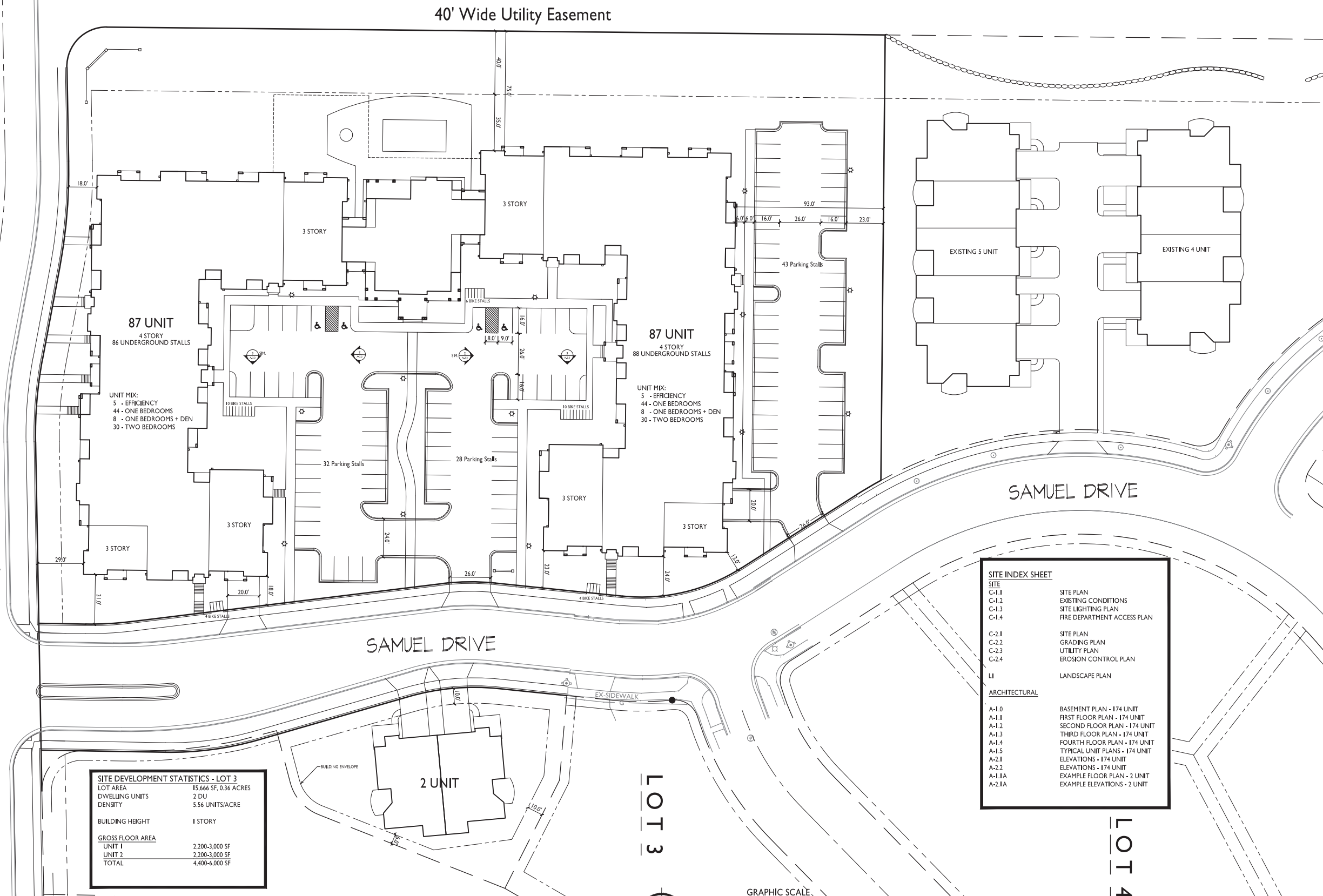


N. PLEASANT VIEW ROAD



**SITE DEVELOPMENT STATISTICS - LOT 2**

LOT AREA	184,425 SF/4.22 ACRES
DWELLING UNITS	174 DU
DENSITY	41.23 UNITS/ACRE
BUILDING HEIGHT	4 STORIES
<b>GROSS FLOOR AREA</b>	
SOUTH WING	97,012 SF
NORTH WING	96,516 SF
CLUBHOUSE	8,475 SF
TOTAL	202,003 SF
FLOOR AREA RATIO	1.10
<b>UNIT MIX</b>	
EFFICIENCY	10
ONE BEDROOM	88
ONE BED + DEN	16
TWO BEDROOM	60
TOTAL	174
<b>VEHICLE PARKING</b>	
SURFACE	103
GARAGE	174
TOTAL	277
PARKING RATIO	1.59 STALLS/UNIT
<b>BIKE PARKING</b>	
2x6 SURFACE	34
GARAGE (2x6)	120
GARAGE (WALL HUNG)	38
TOTAL	192

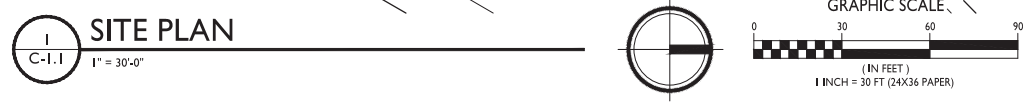


**SITE DEVELOPMENT STATISTICS - LOT 3**

LOT AREA	15,666 SF, 0.36 ACRES
DWELLING UNITS	2 DU
DENSITY	5.56 UNITS/ACRE
BUILDING HEIGHT	1 STORY
<b>GROSS FLOOR AREA</b>	
UNIT 1	2,200-3,000 SF
UNIT 2	2,200-3,000 SF
TOTAL	4,400-6,000 SF

**SITE INDEX SHEET**

<b>SITE</b>	
C-1.1	SITE PLAN
C-1.2	EXISTING CONDITIONS
C-1.3	SITE LIGHTING PLAN
C-1.4	FIRE DEPARTMENT ACCESS PLAN
<b>SITE PLAN</b>	
C-2.1	GRADING PLAN
C-2.2	UTILITY PLAN
C-2.3	EROSION CONTROL PLAN
C-2.4	
L1	LANDSCAPE PLAN
<b>ARCHITECTURAL</b>	
A-1.0	BASEMENT PLAN - 174 UNIT
A-1.1	FIRST FLOOR PLAN - 174 UNIT
A-1.2	SECOND FLOOR PLAN - 174 UNIT
A-1.3	THIRD FLOOR PLAN - 174 UNIT
A-1.4	FOURTH FLOOR PLAN - 174 UNIT
A-1.5	TYPICAL UNIT PLANS - 174 UNIT
A-2.1	ELEVATIONS - 174 UNIT
A-2.2	ELEVATIONS - 174 UNIT
A-1.1A	EXAMPLE FLOOR PLAN - 2 UNIT
A-2.1A	EXAMPLE ELEVATIONS - 2 UNIT



**SITE PLAN**  
C-1.1 1" = 30'-0"

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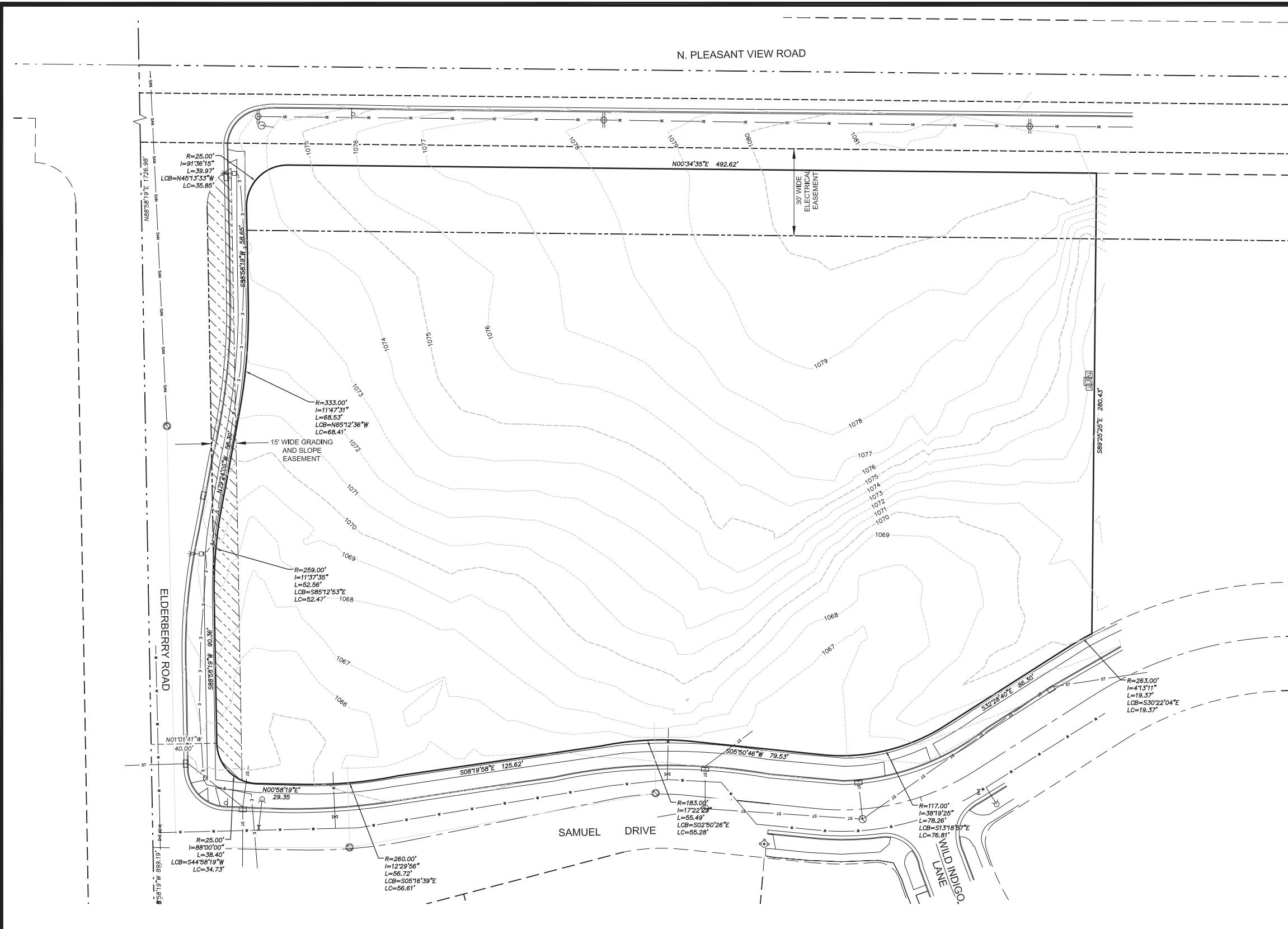
PROJECT TITLE  
**Tuscany Apartments**

302 Samuel Drive  
Madison, Wisconsin  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

**C-1.1**

PROJECT NO. 1351  
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- NOTES**
1. UTILITY WARNING  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
  2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
  3. NOTIFY OWNER, ENGINEER AND CITY OF MADISON AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

MARK	REVISION	DATE	BY

Checked By: XXX  
 Date: 03-25-14  
 Scale: 1" = 30'  
 Field Bk: Pgs:

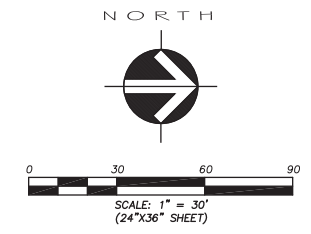
**TUSCANY AT PRAIRIE POINT**  
 EXISTING CONDITIONS  
**SNYDER & ASSOCIATES**

MADISON, WISCONSIN

5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444

IOWA  
 MISSOURI  
 NEBRASKA  
 WISCONSIN


 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE




PROJECT No. GAL02  
 Sheet C1.2

Project No: 114.0138.30  
 Sheet C1.2

N. PLEASANT VIEW ROAD

40' Wide Utility Easement

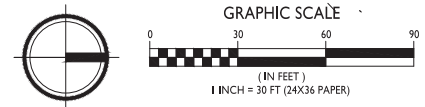
ELDERBERRY ROAD

SAMUEL DRIVE

SAMUEL DRIVE

LOT 3

**1**  
C-1.3  
**SITE LIGHTING PLAN**  
1" = 30'-0"



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Issued for Land Use - April 2, 2014

