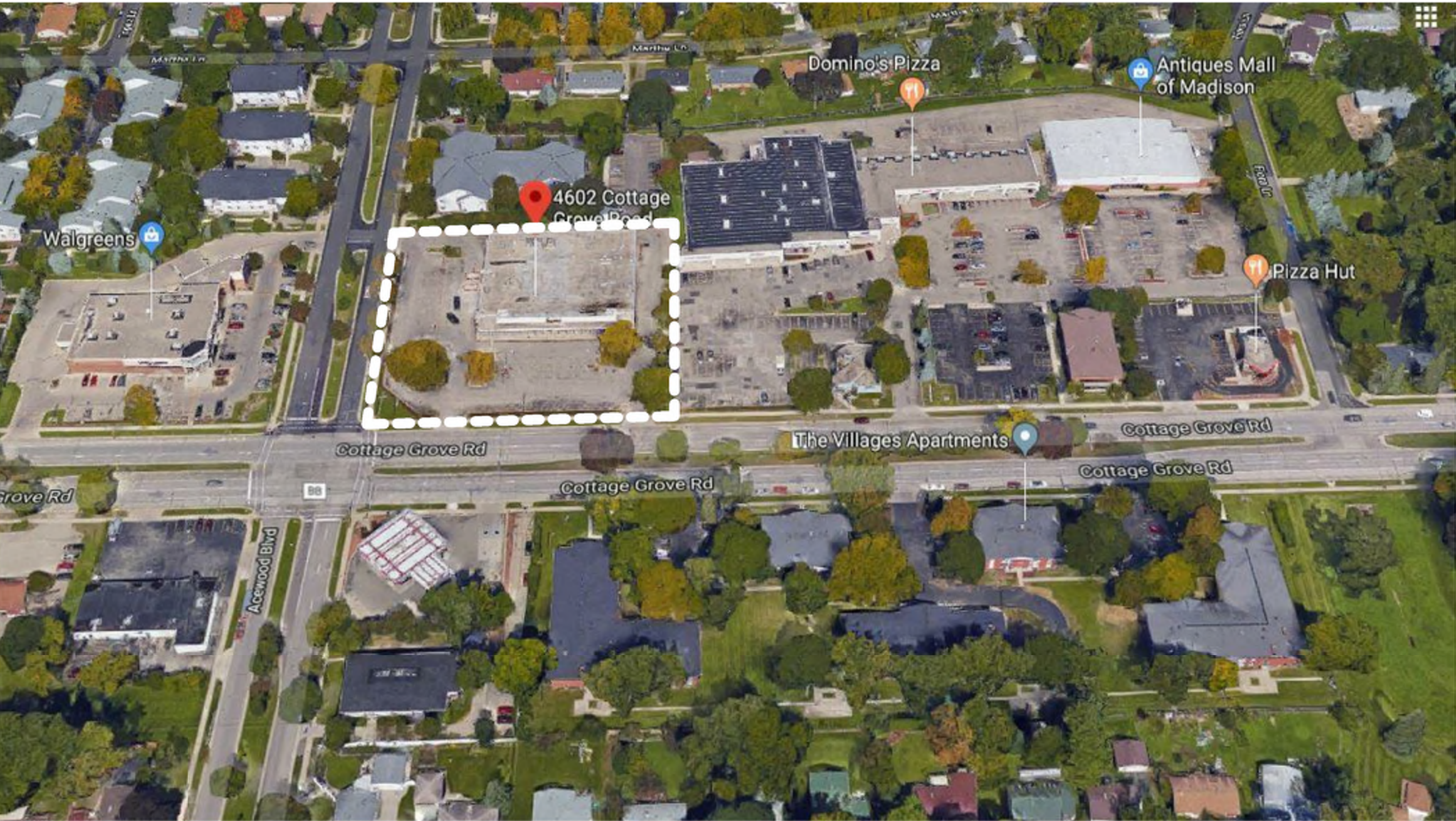


ACE APARTMENTS - MIXED USE

4602 COTTAGE GROVE ROAD,
MADISON, WI

LAND USE APPLICATION
SUBMITTAL 10/03/2018



PROJECT SITE

PROJECT DATA:

ZONING =COMMERCIAL CORRIDOR- TRANSITIONAL (CC-T)

LOT SIZE =82,493 SQFT = 1.894 ACRE1,178 SQFT PER DWELLING UNIT

LOT COVERAGE

BUILDING AREA =28,208 SQFT= 34.2%

IMPERVIOUS AREA =33,270 SQFT= 40.3%

PERVIOUS AREA =21,001 SQFT= 25.5%

TOTAL =82,479 SQFT= 100%

USEABLE OPEN SPACE

REQUIRED=18,880 SQFT

PROVIDED AT GRADE=19,890 SQFT

PROVIDED AT PATIO/BALCONY=3,757 SQFT

TOTAL PROVIDED=23,647 SQFT

PARKING SUMMARY:

CAR PARKING:

BIKE PARKING:

SURFACE PARKING: 36

RESIDENTIAL COVERED: 59

TOWNHOUSE GARAGE: 6

RESIDENTIAL WALL MOUNTED: 23

PARKING BASEMENT STALLS: 55

RESIDENTIAL EXTERIOR: 9

TOTAL: 97

COMMERCIAL EXTERIOR: 4

TOTAL: 95

REVISION LIST		
REVISION NO.	REVISION	DATE
1	REV 1	10/11/2018

Architecture :

Planning
Consultant :

Civil
Engineer :

BUILDING DATA:	
TOWNHOMES:	4 STORY MIXED-USE BUILDING:
NEW 2 STORY BUILDING	NEW 4 STORY APARTMENT BUILDING AND 1 STORY GARAGE
R-2 RESIDENTIAL (DWELLING UNITS)	R-2 RESIDENTIAL (DWELLING UNITS)
CONSTRUCTION TYPE: VA WOOD FRAME PROTECTED	S-2 STORAGE
SPRINKLERS: NFPA 13D	B (COMMERCIAL TENANT SPACE)
ALLOWABLE AREA: 12,000 = (0.25x12,000)= 15,000 SF	CONSTRUCTION TYPE: VA WOOD FRAME PROTECTED
ALLOWABLE HEIGHT: 50'	SPRINKLERS: NFPA 13D
ACTUAL HEIGHT: 23' - 6"	ALLOWABLE AREA: 36,000 = (0.25x36,000)= 45,000 SF
ALLOWABLE STORIES: 3	ALLOWABLE HEIGHT: 70'
ACTUAL STORIES: 2	ACTUAL HEIGHT: 52' - 6"
GROSS BUILDING AREAS	ALLOWABLE STORIES: 4
FIRST FLOOR AREA= 4,702 SQFT	ACTUAL STORIES: 4 + BASEMENT
SECOND FLOOR AREA= 5,537 SQFT	GROSS BUILDING AREAS
TOTAL BUILDING AREA = 10,239 SQFT	BASEMENT AREA = 21,782 SQFT
	FIRST FLOOR AREA= 21,782 SQFT
	SECOND FLOOR AREA = 23,380 SQFT
	THIRD FLOOR AREA = 23,380 SQFT
	FOURTH FLOOR AREA = 22,914 SQFT
	TOTAL BUILDING AREA = 113,238 SQFT

UNIT SUMMARY:							
	1BR/1BA	2BR/1BA	2BR/2BA	3BR/2BA	3BR/2BA 2-LEVEL	4BR/2BA TOWNHOME	TOTAL
SF	737	967	967	1,139	1,608	1,567	-
FIRST FLOOR	3	-	-	-	5	6	14
SECOND FLOOR	3	10	2	1	-	-	16
THIRD FLOOR	8	10	2	1	-	-	21
FOURTH FLOOR	8	9	1	1	-	-	19
	22	29	5	3	5	6	70

Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719

p: 608.829.4444 www.dimensionivmadison.com

Urban Assets

807 East Johson Street, Madison, WI 53703

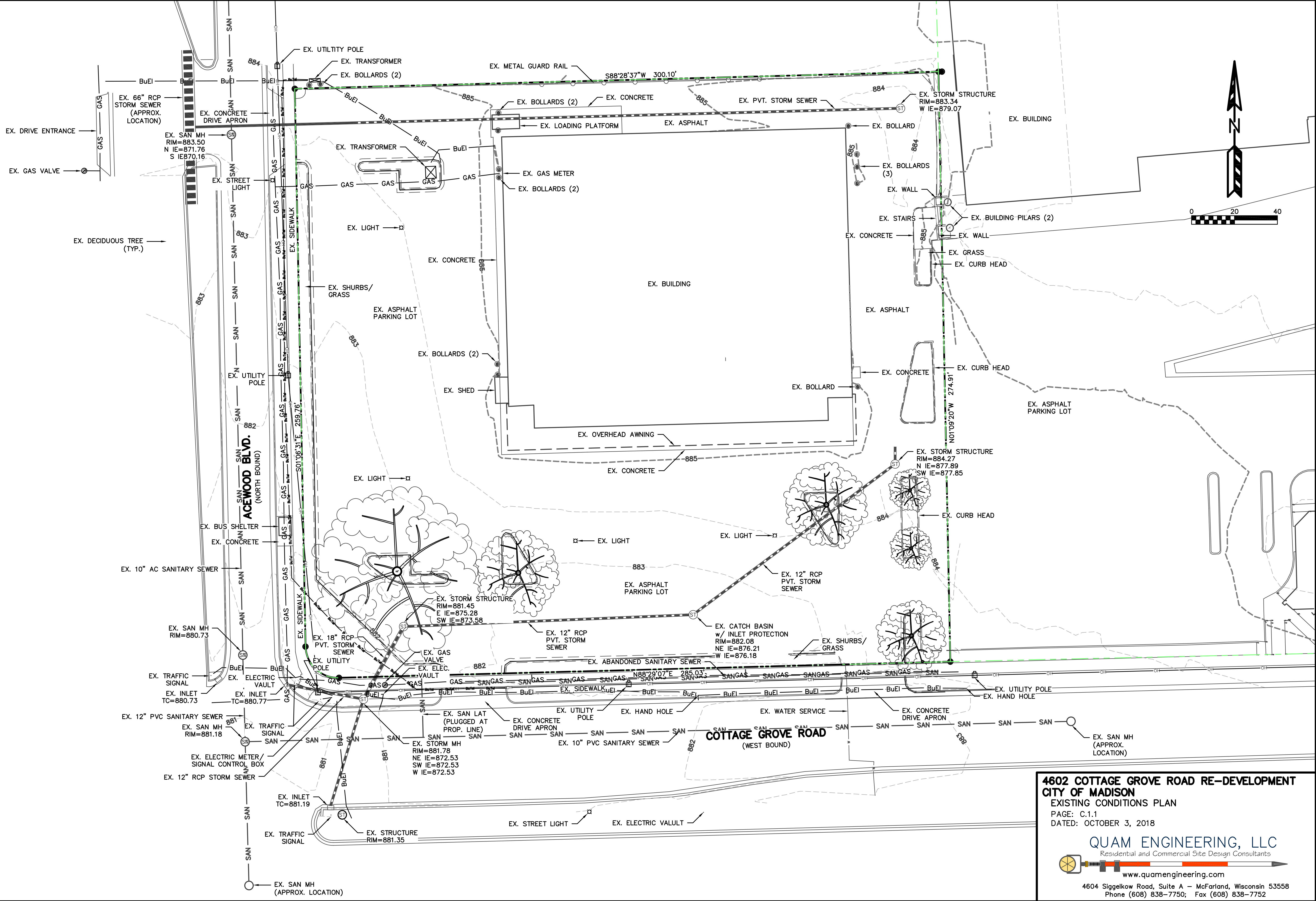
p: 608.819.6566

Quam Engineering, LLC

4606 Siggelkow Road, Suite A, McFarland, WI 53558

p: 608.838.7750

LIST OF DRAWINGS	
SHEET NO.	SHEET NAME
GENERAL	
G0.1	COVER SHEET
CIVIL	
C1.1	EXISTING CONDITIONS PLAN
C1.2	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
C1.4	UTILITY AND FIRE LANE PLAN
C1.5	OVERALL CONCEPT PLAN
E1	LIGHTING PLAN
E2	LIGHTING PLAN SPECIFICATIONS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLANT LIST
ARCHITECTURAL	
A0.1	SITE VICINITY PLAN
A0.2	EXISTING SITE PICTURES
A0.3	SITE PLAN
A1.0	BASEMENT & 1ST FLOOR PLANS
A1.1	2ND & 3RD FLOOR PLANS
A1.2	4TH FLOOR PLANS
A1.2.1	MIXED USE - UNIT TYPES
A1.3.1	MIXED USE - NORTH & SOUTH ELEVATION
A1.3.2	MIXED USE EAST & WEST ELEVATIONS
A1.4.1	MIXED USE - VIEW ALONG COTTAGE GROVE RD.
A1.4.2	MIXED USE - VIEW ALONG ACEWOOD BLVD.
A1.5.1	TOWNHOMES FLOOR PLANS
A1.5.2	TOWNHOMES W GARAGES ELEVATIONS
A1.5.3	TOWNHOMES W/GARAGES EXTERIOR VIEW
A1.6.0	TRASH ENCLOSURE & BIKE RACK

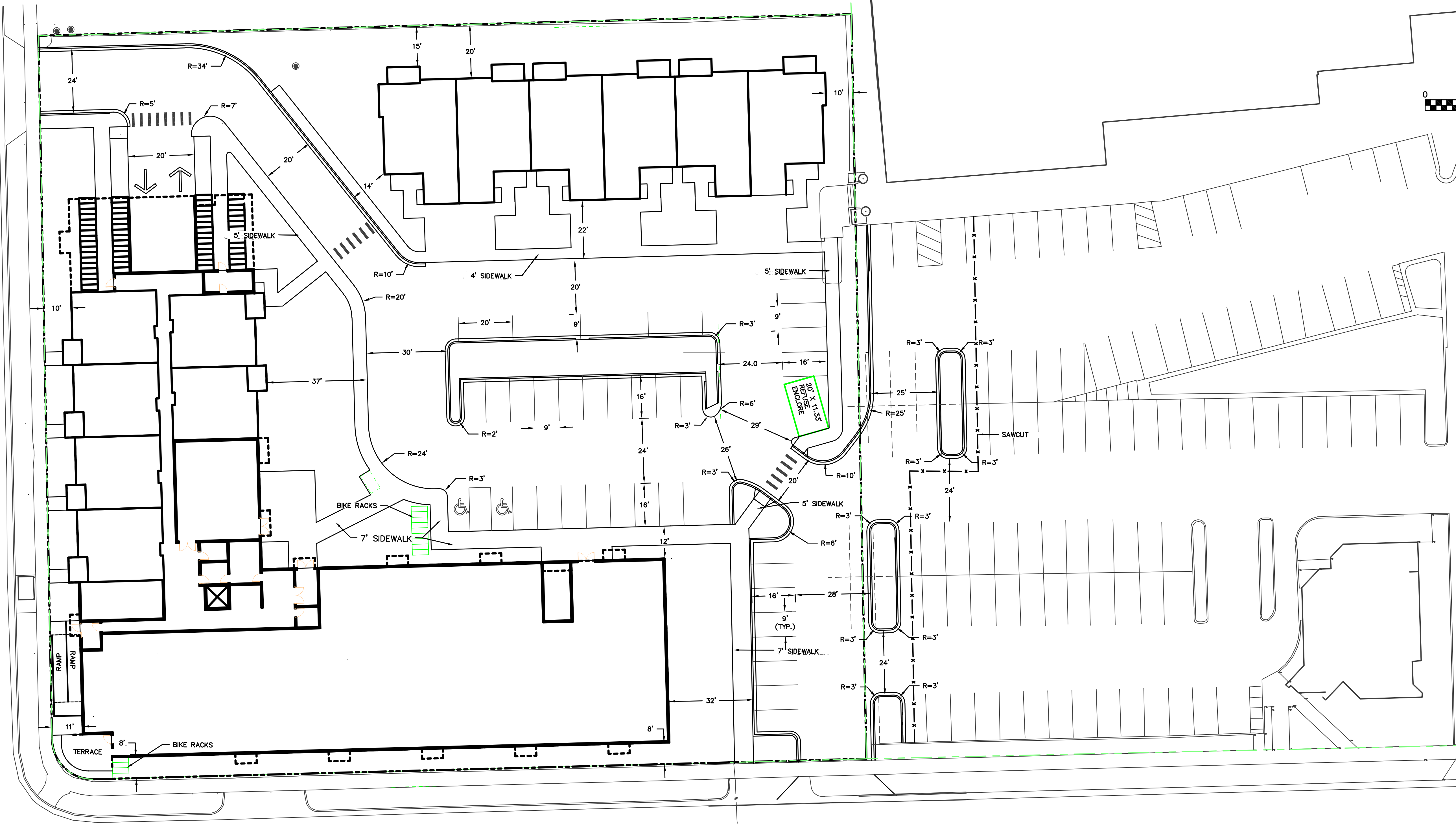
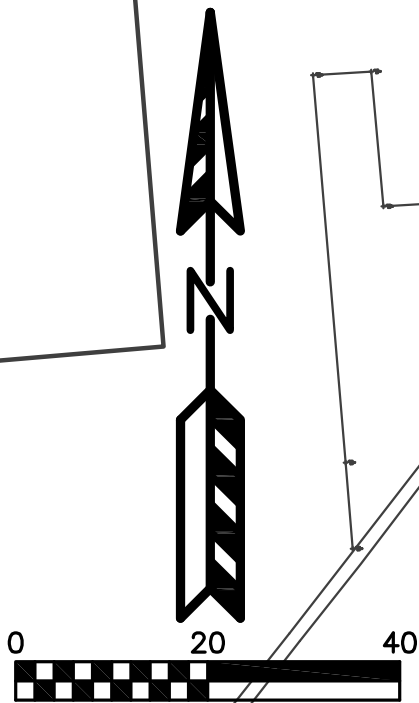


4602 COTTAGE GROVE ROAD RE-DEVELOPMENT
CITY OF MADISON
EXISTING CONDITIONS PLAN
PAGE: C.1.1
DATED: OCTOBER 3, 2018

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Phone (608) 838-7750; Fax (608) 838-7752

ACEWOOD BLVD.
(NORTH BOUND)

COTTAGE GROVE ROAD
(WEST BOUND)



