Arms are made of a 2" x 4" (51 x 102 mm) aluminum extrusion. The CR luminaire support is a 4" (102 mm) round aluminum extrusion.

The CRA mounting consists of a decorative cast-aluminum scroll welded to a rectangular 1" x 2" (25 x 51 mm) aluminum extrusion.

The CRC is made of a cast-aluminum arm welded to a rectangular 1" x 2" (25 x 51 mm) aluminum extrusion.

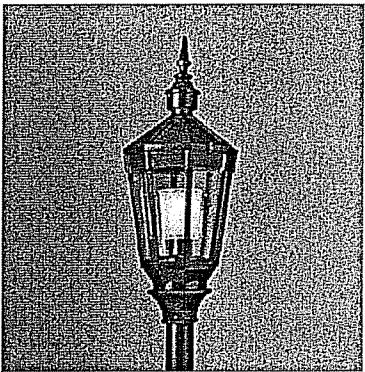
The CRD downward mounting is made of a one-piece cast-aluminum arm.

The CRE is a highly-decorative mounting made of a one-piece cast-aluminum arm.

Ordering Sample

Lamp	Luminaire	Optical System	Voltage	Mounting & Configuration	Pole	Finish	Options
100 HPS	L70-PCC	RR	120V	SF70-CRA-2	R80A-16	RD2TX	SH

Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification.



H2

Photometric Report (Type C)

Filename: LU200176.ies
[TEST] LU961011601
[MANUFAC] LUMEC
[LUMCAT] 100HPS-L70-PCFC-SE3
[LUMINAIRE] L70 LUMINAIRE, FROSTED CLEAR POLYCARBONATE LENS, SE3 OPTIC
[LAMP] #SC100_001

Maximum Candela = 178.79 at 80 H 67.5 V

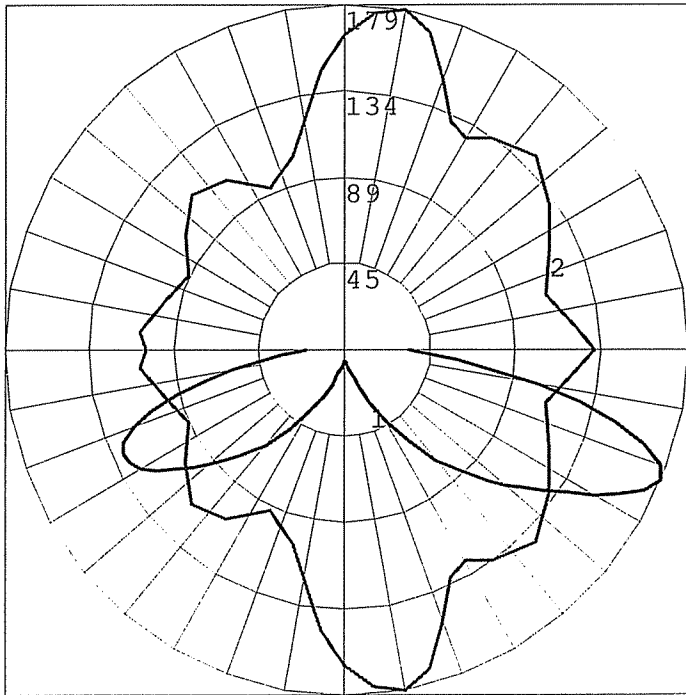
Classification:

Road Classification: Type IV, Medium, Semi-Cutoff
Indoor Classification: Direct

Polar Candela Curves:

Vertical Plane Through:
1) 80 - 260 Horizontal

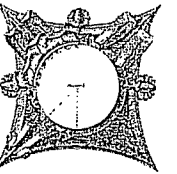
Horizontal Cone Through:
2) 67.5 Vertical



ISTHMUS
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613 Williamson Street
Suite 203
Madison, WI 53703

Phone: 608.294.0206
Fax: 608.294.0207



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**LOT 117
at
Hawks Landing
PRD Submittal**

Project
Proj. No.: 0612.01

**SITE LIGHTING
CALCULATIONS**

Sheet Title

Scale: 1" = 40'-0"

Drawn By: JLO

Date: 07.26.06

Rev. Date: 08.16.06

Rev. Date:

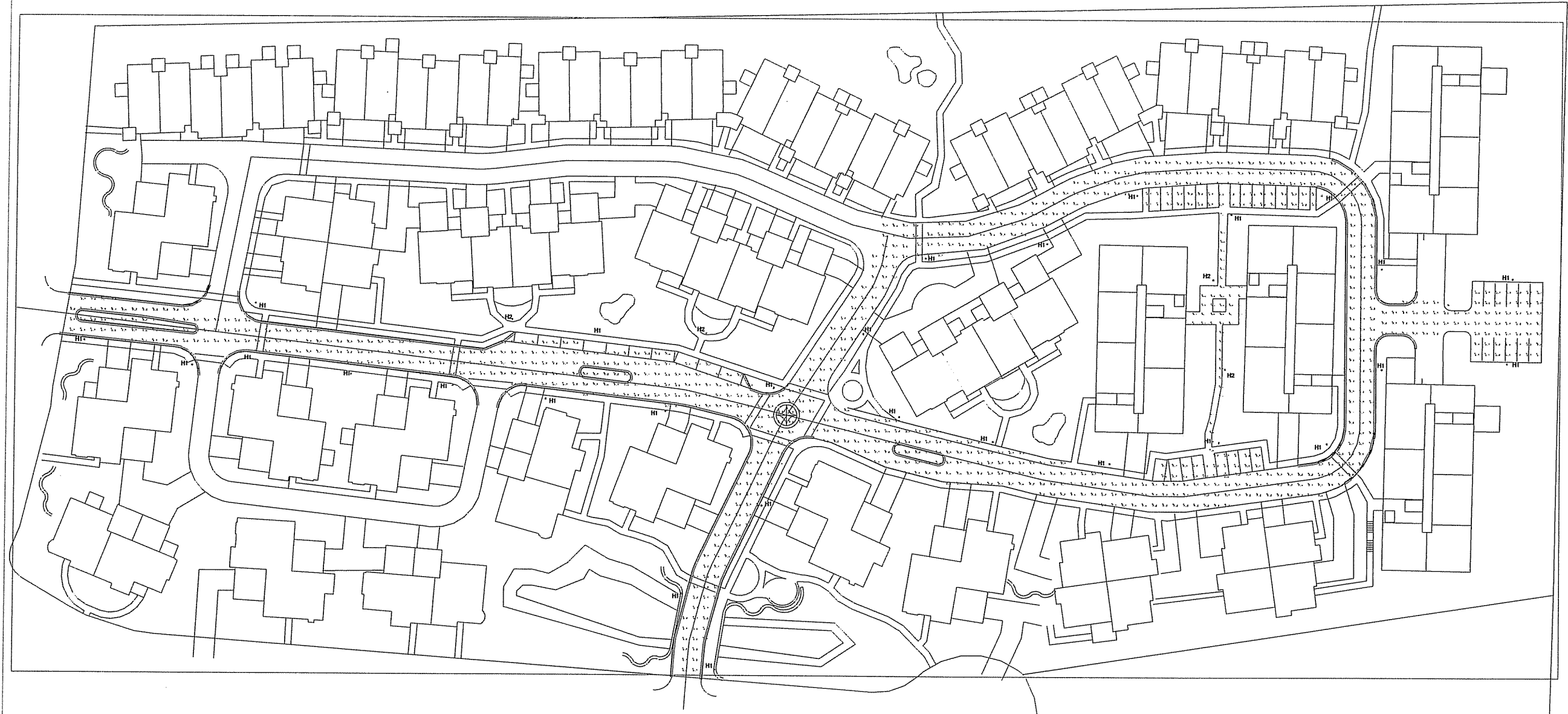
Rev. Date:

Rev. Date:

Rev. Date:

Sheet No:

C1.4

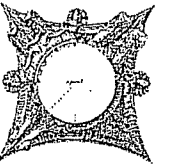


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
□	27	H1	SINGLE	7500	1.000	100MH-L70-GLC-SE3HS
□	4	H2	SINGLE	4960	1.000	70MH-L70-PCFC-SE3

Numeric Summary					
Label	Units	Avg	Max	Min	Avg/Min
Garden Unit Parking	Fc	1.25	2.4	0.7	1.79
Garden Unit Parking	Fc	0.96	2.0	0.3	3.20
Street A - East	Fc	0.82	2.6	0.2	4.10
Garden Unit Pathway	Fc	0.67	2.2	0.2	3.35
Garden Unit Parking	Fc	1.21	2.1	0.6	2.02
Street B	Fc	0.96	2.0	0.3	3.20
Street A - west	Fc	0.81	2.0	0.2	4.05

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Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



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Isthmus Architecture, Inc.

LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

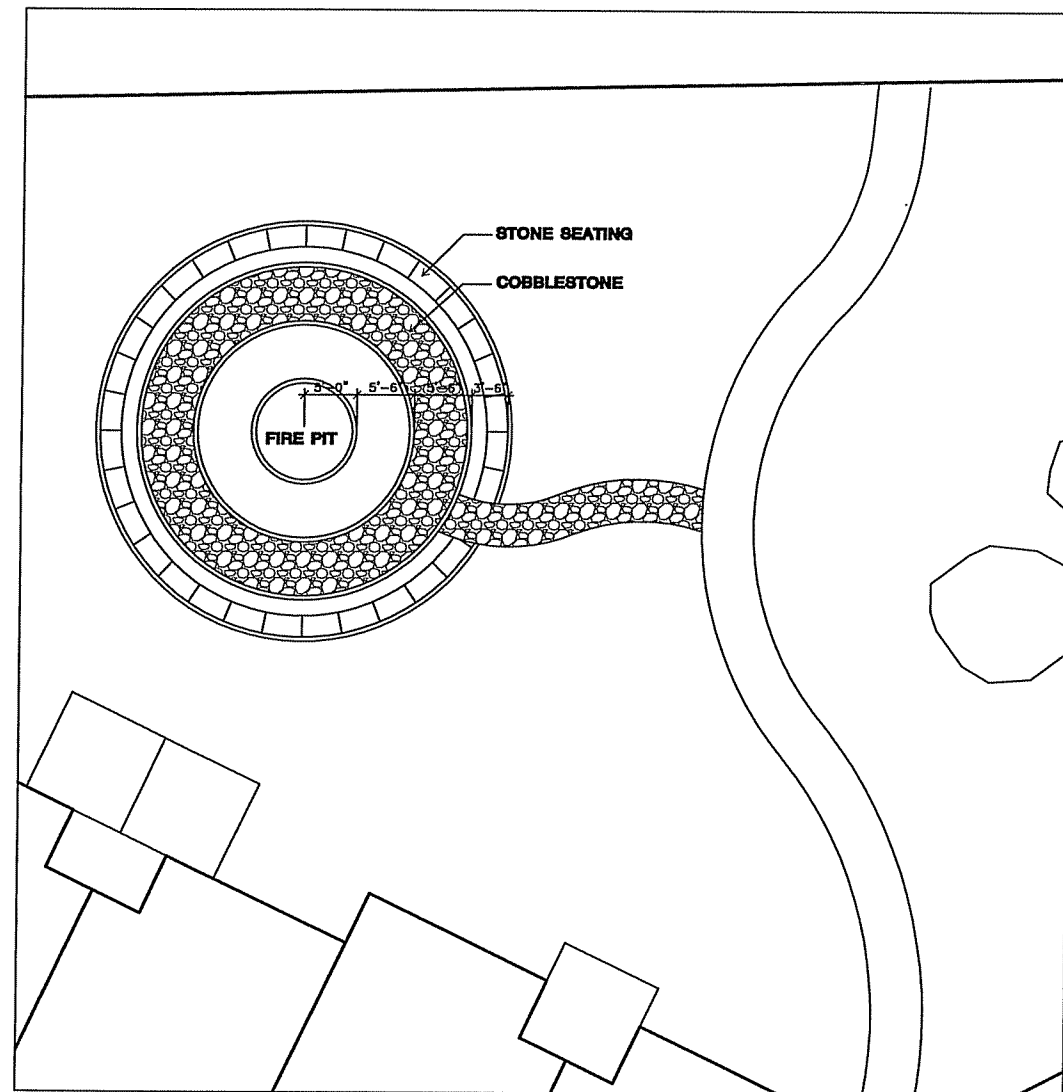
ARCHITECTURAL
SITE PLAN DETAILS

Sheet Title

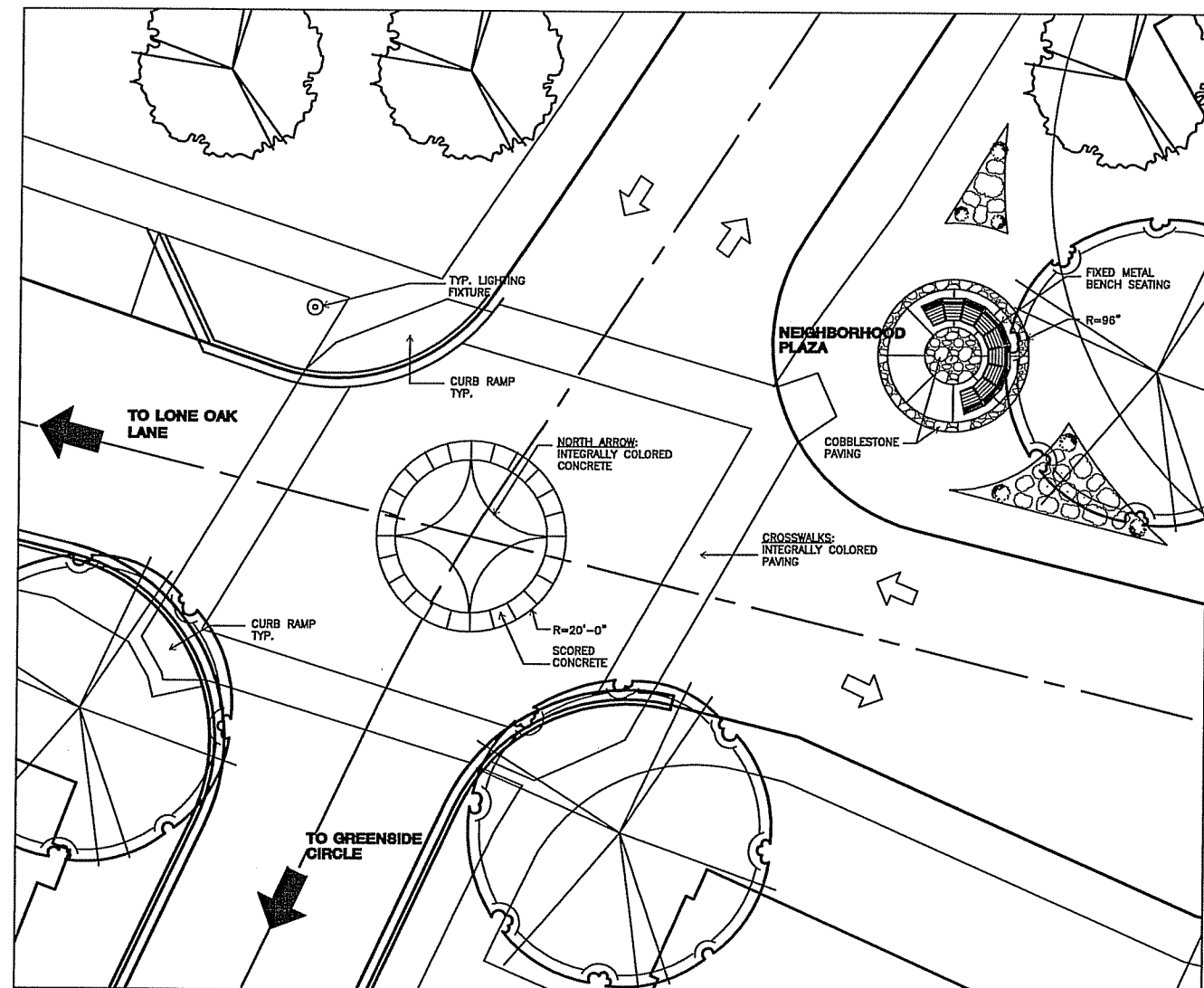
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Drawn By: PRR
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

