

**SITE DEVELOPMENT STATISTICS:**

LOT AREA	65,203 SF/AS Acres
LOT AREA/DU	2,100 SF/DU
BUILDING HEIGHT	55'
GROSS BUILDING AREA	4,194 SF.
USABLE OPEN SPACE	6,500 SF. or 246 SF/DU.
HEIGHTS SURFACE RATIO	
DROVES	4,124 SF. 4.8%
WALKS	1,481 SF. 2.3%
BUILDING	3,554 SF. 5.4%
TOTAL	20,146 SF. 31.0%
DRELLING UNITS	
ONE BEDROOM	2
ONE BEDROOM + LOFT	10
THO BEDROOM + LOFT	12
TOTAL	24
PARKING	
UNDERGROUND	24 (INCLUDES 1 HANDICAP)
SURFACE	16 (INCLUDES 1 HANDICAP)
TOTAL PARKING	40
PARKING / DU.	1.67 / DU.
BIKE PARKING	
UNDERGROUND	10
UNDEVELOPED	14
TOTAL	24
BIKE PARKING / DU.	1.00 / DU.

CONSTRUCTION: TYPE V A  
 OCCUPANCY: R2

**ALLOWABLE AREA:**

BASE: 12,000 SF/FLOOR  
 4 SIDES OPEN, ADD 9,000 SF.  
 TOTAL: 21,000 SF/FLOOR  
 PROPOSED: 14,200 SF/FLOOR

**ALLOWABLE HEIGHT:**

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

**FIRE PROTECTION:**

SPRINKLER: NFPA 13R PER IBC 903.3.12  
 SYSTEM TO BE FULLY SUPERVISED & MONITORED  
 SMOKE DETECTION: IBC 907.2.10.1.2  
 FIRE ALARM: IBC 907.2.11  
 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 FIRESTOPPED PER IBC 711.5. ALL FIRE PENETRATION METHODS TO BE DOCUMENTED WITH APPROPRIATE U.L. LISTING NUMBER.

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

**Parking Lot Plan Site Information Block**

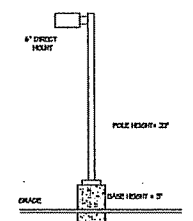
Site Address: 610 JUPITER DRIVE  
 Site acreage (Total): 15  
 Number of building stories (above grade): 3  
 Building height: 55'  
 DDC type of construction: TYPE V (A) (R2) (C) (S)  
 Total Square Footage of buildings: 20,146 SF  
 Use of property: R2 RESIDENTIAL  
 Gross square feet of office: N/A  
 Gross square feet of retail area: N/A  
 Number of employees in warehouses: N/A  
 Number of employees in production area: N/A  
 Capacity of restaurant/place of assembly: N/A  
 Number of bicycle slots shown: 24  
 Number of parking stalls:  

Small car	1
Large car	36
Accessible	2
Total	43

 Number of trees shown: SEE LANDSCAPE PLAN L-1

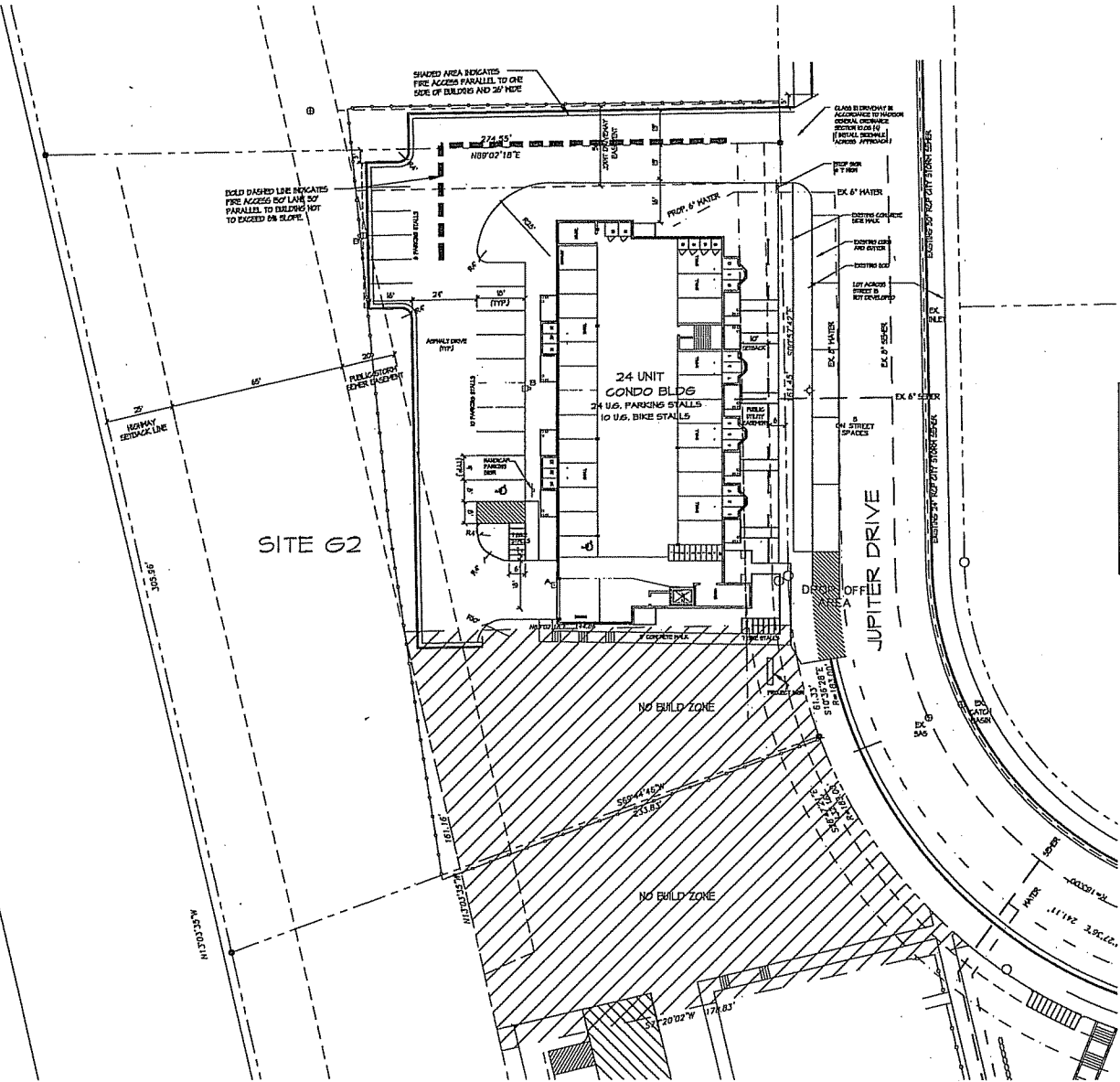
**SHEET INDEX**

G-1	SITE PLAN
G-2	GRADING & UTILITY PLAN & EROSION CONTROL
L-1	LANDSCAPE PLAN
G-1B	PHOTOMETRIC LIGHTING PLAN
A-10	BASEMENT PLAN
A-11	FIRST FLOOR PLAN
A-12	SECOND FLOOR PLAN
A-13	THIRD FLOOR PLAN
A-14	LOFT FLOOR PLAN
A-21	BUILDING ELEVATIONS
A-22	BUILDING ELEVATIONS
A-31	TYPICAL BUILDING SECTIONS



