



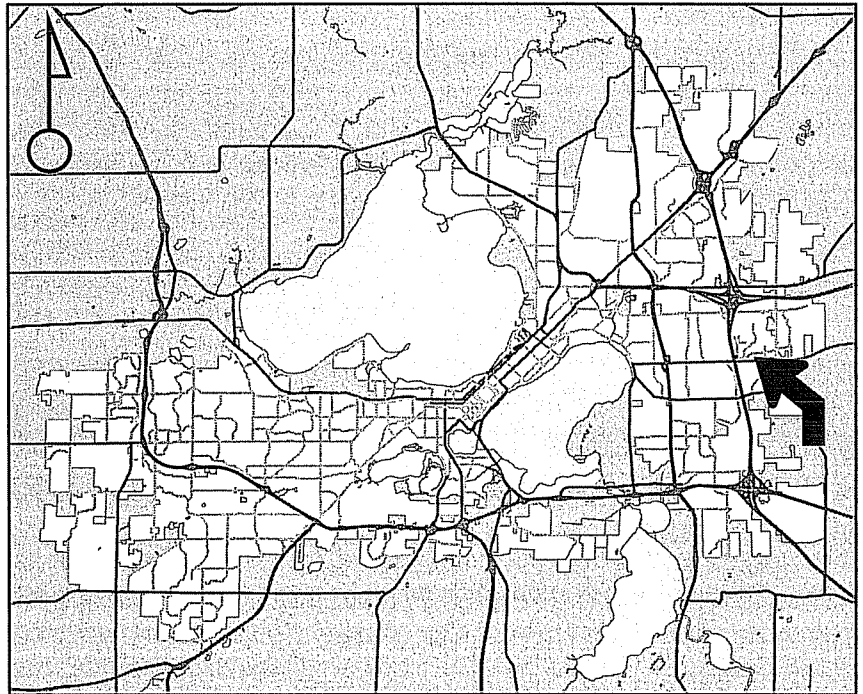
Location  
810 Jupiter Drive

Applicant  
Keith Holmes – Heritage Commons, Inc/  
Richard Hiler – Capitol Architecture

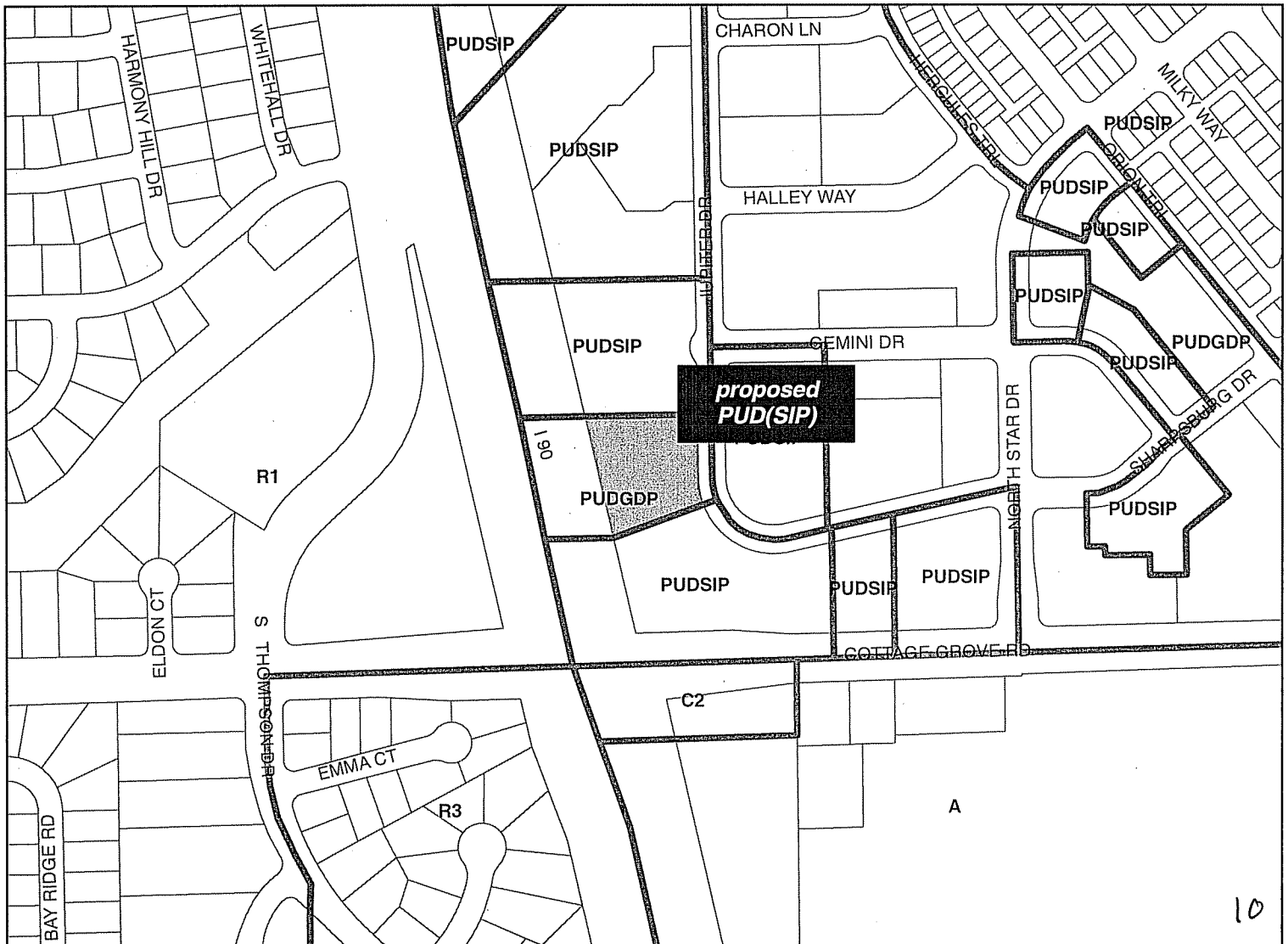
From: PUD(GDP) To: PUD(SIP)