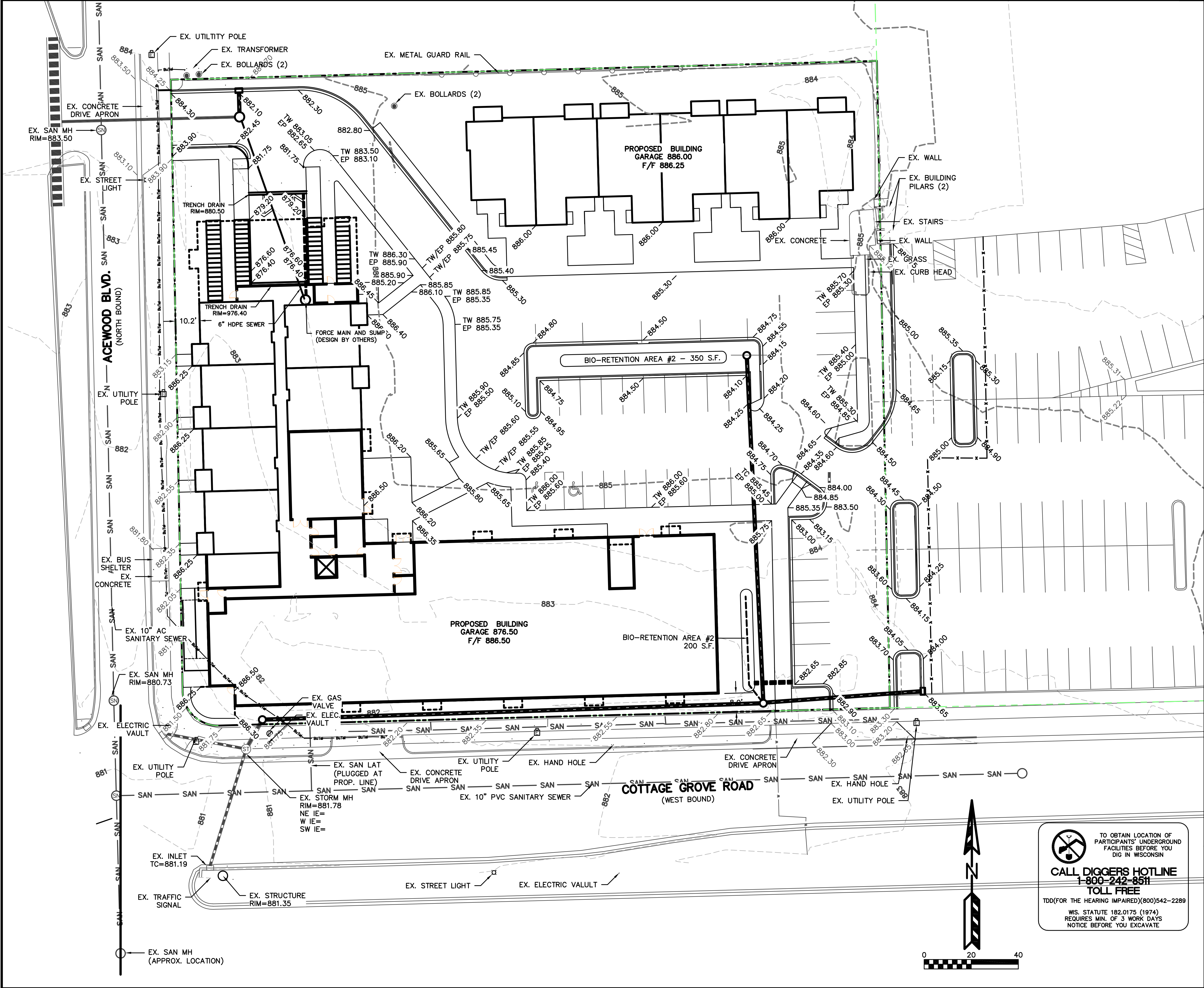
**4602 COTTAGE GROVE ROAD RE-DEVELOPMENT
CITY OF MADISON
SITE PLAN**

PAGE: C1.2 (REV 10/11/18)
DATED: OCTOBER 3, 2018 (REV 10/11/18)

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EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

???	INSTALL INITIAL EROSION CONTROL DEVICES AND CONSTRUCT DETENTION POND.
???	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
DIMENSION IV
ATTN: RAY WHITE
6515 GRASSY TETON PLAZA, SUITE 120
MADISON, WI 53719

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

BIORETENTION AREA #1 DETAIL

GRASS BUFFER
BIO-RETENTION PLANTINGS
CATCH BASIN
1' WIDE BERM (HEIGHT VARIES)
SURFACE ELEV=VARIES
COCONUT MATTING
24" ENGINEERED SOIL
6" PVC PERFORATED UNDERDRAIN IN FILTER SOCK (INVERT TO MATCH CB INV)
12" MINIMUM SAND STORAGE LAYER (EXTEND TO SANDY SOIL)
STORM SEWER

ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTION THE BIO-RETENTION AREA.

BIORETENTION AREA #2 DETAIL

GRASS BUFFER
BIO-RETENTION PLANTINGS
CATCH BASIN
1' WIDE BERM (HEIGHT VARIES)
SURFACE ELEV=VARIES
COCONUT MATTING
24" ENGINEERED SOIL
6" PVC PERFORATED UNDERDRAIN IN FILTER SOCK (INVERT TO MATCH CB INV)
12" MINIMUM SAND STORAGE LAYER (EXTEND TO SANDY SOIL)
STORM SEWER

ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

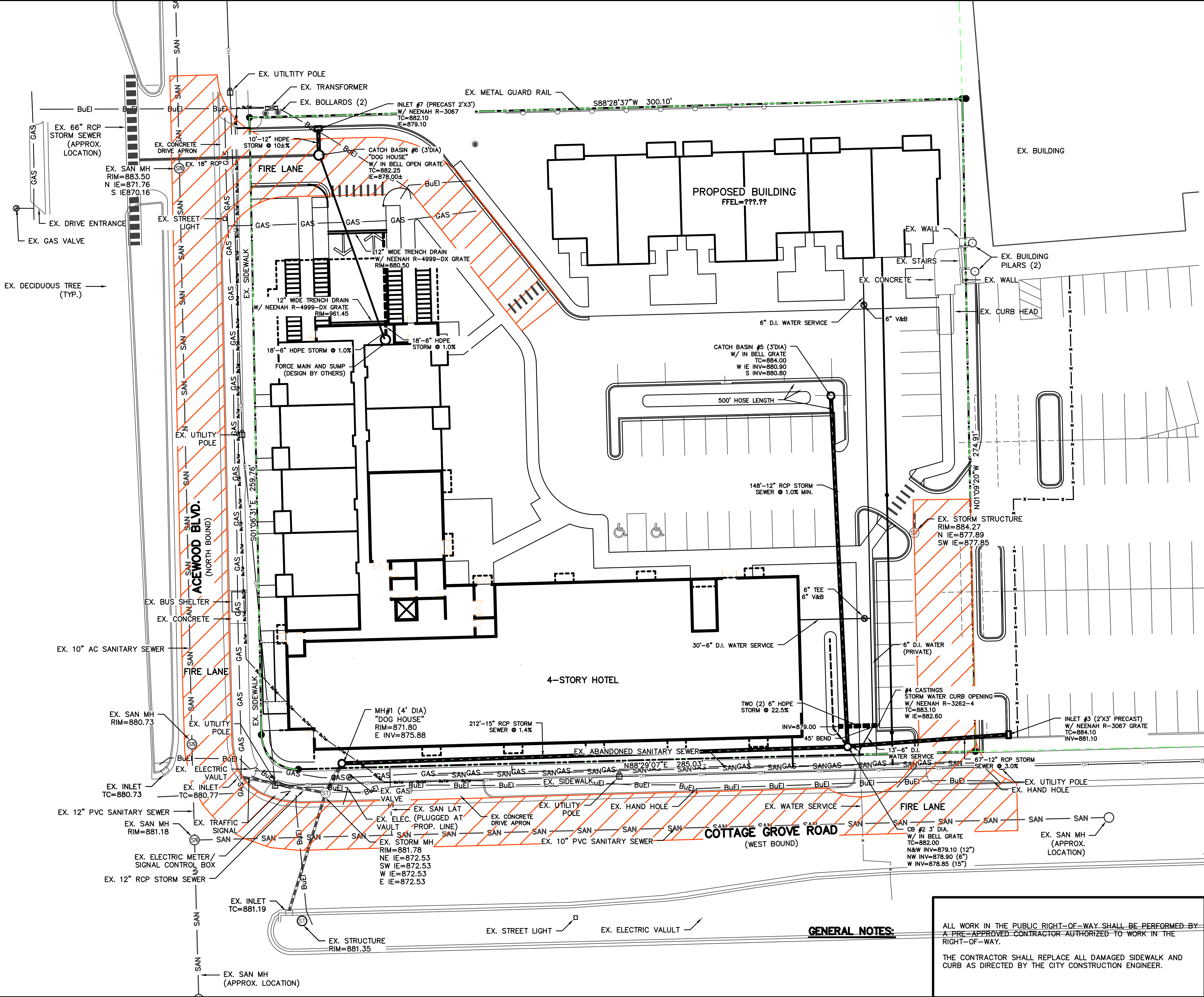
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TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTION THE BIO-RETENTION AREA.

4602 COTTAGE GROVE ROAD RE-DEVELOPMENT
CITY OF MADISON
GRADING AND EROSION CONTROL PLAN

PAGE: C1.3 (REV 10/11/18)
DATED: OCTOBER 3, 2018

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Residential and Commercial Site Design Consultants
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4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

PLUMBER SHALL VERIFY SANITARY LATERAL AND WATER SERVICE SIZE TO PROPOSED BUILDINGS

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ANY DAMAGE TO COTTAGE GROVE ROAD OR ACEWOOD BOULEVARD PAVEMENT WILL REQUIRE PATCHING IN ACCORDANCE WITH THE CITY ENGINEERING STREET PATCHING CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE, PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

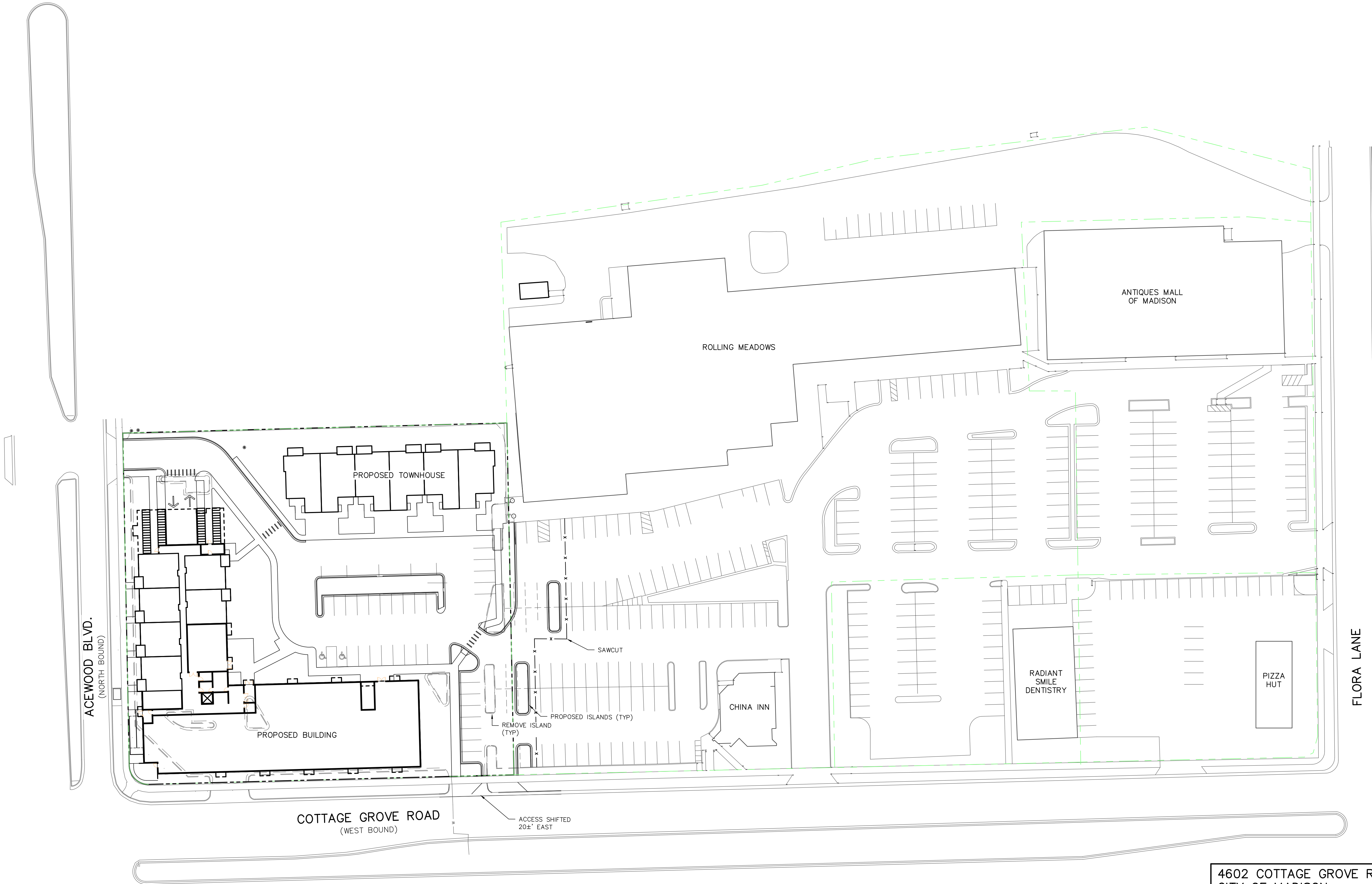
CATCH BASINS AND INLETS SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OR APPROVED EQUAL.

ALL INLETS AND CATCH BASINS SHALL HAVE INLET SKIMMERS INSTALLED UPON FINAL PAVING OR EQUIVALENT OIL/GREASE FILTERS.

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK AND CURB AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER.



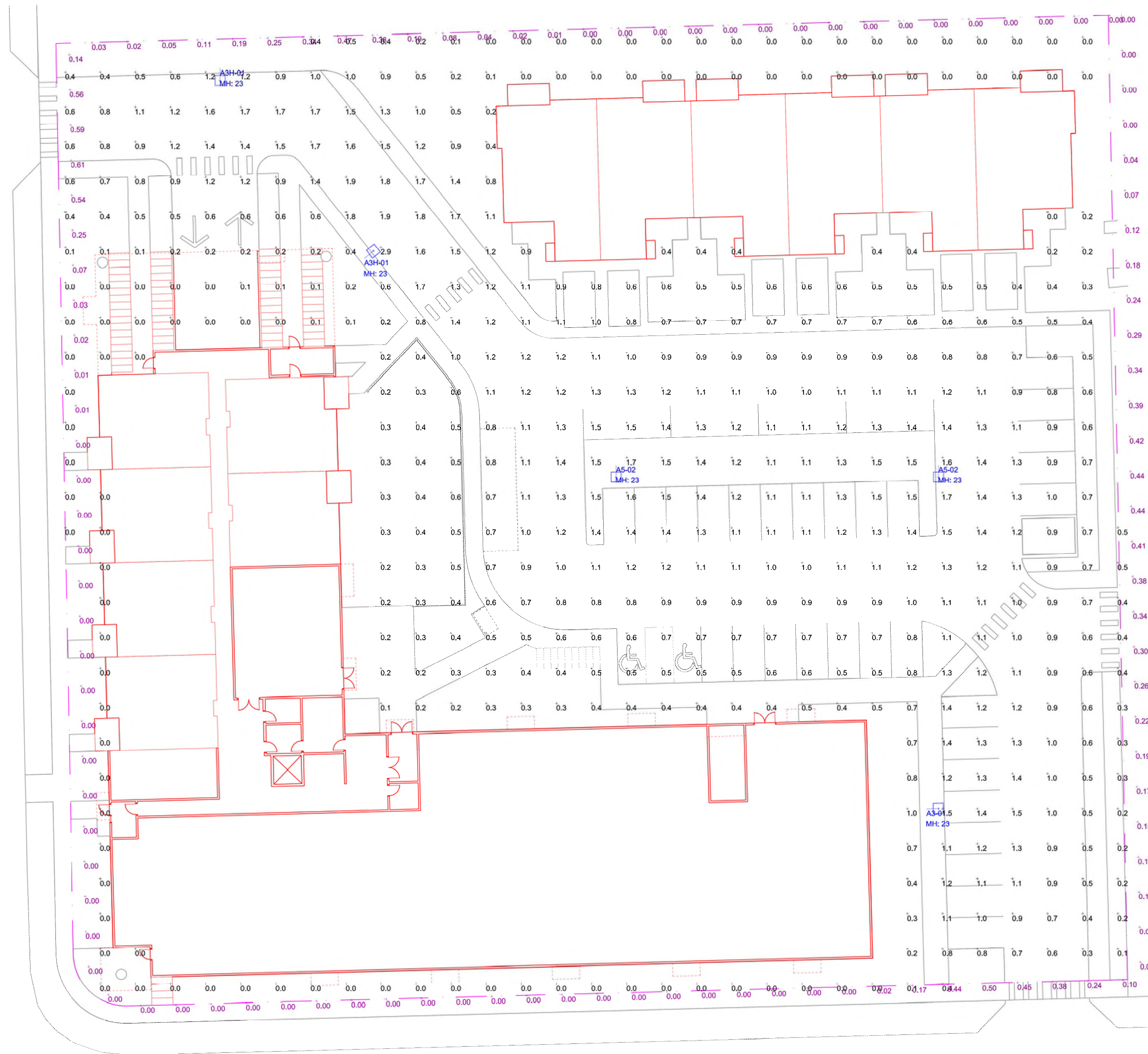
4602 COTTAGE GROVE ROAD RE-DEVELOPMENT
CITY OF MADISON
OVERALL CONCEPT PLAN

PAGE: C1.5
DATED: OCTOBER 11, 2018

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Luminaire Schedule								
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens	
1	A3-01	SINGLE	0.980	McGRAW-EDISON + GLEON-AF-01-LED-E1-T3 (20FT POLE 3FT B	59	59	6234	
2	A5-02	SINGLE	0.980	McGRAW-EDISON + GLEON-AF-02-LED-E1-SWQ (20FT POLE 3FT	113	226	12828	
2	A3H-01	SINGLE	0.980	McGRAW-EDISON + GLEON-AF-01-LED-E1-SL3-HSS(20' POLE 3'	59	118	5324	

