

# GRANDVIEW COMMONS APARTMENTS

MADISON, WISCONSIN



## SPECIFIC INFORMATION PLAN

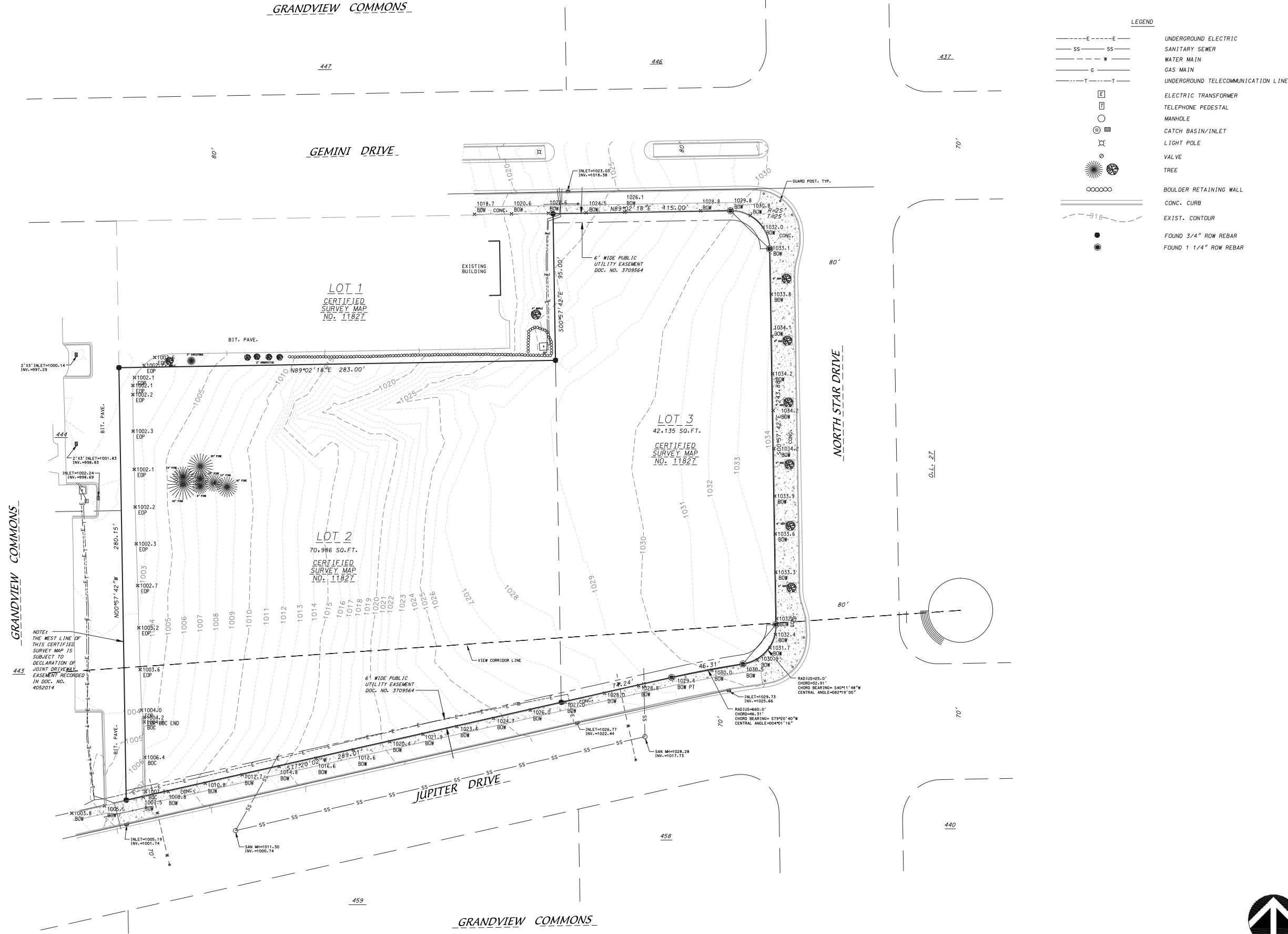
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JLA PROJECT NUMBER: 13-0111

NOVEMBER 6, 2013

GRANDVIEW COMMONS



LEGEND

---	UNDERGROUND ELECTRIC
SS	SANITARY SEWER
W	WATER MAIN
G	GAS MAIN
---	UNDERGROUND TELECOMMUNICATION LINE
□	ELECTRIC TRANSFORMER
○	TELEPHONE PEDESTAL
○	MANHOLE
⊗	CATCH BASIN/INLET
⊗	LIGHT POLE
○	VALVE
⊙	TREE
○○○○○	BOULDER RETAINING WALL
---	CONC. CURB
---	EXIST. CONTOUR
●	FOUND 3/4" ROW REBAR
●	FOUND 1 1/4" ROW REBAR

**JLA**  
JOSEPH LEE & ASSOCIATES  
2418 CROSSROADS DRIVE, SUITE 2300  
MADISON, WISCONSIN 53718  
608.261.0300

JLA PROJECT NUMBER: 13-0111

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

GRANDVIEW COMMONS APARTMENTS  
802 NORTH STAR DRIVE

**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

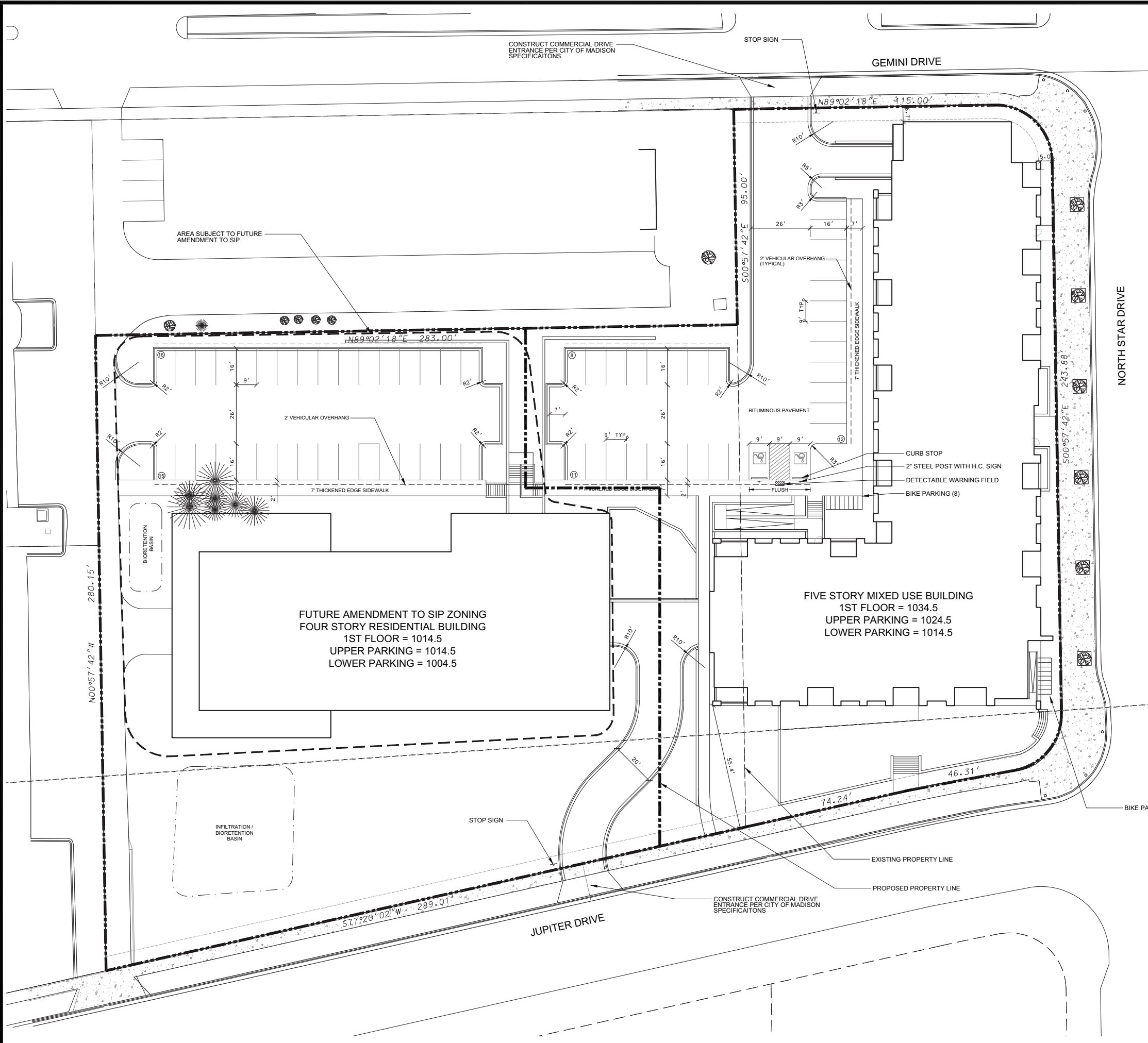
DATE OF ISSUANCE

Revision Schedule		
Mark	Description	Date

SHEET TITLE  
**EXISTING CONDITIONS MAP**

SHEET NUMBER  
**C001**





**LEGEND**

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL

**GENERAL NOTES**

1. ALL SITE WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. PARCELS SUBJECT TO JOINT DRIVEWAY, PEDESTRIAN ACCESS, AND CROSS PARKING AGREEMENT.

SITE PLAN INFORMATION BLOCK 802 NORTH STAR DRIVE	
PROJECT AREA	54,570 SF
PROPOSED BUILDING AREA	23,500 SF
PROPOSED TOTAL IMPERVIOUS	43,450 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	31
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS	104
NUMBER OF ACCESSIBLE STALLS	2
TOTAL NUMBER OF STALLS	135
NUMBER OF SURFACE BICYCLE STALLS	16
NUMBER OF UNDERGROUND BICYCLE STALLS	120
TOTAL NUMBER OF BICYCLE STALLS	136

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APARTMENTS  
802 NORTH STAR DRIVE**

