



VANDEWALLE & ASSOCIATES INC.

July 22, 2015

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Grandview Commons
PD-GDP/SIP Major Amendment

Dear Katherine,

The following document and illustrative graphics outline the request to amend the adopted Planned Unit Development: General Development Plan for the “B Block” within the Grandview Commons Town Center. This revision seeks to amend the overall block configuration in response to market conditions while still creating the final piece of the overall town center mixed use walking district.

We look forward to working with the City on the review and implementation of this project.

Sincerely,

Brian Munson
Principal

Applicant

Greyrock at Grandview, LLC.
2800 Royal Avenue
Madison, WI 53713
Phone: 608.226.3060
Fax: 608.223.0668
Dan Brinkman
pdanlb@dsirealestate.com

Design Team

Architecture:
JLA Architects
2418 Crossroads Drive
Madison, Wisconsin 53718
Phone: 608.241.9500
Fax: 608.241.9800
Joe Lee
jlee@jla-ap.com

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Phone: 608.255.3988
Fax: 608.255.0814
Brian Munson
bmunson@vandewalle.com

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089
Dan Day
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Landscape Architecture:
Olson Toon Landscaping, Inc.
3570 Pioneer Road
Verona, Wisconsin 53593
Phone: 608.827.9401
Brad Fregien
brad@olsontoon.com

Existing Conditions

Existing Zoning:	PD-GDP Town Center Mixed Use	
Proposed Zoning:	Amended PD-GDP/SIP	
Addresses/PIN:	6001 Gemini Drive 6033 Gemini Drive	071011225036 071011225028
Aldermanic District:	District 3:	Alder Hall
Neighborhood Association:	McClelland Park Neighborhood	
Neighborhood Plan:	Mixed Use	
Notifications:	Alders Hall, Demarb McClelland Park Neighborhood DAT Presentation	June 22, 2015 June 22, 2015 July 17, 2015

Legal Description:	See Attached
Lot Area:	2.72 acres
Filing Fee:	A check in the amount of \$1,900 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees.
Proposed Use:	Retail & Commercial uses

Project Description

The implementation of the Grandview Commons Town Center has been underway since the initial development of the project in early 2001 with the creation of the Village Green. While several revisions to the General Development Plan, and two adopted Specific Implementation Plans, have modified this block the overall intent of creating a neighborhood retail core has been the common theme. Market conditions in the intervening 14 years have been the limiting factor in implementing the project.

The 2012 General Development Plan amendment incorporating the anchor grocery store (Metro Market) revised the building layout and guidelines for the development for the project, creating four buildings sites (1-4 stories in height), shared parking, and a shared plaza space.

Overall Development Concept

The Grandview Commons Town Center is proposed as a mixed use district featuring pedestrian- oriented walkable retail and neighborhood serving commercial uses while balancing vehicular access, scale, and character. Set along retail street network of the North Star Drive/Sharpsburg Drive Village Green frontages and the Gemini Drive extension, this district will offer first floor retail/commercial uses and upper story office or residential uses with a vibrant neighborhood scaled urban setting. Utilizing the civic anchors of the Village Green, future City of Madison Library and a new Urban Plaza, this district will form a crucial community gathering area and diverse social setting. The grocery store forms the eastern edge of the town center and shall be connected through a pedestrian walkway and sidewalk connections. Shared parking will support the commercial uses and will be available for use throughout the district.

The proposed amendment calls for five buildings (1-2 stories in height) placed to reinforce the adjoining streetscape with a central shared parking area and a plaza in the southwest corner of the site. This amendment is paired with Specific Implementation Plans for the entire site and all of the proposed buildings. The use of a comprehensive SIP submittal will allow the project to quickly move into implementation based upon tenant interest while setting the framework for the pedestrian connection, vehicular circulation, and complex grading & terrace elevations; as well as the overall character, and goals for the urban spaces.

Building Site Comparison

Proposed B-1 Building

Adopted Description (B-1):

B-1 holds both the corner of the Village Green and the Urban Plaza. Primarily a commercial building, this site may accommodate upper floor residential as part of the building design.

This building is anticipated to be an open first floor design with a goal of creating numerous building entrances and indoor/outdoor space so as to maximize outdoor seating along the plaza and streetscape. This building shall have primary entrances and glass facades along all sides of the building and shall not have any blank walls facing the adjoining streets, or plaza space. If this building is proposed as a single story building the building shall be a minimum of 24' in height.

Proposed Amendments:
Increase building square footage

<u>Adopted Standard</u>		<u>Proposed B-1</u>
Approx. Net Acreage:	.40 acres	TBD
Height:	1-3 stories	+1 Story 29' in height
Dwelling Units:	0-10 units	0
Commercial Square Footage:	2,000-2,500	4,600-6,100
Building Projection		
First Floor:	2,500 sq. ft. retail	4,600
Second Floor:	5 units (optional)	1,500 optional mezzanine (per tenant)
Third Floor:	5 units (optional)	none

Proposed B-2 Building

Adopted Description (formerly B-3):

This building forms the final leg of the Urban Plaza and fronts onto both the plaza and Sharpsburg Drive pedestrian frontage. First floor retail uses should include primary entrances onto Sharpsburg Drive and the Urban Plaza with secondary entrances allowed onto the parking area to the east. Upper floors are reserved for residential uses. If this building is proposed as a single story building the building shall be a minimum of 30' in height.

Proposed Amendments:
Amend height requirement as per proposed elevations (19'4" height)

<u>Adopted Standard</u>		<u>Proposed B-2</u>
Approx. Net Acreage:	.55 acres	TBD
Height:	1-3 stories	1 story
Dwelling Units:	0-20 units	0
Commercial Square Footage:	4,000-5,000	4,000
Building Projection		
First Floor:	5,000 sq. ft. retail	4,000
Second Floor:	10 residential units (optional)	none
Third Floor:	10 residential units (optional)	none

Proposed B-3 Building

Adopted Description (formerly B-4):

This building forms the eastern edge of the B Block mixed use walking district along Sharpsburg Drive and features first floor retail uses with upper floor office and/or residential uses.

Proposed Amendment:

Create raised second floor patio and upper floor retail use with lower level facing south.

<u>Adopted Standard</u>		<u>Proposed B-3</u>	
Approx. Net Acreage:	6.2 acres	TBD	
Height:	2-4 stories	2 stories (30'-0")	
Dwelling Units:	0-30 units	0	
Commercial Square Footage:	8,000-15,000	10,620	
Building Projection			
First Floor:	9,000 sq. ft. retail	5,310	retail/commercial
Second Floor:	10 residential units or 6,000 sq. ft. office	5,310	retail/commercial
Third Floor:	10 residential units (optional)	none	

Proposed B-4 Building

Adopted Description (formerly B-2 Building):

This building forms the southern edge of the Urban Plaza and a key placement along the Cottage Grove Road frontage. First floor retail uses are required to have primary entrances onto the Urban Plaza with secondary entrances from the parking area to the east or Cottage Grove Road. Upper floor office and/or residential uses may require underground parking.

Proposed Amendments:

Revise building location to southwest corner of site

Revise overall height to one story

<u>Adopted Standard</u>		<u>Proposed B-4</u>	
Approx. Net Acreage:	1.56 acres	TBD	
Height:	2-4 stories	1 story	
Dwelling Units:	0-50 units	0	
Commercial Square Footage:	8,000-15,500	4,200	
Building Projection			
First Floor:	10,000 sq. ft. retail	4,200	
Second Floor:	5,500 sq. ft. retail and/or 20 residential units	none	
Third Floor:	20 residential units (optional)	none	
Fourth Floor:	10 residential units (optional)	none	

Proposed B-5 Building

Adopted Description:

None

Proposed Description:

This building forms the southern edge of the block and a key placement along the Cottage Grove Road frontage. Retail uses are required to have primary entrances onto the interior parking area with four sided architecture.

Proposed Amendments:

Add building location and use

<u>Adopted Standard</u>	(none)	<u>Proposed B-5</u>
Approx. Net Acreage:		TBD
Height:		1 story
Dwelling Units:		0
Commercial Square Footage:		9,500
Building Projection		
First Floor:		9,500 commercial/retail

Overall Block Comparison

Square footage:	22,000-37,000	32,000-35,000 commercial/retail
Heights:	1-4	1-2

Proposed Zoning Text

Permitted Uses: 32,000-35,000 square feet of retail/office
Those that are stated as permitted uses in Permitted Uses
Uses accessory to permitted use as listed in Permitted
Uses

Floor Area Ratio: As shown on adopted plans

Maximum Building Height: As shown in adopted plans

Yard Requirements/Setbacks: As shown in adopted plans

Useable Open Space: As shown in adopted plans

Off-Street Parking & Loading: As shown in adopted plans

Accessory Building Regulations: As shown in adopted plans

Landscaping: As shown in adopted plans

Signage:

Location and type as shown in adopted plans. Signage for project shall be limited to the maximum permitted in the R6 zoning district for the residential uses and as per the C2 zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator

Lighting Plan/Details/Photometrics: As shown in adopted plans

Utility/HVAC equipment: As shown in adopted plans

Alterations and Revisions:

No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

LEGAL DESCRIPTION

Lots 1 and 2, Certified Survey Map No. 13817, recorded in Volume 91 of Certified Survey Maps on pages 235-240 as Document Number 5099366, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 118,380 square feet (2.718 acres).