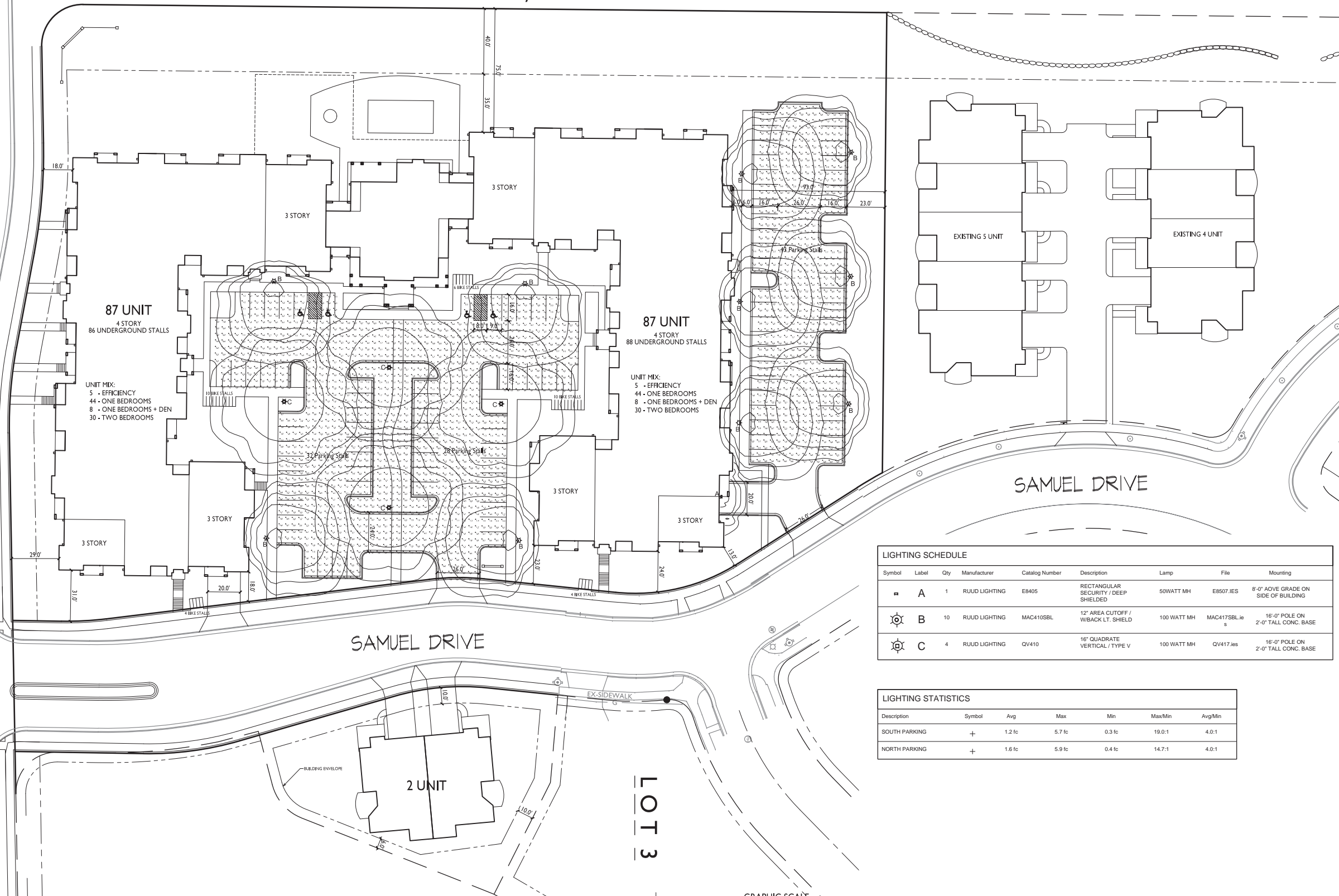
PROJECT TITLE  
**Tuscany  
Apartments**

302 Samuel Drive  
Madison, Wisconsin  
SHEET TITLE  
**Site Lighting Plan**

SHEET NUMBER

**C-1.3**

PROJECT NO. 1351  
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**LIGHTING SCHEDULE**

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
■	A	1	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	E8507.IES	8'-0" ABOVE GRADE ON SIDE OF BUILDING
⊙	B	10	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBL.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
⊙	C	4	RUUD LIGHTING	QV410	16" QUADRATE VERTICAL / TYPE V	100 WATT MH	QV417.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

**LIGHTING STATISTICS**

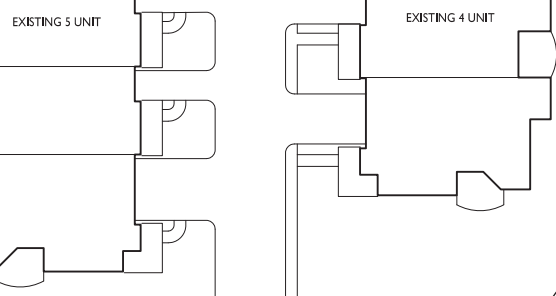
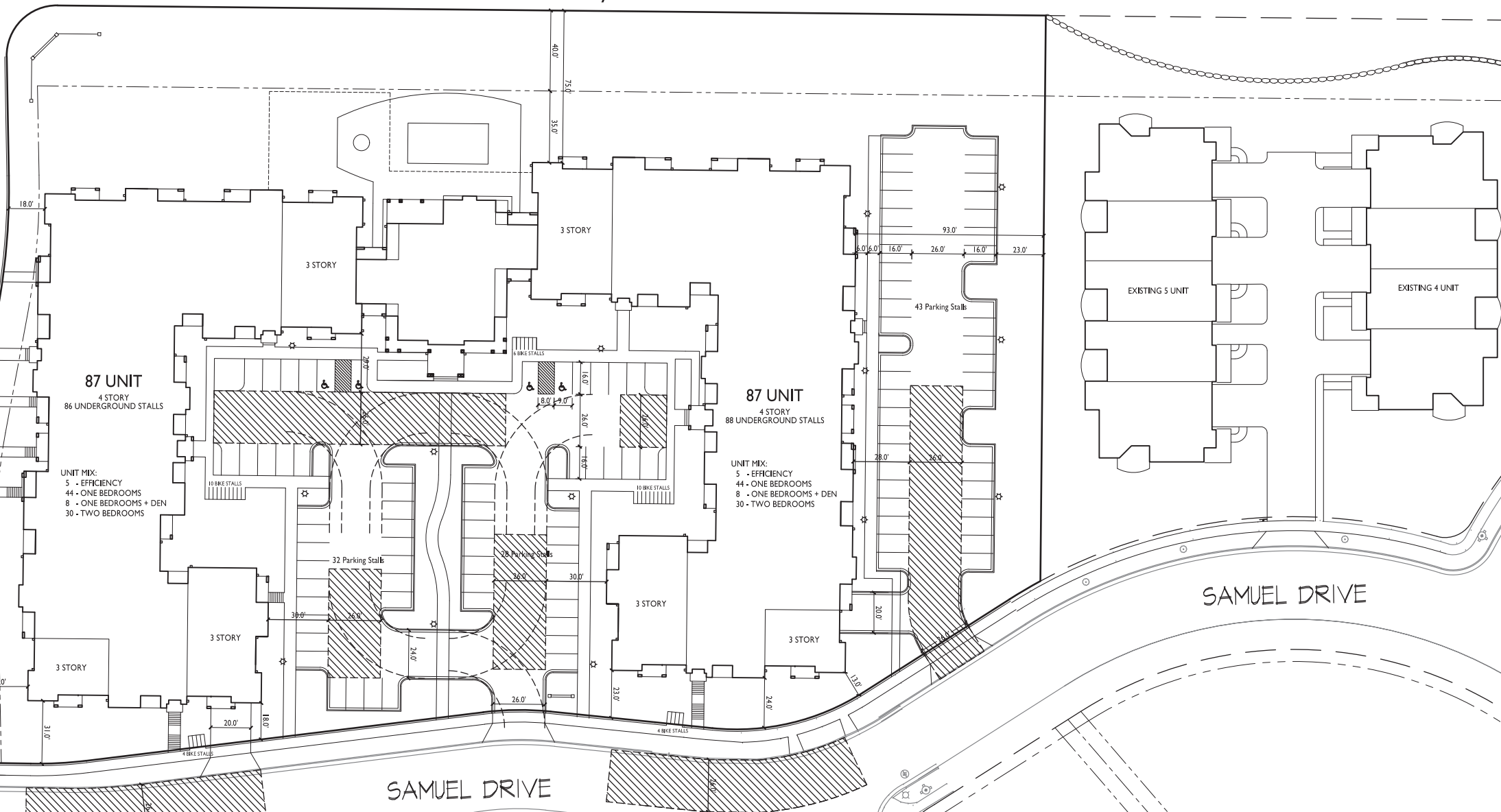
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SOUTH PARKING	+	1.2 fc	5.7 fc	0.3 fc	19.0:1	4.0:1
NORTH PARKING	+	1.6 fc	5.9 fc	0.4 fc	14.7:1	4.0:1