C1.5



1 DETAIL PLAN AT COUNCIL
1/8" = 1'-0"



2 DETAIL PLAN AT PLAZA
1/8" = 1'-0"



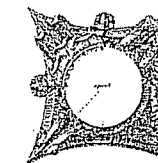


1 SITE CROSS-SECTION
1/16" = 1'-0"



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Suite 203
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Fax: 608.294.0207



This work was prepared by me or under my direct supervision and completion of this project will be under my responsibility. I am a duly Licensed Professional Architect in the State of Wisconsin. I am duly Licensed in the State of Wisconsin. I am duly Licensed in the State of Wisconsin. I am duly Licensed in the State of Wisconsin.

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**LOT 117
at
Hawks Landing
PRD Submittal**

Project
Proj. No.: 0612.01

SITE
CROSS-SECTION

Sheet Title

Scale:
Drawn By:
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

C1.6

LANDSCAPE WORKSHEET
Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address:	Northwest of intersection of Lone Oak Ln. & Greengside Cir.
Name of Project:	Village at Hawks Landing
Owner/Contact:	
Address:	

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.
[Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls	43
Total Square Footage of the Storage Area Divided by Three Hundred (300) Square Feet	0
Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) (See Schedule on reverse side)	TOTAL 3

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side)	0
Number of Points Required (See Schedule on reverse side)	TOTAL 206

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

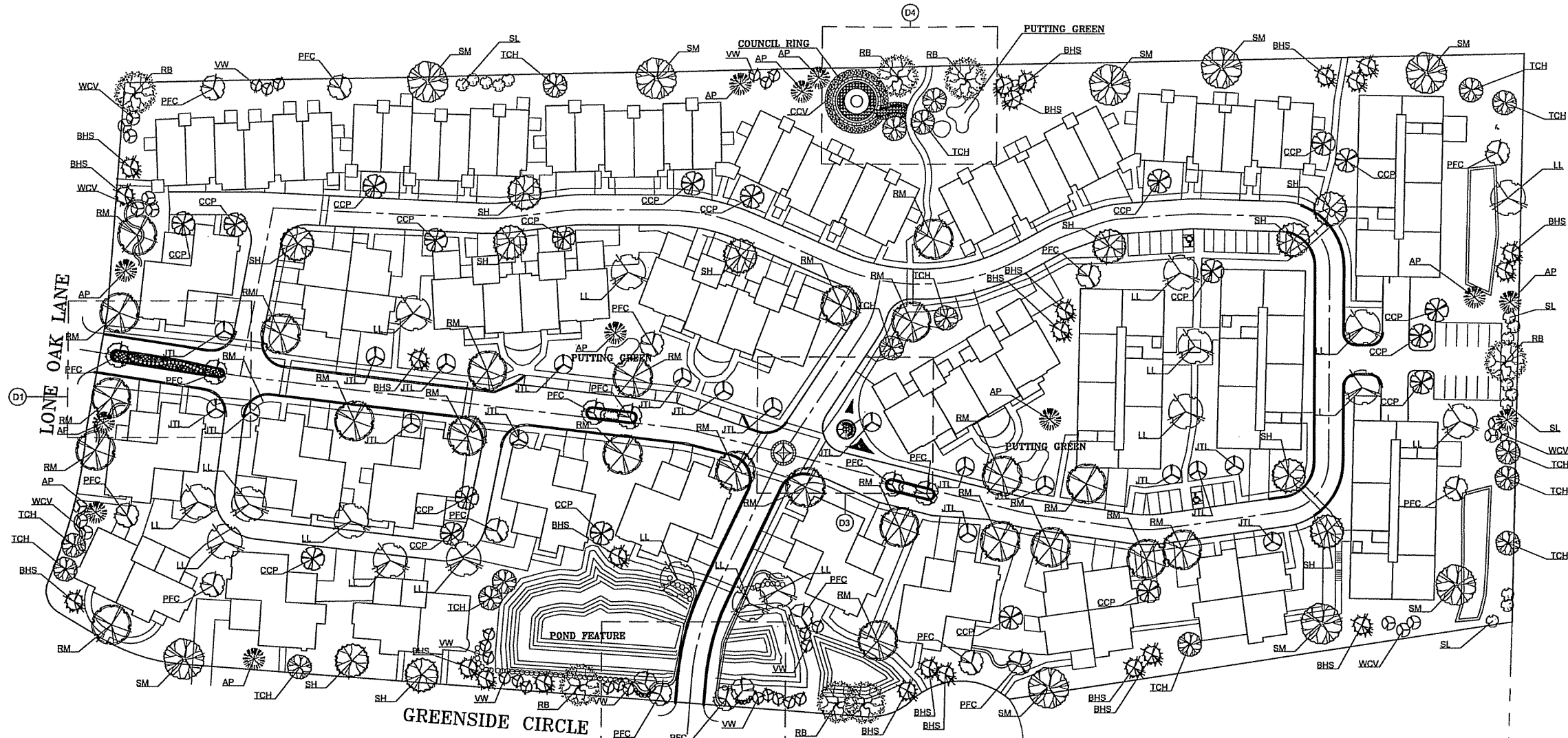
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	4	140		
Deciduous Shrub	2	61	122		
Evergreen Shrub	3	0	0		
Decorative Wall or Fence (per 10 L.F.)	5	0	0		
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5	0	0		
Avg. Height 15"	2				
Evergreen Trees 3' height minimum	15	4	60		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	14	210		
Sub Totals			428	+	0
				=	TOTAL 428

*Trees required in Part I above, are not to be included in the point count.

Total No. of Points Provided
(Equal to or greater than points
required)

Approved by: _____ Date: _____

LINDEN PARK DEVELOPMENT



HAWKS LANDING DEVELOPMENT

Wooded Public Park

EVERGREENS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
BHS	Black Hills Spruce	<i>Picea glauca</i>	6"	B & B	3
AP	Austrian Pine	<i>Pinus nigra</i>	6"	B & B	12

SHADE TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SM	Sugar Maple	<i>Acer saccharum</i>	2"	B & B	9
RB	River Birch	<i>Betula nigra</i>	10"	B & B	7
RM	Red Maple	<i>Acer rubrum</i>	2"	B & B	24
LL	Littleleaf Linden	<i>Tilia cordata</i>	2"	B & B	18
SH	Skyline Honeylocust	<i>Gleditsia triacanthos inermis</i>	2"	B & B	11

ORNAMENTAL TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
JTL	Japanese Tree Lilac	<i>Syringa reticulata</i>	2"	B & B	20
PFC	Prairie Fire Crabapple	<i>Malus 'Prairie Fire'</i>	2"	B & B	22
ICH	Thornless Cockspur Hawthorn	<i>Crataegus crusgalli var. inermis</i>	2"	B & B	17
CCP	Chanticleer Callery Pear	<i>Pyrus calleryana 'Chanticleer'</i>	2"	B & B	20

SHRUBS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
VW	Vernal Witchhazel	<i>Hamamelis vernalis</i>	3"	B & B	21
SL	Sensation Lilac	<i>Syringa vulgaris 'Sensation'</i>	3"	B & B	14
CCV	Compact American Cranberrybush Viburnum	<i>Viburnum trilobum 'Compactum'</i>	#3	container	28
WCV	Wentworth American Cranberrybush Viburnum	<i>Viburnum trilobum 'Wentworth'</i>	#3	container	15

PROPOSED UNIT MIX

Type A - DUPLEX:	22 units	- 13%
Type B - TOWNHOUSE:	12 units	- 8%
Type C - GARDEN:	84 units	- 50%
Type D - ROWHOUSE:	36 units	- 22%
Type E - FOURPLEX:	12 units	- 7%
TOTAL	166 units	- 100%



1700 S. Kalamazoo St.
Madison, WI 53704
Phone: 608.261.4444
Fax: 608.261.4444
Website: www.olsonwills.com

Lot 117 at Hawks Landing

Lone Oak Ln.
Madison, WI

Date: July 26, 2006
Scale: 1" = 40' - 0"
Designer: mia/bnf

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

Revisions:
July 31, 2006
August 15, 2006
August 29, 2006
August 30, 2006

L1.0
Reference Name:
Lot 117 at Hawks Landing

TURE

VERNAL WITCHHAZEL
FEATHER REED GRASS
PRAIRIEFIRE CRABAPPLE
PRAIRIEFIRE CRABAPPLE

PRAIRIEFIRE CRABAPPLE
PRAIRIEFIRE CRABAPPLE
FEATHER REED GRASS
VERNAL WITCHHAZEL

D2

BLACK-EYED SUSAN
PURPLE CONEFLOWER
'KARL FOERSTER' FEATHER REED GRASS
PRAIRIEFIRE CRABAPPLE

HAPPY RETURNS DAYLILY

HAPPY RETURNS DAYLILY
PRAIRIEFIRE CRABAPPLE
PURPLE CONEFLOWER
BLACK-EYED SUSAN

D1

COUNCIL RING w/ SEAT WALL

RIVER BIRCH
THORNLESS COCKSPUR HAWTHORN
RIVER BIRCH

HAPPY RETURNS DAYLILY
GAYFEATHER
COMPACT AMERICAN CRANBERRYBUSH VIBURNUM

PUTTING GREEN
SAND TRAP

D4

HAMELN DWG. FOUNTAIN GRASS
CHICAGO FIRE DAYLILY
FIXED METAL BENCH

JAPANESE TREE LILAC

HAMELN DWG. FOUNTAIN GRASS
CHICAGO FIRE DAYLILY
FEATHER REED GRASS

D3

**OLSON & WILLS
LANDSCAPING**

1900 E. Washington St.
Madison, WI 53704
Phone: 608.261.1111
Fax: 608.261.1112
Website: www.olsonwills.com

Lot 117 at Hawks Landing
Lone Oak Ln.
Madison, WI

Date: July 26, 2006
Scale: 1/8" = 1' - 0"
Designer: mla/bml

Seal:
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"schematic," and should not be
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document unless stamped in
red, as ORIGINAL.

Revisions:
August 30, 2006

L1.1
Reference Name:
Lot 117 at Hawks Landing



SEATING AT NEIGHBORHOOD PLAZA
LOT 117 @ HAWKS LANDING

MFR: LANDSCAPE FORMS

Litter Receptacles

Presidio litter receptacles are offered in side- or top-opening styles. These durable units feature a hinged door and liner capacity of 41 gallons. Freestanding/surface mount tabs are standard. Optional keyed lock may be specified for door. An ash urn may be specified for either style.

Constructed of 5/8" o.d. metal rod side panels welded to 1-1/4" steel tube frame. Features a hinged door that swings open allowing the liner to slide out for emptying. The door latches when closed, a toe clip mechanism opens the door. Polyethylene liner capacity is 41 gallons. Freestanding/surface mount pads are standard. Lid on the side-opening receptacle is formed of 14-gauge steel sheet. Lid on top-opening unit is constructed of 11-gauge steel sheet.

Ash Urn

The ash urn is formed of 1/8" recycled aluminum and may be specified with either receptacle style. The ash urn hooks onto the top rod on the door side of this unit. The ash urn may not be removed when the door is shut. An optional door lock may be specified for additional security.

To Specify

Specify receptacle style and powdercoat color. Options: keyed door lock, ash urn.

Specifications are subject to change without notice.

The Presidio Collection is designed by Brian Kane, IDSA.

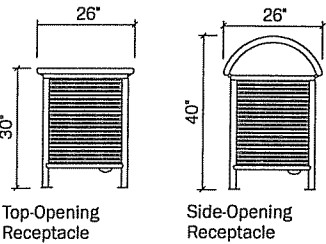
Presidio Collection protected by the following design patents: U.S. Patent Nos. D383,627; D383,629; D381,536; D381,526; D383,333; D385,134; D385,442; D381,158; and D381,157.

The Presidio Collection is manufactured in U.S.A.
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Printed in U.S.A.

