

# OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD. FITCHBURG, WI

ONE 4 STORY, 80 UNIT APARTMENT BUILDING; 1  
LEVEL UNDERGROUND PARKING & ONE 4 STORY,  
100 UNIT APARTMENT BUILDING; 1 LEVEL  
UNDERGROUND PARKING



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PROJECT NUMBER 2448

G 000 COVER SHEET

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### SITE

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CA103 LOT COVERAGE  
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### LANDSCAPE

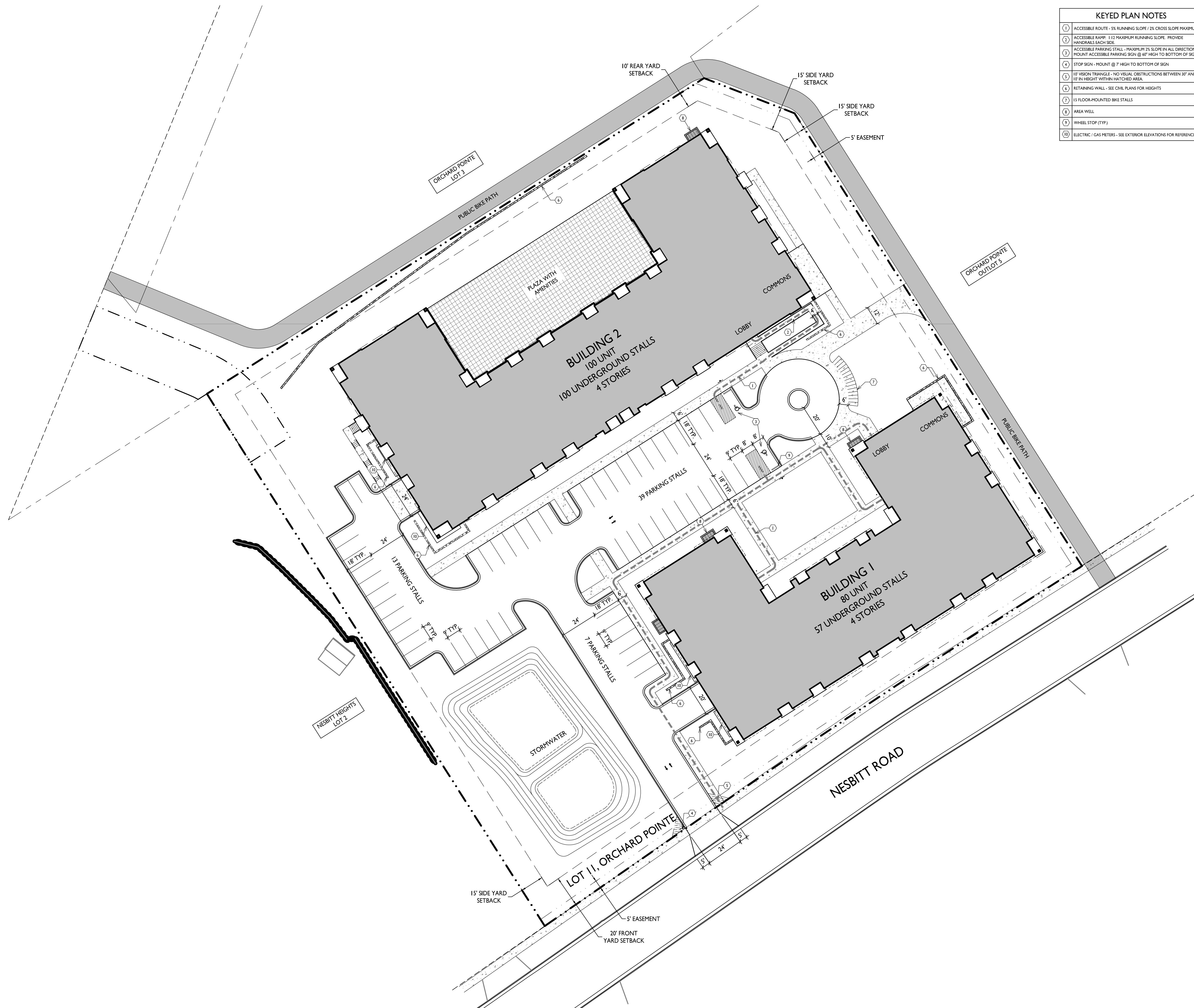
L100 LANDSCAPE PLAN

### ISSUED FOR:

2025-08-18 - GIP SUBMITTAL  
2025-11-14 - SIP SUBMITTAL



G 000 SHEET NUMBER  
knothe & bruce ARCHITECTS

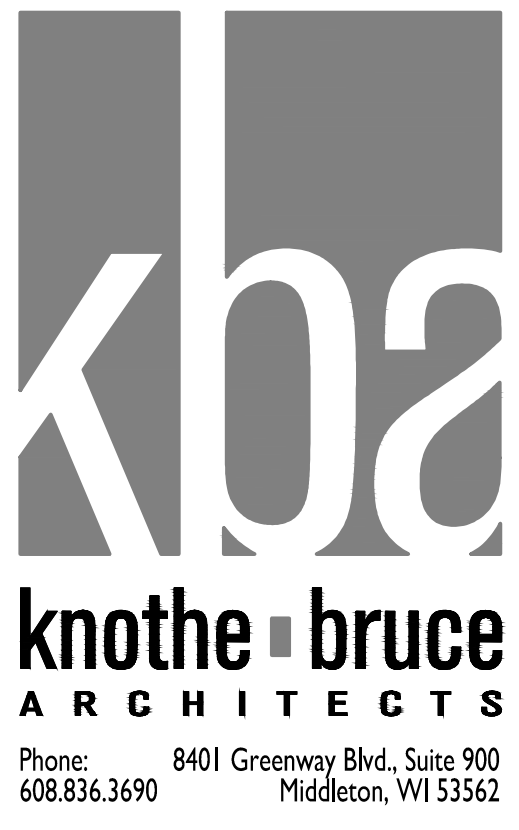


**KEYED PLAN NOTES**

- ① ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM
- ② ACCESSIBLE RAMP - 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE.
- ③ ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 4' HIGH TO BOTTOM OF SIGN.
- ④ STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
- ⑤ VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 10' AND 10' IN HEIGHT WITHIN HATCHED AREA.
- ⑥ RETAINING WALL - SEE CIVIL PLANS FOR HEIGHTS
- ⑦ 15 FLOOR-MOUNTED BIKE STALLS
- ⑧ AREA WELL
- ⑨ WHEEL STOP (TYP.)
- ⑩ ELECTRIC / GAS METERS - SEE EXTERIOR ELEVATIONS FOR REFERENCE

**SITE DEVELOPMENT DATA:**

|                         |  |                                  |
|-------------------------|--|----------------------------------|
| ZONING                  | B-G (PDD)<br>GENERAL BUSINESS (PDD REZONE) |                                  |
| DENSITIES:              | 163,654 S.F. / 3.7 ACRES                   |                                  |
| LOT AREA                | 180 UNITS                                  |                                  |
| DWELLING UNITS          | 909 S.F. / D.U.                            |                                  |
| LOT AREA / D.U.         | 49 UNITS / ACRE                            |                                  |
| DENSITY                 |  |                                  |
| LOT COVERAGE            | 89,008 S.F. (54%)                          |                                  |
| PERVIOUS (GREEN) SPACE  | 68,270 S.F. (42%)                          |                                  |
| BUILDING HEIGHT         | BUILDING 1<br>4 STORIES / 48'-6"           | BUILDING 2<br>4 STORIES / 48'-6" |
| DWELLING UNIT MIX:      |  |                                  |
| STUDIO                  | 0  | 12                               |
| ONE BEDROOM             | 45   | 49                               |
| TWO BEDROOM             | 35   | 36                               |
| THREE BEDROOM           | 0  | 3                                |
| TOTAL                   | 80 D.U.                                    | 100 D.U.                         |
| VEHICLE PARKING STALLS: |  |                                  |
| UNDERGROUND GARAGE      | 56 (INCL 1 ADA)                            | 100 (INCL 2 ADA)                 |
| SURFACE                 | 26 (INCL 1 ADA)                            | 33 (INCL 1 ADA)                  |
| TOTAL                   | 82 VEHICLE STALLS                          | 133 VEHICLE STALLS               |
| BICYCLE PARKING:        |  |                                  |
| GARAGE                  | 7  | 46                               |
| SURFACE                 | 7  | 8                                |
| TOTAL                   | 14 BICYCLE STALLS                          | 54 BICYCLE STALLS                |



ISSUED  
2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SIP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

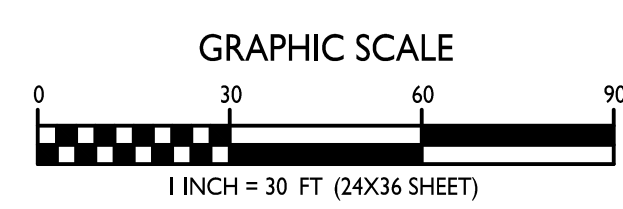
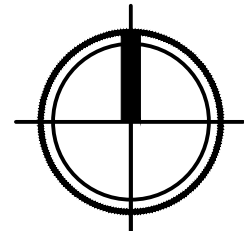
SHEET TITLE  
**Architectural  
Site Plan**

SHEET NUMBER

**CA101**

PROJECT NO. **2448**  
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**ARCHITECTURAL SITE PLAN**  
CA101 1" = 30'-0"



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 2025.11.14 - SIP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
 Multi-Family  
 Development**

Nesbitt Rd.  
 Fitchburg, WI

SHEET TITLE  
**Site Lighting Plan**

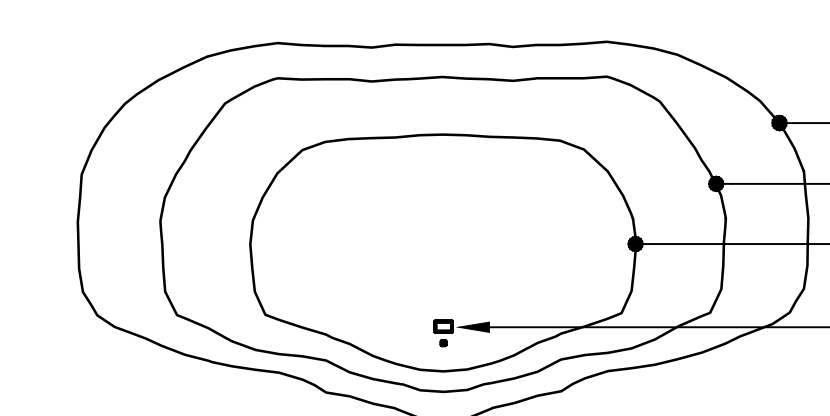
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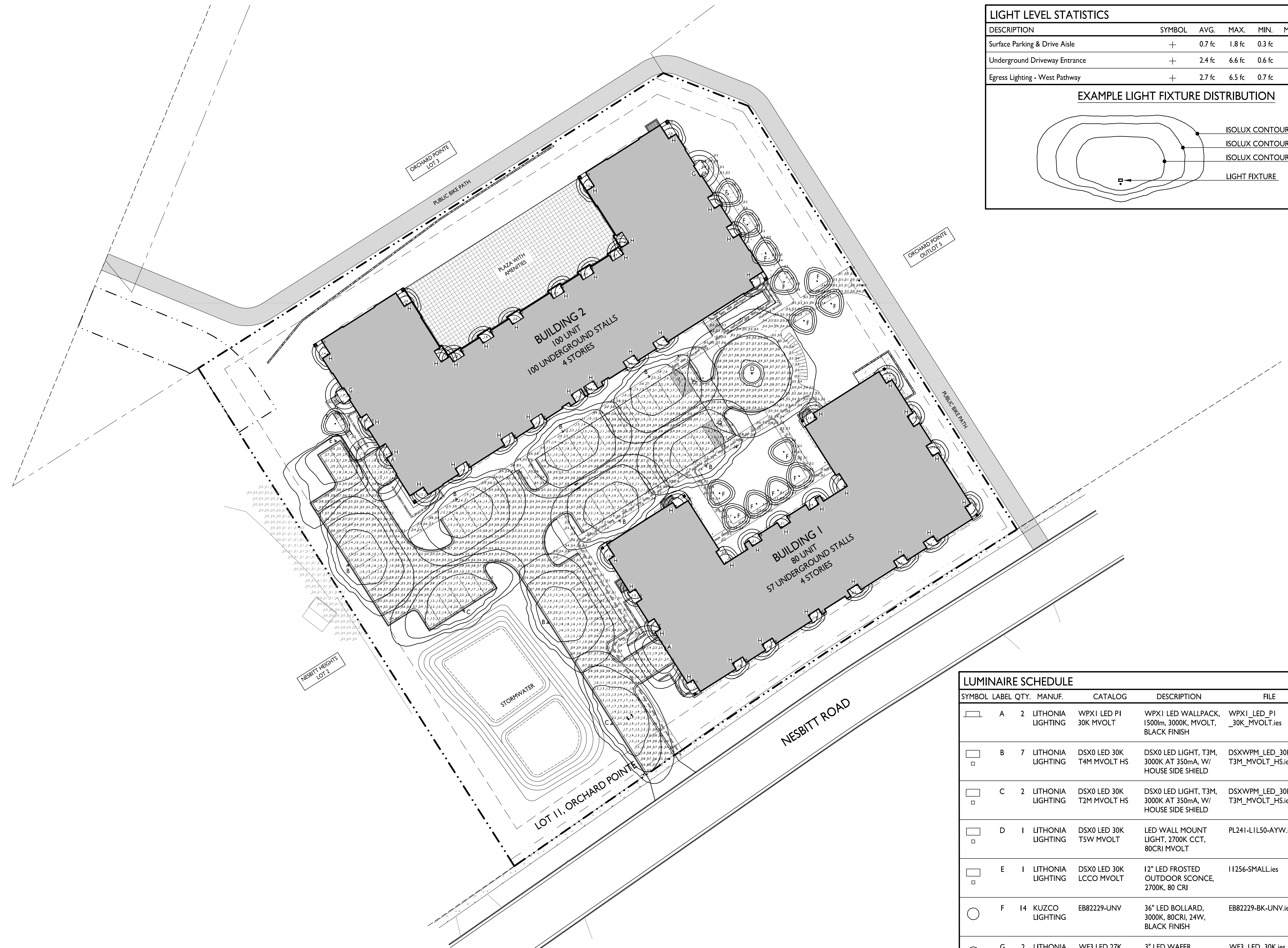
**CA102**

PROJECT NO. **2448**  
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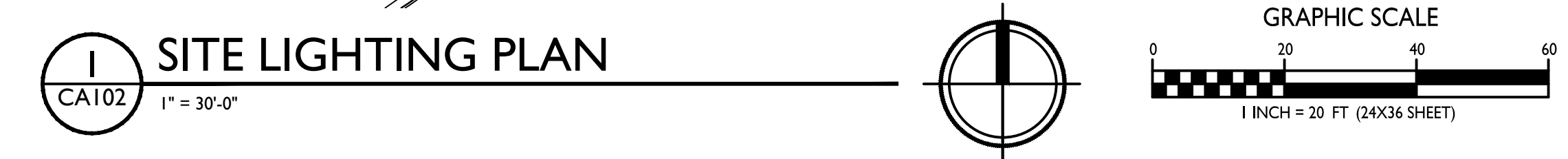
| LIGHT LEVEL STATISTICS         |        |        |        |        |             |             |
|--------------------------------|--------|--------|--------|--------|-------------|-------------|
| DESCRIPTION                    | SYMBOL | AVG.   | MAX.   | MIN.   | MAX. / MIN. | AVG. / MIN. |
| Surface Parking & Drive Aisle  | +      | 0.7 fc | 1.8 fc | 0.3 fc | 6.0:1       | 2.3:1       |
| Underground Driveway Entrance  | +      | 2.4 fc | 6.6 fc | 0.6 fc | 11.0:1      | 4.0:1       |
| Egress Lighting - West Pathway | +      | 2.7 fc | 6.5 fc | 0.7 fc | 9.3:1       | 3.9:1       |

| EXAMPLE LIGHT FIXTURE DISTRIBUTION  |                          |
|---|--------------------------|
|  | ISOLUX CONTOUR = 0.25 FC |
|   | ISOLUX CONTOUR = 0.5 FC  |
|   | ISOLUX CONTOUR = 1.0 FC  |
|   | LIGHT FIXTURE            |



| LUMINAIRE SCHEDULE |       |      |                   |                           |   |                                 |                                   |
|--------------------|-------|------|-------------------|---------------------------|---|---------------------------------|-----------------------------------|
| SYMBOL             | LABEL | QTY. | MANUF.            | CATALOG                   | DESCRIPTION   | FILE                            | MOUNTING                          |
|                    | A     | 2    | LITHONIA LIGHTING | WPX1 LED P1 30K MVOLT     | WPX1 LED WALLPACK, 1500lm, 3000K, MVOLT, BLACK FINISH     | WPX1_LED_P1_30K_MVOLT.ies       | 10'-0" ABOVE GRADE ON BUILDING    |
|                    | B     | 7    | LITHONIA LIGHTING | DSX0 LED 30K T4M MVOLT HS | DSX0 LED LIGHT, T3M, 3000K AT 350mA, W/ HOUSE SIDE SHIELD | DSXWPM_LED_30K_T3M_MVOLT_HS.ies | 14'-0" POLE ON 2'-0" CONC. BASE   |
|                    | C     | 2    | LITHONIA LIGHTING | DSX0 LED 30K T2M MVOLT HS | DSX0 LED LIGHT, T3M, 3000K AT 350mA, W/ HOUSE SIDE SHIELD | DSXWPM_LED_30K_T3M_MVOLT_HS.ies | 14'-0" POLE ON 2'-0" CONC. BASE   |
|                    | D     | 1    | LITHONIA LIGHTING | DSX0 LED 30K T5W MVOLT    | LED WALL MOUNT LIGHT, 2700K CCT, 80CRI MVOLT              | PL241-L1L50-AYW.ies             | 14'-0" POLE ON 2'-0" CONC. BASE   |
|                    | E     | 1    | LITHONIA LIGHTING | DSX0 LED 30K LCCO MVOLT   | 12" LED FROSTED OUTDOOR SCONCE, 2700K, 80 CRI             | I1256-SMALL.ies                 | 14'-0" POLE ON 2'-0" CONC. BASE   |
|                    | F     | 14   | KUZCO LIGHTING    | EB82229-UNV               | 36" LED BOLLARD, 3000K, 80CRI, 24W, BLACK FINISH          | EB82229-BK-UNV.ies              | 3'-0" BOLLARD ON FLUSH CONC. BASE |
|                    | G     | 2    | LITHONIA LIGHTING | WF3 LED 27K               | 3" LED WAFER DOWNLIGHT, 3000K, BLACK FINISH               | WF3_LED_30K.ies                 | 10'-0" ABOVE GRADE ON BUILDING    |
|                    | H     | 45   | HUDSON VALLEY     | B3909-TBK                 | LED WALL SCONCE, BLACK FINISH                             | B3909-TBK.ies                   | 7'-0" ABOVE GRADE ON BUILDING     |





