

VANDEWALLE & ASSOCIATES INC.
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Exhibit F:
Proposed
Master Plan

SCALE: 1" = 80'
REVISED: 12.18.19

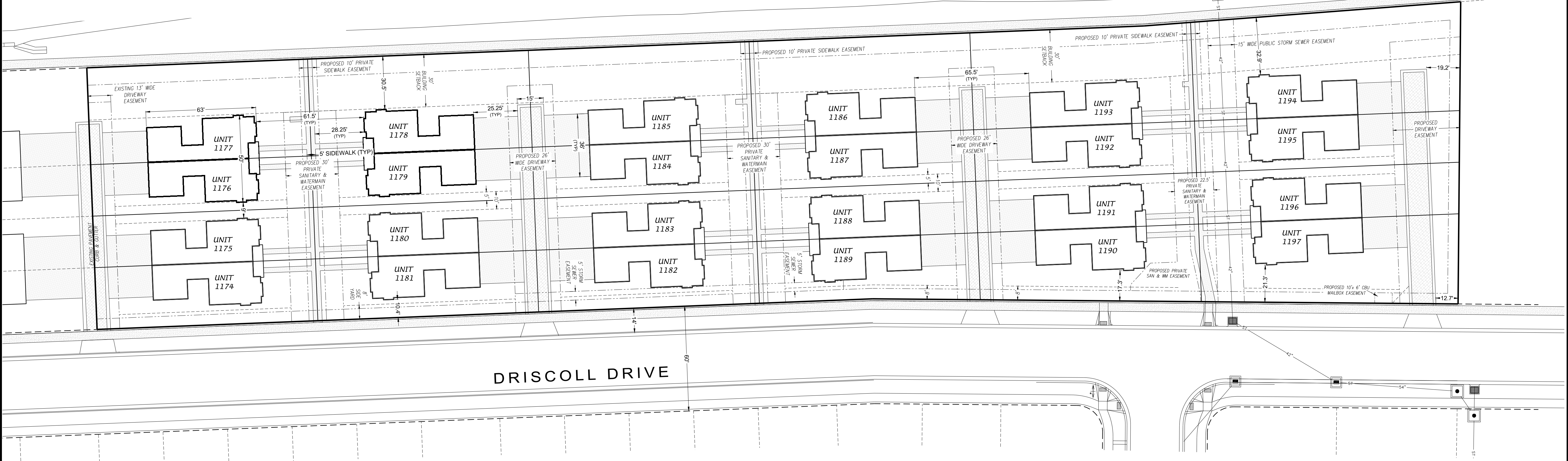
EAST LAWN PROPERTY

MADISON, WISCONSIN



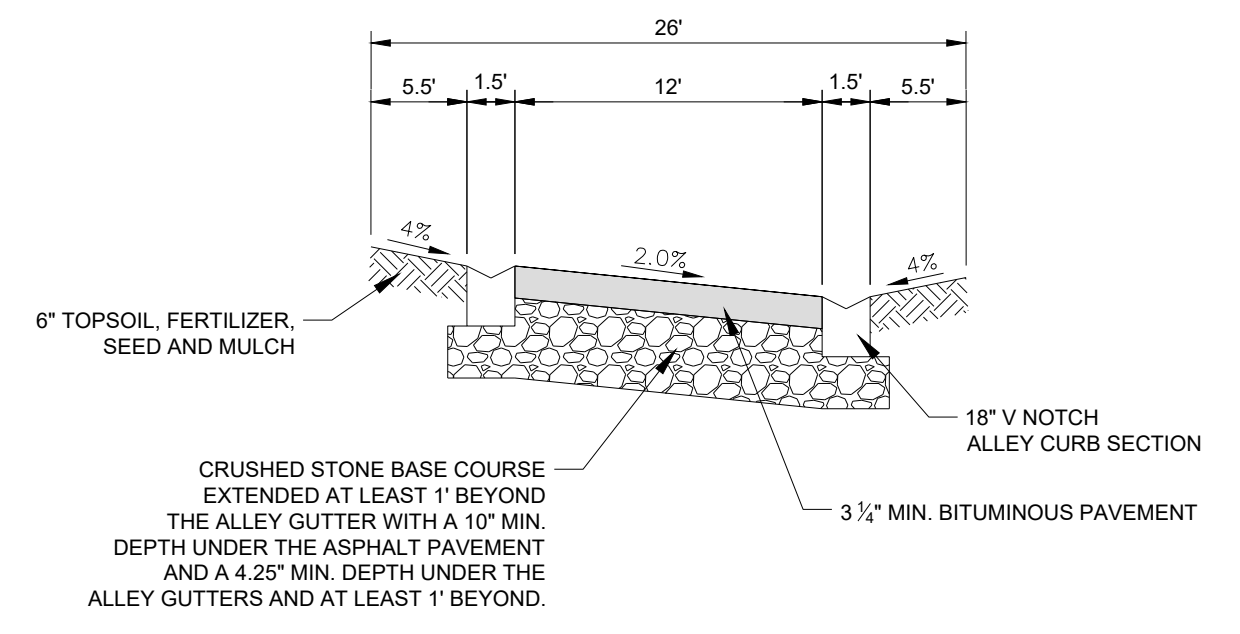
MILWAUKEE STREET

DRISCOLL DRIVE



GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
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. CURB RADII DIMENSIONS TO BACK OF CURB UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.



TYPICAL ALLEY SECTION

LEGEND

- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 18" V-NOTCH ALLEY CURB
- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE

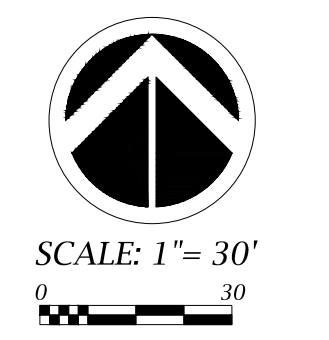
ZONING AND SETBACKS

TR-P DISTRICT: ALL UNITS
 SIDE YARD = 5 FEET
 SIDE YARD (SECOND) = 8' AND 10' FOR GARAGE

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN
NORTHEAST ADDITION TO GRANDVIEW COMMONS
 TWIN HOME CONDOMINIUMS
 DRISCOLL DRIVE, MADISON, WI



DATE: 03-03-2020
 REVISED:

DRAWN BY: WFK

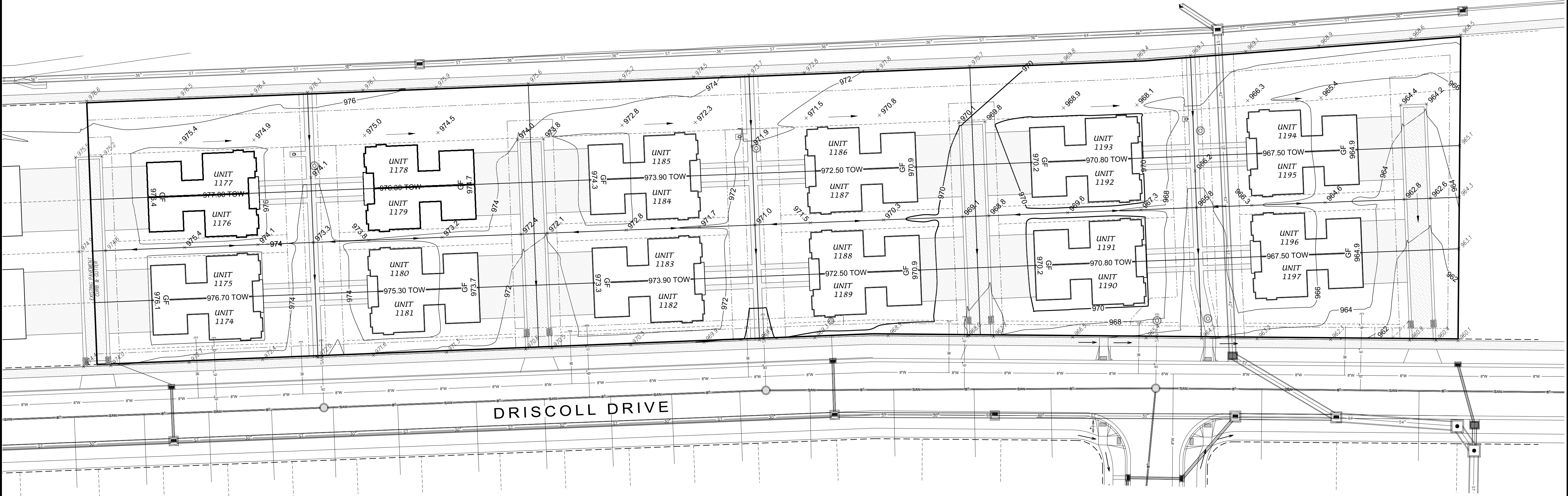
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Sheet Number:

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MILWAUKEE STREET

DRISCOLL DRIVE



GRADING & EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
- INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS. CONTRACTOR SHALL REMOVE THE TYPE D INLET PROTECTION DURING THE TIME PERIOD BETWEEN NOV. 15 AND MARCH 15, AND INSTALL A FRAME TYPE INLET PROTECTION BAG THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM BRAND OR EQUIVALENT.
- CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1
- 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.
- 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.
- 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
- PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 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.
- GROUNDWATER DEWATERING IS NOT ANTICIPATED DURING THE CONSTRUCTION ACTIVITIES. SHOULD DEWATERING BECOME NECESSARY, AN APPROPRIATE DEWATERING SYSTEM AND IMPLEMENTATION PLAN SHALL BE PREPARED AND SUBMITTED TO CITY ENGINEERING PRIOR TO A QUALIFIED CONTRACTOR BEGINNING DEWATERING OPERATIONS.

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- CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
- CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

SEQUENCE OF CONSTRUCTION

- 04/01/2020 INSTALL EROSION CONTROL
- 04/02/2020 ROUGH SITE GRADING
- 05/01/2020 BEGIN SITE GRADING, UTILITIES, BUILDING AND SITE CONSTRUCTION
- 07/01/2020 COMPLETE BUILDING BACKFILL, BEGIN FINE GRADING
- 09/01/2020 COMPLETE FINAL RESTORATION
- 11/01/2020 REMOVE EROSION CONTROL FROM STABILIZED SITE

LEGEND

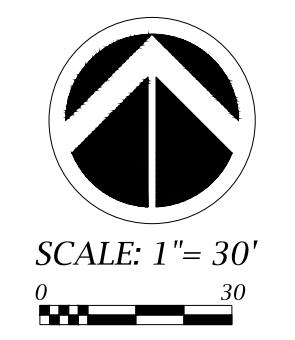
- BUILDING ENVELOPE
- - - EASEMENT
- + 9800.0 FINAL LOT LINE ELEVATION TO BE MET w/RESTORATION OF HOMESITE
- + 9800.0 EXISTING SPOT ELEVATION
- GF 964.9 GARAGE FLOOR ENTRANCE ELEV
- 967.5 TOW TOP OF FOUNDATION WALL ELEV
- ← DRAINAGE ARROW

ZONING AND SETBACKS

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GRADING PLAN
NORTHEAST ADDITION TO GRANDVIEW COMMONS
 TWIN HOME CONDOMINIUMS
 DRISCOLL DRIVE, MADISON, WI

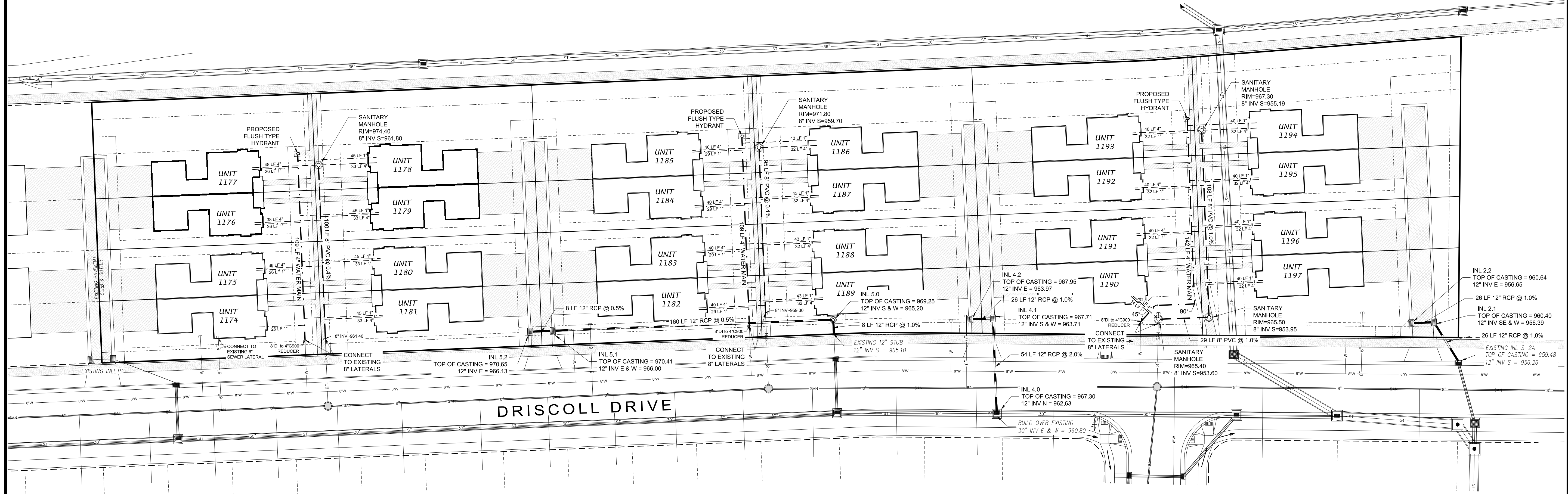


SCALE: 1" = 30'
 DATE: 03-03-2020
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 FN: 19-05-144
 Sheet Number:
C200

MILWAUKEE STREET

DRISCOLL DRIVE



SITE UTILITY NOTES

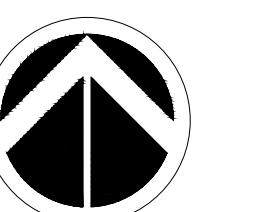
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
5. WATER MAIN TO BE 4" C900 WITH 1" POLY SERVICE LINES.
6. FLUSH TYPE HYDRANTS TO BE MUELLER® 2-1/8" FLUSH TYPE FIRE HYDRANT WITH 6.5' BURY.
7. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
8. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
9. INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE UNLESS OTHERWISE NOTED.
10. STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-1550A FRAME WITH SOLID LID UNLESS OTHERWISE NOTED.
11. STORM PIPES IN CITY OF MADISON RIGHT-OF-WAY TO BE REINFORCED CONCRETE PIPE. ALL OTHER STORM PIPE TO BE N-12 UNLESS OTHERWISE NOTED..
12. ROOF DRAIN STORM PIPES TO BE N-12 @ 1.0% UNLESS OTHERWISE SHOWN.
13. SEWER AND WATER LATERAL LENGTHS SHOWN INTO BUILDINGS INCLUDE A 5 FEET EXTENSION BEYOND OUTSIDE FOUNDATION WALL

LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- MUELLER® 2-1/8" FLUSH HYDRANT
- MANHOLE
- CURB INLET

SITE UTILITY PLAN

NORTHEAST ADDITION TO GRANDVIEW COMMONS
TWIN HOME CONDOMINIUMS
DRISCOLL DRIVE, MADISON, WI



SCALE: 1" = 30'
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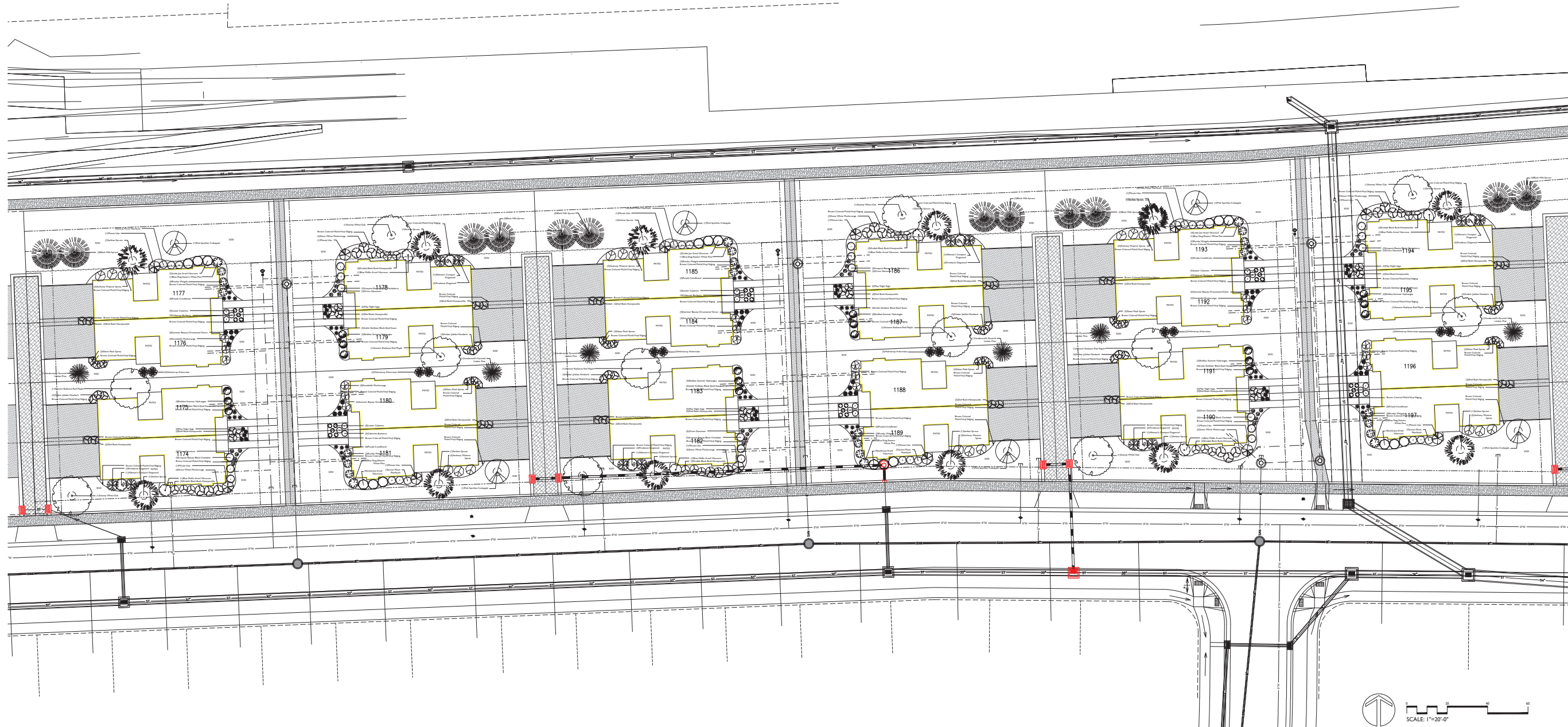
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Default Plant Table

Broadleaf Deciduous

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
6		<i>Acer Rubrum</i> 'autumn Radiance'	Autumn Radiance Red Maple	ARRM	2" B&B
6		<i>Malus</i> 'pink Sparkles'	Pink Sparkles Crabapple	PSKC	2" B&B
6		<i>Quercus Bicolor</i>	Swamp White Oak	SWO	2" B&B

Conifer Evergreen

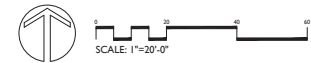
Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
12		<i>Picea Glauca</i> Var <i>Densata</i>	Black Hills Spruce	BHS	4' B&B
4		<i>Picea Omorika</i>	Serbian Spruce	SES	4' B&B
9		<i>Picea Omorika</i>	Serbian Spruce	SES	8' B&B
6		<i>Pinus Flexilis</i> 'vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pi	VPLP	5' B&B
6		<i>Pinus Strobus</i> 'blue Shag'	Blue Shag Eastern White Pine	BSEWP	#3 CONT.
12		<i>Thuja Occidentalis</i> 'holmstrup'	Holmstrup Arborvitae	HA	#5 CONT.

Perennial

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
30		<i>Allium</i> 'summer Beauty'	Summer Beauty Ornamental Onion	SBA	#1 CONT.
30		<i>Calamintha Nepeta</i> Ssp. <i>Nepeta</i>	Lesser Calamint	LCA	#1 CONT.
30		<i>Echinacea Purpurea</i> 'magnus'	Purple Coneflower	MPCF	.45 CONT.
30		<i>Geranium</i> 'orion'	Orion Geranium	OG	#1 CONT.
30		<i>Rudbeckia Ful</i> Var <i>Sullivan</i> 'little Goldstar'	Little Goldstar Black-Eyed Sus	LGBS	#1 CONT.
30		<i>Salvia Nemorosa</i> 'mainacht'	May Night Sage	MNMS	#1 CONT.

Shrub

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
18		<i>Aronia Melanocarpa</i> 'morton'	Inoquis Beauty Black Chokeber	IBBC	#2 CONT.
18		<i>Berberis Thunb</i> Atrop 'moretti Select'	Caberhet Barberry	CAB	#2 CONT.
6		<i>Cornus Sericea</i> 'alleman's'	Alleman's Compact Dogwood	ACD	#5 CONT.
12		<i>Cornus Sericea</i> 'bailadeline'	Friedance Dogwood	FD	#5 CONT.
42		<i>Diervilla Lonicera</i>	Dw/ Bush-Honeysuckle	DBH	#2 CONT.
18		<i>Diervilla Rivularis</i> 'smndrsf'	Kodiak Black Bush-Honeysuckle	KBBH	#3 CONT.
18		<i>Exochorda X Macrantha</i> 'bailmoon'	Lotus Moon Pearl Bush	LMP	#2 CONT.
18		<i>Hydrangea Macro</i> 'bailmer'	Endless Summer Hydrangea	ESH	#2 CONT.
18		<i>Philadelphus</i> 'snowbelle'	Snowbelle Mockorange	SBM	#2 CONT.
18		<i>Philadelphus</i> 'snowwhite Fantasy'	Snow White Mockorange	SWM	#5 CONT.
18		<i>Physocarpus Opuilifolius</i> 'jefam'	Amber Jubilee Ninebark	AJN	#5 CONT.
18		<i>Spiraea Japonica</i> 'anthony Waterer'	Anthony Waterer Spirea	AWS	#2 CONT.
18		<i>Spiraea Japonica</i> 'neon Flash'	Neon Flash Spirea	NFS	#2 CONT.
12		<i>Syringa X Prestonia</i> 'minuet'	Minuet Lilac	MIL	4' B&B
6		<i>Viburnum Dentatum</i> 'christom'	Blue Muffin Arwd Viburnum	BMAV	#5 CONT.
18		<i>Viburnum Dentatum</i> 'klmsveenteen'	Little Joe Arwd Viburnum	LJAV	#5 CONT.
18		<i>Weigela Florida</i> 'rumba'	Rumba Weigela	RW	#2 CONT.



TWIN HOME RESIDENCE

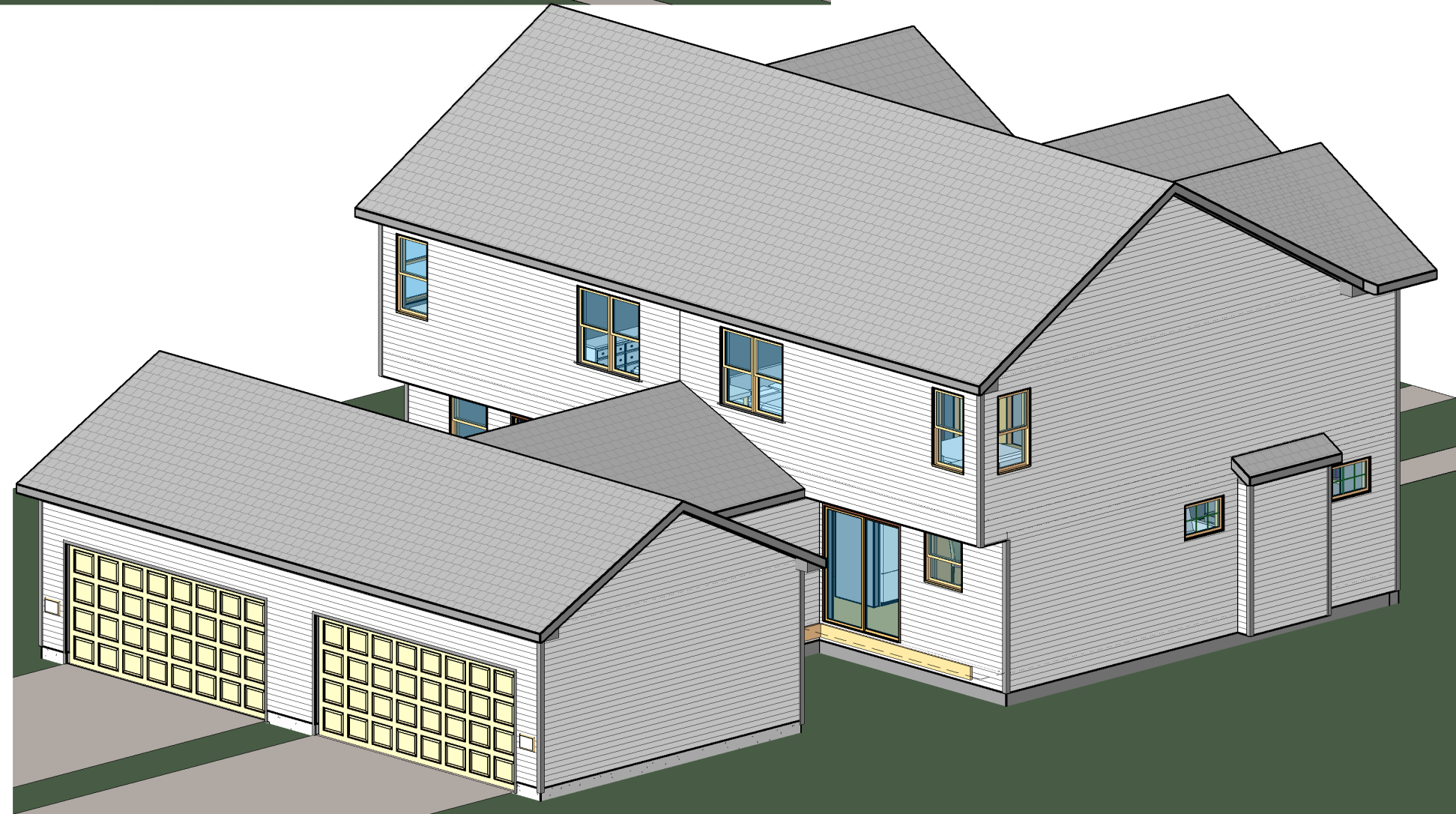
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 Driscoll Drive
 Madison, WI 53718

Checked By: MM
 Drawn By: 3/2/20 DK
 3/2/20 DK

Revised:
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3D - Craftsman



3D Rear View - Craftsman

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

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Drawn By:	Author
Date:	Issue Date
Print Date:	12/20/2019 5:37:29 AM
Drawing No.:	CRO