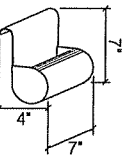
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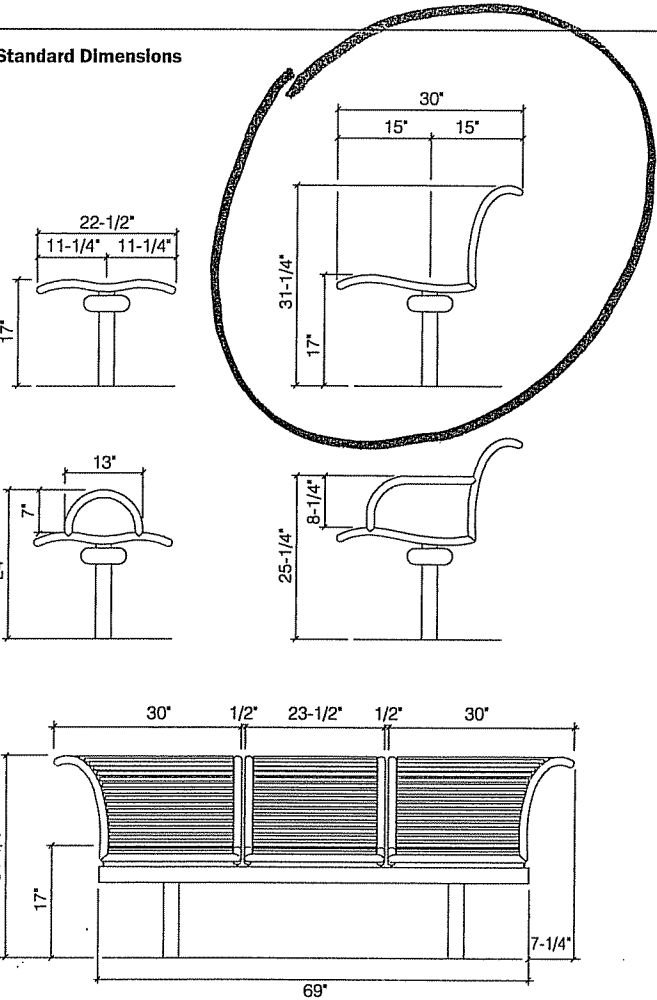
Litter Receptacles



Ash Urn



Standard Dimensions



Seats

Presidio seating is offered with or without backs. Arms may be specified for either style. One arm – left or right side – or two arms may be specified per seat. Left or right arm is determined from the position of sitting in the seat. A special end unit combines with backed seats for a dramatic effect.

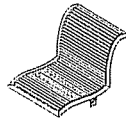
Presidio seating may be specified in straight runs or in standard curved configurations of 60" radius or 118" radius (to center of support). The 60" radius is formed with only angled seats. The 118" radius is formed by alternating straight and angled seats, starting with angled seat. End units may not be used with 60" radius configurations. For 118" radius, run must begin with end unit, not angle. The run must consist of an odd number of seats to incorporate two end units.

Presidio seats are framed by 1-1/4" o.d., .120 wall steel tube with four mitered corners. The insert panel is constructed of 5/8" o.d. round steel rods welded to the steel frame.

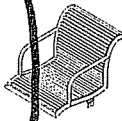
Arms are 1-1/4" o.d., .065 wall thickness steel tube, welded to the seat frame. Arm options are included in model number codes.

Hardware to attach seats to horizontal tube is shipped with each order. Hardware for anchoring supports is NOT included.

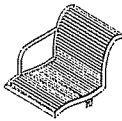
Backed Straight Seats



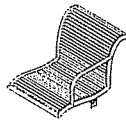
Backed seat with no arms.



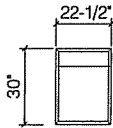
Backed seat with two arms.



Backed seat with right arm.



Backed seat with left arm.

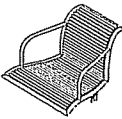


22-1/2" x 30"
Note: Straight seat with back for straight run applications. 118" radius is formed by alternating straight and angled seats, starting with angled seat.

Narrow-Backed Angled Seats



Backed seat with no arms.



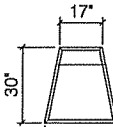
Backed seat with two arms.



Backed seat with right arm.



Backed seat with left arm.



17" x 29" x 30"
Angled seats with narrow backs for outside faced seating. Use for 60" radius or alternate with straight seats to form 118" radius.

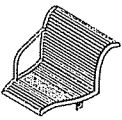
Wide-Backed Angled Seats



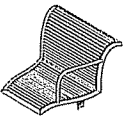
Backed seat with no arms.



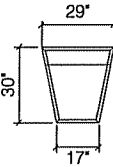
Backed seat with two arms.



Backed seat with right arm.

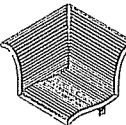


Backed seat with left arm.

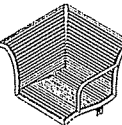


29" x 17" x 30"
Angled seats with wide backs for inside faced seating. Use for 60" radius or alternate with straight seats to form 118" radius.

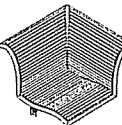
End Units



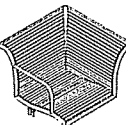
Right end unit with no arm.



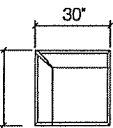
Right end unit with left arm.



Left end unit with no arm.



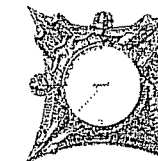
Left end unit with right arm.



30" x 30"
Notes: End units may not be used with 60" radius configurations. For 118" radius, run must begin with end unit, not angle. The run must consist of an odd number of seats to incorporate two end units.

ISTHMUS
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This work was prepared by me or under my supervision and consultation of this firm and is hereby submitted to the Board of Directors of the State of Wisconsin as the work of the State of Wisconsin. The Contractor shall not be responsible for any errors or omissions in this work.

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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

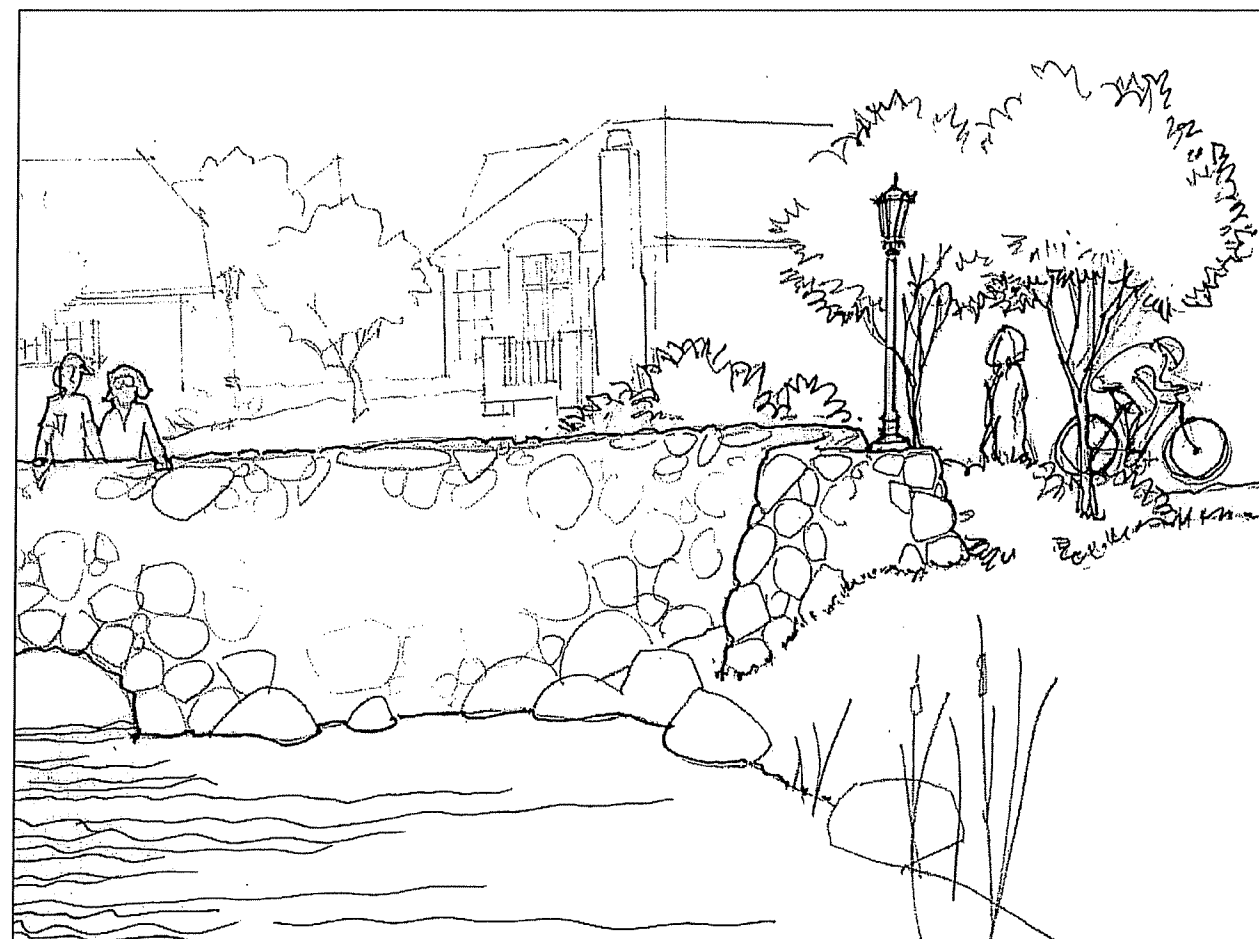
LANDSCAPE VIEWS

Sheet Title

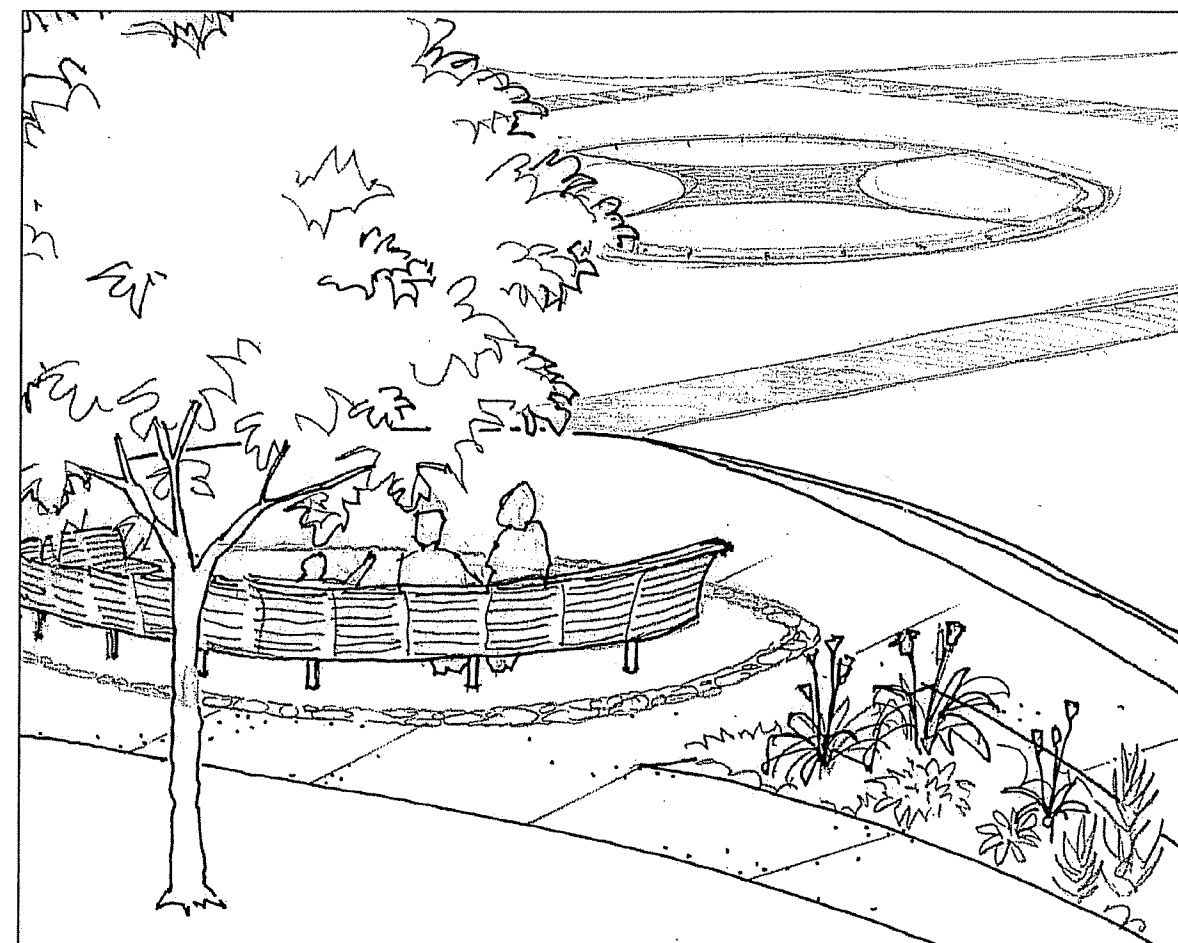
Scale:
Drawn By: PRR
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