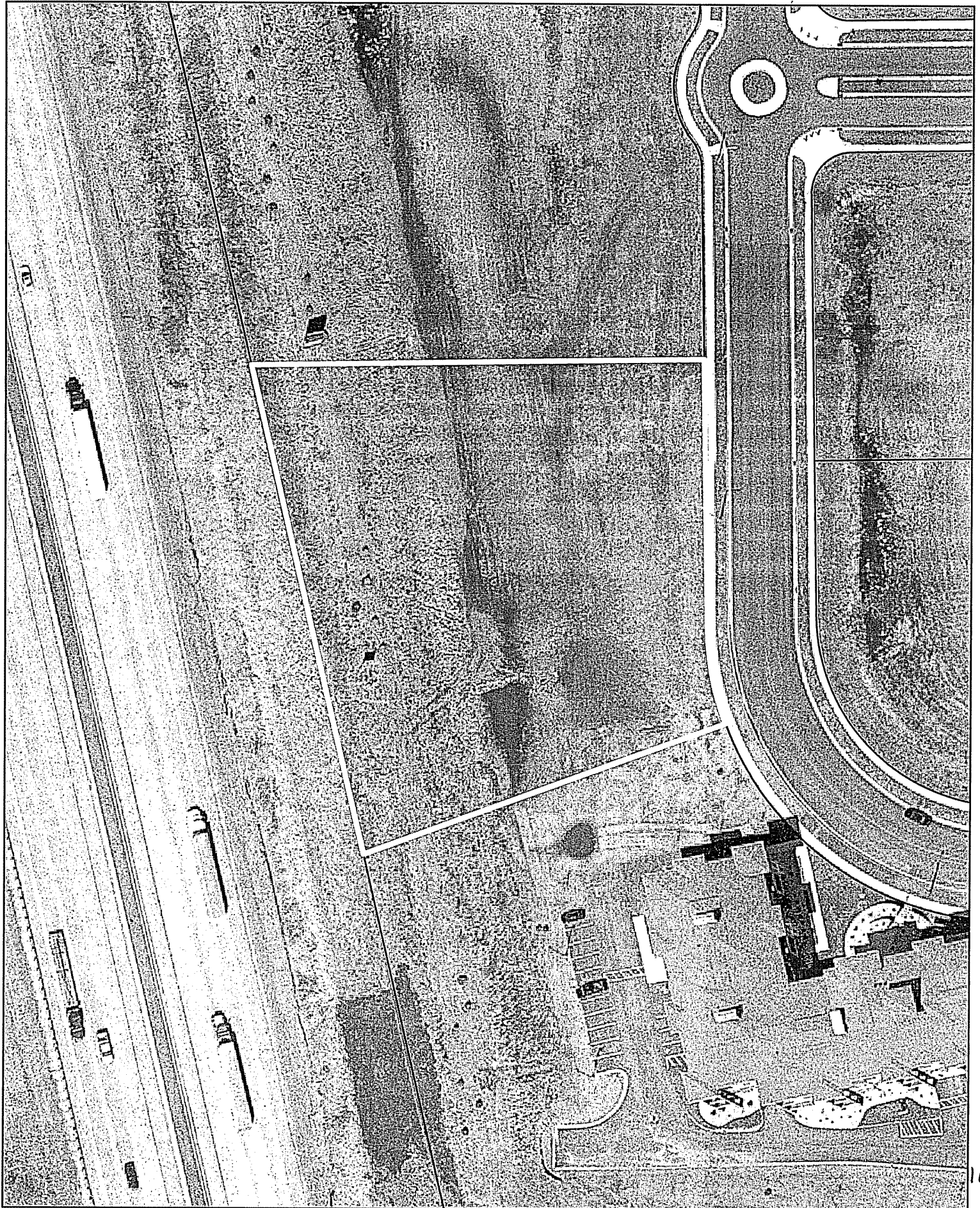
Existing Use  
**Vacant Land**  
Proposed Use  
**Construct 24-Unit Condominium Building (previous approval expired)**

Public Hearing Date  
Plan Commission  
**17 September 2007**  
Common Council  
**02 October 2007**



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635







# LAND USE APPLICANT Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid \$ <u>1450</u>	Receipt No. <u>82611</u>
Date Received <u>6-20-07</u>	
Received By <u>RT</u>	
Parcel No. <u>0710-112-1904-7</u>	
Aldermanic District <u>3, Lauren Chare</u>	
GQ <u>OK!</u>	
Zoning District <u>PUDSIP</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <u>1</u>	Waiver <u>6-11-07</u>
Ngrhd. Assn Not. _____	Waiver <input checked="" type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 810 JUPITER DR. Project Area in Acres: 1.5 ACRES

Project Title (if any): HERITAGE COMMONS @ GRANDVIEW COMMONS

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: KEITH HOLMES Company: HERITAGE COMMONS LLC  
Street Address: PO BOX 661 City/State: SUN PRAIRIE, WI Zip: 53590  
Telephone: (608) 834-2476 Fax: (608) 834-2477 Email: KHOLMES.HCC@CHARTER.NET

Project Contact Person: RICHARD HILER - ARCHITECT Company: CAPITOL ARCHITECTURE LLC  
Street Address: 1205 RED TAIL DR. City/State: VERONA, WI Zip: 53593  
Telephone: (608) 845-8621 Fax: (608) 848-1610 Email: HILERARCHITECTS@CHARTER.NET

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 24 UNIT CONDOMINIUM  
3 STORY BLDG W/ UNDERGROUND PARKING

Development Schedule: Commencement OCT 2007 Completion APR 2007

CONTINUE →

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.

- Filing Fee:** \$ 1400 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer. + 50*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- NA  For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.

- NA  A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials. *APPROVED PRIOR TO 2/16/2004 GDP*

- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

0 → The site is located within the limits of the: GRANDVIEW COMMONS GDP Plan, which recommends: MULTIFAMILY HOUSING for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

0 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
LAUREN CNARE June 11, 2007 waiver

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner TIM PARKS Date 5/15/07 | Zoning Staff KATHY VOECK Date 5/15/07

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name Keith Holmes Date 5/29/07  
 Signature Keith Holmes Relation to Property Owner Owner

X Authorizing Signature of Property Owner Keith Holmes Date 6/15/07



CAPITOL ARCHITECTURE, LLC  
1205 RED TAIL DRIVE - VERONA, WI 53593

June 20, 2007

Mr. Brad Murphy  
City of Madison  
Department of Planning & Development  
215 Martin Luther King Jr. Boulevard  
Madison, Wisconsin 53710

RE: Letter of Intent  
810 Jupiter Drive (Heritage Commons)  
Site G2 of Grandview Commons  
Amended PUD-GDP and PUD-SIP

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff, plan commission and council consideration of approval of the proposed development. We are requesting approval of an amended PUD-GDP and PUD-SIP.

**Owner:**

Keith Homes  
Heritage Commons, LLC  
Post Office Box 661  
Sun Prairie, WI 53590  
608-834-2476  
608-834-2477 Fax

**Site:**

Dan Day  
D'Onofrio-Kottke & Associates, Inc.  
7530 Westward Way  
Madison, WI 53717  
608-833-7530  
608-833-1089 Fax  
[dday@donofrio.com](mailto:dday@donofrio.com)

**Engineer:**

**Architect:**

Richard B. Hiler  
Capitol Architecture, LLC  
1205 Red Tail Drive  
Verona, WI 53593  
608-845-8621  
608-848-1610 Fax

**Landscape:**

Steve Short  
Bruce Co.  
2830 Parmenter Street  
Middleton, WI 53562  
608-836-7041  
608-831-4236 Fax  
[mark@bruceco.com](mailto:mark@bruceco.com)

# CAPITOL ARCHITECTURE, LLC

## General

The site is located within the Grandview Commons Neighborhood Center Residential PUD District. The Neighborhood Center Residential area was designed to provide a range of housing options within a pedestrian scale environment. The western end of the Neighborhood Center Residential is a transition zone from the highway frontage to the pedestrian focused streetscapes in the remainder of the development. A C.S.M. will be submitted for review and approval.

## Site and Building Architecture

The General Development Plan established the form of development including the building, parking and open space locations. The SIP plans are consistent with the GDP and refine and provide additional detail to the GDP plan. Urban style apartments are planned with a strong building to streetscape relationship. The front yard setbacks meet the GDP requirements of 10 to 20 feet.

The building architecture is urban with historical references. Care was taken to meet the design guidelines of the GDP as well as those within the Architectural Guidelines. Exterior materials will be a combination of brick and horizontal cement-fiber board siding. Individual unit entries, front porches and balconies enhance the human scale of the street façade and encourage social interaction between the residents and those on the streetscape.

Parking is accommodated with a combination of underground and on-site surface parking. The surface parking is located to the side and rear of the building and is effectively screened from the street.

## Site Development Statistics

Lot Area	65,012 S.F./1.5 Acres
Lot Area/D.U.	2,708 S.F./D.U.
Building Height	35'
Gross Building Area	41,981 S.F.
Usable Open Space	8,300 S.F. or 346 S.F./D.U.

## Impervious Surface Ratio

Drives	9,124 S.F./14%
Walks	1,537 S.F./2.4%
<u>Building</u>	<u>9,554 S.F./14.7%</u>
Total:	20,169 S.F./31%

# CAPITOL ARCHITECTURE, LLC

## Dwelling Unit Mix

<u>Unit Type</u>	<u>Number of Units</u>
One Bedroom	2
One Bedroom + Loft	10
<u>Two Bedroom</u>	<u>12</u>
Total:	24

## Parking Provided

Underground Stalls	24 (includes 1 handicap)
<u>Surface Stalls</u>	<u>16</u> (includes 1 handicap)
Total:	40

Parking/D.U. 1.67 stalls/D.U.

