

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>June 29, 2011</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>July 6, 2011</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 652 Bear Claw Way, Lot 26

ALDERMANIC DISTRICT: Paul E. Skidmore District #9

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Weber Development, LLC

Knothe & Bruce Architects, LLC

1902 Hawks Ridge Drive Ste 322

7601 University Avenue, Suite 201

Verona, WI 53593

Middleton, Wisconsin 53562

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

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**TYPE OF PROJECT:**

(See Section A For:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

June 29, 2011

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
P.O. Box 2985  
Madison, WI 53701

Re: Letter of Intent  
PUD/GDP/SIP  
652 Bear Claw Way  
Madison, WI, 53562

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner:	Weber Development, LLC 1902 Hawks Ridge Drive Ste 322 Verona, WI 53593 608-848-0111 608-848-6013 fax Contact: Alex McKenzie	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax Contact: Randy Bruce <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>
Engineer:	Royal Oak & Associates, Inc 3678 Kinsman Blvd Madison, WI 53704 (608) 274-0500  Contact: Eric Sandsnes	Landscape Design:	Watts Landscape Service, LLC 3570 Pioneer Road Verona, WI 53593 (608) 833-3535 (608) 833-3534 Contact: Wayne Rayfield watts@chorus.net

**Introduction:**

This development is located on the south side of Old Sauk Road on Lot 25 and 26 of the Sauk Heights subdivision plat. The site is designated for C1 Limited Commercial District use and is currently being rezoned to PUD-GDP-SIP. The 28 unit residential component is being brought in as a PUD-SIP while the commercial components will remain PUD-GDP.

**Site Planning & Building Architecture:**

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments and commercial use buildings. Access to the site from Bear Claw Way is designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks connect Old Sauk Road to Bear Claw Way.

The 28-unit apartment gives a residential appearance to the development and provides a transition to the existing neighborhood to the south.

The three-story apartment building is located on the western portion of the site parallel to Bear Claw Way. This will have underground parking with additional surface parking provided in smaller surface parking areas.

The single story commercial use building is located at the corner of Old Sauk Road and Bear Claw Way. This facility will have surface parking and is connected to both Old Sauk Road and Bear Claw Way with pedestrian walk ways.

The two story commercial use building is located east of Bear Claw Way. This facility will have surface parking and is connected to Bear Claw Way with pedestrian walk ways.

The commercial and residential buildings provide a variety of configurations, sizes and heights, which will create a rich and interesting environment. The building elements, materials and style will be a continuation of the existing Bear Claw and Greystone Developments.

**Site Development Data:**

**Densities:**

Lot Area	50,094 S.F. or 1.15 acres
Dwelling Units	28 units
Lot Area / D.U.	1,789 S.F./unit
Density	24 units/acre

**Dwelling Unit Mix:**

<u>Apartments</u>	<u>Bldg #1</u>
Efficiency	4
Studio + Loft	5
One Bedroom	6
One Bed + Loft	1
<u>Two Bedroom</u>	<u>12</u>
Total	28

**Building Height:**

Bldg #1	3 Stories (35' high)
Bldg #2	1 Story (15')
Bldg #3	2 Story (27')

**Floor Area Ratio:**

Bldg #1	31,604 S.F. (Excludes parking)
Ratio	0.72

**Building Areas:**

Lot 25 Commercial	4,056 S.F.
Lot 26 Commercial	2,000 S.F.

**Vehicle Parking Stalls**

Surface	25
<u>Underground</u>	<u>26</u>
Total	51
Ratio	1.8 stalls/unit

**Bicycle parking Stalls**

Surface	24
<u>Underground</u>	<u>5</u>
Total	29 (28 + 7(1/10) = 29 required)

**Project Schedule:**

This project will be a phased development with construction planned to start in fall of 2011. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2014.

**Social & Economic Impacts:**

This development will have a positive social and economic impact.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

Don Schroeder, AIA  
Managing Member

**Apartment Area Description:**

Part of Lot 26, Sauk Heights, lying in the Northwest ¼ of the Northeast ¼ of Section 21, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more full described as follows:

Commencing at the North ¼ of said Section 21;  
Thence S 01°55'23" W, 60.03 feet, to the North right-of-way of Old Sauk Road and the Northwest corner of Lot 27, Sauk Heights;  
Thence S 89°58'27" E, 2.18 feet, along said North right-of-way;  
Thence continuing along said North right-of-way N 89°39'59" E, 477.02 feet, to the Northeast corner of said Lot 27, the Northwest corner of Lot 26, Sauk Heights and the Point of Beginning of this description;  
Thence, continuing along said North right-of-way, N 89°39'59" E, 153.60 feet;  
Thence S 00°20'00" E, 92.98 feet;  
Thence N 89°40'00" E, 69.12 feet, to the Westerly right-of-way of Bear Claw Way;  
Thence S 00°06'00" E, 8.70 feet, along said Westerly right-of-way;  
Thence, continuing along said Westerly right-of-way, being a curve to the right, having a radius of 410.00 feet and a chord bearing S 11°50'50" W, 169.75 feet, to the Southeast corner of said Lot 26;  
Thence N 66°12'20" W, 209.52 feet, along the Southerly line of said Lot 26, to the Southwesterly corner of said Lot 26;  
Thence N 01°02'00" E, 182.01 feet, along the Westerly line of said Lot 26, to the Northwest corner of said Lot 26 and the Point of Beginning of this description;

Said parcel contains 43,784 square feet or 1.005 acres.

**Commercial Area Description:**

Part of Lot 26, Sauk Heights, lying in the Northwest ¼ of the Northeast ¼ of Section 21, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more full described as follows:

Commencing at the North ¼ of said Section 21;

Thence S 01°55'23" W, 60.03 feet, to the North right-of-way of Old Sauk Road and the Northwest corner of Lot 27, Sauk Heights;

Thence S 89°58'27" E, 2.18 feet, along said North right-of-way;

Thence continuing along said North right-of-way N 89°39'59" E, 477.02 feet, to the Northeast corner of said Lot 27 and the Northwest corner of Lot 26, Sauk Heights;

Thence, continuing along said North right-of-way, N 89°39'59" E, 153.60 feet, to the Point of Beginning of this description;

Thence, continuing along said North right-of-way, N 89°39'59" E, 44.40 feet;

Thence, continuing along said North right-of-way, being a curve to the right, having a radius of 25.00 feet and a chord bearing S 45°13'02" E, 35.43 feet, to the Westerly right-of-way of Bear Claw Way;

Thence S 00°06'00" E, 67.88 feet, along said Westerly right-of-way;

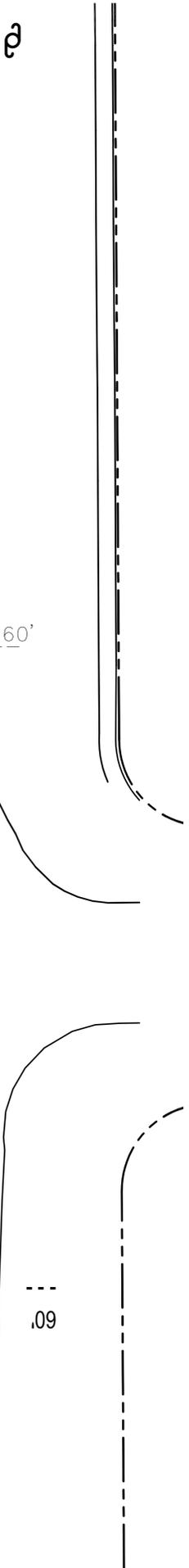
Thence S 89°40'00" W, 69.12 feet;

Thence N 00°20'00" W, 92.98 feet, to the North right-of-way of Old Sauk Road and the Point of Beginning of this description;

Said parcel contains 6,309 square feet or 0.006 acres.