HEIGHTING HEIGHT: 17' TO THE TOP OF THE POLE FOR THE FLAG POLE & TO THE BOTTOM OF THE FLANGE FOR THE 6" FLAG POLES  
 ALL FLAGPOLES ARE NON-FLYING AS SHOWN AT 0 DEGREES  
 ALL POLES MEET EPA REQUIREMENTS FOR DOWN-DISTANCED PILES  
 ADDITIONAL NOTES:  
 - FLAGPOLE - 2 1/2" x 4" GAL. STEEL POLE

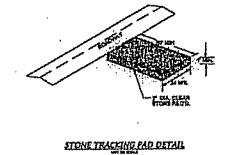
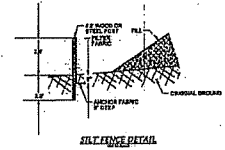
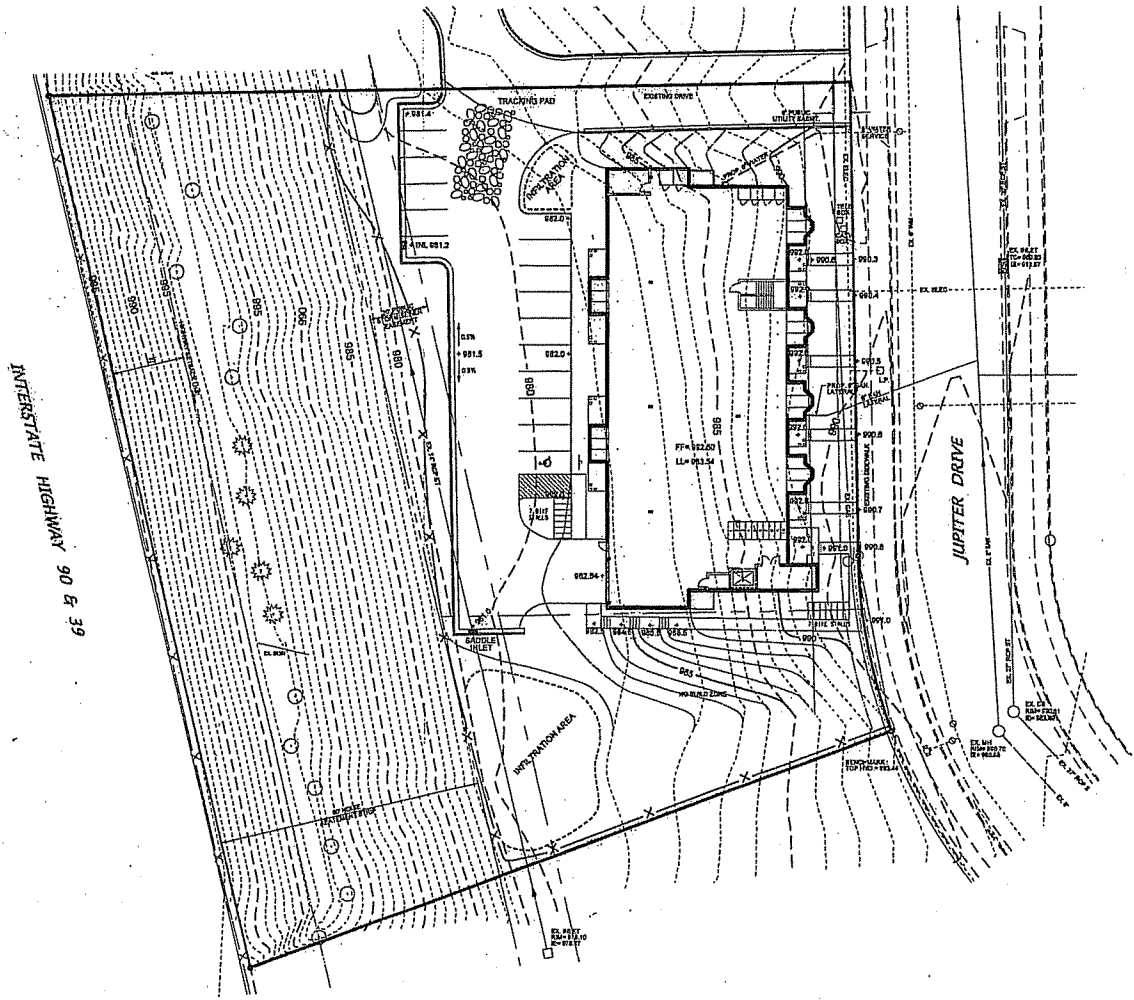
**SITE LIGHTING**  
 A. FRESH HI-RAY 17" PROJECTION CUTOFF SECURITY FIXTURES, LAGN WITH 17" HEIGHTING HEIGHT  
 B. 400M HI-RAY 17" CUTOFF FLOODLIGHT, AC2140-H ON 22" POLE WITH 3" CORE, BASE



Site Plan  
 1" = 20'-0"

SCALE 1" = 20'





