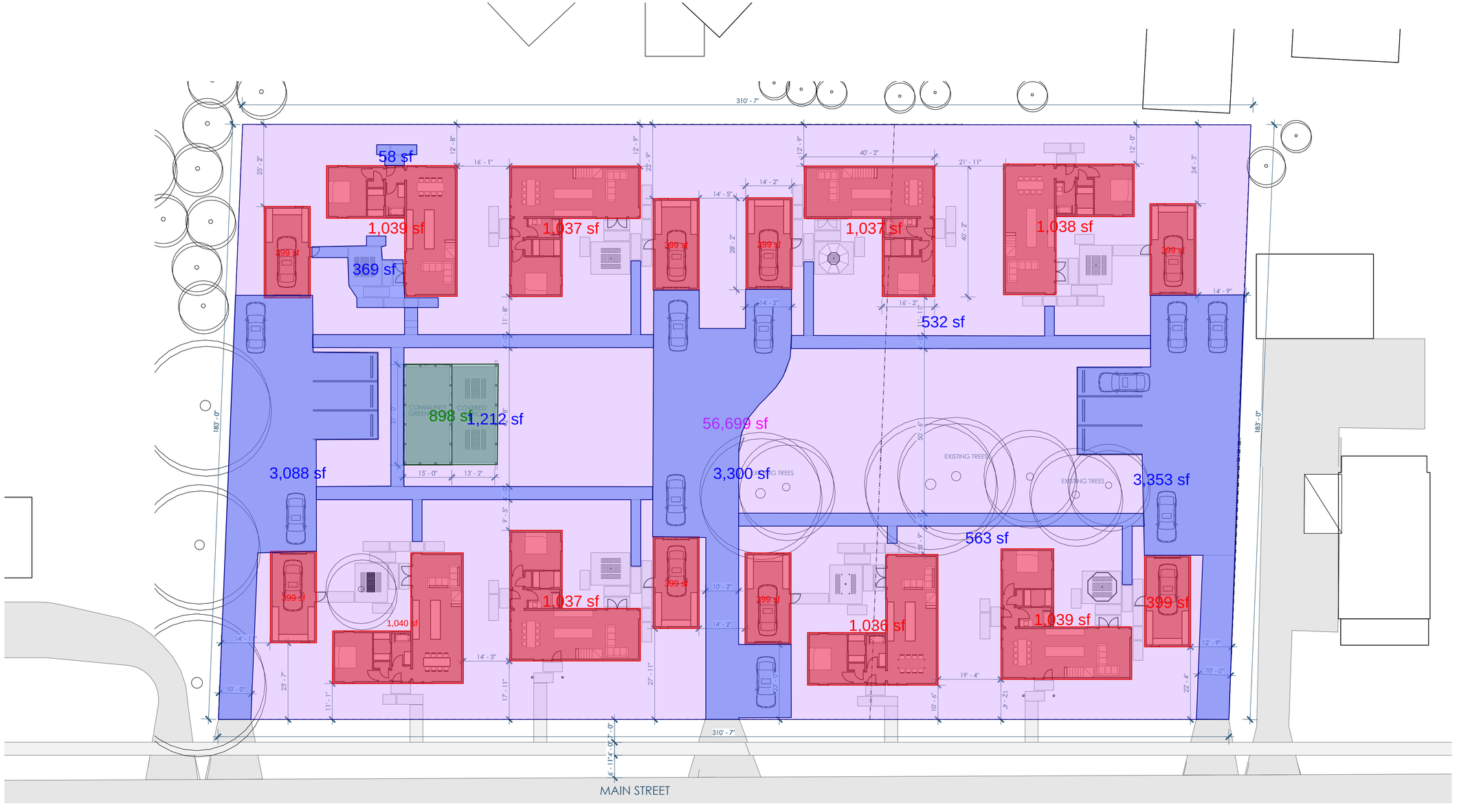

5/A101 SITE PLAN_OVERALL
1/16"=1'-0"



6/A101 ELEVATION - EAST - OVERALL
1/16"=1'-0"

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SITE PLAN 10/23/2023
HIGHLAND HAVEN
N1807 S MAIN STREET - FORT ATKINSON, WI

