

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 _____



8/12/2020
11:55 a.m.

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, 6019, 6035, 6051 Gemini Drive

Title: B Block Mixed Use Project

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

UDC meeting date requested ~~August 12, 2020~~ September 2, 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)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Dan Brinkman
Street address 100 River Place
Telephone 608.226.3061

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

Project contact person Brian Munson
Street address 120 East Lakeside Street
Telephone 608.255.3988

Company Vandewalle & Associates
City/State/Zip Madison, WI 53715
Email bmunson@vandewalle.com

Property owner (if not applicant) Greyrock at Grandview LLC.

Street address 100 River Place
Telephone _____

City/State/Zip Madison, WI 53716
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*

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. 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 Kevin Firchow, Jenny Kirchgatter, Tim Parks on 4.15.20
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 Den Brinkman D&E Real Estate Corp Relationship to property Manager - Authorized Agent
 Authorizing signature of property owner [Signature] Date 6/12/20

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



VANDEWALLE & ASSOCIATES INC.

August 12, 2020

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

RE: 6003 Gemini Drive
Grandview Commons Town Center – B Block

Dear Janine,

The following document and illustrative graphics outline amendments to the B Block Submittal, per the conversations with the Urban Design Commission at the July 29th meeting. These revisions seek to incorporate the following changes:

EXTERIOR:

- The red siding and gray brick were eliminated in the interest of simplifying the overall exterior composition of materials.
Hence, we went from (5) materials on the building to (3) materials- fieldstone, gray siding and simulated wood siding.
- Stairwells on the east side of the building were changed from siding to fieldstone in order to reduce the complexity of the building's massing.
- Vertical wood members (at the wood wraps) were deleted (per UDC comment).
- The brick at the wood wraps was changed to simulated wood panel and the face of the panel was pulled out flush with the face of the wood wrap (for visual simplicity).
- The brick on the east elevation (adjacent to the breezeway) was changed to the fieldstone.

INTERIOR:

- An additional refuse chute was added in order to separate refuse and recycling.
- A 3-bedroom corner unit (at the 5th and 6th floors) was changed to a 2-bedroom and 1-bedroom units.
- Apartment unit storage was refined so that every unit has a storage space.
- The public entry/leasing/fitness center was refined.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

Grandview Commons
Town Center B Block Amendment Request

- The clubroom and clubroom terrace was refined (2nd floor-southwest corner of the building).

LANDSCAPE:

- Substitute alternate plantings (removed Callery Pear).
- Added planters between parking stalls and breezeway.

We look forward to discussing the amendments with the Urban Design Commission at the September 2nd meeting.

Sincerely,



Brian Munson
Principal

Amended PUD: GDP/ SIP: Neighborhood Center Mixed Use District

Project Overview

This proposed GDP/SIP will amend the unbuilt portion of the B Block.

The new concept includes a mixed used building that will fit in with the built B-5 building and parking lot and complete the final pieces of this town center block. This project maintains the character of the area and will blend in seamlessly with the rest of the town center. Once complete, this will help enhance the goal of the full town center to create a walkable mixed-use district for residents, in keeping with the adopted Grandview Commons PUD:GDP, which calls for “an integrated mixture of neighborhood scale commercial, office, and walkable retail components that will supply the day-to-day goods and services for neighborhood residents”.

The following section outlines the rezoning application for the Grandview Commons Town Center B Block and requests amendment Planned Unit Development: General Development Plan, per the City of Madison Zoning Ordinance.

Project Name:

Grandview Commons Town Center: B Block

Project Owner/Applicant:

Dan Brinkman
DSI Real Estate Inc.
Greyrock at Grandview LLC
100 River Place
Madison, WI 53716
Phone: 608.226.3061
pdanlb@dsirealestate.com

Design Team:

Architecture

JLA Architects
800 W. Broadway, Suite 200
Monona, WI 53713
Phone: 608.241.9500
Adam Fredendall
afredendall@jla-ap.com

Planning

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

Engineering/Landscape Architecture
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Dan Day
dday@donofrio.cc

Project Information:

Address/PIN:

6051 Gemini Drive	071011225086
6035 Gemini Drive	071011225044
6019 Gemini Drive	071011225052
6003 Gemini Drive	071011225060

Lot Information:

Aldermanic District:	District 3: Alder Lindsay Lemmer
Neighborhood Association:	Northstar Neighborhood
Alder/Neighborhood Notification:	April 8, 2020
Neighborhood Meeting:	May 14, 2020
Legal Description:	See Exhibit A
Lot Area:	2.0 Acres
Existing Land Use:	Undeveloped Land
Existing Zoning:	Planned Unit Development: General Development Plan Neighborhood Center Mixed Use 1 & 3
Comprehensive Plan Designation:	Neighborhood Mixed Use (NMU)
Neighborhood Plan Designation:	Sprecher Neighborhood Plan
Surrounding Uses:	
North:	Mixed Residential (Grandview Commons)
East:	Commercial (Grandview Commons)
South:	Cottage Grove Road Single Family Residential (Richmond Hill) Schoenstatt Sisters of Mary Property
West:	Mixed Use (Grandview Commons)
Development Schedule:	2020 Construction Commencement

Amended PUD:GDP Neighborhood Center Mixed Use

The town center redesign will include the unbuilt portions of the B-Block to complete the existing Neighborhood Center Mixed-Use District within Grandview Commons. This revised district will allow for additional commercial and residential spaces to continue the integration of residential uses while implementing the walkable mixed-use town center.

Development Descriptions:

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. The B Block is set along the retail street network of the North Star Drive/Sharpsburg Drive Village Green frontages and the Gemini Drive extension. It will offer first floor retail/commercial uses and upper story residential uses with a vibrant neighborhood scaled urban setting. The redevelopment of the B Block will enhance the existing structure of the Neighborhood Center and offer additional diverse housing and commercial opportunities.



Zoning Text

Permitted Uses:

153 residential units
5,800 square feet of retail/service
Outdoor seating for retail uses

Total Net Lot Area:

2.00 acres

Yard & Building Requirements:

As Shown on adopted SIP Plans

Useable Open Space:

As shown on adopted SIP plans.

Off-Street Parking & Loading:

198 Underground stalls
90 Surface Stalls
TBD Bike Parking stalls

Definition of Family:

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the TR-U1 district of the Zoning Code.

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.

Exhibit A: Legal Descriptions

Lots 1009, 1010, 1011 and 1013, Grandview Commons Replat No. 3, recorded in Volume 60-057A of Plats on pages 298-299 as Document Number 5245235, in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin.
Containing 87,060 square feet.

GVC TOWN CENTER: B BLOCK

LOCATION MAP



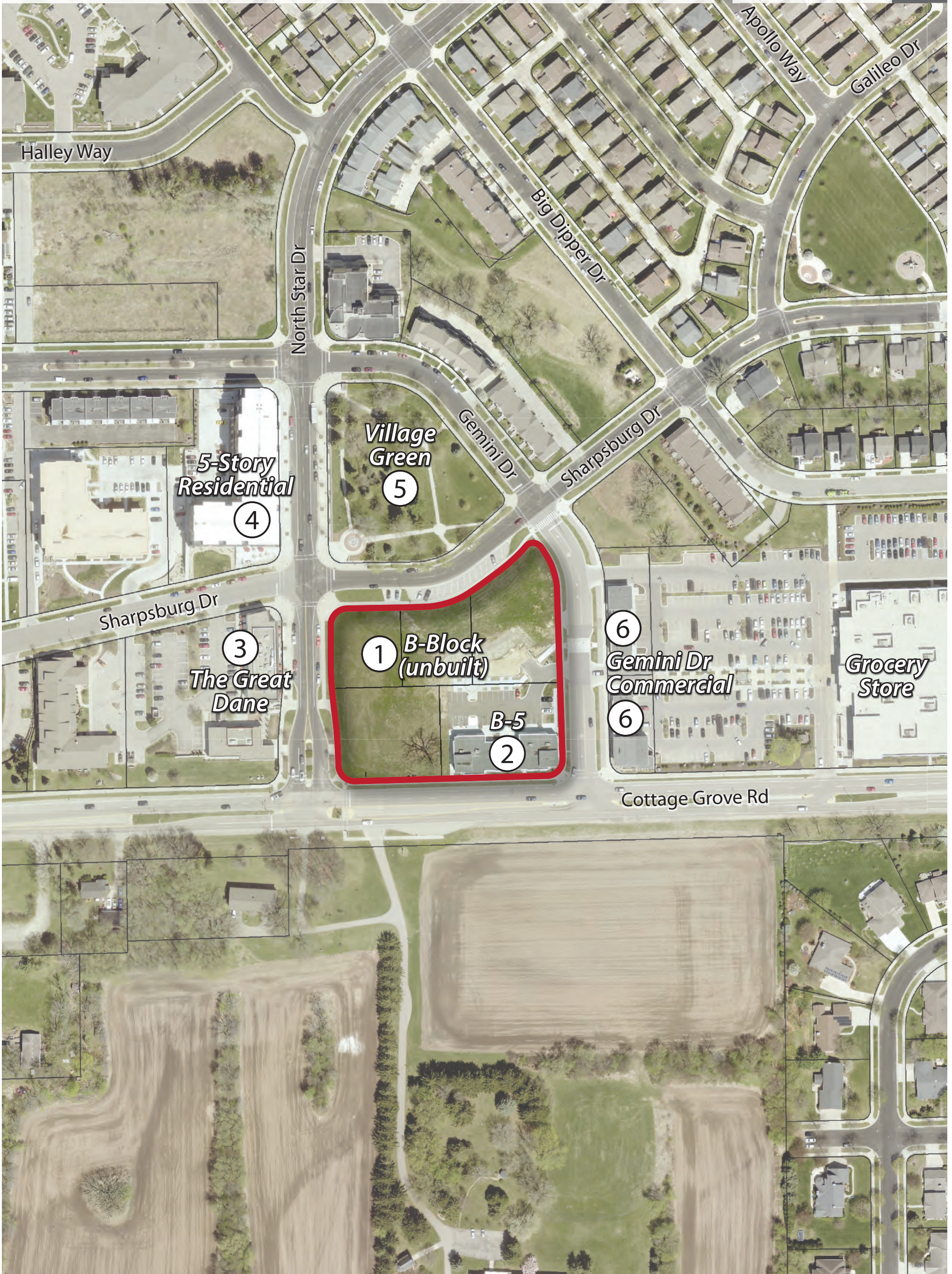
Madison
Wisconsin



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



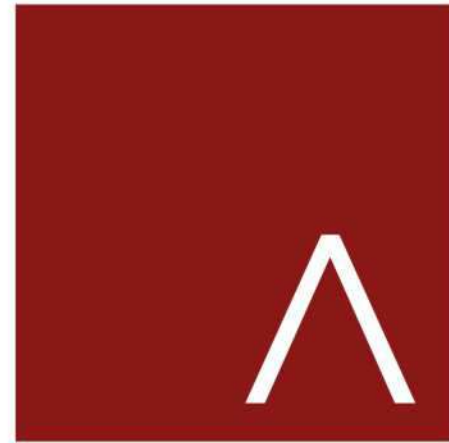
6003, 6019, 6035, 6015 GEMINI DRIVE GRAND VIEW COMMONS BLOCK B

MADISON, WI 53718



UDC FINAL SUBMITTAL

AUGUST 12, 2020



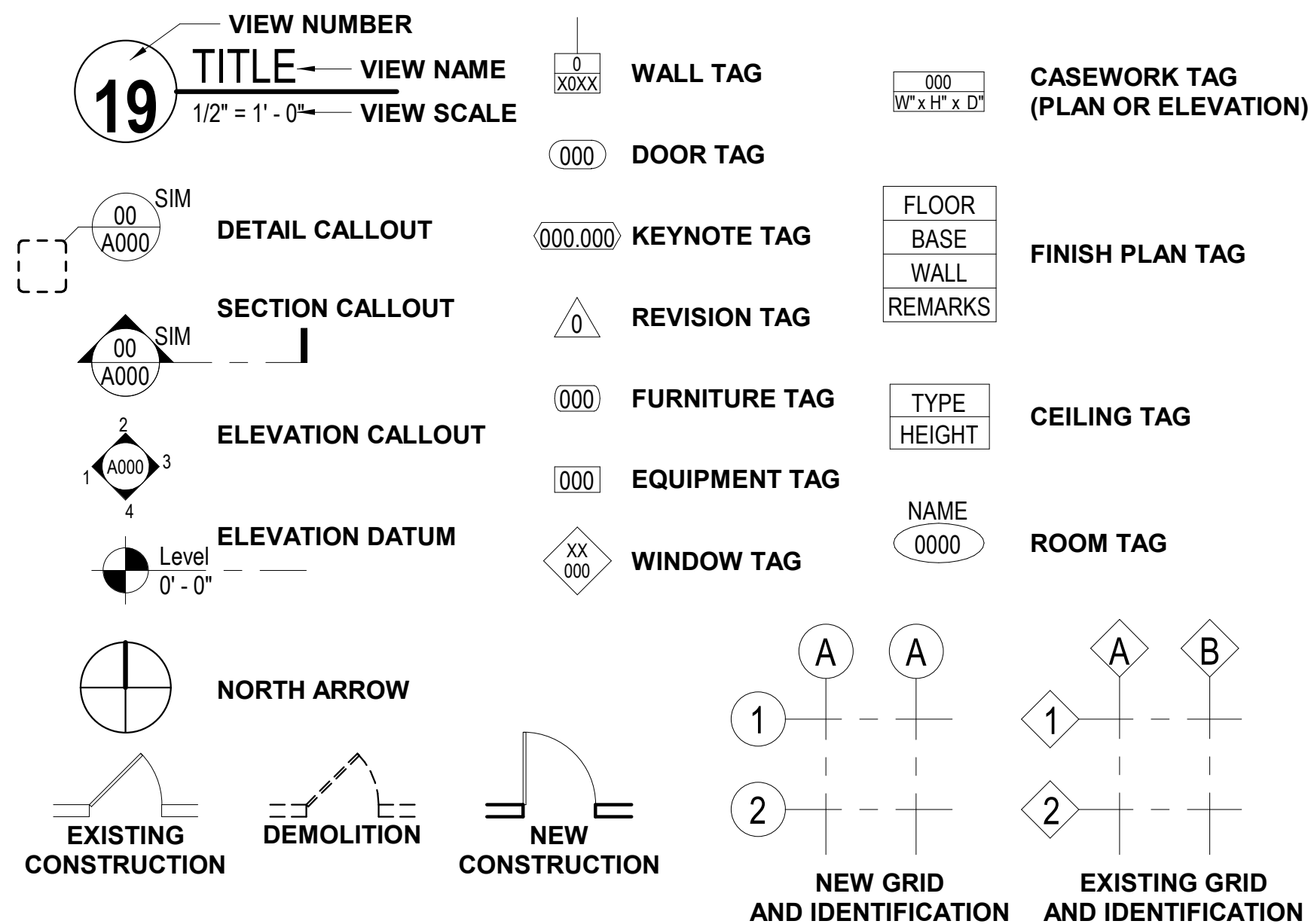
JLA
ARCHITECTS

JLA PROJECT NUMBER: 20-0302

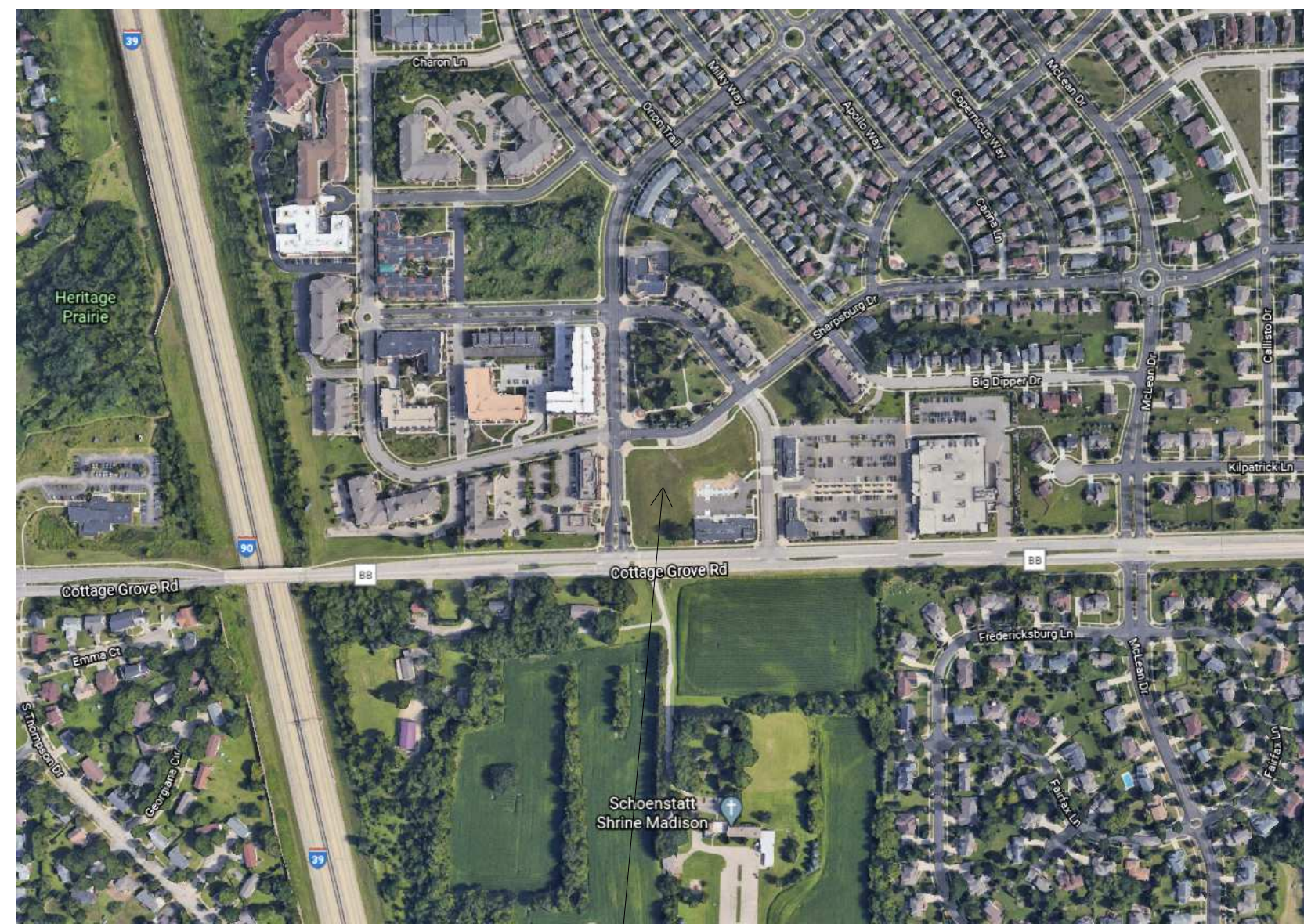
ABBREVIATIONS

A air condition ACT Architect/Engineer ADOL additional ADM addendum AFC above finished counter AFF above finished floor AFS above finished slab ALT alternate ALUM aluminum APPD approved APT apartment ASC above suspended ceiling	B baseboard BB bulletin board BLDG building BL blinds (window) BLT borrowed light BLW below BPL base plate BO bottom of BOS bottom of steel	C catch basin CB construction bulletin CFCI contractor furnished, contractor installed, contractor furnished, owner installed CFMFI contractor furnished, vendor installed CG corner guard CHB chabboard CIP cast-in-place CJ control joint CJ construction joint CL centerline CLG ceiling CONC concrete CONC construction management CONC concrete masonry unit COO cleanout COL column CONC concrete CORR corridor CONT continuous CPT carpet CSWK casework CT ceramic tile CTB ceramic tile base	D DEMO demolition DEPT department DF drinking fountain DPS Door and Frame Schedule DH double hung DIA diameter DR door DR FR door frame DTL detail DW dishwasher DWG drawing	E east EIFS exterior insulation & finish system EL elevation ELEC electric, electrical ELEV elevator EP epoxy EPB epoxy base EPS expanded polystyrene board EQ equal EXIST existing EXP expand, expansion EXT exterior	F female F filler FA fire alarm FAB fabric FAX fax FC file cabinet FD floor drain FEC fire extinguisher cabinet FHC fire hose cabinet FG foot grille FLR floor FM factory mutual FMR floor mat FP fire protection FP fireproof FPI fiber-reinforced panel FT fiber FTG foiling FWP fabric wrapped panel	G GAGE gage GALV galvanized GB grab bar GC general contractor GL glass GLT glass tile GLU LAM glued laminated wood GR grout, grading GRAN granite GT grout GYP BD gypsum board	H hose bibb HC hollow core HCP handicapped HM hollow metal HORIZ horizontal HSKRG housekeeping HT heating, ventilating & air conditioning HW hot water HWF hardwood floor HWY highway	I ID inside diameter INSUL insulation INT interior J JANITOR sink L LAMINATE LAV lavatory LL live load	M maximum MC modular carpet tile MECH mechanical MFR manufacturer MIN minimum MIN minute MISC miscellaneous MO masonry opening MO mop sink MRB marble base MRF marble floor MTL metal	N north NA not applicable NIC not in contract NO number NOM nominal NS no scale NTS not to scale	O on center OD outside diameter OF/CI owner furnished, contractor installed OF/CI owner furnished, owner installed OF/VI owner furnished, vendor installed OHD overhead (ceiling) door OPH opposite hand OPNG opening	P PLUM plastic laminate PLYWD plywood PREFAB prefabricated PREFIN prefinished PSI pounds per square inch PT paint, painted PTN partition	Q QUARRY tile QTB quarry tile base RB resilient base RCP reflected ceiling plan RD roof drain REBAR reinforcing steel bars RFS room finish schedule RO rough opening	S south SAN sanitary SC sealed concrete SC solid core SF square foot SH shades SIM similar SST solid surface SS stainless steel ST stain STAR star STN stone STNB stone base STRUCT structure SV sheet vinyl	T T&M time & materials TEMP temperature TER terrazzo TERB terrazzo base TF top of finish floor TK BD tackboard TO top of TOB top of beam TOC top of concrete TOI top of joist TOPO topography TOS top of slab TSS top of steel TV television TYP typical	U UNLESS noted otherwise UNLESS otherwise note UON UNLESS OTHERWISE NOTED	V VFCI vinyl composition tile VFI vendor furnished, contractor installed VFI vendor furnished, owner installed VFI vendor installed VNR vendor in field VVF vinyl wall covering	W WEST W WITH W/O WITHOUT WC WATER CLOSET WC well covering WD WOOD WDB WOOD BASE WDV WOOD VENEER WH WATER HEATER WP WALL PROTECTION WP WORKPOINT	X extruded polystyrene board (insul)	Y	Z
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SYMBOL LEGEND



VICINITY MAP



PROJECT LOCATION

PROJECT ADDRESS

6003, 6019, 6035, 6015 GEMINI DRIVE GRAND VIEW
COMMONS BLOCK B
MADISON, WI 53718

OWNER INFORMATION

RICHARD HANZEL REAL-ESTATE SERVICES

730 AZTALAN DRIVE
MADISON, WISCONSIN 53718
CONTACT: MR. DICK HANZEL
EMAIL
P 000.000.0000 M 000.000.0000

PROJECT TEAM

GENERAL CONTRACTOR

TO BE DETERMINED
XXX STREET NAME
CITY, STATE, ZIP CODE
CONTACT: MR. XX XX
EMAIL ADDRESS
PHONE AND FAX

ARCHITECTURAL

JLA ARCHITECTS & PLANNERS
800 WEST BROADWAY - SUITE 200
MONONA, WISCONSIN 53713
CONTACT: MR. MARC OTT
MOTT@JLA-AP.COM
OFFICE: 608.241.9500 DIRECT: 608.442.3867

