



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
http://www.cityofmadison.com/planning/documents/UDCApplication.pdf

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: October 8, 2014
UDC Meeting Date: October 15, 2014
Combined Schedule Plan Commission Date (if applicable):
Informational Presentation
[X] Initial Approval
[X] Final Approval

1. Project Address: 825 Jupiter Drive
Project Title (if any):

2. This is an application for (Check all that apply to this UDC application):

[X] New Development [] Alteration to an Existing or Previously-Approved Development

A. Project Type:

- [] Project in an Urban Design District* (public hearing-\$300 fee)
[] Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
[] Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
[X] Planned Development (PD)
[X] General Development Plan (GDP)
[X] Specific Implementation Plan (SIP)
[] Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- [] Comprehensive Design Review* (public hearing-\$300 fee) [] Street Graphics Variance* (public hearing-\$300 fee)
[] Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

[] Please specify:

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jason Eckles
Street Address: P.O. Box 264
Telephone: (608-) 575-2333
Company: Avenue E. Properties, LLC
City/State: Cottage Grove/WI Zip: 53527
Email: jasone@c21affiliated.com

Project Contact Person: Gary Brink
Street Address: 7780 Elmwood Avenue, Suite 204
Telephone: (608-829-1750) Fax: (608-829-3056)
Company: Gary Brink & Associates, Inc.
City/State: Middleton/WI Zip: 53562
Email: gary.brink@garybrink.com

Project Owner (if not applicant):
Street Address:
Telephone:() Fax:()
City/State: Zip:
Email:

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 8/28/14

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: Gary Brink Relationship to Property: Architect
Authorized Signature: [Signature] Date: 10/8/14



October 7, 2014

City of Madison Urban Design Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

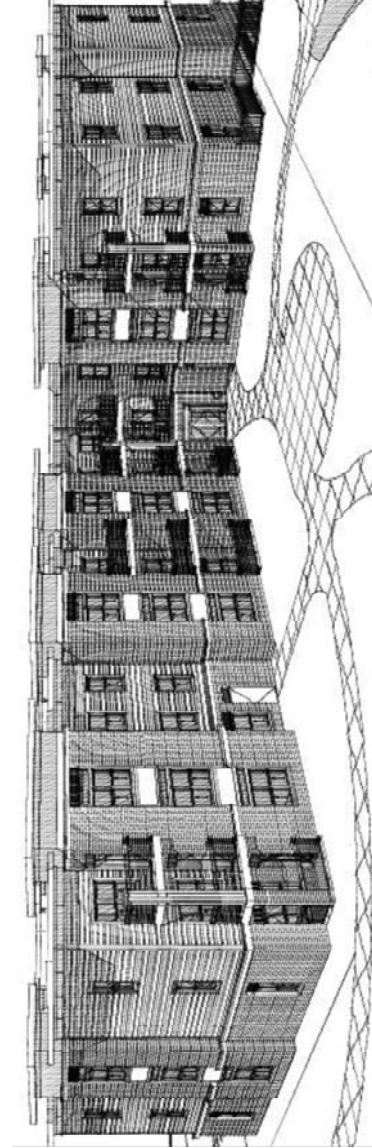
Re: Lions Gate II at Grandview Commons
825 Jupiter Drive

To Members of the Urban Design Commission:

The attached documents represent a change to the original PUD/SIP plans approved in 2005. The second building, of a two building development, was never built. Originally approved as a 37 unit building, the second building was later downsized to a 29 unit building with the units added to the 40 unit building that was constructed. Attached, as an exhibit to this submittal, is the site plan & exterior building elevations of the 29-unit building approved by this Commission for the second building.

Sincerely,

Gary P. Brink
Principal



LIONS GATE II AT GRANDVIEW COMMONS

825 JUPITER DRIVE
 MADISON, WISCONSIN 53718
 URBAN DESIGN SUBMITTAL
 OCTOBER 8, 2014

OWNER/DEVELOPER:
AVENUE E. PROPERTIES, LLC
 P.O. BOX 264
 COTTAGE GROVE, WISCONSIN 53527

ARCHITECT:
GARY BRINK & ASSOCIATES, INC.
 7780 ELMWOOD AVENUE SUITE 204
 MIDDLETON, WISCONSIN 53562
 PHONE: (608)829-1750
 EMAIL: GARY.BRINK@GARYBRINK.COM
 PRINCIPAL CONTACT: GARY BRINK

LIGHTING DESIGN:
ENTERPRISE LIGHTING, LTD.
 2007 PEWAUKEE RD.
 WAUKESHA, WISCONSIN 53188
 PHONE: (262)-953-2700.
 EMAIL: KROTH@ENTERPRISELIGHTING.COM
 PRINCIPAL CONTACT: KRISTEN ROTH BRIGGS

LANDSCAPE DESIGN:
LANDSCAPE ARCHITECT LLC
 13 RED MAPLE TRAIL
 MADISON, WISCONSIN 53717-1515
 PHONE: (608) 826-0032
 EMAIL: PAULSKIDMORE@TDS.NET
 PRINCIPAL CONTACT: PAUL SKIDMORE

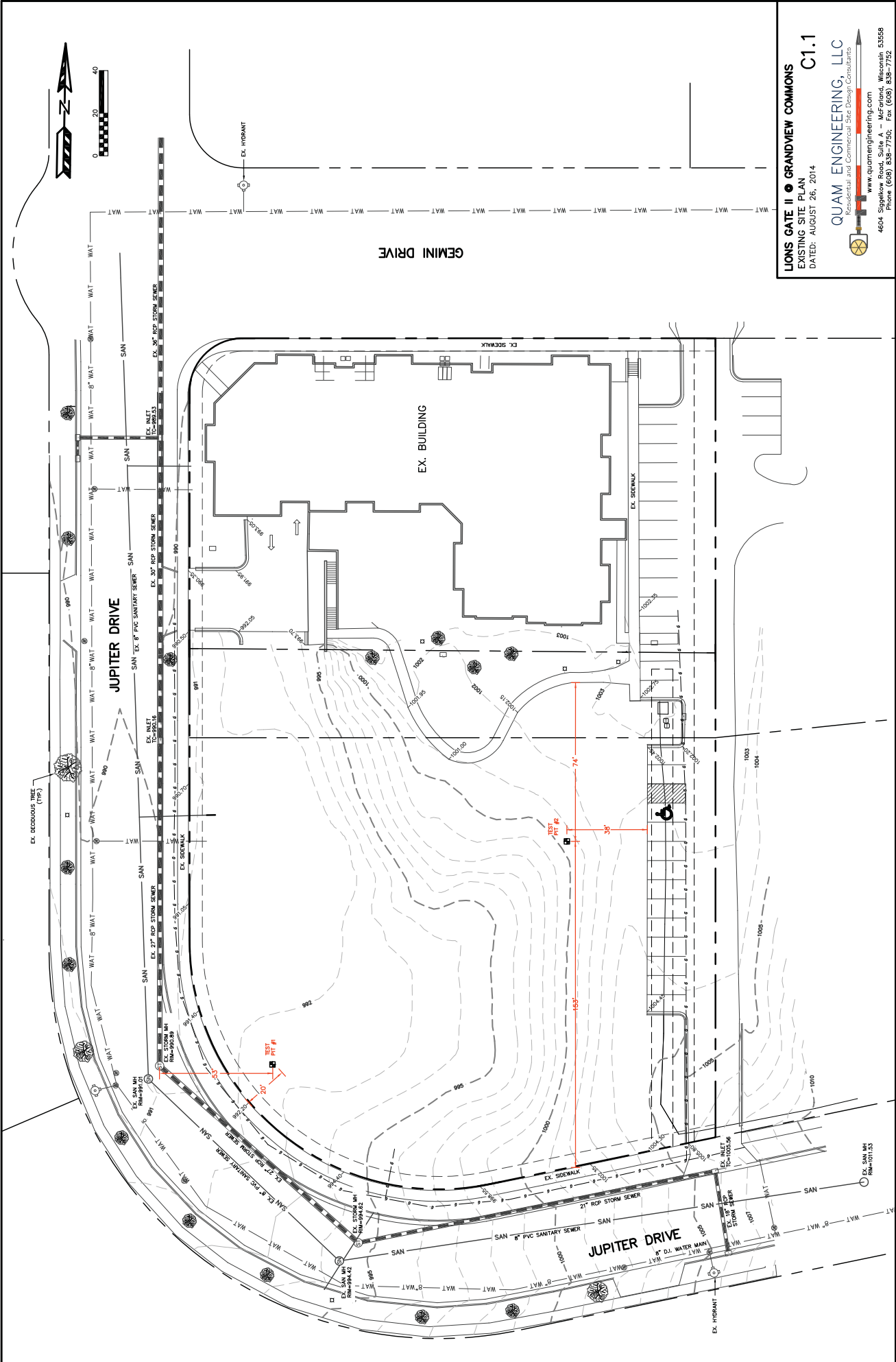
CIVIL/SITE ENGINEER:
QUAM ENGINEERING
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558
 PHONE: (608) 838-7750
 EMAIL: RQUAM@QUAMENGINEERING.COM
 PRINCIPAL CONTACT: RYAN QUAM

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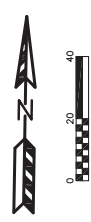
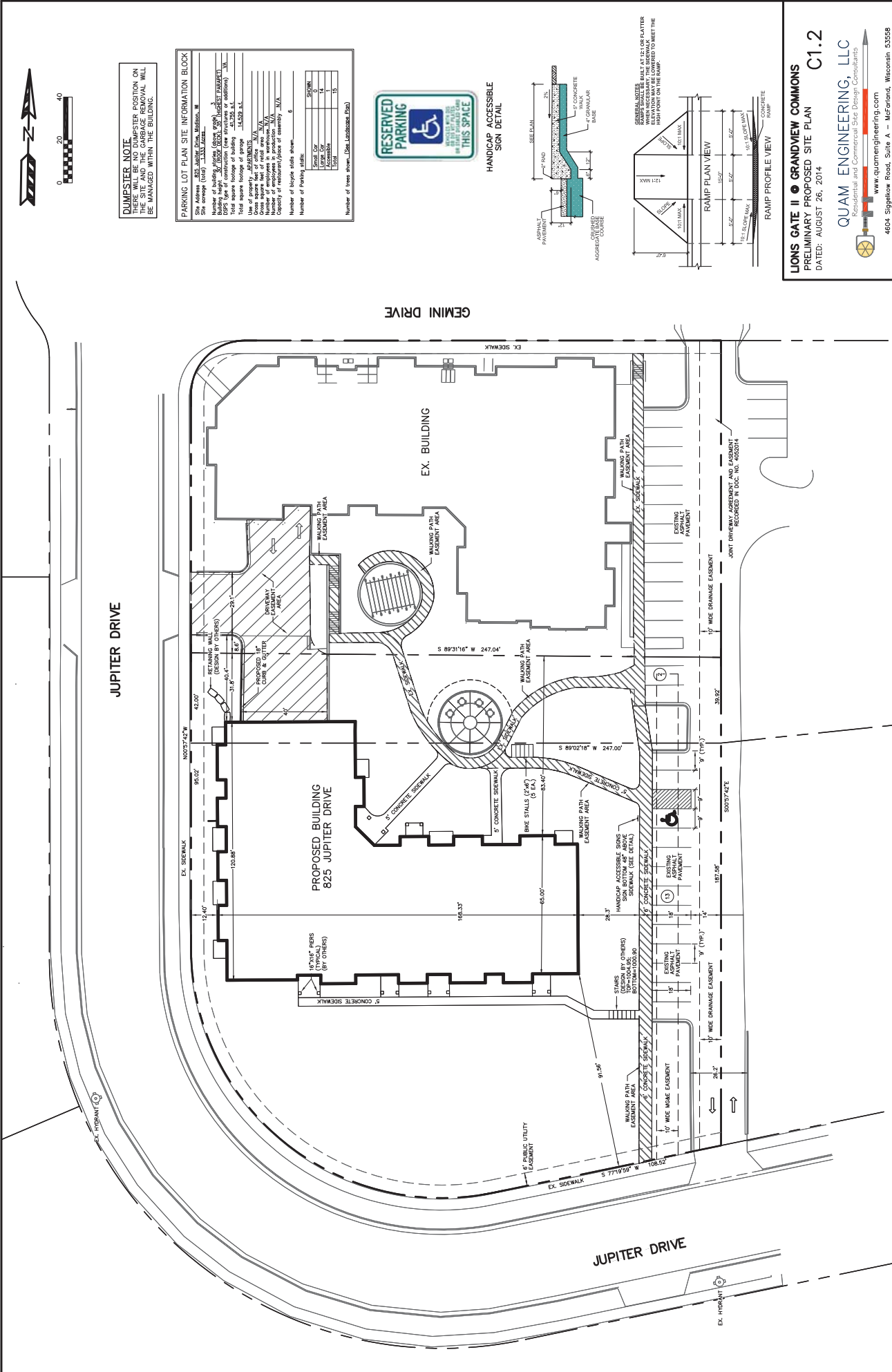
LIONS GATE II AT GRANDVIEW COMMONS				
Level	Square Feet	1 Bedroom	2 Bedroom	Sub-Total (Foot)
Underground	14,229 Sq. Ft.			
Level 1	14,125 Sq. Ft.	0	7	13
Level 2	14,125 Sq. Ft.	0	7	13
Level 3	13,585 Sq. Ft.	1	6	12
Total	41,064 Sq. Ft.	1	6	38

NOT INCLUDED IN TOTALS **DOES NOT INCLUDE ROOF DECK Total Units: 37



LIONS GATE II • GRANDVIEW COMMONS
EXISTING SITE PLAN
DATED: AUGUST 26, 2014

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



DUMPSTER NOTE
 THERE WILL BE NO DUMPSTER POSITION ON THIS SITE. ALL WASTE REMOVAL WILL BE MANAGED WITHIN THE BUILDING.