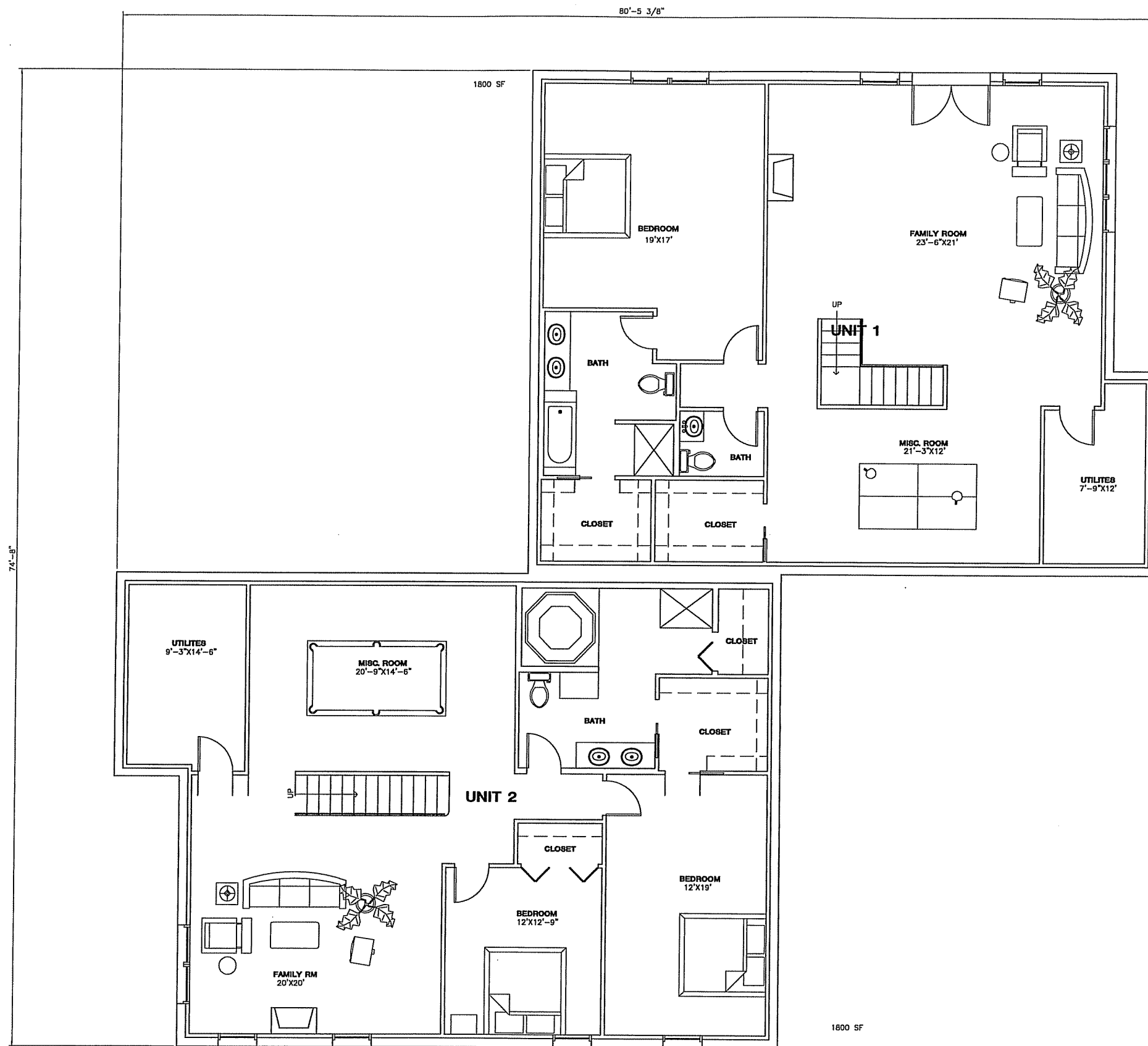
L1.2



1 SKETCH AT POND

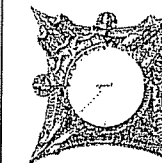


2 SKETCH AT NEIGHBORHOOD PLAZA



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PRD Submittal

Project
Proj. No.: 0612.01

UNIT TYPE A
BASEMENT

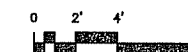
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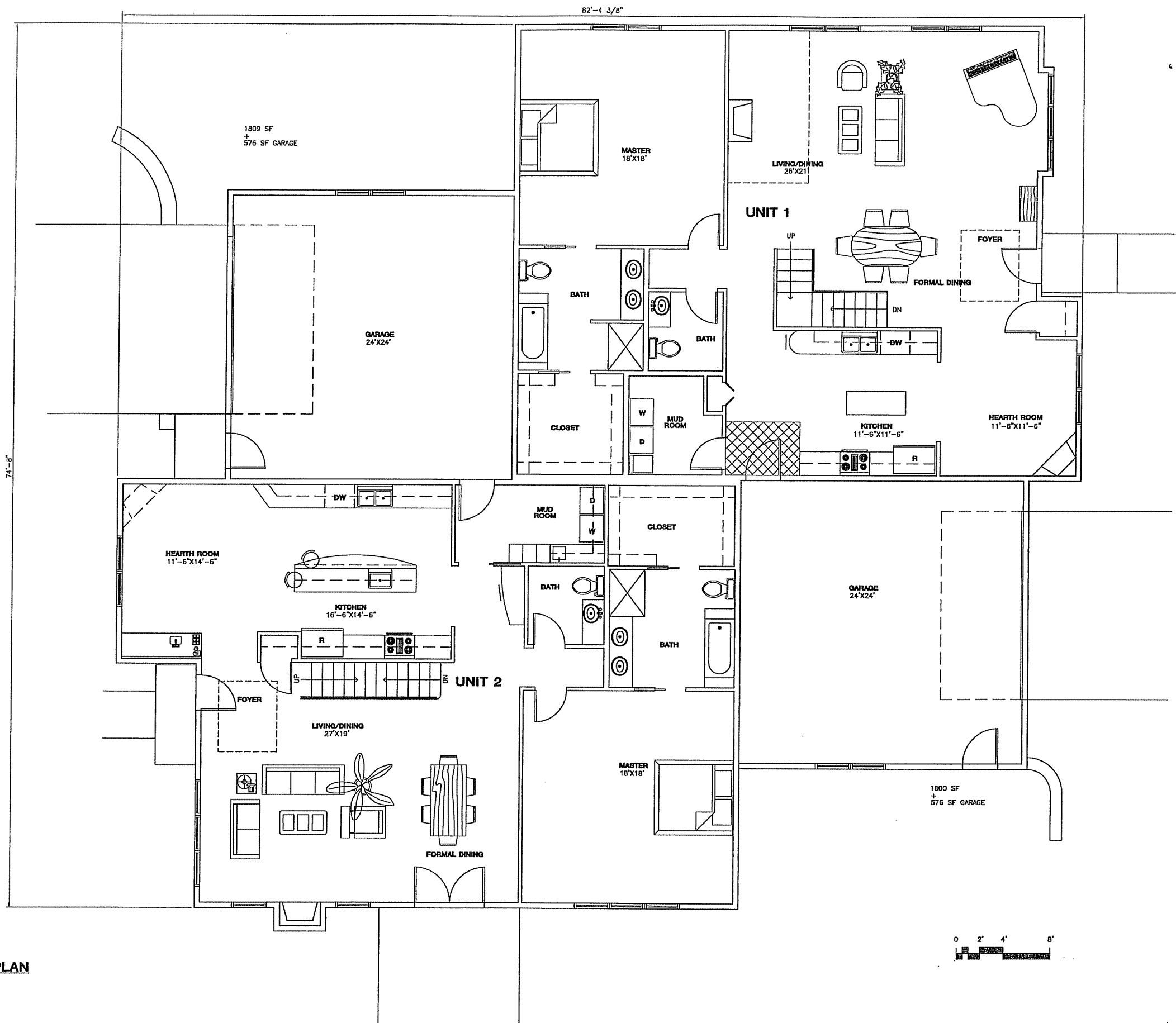
Scale:
Drawn By: KMZ
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A2.1A

1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

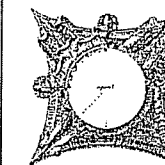




1 FIRST FLOOR PLAN
1/4" = 1'-0"

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LOT 117
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PRD Submittal

Project
Proj. No.: 0612.01

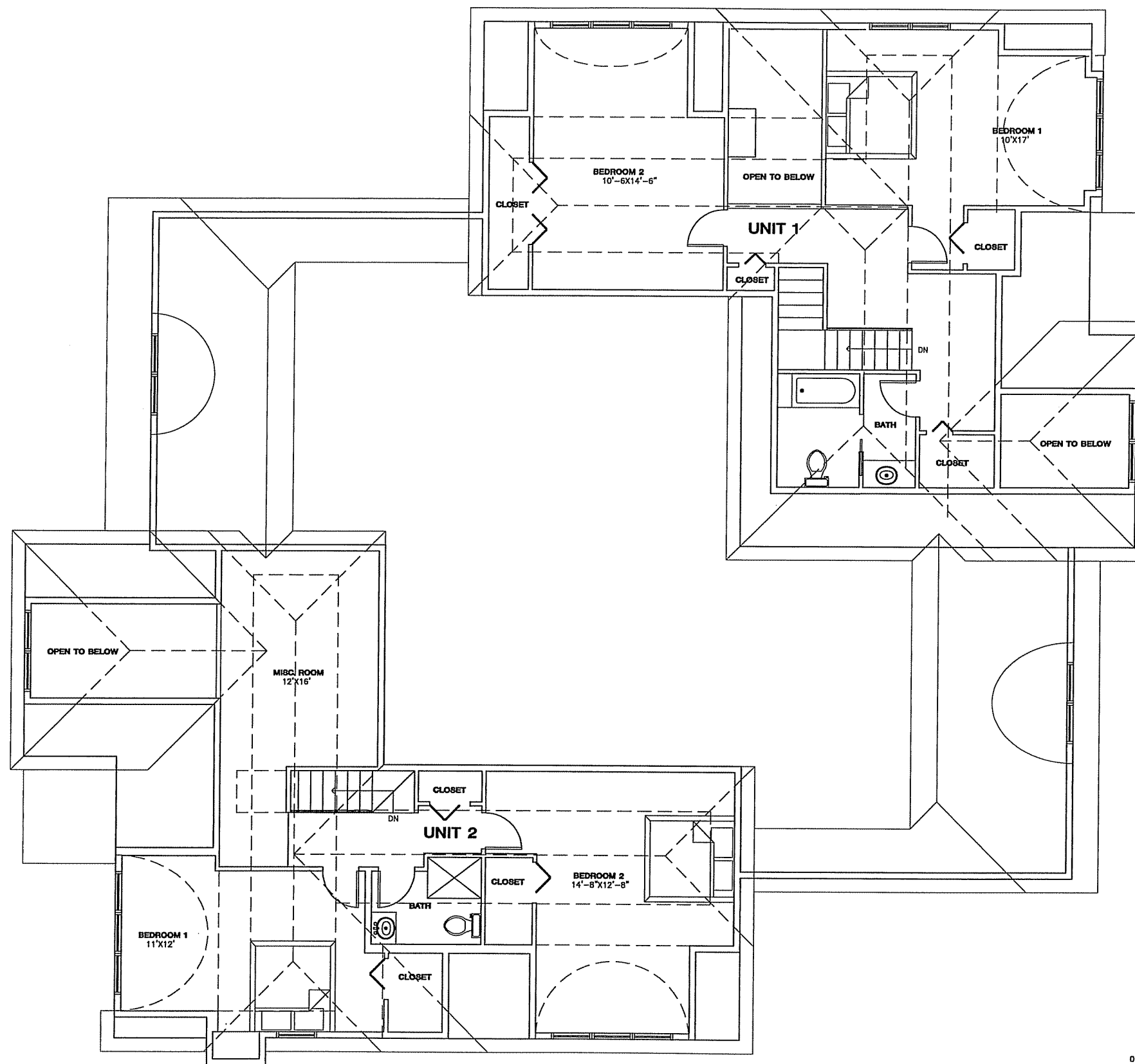
UNIT TYPE A
FIRST FLOOR PLAN

Sheet Title

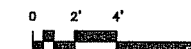
Scale:
Drawn By: KMZ
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

A2.2A

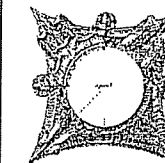


1 SECOND FLOOR PLAN
1/4" = 1'-0"



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This work was prepared by me or under my supervision and consultation in this project will be under my supervision. I warrant that the work was prepared in accordance with the rules and regulations of the State of Wisconsin.

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PRD Submittal**

Project

Proj. No.: 0612.01

UNIT TYPE A
SECOND FLOOR PLAN

Sheet Title

Scale:

Drawn By: KMZ

Date: 07.26.06

Rev. Date: 08.16.06

Rev. Date: 08.30.06

Rev. Date:

Rev. Date:

Rev. Date:

Sheet No:

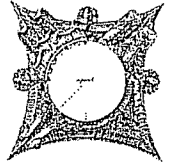
A2.3A

EXTERIOR FINISHES
STUCCO: STO, OATMEAL 20905-55, HEAVY TEXTURE
WINDOWS: WHITE
TRIM: ANTIQUE WHITE
DOOR: FIREWEED SW6328 BY SHERWIN WILLIAMS
ROOF: OAKRIDGE IM. SHINGLES BY OWENS CORNING, DRIFTWOOD
FASCIA: WHITE
RAILINGS: WHITE
STONE MASONRY: RUBBLESTONE

- NOTES:
1. PROVIDE AND INSTALL ALUM. PREFINISHED 1/2 ROUND GUTTERS AND DOWNSPOUTS IN COLOR TO MATCH FASCIA.
 2. GUTTER AND FASCIA NOT INDICATED FOR DRAWING CLARITY.

