

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 7
Project # 8-63-06
04276

DATE SUBMITTED: <u>8-16-2006</u>	Action Requested
UDC MEETING DATE: <u>8-23-2006</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

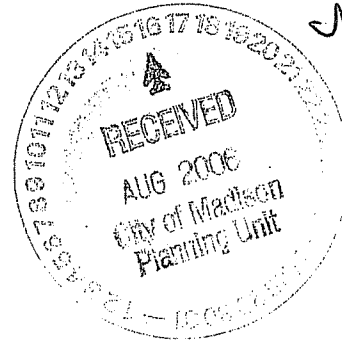
PROJECT ADDRESS: 2 GREENSIDE CIRCLE

ALDERMANIC DISTRICT: 1

OWNER/DEVELOPER (Partners and/or Principals) WEST END PROPERTIES, LLC.
429 GAMMON PLACE
MADISON, WI 53719

ARCHITECT/DESIGNER/OR AGENT: ISTHMUS ARCHITECTURE, INC.
613 WILLIAMSON ST.
MADISON, WI 53703

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)

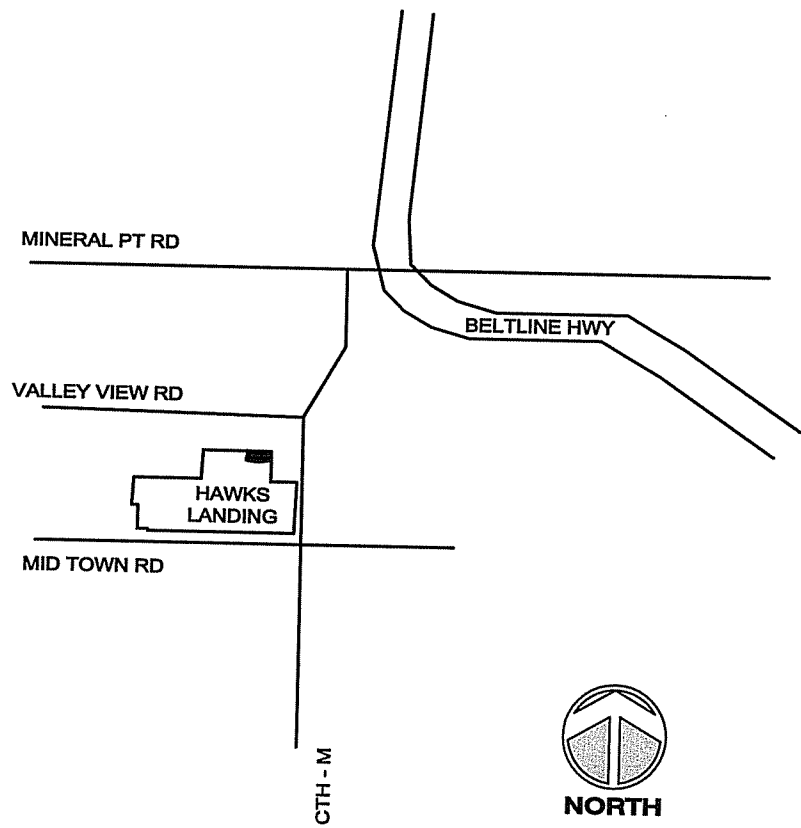
(See Section D for:)

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

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

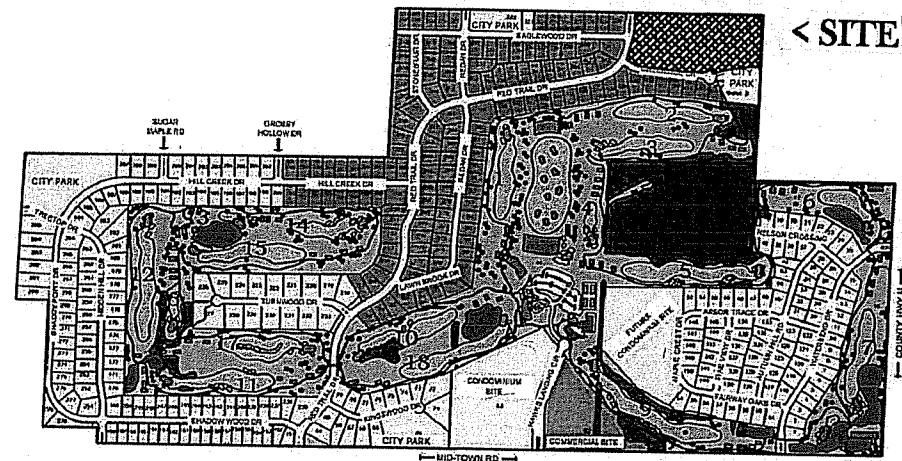
LOCATION MAP

VICINITY MAP



HAWKS LANDING

- PHASE II
- CONDOMINIUM LOTS
- COMMERCIAL LOTS
- PARK



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

Project Location/Address: corner of Lone Oak Ln. & Greendale 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 -----

Total Square Footage of the Storage Area -----
 Divided by Three Hundred (300) Square Feet

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) -----
 (See Schedule on reverse side)

TOTAL

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)

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	9	18		
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

Total No. of Points Provided

(Equal to or greater than points required)

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

Approved by: _____ Date: _____



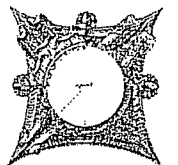
LOT 117 at HAWKS LANDING

PLANNED RESIDENTIAL DEVELOPMENT

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

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
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Phone: 608.294.0206
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This work was prepared by me or under my supervision and modification of this project will be made by me or under my supervision. I am a duly licensed professional architect in the State of Wisconsin. I am a member of the American Institute of Architects, the Wisconsin State Bar Association, and the Wisconsin State Bar of Architects.

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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:

Rev. Date:

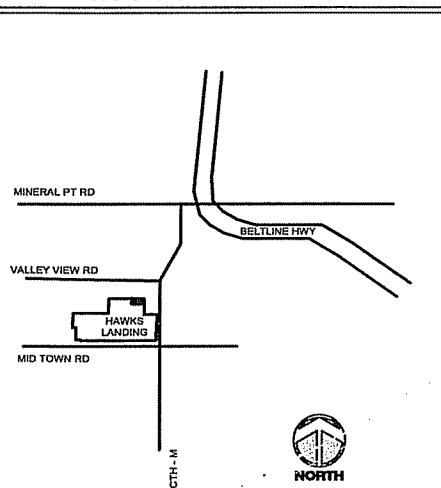
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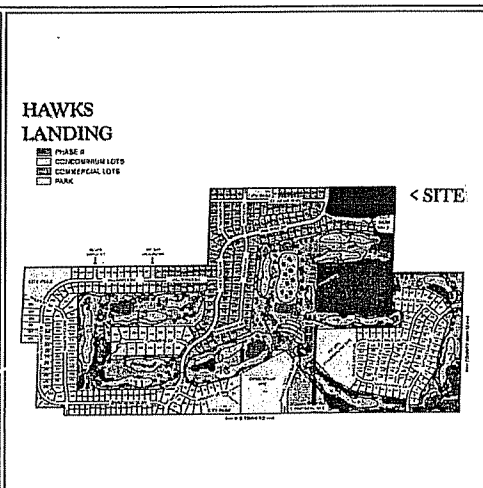
Sheet No:

TO.1

LOCATION MAP



VICINITY MAP



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.
4887 SCHWARTZ ROAD
MIDDLETON, WISCONSIN 53562

PHONE: 608-827-9401
CONTACT: MARK ALLEN

CIVIL

CALKINS ENGINEERING, LLC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718

PHONE: 608-838-0444
CONTACT: DAVID GLUSICK, P.E.

SHEET INDEX

T01 TITLE SHEET
C10 SITE PLAN
C10a DETAIL SITE PLAN
C10b DETAIL STREET VIEW

C11 SITE SURVEY
C12 EROSION CONTROL & GRADING PLAN
C13 SITE UTILITY PLAN
C14 SITE LIGHTING PLAN - not included
L10 LANDSCAPING PLAN

BUILDING TYPE A
A21A BASEMENT FLOOR PLAN
A22A FIRST FLOOR PLAN
A23A SECOND FLOOR PLAN
A31A BUILDING ELEVATIONS
A32A BUILDING ELEVATIONS

BUILDING TYPE B
A21B BASEMENT FLOOR PLAN
A22B FIRST FLOOR PLAN
A23B SECOND FLOOR PLAN
A31B BUILDING ELEVATIONS
A32B BUILDING ELEVATIONS

BUILDING TYPE C
A21C BASEMENT FLOOR PLAN
A22C FIRST FLOOR PLAN
A23C SECOND & THIRD FLOOR PLAN
A31C BUILDING ELEVATIONS
A32C BUILDING ELEVATIONS

BUILDING TYPE D
A21D BASEMENT FLOOR PLAN
A22D FIRST FLOOR PLAN
A23D SECOND FLOOR PLAN
A31D BUILDING ELEVATIONS
A32D BUILDING ELEVATIONS

BUILDING TYPE E
A21E BASEMENT FLOOR PLAN
A22E FIRST FLOOR PLAN
A23E SECOND FLOOR PLAN
A31E BUILDING ELEVATIONS

SITE & BUILDING INFORMATION

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:	13 Townhouse Units	6%
Building Type C:	84 Garden Units	60%
Building Type D:	86 Rowhouse Units	22%
Building Type E:	12 Fourplex Units	7%
Total Units	197 Units	100%

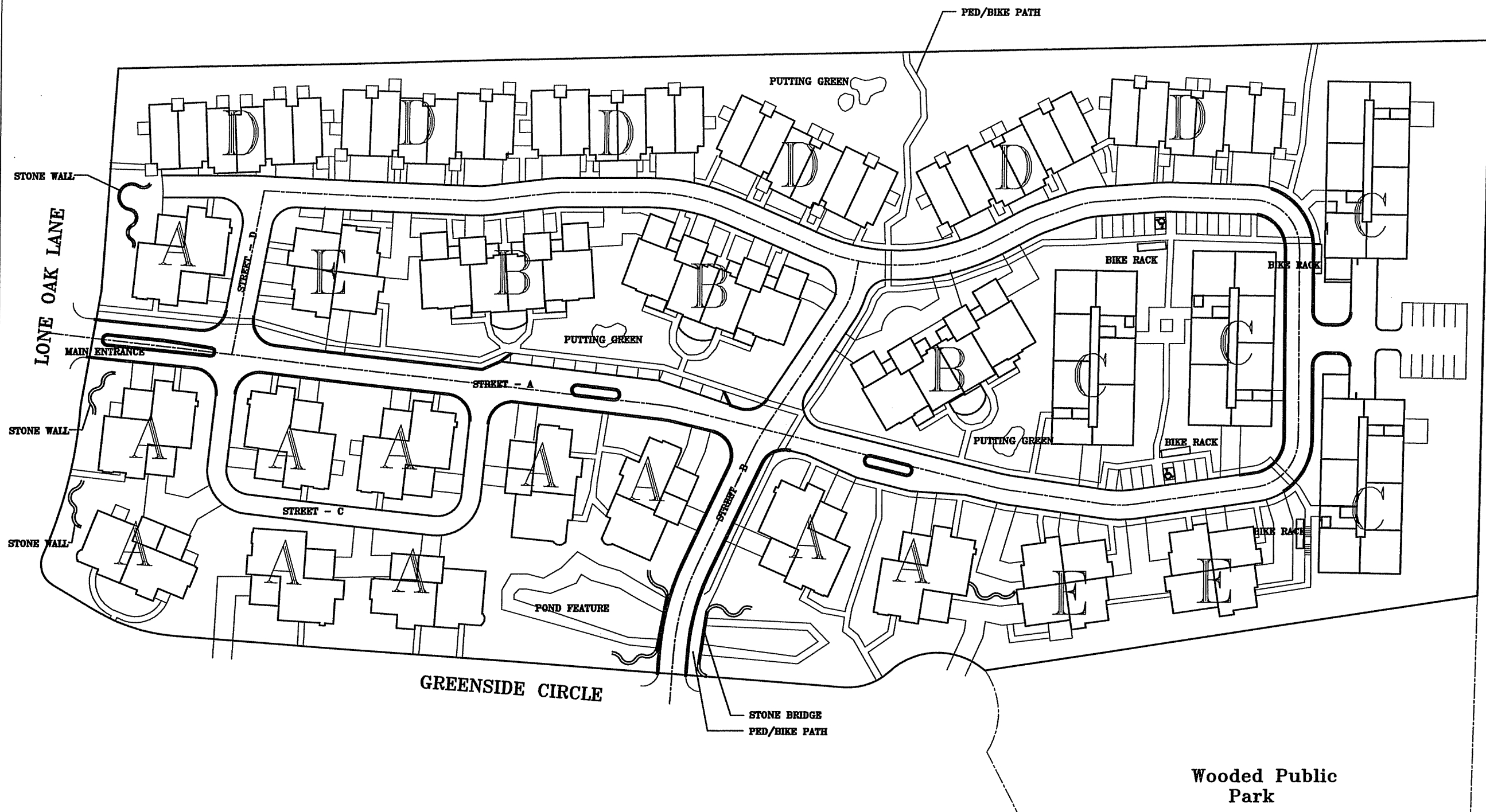
Parking Provided	
Surface Parking	X STALLS
Covered Parking	X STALLS
Total	0 STALLS

Site Area	
Impervious Area:	SQ. FT.
Non-paved Area:	SQ. FT.
Total Lot Area:	67,000 SQ. FT.