PARKING LOT PLAN SITE INFORMATION BLOCK

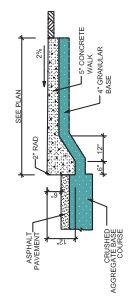
Site Address: 825 Jupiter Drive, Maitland, FL 32751
 Site acreage (total): 1.3331 Acres
 Number of buildings (from 0000) (from 0000) (highest assembly): 1
 BPS: Type of construction (new structure or addition): N/A
 Total square footage of building: 143,000 sq. ft.
 Use of property - ADJUSTMENTS:
 Zone square feet of total site: N/A
 Number of employees in warehouse: N/A
 Capacity of restaurant/food of assembly: N/A
 Number of bicycle stalls shown: 6

Number of Parking stalls:	SPALL	6
	ASPHALT	14
	CONCRETE	14
	GRASS	15

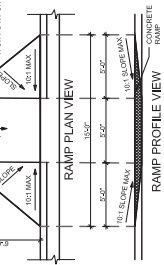
Number of trees shown: (See Landscape Data)



HANDICAP ACCESSIBLE SIGN DETAIL



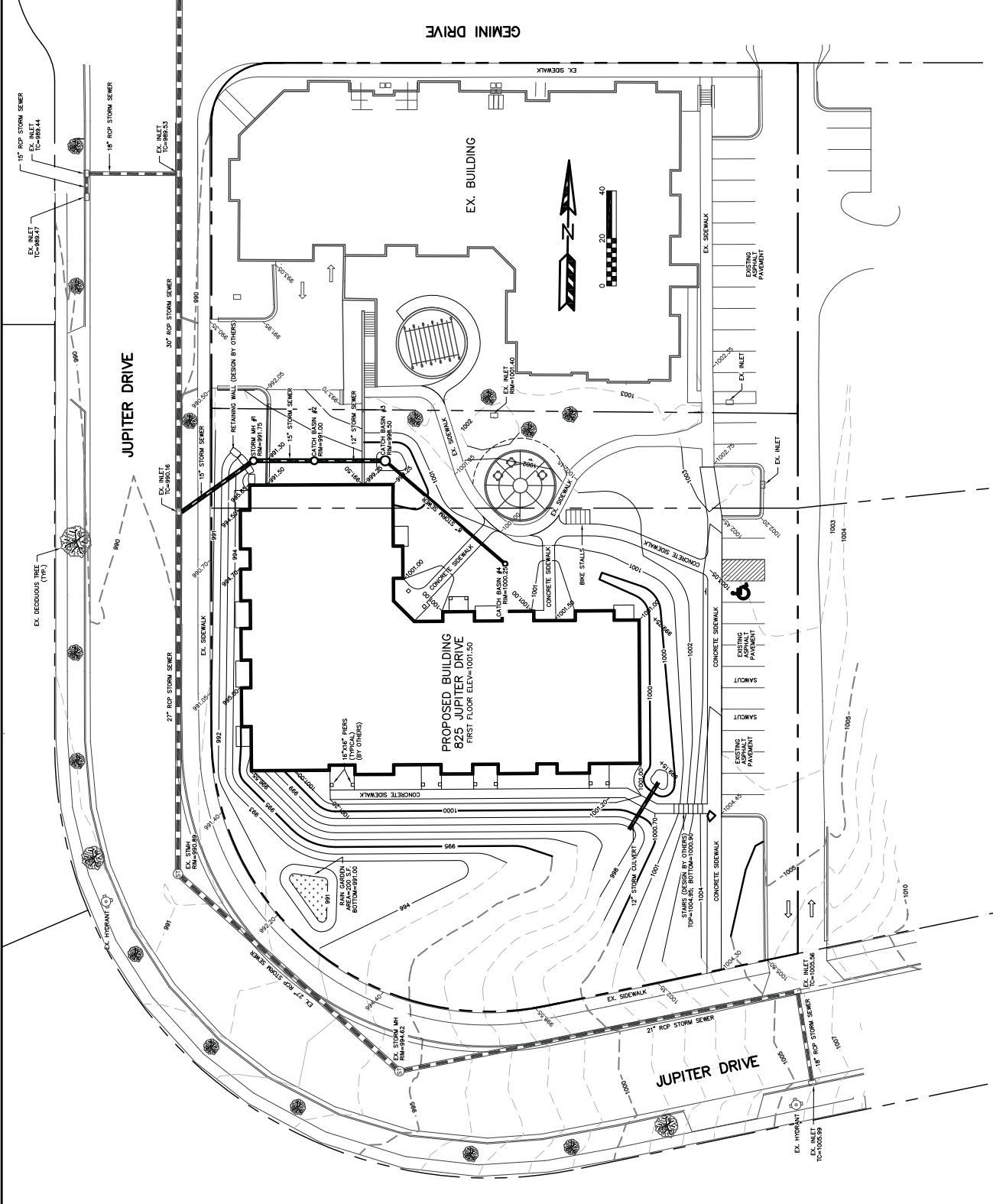
GENERAL NOTES:
 1. SEE PLAN FOR PLASTER WHEN ACCESSIBLE TO THE SIDEWALK.
 2. SEE PLAN FOR THE REQUIRED SLOPE ON THE RAMP.



LIONS GATE II • GRANDVIEW COMMONS
 PRELIMINARY PROPOSED SITE PLAN
 DATED: AUGUST 26, 2014

C1.2

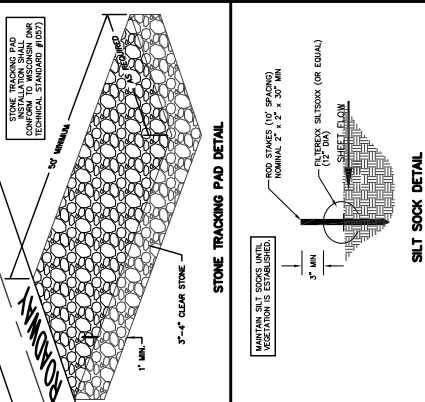
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EROSION NOTES:
 1. STONE TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR AS A CONDITION. WORK WILL BE DONE TO MAINTAIN THE TRACKING PAD AS A CONDITION. THE PUBLIC ROAD SHALL BE RECEIVED BY STREET CLEANING (NOT HYDRALIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 2. THE TRACKING PADS SHALL BE MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL BE INSPECTED WITHIN 24 HOURS OF A US INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW A 15 MINUTE TURN OF TRUCKS.
 3. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSIDERING ALL LOCAL ORDINANCES AS REQUESTED IN WRITING BY THE STATE OF WISCONSIN EROSION CONTROL PROGRAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSIDERING ALL LOCAL ORDINANCES AS REQUESTED IN WRITING BY THE STATE OF WISCONSIN EROSION CONTROL PROGRAM.
THE SCHEDULE:
 OCTOBER 6, 2014 - JULY 31, 2015
 INSTALL EROSION CONTROL DEVICES.
 OBTAIN AND RESTORE DESTROYED AREAS AND PARKING.

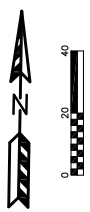
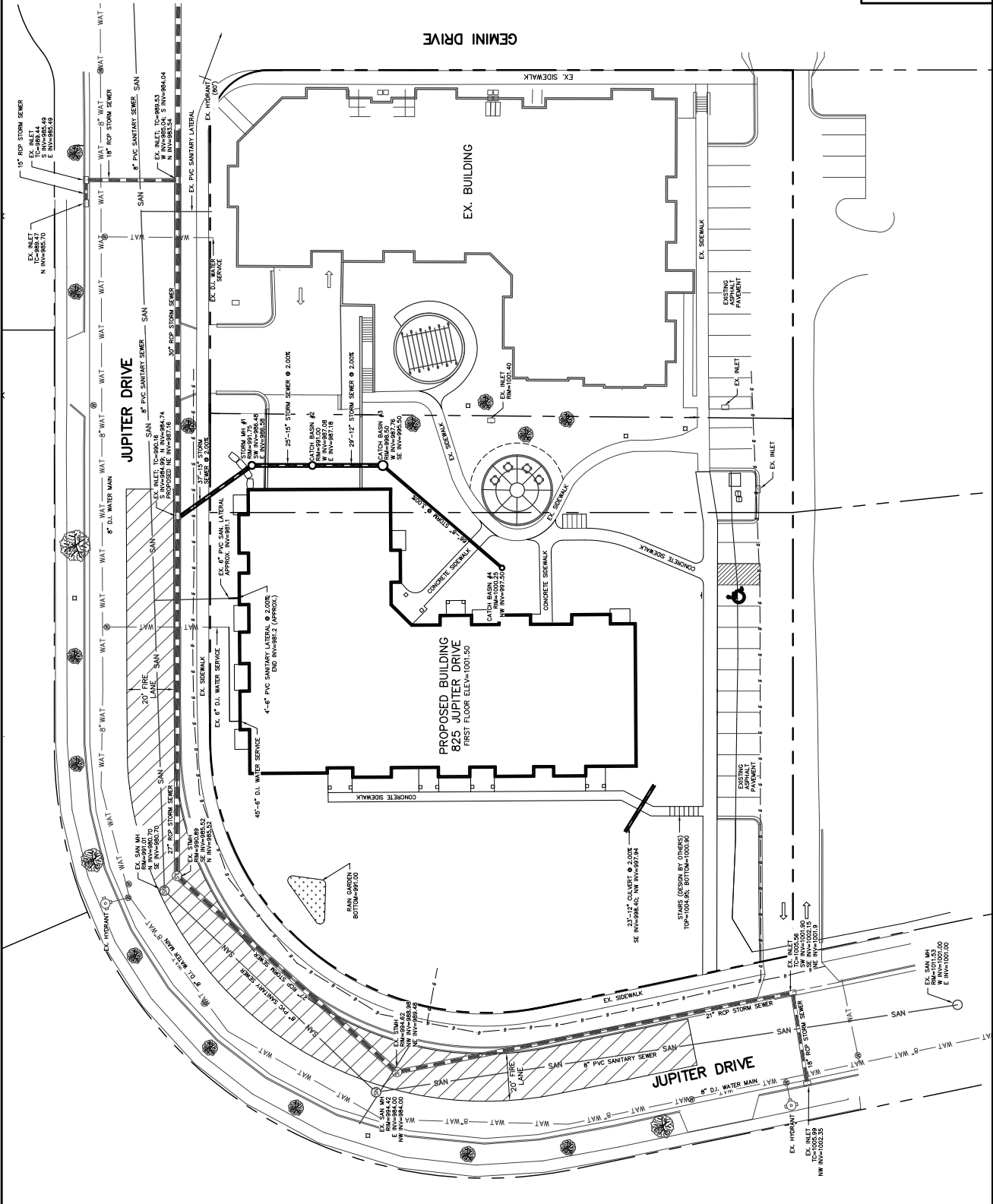
RESTORATION NOTES:
 1. ALL PAVED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF SEED, SEED AND MULCH. ALL PAVED DESTROYED AREAS SHALL RECEIVE FERTILIZER EXCEPT NITRITIC NITROGEN. FERTILIZER SHALL BE APPLIED TO THE SURFACE OF THE SOIL. FERTILIZER SHALL BE APPLIED TO THE SURFACE OF THE SOIL. FERTILIZER SHALL BE APPLIED TO THE SURFACE OF THE SOIL.
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 5. ALL PAVED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF SEED, SEED AND MULCH. ALL PAVED DESTROYED AREAS SHALL RECEIVE FERTILIZER EXCEPT NITRITIC NITROGEN. FERTILIZER SHALL BE APPLIED TO THE SURFACE OF THE SOIL. FERTILIZER SHALL BE APPLIED TO THE SURFACE OF THE SOIL. FERTILIZER SHALL BE APPLIED TO THE SURFACE OF THE SOIL.

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM, LLC
 4604 SIGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



LIONS GATE II • GRANDVIEW COMMONS
 GRADING AND EROSION CONTROL PLAN **C1.3**
 DATED: AUGUST 26, 2014

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



GENERAL NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.
 THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND CUTTER OR ANY SIDEWALK AND CURB AND CUTTER WHICH THE CITY ENGINEER OR DESIGNER HAS DETERMINED TO BE DEFICIENT BECAUSE OF WEAR, DAMAGE OR OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BEGINNING OF CONSTRUCTION.
 THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE PERMIT SHALL BE OBTAINED FROM THE CITY OF MADISON AND THE STREET DEPARTMENT SHALL BE NOTIFIED OF THE EXISTING UTILITIES AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.
 ANY DAMAGE TO THE PAVEMENT ON WEST JOHNSON STREET ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE REPAIRED TO ORIGINAL CONDITION WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.
 PRIOR TO FINAL APPROVAL OF DEMOLITION PERMIT, CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF MADISON TO REMOVE EXISTING LATERAL SANITARY SERVICE BUILDING. THE PROPOSED DEMOLITION CONTRACTOR SHALL COMPLETE SEWER LATERAL PLUGGING APPLICATION AND PAY APPLICABLE PERMIT FEE.

UTILITY NOTES:
 ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSSPS STANDARDS.
 THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE NOTED IN THE FIELD DURING CONSTRUCTION.
 ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH OF ALL SANITARY AND STORM SEWER SHALL BE AS SHOWN. FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
 PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH PROTECTIVE COVERS. ALL UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH 182.0715(2) OF STATE STATUTES.
 THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.
 CONTRACTOR SHALL CONTACT MADISON WATER UTILITY TO REMOVE WATER METER AND PRIOR TO ABANDONING EXISTING WATER SERVICE AND INSTALLING 8" TAPPING VALVES AND PAT GHT. INSPECTION FEE.