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LOT 117
at
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Project
Proj. No.: 0612.01

UNIT TYPE A
BUILDING ELEVATIONS

Sheet Title

Scale:
Drawn By: PRR
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A3.1A



1 FRONT ELEVATION
1/4" = 1'-0"

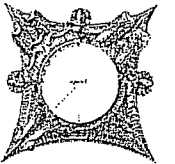


2 SIDE ELEVATION
1/4" = 1'-0"



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at
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Project
Proj. No.: 0612.01

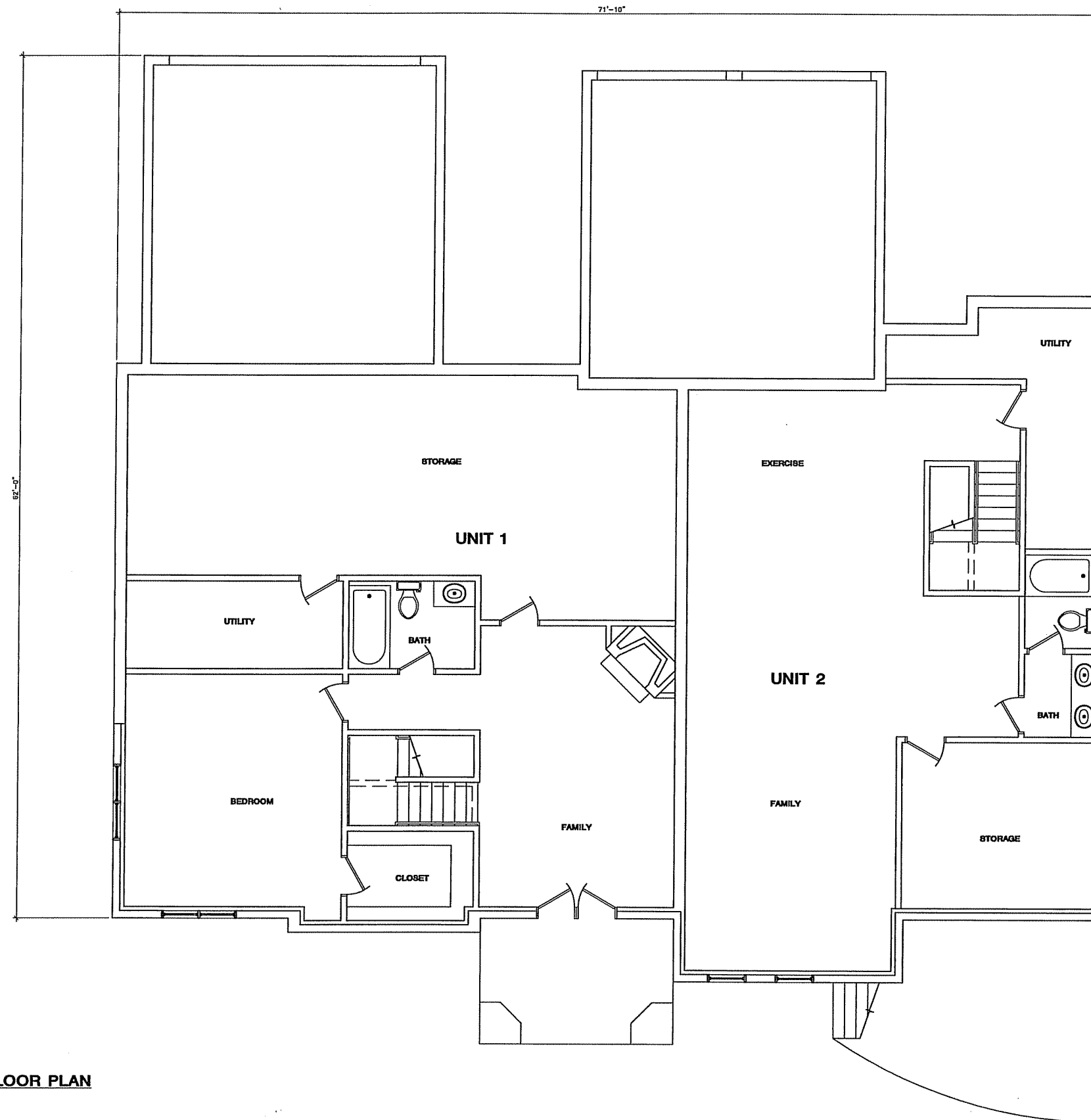
UNIT TYPE B
BASEMENT FLOOR PLAN

Sheet Title

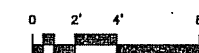
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Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A2.1B

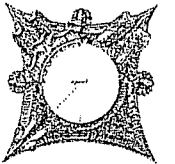


1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



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**LOT 117
at
Hawks Landing
PRD Submittal**

Project
Proj. No.: 0612.01

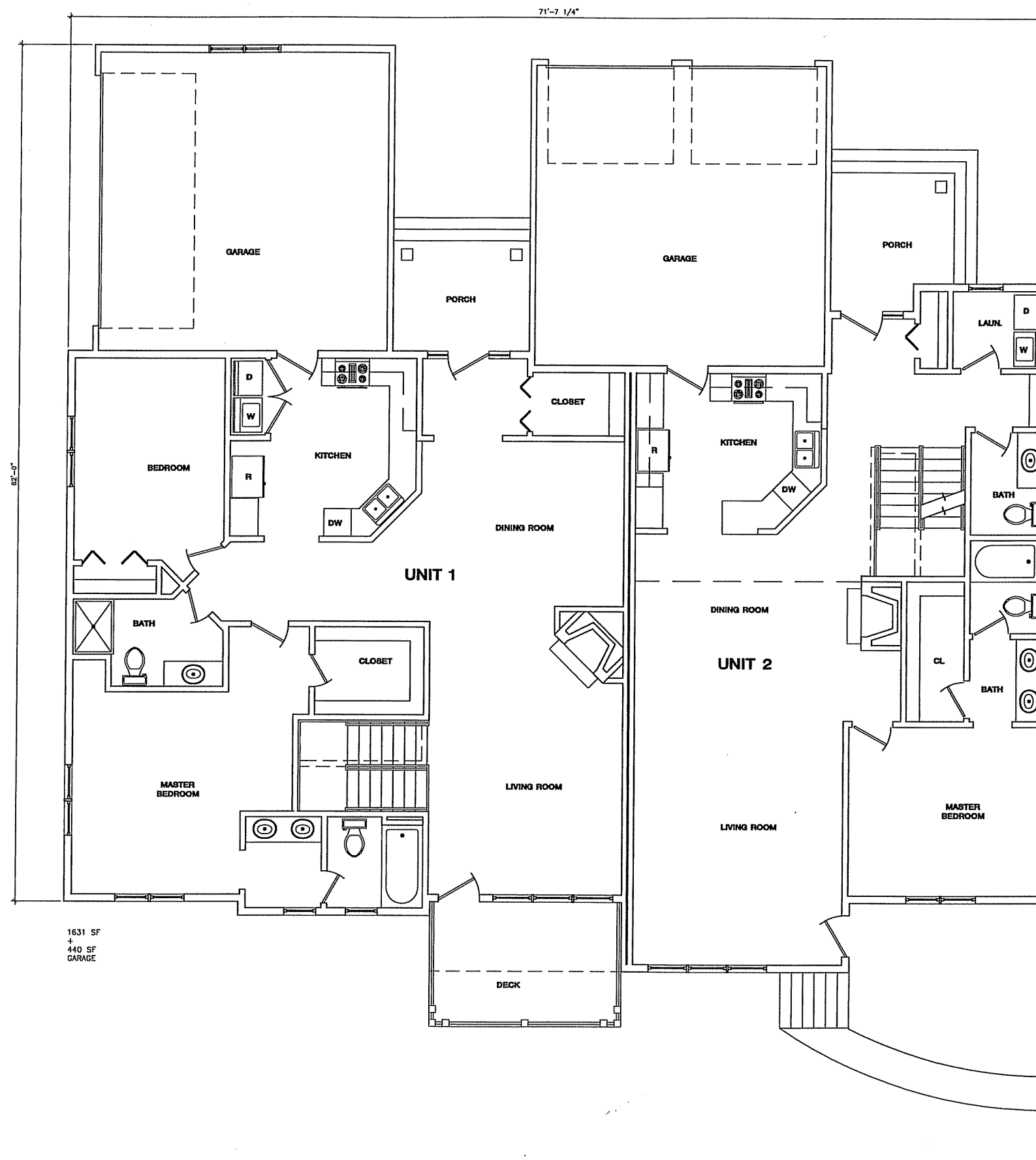
UNIT TYPE B
FIRST FLOOR PLAN

Sheet Title

Scale:
Drawn By: KMZ
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A2.2B

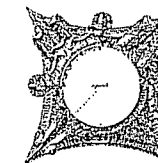


1 FIRST FLOOR PLAN
1/4" = 1'-0"



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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

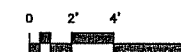
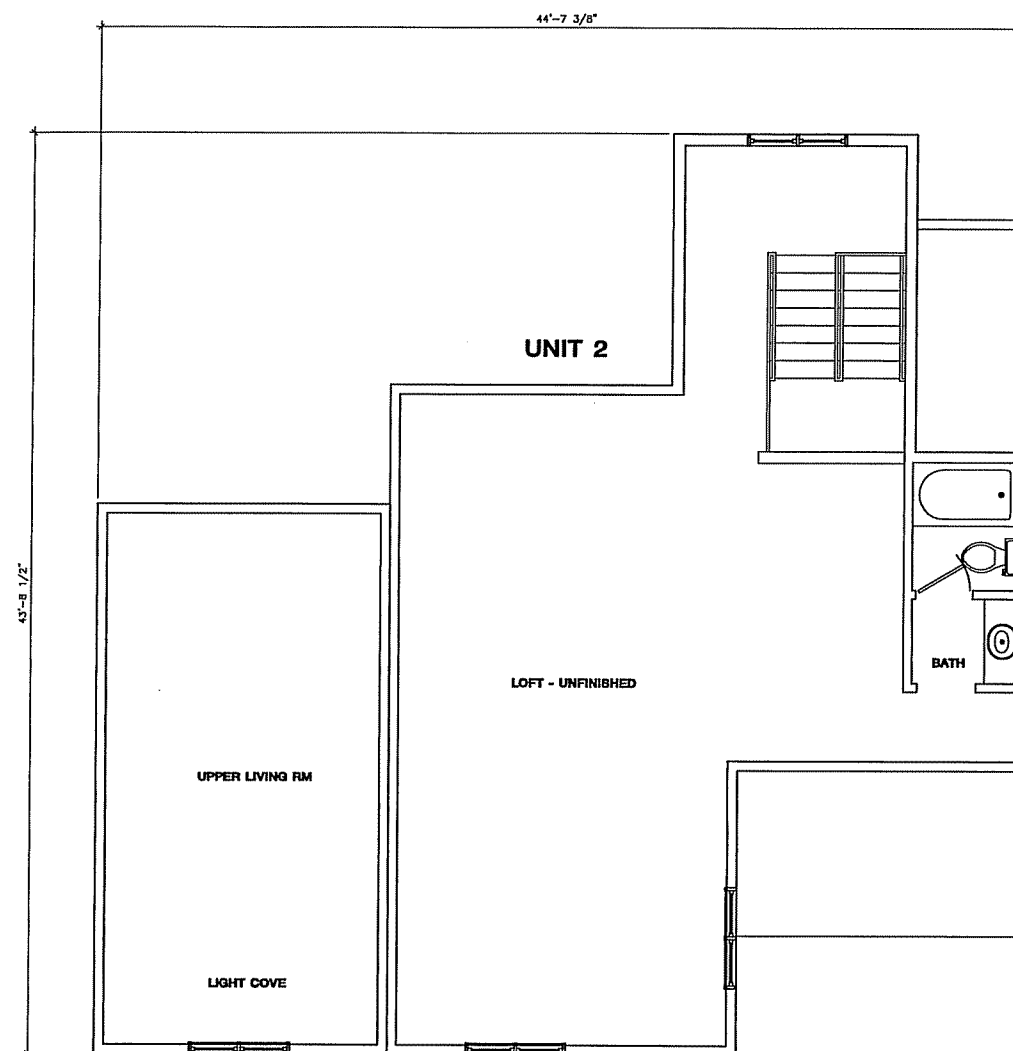
UNIT TYPE B
SECOND FLOOR PLAN

Sheet Title

Scale:
Drawn By: KMZ
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

A2.3B



1 SECOND FLOOR PLAN
1/4" = 1'-0"

EXTERIOR FINISHES
SIDING: SMART SIDING, LAPPED, CONNECTED GRAY SW6165
STUCCO: STO, 93330-69, CHAMPAGNE, HEAVY TEXTURE
WINDOWS: WHITE
TRIM: ANTIQUE WHITE
DOOR: FIREWEED SW6328 BY SHERWIN WILLIAMS
ROOF: OAKRIDGE DIM. SHINGLES BY OWENS CORNING,
COLONIAL SLATE
CORNER BOARDS: WHITE
FASCIAS: WHITE
RAILINGS: WHITE
BRICK MASONRY: ROBINSON BRICK CO., CAMBRIDGE
STONE MASONRY: RUBBLESTONE

NOTES:

1. PROVIDE AND INSTALL ALUM. PREFINISHED ½ ROUND GUTTERS AND DOWNSPOUTS IN COLOR TO MATCH FASCIA.
2. GUTTER AND FASCIA NOT INDICATED FOR DRAWING CLARITY.



1 FRONT ELEVATION
1/8" = 1'-0"

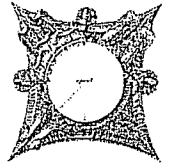


2 REAR ELEVATION
1/8" = 1'-0"



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LOT 117
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PRD Submittal

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UNIT TYPE B
BUILDING ELEVATIONS

Sheet Title

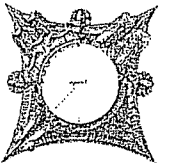
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Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

A3.1B

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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

