

GVC Town Center - 'B' Block

MADISON, WI



SIP SUBMITTAL



JLA
architects

JLA PROJECT NUMBER: 15-0521

JULY 22, 2015

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

LEGEND

-  18" CONCRETE CURB & GUTTER
-  PROPOSED BUILDING

GENERAL NOTES

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



JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE, SUITE 2100
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 15-0521

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

15-0521 GVC Town Center Center

GVC Town Center - 'B' Block

PROGRESS DOCUMENTS

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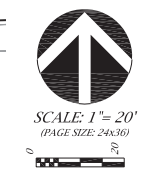
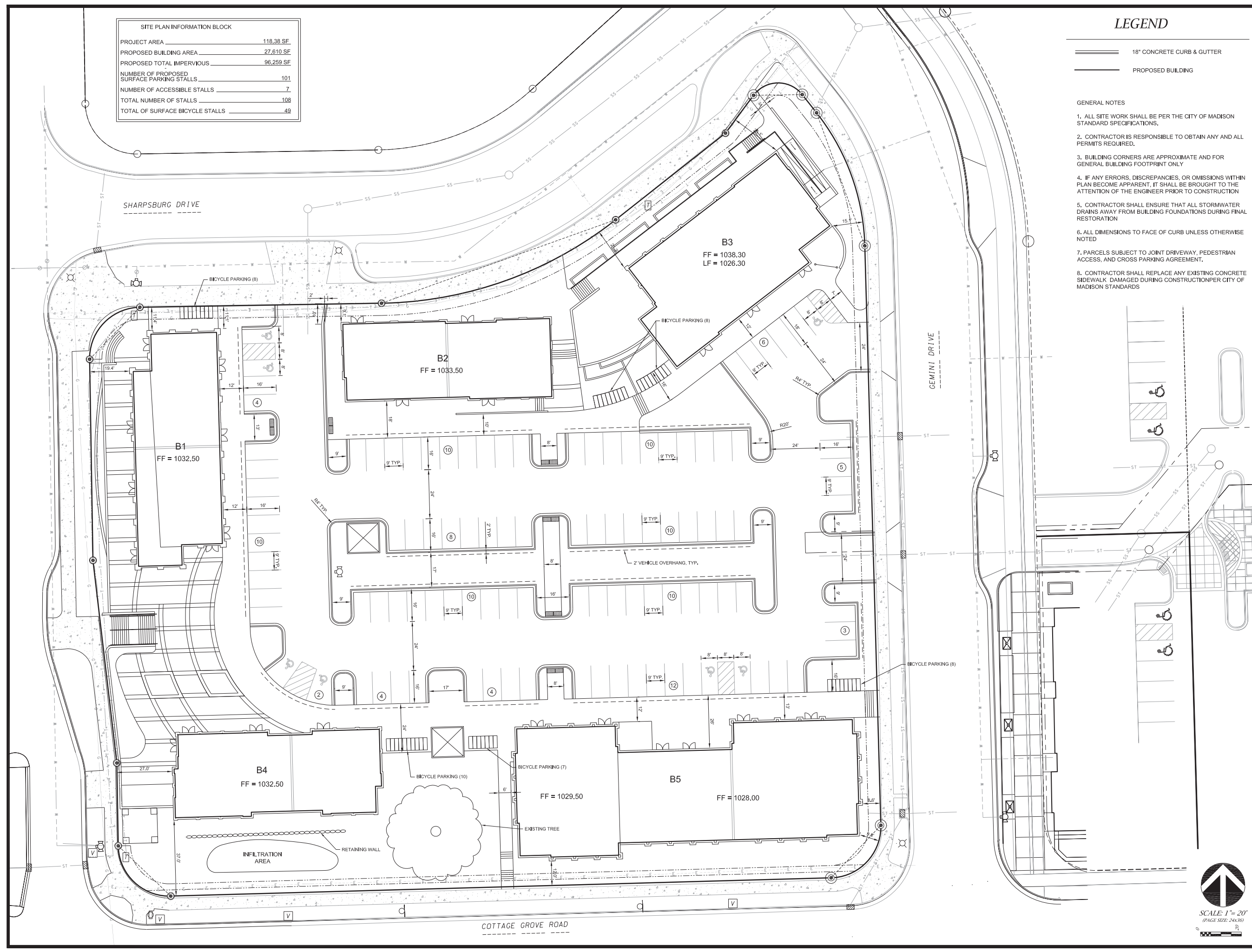
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE






SITE PLAN

SHEET NUMBER

C 101



LEGEND

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

GRADING AND EROSION CONTROL NOTES:

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



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**15-0521 GVC Town Center
Center**

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

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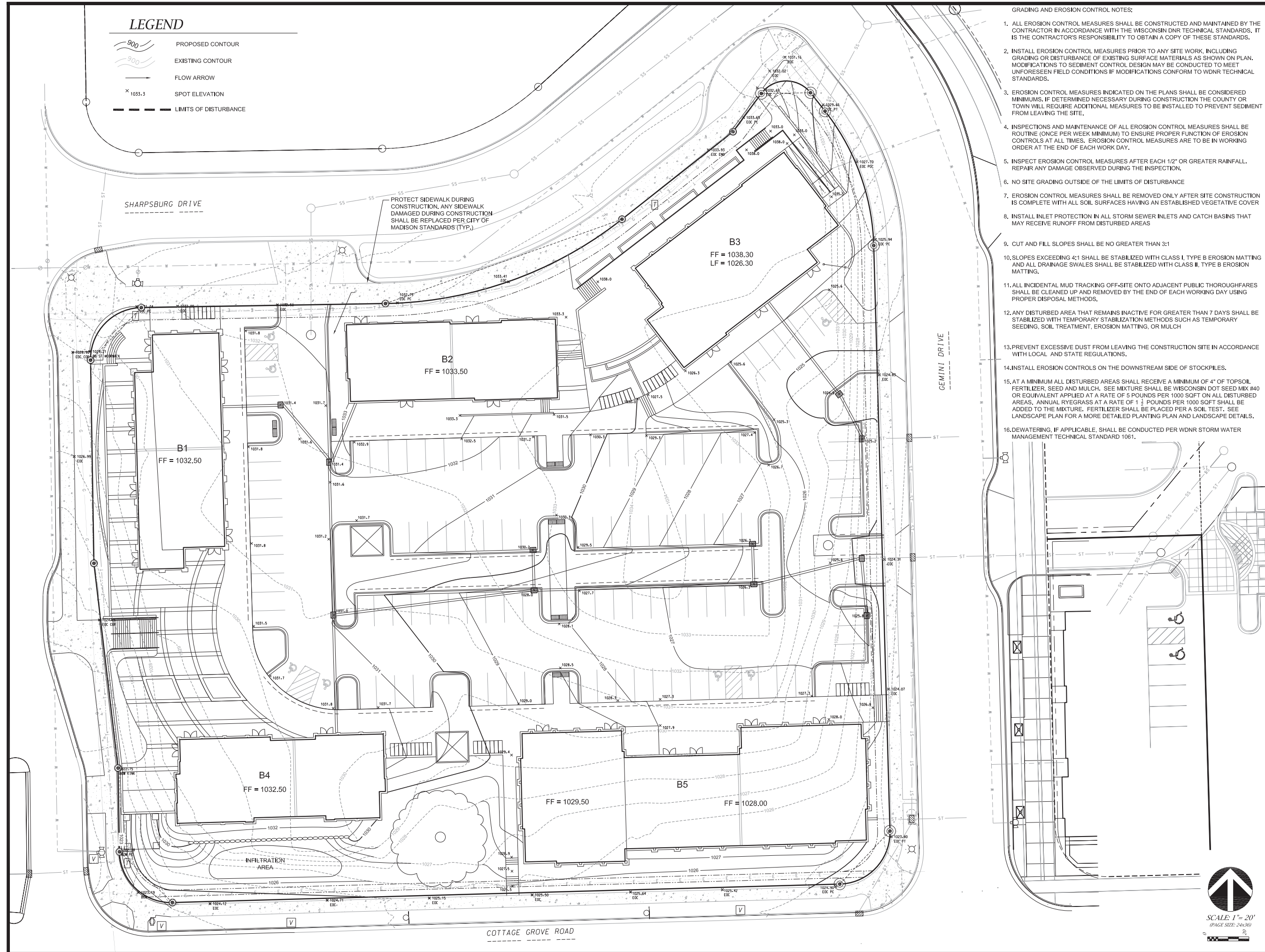
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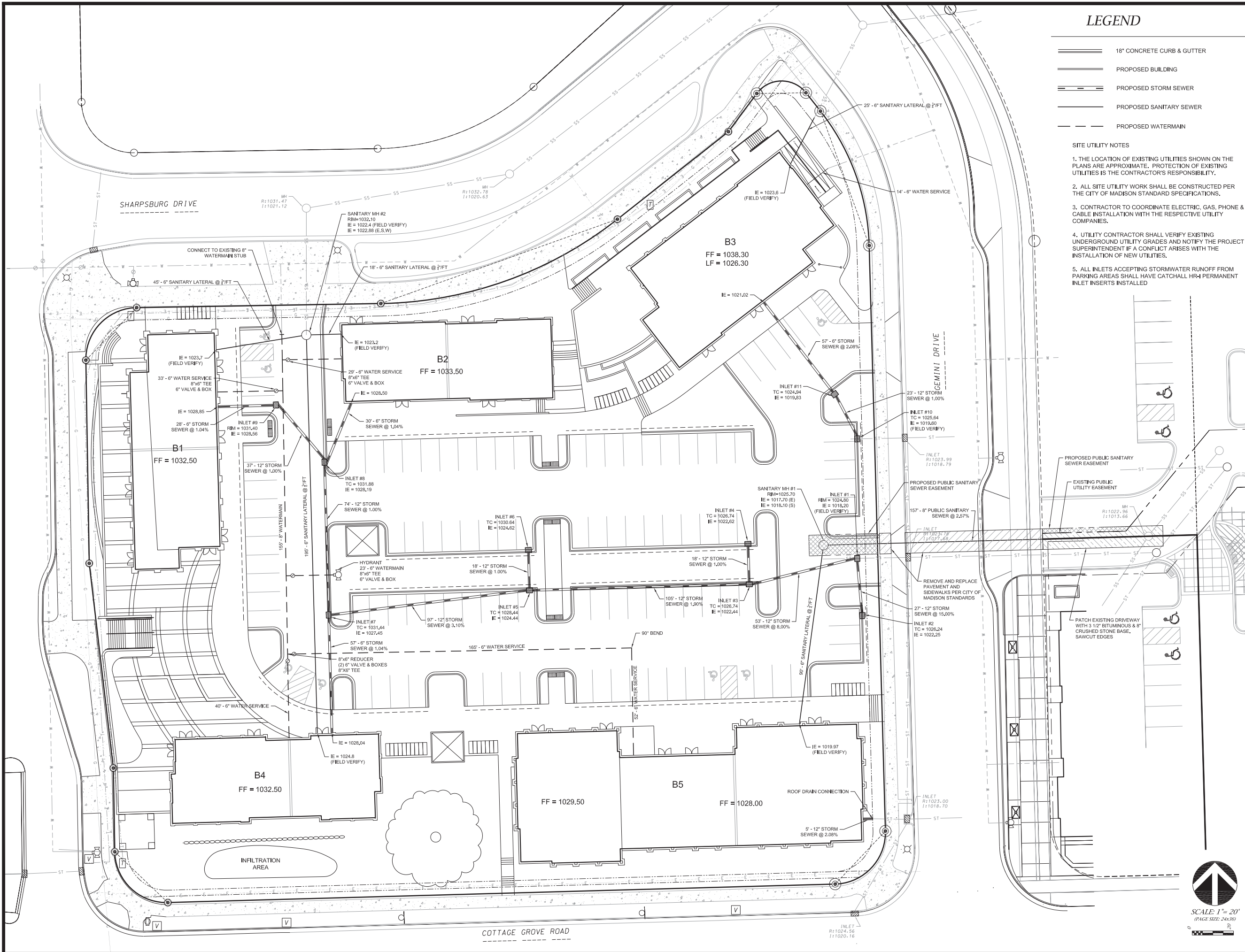
SHEET TITLE

**GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER

C 102





LEGEND

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

SITE UTILITY NOTES

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



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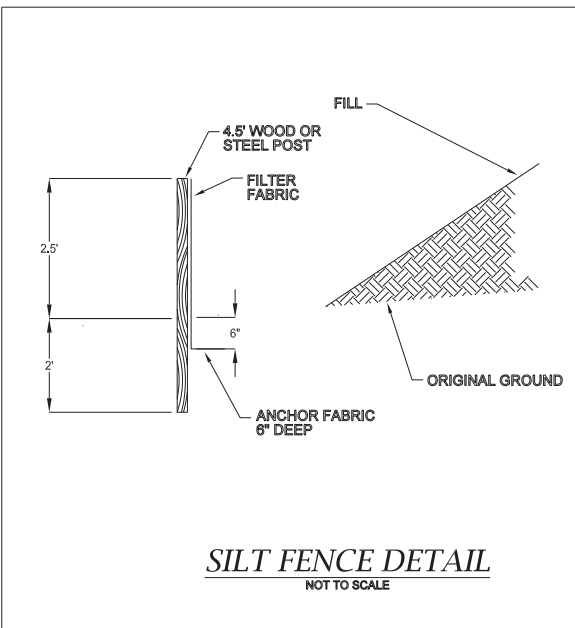
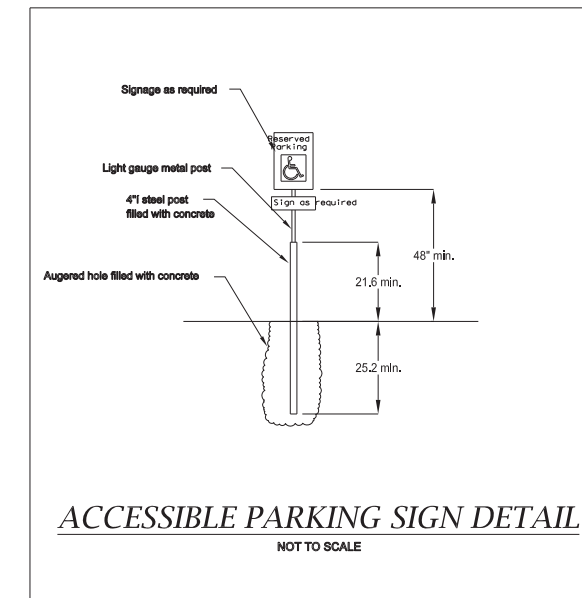
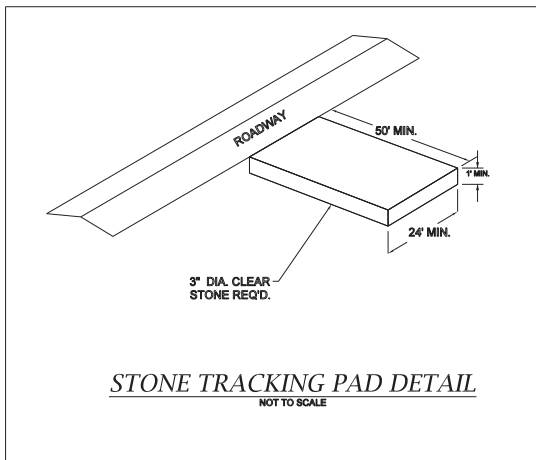
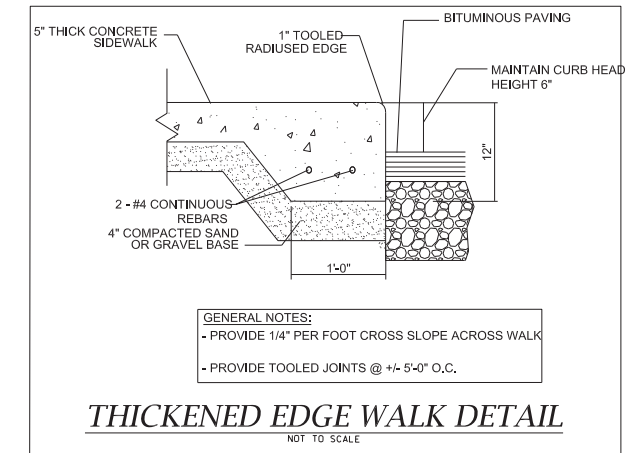
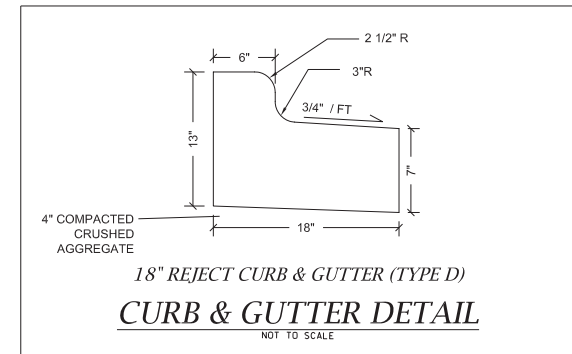
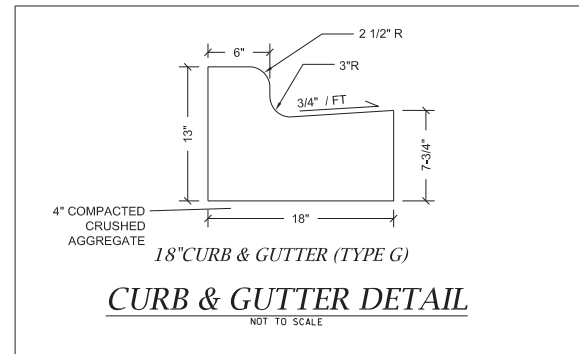
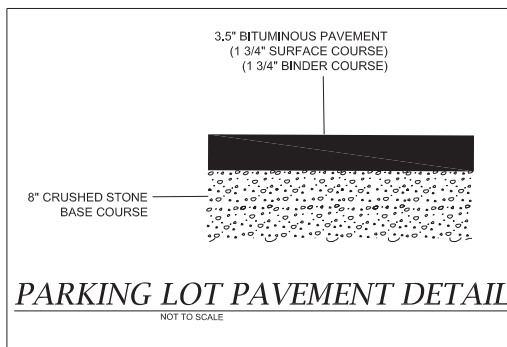
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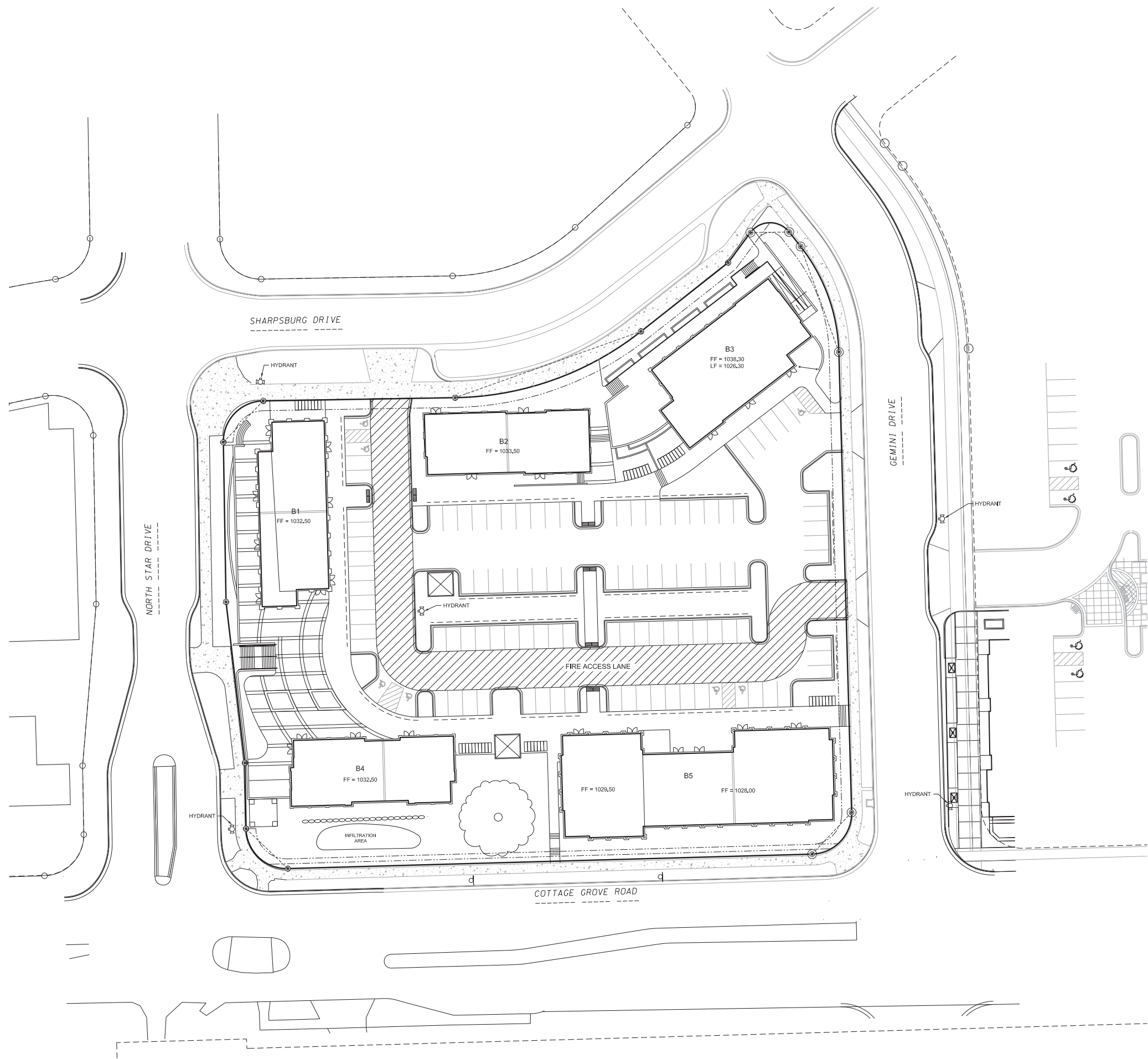
UTILITY PLAN

SHEET NUMBER

C 103







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SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C 105



CITY OF MADISON LANDSCAPE WORKSHEET

LANDSCAPE CALCULATIONS:
TOTAL SQUARE FOOTAGE OF DEVELOPED AREA: 91,585 SQ FT
TOTAL LANDSCAPE POINTS REQUIRED: 1,530 PTS.