GVC Town Center – 'B' Block

MADISON, WI

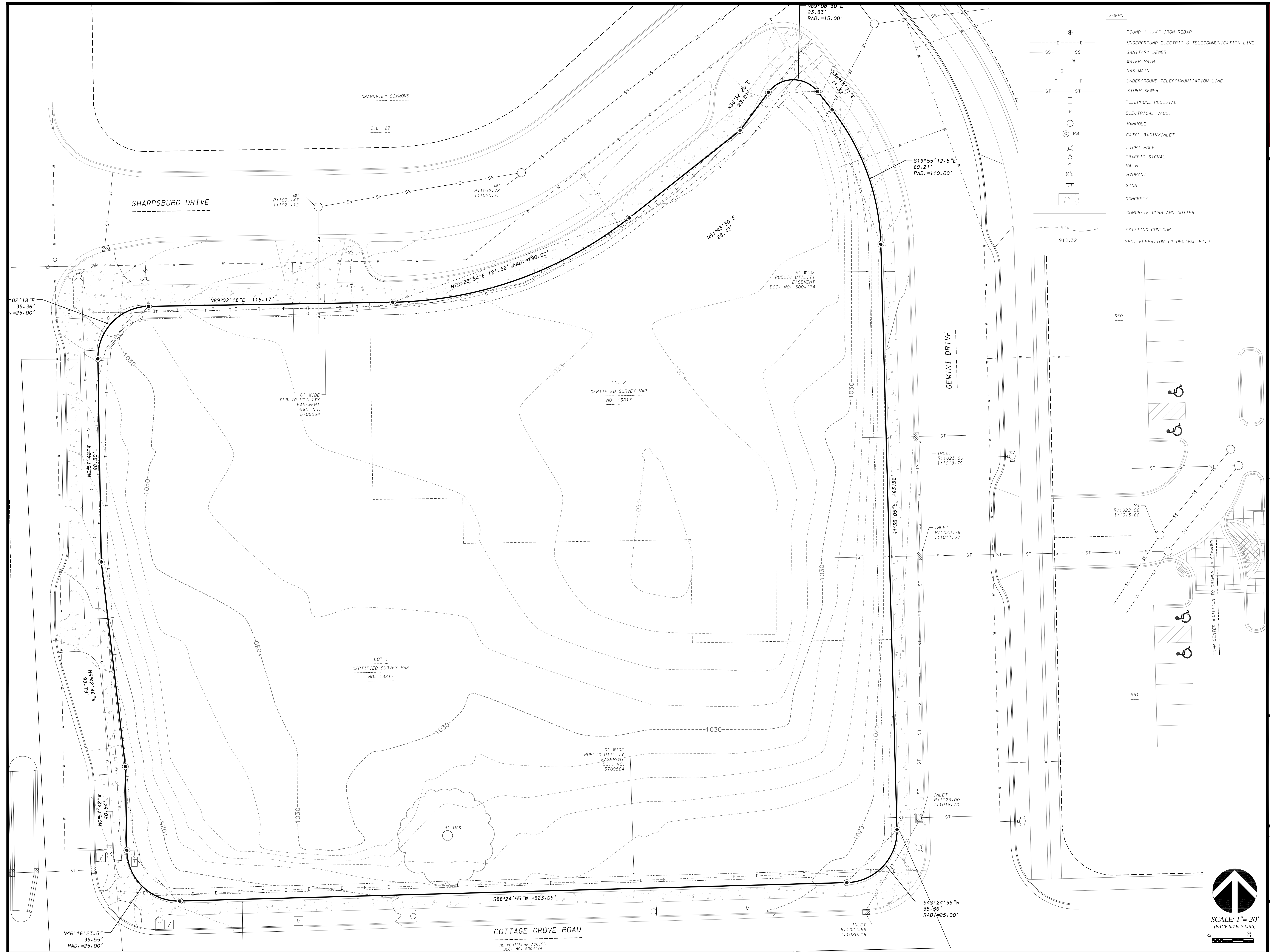


SIP SUBMITTAL

JLA
architects

JLA PROJECT NUMBER: 15-0521

JULY 22, 2015



LEGEND

	FOUND 1-1/4" IRON REBAR
	UNDERGROUND ELECTRIC & TELECOMMUNICATION LINE
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELECOMMUNICATION LINE
	STORM SEWER
	TELEPHONE PEDESTAL
	ELECTRICAL VAULT
	MANHOLE
	CATCH BASIN/INLET
	LIGHT POLE
	TRAFFIC SIGNAL
	VALVE
	HYDRANT
	SIGN
	CONCRETE
	CONCRETE CURB AND GUTTER
	EXISTING CONTOUR
	SPOT ELEVATION (@ DECIMAL PT.)

JLA
architects + planners

JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE SUITE 2300
Madison, Wisconsin 53718
608.241.9200

JLA PROJECT NUMBER: 15-0521

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

15-0521 GVC Town Center



GVC Town Center - 'B' Block



PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE JULY 22, 2015

REVISION SCHEDULE

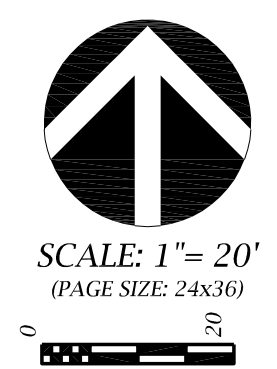
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SHEET TITLE

EXISTING CONDITIONS PLAN


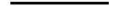
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C 100



SITE PLAN INFORMATION BLOCK	
PROJECT AREA	118,38 SF
PROPOSED BUILDING AREA	27,610 SF
PROPOSED TOTAL IMPERVIOUS	96,259 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	101
NUMBER OF ACCESSIBLE STALLS	7
TOTAL NUMBER OF STALLS	108
TOTAL OF SURFACE BICYCLE STALLS	49

LEGEND

-  18" CONCRETE CURB & GUTTER
-  PROPOSED BUILDING

GENERAL NOTES

1. ALL SITE WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. PARCELS SUBJECT TO JOINT DRIVEWAY, PEDESTRIAN ACCESS, AND CROSS PARKING AGREEMENT.
8. CONTRACTOR SHALL REPLACE ANY EXISTING CONCRETE SIDEWALK DAMAGED DURING CONSTRUCTION PER CITY OF MADISON STANDARDS.



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Center

GVC Town Center - 'B'
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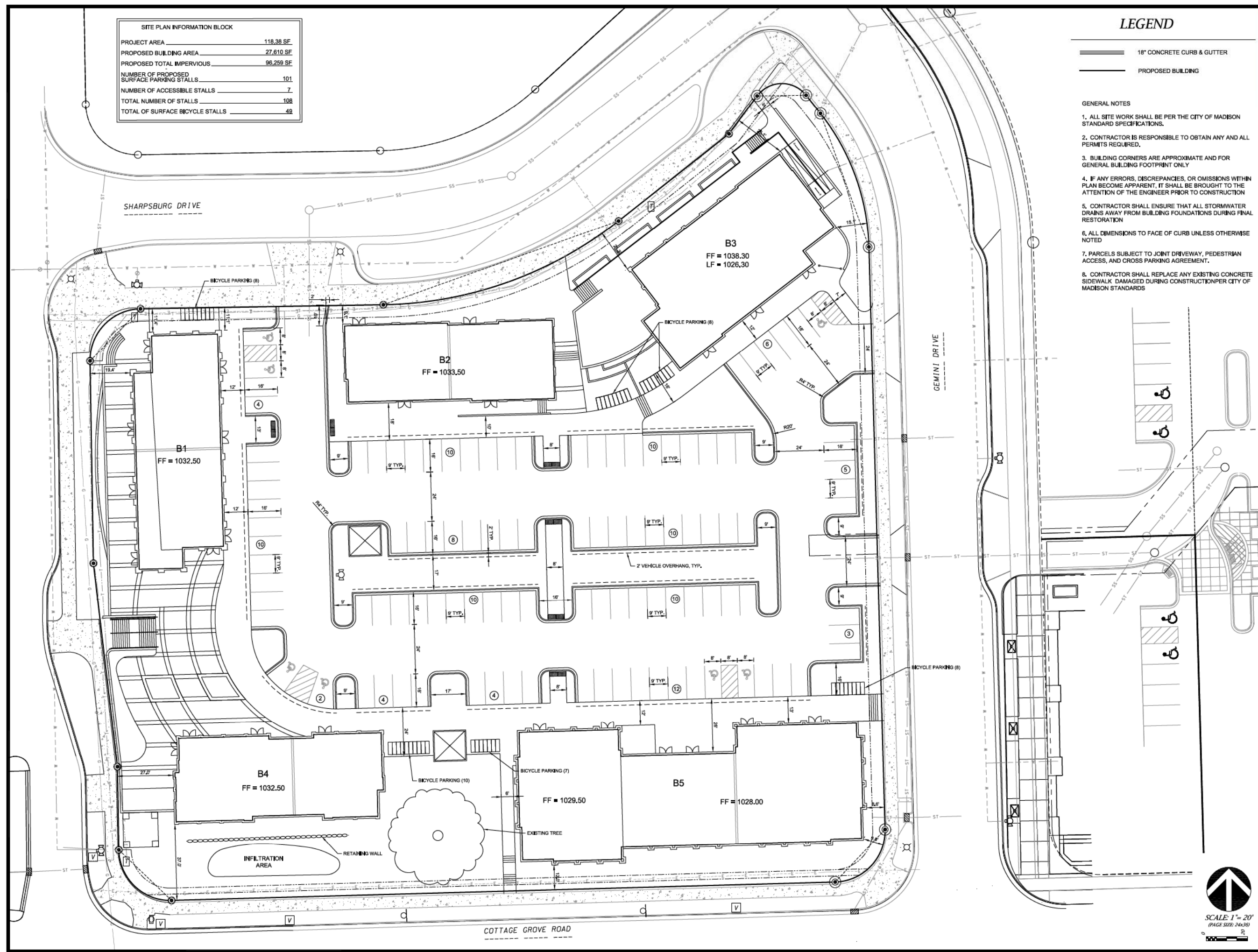
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




SITE PLAN

SHEET NUMBER

C 101



LEGEND

-  PROPOSED CONTOUR
-  EXISTING CONTOUR
-  FLOW ARROW
-  SPOT ELEVATION
-  LIMITS OF DISTURBANCE

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEE MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.



JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE SUITE 2300
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 15-0521

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7530 Westward Way, Madison, WI 53717
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