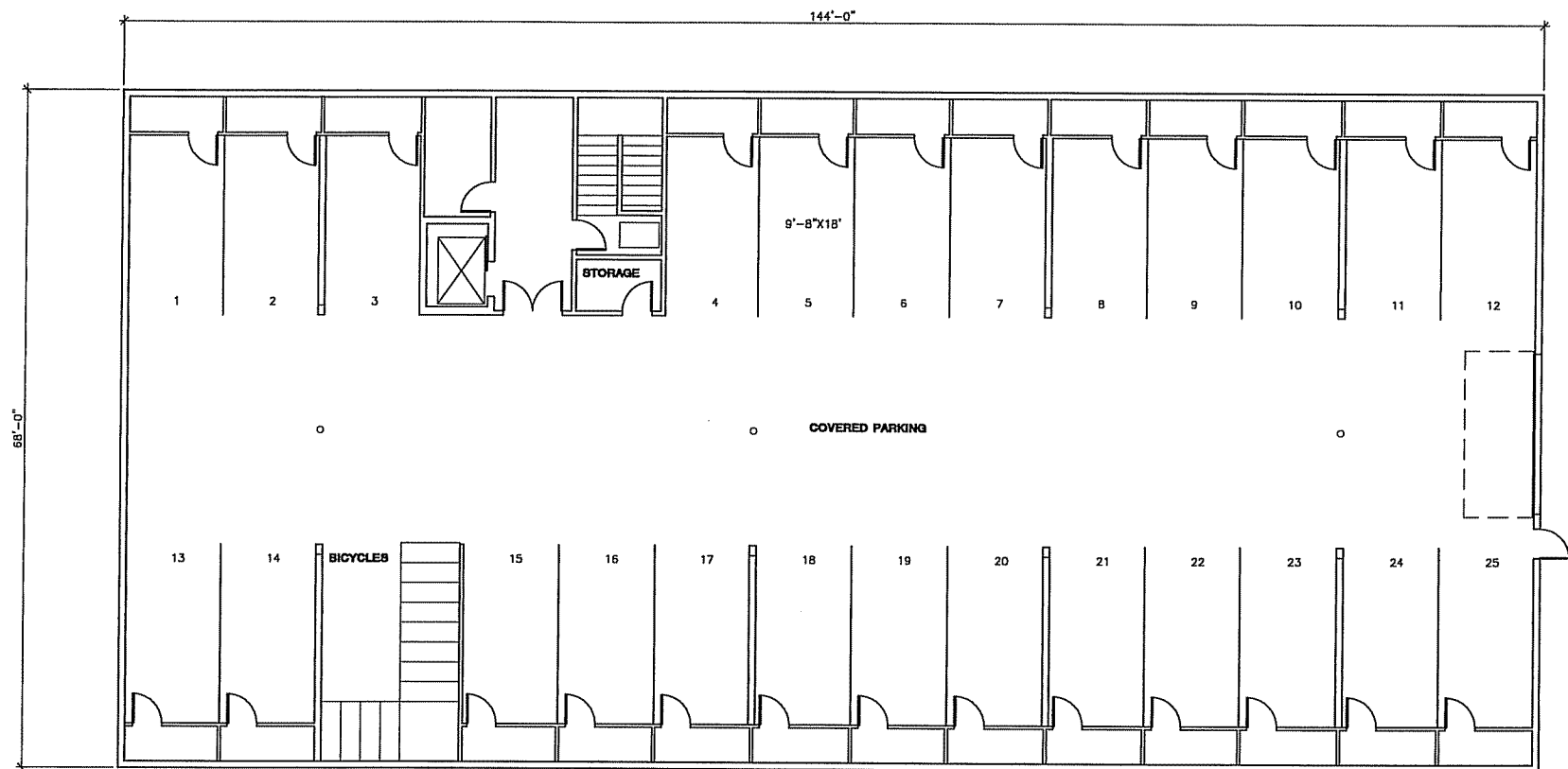
UNIT TYPE C
BASEMENT FLOOR PLAN

Sheet Title

Scale:
Drawn By:
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

A2.1C

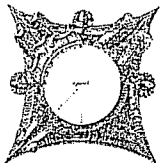


1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

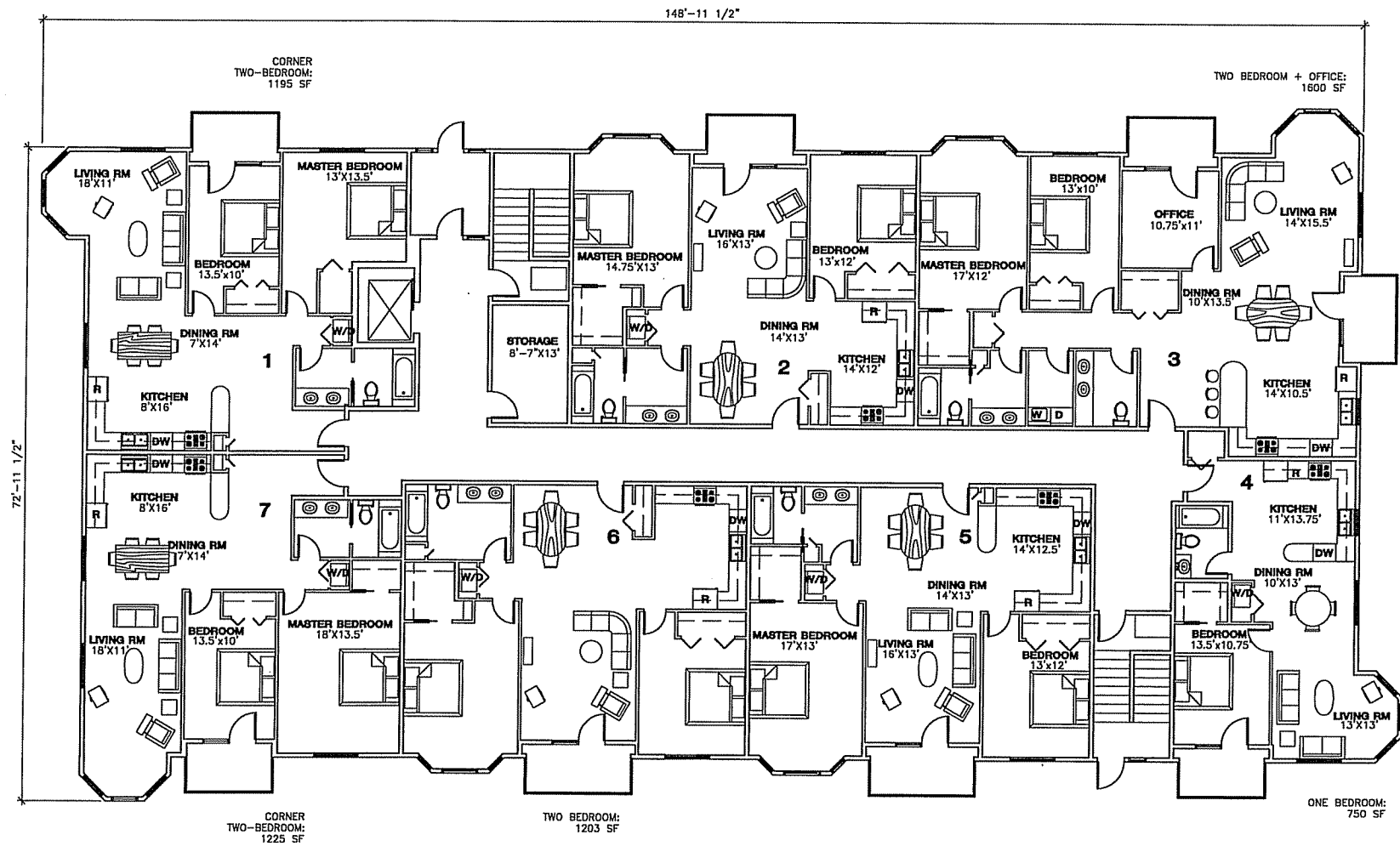
UNIT TYPE C
FIRST FLOOR PLAN

Sheet Title

Scale:
Drawn By:
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A2.2C



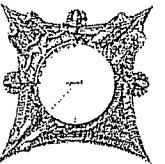
SEVEN UNITS PER FLOOR
-5 TWO-BEDROOM UNITS
-1 TWO-BEDROOM + OFFICE UNIT
-1 ONE-BEDROOM UNIT

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



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LOT 117 at Hawks Landing PRD Submittal

Project
Proj. No.: 0612.01

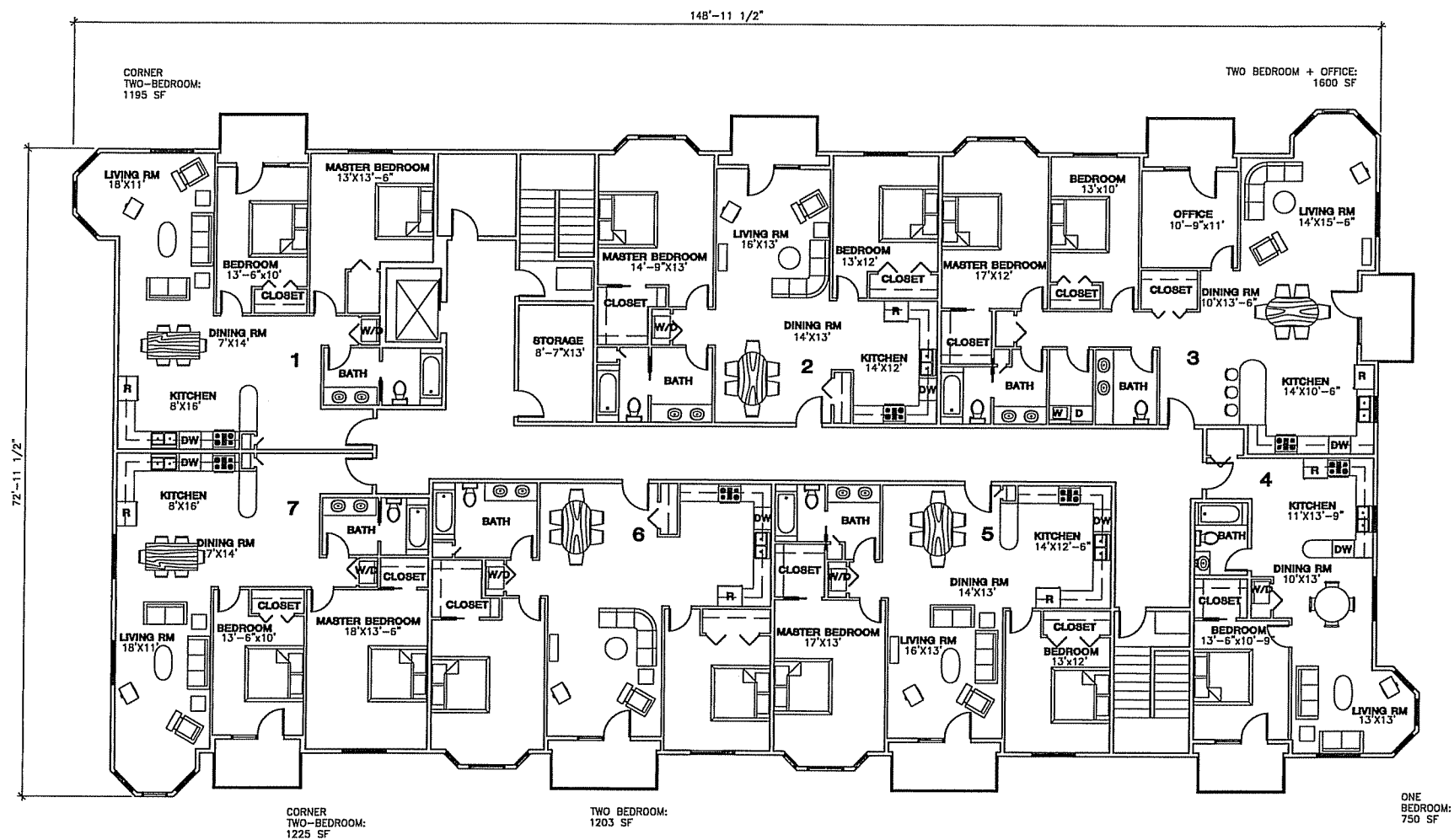
UNIT TYPE C
SECOND & THIRD FLOOR PLAN

Sheet Title

Scale:
Drawn By:
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A2.3C



SEVEN UNITS PER FLOOR
-5 TWO-BEDROOM UNITS
-1 TWO-BEDROOM + OFFICE UNIT
-1 ONE-BEDROOM UNIT

1 SECOND & THIRD FLOOR PLAN 1/8" = 1'-0"



EXTERIOR FINISHES
 SIDING: SMART SIDING, ESCAPE GRAY SW6185 BY SHERWIN WILLIAMS
 WINDOWS: WHITE
 TRIM: ANTIQUE WHITE
 DOOR: FIREWEED SW6328 BY SHERWIN WILLIAMS
 ROOF: OAKRIDGE DIM. SHINGLES BY OWENS CORNING, ESTATE GRAY
 CORNER BOARDS: WHITE
 FASCIA: WHITE
 RAILINGS: WHITE
 STONE MASONRY: RUBBLESTONE
 STUCCO: STO, MOCHA CREAM 1015-35, HEAVY TEXTURE

NOTES:

1. PROVIDE AND INSTALL ALUM. PREFINISHED OGEE GUTTERS AND DOWNSPOUTS IN COLOR TO MATCH FASCIA.
2. GUTTER AND FASCIA NOT INDICATED FOR DRAWING CLARITY.
3. BAY WINDOW ROOF SLOPE TO MATCH PORCH ROOF SLOPE.
4. PROVIDE PREFINISHED FLAT CEILING IN ALL PORCHES.
5. BASE OF BUILDING TO BE FORMED CONCRETE WITH IMPRINT OF BRICK. CONCRETE TO BE PAINTED TO APPEAR AS BRICK.



1 FRONT ELEVATION
 1/8" = 1'-0"

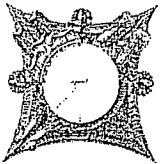


2 SIDE ELEVATION
 1/8" = 1'-0"



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LOT 117
at
Hawks Landing
PRD Submittal