# SITE LOCATOR





SHEET INDEX:	
SITE	
C-11	SITE PLAN
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C-13	FIRE DEPARTMENT ACCESS PLAN
C-21	SITE GRADING & EROSION CONTROL PLAN
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ARCHITECTURAL	
A-10	BASEMENT PLAN - 28 UNIT
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A-12	SECOND FLOOR PLAN - 28 UNIT
A-13	THIRD FLOOR PLAN - 28 UNIT
A-14	LOFT FLOOR PLAN - 28 UNIT
A-21	ELEVATIONS - 28 UNIT
A-22	ELEVATIONS - 28 UNIT
A-23	ELEVATIONS - 1 STORY COMMERCIAL
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**KNOTHE & BRUCE**  
ARCHITECTS

7601 University Avenue Suite 201  
Middleton, Wisconsin 53562  
608-836-3690 Fax 836-6934

Consultant

SITE DEVELOPMENT STATISTICS - LOT 26	
LOT AREA	50,295 SF/1.15 ACRES
DEVELOPABLE AREA	12,812 SF
DENSITY	24 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
GROSS FLOOR AREA (including underground parking)	91,604 SF.
COMMERCIAL BUILDINGS	1 STORY
GENERAL DRAINAGE	2011 (SEE SUBSECTIONS 5(B) AND 5(M)(2))
GROSS FLOOR AREA	2000 SF.
FLOOR AREA RATIO	0.12

SITE DEVELOPMENT STATISTICS - LOT 25	
LOT AREA	24,719 SF.
BUILDING HEIGHT	2 STORY
GROSS FLOOR AREA	81/2 SF.

UNIT MIX:	
EFFICIENCY	- 4
STUDIO LOFT	- 5
ONE BEDROOMS	- 6
ONE BED + LOFT	- 1
TWO BEDROOMS	- 12
TOTAL	28

VEHICLE PARKING SURFACE UNDERGROUND TOTAL	
VEHICLE PARKING SURFACE	25 (INCL. 1 VAN ACCESSIBLE)
UNDERGROUND	26 (INCL. 1 ACCESSIBLE)
TOTAL	51 (INCL. 2 ACCESSIBLE)

VEHICLE PARKING SURFACE UNDERGROUND TOTAL	
BIKE PARKING SURFACE	24
UNDERGROUND	5
TOTAL	29 (24 REQUIRED)

SITE DEVELOPMENT STATISTICS - LOT 25	
LOT AREA	24,719 SF.
BUILDING HEIGHT	2 STORY
GROSS FLOOR AREA	81/2 SF.

Notes

- A SIDE WALK WITH A RICH GREATER THAN 120 IS A RAMP. THE PARKING RICH OF ANY RAMP OR SIDE WALK SHALL BE MAINTAINED AT A MINIMUM OF 4 INCHES IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
- ALL NEW PRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.02(4)
- ALL TRASH AND RECYCLING TO BE COLLECTED IN RASH ZONES IN THE BUILDING EASEMENTS OR IN PRIVATE GARAGES.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 2011 (SEE SUBSECTIONS 5(B) AND 5(M)(2)).
- ALL CITY SIDEWALK CURB AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
- SIGNAGE APPROVALS ARE NOT GRANTED BY THE CITY ENGINEER. SIGNAGE MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.
- PUBLIC SIGNING AND MARKING RELATED TO THE DEVELOPMENT MAY BE REQUIRED BY THE CITY TRAFFIC ENGINEER FOR WHICH THE DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE.
- BOTTOM EDGE OF ACCESSIBLE PARKING SIGNAGE TO BE MOUNTED 60" MIN. ABOVE THE GROUND.

Revisions

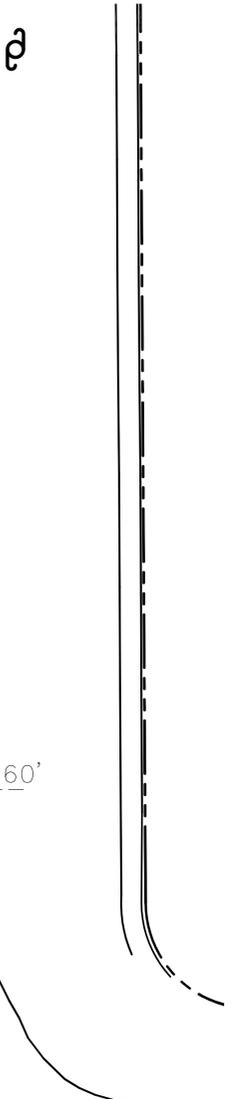
May 11, 2011 - UDC, Initial Submittal  
June 8, 2011 - Parking Lot Submittal  
June 29, 2011 - UDC INITIAL SUBMITTAL

Project Title  
**Old Sauk Mixed-Use**

Drawing Title  
**Site Plan**

Project No. **1102** Drawing No. **C-11**

Scale: 1" = 20'



60'

60'

OLD SAUK ROAD

60'

**KNOTHE & BRUCE**  
ARCHITECTS  
7601 University Avenue Suite 201  
Middleton, Wisconsin 53562  
608-836-3690 Fax 836-6934

Consultant

Notes

**LIGHTING SCHEDULE**

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	Mounting
A	9		ROUND LIGHTING	MAC4175BL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 W MH	MAC4175BL	9000	18" POLE ON 2" CONC. BASE
B	2		ROUND LIGHTING	EM45	RECTANGULAR SECURITY / DEEP SHIELDED	50 W MH	ES07LES	3680	8" OF JET ON SIDE OF BUILDING

Arrow indicates direction of light spread

**LIGHTING STATISTICS**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lots	+	1.2 fc	5.5 fc	0.3 fc	18.3:1	4.0:1

**Revisions**  
May 11, 2011 - UDC Initial Submittal  
June 8, 2011 - Parking Lot Submittal  
June 29, 2011 - UDC INITIAL SUBMITTAL

Project Title  
**Old Sauk Mixed-Use**

Drawing Title  
**Site Lighting Plan**

Project No. **1102** Drawing No. **C-1.2**

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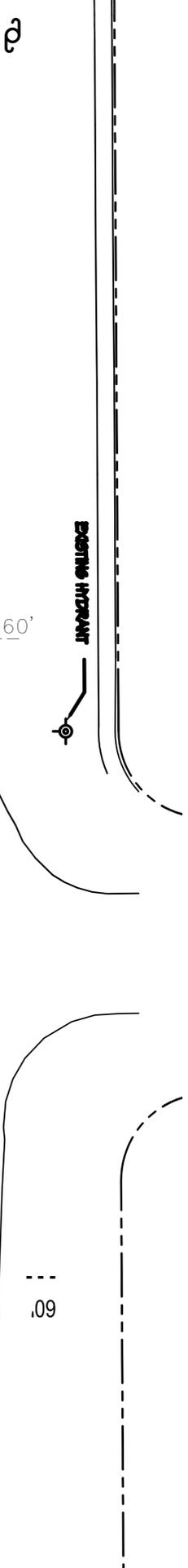
Site Lighting Plan  
1" = 20'