**SITE GRADING, UTILITY & EROSION CONTROL PLAN**  
1" = 20' ±

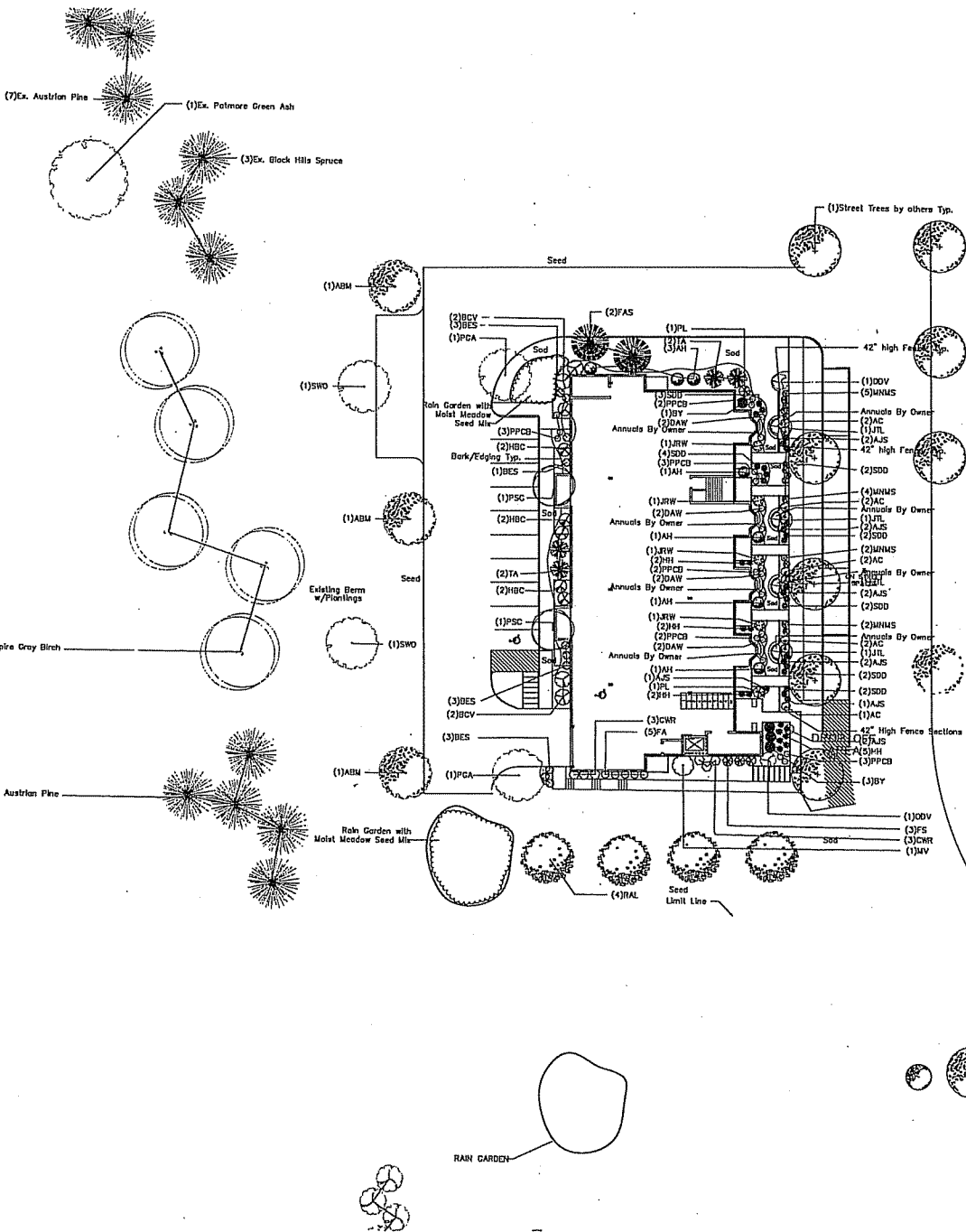


  
 7318 Warden Way  
 Madison, WI 53717  
 Phone: 608.833.7318  
 Fax: 608.833.6889  
 www.mitchell-kennedy.com

**C-1.2**

**PROJECT: GRANDVIEW COMMONS**  
 OWNER: HERITAGE COMMONS LLC  
 1000 W. GRANDVIEW AVENUE  
 SUN PRADISE, WI 53090  
 C/O KENNETH L. MILES AND ASSOCIATES

**ARCHITECT: CAPITOL ARCHITECTURE LLC**  
 1000 W. GRANDVIEW AVENUE  
 SUN PRADISE, WI 53090  
 PHONE: 608.833.8001



CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS	16
NUMBER OF 2" MIN. CAL. TREES REQUIRED	20
NUMBER OF LANDSCAPE POINTS REQUIRED	240

SOLUTION

2 CANOPY TREES (2"-2 1/2" @ 35 PTS.	70
2 CANOPY TREES OF SMALL ORNAMENTAL TREES (1 1/2"-2" @ 15 PTS.	30
2 EVERGREEN SHRUBS @ 2 PTS.	4
2 EVERGREEN TREES (3 HT.) @ 15 PTS.	30
2 DECORATIVE WALL OR FENCE @ 5 PTS.	10
2 EARTH BERM (PER 10 LF.)	120
240 LF. AVERAGE HEIGHT - 30' @ 5 PTS.	1200
2 AVERAGE HEIGHT - 15' @ 2 PTS.	60
<b>TOTAL POINTS</b>	<b>1352</b>

Broadleaf Deciduous		Plant Material List	
Quantity	Code Name	Common Name	Planting Size
3	ADN	Autumn Blaze Maple	7 1/2" B&B
2	PGA	Palmetto Green Ash	2 1/2" B&B
2	PSC	Pink Spire Crossapple	1 3/4" B&B
4	RAL	Redmond Amer Linden	7" IS
2	SWO	Swamp White Oak	2 1/2" B&B
Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
4	DY	Berryhill Yew	18" B&B
2	FAS	Fat Albert Blue Spruce	4" B&B
4	IA	Techny/mission Arborvitae	4" B&B
4			4" B&B
Perennial			
Quantity	Code Name	Common Name	Planting Size
12	AJS	Autumn Joy Sedum	1 GAL. CONT.
10	BES	Black-eyed Susan	1 GAL. CONT.
8	DAN	Deutchland Astilbe (white)	1 GAL. CONT.
5	FA	Fond Astilbe (red)	1 GAL. CONT.
11	HH	Hollyon Hosta (blue 12-24")	1 GAL. CONT.
13	MNNS	May Night Sage	1 GAL. CONT.
15	PPCB	Palace Purple Cord Bella	1 GAL. CONT.
17	SDD	Stella Da Oro Daylily (gold 18" fls)	1 GAL. CONT.
Shrub			
Quantity	Code Name	Common Name	Planting Size
9	AC	Alphe Currant	18" POT
7	AI	Annabelle Hydrangea	3 GAL. CONT.
4	DCV	Baleys Compact Amer Crnby Viburnum	B&B
6	CWR	Carefree Wonder Rose	2 GAL. CONT.
3	FS	Froebel Spirea	18" POT
4	HDC	Hummingbird Cloths	2 GAL. CONT.
4	JRW	Jova Red Weigela	24" POT
4	JIL	Japanese Tree Lilac	6" B&B
1	LV	Malham Viburnum	3" POT
2	ODV	Osage Sargent Viburnum	3" POT
2	PL	Palibis Lilac	3" POT