Project Total Building Area:	61,801 SQ. FT.
Lot Area Provided	67,000 SQ. FT.
Floor Area Ratio:	0.92

Building Area																																																																																																														
Building Type A:	Basement:	4761 SQ. FT.																																																																																																												
	First Floor:	4761 SQ. FT.																																																																																																												
	Second Floor:	1747 SQ. FT.	Total Building Area:	11269 SQ. FT.		Building Type B:	Basement:	6600 SQ. FT.		First Floor:	9064 SQ. FT.		Second Floor:	4300 SQ. FT.	Total Building Area:	21964 SQ. FT.		Building Type C:	Basement:	9760 SQ. FT.		First Floor:	9760 SQ. FT.		Second Floor:	9760 SQ. FT.		Third Floor:	9760 SQ. FT.	Total Building Area:	39040 SQ. FT.		Building Type D:	Basement:	7360 SQ. FT.		First Floor:	7360 SQ. FT.		Second Floor:	7360 SQ. FT.	Total Building Area:	22080 SQ. FT.		Building Type E:	Basement:	4296 SQ. FT.		First Floor:	4296 SQ. FT.		Second Floor:	2148 SQ. FT.	Total Building Area:	10740 SQ. FT.		Building Footprint:			Type A x 11 Bldgs:	62,871 SQ. FT.		Type B x 4 Bldgs:	29,412 SQ. FT.		Type C x 4 Bldgs:	36,040 SQ. FT.		Type D x 6 Bldgs:	44,160 SQ. FT.		Type E x 3 Bldgs:	12,855 SQ. FT.		Parking Building:	4,030 SQ. FT.		Total Building Footprint:	161,901 SQ. FT.		Paved Areas:	SQ. FT.		Green Areas:	SQ. FT.		Total Lot Area:	SQ. FT.		First Floor Elevation:	see DWG L10 (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			WI Uniform Dwelling Code		Zoning:	R4 conditional use	
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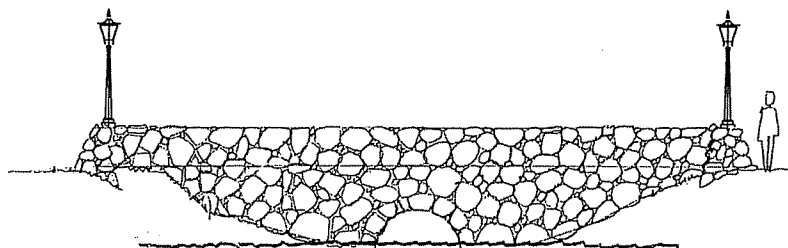
LINDEN PARK DEVELOPMENT



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%

*(21 UNITS ON 3 FLOORS)

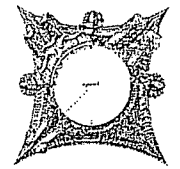


BRIDGE ELEVATION



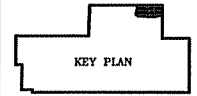
ISTHMUS ARCHITECTURE, INC.

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 I am a duly licensed professional architect in the State of Wisconsin. I am not providing any services in any other state. I am not providing any services in any other state. I am not providing any services in any other state.

LOT 117
at
Hawks Landing
PRD Submittal



Project
Proj. No.: 0612.01

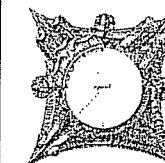
ARCHITECTURAL
SITE PLAN

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

Sheet No:
C1.0

ISTHMUS
ARCHITECTURE, INC.

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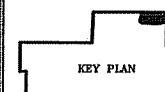


This work was prepared by me or under my supervision and certification of the plans and specifications is based on the information furnished to me by the client. I am not responsible for the accuracy of the information furnished to me by the client. The Contractor shall verify all dimensions of the site and existing conditions before proceeding with the work.

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LOT 117
at
Hawks Landing

PRD Submittal



Project
Proj. No.: 0612.01

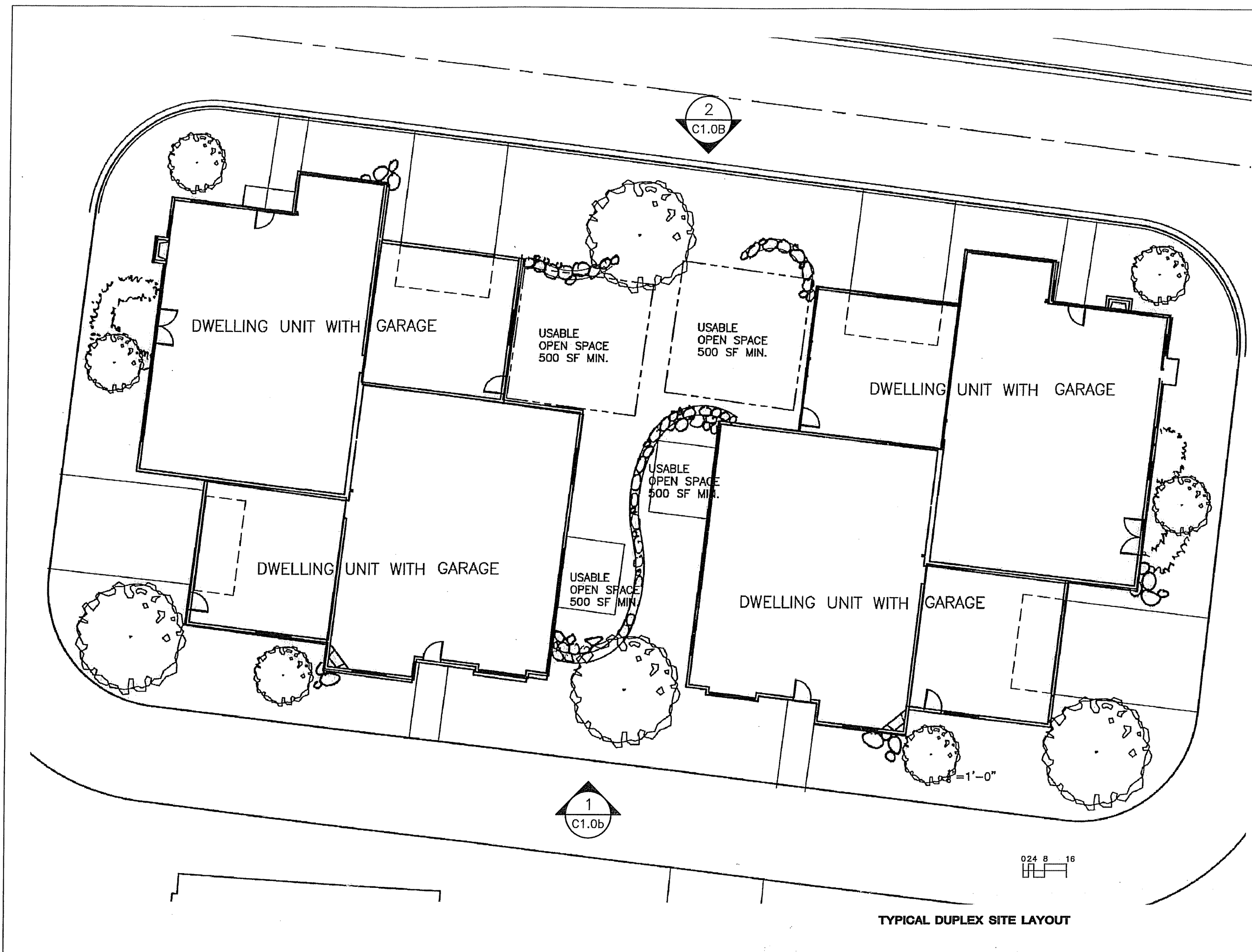
DETAIL
SITE PLAN

Sheet Title

Scale:	NOTED
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Date:	07.26.06
Rev. Date:	08.16.06
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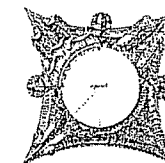
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TYPICAL DUPLEX SITE LAYOUT

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This work was prepared by me or under my supervision, and construction of the project will be under my supervision. I am a duly licensed architect in the State of Wisconsin. I am the author of the design and construction documents for this project.

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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

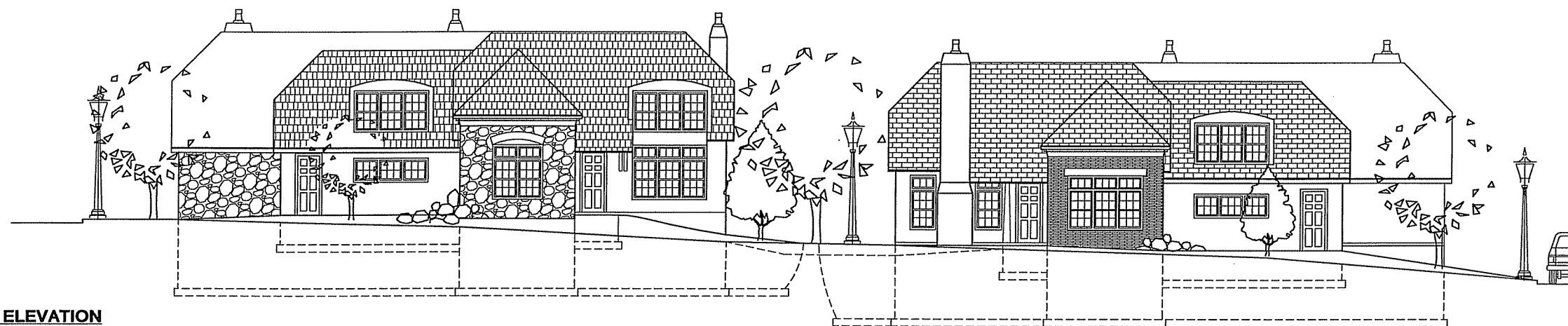
DETAIL DUPLEX
BUILDING ELEVATIONS

Sheet Title

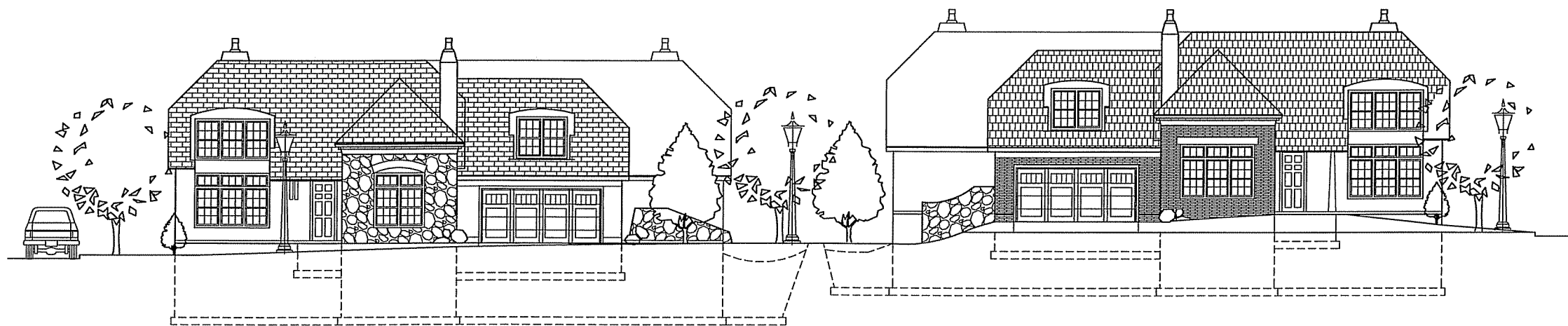
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Sheet No:

C1.0b



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



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

TYPICAL DUPLEX ELEVATIONS

TOPOGRAPHIC SURVEY

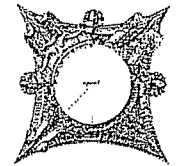
LOT 117, HAWK'S LANDING GOLF CLUB, AS RECORDED IN VOLUME 57-150B OF PLATS, ON PAGES 605-614, AS DOCUMENT NUMBER 3219695, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON AND ALL/81 COORDINATE SYSTEM, WISCONSIN, SOUTH ZONE USING THE CITY OF MADISON'S BASE STATION AS REFERENCE

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

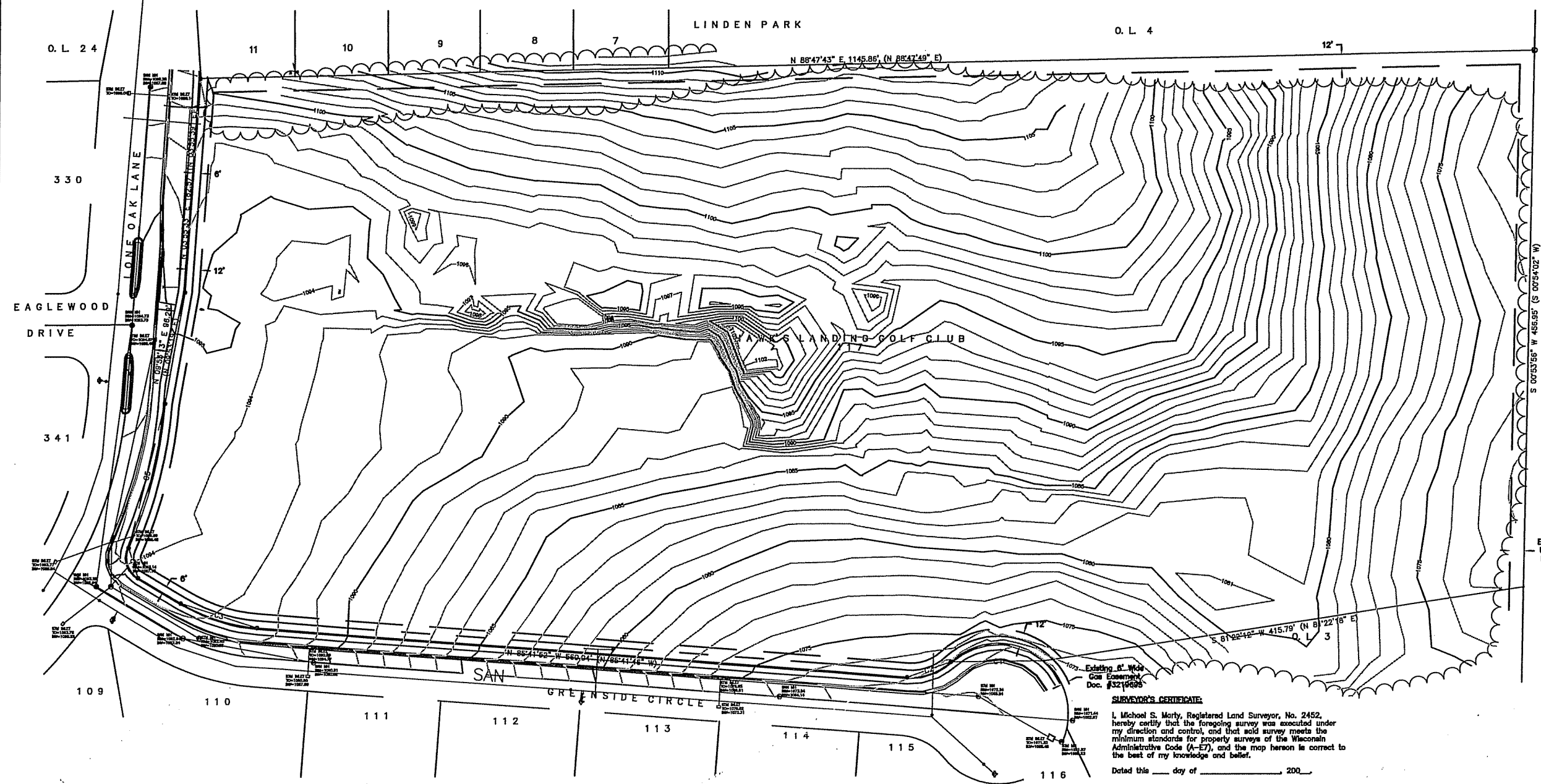
NOTES PER SHEET 9 OF THE RECORDED PLAT:

- All lots within this plot 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 plot. Easements shall not be required on property lines shared with greenways or public streets.
- 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.
- 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.
- The owner intends to record a joint maintenance agreement with the City of Madison for storm water drainageways and detention ponds.