1013" W

BEAR CLAW WAY

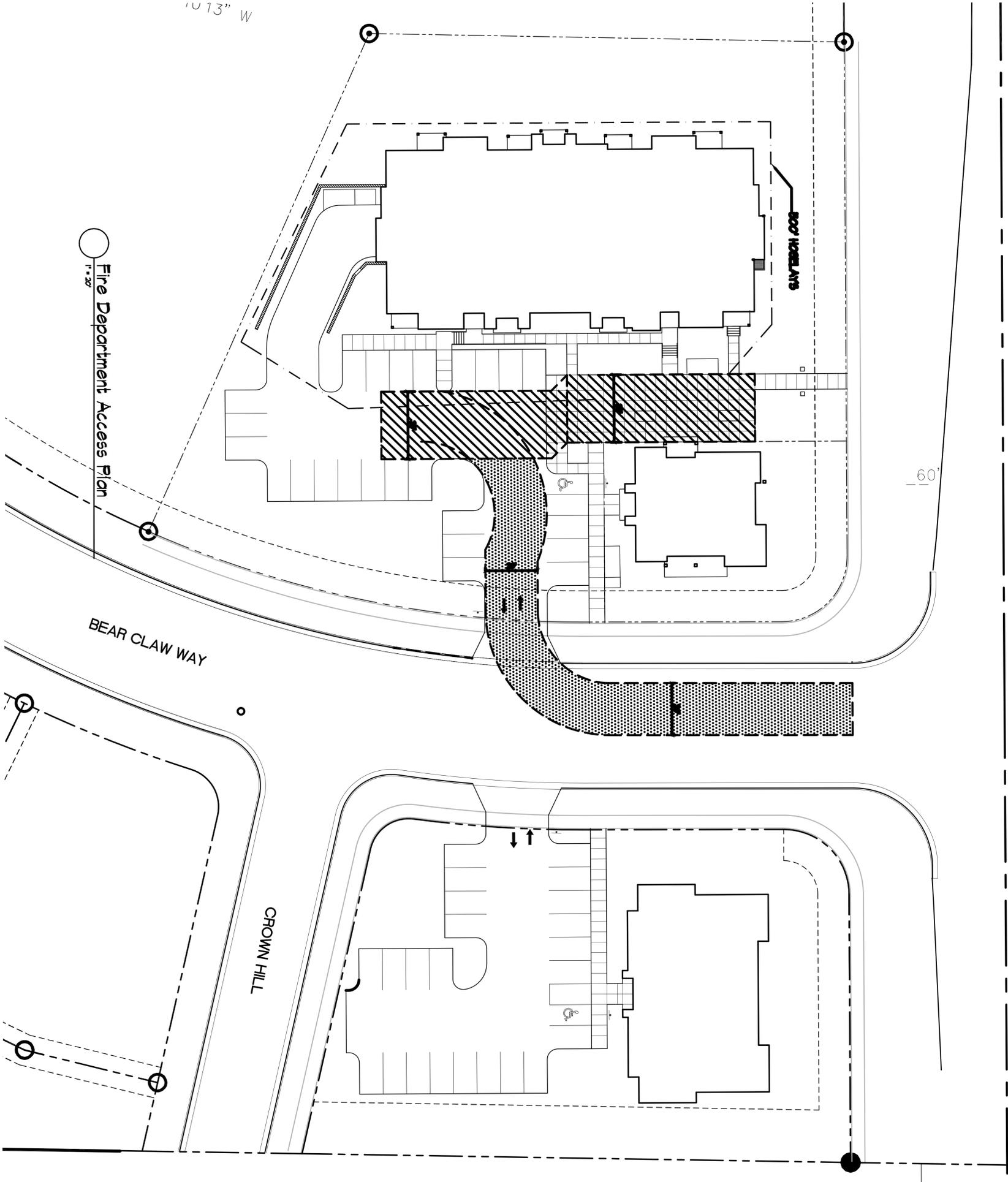
CROWN HILL

Consultant



Notes

1. = 20' WIDE METAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 50'.
2. = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)
3. VARIOUS LINE TYPES REPRESENT 800' HOSE LAYS.



Fire Department Access Plan  
1" = 20'

Revisions  
May 11, 2011 - UDC, Initial Submittal  
June 8, 2011 - Parking Lot Submittal  
June 29, 2011 - UDC INITIAL SUBMITTAL

Project Title  
**Old Sauk Mixed-Use**

Drawing Title	<b>Fire Access Plan</b>
Project No.	<b>1102</b>
Drawing No.	<b>C-13</b>

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Notes

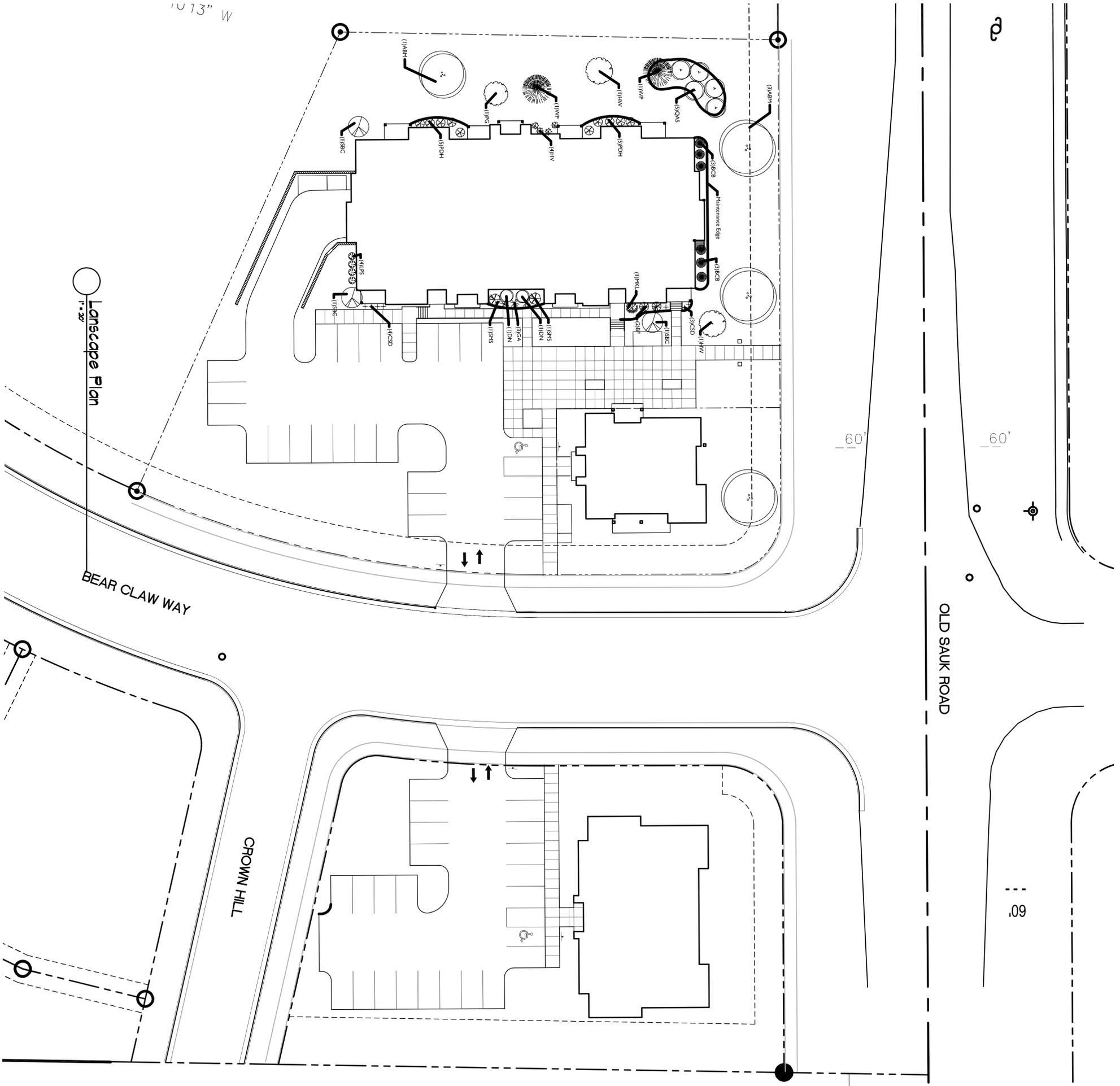
Key					
Code	Number	Plant Common Name	Size	Point Value	Total Points
ASB	4	Aurum Blaze Maple	2"	35	140
HW	1	Hawthorne (Thornless)	1.5"	15	15
PG	1	Pagoda Dogwood	4"		
OAS	5	Quaking Aspen, Single	1.25"	0	0
SBC	3	Serviceberry Clump	5'		
WP	2	White Pine	4'	15	30
BCB	6	Black Chokeberry	#3		
BF	2	Bornu Forsythia	15"	2	4
DN	2	Diablo Ninebark	2'	2	4
LPS	4	Lilac Princess Spirea	15"	2	8
MKL	1	Miss Kim Lilac	18"	2	2
PDH	10	Pink Diamond Hydrangea	18"	2	20
SMS	2	Snowmound Spirea	15"	2	4
GA	3	Woodward Globe Arborvitae	30"	3	9
CSD	7	Chicago Sunrise Daylily	#1		
HV	4	Godd Standard Hebea	#1		
				Total Points	236