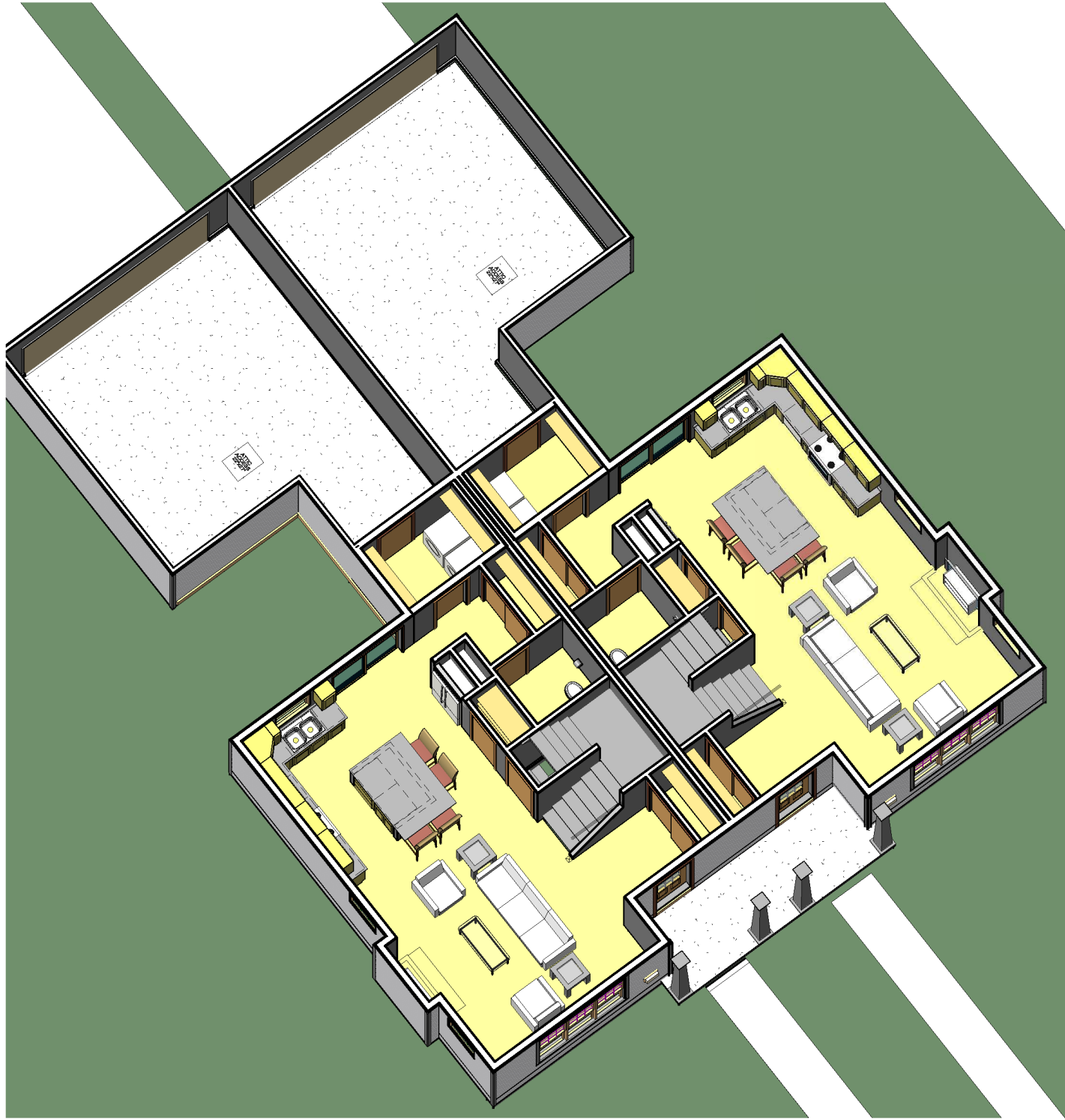
**VERIDIAN
HOMES**

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

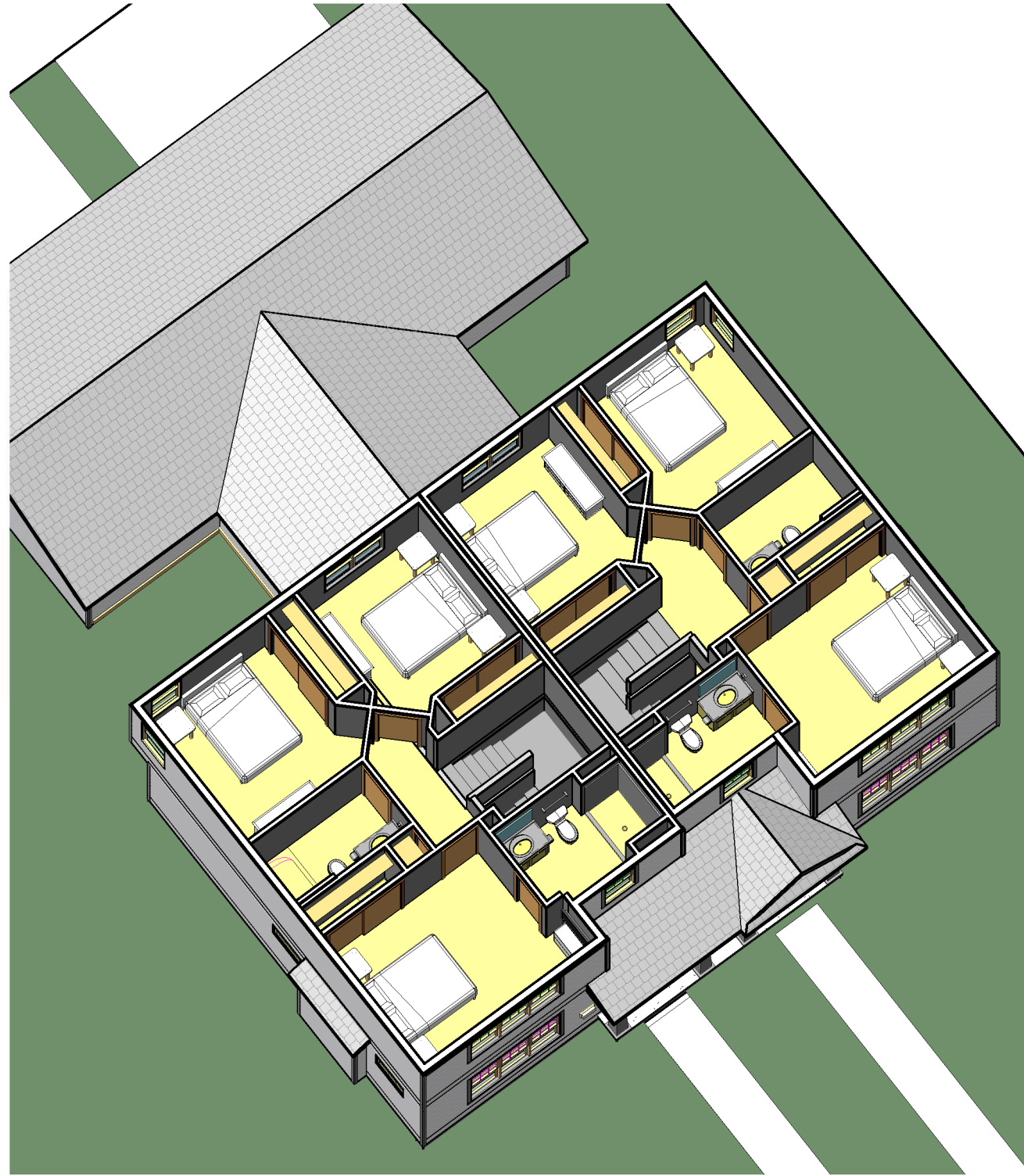
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 Homesite / Neighborhood: Project Number
 Address: Enter address here

Customer Approval:

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3D First Floor - Craftsman



3D Second Floor - Craftsman

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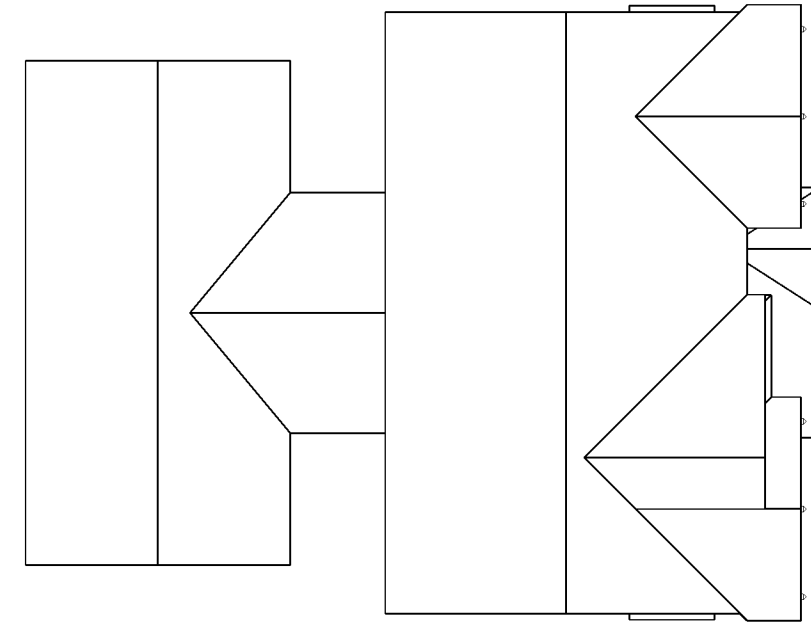
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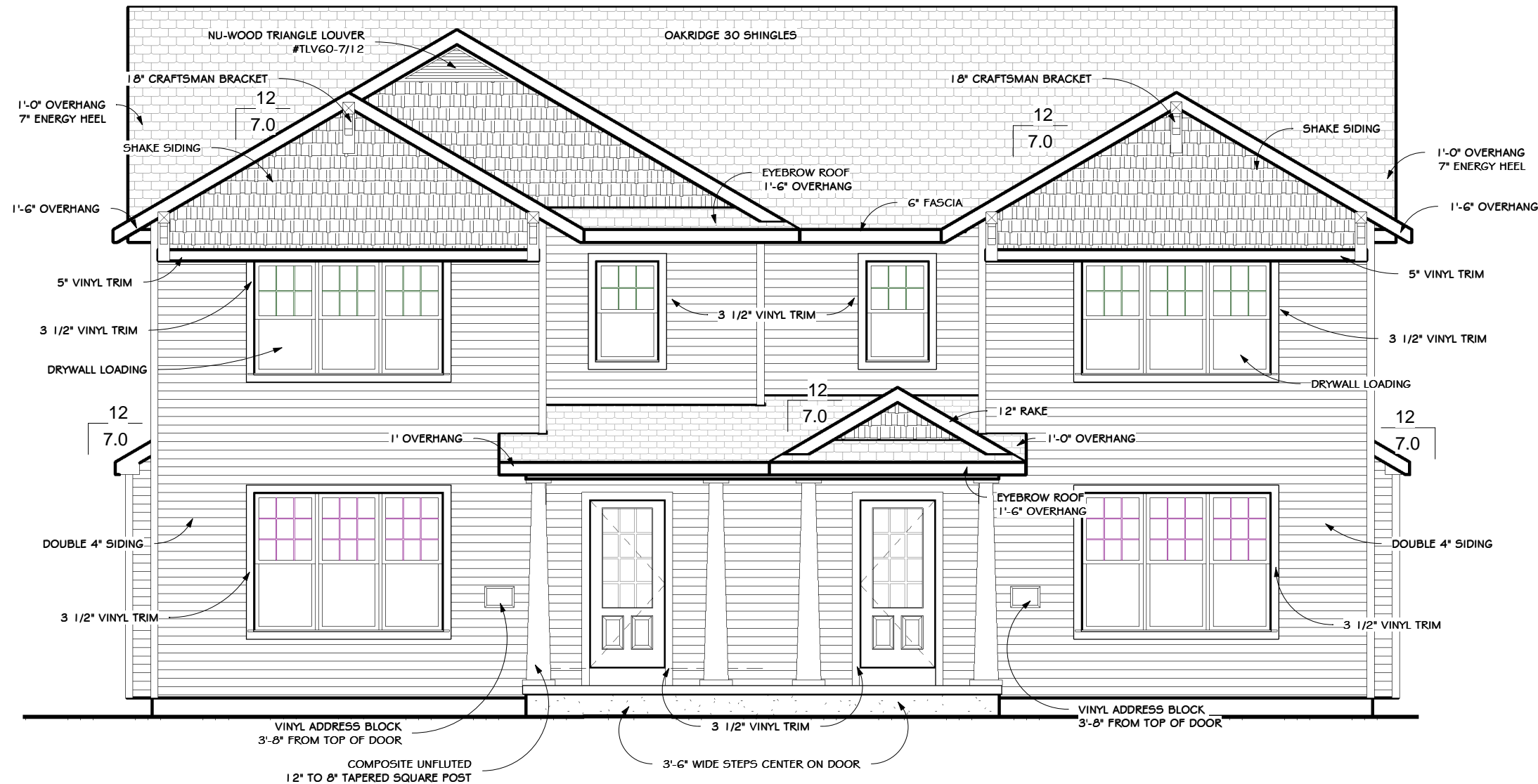
**VERIDIAN
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Roof Plan
1/16" = 1'-0"



Front Elevation - Craftsman
3/16" = 1'-0"

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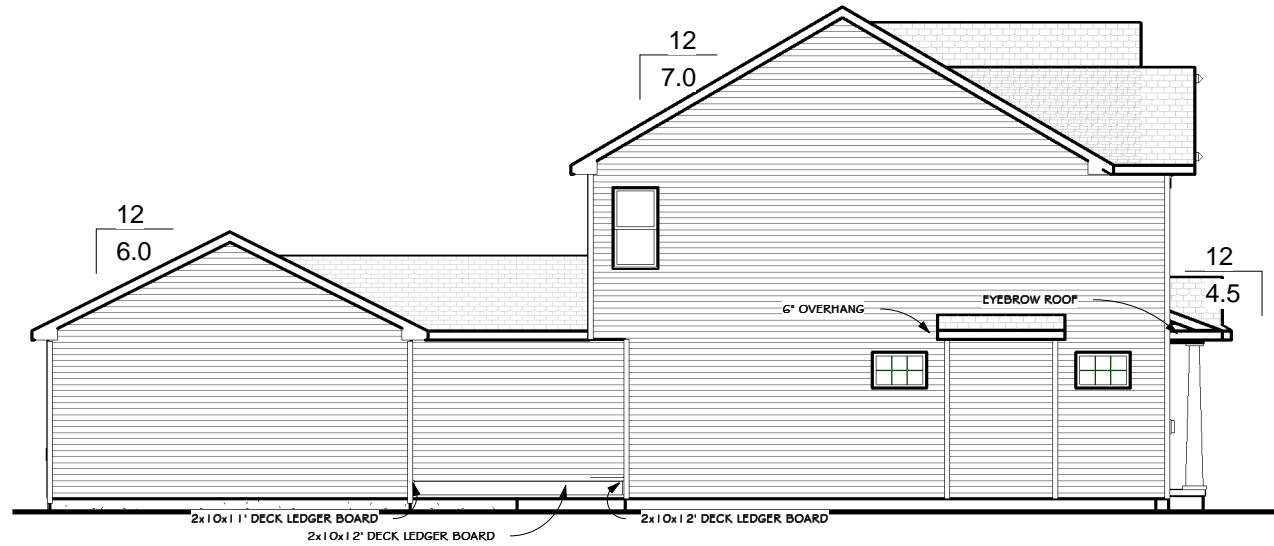
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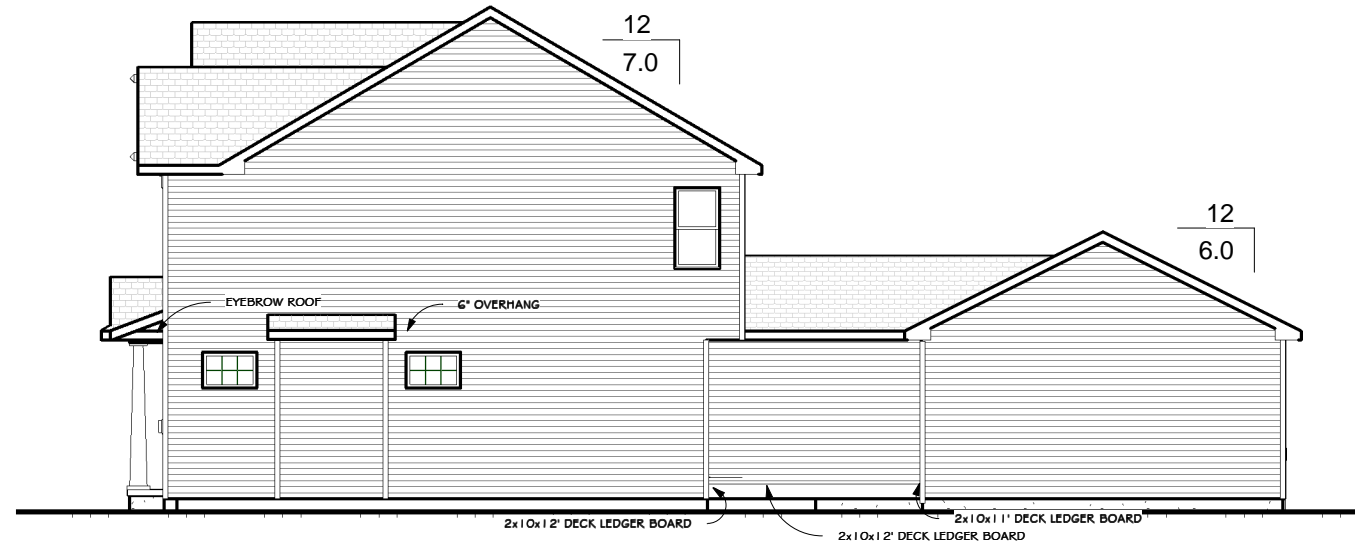
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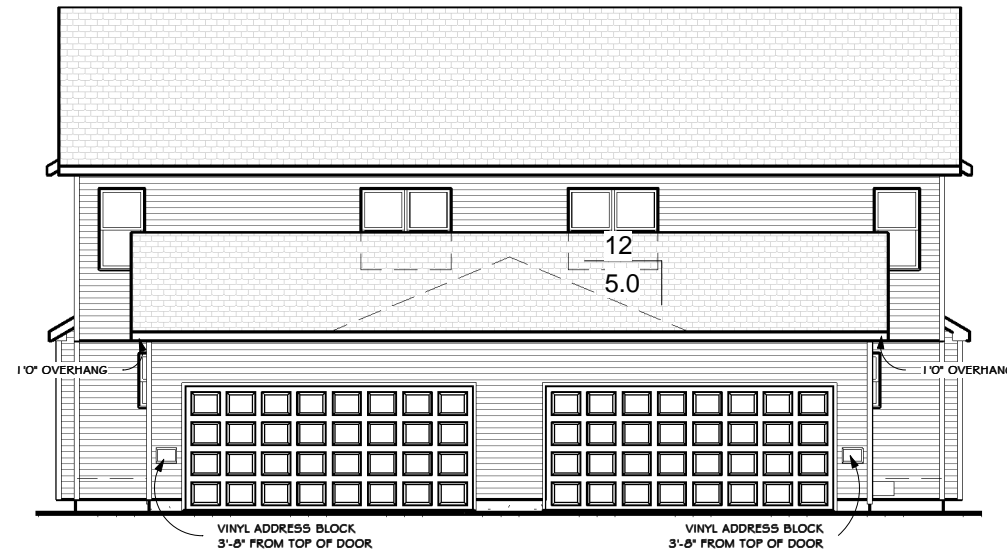
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Left Elevation - Craftsman
3/32" = 1'-0"



Right Elevation - Craftsman
3/32" = 1'-0"



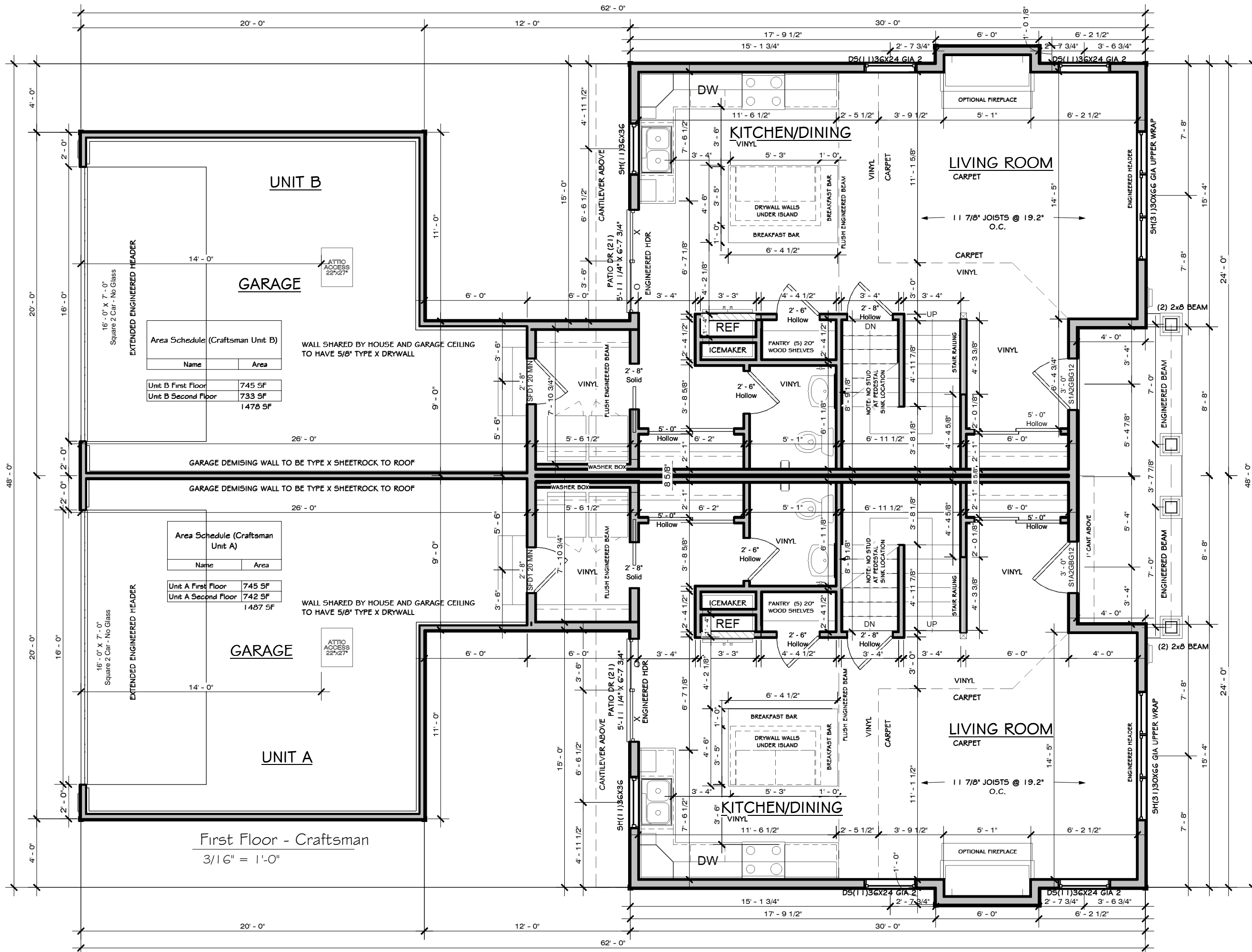
Rear Elevation - Craftsman
3/32" = 1'-0"

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HomeSite / Neighborhood:	Project Number
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Elevation:	Craftsman
Drawn By:	Author
Date:	Issue Date
Print Date:	12/20/2019 5:37:34 AM
Drawing No.:	CR2.1



Area Schedule (Craftsman Unit B)

Name	Area
Unit B First Floor	745 SF
Unit B Second Floor	733 SF
Unit B Total	1478 SF

Area Schedule (Craftsman Unit A)

Name	Area
Unit A First Floor	745 SF
Unit A Second Floor	742 SF
Unit A Total	1487 SF

First Floor - Craftsman
3/16" = 1'-0"

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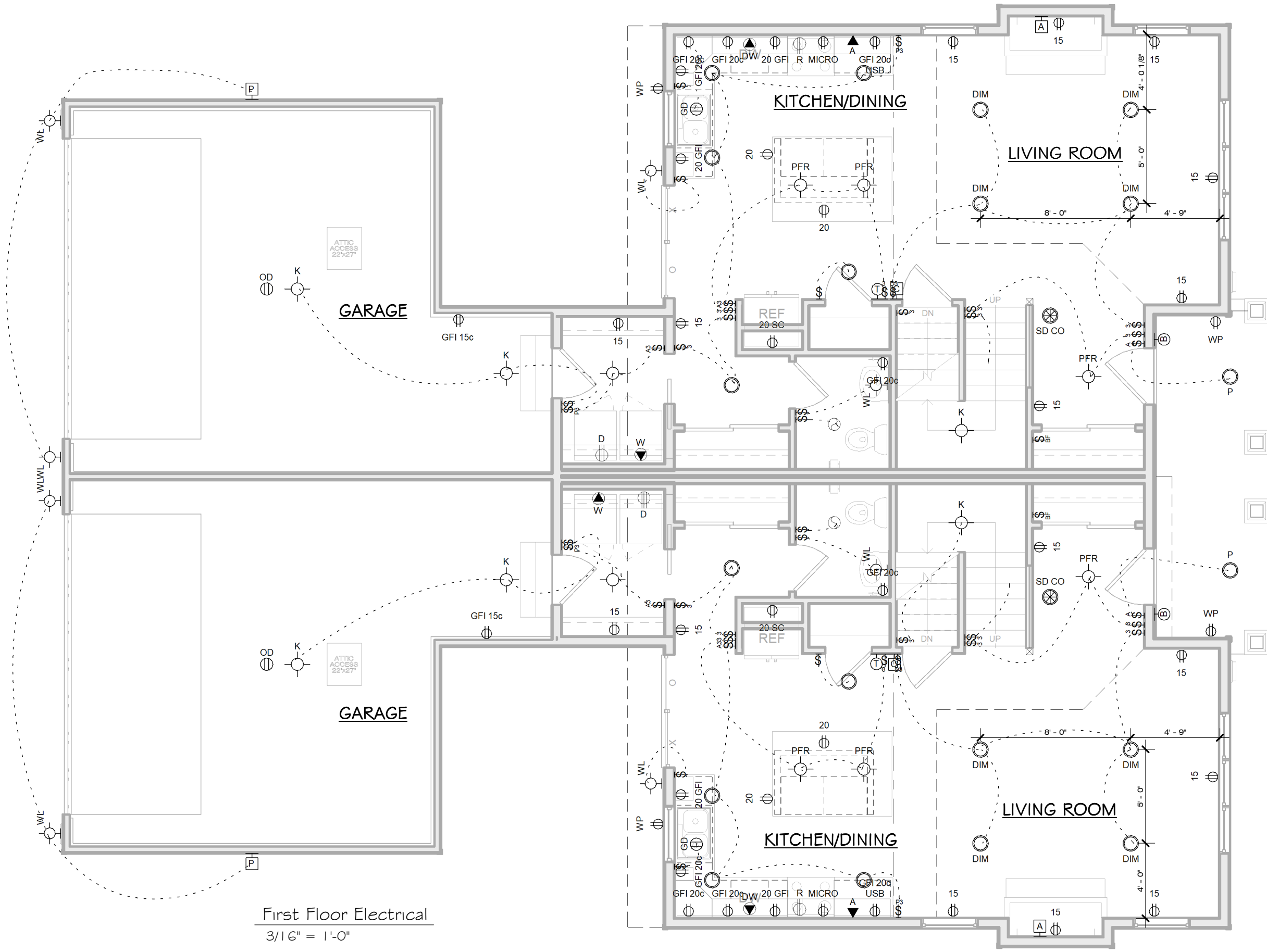
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 Homesite / Neighborhood: Project Number
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Drawing No.:
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First Floor Electrical
 3/16" = 1'-0"

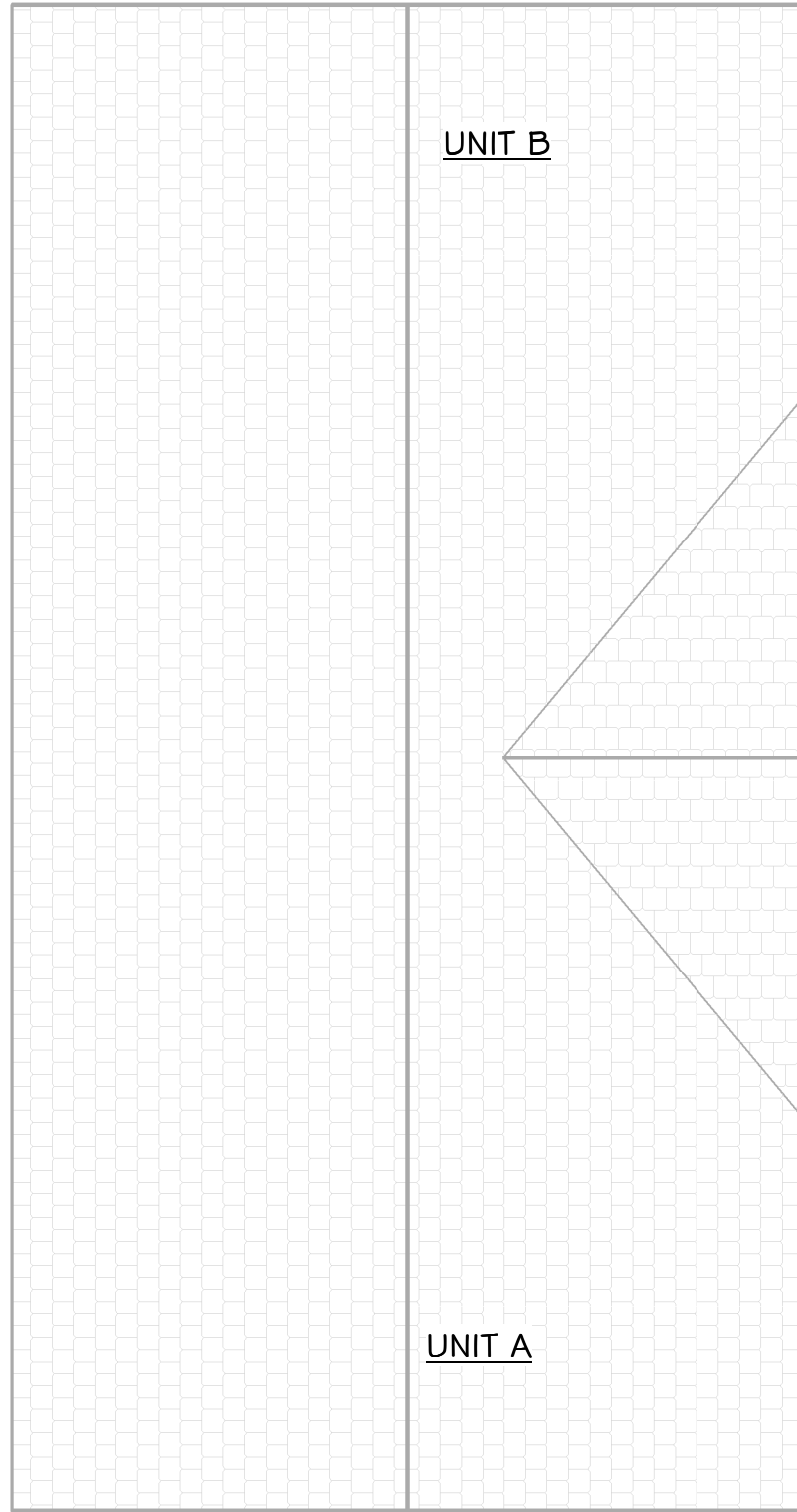
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Homestead / Neighborhood:	Project Number
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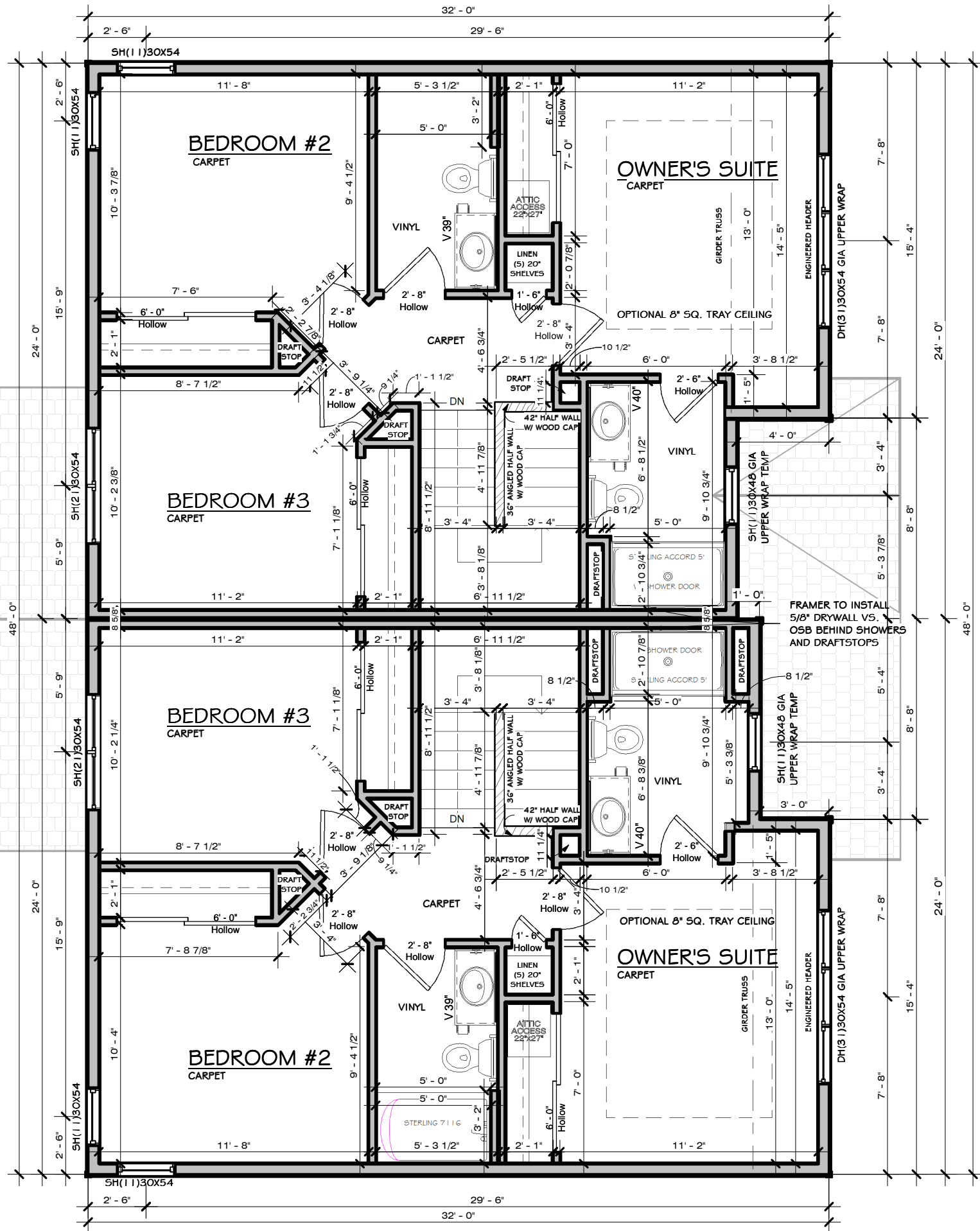
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Second Floor - Craftsman
3/16" = 1'-0"

