

CITY OF MADISON

Proposed Conditional Use

Location: 4101-4113 Maple Grove Drive

Project Name: Dublin House

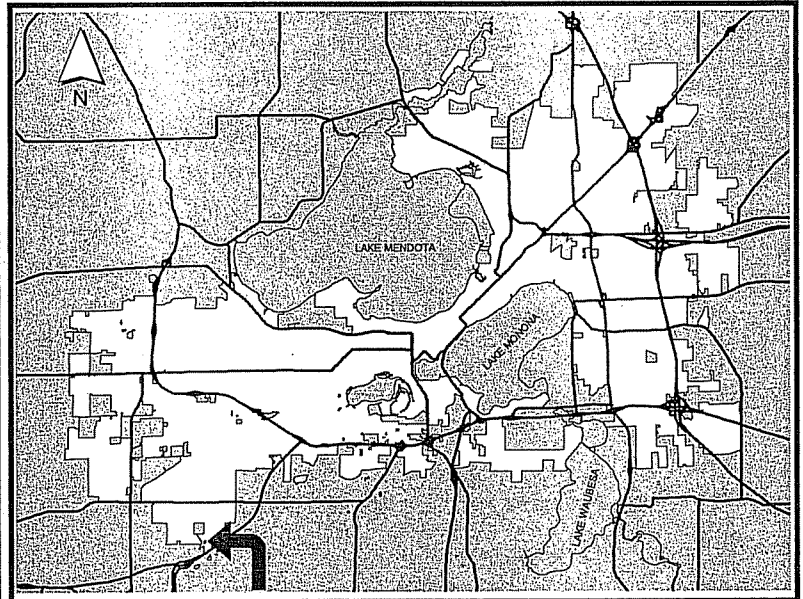
Applicant: Derby Enterprises/Casey Louther

Existing Use: Vacant Land

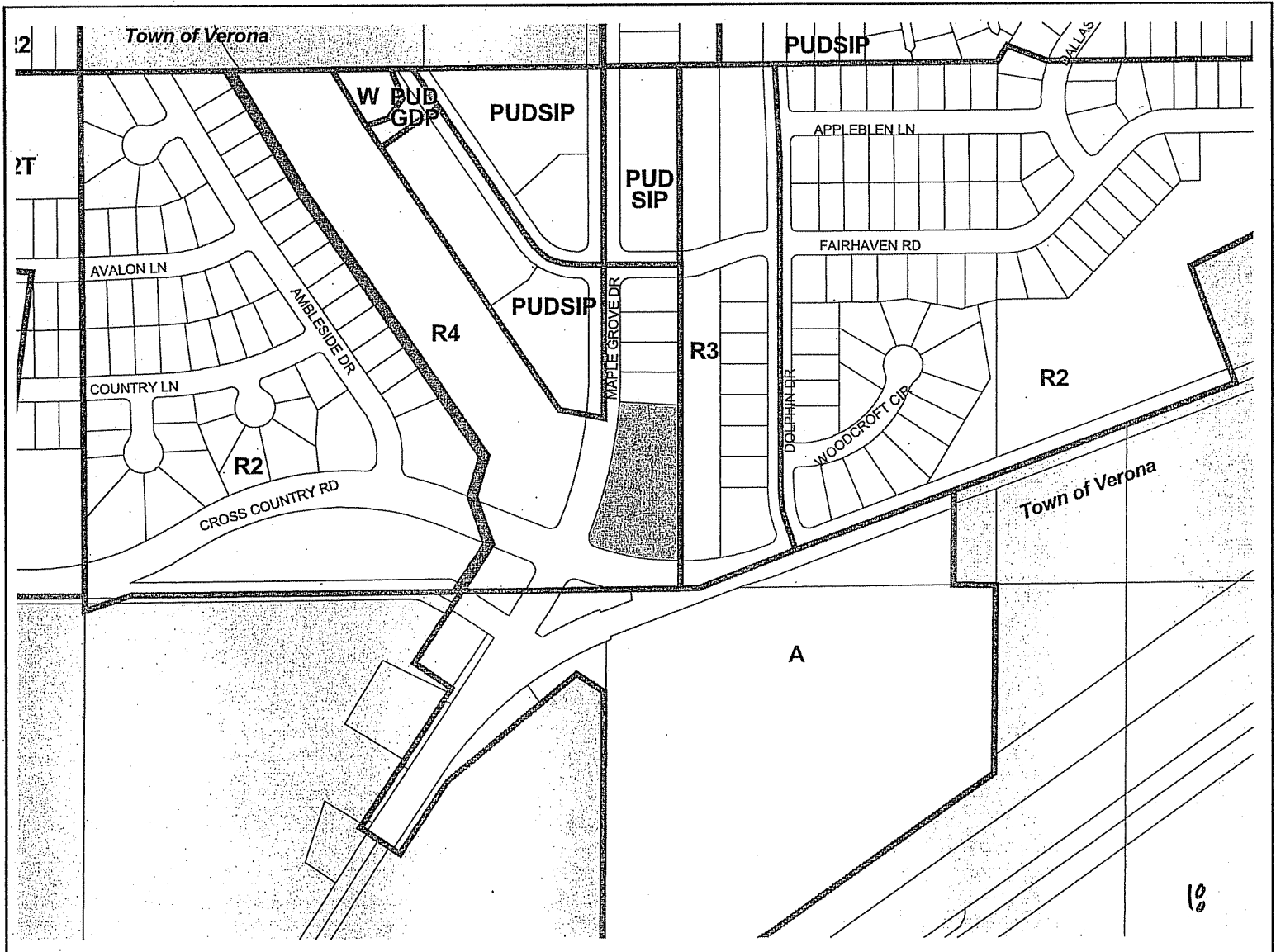
Proposed Use: 36 Condominium Units

Public Hearing Date:

Plan Commission 22 August 2005

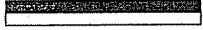


For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

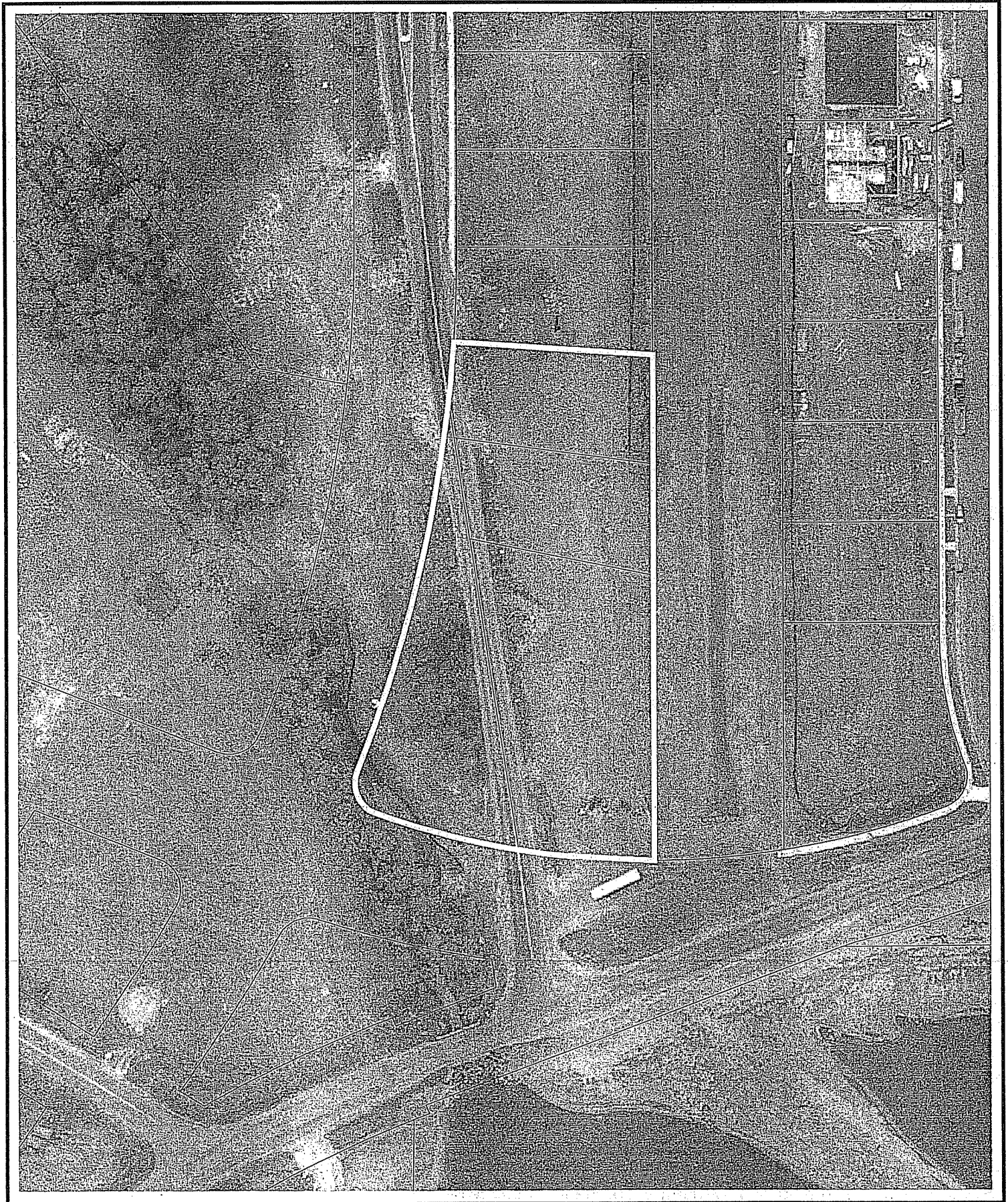


4101 - 4113 Maple Grove Drive

0 100 Feet



Date of Aerial Photography - April 2003



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 950- Receipt No. 62450
 Date Received 7/6/5
 Received By [Signature]
 Parcel No. 06087123-0814-1
 Aldermanic District 7 - BRANDON
 GQ L'SCAPE BUFFER; ENG; PLA
 Zoning District R4
For Complete Submittal
 Application Letter of Intent
 IDUP NO Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 6/1/5 Waiver _____
 Ngrhd. Assn Not. N/A Waiver _____
 Date Sign Issued: 7/6/5

