



GRANDVIEW COMMONS RETAIL BUILDING 'C3'

Cottage Grove Road & Gemini Drive
Madison, Wisconsin 53718

design development progress set



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.

JLA PROJECT NUMBER: 12-0514-01

SEPTEMBER 14, 2012



VERIDIAN HOMES

GRANDVIEW COMMONS
 RETAIL BUILDING 'C3'

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DATE OF ISSUANCE SEPTEMBER 14, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

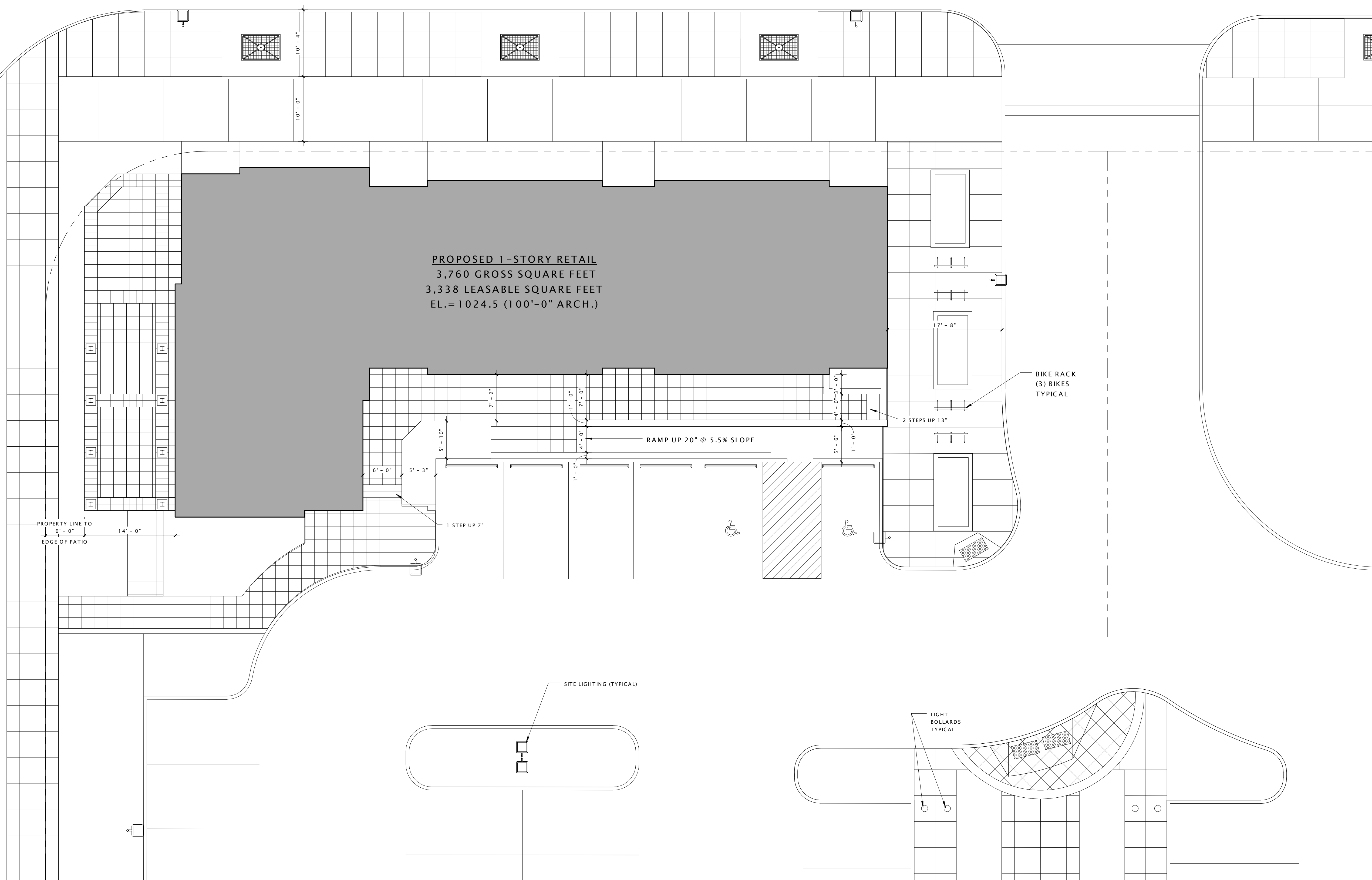
ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-100

GEMINI DRIVE

COTTAGE GROVE ROAD





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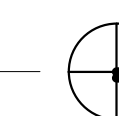
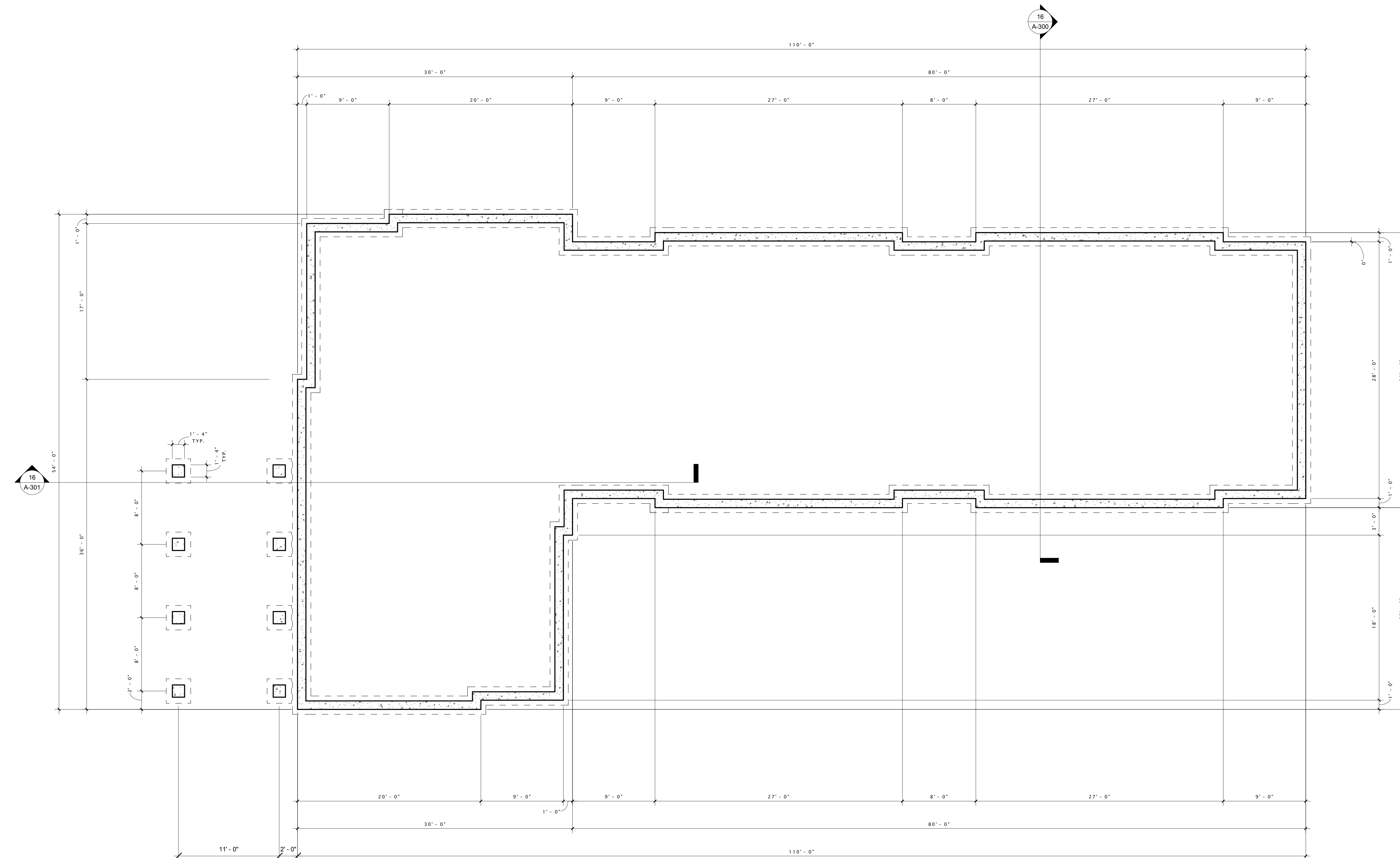
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

