



GARY BRINK & ASSOCIATES
ARCHITECTS
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MIDDLETON, WI 53542
(608) 829-1750
608-829-1750 (FAX)

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ALL UNLINED SCALES.

LIONS GATE II AT GRANDVIEW COMMONS

825 JUPITER DRIVE
MADISON, WISCONSIN 53718

ISSUED FOR ZONING APPROVAL
AUGUST 27, 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	1 Bedroom with Den	2 Bedroom
Underground	14,225 Sq. Ft.			
Level 1	14,125 Sq. Ft.	5	0	7
Level 2	14,125 Sq. Ft.	5	1	7
Level 3	13,900 Sq. Ft.	5	1	6
Total	41,750 Sq. Ft.			

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

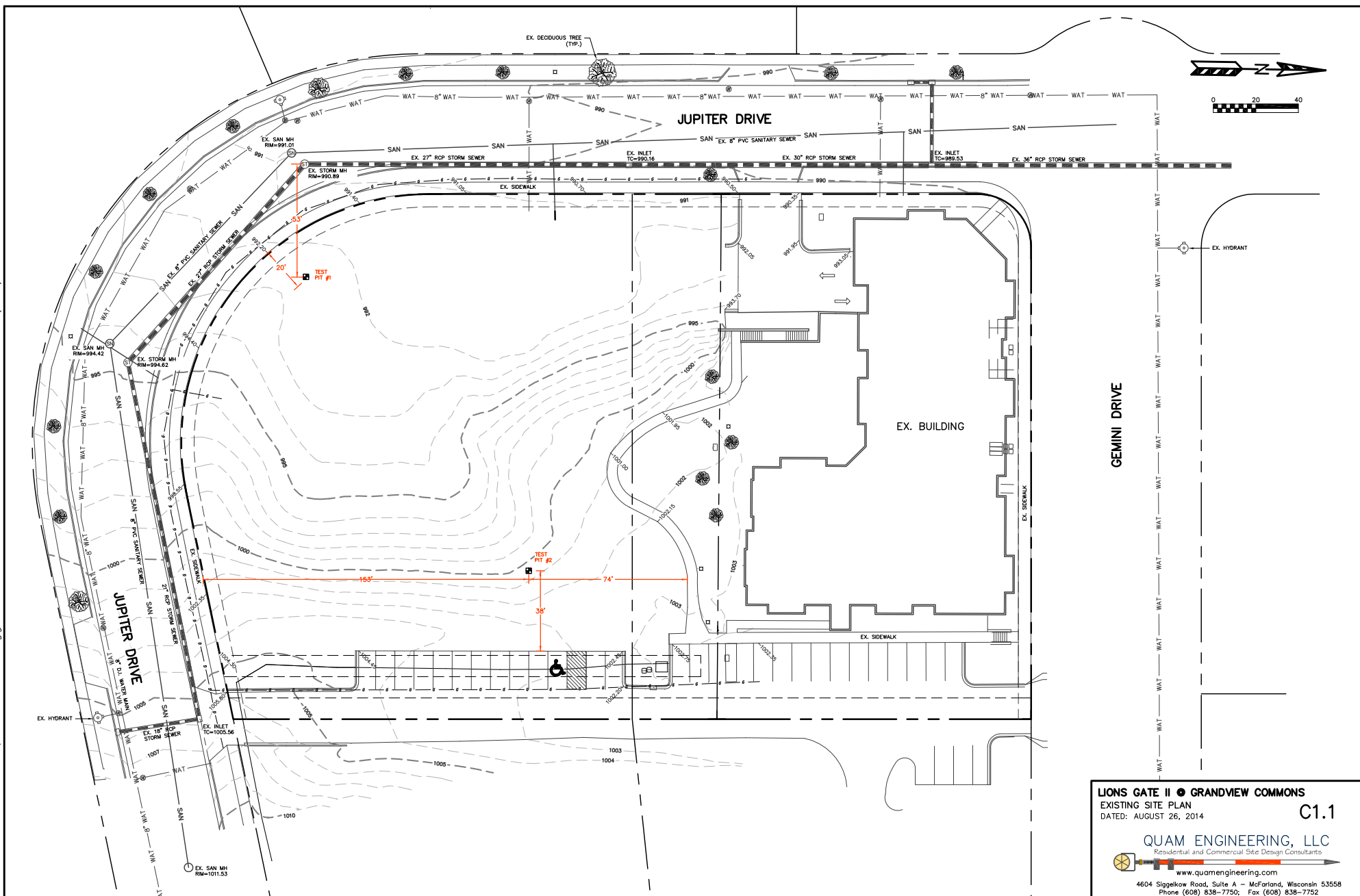
PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
825 JUPITER DRIVE
MADISON, WISCONSIN 53718
CLIENT: AVENUE E. PROPERTIES, LLC
P.O. BOX 264, COTTAGE GROVE, WISCONSIN 53527, USA

