



Location

2 Greenside Circle

Project Name

Lot 117 at Hawks Landing

Applicant

Terry Temple – West End Properties, LLC/
Peter Rott – Isthmus Architecture

Existing Use

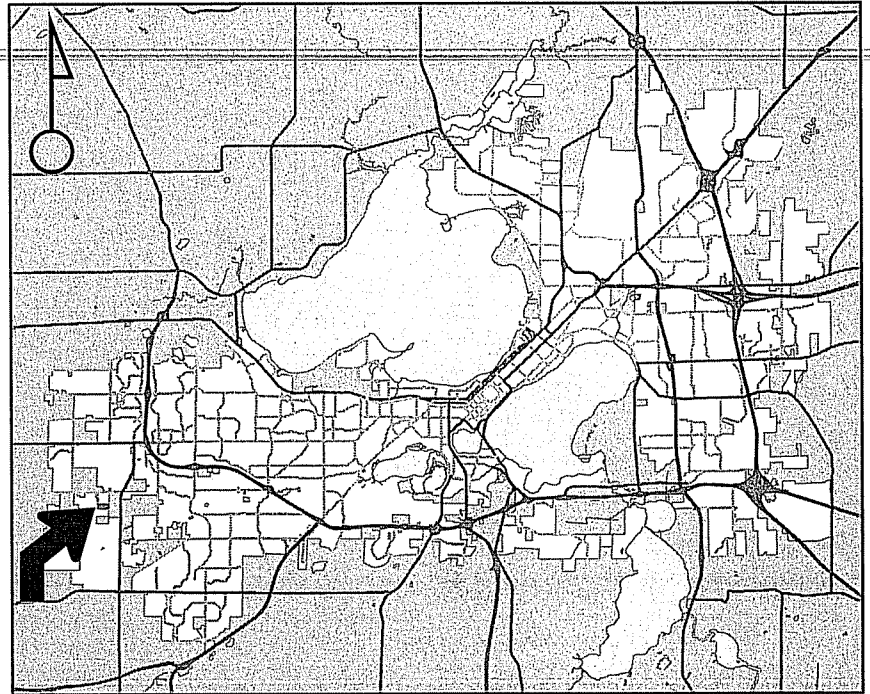
Vacant

Proposed Use

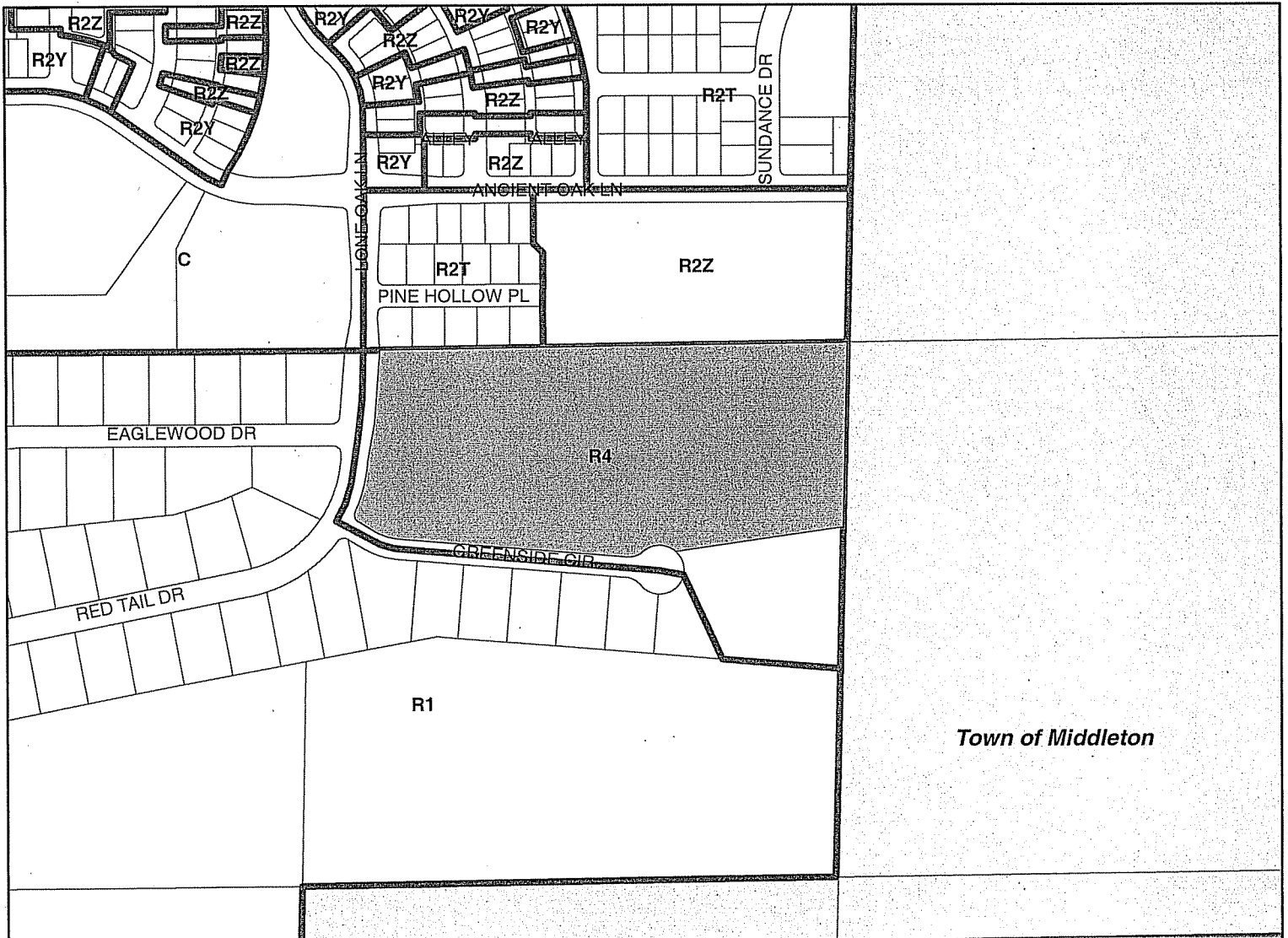
166-Unit Planned Residential
Development

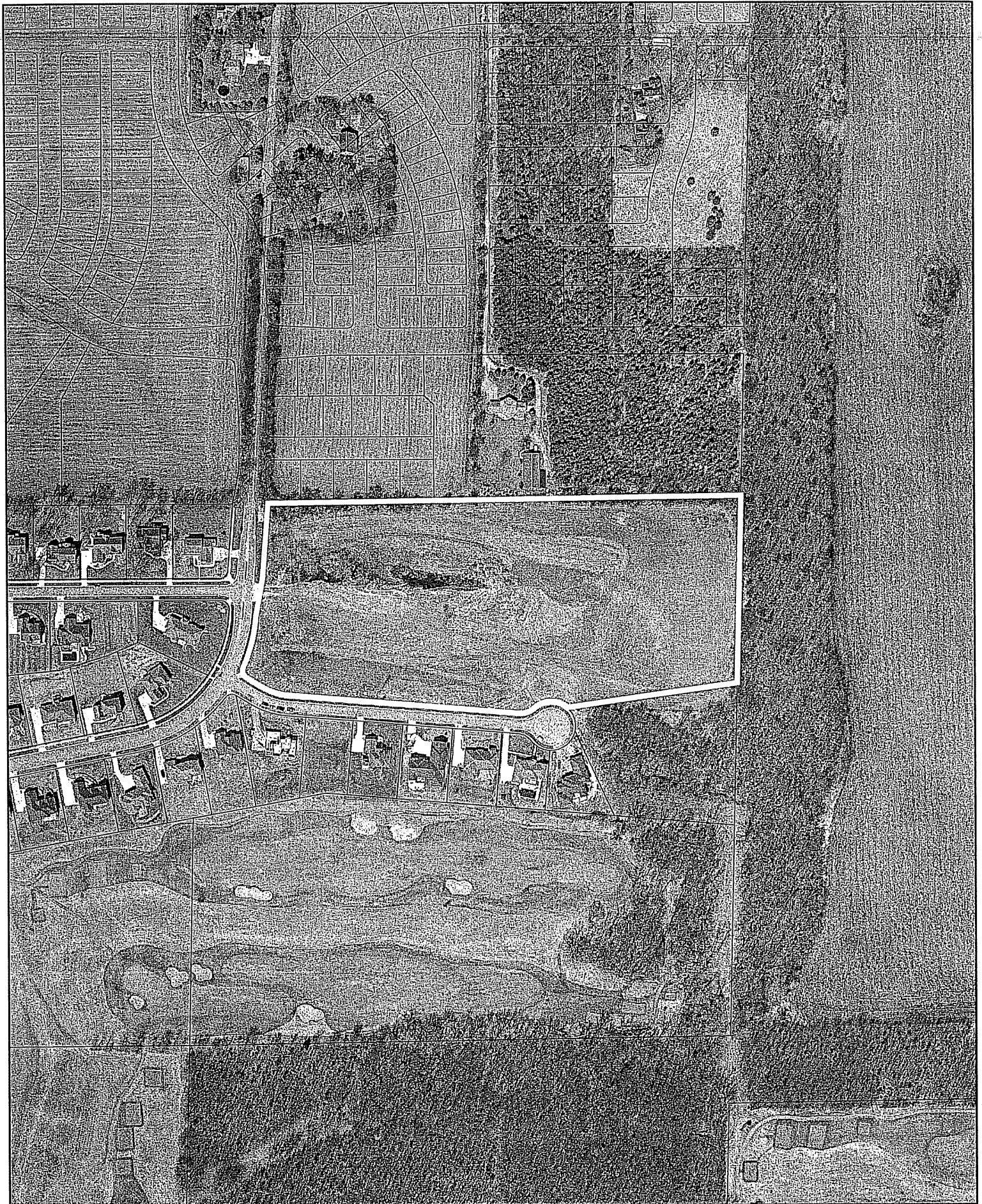
Public Hearing Date

Plan Commission
18 September 2006



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved. 2 greenside

FOR OFFICE USE ONLY:

Amt. Paid \$ 1300 Receipt No. 72971
 Date Received 7-26-06
 Received By RT
 Parcel No. 0708-342-0112-4
 Aldermanic District 1, Jed Sanborn
 GQ OK!
 Zoning District R4
For Complete Submittal
 Application Letter of Intent
 IDUP Predate Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued _____

1. Project Address: INTERSECTION OF Loneoak Lane & Greenside Cir Project Area in Acres: 13.1

Project Title (if any): LOT 117 at HAWKS LANDING

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: TERRY TEMPLE Company: WEST END PROPERTIES, LLC.
 Street Address: 429 GAMMON PLACE City/State: MADISON, WI Zip: 53719
 Telephone: (608) 833-9099 Fax: (608) 833-9079 Email: TRindy@templeinc.com

Project Contact Person: PETER RÖTT Company: ISTHMUS ARCHITECTURE, INC.
 Street Address: 613 WILLIAMSON ST. City/State: MADISON, WI Zip: 53703
 Telephone: (608) 294-0206 Fax: (608) 294-0207 Email: rott@is-arch.com

Property Owner (if not applicant): HAEN REAL ESTATE
 Street Address: 322 JUNCTION ROAD City/State: MADISON, WI Zip: 53717

4. Project Information:

Provide a general description of the project and all proposed uses of the site: NEW RESIDENTIAL PROJECT ON 13.1 ACRE VACANT LOT 117 at HAWKS LANDING DEVELOPMENT. PROJECT CONSISTS OF FIVE BUILDING TYPES, PARKING AND AMENITIES.

Development Schedule: Commencement FALL/WINTER 2006 Completion (PHASE I) SPRING 2007

5. Required Submittals:

~~Site Plans~~ submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

~~Letter of Intent: Twelve (12) copies~~ describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

~~Legal Description of Property:~~ Lot(s) of record or metes and bounds description prepared by a land surveyor.

~~Filing Fee:~~ \$1,300 See the fee schedule on the application cover page. Make checks payable to: City Treasurer.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

~~Conformance with adopted City plans:~~ Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of HAWKS LANDING DEVELOPMENT Plan, which recommends:

R4 ZONING AND A DENSITY OF 225 DWELLING UNITS for this property.

~~Pre-application Notification:~~ Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

JED SANBORN, ALDERPERSON: 6-12-06 NEIGHORBORHOOD ASSOC.: 6-12-06

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

~~Pre-application Meeting with staff:~~ Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner BRAD MURPHY + TIM PARKS > Date 7-21-06 | Zoning Staff KATHY VOECK Date 5-16-06
PETER OLSON: 5-16-06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name TERRACE TEMPLE Date 7/26/06

Signature [Signature] Relation to Property Owner BUYER/OFFER TO PURCHASE

Authorizing Signature of Property Owner [Signature] Date 7/26/06

West End Properties, LLC.

429 Gammon Place
Madison, WI 53719
608-833-9099

13 September 2006

Mr. Bradley J. Murphy,
Planning Unit Director
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent

Dear Mr. Murphy:

This letter is a request for a conditional use permit for the proposed multi-family development project to be constructed on Lot 117 at Hawks Landing Development, Madison, WI. This final vacant parcel at Hawks Landing is currently zoned R4 and is 571,000 square feet in area. The proposed buildings will encompass 510,746 gross square feet.