A001

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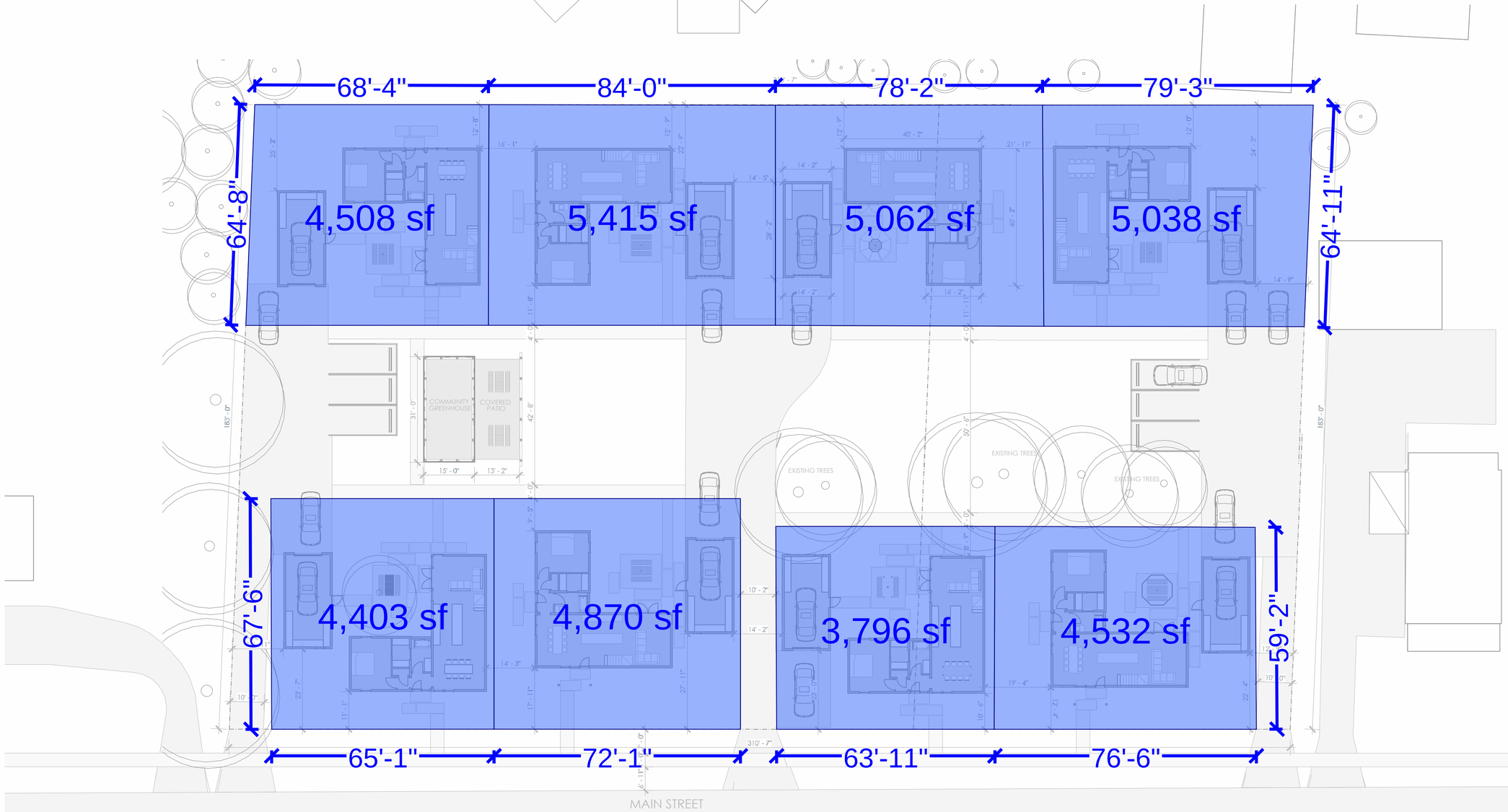

5/A101 SITE PLAN_OVERALL
1/16"=1'-0"



6/A101 ELEVATION - EAST - OVERALL
1/16"=1'-0"

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SITE PLAN 10/23/2023
HIGHLAND HAVEN
N1807 S MAIN STREET - FORT ATKINSON, WI

