

July 6, 2021

PUD and Rezoning Narrative

Project: The Oaks at 1800
 8100-8146 S 27th St
 City of Oak Creek

The Oaks at 8100 LLC is requesting review and approval for rezoning and Planned Unit Development for the proposed multi-family development located at 8100-8146 S 27th St. The tax parcel ID's are 8109012001 & 8109013004. The property is currently zoned A-1 and B-4. The site is proposed to be rezoned as Rm-1 PUD.

The Oaks at 8100 is proposing a multifamily development on a 24.60-acre property in the City of Oak Creek. The development is bound by S. 27th Street on the west, B-4 / Rs-2 zoning on the north, existing wetlands and the Colonial Woods Condominiums on the south, and Falk Park to the east. The proposed development includes the construction of ten (10) residential structures, one (1) clubhouse, associated parking, landscaping, private and public roadways with utilities, storm sewer and stormwater management. A public road extension of W. Orchard Way is proposed to be extended through the development as required for access. A right turn lane is proposed northbound on S. 27th Street per DOT requirements for additional access to the site. The site contains approximately 7.60 acres of wetlands that are proposed to be protected to the maximum extent practical. A wetland fill permit has been submitted to the Wisconsin DNR and has been approved for the wetlands that cannot be protected in the center of the property. The project is anticipated to disturb approximately 17 acres.

The buildings will be clad in brick, decorative split face concrete masonry, high quality vinyl lap siding and board & batten vertical vinyl siding, fiber cement panel and trim system and asphalt shingles. Section 17.1009 (a)(2)(i) requires that the combination of brick, decorative split face concrete masonry, and fiber cement panel and trim system meets or exceeds a minimum of 65% on each structure. A departure has been included for the building materials to allow a lesser percentage of required materials.

The following pages include responses to satisfy the requirement of Section 17.0325 PUD District Code.

Statement of the project’s relationship to City’s Master Plan –

The proposed development is compatible with the City of Oak Creek Future Land Use Plan that designates the subject parcel(s) as multifamily. The Colonial Woods Condominium Plat dated August 29, 2007 lists the subject property as the expansion area of the existing Colonial Woods Condominium Development. The Colonial Woods Condominium Development is located south of the project site. Amendment to the Official Map has been submitted to the City of Oak Creek to amend the future road pattern through the development. Plan Commission approved the request on January 27, 2021. Amendment to the Official Map for the future road pattern is planned to be finalized at the March 2nd Common Council Meeting.

Planned Unit Development Site Information:

1. **Total Area to be included:**
 - a. 1,071,388 sf (24.596 acres)
2. **Area of Open Space:**
 - a. +/- 68.0%
 - b. Open space Lot 1 without ROW/Wetlands (west): 50.8%
 - c. Open space Lot 2 without ROW/Wetlands (east): 67.5%
3. **Residential Density Computations:**
 - a. City of Oak Creek definition of Lot Area, Gross per Section 17.1402 Specific Words and Phrases is defined as, “The total area within the lot lines of a lot, including any street rights-of-way.” The 24.596-acre site is considered “Lot Area, Gross” per the definition. The residential density per Section 17.0311(d) is met as 20.11 acres required is less than the Lot Area, Gross of 24.596 acres. Residential density per Section 17.0311(d) is **met** as shown below.

Basis for calculation
43,560 square feet in 1 acre
24.6 acreage of site
7.63 approximate acreage of wetland
16.97 acreage of site exclusive of wetlands
1.9075 can use 25% of wetlands in density calculation
18.8775 net area of site to calculate density
822,304 sf of site (net - including 25% of wetland)

Section 17.033(d) - Based on Lot Area per Unit									
sf required	units								
288,000	96	Efficiency and one-bedroom apartments - 3,000 square feet per dwelling unit							
432,000	96	Two-bedroom apartments - 4,500 square feet per dwelling unit							
156,000	26	Three-bedroom apartments - 6,000 square feet per dwelling unit							
0	0	Four-bedroom apartments - 8,700 square feet per dwelling unit							
	218								
876,000	subtotal sf								
20.110	acres required								
195,388	remaining available or (deficient)				lot area is sufficient to accommodate proposed unit count				

- b. City of Oak Creek definition of Lot Area, Net per Section 17.1402 Specific Words and Phrases is defined as, "The total area within the lot lines of a lot, excluding any street rights-of-way." The 18.88-acre site (excluding 75% of wetlands) is considered "Lot Area, Net" per the definition. The residential density per Section 17.0311(g) is met as 14.575 acres required is less than the Lot Area, Net of 18.88 acres. Residential density per Section 17.0311(g) is **met** as shown below.

Basis for calculation
43,560 square feet in 1 acre
24.6 acreage of site
7.63 approximate acreage of wetland
16.97 acreage of site exclusive of wetlands
1.9075 can use 25% of wetlands in density calculation
18.8775 net area of site to calculate density
822,304 sf of site (net - including 25% of wetland)

Section 17.0311(g) - Based on Maximum Density By Net Area									
sf required	units								
229,728	96	Efficiency and one-bedroom apartments - 2,393 square feet per dwelling unit							
288,384	96	Two-bedroom apartments - 3,004 square feet per dwelling unit							
116,766	26	Three-bedroom apartments - 4,491 square feet per dwelling unit							
0	0	Four-bedroom apartments - 5,967 square feet per dwelling unit							
	218								
634,878	subtotal sf								
14.575	acres required								
18.8775	acres allowable		822,303 sf						
187,426	remaining available or (deficient)				maximum density is not exceeded				

4. **Proposed # of Dwelling Units:**

- a. 218 units

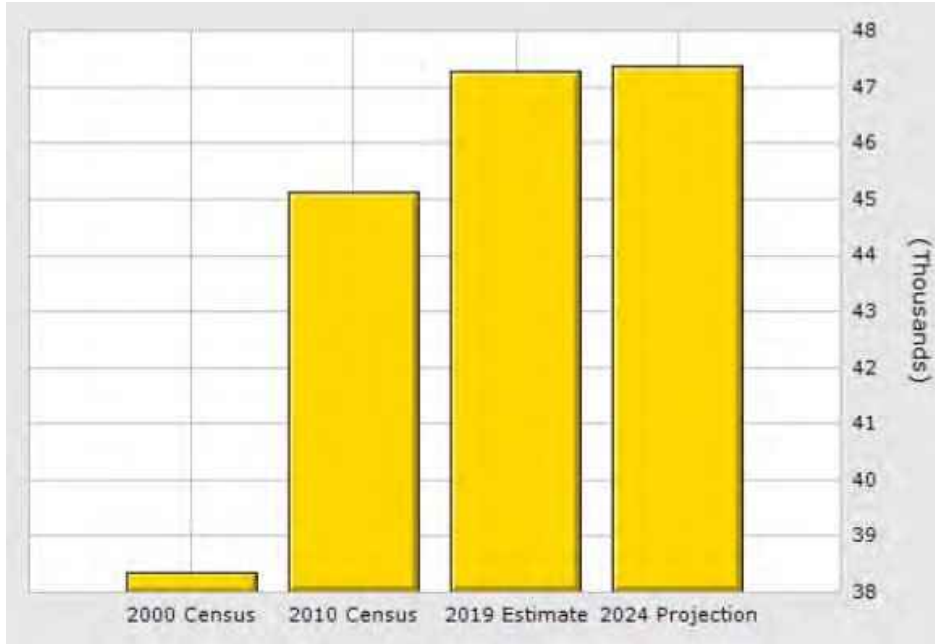
5. Population Analysis

- a. A rent study was commissioned by the Developer with Moegenburg Research, Inc. Below are applicable excerpts from that report:

The following table depicts various demographic data within a one, three, and five mile radius of the subject. The area is considered to be above average in terms of wealth and property values when compared to the State of Wisconsin as a whole (\$52,893 median household income and \$167,100 median home value for the State of Wisconsin).

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	4,978	47,278	140,326
2024 Population:	5,005	47,376	140,358
Pop Growth 2019-2024:	0.54%	0.21%	0.02%
Average Age:	38.90	39.10	40.20
Households			
2019 Total Households:	2,196	19,204	57,345
HH Growth 2019-2024:	0.73%	0.21%	(0.08%)
Median Household Inc:	\$69,744	\$69,494	\$67,075
Avg Household Size:	2.30	2.40	2.40
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$223,225	\$210,710	\$191,750
Median Year Built:	1992	1987	1976

The following graph depicts population growth within a three mile radius of the subject. Actual census data from 2000 and 2010 are shown while a 2019 estimate and 2024 projection are also shown. The expected continued increase in population bodes well for the subject as a multi-family development.



The subject is located within an area wherein the median household income is above the State median income. As discussed later within this report, the population in the middle and upper income brackets is expected to dramatically increase over the next five years. The subject tenants are projected to be moderate to high income tenants.

In summary, the immediate neighborhood offers plenty of employment opportunities, as well as countless options for shopping, dining, and entertainment. There are an ample number of moderate to high-paying jobs to supply the subject with the moderate to high-income tenants it will be seeking. Development within the area is rapidly occurring and the future outlook for the area is very positive.

6. Availability of requirements for municipal services and any other similar data.

- a. The public utilities are extended to the north end of W. Orchard Way and are proposed to be extended. The public water main is proposed to be looped through the site and reconnect to the water main along the east side of S. 27th Street. Public sanitary will extend through the development via the public roadway extension to allow future connection to the north. A private interceptor main will connect to the public sanitary main extension to allow the western side of the private development to be served.

General Summary of the estimated value of structures and site improvements costs, including landscaping and special features.

- 1. The estimated cost of construction for the overall project is \$49,000,000.

General outline of the organizational structure of the property owners or management association which may be proposed to be established for the purposes of providing any necessary private services.

1. The subject property is currently owned partially by The Oaks at 8100, LLC and DM Investment Real Estate, LLC. The development will be owned by The Oaks at 8100, LLC upon approval of the CSM for the property.

Expected start and completion dates of physical development.

1. The project is scheduling the start of construction on August 1st.

If PUD is to be developed in Phases, phasing plan with start and completion dates.

1. The project is expected to be constructed from west to east in 3 phases. The developer will make a good faith effort to complete construction within 48 months but cannot lose their agreements/permissions should construction roll past 48 months. The first phase of the development will involve the construction of Buildings A1, C1, B1, Clubhouse with pool, associated roadways and parking areas and the Public Road Extension of W. Orchard Way. Phase 2 is anticipated to include A2, C2, C3, C4, and C5. Phase 3 is anticipated to include A3 and A4.

Statement indicating the type of Federal or State program being used to provide a subsidy or less-than-marked rents for the units proposed.

1. Units will be market rate rentals.

Proposed departures (including justifications) from the City zoning regulations include:

- Section 17.0311(f)(1) – Setbacks
 - Required: There shall be a minimum front setback of thirty (30) feet from the street right-of-way.
 - Provided: Due to the nature of the development and the required location of the public roadway extension, the front setback to the public right-of-way is requested to be less than required for building A2, A3, A4, C3, C4, and C5. The narrowest dimension to the exterior building wall to the public right-of-way is designed as 16.15 feet, 12.62 feet, 18.2 feet, 25.72 feet, 10.23 feet, and 14.81 feet, respectively.
- Section 17.0705(a) – On-Premise Signs Permitted in all Residential Districts with a Permit
 - Allowed: Six (6) feet in height, forty-eight (48) square feet in area on one side, and ninety-six (96) square feet in area on all sides, placed at the entrance to a subdivision or development.
 - Requested: Development team to work with staff on final size of development sign. Sign not to exceed eight (8) feet in height, ninety-six (96) square feet in area on one side, and one-hundred ninety-two (192) square feet in area on all sides, placed at the entrance to the subdivision off S. 27th Street.

- Section 17.0311(e)(1) Building Height and Area
 - Allowed: No principal building or part of a principal building shall exceed fifty (50) feet in height provided that the building is limited to a maximum of three (3) habitable stories.
 - Provided: The apartment buildings (A1, A2, A3, A4) on site are proposed to be forty-six (46) feet in height from the first (1) floor to the peak of the roof ridgeline and fifty-six (56) feet in height from the lower level to the peak of the roof ridgeline within 3 habitable floors. The entrance from the street side (north) enters the building at the first floor and the parking lot (south) enters the building at the lower level. The departure is requested for the apartment buildings (A1, A2, A3, A4) on site as the lower level entrance elevation exceeds the maximum fifty (50) feet in height. Habitable building height is below (50) feet in height on the street side. The referenced buildings above, exceed the (50) feet in height opposite of the road to transition grades across the site. There is a significant grade drop across the site to transition.

- Section 17.0311(e)(1) Building Height and Area
 - Allowed: No accessory building shall exceed seventeen (17) feet in height.
 - Provided: The clubhouse on site is proposed to be twenty-six feet-five inches (26'-5") feet in height from the first (1) floor to the peak of the roof ridgeline and thirty-six feet-five inches (36'-5") feet in height from the lower level to the peak of the roof ridgeline. The entrance from the street side (north) enters the building at the first floor and the maintenance garage (south) enters the building at the lower level. The departure is requested for the clubhouse accessory building on site as the upper and lower-level entrance elevation exceeds the maximum seventeen (17) feet in height.