Calculation Summary								
Label	CalcType		Units	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	Illuminance		Fc	0.11	0.61	0.00	N.A.	N.A.
SITE	Illuminance		Fc	0.69	2.9	0.0	N.A.	N.A.
PARKING LOT	Illuminance		Fc	1.06	1.7	0.4	2.65	4.25



4602 COTTAGE GROVE ROAD
CITY OF MADISON

SITE
LIGHTING LAYOUT

DATE SEPT 17, 2018	SCALE 1/16" = 1'- 0"	SHEET NUMBER E1
-----------------------	-------------------------	--------------------

DESCRIPTION
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULC Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (± 275K CCT 70 CRI, Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included. For wall mounting, specially designed wall bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patented, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGSP polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

McGraw-Edison

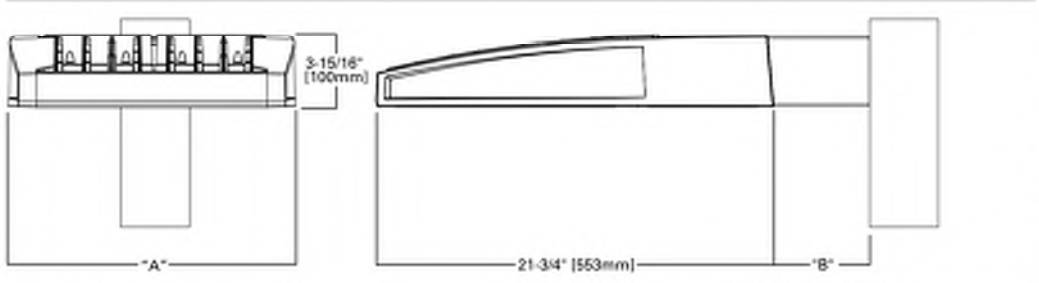
Project	Type
Comments	Date
Prepared by	

GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



Number of Light Squares	"A" Width (394mm)	"B" Standard Arm Length (177mm)	"B" Optional Arm Length (254mm)	Weight with Arm (lbs.)	EPA with Arm (sq. ft.)
1-4	15-1/2"	7"	10"	33 (15.0 kgs.)	0.96
5-6	21-5/8"	7"	10"	44 (20.0 kgs.)	1.00
7-8	27-5/8"	7"	13"	54 (24.5 kgs.)	1.07
9-10	33-3/4"	7"	13"	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



*www.designlights.org



CERTIFICATION DATA
UL Listed, Wet Location Listed
ISO 9001
UL919, LMBD Compliant
52 Vibration Rated
IP66 Rated
Energy Lights Consortium "Qualified"

DIMENSION DATA

"A" Width	"B" Standard Arm Length	"B" Optional Arm Length	Weight with Arm (lbs.)	EPA with Arm (sq. ft.)
15-1/2"	7"	10"	33 (15.0 kgs.)	0.96
21-5/8"	7"	10"	44 (20.0 kgs.)	1.00
27-5/8"	7"	13"	54 (24.5 kgs.)	1.07
33-3/4"	7"	13"	63 (28.6 kgs.)	1.12

DRILLING PATTERN

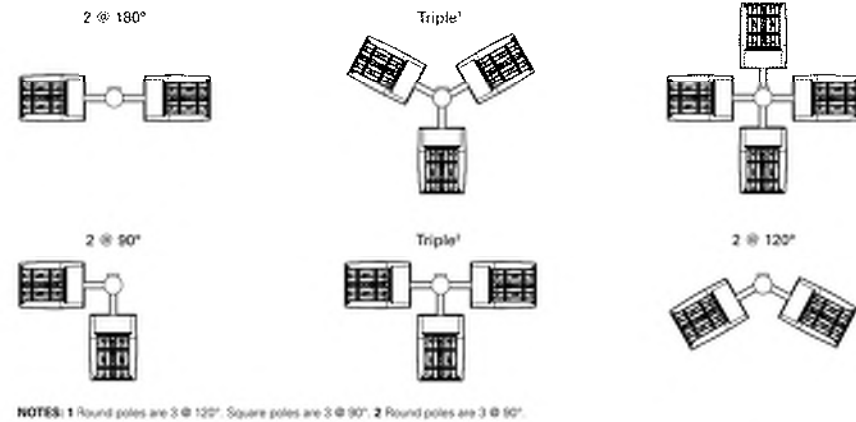


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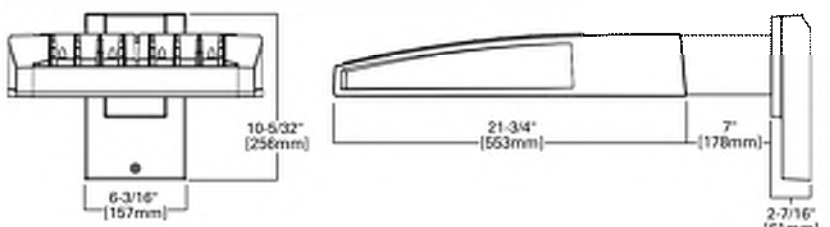
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

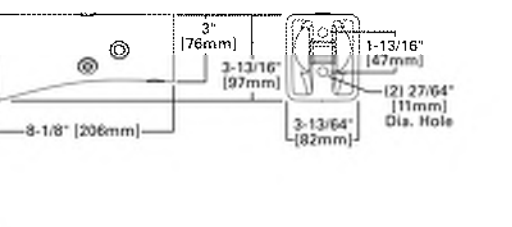


NOTES: 1. Round poles are 3-8 1/2". Square poles are 3-8 3/4". 2. Round poles are 3-8 3/4".

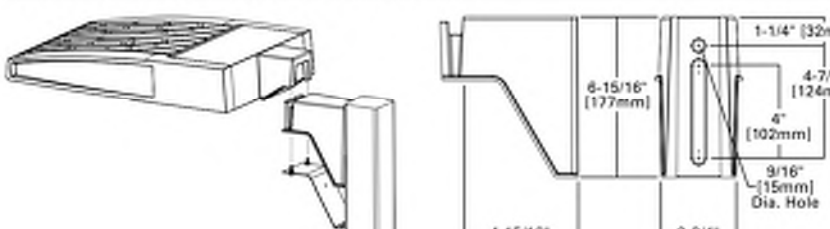
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QMA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares	"A" Width (394mm)	Weight with OM Arm (lbs.)	Weight with QMA Arm (lbs.)	EPA (sq. ft.)
1-4	15-1/2"	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6	21-5/8"	46 (20.91 kgs.)	49 (22.27 kgs.)	1.11
7-8	27-5/8"	56 (25.45 kgs.)	59 (26.82 kgs.)	1.11

NOTES: 1. OM option available with 1-8 light square configurations. 2. QMA option available with 1-8 light square configurations. 3. QMA arm to be used when mounting two fixtures at 90° on a single pole.



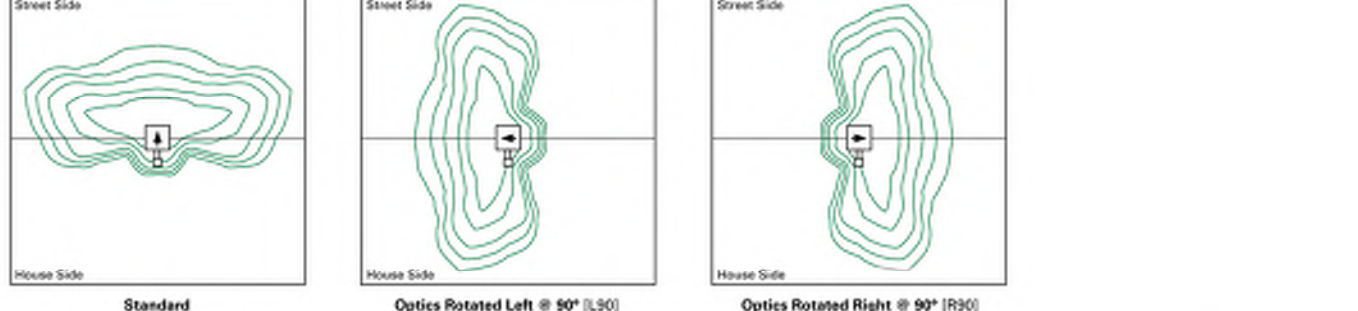
Specifications and dimensions subject to change without notice.

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August 8, 2018 11:31 AM

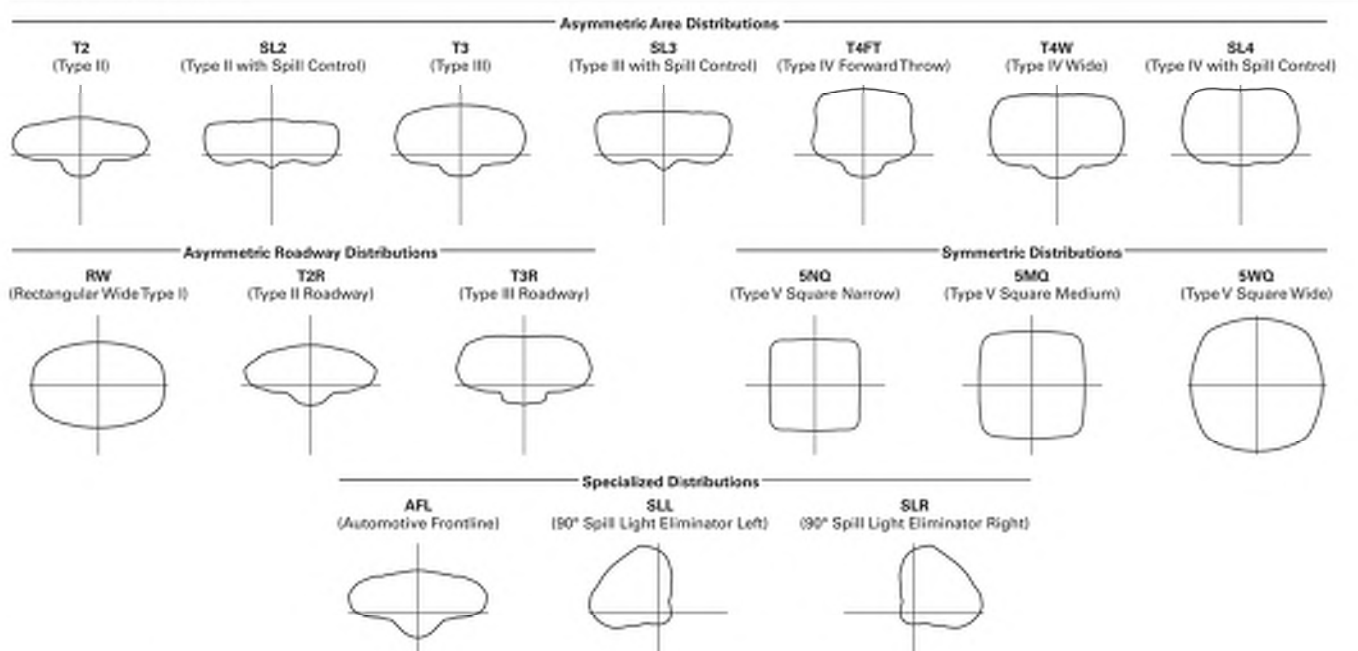
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GLEON GALLEON LED

OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS

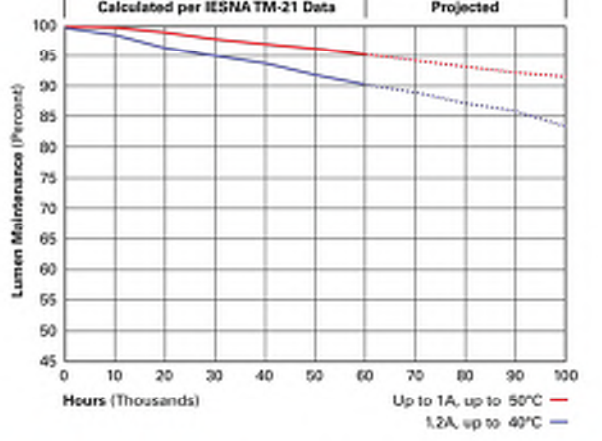


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



Specifications and dimensions subject to change without notice.

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GLEON GALLEON LED

CONTROL OPTIONS

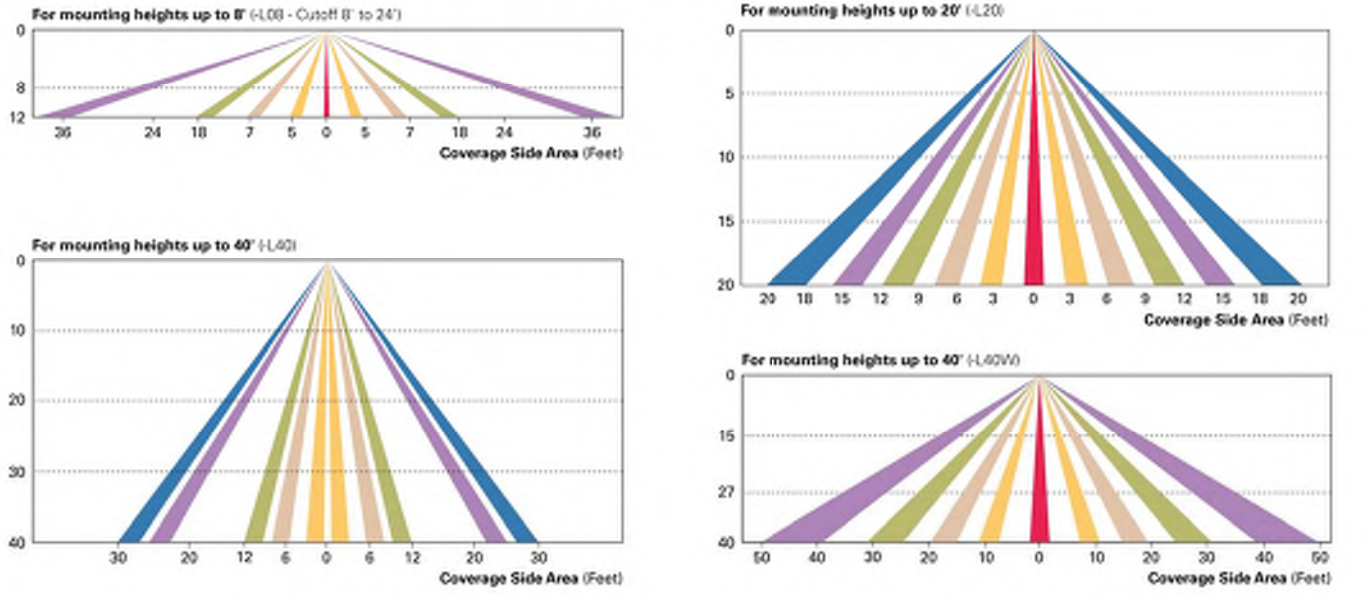
0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

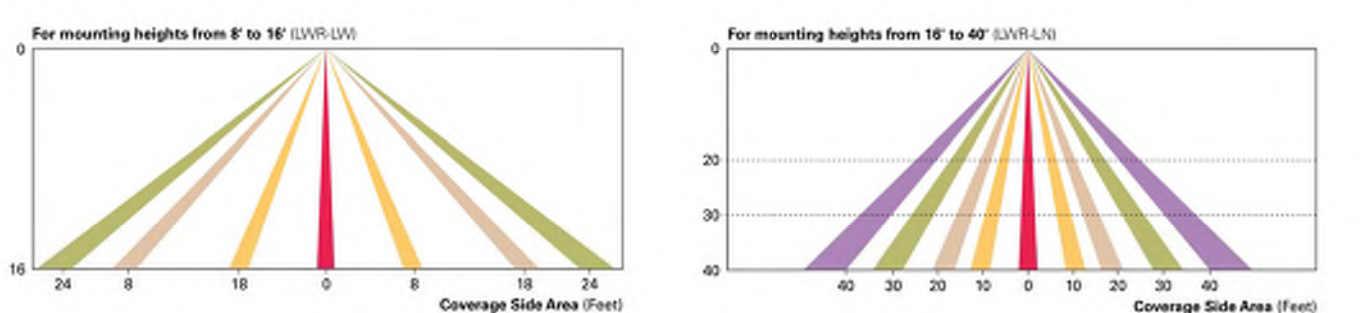
Dimming Occupancy Sensor (MS/DIM-LXX, MS-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS-DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors include an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLink Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLink to control outdoor area, site and flood lighting. WaveLink controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomical or time schedules based on a 7 day week.