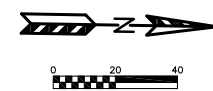
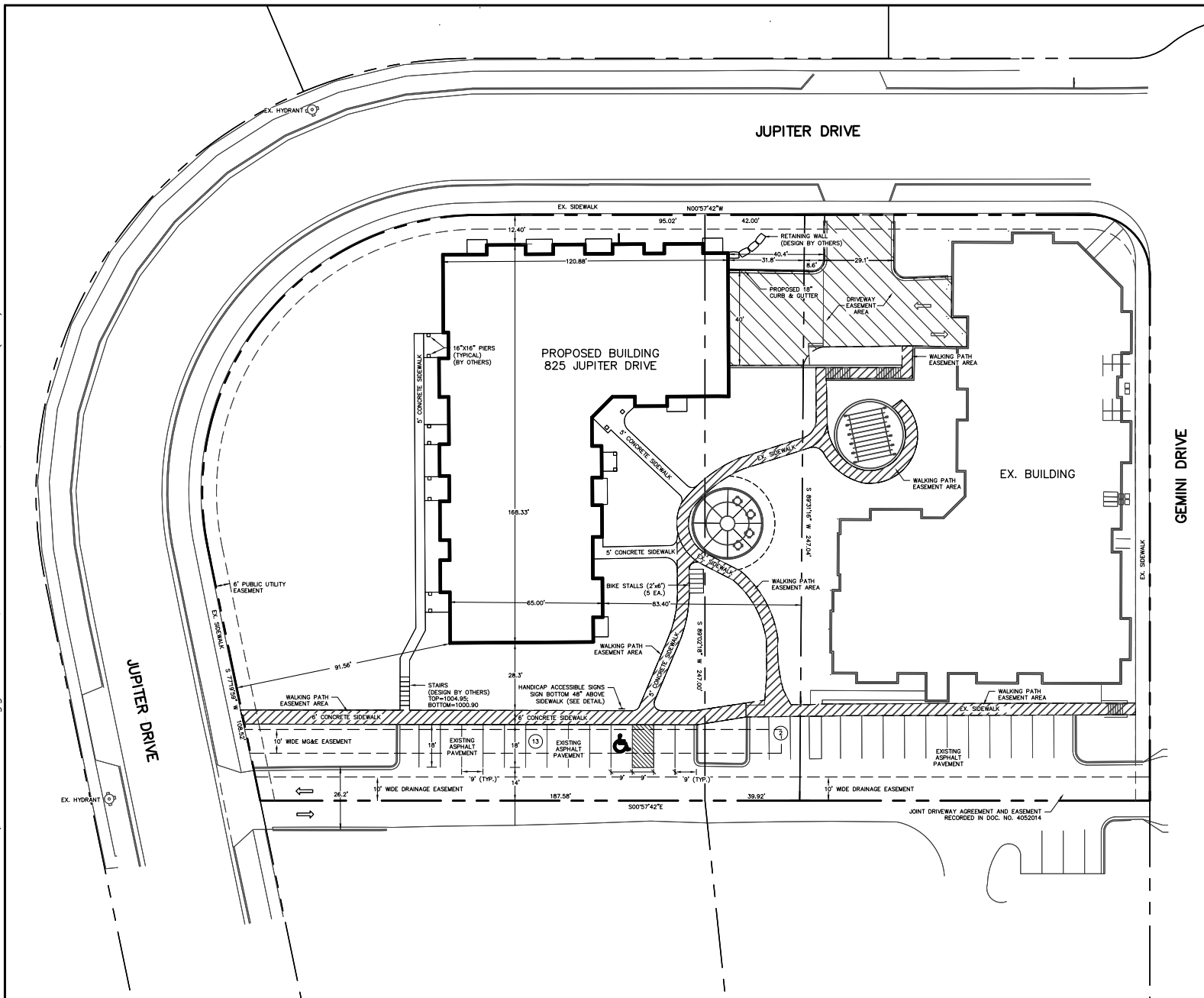
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PROJECT: 201420
DRAWN BY: SKIDMORE, INC.
DATE: 8/20/14
SCALE: AS NOTED
PLANNING REVIEW: 8/27/14

TITLE PAGE

T-1



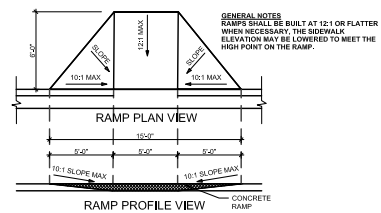
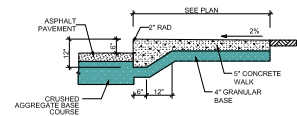


DUMPSTER NOTE
THERE WILL BE NO DUMPSTER POSITION ON THE SITE AND THE GARBAGE REMOVAL WILL BE MANAGED WITHIN THE BUILDING.

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	825 Jupiter Drive, Madison, WI
Site acreage (total)	1.333 Acres
Number of building stories (shown)	1
Building height	30' (SEE 2000' BY HIGHEST PARAPET)
DRPS type of construction (new structures or additions)	NA
Total square footage of building	51,250 s.f.
Total square footage of garage	14,500 s.f.
Use of property	APARTMENTS
Gross square feet of office	NA
Gross square feet of retail area	NA
Number of employees in warehouse	NA
Number of employees in production	NA
Capacity of restaurant/office of assembly	NA
Number of bicycle stalls shown	6
Number of parking stalls:	
Small Car	SHOWN
Large Car	14
Accessible	1
Total	15
Number of trees shown (See Landscape Plan)	



