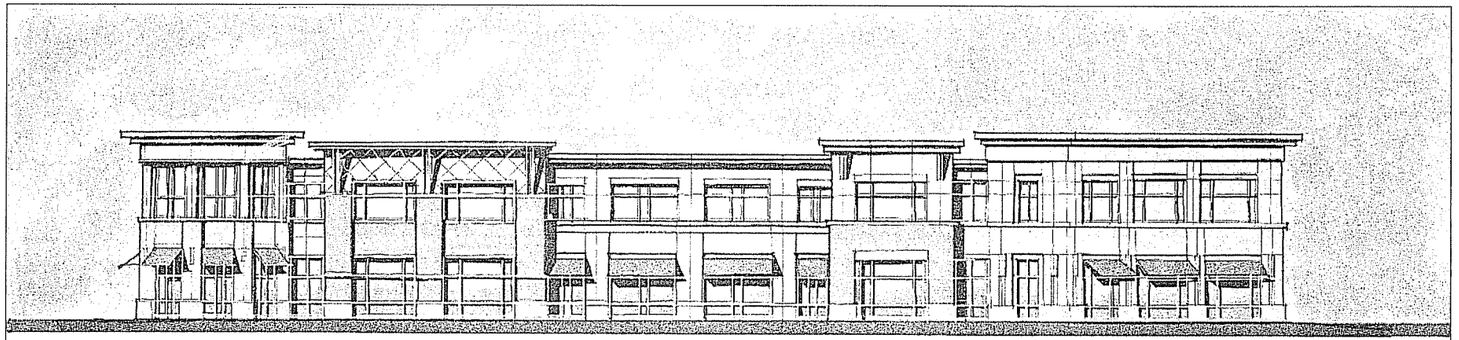


East Elevation

DATE: MARCH 6, 2007

CITY CENTER JUNCTION

PROJECT No: 26098

ARCHITECT

WELMAN ARCHITECTS I N C
21675 LONG VIEW DRIVE
SUITE 500
WAUKESHA, WISCONSIN 53186
FAX (262) 798.7001
PHONE (262) 798.7000
E-MAIL welman@welmanarch.com

OWNER

CONTRACTOR

PINNACLE CONSTRUCTION

ENGINEERING CONSULTANTS

CIVIL

CJ engineering
civil design and consulting
13005 W. Bluemound Rd.
Suite 250
Brookfield, WI 53005
PH. (262) 641-2848
FAX (262) 641-2871
www.cj-engineering.com

STRUCTURAL

Structural Dimension Inc.
11529 NORTH AVENUE
WAUWATOSA, WI 53226
Tel: (414) 771-4652 Fax:(414) 771-4653

INDEX OF DRAWINGS

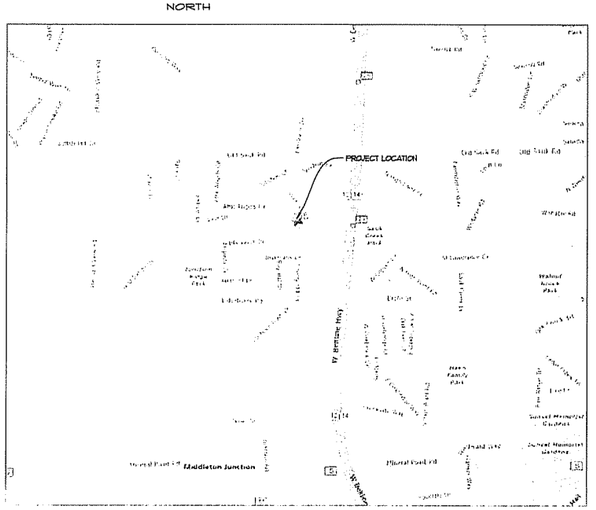
CIVIL

ARCHITECTURAL

STRUCTURAL

KEY PLAN

NORTH

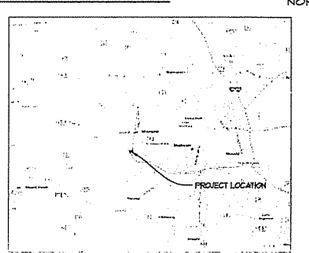


BUILDING INFORMATION

BUILDING TYPE	II-B
OCCUPANCY	MIXED USE
SPRINKLER SYSTEM	YES
SQUARE FOOTAGE	
530 BUILDING	24,984 S.F.
610 BUILDING	25,938 S.F.
TOTAL	50,922 S.F.

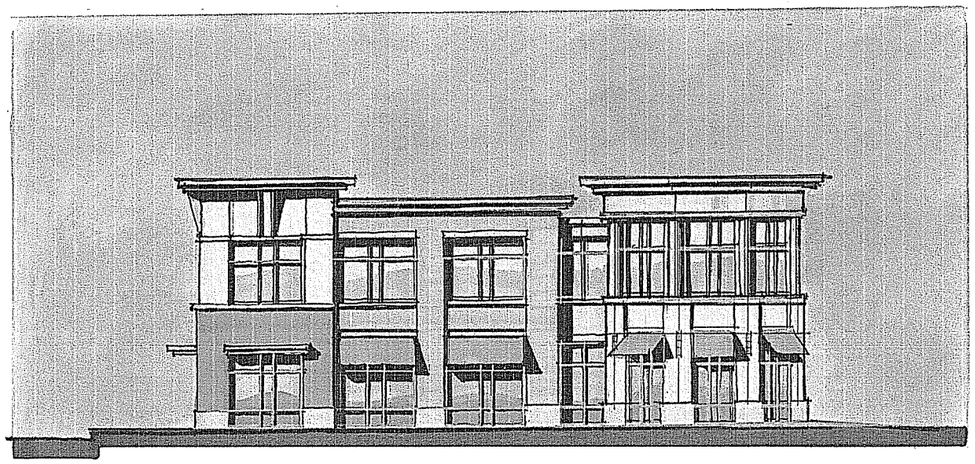
VICINITY MAP

NORTH

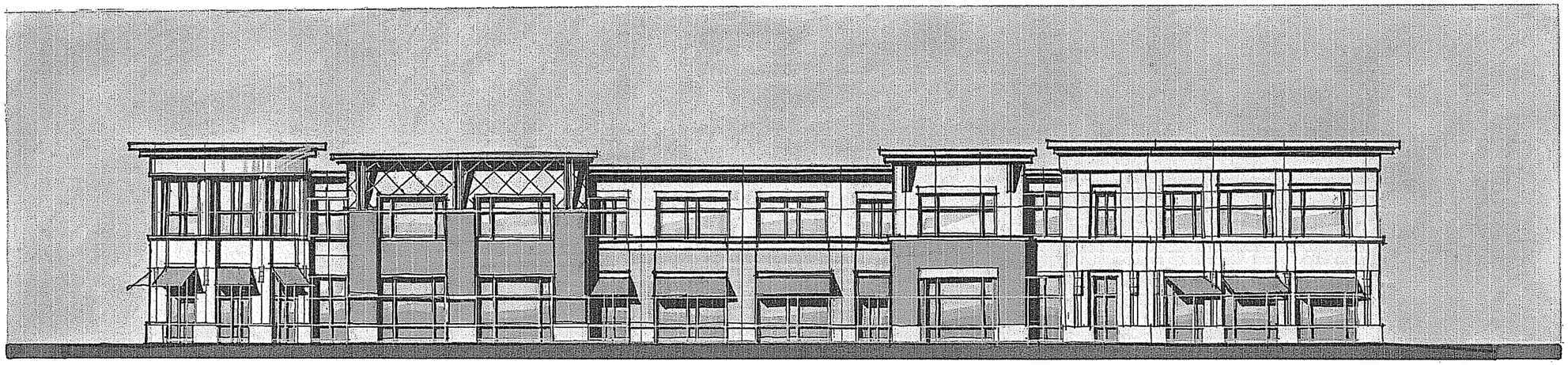


CITY CENTER JUNCTION

WELMAN ARCHITECTS, INC.



