

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_

Project # \_\_\_\_\_

16824

DATE SUBMITTED: 11/20/09

UDC MEETING DATE: 12-02-09

Action Requested

Informational Presentation

☒ Initial Approval and/or Recommendation

☒ Final Approval and/or Recommendation

PROJECT ADDRESS: 825 JUPITER DRIVE, 5801 GEMINI DR.

ALDERMANIC DISTRICT: LAUREN CNAE

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

DAVID BAERTZ / 801 JUPITER DRIVE LLC

LOUTHER & ASSOCIATES DESIGN

3392 BROOKS DRIVE

120 TELEMAR PARKWAY

SUN PRAIRIE, WI 53590

MOUNT HOREB

CONTACT PERSON: CASEY LOUTHER / LOUTHER & ASSOCIATES DESIGN

Address: 120 TELEMAR PARKWAY  
MOUNT HOREB, WI 53572

Phone: 608-206-0183

Fax: \_\_\_\_\_

E-mail address: DOOZERX@MHTC.NET

TYPE OF PROJECT:

(See Section A for:)

☒ Planned Unit Development (PUD)

☐ General Development Plan (GDP)

☒ Specific Implementation Plan (SIP)

☐ Planned Community Development (PCD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Residential Development (PRD)

☐ New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)

☐ School, Public Building or Space (Fee may be required)

☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.

☐ Planned Commercial Site

(See Section B for:)

☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

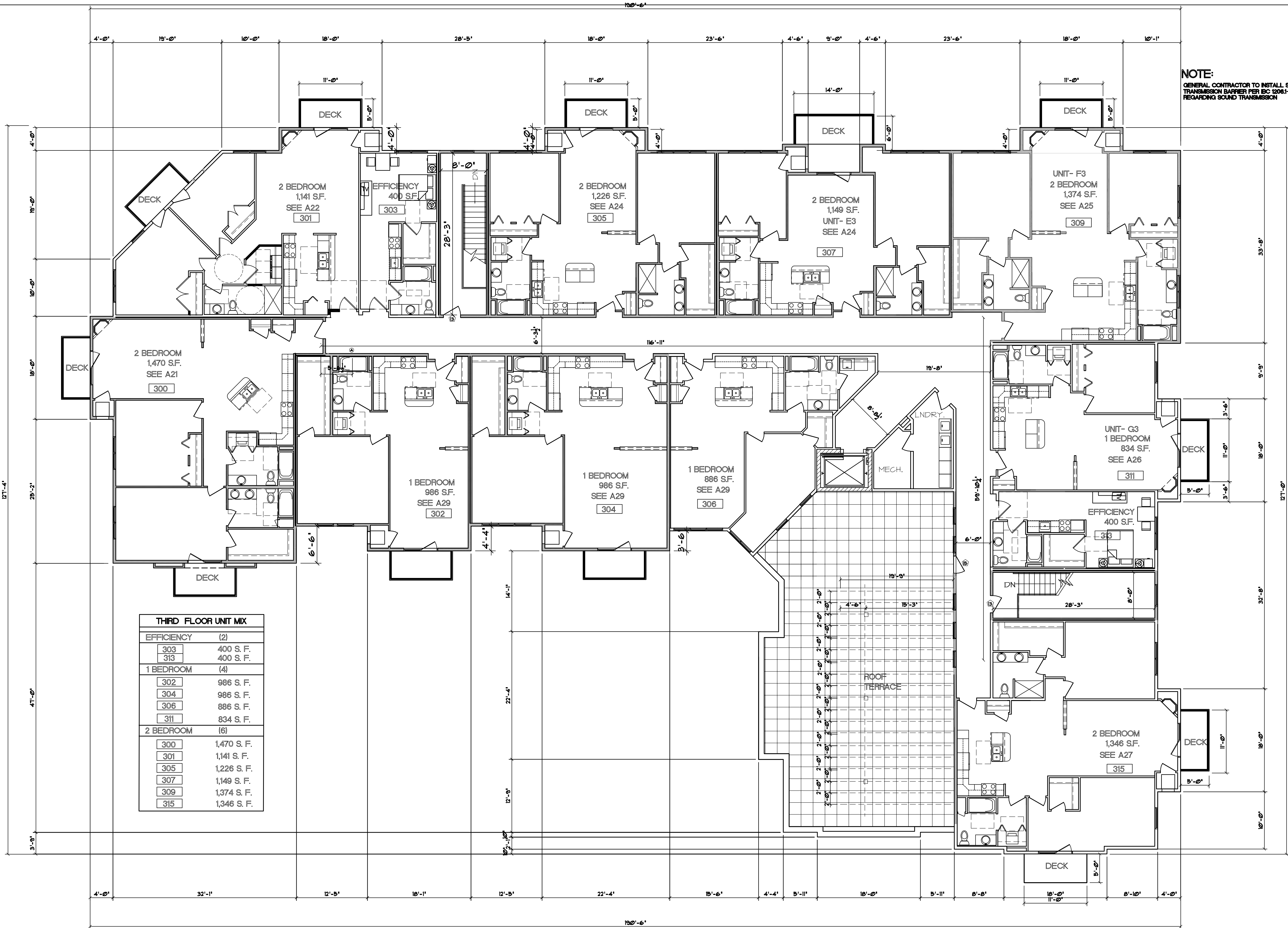
☐ Comprehensive Design Review\* (Fee required)

☐ Street Graphics Variance\* (Fee required)

☐ Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

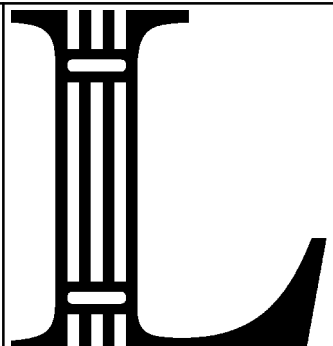




NOTE:  
GENERAL CONTRACTOR TO INSTALL SOUND  
TRANSMISSION BARRIER PER IBC 1206.1-1206.3  
REGARDING SOUND TRANSMISSION

THIRD FLOOR UNIT MIX		
EFFICIENCY (2)		
303	400 S. F.	
313	400 S. F.	
1 BEDROOM (4)		
302	986 S. F.	
304	986 S. F.	
306	886 S. F.	
311	834 S. F.	
2 BEDROOM (6)		
300	1,470 S. F.	
301	1,141 S. F.	
305	1,226 S. F.	
307	1,149 S. F.	
309	1,374 S. F.	
315	1,346 S. F.	

1 THIRD FLOOR PLAN  
1/8" = 1'-0" 11,658 SQ. FT.



LOUTHER  
& ASSOCIATES  
DESIGNS, LLC  
120 Telemark Parkway  
Mt. Horeb, WI. 53512  
608.206.0185 Cell  
262-418-1351 OFFICE  
262-418-1351 FAX  
Doozerx@mtc.net

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CLIENT  
801 JUPITER DRIVE LLC  
115 KING STREET  
SUN PRAIRIE, WI. 53590  
608-837-6005

PROJECT  
LION'S GATE AT GRANDVIEW  
REDESIGNED 33 UNIT TO 40 UNIT  
5801 GEMINI DRIVE  
MADISON, WI.

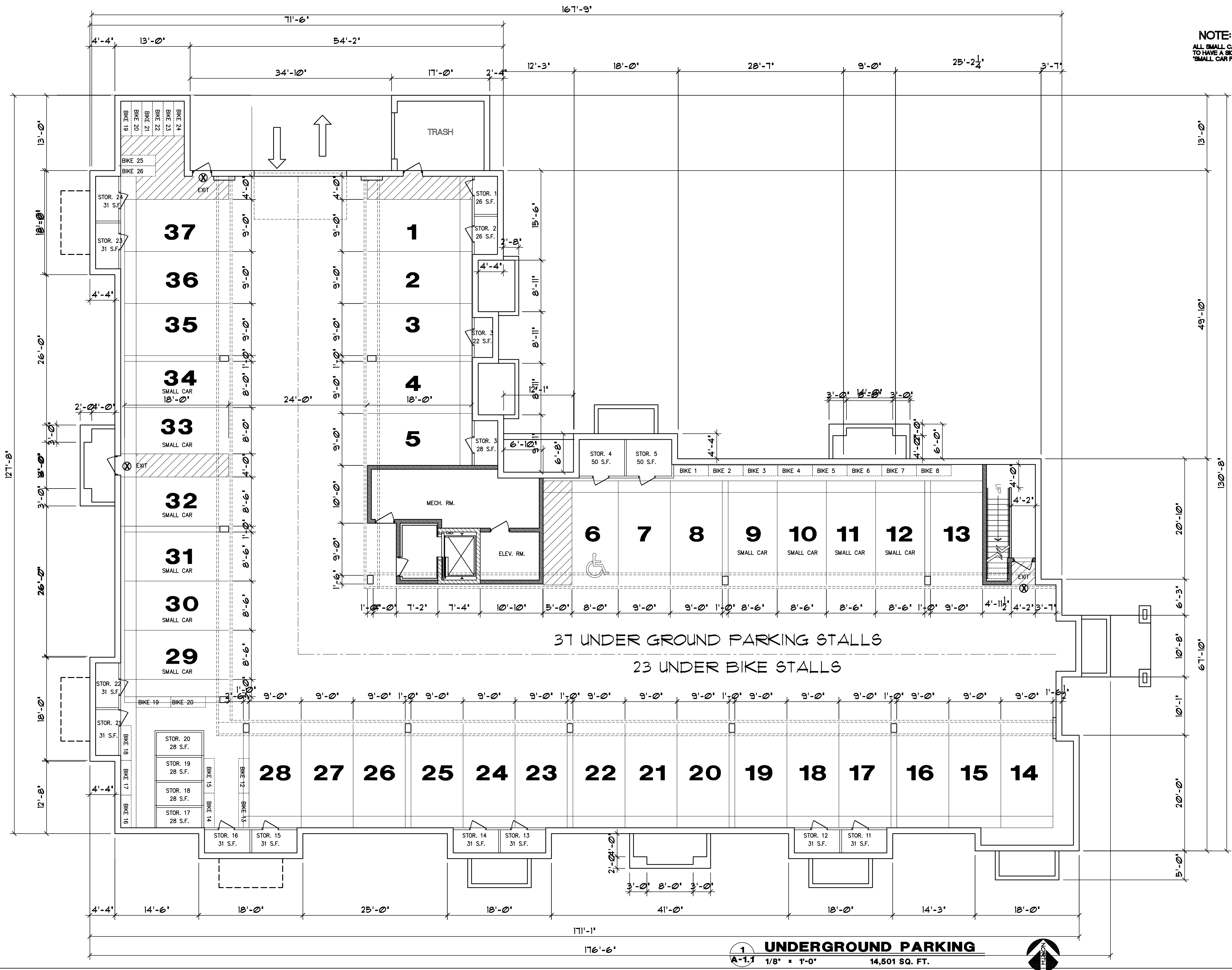
DRAWN BY:  
C.L.  
START DATE:  
05-09-09  
PROJECT NO.  
200936  
STATUS:  
PRELIMINARY

REVISION:  
09-22-09  
09-25-09  
09-26-09  
10-22-09

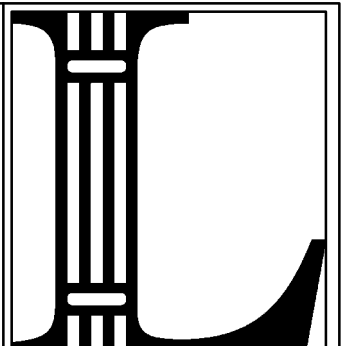
ISSUE DATE:

SHEET  
A-1.4  
OF  
47

THIRD FLOOR PLAN  
SCHEDULED GATE, ASIAN FLOOR PLAN, 09/22/09



NOTE:  
ALL SMALL CAR PARKING STALLS  
TO HAVE A SIGN DESIGNATING  
"SMALL CAR PARKING ONLY"



**LOUTHER  
& ASSOCIATES  
DESIGNS, LLC**  
120 Telemark Parkway  
Mt. Horeb, WI, 53512  
608.206.0185 Cell  
262-418-1351 OFFICE  
262-418-1351 FAX  
Doozerx@mtc.net

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CLIENT  
**801 JUPITER DRIVE LLC.**  
3392 BROOKS DRIVE  
SUN PRAIRIE, WI, 53590  
608-834-2613

PROJECT  
**LION'S GATE AT GRANDVIEW  
REDESIGN 36 UNIT TO 29 UNIT**  
825 JUPITER DRIVE  
MADISON, WI.

**DRAWN BY:**  
C.L.  
**START DATE:**  
10-06-09  
**PROJECT NO.:**  
200938  
**STATUS:**  
PRELIMINARY

**REVISION:**  
10-26-09

**ISSUE DATE:**

**SHEET**  
**A-1.1**  
**OF**  
**47**

UNDERGROUND PARKING  
SCHEDULED GATE, ASIAN PEDESTAL, FURNISHING

**1 UNDERGROUND PARKING**  
1/8" = 1'-0"  
14,501 SQ. FT.



☼ PHASE "II" (REVISED 36 UNIT TO 29 UNITS) ☼ APARTMENTS ☼  
825 JUPITER DRIVE., MADISON, WISCONSIN



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PROJECT  
LION'S GATE AT GRANDVIEW  
REDESIGNED 36 UNIT TO 29 UNIT  
825 JUPITER DRIVE  
MADISON, WI.

**REVISION:**  
07-10-09  
10-26-09

**SHEET**  
T-1.1  
**OF**  
47

TITLE SHEET

## RENDERINGS

- T-1.1 TITLE SHEET  
S-1 OVERALL SITE PLAN  
S-2 PHOTOMETRICS  
C-1 SITE LAYOUT PLAN  
C-2 SITE GRADING PLAN  
C-3 EROSION CONTROL PLAN  
L-1 LANDSCAPE PLAN  
F-1.1 FOUNDATION PLAN  
F-1.2 FOUNDATION DETAILS  
S-1.1 FIRST FLOOR FRAMING PLAN  
S-1.2 SECOND FLOOR FRAMING PLAN  
S-1.3 THIRD FLOOR FRAMING PLAN  
S-1.4 ROOF FRAMING PLAN  
S-1.5 NOT USED AT THIS TIME  
A-1.1 UNDERGROUND PARKING  
A-1.2 FIRST FLOOR PLAN  
A-1.3 SECOND FLOOR PLAN  
A-1.4 THIRD FLOOR PLAN  
A-1.5 NOT USED AT THIS TIME  
A-2.1 BUILDING SECTION  
A-2.2 SECTION • ELEVATOR SHAFT  
A-2.3 SECTION • STAIRS  
A-2.4 WALL SECTIONS  
A-2.5 DETAILS  
A-2.6 DETAILS  
A-3.1 40 UNIT ELEVATIONS  
A-3.2 40 UNIT ELEVATIONS  
A-4.1 1/4" SCALE UNIT PLANS  
A-4.2 1/4" SCALE UNIT PLANS  
A-4.3 1/4" SCALE UNIT PLANS  
A-4.4 1/4" SCALE UNIT PLANS  
A-4.5 1/4" SCALE UNIT PLANS  
A-4.6 1/4" SCALE UNIT PLANS  
A-4.7 1/4" SCALE UNIT PLANS  
A-4.8 1/4" SCALE UNIT PLANS  
A-4.9 1/4" SCALE UNIT PLANS  
E-1.1 1/4" SCALE ELECTRICAL PLANS  
E-1.2 1/4" SCALE ELECTRICAL PLANS  
E-1.3 1/4" SCALE ELECTRICAL PLANS  
E-1.4 1/4" SCALE ELECTRICAL PLANS  
E-1.5 1/4" SCALE ELECTRICAL PLANS  
E-1.6 NOT USED AT THIS TIME  
E-1.7 CORRIDOR ELECTRIC PLANS  
E-1.8 UGP ELECTRIC PLANS



**BANDT ENGINEERING P.E,**  
**MADISON, WISCONSIN**

Map of the study area showing the location of the building. The map includes major roads like Cottage Grove Rd, Cr-Bb, and various local streets. A green area represents Heritage Prairie Conservation Park. A black dot indicates the building location, with an arrow pointing to it from the text "BUILDING LOCATION". A scale bar shows 200 m and 1000 ft. Copyright information for Yahoo! Inc and NAVTEQ is present.

