APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: January 22, 2014

UDC MEETING DATE: February 19, 2014

Action Requested
___ Informational Presentation
_X_ Initial Approval and/or Recommendation
_X_ Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 828 John Nolen Drive

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
Livesey Company	Strang, Inc.
2248 Deming Way, Suite 200	6411 Mineral Point Road
Middleton, Wisconsin 53562	Madison, Wisconsin 53705

CONTACT PERSON: Peter Tan
Address: Strang, Inc.
6411 Mineral Point Road, Madison, Wisconsin 53705
Phone: 608-276-9200
Fax: 608-276-9204
E-mail address: tan@strang-inc.com

PLEASE PRINT!

TYPE OF PROJECT:
(See Section A for:)
___ Planned Unit Development (PUD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Community Development (PCD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Residential Development (PRD)
_**X**_ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
___ School, Public Building or Space (Fee may be required)
___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
___ Planned Commercial Site

(See Section B for:)
___ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
___ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
___ Comprehensive Design Review* (Fee required)
___ Street Graphics Variance* (Fee required)

___ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

McGRAW-EDISON®

energy solutions

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/cUL Listed for wet locations.

Catalog #		Type
Project		O1A
Comments	PARKING LOT	Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end 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. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Choice of 12 patented, high-efficiency AccuLED Optics™ manufactured from injection molded acrylic. 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 and nominal 70 CRI. Optional 6000K CCT and 3000K CCT (80 CRI).

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting 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. 90% lumen maintenance expected at 60,000 hours.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

GLEON
GALLEON LED

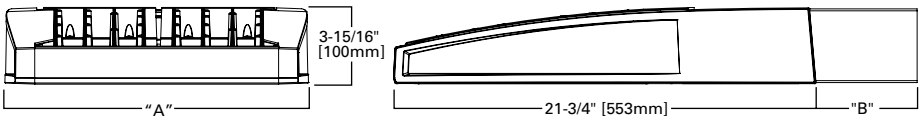
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

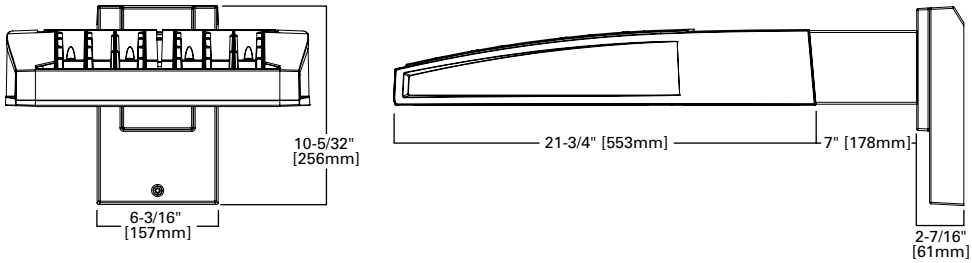
25' ALUMINUM POLE

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	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.

CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
ARRA Compliant
DesignLights Consortium® Qualified*
IP66 Rated

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

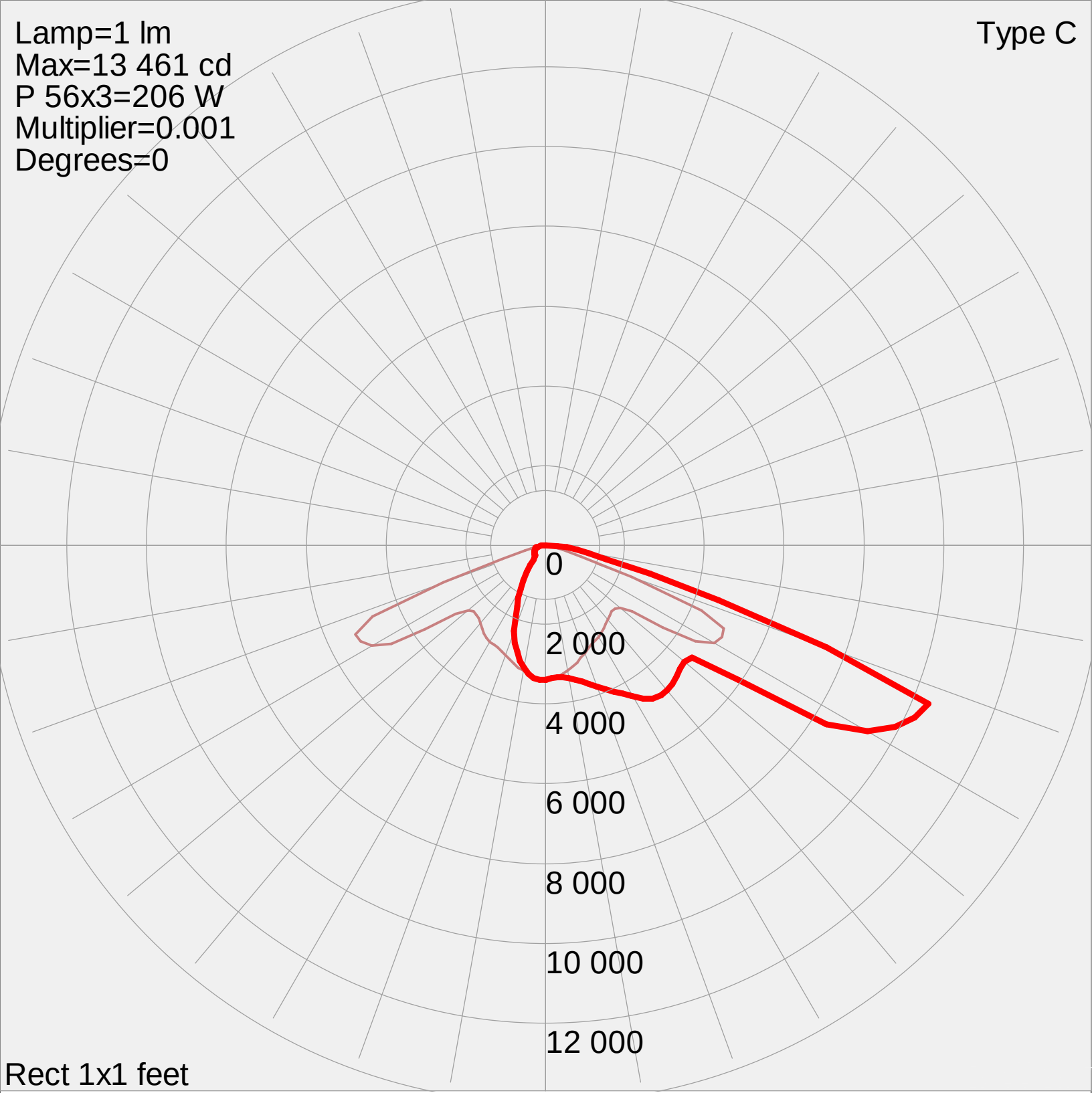
ORDERING INFORMATION

Sample Number: GLEON-AA-04-LED-E1-T3-GM

Product Family [1]	Light Engine	Number of Light Squares [2]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AA**=1A, UL Class 2	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 **08**=8 **09**=9 **10**=10	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [3] **480**=480V [3]	**T2**=Type II **T3**=Type III **T4**=Type IV **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **5XQ**=Type V Square Extra Wide **RW**=Rectangular Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [4] **MA**=Mast Arm Adapter [5] **WM**=Wall Mount

Options (Add as Suffix)	Accessories (Order Separately)
2L=Two Circuits [6, 7] **7060**=70 CRI 6000K [8] **8030**=80 CRI 3000K [8] **DIM**=0-10V Dimming Drivers [9, 10] **HA**=50°C High Ambient [7] **L90**=Optics Rotated 90° Left **LCF**=Matching Housing and Light Square Frame Color **MS/DIM-LXX**=Motion Sensor for Dimming Operation [11, 12, 13, 14] **MS/X-LXX**=Motion Sensor for On/Off Operation [13, 14, 15] **P**=Button Type Photocontrol (120, 208, 240 or 277V) **R**=NEMA Twistlock Photocontrol Receptacle **R90**=Optics Rotated 90° Right **TH**=Tool-less Door Hardware **AMBER**=Amber LEDs [8] **MT**=Factory Installed Mesh Top **DIMRF-LW**=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [16] **DIMRF-LN**=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [16]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares

Notes:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and nominal 70 CRI.
3. LumaWatt Wireless Sensors not currently available for 347V or 480V applications.
4. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
5. Factory installed.
6. Not available with 6 Light Squares in 347V or 480V.
7. Not available with LumaWatt wireless sensors.
8. Consult your Cooper Lighting representative for lead times and lumen multiplier.
9. Not available with 5 or 6 Light Squares in 347V or 480V.
10. Consult your Cooper Lighting representative before ordering DIM with 2L option.
11. Replace XX with mounting height in feet for proper selection, e.g., MS/DIM-L25.
12. 120V or 277V 60Hz and 230V 50Hz only. Replace E1 with specific voltage. Consult factory for availability in 347V and 480V.
13. The FSIR-100 accessory is required to adjust parameters.
14. Not available with HA option.
15. Replace X with number of Light Squares operating in low output mode and replace XX with mounting height in feet for proper lens selection, e.g., MS/3-L25.
16. LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1, and RF-ROUT1 in appropriate quantities. See www.cooperlighting for LumaWatt application information.
17. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Cooper Lighting representative for additional details.



Manufacturer: COOPER LIGHTING - McGRAW-EDISON
Luminaire catalog: GLEON-AA-04-LED-E1-SL4
Luminaire: GALLEON LED AREA LUMINAIRE

McGRAW-EDISON®

energy solutions

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/cUL Listed for wet locations.

Catalog #		Type
Project		O1B
Comments	PARKING LOT	Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end 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. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

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Choice of 12 patented, high-efficiency AccuLED Optics™ manufactured from injection molded acrylic. 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 and nominal 70 CRI. Optional 6000K CCT and 3000K CCT (80 CRI).

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting 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. 90% lumen maintenance expected at 60,000 hours.

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Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

GLEON
GALLEON LED

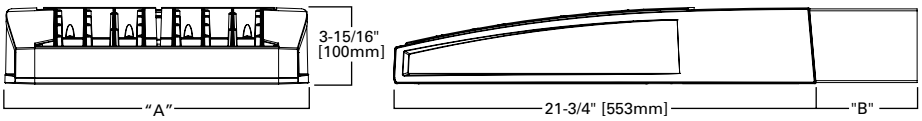
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

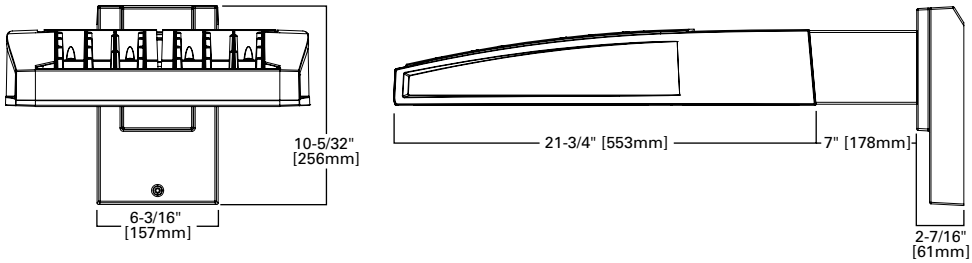
25' ALUMINUM POLE

DIMENSIONS

POLE MOUNT



WALL MOUNT



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CERTIFICATION DATA

UL/cUL Wet Location Listed
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LM79 / LM80 Compliant
3G Vibration Rated
ARRA Compliant
DesignLights Consortium® Qualified*
IP66 Rated