## Bike Parking Provided

Underground Stalls	10
<u>Uncovered</u>	<u>14</u>
Total:	24
Bike Parking/D.U.	1.00 stalls/D.U.

## Project Schedule and Management

Construction of the project should begin as soon as all approvals are in place. Landscaping will be installed when construction is completed.

The development will be professionally managed for a well-managed and maintained development including snow and trash removal, and building and grounds maintenance.

Thank you for your time in reviewing our proposal.

Sincerely,



Richard B. Hiler, Architect  
Wisconsin Registration: A6510

# CAPITOL ARCHITECTURE, LLC

## **Zoning Text**

Site G2, Grandview Commons  
801 Jupiter Drive (Heritage Commons)

**Legal Description:** The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a 24-unit multi-family development.
- B. Permitted Uses:** Following are permitted uses within this P.U.D.
  - 1. Multifamily residential buildings.
  - 2. Accessory uses including, but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. Lot Area:** As shown on the approved plans.
- D. Height Regulations:** As shown on the approved plans.
- E. Yard Regulations:** As shown on the approved plans.
- F. Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. Usable Open Space Requirements:** Usable open space will be provided as shown on approved plans.
- H. Parking and Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R 4 zoning district.



CAPITOL ARCHITECTURE, LLC

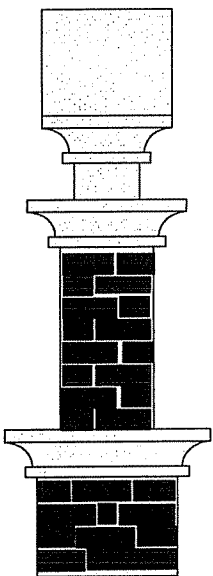
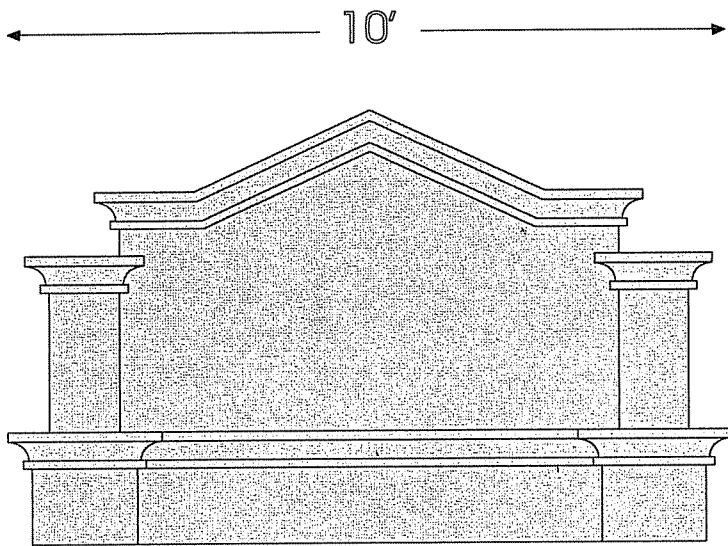
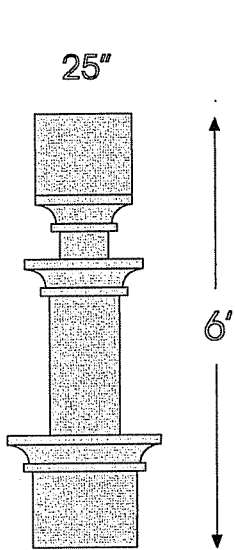
- J. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- K. Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

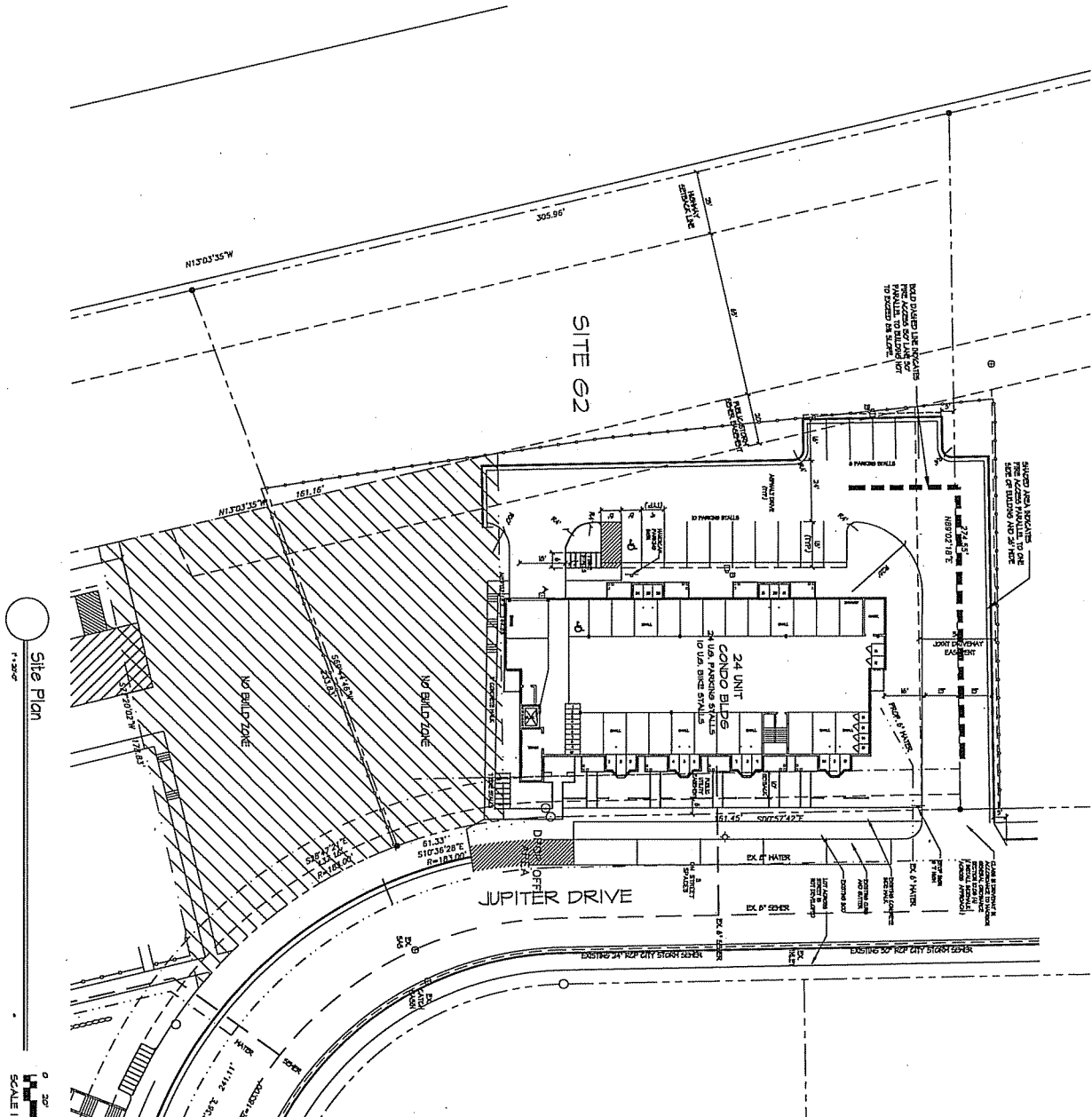
# CAPITOL ARCHITECTURE, LLC

## **Exhibit A Legal Description**

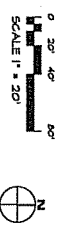
### **Site G2**

Part of Lot 461, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, to wit: Commencing at the Northeast corner of said Lot 461; thence  $S00^{\circ}57'42''E$ , 15.00 feet to the point of beginning; thence continuing  $S00^{\circ}57'42''E$ , 161.45 feet to a point of curve; thence Southeasterly on a curve to the left which has a radius of 183.00 feet and a chord which bears  $S10^{\circ}36'28''E$ , 61.33 feet; thence  $S69^{\circ}44'46''W$ , 233.83 feet; thence  $N13^{\circ}03'35''W$ , 305.96 feet; thence  $N89^{\circ}02'18''E$ , 274.55 feet to the point of beginning. Containing 65,017 square feet (1.493 acres).





