

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 6003-6067 Gemini Drive

Title: Grand View Commons B Block Mixed Use

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested January 27, 2020

- ☐ New development ☐ Alteration to an existing or previously-approved development  
☒ Informational ☐ Initial approval ☐ Final approval

## 3. Project Type

- ☐ Project in an Urban Design District  
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
☒ Planned Development (PD)  
☐ General Development Plan (GDP)  
☒ Specific Implementation Plan (SIP)  
☐ Planned Multi-Use Site or Residential Building Complex

### Signage

- ☐ Comprehensive Design Review (CDR)  
☐ Signage Variance (i.e. modification of signage height, area, and setback)  
☐ Signage Exception

### Other

- ☐ Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Dan Brinkman  
**Street address** 100 River Place  
**Telephone** 608-226-3061

**Project contact person** Marc Ott  
**Street address** 800 W. Broadway, Suite 200  
**Telephone** 608-442-3867

**Property owner (if not applicant)** Greyrock Grandview LLC  
**Street address** 100 River Place  
**Telephone** \_\_\_\_\_

**Company** DSI Real Estate  
**City/State/Zip** Madison, WI 53716  
**Email** pdanib@dsirealestate.com

**Company** JLA Architects  
**City/State/Zip** Monona, WI 53713  
**Email** mott@jla-ap.com

**City/State/Zip** Madison, WI 53719  
**Email** \_\_\_\_\_

## 5. Required Submittal Materials

- ☒ **Application Form**
- ☐ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☒ **Electronic Submittal\***
- ☒ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

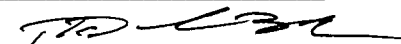
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on 1-08-21.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Dan Brinkman Relationship to property Authorized Agent  
 Authorizing signature of property owner  Date 1-19-21

## 7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



# GVC TOWN CENTER: B BLOCK

## LOCATION MAP



Madison  
Wisconsin





# GVC TOWN CENTER: B BLOCK

## CONTEXT MAP



Madison  
Wisconsin





# GVC TOWN CENTER: B BLOCK

## CONTEXT MAP



Madison  
Wisconsin

### 1) B Block Site (Unbuilt)



### 2) B-5 Building



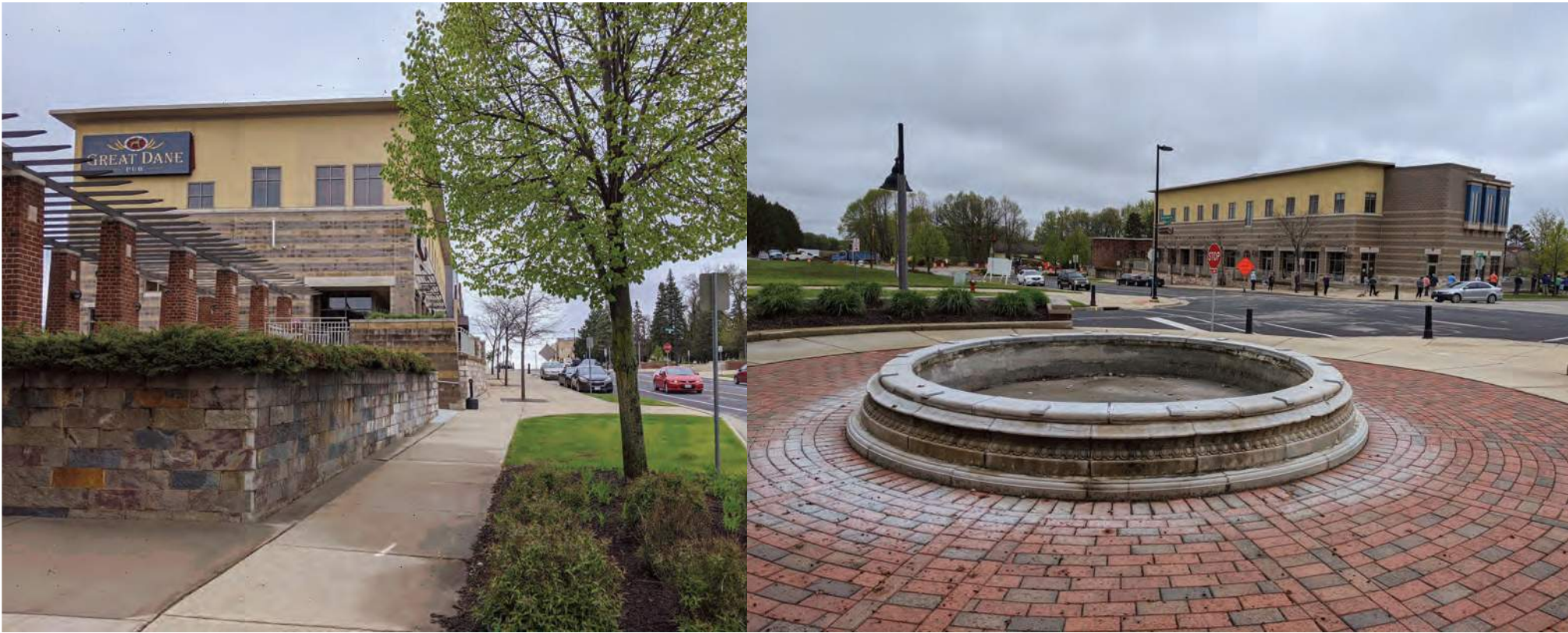


# GVC TOWN CENTER: B BLOCK CONTEXT MAP



Madison  
Wisconsin

## 3) The Great Dane



## 4) 5 Story Residential Building





# GVC TOWN CENTER: B BLOCK

## CONTEXT MAP



Madison  
Wisconsin

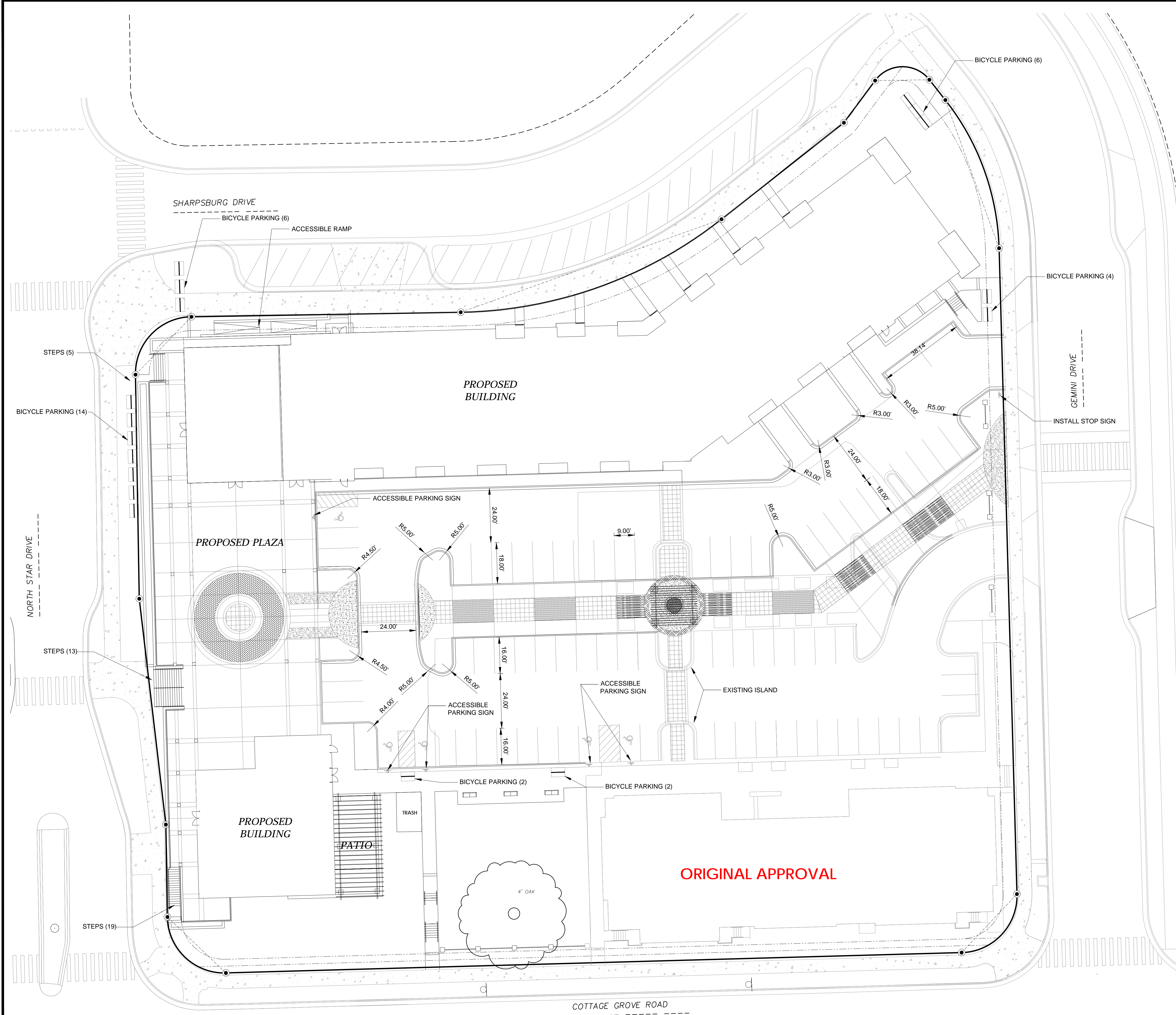
### 5) Village Green



### 6) Gemini Commercial Buildings







### LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING

### GENERAL NOTES

- ALL SITE WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
- BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION

SITE PLAN INFORMATION BLOCK	
PROJECT AREA	84,200 SF
PROPOSED BUILDING AREA	34,900 SF
PROPOSED TOTAL IMPERVIOUS	66,500 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	54
NUMBER OF ACCESSIBLE STALLS	5
TOTAL OF SURFACE BICYCLE STALLS	34

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

*SITE PLAN*

**GRANDVIEW COMMONS B-BLOCK**

CITY OF MADISON, WI

SCALE: 1" = 20'  
(PAGE SIZE: 24x36)

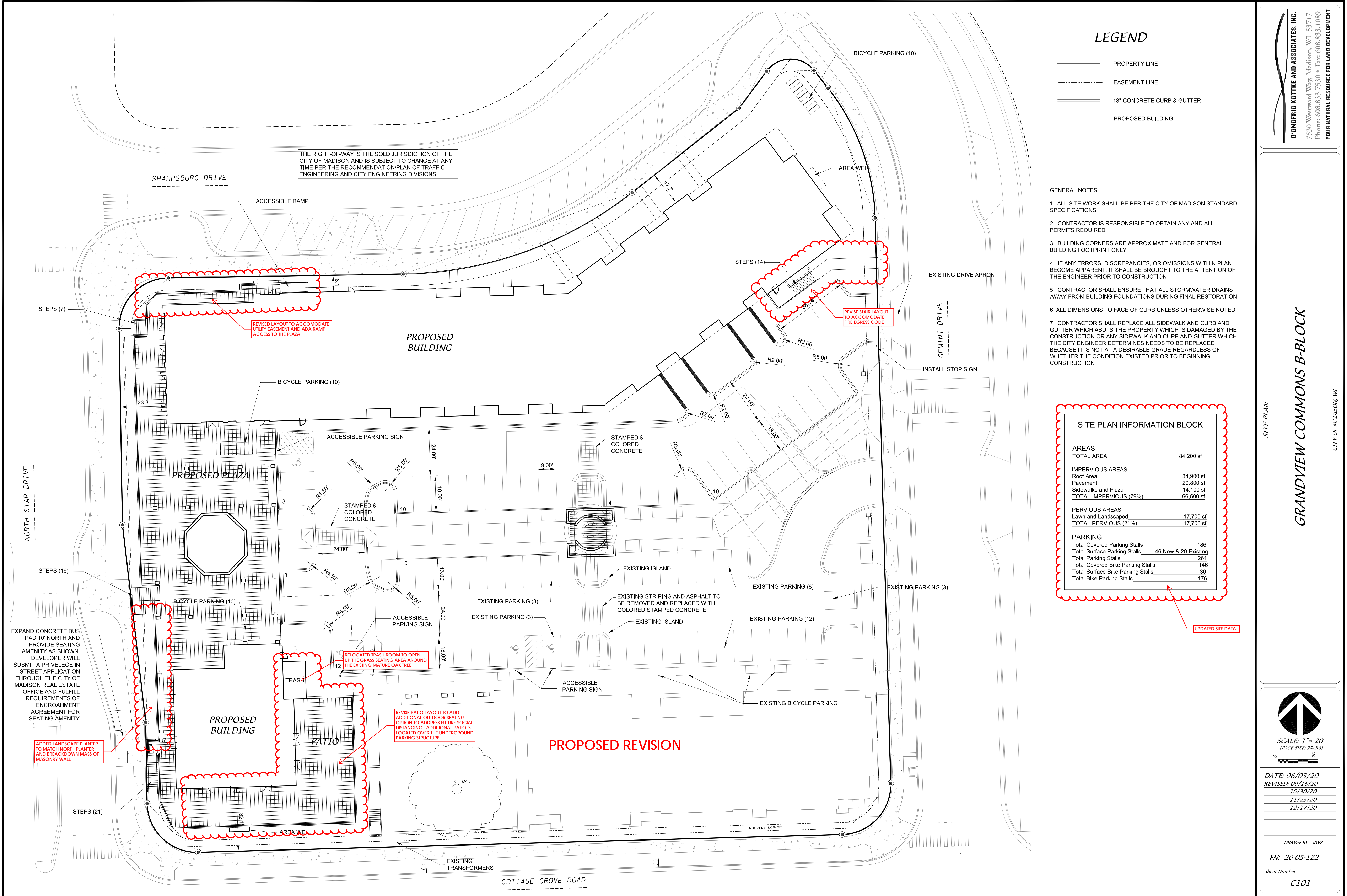
DATE: 06/03/20  
REVISED:

DRAWN BY: KWB

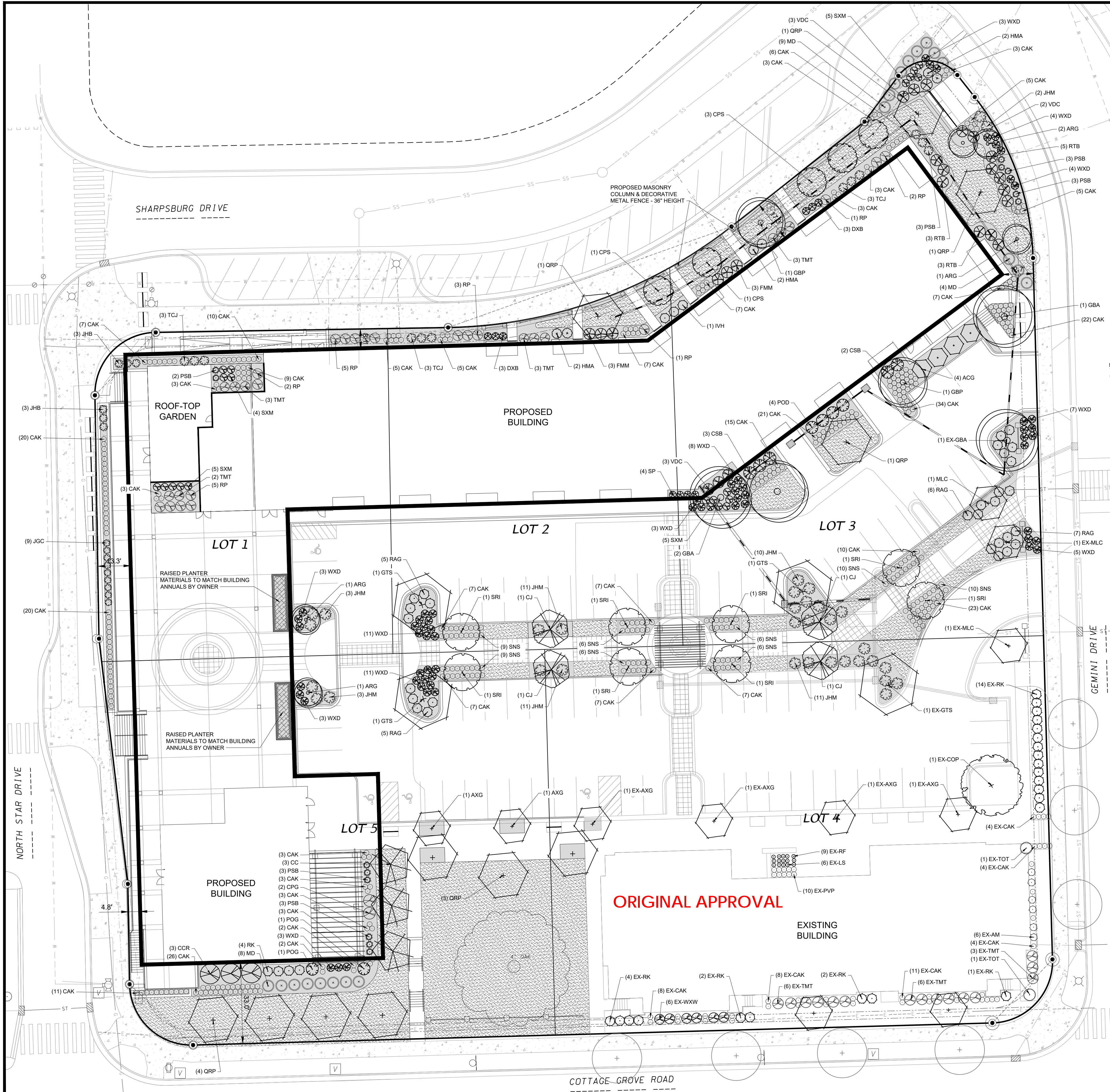
FN: 20-05-122

Sheet Number:  
**C101**









LANDSCAPE REQUIREMENTS SUMMARY

5 POINTS PER 300 SF OF DEVELOPED AREA  
GROSS DEVELOPED AREA = 100,805 SQ FT  
BUILDING FOOTPRINTS = 36,110 SQ FT  
NET DEVELOPED AREA = 64,695 SQ FT (1.05 ACRE)

TOTAL POINTS REQUIRED = 1080 POINTS  
POINTS PROVIDED = 3,680 POINTS

PLANT SCHEDULE

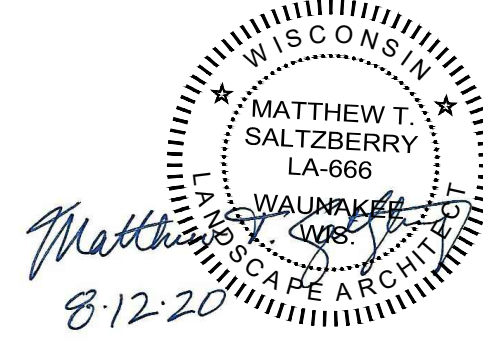
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
ARG	Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	5	35	175	2.5'	B&B	Existing
EX-COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	1	35	35	2.5'		
CPS	Celtis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5'	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5'	B&B	Existing
EX-GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	1	35	35	2.5'		
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2	35	70	2.5'	B&B	
GTS	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	4	35	140	2.5'	B&B	Existing
QRP	Quercus 'Regal Prince'	Regal Prince Oak	11	35	385	2.5'	B&B	
ORNAMENTAL TREE								
AXG	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	15	30	1.5'	B&B	Existing
EX-AXG	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	15	60	1.5'		
CC	Carpinus caroliniana	Muscledwood	3	15	45	1.5'	B&B	
CJ	Cercidiphyllum japonica	Katsura Tree	4	15	60	1.5'	B&B	
MLC	Malus 'Cardinal'	Cardinal Crabapple	1	15	15	1.5'	B&B	
EX-MLC	Malus 'Cardinal'	Cardinal Crabapple	2	15	30	1.5'		Existing
EX-MRJ	Malus 'Red Jewel'	Red Jewel Crabapple	2	15	30	1.5'		Existing
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	8	15	120	1.5'		Existing
DECIDUOUS SHRUB								
ACG	Amelanchier canadensis 'Glenform'	Rainbow Pillar Serviceberry	4	3	12	48"	B&B	
EX-AM	Aronia melanocarpa 'Elate'	Black Beauty Chokeberry	6	3	18			Existing
CCR	Cotinus coccinea 'Royal Purple'	Royal Purple Smoke Bush	3	3	9	24" TALL	POT	
CSB	Cornus sericea 'Bailhalo'	Ivory Halo Dogwood	5	3	15	24" TALL	POT	
DXB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	6	3	18	24" TALL	POT	
FMM	Fothergilla 'Mount Airy'	Mount Airy Fothergilla	6	3	18	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	6	3	18	24" TALL	POT	
IVH	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3	3	9	24" TALL	POT	
POD	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	4	3	12	24" TALL	POT	
POG	Physocarpus 'Dart's Gold'	Dart's Gold Ninebark	2	3	6	24" TALL	POT	
RAG	Rhus aromatica 'Grow-Low'	Grow Low Sumac	29	3	87	24" TALL	POT	
RK	Rosa 'Knockout'	Knockout Rose	4	3	12	24" TALL	POT	
EX-RK	Rosa 'Knockout'	Knockout Rose	23	3	69			Existing
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	11	3	33	24" TALL	POT	
SP	Syringa 'Penda'	Penda Lilac	4	3	12	24" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	21	3	63	24" TALL	POT	
VDC	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	8	3	24	24" TALL	POT	
WVD	Weigela 'Dark Horse'	Dark Horse Weigela	61	3	183	24" TALL	POT	
EX-WXW	Weigela 'Wine and Roses'	Wine and Roses Weigela	6	3	18			Existing
EVERGREEN SHRUB								
CPG	Chamaecyparis pisifera 'Golden Mop'	Golden Mop False Cypress	2	4	8	24" TALL	POT	
JGC	Juniperus 'Gold Cone'	Gold Cone Juniper	9	4	36	24" TALL	POT	
JHB	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	6	4	24	24" TALL	POT	
JHM	Juniperus horizontalis 'Motherode'	Motherode Juniper	33	4	132	24" TALL	POT	
MD	Microbiota discussata	Russian Arborvitae	20	4	80	24" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Eastern White Pine	13	4	52	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	19	4	76	24" TALL	POT	
TCJ	Tsuga canadensis 'Jeddaholm'	Jeddaholm Hemlock	12	4	48	24" TALL	POT	
TMT	Taxus x media 'Tauntoni'	Taunton Yew	11	4	44	24" TALL	POT	
EX-TMT	Taxus x media 'Tauntoni'	Taunton Yew	15	4	60			Existing
EX-TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	2	4	8			Existing
HERBACEOUS PERENNIALS								
EX-LS	Liatis spicata	Blazing Star	6	2	12			Existing
EX-RF	Rudbeckia fulgida	Early Bird Gold Black Eyed Susan	9	2	18			Existing
ORNAMENTAL GRASSES								
CAK	Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	357	2	714	1 GAL	POT	
EX-CAK	Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	39	2	78	1 GAL	POT	
EX-PVP	Panicum virgatum 'Prairie Fire'	Prairie Fire Switch Grass	10	2	20	1 GAL	POT	
SNS	Sorghastrum nutans 'Sox Blue'	Sox Blue Indian Grass	62	2	124	1 GAL	POT	
			TOTAL:		3680	POINTS		

GROUND COVER LEGEND

- LAWN
- 4" DEPTH BARK MULCH

SITE LANDSCAPE PLAN - GENERAL NOTES

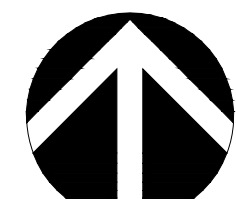
- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- LANDSCAPE EDGING SHALL BE BLACK DIAMOND VINYL EDGING AS MANUFACTURED BY VALLEY VIEW INDUSTRIES ([www.valleyviewind.com](http://www.valleyviewind.com))
- ALL LANDSCAPE BEDS SHALL CONTAIN A 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
- ALL DECIDUOUS TREES OUTSIDE PLANTING BEDS SHALL HAVE A 4" DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY A 4" DEEP TRENCH CUT EDGE.
- ALL EVERGREEN TREES OUTSIDE PLANTING BEDS SHALL HAVE A 8" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY A 4" DEEP TRENCH CUT EDGE.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.