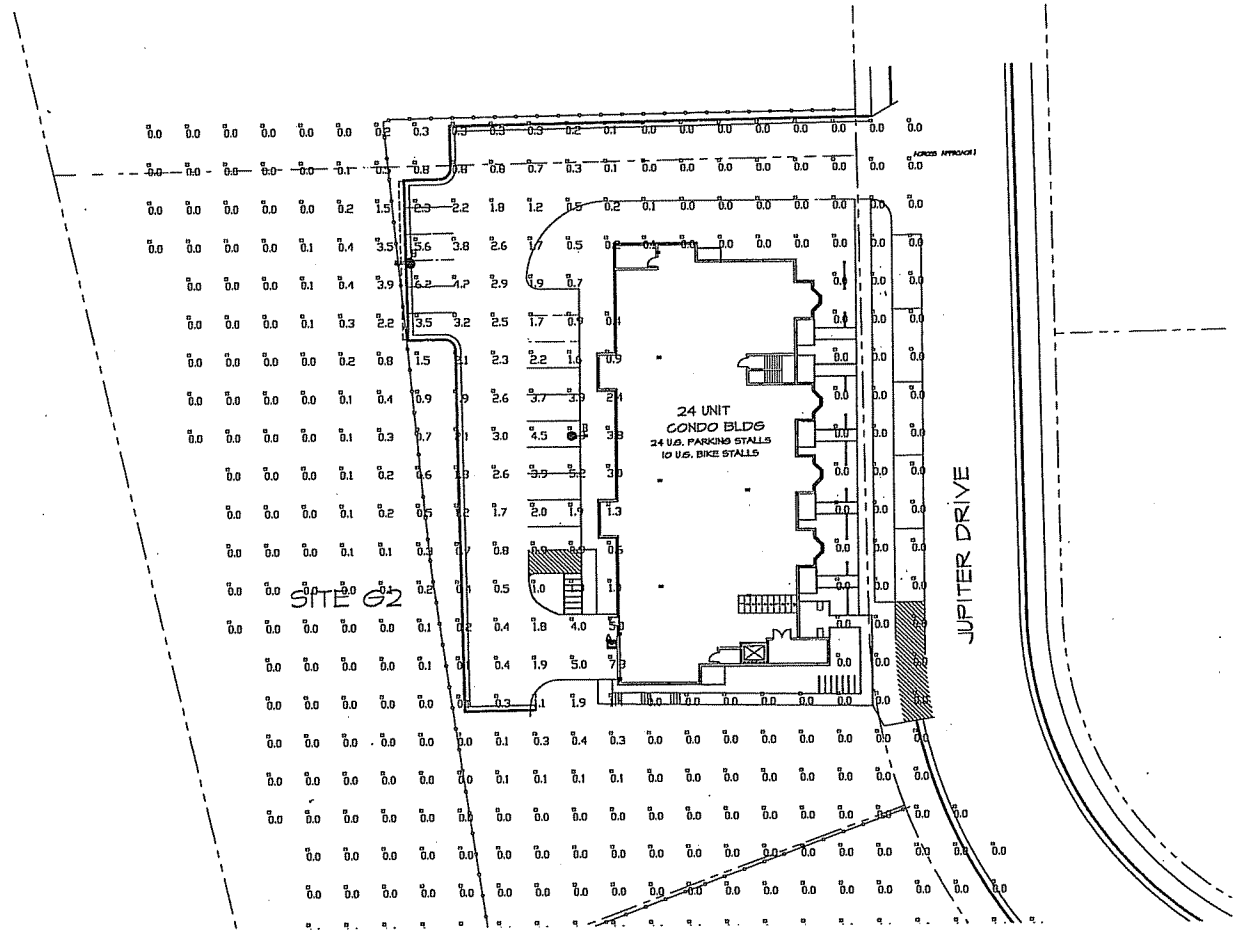
**the broock company**  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 7250 PRAIRIE STREET  
 FISH LAKE CENTER  
 MADISON, WI 53713-4310  
 TEL: (608) 263-2011  
 FAX: (608) 263-1614

**GRANDVIEW COMMONS ARCHITECT: CAPITOL ARCHITECTURE LLC**  
 1225 REDTAL DRIVE  
 MADISON, WISCONSIN  
 PHONE: (608) 263-9221

Checked By: BN/SS  
 Drawn By: LL  
 Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_

Job #

L-1.1

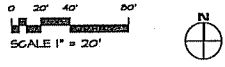


ARCHITECT: CAPITOL ARCHITECTURE LLC  
 1205 REDTAIL DRIVE  
 SUITE 100  
 SUN PRAIRIE, WI 53150  
 PHONE: 608.835.6621

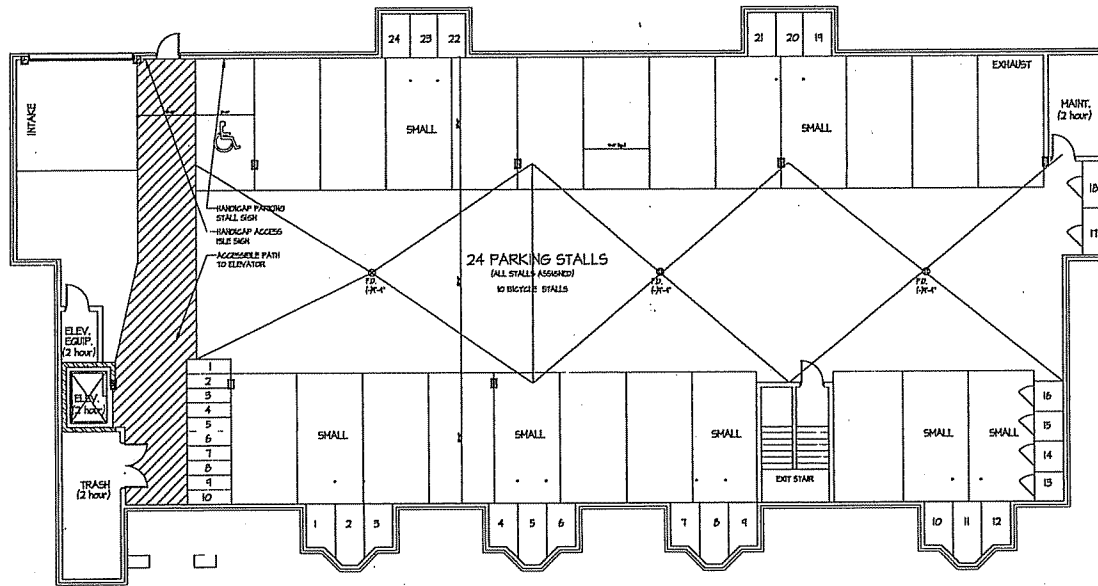
PROJECT: GRANDVIEW COMMONS  
 OWNER: HERITAGE COMMONS LLC  
 PO BOX 661  
 SUN PRAIRIE, WI 53150  
 C/O KEITH HOLMES 608.375.6507

