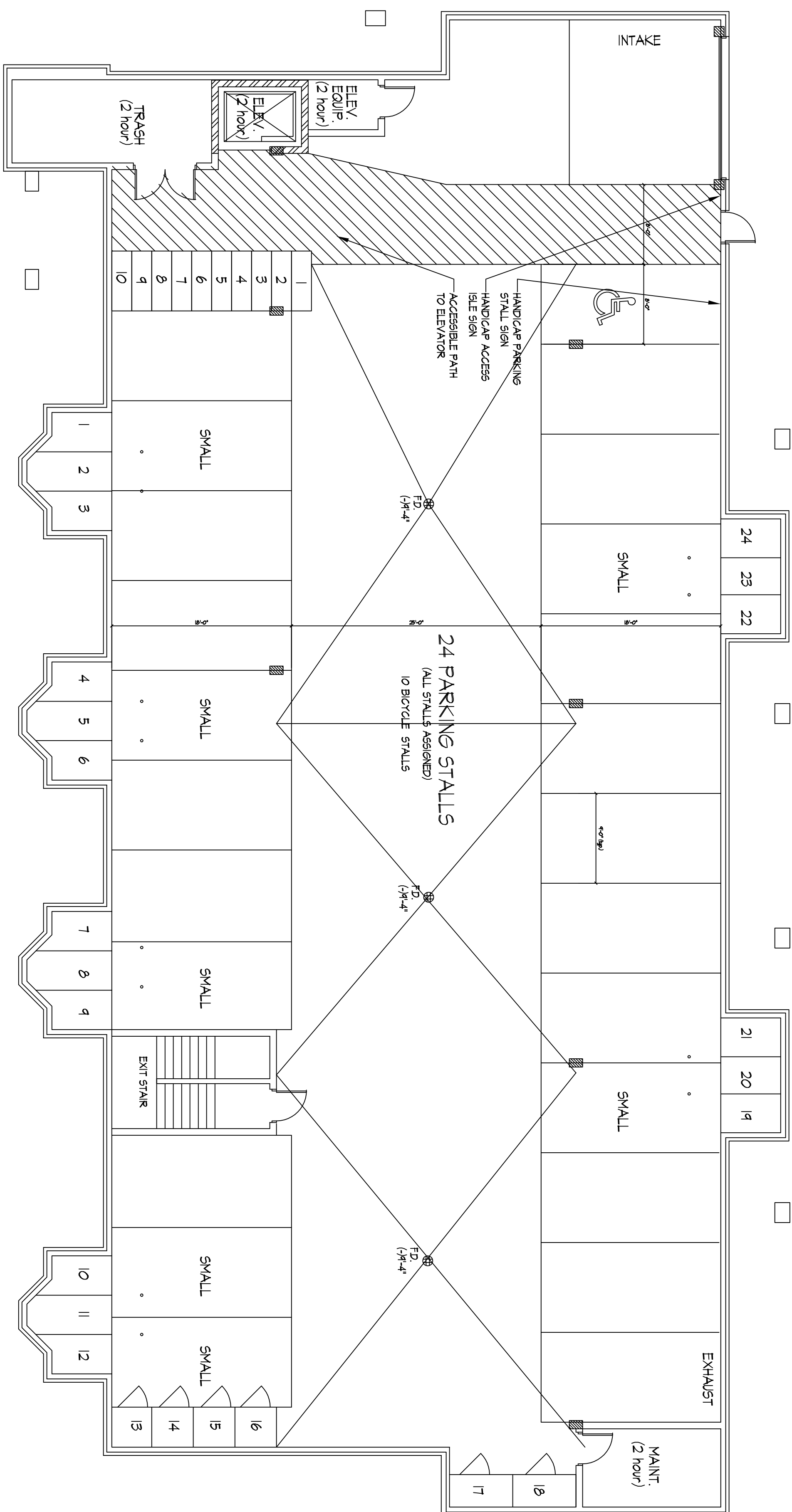


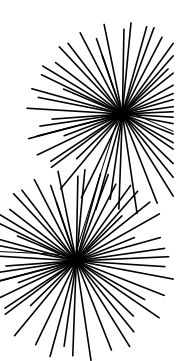


BASEMENT PLAN

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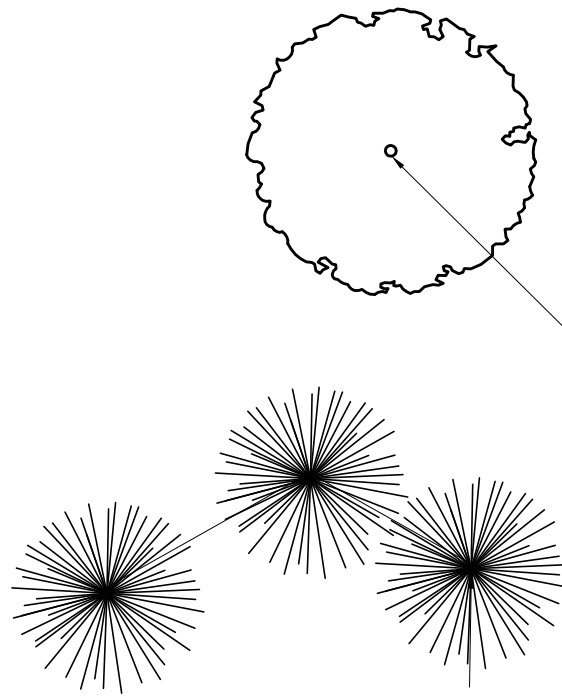
PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRIE, WI 53590
C/O KEITH HOLMES 608.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.845.8621