LANDSCAPE PLAN

GRANDVIEW COMMONS B-BLOCK

CITY OF MADISON, WI



SCALE: 1" = 20'  
(PAGE SIZE: 24x36)  
0 20

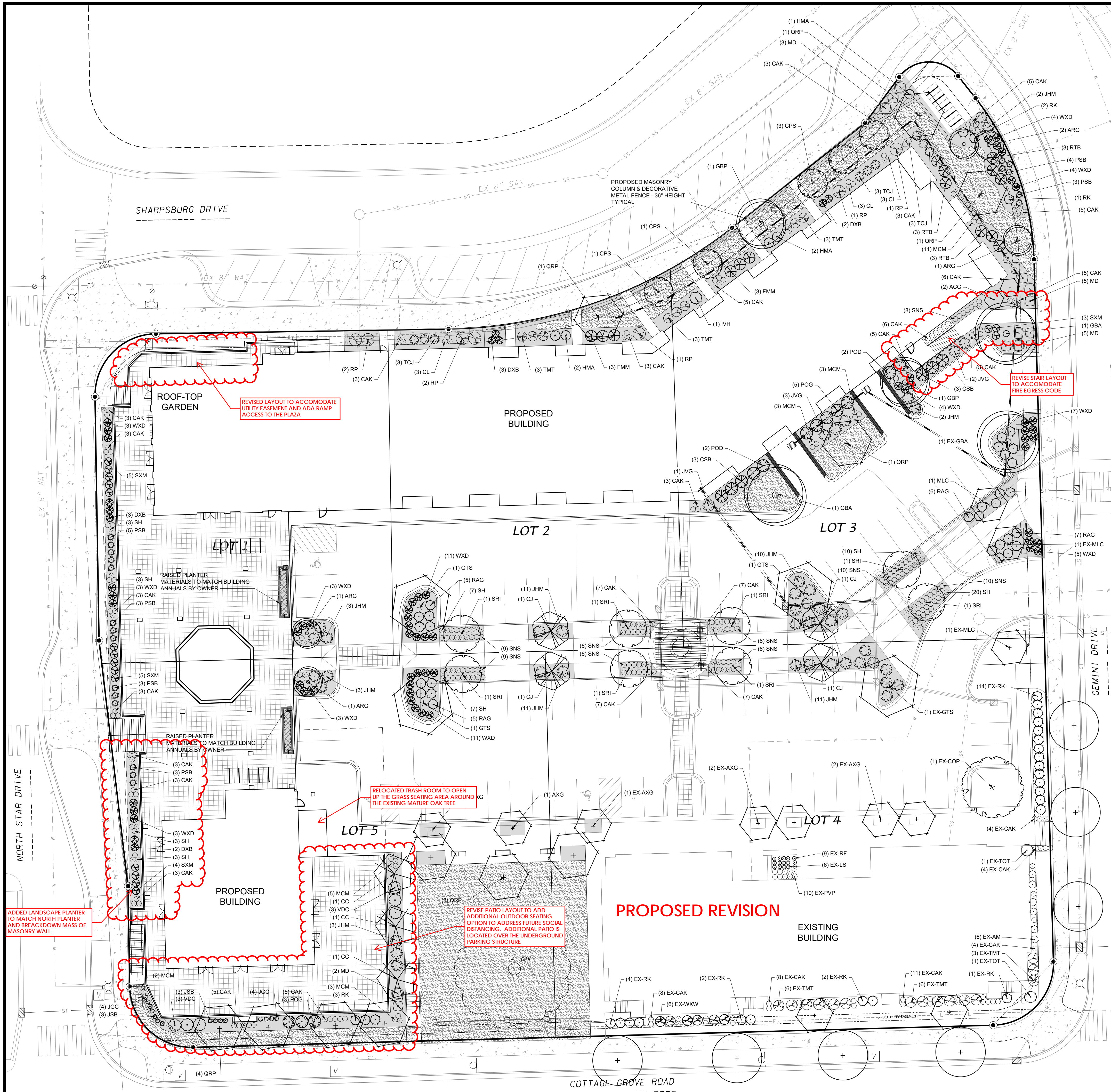
DATE: 08/12/20  
REVISED:

DRAWN BY: MS

FN: 20-05-122

Sheet Number:  
L100





LANDSCAPE REQUIREMENTS SUMMARY

5 POINTS PER 300 SF OF DEVELOPED AREA  
GROSS DEVELOPED AREA = 100,805 SQ FT  
BUILDING FOOTPRINTS = 38,110 SQ FT  
NET DEVELOPED AREA = 64,695 SQ FT (1.05 ACRES)  
TOTAL POINTS REQUIRED = 1080 POINTS  
POINTS PROVIDED = 3,333 POINTS

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
ARG	Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	5	35	175	2.5"	B&B	Existing
EX-COP	Celtis occidentalis 'Prairie Pride'	Existing Prairie Pride Hackberry	1	35	35	2.5"	B&B	
CPS	Celtis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2	35	70	2.5"	B&B	Existing
EX-GBA	Ginkgo biloba 'Autumn Gold'	Existing Autumn Gold Ginkgo	1	35	35	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2	35	70	2.5"	B&B	
GTS	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	4	35	140	2.5"	B&B	Existing
QRP	Quercus 'Regal Prince'	Regal Prince Oak	11	35	385	2.5"	B&B	
ORNAMENTAL TREE								
AXG	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	15	30	1.5"	B&B	Existing
EX-AXG	Amelanchier 'Autumn Brilliance'	Existing Autumn Brilliance Serviceberry	5	15	75	1.5"	B&B	
CC	Carpinus Caroliniana	Musclewood	3	15	45	1.5"	B&B	
CJ	Cercidiphyllum japonica	Katsura Tree	4	15	60	1.5"	B&B	
MLC	Malus 'Cardinal'	Cardinal Crabapple	1	15	15	1.5"	B&B	Existing
EX-MLC	Malus 'Cardinal'	Existing Cardinal Crabapple	2	15	30	1.5"	B&B	
EX-MRJ	Malus 'Red Jewel'	Existing Red Jewel Crabapple	2	15	30	1.5"	B&B	Existing
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	8	15	120	1.5"	B&B	
DECIDUOUS SHRUB								
ACG	Amelanchier canadensis 'Glenform'	Rainbow Pillar Serviceberry	2	3	6	48"	B&B	Existing
EX-AM	Aronia melanocarpa 'Elate'	Existing Black Beauty Chokeberry	6	3	18			
CSB	Cornus sericea 'Bailhato'	Ivory Halo Dogwood	6	3	18	24" TALL	POT	
DXB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	10	3	30	24" TALL	POT	
FMM	Fothergilla 'Mount Airy'	Mount Airy Fothergilla	6	3	18	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	5	3	15	24" TALL	POT	
MI	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	1	3	3	24" TALL	POT	
POD	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	4	3	12	24" TALL	POT	
POG	Physocarpus 'Dart's Gold'	Dart's Gold Ninebark	8	3	24	24" TALL	POT	
RAG	Rhus aromatica 'Grow-Low'	Grow Low Sumac	29	3	87	24" TALL	POT	
RK	Rosa 'Knockout'	Knockout Rose	6	3	18	24" TALL	POT	Existing
EX-RK	Rosa 'Knockout'	Existing Knockout Rose	23	3	69			
RTB	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	9	3	27	24" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spiraea	17	3	51	24" TALL	POT	
VDC	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	6	3	18	24" TALL	POT	
WDX	Weigela 'Dark Horse'	Dark Horse Weigela	57	3	171	24" TALL	POT	
EX-WXW	Weigela 'Wine and Roses'	Existing Wine and Roses Weigela	6	3	18			Existing
EVERGREEN SHRUB								
JGC	Junipers 'Gold Cone'	Gold Cone Juniper	8	4	32	24" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Juniper	38	4	152	24" TALL	POT	
JSB	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	7	4	28	24" TALL	POT	
JVG	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	6	4	24	24" TALL	POT	
MD	Microbiota decussata	Russian Arborvitae	15	4	60	24" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Eastern White Pine	20	4	80	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	7	4	28	24" TALL	POT	
TCJ	Tsuga canadensis 'Jeddelloh'	Jeddelloh Hemlock	9	4	36	24" TALL	POT	
TMT	Taxus x media 'Tauntoni'	Tauntton Yew	9	4	36	24" TALL	POT	
EX-TMT	Taxus x media 'Tauntoni'	Existing Tauntton Yew	15	4	60			Existing
EX-TOT	Thuja occidentalis 'Techry'	Existing Techry Arborvitae	2	4	8			Existing
HERBACEOUS PERENNIALS								
EX-LS	Liatris spicata	Existing Blazing Star	6	2	12			Existing
EX-RF	Rudbeckia sp.	Existing Black Eyed Susan	9	2	18			Existing
ORNAMENTAL GRASSES								
CAK	Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	118	2	236	1 GAL	POT	
CL	Chasmanthium latifolium	Northern Sea Oats	9	2	18	1 GAL	POT	
EX-CAK	Calamagrostis 'Karl Foerster'	Existing Feather Reed Grass	39	2	78	1 GAL	POT	
MCM	Molinia caerulea 'Moorflame'	Moorflame Purple Moor Grass	27	2	54	1 GAL	POT	
EX-PVP	Panicum virgatum 'Prairie Fire'	Existing Switch Grass	10	2	20	1 GAL	POT	
SH	Sporobolus heterolepis	Prairie Dropseed	60	2	120	1 GAL	POT	
SNS	Sorghastrum nutans 'Soix Blue'	Soix Blue Indian Grass	70	2	140	1 GAL	POT	
				TOTAL:	3333	POINTS		

GROUND COVER LEGEND

- LAWN
- 4" DEPTH BARK MULCH

SITE LANDSCAPE PLAN - GENERAL NOTES

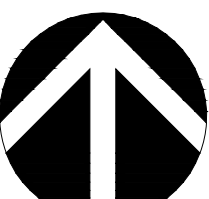
- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- LANDSCAPE EDGING SHALL BE BLACK DIAMOND VINYL EDGING AS MANUFACTURED BY VALLEY VIEW INDUSTRIES ([www.valleyviewind.com](http://www.valleyviewind.com))
- ALL LANDSCAPE BEDS SHALL CONTAIN A 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
- ALL DECIDUOUS TREES OUTSIDE PLANTING BEDS SHALL HAVE A 4" DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY A 4" DEEP TRENCH CUT EDGE.
- ALL EVERGREEN TREES OUTSIDE PLANTING BEDS SHALL HAVE A 8" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY A 4" DEEP TRENCH CUT EDGE.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.



LANDSCAPE PLAN

GRANDVIEW COMMONS B-BLOCK

CITY OF MADISON, WI



SCALE: 1" = 20'  
(PAGE SIZE: 24x36)

DATE: 08/12/20  
REVISED: 09/16/20  
10/30/20  
11/25/20  
12/17/20

DRAWN BY: MS

FN: 20-05-122

Sheet Number:  
L100





**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

ORIGINAL APPROVED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

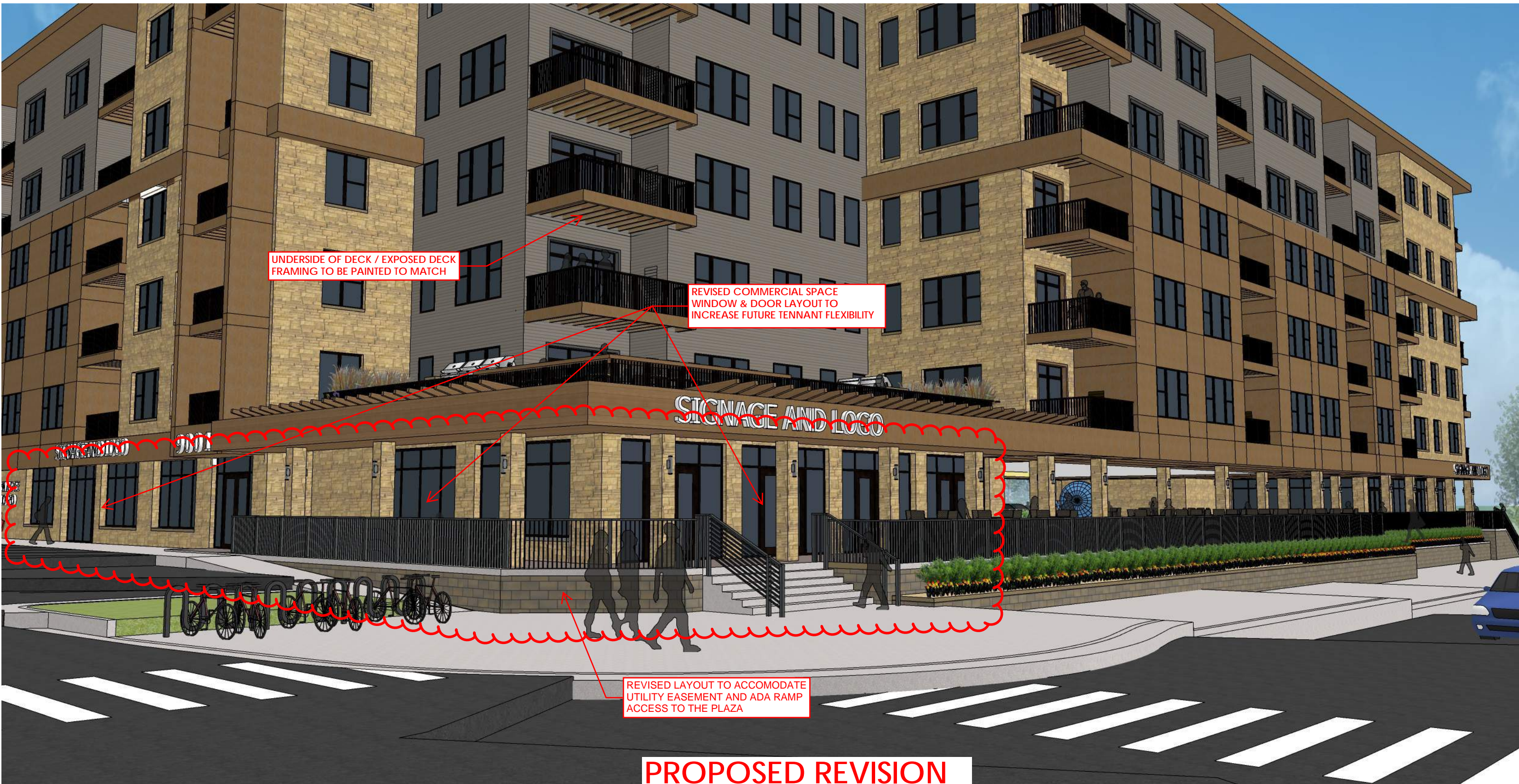
PROPOSED REVISED EXTERIOR ELEVATIONS

DECEMBER 23, 2020









**PROPOSED REVISION**



**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

PROPOSED REVISED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

ORIGINAL APPROVED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





**PROPOSED REVISION**



**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE  
PROPOSED REVISED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





