

**LEGEND FOR COMMON LINES:**

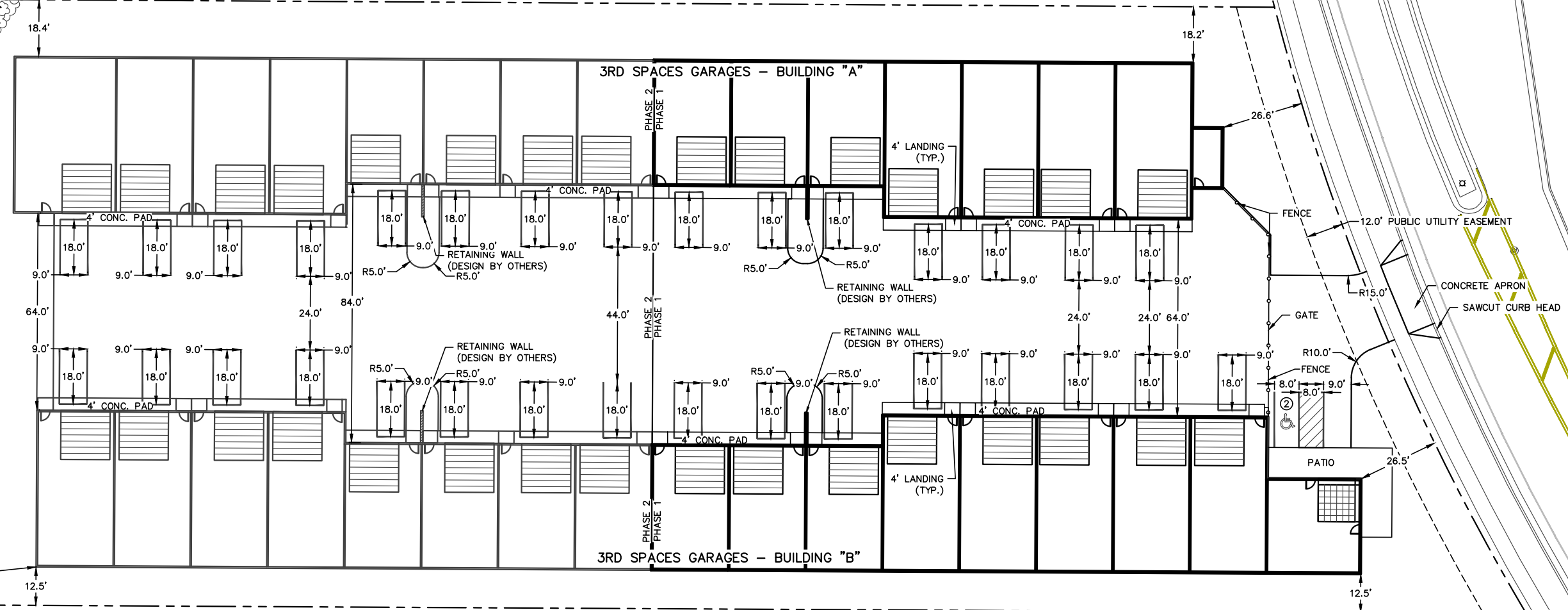
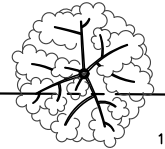
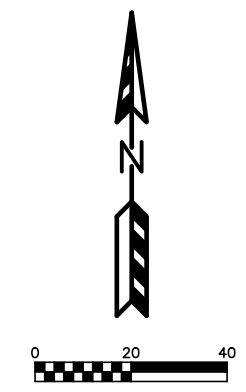
|            |                                    |
|------------|------------------------------------|
| ---1031--- | EXISTING MINOR CONTOUR             |
| ---1030--- | EXISTING MAJOR CONTOUR             |
| ---        | PROPERTY LINE                      |
| -x-x-x-    | EXISTING FENCE                     |
| WAT        | EXISTING BURIED WATER MAIN/SERVICE |
| GAS        | EXISTING BURIED GAS LINE           |
| BuE        | EXISTING BURIED ELECTRIC LINE      |

**EXISTING UTILITY NOTES:**  
 EXISTING UTILITIES SHOWN HEREON WERE REQUESTED THROUGH DIGGERS HOTLINE WITH TICKET #20240810180 AND WERE MARKED BY OTHERS. UNDERGROUND UTILITY MARKINGS WERE COLLECTED DURING THE TOPOGRAPHIC COLLECTION PERFORMED FEBRUARY 27, 2024.