N. PLEASANT VIEW ROAD

40' Wide Utility Easement

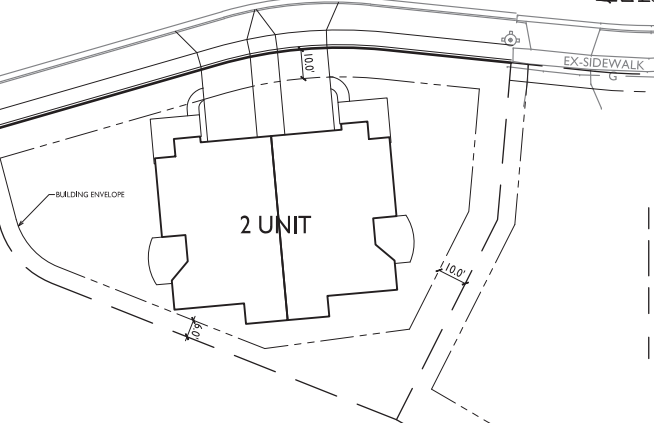


ELDERBERRY ROAD



SAMUEL DRIVE

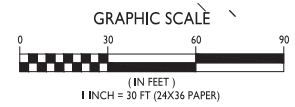
SAMUEL DRIVE



LOT 3

LOT 4

**FIRE DEPARTMENT ACCESS PLAN**  
1" = 30'-0"



ISSUED  
Issued for Land Use - April 2, 2014

PROJECT TITLE  
**Tuscany  
Apartments**

302 Samuel Drive  
Madison, Wisconsin  
SHEET TITLE  
**Fire Department  
Access Plan**

SHEET NUMBER

**C-1.4**

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N. PLEASANT VIEW ROAD

ELDERBERRY ROAD

SAMUEL DRIVE

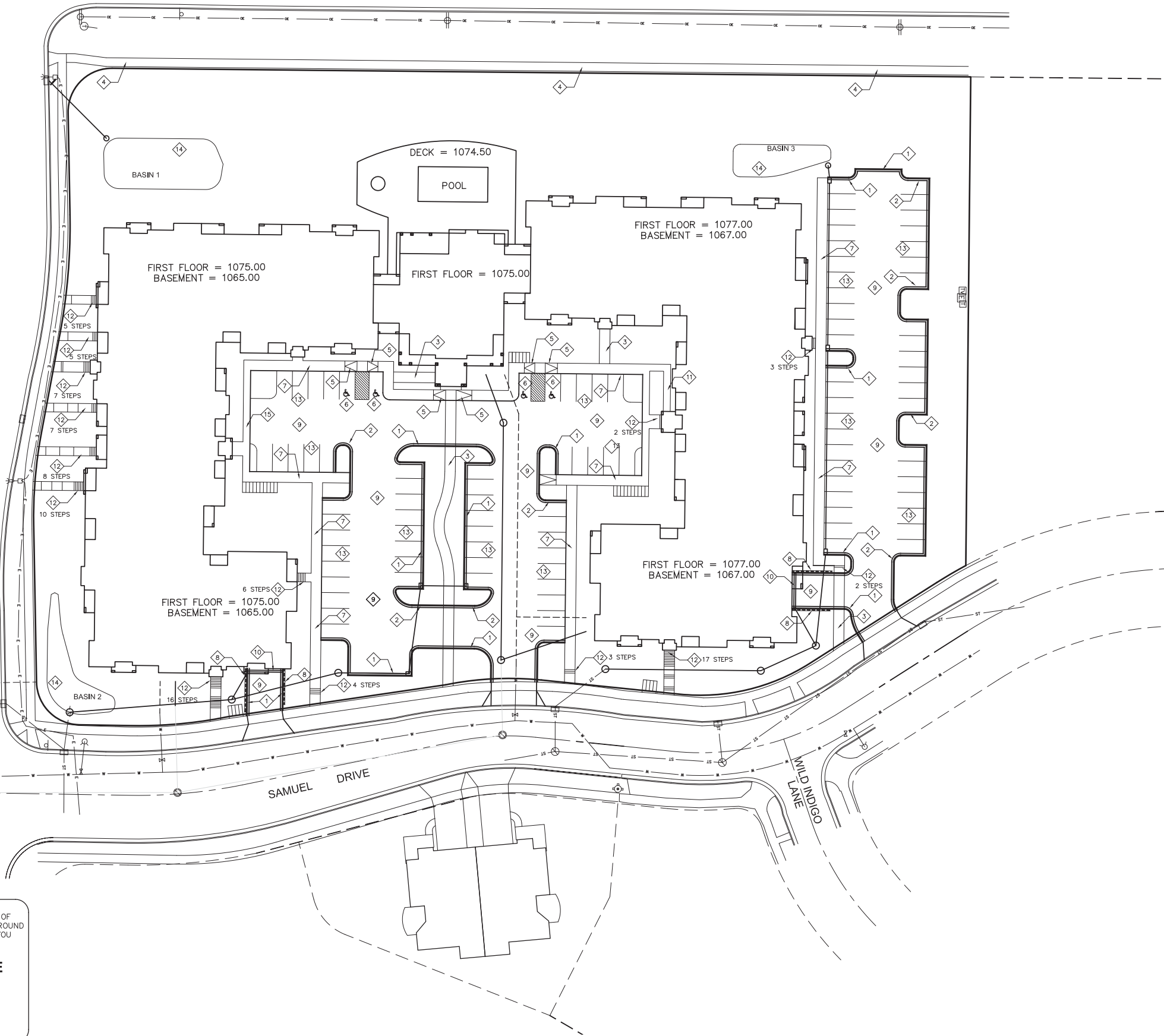
MILD INDIGO LANE

**SITE DEVELOPMENT DATA**

LOT AREA:	??? SF OR ??? ACRES
DWELLING UNITS:	GDP - 184 UNITS
LOT AREA PER UNIT:	SIP PROPOSED - 1,872 SF/UNIT
DENSITY:	23.3 DU/ACRE
SITE COVERAGE:	BUILDING: 38,269 SF (19.46%)
	PAVEMENT: 41,827 SF (21.27%)
	USABLE OPEN SPACE: 21,342 SF (203.3 SF/DU)
BUILDING HEIGHT:	GDP - 45'-0" (PLUS 15% ONE ELEVATION = 51'-9")
	SIP PROPOSED - 45'-0" (PLUS 51'-0" ONE ELEVATION)
VEHICLE PARKING:	GDP - VARIES, SET AT SIP
	SIP PROPOSED - UNDERGROUND 95 STALLS
	SURFACE 89 STALLS
	TOTAL 184 STALLS (1.76/DU)
BIKE PARKING	SURFACE (SHORT TERM) 30 STALLS
	UNDERGROUND (LONG TERM) 109 STALLS
	TOTAL 139 STALLS

**PLAN KEY**

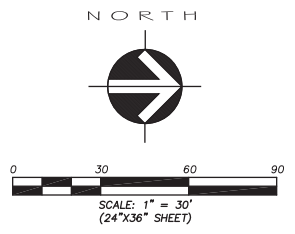
- 1 18" ACCEPTING CURB AND GUTTER
- 2 18" REJECTING CURB AND GUTTER
- 3 6' WIDE CONCRETE SIDEWALK
- 4 5' WIDE CONCRETE SIDEWALK
- 5 HANDICAP RAMP
- 6 HANDICAP STALL WITH SIGNAGE
- 7 6' WIDE THICKENED SIDEWALK
- 8 PROPOSED RETAINING WALL
- 9 PROPOSED ASPHALT PAVEMENT
- 10 TRENCH DRAIN WITH GRATE
- 11 4' WIDE SIDEWALK
- 12 CONCRETE STAIRS
- 13 9' x 16' PAINTED PARKING STALL (TYP)
- 14 BIORETENTION BASIN
- 15 4' WIDE THICKENED SIDEWALK



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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1-800-242-8511  
TOLL FREE

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



MARK	REVISION	DATE	BY
Engineer: XXX	Checked By: XXX	Scale: 1"=30'	
Technician: XXX	Date: 03-25-14	Field Bk:	
Project No: 114-0138-30			Sheet C2.1

**TUSCANY AT PRAIRIE POINT**

**SITE PLAN**

MADISON, WISCONSIN

5010 YOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444

**SNYDER & ASSOCIATES**

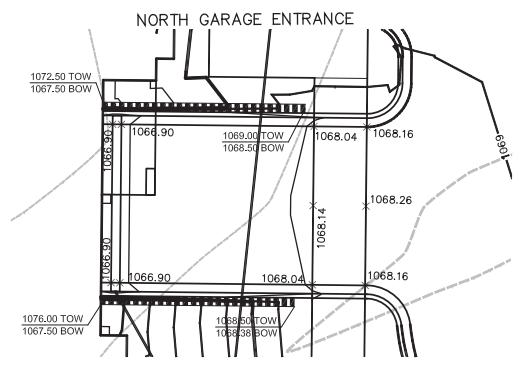
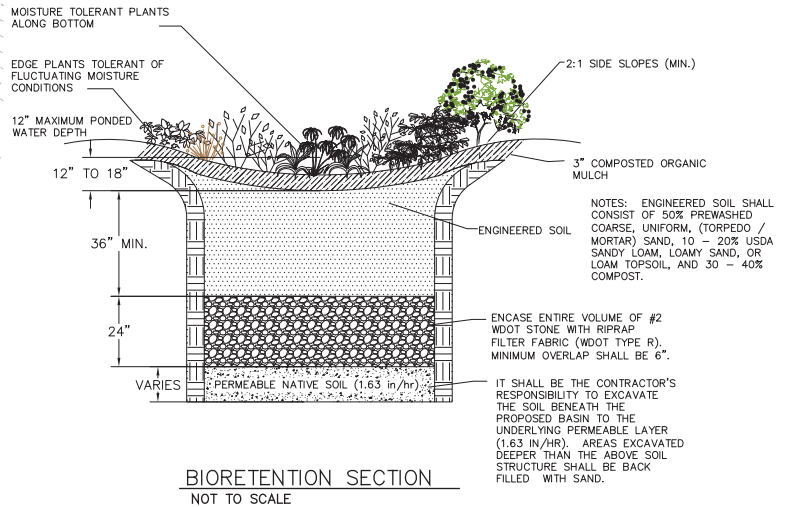
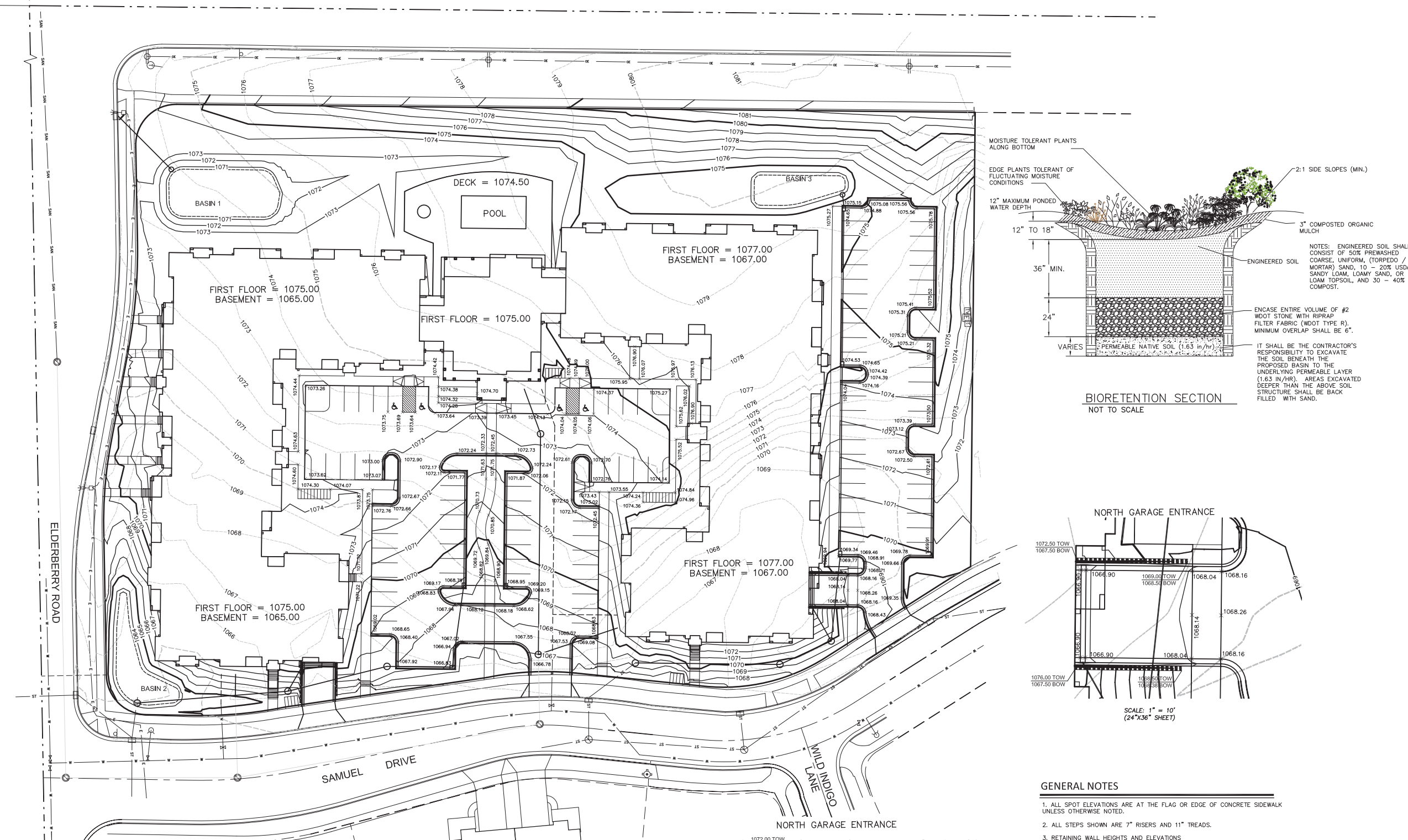
MISSOURI  
WISCONSIN  
IOWA  
NEBRASKA



PROJECT No. GAL02

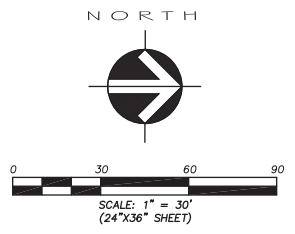
Sheet C2.1

N. PLEASANT VIEW ROAD



**GENERAL NOTES**

1. ALL SPOT ELEVATIONS ARE AT THE FLAG OR EDGE OF CONCRETE SIDEWALK UNLESS OTHERWISE NOTED.
2. ALL STEPS SHOWN ARE 7" RISERS AND 11" TREADS.
3. RETAINING WALL HEIGHTS AND ELEVATIONS  
BOW = BOTTOM OF WALL  
TOW = TOP OF WALL



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
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MARK	REVISION	DATE	BY
XXX	Checked By: XXX	1" = 30"	
XXX	Date: 03-25-14	Field Bk:	
XXX	Date: 03-25-14		

**MADISON, WISCONSIN**

---

IOWA MISSOURI  
NEBRASKA WISCONSIN

---

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**TUSCANY AT PRAIRIE POINT**