**15-0521 GVC Town Center
Center**

**GVC Town Center - 'B'
Block**

PROGRESS DOCUMENTS

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REVISION SCHEDULE

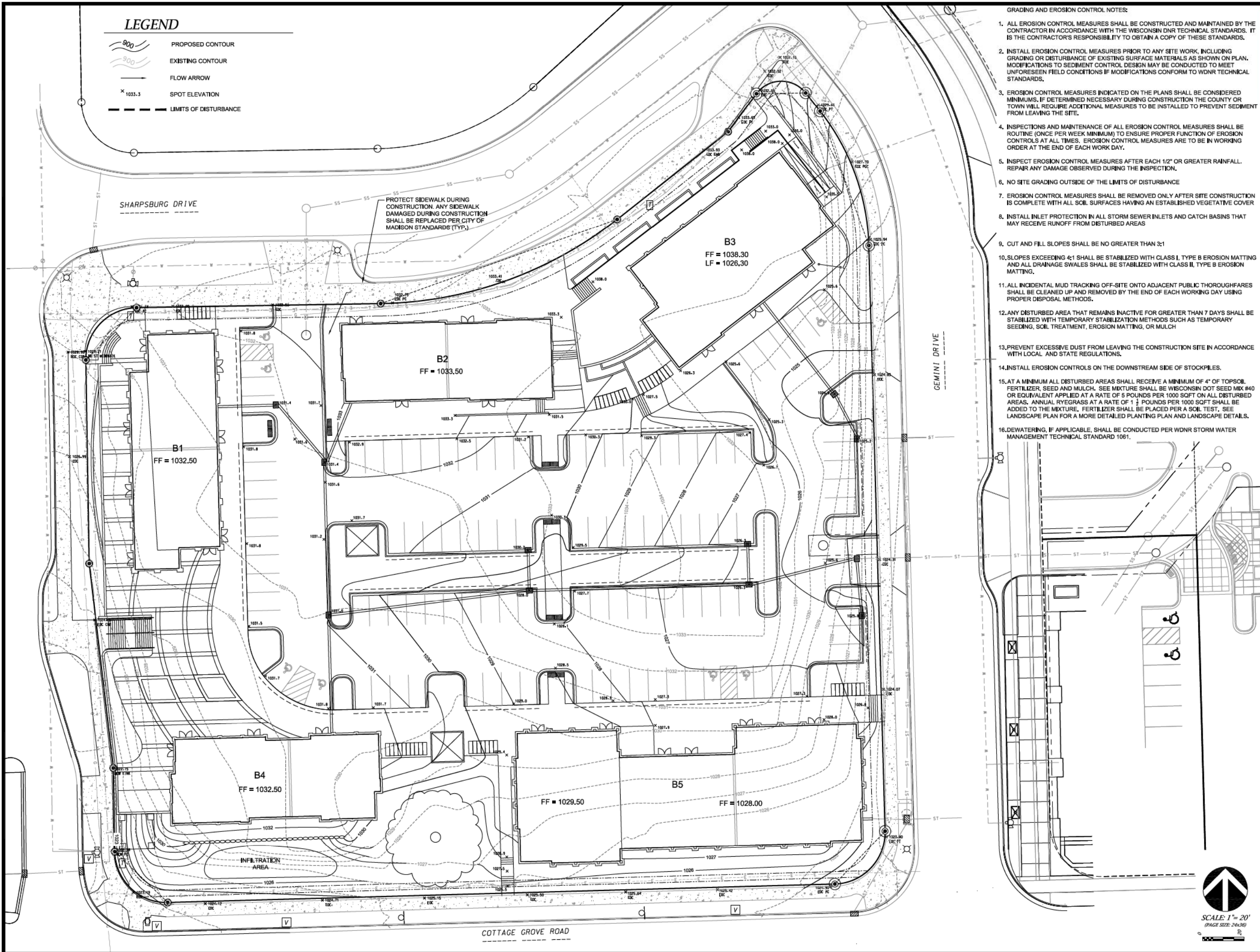
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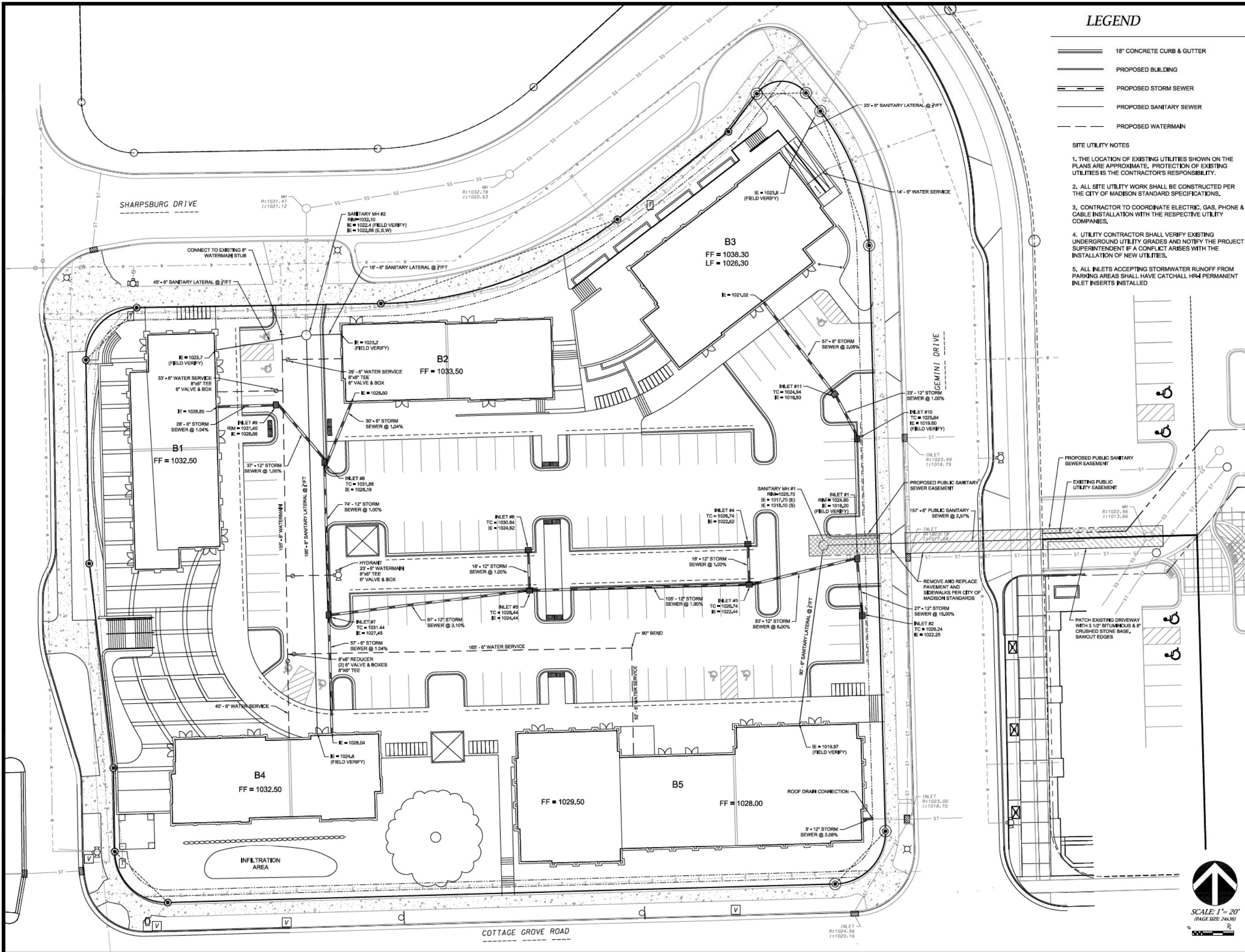
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**GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER

C 102





LEGEND

- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. ALL INLETS ACCEPTING STORMWATER RUNOFF FROM PARKING AREAS SHALL HAVE CATCHALL HRM PERMANENT INLET INSERTS INSTALLED



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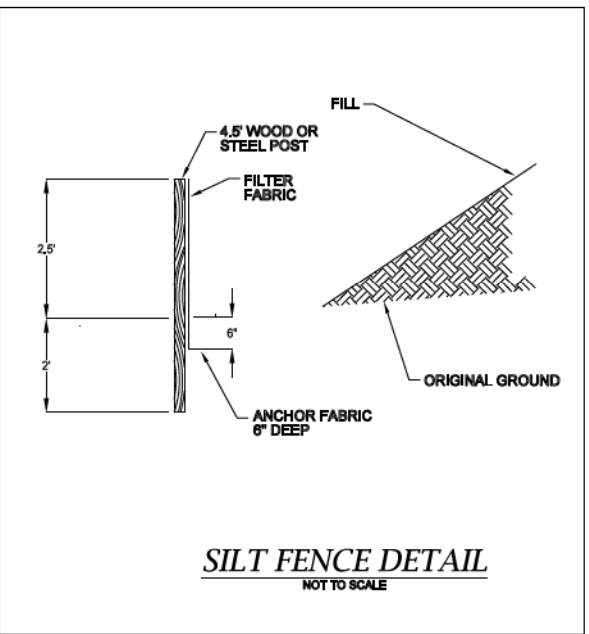
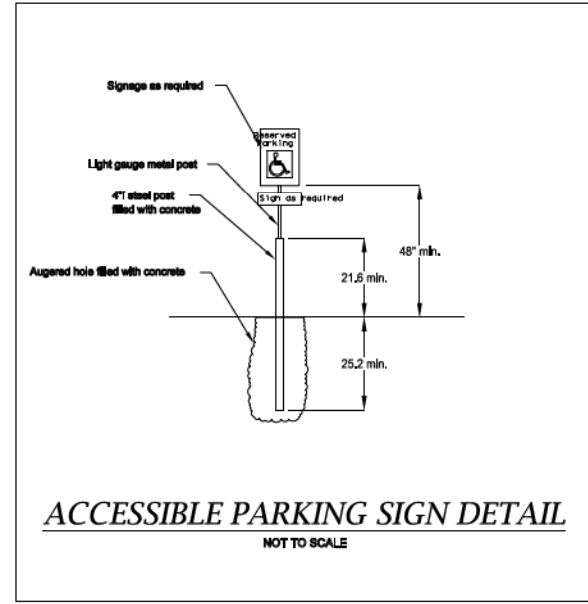
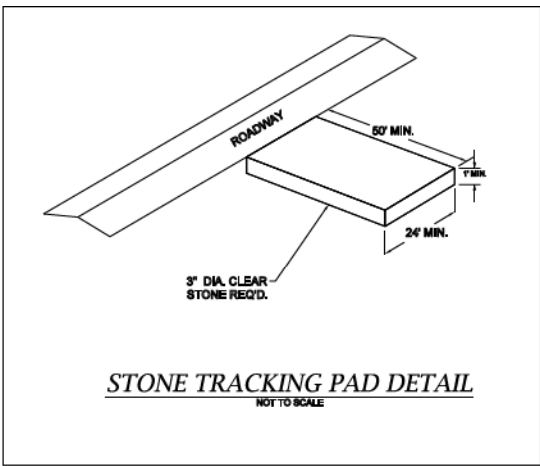
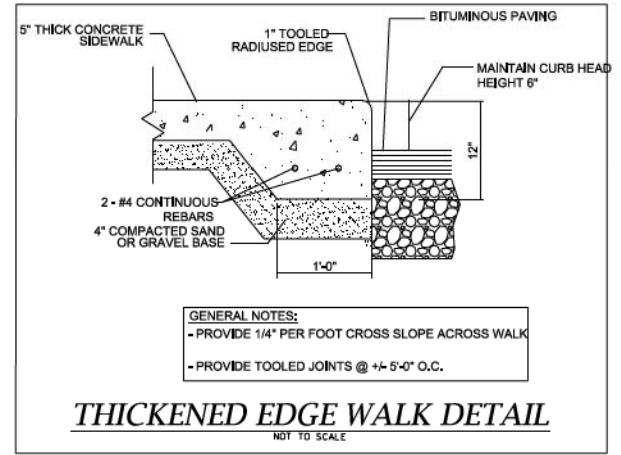
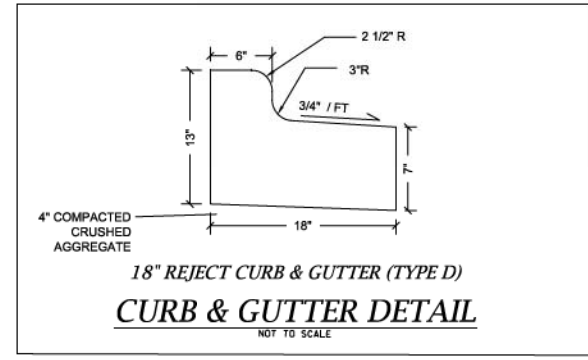
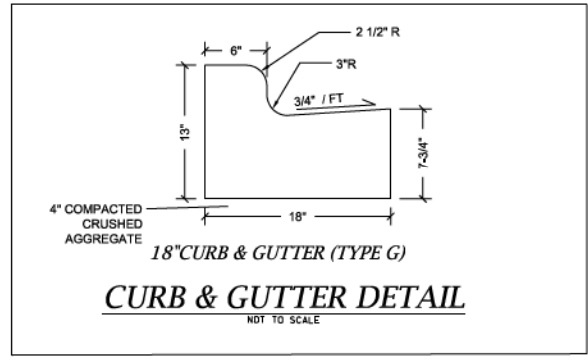
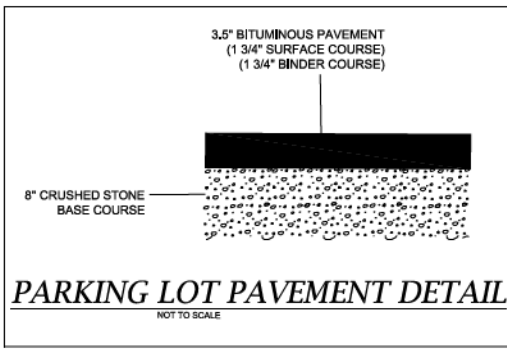
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C 103