South Elevation



East Elevation

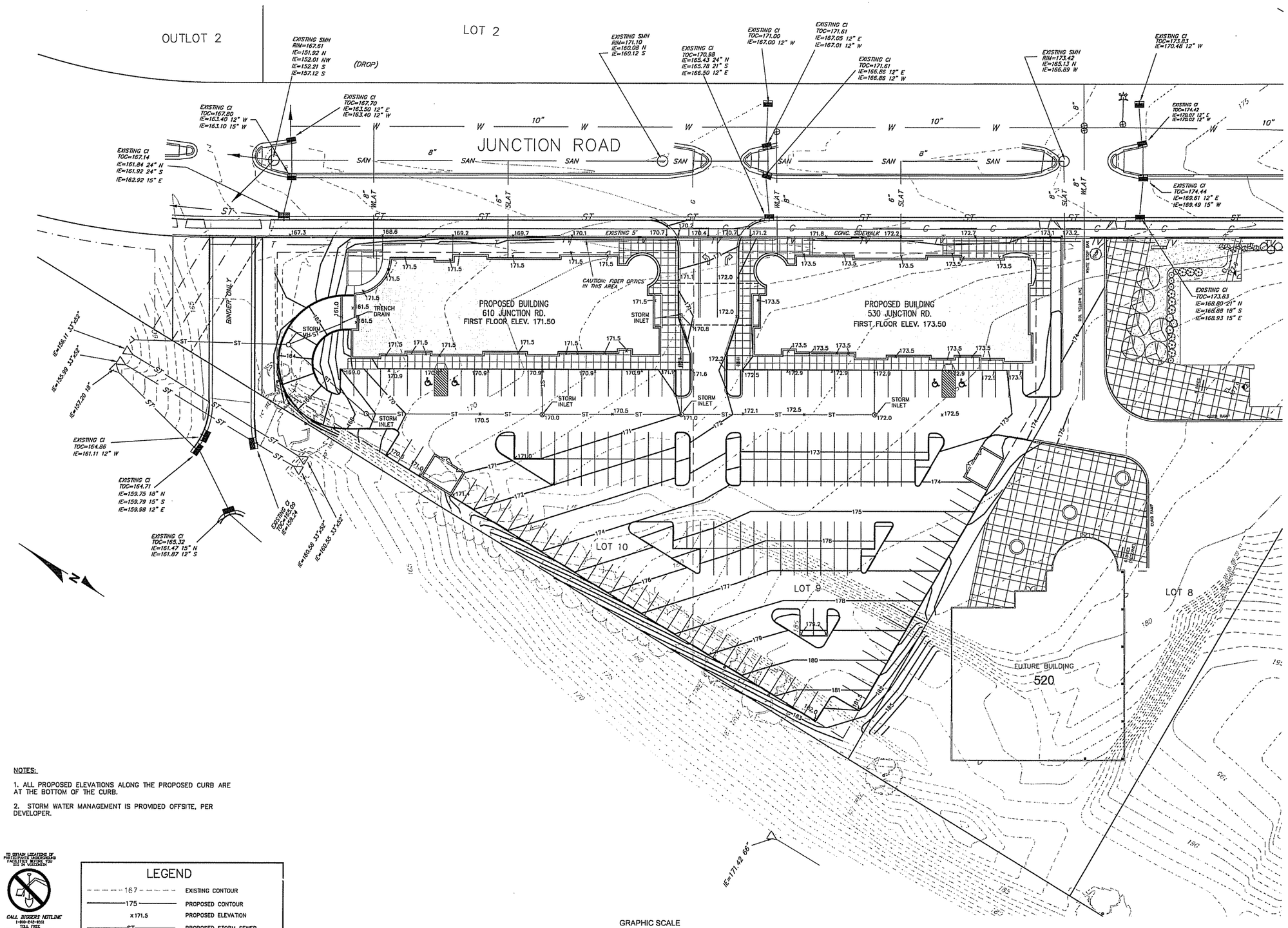
0 1 5 10 20

C I T Y C E N T E R J U N C T I O N

WEIDMAN ARCHITECTS

DATE: 01-01-04

JOB #: MXXX



NOTES:

1. ALL PROPOSED ELEVATIONS ALONG THE PROPOSED CURB ARE AT THE BOTTOM OF THE CURB.

2. STORM WATER MANAGEMENT IS PROVIDED OFFSITE, PER DEVELOPER.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1)
REQUIRES NOS. 2 WORK DAYS NOTICE BEFORE YOU EXCAVATE
NON. AREA 559-105

LEGEND

167	EXISTING CONTOUR
175	PROPOSED CONTOUR
x171.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft

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13005 W. Bluemound Rd.
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Brookfield, WI 53005
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www.cj-engineering.com