CURVE TABLE				
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	83°42'57"	50.00	57.57	S 89°08'47" W (S 89°08'51.5" W)
C2	47°00'51"	50.00	41.03	S 70°47'43" W (S 70°47'48.5" W)
C3	28°14'22"	152.00	69.61	N 72°34'41" W (N 72°34'35" W)
C4	83°18'19"	20.00	29.06	N 17°48'20" E (N 17°48'14.5" W)
C5	19°55'15"	368.00	127.25	N 13°53'12" E (N 13°53'17.5" E)

NOTES:

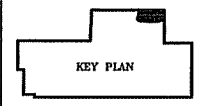
- Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate; easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 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.
- Date of field work: July 13-14, 2006.
- 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.
- Parcel Number/Address Surveyed: 251/0708-342-0112-4; 2 Greenlade Circle.
- Parcel Area: 482,884 square feet or 11.0855 acres.
- Utilities are as marked by Digger's Hotline One-Call ticket numbers 20062907579, 20062907587, 20062907600, and 20062912348, or as shown on drawings provided the surveyor by the City of Madison's Engineering Department.



This work was prepared by me or under my supervision and construction of the plan was by me or under my supervision. I am a duly Licensed Professional Surveyor of the State of Wisconsin.

The Engineer shall verify all dimensions of the job site and maintain the same. I shall be liable for any errors.

LOT 117
at
Hawks Landing
PRD Submittal



Project
Proj. No.: 0612.01

SITE
SURVEY

Sheet Title

Scale: 1"=40'-0"
Drawn By:
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:
C1.1

SURVEYOR'S CERTIFICATE:
I, Michael S. Marty, 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. Marty, R.L.S. No. 2452



DATE: 08-02-08
 REVISIONS:

LOT 117 AT HAWKS LANDING
 GRADING PLAN

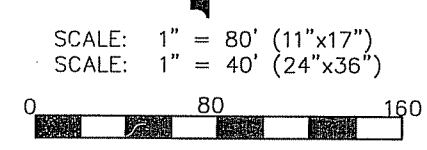
Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

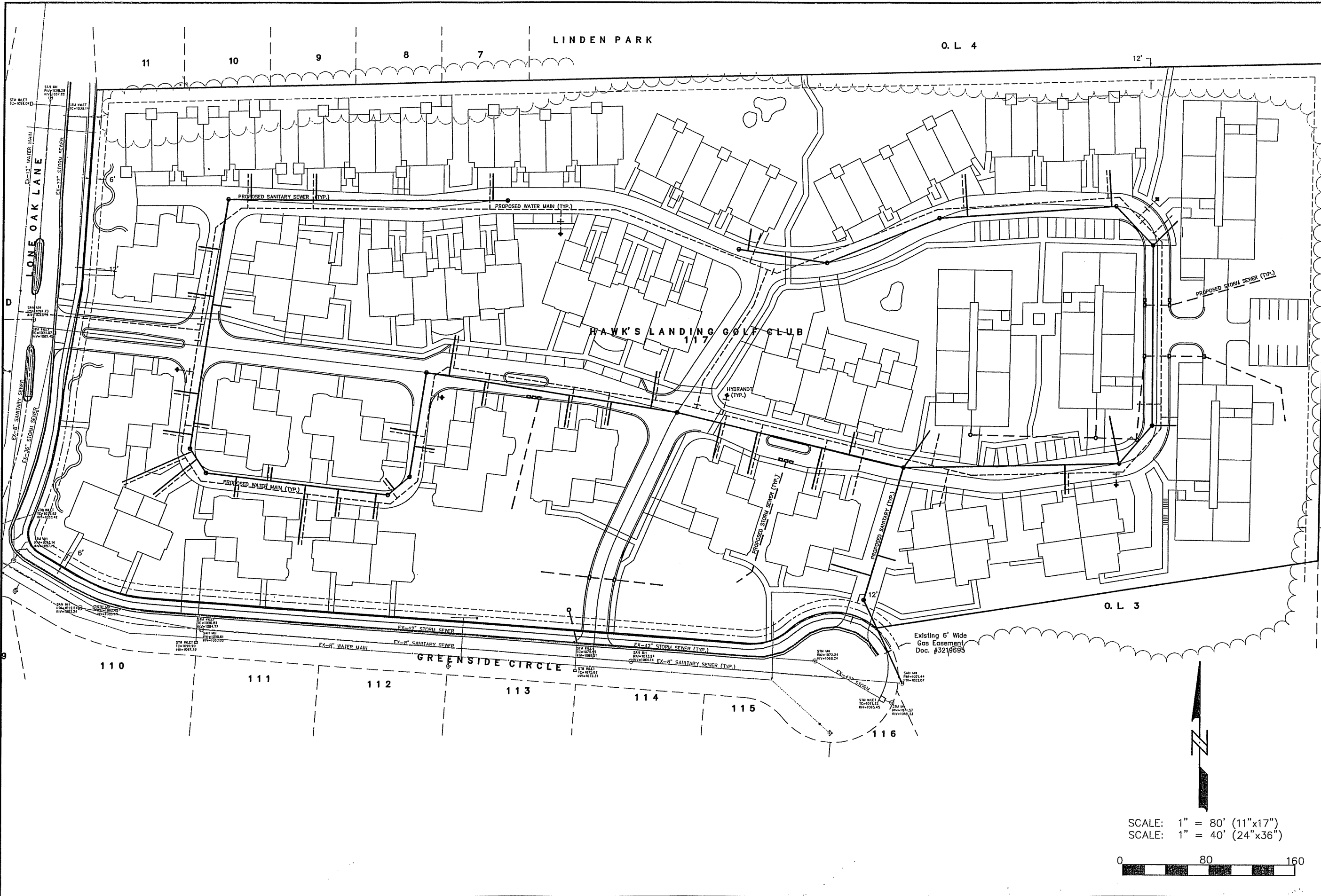
SHEET
 C 1.2

Calkins Engineering, LLC
 5070 Vogel Road
 Dallas, Texas 75246
 (972) 835-0444

P:\1102\DESIGN\BASE.DWG

PR: 1102



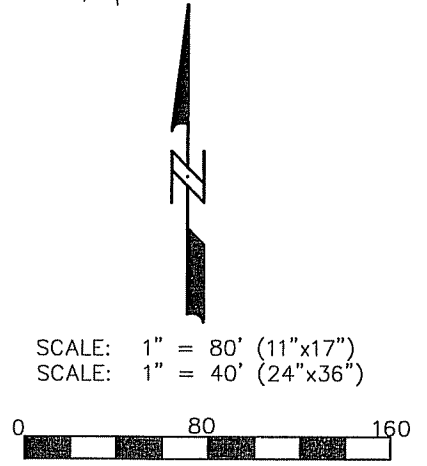


Calkins Engineering, LLC
 10100 W. 53rd
 Overland Park, MO 66204
 (816) 833-0444

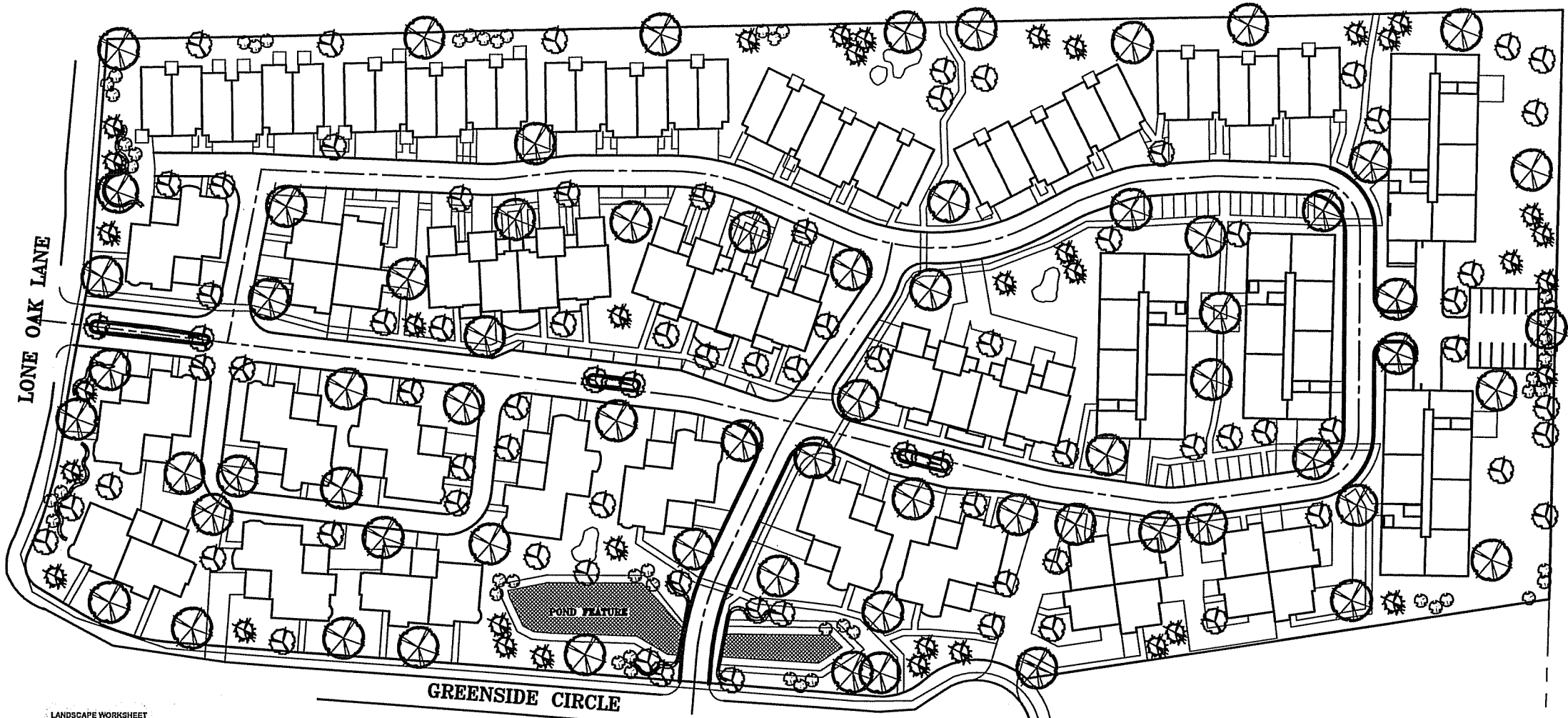
DATE: 06-02-06
 REVISIONS:
 LOT 117 AT HAWKS LANDING
 UTILITY PLAN
 DRAWING NAME : P:\12102\DESIGN\BASE.DWG
 FR: 12102

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

PAGE
 C 1.3



LINDEN PARK DEVELOPMENT



LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 20.04 Madison General Ordinance)

Project Name: Hawks Landing
 Site No: 117
 Address: Lot 117 at Hawks Landing

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

1. **Number of Trees Required:** The number of trees required for a parking lot is based on the number of parking stalls. Using the following table, determine the number of trees required for the parking lot. (Note: One tree is required for 10 parking stalls.)

Number of Parking Stalls: 43

Total Square Footage of the Storage Area Served by This Lot (Unlanded 2000 Square Foot): 0

Number of Curbside Spaces Required (2" x 12" Curb): 3

2. **Number of Landscape Points Provided:** The number of points provided is based on the number of parking stalls. Using the Point Schedule for Landscape Points on the reverse side of the worksheet, determine the number of points provided. (Note: 42.5 points are required for 43 stalls. A total of 43 points may be provided, with a maximum of 12 points per stall. Thus, 43.5 points would be considered to meet the requirement.)