JURISDICTION CODES: WISCONSIN ENROLLED COMMERCIAL BUILDING CODE  
OCCUPANCY TYPE: R-2, RESIDENTIAL  
S-2, UNDERGROUND PARKING  
CONSTRUCTION TYPE: V-A - AT R-2 AREA (RESIDENTIAL-3 STORY)  
I-A - AT S-2 AREA (PARKING GARAGE)  
FIRE PROTECTION: AT UNDERGROUND PARKING :  
FULLY AUTOMATIC FIRE SPRINKLERED SYSTEM PER NFPA-13  
DRY DR GLYCOL SYSTEM AT UNDERGROUND PARKING ONLY  
AT RESIDENTIAL AREA:  
AUTOMATIC FIRE SPRINKLERED SYSTEM PER NFPA-13  
(2 HR SEPARATION BETWEEN S-2 GARAGE) AND R-2C RESIDENTIAL) PROVIDED  
OCCUPANCY SEPARATION REQ D PER TABLE 302.3.3: 2 HR BETWEEN UNDERGROUND PARKING AND RESIDENTIAL AREA  
OCCUPANCY SEPARATION PROVIDED PER SOB D: 2 HR BETWEEN UNDERGROUND PARKING AND RESIDENTIAL AREA  
TABLE 401

	<b>RATING IN HRS</b>	<b>CODE</b>
VERTICAL EXIT ENCL.	2	1005. 3. 2
CORRIDORS	1	T. 1004. 3. 2. 1
WALLS BETW. UNITS	1	708. 3 EX. 2
FLR/CEILING BETW. UNITS	1	710. 3 EXPT.

AB	ANCHOR BOLT	FLR	FLOOR	QT	QUARRY TILE
AFF	ABOVE FINISH FLOOR	FOF	FACE OF FINISH	QTY	QUANTITY
ACT	ACOUSTICAL CEILING TILE	FOM	FACE OF MASONRY	R	RADIUS
BM	BEAM	FOS	FACE OF STUD	REINF	REINFORCE (ED) (ING)
BOF	BOTTOM OF FOOTING	FRP	FIBERGLASS REINF. PANEL	RM	ROOM
CJ	CONSTRUCTION JOINT	GWB	GYPSPUM WALL BOARD	SIM	SIMILAR
CLG	CEILING	G.C.	GENERAL CONTRACTOR	S.ST.	STAINLESS STEEL
CL	CENTER LINE	HT	HEIGHT	STL	STEEL
COL	COLUMN	IE	IN OTHER WORDS...	TEMP	TEMPERED
CONC.	CONCRETE	JT	JOINT	TB	TRUSS BEARING
CT	CERAMIC TILE	INSUL	INSULATION	TOC	TOP OF CONCRETE
D	DEPTH	INT	INTERIOR	TOF	TOP OF FOOTING
DO	DITTO	L	LENGTH	TOS	TOP OF STEEL
DS	DOWNSPOUT	MAT	MATERIAL	TOW	TOP OF WALL
DIM	DIMENSION	MET	METAL	TYP	TYPICAL
EJ	EXPANSION JOINT	MPD	MULTIPLE POINT DELIVERY	UON	UNLESS OTHERWISE NOTED
EIS	EXT. INSUL. FINISH SYSTEM	MR	MOISTURE RESISTANT	VB	VINYL BASE
ETR	EXISTING TO REMAIN	NTS	NOT TO SCALE	VBAR	VAPOR BARRIER
EQ	EQUAL	PL	PLATE	VCT	VINYL COMPOSITION TILE
EWB	EACH WAY AT BOTTOM	PR	PAIR	VF	VERIFY IN FIELD
EXT	EXTERIOR	PT	POINT	VP	VISION PANEL
FD	FLOOR DRAIN	OD	OUTSIDE DIMENSION	W	WIDTH
FEX	FIRE EXTINGUISHER	FOS	FOOT OF SALE	W/	WITH
FF	FINISH FLOOR			WOD	WOOD

BUILDING AREA (SF)						
	S-2 AREA	P-2 AREA				TOTAL S-2 & P-2
	UNDERGR. PARKING, STGL. & TR. ENCL.	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL P-2	
	14,564 SF.	14,501 SF.	14,455 SF.	10,004 SF.	38,960 SF.	53,514 SF.

FLOOR AREA ALLOWED PER TABLE 503 -	7,000 S.F. (TYPE V-A)
A.S.S. INCREASE PER 506.3 - 200%	$7,000 \times 2 = 14,000 \text{ S.F.}$
FRONTAGE INCREASE PER 506.2 - 75%	$7,000 \times 0.75 = 5,250 \text{ S.F.}$
TOTAL ALLOWED FLOOR AREA	26,250 S.F.

BUILDING HEIGHT - 3 STORES

**PARKING DATA:**

UNDERGROUND PARKING:  
REG. UNDERGROUND PARKING STALLS  
HC. UNDERGROUND PARKING STALLS  
TOTAL UNDERGROUND PARKING STALLS  
SURFACE PARKING:  
REG. SURFACE PARKING STALLS  
HC. SURFACE PARKING STALLS  
TOTAL:  
BIKE STALLS REQUIRED:  
UNDERGROUND BIKE STALLS PROVIDED:  
BIKE SURFACE STALLS PROVIDED:

FIRE RESISTIVE RATINGS		
	RAITING IN HRS	
	33 BUILDING	CODE
VERTICAL EXIT ENCL.	1	1005. 3. 2
CORRIDORS	1	T. 1004. 3. 2. 1
WALLS BETW. UNITS	1	708. 1
FLOOR/CEILINGS	1	710. 3



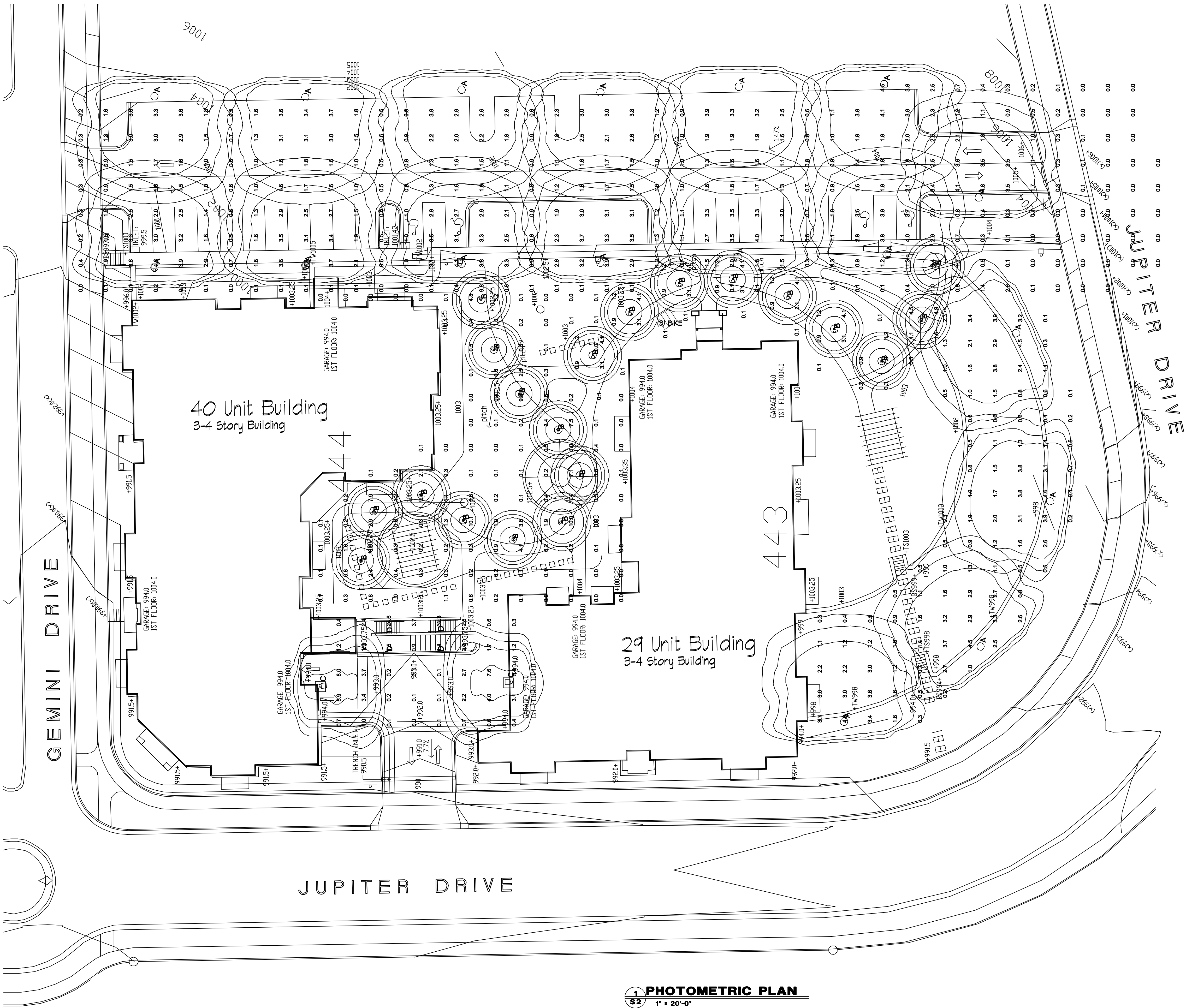


J U P I T E R   D R I V E   F A C A D E   •   S O U T H









LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	A	17	EM17 175W MED GCP S/NASC	EUROTIQUE ARCHITECTURAL LUMINAIRE WITH S/NASC REFLECTOR, CLEAR FLAT GLASS LENS.	ONE 175-WATT CLEAR E-17 METAL HALIDE, HORIZONTAL POS.	LH10239M.lux	12800	0.75	212.5
○	B	15	KBR6 50W R6	6 IN ROUND BOLLARD	ONE 50-WATT CLEAR E-17 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	94033107.lux	3400	0.72	72
□	C	2	KAD 100W R4	DIE CAST RHODEX	ONE 100-WATT CLEAR E-17 METAL HALIDE, HORIZONTAL POSITION.	93111801.lux	8000	0.72	140
—	D	4	KL70MA	RECESSED, LOW MOUNT FLOOD	5000 LM LAMP	89010806.lux	5000	0.72	82

LUMINAIRE LOCATIONS												
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z		
1	A	3310.8	2288.8	14.0	14.0	90.0	0.0	3310.8	2288.8	0.0		
2	A	3311.7	2228.5	14.0	14.0	90.0	0.0	3311.7	2228.5	0.0		
3	A	3312.3	2185.1	14.0	14.0	90.0	0.0	3312.3	2185.1	0.0		
4	A	3312.8	2110.8	14.0	14.0	90.0	0.0	3312.8	2110.8	0.0		
5	A	3315.0	2066.1	14.0	14.0	90.0	0.0	3315.0	2066.1	0.0		
6	A	3316.1	1986.5	14.0	14.0	90.0	0.0	3316.1	1986.5	0.0		
7	A	3338.7	1989.7	14.0	14.0	90.0	0.0	3338.7	1989.7	0.0		
8	B	3310.0	2165.5	3.0	3.0	0.0	0.0	3310.0	2165.5	0.0		
9	B	3302.2	2145.8	3.0	3.0	0.0	0.0	3302.2	2145.8	0.0		
10	B	3308.4	2126.1	3.0	3.0	0.0	0.0	3308.4	2126.1	0.0		
11	B	3246.1	2127.8	3.0	3.0	0.0	0.0	3246.1	2127.8	0.0		
12	B	3280.4	2143.1	3.0	3.0	0.0	0.0	3280.4	2143.1	0.0		
13	B	3278.0	2153.2	3.0	3.0	0.0	0.0	3278.0	2153.2	0.0		
14	B	3298.0	2156.3	3.0	3.0	0.0	0.0	3298.0	2156.3	0.0		
15	B	3227.9	2118.8	3.0	3.0	0.0	0.0	3227.9	2118.8	0.0		
16	B	3220.1	2182.2	3.0	3.0	0.0	0.0	3220.1	2182.2	0.0		
17	B	3213.5	2201.3	3.0	3.0	0.0	0.0	3213.5	2201.3	0.0		
18	B	3193.8	2206.3	3.0	3.0	0.0	0.0	3193.8	2206.3	0.0		
19	A	3378.2	2288.8	14.0	14.0	-90.0	0.0	3378.2	2288.8	0.0		
20	A	3378.8	2228.5	14.0	14.0	-90.0	0.0	3378.8	2228.5	0.0		
21	A	3381.7	2166.1	14.0	14.0	-90.0	0.0	3381.7	2166.1	0.0		
22	A	3380.7	2110.8	14.0	14.0	-90.0	0.0	3380.7	2110.8	0.0		
23	A	3383.0	2055.8	14.0	14.0	-90.0	0.0	3383.0	2055.8	0.0		
24	A	3383.9	1997.5	14.0	14.0	-90.0	0.0	3383.9	1997.5	0.0		
25	A	3384.9	1944.0	14.0	14.0	-90.0	0.0	3384.9	1944.0	0.0		
26	A	3371.6	1891.3	14.0	14.0	-90.0	0.0	3371.6	1891.3	0.0		
27	A	3158.5	1989.0	14.0	14.0	90.0	0.0	3158.5	1989.0	0.0		
28	A	3128.5	2013.5	14.0	14.0	90.0	0.0	3128.5	2013.5	0.0		
29	B	3287.5	2020.5	3.0	3.0	0.0	0.0	3287.5	2020.5	0.0		
30	B	3273.5	1986.5	3.0	3.0	0.0	0.0	3273.5	1986.5	0.0		
31	B	3290.0	1982.5	3.0	3.0	0.0	0.0	3290.0	1982.5	0.0		
32	B	3311.5	1877.5	3.0	3.0	0.0	0.0	3311.5	1877.5	0.0		
33	C	3145.0	2147.5	10.0	10.0	0.0	0.0	3145.0	2147.5	0.0		
34	C	3143.5	2222.5	10.0	10.0	190.0	0.0	3143.5	2222.5	0.0		
35	D	3165.0	2185.0	3.0	3.0	90.0	0.0	3165.0	2185.0	0.0		
36	D	3165.5	2175.5	3.0	3.0	90.0	0.0	3165.5	2175.5	0.0		
37	D	3167.5	2173.5	3.0	3.0	90.0	0.0	3167.5	2173.5	0.0		
38	D	3187.5	2185.0	3.0	3.0	90.0	0.0	3187.5	2185.0	0.0		

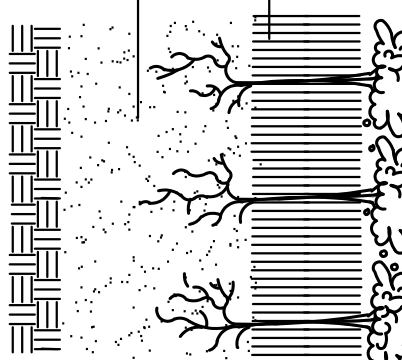
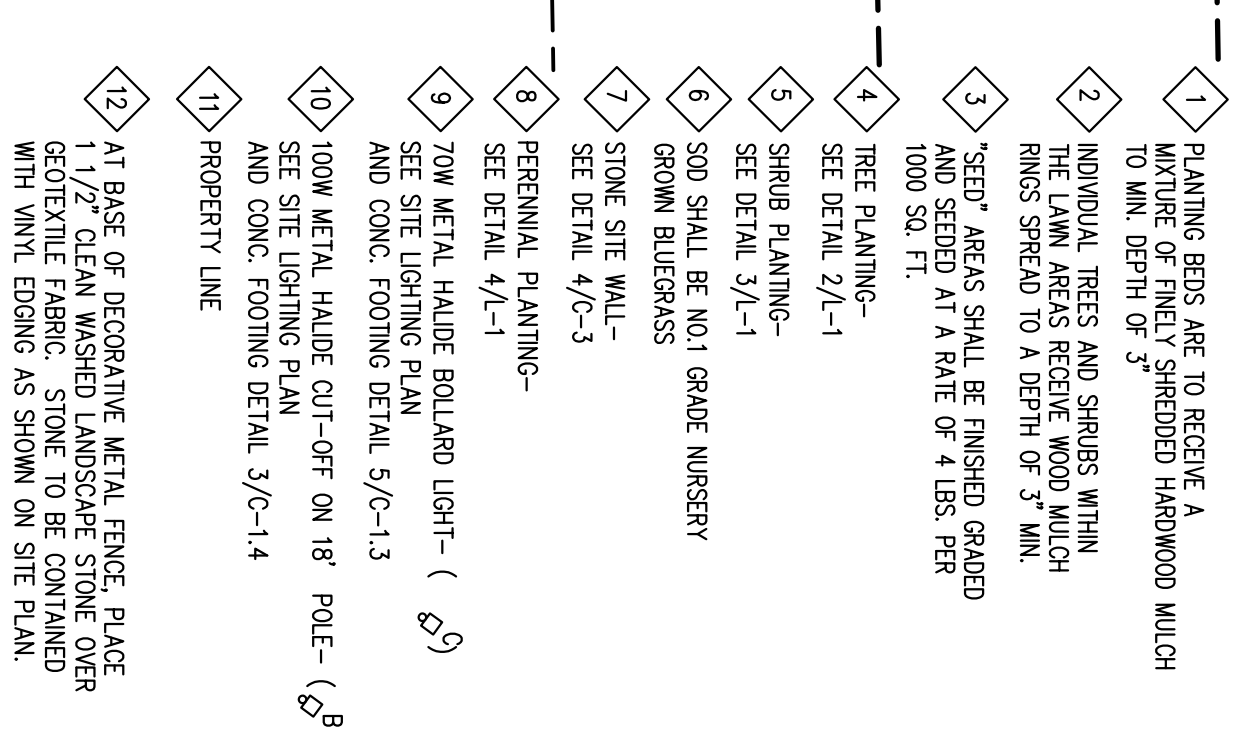
STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking lot	1.6 f	9.8 f	0.5 f	N/A	N/A
courtyard	1.0 f	10.1 f	0.0 f	N/A	N/A
walkway towards 33 unit	2.3 f	7.5 f	0.2 f	35.0	11.3
curved drive	1.7 f	4.8 f	0.1 f	45.0	17.2
entrance to underground parking	3.3 f	32.3 f	0.0 f	N/A	N/A





G E M I N I   D R I V E   F A C A D E





## LANDSCAPE REQUIREMENT CHART

### I. NUMBER OF TREES REQUIRED:

The number of trees required for a parking lot is based on the number of parking spaces.