CITY CENTER JUNCTION

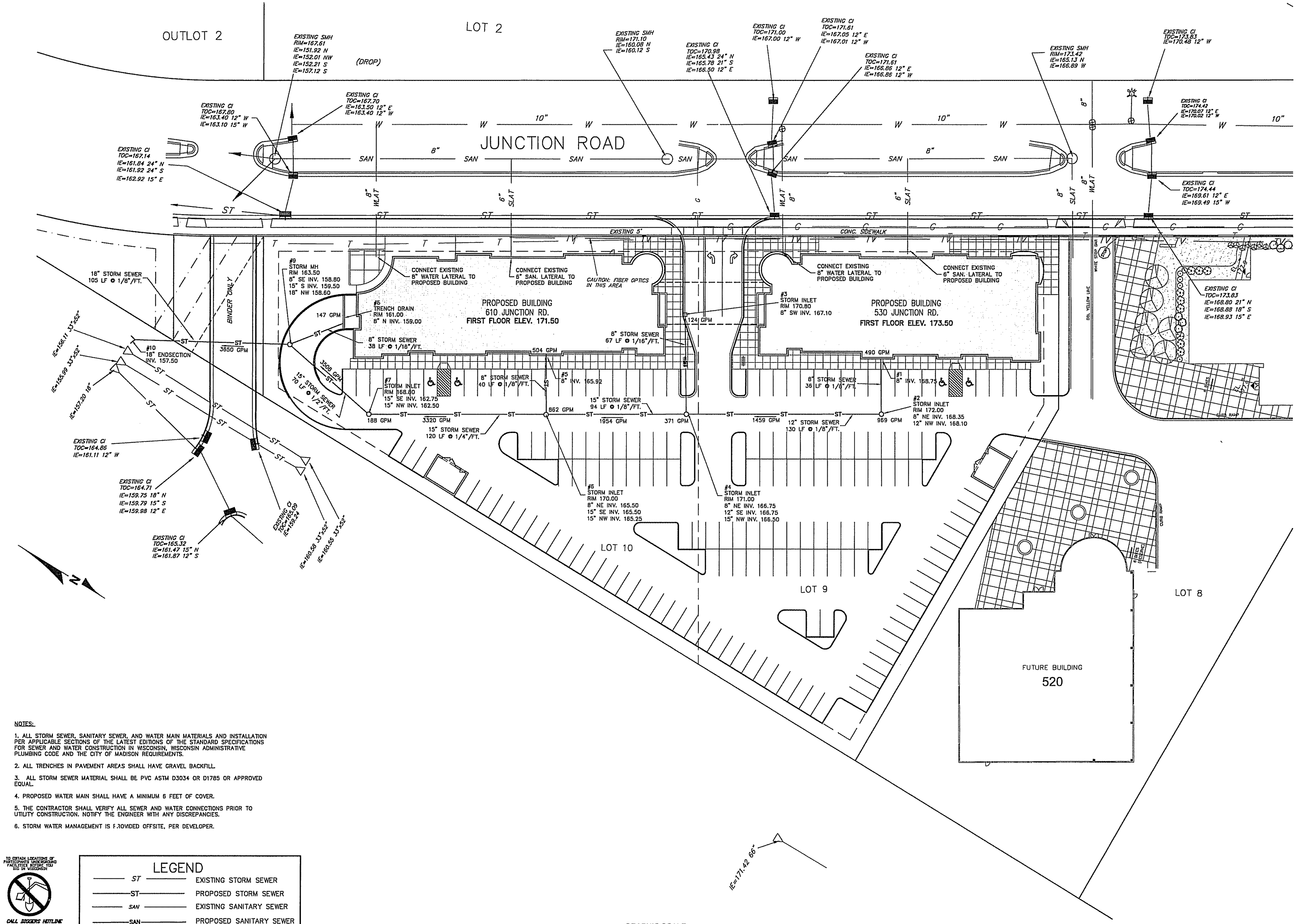
MADISON, WI

CJE NO.: 07I2R0
MARCH 6, 2007

SITE GRADING PLAN

C1.0

SHEET 1 OF 3



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Brookfield, WI 53005
PH. (262) 641-2848
FAX (262) 641-2871
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NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.

2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.

3. ALL STORM SEWER MATERIAL SHALL BE PVC ASTM D3034 OR D1785 OR APPROVED EQUAL.

4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.

5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

6. STORM WATER MANAGEMENT IS PROVIDED OFFSITE, PER DEVELOPER.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

LEGEND

—— *ST* ——	EXISTING STORM SEWER
——ST——	PROPOSED STORM SEWER
—— *SAN* ——	EXISTING SANITARY SEWER
——SAN——	PROPOSED SANITARY SEWER
—— *W* ——	EXISTING WATER MAIN
——W——	PROPOSED WATER MAIN

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

CITY CENTER JUNCTION
MADISON, WI

CJE NO.: 0712R0
MARCH 6, 2007

SITE UTILITY PLAN

C2.0

SHEET 2 OF 3

CJ engineering
civil design and consulting
13005 W. Bluemound Rd.
Suite 250
Brookfield, WI 53005
PH. (262) 641-2648
FAX (262) 641-2871
www.cj-engineering.com

CITY CENTER JUNCTION
MADISON, WI

OUTLOT 2

LOT 2

JUNCTION ROAD

LOT 10

LOT 9

PROPOSED BUILDING
610 JUNCTION RD.
FIRST FLOOR ELEV. 171.50

PROPOSED BUILDING
530 JUNCTION RD.
FIRST FLOOR ELEV. 173.50

FUTURE BUILDING
520

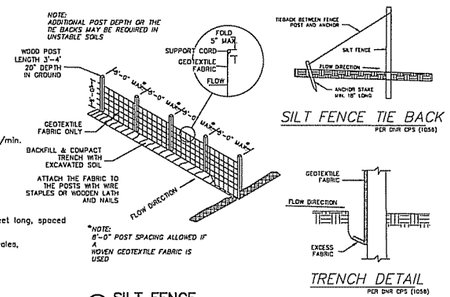
GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET GRATE SCREEN

SILT FENCE CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

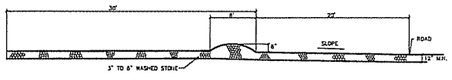
1. Construction silt fence around the disturbed areas as shown on Erosion Control Plan, to prevent sediment from being washed into the drainage system.
2. Locate posts per DNR CPS (1056)
3. Where joints are necessary, refer to DNR CPS (1056).
4. Filter fabric to be of nylon, polyester, propylene or ethylene yarn with extra strenght - 50 LB/in. in. (Minimum) - and with a flow rate of at least 0.3 gal./sq. ft./min. Fabric should contain ultraviolet ray inhibitors and stabilizers.
5. The filter fabric shall be anchored by spreading at least 8 inches of fabric in a 4" x 6" trench.
6. The filter fabric shall be stapled and/or nailed to the upslope side of the posts.
7. Post to be 1 1/8"x 1 1/8" hickory or oak, 3 feet long, spaced a maximum of 3 feet apart.
8. Use wire reinforcement in unstabilized minor swales, ditches or diversions.



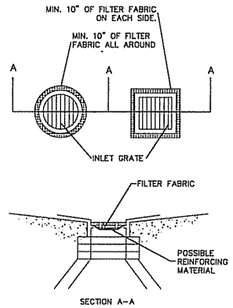
① SILT FENCE
NOT TO SCALE

SILT FENCE TIE BACK
PER DNR CPS (1056)

TRENCH DETAIL
PER DNR CPS (1056)



② CONSTRUCTION EXIT
NOT TO SCALE



③ INLET GRATE SCREEN
NOT TO SCALE

INLET GRATE SCREEN CONSTRUCTION SPECIFICATIONS

1. REMOVE INLET GRATE AND PLACE A SINGLE SHEET OF FILTER FABRIC ACROSS THE OPENING. THE FABRIC SHOULD EXTEND AT LEAST 10" BEYOND THE INLET OPENING. A REINFORCING MATERIAL MAY BE REQUIRED TO PREVENT SAGGING.
2. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR AT A DEPTH OF 1". EXTREME CARE SHALL BE TAKEN NOT TO SPILL ACCUMULATED SEDIMENT INTO INLET, WHEN CLEANING OR REPLACING FILTER FABRIC.
3. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100LBS. (ASTM D-3786)
   B. MULLEN BURST: 200 PSI (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
   E. ULTRA VIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL SILT FENCE.
4. INSTALL INLET GRATE SCREENS ON ALL EXISTING INLETS/CBS ADJACENT TO THE PROJECT AREA.
5. INSTALL CONSTRUCTION EXIT.
6. STRIP AND REMOVE TOPSOIL (IF ANY)
7. ROUGH GRADE SITE.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL RIP RAP ON FABRIC AT STORM SEWER OUTFAL.
10. INSTALL INLET GRATE SCREENS ON ALL NEW INLETS.
11. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
12. INSTALL BASE COURSE OF ASPHALT PAVEMENT.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
15. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

LEGEND

- 887 — EXISTING CONTOUR
- 885 — PROPOSED CONTOUR
- x 890.5 — PROPOSED ELEVATION
- ST — PROPOSED STORM SEWER
- SILT FENCE

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TOLL FREE
WIS STATUTE 182.0175(1)
REQUIRES YOU TO CONTACT HOTLINE BEFORE YOU EXCAVATE
KCLV. AREA 259-1181