**PROGRESS DOCUMENTS**

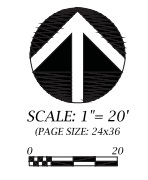
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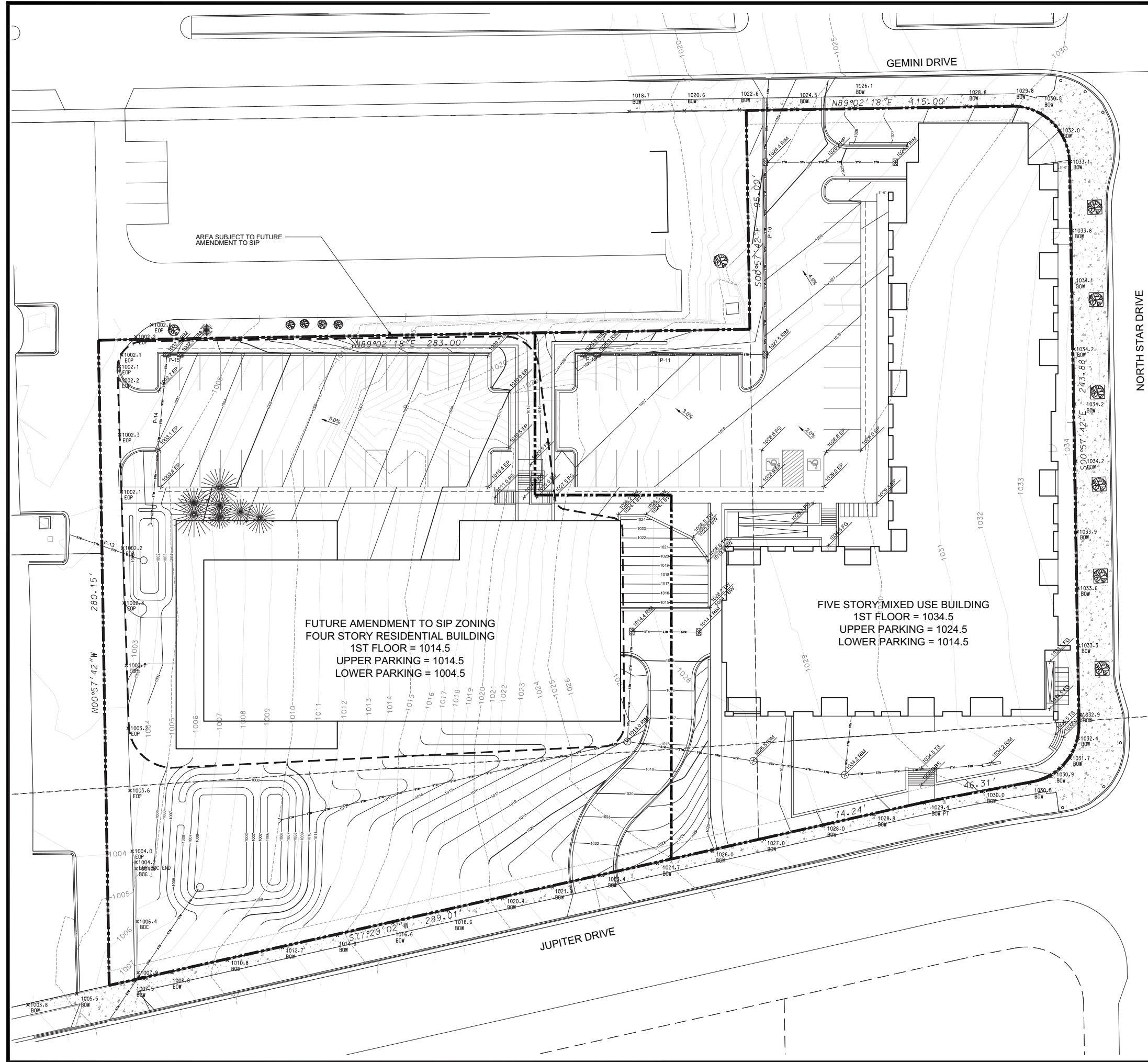
Revision Schedule		
Mark	Description	Date

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**C101**







**LEGEND**

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- SPOT ELEVATION  
EP - EDGE OF PAVEMENT  
FFE - FINISHED FLOOR ELEVATION  
TC - TOP OF CURB  
TW - TOP OF WALL (GROUND ELEVATION)  
BW - BOTTOM OF WALL (GROUND ELEVATION)  
HP - HIGHPOINT
- PROPOSED RETAINING WALL

**GRADING AND EROSION CONTROL NOTES:**

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEE MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.



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MADISON, WISCONSIN 53718  
608.233.7530  
JLA PROJECT NUMBER: 13-0111

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**GRANDVIEW COMMONS APARTMENTS  
802 NORTH STAR DRIVE**

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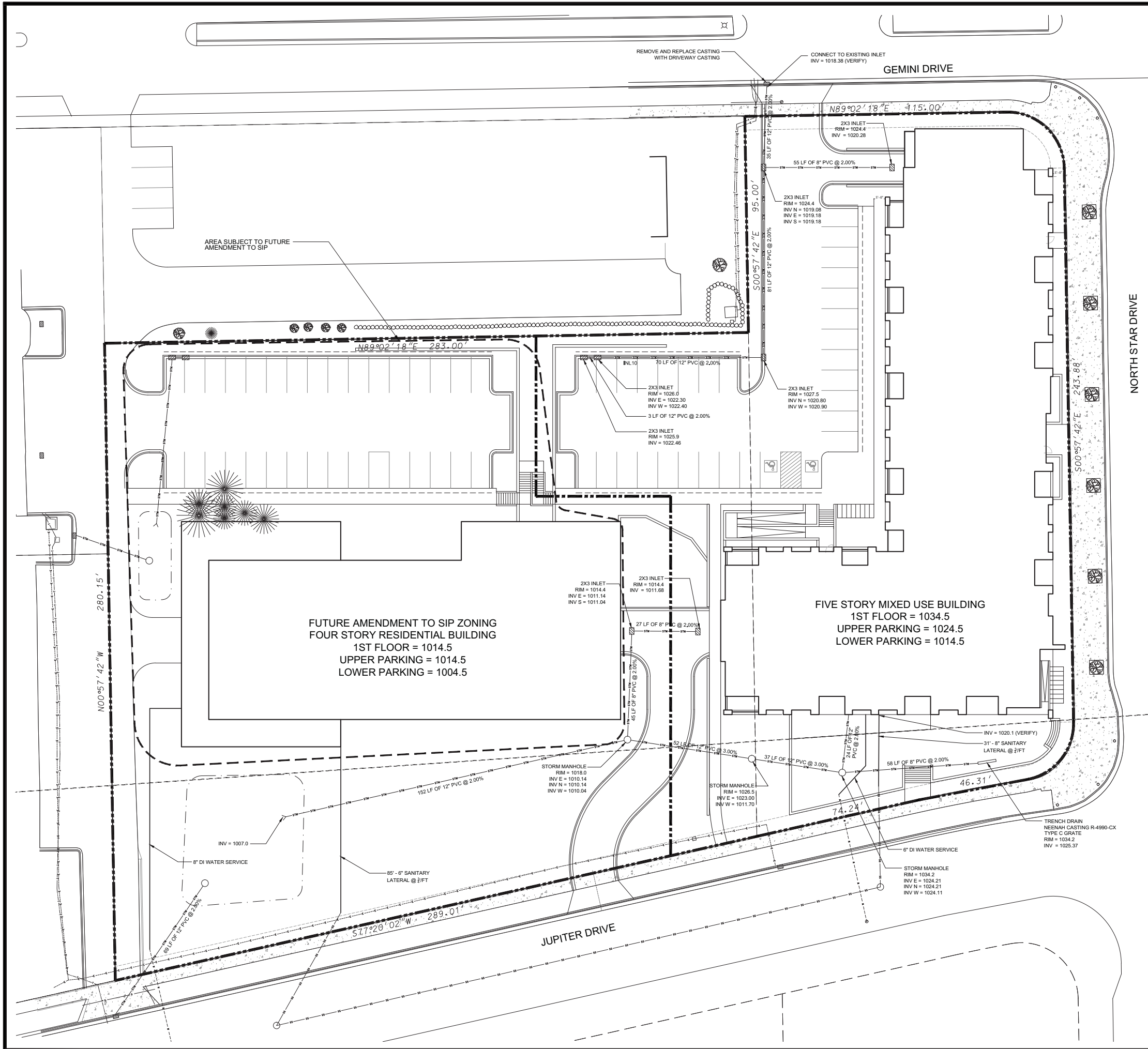
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**GRADING & EROSION CONTROL PLAN**