**GRADING PLAN**

**SNYDER & ASSOCIATES**

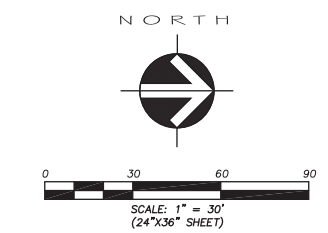
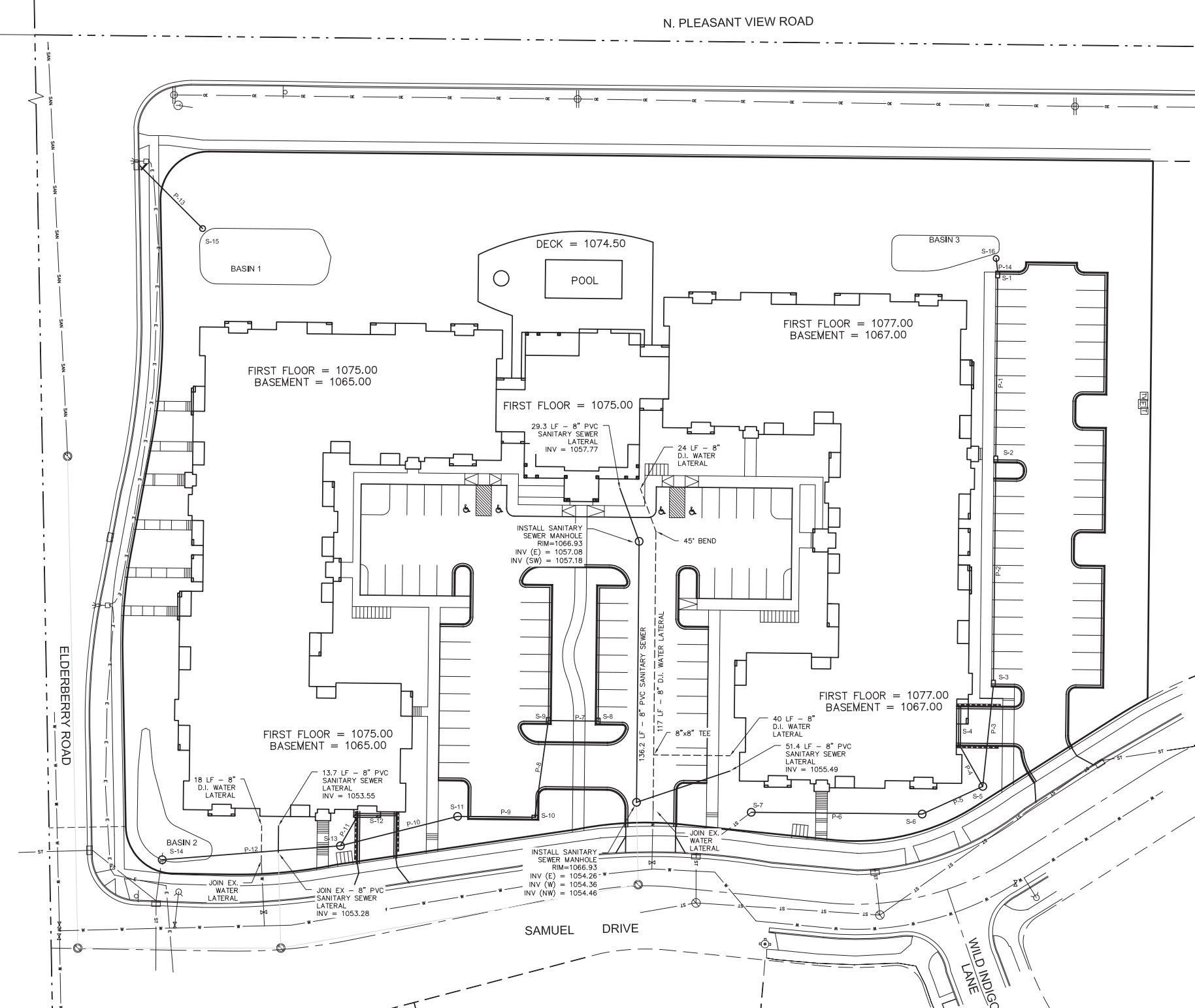
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PROJECT No. GAL02

Sheet C2.2

GENERAL NOTES

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- ALL CONSTRUCTION WORK SHALL BE GOVERNED BY THE CURRENT EDITION OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.
- NOTIFY OWNER, ENGINEER AND CITY OF MADISON AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% OF STANDARD PROCTOR DENSITY. MOISTURE IS TO BE BETWEEN OPTIMUM AND +3%.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- WATER SERVICE, PROVIDE THE FOLLOWING:
  - 8-INCH DUCTILE IRON SERVICE LINE.
  - COORDINATE BUILDING WATER CONNECTION WITH MECHANICAL DRAWINGS.
  - CONNECT TO EXISTING 8" WATER SERVICE. CONTRACTOR TO VERIFY WATER MAIN LOCATION PRIOR TO CONSTRUCTION.
- SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:
  - COORDINATE SANITARY SEWER SERVICE CONNECTION WITH MECHANICAL DRAWINGS.
  - CONNECT TO EXISTING 8" PVC SANITARY SERVICE PROVIDED BY CITY. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION.
- SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF MADISON, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" CLEARANCE BETWEEN UTILITIES.
- CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM CITY ENGINEERING PRIOR TO WORK COMMENCING.
- THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 182.0175(2) OF THE WISCONSIN STATUTES. ANY LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COMPLETED BY A CITY LICENSED CONTRACTOR.
- UNLESS OTHERWISE INDICATED, WATER AND SANITARY SEWER LATERALS AND STORM SEWER ENDS SHALL EACH BE MARKED WITH A 4" X 4" POST EXTENDING FOUR FEET (4') BELOW GROUND AND THREE FEET (3') ABOVE GROUND. WHERE BOTH THE WATER SERVICE AND THE SEWER LATERAL END AT THE SAME LOCATION, A COMMON 4" X 4" POST MAY BE USED TO MARK THE ENDS.
- ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- COORDINATE WORK WITH BUILDING PLUMBING CONTRACTOR(S).
- THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ADJUTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL DAMAGE TO THE PAVEMENT ON SAMUEL DRIVE AND ANY OTHERS, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- SANITARY SEWER LATERAL ELEVATIONS ARE BASED ON CITY OF MADISON ASBUILT INFORMATION. ALL ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- PROPOSED SANITARY WORK SHALL BE SUBJECT TO CITY OF MADISON PATCHING CRITERIA - 50" MINIMUM MILL AND OVERLAY.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE OR PLANT TREES IN THE PUBLIC RIGHT OF WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER.



**STORM SEWER STRUCTURE SCHEDULE**

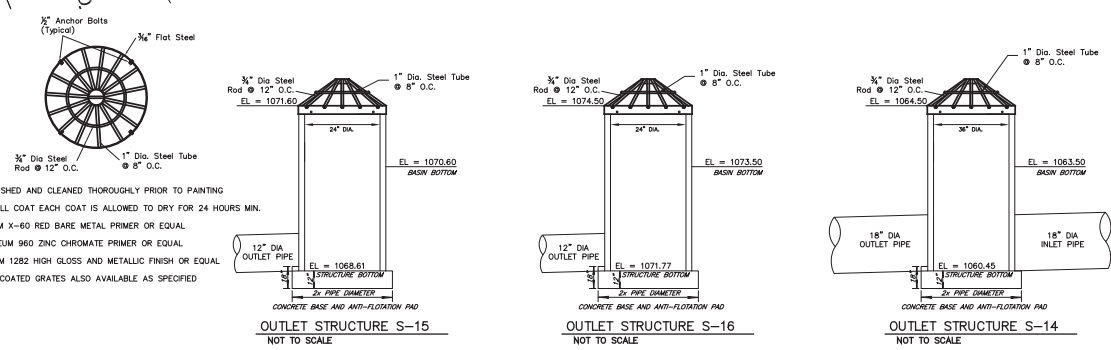
STRUCTURE NUMBER	TYPE	GRATE/LID TYPES	TOP OF CASTING	INVERT	DEPTH (FT)
S-1	HANLET	R-2057	1075.14	1071.84	3.50
S-2	HANLET	R-2067	1075.04	1070.64	4.40
S-3	HANLET	R-2067	1069.86	1065.46	4.40
S-4	TRENCH DRAIN	R-4990-CX	1066.90	1065.90	1.00
S-5	48" DIA MANHOLE	R-2050	1069.84	1064.90	4.94
S-6	48" DIA MANHOLE	R-2050	1069.35	1064.19	5.16
S-7	54" DIA MANHOLE	R-2050	1068.65	1062.35	6.30
S-8	HANLET	R-2067	1069.45	1065.45	4.00
S-9	HANLET	R-2067	1069.29	1065.09	4.20
S-10	HANLET	R-2067	1067.33	1062.83	4.50
S-11	48" DIA MANHOLE	R-2050	1068.50	1061.52	6.73
S-12	TRENCH DRAIN	R-4990-CX	1064.90	1063.90	1.00
S-13	54" DIA MANHOLE	R-2050	1066.38	1061.09	5.29
S-14	INFILTRATION BASIN 2 OUTFALL	NA	1064.50	1060.45	4.05
S-15	INFILTRATION BASIN 1 OUTFALL	NA	1071.60	1068.61	2.99
S-16	INFILTRATION BASIN 3 OUTFALL	NA	1074.50	1071.77	2.73

**STORM SEWER PIPE SCHEDULE**

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH (FT)	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	DIAMETER OF PIPE (IN)
P-1	S-1	S-2	96.00	1071.84	1070.64	1.04	12
P-2	S-2	S-3	117.00	1070.64	1065.46	4.43	12
P-3	S-3	S-5	54.19	1065.46	1064.90	1.04	16
P-4	S-4	S-5	24.76	1065.90	1064.90	4.04	8
P-5	S-5	S-6	34.75	1064.90	1064.19	2.04	18
P-6	S-6	S-7	89.18	1064.19	1062.35	2.06	18
P-7	S-8	S-9	26.00	1065.45	1065.09	1.40	12
P-8	S-9	S-10	50.91	1065.09	1062.83	4.44	18
P-9	S-10	S-11	40.35	1062.83	1061.52	2.01	18
P-10	S-11	S-13	63.00	1061.52	1061.09	3.25	18
P-11	S-12	S-13	18.30	1063.90	1061.09	15.36	8
P-12	S-13	S-14	83.25	1061.09	1060.45	0.69	18
P-13	S-15	EX INLET	46.52	1068.61	1068.13	1.04	12
P-14	S-16	S-1	7.19	1071.77	1071.64	1.61	12

ALL DISTANCES ARE FROM CENTERLINE TO CENTERLINE OF STRUCTURES

- NOTES:**
- EACH GRATE IS WIRE BRUSHED AND CLEANED THOROUGHLY PRIOR TO PAINTING.
  - EACH COAT IS AN OVERALL COAT EACH COAT IS ALLOWED TO DRY FOR 24 HOURS MIN.
  - FIRST COAT: RUST-OLEUM X-80 RED BARE METAL PRIMER OR EQUAL.
  - SECOND COAT: RUST-OLEUM 960 ZINC CHROMATE PRIMER OR EQUAL.
  - THIRD COAT: RUST-OLEUM 1282 HIGH GLOSS AND METALLIC FINISH OR EQUAL.
  - GALVANIZED AND EPOXY COATED GRATES ALSO AVAILABLE AS SPECIFIED.



**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

WIS. STATUTE 182.0175 (1974)  
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 NOTICE BEFORE YOU EXCAVATE

**TUSCANY AT PRAIRIE POINT**

UTILITY PLAN

**SNYDER & ASSOCIATES**

PROJECT No. GAL02

Sheet C2.3

MADISON, WISCONSIN

MISSOURI

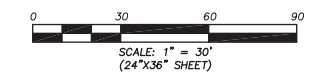
NEBRASKA

5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444

REVISION DATE BY  
 XXX 1"=30'  
 XXX 03-25-14  
 XXX 114.0138.30  
 XXX 114.0138.30

N. PLEASANT VIEW ROAD

NORTH



**GENERAL NOTES**

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.

SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY OF MADISON.

CONTRACTOR SHALL NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS PRIOR TO ANY SOIL DISTURBING ACTIVITY.

TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED WITHIN 10-DAYS. PERIMETER CONTROL ON THE DOWNSTREAM SIDE SHALL BE IN-PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).

CONTRACTOR TO MINIMIZE AREAS OF EXPOSED SOIL AT ALL TIMES.

AREAS WITH SLOPES 4:1 OR GREATER AND ALL INTERIOR BIORETENTION AREA SLOPES SHALL BE STABILIZED WITH CLASS I TYPE B EROSION CONTROL MATTING.

MULCH SHALL BE PUNCHED INTO THE SOIL TO A MINIMUM DEPTH OF 2-INCHES USING A MULCH TILLER WHILE TRAVELING ON THE CONTOUR.

BIO-RETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE EMPLACED TO WITHIN 3 INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS EMPLACED, 3 INCHES OF HARDWOOD MULCH SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.

ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.

PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

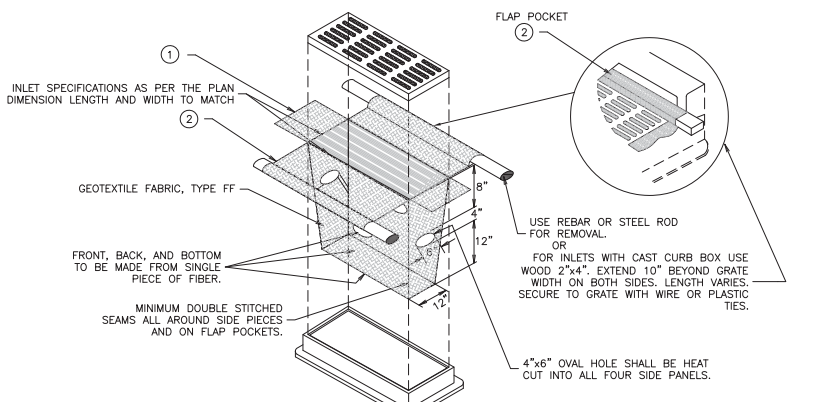
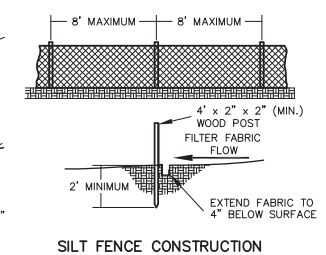
FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN SEVEN DAYS OF DRY WEATHER ELAPSE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED BY THE CONTRACTOR, IF NECESSARY, EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.

DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY OF MADISON.

PROPOSED TURF REINFORCEMENT MATTING SHALL BE CLASS III TYPE B.

INLET PROTECTION SHALL BE INSTALLED ON ALL ONSITE AND OFFSITE CATCH BASINS AS SHOWN ON THE STANDARD DETAIL.



**GENERAL NOTES:**

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

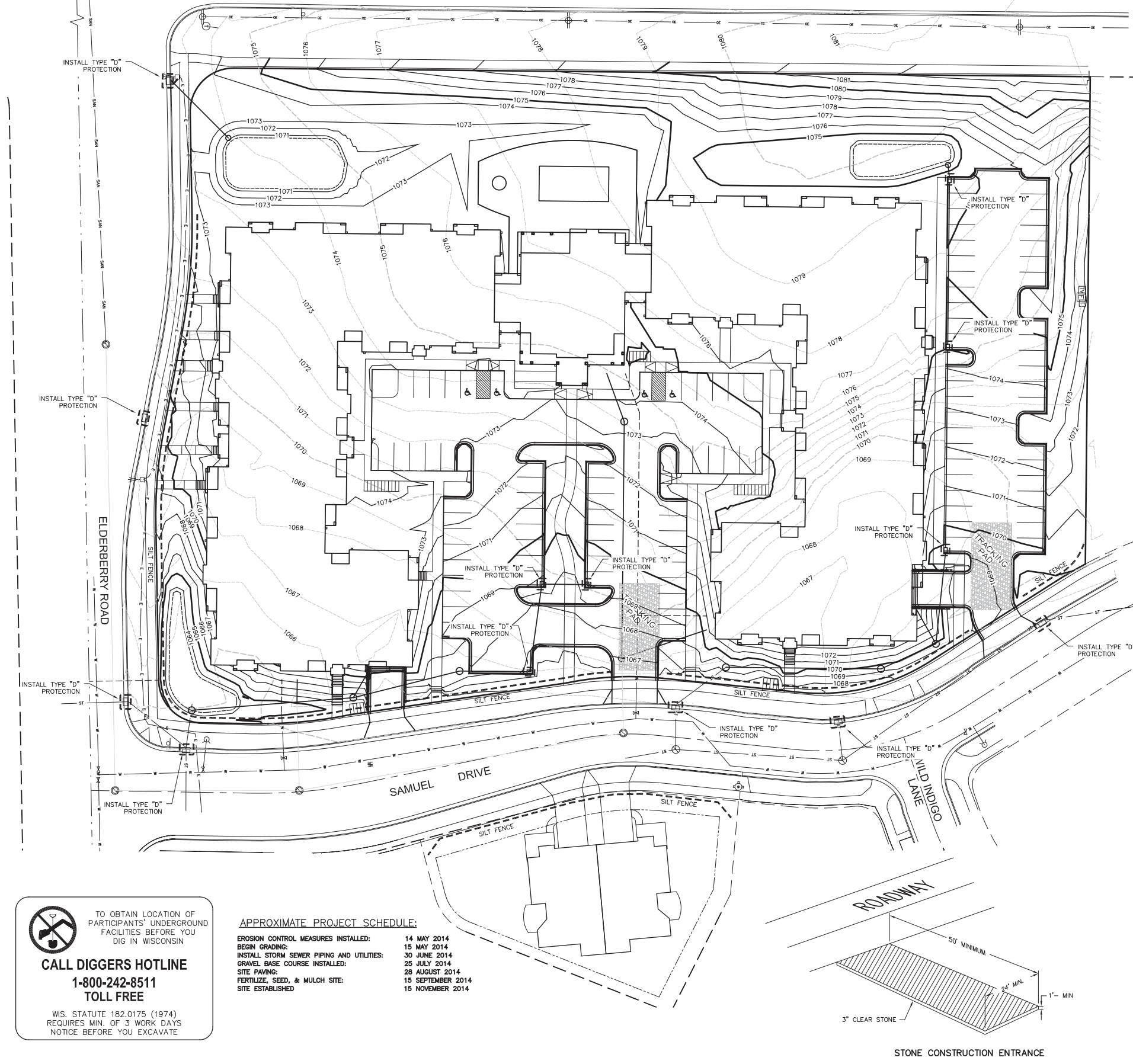
2 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

**INSTALLATION NOTES:**

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, UNLESS PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
1-800-242-8511  
TOLL FREE

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

**APPROXIMATE PROJECT SCHEDULE:**

EROSION CONTROL MEASURES INSTALLED:	14 MAY 2014
BEGIN GRADING:	15 MAY 2014
INSTALL STORM SEWER PIPING AND UTILITIES:	30 JUNE 2014
GRAVEL BASE COURSE INSTALLED:	25 JULY 2014
SITE PAVING:	28 AUGUST 2014
FERTILIZE, SEED, & MULCH SITE:	15 SEPTEMBER 2014
SITE ESTABLISHED:	15 NOVEMBER 2014

MARK	REVISION	DATE	BY
Engineer: XXX	Checked By: XXX	Scale: 1"=30'	
Technician: XXX	Date: 03-25-14	Field Bk:	
Project No: 114.0138.30			Sheet C2.4

**MADISON, WISCONSIN**

MISSOURI  
IOWA  
NEBRASKA  
WISCONSIN

5010 YOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444

**TUSCANY AT PRAIRIE POINT**

**EROSION CONTROL PLAN**

**SNYDER & ASSOCIATES**



PROJECT No. GAL02

Sheet C2.4



Plant Material List (87 Unit Buildings)				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	GSL	Greenspire Littleleaf Linden	Tilia Cordata 'greenspire'	2" B&B
1	TCS	Tina Crabapple (std)	Malus Sargentii 'tina' (std)	2" B&B
3	SHL	Skyline Think Honeylocust	Gleditsia Triacanth 'skyline'	2" B&B
4	ARM	Armstrong Maple	Acer X Freemanii 'armstrong'	2" B&B
3	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	8" B&B
2	TCH	Think Cockspur Hawthorn (clp)	Crataegus Crus-Galli Var Ker	6" B&B
13	ABS	Autumn Brill Serviceberry	Amselanchier X Grand 'autumn Brill'	6" B&B
9	PE	Pioneer Elm	Ulmus 'pioneer'	2 1/2" B&B
3	SWO	Swamp White Oak	Quercus bicolor	2 1/2" B&B
4	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
4	RJCC	Red Jewel Crabapple (clp)	Malus 'jewelcole' (clp)	2" B&B
9	ISL	Ivory Silk Japanese Tree Lilac	Syringa Reticulata 'ivory silk'	2 1/2" B&B

Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
9	EVP	Eastern White Pine	Pinus Strobus	5" B&B
25	KCJ	Kalloy Compact Juniper	Juniperus Chinen 'kalloy compacta'	#3 CONT.
40	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	4" B&B
2	MAJ	Mini Arcadia Juniper	Juniperus Sabina 'mini arcadia'	#3 CONT.
11	BHS	Black Hills Spruce	Picea Glauca Var densata	5" B&B
8	AP	Austrian Pine	Pinus Nigra	5" B&B
18	TY	Taunton Yew	Taxus X Media 'tauntonia'	18" B&B
21	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	#3 CONT.
35	TA	Technymission Arborvitae	Thuja Occidentalis 'techny'	5" B&B

Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
51	RRD	Rosy Returns Daylily	Homocallis 'rosy returns'	#1 CONT.
93	PD	Prairie Dropseed	Sporobolus heterolepis	#1 CONT.
6	LTC	Little Titch Catmint	Nepeta racemosa 'titch titch'	#1 CONT.
11	GBD	Going Bananas Daylily	Homocallis 'going bananas'	#1 CONT.
3	AJS	Autumn Joy Sedum	Sedum 'herbstfreude'	#1 CONT.
45	PMG	Purple Maiden Grass	Miscanthus sinensis Var purpureascens	#1 CONT.
12	LBS	Little Bluestem	Schizachyrium scoparium	#1 CONT.
38	SBA	Summer Beauty Allium	Allium 'summer beauty'	#1 CONT.
43	FBG	Fall Blooming Feather Reed Gra	Calamagrostis brachytricha	#1 CONT.
97	KFG	Karl Foerster's Feather Reed G	Calamagrostis acutiflora 'karl foerster'	#1 CONT.

Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
19	DKR	Double Knock Out Rose	Rosa 'yadiko'	#2 CONT.
56	GLS	Grow-Low Fragrant Sumac	Rhus aromatica 'gro-low'	#2 CONT.
21	GFS	Goldflame Spiraea	Spiraea japonica 'goldflame'	#3 CONT.
7	NBV	Northern Burgundy Arnd Viburnum	Viburnum dentatum 'morton'	4" B&B
9	LHDS	Little Henry Dwarf Sweetspire	Itea virginica 'sprinch'	#5 CONT.
8	SWN	Summer Wine Ninebark	Physocarpus opulifolius 'sewand'	#5 CONT.
15	PL	Palibin Lilac	Syringa meyeri 'palibin'	3" B&B
2	GYB	Green Velvet Boxwood	Buxus micro var 'koreana green velvet'	#5 CONT.
2	CKV	Compact Korean Spirea Viburnum	Viburnum carlesii 'compactum'	30" B&B
12	DBH	Dwarf Bush-Honeysuckle	Dieris lonicera	#2 CONT.

Plant Material List (Duplex Building)				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	8" B&B

Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	ZC	Zagreb Coreopsis	Coreopsis verticillata 'zagreb'	#1 CONT.
2	PMG	Purple Maiden Grass	Miscanthus sinensis Var purpureascens	#1 CONT.
6	RRD	Rosy Returns Daylily	Homocallis 'rosy returns'	#1 CONT.
10	SBA	Summer Beauty Allium	Allium 'summer beauty'	#1 CONT.
4	KFG	Karl Foerster's Feather Reed G	Calamagrostis acutiflora 'karl foerster'	#1 CONT.
2	LTC	Little Titch Catmint	Nepeta racemosa 'titch titch'	#1 CONT.
3	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive bailey langdon'	#1 CONT.