A-100





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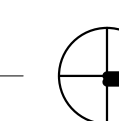
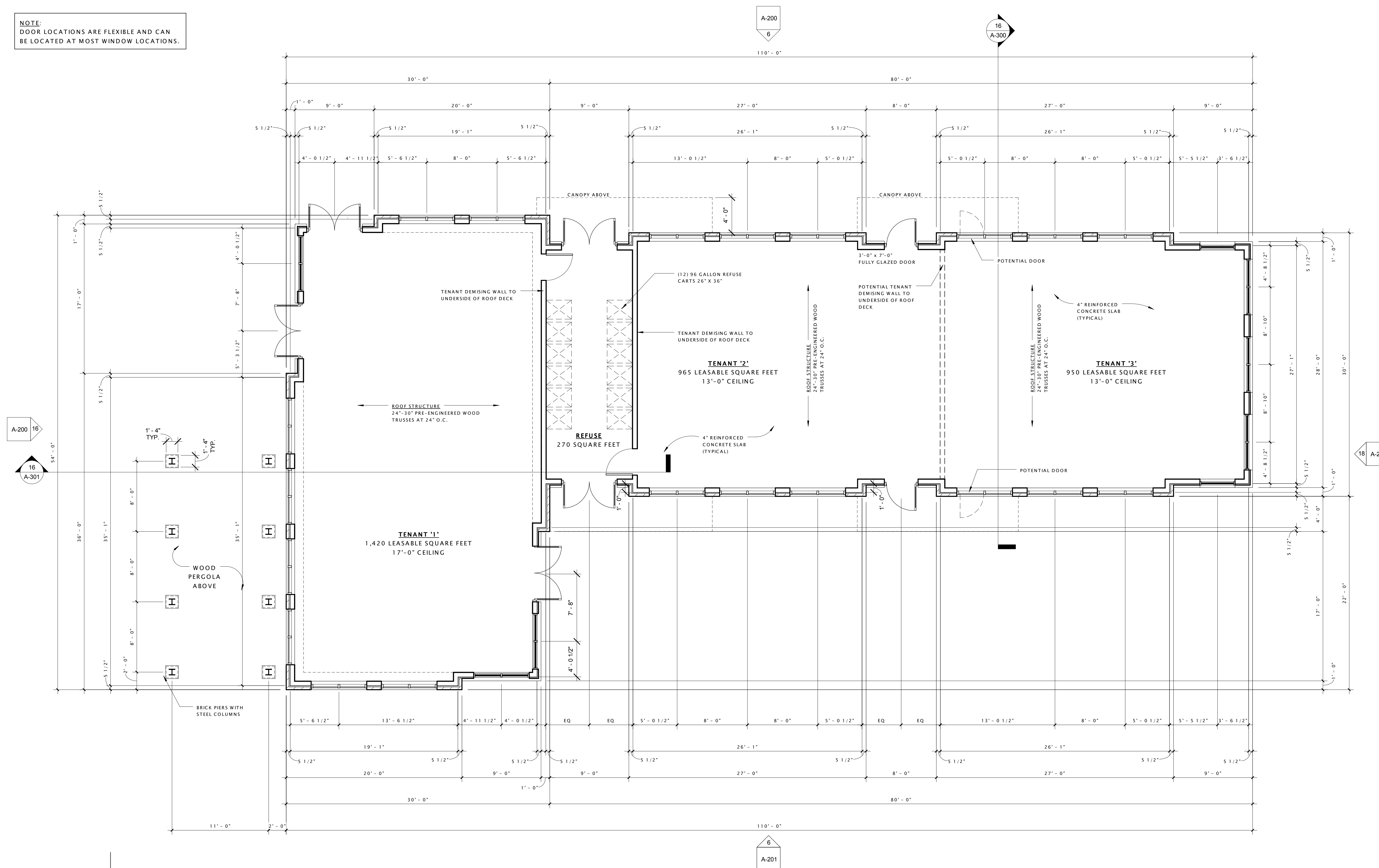
DATE OF ISSUANCE SEPTEMBER 14, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE
 GROUND FLOOR PLAN

SHEET NUMBER
A-101

NOTE:
 DOOR LOCATIONS ARE FLEXIBLE AND CAN
 BE LOCATED AT MOST WINDOW LOCATIONS.



EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTE
1	MASONRY #1	TBD			TBD	
2	MASONRY #2	TBD			TBD	
3	MASONRY #3	TBD			TBD	
4	METAL PANEL	TBD			TBD	
5	PREFINISHED METAL COPING	TBD			TBD	
6	METAL SIGNAGE	TBD			TBD	
7	METAL ENTRY CANOPY	TBD			TBD	
8	COPED STEEL PERGOLA COLUMN	TBD			TBD	
9	WOOD PERGOLA BEAM	TBD			TBD	
10	WOOD PERGOLA RIB	TBD			TBD	
11	ALUMINUM ENTRANCE DOOR(S)	TBD			TBD	

JLA

architects + planners

JOSEPH LEE + ASSOCIATES
 3325 wall street - suite 2700
 madison, wisconsin 53718
 608.241.9500