**LIBERTY BUSINESS PARK - LOT 5**  
 EXISTING SITE PLAN  
 SHEET: C-1  
 DATED: MARCH 28, 2024

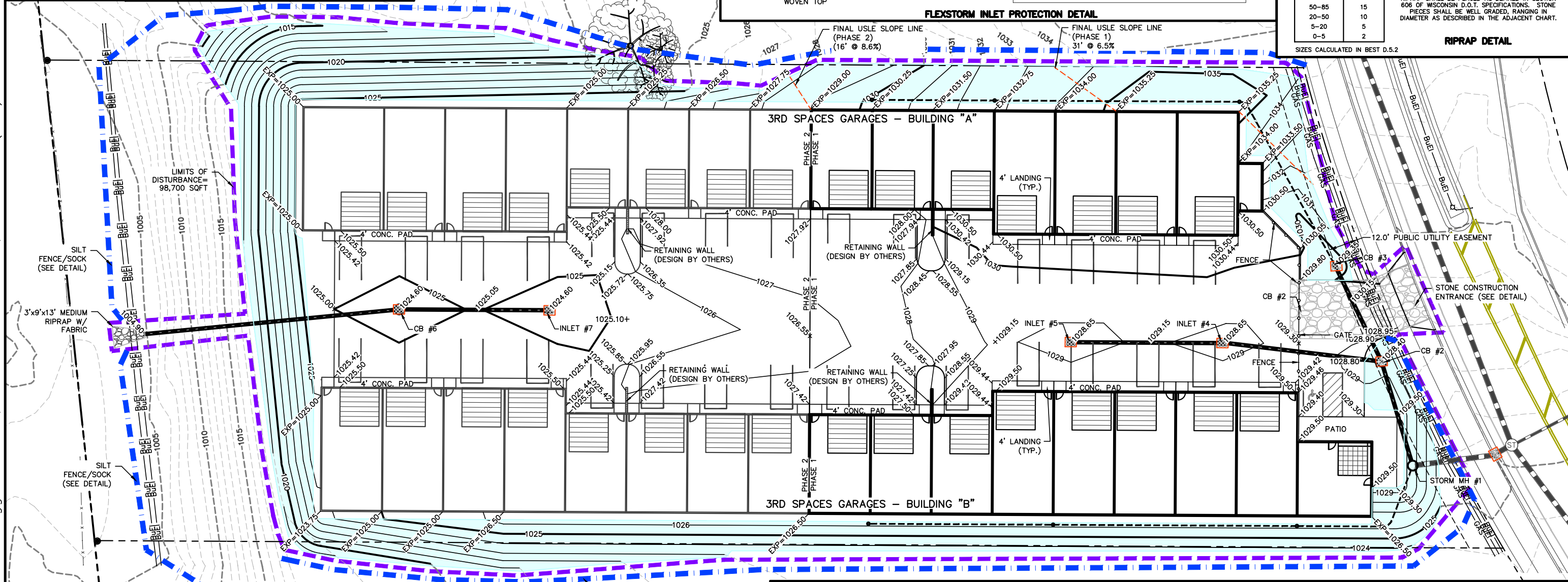
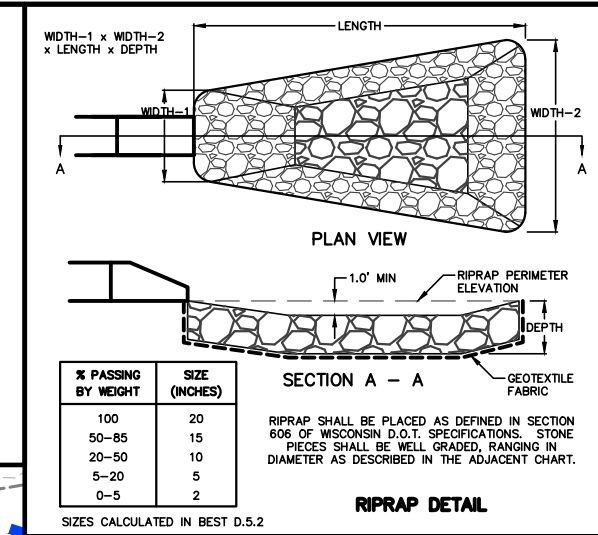
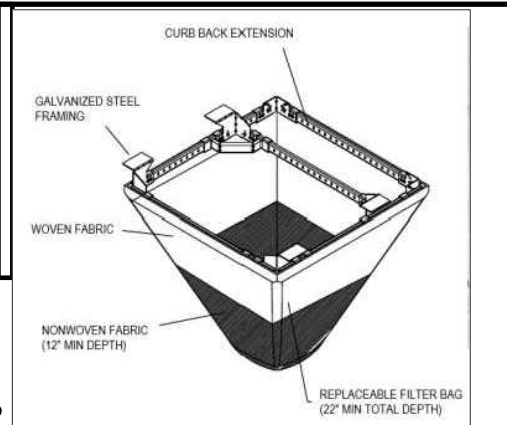
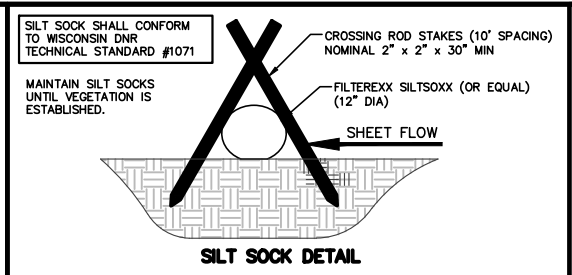
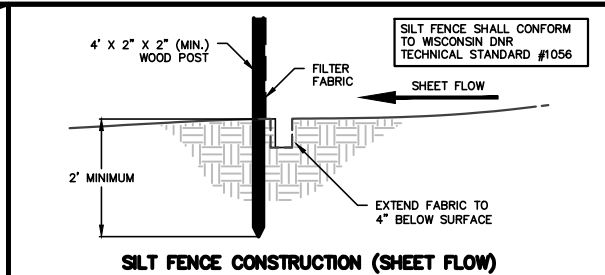
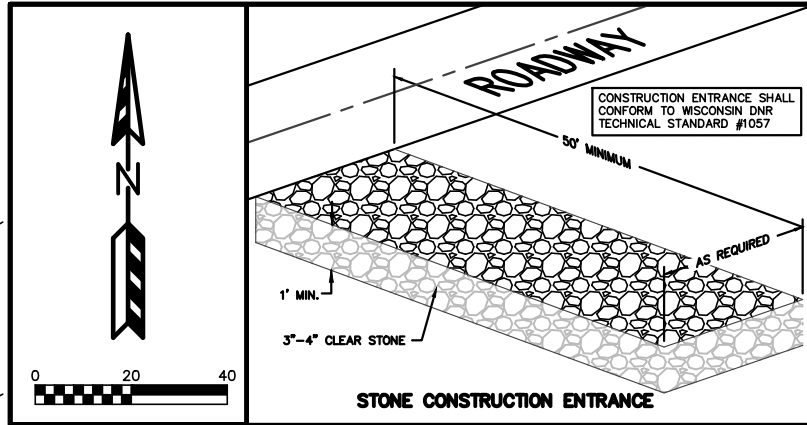
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
[www.quamengineering.com](http://www.quamengineering.com)  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

**LOT COVERAGE**  
LOT AREA = 106,546 SF  
IMPERVIOUS AREA = 68,947 SF (64.7%)  
**PARKING CALCULATION**  
MIN. 1 STALL / 1,500 GFA = 26 STALLS REQUIRED  
MAX. 1 STALL / 1,000 GFA = MAXIMUM 38 STALLS  
STALLS PROVIDED = 33 STALLS



**LIBERTY BUSINESS PARK - LOT 5**  
SITE PLAN  
SHEET: C-2  
DATED: MARCH 28, 2024

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**EROSION NOTES:**  
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**RESTORATION NOTES:**  
 RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS EXCEPT THE BIO-RETENTION BASIN SURFACES. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.

SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.

**OWNER:**  
 3rd SPACE GARAGES LLC  
 ATTN: KEITH SCHULZ  
 777 FAIRVIEW TERRACE  
 VERONA, WI 53593

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

**TIME SCHEDULE:**  
 PHASE 1  
 JULY 15 - AUGUST 1, 2024  
 AUGUST 1 - DECEMBER 15, 2024  
 AUGUST 12, 2024  
 DECEMBER 15, 2024

INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE PHASE.  
 CONSTRUCT BUILDING, PARKING LOT, AND STORM SEWER.  
 APPLY/MAINTAIN EROSION MAT, TARP, WOODCHIPS, OR OTHER COVER TO PVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058)  
 RESTORE ALL PVIOUS DISTURBED AREAS

**TIME SCHEDULE:**  
 PHASE 2  
 JUNE 15 - JULY 1, 2025  
 JULY 1 - NOVEMBER 16, 2025  
 JULY 11, 2025  
 NOVEMBER 16, 2025

INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE PHASE.  
 CONSTRUCT BUILDING, PARKING LOT, AND STORM SEWER.  
 APPLY/MAINTAIN EROSION MAT, TARP, WOODCHIPS, OR OTHER COVER TO PVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058)  
 RESTORE ALL PVIOUS DISTURBED AREAS, AND COMPLETE FINAL LANDSCAPING.

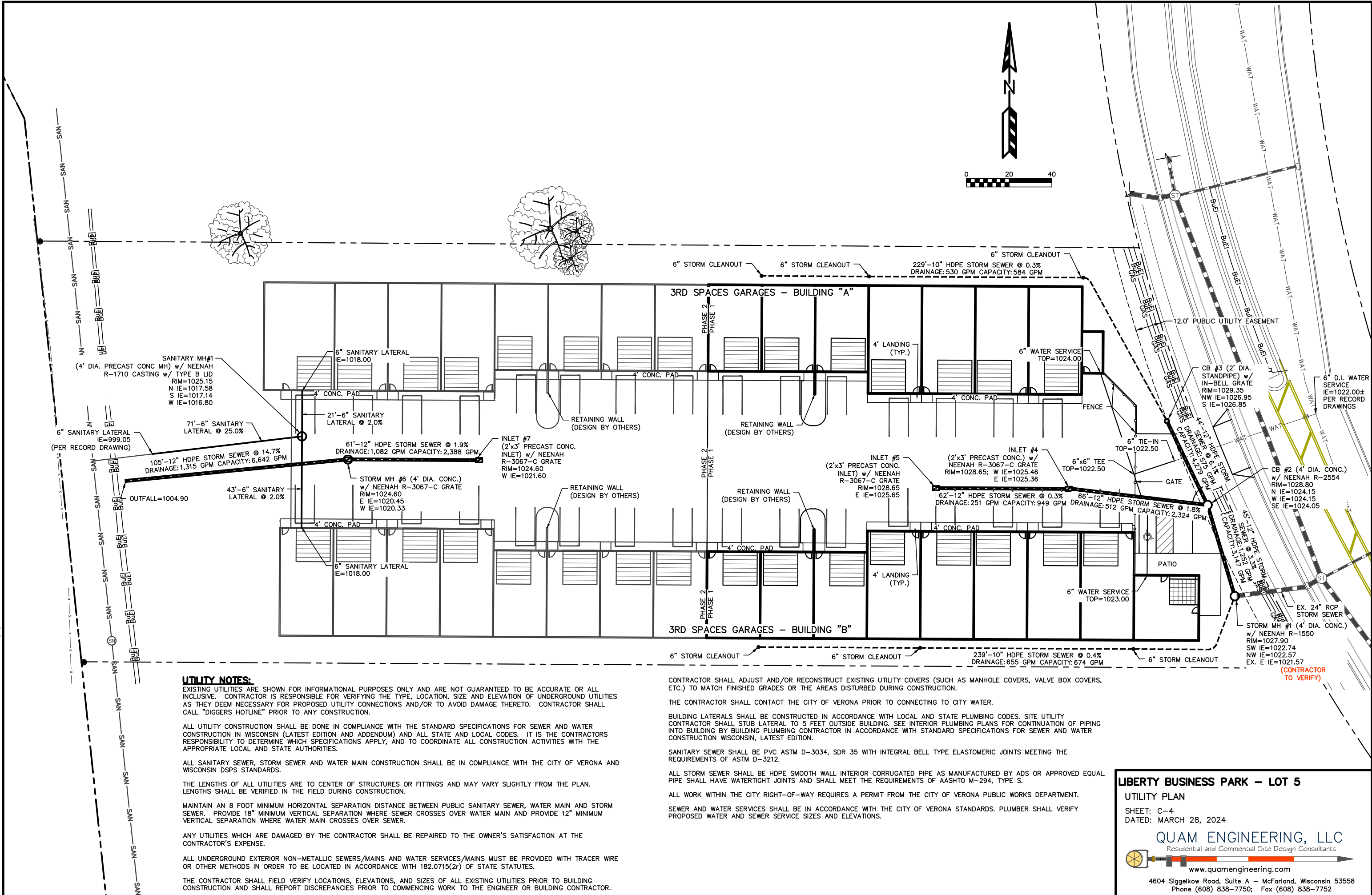
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**LEGEND FOR COMMON LINES:**  
 ---1021--- EXISTING MINOR CONTOUR  
 ---1020--- EXISTING MAJOR CONTOUR  
 ---1021--- PROPOSED MINOR CONTOUR  
 ---1020--- PROPOSED MAJOR CONTOUR  
 --- --- PROPERTY LINE  
 --- --- EASEMENT LINE  
 ---BuE--- EXISTING BURIED ELECTRIC LINE