This project consists of a mixture of five building types. The types include duplex, four-plex, townhouse, rowhouse and garden-style units. 92 units have two bed rooms, 40 units have three bed rooms and 32 units have one bed room.

The buildings comprised of dwelling units will be in compliance with the Federal Fair Housing Act.

The family definition for this proposed PRD shall coincide with the definition given in the City of Madison General Ordinances. Occupancy loading conditions shall not exceed limits set by applicable State of Wisconsin and Madison minimum housing code.

Additional information on the project is as follows:

Owner/Developer:

West End Properties, LLC
429 Gammon Place
Madison, WI 53719
(608) 833-9099

Architect:

Isthmus Architecture, Inc.
613 Williamson Street, Suite 203
Madison, WI 53703
(608) 294-0206

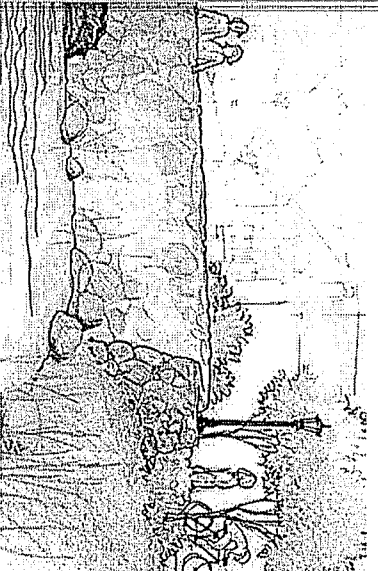
The anticipated development schedule is as follows:

Commencement:	Fall/Winter 2006
Completion (Phase 1):	Spring 2007

Sincerely,

West End Properties, LLC

Terry Temple

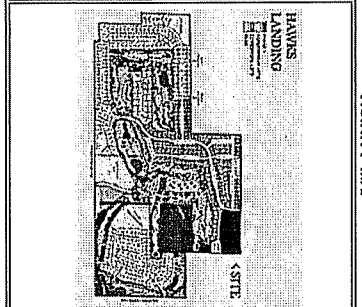
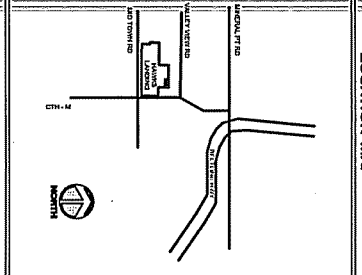


VEHICLE PARKING CALCULATIONS

VEHICLE TYPE	VEHICLES REQUIRED	VEHICLES PROVIDED
Building Type A 200 Residential Units	100 @ 0.5 vehicles/unit = 50 units	40 units
Building Type B 100 Residential Units	50 @ 0.5 vehicles/unit = 25 units	20 units
Building Type C 50 Commercial Units	25 @ 0.5 vehicles/unit = 12.5 units	10 units
Building Type D 50 Residential Units	25 @ 0.5 vehicles/unit = 12.5 units	10 units
Building Type E 50 Residential Units	25 @ 0.5 vehicles/unit = 12.5 units	10 units
TOTAL COMMERCIAL PARKING	100 units	100 units

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Building Type E 50 Residential Units	25 @ 0.5 vehicles/unit = 12.5 units	10 units
TOTAL COMMERCIAL PARKING	100 units	100 units



LOT 117
at
HAWKS LANDING

PLANNED RESIDENTIAL DEVELOPMENT

2 GREENSIDE CIRCLE
CITY OF MADISON
WISCONSIN

FOR
WEST END PROPERTIES, L.L.C.
429 GAMMON PLACE
MADISON, WI 53719
CONTACT: TERRY TEMPLE

ARCHITECT
ISTHMUS ARCHITECTURE INC.
80 WILKINSON STREET, SUITE 300
MADISON, WISCONSIN 53703
PHONE: 608-264-0200
CONTACT: WETTER, NOTT, VAN NORDEN

DESIGN TEAM
LANDSCAPE
OLSON WILLS LANDSCAPING INC.
4527 KENNETH ROAD
MADISON, WISCONSIN 53718
PHONE: 608-267-0401
CONTACT: SHANE ALLEN

CIVIL
CALKINS ENGINEERING, L.L.C.
800 WOODS ROAD
MADISON, WISCONSIN 53718
PHONE: 608-888-0444
CONTACT: DAVID GULICK, P.E.

SITE & BUILDING INFORMATION

Building Type	Number of Units	Total Area (sq. ft.)	Notes
Building Type A	200	470,000	200 Residential Units
Building Type B	100	230,000	100 Residential Units
Building Type C	50	115,000	50 Commercial Units
Building Type D	50	115,000	50 Residential Units
Building Type E	50	115,000	50 Residential Units
Total	450	1,045,000	

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SHEET INDEX

Sheet No.	Description
1	TITLE SHEET
2	GENERAL NOTES
3	PROPOSED CONTROL & EASEMENT PLAN
4	PROPOSED CONSTRUCTION PLAN
5	PROPOSED CONSTRUCTION PLAN
6	PROPOSED CONSTRUCTION PLAN
7	PROPOSED CONSTRUCTION PLAN
8	PROPOSED CONSTRUCTION PLAN
9	PROPOSED CONSTRUCTION PLAN
10	PROPOSED CONSTRUCTION PLAN
11	PROPOSED CONSTRUCTION PLAN
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49	PROPOSED CONSTRUCTION PLAN
50	PROPOSED CONSTRUCTION PLAN

TITLE SHEET

LOT 117
at
Hawks Landing
PRD Submittal

Scale: 1"=40'-0"

Date: 07/20/06

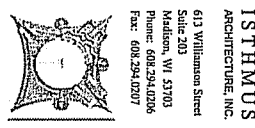
Rev. Date: 08/06/06

Rev. Date: 08/30/06

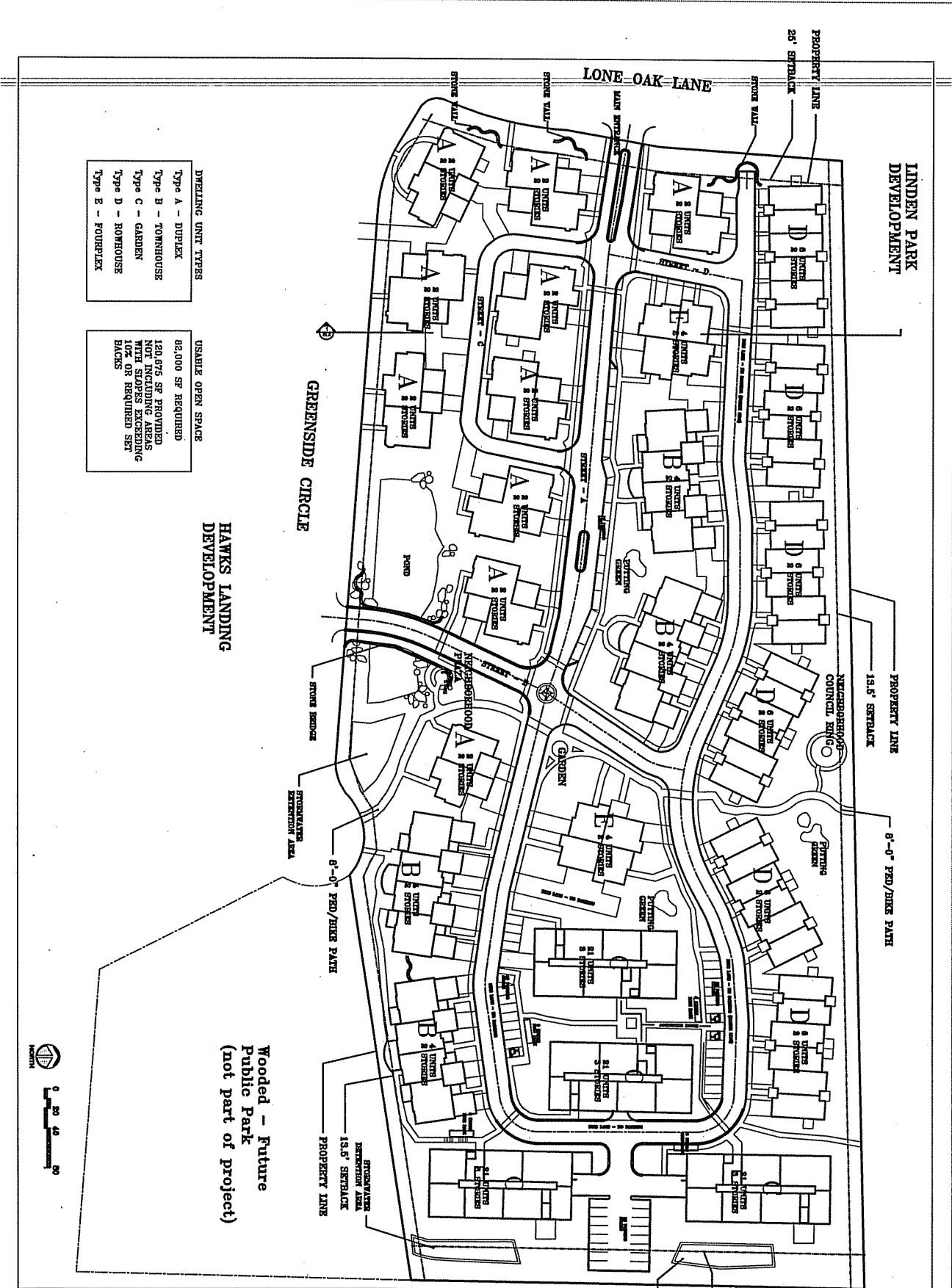
Rev. Date: 09/13/06

Rev. Date:

Sheet No: 10.1



ISTHMUS ARCHITECTURE, INC.
613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



DWELLING UNIT TYPES

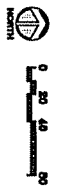
- Type A - DUPLEX
- Type B - TOWNHOUSE
- Type C - GARDEN
- Type D - ROWHOUSE
- Type E - FOURPLEX

USABLE OPEN SPACE

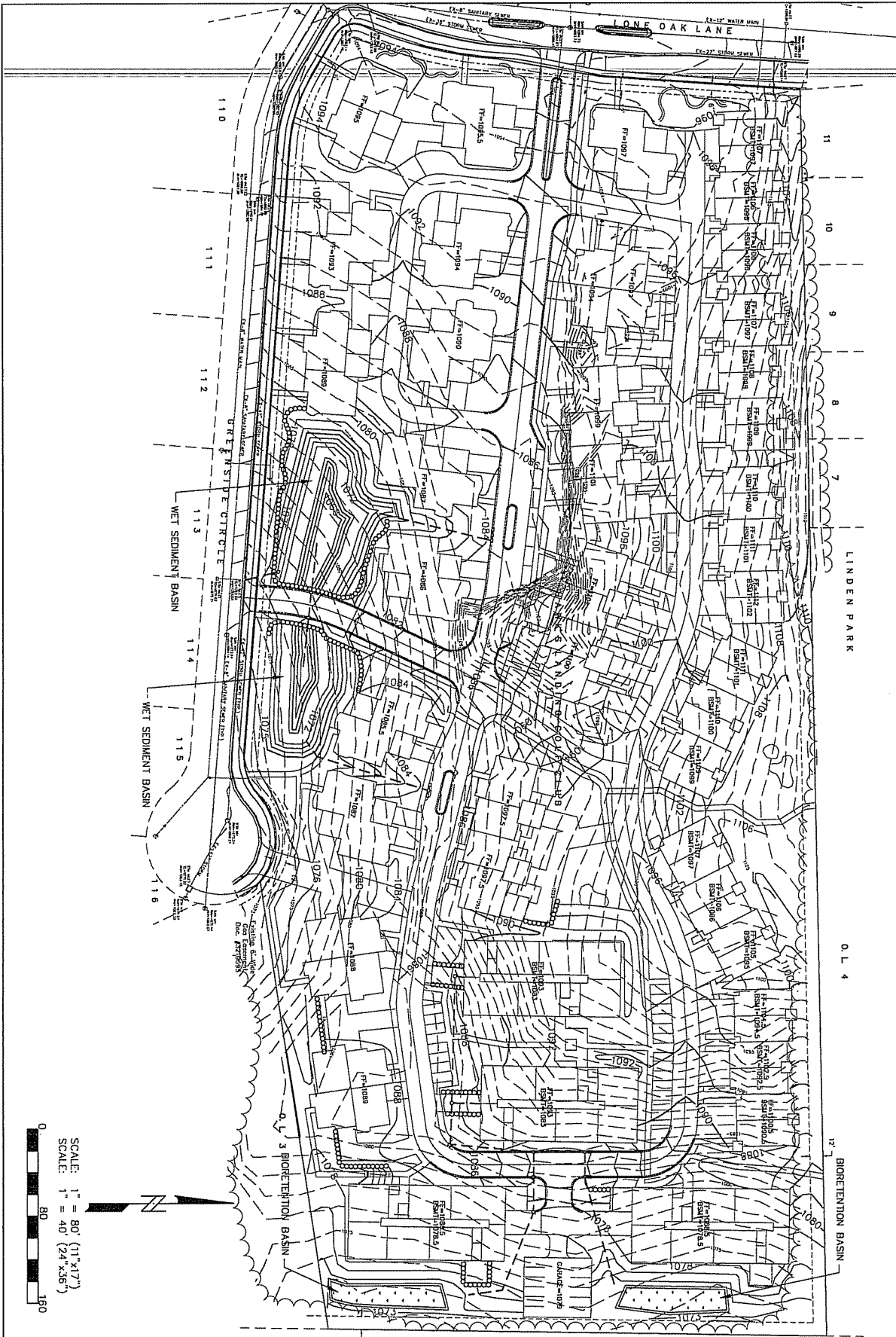
82,000 SF REQUIRED
 120,875 SF PROVIDED
 NOT INCLUDING AREAS
 WITH SLOPES EXCEEDING
 10% OR REQUIRED SET
 BACKS