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ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED E1-T3-GM-QM

Product Family	Light Engine	Number of Light Squares	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-Galleon	AF-1A Drive Current	01-1 02-2 03-3 04-4 05-5 06-6 07-7 08-8 09-9 10-10	LED-Solid State Emitting Diodes	E1-120-277V E2-347V E3-480V/480V	T2-Type II T2B-Type II Roadway T3-Type III T3B-Type III Roadway T4FT-Type IV Forward Throw T4FT-Type IV Forward Throw SNQ-Type V Narrow SNQ-Type V Square Medium SL2-Type II w/Spill Control SL2-Type III w/Spill Control SL4-Type IV w/Spill Control SL4-40° Spill Light Eliminator Left SLR-90° Spill Light Eliminator Right RW-Rectangular Wide Type I AFL-Automotive Frontline	AP-Grey BZ-Bronze BK-Black MA-Mast Arm Adapter WM-Wall Mount QMA-Quick Mount Arm (Standard Length) QMEA-Quick Mount Arm Extended Length	[Blank]-Arm for Round or Square Pole EA-Extended Arm MA-Mast Arm Adapter WM-Wall Mount QMA-Quick Mount Arm (Standard Length) QMEA-Quick Mount Arm Extended Length

Options (Add as Suffix)	Accessories (Order Separately)
3030-70 CRI 3000K** 8030-40 CRI 3000K** 7030-70 CRI 5000K** 7030-70 CRI 6000K** 600-Drive Current Factory Set to Nominal 600mA** 900-Drive Current Factory Set to Nominal 900mA** 1200-Drive Current Factory Set to Nominal 1200mA** F-Double Fuse (120, 277 or 347V. Must Specify Voltage) F-Double Fuse (480, 240 or 480V. Must Specify Voltage) 2L-Two Circuits** DIM-External 0-10V Dimming Leads** P-Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ** PER1-EMEA 2 Pin Twistlock Photocontrol Receptacle** R-EMEA Twistlock Photocontrol Receptacle** AHD245-After Hours Dim, 2 Hours** AHD245-After Hours Dim, 4 Hours** AHD245-After Hours Dim, 6 Hours** AHD245-After Hours Dim, 8 Hours** AHD245-After Hours Dim, 10 Hours** AHD245-After Hours Dim, 12 Hours** AHD245-After Hours Dim, 14 Hours** AHD245-After Hours Dim, 16 Hours** AHD245-After Hours Dim, 18 Hours** AHD245-After Hours Dim, 20 Hours** AHD245-After Hours Dim, 22 Hours** AHD245-After Hours Dim, 24 Hours** AHD245-After Hours Dim, 26 Hours** AHD245-After Hours Dim, 28 Hours** AHD245-After Hours Dim, 30 Hours** AHD245-After Hours Dim, 32 Hours** AHD245-After Hours Dim, 34 Hours** AHD245-After Hours Dim, 36 Hours** AHD245-After Hours Dim, 38 Hours** AHD245-After Hours Dim, 40 Hours** AHD245-After Hours Dim, 42 Hours** AHD245-After Hours Dim, 44 Hours** AHD245-After Hours Dim, 46 Hours** AHD245-After Hours Dim, 48 Hours** AHD245-After Hours Dim, 50 Hours** 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Hours**	



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
	(24)		<u>Canopy Trees</u>	
ABM	4	2 ½"	Autumn Blaze Maple	BB
CH	3	2 ½"	Hackberry	BB
IHL	6	2 ½"	Imperial Honey Locust	BB
RM	5	2 ½"	Red Maple	BB
RO	3	2"	Red Oak	BB
SWO	3	2 ½"	Swamp White Oak	BB
	(34)		<u>Low Ornamental Trees</u>	
ABS	5	6'	Autumn Brilliance Serviceberry	BB
CP	4	2"	Callery Pear	BB
ER	3	2"	Eastern Redbud	BB
RJC	9	2"	Red Jade Crab	BB
TSC	13	2"	Tina Sargent Crab	BB
	(132)		<u>Deciduous Shrubs</u>	
AC	28	15"	Alpine Currant	Pot
AVB	10	24"	Arrowwood Viburnum	Pot
AWS	17	18"	AW Spirea	Pot
BF	17	18"	Bronx Forsythia	Pot
DBB	20	24"	Dwarf Burning Bush	Pot
DN	18	24"	Diablo Ninebark	Pot
GFS	3	18"	Gold Flame Spirea	Pot
GLS	16	15"	Gro Low Sumac	Pot
RTD	3	24"	Red Twig Dogwood	Pot
	(32)		<u>Evergreen Shrubs</u>	
EA	6	4'	Emerald Arborvitae	BB
GVB	26	18"	Green Valley Boxwood	Con
	(12)		<u>Perennials</u>	
H	12	1 G	Hosta	Con
			<u>Bio-retention Plantings</u>	
RGP	?	2 ½"	(Planted 12" on center)	plug
			Common Blue Star	
			Bottle Gentine	
			Obedient Plant	
			Columbine	
			Switchgrass	
			Black Eyed Susan	
			Wild Iris	
			Swamp Milkweed	
			White Turtlehead	
			Cardinal Flower	
			Turk's Cap Lily	
			Little Bluestem	
			Canada Wild Rye	
			Nodding Onion	

NOTES:

- 1) Designated sod lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod.
- 2) Turf areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- 3) Planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
- 5) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
- 6) Rain garden to receive coconut mat mulch.
- 7) Rain garden plants (RGP) to be installed 12" on center.
- 8) Rain garden to be constructed per WDNR specifications.
- 9) Owner will be responsible for landscape maintenance after completion and acceptance of the project.

LANDSCAPE WORKSHEET

Landscape Points Required

Developed Area = 36,000 SF
Landscape Points: 36,000/300 x 5 = **600 points**

Total Landscape Points Required

600 points

Landscape Points Supplied

Existing canopy trees – 0 @ 35 = 0 points
Proposed canopy trees - 24 @ 35 = 840 points
Existing evergreen trees – 0 @ 35 = 0 points
Proposed evergreen trees – 0 @ 35 = 0 points
Existing ornamental trees - 0 @ 15 = 0 points
Proposed ornamental trees - 34 @ 15 = 510 points
Existing upright evergreen shrubs – 0 @ 10 = 0 points
Proposed upright evergreen shrubs – 0 @ 10 = 0 points
Existing deciduous shrubs – 0 @ 3 = 0 points
Proposed deciduous shrubs – 132 @ 3 = 396 points
Existing evergreen shrubs – 0 @ 4 = 0 points
Proposed evergreen shrubs – 32 @ 4 = 128 points
Existing perennials & grasses 0 @ 2 = 0 points
Proposed perennials & grasses 12 @ 2 = 24 points

Total landscape points supplied = **1,898 points**

Lot Frontage Landscape Required

(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Cottage Grove Road & Ace Wood Blvd = 610 LF

Over story trees required 610'/30' = 20.3 **20 trees**
Shrubs required (610'/30') x 5 = 101.6 **102 shrubs**

Over story trees supplied **8 trees**
Ornamental/Evergreen trees supplied **24 trees**
Shrubs supplied **102 shrubs**

(Lot Frontage landscape points supplied = **640 points**)

Parking Lot Island Landscape required

(Section 28.142)

"One (1) over-story deciduous tree shall be planted in each parking lot island. One over-story tree shall be provided for every additional 160 SF of parking lot island area. Additionally, parking lot islands shall have at least 75% vegetative cover"

Over-story trees required for 6 parking lot islands = **6 trees**
Vegetative (plantings) Cover required = **30 shrubs**

Over story trees supplied = **6 trees**
Vegetative (plantings) Cover supplied = **30 shrubs**

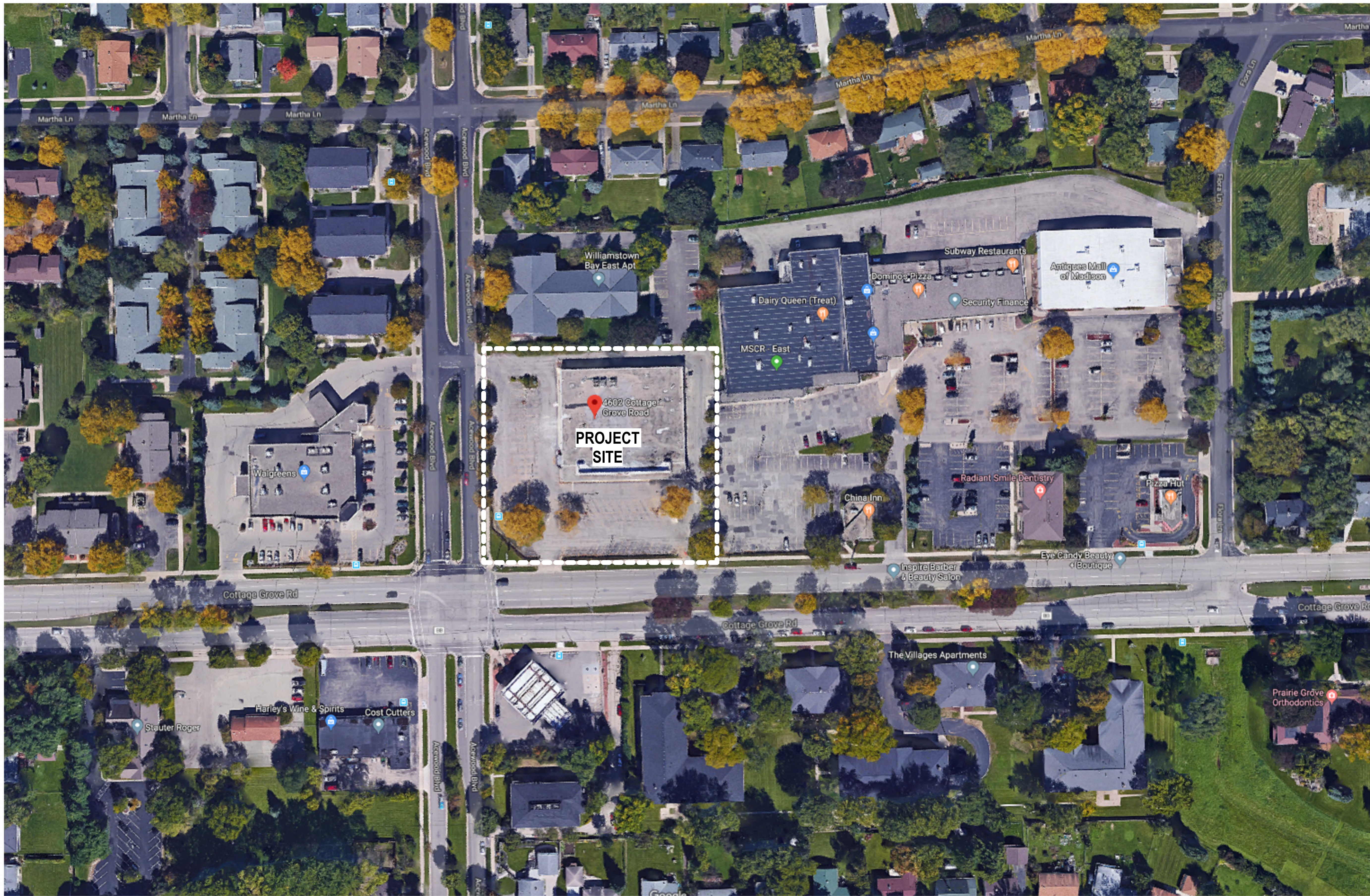
(Parking Lot Island Points Supplied = 300 points)