**knothe bruce**  
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608.836.3690 Middleton, WI 53562

ISSUED  
2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SIP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

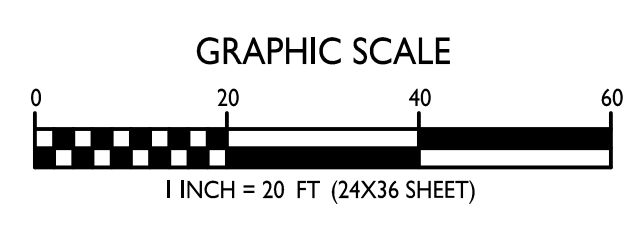
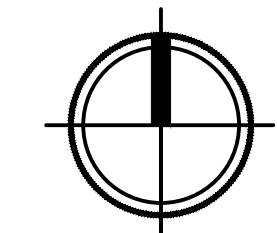
**CA103**

PROJECT NO. **2448**

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**LOT COVERAGE**  
CA103 1" = 30'-0"



| LOT COVERAGE          |                   |
|-----------------------|-------------------|
| ZONING                | B-G (PDD REZONE)  |
| LOT AREA              | 163,654 S.F.      |
| PROPOSED LOT COVERAGE | 89,008 S.F. / 54% |





**knothe bruce**  
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ISSUED  
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2025.11.14 - SIP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE  
**Pervious  
(Green) Space**

SHEET NUMBER

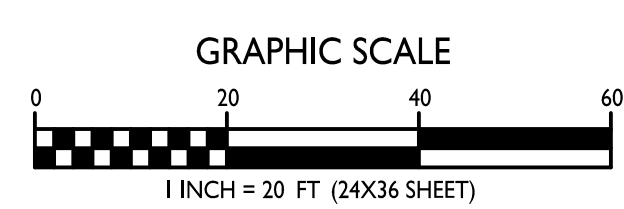
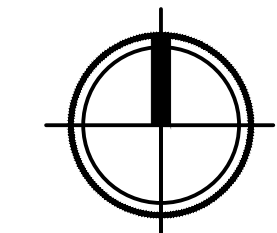
**CA104**

PROJECT NO. **2448**

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**PERVIOUS (GREEN) SPACE**  
CA104 1" = 30'-0"



|                               |                   |  |
|-------------------------------|-------------------|--|
| <b>PERVIOUS (GREEN) SPACE</b> |                   |  |
| ZONING                        | B-G (PDD REZONE)  |  |
| LOT AREA                      | 163,654 S.F.      |  |
| PROPOSED LOT COVERAGE         | 68,270 S.F. / 42% |  |



3570 Pioneer Road  
Verona, WI 53593  
(608) 827-9401  
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**OAK RIDGE FITCHBURG-MULTI-FAMILY**  
Nesbitt Road  
Fitchburg, Wisconsin

Date: August 13, 2025  
Scale: 1" = 20'-0"  
Designer: kms  
Job #

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

Revisions:  
2025-11-13

Reference Name:  
JTKlein

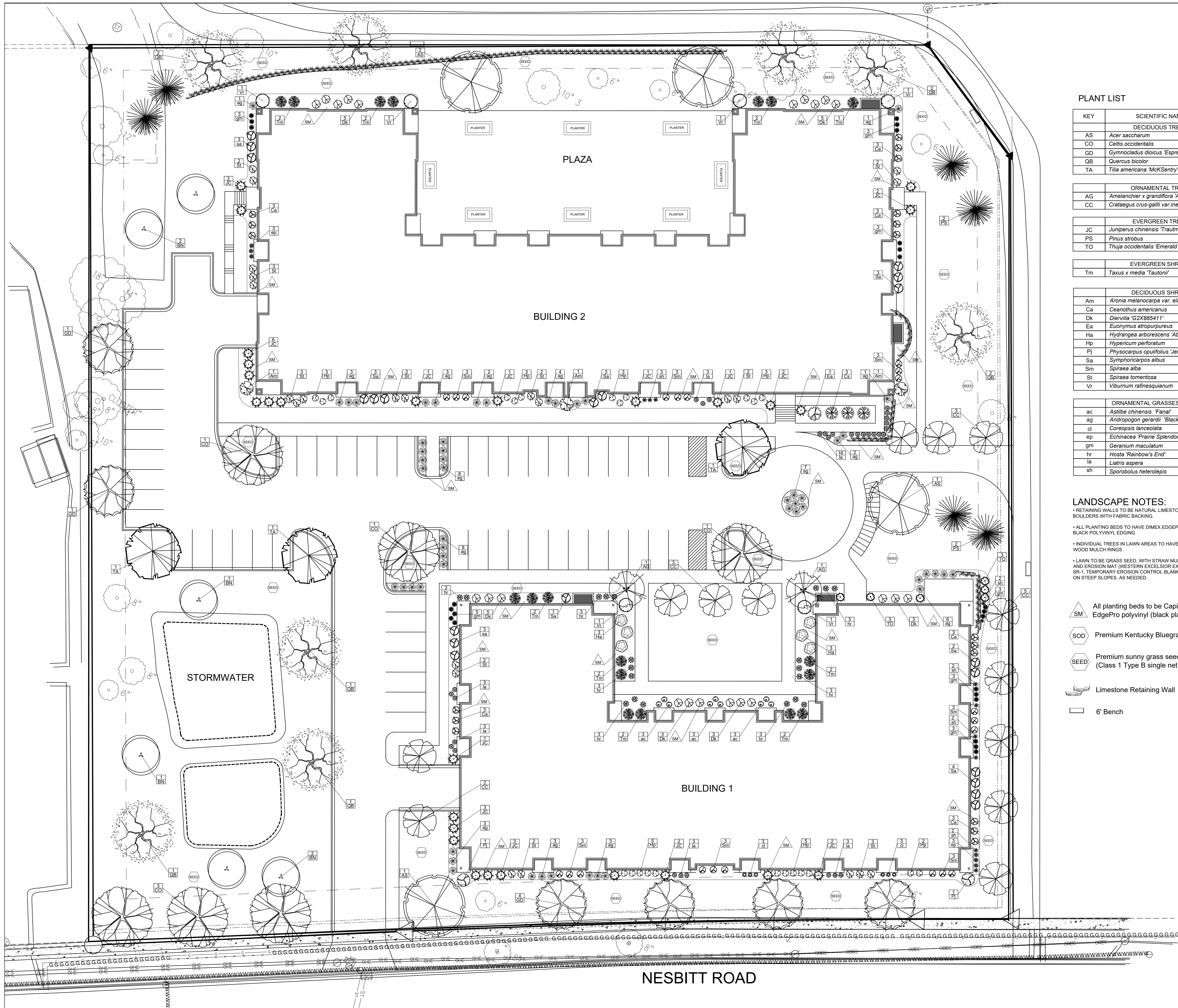
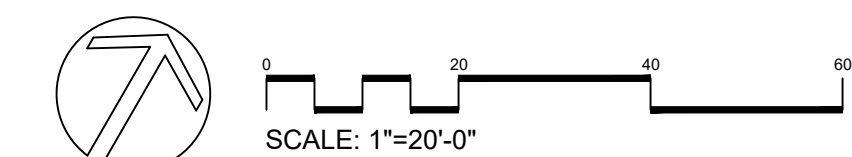
PLANT LIST

| KEY  | SCIENTIFIC NAME                                      | COMMON NAME                    | QTY | SIZE | ROOT  | STEM        |
|--|--|--------------------------------|-----|------|-------|-------------|
| <b>DECIDUOUS TREES</b>                     |  |                                |     |      |       |             |
| AS   | <i>Acer saccharum</i>                                | Sugar Maple                    | 4   | 2"   | B&B   |             |
| CO   | <i>Celtis occidentalis</i>                           | Common Hackberry               | 5   | 2"   | B&B   |             |
| GD   | <i>Gymnocladus dioica</i> 'Espresso-JFS'             | Espresso Kentucky Coffee Tree  | 6   | 2"   | B&B   |             |
| QB   | <i>Quercus bicolor</i>                               | Swamp White Oak                | 8   | 2"   | B&B   |             |
| TA   | <i>Tilia americana</i> 'McKentry'                    | American Sentry Linden         | 3   | 2"   | B&B   |             |
| <b>ORNAMENTAL TREES</b>                    |  |                                |     |      |       |             |
| AG   | <i>Amelanchier x grandiflora</i> 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 2   | 2"   | B&B   | (tree form) |
| CC   | <i>Crataegus crus-galli</i> var. <i>inermis</i>      | Thornless Cockspur Hawthorn    | 13  | 2"   | B&B   |             |
| <b>EVERGREEN TREES</b>                     |  |                                |     |      |       |             |
| JC   | <i>Juniperus chinensis</i> 'Trautman'                | Trautman Juniper               | 27  | 6"   | B&B   |             |
| PS   | <i>Pinus strobus</i>                                 | Eastern White Pine             | 4   | 6"   | B&B   |             |
| TO   | <i>Thuja occidentalis</i> 'Emerald Green'            | Emerald Green Arborvitae       | 6   | 6"   | B&B   |             |
| <b>EVERGREEN SHRUBS</b>                    |  |                                |     |      |       |             |
| Tm   | <i>Taxus x media</i> 'Tautoni'                       | Taunton Yew                    | 18  | #5   | Cont. |             |
| <b>DECIDUOUS SHRUBS</b>                    |  |                                |     |      |       |             |
| Am   | <i>Aronia melanocarpa</i> var. <i>elata</i>          | Glossy Black Chokeberry        | 3   | #5   | Cont. |             |
| Ca   | <i>Ceanothus americanus</i>                          | New Jersey Tea                 | 18  | #3   | Cont. |             |
| Dk   | <i>Diervilla</i> 'G2X885411'                         | Kodiak Red Bush Honeysuckle    | 16  | #3   | Cont. |             |
| Ea   | <i>Euonymus atropurpureus</i>                        | Eastern Wahoo                  | 1   | #5   | Cont. |             |
| Ha   | <i>Hydrangea arborescens</i> 'Abetwo'                | Incrediball Hydrangea          | 6   | #3   | Cont. |             |
| Hp   | <i>Hypericum perforatum</i>                          | St. John'swort                 | 24  | #3   | Cont. |             |
| Pj   | <i>Physocarpus opulifolius</i> 'Jefam'               | Amber Jubilee Ninebark         | 6   | #3   | Cont. |             |
| Sa   | <i>Symphoricarpos albus</i>                          | Common Snowberry               | 21  | #3   | Cont. |             |
| Sm   | <i>Spiraea alba</i>                                  | Meadowsweet                    | 21  | #3   | Cont. |             |
| St   | <i>Spiraea tomentosa</i>                             | Steeplebush                    | 23  | #3   | Cont. |             |
| Vr   | <i>Viburnum rafinesquianum</i>                       | Downy Viburnum                 | 6   | #5   | Cont. |             |
| <b>ORNAMENTAL GRASSES &amp; PERENNIALS</b> |  |                                |     |      |       |             |
| ac   | <i>Astilbe chinensis</i> 'Fanal'                     | Fanal Astilbe                  | 9   | #1   | Cont. |             |
| ag   | <i>Andropogon gerardii</i> 'Blackhawks'              | Blackhawks Big Bluestem Grass  | 47  | #1   | Cont. |             |
| cl   | <i>Coreopsis lanceolata</i>                          | Sand Coreopsis                 | 6   | #1   | Cont. |             |
| ep   | <i>Echinacea</i> 'Prairie Splendor'                  | Prairie Splendor Coneflower    | 26  | #1   | Cont. |             |
| gm   | <i>Geranium maculatum</i>                            | Wild Geranium                  | 23  | #1   | Cont. |             |
| hr   | <i>Hosta</i> 'Rainbow's End'                         | Rainbow's End Hosta            | 17  | #1   | Cont. |             |
| la   | <i>Liatris aspera</i>                                | Rough Blazing Star             | 31  | #1   | Cont. |             |
| sh   | <i>Sporobolus heterolepis</i>                        | Prairie Dropseed               | 11  | #1   | Cont. |             |

LANDSCAPE NOTES:

- RETAINING WALLS TO BE NATURAL LIMESTONE BOULDERS WITH FABRIC BACKING.
- ALL PLANTING BEDS TO HAVE DIMEX EDGEPRO BLACK POLYVINYL EDGING
- INDIVIDUAL TREES IN LAWN AREAS TO HAVE WOOD MULCH RINGS
- LAWN TO BE GRASS SEED, WITH STRAW MULCH AND EROSION MAT (WESTERN EXCEL/SIOR EXCEL SR-1, TEMPORARY EROSION CONTROL BLANKET) ON STEEP SLOPES, AS NEEDED.

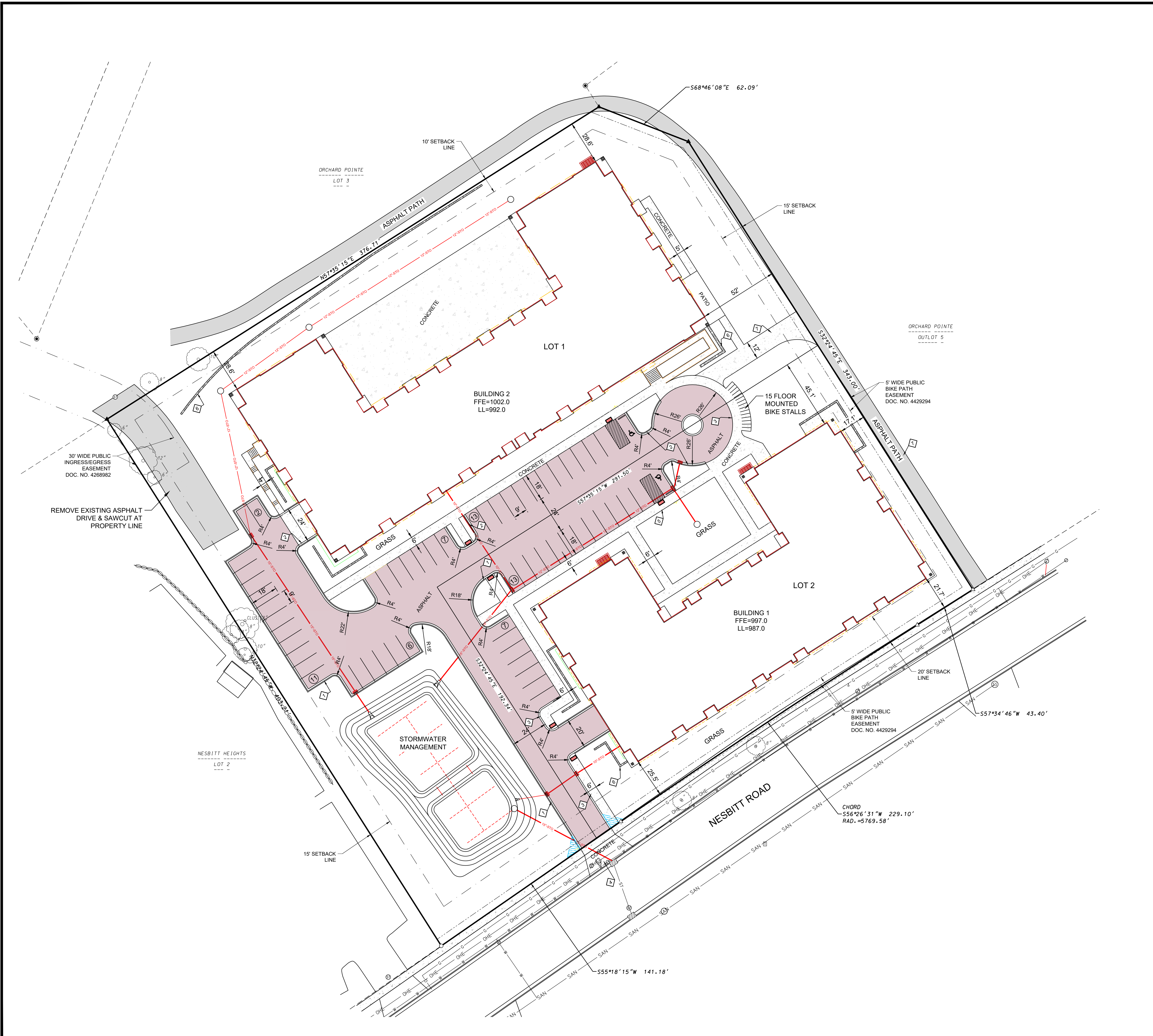
- SM All planting beds to be Capitol Washed Stone with Dimex EdgePro polyvinyl (black plastic) edging
- SOD Premium Kentucky Bluegrass sod
- SEED Premium sunny grass seed blend with straw mat. (Class 1 Type B single net)
- Limestone Retaining Wall
- 6" Bench