Site Plan  
SCALE 1" = 20'



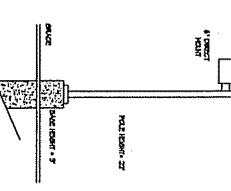
**SITE DEVELOPMENT STATISTICS:**

LOT AREA	5400 SQ YDS
LOT AREA	5400 SQ YDS
BUILDING FOOTPRINT AREA	10,000 SQ FT
UNPAVED DRIVEWAY	4,000 SQ FT
PAVED DRIVEWAY	4,000 SQ FT
PARKING	424 SQ FT
WALKS	141 SQ FT
LANDSCAPE	2,238 SQ YD
TOTAL	20,798 SQ YD

**SHEET INDEX**

SHEET	DESCRIPTION
C-1	GENERAL LAYOUT PLAN
C-2	FOUNDATION PLAN
C-3	MECHANICAL PLAN
C-4	PLUMBING PLAN
C-5	ELECTRICAL PLAN
C-6	MECHANICAL PLAN
C-7	PLUMBING PLAN
C-8	ELECTRICAL PLAN
C-9	MECHANICAL PLAN
C-10	PLUMBING PLAN
C-11	ELECTRICAL PLAN
C-12	MECHANICAL PLAN
C-13	PLUMBING PLAN
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C-97	PLUMBING PLAN
C-98	ELECTRICAL PLAN
C-99	MECHANICAL PLAN
C-100	PLUMBING PLAN

NOTHING HEREIN IS TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**CONSTRUCTION, TYPE V A**

**ALLOWABLE AREA**

BASE: 10,000 SQ FT COR  
4 SIDES OPEN, ADD 10,000 SQ FT  
TOTAL: 20,000 SQ FT COR  
PROPOSED: 14,400 SQ FT COR

**ALLOWABLE HEIGHT**

BASE: 3 STORES  
TOTAL: 4 STORES  
PROPOSED HEIGHT: 4 STORES - INCLUDING LOFTS  
NUMBER OF DWELLING UNITS: 24 UNITS

**FIRE PROTECTION**

SPRINKLER SYSTEM PER IBC 903.1.2  
SYSTEM TO BE FULLY SPRINKLERED / FURNISHED  
SHORE DETECTION, IBC 907.10.1.2  
FIRE ALARM, IBC 907.1.2  
FIRE EXTINGUISHERS, IBC 906.1  
FIRE DETECTION / SUPPRESSION SYSTEM DESIGNS TO BE SUBMITTED TO AND APPROVED BY MADISON FIRE DEPT.

**FIRE SEPARATION REQUIREMENTS**

DWELLING UNIT SEPARATION: 1 HOUR  
DWELLING UNIT TO CORRIDOR: 1 HOUR  
MECHANICAL ROOM: 2 HOUR (SPRINKLERED)  
PARKING GARAGE: 2 HOUR (SPRINKLERED)  
PARKING STORAGE: 2 HOUR (SPRINKLERED)  
TWOIN ROOM: 2 HOUR (SPRINKLERED)

**Parking Lot Plan Site Information Block**

Site Address: 602 JUNIPER BLVD  
Site acreage: 12.5  
Number of parking spaces: 24  
Number of parking stalls: 24  
Number of parking stalls: 24

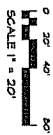
**Notes**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON CONSTRUCTION CODES AND ORDINANCES.
2. ALL UTILITIES SHALL BE DEPTH TO BE DETERMINED BY THE USER OF THIS INFORMATION.
3. ALL UTILITIES SHALL BE DEPTH TO BE DETERMINED BY THE USER OF THIS INFORMATION.
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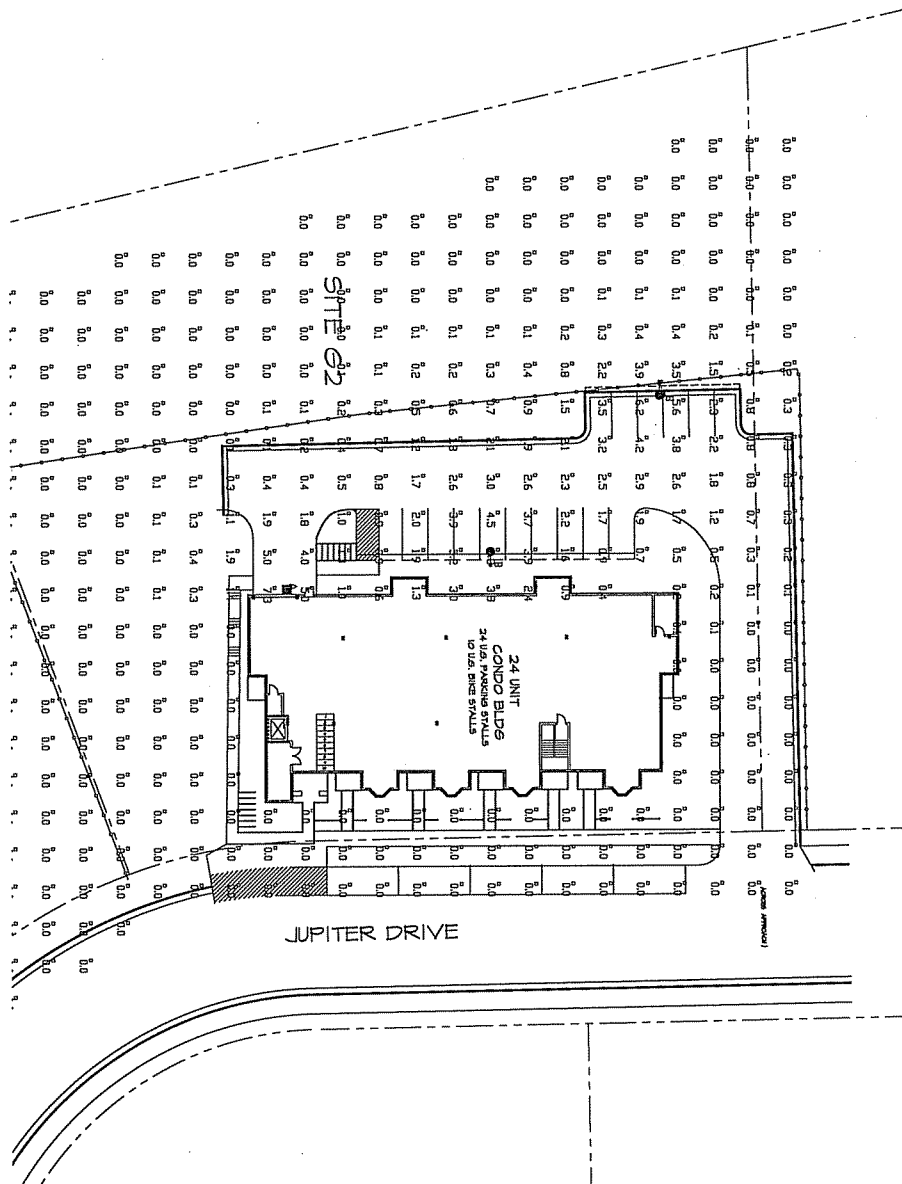




