

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>May 21, 2014</u>	Action Requested
UDC MEETING DATE: <u>May 28, 2014</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 302 Samuel Drive

ALDERMANIC DISTRICT: Paul Skidmore - District #9

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

The Gallina Companies

Knothe & Bruce Architects, LLC

101 East Main Street, Suite 500

7601 University Avenue, Suite 201

Mt. Horeb, WI 53572

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

N. PLEASANT VIEW ROAD

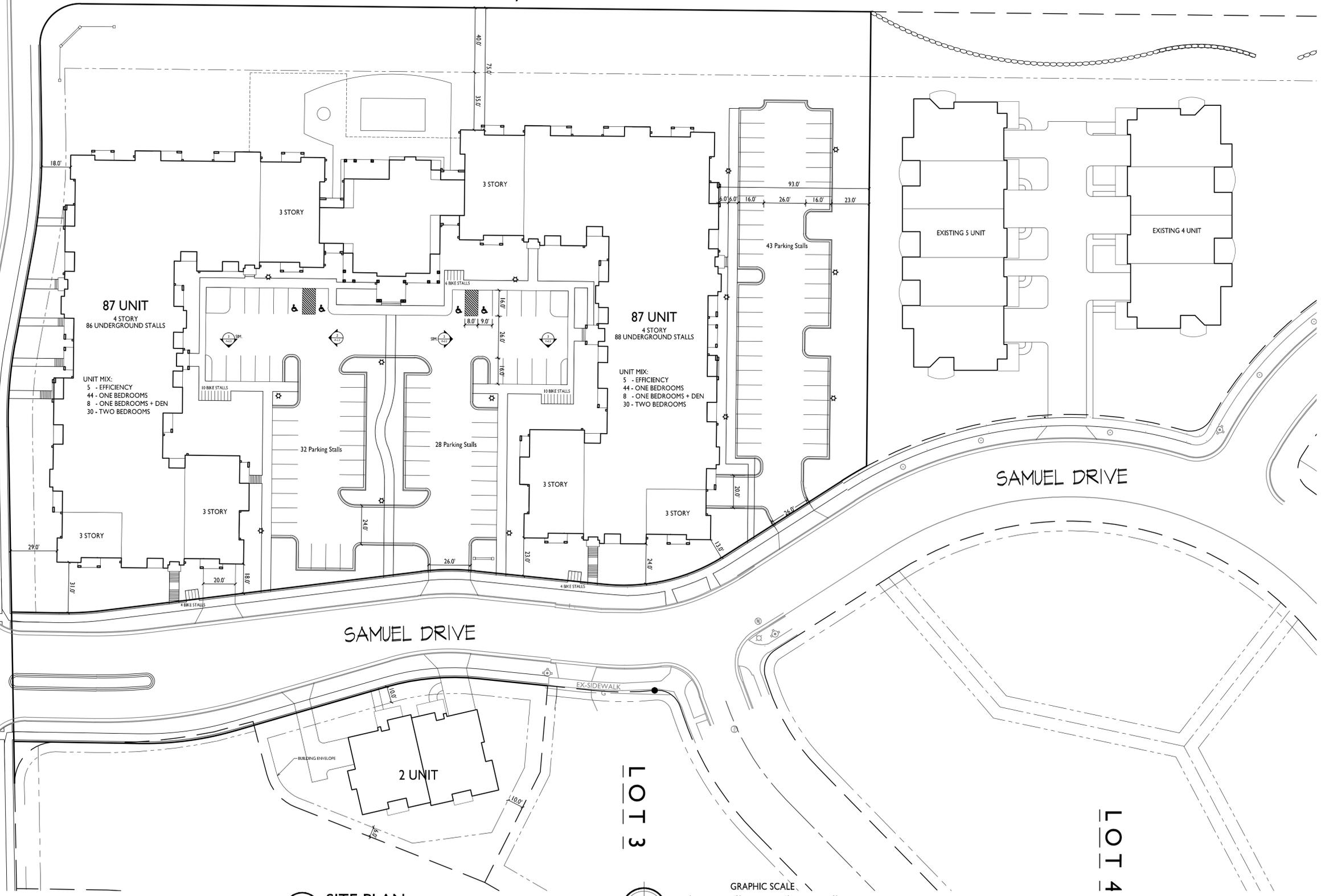


knothe • bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53542

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	
GROSS FLOOR AREA	
SOUTH WING	97,012 SF
NORTH WING	96,516 SF
CLUBHOUSE	8,475 SF
TOTAL	202,003 SF
FLOOR AREA RATIO	1.10
UNIT MIX	
EFFICIENCY	10
ONE BEDROOM	88
ONE BED + DEN	16
TWO BEDROOM	60
TOTAL	174
VEHICLE PARKING	
SURFACE	103
GARAGE	174
TOTAL	277
PARKING RATIO	1.59 STALLS/UNIT
BIKE PARKING	
2x6 SURFACE	34
GARAGE (2x6)	120
GARAGE (WALL HUNG)	38
TOTAL	192

40' Wide Utility Easement

ELDERBERRY ROAD



EXISTING 5 UNIT

EXISTING 4 UNIT

87 UNIT
4 STORY
86 UNDERGROUND STALLS

UNIT MIX:
5 - EFFICIENCY
44 - ONE BEDROOMS
8 - ONE BEDROOMS + DEN
30 - TWO BEDROOMS

87 UNIT
4 STORY
88 UNDERGROUND STALLS

UNIT MIX:
5 - EFFICIENCY
44 - ONE BEDROOMS
8 - ONE BEDROOMS + DEN
30 - TWO BEDROOMS

3 STORY

SAMUEL DRIVE

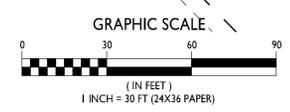
SAMUEL DRIVE

2 UNIT

LOT 3

LOT 4

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



ISSUED
Issued for Land Use - April 2, 2014

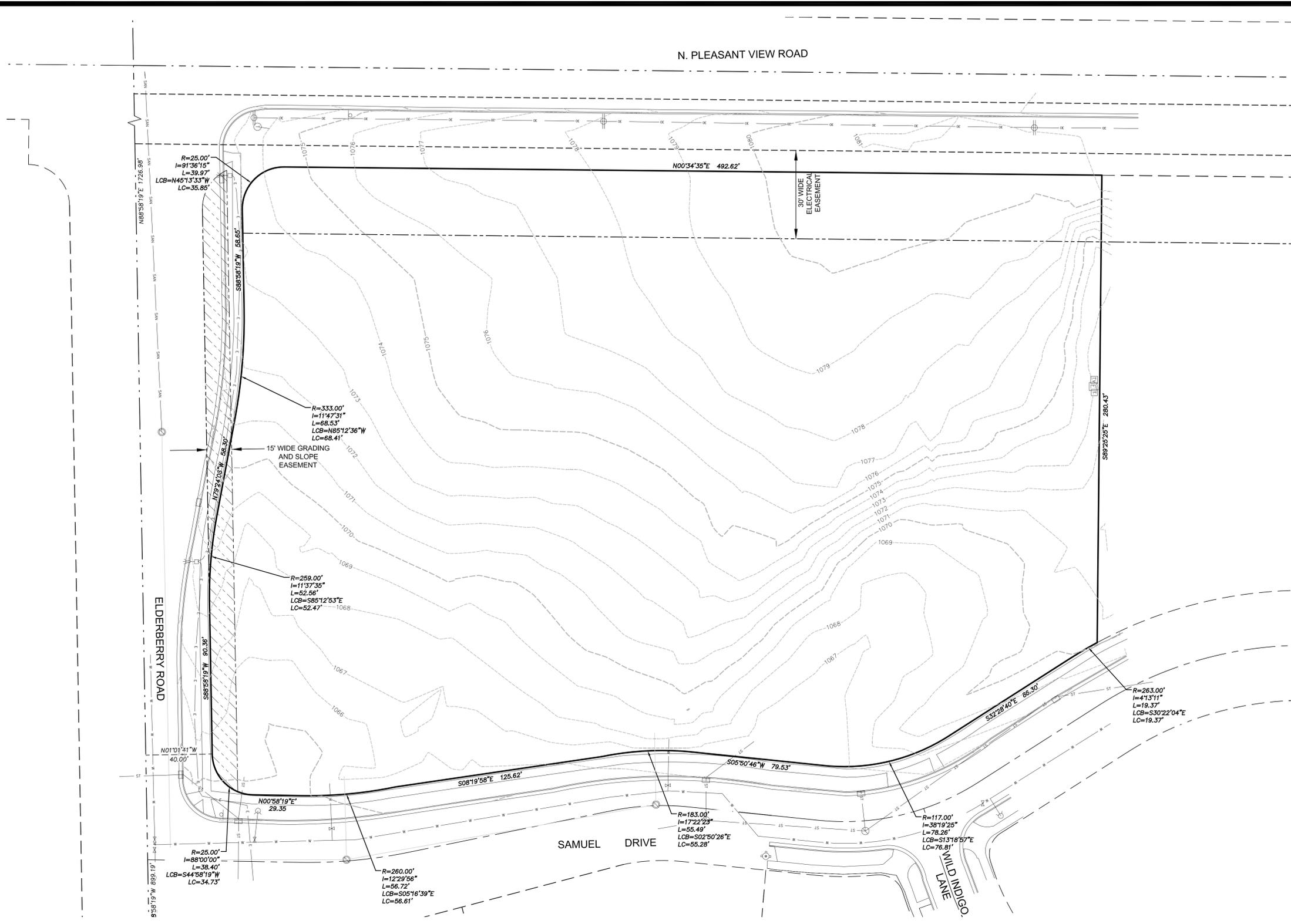
PROJECT TITLE
Tuscany
Apartments

302 Samuel Drive
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1351
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- NOTES**
- 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.
 - NOTIFY OWNER, ENGINEER AND CITY OF MADISON AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