Landscaping requirements for storage ponds are determined by dividing the total acreage of the pond by the number of trees required per acre. (Example: 10000 square feet is equivalent to (1/32) acre or (3) trees and (60) points).

### II. NUMBER OF TREES REQUIRED:

NUMBER OF TREES REQUIRED = (ACREAGE OF THE STORAGE AREA, DIVIDED BY THREE HUNDRED (300) SQUARE FEET)

NUMBER OF CANOPY SPACES REQUIRED = (7" - 2.5" CANOPY) \_\_\_\_\_

Manufacturing / Industrial (size of requirement above)	225
0	0
0	2
0	0

### III. NUMBER OF TREES REQUIRED:

The number of points required is also based on the number of parking spaces. Using the Point Schedule for Landscape Elements on the worksheet, determine the number of points required. (Example: 48.5 points decreased, while a fraction in excess of (.5) must be counted as one point. Thus: 48.5 points would be rounded down to 48.0 points required).

The number of points required for loading areas is (75) points for each

### NUMBER OF POINTS REQUIRED

Manufacturing / Industrial (60% of requirement above)	112.4
0	0

### TABULATION OF POINTS AND CREDITS

Indicate below the quality and points for all permanent landscaping elements. Indicate the number of points for screening and dry washing devices to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ASSIGNED	CREDITS
Canopy Tree > 7" - 2.5"	35	35	1050	
Canopy Small	5	30	0	
Evergreen Shrub	3	0	0	
Deciduous and Ornamental Shrub	5	0	0	
Screening Tree 12" (12)	5	0	0	
Screening Tree 10" (10)	5	0	0	
Ave. Height 30"	5	0	0	
Screening Tree 15"	5	0	0	
Screening Tree 12"	5	0	0	
Screening Tree 10"	5	0	0	
Canopy Tree < Small Tree	15	5	75	
Canopy Tree < 60"			240	
				TOTAL
				240

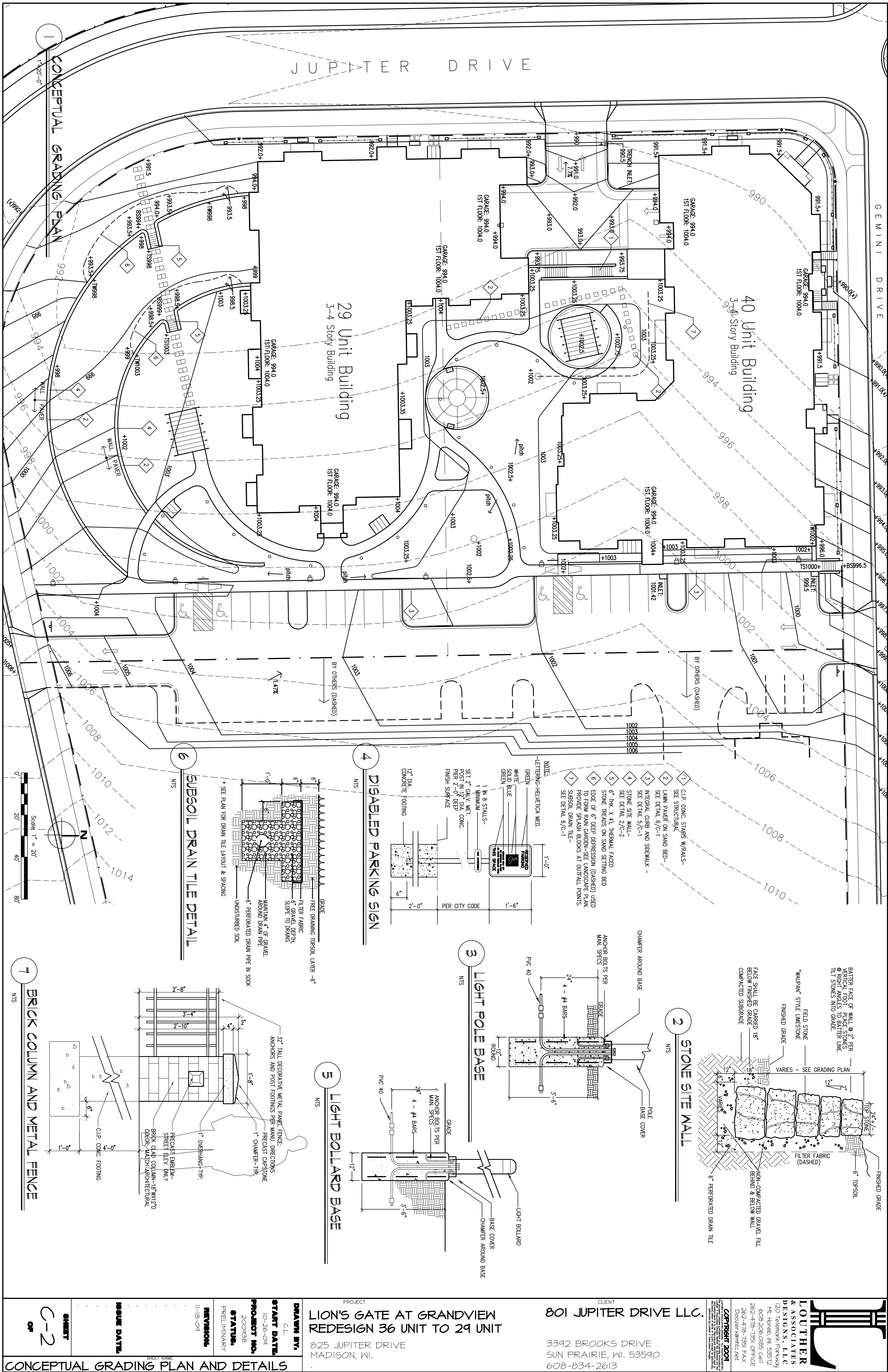
TREES & ORNAMENTALS		SPACING	
Autumn Spire Maple	2 1/2' CAL	8B48	8B48
Star Map Japanese Tree Lilac	6'	8B48	8B48
Autumn Brilliance Sycamore	6'	8B48	8B48
Red Jewel Crab	1 1/2' CAL	8B48	8B48
Cherisees Pear	1 1/2' CAL	8B48	8B48
Autumn Bizar Pear	2 1/2' CAL	8B48	8B48
Autumn Purple Ash	2 1/2' CAL	8B48	8B48
Sisyp Maple	6'	8B48	8B48
Red Lace Crab			
Red Lace Crab			
Compact Burningbush	3'	8B48	8B48
Medion Weinmum	18"	8B48	8B48
Ornamental Colesester	18"	8B48	8B48
Ornamental Colesester (Yellow)	3'	8B48	8B48
Peking Caranensis (Yellow)	18"	8B48	8B48
Goldmund Spire	18"	8B48	8B48
Or-Low Trogant Sumac	18"	8B48	8B48
Crimson Piny Japanese Barberry	18"	8B48	8B48
Glossy Black Chadeberry	18"	8B48	8B48
Royal Star Magnolia	3'	8B48	8B48
Red Star Magnolia	3'	8B48	8B48
Green Star Magnolia	18"	8B48	8B48
Alpine Current	18"	8B48	8B48
Amolele Hydrogna	18"	8B48	8B48
Rose Glow Barberry	18"	8B48	8B48
Summound Spirea	18"	8B48	8B48
Purpleleaf Sandcherry	3'	8B48	8B48
Heavy Wild Rose	18"	8B48	8B48
Miss Canada Lilac	18"	8B48	8B48
Summound Spirea	18"	8B48	8B48
Compact American Cornbury Bush	3'	8B48	8B48
EVERGREEN SHRUBS			
Russian Cypress	16"	8B48	8B48
Hypericum	18"	8B48	8B48
PERENNIALS			
Autumn Joy Sedum	1 GAL	8B48	8B48
Big Blue Hosta	1 GAL	8B48	8B48
Blue Salvia	1 GAL	8B48	8B48
Black Eye Susan	1 GAL	8B48	8B48
Red Fountaingrass	1 GAL	8B48	8B48
Mountain Conegrass	1 GAL	8B48	8B48
Purple Coneflower	1 GAL	8B48	8B48
Purple Coneflower	1 GAL	8B48	8B48
Morden Grass	1 GAL	8B48	8B48
Stella d'Oro Daylily	1 GAL	8B48	8B48
Veredantia	1 GAL	8B48	8B48
Wintered Hosta	1 GAL	8B48	8B48
Wintered Hosta	1 GAL	8B48	8B48
Purpleleaf Wintercreeper	1 GAL	8B48	8B48
Deutschland Astilbe	1 GAL	8B48	8B48
Moravia's Delight Beedem	1 GAL	8B48	8B48





J U P I T E R   D R I V E   F A C A D E   -   W E S T











LIONS GATE AT GRANDVIEW COMMONS, BUILDING MATERIAL KEY					
1	8"X10" CHALK CHU BLOCK VENEER FRESHLY CREAM CITY MATERIALS CORP.	6	HARDIE PLANK ACCESSIBLE BEIGE SW #1036	7	TRIM ACCESSIBLE BEIGE SW #1036
2	CHARTER OAK STONE FRESHLY CREAM CITY MATERIALS CORP.	6	HARDIE PLANK ACCESSIBLE BEIGE SW #1036	8	ACCESSIBLE TRIM ROBEY HARY SW #681
3	FACE BRICK 13602 UTILITY-BOULEVARD SHALE CO.	6	STUCCO HARDIE BOARD DUTCH COCOA SW #6037	9	ANNODIZED METAL RAILINGS ROBEY HARY SW #681





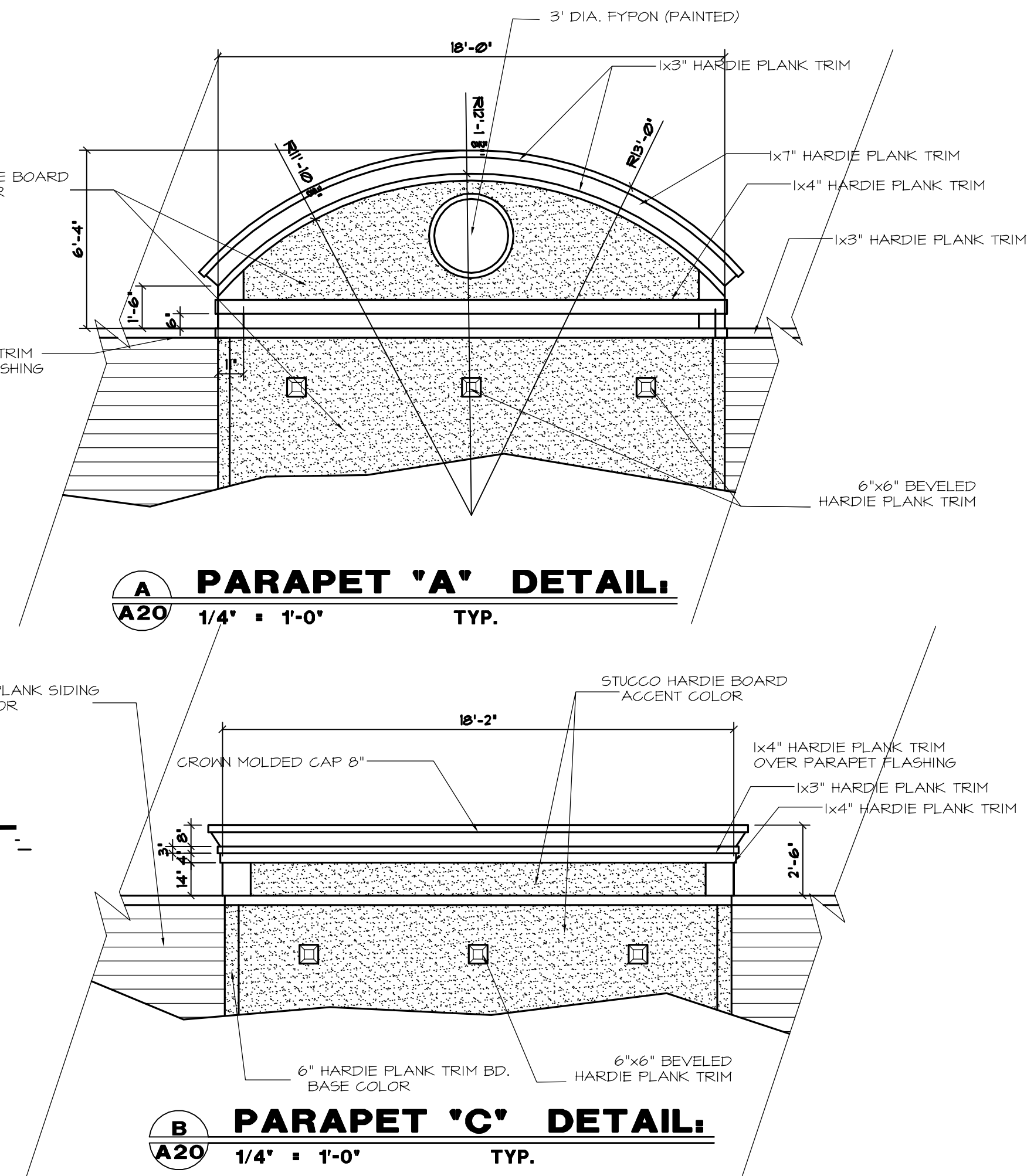


**1 NORTH ELEVATION.**  
A20 1/8" = 1'-0"  
COURTYARD AREA



**2 EAST ELEVATION.**  
A20 1/8" = 1'-0"  
REAR PARKING AREA

LIONS GATE AT GRANDVIEW COMMONS, BUILDING MATERIAL KEY					
1	SMOOTH FACED CHU BLOCK VENEER PREMIUM CREAM CITY MATERIALS CORP.	4	6" HARDIE PLANK BALANCED BEIGE SW #1031	7	TRIM ACCESSIBLE BEIGE SW #1036
2	CLAY BEDDING STONE PREMIUM CREAM CITY MATERIALS CORP.	5	6" HARDIE PLANK ACCENT TRIM ROSEMARY SW #1037	8	ANNODIZED METAL RAILINGS ROSEMARY SW #1037
3	FACE BRICK #3002 UTILITY-BOURBON SHALE CO.	6	STUCCO HARDIE BOARD DUTCH COCOA SW #1032		



**LOUTHER & ASSOCIATES  
DESIGNS, LLC**  
120 Telemark Parkway  
Mt. Horeb, WI. 53512  
608.206.0185 Cell  
262-418-1351 OFFICE  
262-418-1351 FAX  
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CLIENT  
**801 JUPITER DRIVE LLC**

