

1 SITE LAYOUT PLAN
1"=20'-0"

SITE DEVELOPMENT DATA

Legal Description - Lots E-6 & E-4 of Grandview Common Plat.
City of Madison
Lot Area - 44,823 sq. ft. (1.03 Acres)
Zoning - R-4 (Res.)
Lot Area / D.R. - 1384/5 sq./ft./D.R.
Density - 31M Uts/Acre

2 DEVELOPMENT DATA

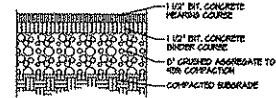
- ◆ 8" CONCRETE WALK (TYP.) SEE DETAIL 40-1
- ◆ STOP SIGN PER CITY OF MADISON STDS. MOUNTING HEIGHT TO BE T TO BOTTOM OF SIGN
- ◆ BRICKING PAVEMENT - SEE DETAIL 50-1
- ◆ CAST IN PLACE CONC. STAIRS BY HANDRAILS AND GUARDRAILS-SEE STRUCTURAL
- ◆ CAST IN PLACE 6" CONC. CURB/ GUTTER PAN
- ◆ 5" THK. CONC. PAD FOR BOX RACK- HANDRAIL BRACK PLUS WITH BLACK POWDERCOAT FINISH
- ◆ 10M METAL HALIDE BOLLARD LIGHT- (1' 6") SEE SITE LIGHTING PLAN AND CONC. FOOTING DETAIL 50-2
- ◆ PARKING STRIPS (TYP.)
- ◆ PROPOSED PUBLIC WALK
- ◆ 6" THK. X 4L THERMAL FACED STONE TREADS ON SAND SETTING BED
- ◆ (□) 4" DIA. TABLE AND CHAIRS (N.C.) (○) STAINLESS STEEL EXTERIOR GRILL FOR COMMON USE (N.C.)
- ◆ GLASS II DRIVEWAY ENTRANCE PER MADISON GENERAL ORDINANCE
- ◆ PROPERTY LINE (TYP.) - SEE SURVEY
- ◆ DISABLED PARKING SIGN - SEE DETAIL 40-2
- ◆ 10M METAL HALIDE MOUNT LIGHT- (1' 6") SEE SITE LIGHTING PLAN AND DETAIL 50-2
- ◆ 10M METAL HALIDE GUT-OFF ON 12" POLE- (1' 6") SEE SITE LIGHTING PLAN AND DETAIL 50-2
- ◆ INTEGRAL CURB AND SIDEWALK - SEE DETAIL 50-4
- ◆ PAINTED 20L X 12M WOOD TRELLIS ON 6" THK. CONC. APRON
- ◆ PATTERNS EXPOSED CONC. PATIO- SEE DETAIL 40-1 (0-0)
- ◆ STONE SITE WALL - SEE DETAIL 20-2
- ◆ LAWN PAVEN ON SAND BED - SEE DETAIL 60-1
- ◆ ACCESSIBLE ROUTE (DASHED)
- ◆ DISABLED ACCESS RAMP
- ◆ STORMWATER BLT- SEE GRADERS AND SITE UTILITY
- ◆ LIMITS OF RAIN GARDEN (DASHED)- SEE LANDSCAPE PLAN
- ◆ BRICK COLUMN PRECAST CAPSTONE (□) - SEE DETAIL 10-3
- ◆ 50' TALL METAL PANEL DECORATIVE FENCE (---) - SEE DETAIL 50-3
- ◆ 8" PARK BENCH ANCHOR PER HALL DIRECTIONS

Parking Lot Plan Site Information Block

Site Address - Lots E-6, E-4 of Grandview Common Plat
Site acreage (total) - 1.03 acres (44,823 sq. ft.)
Number of building stories (above grade) - 4
Building height - 40'-0" (max)
DATE: type of construction - TYPE BY SHEL COBBS
Total Square Footage of building - 138,405 S.F.
Use of property - FIVE RESIDENTIAL
Gross square feet of office - N/A
Number of employees in warehouse - N/A
Number of employees in production area - N/A
Capacity of restaurant/retail of assembly - N/A
Number of bicycle stalls shown - garage site Total 56 0 14
Number of parking stalls:

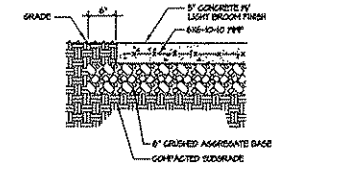
	garage	site	total
Special 227	20	13	33
Accessible	2	4	6
Total	22	17	39

Number of trees shown - SEE LANDSCAPE PLAN L-1



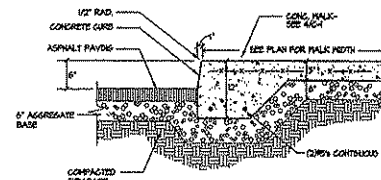
3 BITUMINOUS PAVEMENT

NTS



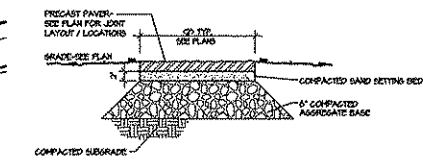
4 CONCRETE WALK

NTS



5 INTEGRAL CURB AND SIDEWALK

NTS



6 LAWN PAVEN ON SAND BED

NTS

- NOTES**
1. HARBOR SLOPE AT ALL HAVOC/AP ACCESSIBLE WALKS 4.25. HARBOR SLOPE AT HANDICAP RAMPS 1.5%. RAMPS OVERCROSS MORE THAN 8" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
 2. ALL DRIVEWAYS CURB 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 CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
 3. ALL NEW DRIVES TO BE CONSTRUCTED WITH GLASS II APPROVED IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 100.041
 4. ALL TREES TO BE COLLECTED AT ON-SITE SCREENED ENCLOSURE. RECYCLING AREAS TO BE PROVIDED WITH ENCLOSURE ALSO.
 5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL SPECIFICATIONS.