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SHEET TITLE

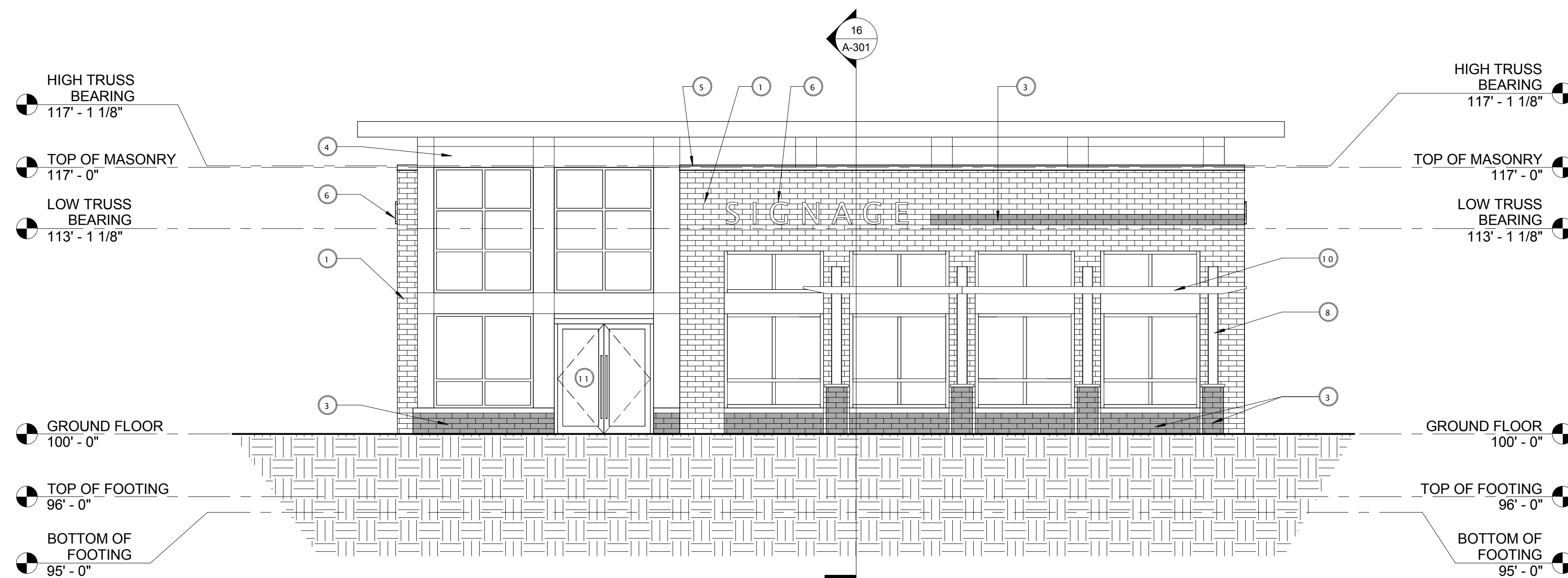
EXTERIOR ELEVATIONS

SHEET NUMBER

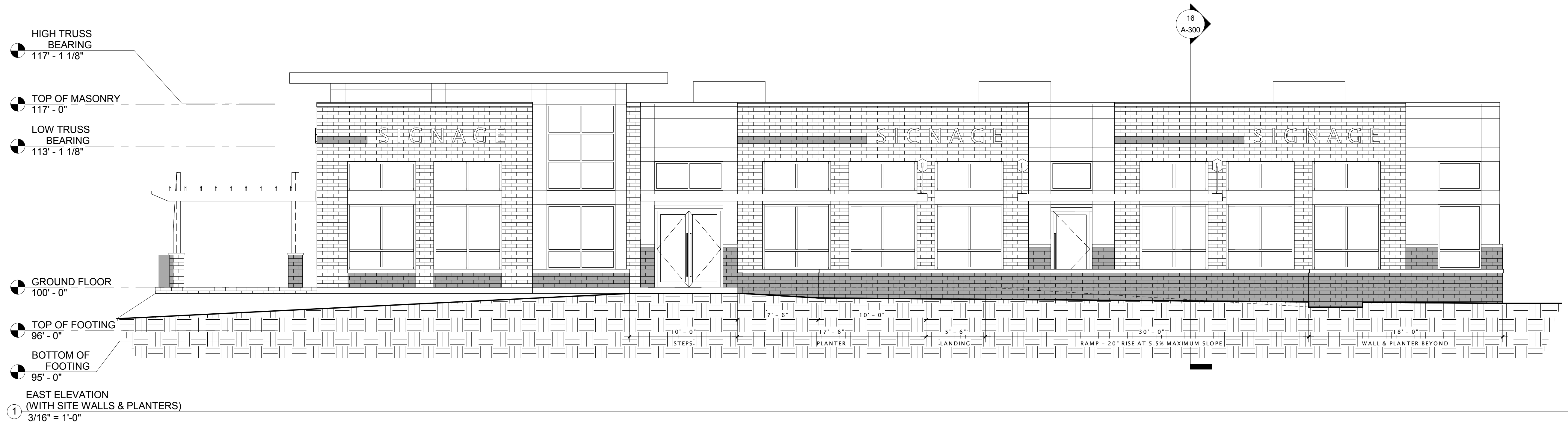
A-200



6 WEST ELEVATION (GEMINI DRIVE)
 3/16" = 1'-0"



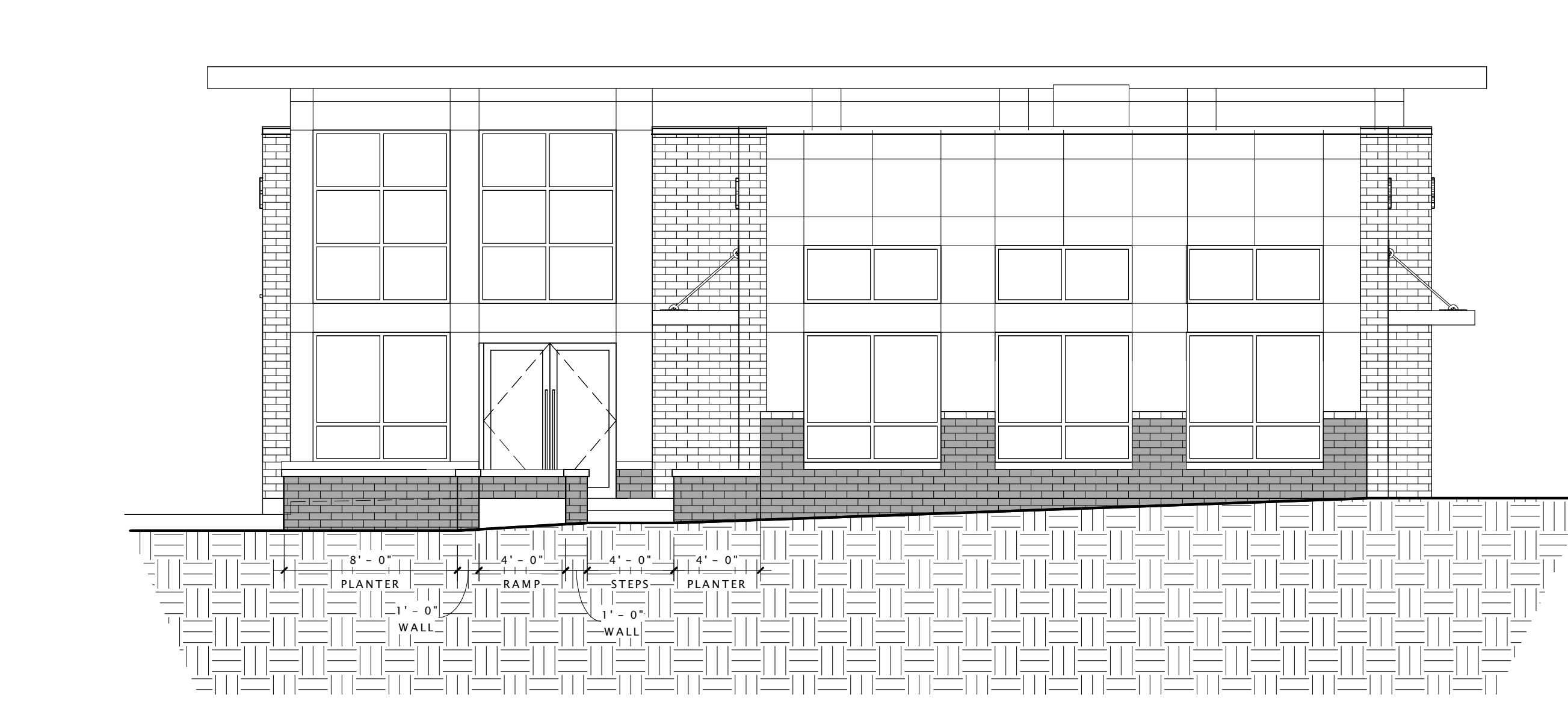
16 SOUTH ELEVATION
 (COTTAGE GROVE ROAD)
 3/16" = 1'-0"