- Section 17.1009 (a)(2)(i) Site Plan and Architectural Review
 - Allowed: the façade of a multifamily residential building shall be provided with an acceptable brick or decorative masonry material that covers at least sixty-five (65) percent of the surface of the total exterior wall area of the building.
 - Provided: The following overall percentages of materials for each building type are as follows (See Exhibit A for the architectural plans that are provided for further information on the overall building elevations and each facade):
 - Clubhouse: 38% masonry (4" brick), 22% cement board siding, 40% vinyl accent material.
 - A Units: 38% masonry (4" brick), 24% cement board siding, 38% vinyl accent material.
 - B Unit: 31% masonry (4" brick), 33% cement board siding, 36% vinyl accent material.
 - C1-C2 Units: 38% masonry (4" brick), 24% cement board siding, 38% vinyl accent material.

- C3-C4 Units: 28% masonry (4" brick), 35% cement board siding, 35% vinyl accent material.
- C5 Unit: 32% masonry (4" brick), 22% cement board siding, 46% vinyl accent material.

****Note:** Developer will be working with staff on addressing the material at grade around the structures. Percentages of the materials shown are anticipated to change. Fiber cement are anticipated to increase, and the vinyl accent material is anticipated to be reduced. Architect to provide updated elevation calculations from what is provided in Exhibit A .

Current Development Process Plan:

- Amendment to Official Map for the amendment to the future road pattern approved at the March 4th Common Council Meeting.
- CSM submitted to combine both parcels was approved by the Plan Commission at the March 10th Plan Commission Meeting. Common Council approval to followed upon minor corrections.
- ROW Vacation of 60- wide unimproved right-of-way (Orchard Way) approved at the March 4th Common Council Meeting. Future public roadway extension will be proposed as part of development and will be dedicated via Certified Survey Map.
- Rezone and Planned unit Development Plan Commission July 13th and July 27th, Common Council September 21st.
- Submit Site Plan Review August 31st.
- Receive final Site Plan Approval September 28th.

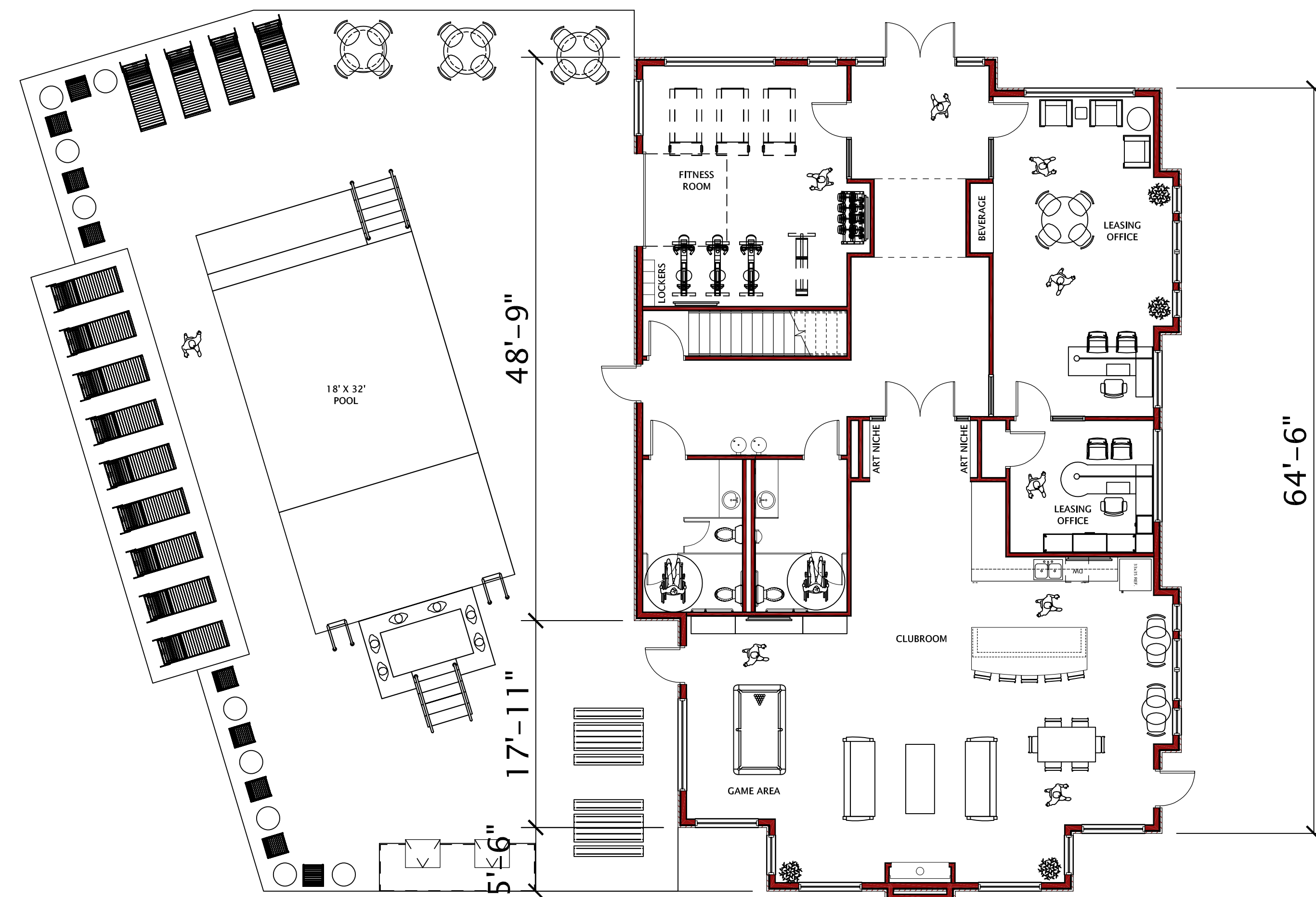
Exhibit A



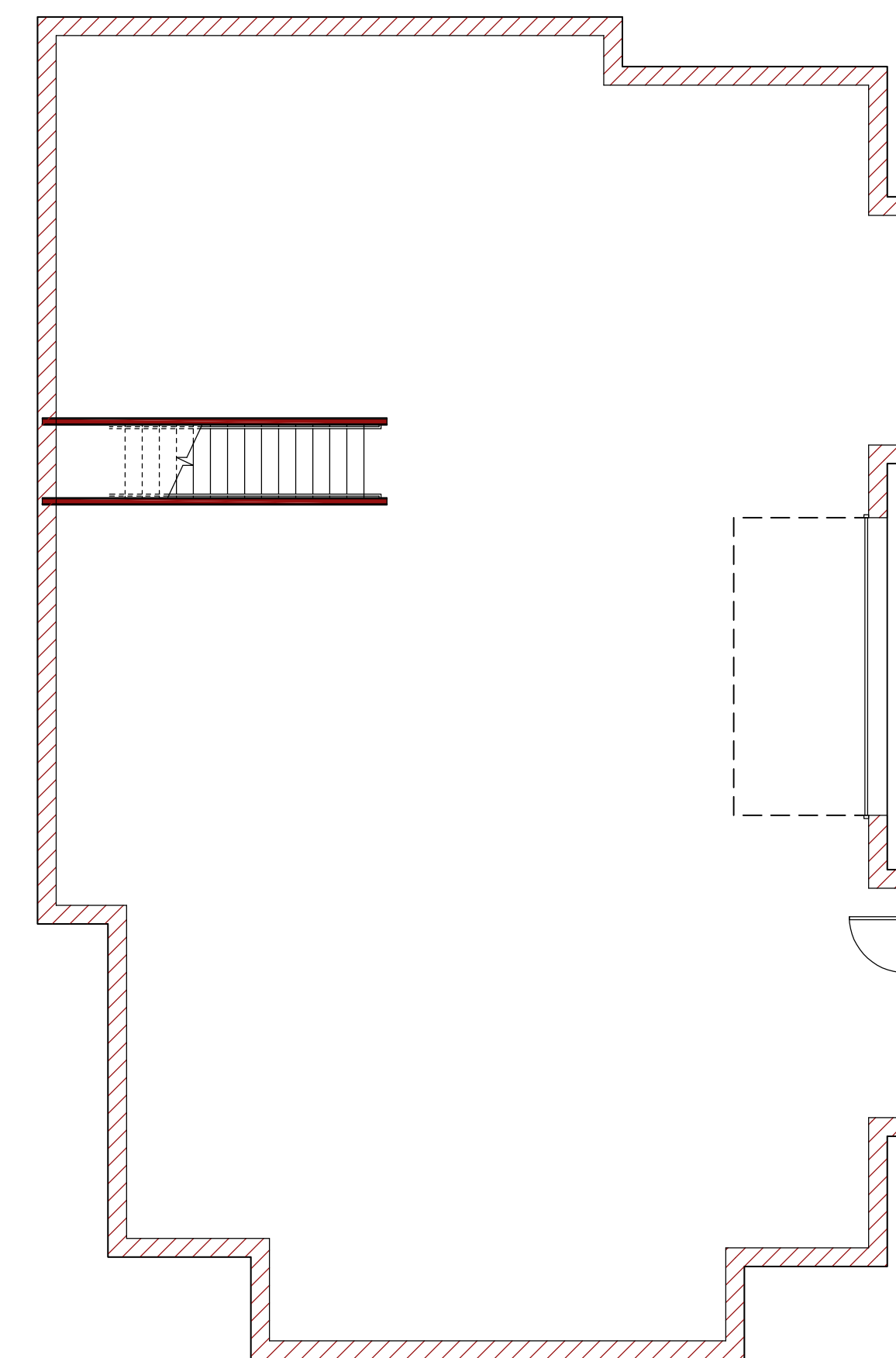
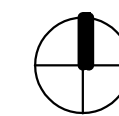
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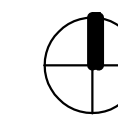
JLA PROJECT NUMBER: XX-XXXX-XX



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



18 LOWER LEVEL PLAN
1/8" = 1'-0"



THE OAKS AT 8100
OAK CREEK

PROGRESS OF PROJECT

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 05/12/2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

OVERALL BUILDING

839 SF (22%) cement board siding provided
 2,319 SF (60%) masonry provided
 1,480 SF (38%) 4" thick brick provided

1,531 SF (40%) vinyl siding provided

SIDE ELEVATION

1,175 x 65% = 764 SF required

245 SF (21%) cement board siding provided
 698 SF (60%) masonry provided
 453 SF (39%) 4" thick brick provided

477 SF (40%) vinyl siding provided



⑥ SIDE ELEVATION
 3/16" = 1'-0"

POOL SIDE ELEVATION

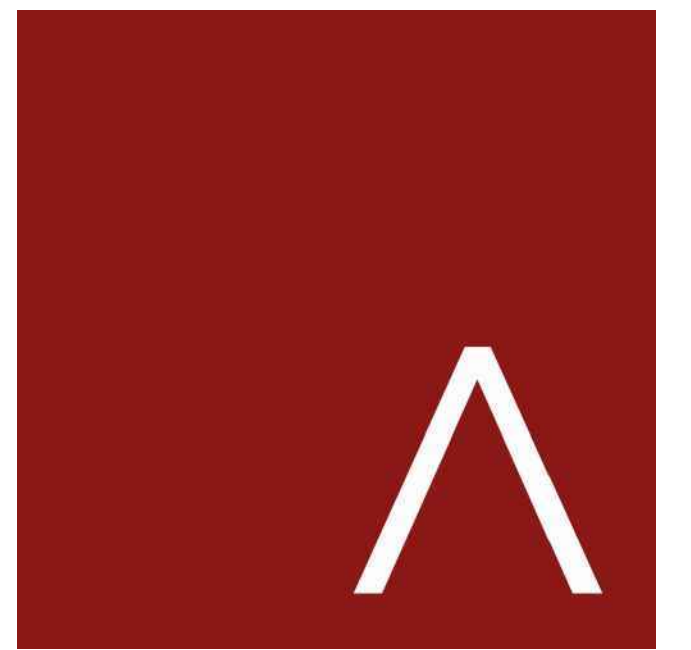
1,059 x 65% = 688 SF required

297 SF (28%) cement board siding provided
 615 SF (58%) masonry provided
 318 SF (30%) 4" thick brick provided

444 SF (42%) vinyl siding provided



⑩ POOL ELEVATION
 3/16" = 1'-0"



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THE OAKS AT 8100
 OAK CREEK

PROGRESS OF PROJECT

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR
 ELEVATIONS

SHEET NUMBER

A200

REAR ELEVATION

837 x 65% = 545 SF required

136 SF (16%) cement board siding provided
 580 SF (69%) masonry provided
 444 SF (53%) 4" thick brick provided

257 SF (31%) vinyl siding provided



⑥ REAR ELEVATION
3/16" = 1'-0"

FRONT ELEVATION

779 x 65% = 506 SF required

161 SF (21%) cement board siding provided
 426 SF (55%) masonry provided
 265 SF (34%) 4" thick brick provided

353 SF (45%) vinyl siding provided



⑬ FRONT ELEVATION
3/16" = 1'-0"