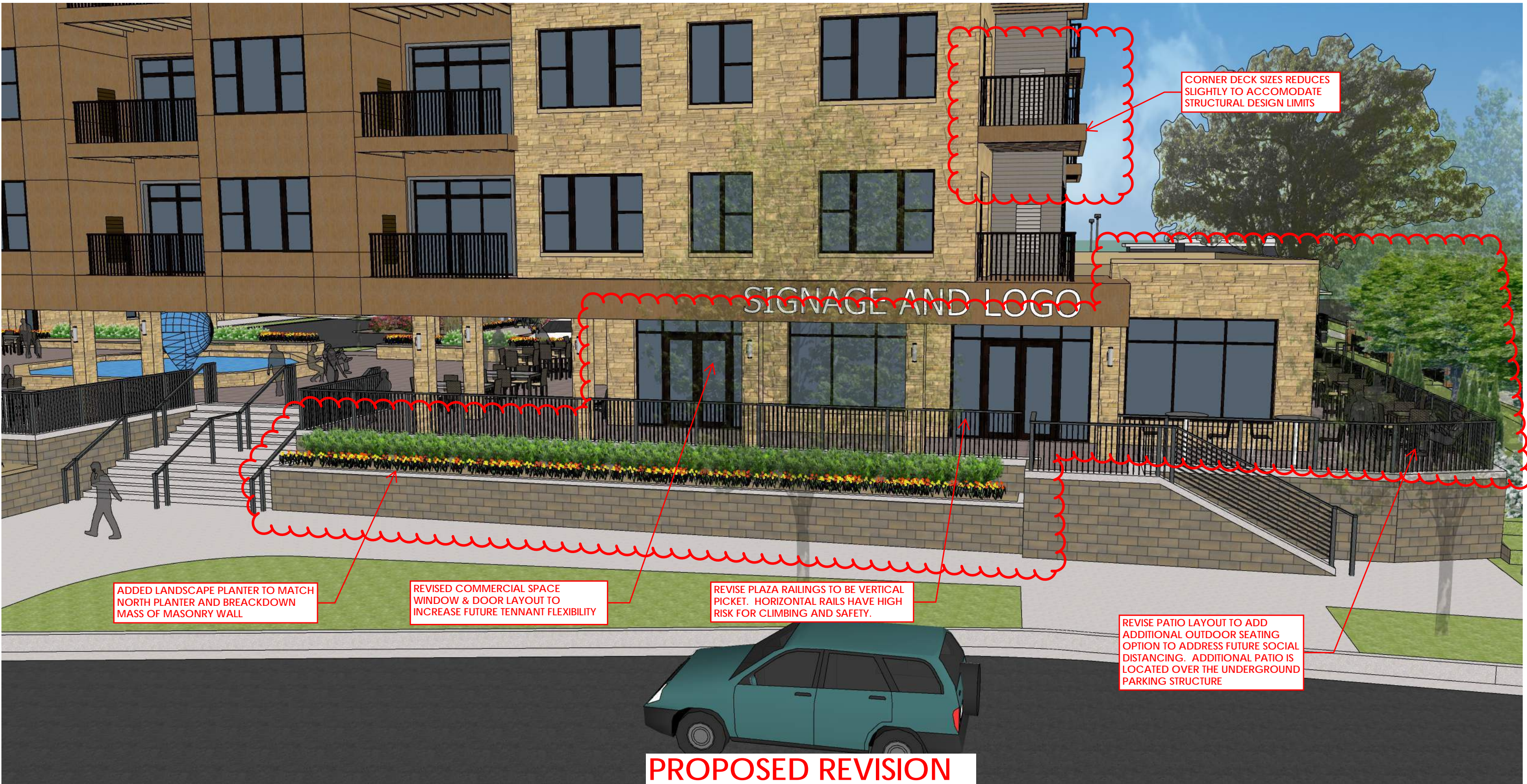
**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

ORIGINAL APPROVED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

PROPOSED REVISED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





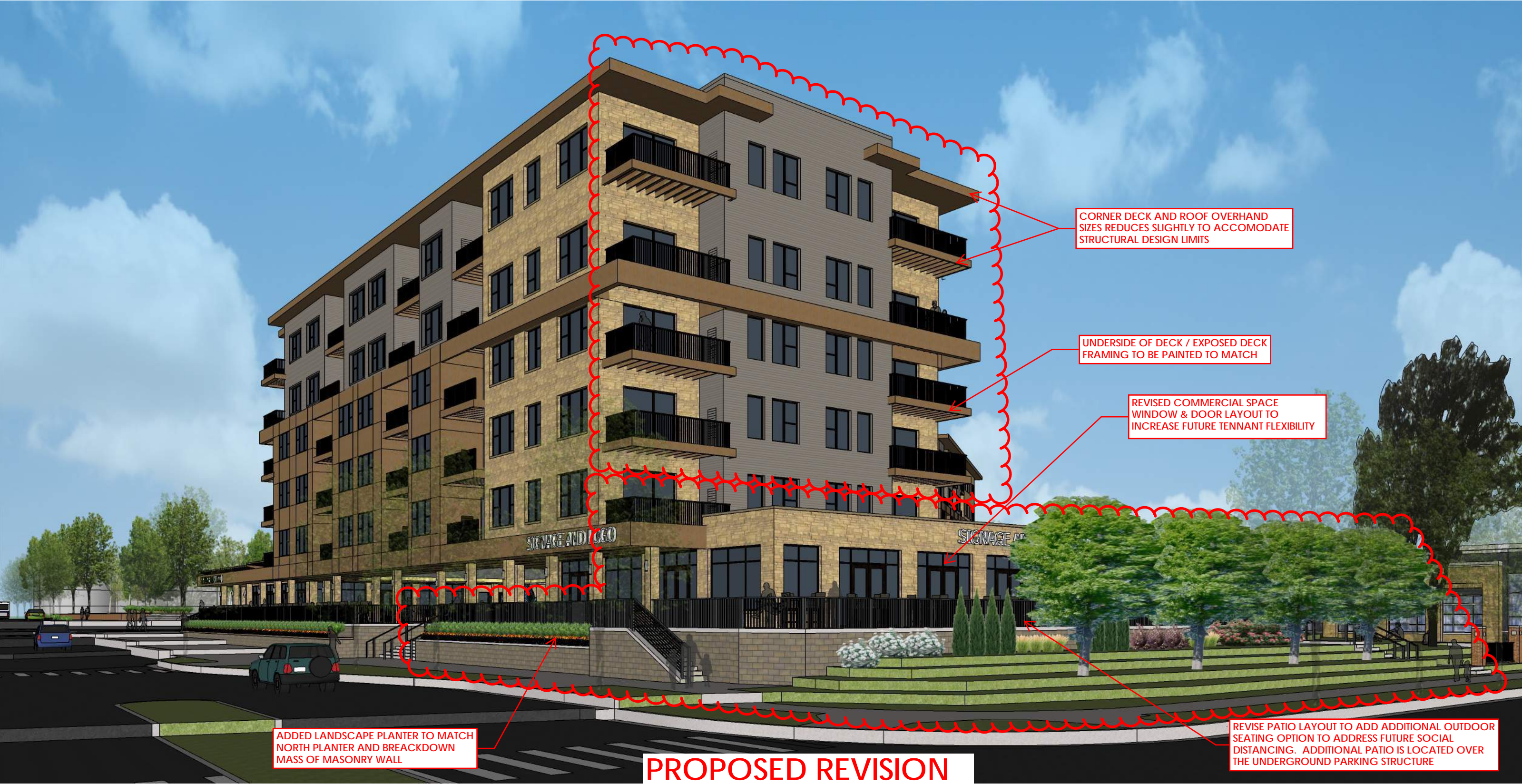
**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

ORIGINAL APPROVED EXTERIOR ELEVATIONS

DECEMBER 23, 2020









**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

ORIGINAL APPROVED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

PROPOSED REVISED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





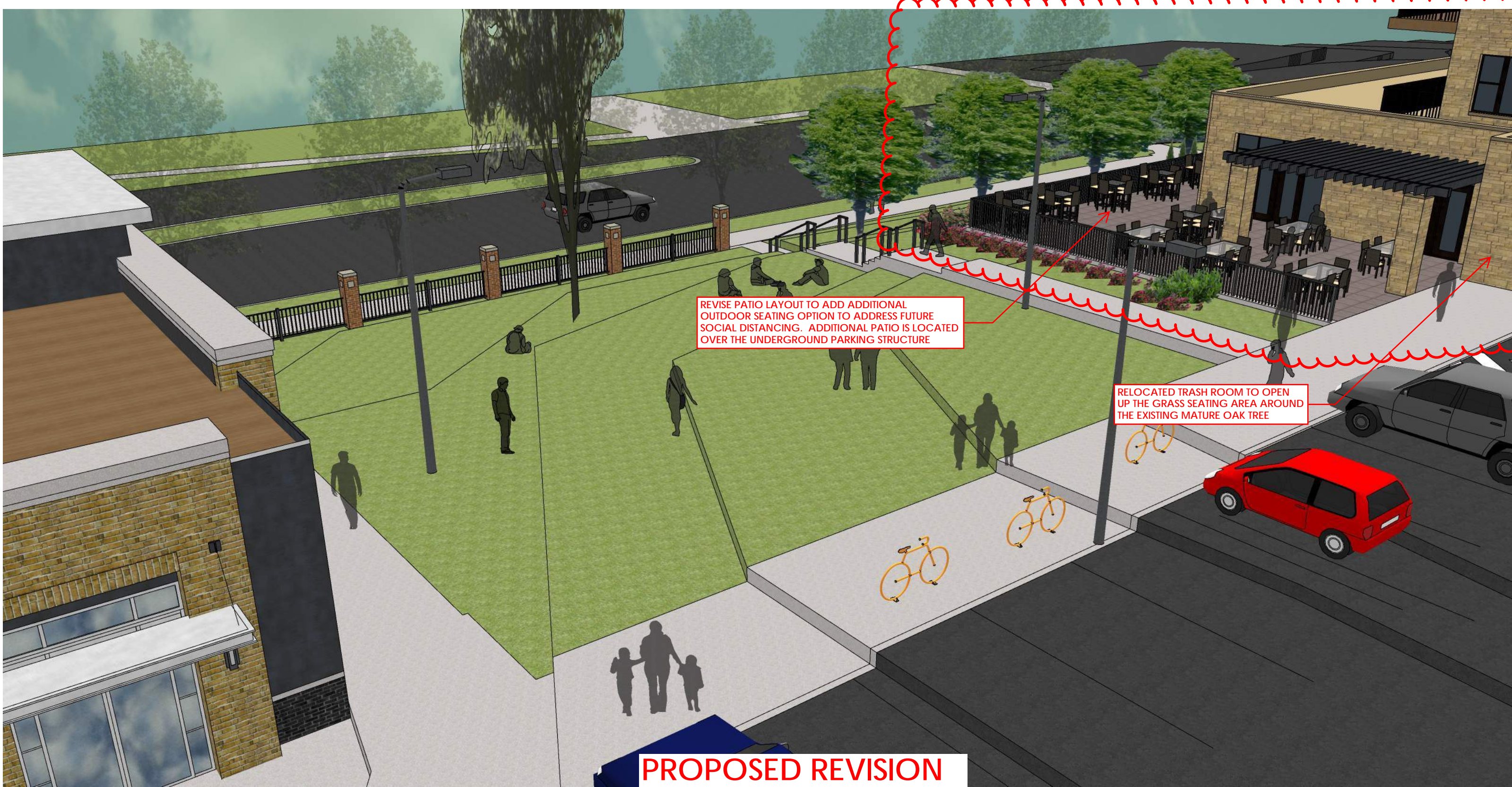
**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