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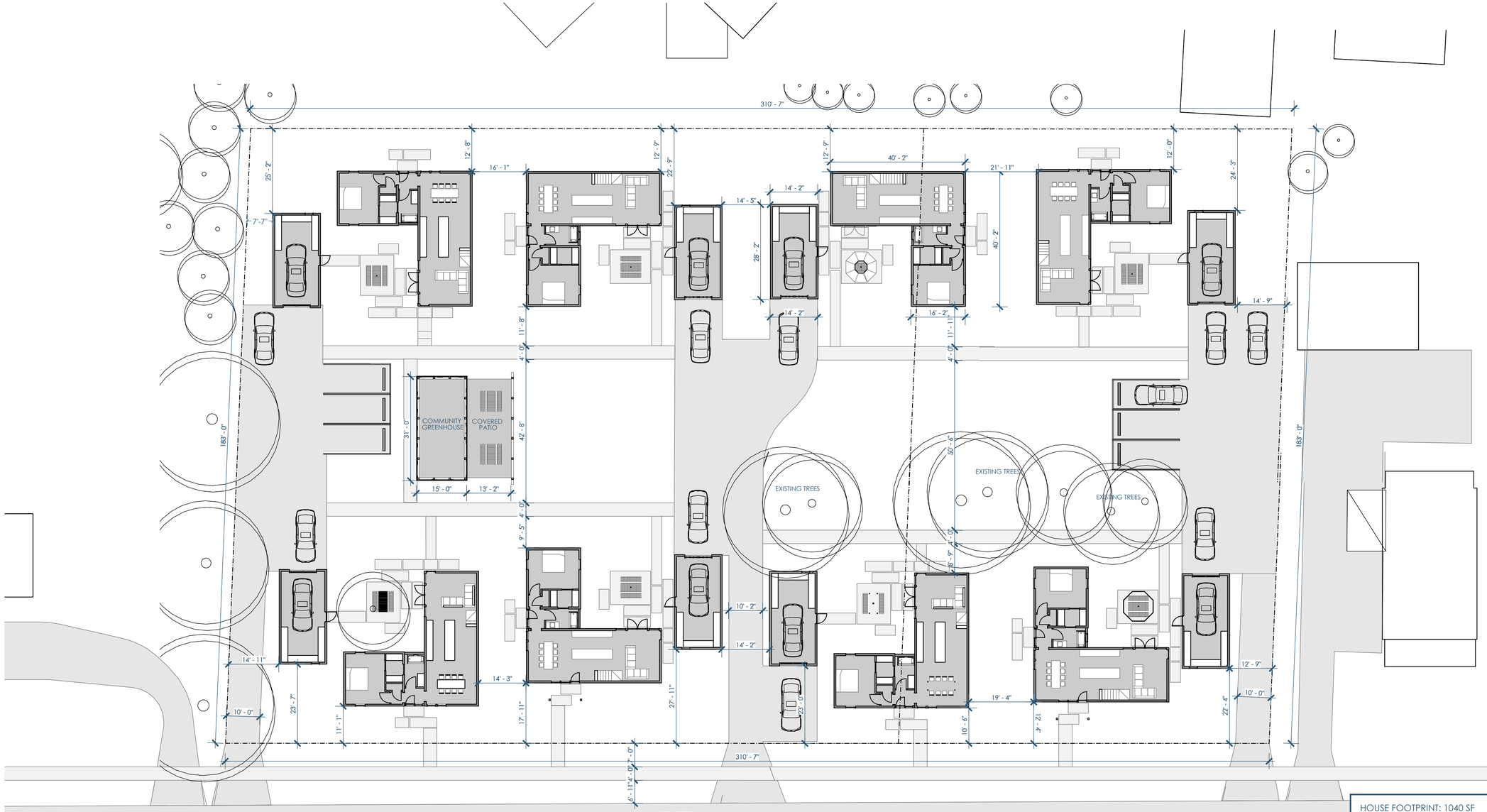

5/A101 SITE PLAN_OVERALL
1/16"=1'-0"



6/A101 ELEVATION - EAST - OVERALL
1/16"=1'-0"

HOUSE FOOTPRINT: 1040 SF
GARAGE FOOTPRINT: 400 SF

INDIVIDUAL HOUSE FOOTPRINT: 1440 SF

SITE: 56,650 SF (1.3 ACRES)
DWELLINGS PER ACRE = 8/1.3 = 6.2

LOT COVERAGE:
- DWELLING UNITS & GARAGES = 11,520 SF
- DRIVEWAYS & SIDEWALKS = 15,500 SF
- GREENHOUSE = 900 SF
- TOTAL LOT COVERAGE = 27,920 SF
- LOT COVERAGE % = 27,920 SF / 56,650 SF = 49%

PARKING:
- (22) DEDICATED PARKING LOCATIONS
- 2.75 PARKING SPOTS / DWELLING UNIT

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SITE PLAN 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN STREET - FORT ATKINSON, WI