CIVIL ENGINEERING

D'ONOFRIO KOTTKE AND ASSOCIATES
7530 WESTWARD WAY
MADISON, WISCONSIN 53717
CONTACT: MR. DAN DAY
DDAY@DONOFRIO.CC
OFFICE: 608.833.7530

STRUCTURAL ENGINEERING

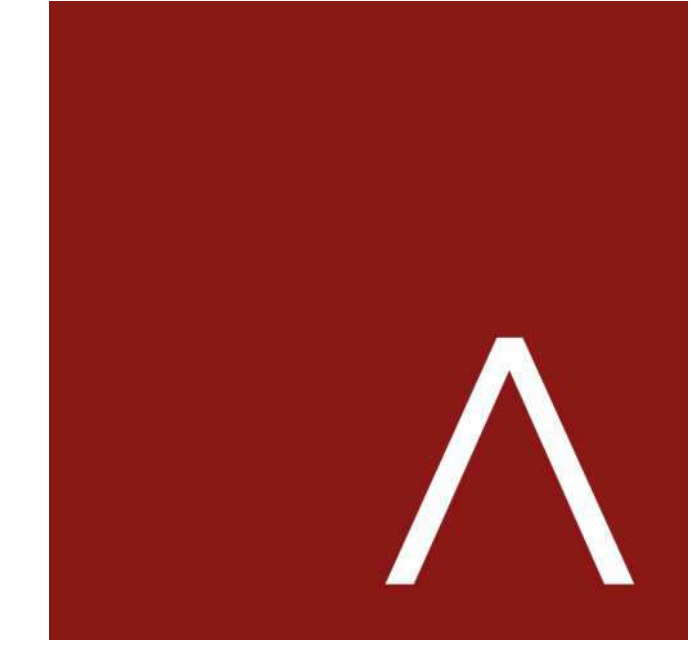
TO BE DETERMINED
XXX STREET NAME
CITY, STATE, ZIP CODE
CONTACT: MR. XX XX
EMAIL ADDRESS
PHONE AND FAX

SET ISSUE

UDC FINAL SUBMITTAL
AUGUST 12, 2020

SHEET INDEX

SHEET DISCIPLINE AND NUMBER	
GENERAL	
G000	COVER
G001	INDEX SHEET
ARCHITECTURAL SITE	
AS100	ARCHITECTURAL SITE LAYOUT PLAN
CIVIL	
C100	EXISTING CONDITIONS MAP & DEMOLITION PLAN
C101	SITE PLAN
C102	GRADING & EROSION CONTROL PLAN
C103	UTILITY PLAN
C104	SITE DETAILS
C105	FIRE ACCESS PLAN
CIVIL - LANDSCAPE	
L100	LANDSCAPE PLAN
CIVIL - SITE LIGHTING	
ES	LIGHTING LAYOUT
ARCHITECTURAL	
A099	LOWER LEVEL 2 PLAN
A100	LOWER LEVEL 1 PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH & SIXTH FLOOR PLAN
A106	SIXTH FLOOR PLAN
A110	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A210	EXTERIOR MATERIALS
A220	EXTERIOR IMAGES
A221	EXTERIOR IMAGES
A222	EXTERIOR IMAGES
A223	EXTERIOR IMAGES
A224	EXTERIOR IMAGES
A225	EXTERIOR IMAGES
A226	EXTERIOR IMAGES
A227	EXTERIOR IMAGES
Grand total: 30	



JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

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 AUGUST 12, 2020

REVISION SCHEDULE		
MARK	DESCRIPTION	DATE

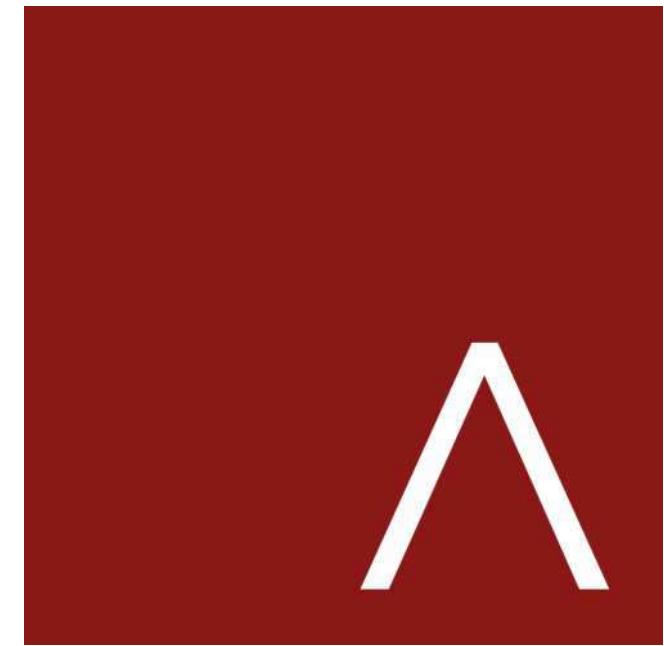
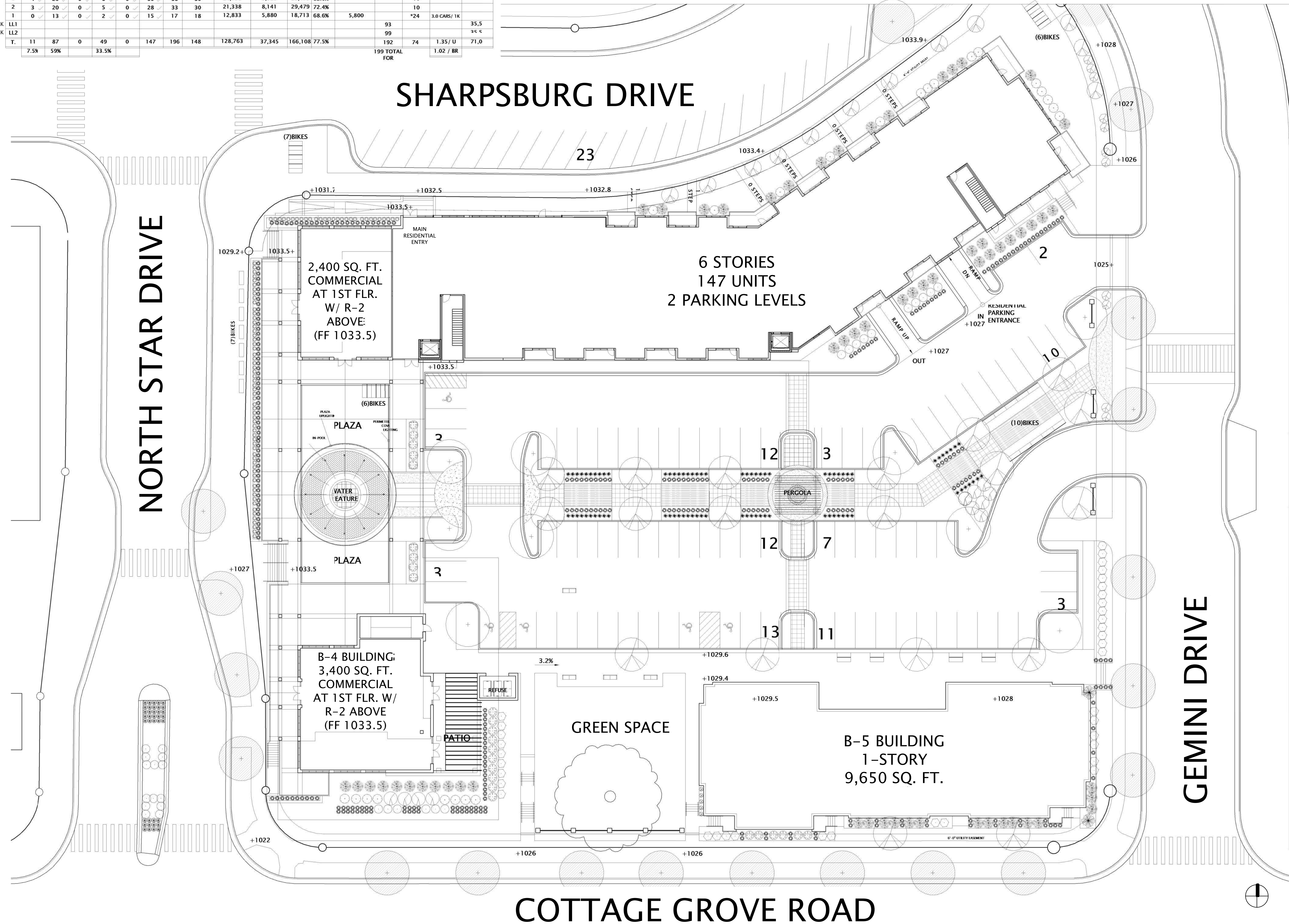
SHEET TITLE

INDEX SHEET

SHEET NUMBER

G001

FLOOR	BUILDING DATA										PARKING PROVIDED						
	STUDI	1BR	1BR+	2BR	3BR	TOTAL	BR'S	STORAGE	LEASABLE SF	COMMON SF	GSF	EFF	COMMERCIAL	COVERED	SURFACE	RATIOS	AREA
6	0	7	0	15	0	22	37	20	22,630	6,849	29,479	76.7%			10		
5	0	7	0	15	0	22	37	20	23,650	5,829	29,479	80.2%			10		
4	4	20	0	6	0	30	36	30	24,156	5,323	29,479	82.0%			10		
3	4	20	0	6	0	30	36	30	24,156	5,323	29,479	82.0%			10		
2	3	20	0	5	0	28	33	30	21,338	8,141	29,479	72.4%			10		
1	0	13	0	2	0	15	17	18	12,833	5,880	18,713	68.6%	5,800	*24	3.0 CARS/1K		
PARK L1													93				35.5
PARK L2													99				44.4
T.	11	87	0	49	0	147	196	148	128,763	37,345	166,108	77.5%		74	1.35/ U		71.0
	7.5%	59%		33.5%									199 TOTAL FOR		1.02 / BR		



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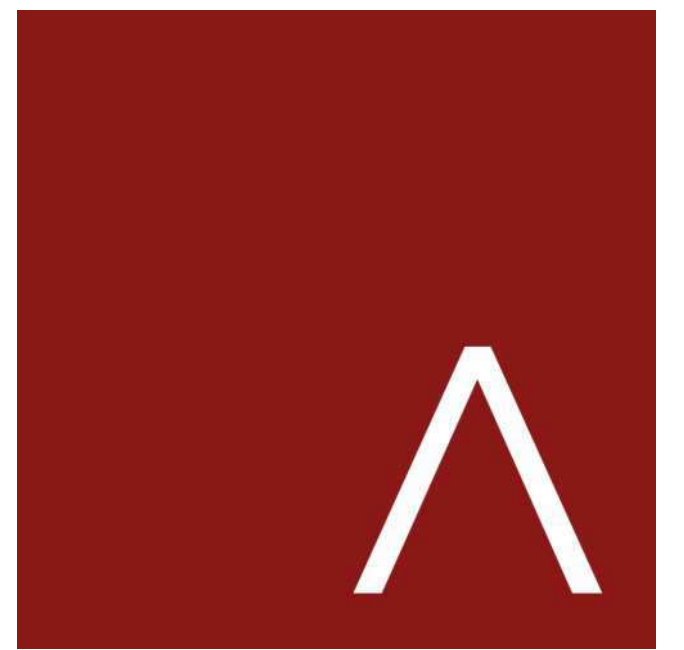
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SHEET TITLE

ARCHITECTURAL SITE
LAYOUT PLAN

SHEET NUMBER

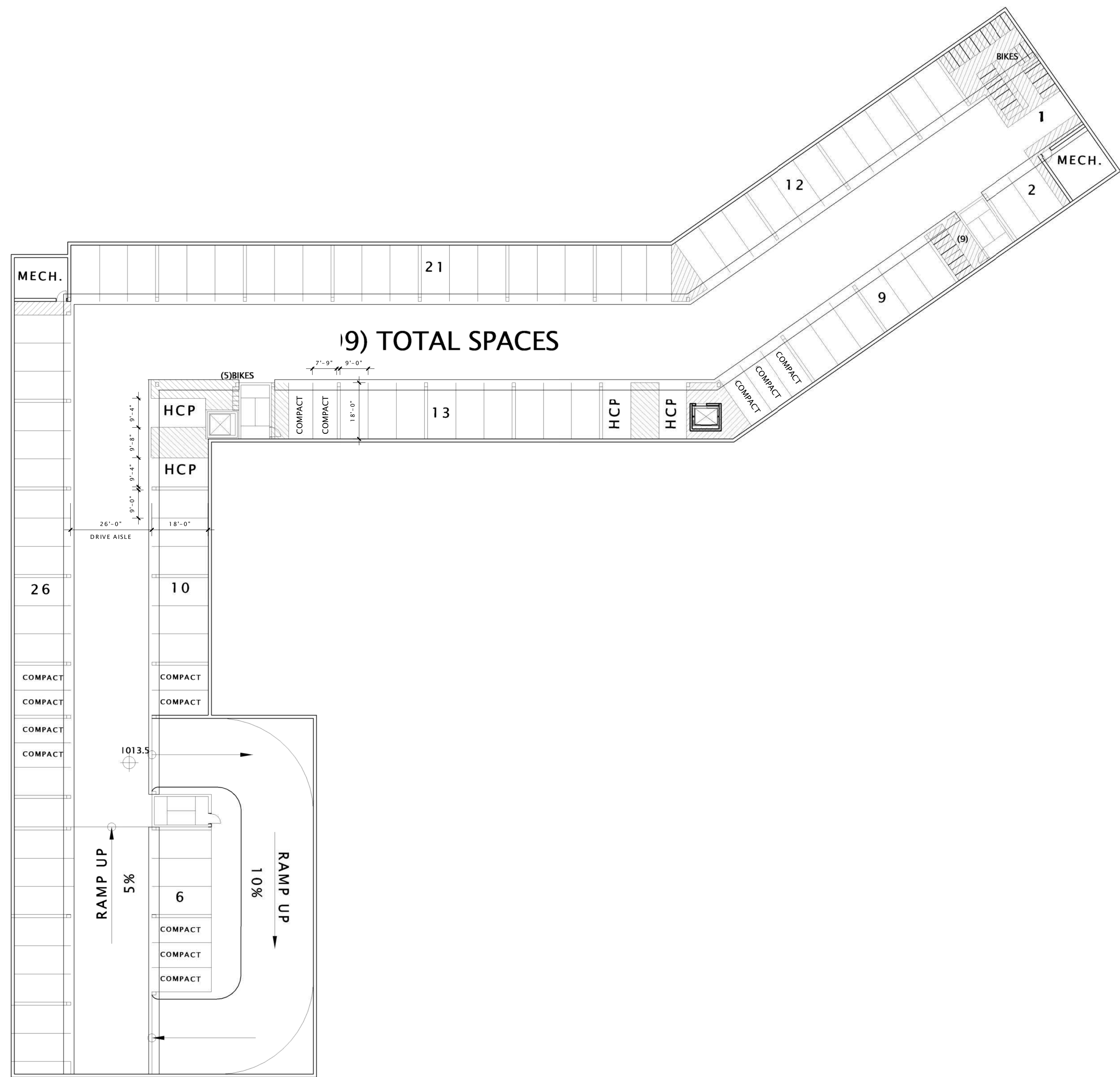
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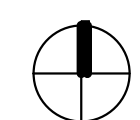
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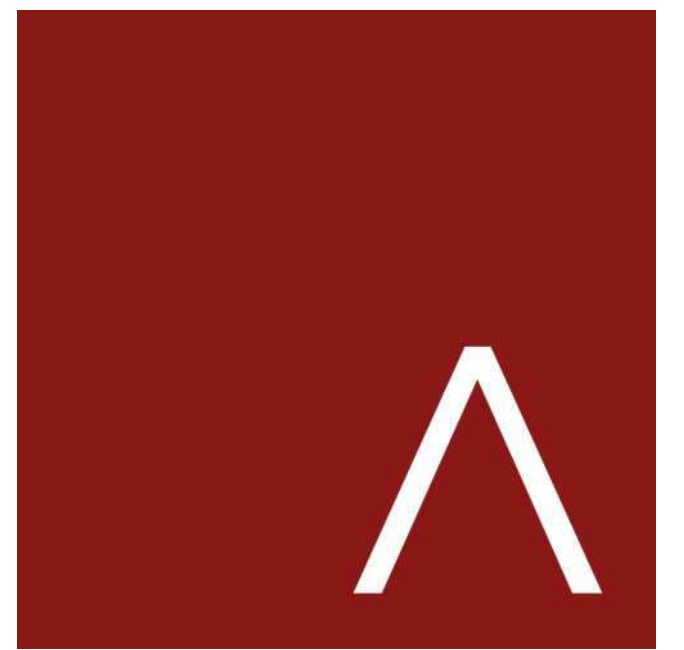
DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
LOWER LEVEL 2 PLAN

SHEET NUMBER
A099

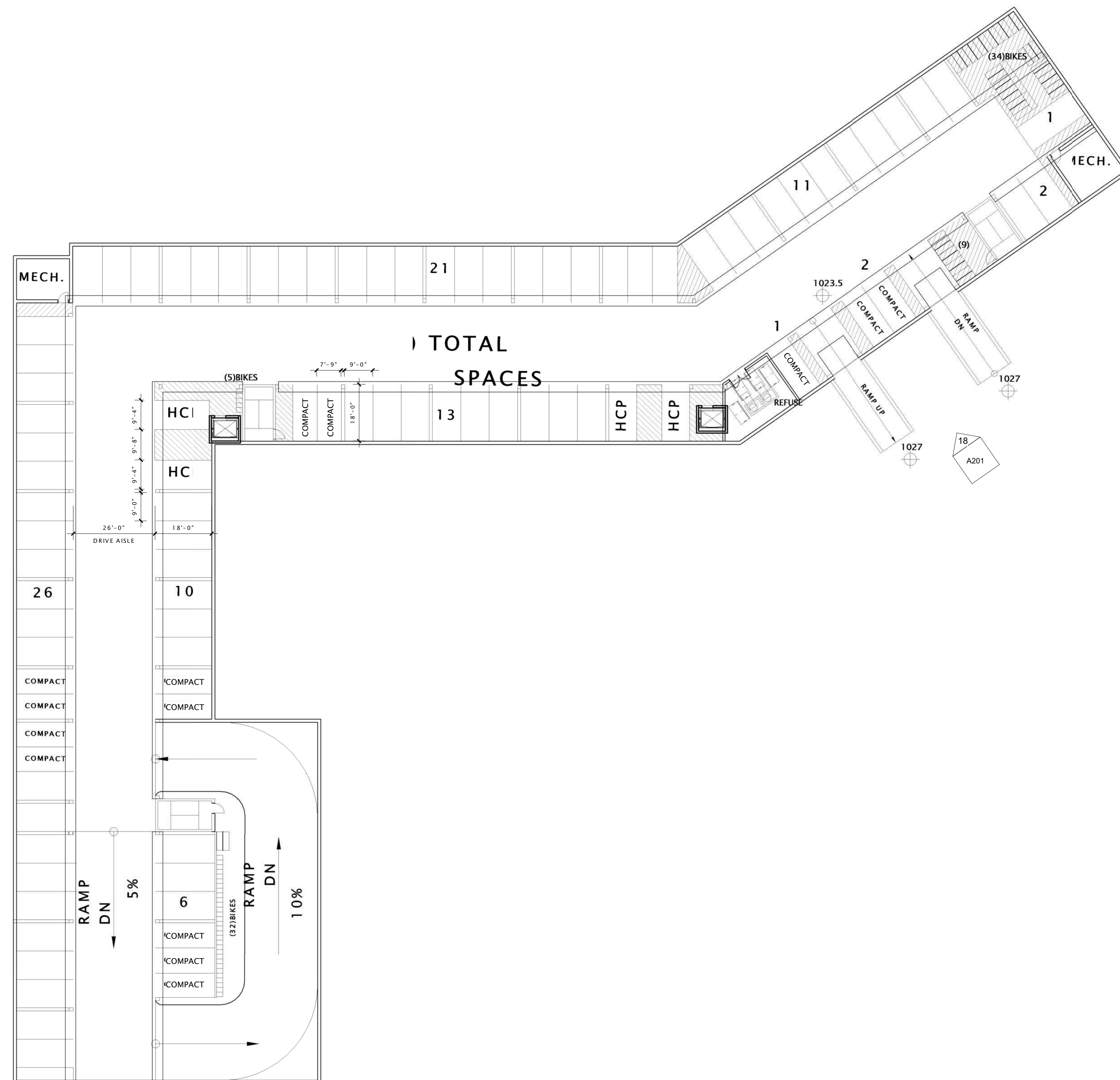




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ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

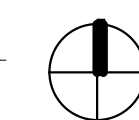
JLA PROJECT NUMBER: 20-0302



6 A201

16
A201

17 LOWER LEVEL 1 PLAN
3/84" = 1'-0"



6003, 6019, 6035,
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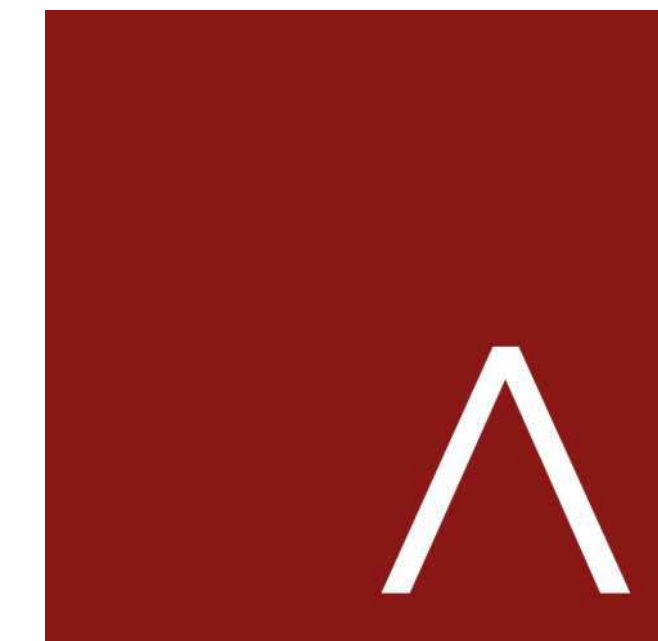
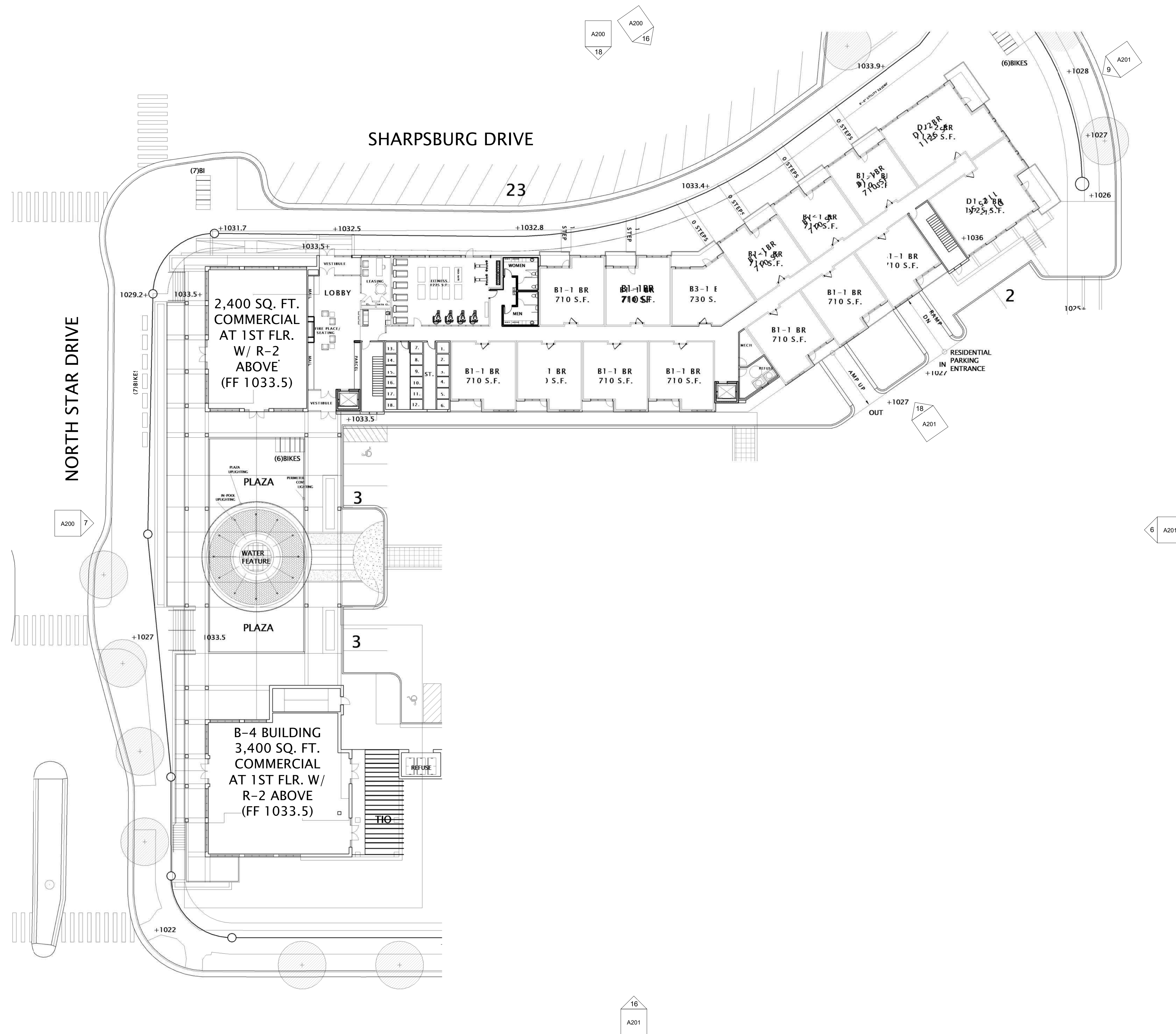
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL 1 PLAN