**EROSION CONTROL LEGEND**  

 INSTALL WISDOT CLASS I TYPE B EROSION MAT  
 INSTALL TEMPORARY FLEXSTORM CATCH-IT INLET PROTECTION

**LIBERTY BUSINESS PARK - LOT 5**  
**GRADING AND EROSION CONTROL PLAN**  
 SHEET: C-3  
 DATED: MARCH 28, 2024  
**QUAM ENGINEERING, LLC**  
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**UTILITY NOTES:**

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND APPENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF VERONA 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.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" 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 NON-METALLIC SEWERS/MAINS AND 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 CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OR THE AREAS DISTURBED DURING CONSTRUCTION.

THE CONTRACTOR SHALL CONTACT THE CITY OF VERONA PRIOR TO CONNECTING TO CITY WATER.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

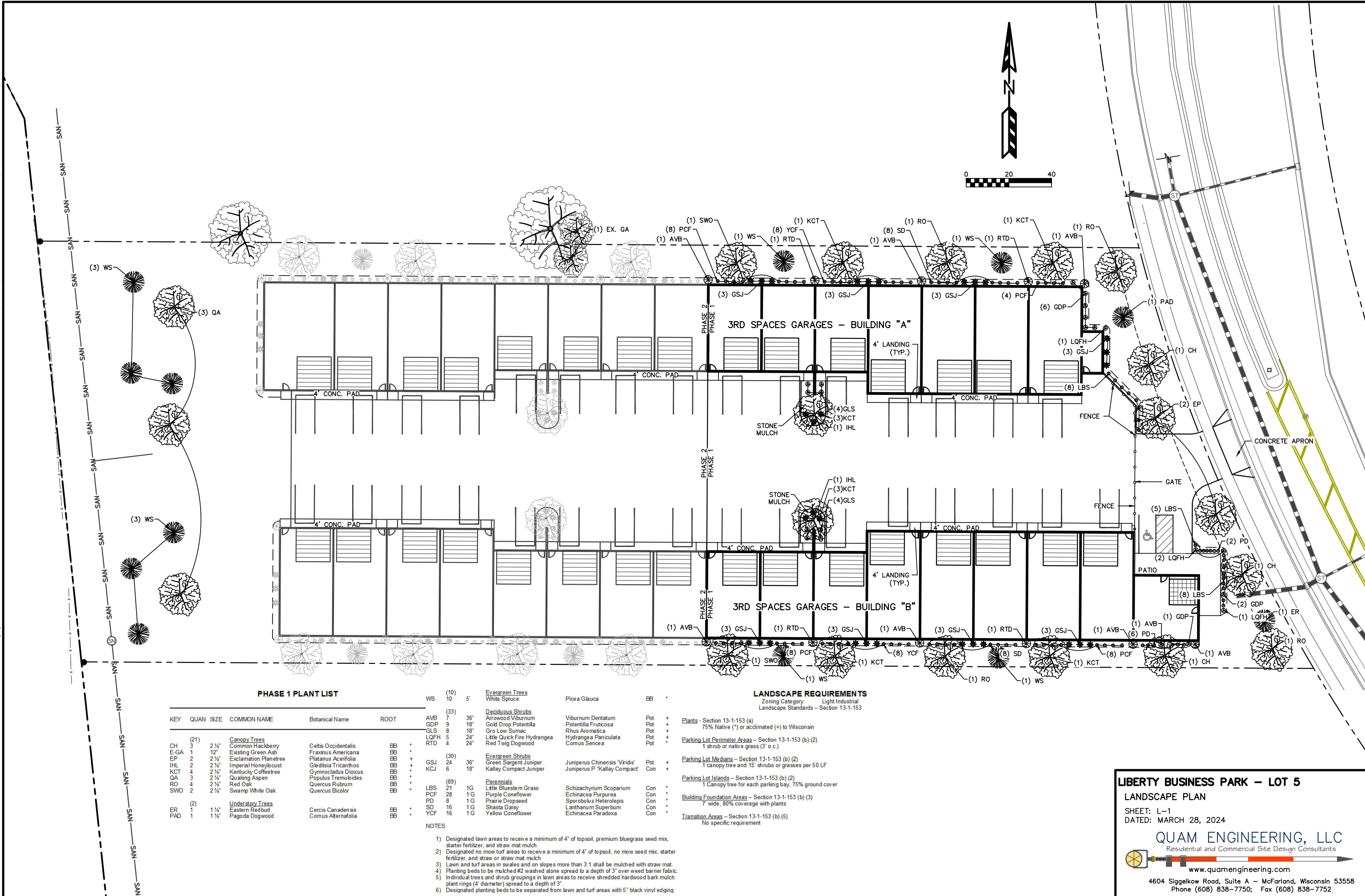
ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF VERONA PUBLIC WORKS DEPARTMENT.

SEWER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE CITY OF VERONA STANDARDS. PLUMBER SHALL VERIFY PROPOSED WATER AND SEWER SERVICE SIZES AND ELEVATIONS.