**L100**  
LANDSCAPE PLAN

NESBITT ROAD





**PAVEMENT IMPROVEMENTS LEGEND**

- ASPHALT PAVEMENT  
3.5" ASPHALT (2.00" BINDER, 1.50" SURFACE)  
4" UPPER BASE COURSE, 1-1/4" STONE  
6" LOWER BASE COURSE, 3" STONE
- CONCRETE SIDEWALK TO BE 4" CONCRETE  
OVER 3" GRANULAR BASE. PUBLIC  
SIDEWALK TO CONFORM TO CITY OF  
FITCHBURG STANDARDS
- FIRE ACCESS LANE TO BE 6" CONCRETE  
OVER 8" GRANULAR BASE AND SHALL  
CONFORM TO CITY OF FITCHBURG  
STANDARDS
- PROPOSED PARKING SPACE COUNT

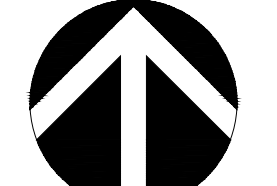
**SITE PLAN INFORMATION BLOCK**

|                            |            |
|----------------------------|------------|
| PROPERTY AREA              | 162,985 SF |
| EXISTING IMPERVIOUS AREA   | 0 SF       |
| PROPOSED IMPERVIOUS AREA   | 95,539 SF  |
| IMPERVIOUS SURFACE RATIO   | 0.58       |
| TOTAL ROOF AREA            | 49,910 SF  |
| NEW IMPERVIOUS AREA        | 45,629 SF  |
| ACCESSIBLE STALLS          | 2          |
| STANDARD OFF-STREET STALLS | 57         |
| TOTAL PARKING STALLS       | 59         |
| TOTAL BICYCLE STALLS       | 15         |

- KEYNOTES**
- 1 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
  - 2 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
  - 3 CONCRETE SIDEWALK
  - 4 NEW CITY OF FITCHBURG COMMERCIAL DRIVEWAY
  - 5 DETECTABLE WARNING FIELD
  - 6 MODULAR BLOCK RETAINING WALL
  - 7 FIRE ACCESS LANE

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7330 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN  
**OAK RIDGE FITCHBURG**  
 LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,  
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

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

DATE: 11-14-2025  
 REVISED:

DRAWN BY: DWS  
 FN: 25-03-101  
 Sheet Number:  
**C100**



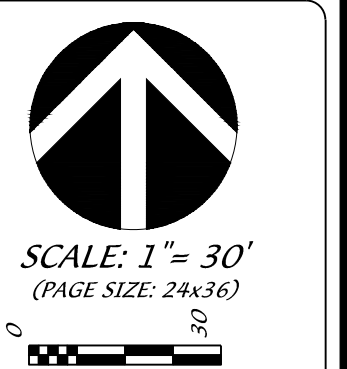
**GRADING PLAN LEGEND**

- PROPOSED CONTOURS
- EXISTING CONTOURS
- PAVEMENT GRADE
- SIDEWALK

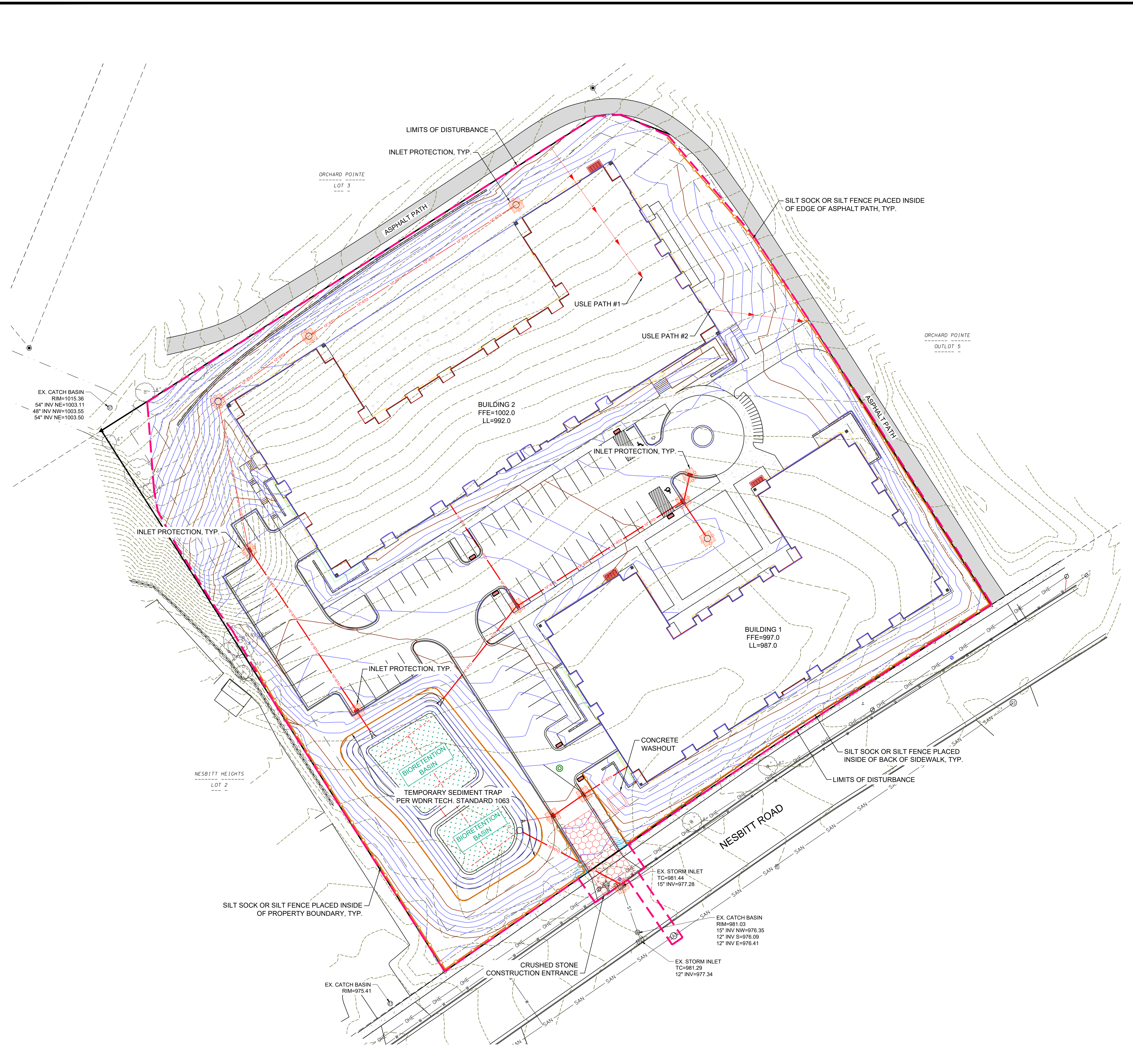
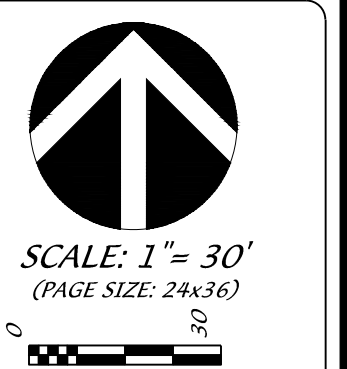
**LIMITS OF DISTURBANCE** = 44,461 SQ FT  
 = 1.02AC

- GENERAL NOTES**
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. A CITY OF FITCHBURG RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
  - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
  - BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
  - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
  - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

- GRADING AND EROSION CONTROL NOTES:**
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
  - INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
  - EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
  - INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
  - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
  - NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE.
  - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
  - CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS-1 TYPE-B EROSION MAT OR OTHERWISE FOLLOW WISDOT FDM 10-5 EROSION CONTROL MATRIX.
  - SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS 1, TYPE B EROSION MATTING.
  - ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
  - ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
  - PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
  - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
  - AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.1 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
  - CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.



SCALE: 1" = 30'  
 (PAGE SIZE: 24x36)  
 DATE: 11-14-2025  
 REVISED:  
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 DRAWN BY: DWS  
 FN: 25-03-101  
 Sheet Number:  
 C200



**SEQUENCE OF CONSTRUCTION**

|   |                     |
|---|---------------------|
| 1. INSTALL EROSION CONTROL                                    | 02/01/26            |
| 2. ROUGH SITE GRADING   | 02/01/26 - 04/01/26 |
| 3. UTILITIES, FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT | 04/01/26 - 06/26/26 |
| 4. TEMPORARY STABILIZATION OF YARD AREAS WITH MULCH & E-MAT   | 06/26/26            |
| 5. RE-SPREAD TOPSOIL AND FINAL RESTORATION                    | 06/01/27            |
| 6. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED     | 08/01/27            |

**GRADING PLAN LEGEND**

|                                      |                          |
|--------------------------------------|--------------------------|
|                                      | PROPOSED CONTOURS        |
|                                      | EXISTING CONTOURS        |
|                                      | PAVEMENT GRADE           |
|                                      | SIDEWALK                 |
|                                      | DISTURBED AREA           |
|                                      | SILT SOCK OR SILT FENCE  |
|                                      | CLEAR STONE TRACKING PAD |
|                                      | INLET PROTECTION         |
| LIMITS OF DISTURBANCE = 44,461 SQ FT |                          |
| = 1.02AC                             |                          |

- GENERAL NOTES**
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. A CITY OF FITCHBURG RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
  - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
  - BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
  - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
  - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

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  - PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
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  - CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.





# OAK RIDGE FITCHBURG MULTI-FAMILY DEVELOPMENT

NESBITT RD. FITCHBURG, WI

ONE 4 STORY, 80 UNIT APARTMENT BUILDING; 1  
LEVEL UNDERGROUND PARKING & ONE 4 STORY,  
100 UNIT APARTMENT BUILDING; 1 LEVEL  
UNDERGROUND PARKING



## SHEET INDEX

PROJECT NUMBER 2448

G 000 COVER SHEET

### ARCHITECTURE

AC100.1 BASEMENT FLOOR PLAN - BLDG #1  
AC101.1 FIRST FLOOR PLAN - BLDG #1  
AC102.1 SECOND FLOOR PLAN - BLDG #1  
AC103.1 THIRD FLOOR PLAN - BLDG #1  
AC104.1 FOURTH FLOOR PLAN - BLDG #1  
AC105.1 ROOF PLAN - BLDG #1

AC100.2 BASEMENT FLOOR PLAN - BLDG #2  
AC101.2 FIRST FLOOR PLAN - BLDG #2  
AC102.2 SECOND FLOOR PLAN - BLDG #2  
AC103.2 THIRD FLOOR PLAN - BLDG #2  
AC104.2 FOURTH FLOOR PLAN - BLDG #2  
AC105.2 ROOF PLAN - BLDG #2

AC201.1 EXTERIOR ELEVATIONS - BLDG #1  
AC202.1 EXTERIOR ELEVATIONS - BLDG #1  
AC203.1 EXTERIOR ELEVATIONS COLORED - BLDG #1  
AC204.1 EXTERIOR ELEVATIONS COLORED - BLDG #1

AC201.2 EXTERIOR ELEVATIONS - BLDG #2  
AC202.2 EXTERIOR ELEVATIONS - BLDG #2  
AC203.2 EXTERIOR ELEVATIONS COLORED - BLDG #2  
AC204.2 EXTERIOR ELEVATIONS COLORED - BLDG #2

AC900 MATERIAL BOARD

### CIVIL

C001 EXISTING CONDITIONS SURVEY  
C100 SITE PLAN  
C200 GRADING PLAN  
C201 EROSION CONTROL PLAN  
C300 UTILITY PLAN  
C400 DETAILS

### SITE

CA101 ARCHITECTURAL SITE PLAN  
CA102 SITE LIGHTING PLAN  
CA103 LOT COVERAGE  
CA104 PREVIOUS (GREEN) SPACE

### LANDSCAPE

L100 LANDSCAPE PLAN

### ISSUED FOR:

2025-08-18 - GIP SUBMITTAL  
2025-11-14 - SIP SUBMITTAL



**knothe • bruce**  
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900  
608.836.3690 Middleton, WI 53562

ISSUED

2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SP SUBMITTAL

PROJECT TITLE

**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE

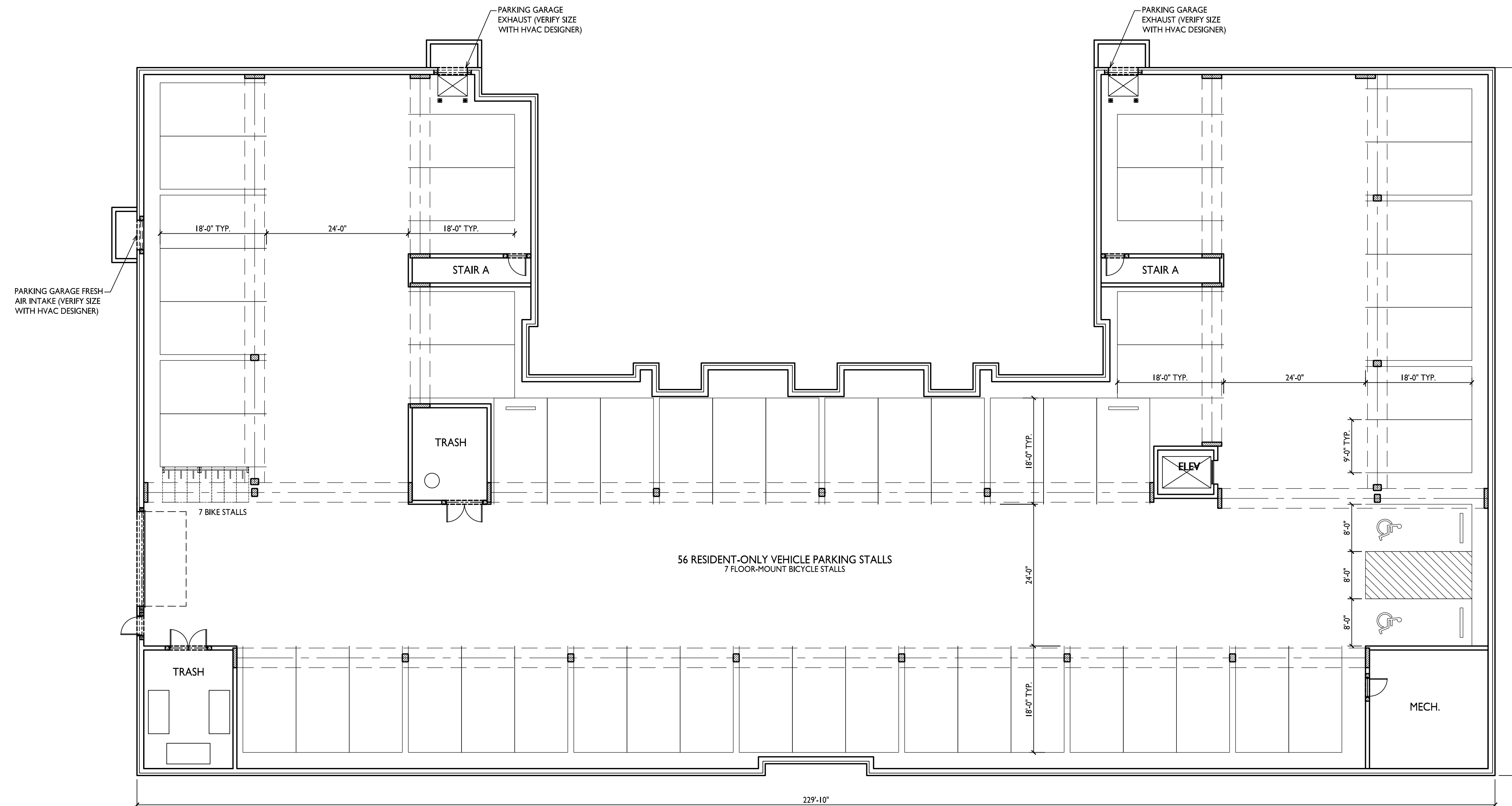
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Basement Floor  
Plan**

SHEET NUMBER

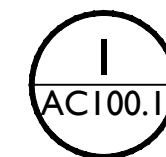
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PROJECT NO. **2448**

