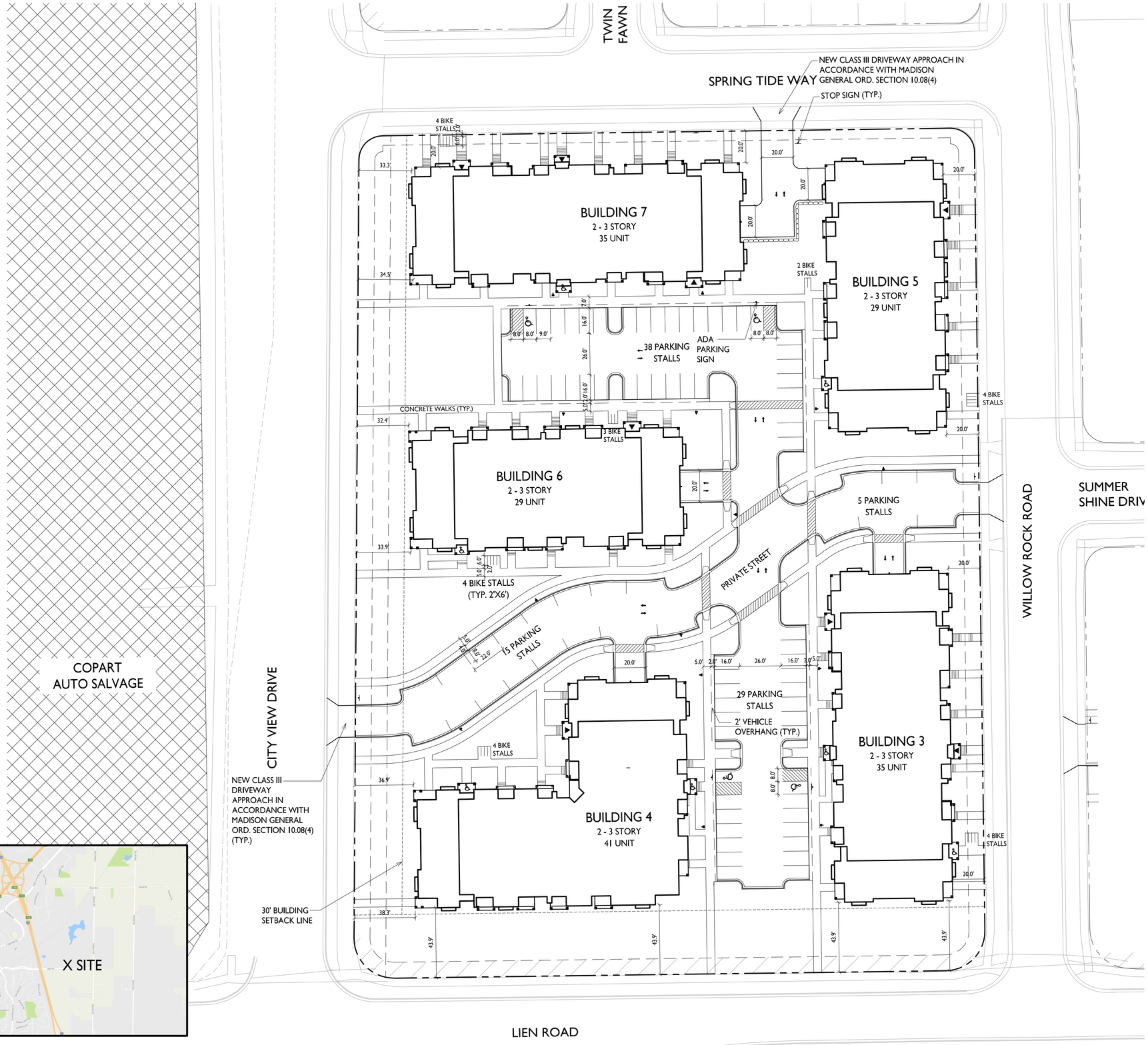

2 C-1.1 SITE LOCATION MAP

1 C-1.1 SITE PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 INCH = 30 FT (24X36 PAPER)

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LOT 520 SITE DEVELOPMENT DATA

DENSITIES	
LOT AREA	207,365 S.F./4.9 ACRES
DWELLING UNITS	169 DU
LOT AREA/ D.U.	1,227 S.F. /D.U.
DENSITY	34 UNITS/ACRE
BUILDING HEIGHT	2-3 STORIES
LOT COVERAGE	115,824 S.F. = 56% (75% MAX)
USABLE OPEN SPACE	73,868 S.F.
USABLE OPEN SPACE / D.U.	437 S.F./ D.U.
DWELLING UNIT MIX:	
EFFICIENCY	16
ONE BEDROOM	94
TWO BEDROOM	59
TOTAL UNITS	169 UNITS
VEHICLE PARKING STALLS:	
SURFACE	87
UNDERGROUND	173
TOTAL	260 VEHICLE STALLS
RATIO	1.5 STALLS/UNIT
BICYCLE PARKING STALLS	
SURFACE	8
SURFACE GUEST	17
UNDERGROUND GARAGE-WALL HUNG	36
UNDERGROUND GARAGE STD. 2'X6'	125
TOTAL	186 BICYCLE STALLS

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE 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 REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO PAVEMENT ON LIEN ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. 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.
5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE SURVEY FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
6. THE ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM 1:20 RUNNING SLOPE AND A 1:50 MAX CROSS SLOPE
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

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ISSUED
Issued for Land Use & UDC - May 2, 2018

PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1644

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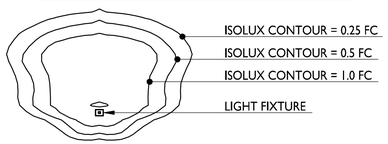
STATISTICS

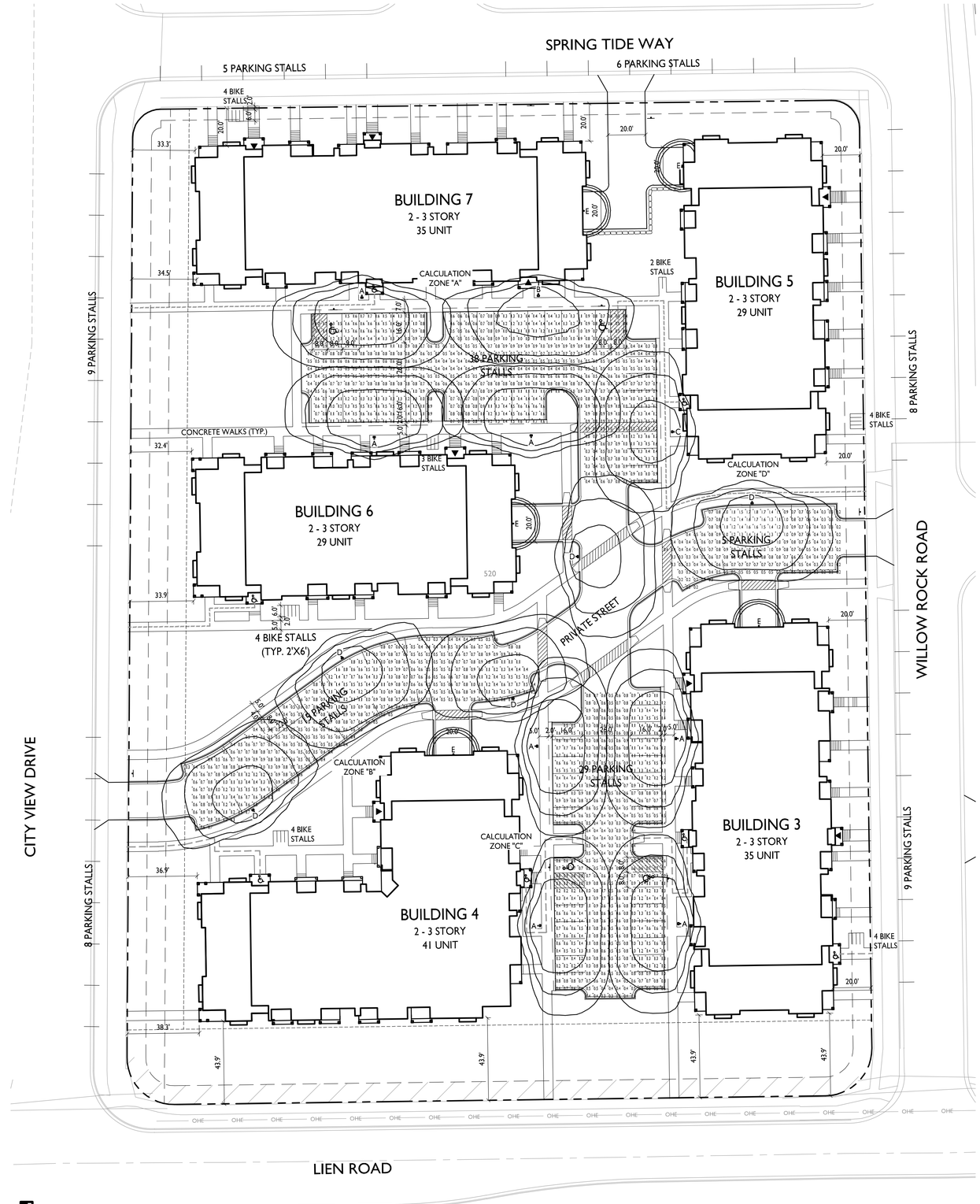
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calculation Zone "A"	+	0.9 fc	1.7 fc	0.3 fc	5.7:1	3.0:1
Calculation Zone "B"	+	0.8 fc	1.8 fc	0.3 fc	6.0:1	2.7:1
Calculation Zone "C"	+	0.9 fc	1.7 fc	0.3 fc	5.7:1	3.0:1
Calculation Zone "D"	+	0.7 fc	1.8 fc	0.2 fc	9.0:1	3.5:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	7	LITHONIA LIGHTING	DSX0 LED P1 30K T3S MVOLT HS	DSX0 LED P1 30K T3S MVOLT WITH HOUSESIDE SHIELD	DSX0_LED_P1_30K_T3S _MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	B	1	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT HS	DSX0 LED P1 30K T3M MVOLT WITH HOUSESIDE SHIELD	DSX0_LED_P1_30K_T3M _MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	C	6	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT HS	DSX0 LED P1 30K T3M MVOLT WITH HOUSESIDE SHIELD	DSX0_LED_P1_30K_T3M _MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	D	5	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT HS	DSX0 LED P1 30K T3M MVOLT WITH HOUSESIDE SHIELD	DSX0_LED_P1_30K_T3M _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	5	LITHONIA LIGHTING	OLW14	GENERAL PURPOSE LED WALLPACK	OLW14.ies	8'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 C-1.2 SITE LIGHTING PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
(IN FEET)
(24X36 PAPER)

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Overall Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 1644

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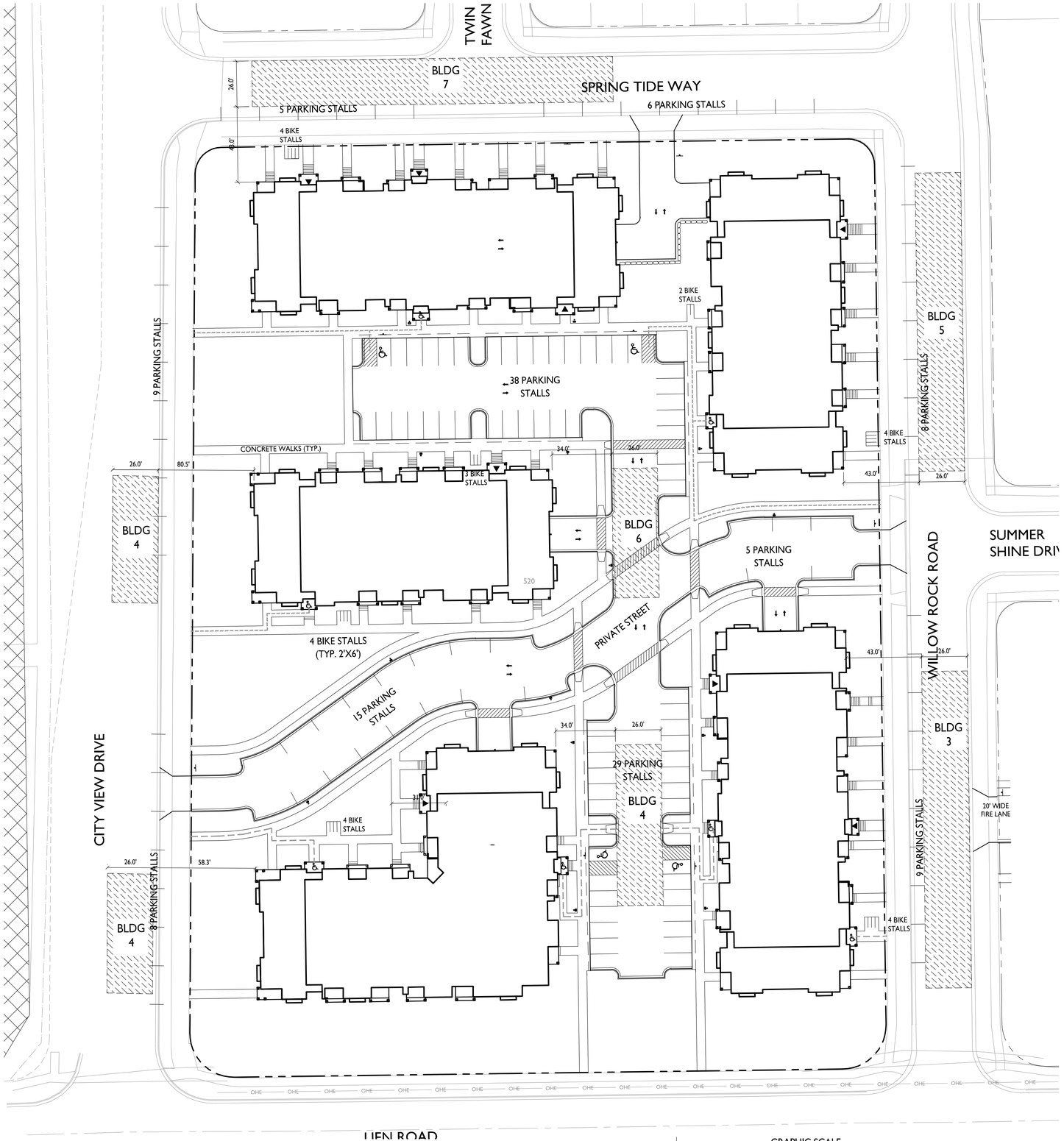