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 C1.2

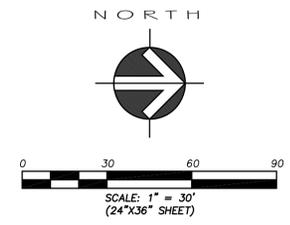
TUSCANY AT PRAIRIE POINT
EXISTING CONDITIONS
SNYDER & ASSOCIATES

MADISON, WISCONSIN

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

IOWA
NEBRASKA
MISSOURI
WISCONSIN

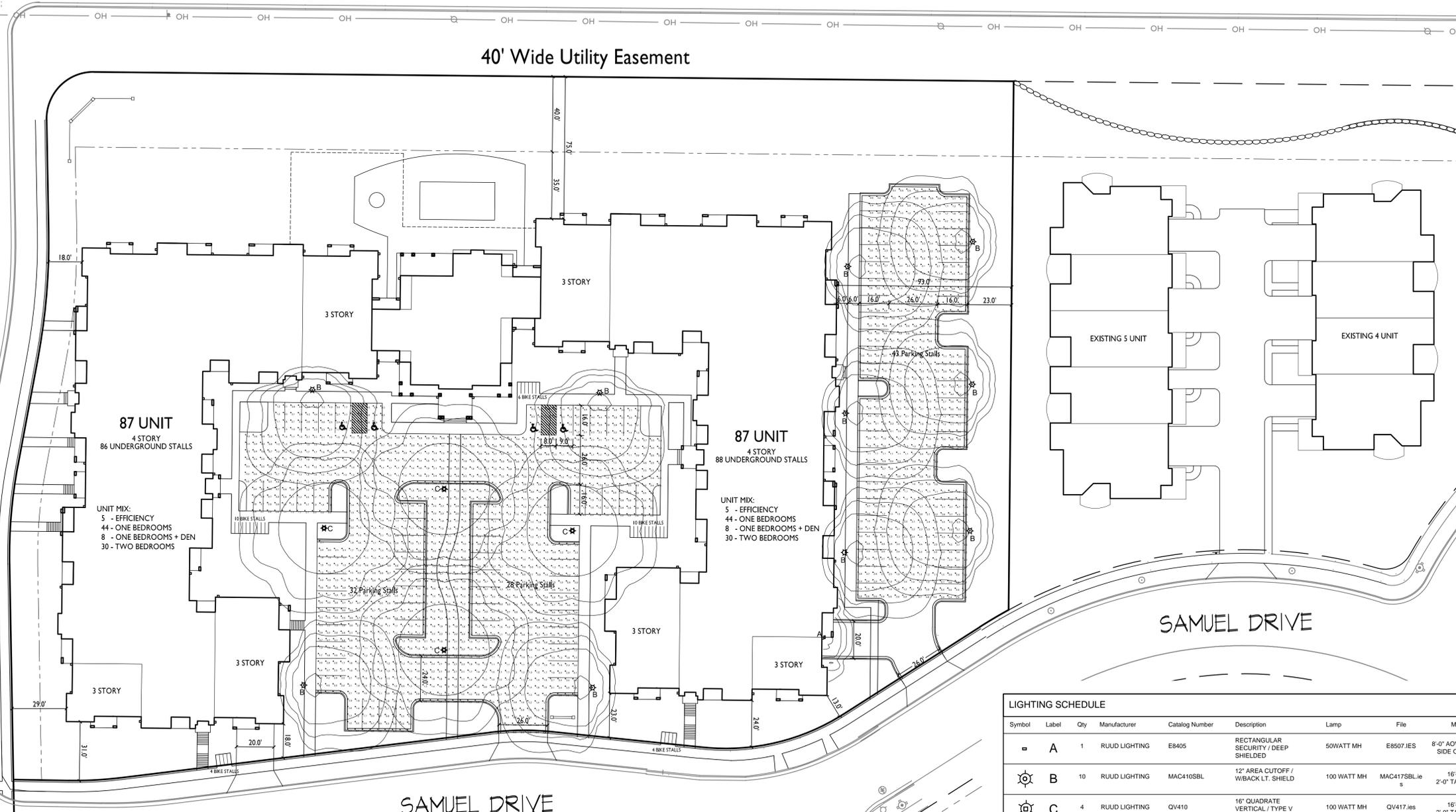
 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



N. PLEASANT VIEW ROAD

40' Wide Utility Easement

ELDERBERRY ROAD



ISSUED
 Issued for Land Use - April 2, 2014

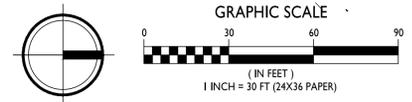
PROJECT TITLE
**Tuscany
 Apartments**

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

302 Samuel Drive
 Madison, Wisconsin
 SHEET TITLE
Site Lighting Plan

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



SHEET NUMBER

C-1.3

PROJECT NO. **1351**
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N. PLEASANT VIEW ROAD

ELDERBERRY ROAD

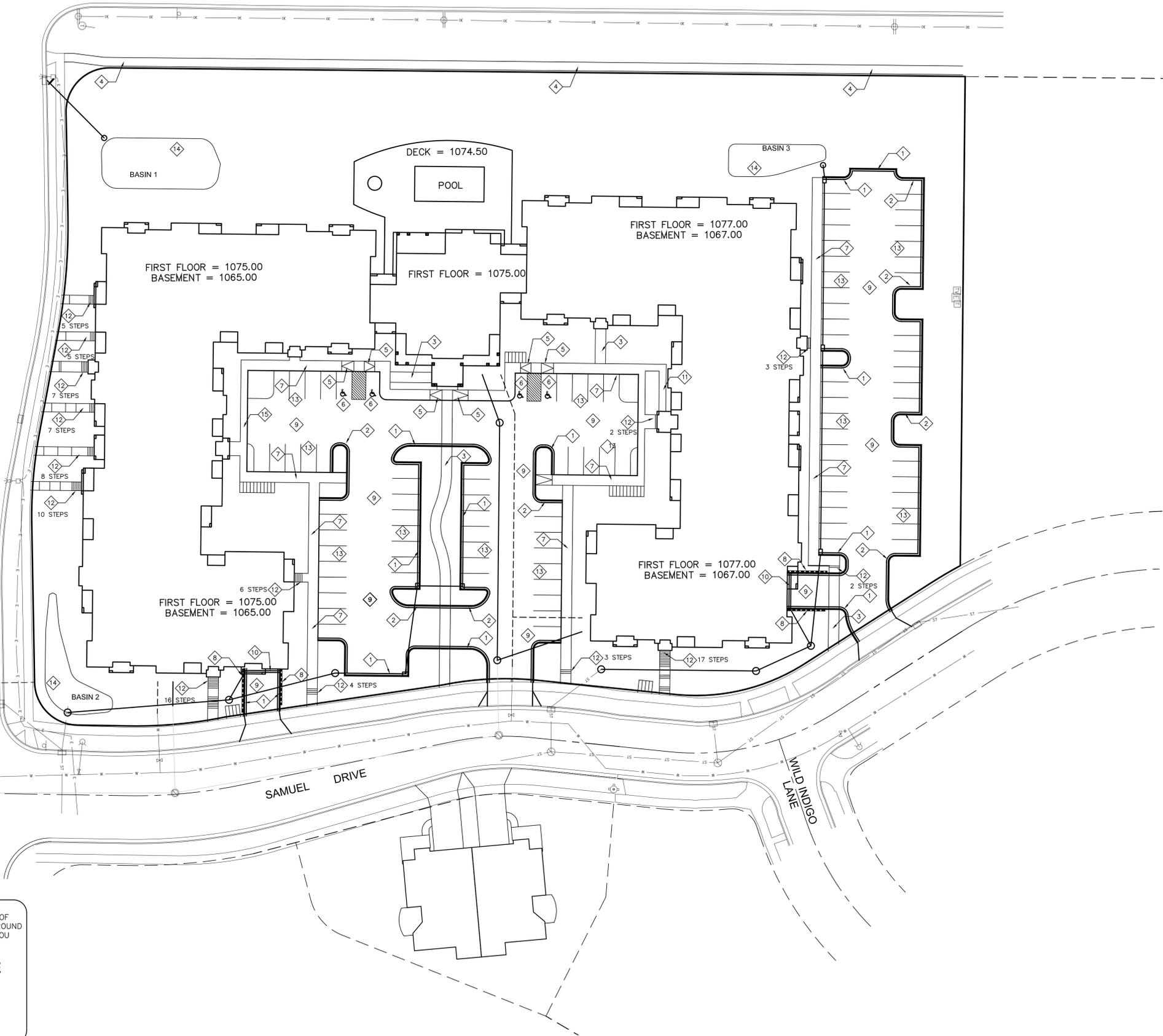
SAMUEL DRIVE

WILDING 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)
	GDP - VARIES, SET AT SIP
VEHICLE PARKING:	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

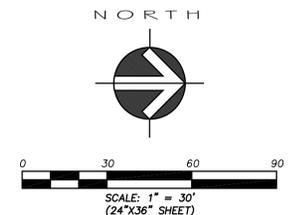
- 1 18" ACCEPTING CURB AND GUTTER
- 2 18" REJECTING CURB AND GUTTER
- 3 6" WIDE CONCRETE SIDEWALK
- 4 5" WIDE CONCRETE SIDEWALK
- 5 HANDICAP RAMP
- 6 HANDICAP STALL WITH SIGNAGE
- 7 6" WIDE THICKENED SIDEWALK
- 8 PROPOSED RETAINING WALL
- 9 PROPOSED ASPHALT PAVEMENT
- 10 TRENCH DRAIN WITH GRATE
- 11 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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TOLL FREE