SHEET NUMBER

A100



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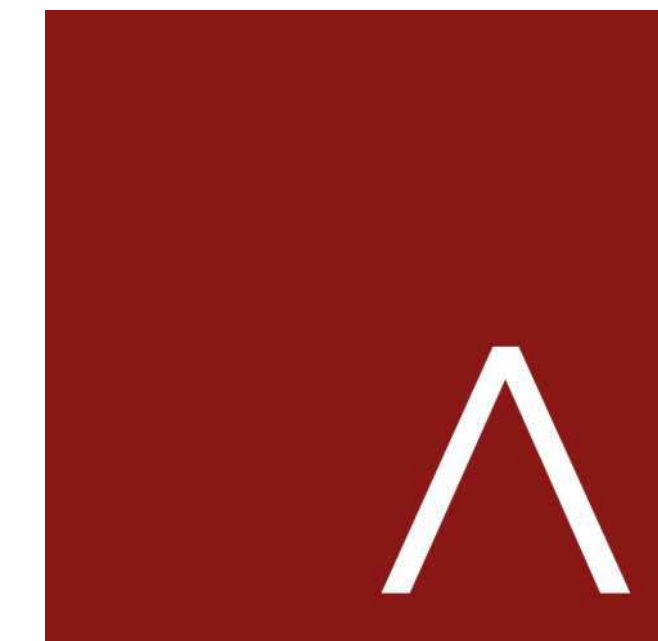
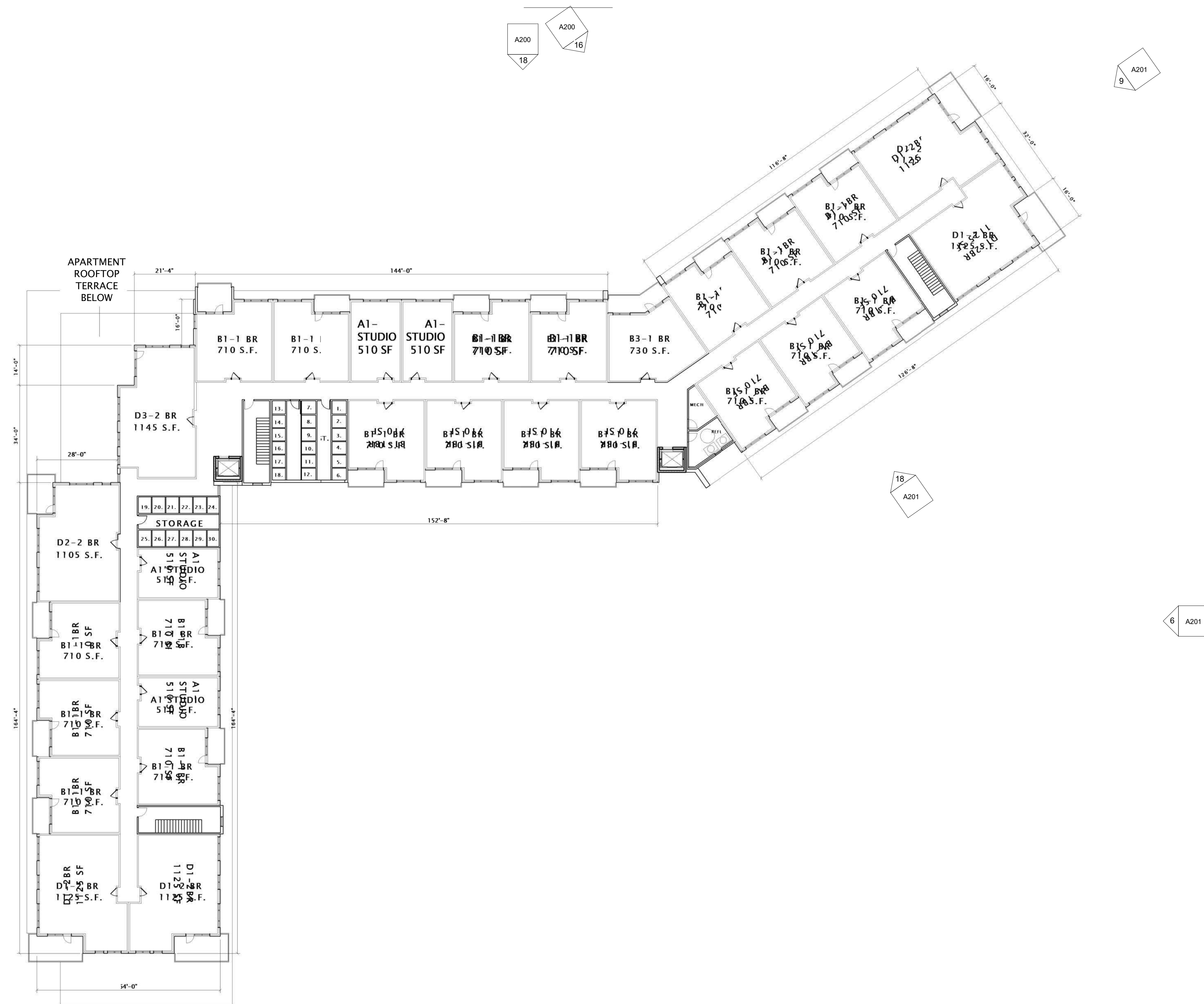
SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER

A101

17 FIRST FLOOR AND PLAZA PLAN
3/64" = 1'-0"

8/11/2020 8:53:20 PM



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

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 AUGUST 12, 2020

REVISION SCHEDULE

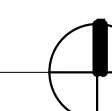
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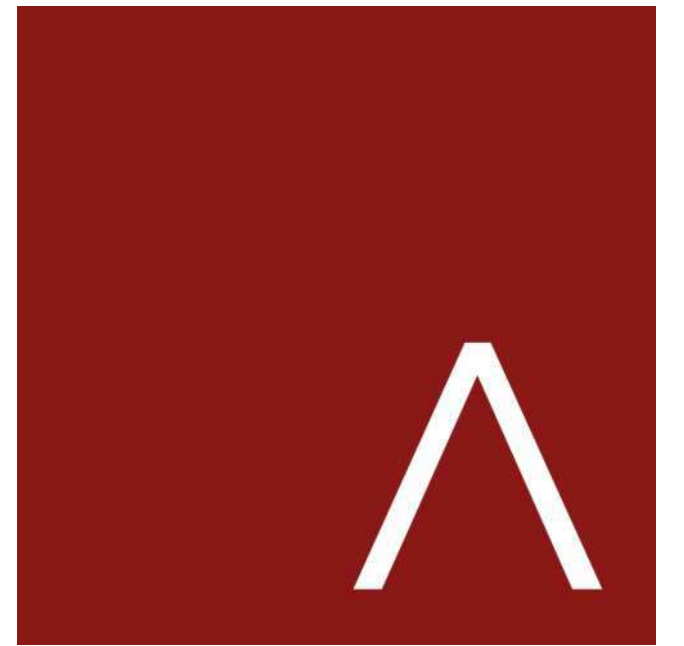
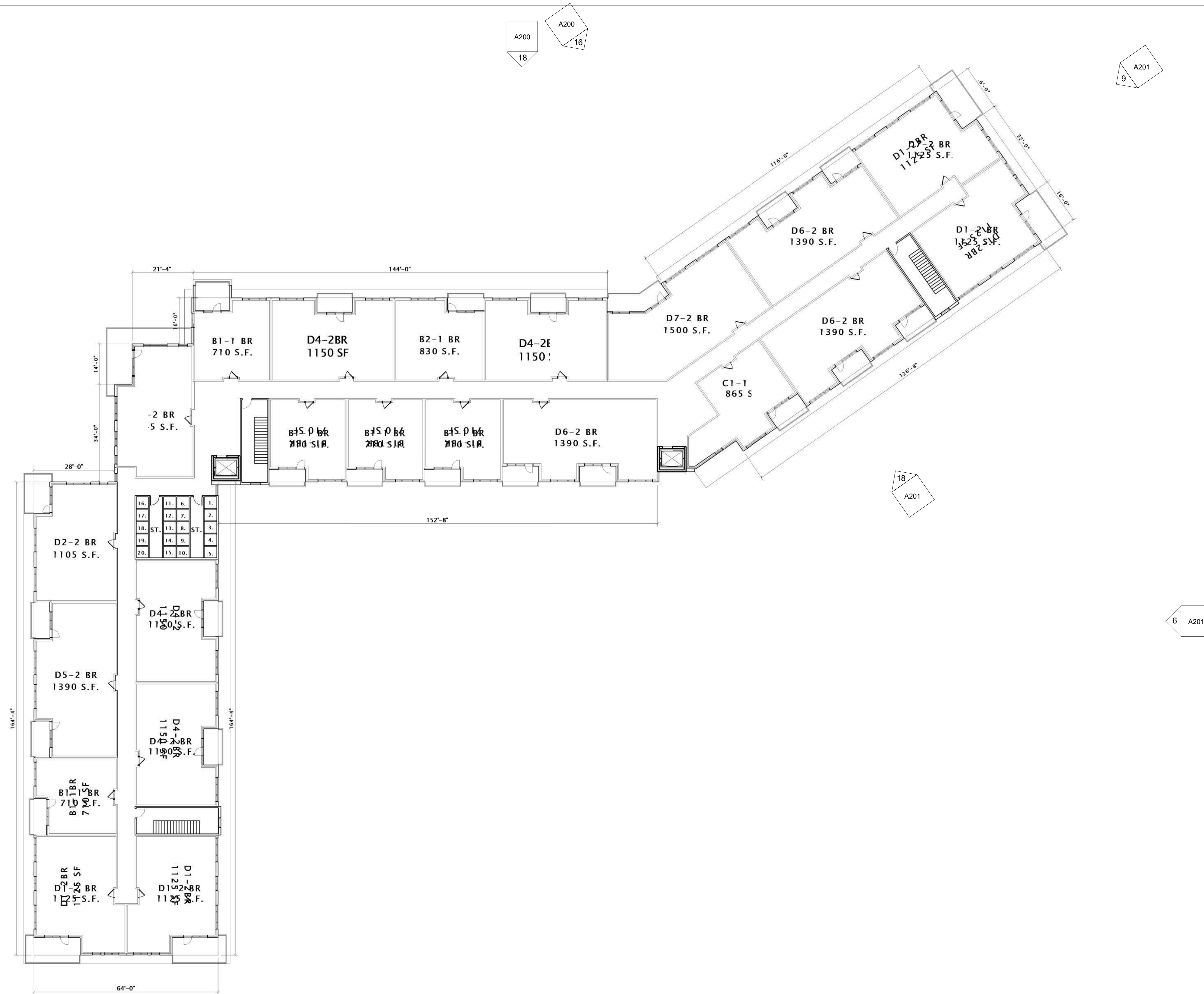
SHEET TITLE

THIRD & FOURTH
FLOOR PLAN

SHEET NUMBER

A103





JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

PROGRESS DOCUMENTS

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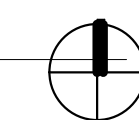
DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE		
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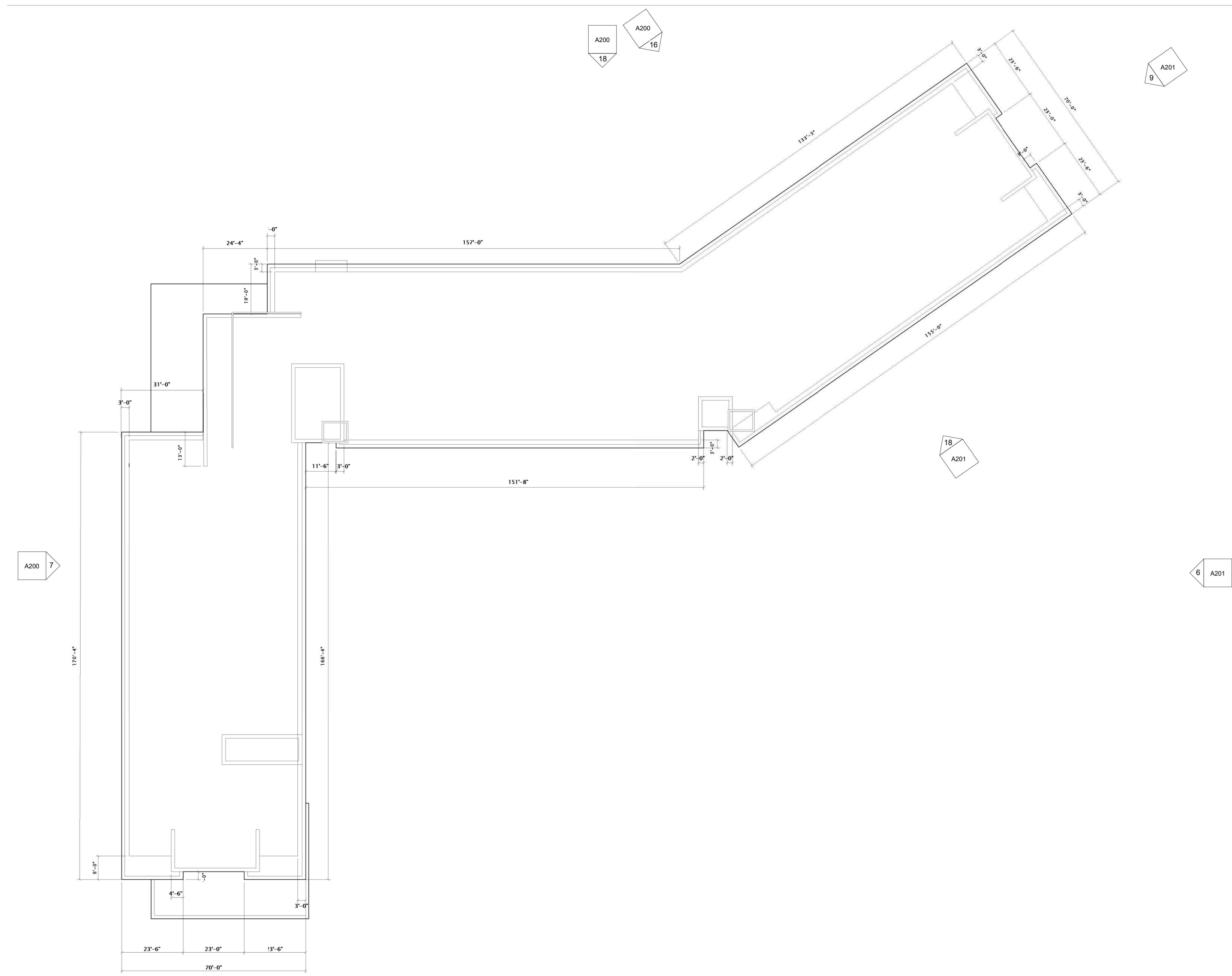
SHEET TITLE
FIFTH & SIXTH FLOOR PLAN

SHEET NUMBER
A105

17 FIFTH & SIXTH FLOOR PLAN
3/64" = 1'-0"



8/11/2020 8:55:02 PM



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 12, 2020

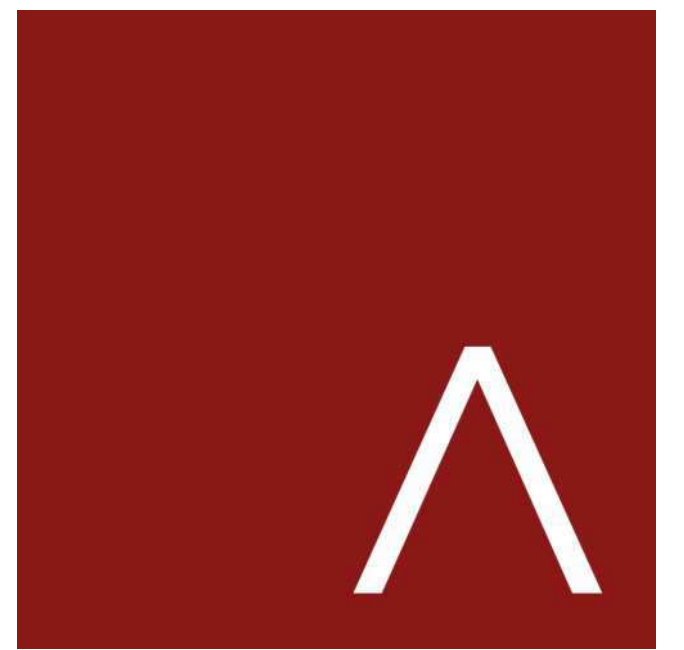
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A110

17 ROOF PLAN
3/64" = 1'-0"

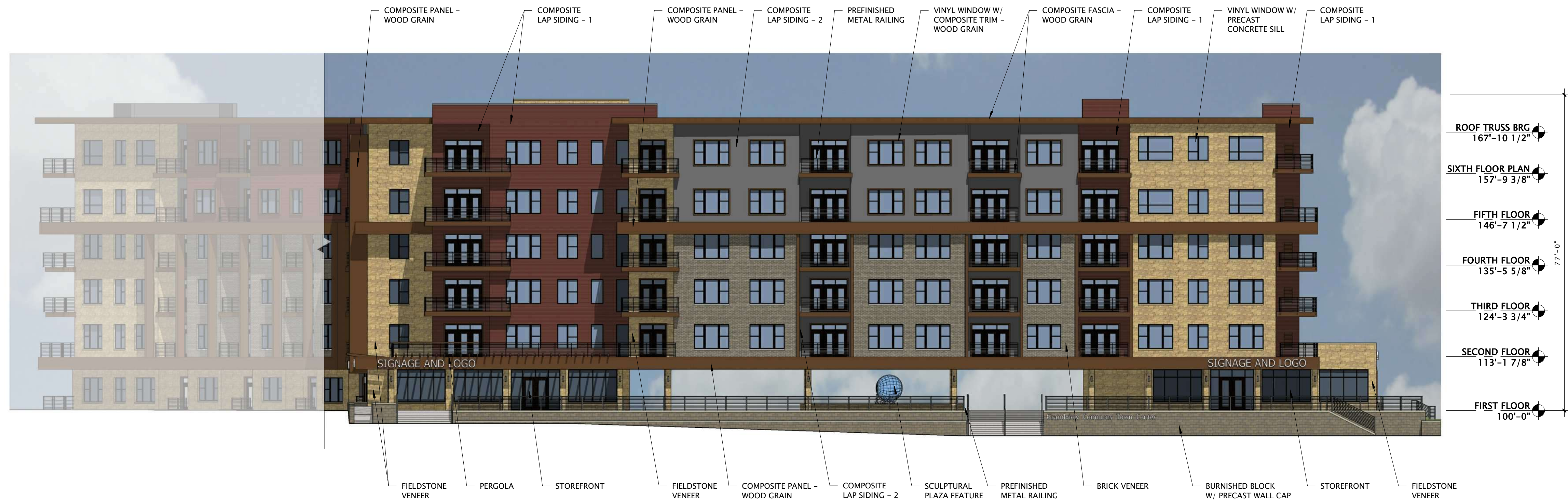
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JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302



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



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



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

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

UDC INITIAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 29, 2020

REVISION SCHEDULE		
Mark	Description	Date

ORIGINAL

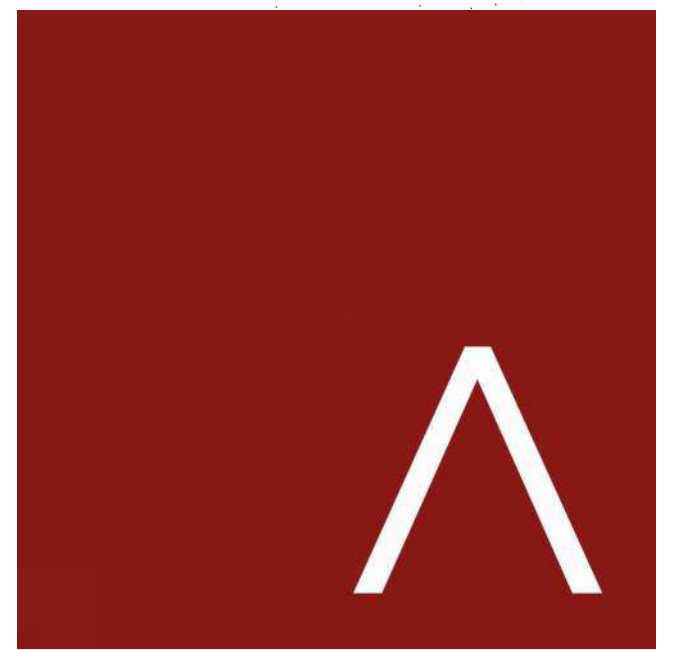
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