CREDITS / EXISTING LANDSCAPING: 200 PTS.
NEW / PROPOSED LANDSCAPING: 1946 PTS.

TOTAL POINTS PROVIDED: 2146 PTS.

PLANT LIST

KEY	SCIENTIFIC NAME	QTY	PLANTING SIZE	ROOT CONDITION
DECIDUOUS TREES				
AFJ	Acer x freemanii 'Jefferson'	2	2 1/2"	B&B
CO	Celtis occidentalis	3	2 1/2"	B&B
GB	Ginkgo biloba 'Autumn Gold'	1	2 1/2"	B&B
GT	Gleditsia triacanthos var. 'Inermis' 'Skyline'	4	2 1/2"	B&B
QM	Quercus macrocarpa	2	2 1/2"	B&B
UA	Ulmus americana 'Jefferson'	5	2 1/2"	B&B
ORNAMENTAL TREES				
AG	Amelanchier x grandiflora 'Autumn Brilliance'	3	2"	B&B
MJ	Milvium 'Jewelbird'	4	2"	B&B
PC	Pyrus Calleryana 'Chanticleer'	6	2"	B&B
EVERGREEN TREES				
TO	Thuja occidentalis 'Techny'	14	6"	B&B
TS	Thuja occidentalis 'Smaragd'	8	6"	B&B
EVERGREEN SHRUBS				
TM	Taxus x media 'Taunton'	34	24"	B&B
DECIDUOUS SHRUBS				
AM	Aronia melanocarpa var. elata	40	#5	Cont.
BM	Buxus 'Green Velvet'	6	#3	Cont.
HA	Hydrangea arborescens 'Annabelle'	8	#3	Cont.
IV	Ilex virginica 'Spirit'	3	#5	Cont.
RA	Rhus aromatica 'Gro-Low'	22	#3	Cont.
RR	Rosa 'Radrazz'	26	#3	Cont.
VD	Viburnum dentatum 'Synnestvedt'	22	#5	Cont.
WF	Wegluga hirtida 'Alexandra'	15	#5	Cont.
ORNAMENTAL GRASSES / PERENNIALS				
CA	Callamagrostis x acutiflora 'Karl Foerster'	60	#1	Cont.
CP	Carex pensylvanica	192	4.5	Pot
EP	Echinops purpurea	120	4.5	Pot
HK	Hosta 'Krossa Regal'	10	#1	Cont.
HP	Hemerocallis 'Pardon Me'	6	#1	Cont.
LS	Liatris spicata 'Kobold'	64	4.5	Pot
PV	Panicum virgatum 'Prairie Fire'	12	#1	Cont.
RV	Rudbeckia 'Viete's Little Suzie'	64	4.5	Pot
SA	Sedum spectabile 'Autumn Joy'	10	#1	Cont.
SH	Sporobolus heterolepis	24	#1	Cont.
SN	Salvia nemerosa 'Maynacht'	27	#1	Cont.
SS	Schizachyrium scoparium	38	#1	Cont.
VM	Vilca minor	64	4.5	Pot

- Washed Stone over fabric weed barrier / Landscape Edging
- Bark Mulch / Trench Cut Edge

BIORETENTION PLANT PLUGS

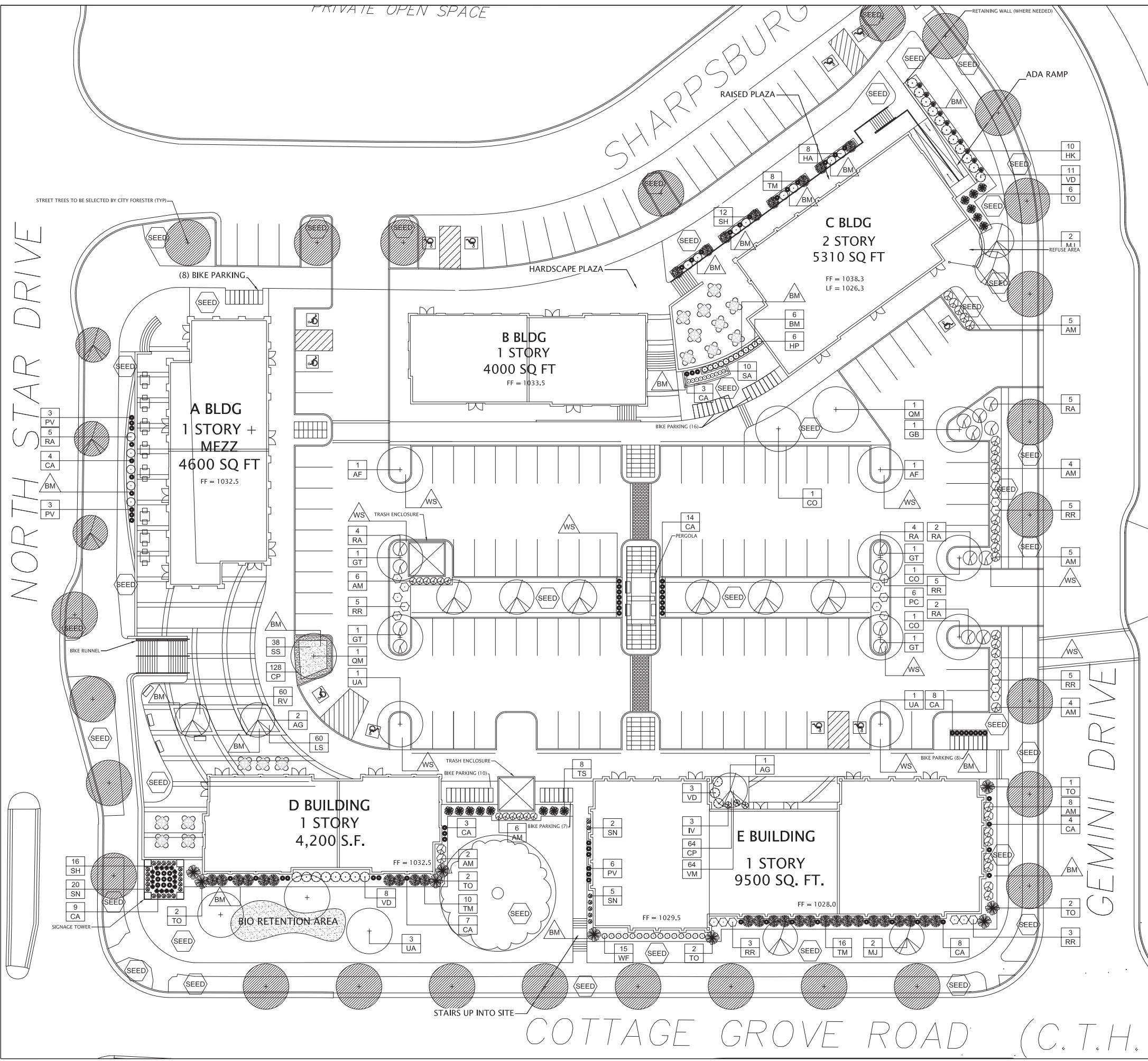
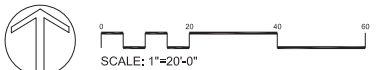
Plant Name	QTY	Size	Planting Method	Notes
Butterfly Weed	64	2.5"	Plug	12" O.C.
Blue False Indigo	32	2.5"	Plug	12" O.C.
White False Indigo	32	2.5"	Plug	12" O.C.
Purple Coneflower	64	2.5"	Plug	12" O.C.
Blue Flg Iris	64	2.5"	Plug	12" O.C.
Cardinal Flower	32	2.5"	Plug	12" O.C.
Marsh Blazingstar	64	2.5"	Plug	12" O.C.
Brown Eyed Susan	64	2.5"	Plug	12" O.C.
Stiff Goldenrod	32	2.5"	Plug	12" O.C.
Bottlebrush Sedge	32	2.5"	Plug	12" O.C.
Fox Sedge	64	2.5"	Plug	12" O.C.
Torey's Rush	32	2.5"	Plug	12" O.C.
Switch Grass	64	2.5"	Plug	12" O.C.