ORIGINAL APPROVED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

PROPOSED REVISED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





ORIGINAL APPROVAL



**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

ORIGINAL APPROVED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

PROPOSED REVISED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





ORIGINAL APPROVAL



**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

ORIGINAL APPROVED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





CORNER DECK AND ROOF OVERHAND  
SIZES REDUCES SLIGHTLY TO ACCOMMODATE  
STRUCTURAL DESIGN LIMITS

REVISE STAIR LAYOUT  
TO ACCOMMODATE  
FIRE EGRESS CODE

PROPOSED REVISION



JLA  
ARCHITECTS

6003-6067 GEMINI DRIVE

PROPOSED REVISED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

ORIGINAL APPROVED EXTERIOR ELEVATIONS

DECEMBER 23, 2020





CORNER DECK AND ROOF OVERHAND  
SIZES REDUCES SLIGHTLY TO ACCOMMODATE  
STRUCTURAL DESIGN LIMITS

UNDERSIDE OF DECK / EXPOSED DECK  
FRAMING TO BE PAINTED TO MATCH

REVISED WINDOW AND DOOR LAYOUT  
TO ACCOMMODATE INTERIOR FLOOR PLAN

PROPOSED REVISION



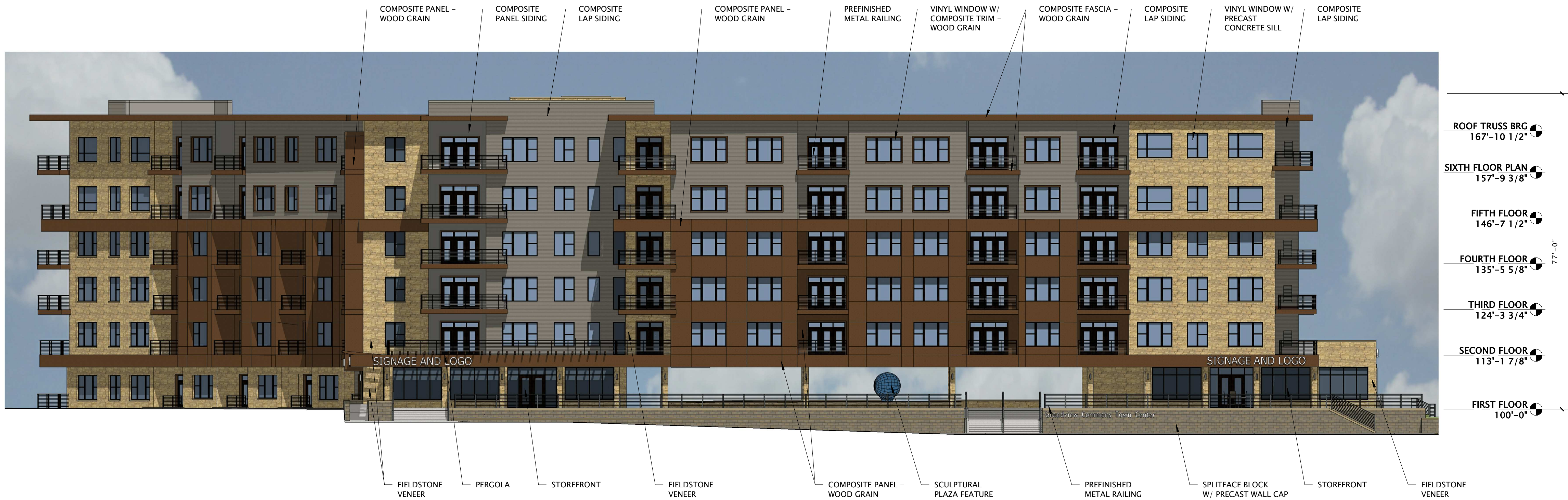
**JLA**  
ARCHITECTS

6003-6067 GEMINI DRIVE

PROPOSED REVISED EXTERIOR ELEVATIONS

DECEMBER 23, 2020

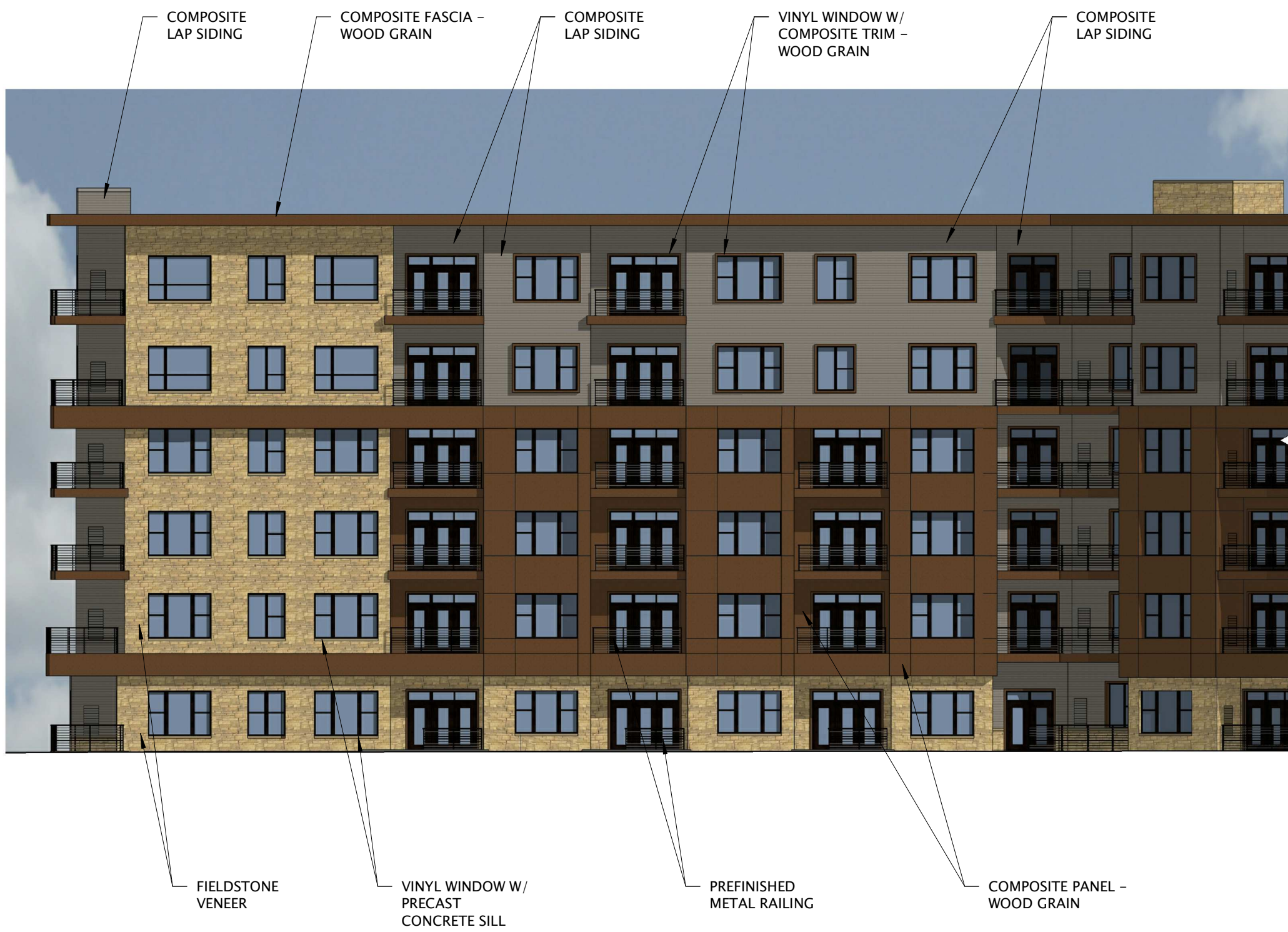




7 WEST ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"

08/12/2020 Material Selection

material	company	style / color	size	
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	varies	
MORTAR	Mortar Technologies	W-289	n/a	
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards	
COMPOSITE PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards	
COMPOSITE PANEL - WOOD GRAIN	Nichiha	Vintage Wood - Cedar	18"x72" boards	
COMPOSITE FASCIA - WOOD GRAIN	Nichiha	Vintage Wood - Cedar	varies	
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies	
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies	
STOREFRONT	Kawneer	Black	varies	



16 NORTHWEST ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



18 NORTH ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

SITE PLAN APPROVAL

DATE OF ISSUANCE SEPTEMBER 21, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS  
ORIGINAL APPROVAL

SHEET NUMBER

A200





7 WEST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"

08/12/2020 Material Selection

material	company	style / color	size	
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	Thin Veneer - Varies	
MORTAR	Mortar Technologies	W-289	n/a	
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards	
COMPOSITE PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards	
COMPOSITE PANEL - WOOD GRAIN	James Hardie	WOODTONE - CEDAR	PANEL	
COMPOSITE FASCIA - WOOD GRAIN	James Hardie	WOODTONE - CEDAR	varies	
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies	
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies	
STOREFRONT	Kawneer	Black	varies	



16 NORTHWEST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"



18 NORTH ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"



JLA  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

SITE PLAN APPROVAL

DATE OF ISSUANCE SEPTEMBER 21, 2020

REVISION SCHEDULE		
Mark	Description	Date

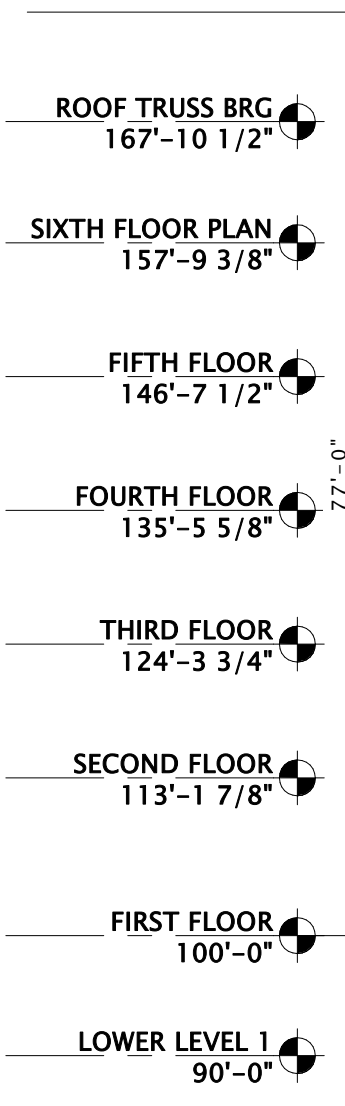
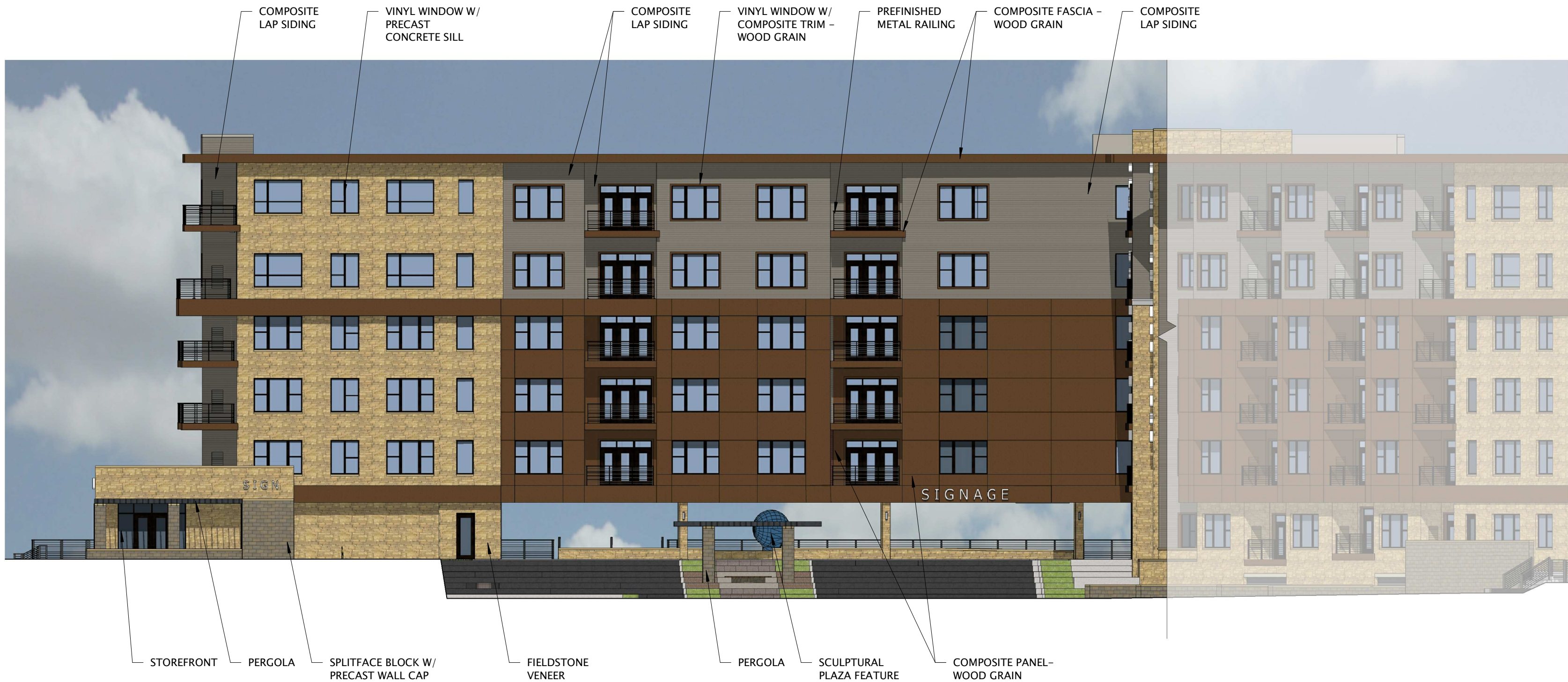
SHEET TITLE