Revisions  
May 11, 2011 - UDC Initial Submittal  
June 8, 2011 - Parking Lot Submittal  
June 29, 2011 - UDC INITIAL SUBMITTAL

Project Title  
**Old Sauk Mixed-Use**

Drawing Title  
**Landscape Plan**

Project No. **1102** Drawing No. **L-1.1**

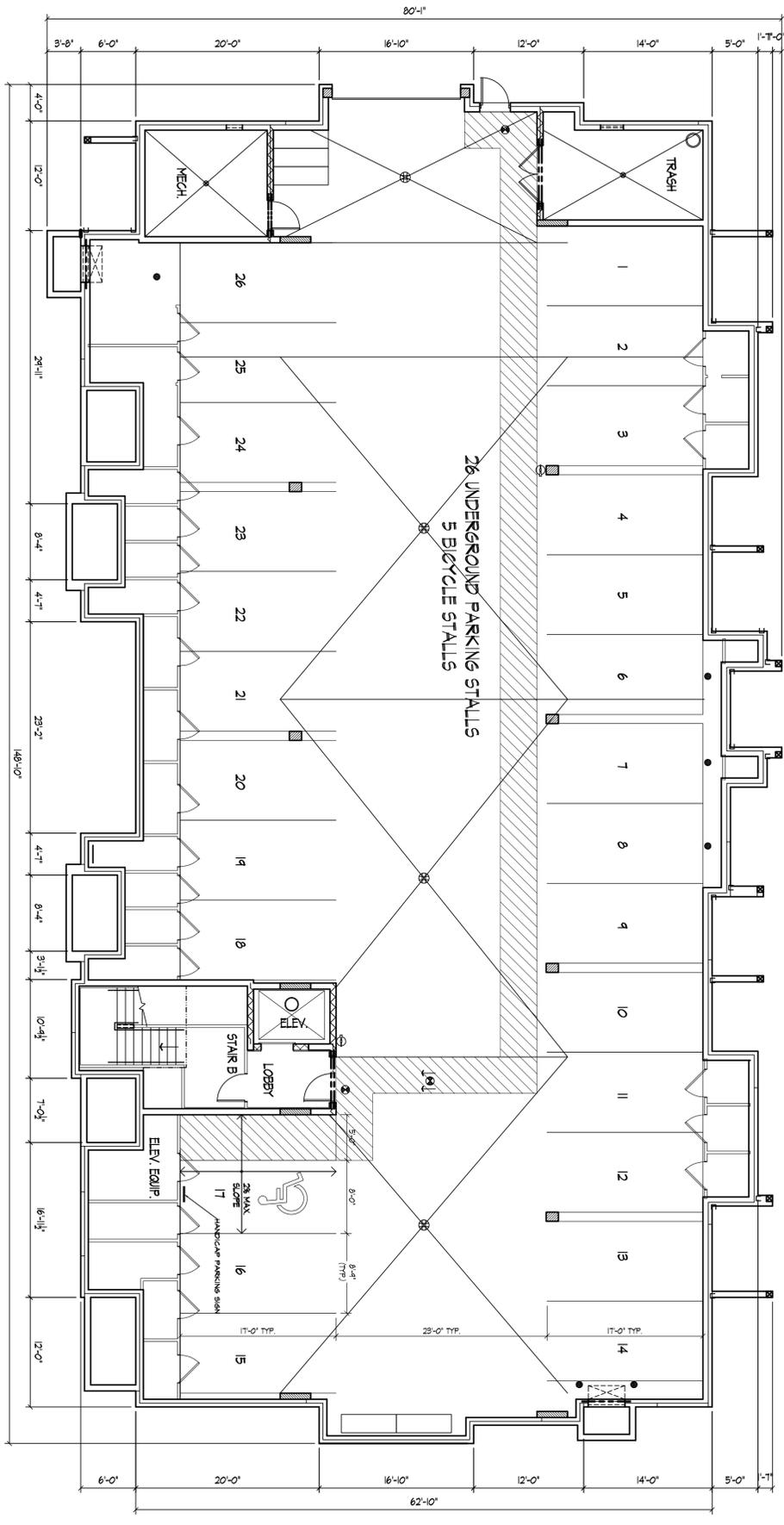


1" = 20'  
**Landscape Plan**

1013" W

Consultant

Notes



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



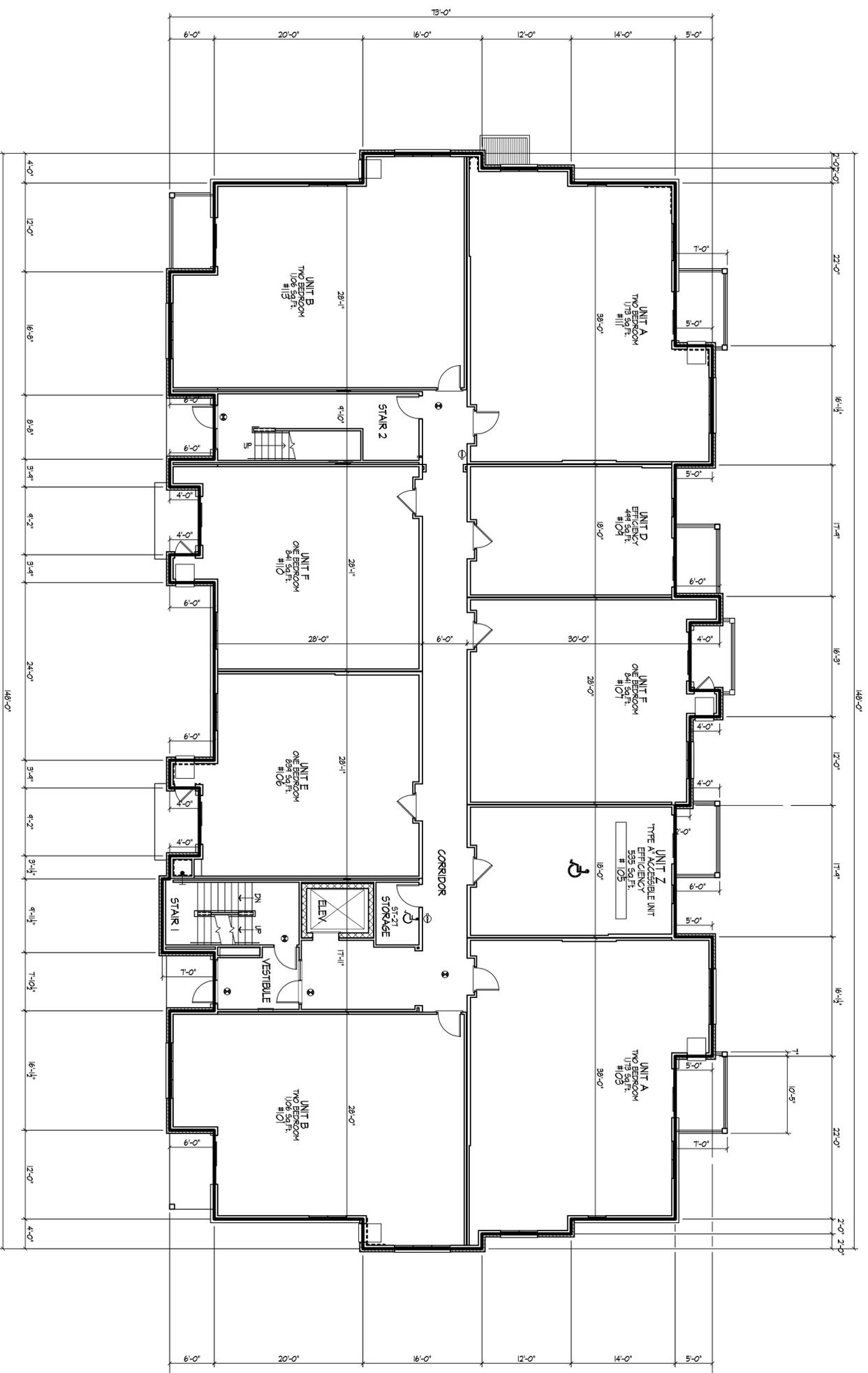
Revisions  
JUNE 8, 2011 - PARKING LOT SUBMITTAL  
JUNE 24, 2011 - IDC INITIAL SUBMITTAL