1. Project Address: 4101 + 4109 MAPLE GROVE DR Project Area in Acres: 1.6615

Project Title (if any): DUBLIN HOUSE

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: CASEY LOUTHER Company: _____
 Street Address: 7014 WILDBERRY DR City/State: MADISON Zip: 53719
 Telephone: (608) 206-0185 Fax: (608) 848-5774 Email: doozerx@tdk.net
 Project Contact Person: SAME AS APPLICANT Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): DERBY ENTERPRISES
 Street Address: 6425 ODANA RD City/State: MADISON Zip: 53719

4. Project Information:

Provide a general description of the project and all proposed uses of the site: To construct (2) 18 UNIT COND BUILDINGS. THESE WOULD BE RESIDENTIAL ONE + TWO UNIT BLD WITH UNDERGROUND PARKING

Development Schedule: Commencement FALL 05 Completion SPRING 06

CONTINUE →

7. What exterior changes are proposed to the existing building(s)? DOES NOT APPLY.

8. What interior changes are proposed to the existing building(s)? DOES NOT APPLY.

9. Are you proposing to add or build new dwelling units? _____
How many units? _____
Owner occupied selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

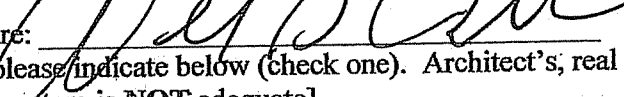
10. For rental housing will you be accepting Section 8 housing vouchers? _____

11. When do you wish to occupy this site or building? AS SOON AS POSSIBLE.

12. Does this proposal involve any development in the public right-of-way? _____
No Yes _____ Explain: _____

13. Please print (or type) name and mailing address of the property owner. (Please include all owners involved in partnerships) DERBY ENTERPRISES
6425 ODANA RD, MADISON, WI 53719
BILL ROCHE & TOM FRYDENLUND PARTNERS
Phone: 608-271-9090 Fax: 608-271-6452

Please print (or type) name and mailing address of contact person for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. CASEY LOUTHER, LOUTHER & ASSOCIATES DESIGN
7014 WILDBERRY DR MADISON, WI 53719
Phone: 608-206-0185 Fax: 608-206-0185 608-5774

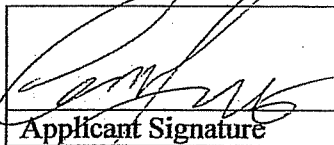
14. Property owner's authorization signature: 
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].
 Owner _____ Offer to Purchase _____ Other (Explain _____)

15. It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson ZACH BRAUN and _____ of the _____ Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.
Yes No _____
Date that the alderperson was notified: JUNE 1st 2005
Date that the Neighborhood Association was notified: _____

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
- [Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	DESIGNER	06-01-05
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: CASEY LOUTNER
701A WILDBERRY DRIVE, MADISON, WI 53719

Phone 608-286-0185 Fax 608-848-5774

The following material is REQUIRED for all applications:

- Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

LETTER OF INTENT
TO PLAN COMMISSION
OF THE CITY OF MADISON

**PLANNED RESIDENTIAL DEVELOPMENT – CONDITIONAL USE
PRD**

Condominium Development
Lots 1, 2, & 3 Maple Grove Drive,
Nesbitt Valley
4101 & 4109 Maple Grove Drive
in the City of Madison, Dane County, Wisconsin,
to be known as Dublin House

Application Submittal Date: July 6, 2005

Project Name: Dublin House

Owner: Derby Enterprises
6425 Odana Rd.
Madison, Wisconsin 53719
Contact: Bill Roche
(608) 271-9090

Project Manager: Brian Cason
Alta Construction
6425 Odana Rd.
Madison, Wisconsin 53719
(608) 661-0762

Designer: Mr. Casey Louthier
Louthier & Associates Designs, LLC
7014 Wildberry Drive
Madison, Wisconsin 53719
(608) 206-0185

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

Landscape:

Mr. Jeffery De Laura
Louther & Associates Designs, LLC
7014 Wildberry Drive
Madison, Wisconsin 53719
(608) 206-0185

Engineer:

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

Legal Description:

Lots 1,2 & 3 Maple Grove Drive, Nesbitt Valley,
Certified Survey Map No. 11318, Volume 68, Page 245
Document No. 4018774

Project:

36 units of 1 & 2 bedroom condominium development
in (2) buildings of 18 units each located on Lots 1,2, & 3,
4101 & 4109 Maple Grove Drive, Nesbitt Valley, in the
City of Madison, Dane County, Wisconsin.

The proposed development, part of Southwest Madison's
quickly growing Nesbitt Valley, consists of 2
condominium buildings with first-floor entrances to most
of the units off of large porches. Our intent is to make a
street friendly approach to the buildings, with a
townhouse-style look to the buildings.

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 to asphalt paved drive &
parking. Extensive landscaping on the Nesbitt Road side
of Building "B" will be in the additional 40' building
setback area and provide for a Rain Garden area.

Decks are provided for all ground floor units and for
upper units. Elevator service is available in both
buildings.

Every unit boasts 9 foot ceiling heights and an open
living area design. All units offer all appliances
(continued on next page)

including washer and dryer and some will offer fireplaces and/or lofts.

Uses/Family Definition:		The uses of Lots 1,2, and 3 Maple Grove Drive: Permitted		
R-4 Zoning	Conditional Use	Lot Area	Dwelling Unit	Bedrooms
		72,376 s.f.	36	70

Unit Breakdown:		Bld. "A"	Bld. "B"	Total
	One Bedroom:	5	5	10
	Two Bedroom:	13	13	26
	Totals	18	18	36

Unit Size Breakdown:	One Bedroom	756 sq.ft. to 894 sq.ft.
	Two Bedroom	1,058sq.ft. to 1,740 sq.ft.

Total Building Volume: 18 unit Bld. "A" 35,619 sq.ft. including U.G. Parking.
18 unit Bld. "B" 35,807 sq.ft. including U.G. Parking.

Site Breakdown:	Total Site:	72,376 sq.ft.	100%
	Blds. Footprints:	23,042 sq.ft.	32%
	Drives & Parking:	8,675 sq.ft.	12%
	Impervious Areas: (Walks, Patios, etc)	2,303 sq.ft.	3%
	Total impervious:	34,020 sq.ft.	47%
	Green Space:	38,356 sq.ft.	53%

Accessory Off-Street Parking:		Bld. "A"	Bld. "B"	Surface	Total
	U.G. Small	1	3	---	3
	U.G. Large	24	21	8	53
	Accessible	1	1	2	4
	Totals	26	25	10	61
	Bike	18	18	6	42

Timetable for Construction: Building construction is anticipated to begin immediately following plan approval and construction will start fall of 2005, with completion spring of 2006.

Total area of Lots 1,2 & 3 Total 72,376 sq. ft.

Lot Area Requirements Per PRD (Conditional Use) total area as defined above is Lots 1,2,&3 72,376 sq. ft.

Dwelling Units Dwelling units proposed; total 36 Condominium Units.

Lot Area Per Dwelling Unit Lots 1,2&3 72,376 sq. ft., 2,010 sq. ft./u;

Usable Open Space/Requirements Area Required 500 s.f./u: Lots 1,2,&3 total 18,000 sq. ft.

Useable Open Space Provided Lots 1,2,&3 total 20,012 sq. ft.