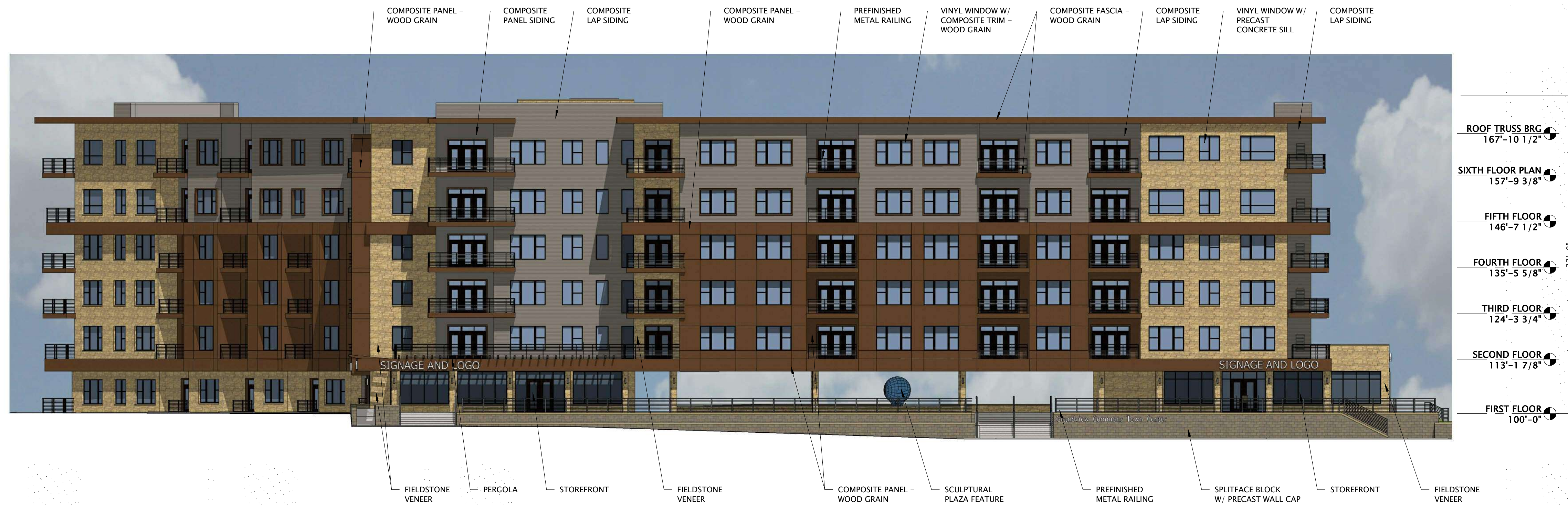
ORIGINAL



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302



7 WEST 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 NORTHWEST ELEVATION
1/16" = 1'-0"



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

PROPOSED

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

UDC FINAL SUBMITTAL

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DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE

Mark	Description	Date

PROPOSED

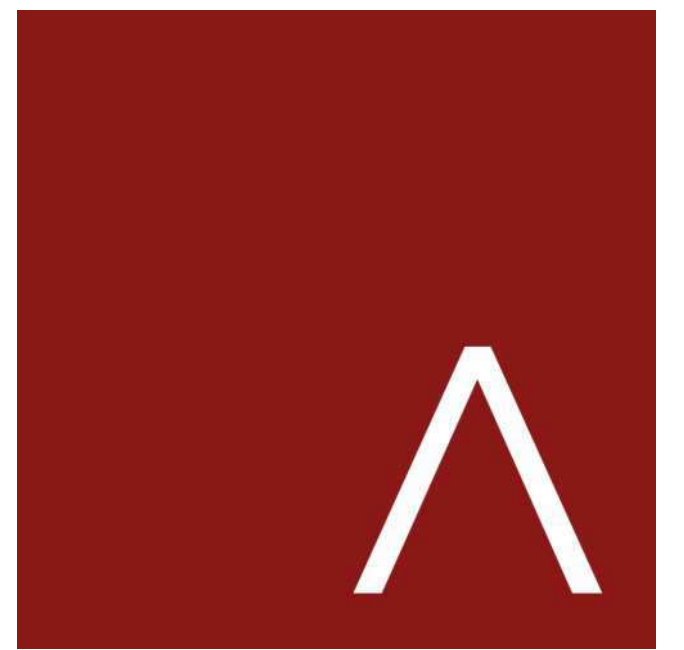
SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A200

8/12/2020 10:27:14 AM



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC INITIAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 29, 2020

REVISION SCHEDULE

Mark	Description	Date

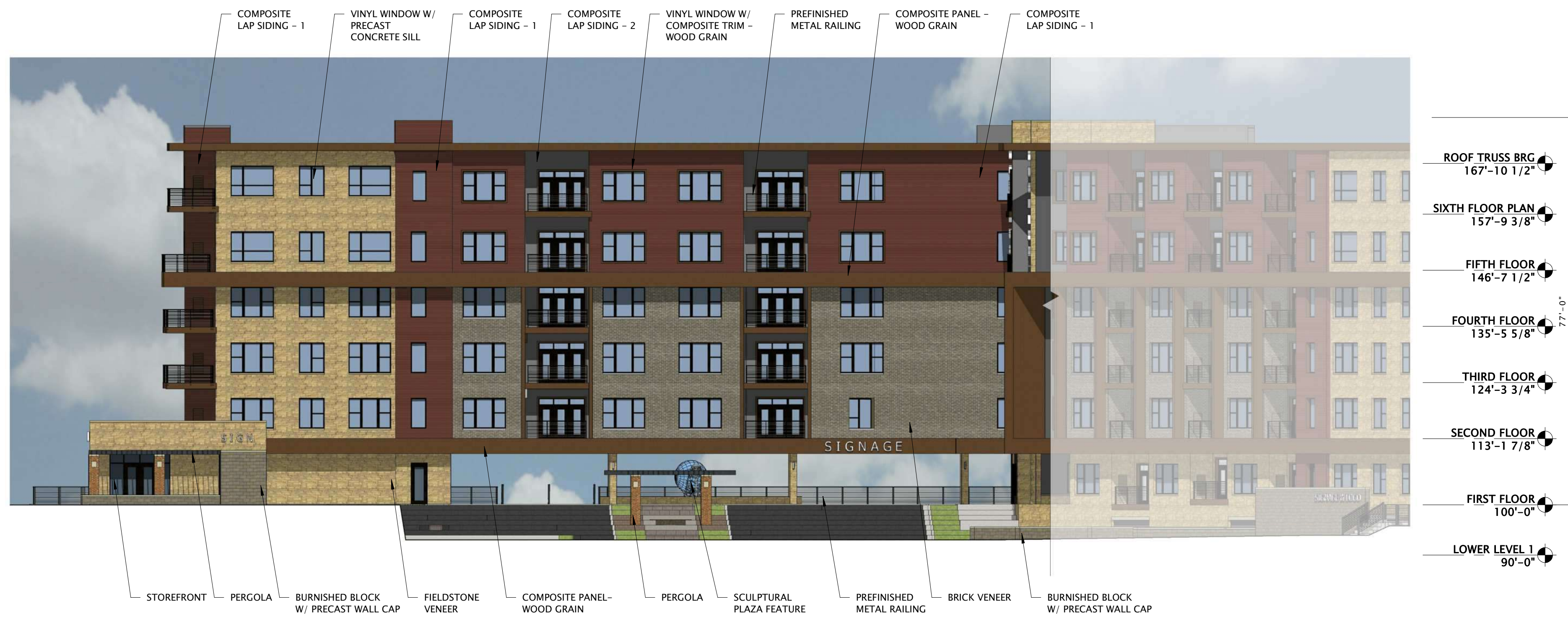
ORIGINAL

SHEET TITLE

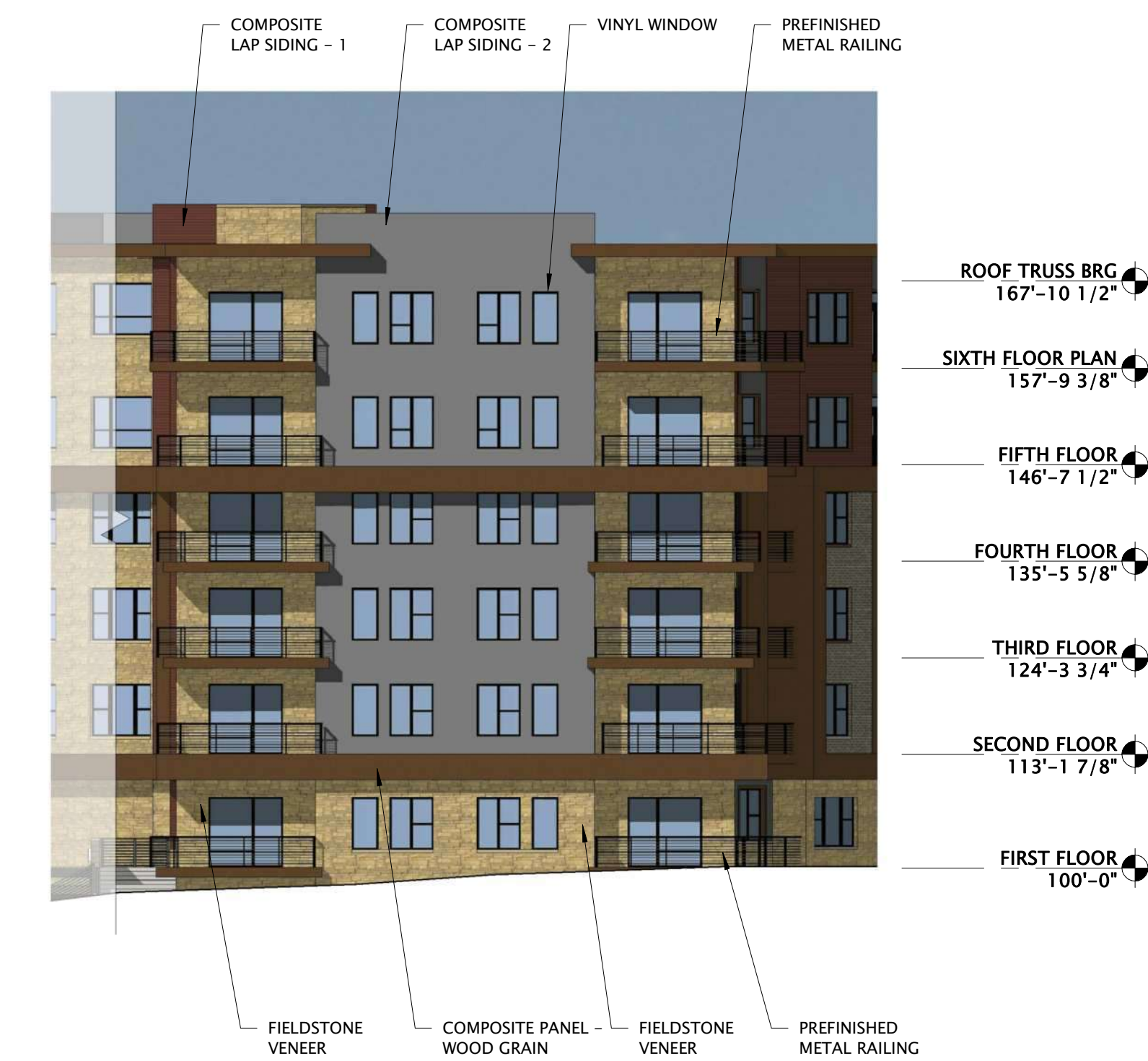
EXTERIOR
ELEVATIONS

SHEET NUMBER

A201



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



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



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



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

ORIGINAL



ROOF TRUSS BRG
167'-10 1/2"
SIXTH FLOOR PLAN
157'-9 3/8"
FIFTH FLOOR
146'-7 1/2"
FOURTH FLOOR
135'-5 5/8"
THIRD FLOOR
124'-3 3/4"
SECOND FLOOR
113'-1 7/8"
FIRST FLOOR
100'-0"
LOWER LEVEL 1
90'-0"

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

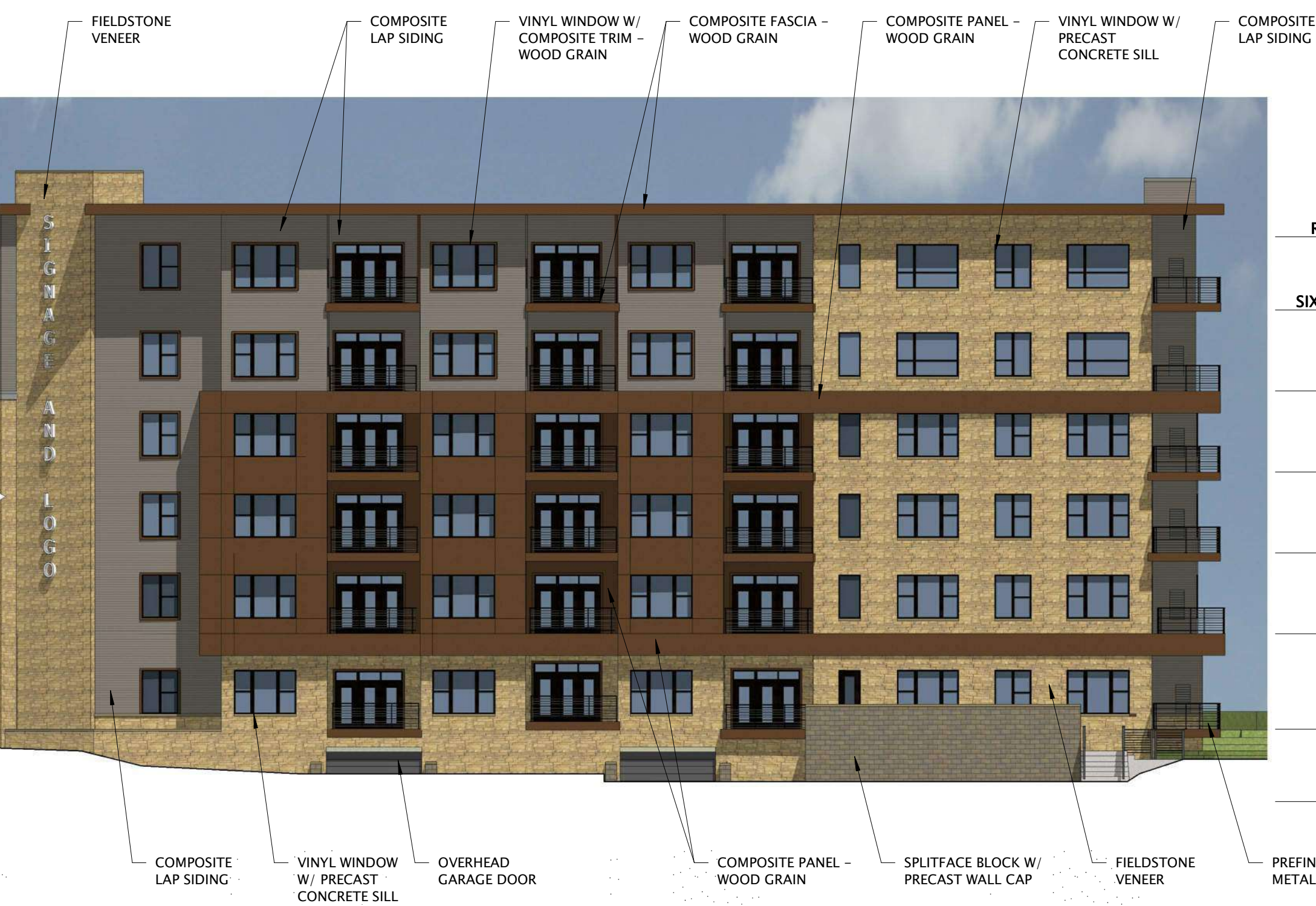
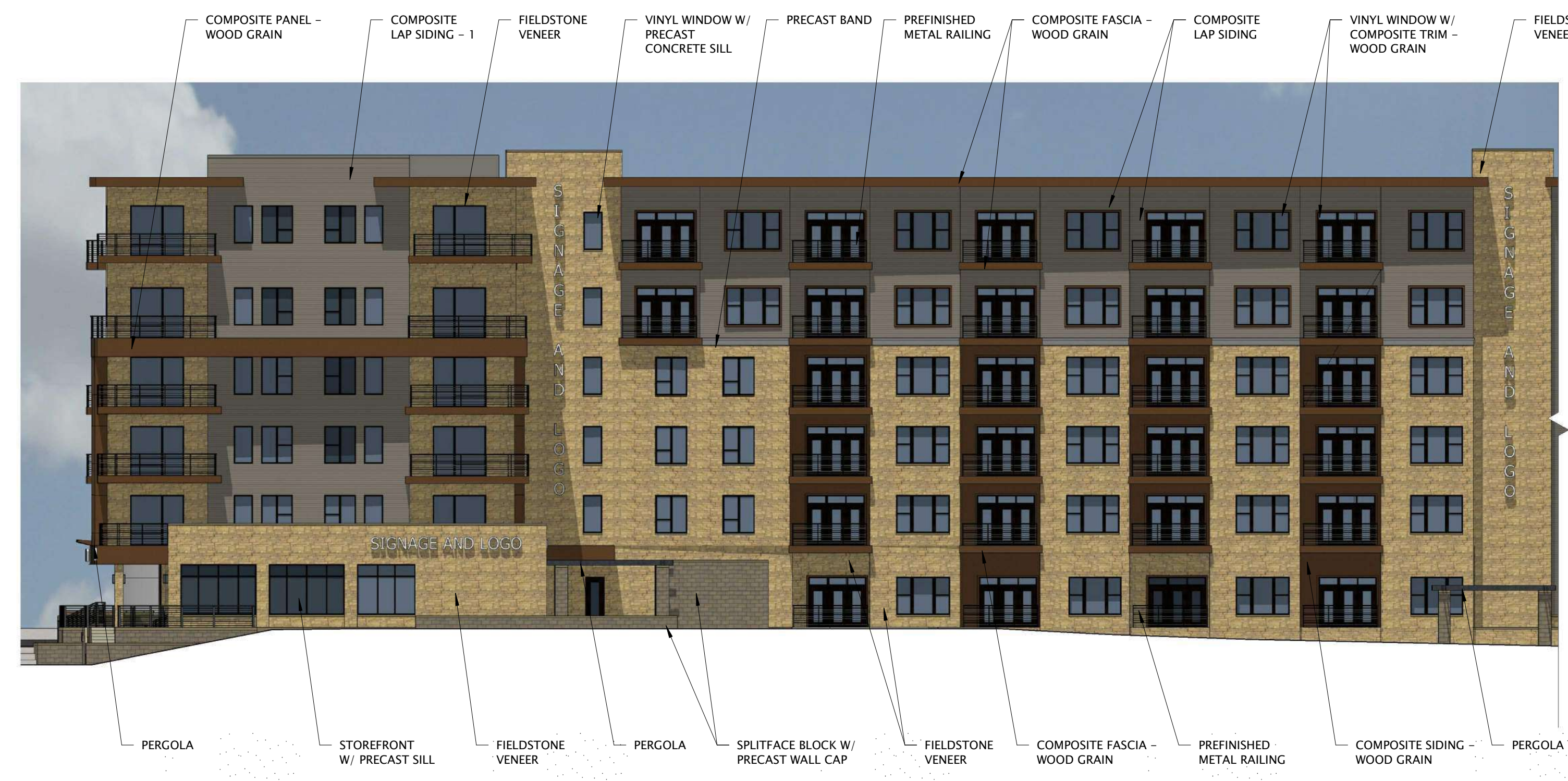


ROOF TRUSS BRG
167'-10 1/2"
SIXTH FLOOR PLAN
157'-9 3/8"
FIFTH FLOOR
146'-7 1/2"
FOURTH FLOOR
135'-5 5/8"
THIRD FLOOR
124'-3 3/4"
SECOND FLOOR
113'-1 7/8"
FIRST FLOOR
100'-0"

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

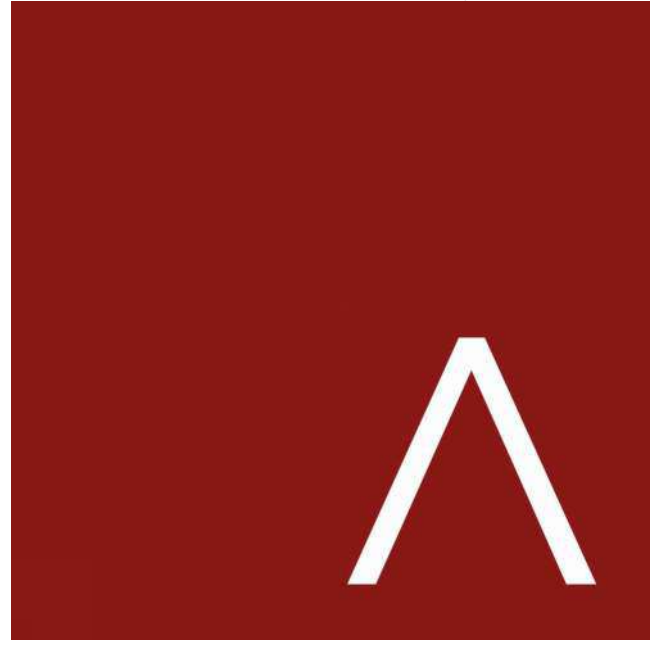


ROOF TRUSS BRG
167'-10 1/2"
SIXTH FLOOR PLAN
157'-9 3/8"
FIFTH FLOOR
146'-7 1/2"
FOURTH FLOOR
135'-5 5/8"
THIRD FLOOR
124'-3 3/4"
SECOND FLOOR
113'-1 7/8"
FIRST FLOOR
100'-0"
LOWER LEVEL 1
90'-0"

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

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

PROPOSED



JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE

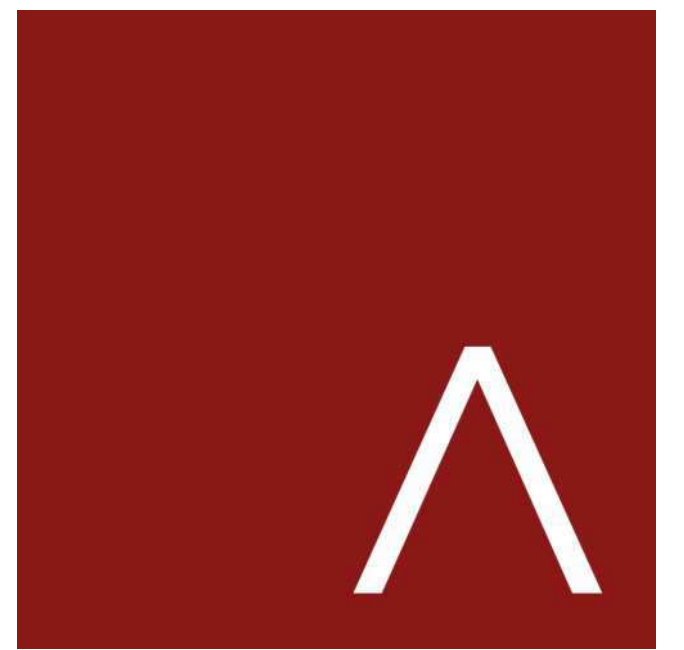
Mark	Description	Date

PROPOSED

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201

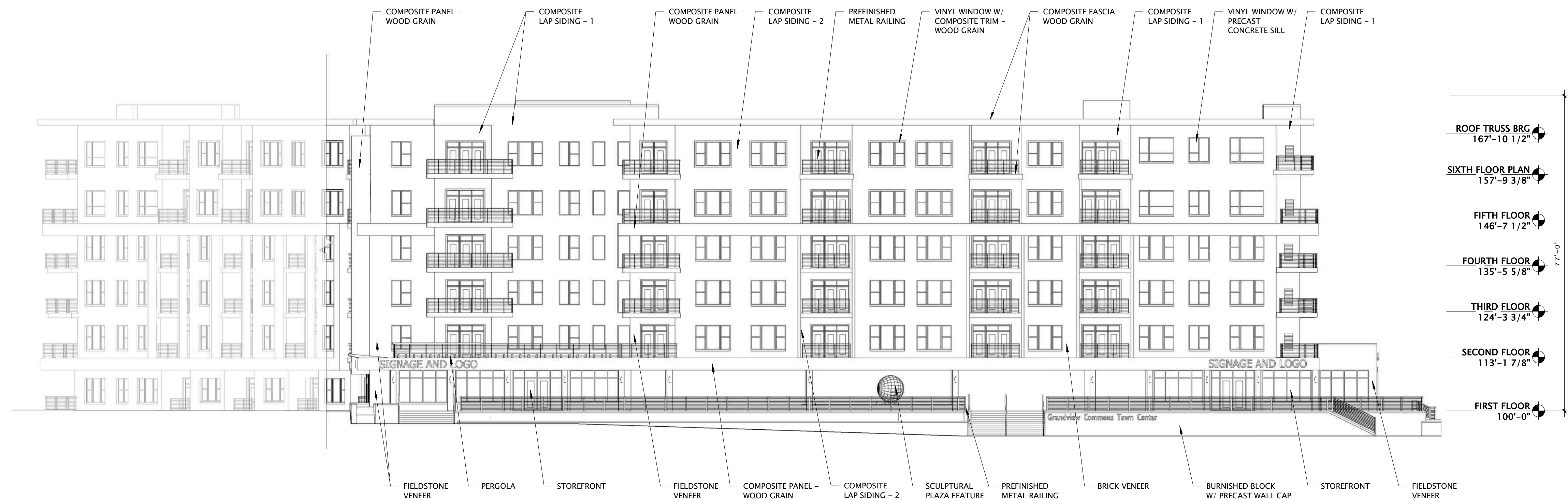
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JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302