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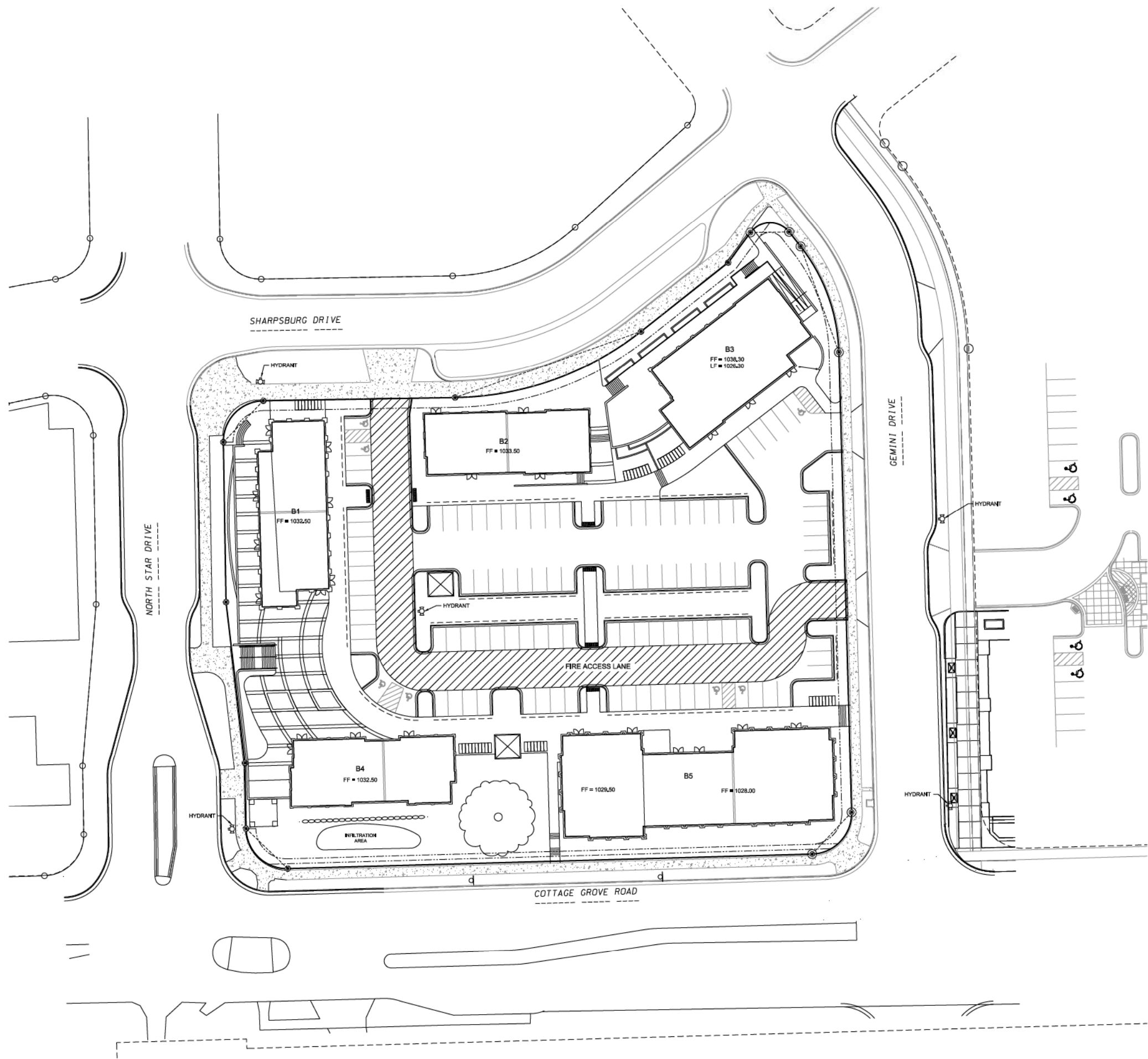
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SHEET TITLE: **DETAILS**

SHEET NUMBER: **C 104**



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15-0521 GVC Town Center Center

GVC Town Center - 'B' Block

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FIRE ACCESS PLAN

SHEET NUMBER

C 105



15-0521 GVC Town Center
Center

SIP SUBMITTAL

GVC Town Center - 'B'
Block

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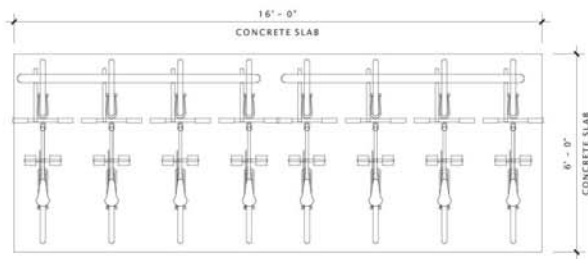
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ARCHITECTURAL SITE PLAN - 'B' BLOCK

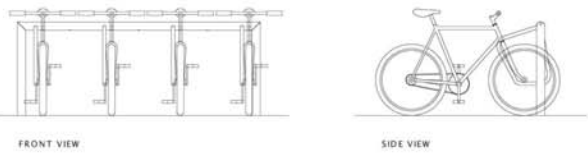
SHEET NUMBER

ASP-101

EXTERIOR BIKE RACKS
EXTERIOR BIKE RACKS SHALL BE 'DERO CAMPUS - 54' OR EQUAL WITH IN-GROUND MOUNT (SHOWN IN PHOTO) & STAINLESS STEEL FINISH. TWO '34' RACKS SHALL BE LOCATED AT THE ENTRY OF EACH RESIDENTIAL BUILDING AS NOTED ON THE PLANS.



PLAN VIEW



FRONT VIEW

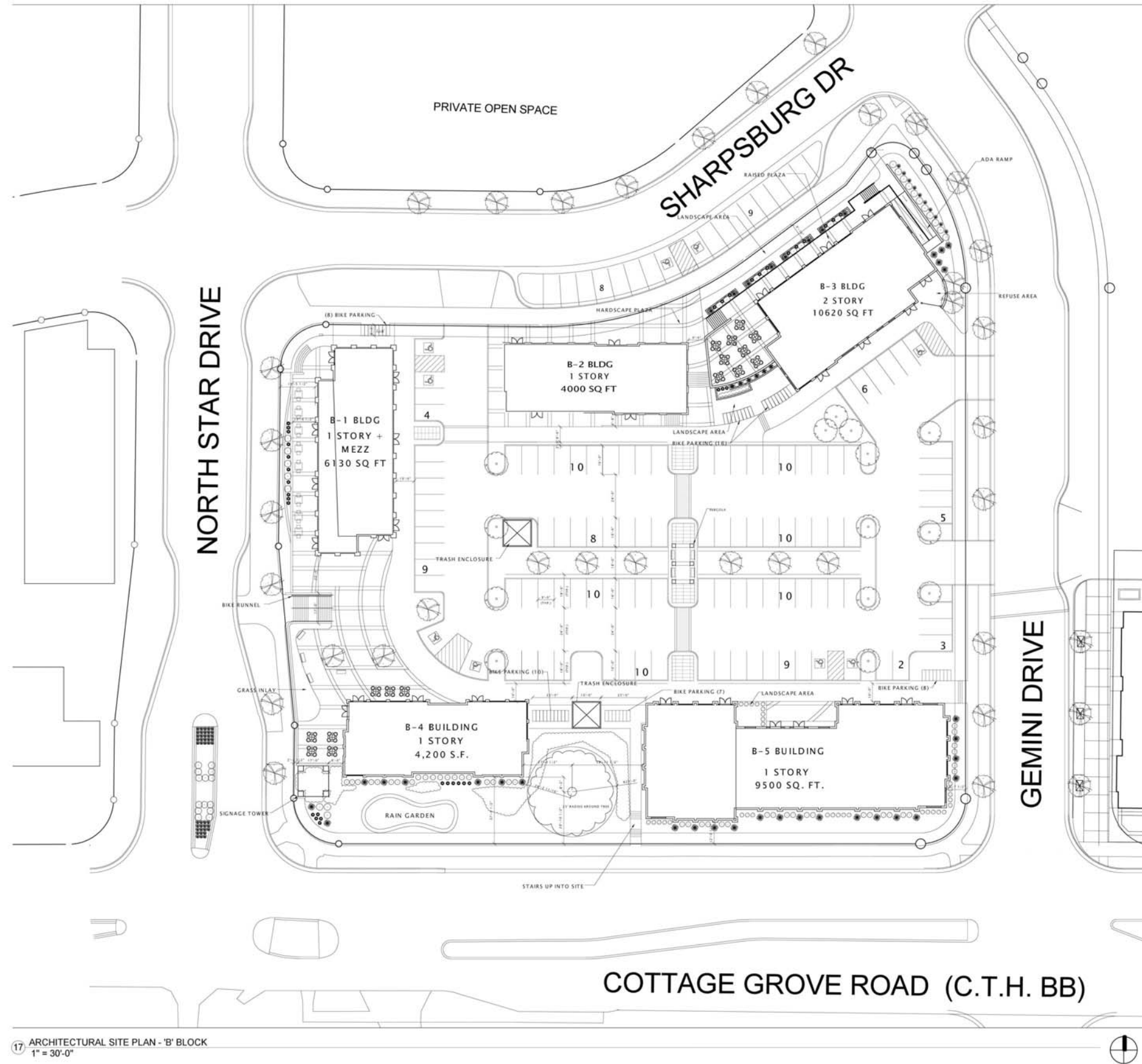
SIDE VIEW



11 TYPICAL EXTERIOR BIKE RACK
3/8" = 1'-0"

SITE DATA		
PARKING		
SITE	OFF-SITE	TOTAL
106	17	123

SITE DATA	
BICYCLE PARKING	49



17 ARCHITECTURAL SITE PLAN - 'B' BLOCK
1" = 30'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 22, 2015

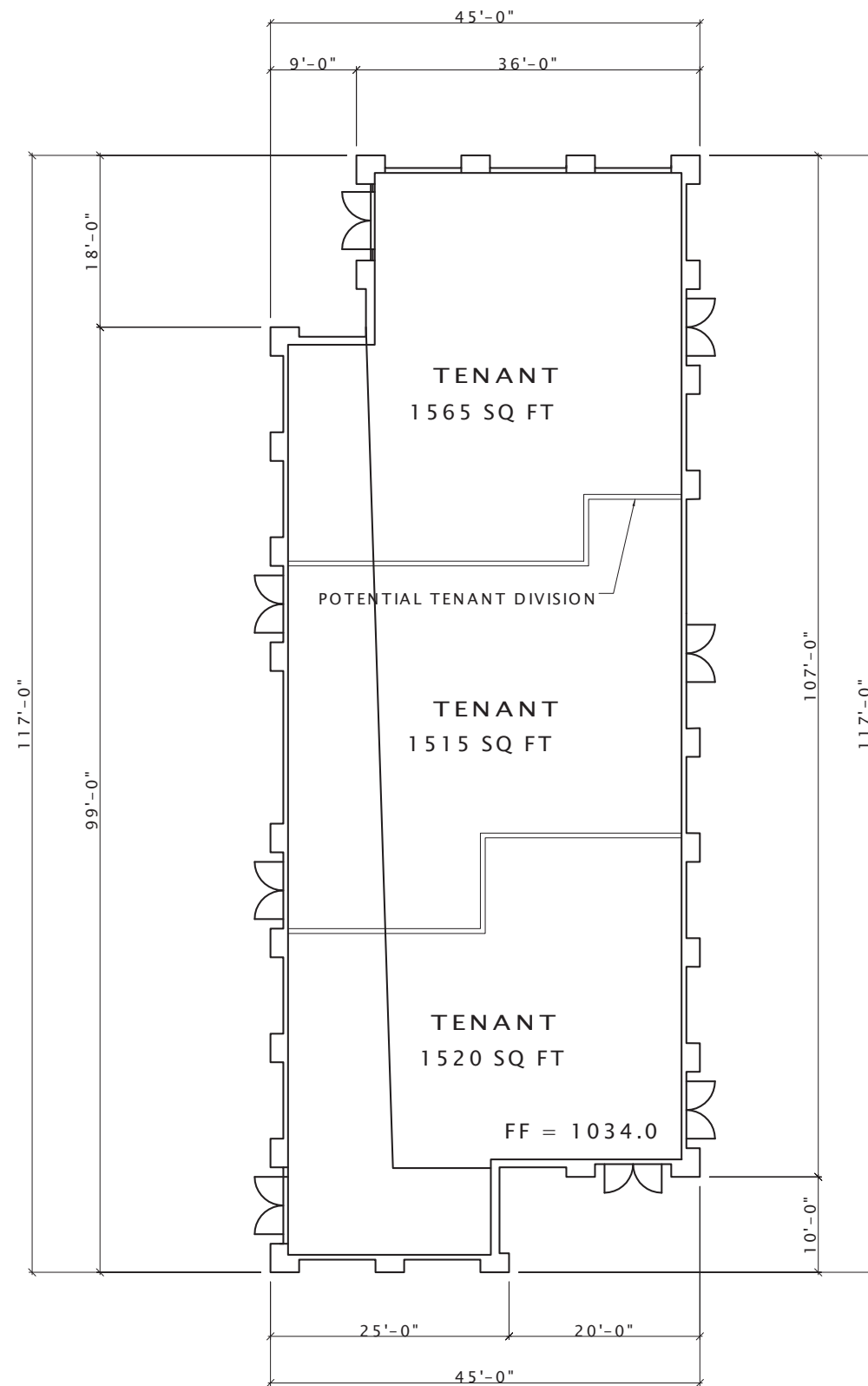
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101-B1



