



City of Madison

Proposed Rezoning

Location
6012 Gemini Drive

Applicant
Elkhead Capital, LLC/
Brad Koning – Shulfer Architects, LLC

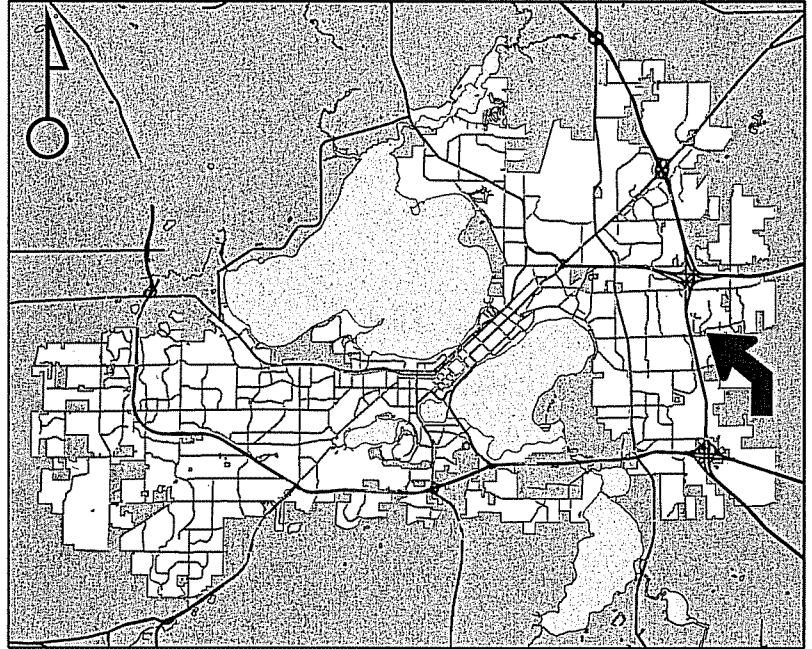
From: PD(GDP) To: PD(SIP)

Existing Use
Vacant land

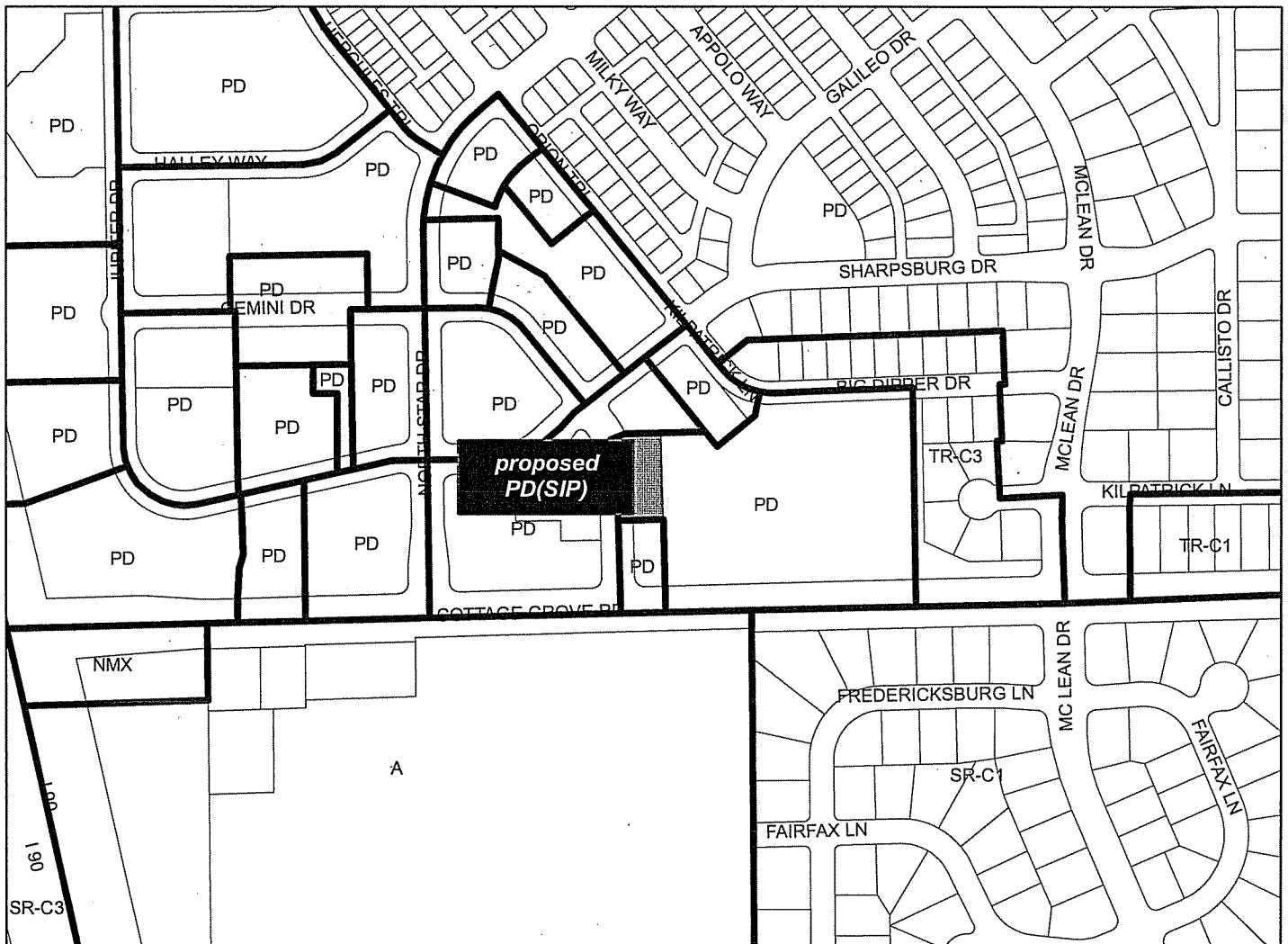
Proposed Use
Construct multi-tenant commercial building
at Grandview Commons Town Center

Public Hearing Date
Plan Commission
07 December 2015

Common Council
05 January 2015



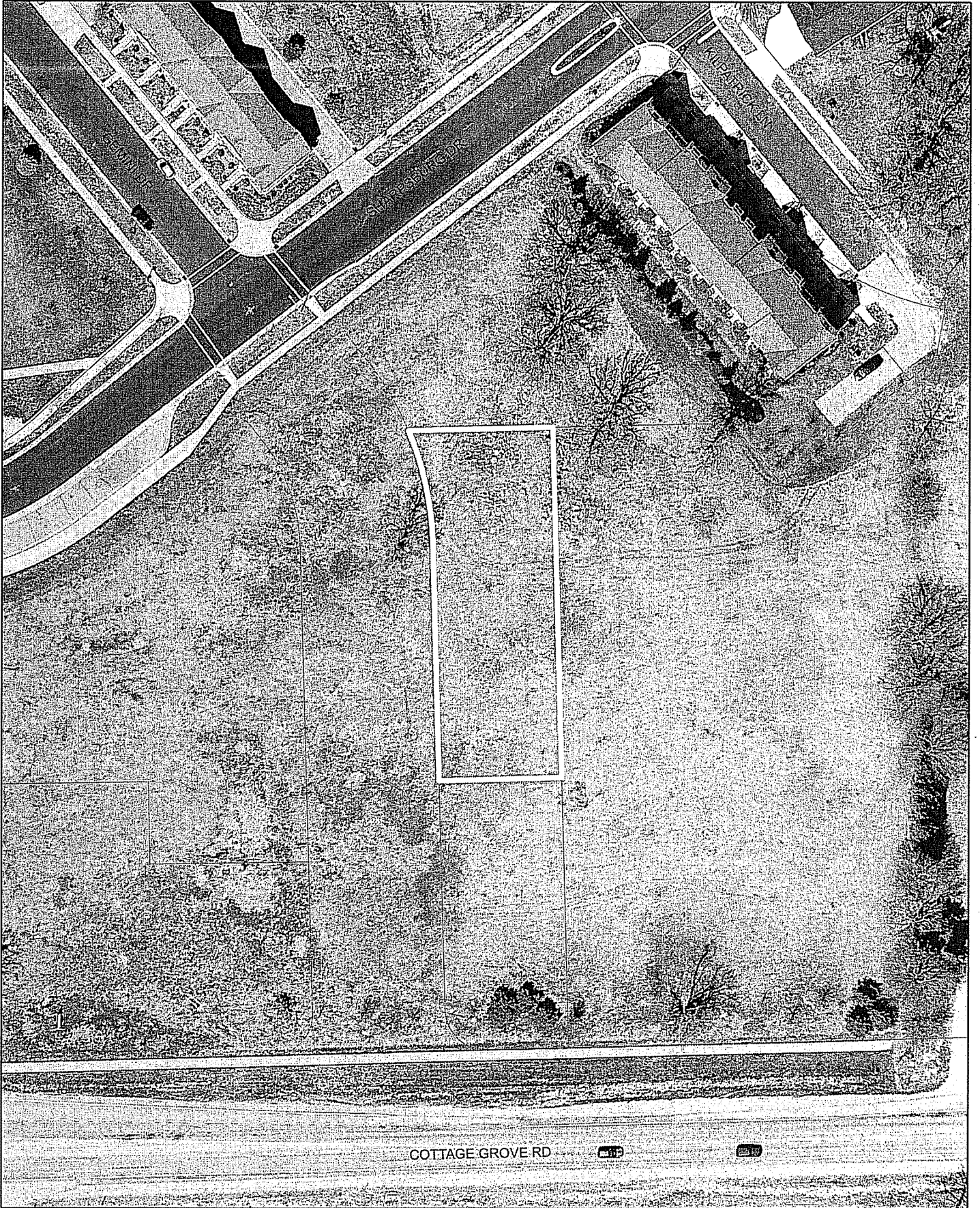
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 November 2015

10



COTTAGE GROVE RD





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	<u>500</u> Receipt No. <u>8733-0004</u>
Date Received	<u>10/7/15</u>
Received By	<u>PDA</u>
Parcel No.	<u>0710-111-2617-7</u>
Aldermanic District	<u>3 HALL</u>
Zoning District	<u>PD</u>
Special Requirements	<u>-</u>
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 6012 Gemini Drive
Project Title (if any): Grandview Commons 'C4' Retail Development

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Brad Koning Company: Shulfer Architects, LLC.
Street Address: 1918 Parmenter Street, Ste 2 City/State: Middleton WI. Zip: 53562
Telephone: (608) 836-7570 Fax: () Email: bkoning@shulferarchitects.com

Project Contact Person: Brad Koning Company: Shulfer Architects, LLC.
Street Address: 1918 Parmenter St. Ste. 2 City/State: Middleton WI Zip: 53562
Telephone: (608) 836-7570 Fax: () Email: bkoning@shulferarchitects.com

Property Owner (if not applicant): Elkhead Capital, LLC.
Street Address: P.O.Box 45 City/State: McFarland WI. Zip: 53558

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 3,955 gsf multi-tenant retail development located in the outlot of the existing Metro Market.