SHEET NUMBER  
**C102**





**LEGEND**

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER

**SITE UTILITY NOTES**

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID

**JLA**  
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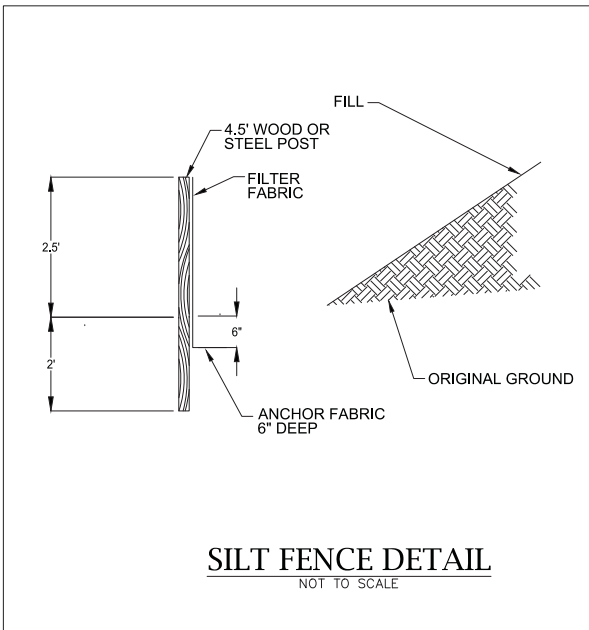
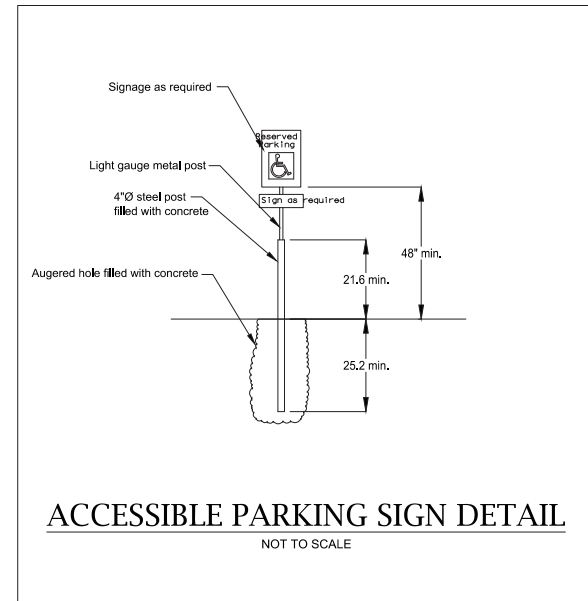
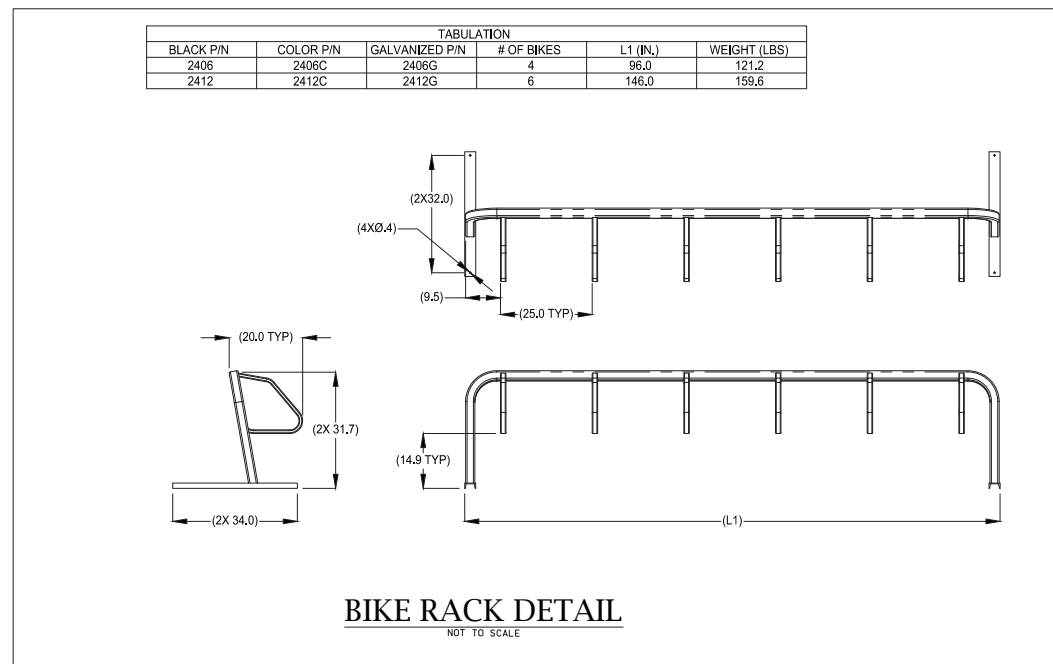
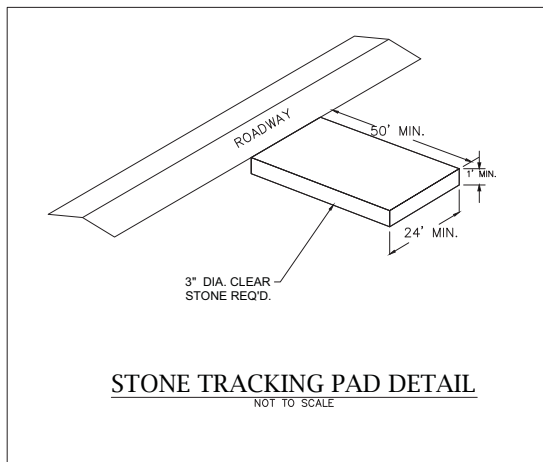
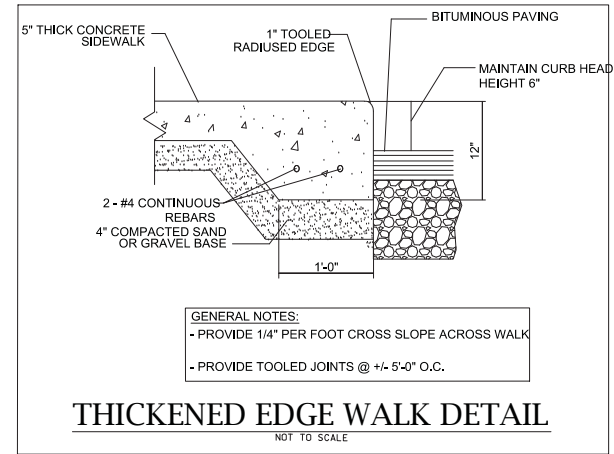
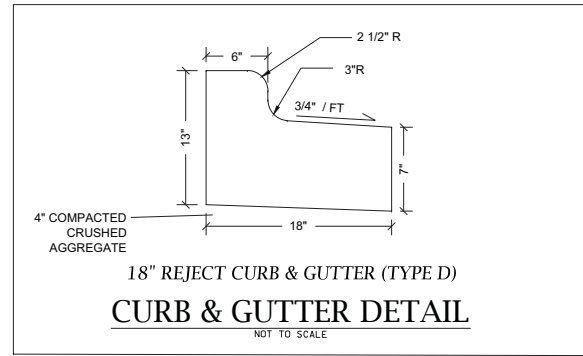
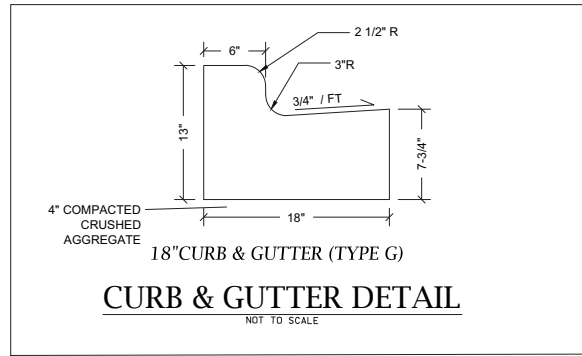
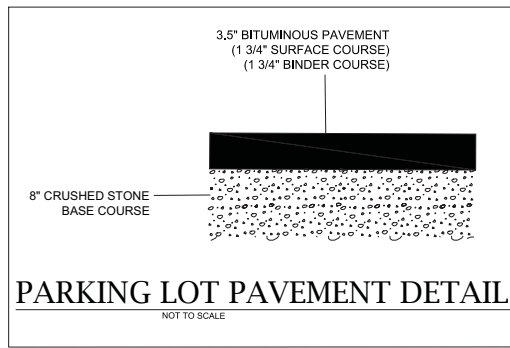
SHEET TITLE

**UTILITY PLAN**

SHEET NUMBER

**C103**

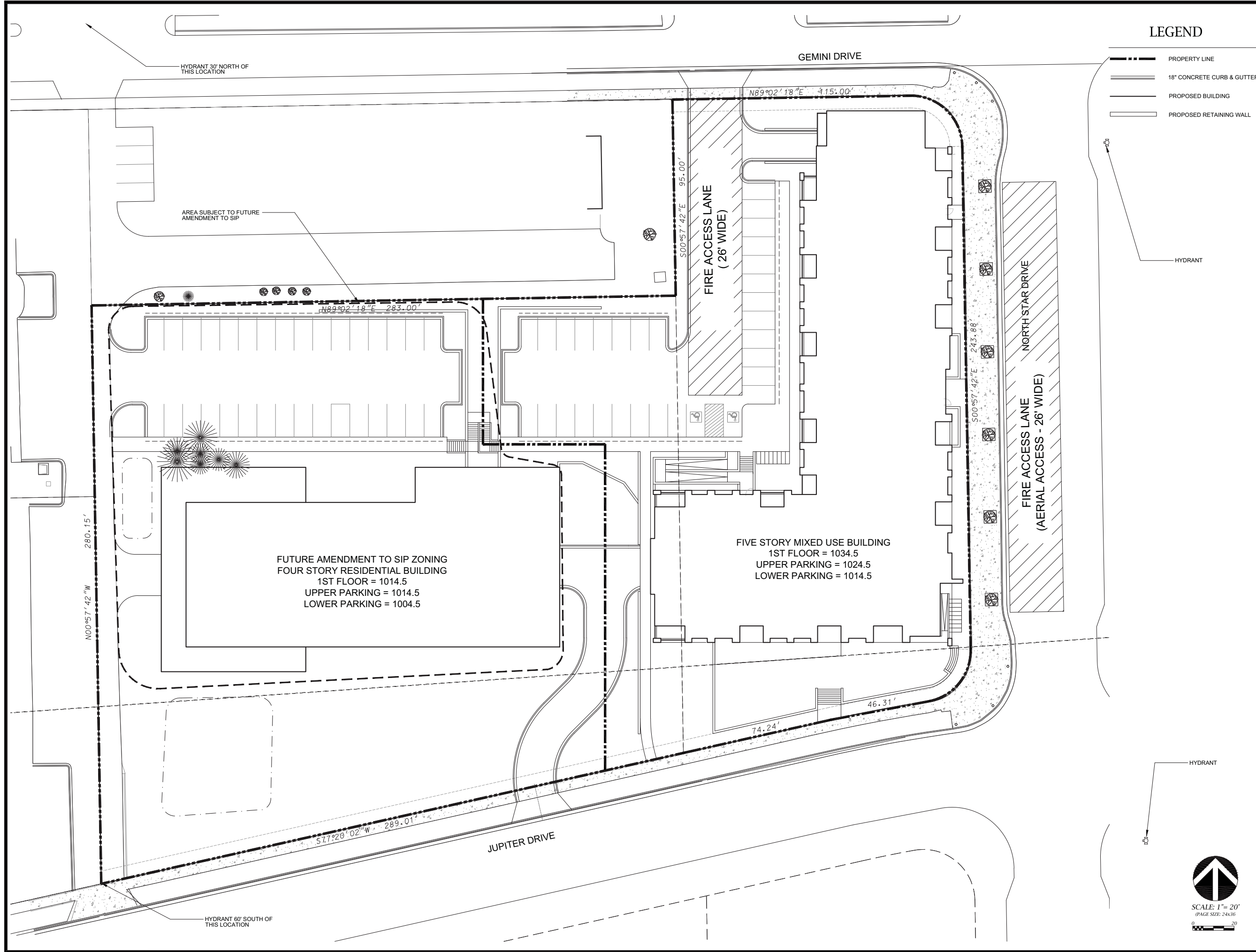




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**LEGEND**

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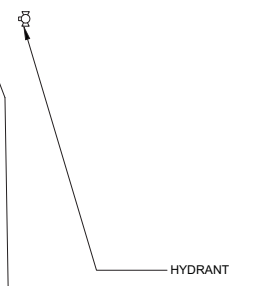
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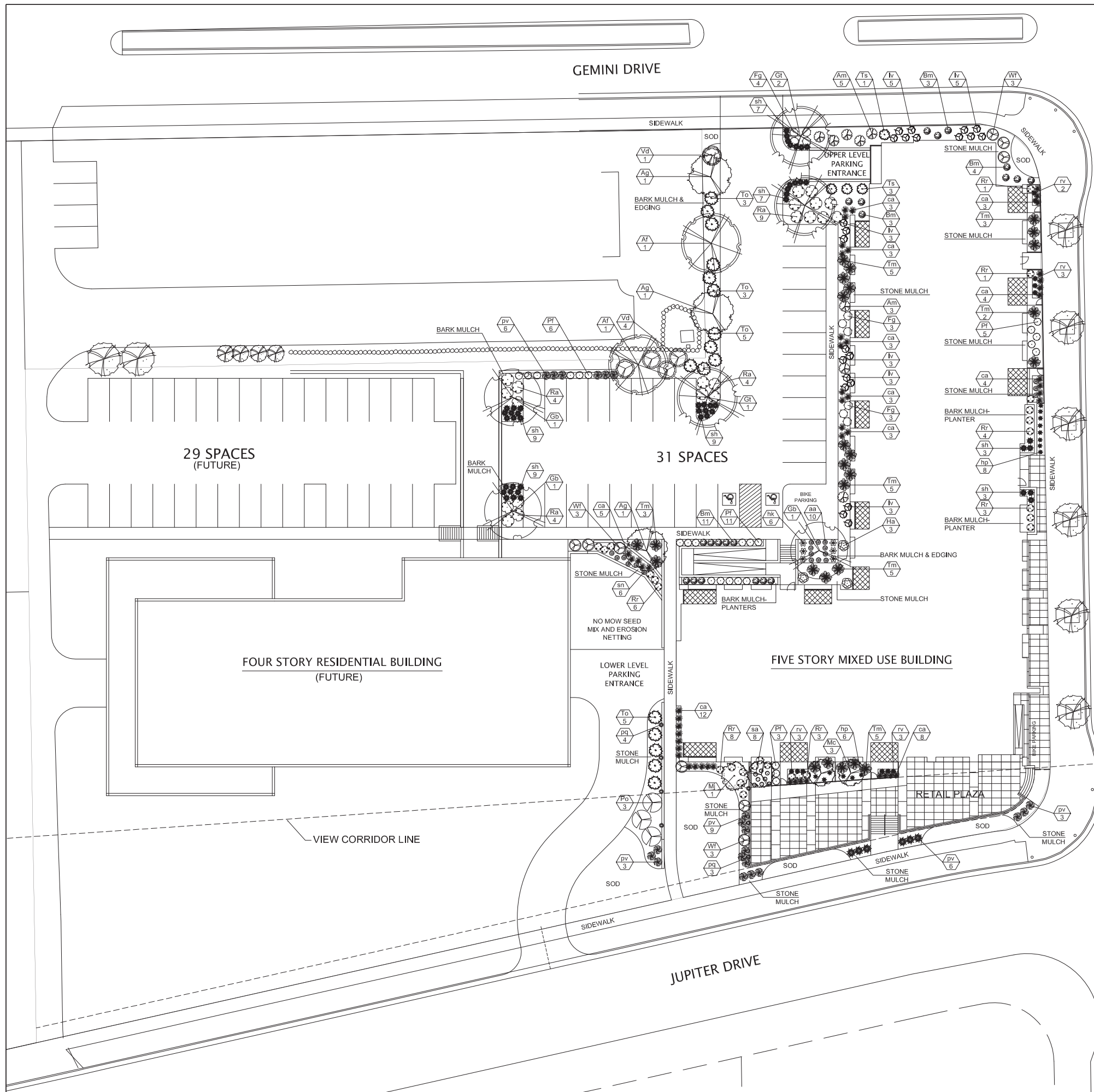
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SHEET TITLE  
**FIRE ACCESS PLAN**