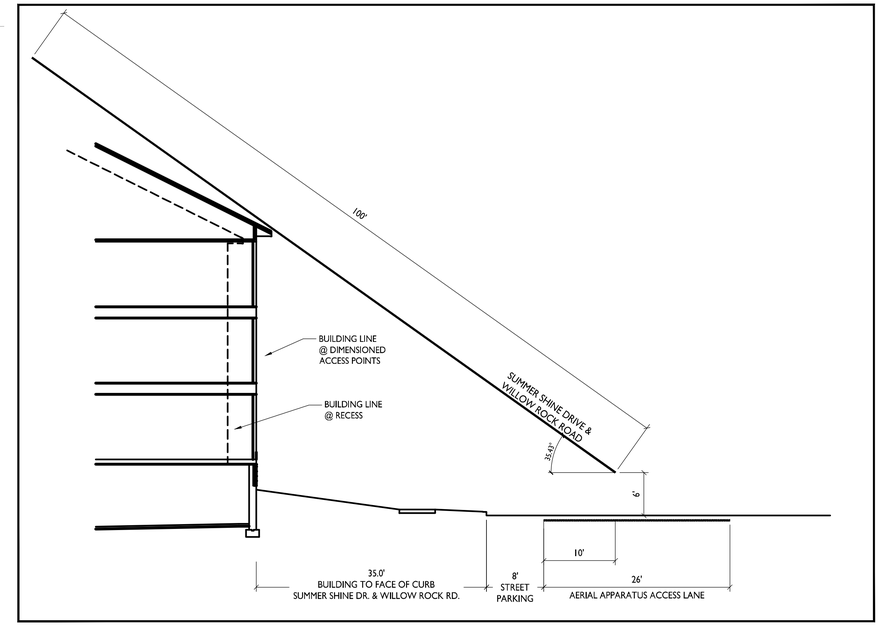
1 C-1.3 FIRE DEPARTMENT ACCESS PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

(IN FEET)
(24X36 PAPER)



2 C-1.3 AERIAL ACCESS SCHEMATIC

1" = 10'-0"

GRAPHIC SCALE

0 10 20 30

(IN FEET)
(24X36 PAPER)

FIRE DEPARTMENT ACCESS PLAN

- AERIAL APPARATUS FIRE LANE MINIMUM 26' WIDE
- MINIMUM 20' WIDE ACCESS LANE W/ 28' INSIDE RADIUS (R28')
- MAXIMUM 250' HOSE LAY TO EXTERIOR WALL FROM FIRE LANE
- MAXIMUM 500' HOSE LAY TO FIRE LANE FROM TWO FIRE HYDRANTS

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26' WIDE FIRE AERIAL APPARATUS LANE

ISSUED
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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
C-1.3

PROJECT NO. 1644

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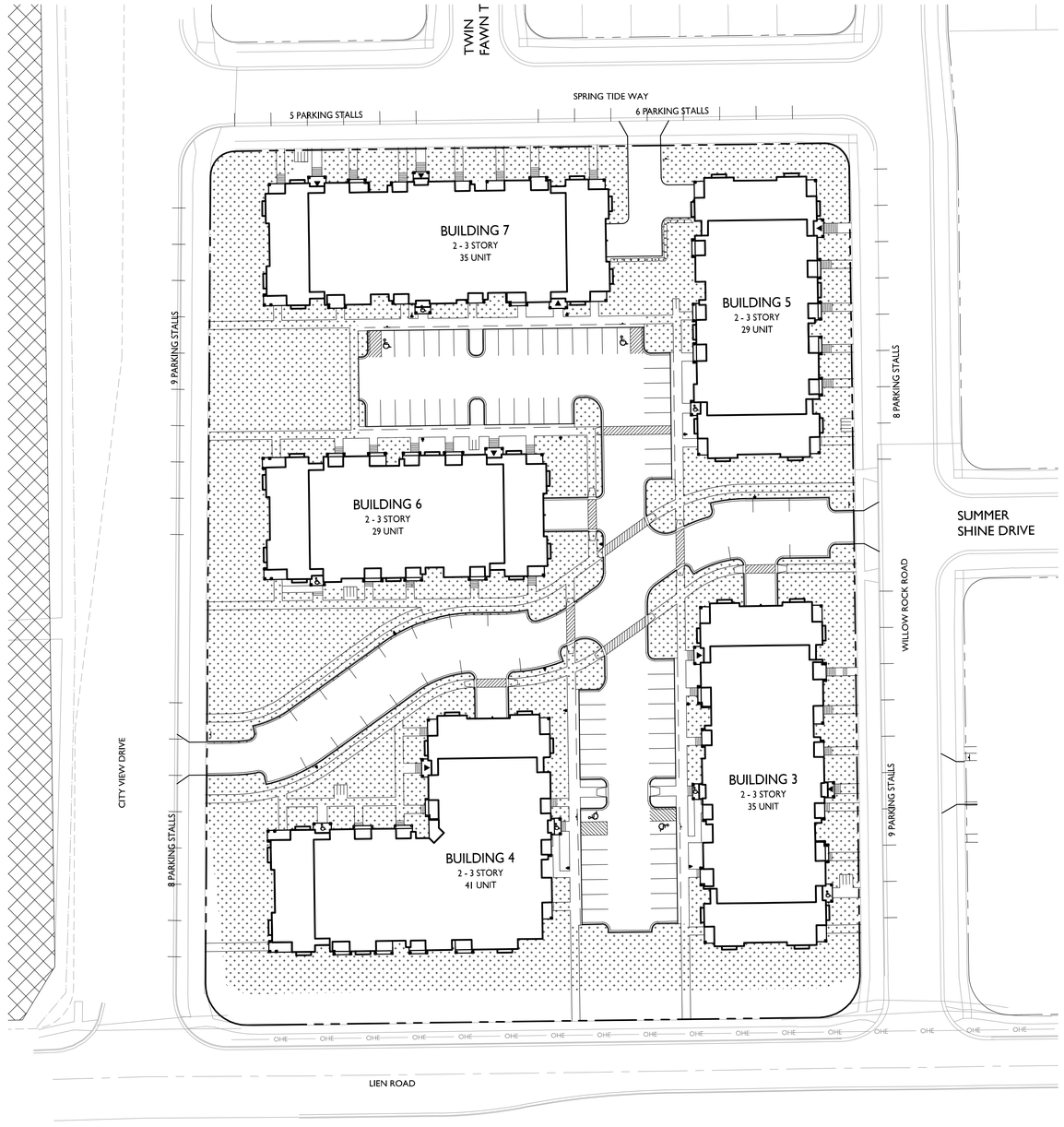

N

1
C-1.4
OPEN SPACE
1" = 40'-0"

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 INCH = 40 FT (24X36 PAPER)

USABLE OPEN SPACE

GROUND SPACE = 73,868 SF

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ISSUED
Issued for Land Use & UDC - May 2, 2018

PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Open Space

SHEET NUMBER
C-1.4

PROJECT NO. 1644

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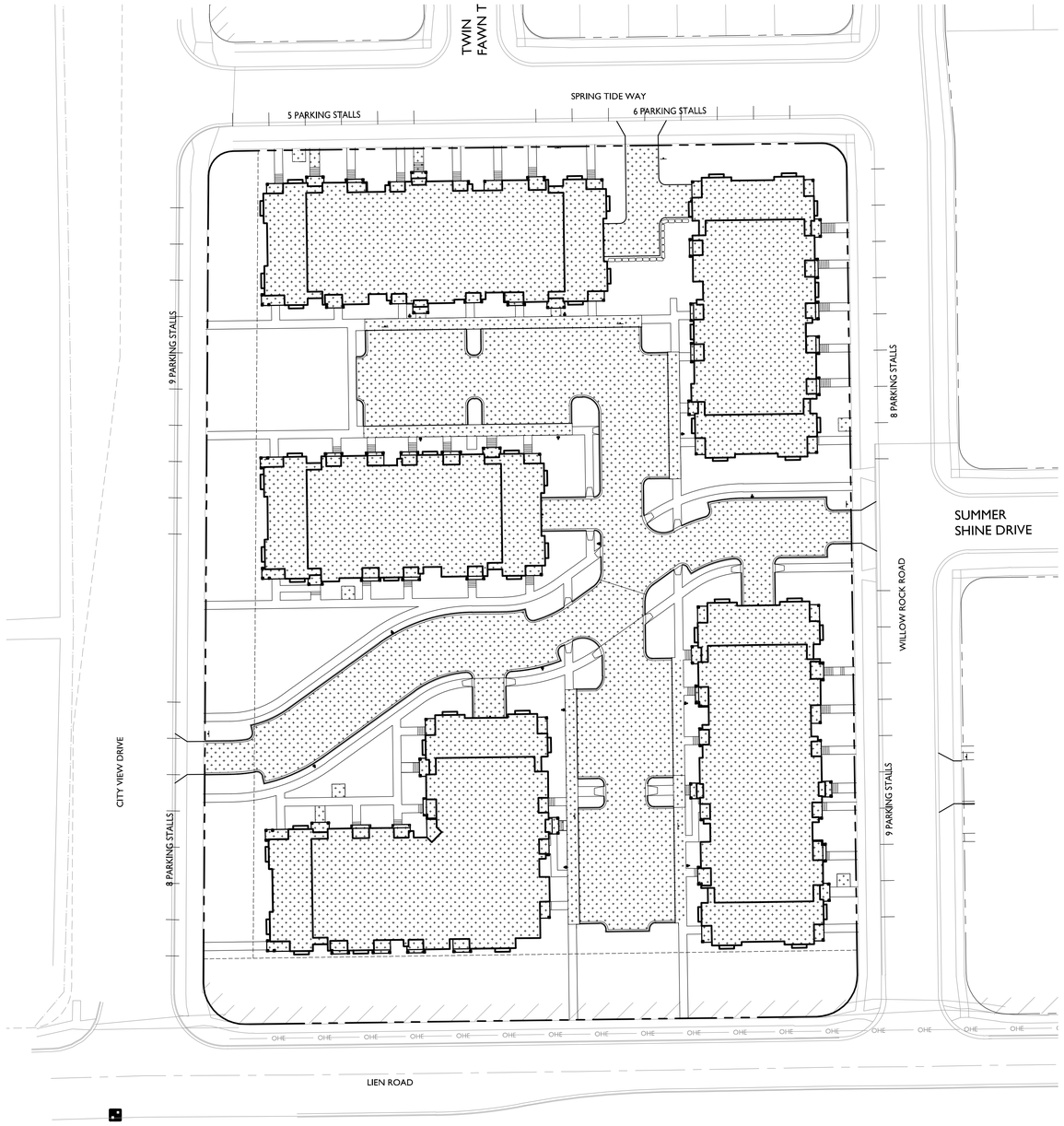

LOT COVERAGE

TOTAL LOT AREA	= 207,447 SF
LOT COVERAGE	= 115,824 SF
	= 56 %
ALLOWED	75 %

N

1 C-1.5 LOT COVERAGE
1" = 40'-0"

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 INCH = 40 FT (24X36 PAPER)

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ISSUED
Issued for Land Use & UDC - May 2, 2018

PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.5

PROJECT NO. 1644

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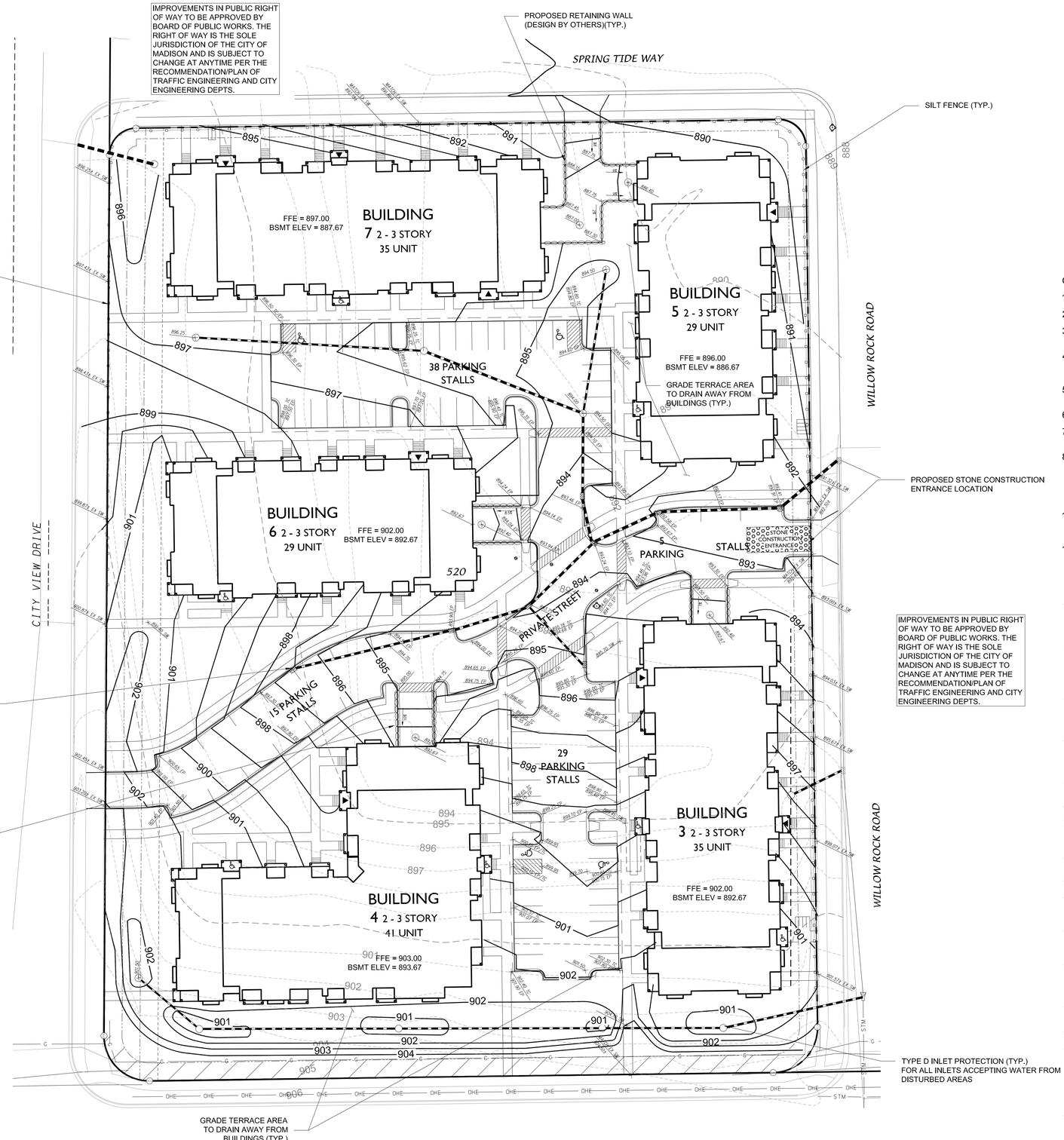

LEGEND

900	PROPOSED CONTOUR
900	EXISTING CONTOUR
895.50	SPOT ELEVATION EP - EDGE OF PAVEMENT FFE - FINISHED FLOOR ELEVATION TC - TOP OF CURB TW - TOP OF WALL (GROUND ELEVATION) BW - BOTTOM OF WALL (GROUND ELEVATION) HP - HIGHPOINT
	LIMITS OF DISTURBANCE
	SILT FENCE/SILT SOCK
	FLOW ARROW
	RETAINING WALL (DESIGN BY OTHERS)

GENERAL NOTES

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2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & 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, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA
11. LOTS/BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED

GRADING AND EROSION CONTROL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL TYPE D INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. 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 1½ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

SEQUENCE/ ANTICIPATED TIME SCHEDULE

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.
4. RESPREAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE
Dial 811 or
(800) 242-8511
DiggersHotline.com

I / C-1.0 GRADING PLAN
1" = 40'-0"

GRAPHIC SCALE
0 30 60 90
(IN FEET)
1 INCH = 30 FT (24X36 PAPER)

PRELIMINARY - NOT FOR CONSTRUCTION

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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ISSUED
Review Set - March 23, 2018

PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Grading Plan

SHEET NUMBER
C-2.0

PROJECT NO.

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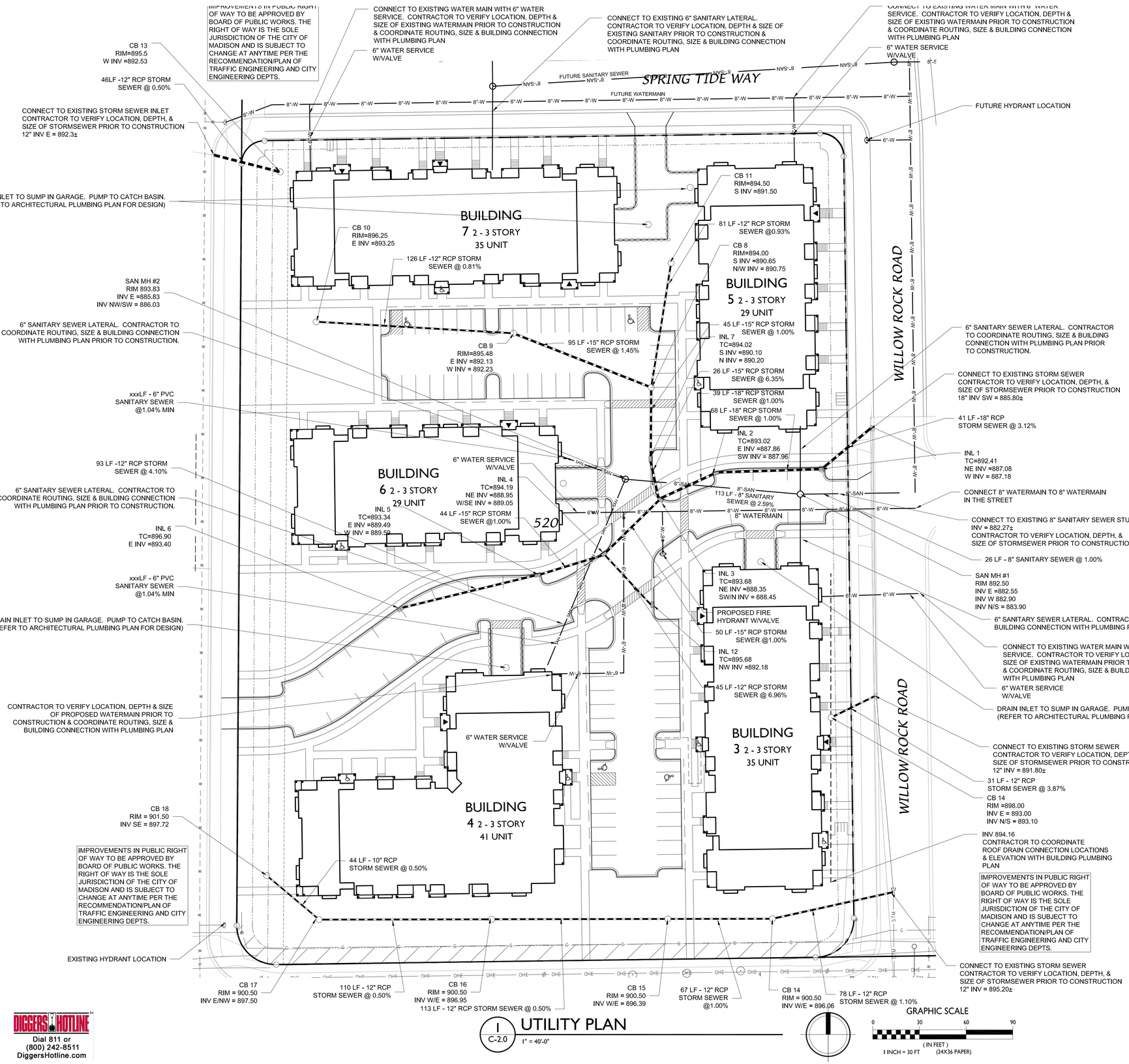

1 C-2.0 UTILITY PLAN

1" = 40'-0"

GRAPHIC SCALE

0 30 60 90

(IN FEET)

1 INCH = 30 FT (24X36 PAPER)

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GENERAL NOTES

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3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
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10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA
11. LOTS/BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR TO VERIFY LOCATION DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER BUILDING SERVICE CONNECTION LOCATION, SIZES, & DEPTHS WITH ARCHITECTURAL PLUMBING PLAN PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
5. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.
6. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
7. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
8. PLACE 8' X 4' X 2" WATERMAIN INSULATION AT ALL STORM SEWER CROSSINGS
9. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SANITARY AND STORM SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS SPS 382.30 (11)(h), SPS 382.36(7)(d)10.a, AND SPS 382.40(8)(k) AS PER 182.0715(2r) OF THE STATUTES.
10. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SUD. 2 TO 7 NR 811.68
11. ALL INLETS RECEIVING RUNOFF FROM PARKING LOTS SHALL BE INSTALLED WITH FLEXSTORM INLET INSERTS W/ OIL AND GREASE BOOM OR EQUIVALENT.

PRELIMINARY - NOT FOR CONSTRUCTION

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ISSUED
Review Set - March 23, 2018

PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Utility Plan

SHEET NUMBER
C-3.0

PROJECT NO.

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PLANT LIST

KEY	SCIENTIFIC NAME		QTY	PLANTING SIZE	ROOT CONDITION
	DECIDUOUS TREES				
AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	7	2 1/2"	B&B
CO	Celtis occidentalis	Common Hackberry	9	2 1/2"	B&B
GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	4	2 1/2"	B&B
GT	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	8	2 1/2"	B&B
	ORNAMENTAL TREES				
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5	2 "	B&B
CC	Carpinus caroliniana	American Hornbeam	10	2 "	B&B
MC	Malus 'Camelot'	Camelot Crabapple	9	2 "	B&B
PC	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	9	2 "	B&B
	EVERGREEN TREES				
PG	Picea glauca var. densata	Black Hills Spruce	19	6'	B&B
TO	Thuja occidentalis 'Techny'	Techny Arborvitae	10	6'	B&B
	EVERGREEN SHRUBS				
TM	Taxus x media 'Tauntonii'	Taunton Yew	71	24"	B&B
	DECIDUOUS SHRUBS				
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	33	#3	Cont.
RP	Rhododendron 'PJM'	PJM Rhododendron	39	#3	Cont.
RR	Rosa 'Radrazz'	Knockout Shrub Rose	50	#3	Cont.
SP	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Lilac	9	#5	Cont.
VD	Viburnum dentatum 'Synnestvedt'	Chicago Lustre Arrowwood Viburnum	36	#5	Cont.
WF	Weigela florida 'Alexandra'	Wine & Roses Weigela	40	#5	Cont.
	ORNAMENTAL GRASSES / PERENNIALS				
CA	Calamagrostis x accutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	102	#1	Cont.
HH	Hosta 'Halcyon'	Halcyon Hosta	37	#1	Cont.

BM Bark Mulch / Trench Cut Edge

SEED

GENERAL NOTES:

- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
- BED EDGING TO BE DIMEX EDGEPRO OR EQUIVALENT
- ALL CONCRETE AREAS, STEPS AND RAMPS TO BE UN-COLORED CONCRETE, BRUSH FINISHED.
- SEE ASP-100 FOR SITE MATERIAL IMAGES.