Project Title  
**Old Sauk Apartments**  
652 Bear Claw Way  
Lot 26 of Sauk Heights

Drawing Title  
**Basement Floor Plan**  
26 Unit

Project No. **1102** Drawing No. **A-110**

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**FIRST FLOOR PLAN 9491 S.F.**  
1/8" = 1'-0"



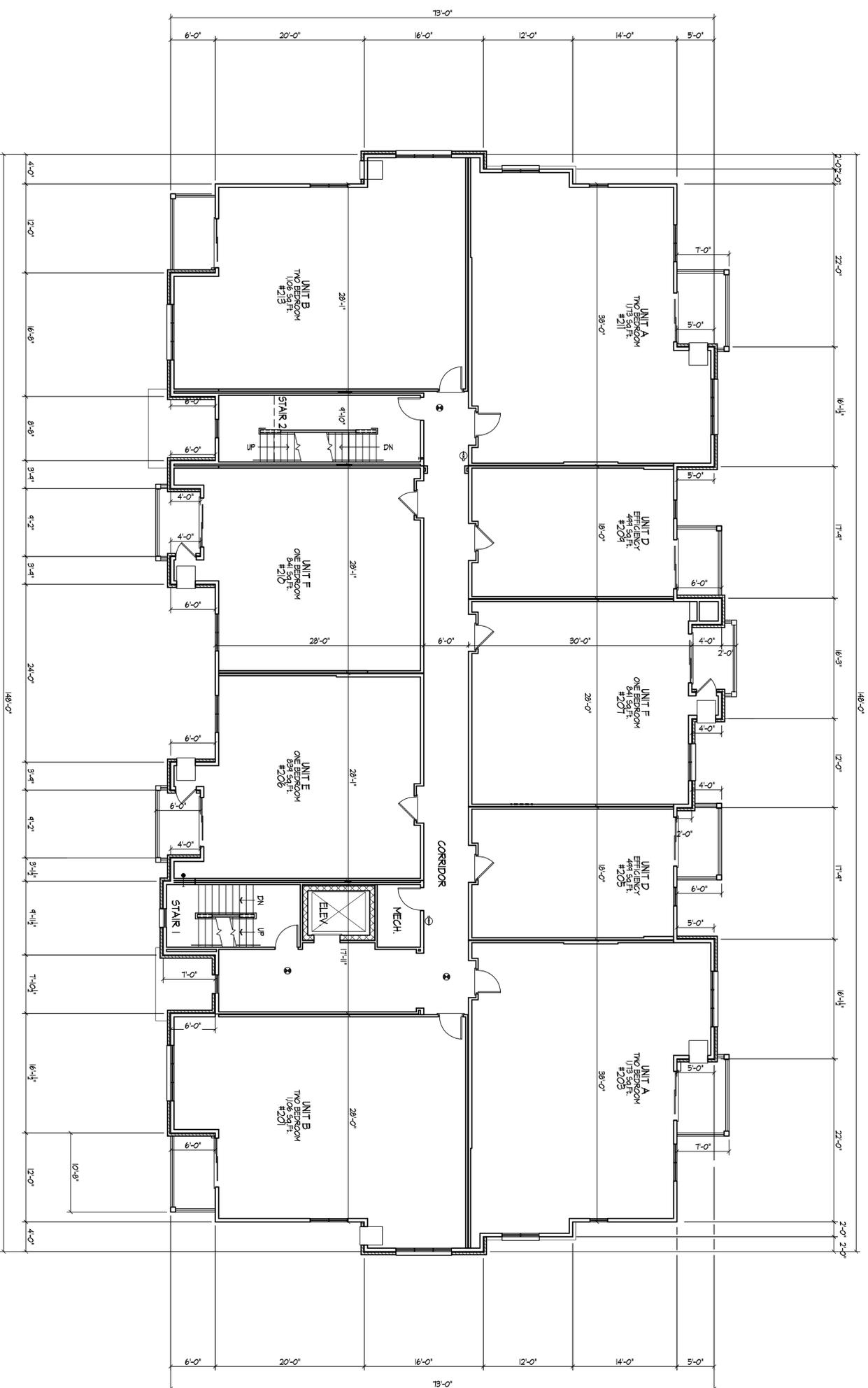
Revisions  
JUNE 8, 2011 - PARKING LOT SUBMITTAL  
JUNE 24, 2011 - DDG INITIAL SUBMITTAL

Project Title  
**Old Sauk Apartments**  
652 Bear Claw Way  
Lot 26 of Sauk Heights

Drawing Title  
**First Floor Plan**  
28 Unit

Project No. **1102** Drawing No. **A-1.1**

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**SECOND FLOOR PLAN 9491 S.F.**  
1/8" = 1'-0"