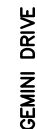
HANDICAP ACCESSIBLE SIGN DETAIL



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

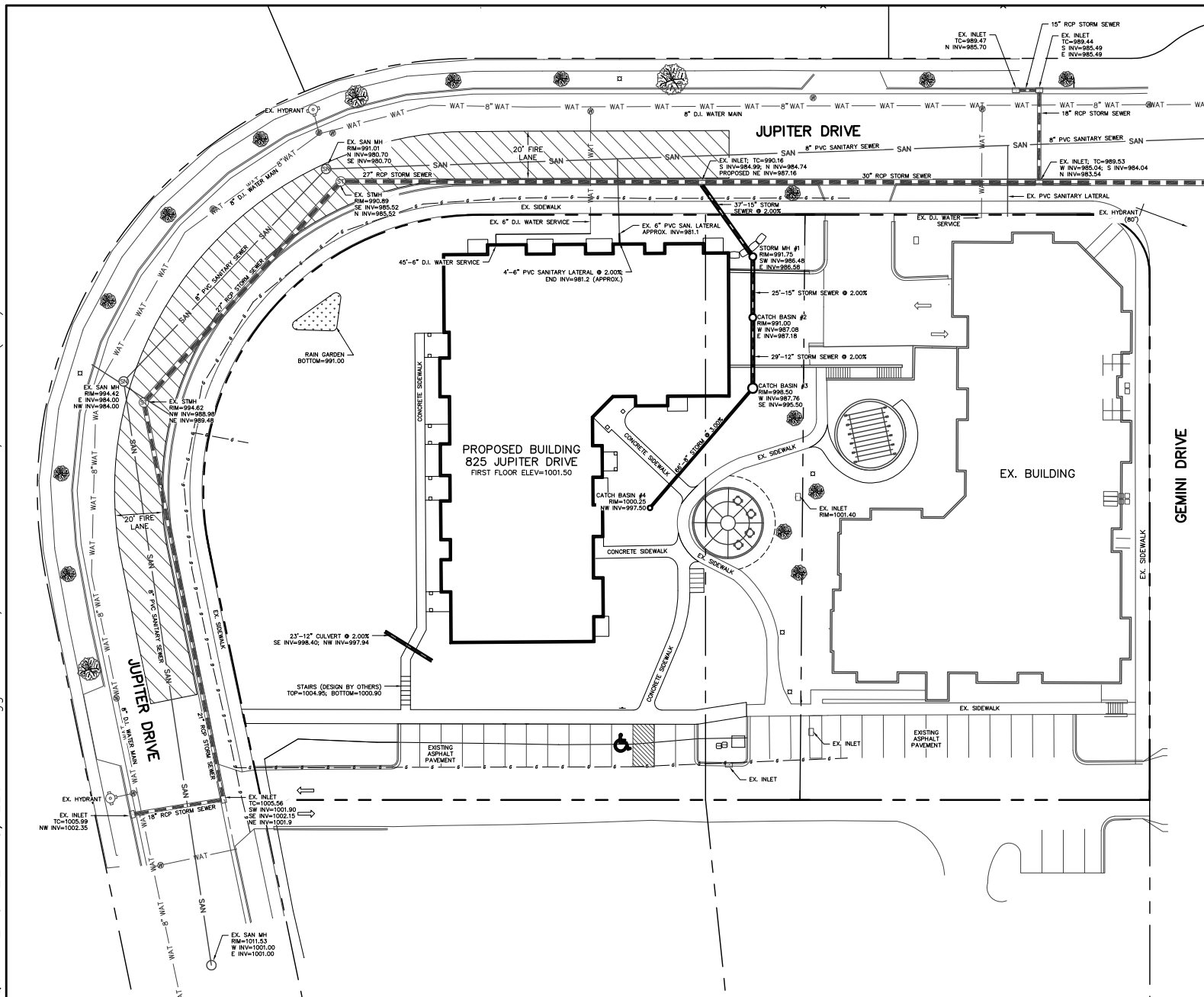
C1.2

QUAM ENGINEERING, LLC
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SILT SOCK DETAIL

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53595
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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 GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, 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 RESTORED IN ACCORDANCE 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 A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR 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 DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE 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 TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) 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 PAY CITY INSPECTION FEE.