LIONS GATE II • GRANDVIEW COMMONS
 UTILITY PLAN
 DATED: AUGUST 26, 2014

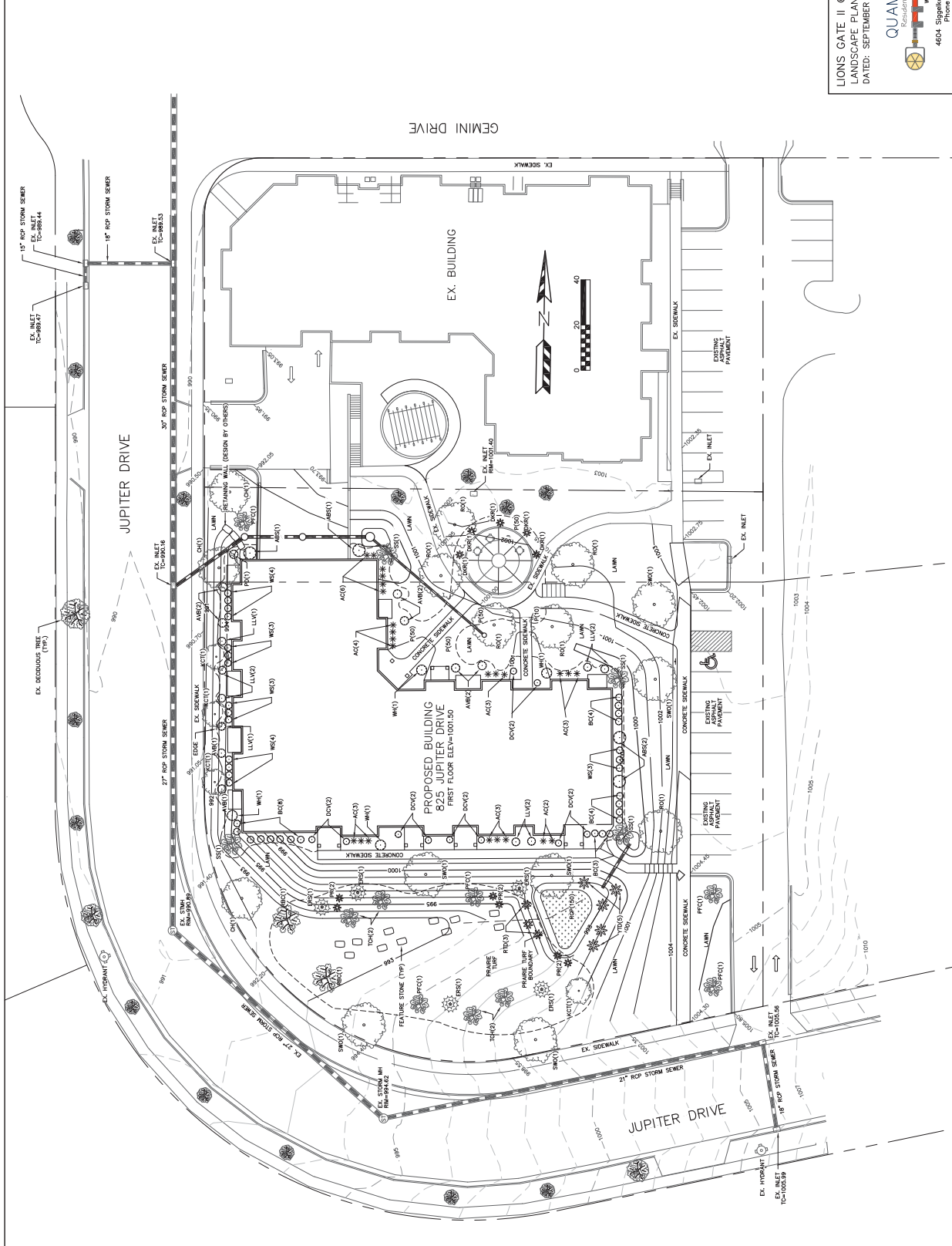
C1.4

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 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

PLANT LIST

NO	SIZE	COMMON NAME	ROOT QUANT.	POINTS
1	12"	EMERALD PINNACLES	100	1
2	12"	EMERALD PINNACLES	100	2
3	12"	EMERALD PINNACLES	100	3
4	12"	EMERALD PINNACLES	100	4
5	12"	EMERALD PINNACLES	100	5
6	12"	EMERALD PINNACLES	100	6
7	12"	EMERALD PINNACLES	100	7
8	12"	EMERALD PINNACLES	100	8
9	12"	EMERALD PINNACLES	100	9
10	12"	EMERALD PINNACLES	100	10
11	12"	EMERALD PINNACLES	100	11
12	12"	EMERALD PINNACLES	100	12
13	12"	EMERALD PINNACLES	100	13
14	12"	EMERALD PINNACLES	100	14
15	12"	EMERALD PINNACLES	100	15
16	12"	EMERALD PINNACLES	100	16
17	12"	EMERALD PINNACLES	100	17
18	12"	EMERALD PINNACLES	100	18
19	12"	EMERALD PINNACLES	100	19
20	12"	EMERALD PINNACLES	100	20
21	12"	EMERALD PINNACLES	100	21
22	12"	EMERALD PINNACLES	100	22
23	12"	EMERALD PINNACLES	100	23
24	12"	EMERALD PINNACLES	100	24
25	12"	EMERALD PINNACLES	100	25
26	12"	EMERALD PINNACLES	100	26
27	12"	EMERALD PINNACLES	100	27
28	12"	EMERALD PINNACLES	100	28
29	12"	EMERALD PINNACLES	100	29
30	12"	EMERALD PINNACLES	100	30
31	12"	EMERALD PINNACLES	100	31
32	12"	EMERALD PINNACLES	100	32
33	12"	EMERALD PINNACLES	100	33
34	12"	EMERALD PINNACLES	100	34
35	12"	EMERALD PINNACLES	100	35
36	12"	EMERALD PINNACLES	100	36
37	12"	EMERALD PINNACLES	100	37
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44	12"	EMERALD PINNACLES	100	44
45	12"	EMERALD PINNACLES	100	45
46	12"	EMERALD PINNACLES	100	46
47	12"	EMERALD PINNACLES	100	47
48	12"	EMERALD PINNACLES	100	48
49	12"	EMERALD PINNACLES	100	49
50	12"	EMERALD PINNACLES	100	50
51	12"	EMERALD PINNACLES	100	51
52	12"	EMERALD PINNACLES	100	52
53	12"	EMERALD PINNACLES	100	53
54	12"	EMERALD PINNACLES	100	54
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57	12"	EMERALD PINNACLES	100	57
58	12"	EMERALD PINNACLES	100	58
59	12"	EMERALD PINNACLES	100	59
60	12"	EMERALD PINNACLES	100	60
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62	12"	EMERALD PINNACLES	100	62
63	12"	EMERALD PINNACLES	100	63
64	12"	EMERALD PINNACLES	100	64
65	12"	EMERALD PINNACLES	100	65
66	12"	EMERALD PINNACLES	100	66
67	12"	EMERALD PINNACLES	100	67
68	12"	EMERALD PINNACLES	100	68
69	12"	EMERALD PINNACLES	100	69
70	12"	EMERALD PINNACLES	100	70
71	12"	EMERALD PINNACLES	100	71
72	12"	EMERALD PINNACLES	100	72
73	12"	EMERALD PINNACLES	100	73
74	12"	EMERALD PINNACLES	100	74
75	12"	EMERALD PINNACLES	100	75
76	12"	EMERALD PINNACLES	100	76
77	12"	EMERALD PINNACLES	100	77
78	12"	EMERALD PINNACLES	100	78
79	12"	EMERALD PINNACLES	100	79
80	12"	EMERALD PINNACLES	100	80
81	12"	EMERALD PINNACLES	100	81
82	12"	EMERALD PINNACLES	100	82
83	12"	EMERALD PINNACLES	100	83
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87	12"	EMERALD PINNACLES	100	87
88	12"	EMERALD PINNACLES	100	88
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91	12"	EMERALD PINNACLES	100	91
92	12"	EMERALD PINNACLES	100	92
93	12"	EMERALD PINNACLES	100	93
94	12"	EMERALD PINNACLES	100	94
95	12"	EMERALD PINNACLES	100	95
96	12"	EMERALD PINNACLES	100	96
97	12"	EMERALD PINNACLES	100	97
98	12"	EMERALD PINNACLES	100	98
99	12"	EMERALD PINNACLES	100	99
100	12"	EMERALD PINNACLES	100	100

- NOTES:**
- 1) Plant quantities are based on 10% of typical plant (standard) quantities.
 - 2) Plants shall be installed in accordance with the manufacturer's instructions.
 - 3) Plants shall be installed in accordance with the manufacturer's instructions.
 - 4) Plants shall be installed in accordance with the manufacturer's instructions.
 - 5) Plants shall be installed in accordance with the manufacturer's instructions.
 - 6) Plants shall be installed in accordance with the manufacturer's instructions.
 - 7) Plants shall be installed in accordance with the manufacturer's instructions.
 - 8) Plants shall be installed in accordance with the manufacturer's instructions.
 - 9) Plants shall be installed in accordance with the manufacturer's instructions.
 - 10) Plants shall be installed in accordance with the manufacturer's instructions.
 - 11) Plants shall be installed in accordance with the manufacturer's instructions.
 - 12) Plants shall be installed in accordance with the manufacturer's instructions.
 - 13) Plants shall be installed in accordance with the manufacturer's instructions.
 - 14) Plants shall be installed in accordance with the manufacturer's instructions.
 - 15) Plants shall be installed in accordance with the manufacturer's instructions.
- LANDSCAPE MATERIALS:**
- LANDSCAPE PLANTS: 10% of typical plant (standard) quantities.
- LANDSCAPE MATERIALS: 10% of typical plant (standard) quantities.



LIONS GATE II @ GRANDVIEW COMMONS
LANDSCAPE PLAN
 DATED: SEPTEMBER 30, 2014
L1.1

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750, Fax (608) 838-7752



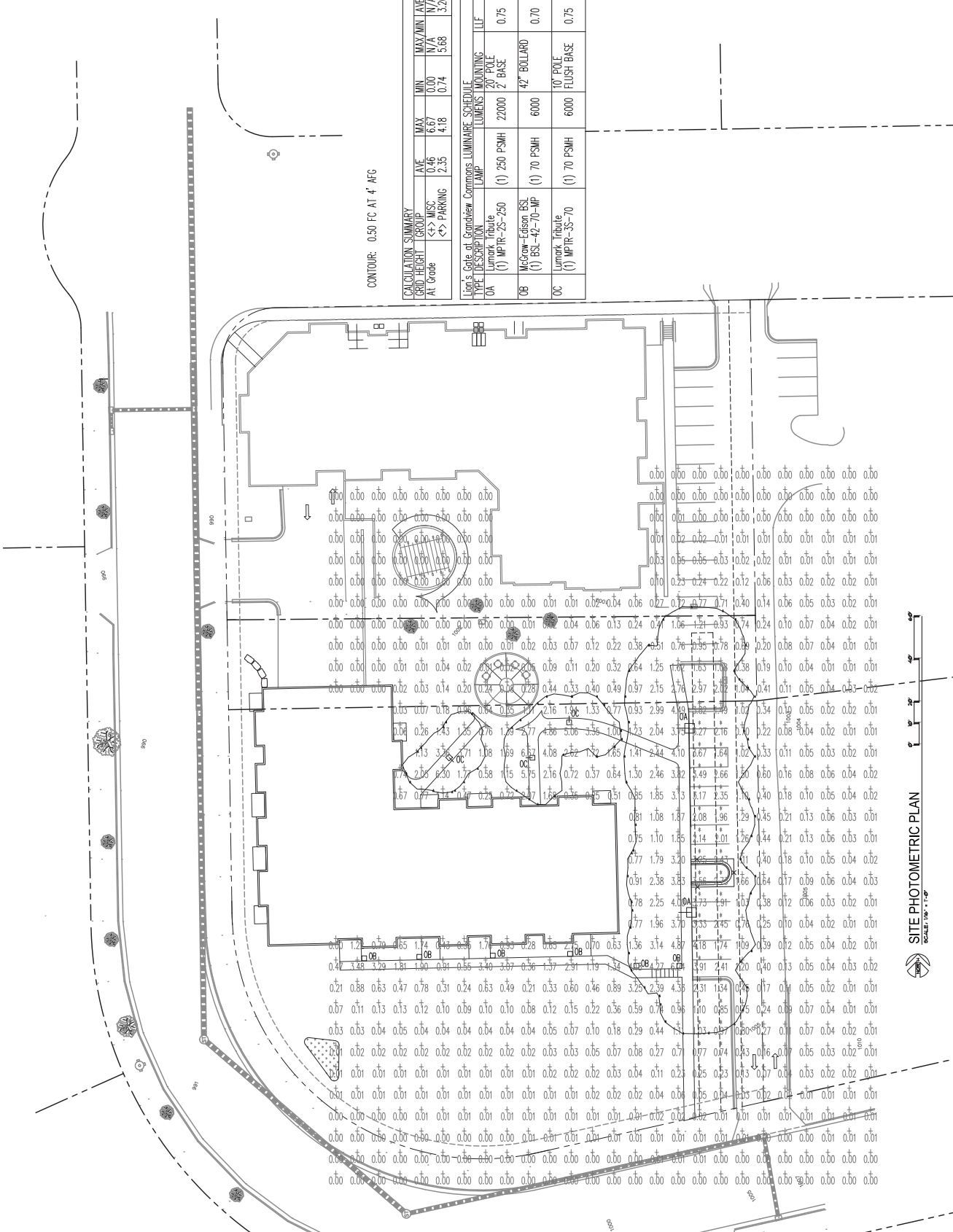
GARY BRINK & ASSOCIATES
 7700 BROAD AVE. SUITE 204
 MADISON, WI 53718
 608.252.5050 FAX

PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 CLIENT: AVENUE E. PROPERTIES, LLC
 ADDRESS: 822 JUNIPER DRIVE, MADISON WISCONSIN 53718
 PROJECT: 201420
 DRAWN BY: AS NOTED
 DATE: 11/11/14
 SCALE: 1/8" = 1'-0"
 PLANNOVA PROJECTS
 1000 W. WISCONSIN AVENUE
 MADISON, WISCONSIN 53703

PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 CLIENT: AVENUE E. PROPERTIES, LLC
 ADDRESS: 822 JUNIPER DRIVE, MADISON WISCONSIN 53718
 PROJECT: 201420
 DRAWN BY: AS NOTED
 DATE: 11/11/14
 SCALE: 1/8" = 1'-0"
 PLANNOVA PROJECTS
 1000 W. WISCONSIN AVENUE
 MADISON, WISCONSIN 53703

SITE
 PHOTOMETRIC
 PLAN

A1.02



CONTOUR: 0.50 FC AT 4' AFG

CALCULATION SUMMARY			
GRID HEIGHT	AVG	MIN	MAX
4' AFG	2.35	0.16	6.67
<-> WALK	2.35	0.16	6.67
<-> PARKING	2.35	0.16	6.67
		W/6	W/6
		5.68	3.20

Lions Gate at Grandview Commons LUMINAIRE SCHEDULE			
TYPE	DESCRIPTION	LAMP	LUMENS
OA	Lumark In-Road	(1) 250 PSMH	22000
	(1) MPR-25-250	2" POLE	2" BASE
OB	McGraw-Edison BS	(1) 70 PSMH	6000
	(1) BS-42-70-MP	42" BOLLARD	
OC	Lumark Tribute	(1) 70 PSMH	6000
	(1) MPR-35-70	10" POLE	FLUSH BASE

SITE PHOTOMETRIC PLAN
 SCALE: 1/8" = 1'-0"



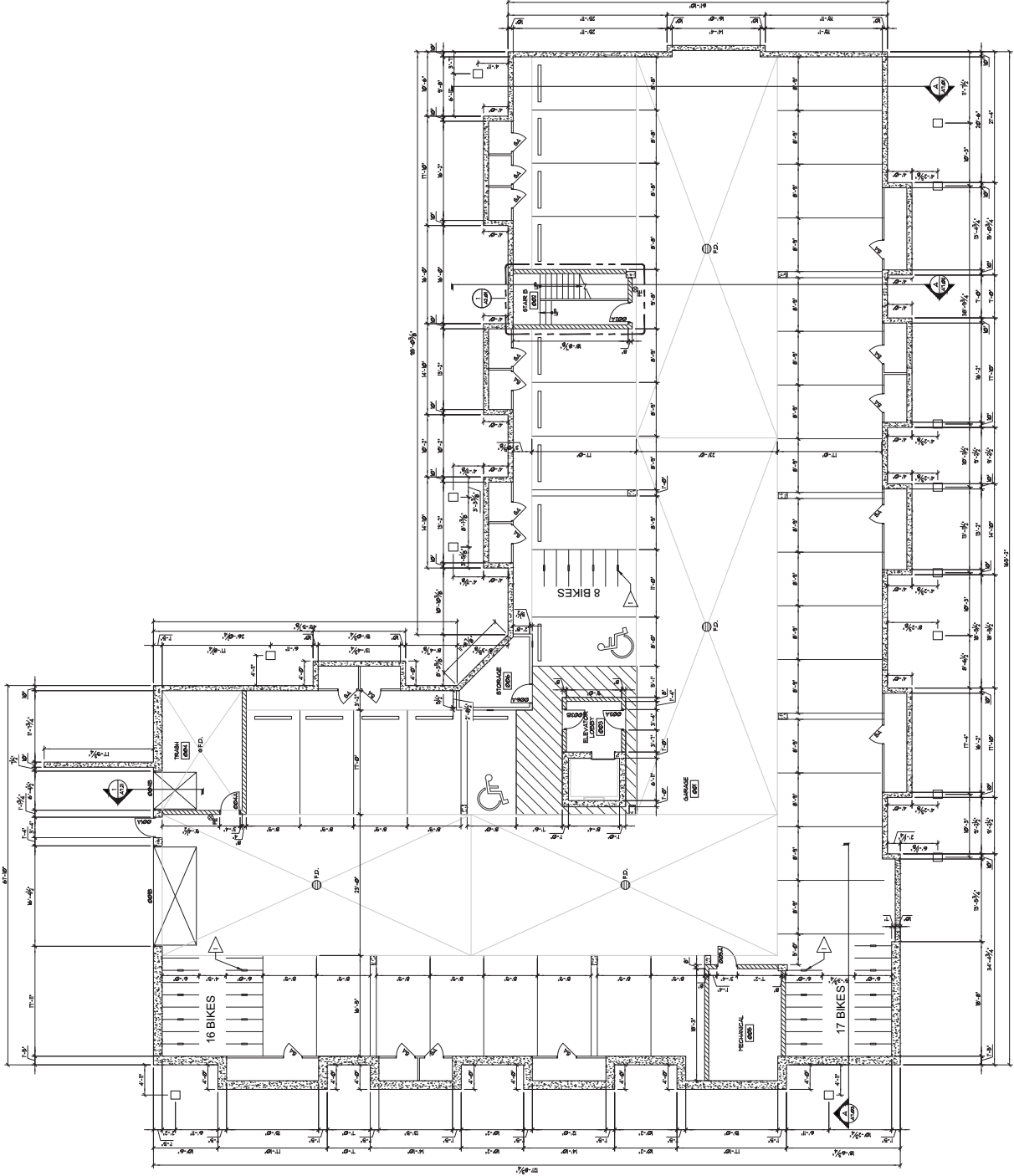
GARY BRINK & ASSOCIATES
 700 HILTON AVENUE, SUITE 204
 MADISON, WI 53702
 608.257.5561 FAX

CLIENT:
 AVENUE E. PROPERTIES, LLC
 MADISON WISCONSIN 53718

PROJECT:
 LIONS GATE II AT GRAND VIEW COMMONS
 822 JUPITER DRIVE
 MADISON WISCONSIN 53718

DESIGNER:
 GARY BRINK & ASSOCIATES
 700 HILTON AVENUE, SUITE 204
 MADISON, WI 53702
 608.257.5561 FAX

PROJECT NO.: 2011420
 DRAWN BY: RJC
 DATE: 10/1/17
 SCALE: 1/8" = 1'-0"
 PLANNED BY: GARY BRINK & ASSOCIATES
 APPROVED BY: GARY BRINK & ASSOCIATES
 LUNAR DESIGN



1 ENLARGED PLAN - STAIR B
 SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF WOOD UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN DO NOT INCLUDE FINISHES. DIMENSIONS TO FACE OF MASONRY SHALL BE SHOWN AS SUCH. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF EXTERIOR FINISHES.
- EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR FINISHES (OR MASONRY).
- SEE 1/4" PLAN FOR DIMENSIONS OF SPECIFIC AREA.
- SEE SHEET 102 FOR WALL TYPE CONSTRUCTION.
- WHEN RATED WALL ASSEMBLIES SHALL BE COVERED OVER BY ADDITIONAL WOOD WALL ASSEMBLY, IT IS NECESSARY THESE WALL ASSEMBLIES SHALL CONTINUE THROUGH TO BUILDING OR TO EXTERIOR.

- 1. UNRATED OCCUPANT SEPARATION
- 2. FIRE PARTITION OR WALLS
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PARKING LEVEL KEY NOTES

- 1. THIS SPACE IS RESERVED FOR THE USE OF THE FOLLOWING VEHICLES:
- 2. THIS SPACE IS RESERVED FOR THE USE OF THE FOLLOWING VEHICLES:
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- 100. THIS SPACE IS RESERVED FOR THE USE OF THE FOLLOWING VEHICLES:

PARKING LEVEL PLAN
 1/8" = 1'-0"



GARY BRINK & ASSOCIATES
 1700 LAMAR AVE. SUITE 204
 MADISON, WI 53702
 608.252.5565 (FAX)

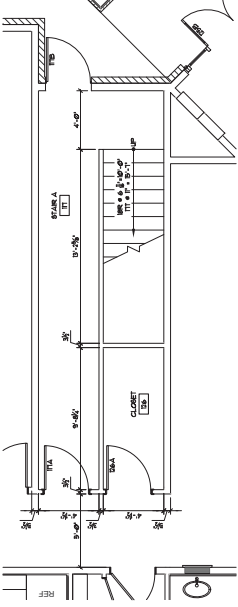
PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 822 JUPITER DRIVE
 MADISON WISCONSIN 53718
 CLIENT: AVENUE E. PROPERTIES, LLC
 702 FOX SBL
 COTTAGE GROVE, WISCONSIN 53527

PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 822 JUPITER DRIVE
 MADISON WISCONSIN 53718
 CLIENT: AVENUE E. PROPERTIES, LLC
 702 FOX SBL
 COTTAGE GROVE, WISCONSIN 53527

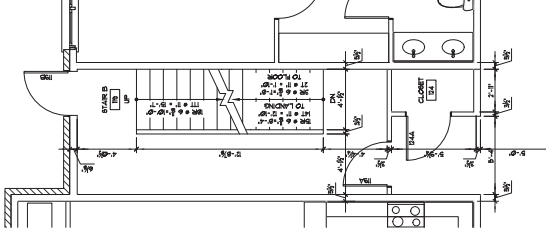
PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 822 JUPITER DRIVE
 MADISON WISCONSIN 53718
 CLIENT: AVENUE E. PROPERTIES, LLC
 702 FOX SBL
 COTTAGE GROVE, WISCONSIN 53527

FIRST FLOOR PLAN

A2.01



1 ENLARGED PLAN - STAIR A
 SCALE: 1/4" = 1'-0"

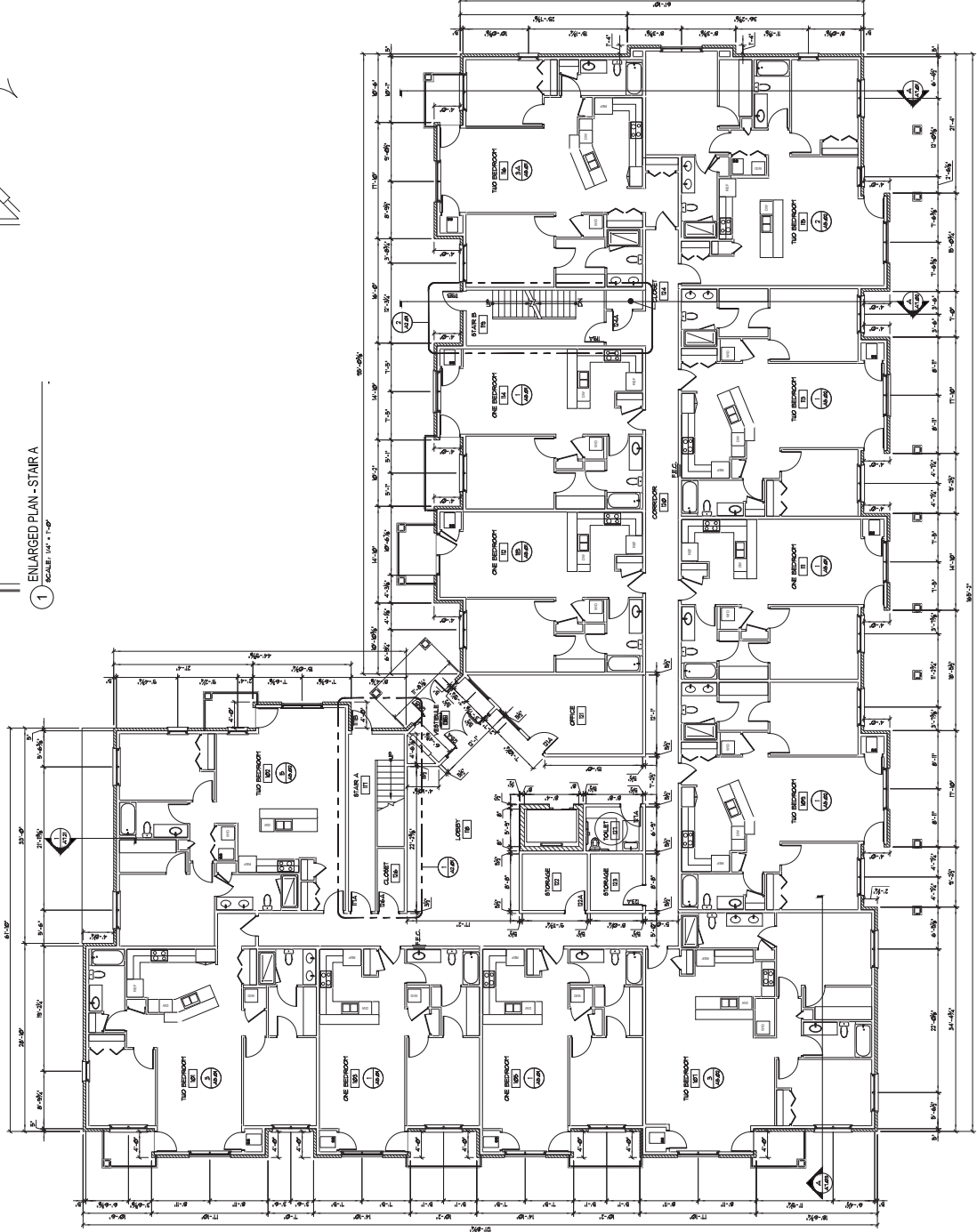


2 ENLARGED PLAN - STAIR B
 SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS MARKED WITH A DASH (-) ARE TO FACE UNLESS NOTED OTHERWISE TO FACE OF ADJACENT WALL.
2. EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR FINISHES (OR MAINTENANCE).
3. SEE 1/4" PLAN FOR DIMENSIONS OF SPECIFIC AREAS.
4. SEE SHEET A2.01 FOR WALL TYPE CONSTRUCTION.
5. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE COVERED OVER BY ADDITIONAL 5/8" WALL BOARDING TO PROVIDE A FINISH TO FACE OF WALL.
6. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE COVERED OVER BY ADDITIONAL 5/8" WALL BOARDING TO PROVIDE A FINISH TO FACE OF WALL.
7. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE COVERED OVER BY ADDITIONAL 5/8" WALL BOARDING TO PROVIDE A FINISH TO FACE OF WALL.
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10. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE COVERED OVER BY ADDITIONAL 5/8" WALL BOARDING TO PROVIDE A FINISH TO FACE OF WALL.