BIKE PARKING AND AMENITIES NOTES:

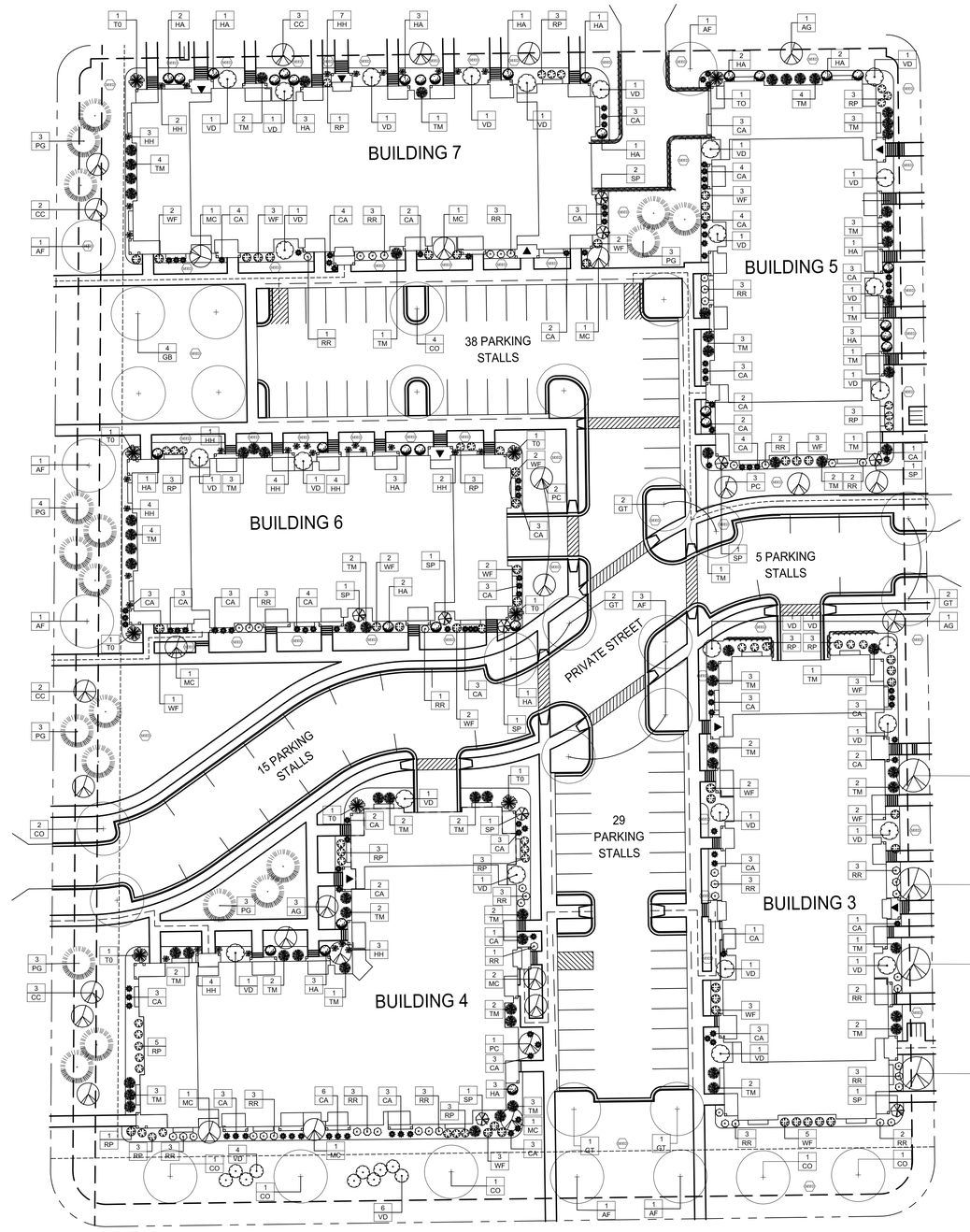
- SEE SITE PLAN FOR DETAILED LAYOUT
- ALL SEATING SHOWN WILL BE SUPPLIED BY TENANT AND NON-PERMANENT FIXTURES.

LANDSCAPING WORKSHEET

Total square footage of developed area: 120,808 sf

Total landscape points required: 2013 pts

PLANT TYPE / ELEMENT	MINIMUM SIZE AT INSTALLATION	POINTS	CREDITS / EXISTING LANDSCAPING QUANTITY	CREDITS / EXISTING LANDSCAPING POINTS ACHIEVED	CREDITS / PROPOSED LANDSCAPING QUANTITY	CREDITS / PROPOSED LANDSCAPING POINTS ACHIEVED
Overstory deciduous tree	2 1/2" caliper measured dbh	35	-	-	26	910
Tall evergreen tree	5'-6' tall	35	-	-	19	665
Ornamental tree	1 1/2" caliper	15	-	-	33	495
Upright evergreen shrub	3'-4' tall	10	-	-	10	100
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	-	-	207	621
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	-	-	71	284
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	-	-	139	278
Ornamental fencing or wall		4 per 10 lf	-	-	-	-
Existing significant specimen tree	2 1/2" capiler dbh	14 per cal. in. Max 200/tree	-	-	-	-
Landscape furniture (public)		5/seat	-	-	-	-
SUB TOTALS				-		3353
				Total Number of Points Provided		3353



SCALE: 1"=30'-0"

OLSON TOON LANDSCAPING INC

3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

AUTUMN LAKE - LOT 520

5501 Spring Tide Way
Madison, Wisconsin

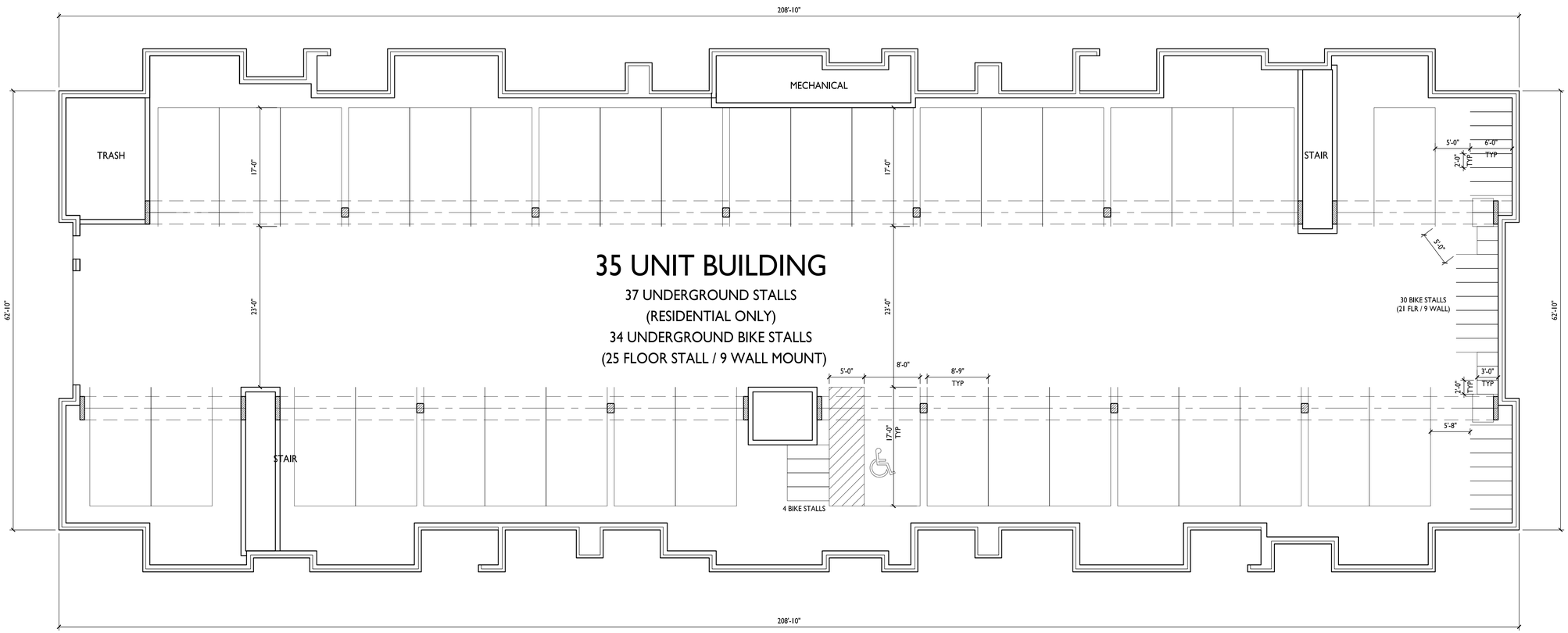
L-1.1

Date: 1/19/17
Scale: 1" = 30'-0"
Designer: rc/mm
Job # 6758

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:
2017.03.17 mm
2017.04.12 mm
2017.05.08 mm
2017.05.31 mm
2018.03.09 mm
2018.04.20 kms

Reference Name:
DSI - Autumn Lake



1
A-1.0
BASEMENT FLOOR PLAN
1/8" = 1'-0"

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Middleton, WI 53562

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Basement Floor Plan
Building 3

SHEET NUMBER
A-1.0

PROJECT NO. 1644

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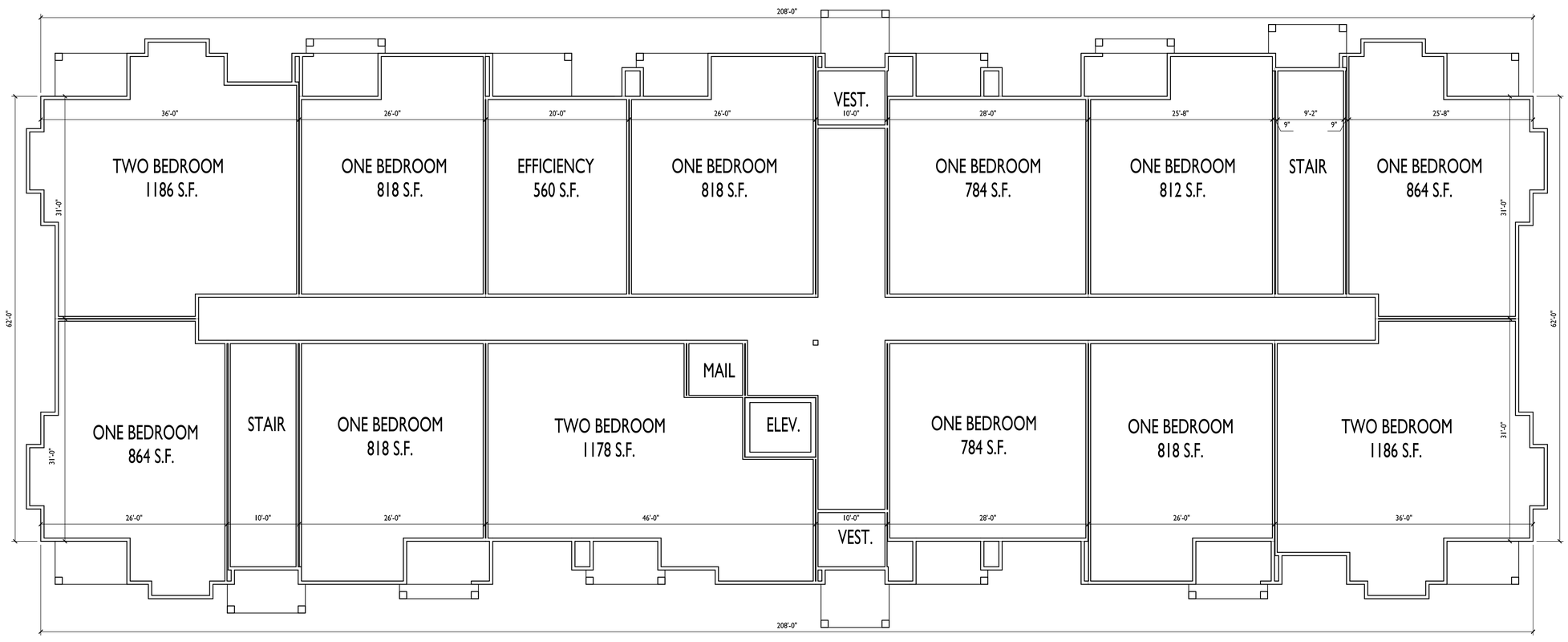

1
A-1.1
FIRST FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
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SHEET TITLE
First Floor Plan
Building 3

SHEET NUMBER
A-1.1

PROJECT NO. 1644

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1
A-1.2
SECOND FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
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Lot 520
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SHEET TITLE
Second Floor Plan
Building 3