PHOTOMETRIC LIGHTING PLAN



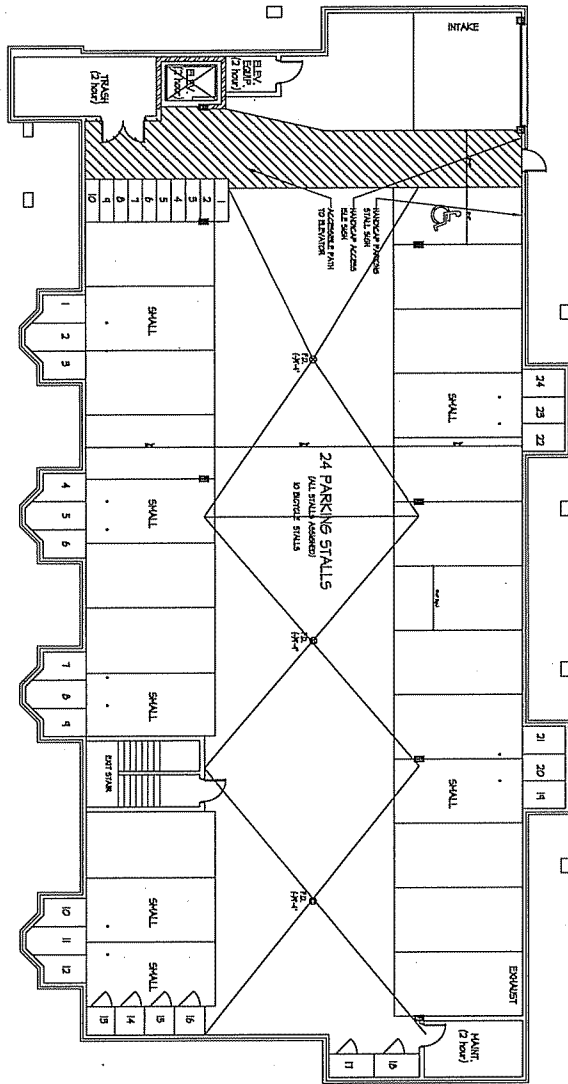
C-1.3



RUDD LIGHTING		DATE	BY
REVISION	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/11/11	RUDD
2	ISSUED FOR PERMIT	11/11/11	RUDD
3	ISSUED FOR PERMIT	11/11/11	RUDD
4	ISSUED FOR PERMIT	11/11/11	RUDD
5	ISSUED FOR PERMIT	11/11/11	RUDD
6	ISSUED FOR PERMIT	11/11/11	RUDD
7	ISSUED FOR PERMIT	11/11/11	RUDD
8	ISSUED FOR PERMIT	11/11/11	RUDD
9	ISSUED FOR PERMIT	11/11/11	RUDD
10	ISSUED FOR PERMIT	11/11/11	RUDD
11	ISSUED FOR PERMIT	11/11/11	RUDD
12	ISSUED FOR PERMIT	11/11/11	RUDD
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14	ISSUED FOR PERMIT	11/11/11	RUDD
15	ISSUED FOR PERMIT	11/11/11	RUDD
16	ISSUED FOR PERMIT	11/11/11	RUDD
17	ISSUED FOR PERMIT	11/11/11	RUDD
18	ISSUED FOR PERMIT	11/11/11	RUDD
19	ISSUED FOR PERMIT	11/11/11	RUDD
20	ISSUED FOR PERMIT	11/11/11	RUDD
21	ISSUED FOR PERMIT	11/11/11	RUDD
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23	ISSUED FOR PERMIT	11/11/11	RUDD
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27	ISSUED FOR PERMIT	11/11/11	RUDD
28	ISSUED FOR PERMIT	11/11/11	RUDD
29	ISSUED FOR PERMIT	11/11/11	RUDD
30	ISSUED FOR PERMIT	11/11/11	RUDD
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98	ISSUED FOR PERMIT	11/11/11	RUDD
99	ISSUED FOR PERMIT	11/11/11	RUDD
100	ISSUED FOR PERMIT	11/11/11	RUDD

PROJECT: GRANDVIEW COMMONS  
 OWNER: HERITAGE COMMONS LLC  
 PO BOX 661  
 SUN PRARIE, WI 53590  
 C/O KEITH HOLMES 608.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC  
 1205 REDTAIL DRIVE  
 VERONA, WI 53593  
 PHONE: 608.845.8621



BASEMENT PLAN  
1/8" = 1'-0"

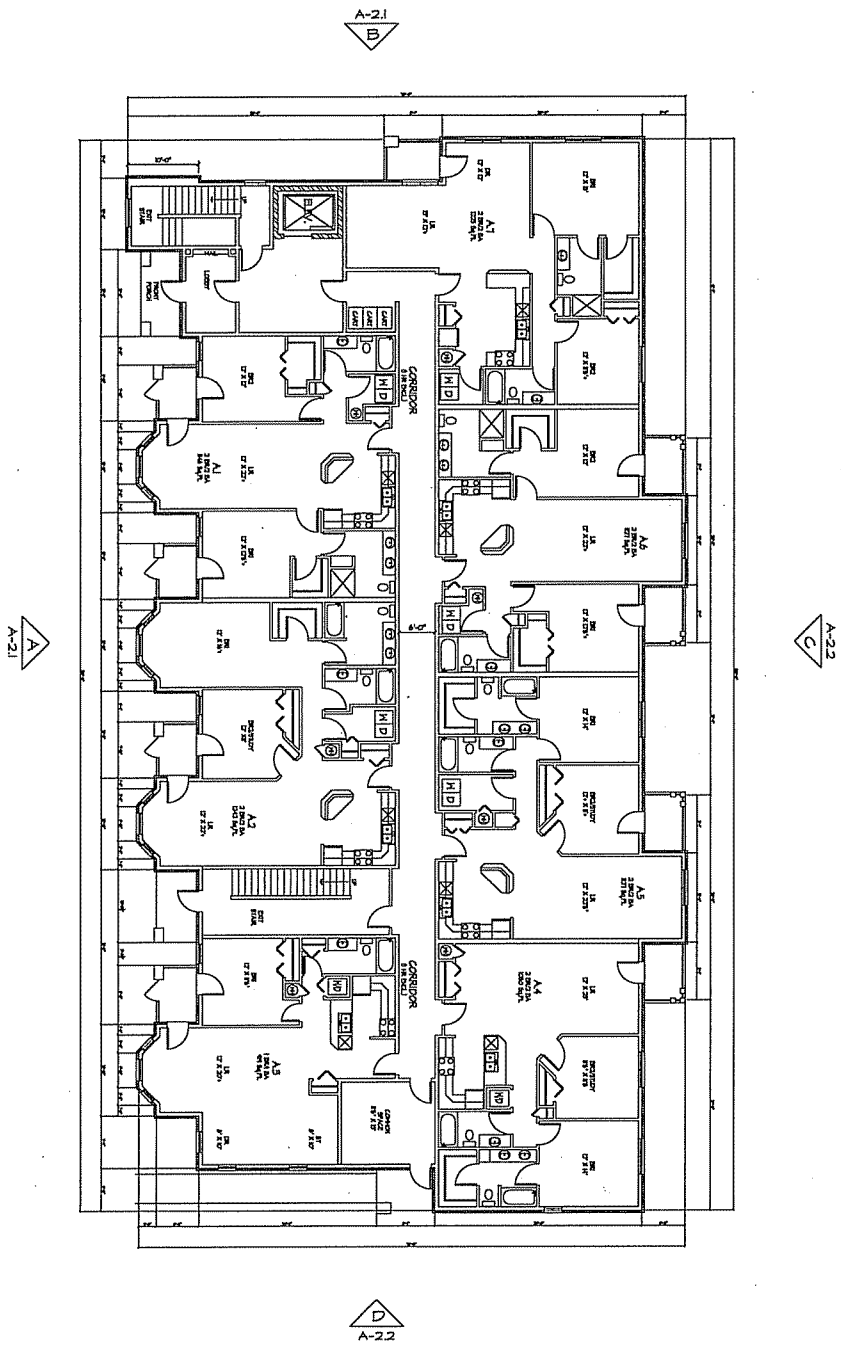
PROJECT: GRANDVIEW COMMONS  
 OWNER: HERITAGE COMMONS LLC  
 PO BOX 661  
 SUN PRAIRIE, WI 53590  
 C/O KEITH HOLMES 608.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC  
 1205 REDTAIL DRIVE  
 VERONA, WI 53593  
 PHONE: 608.845.8521