PROJECT  
**LION'S GATE AT GRANDVIEW  
REDESIGNED 36 UNIT TO 29 UNIT**

3392 BROOKS DRIVE  
SUN PRAIRIE, WI. 53590  
608-834-2613

**DRAWN BY:**  
C.L.

**START DATE:**  
10-06-09

**PROJECT NO.:**  
200938

**STATUS:**  
PRELIMINARY

**REVISION:**  
10-26-09

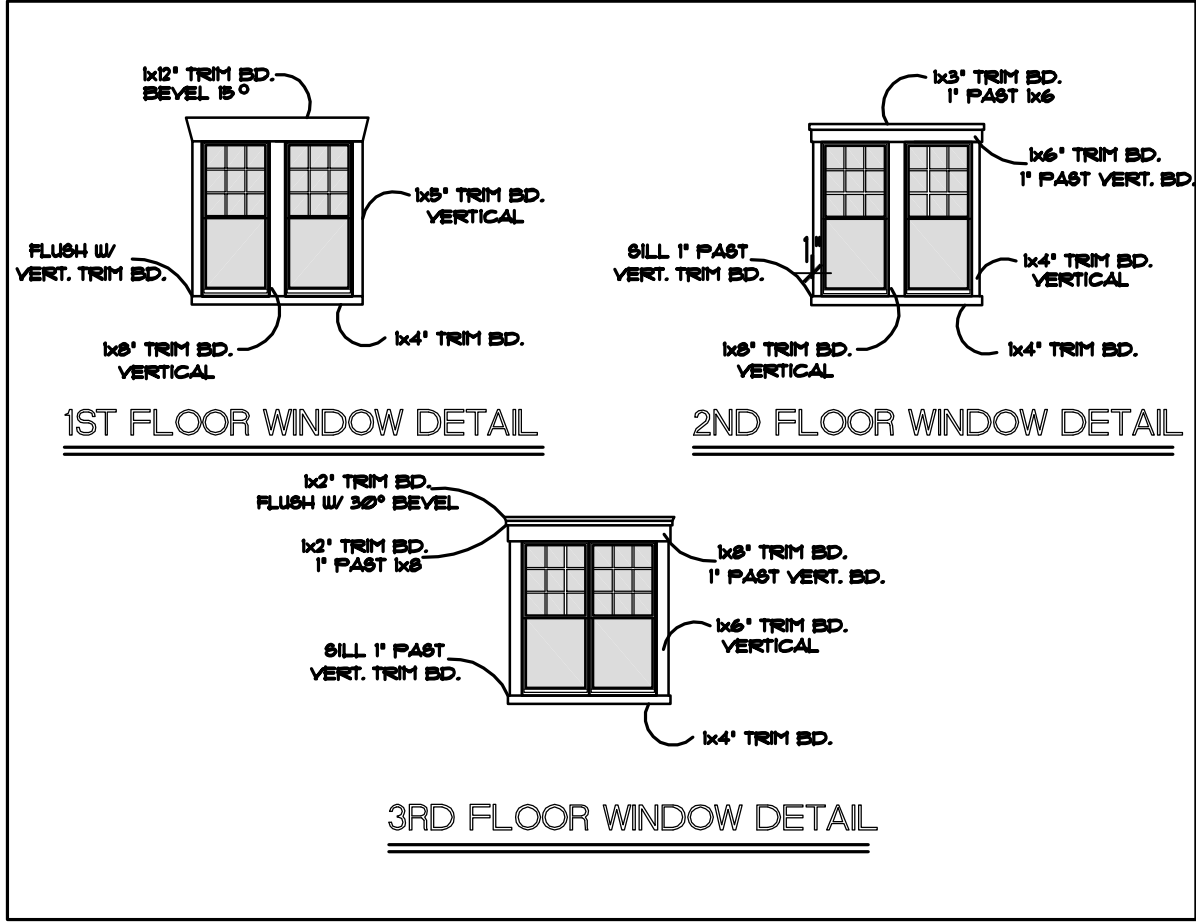
**ISSUE DATE:**

**SHEET**  
A-3.2  
OF  
47

**ELEVATIONS**



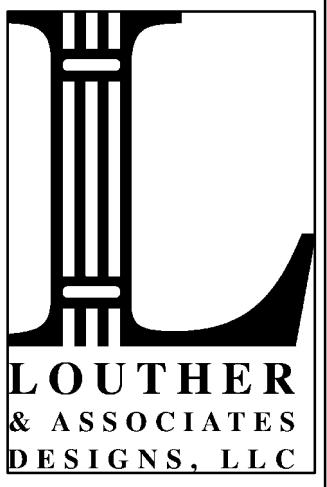
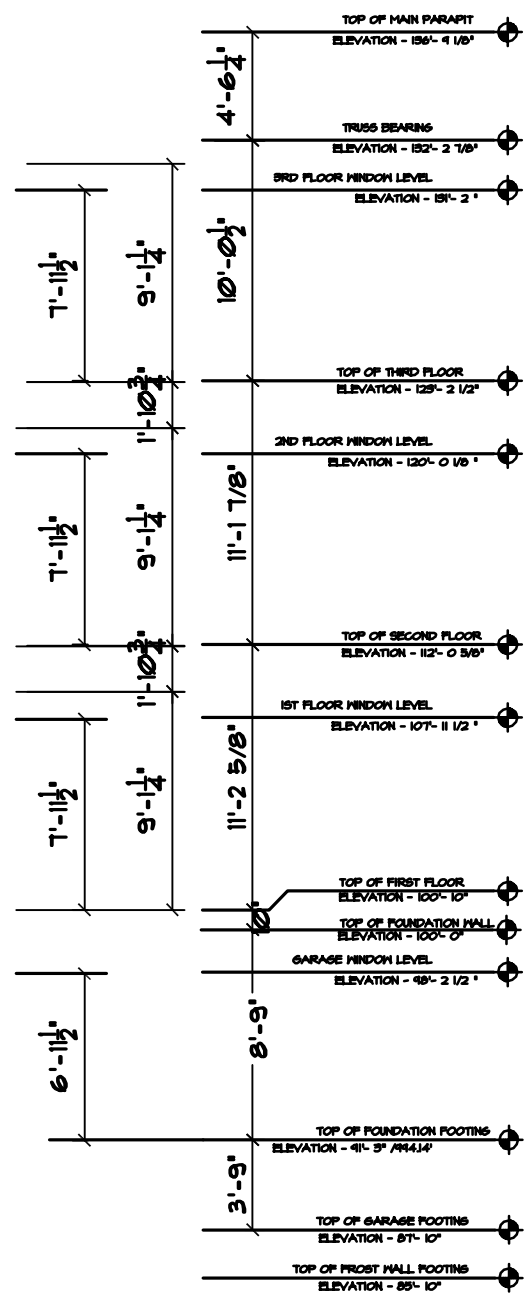
LIONS GATE AT GRANDVIEW COMMONS, BUILDING MATERIAL KEY					
1	SMOOTH FACED CMU BLOCK VENEER PREMIUM CREAM CTI MATERIALS CORP	4	6" HARDIE PLANK BALANCED BEIGE SU #1031	7	TRIM ACCESSIBLE BEIGE SU #1036
2	CART BEDFORD STONE PREMIUM CREAM CTI MATERIALS CORP	5	6" HARDIE PLANK ACCESSIBLE BEIGE SU #1036	8	ACCENT TRIM ROSEMARY SU #6181
3	FACE BRICK 15600 UTILITY-BOURSTON SHALE CO.	6	STUCCO HARDIE BOARD DUTCH COCOA SU #6032	9	ANNOZIZED METAL RAILINGS ROSEMARY SU #6181



1 EAST ELEVATION  
A19 1/8" = 1'-0" FACING REAR PARKING



2 GEMINI DRIVE FACADE  
A19 1/8" = 1'-0" NORTH ELEVATION



120 Telemark Parkway  
Mt. Horeb, WI. 53512  
608.206.0185 Cell  
262-418-1351 OFFICE  
262-418-1351 FAX  
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CLIENT  
801 JUPITER DRIVE LLC  
3392 BROOKS DRIVE  
SUN PRAIRIE, WI. 53590  
608-834-2613

PROJECT  
LION'S GATE AT GRANDVIEW  
REDESIGNED 33 UNIT TO 40 UNIT  
5801 GEMINI DRIVE  
MADISON, WI.

DRAWN BY:  
C.L.  
START DATE:  
05-09-09  
PROJECT NO.  
200936  
STATUS:  
PRELIMINARY

REVISION:  
07-10-09  
08-23-09  
09-26-09  
10-22-09

ISSUE DATE:

SHEET  
A-3.1  
OF  
16  
ELEVATIONS



[illegible]

4'-6 1/4"

10'-0 1/2"

5'-9"

TOP OF MAIN PART  
ELEVATION: 58'-4 1/8"

TRUSS BEAMS  
ELEVATION: 52'-2 1/8"

2ND FLOOR HATCH LEVEL  
ELEVATION: 58'-2"

TOP OF 1ST FLOOR FLOOR  
ELEVATION: 52'-3 1/2"

2ND FLOOR HATCH LEVEL  
ELEVATION: 52'-0 1/8"

TOP OF 2ND FLOOR FLOOR  
ELEVATION: 52'-0 5/8"

3RD FLOOR HATCH LEVEL  
ELEVATION: 57'-6 1/2"

TOP OF 3RD FLOOR FLOOR  
ELEVATION: 50'-0"

GARAGE HATCH LEVEL  
ELEVATION: 48'-2 1/2"

TOP OF FOUNDATION FOOTING  
ELEVATION: 42'-0" FINISH

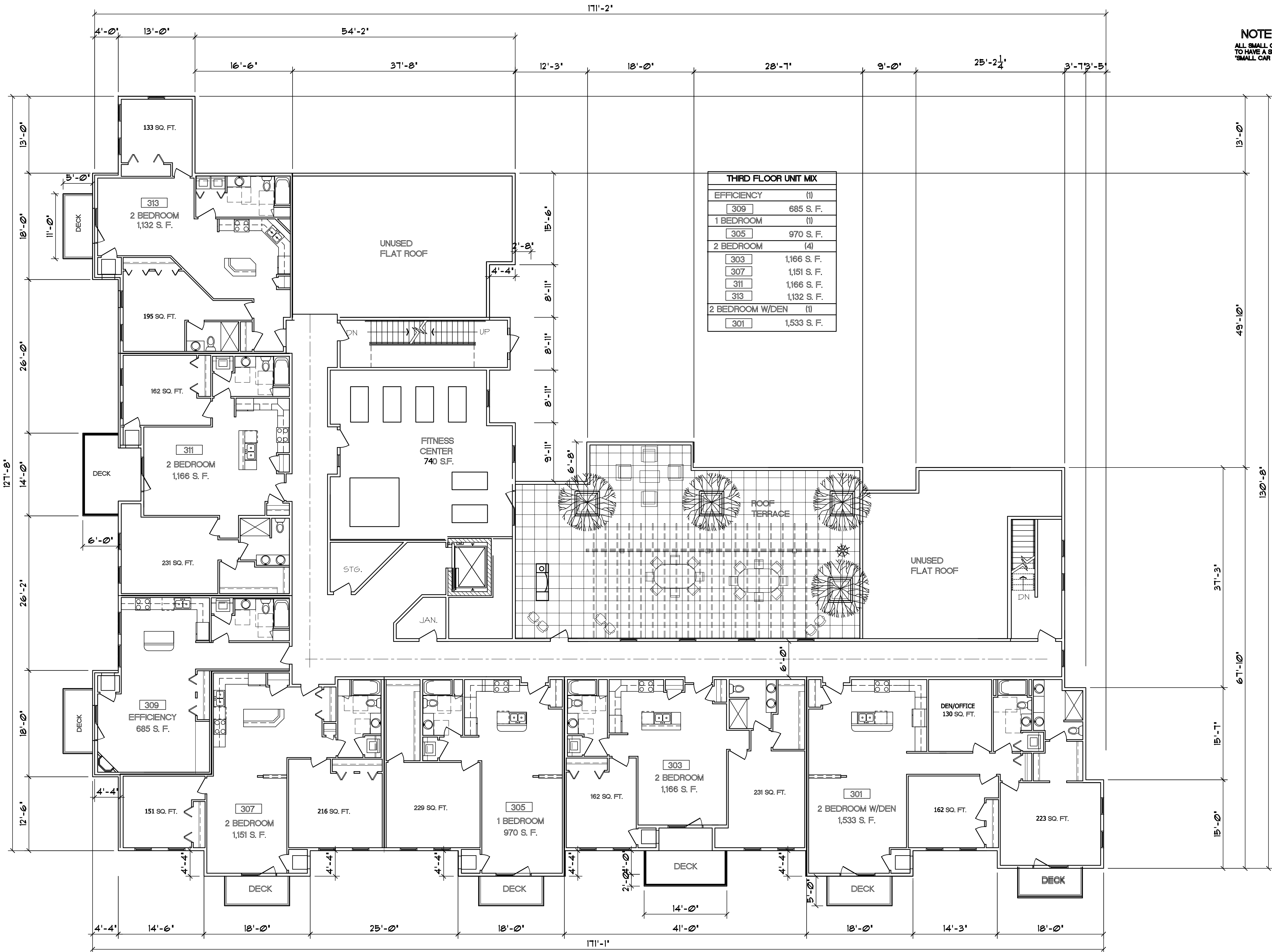
TOP OF FIRST HALL FOOTING

**WEST ELEVATION**



**SOUTH ELEVATION**



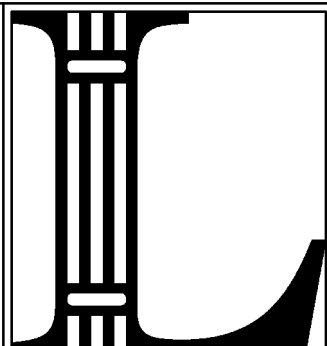


THIRD FLOOR UNIT MIX	
EFFICIENCY	(1)
309	685 S. F.
1 BEDROOM	(1)
305	970 S. F.
2 BEDROOM	(4)
303	1,166 S. F.
307	1,151 S. F.
311	1,166 S. F.
313	1,132 S. F.
2 BEDROOM W/DEN	(1)
301	1,533 S. F.

**1**  
**THIRD FLOOR PLAN**  
A-1.4 1/8" = 1'-0" 10,004 SQ. FT.



NOTE:  
ALL SMALL CAR PARKING STALLS  
TO HAVE A SIGN DESIGNATING  
'SMALL CAR PARKING ONLY'



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DESIGNS, LLC**

120 Telemark Parkway  
Mt. Horeb, WI. 53512  
608.206.0185 Cell  
262-418-1351 OFFICE  
262-418-1351 FAX  
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CLIENT  
**801 JUPITER DRIVE LLC**  
3392 BROOKS DRIVE  
SUN PRAIRIE, WI. 53590  
608-834-2613

PROJECT  
**LION'S GATE AT GRANDVIEW  
REDESIGNED 36 UNIT TO 29 UNIT**  
825 JUPITER DRIVE  
MADISON, WI.

**DRAWN BY:**  
C.L.  
**START DATE:**  
10-06-09  
**PROJECT NO.:**  
200938  
**STATUS:**  
PRELIMINARY

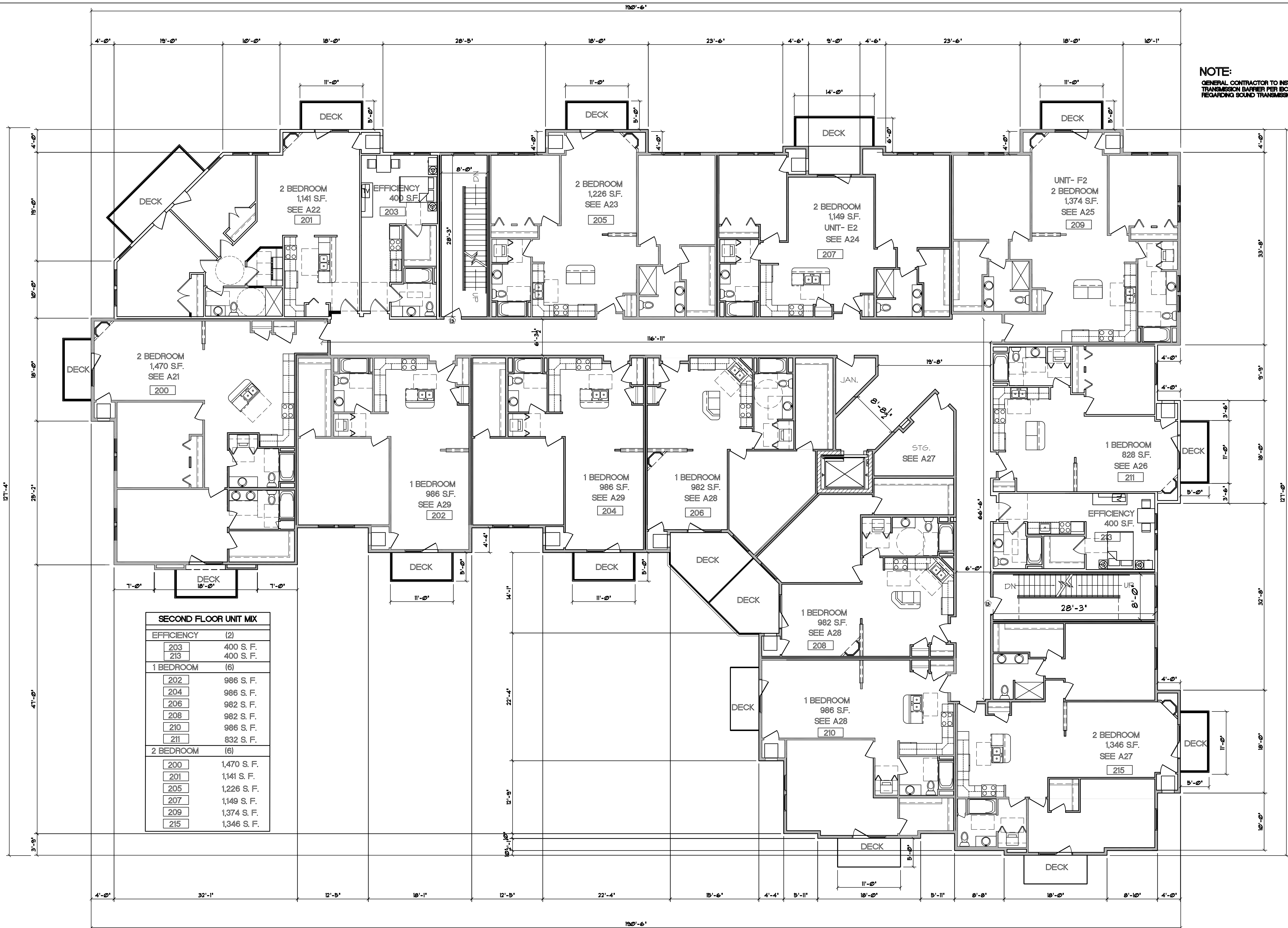
**REVISION:**  
10-26-09

**ISSUE DATE:**

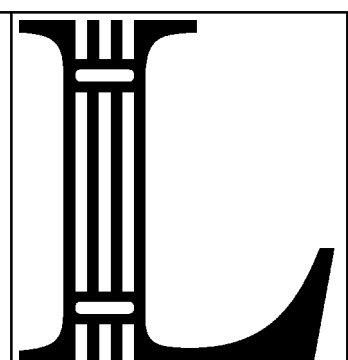
**SHEET**  
A-1.4  
OF  
47

THIRD FLOOR PLAN  
SCHEDULED DATE: AS NOTED  
SHEET NAME





NOTE:  
GENERAL CONTRACTOR TO INSTALL SOUND  
TRANSMISSION BARRIER PER IBC 1206.1-1206.3  
REGARDING SOUND TRANSMISSION



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DESIGNS, LLC**  
120 Telemark Parkway  
Mt. Horeb, WI. 53512  
608.206.0185 Cell  
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**CLIENT**  
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115 KING STREET  
SUN PRAIRIE, WI. 53590  
608-837-6005