**HAWKS LANDING
 DEVELOPMENT**

**Wooded - Future
 Public Park
 (not part of project)**



<p>ISTHMUS ARCHITECTURE, INC. 613 Williamson Street Suite 203, VA 53703 Madison, VA 53703 Phone: 608.254.0206 Fax: 608.254.0207</p>		<p>Project: LOT 117 at Hawks Landing PRD Submittal</p>
<p>Project: 01221 Architectural SITE PLAN</p>	<p>Scale: 1/4"=1'-0" Drawn By: FRB Date: 07.24.05 Rev. Date: 08.16.05 Rev. Date: 08.20.05 Rev. Date: 09.13.05</p>	<p>Sheet No.: C1.0</p>



SCALE: 1" = 80' (11' x 17")
 SCALE: 1" = 40' (24" x 36")

SHEET
 C 112

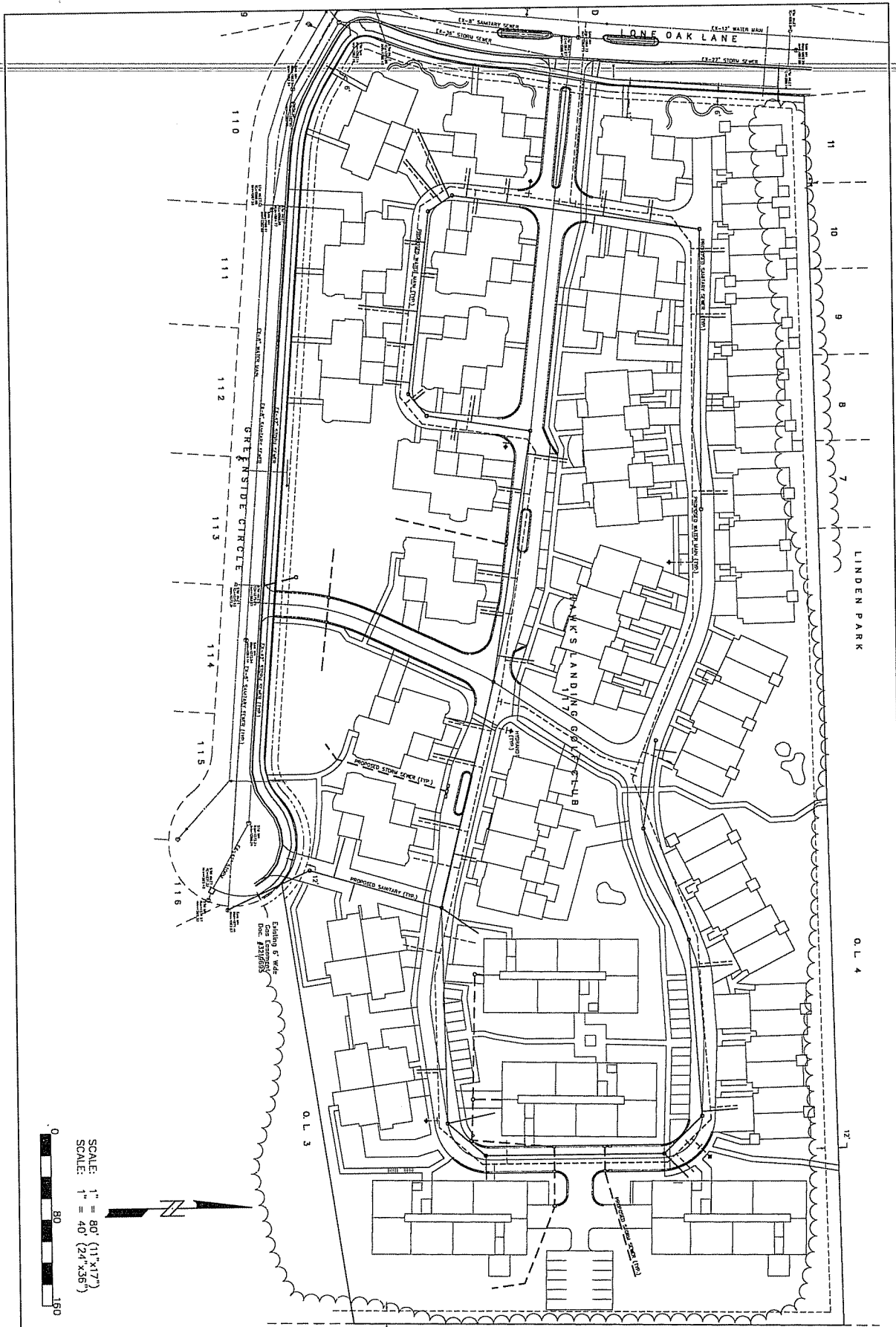
Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

LOT 117 AT HAWKS LANDING
 GRADING PLAN

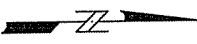
DATE: 06-01-08
 REVISIONS:
 Calkins Engineering, LLC
 5516 Vista Road
 Madison, WI 53718
 (608) 838-0444

PN: 15102

P:\15102\DESIGN\BASE.DWG



SCALE: 1" = 80' (11" x 17")
 SCALE: 1" = 40' (24" x 36")



PAGE
C 1.3

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

LOT 117 AT HAWKS LANDING
 UTILITY PLAN

PL: 19702

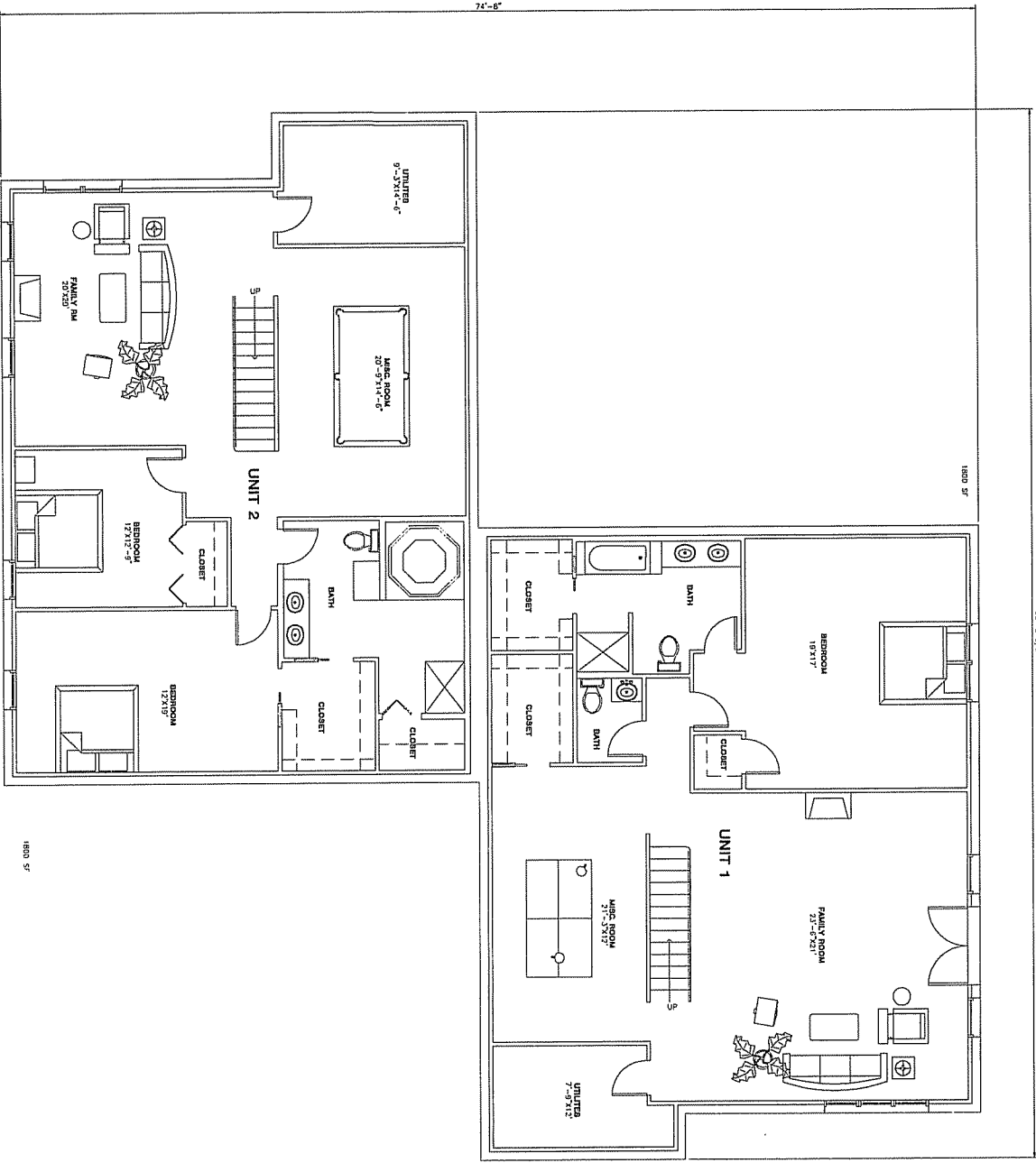
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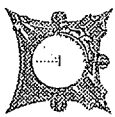
REVISIONS:

Calkins Engineering, LLC
 5010 Vogel Road
 Jackson, MI 49218
 (608) 838-0444

1 BASEMENT FLOOR PLAN



20



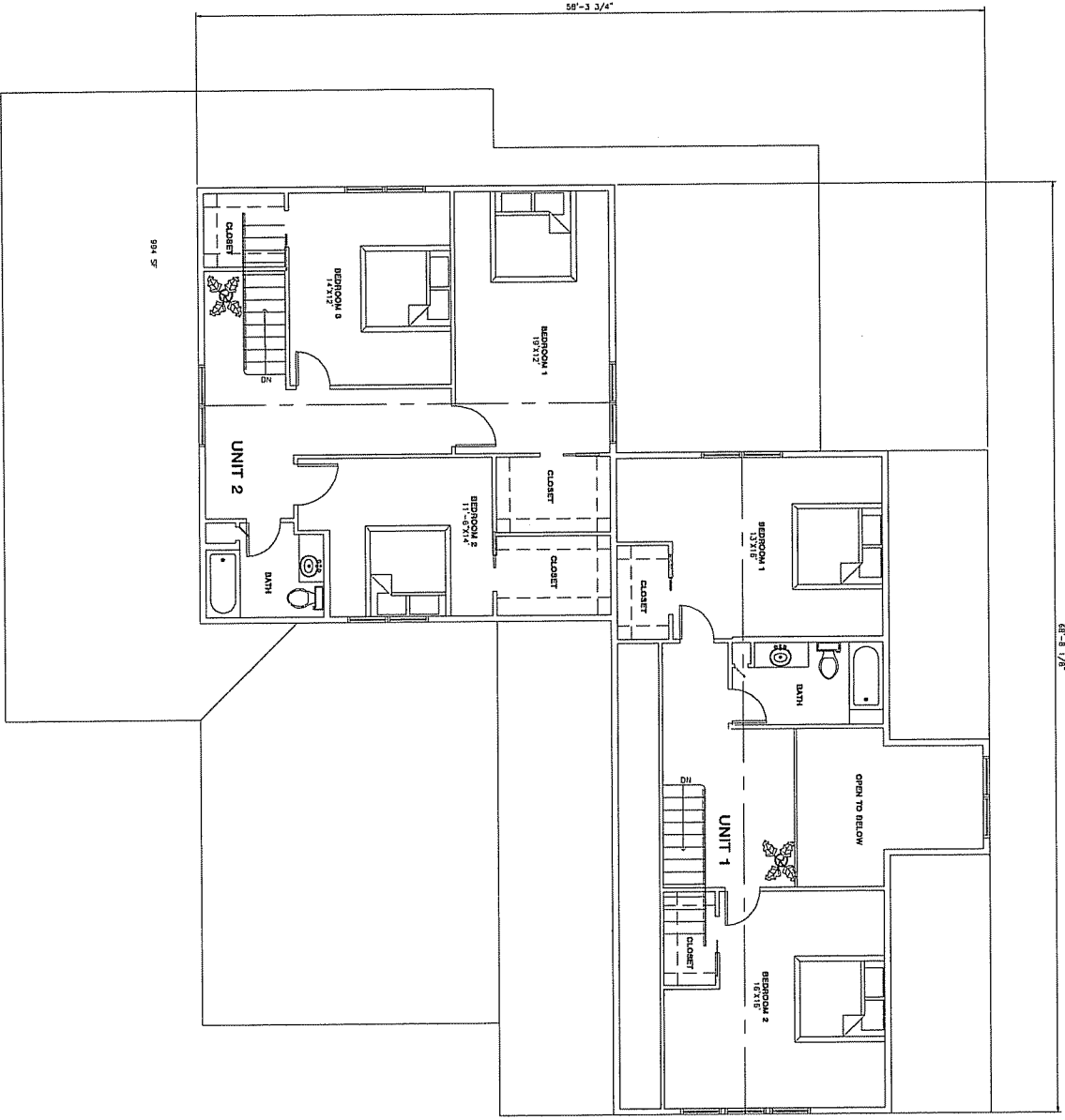
ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207

LOT 117
 at
Hawks Landing
PRD Submittal

Project	08/2010
Proj. No.	081201
UNIT TYPE A	BASEMENT
Sheet Title	
Scale	1/4" = 1'-0"
Drawn By:	HAZ
Check:	07/24/08
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Sheet No.	