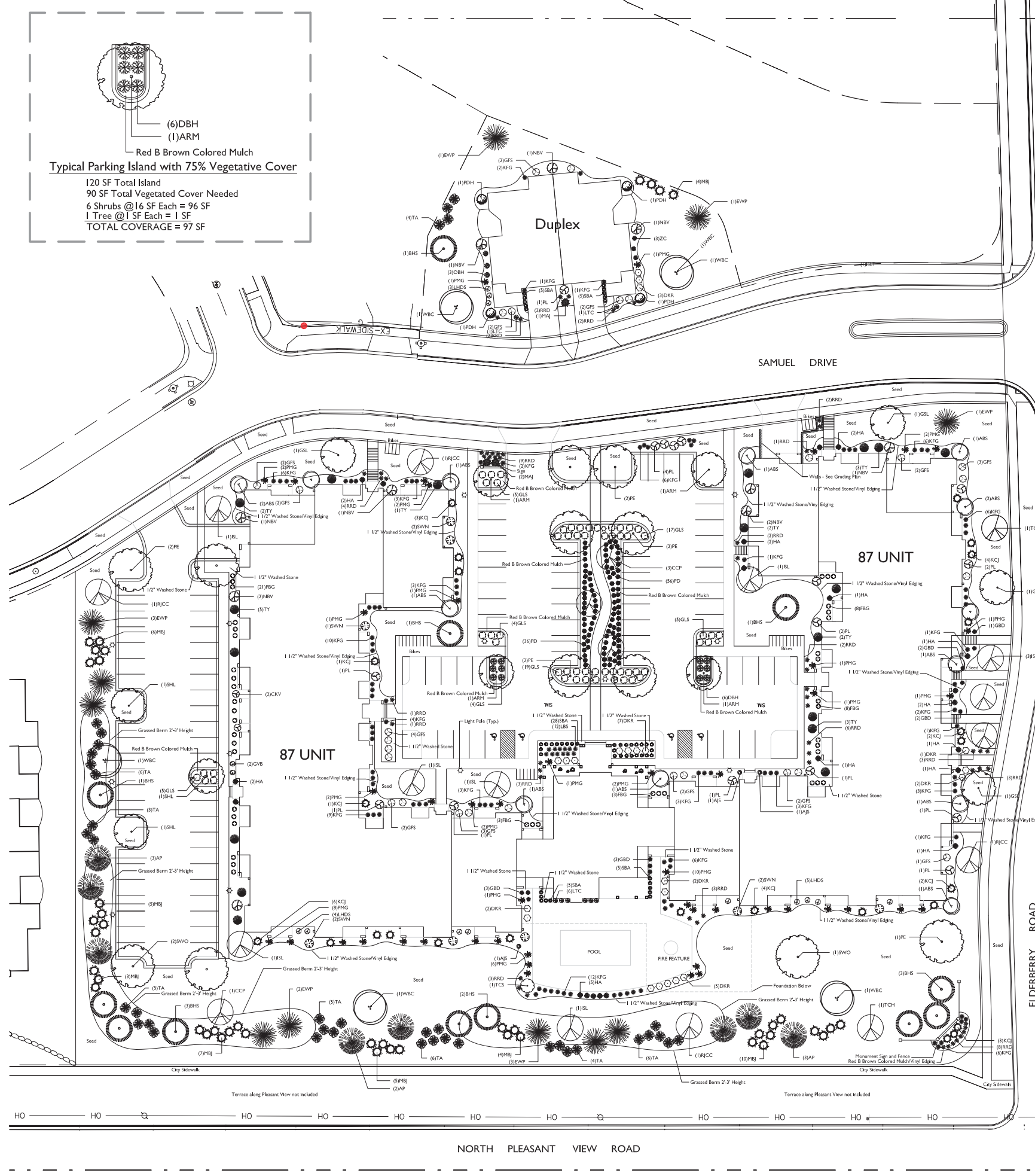
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
1	PL	Palibin Lilac	Syringa meyeri 'palibin'	3" B&B
3	NBV	Northern Burgundy Arnd Viburnum	Viburnum dentatum 'morton'	4" B&B
4	PDH	Pink Diamond Hydrangea	Hydrangea paniculata 'pink diamond'	#5 CONT.
3	LHDS	Little Henry Dwarf Sweetspire	Itea virginica 'sprinch'	#5 CONT.
3	DKR	Double Knock Out Rose	Rosa 'yadiko'	#2 CONT.
6	GFS	Goldflame Spiraea	Spiraea japonica 'goldflame'	#3 CONT.

### LANDSCAPE WORKSHEET

Tuscany Apartments  
 Zoning district is PD-SIP  
 Total square footage of developed area = 183,766  
 Total square footage of first 5 acres of developed area = 300 square feet = 613 Landscape Units  
 Total square footage of 0 additional acres of developed area = 100 square feet = 0 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED  
 613 Landscape Units x 5 landscape points for first 5 acres = 3,065 points  
 0 Landscape Units x 1 landscape point for additional 0 acres = 0 points  
**TOTAL LANDSCAPE POINTS REQUIRED = 3,065 points**

PLANT TYPE OR ELEMENT	Point Value	NEW		EXISTING	
		Qty.	Points Achieved	Qty.	Points Achieved
Overstory Deciduous Tree: 2-1/2" (dbh)	35	26	910		
Tall Evergreen Tree: 5-6 feet tall	35	28	980		
Ornamental Tree: 1-1/2" Caliper (dbh)	15	33	495		
Upright Evergreen Shrub: 3-4 feet tall	10	45	450		
Shrub, deciduous: 3 gallon / 12"-24"	3	399	1197		
Shrub, evergreen: 3 gallon / 12"-24"	4	56	224		
Ornamental grass/perennial: 1 gallon / 8"-18"	2	151	302		
Ornamental / Decorative fencing or wall	4 per 10 lf.				
Existing significant specimen tree	14 per Cal. In.				
Landscape furniture for public seating and /or transit connections	5 per 'seat'				
<b>Sub Totals</b>			<b>4,558</b>	<b>+</b>	<b>0</b>
<b>TOTAL POINTS PROVIDED</b>					<b>4,558</b>



- #### GENERAL NOTES
- Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
  - Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (2" wide beds for shrub groupings).
  - "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
  - Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
  - "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
  - Seed shall consist of the following mixture:  
 10% Palmer IV Perennial Ryegrass  
 20% Dragon Kentucky Bluegrass  
 20% Diva Kentucky Bluegrass  
 20% Foxy II Creeping Red Fescue  
 15% Val II Perennial Ryegrass  
 15% Ginny Kentucky Bluegrass
  - Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
  - Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
  - Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction - <http://www.cityofmadison.com/business/pwd/documents/StdSpecs/2013/PartI.pdf>.
  - Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

**the brace company**  
 LANDSCAPE ARCHITECTS  
 2830 PAMENTER STREET  
 P.O. BOX 620330  
 MIDDLETON, WI 53562-0330  
 TEL (608) 836-7041  
 FAX (608) 831-6256

**TUSCANY APARTMENTS**  
 N. PLEASANT VIEW ROAD and ELDERBERRY DRIVE  
 MADISON, WISCONSIN

Checked By: SS  
 Drawn By: 2/24/14 RS

Revised: DRAFT  
 4/2/14 RS  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

**L1**  
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15814 CAD:STEVE SHORT/TUSCANY APARTMENTS/STG04NY14CZEWG - Created: 3/17/2014, Saved: 4/22/14, Printed: 4/22/14



**knothe • bruce**  
ARCHITECTS

Phone: 700 University Ave., Ste 301  
400.236.3690 Middleton, WI 53562

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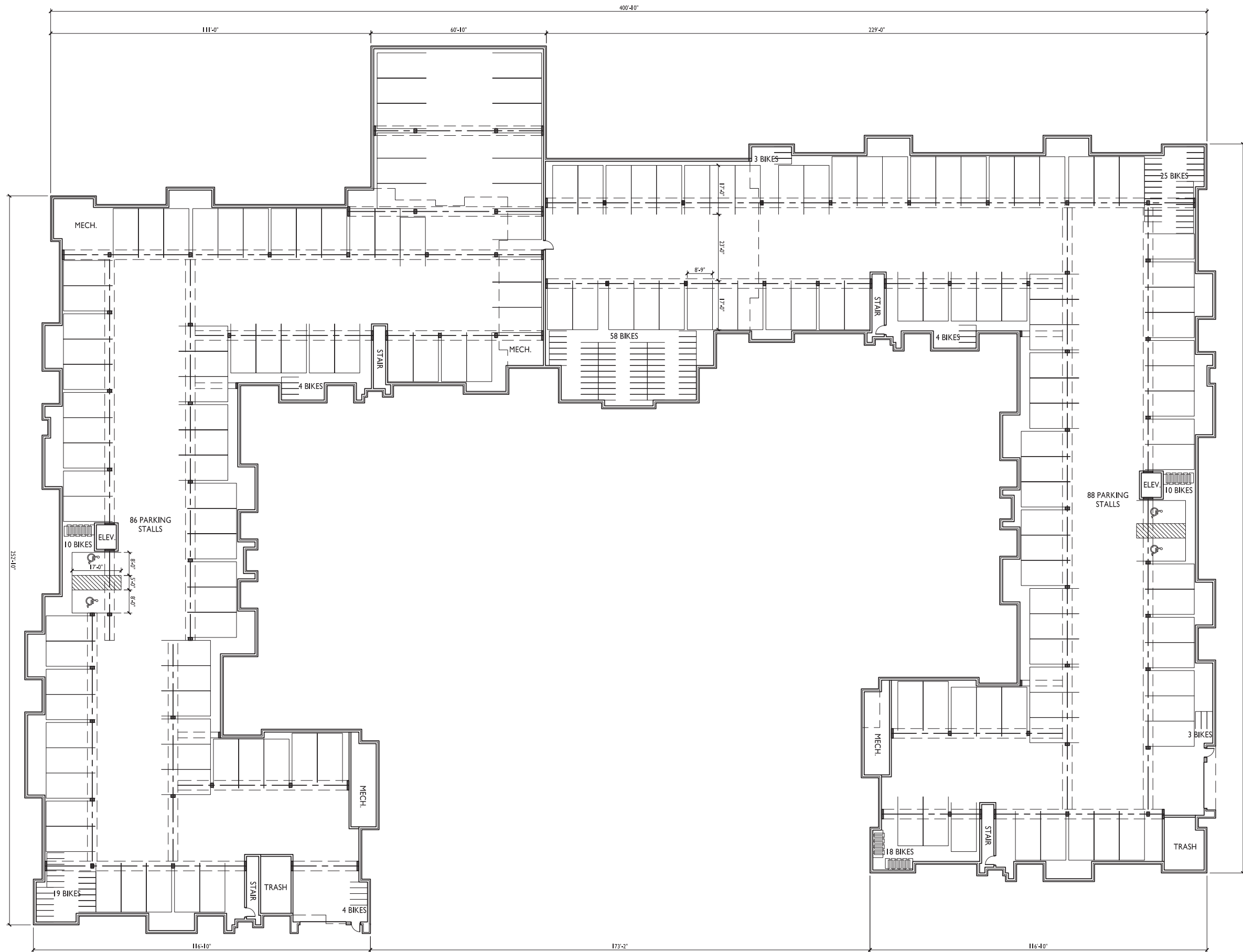
PROJECT TITLE  
**Tuscany  
Apartments**

302 Samuel Drive  
Madison, Wisconsin  
SHEET TITLE  
**Basement Plan**

SHEET NUMBER

**A-1.0**

PROJECT NO. 1351  
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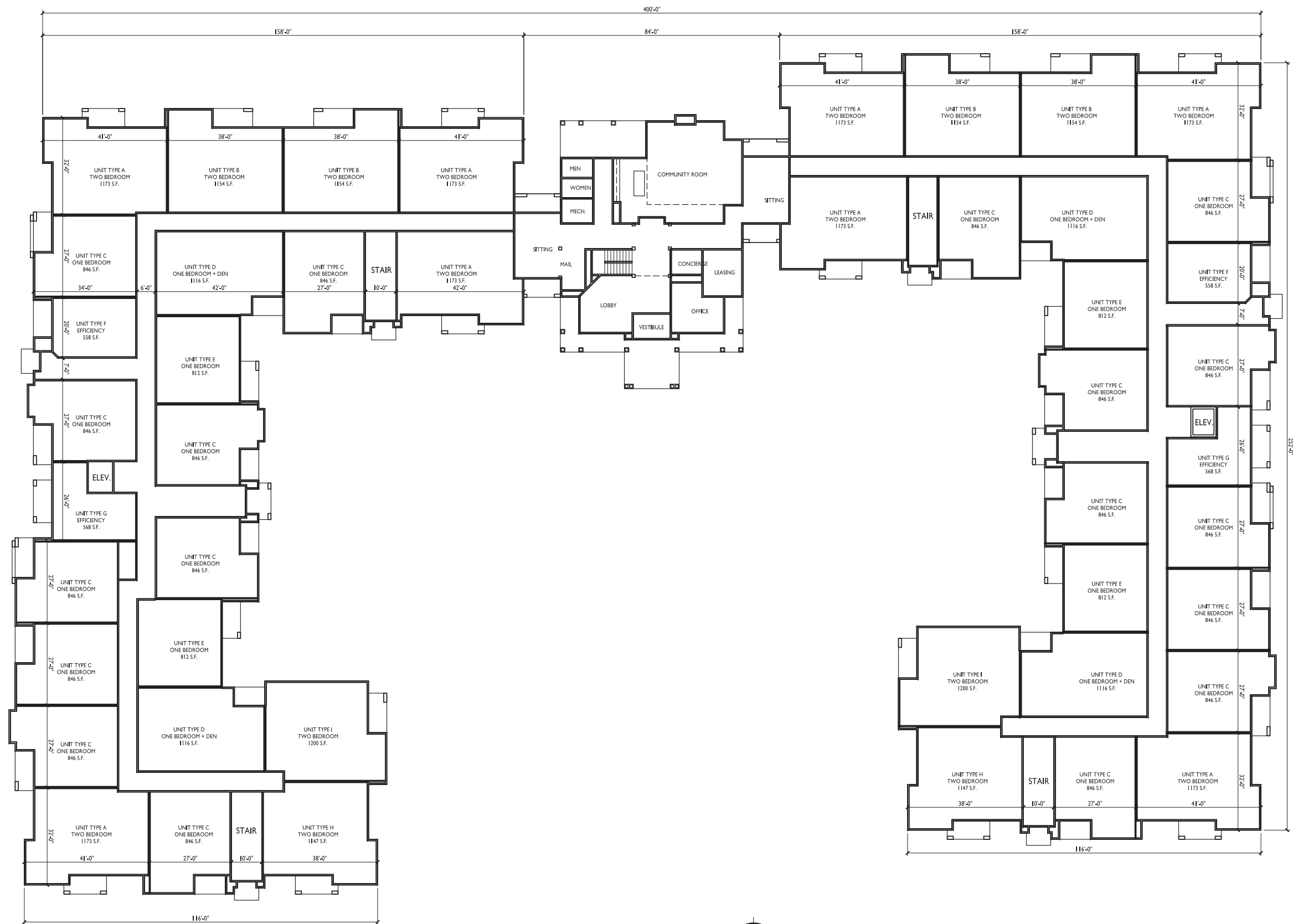
**1** BASEMENT PLAN  
A-1.0 1/16"=1'-0"





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ARCHITECTS

Phone: 704 University Ave., Ste 301  
888.836.3696 Madison, WI 53706



**FIRST FLOOR PLAN**  
A-1.1 1/16"=1'-0"



UNIT TYPE A  
TWO BEDROOM  
1173 S.F.