GENERAL NOTES:

- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
- BED EDGING TO BE DIMEX EDGEPRO OR EQUIVALENT

BIKE PARKING AND AMENITIES NOTES:

- SEE SITE PLAN FOR DETAILED LAYOUT



GRANDVIEW COMMONS TOWN CENTER
Cottage Grove Road
Madison, Wisconsin

Date: 7-20-15
Scale: 1"=20'-0"
Designer:BNF/MM
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be construed as "bidable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

15-0521 GVC Town Center
Center

SIP SUBMITTAL

GVC Town Center - 'B'
Block

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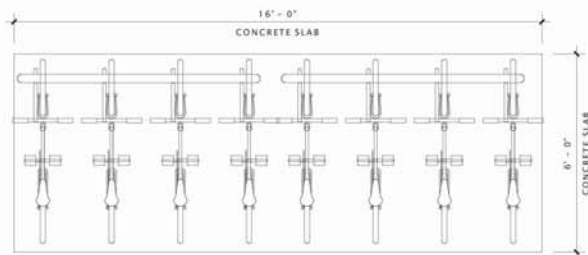
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ARCHITECTURAL SITE PLAN - 'B' BLOCK

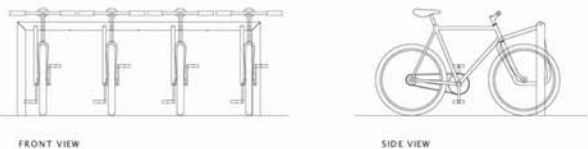
SHEET NUMBER

ASP-101

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



PLAN VIEW



FRONT VIEW

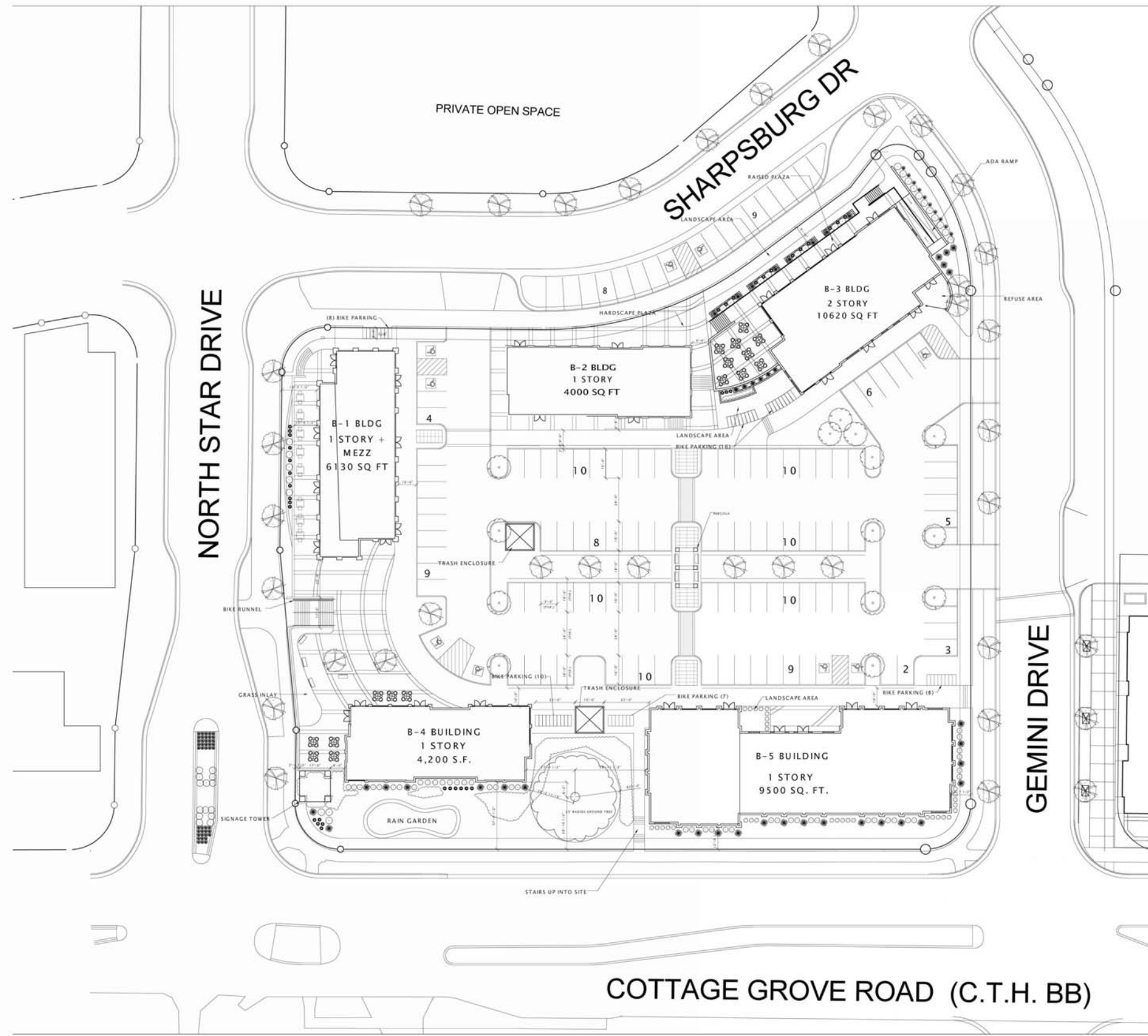
SIDE VIEW



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

SITE DATA		
PARKING		
SITE	OFF-SITE	TOTAL
106	17	123

SITE DATA	
BICYCLE PARKING	49



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

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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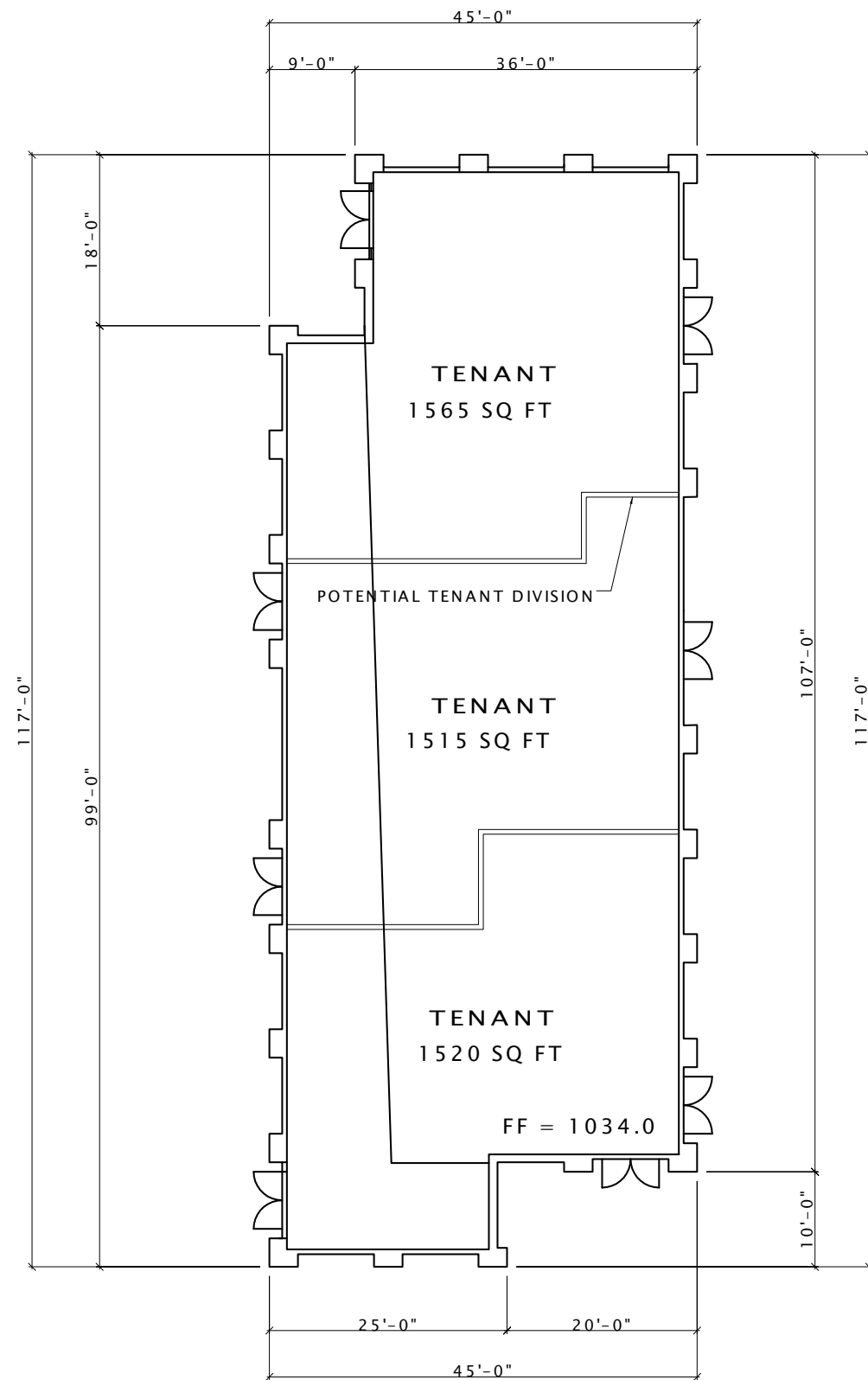
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SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101-B1



B-1 BLDG
1 STORY +
MEZZ
6130 SQ FT



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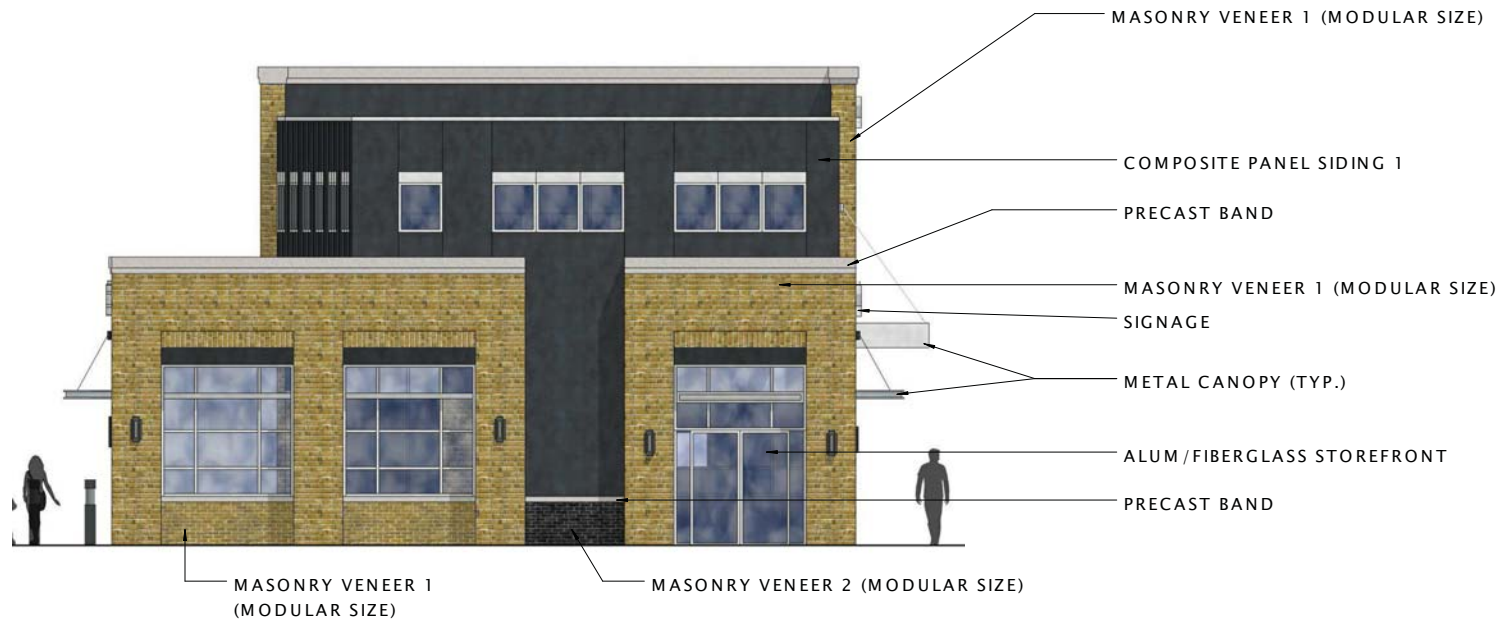
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B1