A2.1A

1 SECOND FLOOR PLAN



20



ISTMUS
ARCHITECTURE, INC.
613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207

LOT 117
at
Hawks Landing
PRD Submittal

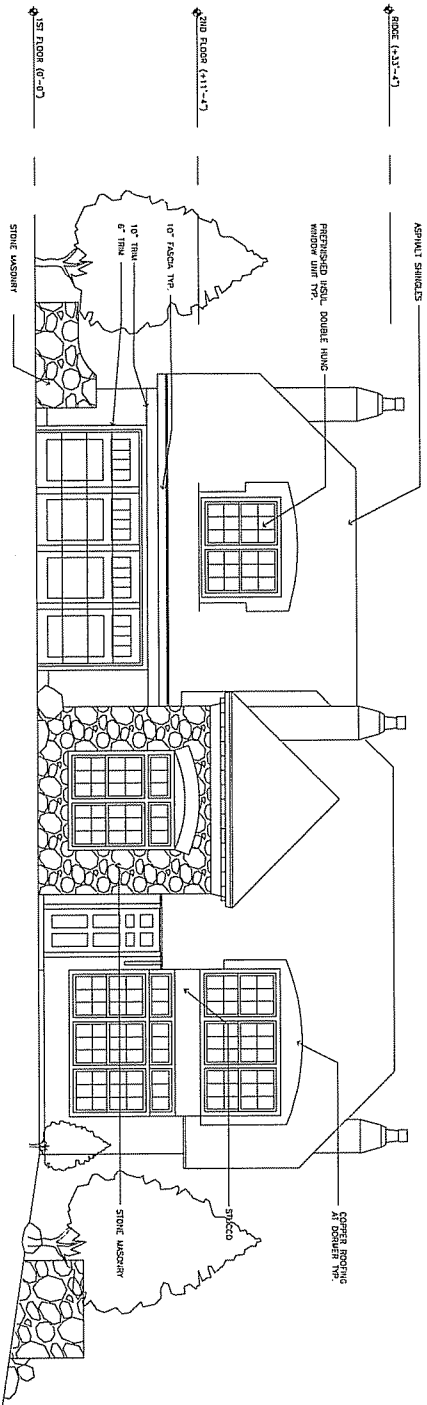
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Rev. Date:	
Rev. Date:	
Rev. Date:	
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Sheet No.	

A2.3A

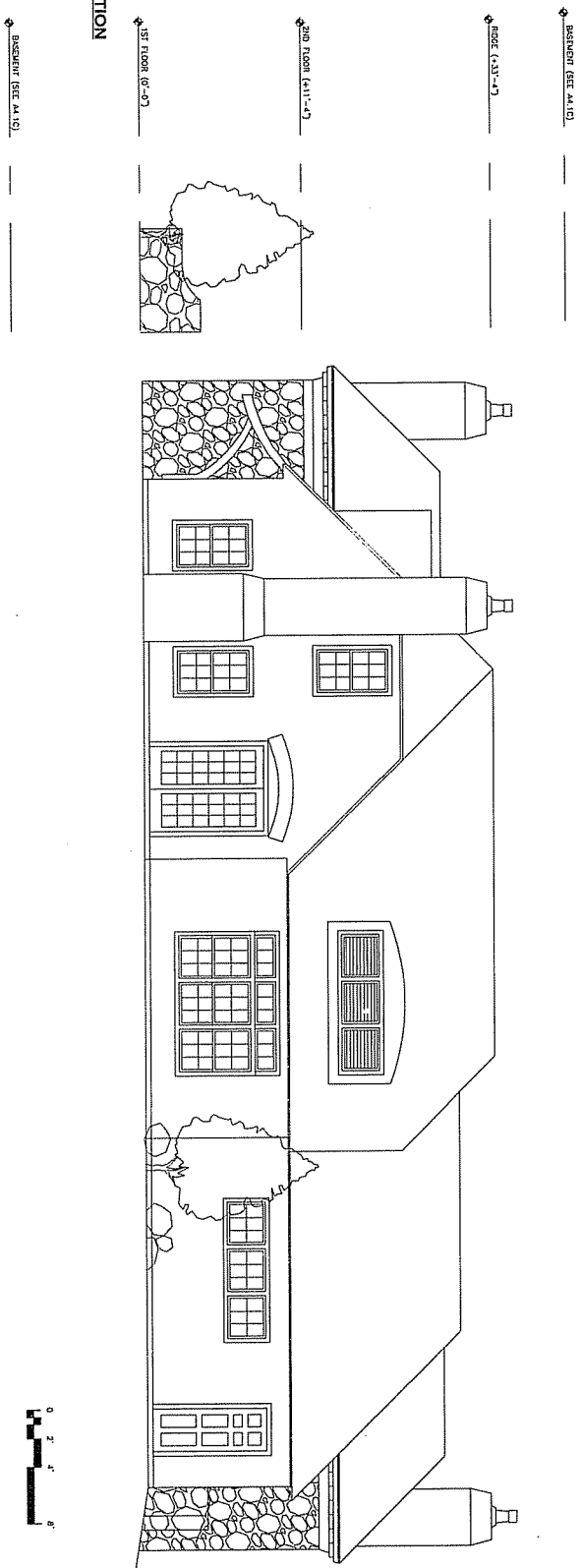
EXTERIOR FINISHES
 FINISHES: BRICK, 2000-25, HEAVY TEXTURE
 TRIM: WHITE
 ROOF: ASPHALT/FLTE
 ROOF: DAMAGED IN SHEKELS BY OWENS CORNING, DRYWOOD
 FINISHES: WHITE
 STONE: MASONRY, RUBBLESTONE

NOTES:
 1. FRONT AND REAR, ALUM. PRESIGNED 1/2 ROUND GUTTERS AND
 DOWNSPUTS IN COLOR TO MATCH FASCIA.
 2. GUTTER AND FASCIA NOT INDICATED FOR PAVING CLAIM.

2

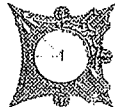


1 FRONT ELEVATION
 1/8" = 1'-0"



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

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



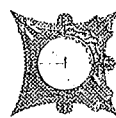
Project
 Proj. No.: 081801
 UNIT TYPE A
 BUILDING ELEVATIONS
 Sheet Title

LOT 117
 at
 Hawks Landing
 PRD Submittal

Scale
 Drawn By: PRS
 Date: 07.24.08
 Rev. Date:
 Rev. Date:
 Rev. Date:
 Rev. Date:

A3.1A

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



Project: LOT 117
 at Hawks Landing
 PRD Submittal

Project: LOT 117
 at Hawks Landing
 PRD Submittal

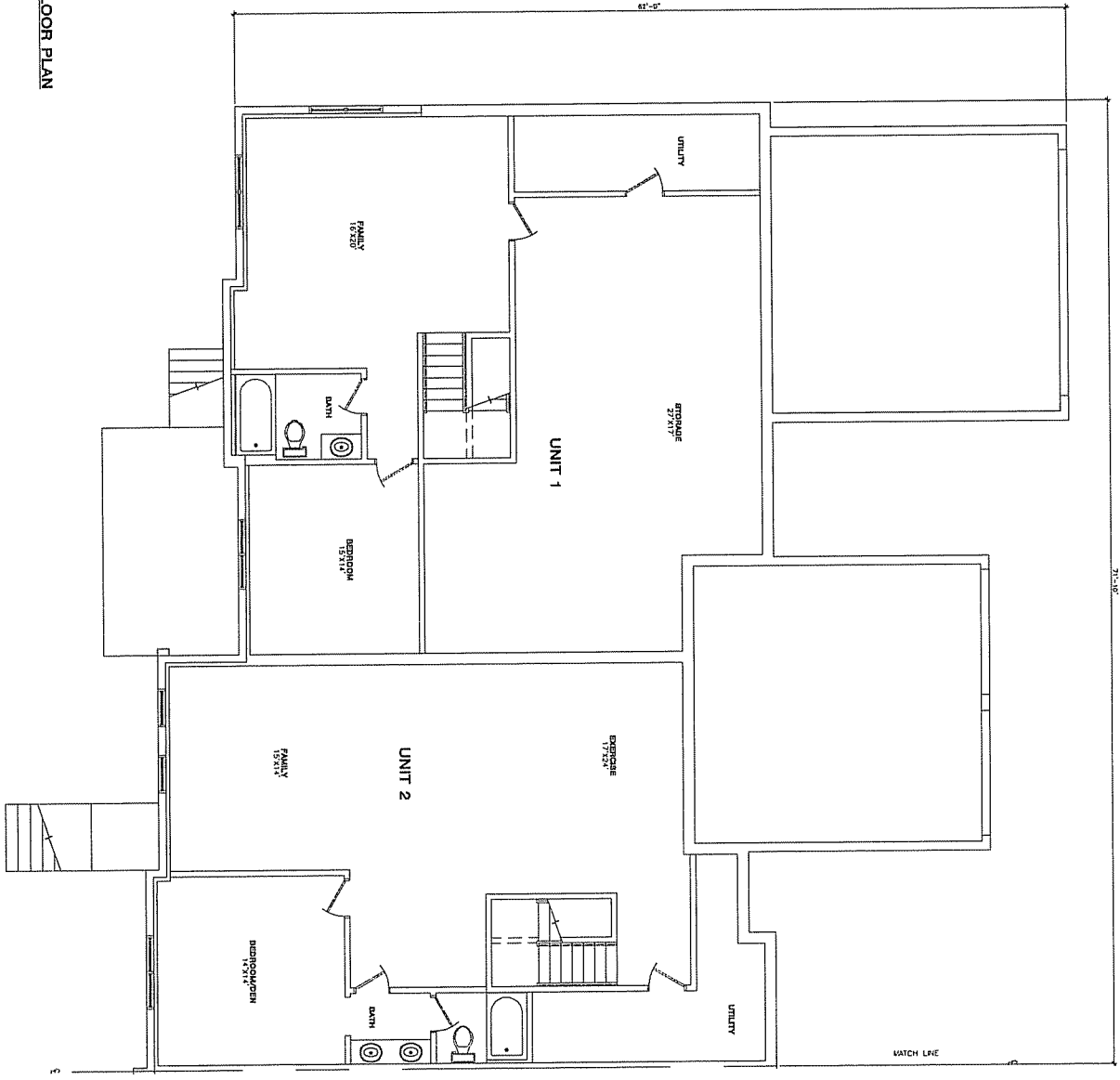
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 at Hawks Landing
 PRD Submittal

Project: LOT 117
 at Hawks Landing
 PRD Submittal

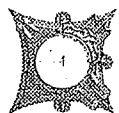
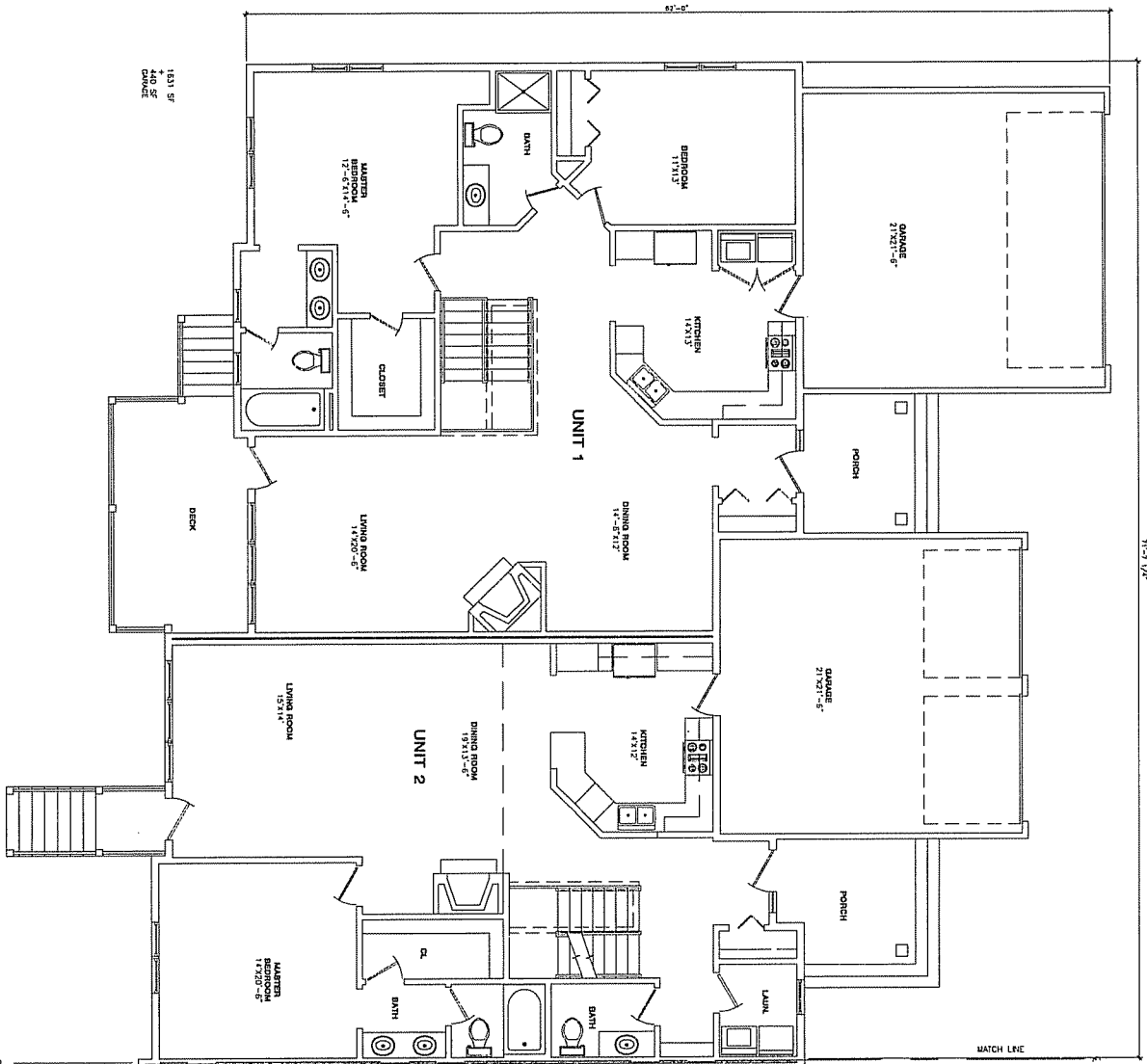
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Rev. Desc	
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Rev. Desc	
Sheet No.	A2.1B