Number of Points Provided for Loading Areas in (2) stalls for each loading berth (See Schedule on reverse side): 0

TOTAL: 43.5

Distribution of Points and Credits
 Indicate below the quantity and points for all permanent landscape elements. Area, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS PROVIDED	CREDITS	POINTS
Curbside Space (2" x 12")	0	3	0	0	0
Shade Tree (6" dbh)	10	0	0	0	0
Ornamental Tree (6" dbh)	5	0	0	0	0
Evergreen Tree (6" dbh)	5	0	0	0	0
Shrub (2' dbh)	1	0	0	0	0
Perennial (1' dbh)	0.5	0	0	0	0
Planting Bed (1' x 1')	1	14	14	0	14
TOTAL			42.5		42.5

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

Approved by: _____ Date: _____

HAWKS LANDING DEVELOPMENT

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- PERENNIAL

Wooded Public Park



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

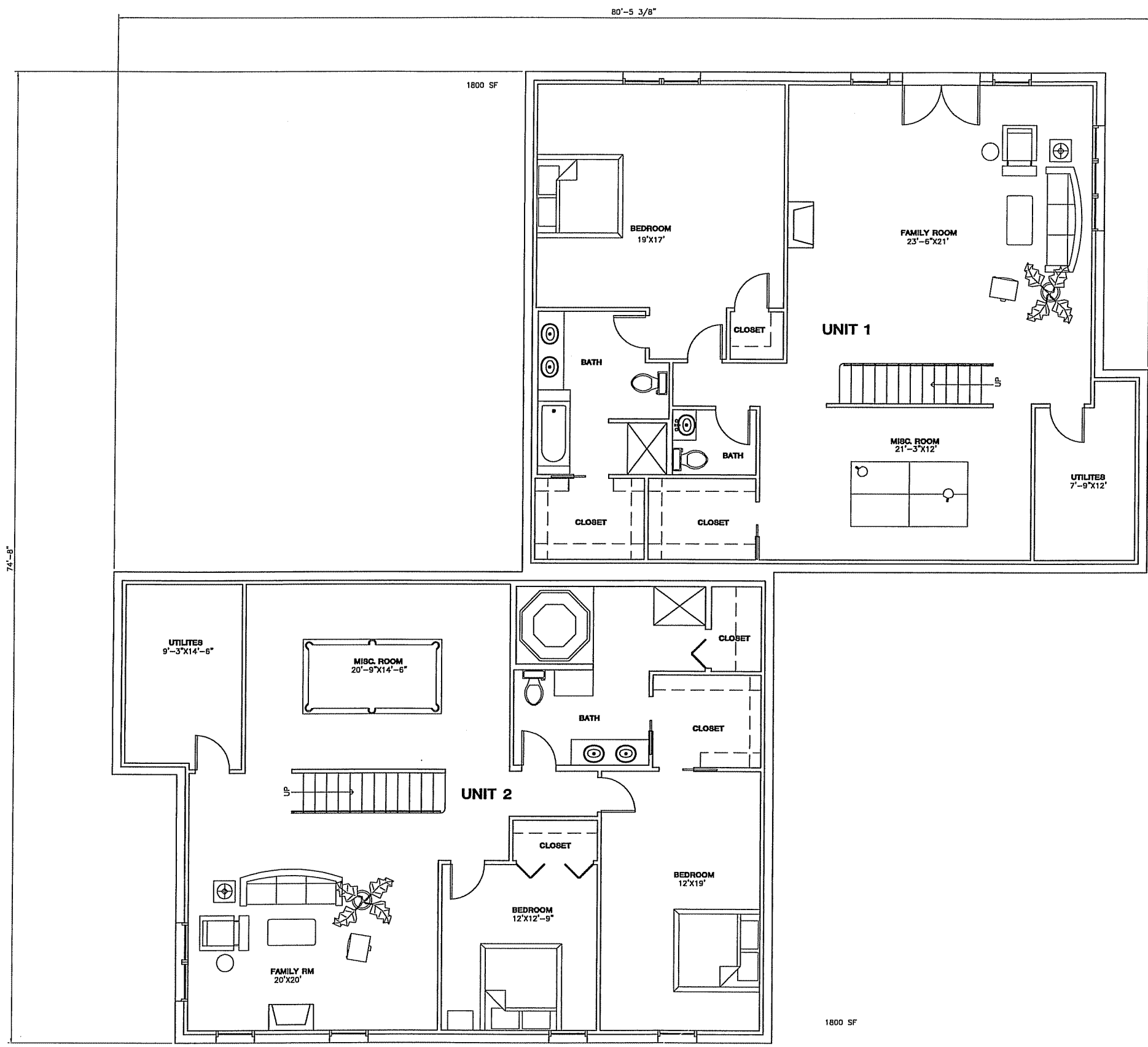
Date: July 26, 2006
 Scale: 1" = 40' - 0"
 Designer: mlb/nf

Seal:
 To protect against legal liability,
 the plans presented herein are
 "schematic," and should not be
 outsource as "biddable" 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

L1.0

Reference Name:
 Lot 117 at Hawks Landing

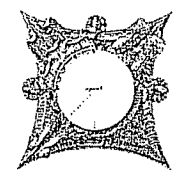


1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



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ARCHITECTURE, INC.

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Fax: 608.294.0207



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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

UNIT TYPE A
BASEMENT

Sheet Title

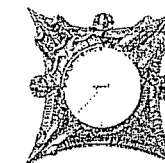
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Date:	07.26.06
Rev. Date:	08.16.06
Rev. Date:	
Rev. Date:	
Rev. Date:	

Sheet No:

A2.1A

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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

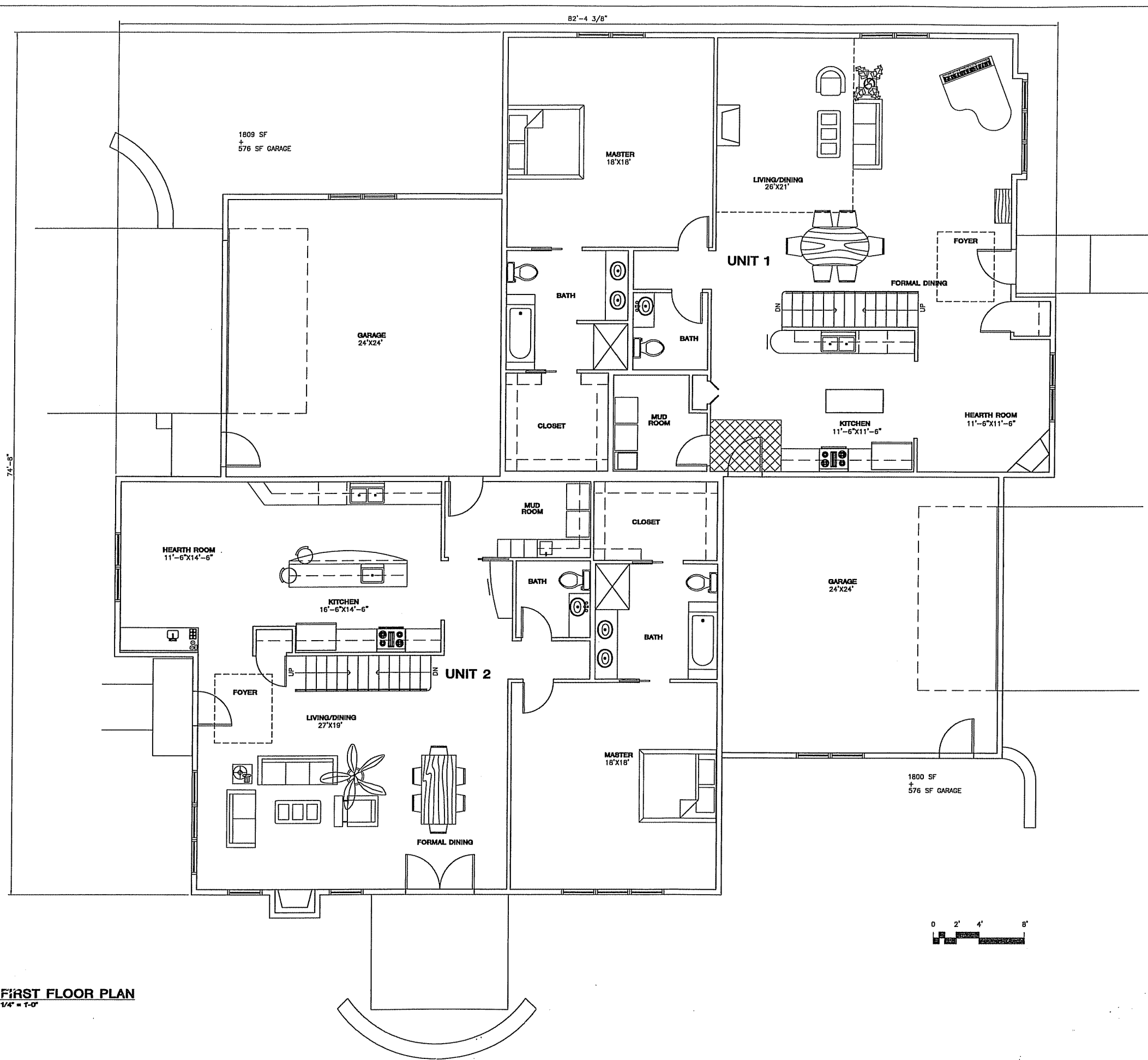
UNIT TYPE A
FIRST FLOOR PLAN

Sheet Title

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

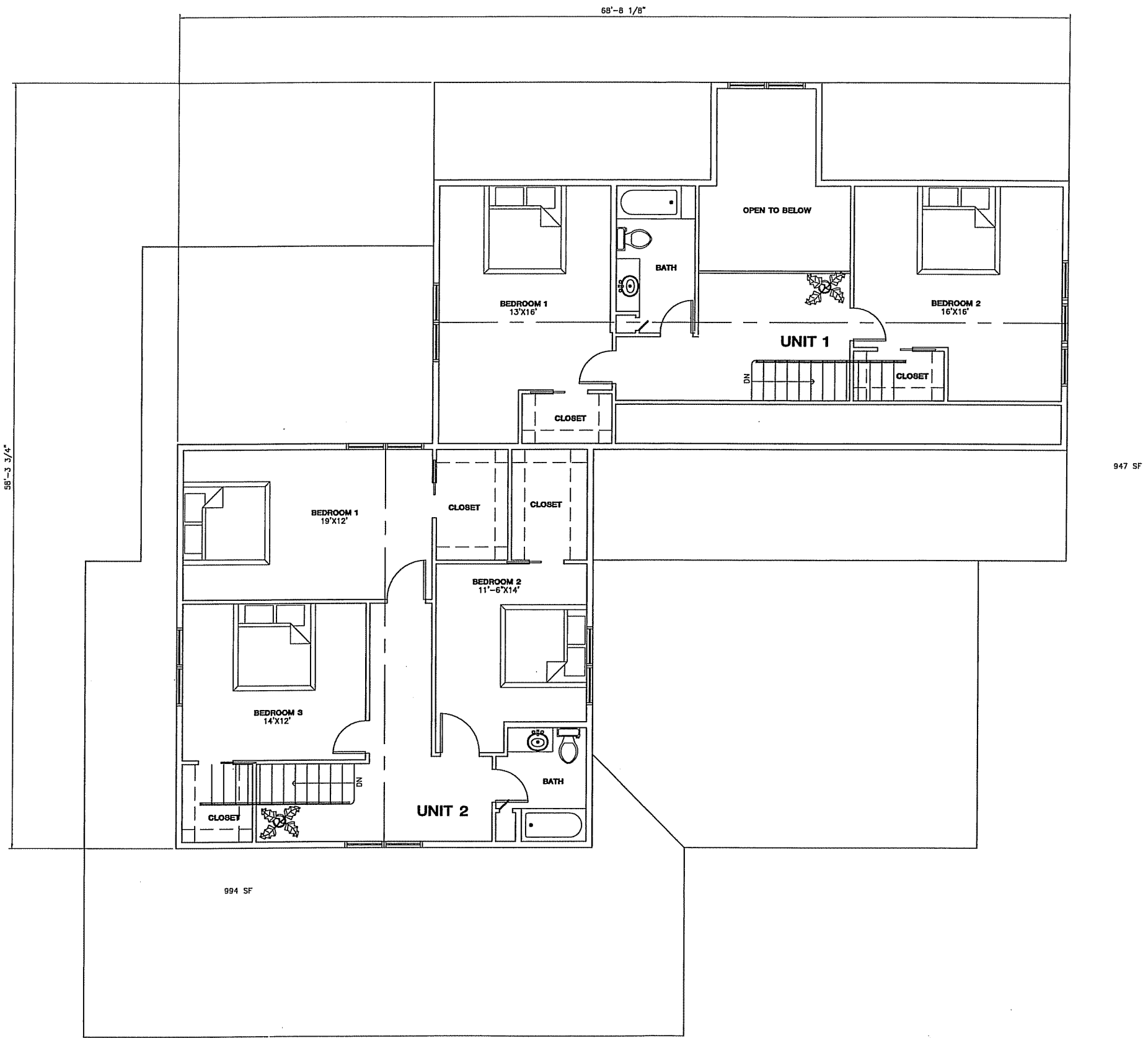
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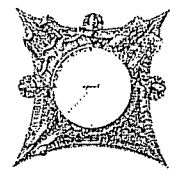
1 FIRST FLOOR PLAN
1/4" = 1'-0"





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LOT 117
at
Hawks Landing
PRD Submittal

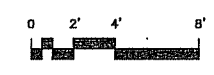
Project
Proj. No.: 0612.01

UNIT TYPE A
SECOND FLOOR PLAN

Sheet Title
Scale:
Drawn By: KMZ
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:
A2.3A

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

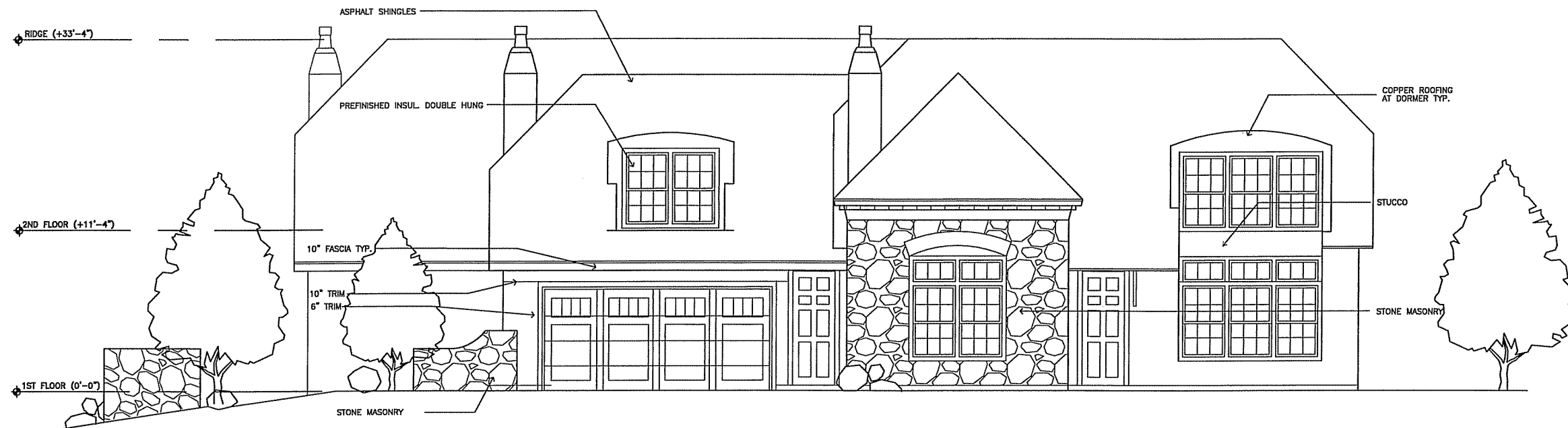
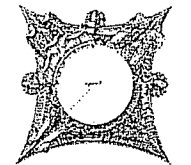