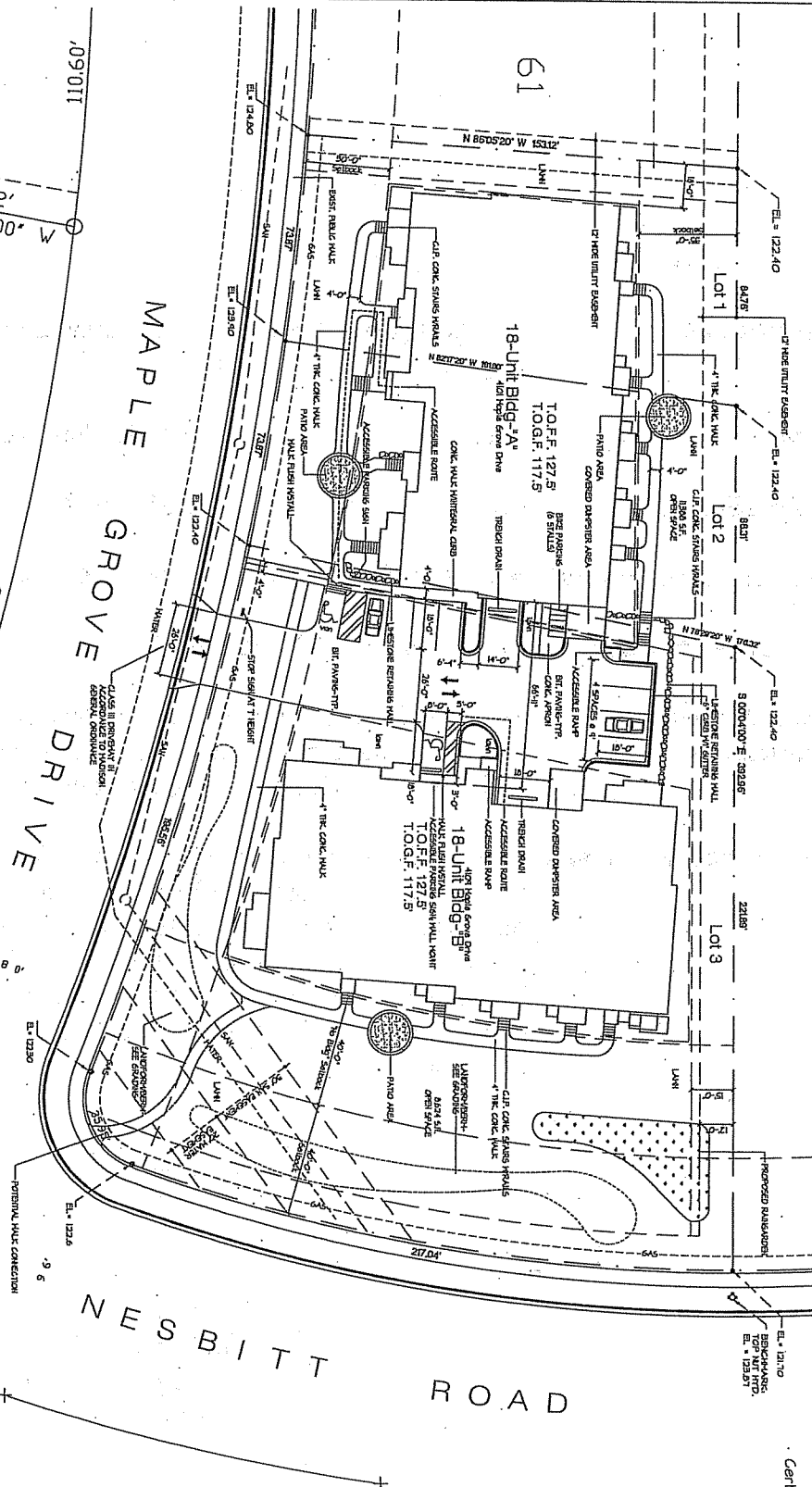
Snow and Trash Storage and Removal, Maintenance Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.

Economic/Socioeconomic Impact: 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 36 new condominium units will add approximately \$5,000,000 of tax base.

Sincerely,

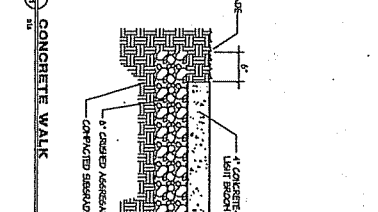
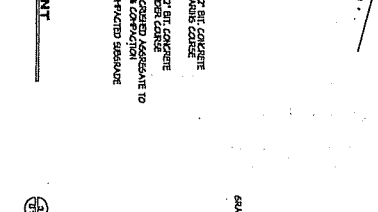
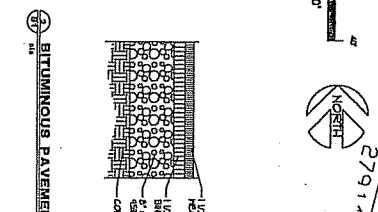
Brian Cason
Alta Construction Inc.
For Derby Enterprises
Owners

EXISTING STORMWATER MANAGEMENT



SITE PLAN 78,378 SQ. FT.

1. HATCHING ABOVE ALL UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH WITH 4% STEEL FIBERS.
3. ALL REINFORCING SHALL BE #4 BARS.
4. ALL WALLS SHALL BE CONSTRUCTED WITH 8" CMU.
5. SEE SITE GRADING AND DRAINAGE PLANS FOR ADDITIONAL SITE INFORMATION.
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON SPECIFICATIONS FOR CONSTRUCTION OF ALL PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.



LEGAL DESCRIPTION:
 Certified Survey Map No. 1181B, Volume 60, Page 245
 Document no. 4018774
 Dane County Wisconsin

Porting Lot Plan Site Information Block

Site Address	4101 & 4109 Maple Grove Drive
Site acreage (total)	7.0233
Number of building lots (above grade)	2 (lots)
Number of building lots (below grade)	0
Number of parking spaces	50
Number of units	36
Number of employees in workstation	NA
Number of employees in production area	NA
Capacity of retail/commercial or assembly groups	424 Total
Number of people within 500' of parking stalls	50
Number of parking stalls	6
Use of property	Residential
Costs square foot of office	NA
Costs square foot of retail	NA
Number of employees in workstation	NA
Number of employees in production area	NA
Capacity of retail/commercial or assembly groups	424 Total
Number of people within 500' of parking stalls	50
Number of parking stalls	6

Site Development Data

Parking units	50 units
Lot Area / DL - 2009 Sq Ft DUL	
Paving - 2184 sq ft/acre	
Drainage	10
1 Bedroom Units	36
2 Bedroom Units	0
3 Bedroom Units	0
4 Bedroom Units	0
5 Bedroom Units	0
6 Bedroom Units	0
7 Bedroom Units	0
8 Bedroom Units	0
9 Bedroom Units	0
10 Bedroom Units	0
11 Bedroom Units	0
12 Bedroom Units	0
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33 Bedroom Units	0
34 Bedroom Units	0
35 Bedroom Units	0
36 Bedroom Units	0

100% REVIEW

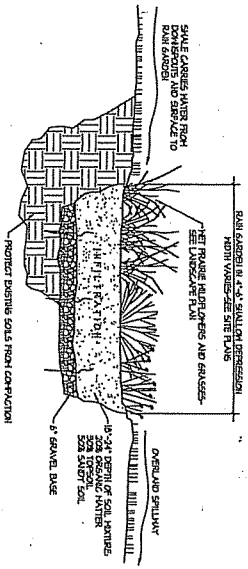
LOUIER & ASSOCIATES, DESIGNS LLC

4101 & 4109 MAPLE GROVE DRIVE

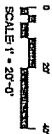
VERALL SITE PLAN

\$1

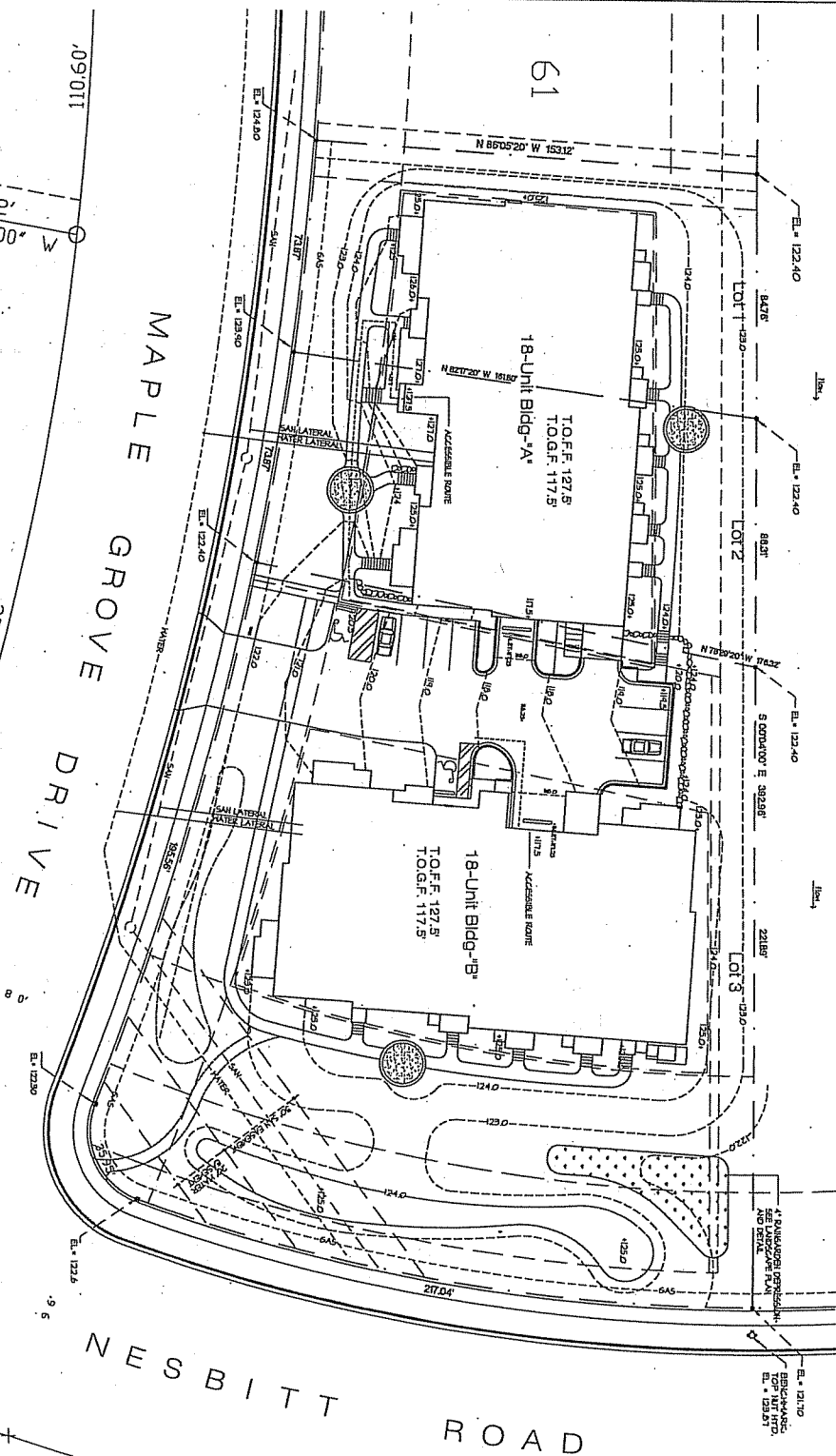
SECTION-TRAIN GARDEN



GRADING AND UTILITY PLAN



2791'