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



TUSCANY AT PRAIRIE POINT

SITE PLAN



PROJECT No. GAL02

Sheet C2.1

MADISON, WISCONSIN

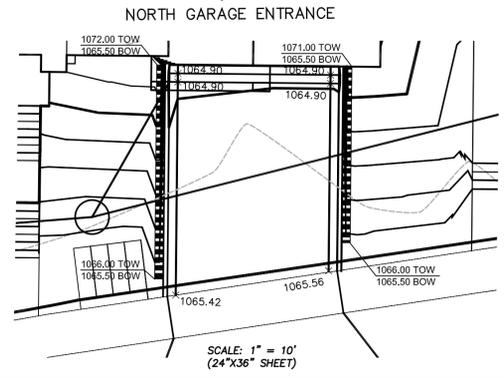
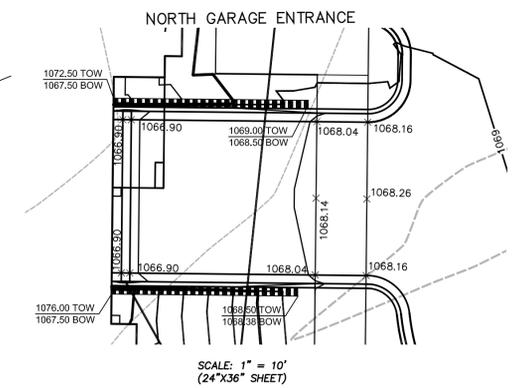
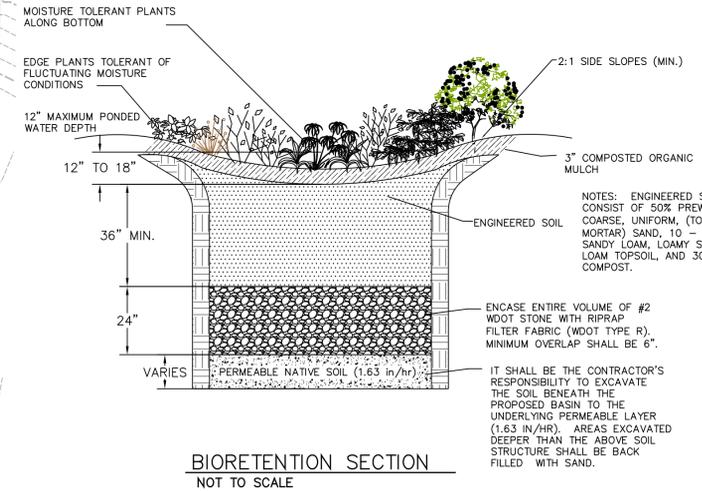
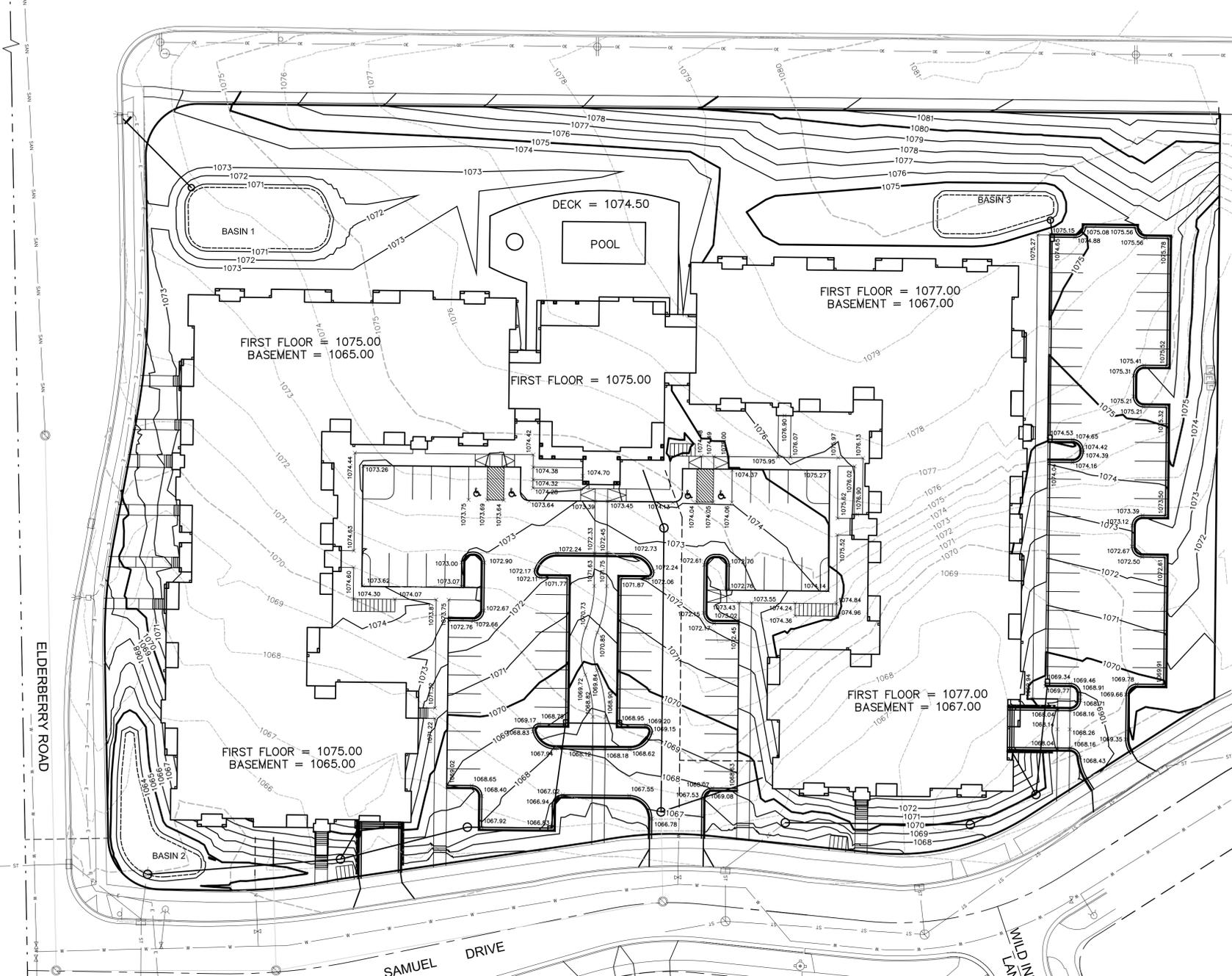
IOWA MISSOURI
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MADISON, WISCONSIN 53718
608-838-0444

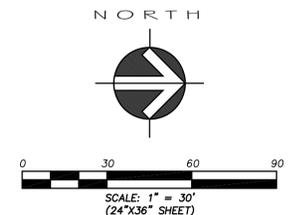
SNYDER & ASSOCIATES

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

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



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Project No: 114-0138.30			Sheet C2.2

TUSCANY AT PRAIRIE POINT

GRADING PLAN

MADISON, WISCONSIN

MISSOURI

IOWA

NEBRASKA

WISCONSIN

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

TUSCANY AT PRAIRIE POINT

GRADING PLAN

SNYDER & ASSOCIATES

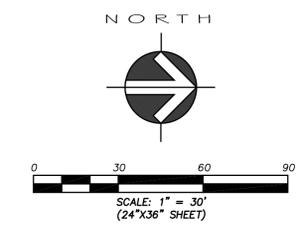
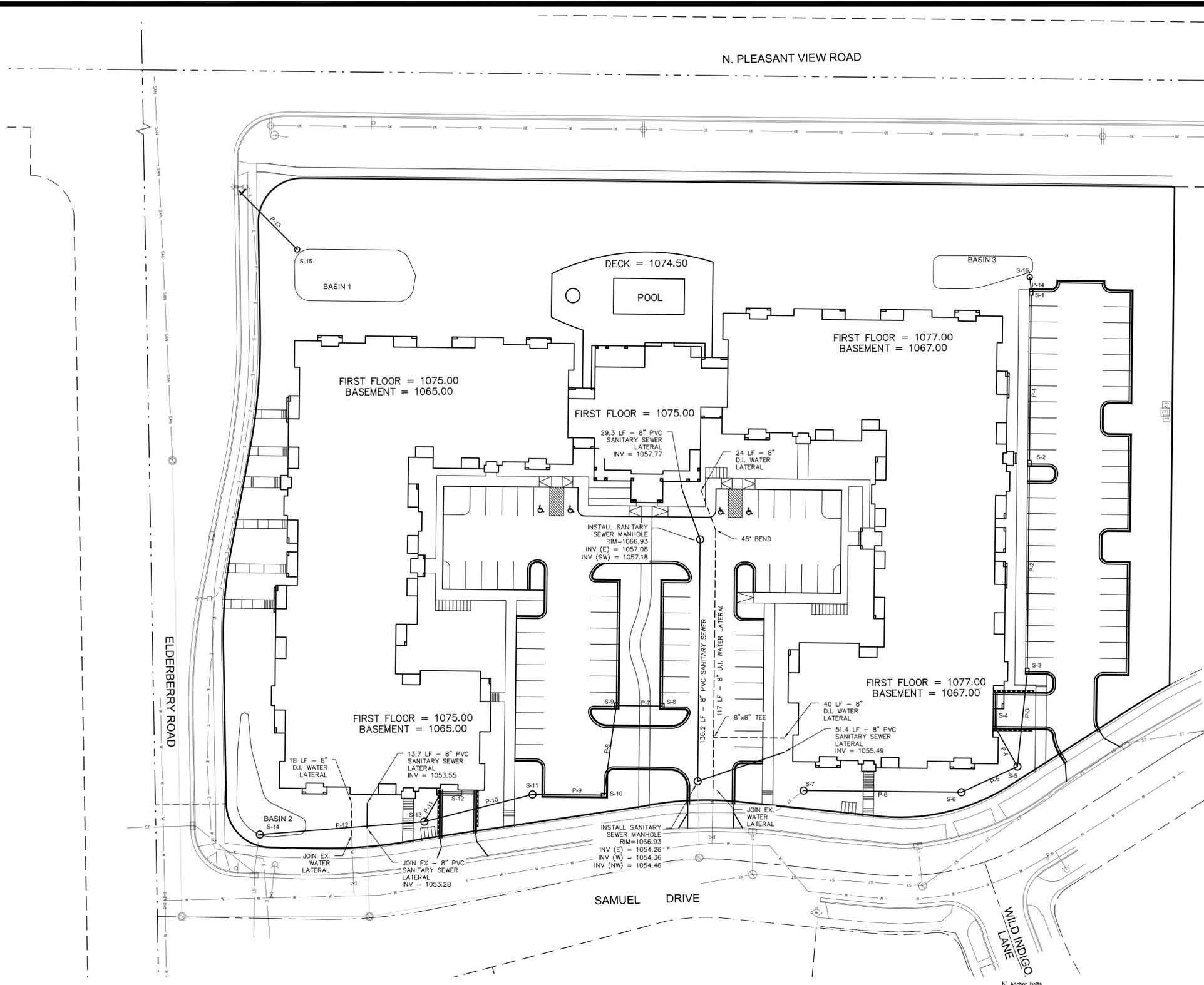