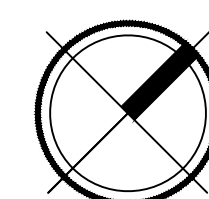
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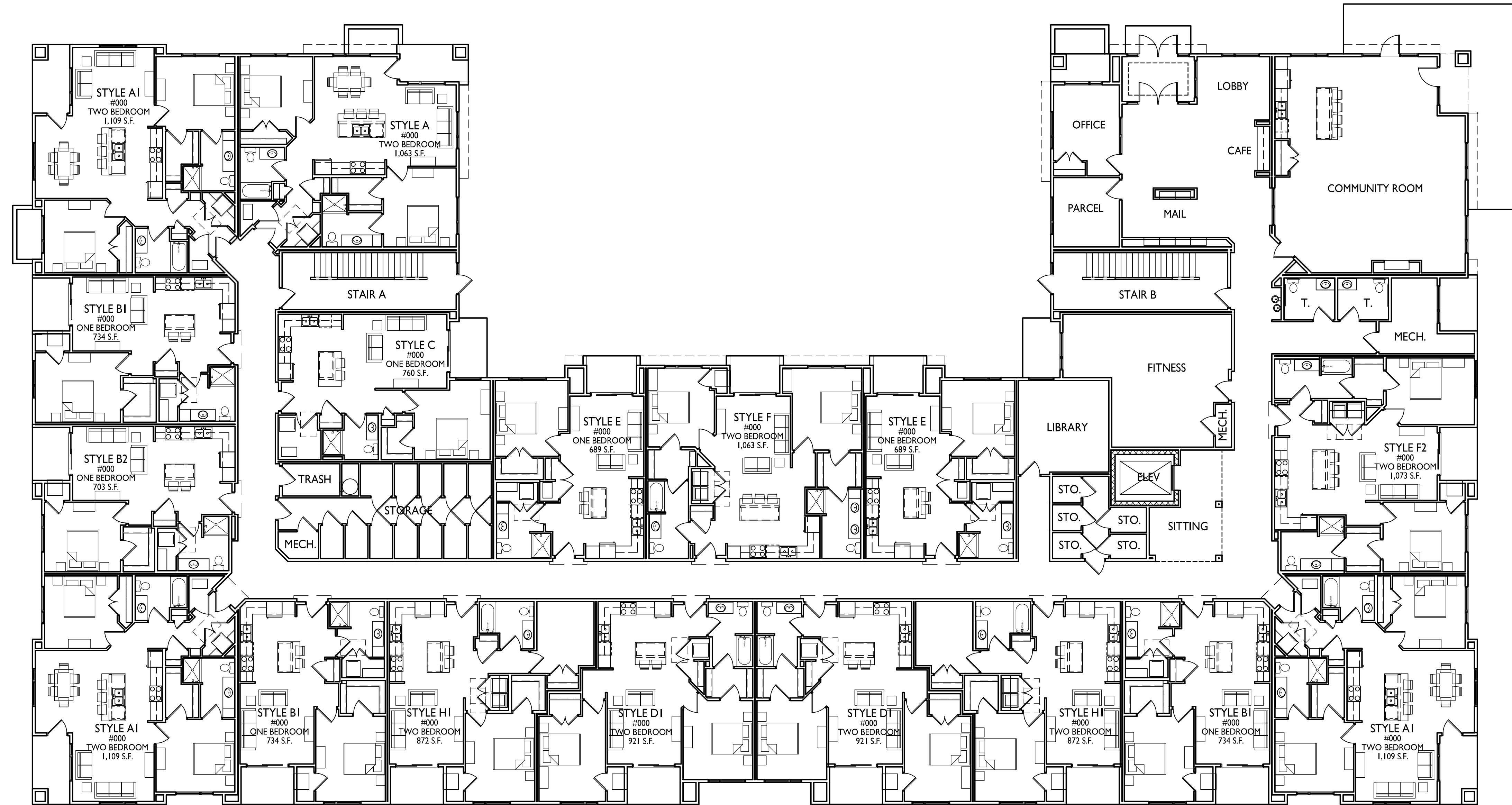


**BUILDING I  
BASEMENT FLOOR PLAN**



3/32" = 1'-0"





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2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SIP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE  
**Building I  
First Floor Plan**

SHEET NUMBER

**ACI01.1**

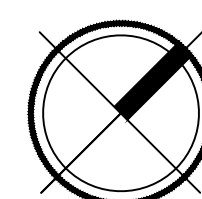
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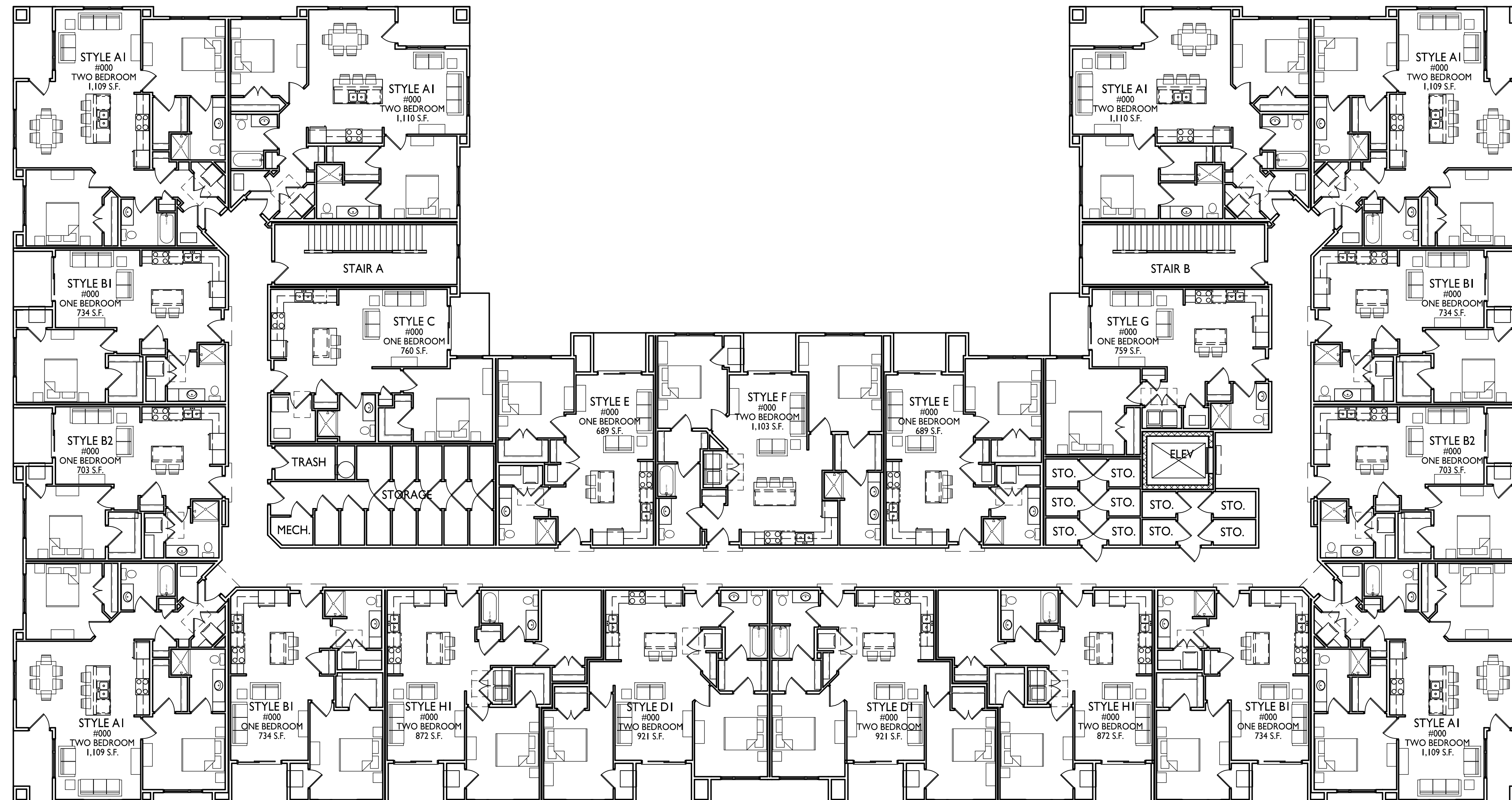
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**BUILDING I  
FIRST FLOOR PLAN**



3/32" = 1'-0"





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2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SIP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE  
**Building I  
Second Floor Plan**

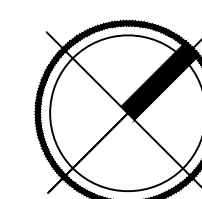
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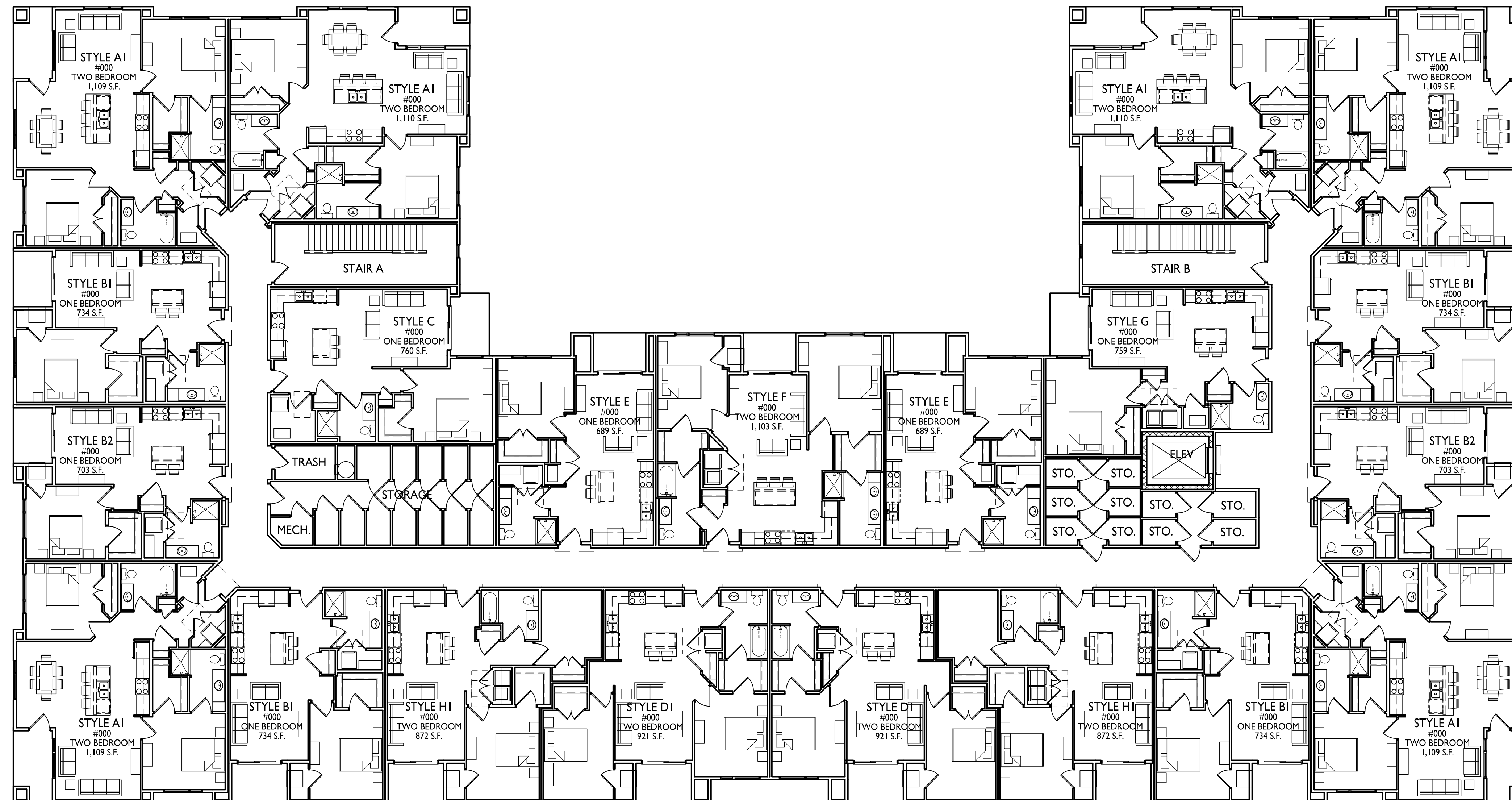
**ACI02.1**

PROJECT NO. **2448**

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**BUILDING I  
SECOND FLOOR PLAN**  
ACI02.1 3/32" = 1'-0"





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2025.11.14 - SIP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE  
**Building I  
Third Floor Plan**

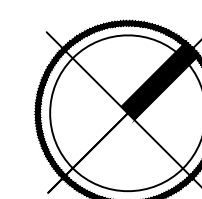
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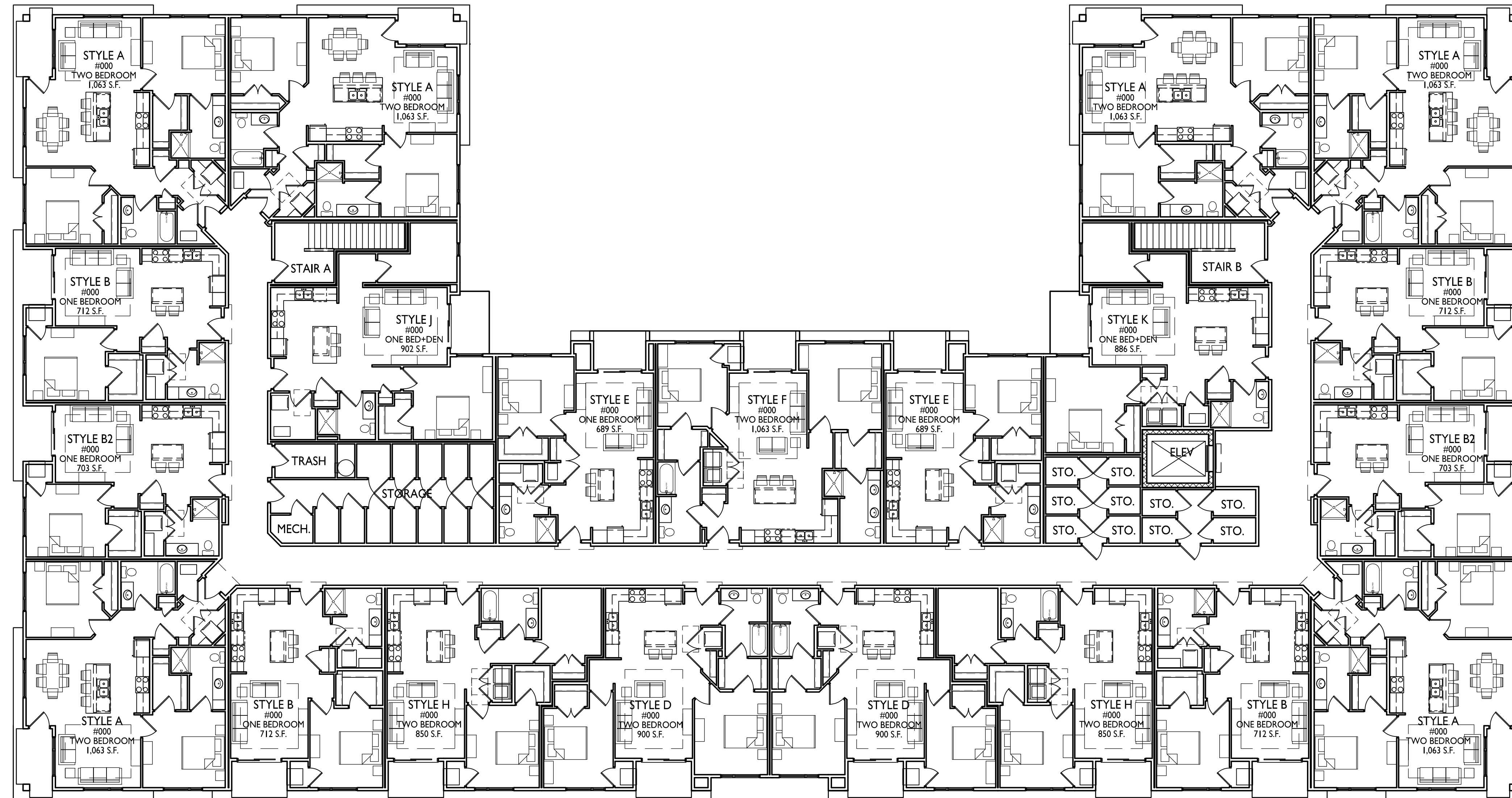
**ACI03.1**

PROJECT NO. **2448**

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**BUILDING I  
THIRD FLOOR PLAN**  
ACI03.1 3/32" = 1'-0"





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2025.11.14 - SP SUBMITTAL

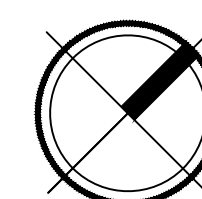
PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE  
**Building I  
Fourth Floor Plan**