Project
 Proj. No.: 0612.01

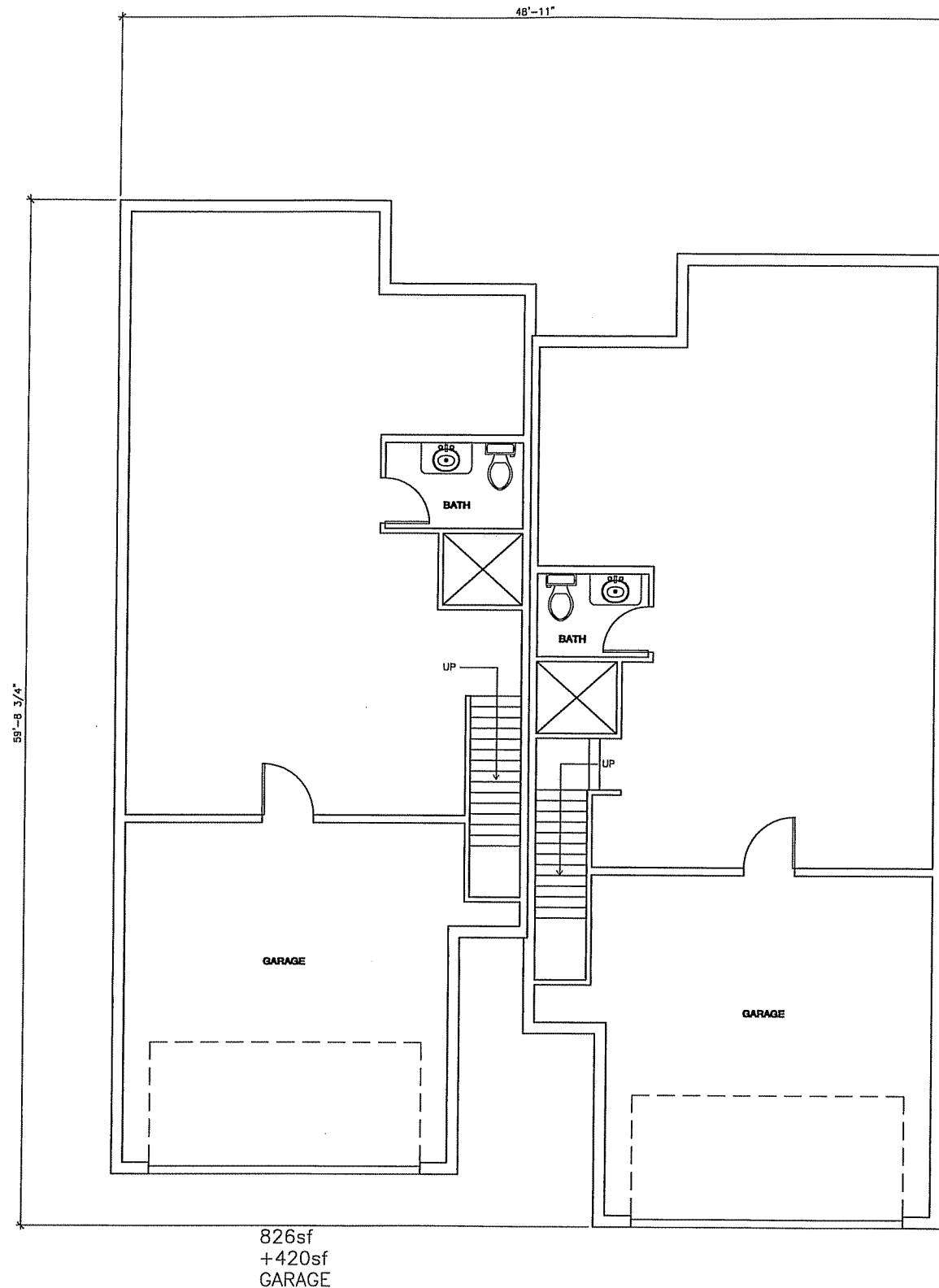
UNIT TYPE C
 BUILDING ELEVATIONS

Sheet Title

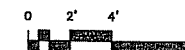
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 Date: 07.26.06
 Rev. Date: 08.16.06
 Rev. Date: 08.30.06
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A3.1C

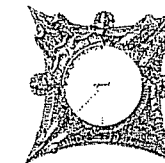


1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



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This work was prepared by me or under my supervision and certification of this document is hereby given. I hereby certify that I am a duly Licensed Architect in the State of Wisconsin. The Contractor shall verify all dimensions of the job site and existing conditions before proceeding with the work.

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**LOT 117
at
Hawks Landing
PRD Submittal**

Project
Proj. No.: 0612.01

UNIT PLAN TYPE D
BASEMENT FLOOR PLAN

Sheet Title

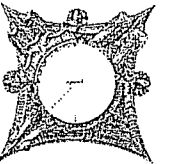
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Date: 07.26.06
Rev. Date: 08.16.06
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Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

A2.1D

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This work was prepared for use or under
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architect, and I am not responsible for
any other use of this work. I am not
responsible for any other use of this work
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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

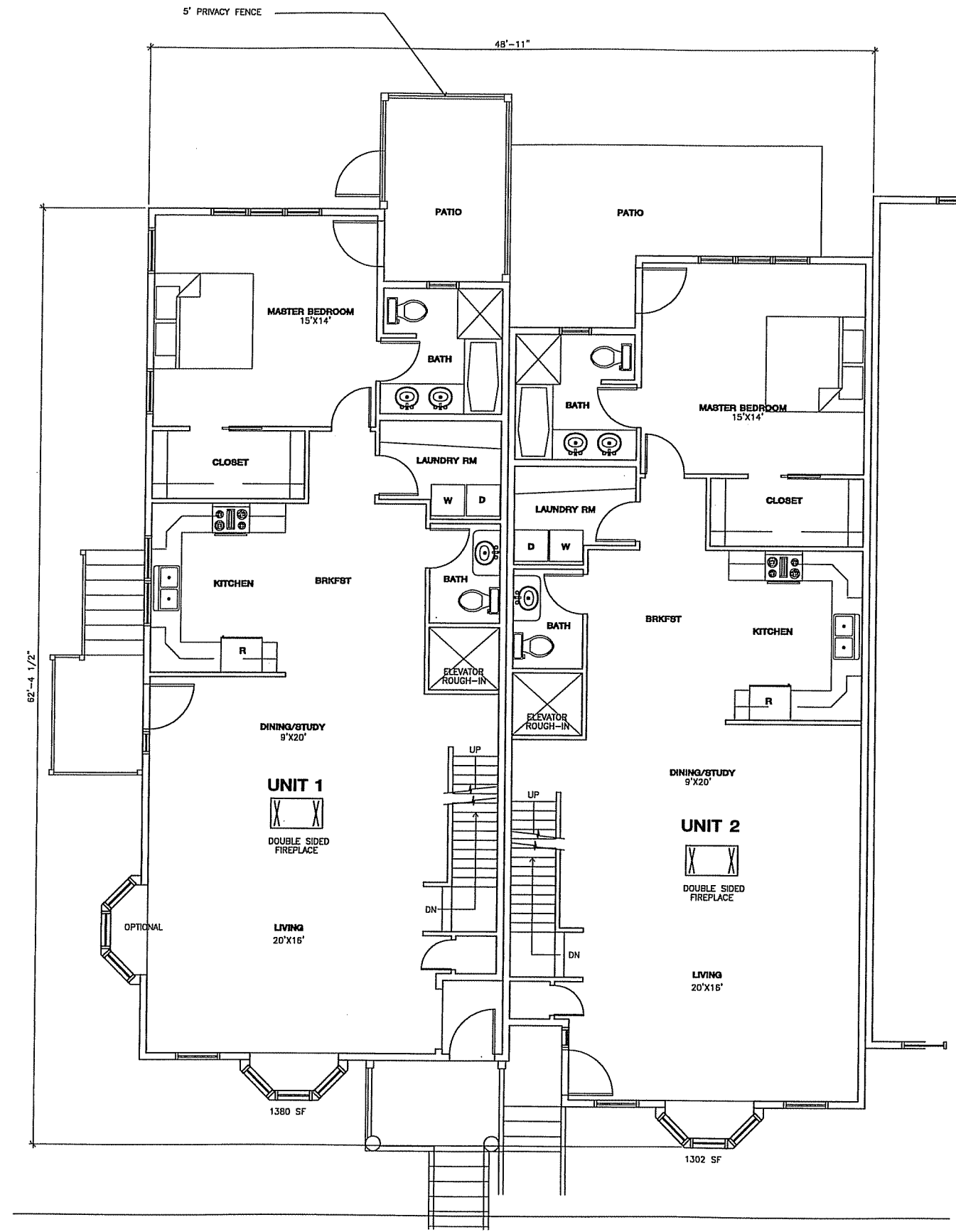
UNIT PLAN TYPE D
FIRST FLOOR PLAN

Sheet Title

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Date: 07.28.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A2.2D

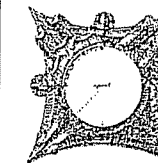


1 FIRST FLOOR PLAN
1/4" = 1'-0"



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at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

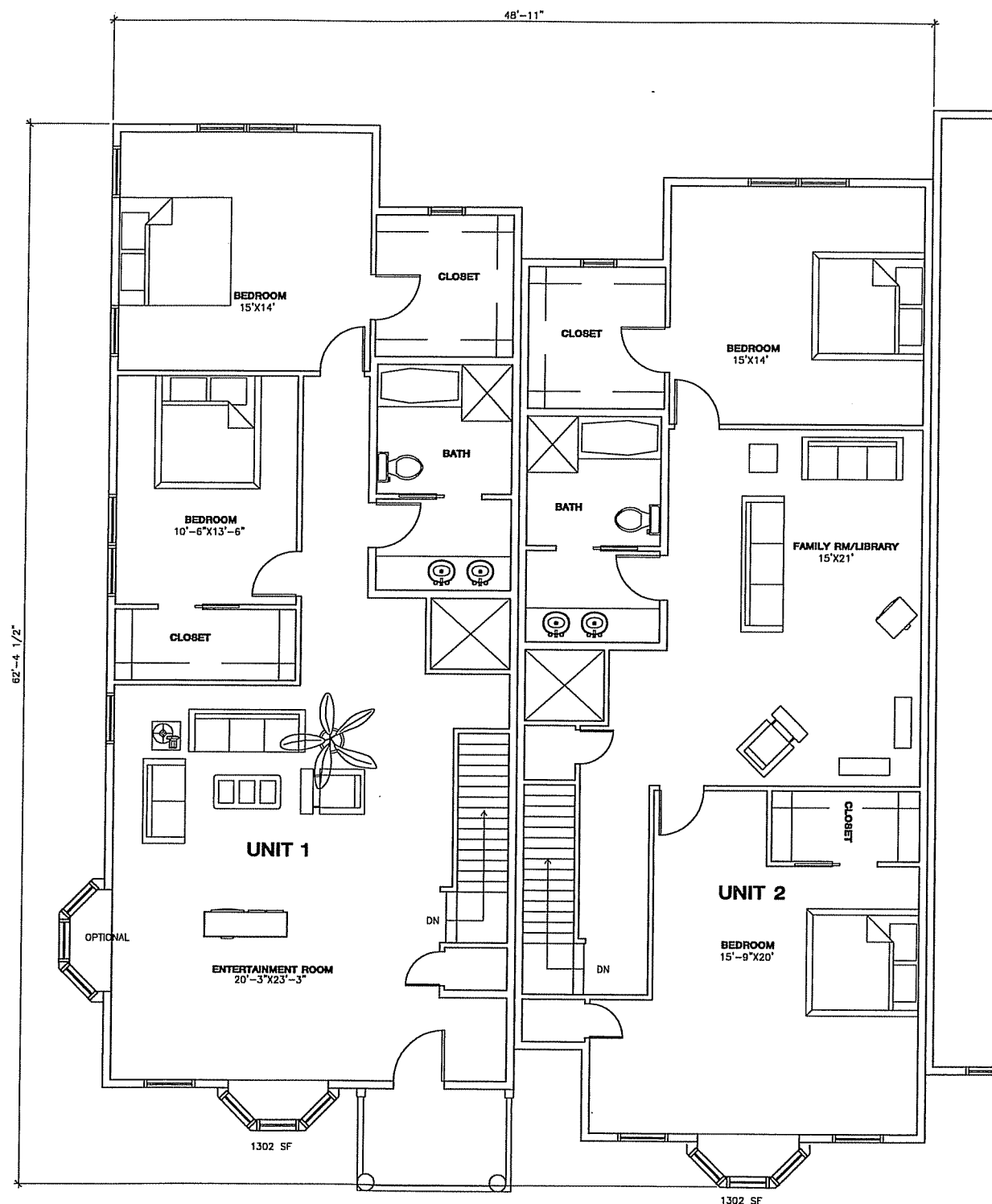
UNIT TYPE D
SECOND FLOOR PLAN

Sheet Title

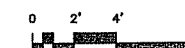
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Drawn By:
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A2.3D



1 SECOND FLOOR PLAN
1/4" = 1'-0"



EXTERIOR FINISHES (END UNIT)
 BRICK MASONRY: BORAL, COUNTY MATERIALS, WERACOBIA2-MODULAR.
 WINDOWS: WHITE
 TRIM: ANTIQUE WHITE
 DOOR: FIREWEED SW6328 BY SHERWIN WILLIAMS
 STONE MASONRY: ARRISCRAFT CAST STONE, ALMOND, SMOOTH CUT.
 SIDING: SMART SIDING, LAPPED.
 ROOF: OAKRIDGE DIM. SHINGLES BY OWENS CORNING, DRIFTWOOD
 CORNER BOARDS: WHITE
 FASCIA: WHITE
 COLUMNS & RAILINGS: NORY LACE, SW7013 BY SHERWIN WILLIAMS
 FRONT WINDOW BAY: SANDS OF TIME, SW6101 BY SHERWIN WILLIAMS

1 FRONT ELEVATION
 1/4" = 1'-0"

RIDGE (+33'-4")

12" TRIM

FLASHING TYP.

TRUSS BEARING TYP. (+20'-4")

2ND FLOOR (+11'-4")

VINYL SIDING TYP.

1ST FLOOR (0'-0")

2 SIDE ELEVATION
 1/4" = 1'-0"

BASEMENT (-10'-0")

ASPHALT SHINGLES

BRICK VENEER

INSUL. WINDOW UNIT TYP.

STONE VENEER

RIDGE (+33'-4")

TRUSS BEARING TYP. (+20'-4")

2ND FLOOR (+11'-4")

1ST FLOOR (0'-0")

PREFINISHED ALUM. HANDRAIL, TYP.
 PAINTED WOOD STEPS & PORCH FLOOR

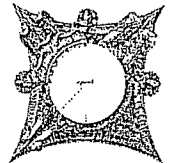
BASEMENT (-10'-0")

NOTES:

1. PROVIDE AND INSTALL ALUM. PREFINISHED OGEE GUTTERS AND DOWNSPOUTS IN COLOR TO MATCH FASCIA.
2. GUTTER AND FASCIA NOT INDICATED FOR DRAWING CLARITY.
3. BAY WINDOW ROOF SLOPE TO MATCH PORCH ROOF SLOPE.
4. PROVIDE PREFINISHED FLAT CEILING IN ALL PORCHES.
5. BASE OF BUILDING TO BE FORMED CONCRETE WITH IMPRINT OF BRICK. CONCRETE TO BE PAINTED TO APPEAR AS BRICK.