**PROJECT**  
LION'S GATE AT GRANDVIEW  
REDESIGNED 33 UNIT TO 40 UNIT  
5801 GEMINI DRIVE  
MADISON, WI.

**DRAWN BY:**  
C.L.  
**START DATE:**  
05-09-09  
**PROJECT NO.:**  
200936  
**STATUS:**  
PRELIMINARY

**REVISION:**  
09-22-09  
09-25-09  
09-26-09  
10-22-09

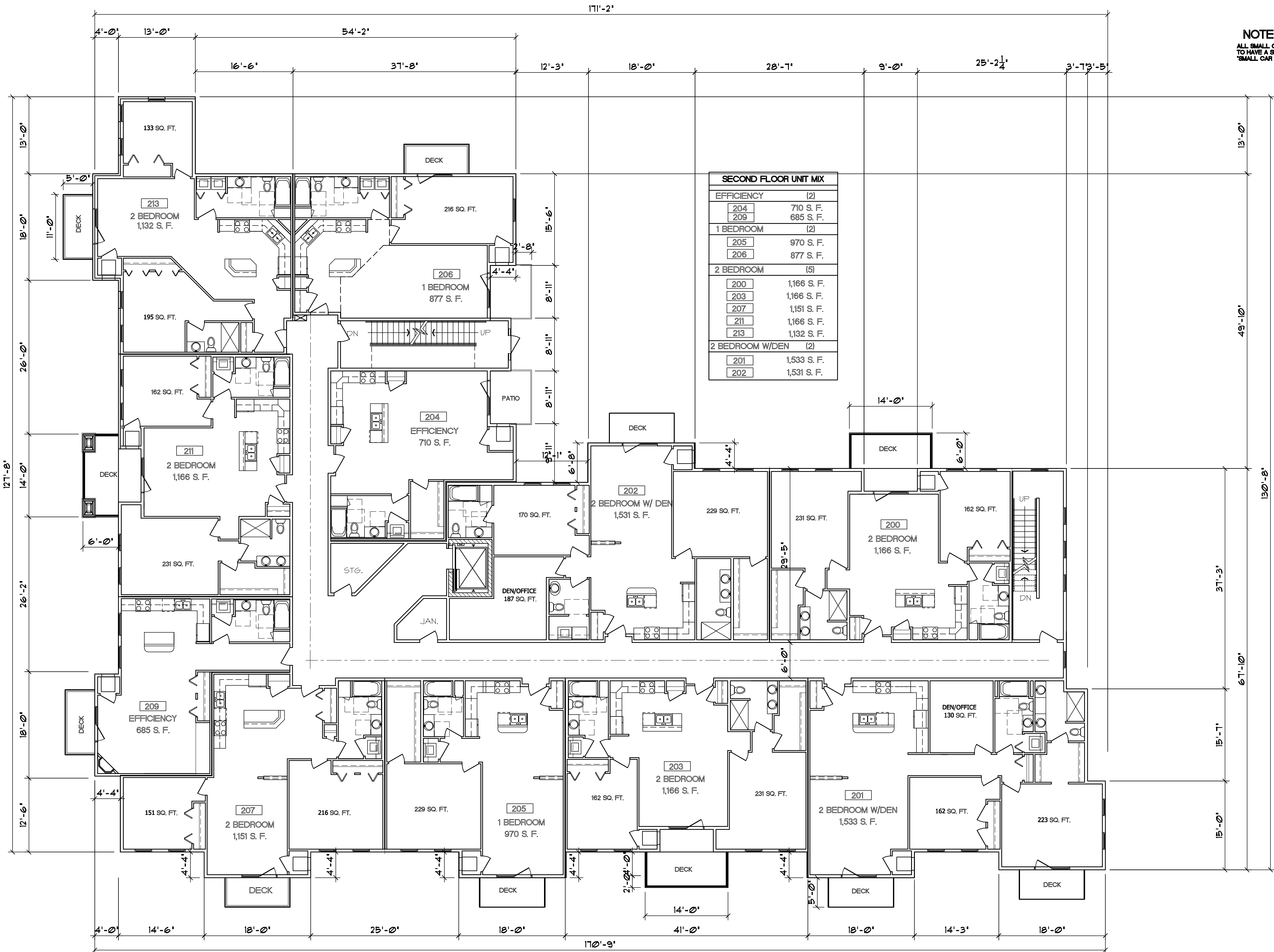
**ISSUE DATE:**

**SHEET**  
A-1.3  
OF  
47  
**SECOND FLOOR PLAN**  
SCHEDULED DATE: ASIAN FLOOR PERMISSION

**1 SECOND FLOOR PLAN**  
1/8" = 1'-0" 16,436 SQ. FT.

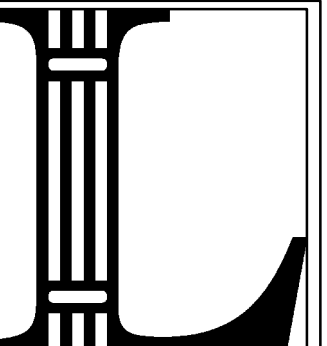






NOTE:  
ALL SMALL CAR PARKING STALLS  
TO HAVE A SIGN DESIGNATING  
"SMALL CAR PARKING ONLY"

1 SECOND FLOOR PLAN  
A-1.3 1/8" = 1'-0" 14,445 SQ. FT.



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DESIGNS, LLC  
120 Telemark Parkway  
Mt. Horeb, WI. 53512  
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CLIENT  
801 JUPITER DRIVE LLC  
3342 BROOKS DRIVE  
SUN PRAIRIE, WI. 53590  
608-834-2613

PROJECT  
LION'S GATE AT GRANDVIEW  
REDESIGNED 36 UNIT TO 29 UNIT  
MADISON, WI.

DRAWN BY:  
C.L.  
START DATE:  
10-06-09  
PROJECT NO.  
200938  
STATUS:  
PRELIMINARY

REVISION:  
10-26-09

ISSUE DATE:

SHEET  
A-1.3  
OF  
47  
SECOND FLOOR PLAN  
SCHEDULED DATE: 2009-10-26



NOTE:  
GENERAL CONTRACTOR TO INSTALL SOUND TRANSMISSION BARRIERS PER BC 2004-6003 REGARDING SOUND TRANSMISSION

LOUTHER & ASSOCIATES DESIGN, LLC

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Mt. Pleasant, MI 48157  
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CLIENT  
801 JUPITER DRIVE LLC  
115 KING STREET  
SUN PRAIRIE, WI. 53590  
608-837-6005

PROJECT  
LION'S GATE AT GRANDVIEW  
REDESIGNED 33 UNIT TO 40 UNIT  
5801 GEMINI DRIVE  
MADISON, WI.

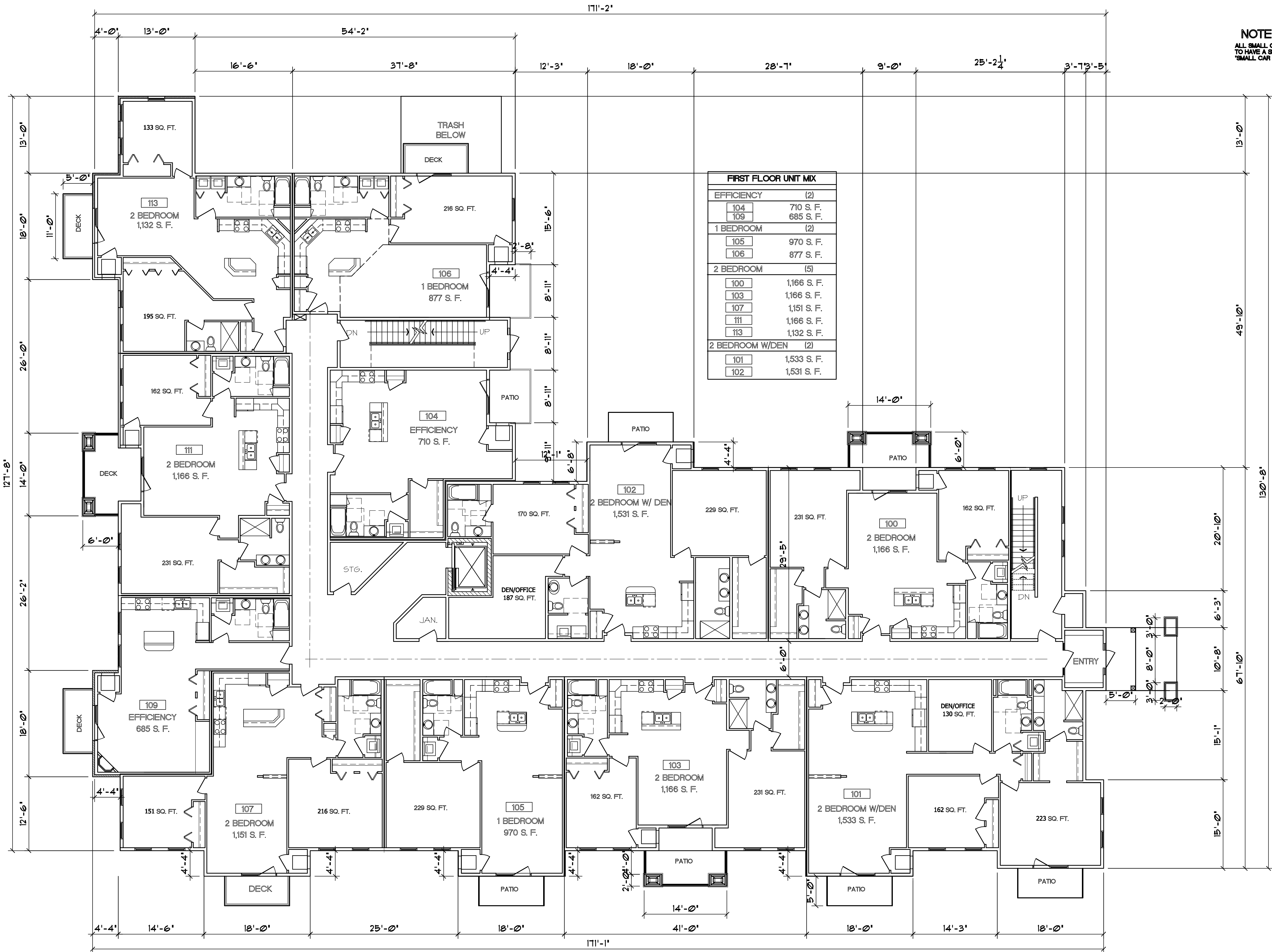
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C.L.  
START DATE:  
05-04-04  
PROJECT NO.  
200436  
STATUS:  
PRELIMINARY

REVISION:  
04-22-04  
04-25-04  
04-26-04  
10-22-04

ISSUE DATE:

SHEET  
A-1.2  
OF  
47

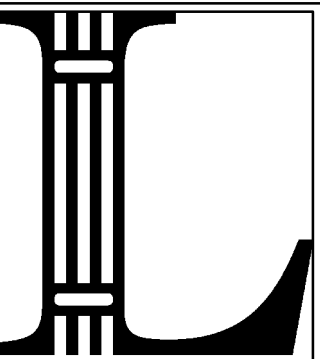




NOTE:  
ALL SMALL CAR PARKING STALLS  
TO HAVE A SIGN DESIGNATING  
"SMALL CAR PARKING ONLY"

FIRST FLOOR UNIT MIX		
EFFICIENCY (2)		
104	710 S. F.	
109	685 S. F.	
1 BEDROOM (2)		
105	970 S. F.	
106	877 S. F.	
2 BEDROOM (5)		
100	1,166 S. F.	
103	1,166 S. F.	
107	1,151 S. F.	
111	1,166 S. F.	
113	1,132 S. F.	
2 BEDROOM W/DEN (2)		
101	1,533 S. F.	
102	1,531 S. F.	

1 FIRST FLOOR PLAN  
A-1.2 1/8" = 1'-0" 14,501 SQ. FT.



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DESIGNS, LLC  
120 Telemark Parkway  
Mt. Horeb, WI. 53512  
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CLIENT  
801 JUPITER DRIVE LLC  
3392 BROOKS DRIVE  
SUN PRAIRIE, WI. 53590  
608-834-2613

PROJECT  
LION'S GATE AT GRANDVIEW  
REDESIGNED 36 UNIT TO 29 UNIT  
825 JUPITER DRIVE  
MADISON, WI.

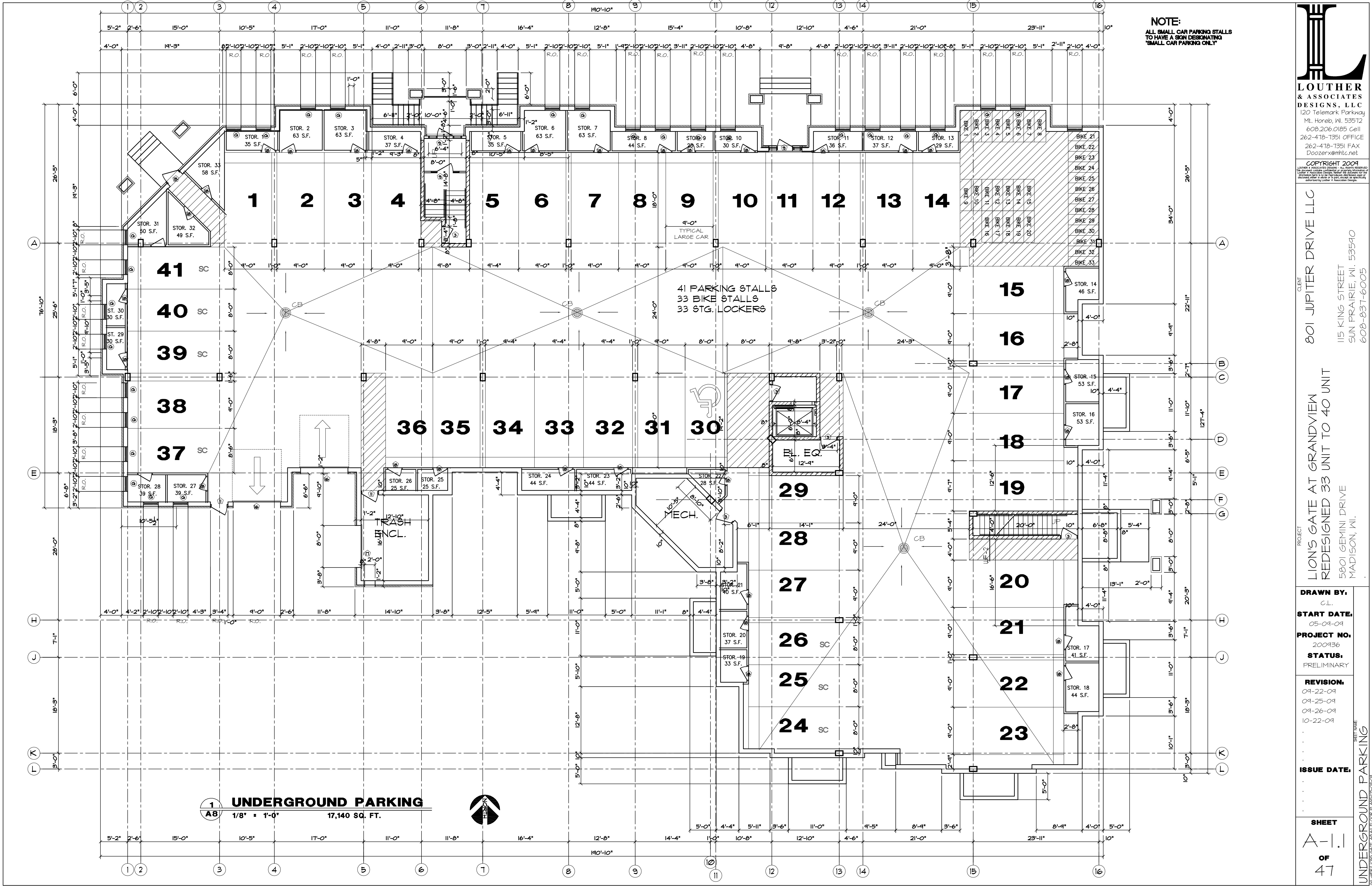
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C.L.  
START DATE:  
10-06-09  
PROJECT NO.:  
200938  
STATUS:  
PRELIMINARY

REVISION:  
10-26-09

ISSUE DATE:

SHEET  
A-1.2  
OF  
47  
FIRST FLOOR PLAN  
SCHEDULED GATE, ASIAN FLOOR PLAN, 09/09/09





NOTE:  
ALL SMALL CAR PARKING STALLS  
TO HAVE A SIGN DESIGNATING  
"SMALL CAR PARKING ONLY"

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DESIGNS, LLC**  
120 Telemark Parkway  
Mt. Horeb, WI 53512  
608.206.0185 Cell  
262.418-1351 OFFICE  
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CLIENT  
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PROJECT  
LION'S GATE AT GRANDVIEW  
REDESIGNED 33 UNIT TO 40 UNIT

DRAWN BY:  
C.L.