PROJECT No. GAL02

Sheet C2.2

GENERAL NOTES

- UTILITY WARNING**
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- 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:
 A. 8-INCH DUCTILE IRON SERVICE LINE.
 B. COORDINATE BUILDING WATER CONNECTION WITH MECHANICAL DRAWINGS.
 C. CONNECT TO EXISTING 8" WATER SERVICE. CONTRACTOR TO VERIFY WATER MAIN LOCATION PRIOR TO CONSTRUCTION.
- SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:
 A. COORDINATE SANITARY SEWER SERVICE CONNECTION WITH MECHANICAL DRAWINGS.
 B. CONNECT TO EXISTING 8" PVC SANITARY SEWER 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.
- 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 ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK 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	GRAVEL/DIYES	TOP OF CASTING	INVERT	DEPTH (FT)
S-1	HINLET	R-3087	1075.14	1071.64	3.50
S-2	HINLET	R-3087	1075.04	1070.64	4.40
S-3	HINLET	R-3087	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	HINLET	R-3087	1069.45	1065.45	4.00
S-9	HINLET	R-3087	1069.29	1065.09	4.20
S-10	HINLET	R-3087	1067.23	1062.83	4.50
S-11	48" DIA MANHOLE	R-2050	1068.60	1061.62	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	N/A	1064.50	1060.45	4.05
S-15	INFILTRATION BASIN 1 OUTFALL	N/A	1071.60	1068.61	2.99
S-16	INFILTRATION BASIN 3 OUTFALL	N/A	1074.50	1071.77	2.73

STORM SEWER PIPE SCHEDULE

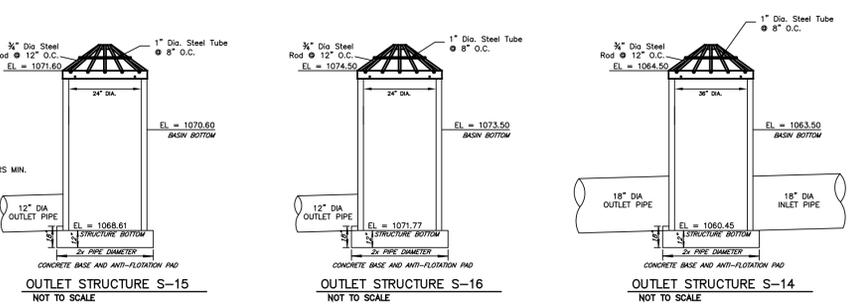
PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH (FT)	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	DIAMETER OF PIPE (IN)
P-1	S-1	S-2	36.00	1071.64	1070.64	1.04	12
P-2	S-2	S-3	117.00	1070.64	1065.46	4.43	12
P-3	S-3	S-6	54.19	1065.46	1064.90	1.04	18
P-4	S-4	S-5	24.76	1065.90	1064.90	4.04	8
P-5	S-5	S-6	34.75	1064.90	1064.19	2.94	18
P-6	S-6	S-7	89.18	1064.19	1062.35	2.06	18
P-7	S-8	S-9	28.00	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	2.91	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	93.25	1061.09	1060.45	0.69	18
P-13	S-15	EX INLET	48.52	1068.61	1068.13	1.04	12
P-14	S-16	S-1	7.18	1071.77	1071.64	1.81	12

ALL DISTANCES ARE FROM CENTERLINE TO CENTERLINE OF STRUCTURES

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

WIS. STATUTE 182.0175 (1974)
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- 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-60 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

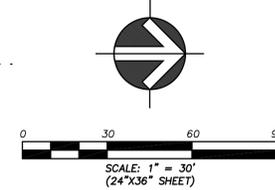


TUSCANY AT PRAIRIE POINT
 UTILITY PLAN
SNYDER & ASSOCIATES



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 REPLACED 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.

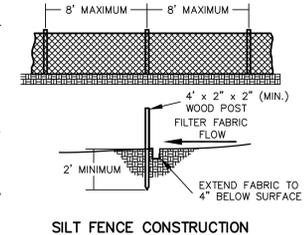
FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN SEVEN DAYS OF DRY WEATHER ELAPSE.

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.

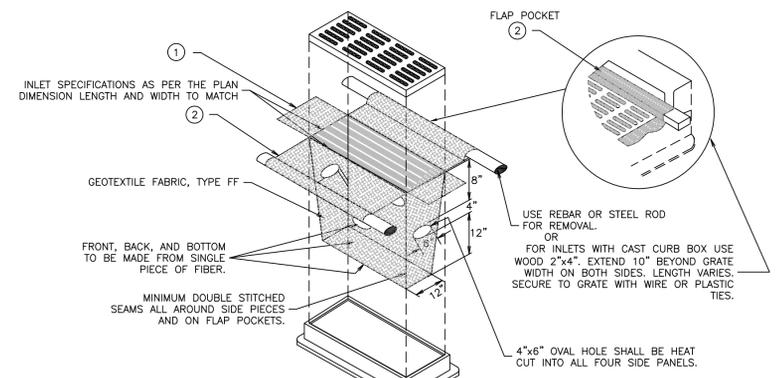
DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY OF MADISON.

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.



SILT FENCE CONSTRUCTION



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.

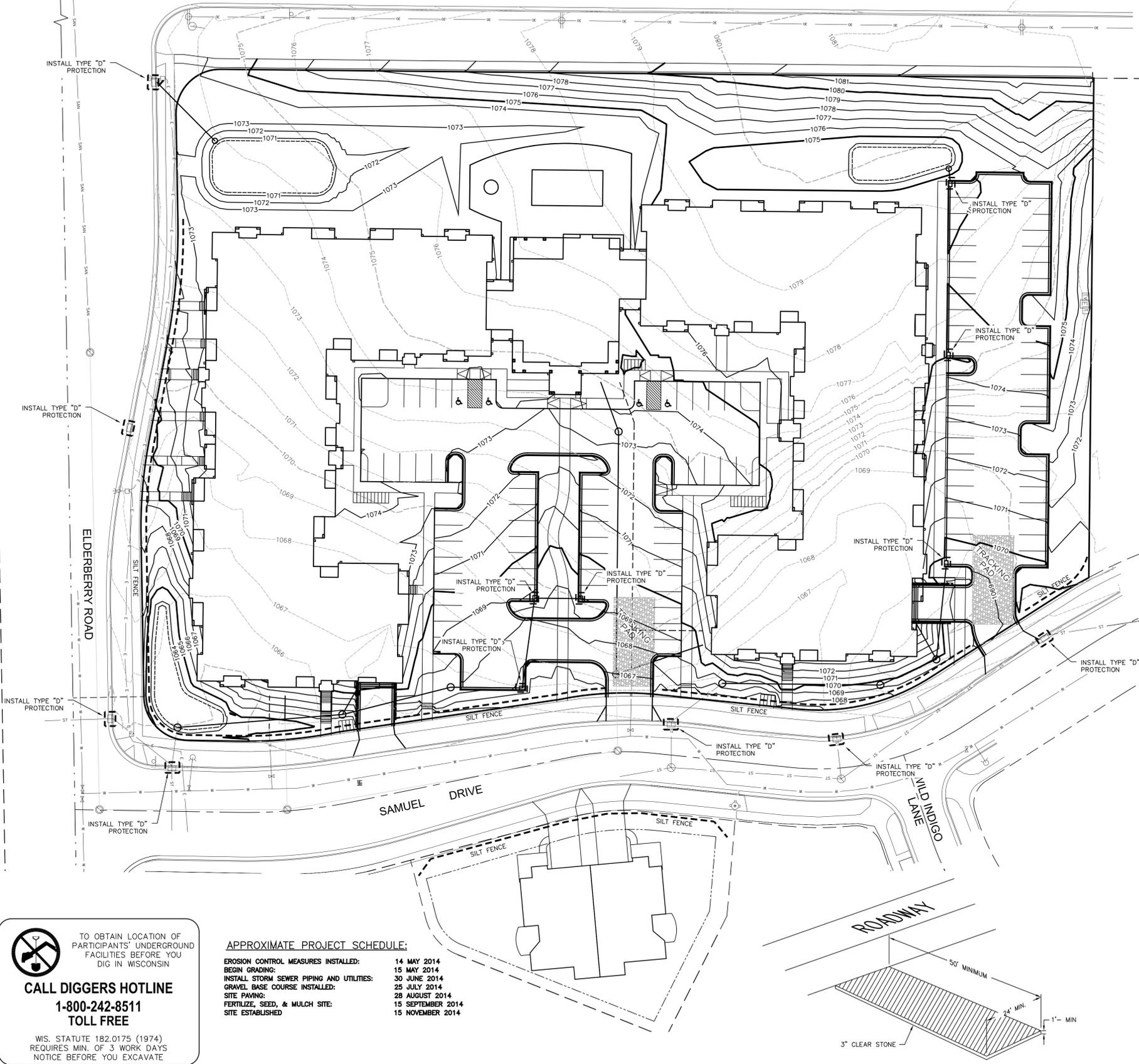
INLET PROTECTION, TYPE D (WITH CURB BOX)

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 CINCHE THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



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

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

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

TUSCANY AT PRAIRIE POINT
EROSION CONTROL PLAN
SNYDER & ASSOCIATES

MADISON, WISCONSIN
IOWA
NEBRASKA
MISSOURI
WISCONSIN

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

PROJECT No. GAL02
Sheet C2.4

BY	DATE
REVISION	SCALE
CHECKED BY	XXX
DATE	03-25-14
FIELD BK.	11-0138-30
PROJECT NO.	114-0138-30
TECHNICIAN	XXX
ENGINEER	XXX
MARK	

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 Thins Honeylocust	Gleditsia Triacanth Iner 'skyloce'	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	Thins Cockspur Hawthorn (clp)	Crataegus Crus-Galli Var Iner	6" B&B
13	ABS	Autumn Brill Serviceberry	Amelanchier 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
4	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	EWP	Eastern White Pine	Pinus Strobus	5" B&B
25	KCJ	Kallay Compact Juniper	Juniperus Chinen 'kallays 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 Denata	5" B&B
8	AP	Austrian Pine	Pinus Nigra	5" B&B
18	TY	Taunton Yew	Taxus X Media 'tauntoni'	18" B&B
21	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	#5 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	Hemerocallis 'rosy Returns'	#1 CONT.
93	PD	Prairie Droopseed	Sporobolus Heterolepis	#1 CONT.
6	LTC	Little Titch Catmint	Nepeta Racemosa 'little Titch'	#1 CONT.
11	GRD	Going Bananas Daylily	Hemerocallis 'going Bananas'	#1 CONT.
3	AJS	Autumn Joy Sedum	Sedum 'herbstfreude'	#1 CONT.
45	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#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 Grass	Calamagrostis Brachyrycha	#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 'radtko'	#2 CONT.
56	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
21	GFS	Goldflame Spiraea	Spiraea Japonica 'goldflame'	#3 CONT.
7	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'mortan'	4" B&B
9	LHDS	Little Henry Dwf Sweetpire	Itea Virginia 'sprich'	#5 CONT.
8	SWN	Summer Wine Ninebark	Physocarpus Opulifolius 'seward'	#5 CONT.
15	PL	Palbin Lilac	Syringa Meyer 'palbin'	3" B&B
2	CVB	Green Velvet Boxwood	Buxus Micro Var Koreana 'green Velvet'	#5 CONT.
2	CKV	Compact Koreanspice Viburnum	Viburnum Carlesii 'compactum'	30" B&B
12	DBH	Dwf Bush-Honeysuckle	Diervilla 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

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
1	MAJ	Mini Arcadia Juniper	Juniperus Sabina 'mini Arcadia'	#3 CONT.
1	BHS	Black Hills Spruce	Picea Glauca Var Denata	5" B&B
4	TA	Technymission Arborvitae	Thuja Occidentalis 'techny'	5" B&B
4	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	4" B&B
2	EWP	Eastern White Pine	Pinus Strobus	5" 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 Purpurescens	#1 CONT.
6	RRD	Rosy Returns Daylily	Hemerocallis '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 'little 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	Palbin Lilac	Syringa Meyer 'palbin'	3" B&B
3	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'mortan'	4" B&B
4	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
4	LHDS	Little Henry Dwf Sweetpire	Itea Virginia 'sprich'	#5 CONT.
3	DKR	Double Knock Out Rose	Rosa 'radtko'	#2 CONT.
6	GFS	Goldflame Spiraea	Spiraea Japonica 'goldflame'	#3 CONT.