RUDD LIGHTING		Date: 01/20/20	Scale: 1"=20'	Engineer: CHRIS STRON																					
608.226.7000 USA (www.ruddlighting.com) 925.671.9911 CAN		Project Name: 01A JUPITER DR		Revision: 01/20/20 (Working) 01/21/20 (REVISED)																					
<p>Illustration results shown on this lighting design are based on project premises as shown. Lighting levels to be projected with luminaire light properties conducted under laboratory conditions. Actual project conditions differ from those design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.</p>																									
<p><b>Luminaire Schedule</b></p> <table border="1"> <thead> <tr> <th>Symbol</th> <th>Code</th> <th>Label</th> <th>Arrangement</th> <th>Lumens</th> <th>LLF</th> <th>Beam Spread</th> </tr> </thead> <tbody> <tr> <td>⊙</td> <td>10</td> <td>4"</td> <td>SINGLE</td> <td>2700</td> <td>0.80</td> <td>ACE/FX/4" 80W FH</td> </tr> <tr> <td>⊙</td> <td>15</td> <td>4"</td> <td>TRIPLE</td> <td>8100</td> <td>0.80</td> <td>ACE/FX/4" 120W FH</td> </tr> </tbody> </table>					Symbol	Code	Label	Arrangement	Lumens	LLF	Beam Spread	⊙	10	4"	SINGLE	2700	0.80	ACE/FX/4" 80W FH	⊙	15	4"	TRIPLE	8100	0.80	ACE/FX/4" 120W FH
Symbol	Code	Label	Arrangement	Lumens	LLF	Beam Spread																			
⊙	10	4"	SINGLE	2700	0.80	ACE/FX/4" 80W FH																			
⊙	15	4"	TRIPLE	8100	0.80	ACE/FX/4" 120W FH																			
<p>⊙ P5422020E - 02" x 4" SL STEEL POLE</p> <p>A MOUNTING HEIGHT = 15' AFS          B MOUNTING HEIGHT = 20' AFS          PROPOSED POLE HGT: 100' MIN WINGS</p>																									
<p><b>Notes Summary</b></p> <table border="1"> <thead> <tr> <th>Project No.</th> <th>Date</th> <th>Rev.</th> <th>By</th> <th>Check</th> <th>Reason</th> </tr> </thead> <tbody> <tr> <td>01A</td> <td>01/21</td> <td>01</td> <td>ES</td> <td>ES</td> <td>REV</td> </tr> </tbody> </table>					Project No.	Date	Rev.	By	Check	Reason	01A	01/21	01	ES	ES	REV									
Project No.	Date	Rev.	By	Check	Reason																				
01A	01/21	01	ES	ES	REV																				

PHOTOMETRIC LIGHTING PLAN  
 1"=20'0"



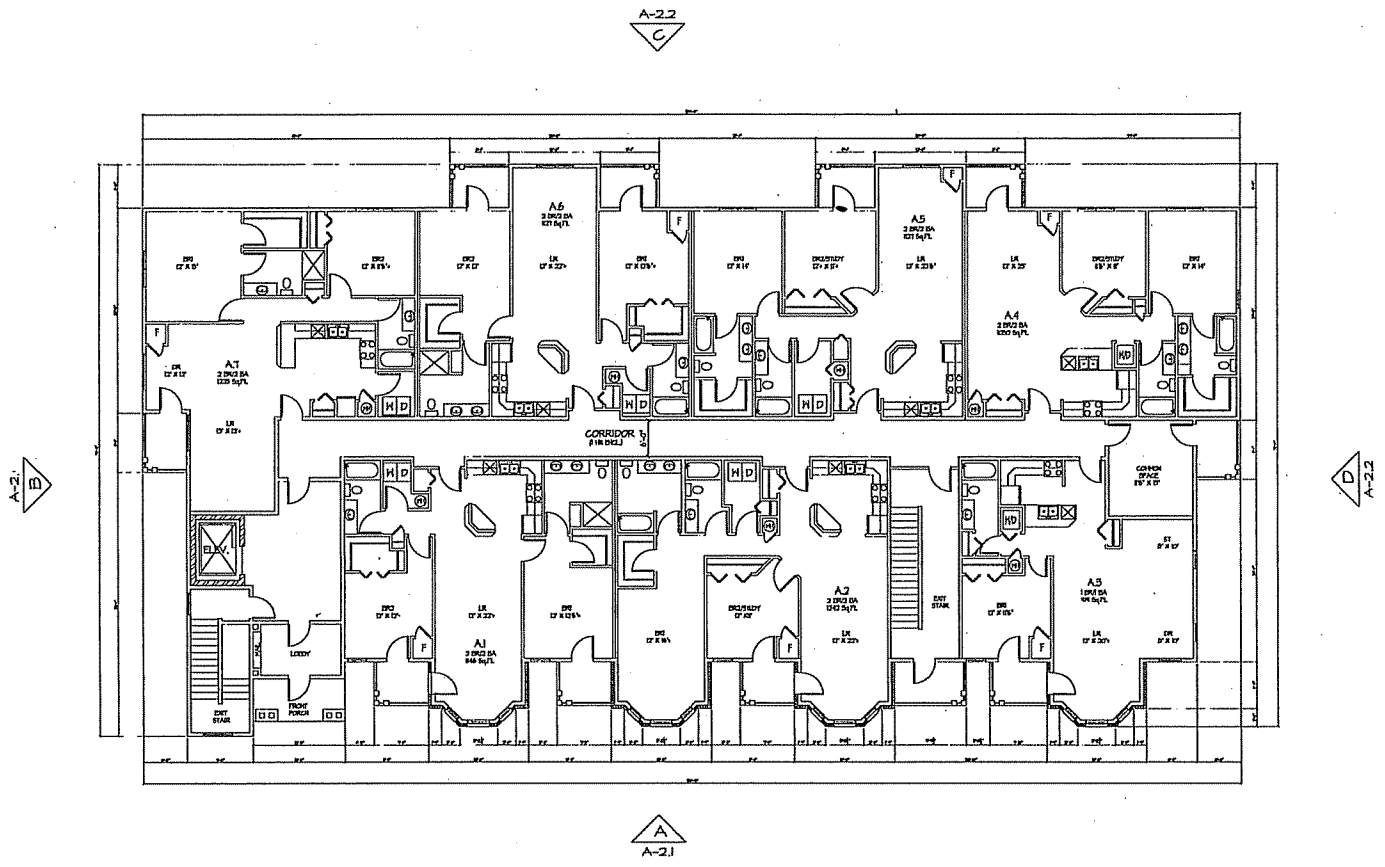
C-1.3



FOUNDATION PLAN  
1/8" = 1'-0"