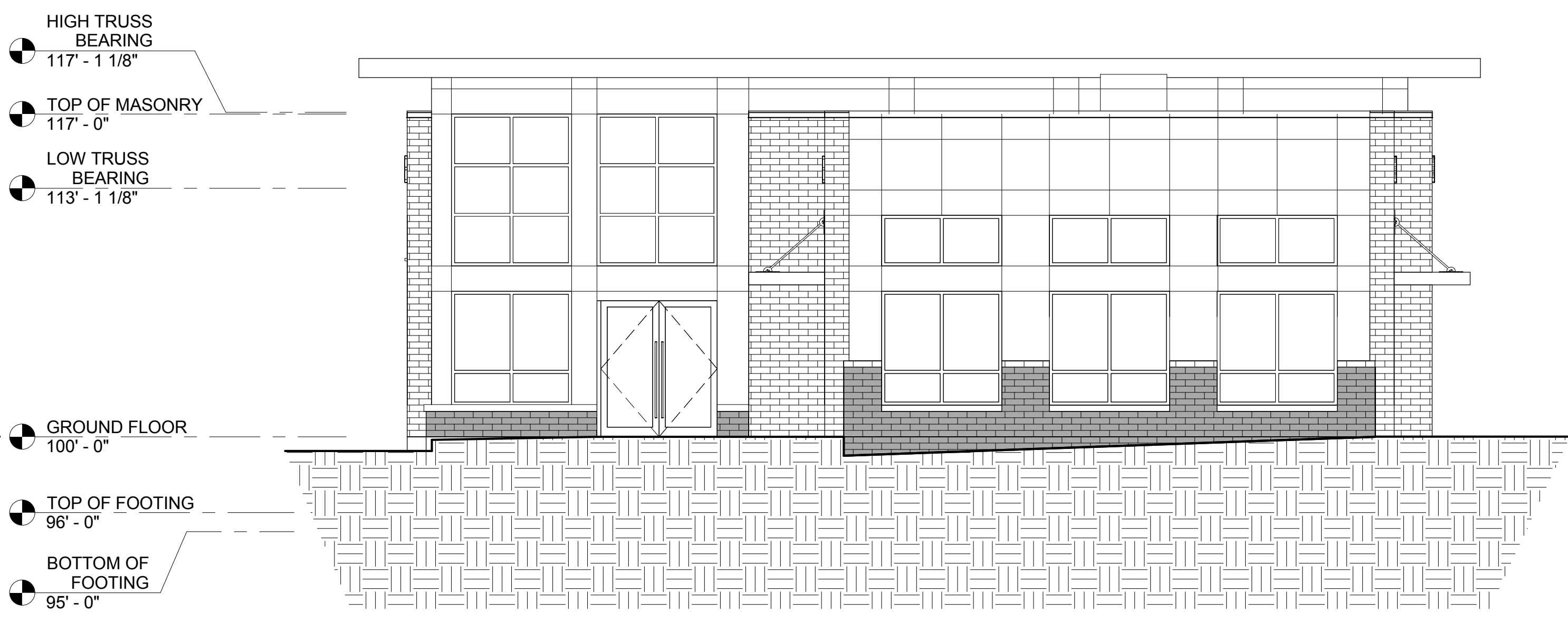
1 EAST ELEVATION
(WITH SITE WALLS & PLANTERS)
3/16" = 1'-0"



6 EAST ELEVATION
(BUILDING ONLY)
3/16" = 1'-0"



16 NORTH ELEVATION
(WITH SITE WALLS & PLANTERS)
3/16" = 1'-0"



18 NORTH ELEVATION
(BUILDING ONLY)
3/16" = 1'-0"

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DATE OF ISSUANCE SEPTEMBER 14, 2012

Revision Schedule

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201



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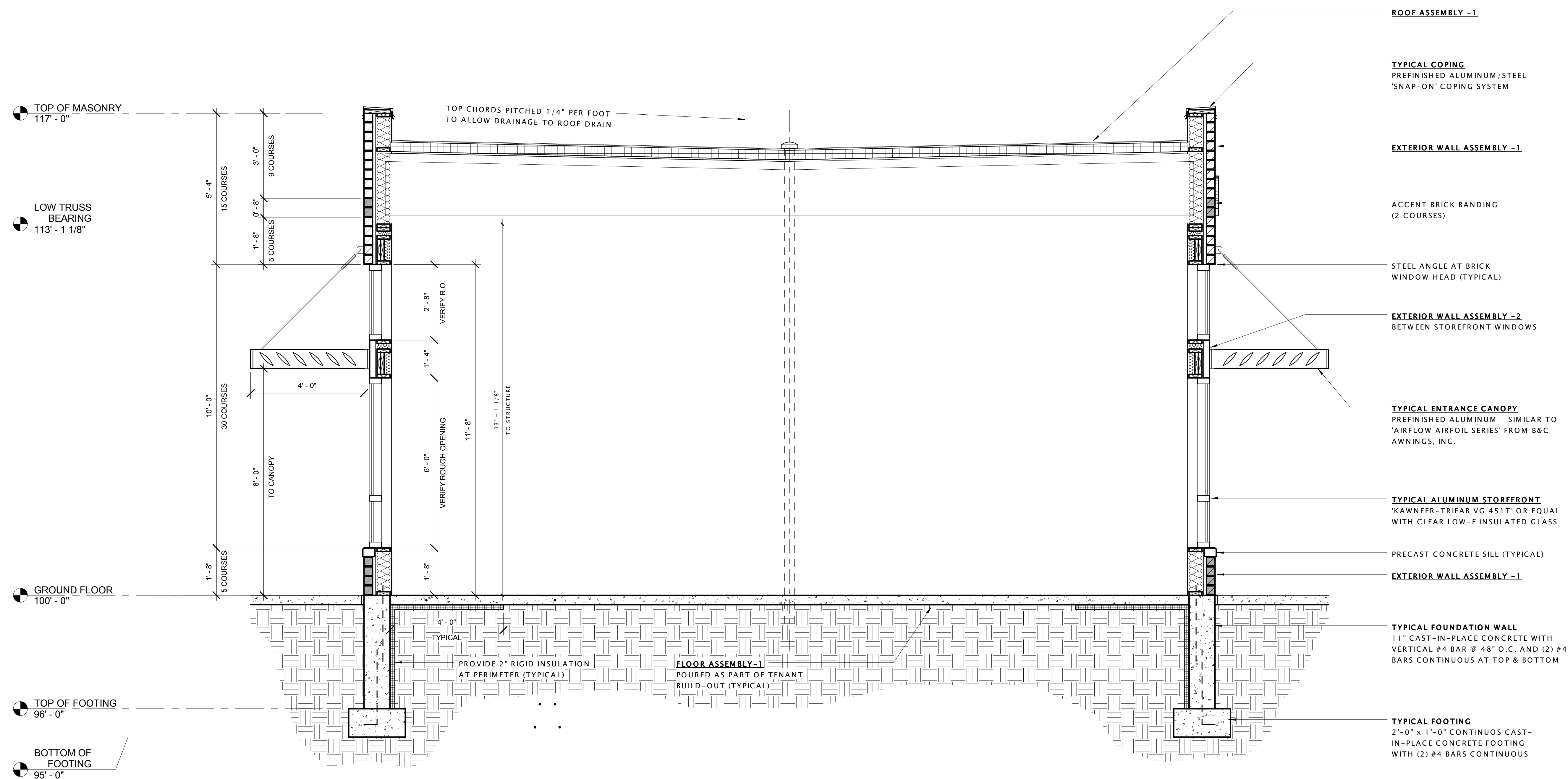
Revision Schedule		
Mark	Description	Date