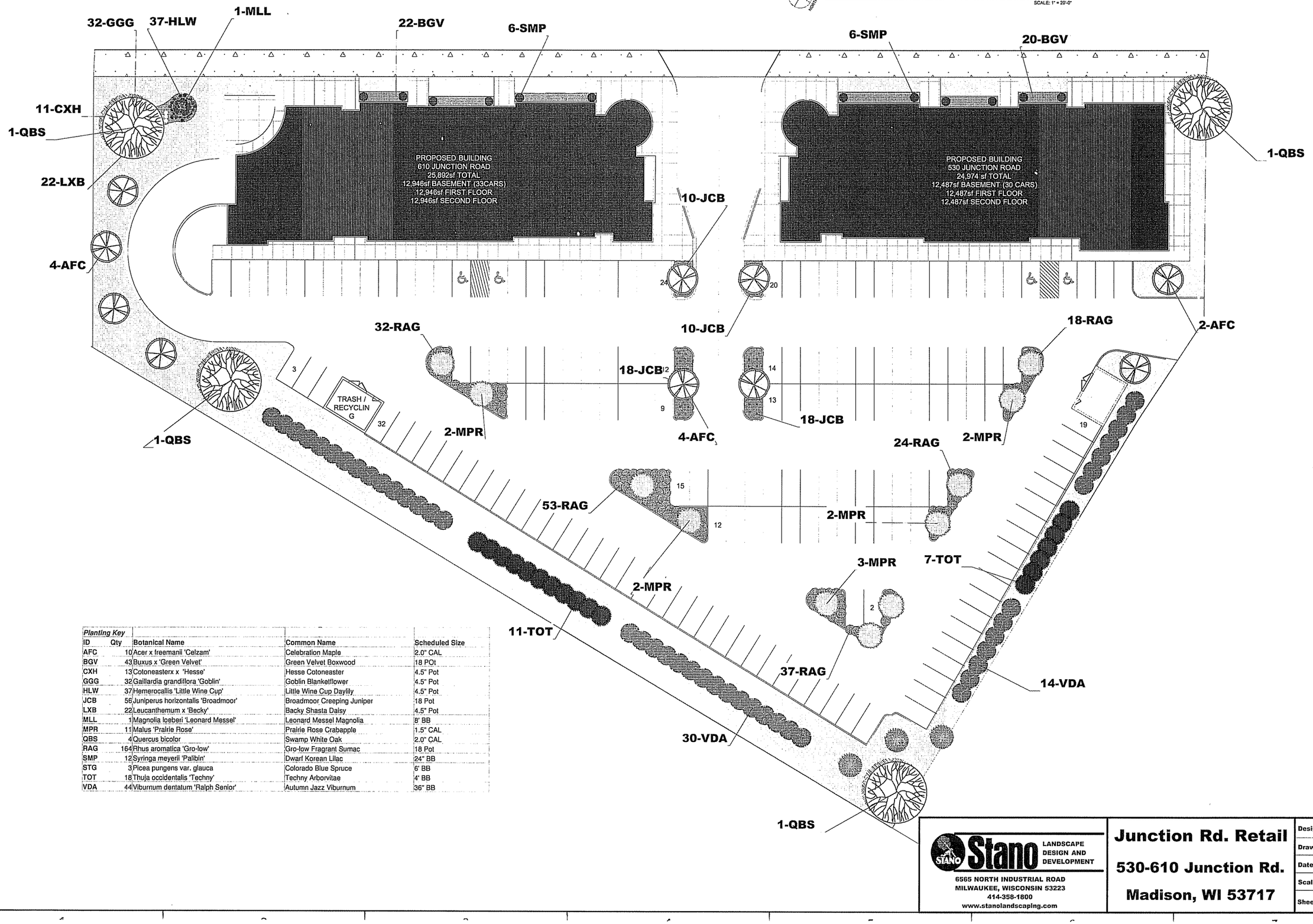
CJE NO.: 0712R0
MARCH 6, 2007

EROSION CONTROL PLAN

C3.0
SHEET 3 OF 3

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Planting Key				
ID	Qty	Botanical Name	Common Name	Scheduled Size
AFC	10	Acer x freemanii 'Celzam'	Celebration Maple	2.0" CAL
BGV	43	Buxus x 'Green Velvet'	Green Velvet Boxwood	18 POt
CXH	13	Coloneasterx x 'Hesse'	Hesse Cotoneaster	4.5" Pot
GGG	32	Gaillardia grandiflora 'Goblin'	Goblin Blanketflower	4.5" Pot
HLW	37	Hemerocallis 'Little Wine Cup'	Little Wine Cup Daylily	4.5" Pot
JCB	56	Juniperus horizontalis 'Broadmoor'	Broadmoor Creeping Juniper	18 Pot
LXB	22	Leucanthemum x 'Becky'	Backy Shasta Daisy	4.5" Pot
MLL	1	Magnolia loeberi 'Leonard Messel'	Leonard Messel Magnolia	8' BB
MPR	11	Malus 'Prairie Rose'	Prairie Rose Crabapple	1.5" CAL
QBS	4	Quercus bicolor	Swamp White Oak	2.0" CAL
RAG	164	Rhus aromatica 'Gro-low'	Gro-low Fragrant Sumac	18 Pot
SMP	12	Syringa meyerii 'Palibin'	Dwarf Korean Lilac	24" BB
STG	3	Picea pungens var. glauca	Colorado Blue Spruce	6' BB
TOT	18	Thuja occidentalis 'Techny'	Techny Arborvitae	4' BB
VDA	44	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	36" BB

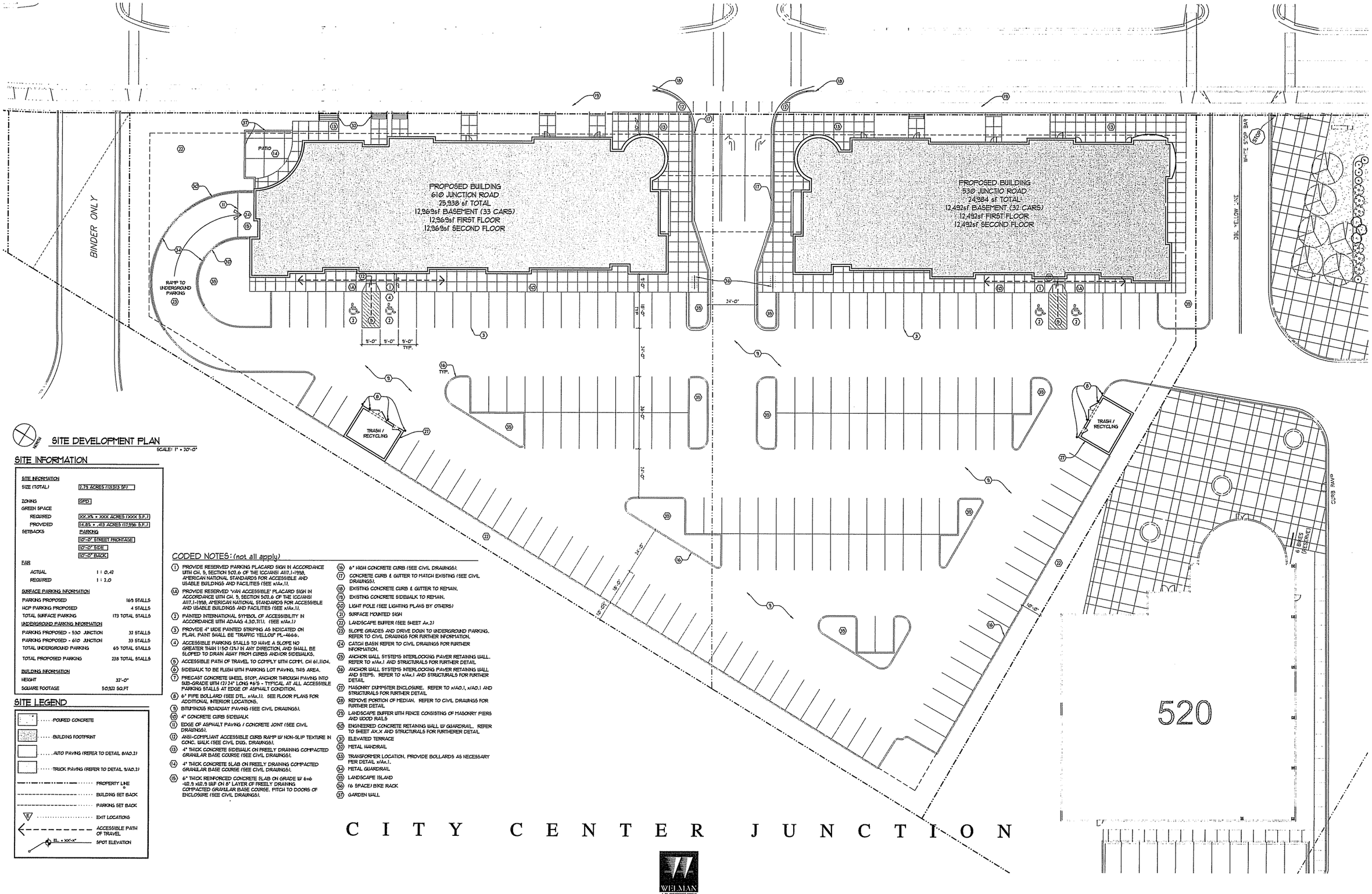
Stano LANDSCAPE DESIGN AND DEVELOPMENT
6565 NORTH INDUSTRIAL ROAD
MILWAUKEE, WISCONSIN 53223
414-358-1800
www.stanolandscaping.com