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Project
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UNIT TYPE D
 BUILDING ELEVATIONS

Sheet Title

Scale:
 Drawn By:
 Date: 07.26.06
 Rev. Date: 08.16.06
 Rev. Date: 08.30.06
 Rev. Date:
 Rev. Date:

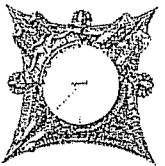
Sheet No:

A3.1D



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Hawks Landing
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Project
Proj. No.: 0612.01

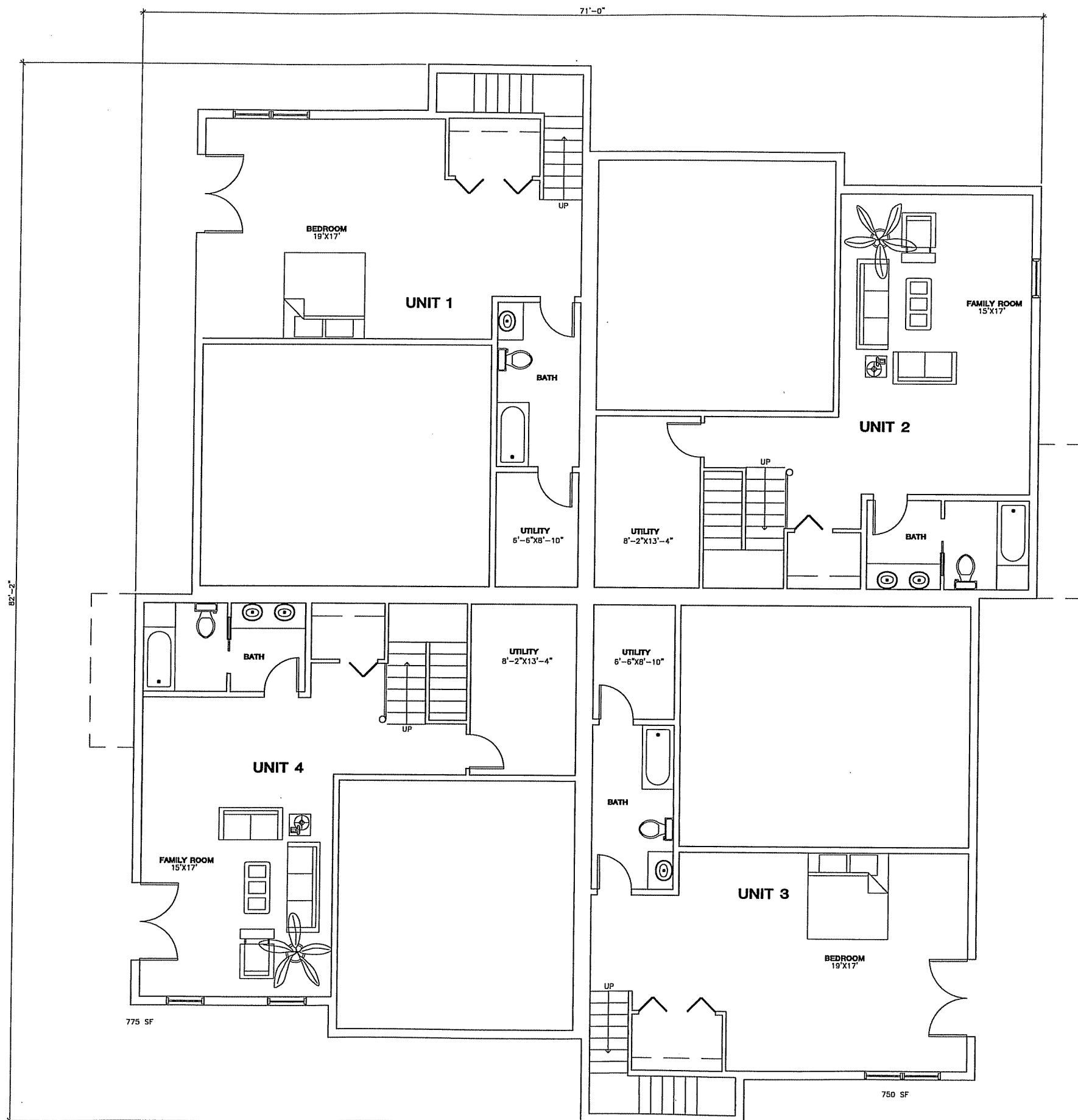
UNIT TYPE E
BASEMENT FLOOR PLAN

Sheet Title

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Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
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Rev. Date:

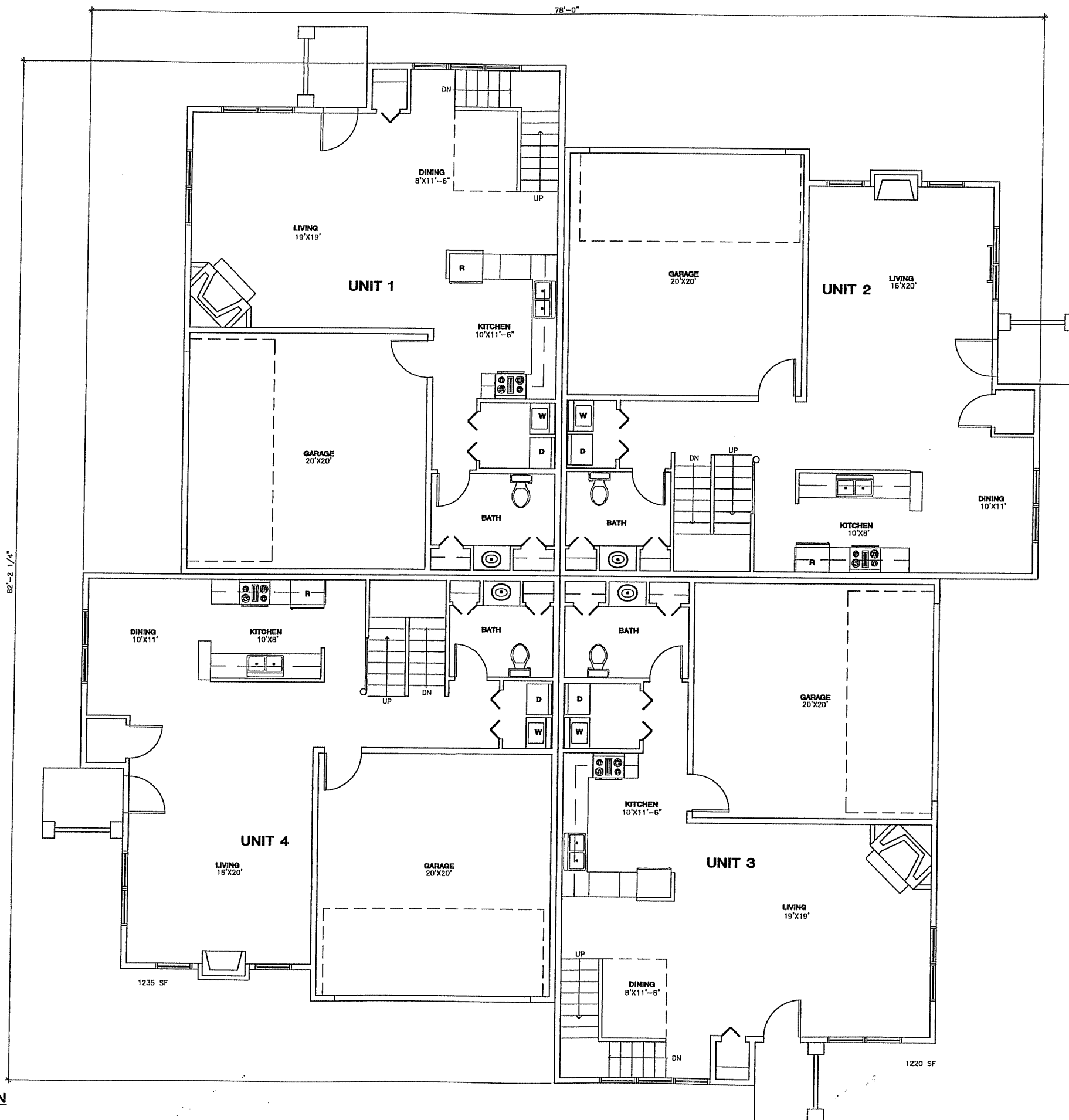
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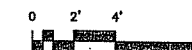


1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



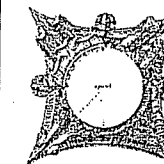


1 FIRST FLOOR PLAN
1/4" = 1'-0"



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PRD Submittal

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UNIT TYPE E
FIRST FLOOR PLAN

Sheet Title

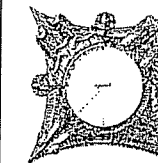
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Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A2.2E

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Hawks Landing
PRD Submittal

Project
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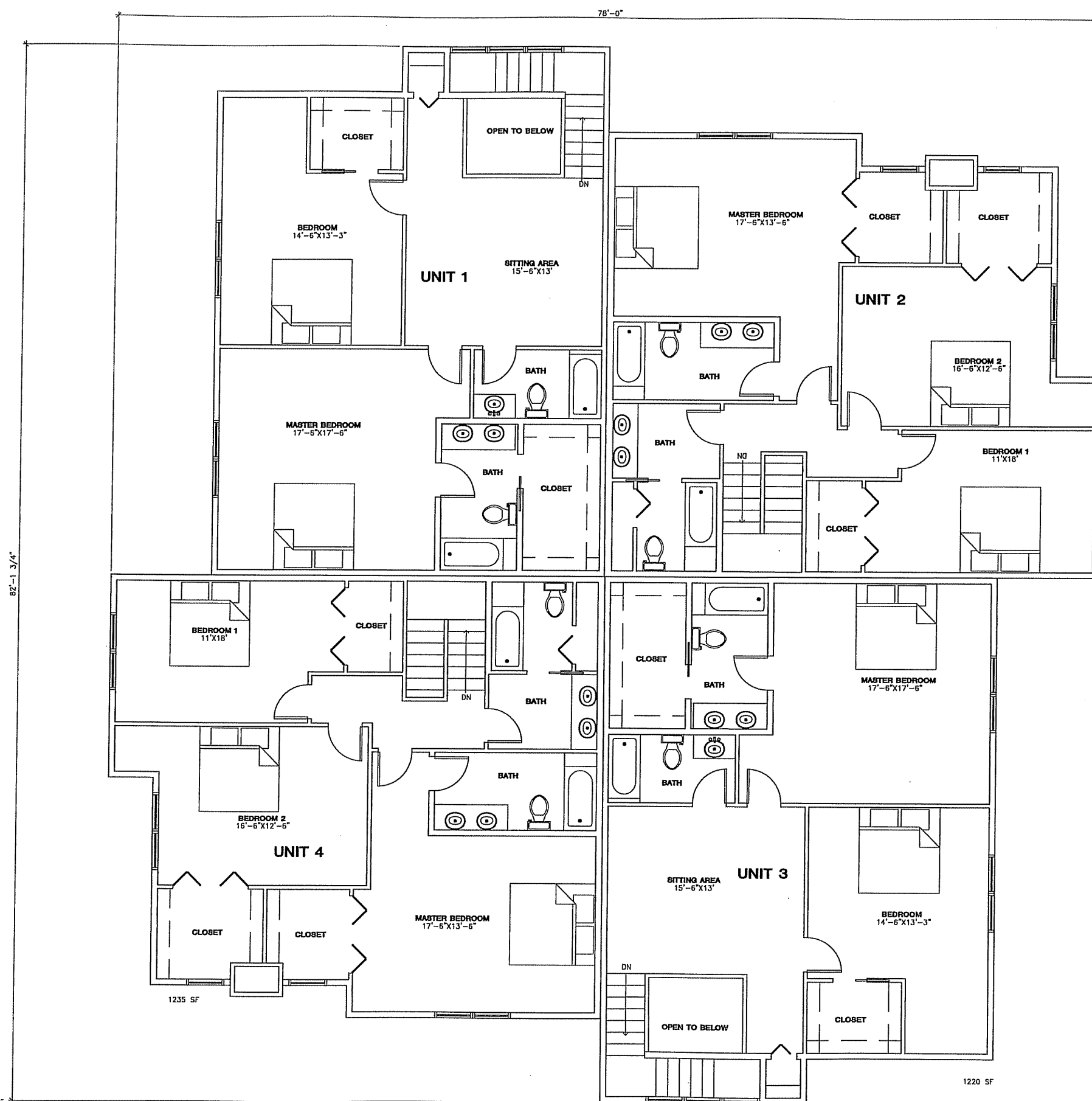
UNIT TYPE E
SECOND FLOOR PLAN

Sheet Title

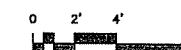
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Drawn By: KMZ
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date: 08.30.06
Rev. Date:
Rev. Date:

Sheet No:

A2.3E



1 SECOND FLOOR PLAN
1/4" = 1'-0"



RIDGE +35'-0"

TRUSS BEARING TYP. (+20'-4")

2ND FLOOR (+11'-4")

1ST FLOOR (0'-0")

EXTERIOR FINISHES
STUCCO: STO, DIAMOND DUST 20822-56,
HEAVY TEXTURE
BRICK VENEER: KASTEN MASONRY, 1007 OLD TUMBLE
WINDOW TRIM AND CROWN MOULD, CORNER BOARDS,
ROOF FASCIA,
DOOR: PLUM ISLAND BY CABOT
RAILINGS: MATCH TRIM COLOR
ROOF: OAKRIDGE M. SHINGLES BY OWENS CORNING,
COLONIAL SLATE

NOTES:

1. PROVIDE AND INSTALL ALUM. PREFINISHED 1/2 ROUND GUTTERS AND DOWNSPOUTS IN COLOR TO MATCH FASCIA.
2. GUTTER AND FASCIA NOT INDICATED FOR DRAWING CLARITY.

ASPHALT SHINGLES TYP.

STUCCO TYPICAL

INSUL. WINDOW UNIT TYP.

BRICK VENEER

STUCCO TYPICAL

1 FRONT AND REAR ELEVATIONS

1/4" = 1'-0"

BASEMENT (-9'-6 3/4")

RIDGE +35'-0"

TRUSS BEARING TYP. (+20'-4")

2ND FLOOR (+11'-4")

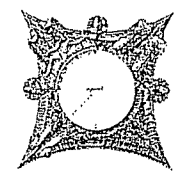
1ST FLOOR (0'-0")

2 SIDE ELEVATIONS

1/4" = 1'-0"

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at
Hawks Landing
PRD Submittal

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Proj. No.: 0612.01

UNIT TYPE E
BUILDING ELEVATIONS

Sheet Title

Scale:
Drawn By:
Date: 07.26.06
Rev. Date: 08.16.06
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Rev. Date:
Rev. Date:

Sheet No:

A3.1E