Area Schedule (Craftsman Unit B)	
Name	Area
Unit B First Floor	745 SF
Unit B Second Floor	733 SF
Unit B Total	1478 SF

Area Schedule (Craftsman Unit A)	
Name	Area
Unit A First Floor	745 SF
Unit A Second Floor	742 SF
Unit A Total	1487 SF



Do Not Scale Note: All dimensions are stud to stud

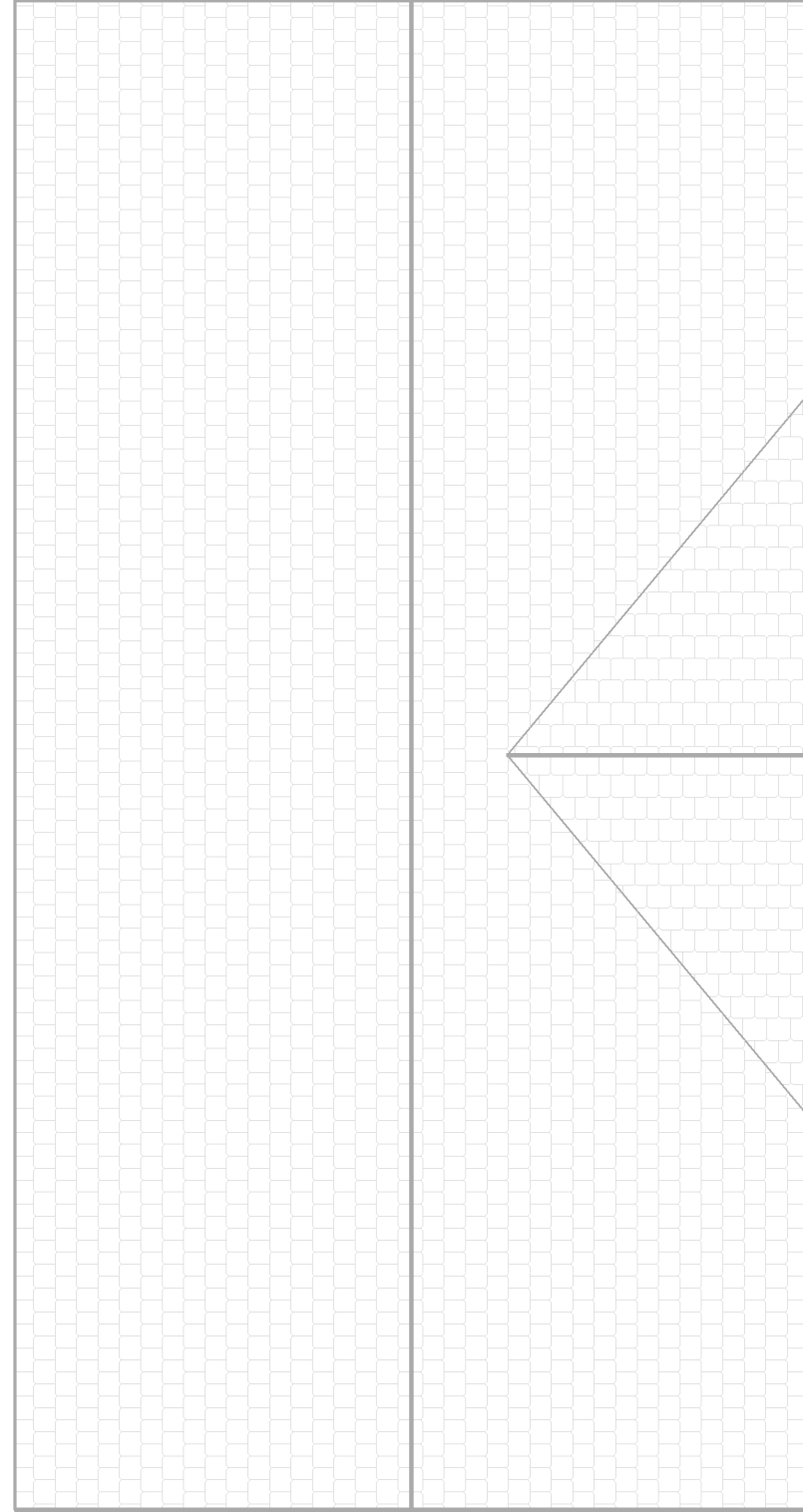
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Custom Designed For:	Owner
Homestead / Neighborhood:	Project Number
Address:	Enter address here
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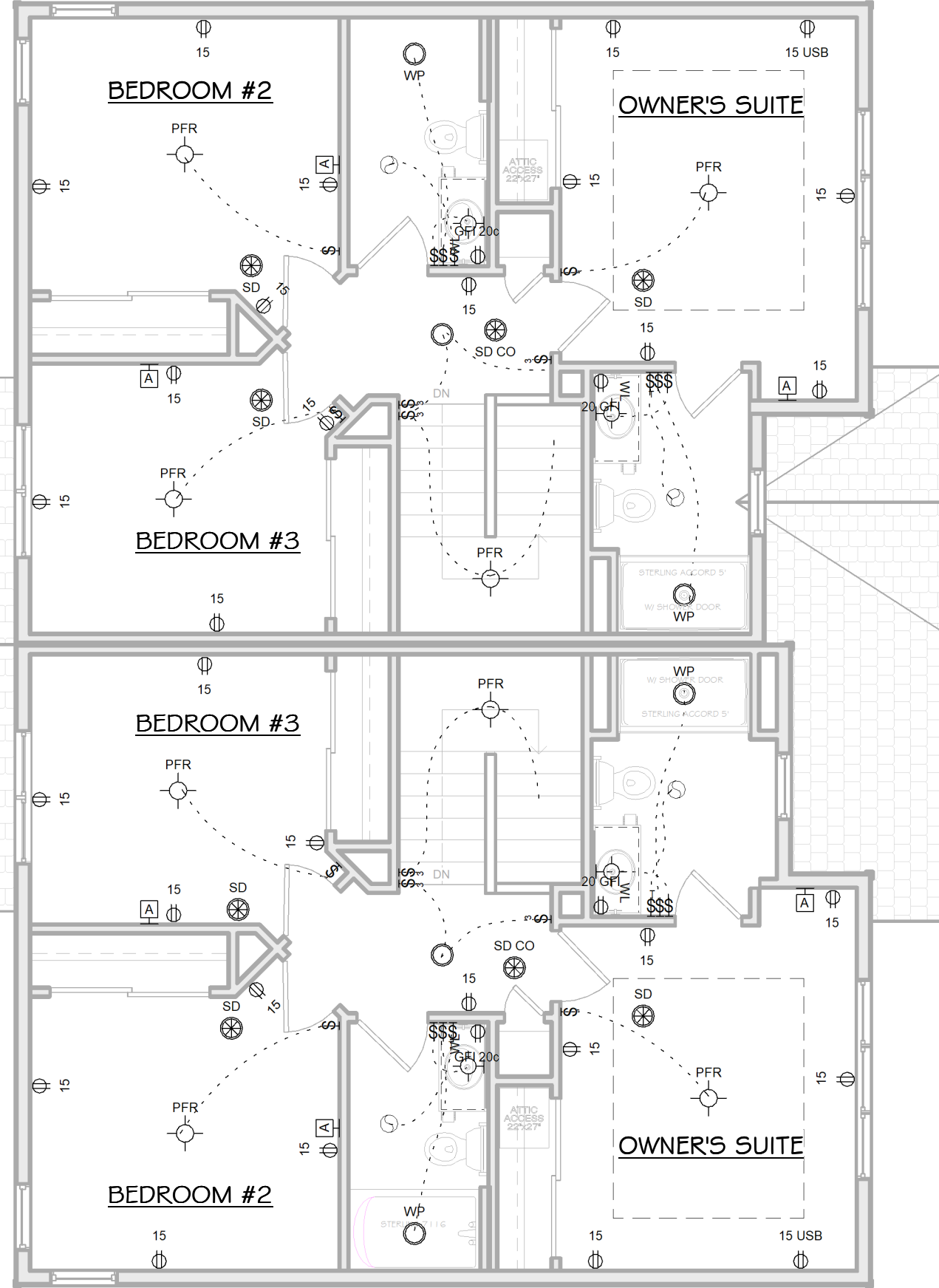
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model:	EMERSON
Elevation:	Craftsman
Drawn By:	Author
Date:	Issue Date
Print Date:	12/20/2019 5:37:41 AM
Drawing No.:	CR5

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Second Floor Electrical
 3/16" = 1'-0"



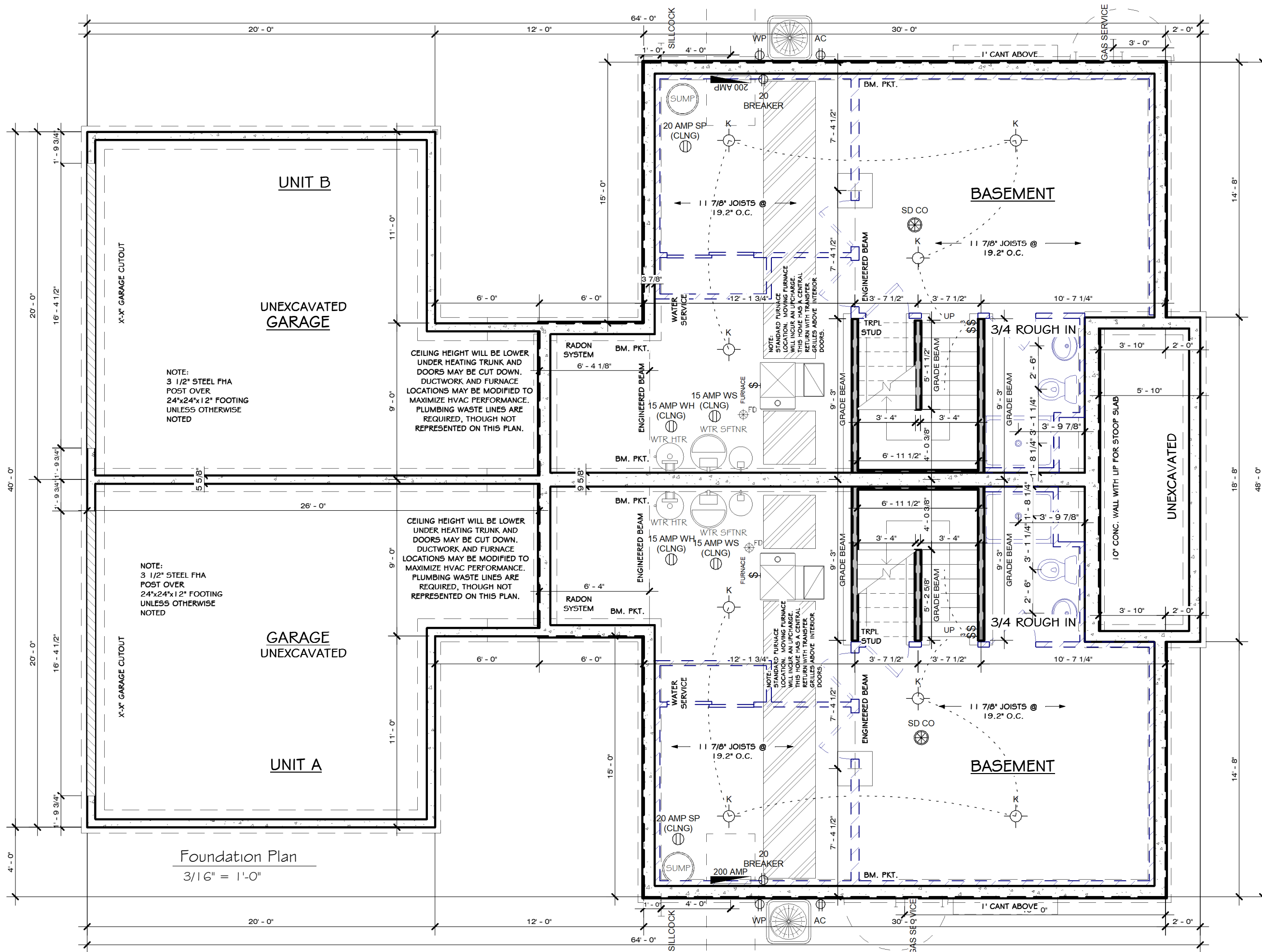
Do Not Scale Note: All dimensions are stud to stud
 Actual floor plans & exterior styles may differ from those shown based on
 modifications, options & improvements to the plans by the builder.
 Room dimensions, features & actual square footage vary by exterior style and options.

Model:	EMERSON
Elevation:	Craftsman
Drawn By:	Author
Date:	Issue Date
Print Date:	12/20/2019 5:37:43 AM
Drawing No.:	CR6

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Custom Designed For: Owner
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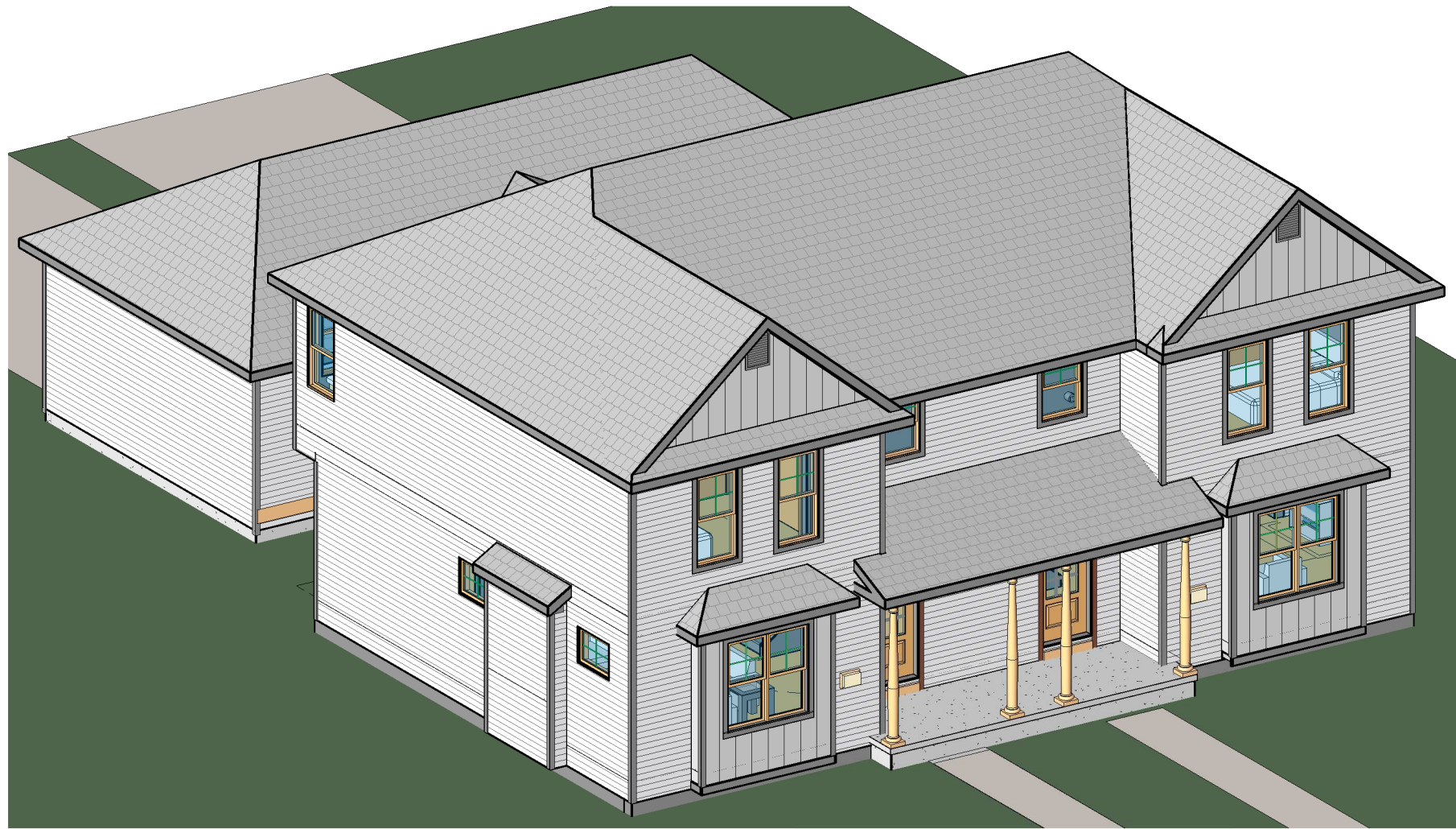
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Custom Designed For:	Owner
Homestead / Neighborhood:	Project Number
Address:	Enter address here
Customer Approval:	

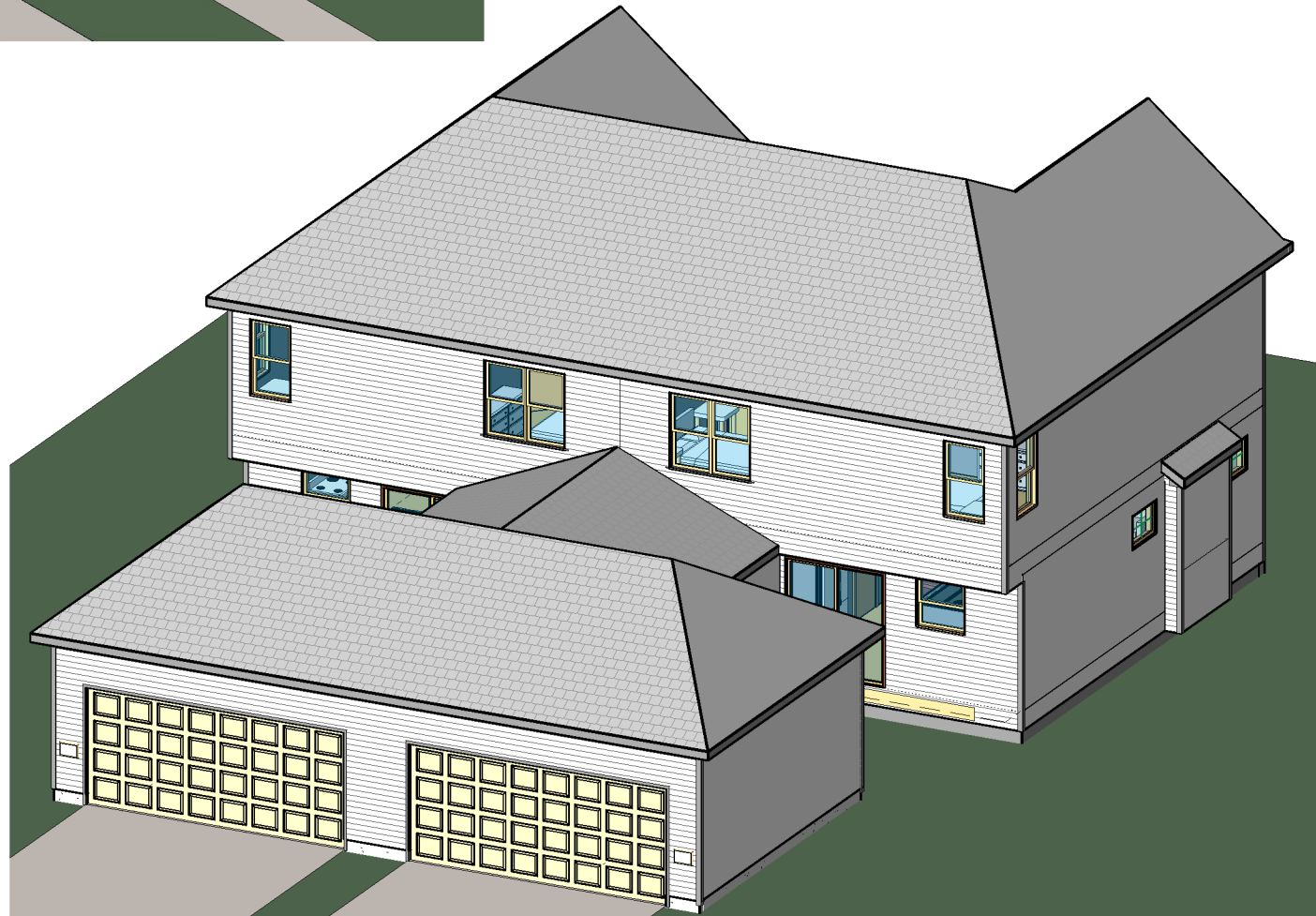
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Model:	EMERSON
Elevation:	Craftsman
Drawn By:	Author
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Print Date:	12/20/2019 5:37:44 AM
Drawing No.:	CR7

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3D - Farmhouse



3D - Farmhouse - Rear

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 Room dimensions, features & actual square footage vary by exterior style and options.

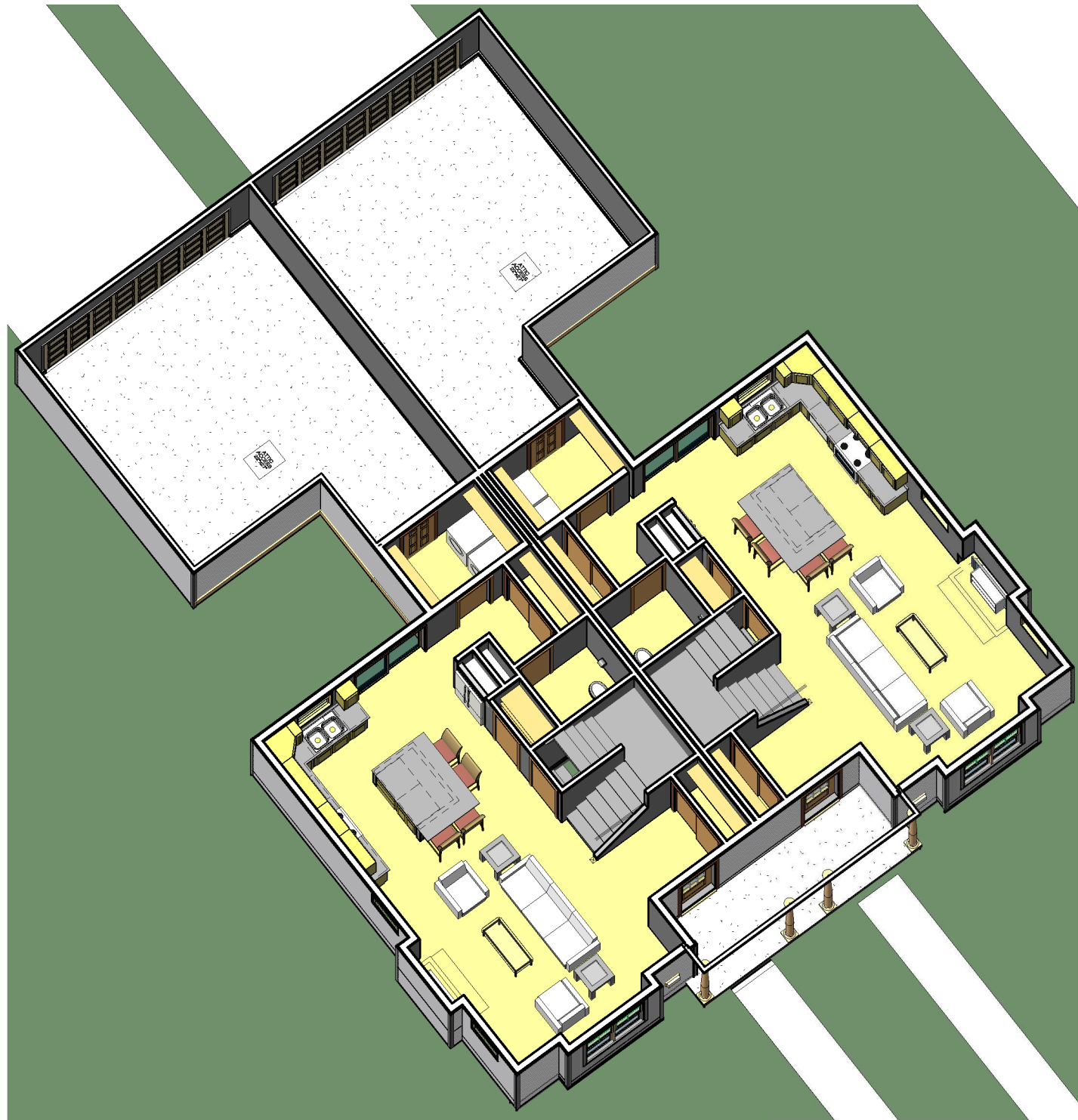
Model:	EMERSON
Elevation:	Farmhouse
Drawn By:	Author
Date:	Issue Date
Print Date:	10/30/2019 6:07:04 AM
Drawing No.:	FO

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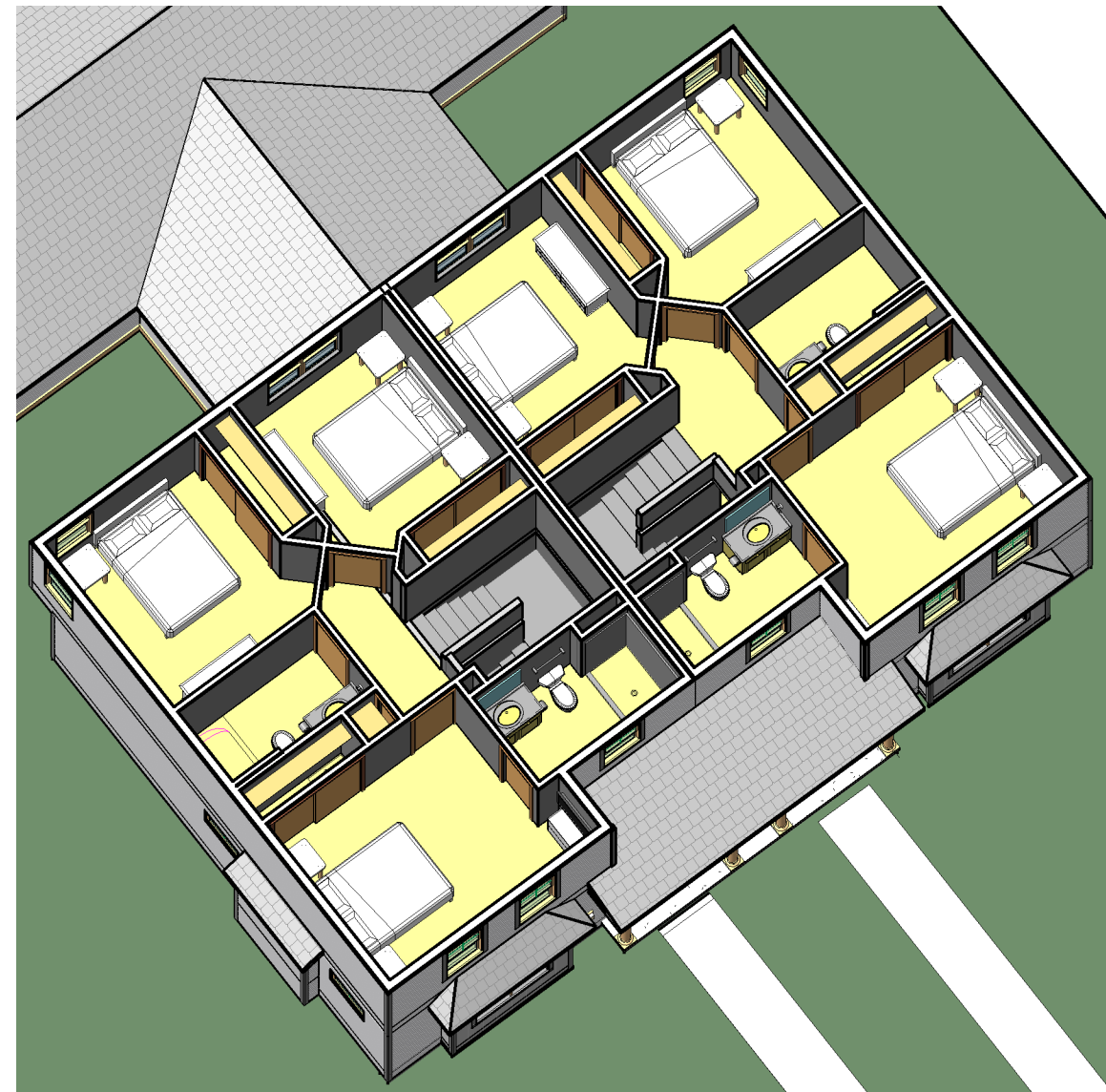
Custom Designed For: Owner
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3D First Floor - Farmhouse