SHEET NUMBER

**BUILDING I  
FOURTH FLOOR PLAN**  
ACI04.1 3/32" = 1'-0"



**ACI04.1**

PROJECT NO. **2448**

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ISSUED

2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SP SUBMITTAL

PROJECT TITLE

**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE

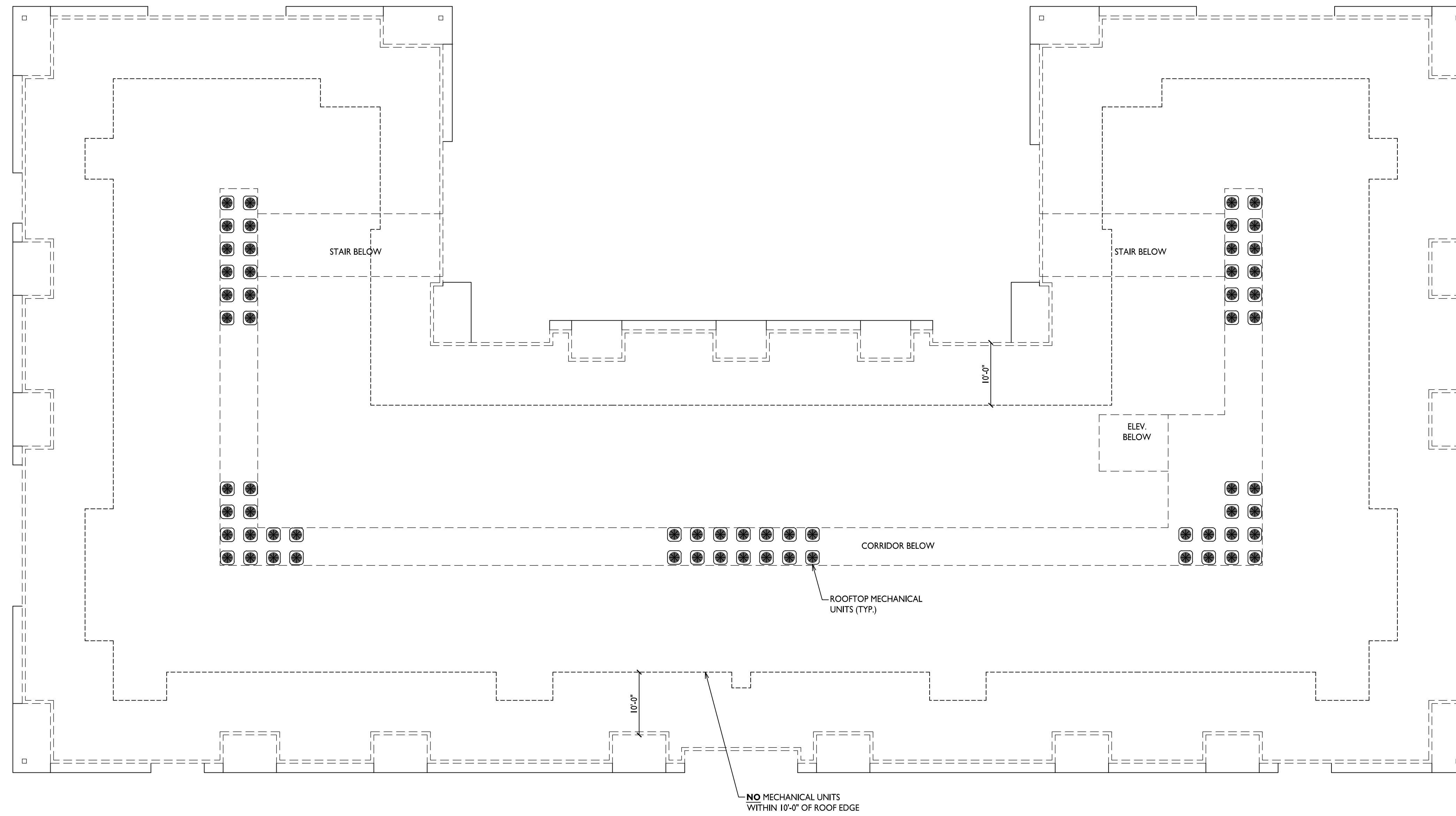
**Building I  
Roof Plan**

SHEET NUMBER

**ACI05.1**

PROJECT NO. **2448**

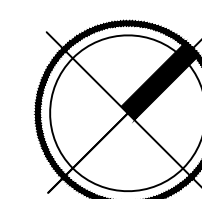
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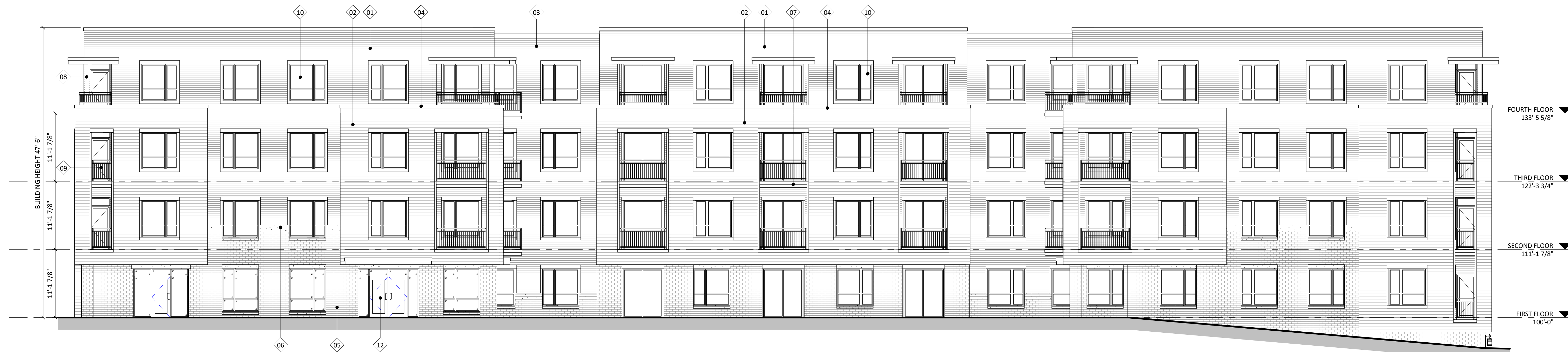
**BUILDING I  
ROOF PLAN**



3/32" = 1'-0"



ISSUED  
2025-08-18 - GIP SUBMITTAL  
2025-11-14 - SIP SUBMITTAL



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

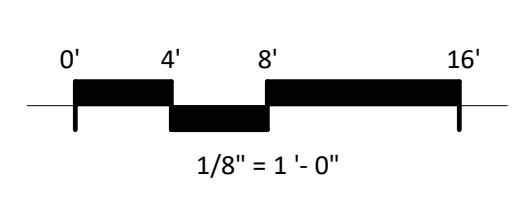


2 ELEVATION - SOUTHEAST  
1/8" = 1'-0"

PROJECT TITLE  
OAK RIDGE  
FITCHBURG  
MULTI-FAMILY  
DEVELOPMENT

NESBITT RD.  
FITCHBURG, WI  
SHEET TITLE  
EXTERIOR  
ELEVATIONS -  
BLDG #1

SHEET NUMBER  
**AC201.1**  
PROJECT NUMBER  
2448

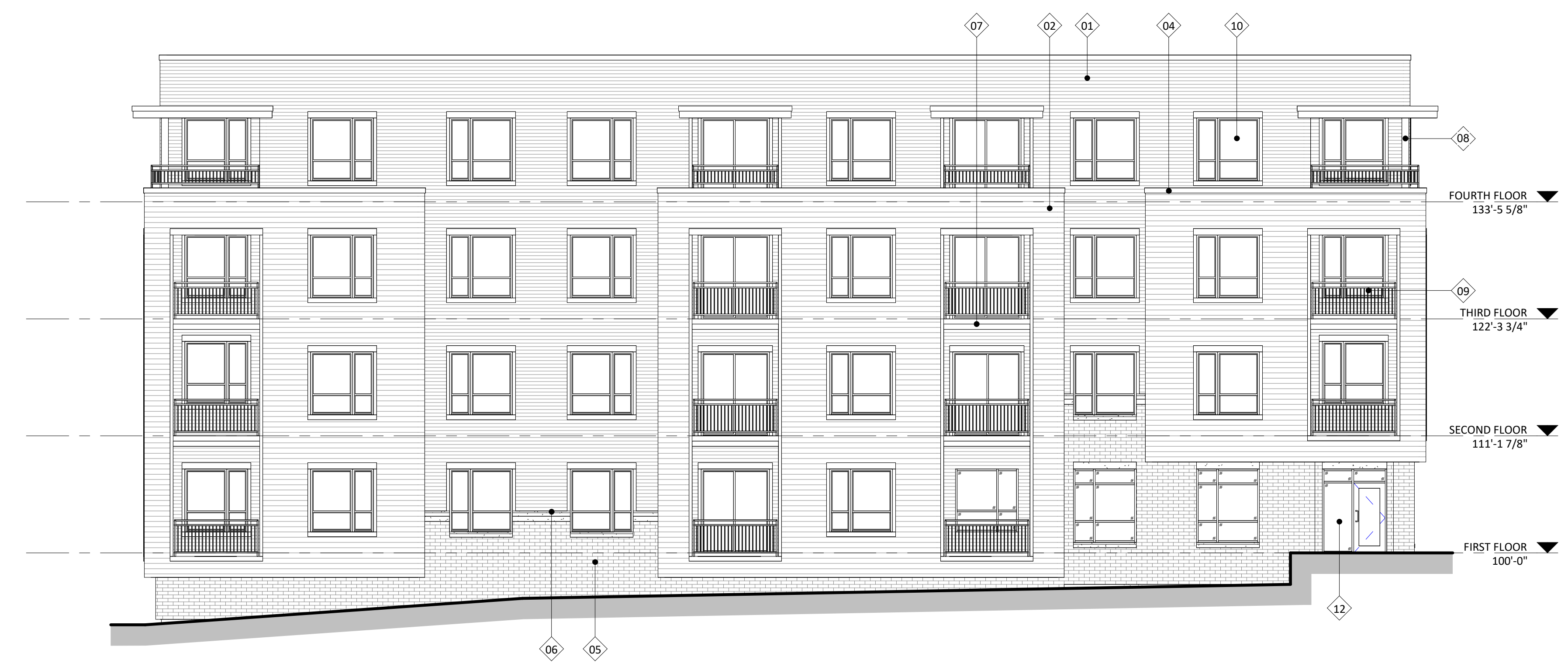


| EXTERIOR MATERIAL SCHEDULE |                                  |                  |                         |
|----------------------------|----------------------------------|------------------|-------------------------|
| MARK                       | BUILDING ELEMENT                 | MANUFACTURER     | COLOR                   |
| 01                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | IRON GRAY               |
| 02                         | COMPOSITE LAP SIDING 6" EXPOSURE | JAMES HARDIE     | WOOD TONE - OLD CHERRY  |
| 03                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | AGED PEWTER             |
| 04                         | COMPOSITE TRIM                   | JAMES HARDIE     | MATCH ADJACENT MATERIAL |
| 05                         | BRICK VENEER                     | INTERSTATE BRICK | ASH                     |
| 06                         | CAST STONE - HEADS, BANDS, SILLS | EDWARDS          | 18-031                  |
| 07                         | BALCONY TRIM                     | JAMES HARDIE     | IRON GRAY               |
| 08                         | WRAPPED COLUMN                   | JAMES HARDIE     | IRON GRAY               |
| 09                         | RAILINGS & HAND RAILS            | TBD              | BLACK                   |
| 10                         | COMPOSITE WINDOW                 | ANDERSEN         | BLACK                   |
| 11                         | SOFFITS                          | JAMES HARDIE     | IRON GRAY               |
| 12                         | ALUMINIUM STOREFRONT             | TBD              | BLACK                   |

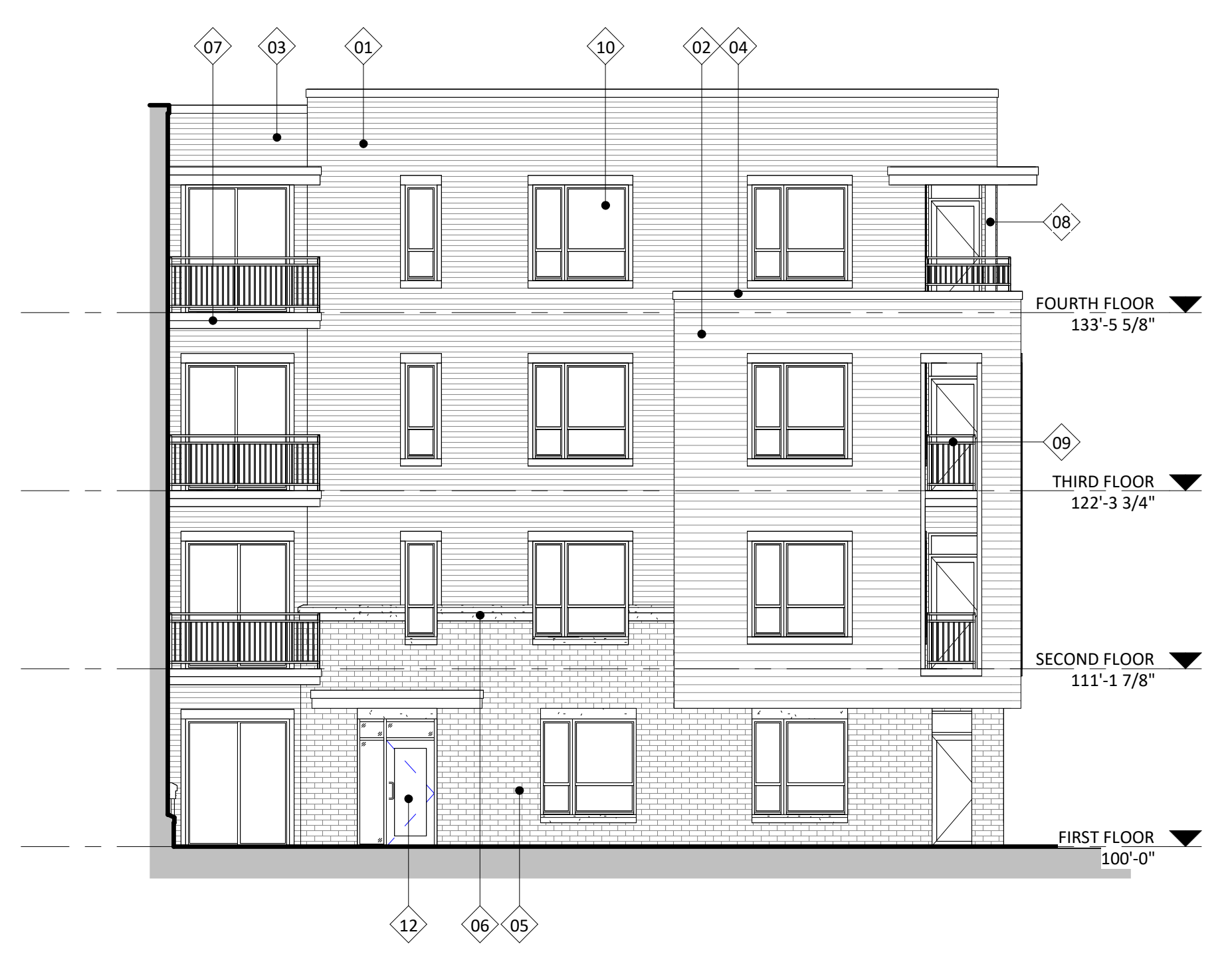
ISSUED  
2025-08-18 - GIP SUBMITTAL  
2025-11-14 - SIP SUBMITTAL



2 ELEVATION - NORTHEAST COURTYARD  
1/8" = 1'-0"



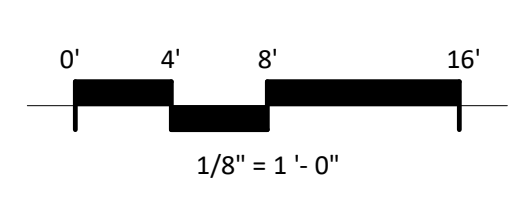
1 ELEVATION - NORTHEAST  
1/8" = 1'-0"



4 ELEVATION - SOUTHWEST COURTYARD  
1/8" = 1'-0"



3 ELEVATION - SOUTHWEST  
1/8" = 1'-0"



| EXTERIOR MATERIAL SCHEDULE |                                  |                  |                         |
|----------------------------|----------------------------------|------------------|-------------------------|
| MARK                       | BUILDING ELEMENT                 | MANUFACTURER     | COLOR                   |
| 01                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | IRON GRAY               |
| 02                         | COMPOSITE LAP SIDING 6" EXPOSURE | JAMES HARDIE     | WOOD TONE - OLD CHERRY  |
| 03                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | AGED PEWTER             |
| 04                         | COMPOSITE TRIM                   | JAMES HARDIE     | MATCH ADJACENT MATERIAL |
| 05                         | BRICK VENEER                     | INTERSTATE BRICK | ASH                     |
| 06                         | CAST STONE - HEADS, BANDS, SILLS | EDWARDS          | 18-031                  |
| 07                         | BALCONY TRIM                     | JAMES HARDIE     | IRON GRAY               |
| 08                         | WRAPPED COLUMN                   | JAMES HARDIE     | IRON GRAY               |
| 09                         | RAILINGS & HAND RAILS            | TBD              | BLACK                   |
| 10                         | COMPOSITE WINDOW                 | ANDERSEN         | BLACK                   |
| 11                         | SOFFITS                          | JAMES HARDIE     | IRON GRAY               |
| 12                         | ALUMINIUM STOREFRONT             | TBD              | BLACK                   |

PROJECT TITLE  
OAK RIDGE  
FITCHBURG  
MULTI-FAMILY  
DEVELOPMENT

NESBITT RD.  
FITCHBURG, WI  
SHEET TITLE  
EXTERIOR  
ELEVATIONS -  
BLDG #1

SHEET NUMBER

AC202.1

PROJECT NUMBER  
2448

ISSUED  
2025-08-18 - GIP SUBMITTAL  
2025-11-14 - SIP SUBMITTAL



1 COLORED ELEVATION - NORTHWEST  
1/8" = 1'-0"



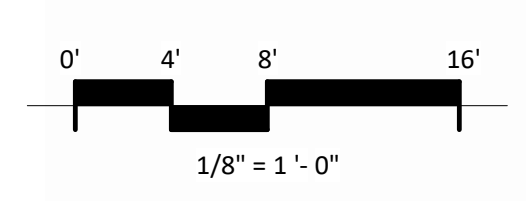
2 COLORED ELEVATION - SOUTHEAST  
1/8" = 1'-0"