- FINE MESH OCCUPANCY REFINEMENT
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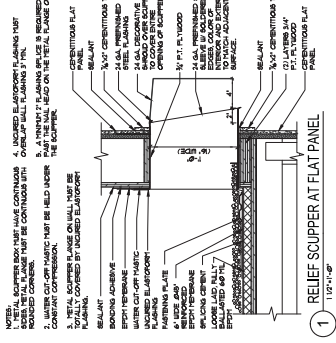


FIRST FLOOR PLAN
 1/8" = 1'-0"





GARY BRINK & ASSOCIATES
 700 MILWAUKEE AVE. SUITE 204
 MILWAUKEE, WI 53233
 414.224.3000 FAX
 414.224.3001 FAX



- NOTES:
1. ALL FLASHINGS MUST BE INSTALLED OVER THE ROOFING MEMBRANE AND MUST BE WELDED TO THE ROOFING MEMBRANE.
 2. A MINIMUM 2\"/>

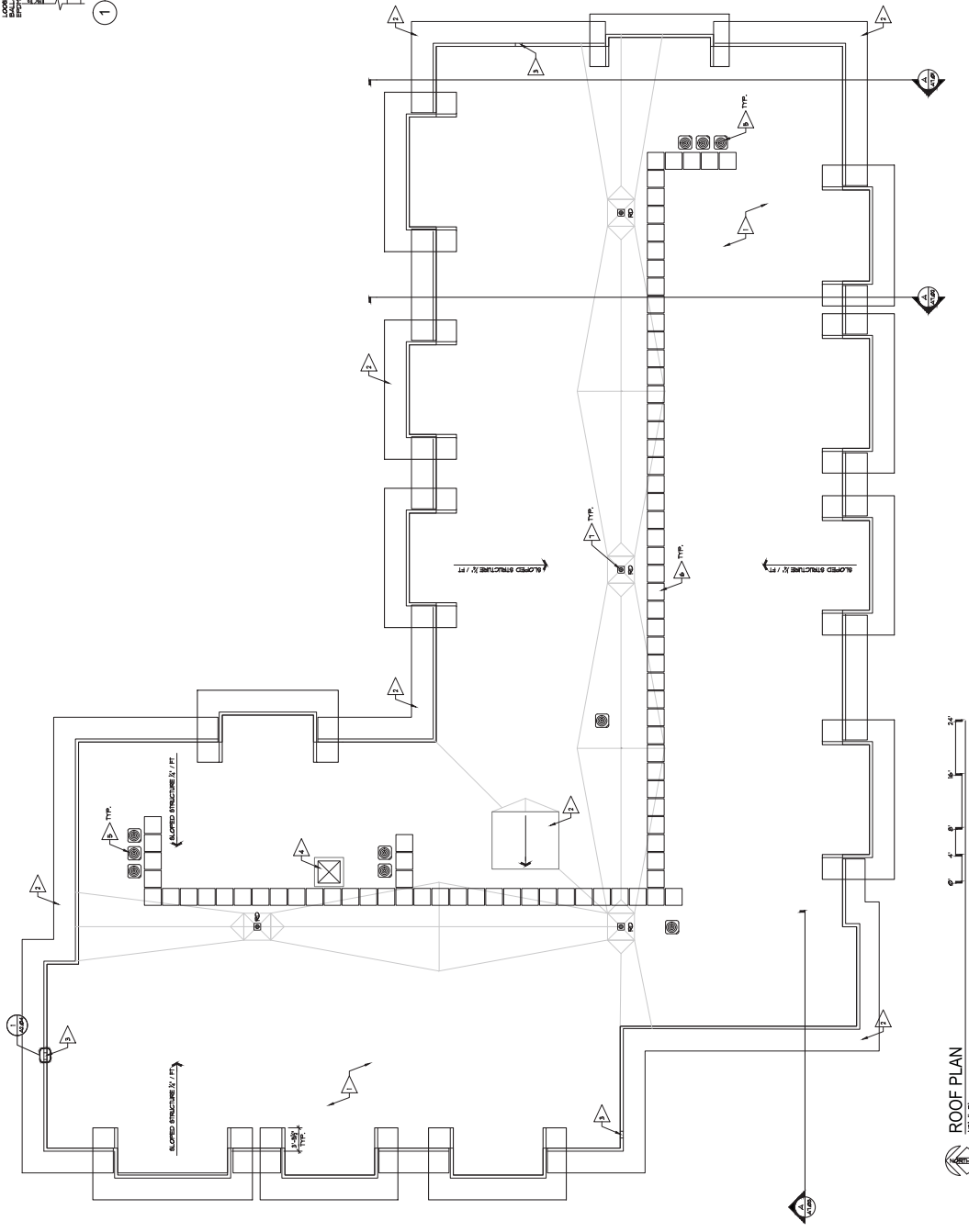
PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 CLIENT: AVENUE E. PROPERTIES, LLC
 822 JUNIPER DRIVE
 MADISON WISCONSIN 53718
 COTTAGE GROVE, WISCONSIN 53527
 7' BOX 254

PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 CLIENT: AVENUE E. PROPERTIES, LLC
 822 JUNIPER DRIVE
 MADISON WISCONSIN 53718
 COTTAGE GROVE, WISCONSIN 53527
 7' BOX 254

ROOF PLAN KEY NOTES

- 1. ALL FLASHINGS MUST BE INSTALLED OVER THE ROOFING MEMBRANE AND MUST BE WELDED TO THE ROOFING MEMBRANE.
- 2. A MINIMUM 2\"/>

ROOF PLAN
 A2.04



ROOF PLAN
 1/8\"/>



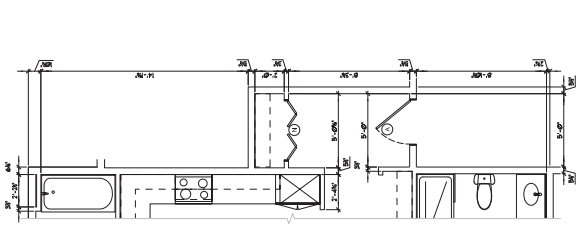
GARY BRINK & ASSOCIATES
 ARCHITECTS
 1790 ELMWOOD AVE. SUITE 204
 MILWAUKEE, WI 53122
 414.224.5500 (FAX)

PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 822 JUPITER DRIVE
 MADISON WISCONSIN 53718
 CLIENT: ANNE E. PROPERTIES, LLC
 P.O. BOX 258
 COTTAGE GROVE, WISCONSIN 53527

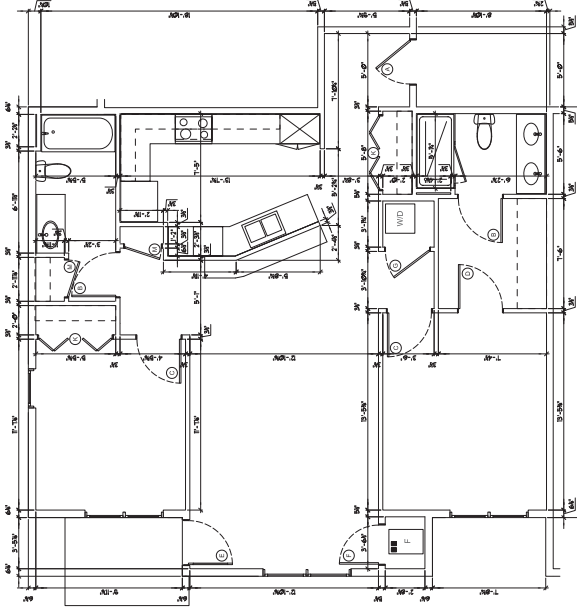
DATE: 2014/20
 DRAWN BY: [Signature]
 SCALE: 1/4" = 1'-0"
 PROJECT NO.: 14-001
 SHEET NO.: A5.01

UNIT PLANS

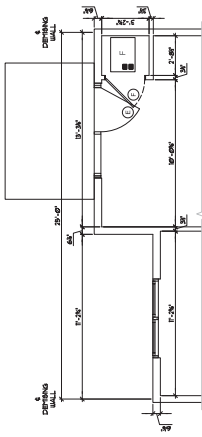
A5.01



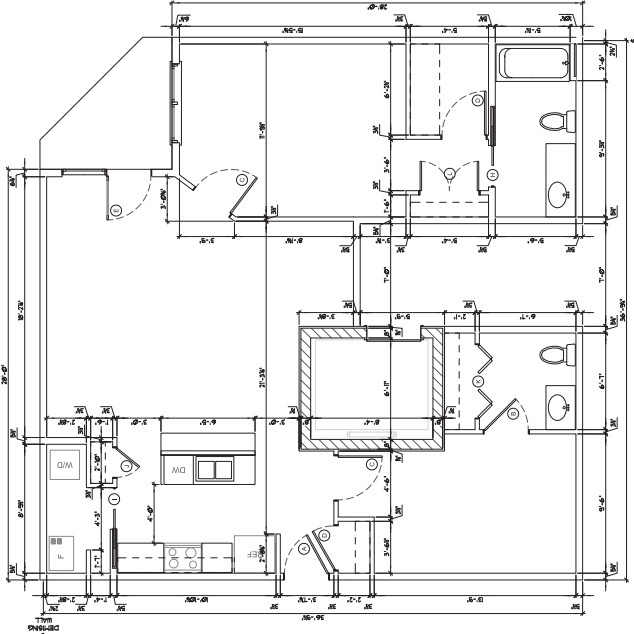
3A TWO BEDROOM
 14'4" x 11'-0"
 800 S.F.
 UNIT NO. 304, 306



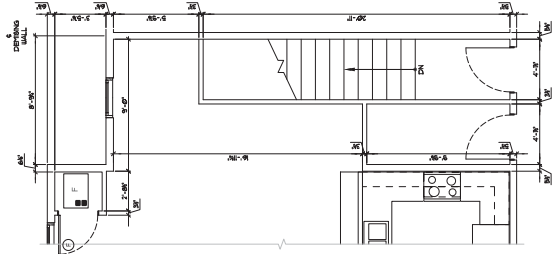
3 TWO BEDROOM
 14'4" x 11'-0"
 800 S.F.
 UNIT NO. 304, 306



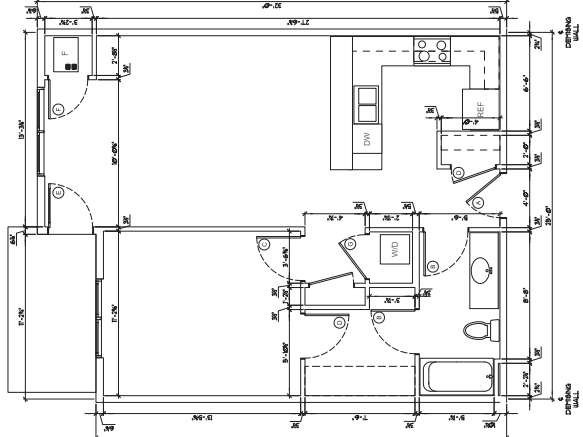
1B ONE BEDROOM
 14'4" x 11'-0"
 700 S.F.
 UNIT NO. 304, 306, 311



2 ONE BEDROOM
 14'4" x 11'-0"
 600 S.F.
 UNIT NO. 304



1A ONE BEDROOM
 14'4" x 11'-0"
 600 S.F.
 UNIT NO. 304



1 ONE BEDROOM
 14'4" x 11'-0"
 700 S.F.
 UNIT NO. 304, 306, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321

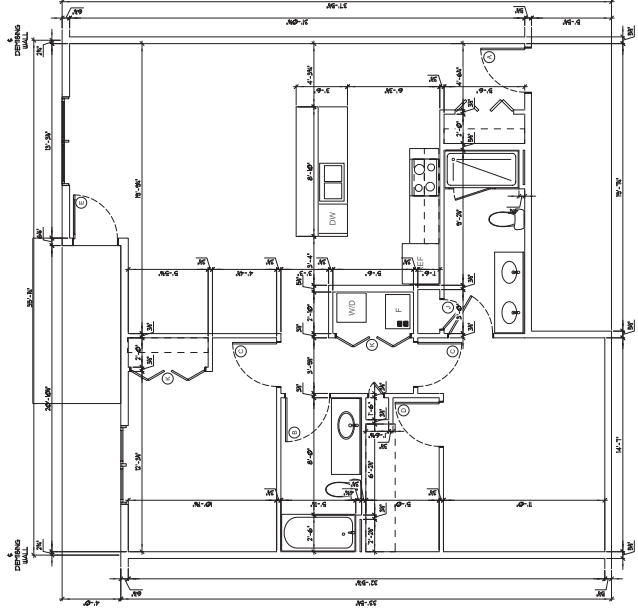


GARY BRINK & ASSOCIATES
 1790 HILSDALE AVE. SUITE 204
 MADISON, WI 53702
 608.255.5555 (FAX)