6 B1 SOUTH ELEVATION
3/16" = 1'-0"



16 B1 WEST ELEVATION
3/16" = 1'-0"

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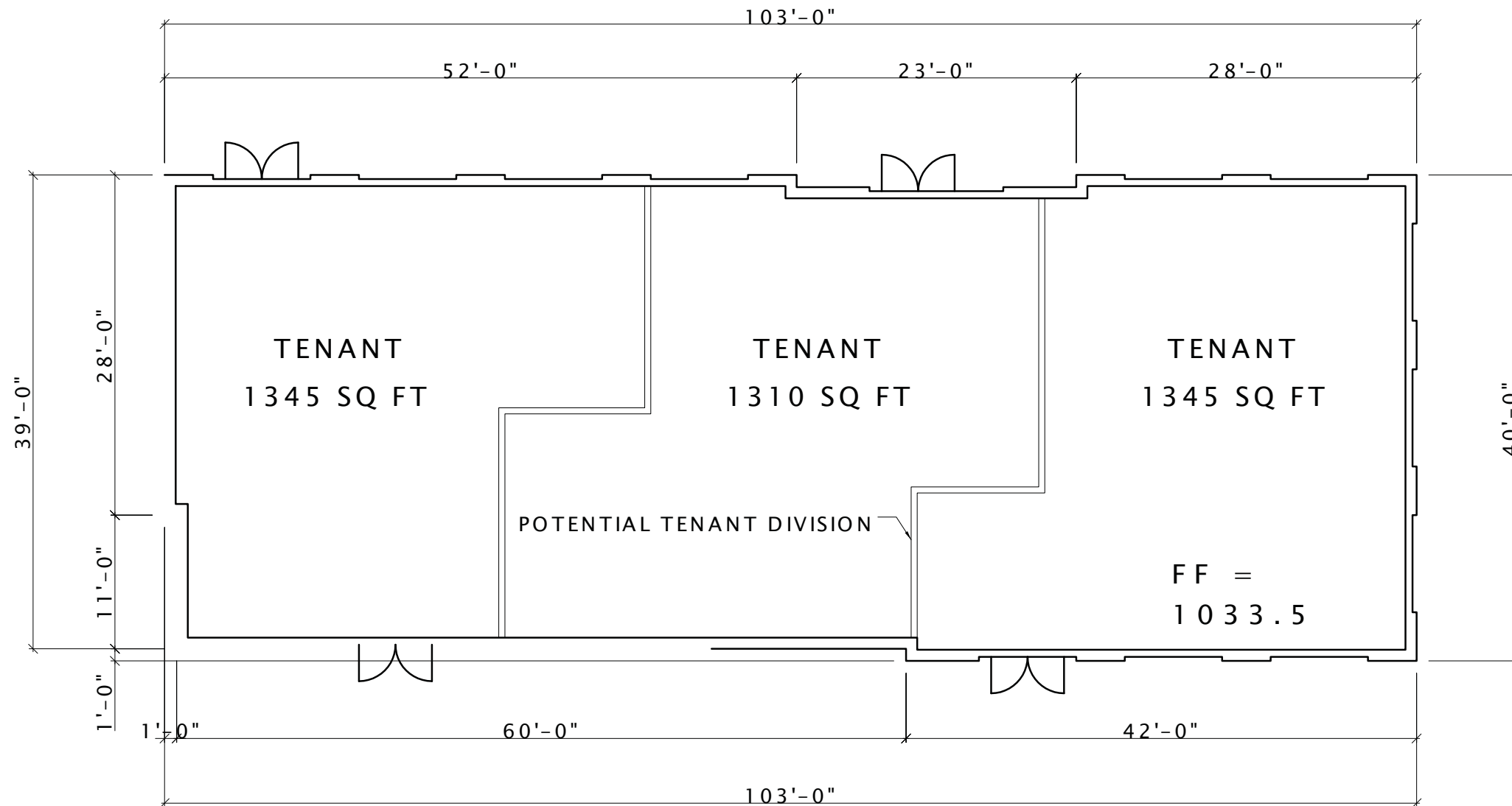
A201-B1



⑥ B1 NORTH ELEVATION
3/16" = 1'-0"



⑩ B1 EAST ELEVATION
3/16" = 1'-0"



**B-2 BLDG
1 STORY
4000 SQ FT**

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FIRST FLOOR PLAN

SHEET NUMBER

A101-B2



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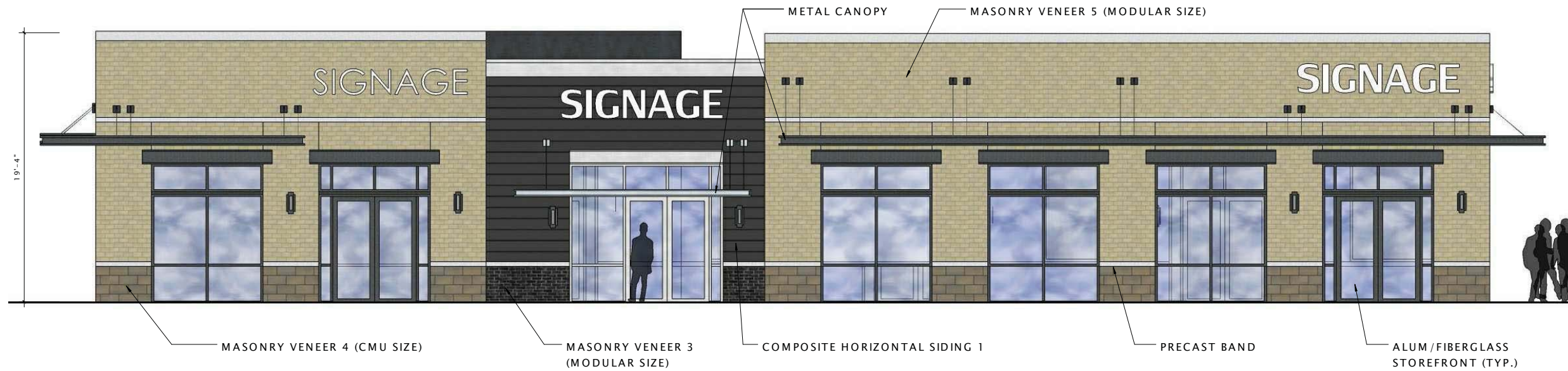
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B2



⑥ B2 NORTH ELEVATION
1/4" = 1'-0"



⑩ B2 EAST ELEVATION
1/4" = 1'-0"

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SHEET NUMBER

A201-B2



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



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

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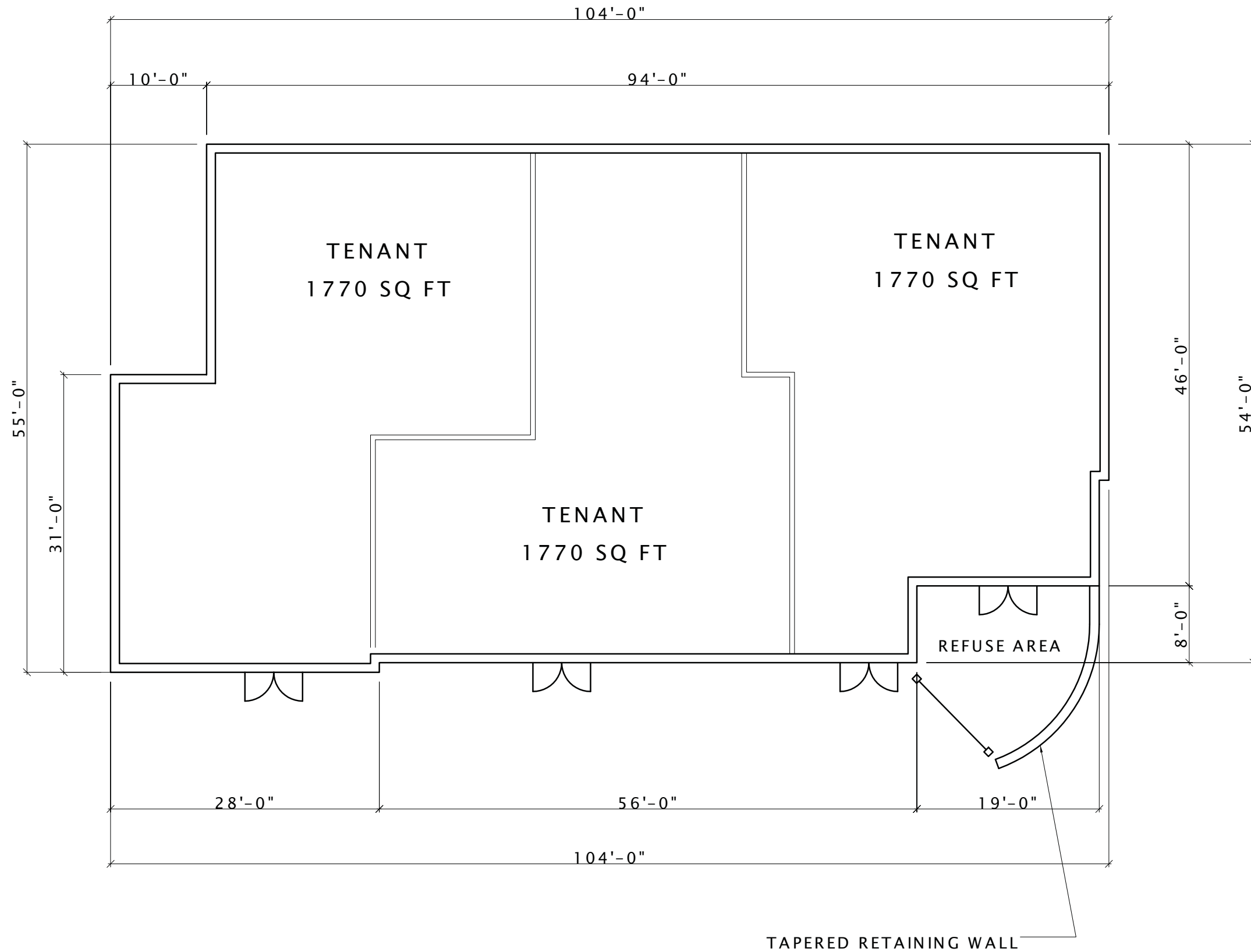
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FIRST FLOOR PLAN