3D Second Floor - Farmhouse

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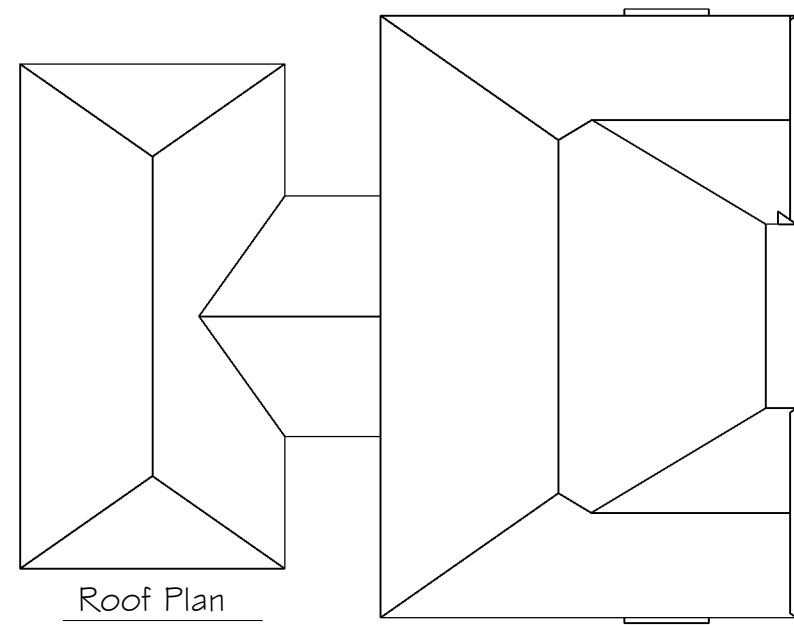
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Elevation: Farmhouse

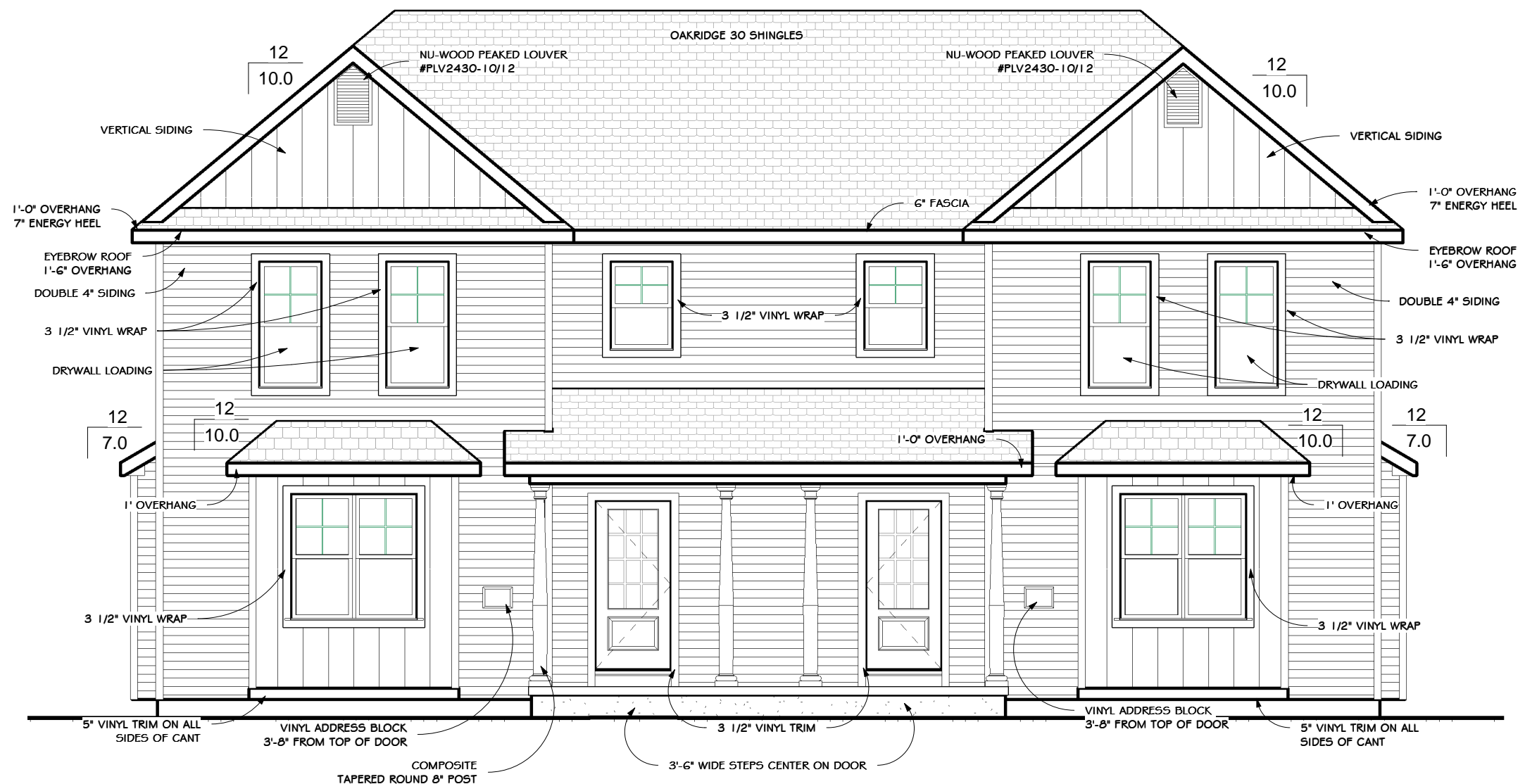
Drawn By: Author Date: Issue Date

Print Date:
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Drawing No.:
FO.1



Roof Plan
1/16" = 1'-0"



Front Elevation - Farmhouse
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud. Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

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Homesite / Neighborhood:	Project Number
Address:	Enter address here
Customer Approval:	

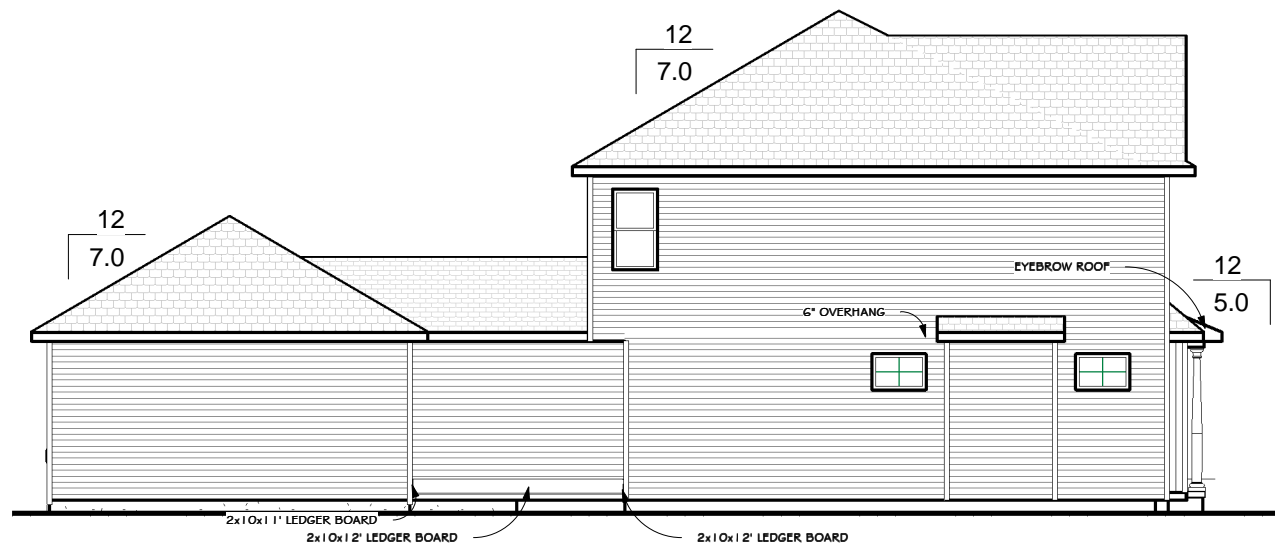
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 Fax 608.226.0600

Model:	EMERSON
Elevation:	Farmhouse
Drawn By:	Author
Date:	Issue Date

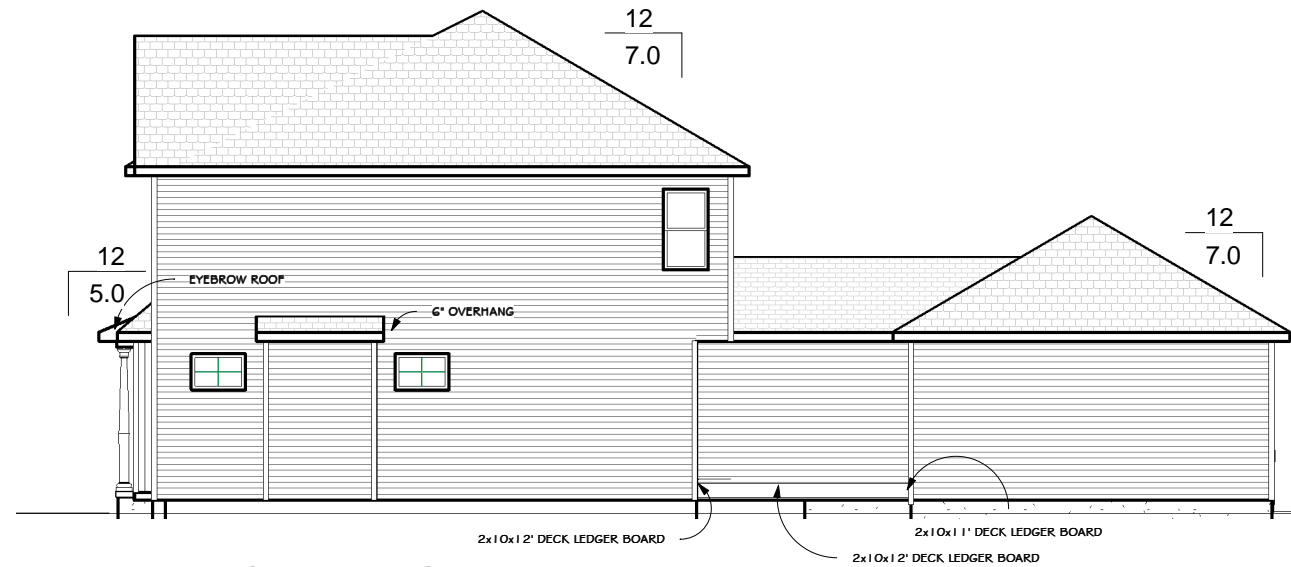
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Drawing No.:
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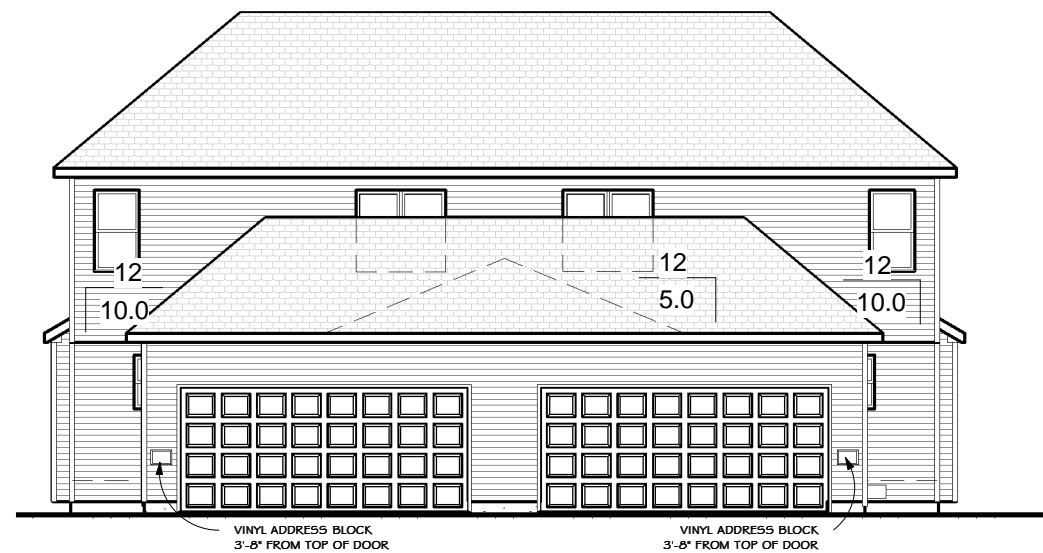
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Left Elevation - Farmhouse
3/32" = 1'-0"



Right Elevation - Farmhouse
3/32" = 1'-0"



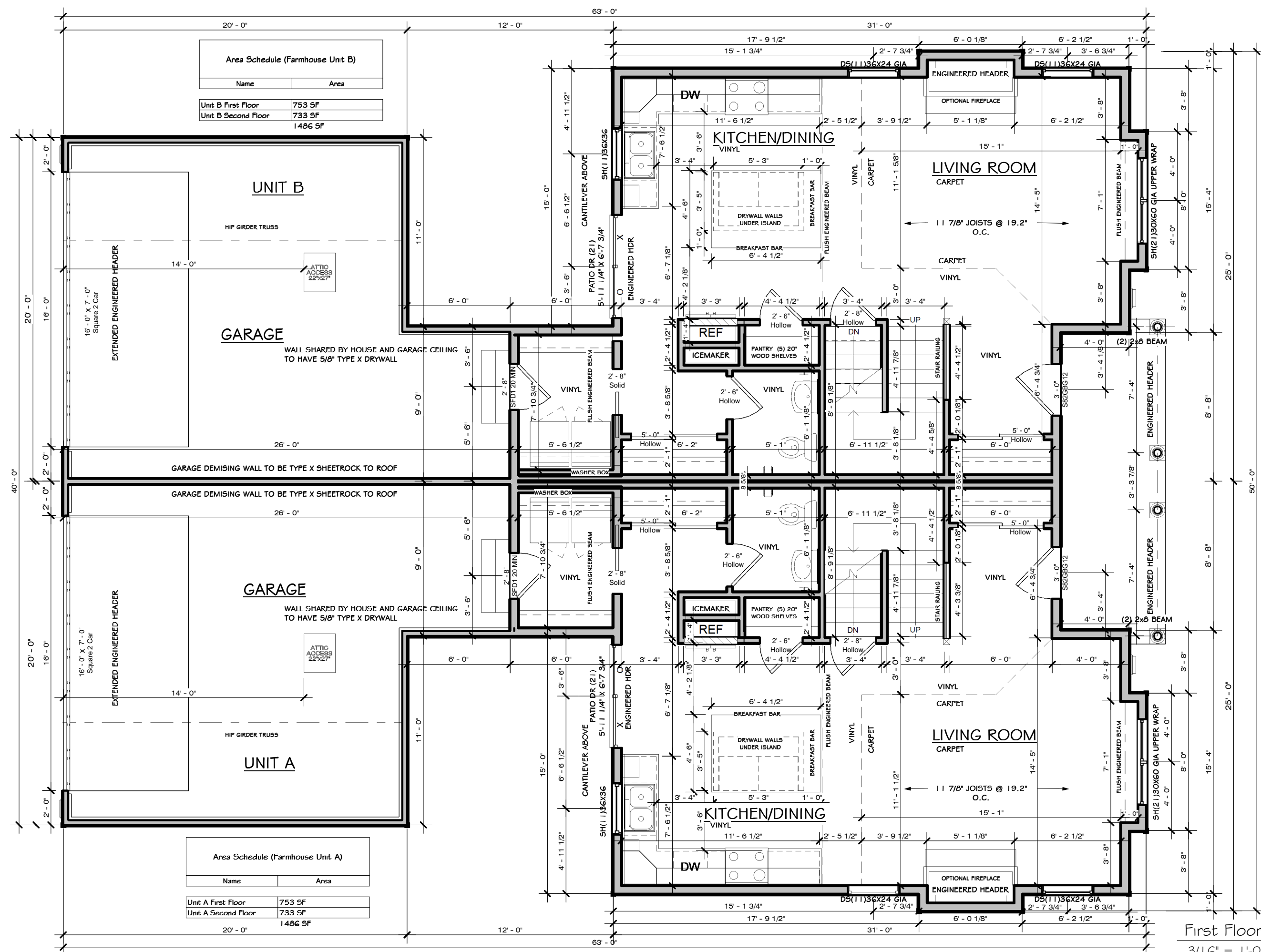
Rear Elevation - Farmhouse
3/32" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
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Model:	EMERSON
Elevation:	Farmhouse
Drawn By:	Author
Date:	Issue Date
Print Date:	10/30/2019 6:07:08 AM
Drawing No.:	F2.1



Area Schedule (Farmhouse Unit B)

Name	Area
Unit B First Floor	733 SF
Unit B Second Floor	733 SF
	1466 SF

Area Schedule (Farmhouse Unit A)

Name	Area
Unit A First Floor	733 SF
Unit A Second Floor	733 SF
	1466 SF

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

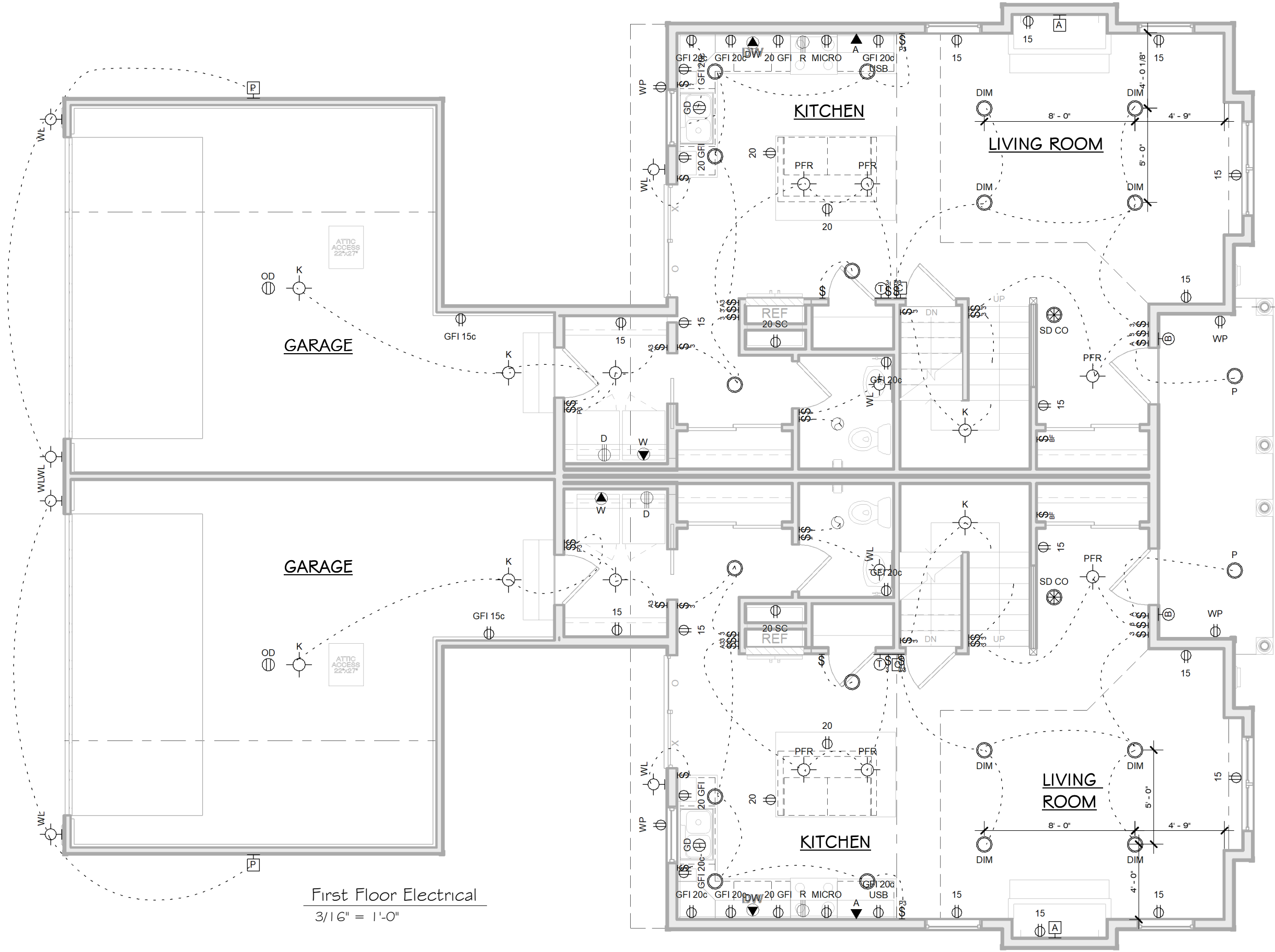
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Model: EMERSON
 Elevation: Farmhouse
 Drawn By: Author Date: Issue Date

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 6:07:10 AM
 Drawing No.:
F3

First Floor - Farmhouse
 3/16" = 1'-0"



First Floor Electrical
 3/16" = 1'-0"

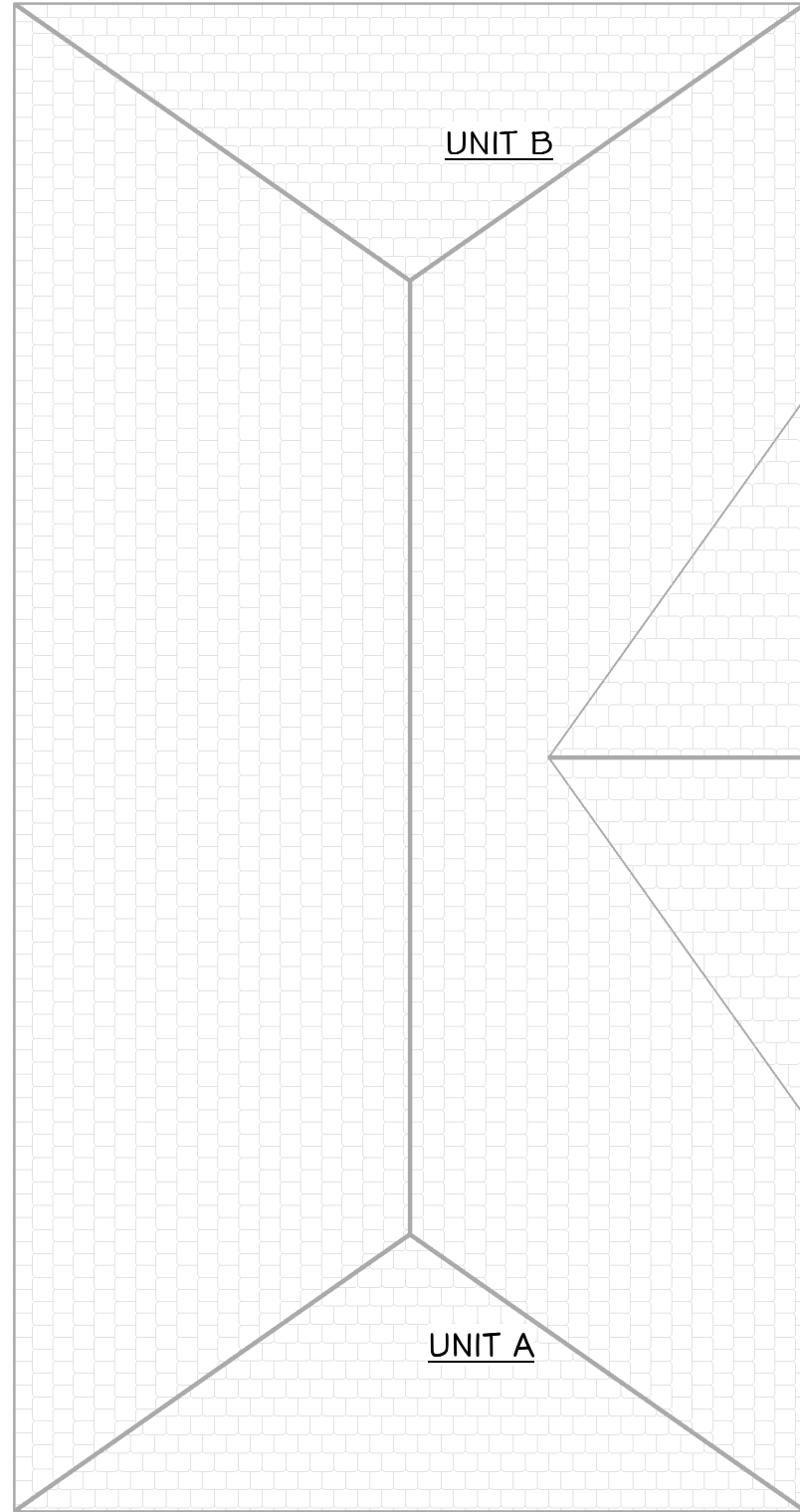
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 modifications, options & improvements to the plans by the builder.
 Room dimensions, features & actual square footage vary by exterior style and options.

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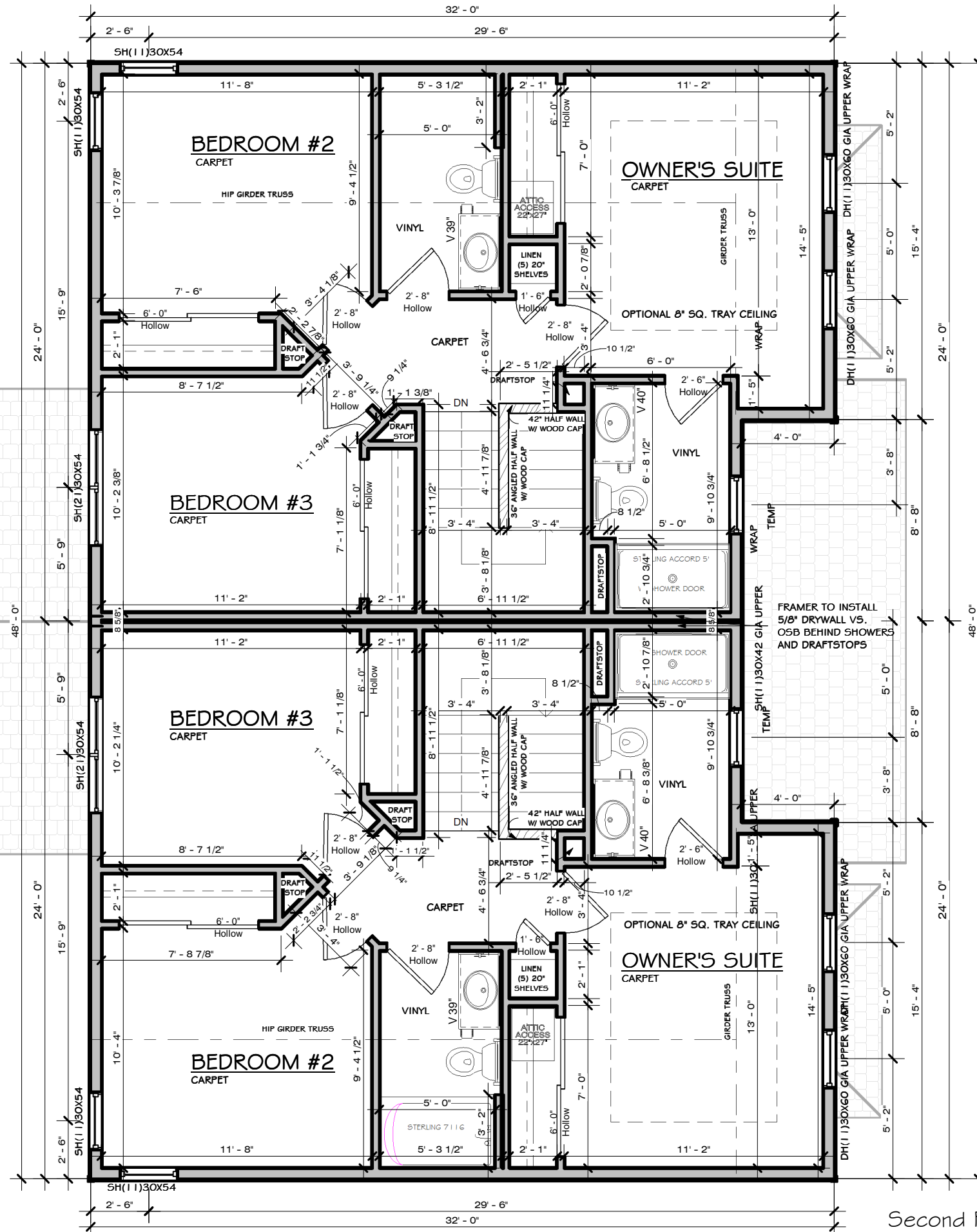
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Elevation:	Farmhouse
Drawn By:	Author
Date:	Issue Date
Print Date:	10/30/2019 6:07:12 AM
Drawing No.:	F4

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Area Schedule (Farmhouse Unit B)	
Name	Area
Unit B First Floor	753 SF
Unit B Second Floor	733 SF
1486 SF	

Area Schedule (Farmhouse Unit A)	
Name	Area
Unit A First Floor	753 SF
Unit A Second Floor	733 SF
1486 SF	



Second Floor - Farmhouse
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud
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Room dimensions, features & actual square footage vary by exterior style and options.