B-1 BLDG
1 STORY +
MEZZ
6130 SQ FT



15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block

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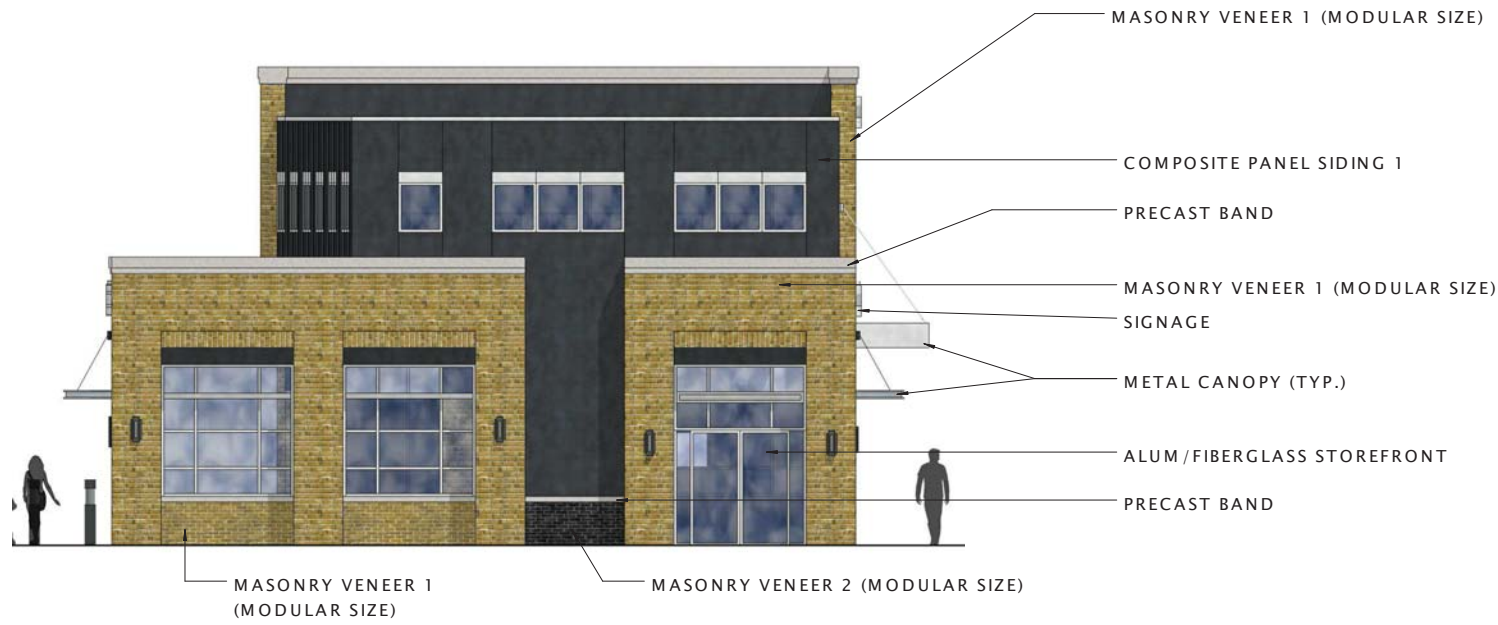
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B1



⑥ B1 SOUTH ELEVATION
3/16" = 1'-0"



⑩ B1 WEST ELEVATION
3/16" = 1'-0"



⑥ B1 NORTH ELEVATION
3/16" = 1'-0"



⑩ B1 EAST ELEVATION
3/16" = 1'-0"

15-0521 GVC Town
Center

GVC Town Center - 'B'
Block

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B1

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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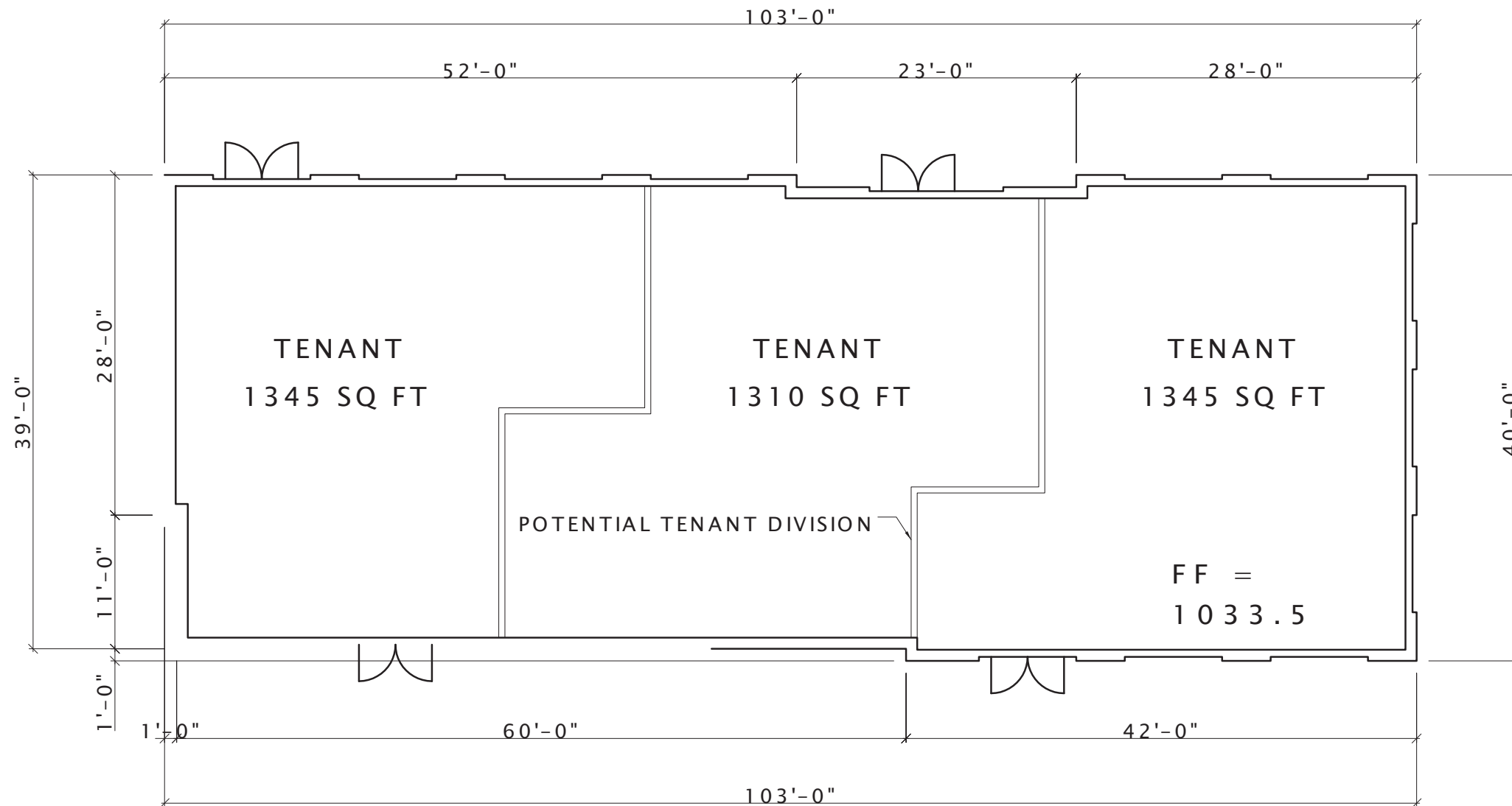
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

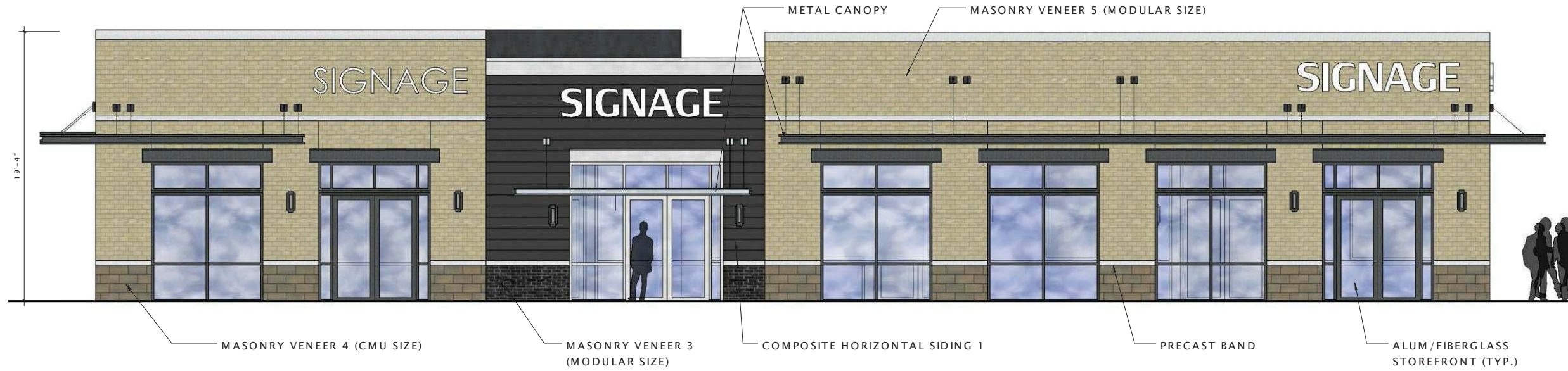
SHEET NUMBER

A101-B2



B-2 BLDG
1 STORY
4000 SQ FT





⑥ B2 NORTH ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block



⑩ B2 EAST ELEVATION
1/4" = 1'-0"