- GENERAL UTILITY NOTES:**
1. ALL SANITARY CONNECTIONS SHALL BE MADE AT THE POINT OF ENTRY TO THE BUILDING. THE DEVELOPER SHALL PROVIDE ALL NECESSARY CONNECTIONS TO THE SANITARY MAINS.
 2. ALL SANITARY LATERALS SHALL BE INSTALLED AT A MINIMUM 18" DEPTH.
 3. THE DEVELOPER SHALL PROVIDE ALL NECESSARY CONNECTIONS TO THE SANITARY MAINS.
 4. ALL SANITARY LATERALS SHALL BE INSTALLED AT A MINIMUM 18" DEPTH.
 5. THE DEVELOPER SHALL PROVIDE ALL NECESSARY CONNECTIONS TO THE SANITARY MAINS.
 6. ALL SANITARY LATERALS SHALL BE INSTALLED AT A MINIMUM 18" DEPTH.
 7. THE DEVELOPER SHALL PROVIDE ALL NECESSARY CONNECTIONS TO THE SANITARY MAINS.
 8. ALL SANITARY LATERALS SHALL BE INSTALLED AT A MINIMUM 18" DEPTH.
 9. THE DEVELOPER SHALL PROVIDE ALL NECESSARY CONNECTIONS TO THE SANITARY MAINS.
 10. ALL SANITARY LATERALS SHALL BE INSTALLED AT A MINIMUM 18" DEPTH.

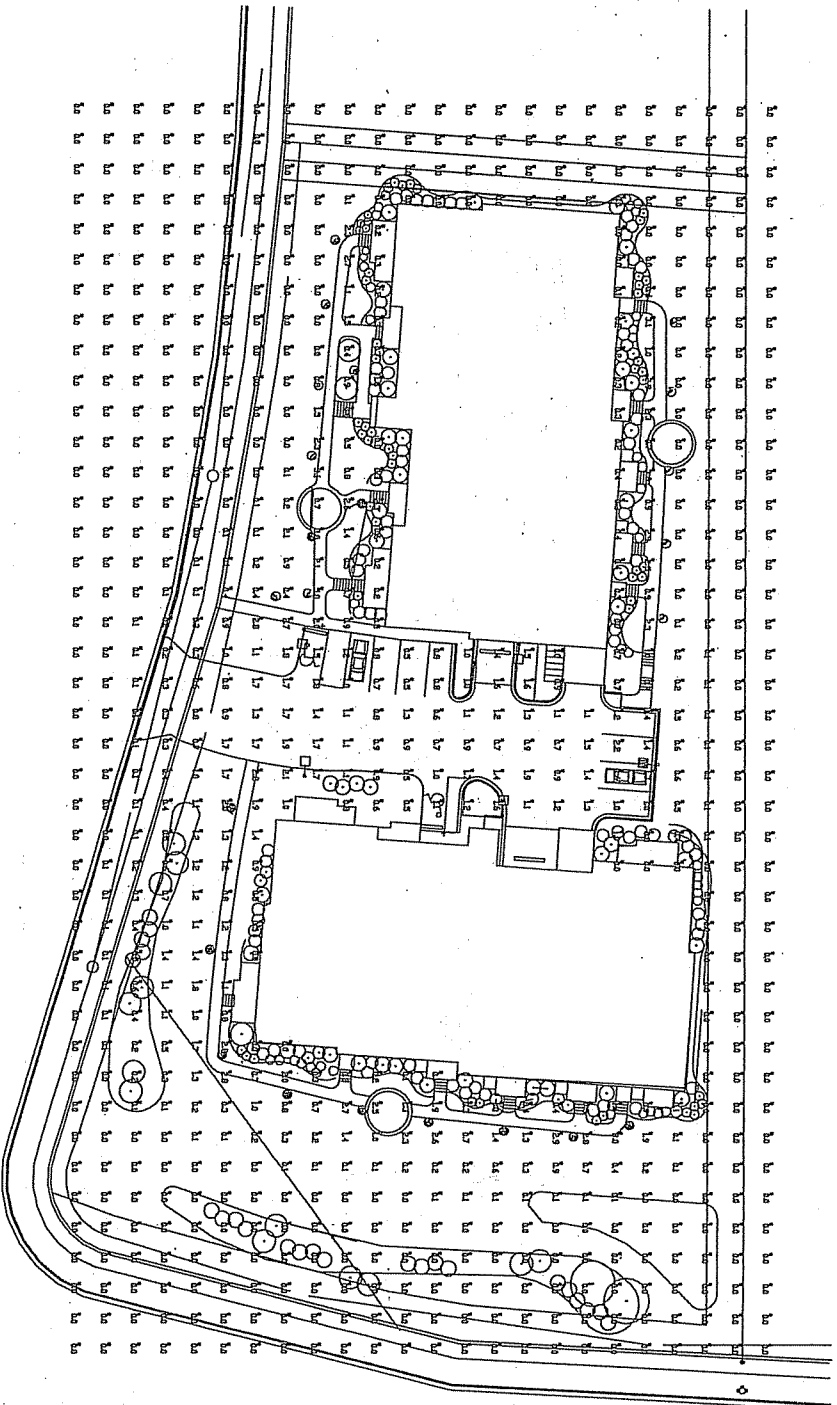
100% REVIEW

LOUTHER & ASSOCIATES, DESIGNERS, LLC

4101 & 4109 Maple Grove Drive
 Minneapolis, MN 55412
 612-338-1111

GRADING PLAN

DATE: 10/15/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



Symbol	Qty	Label	Arrangement	Mounting	LF	Description
1	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
2	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
3	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
4	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
5	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
6	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
7	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
8	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
9	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
10	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM
11	1	REAR SIGN	SINGLE	3000	0.650	REAR SIGN 3000MM

RUUD LIGHTING

800.235.7000 USA www.ruudlighting.com 905.571.1991 CAN

Installation prints shown on this lighting design are based on product performance data provided by the manufacturer. Actual performance may vary due to site conditions. Actual performance may vary due to site conditions. Actual performance may vary due to site conditions.

DATE: 02/20/05
 PROJECT NAME: HARLE GROVE
 PROJECT ADDRESS: 1000 HARLE GROVE, MISSISSAUGA, ONTARIO, CANADA
 DRAWN BY: MARK JAWORSKI
 CHECKED BY: []
 SCALE: AS SHOWN
 SHEET NO: 1037

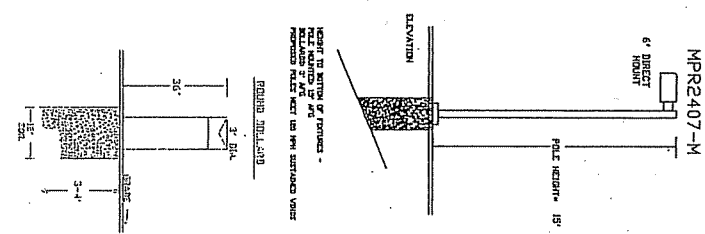
LOUTHER & ASSOCIATES, DESIGNERS LLC
 4501 & 408 MAPLE GROVE DRIVE
 MISSISSAUGA, ONTARIO L4W 1M1
 TEL: 905.276.8888 FAX: 905.276.8889
 WWW.LA-DESIGNERS.COM

PHOTOMETRICS

ILLUMINANCE VALUES (FC)
 Average = 1.25
 Minimum = 0.25
 Maximum = 4.25
 Avg/Min Ratio = 2.50
 Max/Min Ratio = 4.40

LOT

ADDITIONAL RECORDS DEVELOPED BY THE CLIENT
 CD - FIELD CONSULTING SERVICES



16

MAPLE GROVE DRIVE

NESBITT ROAD

18-Unit Bldg-"A"
 T.O.F.F. 127'S
 T.O.G.F. 117'S
 NFPA 808

18-Unit Bldg-"B"
 T.O.F.F. 127'S
 T.O.G.F. 117'S
 NFPA 808

NOTE: THE FIRE DEPARTMENT HAS REVIEWED THE ACCESS TO BUILDING "B" AND DETERMINED THAT THE ACCESS IS NOT SUFFICIENT TO ALLOW THE HOUSING OF BRASS SYSTEMS.