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



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

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

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

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REVISION SCHEDULE		
Mark	Description	Date

ORIGINAL

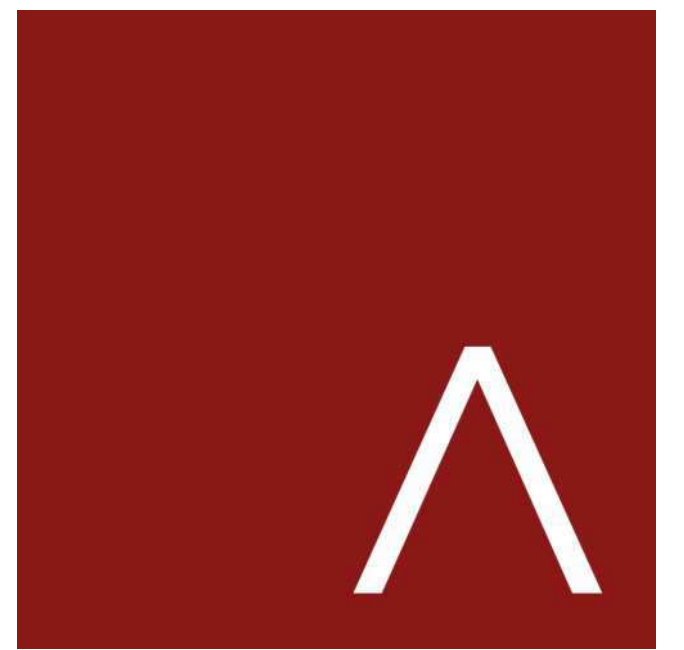
SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A200

ORIGINAL



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

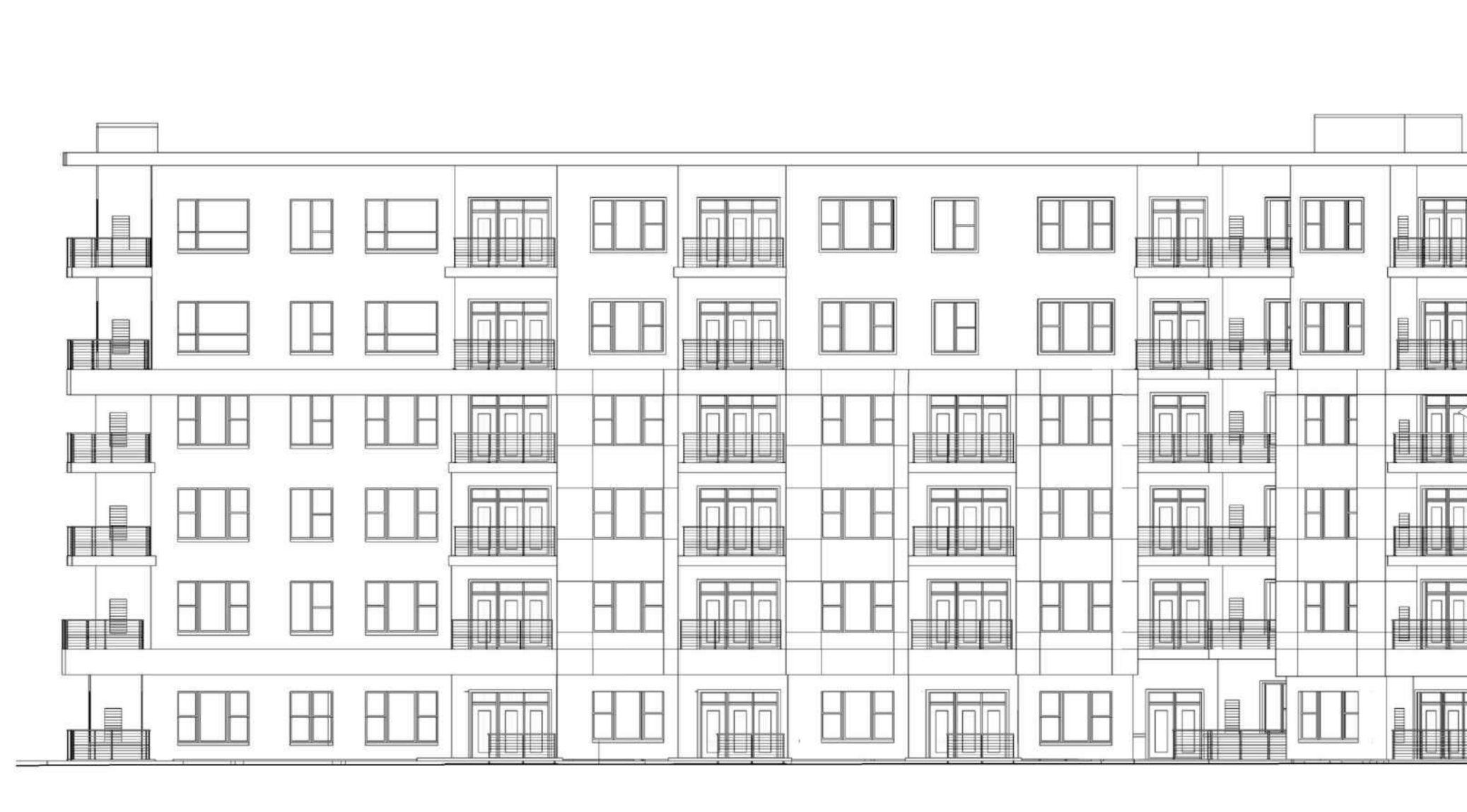
JLA PROJECT NUMBER: 20-0302



7 WEST 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 NORTHWEST ELEVATION
1/16" = 1'-0"



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

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

UDC FINAL SUBMITTAL

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DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE

Mark	Description	Date

PROPOSED

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A200

PROPOSED



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

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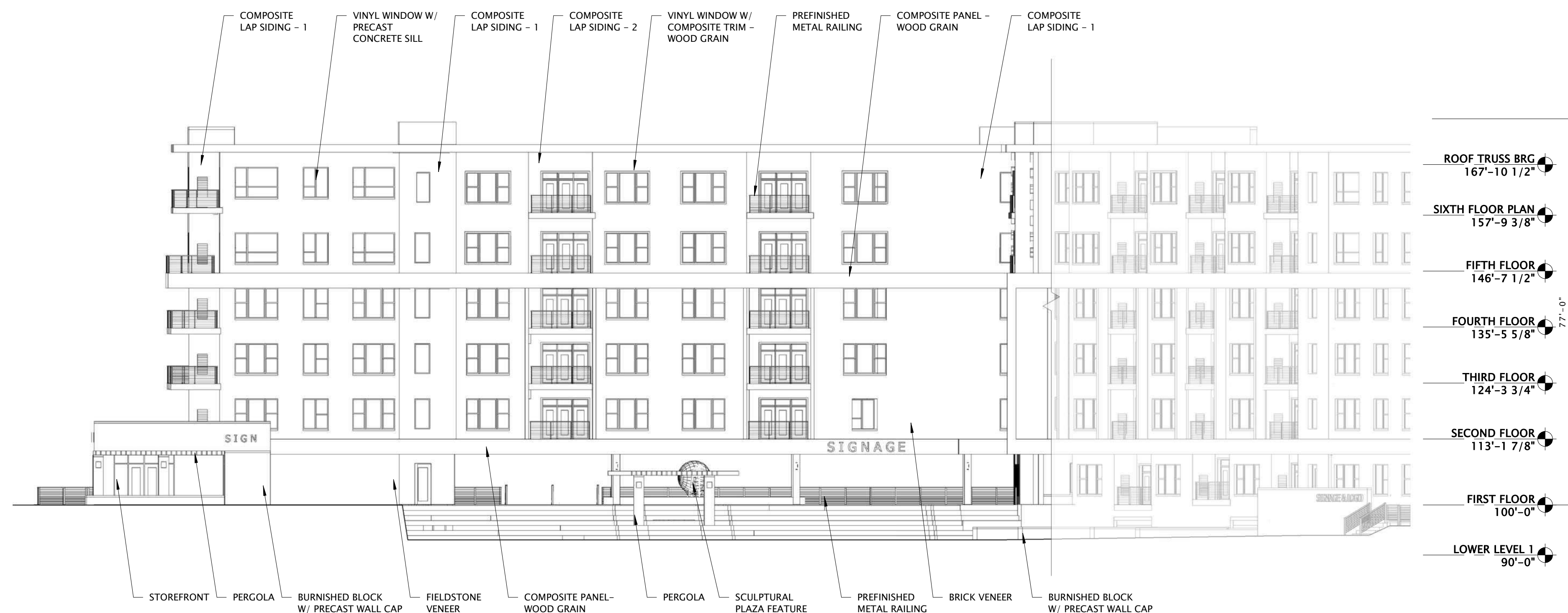
ORIGINAL

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A201



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



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



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

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

ORIGINAL



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

PROPOSED



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

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DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE

Mark	Description	Date

PROPOSED

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

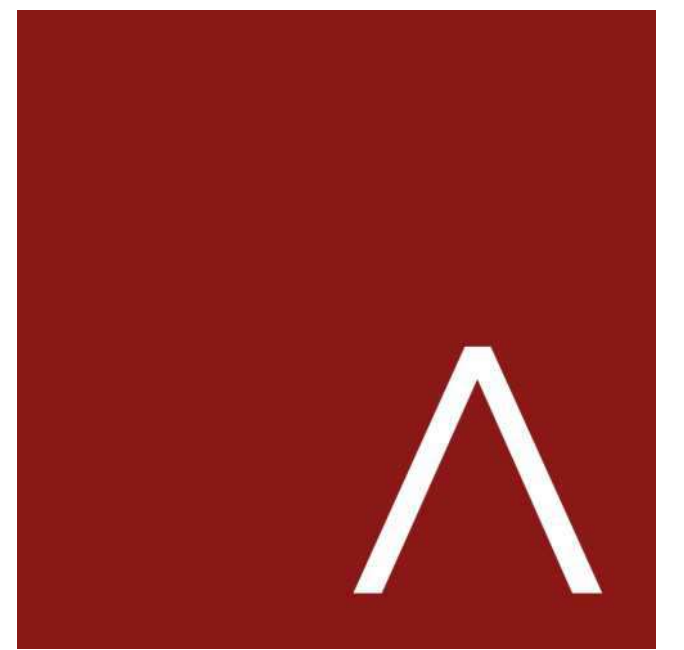
A201

8/11/2020 9:18:16 AM



VIEW FROM NORTH STAR DRIVE & SHARPSBURG DRIVE

ORIGINAL



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC INITIAL SUBMITTAL

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DATE OF ISSUANCE JULY 29, 2020

REVISION SCHEDULE		
Mark	Description	Date

ORIGINAL

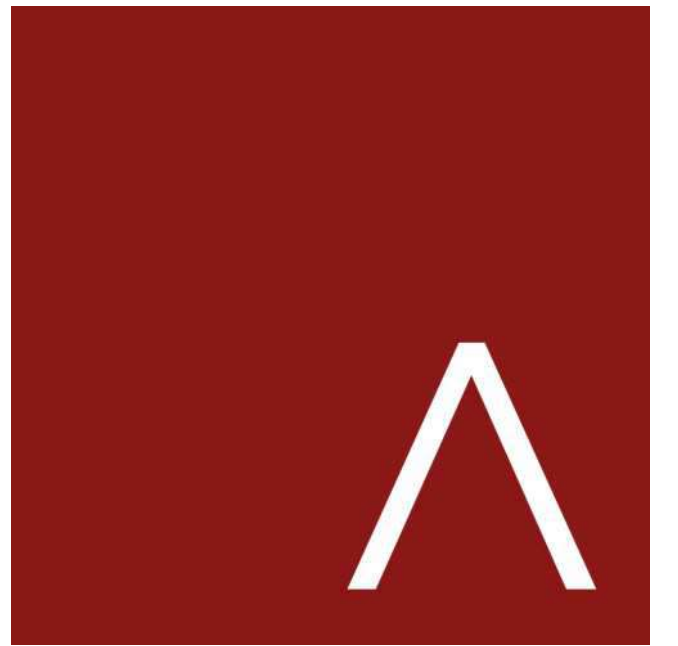
SHEET TITLE
EXTERIOR IMAGES

SHEET NUMBER
A220



VIEW FROM NORTH STAR DRIVE & SHARPSBURG DRIVE

PROPOSED



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

PROGRESS DOCUMENTS

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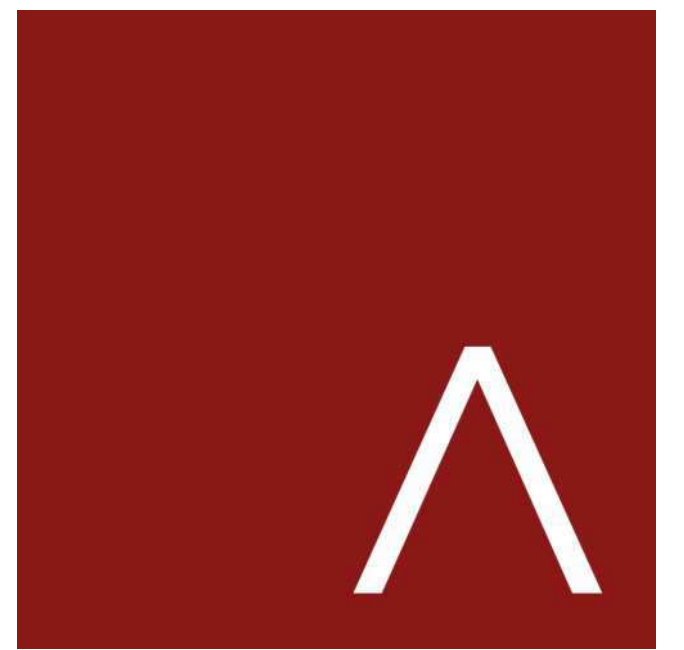
DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE		
Mark	Description	Date

PROPOSED

SHEET TITLE
EXTERIOR IMAGES

SHEET NUMBER
A220



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC INITIAL SUBMITTAL

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DATE OF ISSUANCE JULY 29, 2020

REVISION SCHEDULE		
Mark	Description	Date

ORIGINAL

SHEET TITLE
EXTERIOR IMAGES

SHEET NUMBER
A221



VIEW FROM NORTH STAR DRIVE & COTTAGE GROVE ROAD

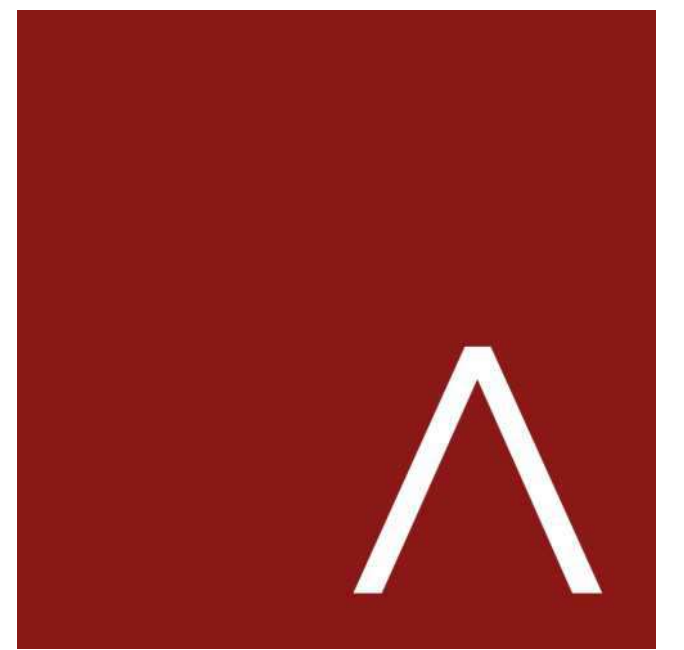
ORIGINAL

7/28/2020 3:35:27 PM



VIEW FROM NORTH STAR DRIVE & COTTAGE GROVE ROAD

PROPOSED



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

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DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE		
Mark	Description	Date

PROPOSED

SHEET TITLE
EXTERIOR IMAGES

SHEET NUMBER
A221



VIEW FROM COTTAGE GROVE ROAD & GEMINI DRIVE



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

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DATE OF ISSUANCE JULY 29, 2020

REVISION SCHEDULE

Mark	Description	Date

ORIGINAL

SHEET TITLE

EXTERIOR IMAGES

SHEET NUMBER

A222

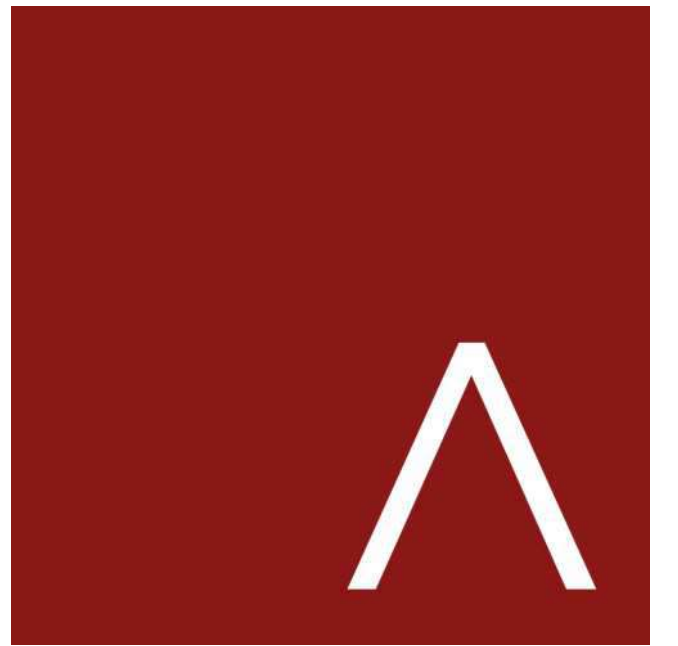
ORIGINAL

7/28/2020 3:35:27 PM



VIEW FROM COTTAGE GROVE ROAD & GEMINI DRIVE

PROPOSED



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

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REVISION SCHEDULE		
Mark	Description	Date

PROPOSED

SHEET TITLE
EXTERIOR IMAGES

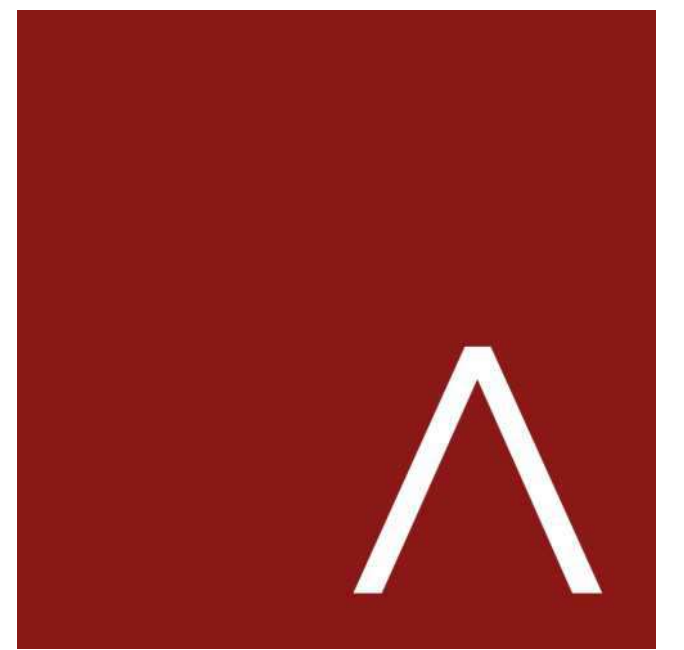
SHEET NUMBER
A222

8/12/2020 7:39:41 AM



VIEW FROM GEMINI DRIVE

ORIGINAL



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

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Mark	Description	Date

ORIGINAL

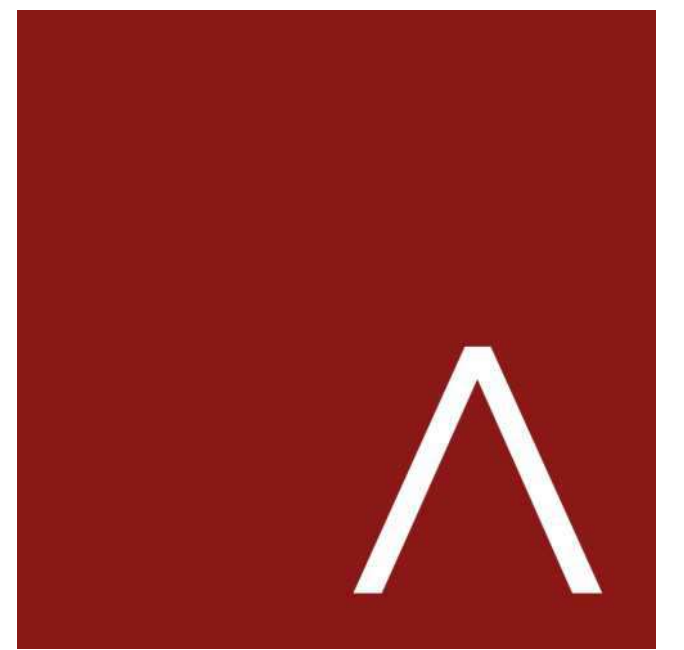
SHEET TITLE
EXTERIOR IMAGES

SHEET NUMBER
A223



VIEW FROM GEMINI DRIVE

PROPOSED



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

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 AUGUST 12, 2020

REVISION SCHEDULE

Mark	Description	Date

PROPOSED

SHEET TITLE

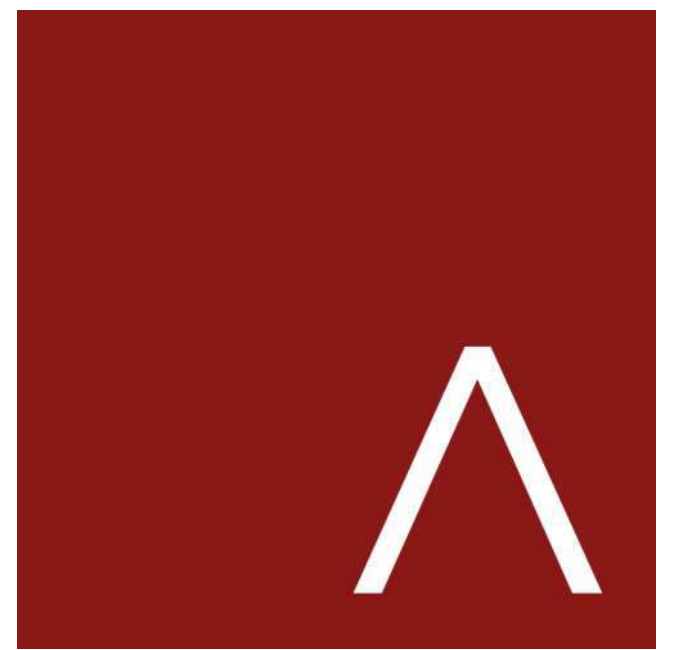
EXTERIOR IMAGES

SHEET NUMBER

A223



VIEW FROM GEMINI DRIVE & SHARPSBURG DRIVE



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC INITIAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 29, 2020