**LIBERTY BUSINESS PARK - LOT 5**  
**UTILITY PLAN**  
 SHEET: C-4  
 DATED: MARCH 28, 2024

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(CONTRACTOR TO VERIFY)



**PHASE 1 PLANT LIST**

| KEY                     | QUAN | SIZE   | COMMON NAME           | Botanical Name       | ROOT |
|-------------------------|------|--------|-----------------------|----------------------|------|
| <b>Canopy Trees</b>     |      |        |                       |                      |      |
| CH                      | 3    | 2 1/2" | Common Hackberry      | Celtis Occidentalis  | BB * |
| E-GA                    | 1    | 12"    | Existing Green Ash    | Fraxinus Americana   | BB * |
| EP                      | 2    | 2 1/2" | Exclamation Planetree | Platanus Acerifolia  | BB + |
| IHL                     | 2    | 2 1/2" | Imperial Honeylocust  | Gleditsia Tricanthos | BB + |
| KCT                     | 4    | 2 1/2" | Kentucky Coffeetree   | Gymnocladus Dioicis  | BB * |
| QA                      | 3    | 2 1/2" | Quaking Aspen         | Populus Tremuloides  | BB * |
| RO                      | 4    | 2 1/2" | Red Oak               | Quercus Rubrum       | BB * |
| SWO                     | 2    | 2 1/2" | Swamp White Oak       | Quercus Bicolor      | BB * |
| <b>Understory Trees</b> |      |        |                       |                      |      |
| ER                      | 1    | 1 1/2" | Eastern Redbud        | Cercis Canadensis    | BB * |
| PAD                     | 1    | 1 1/2" | Pagoda Dogwood        | Cornus Alternifolia  | BB * |

| KEY                     | QUAN | SIZE | COMMON NAME                 | Botanical Name                | ROOT  |
|-------------------------|------|------|-----------------------------|-------------------------------|-------|
| <b>Evergreen Trees</b>  |      |      |                             |                               |       |
| WS                      | 10   | 5'   | White Spruce                | Picea Glauca                  | BB *  |
| <b>Deciduous Shrubs</b> |      |      |                             |                               |       |
| AVB                     | 7    | 36"  | Arrowwood Viburnum          | Viburnum Dentatum             | Pot + |
| GDP                     | 9    | 18"  | Gold Drop Potentilla        | Potentilla Fruticosa          | Pot + |
| GLS                     | 8    | 18"  | Gro Low Sumac               | Rhus Aromatica                | Pot + |
| LQFH                    | 5    | 24"  | Little Quick Fire Hydrangea | Hydrangea a Paniculata        | Pot + |
| RTD                     | 4    | 24"  | Red Twig Dogwood            | Cornus Sericea                | Pot + |
| <b>Evergreen Shrubs</b> |      |      |                             |                               |       |
| GSJ                     | 24   | 36"  | Green Sargent Juniper       | Juniperus Chinensis 'Viridis' | Pot + |
| KCJ                     | 6    | 18"  | Kallay Compact Juniper      | Juniperus P 'Kallay Compact'  | Con + |
| <b>Perennials</b>       |      |      |                             |                               |       |
| LBS                     | 21   | 1G   | Little Bluestem Grass       | Schizachyrium Scoparium       | Con * |
| PCF                     | 28   | 1G   | Purple Coneflower           | Echinacea Purpurea            | Con * |
| PD                      | 8    | 1G   | Prairie Dropseed            | Sporobolus Heterolepis        | Con * |
| SD                      | 16   | 1G   | Shasta Daisy                | Lanthanum Superbum            | Con * |
| YCF                     | 16   | 1G   | Yellow Coneflower           | Echinacea Paradoxa            | Con * |

**LANDSCAPE REQUIREMENTS**  
Zoning Category: Light Industrial  
Landscape Standards - Section 13-1-153

**Plants** - Section 13-1-153 (a)  
75% Native (\*) or acclimated (+) to Wisconsin

**Parking Lot Perimeter Areas** - Section 13-1-153 (b) (2)  
1 shrub or native grass (3' o.c.)

**Parking Lot Medians** - Section 13-1-153 (b) (2)  
1 canopy tree and 15' shrubs or grasses per 50 LF

**Parking Lot Islands** - Section 13-1-153 (b) (2)  
1 Canopy tree for each parking bay, 75% ground cover

**Building Foundation Areas** - Section 13-1-153 (b) (3)  
7' wide, 80% coverage with plants

**Transition Areas** - Section 13-1-153 (b) (5)  
No specific requirement

- NOTES:
- 1) Designated lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mat mulch.
  - 2) Designated no mow turf areas to receive a minimum of 4" of topsoil, no mow seed mix, starter fertilizer, and straw or straw mat mulch.
  - 3) Lawn and turf areas in swales and on slopes more than 3:1 shall be mulched with straw mat.
  - 4) Planting beds to be mulched #2 washed stone spread to a depth of 3" over weed barrier fabric.
  - 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
  - 6) Designated planting beds to be separated from lawn and turf areas with 5" black vinyl edging.

**LIBERTY BUSINESS PARK - LOT 5**  
**LANDSCAPE PLAN**  
SHEET: L-1  
DATED: MARCH 28, 2024

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**GENERAL INFORMATION**

3rd Space Garages, LLC  
777 Fairview Terrace, Verona

Developers:  
Keith Schulz  
Ben Menaker

Site:  
Lot 5 Liberty Drive  
2.45 Acres

Zoning:  
Suburban Industrial  
Adjacent Zoning is Suburban Industrial

Employees:  
0 Employees

Building Info:  
31 Condo Units & Clubhouse



**DRAWING LIST**

- A100 - General Information
- A101 - Overall Floor Plan
- A102 - Elevations
- A103 - Exterior Renderings
- A104 - Clubhouse Renderings