Development Schedule: Commencement March 2016 Completion August 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

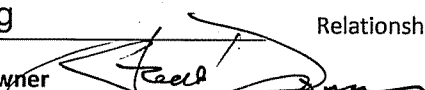
Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
District 3: Alder Amanda Hall 9/15/2015

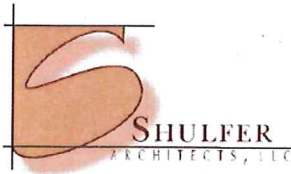
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Matt Tucker Date: 7/28/2016 Zoning Staff: Al Martin Date: 7/28/2015

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Brad Koning Relationship to Property: Architect
Authorizing Signature of Property Owner  Date 09/16/2015



September 16, 2015

City of Madison
Plan Commission / Urban Design Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Urban Design Commission / Plan Commission Application –Final Approval
6012 Gemini Drive Multi-Tenant Development

Commission members:

On behalf of Elkhead Capital, LLC, I am submitting this letter of intent and application for initial and final approval of the proposed multi-tenant development located at 6012 Gemini Drive. We have met with Al Martin, and staff from city planning in a meeting on July 28, 2015.

Proposal Summary: This new development is the second of two buildings to be built directly to the west of the existing Metro Market in Grandview Commons on Gemini Drive located on the east side of Madison. As part of a greater PD zoning, the two outlots of Metro Market were identified as future retail development. The corner lot was recently approved and is currently under construction and is shown in the attached documents for reference – developed by Elkhead Capital, LLC. The proposed multi-tenant building is to be located on the interior outlot along Gemini Drive and is designed as a building that is complimentary to the design of the corner lot, as well as to the existing materials of the Metro Market. The project will utilize the existing parking, site lighting, and the existing landscape areas already constructed in preparation of this building being developed. Ample storefront glazing and entrances from the sidewalk will provide potential access to each tenant from the street, creating an edge to the neighborhood while allowing visibility to the existing Metro Market.

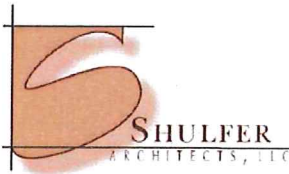
In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name:	Grandview Commons C4 Retail Development
Address:	6012 Gemini Drive
Lot size:	16,213 sf
Building size:	3,955 sf
Proposed Use:	Shopping Center

Zoning District:

The property is currently zoned PD/SIP, Planned Development District



Project Schedule:

The project construction schedule will be as follows:

Construction Start:	March, 2016
Substantial Completion:	June, 2016

I hope that you find this Letter of Intent acceptable and invite you to contact our office should you have any further questions.

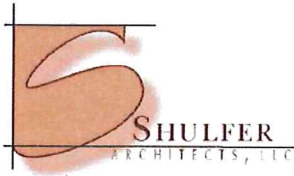
Respectfully,

A handwritten signature in black ink that reads 'Bradley Koning'. The signature is written in a cursive, flowing style.

Brad Koning, AIA.
Shulfer Architects, LLC

Attachments:

Article A: Existing Photos



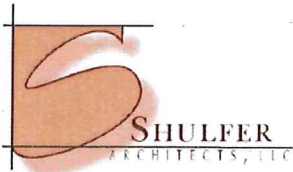
Article A: Existing Photos



Existing site lighting and landscaping installed.



Existing site – north drive showing existing landscape, retaining wall, and site lighting.



Adjacent Metro Market. Masonry colors were selected on the proposed building to compliment both the existing Metro Market and future multi-tenant retail building located at 6030 Gemini drive.

GRANDVIEW COMMONS

C4 NEW RETAIL BUILDING
6012 GEMINI DR
MADISON, WISCONSIN



PROJECT DATA:

LOCATION: 6012 GEMINI DR
MADISON, WI

REGULATING JURISDICTIONS:
CITY OF MADISON
DADE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2009 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:
TYPE "VB" COMBUSTIBLE
SINGLE STORY
NON-SPRINKLERED

ALLOWABLE BUILDING AREA:
TABULAR BUILDING AREA (TABLE 503) = 9,000 SF

OCCUPANCY: "M" - MERCHANDISE

AREA CALCULATIONS:
TOTAL: 3,955 SF

PLUMBING: BY TENANT, NOT INCLUDED IN SCOPE OF THIS PLAN

FIRE CONTROL:
THIS IS A NON-SPRINKLERED BUILDING
NO FIRE AREAS PROVIDED
2HR. DEWISING WALL SEPARATION BETWEEN TENANTS

EXIT TRAVEL DISTANCE:
NON-SPRINK. BLDG = 200 FT MAX TRAVEL
75 FT COMMON PATH OF TRAVEL

ACCESSIBILITY: PER ANSI A117.1

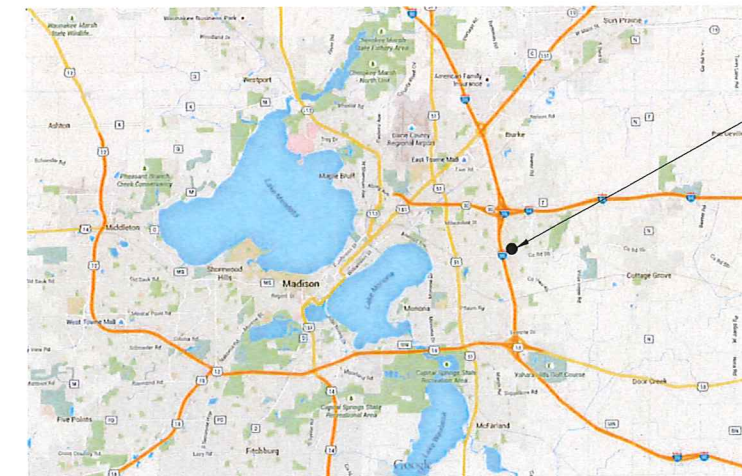
GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

SHEET INDEX:

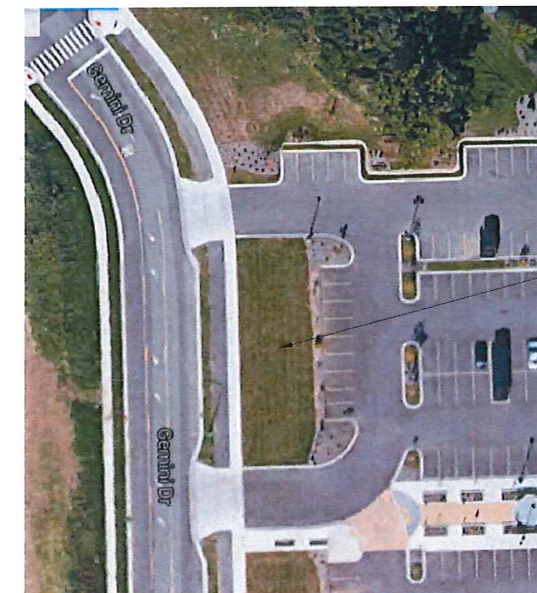
- A0.1 COVER SHEET
A0.2 OVERALL SITE PHOTO
- CIVIL**
C200 SITE PLAN
C300 GRADING PLAN
C301 EROSION CONTROL PLAN
C400 UTILITY PLAN
L1.1 LANDSCAPE PLAN
ES.1.1 SITE LIGHTING PLAN
ES.1.2 SITE LIGHTING FIXTURES
- ARCHITECTURAL**
A2.1 FLOOR PLANS
A3.1 BUILDING ELEVATIONS
A3.2 GEMINI DR. STREET FRONT ELEVATIONS

PROJECT LOCATION MAP:



PROJECT SITE

BUILDING LOCATION:



BUILDING LOCATION

CONTACTS:

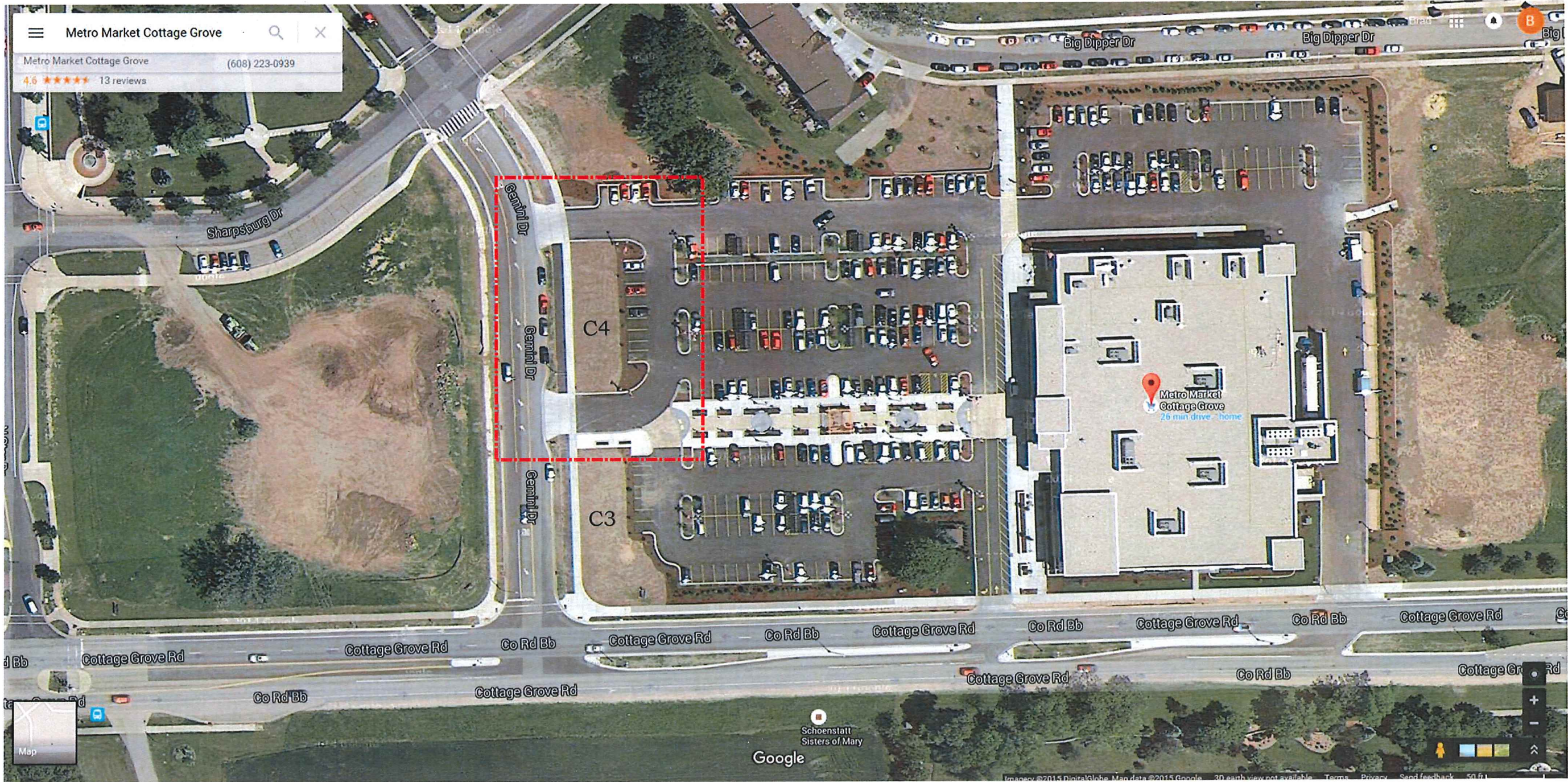
OWNER: ELK Head Capital, LLC. P.O.Box 45 McFarland, WI 53558	ARCHITECT: SHULFER ARCHITECTS, LLC 1918 PARMENTER ST., STE 2 MIDDLETON, WI 53562	STRUCTURAL ENGINEER: MP SQUARED 583 D'ONOFRIO DR, STE 201 MADISON, WI 53719	CIVIL ENGINEER: PROFESSIONAL ENGINEERING LLC 818 MEADOWBROOK LN WAUNAKEE, WI 53597
STEVE DORAN 608-327-4000	BRAD KONING (ARCHITECT) 608-836-7570	MARK PUCCIO 608-821-4770	ROXANNE JOHNSON 608-849-9378