Junction Rd. Retail

530-610 Junction Rd.

Madison, WI 53717

Design by:	ACM
Drawn by:	ACM
Date:	03/05/07
Scale:	1" = 20'
Sheet:	L1



SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

SITE INFORMATION

SITE INFORMATION	
SIZE (TOTAL)	2.75 ACRES (119,513 SF)
ZONING	GPD
GREEN SPACE	
REQUIRED	XX.X% = XXX ACRES (XXX S.F.)
PROVIDED	14.8% = .413 ACRES (17,996 S.F.)
SETBACKS	PARKING
	10'-0" STREET FRONTAGE
	10'-0" SIDE
	10'-0" BACK
FAR	
ACTUAL	1 : 0.41
REQUIRED	1 : 2.0
SURFACE PARKING INFORMATION	
PARKING PROPOSED	169 STALLS
HCP PARKING PROPOSED	4 STALLS
TOTAL SURFACE PARKING	173 TOTAL STALLS
UNDERGROUND PARKING INFORMATION	
PARKING PROPOSED - 530 JUNCTION	32 STALLS
PARKING PROPOSED - 610 JUNCTION	33 STALLS
TOTAL UNDERGROUND PARKING	65 TOTAL STALLS
TOTAL PROPOSED PARKING	238 TOTAL STALLS
BUILDING INFORMATION	
HEIGHT	37'-0"
SQUARE FOOTAGE	50,822 SQ.FT

SITE LEGEND

- POURED CONCRETE
- BUILDING FOOTPRINT
- AUTO PAVING (REFER TO DETAIL 8/A0.2)
- TRUCK PAVING (REFER TO DETAIL 9/A0.2)
- PROPERTY LINE
- BUILDING SET BACK
- PARKING SET BACK
- EXIT LOCATIONS
- ACCESSIBLE PATH OF TRAVEL
- EL. = XX'-X" SPOT ELEVATION

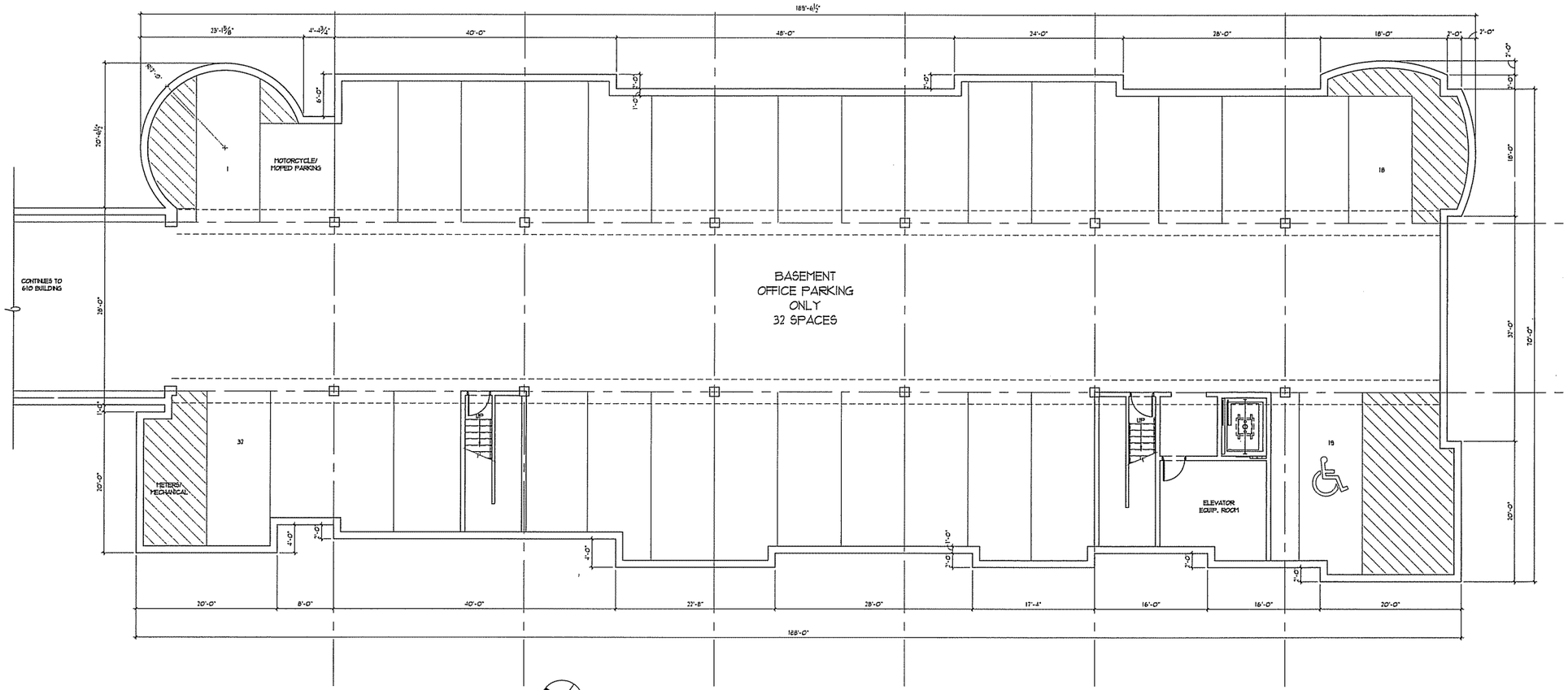
CODED NOTES: (not all apply)