START DATE:  
05-04-09

PROJECT NO.  
200436

STATUS:  
PRELIMINARY

REVISION:  
04-22-09  
04-25-09  
04-26-09  
10-22-09

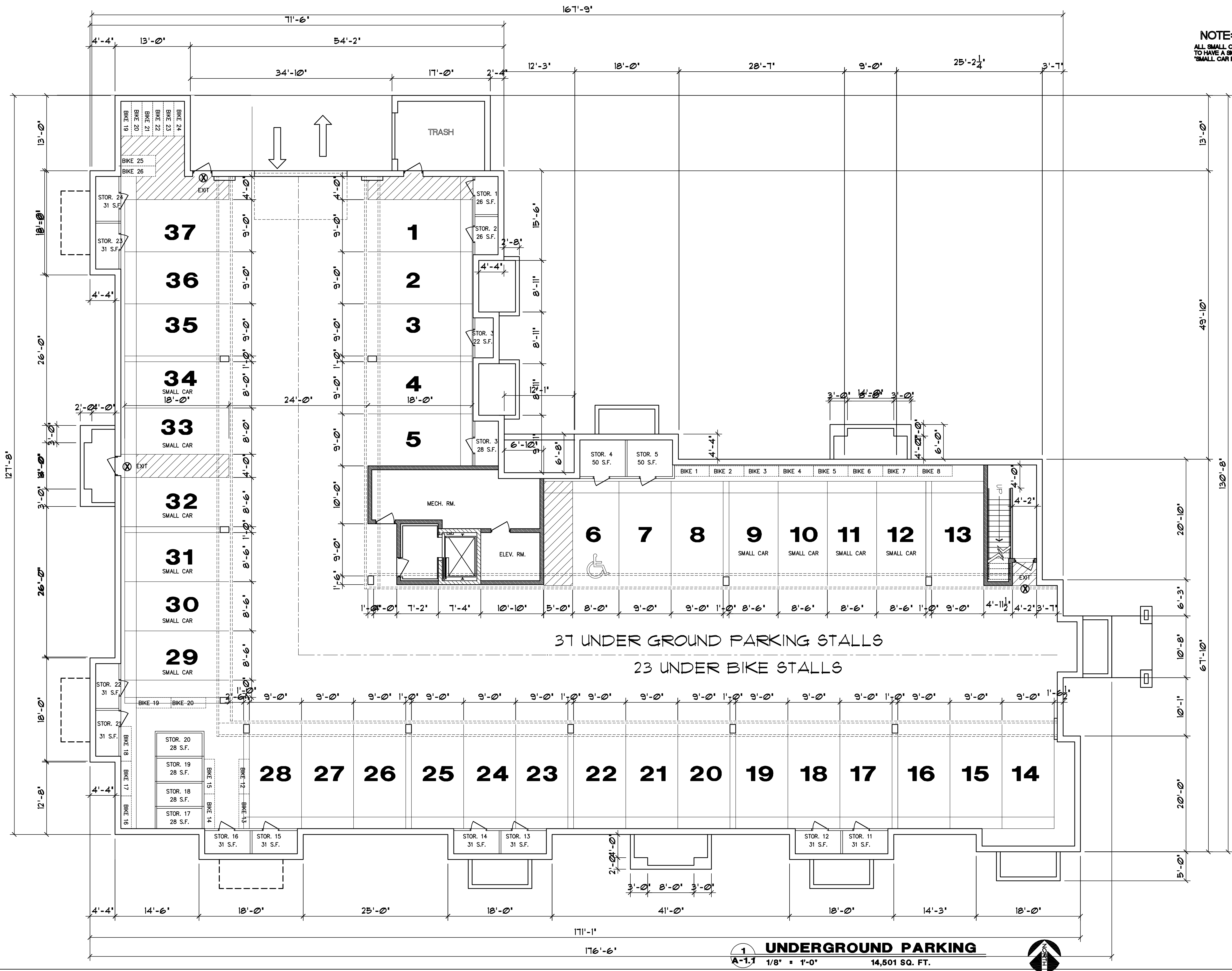
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A-1.1  
OF  
47

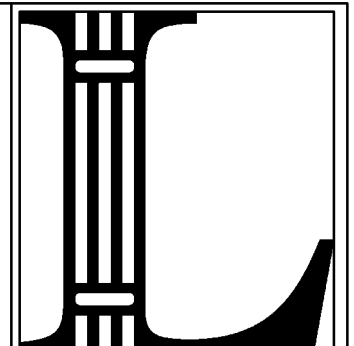
UNDERGROUND PARKING  
SCHEDULED GATE, ASIAN FLOOR PLANS FOR 2009

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NOTE:  
ALL SMALL CAR PARKING STALLS  
TO HAVE A SIGN DESIGNATING  
"SMALL CAR PARKING ONLY"



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DESIGNS, LLC**  
120 Telemark Parkway  
Mt. Horeb, WI. 53512  
608.206.0185 Cell  
262-418-1351 OFFICE  
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CLIENT  
**801 JUPITER DRIVE LLC.**  
3392 BROOKS DRIVE  
SUN PRAIRIE, WI. 53590  
608-834-2613

PROJECT  
**LION'S GATE AT GRANDVIEW  
REDESIGN 36 UNIT TO 29 UNIT**  
825 JUPITER DRIVE  
MADISON, WI.

**DRAWN BY:**  
C.L.  
**START DATE:**  
10-06-09  
**PROJECT NO.:**  
200938  
**STATUS:**  
PRELIMINARY

**REVISION:**  
10-26-09

**ISSUE DATE:**

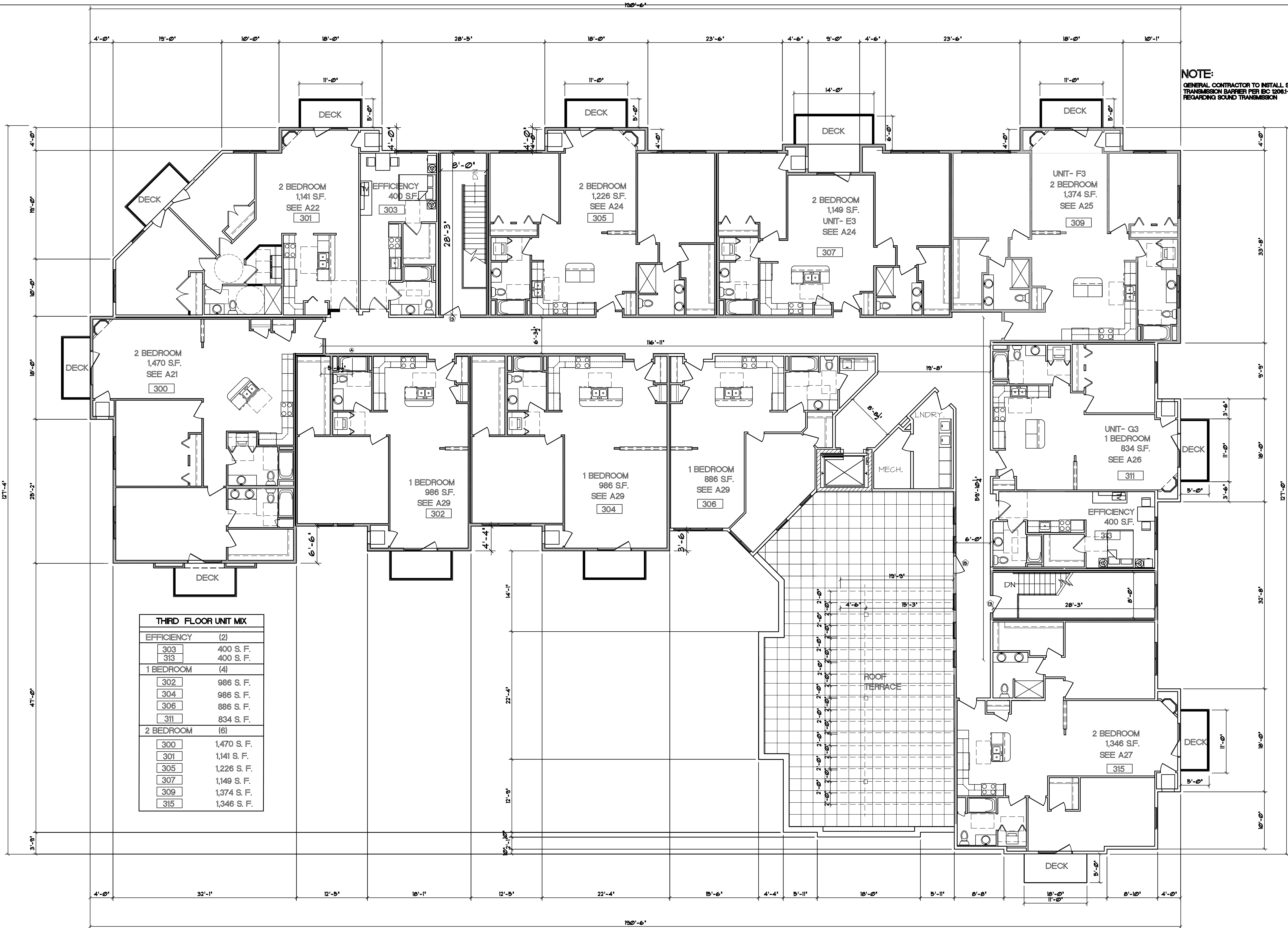
**SHEET**  
**A-1.1**  
**OF**  
**47**

SHEET NAME  
**UNDERGROUND PARKING**  
SCHEDULED GATE, ASIAN PEACOCK FURNISHING

**1 UNDERGROUND PARKING**  
A-1.1 1/8" = 1'-0" 14,501 SQ. FT.



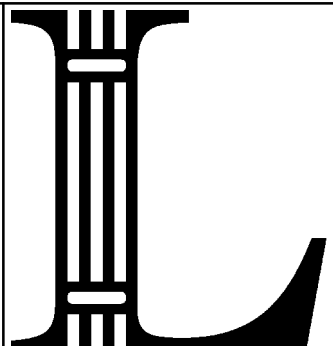




NOTE:  
GENERAL CONTRACTOR TO INSTALL SOUND  
TRANSMISSION BARRIER PER IBC 1206.1-1206.3  
REGARDING SOUND TRANSMISSION

THIRD FLOOR UNIT MIX		
EFFICIENCY (2)		
303	400 S. F.	
313	400 S. F.	
1 BEDROOM (4)		
302	986 S. F.	
304	986 S. F.	
306	886 S. F.	
311	834 S. F.	
2 BEDROOM (6)		
300	1,470 S. F.	
301	1,141 S. F.	
305	1,226 S. F.	
307	1,149 S. F.	
309	1,374 S. F.	
315	1,346 S. F.	

1 THIRD FLOOR PLAN  
1/8" = 1'-0" 11,658 SQ. FT.



LOUTHER  
& ASSOCIATES  
DESIGNS, LLC  
120 Telemark Parkway  
Mt. Horeb, WI. 53512  
608.206.0185 Cell  
262-418-1351 OFFICE  
262-418-1351 FAX  
Doozerx@mtc.net

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CLIENT  
801 JUPITER DRIVE LLC  
115 KING STREET  
SUN PRAIRIE, WI. 53590  
608-837-6005

PROJECT  
LION'S GATE AT GRANDVIEW  
REDESIGNED 33 UNIT TO 40 UNIT  
5801 GEMINI DRIVE  
MADISON, WI.

DRAWN BY:  
C.L.  
START DATE:  
05-09-09  
PROJECT NO.  
200936  
STATUS:  
PRELIMINARY

REVISION:  
09-22-09  
09-25-09  
09-26-09  
10-22-09

ISSUE DATE:

SHEET  
A-1.4  
OF  
47

THIRD FLOOR PLAN  
SCHEDULED GATE, 33 UNIT FLOOR PLAN



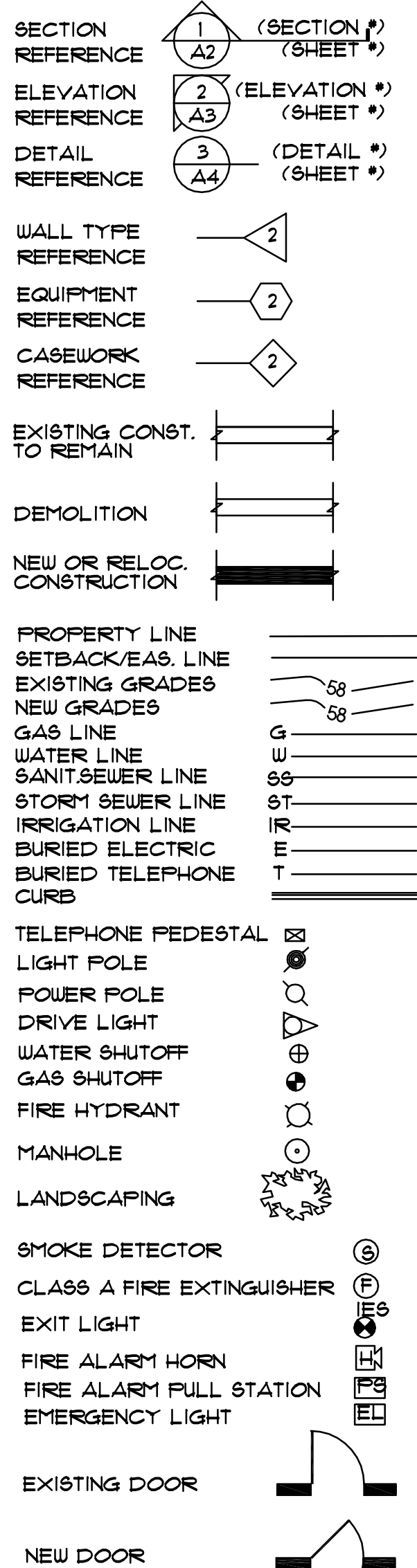
# LIONS GATE AT GRANDVIEW

✧ PHASE "1" (REVISED 33 UNIT TO 40 UNITS) ✧ APARTMENTS ✧  
5801 GEMINI DRIVE., MADISON, WISCONSIN

## GENERAL NOTES

- THIS DRAWING IS A PART OF A SET OF CONSTRUCTION DOCUMENTS DATED 05.13.2004.
- THE ARCHITECT'S, AND OR ENGINEER'S SEAL & SCOPE OF RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THE 'A' PREFIX DRAWINGS, AND THE PROJECT MANUAL, IF ANY, WHICH REPRESENTS HIS UNDERSTANDING OF THE PROJECT REQUIREMENTS PROVIDED BY THE OWNER'S AGENTS, OR REPRESENTATIVE. THE ENGINEER'S SEALS/S, IF ANY, AND SCOPE OF RESPONSIBILITY APPLIES ONLY TO THE INFORMATION ON THEIR DRAWINGS AND CALCULATIONS. THE STRUCTURAL CALC'S ARE PART OF THE DOCUMENTS.
- THE OWNER, GENERAL CONTRACTOR, AND THEIR CONSULTANTS SHOULD REVIEW THE DESIGN INTENT, WORK SCOPE, AND GENERAL ADEQUACY OF THESE DOCUMENTS TO SATISFY THEIR EXPECTATIONS FOR THE FINISHED PROJECT, AND ADVISE THE ARCHITECT OF ANY DESIRED REVISIONS.
- THE SCOPE OF WORK IS INDICATED ON THE PLANS. CONFIRM THIS WITH THE OWNER PRIOR TO CONTRACT EXECUTION. ALL WORK SHALL COMPLY WITH APPLICABLE CODES.
- THE G.C. WILL PROVIDE A COPY OF THESE DRAWINGS TO HIS CONSULTING ENGINEERS AND OR DESIGNERS FOR THEIR REVIEW & APPROVAL PRIOR TO CONSTRUCTION.
- THE DEGREE OF COMPLIANCE WITH FEDERAL A.D.A. REQUIREMENTS DESIRED BY THE OWNER MUST COMPLY WITH WISCONSIN CODE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROPER CODE DESIGN AND RELATED PERMIT ACQUISITIONS FOR ALL CIVIL, SITE DRAINAGE, PLUMBING, ELECTRICAL & HVAC WORK REQUIRED, FOR THE COMPLETED PROJECT IN ACCORDANCE WITH CODE.
- QUESTIONS FROM SUBCONTRACTORS SHOULD BE DIRECTED TO THE GENERAL CONTRACTOR, WHO WILL RELAY THEM TO THE ARCHITECT.
- PRIOR TO CONTRACT EXECUTION, THE G.C. IS RESPONSIBLE TO REVIEW THE SCOPE OF WORK AND ASSOCIATED PROJECT PHASING REQUIREMENTS OF THE OWNER, AND TO ADVISE BOTH THE OWNER AND THE ARCHITECT OF ANY EXISTING CONDITIONS OR OTHER RELEVANT ISSUES WHICH MAY AFFECT THE PROJECT SCHEDULE AND OTHER REQUIREMENTS.
- IF REQUESTED BY THE OWNER, OR OTHERWISE REQUIRED BY THE DOCUMENTS, THE G.C. SHALL PROVIDE THE FOLLOWING SUBMITTALS ON THE FORMAT OF CURRENT A.I.A. DOCUMENTS, UNLESS OTHERWISE ALLQUED:  
A-305 CONTRACTOR'S QUALIFICATION STATEMENT.  
G-105 CERTIFICATE OF INSURANCE  
A-311 OR A-312, AS APPLICABLE, PERFORMANCE & LABOR & MATERIAL, PAYMENT BOND.
- AFTER EXECUTION OF THE CONTRACT FOR CONSTRUCTION, AND PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE G.C. WILL FURNISH THE OWNER WITH A SCHEDULE OF VALUES, AND A PROPOSED CONSTRUCTION SCHEDULE.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, DIMENSIONS, AND ALIGNMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. APPLIES TO THE ASSOCIATED INFORMATION CONTAINED IN THE CONSTRUCTION DOCUMENTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONTRACT CONSTRUCTION DOCUMENTS ON SITE DURING THE COURSE OF CONSTRUCTION, WHICH INDICATE ALL APPROVED CHANGES TO THE WORK.
- MATERIAL SUBSTITUTION WILL BE CONSIDERED IF SUBMITTED TO THE ARCHITECT IN WRITING FOR HIS REVIEW, AND WRITTEN ACCEPTANCE, IN ACCORDANCE WITH THE PROJECT MANUAL.
- DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF STUD OR CONCRETE, UNLESS OTHERWISE INDICATED.
- THESE DRAWINGS SHOULD NOT BE SCALED.

## SYMBOLS



## INDEX OF DRAWINGS

- T-11 TITLE SHEET
- S-1 OVERALL SITE PLAN
- S-2 PHOTOMETRICS
- C-1 SITE LAYOUT PLAN
- C-2 SITE GRADING PLAN
- C-3 EROSION CONTROL PLAN
- L-1 LANDSCAPE PLAN
- F-11 FOUNDATION PLAN
- F-12 FOUNDATION DETAILS
- S-11 FIRST FLOOR FRAMING PLAN
- S-12 SECOND FLOOR FRAMING PLAN
- S-13 THIRD FLOOR FRAMING PLAN
- S-14 ROOF FRAMING PLAN
- S-15 NOT USED AT THIS TIME
- A-11 UNDERGROUND PARKING
- A-12 FIRST FLOOR PLAN
- A-13 SECOND FLOOR PLAN
- A-14 THIRD FLOOR PLAN
- A-15 NOT USED AT THIS TIME
- A-21 BUILDING SECTION
- A-2.2 SECTION • ELEVATOR SHAFT
- A-2.3 SECTION • STAIRS
- A-2.4 WALL SECTIONS
- A-2.5 DETAILS
- A-2.6 DETAILS
- A-31 40 UNIT ELEVATIONS
- A-3.2 40 UNIT ELEVATIONS
- A-4.1 1/4" SCALE UNIT PLANS
- A-4.2 1/4" SCALE UNIT PLANS
- A-4.3 1/4" SCALE UNIT PLANS
- A-4.4 1/4" SCALE UNIT PLANS
- A-4.5 1/4" SCALE UNIT PLANS
- A-4.6 1/4" SCALE UNIT PLANS
- A-4.7 1/4" SCALE UNIT PLANS
- A-4.8 1/4" SCALE UNIT PLANS
- A-4.9 1/4" SCALE UNIT PLANS
- E-11 1/4" SCALE ELECTRICAL PLANS
- E-12 1/4" SCALE ELECTRICAL PLANS
- E-13 1/4" SCALE ELECTRICAL PLANS
- E-14 1/4" SCALE ELECTRICAL PLANS
- E-15 1/4" SCALE ELECTRICAL PLANS
- E-16 NOT USED AT THIS TIME
- E-17 CORRIDOR ELECTRIC PLANS
- E-18 UGP ELECTRIC PLANS

## RENDERINGS



NORTH ELEVATION - 33 UNIT BLDG

## PROJECT DATA

<b>PROJECT DESCRIPTION</b> APARTMENTS <b>PROJECT ADDRESS</b> 5801 GEMINI DRIVE LOT E3 & LOT E4 GRANDVIEW COMMONS CITY OF MADISON, DANE COUNTY, WISCONSIN <b>ZONING</b> PUD (RESIDENTIAL)	<b>DEVELOPMENT DATA:</b> <b>LAND AREA:</b> 94,160 SF. 216 ACRES <b>BUILDING AREA:</b> UNDERGROUND PARKING 17,140 SF. (GROSS) FIRST FLOOR: 16,436 SF. (GROSS) SECOND FLOOR: 16,436 SF. (GROSS) THIRD FLOOR: 13,800 SF. (GROSS) TOTAL BUILDING AREA: 63,812 SF. (GROSS)	<b>CONSTRUCTION TYPE</b> TYPE VA - UNPROT. WOOD FRAME <b>DESIGNER</b> LOUTHER & ASSOCI. DESIGN LLC. 120 TELEMAR PARKWAY MOUNT HOREB, WI 53572 608.206.0185 <b>ENGINEER OF RECORD</b> J.M. BANDT P.E. 139 HICKORY COURT OREGON, WI 53575 PH 608-836-3594 <b>PROJECT NUMBER</b> 200936
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## OWNER /DEVELOPER:

801 JUPITER DRIVE LLC.

SUN PRAIRIE, WI.

## CONSTRUCTION CONSULTANTS:

GIL-HER LTD.

SUN PRAIRIE, WISCONSIN

## DESIGNER:

LOUTHER & ASSOCIATES DESIGN LLC  
MOUNT HOREB, WISCONSIN

## CIVIL ENGINEER:

ROYAL OAKS ENGINEERING  
MADISON, WISCONSIN

## STRUCTURAL ENGINEER:

BANDT ENGINEERING P.E.,  
MADISON, WISCONSIN

## APPROVALS

BUILDER	CLIENT	ARCHITECT OR ENGINEER SEAL

## APPROVAL AGENCY

BUILDING AREA (SF.)	9-2 AREA	9-2 AREA	9-2 AREA	9-2 AREA	9-2 AREA	9-2 AREA
	UNDERGROUND PARKING STALLS & TR. ENCL.	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL 9-2	TOTAL 9-2 & 9-2
	17,140 SF.	16,436 SF.	16,436 SF.	13,800 SF.	46,672 SF.	63,812 SF.

FLOOR AREA ALLOWED PER TABLE 603 - 12,000 SF. (TYPE V-A)

FRONTAGE INCREASE PER 606.2 - 75% 12,000x0.75 = 9,000 SF.  
TOTAL ALLOWED FLOOR AREA 21,000 SF.

**BUILDING HEIGHT - 3 STORES**  
FIN. 1ST FLOOR TOP OF PARAPET 43'-5"

## PARKING DATA:

**UNDERGROUND PARKING:**  
REG. UNDERGROUND PARKING STALLS 40  
HC. UNDERGROUND PARKING STALLS 1  
TOTAL UNDERGROUND PARKING STALLS 41

**SURFACE PARKING:**  
REG. SURFACE PARKING STALLS 11  
HC. SURFACE PARKING STALLS 2  
TOTAL 13

BKE STALLS REQUIRED: 30  
UNDERGROUND BKE STALLS PROVIDED: 33

FIRE RESISTIVE RATINGS	RATING IN HRS	CODE
33 BUILDING		
VERTICAL EXIT ENCL.	1	1005.3.2
CORRIDORS	1	T. 1004.3.2.1
WALLS BETW. UNITS	1	708.1
FLOOR/CEILINGS	1	710.3

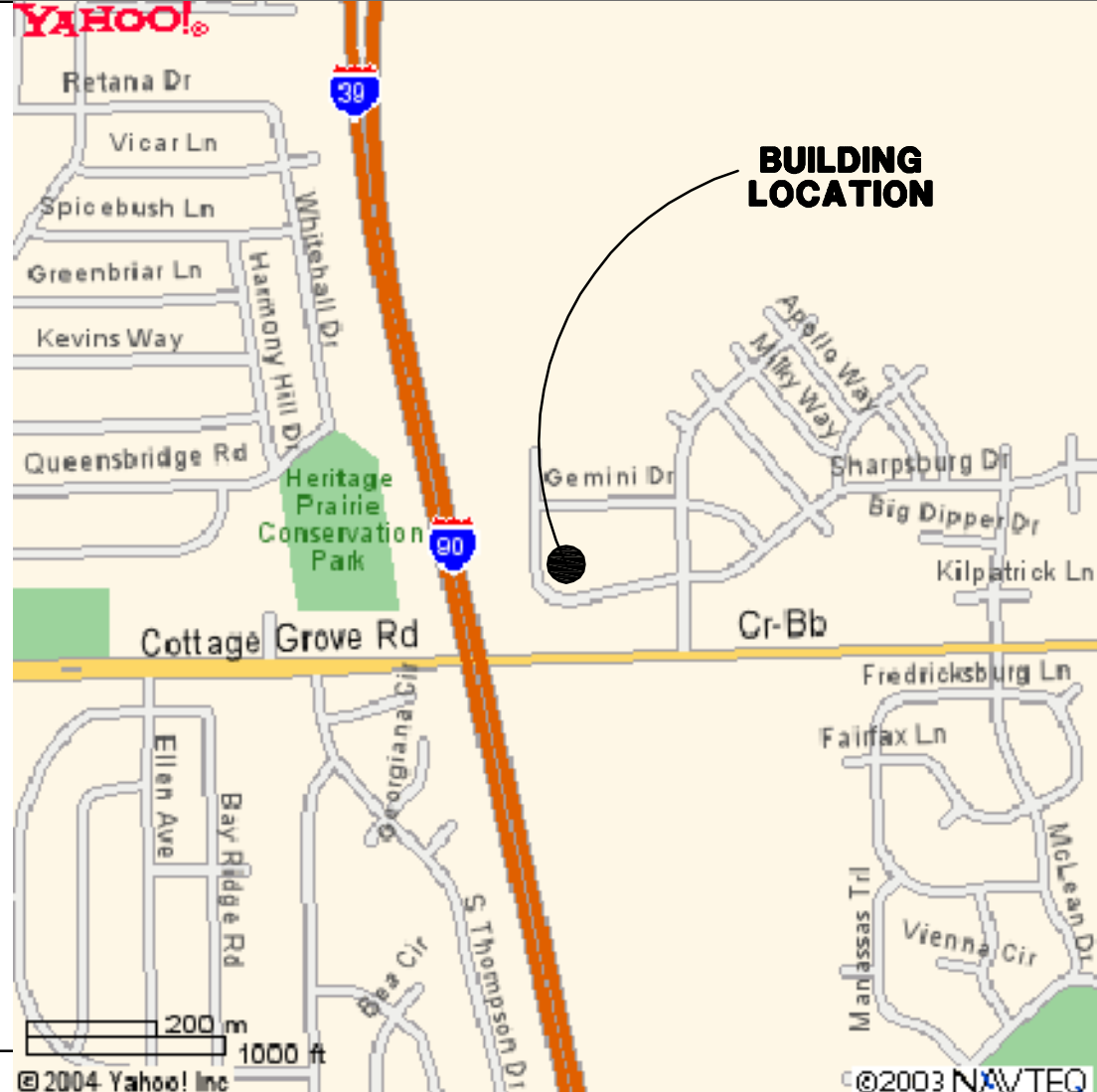
## ABBREVIATIONS

AB ANCHOR BOLT	FLR FLOOR	QT QUARRY TILE
AFF ABOVE FINISH FLOOR	FOF FACE OF FINISH	QTY QUANTITY
ACT ACOUSTICAL CEILING TILE	FOM FACE OF MASONRY	R RADIUS
BM BEAM	FOS FACE OF STUD	REINF REINFORCE (ED) (ING)
BOF BOTTOM OF FOOTING	FRP FIBERGLASS REINF. PANEL	RM ROOM
CJ CONSTRUCTION JOINT	GWB GYPSUM WALL BOARD	SIM SIMILAR
CLG CEILING	G.C. GENERAL CONTRACTOR	S.ST. STAINLESS STEEL
CL CENTER LINE	HT HEIGHT	STL STEEL
COL COLUMN	IE IN OTHER WORDS...	TEMP TEMPERED
CONC. CONCRETE	JT JOINT	TB TRUSS BEARING
CT CERAMIC TILE	INSUL INSULATION	TOC TOP OF CONCRETE
D DEPTH	INT INTERIOR	TOF TOP OF FOOTING
DO DITTO	L LENGTH	TOS TOP OF STEEL
DS DOWNSPOUT	MAT MATERIAL	TOW TOP OF WALL
DIM DIMENSION	MET METAL	TYP TYPICAL
EJ EXPANSION JOINT	MPD MULTIPLE POINT DELIVERY	UON UNLESS OTHERWISE NOTED
EIFS EXT. INSUL. FINISH SYSTEM	MR MOISTURE RESISTANT	VB VINYL BASE
ETR EXISTING TO REMAIN	NTS NOT TO SCALE	VBAR VAPOR BARRIER
EQ EQUAL	PL PLATE	VCT VINYL COMPOSITION TILE
EWB EACH WAY AT BOTTOM	PR PAIR	VIF VERIFY IN FIELD
EXT EXTERIOR	PT POINT	VP VISION PANEL
FD FLOOR DRAIN	OD OUTSIDE DIMENSION	W WIDTH
FEX FIRE EXTINGUISHER	POS POINT OF SALE	W/ WITH
FF FINISH FLOOR		WD WOOD

## CODE DATA

CODE DATA:		
JURISDICTION CODES:	WISCONSIN ENROLLED COMMERCIAL BUILDING CODE	
OCCUPANCY TYPE:	R-2, RESIDENTIAL S-2, UNDERGROUND PARKING	
CONSTRUCTION TYPE:	V-A - AT R-2 AREA (RESIDENTIAL-3 STORY) I-A - AT S-2 AREA (PARKING GARAGE)	
FIRE PROTECTION:	AT UNDERGROUND PARKING: FULLY AUTOMATIC FIRE SPRINKLERED SYSTEM PER NFPA-13 DRY OR GLYCOL SYSTEM AT UNDERGROUND PARKING ONLY AT RESIDENTIAL AREA: AUTOMATIC FIRE SPRINKLERED SYSTEM PER NFPA-R13 (2 HR SEPARATION BETWEEN S-2(GARAGE) AND R-2(RESIDENTIAL) PROVIDED)	
OCCUPANCY SEPARATION REQ'D PER TABLE 302.3.3:	2 HR BETWEEN UNDERGROUND PARKING AND RESIDENTIAL AREA	
OCCUPANCY SEPARATION PROVIDED PER 508.2:	2 HR BETWEEN UNDERGROUND PARKING AND RESIDENTIAL AREA	
TABLE 601		
BUILDING ELEMENT	FIRE RESISTIVE RATING IN HRS	
	UNDERGROUND PARKING	RESIDENTIAL
① STRUCTURAL (COLUMNS)	3	1
② BEARING WALLS EXT. & INT.)	3	1
③ FLOOR CONSTRUCTION	3	1
④ ROOF CONSTRUCTION	NA	1
FIRE RESISTIVE RATINGS		
	RATING IN HRS	CODE
VERTICAL EXIT ENCL.	2	1005.3.2
CORRIDORS	1	T. 1004.3.2.1
WALLS BETW. UNITS	1	708.9 EX.2
FLR/CEILING BETW. UNITS	1	710.3 EXCEPT

## LOCATION MAP



CLIENT  
801 JUPITER DRIVE LLC

PROJECT  
LION'S GATE AT GRANDVIEW  
REDESIGNED 33 UNIT TO 40 UNIT

5801 GEMINI DRIVE  
MADISON, WI.

DRAWN BY:  
C.L.