SHEET TITLE

TYPICAL BUILDING SECTION

SHEET NUMBER

A-300





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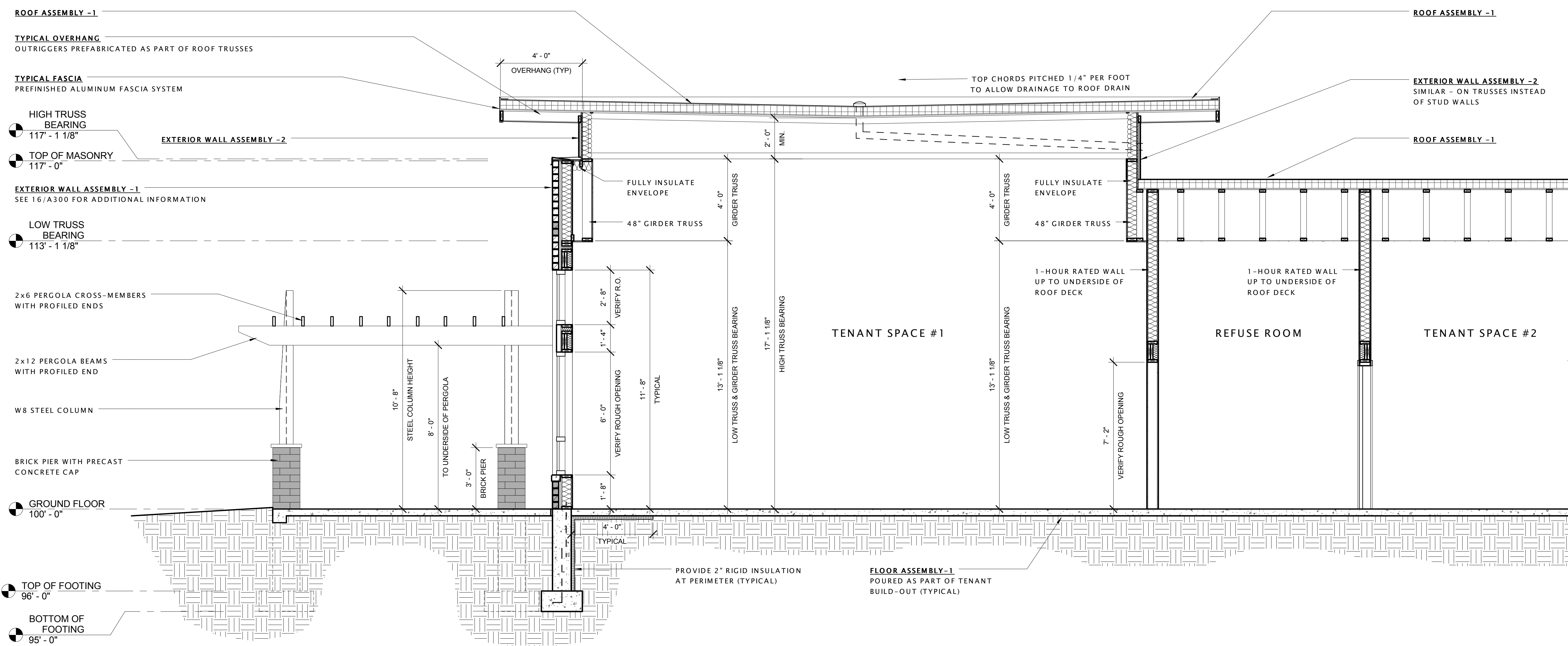
Revision Schedule		
Mark	Description	Date

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A-301



PLANTING NOTES

GENERAL

Digging
Contact local Digger's Hotline prior to any digging.

Topsoil
Topsoil shall be classified as a sandy loam soil to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be stripped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.

Fine Grading
Inspect site and verify that adequate topsoil has been provided for all seed and planting beds. Remove all trash and stone exceeding 2 inches in diameter from area to a depth of 2 inches prior to bed preparation and planting. Fine grade to within 1/2" of finished grade. All lawn areas to be sloped evenly to sheet drain and approximate contours on grading plan.

PLANTING

Plant starter mix
A 2:1 ratio mix of two parts peat moss and one part manure.

Trees
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree holes to be at least 2 times the spread diameter of the root ball. Use shovel to rough up sides of exposed walls. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Shrubs
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Perennials:
Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and milorganite, each at the rate of 1-2 lbs. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Rototill to blend and re-grade as necessary. Set plant depth to be same as grown in nursery. Water-in well.

MULCHING
Install a 3" layer of shredded bark throughout tree, shrub, and perennial planting beds. For trees in lawn, install a 4-5' diameter circle of mulch around each tree. Do not allow mulch to touch plant stems. Contractor shall provide shredded bark mulch from disease-free hardwood trees. Provide generally flat bark, maximum of 1" wide and 4" long, graded down to sawdust, and relatively free of deleterious matter.

BED EDGING
All planting beds adjacent to turf areas shall be edged with poly-vinyl edging. Install per manufacturer's instructions.

MAINTENANCE

Maintenance Period – Contractor shall provide regular maintenance until a date of 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.