EXTERIOR FINISHES
 STUCCO: STO, OATMEAL 20905-55, HEAVY TEXTURE
 WINDOWS: WHITE
 TRIM: ANTIQUE WHITE
 DOOR: FIREWEED SW6328 BY SHERWIN WILLIAMS
 ROOF: OAKRIDGE IM. SHINGLES BY OWENS CORNING, DRIFTWOOD
 FASCIAS: WHITE
 RAILINGS: WHITE
 STONE MASONRY: RUBBLESTONE

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



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

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LOT 117
 at
 Hawks Landing
 PRD Submittal

Project
 Proj. No.: 0612.01

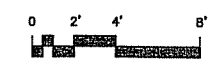
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Sheet Title

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 Date: 07.26.06
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 Rev. Date:
 Rev. Date:
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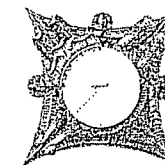
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PRD Submittal

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Proj. No.: 0612.01

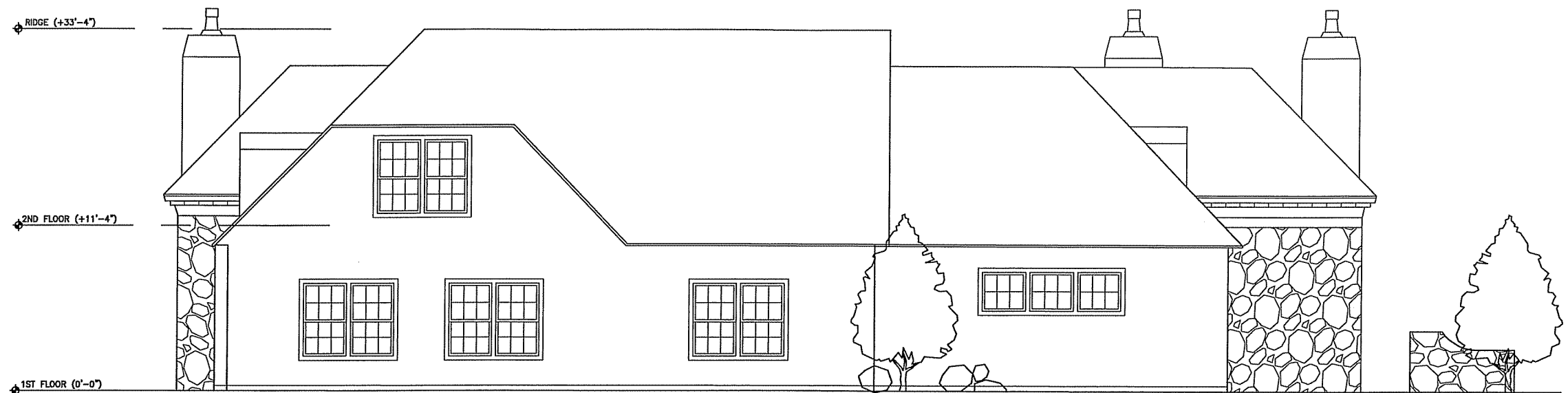
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Sheet Title

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Rev. Date:

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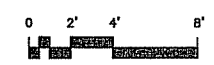
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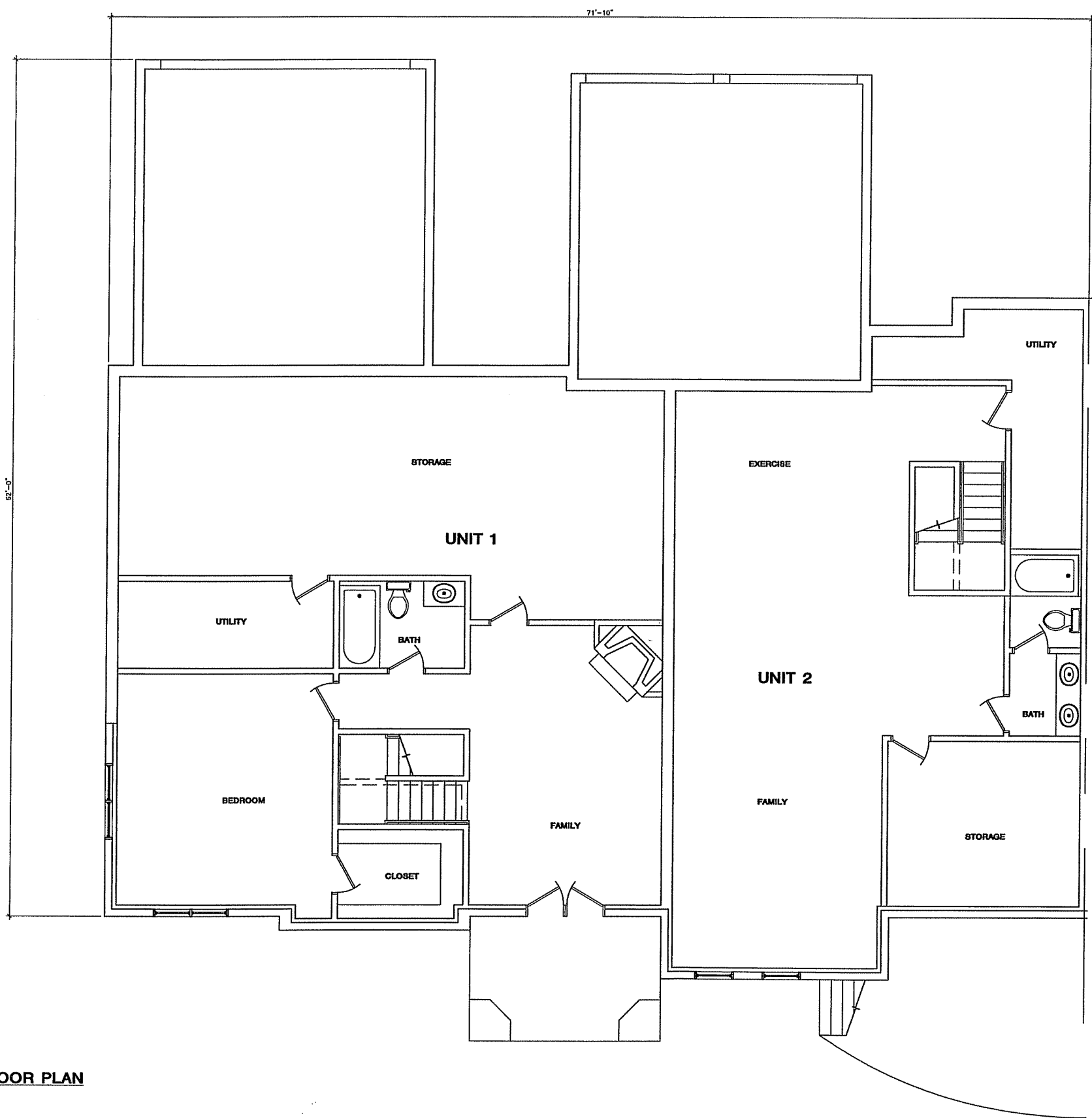


1 SIDE ELEVATION
1/4" = 1'-0"



2 REARELEVATION
1/4" = 1'-0"



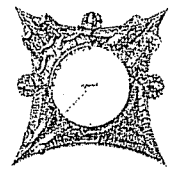


1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



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UNIT TYPE B
BASEMENT FLOOR PLAN

Sheet Title

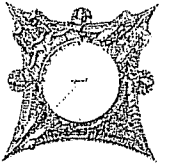
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Date:	07.26.06
Rev. Date:	08.16.06
Rev. Date:	
Rev. Date:	
Rev. Date:	

Sheet No:

A2.1B

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at
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PRD Submittal

Project
Proj. No.: 0612.01

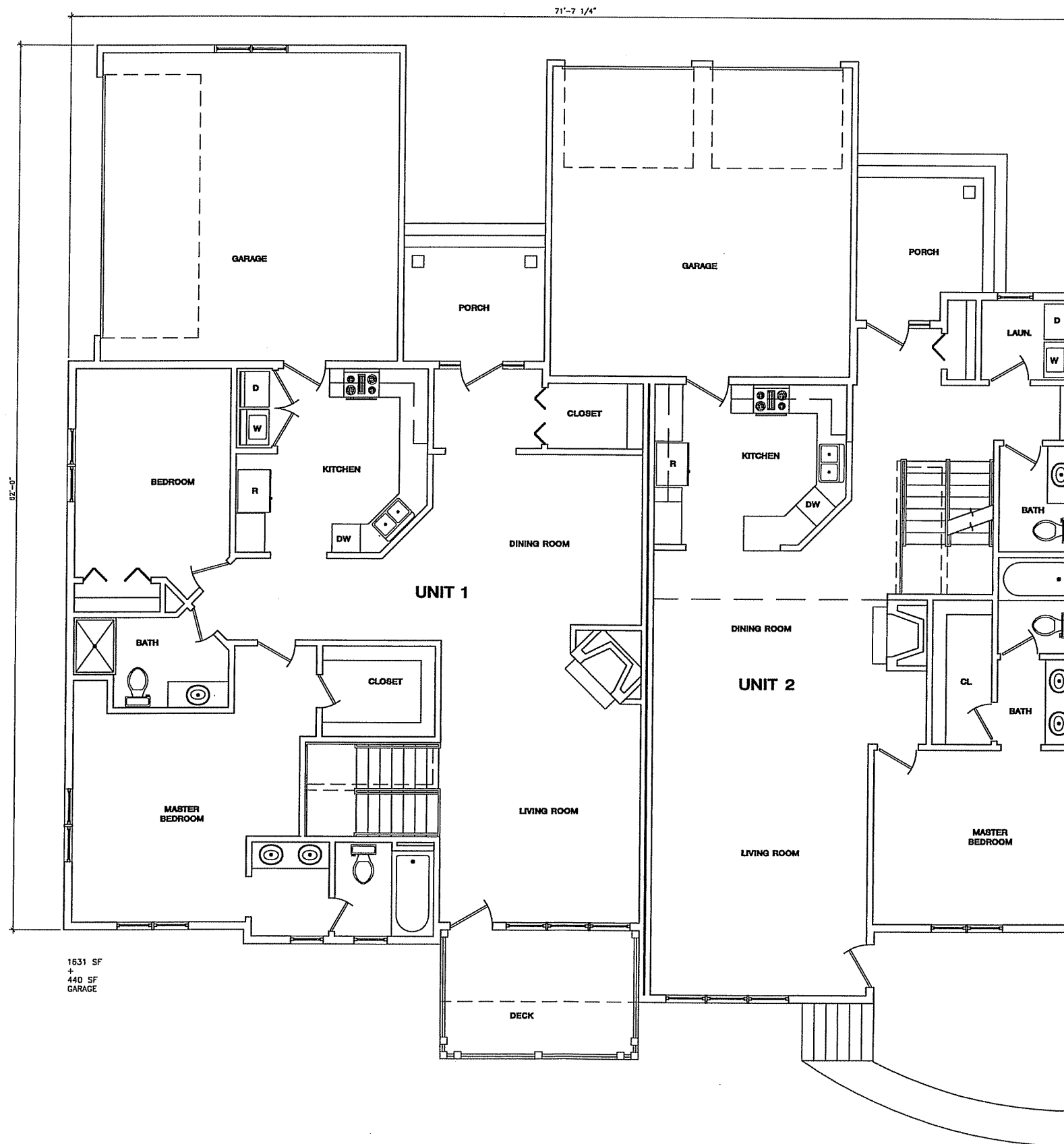
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Sheet Title

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A2.2B



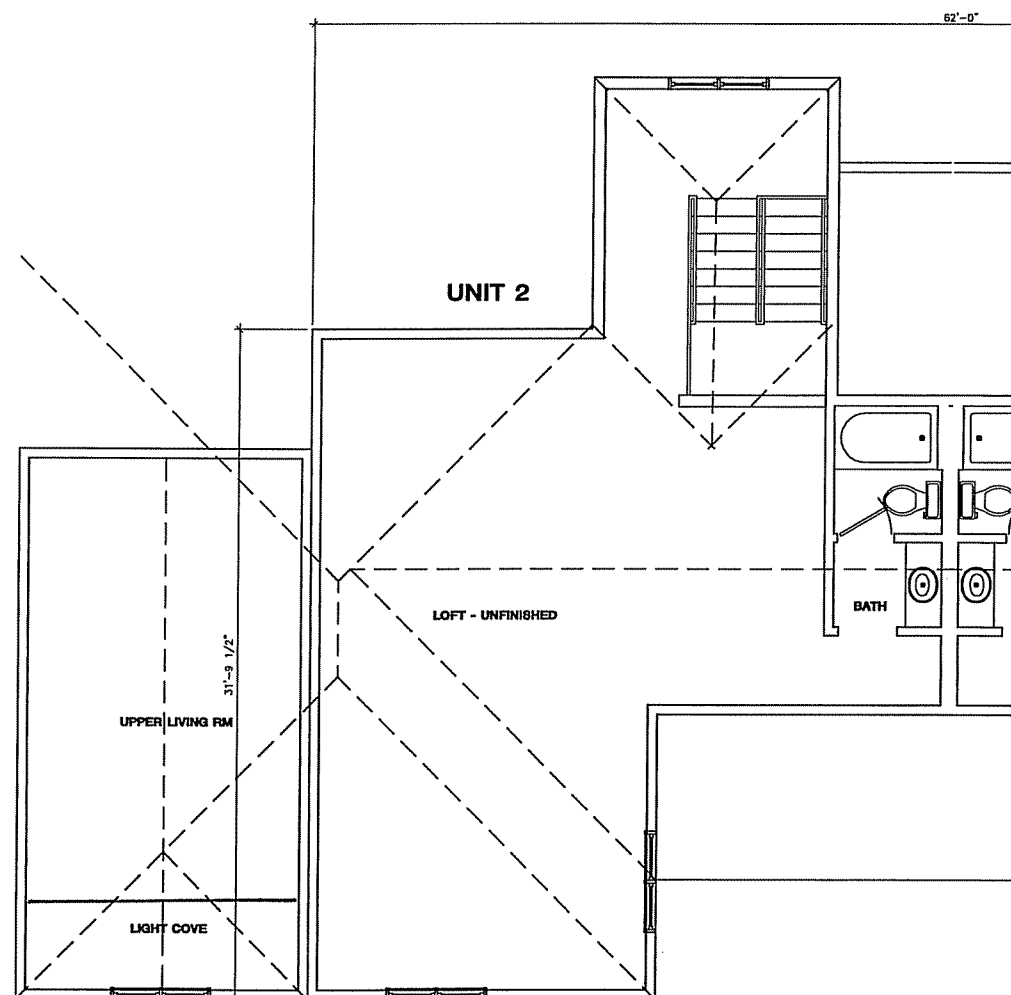
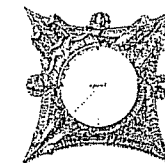
1631 SF
+
440 SF
GARAGE

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



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Project
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UNIT TYPE B
SECOND FLOOR PLAN

Sheet Title

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

Sheet No:

A2.3B

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



EXTERIOR FINISHES
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 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:

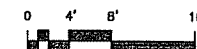
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2. GUTTER AND FASCIA NOT INDICATED FOR DRAWING CLARITY.