START DATE:  
05-09-09

PROJECT NO.  
200936

STATUS:  
PRELIMINARY

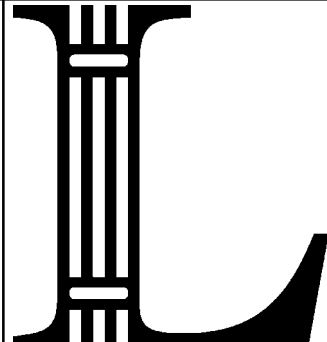
REVISION:  
07-10-09  
10-26-09

ISSUE DATE:

SHEET

T-1.1  
OF  
47

TITLE SHEET  
801 JUPITER DRIVE LLC, FREE ACCESS



**LOUTHER & ASSOCIATES DESIGNS, LLC**  
120 Telemark Parkway  
Mt. Horeb, WI. 53572  
608.206.0185 Cell  
262-418-1351 OFFICE  
262-418-1351 FAX  
Doozerx@mtc.net

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**LETTER OF INTENT**  
**TO THE PLAN COMMISSION & COMMON COUNCIL**  
**REDESIGN OF PREVIOUSLY APPROVED SIP**

PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN  
PUD (SIP)

Apartment Development  
Sites E-3 and E-4, Grandview Commons,  
Lots 443 and 444  
825 Jupiter Dr. & 5801 Gemini Dr.  
in the City of Madison, Dane County, Wisconsin,  
to be known as Lions Gate at Grandview

***Application Submittal Date:*** November 11, 2009

***Project Name:*** Lions Gate at Grandview

***Owner:*** 801 Jupiter Drive LLC  
3392 Brooks Drive  
Sun Prairie, Wisconsin 53590  
Contact: David Baehr  
(608) 834-2613

***Project Manager:*** Paul Nooyan  
Gil-Her Construction  
6425 Odana Rd.  
Sun Prairie, Wisconsin 53590  
(608) 837-6005

***Designer:*** Mr. Casey Louther  
Louther & Associates Designs, LLC  
120 Telemark Parkway  
Mount Horeb, Wisconsin 53572  
(608) 206-0185

***Civil Engineer:*** Mr. Marvin Hansen, P.E.  
Royal Oaks Engineering  
5610 Medical Circle  
Madison, Wisconsin 53719  
(608) 274-0500



***Landscape:***

Mr. Jeffery De Laura  
Louther & Associates Designs, LLC  
120 Telemark Parkway  
Mount Horeb, Wisconsin 53572  
(608) 206-0185

***Engineer:***

Mr. Jim Bandt P.E.  
Bandt Engineering  
139 Hickory Court  
Oregon, Wisconsin 53575  
(608) 835-3594

***Legal Description:***

Lots 443 & 444, Grandview Commons,  
Part of the Southwest ¼, Northwest ¼ of Section 11,  
Town 07 North, Range 10 East, City of Madison,  
Dane County, Wisconsin.  
Lot 443, Site E-4, 825 Jupiter Drive  
Lot 444, Site E-3, 5801 Gemini Drive

***Intent of Redesigned  
Project (New S.I.P.):***

This S.I.P. is for a density change, from 33 units to 40 units in the existing building, (Under construction) and change in proposed 36 unit to a 29 unit apartment bld.

This 69 unit apartment project was originally approved in October of 2005, the first building (a 33 Unit) was started per the approved S.I.P. the 36 unit hadn't been started. Because of financial difficulties with the original owner, the 33 unit apartment building has remained unfinished.

The new owners are in the process of completing this project and were granted an "ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN" on 10-01-2009 for an exterior facade change. The facade change was to remove the brick deck towers that were on the previous S.I.P., this was a cost saving measure.

Because of the economic conditions today, the new owners have decided to redesign the interior of the existing 33 unit apartment building, ( which had very large units) to some smaller units and added 7 additional



efficiency units for a new 40 unit building. The new 40 unit exterior will be identical to the previously approved 33 unit with the exception of the elimination of the brick deck towers as approved 10-01-2009.

Per the G.D.P., this site was approved for 69 units total. With the redesign of the 33 unit to a 40 unit, the previously approved 36 unit was redesigned to a 29 unit apartment building to maintain the 69 units in the G.D.P..

The redesigned 29 unit apartment building exterior is approx. 90 % identical to the previously approved 36 unit.

***Project:***

69 units mixed unit apartment development in (2) buildings a Redesigned 33 unit to a New 40 unit Apartment Building located on Site E-2 (5801 Gemini Drive) and a Redesigned 36 unit to a New 29 unit Apartment Building on Lot E-4 (825 Jupiter Drive) respectively in Grandview Commons, in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very exclusive Traditional Neighborhood Designed Grandview Commons, consists of 2 apartment buildings that surround a center landscaped courtyard with access from both buildings. Rooftop Terraces and Exercise Rooms overlook the courtyard, also from each building. Some upper floor units will have beautiful views of Lake Monona, The Madison Skyline, and The Capital. Entries to the buildings will be under the watchful eyes of Lions (Concrete Lions) above each buildings Main entrances.

This development is designed to provide a maximum amount of functional and usable open space proximate to all units. Quarry-stone walls will be used to accommodate grade changes and flat open lawn with sitting areas, walks, and flowers will be adjacent to the E-4 building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.



Patios are provided for all ground floor units and anodized metal decks for upper units. Landscaping will be used to act as screening or for general separation of Buildings.

All units will have 9' ceiling heights, some with fireplaces, all appliances including washers & dryers, a open living area design and many common area features.

***Uses/Family Definition:***

The uses of Lots 443 and 444 are as follows:

CSM Lot No. Permitted Use		Lot Area	Permitted Dwelling Units	Bedrooms
Site E-3	Apartment Units	46,198 s.f.	33 to 40	52
Site E-4	Apartment Units	47,984 s.f.	36 to 29	48
		94,182 s.f.	69 to 69	100

***Unit Breakdown:***

	33 to 40Unit	36 to 29 Unit	Total
Efficiency:	6	5	11
One Bedroom:	16	5	21
Two Bedroom:	18	19	37
Totals	40	29	69

***Unit Size Breakdown:***

Efficiency	400 sq.ft. to 710 sq.ft.
One Bedroom	828 sq.ft. to 991 sq.ft.
Two Bedroom	1,132sq.ft. to 1,533 sq.ft.

***Total Building Volume:***

40 Unit Building 61,670 sq.ft. including U.G. Parking.  
29 Unit Building 53,513 sq.ft. including U.G. Parking.

***Site Breakdown:***

Total Site:	94,182.93 sq.ft.	100%
Blds. Footprints:	31,694 sq.ft.	34%
Drives & Parking:	13,057 sq.ft.	13%
Impervious Areas: (Walks,Patios, etc)	7,608 sq.ft.	8%
Total impervious:	54,596 sq.ft.	55%
Green Space:	39,586 sq.ft.	43%

***Accessory Off-Street Parking:***

	40 Unit	29 Unit	Surface	Total
U.G. Small	3	10	----	13



U.G. Large	37	27	26	95
Accessible	1	1	4	6
Totals	41	38	30	114
Bike	33	26	10	69

<b><i>Timetable for Construction:</i></b>	Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 2-3 years.
<b><i>Total area of Lots 443&amp;444:</i></b>	Lot 443 E4-47,985.35 sq. ft.; Lot 444 E-3-46,197.58 sq. ft.; total 94,182.93 sq. ft.
<b><i>Lot Area Requirements</i></b>	Per PUD (SIP) total area as defined above is Site E-3 & E-4 94,182 sq. ft.
<b><i>Dwelling Units</i></b>	Dwelling units proposed: Site E-3-40; Site E-4 -29; total 69 Apartment Units.
<b><i>Lot Area Per Dwelling Unit</i></b>	Site E-3 & E-4 94,182 sq. ft., 1,365 sq. ft./u;
<b><i>Usable Open Space/Requirements</i></b>	Area Required 500 s.f./u: Site E-3 & E-4 total 34,500 sq. ft.
<b><i>Useable Open Space Provided</i></b>	Site E-3 & E-4 total 39,586 sq. ft.
<b><i>Snow and Trash Storage and Removal, Maintenance</i></b>	Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.
<b><i>Economic/Socioeconomic Impact:</i></b>	The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 69 new apartment units will add approximately \$6,000,000 of tax base.

Sincerely,



David Baehr M.Partner  
801 Jupiter Drive LLC



**Exterior Color Chart  
Lions Gate at Grandview  
40 and 29-Unit Apartments  
Madison, WI**

- A. Stone (Base)**  
Smooth Faced CMU (8 x 16)  
Premium Cream  
County Materials Corp.
  - B. Stone (Accent)**  
Stone caps, heads & sills  
Premium Cream  
County Materials Corp.
  - C. Brick**  
Utility sized  
#1300- A flashed red range with velvet texture  
Bowerston Shale Co.
  - D. Siding**  
6" reveal Hardie Plank  
Balanced Beige  
Sherwin Williams #7037
  - E. Siding (Accent)**  
Hardie Stucco Board  
Dutch Cocoa  
Sherwin Williams #6032
  - F. Window Trim, Heads, Sills & Entry Columns**  
Accessible Beige  
Sherwin Williams #7036
  - G. Parapet Trim, Railings & Fencing**  
Rosemary  
Sherwin Williams #6187
-





























**Blinds**  
Call Today  
608-445-3838





## **ZONING TEXT**

### **PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN PUD (SIP)**

Apartment Development  
Sites E-3 and E-4, Grandview Commons,  
Lots 443 and 444  
825 Jupiter Dr. & 5801 Gemini Dr.  
in the City of Madison, Dane County, Wisconsin,  
to be known as Lions Gate at Grandview

#### ***Statement of Purpose:***

69 units mixed unit apartment development in (2) buildings a 33 unit located on Site E-2 (5801 Gemini Drive) and a 36 unit Lot E-4 (825 Jupiter Drive) respectively in Grandview Commons, in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very exclusive Traditional Neighborhood Designed Grandview Commons, consists of 2 apartment buildings that surround a center landscaped courtyard with access from both buildings. Rooftop Terraces and Exercise Rooms overlook the courtyard, also from each building. Some upper floor units will have beautiful views of Lake Monona, The Madison Skyline, and The Capital. Entries to the buildings will be under the watchful eyes of Lions (Concrete Lions) above each buildings Main entrances.

This development is designed to provide a maximum amount of functional and usable open space proximate to all units. Quarry-stone walls will be used to accommodate grade changes and flat open lawn with sitting areas, walks, and flowers will be adjacent to the E-4 building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Patios are provided for all ground floor units and anodized metal decks for upper units. Landscaping will be used to act as screening or for general separation of Buildings.



All units will have 9' ceiling heights, some with fireplaces, all appliances including washers & dryers, a open living area design and many common area features.

***Building Descriptions:***

This development will consist of (2) apartment style buildings, a 33 unit & a 36 unit as described above. (the project owner retains the right to initially construct or to thereafter convert the apartment units to condominium units.) The dwelling units will offer a mix of interiors and amenities with a total of approximately 101 bedrooms on the site. Sizes range from 569 s.f. to 1,470 s.f..

***Uses/Family Definition:***

Definition of family. "Family, as defined in Madison General Ordinances, Section 28.03 (2) as it relates to R4".

The uses of Lot 443, Site E4 and Lot 444 Site E3 are as follows:

Permitted Use		Lot Area	Permitted Dwelling Units	Bedrooms
Lot 444, Site E-3	Apartment Units	46,198 s.f.	33	48
Lot 443, Site E-4	Apartment Units	47,984 s.f.	36	53
		94,182 s.f.	69	101

The improvements to Lots 444 & 443 (825 Jupiter & 5801 Gemini Dr.) shall consist of 2 apartment buildings (33 unit & 36 unit) as specified above. (The project owner retains the right to initially construct or to thereafter convert the apartments to condominium units.) Occupancy/family definition in the apartment units shall be limited per R4 zoning code. (If the apartment units are initially constructed as condominium units or thereafter converted to condominium units, occupancy for the sold units shall be for single family residential purposes only as defined in the R1 zoning code. The owner may continue to lease all units until sold)

***Unit Breakdown:***

	33 Unit	36 Unit	Total
Efficiency:	3	7	10
One Bedroom:	15	12	27
Two Bedroom:	15	17	32



Totals	33	36	69
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**Unit Size Breakdown:**

Efficiency	569 sq.ft.	to	710 sq.ft.
One Bedroom	828 sq.ft.	to	991 sq.ft.
Two Bedroom	1,132sq.ft.	to	1,470 sq.ft.

**Total Building Volume:**

33 Unit Building	61,670 sq.ft. including U.G. Parking.
36 Unit Building	61,617 sq.ft. including U.G. Parking.

**Site Breakdown:**

Total Site:	94,182.93 sq.ft.	100%
Blds. Footprints:	33,931 sq.ft.	36%
Drives & Parking:	13,057 sq.ft.	13%
Impervious Areas: (Walks,Patios, etc)	7,608 sq.ft.	8%
Total impervious:	54,596 sq.ft.	57%
Green Space:	39,586 sq.ft.	43%

**Accessory Off-Street Parking:**

	33 Unit	36 Unit	Surface	Total
U.G. Small	3	10	----	13
U.G. Large	37	32	26	95
Accessible	1	1	4	6
Totals	41	43	30	114

**Bicycle Requirements:**

	33 Unit	36 Unit	Surface	Total
Bike	33	26	10	69

**Timetable for Construction:**

Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 2-3 years.

**Yard Requirements:**

Minimum Yard Requirements.

Minimum Front Yard Setback:	10 feet
Maximum Front Yard Setback:	20 feet
Minimum Porch/ Stoop Setback:	4 feet
Minimum Stair Setback:	1 feet
Minimum Sideyard Setback:	(Set in SIP)
Minimum Rear Setback:	(Set in SIP)



<b><i>Total area of Lots 443&amp;444:</i></b>	Lot 443 Site E4-47,985.35 sq. ft.; Lot 444 Site E-3-46,197.58 sq. ft.; total 94,182.93 sq. ft.
<b><i>Lot Area Requirements</i></b>	Per PUD (SIP) total area as defined above is Lot 444 Site E-3 & Lot 443 E-4 94,182 sq. ft.
<b><i>Dwelling Units</i></b>	Dwelling units proposed: Site E-3-33; Site E-4 -36; total 69 Apartment Units.
<b><i>Lot Area Per Dwelling Unit</i></b>	Combined Site E-3 & E-4, 94,182 sq. ft., 1,365 sq. ft./u;
<b><i>Floor Area Ratio (FAR):</i></b>	The floor area ratio for the 69 unit complex is 89,620 s.f./ 94,182 s.f. = 0.954.
<b><i>Usable Open Space/Requirements</i></b>	Area Required 500 s.f./u: Combined Site E-3 & E-4 total 34,500 sq. ft.
<b><i>Useable Open Space Provided</i></b>	Combined Lot 444, Site E-3 & Lot 443, Site E-4 total 39,586 sq. ft. open and Green Space.
<b><i>Height Requirements:</i></b>	Maximum Building Height is 3 stories or 43'-5" From main grade, not including U.G. Parking.
<b><i>Landscaping:</i></b>	Landscaped areas will be provided as shown on approved plans. Upon commencement of building Construction, a local provider will be responsible for the Installation of all landscape materials.
<b><i>Site Lighting:</i></b>	Lighting will be provided as shown on approved plans.
<b><i>Signage:</i></b>	Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 District—Max. Allowable Signage : 32 sq. ft. Proposed Signage: 24 sq. ft. All signage shall be per the Approved PUD (SIP)
<b><i>Snow and Trash Storage and Removal, Maintenance</i></b>	Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.



***Alterations and Revisions:***

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, However, the Zoning Administrator may issue permits for minor alterations or Additions that are approved by the Director of Planning And Development and the Alderperson of the district And are compatible with the concept approval by the City Plan Commission.

***Maintenance of  
Traffic Measures:***

Several streets within the GDP and plat include special traffic islands and traffic calming measures within the Public right-of-way. The Grandview Neighborhood Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be preformed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Grandview Neighborhood Association that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with asphalt pavement.

The Grandview Neighborhood Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and the Boards and Commissions and their officers, agent and employees from and all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.