PLANT GUARANTEE

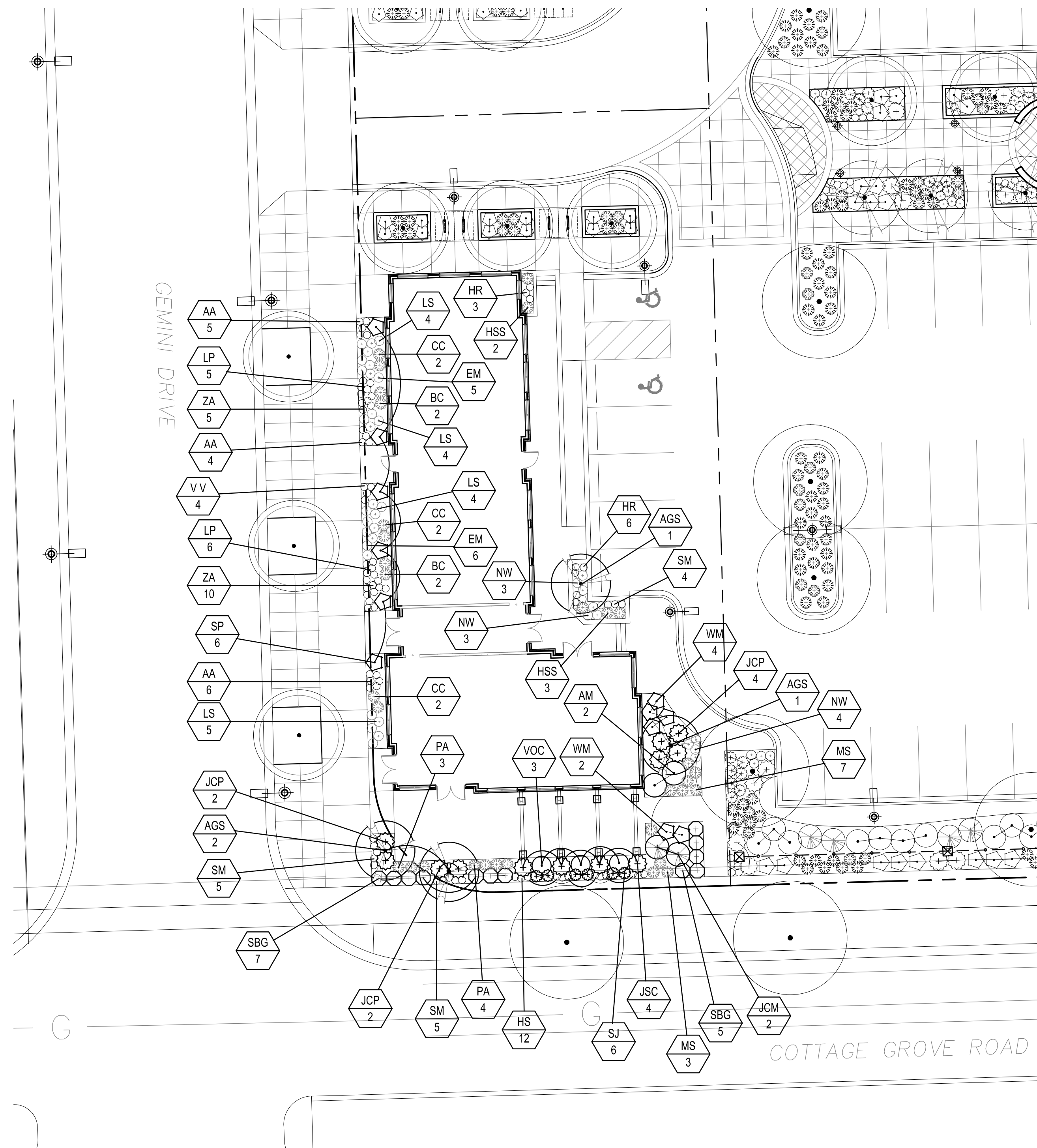
The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.

PLANTING REQUIREMENTS

Site has less than 20 parking stalls, and those stalls shown are included in the Copps Grocery store calculation.

PLANTING SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	PT VALUE	POINTS
Ornamental Trees								
AGS	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	8' Sq. Stem	B/B	As shown	15	60
Deciduous Shrubs								
AM	Aronia melanocarpa var. elata 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry	2	2 Gal.	Container	48" o.c.	2	4
SP	Salix purpurea nana	Dwarf Arctic Willow	6	5 Gal.	Container	48" o.c.	2	12
SBG	Spiraea x bumalda 'Gold Charm'	Gold Charm Spiraea	12	2 Gal.	Container	36" o.c.	2	24
SJ	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	6	2 Gal.	Container	30" o.c.	2	12
WM	Weigela 'Minuet'	Minuet Weigela	6	2 Gal.	Container	42" o.c.	2	12
VOC	Viburnum opulus 'Compactum'	Compact European Viburnum	3	18" Ht.	B/B	48" o.c.	2	6
Evergreen Shrubs								
JCM	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	2	5' Ht.	BB	60" o.c.	3	6
JSC	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	4	5 Gal.	Container	60" o.c.	3	12
Perennials								
AA	Aster azureus	Sky Blue Aster	15	1 Gal.	Container	12" o.c.		
BC	Bouteloua curtipendula	Sidecoats Gramma	4	3"	Container	12" o.c.		
CC	Calamagrostis canadensis	Bluejoint Grass	6	1 Gal.	Container	30" o.c.		
EM	Eupatorium maculatum 'Little Joe'	Little Joe Pye Weed	11	1 Gal.	Container	24" o.c.		
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oats Grass	5	1 Gal.	Container	24" o.c.		
HS	Hemerocallis 'Stella d'Oro'	Low Yellow-Gold Daylily	12	1 Gal.	Container	18" o.c.		
HR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	9	1 Gal.	Container	18" o.c.		
LS	Lobelia siphilitica	Great Blue Lobelia	17	1 Gal.	Container	24" o.c.		
LP	Lupinus perennis	Lupine	11	1 Gal.	Container	18" o.c.		
MS	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	10	1 Gal.	Container	30" o.c.		
NW	Nepeta x 'Walker's Low'	Walker's Low Catmint	10	1 Gal.	Container	24" o.c.		
PA	Pennisetum alopecuroides 'Hamlet'	Hamlet Dwarf Fountain Grass	7	1 Gal.	Container	24" o.c.		
SM	Salvia x 'May Night'	May Night Salvia	14	1 Gal.	Container	18" o.c.		
VV	Veronicastrum virginicum	Culver's Root	4	1 Gal.	Container	18" o.c.		
ZA	Zizia aurea	Golden Alexanders	15	1 Gal.	Container	18" o.c.		
Total Points								148



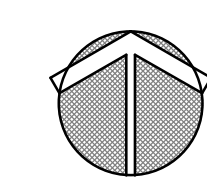
REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 16'-0"
DATE: 9/14/12
DRAWN BY: JDS

GVC C3 RETAIL

L1.0



COTTAGE GROVE ROAD

GEMINI DRIVE

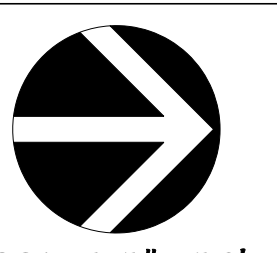
FIRE HYDRANT

FIRE HYDRANT

FIRE ACCESS LANE

GRANDVIEW COMMONS
C3 RETAIL BUILDING

FIRE ACCESS PLAN
GARNDVIEW COMMONS C3 RETAIL BUILDING
5925 SHARPSBURG DRIVE
MADISON, WISCONSIN



SCALE: 1" = 10'
(PAGE SIZE: 24x36)