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FIRE ACCESS PLAN



OUTER & ASSOCIATES, DESIGNERS
 4109 MAPLE GROVE DRIVE
 NORTON, MA 01861
 TEL: 978-653-1111
 FAX: 978-653-1112
 WWW.OUTERDESIGN.COM

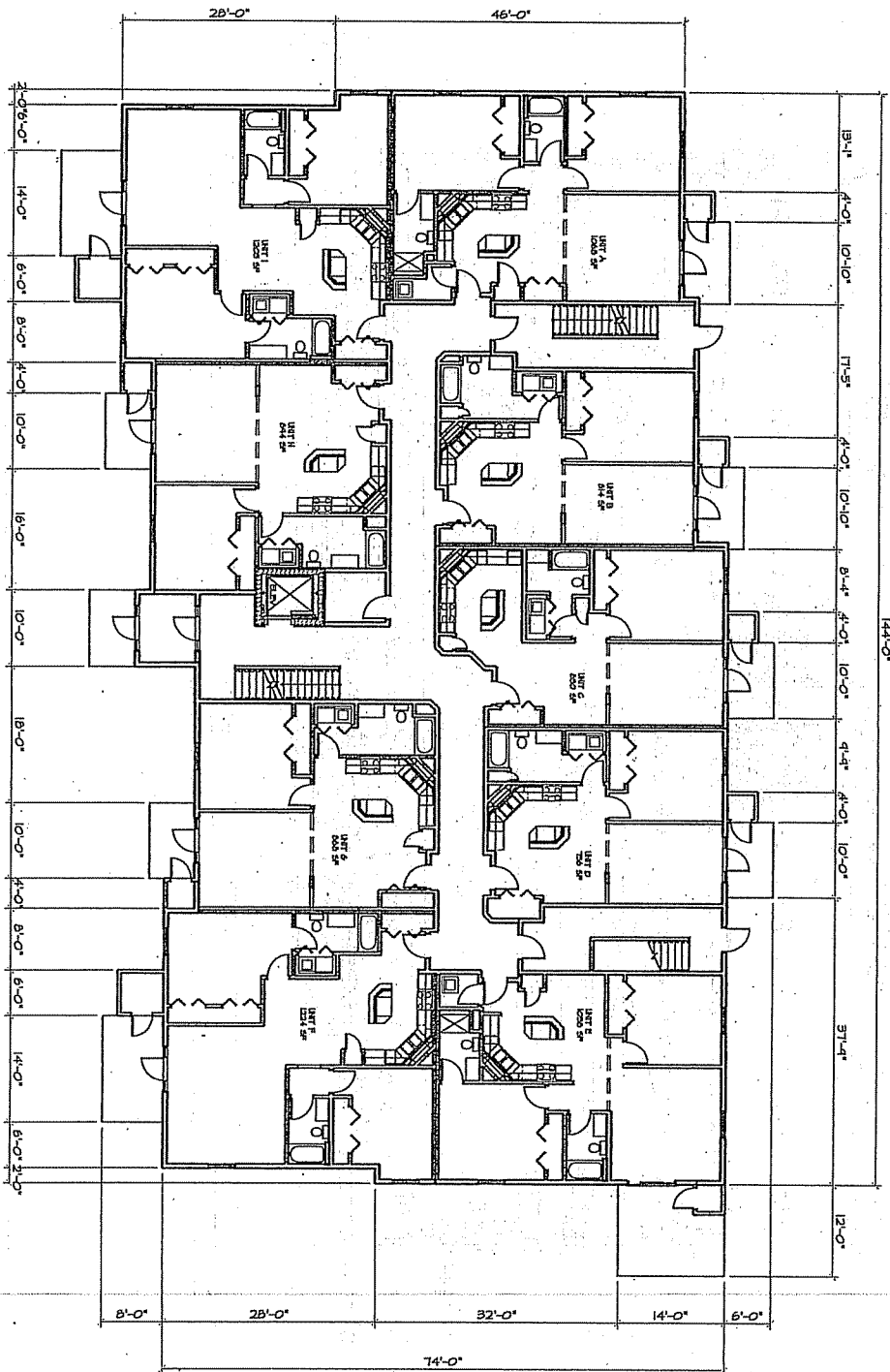
PROJECT INFORMATION
 PROJECT: 4109 MAPLE GROVE DRIVE
 CLIENT: [REDACTED]
 DATE: 10/15/10
 DRAWING NO.: 10101-01
 SCALE: AS SHOWN
 SHEET NO.: 1 OF 1


DESIGNER
 NAME: [REDACTED]
 TITLE: [REDACTED]

CHECKED BY
 NAME: [REDACTED]
 TITLE: [REDACTED]

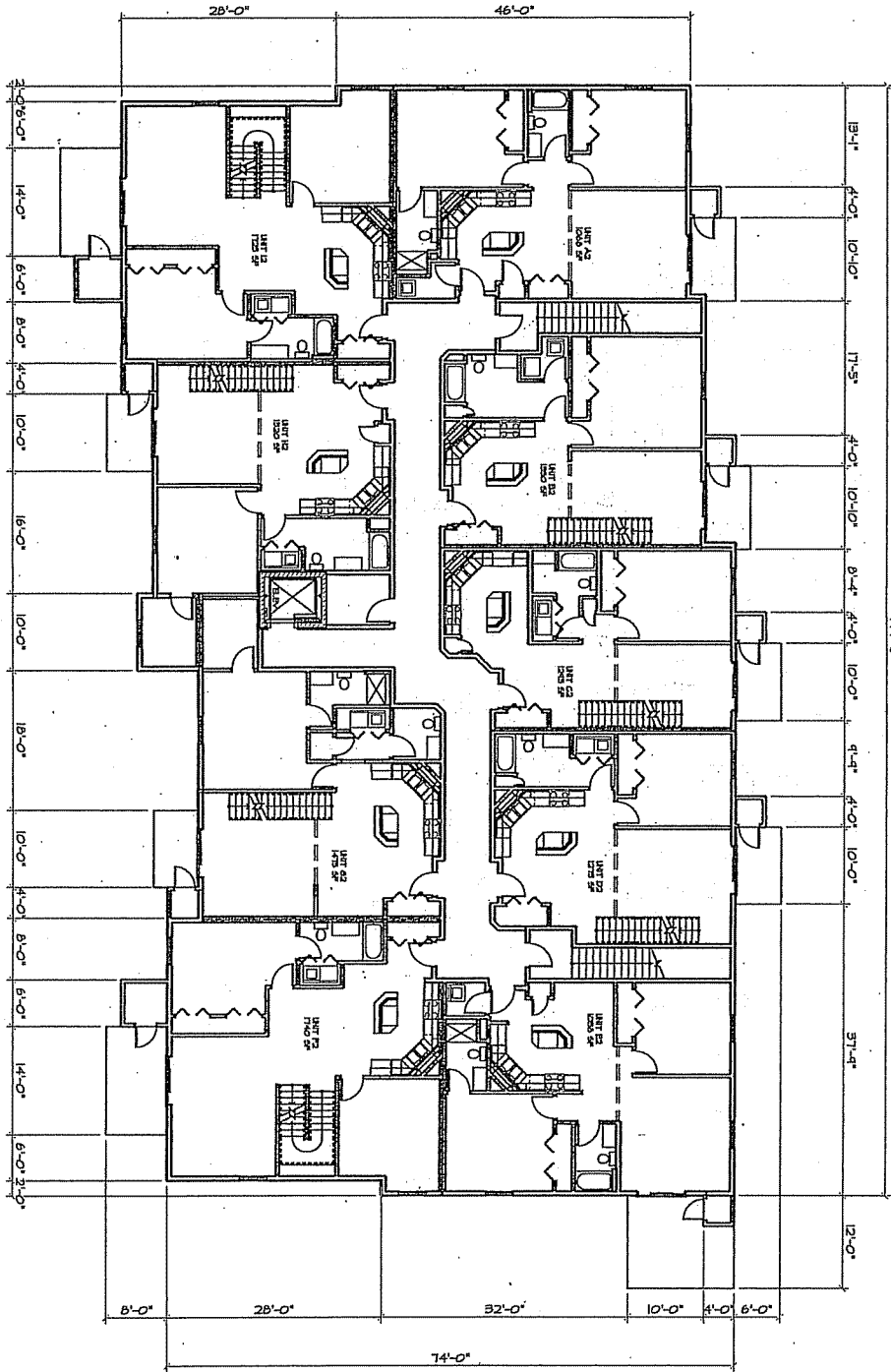
APPROVED BY
 NAME: [REDACTED]
 TITLE: [REDACTED]

ACCESS PLAN




FIRST FLOOR PLAN - BLDG. 'A'
 10005 ELD. ST.

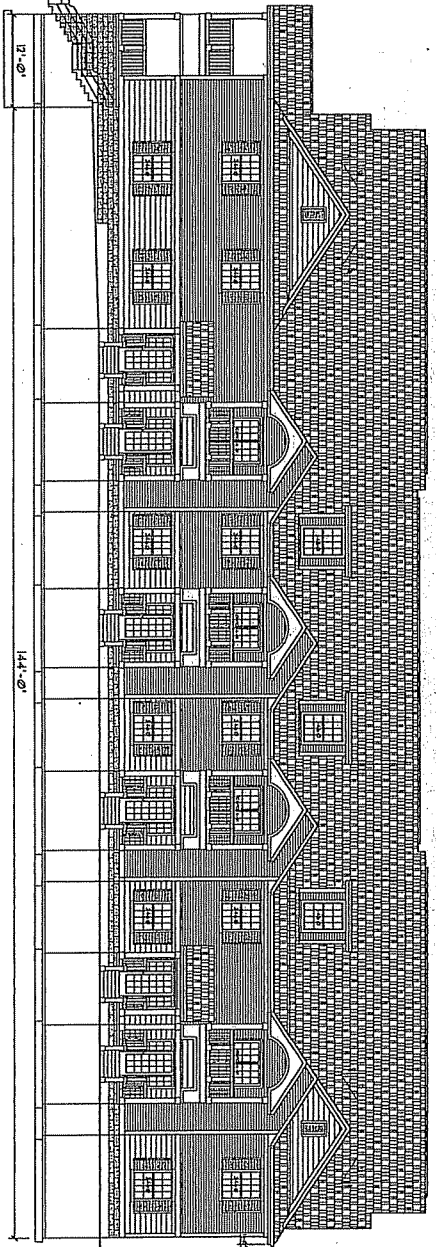
Southern & Associates, Designs, LLC
 4101 MAPLE GROVE DRIVE
 SUITE 100
 FLORENCE, SC 29502
 (843) 666-1111
 www.southernandassociates.com




SECOND FLOOR PLAN - BLDG. 'A'
 10480 80. FT.