4602 COTTAGE GROVE ROAD RE–DEVELOPMENT
CITY OF MADISON
LANDSCAPE PLANT LIST

PAGE: L1.2
DATED: OCTOBER 2, 2018



4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752





VIEW NORTH ON ACEWOOD BOULEVARD



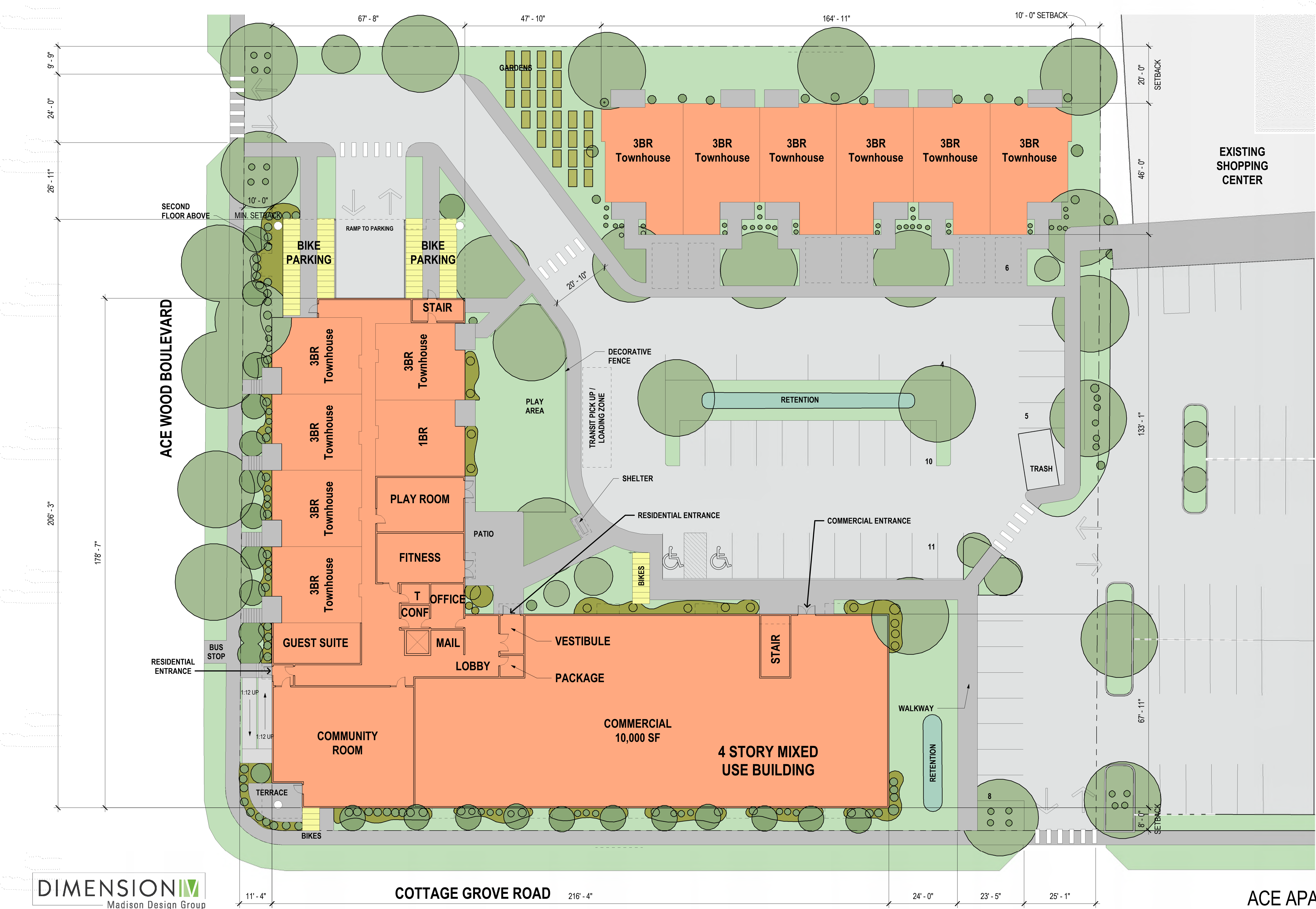
VIEW FROM ACEWOOD BOULEVARD-
NORTHWEST CORNER OF SITE



VIEW FROM COTTAGE GROVE ROAD-
SOUTHEAST CORNER OF SITE

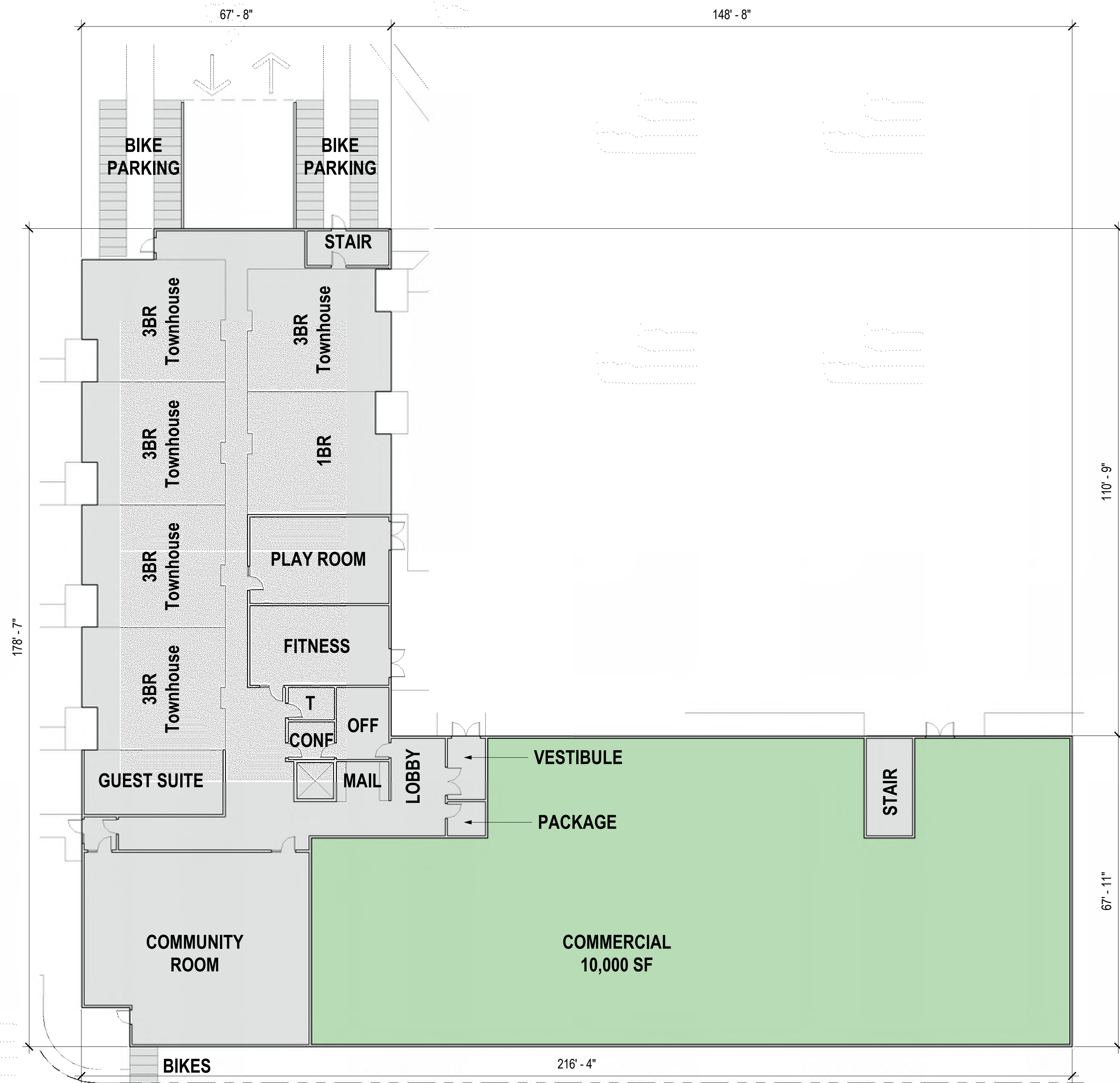


VIEW FROM COTTAGE GROVE ROAD-
SOUTHWEST CORNER OF SITE

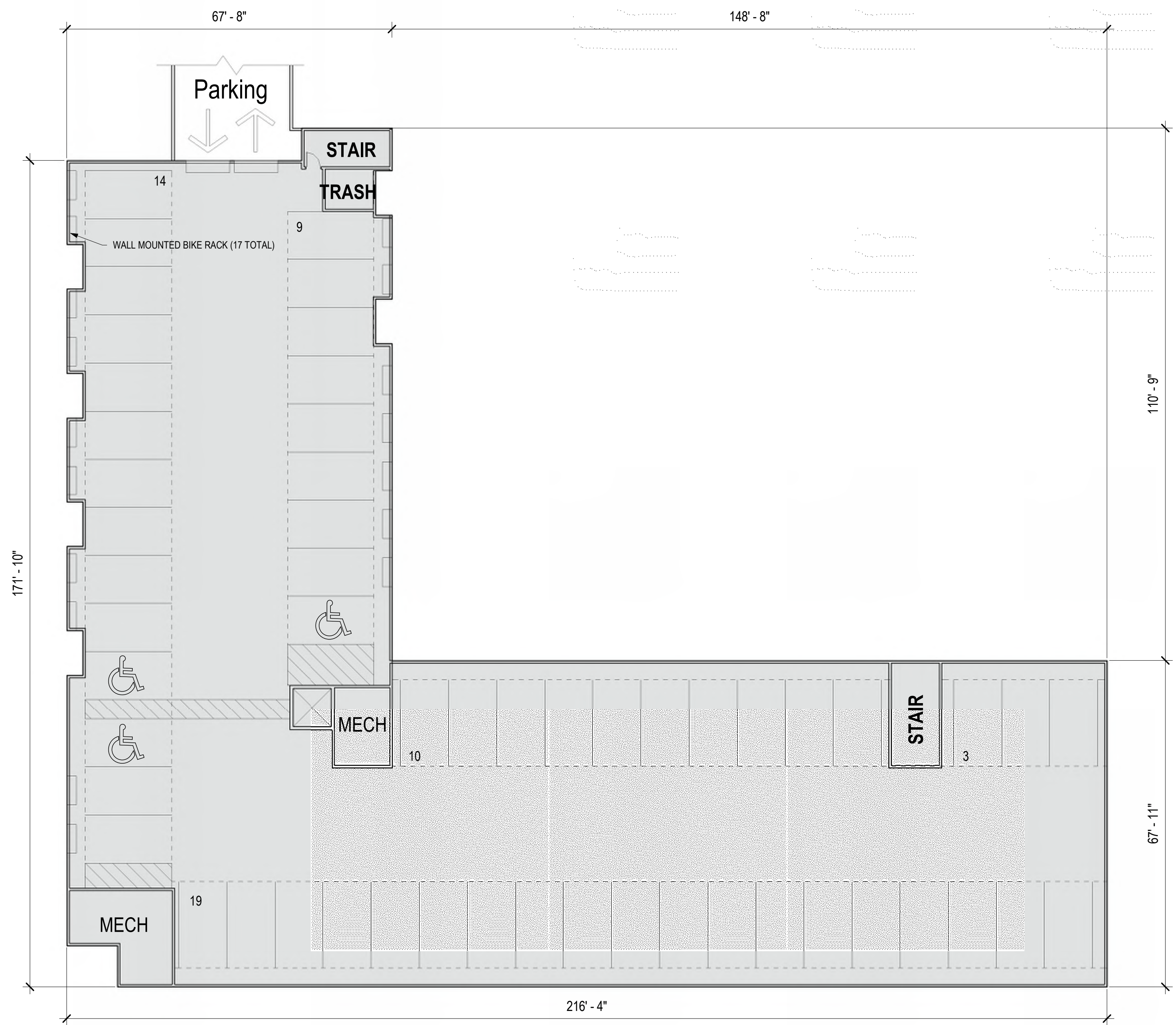


1 SITE PLAN
1/16" = 1'-0"

0' 5' 10' 20' NORTH



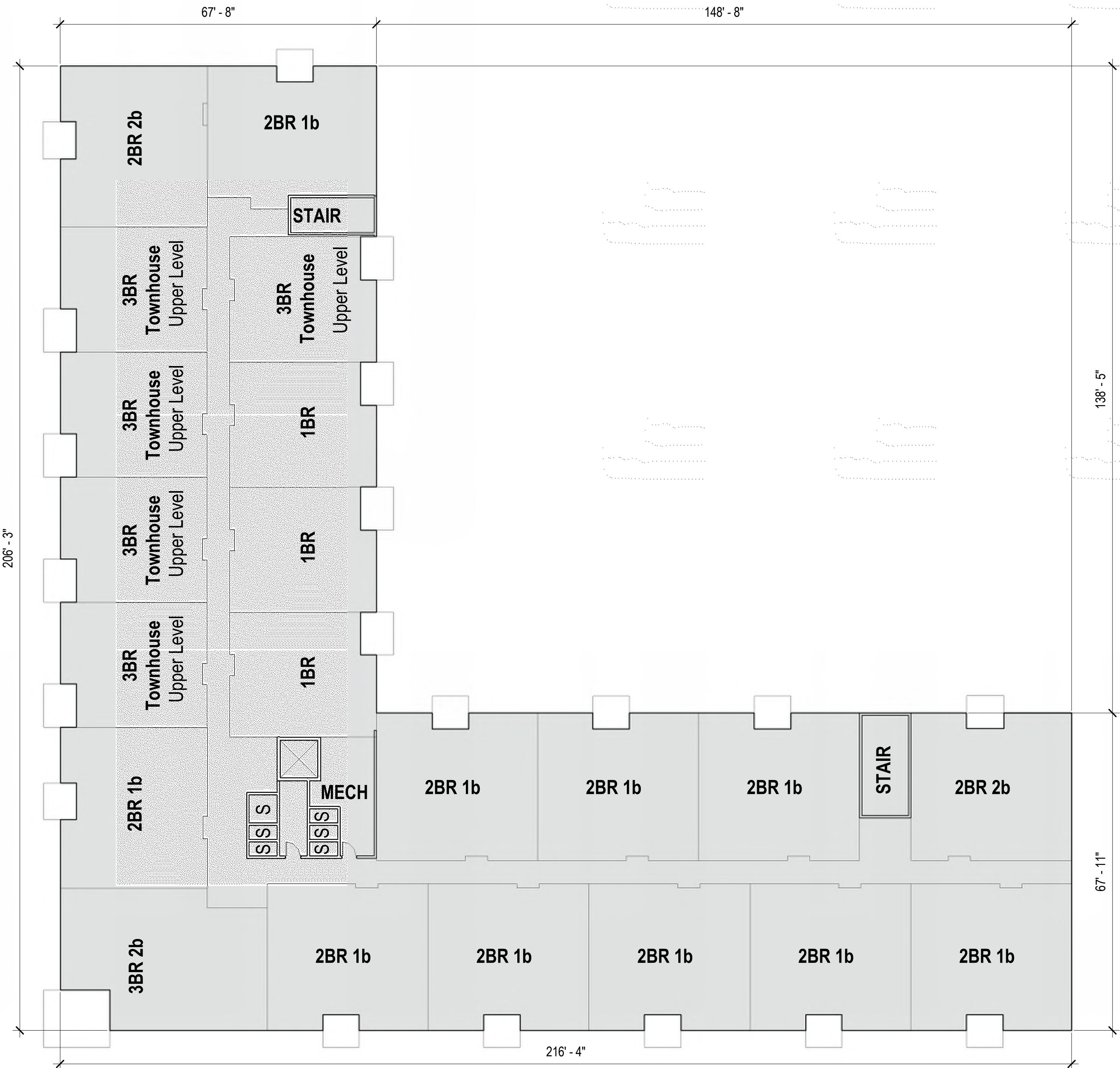
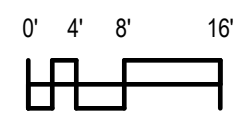
2 FIRST FLOOR PLAN
1/16" = 1'-0"
21,782 SF



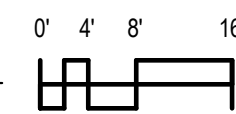
1 BASEMENT PLAN
1/16" = 1'-0"
21,782 SF

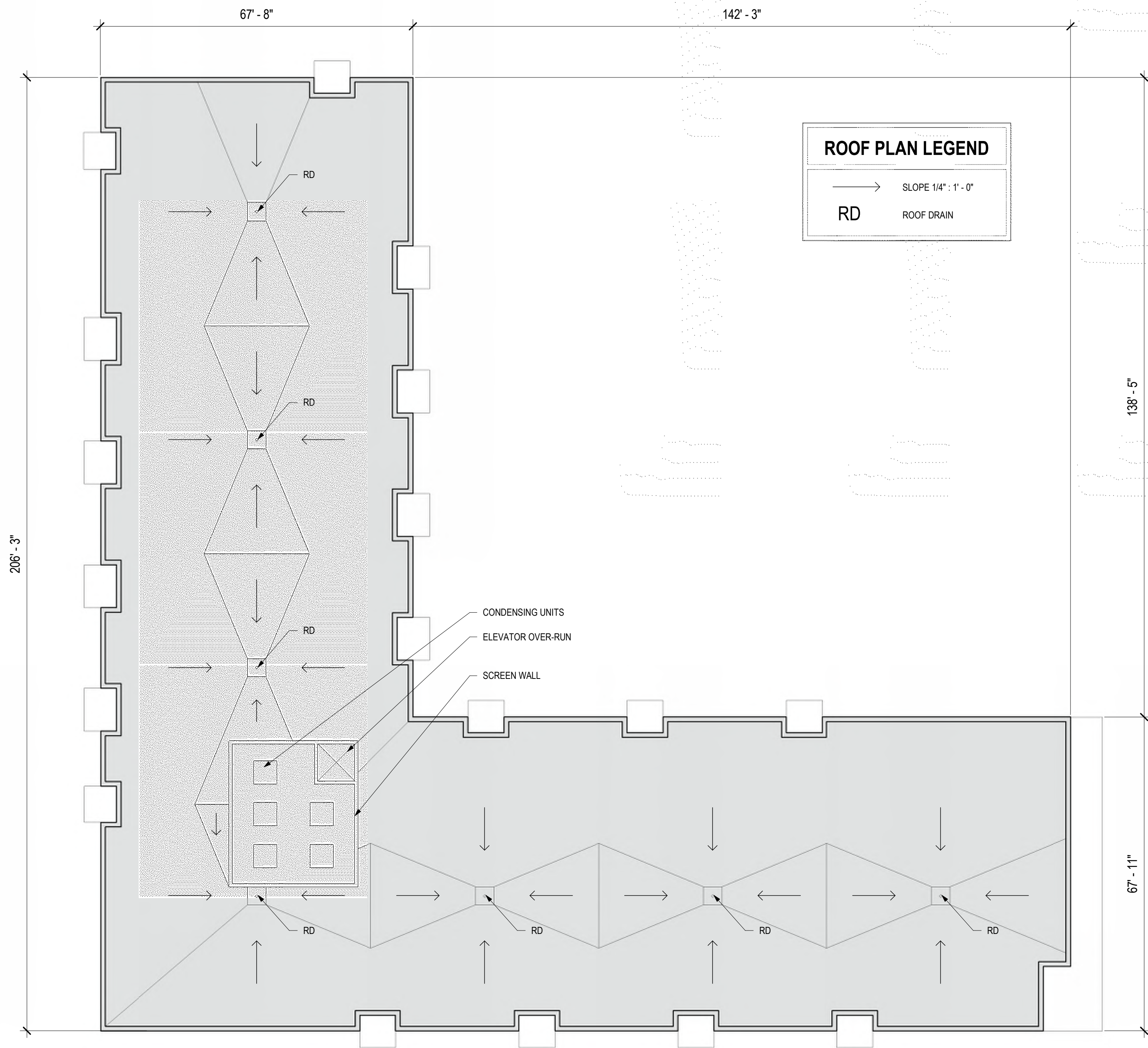


2 THIRD FLOOR PLAN
1/16" = 1'-0"
23,380 SF



1 SECOND FLOOR PLAN
1/16" = 1'-0"
23,380 SF



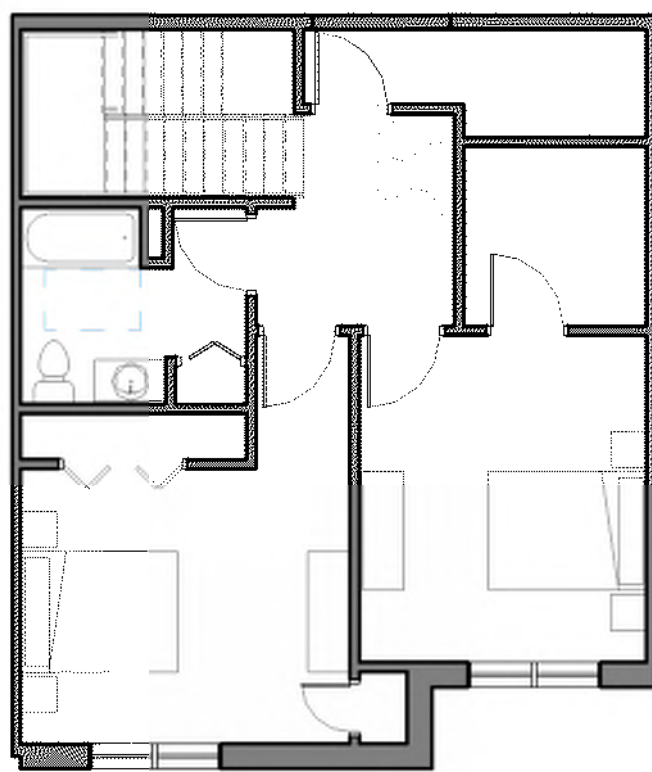


2 ROOF PLAN
1/16" = 1'-0"

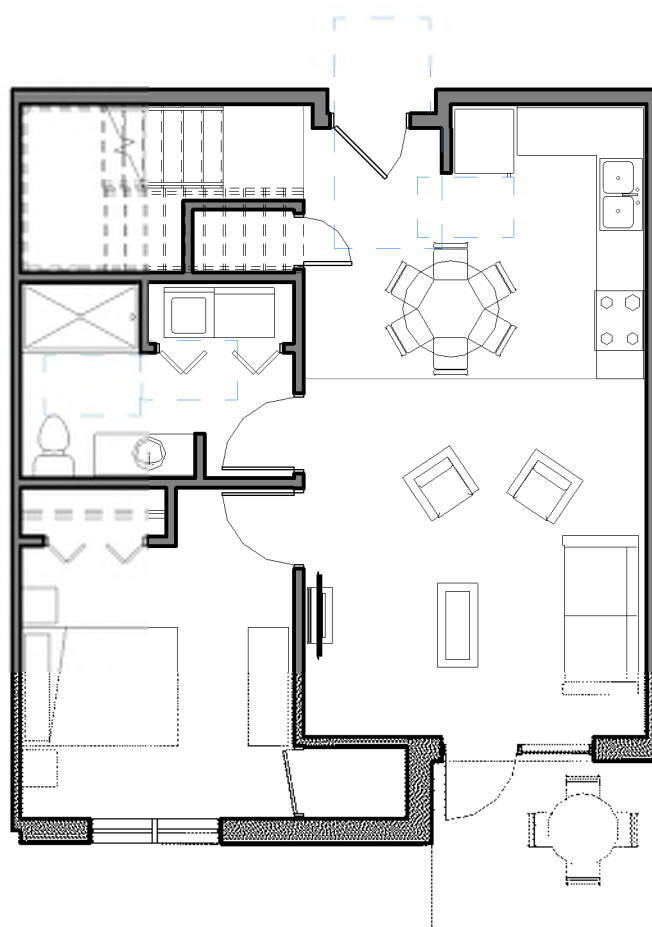


1 FOURTH FLOOR PLAN
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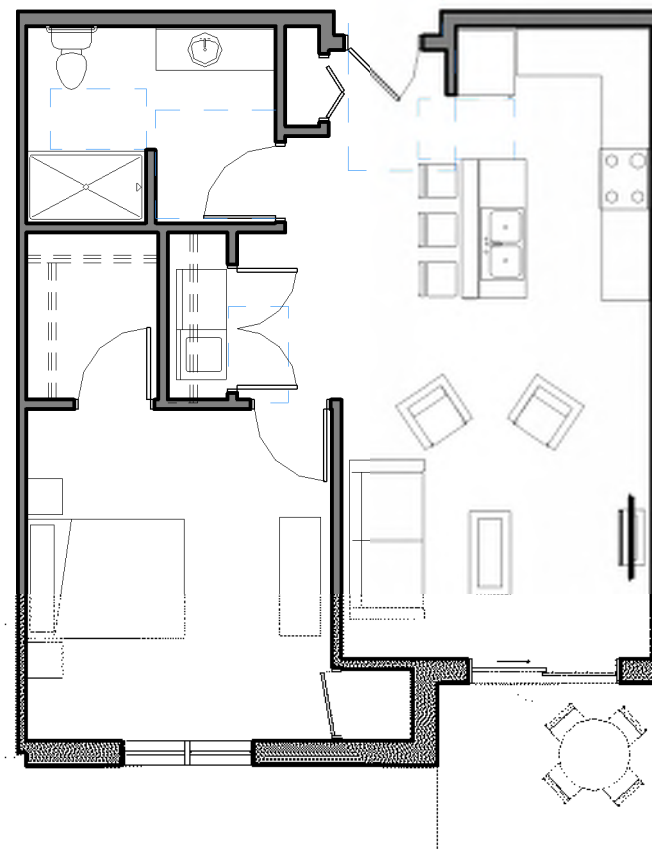
22,914 SF