LIONS GATE II • GRANDVIEW COMMONS

UTILITY PLAN
DATED: AUGUST 26, 2014

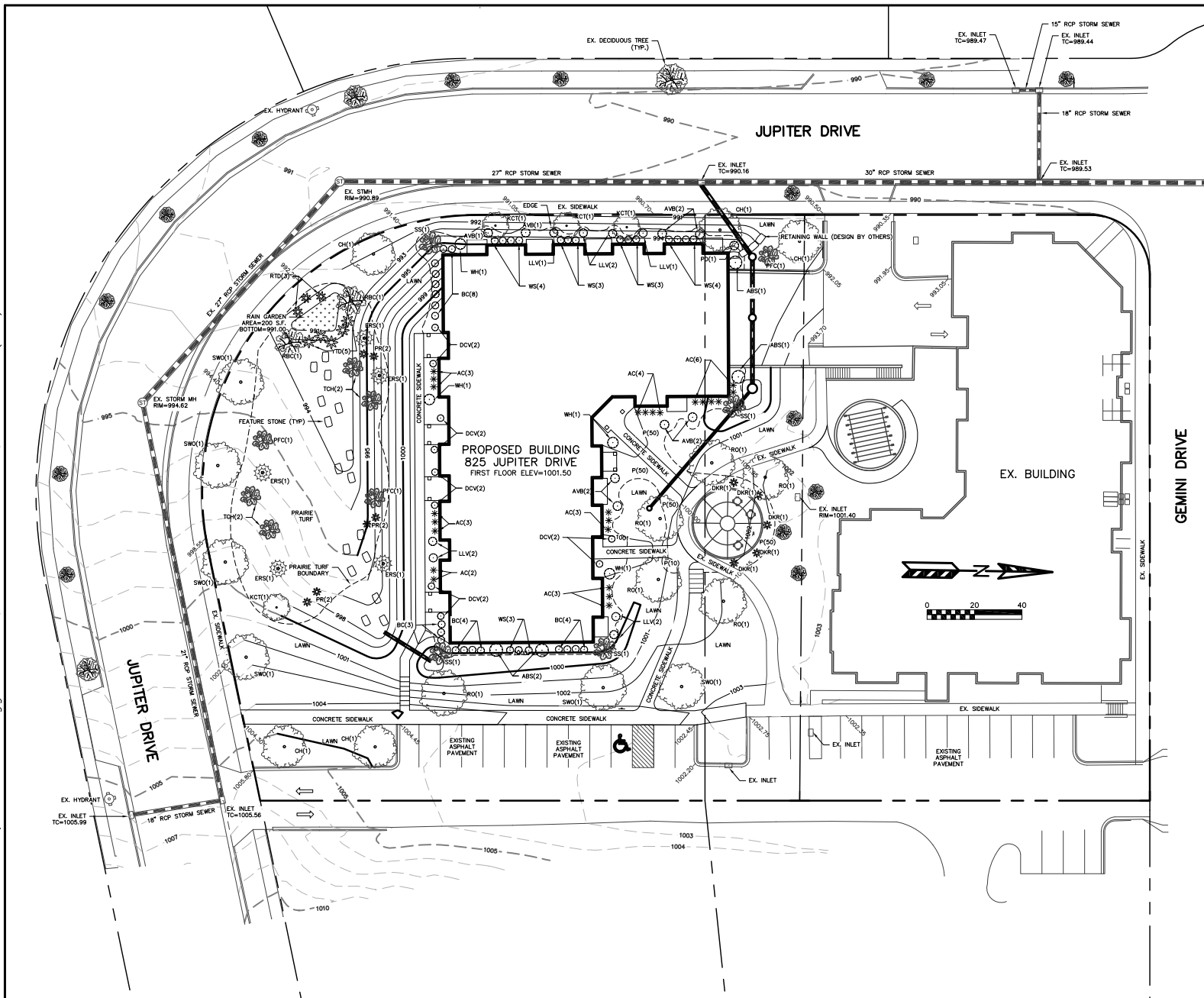
C1.4

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PLANT LIST

Key	SIZE	COMMON NAME	ROOT	QUAN.	POINTS
Canopy Trees (12 Points)					
CH	2 1/2"	Common Hackberry	005	4	140
ACE	2"	Kentucky Coffee Tree	005	4	140
BR	2"	Box Elder	005	2	70
BO	2 1/2"	Red Oak	005	0	210
SWO	2 1/2"	Swamp White Oak	005	0	210
Large Deciduous Trees (12 Points)					
PEC	2"	Prairie Fire Crab	005	3	45
PD	2"	Prairie Dog	005	1	15
SS	2"	Shadbush	005	4	60
TDH	2"	Thorned Dogwood	005	4	60
Large Deciduous Trees (12 Points)					
ERS	4"	Eastern Red Cedar	005	3	75
Small Deciduous Trees (12 Points)					
ABH	4"	American Hornbeam	005	4	8
AVB	4"	American Viburnum	005	40	20
LV	4"	Little Leaf	005	4	10
WH	4"	White Birch	005	4	12
Medium Deciduous Trees (12 Points)					
BC	4"	Basswood	005	27	14
DCV	4"	Downy Birch	005	8	16
W	4"	White Birch	005	3	6
W	4"	White Birch	005	3	18
W	4"	White Birch	005	3	18
Large Deciduous Trees (12 Points)					
AC	18"	Aspen	005	24	48
ELK	18"	Elm	005	4	10
FR	18"	Prairie Rose	005	4	8
Perennials and Grasses (12 Points)					
P	18"	Prairie	005	218	470
ALN	18"	American Elm	005	4	10
BR	18"	Box Elder	005	4	10
DCV	18"	Downy Birch	005	4	10
ELK	18"	Elm	005	4	10
FR	18"	Prairie Rose	005	4	10
P	18"	Prairie	005	4	10
PD	18"	Prairie Dog	005	4	10
SS	18"	Shadbush	005	4	10
TDH	18"	Thorned Dogwood	005	4	10
W	18"	White Birch	005	4	10
W	18"	White Birch	005	4	10
W	18"	White Birch	005	4	10
Shrub Plantings (non-contributing)					
BLP	18"	Black Locust	005	200	0
Notes					
1) Lawn areas to receive a minimum of 6" of topsoil, seed (Medium Fescue), water infiltration, and aeration.					
2) Prairie turf areas to receive a minimum of 6" of topsoil, seed (short grass native mix), water infiltration, and aeration.					
3) Lawn and prairie turf areas to be irrigated by a drip system and a 1/2" and greater shall be matched with a 1/2" drip system (see notes 114 and 115 for manufacturer specifications).					
4) Foundation planting beds to be matched with 1" of shredded hardwood bark mulch.					
5) In all lawn areas and shrub groupings in lawn areas to receive shredded hardwood bark mulch plantings (1" diameter spread to a depth of 2").					
6) Foundation planting beds to be separated from lawn areas with black steel edging.					
7) Perennials and grasses will be selected and placed by the owner or owner's representative.					
8) Perennials and grasses to be spaced approximately 18" on center.					
9) Foundation planting beds to be separated from lawn areas with black steel edging.					
10) Foundation planting beds to be separated from lawn areas with black steel edging.					
11) Rain garden areas to receive 1" of shredded hardwood bark mulch.					
12) Rain garden areas (RGA) to be installed 12" on center.					
13) Rain garden areas to be constructed per WDM specifications.					
14) Contractor will be responsible for landscape maintenance until completion and acceptance of the project.					
15) Owner will be responsible for landscape maintenance after completion and acceptance of the project.					

Landscaping Points Required		
Area = 26,734 sq ft		80 units
Landscaping Points Required = 26,734/330 =		218 points
80 units x 3 points/unit =		218 points
Total Landscaping Points Required		436 points
Landscaping Points Supplied		
Proposed canopy trees - 22 @ 25 =		770 points
Proposed medium trees - 5 @ 15 =		150 points
Proposed shrub trees - 5 @ 15 =		75 points
Proposed deciduous trees - 12 @ 2 =		24 points
Proposed perennials & grasses 218 @ 2 =		436 points
Total landscape points supplied =		1,326 points

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

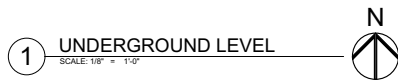
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LIONS GATE II AT GRANDVIEW COMMONS
825 JUPITER DRIVE
MADISON, WISCONSIN 53718
CLIENT:
AVENUE E. PROPERTIES, LLC
P.O. BOX 284, COTTAGE GROVE, WISCONSIN 53527, USA

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PROJECT: 201420
DRAWN BY: STUDIO 2919, LLC
DATE: 8/26/14
SCALE: AS NOTED
8/27/14 CITY SUBMITTAL