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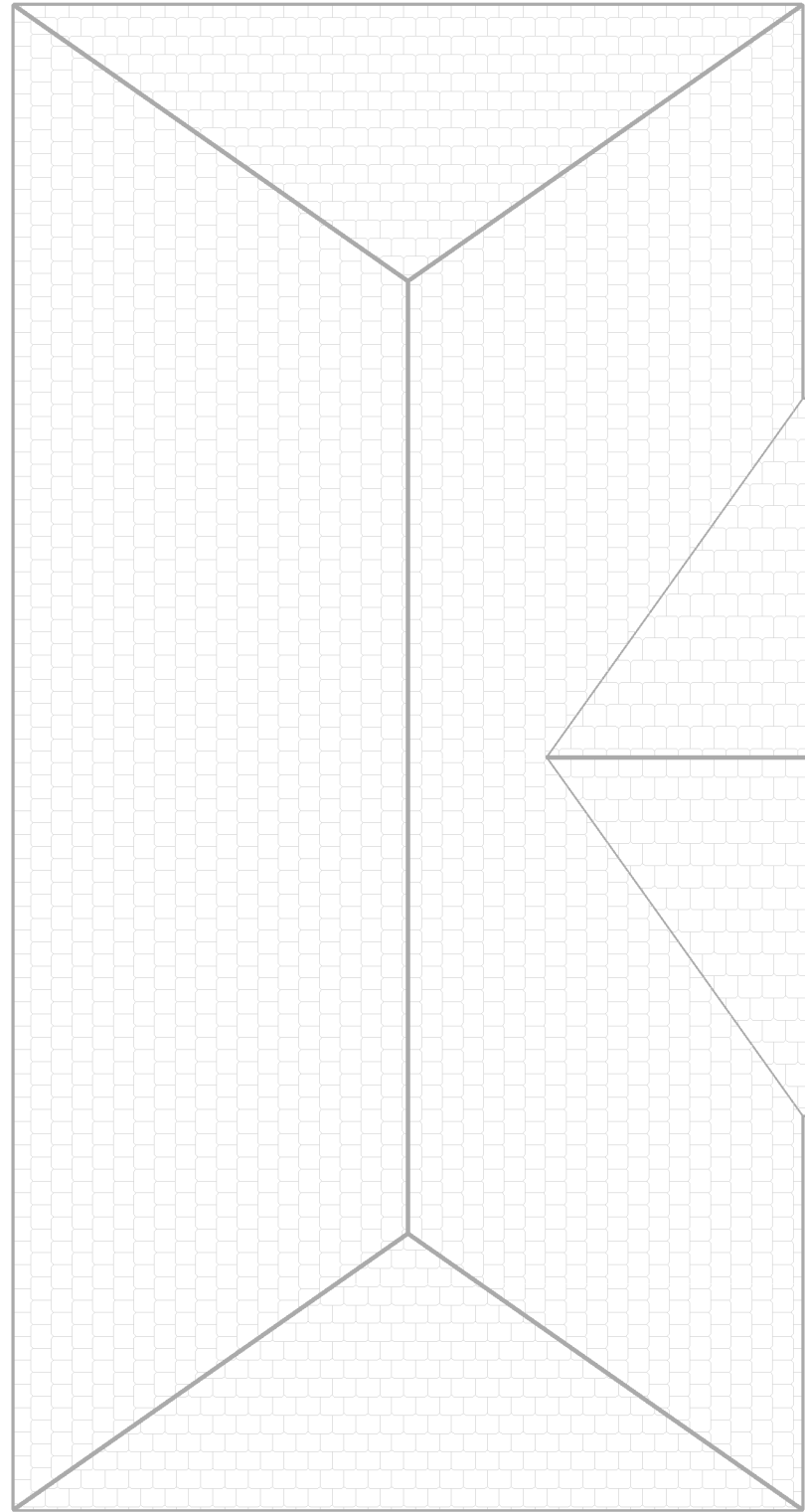
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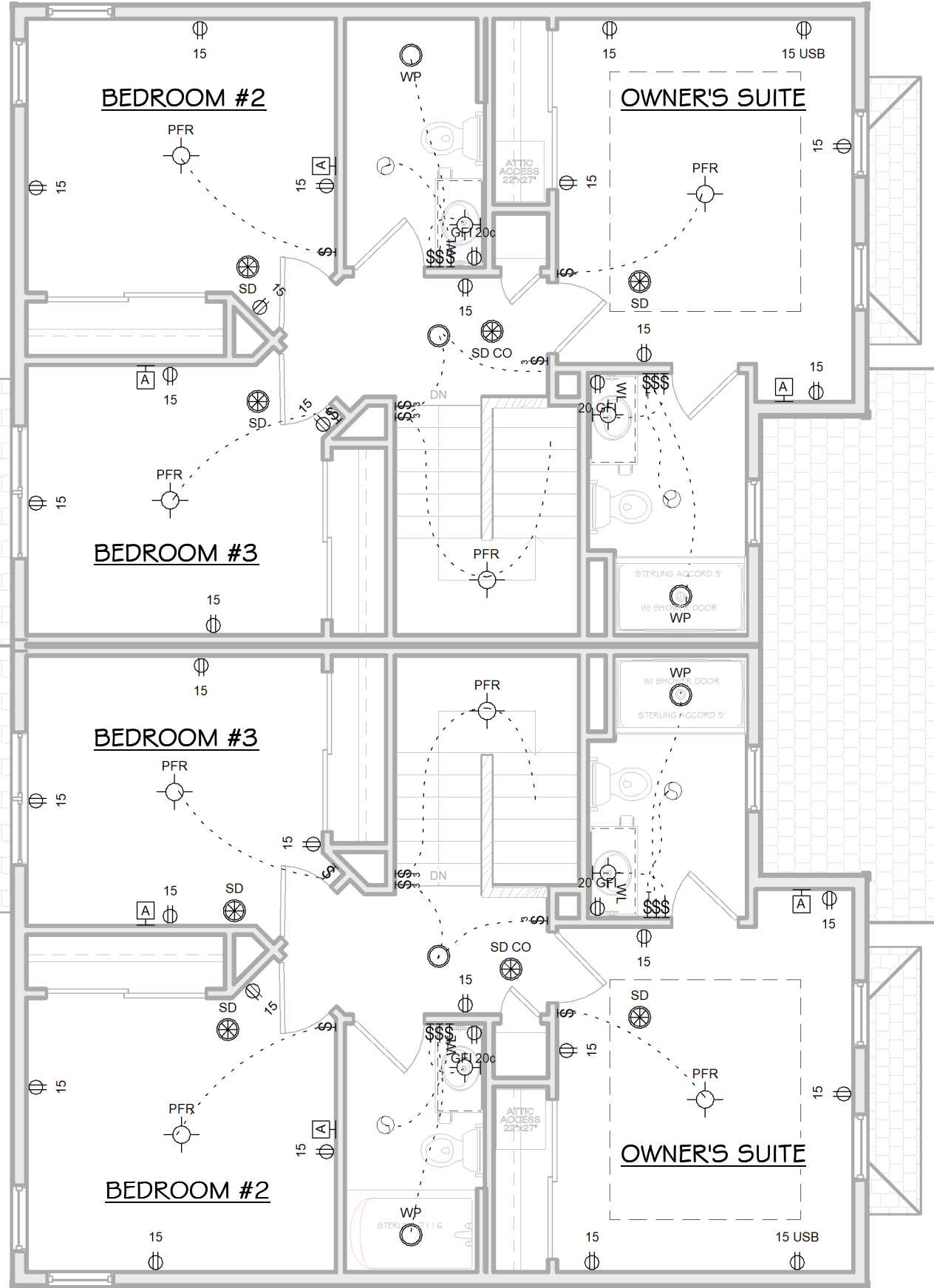
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Elevation: Farmhouse
Drawn By: Author Date: Issue Date

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6:07:13 AM

Drawing No.:
F5



Second Floor Electrical
 3/16" = 1'-0"

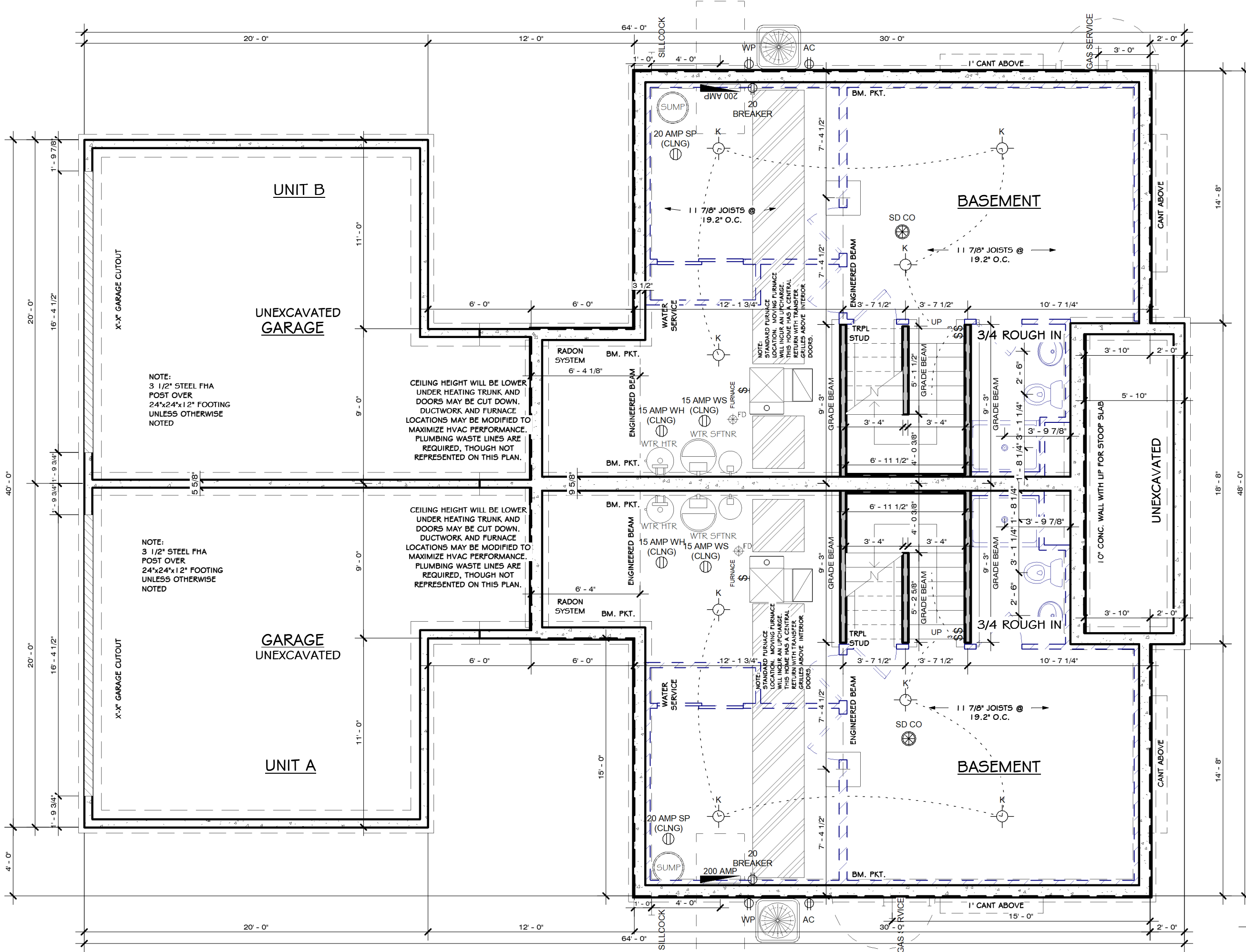


Do Not Scale Note: All dimensions are stud to stud
 Actual floor plans & exterior styles may differ from those shown based on
 modifications, options & improvements to the plans by the builder.
 Room dimensions, features & actual square footage vary by exterior style and options.

Model:	EMERSON
Elevation:	Farmhouse
Drawn By:	Author
Date:	Issue Date
Print Date:	10/30/2019 6:07:15 AM
Drawing No.:	F6

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Foundation Plan
3/16" = 1'-0"

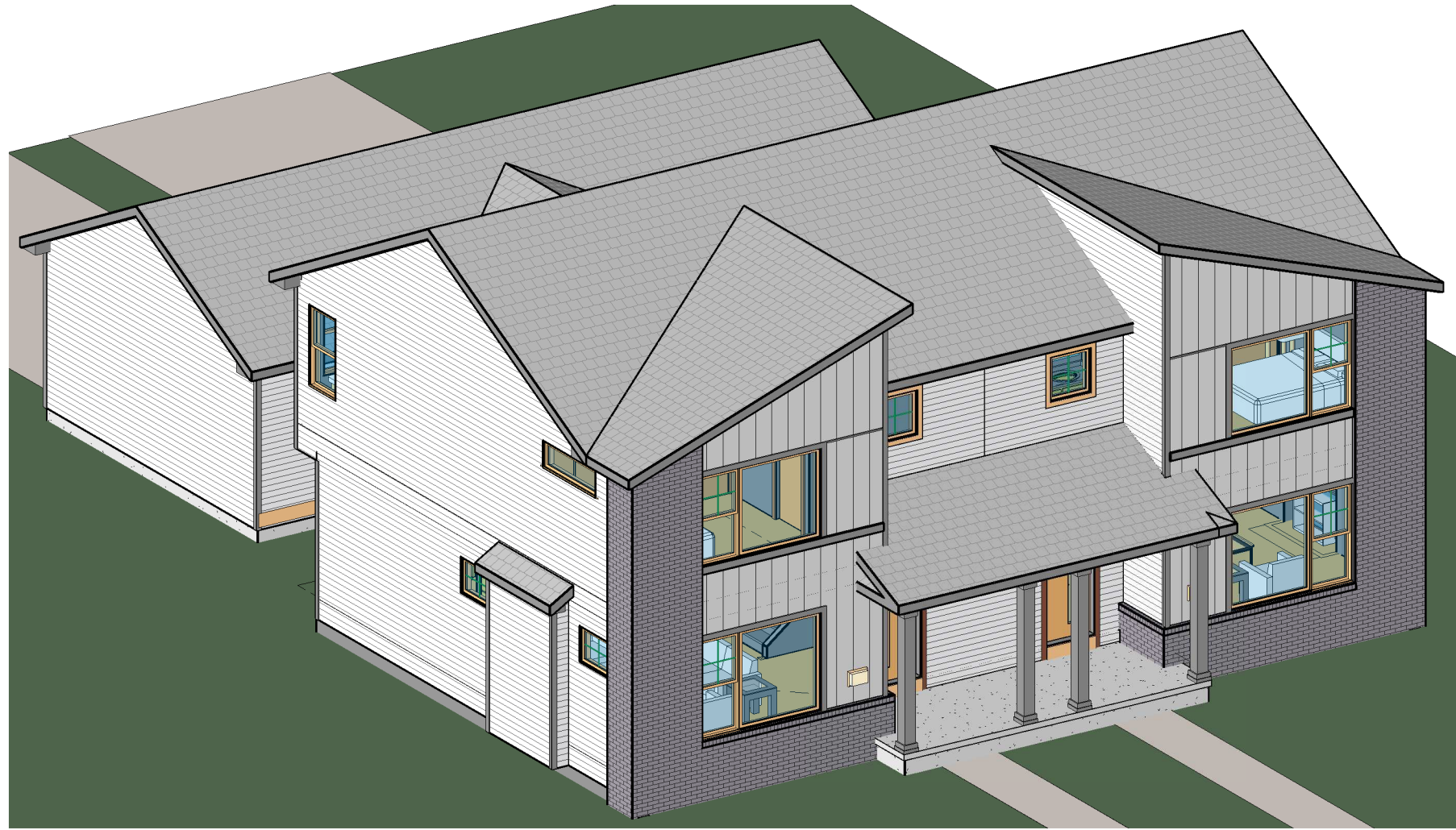
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

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Homestead / Neighborhood:	Project Number
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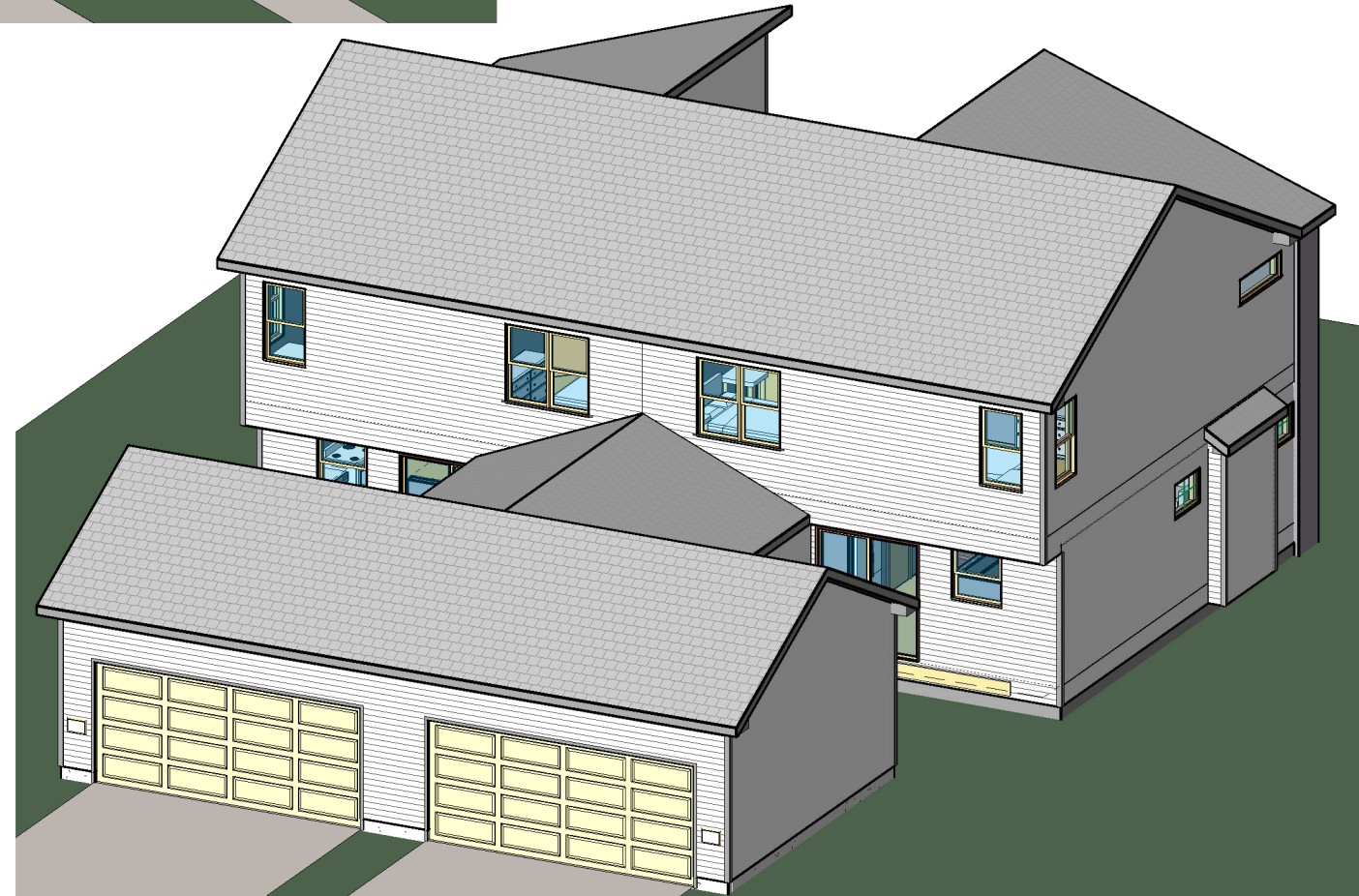
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Model:	EMERSON
Elevation:	Farmhouse
Drawn By:	Author
Date:	Issue Date
Print Date:	10/30/2019 6:07:16 AM
Drawing No.:	F7

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3D - Modern J



3D - Modern J - Rear

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Room dimensions, features & actual square footage vary by exterior style and options.

Model:	EMERSON
Elevation:	Modern J
Drawn By:	Author
Date:	Issue Date
Print Date:	10/30/2019 6:12:33 AM
Drawing No.:	JO



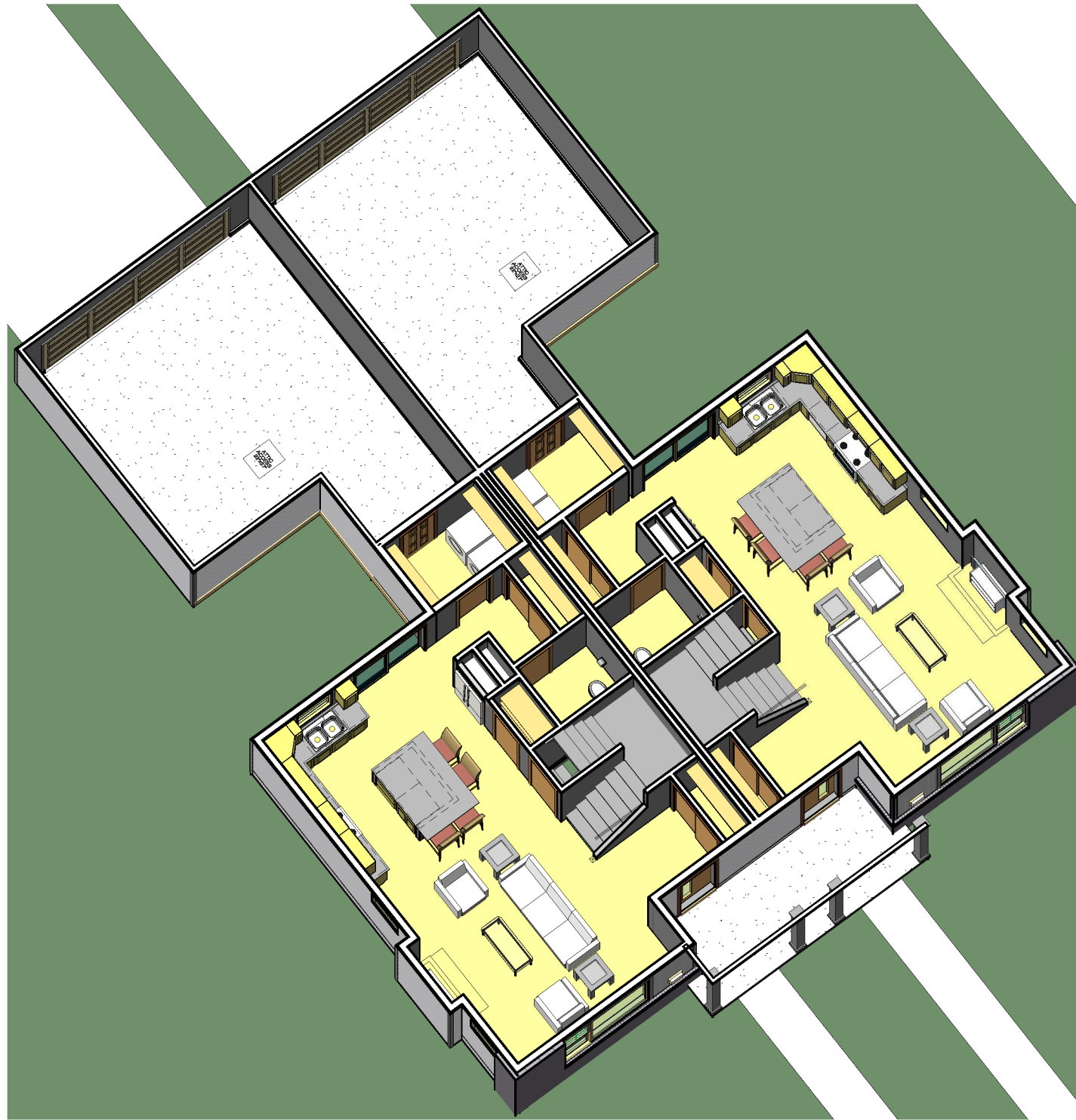
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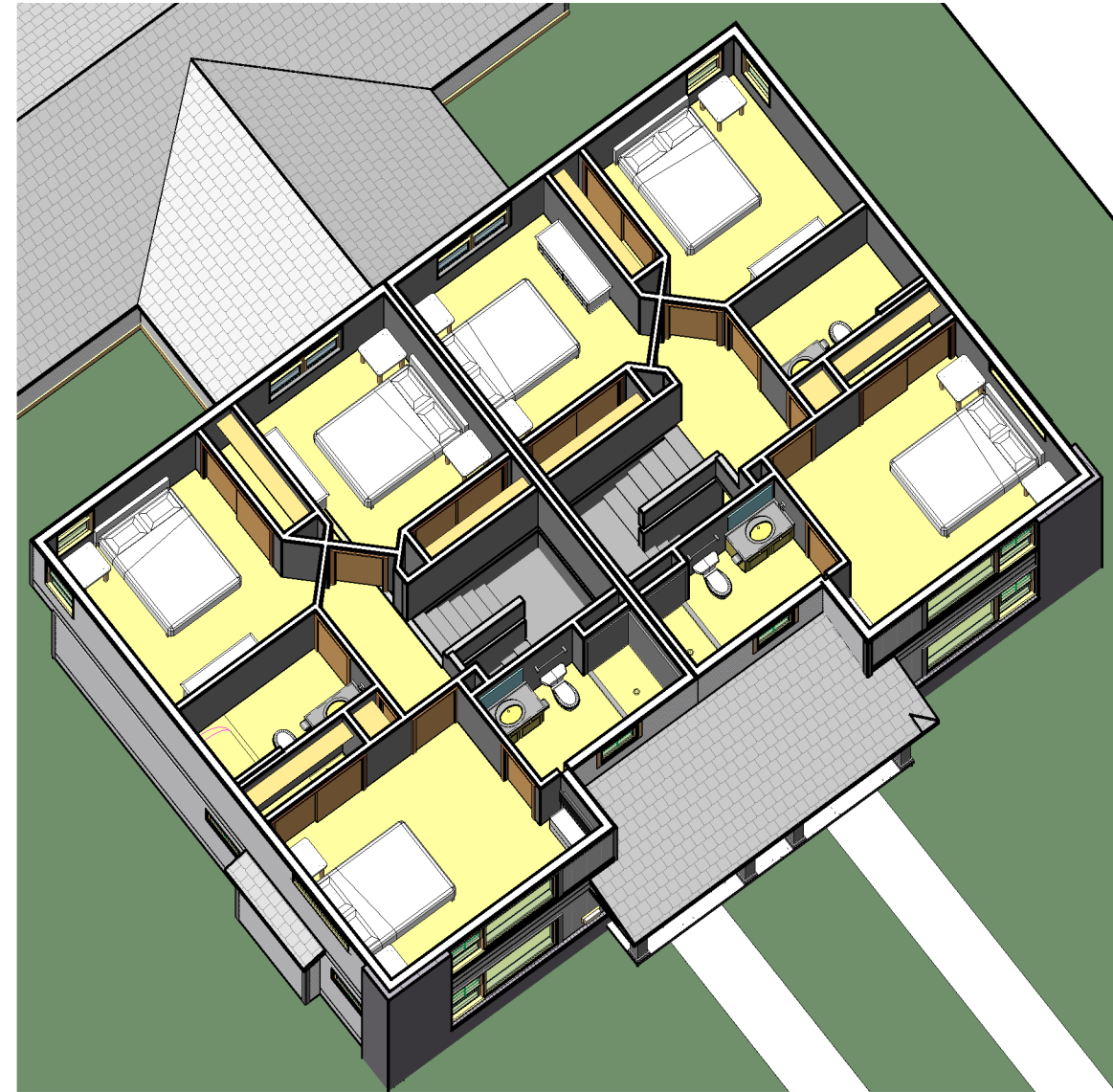
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3D First Floor - Modern J



3D Second Floor - Modern J

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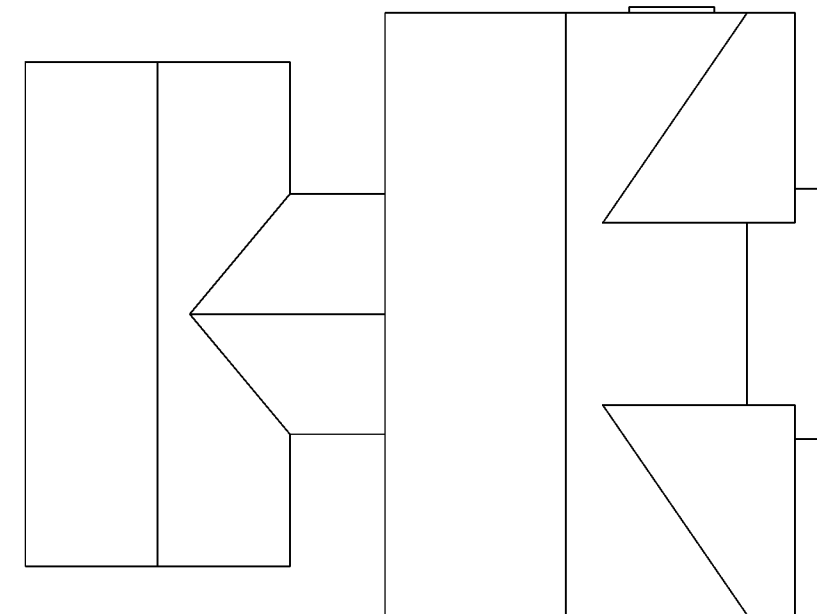
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Drawn By:	Author
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Drawing No.:	JO.1



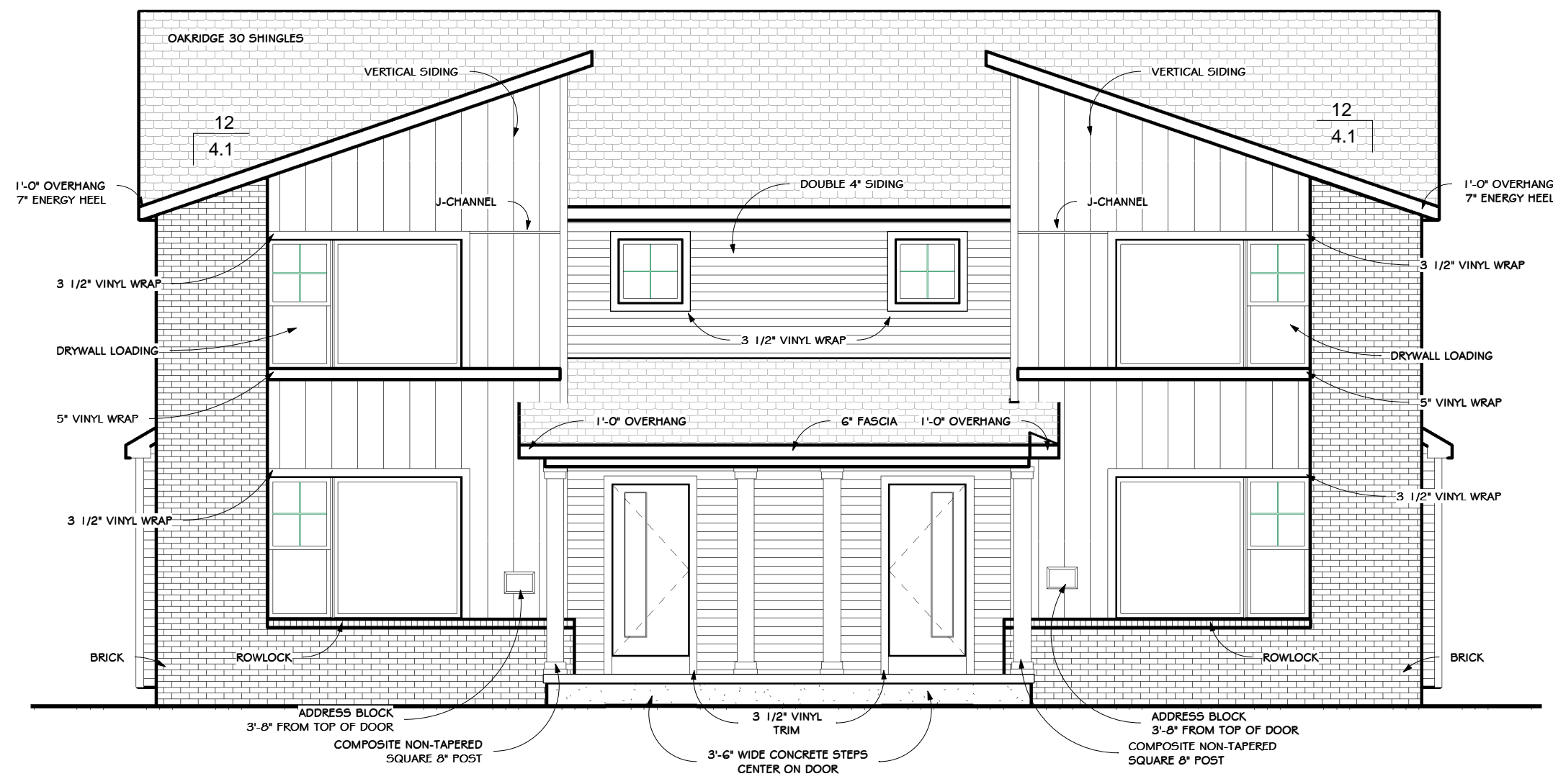
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Roof Plan
1/16" = 1'-0"