A-1.0



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



A-1.1

PROJECT: GRANDVIEW COMMONS  
OWNER: HERITAGE COMMONS LLC  
PO BOX 661  
SUN PRAIRIE, WI 53590  
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1205 REDTAIL DRIVE  
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PHONE: 608.845.8621

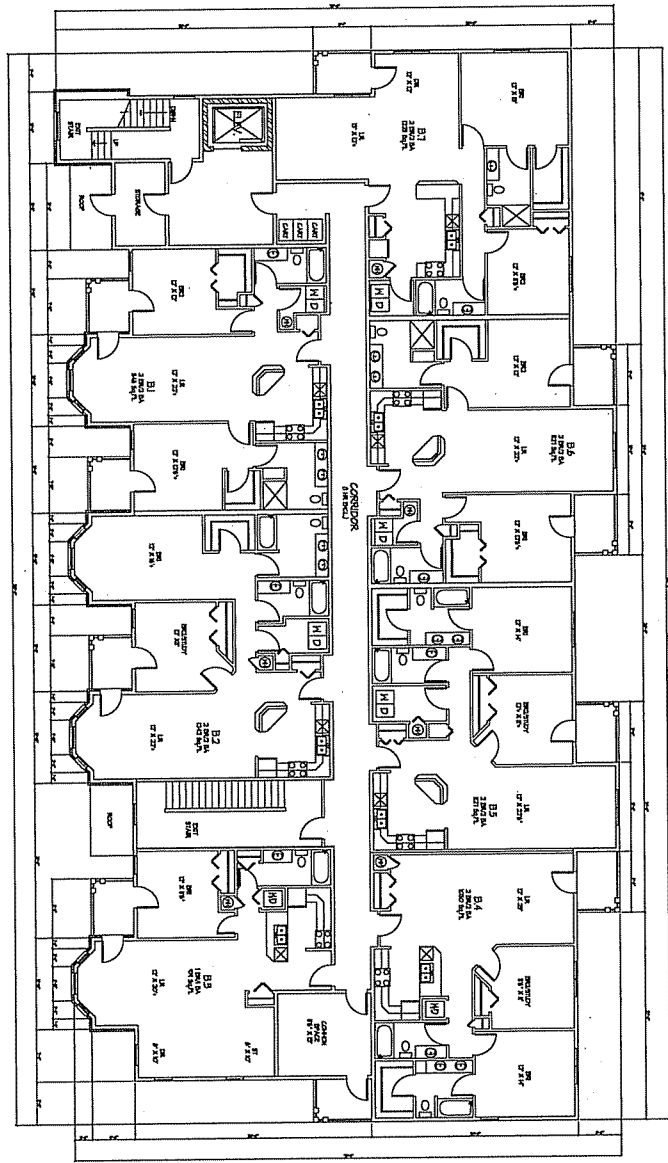
SECOND FLOOR PLAN  
1/8" = 1'-0"

A  
A-21

C  
A-22

A-21

D  
A-22

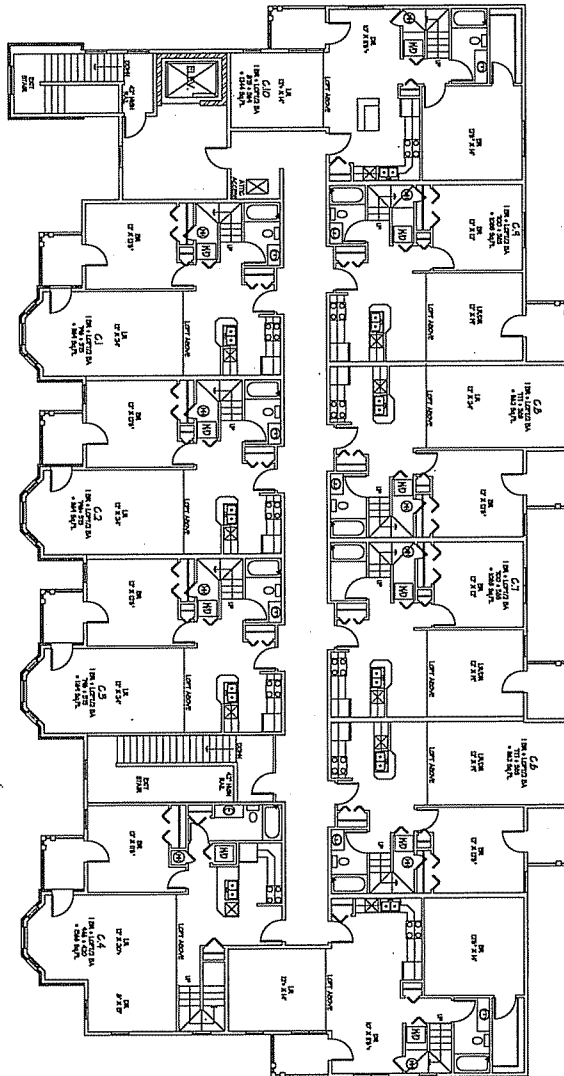


A-1.2

PROJECT: GRANDVIEW COMMONS  
OWNER: HERITAGE COMMONS LLC  
PO BOX 661  
SUN PRAIRIE, WI 53590  
C/O KEITH HOLMES 608.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC  
1205 REDTAIL DRIVE  
VERONA, WI 53593  
PHONE: 608.845.8621

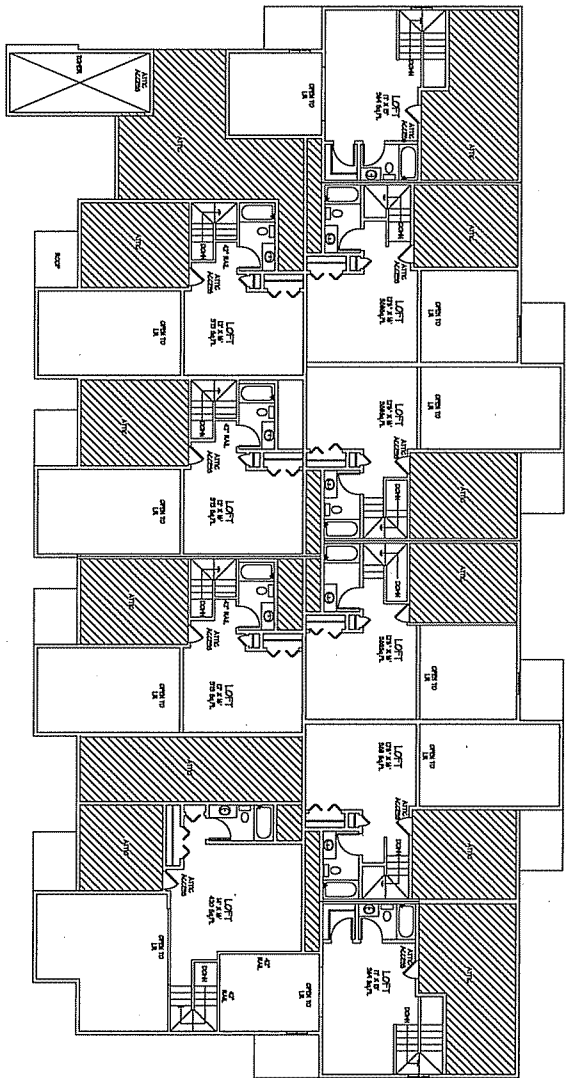
THIRD FLOOR PLAN



A-1.3

PROJECT: GRANDVIEW COMMONS  
 OWNER: HERITAGE COMMONS LLC  
 PO BOX 681  
 SUN PRAIRIE, WI 53590  
 C/O KEITH HOLMES 608.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC  
 1205 REDTAIL DRIVE  
 VERONA, WI 53593  
 PHONE: 608.845.8621