PROJECT TITLE  
OAK RIDGE  
FITCHBURG  
MULTI-FAMILY  
DEVELOPMENT

NESBITT RD.  
FITCHBURG, WI  
SHEET TITLE  
EXTERIOR  
ELEVATIONS  
COLORED - BLDG  
#1

SHEET NUMBER  
**AC203.1**  
PROJECT NUMBER  
2448

| EXTERIOR MATERIAL SCHEDULE |                                  |                  |                         |
|----------------------------|----------------------------------|------------------|-------------------------|
| MARK                       | BUILDING ELEMENT                 | MANUFACTURER     | COLOR                   |
| 01                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | IRON GRAY               |
| 02                         | COMPOSITE LAP SIDING 6" EXPOSURE | JAMES HARDIE     | WOOD TONE - OLD CHERRY  |
| 03                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | AGED PEWTER             |
| 04                         | COMPOSITE TRIM                   | JAMES HARDIE     | MATCH ADJACENT MATERIAL |
| 05                         | BRICK VENEER                     | INTERSTATE BRICK | ASH                     |
| 06                         | CAST STONE - HEADS, BANDS, SILLS | EDWARDS          | 18-031                  |
| 07                         | BALCONY TRIM                     | JAMES HARDIE     | IRON GRAY               |
| 08                         | WRAPPED COLUMN                   | JAMES HARDIE     | IRON GRAY               |
| 09                         | RAILINGS & HAND RAILS            | TBD              | BLACK                   |
| 10                         | COMPOSITE WINDOW                 | ANDERSEN         | BLACK                   |
| 11                         | SOFFITS                          | JAMES HARDIE     | IRON GRAY               |
| 12                         | ALUMINIUM STOREFRONT             | TBD              | BLACK                   |



ISSUED  
2025-08-18 - GIP SUBMITTAL  
2025-11-14 - SIP SUBMITTAL



2 COLORED ELEVATION - NORTHEAST COURTYARD  
AC204.1 1/8" = 1'-0"



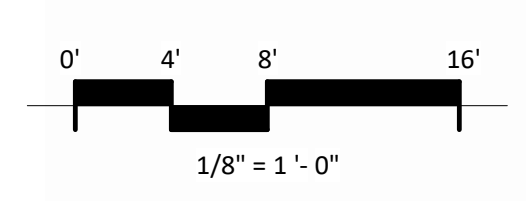
1 COLORED ELEVATION - NORTHEAST  
AC204.1 1/8" = 1'-0"



4 COLORED ELEVATION - SOUTHWEST COURTYARD  
AC204.1 1/8" = 1'-0"



3 COLORED ELEVATION - SOUTHWEST  
AC204.1 1/8" = 1'-0"



| EXTERIOR MATERIAL SCHEDULE |                                  |                  |                         |
|----------------------------|----------------------------------|------------------|-------------------------|
| MARK                       | BUILDING ELEMENT                 | MANUFACTURER     | COLOR                   |
| 01                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | IRON GRAY               |
| 02                         | COMPOSITE LAP SIDING 6" EXPOSURE | JAMES HARDIE     | WOOD TONE - OLD CHERRY  |
| 03                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | AGED PEWTER             |
| 04                         | COMPOSITE TRIM                   | JAMES HARDIE     | MATCH ADJACENT MATERIAL |
| 05                         | BRICK VENEER                     | INTERSTATE BRICK | ASH                     |
| 06                         | CAST STONE - HEADS, BANDS, SILLS | EDWARDS          | 18-031                  |
| 07                         | BALCONY TRIM                     | JAMES HARDIE     | IRON GRAY               |
| 08                         | WRAPPED COLUMN                   | JAMES HARDIE     | IRON GRAY               |
| 09                         | RAILINGS & HAND RAILS            | TBD              | BLACK                   |
| 10                         | COMPOSITE WINDOW                 | ANDERSEN         | BLACK                   |
| 11                         | SOFFITS                          | JAMES HARDIE     | IRON GRAY               |
| 12                         | ALUMINIUM STOREFRONT             | TBD              | BLACK                   |

PROJECT TITLE  
OAK RIDGE  
FITCHBURG  
MULTI-FAMILY  
DEVELOPMENT

NESBITT RD.  
FITCHBURG, WI  
SHEET TITLE  
EXTERIOR  
ELEVATIONS  
COLORED - BLDG  
#1

SHEET NUMBER  
**AC204.1**  
PROJECT NUMBER  
2448

ISSUED  
2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

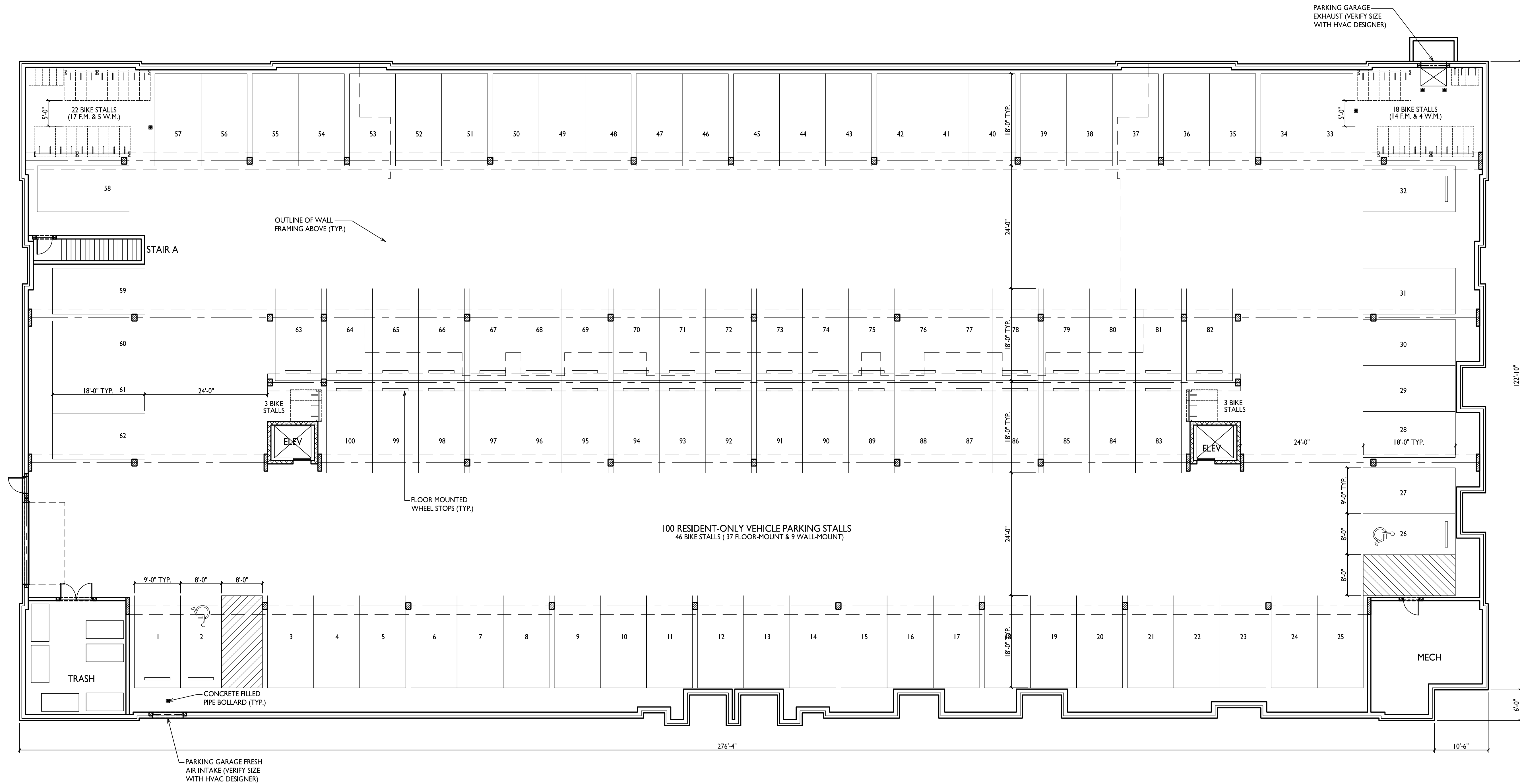
SHEET TITLE  
**Building 2  
Basement Floor  
Plan**

SHEET NUMBER

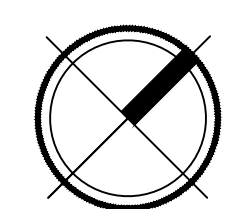
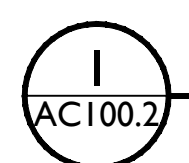
**AC100.2**

PROJECT NO. **2448**

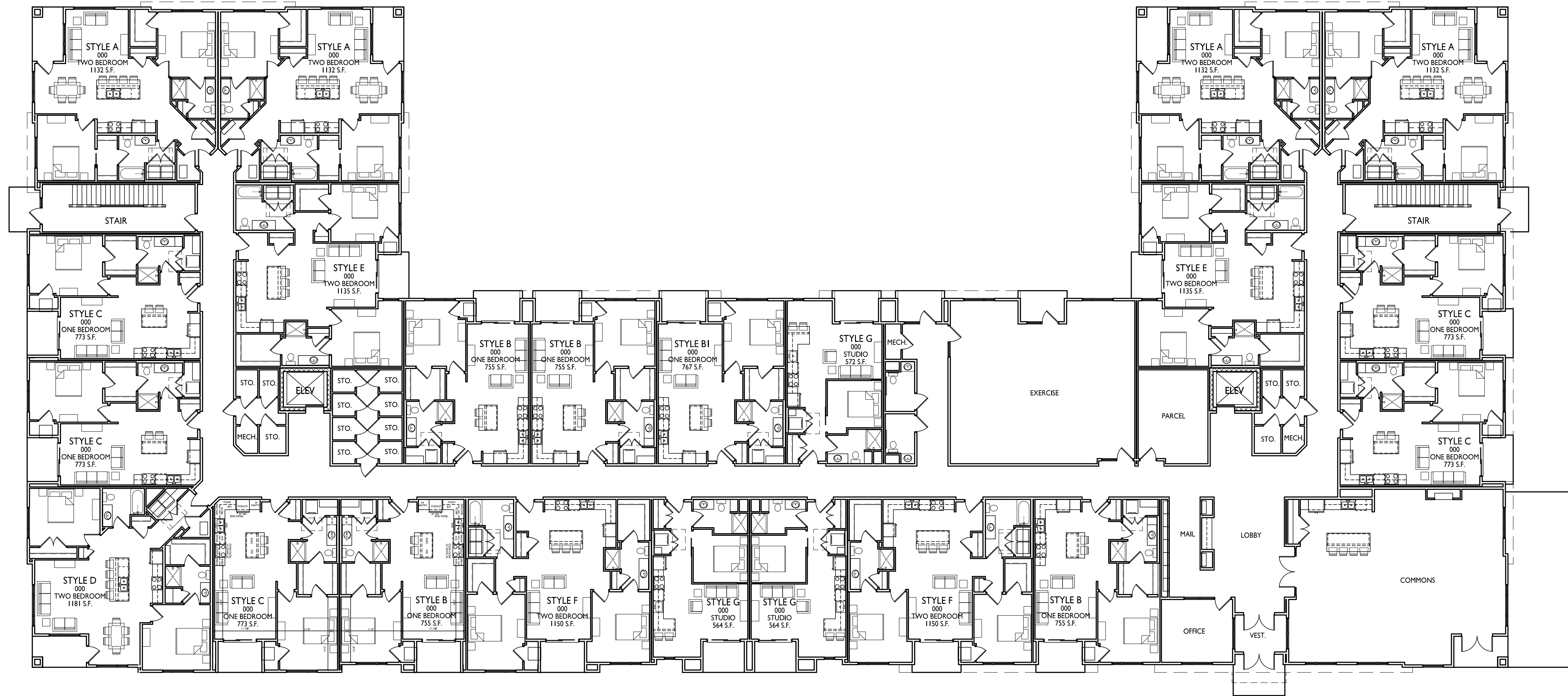
© Knothe & Bruce Architects, LLC



**BUILDING 2  
BASEMENT FLOOR PLAN**



1  
AC100.2  
3/32" = 1'-0"



ISSUED  
2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE  
**Building 2  
First Floor Plan**

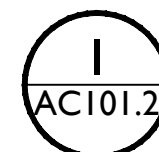
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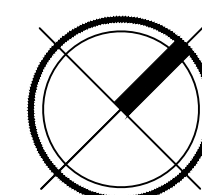
PROJECT NO. **2448**

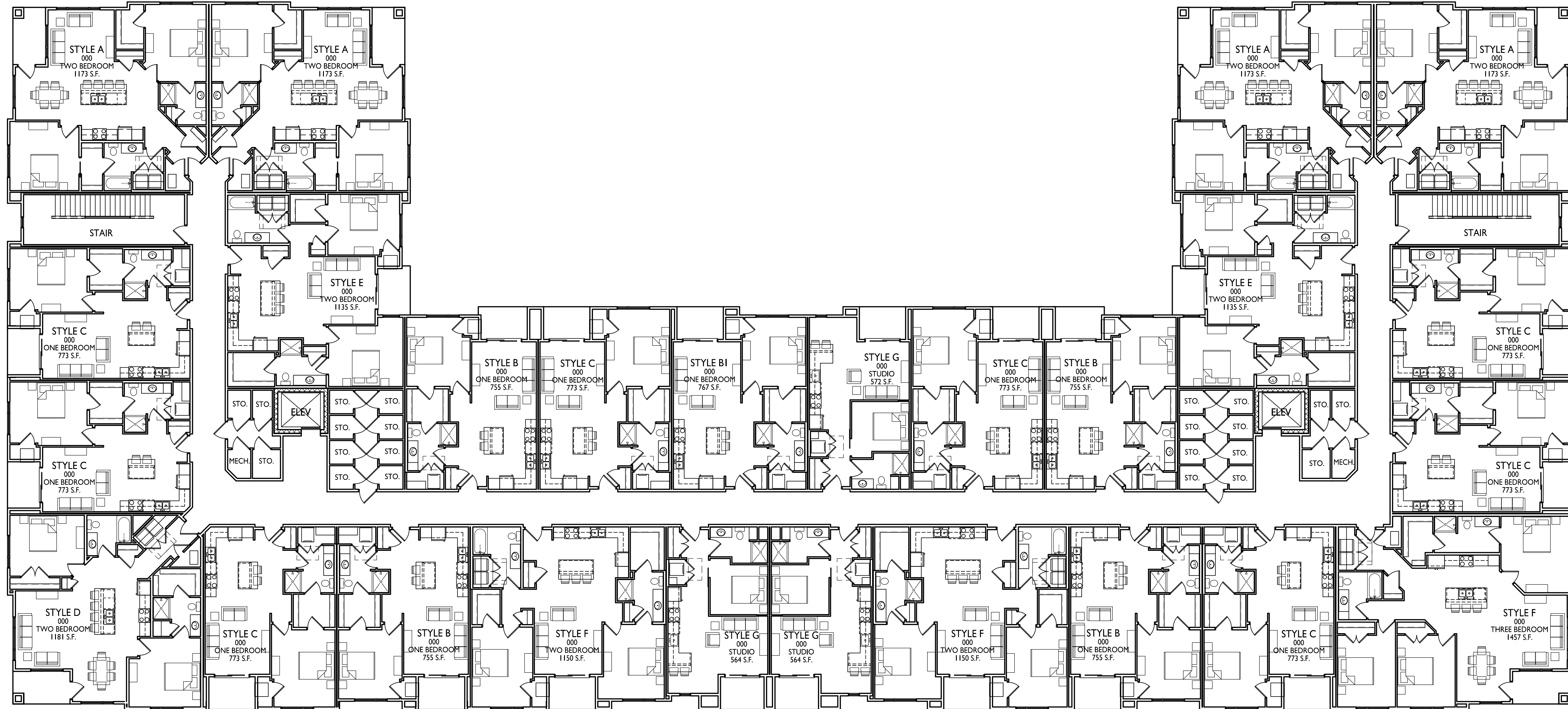
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**BUILDING 2  
FIRST FLOOR PLAN**



1  
ACI01.2  
3/32" = 1'-0"





ISSUED  
2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

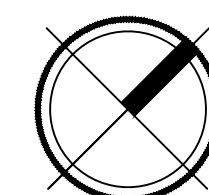
SHEET TITLE  
**Building 2  
Second Floor Plan**