ARCHITECT: CAPITOL ARCHITECTURE LLC  
1203 REDTAIL DRIVE  
VERONA, VA 23153  
PHONE: 808.845.8821

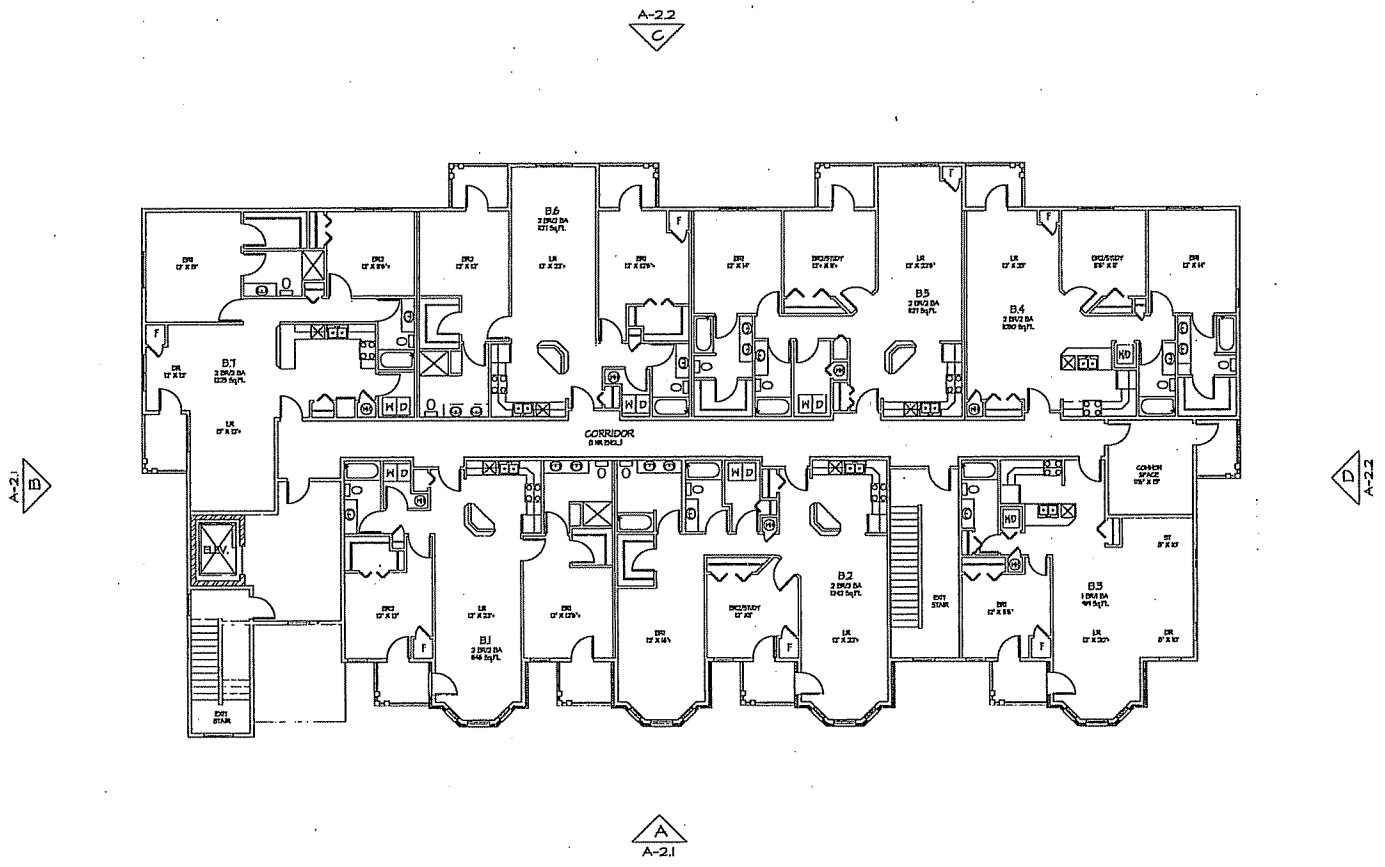
PROJECT: GRANDVIEW COMMONS  
OWNER: HERITAGE COMMONS LLC  
101 B. B. BARRIE RD.  
SUITE 200  
C/O KETHI HOLMES 608.575.6507



FIRST FLOOR PLAN  
1/8" = 1'-0"

ARCHITECT: CAPITOL ARCHITECTURE LLC  
1205 REDTALL DRIVE  
VERONA, WI 53593  
PHONE: 608.545.8621

PROJECT: GRANDVIEW COMMONS  
OWNER: HERITAGE COMMONS LLC  
PO BOX 561  
SUN PRAIRIE, WI 53590  
C/O KEITH HOLMES 608.575.6507

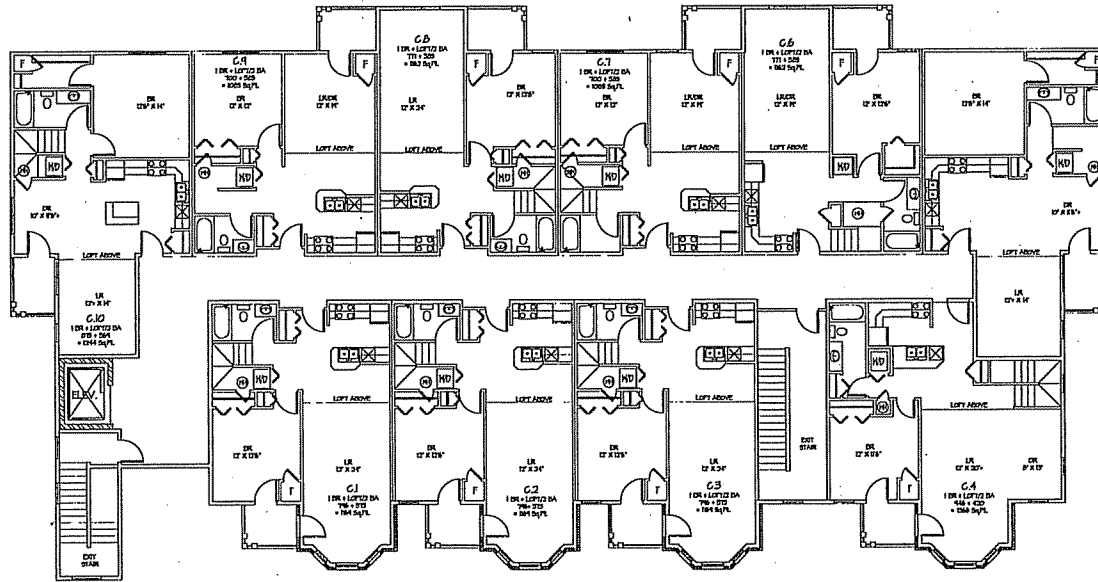


SECOND FLOOR PLAN  
1/8" = 1'-0"