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

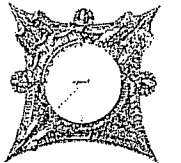


2 REAR ELEVATION
 1/8" = 1'-0"



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LOT 117
 at
 Hawks Landing
 PRD Submittal

Project
 Proj. No.: 0612.01

UNIT TYPE B
 BUILDING ELEVATIONS

Sheet Title

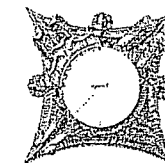
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 Date: 07.26.06
 Rev. Date: 08.16.06
 Rev. Date:
 Rev. Date:
 Rev. Date:

Sheet No:

A3.1B

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

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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

UNIT TYPE B
BUILDING ELEVATIONS

Sheet Title

Scale:
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Date: 07.26.06
Rev. Date: 08.16.06
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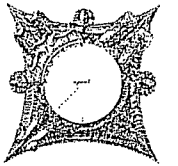
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LOT 117
at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

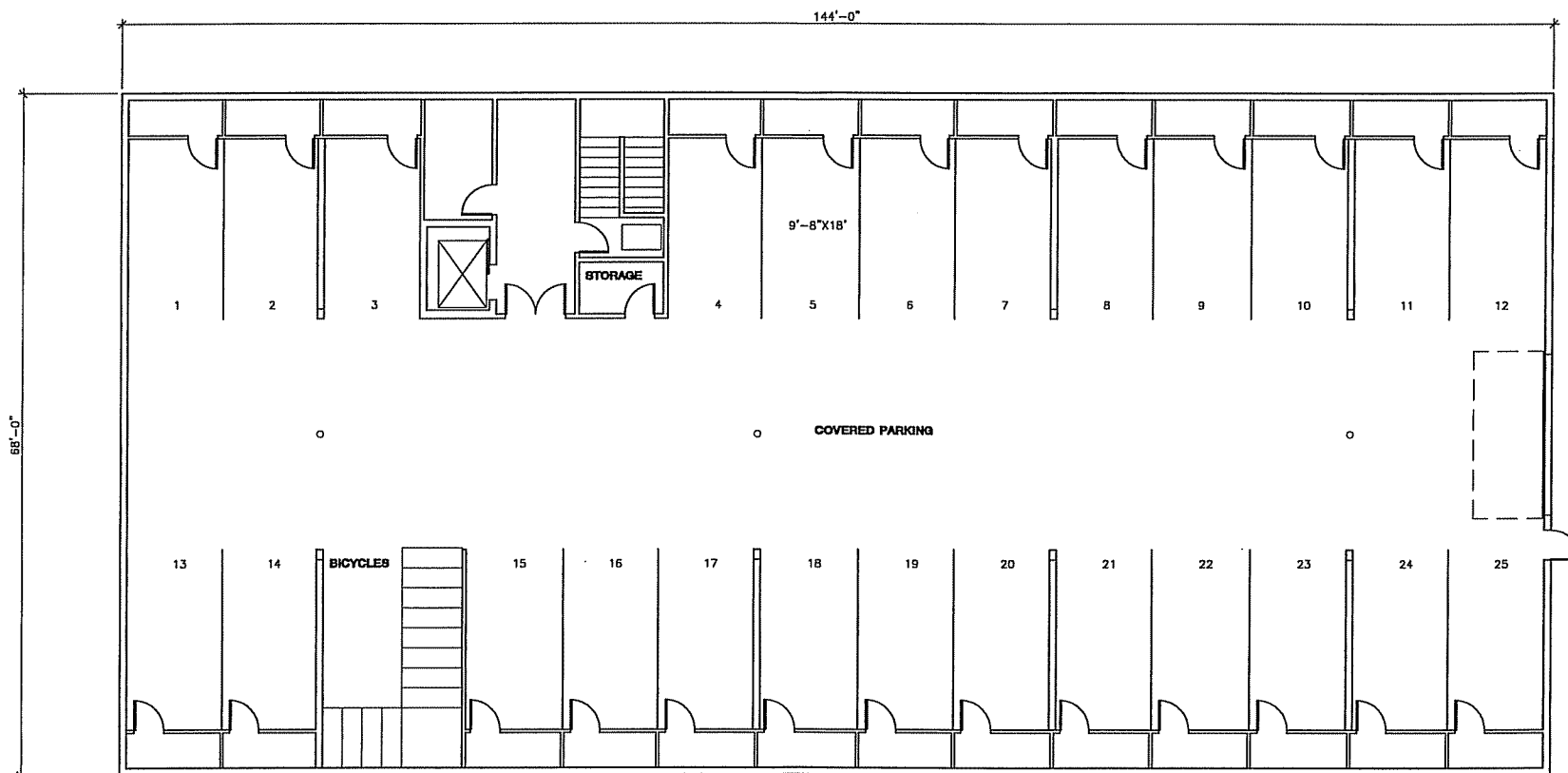
UNIT TYPE C
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Sheet Title

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

Sheet No:

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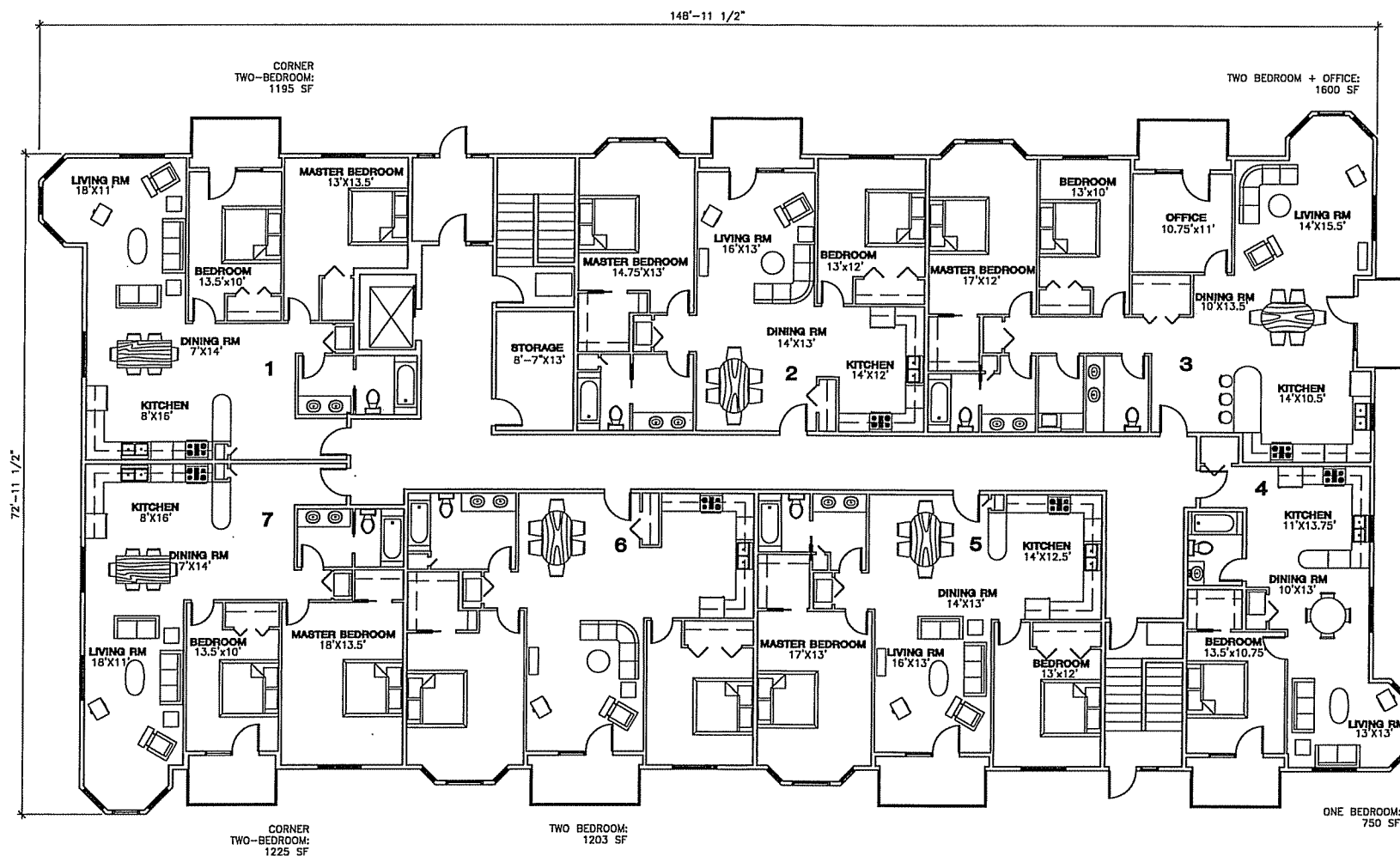
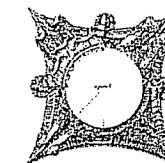


1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



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Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



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



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The Contractor shall verify all dimensions of the job site and markings with the Architect before proceeding with the work.

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:

Rev. Date:

Rev. Date:

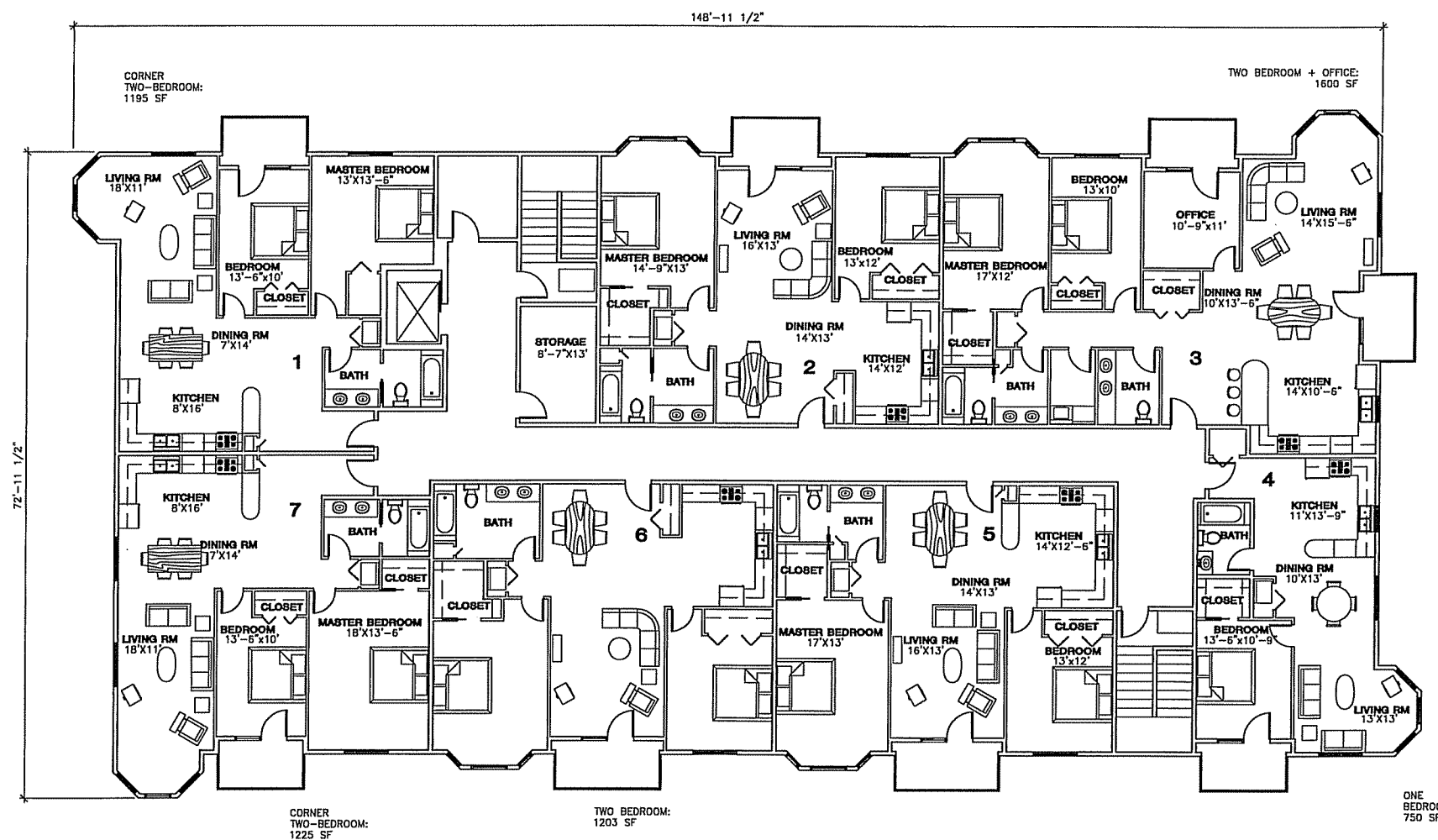
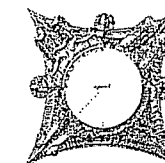
Rev. Date:

Rev. Date:

Sheet No:

A2.2C

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



72'-11 1/2"

148'-11 1/2"

CORNER
TWO-BEDROOM:
1195 SF

TWO BEDROOM + OFFICE:
1600 SF

CORNER
TWO-BEDROOM:
1225 SF

TWO BEDROOM:
1203 SF

ONE
BEDROOM:
750 SF

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

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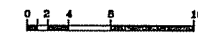
LOT 117
at
Hawks Landing
PRD Submittal

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:	
Rev. Date:	
Rev. Date:	
Rev. Date:	

Sheet No:



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"

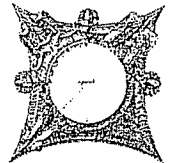


2 SIDE ELEVATION
 1/8" = 1'-0"



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Project
 Proj. No.: 0612.01

UNIT TYPE C
 BUILDING ELEVATIONS

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

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A3.1C

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

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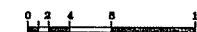
Project
Proj. No.: 0612.01

UNIT TYPE C
BUILDING ELEVATIONS

Sheet Title

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

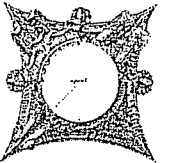
Sheet No:



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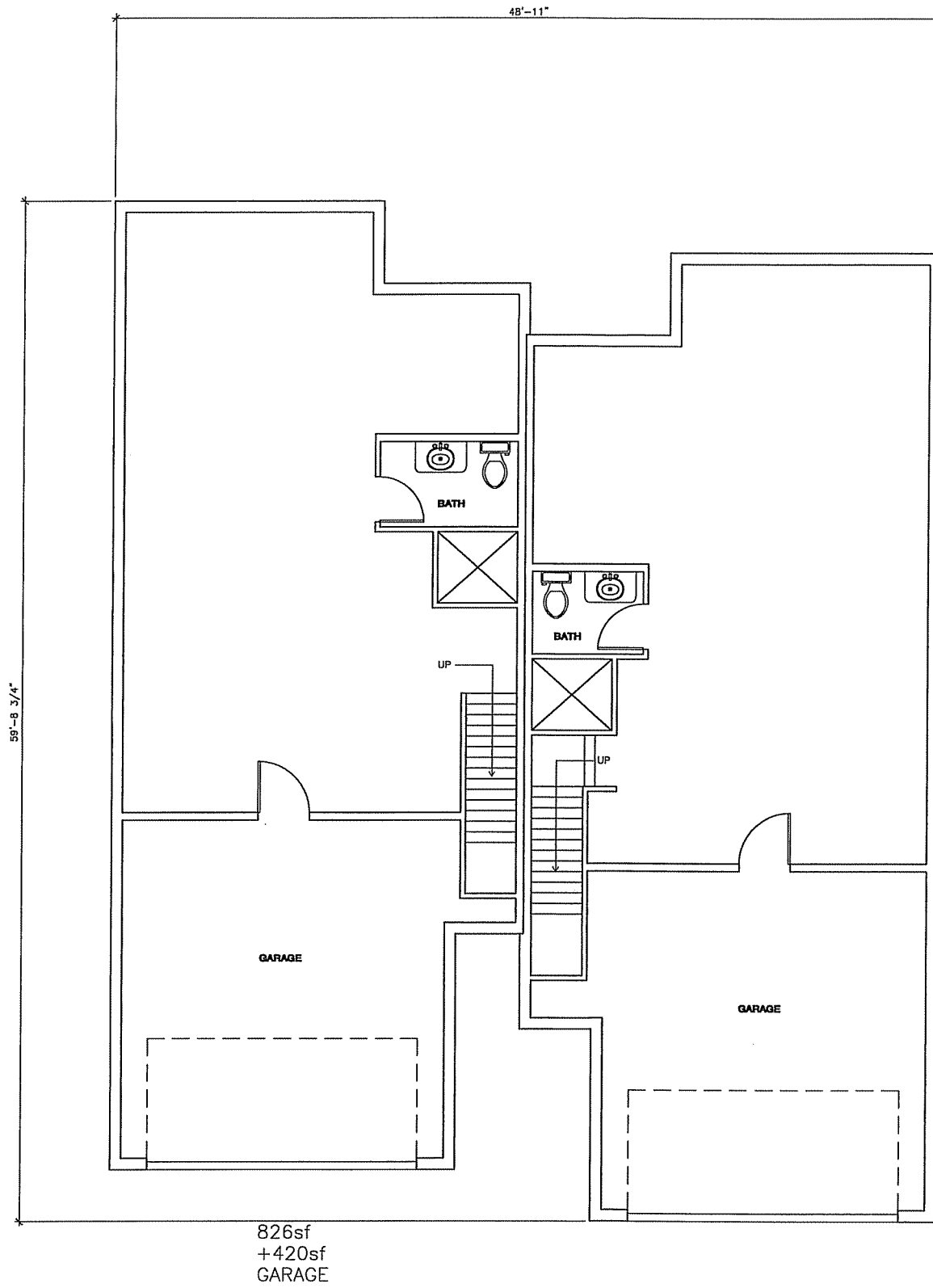
UNIT PLAN TYPED
BASEMENT FLOOR PLAN

Sheet Title

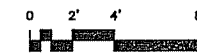
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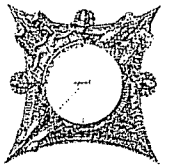
Sheet No:

A2.1D



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





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The Contractor shall verify all dimensions of the site and existing conditions and shall be responsible for any errors.

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at
Hawks Landing
PRD Submittal

Project
Proj. No.: 0612.01

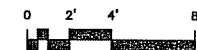
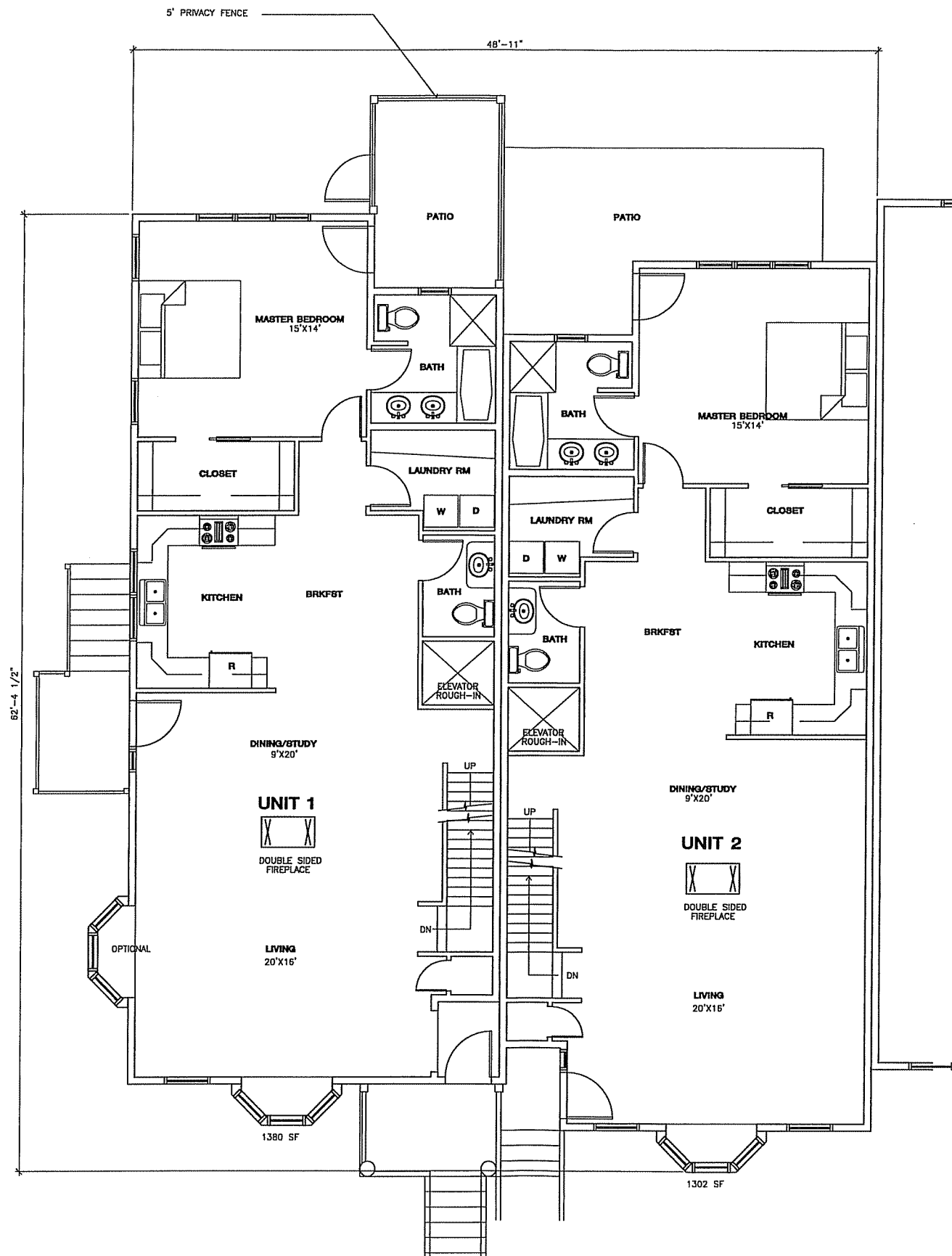
UNIT PLAN TYPE D
FIRST FLOOR PLAN

Sheet Title

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

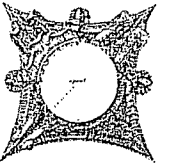
Sheet No:

A2.2D



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Proj. No.: 0612.01

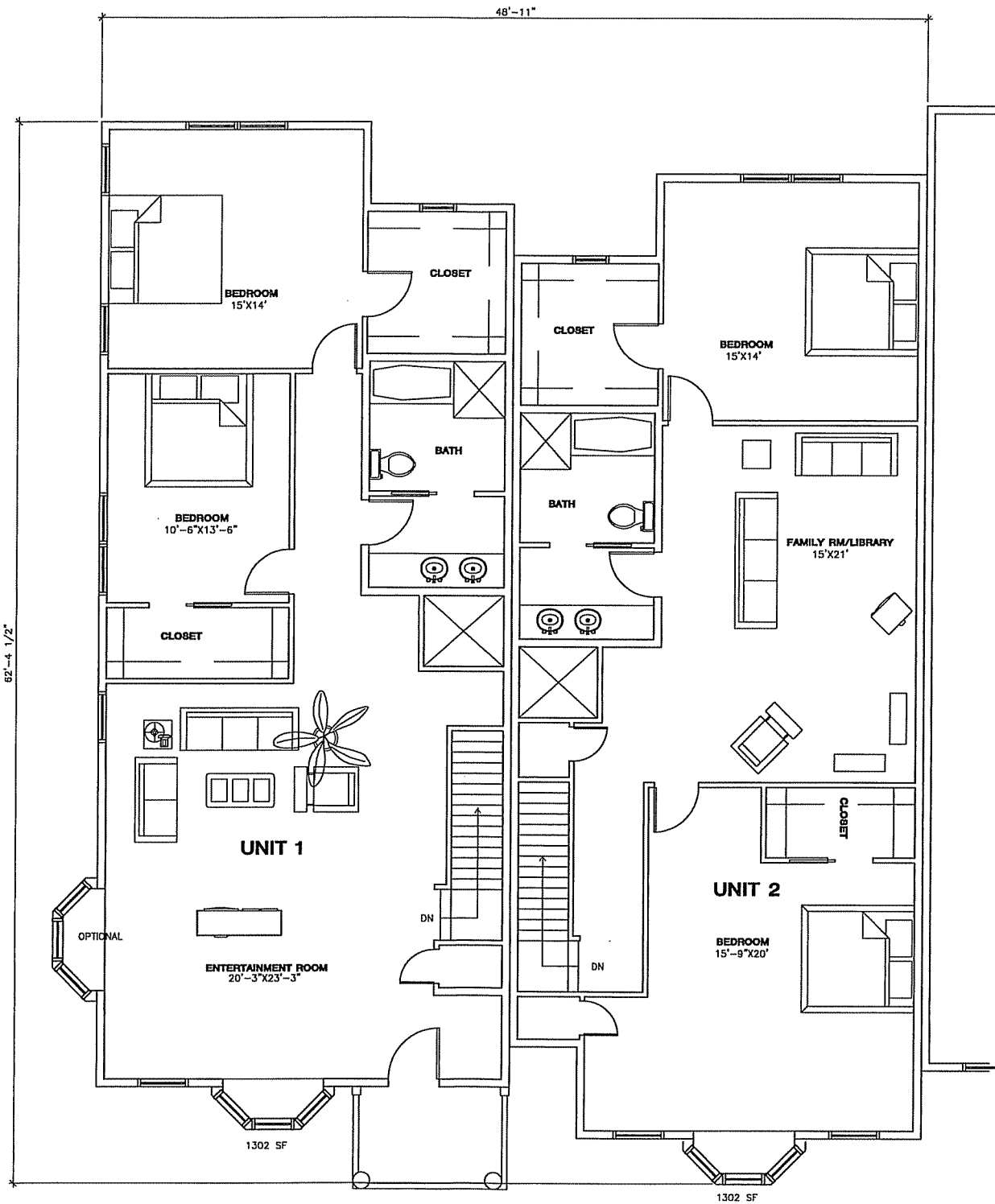
UNIT TYPE D
SECOND FLOOR PLAN

Sheet Title

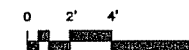
Scale:
Drawn By:
Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