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THE OAKS AT 8100
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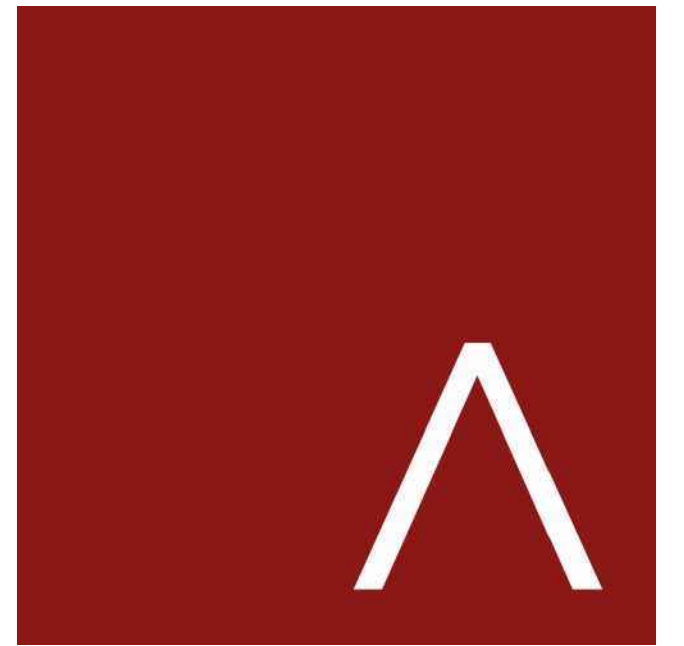
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SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

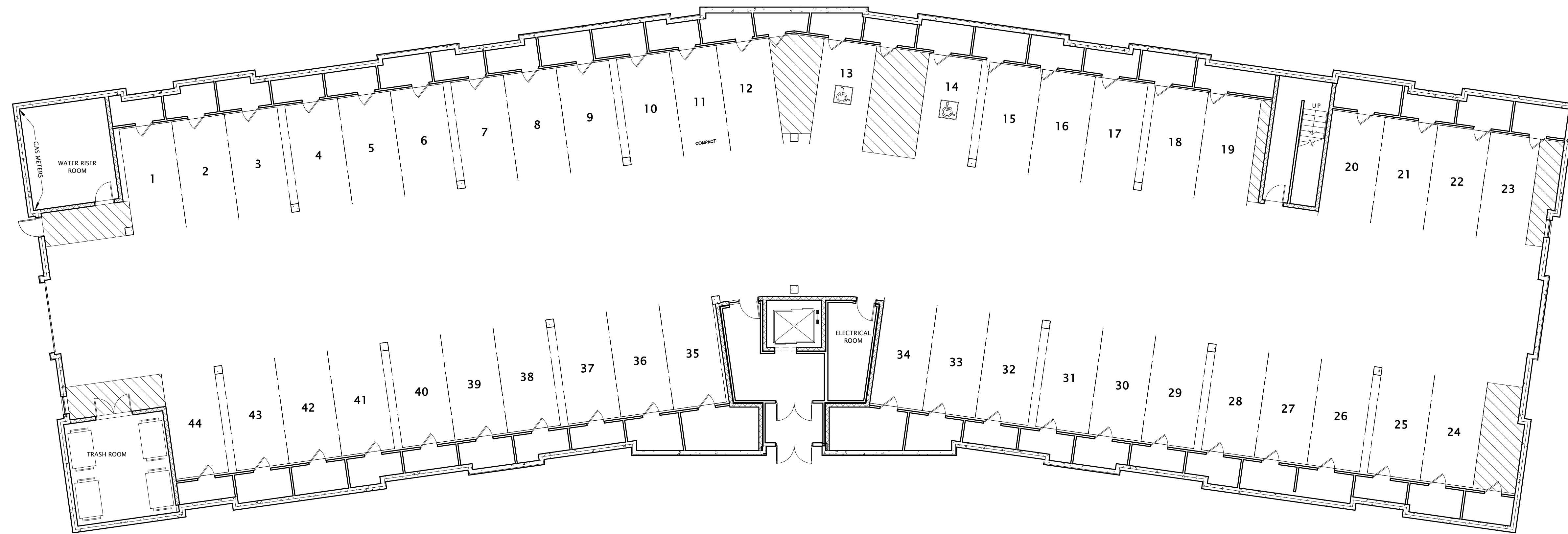
A201



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**THE OAKS AT 8100
OAK CREEK**

CITY ENTITLEMENT

PROGRESS DOCUMENTS

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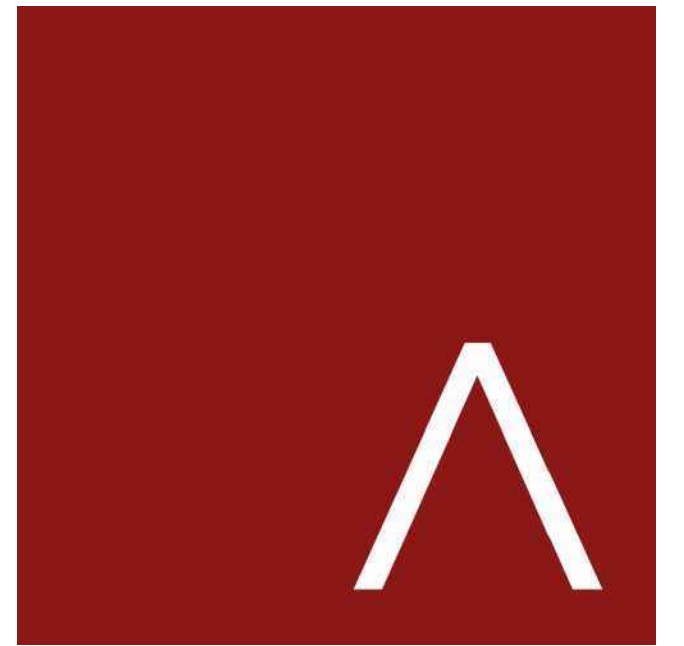
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SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100



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THE OAKS AT 8100
OAK CREEK

CITY ENTITLEMENT

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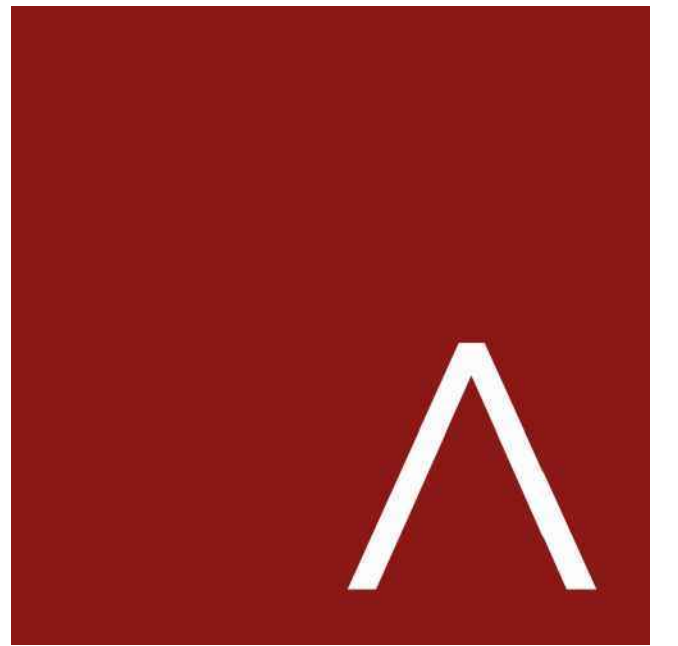
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SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101



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THE OAKS AT 8100
OAK CREEK

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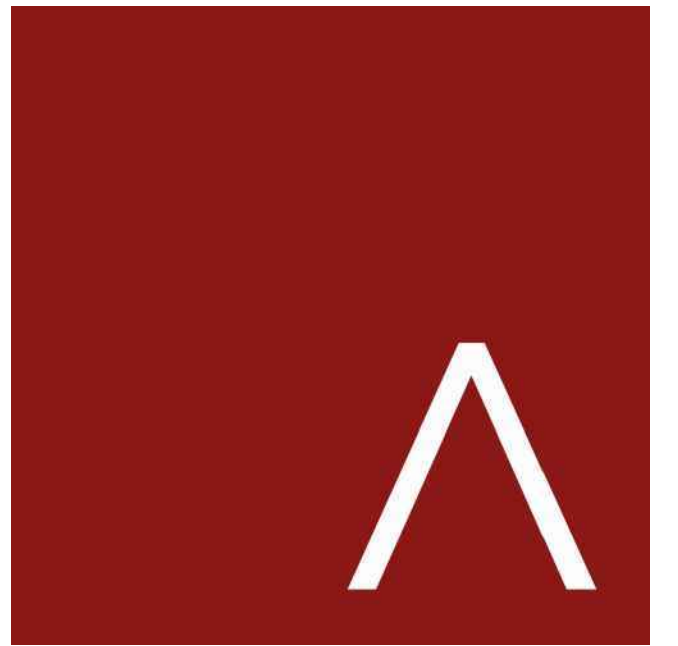
SHEET TITLE

SECOND FLOOR
PLAN

SHEET NUMBER

A102





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THE OAKS AT 8100
OAK CREEK

CITY ENTITLEMENT

PROGRESS DOCUMENTS

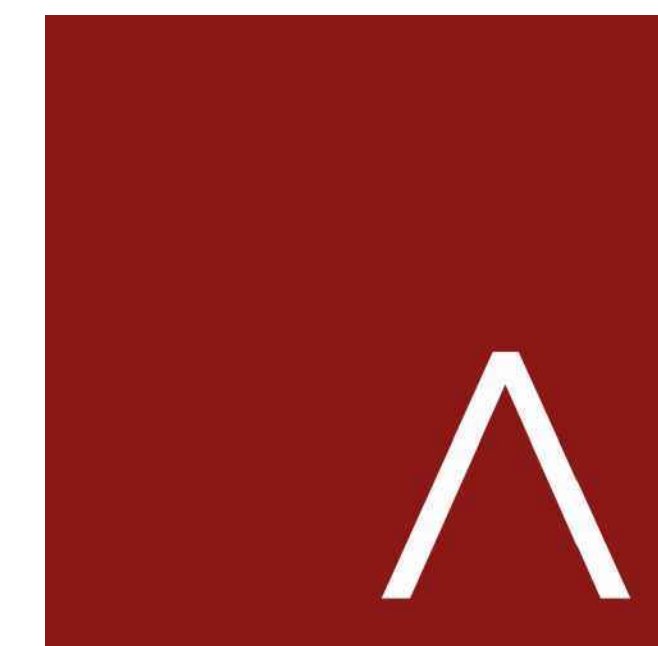
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DATE OF ISSUANCE 05/12/2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A103



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THE OAKS AT 8100
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CITY ENTITLEMENT

PROGRESS DOCUMENTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A200

OVERALL BUILDING

25,386 x 65% = 16,501 SF required

6,076 SF (24%) cement

board siding provided 15,656 SF (62%) masonry

9,580 SF (38%) 4" thick provided

brick provided

9,730 SF (38%) vinyl siding

provided

RIGHT ELEVATION

2,689 x 65% = 1,748 SF required

186 SF (7%) cement

board siding provided 1,618 SF (60%) masonry

1,432 SF (53%) 4" thick provided

brick provided

1,071 SF (40%) vinyl siding

provided

FRONT ELEVATION

9,150 x 65% = 5,948 SF required

2,630 SF (29%) cement

board siding provided 5,404 SF (59%) masonry

2,774 SF (30%) 4" thick provided

brick provided

3,746 SF (41%) vinyl siding

provided



9 RIGHT ELEVATION
3/32" = 1'-0"

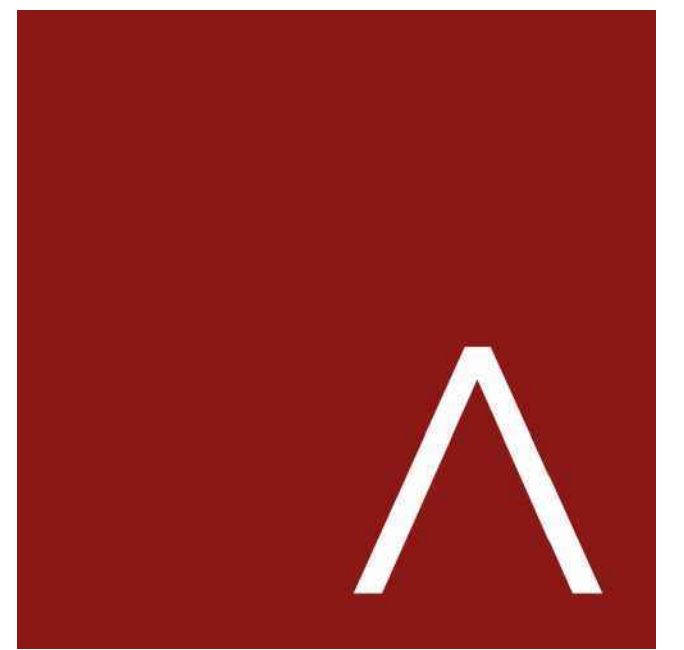


16 FRONT ELEVATION
3/32" = 1'-0"

2,630 SF

2,774 SF

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THE OAKS AT 8100
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CITY ENTITLEMENT