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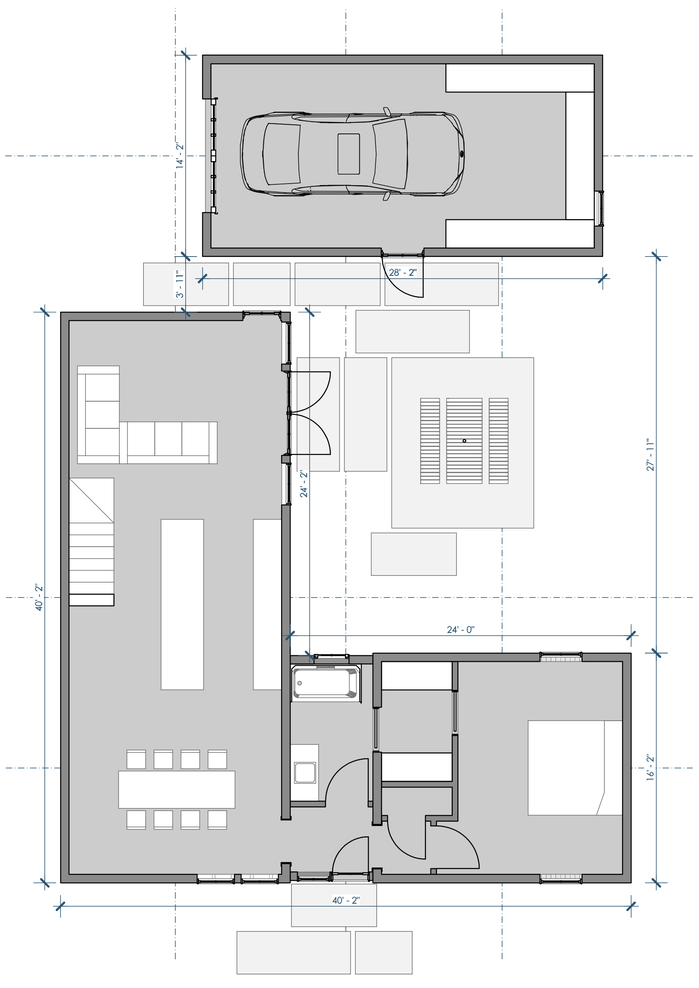
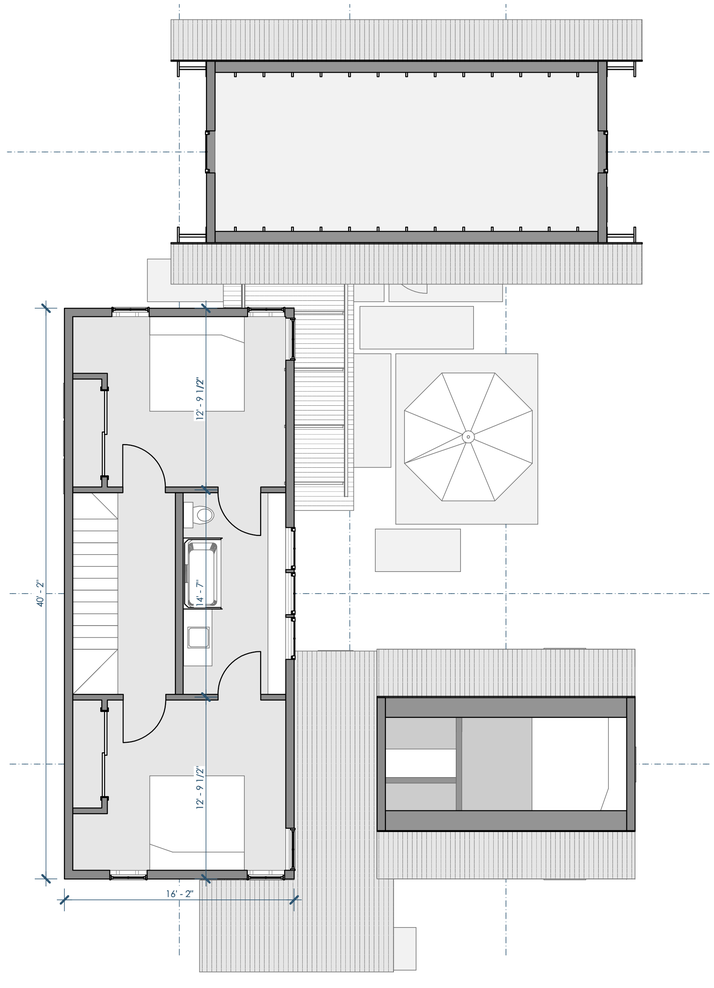
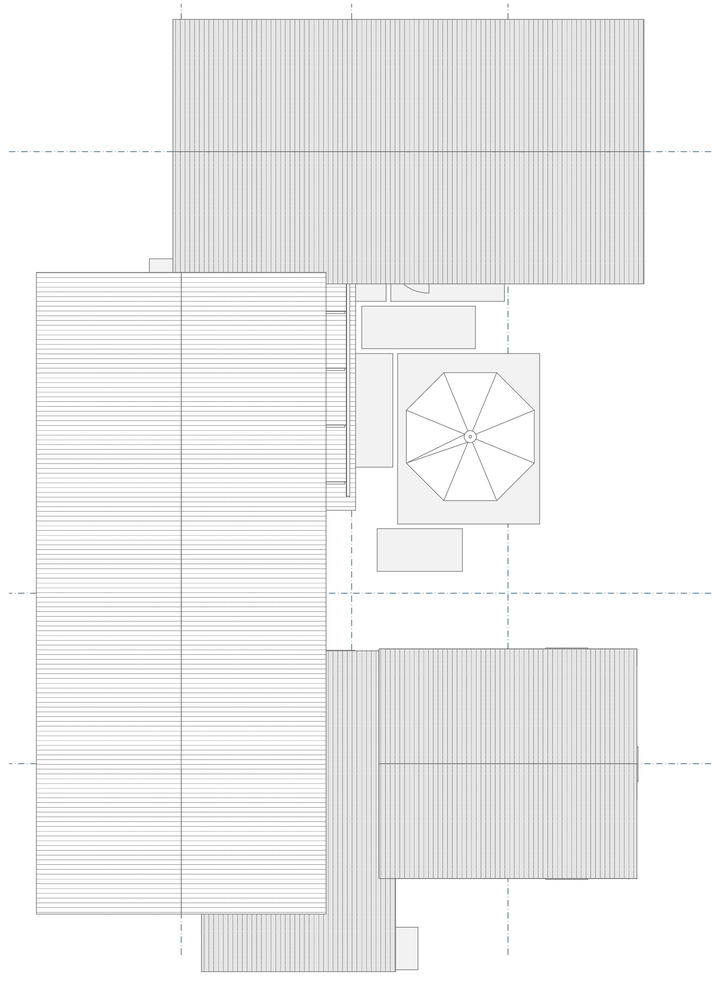


5A/A100 FLOOR PLAN - 1ST
3/16"=1'-0"