UNIT TYPE C  
ONE BEDROOM  
846 S.F.

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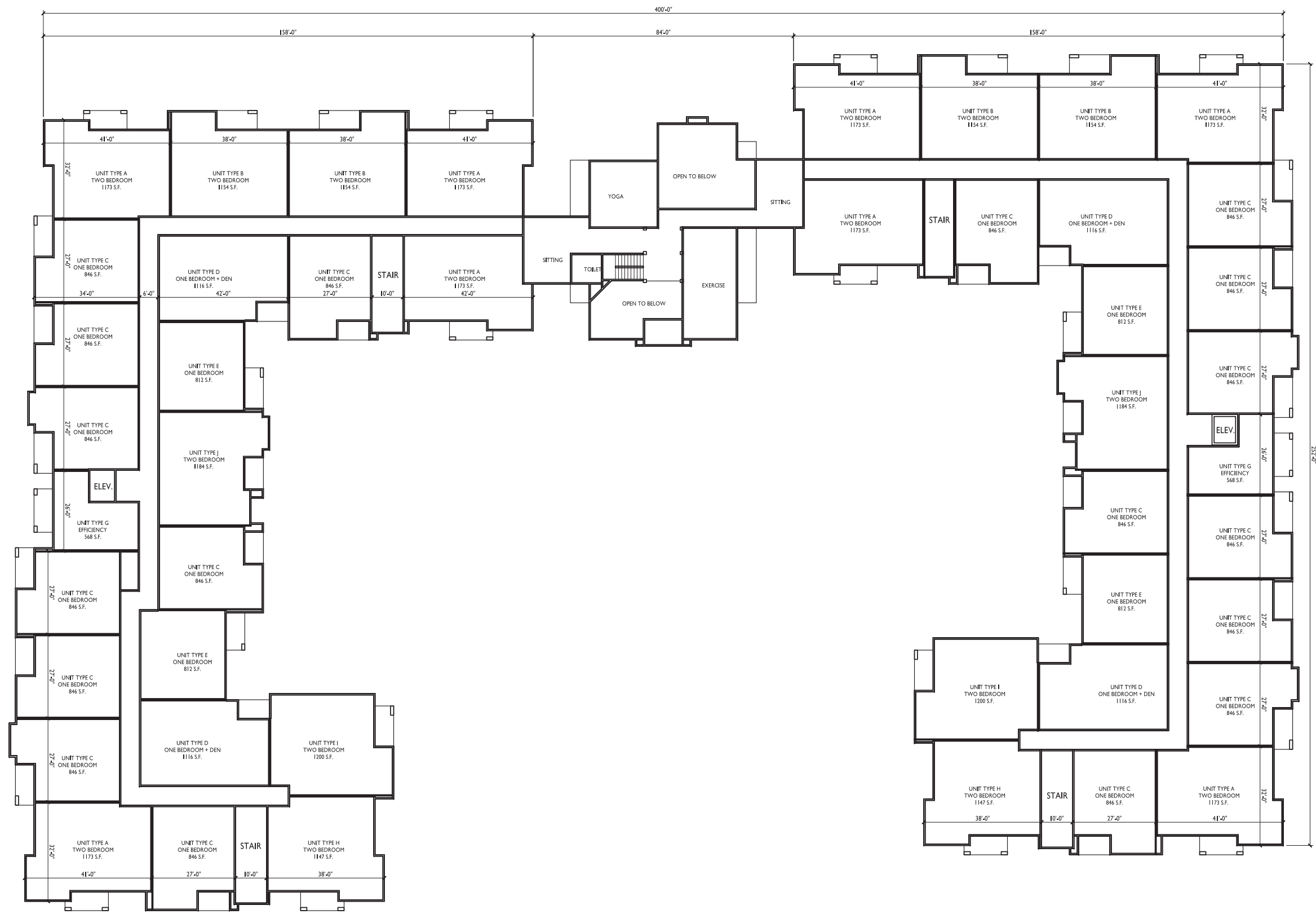
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**Tuscany  
Apartments**

302 Samuel Drive  
Madison, Wisconsin  
SHEET TITLE  
**First Floor Plan**

SHEET NUMBER

**A-1.1**

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**Tuscany  
 Apartments**

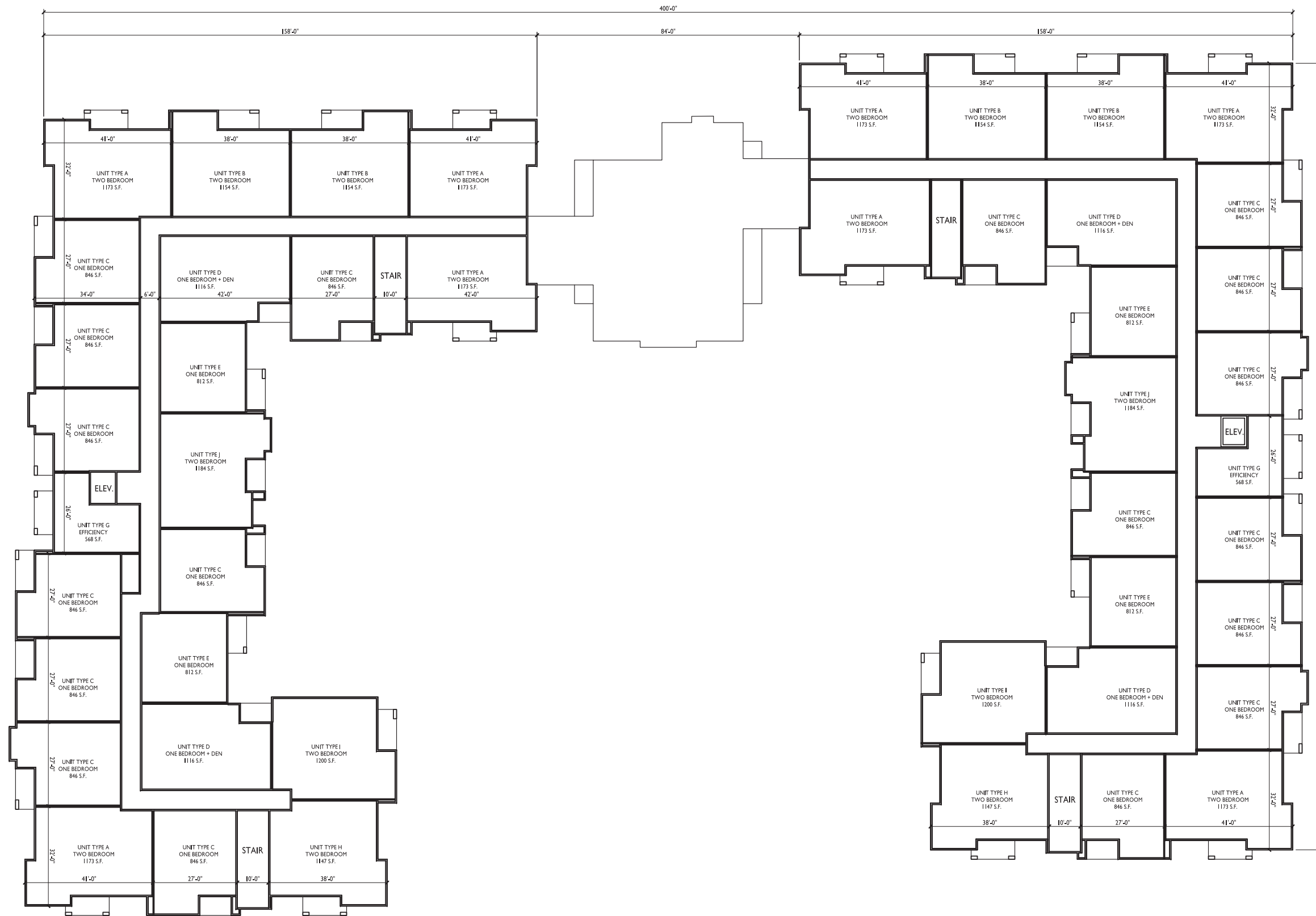
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 Madison, Wisconsin  
 SHEET TITLE  
**Second Floor Plan**

**SECOND FLOOR PLAN**  
 A-1.2 1/16"=1'-0"



SHEET NUMBER

**A-1.2**



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PROJECT TITLE  
**Tuscany  
 Apartments**

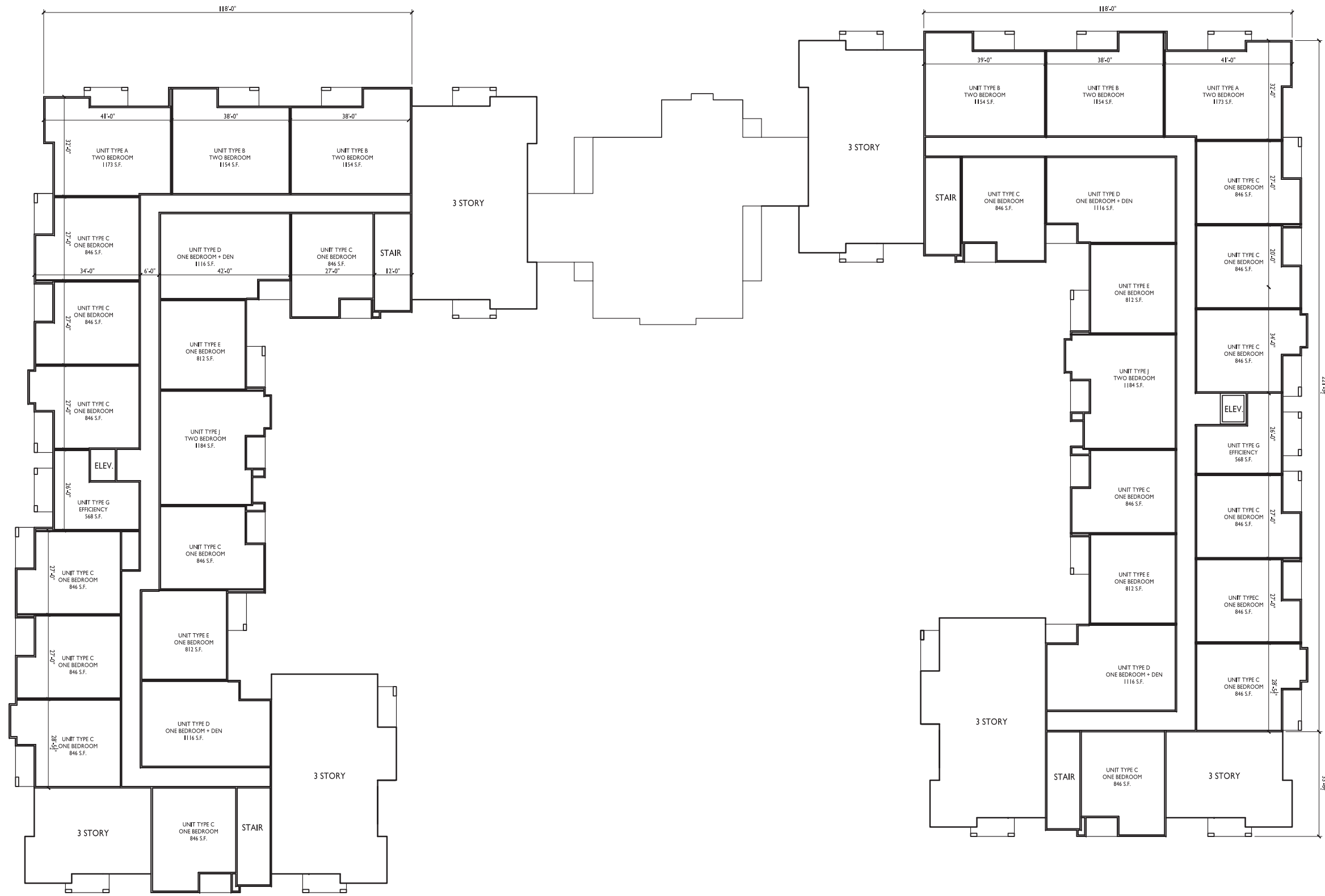
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 Madison, Wisconsin  
 SHEET TITLE  
**Third Floor Plan**