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A201

LEFT ELEVATION

2,689 x 65% = 1,748 SF required

186 SF (7%) cement board siding provided
1,618 SF (60%) masonry provided
1,432 SF (53%) 4" thick brick provided

1071 SF (40%) vinyl siding provided



REAR ELEVATION

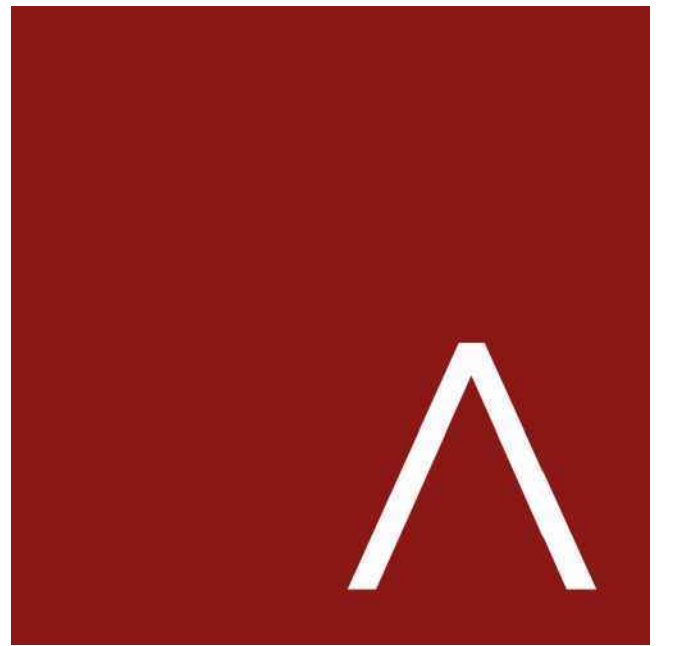
10,858 x 65% = 7,058 SF required

3,074 SF (28%) cement board siding provided
7,016 SF (64%) masonry provided
3,942 SF (36%) 4" thick brick provided

3842 SF (36%) vinyl siding provided



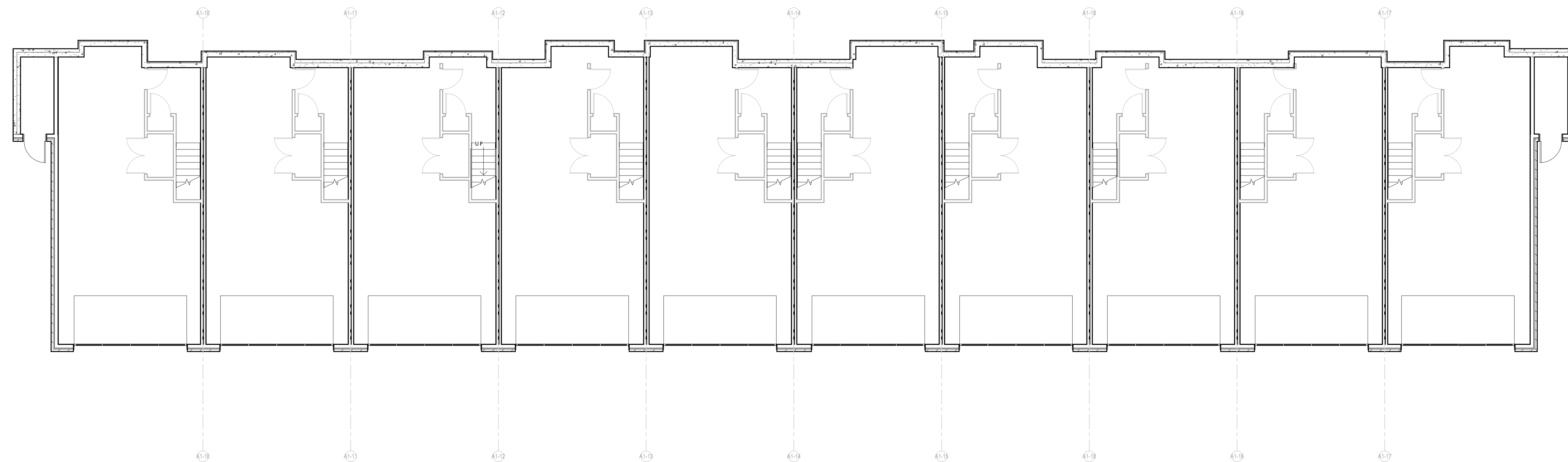
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THE OAKS AT 8100
OAK CREEK

CITY PREAPPLICATION DRAWINGS

PROGRESS DOCUMENTS

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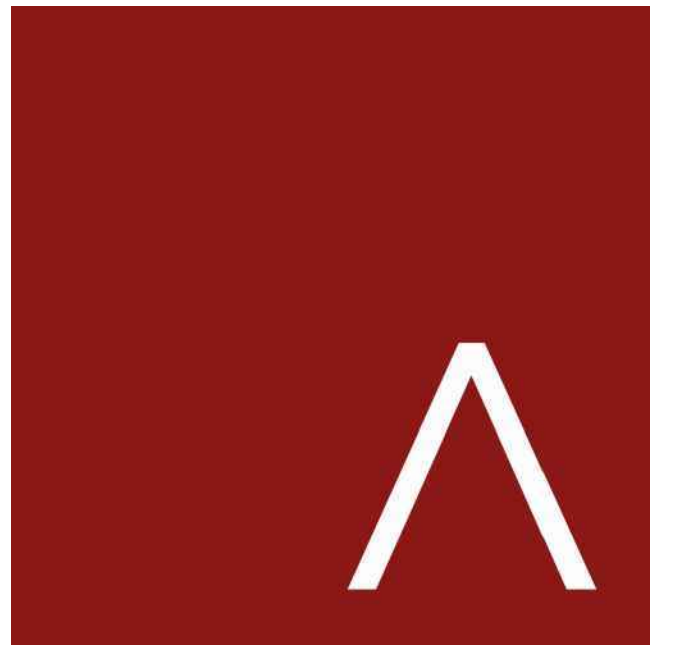
SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100

16 LOWER LEVEL PLAN
1/8" = 1'-0"



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THE OAKS AT 8100
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CITY PREAPPLICATION DRAWINGS

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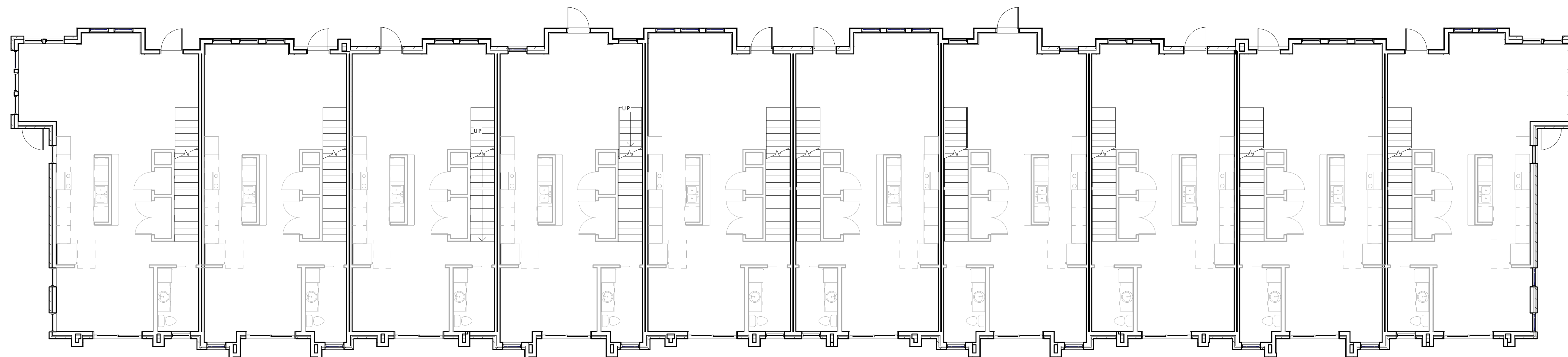
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Mark	Description	Date

SHEET TITLE

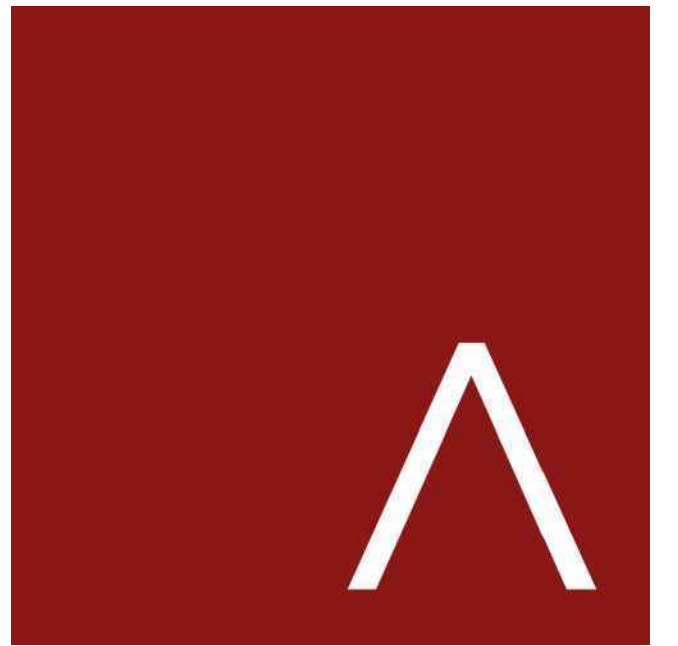
FIRST FLOOR PLAN

SHEET NUMBER

A101



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



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THE OAKS AT 8100
OAK CREEK

CITY PREAPPLICATION DRAWINGS

PROGRESS DOCUMENTS

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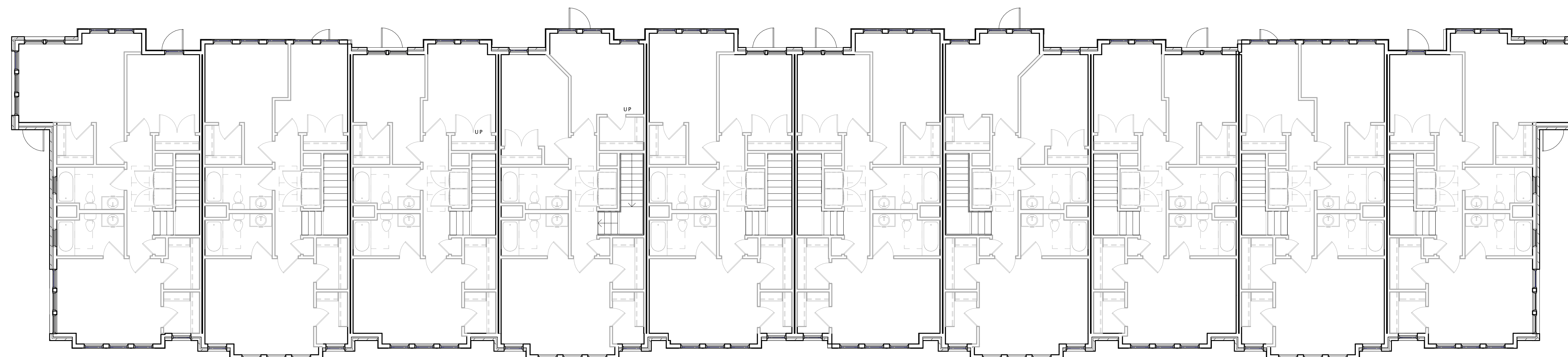
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR
PLAN

SHEET NUMBER

A102



16 SECOND FLOOR PLAN
1/8" = 1'-0"

2/16/2021 8:20:24 AM

15,075 x 65% = 9,799 SF required

7,960 SF (53%) provided

5,186 SF (34%) provided

13,146 SF (87%) provided

OVERALL BUILDING

25,386 x 65% = 16,501 SF required

6,076 SF (24%) cement board siding provided

15,656 SF (62%) masonry brick provided

9,580 SF (38%) 4" thick brick provided

9,730 SF (38%) vinyl siding provided

RIGHT ELEVATION

2,689 x 65% = 1,748 SF required

186 SF (7%) cement board siding provided

1,618 SF (60%) masonry brick provided

1,432 SF (53%) 4" thick brick provided

1,071 SF (40%) vinyl siding provided

5,388 x 65% = 3,502 SF required

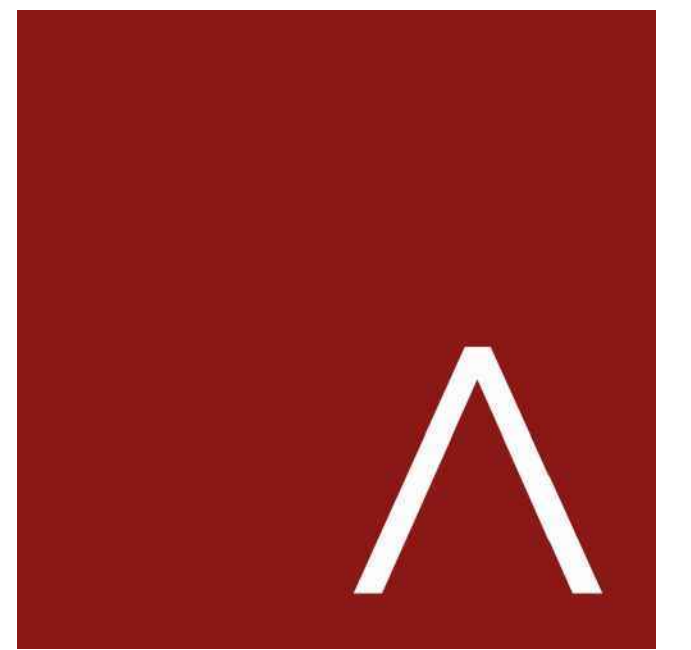
1,889 SF (35%) provided

2,566 SF (48%) provided

4,455 SF (82%) provided

1,265 x 65% = 822 SF required

952 SF (75%) provided



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THE OAKS AT 8100
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A200