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

ORDERING INFORMATION

Sample Number: GLEON-AA-04-LED-E1-T3-GM

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Notes:
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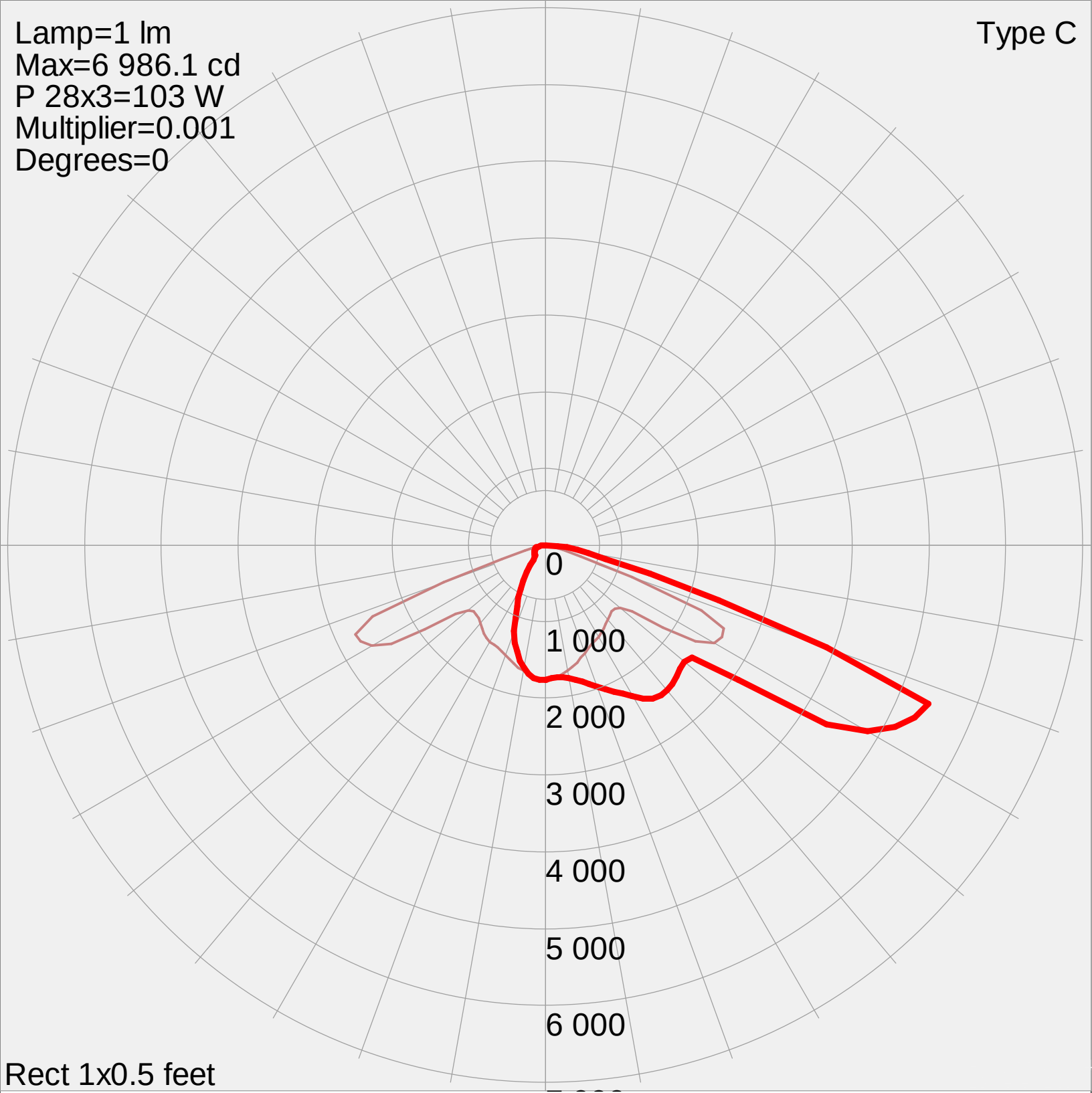

Rect 1x0.5 feet

Manufacturer: COOPER LIGHTING - McGRAW-EDISON
Luminaire catalog: GLEON-AA-02-LED-E1-SL4
Luminaire: GALLEON LED AREA LUMINAIRE

McGRAW-EDISON®

energy solutions

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Catalog #		Type: O1C
Project		
Comments	PARKING LOT	Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end 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. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

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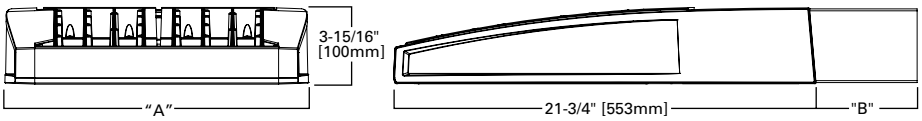
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

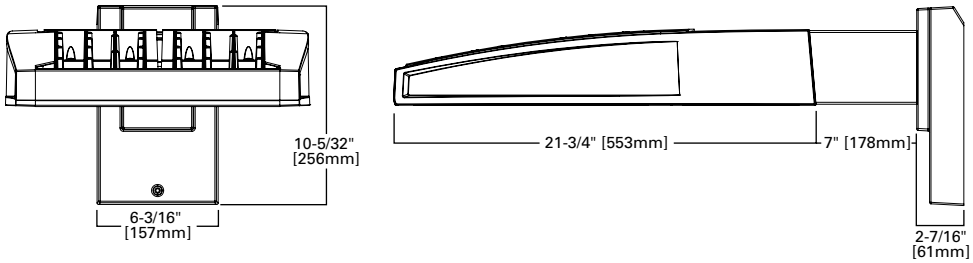
25' ALUMINUM POLE

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
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9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	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.

CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
ARRA Compliant
DesignLights Consortium® Qualified*
IP66 Rated

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

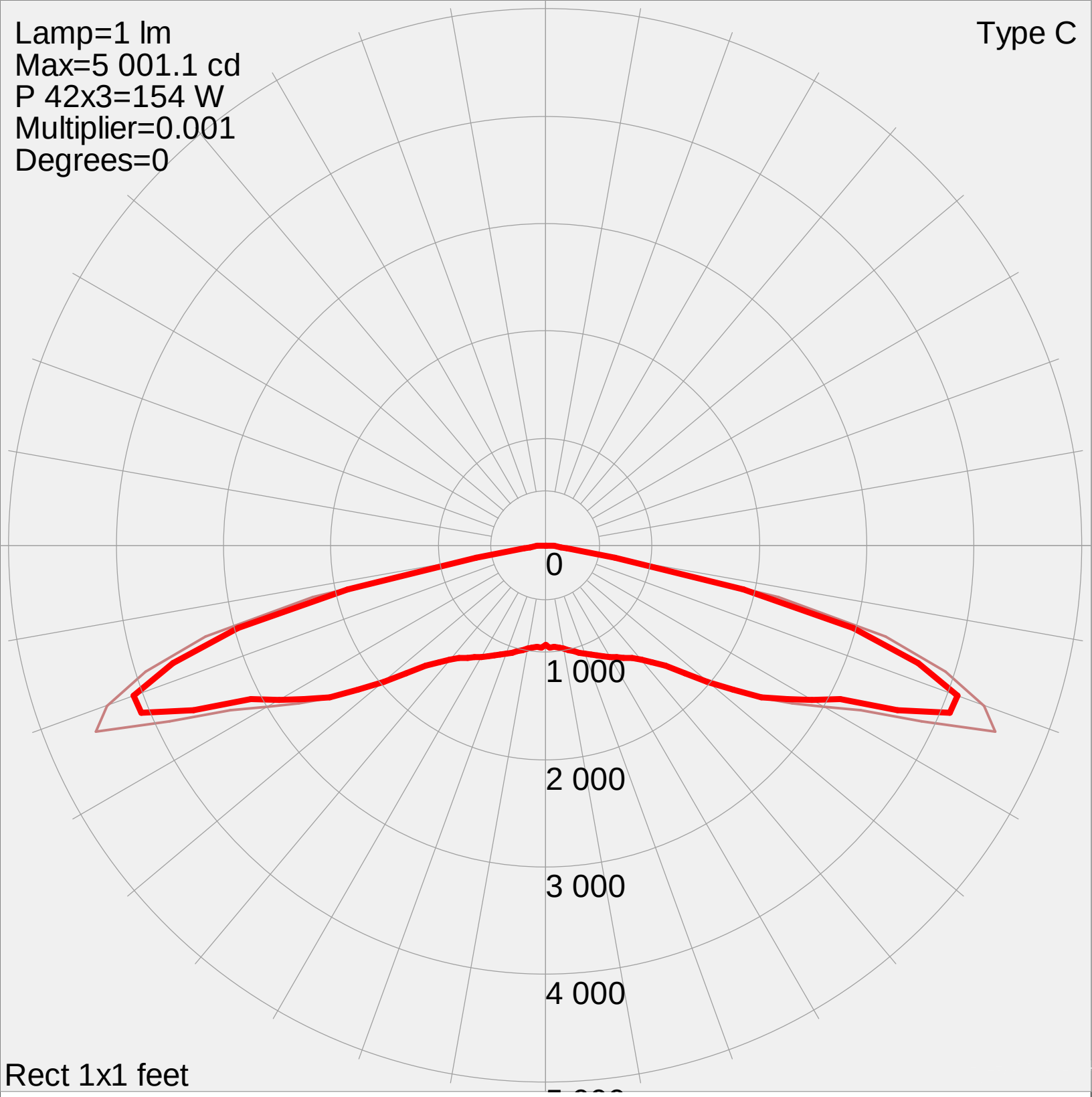
ORDERING INFORMATION

Sample Number: GLEON-AA-04-LED-E1-T3-GM

Product Family [1]	Light Engine	Number of Light Squares [2]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AA**=1A, UL Class 2	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 **08**=8 **09**=9 **10**=10	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [3] **480**=480V [3]	**T2**=Type II **T3**=Type III **T4**=Type IV **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **5XQ**=Type V Square Extra Wide **RW**=Rectangular Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [4] **MA**=Mast Arm Adapter [5] **WM**=Wall Mount

Options (Add as Suffix)	Accessories (Order Separately)
2L=Two Circuits [6, 7] **7060**=70 CRI 6000K [8] **8030**=80 CRI 3000K [8] **DIM**=0-10V Dimming Drivers [9, 10] **HA**=50°C High Ambient [7] **L90**=Optics Rotated 90° Left **LCF**=Matching Housing and Light Square Frame Color **MS/DIM-LXX**=Motion Sensor for Dimming Operation [11, 12, 13, 14] **MS/X-LXX**=Motion Sensor for On/Off Operation [13, 14, 15] **P**=Button Type Photocontrol (120, 208, 240 or 277V) **R**=NEMA Twistlock Photocontrol Receptacle **R90**=Optics Rotated 90° Right **TH**=Tool-less Door Hardware **AMBER**=Amber LEDs [8] **MT**=Factory Installed Mesh Top **DIMRF-LW**=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [16] **DIMRF-LN**=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [16]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares

Notes:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and nominal 70 CRI.
3. LumaWatt Wireless Sensors not currently available for 347V or 480V applications.
4. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
5. Factory installed.
6. Not available with 6 Light Squares in 347V or 480V.
7. Not available with LumaWatt wireless sensors.
8. Consult your Cooper Lighting representative for lead times and lumen multiplier.
9. Not available with 5 or 6 Light Squares in 347V or 480V.
10. Consult your Cooper Lighting representative before ordering DIM with 2L option.
11. Replace XX with mounting height in feet for proper selection, e.g., MS/DIM-L25.
12. 120V or 277V 60Hz and 230V 50Hz only. Replace E1 with specific voltage. Consult factory for availability in 347V and 480V.
13. The FSIR-100 accessory is required to adjust parameters.
14. Not available with HA option.
15. Replace X with number of Light Squares operating in low output mode and replace XX with mounting height in feet for proper lens selection, e.g., MS/3-L25.
16. LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1, and RF-ROUT1 in appropriate quantities. See www.cooperlighting for LumaWatt application information.
17. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Cooper Lighting representative for additional details.



Manufacturer: COOPER LIGHTING - McGRAW-EDISON
Luminaire catalog: GLEON-AA-03-LED-E1-5WQ
Luminaire: GALLEON LED AREA LUMINAIRE

Pole top luminaires with indirect adjustable light distribution

MAIN SIDEWALK

Type: O2
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing/fitter: Heavy one piece die-cast aluminum optical housing with integrally cast transition "fitter" which slip fits a 3" O.D. pole top or tenon and is secured by six (6) flush, stainless steel set screws. The housing gracefully supports two (2) ¾" diameter stainless steel struts located at 180° as well as a die-cast aluminum diffuser retaining ring. All components function and appear as a unified design.

Enclosure: ¾" thick, machined tempered crystal clear optical glass with a high temperature-rated one piece molded silicone rubber gasket encloses the precise, stippled pure aluminum, wide flood distribution reflector. The glass retaining ring is secured by two (2) hidden stainless steel hex head access screws.

Reflective disk: 39⅜" diameter x ¼" thick aluminum plate secured by two (2) die-cast aluminum fixed clamping "saddles" which receive the stainless steel struts. A ¼" wide by ⅛" deep "drip" channel is provided around the edge of the underside disk.