A2.1B

BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



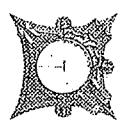
ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207

LOT 117
 at
Hawks Landing
 PRD Submittal

Project	010201
Proj. No.	010201
Unit Type	UNIT TYPE B
Sheet Title	FIRST FLOOR PLAN
Scale	1/2" = 1'-0"
Drawn By:	KMZ
Date:	07/24/08
Rev. Desc:	
Rev. Desc:	
Rev. Desc:	
Rev. Desc:	
Rev. Desc:	
Rev. Desc:	
Sheet No.	A2.2B

A2.2B

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



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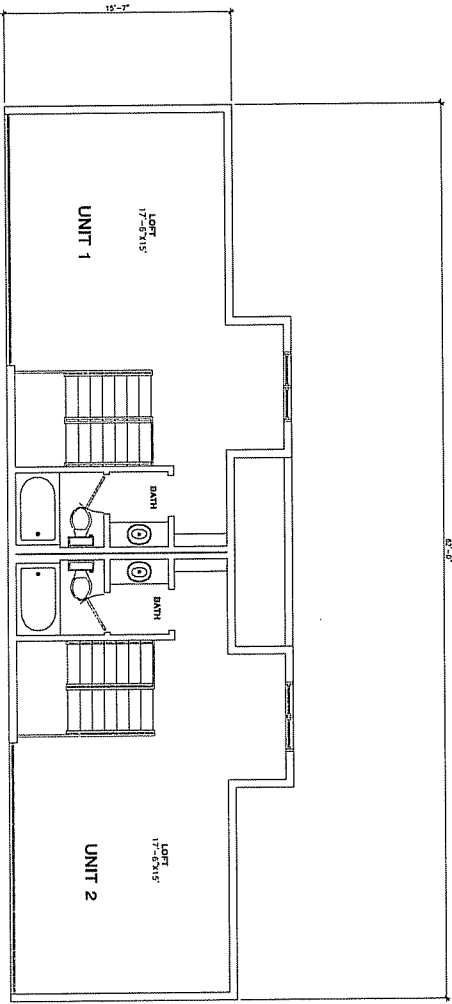
LOT 117
 at
Hawks Landing
 PRD Submittal

Project: **OR1201**
 Proj. No.: **OR1201**

UNITTYPE B
 SECOND FLOOR PLAN

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Scale	
Drawn By	WZ
Date	07/28/06
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Sheet No	

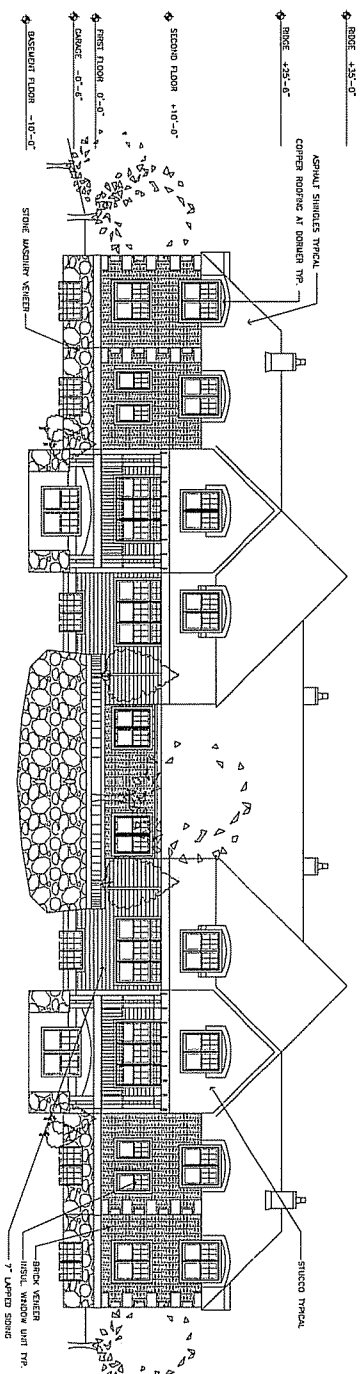
A2.3B



1 SECOND FLOOR PLAN

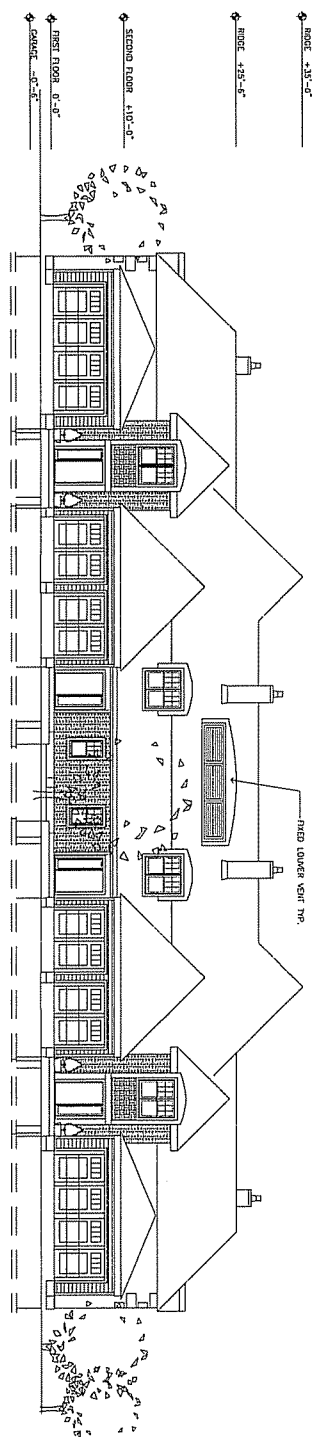


EXTERIOR FINISHES
 SIDING: SHARP SIDING, LAPPED, CONNECTED GRAY SHINGLES
 SHINGLES: SHARPSIDE, 32/38, 68, CHARLESTON, HEAVY TEXTURE
 TRIM: ANTIQUE WHITE
 ROOF: OAKLEAF, 32/38, 68, CHARLESTON, HEAVY TEXTURE
 ROOF: OAKLEAF, 32/38, 68, CHARLESTON, HEAVY TEXTURE
 COLONIAL SLATE
 FASCIA: WHITE
 RAUFINA: WHITE
 STONE: MASQUIN, ROBINSON BRICK CO., CAMBRIDGE
 STONE: MASQUIN, ROBINSON BRICK CO., CAMBRIDGE



NOTES:
 1. FRONT AND REAR ELEVATIONS PREPARED BY ROUND CUTTERS AND
 DOWNSPOUTS IN COLOR TO MATCH FACADE.
 2. CUTTER AND PASCAL NOT INDICATED FOR DRAWING CLARITY.

1 FRONT ELEVATION



2 REAR ELEVATION



20



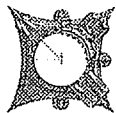
ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0205
 Fax: 608.294.0207

Project:
 LOT 117
 at
 Hawks Landing
 PRD Submittal

Sheet Title	UNIT TYPES B BUILDING ELEVATIONS
Scale:	
Drawn By:	
Check:	07/24/08
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	

A3.1B

ISFHMS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 205
 Madison, VA 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



The title block contains the following information:
 Project Name: LOT 117 at Hawks Landing PRD Submittal
 Project No.: 081201
 Unit Type: C
 Drawing Title: BASEMENT FLOOR PLAN
 Scale: 1/8" = 1'-0"
 Drawn By: [Name]
 Date: 07.28.08
 Rev. Date: [Name]
 Rev. Date: [Name]
 Rev. Date: [Name]
 Sheet No.: [Number]

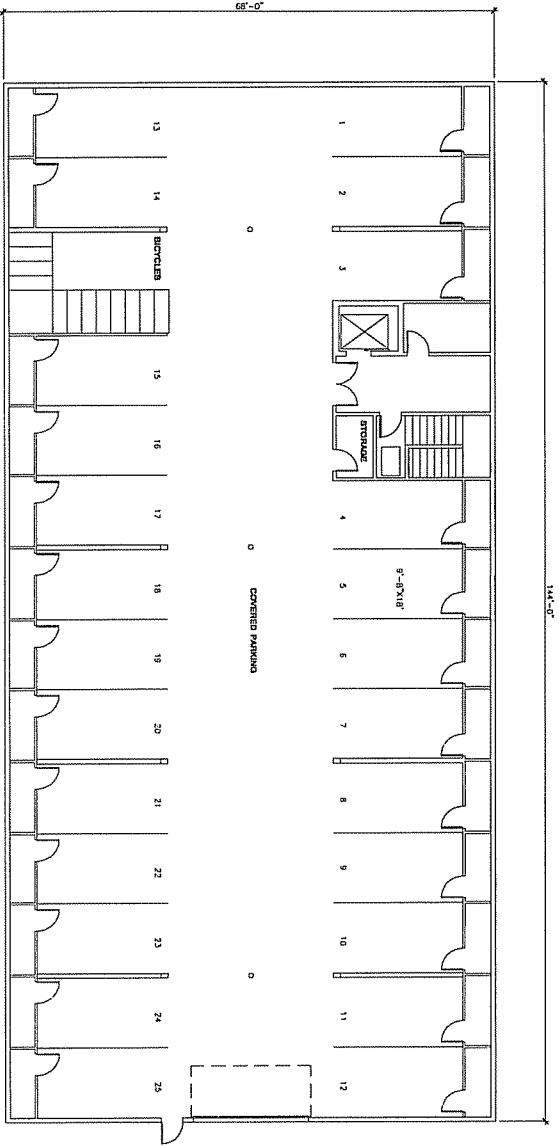
LOT 117
 at
Hawks Landing
 PRD Submittal

Project
 Proj. No.: 081201

UNIT TYPE C
 BASEMENT FLOOR PLAN

Sheet Title
 Scale
 Drawn By
 Date: 07.28.08
 Rev. Date
 Rev. Date
 Rev. Date
 Rev. Date
 Sheet No.