LOUTHER & ASSOCIATES DESIGNS LLC
 401 MAPLE GROVE DRIVE
 SUITE 100
 FARMERSVILLE, VA 22434
 TEL: 540-821-1111
 FAX: 540-821-1112
 WWW.LA-DESIGNS.COM
 3RD FLOOR PLAN 'A'

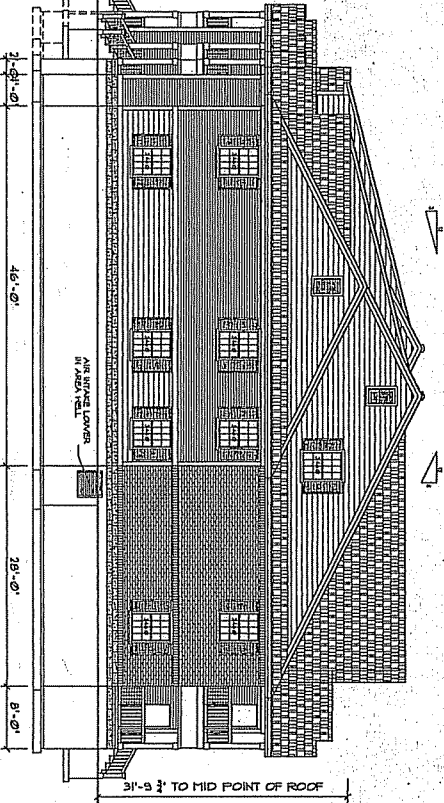
- 1. 1/2" x 4" Cedar Siding
- 2. 1/2" x 4" Cedar Siding
- 3. 1/2" x 4" Cedar Siding
- 4. 1/2" x 4" Cedar Siding
- 5. 1/2" x 4" Cedar Siding
- 6. 1/2" x 4" Cedar Siding
- 7. 1/2" x 4" Cedar Siding
- 8. 1/2" x 4" Cedar Siding
- 9. 1/2" x 4" Cedar Siding
- 10. 1/2" x 4" Cedar Siding
- 11. 1/2" x 4" Cedar Siding
- 12. 1/2" x 4" Cedar Siding
- 13. 1/2" x 4" Cedar Siding
- 14. 1/2" x 4" Cedar Siding
- 15. 1/2" x 4" Cedar Siding
- 16. 1/2" x 4" Cedar Siding
- 17. 1/2" x 4" Cedar Siding
- 18. 1/2" x 4" Cedar Siding
- 19. 1/2" x 4" Cedar Siding
- 20. 1/2" x 4" Cedar Siding



- 1. 1/2" x 4" Cedar Siding
- 2. 1/2" x 4" Cedar Siding
- 3. 1/2" x 4" Cedar Siding
- 4. 1/2" x 4" Cedar Siding
- 5. 1/2" x 4" Cedar Siding
- 6. 1/2" x 4" Cedar Siding
- 7. 1/2" x 4" Cedar Siding
- 8. 1/2" x 4" Cedar Siding
- 9. 1/2" x 4" Cedar Siding
- 10. 1/2" x 4" Cedar Siding
- 11. 1/2" x 4" Cedar Siding
- 12. 1/2" x 4" Cedar Siding
- 13. 1/2" x 4" Cedar Siding
- 14. 1/2" x 4" Cedar Siding
- 15. 1/2" x 4" Cedar Siding
- 16. 1/2" x 4" Cedar Siding
- 17. 1/2" x 4" Cedar Siding
- 18. 1/2" x 4" Cedar Siding
- 19. 1/2" x 4" Cedar Siding
- 20. 1/2" x 4" Cedar Siding

EAST ELEVATION BLD. 'A'
 4101 MAPLE GROVE DRIVE

- 1. 1/2" x 4" Cedar Siding
- 2. 1/2" x 4" Cedar Siding
- 3. 1/2" x 4" Cedar Siding
- 4. 1/2" x 4" Cedar Siding
- 5. 1/2" x 4" Cedar Siding
- 6. 1/2" x 4" Cedar Siding
- 7. 1/2" x 4" Cedar Siding
- 8. 1/2" x 4" Cedar Siding
- 9. 1/2" x 4" Cedar Siding
- 10. 1/2" x 4" Cedar Siding
- 11. 1/2" x 4" Cedar Siding
- 12. 1/2" x 4" Cedar Siding
- 13. 1/2" x 4" Cedar Siding
- 14. 1/2" x 4" Cedar Siding
- 15. 1/2" x 4" Cedar Siding
- 16. 1/2" x 4" Cedar Siding
- 17. 1/2" x 4" Cedar Siding
- 18. 1/2" x 4" Cedar Siding
- 19. 1/2" x 4" Cedar Siding
- 20. 1/2" x 4" Cedar Siding

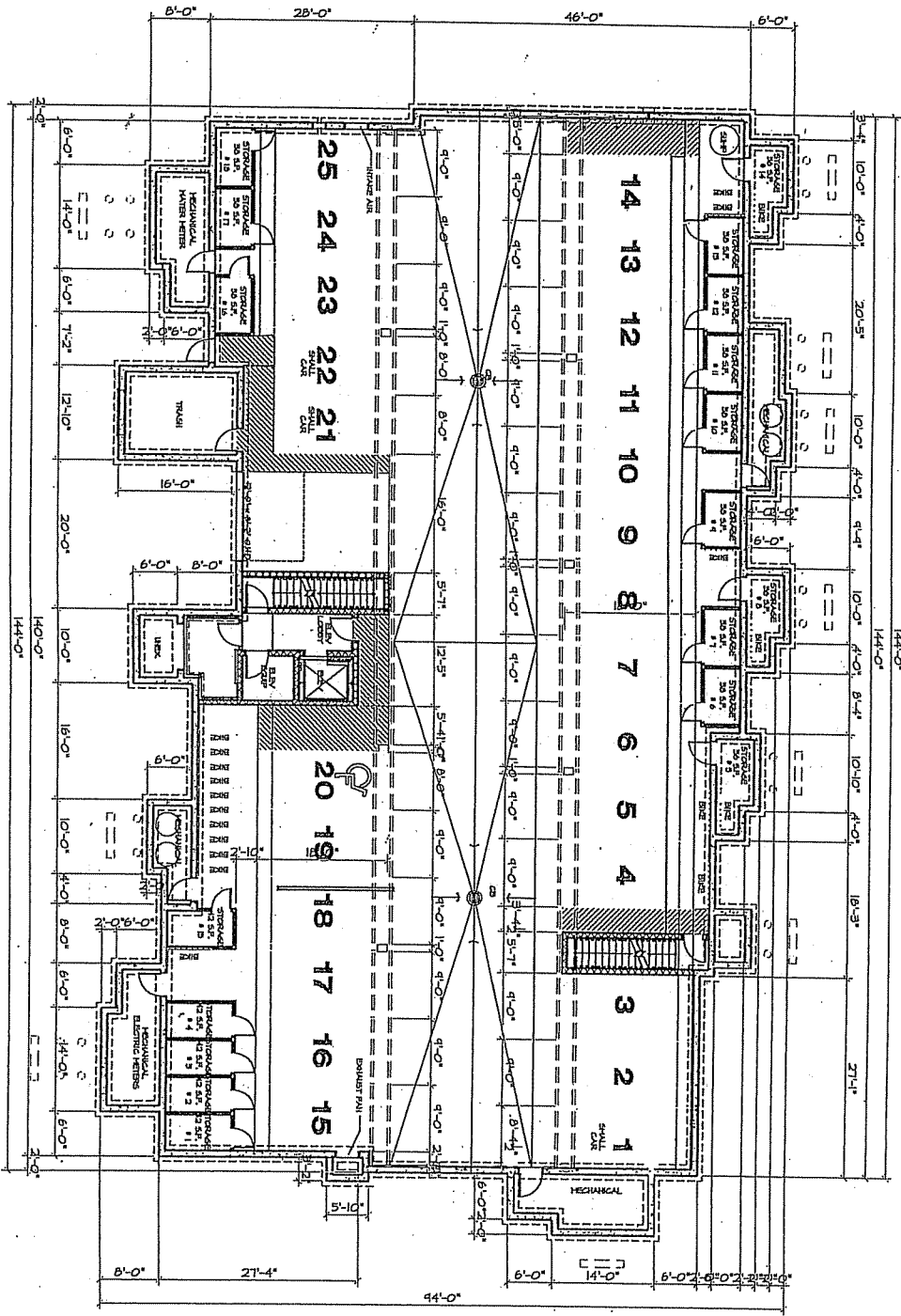


- 1. 1/2" x 4" Cedar Siding
- 2. 1/2" x 4" Cedar Siding
- 3. 1/2" x 4" Cedar Siding
- 4. 1/2" x 4" Cedar Siding
- 5. 1/2" x 4" Cedar Siding
- 6. 1/2" x 4" Cedar Siding
- 7. 1/2" x 4" Cedar Siding
- 8. 1/2" x 4" Cedar Siding
- 9. 1/2" x 4" Cedar Siding
- 10. 1/2" x 4" Cedar Siding
- 11. 1/2" x 4" Cedar Siding
- 12. 1/2" x 4" Cedar Siding
- 13. 1/2" x 4" Cedar Siding
- 14. 1/2" x 4" Cedar Siding
- 15. 1/2" x 4" Cedar Siding
- 16. 1/2" x 4" Cedar Siding
- 17. 1/2" x 4" Cedar Siding
- 18. 1/2" x 4" Cedar Siding
- 19. 1/2" x 4" Cedar Siding
- 20. 1/2" x 4" Cedar Siding