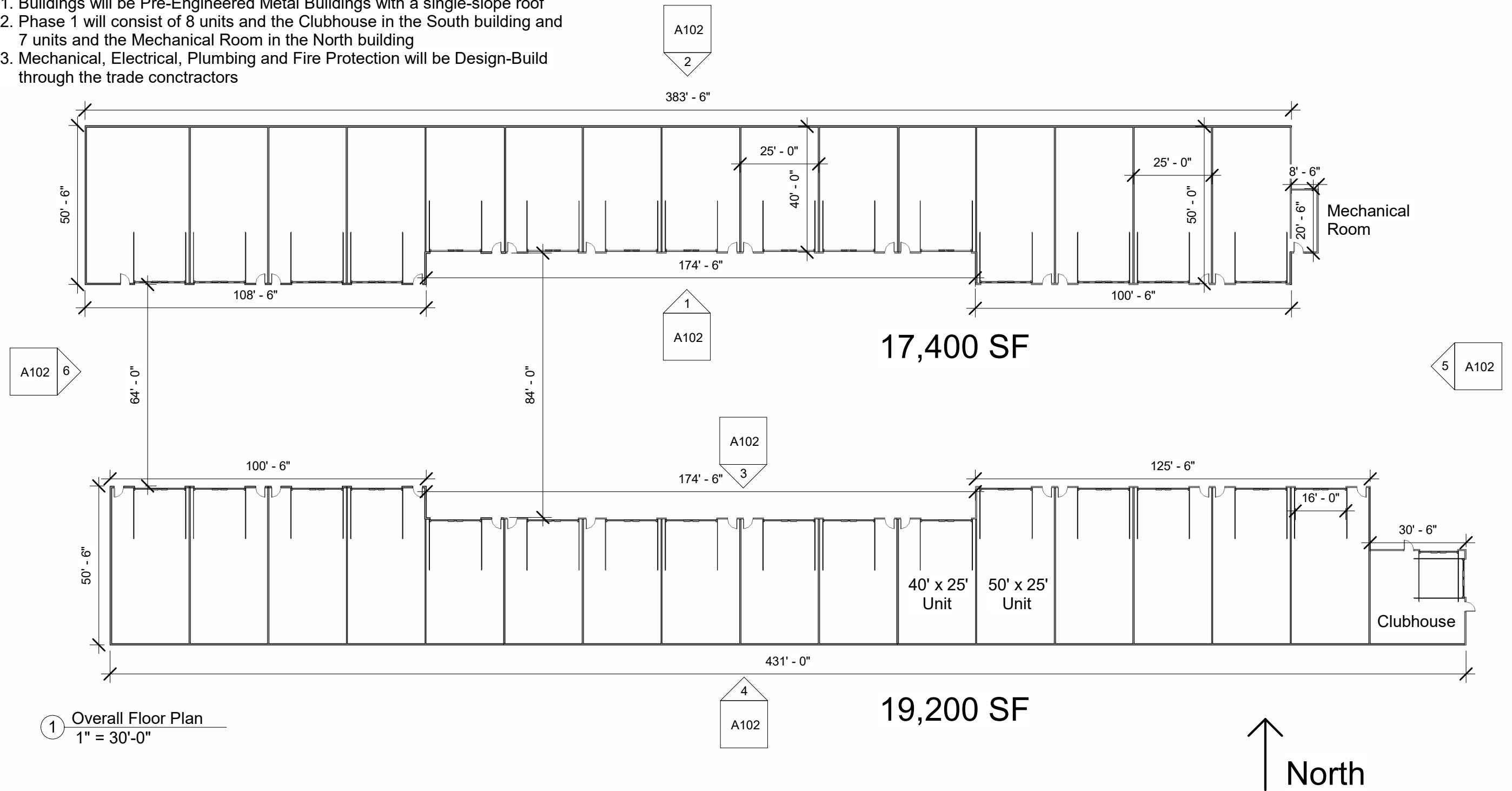
3rd Space Garages  
Luxury Condos

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

| Cover Sheet & General Info |         |             |
|----------------------------|---------|-------------|
| Project number             | 046     | <b>A100</b> |
| Date                       | 3/28/24 |             |
| Drawn by                   | BJM     | Scale       |
| Checked by                 | KAS     |             |

**General Information:**

1. Buildings will be Pre-Engineered Metal Buildings with a single-slope roof
2. Phase 1 will consist of 8 units and the Clubhouse in the South building and 7 units and the Mechanical Room in the North building
3. Mechanical, Electrical, Plumbing and Fire Protection will be Design-Build through the trade contractors



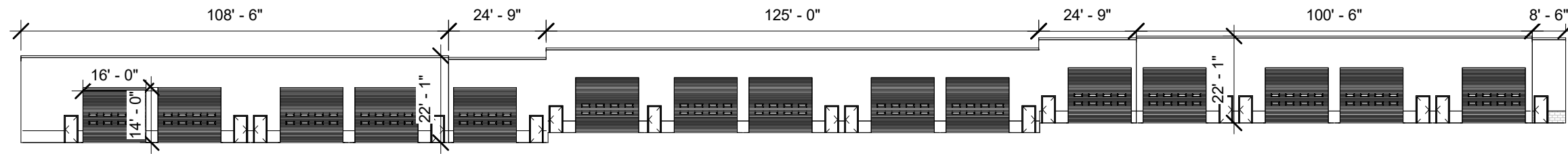
**3rd Space Garages  
Luxury Condos**

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

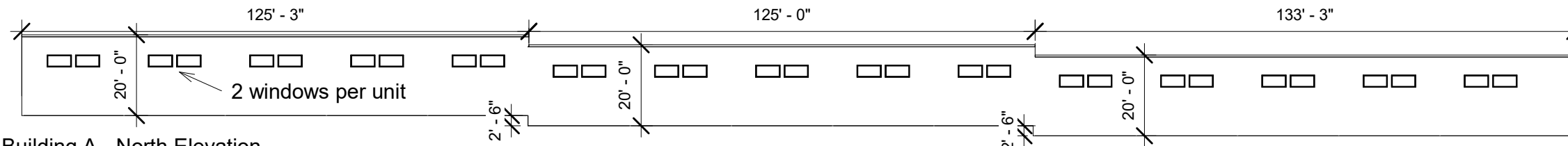
**Overall Floor Plan**

|                |         |
|----------------|---------|
| Project number | 046     |
| Date           | 3/28/24 |
| Drawn by       | BJM     |
| Checked by     | KAS     |