REVISION SCHEDULE		
Mark	Description	Date

ORIGINAL

SHEET TITLE
EXTERIOR IMAGES

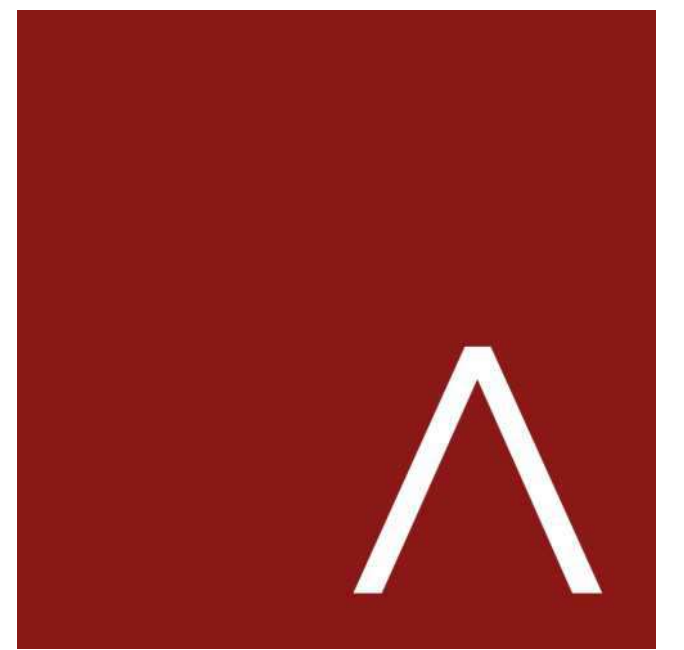
SHEET NUMBER
A224

ORIGINAL



VIEW FROM GEMINI DRIVE & SHARPSBURG DRIVE

PROPOSED



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE		
Mark	Description	Date

PROPOSED

SHEET TITLE
EXTERIOR IMAGES

SHEET NUMBER
A224



VIEW FROM NORTH STAR DRIVE THROUGH COVERED PLAZA - DAY VIEW

ORIGINAL



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC INITIAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 29, 2020

REVISION SCHEDULE		
Mark	Description	Date

ORIGINAL

SHEET TITLE
EXTERIOR IMAGES

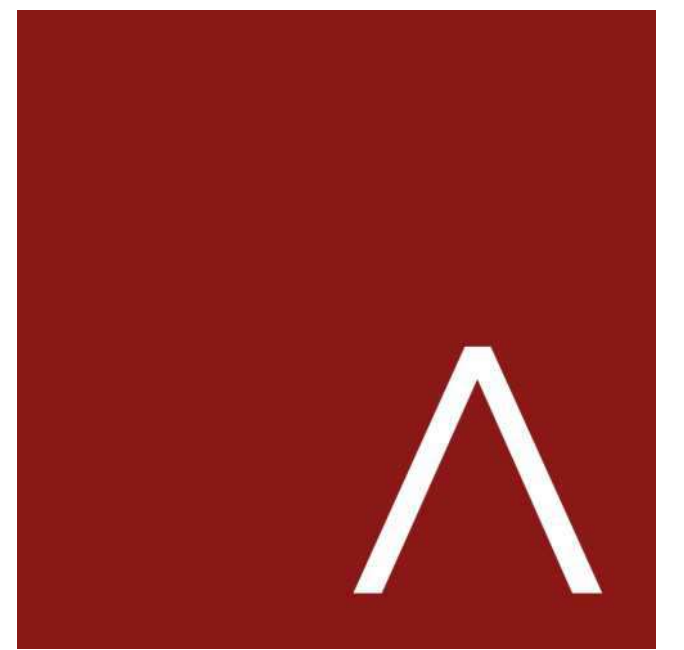
SHEET NUMBER
A225

7/29/2020 7:09:54 AM



VIEW FROM NORTH STAR DRIVE THROUGH COVERED PLAZA - DAY VIEW

PROPOSED



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE		
Mark	Description	Date

PROPOSED

SHEET TITLE
EXTERIOR IMAGES

SHEET NUMBER
A225



VIEW OF ROOFTOP TERRACE AT CLUB ROOM



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC INITIAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 29, 2020

REVISION SCHEDULE

Mark	Description	Date

ORIGINAL

SHEET TITLE
EXTERIOR IMAGES

SHEET NUMBER
A227

ORIGINAL



VIEW OF ROOFTOP TERRACE AT CLUB ROOM



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0302

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

UDC FINAL SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE		
Mark	Description	Date

PROPOSED

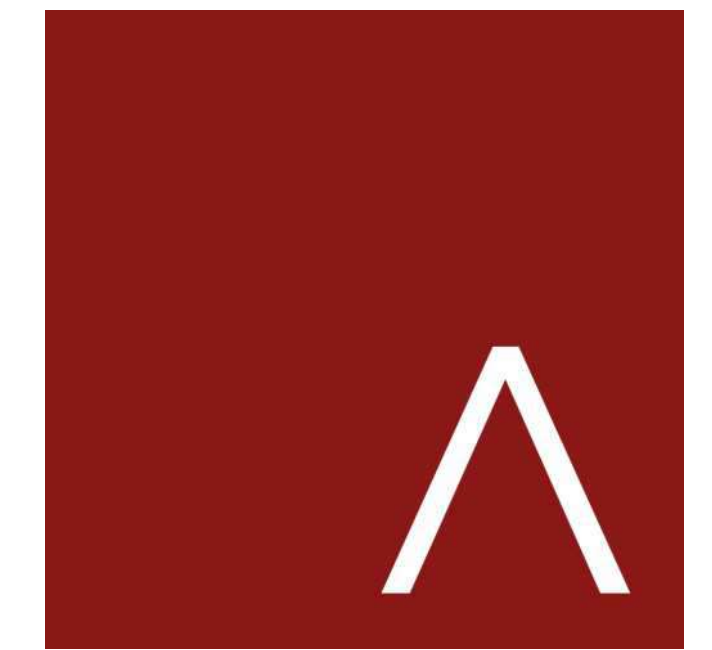
SHEET TITLE
EXTERIOR IMAGES

SHEET NUMBER
A227

PROPOSED

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

UDC FINAL SUBMITTAL

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.

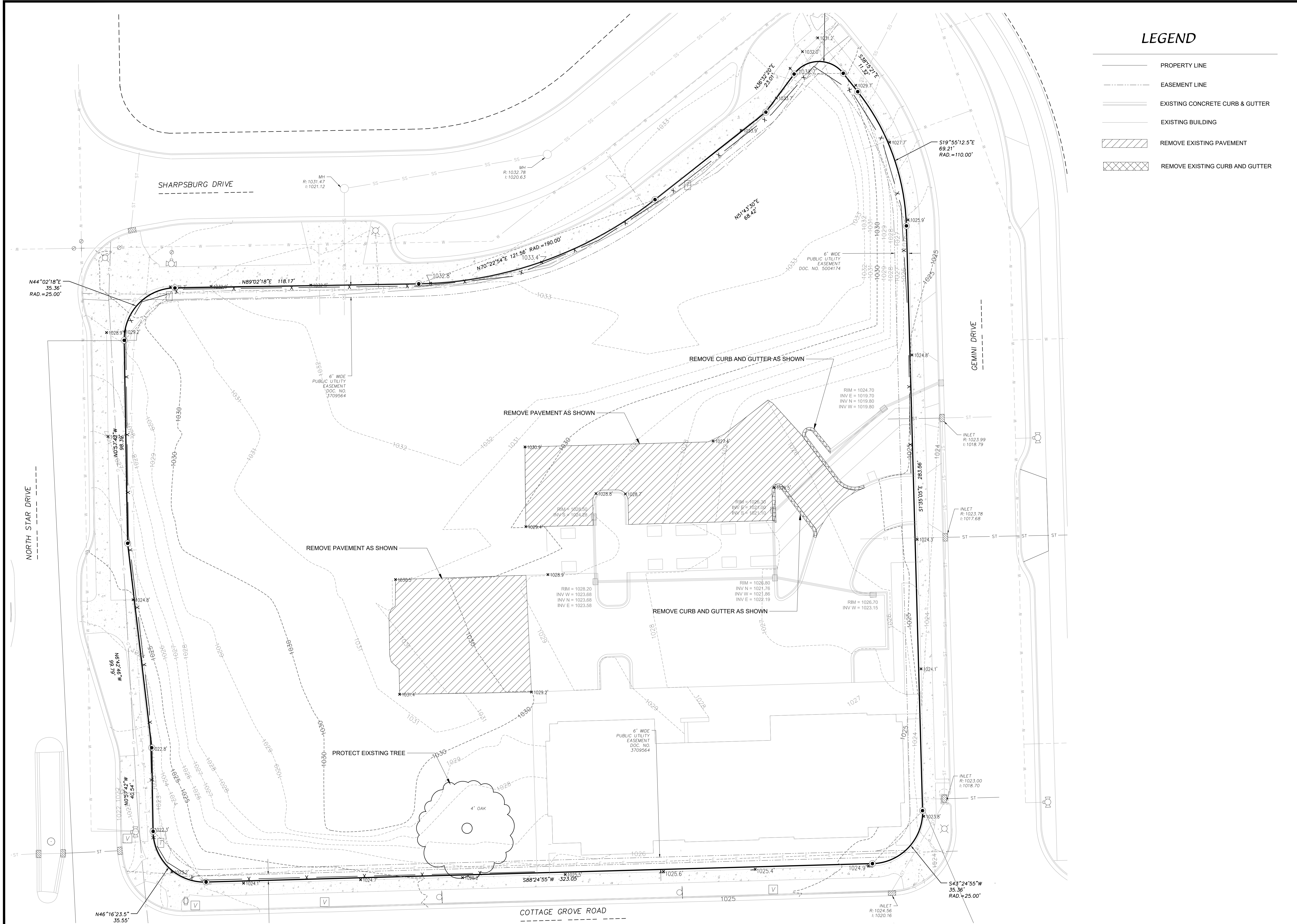
DATE OF ISSUANCE AUGUST 12, 2020

REVISION SCHEDULE		
Mark	Description	Date

PROPOSED

SHEET TITLE
EXTERIOR MATERIALS

SHEET NUMBER
A210



LEGEND

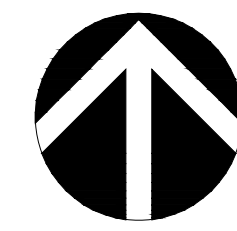
- PROPERTY LINE
- - - EASEMENT LINE
- EXISTING CONCRETE CURB & GUTTER
- EXISTING BUILDING
- ▨ REMOVE EXISTING PAVEMENT
- ▩ REMOVE EXISTING CURB AND GUTTER

EXISTING CONDITIONS MAP & DEMOLITION PLAN

GRANDVIEW COMMONS B-BLOCK

CITY OF MADISON, WI

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



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

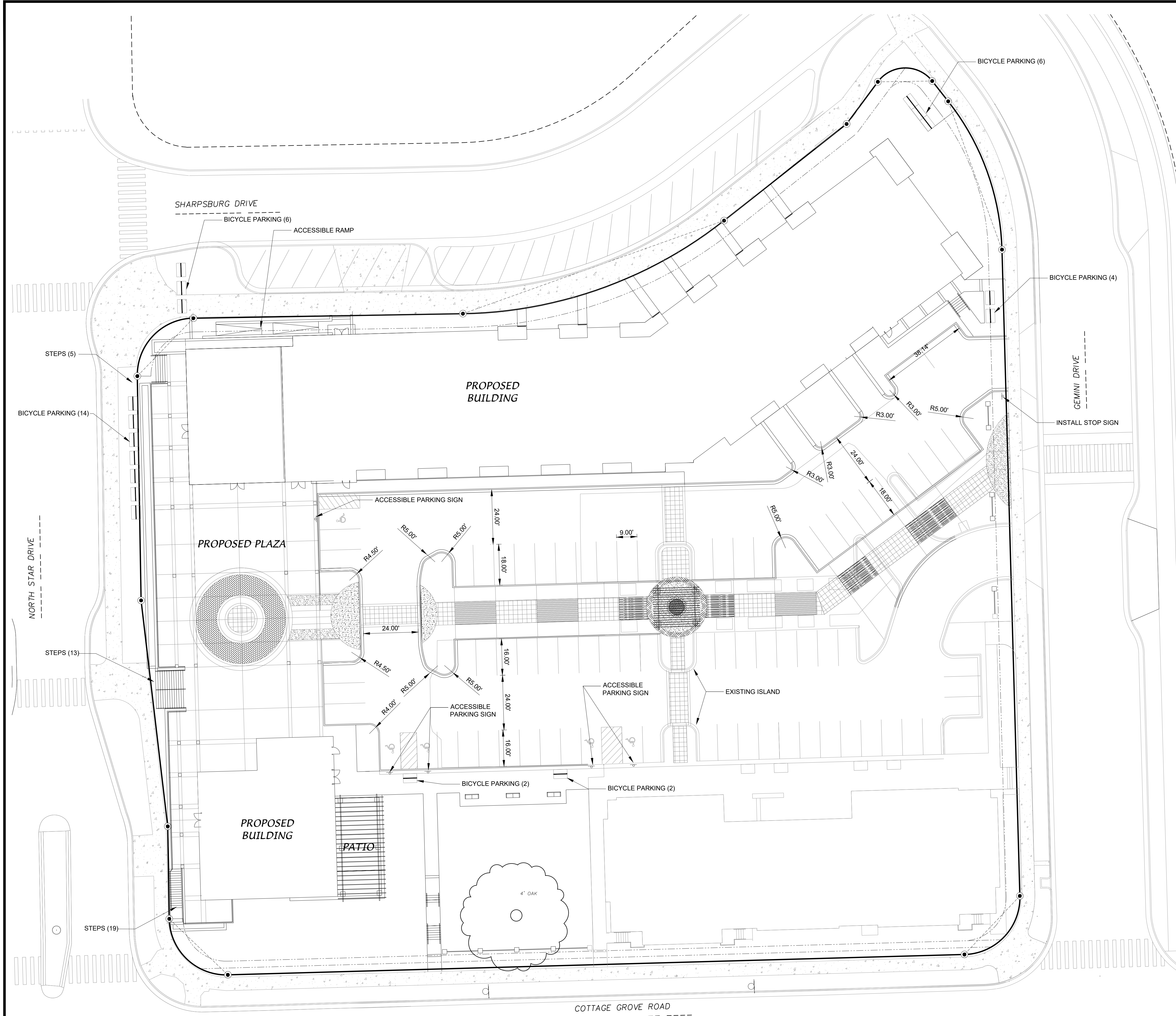
DATE: 06/03/20
 REVISED:

DRAWN BY: KWB

FN: 20-05-122

Sheet Number:

C100



LEGEND

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

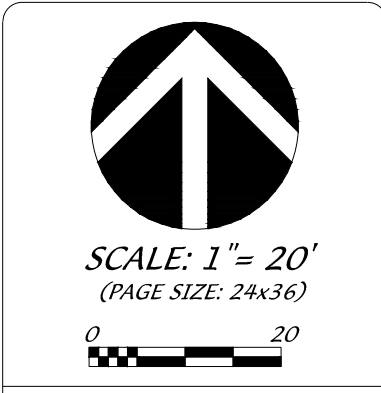
GENERAL NOTES

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. 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

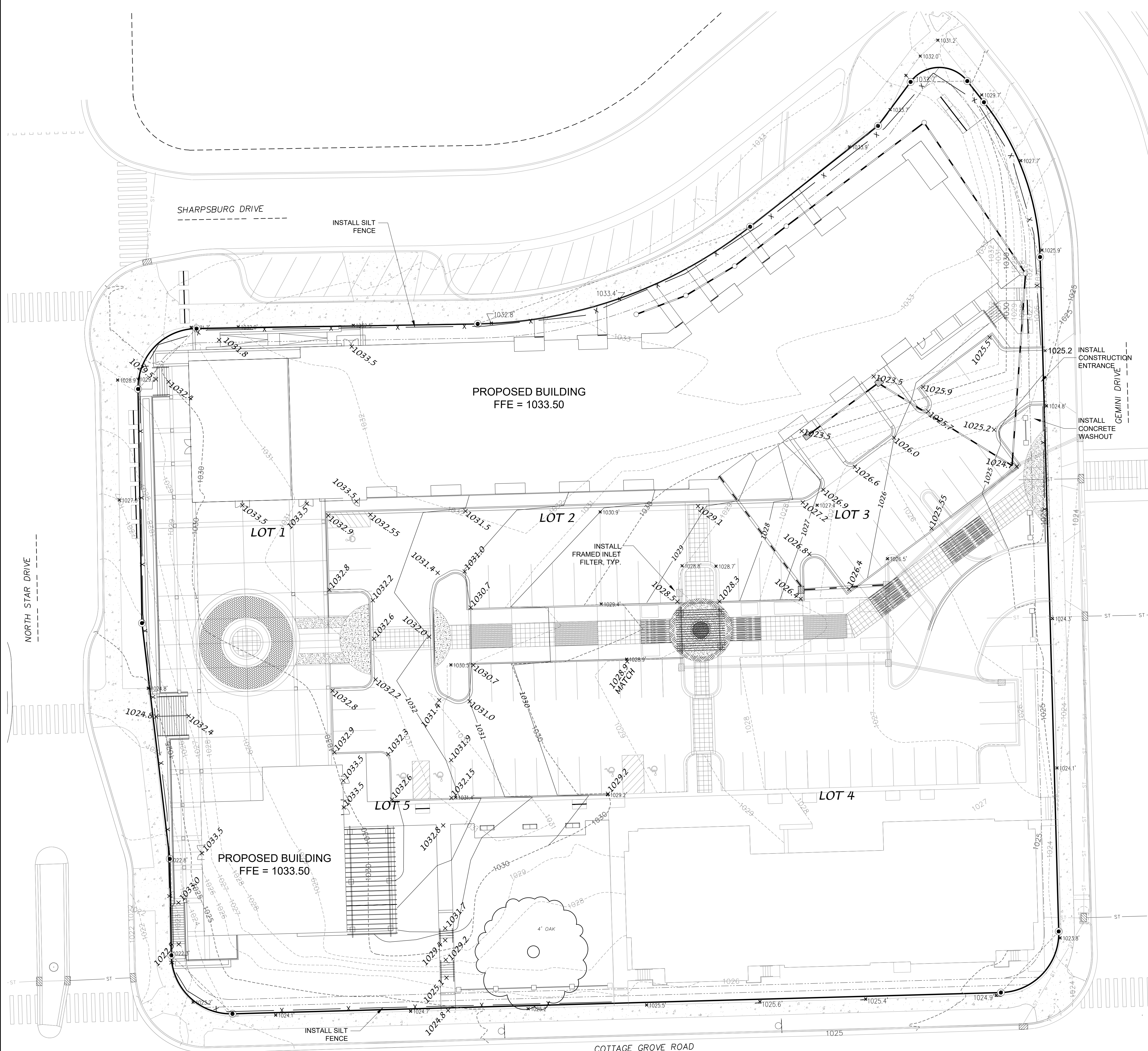
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SITE PLAN
GRANDVIEW COMMONS B-BLOCK
 CITY OF MADISON, WI



DATE: 06/03/20
 REVISED:

DRAWN BY: KWB
 FN: 20-05-122
 Sheet Number:
C101



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- SILT FENCE/SILT SOCK

GENERAL NOTES:

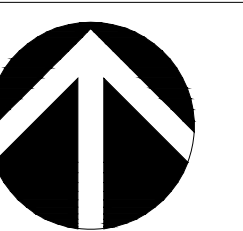
1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CITY OF MADISON STANDARDS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
4. IF ANY ERRORS, DISCREPANCIES OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATION AND OFFSITE DURING FINAL RESTORATION.

SITE GRADING AND EROSION CONTROL NOTES:

1. ALL SITE GRADING AND EROSION CONTROL SHALL CONFORM WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE, WISCONSIN DNR TECHNICAL STANDARDS AND ANY ADDENDUMS ISSUED PRIOR TO THE CONTRACT BID DATE.
2. STONE TRACKING PADS AND SILT FENCE SHALL BE INSTALLED AT THE START OF SITE GRADING AND MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
3. DISTURBED AREAS WITHIN THE CITY ROW SHALL BE RESTORED WITH SEED, FERTILIZER AND MULCH IN ACCORDANCE WITH THE CITY SPECIFICATIONS. ALL DISTURBED AREAS ON SITE SHALL BE RESTORED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ANY DISTURBED SLOPES 4:1 OR STEEPER SHALL BE RESTORED WITH CLASS I URBAN, TYPE B EROSION MATTING WITHIN 48 HRS OF FINAL TOPSOIL PLACEMENT ON THE BANKS.
SEED: MADISON PARKS MIX APPLIED AT A RATE OF 6 POUNDS PER 1000 SF
FERTILIZER: FERTILIZER COMPOSITION SHALL BE DETERMINED BY A SOILS TEST AND APPLIED AT A RATE OF 0.5 NITROGEN POUNDS PER 1000 SF.
4. EROSION CONTROL SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR UNTIL THE SITE HAS BEEN STABILIZED. EROSION MEASURES AS LISTED SHALL BE THE MINIMUM MEASURES THAT WILL BE ACCEPTABLE.
5. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION MEASURES AS REQUESTED IN WRITING BY THE PROJECT INSPECTOR OR THE CITY OF MADISON WITHIN 24 HOURS OF NOTIFICATION.
6. ONCE THE SITE HAS UNDERGONE FINAL RESTORATION AND VEGETATION HAS ESTABLISHED, THE SILT FENCE SHALL BE REMOVED AND IF NECESSARY RESTORED WITH FERTILIZER, SEED AND MULCH. ALTERNATIVELY, IF VEGETATION HAS NOT ESTABLISHED, EROSION MATTING MUST BE PLACED ON ALL DISTURBED AREAS THAT MAY DRAIN TOWARD THE SILT FENCE.
7. SITE INSPECTIONS SHALL BE COMPLETED ON A WEEKLY BASIS OR AFTER EVERY RAINFALL OF AT LEAST 0.5 INCHES. ALL NECESSARY REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF NOTIFICATION.
8. 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.
9. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES
11. DEWATERING, IF APPLICABLE SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
12. DURING CONSTRUCTION ALL CURB INLETS SHALL RECEIVE FLEXSTORM CATCH IT OR EQUIVALENT AND INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE STRUCTURE.
13. ALL CURB INLETS SHALL RECEIVE PERMANENT FLEXSTORM PURE OR EQUIVALENT INLET FILTER BAGS WITH HR PILLOWS FOR OIL AND GREASE PROTECTION. HR PILLOW SHALL BE INSTALLED AFTER THE PARKING LOT HAS BEEN PAVED AND THE SITE STABILIZED.
14. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING FOR COMMERCIAL DRIVEWAYS.