A2.3D



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



EXTERIOR FINISHES (END UNIT)
 BRICK MASONRY: BORAL, COUNTY MATERIALS, WERACOB2-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
 FASCIAS: WHITE
 COLUMNS & RAILINGS: IVORY LACE, SW7013 BY SHERWIN WILLIAMS
 FRONT WINDOW BAY: SANDS OF TIME, SW6101 BY SHERWIN WILLIAMS



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



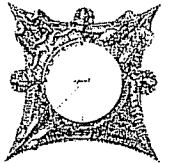
2 SIDE ELEVATION
 1/4" = 1'-0"

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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UNIT TYPE D
 BUILDING ELEVATIONS

Sheet Title

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

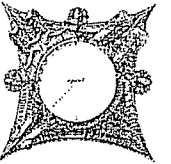
Sheet No:

A3.1D



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Project
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UNIT TYPE D
BUILDING ELEVATIONS

Sheet Title

Scale:
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Date: 07.26.06
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Rev. Date:

Sheet No:

A3.2D



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



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at
Hawks Landing
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Project
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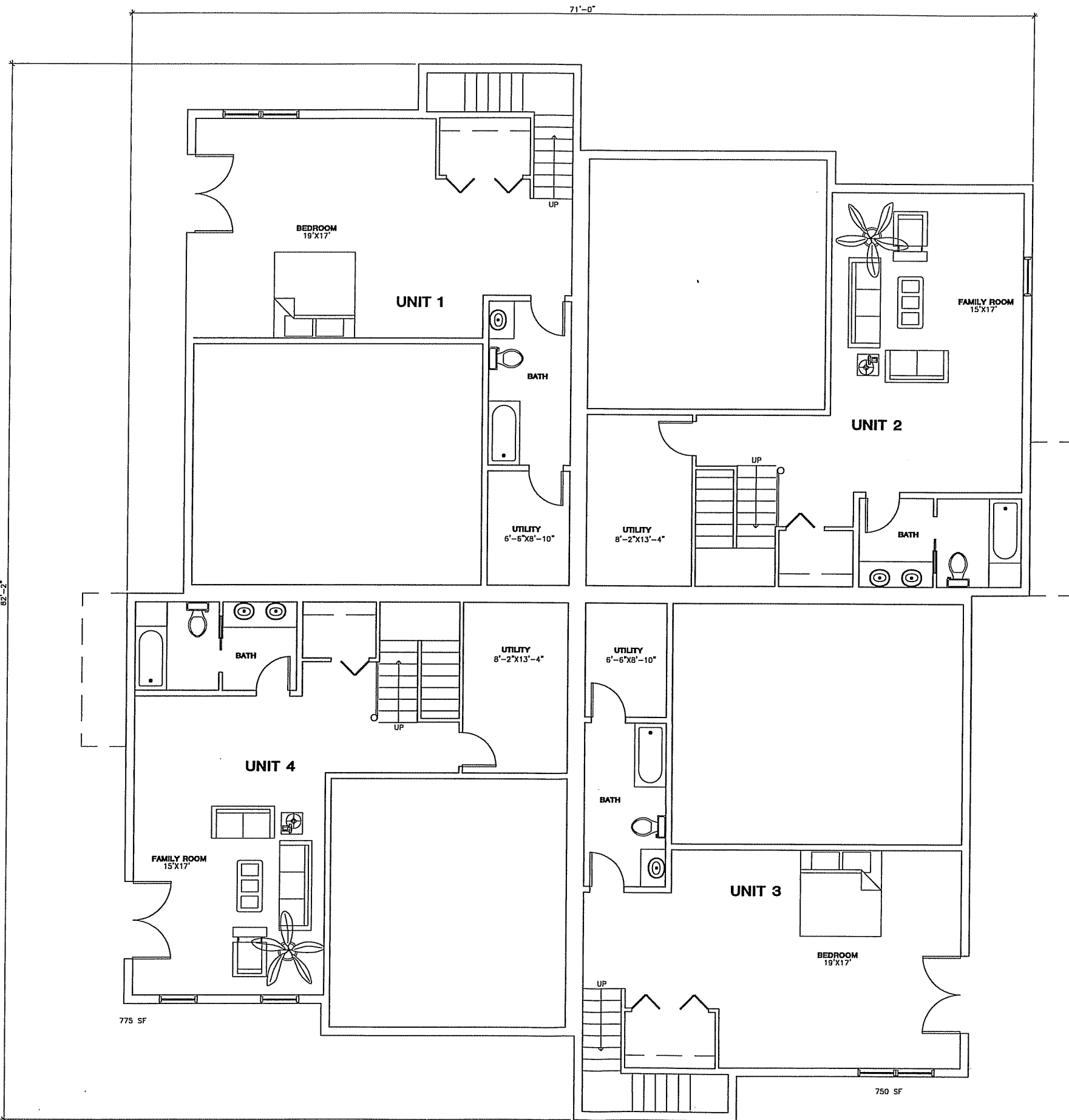
UNIT TYPE E
BASEMENT FLOOR PLAN

Sheet Title

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

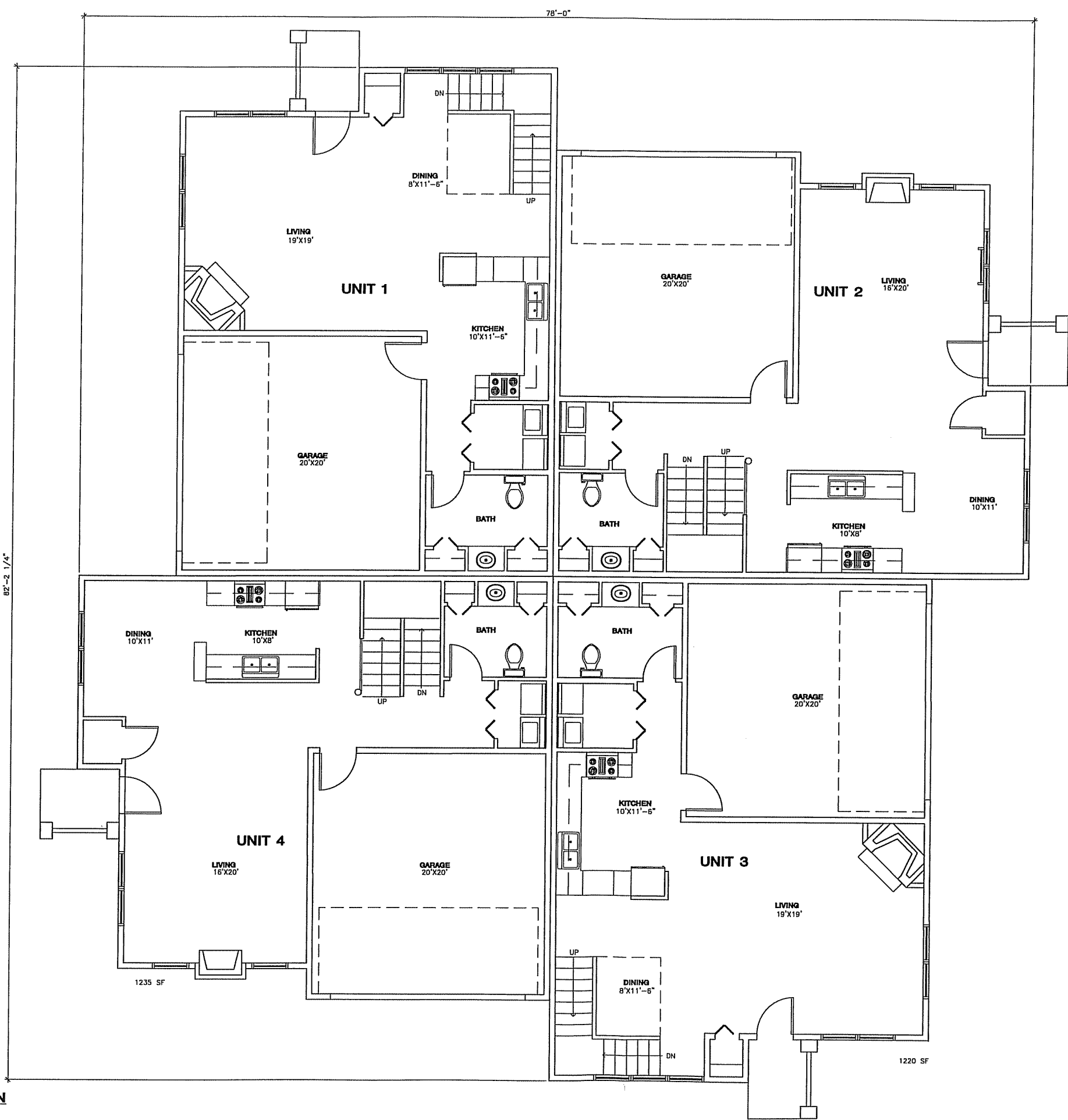
Sheet No:

A2.1E



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



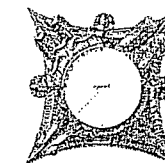


FIRST FLOOR PLAN
1/4" = 1'-0"



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UNIT TYPE E
FIRST FLOOR PLAN

Sheet Title

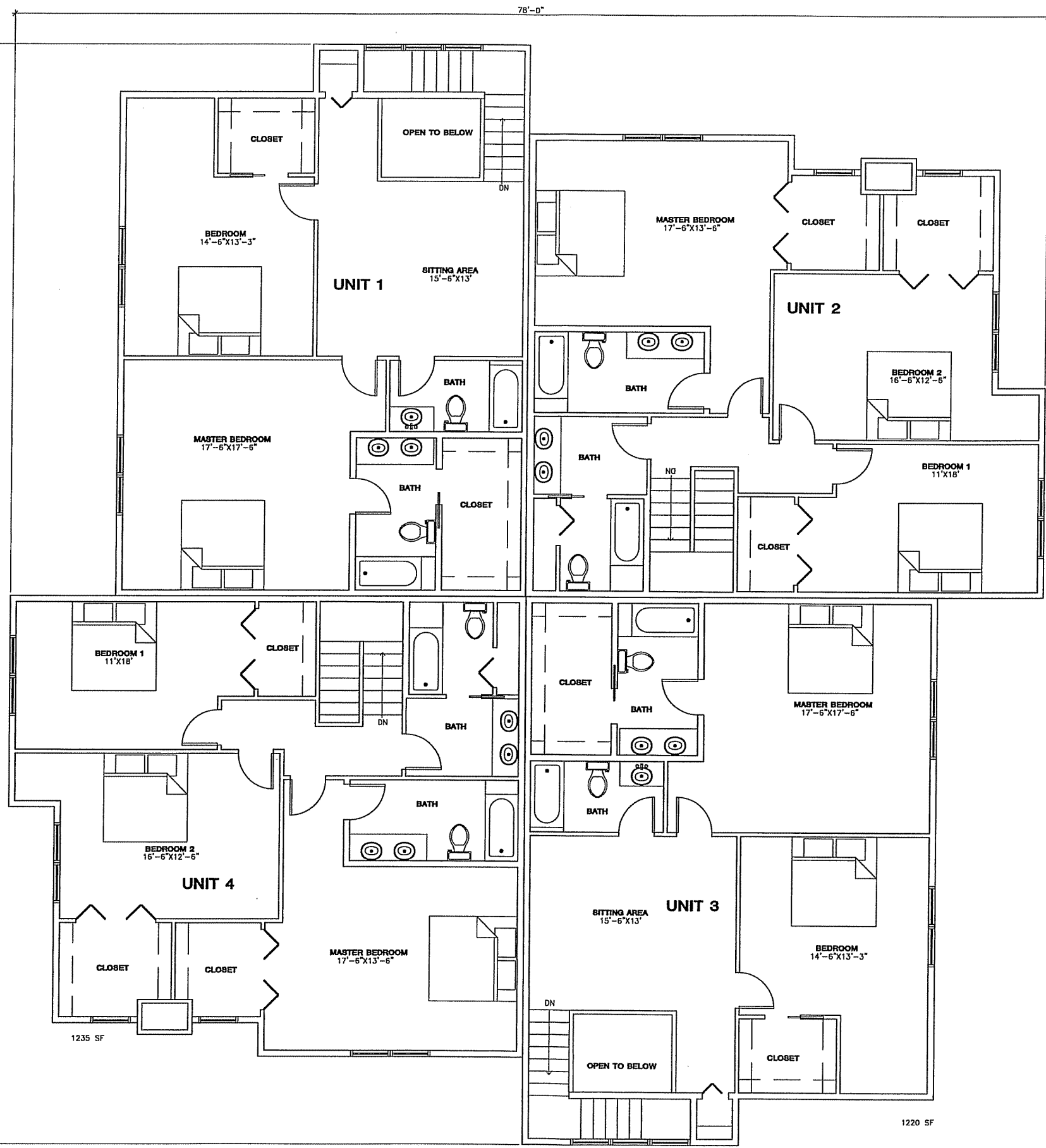
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Date: 07.26.06
Rev. Date: 08.16.06
Rev. Date:
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Sheet No:

A2.2E

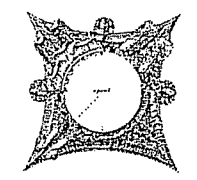
82'-1 3/4"

78'-0"



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UNIT TYPE E
 SECOND FLOOR PLAN

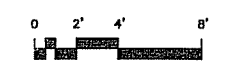
Sheet Title

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

Sheet No:

A2.3E

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



EXTERIOR FINISHES
 STUCCO: STO, DIAMOND DUST 20B22-56,
 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 IM. 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.

RIDGE +35'-0"

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

2ND FLOOR (+11'-4")

1ST FLOOR (0'-0")

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")

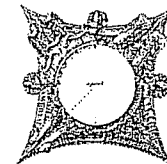
2ND FLOOR (+11'-4")

1ST FLOOR (0'-0")

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

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UNIT TYPE E
 BUILDING ELEVATIONS

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 Rev. Date:
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 Rev. Date:
 Rev. Date:

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A3.1E