4A/A100 FLOOR PLAN - 2ND
3/16"=1'-0"



2A/A100 FLOOR PLAN - ROOF
3/16"=1'-0"

HOUSE - 1ST FLOOR: 1000 SF
HOUSE - 2ND FLOOR: 580 SF
HOUSE TOTAL: 1580 SF
GARAGE - 1ST FLOOR: 380 SF
GARAGE - 2ND FLOOR (STORAGE): 380SF
GARAGE TOTAL: 760SF

HOUSE & GARAGE: 2340 SF

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FLOOR PLANS 02/13/2024
HIGHLAND HAVEN
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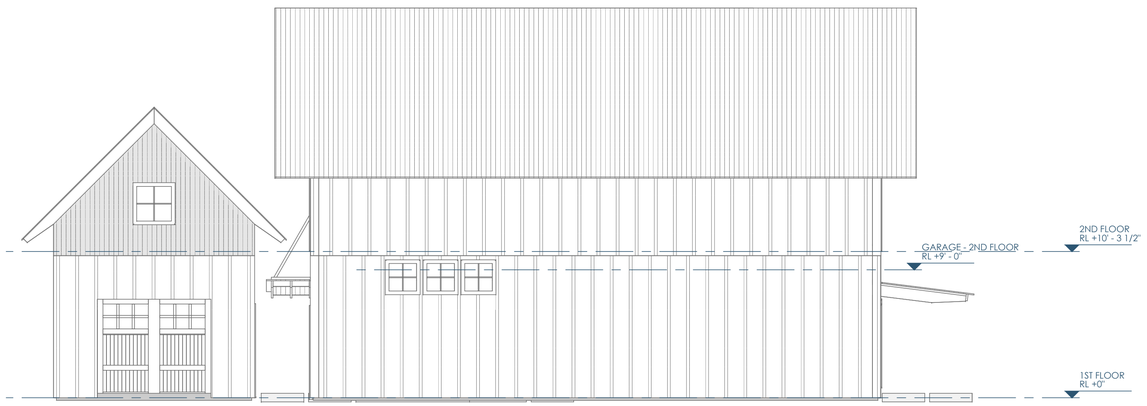
5B/A200 EAST ELEVATION
3/16"=1'-0"



3B/A200 ELEVATION - NORTH
3/16"=1'-0"



3A/A200 WEST ELEVATION
3/16"=1'-0"



5A/A200 SOUTH ELEVATION
3/16"=1'-0"

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ELEVATIONS 02/13/2024
HIGHLAND HAVEN
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A007

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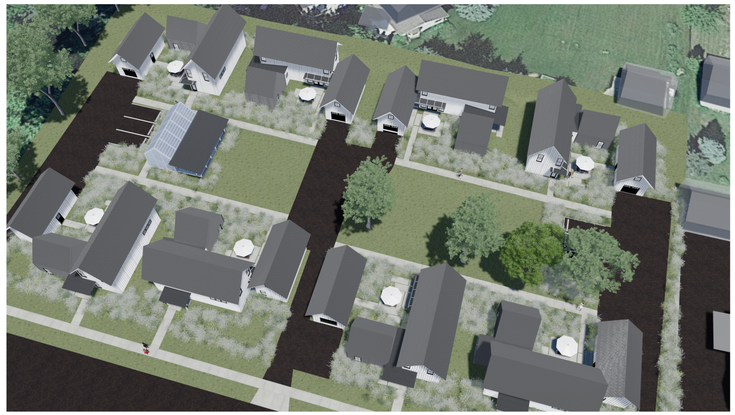



Animation at http://OpeningDesign.com/HighlandHaven.html

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RENDERINGS 02/13/2024
HIGHLAND HAVEN
N1807 S MAIN STREET - FORT ATKINSON, WI

A008

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LANDSCAPE PRECEDENTS



















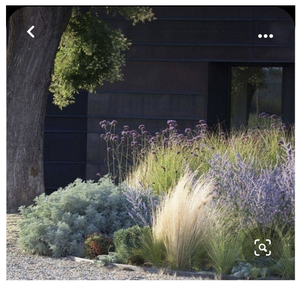

Benefits of Using Native Prairie Grass Landscaping:

Ecological Resilience: Native prairie grasses promote biodiversity, support wildlife habitat, and improve soil health, contributing to a resilient and sustainable ecosystem.

Water Conservation: Prairie grasses are drought-resistant and require minimal irrigation once established, helping to conserve water resources and reduce water usage in landscaping.

Low Maintenance: Prairie grass landscapes require less maintenance compared to traditional lawns, leading to cost savings and reduced reliance on fertilizers, herbicides, and pesticides.

Habitat Creation: Planting native prairie grasses creates valuable habitat for birds, butterflies, and other pollinators, fostering biodiversity and supporting local wildlife populations.

Aesthetic Appeal: Prairie grass landscapes offer a naturalistic and visually appealing alternative to traditional lawns, enhancing the beauty of outdoor spaces while providing numerous ecological benefits.