SHEET NUMBER
A-1.2

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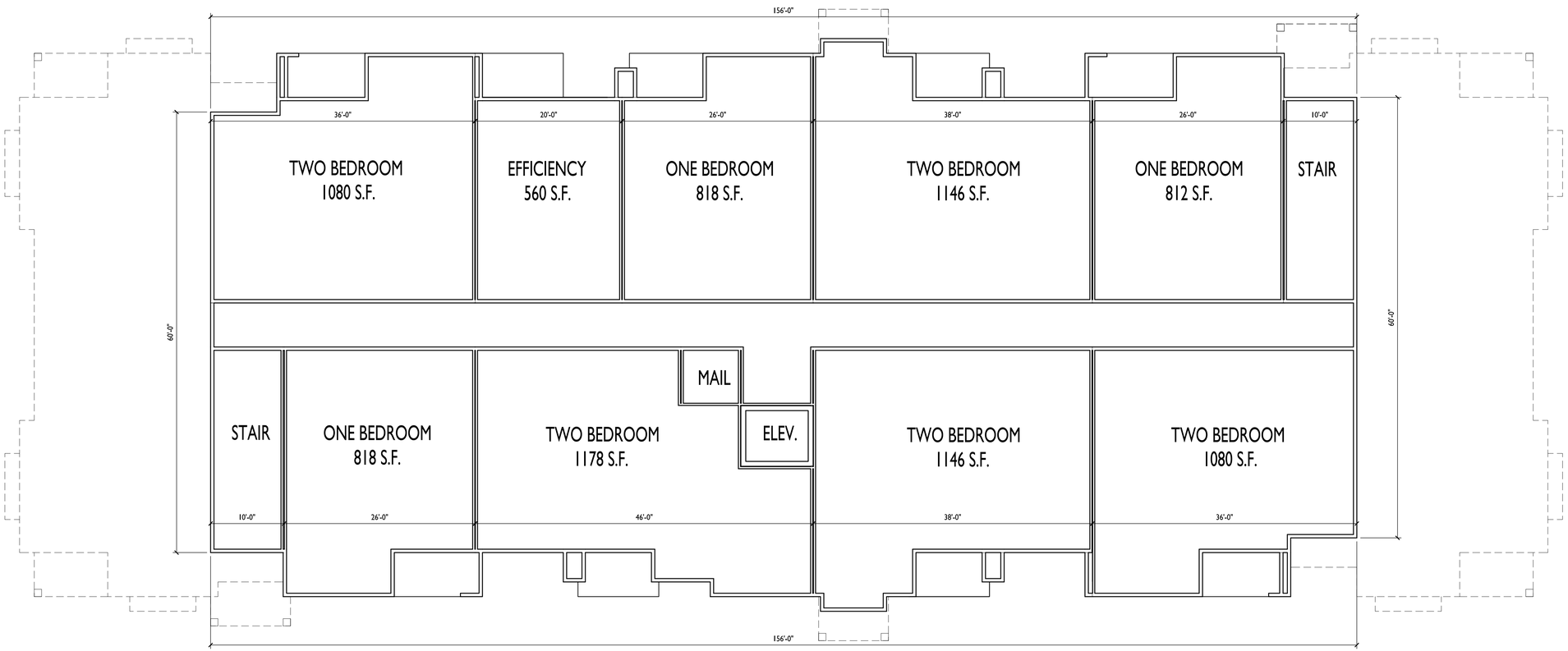

1 A-1.3 THIRD FLOOR PLAN

1/8" = 1'-0"

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1 / A-2.1 EAST ELEVATION (WILLOW ROCK RD.)

1/8" = 1'-0"

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EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - IRON GRAY - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

2 / A-2.1 WEST ELEVATION

1/8" = 1'-0"

PROJECT TITLE
Village at Autumn Lake

Lot 520
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SHEET TITLE
Exterior Elevations
Building 3

SHEET NUMBER
A-2.1

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

1 A-2.1 SOUTH ELEVATION (LIEN RD.)
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - IRON GRAY - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Exterior Elevations Building 3

SHEET NUMBER
A-2.2

PROJECT NO. 1644

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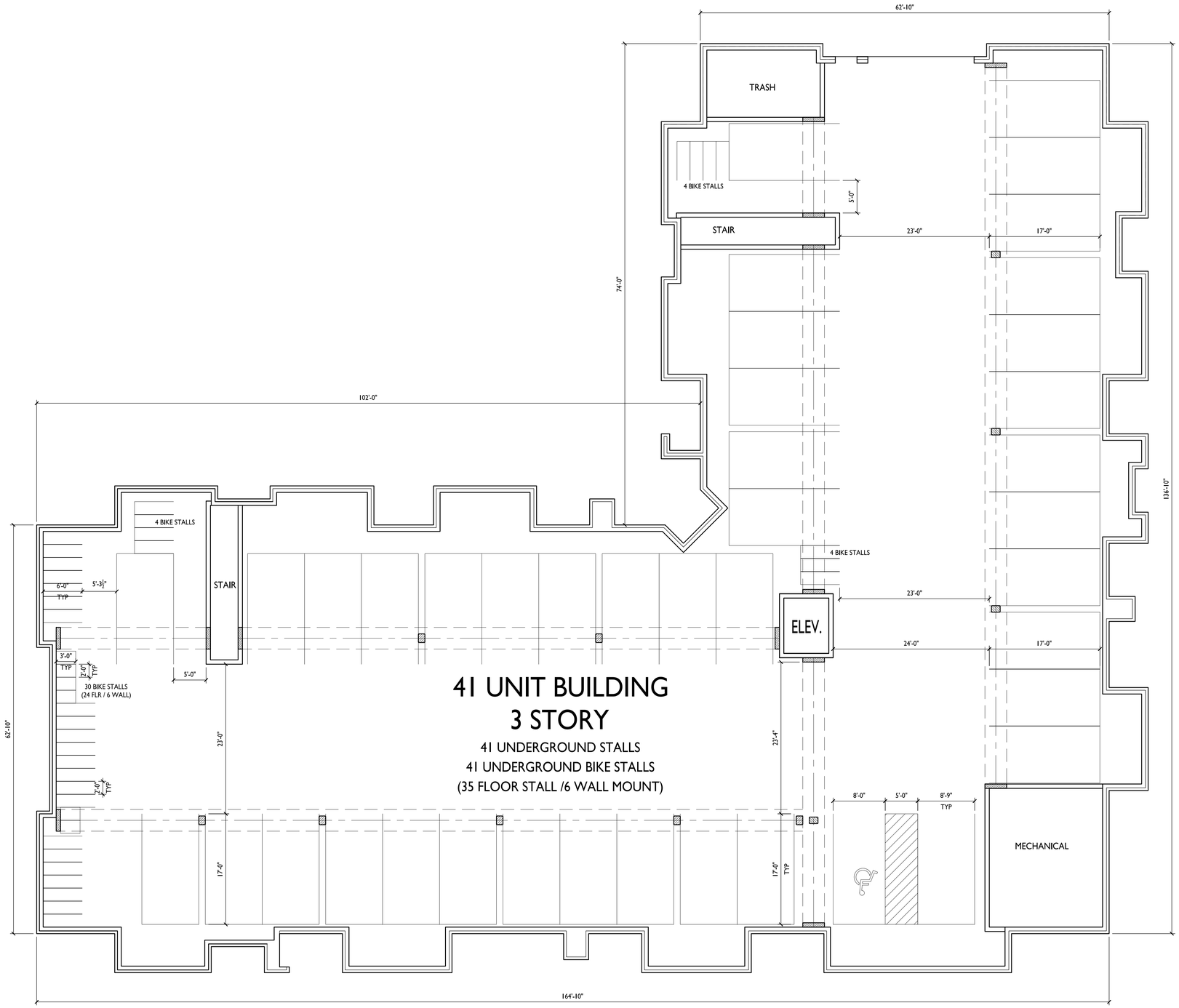

1 A-1.0 BASEMENT FLOOR PLAN

1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Basement Floor Plan
Building 4

SHEET NUMBER
A-1.0

PROJECT NO. 1644

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1
A-1.1
FIRST FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
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Lot 520
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SHEET TITLE
First Floor Plan
Building 4

SHEET NUMBER
A-1.1

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1 A-1.2 SECOND FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
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Lot 520
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SHEET TITLE
Second Floor Plan
Building 4

SHEET NUMBER
A-1.2

PROJECT NO. 1644

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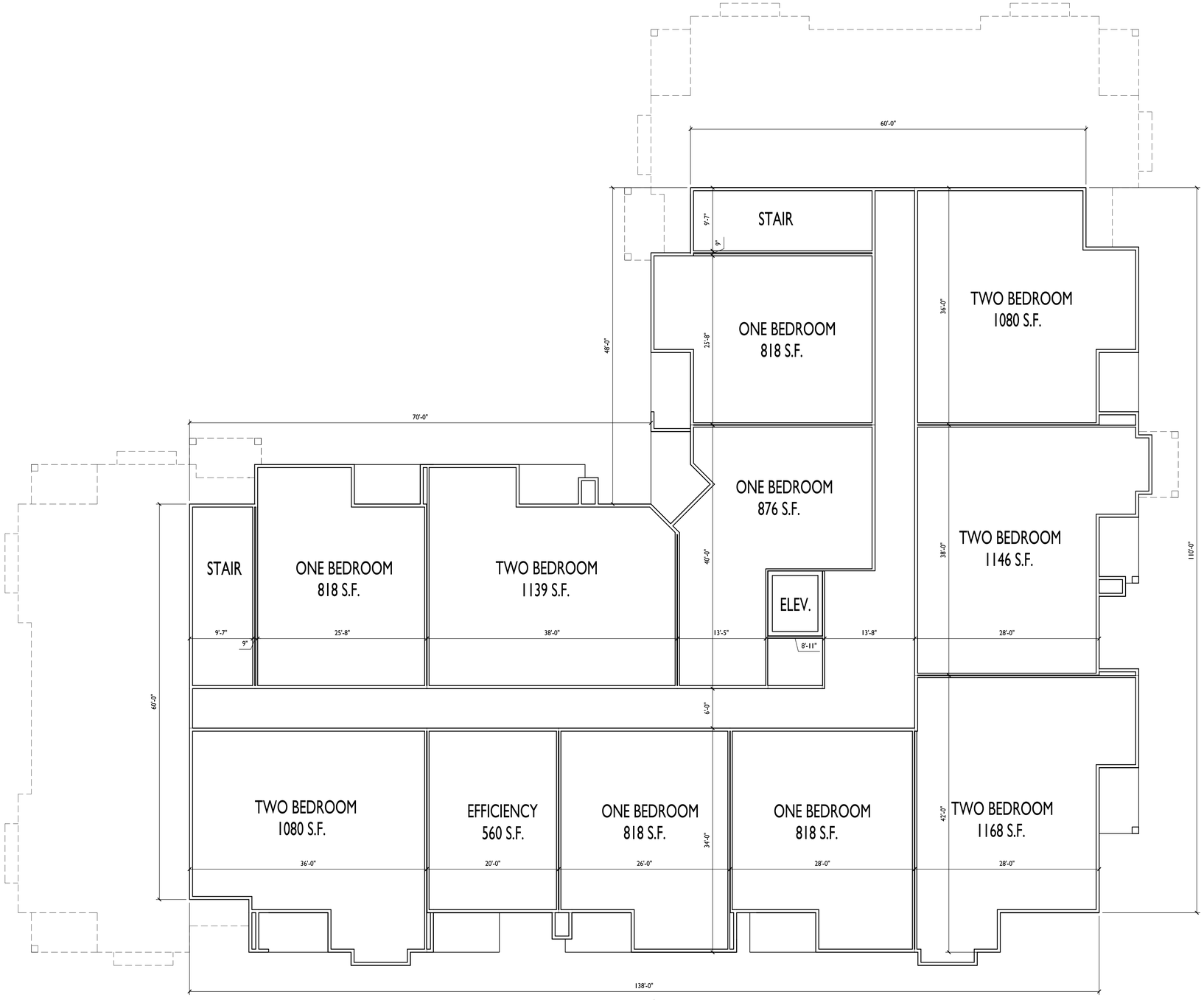

1
A-1.3
THIRD FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

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SHEET TITLE
Third Floor Plan
Building 4

SHEET NUMBER
A-1.3

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1 A-2.1 SOUTH ELEVATION (LEIN RD.)

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - RICH ESPRESSO - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

2 A-2.1 EAST ELEVATION

1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

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SHEET TITLE
Exterior Elevations
Building 4

SHEET NUMBER
A-2.1

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TYPICAL MATERIALS

- DIMENSIONAL ASPHALT SHINGLES
- 18x30 FYPON DECORATIVE LOUVER
- ALUMINUM WRAPPED FASCIA
- VINYL WINDOWS
- COMPOSITE TRIM
- ALUMINUM RAILINGS
- SHAKE SIDING
- COMPOSITE HORIZONTAL SIDING
- CAST STONE SILLS & BANDS
- NATURAL STONE VENEER

1 / A-2.1 WEST ELEVATION (CITY VIEW DR.)