GRANDVIEW COMMONS
C4 RETAIL BUILDING
6012 GEMINI DRIVE
MADISON, WISCONSIN

COVERSHEET

08.14.15
UDC SUBMITTAL

A0.1



GRANDVIEW COMMONS

C-4 RETAIL BUILDING
6012 GEMINI DRIVE
MADISON, WISCONSIN

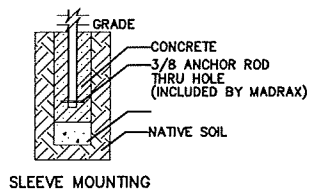
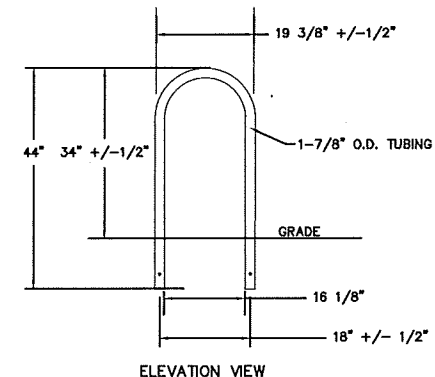
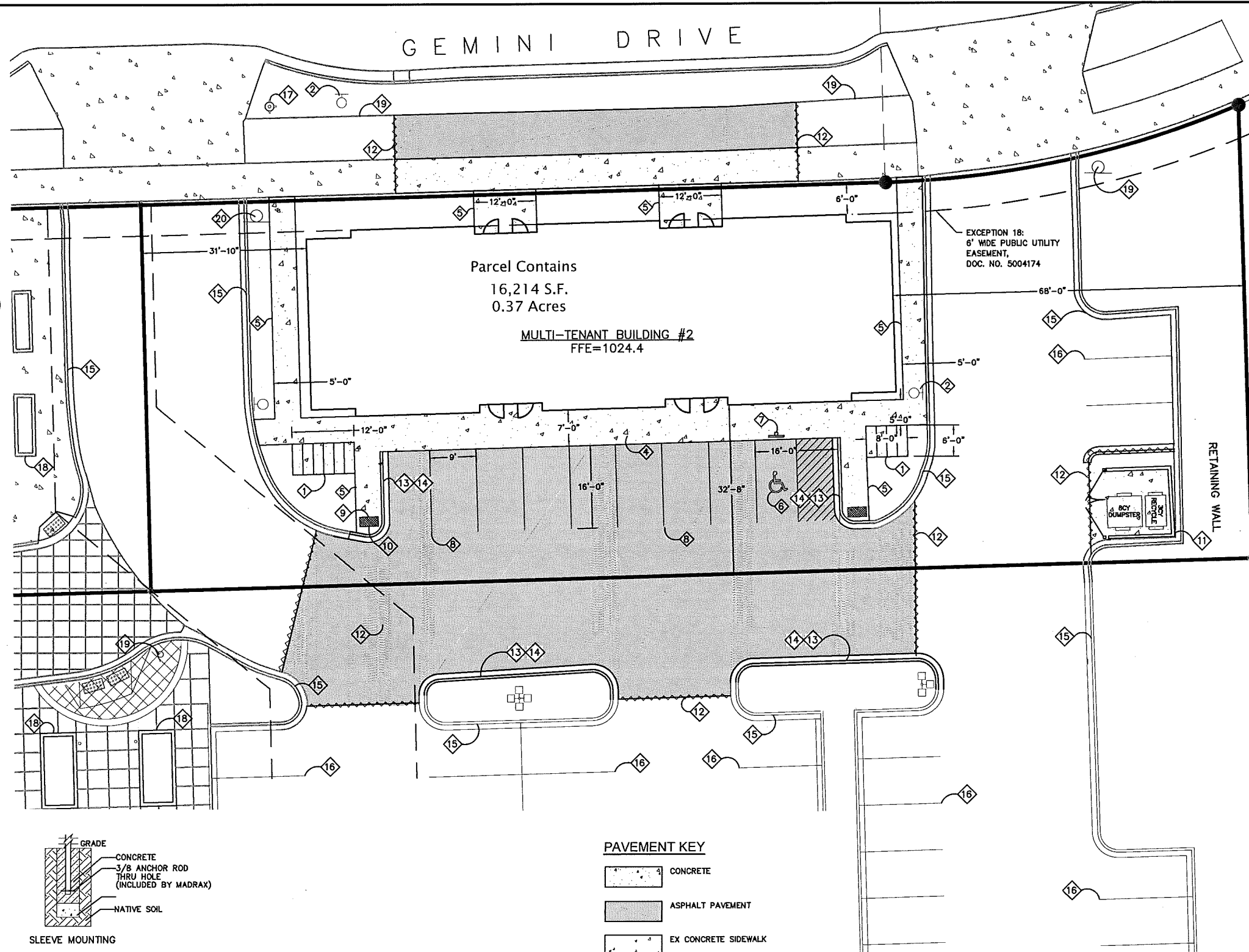
EXISTING PHOTOS

SITE INFORMATION

SITE ADDRESS: 6012 GEMINI DRIVE
 LEGAL DESCRIPTION:
 TOWN CENTER ADDITION TO GRANDVIEW COMMONS, LOT 650
 SITE ACREAGE TOTAL: 16,213 SF (0.37 ACRES)
 NUMBER OF BUILDING STORIES: 1
 BUILDING HEIGHT: 16'-8"
 BUILDING AREA: 3,955 GROSS SF
 NUMBER OF PARKING STALLS: 11 TOTAL
 TOTAL BIKE PARKING: 10

PLAN KEY

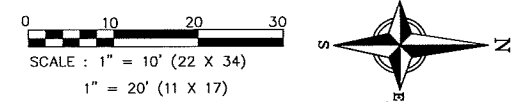
- 1 BIKE RACK TO BE U-SHAPED SURFACE MOUNTED BICYCLE RACKS (MADRAX U190-SF-G)
- 2 RELOCATE EXISTING LIGHT POLE
- 3 18" CURB AND GUTTER, TYP.
- 4 RAISED CONCRETE SIDEWALK
- 5 CONCRETE SIDEWALK
- 6 VAN ACCESSIBLE STALL, TYP.
- 7 VAN ACCESSIBLE PARKING SIGN, TYP.
- 8 PAVEMENT STRIPING, TYP.
- 9 CURB RAMP
- 10 DETECTABLE WARNING FIELD
- 11 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS
- 12 REMOVE EX ASPHALT PAVEMENT TO SAW CUT LINE
- 13 REMOVE EX CURB & GUTTER
- 14 REPLACE CURB & GUTTER
- 15 EX CURB AND GUTTER
- 16 EX STRIPING
- 17 EX HYDRANT
- 18 EX RAISED PLANTER
- 19 EX ASPHALT BIKE PATH
- 20 EX STOP SIGN



NOTES:
 1 BIKE RACK TO BE MODEL U190-IG, BY MADRAX (WWW.MADRAX.COM, PH 800-448-7931) OR EQUAL.
 2. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION.

PAVEMENT KEY

- CONCRETE
- ASPHALT PAVEMENT
- EX CONCRETE SIDEWALK
- EX STAMPED CONCRETE SIDEWALK
- SAW CUT ASPHALT/CONCRETE
- 18" STANDARD CURB AND GUTTER



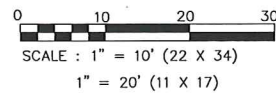
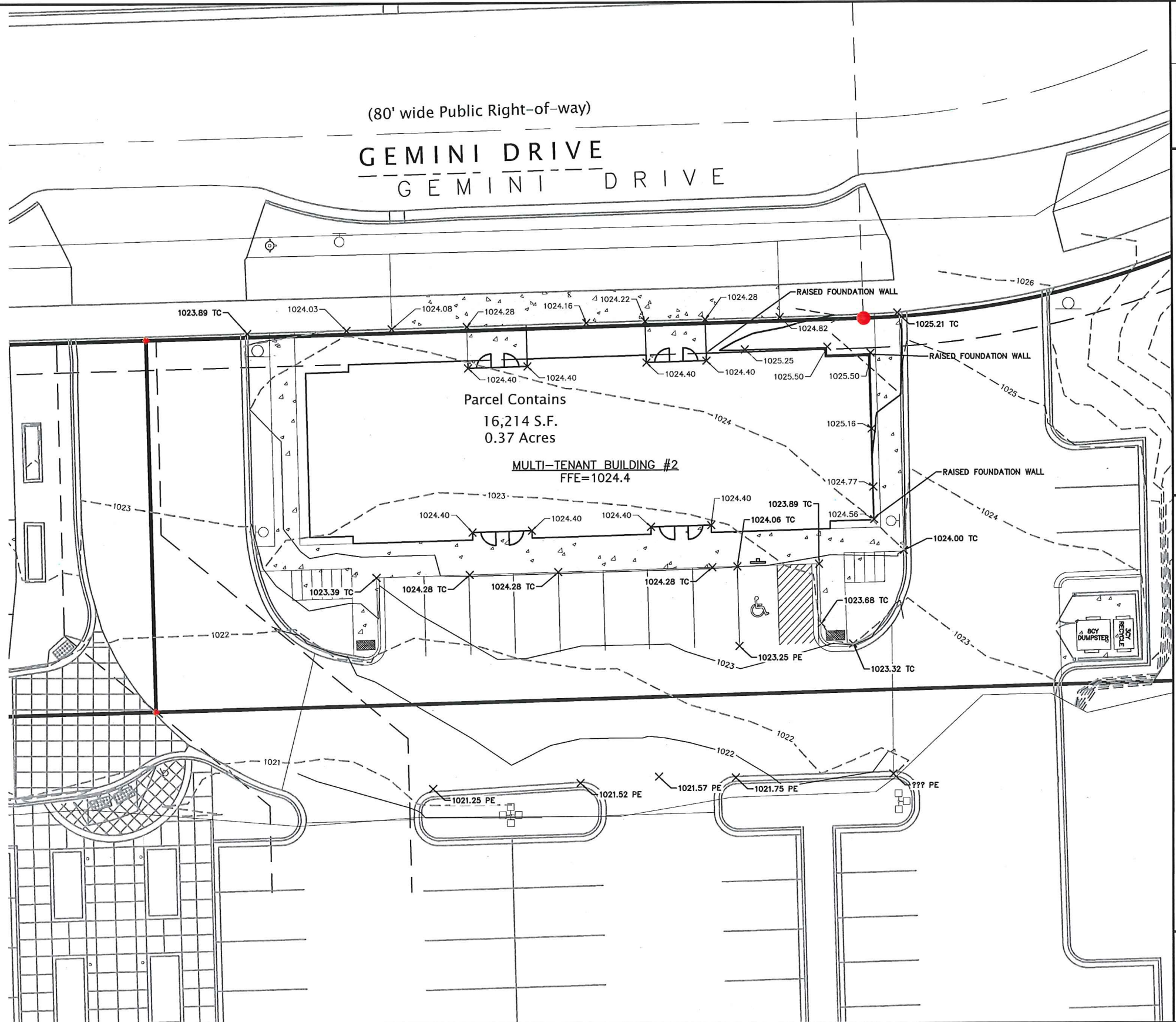
ISSUANCE/REVISION DATE 10/13/15 SITE PLAN REVIEW	818 N Meadowbrook Ln Waunakee, WI 53597 phone (608) 849-9378 fax (608) 237-2129
PROFESSIONAL ENGINEERING LLC	
GRANDVIEW COMMONS SITE PLAN 6012 GEMINI DRIVE MADISON, WISCONSIN	
C200	