SHEET NUMBER  
**C105**





**CITY OF MADISON LANDSCAPING REQUIREMENTS**

Total Developed Square Footage	44300
Required Landscape Units (Total / 300 sq ft)	148
Required Landscape Points (Units x 5 points)	739

**LANDSCAPE POINTS CALCULATION**

PLANT TYPE (MINIMUM SIZE)	POINTS VALUE	CREDIT \$ FOR EXISTING LANDSCAPING		PROPOSED LANDSCAPING		
		QUANTITY	POINTS	QUANTITY	POINTS	
Overstory/deciduous tree (2.5" caliper)	35	0	8	280		
Ornamental Tree (1.5" caliper)	15	0	7	105		
Evergreen Tree (3 feet tall)	15	0	23	300		
Shrub, deciduous (18" or 3 gal. container)	2	0	125	250		
Shrub, evergreen (18" or 3 gallon container)	3	0	47	141		
Ornamental Grasses 18" or 3 gallon container)	2	0	127	254		
Ornamental / decorative lighting or wall (per 10 in. ft.)	4	0	0	0		
			<b>SUBTOTAL</b>	<b>0</b>	<b>SUBTOTAL</b>	<b>1338</b>
					<b>TOTAL OF PROVIDED POINTS</b>	<b>1338</b>

**PLANTING SCHEDULE**

Symbol	Scientific Name	Common Name	Size	Quantity	Root
<b>OVERSTORY DECIDUOUS TREES</b>					
At	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	2.5"	2	B&B
Gb	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	2.5"	3	B&B
Gr	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	2.5"	3	B&B
<b>ORNAMENTAL TREES</b>					
Aq	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	6" dump	3	B&B
Mb	<i>Malus 'Camelot'</i>	Camelot Crabapple	1.75"	3	B&B
M	<i>Malus 'Jewelbelle'</i>	Red Jewel Crabapple	1.75"	1	B&B
<b>EVERGREEN TREES</b>					
To	<i>Thuja occidentalis 'Techny'</i>	Techny / Mission Arborvitae	6"	16	B&B
Ts	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Arborvitae	6"	4	B&B
<b>DECIDUOUS SHRUB</b>					
Am	<i>Aronia melanocarpa var. elata</i>	Glossy Black Chokeberry	#6	8	Cont.
Fq	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#6	10	Cont.
Ha	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	#6	3	Cont.
lv	<i>Ilva virgata 'Sonic'</i>	Little Henry Dwarf Sweetgale	#6	19	Cont.
Pf	<i>Potentilla fruticosa 'Mikoy's White'</i>	Mikoy's White Potentilla	#6	25	Cont.
Po	<i>Physocarpus opulifolius 'Monro'</i>	Diablo Ninebark	#6	3	Cont.
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	#6	21	Cont.
Rr	<i>Rosa 'Radrazz'</i>	Knockout Shrub Rose	#6	26	Cont.
Vd	<i>Viburnum dentatum 'Synnosed'</i>	Chicago Lustre Arrowwood Viburnum	#6	5	Cont.
Wf	<i>Weigela florida 'Alexandra'</i>	White & Rose Weigela	#6	9	Cont.
<b>EVERGREEN SHRUB</b>					
Tm	<i>Taxus media 'Tauntoni'</i>	Taunton Yew	24"	26	B&B
Bm	<i>Buxus microvar. koreana 'Green Velvet'</i>	Green Velvet Boxwood	#6	21	Cont.
<b>ORNAMENTAL GRASSES</b>					
sh	<i>Scorobolus heterolepis</i>	Prairie Dropseed	#6	47	B&B
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Reed Grass	#6	53	Cont.
pv	<i>Panicum virgatum 'Prairie Fire'</i>	Prairie Fire Switch Grass	#6	27	Cont.
<b>PERENNIALS</b>					
pa	<i>Parthenocissus quinquefolia</i>	Virginia Creeper (Vine)	#1	7	Cont.
aa	<i>Astilbe x anandii 'Fanal'</i>	Fanal Astilbe (red)	#1	10	Cont.
hk	<i>Hosta 'Krossa Regal'</i>	Krossa Regal Hosta	#1	6	Cont.
hp	<i>Hem erocallis 'Pardon Me'</i>	Pardon Me Daylily	#1	14	Cont.
rv	<i>Rudbeckia 'Vitto's Little Suzie'</i>	Black Eyed Susan	#1	11	Cont.
sa	<i>Sedum spectabile 'Autumn Joy'</i>	Autumn Joy Sedum	#1	3	Cont.
sn	<i>Salvia nemerosa 'Mansueti'</i>	May Night Salvia	#1	6	Cont.

**GENERAL NOTES:**

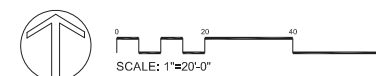
- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
- BED EDGING TO BE BLACK DIAMOND POLY-VINYL.

**STREET TREE NOTES:**

- EXISTING TERRACE TREES TO REMAIN.

**BIKE PARKING AND AMENITIES NOTES:**

- SEE SITE PLAN FOR DETAILED LAYOUT



**Grandview Commons E1**  
Jupiter Drive & North Star Drive  
Madison, Wisconsin

Date: 10-17-13  
Scale: 1"=20'-0"  
Designer: BNF  
Job #

Seal:  
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "bidtable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:  
October 23, 2013  
October 31, 2013  
November 1, 2013  
November 4, 2013

Reference Name:  
DSI



JUPITER DR

GEMINI DRIVE

NORTHSTAR DRIVE

29 SPACES

31 SPACES

FUTURE FOUR STORY RESIDENTIAL BUILDING

PROPOSED FIVE STORY MIXED USE BUILDING

(8) BICYCLE PARKING STALLS

ACCESSIBLE RAMP

RETAIL PLAZA

VIEW CORRIDOR LINE

VIEW CORRIDOR LINE

SIDEWALK CONNECTION FROM PARKING LOT TO STREET

EXISTING EASEMENT

MASONRY RETAINING WALL AT PLAZA

RETAINING WALLS

LOWER LEVEL PARKING ENTRANCE

RESIDENTIAL ENTRANCE

PARKING ENTRANCE

EXISTING EASEMENT

UPPER LEVEL PARKING ENTRANCE

RAISED PLANTER

RESIDENTIAL ENTRANCE

RAISED PLANTER

JUPITER DRIVE

## GRANDVIEW COMMONS APARTMENTS

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SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-100



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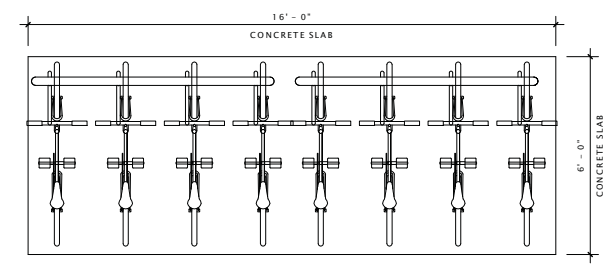
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ARCHITECTURAL SITE PLAN

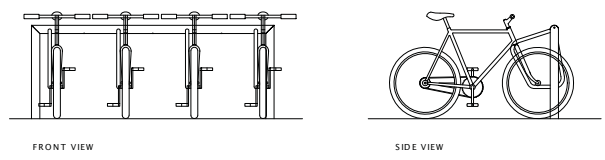
SHEET NUMBER

ASP-101

**EXTERIOR BIKE RACKS**  
EXTERIOR BIKE RACKS SHALL BE 'DEKO CAMPUS - S4' OR EQUAL WITH IN-GROUND MOUNT (SHOWN IN PHOTO) & STAINLESS STEEL FINISH. ONE 'S4' RACK SHALL BE LOCATED AT THE ENTRY OF EACH RESIDENTIAL BUILDING AS NOTED ON THE PLANS.