5/12/2021 9:28:12 AM

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

1,265 x 65% = 822 SF required

952 SF (75%) provided

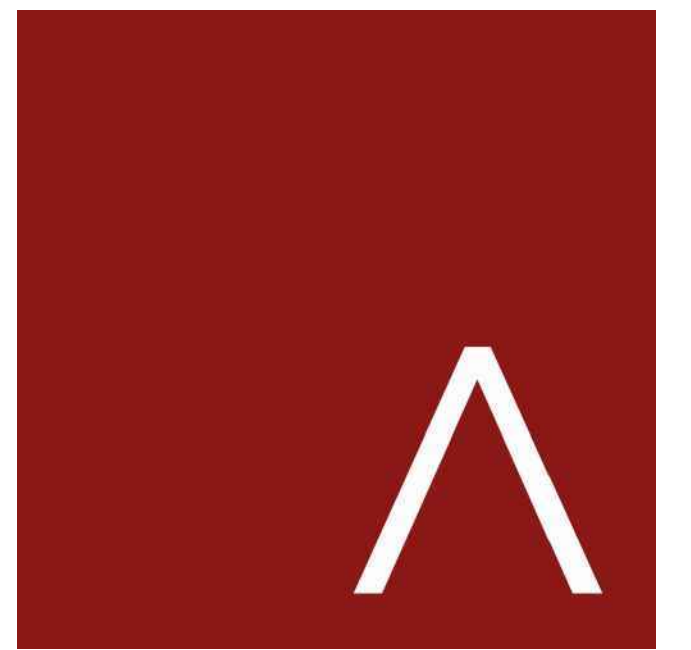


7,157 x 65% = 4,652 SF required

4,167 SF (58%) provided

2,620 SF (37%) provided

6,787 SF (95%) provided



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THE OAKS AT 8100
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

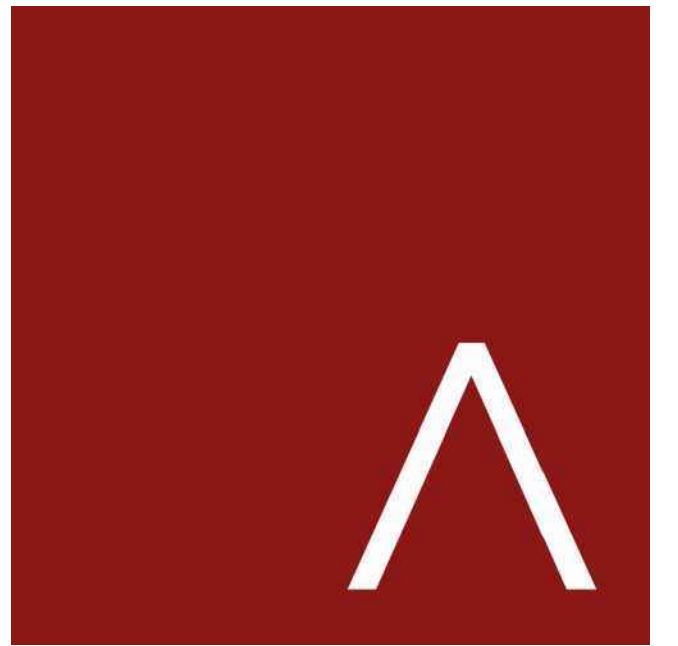
EXTERIOR
ELEVATIONS

SHEET NUMBER

A201

5/12/2021 9:28:13 AM

16 GARAGE ELEVATION
1/8" = 1'-0"



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THE OAKS AT 8100
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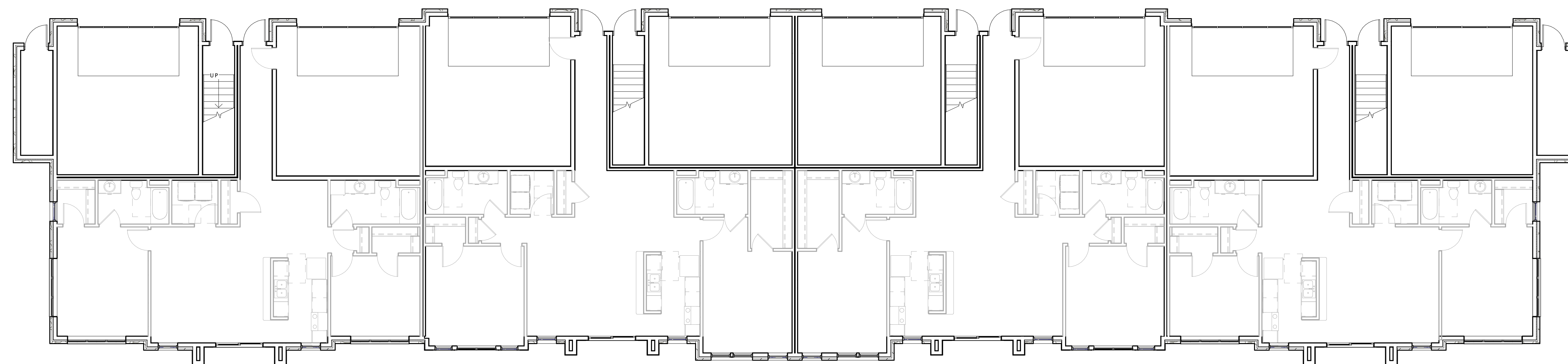
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

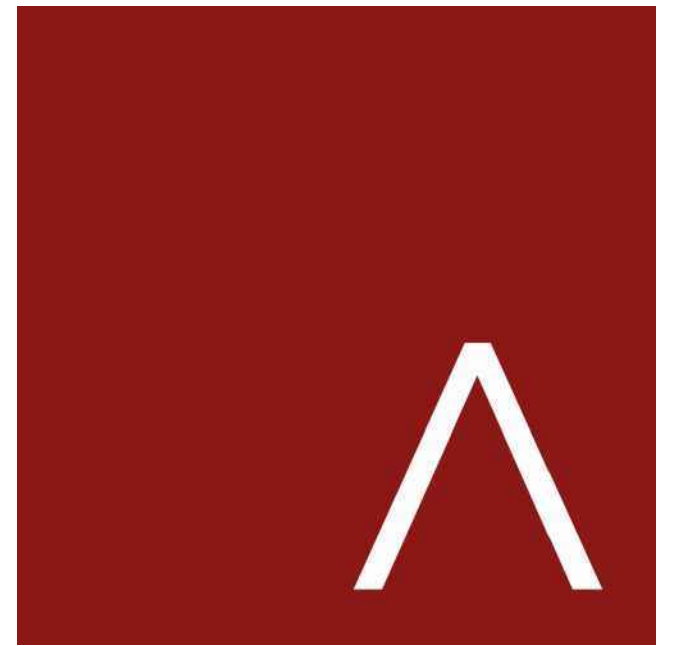
SHEET NUMBER

A101



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

2/16/2021 9:16:07 AM



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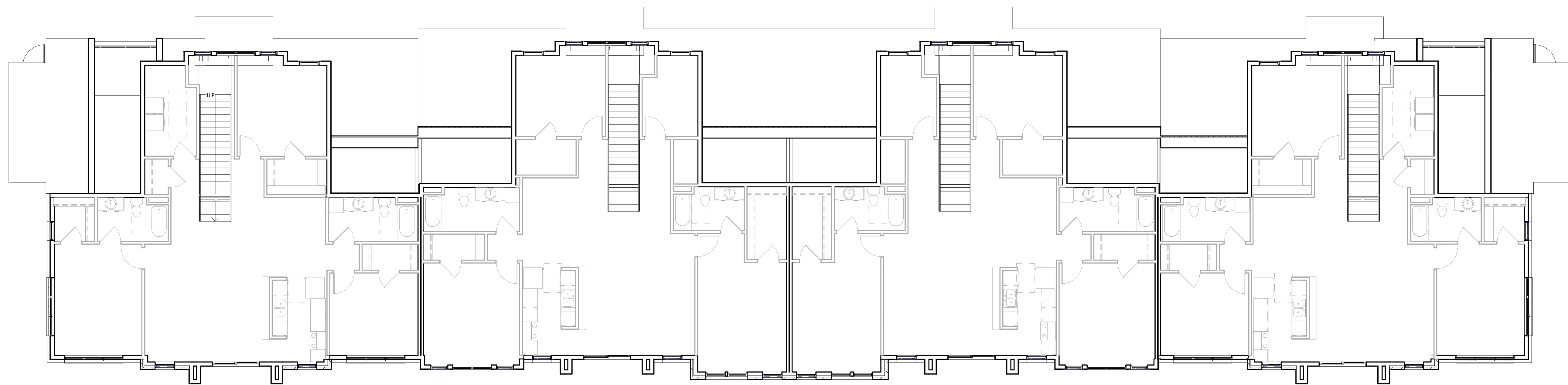
Mark	Description	Date

SHEET TITLE

SECOND FLOOR
PLAN

SHEET NUMBER

A102



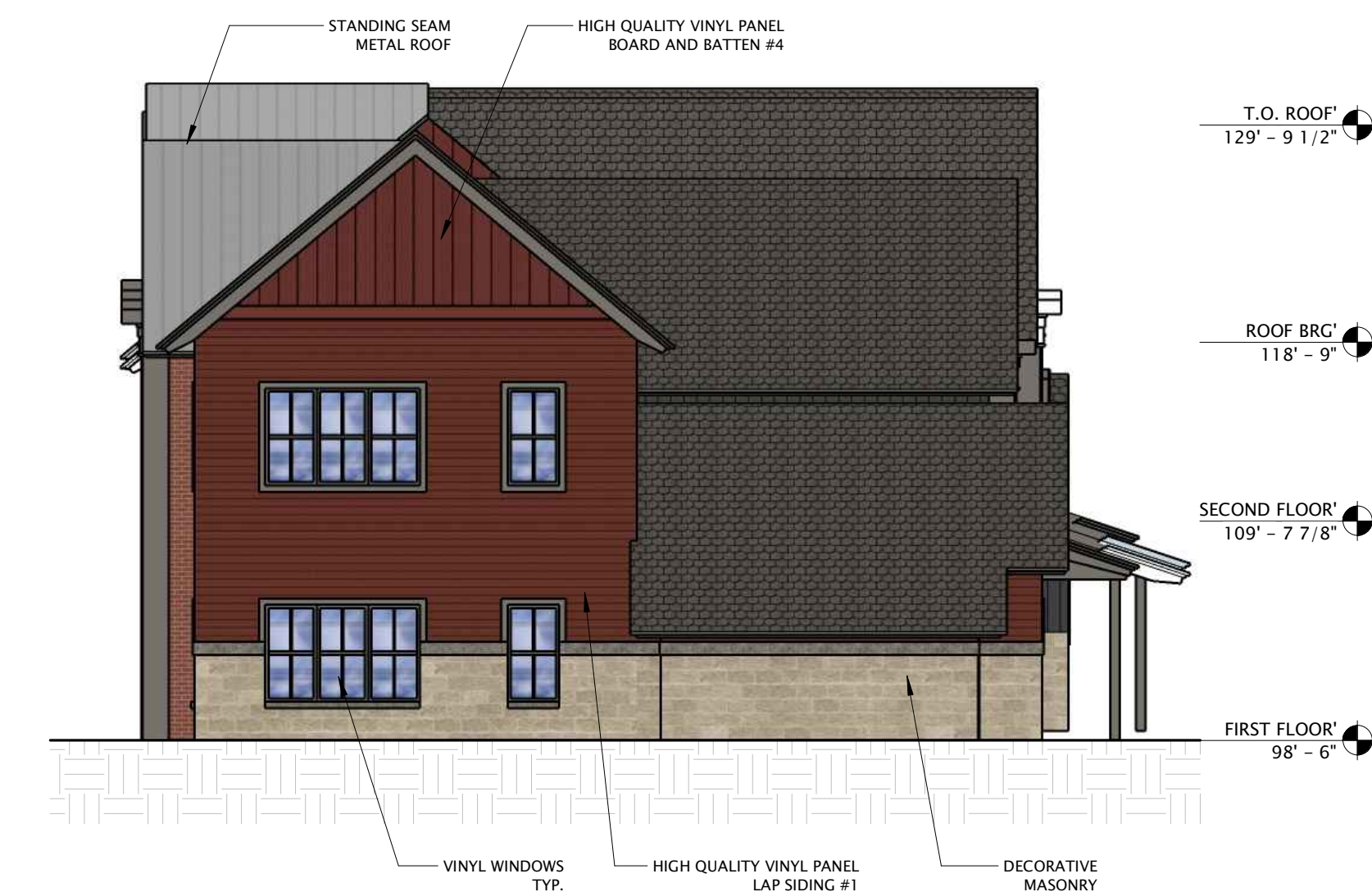
16 SECOND FLOOR PLAN
1/8" = 1'-0"