DATE: 09-19-12
REVISED:

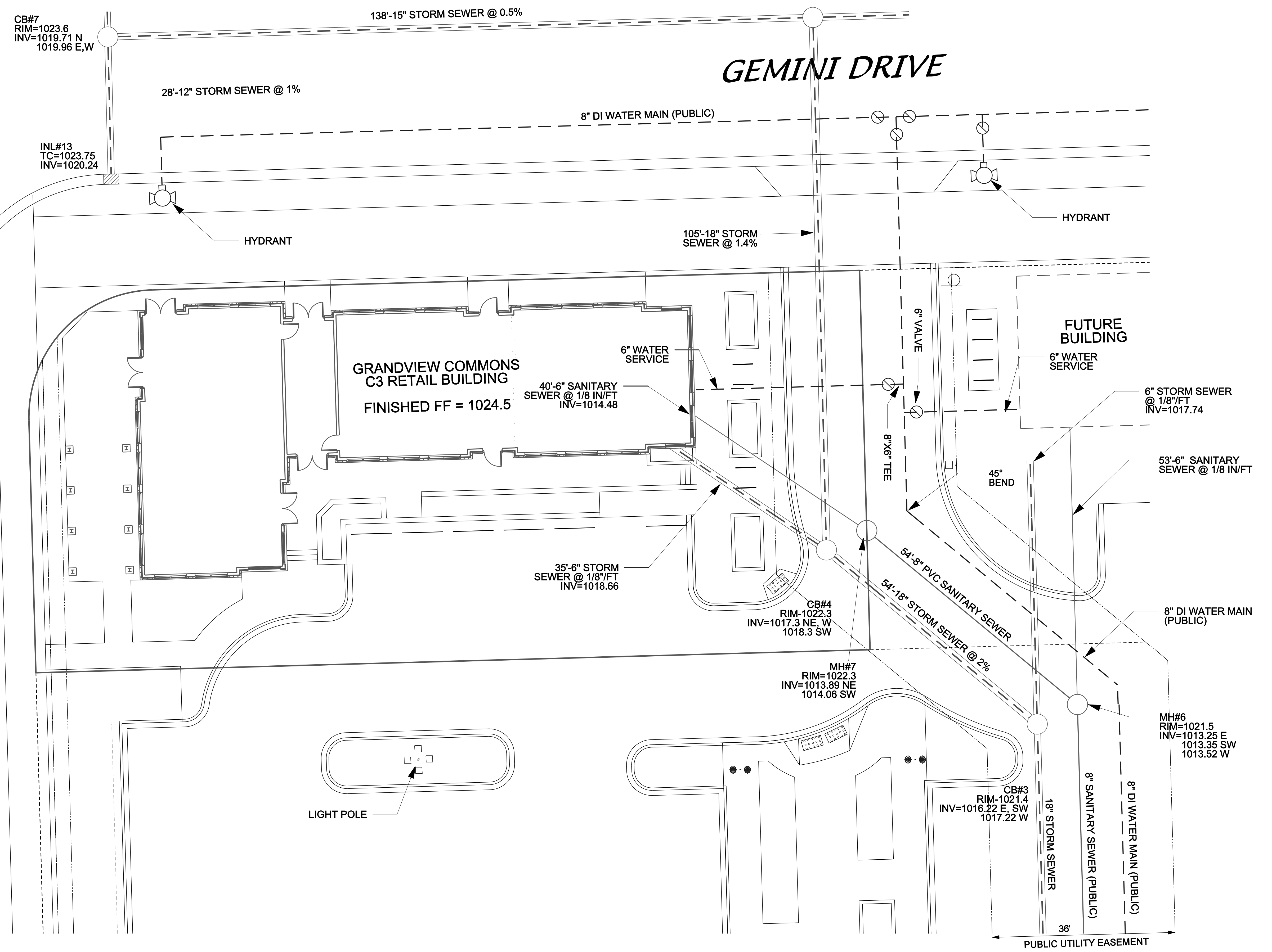
DRAWN BY: B,H

FN: 12-05-134

Sheet Number:
C104

COTTAGE GROVE ROAD

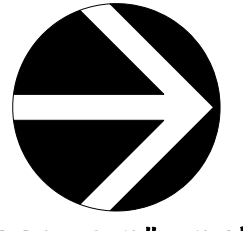
3' 1" PUBL EASE



CONSTRUCTION OF ALL PUBLIC AND PRIVATE UTILITIES SHALL CONFORM WITH CITY OF MADISON STANDARDS

LEGEND

	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED CATCHBASIN OR MANHOLE
	PROPOSED INLET



SCALE: 1" = 10'
 (PAGE SIZE: 24x36)

DATE: 09-19-12
 REVISED:

DRAWN BY: B.H

FN: 12-05-134

Sheet Number:
C102

COTTAGE GROVE ROAD

GEMINI DRIVE

GRANDVIEW COMMONS
 C3 RETAIL BUILDING
 FINISHED FF = 1024.5

FUTURE BUILDING

GRADING & EROSION CONTROL ACTIVITIES SHALL CONFORM TO CHAPTER 37 AND ALL CITY OF MADISON STANDARDS

LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT GRADE

PROPOSED IMPROVEMENTS ON GEMINI DRIVE TO BE CONSTRUCTED AS PART OF THE PLAT DEVELOPMENT AND SHALL BE IN CONFORMANCE WITH PLANS ISSUED BY THE CITY ENGINEER AND ARE NOT APPROVED AS PART OF THIS PLAN