C7JEX, Austrian Pine
C1JEX, Patmore Green Ash

C3JEX, Black Hills Spruce

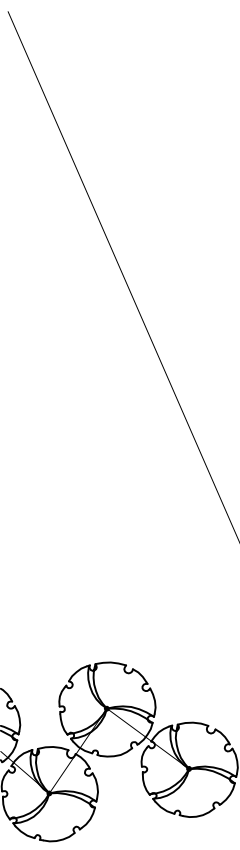


C1JABV

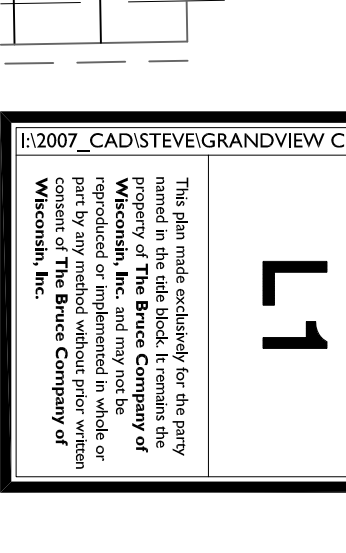
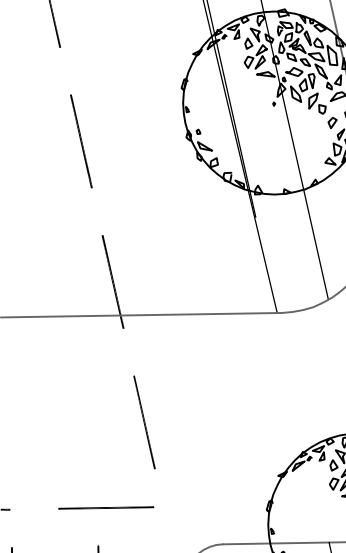
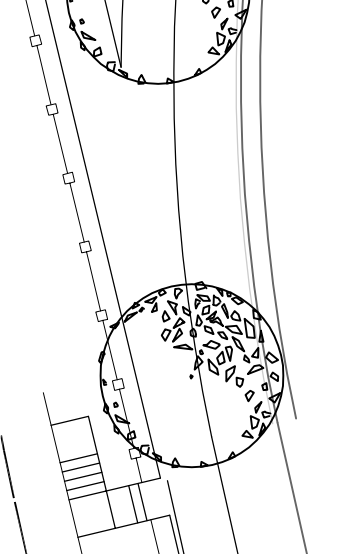
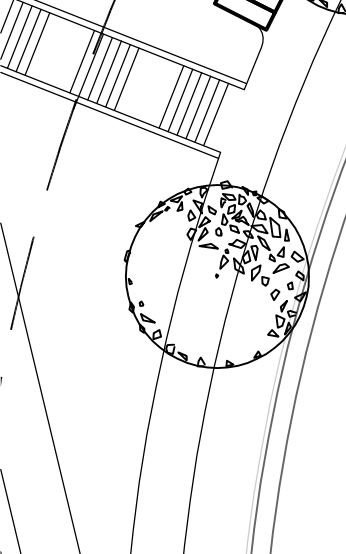
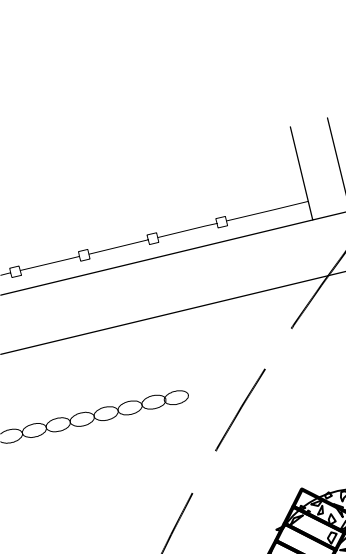
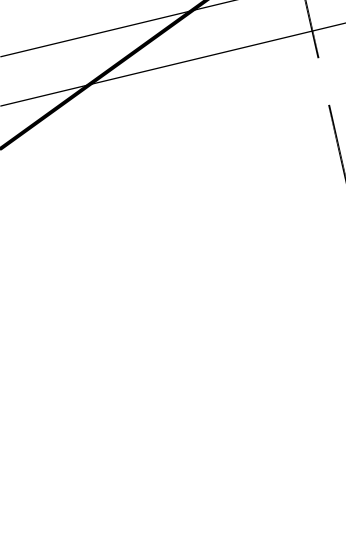
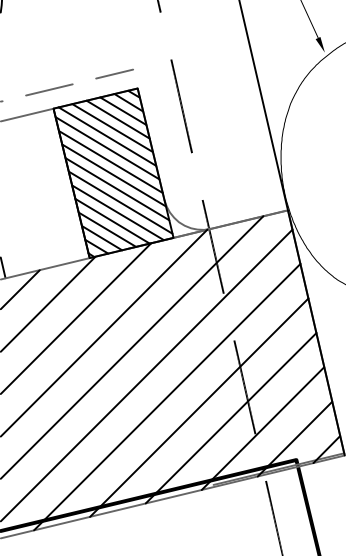
C5JEX, Whitespire Gray Birch

SITE 62

C5JEX, Austrian Pine



RAN GARDEN



CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS
NUMBER OF 2" MIN. CAL. TREES REQUIRED
NUMBER OF LANDSCAPE POINTS REQUIRED

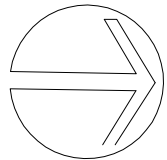
SOLUTION

6	CANOPY TREES (C2-2, 1/2") * 35 PTS.	210
-	CANOPY TREES OR SMALL ORNAMENTAL TREES (C1 1/2"-2") * 15 PTS.	16
-	DECIDUOUS SHRUBS * 2 PTS.	1
-	EVERGREEN SHRUBS * 3 PTS.	74
-	EVERGREEN TREES (3" HT.) * 15 PTS.	-
-	EVERGREEN TREES OR FENCE * 5 PTS. (PER 10 L.F.)	-
-	EARTH BENCH (PER 10 L.F.)	-
-	AVERAGE HEIGHT 30' * 5 PTS.	-
-	AVERAGE HEIGHT - 15' * 2 PTS.	-

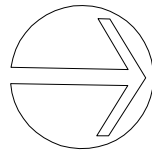
TOTAL POINTS 210

Plant Material List

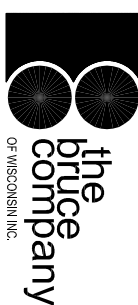
Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
3	ABV	Autumn Blaze Maple	2 1/2" B+B
2	PCA	Patmore Green Ash	2 1/2" B+B
2	PSC	Pink Spire Crabapple	1 3/4" B+B
4	RAL	Redmond Amer. Linden	7" T5
2	SWO	Swamp White Oak	2 1/2" B+B
Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
4	BY	Berryhill Yew	18" B+B
4	TA	Techny/Mission Arborvitae	4" B+B
4	B+B		4" B+B
Perennial			
Quantity	Code Name	Common Name	Planting Size
12	AUS	Autumn Joy Sedum	1 GAL. CONT.
10	BES	Black-eyed Susan	1 GAL. CONT.
8	DAW	Deutschiand Astilbe (white)	1 GAL. CONT.
5	FA	Fariel Astilbe (red)	1 GAL. CONT.
11	HH	Helicon Hosta (blue 12-24")	1 GAL. CONT.
13	HMNS	May Night Sage	1 GAL. CONT.
15	PCB	Palace Purple Coral Bells	1 GAL. CONT.
17	SDD	Stella De Oro Daylily (gold 18" R2)	1 GAL. CONT.
Shrub			
Quantity	Code Name	Common Name	Planting Size
9	AC	Alpine Currant	18" POT
7	AH	Amabelle Hydrangea	3 GAL. CONT.
4	BCV	Bailey Compact Amer. Crab. Viburnum	3" B+B
6	CNR	Garifree Wonder Rose	2 GAL. CONT.
3	FS	Froebel Spiraea	18" POT
6	HBC	Hummingbird Clettra	2 GAL. CONT.
4	JRW	Java Red Weigela	24" POT
4	JTL	Japanese Tree Lilac	6" B+B
1	MV	Michigan Viburnum	3" POT
2	ODV	Ontadaga Sargent Viburnum	3" POT
2	PL	Palatin Lilac	24" POT
3	POT		3" POT



SCALE 1"=20'-0"



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LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2030 UNIVERSITY AVENUE
P.O. BOX 603330
MIDDLETON, WI 53562-0330
TEL (608) 836-7941
FAX (608) 831-4566

HERITAGE COMMONS

810 JUPITER DRIVE
MADISON, WISCONSIN

Checked By: BN/SS
Drawn By: LL
Revised: 8-27-07 MN

Revised:
Revised:
Revised:
Revised:
Revised:

Job #

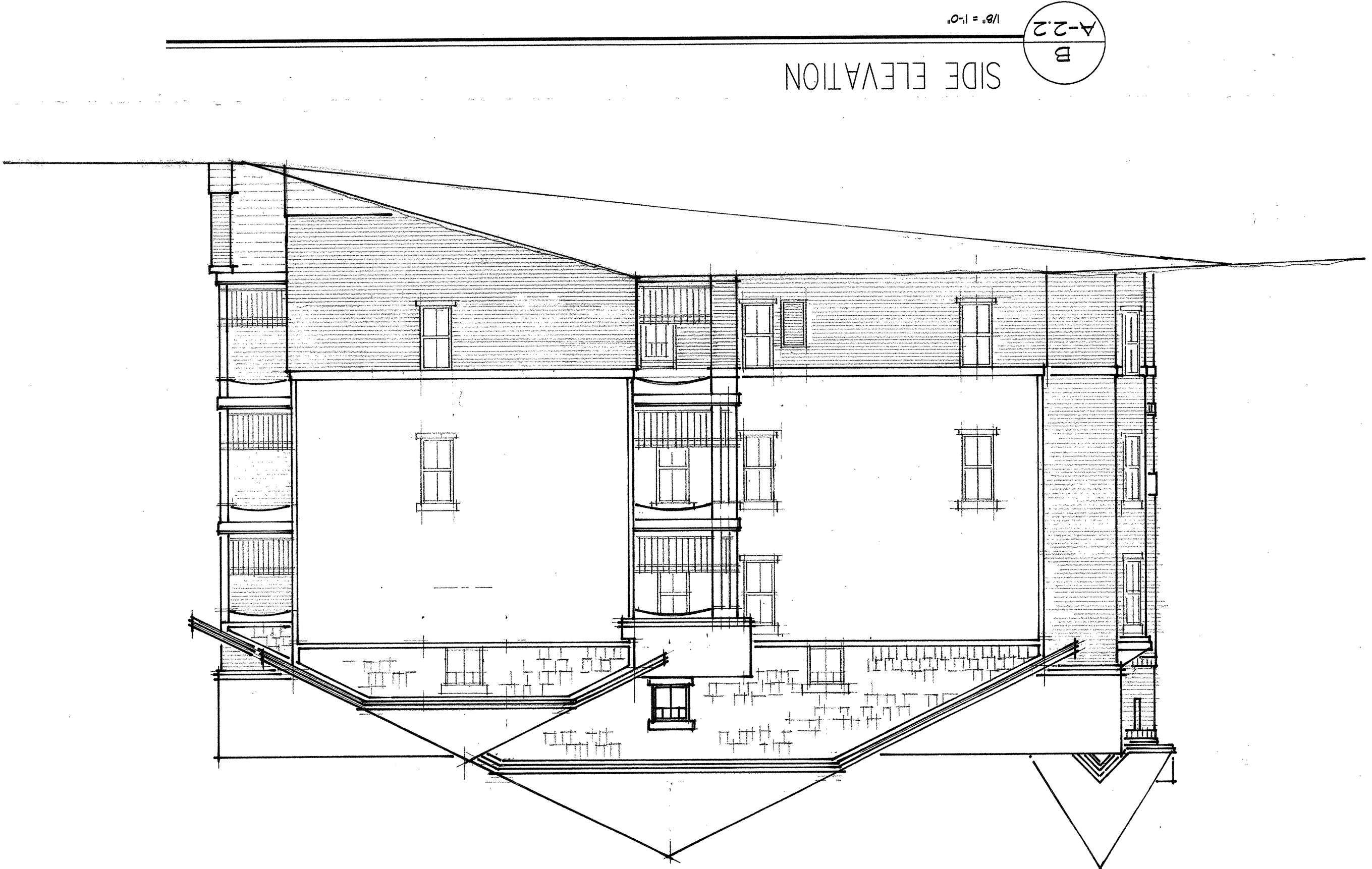
L1

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REAR ELEVATION



SIDE ELEVATION

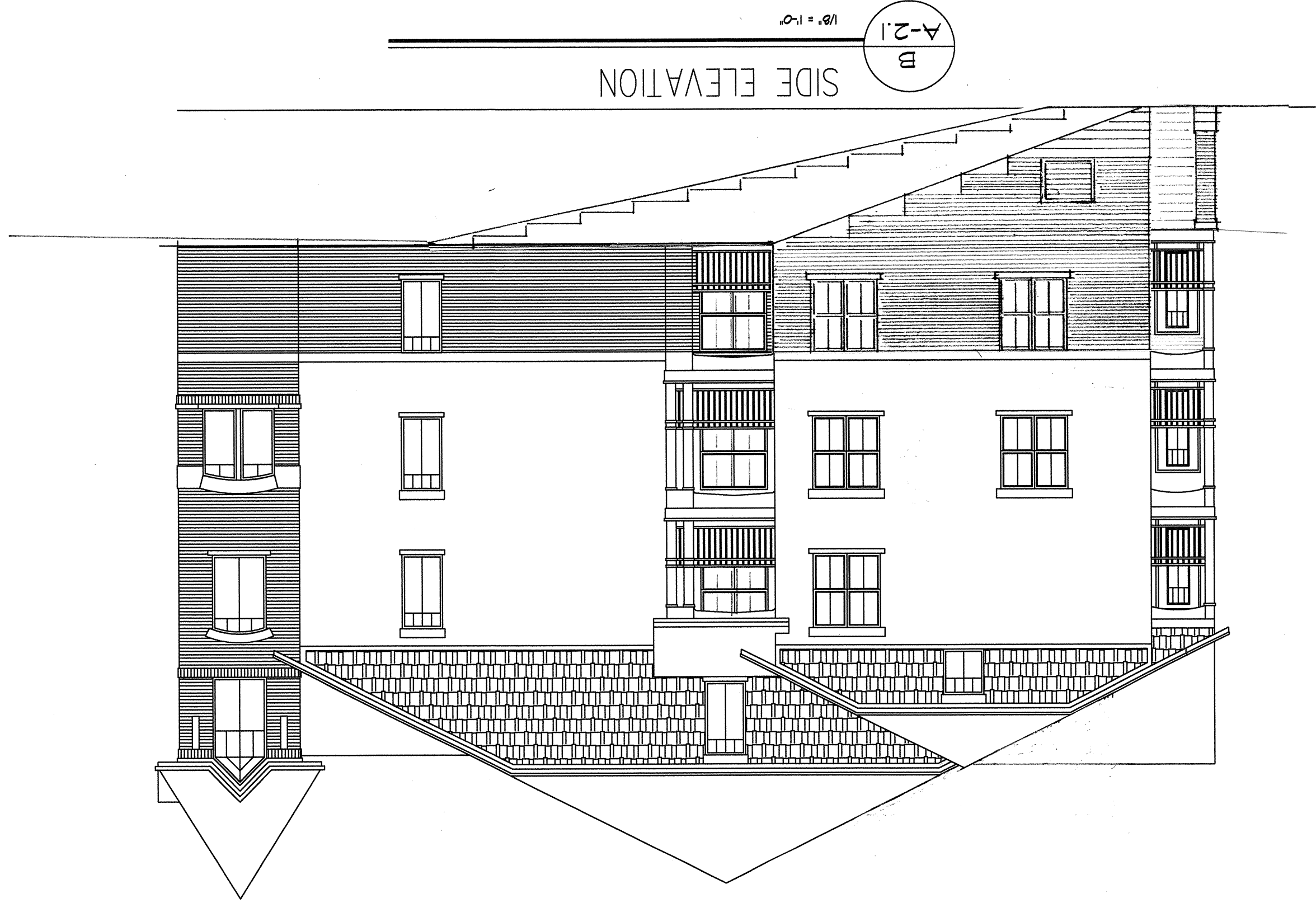
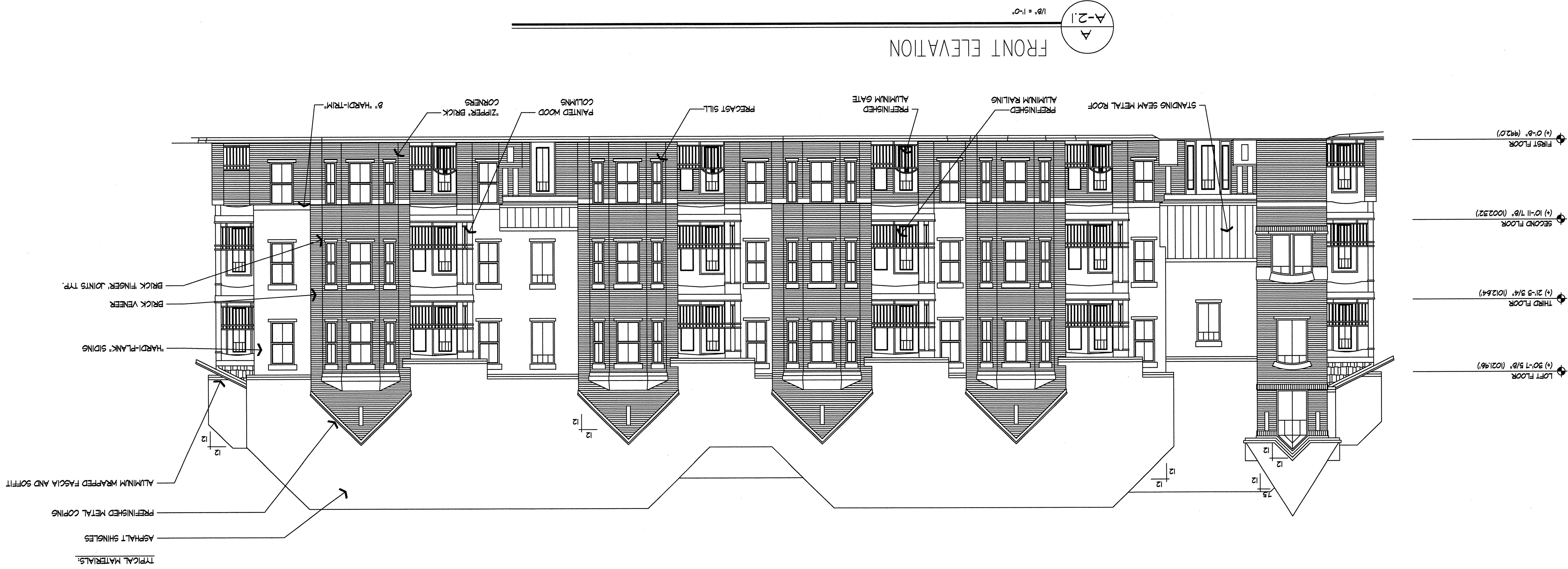
ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.845.8621