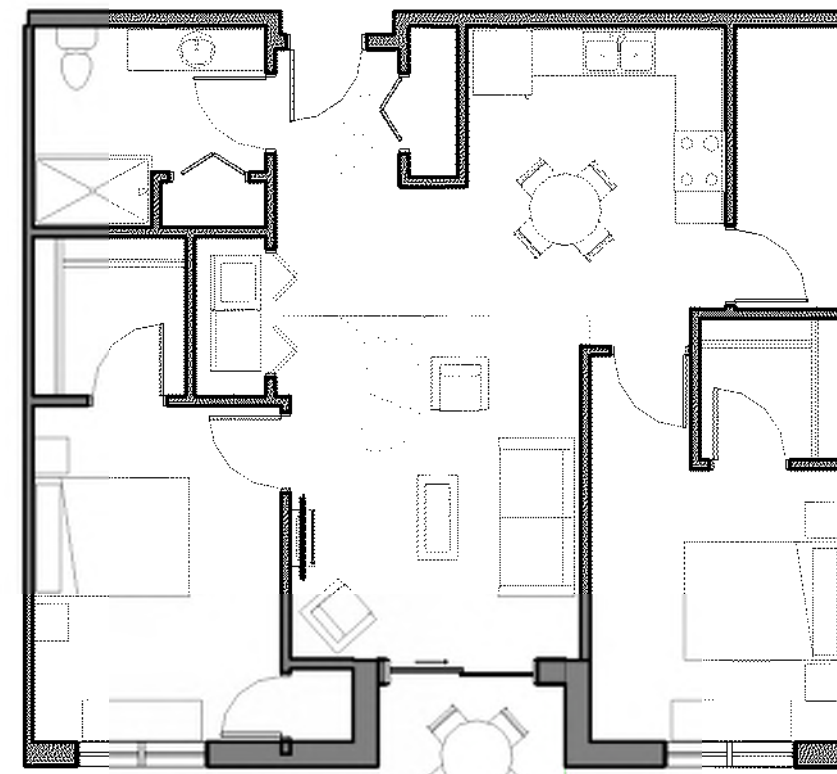
3BR
Townhouse 2nd Floor



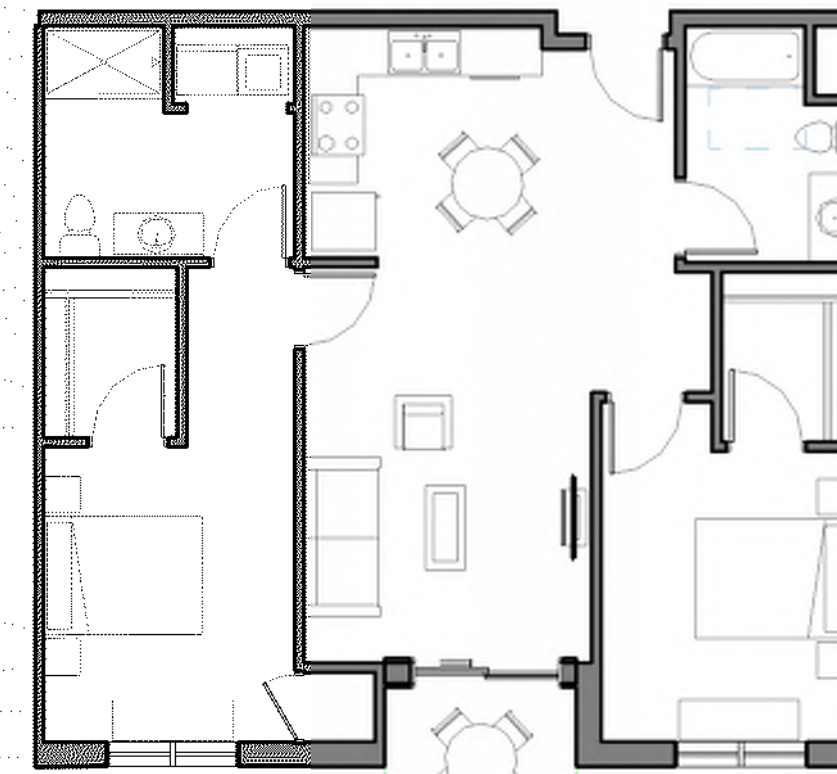
3BR
Townhouse 1st Floor



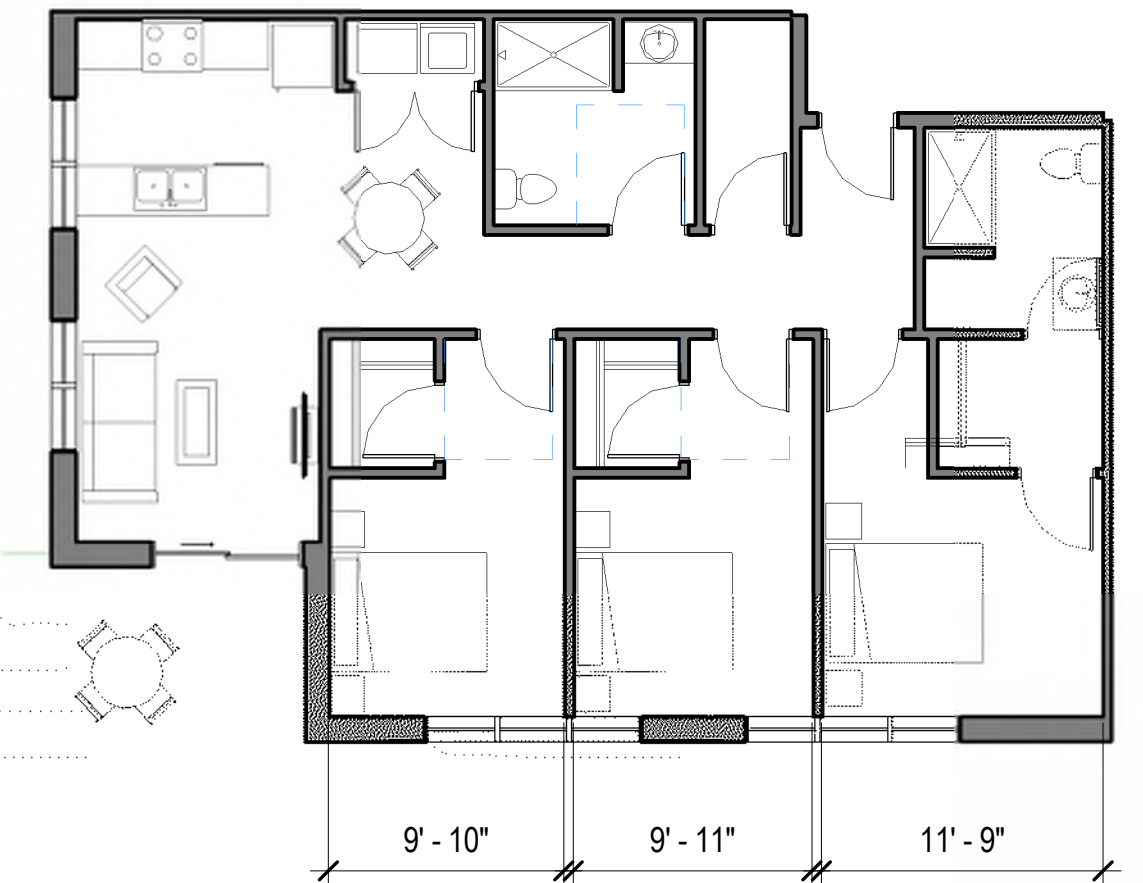
1BR



2BR 1b



2BR 2b



3BR 2b

1 MIXED USE UNIT TYPES
1/8" = 1'-0"





2 West Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"



View to NE Along Cottage Grove Rd. - Mixed Use Building

A1.4.1

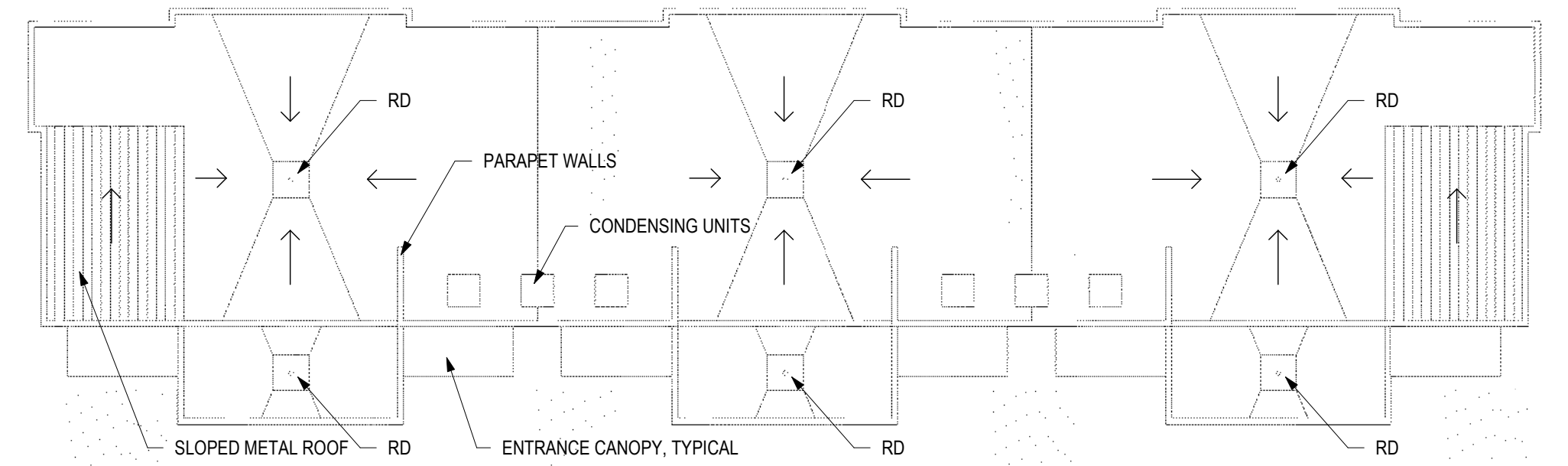
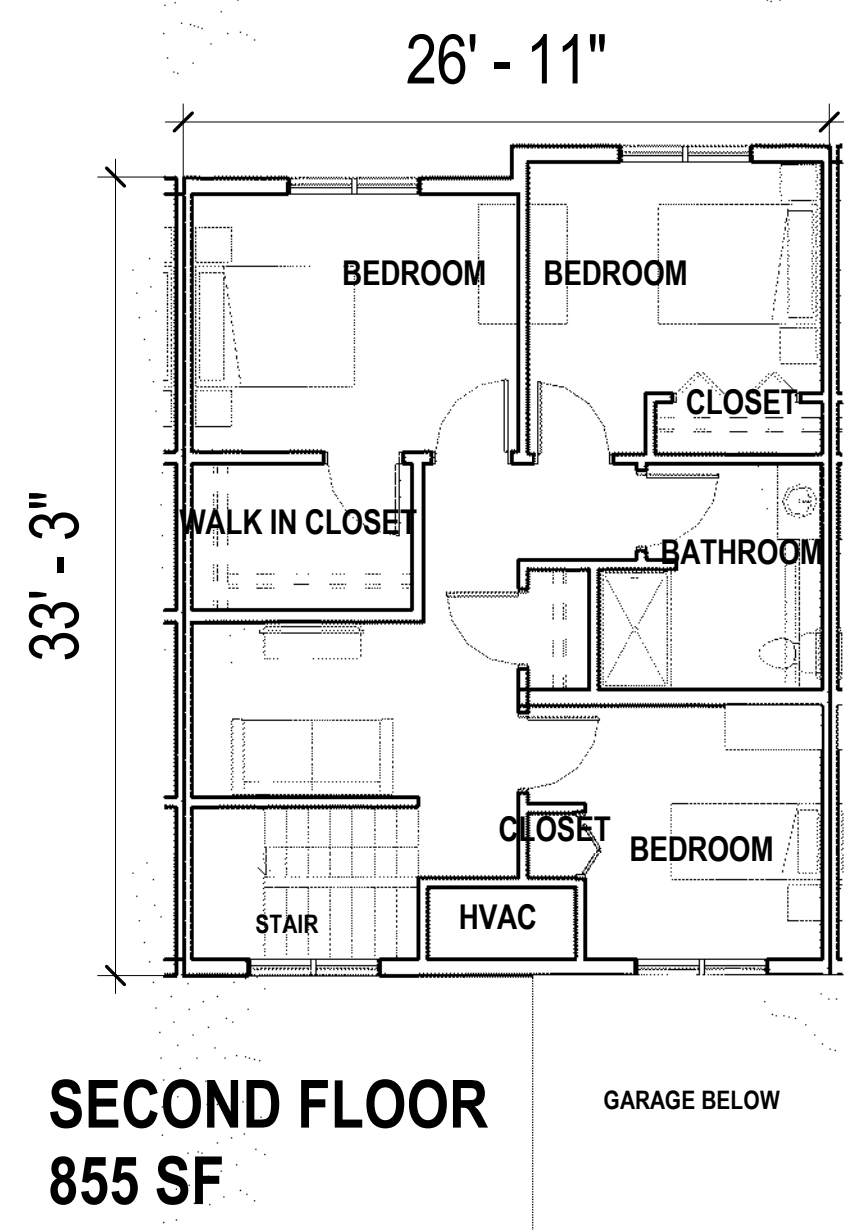
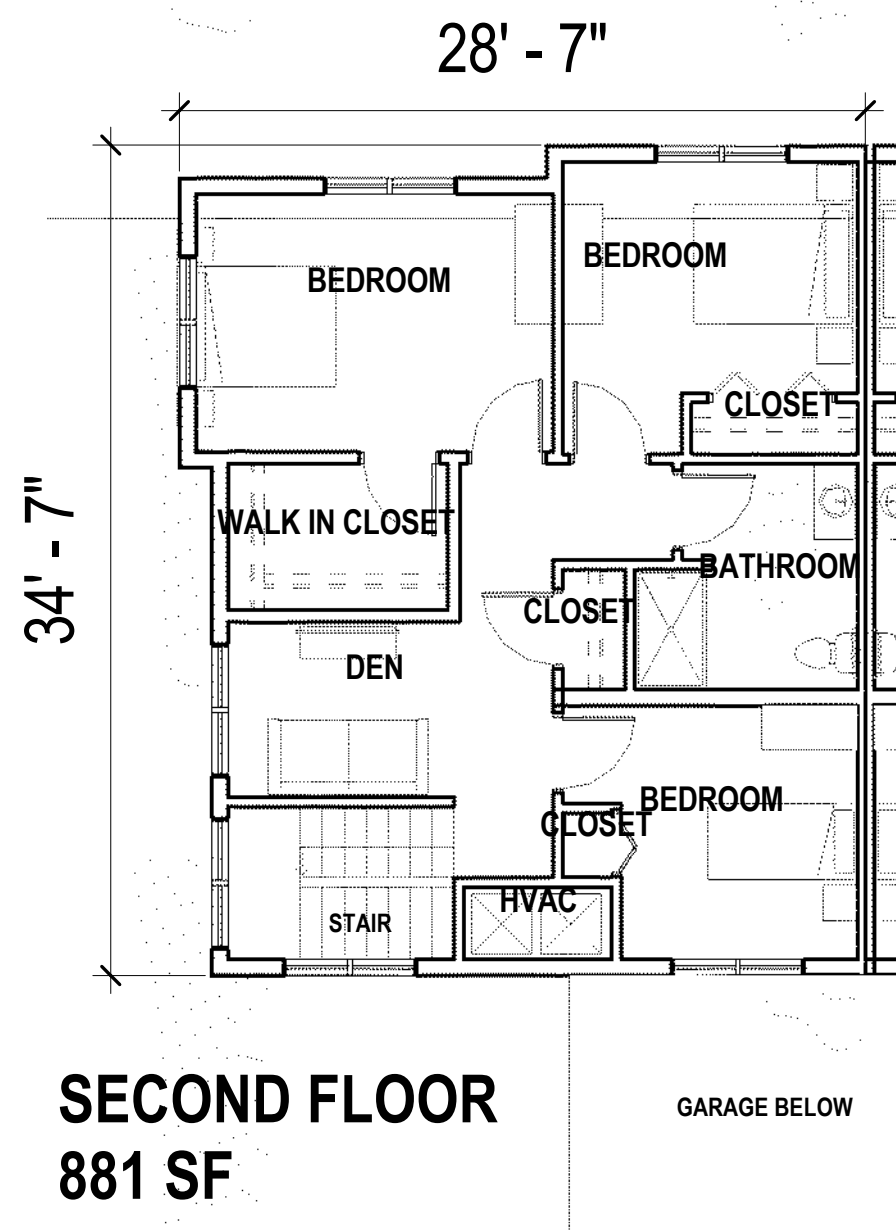
ACE APARTMENTS - MIXED USE



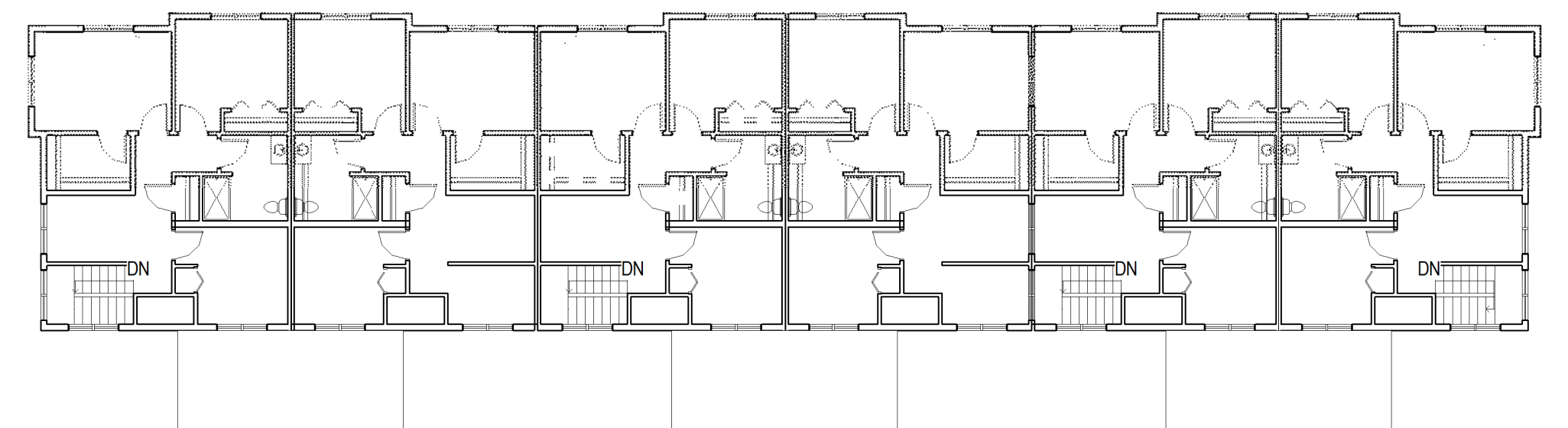
View to NE Along Acewood Blvd. - Mixed Use Building