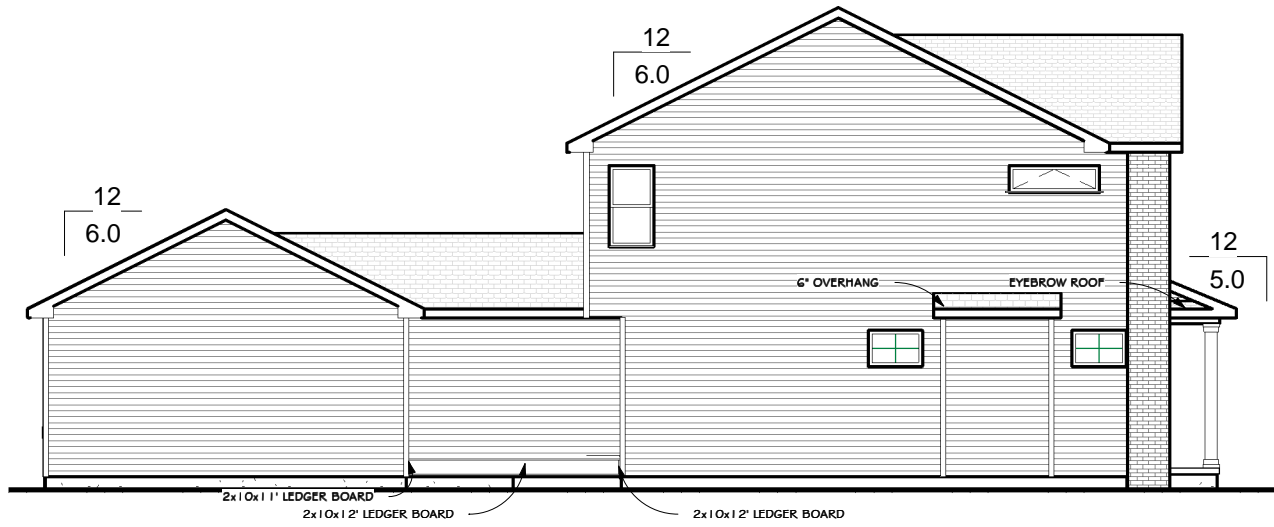
Front Elevation - Modern J
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud
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Homesite / Neighborhood:	Project Number
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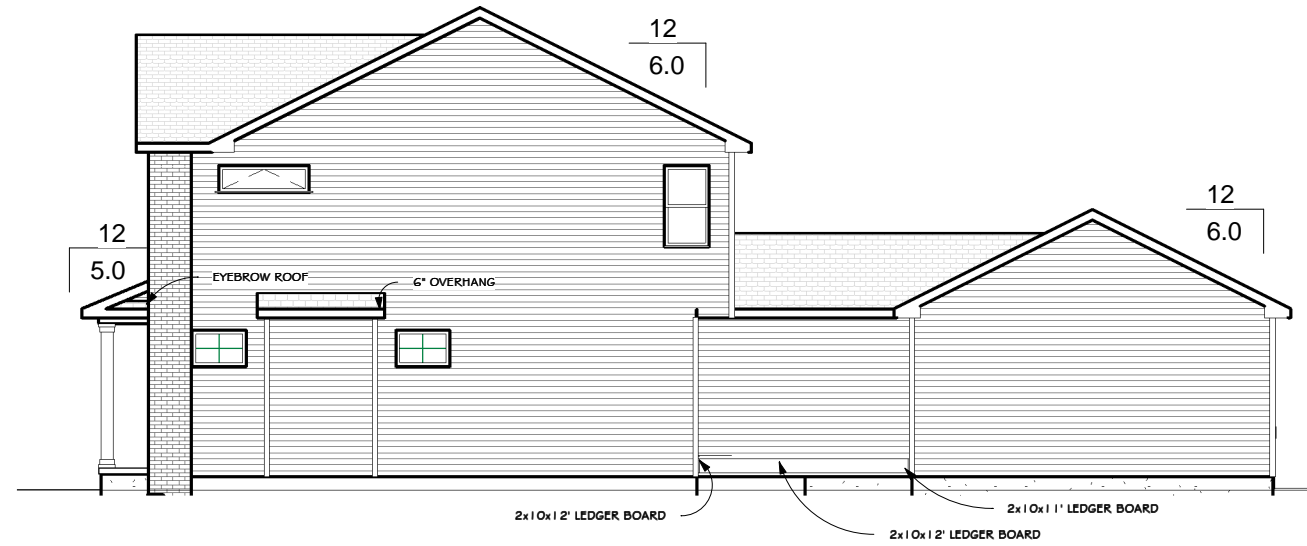
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Model:	EMERSON
Elevation:	Modern J
Drawn By:	Author
Date:	Issue Date
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Drawing No.:	J2



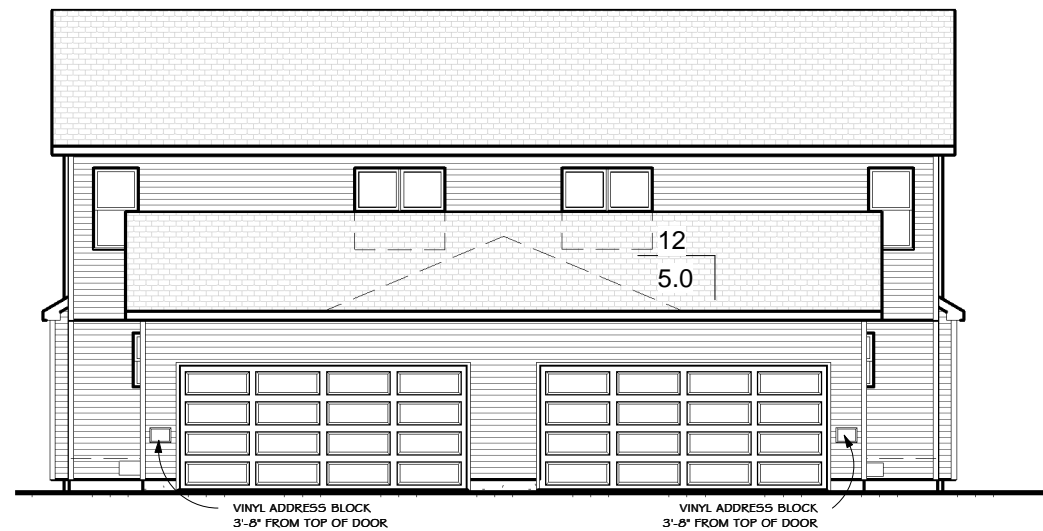
Left Elevation - Modern J

3/32" = 1'-0"



Right Elevation - Modern J

3/32" = 1'-0"



Rear Elevation - Modern J

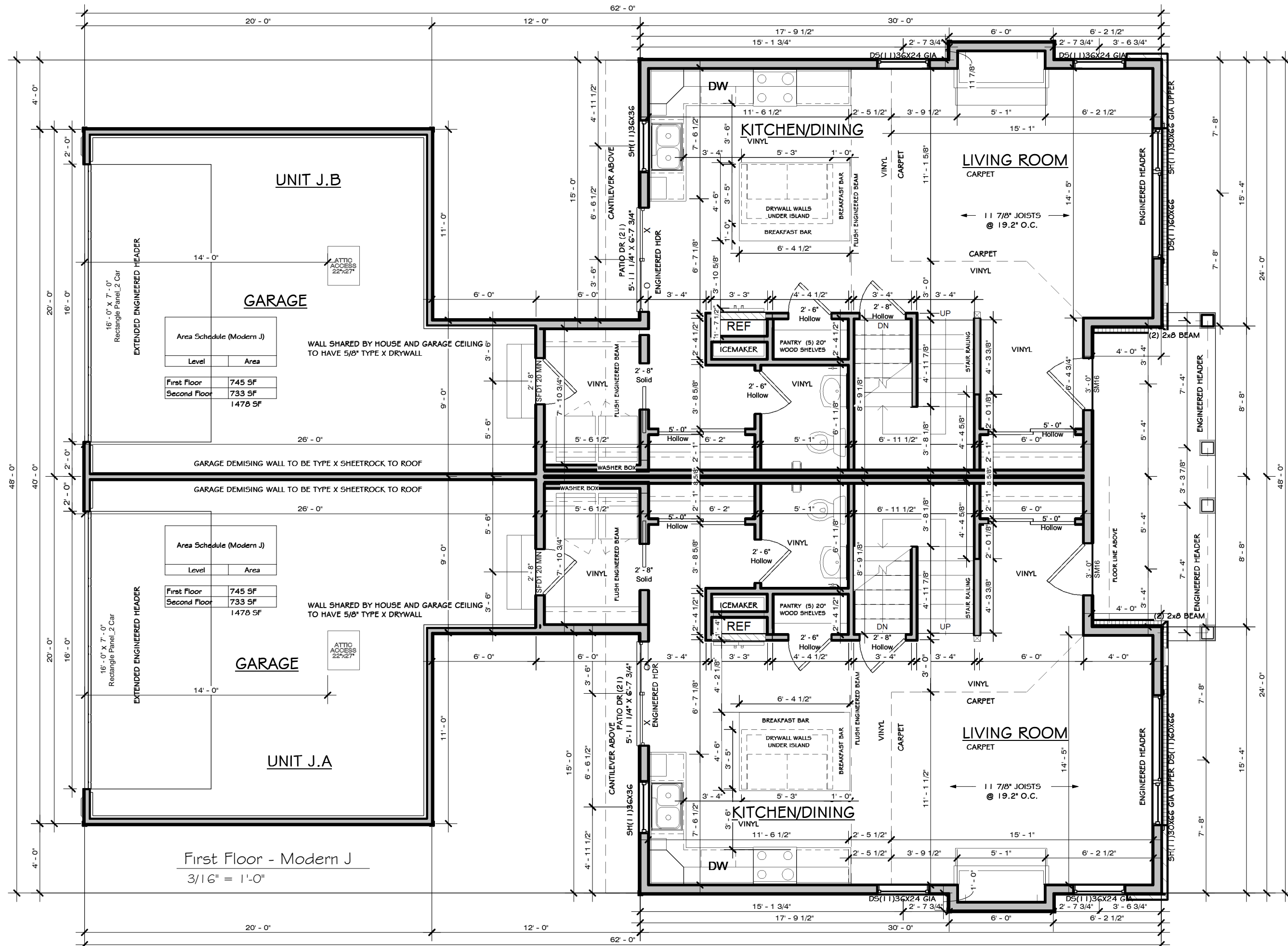
3/32" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud
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 Room dimensions, features & actual square footage vary by exterior style and options.

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Model:	EMERSON
Elevation:	Modern J
Drawn By:	Author
Date:	Issue Date
Print Date:	10/30/2019 6:12:38 AM
Drawing No.:	J2.1



First Floor - Modern J
 3/16" = 1'-0"

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 Room dimensions, features & actual square footage vary by exterior style and options.



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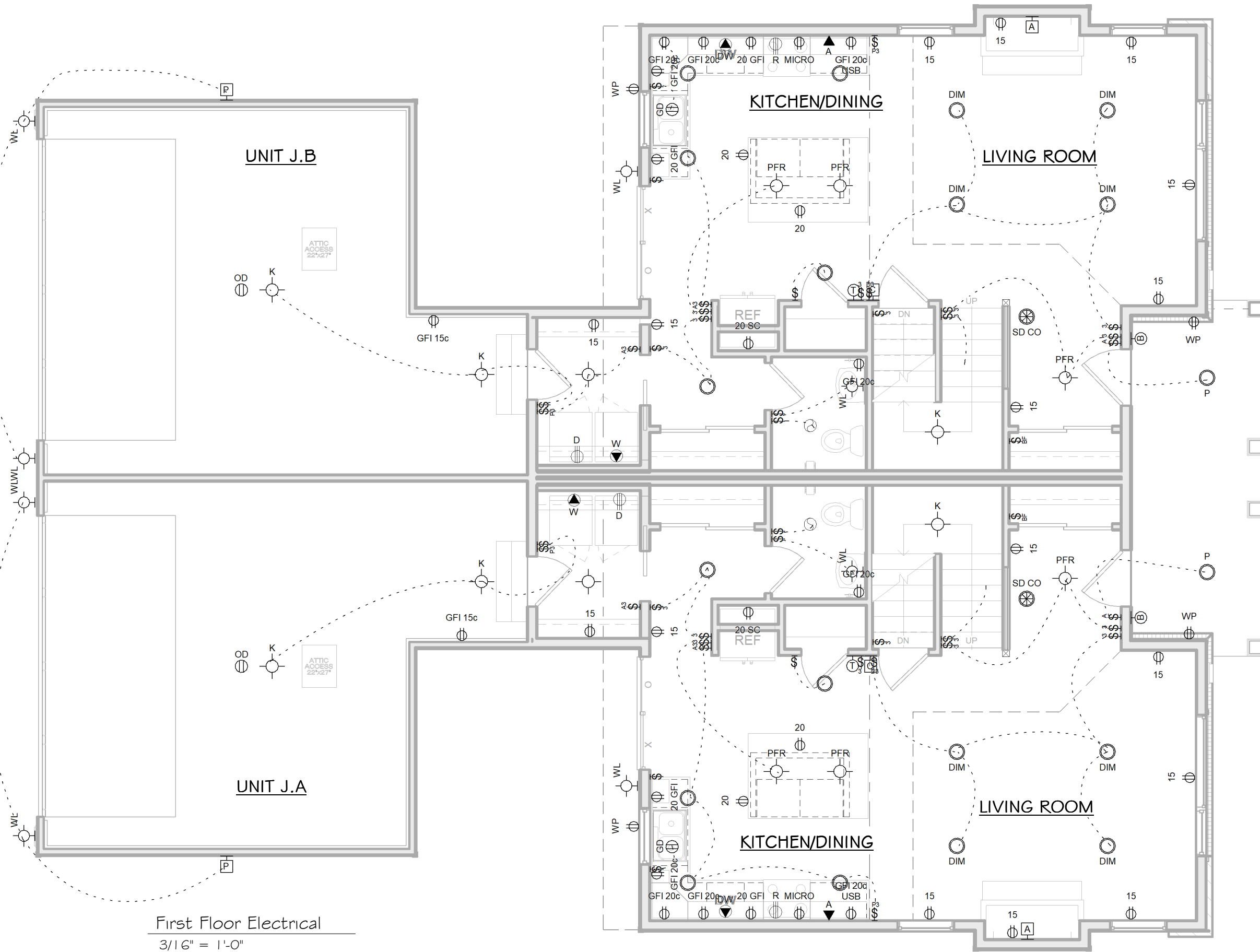
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Elevation: Modern J

Drawn By: Author Date: Issue Date

Print Date:
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 6:12:41 AM

Drawing No.:
J3



First Floor Electrical
 3/16" = 1'-0"

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 Room dimensions, features & actual square footage vary by exterior style and options.



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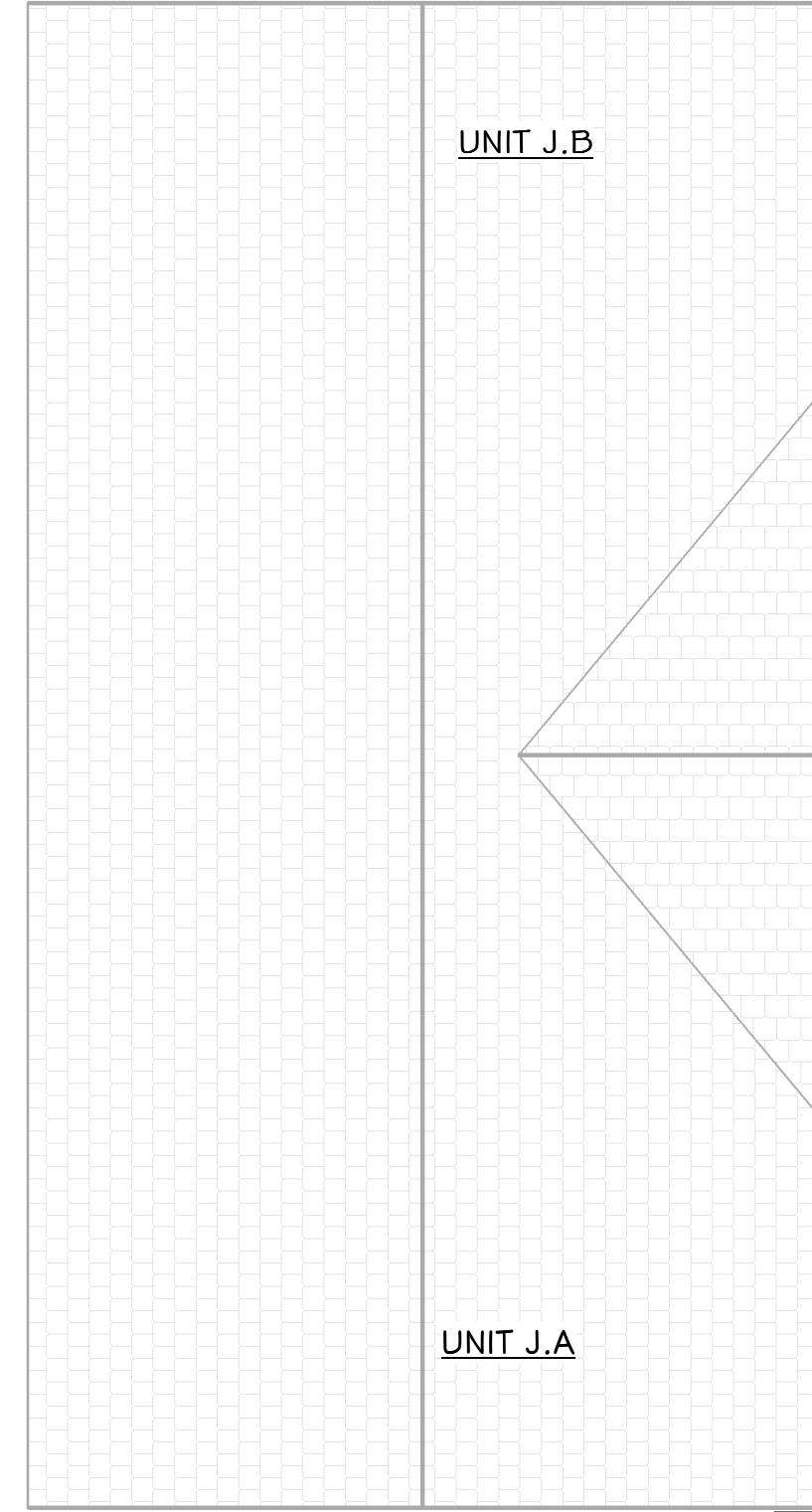
Custom Designed For: Owner
 Homesite / Neighborhood: Project Number
 Address: Enter address here

Model: EMERSON
 Elevation: Modern J
 Drawn By: Author Date: Issue Date

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 6:12:42 AM

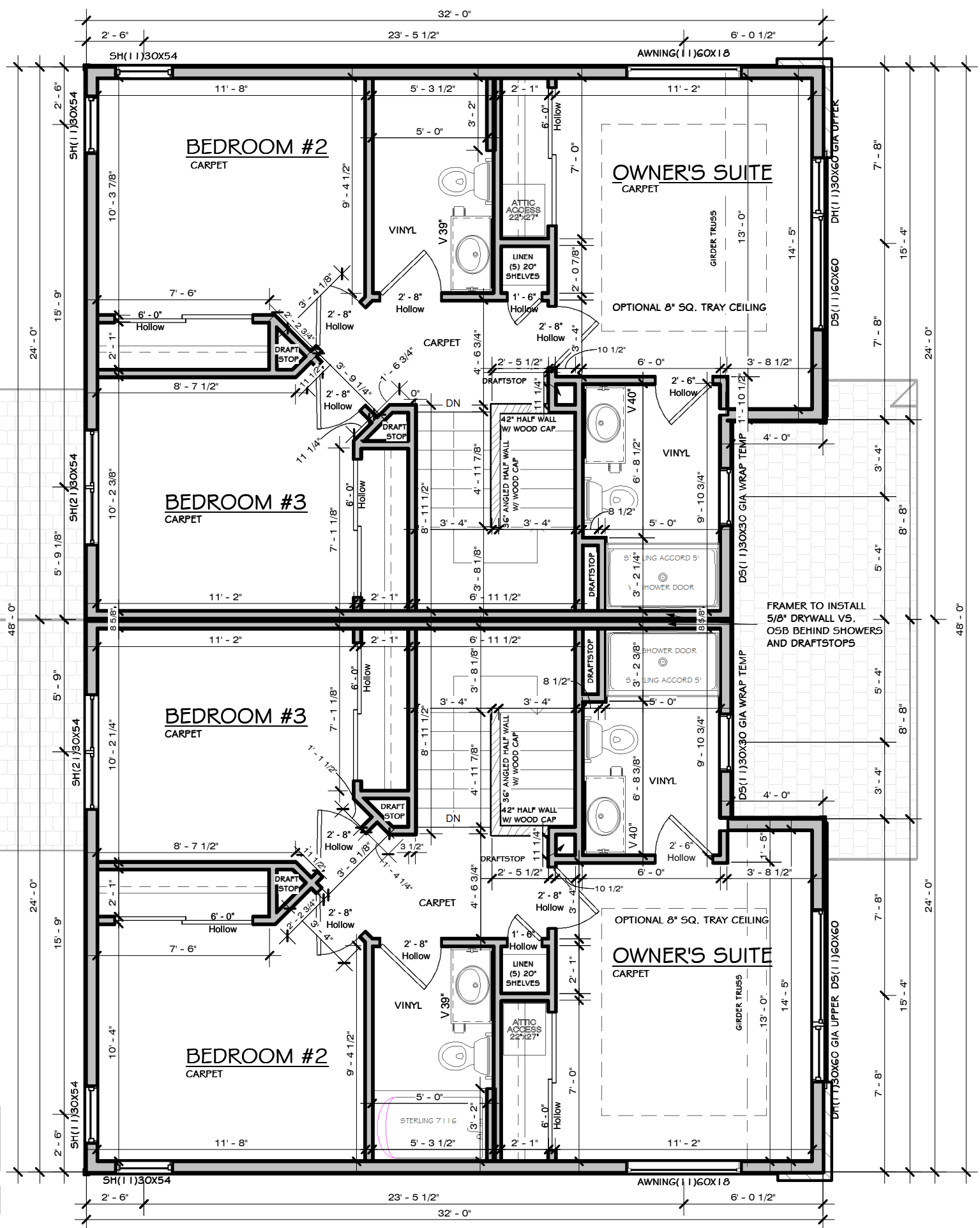
Drawing No.:
J4

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Area Schedule (Modern J)	
Level	Area
First Floor	745 SF
Second Floor	733 SF
	1478 SF

Area Schedule (Modern J)	
Level	Area
First Floor	745 SF
Second Floor	733 SF
	1478 SF



Second Floor - Modern J
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud
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Room dimensions, features & actual square footage vary by exterior style and options.



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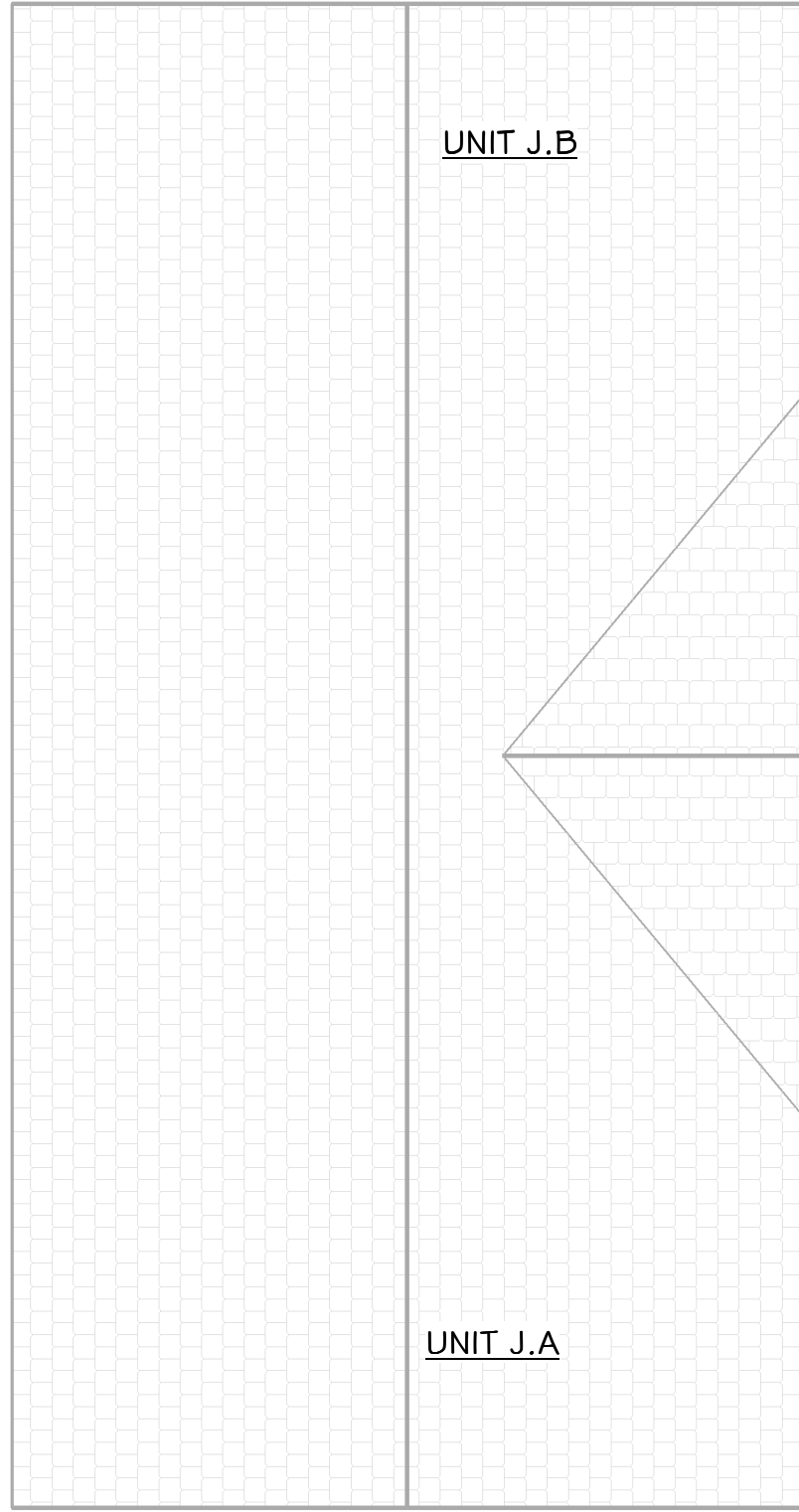
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Homesite / Neighborhood: Project Number
Address: Enter address here

Model: EMERSON
Elevation: Modern J
Drawn By: Author Date: Issue Date

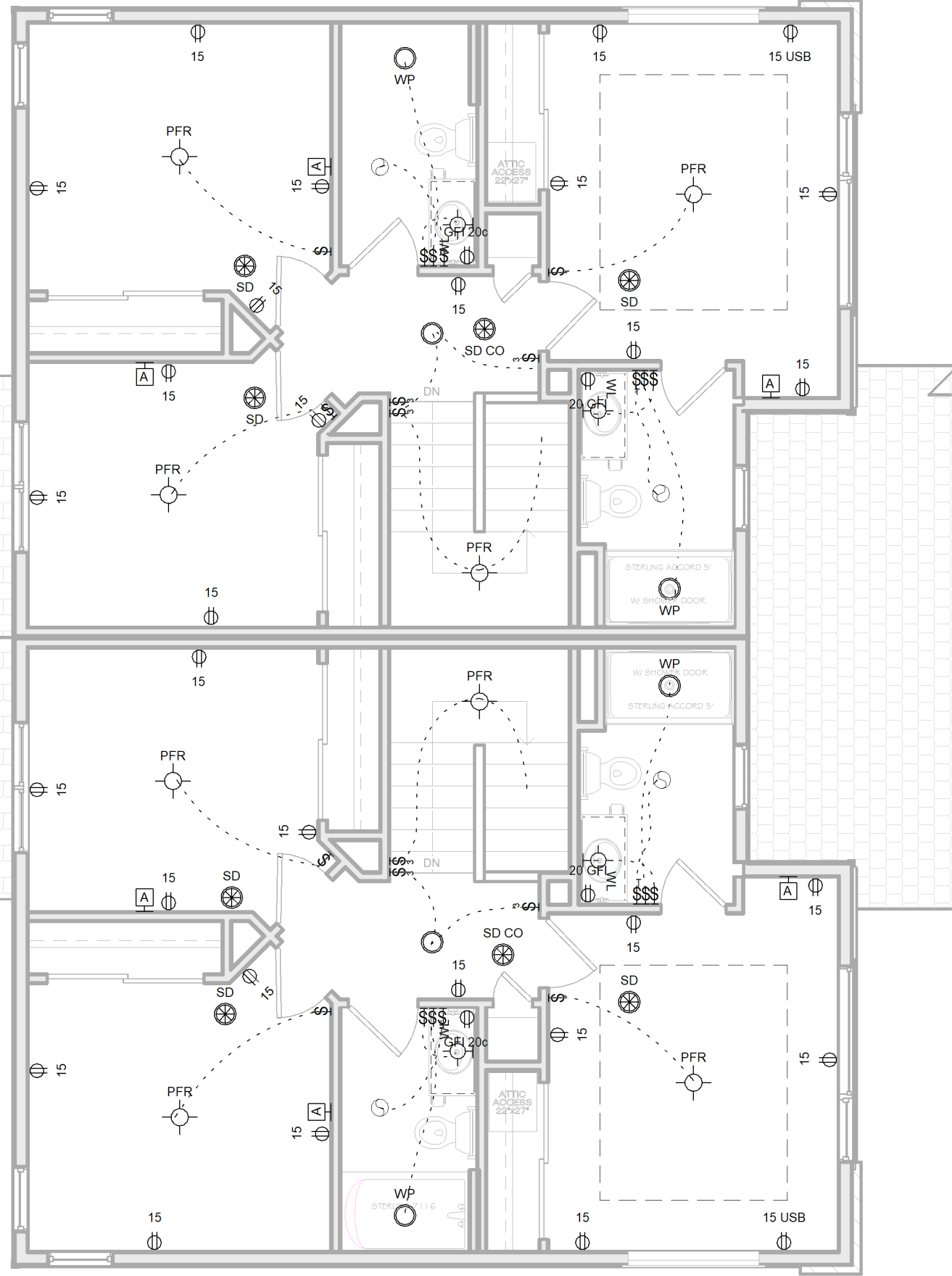
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Drawing No.:
J5