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRIE, WI 53590
C/O KEITH HOLMES, 608.575.6507

A-2.2

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRIE, WI 53590
C/O KETH HOLMES 608.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.845.8621



**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: _____	8/29/07	Action Requested
UDC MEETING DATE: _____	9/5/07	☐ Informational Presentation
		☐ Initial Approval and/or Recommendation
		☒ Final Approval and/or Recommendation

PROJECT ADDRESS: 810 JUPITER DRIVE

ALDERMANIC DISTRICT: _____ LAUREN CNARE

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

HERITAGE COMMONS LLC

CAPITOL ARCHITECTURE LLC

KEITH HOLMES

RICHARD HILER

608-845-8621

1205 RED TAIL DR VERONA 53593

CONTACT PERSON: KEITH HOLMES or ARCHITECT

Address: P O BOX 661
SUN PRAIRIE 53590

Phone: 608-834-2476

Fax: " 834-2477

E-mail address: K.HOLMES, HCC@CHAPTER.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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



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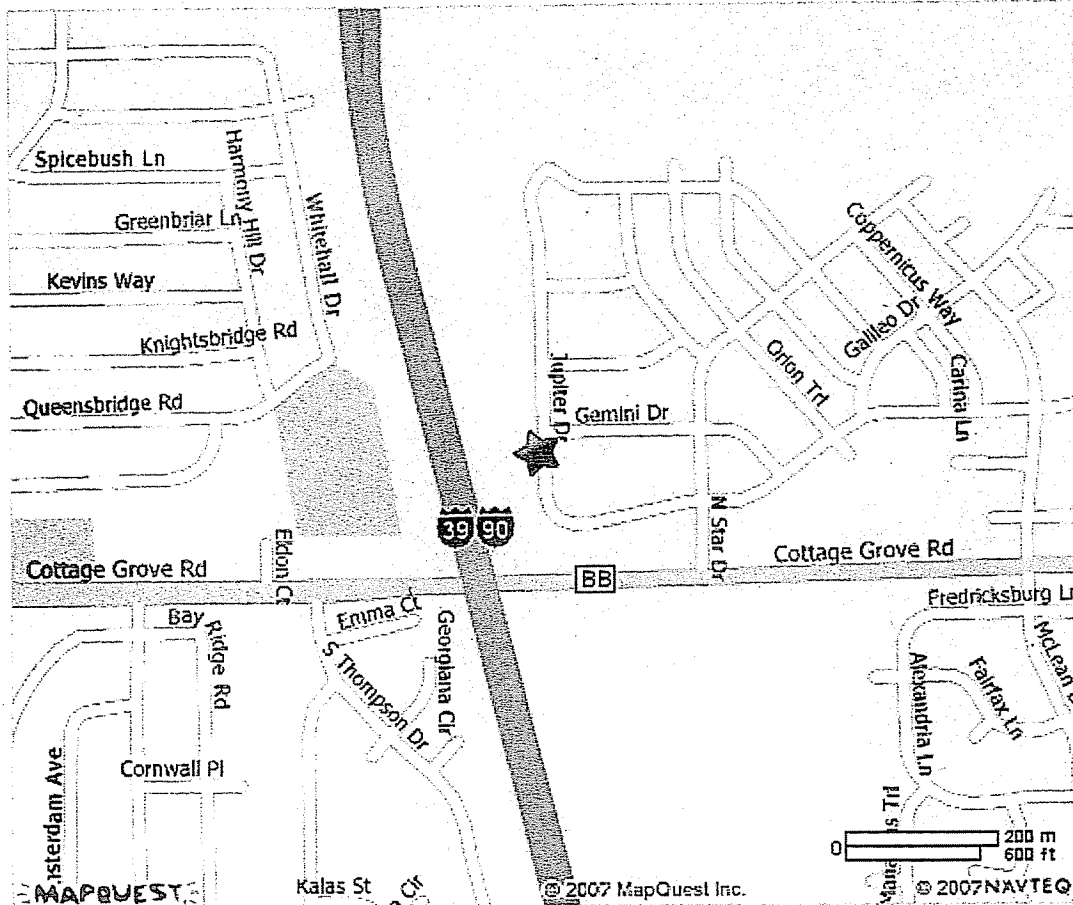
MAPQUEST

★ 810 Jupiter Dr

Madison, WI 53718-2946, US



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CAPITOL ARCHITECTURE, LLC

Zoning Text

Site G2, Grandview Commons
801 Jupiter Drive (Heritage Commons)

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a 24-unit multi-family development.
- B. Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential buildings.
 - 2. Accessory uses including, but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. Lot Area:** As shown on the approved plans.
- D. Height Regulations:** As shown on the approved plans.
- E. Yard Regulations:** As shown on the approved plans.
- F. Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. Usable Open Space Requirements:** Usable open space will be provided as shown on approved plans.
- H. Parking and Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R 4 zoning district.

CAPITOL ARCHITECTURE, LLC

- J. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- K. Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

CAPITOL ARCHITECTURE, LLC

Exhibit A Legal Description

Site G2

Part of Lot 461, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, to wit: Commencing at the Northeast corner of said Lot 461; thence S00°57'42"E, 15.00 feet to the point of beginning; thence continuing S00°57'42"E, 161.45 feet to a point of curve; thence Southeasterly on a curve to the left which has a radius of 183.00 feet and a chord which bears S10°36'28"E, 61.33 feet; thence S69°44'46"W, 233.83 feet; thence N13°03'35"W, 305.96 feet; thence N89°02'18"E, 274.55 feet to the point of beginning. Containing 65,017 square feet (1.493 acres).



A
A-2.2

REAR ELEVATION



B
A-2.2

SIDE ELEVATION

ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.845.8621

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRE, WI 53590
C/O KEITH HOLMES 608.375.6503