LOFT PLAN  
1/8" = 1'-0"

A-1.4

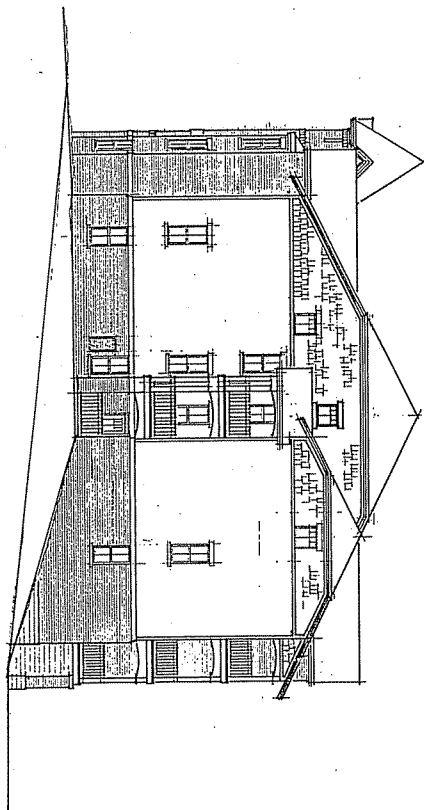
PROJECT: GRANDVIEW COMMONS  
 OWNER: HERITAGE COMMONS LLC  
 PO BOX 661  
 SUN PRAIRIE, WI 53590  
 C/O KEITH HOLMES 608.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC  
 1205 REDTAIL DRIVE  
 VERONA, WI 53593  
 PHONE: 608.845.8621



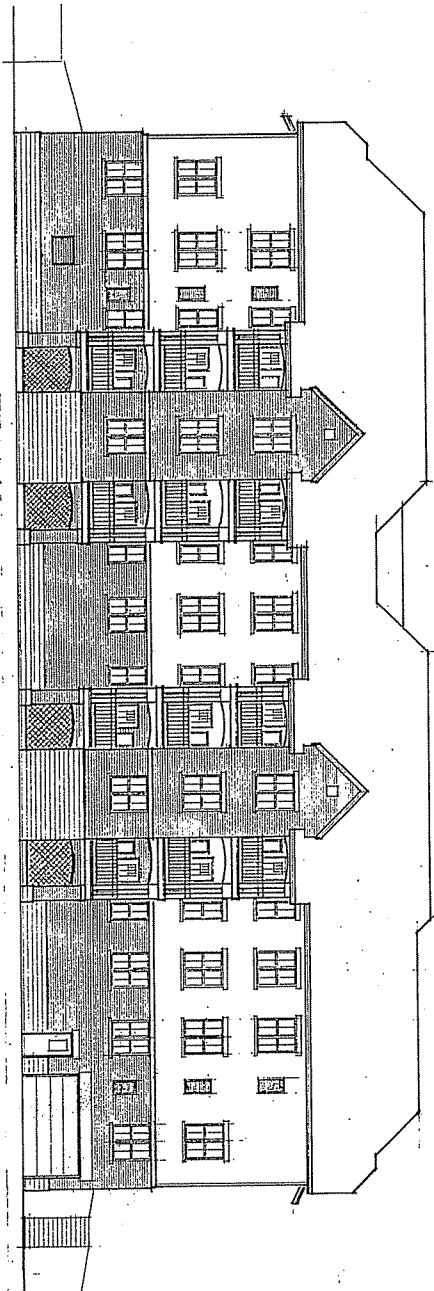
B  
A-2.2

SIDE ELEVATION



A  
A-2.2

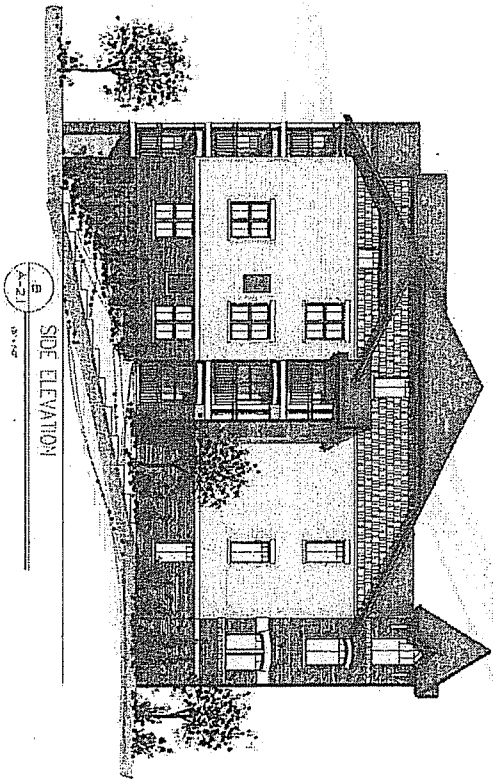
REAR ELEVATION



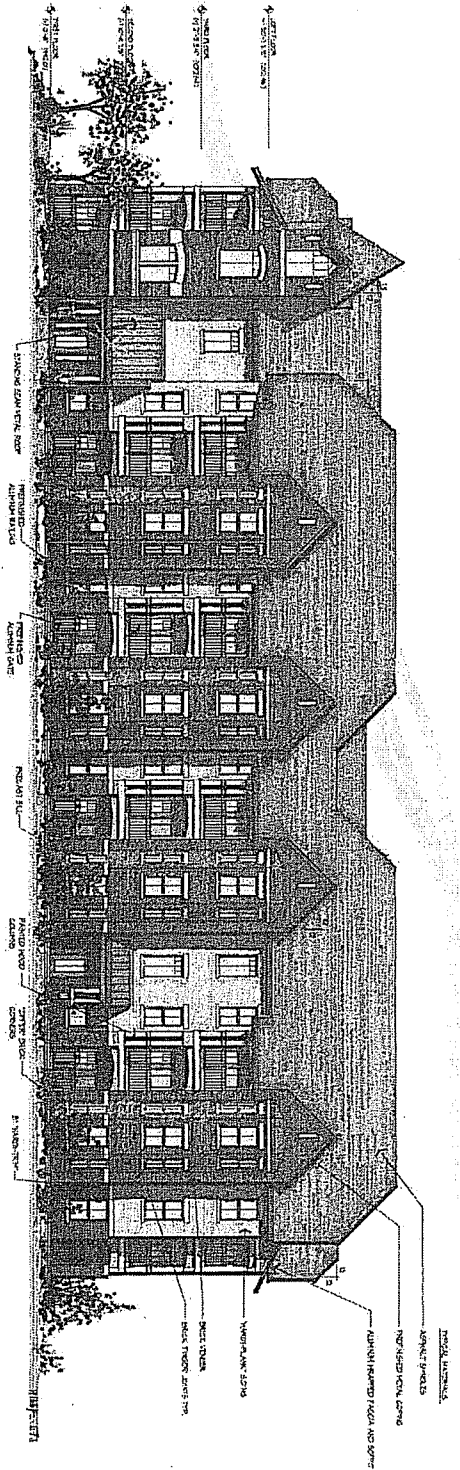
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PROJECT: GRANDVIEW COMMONS  
OWNER: HERITAGE COMMONS LLC  
PO BOX 561  
SUN PRAIRIE, WI 53590  
C/O KEITH HOLMES, 608.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC  
1205 REDTAIL DRIVE  
VERONA, WI 53593  
PHONE: 608.845.8621