PLAN VIEW



FRONT VIEW

SIDE VIEW



6 TYPICAL EXTERIOR BIKE RACK  
3/8" = 1'-0"

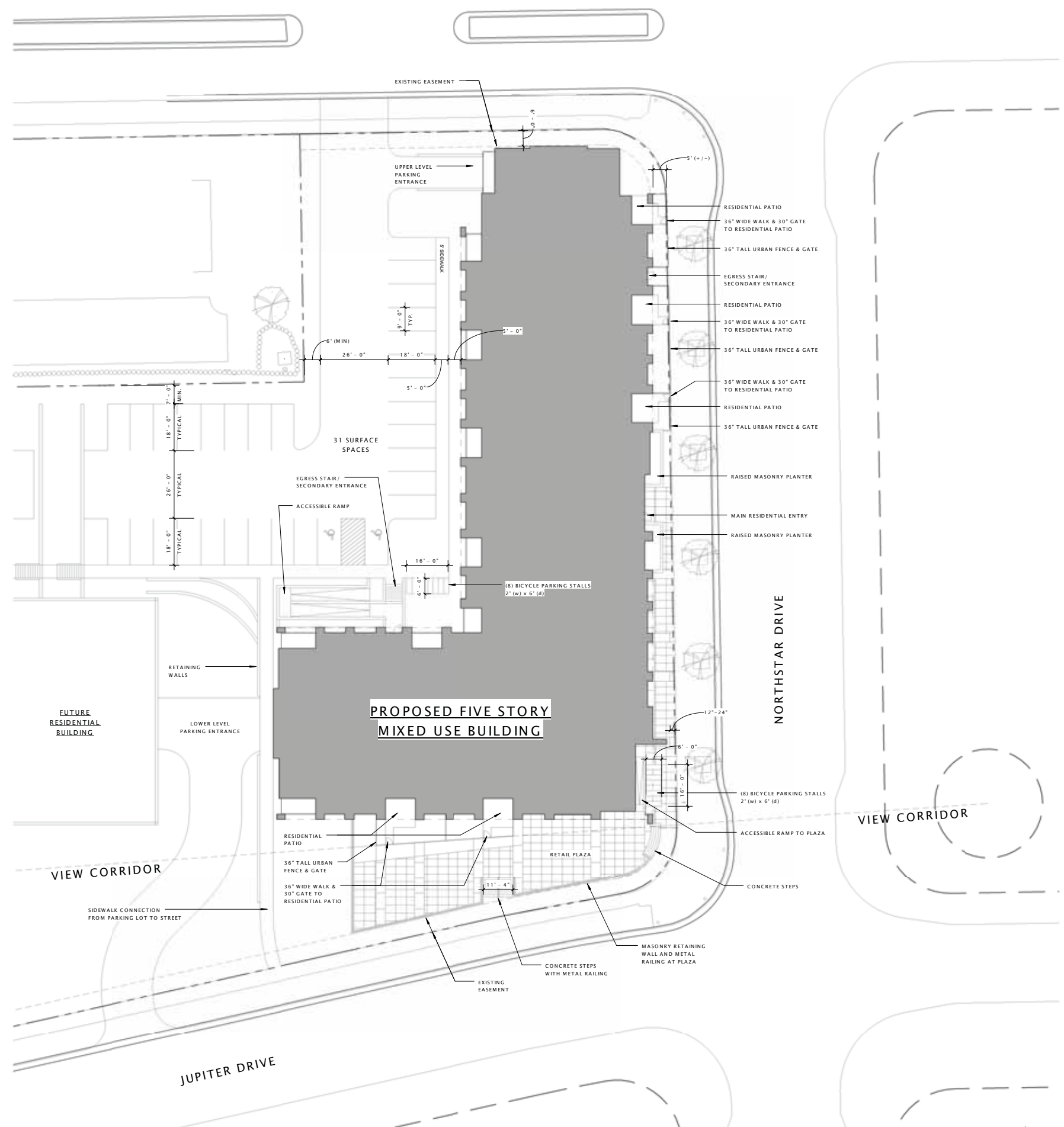
FLRS	UNITS					BEDS	PARKING PROVIDED		
	1BR	1BR+	2BR	3BR	TOTAL		COVERED	SURFACE	RATIO
5	7	0	10	0	17	27			
4	7	0	10	0	17	27			
3	7	0	10	0	17	27			
2	7	0	10	0	17	27			
1	8	0	6	0	14	20			
T.	36	0	46	0	82	128	104	31	1.05 / BR
		44%	0%	56%	0%				1.65 / UNIT

NOTES:  
PARKING COUNTS DO NOT INCLUDE STREET PARKING.

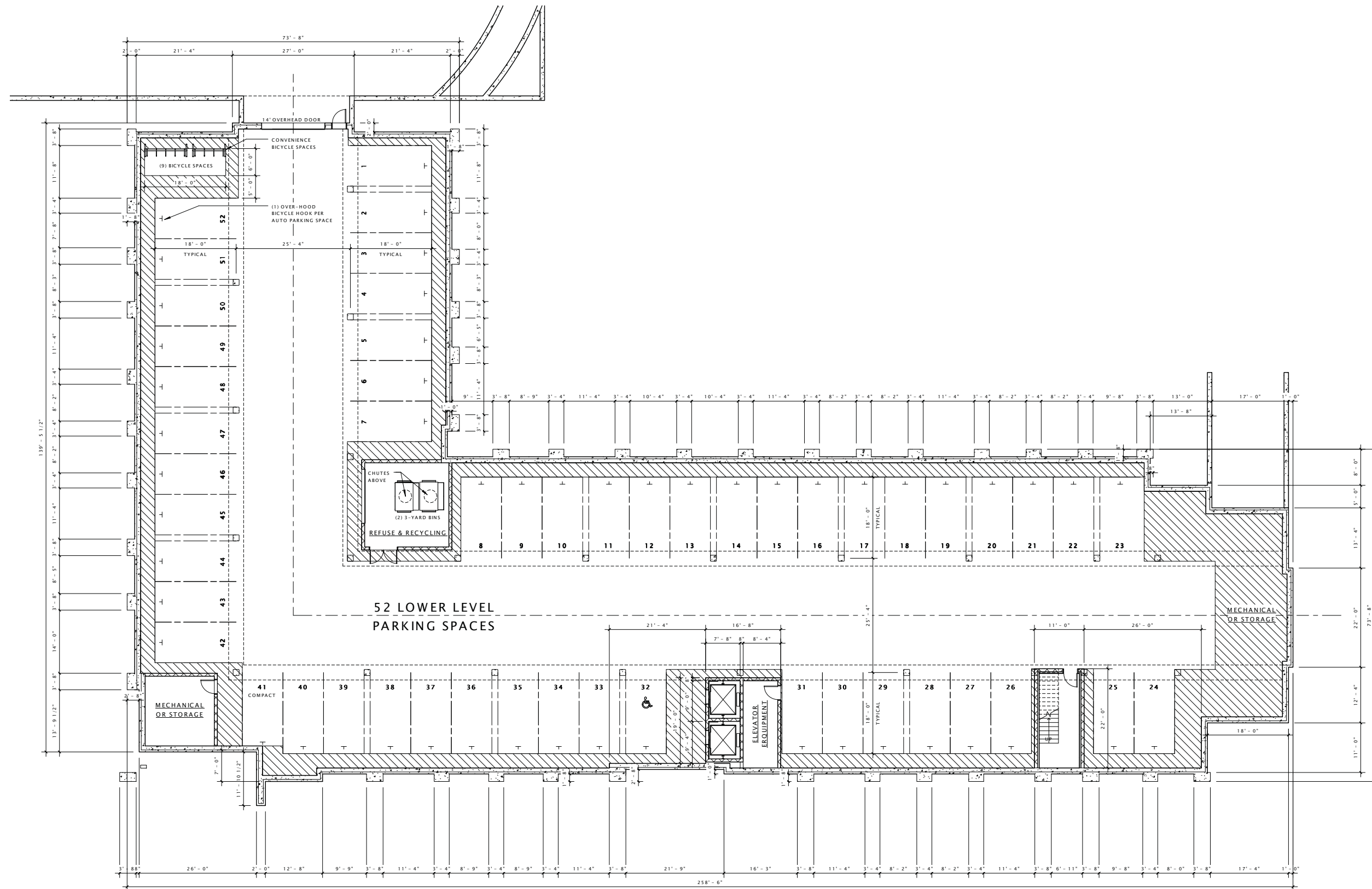
	REQUIRED		PROVIDED		RATIO
	#	#	#	#	
82 RESIDENTIAL UNITS	82	122	1.48/UNIT		
GUEST STALLS	9	9	1.0/GUEST		
2000 SQ FT RETAIL	1	7	3.5/1,000 SQ FT		

	REQUIRED		PROVIDED		RATIO
	#	#	#	#	
68 RESIDENTIAL UNITS	68	122	1.79/UNIT		
GUEST STALLS	7	7	1.0/GUEST		
16000 SQ FT RETAIL	8	9	.6/1,000 SQ FT		

NOTES:  
PARKING COUNT INCLUDES BICYCLE HOOKS ABOVE EACH COVERED CAR PARKING STALL



17 ARCHITECTURAL SITE PLAN  
1" = 20'-0"



## GRANDVIEW COMMONS APARTMENTS

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING 'E1'  
LOWER LEVEL PLAN

SHEET NUMBER

A100

1 LOWER LEVEL PARKING  
3/32" = 1'-0"





## GRANDVIEW COMMONS APARTMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

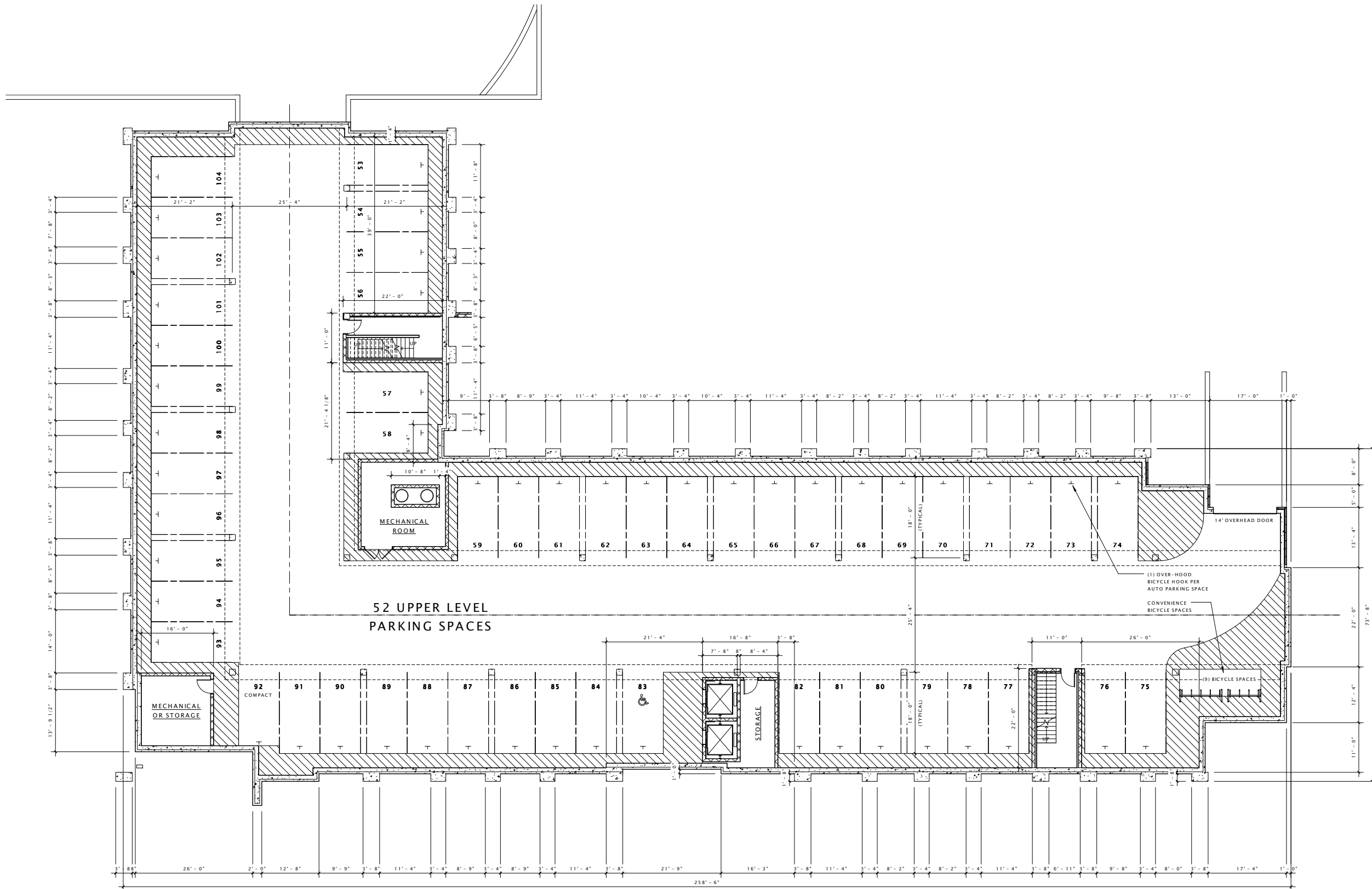
Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1' - UPPER LEVEL PLAN**