A-2.2



FRONT ELEVATION

1/8\"/>

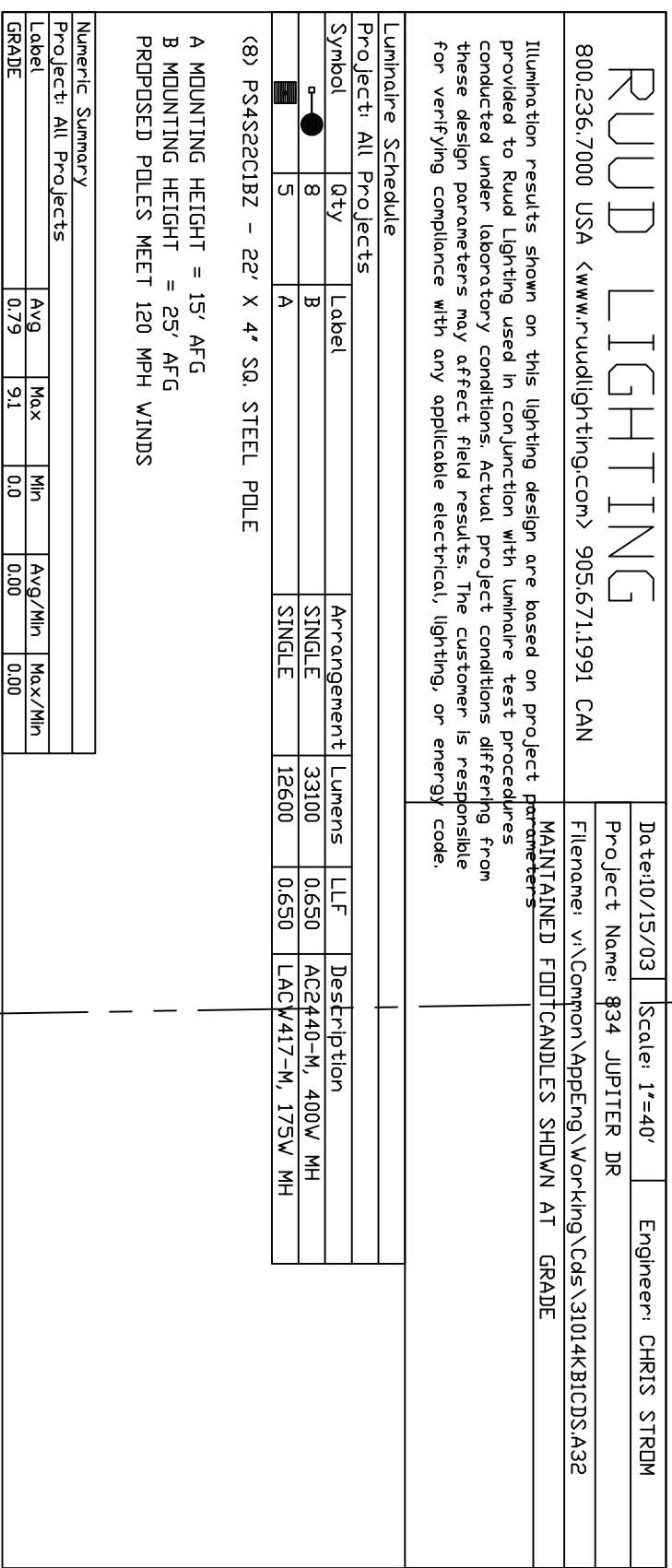


SIDE ELEVATION

1/8\"/>

ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.845.8621

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
P.O. BOX 661
SUN PRAIRIE, WI 53590
C/O KEITH HOLMES 608.575.6507



ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.845.8621

SITE DEVELOPMENT STATISTICS:

LOT AREA	65,012 S.F./1.5 Acres
LOT AREA/D.U.	2,108 S.F./D.U.
BUILDING HEIGHT	35'
GROSS BUILDING AREA	41,480 S.F.
USABLE OPEN SPACE	8,300 S.F. or 346 S.F./D.U.
INTERVIEWS SURFACE RATIO	
DRIVES	9,124 S.F. 14%
WALKS	1,441 S.F. 2.3%
BUILDING	4,554 S.F. 14.7%
TOTAL	20,146 S.F. 31.0%
DWELLING UNIT MIX:	
ONE BEDROOM	2
ONE BEDROOM + LOFT	10
TWO BEDROOM + LOFT	12
TOTAL	24
PARKING	
UNDERGROUND SURFACE	24 (INCLUDES 1 HANDICAP)
TOTAL PARKING	40 (INCLUDES 1 HANDICAP)
PARKING / D.U.	1.67 / D.U.
BIKE PARKING	
UNDERGROUND UNCOVERED	10 / 14
TOTAL	24
BIKE PARKING / D.U.	1.00 / D.U.

CONSTRUCTION: TYPE V A
OCCUPANCY: R2

ALLOWABLE AREA:
BASE: 12,000 SF/FLOOR
4 SIDES OPEN, ADD 4,000 SF.
TOTAL: 21,000 SF/FLOOR
PROPOSED: 4,200 SF/FLOOR

ALLOWABLE HEIGHT:
BASE: 3 STORIES
SPRINKLER: ADD 1 STOREY
TOTAL: 4 STORIES
PROPOSED HEIGHT: 4 STORIES - INCLUDING LOFTS.
NUMBER OF DWELLING UNITS: 24 UNITS

FIRE PROTECTION:
SPRINKLER: NFPA 38R PER IBC 903.3.1.2
SYSTEM TO BE FULLY SUPERVISED & MONITORED
SMOKE DETECTION: IBC 907.2.10.1.2
FIRE ALARM: IBC 907.2.9
FIRE EXTINGUISHERS: IBC 906.1
FIRE DETECTION & SUPPRESSION SYSTEM DESIGNS TO BE SUBMITTED TO AND APPROVED BY MADISON FIRE DEPT.

FIRE SEPARATION REQUIREMENTS:
DWELLING UNIT SEPARATION: 1 HOUR
DWELLING UNIT TO CORRIDOR: 1 HOUR
MECHANICAL ROOM: 2 HOUR (SPRINKLERED)
PARKING GARAGE: 3 HOUR (SPRINKLERED)
BASEMENT STORAGE: 2 HOUR (SPRINKLERED)
TRASH ROOM: 2 HOUR (SPRINKLERED)

ALL PENETRATIONS THROUGH FIRE RESISTIVE RATED ASSEMBLIES & FIRE PROTECTIVE MEMBRANES SHALL BE FIRESSTOPPED PER IBC 711.3. ALL FIRE PENETRATION METHODS TO BE DOCUMENTED WITH APPROPRIATE U.L. LISTING NUMBER.

PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS TO PROVIDE DESIGNS AND DRAININGS TO MEET CODE

Parking Lot Plan Site Information Block

Site Address: 610 JUPITER DRIVE

Site acreage (total): 15

Number of building stories (above grade): 3

Building height: 35' TYPE V-B (NEW CONST)

DOC type of construction: 35,541 S.F.

Total Square Footage of buildings: 35,541 S.F.

Use of property: R2 RESIDENTIAL

Gross square feet of office: N/A

Gross square feet of retail area: N/A

Number of employees in warehouse: N/A

Number of employees in production area: N/A

Capacity of restaurant/ place of assembly: N/A

Number of bicycle stalls shown: 24

Number of parking stalls: 40

Small car: 1

Large car: 36

Accessible: 2

Total: 41

Number of trees shown: SEE LANDSCAPE PLAN L-1

Notes

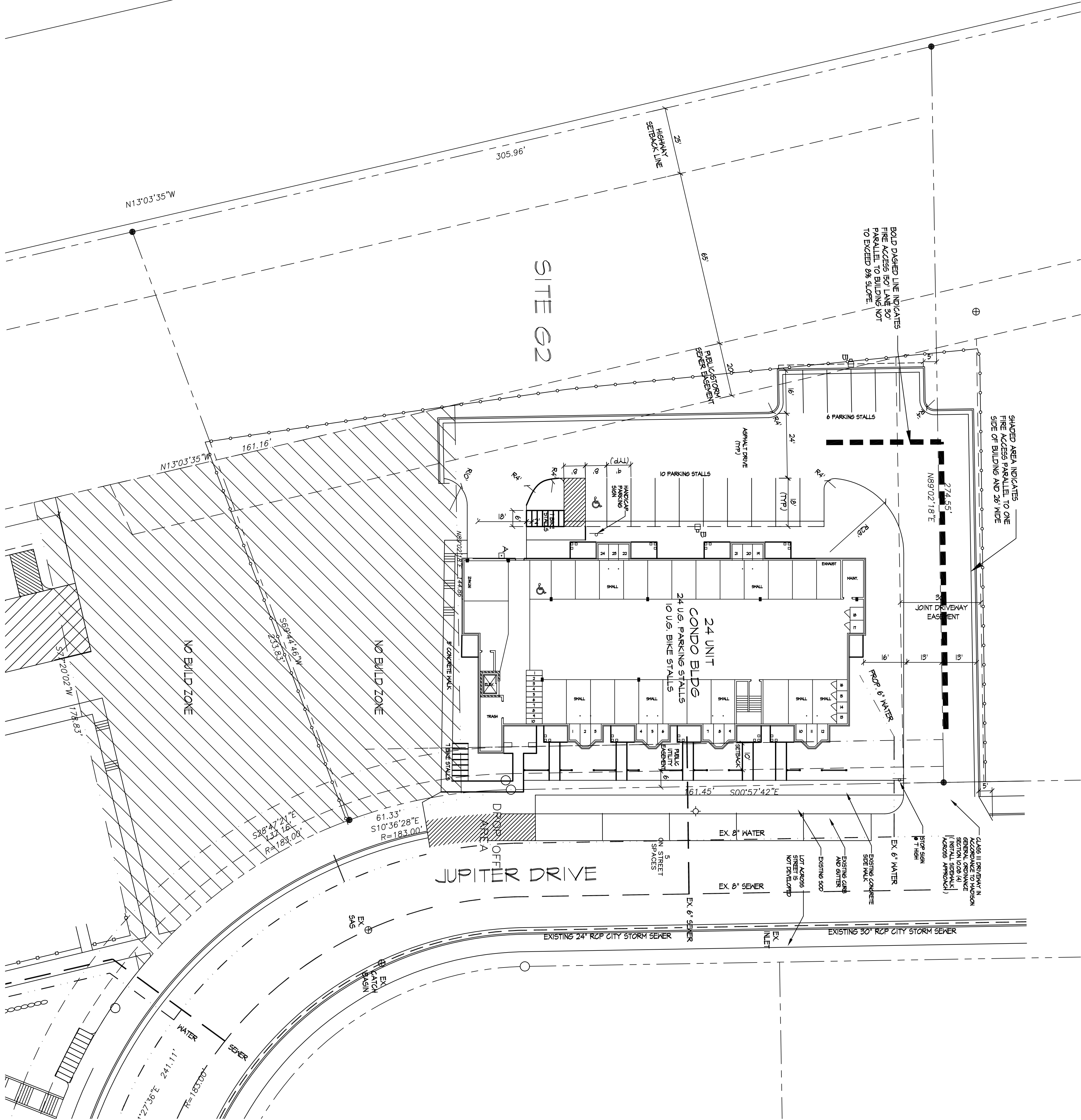
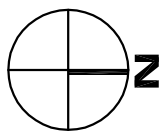
1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS: 1:20. MAXIMUM SLOPE AT HANDICAP RAMP: 1:12. RAMP OVERCROSSING MORE THAN 6' CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CARS ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS. ALL CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY OF MADISON.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.04(4).
4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGE. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. THERE ARE NO EXISTING DRIVEWAYS. THERE WILL BE NO ABANDONED DRIVEWAYS.
6. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
7. ALL WORK WITHIN THE RIGHT OF WAY TO BE PERFORMED BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY OF MADISON. CONTRACTOR TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO EXCAVATION. PERMIT, SEWER CONNECTION AND CAPPING PERMITS AND STORM SEWER CONNECTION PERMIT.
8. COMPLY WITH 62.09(2)(VI) - REQUIRED FIRE LANE SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS TO COMBUSTIBLE MATERIALS AT THE BUILDING SITE OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.

PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
SUN PRAIRIE, WI 53590
C/O KEITH HOLMES 608.575.6507

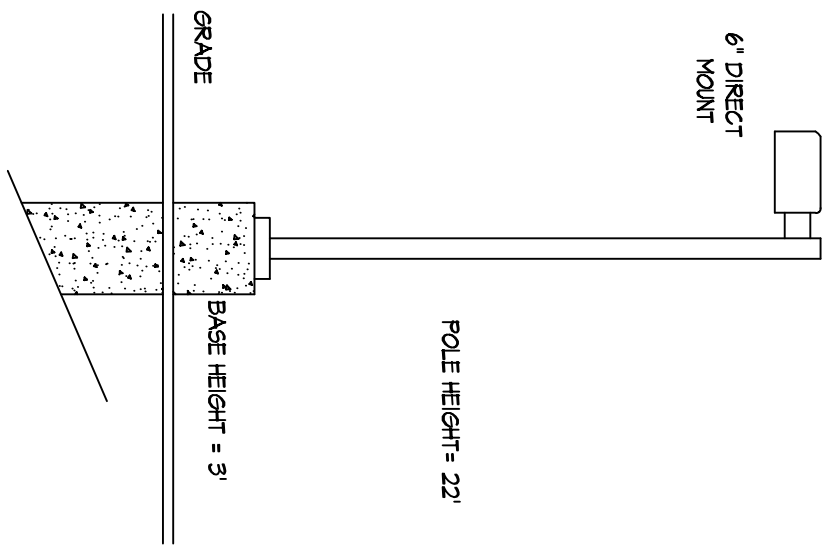
ARCHITECT: CAPITOL ARCHITECTURE LLC
1205 REDTAIL DRIVE
VERONA, WI 53593
PHONE: 608.845.8621

Site Plan
1" = 20'-0"

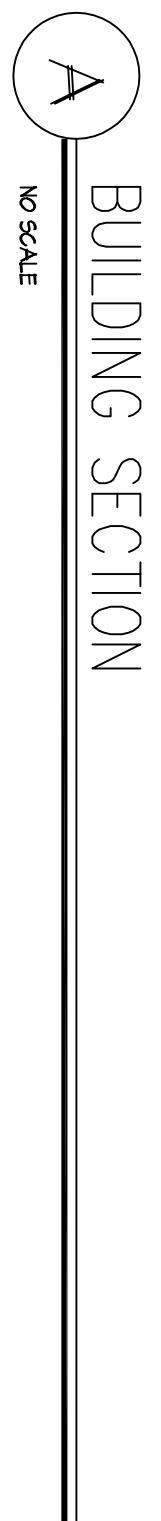
0 20' 40' 80'
SCALE 1" = 20'

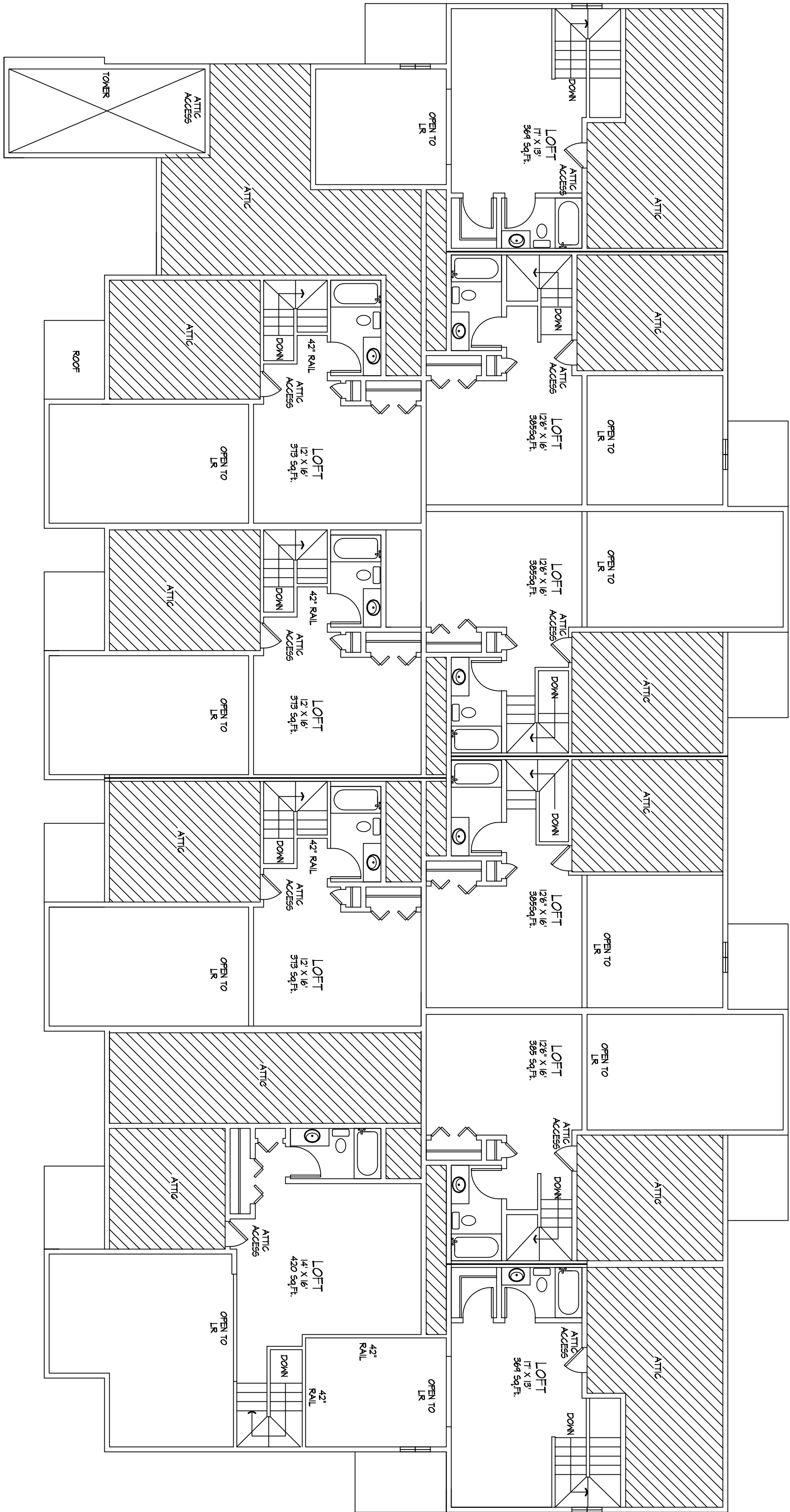


SHEET INDEX	
C-11	SITE PLAN
C-12	GRADING & UTILITY PLAN
L-11	& EROSION CONTROL
C-13	LANDSCAPE PLAN
A-10	PHOTOMETRIC LIGHTING PLAN
A-11	BASEMENT PLAN
A-12	FIRST FLOOR PLAN
A-13	SECOND FLOOR PLAN
A-14	THIRD FLOOR PLAN
A-21	LOFT FLOOR PLAN
A-22	BUILDING ELEVATIONS
A-31	TYPICAL BUILDING SECTIONS