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- X 1020.00 SPOT ELEVATION
- X 1020.00 TC TOP OF CURB ELEVATION
- X 1020.00 PE PAVEMENT ELEVATION
- ==== 18" CURB AND GUTTER



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	10/13/15

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129



GRANDVIEW COMMONS
GRADING PLAN
6012 GEMINI DRIVE
MADISON, WISCONSIN

C300

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	10/13/15

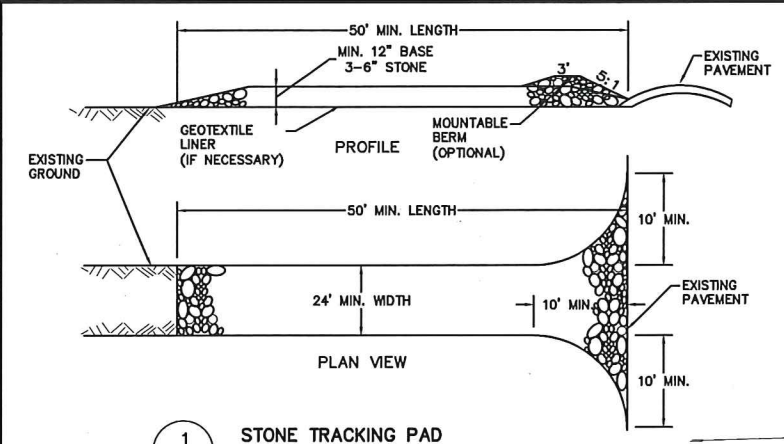
818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

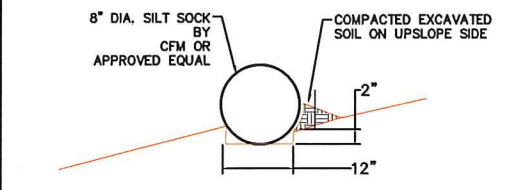
**GRANDVIEW COMMONS
 EROSION CONTROL PLAN**

6012 GEMINI DRIVE
 MADISON, WISCONSIN

C301



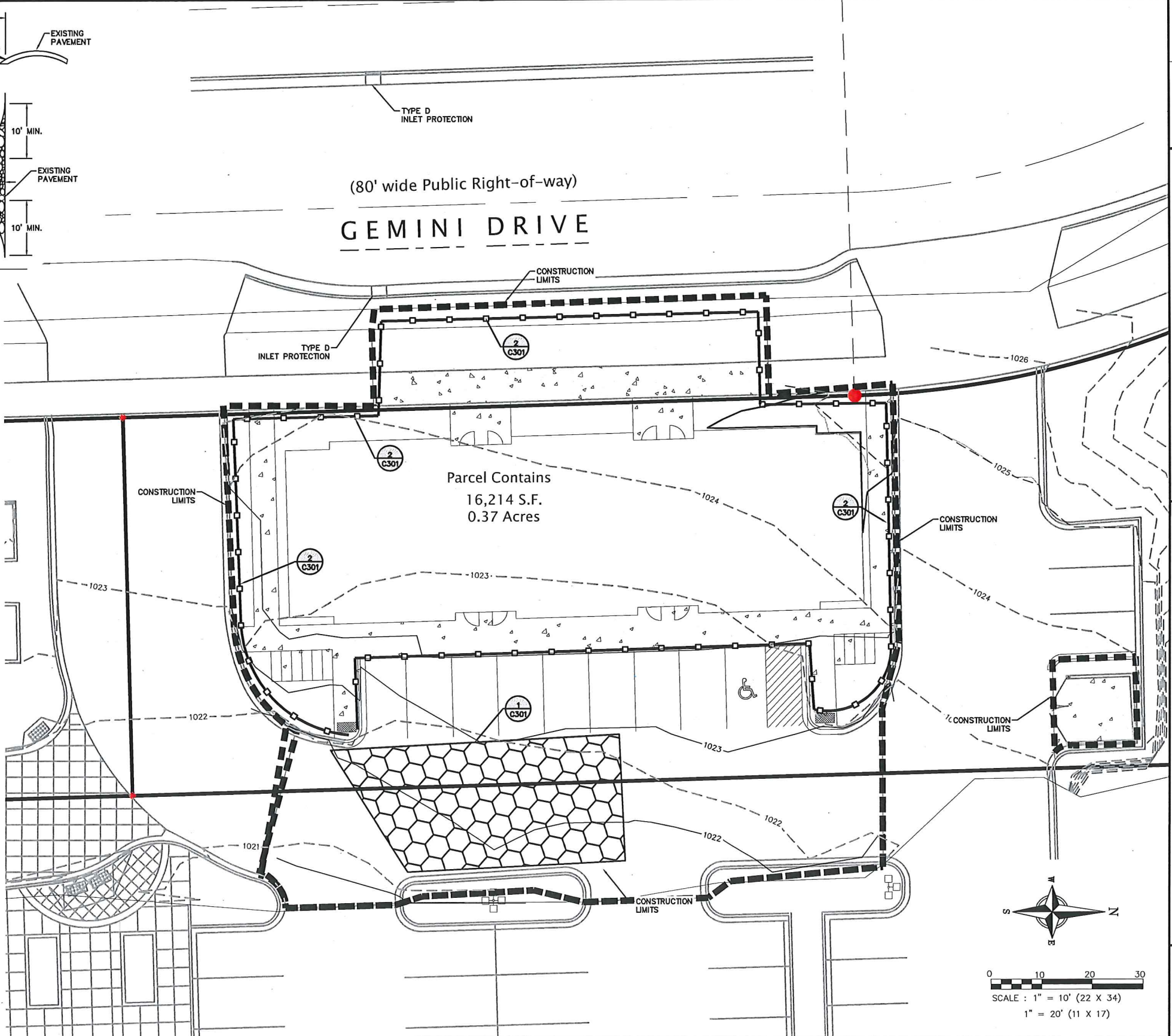
1 STONE TRACKING PAD
 C301 NTS



2 SILT SOCK
 C301 NTS

EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MADISON EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE TOWN.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH A CATCH BASIN FILTER INSERT MANUFACTURED BY MARATHON MATERIALS OR APPROVED EQUAL. A STANDARD SEDIMENT BAG SHALL BE USED DURING CONSTRUCTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



STRUCTURE TABLE					
STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.2	10" YARD DRAIN	1024.40		P1.1, 8" INV OUT =1017.17	10" GRATE
EX STORM PIPE	CONNECT TO ROOF DRAIN	1017.57	P1.1, 8" INV IN =1016.86		-

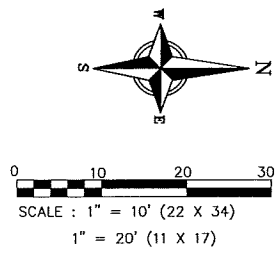
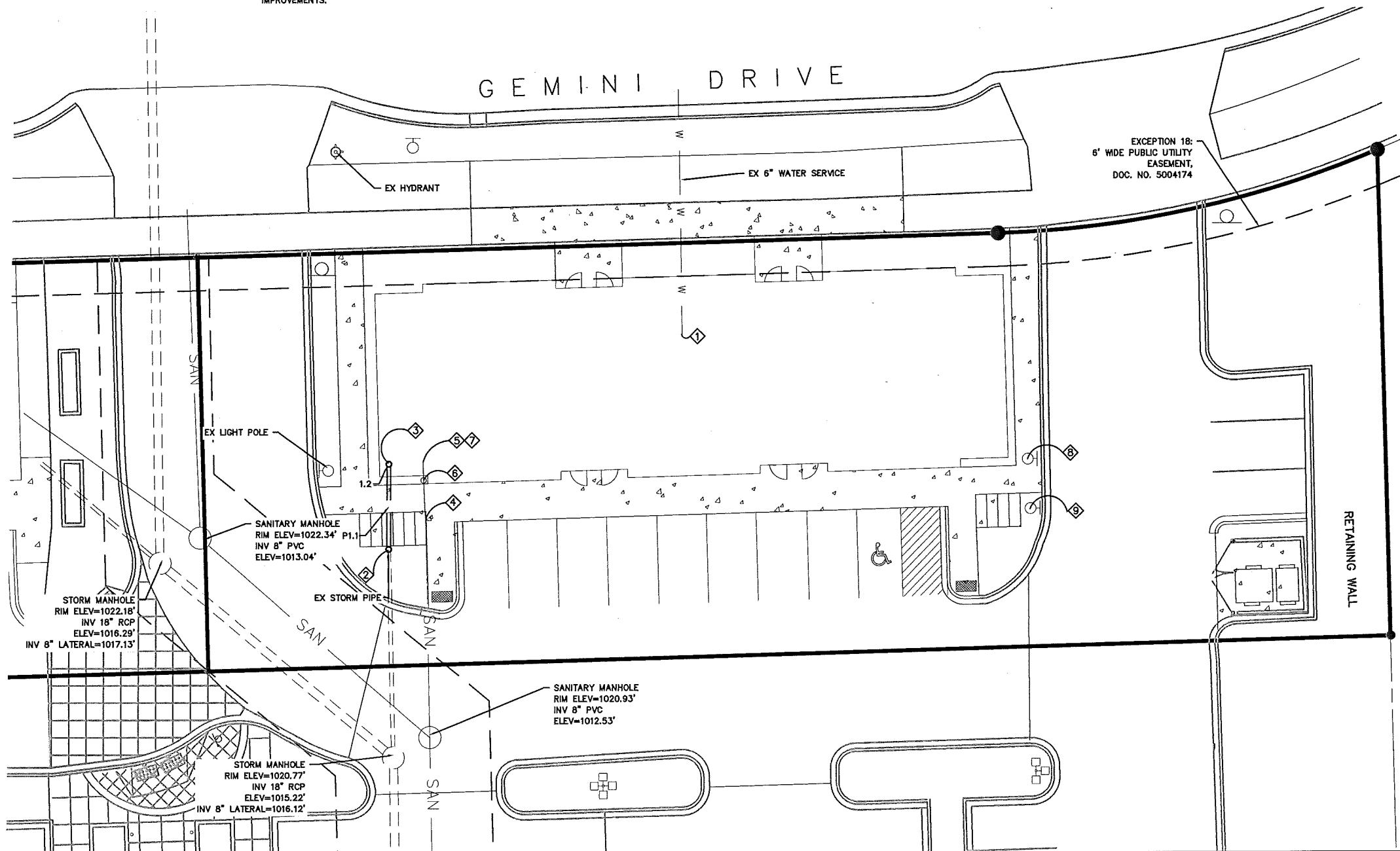
PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	8"	16'	2.00%	ADS N-12	1017.17'	1016.86'

UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE ADS N-12 OR SCHEDULE 40 PVC
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

- ◇ CONNECT TO EXISTING 6" D.I. WATER SERVICE PER CITY STANDARDS
- ◇ CONNECT TO EXISTING STORM SEWER
- ◇ CONNECT TO INTERIOR ROOF DRAIN
- ◇ CONNECT TO EXISTING 8" SANITARY SEWER LATERAL
- ◇ 8" SANITARY LATERAL @ 1.04% MIN SLOPE EXTEND 5 FEET INTO BUILDING
- ◇ SANITARY CLEAN OUT
- ◇ CONNECT TO SANITARY BUILDING SEWER
- ◇ REMOVE & SALVAGE EXISTING LIGHT POLE
- ◇ RELOCATED LIGHT POLE



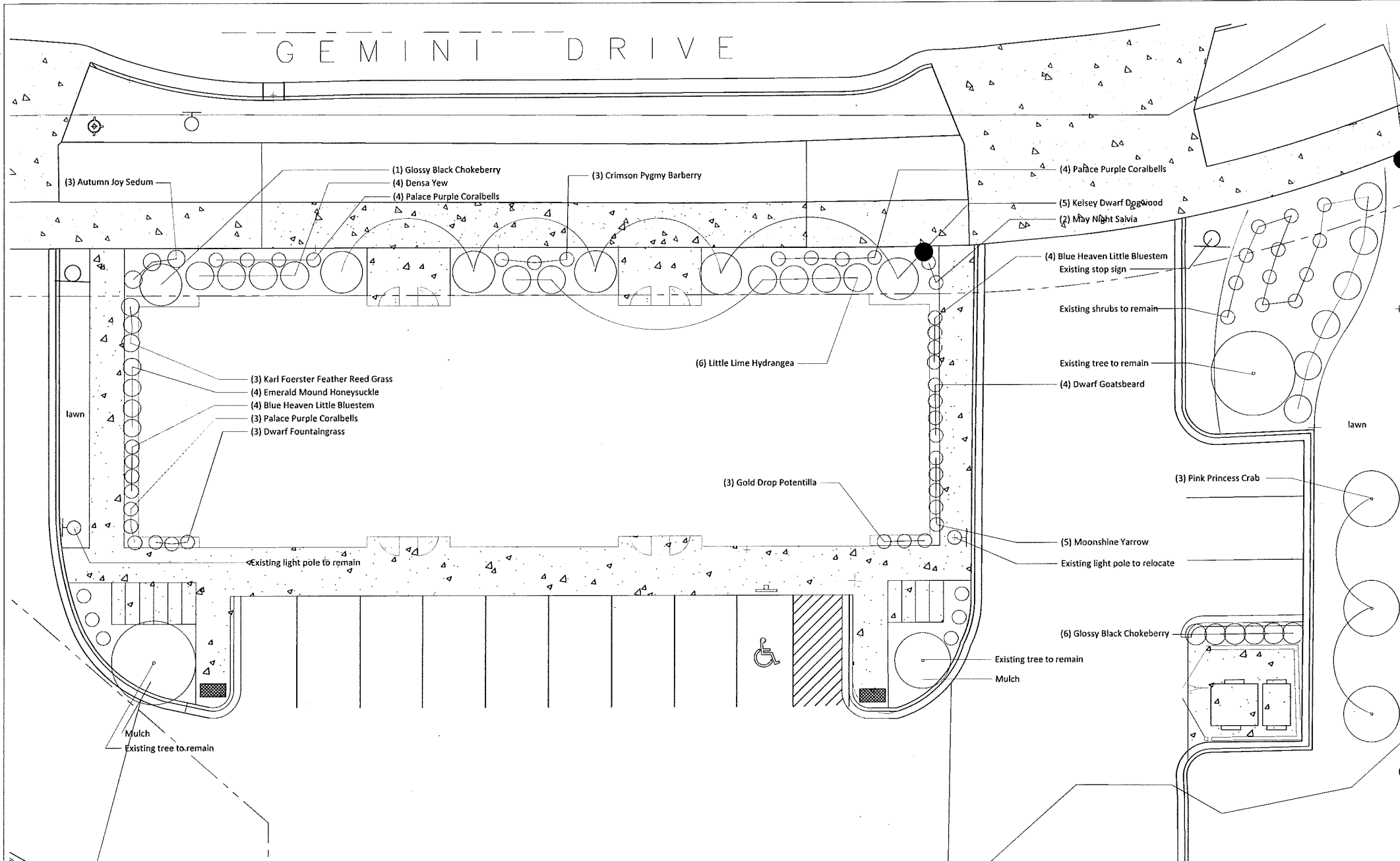
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	10/13/15

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

**GRANDVIEW COMMONS
 UTILITY PLAN**
 6012 GEMINI DRIVE
 MADISON, WISCONSIN

C400



1 PROPOSED LANDSCAPE PLAN

NOTES:

- Individual trees and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
- Landscape stone mulch to be locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
- Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.
- Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.

Landscape Calculations and Distribution:

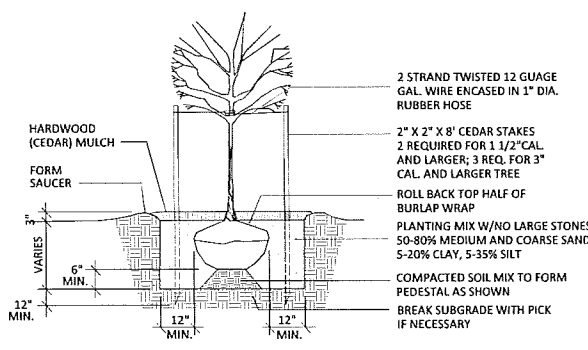
(a) One (1) landscape unit for each (300) sf developed area
 Total sf of developed area = 3,955 sf
 Developed area divided by (300) = 13 Landscape Units
 One landscape unit = 5 landscape points
 Landscape units (13) x 5 landscape points = 66 Total Points Required

Development Frontage Landscaping:

Provide (1) overstory deciduous tree and five (5) shrubs per (30) lf of lot frontage
 Existing lot frontage = 215 lf
 (7) trees required (6) proposed
 (35) shrubs required (31) proposed

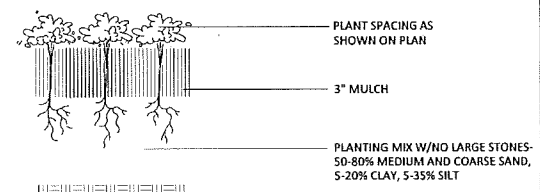
Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Proposed Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35	3	105
Ornamental tree	1 1/2" cal.	15	3	45
Evergreen tree	3 feet tall	15	-	-
Shrub, deciduous	18" or 3 gal.	2	24	48
Shrub, evergreen	18" or 3 gal.	3	7	21
Ornamental grasses	18" or 3 gal.	2	-	-
Ornamental fence or wall	Existing CMU	4 per 10 lf	40	16
Total				235
			235 Total Points Provided (66 Required)	