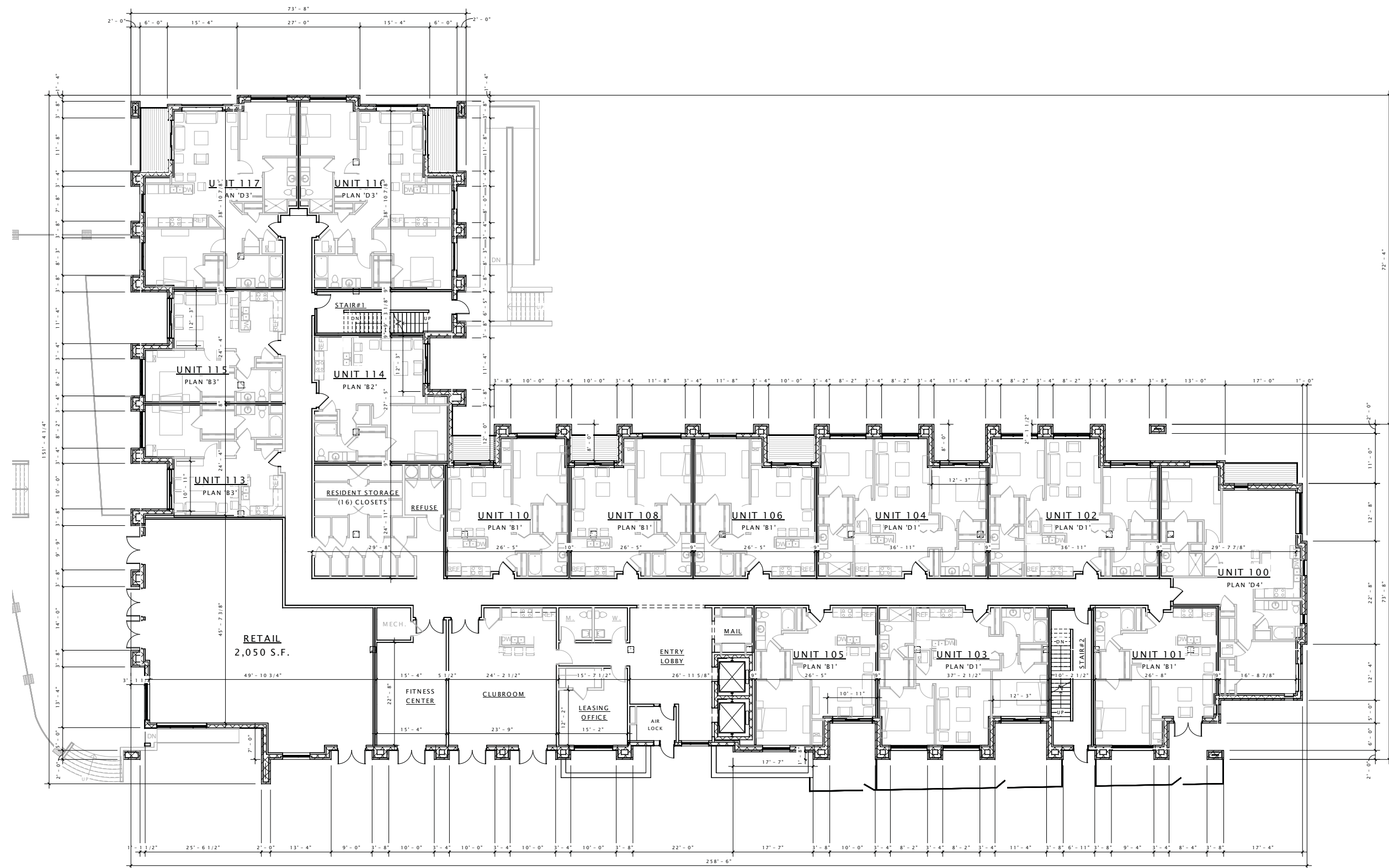
SHEET NUMBER

**A100.1**



① UPPER LEVEL PARKING  
3/32" = 1'-0"





16 FIRST FLOOR - INITIAL RETAIL  
3/32" = 1'-0"

## GRANDVIEW COMMONS APARTMENTS

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DATE OF ISSUANCE NOVEMBER 6, 2013

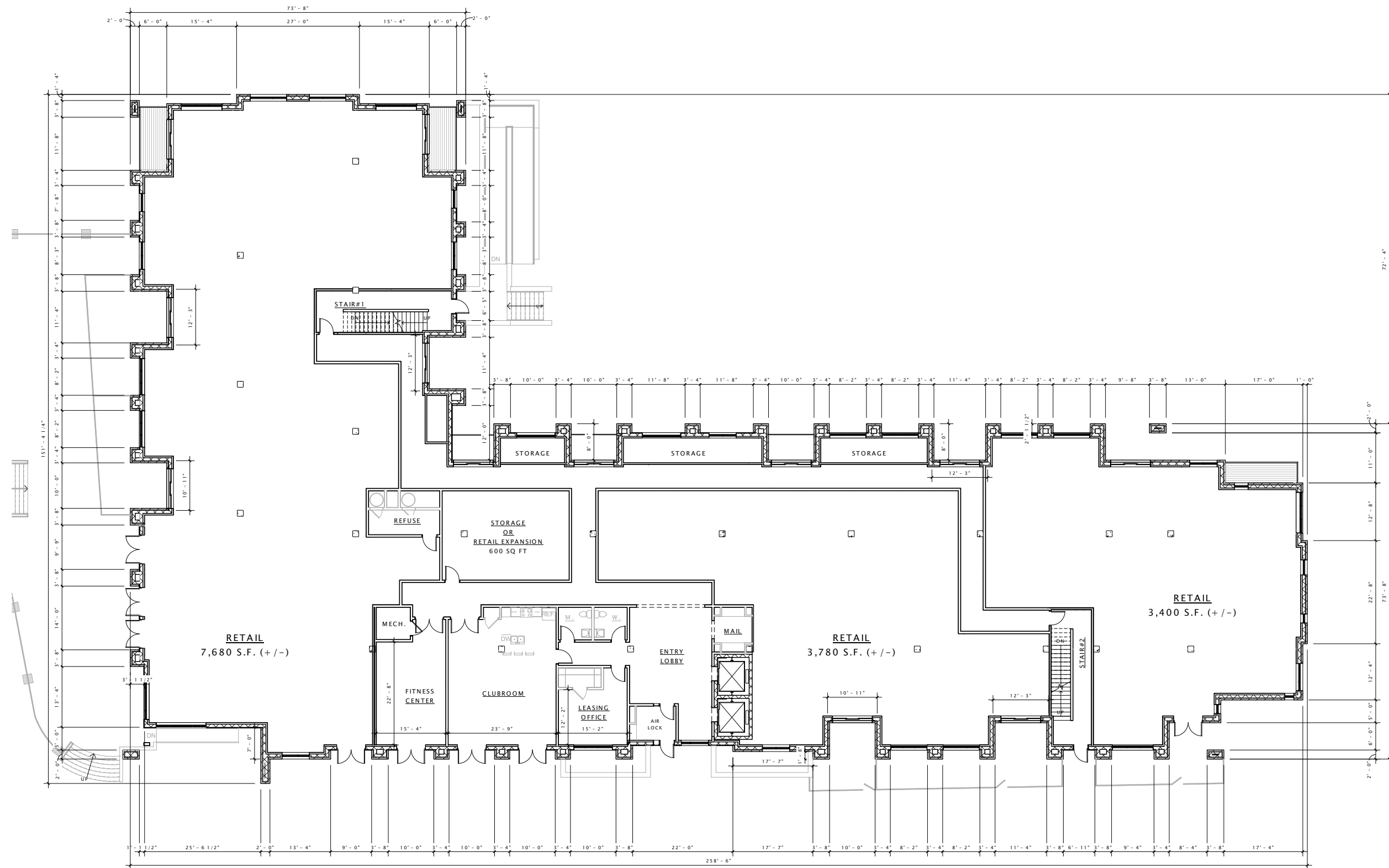
Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING 'E1'  
FIRST FLOOR PLAN -  
MINIMUM RETAIL

SHEET NUMBER

A101



① FIRST FLOOR - RETAIL POTENTIAL  
3/32" = 1'-0"