1. PROVIDE RESERVED PARKING PLACARD SIGN IN ACCORDANCE WITH CH. 5, SECTION 502.6 OF THE ICC/ANSI A117.1-1998, AMERICAN NATIONAL STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (SEE x/Ax.1).
- 1A. PROVIDE RESERVED "VAN ACCESSIBLE" PLACARD SIGN IN ACCORDANCE WITH CH. 5, SECTION 502.6 OF THE ICC/ANSI A117.1-1998, AMERICAN NATIONAL STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (SEE x/Ax.1).
2. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH ADAAG 4.30.7(1). (SEE x/Ax.1)
3. PROVIDE 4" WIDE PAINTED STRIPING AS INDICATED ON PLAN. PAINT SHALL BE "TRAFFIC YELLOW" FS.-4666.
4. ACCESSIBLE PARKING STALLS TO HAVE A SLOPE NO GREATER THAN 1:50 (2%) IN ANY DIRECTION, AND SHALL BE SLOPED TO DRAIN AWAY FROM CURBS AND/OR SIDEWALKS.
5. ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH COMM. CH 61.1104.
6. SIDEWALK TO BE FLUSH WITH PARKING LOT PAVING, THIS AREA.
7. PRECAST CONCRETE WHEEL STOP, ANCHOR THROUGH PAVING INTO SUB-GRADE WITH (2) 24" LONG #6'S - TYPICAL AT ALL ACCESSIBLE PARKING STALLS AT EDGE OF ASPHALT CONDITION.
8. 6" PIPE BOLLARD (SEE DTL. x/Ax.1). SEE FLOOR PLANS FOR ADDITIONAL INTERIOR LOCATIONS.
9. BITUMINOUS ROADWAY PAVING (SEE CIVIL DRAWINGS).
10. 4" CONCRETE CURB SIDEWALK
11. EDGE OF ASPHALT PAVING / CONCRETE JOINT (SEE CIVIL DRAWINGS).
12. ANSI-COMPLIANT ACCESSIBLE CURB RAMP W/ NON-SLIP TEXTURE IN CONC. WALK (SEE CIVIL DWG. DRAWINGS).
13. 4" THICK CONCRETE SIDEWALK ON FREELY DRAINING COMPACTED GRANULAR BASE COURSE (SEE CIVIL DRAWINGS).
14. 4" THICK CONCRETE SLAB ON FREELY DRAINING COMPACTED GRANULAR BASE COURSE (SEE CIVIL DRAWINGS).
15. 6" THICK REINFORCED CONCRETE SLAB ON GRADE W/ 6x6 -W2.9 xW2.9 WWF ON 8" LAYER OF FREELY DRAINING COMPACTED GRANULAR BASE COURSE. PITCH TO DOORS OF ENCLOSURE (SEE CIVIL DRAWINGS).
16. 6" HIGH CONCRETE CURB (SEE CIVIL DRAWINGS).
17. CONCRETE CURB & GUTTER TO MATCH EXISTING (SEE CIVIL DRAWINGS).
18. EXISTING CONCRETE CURB & GUTTER TO REMAIN.
19. EXISTING CONCRETE SIDEWALK TO REMAIN.
20. LIGHT POLE (SEE LIGHTING PLANS BY OTHERS)
21. SURFACE MOUNTED SIGN
22. LANDSCAPE BUFFER (SEE SHEET Ax.2)
23. SLOPE GRADES AND DRIVE DOWN TO UNDERGROUND PARKING. REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION.
24. CATCH BASIN REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION.
25. ANCHOR WALL SYSTEMS INTERLOCKING PAVER RETAINING WALL. REFER TO x/Ax.1 AND STRUCTURALS FOR FURTHER DETAIL
26. ANCHOR WALL SYSTEMS INTERLOCKING PAVER RETAINING WALL AND STEPS. REFER TO x/Ax.1 AND STRUCTURALS FOR FURTHER DETAIL
27. MASONRY DUMPSTER ENCLOSURE. REFER TO x/A0.1, x/A0.1 AND STRUCTURALS FOR FURTHER DETAIL
28. REMOVE PORTION OF MEDIAN. REFER TO CIVIL DRAWINGS FOR FURTHER DETAIL
29. LANDSCAPE BUFFER WITH FENCE CONSISTING OF MASONRY PIERS AND WOOD RAILS
30. ENGINEERED CONCRETE RETAINING WALL W/ GUARDRAIL. REFER TO SHEET AX.X AND STRUCTURALS FOR FURTHERER DETAIL
31. ELEVATED TERRACE
32. METAL HANDRAIL
33. TRANSFORMER LOCATION. PROVIDE BOLLARDS AS NECESSARY PER DETAIL x/Ax.1.
34. METAL GUARDRAIL
35. LANDSCAPE ISLAND
36. (6 SPACE) BIKE RACK
37. GARDEN WALL