LOUTHER ASSOCIATES
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M. Hills, W. 53572
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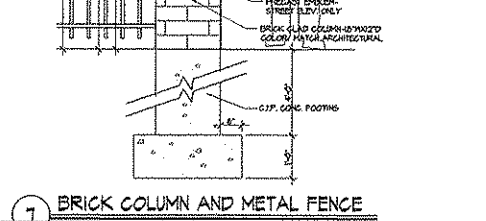
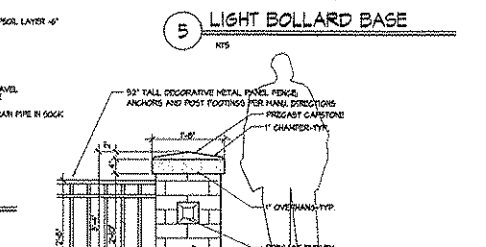
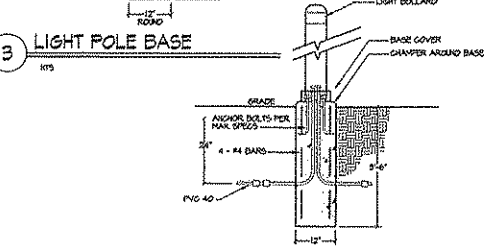
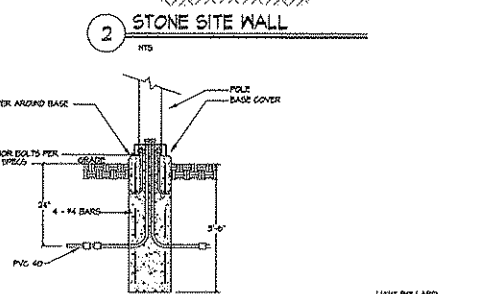
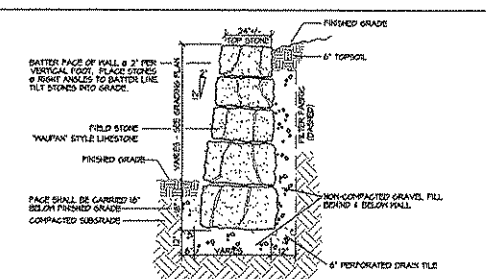
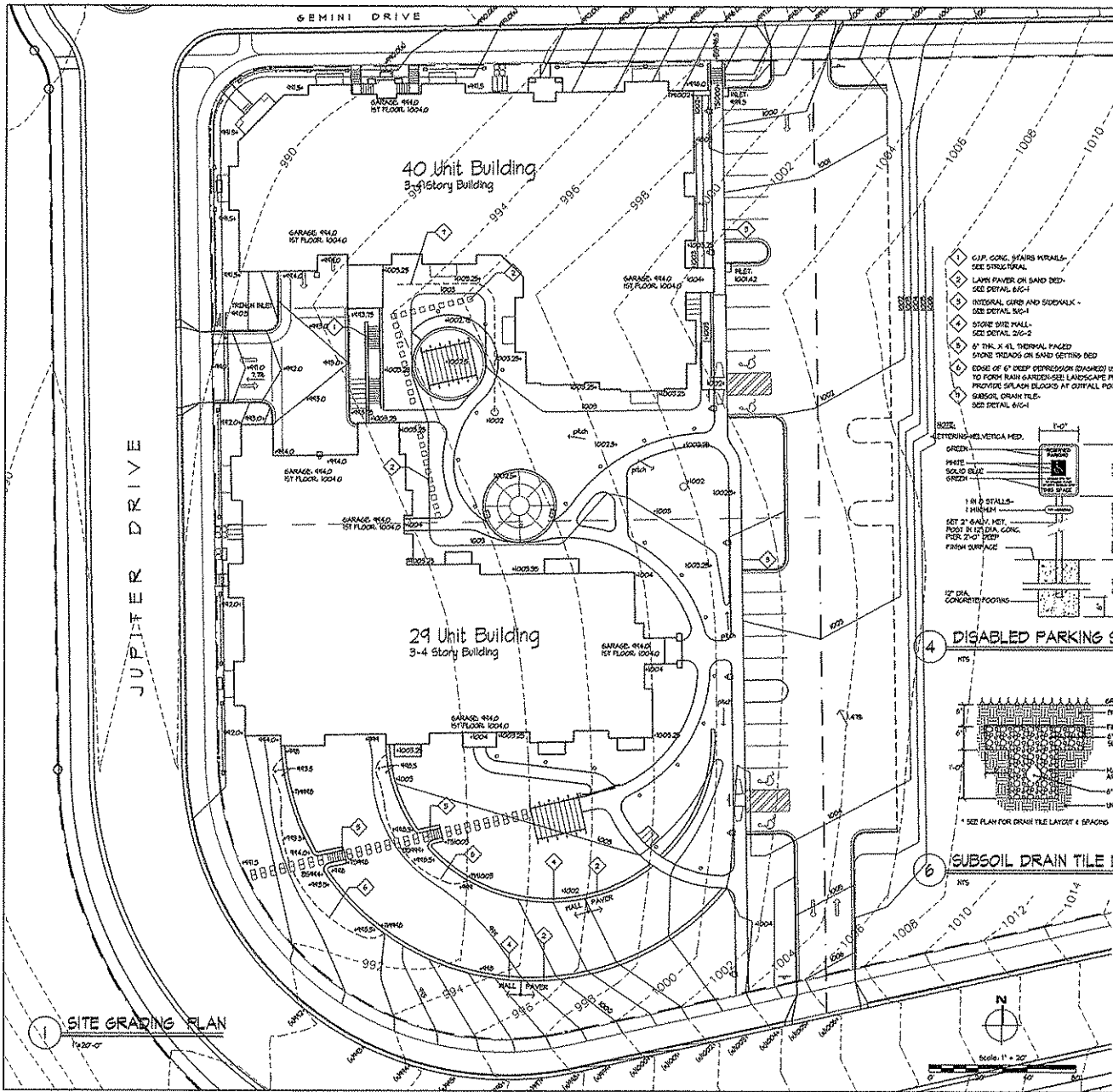
801 JUPITER DRIVE LLC
3942 BROOKS DRIVE
SUN PRAIRIE, WI, 53190
608-834-2613

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

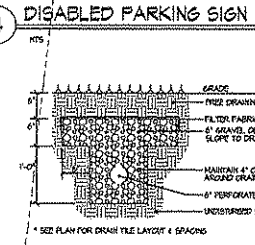
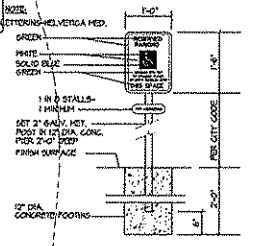
DRAWN BY: G.L.
START DATE: 10-20-08
PROJECT NO: 200830
STATUS: PRELIMINARY

ISSUE DATE:
SHEET: C-1
OF:

SITE LAYOUT PLAN AND DETAILS



- 1. C/P. CONC. STAIRS KERALS - SEE STRUCTURAL
- 2. LAWN PAVEN ON SAND BED - SEE DETAIL 1004-1
- 3. INTEGRAL CURB AND SIDEWALK - SEE DETAIL 1004-1
- 4. STONE SITE WALL - SEE DETAIL 2/0-2
- 5. 6" THK. X 4L THERMAL FACED STONE TREADS ON SAND SETTING BED
- 6. EDGE OF 6" DEEP DEPRESSION (SHOWN) USED TO FORM BASH GARDENS - SEE LANDSCAPE PLAN. PROVIDE SLASH BLOCKS AT GUTTAL POINTS. SUBSOIL DRAIN TILE - SEE DETAIL 6/0-4

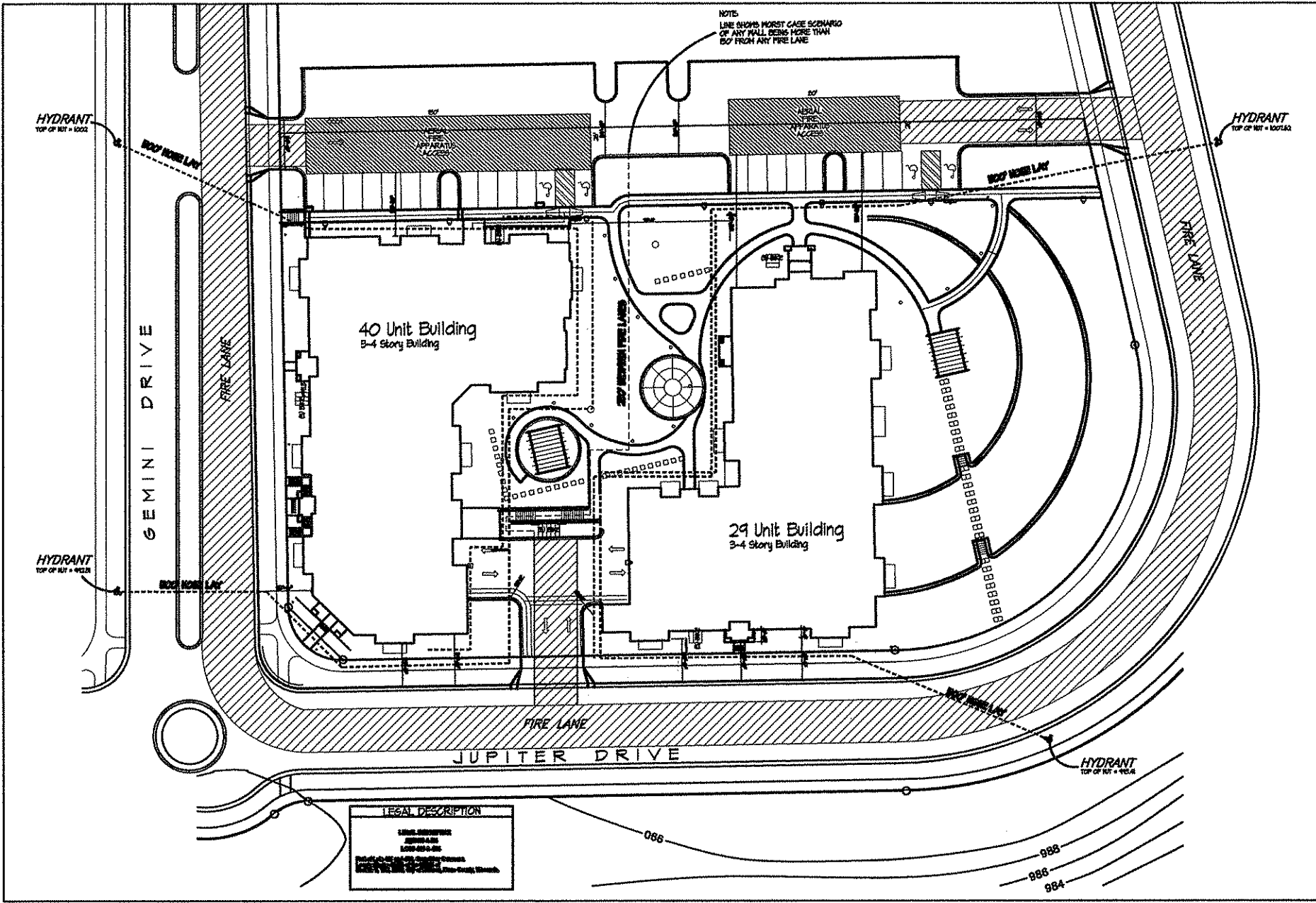



LOUTHER ASSOCIATES
 100 Technova Parkway
 Ft. Worth, TX 76102
 817-342-0000
 817-342-1100
 817-342-1101
 817-342-1102
 817-342-1103
 817-342-1104
 817-342-1105
 817-342-1106
 817-342-1107
 817-342-1108
 817-342-1109
 817-342-1110