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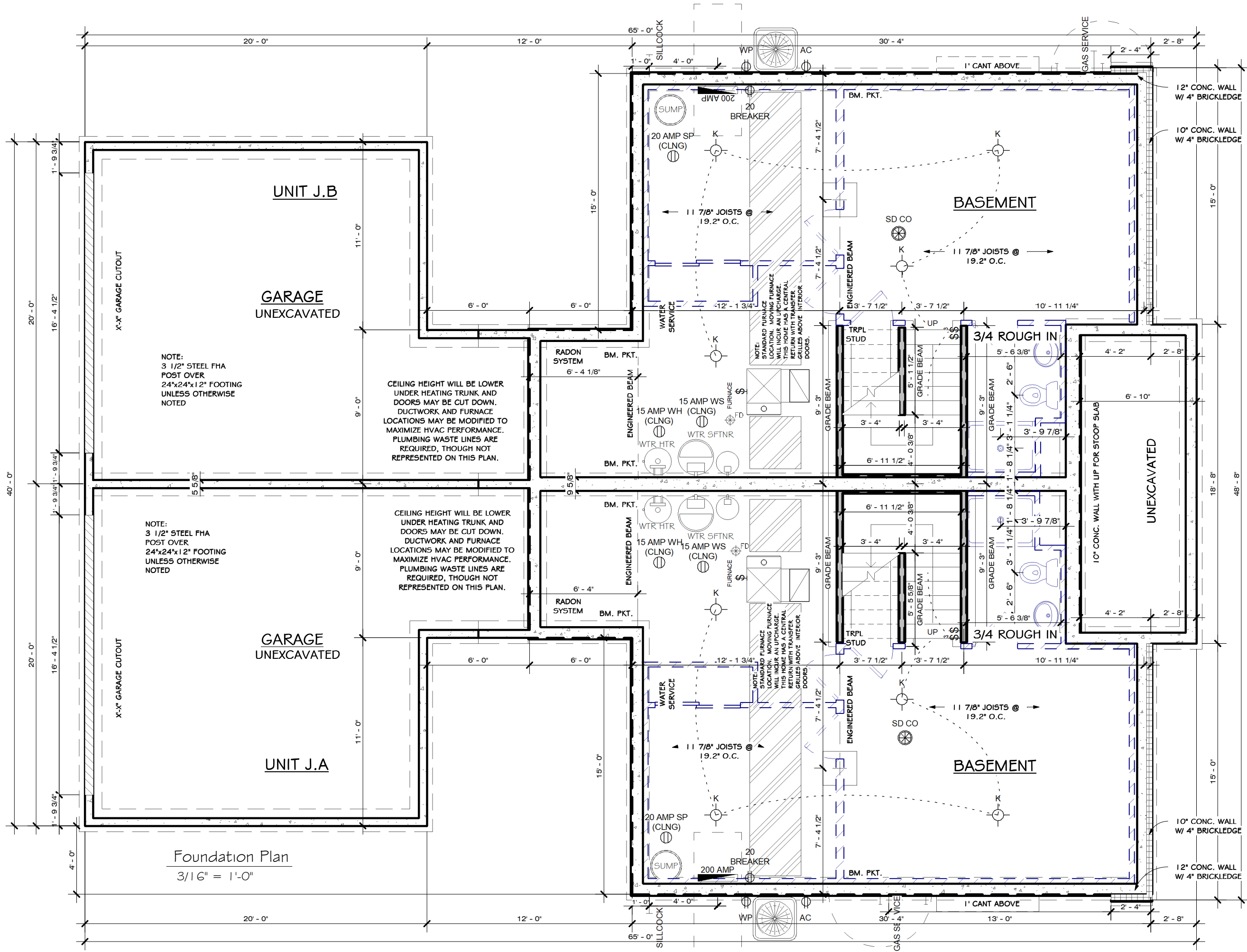
Second Floor Electrical
 3/16" = 1'-0"



Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder.
 Room dimensions, features & actual square footage vary by exterior style and options.

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Model: EMERSON Elevation: Modern J Drawn By: Author Date: Issue Date	Print Date: 10/30/2019 6:12:46 AM	Drawing No.: J6



Foundation Plan
 3/16" = 1'-0"

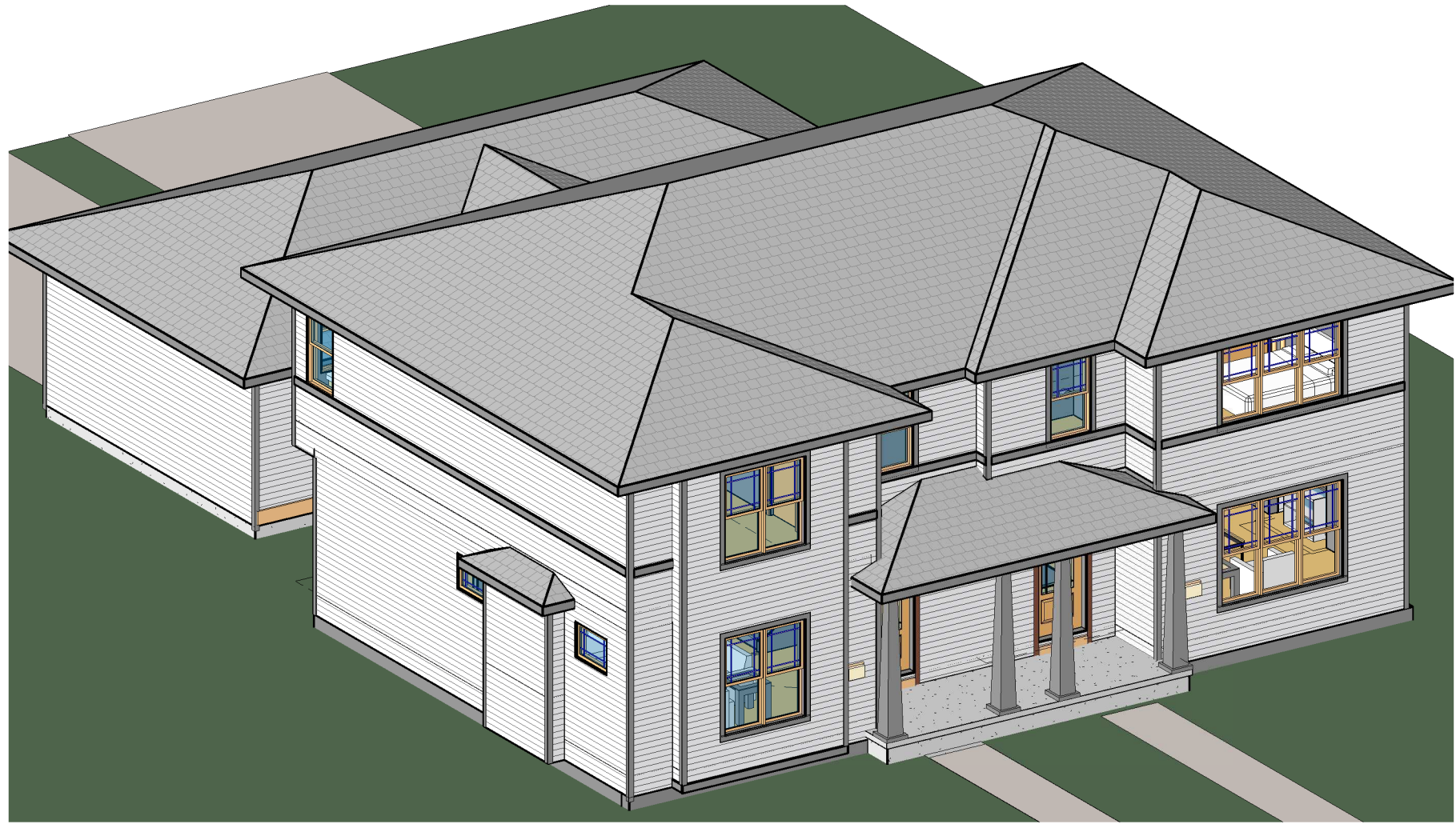
Do Not Scale Note: All dimensions are stud to stud
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 Room dimensions, features & actual square footage vary by exterior style and options.

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Homestead / Neighborhood:	Project Number
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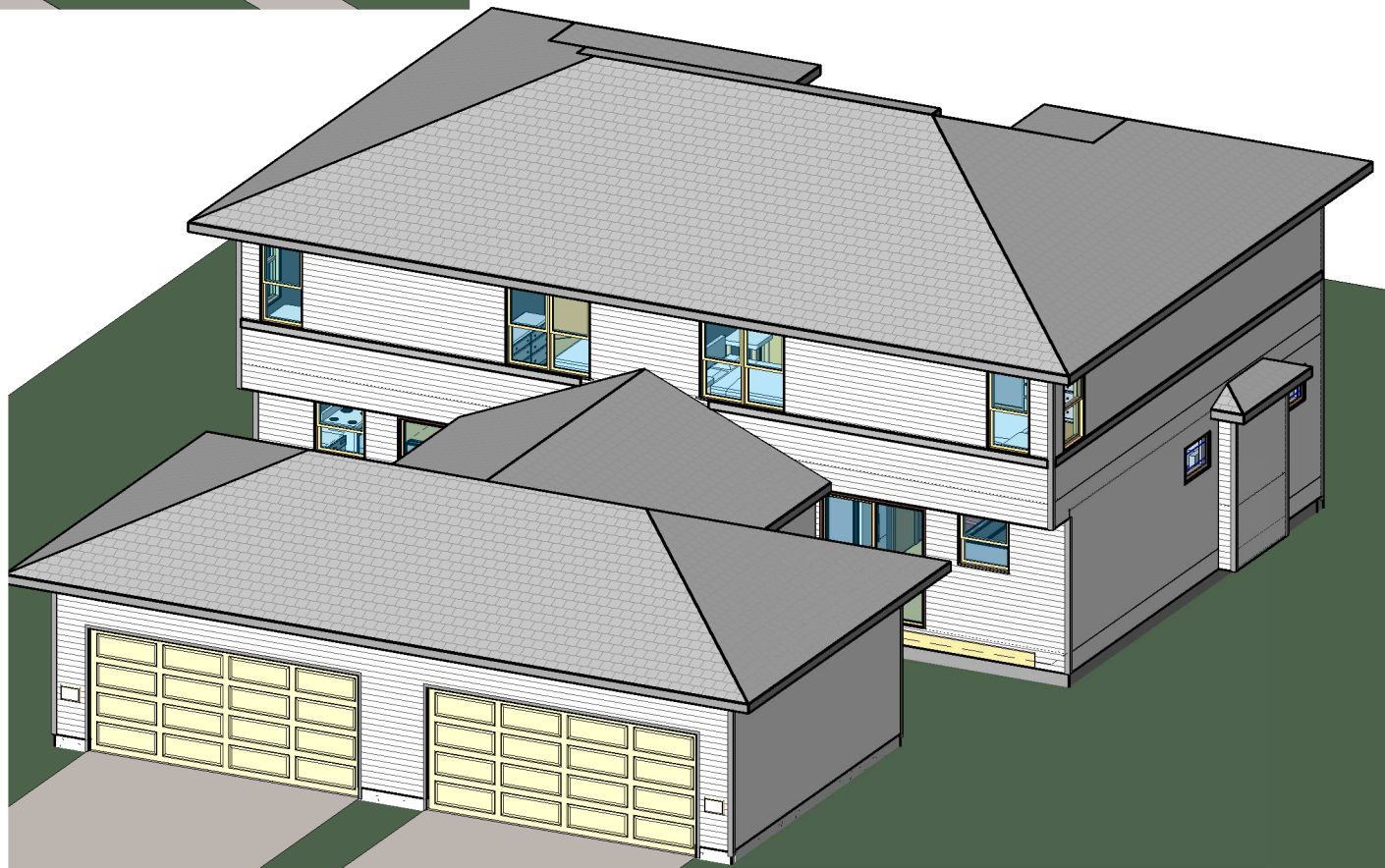
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Model:	EMERSON
Elevation:	Modern J
Drawn By:	Author
Date:	Issue Date
Print Date:	10/30/2019 6:12:47 AM
Drawing No.:	J7

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3D - Prairie



3D - Prairie - Rear

Do Not Scale Note: All dimensions are stud to stud. Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

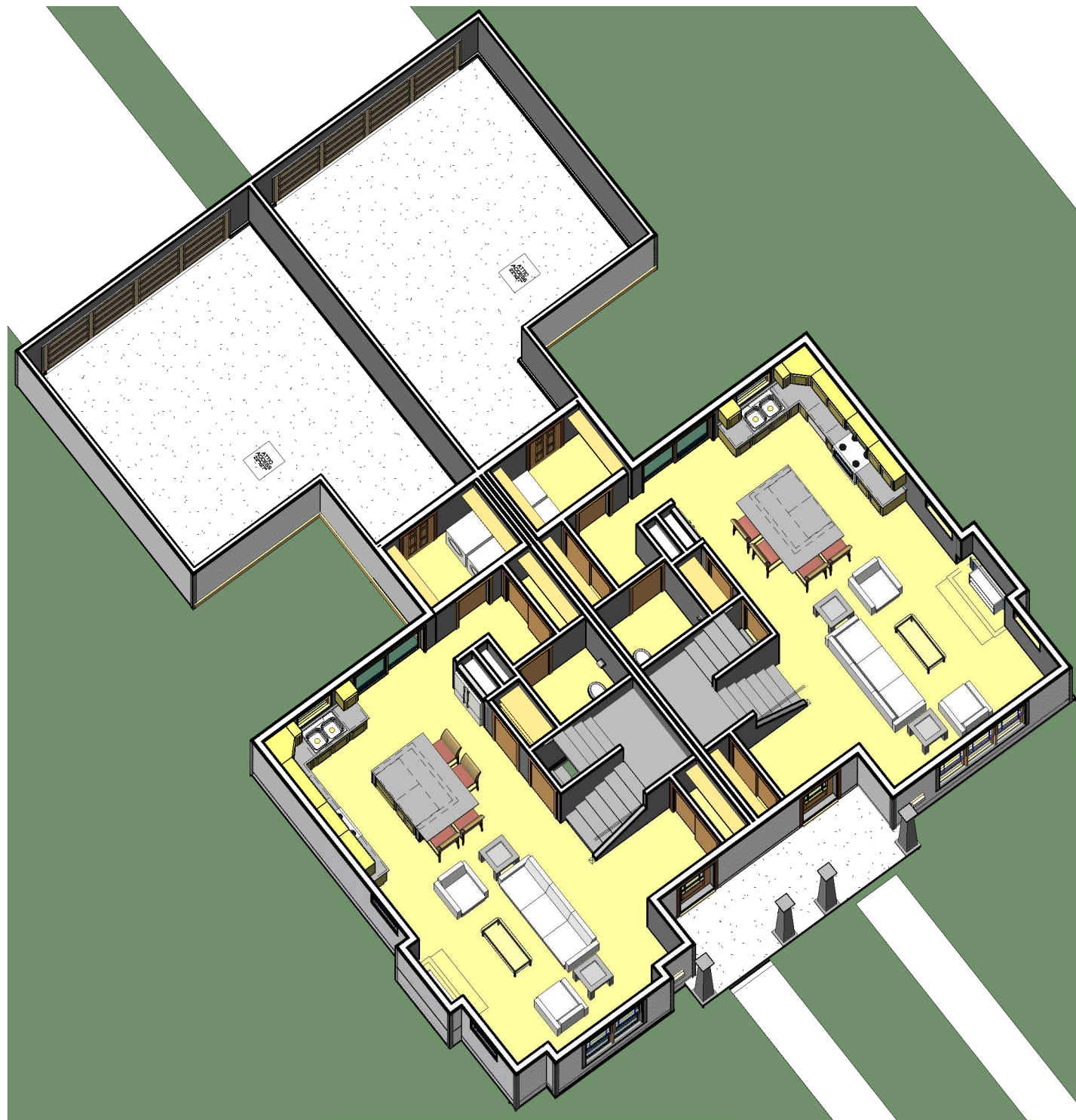
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Elevation:	Prairie
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Date:	Issue Date
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Drawing No.:	PO



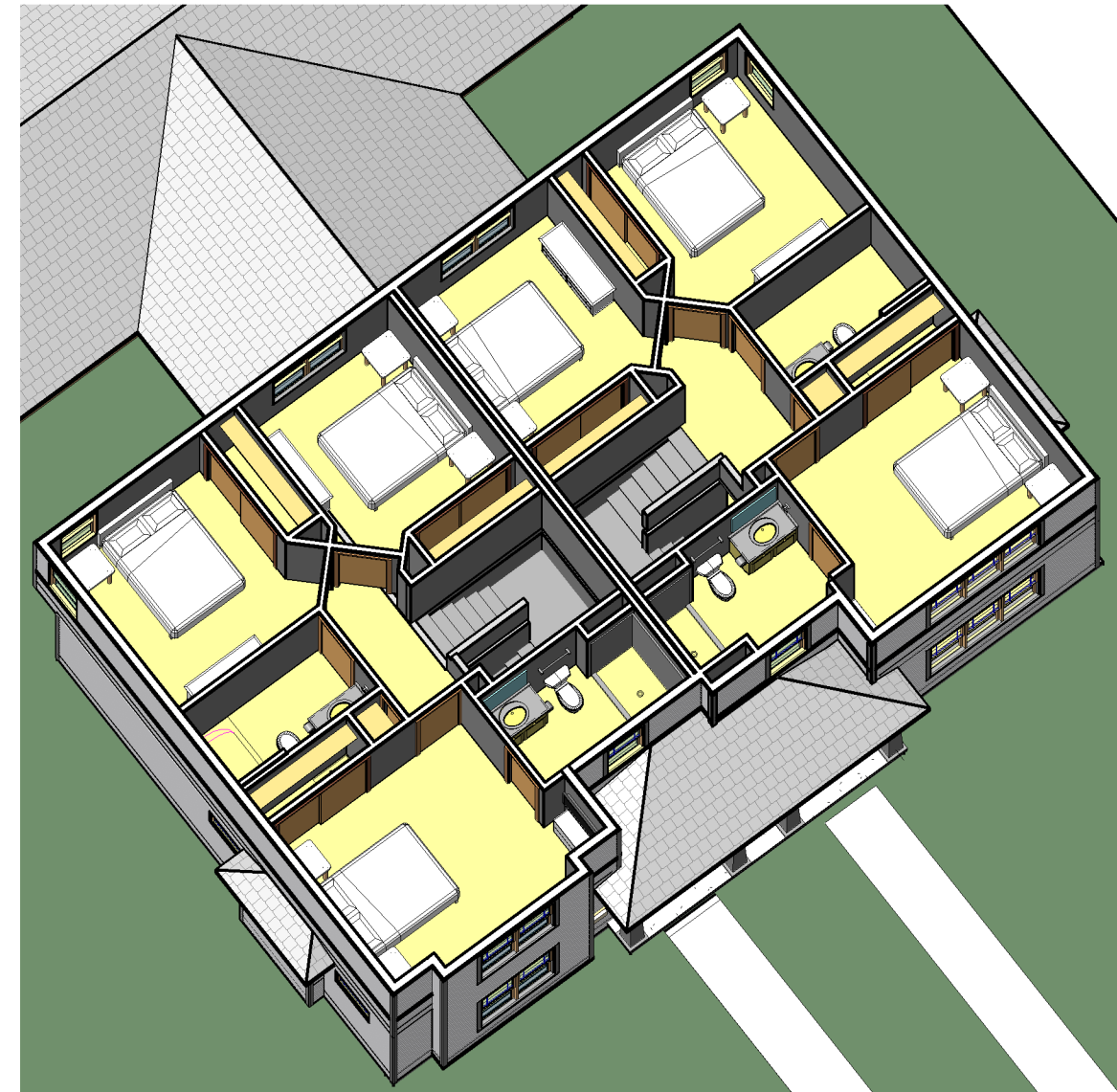
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3D First Floor - Prairie



3D Second Floor - Prairie

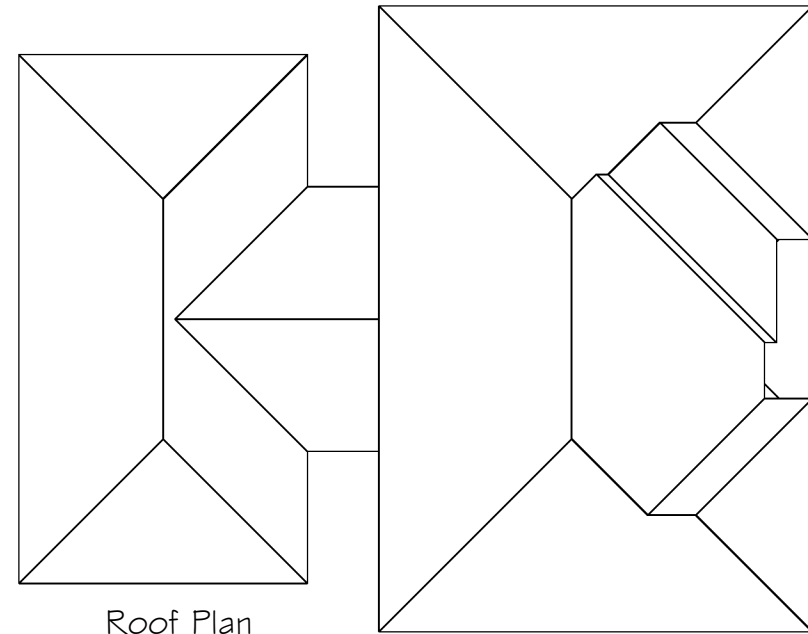
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 Drawn By: Author Date: Issue Date
 Print Date:
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 6:13:44 AM
 Drawing No.:
PO.1

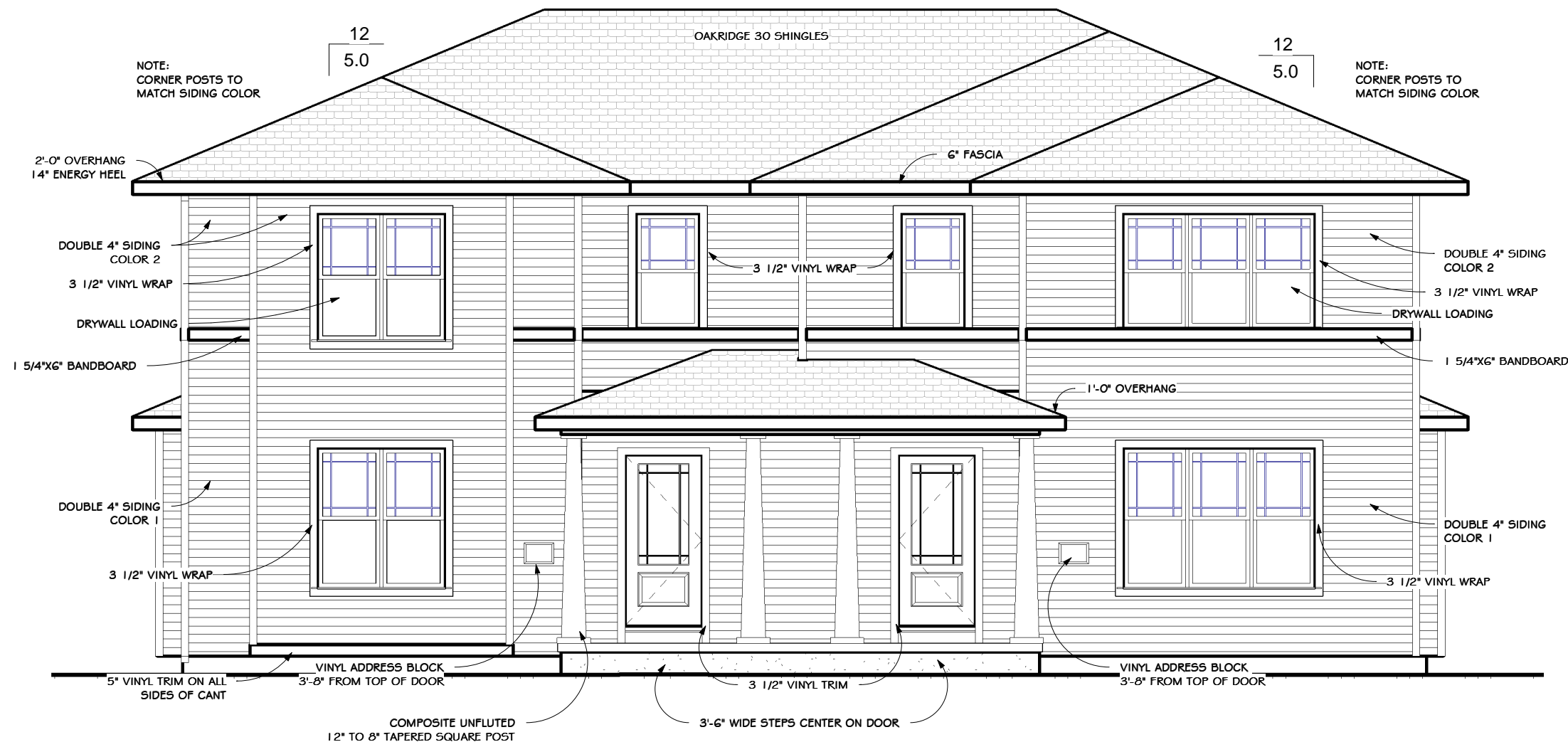
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Roof Plan
1/16" = 1'-0"



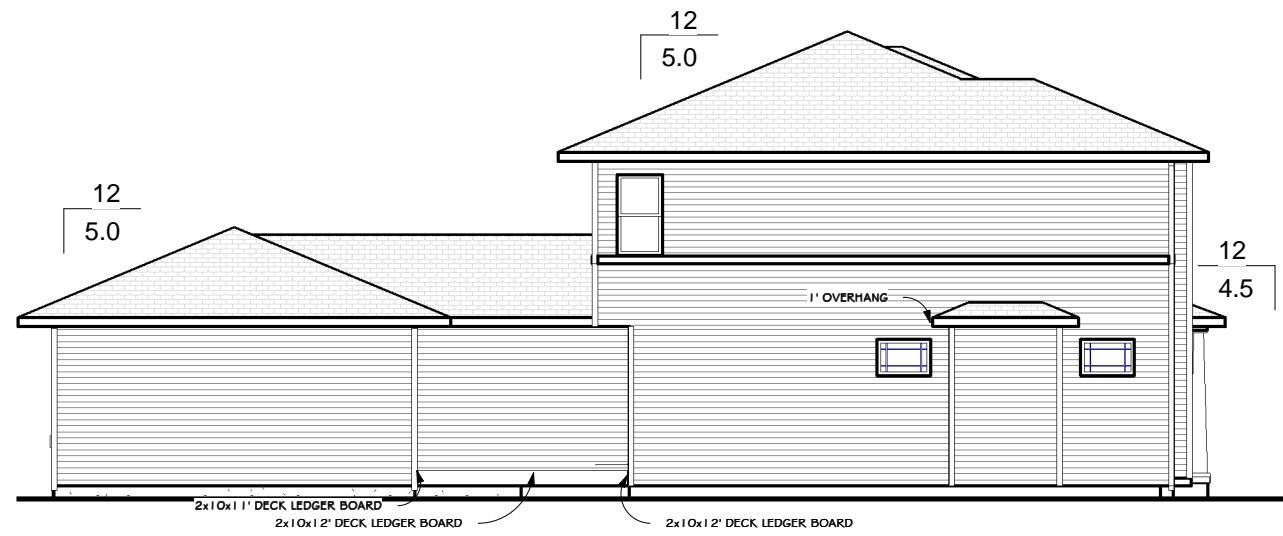
Front Elevation - Prairie
3/16" = 1'-0"