EXTERIOR  
ELEVATIONS  
PROPOSED REVISION

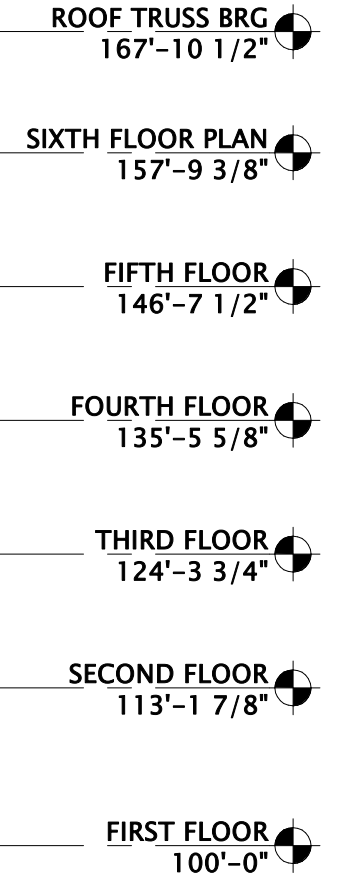
SHEET NUMBER

A201





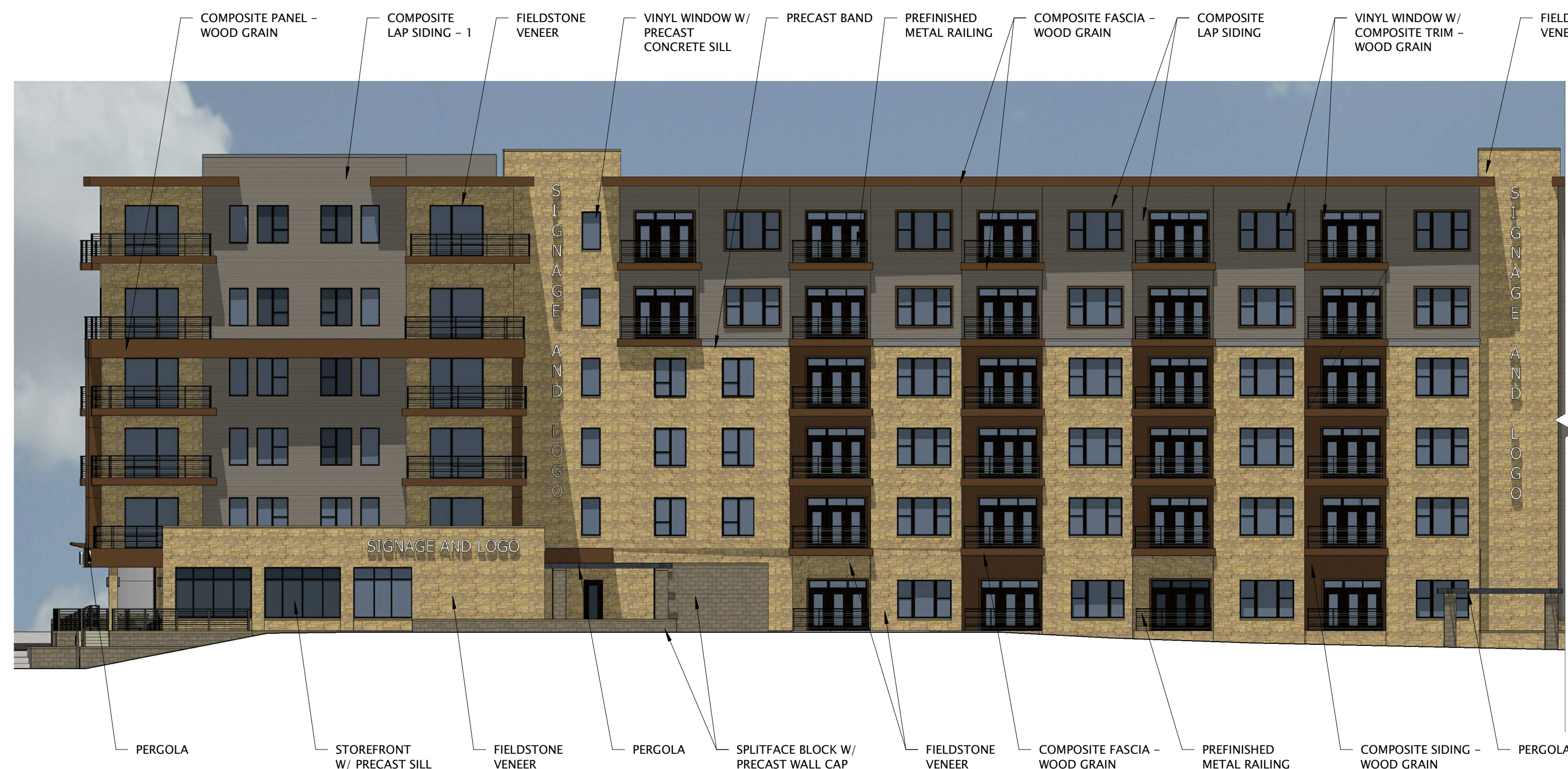
6 EAST ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



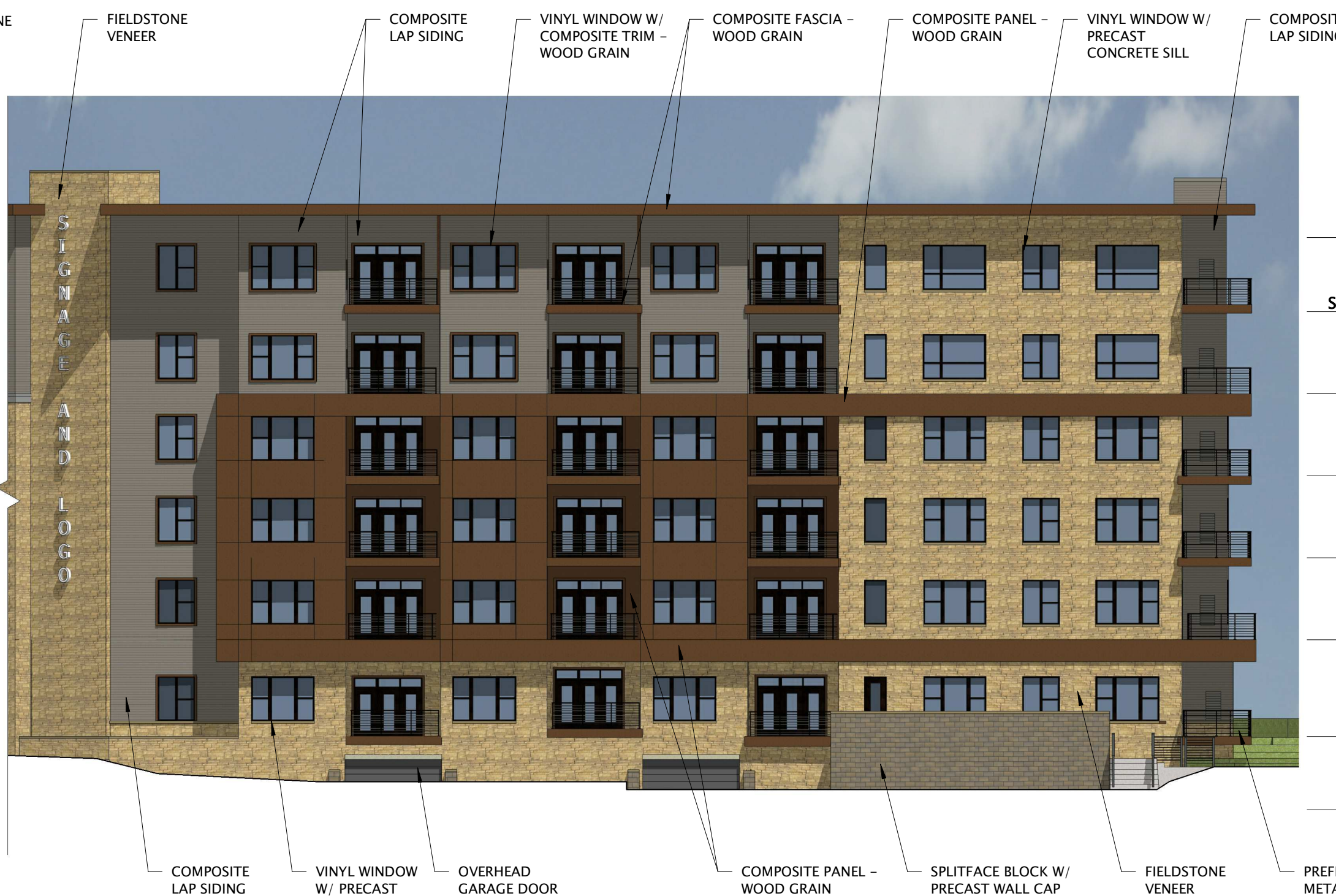
9 NORTHEAST ELEVATION  
1/16" = 1'-0"

08/12/2020 Material Selection

material	company	style / color	size	
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	varies	
MORTAR	Mortar Technologies	W-289	n/a	
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards	
COMPOSITE PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards	
COMPOSITE PANEL - WOOD GRAIN	Nichiha	Vintage Wood - Cedar	18"x72" boards	
COMPOSITE FASCIA - WOOD GRAIN	Nichiha	Vintage Wood - Cedar	varies	
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies	
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies	
STOREFRONT	Kawneer	Black	varies	