PROJECT: LIONS GATE AT GRANDVIEW REDESIGN 36 UNIT TO 24 UNIT
 225 JUPITER DRIVE
 MADISON, MI

DRAWN BY: C-1
 START DATE: 10-26-01
 PROJECT NO: 200485
 STATUS: PRELIMINARY
 REVISION:
 ISSUE DATE:
 SHEET: C-2 OF 9

SCALE: 1" = 20'





**LOUTHER & ASSOCIATES
DESIGNS, LLC**
607 Telebank Parkway
Mt. Hope, N.C. 28752
606.326.0808 Cell
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262-418-7291 FAX
Doolan@louther.com

801 JIFER DRIVE LLC
3942 BROOKS STREET
SUN PRAIRIE, WI. 53590
608-934-2819

**LIONS GATE AT GRANDVIEUX
REDESIGNED 36 UNIT TO 29 UNIT**
5801 GEMINI DRIVE
MADISON, WI.

DRAWN BY:
CL

START DATE:
05-04-04

PROJECT NO.:
200480

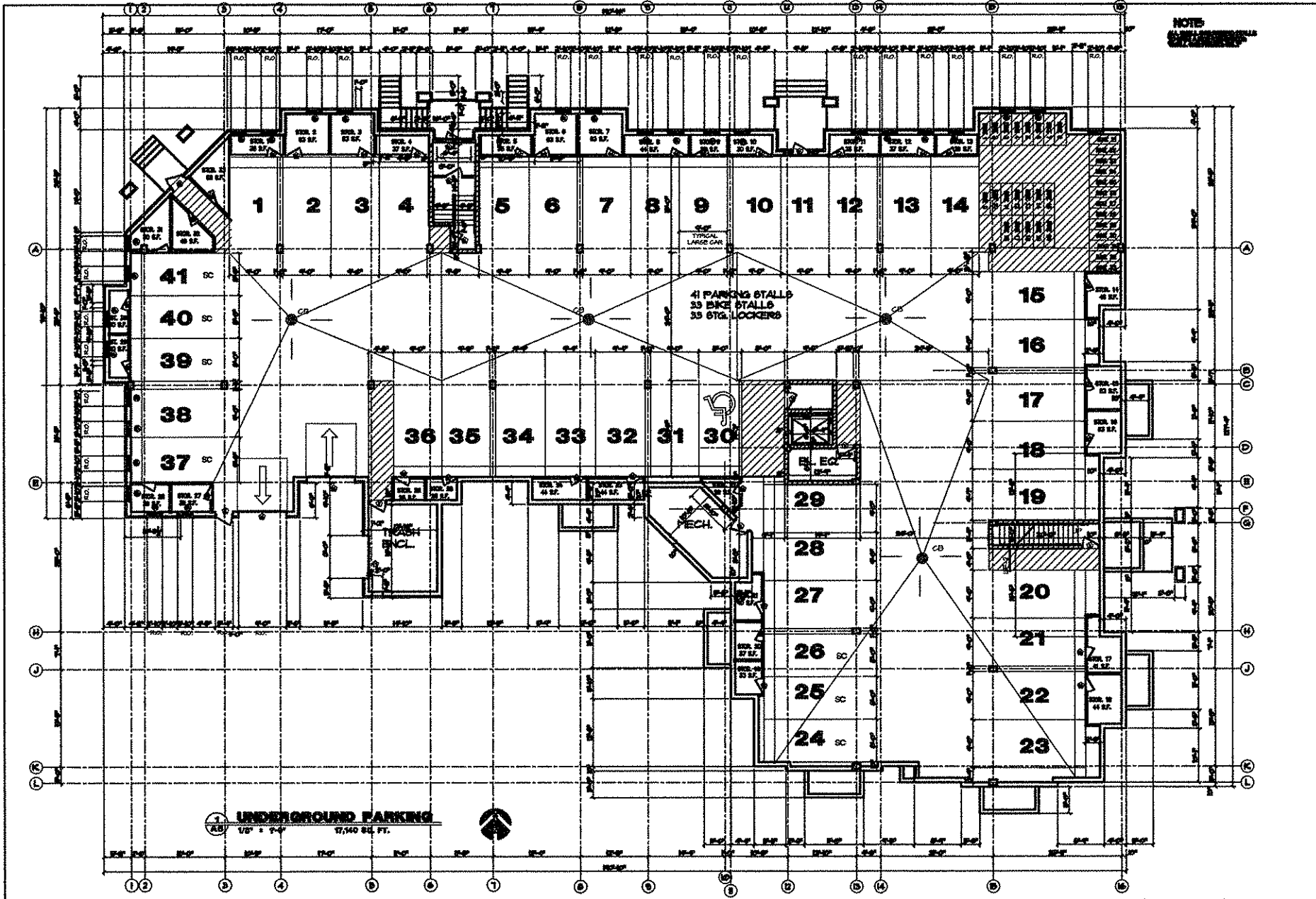
STATUS:
PRELIMINARY

REVISION:
07-10-04
10-22-04

DATE:

HEET:
S-1.4
OF
16

FIRE ACCESS



NOTE
 SEE SHEET A-1.1 FOR
 DIMENSIONS

LOUTHER
 ASSOCIATES
 DESIGNERS, LLC
 120 Telemark Parkway
 Ft. Worth, TX 76102
 800-206-2005 Cell
 262-410-1201 Office
 262-410-1201 Fax
 DocuSign@louther.com

FOR
301 JUPITER DRIVE LLC
 115 KING STREET
 SUN PRAIRIE, WI 53190
 608-887-6005

PROJECT
LIONS GATE AT GRANDVIEW
 REDESIGNED 33 UNIT TO 40 UNIT
 5801 GEMINI DRIVE
 MADISON, WI

DRAWN BY:
 C.L.
 START DATE:
 09-04-04
 PROJECT NO.:
 200436
 STATUS:
 PRELIMINARY
 REVISIONS:
 09-22-04
 09-28-04
 09-28-04
 10-22-04

DATE:
 SHEET
A-1.1
 OF
47
UNDERGROUND PARKING

NOTE:
 SEE SHEET A-1.1 FOR
 GENERAL NOTES

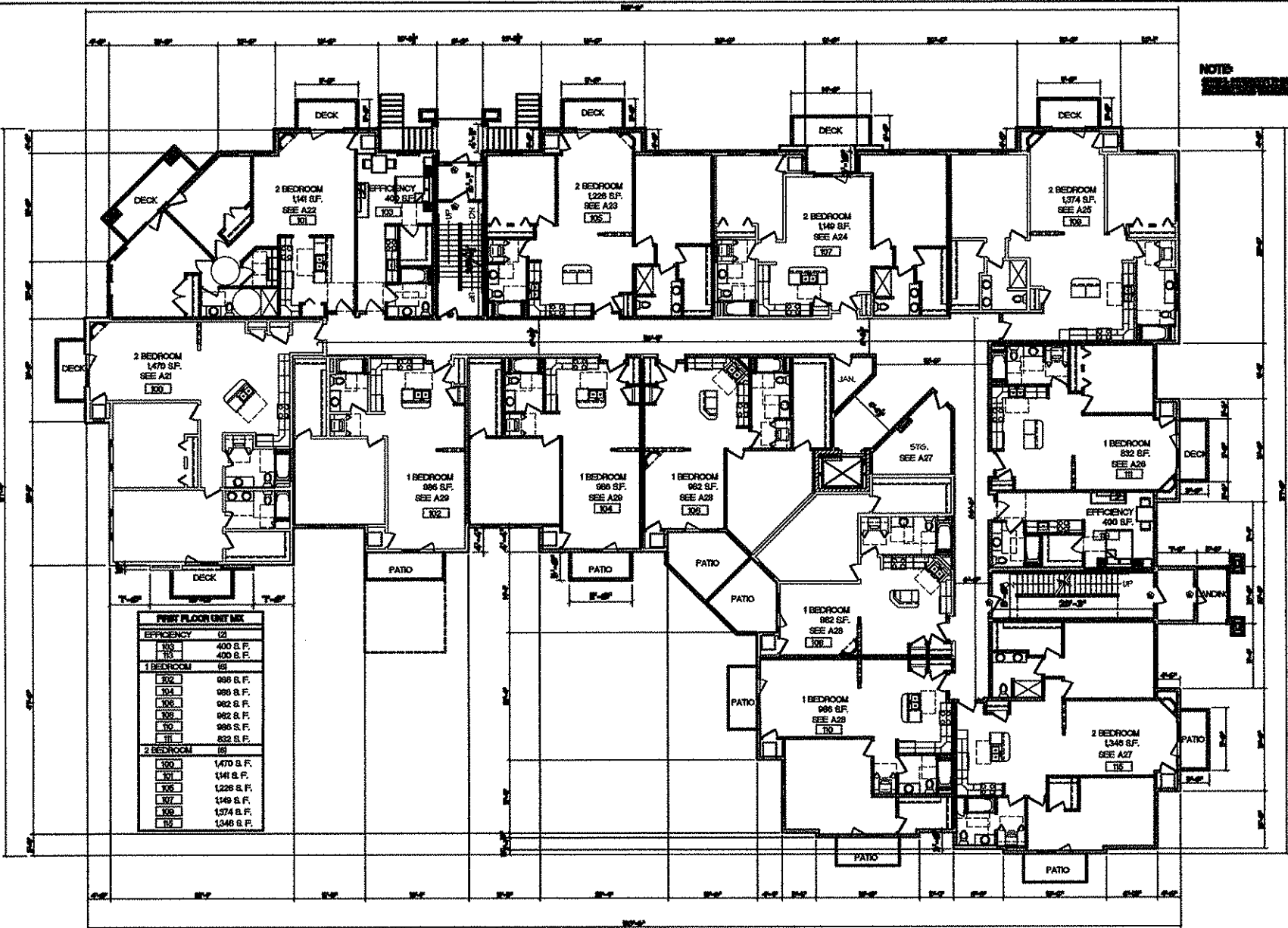
**LOUTHER & ASSOCIATES
 DESIGN, LLC**
 120 Tolson Parkway
 Ft. Worth, TX 76102
 817-339-2929 Cell
 817-339-2929 Office
 817-339-2929 Fax
 louther@louther.com