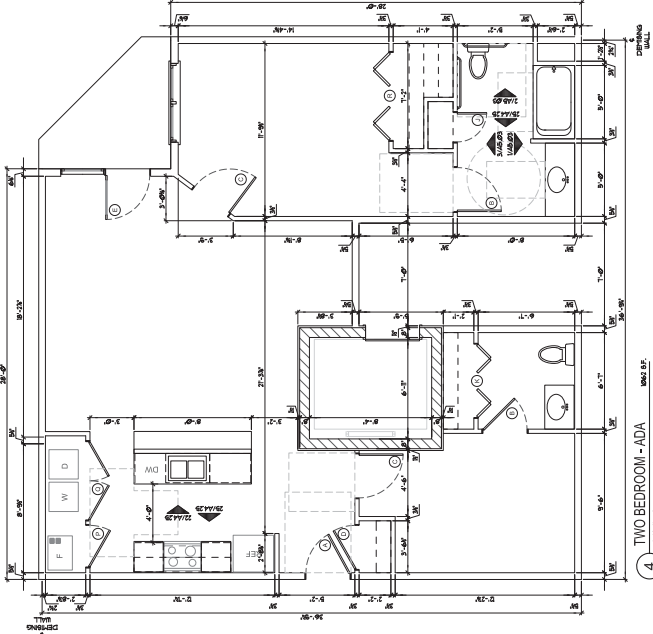
PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 822 JUNIPER DRIVE
 MADISON WISCONSIN 53718
 CLIENT: ANNEVE E. PROPERTIES, LLC
 P.O. BOX 258
 COTTAGE GROVE, WISCONSIN 53527

DESIGNED BY: GARY BRINK & ASSOCIATES
 DRAWN BY: JAC
 PROJECT: 201420
 DATE: 1/4/14
 SCALE: 1/4" = 1'-0"
 SHEET: 010
 UNIT PLAN
 LAYOUT DESIGN

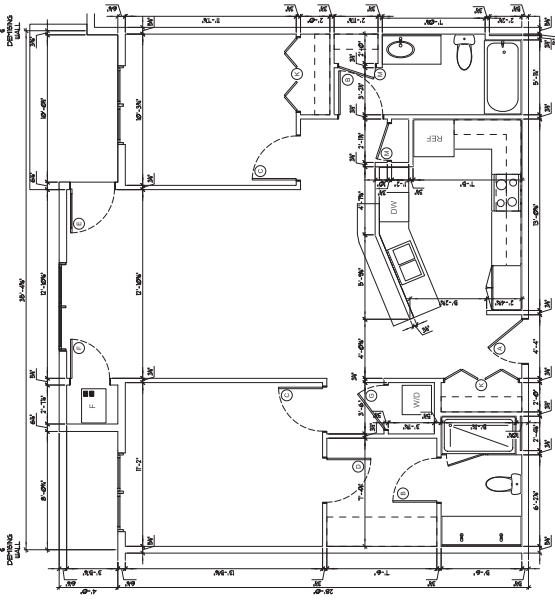
UNIT PLANS
 A5.02



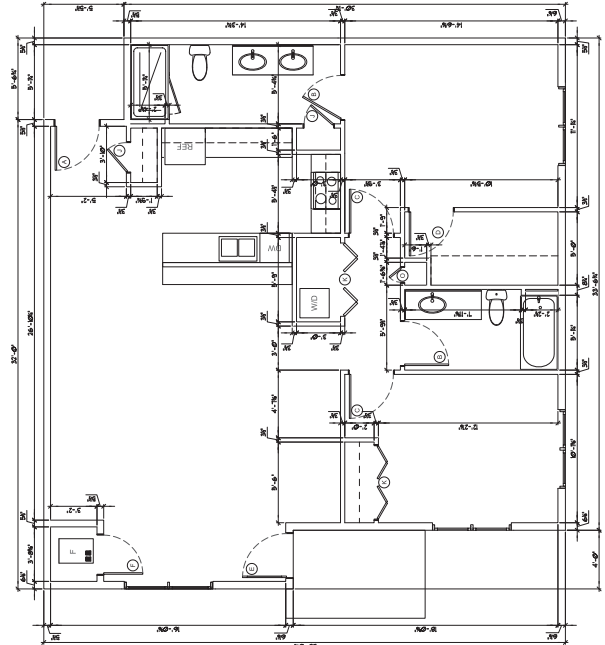
② TWO BEDROOM
 UNIT NO. 10, 200, 300, 305



④ TWO BEDROOM - ADA
 UNIT NO. 304



① TWO BEDROOM
 UNIT NO. 10, 200, 300, 305



③ TWO BEDROOM
 UNIT NO. 10, 200



GARY BRINK ASSOCIATES
 1700 HILBORN AVE. SUITE 204
 MADISON, WI 53702
 608.255.5599 FAX

PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 CLIENT: ANNE E. PROPERTIES, LLC
 822 JUPITER DRIVE
 MADISON WISCONSIN 53718
 COTTAGE GROVE, WISCONSIN 53527

DESIGNED BY: GARY BRINK ASSOCIATES
 DRAWN BY: [Redacted]
 PROJECT: 201420
 DATE: [Redacted]
 SCALE: 1/8" = 1'-0"
 ARCHITECTURAL
 MECHANICAL
 ELECTRICAL
 PLUMBING

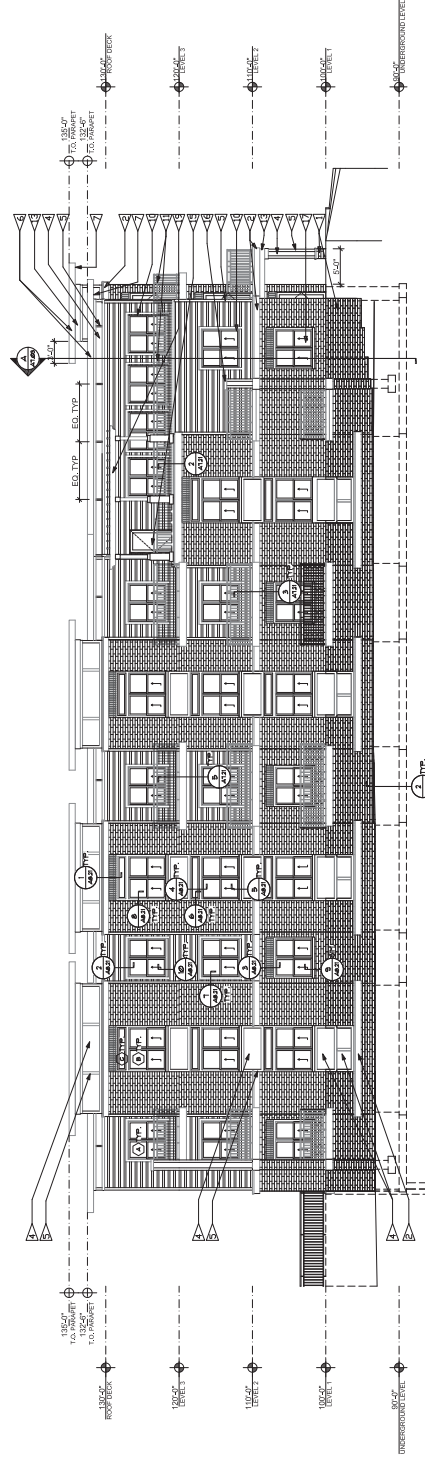
BUILDING
 ELEVATIONS
 A6.01

WINDOW SCHEDULE

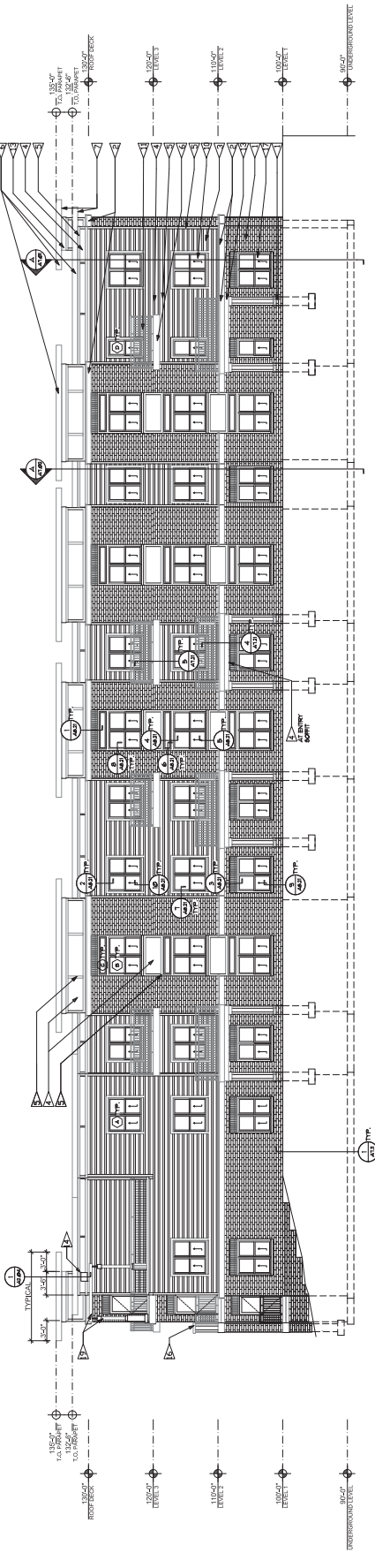
A	(1) 3600 (2) 4620 (3) 4824 UNIT (822)
B	(1) 3600 (2) 4620 (3) 4824 UNIT (822)
C	(1) 3600 (2) 4620 (3) 4824 UNIT (822)
D	(1) 3600 (2) 4620 (3) 4824 UNIT (822)

EXTERIOR ELEVATION KEY NOTES
 TYPICAL MATERIALS UNLESS OTHERWISE NOTED

- ▲ UTILITY SIZE BRICK WITH COLORED MORTAR
- ▲ CAST STONE BANDING
- ▲ L.P. SMARTSIDE FACTORY PAINTED CEDAR LAP SIDING WITH ALTERNATING 3" OVER 6" FACE EXPOSURE
- ▲ FACTORY PAINTED SMOOTH CEMENTBOARD PANEL SIDING
- ▲ L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.910 IN THICK 4.5 IN. WIDE
- ▲ L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.625 IN THICK 1.125 IN. WIDE FASCIA
- ▲ FACTORY PAINTED SMOOTH CEMENTBOARD PANEL UNVENTED SFFFIT
- ▲ CAST STONE SILL
- ▲ PAINTED YELLOW METAL DOOR AND FRAME WITH BRICK VINYL SINGLE HANG WINDOW WITH L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.910 IN THICK 4.5 IN. WIDE
- ▲ OVERHEAD DOOR WITH BRICK SOLDIER COURSE HEADER
- ▲ L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.625 IN THICK 7.21 IN. WIDE FASCIA
- ▲ RELIEF SCUPPER
- ▲ FULL LITE DOOR WITH BRICK SOLDIER COURSE HEADER
- ▲ CAST STONE COLUMN CAP
- ▲ VINYL SINGLE HANG WINDOW WITH BRICK SOLDIER COURSE HEADER
- ▲ HIGH-SPEED ROLL-UP DOOR WITH BRICK SOLDIER COURSE HEADER
- ▲ WOOD TRELLIS



1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



GARY BRINK & ASSOCIATES
 ARCHITECTS
 2700 ELMWOOD AVE. SUITE 204
 MADISON, WI 53702
 608.261.5000 (FAX)

PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
 CLIENT: ANVENUE E. PROPERTIES, LLC
 822 JUPITER DRIVE
 MADISON WISCONSIN 53718
 P.O. BOX 258
 COLLAGE GROVE, WISCONSIN 53527

DESIGNED BY: GARY BRINK & ASSOCIATES
 DRAWN BY: [Signature]
 PROJECT: 201420
 DATE: [Date]
 SCALE: 1/8" = 1'-0"
 ARCHITECTURAL CONSTRUCTION
 WINDOW SCHEDULE
 UNIFORM DESIGN