BUILDING ELEVATIONS

10,226 x 65% = 6,647 SF required
 3,404 SF (33%) cement board siding provided
 6,556 SF (64%) masonry provided
 3,152 SF (31%) 4" thick brick provided
 3,710 SF (36%) vinyl siding provided

RIGHT ELEVATION

707 x 65% = 460 SF required
 204 SF (29%) 4" thick brick provided
 503 SF (71%) vinyl siding provided



9 RIGHT ELEVATION
 1/8" = 1'-0"

FRONT ELEVATION

4,700 x 65% = 3,055 SF required
 1,972 SF (42%) cement board siding provided
 3,858 SF (82%) masonry provided
 1,886 SF (40%) 4" thick brick provided
 842 SF (18%) vinyl siding provided



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



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THE OAKS AT 8100
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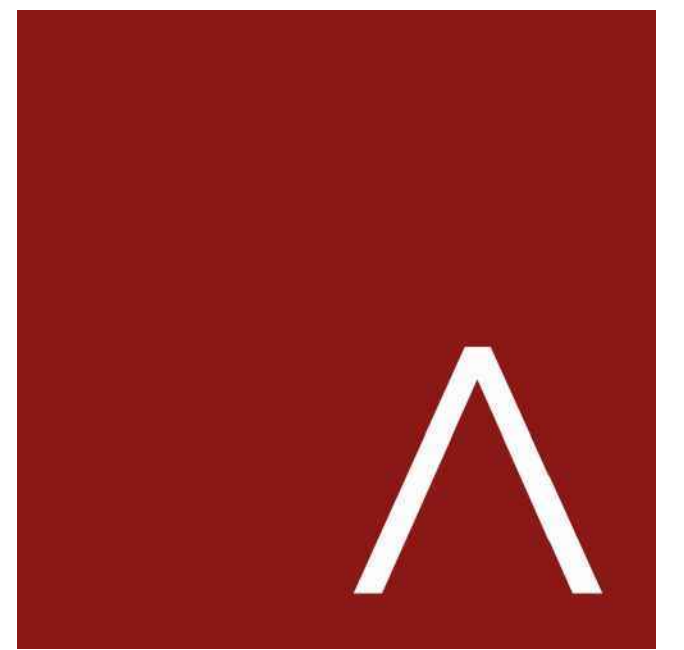
Mark	Description	Date

SHEET TITLE

EXTERIOR
 ELEVATIONS

SHEET NUMBER

A200



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THE OAKS AT 8100
OAK CREEK

CITY PREAPPLICATION DRAWINGS

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A201

LEFT ELEVATION

707 x 65% = 460 SF required

204 SF (29%) 4" thick
brick provided

503 SF (61%) vinyl siding
provided



GARAGE ELEVATION

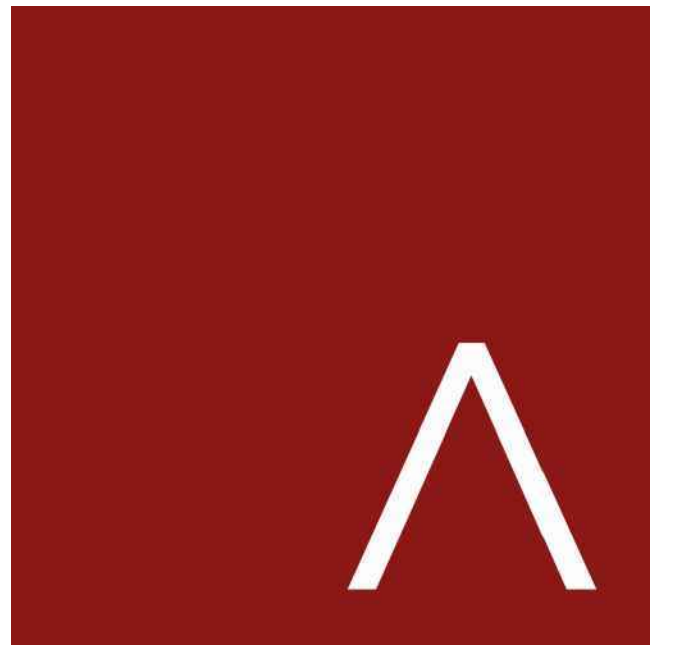
4,112 x 65% = 2,673 SF required

1,432 SF (35%) cement
board siding provided 2,290 SF (56%) masonry
provided
858 SF (21%) 4" thick
brick provided

1,822 SF (44%) vinyl siding
provided



5/12/2021 9:30:02 AM



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THE OAKS AT 8100
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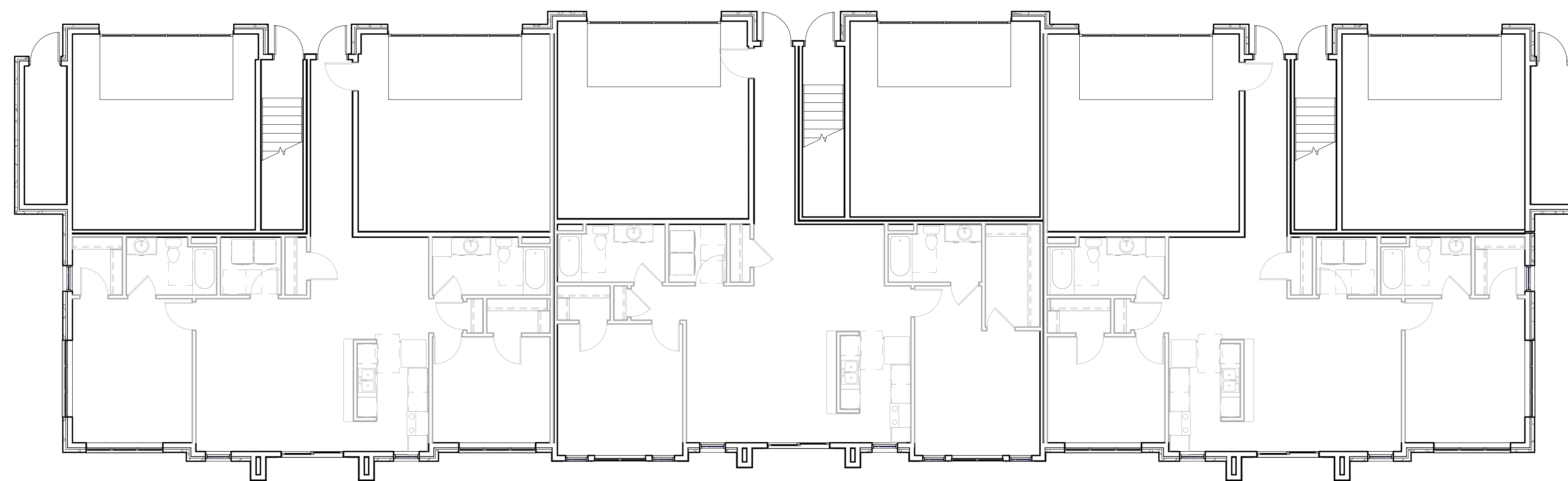
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

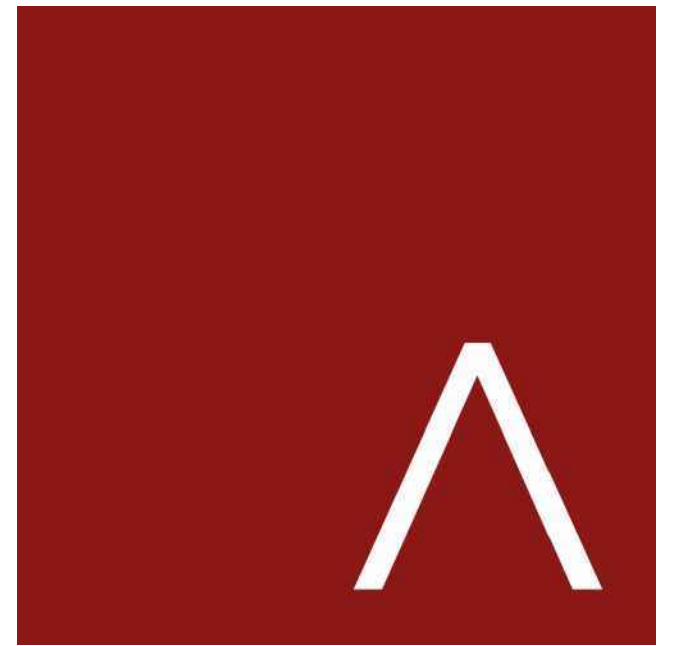
FIRST FLOOR PLAN

SHEET NUMBER

A101



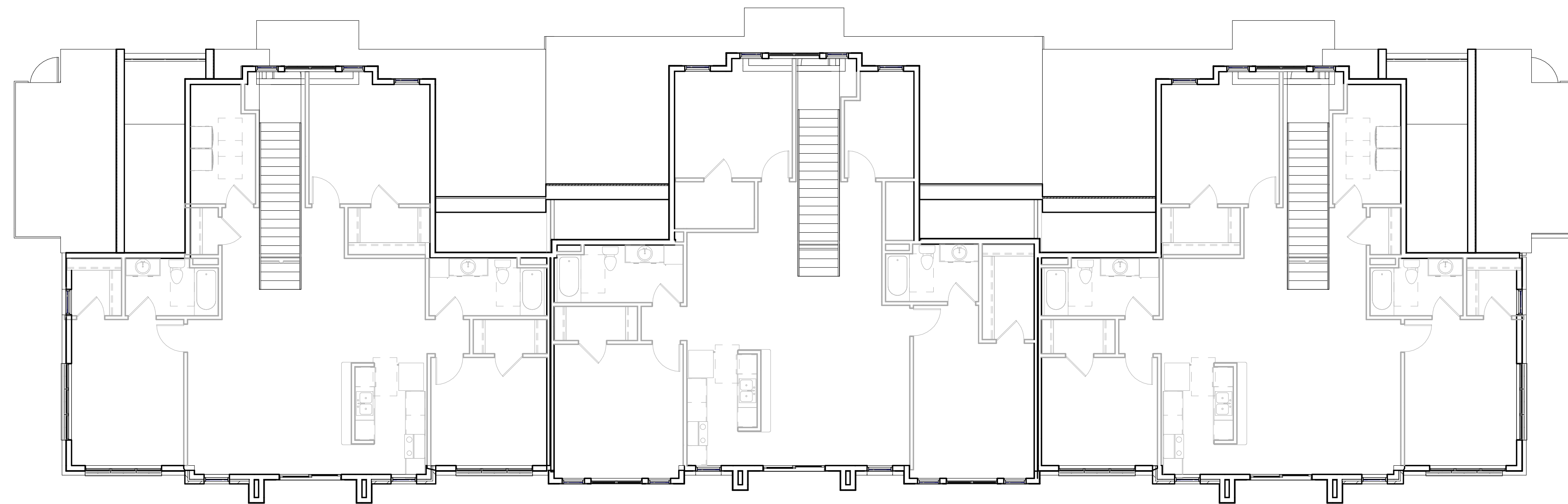
17 FIRST FLOOR PLAN
1/8" = 1'-0"



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THE OAKS AT 8100
OAK CREEK

CITY PREAPPLICATION DRAWINGS

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DATE OF ISSUANCE 05/12/2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SECOND FLOOR
PLAN