801 JUPITER DRIVE LLC
 115 KING STREET
 SAN PRAIRIE, IL 60590
 608-831-6005

**LION'S GATE AT GRANDVIEW
 REDESIGNED 35 UNIT TO 40 UNIT**
 5901 GEMINI DRIVE
 MADISON, WI

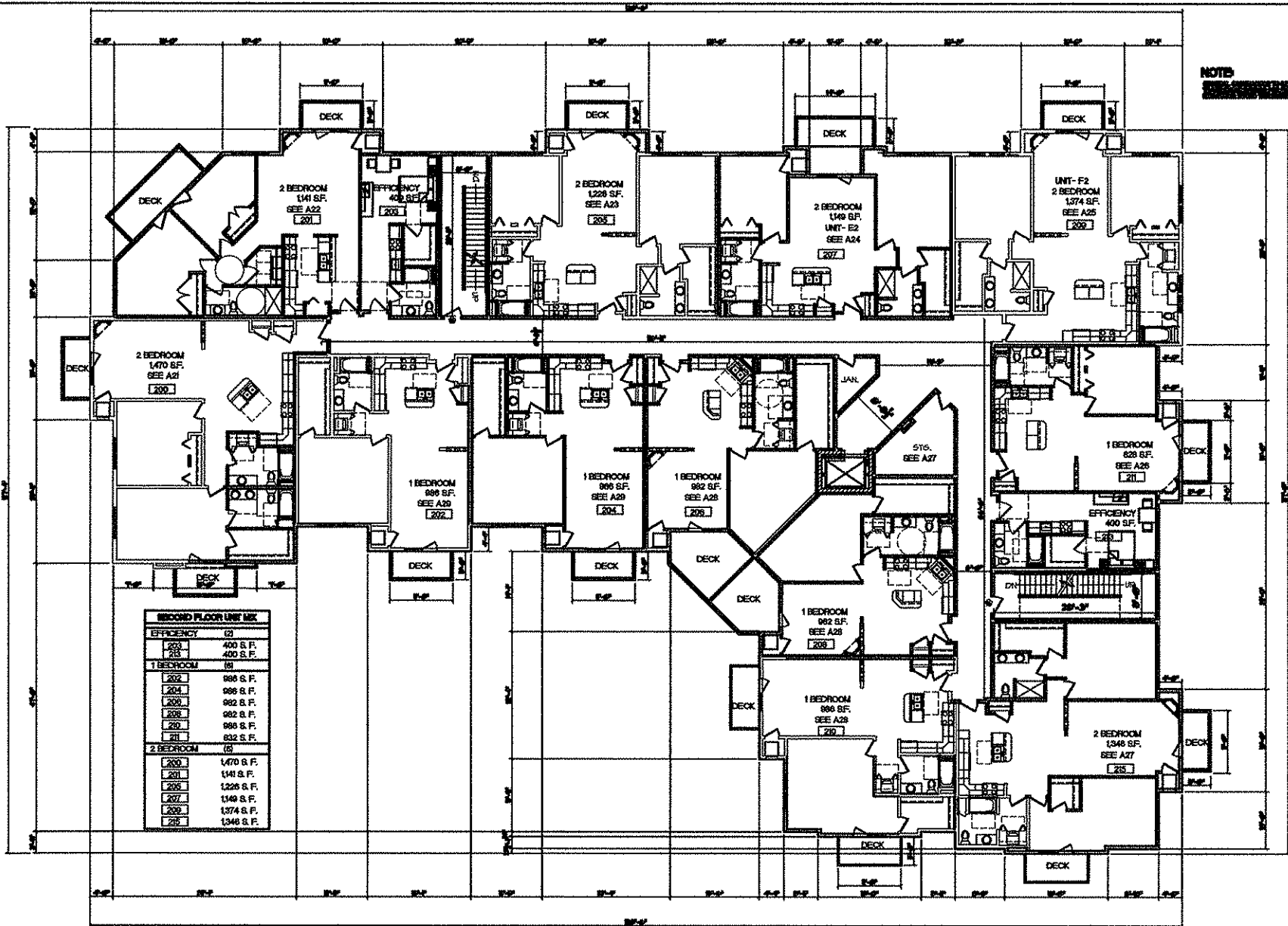
DRAWN BY: C.J.
START DATE: 09-01-01
PROJECT NO.: 200906
STATUS: PRELIMINARY
REVISIONS:
 01-22-01
 04-25-01
 09-26-01
 10-22-01

DATE:
NO.:
SHEET:
A-1.2
OF
47
FIRST FLOOR PLAN



FIRST FLOOR UNIT MIX	
EFFICIENCY	02
193	400 S.F.
193	400 S.F.
1 BEDROOM	05
192	096 S.F.
194	096 S.F.
198	062 S.F.
199	062 S.F.
190	066 S.F.
191	032 S.F.
2 BEDROOM	06
190	1470 S.F.
191	1441 S.F.
196	1228 S.F.
197	1349 S.F.
199	1374 S.F.
192	1346 S.F.

FIRST FLOOR PLAN
 1/8" = 1'-0"
 16,430 SQ. FT.



NOTE
 [Redacted text]

SECOND FLOOR UNIT SCHEDULE	
EFFICIENCY (2)	
203	400 S.F.
205	400 S.F.
1 BEDROOM (5)	
202	986 S.F.
204	986 S.F.
206	982 S.F.
208	982 S.F.
210	980 S.F.
211	832 S.F.
2 BEDROOM (5)	
200	1470 S.F.
201	1141 S.F.
205	1226 S.F.
207	1149 S.F.
209	1374 S.F.
215	1348 S.F.

SECOND FLOOR PLAN
 1/8" = 1'-0" 15,486 SQ. FT.

LOUTHER & ASSOCIATES DESIGNERS, L.L.C.
 120 Telepark Parkway
 Mt. Horeb, N.J. 07972
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 262-428-7251 FAX
 Doodyan@lca.net