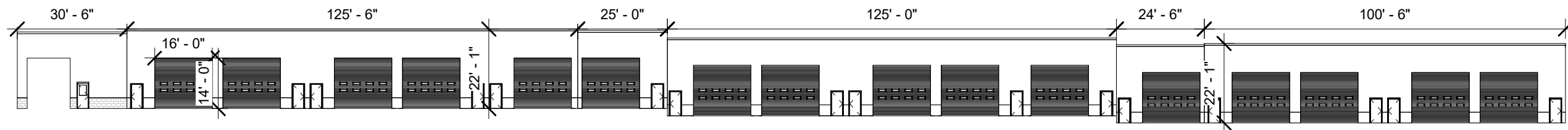
**A101**  
Scale 1" = 30'-0"



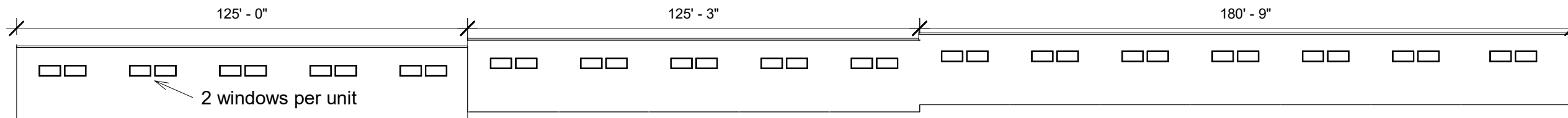
① Building A - South Elevation  
1" = 30'-0"



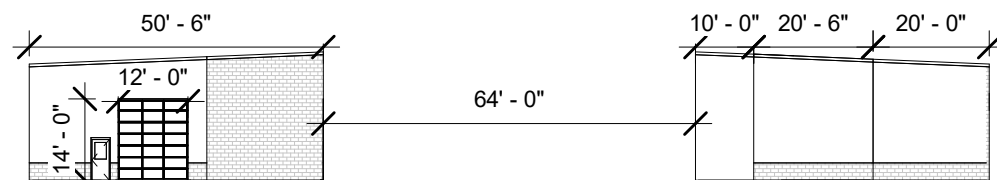
② Building A - North Elevation  
1" = 30'-0"



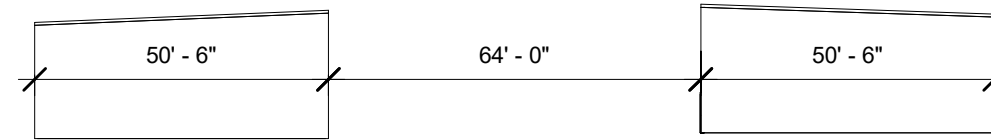
③ Building B - North Elevation  
1" = 30'-0"



④ Building B - South Elevation  
1" = 30'-0"



⑤ East Elevation  
1" = 30'-0"



⑥ West Elevation  
1" = 30'-0"