SHEET NUMBER

A102

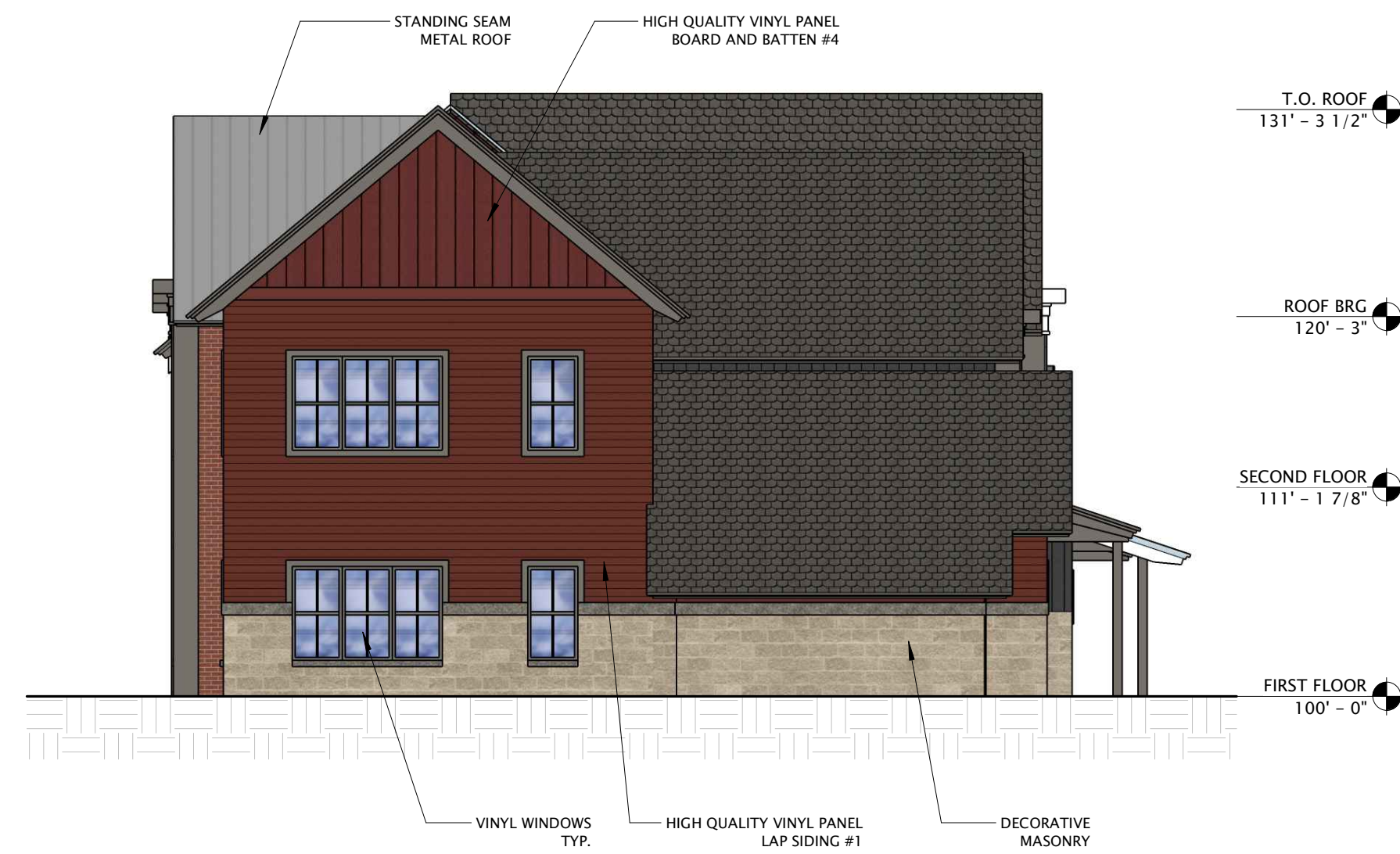
17 SECOND FLOOR PLAN
1/8" = 1'-0"

RIGHT ELEVATION

707 x 65% = 460 SF required

204 SF (29%) 4" thick brick provided

503 SF (61%) vinyl siding provided



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

FRONT ELEVATION

3,469 x 65% = 2,255 SF required

1,760 SF (51%) cement board siding provided 2,962 SF (86%) masonry

1,202 SF (35%) 4" thick brick provided

507 SF (14%) vinyl siding provided



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

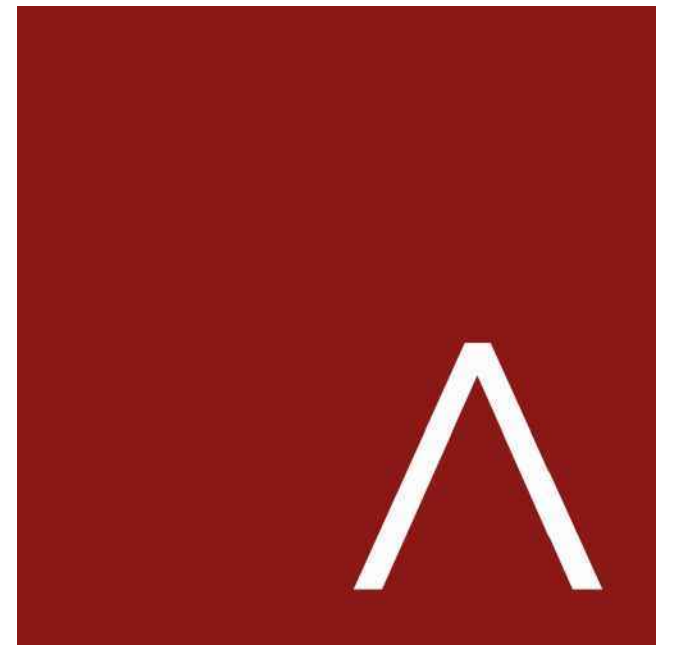
BUILDING ELEVATIONS

8,002 x 65% = 5,201 SF required

2,874 SF (35%) cement board siding provided 5,186 SF (65%) masonry

2,312 SF (28%) 4" thick brick provided

2,816 SF (35%) vinyl siding provided



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THE OAKS AT 8100
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A200

LEFT ELEVATION

707 x 65% = 460 SF required

204 SF (29%) 4" thick brick provided

503 SF (61%) vinyl siding provided



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

GARAGE ELEVATION

3,119 x 65% = 2,027 SF required

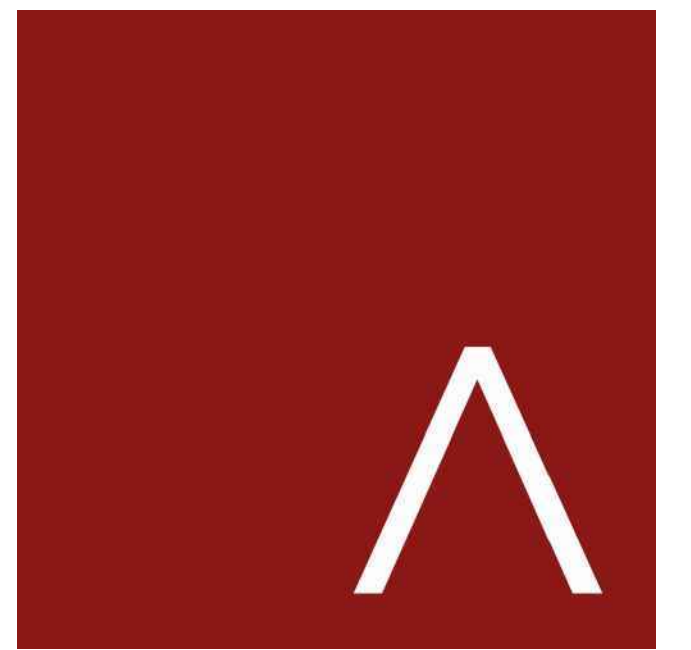
1,074 SF (34%) cement board siding provided 1,716 SF (55%) masonry provided

642 SF (21%) 4" thick brick provided

1407 SF (45%) vinyl siding provided



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



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THE OAKS AT 8100
OAK CREEK

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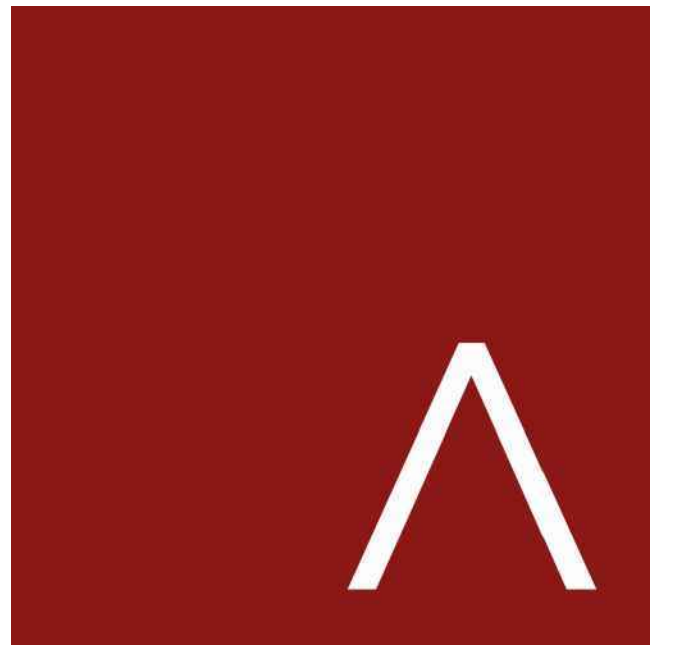
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

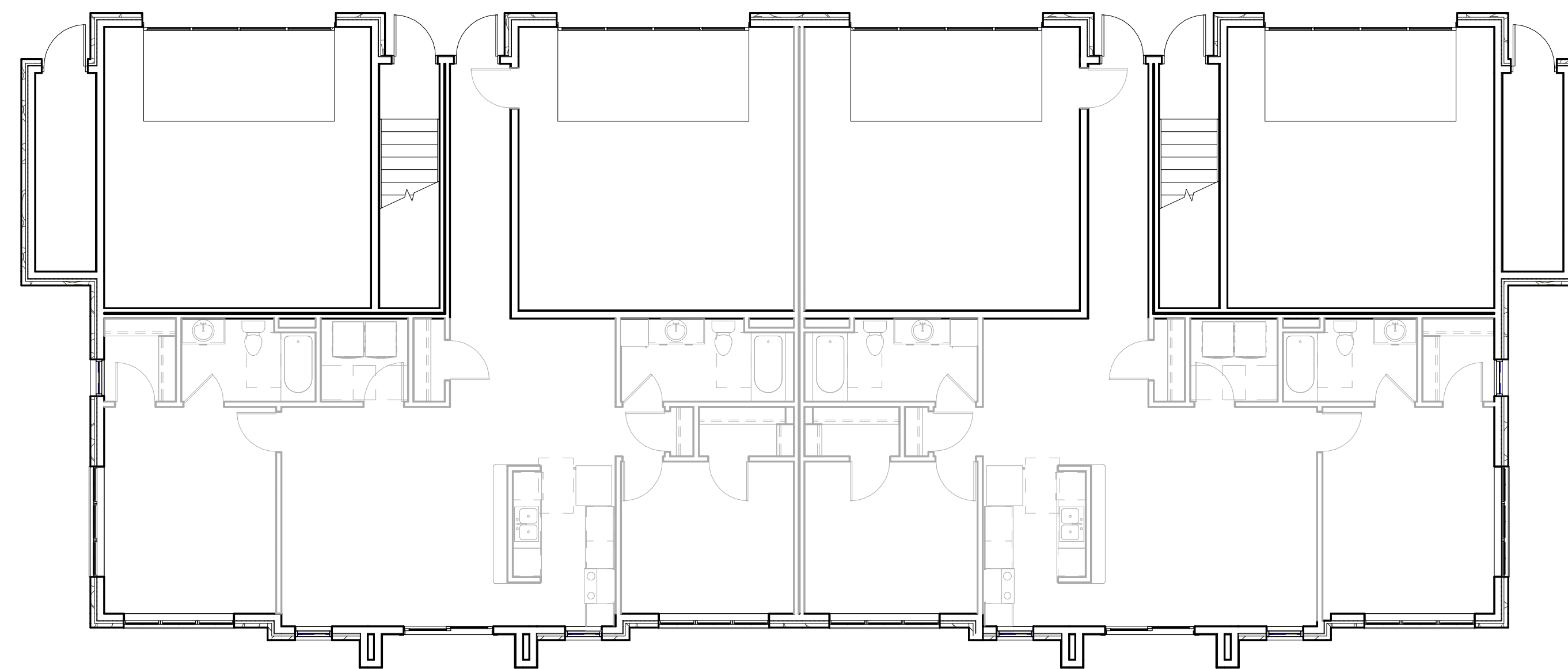
A201



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THE OAKS AT 8100
OAK CREEK

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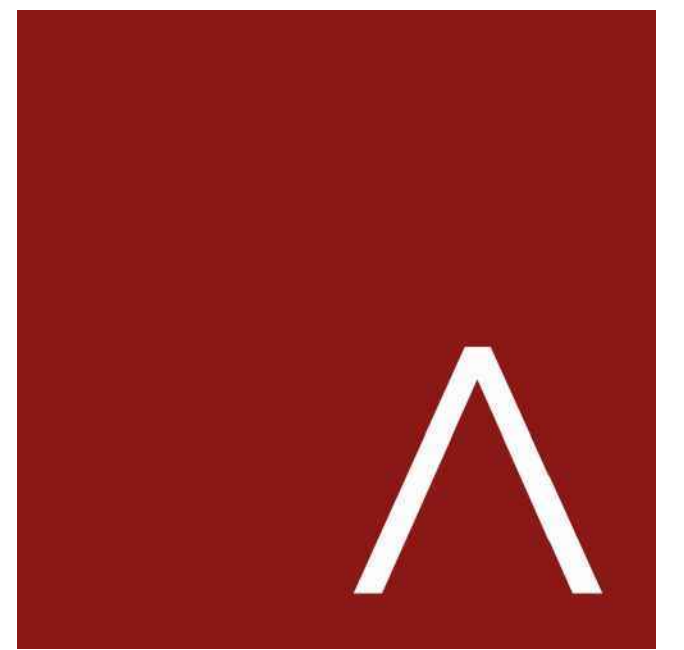
SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