201 JUPITER DRIVE LLC
 115 KING STREET
 SAN PRAIRIE, IL 60970
 609-897-6005

LIONS GATE AT GRANDVIEW
 REDESIGNED 39 UNIT TO 40 UNIT
 5901 GEMINI DRIVE
 MADISON, IL

DRAWN BY: C.L.
START DATE: 09-01-04
PROJECT NO.: 200436
STATUS: PRELIMINARY

REVISIONS:
 04-22-04
 04-28-04
 04-26-04
 10-22-04

DATE:
SCALE:
SHEET: A-13
OF: 47
SECOND FLOOR PLAN

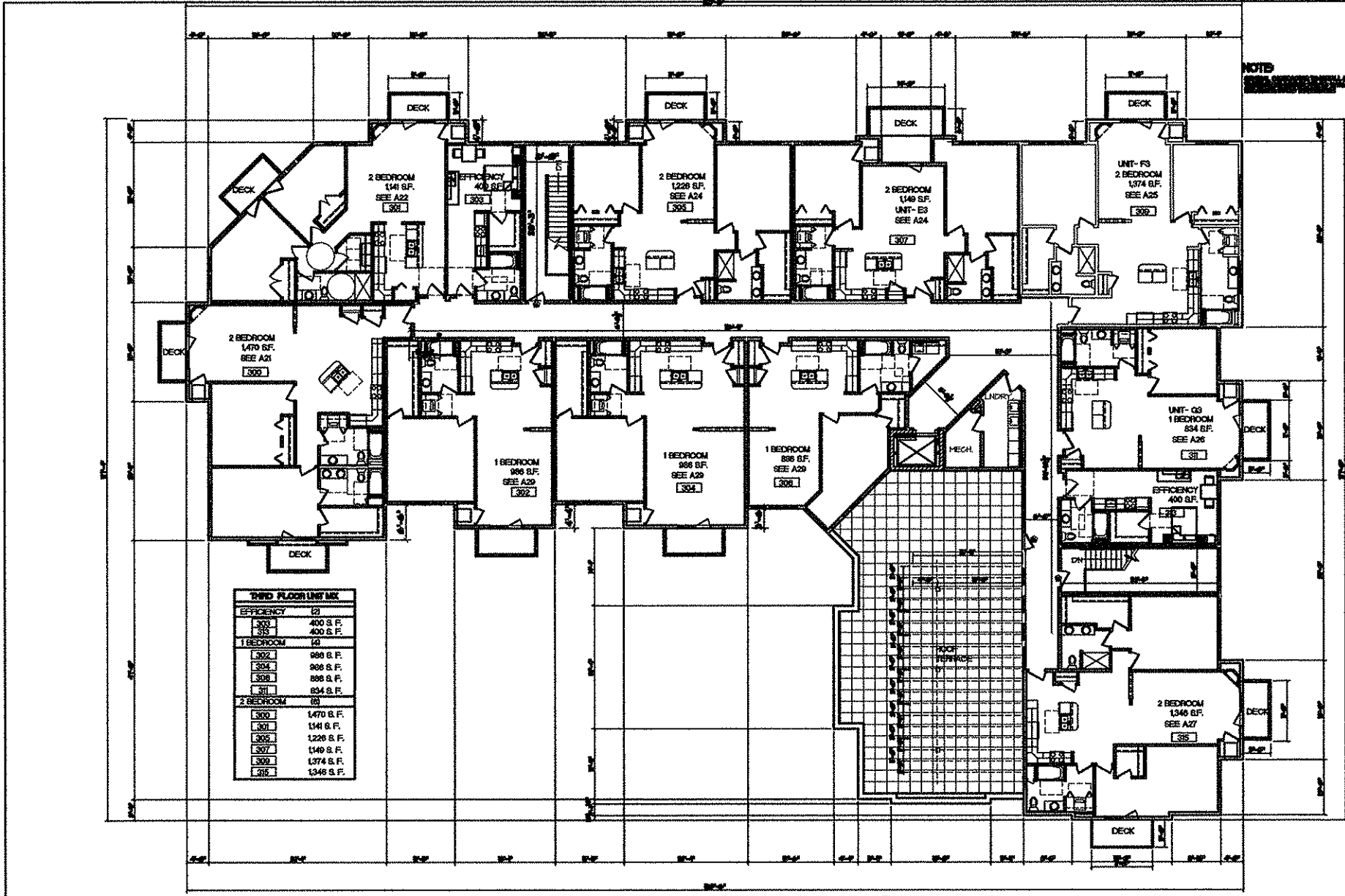
LOUTHER & ASSOCIATES DESIGNS, LLC
 120 Telmark Parkway
 Mt. Pleasant, MI 49682
 616-226-0225 Cell
 262-478-7251 OFFICE
 262-478-7252 FAX
 Doolittle@lout.com

PROJECT: **801 JUPITER DRIVE LLC**
 115 KIND STREET
 501 PRAIRIE, MI 49940
 608-937-6005

PROJECT: **LION'S GATE AT GRANDVIEW**
 REDESIGNED 36 UNIT TO 40 UNIT
 5001 GEMINI DRIVE
 MADISON, MI

DRAWN BY: **CL**
 START DATE: **06-01-01**
 PROJECT NO: **200426**
 STATUS: **PRELIMINARY**
 REVISIONS:
 01-22-01
 01-25-01
 01-26-01
 10-22-01

DATE: **06-01-01**
 SHEET: **A-1.4**
 OF **47**
THIRD FLOOR PLAN



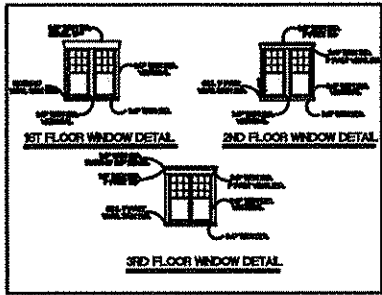
THIRD FLOOR UNIT MIX	
EFFICIENCY	12
303	400 S.F.
305	400 S.F.
1 BEDROOM	14
302	868 S.F.
304	868 S.F.
308	888 S.F.
311	894 S.F.
2 BEDROOM	20
300	1470 S.F.
301	1141 S.F.
306	1228 S.F.
307	1149 S.F.
309	1374 S.F.
308	1348 S.F.

THIRD FLOOR PLAN
 1/8" = 1'-0"
 11,000 SQ. FT.

NOTE

LIONS GATE AT GRANDVIEW COMMONS, BUILDING MATERIAL KEY

BRICK	CLAY TILE	CONCRETE
WOOD	GLASS	ALUMINUM
...



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



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

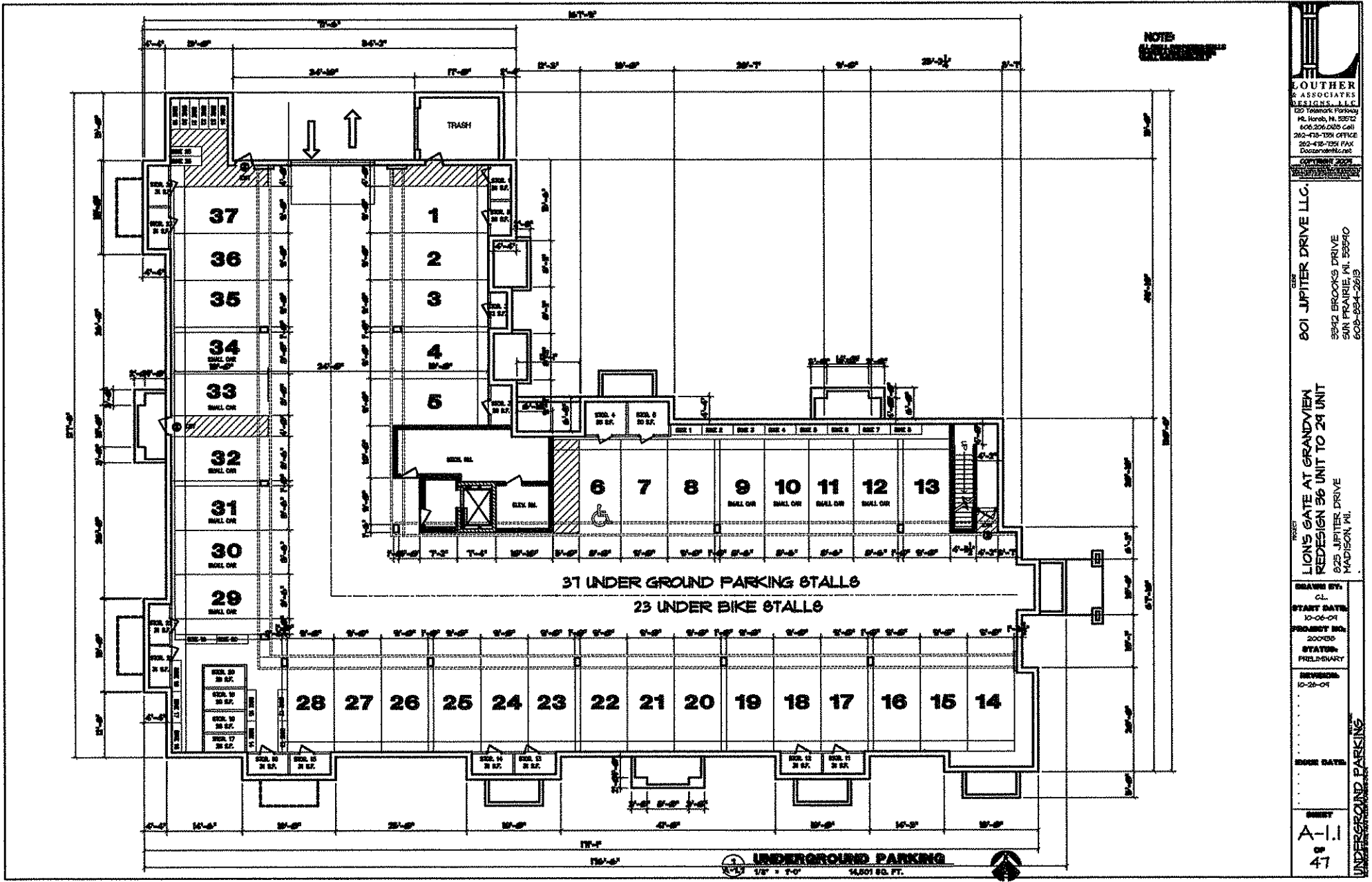


ROUTHER ASSOCIATES DESIGN, L.L.C.
120 Tolmark Parkway
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803-234-2103 Cell
262-418-7501 OFFICE
262-418-7501 FAX
Routeraa@aol.com