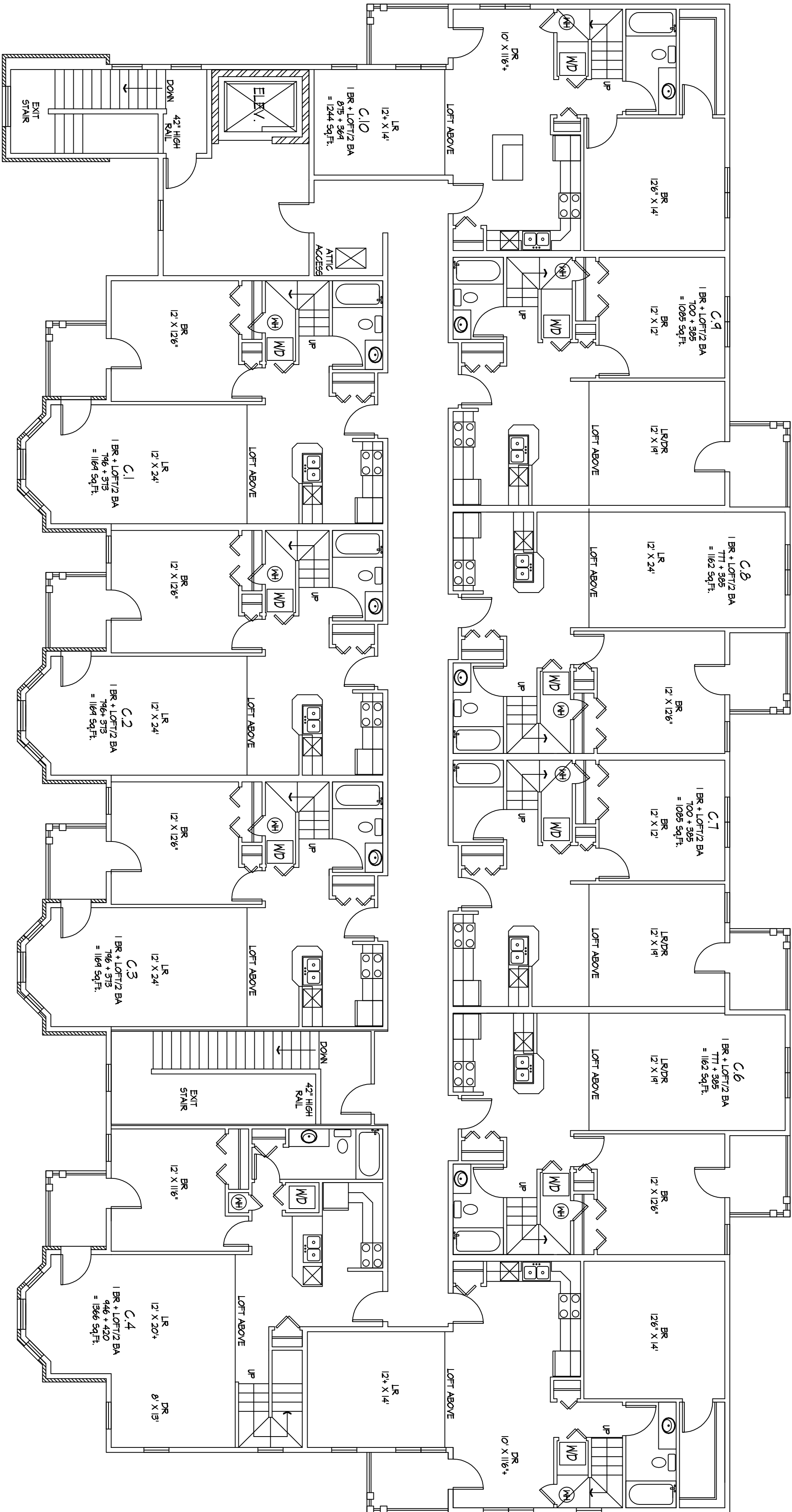
- SITE LIGHTING
- A. 175W MH-RP2 PROJECTION CUTOFF SECURITY FIXTURE, LUMEN:11M
 - B. 400W MH-RP2 12' CUTOFF FLOODLIGHT AC2404-M ON 22' POLE WITH 3' CONK. BASE.





LOFT PLAN

1/8" = 1'-0"



THIRD FLOOR PLAN

1/8" = 1'-0"