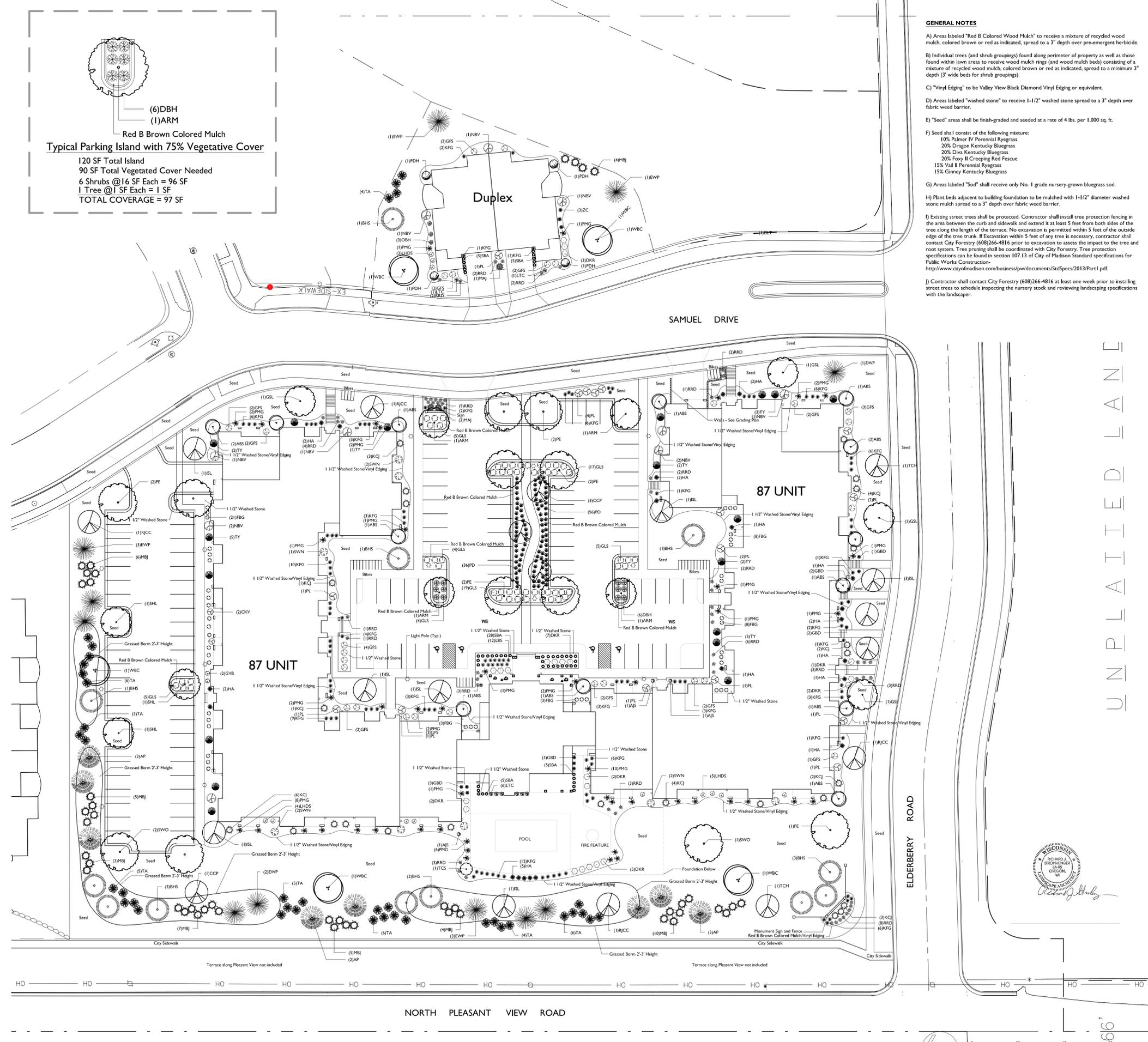
LANDSCAPE WORKSHEET
Tuscany Apartments

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 POINT 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'				
Sub Totals		4,558	+	0	= 4,558

TOTAL POINTS PROVIDED = 4,558



- GENERAL NOTES**
- A) 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.
 - B) 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 (3" wide beds for shrub groupings).
 - C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
 - D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
 - E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
 - F) 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% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
 - G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
 - H) 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.
 - I) 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/pw/documents/StdSpecs/2013/Part1.pdf>.
 - J) 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 bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 PARKMETER STREET
 P.O. BOX 620330
 MIDDLETON, WI 53562-0330
 TEL (608) 836-7041
 FAX (608) 831-6266

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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10/11 CAD/STV/SHORT/TUSCANY APARTMENTS/TUSCANY APARTMENTS/PLC/DWG/ Create: 3/1/2014, 9:02 AM, 4/2/2014, 11:02 AM, 4/2/2014

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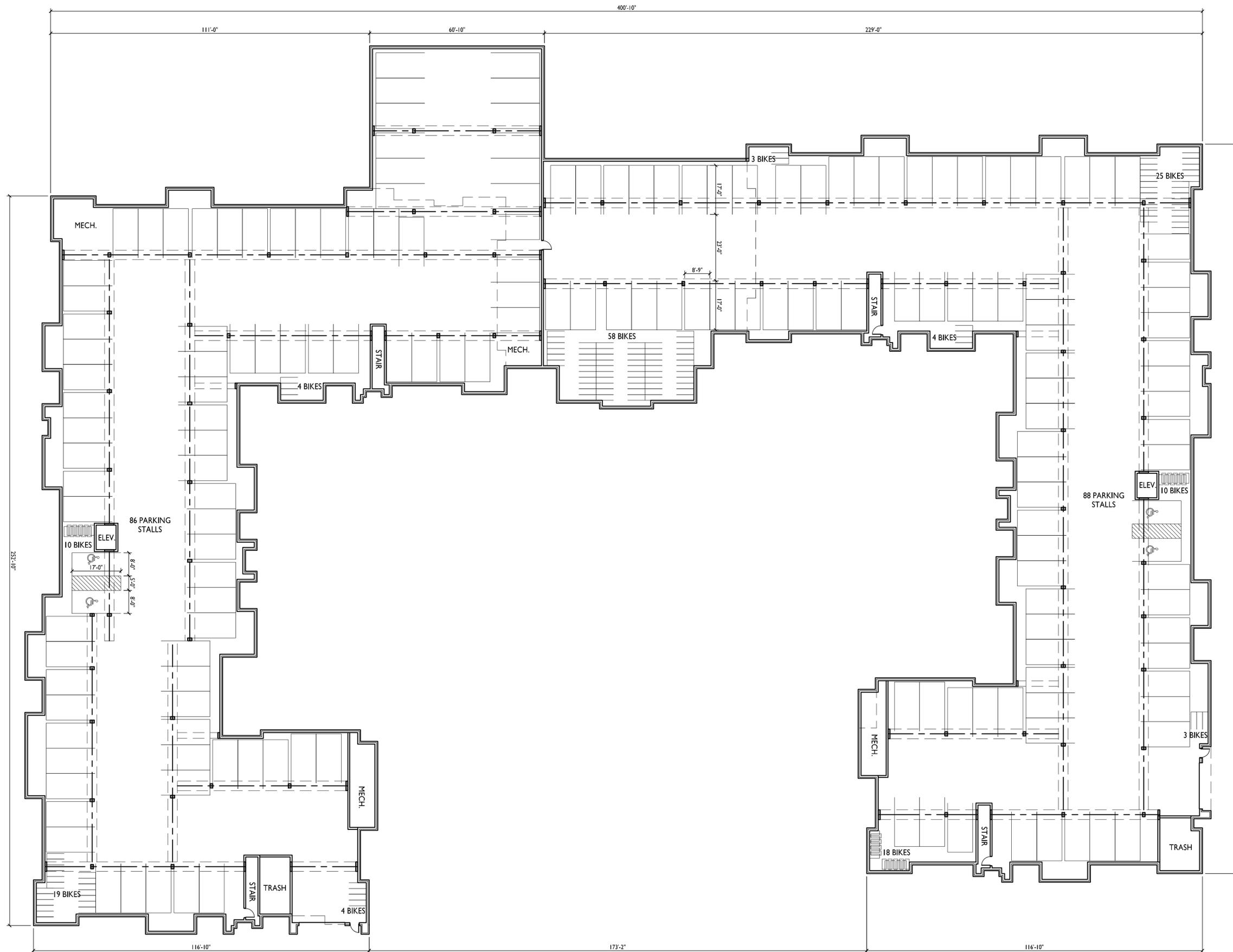
PROJECT TITLE
**Tuscany
Apartments**