CITY CENTER JUNCTION

WELMAN ARCHITECTS INC

DATE: 11-31-2006
JOB #: 26098



1 BASEMENT PLAN

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

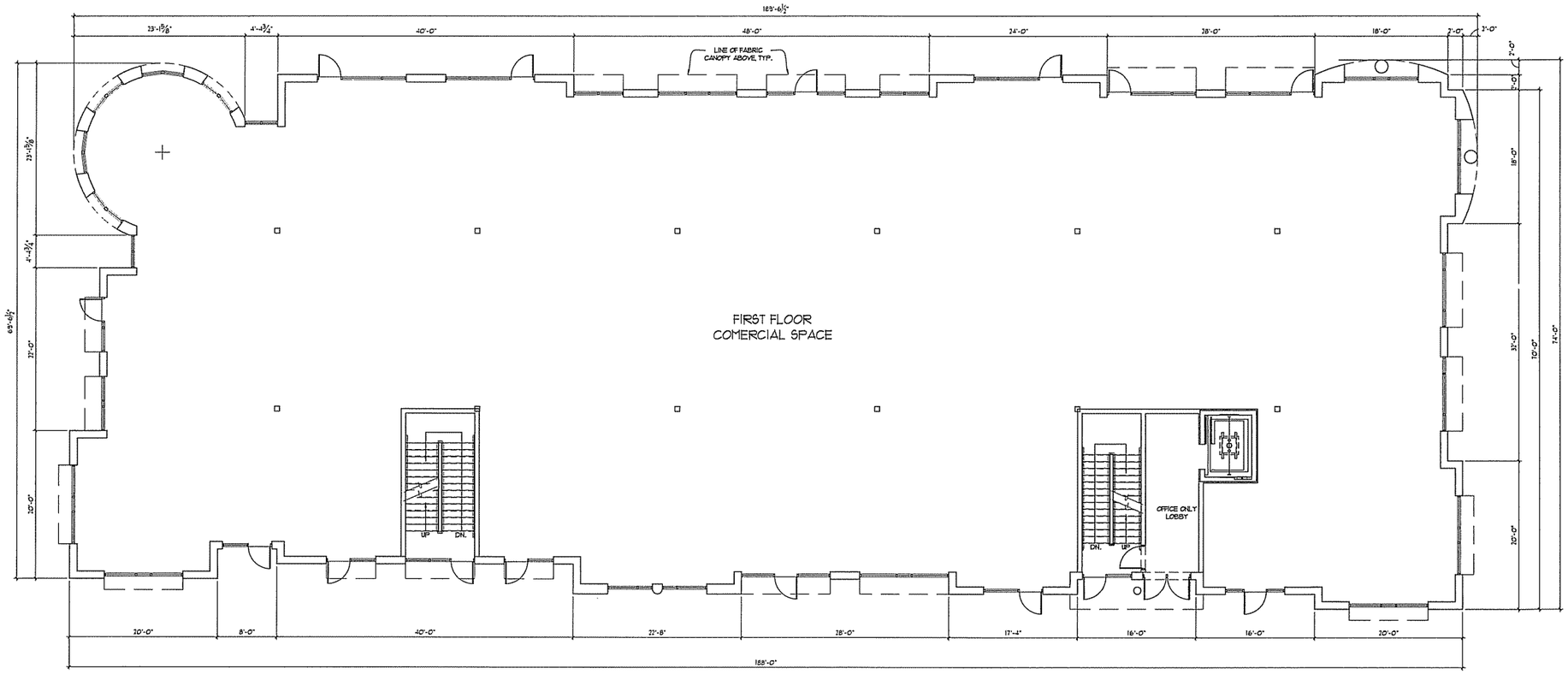
NORTH

530 CITY CENTER JUNCTION

WELMAN ARCHITECTS INC

DATE: 11-31-2006

JOB #: 26098



1 FIRST FLOOR PLAN

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

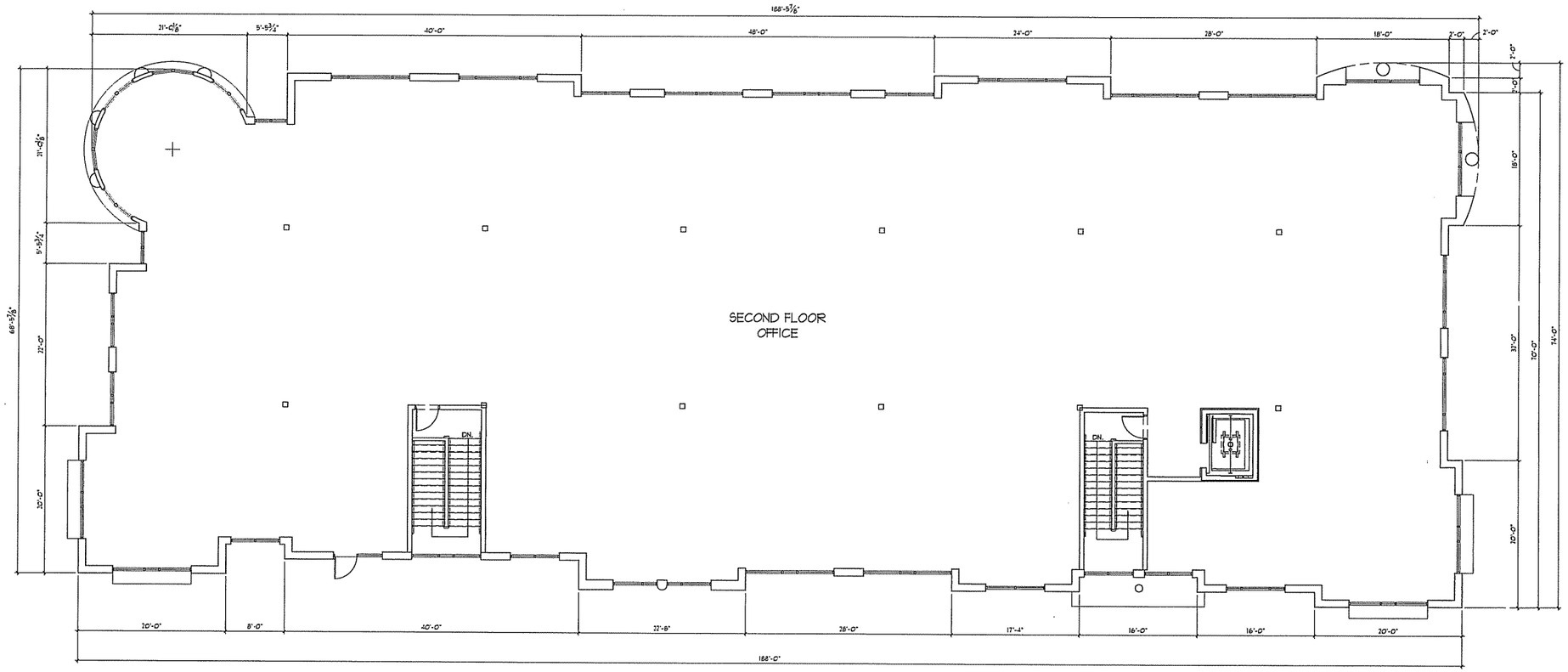
NORTH

530 CITY CENTER JUNCTION

WELMAN ARCHITECTS INC

DATE: 11-31-2006

JOB #: 26098



1 SECOND FLOOR PLAN

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

NORTH

530 CITY CENTER JUNCTION

WELMAN ARCHITECTS INC

DATE: 11-31-2006
JOB #: 26098

1 EAST ELEVATION

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

ELEVATION CODED NOTES:

1. METAL PANEL #1
2. METAL PANEL #2
3. BRICK #1
4. BRICK #2
5. BRICK #3
6. ANNOD. ALUMINUM STOREFRONT SYSTEM TYPICAL
7. PRECAST STONE
8. PRECAST BAND/LINTEL
9. METAL SOFFIT, FASCIA, AND TRIM
10. EIFS

EXTERIOR ELEVATION NOTES

1. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENINGS.
2. WINDOW SYSTEM TO BE EXTERIOR GLAZED.