Electrical: 58W LED luminaire, 65.5 total system watts, -30°C start temperature. 120V through 277V electronic LED driver, 0-10V dimming, located in pole base. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

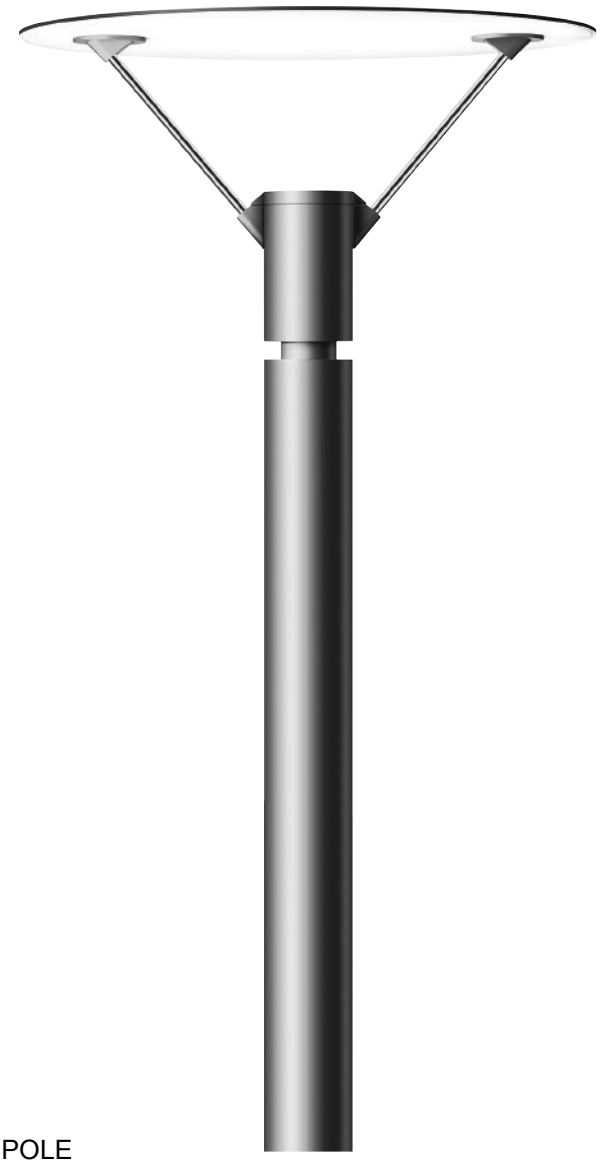
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

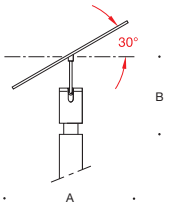
Finish: These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Underside of disk is white. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 44 lbs.

Effective Projection Area (EPA): 6.0 ft²



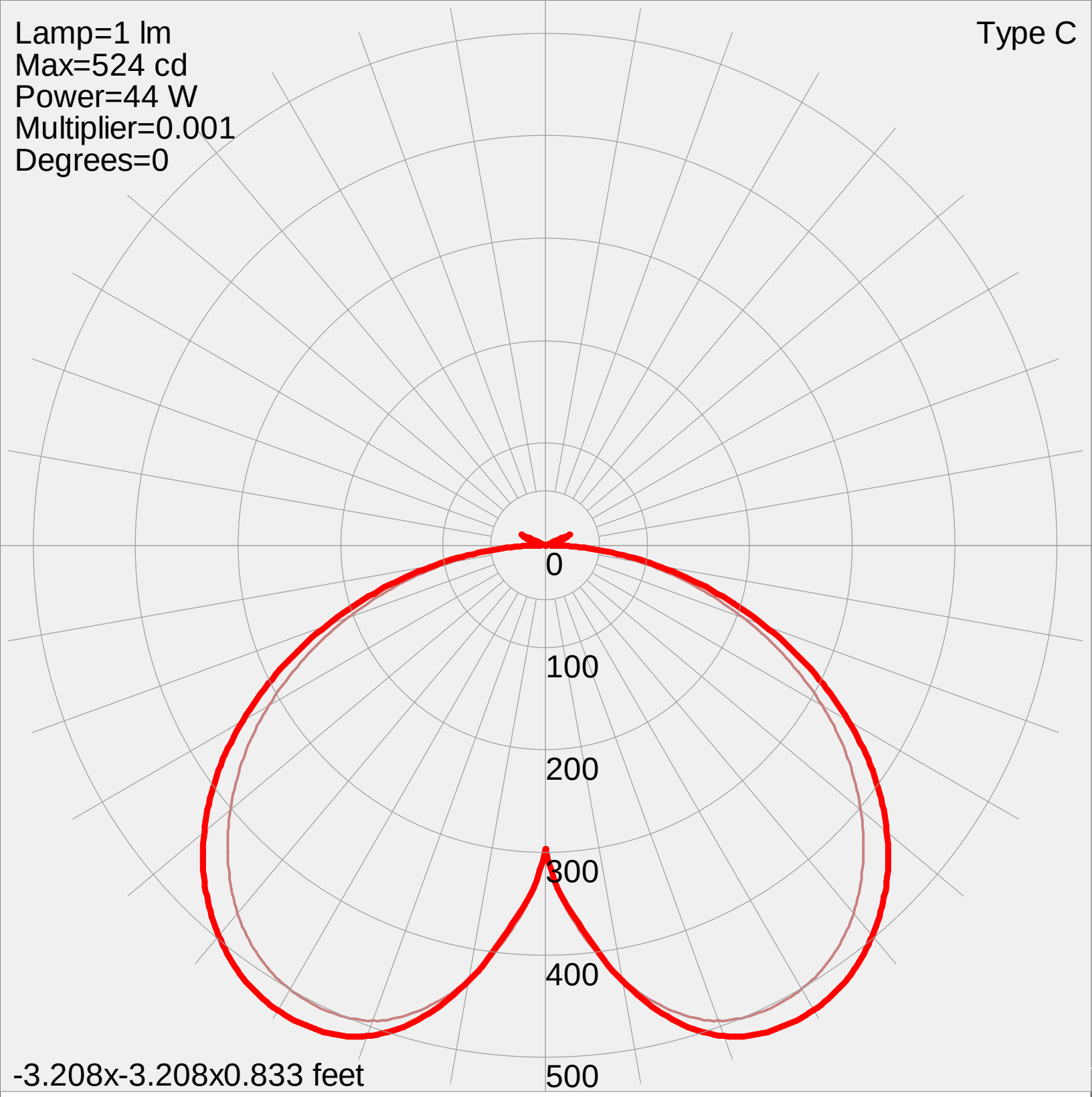


	Lamp	LEED	A	B
7210LED	58W LED	LZ-3	39⅜	22⅝

Recommended for use with 16' to 18' poles.

12' ALUMINUM POLE

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com



Manufacturer: BEGA US
Luminaire catalog: 7210LED
Luminaire: CAST ALUMINUM HOUSING, FORMED ALUMINUM UPPER RE
Lamp: 40 W LED

KIM LIGHTING

VRB1 LED Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft

revision 6/29/11 • kl_vrb1led_spec.pdf

Type: O3A SIDEWALK
Job:
Catalog number:

Approvals:

VRB1	/	/	/
Fixture	Electrical Module	Luminaire Finish (includes top cap and shaft)	Option

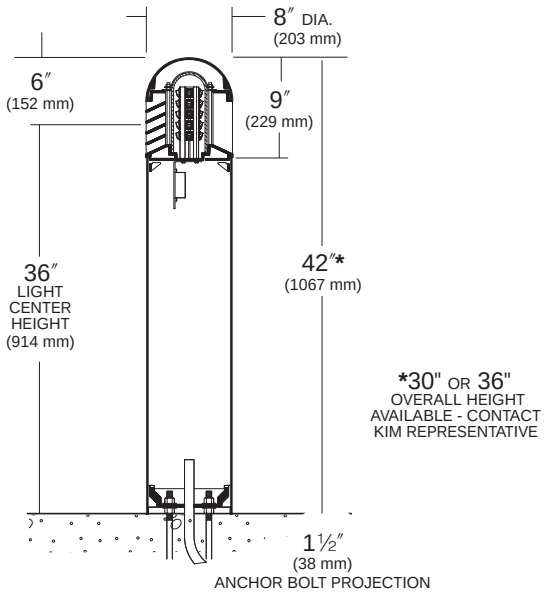
See page 2

Date:

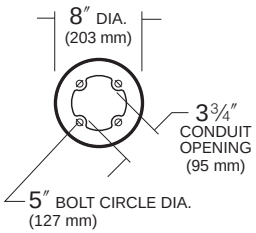
Specifications

VRB-LED Models
10 - 20 Diodes

VRB1- Single Function Luminaire (Aluminum Shaft)
Maximum weight: 30 lb



BASE PLAN VRB ALUMINUM SHAFT



Domed Top Cap: One-piece die-cast aluminum secured to louvers by concealed allen screws in keyhole slots. For relamping access, allen screws shall not require complete removal.

Louvers: Aluminum die-cast with vertical support ribs at 90° intervals. Horizontal louver blades shall have a 1¾″ depth, a 65° upward pitch and provide light source cutoff above horizontal. Louver assembly shall be secured to shaft by four internal tie rods.

Lamp Enclosure: One-piece tempered molded glass with internal flutes and full gasketing at bottom edge.

Fixture Head: Allows flow-through ventilation around and above the lamp enclosure.

Shaft: One-piece extruded aluminum, .125″ wall thickness with a heavy cast aluminum twist-lock anchor base concealed within the shaft. Concealed set screws shall lock shaft onto the cast anchor base.

Electronic Module: All electrical components are either UL or ETL recognized, mounted on a single plate and factory prewired with quick disconnect plugs. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Optical Module: Each LED equipped with a directional optic for maximum beam angle projecting through louver stack spacings. LED boards to be mounted to an anodized interlocking heat sink extrusion. (Type I) two 5-LED boards for a total of 10-LED. (Type III) three 5-LED boards for a total of 15-LED. (Type V) four 5-LED boards for a total of 20-LED. Available in 3500K and 5100K color temperatures.

Anchor Bolts: Four ⅜″ x 10″ + 2″ zinc plated L-hooks, each with two nuts, washers and a rigid pressed board template.

Finish: TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local codes. Failure to do so may result in serious personal injury.

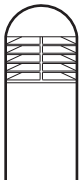
Listings and Ratings		
UL, or ETL to UL Standards 1598 & 8750[1]		25C Ambient
IP46 Rated	FS = Fully Shielded[2]	-

[1] Suitable for wet locations.
[2] Dark Sky Legislation Compliant

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE

HUBBELL LIGHTING, INC.

 P.O. BOX 60080, CITY OF INDUSTRY, CA 91716-0080 • TEL: 626/968-5666 • FAX: 626/369-2695



Standard and Optional Features

Fixture

Cat. No. **VRB1** Single Function, Aluminum Shaft, Domed Top

Electrical Module
LED = Light Emitting Diode

Cat. Nos. for LED Electrical Modules available:

xL

Source:

- ☐ **10L**= 10 LED (IES Type I)
- ☐ **15L**= 15 LED (IES Type III)
- ☐ **20L**= 20 LED (IES Type V)

xK

Color Temperature:

- ☐ **3K** = 3500K
- ☐ **5K** = 5100K

x

Voltage:

- ☐ **UV**

Universal Voltage shall range from 120V-277V

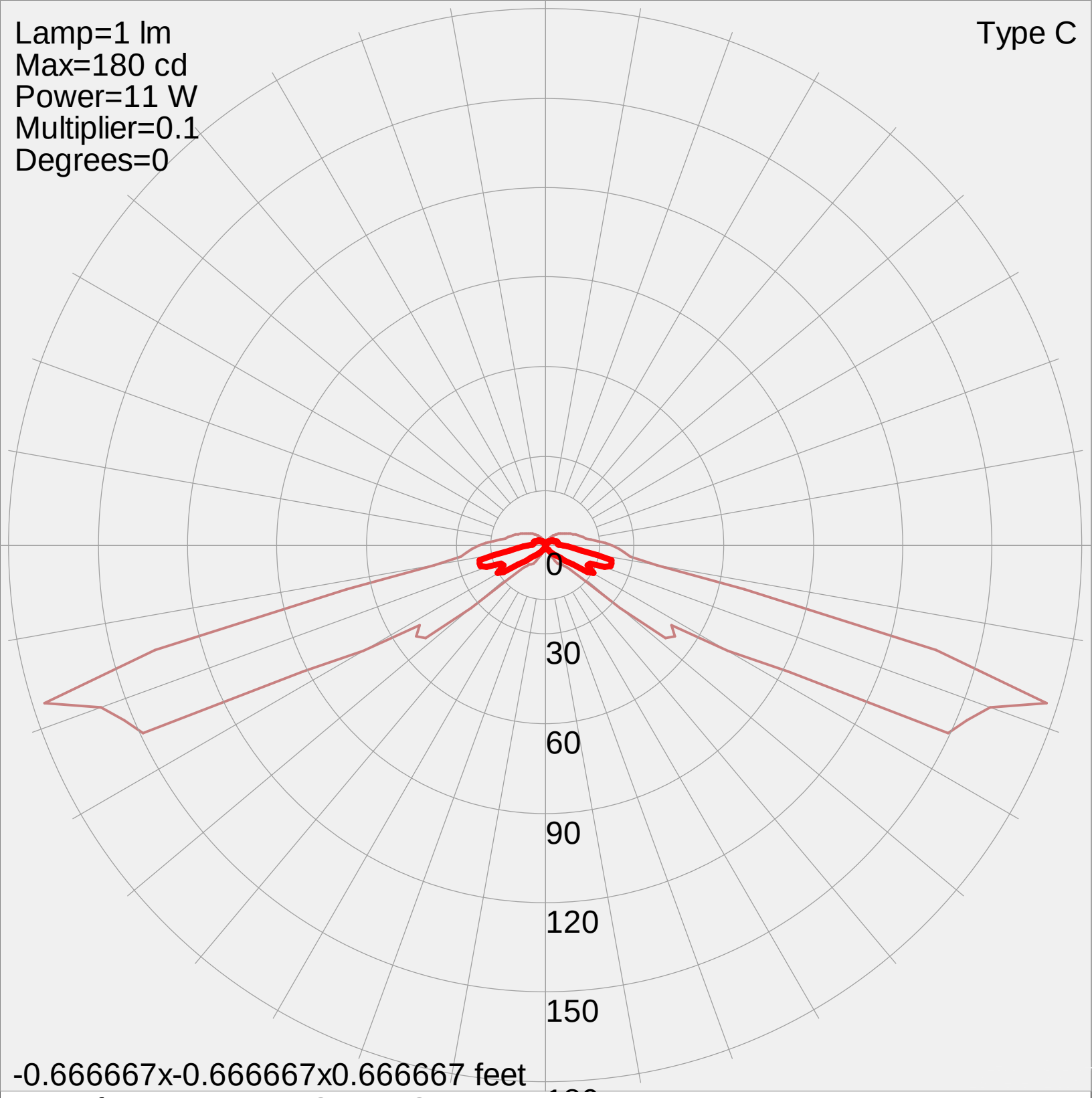
FIXTURE	TOTAL SYSTEM WATTS	VOLT	OPERATING AMPS
VRB1 – 10 LED	12	120 / 208 / 240 / 277	.10 / .05 / .05 / .04
VRB1 – 15 LED	18	120 / 208 / 240 / 277	.15 / .09 / .08 / .07
VRB1 – 20 LED	24	120 / 208 / 240 / 277	.20 / .12 / .10 / .09

Finish
TGIC thermoset polyester powder coat paint applied over a titanated zirconium conversion coating on fixture and shaft.

Color:	Black	Dark Bronze	Light Gray	Stealth Gray™	Platinum Silver	White	Custom Color[1]
Cat. No.:	☐ **BL**	☐ **DB**	☐ **LG**	☐ **SG**	☐ **PS**	☐ **WH**	☐ **CC**

NOTE: Black and Dark Bronze colors will produce slightly less louver brightness than Light Gray or White.

[1] Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____



-0.666667x-0.666667x0.666667 feet

Manufacturer: KIM LIGHTING
Luminaire catalog: VRB1-10LED-3500K-WH
Luminaire: VANDAL RESISTANT ROUND BOLLARD LED
Lamp: 10 LEDS. 3500K LUMELIDS BY PHILIPS

KIM LIGHTING

VRB1 LED Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft

revision 6/29/11 • kl_vrb1led_spec.pdf

Type: O3B SIDEWALK
Job:
Catalog number:

Approvals:

VRB1	/	/	/
Fixture	Electrical Module	Luminaire Finish (includes top cap and shaft)	Option

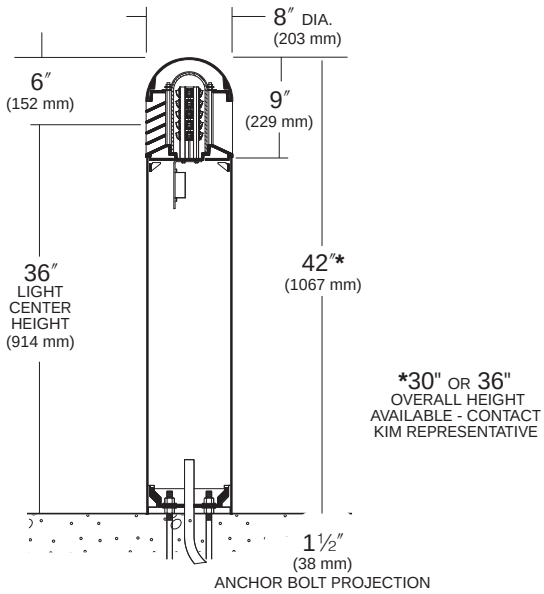
See page 2

Date:

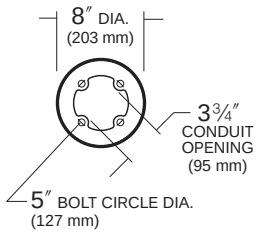
Specifications

VRB-LED Models
10 - 20 Diodes

VRB1- Single Function Luminaire (Aluminum Shaft)
Maximum weight: 30 lb



BASE PLAN VRB ALUMINUM SHAFT



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Lamp Enclosure: One-piece tempered molded glass with internal flutes and full gasketing at bottom edge.

Fixture Head: Allows flow-through ventilation around and above the lamp enclosure.

Shaft: One-piece extruded aluminum, .125″ wall thickness with a heavy cast aluminum twist-lock anchor base concealed within the shaft. Concealed set screws shall lock shaft onto the cast anchor base.

Electronic Module: All electrical components are either UL or ETL recognized, mounted on a single plate and factory prewired with quick disconnect plugs. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Optical Module: Each LED equipped with a directional optic for maximum beam angle projecting through louver stack spacings. LED boards to be mounted to an anodized interlocking heat sink extrusion. (Type I) two 5-LED boards for a total of 10-LED. (Type III) three 5-LED boards for a total of 15-LED. (Type V) four 5-LED boards for a total of 20-LED. Available in 3500K and 5100K color temperatures.

Anchor Bolts: Four ⅜″ x 10″ + 2″ zinc plated L-hooks, each with two nuts, washers and a rigid pressed board template.

Finish: TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local codes. Failure to do so may result in serious personal injury.

Listings and Ratings		
UL, or ETL to UL Standards 1598 & 8750[1]		25C Ambient
IP46 Rated	FS = Fully Shielded[2]	-

[1] Suitable for wet locations.
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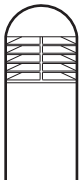

Standard and Optional Features

Fixture

Cat. No. **VRB1** Single Function, Aluminum Shaft, Domed Top

Electrical Module
LED = Light Emitting Diode

Cat. Nos. for LED Electrical Modules available:

xL

Source:

- ☐ **10L**= 10 LED (IES Type I)
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xK

Color Temperature:

- ☐ **3K** = 3500K
- ☐ **5K** = 5100K

x

Voltage:

- ☐ **UV**

Universal Voltage shall range from 120V-277V

FIXTURE	TOTAL SYSTEM WATTS	VOLT	OPERATING AMPS
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VRB1 – 20 LED	24	120 / 208 / 240 / 277	.20 / .12 / .10 / .09

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Color:	Black	Dark Bronze	Light Gray	Stealth Gray™	Platinum Silver	White	Custom Color[1]
Cat. No.:	☐ **BL**	☐ **DB**	☐ **LG**	☐ **SG**	☐ **PS**	☐ **WH**	☐ **CC**

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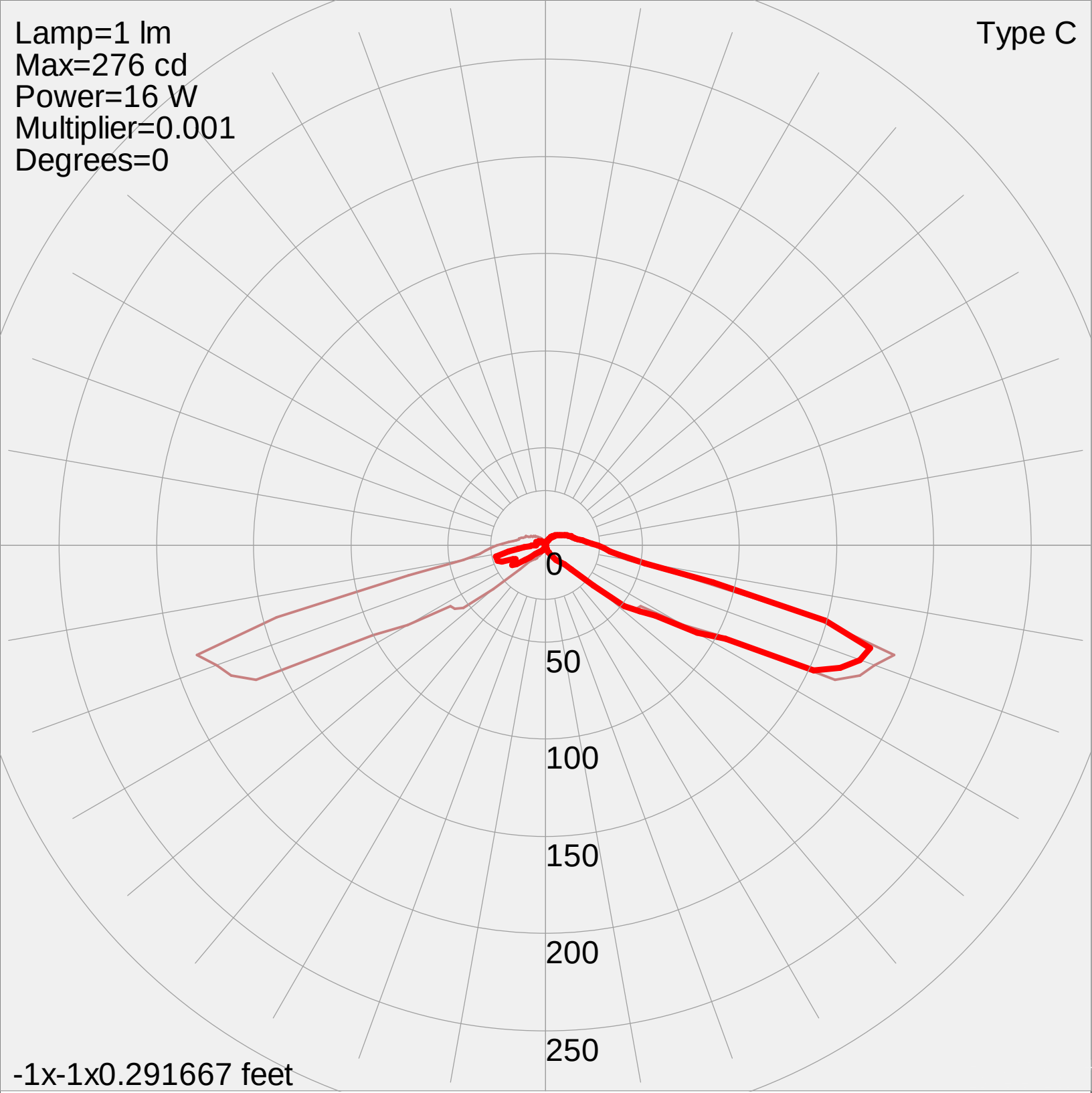


Manufacturer: KIM LIGHTING
Luminaire catalog: VRB1-15LED-3500K
Luminaire: VANDAL RESISTANT ROUND BOLLARD LED
Lamp: 15 LEDS. 3500K LUMELIDS BY PHILIPS

STRANG

January 22, 2014

Letter of Intent

To:	Urban Design Commission
Project:	M3 Office Building 828 John Nolen Drive Madison, Wisconsin
Owner and Developer:	Livesey Company 2248 Deming Way, Suite 200 Middleton, Wisconsin 53562 John Livesey, President 608-833-2929
Proposed Tenant:	M3 Insurance 3113 W. Beltline Highway Madison, Wisconsin Tom Golden Executive Vice President of Corporate Services (608) 288-2702
General Contractor:	The Renschler Company 555 D'Onofrio Drive, Suite 275 Madison, WI 53719 Bernie Lange, President (608) 827-1164
Architect:	Strang, Inc. 6411 Mineral Point Road Madison, WI 53705 Peter Tan, Project Design Principal 608-276-9200
Civil Engineer	D'Onofrio, Kottke and Associates, Inc. 7530 Westward Way Madison, Wisconsin 53717 Bruce Hollar, PE 608-833-7530
Landscape Architect:	The Bruce Company 2830 Parmenter Street PO Box 620330 Middleton, Wisconsin Richard Strohmenger, Landscape Architect 608-836-7041

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

Project Data and Statistics:

Current zoning: SE Suburban Employment

The site is located in Urban Design District #1

Site Area: 183,987 square feet total area (4.22 acres), proposed new CSM to combine two lots.