302 Samuel Drive
Madison, Wisconsin
SHEET TITLE
Basement Plan

SHEET NUMBER

A-1.0

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



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**Tuscany
Apartments**

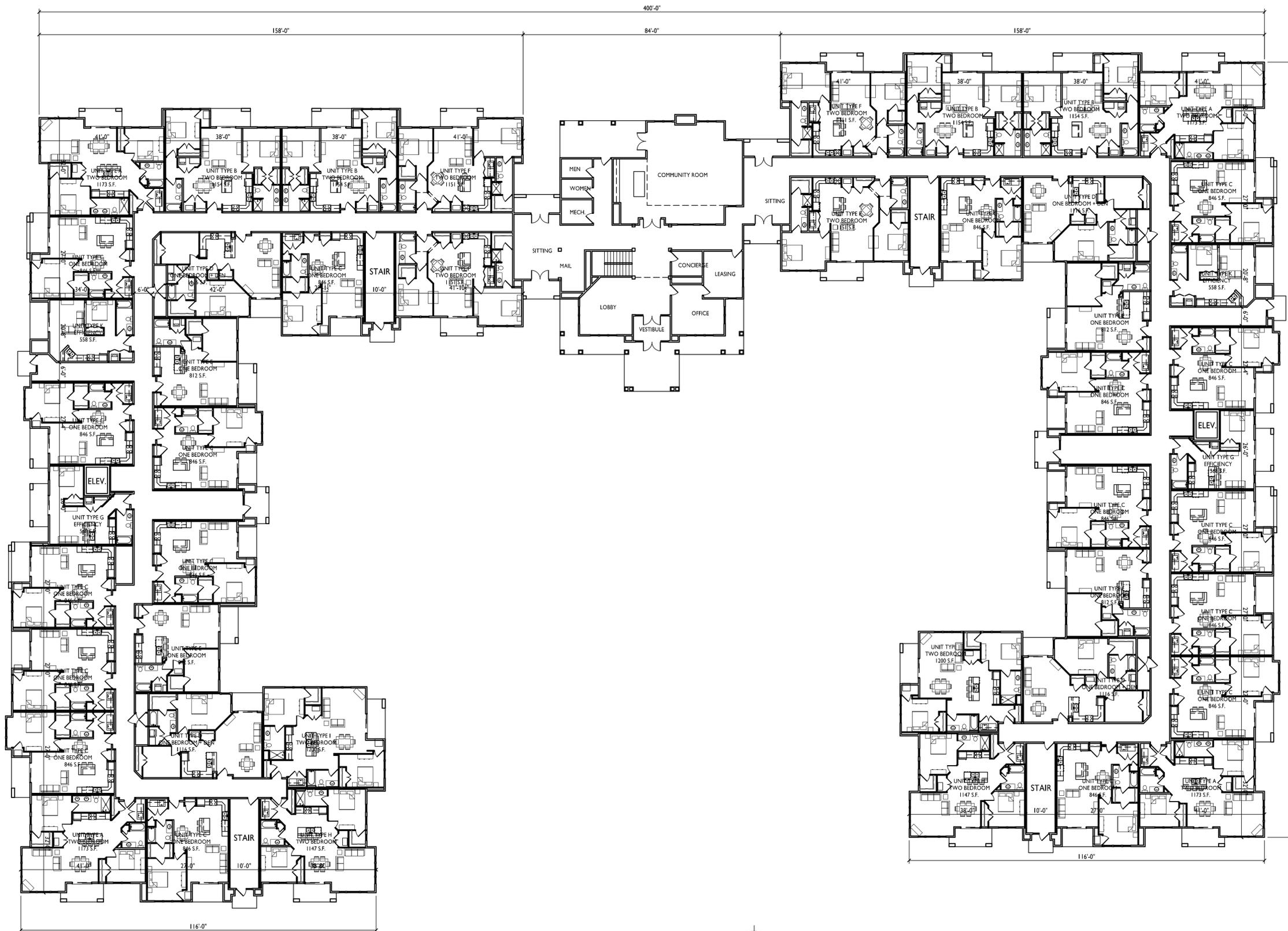
302 Samuel Drive
Madison, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 1351

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



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PROJECT TITLE
Tuscany
Apartments

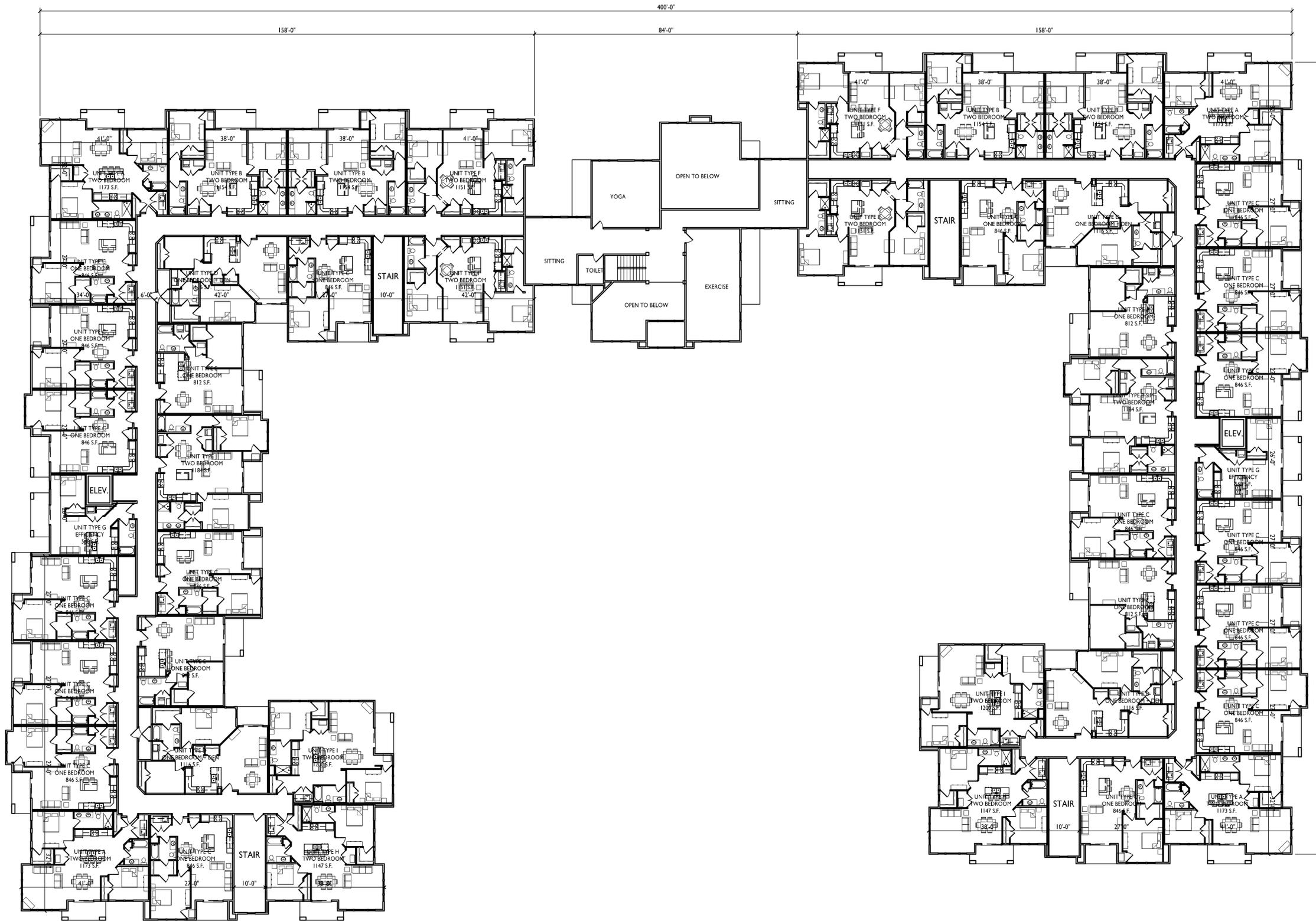
302 Samuel Drive
Madison, Wisconsin
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1351

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





knothe + bruce
ARCHITECTS

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

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Issued for Land Use - April 2, 2014

PROJECT TITLE
Tuscany
Apartments

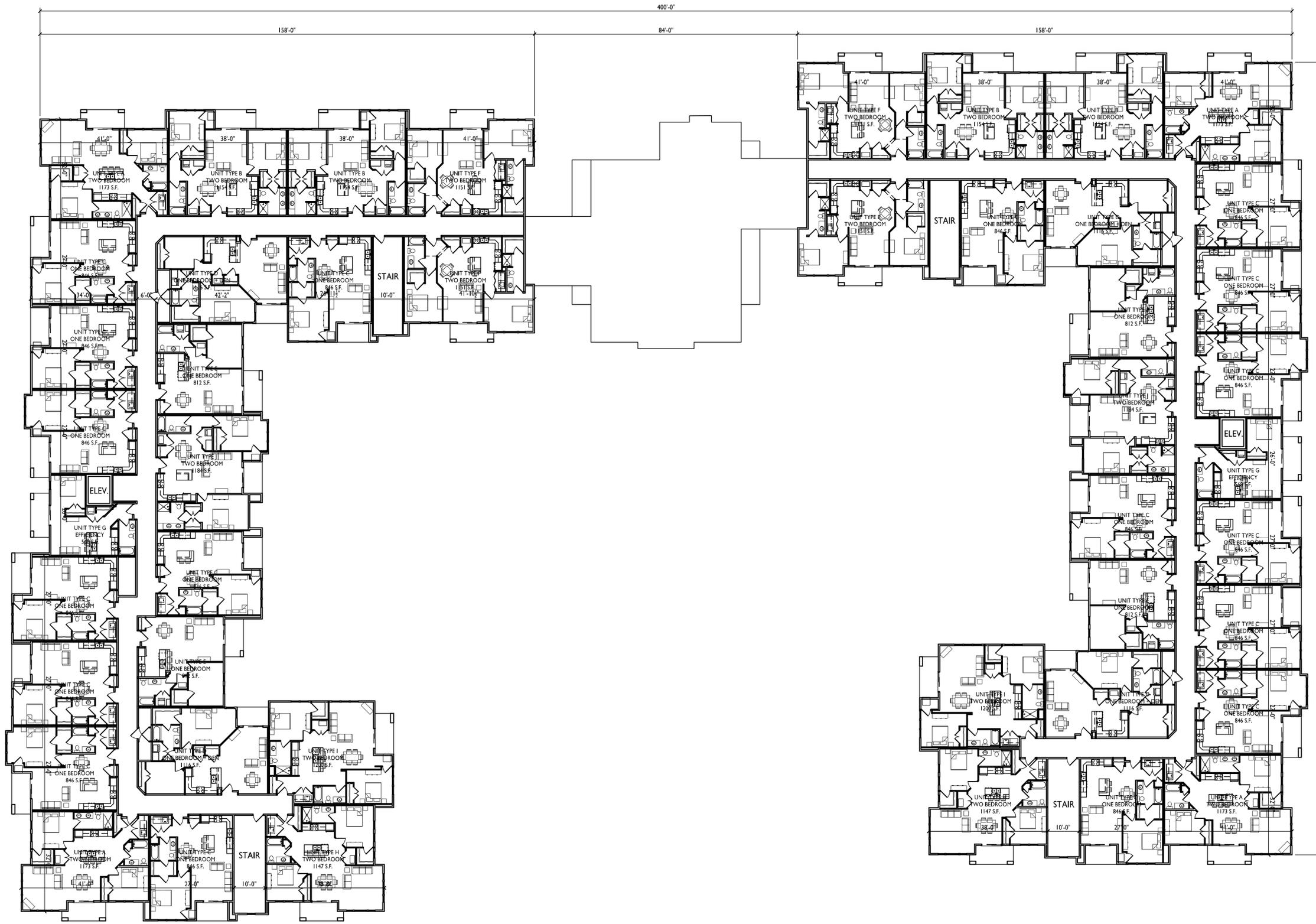
302 Samuel Drive
Madison, Wisconsin
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 1351