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UNDERGRO
UND LEVEL
PLAN

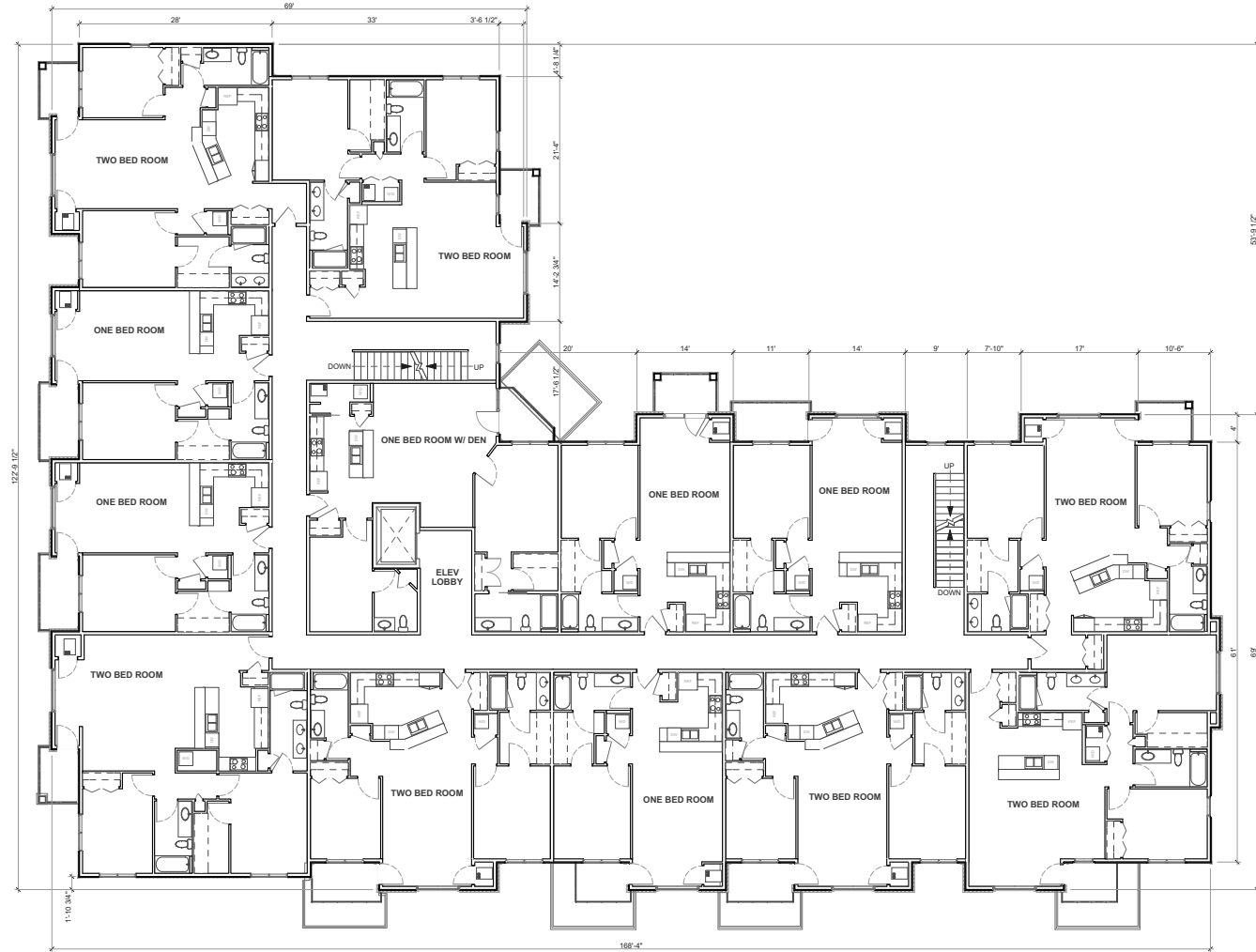
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GARY BRINK & ASSOCIATES
ARCHITECTS

7780 ELMWOOD AVE. STE. 204
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608-429-3056 (FAX)

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SOURCES.



1 LEVEL 2
SCALE: 1/8" = 1'-0"



PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
CLIENT: AVENUE E. PROPERTIES, LLC
P.O. BOX 294, COTTAGE GROVE, WISCONSIN 53527, USA

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PROJECT: 201420
DRAWN BY: STYLING 2019, LLC
DATE: 8/26/14
SCALE: AS NOTED
9/27/14 CITY SUBMITTAL

LEVEL 2
PLAN

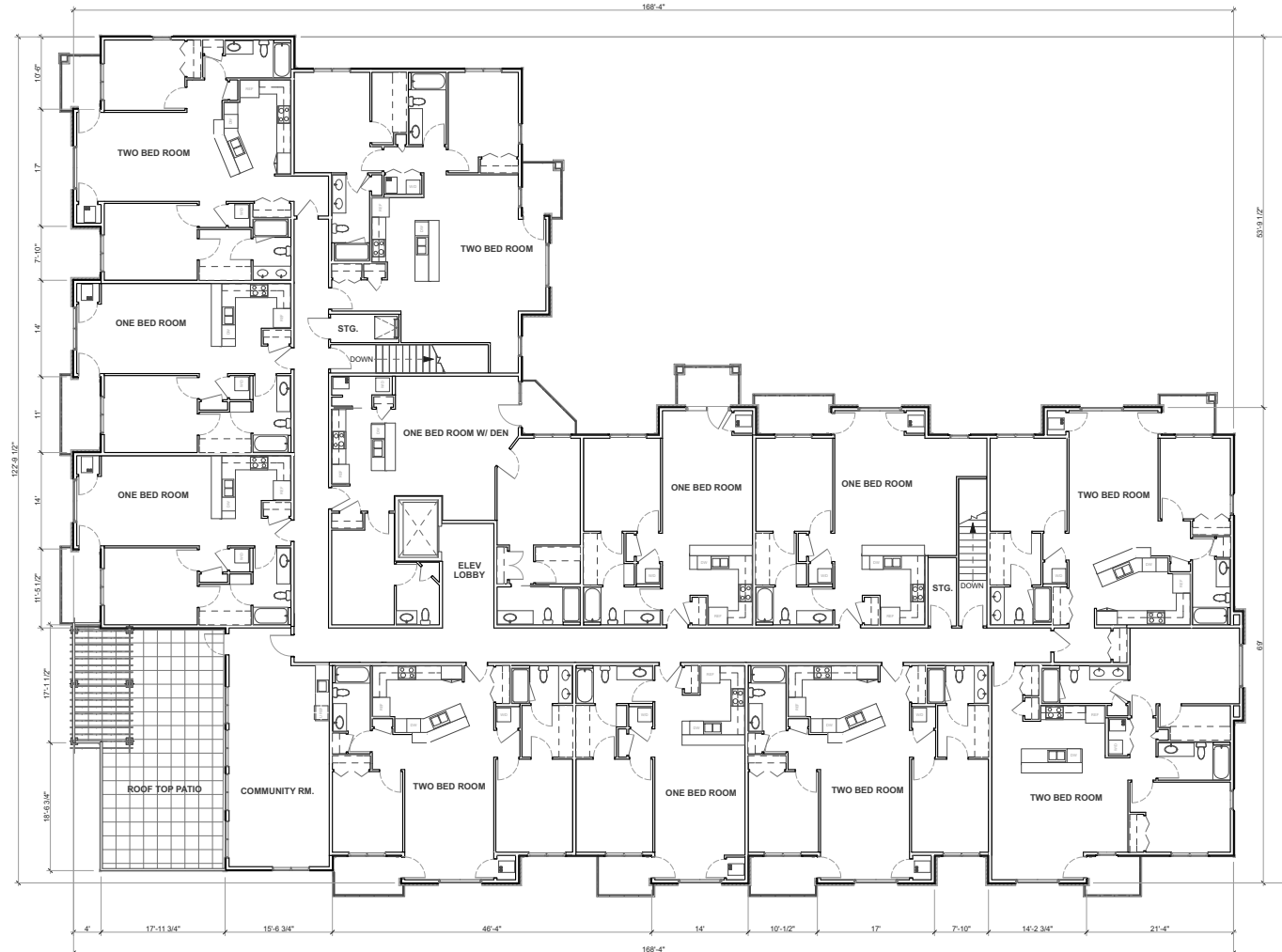
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ALL
NECESSARY
PERMITS
AND
APPROVALS
BEFORE
CONSTRUCTION.