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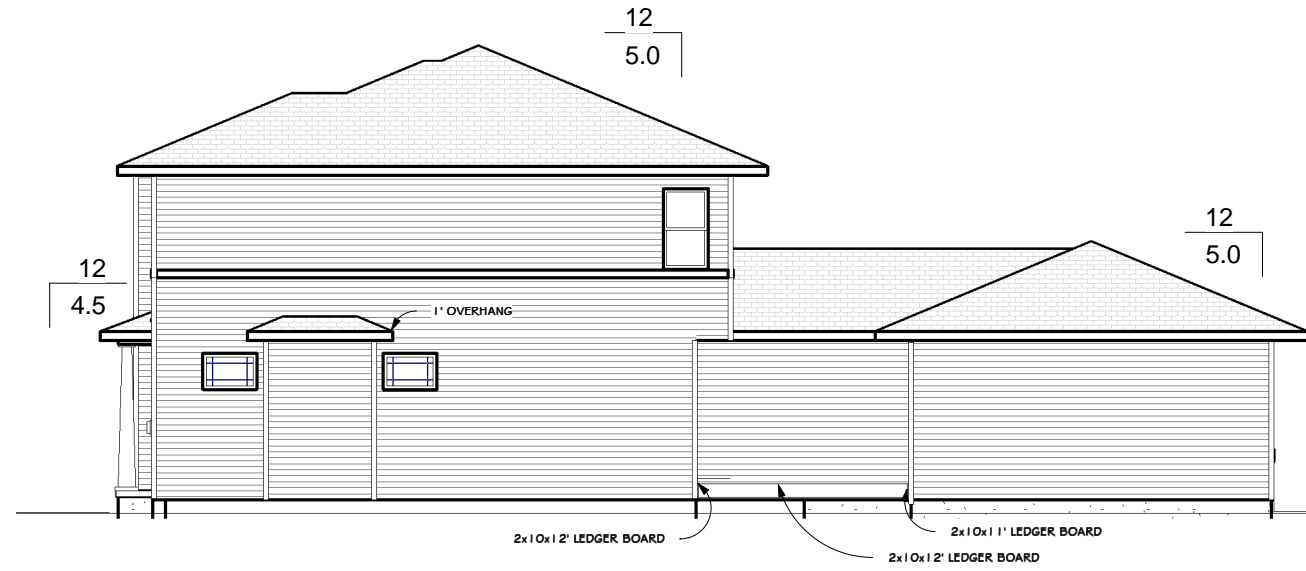
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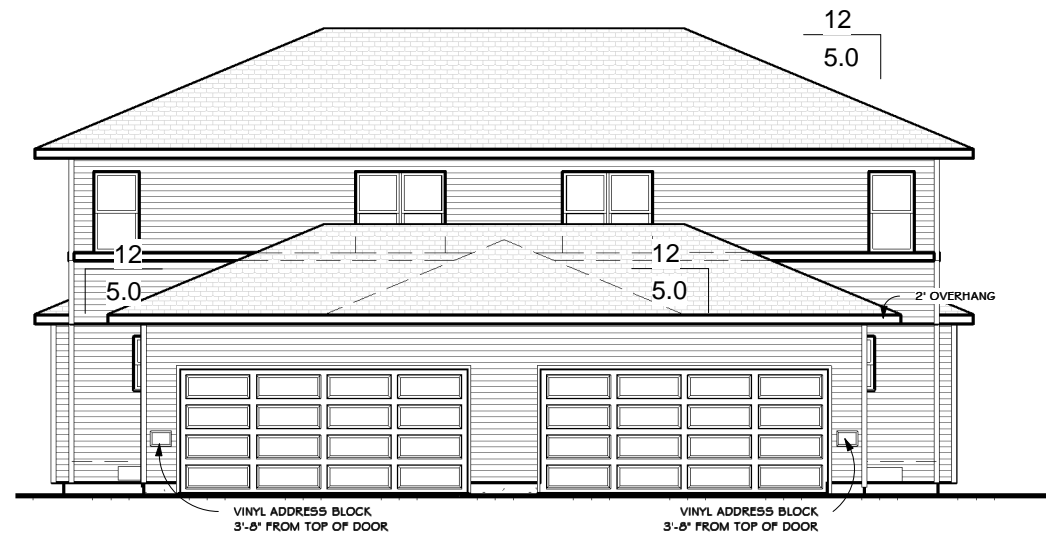
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Elevation: Prairie
Drawn By: Author Date: Issue Date
Print Date: 10/30/2019 6:13:45 AM
Drawing No.: P2



Left Elevation - Prairie
3/32" = 1'-0"



Right Elevation - Prairie
3/32" = 1'-0"



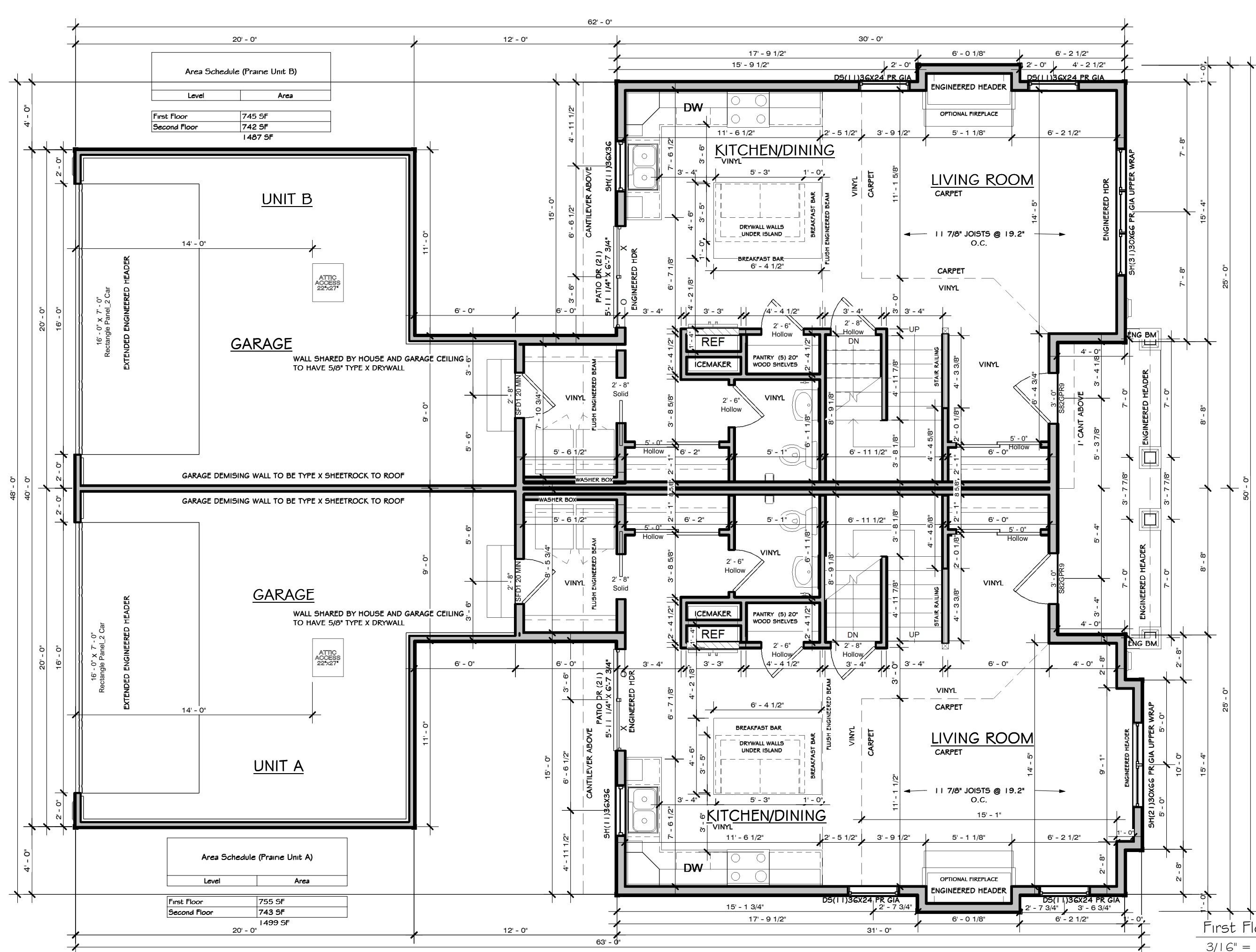
Rear Elevation - Prairie
3/32" = 1'-0"

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Model:	EMERSON
Elevation:	Prairie
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Drawing No.:	P2.1



Area Schedule (Frame Unit B)

Level	Area
First Floor	745 SF
Second Floor	742 SF
	1487 SF

Area Schedule (Frame Unit A)

Level	Area
First Floor	755 SF
Second Floor	743 SF
	1499 SF

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First Floor - Prairie
 3/16" = 1'-0"



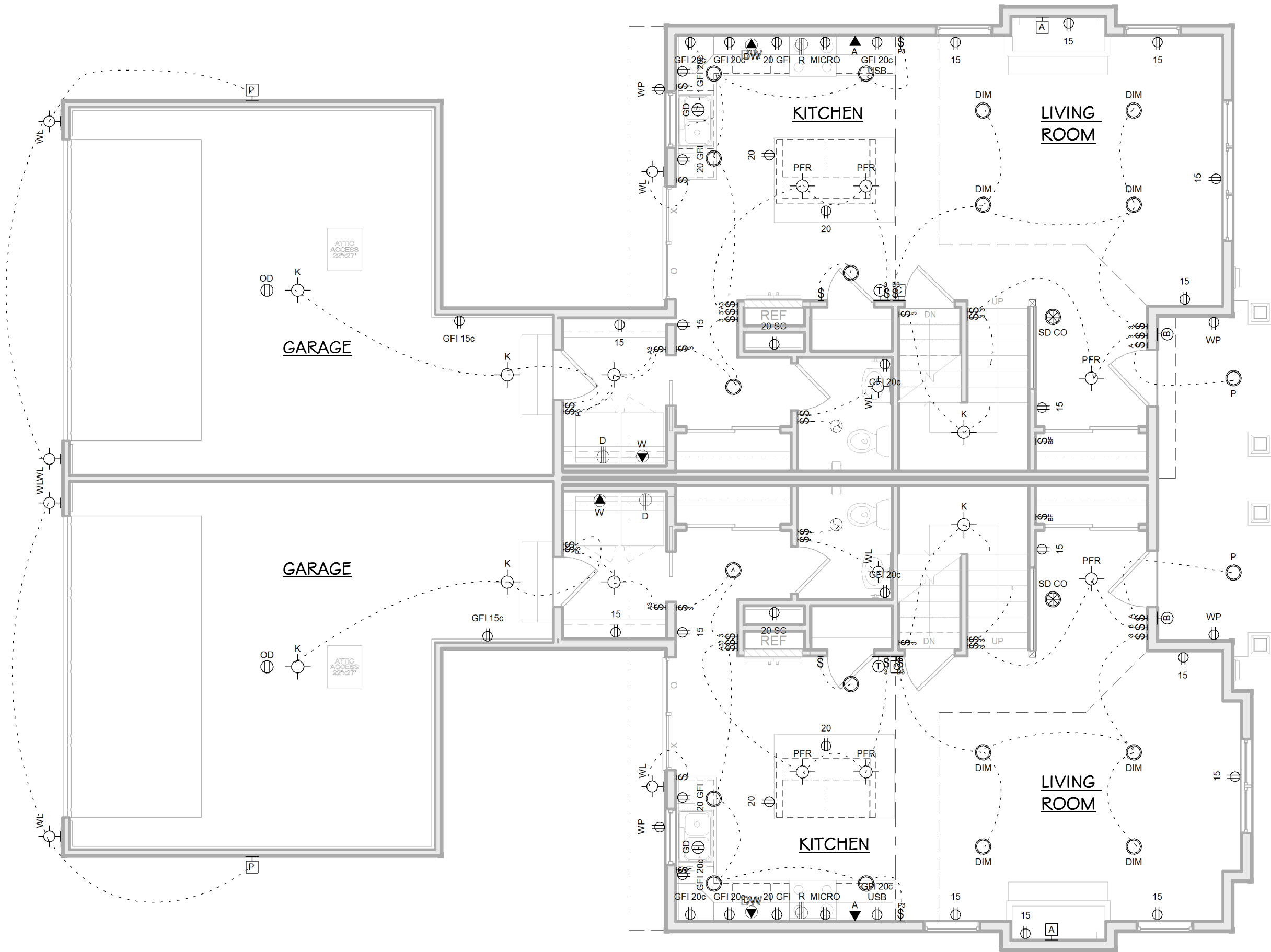
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Model: EMERSON
 Elevation: Prairie
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Drawing No.:
P3



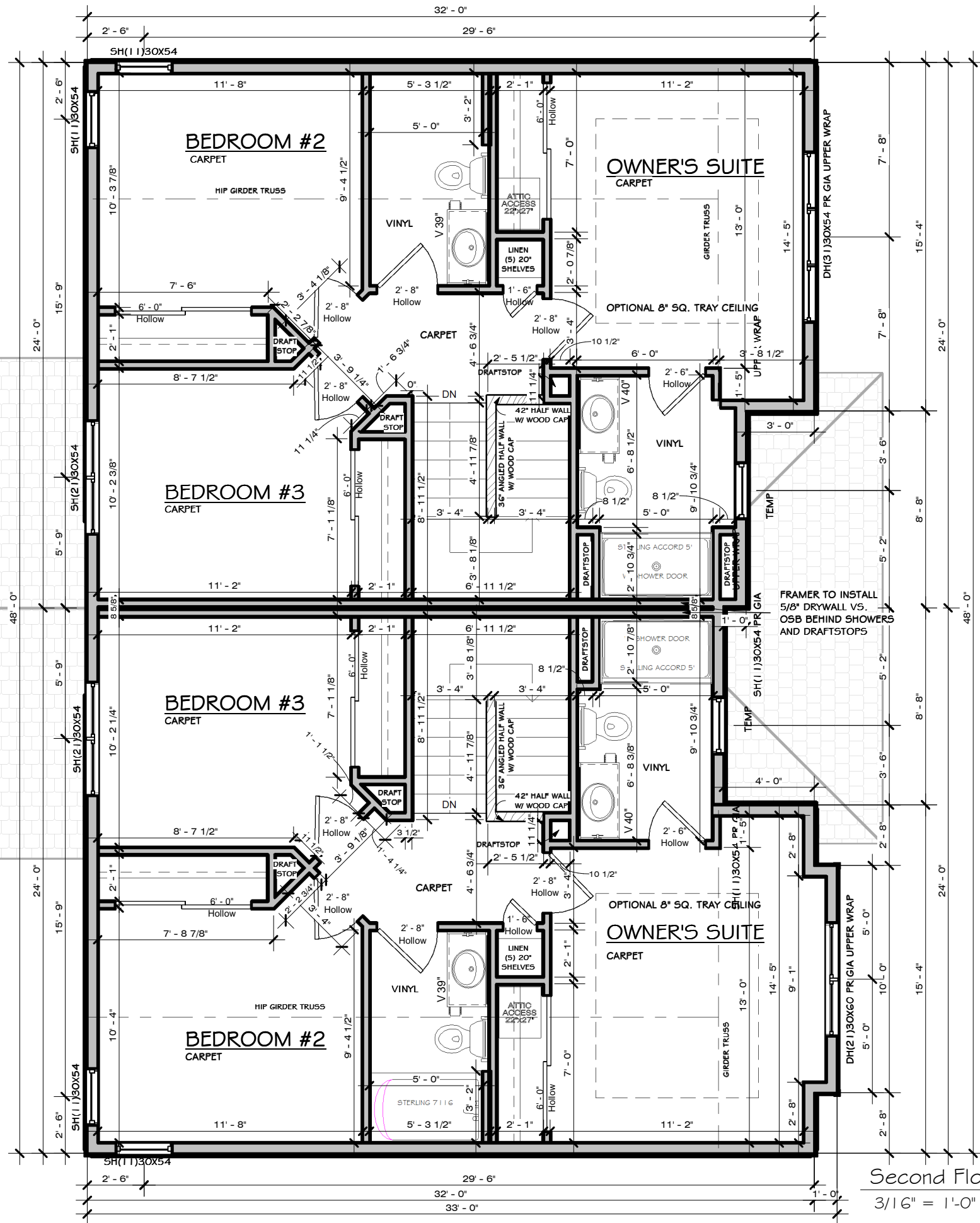
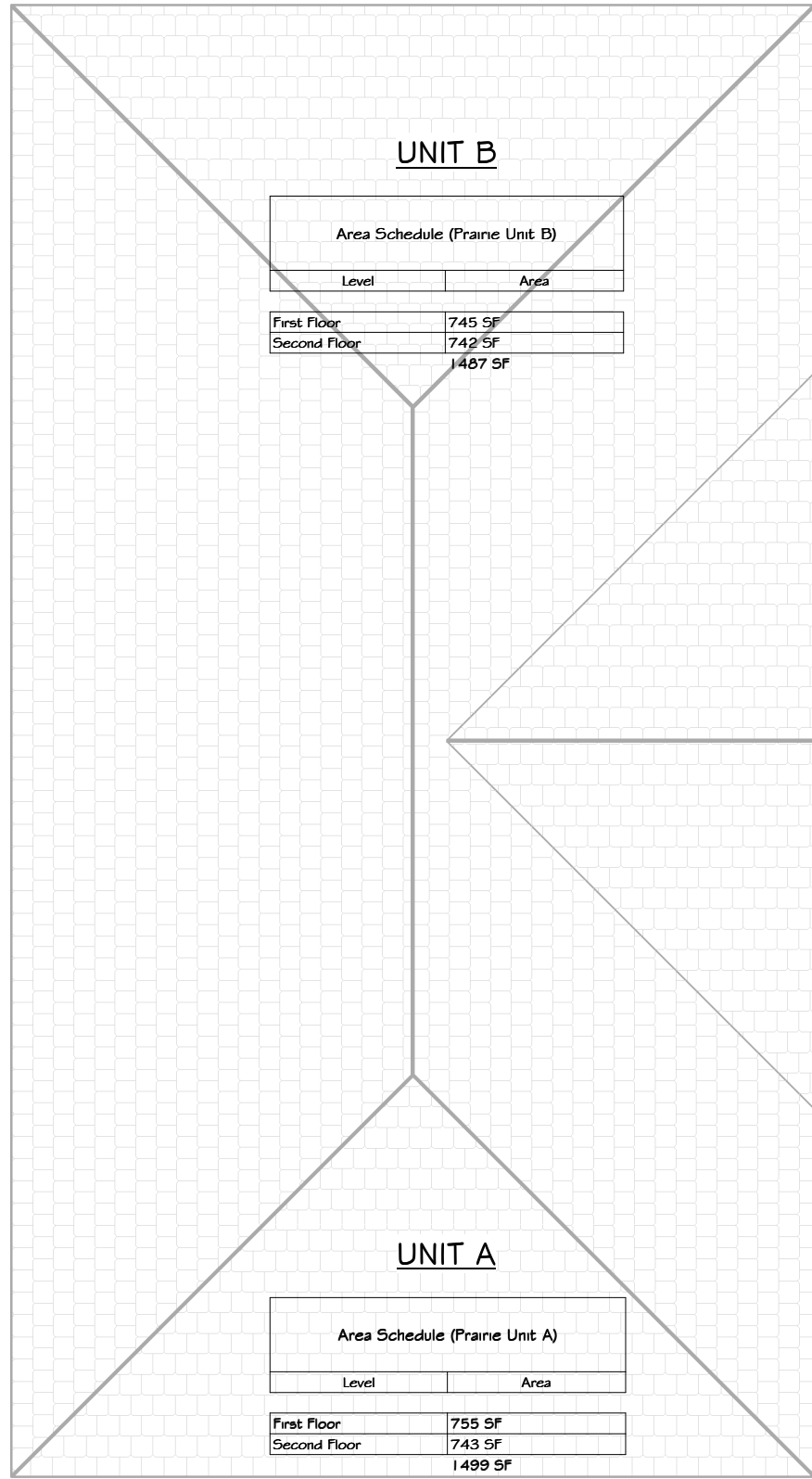
First Floor Electrical
 3/16" = 1'-0"

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 modifications, options & improvements to the plans by the builder.
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Elevation:	Frame
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Date:	Issue Date
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Do Not Scale Note: All dimensions are stud to stud

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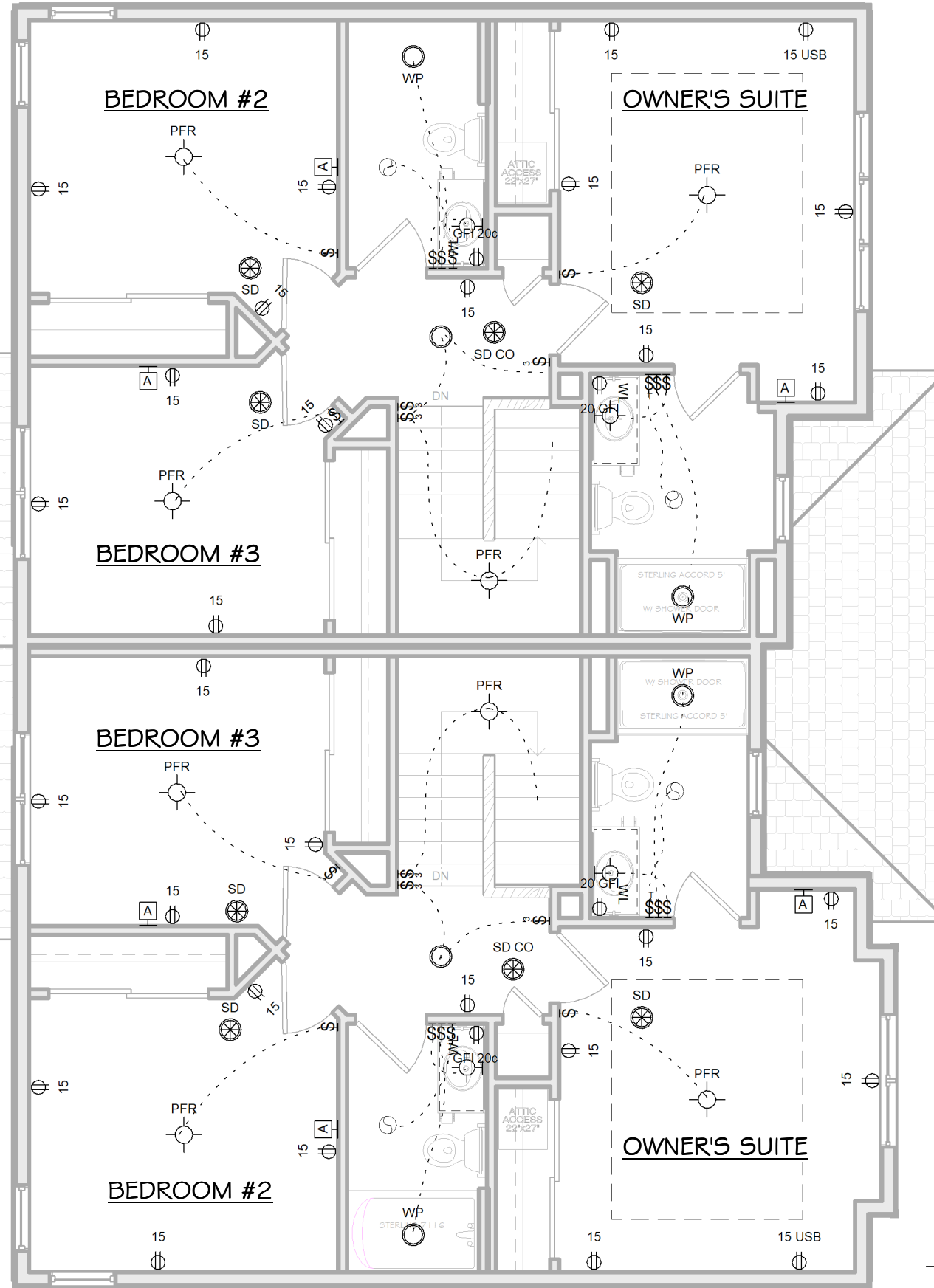
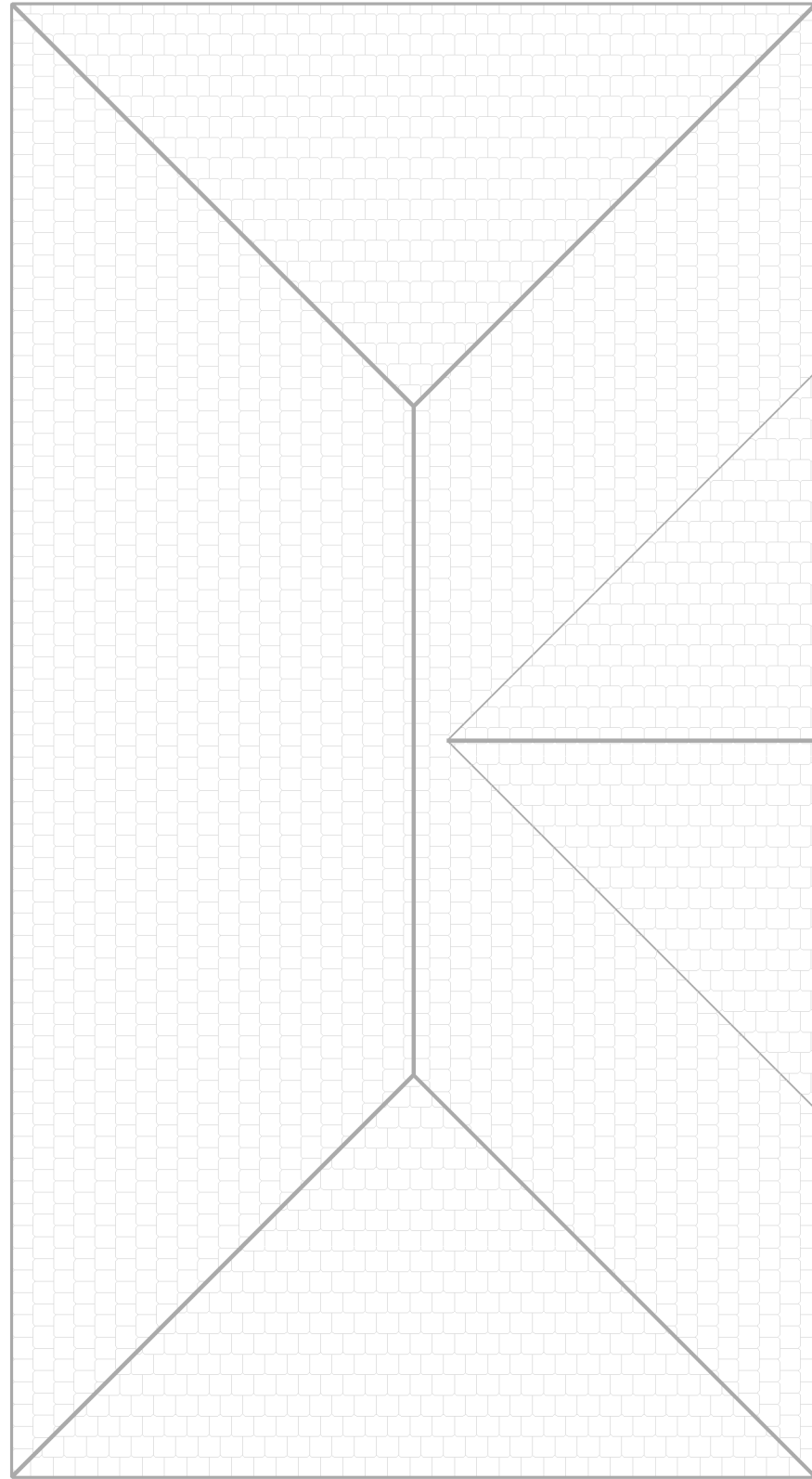
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Elevation: Prairie

Drawn By: Author Date: Issue Date

Print Date:
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Drawing No.:
P5



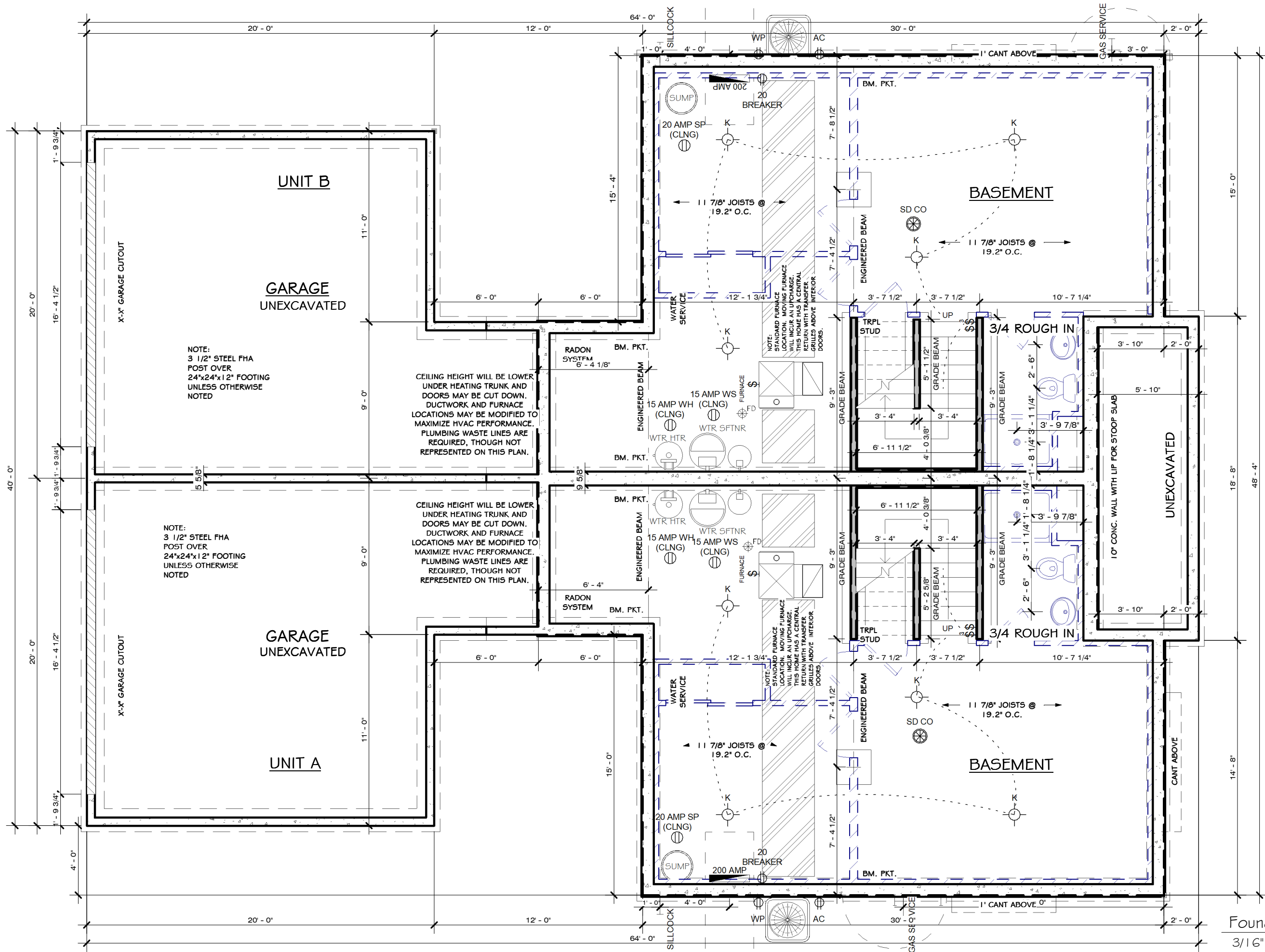
Second Floor Electrical
 3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud
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 Room dimensions, features & actual square footage vary by exterior style and options.

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Foundation Plan
3/16" = 1'-0"

Do Not Scale Note: All dimensions are stud to stud

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Existing Context