DATE OF ISSUANCE JULY 22, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B2

15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B2



6 B2 SOUTH ELEVATION
1/4" = 1'-0"



16 B2 WEST ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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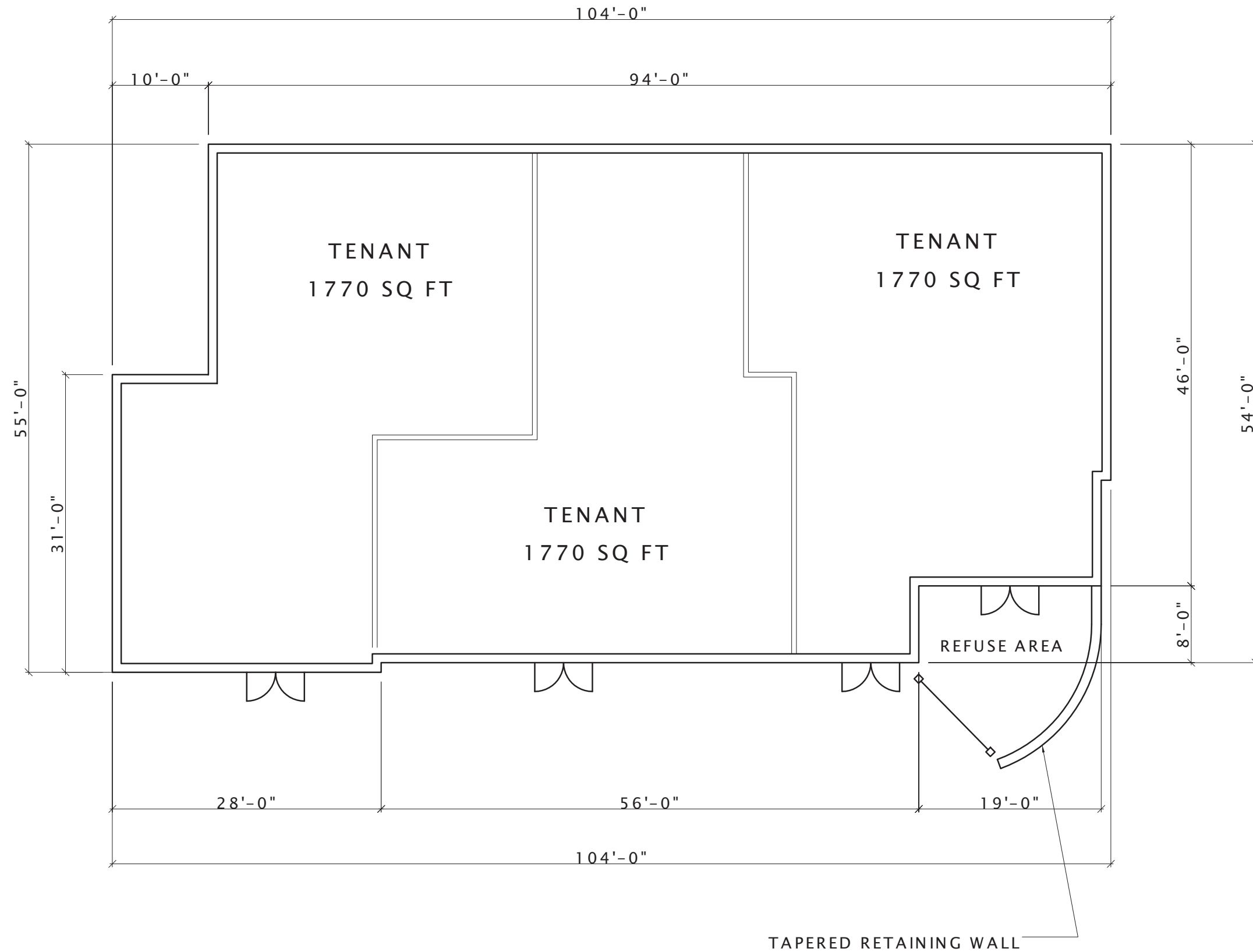
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101-B3



15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block

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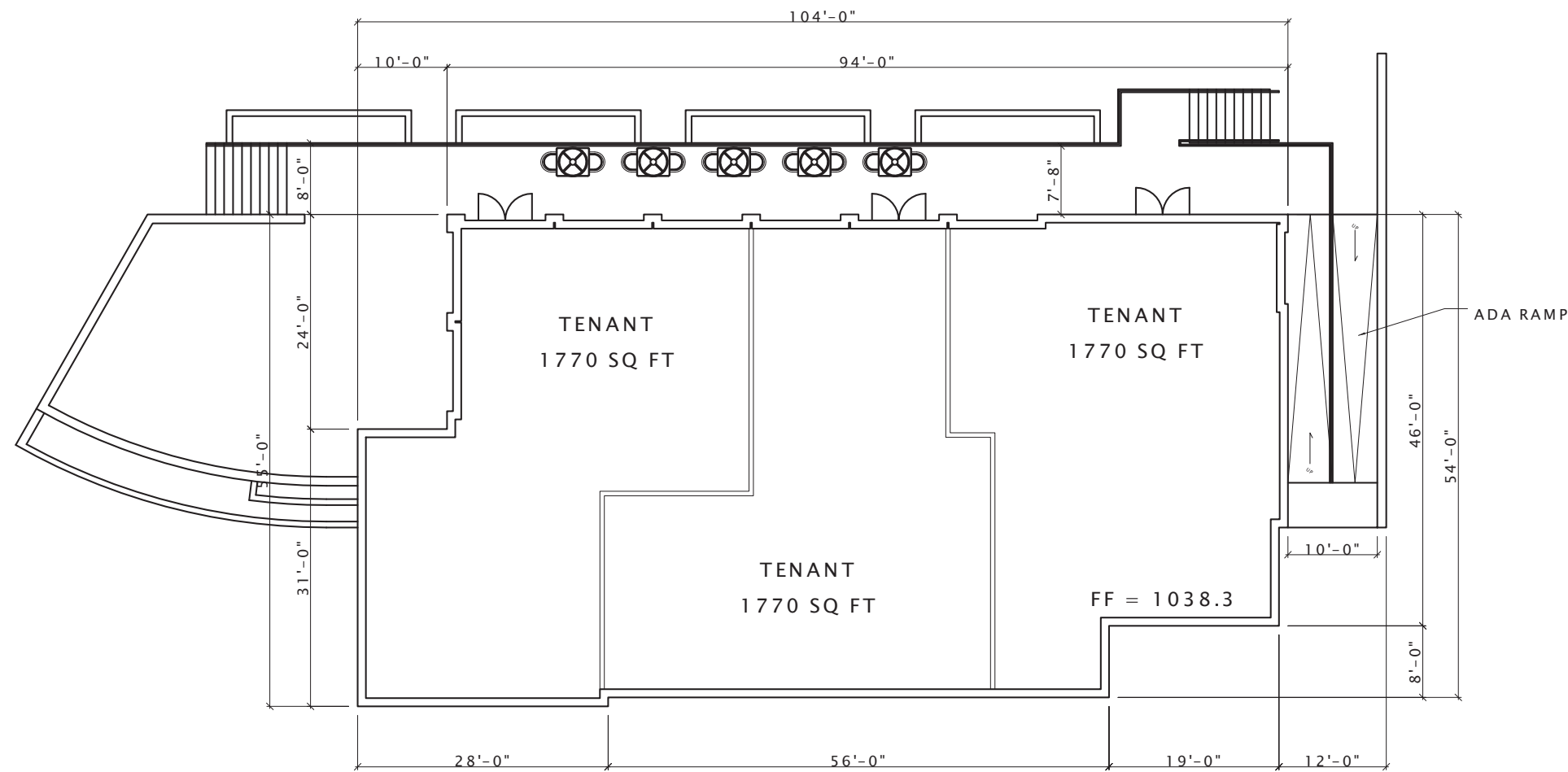
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-B3



**B-3 BLDG
UPPER LEVEL
5,200 S.F.**



15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B3



⑥ B3 NORTH ELEVATION
3/16" = 1'-0"



⑩ B3 EAST ELEVATION
3/16" = 1'-0"

15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B3



⑥ B3 SOUTH ELEVATION
3/16" = 1'-0"



⑬ B3 WEST ELEVATION
3/16" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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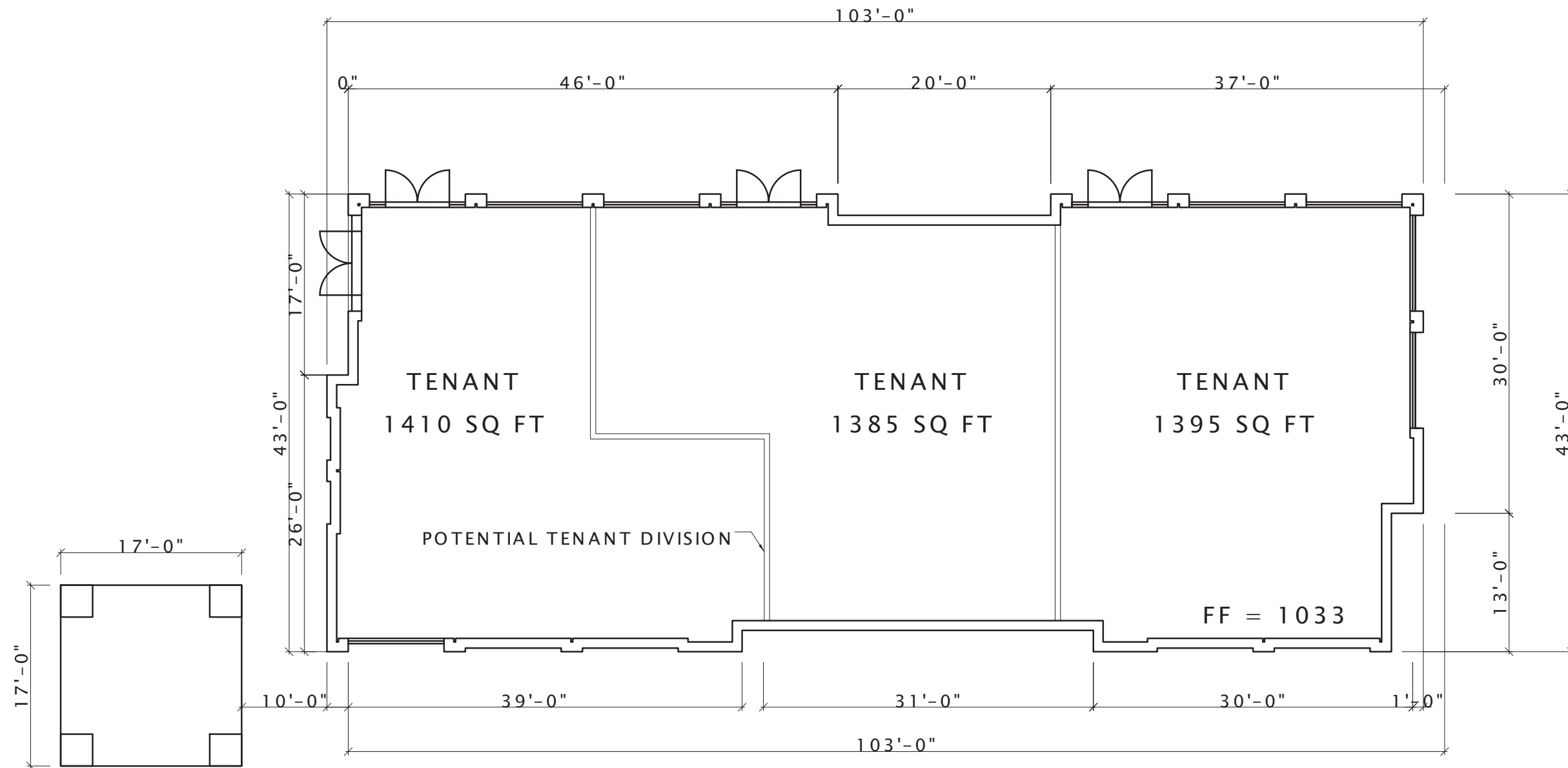
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