BUILDING
 ELEVATIONS
 A6.02

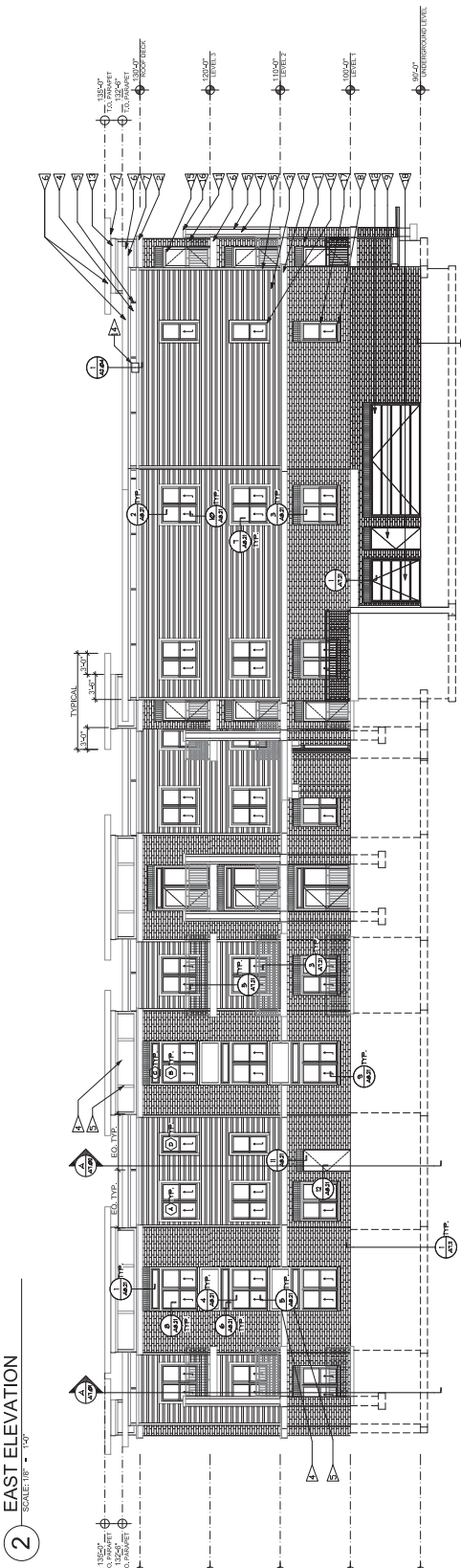
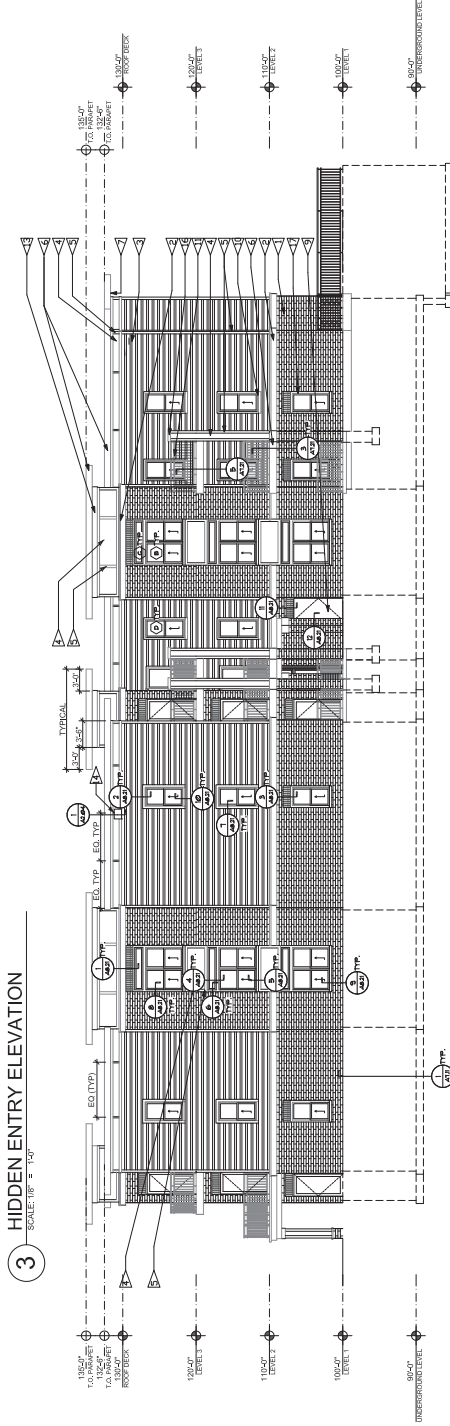
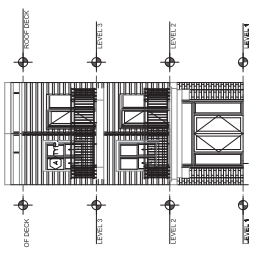
WINDOW SCHEDULE

(1) 2000 (12"X60" UNIT SIZE)
 (2) 2000 (12"X60" UNIT SIZE)
 (3) 18" HIGH x 18" DEPTH x 6" PULLED WINDOW
 (4) 2000 (12"X60" UNIT SIZE)

EXTERIOR ELEVATION KEY NOTES

TYPICAL MATERIALS UNLESS OTHERWISE NOTED

- 1- UTILITY SIZE BRICK WITH COLORED MORTAR
- 2- EAST STONE BANDING
- 3- L.P. SMARTSIDE FACTORY PAINTED CEDAR LAP SIDING WITH ALTERNATING 3" COVER & FACE EXPOSURE
- 4- FACTORY PAINTED SMOOTH CENTREBOARD PANEL SIDING
- 5- L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.910 IN THICK 4.5 IN. WIDE
- 6- L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.665 IN THICK 7.21 IN. WIDE FASCIA
- 7- FACTORY PAINTED SMOOTH CENTREBOARD PANEL UNVENTED SIPFIT
- 8- CAST STONE SILL
- 9- PAINTED HOLLOW METAL DOOR AND FRAME WITH BRICK
- 10- VINYL SINGLE HANG WINDOW WITH L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.910 IN THICK 4.5 IN. WIDE
- 11- DUGBOARD DOOR WITH BRICK SOLDIER COURSE HEADER
- 12- L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.665 IN THICK 7.21 IN. WIDE FASCIA
- 13- RELIEF SCUPPER
- 14- FULL LITE DOOR WITH BRICK SOLDIER COURSE HEADER
- 15- CAST STONE COLUMN CAP
- 16- VINYL SINGLE HANG WINDOW WITH BRICK SOLDIER COURSE HEADER
- 17- HIGH-SPEED ROLL-UP DOOR WITH BRICK SOLDIER COURSE HEADER
- 18- WOOD TRELLIS





GARY FRANK & ASSOCIATES
 ARCHITECTS
 790 HILLCREST AVE. STE. 204
 MADISON, WI 53702
 608.255.3556 (FAX)

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PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
 825 S. JEFFERSON ST.
 MADISON, WISCONSIN 53718
 CLIENT: AVENUE E. PROPERTIES, LLC
 P.O. BOX 264, COTTAGE GROVE, WISCONSIN, 53527, USA

DATE: 9/20/14
 SCALE: AS NOTED
 DRAWN BY: STENO 2818.LLC
 PROJECT: 201420
 2014 CITY OF MADISON
 2014 CITY OF MADISON
 2014 CITY OF MADISON

COLOR
 ELEVATIONS

A10.02



WEST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



GARY FRANK & ASSOCIATES
 770 HILWOOD AVE. STE. 204
 MADISON, WI 53712
 608.252.3556 (FAX)

NOTES
 1. ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
 2. APPROVED SCALES

PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
 835 S. JEFFERSON ST.
 MADISON, WISCONSIN 53718
 CLIENT: AVENUE E. PROPERTIES, LLC
 P.O. BOX 264, COTTAGE GROVE, WISCONSIN, 53527, USA

DATE: 9/20/14
 SCALE: AS NOTED
 DRAWN BY: ESTHER SHEN
 PROJECT: 201403
 ARCH: SCOTT S. BRITTLER

COLOR
 ELEVATIONS

A10.03



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



GARY BRINK & ASSOCIATES
 ARCHITECTS
 7700 HILWOOD AVE. STE. 204
 MADISON, WI 53712
 608.252.3556 (FAX)

NOTES:
 1. THIS ARCHITECTURAL RENDERING IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A CONTRACT DOCUMENT. ALL DIMENSIONS SHALL BE AS SHOWN ON THE PROJECT APPROVED PERMITS.

PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
 5100 LIONS GATE BLVD.
 5100 LIONS GATE BLVD.
 MADISON, WISCONSIN 53718
 CLIENT: AVENUE E. PROPERTIES, LLC
 DRAWN BY: ESTHER SHEN, LIC.
 DATE: 10/14
 SCALE: AS NOTED
 ARCHITECT: GARY BRINK & ASSOCIATES
 PROJECT: 201426



3 WEST ELEVATION
 SCALE: 1/168



4 NORTH ELEVATION
 SCALE: 1/182



1 EAST ELEVATION
 SCALE: 1/223



2 SOUTH ELEVATION
 SCALE: 1/146

COLOR
 PERSPECTIVES

A10.04



2 NORTH-EAST PERSPECTIVE
SCALE: 1/4" = 1'-0"



1 SOUTH WEST PERSPECTIVE
SCALE: 1/4" = 1'-0"

PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
 835 SOUTHERN CROSSING
 MADISON, WISCONSIN 53718
 CLIENT: AVENUE E. PROPERTIES, LLC
 P.O. BOX 264, COTTAGE GROVE, WISCONSIN, 53527, USA

DATE: 10/14
 DRAWN BY: ESTHER 2018 LLC
 PROJECT: 201420
 SCALE: AS NOTED
 ARCHITECT: SUTCLIFF SEIBERTELL

COLOR
 PERSPECTIVES
 A10.05



GARY BRINK & ASSOCIATES
 ARCHITECTS
 770 BELMONT AVE. STE. 204
 MADISON, WI 53702
 608.252.2086 (TAX)



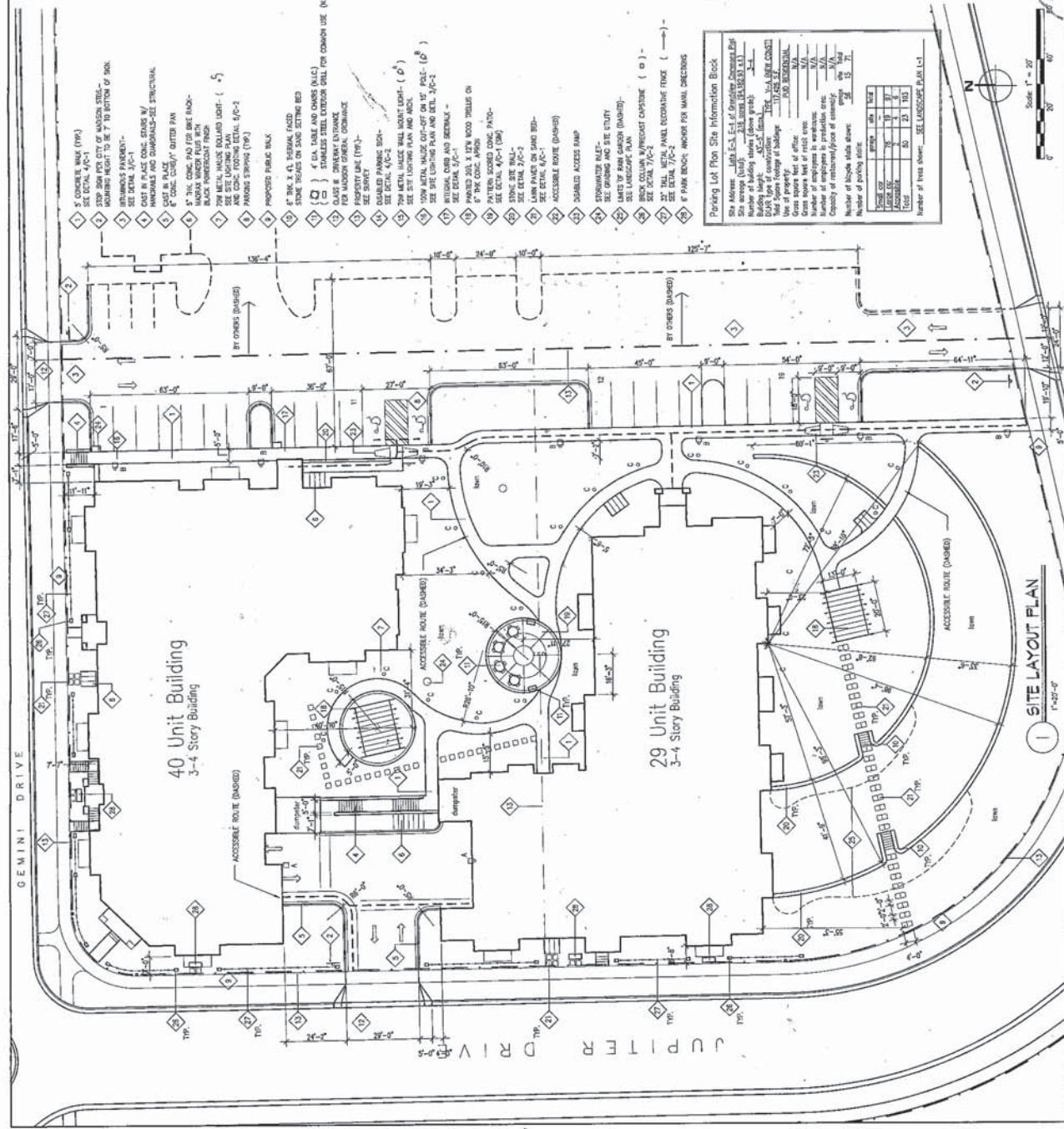
GARY BRINK & ASSOCIATES
1700 ELMWOOD AVENUE, SUITE 204
MILWAUKEE, WI 53162
608.525.5555 (FAX)

APPENDIX

PREVIOUSLY APPROVED DESIGN

PROJECT: LIONS GATE II AT GRAND VIEW COMMONS
822 JUNIPER DRIVE
MADISON WISCONSIN 53718
CLIENT: AVENUE E. PROPERTIES, LLC
P.O. BOX 284
COTTAGE GROVE, WISCONSIN 53527

DATE: 2014/20
DRAWN BY: [Name]
SCALE: [Scale]
PROJECT NO: [Number]
SHEET NO: [Number]



Parking Lot Plan Site Information Block

Site Address: 1401 E. 4th of Grandview Common Pk.
 Site Area: 1.14 Acres (48,833 Sq. Ft.)
 Number of parking spaces (above grade): 24
 Number of parking spaces (below grade): 0
 Total parking spaces: 24
 Gross square feet of office: 117,022 SF
 Gross square feet of retail: 0 SF
 Number of employees in production area: N/A
 Capacity of restaurant/food service: N/A
 Number of bicycles stored above: 0
 Number of parking stalls: 24

1 SITE LAYOUT PLAN
1"=25'-0"

DEVELOPMENT DATA

1. ALL NEW DRIVES TO BE CONSTRUCTED WITH MASONRY CURBS, FINISHED WITH POLISHED CONCRETE. EXISTING AREAS TO BE MAINTAINED WITH POLISHED CONCRETE.