## GRANDVIEW COMMONS APARTMENTS

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

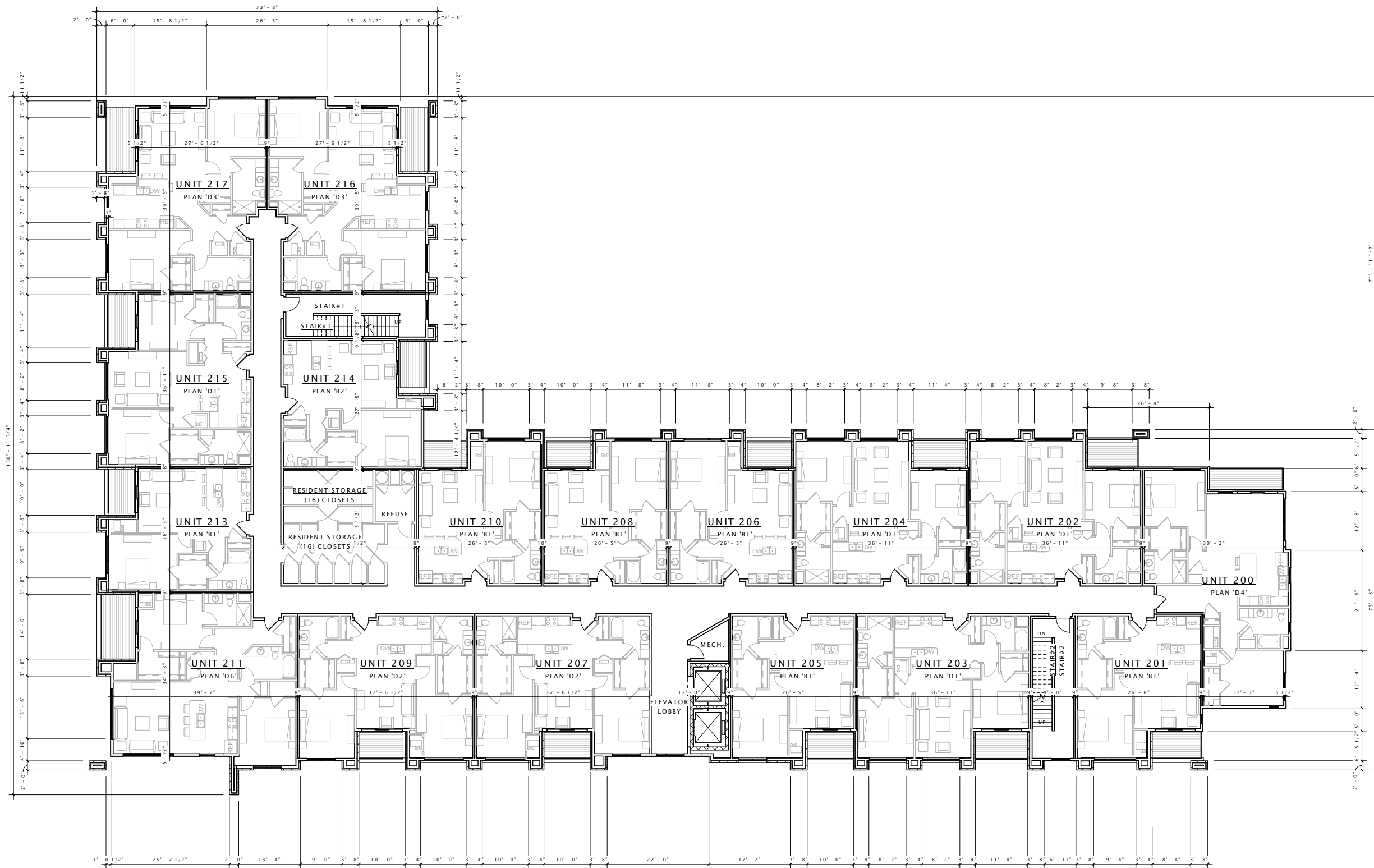
SHEET TITLE

BUILDING 'E1' - FIRST FLOOR PLAN - RETAIL POTENTIAL

SHEET NUMBER

A101.1





## GRANDVIEW COMMONS APARTMENTS

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1'  
SECOND FLOOR PLAN**

SHEET NUMBER

**A102**



## GRANDVIEW COMMONS APARTMENTS

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

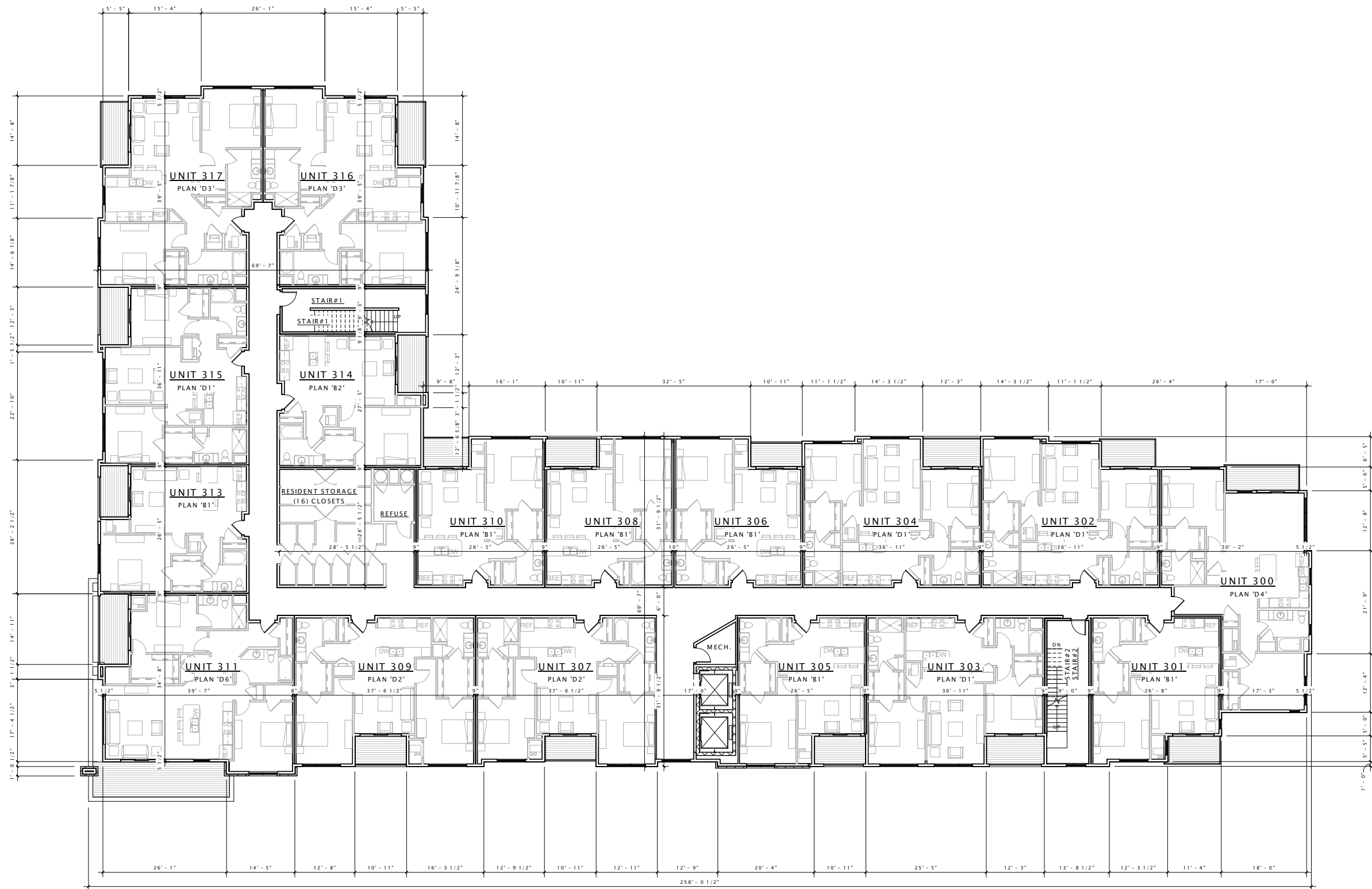
Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1'  
THIRD FLOOR PLAN**

SHEET NUMBER

**A103**



## GRANDVIEW COMMONS APARTMENTS

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

Revision Schedule

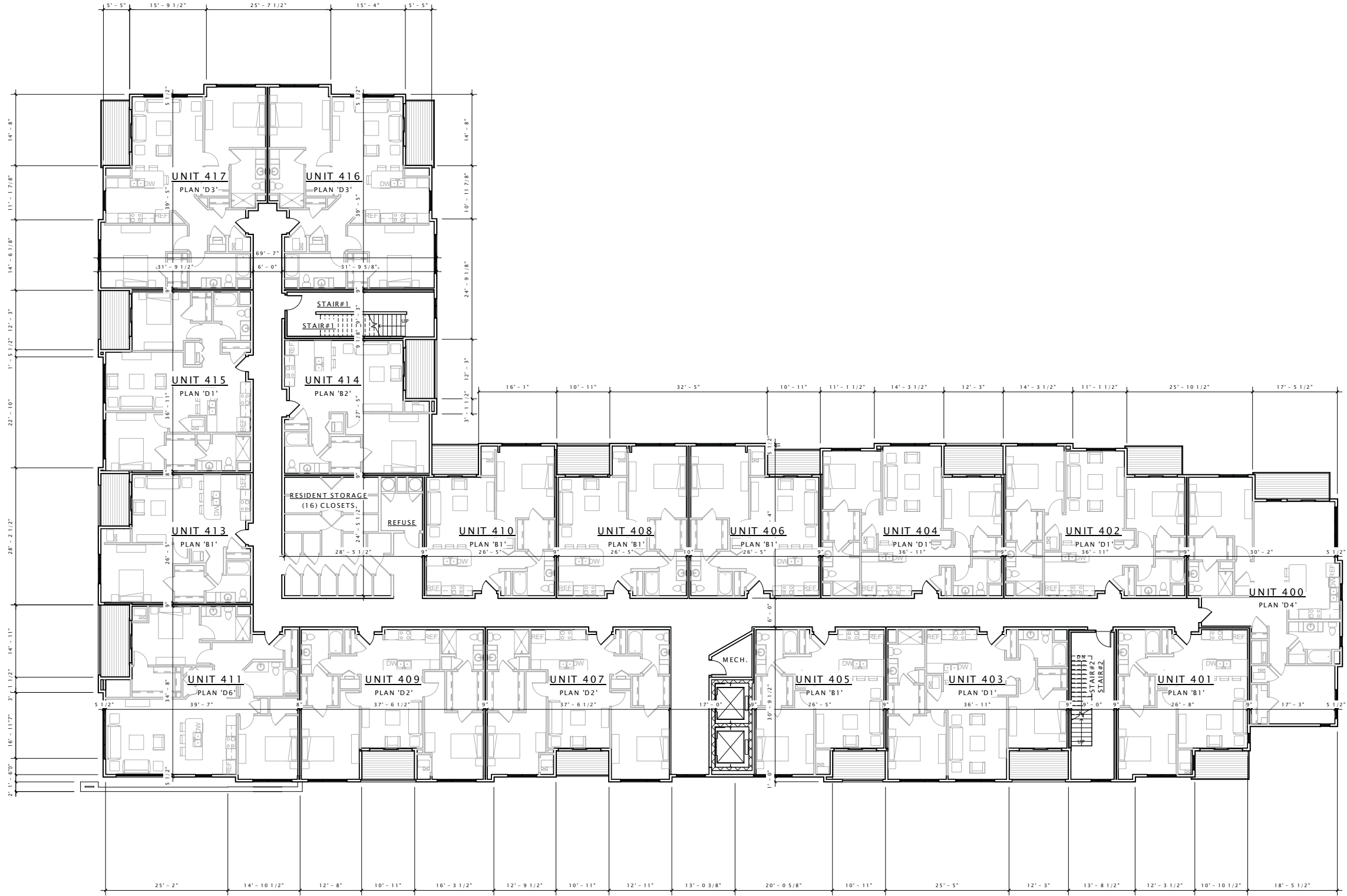
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1' -  
FOURTH FLOOR PLAN**

SHEET NUMBER

**A104**



① FOURTH FLOOR  
3/32" = 1'-0"





## GRANDVIEW COMMONS APARTMENTS

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DATE OF ISSUANCE: NOVEMBER 6, 2013