3 SOUTH ELEVATION

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

2 NORTH ELEVATION

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

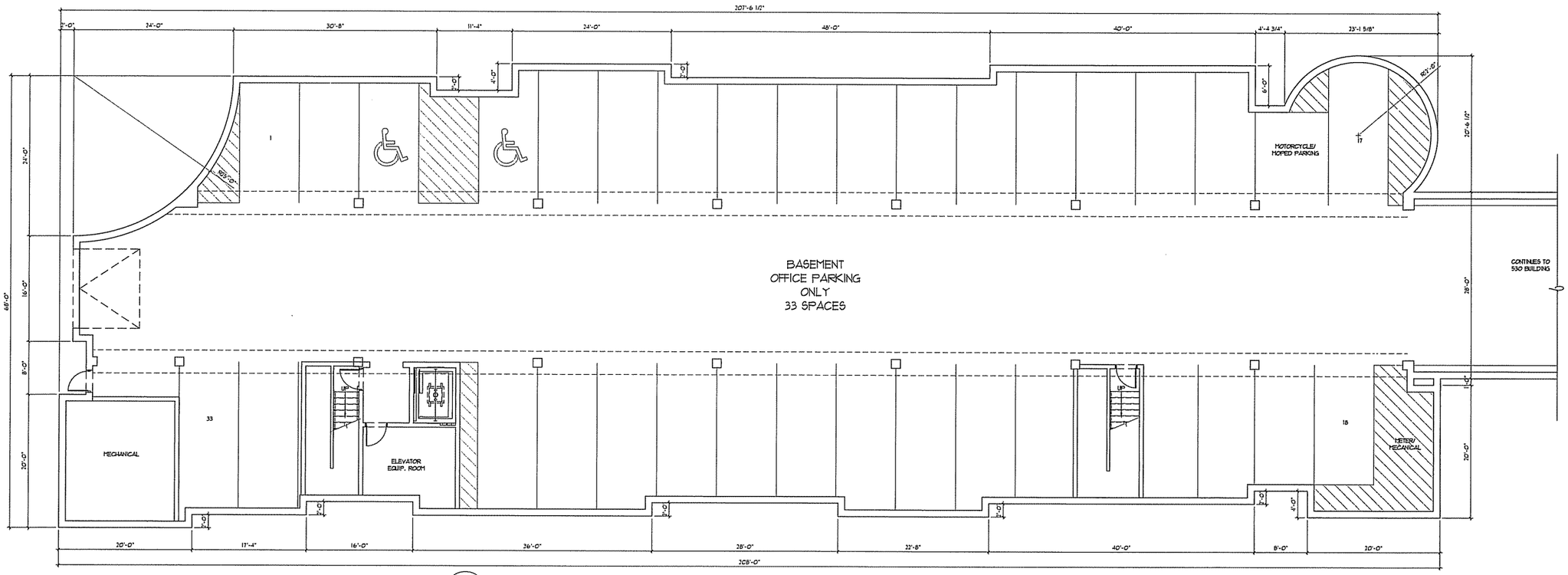
4 WEST ELEVATION

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

530 CITY CENTER JUNCTION

WELMAN ARCHITECTS INC

DATE: 11-31-2006
JOB #: 26098



1 BASEMENT PLAN

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

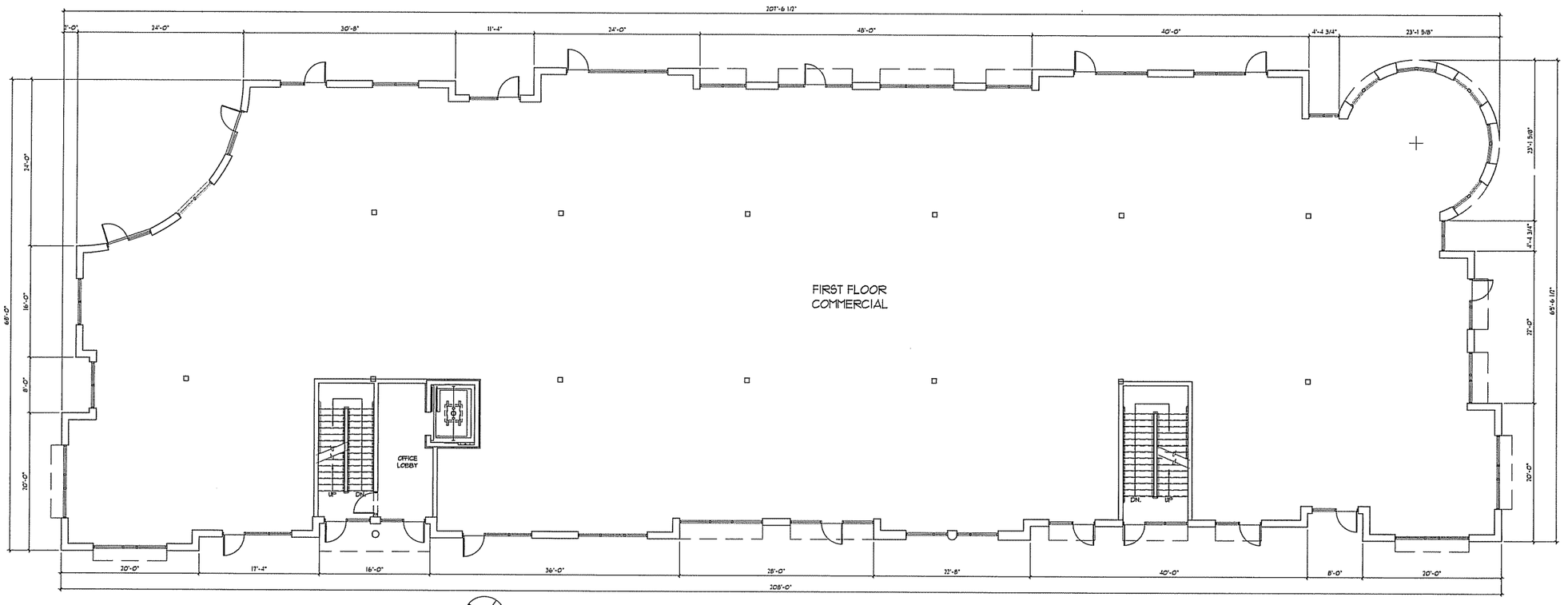
NORTH

610 CITY CENTER JUNCTION

WELMAN ARCHITECTS INC

DATE: 11-31-2006

JOB #: 26098



1 FIRST FLOOR PLAN

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

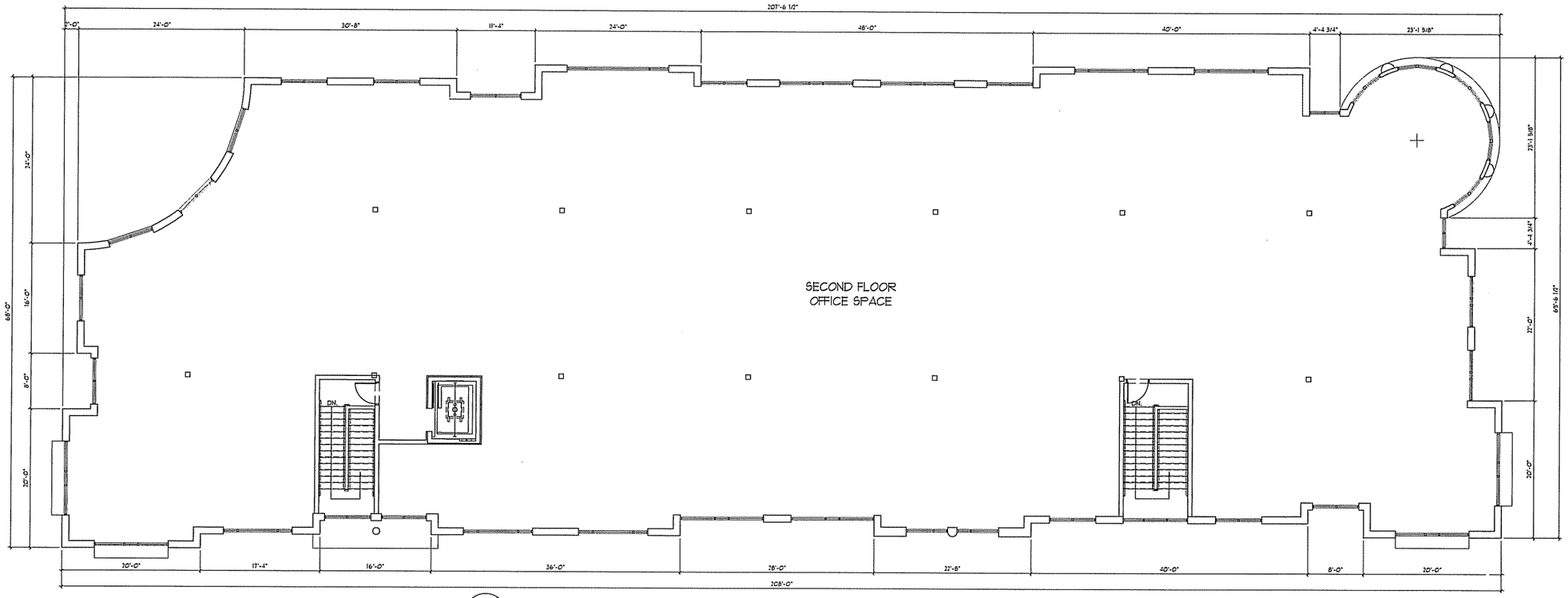
NORTH

610 CITY CENTER JUNCTION

WEIMAN ARCHITECTS INC

DATE: 11-31-2006

JOB #: 26098



1 SECOND FLOOR PLAN

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

NORTH

610 CITY CENTER JUNCTION

WELMAN ARCHITECTS INC

DATE: 11-31-2006
JOB #: 26098

1 EAST ELEVATION

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

3 SOUTH ELEVATION

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

ELEVATION CODED NOTES:

1. METAL PANEL #1
2. METAL PANEL #2
3. BRICK #1
4. BRICK #2
5. BRICK #3
6. ANOD. ALUMINUM STOREFRONT SYSTEM TYPICAL
7. PRECAST STONE
8. PRECAST BAND/LINTEL
9. METAL SOFFIT, FASCIA, AND TRIM
10. EIFS
11. METAL RAILING

EXTERIOR ELEVATION NOTES

1. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENINGS.
2. WINDOW SYSTEM TO BE EXTERIOR GLAZED.

2 NORTH ELEVATION

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

4 WEST ELEVATION

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

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