CONSTRUCTION SCHEDULE

- 10-1-18 INSTALL EROSION CONTROL & BEGIN GRADING ACTIVITIES
- 10-15-18 BEGIN UTILITY INSTALLATION
- 10-1-18 - 6-1-19 BUILDING FOUNDATION CONSTRUCTION
- 7-1-19 PLACE STONE ON PARKING LOT AREAS, SEED/MULCH GRASS AREAS
- 8-1-19 PAVE PARKING LOTS
- 10-1-19 FINAL SITE RESTORATION



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

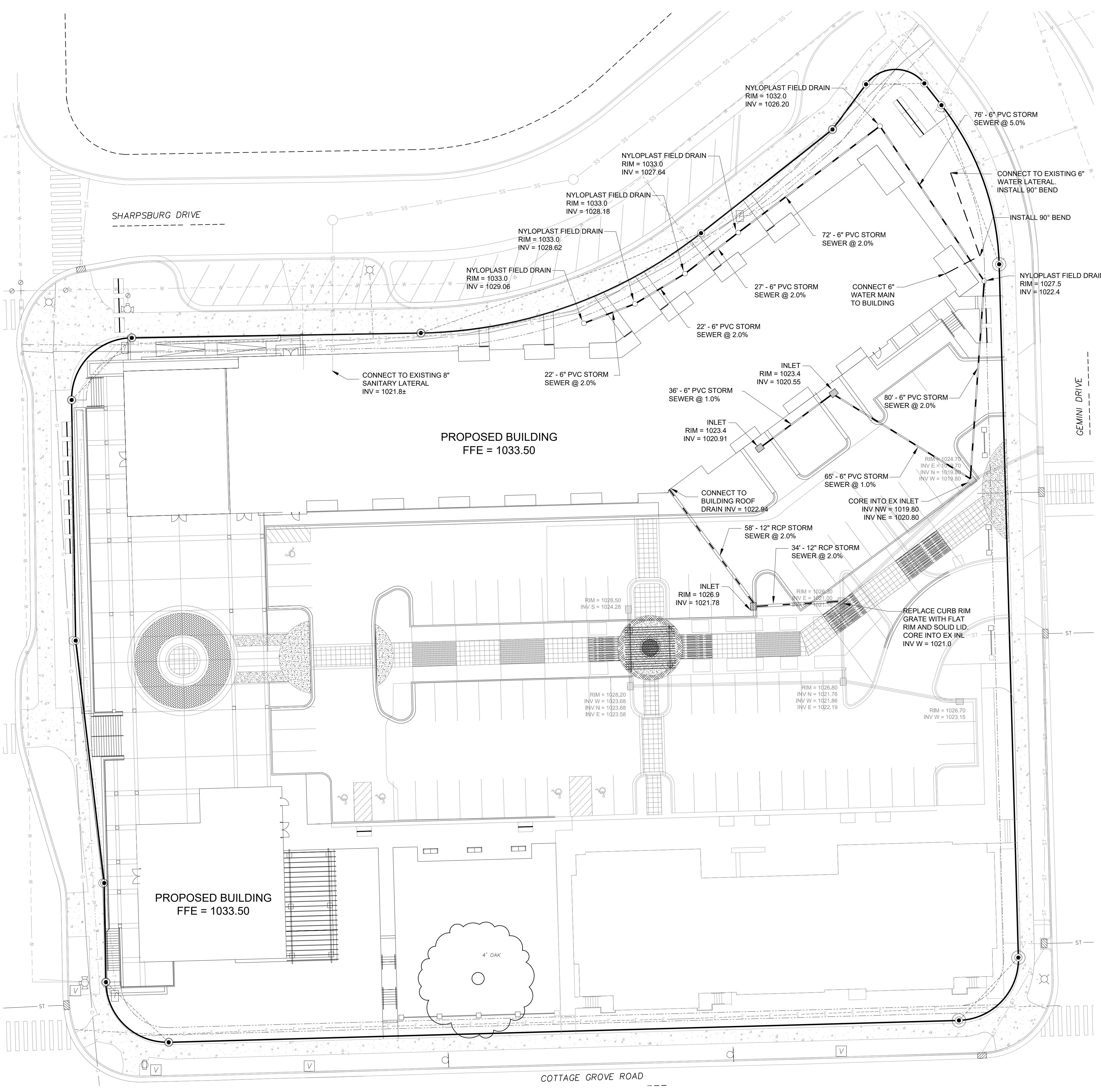
DATE: 06/03/20
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DRAWN BY: KWB

FN: 20-05-122

Sheet Number:

C102



LEGEND

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

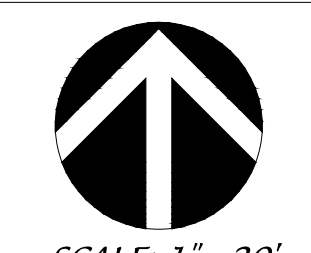
SITE UTILITY NOTES

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 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID, UNLESS NOTED OTHERWISE ON PLAN
6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH SOLID LID, UNLESS NOTED OTHERWISE ON PLAN
7. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION.

UTILITY PLAN

GRANDVIEW COMMONS B-BLOCK

CITY OF MADISON, WI



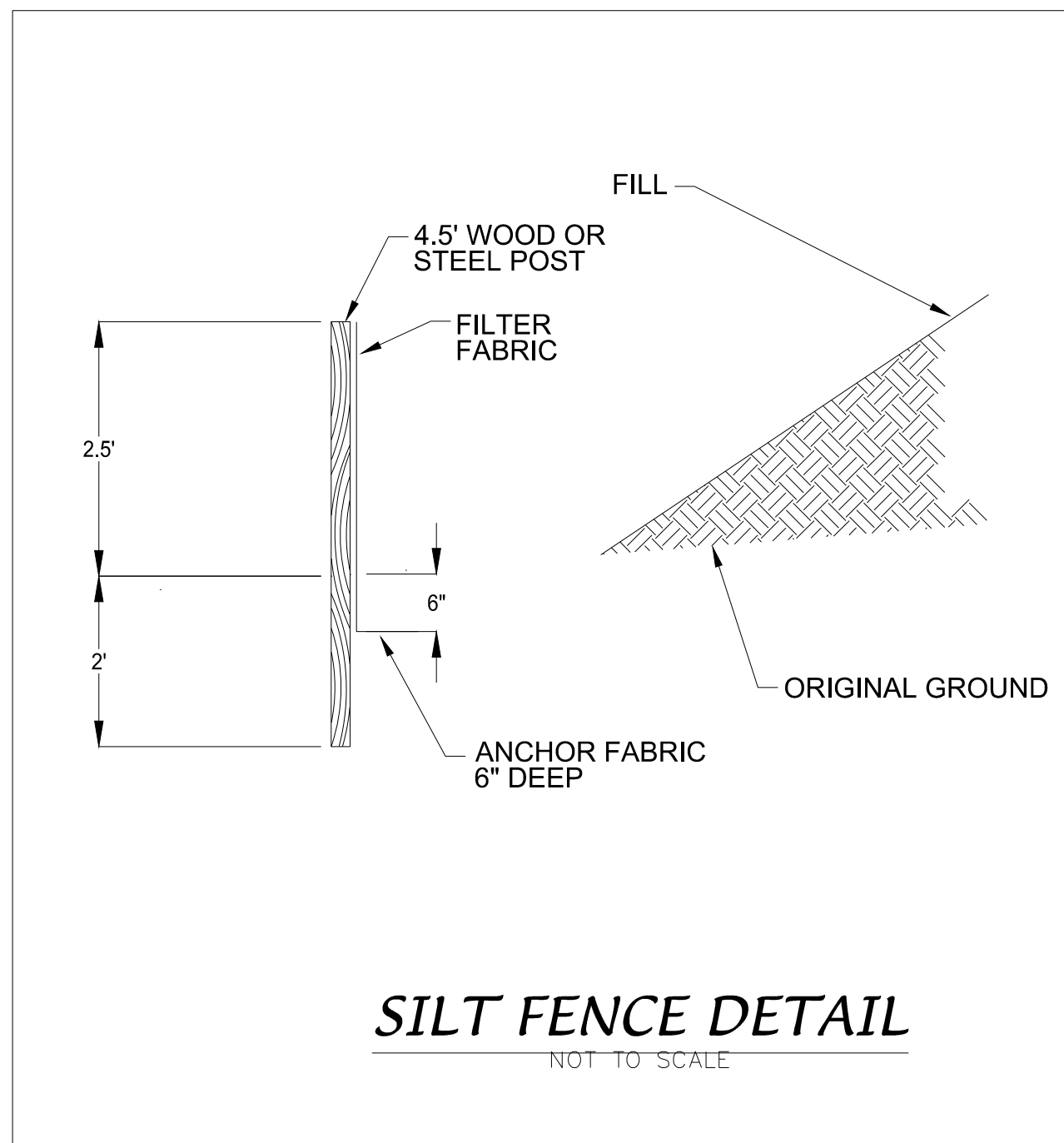
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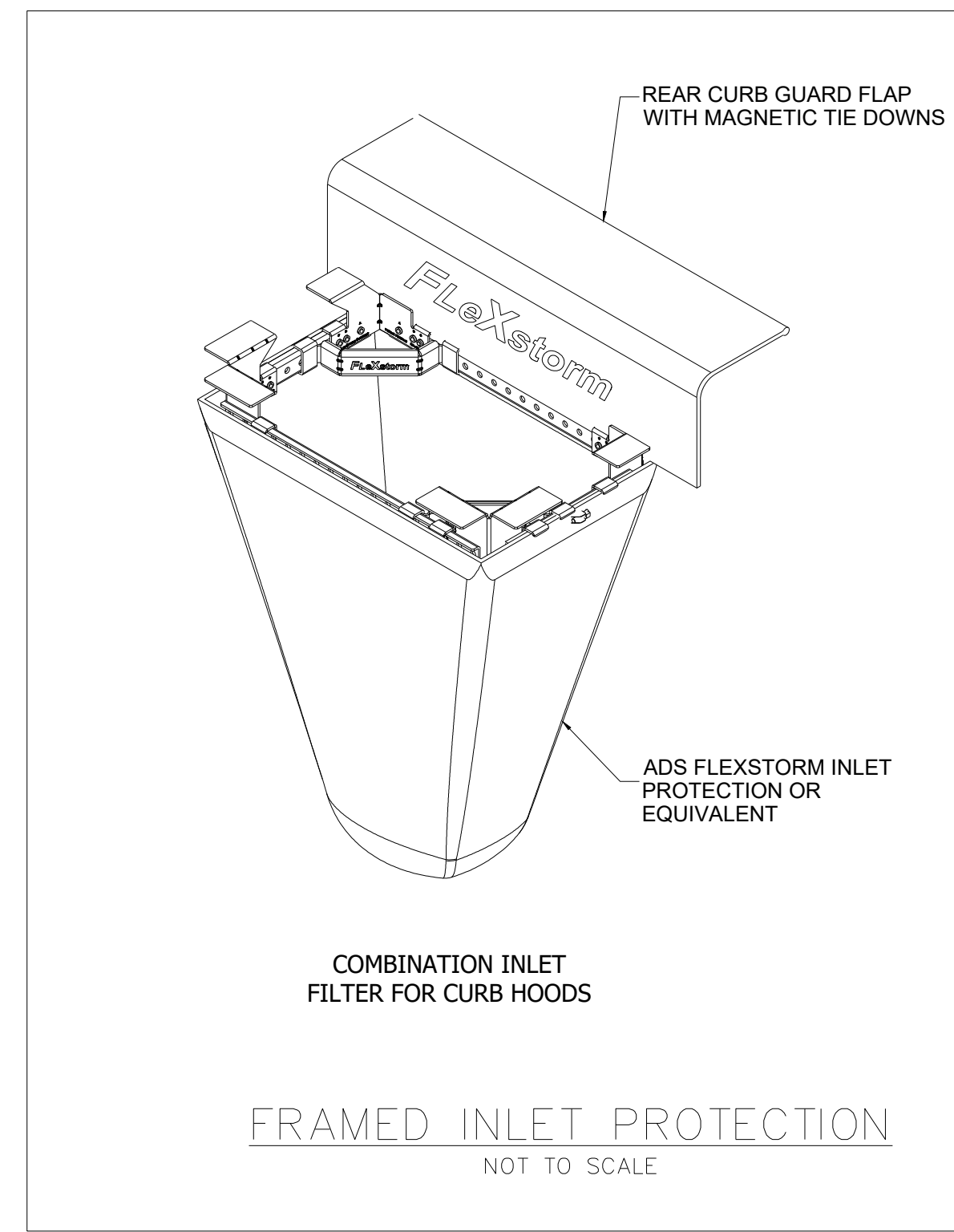
DRAWN BY: KWB

FN: 20-05-122

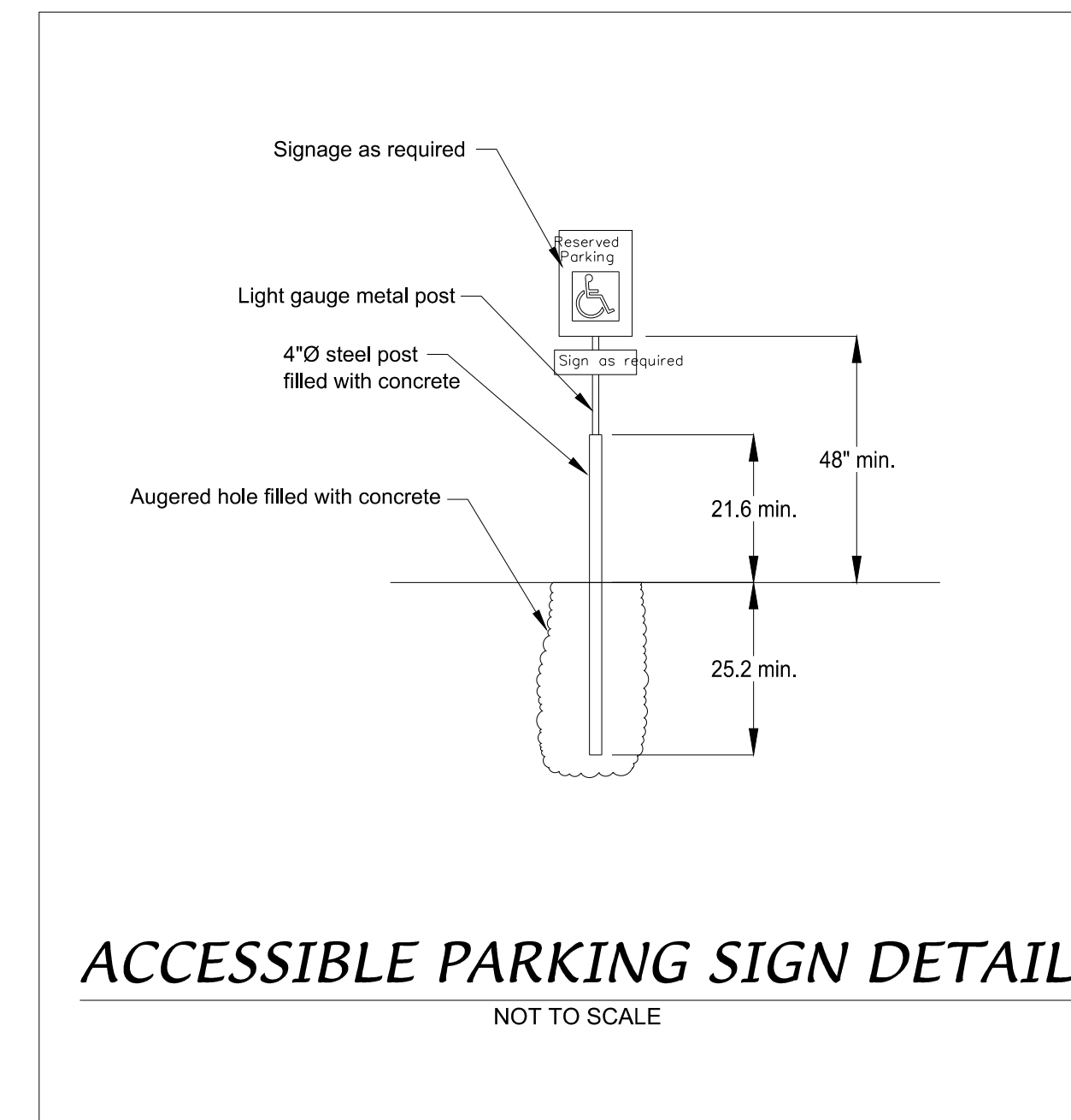
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C103



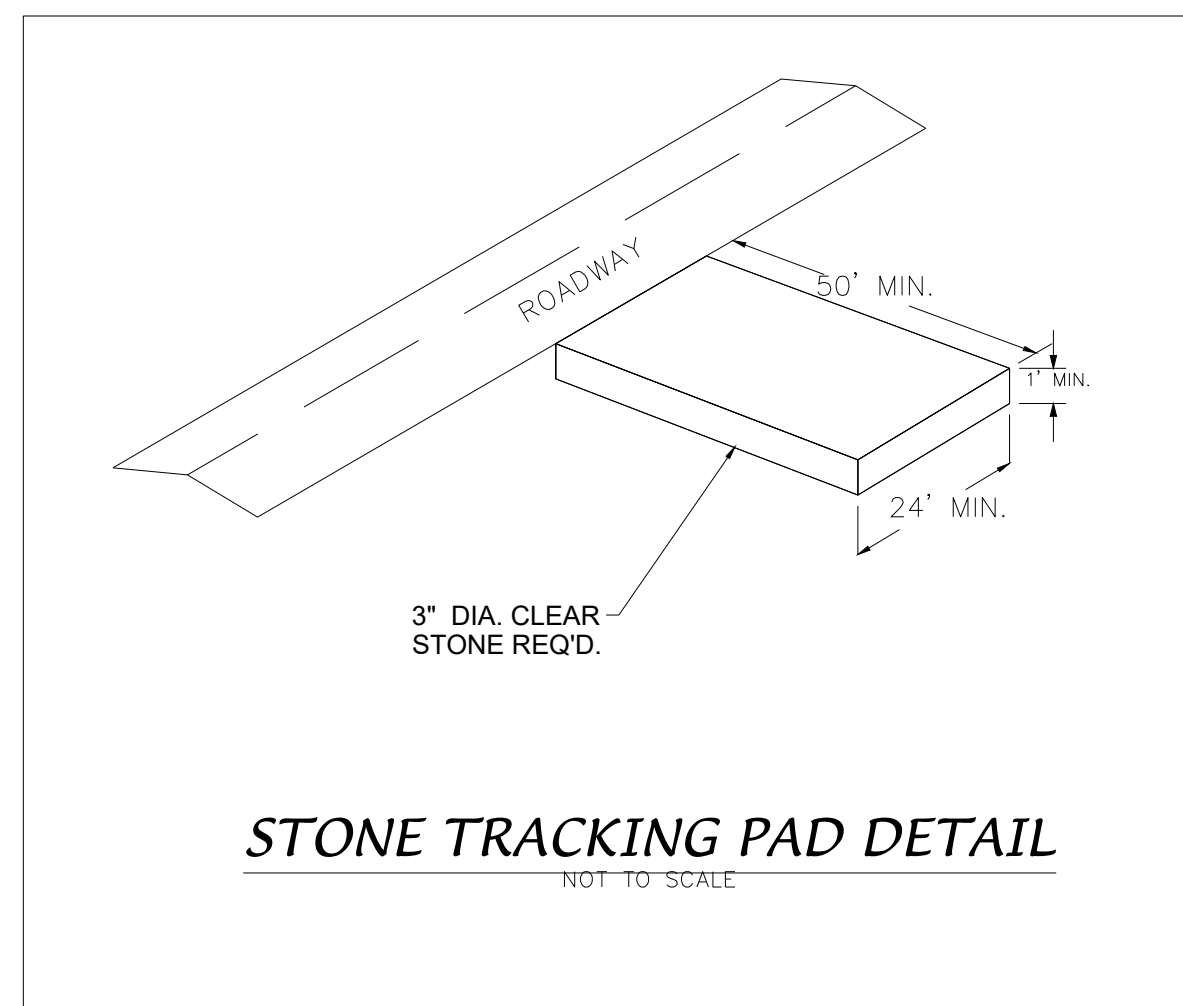
SILT FENCE DETAIL
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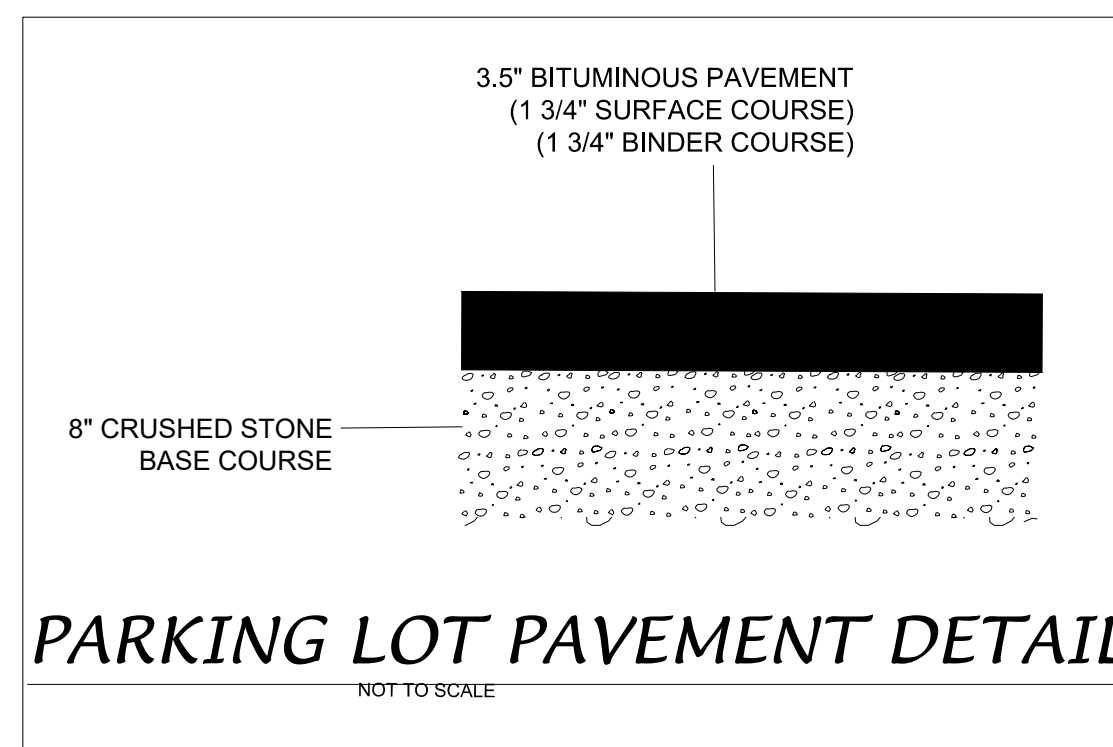
FRAMED INLET PROTECTION
NOT TO SCALE