SHEET NUMBER

**BUILDING 2  
SECOND FLOOR PLAN**



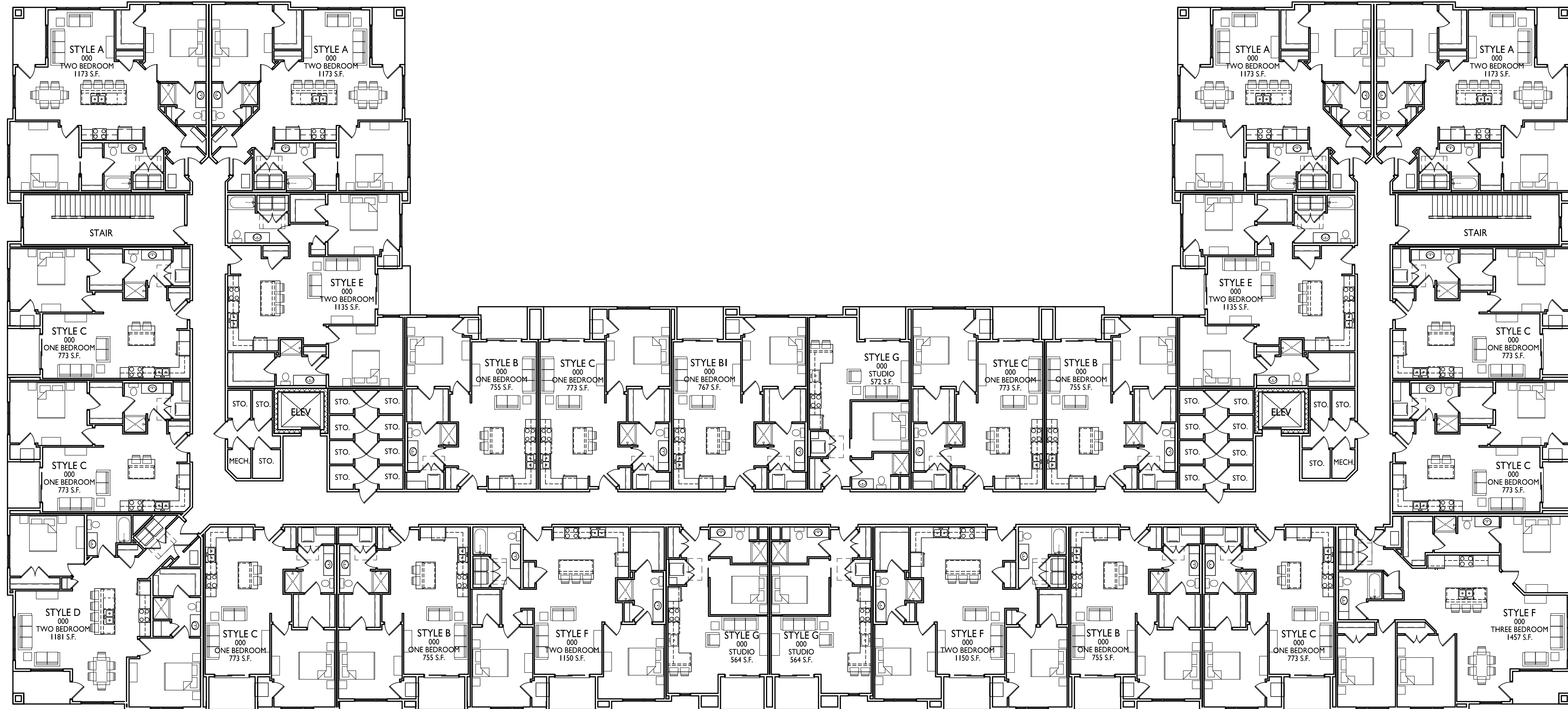
3/32" = 1'-0"



**AC102.2**

PROJECT NO. **2448**

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ISSUED  
2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SP SUBMITTAL

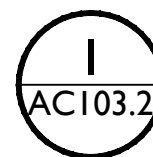
PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

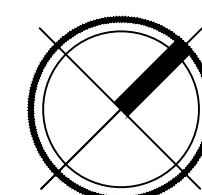
SHEET TITLE  
**Building 2  
Third Floor Plan**

SHEET NUMBER

**BUILDING 2  
THIRD FLOOR PLAN**



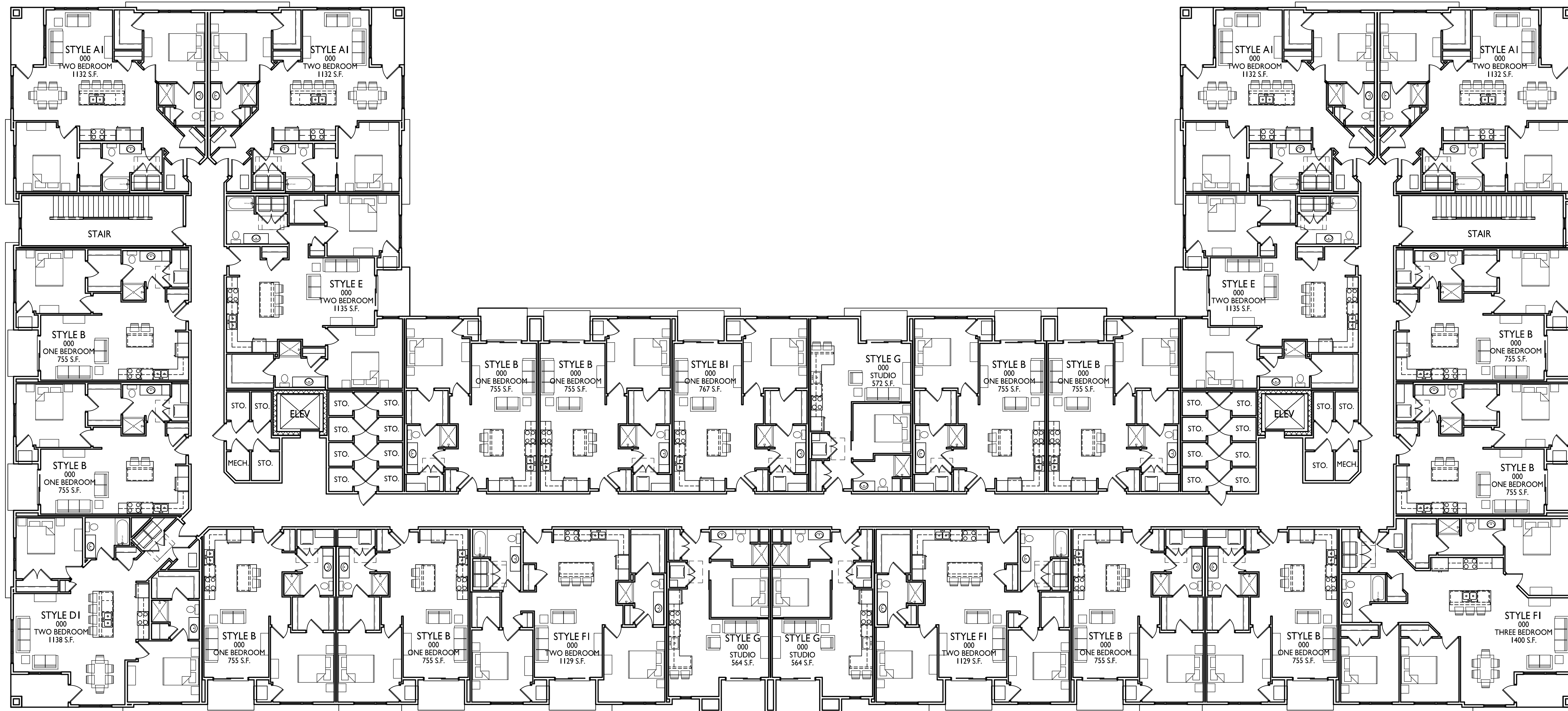
1  
AC103.2  
3/32" = 1'-0"



**AC103.2**

PROJECT NO. **2448**

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ISSUED  
2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SP SUBMITTAL

PROJECT TITLE  
**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

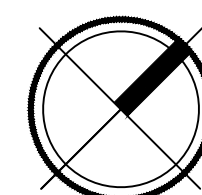
SHEET TITLE  
**Building 2  
Fourth Floor Plan**

SHEET NUMBER

**BUILDING 2  
FOURTH FLOOR PLAN**



1  
AC104.2  
3/32" = 1'-0"



**AC104.2**

PROJECT NO. **2448**

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**knothe • bruce**  
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900  
608.836.3690 Middleton, WI 53562

ISSUED

2025.08.18 - GIP SUBMITTAL  
2025.11.14 - SP SUBMITTAL

PROJECT TITLE

**Oak Ridge Fitchburg  
Multi-Family  
Development**

Nesbitt Rd.  
Fitchburg, WI

SHEET TITLE

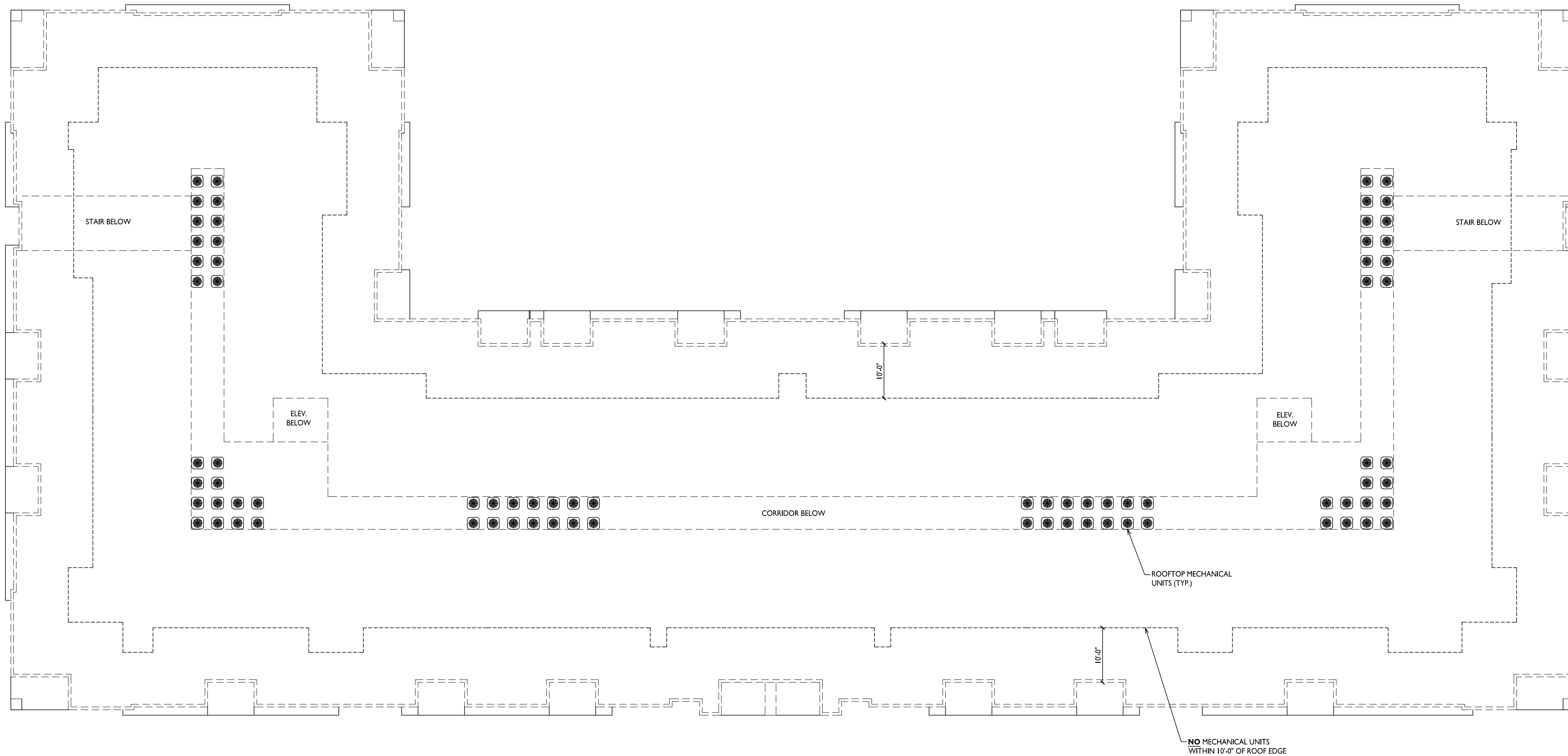
**Building 2  
Roof Plan**

SHEET NUMBER

**ACI05.2**

PROJECT NO. **2448**

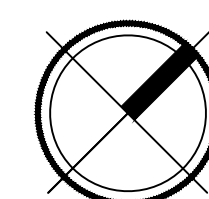
© Knothe & Bruce Architects, LLC



**BUILDING 2  
ROOF PLAN**



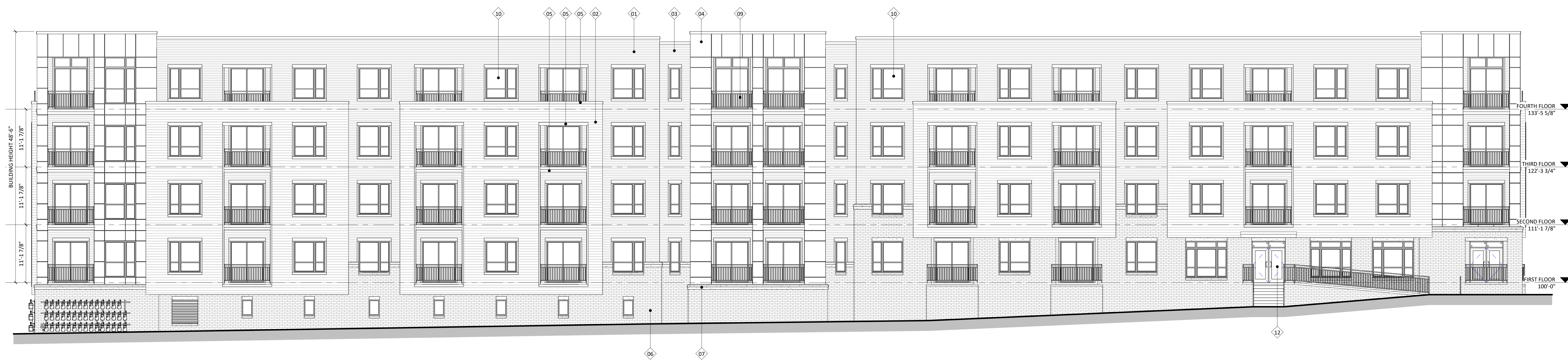
3/32" = 1'-0"





**1** ELEVATION - NORTHWEST  
AC201.2 1/8" = 1'-0"

ISSUED  
2025-08-18 - GIP SUBMITTAL  
2025-11-14 - SIP SUBMITTAL



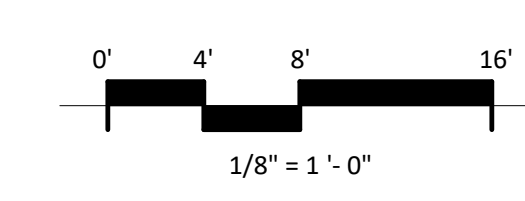
**2** ELEVATION - SOUTHEAST  
AC201.2 1/8" = 1'-0"

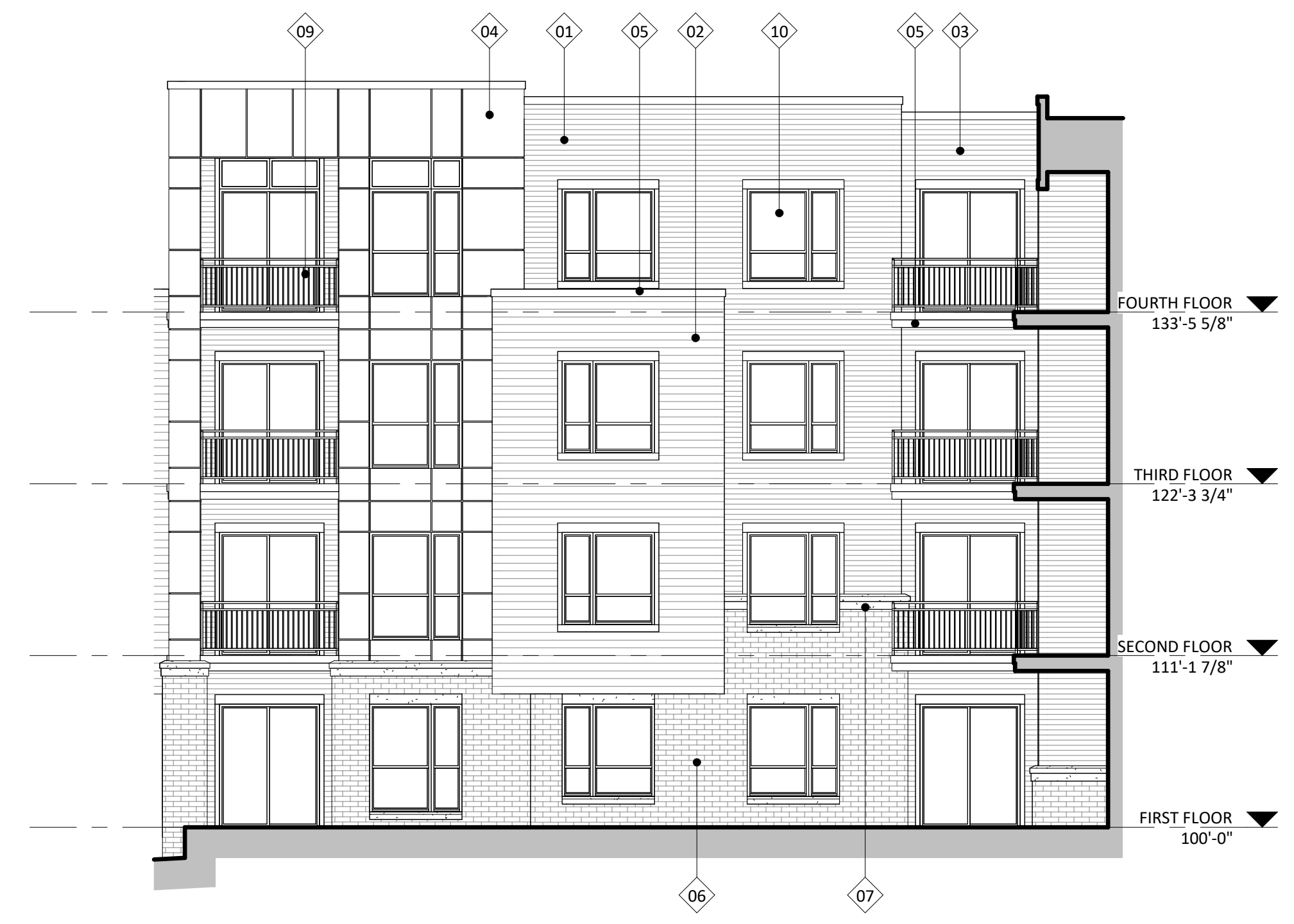
PROJECT TITLE  
OAK RIDGE  
FITCHBURG  
MULTI-FAMILY  
DEVELOPMENT

NESBITT RD.  
FITCHBURG, WI  
SHEET TITLE  
EXTERIOR  
ELEVATIONS -  
BLDG #2

SHEET NUMBER  
**AC201.2**  
PROJECT NUMBER  
2448

| EXTERIOR MATERIAL SCHEDULE |                                  |                  |                          |
|----------------------------|----------------------------------|------------------|--------------------------|
| MARK                       | BUILDING ELEMENT                 | MANUFACTURER     | COLOR                    |
| 01                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | IRON GRAY                |
| 02                         | COMPOSITE LAP SIDING 6" EXPOSURE | JAMES HARDIE     | WOOD TONE - SUMMER WHEAT |
| 03                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | GRAY SLATE               |
| 04                         | COMPOSITE PANEL                  | JAMES HARDIE     | ARCTIC WHITE             |
| 05                         | COMPOSITE TRIM                   | JAMES HARDIE     | MATCH ADJACENT MATERIAL  |
| 06                         | BRICK VENEER                     | INTERSTATE BRICK | ASH                      |
| 07                         | CAST STONE - HEADS, BANDS, SILLS | EDWARDS          | 18-031                   |
| 09                         | RAILINGS & HAND RAILS            | TBD              | BLACK                    |
| 10                         | COMPOSITE WINDOW                 | ANDERSEN         | BLACK                    |
| 11                         | SOFFITS                          | JAMES HARDIE     | IRON GRAY                |
| 12                         | ALUMINIUM STOREFRONT             | TBD              | BLACK                    |