A2.10

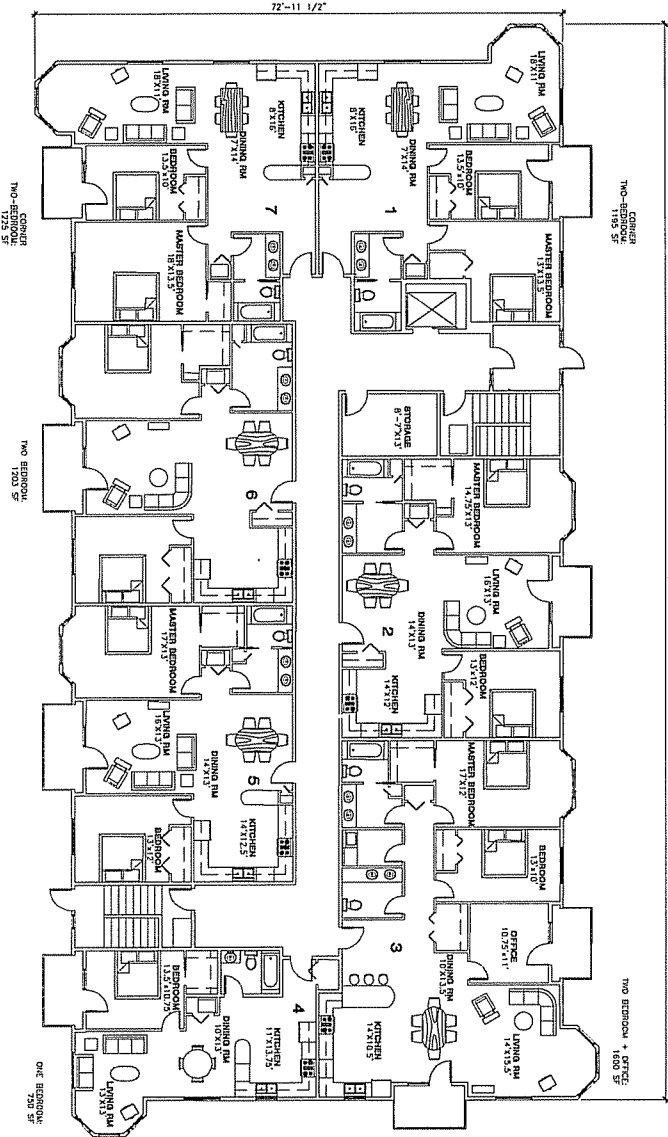


1 BASEMENT FLOOR PLAN

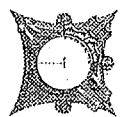


FIRST FLOOR PLAN

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



2



ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite-219
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207

LOT 117
 at
 Hawks Landing
 PRD Submittal

Project:
 Proj. No.: 081201

UNIT TYPE C FIRST FLOOR PLAN
Sheet Title
Scale
Drawn By:
Date: 07.24.08
Rev. Desc:
Rev. Desc:
Rev. Desc:
Rev. Desc:
Rev. Desc:
Sheet No:

A2.20

I S T H M U S
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 202
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207

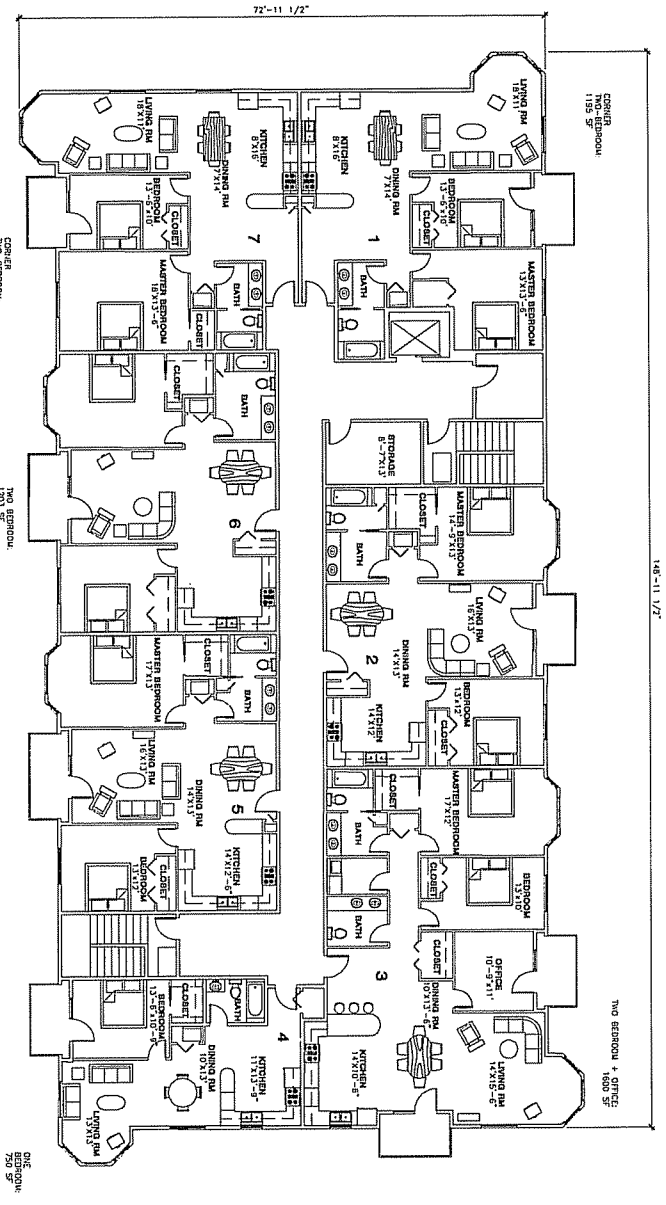
THE STATE OF WISCONSIN
 COUNTY OF _____
 I, _____
 Architect

LOT 117
 at
Hawks Landing
 PRD Subinitial

Project: _____
 Proj. No.: 001201

UNIT TYPE: C
SECOND & THIRD FLOOR PLAN
Sheet Title
Scale
Drawn By: 07.20.08
Date: 07.20.08
Rev. Desc:
Rev. Desc:
Rev. Desc:
Rev. Desc:
Rev. Desc:
Rev. Desc:
Sheet No:

A2.30

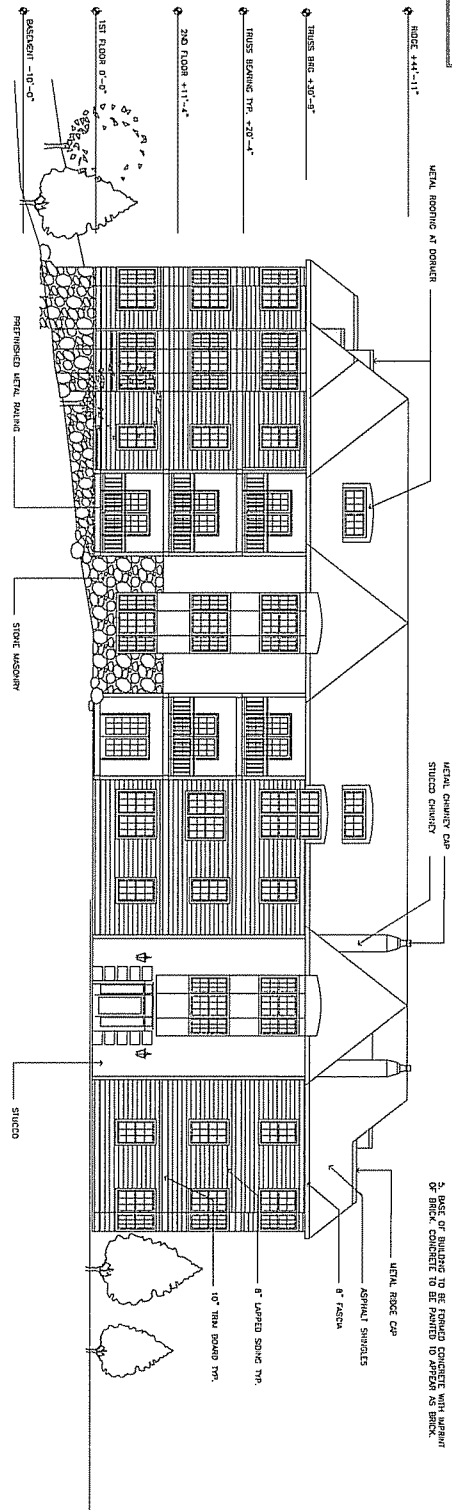


- SEVEN UNITS PER FLOOR
 - 5 TWO-BEDROOM UNITS
 - 1 TWO-BEDROOM + OFFICE UNIT
 - 1 ONE-BEDROOM UNIT

SECOND & THIRD FLOOR PLAN

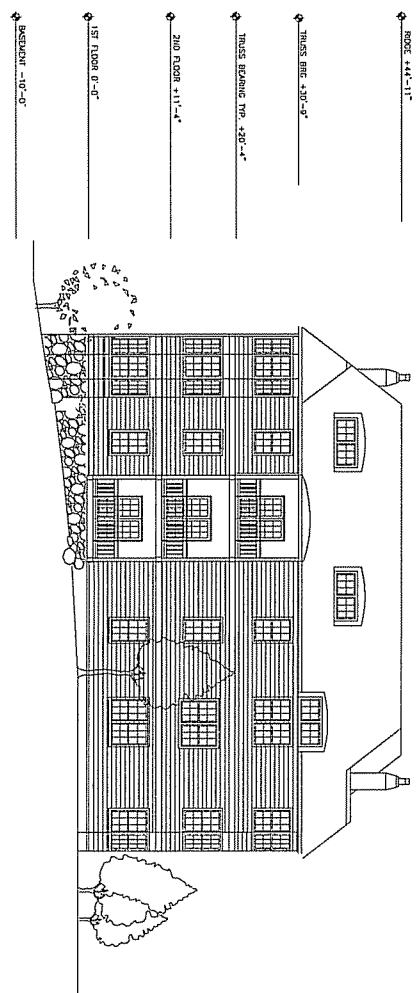
EXTERIOR FINISHES
 SIDING: SHINGLES, ESCAPE GRAY SHINGLES BY SHERRILL WILLIAMS
 TRUSS: ASPHALT SHINGLES
 ROOF: ASPHALT SHINGLES BY SHERRILL WILLIAMS
 ROOF: DORMER END SIDING: BY OWENS CORNING, ESCAPE GRAY
 FACES: WHITE
 FINISHES: WHITE
 REBAR/STAIN:
 STUCCO: MORTAR CEMENT 1015-33, HEAVY TEXTURE

1 ELEVATION
7/8" = 1'-0"

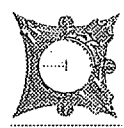


- NOTES:**
1. PROVIDE AND INSTALL ALL NEW, FINISHED ROOF CUTTERS AND DOWNSPOUTS IN COLOR TO MATCH FASCIA.
 2. GUTTER AND FASCIA NOT SPECIFIED FOR DRAWING EXAMIN.
 3. BAY WINDOW ROOF SLOPE TO MATCH PORCH ROOF SLOPE.
 4. PROVIDE FINISHED FLAT CEILING IN ALL PERIODS.
 5. BASE OF DORMERS TO BE FINISH CONCRETE WITH WEATHER BRICK, CONCRETE TO BE PAINTED TO APPEAR AS BRICK.

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



20



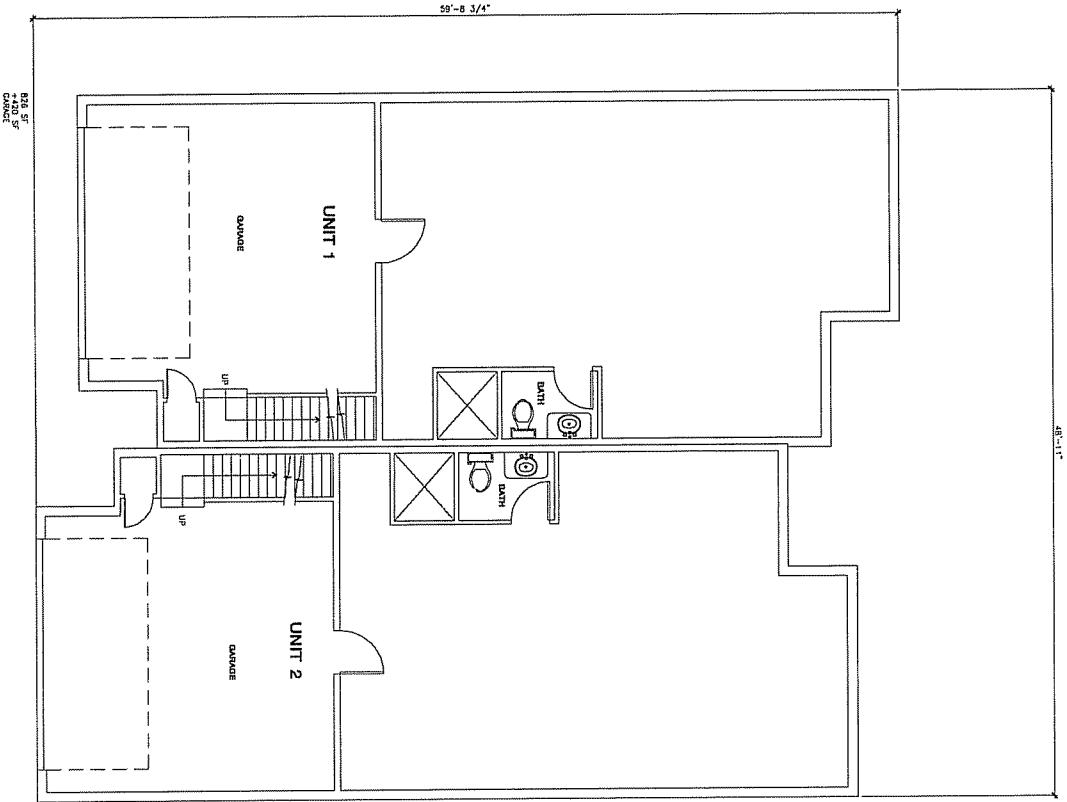
ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207

LOT 117
 at
 Hawks Landing
 PRD Submittal

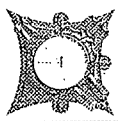
Project	Hawks
Proj. No.	081201
DATE	07/24/08
Drawn By:	Ben, Diane
Check:	Ben, Diane
Scale:	1/8" = 1'-0"
Sheet No.	A3.1C