1 LEVEL 3
SCALE: 1/8" = 1'-0"



PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
SITE: 2500 W. GRANDVIEW AVE., SUITE 100
MADISON, WISCONSIN 53718
CLIENT: AVENUE E. PROPERTIES, LLC
P.O. BOX 294, COTTAGE GROVE, WISCONSIN 53527, USA

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DRAWN BY: STYLING 2019, LLC
DATE: 8/26/14
SCALE: AS NOTED
9/27/14 CITY SUBMITTAL

LEVEL 3
PLAN

A2.03

A2.04

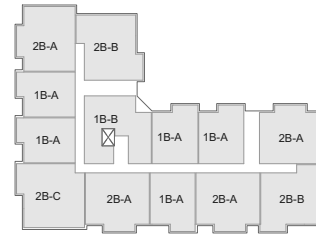


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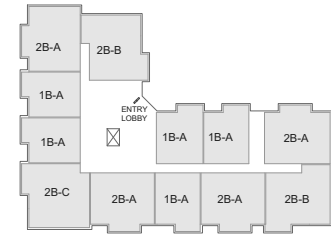
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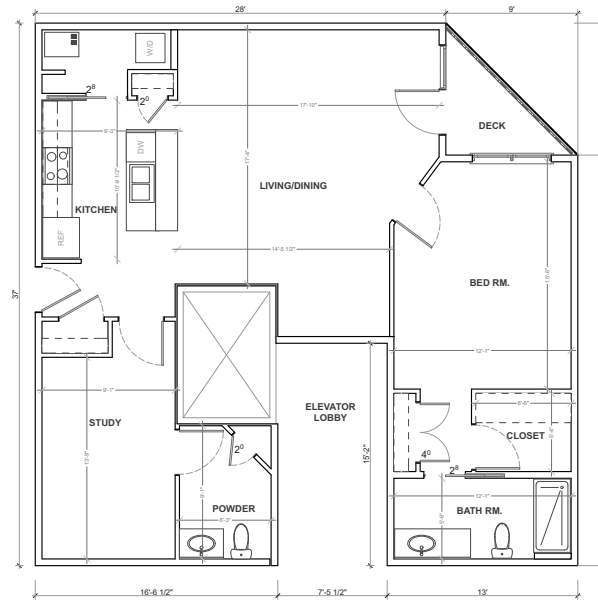
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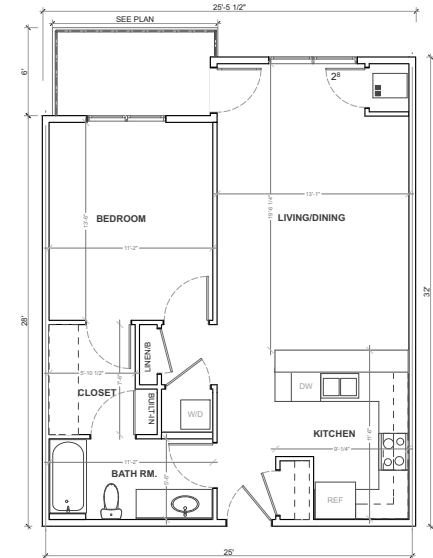
4 LEVEL 2
SCALE: 1/32" = 1'-0"



3 LEVEL 1
SCALE: 1/32" = 1'-0"



2 ONE BED RM. TYPE "B"
SCALE: 1/4" = 1'-0"



1 ONE BED RM. TYPE "A"
SCALE: 1/4" = 1'-0"

PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
500 E. MICHIGAN AVE.
MADISON, WISCONSIN 53718
CLIENT: AVENUE E. PROPERTIES, LLC
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APARTMENT
TYPE PLANS