1/8" = 1'-0"

TYPICAL MATERIALS

- DIMENSIONAL ASPHALT SHINGLES
- 18x30 FYPON DECORATIVE LOUVER
- ALUMINUM WRAPPED FASCIA
- VINYL WINDOWS
- COMPOSITE TRIM
- ALUMINUM RAILINGS
- SHAKE SIDING
- COMPOSITE HORIZONTAL SIDING
- CAST STONE SILLS & BANDS
- NATURAL STONE VENEER

2 / A-2.1 NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - RICH ESPRESSO - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

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PROJECT TITLE
Village at Autumn Lake

Lot 520
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SHEET TITLE
Exterior Elevations Building 4

SHEET NUMBER
A-2.2

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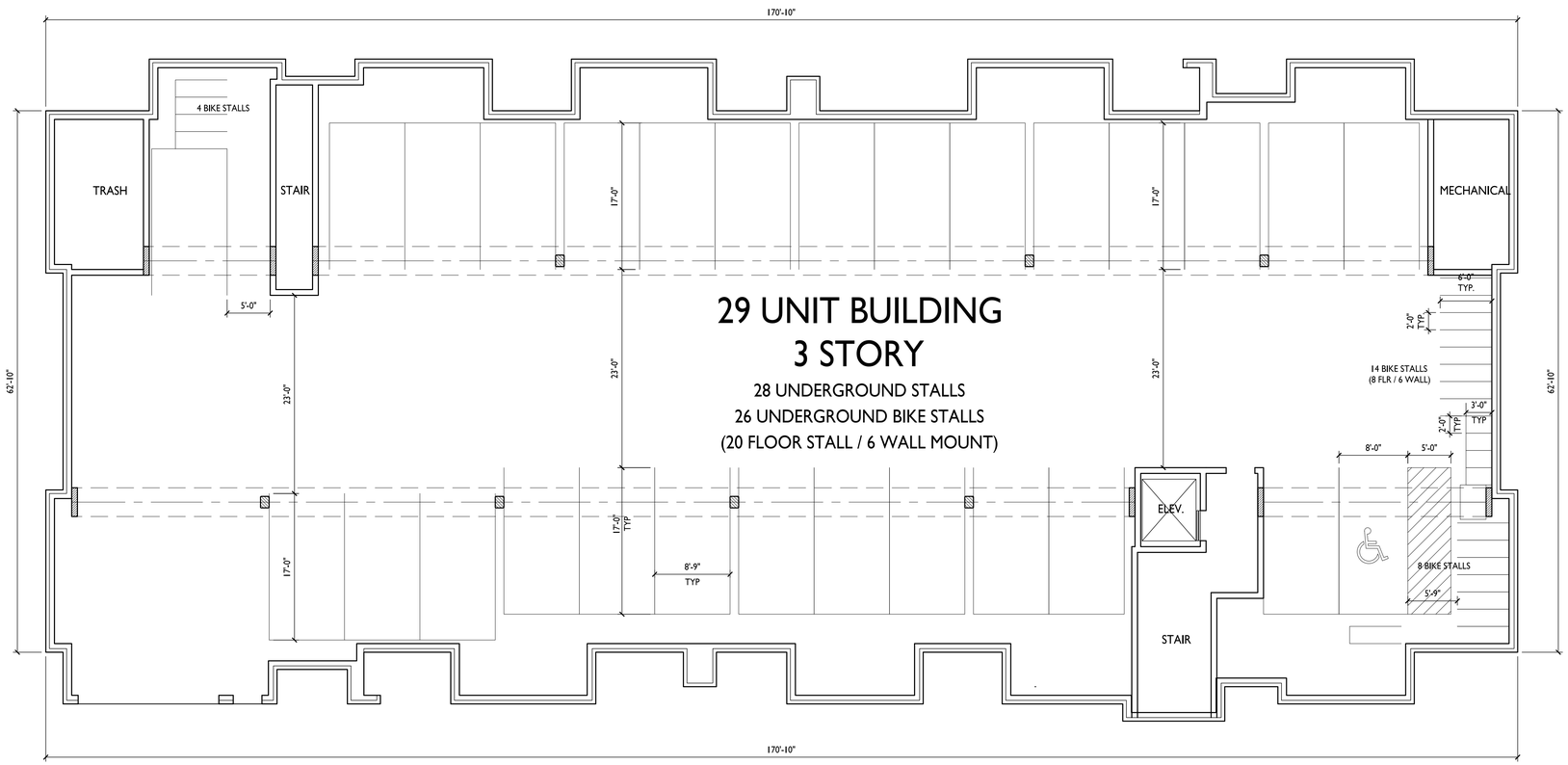

1
A-1.0

BASEMENT FLOOR PLAN

1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Basement Floor Plan
Building 5

SHEET NUMBER
A-1.0

PROJECT NO. 1644

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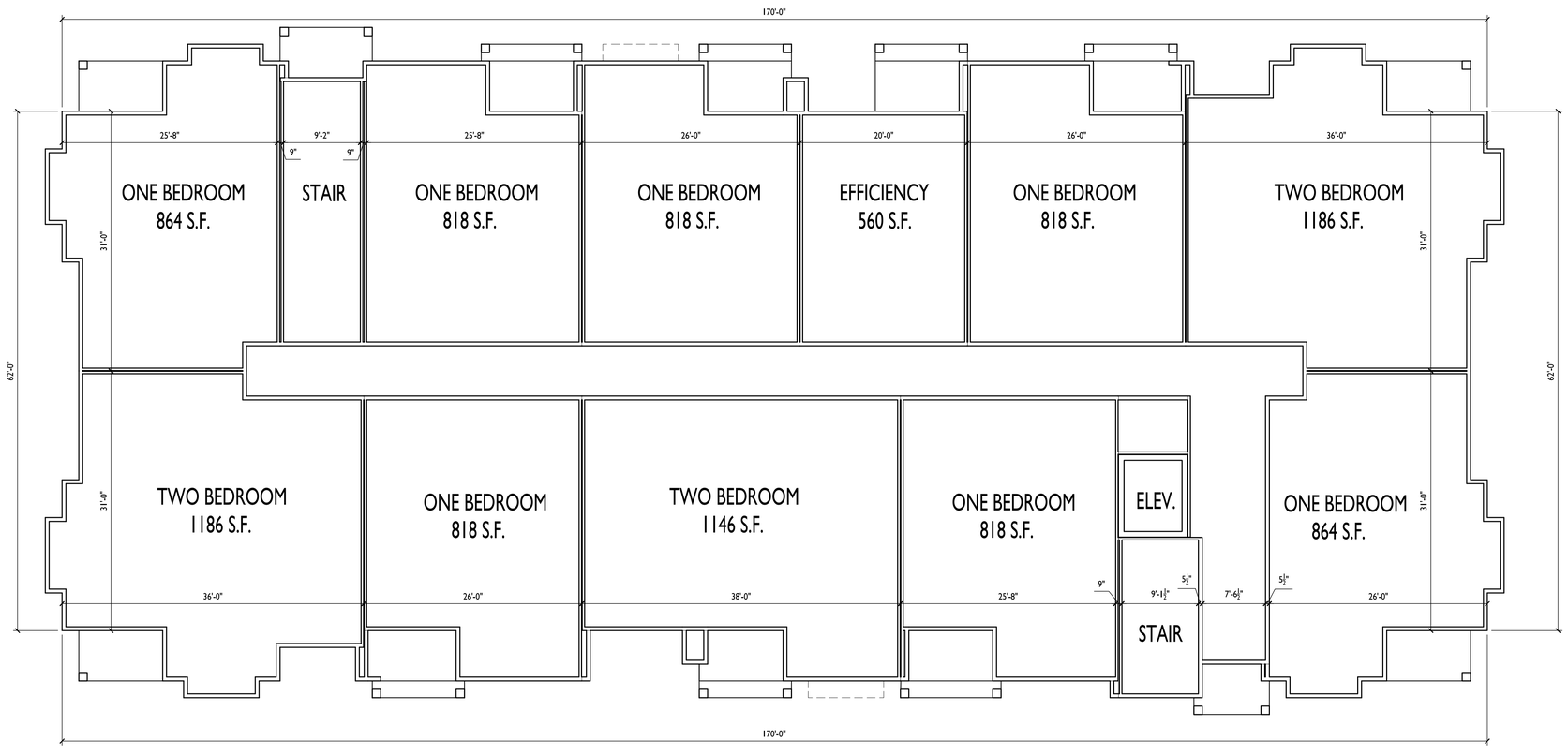

1
A-1.1
FIRST FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
First Floor Plan
Building 5

SHEET NUMBER
A-1.1

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1
A-1.2
SECOND FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Second Floor Plan
Building 5

SHEET NUMBER
A-1.2

PROJECT NO. 1644

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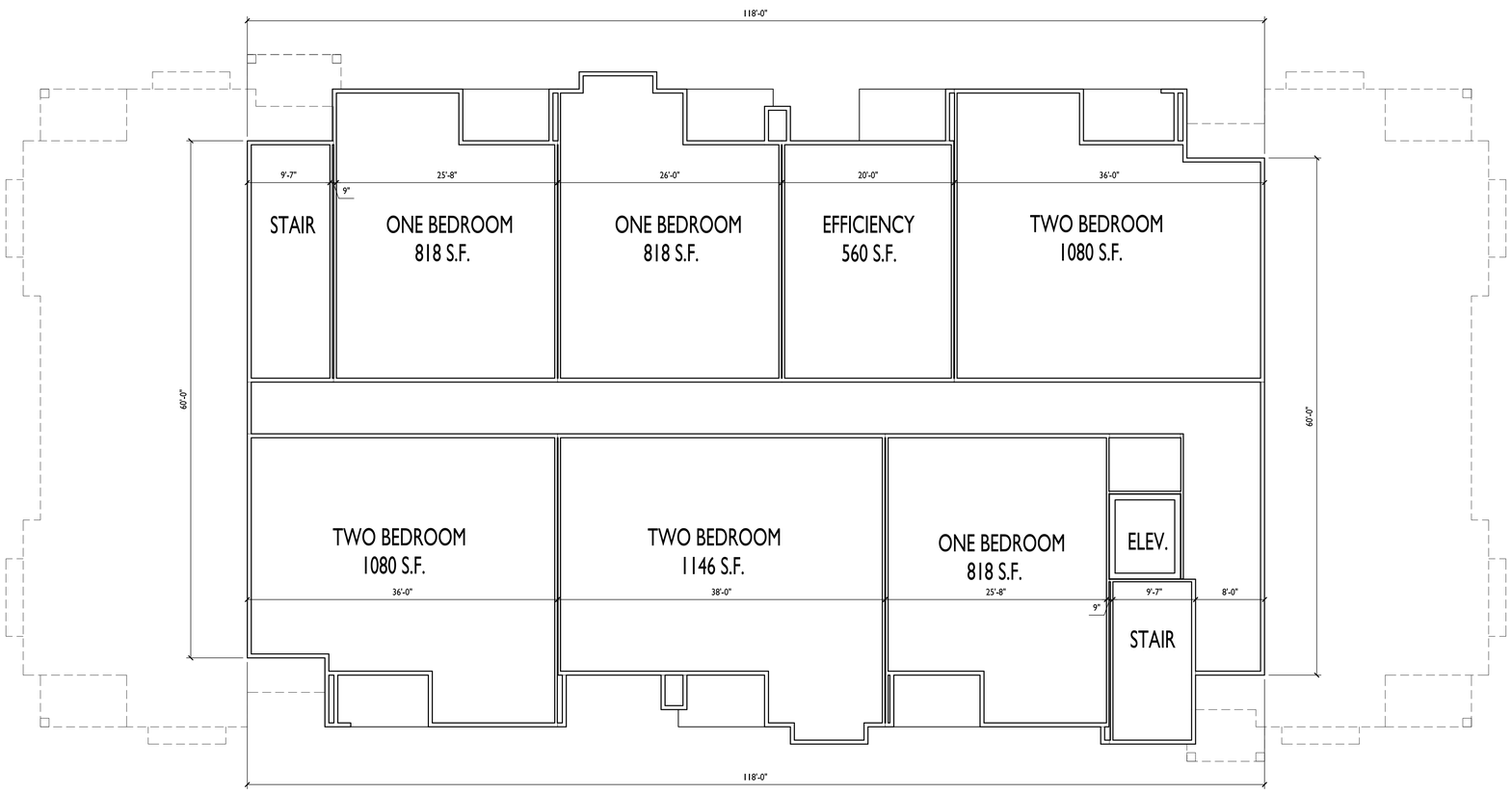

1 A-1.3 THIRD FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
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SHEET TITLE
Third Floor Plan
Building 5

SHEET NUMBER
A-1.3

PROJECT NO. 1644

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1 / A-2.1 WEST ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - COUNTRY LANE RED - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

2 / A-2.1 EAST ELEVATION

1/8" = 1'-0"

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Lot 520
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SHEET TITLE
Exterior Elevations
Building 5

SHEET NUMBER
A-2.1

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

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

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - COUNTRY LANE RED - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

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Village at Autumn Lake

Lot 520
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SHEET TITLE
Exterior Elevations Building 5