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

PROJECT: GRANDVIEW COMMONS  
OWNER: HERITAGE COMMONS LC  
PO BOX 681  
SUN PRARIE, WI 53590  
C/O KEITH HOLMES 608.575.6507

A-1.2

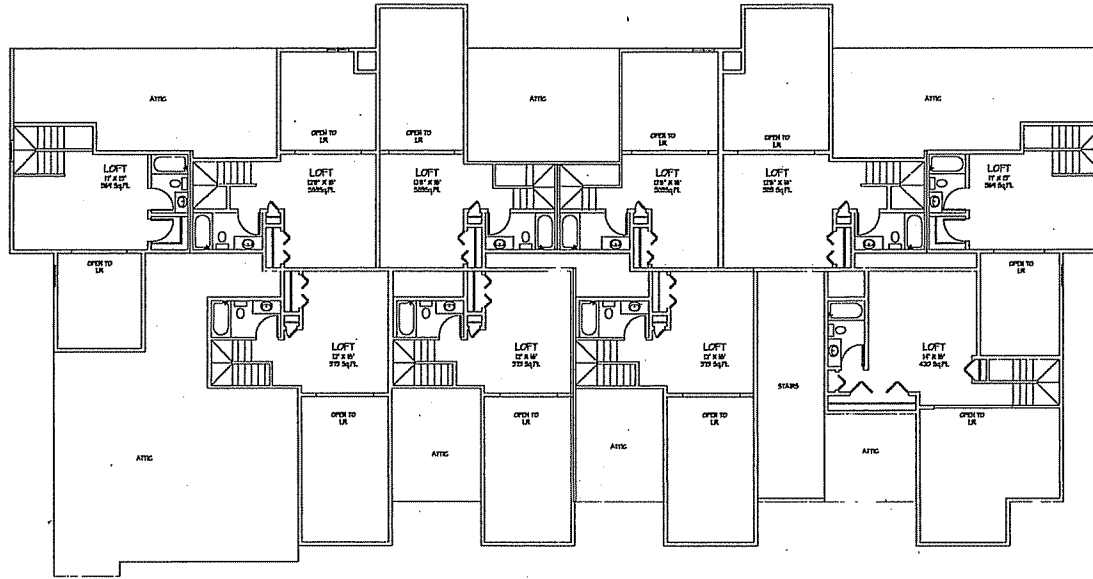


THIRD FLOOR PLAN  
1/8" = 1'-0"

PROJECT: GRANDVIEW COMMONS  
OWNER: HERITAGE COMMONS LLC  
PO BOX 661  
SUN PRAIRIE, WI 53550  
C/O KEITH HOMES 608.575.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC  
1205 REDTAIL DRIVE  
VERONA, WI 53593  
PHONE: 608.943.6821

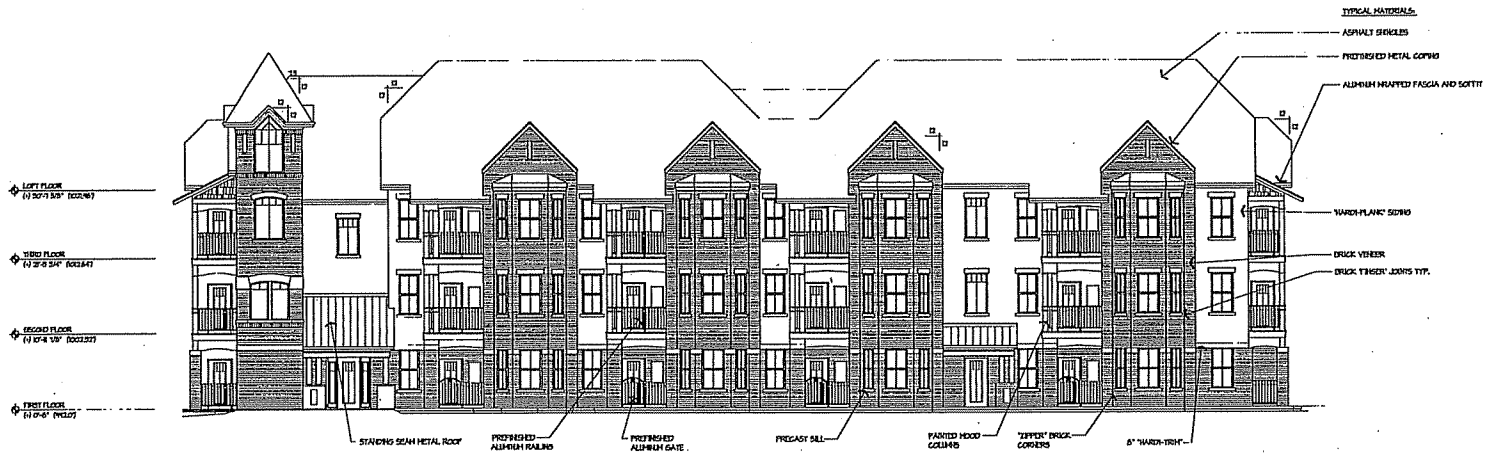




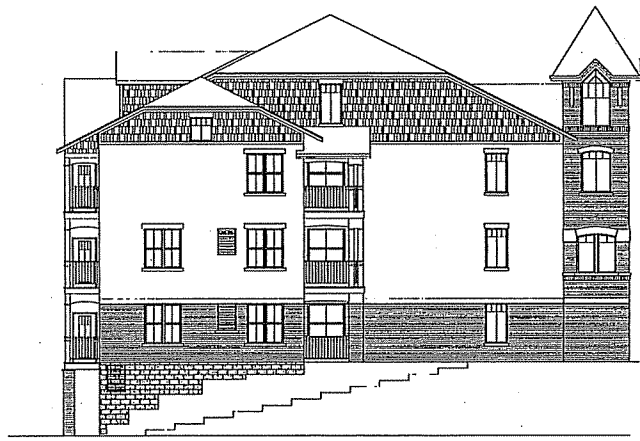
LOFT PLAN  
1/8" = 1'-0"