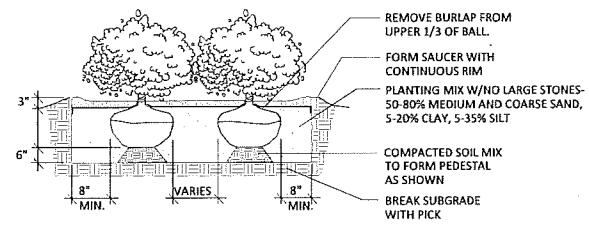
2 TREE PLANTING

NTS



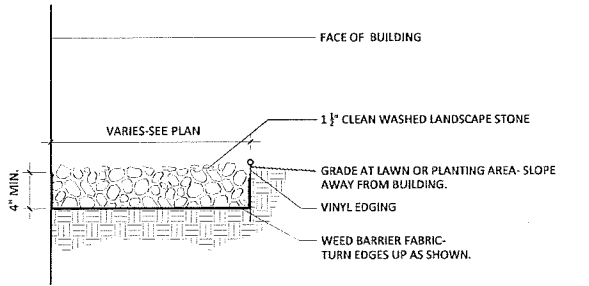
3 PERENNIAL PLANTING

NTS



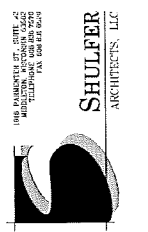
4 SHRUB PLANTING

NTS



5 STONE MAINTENANCE EDGE

NTS

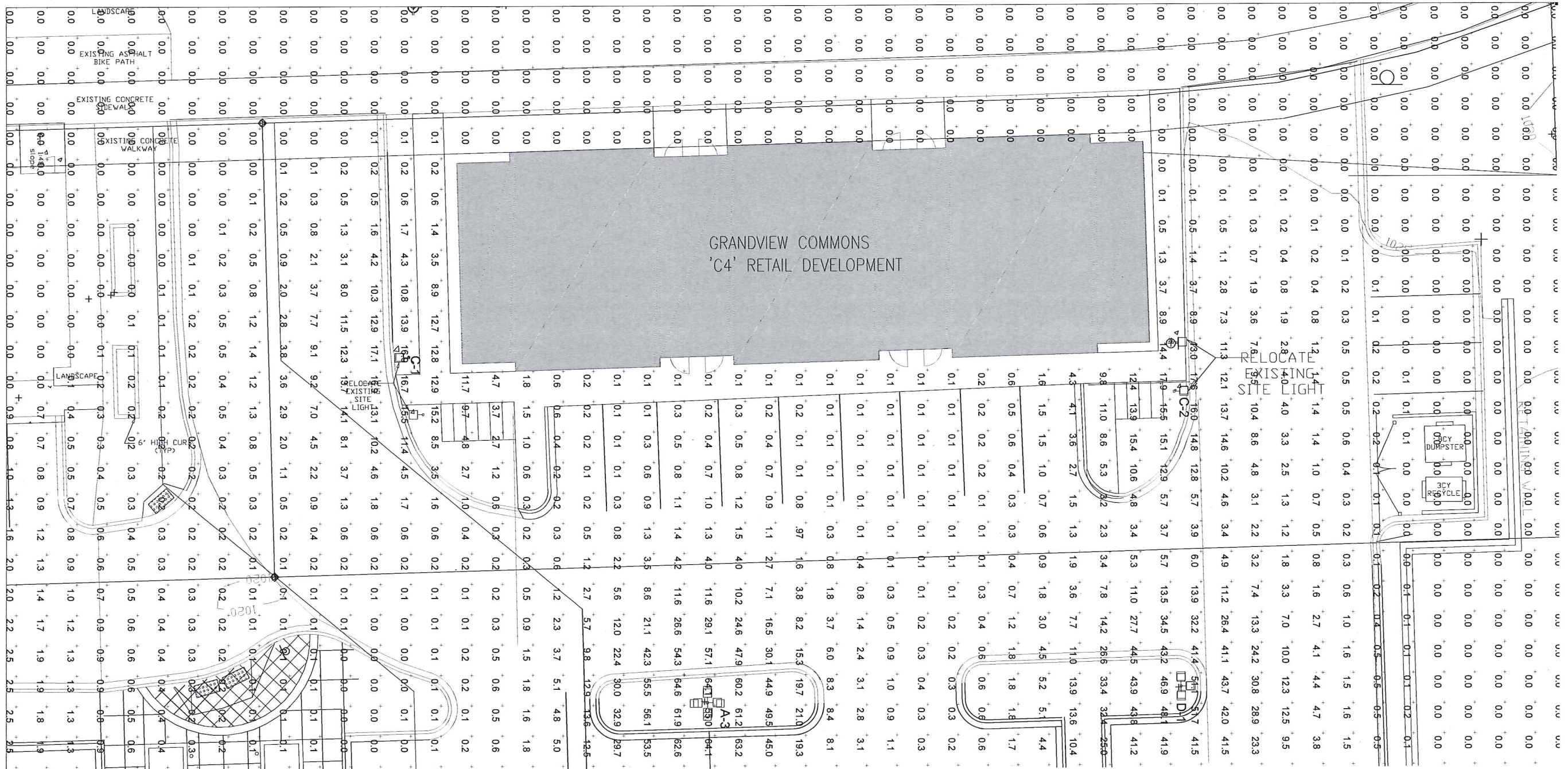


GRANDVIEW COMMONS
 C-4 RETAIL BUILDING
 6012 GEMINI DRIVE
 MADISON, WISCONSIN

LANDSCAPE PLAN

08.14.15
 UDC SUBMITTAL
 10.07.15
 UDC/PC FINAL

L1.1



SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
1	A	2	LSI INDUSTRIES, INC	GFM-5-250-PSMV-F	GREENRIAR	1- 250W PSMV CLEAR BU	GFM-5-250-PSMV-F.ies	1	23000	1.00	1164.0
2	B	0	LSI INDUSTRIES, INC	GBWS-3-50-MH-F	GREENRIAR		GBWS-3-50-MH-F.ies	1	3400	1.00	69.0
3	C	2	LSI INDUSTRIES, INC	GFM-5-250-PSMV-F	GREENRIAR	1- 250W PSMV CLEAR BU	GFM-5-250-PSMV-F.ies	1	23000	1.00	291.0
4	D	1	LSI INDUSTRIES, INC	GFM-5-250-PSMV-F	GREENRIAR	1- 250W PSMV CLEAR BU	GFM-5-250-PSMV-F.ies	1	23000	1.00	873.0

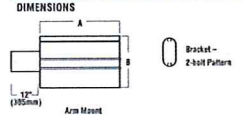
Hold the CTRL key to select multiple rows (0 Selected)

1 SITE LIGHTING PLAN
1/8"=1'-0"



GREENBRIAR® - FLAT LENS

(Various reflectors are protected by U.S. Patent No. 6,464,378)



LFM Arm Mount	12" (305mm)	18" (457mm)	24" (610mm)
GFR Arm Mount	12" (305mm)	18" (457mm)	24" (610mm)

LUMINAIRE EPA CHART - Greenbriar Flat Lens	GFR	LFM
Single	3.2	3.8
118°	6.3	7.6
135°	5.7	7.6
150°	8.8	11.4
170°	9.0	11.4
190°	11.3	15.2

Note: House Side Shield adds to fixture EPA. Consult factory.

SHIPPING WEIGHTS - Greenbriar Flat Lens	Est. Weight (kg/lb)	Length (mm/in)	Width (mm/in)	Height (mm/in)
GFR 12"	19.41	635/25	635/25	495/19.5
GFR 18"	26.97	724/28.5	711/28	648/25.5

Project Name _____ Fixture Type _____

LSI Industries Catalog # _____

EXISTING PARKING LOT FIXTURE

GREENBRIAR® - FLAT LENS

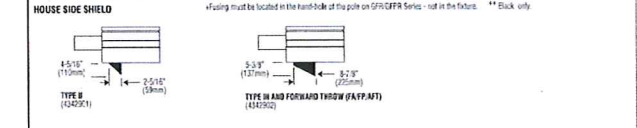
LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **GFR 5 1000 PSMV F MT PLP 8BK 20**

Luminaire Profile	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
Medium Vertical Bar	2 - Type II	200	PSMV - Pulse-Start Metal Halide	F - Flat Clear Tempered Glass	120V	8BK - Bronze	PK120 - Button Type Photometric Control 1
LFM - Arm Mount	2 - Type II	200	PSMV - Pulse-Start Metal Halide	F - Flat Clear Tempered Glass	120V	8BK - Bronze	PK120 - Button Type Photometric Control 1
LFM - Arm Mount	2 - Type II	200	PSMV - Pulse-Start Metal Halide	F - Flat Clear Tempered Glass	120V	8BK - Bronze	PK120 - Button Type Photometric Control 1

- FOOTNOTES:
- 1 - 1000 watt is available in 1000 Watt PSMV. Voltage must be specified - 120V, 277V or 347V.
 - 2 - An E ballast can only be used with single and dual ballast configurations.
 - 3 - On GFR/GFR (Autotransformer control) can only be used with 400 Watt PSMV.

Accessory Description	Order Number	Description	Order Number
PK120 - Single Firing	PK120	GFR/GFR 1000 - House Side Shield	484291-01
PK127 - Single Firing	PK127	GFR/GFR 1000 - House Side Shield	484292-01
PK200 - Dual Firing	PK200	GFR/GFR 1000 - House Side Shield	484293-01
PK400 - Dual Firing	PK400	GFR/GFR 1000 - House Side Shield	484294-01
PK120 - Single Firing	PK120	GFR/GFR 1000 - House Side Shield	484291-01
PK127 - Single Firing	PK127	GFR/GFR 1000 - House Side Shield	484292-01
PK200 - Dual Firing	PK200	GFR/GFR 1000 - House Side Shield	484293-01
PK400 - Dual Firing	PK400	GFR/GFR 1000 - House Side Shield	484294-01

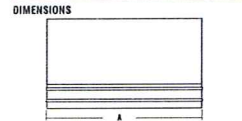


Project Name _____ Fixture Type _____

LSI Industries Catalog # _____

GREENBRIAR® WALL SCONCE

(Various reflectors are protected by U.S. Patent No. 6,464,378)



Small	Medium
141mm (5.5")	141mm (5.5")
141mm (5.5")	141mm (5.5")
127mm (5.0")	127mm (5.0")

SHIPPING WEIGHTS - Greenbriar Wall Sconce	Est. Weight (kg/lb)	Length (mm/in)	Width (mm/in)	Height (mm/in)
GWRWS-HID	17.72	610/24.05	394/15.5	203/8.0
GWRWS-FL	17.72	610/24.05	394/15.5	203/8.0
GWRWS-FL	17.72	610/24.05	394/15.5	203/8.0
GWRWS-FL	17.72	610/24.05	394/15.5	203/8.0

Project Name _____ Fixture Type _____

LSI Industries Catalog # _____

GREENBRIAR® WALL SCONCE

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **GBWM 3 400 PSMHR F 120 BRZ SQT**

Luminaire Profile	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
Small	2 - Type II	35	PSMV - Pulse-Start Metal Halide	F - Flat Clear Tempered Glass	120V	8BK - Bronze	PK120 - Button Type Photometric Control 1
Medium	2 - Type II	70	PSMV - Pulse-Start Metal Halide	F - Flat Clear Tempered Glass	120V	8BK - Bronze	PK120 - Button Type Photometric Control 1
Large	2 - Type II	140	PSMV - Pulse-Start Metal Halide	F - Flat Clear Tempered Glass	120V	8BK - Bronze	PK120 - Button Type Photometric Control 1

- FOOTNOTES:
- 1 - 1000 Watt is not available for downlight only.
 - 2 - Supplied with 1000 Watt transformer as standard. Also available with a 120/277 volt transformer. Consult factory.
 - 3 - Not available in TT or 347V.
 - 4 - 400 Watt is not available with EMI options.
 - 5 - A 400 watt ballast is required on all High Pressure Sodium fixtures in 230V or 480V. The ballast must be UL listed and UL recognized. Consult factory for ballast specifications.
 - 6 - 347V VOLTAGE is not available with dimming ballast (DIM). Consult factory for ballast specifications.
 - 7 - Temperature ballast must be ordered separately. (See Accessory Ordering Information).
 - 8 - Use with 1" traditional drilling pattern.
 - 9 - CR Dimming Control by factory.
 - 10 - 19-20 lamp wattage for 120V and 277V are supplied with a 120 volt, 120V ballast. HID lamp wattages 100 through 500 are supplied with a 120 volt, 120V ballast. HID lamp wattages 100 through 500 are supplied with a 277 volt, 277V ballast.
 - 11 - Battery Back-up available on single double and triple 120 or 277 voltages specific units for U.S. applications. Please specify Line Voltage for LED or 277 when ordering this option. The ballast and 277V ballast and ballast will be emergency battery backup (EBB) unless Consult factory for specific details of EBB job application completion.