# 3rd Space Garages Luxury Condos

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

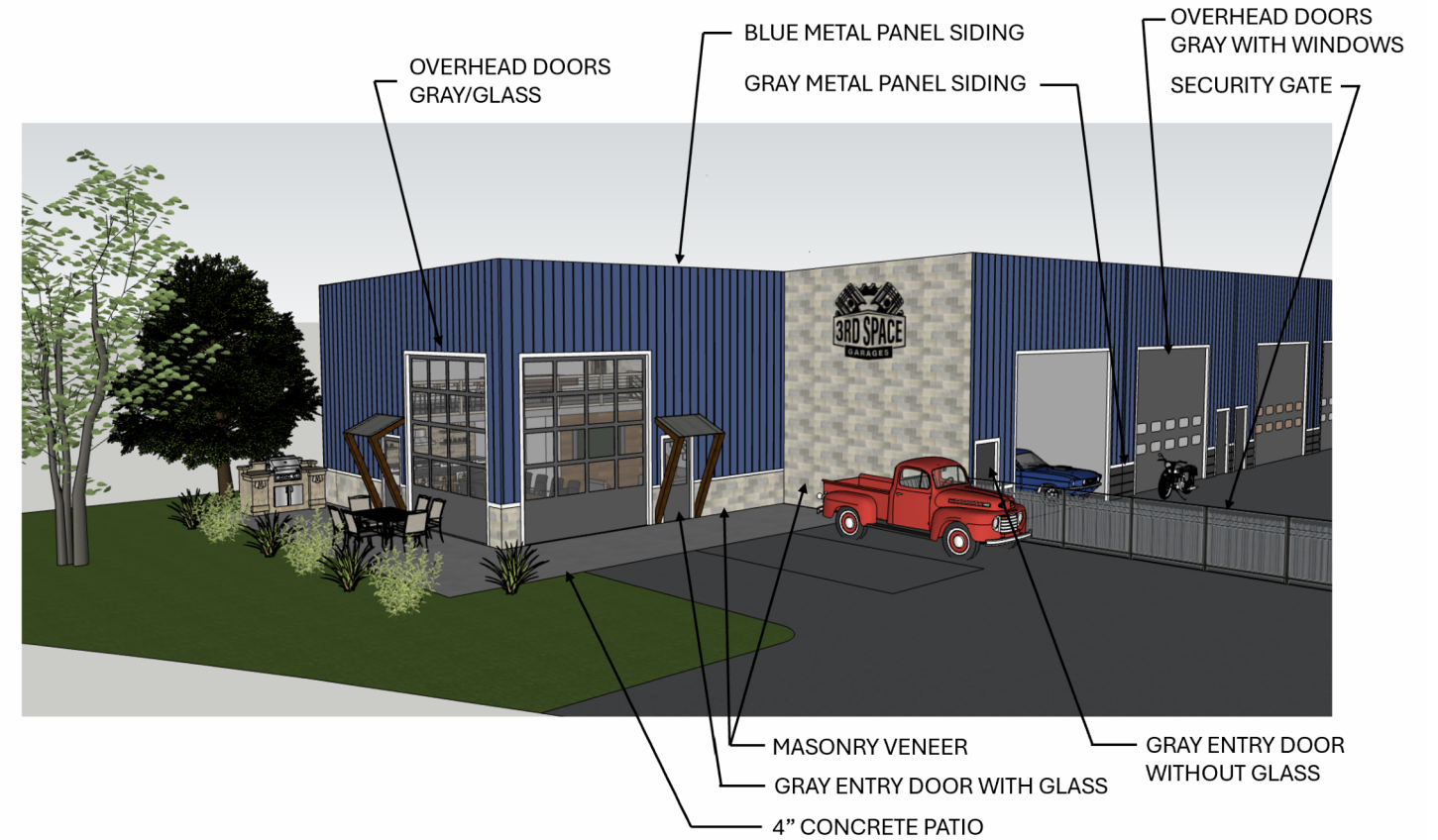
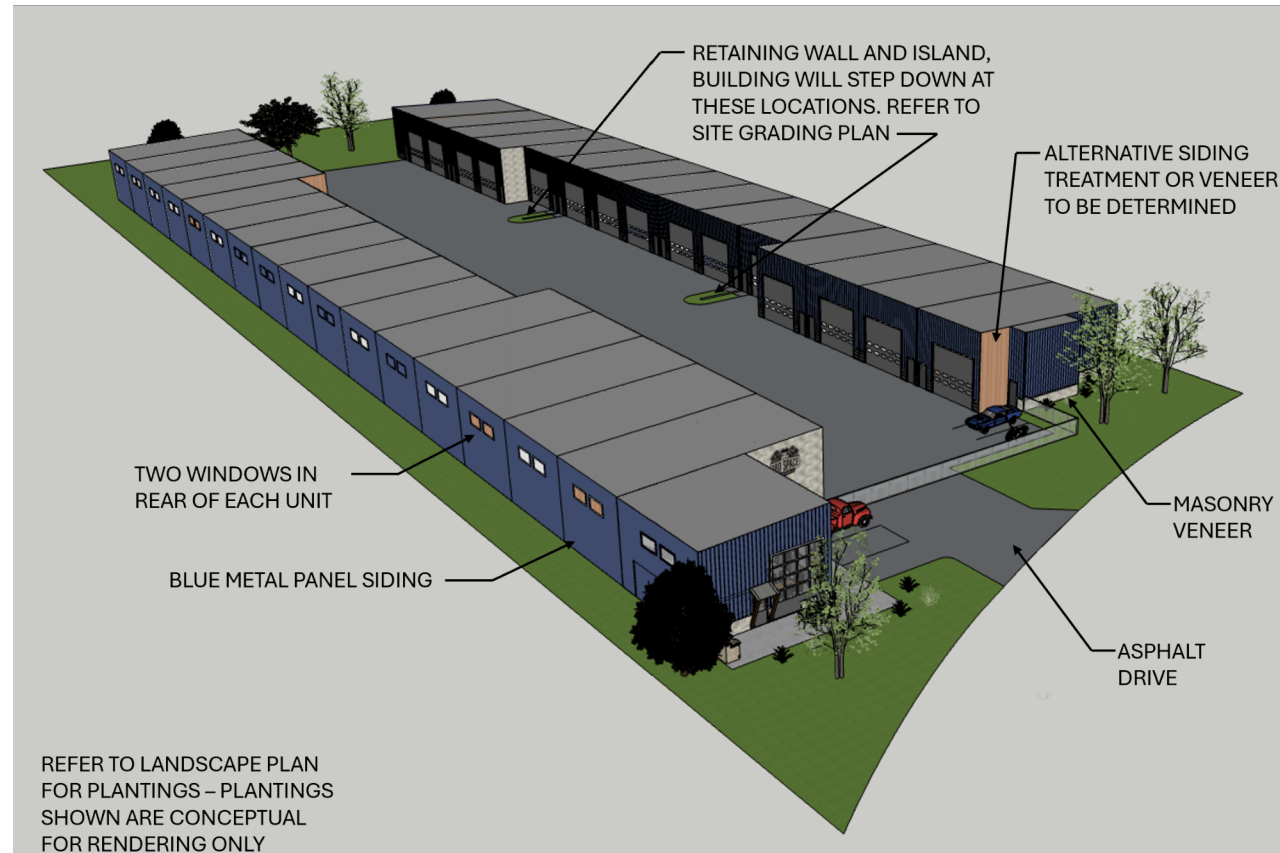
## Elevations

|                |         |
|----------------|---------|
| Project number | 046     |
| Date           | 3/28/24 |
| Drawn by       | BJM     |
| Checked by     | KAS     |

**A102**

Scale 1" = 30'-0"





VIEW FROM ROAD



# 3rd Space Garages Luxury Condos

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

## Exterior Renderings

|                |         |
|----------------|---------|
| Project number | 046     |
| Date           | 3/28/24 |
| Drawn by       | BJM     |
| Checked by     | KAS     |

**A103**  
Scale



FIRST FLOOR CLUBHOUSE



SECOND FLOOR CLUBHOUSE



3rd Space Garages  
Luxury Condos

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

Clubhouse Renderings

|                |         |
|----------------|---------|
| Project number | 046     |
| Date           | 3/28/24 |
| Drawn by       | BJM     |
| Checked by     | KAS     |

**A104**  
Scale