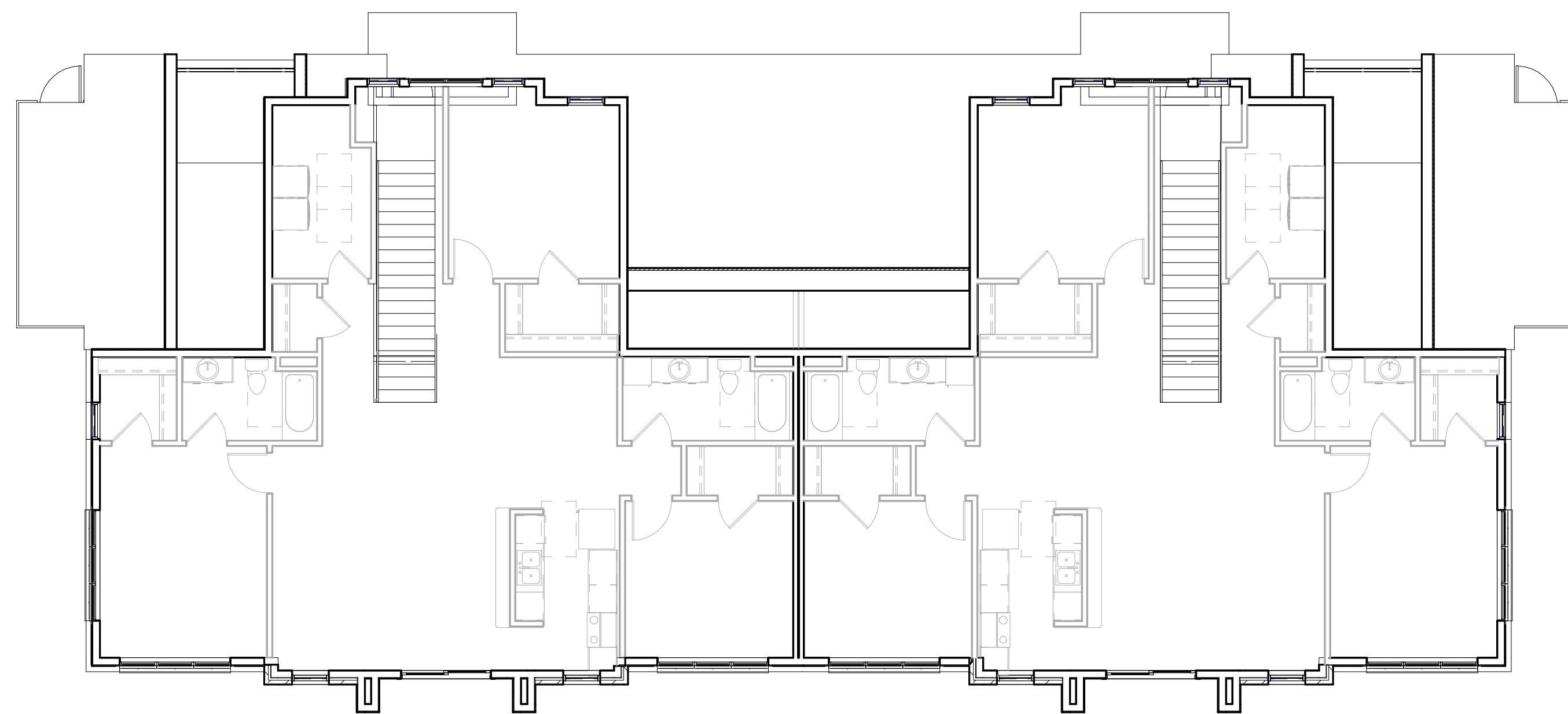
17 FIRST FLOOR PLAN
1/8" = 1'-0"



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THE OAKS AT 8100
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SHEET TITLE

SECOND FLOOR
PLAN

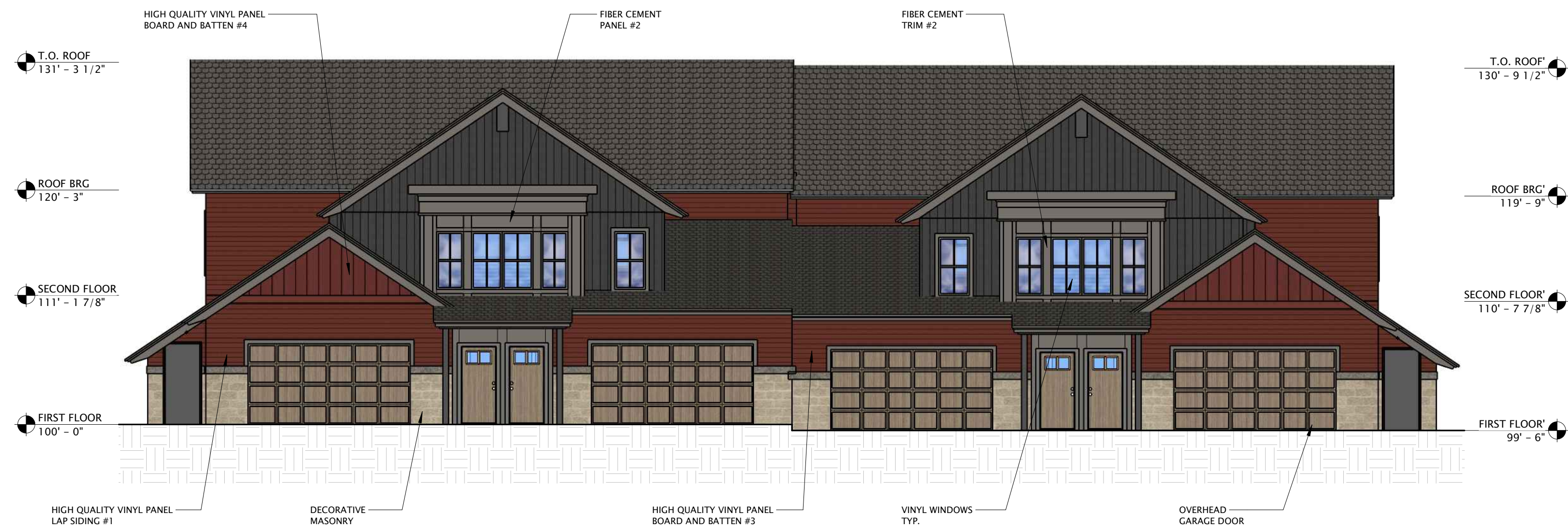
SHEET NUMBER

A102

17 SECOND FLOOR PLAN
1/8" = 1'-0"

GARAGE ELEVATION

2,126 x 65% = 1,382 SF required
 716 SF (34%) cement board siding provided
 1,142 SF (54%) masonry provided
 426 SF (20%) 4" thick brick provided
 984 SF (46%) vinyl siding provided



6 GARAGE ELEVATION Copy 1
 1/8" = 1'-0"

FRONT ELEVATION

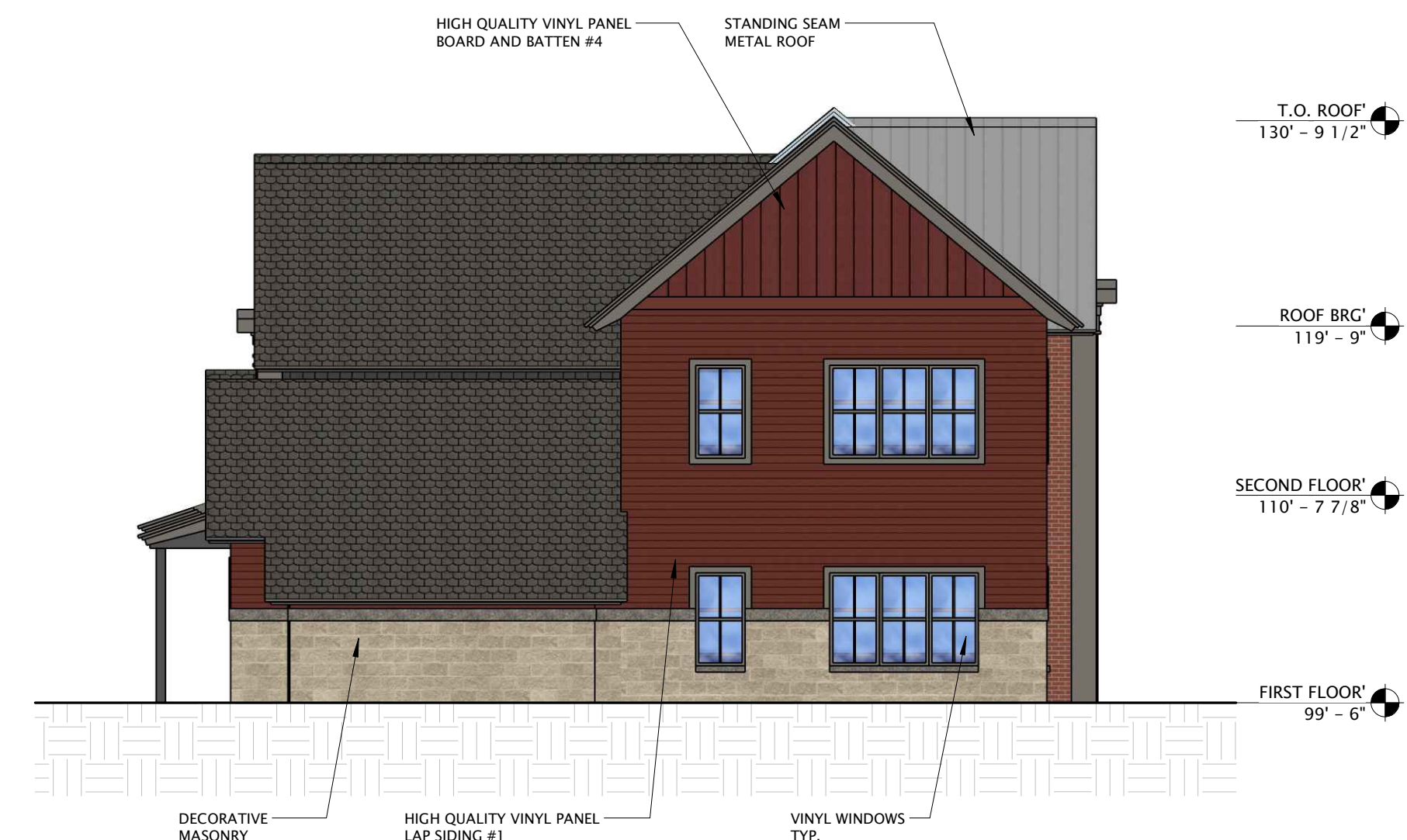
2,408 x 65% = 1,565 SF required
 600 SF (25%) cement board siding provided
 1,652 SF (69%) masonry provided
 1,052 SF (44%) 4" thick brick provided
 756 SF (31%) vinyl siding provided



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

BUILDING ELEVATIONS

5,948 x 65% = 3,866 SF required
 1,316 SF (22%) cement board siding provided
 2,962 SF (54%) masonry provided
 1,886 SF (32%) 4" thick brick provided
 2,986 SF (46%) vinyl siding provided



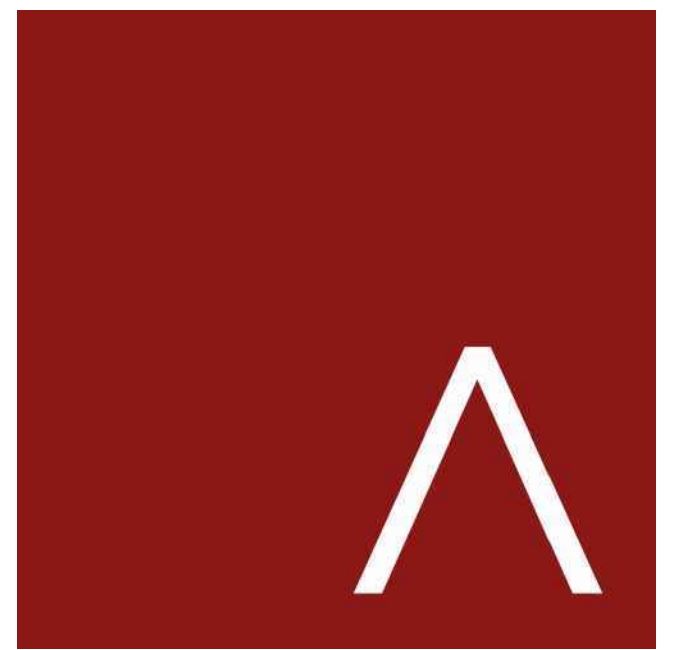
9 LEFT ELEVATION Copy 1
 1/8" = 1'-0"

SIDE ELEVATIONS

707 x 65% = 460 SF required
 204 SF (29%) 4" thick brick provided
 503 SF (61%) vinyl siding provided



19 RIGHT ELEVATION Copy 1
 1/8" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
 ELEVATIONS

SHEET NUMBER

A200