Legal description: Lots 3 and 4 Certified Survey Map No. 6000, recorded in Volume 28 of Certified Survey Maps, on pages 278-279 as Document No. 2175673 located in the SW1/4 of the SE1/4 (Gov. Lot 1) of Section 25, T7N, R9E, City of Madison, Dane county, Wisconsin.

Building Area:	First Floor =	22,620 gross square feet
	Second Floor =	22,968 gross square feet
	Total building area =	45,588 gross square feet

The site has been designed to reserve space for a future 10,000 square foot, 2-story building addition that could be constructed in the future.

Building height above grade is 2 stories; approximately 30'-0" to top surface of primary roof.

Description of building use:

M3 Insurance Solutions is a leading commercial insurance agency providing property and casualty, employee benefits, financial services and personal lines insurance, with offices in five locations in Wisconsin. The Madison office is the company headquarters.

Operational characteristics will be those of a Class A single tenant office facility, with additional amenities such as dining and fitness facilities for use by the company staff.

Design Narrative:

1. Site and Landscape Design:
   The site design is in response to its location on Lake Monona and John Nolen Drive. Care has been taken to enhance views of, and from the project and its context. The tree-lined entrance drive is on axis with the building's visitor entrance, creating a strong relationship to the public realm of Madison. Decorative 12' light fixtures reinforce the rhythm of the trees, while providing light to the entrance driveway and pedestrian walkway to the street. Generous landscaped bioretention areas buffer the parking lots from the street. The riprap in the stormwater channels between the parking areas and the bioretention areas is given a more natural dry stream bed look with natural rocks. Bioretention areas are also located to the north-east of the building towards Lake Monona, and also at the far east end of the site. These bioretention areas are landscaped and planted with mix of plantings and grasses to create an organic, natural feel. The staff entrance is located on the south-east of the building, adjacent to the staff parking area. An outdoor patio with two grills and a fire pit are located to the north of the staff entrance, immediately adjacent to the "Work Café" on the east end of the building.

2. Building
   The design of the building is intended to reflect the progressive culture of M3, and is responsive to its unique site on John Nolen Drive and Lake Monona. In the words of Mike Victorson, CEO of M3: "We are creating an environment where our staff will thrive. We are creating a home that we can share

with the community, a home that brings our work teams close together and a place that helps us be healthier and more effective as individuals."

The building is accentuated by 3 exterior elements that reflect the programmatic elements within:

a. The visitor entrance on the south-west is graced with a linear cantilevered canopy and a vertical glazed bay coupled with a brick stair tower.
b. The Staff Entrance on the south-east of the building is highlighted by a canopy and a glazed bay enclosing the entry vestibule and a breakout area on the second floor. A vertical fin wall that is a part of the building composition and 9'-4" walls screen the service, trash and receiving area, and directs views out to the lake.
c. The Board Room on the second floor and the fitness area below it are expressed with a glazed bay window oriented toward Lake Monona to the north-east. A cantilevered balcony reaches out to the lake from the second floor, and doubles as a canopy for the door to the main Training Room below.

The exterior materials are long lasting and durable, and reflect the contemporary, forward-looking culture of M3. The silvery-black Manganese Ironspot brick coordinates well with the silver metallic metal panels and clear anodized window framing. Concealed fastener horizontally ribbed metal panels accented with vertical J-trim reveals are used for the field metal panels. The Visitor and Staff Entrances and canopies as well as the Board Room/Fitness Area bay window and balcony are accentuated with the use of aluminum composite material (ACM).

The rooftop mechanical units, ground mounted emergency generator and electrical transformer are all located behind screen walls.

The building is designed in response to its solar orientation. Sunshades and corresponding interior light shelves located on the southwest and southeast facades help mitigate the effects of direct sunlight and send reflected sunlight deep into the interior of the building.

Parking:

On-site auto parking will be provided for the office staff that work in the building, and for clients who visit the building to transact business. Visitor parking is located near the building visitor entrance on the southwest of the building, and staff parking is located to the southeast of the building. The majority of the parking is located to the sides of the building in order to create a more pleasing public face to the street. Parking between the street facade of the building and the street is limited to a single aisle.

The number of parking stalls required by the Madison zoning code is calculated as follows:

Phase 1 minimum number = 45,588 sq. ft. office @ 400 sf per stall = 114 stalls

(The requirement for minimum number of parking stalls is waived in the SE zoning district.)

Phase 1 maximum number = 45,588 sq. ft. office @ 250 sf per stall = 182 stalls

Phase 2 maximum number = 10,000 sq. ft. office @ 250 sf per stall = 40 stalls

178 parking stalls are provided, with a provision for 39 future stalls to serve the future expansion of the building. Accessible parking is provided adjacent to this building near the visitor entrance and near the staff entrance. The 8 accessible stalls provided exceed the code required 6 stalls. Several parking stalls near the staff entrance will be reserved for hybrid vehicles.

24 Bicycle parking stalls are provided near the visitor entrance and near the staff entrance.

One loading berth will be provided on the east end of the building. The loading berth will be screened from view by 9'-4" high brick walls. An area is reserved for a future loading berth that will be added if the building is expanded.

Site Utility/HVAC Equipment Locations and Screening:

All HVAC equipment will be located on the roof of the building and will be screened from view with 8-foot high roof screens clad in silver metallic concealed fastener metal panels, matching those of the rest of the building.

The electrical transformer and the natural gas meter will be located on the ground adjacent to the loading dock on the east end of the building. An emergency electrical generator will also be provided in this area. They will all be screened from view with a 9'-4" high brick wall. Trash containers will be concealed behind the same brick wall near the loading dock.

Site Lighting:

All the site lighting is dark sky compliant, and is designed to minimize spillover of light to the context and the environment. The new parking lot pole light fixtures will be metal halide, cut-off style luminaires.

Signage Concept:

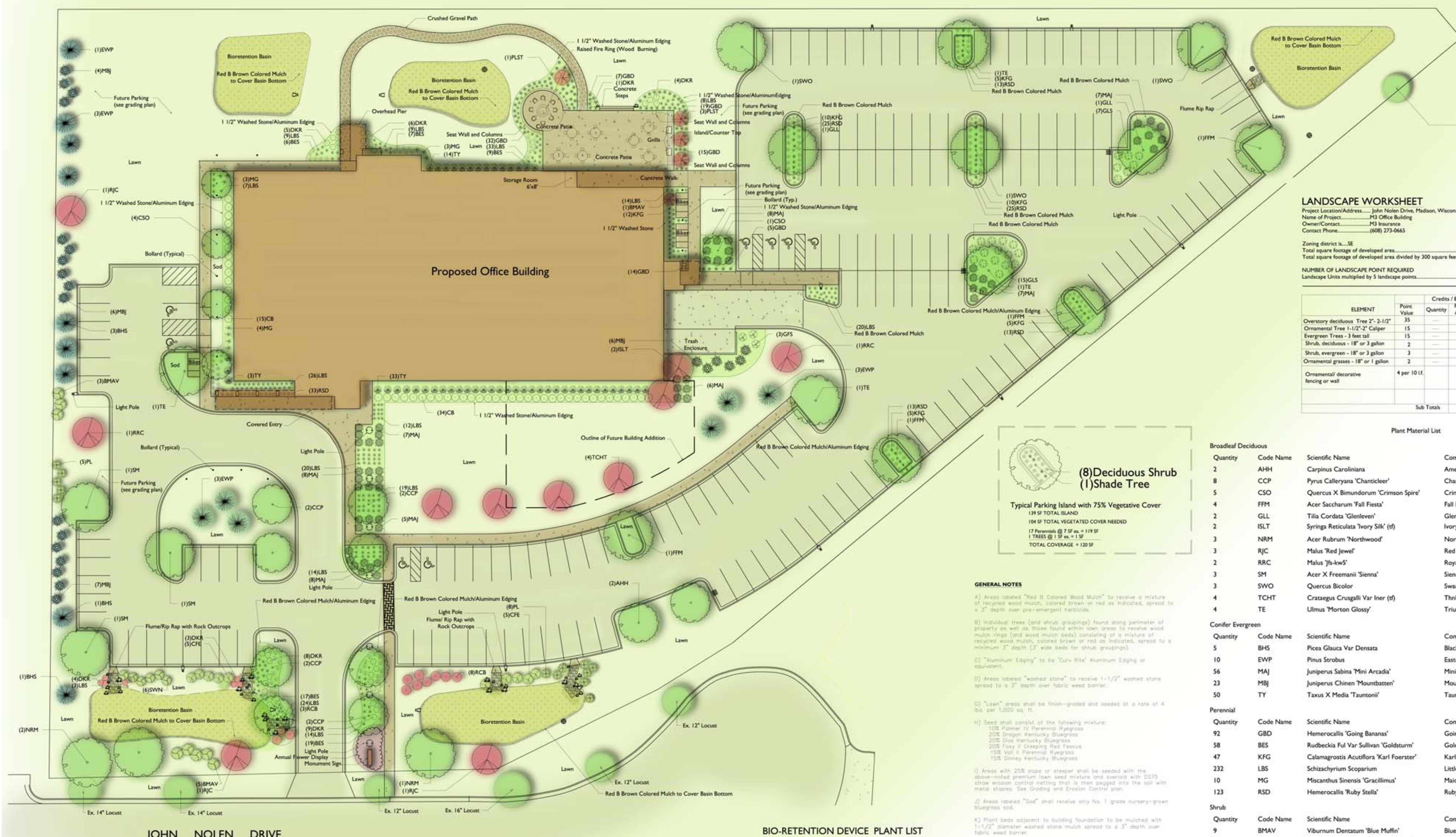
The only signage on the building is a brushed silver metallic M3 logo located on the brick face of the stair tower. The design intent is fully integrate the sign into the design of the building. The logo is back lit, creating a halo that subtly grazes the texture of the brick surrounding the sign. A freestanding monument sign is located at the entrance to the site.

Project Schedule:

Construction will begin in June 2014 and be completed in August 2015.

Attachments:

Application
Letter of Intent
Locator Map
Site Aerial Photo
Existing conditions Site Survey
Sheet C200 Site Plan
Sheet C300 Grading and Erosion Control Plan
Sheet L1 Landscape Plan
Perspective views (7 sheets)
Building Elevations
Exterior Lighting Plan
Site Light fixture Data
Site Lighting Photometrics



(8)Deciduous Shrub
(1)Shade Tree

Typical Parking Island with 75% Vegetative Cover

139 SF TOTAL ISLAND
104 SF TOTAL VEGETATED COVER NEEDED
17 Perennials @ 7 SF ea. = 119 SF
1 TREES @ 1 SF ea. = 1 SF
TOTAL COVERAGE = 120 SF

LANDSCAPE WORKSHEET

Project Location/Address...... John Nolen Drive, Madison, Wisconsin
Name of Project.................M3 Office Building
Owner/Contact...................M3 Insurance
Contact Phone...................(608) 273-0665

Zoning district is....SE
Total square footage of developed area..............................179,461 s.f.
Total square footage of developed area divided by 300 square feet..............598 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
Landscape Units multiplied by 5 landscape points.............................2,990 pts.