B  
A-2.1  
SIDE ELEVATION

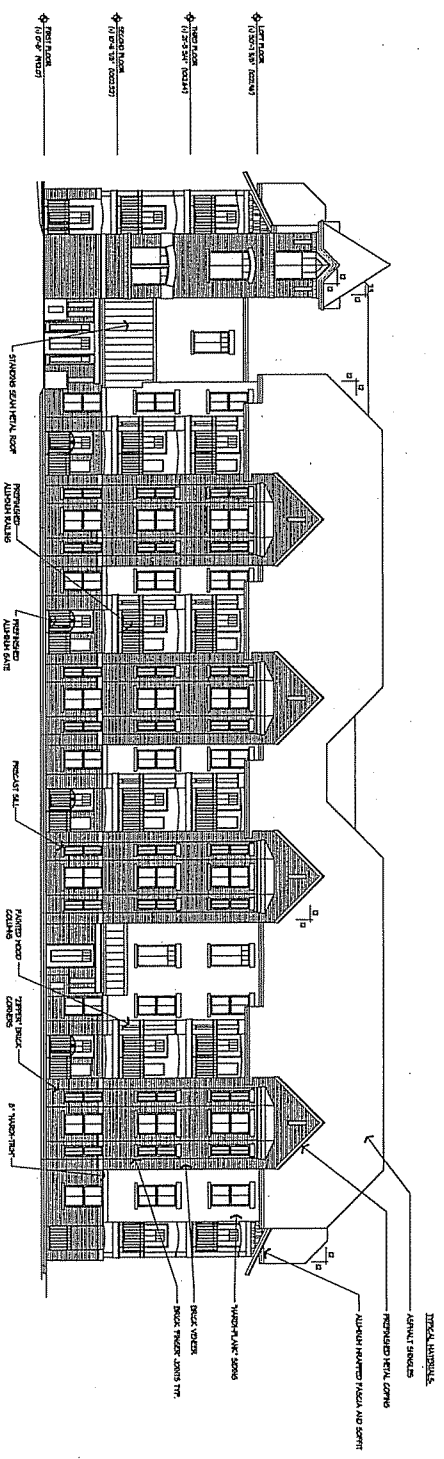


A  
A-2.1  
FRONT ELEVATION

PROJECT: GRANDVIEW COMMONS  
 OWNER: HERITAGE COMMONS LLC  
 PO BOX 621  
 2521 PRAIRIE, VA 21099  
 C/O KETH HELMS 805 575 6507

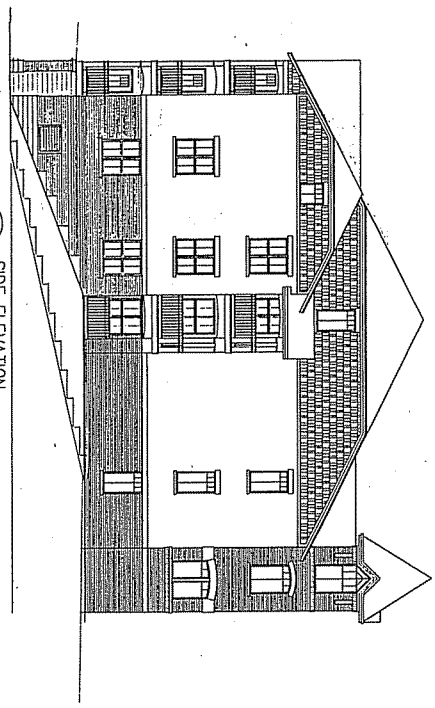
ARCHITECT: CAPITOL ARCHITECTURE LLC  
 1205 REDTAIL DRIVE  
 VERONA, VA 22091  
 PHONE: 602.845.8521

A-2.1



A  
A-21  
FRONT ELEVATION  
1/8" = 1'-0"

B  
A-21  
SIDE ELEVATION  
1/8" = 1'-0"




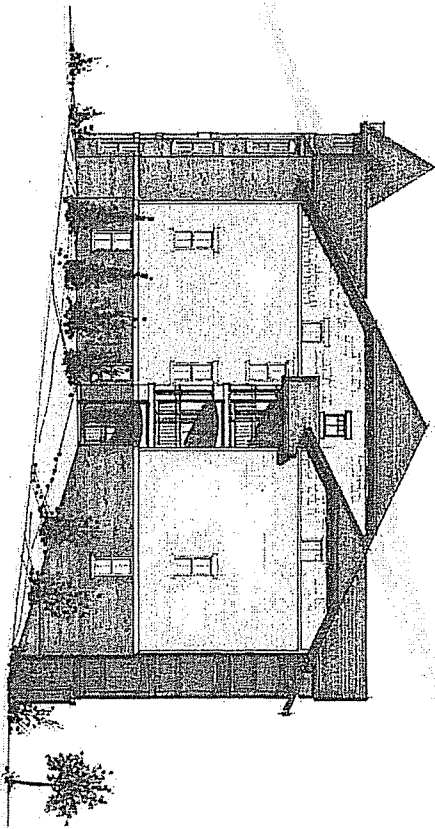
PROJECT: GRANDVIEW COMMONS  
 OWNER: HERITAGE COMMONS LLC  
 PO BOX 561  
 SUN PRAIRIE, WI 53580  
 C/O KEITH HOLMES 608.575.6507


ARCHITECT: CAPITOL ARCHITECTURE LLC  
 1205 REDTAIL DRIVE  
 VERONA, WI 53593  
 PHONE: 608.845.8621

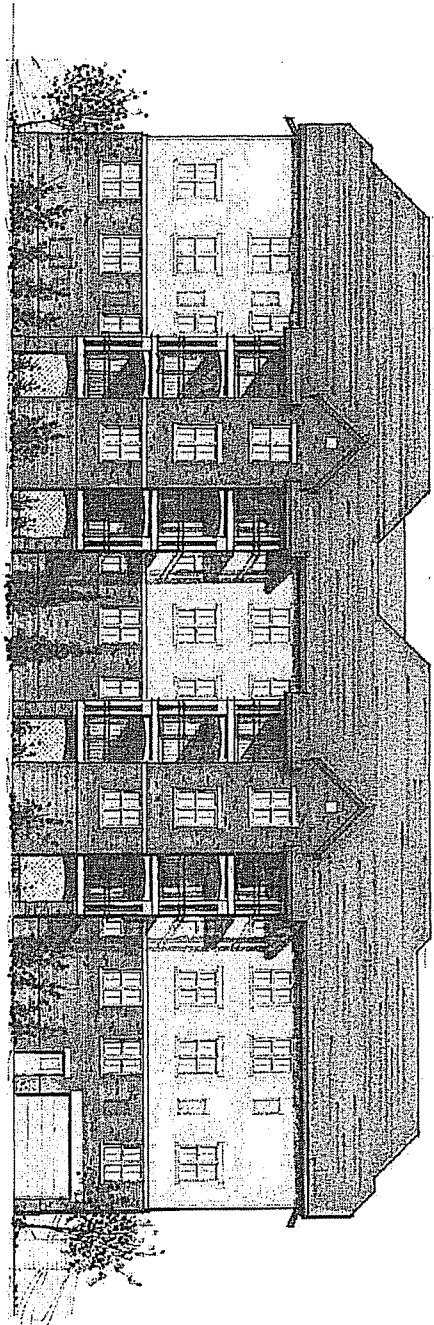
A-2.1




  
 SIDE ELEVATION




  
 REAR ELEVATION



A-2.2

PROJECT: GRANDVIEW COMMONS  
 OWNER: HERITAGE COMMONS LLC  
 PG. 014 OF 1  
 504 PEARSON, W. 33598  
 C/O KRITH HOLMES 408.576.8587

ARCHITECT: CAPITOL ARCHITECTURE LLC  
 1209 REDFERN DRIVE  
 VIRGINIA, VA 22093  
 PHONE: 608.845.8021