SHEET NUMBER
A-2.2

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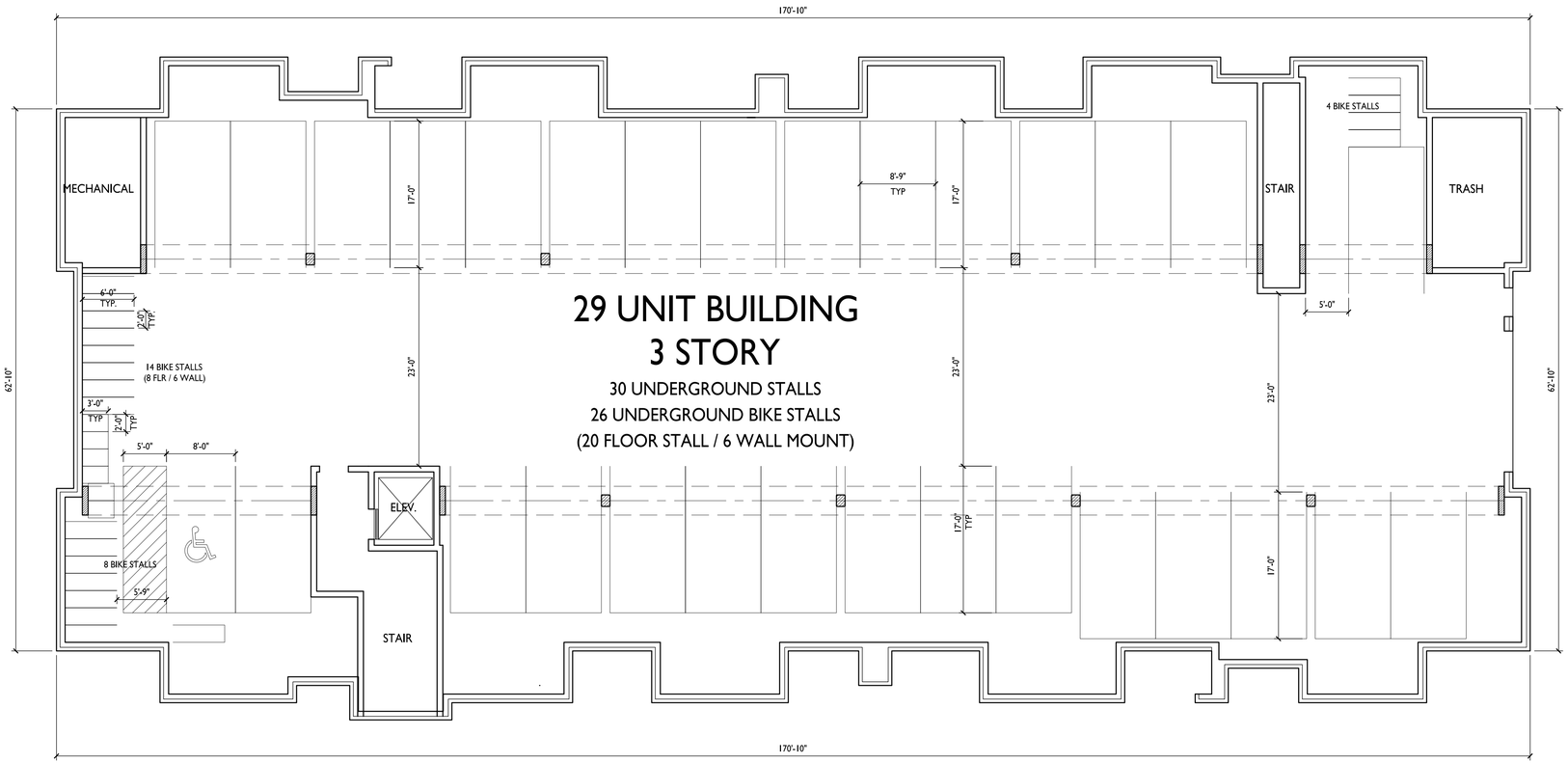

1
A-1.0
BASEMENT FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Basement Floor Plan
Building 6

SHEET NUMBER
A-1.0

PROJECT NO. 1644

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1
A-1.1
FIRST FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
First Floor Plan
Building 6

SHEET NUMBER
A-1.1

PROJECT NO. 1644

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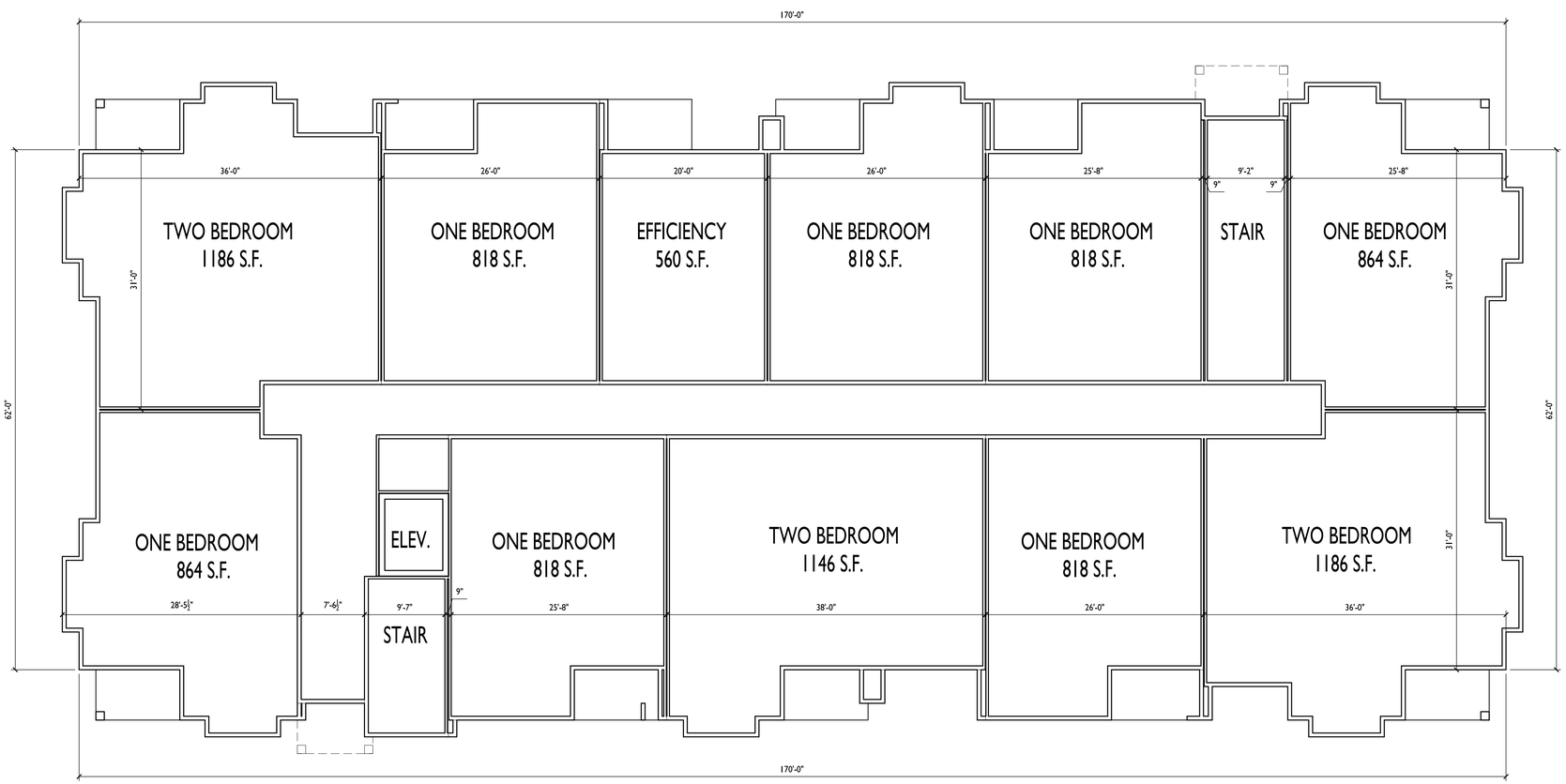

1 A-1.2 SECOND FLOOR PLAN

1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Second Floor Plan
Building 6

SHEET NUMBER
A-1.2

PROJECT NO. 1644

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1
A-1.3
THIRD FLOOR PLAN
1/8" = 1'-0"

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Issued for Land Use & UDC - May 2, 2018

PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Third Floor Plan
Building 6

SHEET NUMBER
A-1.3

PROJECT NO. 1644

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TYPICAL MATERIALS

DIMENSIONAL ASPHALT SHINGLES
18x30 FYPON DECORATIVE LOUVER
ALUMINUM WRAPPED FASCIA
VINYL WINDOWS
COMPOSITE TRIM
ALUMINUM RAILINGS
SHAKE SIDING
COMPOSITE HORIZONTAL SIDING
CAST STONE SILLS & BANDS
NATURAL STONE VENEER

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

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - CHESTNUT BROWN - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

TYPICAL MATERIALS

DIMENSIONAL ASPHALT SHINGLES
18x30 FYPON DECORATIVE LOUVER
ALUMINUM WRAPPED FASCIA
VINYL WINDOWS
COMPOSITE TRIM
ALUMINUM RAILINGS
SHAKE SIDING
COMPOSITE HORIZONTAL SIDING
CAST STONE SILLS & BANDS
NATURAL STONE VENEER

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

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Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Exterior Elevations Building 6

SHEET NUMBER
A-2.1

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

TYPICAL MATERIALS

DIMENSIONAL ASPHALT SHINGLES
ALUMINUM WRAPPED FASCIA
VINYL WINDOWS
COMPOSITE TRIM
ALUMINUM RAILINGS
SHAKE SIDING
COMPOSITE HORIZONTAL SIDING
CAST STONE SILLS & BANDS
NATURAL STONE VENEER

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

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - CHESTNUT BROWN - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Exterior Elevations Building 6

SHEET NUMBER
A-2.2

PROJECT NO. 1644

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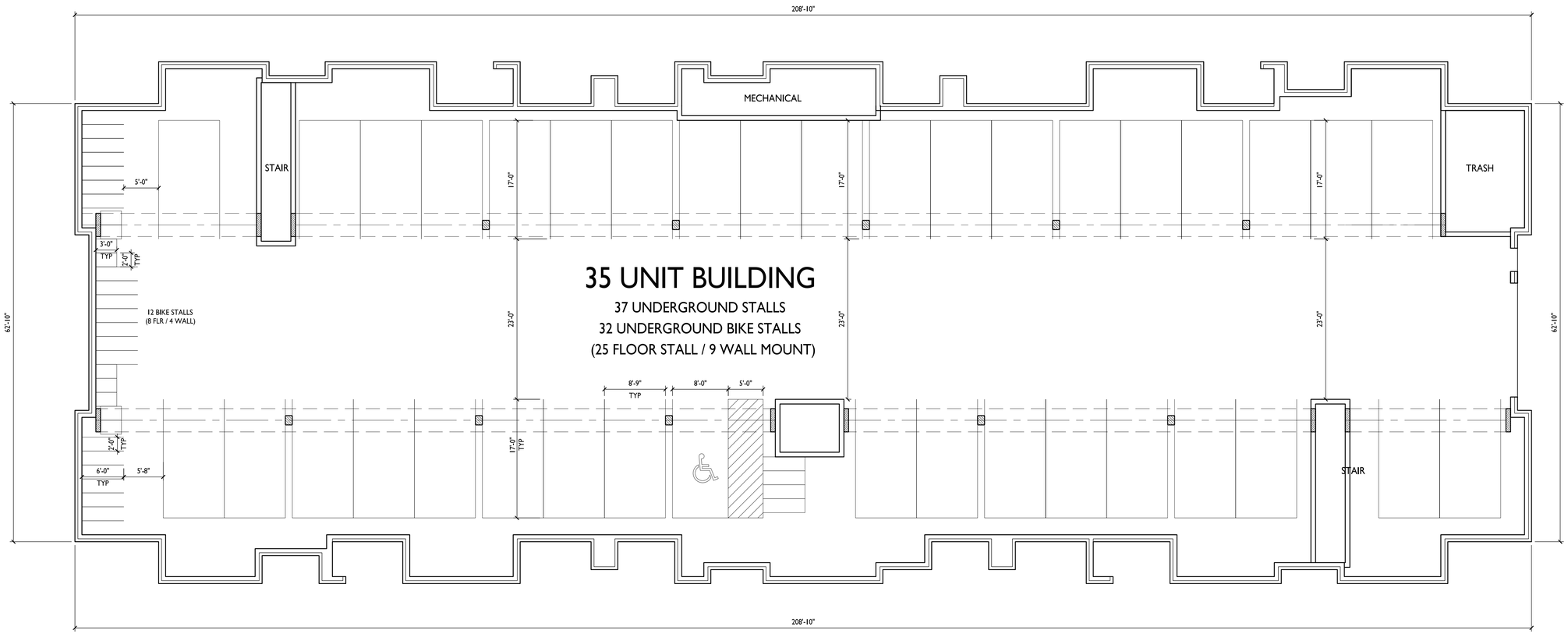

1
A-1.0
BASEMENT FLOOR PLAN
1/8" = 1'-0"

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Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Basement Floor Plan
Building 7

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A-1.0

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1 A-1.1 FIRST FLOOR PLAN

1/8" = 1'-0"

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Village at Autumn Lake

Lot 520
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SHEET TITLE
First Floor Plan
Building 7