ELEMENT	Point Value	Credits / Existing Quantity	Credits / Existing Points Achieved	New / Proposed Quantity	New / Proposed Points	
Overstory deciduous Tree 2"- 2-1/2"	35	—		26	910	
Ornamental Tree 1-1/2"-2" Caliper	15	—		19	285	
Evergreen Trees - 3 feet tall	15	—		38	570	
Shrub, deciduous - 18" or 3 gallon	2	—		167	334	
Shrub, evergreen - 18" or 3 gallon	3	—		106	318	
Ornamental grasses - 18" or 1 gallon	2	—		289	578	
Ornamental/ decorative fencing or wall	4 per 10 l.f.					
						TOTAL POINTS PROVIDED
	Sub Totals		—	+	2,995	= 2,995

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Scientific Name	Common Name	Planting Size
2	AHH	Carpinus Caroliniana	Amer Hornbeam	2" B&B
8	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	2 1/2" B&B
5	CSO	Quercus X Bimundorum 'Crimson Spire'	Crimson Spire Oak	2" B&B
4	FFM	Acer Saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	2" B&B
2	GLL	Tilia Cordata 'Glenleven'	Glenleven Littleleaf Linden	2" B&B
2	ISLT	Syringa Reticulata 'Ivory Silk' (tf)	Ivory Silk Japanese Tree Lilac (tf)	2" B&B
3	NRM	Acer Rubrum 'Northwood'	Northwood Red Maple	2" B&B
3	RJC	Malus 'Red Jewel'	Red Jewel Crabapple	2" B&B
2	RRC	Malus 'Jfs-kw5'	Royal Raindrops Crabapple	2" B&B
3	SM	Acer X Freemanii 'Sienna'	Sienna Glen Maple	2" B&B
3	SWO	Quercus Bicolor	Swamp White Oak	2" B&B
4	TCHT	Crataegus Crusgalli Var Iner (tf)	Thnls Cockspur Hawthorn (tf)	2" B&B
4	TE	Ulmus 'Morton Glossy'	Triumph Elm	2" B&B

Conifer Evergreen

Quantity	Code Name	Scientific Name	Common Name	Planting Size
5	BHS	Picea Glauca Var Densata	Black Hills Spruce	4' B&B
10	EWP	Pinus Strobus	Eastern White Pine	4' B&B
56	MAJ	Juniperus Sabina 'Mini Arcadia'	Mini Arcadia Juniper	#2 CONT.
23	MBJ	Juniperus Chinen 'Mountbatten'	Mountbatten Juniper	4' B&B
50	TY	Taxus X Media 'Tauntonii'	Taunton Yew	18" B&B

Perennial

Quantity	Code Name	Scientific Name	Common Name	Planting Size
92	GBD	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1 CONT.
58	BES	Rudbeckia Ful Var Sullivan 'Goldsturm'	Goldsturm Black-eyed Susan	#1 CONT.
47	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
232	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
10	MG	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	#1 CONT.
123	RSD	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	#1 CONT.

Shrub

Quantity	Code Name	Scientific Name	Common Name	Planting Size
9	BMAV	Viburnum Dentatum 'Blue Muffin'	Blue Muffin Arwd Viburnum	#5 CONT.
49	CB	Berberis Thunb Atrop 'Moretti Select'	Cabernet Barberry	#2 CONT.
10	CFE	Euonymus Alatus 'Timber Creek'	Chicago Fire Winged Euonymus	4' B&B
40	DKR	Rosa 'Radtko'	Double Knock Out Rose	#2 CONT.
3	GFS	Spiraea Japonica 'Goldflame'	Goldflame Spirea	#3 CONT.
22	GLS	Rhus Aromatica 'Gro-low'	Gro-low Fragrant Sumac	#3 CONT.
13	PL	Syringa Meyeri 'Palibin'	Palibin Lilac	#7 CONT.
4	PLST	Syringa Meyeri 'Palibin' (std)	Palibin Lilac (std)	2" B&B
11	RCB	Berberis Thunb Var Atrop 'Bailone'	Ruby Carousel Barberry	#2 CONT.
6	SWN	Physocarpus Opulifolius 'Seward'	Summer Wine Ninebark	#5 CONT.

GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Aluminum Edging" to be 'Curv Rite' Aluminum Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

G) "Lawn" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

H) Seed shall consist of the following mixture:
- 10% Palmer IV Perennial Ryegrass
- 20% Dragon Kentucky Bluegrass
- 20% Diva Kentucky Bluegrass
- 20% Foxy II Creeping Red Fescue
- 15% Vail II Perennial Ryegrass
- 15% Ginney Kentucky Bluegrass

I) Areas with 25% slope or steeper shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples. See Grading and Erosion Control plan.

J) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

K) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

L) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If Excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction--
http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pc

M) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

BIO-RETENTION DEVICE PLANT LIST

Plant Spacing (Total Basin Area = 8,458 SF)
(Planting schedule based on 12" on center spacing)

GRASSES AND SEDGES

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
1280	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
1280	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
1280	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing
1280	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing

FORBS

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
480	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
480	PURPLE CONEFLOWER	ECHINACEA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
480	FALSE SUNFLOWER	HELIOPSIS HELIANTHODIES	2.5" POT	12" O.C. Rect. Spacing
480	WILD IRIS	IRIS VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing
480	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing
480	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing
480	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

SCALE: 1"=20'-0"

WISCONSIN
RICHARD J. STROHMENGER
LA-85
OREGON, WI
LANDSCAPE ARCHITECT

the bruce company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

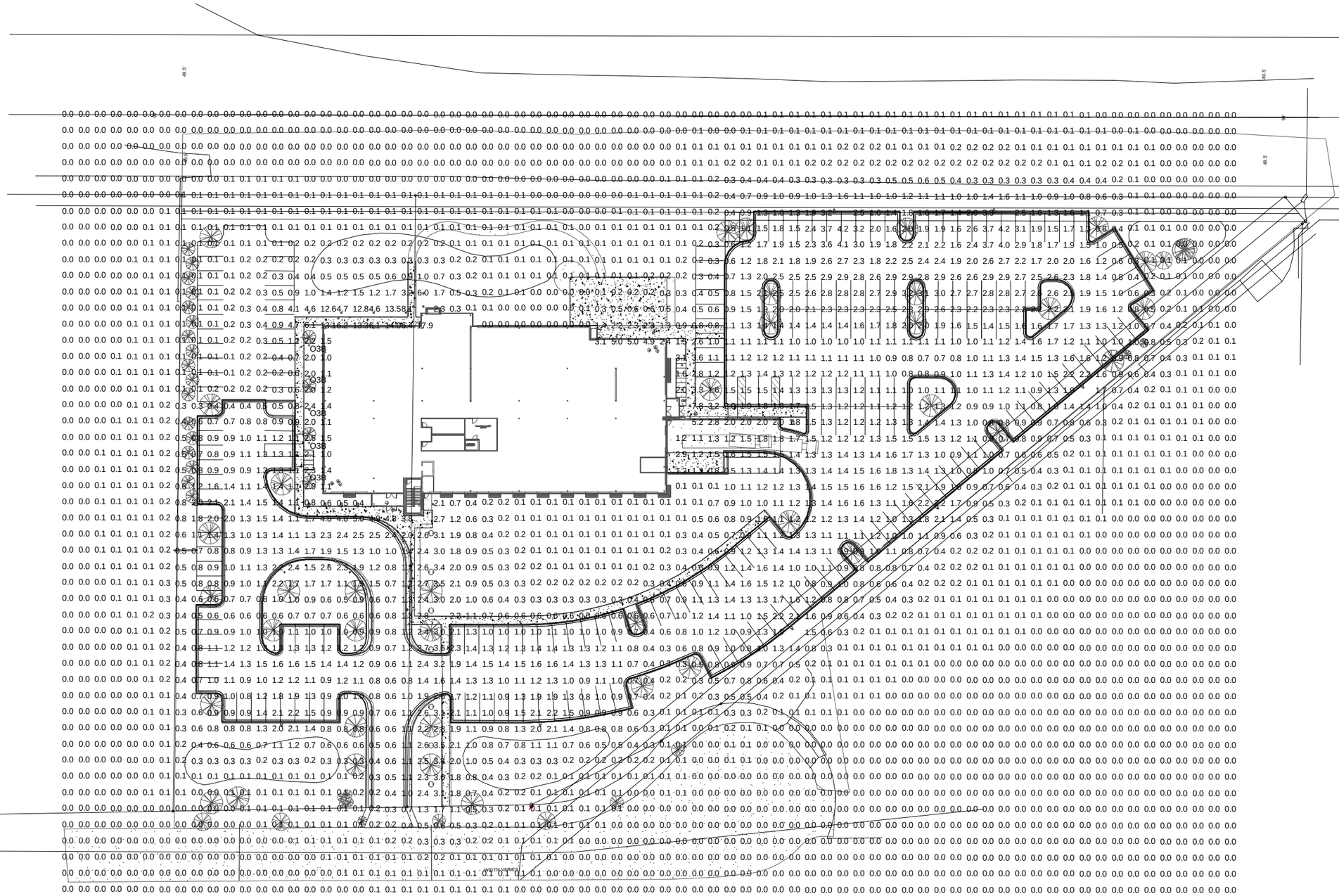
M3 OFFICE BUILDING

JOHN NOLEN DRIVE
MADISON, WISCONSIN

Checked By: SS
Drawn By: 12/27/13 RS

Revised: 1/08/14 RS
Revised: 1/21/14 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L1



1
E201

SITE LIGHTING CALCULATIONS

SCALE: 1" = 60'-0"

STRANG

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ENGINEERING
INTERIOR DESIGN

STRANG, INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395

T/ 608 276 9200
F/ 608 276 9204

DRAWING SET	UDC

REVISIONS

#	DESCRIPTION	DATE

DRAWN	MAL
CHECKED	-
DATE	01/20/2013
PROJECT NO.	2013086

PROJECT TITLE

M3 OFFICE BUILDING

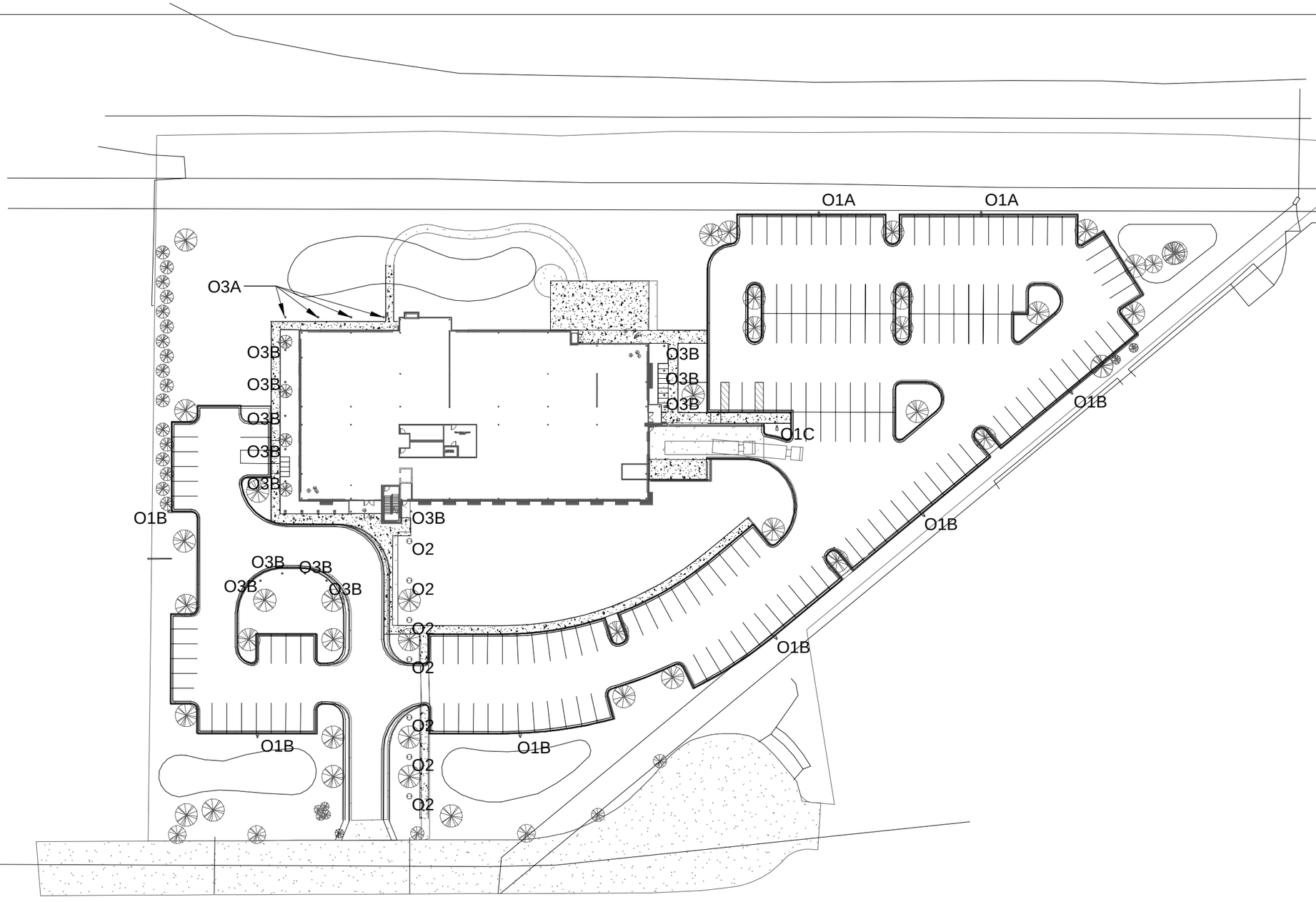
JOHN NOLAN DRIVE

SHEET TITLE

EXTERIOR LIGHTING CALCULATIONS

SHEET NO.