**THIRD FLOOR PLAN**  
 A-1.3 1/16"=1'-0"



SHEET NUMBER

**A-1.3**



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PROJECT TITLE  
**Tuscany  
 Apartments**

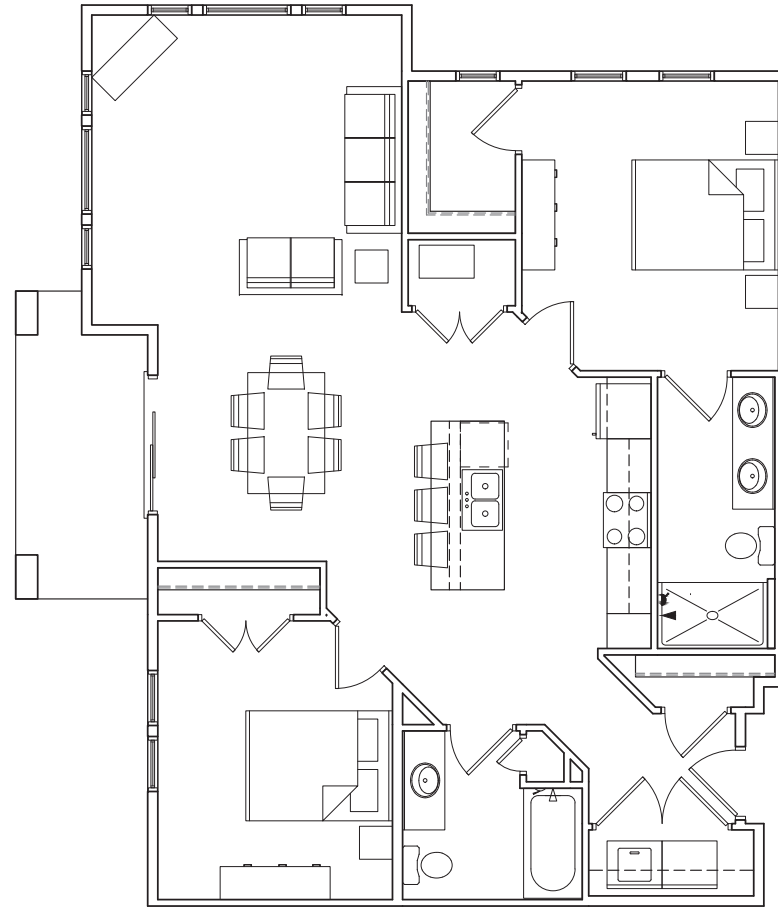
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 Madison, Wisconsin  
 SHEET TITLE  
**Fourth Floor Plan**

SHEET NUMBER

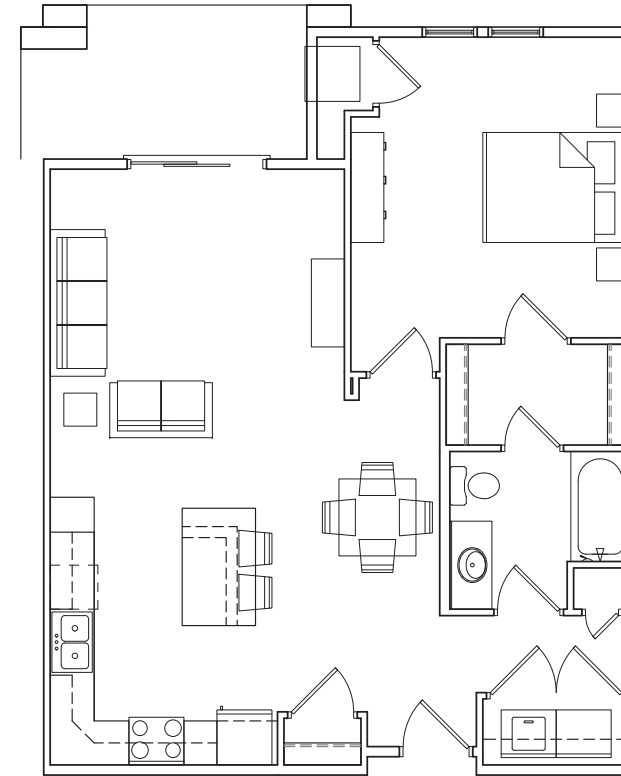
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**A-1.4** **FOURTH FLOOR PLAN**  
 1/16"=1'-0"



**A-1.4**



**UNIT TYPE A**  
**TWO BEDROOM**  
**1173 S.F.**



**UNIT TYPE C**  
**ONE BEDROOM**  
**846 S.F.**

**TYPICAL UNIT PLANS**  
 A-1.5 1/4"=1'-0"

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PROJECT TITLE  
**Tuscany**  
**Apartments**

302 Samuel Drive  
 Madison, Wisconsin  
 SHEET TITLE  
**Typical Unit Plans**

SHEET NUMBER

**A-1.5**

PROJECT NO. **1351**  
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1 EAST ELEVATION  
 A-2.1 1/16"=1'-0"



2 WEST ELEVATION  
 A-2.1 1/16"=1'-0"



3 SOUTH ELEVATION  
 A-2.1 1/16"=1'-0"

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PROJECT TITLE  
**Tuscany  
 Apartments**

302 Samuel Drive  
 Madison, Wisconsin  
 SHEET TITLE  
**Elevations**

SHEET NUMBER

**A-2.1**

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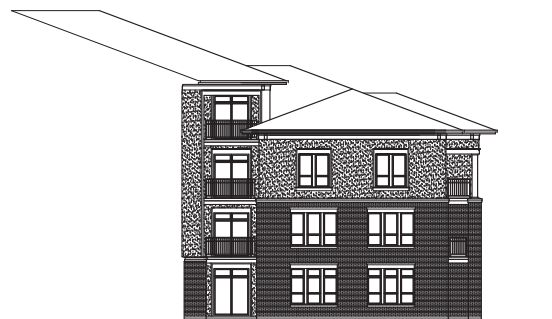




1 NORTH ELEVATION  
A-2.2 1/16"=1'-0"



2 COURTYARD ELEVATION  
A-2.2 1/16"=1'-0"



3 COURTYARD ELEVATION  
A-2.2 1/16"=1'-0"

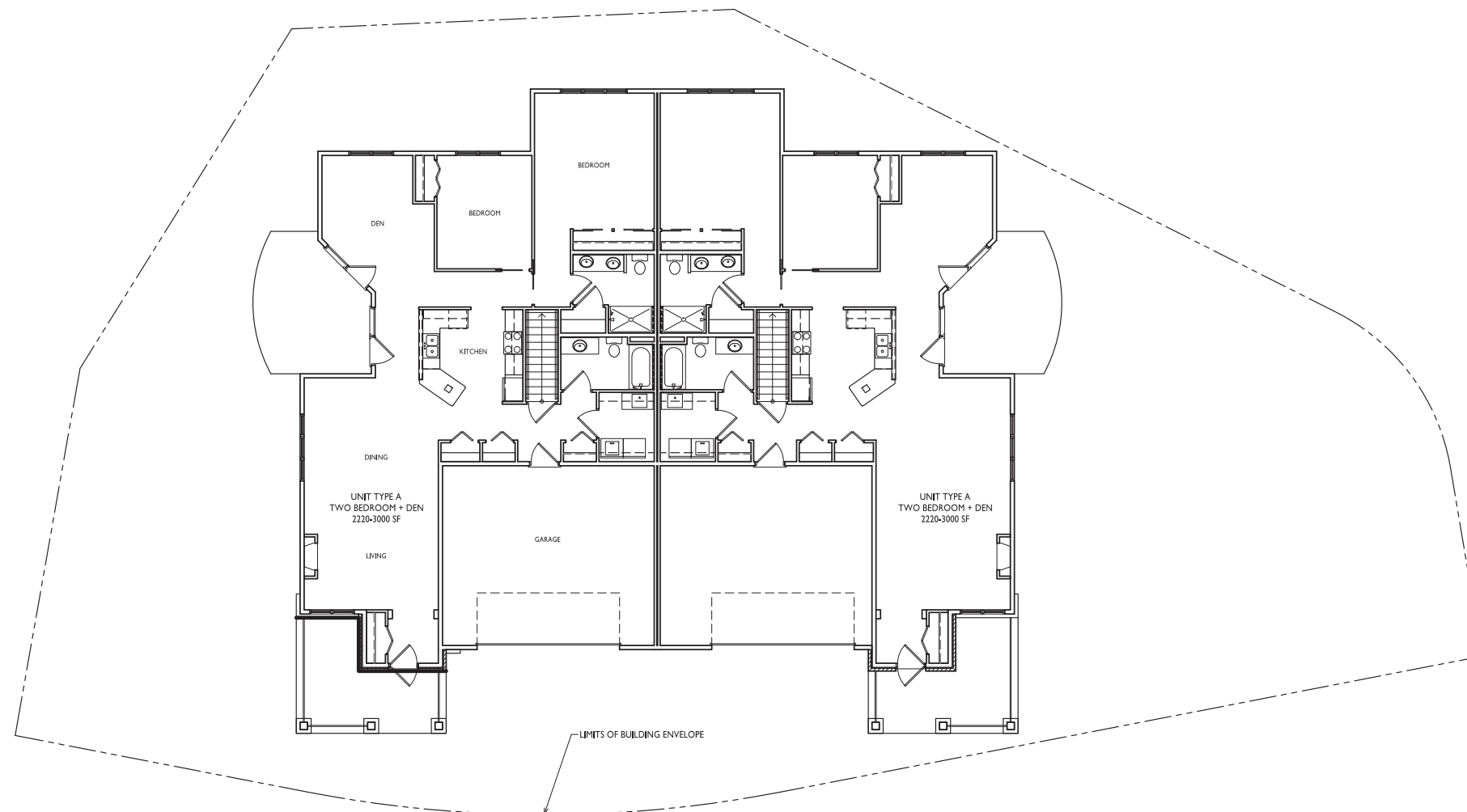
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PROJECT TITLE  
Tuscany  
Apartments

302 Samuel Drive  
Madison, Wisconsin  
SHEET TITLE  
Elevations

SHEET NUMBER

**A-2.2**



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PROJECT TITLE  
**Attic Angel**  
**Prairie Point**  
**2 Unit Building**

Samuel Drive  
 SHEET TITLE  
**Example Floor**  
**Plan**

SHEET NUMBER

**A-1.1A**

PROJECT NO. **1341**  
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**EXAMPLE FLOOR PLAN**  
 A-1.1A 1/8"=1'-0" 

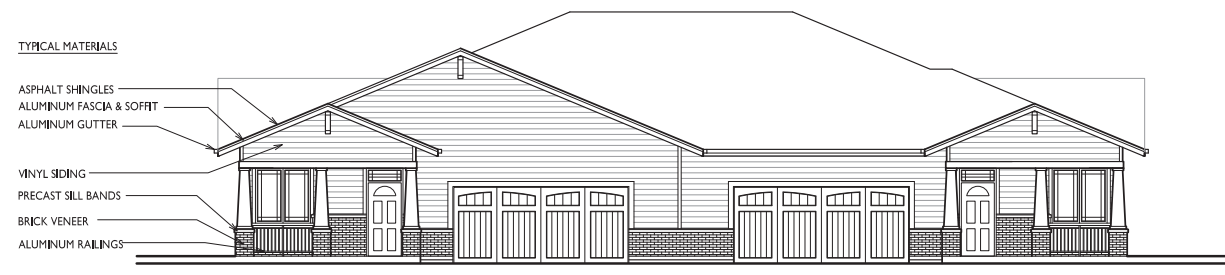
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 Issued for Land Use - April 2, 2014

PROJECT TITLE  
 Attic Angel  
 Prairie Point  
 2 Unit Building

Samuel Drive  
 SHEET TITLE  
 Example  
 Elevations

SHEET NUMBER

**A-2.1A**  
 PROJECT NO. 1341  
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1 EXAMPLE WEST ELEVATION  
 A-2.1A 1/8"=1'-0"



2 EXAMPLE NORTH ELEVATION  
 A-2.1A 1/8"=1'-0"



3 EXAMPLE EAST ELEVATION  
 A-2.1A 1/8"=1'-0"



4 EXAMPLE SOUTH ELEVATION  
 A-2.1A 1/8"=1'-0"