801 JUPITER DRIVE LLC
3942 BROOKS DRIVE
SAN PRAIRIE, IL 60540
608-694-2615

**LIONS GATE AT GRANDVIEW
REDESIGNED 38 UNIT TO 40 UNIT**
5801 GEMINI DRIVE
MADISON, WI

DRAWN BY: C.T.
START DATE: 09-04-01
PROJECT NO: 200456
STATUS: PRELIMINARY
REVISIONS:
01-10-01
09-29-01
04-28-01
10-22-01
ISSUE DATE:
SHEET: A-3.1
16
ELEVATIONS



NOTE
 SEE SHEET
 A-1.1



**SOUTHERN ASSOCIATES
 DESIGNS, L.L.C.**
 120 Tolsonville Parkway
 Ft. Worth, TX 76102
 800-299-0200 Call
 262-418-1291 OFFICE
 262-418-1291 FAX
 Doozamen@llc.net

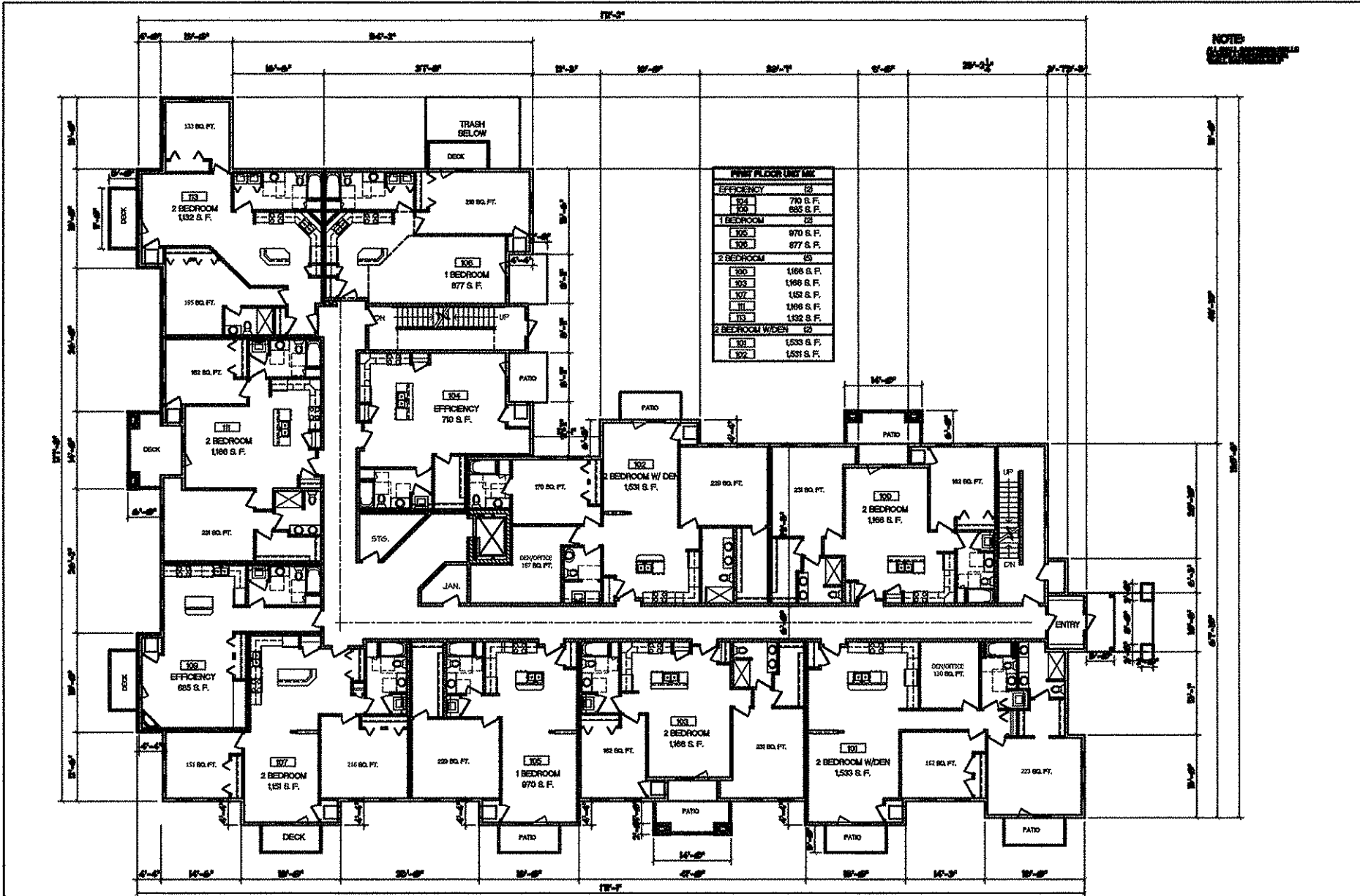
801 JUPITER DRIVE LLC
 5942 BROOKS DRIVE
 SUN PRAIRIE, WI 53150
 608-854-2819

LION'S GATE AT GRANDVIEW
 REDESIGN 36 UNIT TO 24 UNIT
 825 JUPITER DRIVE
 MADISON, WI

DRAWN BY:
 C.T.
 START DATE:
 10-06-04
 PROJECT NO.
 200700
 STATUS:
 PRELIMINARY

REVISION:
 10-28-04
 SHEET
 A-1.1
 OF
 47
 UNDERGROUND PARKING

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



FIRST FLOOR UNIT LIST

UNIT #	DESCRIPTION	SQ. FT.
104	EFFICIENCY	710 S.F.
105	1 BEDROOM	885 S.F.
106	1 BEDROOM	970 S.F.
108	1 BEDROOM	877 S.F.
109	2 BEDROOM	1166 S.F.
103	2 BEDROOM	1166 S.F.
107	2 BEDROOM	1491 S.F.
111	2 BEDROOM	1496 S.F.
113	2 BEDROOM	1332 S.F.
101	2 BEDROOM W/DEN	1533 S.F.
102	2 BEDROOM W/DEN	1531 S.F.

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

NOTE
 SEE SHEET A-12 FOR UNIT 29

LOUTHER ASSOCIATES ARCHITECTS, L.L.C.
 Mt. Pleasant, MO 65071
 282-478-1251 OFFICE
 282-478-1251 FAX
 Dlouha@louthera.com

CLIENT
 801 JUPITER DRIVE LLC

PROJECT
 LIONS GATE AT GRANDVIEW
 REDESIGNED 36 UNIT TO 29 UNIT

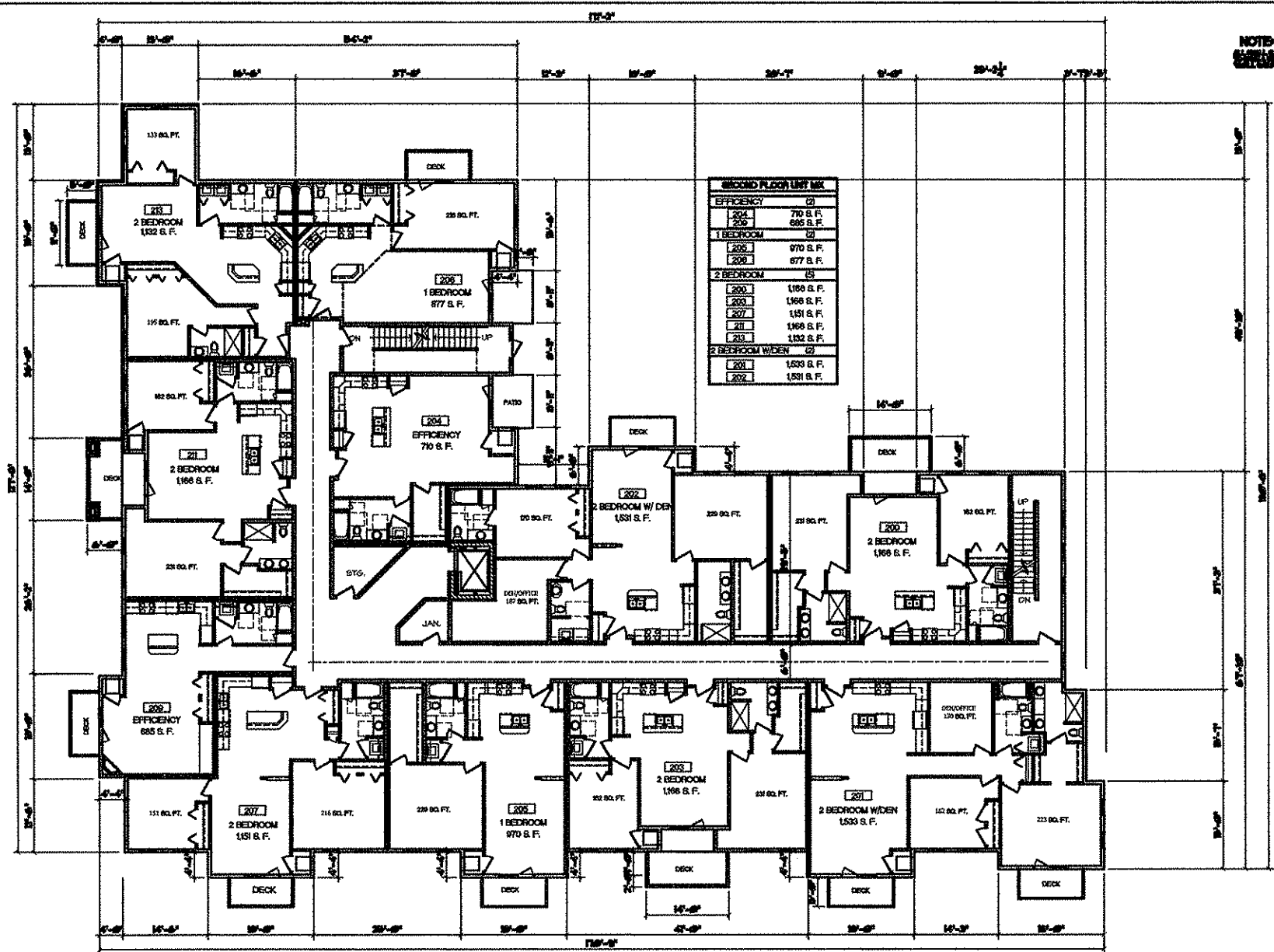
ADDRESS
 3942 BROOKS DRIVE
 SUN PRAIRIE, IL 60090
 609-834-2819