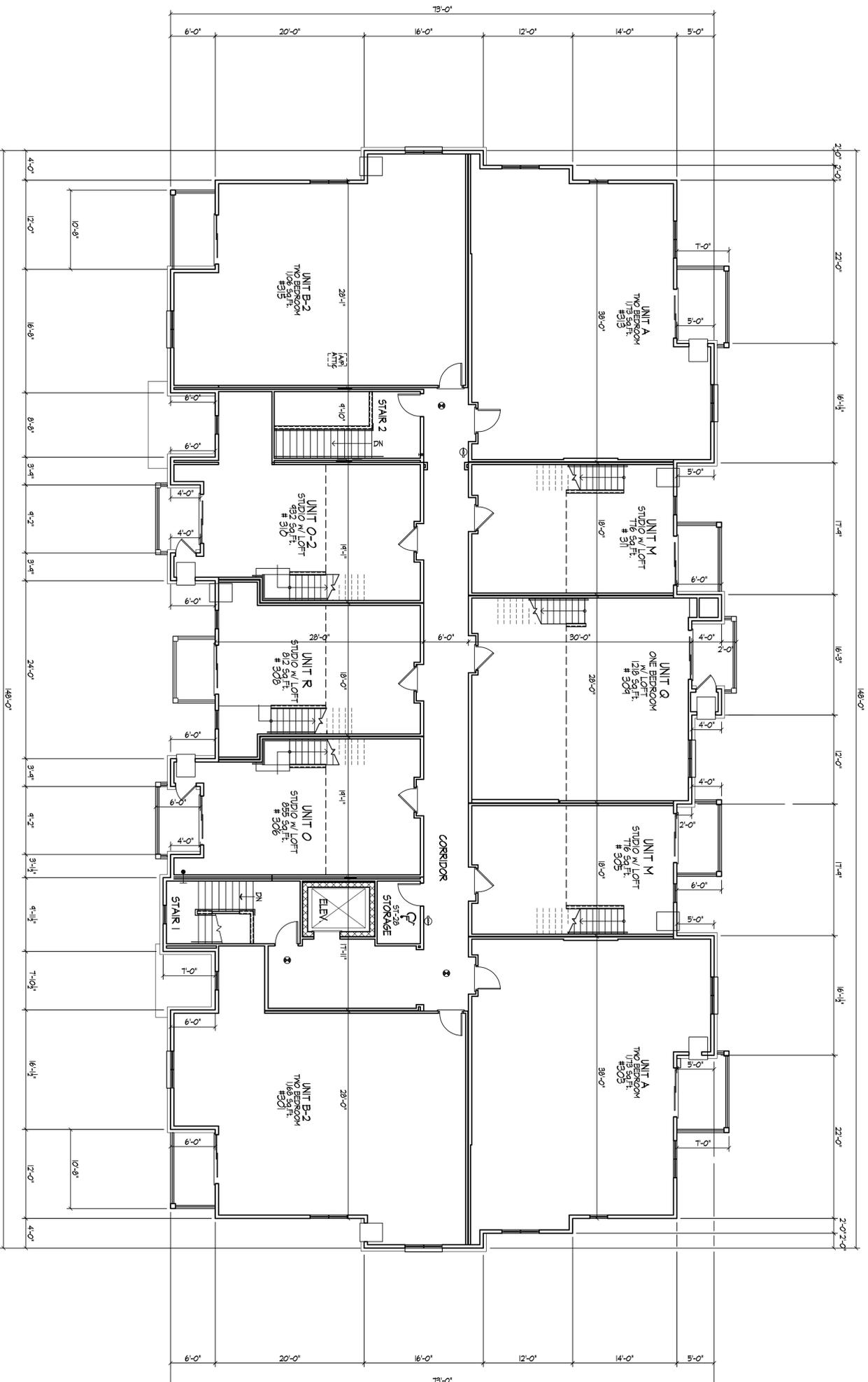
Revisions  
JUNE 8, 2011 - PARKING LOT SUBMITTAL  
JUNE 24, 2011 - IDC INITIAL SUBMITTAL

Project Title  
**Old Sauk Apartments**  
652 Beer Dam Way  
Lot 26 of Sauk Heights

Drawing Title  
**Second Floor Plan**  
28 Unit

Project No. **1102** Drawing No. **A-1.2**

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1/8" = 1'-0"  
**THIRD FLOOR PLAN 9491 S.F.**  
N

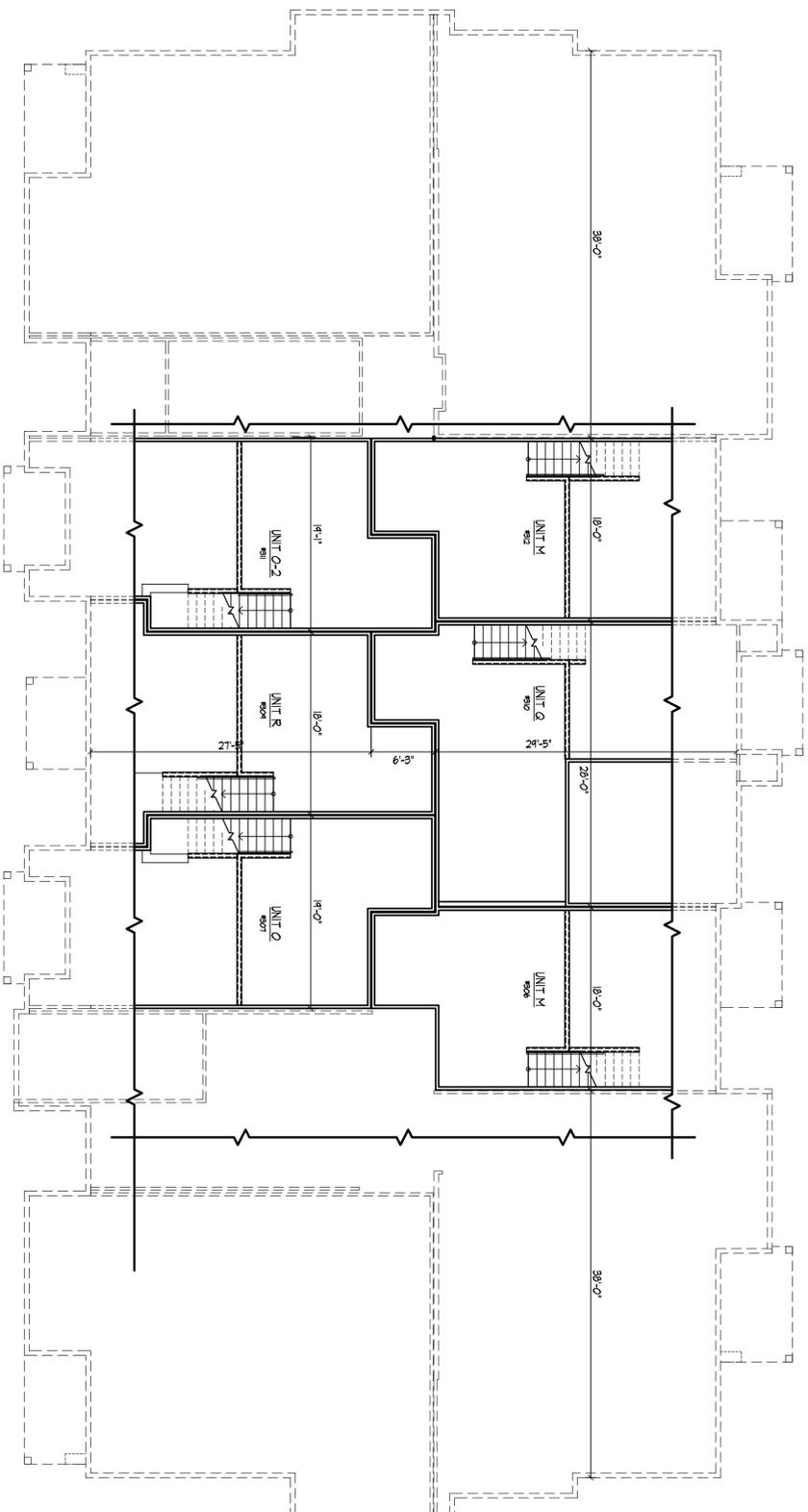
Revisions  
JUNE 8, 2011 - PARKING LOT SUBMITTAL  
JUNE 24, 2011 - IDC INITIAL SUBMITTAL

Project Title  
**Old Sauk Apartments**  
652 Beer Clean Way  
Lot 26 of Sauk Heights

Drawing Title  
**Third Floor Plan**  
28 Unit

Project No. **1102** Drawing No. **A-13**

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LOFT FLOOR PLAN 1800 S.F.  
1/8" = 1'-0"



Revisions  
JUNE 8, 2011 - PARKING LOT SEPARATE  
JUNE 24, 2011 - IDC INITIAL SEPARATE

Project Title

**Old Sauk Apartments**  
652 Beer Clean Way  
Lot 26 of Sauk Heights

Drawing Title

**Loft Plan**  
28 Unit

Project No.