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THIRD FLOOR PLAN
1/16"=1'-0"

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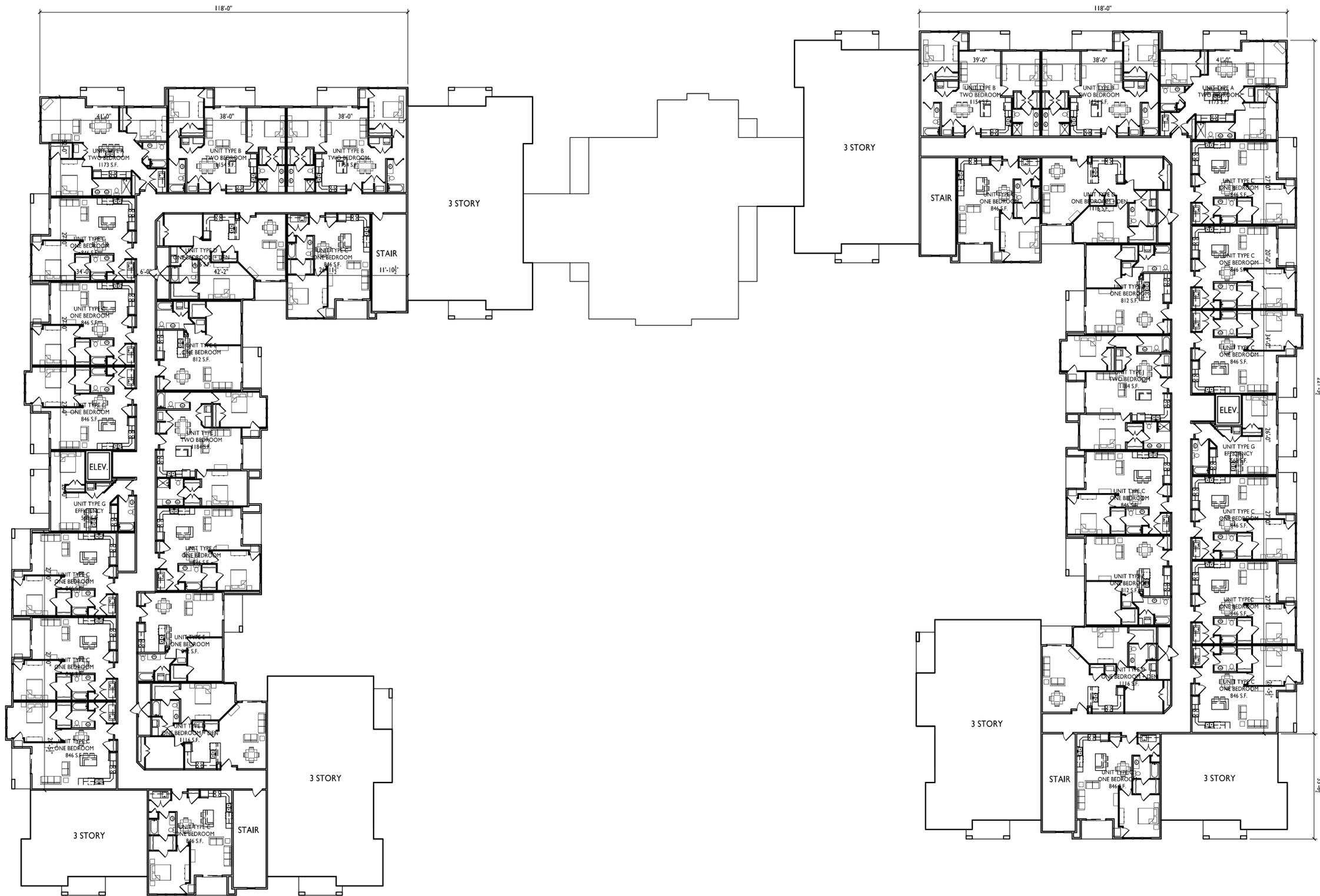
PROJECT TITLE
Tuscany
Apartments

302 Samuel Drive
Madison, Wisconsin
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. 1351
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1 FOURTH FLOOR PLAN
A-1.4 1/16"=1'-0"





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"



View from the corner of Elderberry Road and Prairieview Road



View from Samuel Drive looking into courtyard

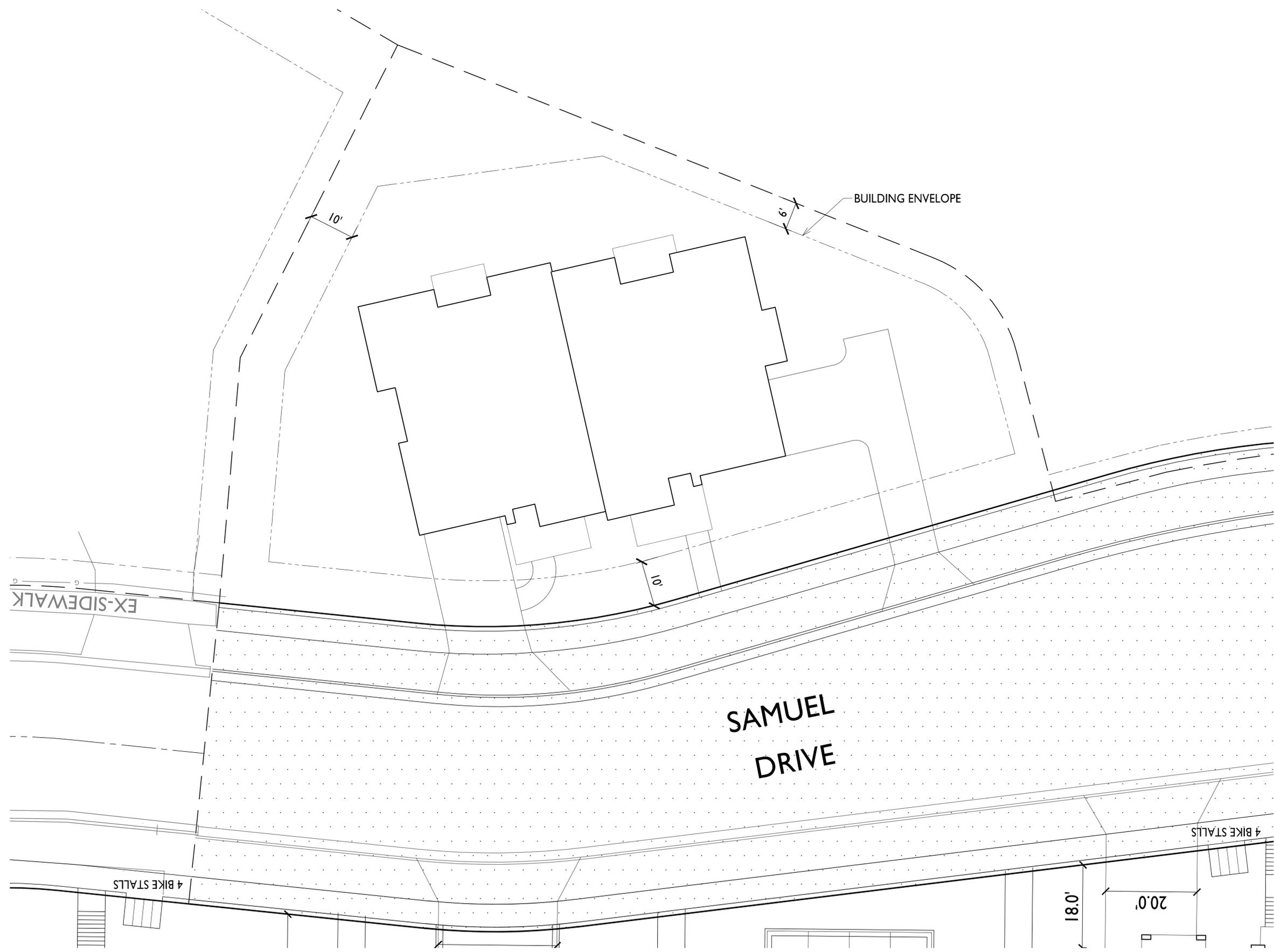
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 Issued For Review - May 14, 2014