PROJECT: GRANDVIEW COMMONS  
OWNER: HERITAGE COMMONS LLC  
PO BOX 661  
SUN PRAIRIE, WI 53150  
C/O REITH HOMES 908.375.6507

ARCHITECT: CAPITOL ARCHITECTURE LLC  
1205 REDTAIL DRIVE  
VERONA, WI 53593  
PHONE: 608.843.0821



**A**  
A-2.1  
FRONT ELEVATION  
1/8" = 1'-0"



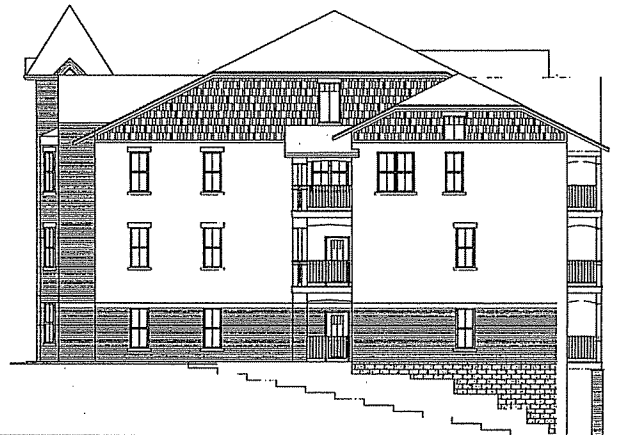
**B**  
A-2.1  
SIDE ELEVATION  
1/8" = 1'-0"

ARCHITECT: CAPITOL ARCHITECTURE LLC  
1203 REDTAL DRIVE  
VERONA, WI 53593  
PHONE: 608.845.8821

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



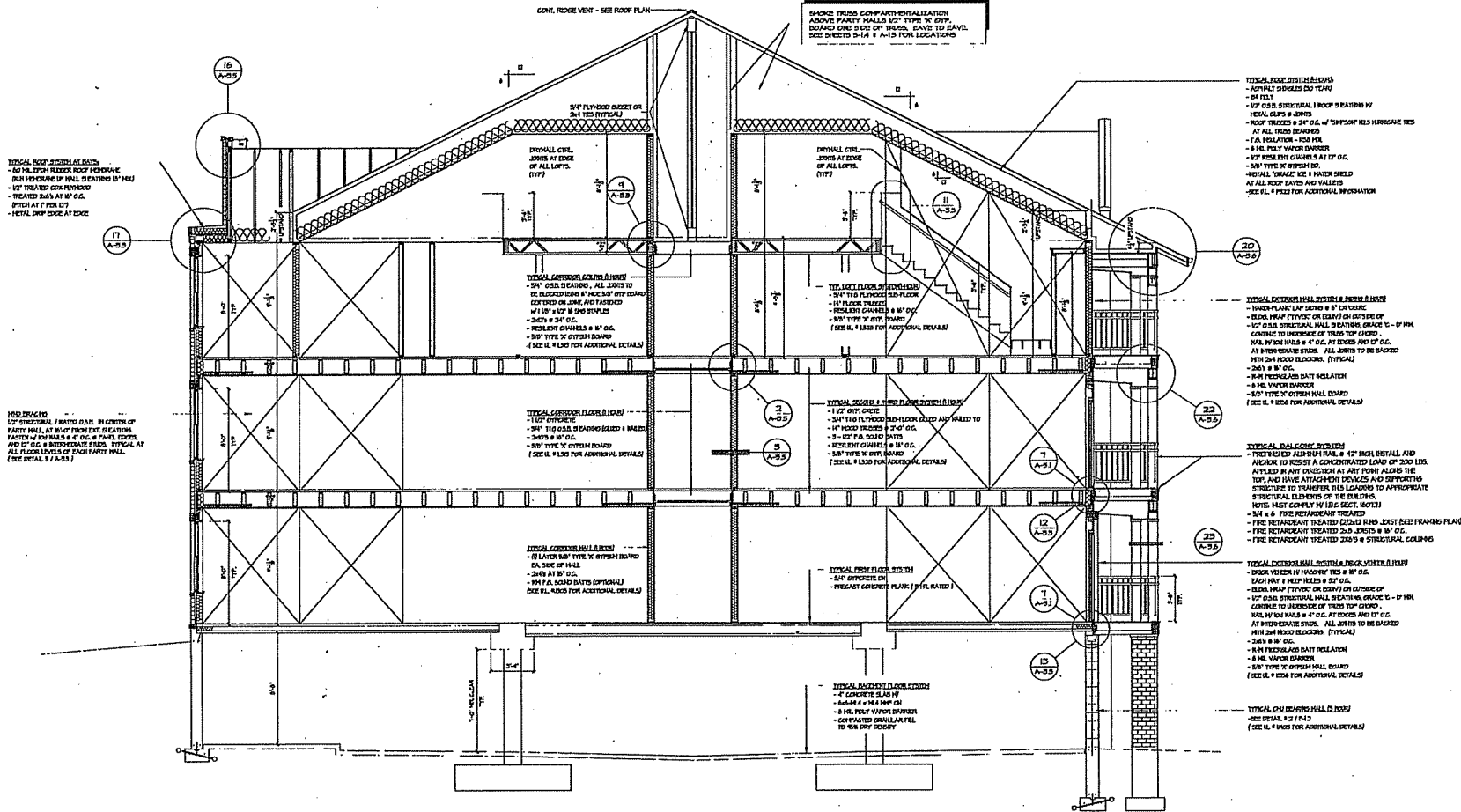
REAR ELEVATION  
 A  
 A-2.2  
 1/8" = 1'-0"



SIDE ELEVATION  
 B  
 A-2.2  
 1/8" = 1'-0"

ARCHITECT: CAPITOL ARCHITECTURE LLC  
 1205 REDTAIL DRIVE  
 VERONA, WI 53593  
 PHONE: 608.846.8621

PROJECT: GRANDVIEW COMMONS  
 OWNER: HERITAGE COMMONS LLC  
 PO BOX 561  
 SUN PRAIRIE, WI 53590  
 C/O KEITH POLAKIS 608.575.6507



**A BUILDING SECTION**  
NO SCALE

ARCHITECT: CAPITOL ARCHITECTURE LLC  
1265 REDTAL DRIVE  
VERONA, WI 53593  
PHONE: 908.943.6021

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

A-3.1