A5.01



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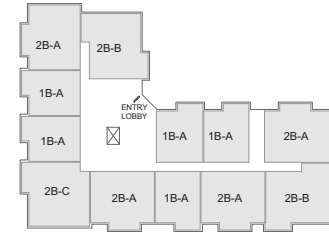
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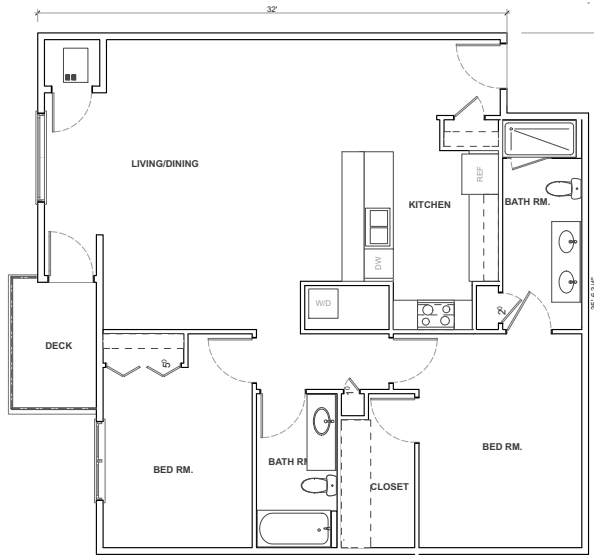
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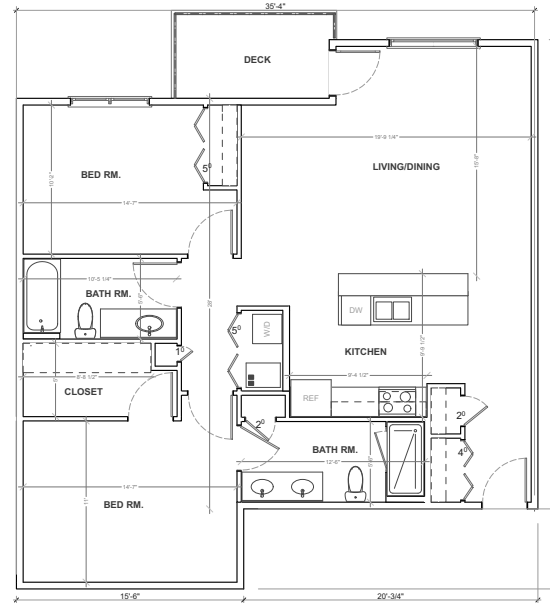
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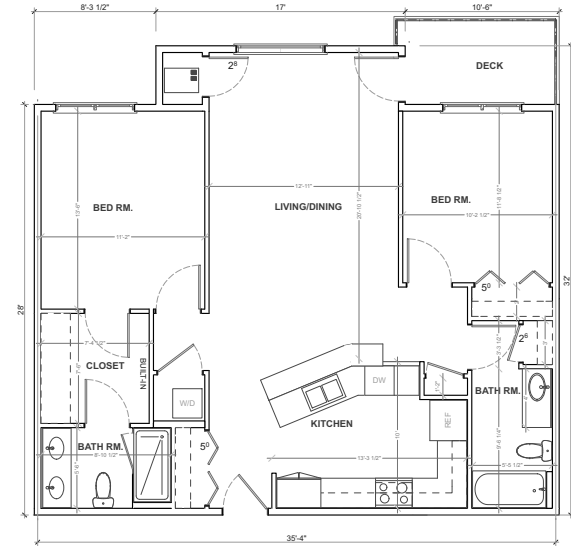
4 LEVEL 1
SCALE: 1/32" = 1'-0"



3 TWO BED RM. TYPE "C"
SCALE: 1/4" = 1'-0"



2 TWO BED RM. TYPE "B"
SCALE: 1/4" = 1'-0"



1 TWO BED RM. TYPE "A"
SCALE: 1/4" = 1'-0"

PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
SITING: 5000 LIONS GATE BLVD.
MADISON, WISCONSIN 53718
CLIENT: AVENUE E. PROPERTIES, LLC
P.O. BOX 284, COTTAGE GROVE, WISCONSIN 53527, USA

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PROJECT: 201420
DRAWN BY: STYLING 2019, LLC
DATE: 8/26/14
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9/27/14 CITY SUBMITTAL

APARTMENT
TYPE PLANS

A5.02



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IF THE SECTOR DIMENSION
DOES NOT MEASURE ONE
RICH TO EXACTLY THE
DRAWING WILL HAVE BEEN
SHOWN IN REDUCED
APPROXIMATE
SCALE



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

EXTERIOR ELEVATION KEY NOTES	
TYPICAL MATERIALS UNLESS OTHERWISE NOTED	
UTILITY 8-1/2" BRICK	
CAST STONE BANDING	
L.P. SMARTSIDE FACTORY PAINTED CEDAR LAP SIDING WITH ALTERNATING 3" OVER 6" FACE EXPOSURE	
L.P. SMARTSIDE FACTORY PAINTED SMOOTH PANEL SIDING	
L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0-1/2" IN THICK 4-8 IN. FACE	
L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0-8/32 IN THICK 1-1/2 IN. FACE PASGIA	
L.P. SMARTSIDE FACTORY PAINTED SMOOTH PANEL UNVENTED BOFFIT	
CAST STONE SILL	
PAINTED HOLLOW METAL DOOR AND FRAME WITH BRICK SOLDIER COURSE HEADER	
VINYL SINGLE HUNG WINDOW WITH L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0-1/2" IN THICK 4-8 IN. FACE	
PONDER COATED STEEL RAILING 42 IN. HEIGHT	
OVERHEAD DOOR WITH BRICK SOLDIER COURSE HEADER	
L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0-8/32 IN THICK 1-1/2 IN. FACE PASGIA	
EXTERNAL INSULATION FINISHING SYSTEM EPS PAINT-BENJAMIN MOORE FIBRE SILKRAVEL	
FULL LITE DOOR WITH BRICK SOLDIER COURSE HEADER	
CAST STONE COLUMN CAP	
VINYL SINGLE HUNG WINDOW WITH BRICK SOLDIER COURSE HEADER	
HIGH-SPEED ROLL-UP DOOR WITH BRICK SOLDIER COURSE HEADER	
WOOD TRELLIS	



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

PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
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CLIENT: AVENUE E. PROPERTIES, LLC
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PROJECT: 201420
DRAWN BY: STY1001 2019, LLC
DATE: 8/26/14
SCALE: AS NOTED
82714 CITY SUBMITTAL