NORTH ELEVATION BLD. 'A'
 4101 MAPLE GROVE DRIVE

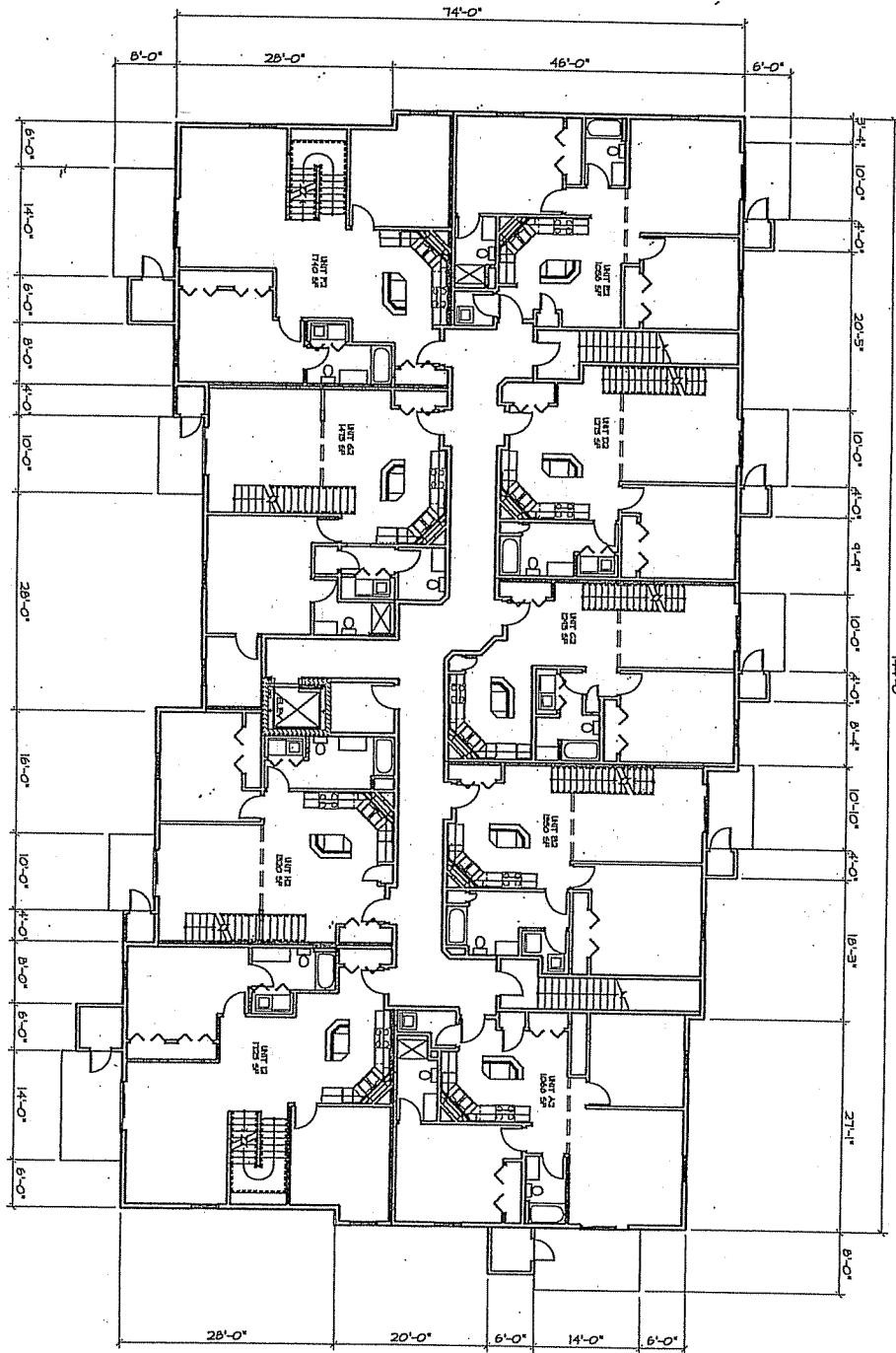
OUTHER & ASSOCIATES' DESIGNS, LLC
 4101 MAPLE GROVE DRIVE
 ALFORD GROVE TRICITY, TN 37135
 615-595-1234
 www.outher.com

PROJECT NO.	DATE	SCALE
4101 MAPLE GROVE DRIVE	11/15/17	AS SHOWN
CLIENT	DESIGNED BY	DRAWN BY
OUTHER & ASSOCIATES' DESIGNS, LLC	ALFORD GROVE TRICITY, TN	ALFORD GROVE TRICITY, TN



UNDERGROUND PARKING BUILDING 'B'

LOUISER & ASSOCIATES DESIGNERS LLC
 4108 MAPLE GROVE DRIVE
 PARKING BLD. 'B'



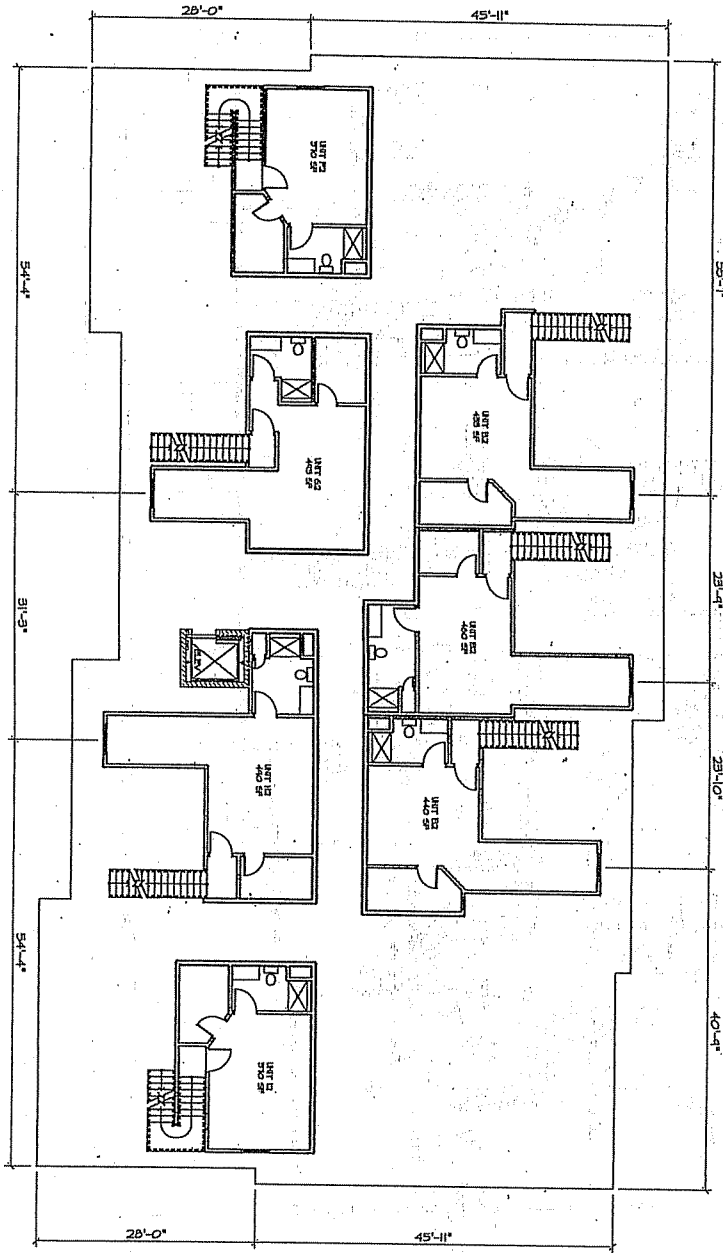

SECOND FLOOR PLAN- BLDG. 'B'
 10,420 SQ. FT.

LOUTHER & ASSOCIATES DESIGNS, LLC
 ARCHITECTS
 4109 MAPLE GROVE DRIVE
 SUITE 200
 WASHINGTON, DC 20007
 TEL: 202-462-1100
 FAX: 202-462-1101
 WWW.LA-DESIGNS.COM

SECOND FLOOR PLAN 'B'
 DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

11


LOFT FLOOR PLAN - BLDG. 'B'
 3,000 SQ. FT.

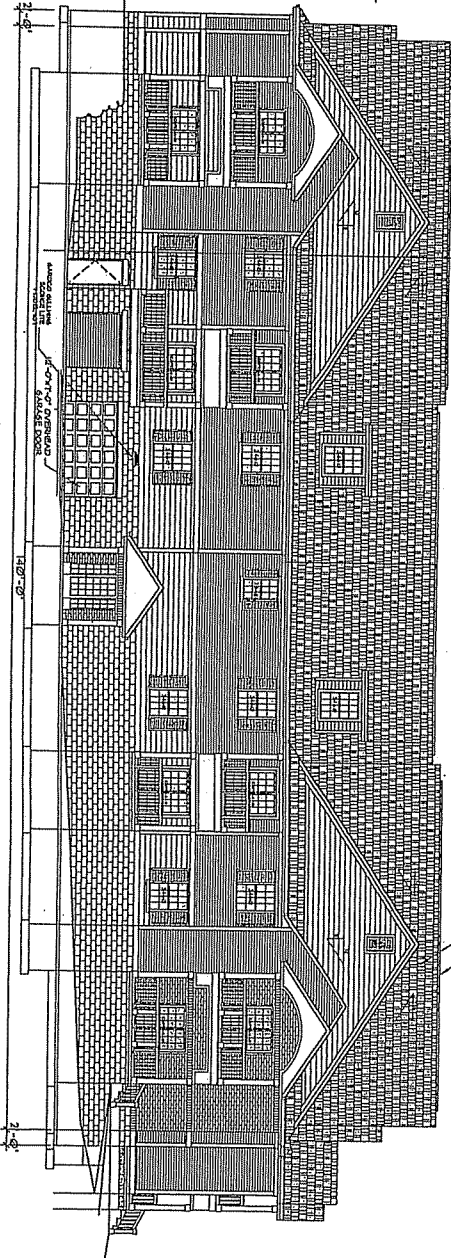


COUTHER & ASSOCIATES DESIGNS LLC
 4109 MAPLE GROVE DRIVE
 SUITE 200
 FLOOR PLAN - 'B'
 15

16

- 1. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 2. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 3. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 4. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 5. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 6. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 7. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 8. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 9. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 10. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"