16 SOUTH ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



18 SOUTHEAST ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



JLA  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

SITE PLAN APPROVAL

DATE OF ISSUANCE SEPTEMBER 21, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS  
ORIGINAL APPROVAL

SHEET NUMBER

A202





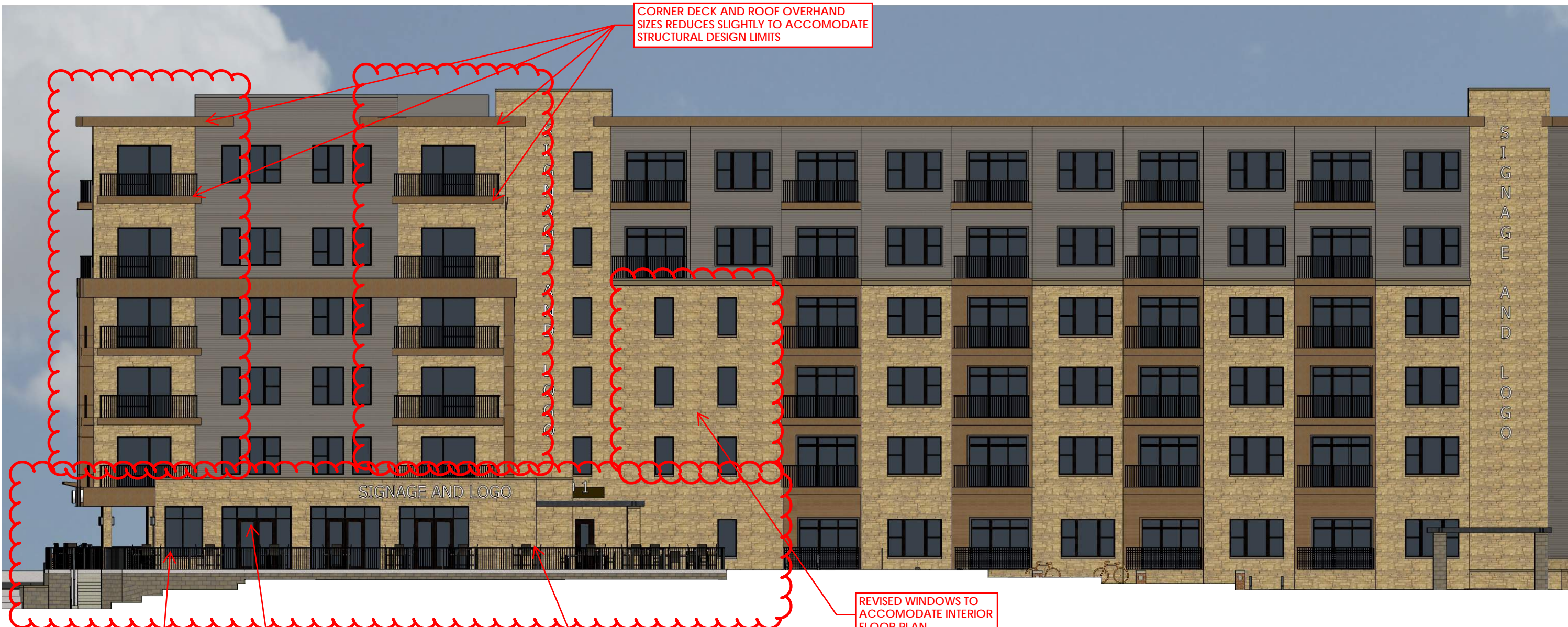
6 EAST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"



9 NORTHEAST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"

08/12/2020 Material Selection

material	company	style / color	size	
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	Thin Veneer - Varies	
MORTAR	Mortar Technologies	W-289	n/a	
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards	
COMPOSIT PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards	
COMPOSITE PANEL - WOOD GRAIN	James Hardie	WOODTONE - CEDAR	PANEL	
COMPOSITE FASCIA- WOOD GRAIN	James Hardie	WOODTONE - CEDAR	varies	
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies	
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies	
STOREFRONT	Kawneer	Black	varies	



16 SOUTH ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"



18 SOUTHEAST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"



JLA  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

SITE PLAN APPROVAL

DATE OF ISSUANCE SEPTEMBER 21, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS  
PROPOSED REVISION

SHEET NUMBER

A203

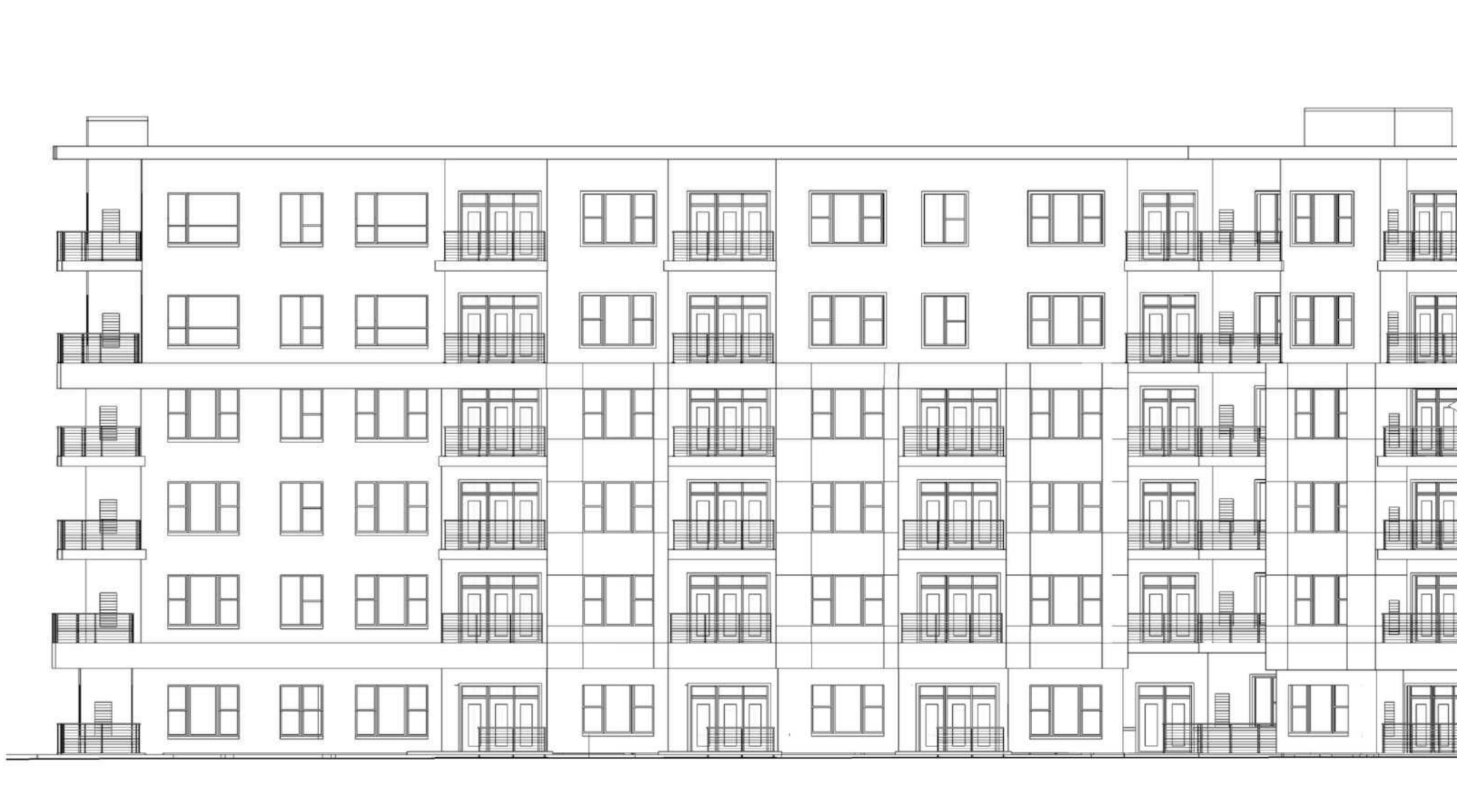




7 WEST ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"

08/12/2020 Material Selection

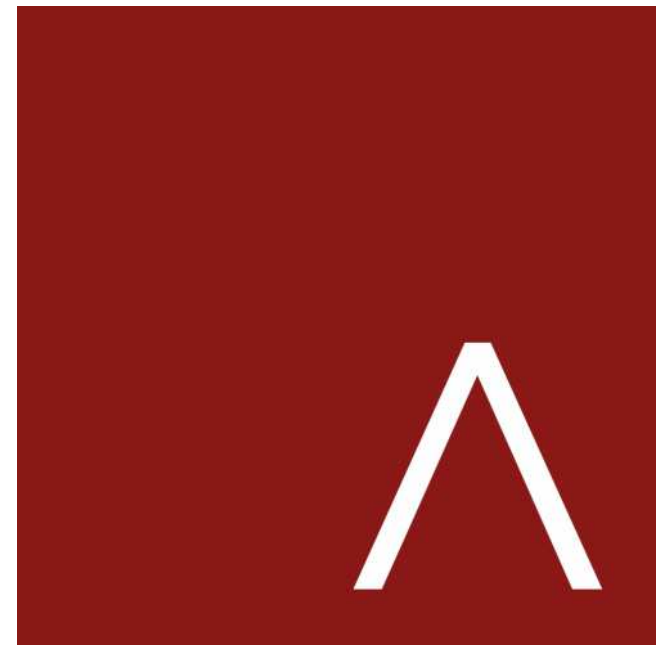
material	company	style / color	size	
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	varies	
MORTAR	Mortar Technologies	W-289	n/a	
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards	
COMPOSITE PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards	
COMPOSITE PANEL - WOOD GRAIN	Nichiha	Vintage Wood - Cedar	18"x72" boards	
COMPOSITE FASCIA - WOOD GRAIN	Nichiha	Vintage Wood - Cedar	varies	
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies	
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies	
STOREFRONT	Kawneer	Black	varies	



16 NORTHWEST ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



18 NORTH ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

SITE PLAN APPROVAL

DATE OF ISSUANCE SEPTEMBER 21, 2020

REVISION SCHEDULE		
Mark	Description	Date

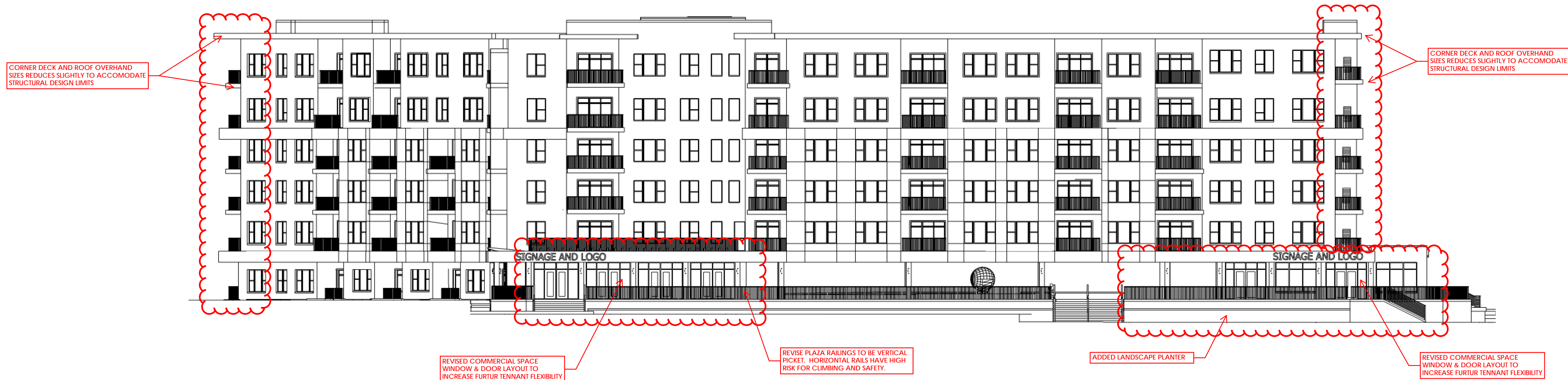
SHEET TITLE

EXTERIOR  
ELEVATIONS  
**ORIGINAL APPROVAL**

SHEET NUMBER

**A204**





7 WEST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"

08/12/2020 Material Selection

material	company	style / color	size
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	Thin Veneer - Varies
MORTAR	Mortar Technologies	W-289	n/a
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards
COMPOSITE PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards
COMPOSITE PANEL - WOOD GRAIN	James Hardie	WOODTONE - CEDAR	PANEL
COMPOSITE FASCIA - WOOD GRAIN	James Hardie	WOODTONE - CEDAR	varies
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies
STOREFRONT	Kawneer	Black	varies