E201



1
E200

EXTERIOR LIGHTING PLAN

SCALE: 1" = 60'-0"

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REVISIONS

#	DESCRIPTION	DATE

DRAWN	MAL
CHECKED	-
DATE	01/20/2013
PROJECT NO.	2013086

PROJECT TITLE

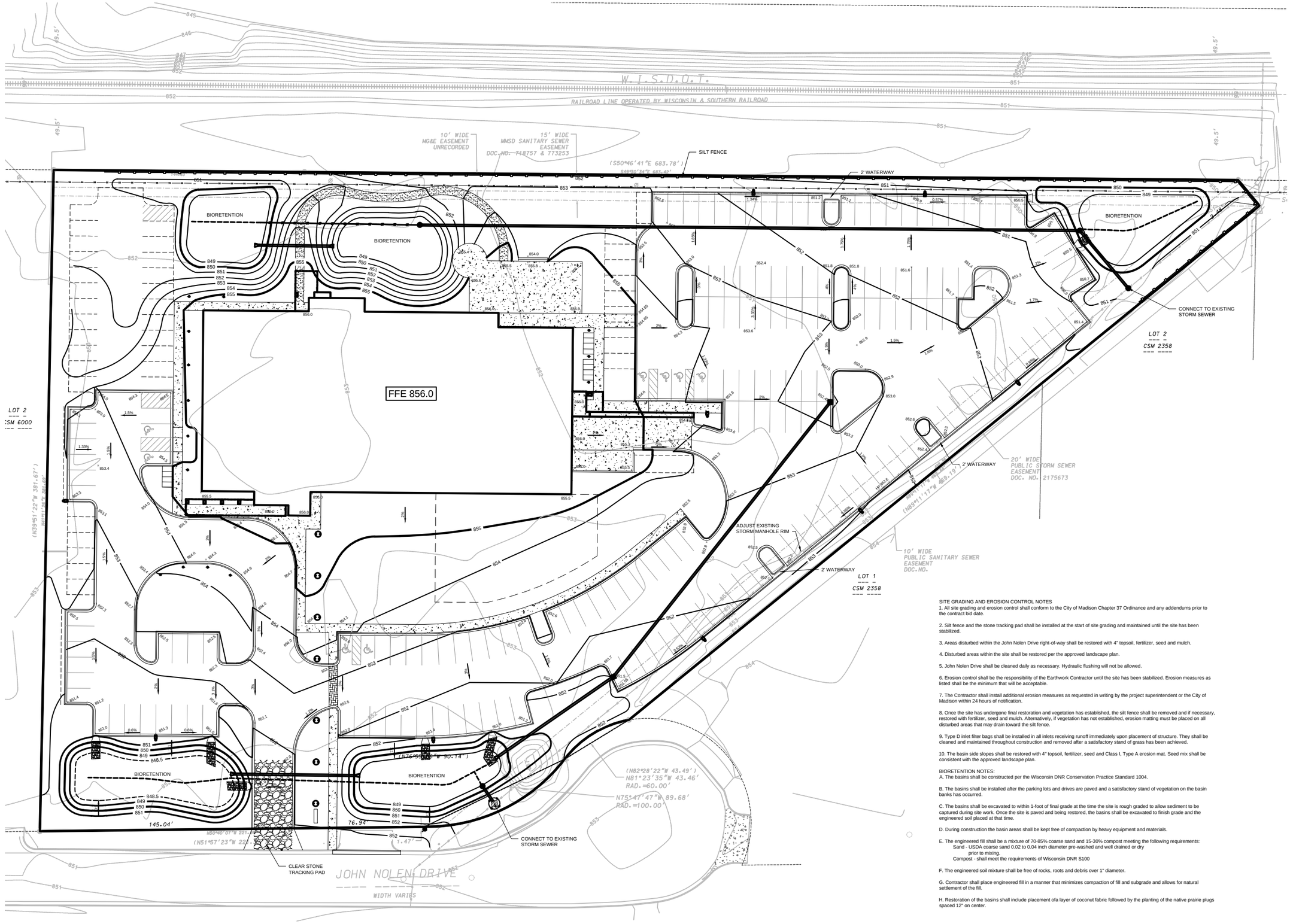
M3 OFFICE BUILDING

SHEET TITLE

EXTERIOR LIGHTING PLAN

SHEET NO.

E200



SITE GRADING AND EROSION CONTROL NOTES

1. All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.

2. Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.

3. Areas disturbed within the John Nolen Drive right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.

4. Disturbed areas within the site shall be restored per the approved landscape plan.

5. John Nolen Drive shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.

6. Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.

7. The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.

8. 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.

9. Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned and maintained throughout construction and removed after a satisfactory stand of grass has been achieved.

10. The basin side slopes shall be restored with 4" topsoil, fertilizer, seed and Class I, Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

BIORETENTION NOTES:

A. The basins shall be constructed per the Wisconsin DNR Conservation Practice Standard 1004.

B. The basins shall be installed after the parking lots and drives are paved and a satisfactory stand of vegetation on the basin banks has occurred.

C. The basins shall be excavated to within 1-foot of final grade at the time the site is rough graded to allow sediment to be captured during site work. Once the site is paved and being restored, the basins shall be excavated to finish grade and the engineered soil placed at that time.

D. During construction the basin areas shall be kept free of compaction by heavy equipment and materials.

E. The engineered fill shall be a mixture of 70-85% coarse sand and 15-30% compost meeting the following requirements:
Sand - USDA coarse sand 0.02 to 0.04 inch diameter pre-washed and well drained or dry prior to mixing.
Compost - shall meet the requirements of Wisconsin DNR S100

F. The engineered soil mixture shall be free of rocks, roots and debris over 1" diameter.

G. Contractor shall place engineered fill in a manner that minimizes compaction of fill and subgrade and allows for natural settlement of the fill.

H. Restoration of the basins shall include placement ofa layer of coconut fabric followed by the planting of the native prairie plugs spaced 12" on center.

DOWNTOWN OUTLOT AND ASSOCIATES, INC.
7508 Westward Way, Madison, WI. 53717
Phone: (608) 833-7530 Fax: (608) 833-1089
www.outlot.com

GRADING AND EROSION CONTROL PLAN

M3 OFFICE BUILDING

828 JOHN NOLEN DRIVE
MADISON, WISCONSIN

SHEET
C300

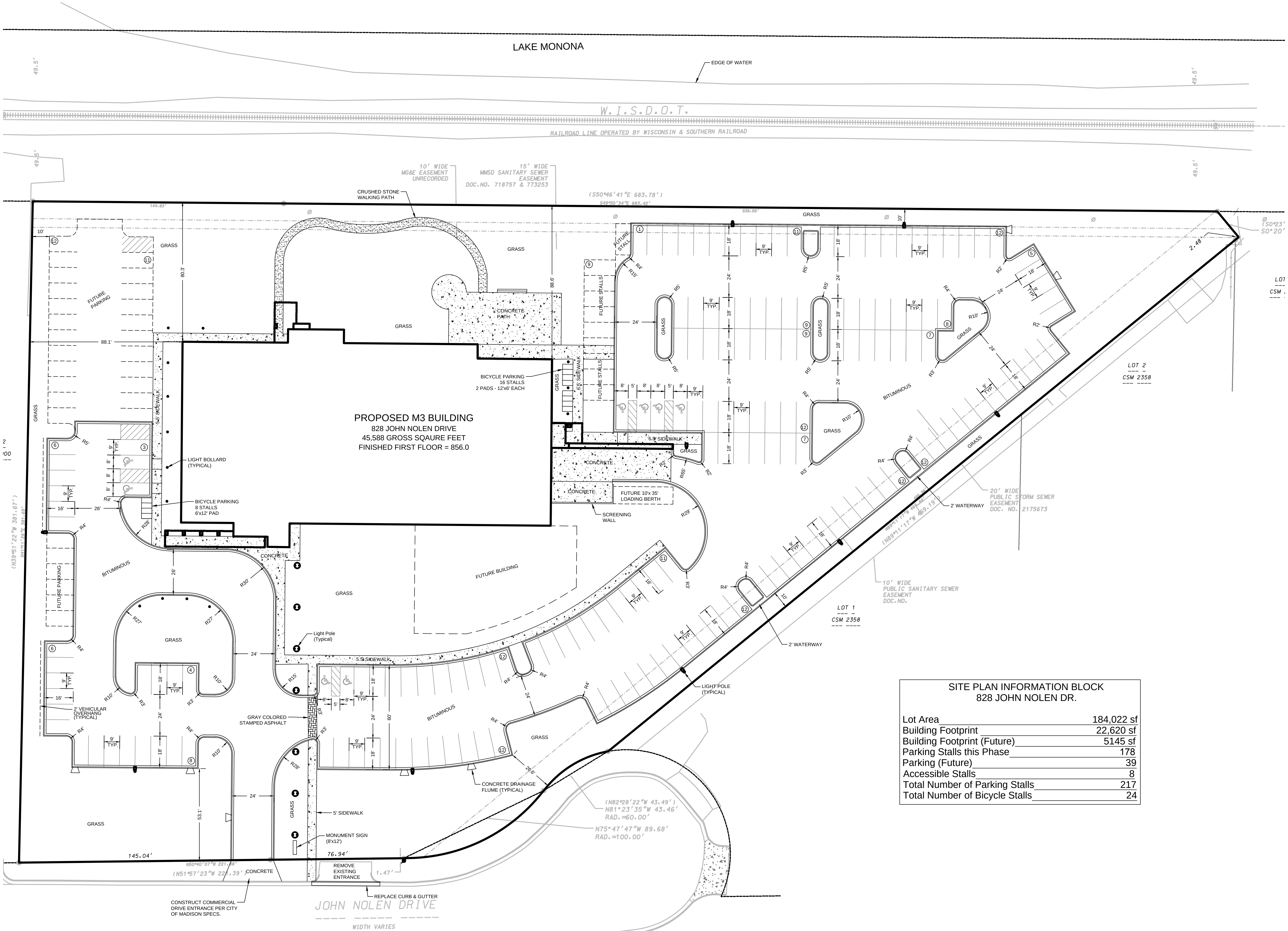
SCALE: 1"= 20'

DATE: 01-22-14
REVISED:

DRAWN BY: BH

FN: 13-05-146

Sheet Number:
C300



SITE PLAN INFORMATION BLOCK 828 JOHN NOLEN DR.	
Lot Area	184,022 sf
Building Footprint	22,620 sf
Building Footprint (Future)	5145 sf
Parking Stalls this Phase	178
Parking (Future)	39
Accessible Stalls	8
Total Number of Parking Stalls	217
Total Number of Bicycle Stalls	24

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 537717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN

M3 OFFICE BUILDING

828 JOHN NOLEN DRIVE
MADISON, WISCONSIN

SHEET
C200

SCALE: 1"= 20'