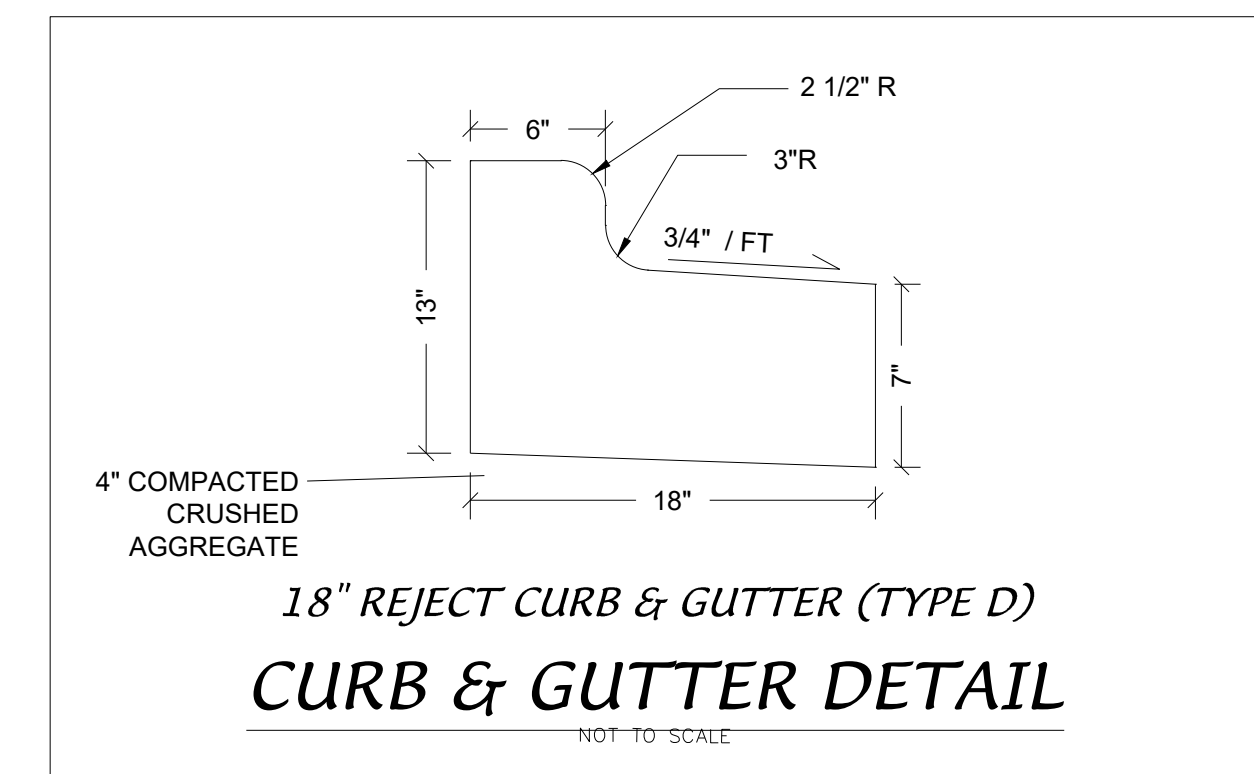
ACCESSIBLE PARKING SIGN DETAIL
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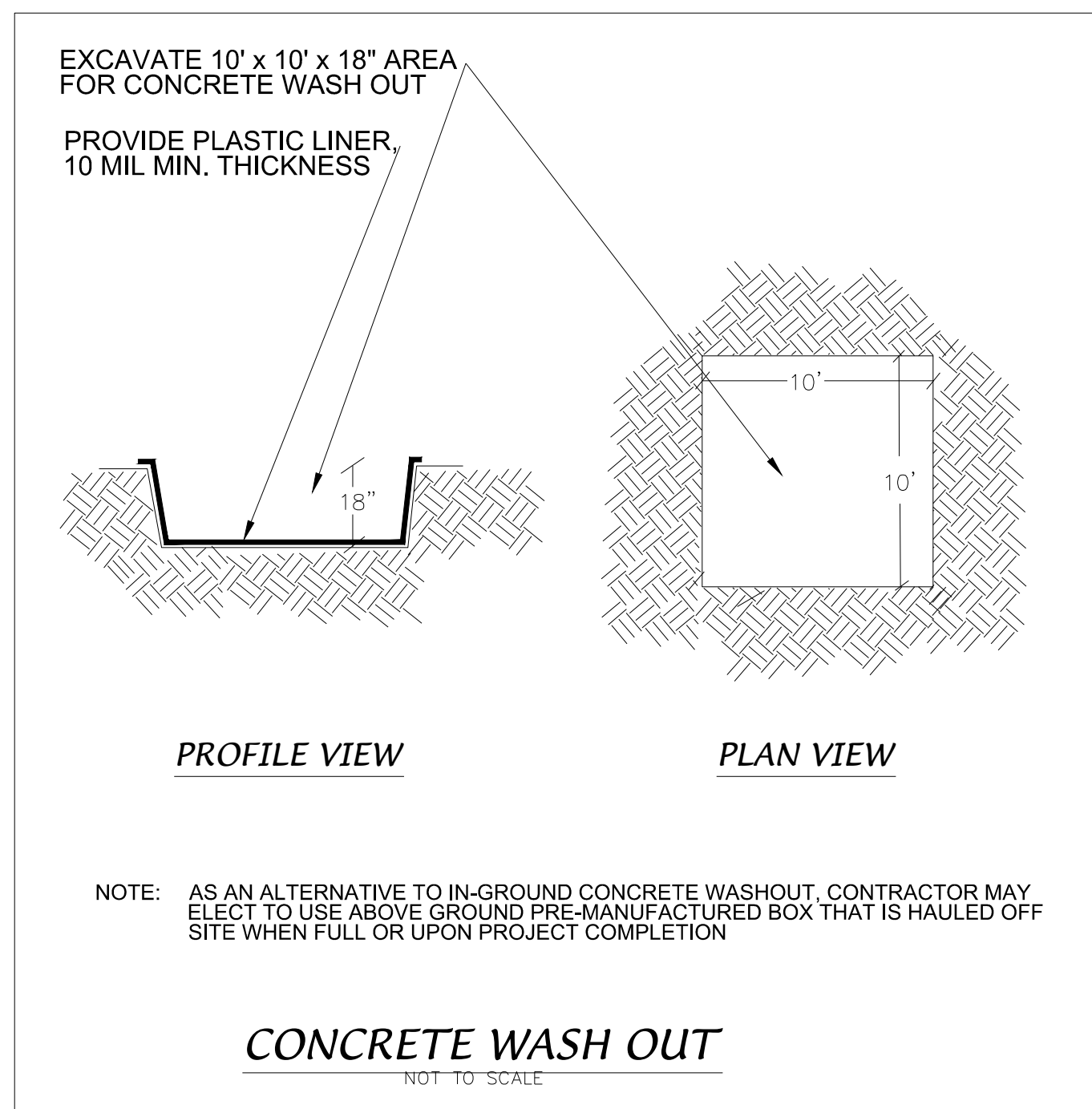
STONE TRACKING PAD DETAIL
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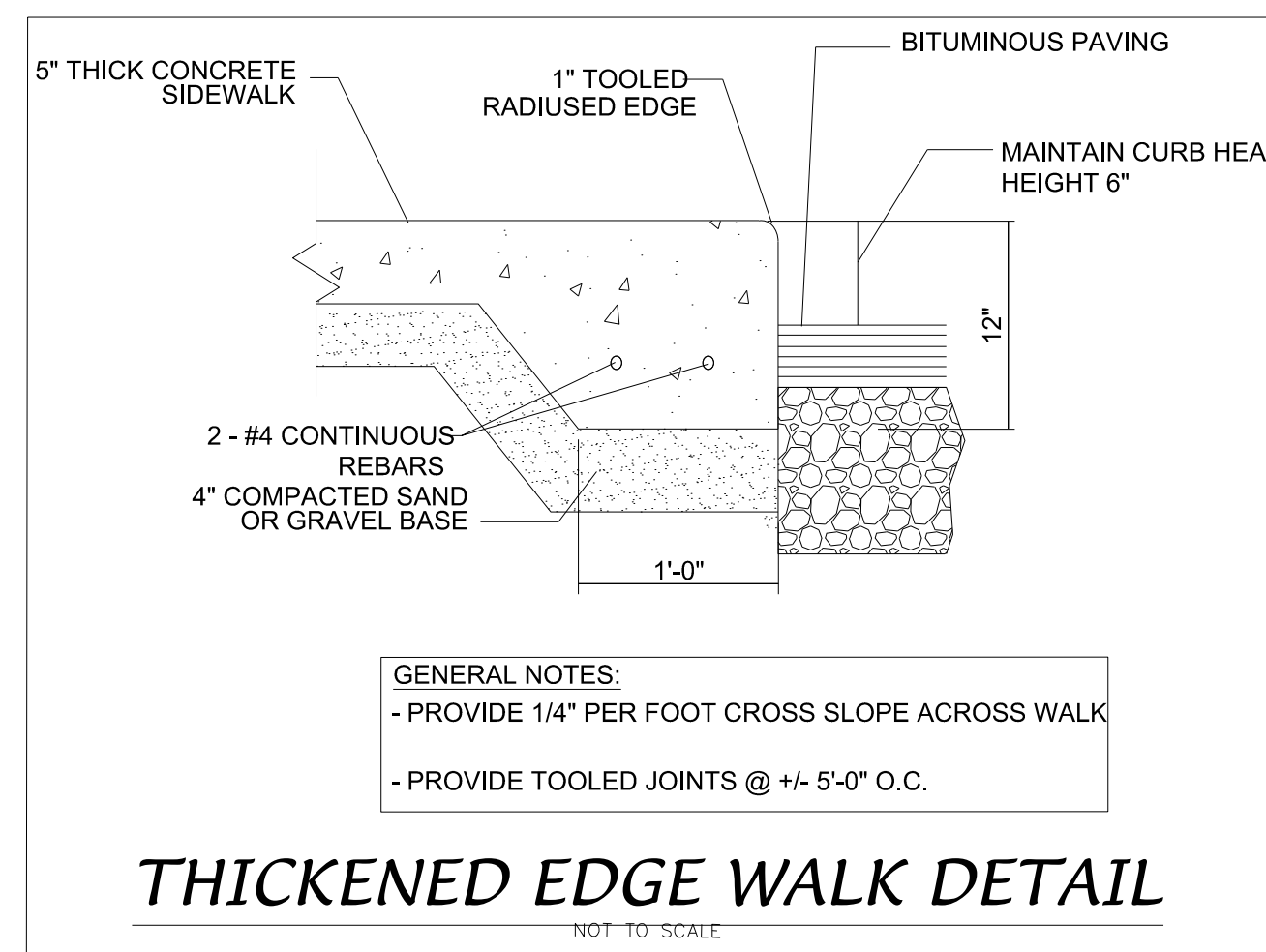
PARKING LOT PAVEMENT DETAIL
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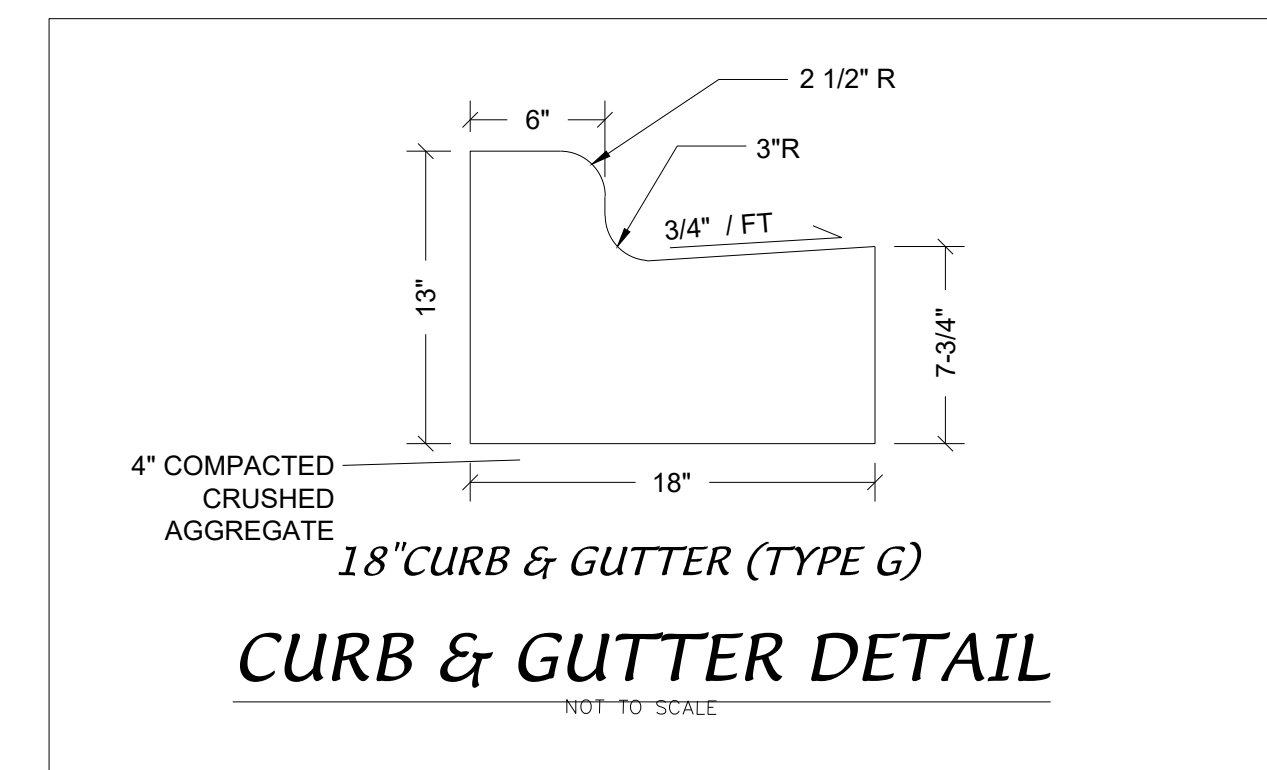
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CURB & GUTTER DETAIL**
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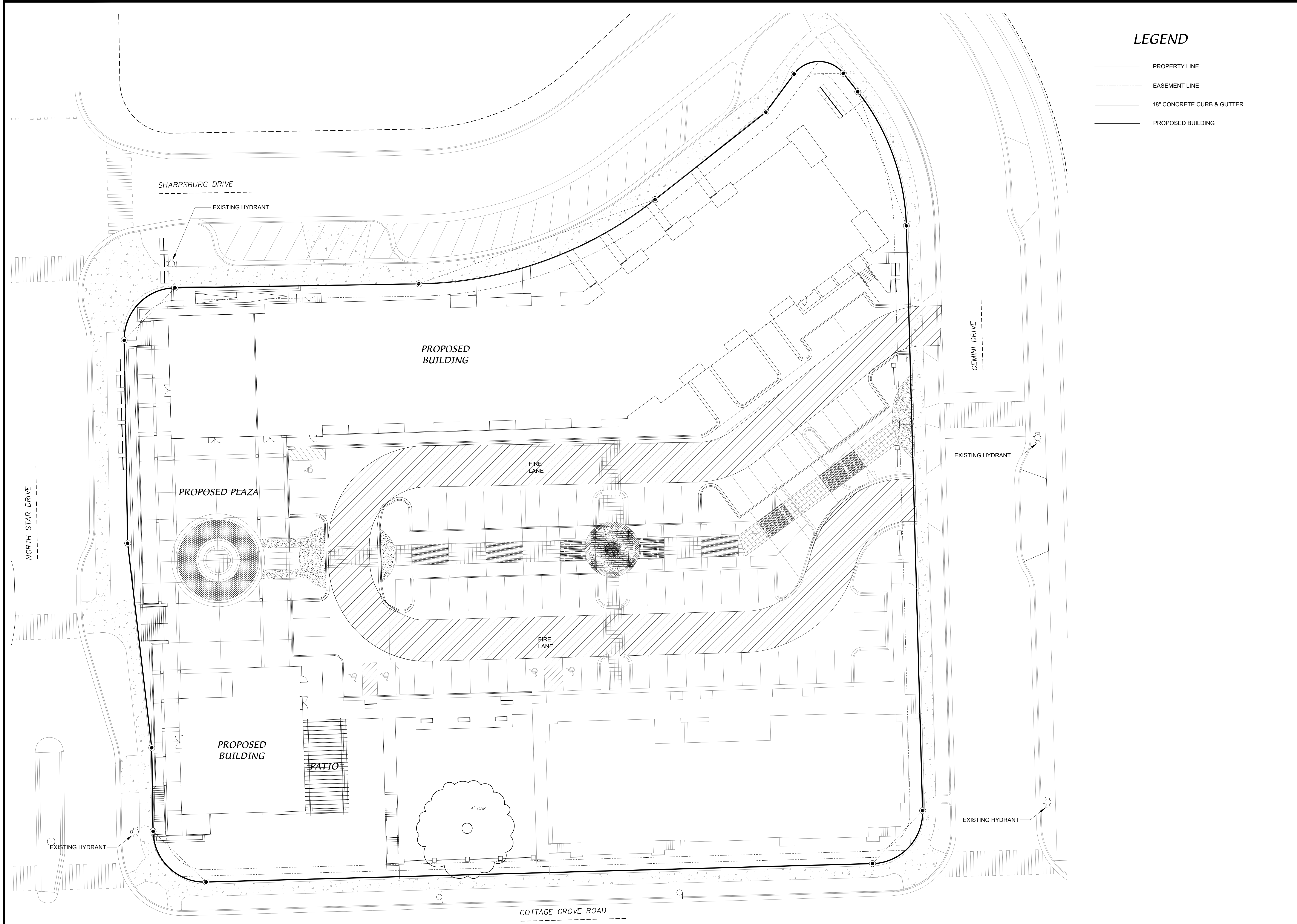
CONCRETE WASH OUT
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THICKENED EDGE WALK DETAIL
NOT TO SCALE

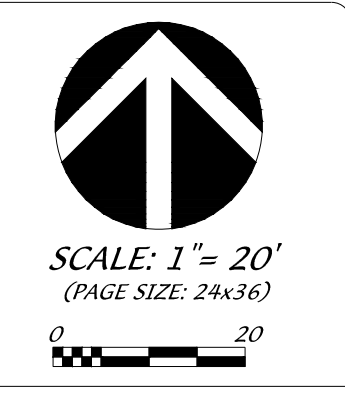


**18" CURB & GUTTER (TYPE G)
CURB & GUTTER DETAIL**
NOT TO SCALE



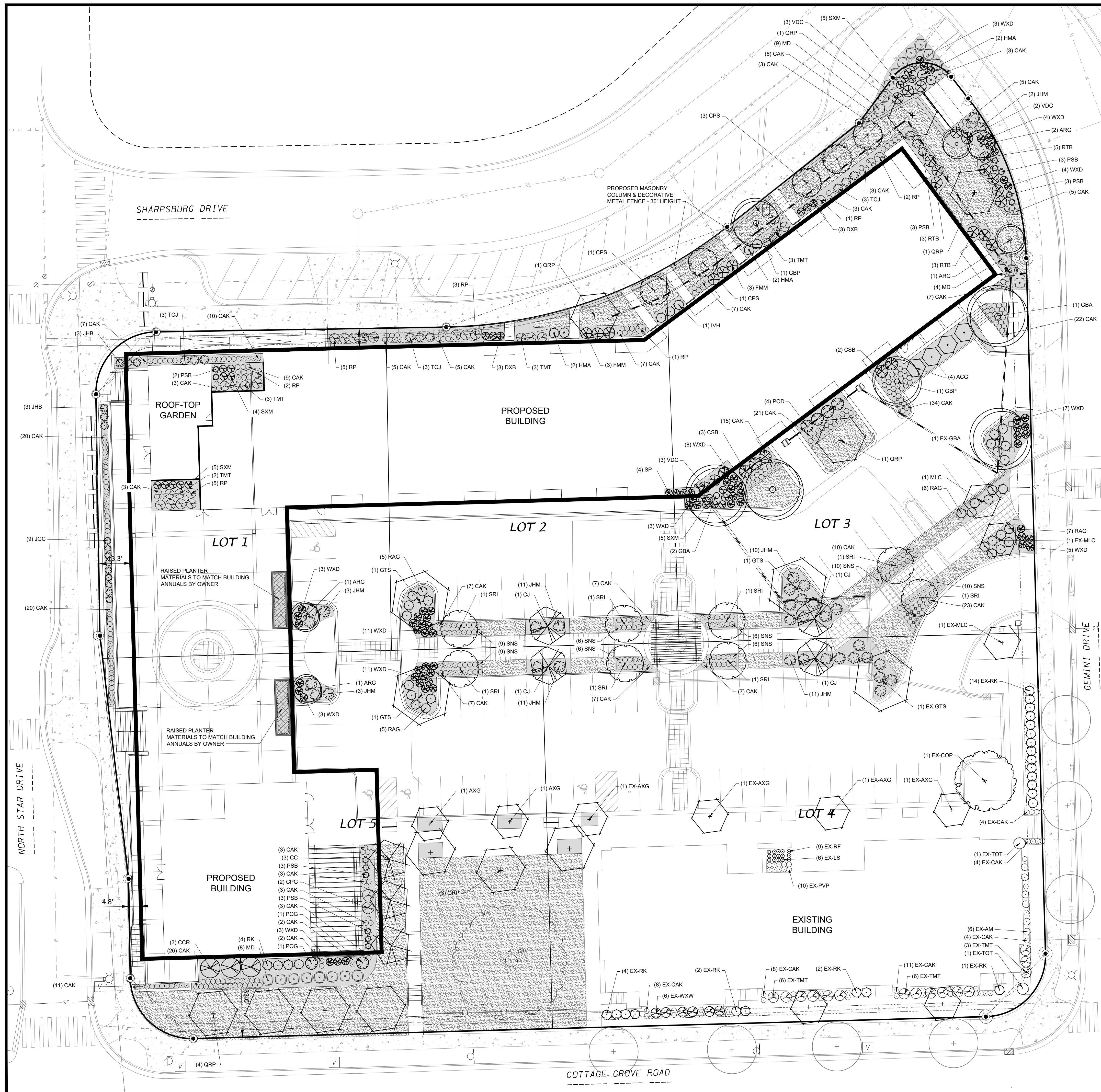
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FIRE ACCESS PLAN
GRANDVIEW COMMONS B-BLOCK
 CITY OF MADISON, WI



DATE: 06/03/20
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 FN: 20-05-122
 Sheet Number:
C105



LANDSCAPE REQUIREMENTS SUMMARY

5 POINTS PER 300 SF OF DEVELOPED AREA
 GROSS DEVELOPED AREA = 100,805 SQ FT
 BUILDINGS FOOTPRINTS = 38,110 SQ FT
 NET DEVELOPED AREA = 64,695 SQ FT (1.05 ACRE)
 TOTAL POINTS REQUIRED = 1080 POINTS
 POINTS PROVIDED = 3,680 POINTS

PLANT SCHEDULE

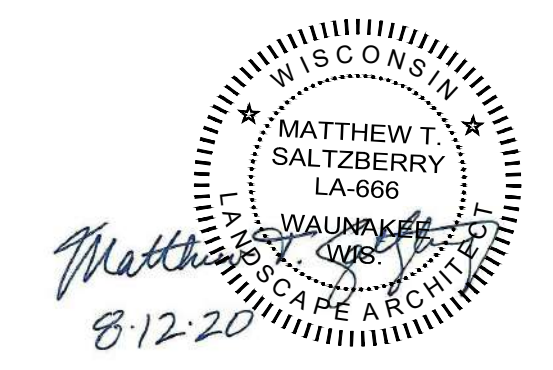
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
ARG	Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	5	35	175	2.5'	B&B	
EX-COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	1	35	35	2.5'		Existing
CPS	Celtis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5'	B&B	
GSA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5'	B&B	
EX-GSA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	1	35	35	2.5'		Existing
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2	35	70	2.5'	B&B	
GTS	Gleditsia tricanthos 'Skycoke'	Skyline Honeylocust	4	35	140	2.5'	B&B	
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	
EX-AXG	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	15	60	1.5'		Existing
CC	Carpinus Caroliniana	Musculewood	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 coggygria 'Royal Purple'	Royal Purple Smoke Bush	3	3	9	24" TALL	POT	
CSB	Cornus sericea 'Bainhalo'	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 '24 Summer Beauty'	All Summer Beauty Hydrangea	9	3	27	24" TALL	POT	
IVH	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetgum	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 'Bailiger'	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	
WDO	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	
JOC	Juniperus 'Gold Cone'	Gold Cone Juniper	9	4	36	24" TALL	POT	
JHB	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	9	4	36	24" TALL	POT	
RK	Juniperus horizontalis 'Motherlode'	Motherlode Juniper	33	4	132	24" TALL	POT	
MD	Microbiota decussata	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 'Jeddleloh'	Jeddleloh 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	Liatris spicata	Blazing Star	6	2	12			Existing
EX-RF	Rudbeckia lugida	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-FVP	Panicum virgatum 'Prairie Fire'	Prairie Fire Switch Grass	10	2	20	1 GAL	POT	
SNS	Sorghastrum nutans 'Soux Blue'	Soux 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)
- 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.



D'ONOFRO KOTTKE AND ASSOCIATES, INC.
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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN
GRANDVIEW COMMONS B-BLOCK
 CITY OF MADISON, WI

SCALE: 1" = 20'
 (PAGE SIZE: 24x36)
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DATE: 08/12/20
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DRAWN BY: MS
 FN: 20-05-122
 Sheet Number:
 L100