A1.4.2

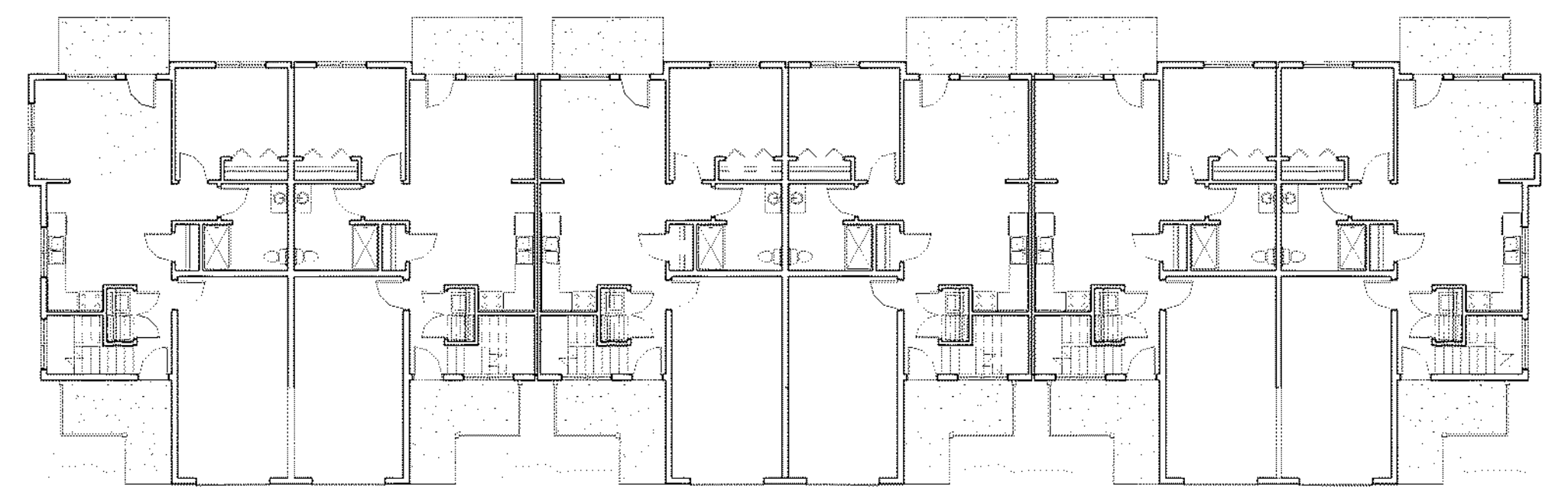
ACE APARTMENTS - MIXED USE



3 TOWNHOME ROOF PLAN
1/16" = 1'-0"

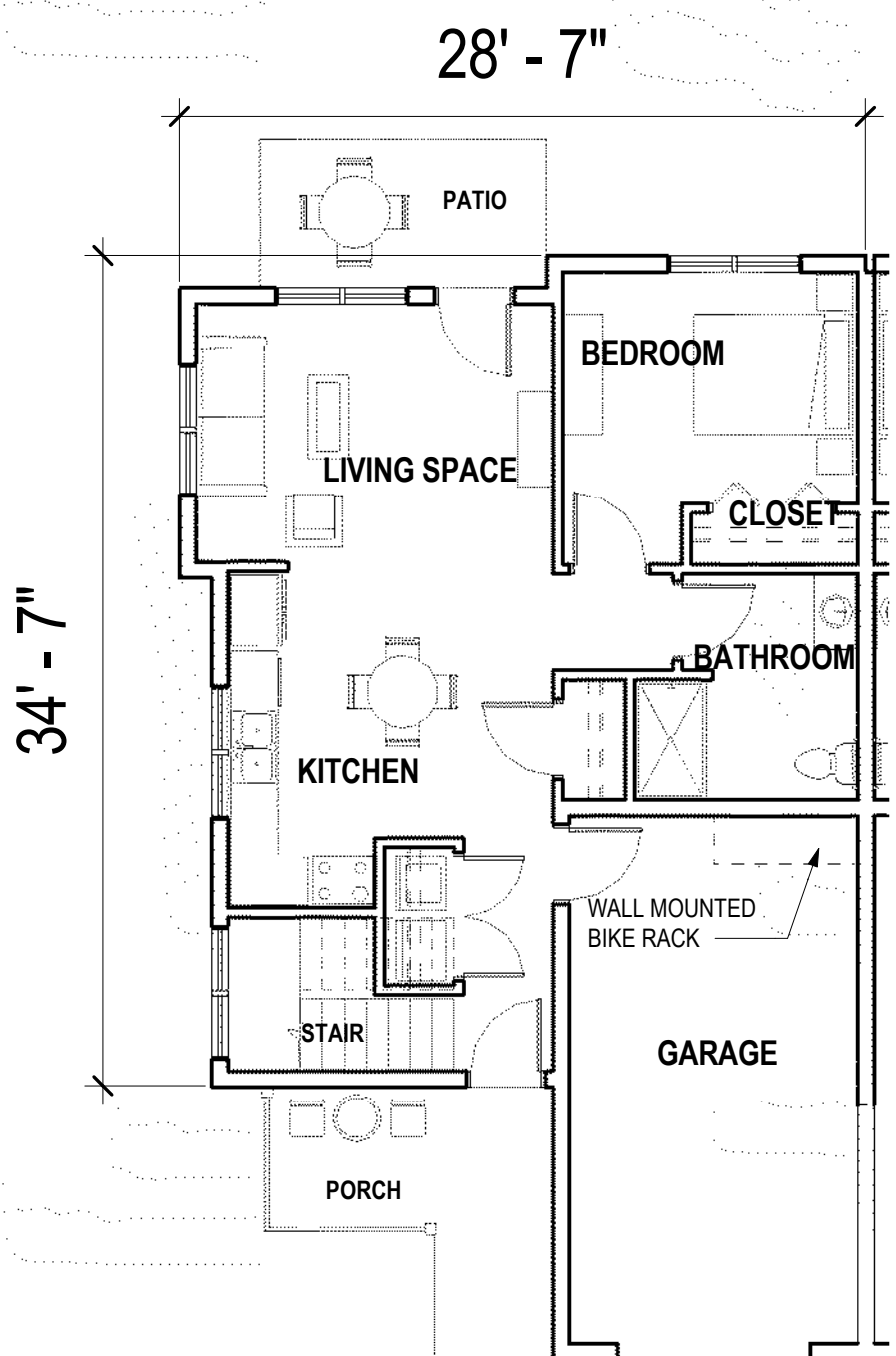


2 TOWNHOME SECOND FLOOR PLAN
1/16" = 1'-0"

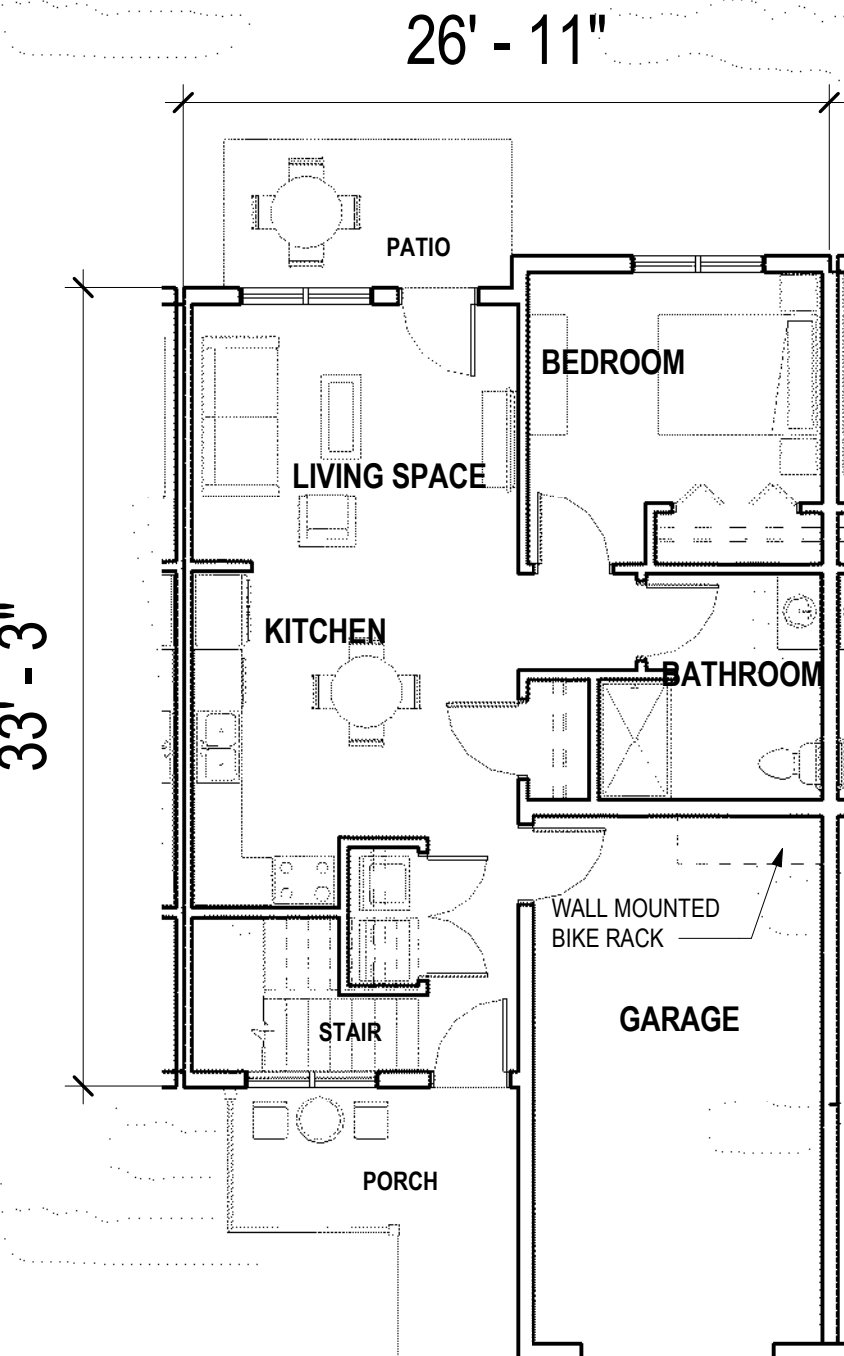


1 TOWNHOME FIRST FLOOR PLAN
1/16" = 1'-0"

7 TOWNHOME W/GARAGE SECOND FLOOR CORNER UNIT
1/8" = 1'-0"

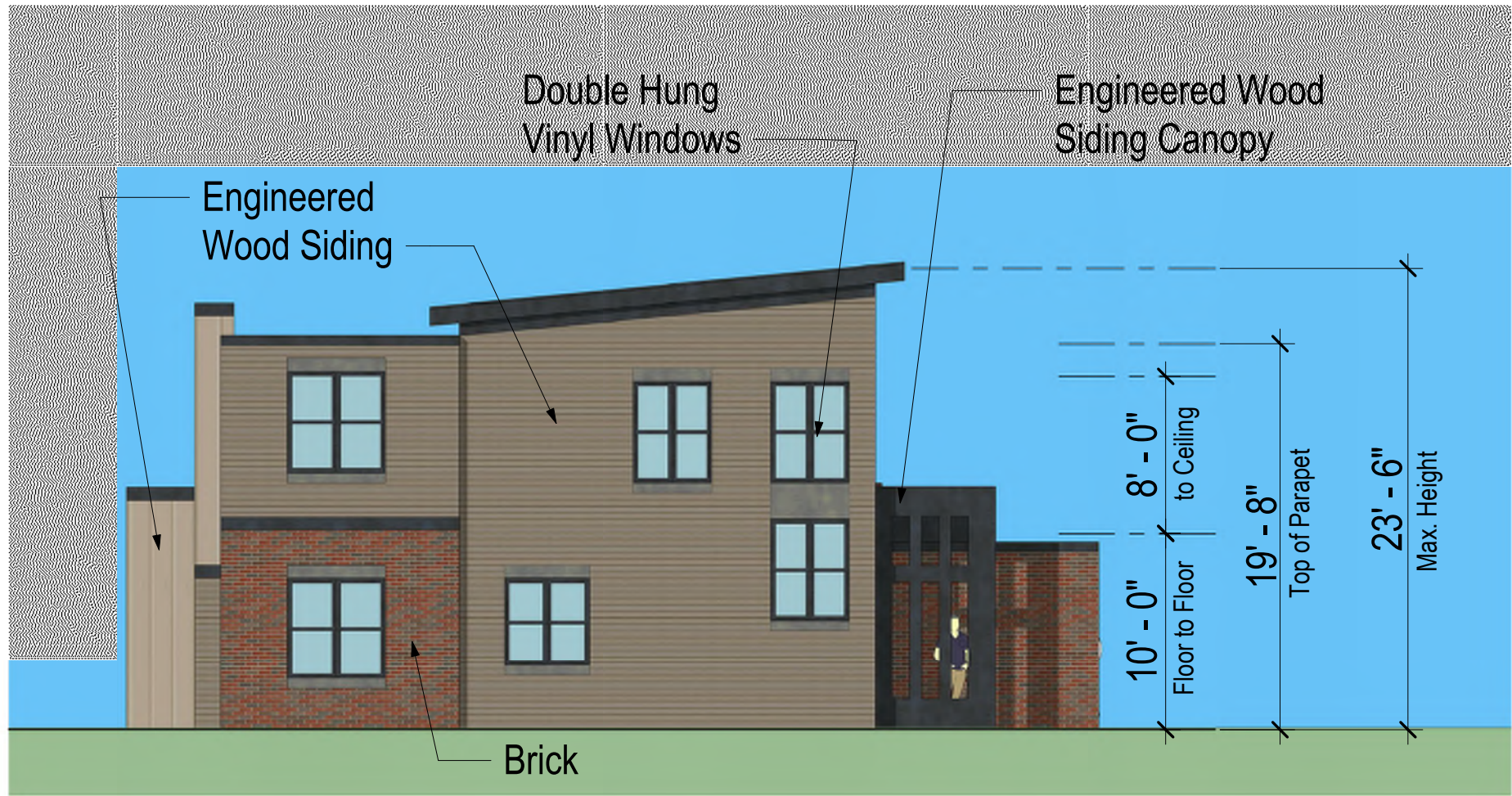


5 TOWNHOME W/GARAGE SECOND FLOOR INSIDE UNIT
1/8" = 1'-0"

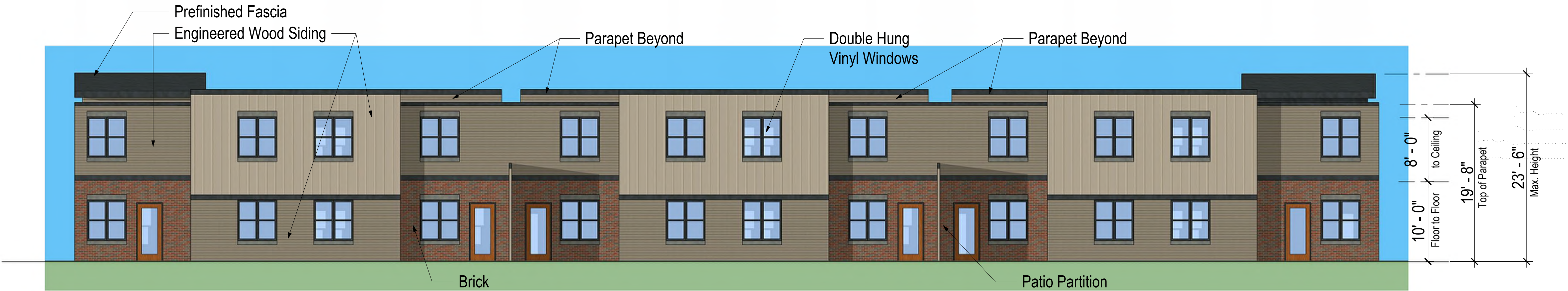


6 TOWNHOME W/GARAGE FIRST FLOOR CORNER UNIT
1/8" = 1'-0"

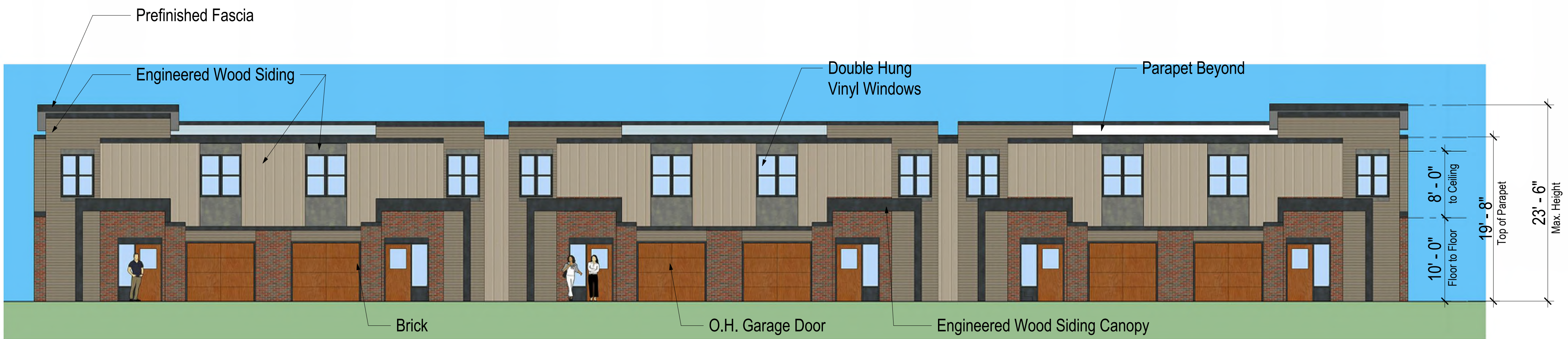
4 TOWNHOME W/GARAGE FIRST FLOOR INSIDE UNIT
1/8" = 1'-0"



3 West Elevation - Townhouses w Garages (East Elevation Similar)
1/8" = 1'-0"

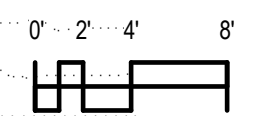


1 North Elevation - Townhouses w Garages
1/8" = 1'-0"



2 South Elevation - Townhouses w Garages.
1/8" = 1'-0"

A1.5.2



ACE APARTMENTS - MIXED USE

DIMENSION 
Madison Design Group

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p608.829.4444 f608.829.4445 dimensionivmadison.com