DATE: 01-22-14
REVISED:
X

DRAWN BY: GP

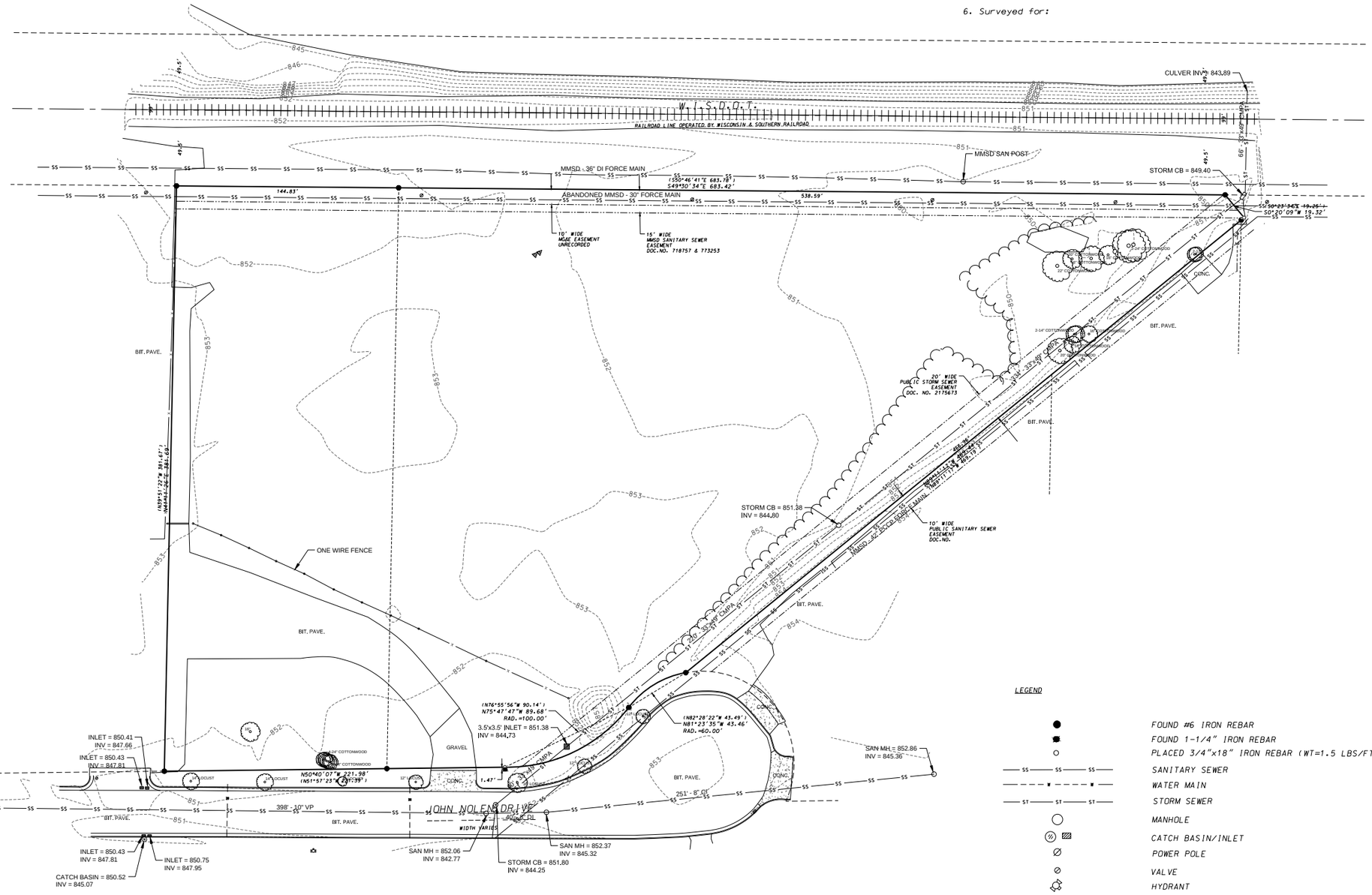
FN: 13-05-146

Sheet Number:
C200

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

NOTES:

1. Legal Description: Lots 3 and 4, Certified Survey Map No. 6000, recorded in Volume 28 of Certified Survey Maps, on pages 278-279 as Document No. 2175673 located in the SW1/4 of the SE1/4(Gov. Lot 1) of Section 25, T7N, R9E, City of Madison, Dane County, Wisconsin
2. Bearings referenced to the Wisconsin County Coordinate System (Dane Zone).
3. Total area of parcel surveyed = 183,987 square feet (4.22 Acres)
4. Wetlands are know to exist on the surveyed property. Not located as part of this survey.
5. Flood Zone Designation:
   The property is not located in a flood prone area, flood hazard area or in a flood plain or floodway district. Based upon the Flood Insurance Rate Map (FIRM), Dane County, Wisconsin, Map No. 55025C0436g, dated January 2, 2009, this property is within Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain.
6. Surveyed for:



LEGEND

●	FOUND #6 IRON REBAR
■	FOUND 1-1/4" IRON REBAR
○	PLACED 3/4"x18" IRON REBAR (WT=1.5 LBS/FT)
SS	SANITARY SEWER
W	WATER MAIN
ST	STORM SEWER
	MANHOLE
	CATCH BASIN/INLET
	POWER POLE
	VALVE
	HYDRANT
	MONITERING WELL
	TREE
	CONCRETE
	CONC. CURB
	RAILROAD TRACK
918	EXIST. CONTOUR
( )	"RECORDED AS" INFORMATION

SCALE: 1"= 30'

DRAFT

DRAWING SET	SURVEY
FILE NAME	
REVISIONS	
DRAWN	DKA
CHECKED	
DATE	10-28-13
PROJECT NO.	13-05-146
PROJECT TITLE	

M3 OFFICE BUILDING

822/844 JOHN NOLEN DRIVE
MADISON, WI
53713

SHEET TITLE

EXISTING CONDITIONS SURVERY

SHEET NO.

C001

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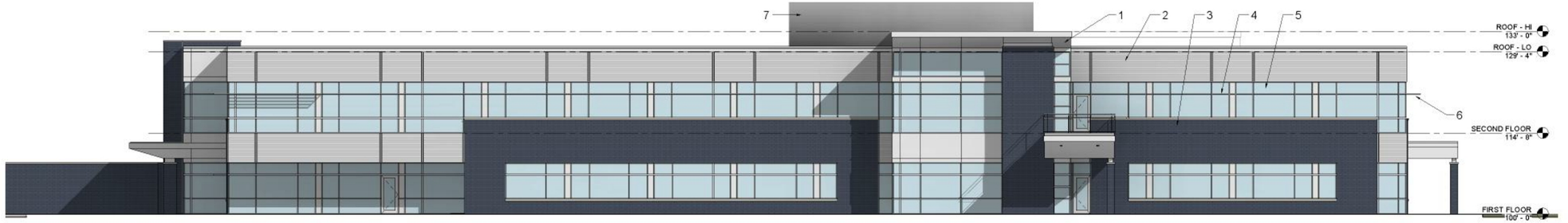
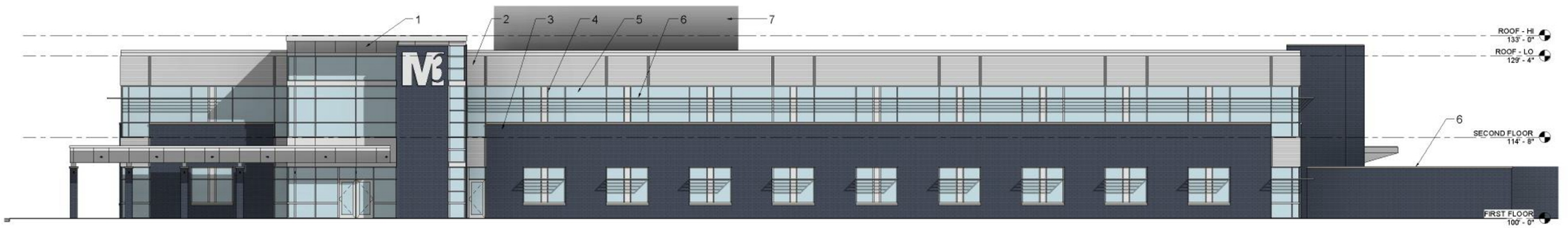
2 A401 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

1 A401 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



3 A401 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



4 A401 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1	SMOOTH ALUMINUM PANEL - SILVER METALLIC
2	RIBBED METAL PANEL - SILVER METALLIC
3	BRICK - MANGANESE IRONSPOT
4	ALUMINUM STOREFRONT - CLEAR ANODIZED
5	INSULATED GLASS - GREY TINT
6	ALUMINUM SUNSHADES - CLEAR ANODIZED
7	ROOF MECHANICAL SCREEN - RIBBED METAL PANEL
8	TRANSFORMER / TRASH ENCLOSURE - BRICK

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MADISON, WI 53705-4395

DRAWING SET	DD

DRAWN	JZ
CHECKED	PT
DATE	01-20-2013
PROJECT NO.	2013086

PROJECT TITLE

M3 OFFICE BUILDING

628 JOHN NOLEN DRIVE
MADISON, WISCONSIN 53713

SHEET NAME

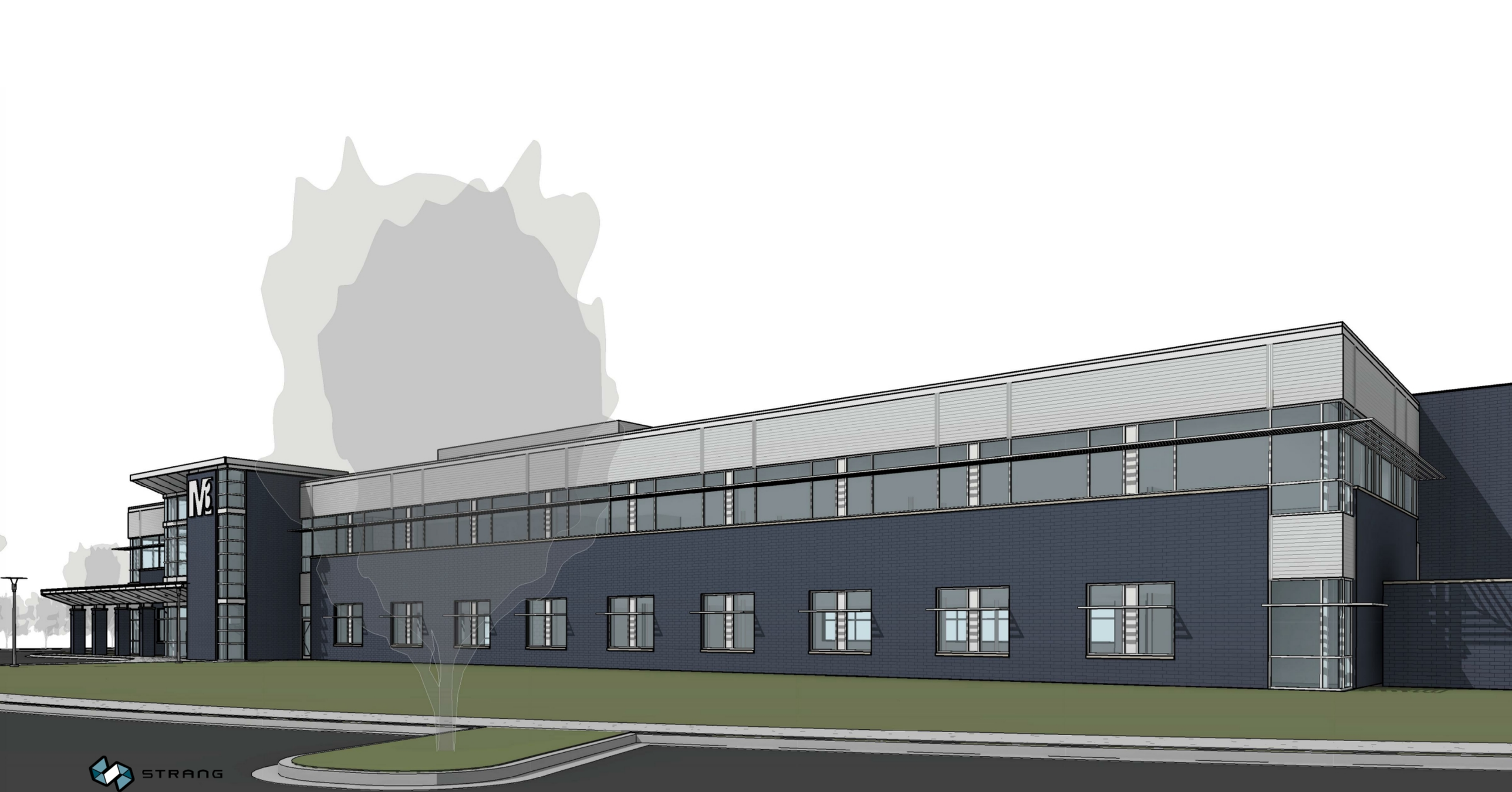
EXTERIOR ELEVATIONS

SHEET NO.

A401

STRANG

SOUTHWEST PERSPECTIVE VIEW



SOUTH PERSPECTIVE VIEW

STRANG

EAST PERSPECTIVE VIEW

NORTH PERSPECTIVE VIEW

WEST PERSPECTIVE VIEW

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MADISON, WI 53705-4395

M3 INSURANCE SOLUTIONS
828 JOHN NOLEN DRIVE
MADISON, WISCONSIN

SITE AERIAL PHOTOGRAPH

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M3 INSURANCE SOLUTIONS
828 JOHN NOLEN DRIVE
MADISON, WISCONSIN

LOCATOR MAP