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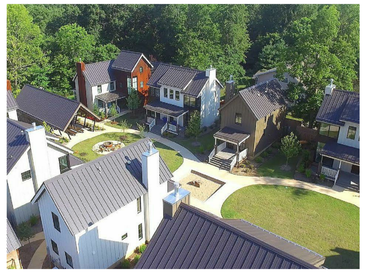
Highland Haven: Creating Intimacy through Density



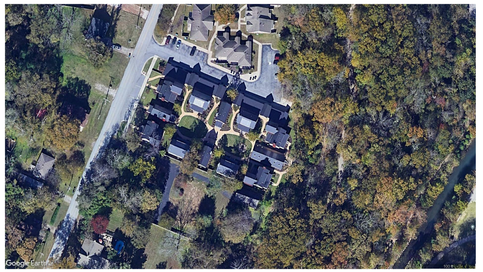














5A/A-2 **SITE PLAN - BLACK APPLE - PRECEDENT**
1" = 60'-0"









- TYPICAL HOUSE SIZE: 2000 SF TOTAL
  - 1000 FT - FIRST FLOOR
  - 1000 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 8 DWELLING UNITS
  - 1 OR 2 COMMUNITY STRUCTURES

OF NOTE:
- COMMON COURTYARD
- SHARED PARKING
- SHARED COMMUNITY STRUCTURE
- PORCHES - BUFFERING PRIVATE/PUBLIC SPACES

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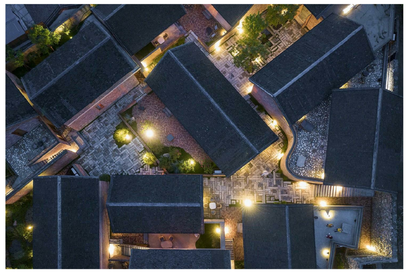
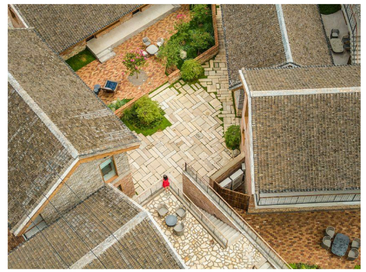
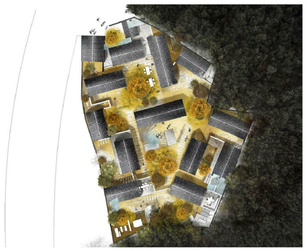








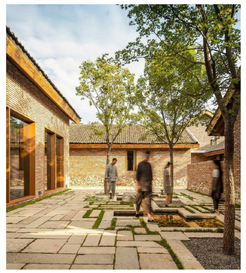






5A/A-3 **SITE PLAN - SAN SA VILLAGE - PRECEDENT**
1" = 60'-0"











- TYPICAL HOUSE SIZE: 1600 SF TOTAL
  - 800 FT - FIRST FLOOR
  - 800 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 12 DWELLING UNITS
  - 1 OR 2 COMMUNITY STRUCTURES

OF NOTE:
- SIMPLE FORMS CREATING UNIQUE AND INTIMATE SPACES
- SHARED MINI-COURTYARDS
- STAIRS/ELEVATION CHANGES - BUFFERING PRIVATE/PUBLIC SPACES

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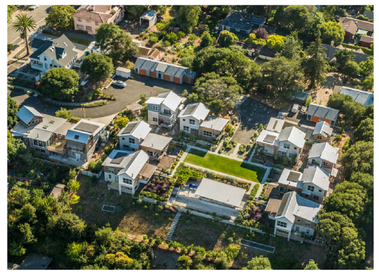
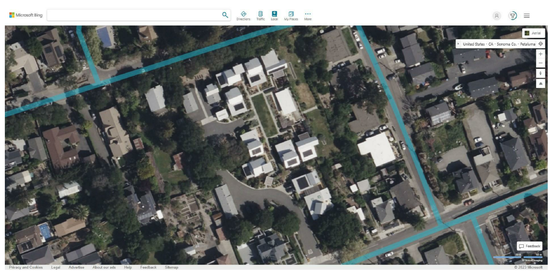
PRECEDENT STUDY - SAN SA VILLAGE - BEIJING, CHINA (LLLAB) - 04/27/2023
HIGHLAND HAVEN (WORKING NAME)
N1807 S MAIN ST - FORT ATKINSON, WI













5A/A-4 **SITE PLAN - KELLER COURT COMMONS - PRECEDENT**
1" = 60'-0"









- TYPICAL HOUSE SIZE: 2000 SF TOTAL
  - 1300 FT - FIRST FLOOR
  - 700 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 9 DWELLING UNITS
  - 1 OR 2 COMMUNITY STRUCTURES

OF NOTE:
- COMMON COURTYARD
- SHARED PARKING
- SHARED COMMUNITY STRUCTURE
- PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES

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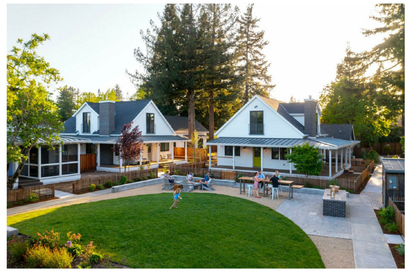