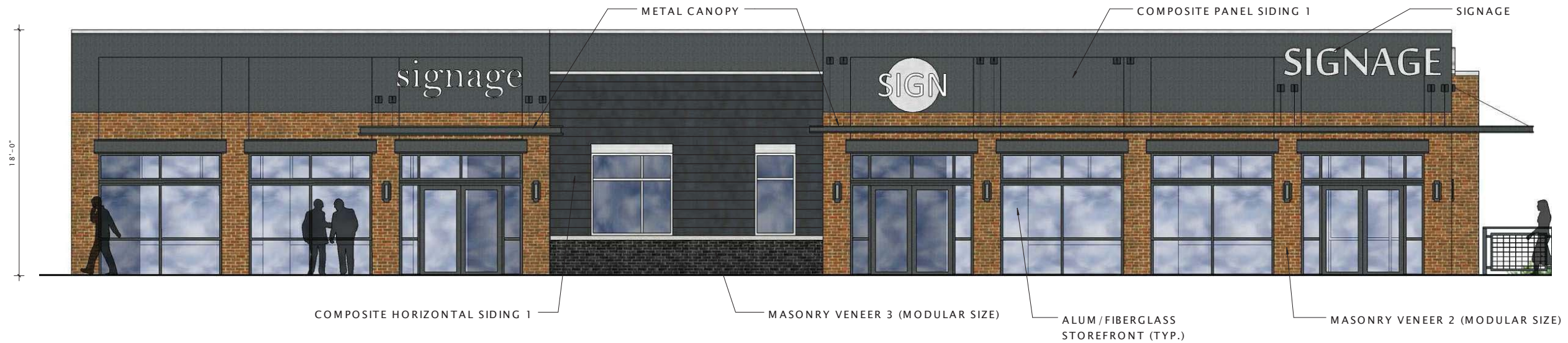
SHEET NUMBER

A101-B4



B-4 BLDG
1 STORY
4200 SQ FT





⑥ B4 NORTH ELEVATION
1/4" = 1'-0"



⑩ B4 EAST ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

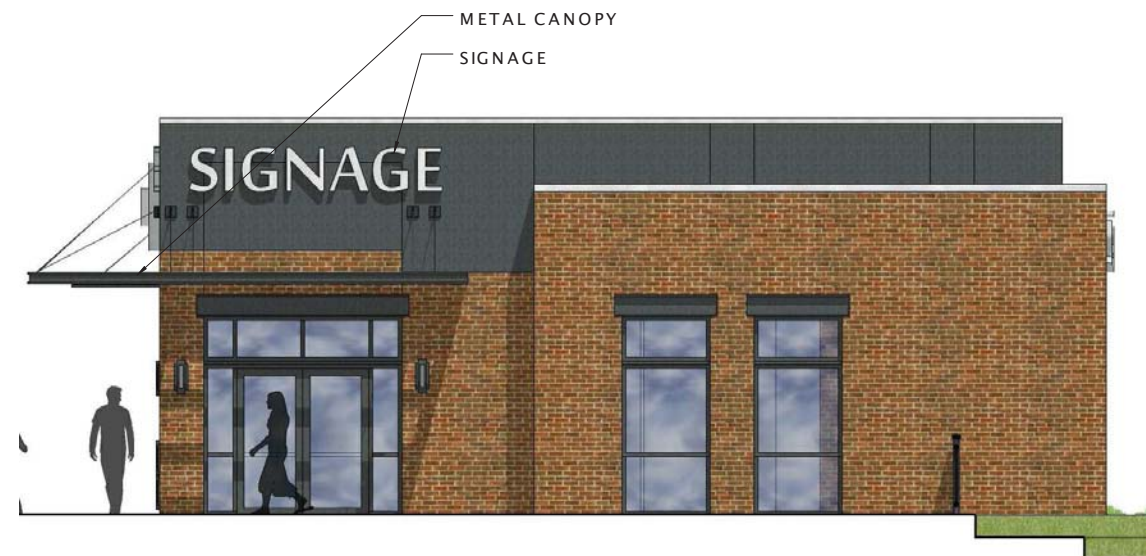
EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B4



⑥ B4 SOUTH ELEVATION
1/4" = 1'-0"



⑩ B4 WEST ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B4

15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block

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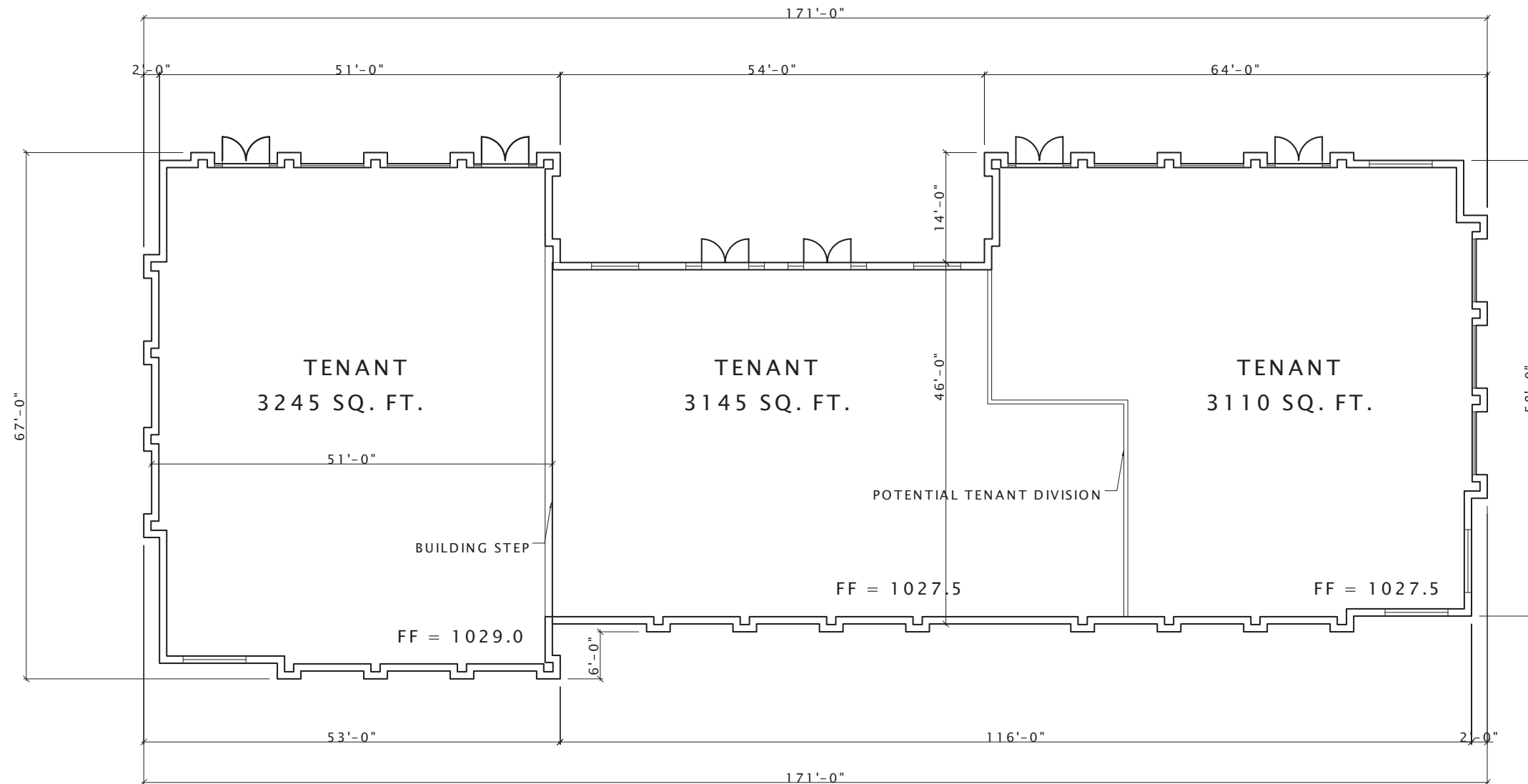
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

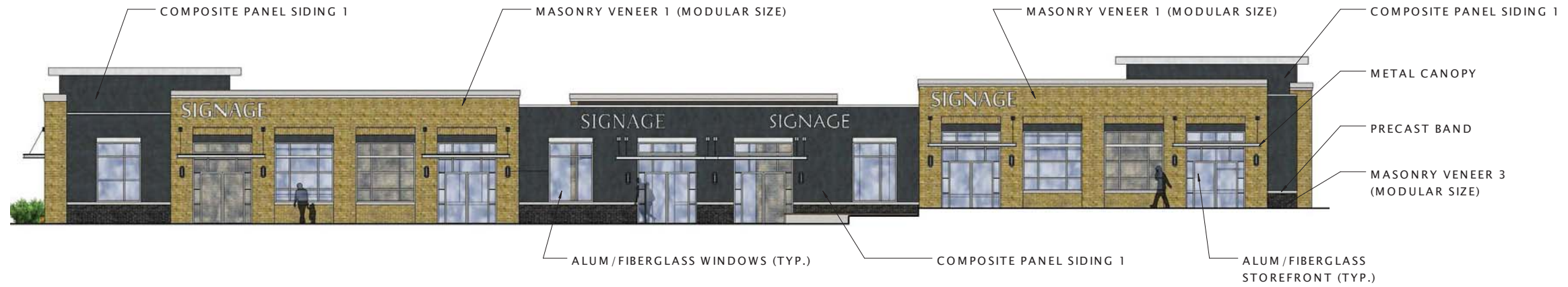
SHEET NUMBER

A101-B5



B-5 BLDG
1 STORY
9500 SQ. FT.





⑥ B5 NORTH ELEVATION
1/8" = 1'-0"



⑩ B5 EAST ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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REVISION SCHEDULE		
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SHEET TITLE

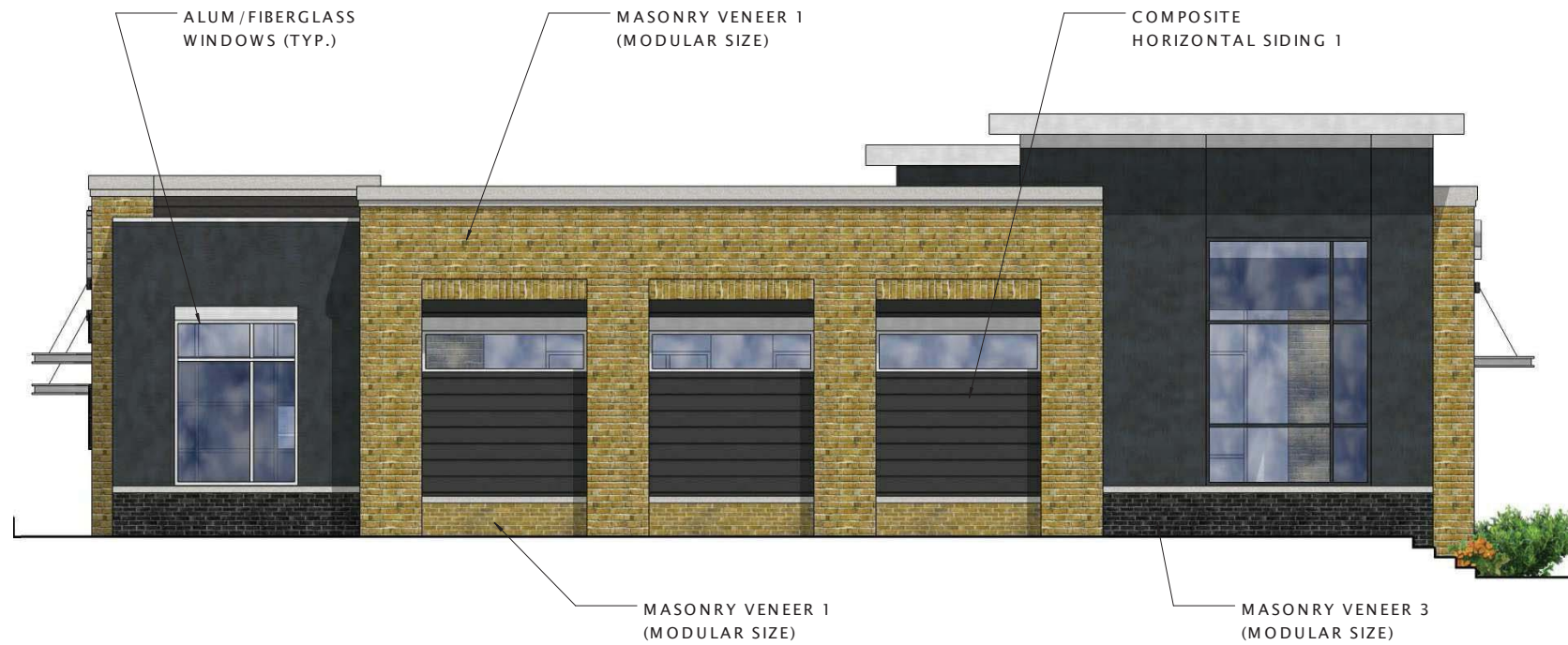
EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B5