A3.1C

1 BASEMENT FLOOR PLAN



20



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ARCHITECTURE, INC.
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Madison, WI 53703
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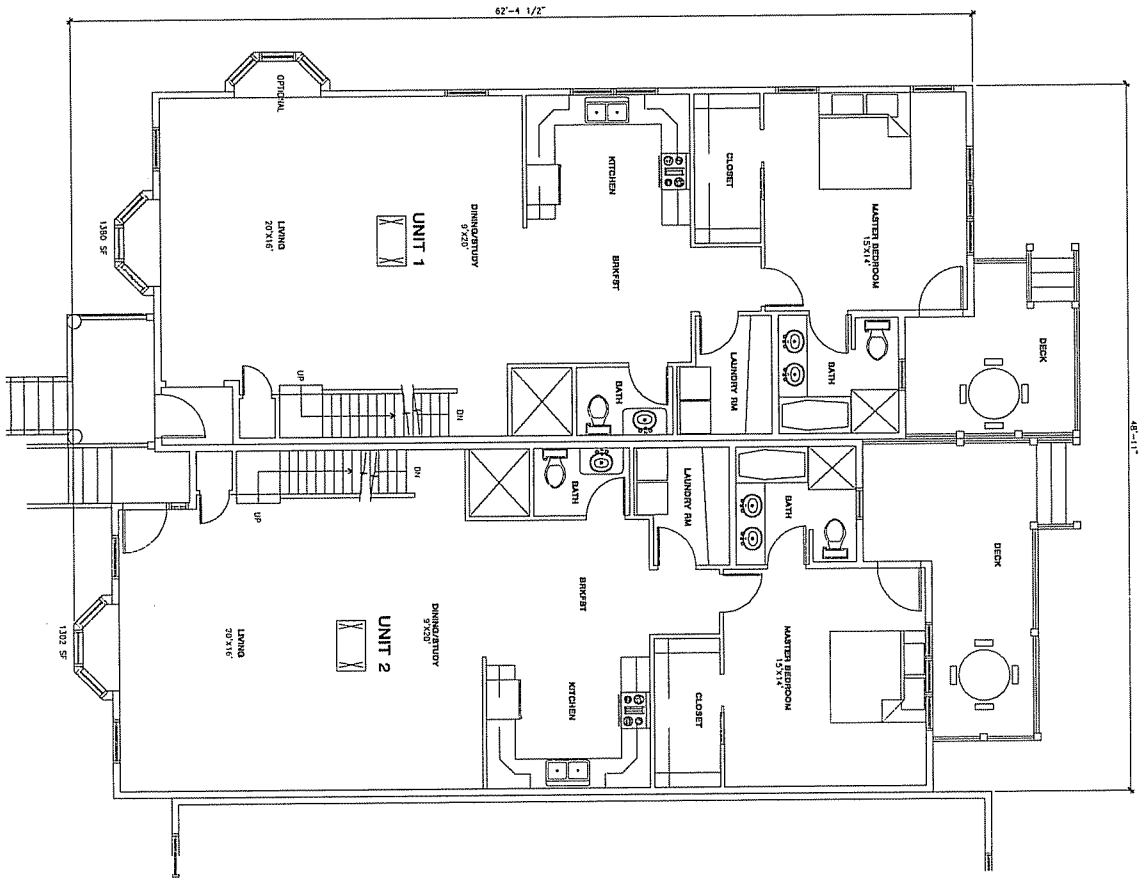
Project:
Lot 117
at
Hawks Landing
PRD Submittal

Project:
UNIT 1 & 2 BASEMENT FLOOR PLAN

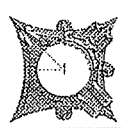
Sheet Title:
Scale:
Drawn By:
Date:
Rev. Date:
Rev. Date:
Rev. Date:
Rev. Date:
Rev. Date:
Rev. Date:

A2.1D

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



20



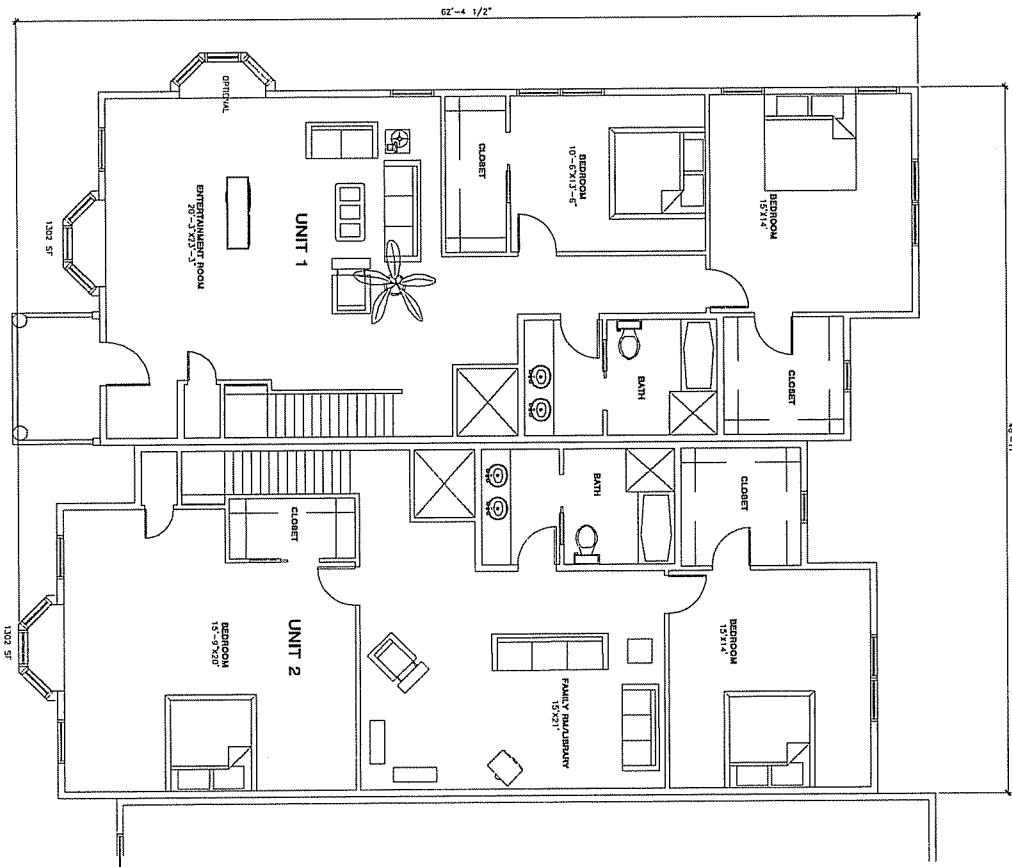
ISTHMUS
ARCHITECTURE, INC.
613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207

LOT 117
at
Hawks Landing
PRD Submittal

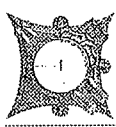
Project	UNIT 1 & 2
Proj. No.	081231
Project	UNIT 1 & 2
Drawn By:	07.24.06
Check:	07.24.06
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Sheet No.	

A2.2D

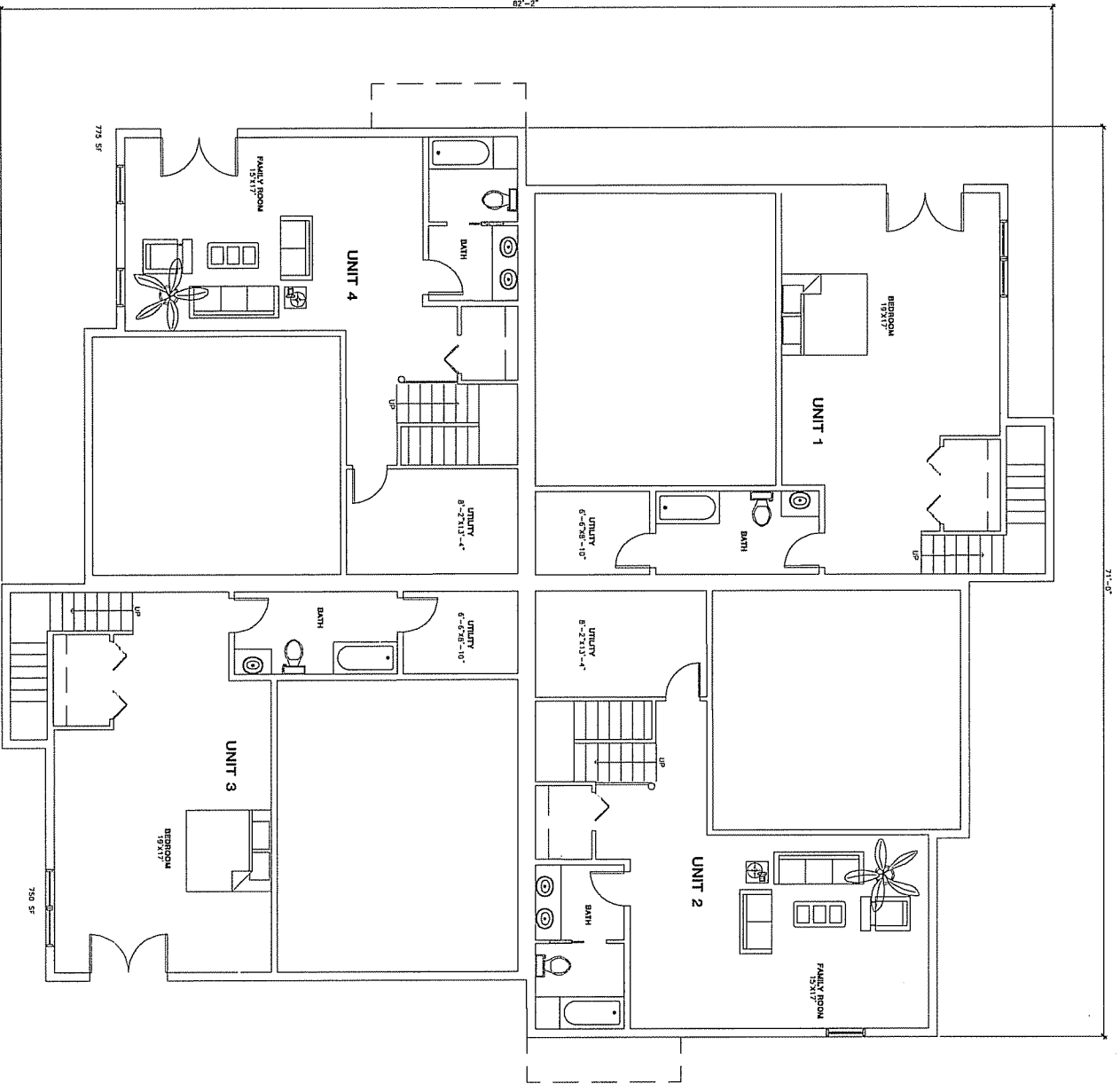
SECOND FLOOR PLAN



02

 <p>Isthmus ARCHITECTURE, INC.</p> <p>613 Williamson Street Suite 203 Madison, VA 53703 Phone: 608.294.0266 Fax: 608.294.0207</p>	<p>Project: Lot 117 at Hawks Landing PRD Submittal</p>
	<p>Unit Type: Second Floor Plan</p>
<p>Scale: Sheet Title</p>	<p>Project: A2.3D</p>
<p>Drawn By: Date:</p>	<p>Proj. No.: 081210</p>
<p>Rev. Date:</p>	<p>Unit Type: Second Floor Plan</p>
<p>Rev. Date:</p>	<p>Scale: Sheet Title</p>
<p>Rev. Date:</p>	<p>Drawn By: Date: 07/24/08</p>
<p>Rev. Date:</p>	<p>Proj. No.: 081210</p>
<p>Rev. Date:</p>	<p>Unit Type: Second Floor Plan</p>
<p>Rev. Date:</p>	<p>Scale: Sheet Title</p>