EXTERIOR
ELEVATIONS

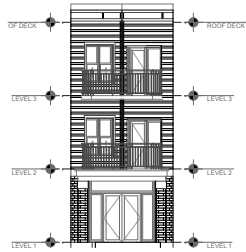
A6.01



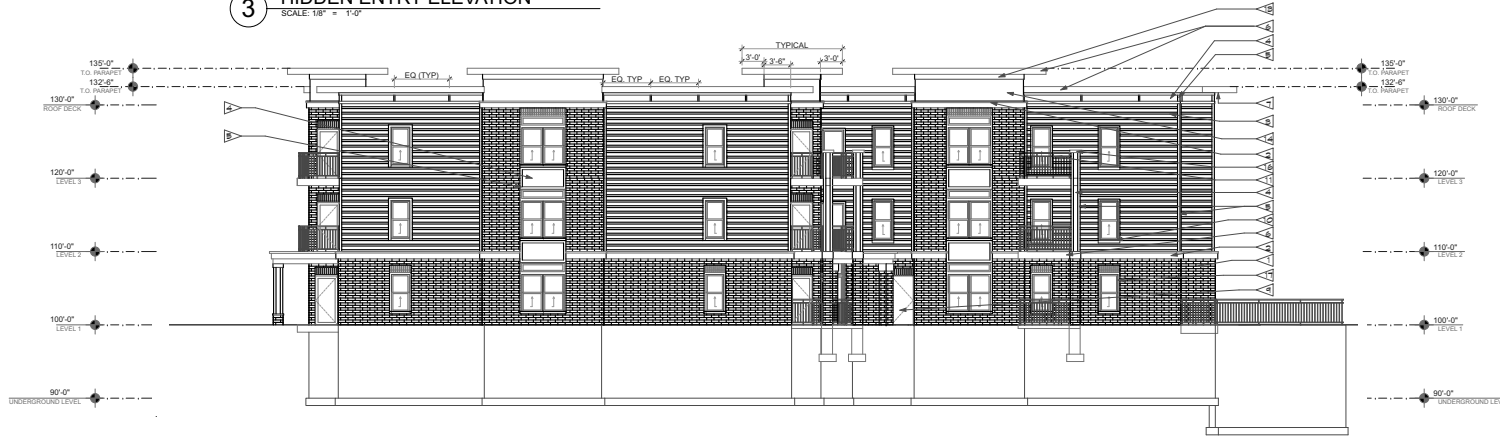
GARY BRINK & ASSOCIATES

7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-429-1750
608-429-3056 (FAX)

THE SEAL OF THE ARCHITECT
DOES NOT MEASURE ONE
INCH TO EXACTLY THIS
DRAWING WILL HAVE BEEN
EXAMINED BY THE BOARD
OF ARCHITECTS
SCALE



3 HIDDEN ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



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



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

EXTERIOR ELEVATION KEY NOTES

TYPICAL MATERIALS UNLESS OTHERWISE NOTED

- UTILITY 8-22 BRICK
- CAST STONE BANDING
- L.P. SMARTSIDE FACTORY PAINTED CEDAR LAP SIDING WITH ALTERNATING 3" OVER 6" FACE EXPOSURE
- L.P. SMARTSIDE FACTORY PAINTED SMOOTH PANEL SIDING
- L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.910 IN THICK 4.8 IN. FACE
- L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.828 IN THICK 11.21 IN. FACE PASGIA
- L.P. SMARTSIDE FACTORY PAINTED SMOOTH PANEL UNVENTED BOFFIT
- CAST STONE SILL
- PAINTED HOLLOW METAL DOOR AND FRAME WITH BRICK SOLDIER COURSE HEADER
- VINYL SINGLE HUNG WINDOW WITH L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.910 IN THICK 4.8 IN. FACE
- PONDER COATED STEEL RAILING 42 IN. HEIGHT
- OVERHEAD DOOR WITH BRICK SOLDIER COURSE HEADER
- L.P. SMARTSIDE TRIM FACTORY PAINTED CEDAR FACE 0.828 IN THICK 11.21 IN. FACE PASGIA
- EXTERNAL INSULATION FINISHING SYSTEM EPS PAINT-BENJAMIN MOORE FIBRE SKIN KILLS
- FULL LITE DOOR WITH BRICK SOLDIER COURSE HEADER
- CAST STONE COLUMN CAP
- VINYL SINGLE HUNG WINDOW WITH BRICK SOLDIER COURSE HEADER
- HIGH-SPEED ROLL-UP DOOR WITH BRICK SOLDIER COURSE HEADER
- WOOD TRELLIS

PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
82714 CITY SUBMITTAL
CLIENT: AVENUE E. PROPERTIES, LLC
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PROJECT: 201420
DRAWN BY: STY1000 2019, LLC
DATE: 8/26/14
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EXTERIOR
ELEVATIONS

A6.02



1 ENTRY PERSPECTIVE
NOT TO SCALE



2 STREET PERSPECTIVE
NOT TO SCALE



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THE ARCHITECT
DOES NOT WARRANT OR
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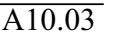
PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
SITE: 82714 CITY SUBMITTAL
CLIENT: AVENUE E. PROPERTIES, LLC
P.O. BOX 284, COTTAGE GROVE, WISCONSIN 53527, USA

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PROJECT: 201420
DRAWN BY: STYLING 2019, LLC
DATE: 8/26/14
SCALE: AS NOTED
82714 CITY SUBMITTAL

COLOR
PERSPECTIV
ES

A10.01





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IF THE REVIEW ENGINEER
DOES NOT RECAPTURE ONE
ARCHITECT'S THIS
DRAWING WILL HAVE BEEN
RECAPTURED BY RECAPTURE
APPROPRIATE LABELED
SCALES.



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



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

PROJECT: LIONS GATE II AT GRANDVIEW COMMONS
CLIENT: AVENUE E. PROPERTIES, LLC
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COLOR
ELEVATIONS

A10.04