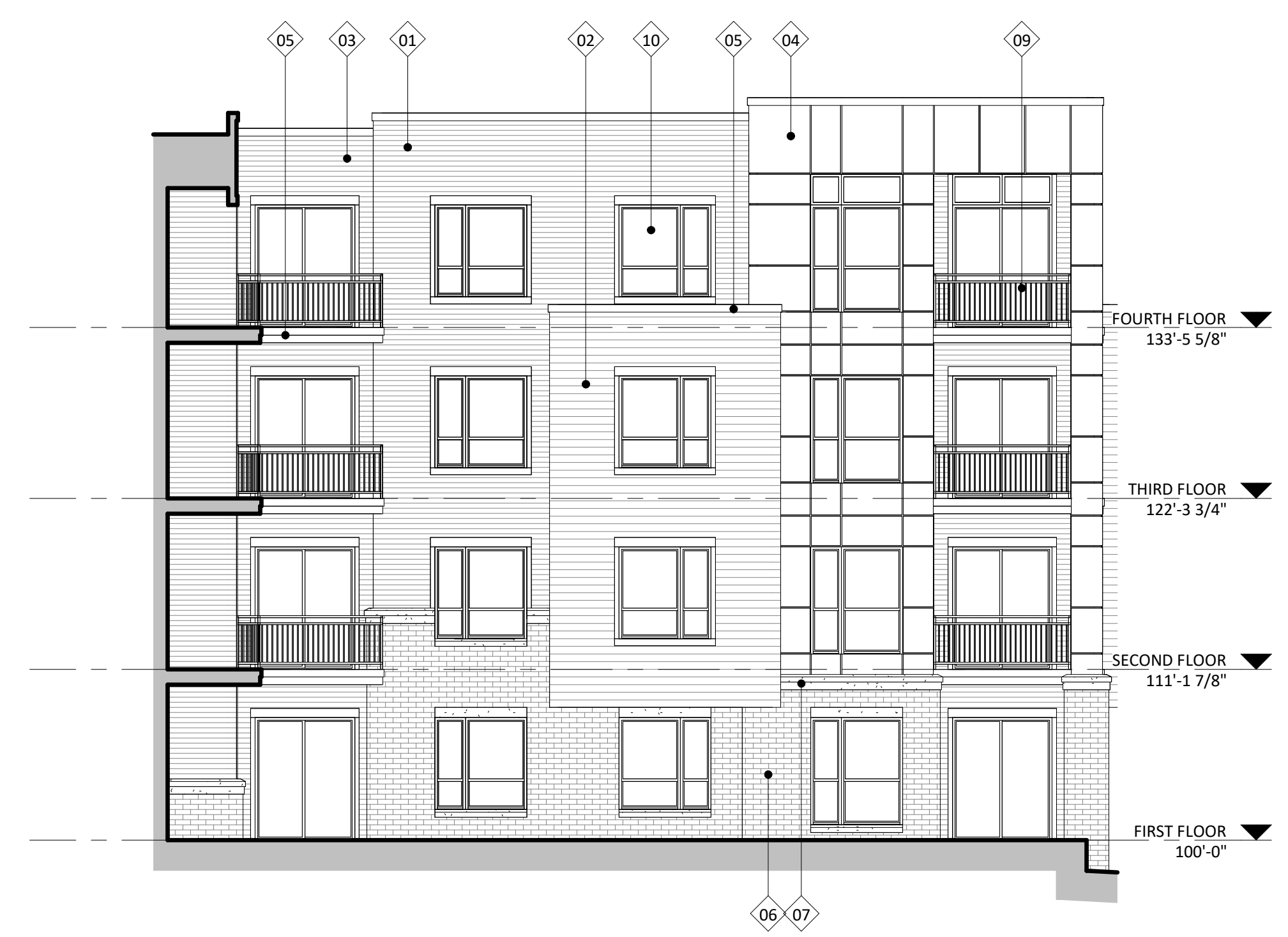




2 ELEVATION - NORTHEAST COURTYARD  
AC202.2 1/8" = 1'-0"



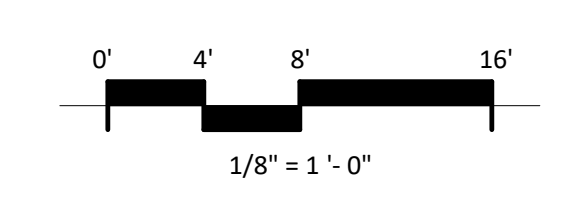
1 ELEVATION - NORTHEAST  
AC202.2 1/8" = 1'-0"



4 ELEVATION - SOUTHWEST COURTYARD  
AC202.2 1/8" = 1'-0"



3 ELEVATION - SOUTHWEST  
AC202.2 1/8" = 1'-0"



| EXTERIOR MATERIAL SCHEDULE |                                  |                  |                          |
|----------------------------|----------------------------------|------------------|--------------------------|
| MARK                       | BUILDING ELEMENT                 | MANUFACTURER     | COLOR                    |
| 01                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | IRON GRAY                |
| 02                         | COMPOSITE LAP SIDING 6" EXPOSURE | JAMES HARDIE     | WOOD TONE - SUMMER WHEAT |
| 03                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | GRAY SLATE               |
| 04                         | COMPOSITE PANEL                  | JAMES HARDIE     | ARCTIC WHITE             |
| 05                         | COMPOSITE TRIM                   | JAMES HARDIE     | MATCH ADJACENT MATERIAL  |
| 06                         | BRICK VENEER                     | INTERSTATE BRICK | ASH                      |
| 07                         | CAST STONE - HEADS, BANDS, SILLS | EDWARDS          | 18-031                   |
| 09                         | RAILINGS & HAND RAILS            | TBD              | BLACK                    |
| 10                         | COMPOSITE WINDOW                 | ANDERSEN         | BLACK                    |
| 11                         | SOFFITS                          | JAMES HARDIE     | IRON GRAY                |
| 12                         | ALUMINIUM STOREFRONT             | TBD              | BLACK                    |

PROJECT TITLE  
OAK RIDGE  
FITCHBURG  
MULTI-FAMILY  
DEVELOPMENT

NESBITT RD.  
FITCHBURG, WI  
SHEET TITLE  
EXTERIOR  
ELEVATIONS -  
BLDG #2

SHEET NUMBER  
**AC202.2**  
PROJECT NUMBER  
2448



**1** COLORED ELEVATION - NORTHWEST  
AC203.2 1/8" = 1'-0"

ISSUED  
2025-08-18 - GIP SUBMITTAL  
2025-11-14 - SIP SUBMITTAL



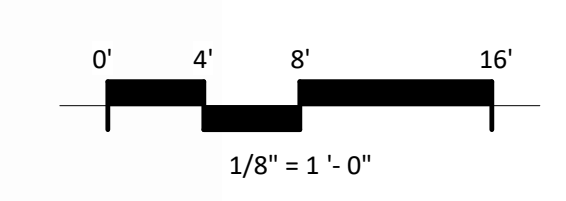
**2** COLORED ELEVATION - SOUTHEAST  
AC203.2 1/8" = 1'-0"

PROJECT TITLE  
**OAK RIDGE  
FITCHBURG  
MULTI-FAMILY  
DEVELOPMENT**

NESBITT RD.  
FITCHBURG, WI  
SHEET TITLE  
**EXTERIOR  
ELEVATIONS  
COLORED - BLDG  
#2**

SHEET NUMBER  
**AC203.2**  
PROJECT NUMBER  
**2448**

| EXTERIOR MATERIAL SCHEDULE |                                  |                  |                          |
|----------------------------|----------------------------------|------------------|--------------------------|
| MARK                       | BUILDING ELEMENT                 | MANUFACTURER     | COLOR                    |
| 01                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | IRON GRAY                |
| 02                         | COMPOSITE LAP SIDING 6" EXPOSURE | JAMES HARDIE     | WOOD TONE - SUMMER WHEAT |
| 03                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | GRAY SLATE               |
| 04                         | COMPOSITE PANEL                  | JAMES HARDIE     | ARCTIC WHITE             |
| 05                         | COMPOSITE TRIM                   | JAMES HARDIE     | MATCH ADJACENT MATERIAL  |
| 06                         | BRICK VENEER                     | INTERSTATE BRICK | ASH                      |
| 07                         | CAST STONE - HEADS, BANDS, SILLS | EDWARDS          | 18-031                   |
| 09                         | RAILINGS & HAND RAILS            | TBD              | BLACK                    |
| 10                         | COMPOSITE WINDOW                 | ANDERSEN         | BLACK                    |
| 11                         | SOFFITS                          | JAMES HARDIE     | IRON GRAY                |
| 12                         | ALUMINIUM STOREFRONT             | TBD              | BLACK                    |



ISSUED  
2025-08-18 - GIP SUBMITTAL  
2025-11-14 - SIP SUBMITTAL



2 COLORED ELEVATION - NORTHEAST COURTYARD  
AC204.2 1/8" = 1'-0"



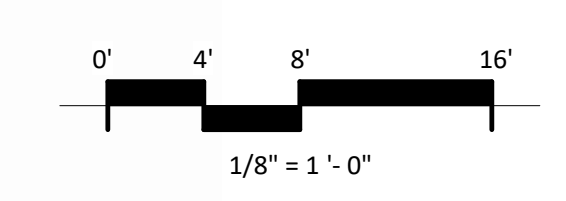
1 COLORED ELEVATION - NORTHEAST  
AC204.2 1/8" = 1'-0"



4 COLORED ELEVATION - SOUTHWEST COURTYARD  
AC204.2 1/8" = 1'-0"



3 COLORED ELEVATION - SOUTHWEST  
AC204.2 1/8" = 1'-0"



| EXTERIOR MATERIAL SCHEDULE |                                  |                  |                          |
|----------------------------|----------------------------------|------------------|--------------------------|
| MARK                       | BUILDING ELEMENT                 | MANUFACTURER     | COLOR                    |
| 01                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | IRON GRAY                |
| 02                         | COMPOSITE LAP SIDING 6" EXPOSURE | JAMES HARDIE     | WOOD TONE - SUMMER WHEAT |
| 03                         | COMPOSITE LAP SIDING 4" EXPOSURE | JAMES HARDIE     | GRAY SLATE               |
| 04                         | COMPOSITE PANEL                  | JAMES HARDIE     | ARCTIC WHITE             |
| 05                         | COMPOSITE TRIM                   | JAMES HARDIE     | MATCH ADJACENT MATERIAL  |
| 06                         | BRICK VENEER                     | INTERSTATE BRICK | ASH                      |
| 07                         | CAST STONE - HEADS, BANDS, SILLS | EDWARDS          | 18-031                   |
| 09                         | RAILINGS & HAND RAILS            | TBD              | BLACK                    |
| 10                         | COMPOSITE WINDOW                 | ANDERSEN         | BLACK                    |
| 11                         | SOFFITS                          | JAMES HARDIE     | IRON GRAY                |
| 12                         | ALUMINIUM STOREFRONT             | TBD              | BLACK                    |

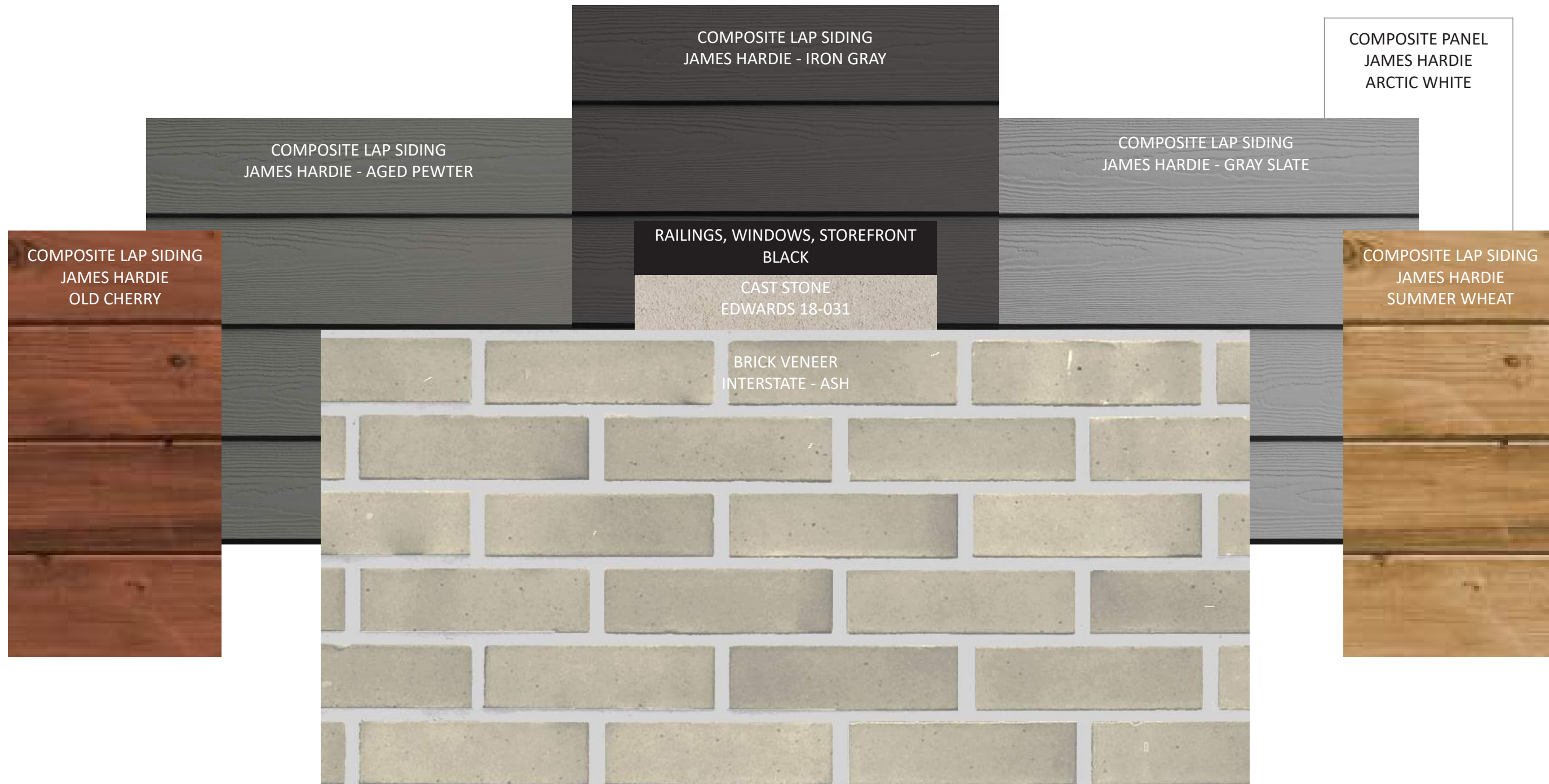
PROJECT TITLE  
OAK RIDGE  
FITCBURG  
MULTI-FAMILY  
DEVELOPMENT

NESBITT RD.  
FITCBURG, WI  
SHEET TITLE  
EXTERIOR  
ELEVATIONS  
COLORED - BLDG  
#2

SHEET NUMBER  
**AC204.2**  
PROJECT NUMBER  
2448

**BUILDING #1**

**BUILDING #2**



ISSUED  
 GIP Response - October 6, 2025  
 2025-11-14 - SIP SUBMITTAL

PROJECT TITLE  
**OAK RIDGE  
 FITCHBURG  
 MULTI-FAMILY  
 DEVELOPMENT**

NESBITT RD.  
 FITCHBURG, WI  
 SHEET TITLE  
**MATERIAL BOARD**

SHEET NUMBER  
**AC900**  
 PROJECT NUMBER  
**2448**