DRAWN BY:
 C.L.
START DATE:
 10-06-04
PROJECT NO.:
 200450
STATUS:
 PRELIMINARY
REVISION:
 10-29-04

DATE:
 10-29-04

SHEET
 A-12
 OF
 47

FIRST FLOOR PLAN



SECOND FLOOR UNIT MIX

EFFICIENCY	
204	770 S.F.
205	685 S.F.
1 BEDROOM	
206	970 S.F.
208	877 S.F.
2 BEDROOM	
200	1168 S.F.
203	1468 S.F.
207	1451 S.F.
211	1468 S.F.
213	1332 S.F.
2 BEDROOM W/DEN	
201	1533 S.F.
202	1531 S.F.

SECOND FLOOR PLAN
 1/8" = 1'-0"
 14,448 SQ. FT.

NOTE
 SEE SHEET 201

LOUTHER ASSOCIATES RESIDENTIAL, LLC
 130 Telemark Parkway
 Mt. Holly, N.J. 08062
 609.266.0225 Cell
 262-438-1251 Office
 262-438-1251 FAX
 DocuSign@louther.com

901 JUPITER DRIVE LLC

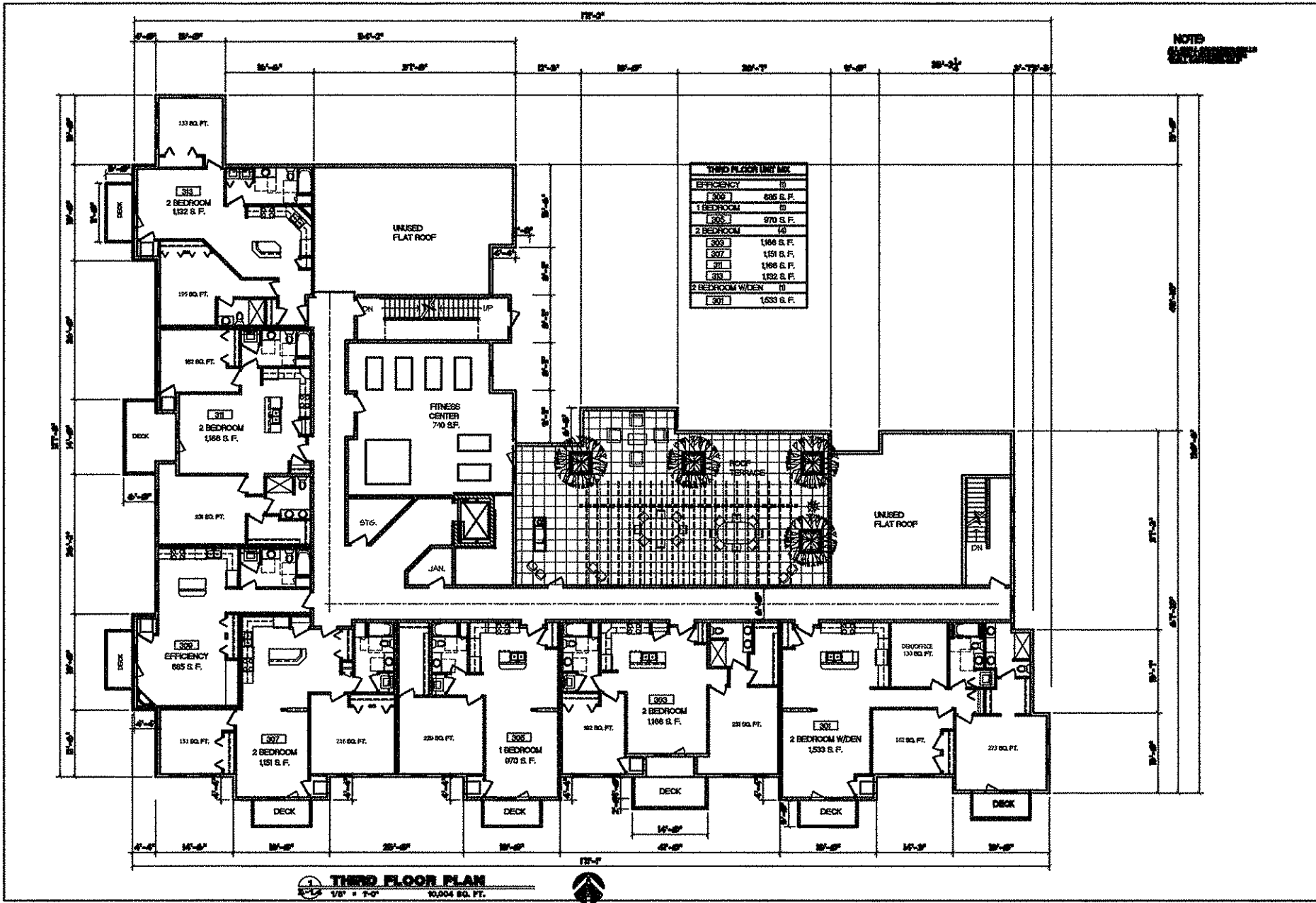
LION'S GATE AT GRANDVIEW
 REDESIGNED 36 UNIT TO 24 UNIT

DRAWN BY: C.L.
START DATE: 10-06-01
PROJECT NO: 200430
STATUS: PRELIMINARY
REVISION: 10-26-01

DATE DATE:

SHEET
A-13
47

SECOND FLOOR PLAN



NOTE
 SEE SHEET 301

LOUTHER ASSOCIATES
 152 TALENT PARKWAY
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 DOUGLAS@LA-CORP.COM

801 JUPITER DRIVE LLC
 5342 BROOKS DRIVE
 SAN PRAIRIE, MI. 49970
 609-934-2818

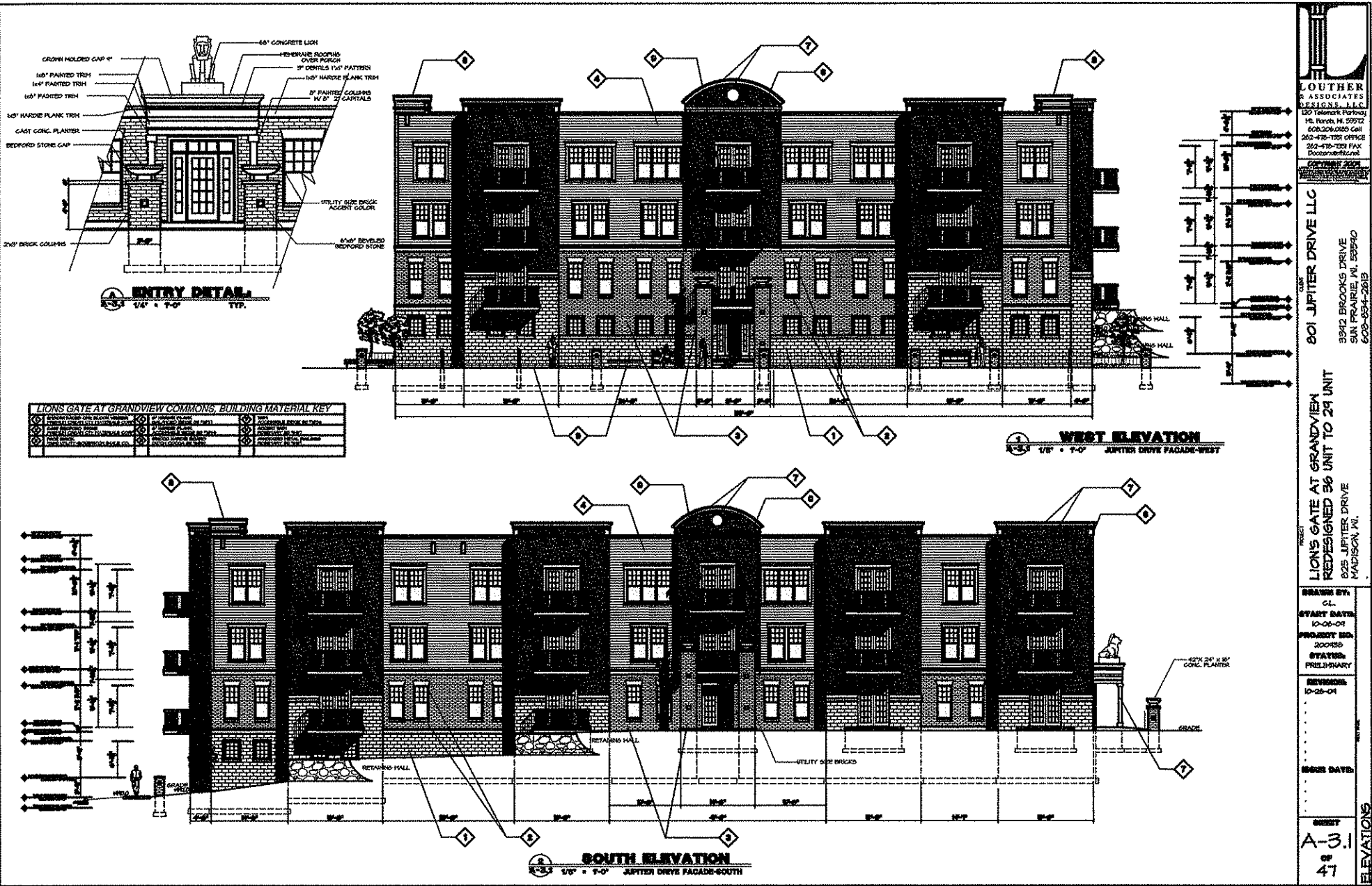
LION'S GATE AT GRANDVILLEN
 REDESIGNED 36 UNIT TO 24 UNIT
 825 JUPITER DRIVE
 MADISON, MI.

DRAWN BY: C.I.
START DATE: 10-06-04
PROJECT NO.: 200150
STATUS: PRELIMINARY
REVISION: 10-26-04

DATE: 10-26-04

SHEET
A-1.4
 OF
47

THIRD FLOOR PLAN



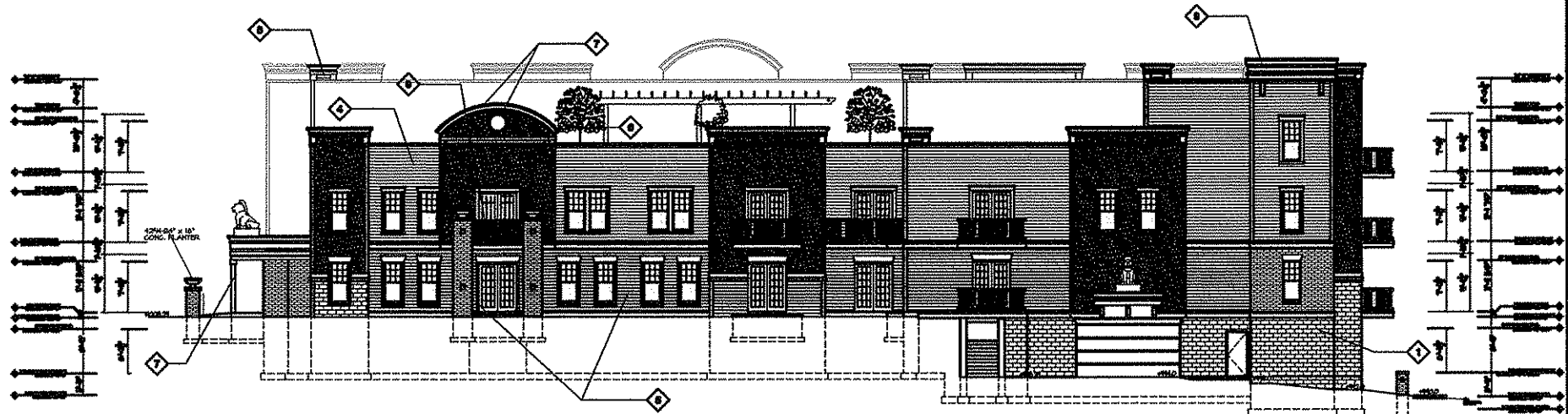
LOUTHER ASSOCIATES ARCHITECTS, LLC
 120 Tolmark Parkway
 Mt. Heron, MI 49712
 608.286.2425 Cell
 262.478.1291 OFFICE
 262.478.1291 FAX
 Doolittle@louthera.com

801 JUPITER DRIVE LLC
 3942 BROOKS DRIVE
 SUN PRAIRIE, WI 53150
 608-834-2819

**LIONS GATE AT GRANDVIEW
 REDESIGNED 36 UNIT TO 24 UNIT**
 825 JUPITER DRIVE
 MADISON, WI

DRAWN BY: C.T.
START DATE: 10-06-04
PROJECT NO.: 2004150
STATUS: PRELIMINARY
REVISION: 10-26-04

DATE:
8000 DATE:
SHEET
A-3.1
of
47
ELEVATIONS



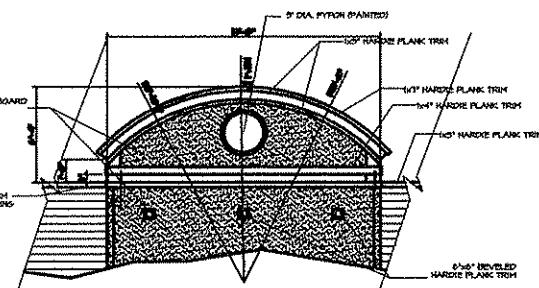
1 NORTH ELEVATION
 1/8" = 1'-0"
 COURTYARD AREA



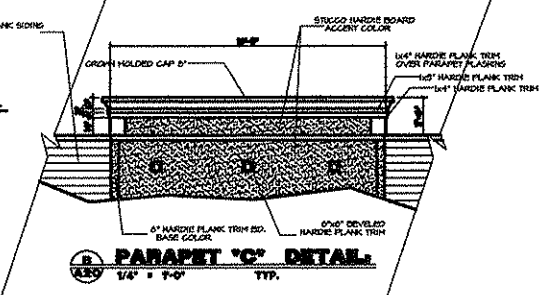
2 EAST ELEVATION
 1/8" = 1'-0"
 NEAR PARKING AREA

LIONS GATE AT GRANDVIEW COMMONS BUILDING MATERIAL KEY

1. BRICK	2. BRICK	3. BRICK	4. BRICK
5. BRICK	6. BRICK	7. BRICK	8. BRICK
9. BRICK	10. BRICK	11. BRICK	12. BRICK
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41. BRICK	42. BRICK	43. BRICK	44. BRICK
45. BRICK	46. BRICK	47. BRICK	48. BRICK
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89. BRICK	90. BRICK	91. BRICK	92. BRICK
93. BRICK	94. BRICK	95. BRICK	96. BRICK
97. BRICK	98. BRICK	99. BRICK	100. BRICK



A PARAPET 'A' DETAIL
 1/4" = 1'-0"
 TYP.



C PARAPET 'C' DETAIL
 1/4" = 1'-0"
 TYP.

LOUTHER ASSOCIATES DESIGNERS, LLC
 130 Telemark Parkway
 Ft. Worth, TX 76102
 817-336-8205 Cell
 262-478-1351 OFFICE
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 Dlouha@louthera.com

901 JUPITER DRIVE LLC
 3942 BROOKS DRIVE
 SAN PRAIRIE, IL 60960
 608-894-2613

**LIONS GATE AT GRANDVIEW
 REDESIGNED 36 UNIT TO 24 UNIT**
 825 JUPITER DRIVE
 MADISON, IL

DRAWN BY: C.L.
START DATE: 10-06-01
PROJECT NO.: 200430
STATUS: PRELIMINARY
REVISION: 10-26-01
ISSUE DATE:
SHEET: A-39
 of 47
ELEVATIONS