31'-9 3/4" TO MID POINT OF ROOF

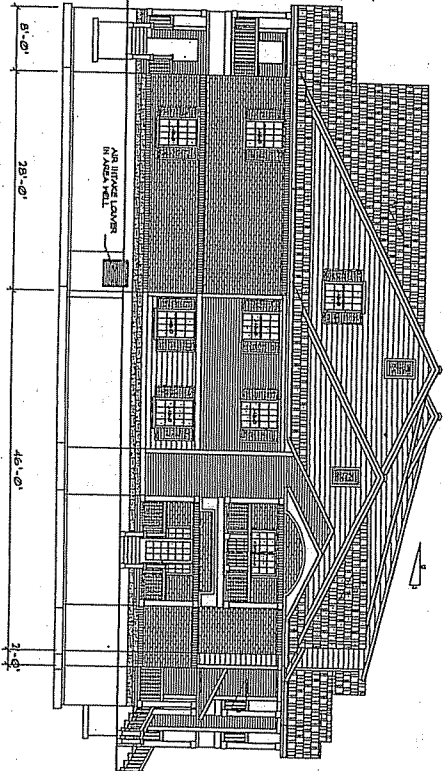


3 NORTH ELEVATION B.I.D. "B"
4109 MAPLE GROVE DRIVE

4 WEST ELEVATION B.I.D. "B"
4109 MAPLE GROVE DRIVE

- 1. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 2. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 3. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 4. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 5. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 6. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 7. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 8. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 9. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 10. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"

31'-9 3/4" TO MID POINT OF ROOF

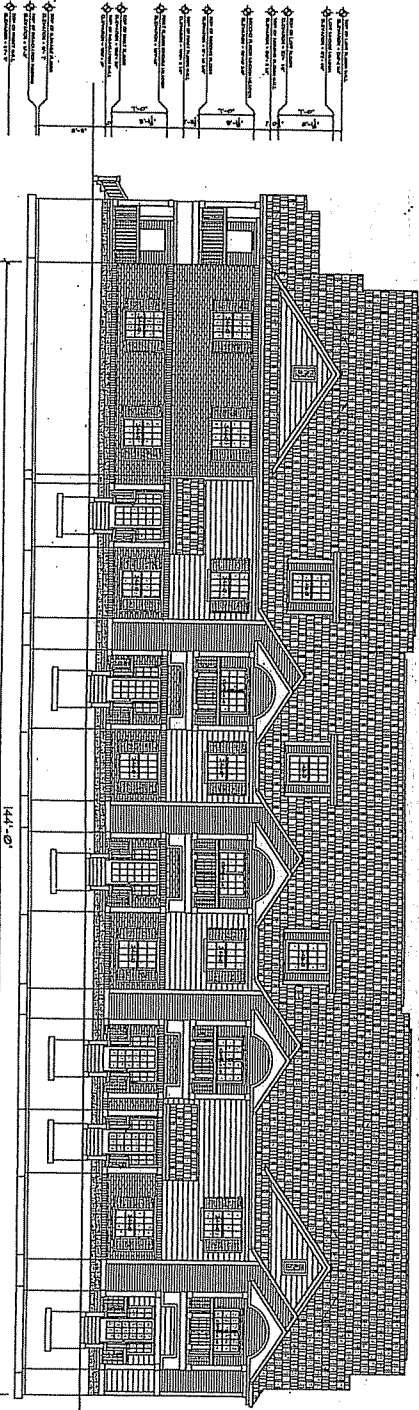


- 1. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 2. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 3. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 4. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 5. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 6. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 7. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 8. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 9. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 10. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"

- 1. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 2. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 3. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 4. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 5. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 6. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 7. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 8. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 9. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"
- 10. 1/2" x 1/4" x 1/4" - 1/2" x 1/4" x 1/4"

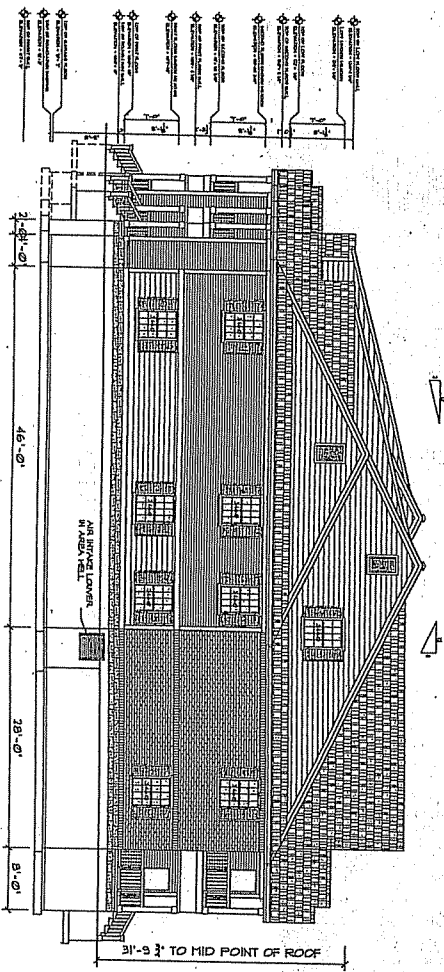
OUTHER & ASSOCIATE'S DESIGNS, LLC
 4109 MAPLE GROVE DRIVE
 NAVAJO COUNTY, ARIZONA
 85927
 4109 MAPLE GROVE DRIVE
 NAVAJO COUNTY, ARIZONA
 85927
 6

B



3 SOUTH ELEVATION BLD. 'B'
 1/8"=1'-0"
 4109 MAPLE GROVE DRIVE

- 1. BRICKWORK
- 2. BRICKWORK
- 3. BRICKWORK
- 4. BRICKWORK
- 5. BRICKWORK
- 6. BRICKWORK
- 7. BRICKWORK
- 8. BRICKWORK
- 9. BRICKWORK
- 10. BRICKWORK
- 11. BRICKWORK
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- 14. BRICKWORK
- 15. BRICKWORK
- 16. BRICKWORK
- 17. BRICKWORK
- 18. BRICKWORK
- 19. BRICKWORK
- 20. BRICKWORK



4 EAST ELEVATION BLD. 'B'
 1/8"=1'-0"
 4109 MAPLE GROVE DRIVE

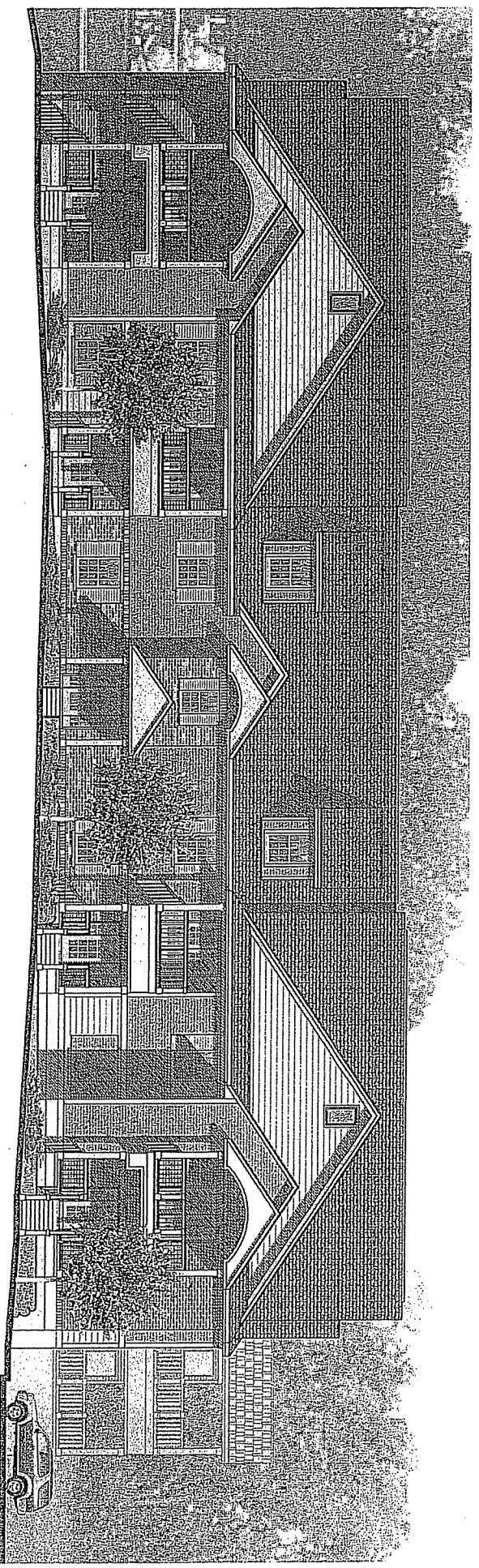
- 1. BRICKWORK
- 2. BRICKWORK
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- 15. BRICKWORK
- 16. BRICKWORK
- 17. BRICKWORK
- 18. BRICKWORK
- 19. BRICKWORK
- 20. BRICKWORK

OUTHER & ASSOCIATES ASSOCIATES, LLC
 100 W. Market Street, Suite 200, Madison, WI 53703
 608.255.1111
 www.outher.com

4109 MAPLE GROVE DRIVE
 MAPLE GROVE DRIVE
 WISCONSIN 53703

PROJECT NO. 2017-001
 DATE: 08/14/17
 DRAWING NO. 101
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT MANAGER: [Name]

WEST ELEVATION . BUILDINGS "A" & "B"



SOUTH ELEVATION . BUILDINGS "B"