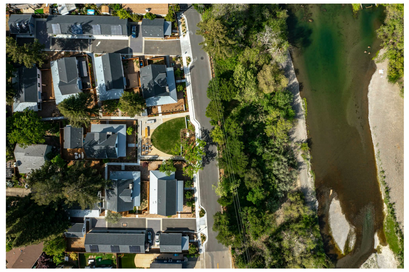



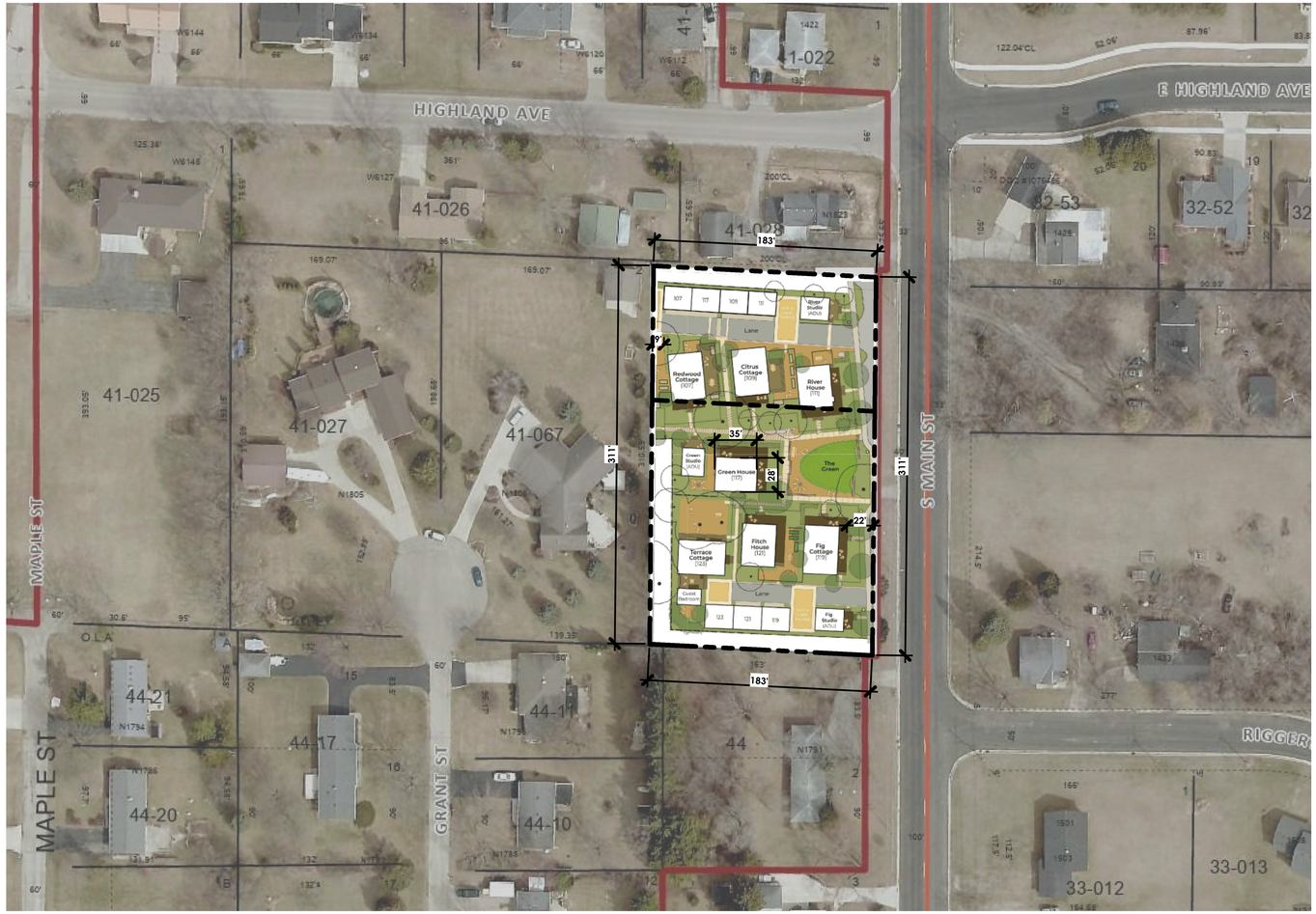









5A/A-5 **SITE PLAN - RIVERHOUSE - PRECEDENT**
1" = 60'-0"

- TYPICAL HOUSE SIZE: 1500 SF TOTAL
  - 1000 FT - FIRST FLOOR
  - 500 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 8 DWELLING UNITS
  - 1 COMMUNITY STRUCTURES

OF NOTE:
- COMMON COURTYARD
- SHARED PARKING
- SHARED COMMUNITY STRUCTURE
- PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES

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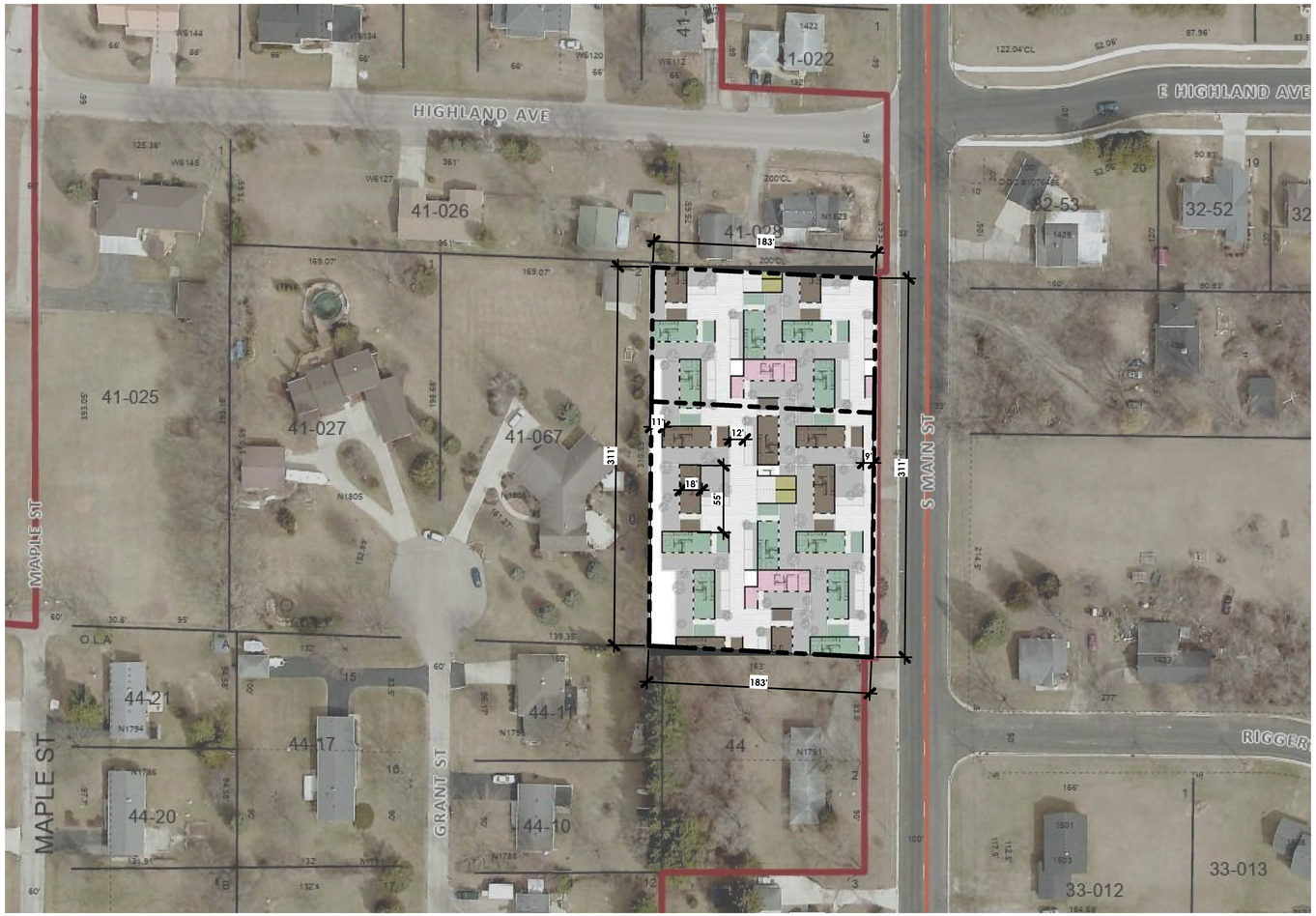
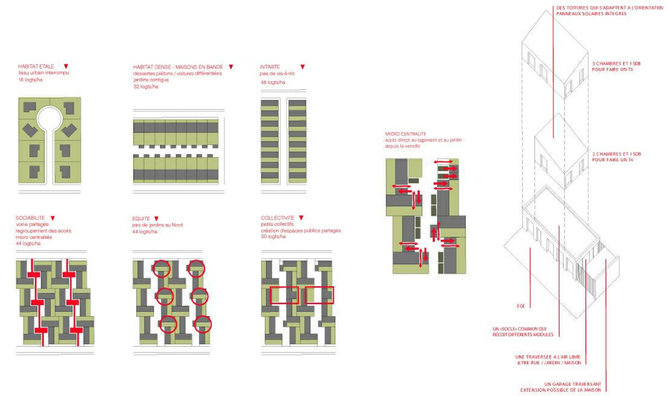


5A/A-6 **SITE PLAN - OPPIDEA - PRECEDENT**
1" = 60'-0"





- TYPICAL HOUSE SIZE: 1500 SF TOTAL
  - 1000 FT - FIRST FLOOR
  - 500 SF - SECOND FLOOR
- PROJECTED GUESSTIMATE:
  - 15 DWELLING UNITS
  - 1 OR 2 COMMUNITY STRUCTURES

OF NOTE:
- PRIVATE PARKING
- MULTIPLE MINI-COURTYARDS
- USABLE ALLEYS - STAGGERED TO SLOW TRAFFIC
- PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES

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