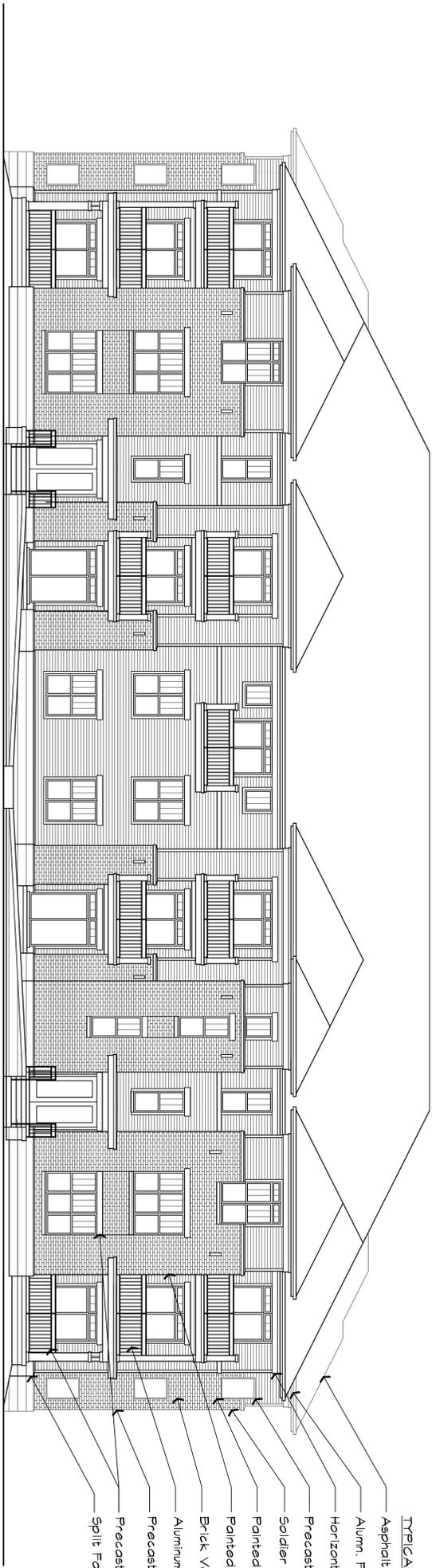
1102

Drawing No.

A-1.4

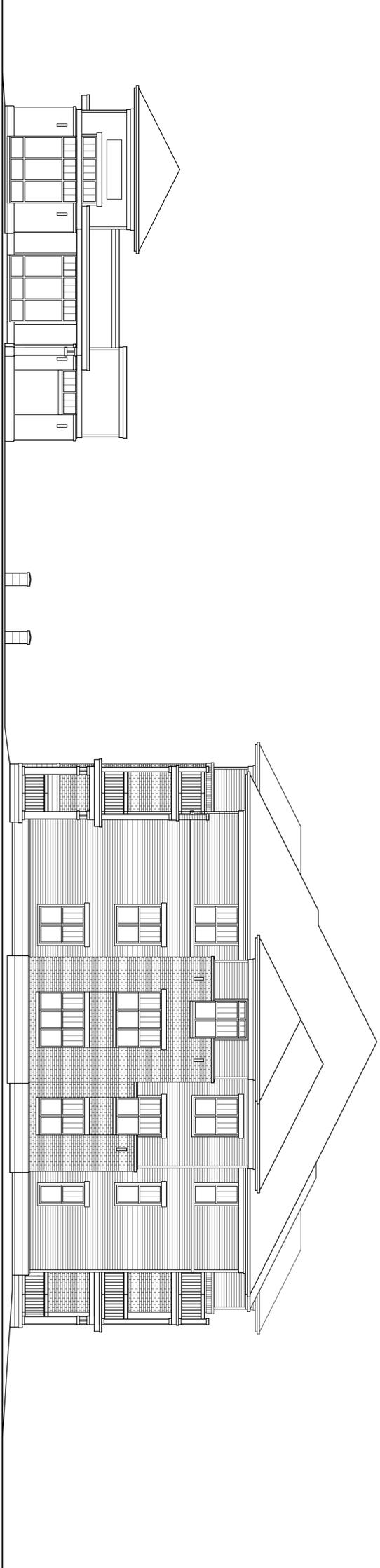
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- TYPICAL MATERIALS:**
- Asphalt Shingles
  - Alumn. Fascia & Soffit
  - Horizontal Siding
  - Precast Sill
  - Soldier Course
  - Painted Composite Window Trim
  - Painted Composite Trimmed Columns
  - Brick Veneer
  - Aluminum Railing
  - Precast Accent Band
  - Precast Window Heads, Sills & Bands
  - Split Face C.M.U. Veneer



**EAST ELEVATION**

1/8" = 1'-0"

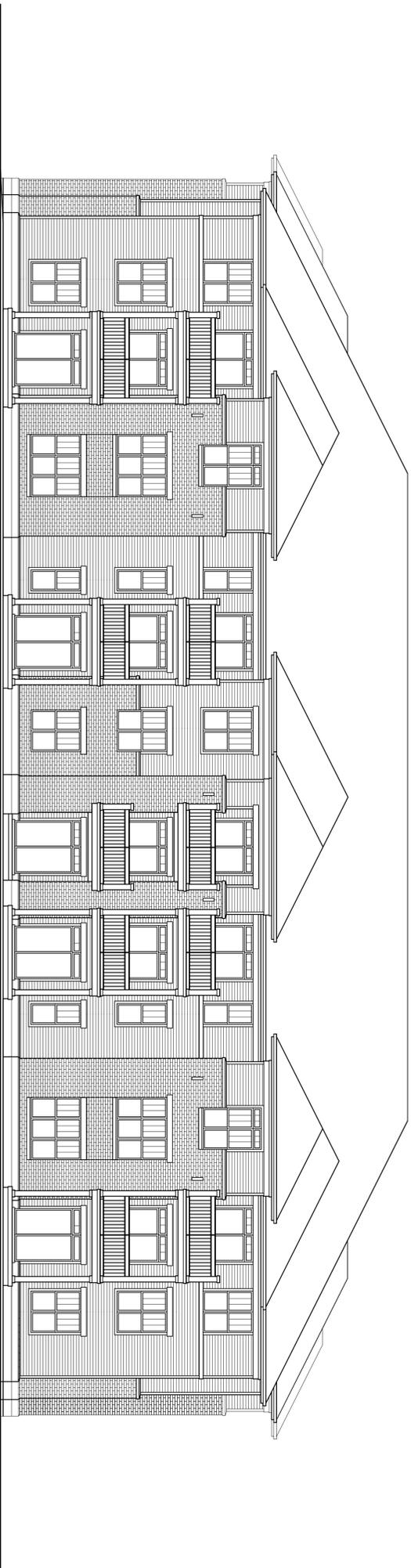


**NORTH ELEVATION ALONG OLD SAUK**

1/8" = 1'-0"