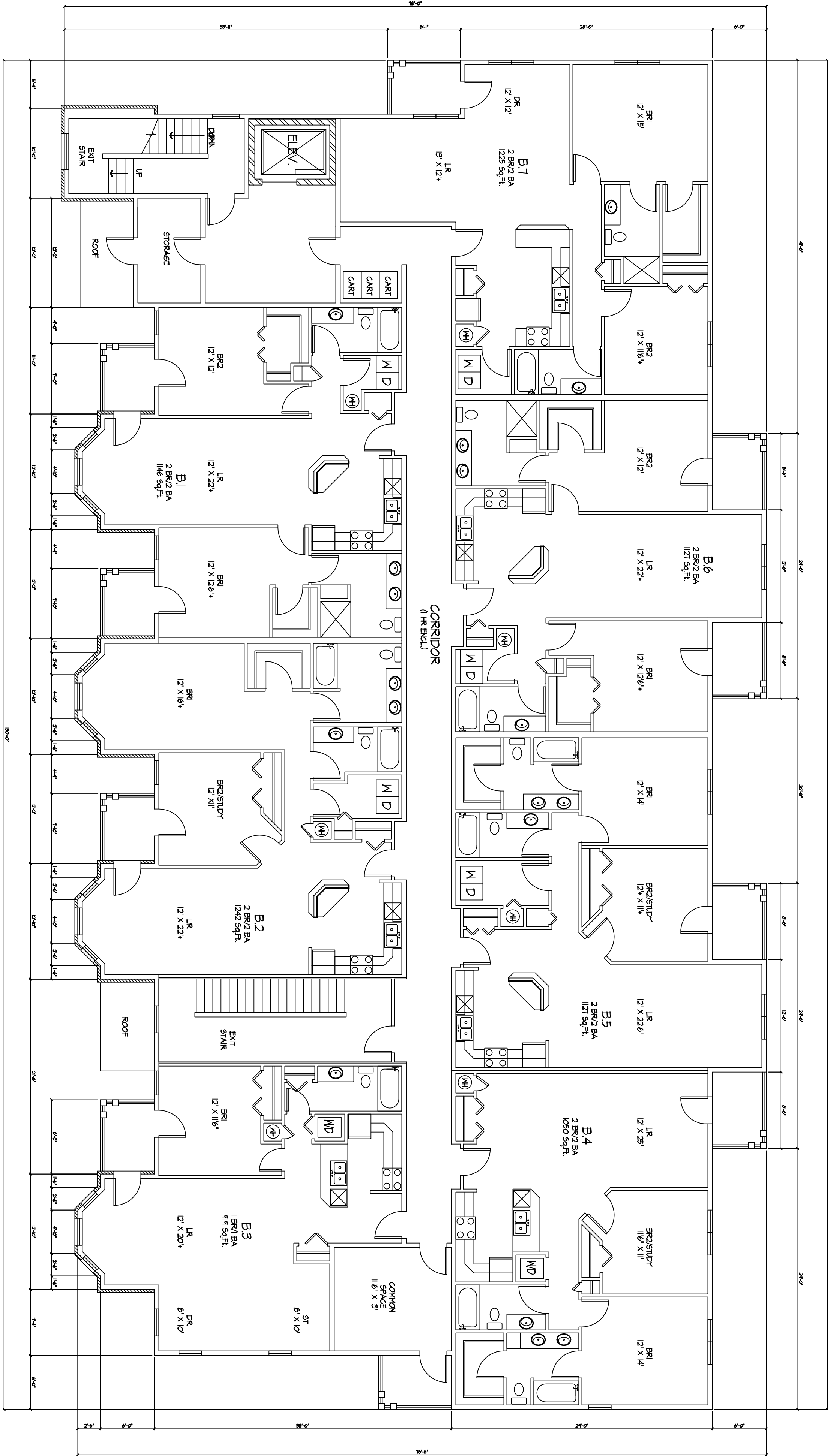
SECOND FLOOR PLAN

A
A-2.1

A-2.1
B

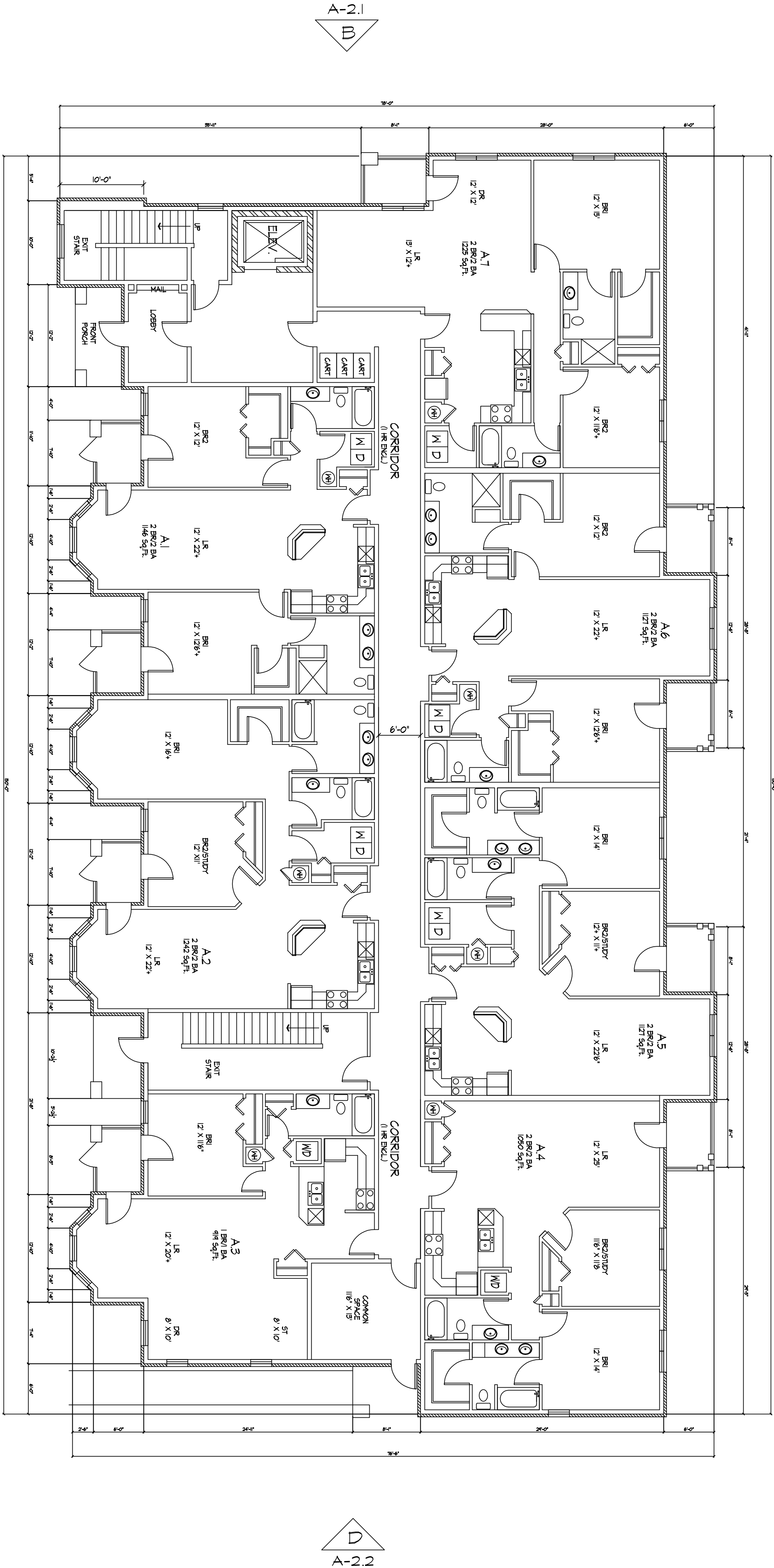
A-2.2
C

D
A-2.2



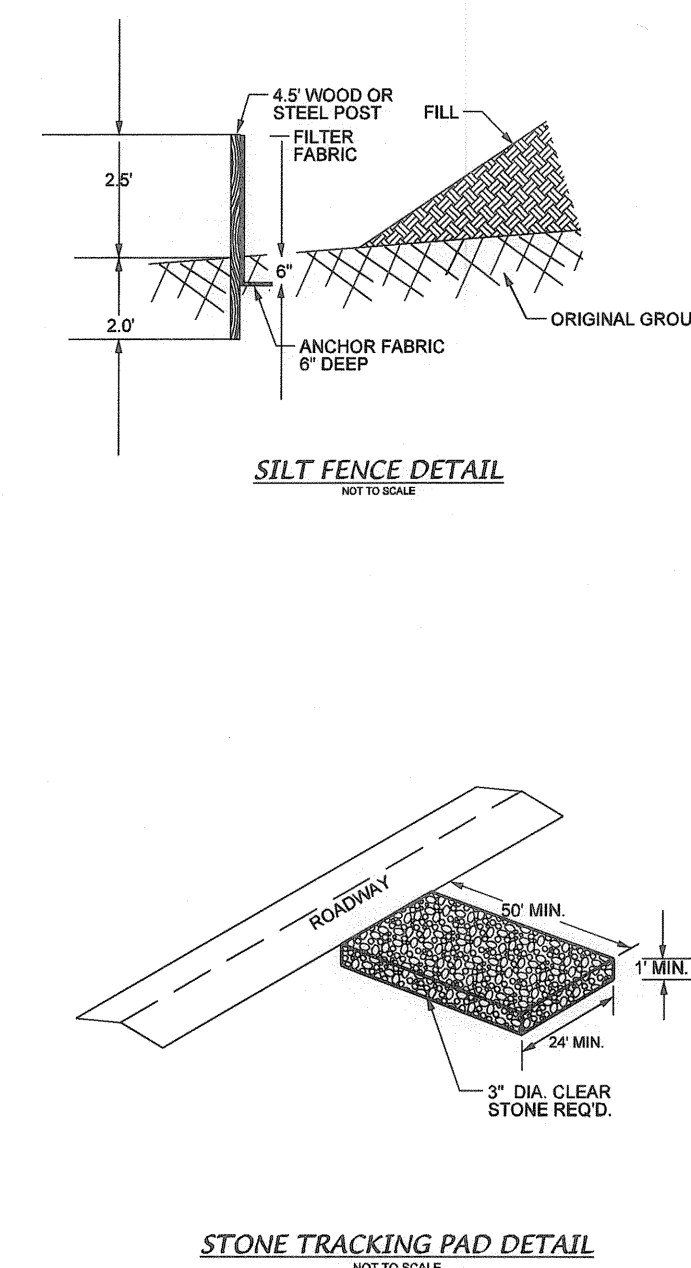
FIRST FLOOR PLAN

A
A-2.1



C
A-2.2

D
A-2.2



PROJECT: GRANDVIEW COMMONS
OWNER: HERITAGE COMMONS LLC
PO BOX 661
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C-1.2