SHEET NUMBER

A101-B3



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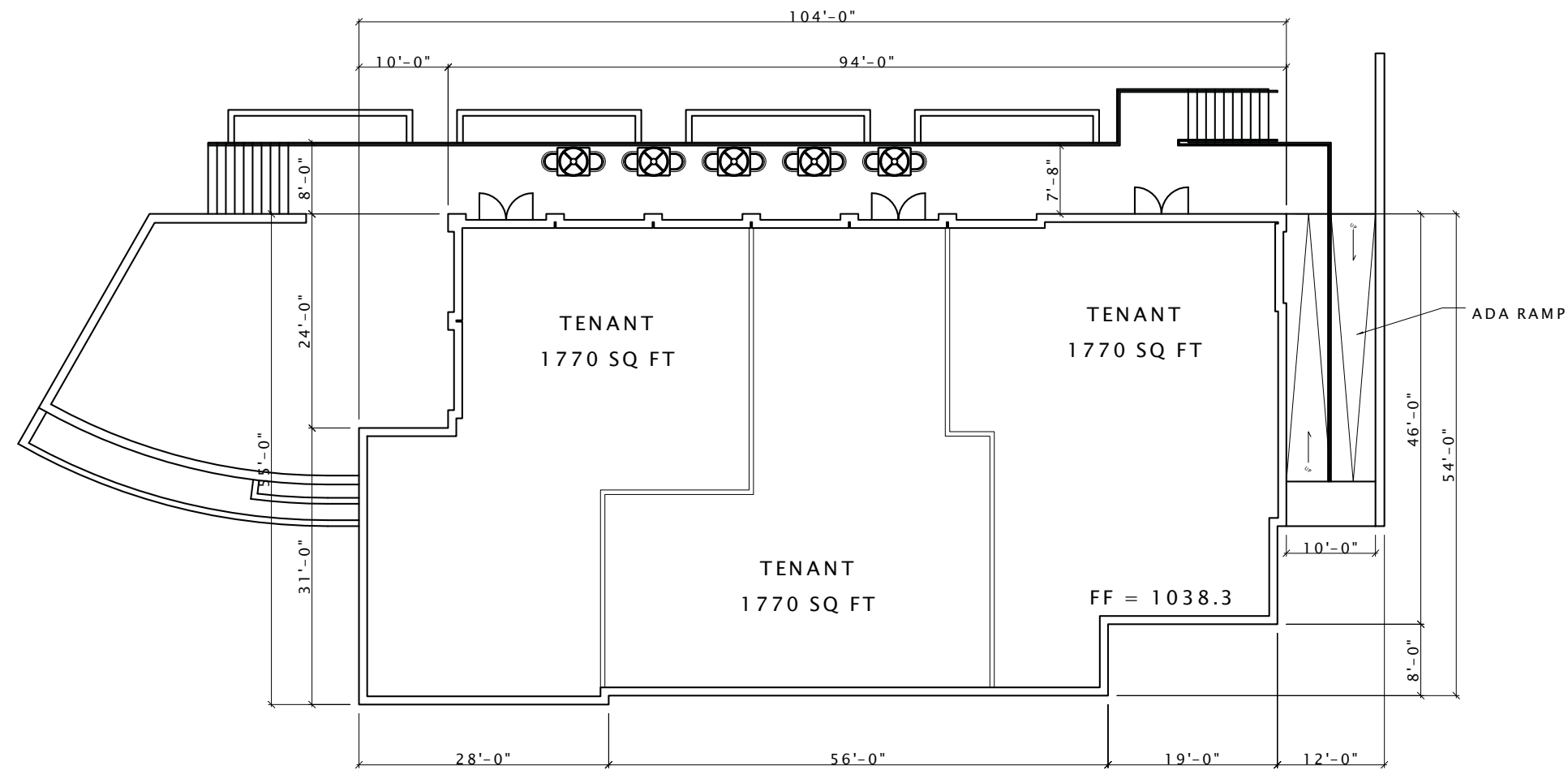
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SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102-B3



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



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EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B3



6 B3 NORTH ELEVATION
3/16" = 1'-0"



16 B3 EAST ELEVATION
3/16" = 1'-0"

15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE JULY 22, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B3



⑥ B3 SOUTH ELEVATION
3/16" = 1'-0"



⑩ B3 WEST ELEVATION
3/16" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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DATE OF ISSUANCE JULY 22, 2015

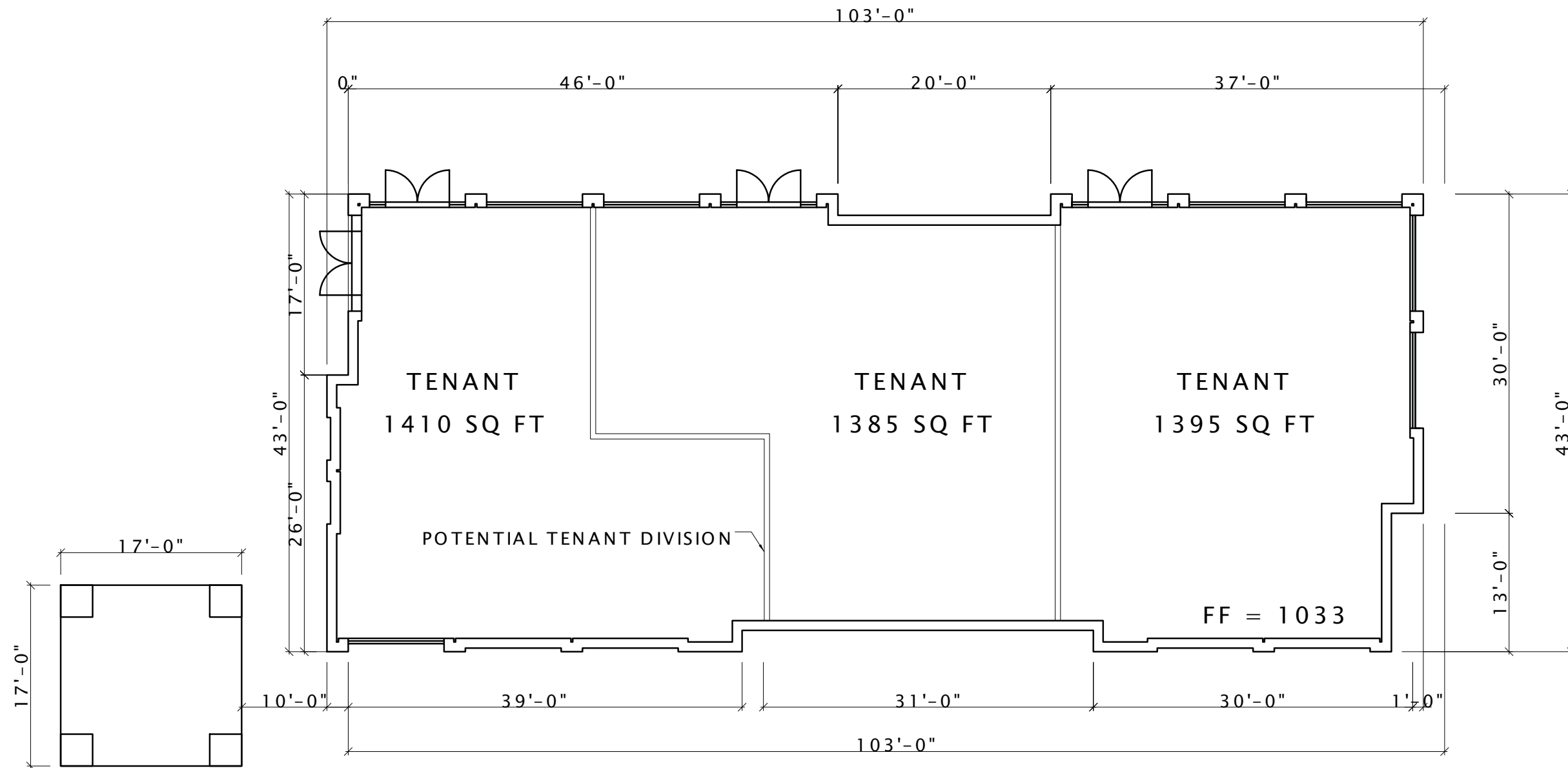
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

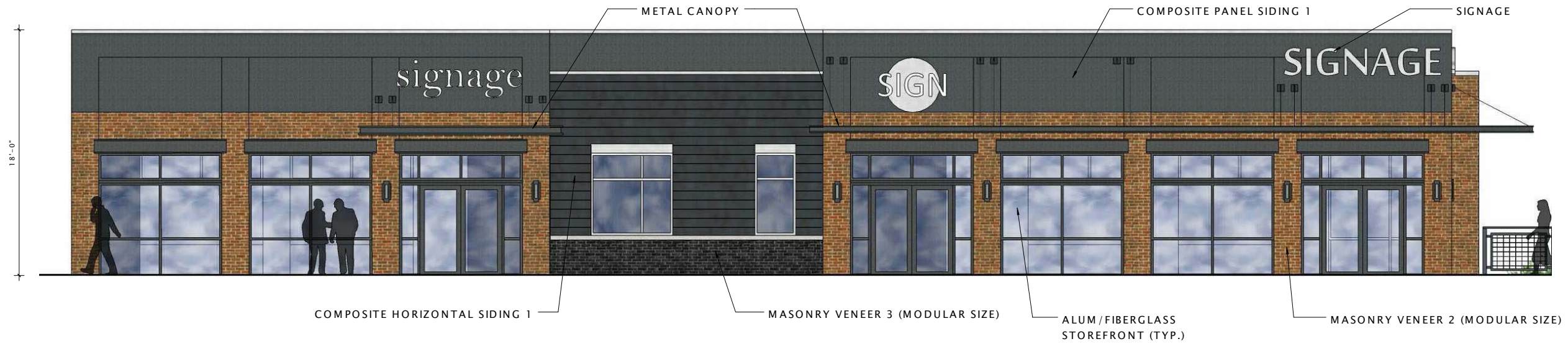
SHEET NUMBER

A101-B4



B-4 BLDG
1 STORY
4200 SQ FT





⑥ B4 NORTH ELEVATION
1/4" = 1'-0"