Accessory Description	Order Number	Description	Order Number
PK120 - Single Firing	PK120	GWRWS 400 - Photometric Control for 1000	172701
PK127 - Single Firing	PK127	GWRWS 400 - Photometric Control for 1000	172702
PK200 - Dual Firing	PK200	GWRWS 400 - Photometric Control for 1000	172703
PK400 - Dual Firing	PK400	GWRWS 400 - Photometric Control for 1000	172704
PK120 - Single Firing	PK120	GWRWS 400 - Photometric Control for 1000	172701
PK127 - Single Firing	PK127	GWRWS 400 - Photometric Control for 1000	172702
PK200 - Dual Firing	PK200	GWRWS 400 - Photometric Control for 1000	172703
PK400 - Dual Firing	PK400	GWRWS 400 - Photometric Control for 1000	172704

Project Name _____ Fixture Type _____

LSI Industries Catalog # _____

GRANDVIEW COMMONS

C4 RETAIL BUILDING
6012 GEMINI DRIVE
MADISON, WISCONSIN

SITE LIGHTING PLAN

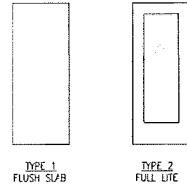
09.15.2015
UDC Submittal

ES1.2

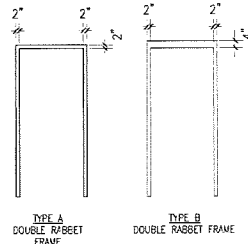


DOOR SCHEDULE

DOOR TYPES



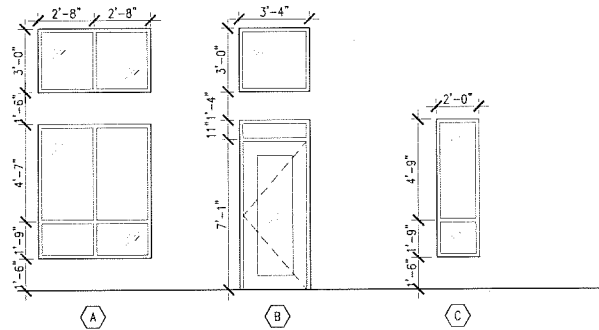
FRAME TYPES



NO.	DOOR					FRAME			LABEL	REMARKS
	SIZE	TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	FINISH		
SUITE D										
D-01	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL LOCK
D-02	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL LOCK
SUITE E										
D-E1	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL LOCK
D-E2	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL LOCK
D-E3	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL LOCK
D-E4	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL LOCK
SUITE F										
D-F1	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL LOCK
D-F2	3'-0" x 7'-0"	2	ALUM.	CLEAR	INSUL. TEMP.	SEE ELEVATIONS	ALUM.	CLEAR	-	CLOSER, THRESHOLD, PUSH/PULL LOCK

DOOR AND FRAME TYPE NOTES:

- ALL DOORS AND LOCK CYLINDERS IN THE ENTIRE PREMISE SHALL BE KEYPED TO ONE MASTER KEY. THE MASTER KEY SHALL BE HOUSED IN A KNOX BOX LOCATED ON THE PREMISE AT THE DIRECTION OF THE CITY OF MONONA FIRE DEPARTMENT. EACH TENANT SHALL HAVE THEIR LOCKS KEYPED TO A SUB-MASTER KEY UNIQUE TO THEIR OWN SPACE.
- VERIFY DOOR SIZES FROM DOOR SCHEDULE
- PROVIDE SAFETY GLAZING PER CODE IN ALL DOORS AND FRAMES
- PROVIDE INSULATED GLAZING IN EXTERIOR DOORS AND FRAMES
- ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE GALVANIZED
- ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE GALVANIZED
- PROVIDE REINFORCING IN ALL DOORS AND FRAMES FOR HARDWARE SELECTIONS
- PROVIDE ACCESSIBLE HARDWARE AND THRESHOLDS AT ALL NEW DOORS
- GC TO VERIFY ALL MATERIAL SPECIFICATIONS
- GC TO VERIFY ALL HARDWARE WITH OWNER/ARCHITECT
- NOMINAL 2" FOR ALL ALUMINUM STOREFRONT FRAMES
- DIMENSIONS ARE TO OUTSIDE OF FRAME & CENTERLINE OF MULLION (FOR INTERNAL MULLIONS)
- SEE TENANT PLANS FOR INTERIOR DOOR SCHEDULES



FLOOR PLAN GENERAL NOTES

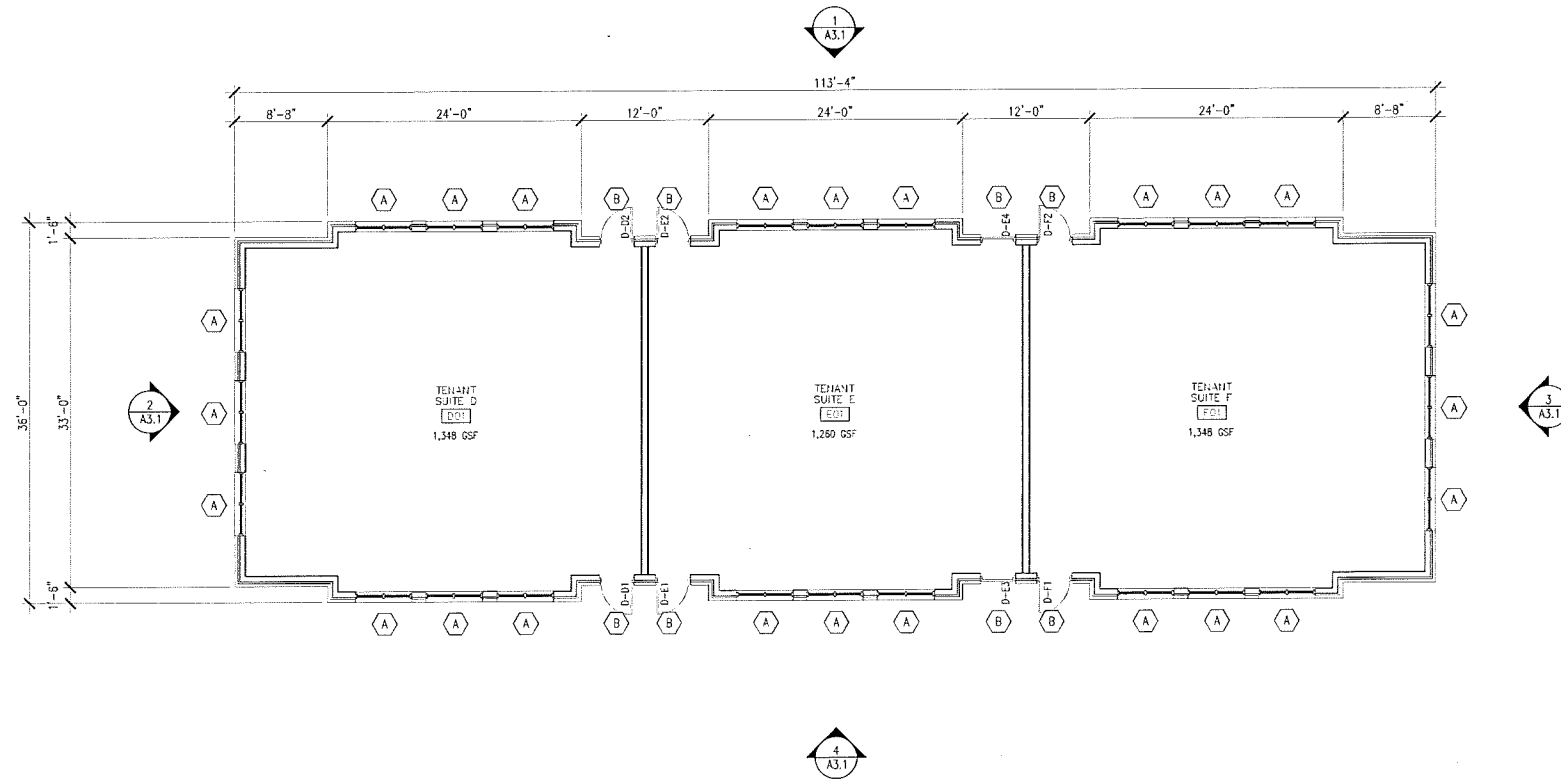
- PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS
- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNER'S REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT-DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR TO MAINTAIN PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.
- REFER TO TENANT PLANS FOR INTERIOR FINISHES

FLOOR PLAN KEYED NOTES

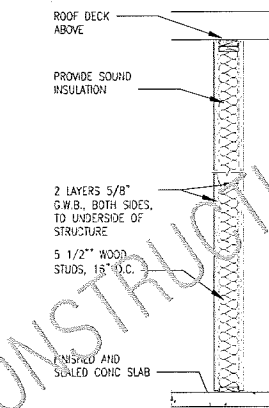
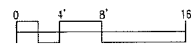
- REFER TO CML DRAWINGS FOR SITE INFORMATION
- FUTURE RESTROOMS: FINAL LOCATIONS AND FIXTURE COUNT TO BE DETERMINED BY TENANT AND SUBMITTED AS A SEPARATE PLAN APPROVAL
- FROST PROOF HOSE BIB, THREE LOCATIONS MINIMUM
- 12" CONCRETE SLAB AROUND PERIMETER OF TENANT SPACE, CONCRETE FLOOR SLAB BY TENANT
- DEMARK FOR TELE/DATA, COORDINATE WITH TENANT
- TERMINATION OF INTERIOR PLUMBING / GAS, COORDINATE WITH TENANT
- TERMINATION OF INTERIOR ELECTRICAL, COORDINATE WITH TENANT
- EXTERIOR WEATHERPROOF DUPLEX OUTLET, THREE LOCATIONS MINIMUM
- KNOX BOX PER CITY OF MADISON FIRE CODE. VERIFY FINAL LOCATION WITH FIRE CHIEF.
- GAS METER LOCATION
- MAIN ELECTRICAL PANEL LOCATION

HATCH PATTERNS KEY:

	NEW CONSTRUCTION
	PARTIAL HEIGHT WALL
	EXISTING CONSTRUCTION
	DEMOLITION



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



PARTITION TYPE P1 (2 HR)
1/2"=1'-0" UL DESGN NO. U-419

GRANDVIEW COMMONS

C4 RETAIL BUILDING
6012 GEMINI DRIVE
MADISON, WISCONSIN

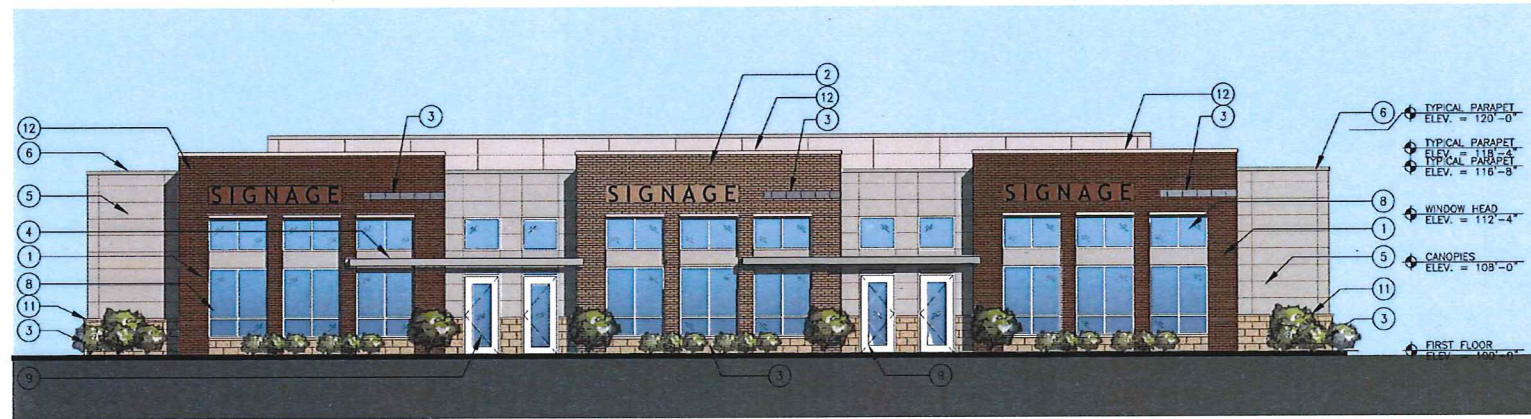
FLOOR PLAN

07.15.15
CONCEPT DESIGN

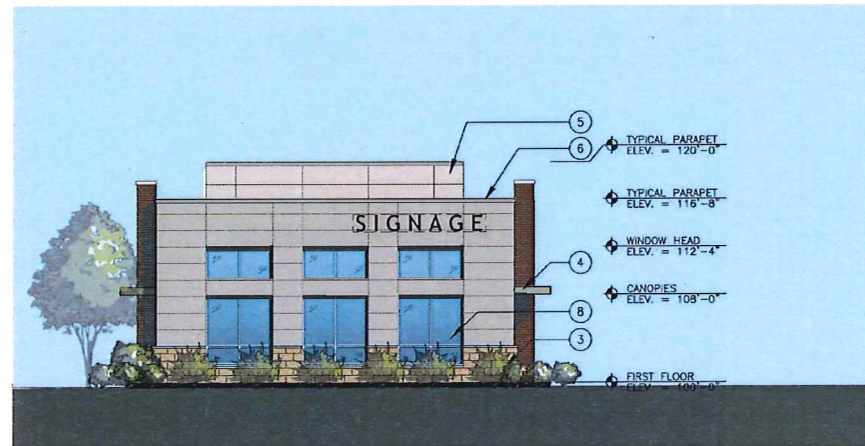
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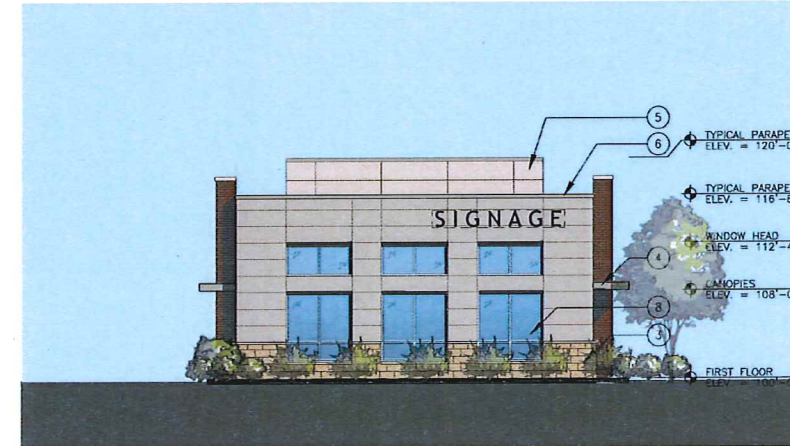
NOT FOR CONSTRUCTION



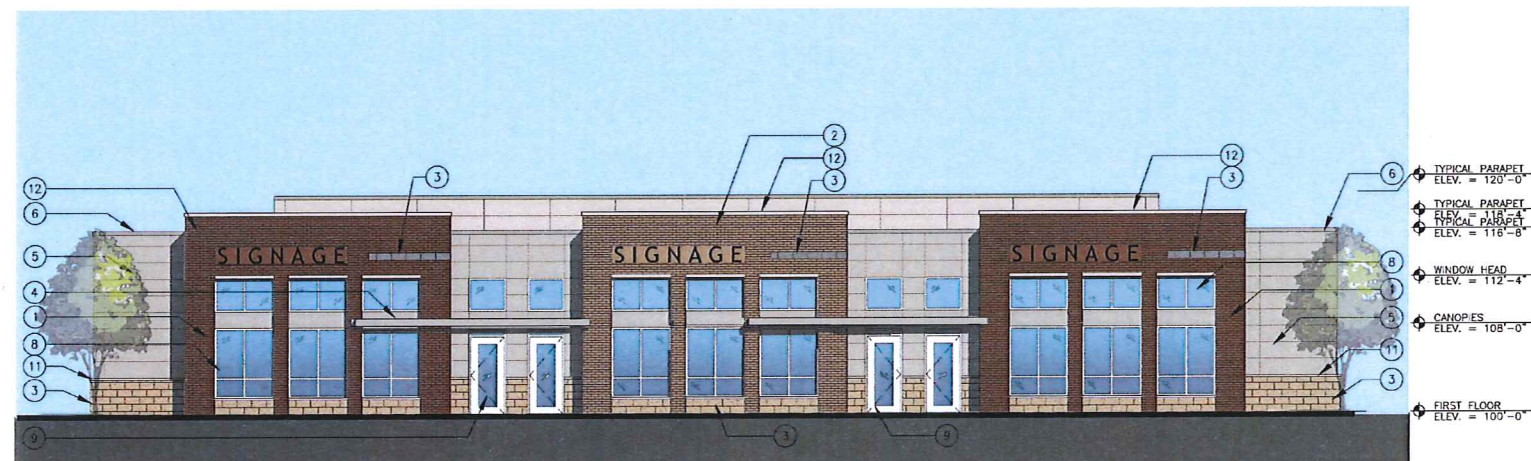
1 WEST ELEVATION
1/8"=1'-0"



2 NORTH ELEVATION
1/8"=1'-0"



3 SOUTH ELEVATION
1/8"=1'-0"



4 EAST ELEVATION
1/8"=1'-0"

MATERIAL NOTES:

- 1 MASONRY #1; COUNTY MATERIALS; HERITAGE CONCRETE BRICK
COLOR: HARVARD BLEND-ROUGH ESTATE
- 2 MASONRY #2; COUNTY MATERIALS; HERITAGE CONCRETE BRICK
COLOR: WINTER BLEND-ROUGH ESTATE
- 3 MASONRY #3; COUNTY MATERIALS ULTRA-BURNISHED BLOCK
COLOR: DUSK
- 4 FIRESTONE METAL ENTRY SUNSHADE; OUTFACING CHANNEL FASCIA
AND OUTRIGGER. AIR FOL BLADE. COLOR: SLATE GREY
- 5 CEMENT BOARD PANEL; NICHIA ILLUMINATION SERIES CONCEALED
FASTENER FIBER CEMENT BOARD PANEL
COLOR: SLATE GREY
- 6 PREFINISHED METAL COFING
COLOR: PHC-CLAD MUSKET GRAY
- 7 METAL SIGNAGE; BY SIGNAGE COMPANY
- 8 THERMALLY IMPROVED CLEAR ANODIZED ALUMINUM WINDOW SYSTEM
WITH 1" LOW-E GLAZING
APPROVED IN PUD-SIP DATED DEC. 19,2012.
- 9 THERMALLY IMPROVED CLEAR ANODIZED ALUMINUM STOREFRONT
SYSTEM WITH 1" LOW-E GLAZING
APPROVED IN PUD-SIP DATED DEC. 19,2012.
- 10 PRECAST CONCRETE SILL; ROCKCAST, SMOOTH FACE
COLOR: BUFF
APPROVED IN PUD-SIP DATED DEC. 19,2012.
- 11 PRECAST CONCRETE BANDING; ROCKCAST, SMOOTH FACE - 2 1/4"
COLOR: BUFF
APPROVED IN PUD-SIP DATED DEC. 19,2012.
- 12 PRECAST CONCRETE CAP; ROCKCAST, SMOOTH FACE - 4"
COLOR: BUFF
APPROVED IN PUD-SIP DATED DEC. 19, 2012.

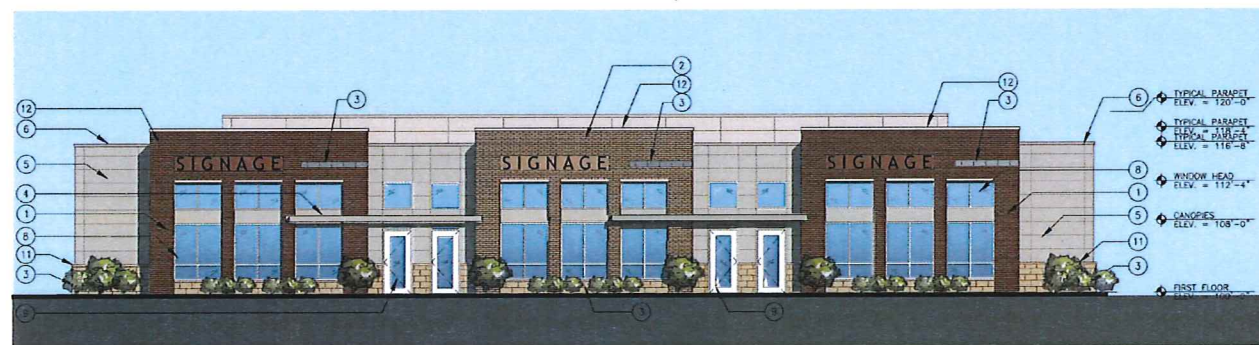


GRANDVIEW COMMONS

C4 RETAIL BUILDING
6012 GEMINI DRIVE
MADISON WISCONSIN

BUILDING ELEVATIONS

08.14.15
UDC SUBMITTAL



- 6 TYPICAL PARAPET ELEV. = 120'-0"
- 5 TYPICAL PARAPET ELEV. = 118'-0"
- 4 TYPICAL PARAPET ELEV. = 116'-0"
- 3 WINDOW HEAD ELEV. = 112'-4"
- 2 CANOPIES ELEV. = 108'-0"
- 1 FIRST FLOOR

1 WEST ELEVATION
1/8"=1'-0"

6012 GEMINI DRIVE - PROPOSED MULTI-TENANT RETAIL DEVELOPMENT



- 12 T.O. ROOF ELEV. = 124'-2"
- 11 RASSED PARAPET ELEV. = 118'-0"
- 10 TYPICAL PARAPET ELEV. = 116'-0"
- 9 WINDOW HEAD ELEV. = 112'-4"
- 8 CANOPIES ELEV. = 108'-0"
- 7 BUILDING 1 FIRST FLOOR ELEV. = 100'-0" (1023.75')

1 WEST ELEVATION
1/8"=1'-0"

6030 GEMINI DRIVE - PREVIOUSLY APPROVED AND UNDER CONSTRUCTION