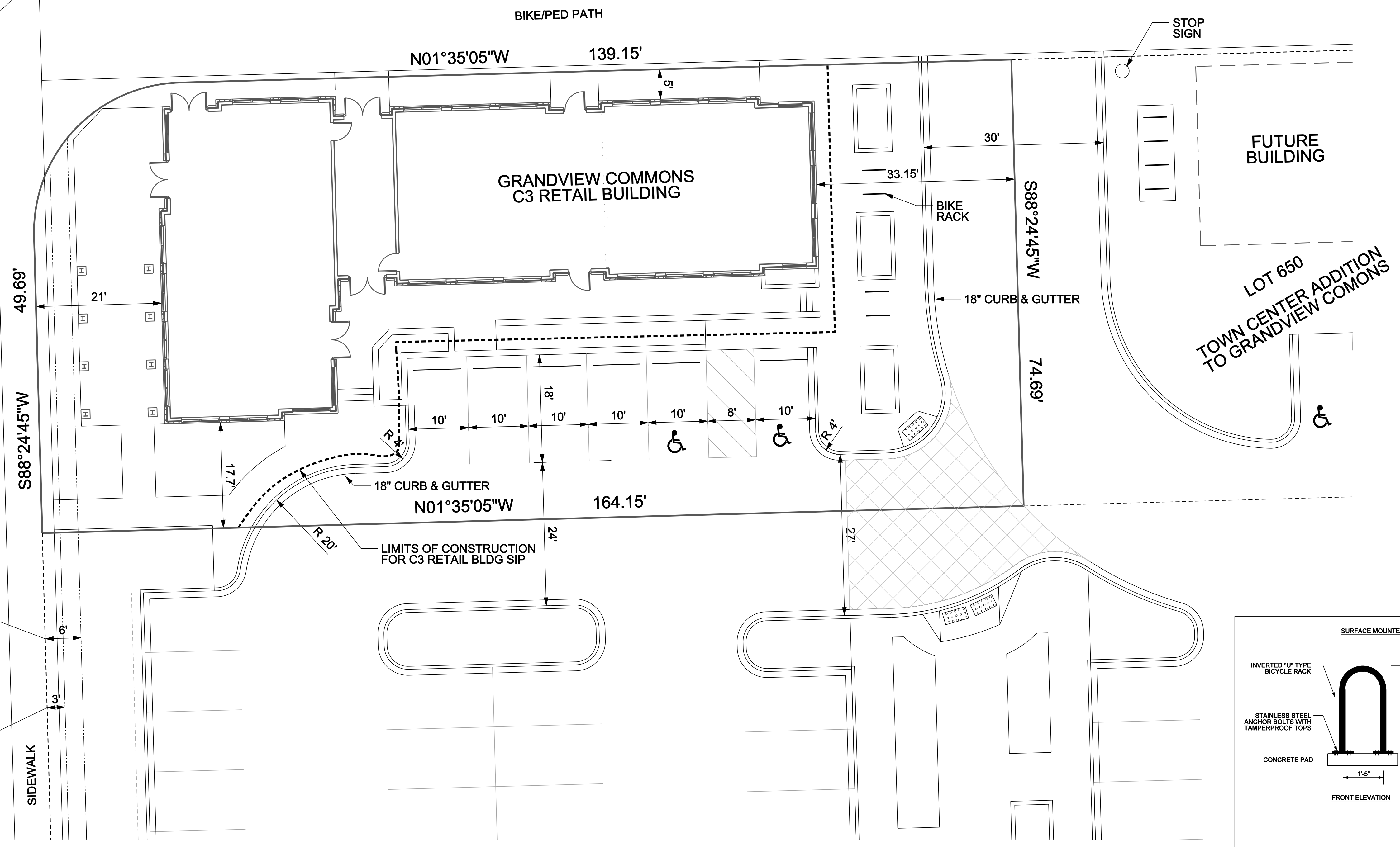
GEMINI DRIVE

CONSTRUCT COMMERCIAL DRIVE ENTRANCE PER CITY OF MADISON STANDARDS

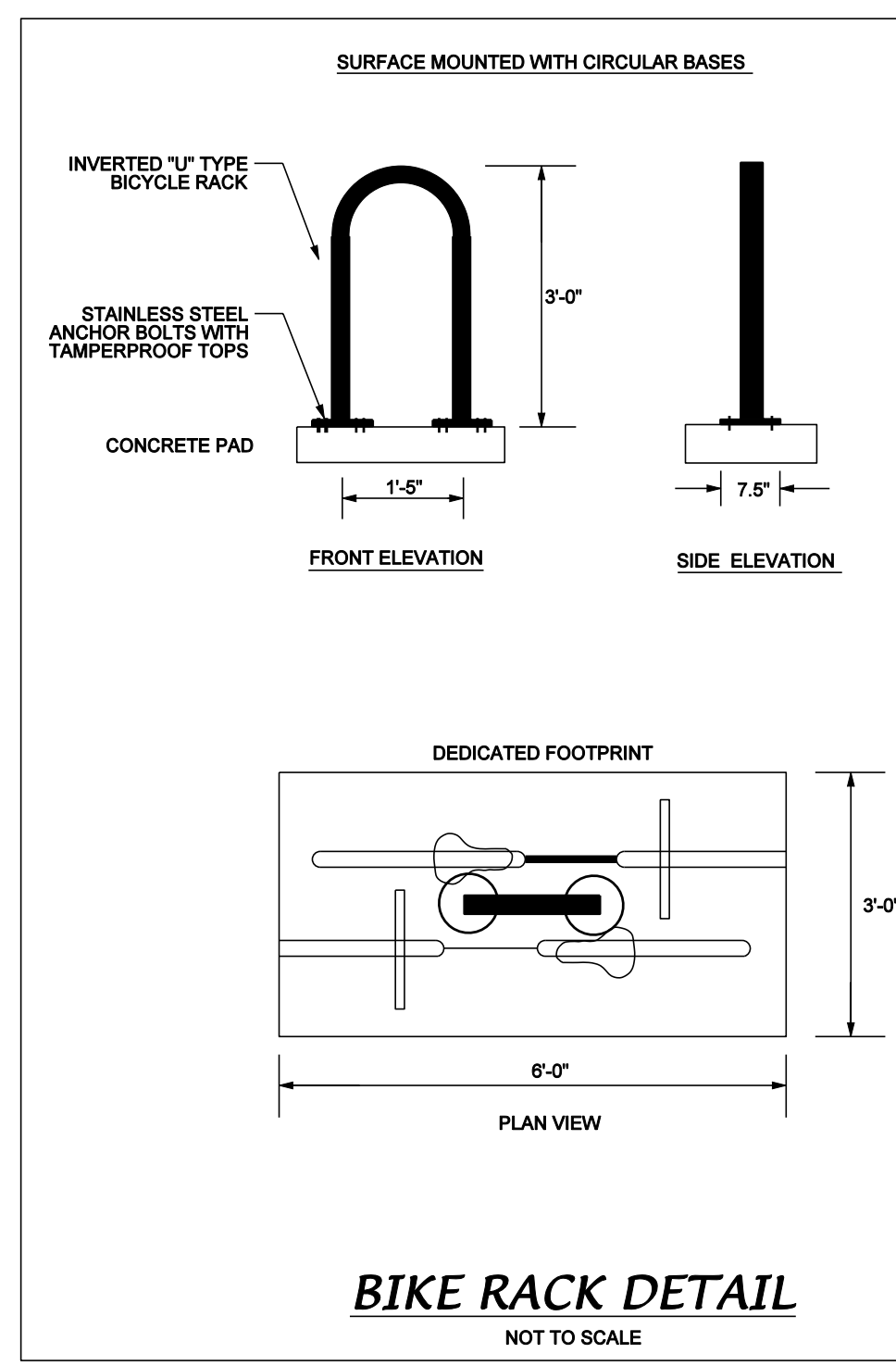
COTTAGE GROVE ROAD

PUBLIC UTILITY EASEMENT DOC NO 3709564

PUBLIC SIDEWALK EASEMENT



LOT 648 TOWN CENTER ADDITION TO GRANDVIEW COMMONS



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

SITE PLAN

GARNDVIEW COMMONS C3 RETAIL BUILDING

5925 SHARPSBURG DRIVE
MADISON, WISCONSIN

SCALE: 1" = 10'
(PAGE SIZE: 24x36)

DATE: 09-19-12
REVISED:

DRAWN BY: B/H

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Sheet Number:
C101