⑩ B4 EAST ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

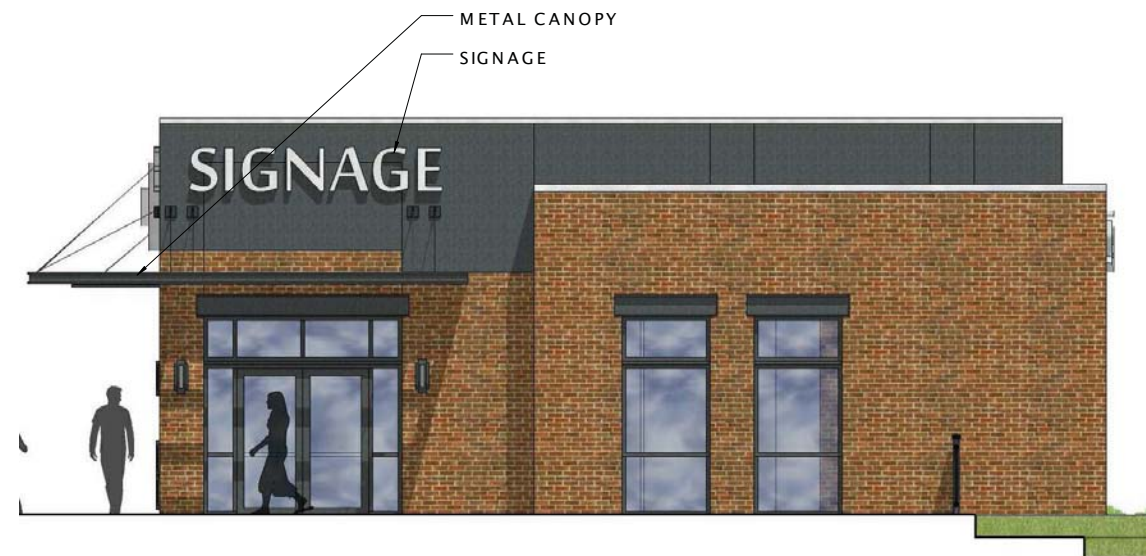
EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B4



⑥ B4 SOUTH ELEVATION
1/4" = 1'-0"



⑬ B4 WEST ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B4

15-0521 GVC Town Center
Center

GVC Town Center - 'B'
Block

PROGRESS DOCUMENTS

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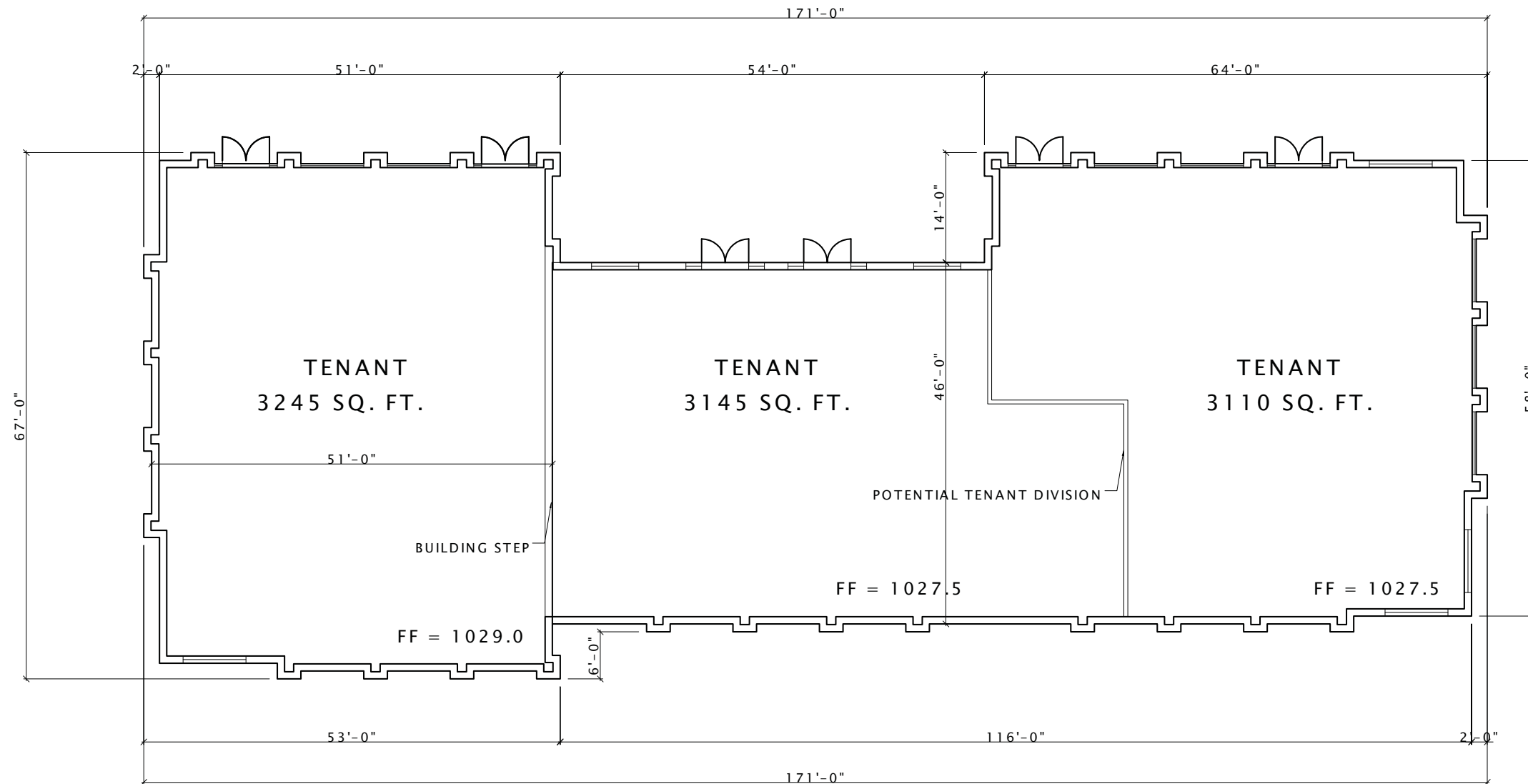
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

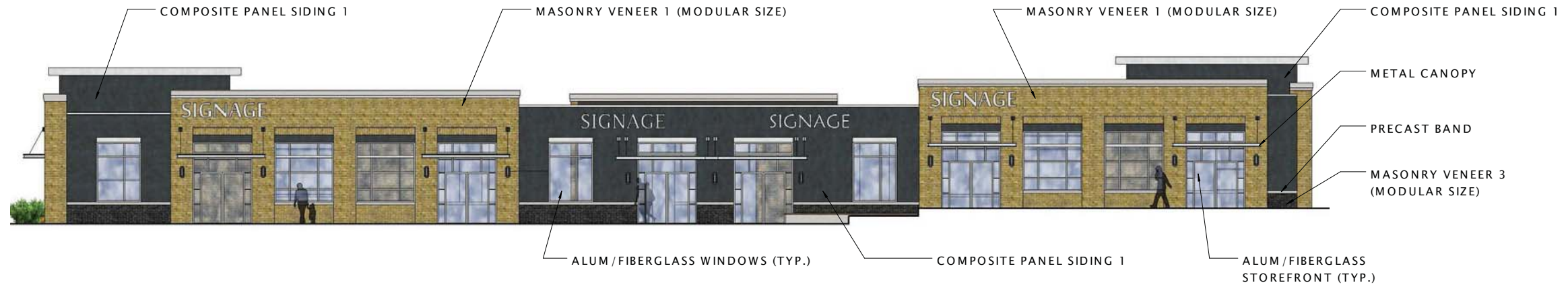
SHEET NUMBER

A101-B5



**B-5 BLDG
1 STORY
9500 SQ. FT.**





⑥ B5 NORTH ELEVATION
1/8" = 1'-0"



⑩ B5 EAST ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 22, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

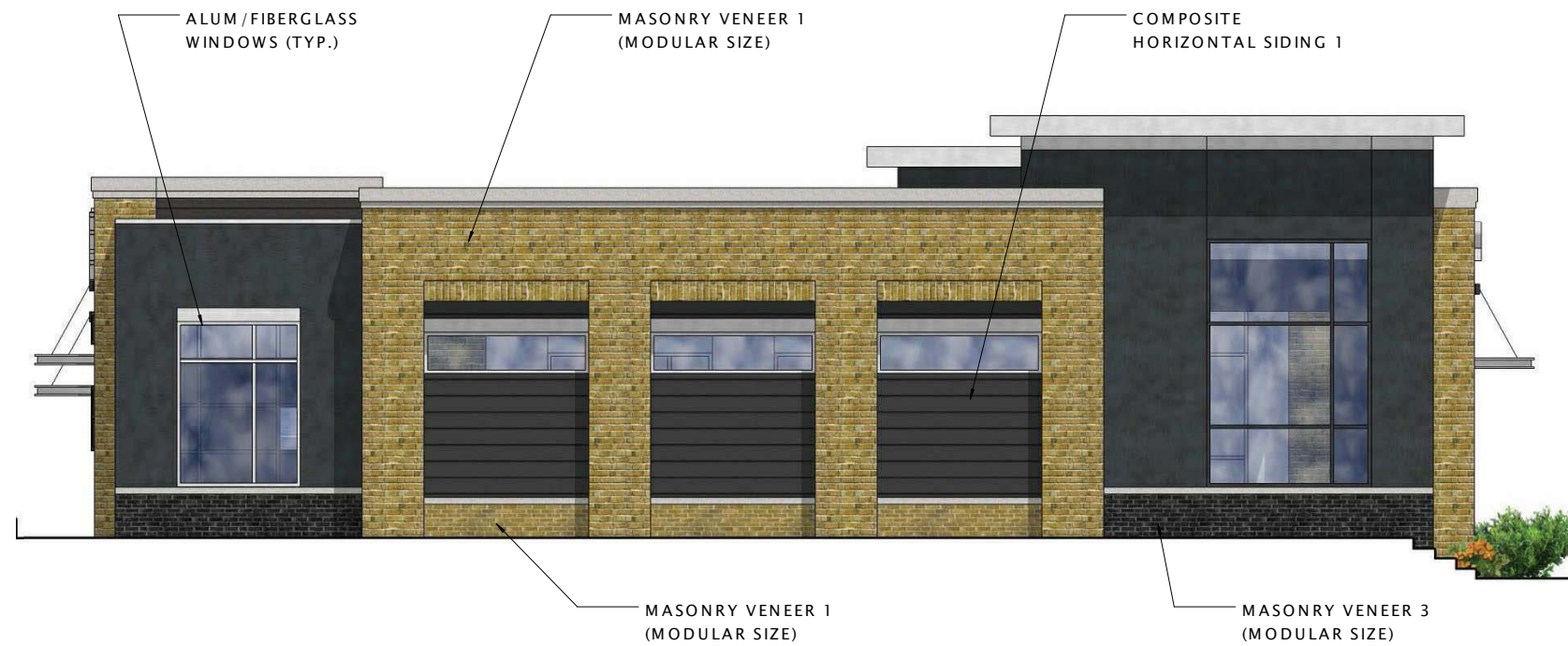
EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B5