SHEET NUMBER
A-1.1

PROJECT NO. 1644

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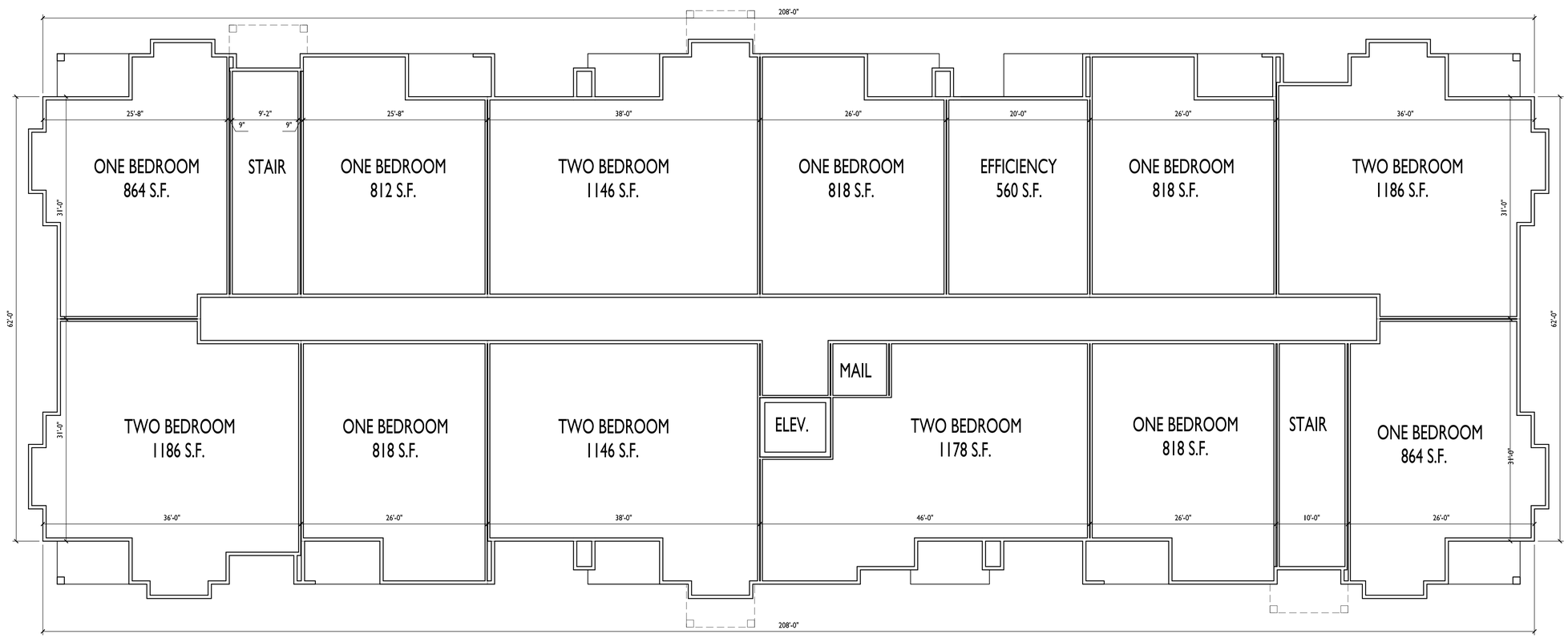

1
A-1.2
SECOND FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Second Floor Plan
Building 7

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A-1.2

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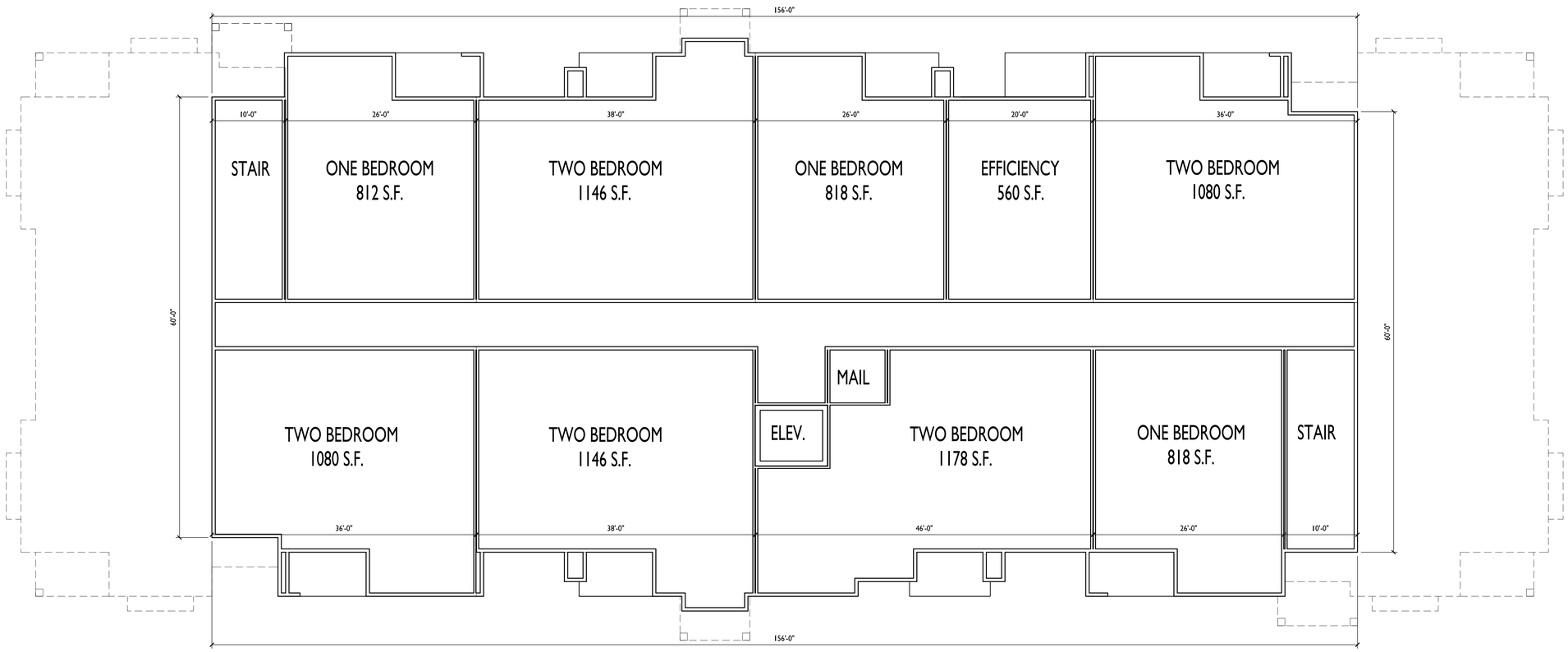

1 A-1.3 THIRD FLOOR PLAN
1/8" = 1'-0"

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Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Third Floor Plan
Building 7

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A-1.3

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TYPICAL MATERIALS

- DIMENSIONAL ASPHALT SHINGLES
- 18x30 FYPON DECORATIVE LOUVER
- ALUMINUM WRAPPED FASCIA
- VINYL WINDOWS
- COMPOSITE TRIM
- ALUMINUM RAILINGS
- SHAKE SIDING
- COMPOSITE HORIZONTAL SIDING
- CAST STONE SILLS & BANDS
- NATURAL STONE VENEER

1 / A-2.1 NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - IRON GRAY - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

TYPICAL MATERIALS

- DIMENSIONAL ASPHALT SHINGLES
- 18x30 FYPON DECORATIVE LOUVER
- ALUMINUM WRAPPED FASCIA
- VINYL WINDOWS
- COMPOSITE TRIM
- ALUMINUM RAILINGS
- SHAKE SIDING
- COMPOSITE HORIZONTAL SIDING
- CAST STONE SILLS & BANDS
- NATURAL STONE VENEER

2 / A-2.1 SOUTH ELEVATION

1/8" = 1'-0"

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Village at Autumn Lake

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5501 Spring Tide Way

SHEET TITLE

Exterior Elevations Building 7

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

TYPICAL MATERIALS

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

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
METAL ROOF	SILVER
MASONRY	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
MASONRY ACCENTS	EDWARDS CAST STONE BUFF
HORIZONTAL SIDING	COMPOSITE - IRON GRAY - JAMES HARDIE
SHAKE SIDING	COMPOSITE - COBBLESTONE - JAMES HARDIE
FASCIA / SOFFIT / TRIM	ALUMINUM WRAPPED - HERRINGBONE #819 -QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
BUILDING ENTRANCES	ALUMINUM STOREFRONT - DARK BRONZE

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Exterior Elevations Building 7

SHEET NUMBER
A-2.2

PROJECT NO. 1644

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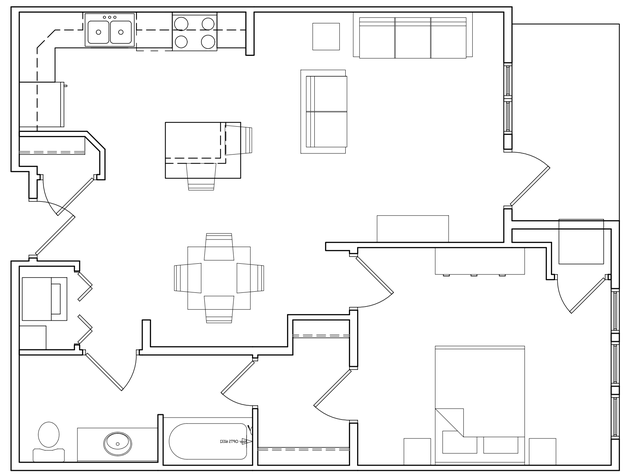
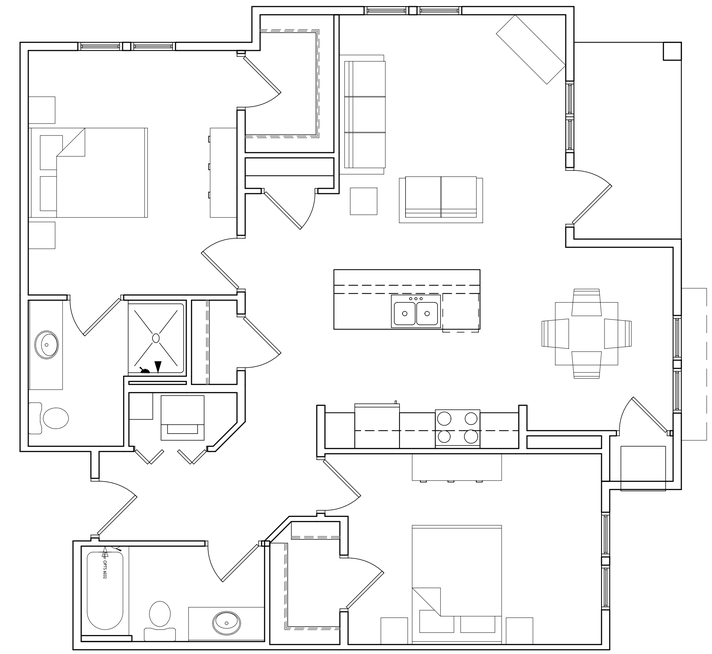


804 S.F.

3 A-5.1 TYP. ONE BEDROOM

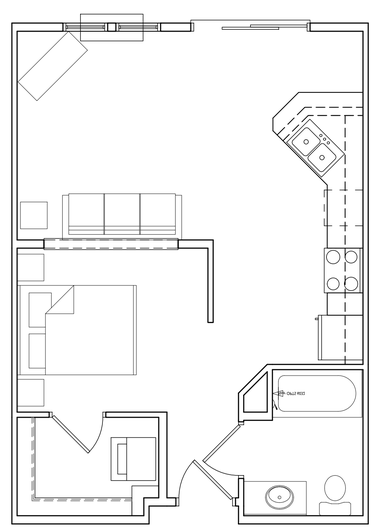
1/4" = 1'-0"



1151 S.F.

1 A-5.1 TYP. TWO BEDROOM

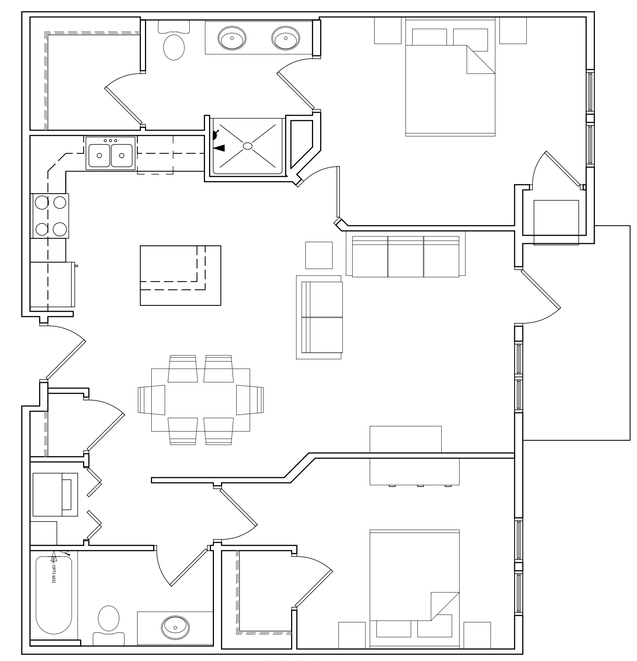
1/4" = 1'-0"



553 S.F.

4 A-5.1 TYP. EFFICIENCY

1/4" = 1'-0"



1052 S.F.

2 A-5.1 TYP. TWO BEDROOM

1/4" = 1'-0"

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PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way

SHEET TITLE
Typical Unit Plans

SHEET NUMBER
A-5.1

PROJECT NO. 1644

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