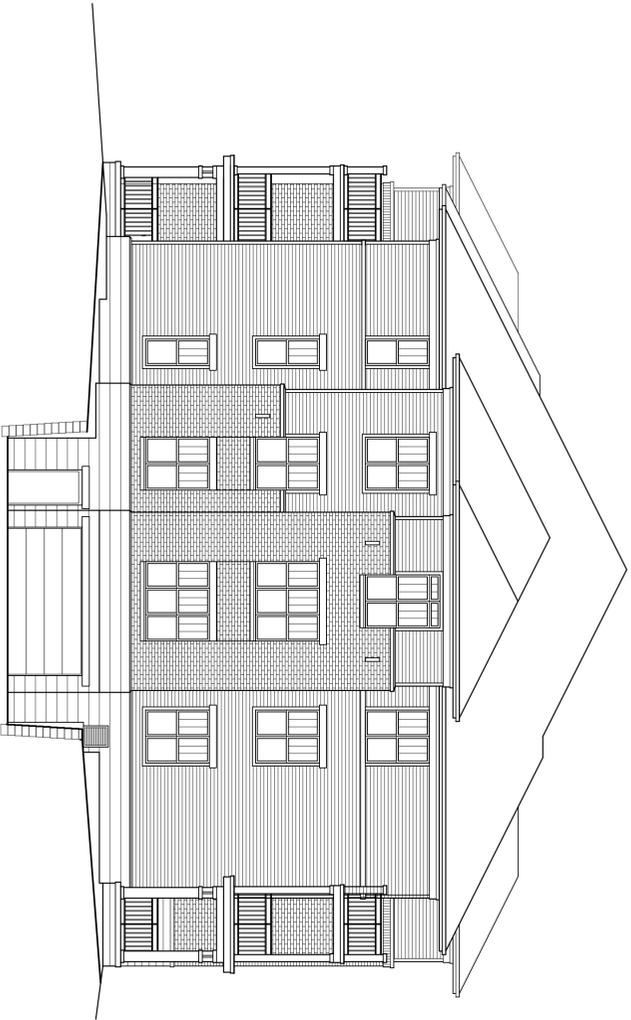
Consultant

Notes



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

Revisions

JUNE 29, 2011 - JDC INITIAL SUBMITTAL

Project Title

**Old Sauk Apartments**  
652 Bear Claw Way  
Lot 26 of Sauk Heights

Drawing Title

**Elevations**

28 Unit

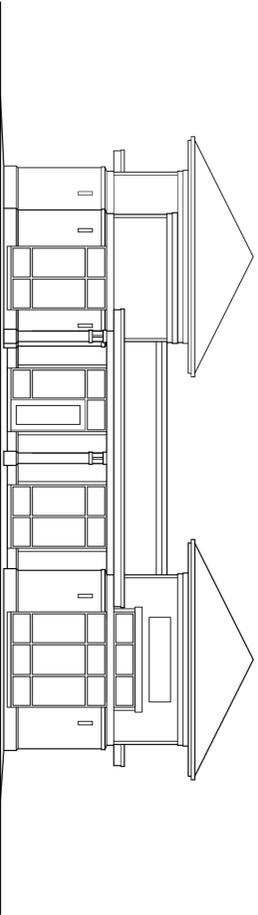
Project No.

1102

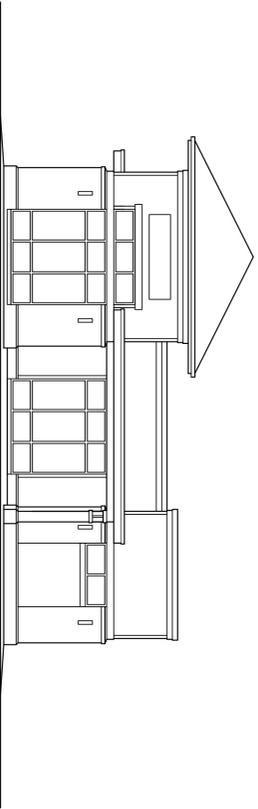
Drawing No.

A-2.2

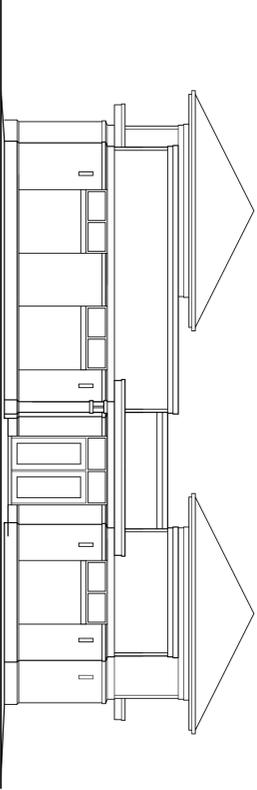
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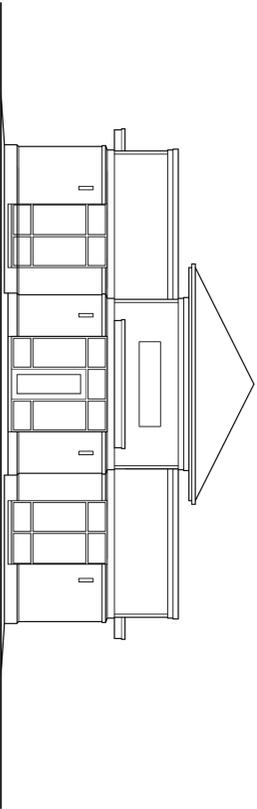
**EAST ELEVATION**  
1/8" = 1'-0"



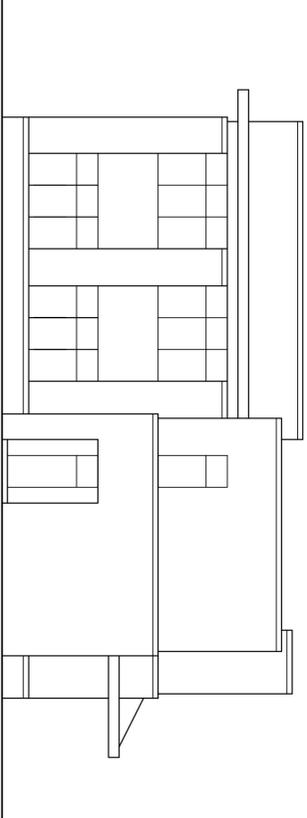
**NORTH ELEVATION ALONG OLD SAUK**  
1/8" = 1'-0"



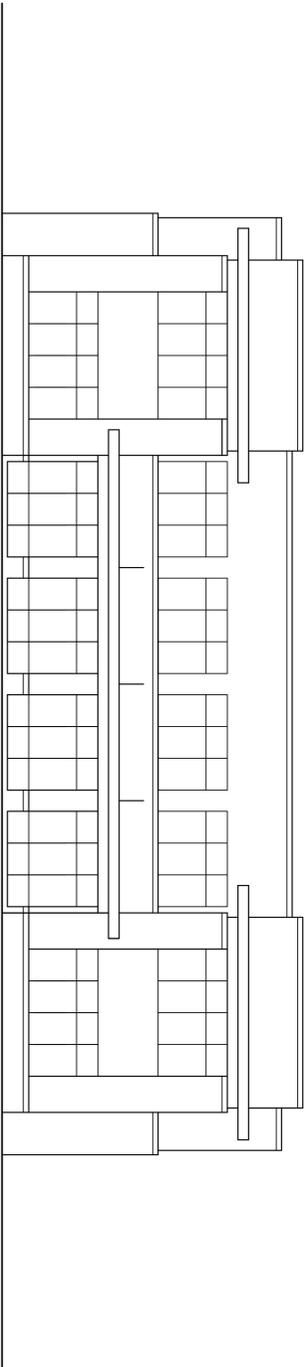
**WEST ELEVATION**  
1/8" = 1'-0"



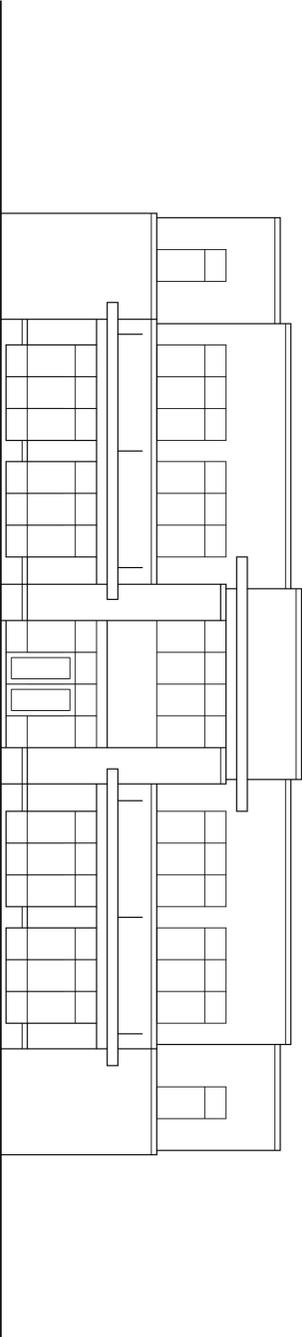
**SOUTH ELEVATION**  
1/8" = 1'-0"



○  
SIDE ELEVATION  
1/8" = 1'-0"



○  
NORTH ELEVATION ALONG OLD SAUK  
1/8" = 1'-0"



○  
SOUTH ELEVATION  
1/8" = 1'-0"