⑥ B5 SOUTH ELEVATION
1/8" = 1'-0"



⑩ B5 WEST ELEVATION
1/4" = 1'-0"

15-0521 GVC Town Center

GVC Town Center - 'B' Block

PROGRESS DOCUMENTS

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201-B5

15-0521 GVC Town Center

GVC Town Center - 'B' Block

PROGRESS DOCUMENTS
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REVISION SCHEDULE

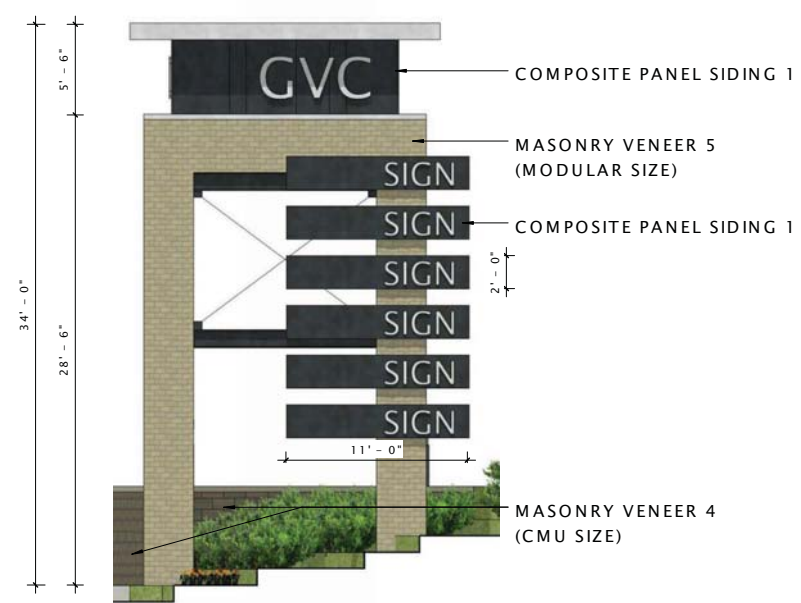
Mark	Description	Date

SHEET TITLE

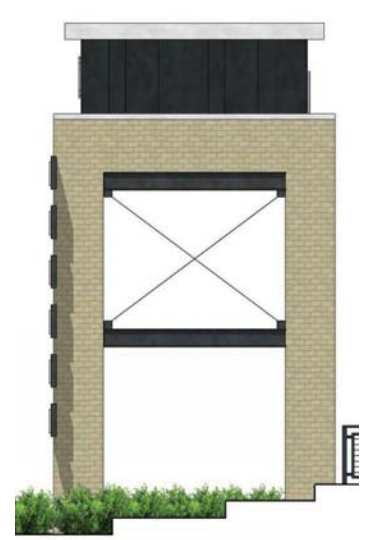
EXTERIOR ELEVATIONS

SHEET NUMBER

A201Z



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



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



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



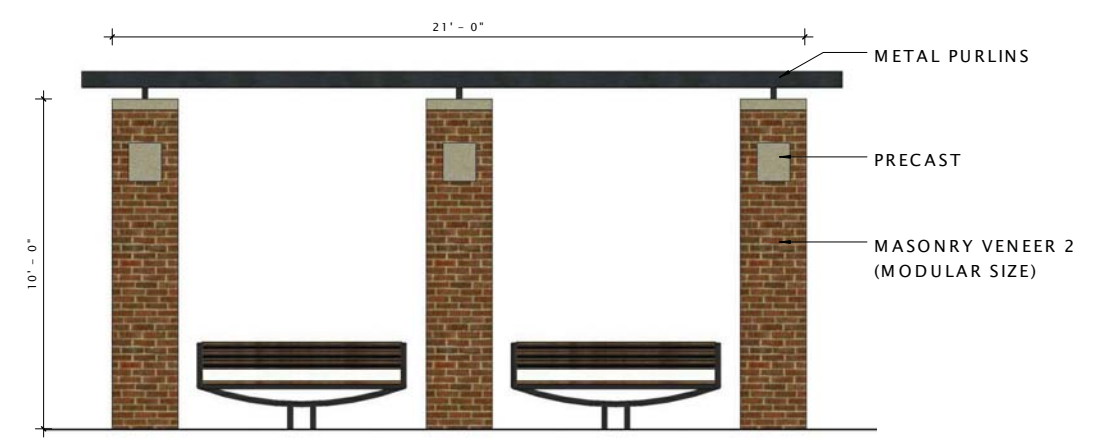
⑩ SIGNAGE TOWER WEST ELEVATION
3/16" = 1'-0"



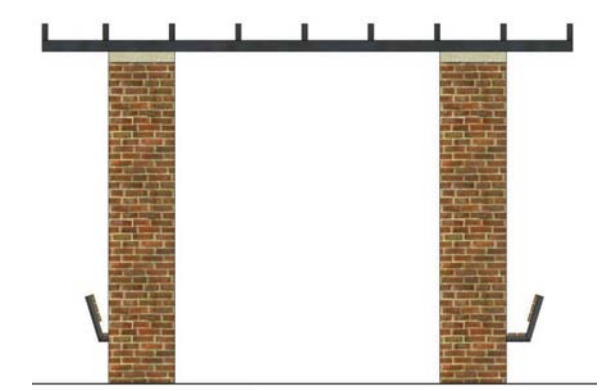
⑪ TRASH ENCLOSURE GATE ELEVATION
3/8" = 1'-0"



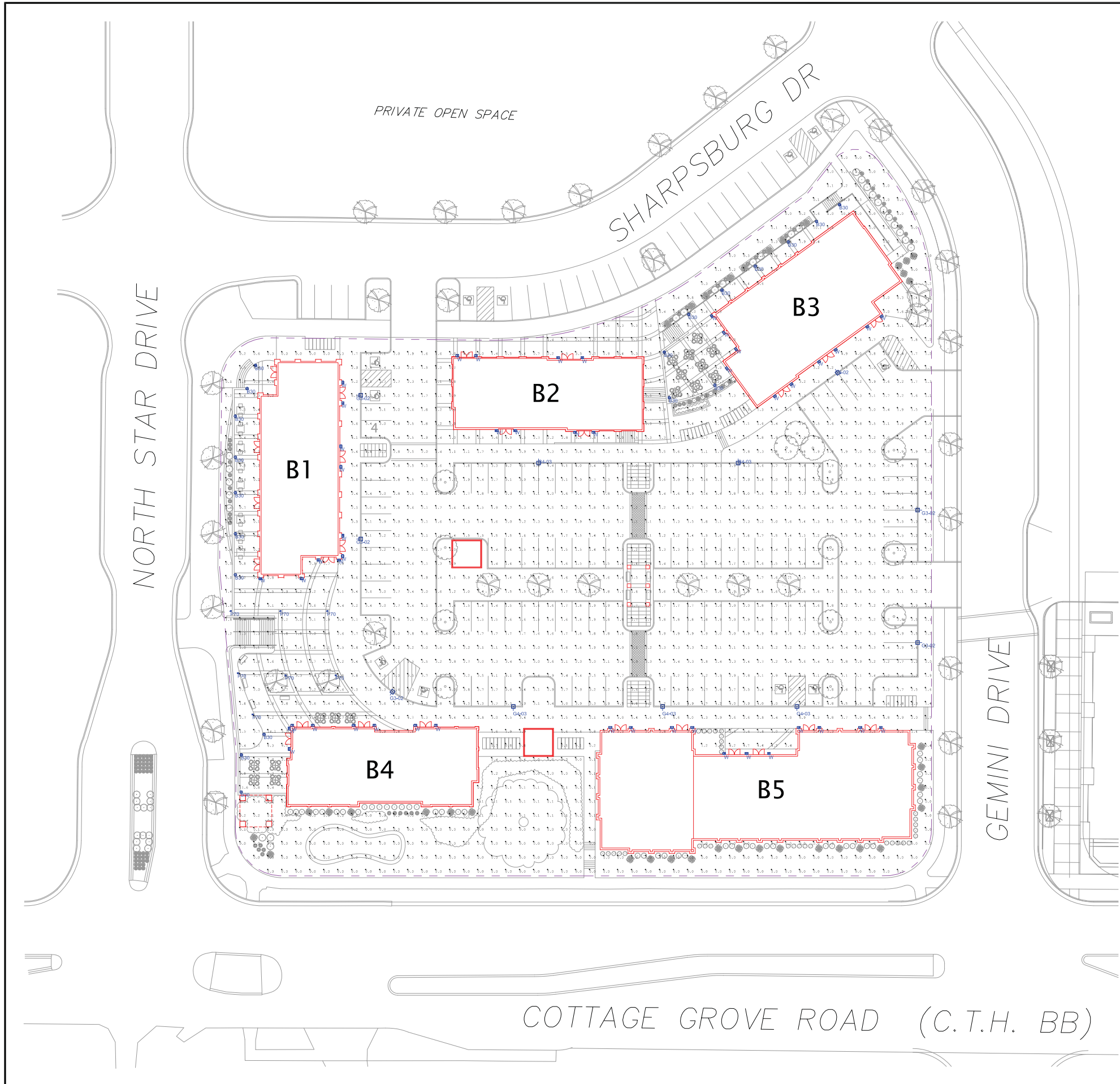
⑬ TRASH ENCLOSURE SIDE & BACK ELEVATION
3/8" = 1'-0"



① PERGOLA FRONT
3/8" = 1'-0"




② PERGOLA SIDE
3/8" = 1'-0"



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

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


Enterprise Lighting LTD
**GRANDVIEW COMMONS
TOWN CENTER
MADISON, WISCONSIN**
SITE LIGHTING PLAN
 DATE: JULY 17, 2015 SCALE: 1" = 15'-0" SHEET NUMBER: E1