PROJECT TITLE
Attic Angel
Prairie Point
2 Unit Building

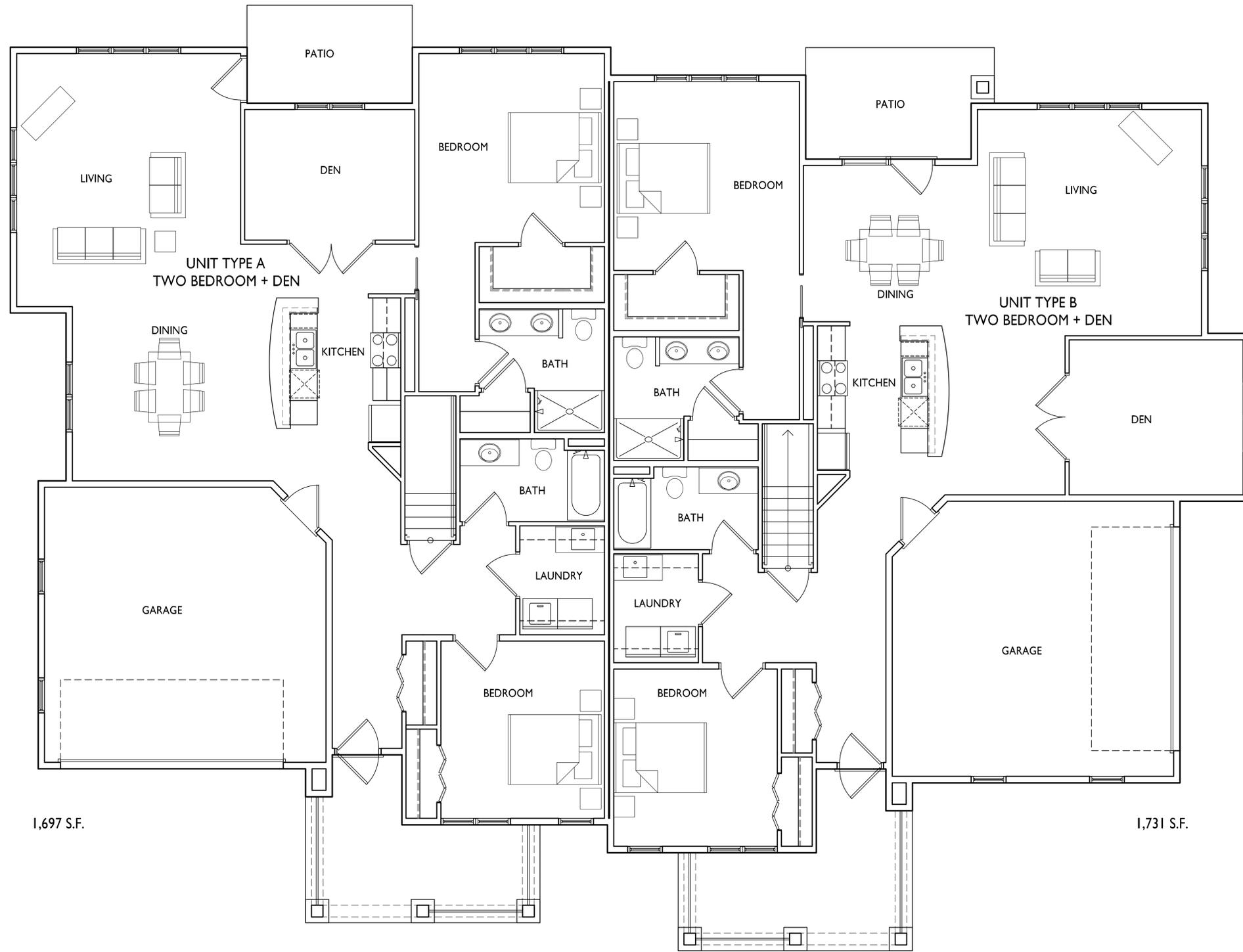
Samuel Drive
 SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
 PROJECT NO. **1341**
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○ Site Plan
 1" = 10' (24" x 36")



1,697 S.F.

1,731 S.F.

EXAMPLE FLOOR PLAN
A-1.1A 1/4"=1'-0"



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Issued for Review - May 14, 2014

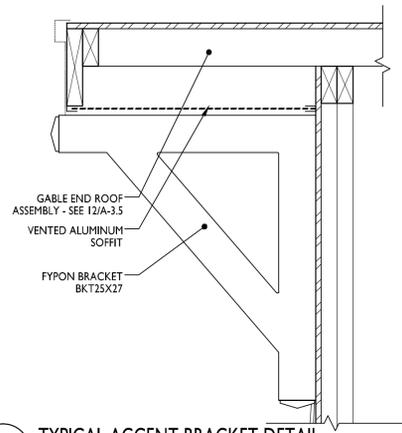
PROJECT TITLE
**Attic Angel
Prairie Point
2 Unit Building**

Samuel Drive
SHEET TITLE
**Example Floor
Plan**

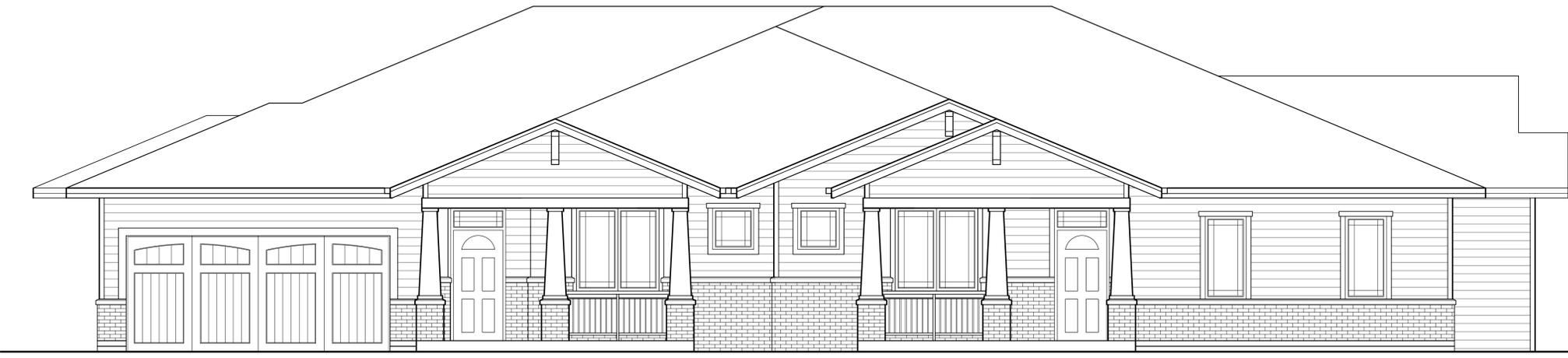
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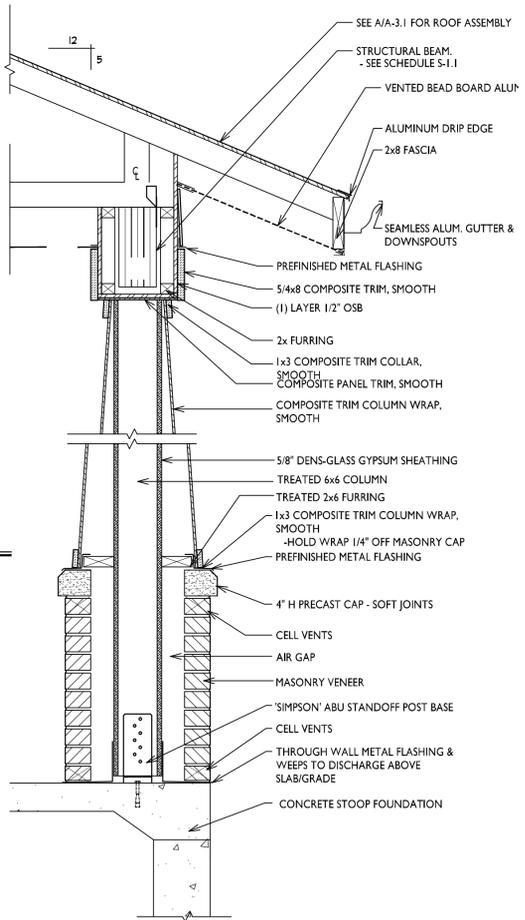


TYPICAL ACCENT BRACKET DETAIL
 1/2" = 1'-0"

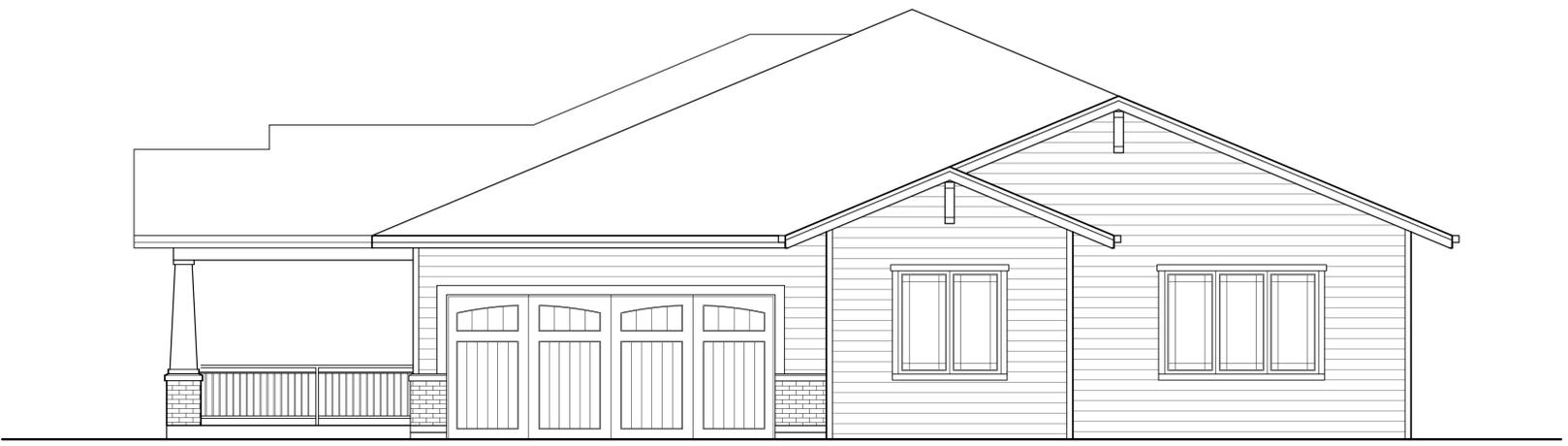


1
A-2.1A 1/4" = 1'-0"
EXAMPLE WEST ELEVATION

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TYPICAL COLUMN DETAIL
 1" = 1'-0"



2
A-2.1A 1/4" = 1'-0"
EXAMPLE SOUTH ELEVATION

PROJECT TITLE
Attic Angel
Prairie Point
2 Unit Building

Samuel Drive
 SHEET TITLE
Example
Elevations

SHEET NUMBER

A-2.1A

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PROJECT TITLE
Attic Angel
Prairie Point
2 Unit Building

Samuel Drive
 SHEET TITLE
Example
Elevations

SHEET NUMBER

A-2.2A

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1
EXAMPLE EAST ELEVATION
 A-2.2A 1/4"=1'-0"



2
EXAMPLE NORTH ELEVATION
 A-2.2A 1/4"=1'-0"