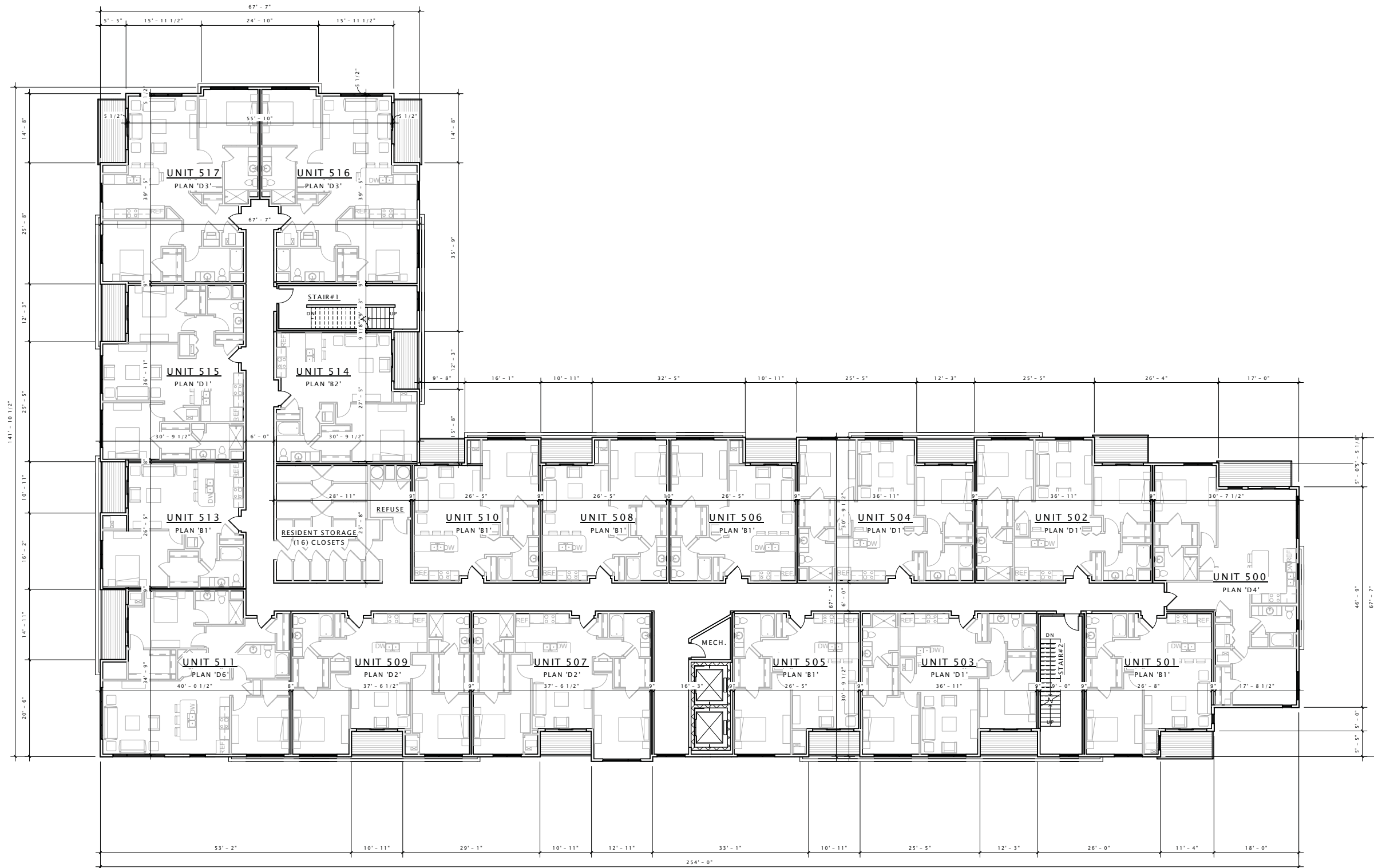
Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1' - FIFTH FLOOR PLAN - APARTMENTS OPTION**

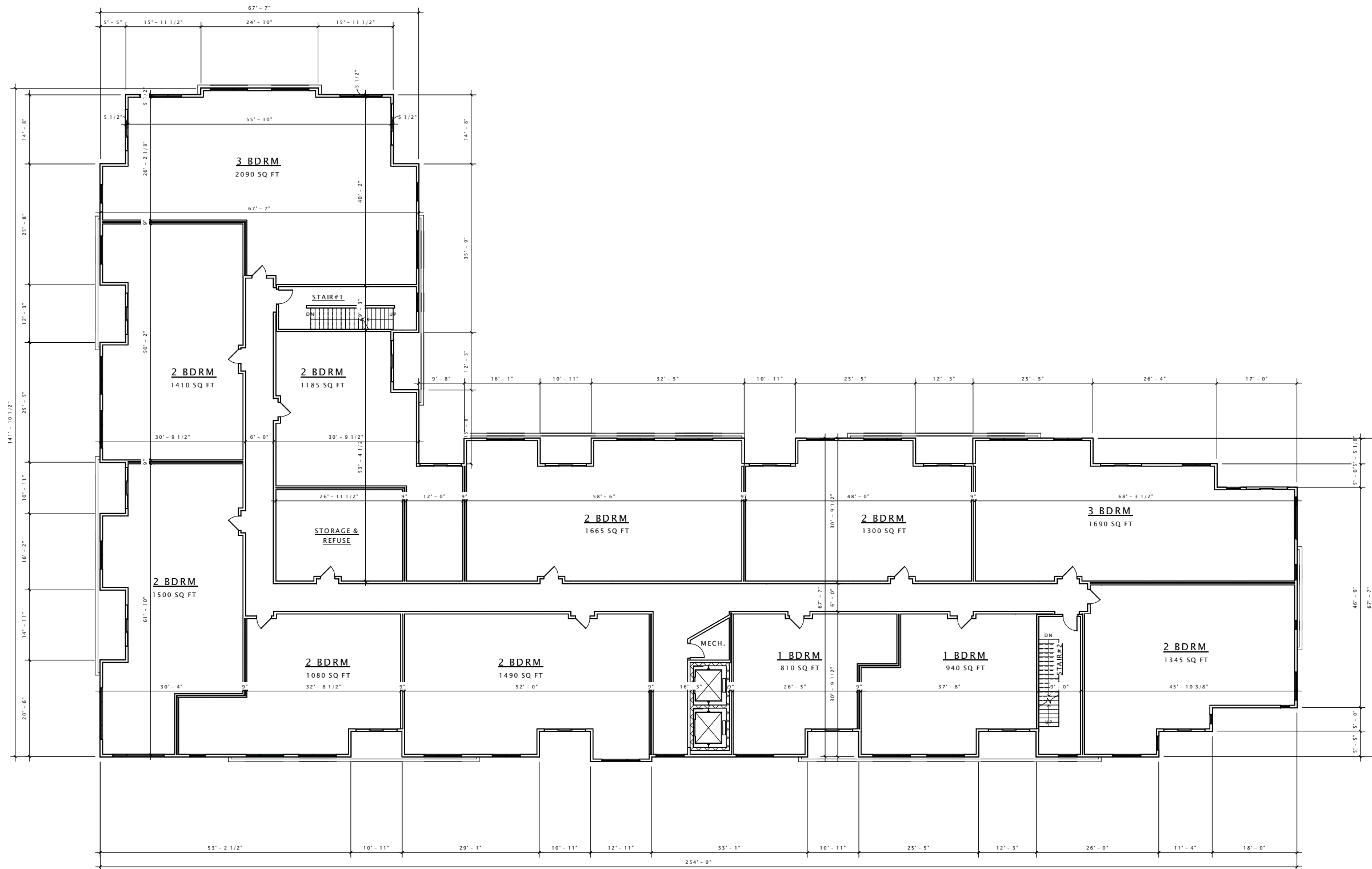
SHEET NUMBER

**A105**



① FIFTH FLOOR APARTMENT OPTION  
3/32" = 1'-0"





## GRANDVIEW COMMONS APARTMENTS

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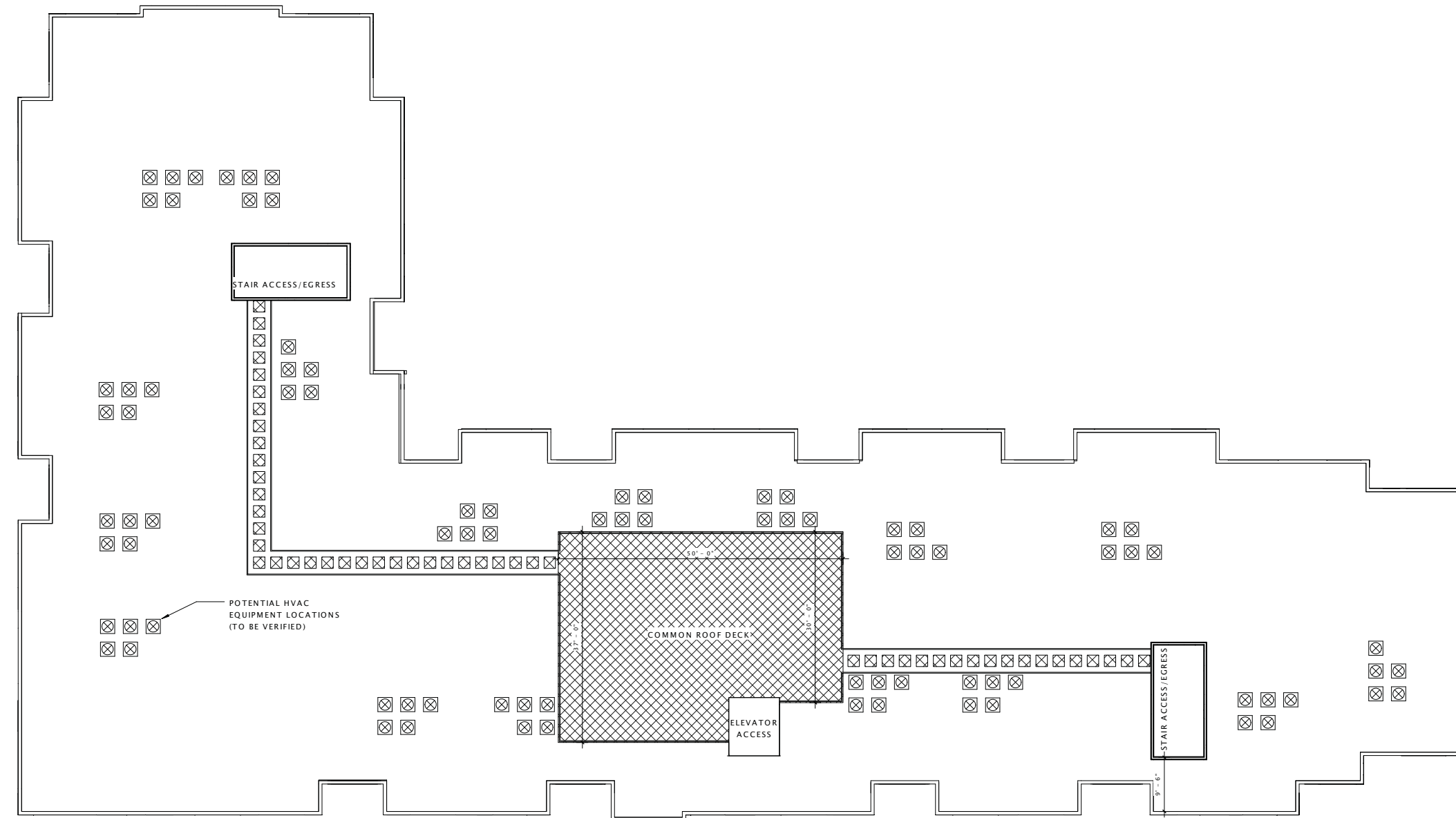
Revision Schedule		
Mark	Description	Date

SHEET TITLE  
**BUILDING 'E1' - FIFTH FLOOR PLAN - CONDO OPTION**

SHEET NUMBER  
**A105.1**

① FIFTH FLOOR CONDO OPTION  
 3/32" = 1'-0"





① ROOF LEVEL  
3/32" = 1'-0"



## GRANDVIEW COMMONS APARTMENTS

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Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING 'E1' - ROOF PLAN

SHEET NUMBER

A106



② EAST ELEVATION  
3/32" = 1'-0"



① NORTH ELEVATION  
3/32" = 1'-0"

## GRANDVIEW COMMONS APARTMENTS

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DATE OF ISSUANCE NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200





① WEST ELEVATION  
3/32" = 1'-0"



② SOUTH ELEVATION  
3/32" = 1'-0"

## GRANDVIEW COMMONS APARTMENTS

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201





**JLA**  
ARCHITECTS + PLANNERS

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JLA PROJECT NUMBER: 13-0111

**GRANDVIEW COMMONS  
APARTMENTS**

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE      NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1' -  
EXTERIOR VIEWS**

SHEET NUMBER

**A107**





**GRANDVIEW COMMONS  
APARTMENTS**

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE      NOVEMBER 6, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

**BUILDING 'E1' -  
EXTERIOR VIEWS**

SHEET NUMBER

**A107.1**