16 NORTHWEST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"



18 NORTH ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"



JLA  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

SITE PLAN APPROVAL

DATE OF ISSUANCE SEPTEMBER 21, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS  
PROPOSED REVISION

SHEET NUMBER

A205





6 EAST ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



9 NORTHEAST ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"

08/12/2020 Material Selection

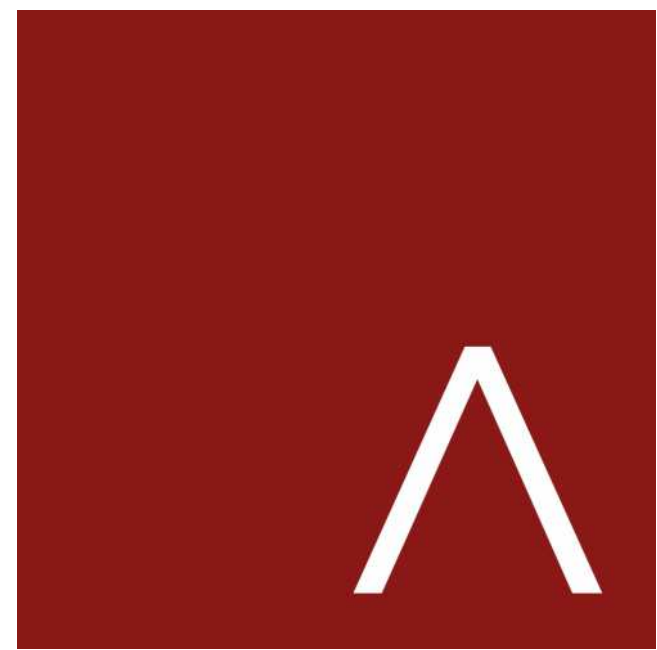
material	company	style / color	size	
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	varies	
MORTAR	Mortar Technologies	W-289	n/a	
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards	
COMPOSIT PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards	
COMPOSITE PANEL - WOOD GRAIN	Nichiha	Vintage Wood - Cedar	18"x72" boards	
COMPOSITE FASCIA- WOOD GRAIN	Nichiha	Vintage Wood - Cedar	varies	
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies	
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies	
STOREFRONT	Kawneer	Black	varies	



16 SOUTH ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



18 SOUTHEAST ELEVATION - ORIGINAL APPROVAL  
1/16" = 1'-0"



JLA  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

SITE PLAN APPROVAL

DATE OF ISSUANCE SEPTEMBER 21, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS  
ORIGINAL APPROVAL

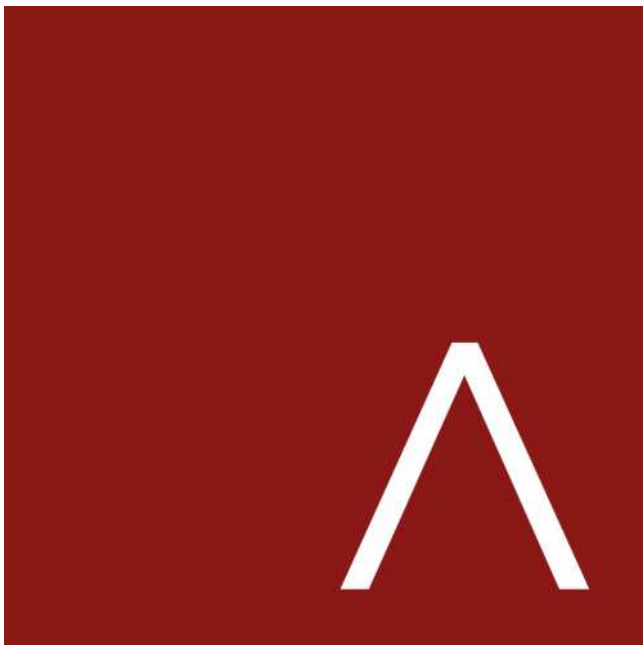
SHEET NUMBER

A206



08/12/2020 Material Selection

material	company	style / color	size	
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	varies	
MORTAR	Mortar Technologies	W-289	n/a	
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards	
COMPOSIT PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards	
COMPOSITE PANEL - WOOD GRAIN	Nichiha	Vintage Wood - Cedar	18"x72" boards	
COMPOSITE FASCIA- WOOD GRAIN	Nichiha	Vintage Wood - Cedar	varies	
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies	
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies	
STOREFRONT	Kawneer	Black	varies	



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

DATE OF ISSUANCE      AUGUST 12, 2020

REVISION SCHEDULE		
Mark	Description	Date

ORIGINAL

SHEET TITLE  
EXTERIOR MATERIALS

SHEET NUMBER  
A210

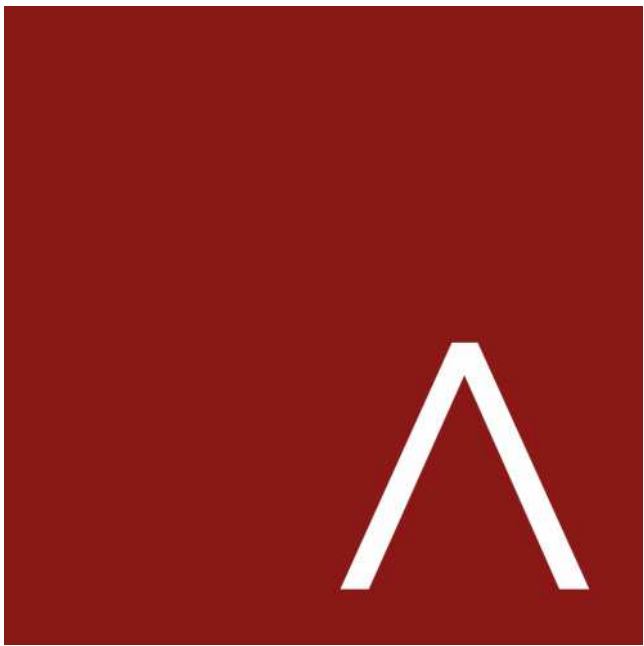




PROPOSED

01/19/2021 MATERIAL SELECTION

material	company	style / color	size	
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	Thin Veneer - Varies	
MORTAR	Mortar Technologies	W-289	n/a	
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards	
COMPOSIT PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards	
COMPOSITE PANEL - WOOD GRAIN	James Hardie	WOODTONE - CEDAR	PANEL	
COMPOSITE FASCIA- WOOD GRAIN	James Hardie	WOODTONE - CEDAR	varies	
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies	
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies	
STOREFRONT	Kawneer	Black	varies	



JLA  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

DATE OF ISSUANCE JANUARY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

PROPOSED

SHEET TITLE  
EXTERIOR MATERIALS

SHEET NUMBER  
A210



CORNER DECK AND ROOF OVERHAND  
SIZES REDUCES SLIGHTLY TO ACCOMMODATE  
STRUCTURAL DESIGN LIMITS



REVISE PATIO LAYOUT TO ADD ADDITIONAL  
OUTDOOR SEATING OPTION TO ADDRESS FUTURE  
SOCIAL DISTANCING. ADDITIONAL PATIO IS LOCATED  
OVER THE UNDERGROUND PARKING STRUCTURE

RELOCATED TRASH ROOM TO OPEN  
UP THE GRASS SEATING AREA AROUND  
THE EXISTING MATURE OAK TREE

REVISE WINDOWS TO ACCOMMODATE  
INTERIOR FLOOR PLAN

6 EAST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"

CORNER DECK AND ROOF OVERHAND  
SIZES REDUCES SLIGHTLY TO ACCOMMODATE  
STRUCTURAL DESIGN LIMITS

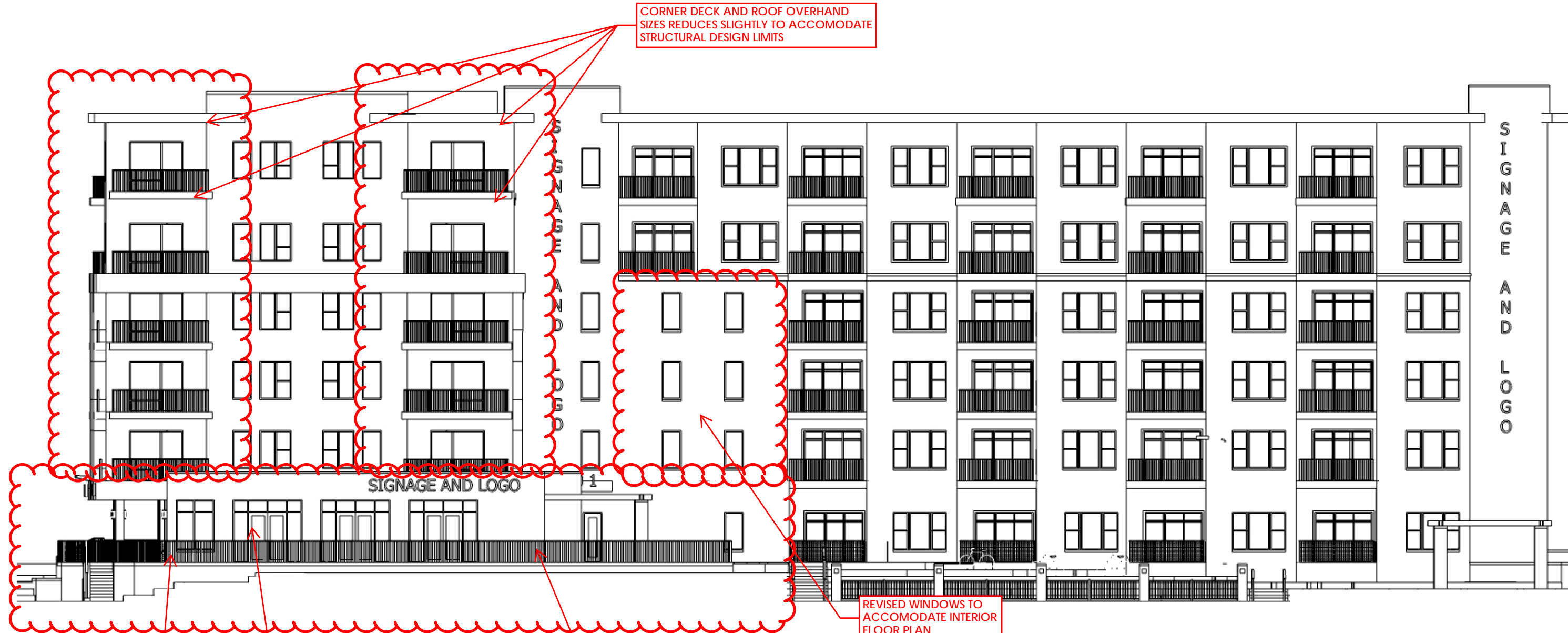


9 NORTHEAST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"

08/12/2020 Material Selection

material	company	style / color	size
FIELDSTONE VENEER	United Brick	Fond Du Lac Field Stone - Harvest Blend	Thin Veneer - Varies
MORTAR	Mortar Technologies	W-289	n/a
COMPOSITE LAP SIDING	Hardie Plank	Aged Pewter	7"x144" boards
COMPOSIT PANEL SIDING	Hardie Panel	Aged Pewter - Smooth	46"x144" boards
COMPOSITE PANEL - WOOD GRAIN	James Hardie	WOODTONE - CEDAR	PANEL
COMPOSITE FASCIA- WOOD GRAIN	James Hardie	WOODTONE - CEDAR	varies
VINYL WINDOWS & PATIO DOORS	Pella Impervia	Casement - Black	varies
PREFINISHED METAL RAILING	Quigley	Metal/Wire Mesh Guardrails - Black	varies
STOREFRONT	Kawneer	Black	varies

CORNER DECK AND ROOF OVERHAND  
SIZES REDUCES SLIGHTLY TO ACCOMMODATE  
STRUCTURAL DESIGN LIMITS



REVISE PLAZA RAILINGS TO BE VERTICAL  
PICKET. HORIZONTAL RAILS HAVE HIGH  
RISK FOR CLIMBING AND SAFETY.

REVISED COMMERCIAL SPACE  
WINDOW & DOOR LAYOUT TO  
INCREASE FURTUR TENNANT FLEXIBILITY

REVISE PATIO LAYOUT TO ADD  
ADDITIONAL OUTDOOR SEATING  
OPTION TO ADDRESS FUTURE SOCIAL  
DISTANCING. ADDITIONAL PATIO IS  
LOCATED OVER THE UNDERGROUND  
PARKING STRUCTURE

REVISED WINDOWS TO  
ACCOMMODATE INTERIOR  
FLOOR PLAN

16 SOUTH ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"

CORNER DECK AND ROOF OVERHAND  
SIZES REDUCES SLIGHTLY TO ACCOMMODATE  
STRUCTURAL DESIGN LIMITS



REVISE STAIR LAYOUT TO  
ACCOMMODATE FIRE EGRESS CODE

18 SOUTHEAST ELEVATION - PROPOSED REVISION  
1/16" = 1'-0"



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-0302

6003, 6019, 6035,  
6015 GEMINI DRIVE  
GRAND VIEW  
COMMONS BLOCK B

SITE PLAN APPROVAL

DATE OF ISSUANCE SEPTEMBER 21, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS  
**PROPOSED REVISION**

SHEET NUMBER

**A207**