⑥ B5 SOUTH ELEVATION
1/8" = 1'-0"



⑩ B5 WEST ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B5

15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block

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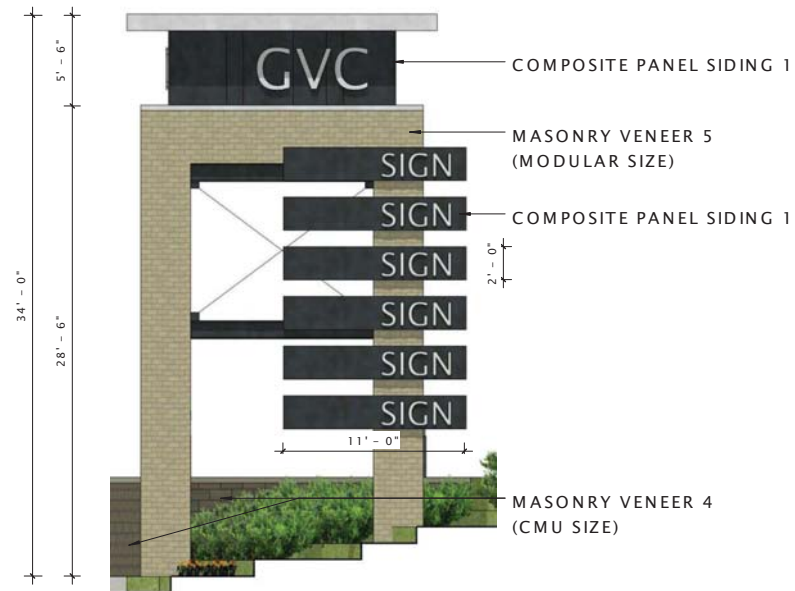
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

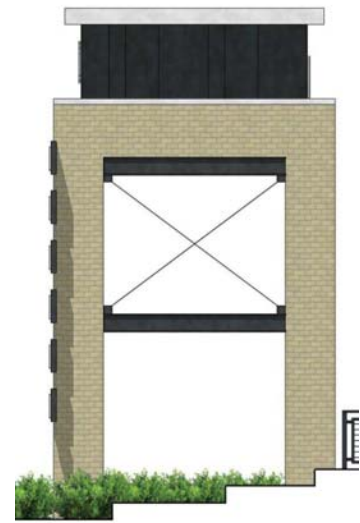
EXTERIOR ELEVATIONS

SHEET NUMBER

A201Z



6 SIGNAGE TOWER SOUTH ELEVATION
3/16" = 1'-0"



8 SIGNAGE TOWER EAST ELEVATION
3/16" = 1'-0"



9 SIGNAGE TOWER NORTH ELEVATION
3/16" = 1'-0"



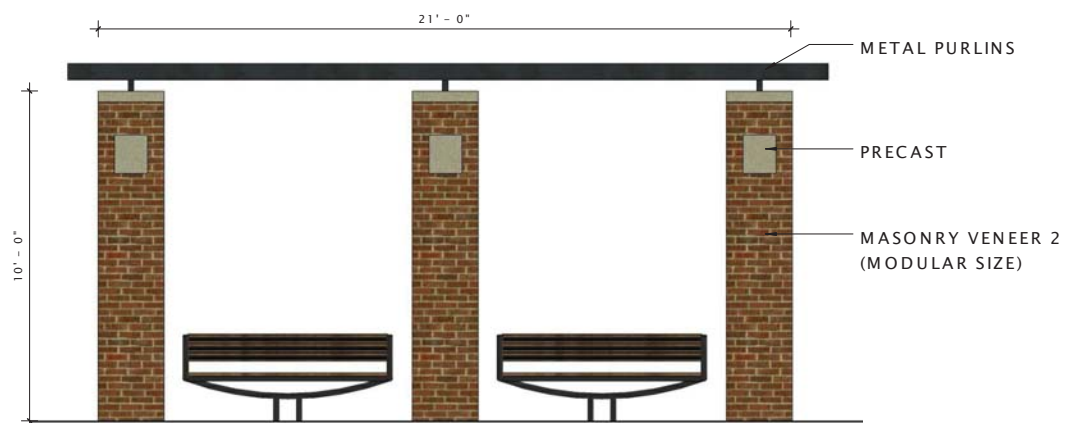
10 SIGNAGE TOWER WEST ELEVATION
3/16" = 1'-0"



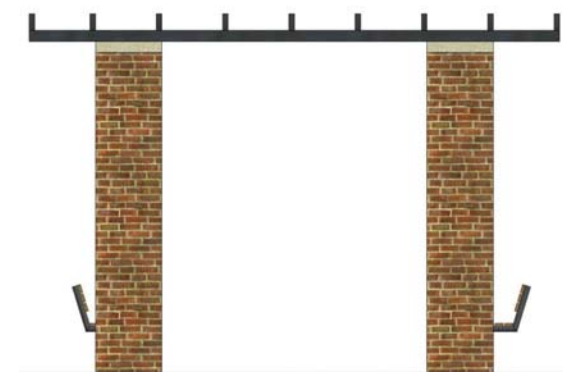
11 TRASH ENCLOSURE GATE ELEVATION
3/8" = 1'-0"



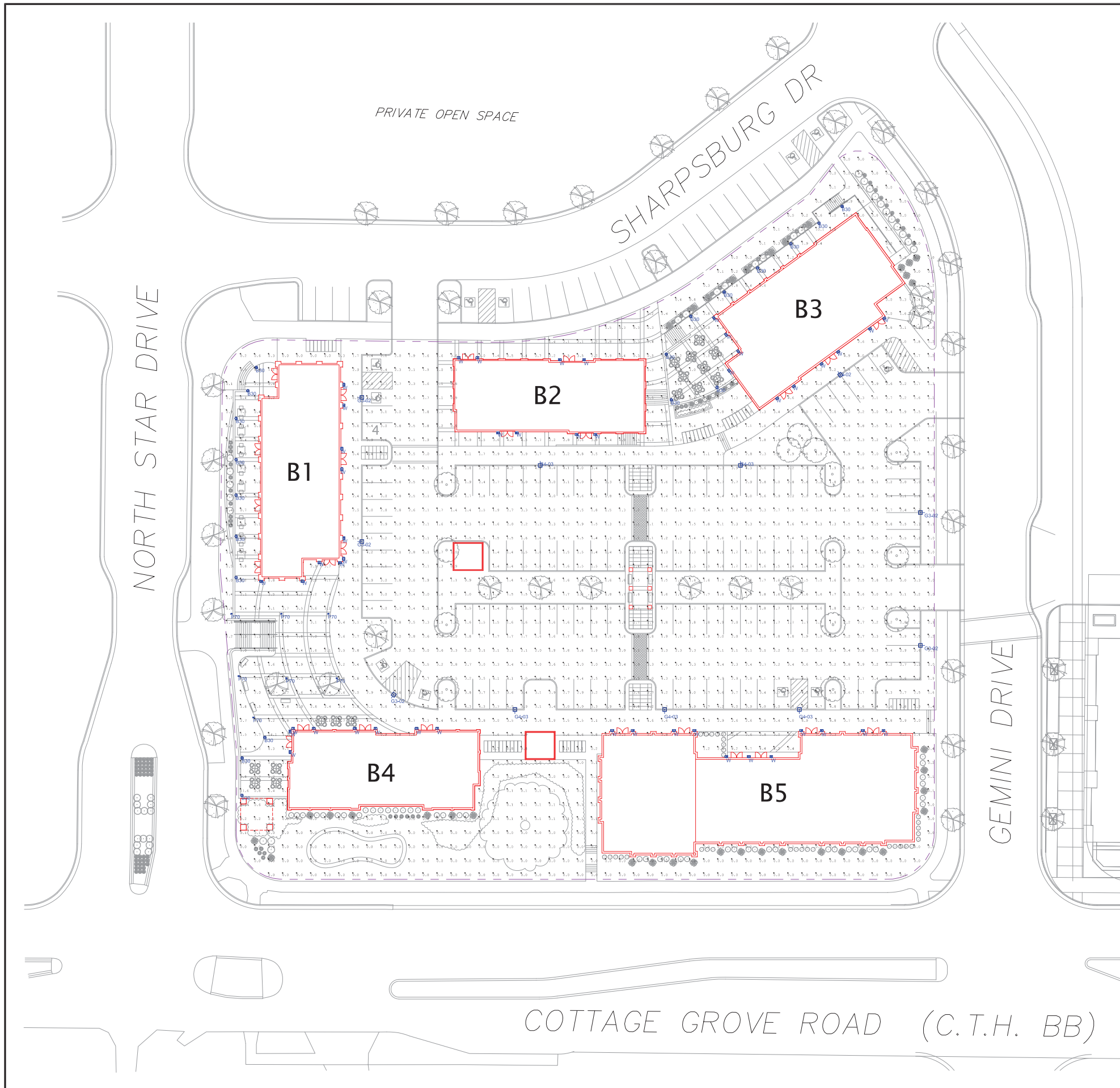
13 TRASH ENCLOSURE SIDE & BACK ELEVATION
3/8" = 1'-0"



1 PERGOLA FRONT
3/8" = 1'-0"




2 PERGOLA SIDE
3/8" = 1'-0"



Luminaire Schedule						
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
19	B30	SINGLE	1062	30	0.900	BEACON + MTB-24G-30-42-T5
6	G3-02	SINGLE	10501	107	0.910	McGRAW-EDISON + (1) GLEON-AE-02-LED-E-1-T3 (20' POLE
5	G4-03	SINGLE	15760	157	0.910	McGRAW-EDISON + (1) GLEON-AE-03-LED-E-1-T4FT (20' PO
7	P70	SINGLE	2622	88	0.900	HESS + REN3200-70-3-10RB-GG
47	W	SINGLE	2886	0.45	0.900	ADVENT + ARW9040-L182W-120V-4000K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Mlx	Max/Mlx
CalcPts	Illuminance	Fc	2.03	14.1	0.0	N.A.	N.A.



Enterprise Lighting LTD

**GRANDVIEW COMMONS
TOWN CENTER
MADISON, WISCONSIN**

SITE LIGHTING PLAN

DATE	SCALE	SHEET NUMBER
JULY 17, 2015	1" = 15'-0"	E1

2012 Adopted General Development Plan: Master Plan

Grandview Commons Town Center/Doric Lodge Revised General Development Plan



2012 General Development Plan: Height Plan

Grandview Commons Town Center/Doric Lodge Revised General Development Plan

Development Projection

- First Floor Retail
- Flex Space
(Retail or Temporary Residential)
- Office or Residential
- Residential
- Institutional
- Optional Floors