4602 COTTAGE GROVE ROAD, MADISON, WI

TOWNHOMES W GARAGES ELEVATIONS
10/03/2018
18055



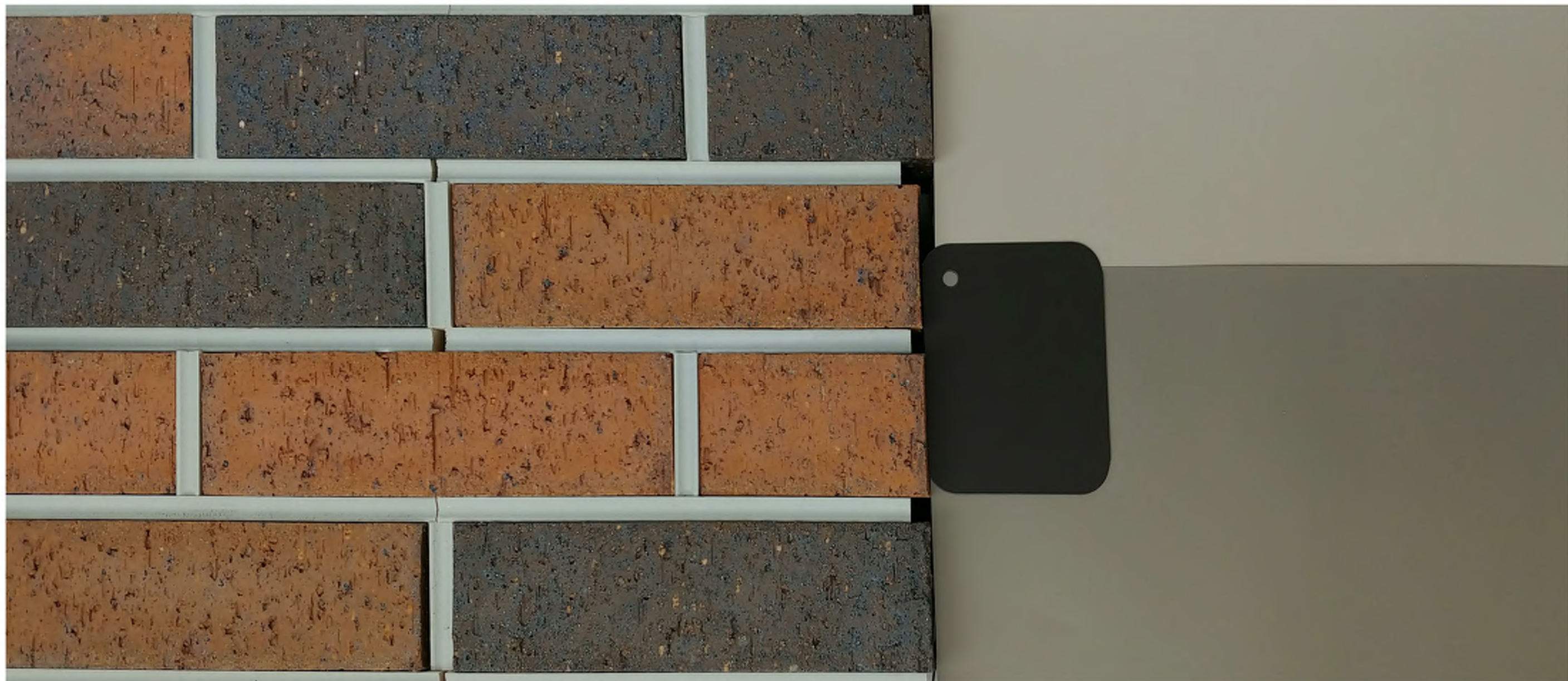
Exterior View to NE - Townhouses w Garages

A1.5.1

ACE APARTMENTS - MIXED USE



4 STORY BUILDING COLOR PALLETTE

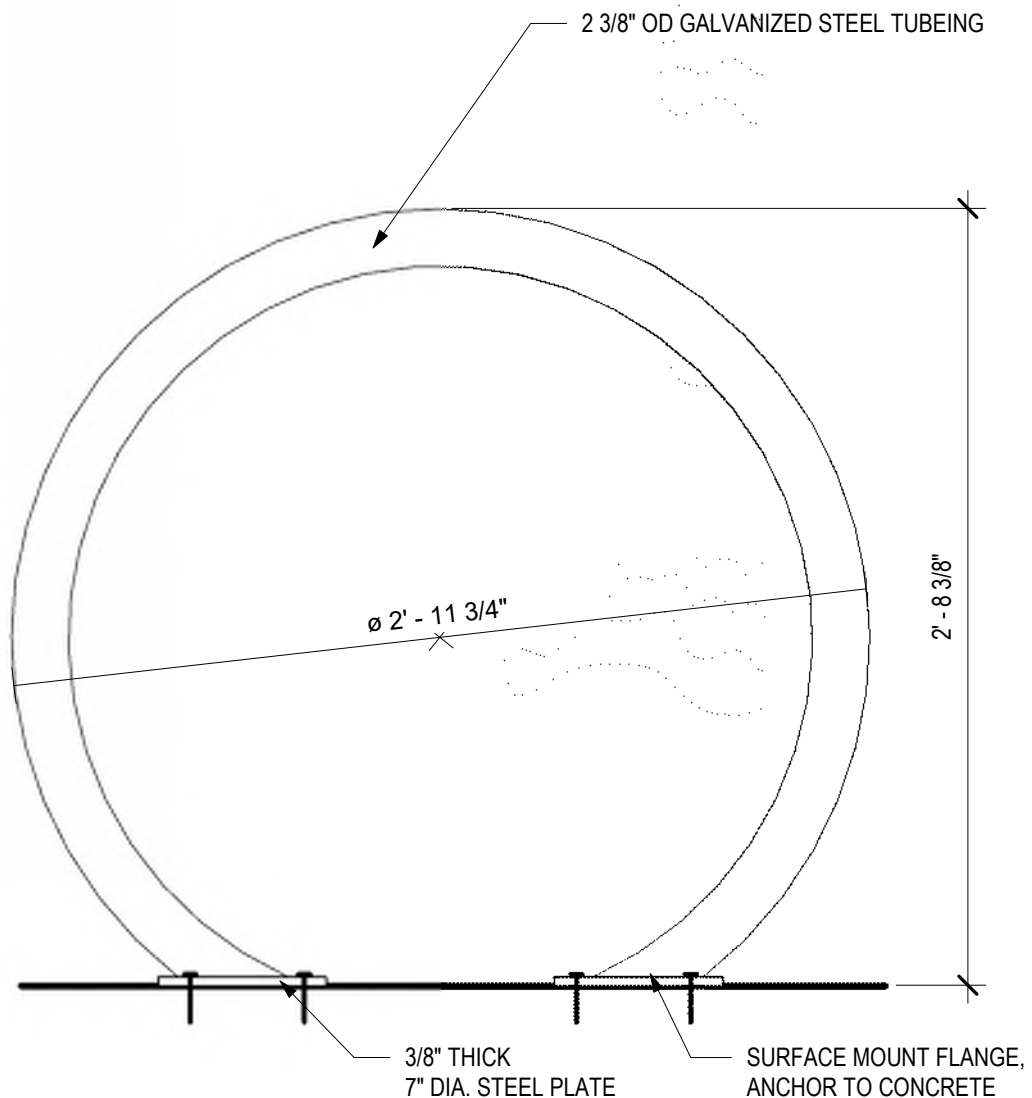


TOWNHOUSE COLOR PALLETTE

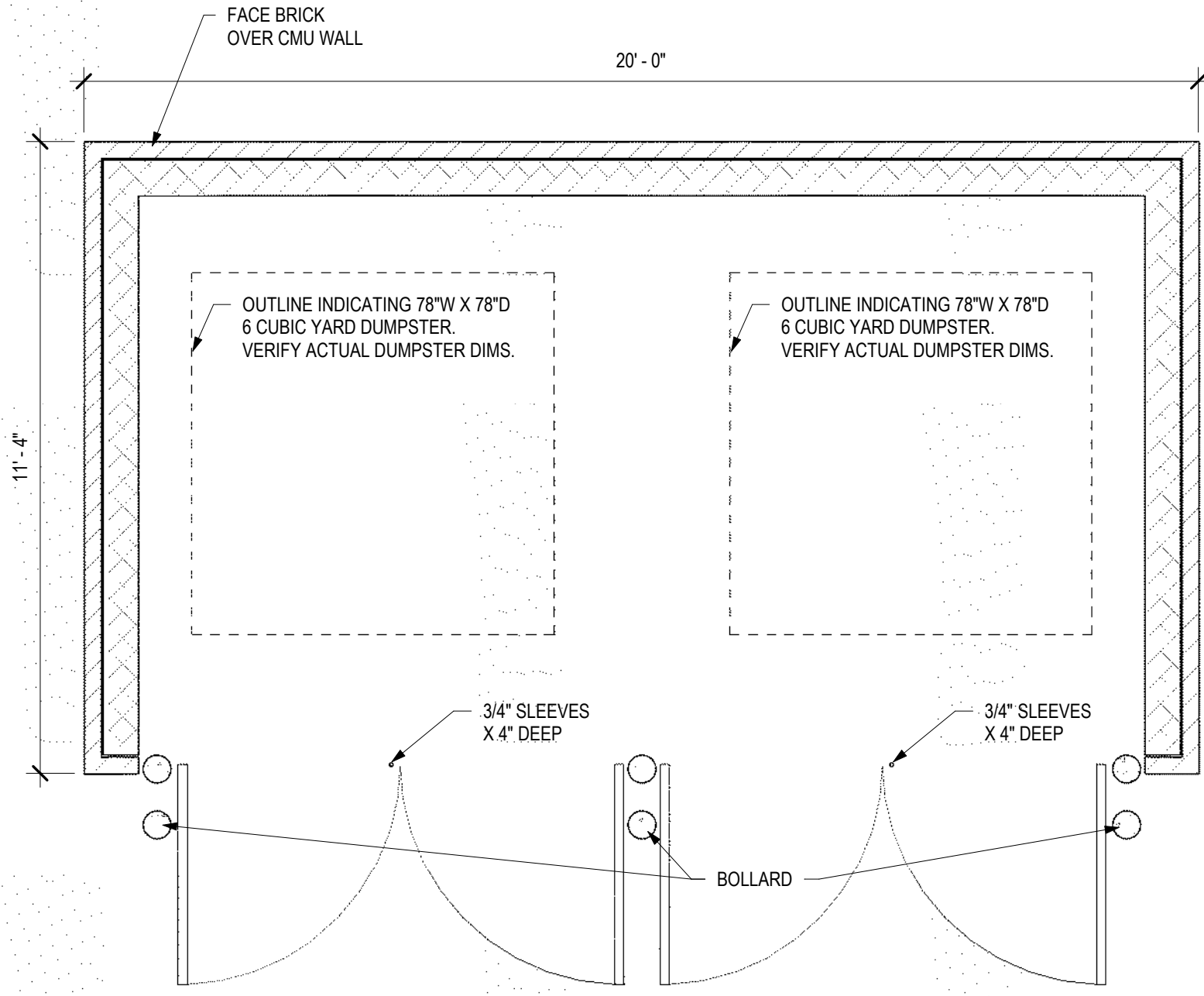


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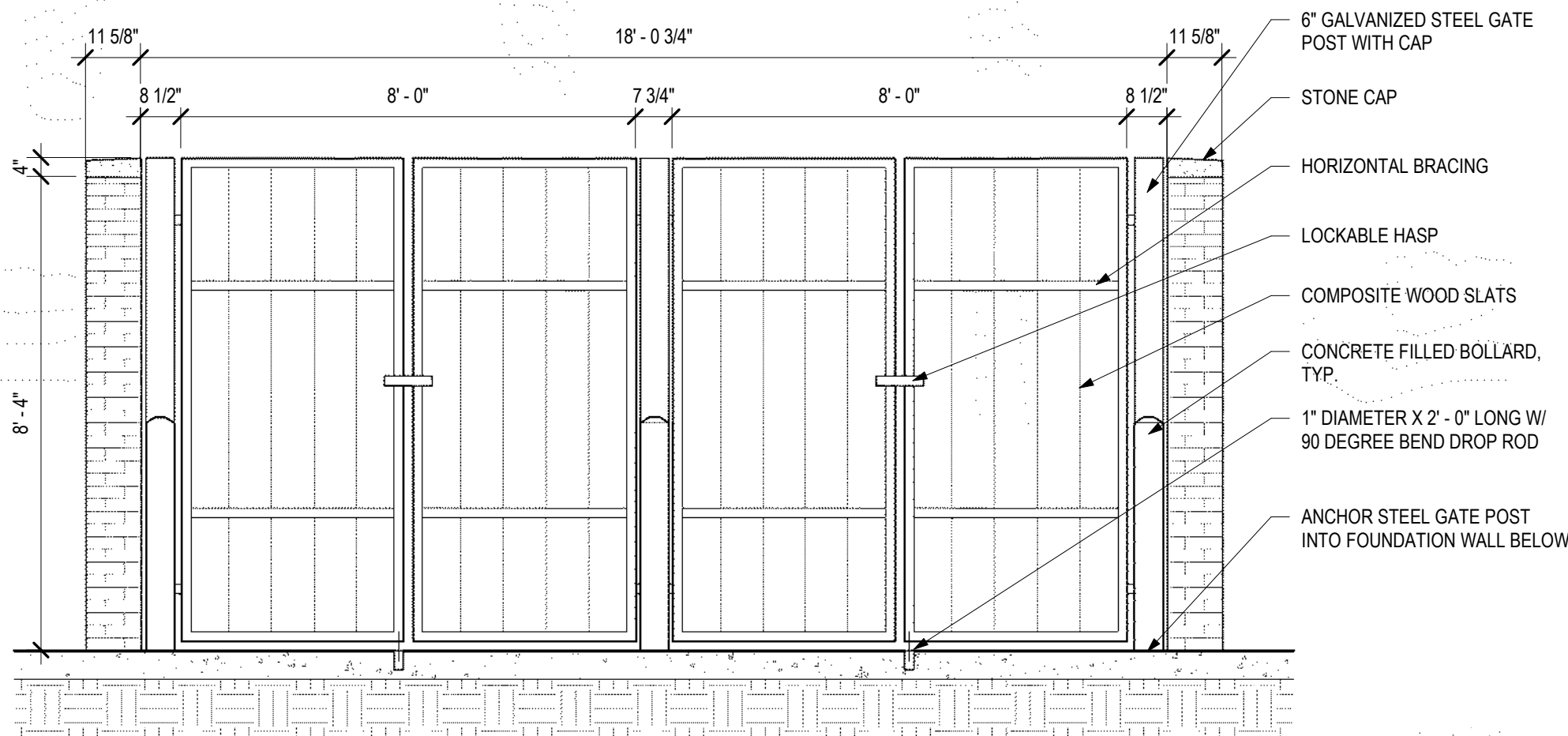
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com



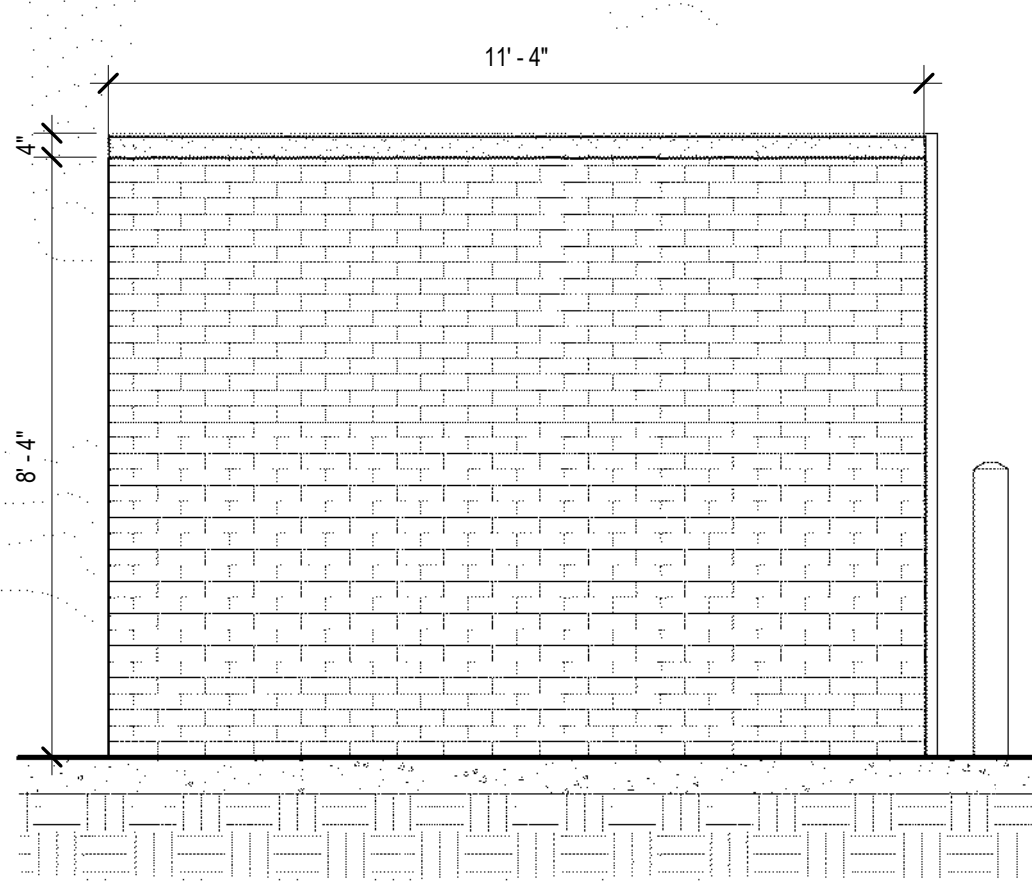
2 BIKE RACK



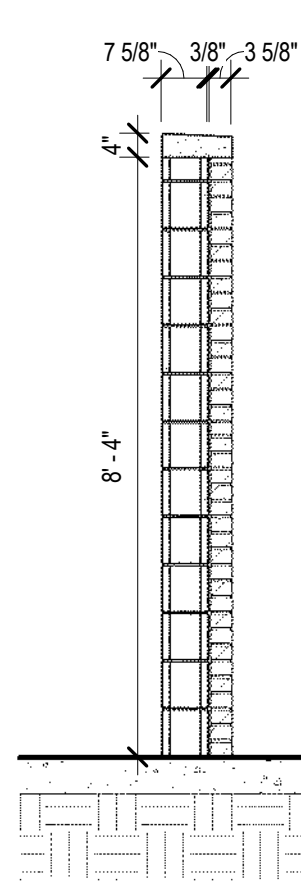
PLAN



GATE ELEVATION



SIDE ELEVATION



SECTION

1 TRASH ENCLOSURE

A1.6.0

ACE APARTMENTS - MIXED USE

4602 COTTAGE GROVE ROAD, MADISON, WI

TRASH ENCLOSURE & BIKE RACK
10/03/2018
18055