2. ALL NEW DRIVES TO BE CONSTRUCTED WITH MASONRY CURBS, FINISHED WITH POLISHED CONCRETE. EXISTING AREAS TO BE MAINTAINED WITH POLISHED CONCRETE.

3. ALL NEW DRIVES TO BE CONSTRUCTED WITH MASONRY CURBS, FINISHED WITH POLISHED CONCRETE. EXISTING AREAS TO BE MAINTAINED WITH POLISHED CONCRETE.

4. ALL NEW DRIVES TO BE CONSTRUCTED WITH MASONRY CURBS, FINISHED WITH POLISHED CONCRETE. EXISTING AREAS TO BE MAINTAINED WITH POLISHED CONCRETE.

5. SEE SITE GRADING AND UTILITY PLANS FOR EXISTING UTILITIES.

2 BITUMINOUS PAVEMENT

1"=12'-0"

3 CONCRETE WALK

1"=12'-0"

4 INTEGRAL CURB AND SIDEWALK

1"=12'-0"

5 LAWN PAVEMENT ON SAND BED

1"=12'-0"

601 JUPITER DRIVE LLC
 601 JUPITER DRIVE
 SUN PRAIRIE, WI 53190
 608-634-2615

REDESIGN 36 UNIT TO 24 UNIT

601 JUPITER DRIVE LLC
 601 JUPITER DRIVE
 SUN PRAIRIE, WI 53190
 608-634-2615

601 JUPITER DRIVE LLC
 601 JUPITER DRIVE
 SUN PRAIRIE, WI 53190
 608-634-2615

601 JUPITER DRIVE LLC
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 608-634-2615

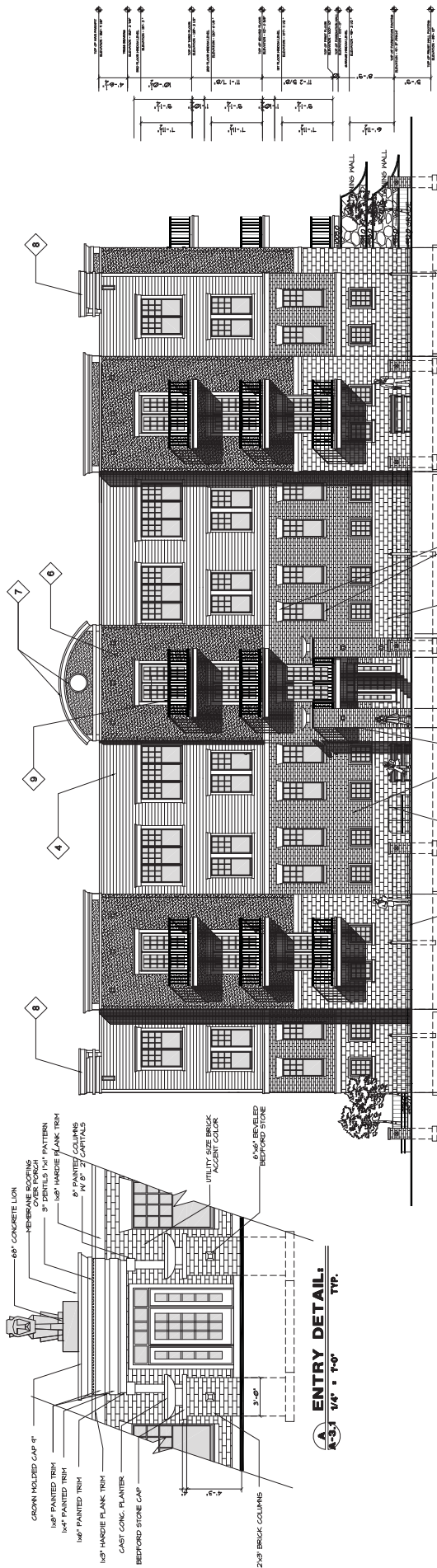
601 JUPITER DRIVE LLC
 601 JUPITER DRIVE
 SUN PRAIRIE, WI 53190
 608-634-2615

601 JUPITER DRIVE LLC
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 SUN PRAIRIE, WI 53190
 608-634-2615

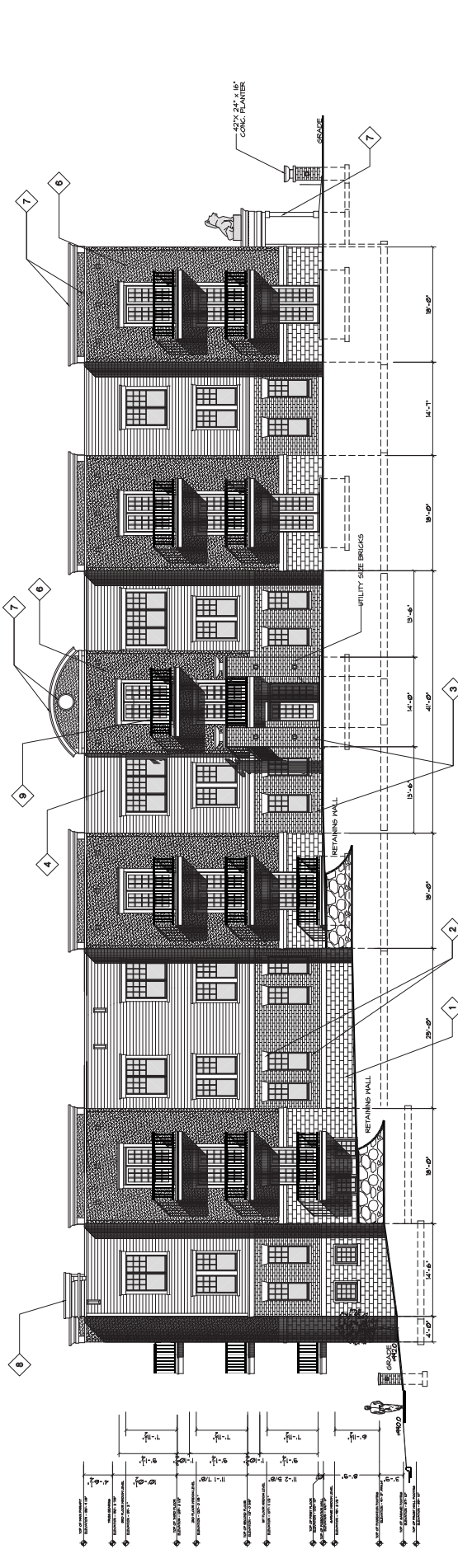
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 SUN PRAIRIE, WI 53190
 608-634-2615



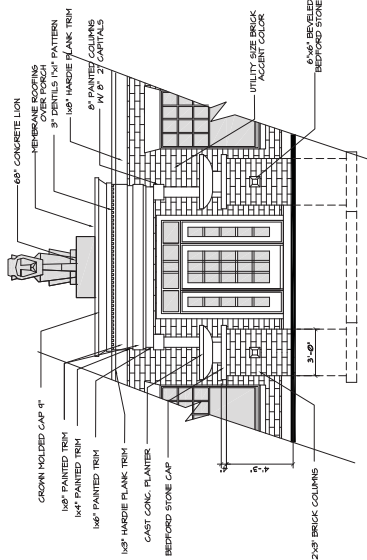
WEST ELEVATION
 1
 1/8" = 1'-0"
 JUPITER DRIVE FACADE-WEST

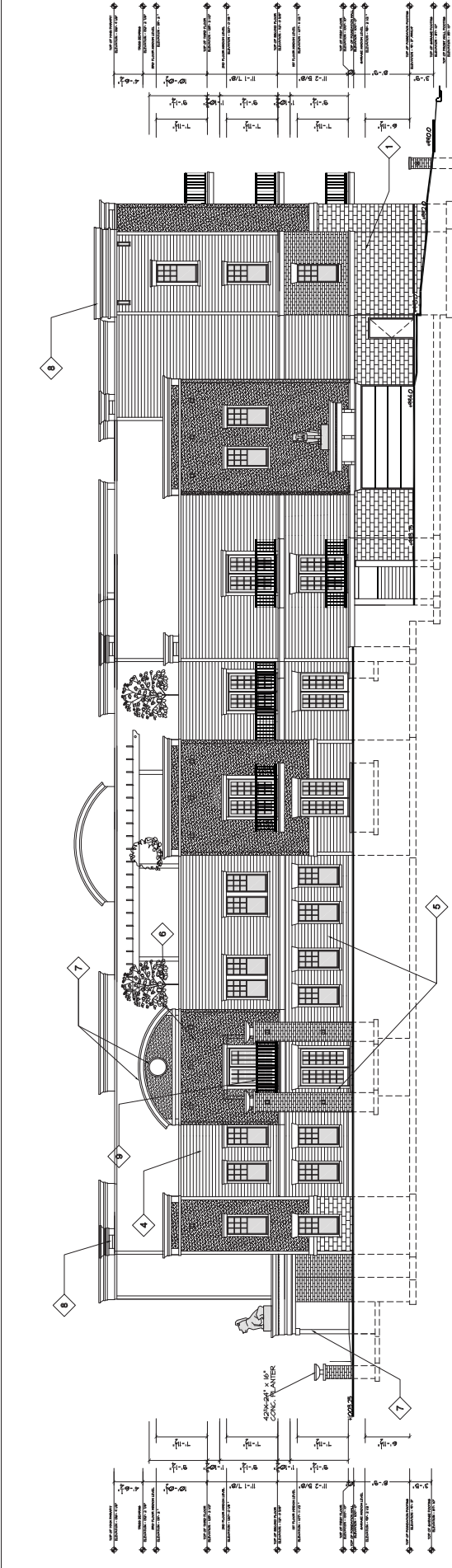


SOUTH ELEVATION
 2
 1/8" = 1'-0"
 JUPITER DRIVE FACADE-SOUTH

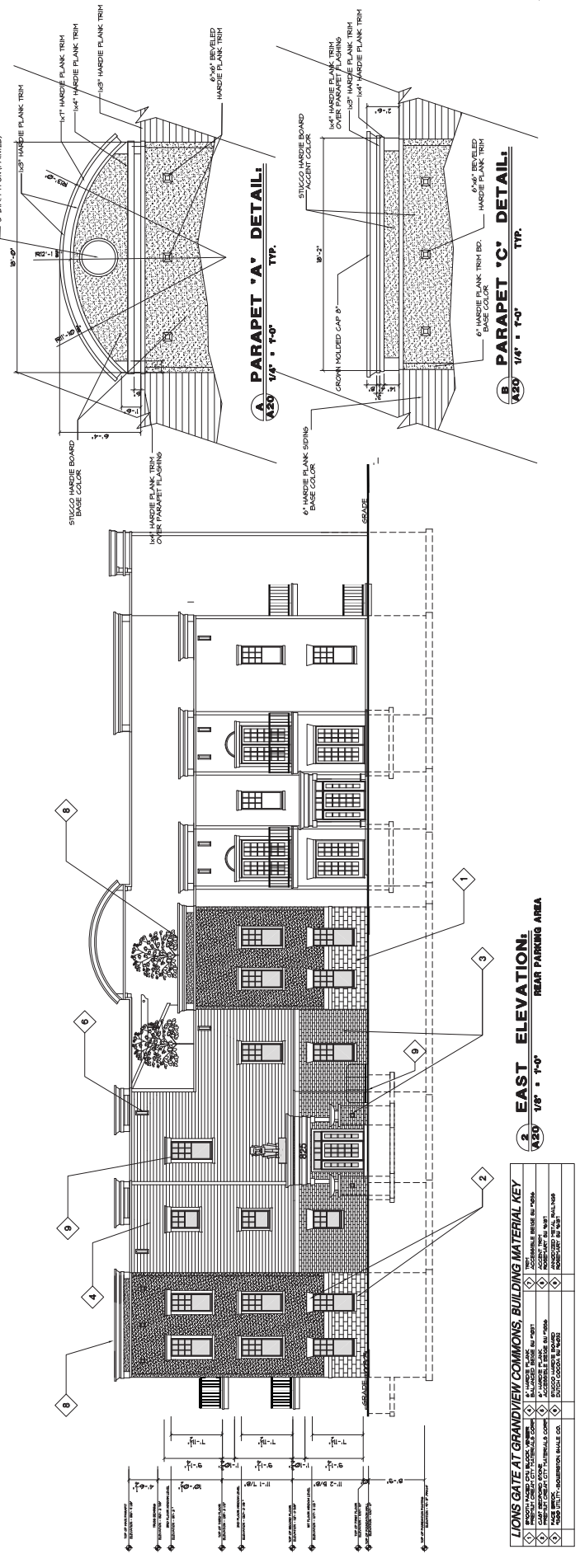
LIONS GATE AT GRANDVIEW COMMONS, BUILDING MATERIAL KEY

1	BRICK	1/2" x 8" x 16" COMMON BRICK
2	BRICK	1/2" x 8" x 16" COMMON BRICK
3	BRICK	1/2" x 8" x 16" COMMON BRICK
4	BRICK	1/2" x 8" x 16" COMMON BRICK
5	BRICK	1/2" x 8" x 16" COMMON BRICK
6	BRICK	1/2" x 8" x 16" COMMON BRICK
7	BRICK	1/2" x 8" x 16" COMMON BRICK
8	BRICK	1/2" x 8" x 16" COMMON BRICK
9	BRICK	1/2" x 8" x 16" COMMON BRICK





1 NORTH ELEVATION.
 1/8" = 1'-0"
 COURTYARD AREA



2 EAST ELEVATION.
 1/8" = 1'-0"
 REAR PARKING AREA

LIONS GATE AT GRANDVIEW COMMONS, BUILDING MATERIAL KEY

1	BRICK	2	STUCCO
3	CONCRETE	4	WOOD
5	GLASS	6	PAINT
7	ROOFING	8	LANDSCAPE
9	MECHANICAL	10	FINISH