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



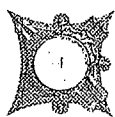
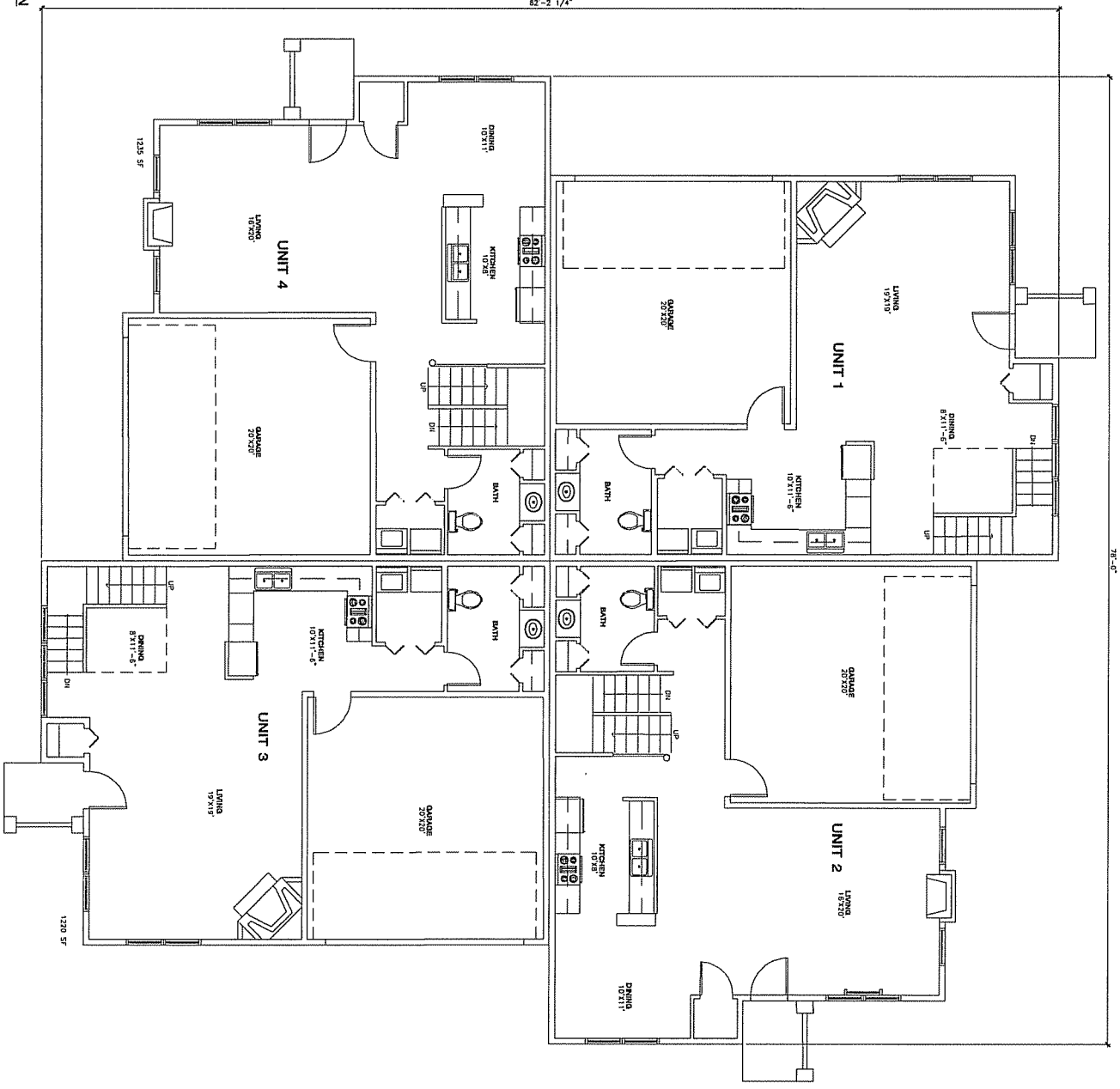
ISTHMUS
ARCHITECTURE, INC.
613 Williamson Street
Suite 215
Madison, VA 53703
Phone: 608.294.0206
Fax: 608.294.0207



LOT 117
at
Hawks Landing
PRD Submittal

Project	091201
Drawn By	06Z
Date	07.26.08
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Sheet No.	

A2.1E



ISTHMUS
ARCHITECTURE, INC.
613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207

LOT 117
at
Hawks Landing
PRD Subinitial

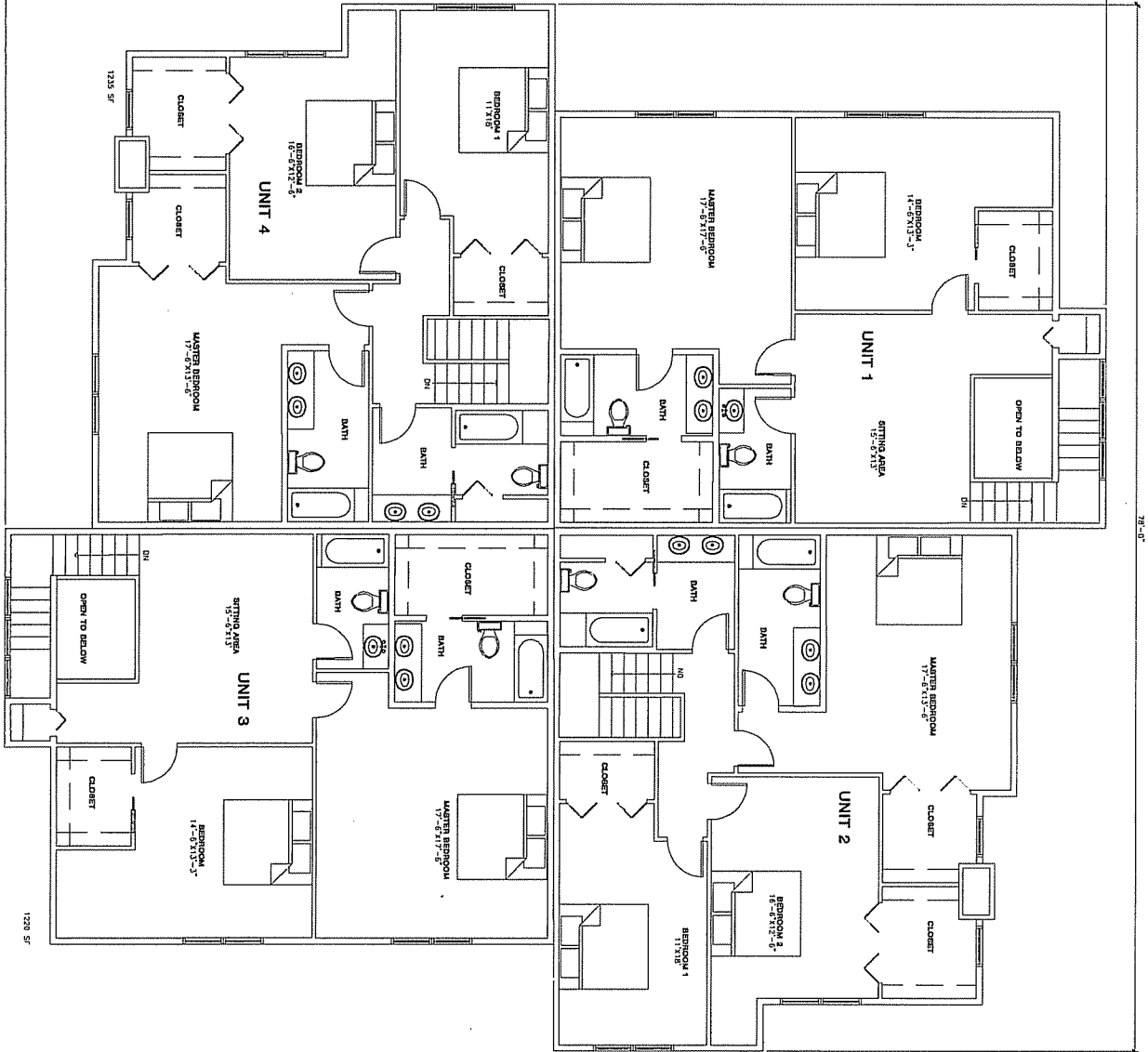
Project:
Prj. No.: 091201
UNIT TYPE:
FIRST FLOOR PLAN

Sheet Title	
Scale	1/4" = 1'-0"
Drawn By	KJZ
Date	07/26/08
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Sheet No.	

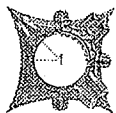
A2.2E

SECOND FLOOR PLAN

82'-1 3/4"



ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.254.0206
 Fax: 608.254.0207



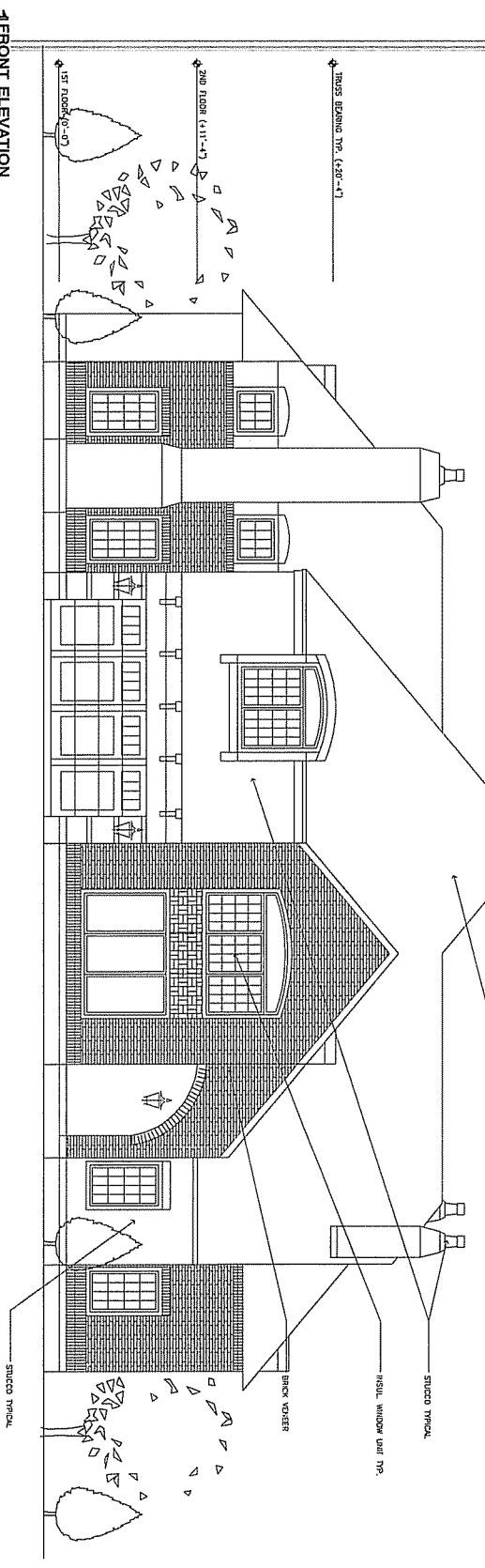
LOT 117
 at
Hawks Landing
 PRD Submittal

Project	081201
Proj. No.	081201
UNIT TYPE	SECOND FLOOR PLAN
Scale	1/4" = 1'-0"
Drawn By	KAZ
Date	07.26.08
Rev. Desc.	
Rev. Desc.	
Rev. Desc.	
Rev. Desc.	
Sheet No.	

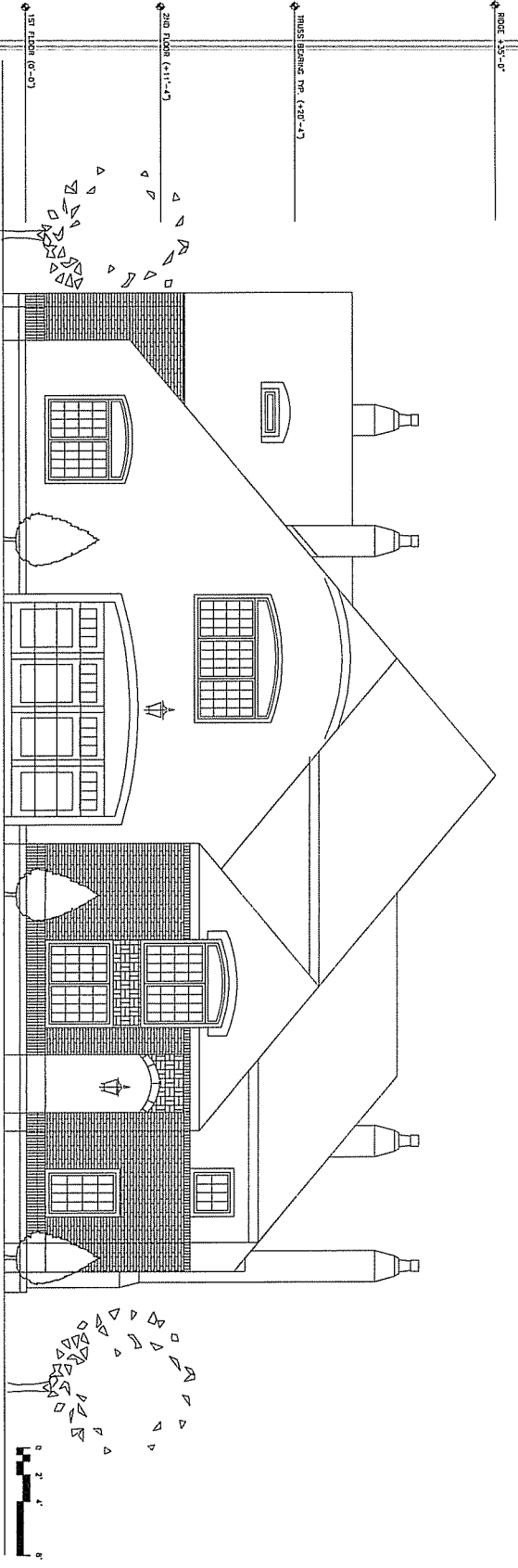
A2.3E

GENERAL FINISHES:
 STUCCO: DAWID DIST 2023-16, MOUNTAIN
 ROCK, VENEER: MOUNTAIN, COFFER: DAWID
 DIST 2023-16, BRICK: DAWID DIST 2023-16,
 ROOF: FASCK, TRIM: DAWID DIST 2023-16,
 REQUIREMENTS: MATCH THE COLOR
 AND FINISH TO THE SHEDS BY OTHER COMPANIES.
 CONSULT STATE

- NOTES:
1. FINISHES AND MATERIALS ARE REFERENCED TO ROUND OUTLINES AND DIMENSIONS IN ORDER TO MATCH FINISH.
 2. COFFER AND FASCK CAN BE ORDERED FOR BRICKWORK.



1 FRONT ELEVATION



2 SIDE ELEVATION

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207

LOT 117
 at
 Hawks Landing
 PRD Submittal

Project	06/2017
Proj. No.	06/2017
UNIT TYPE	BUILDING ELEVATIONS
Sheet Title	
Scale	
Drawn By	07/2018
Date	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Sheet No.	

A3.1E