URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
http://www.cityofmadison.com/planning/documents/UDCapplication.pdf

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: 12/03/2014	☐ **Informational Presentation**
UDC Meeting Date: 01/28/2015	☒ **Initial Approval**
Combined Schedule Plan Commission Date (if applicable):	☒ **Final Approval**

1. Project Address: 617 JUPITER DRIVE & 610 HERCULES TRAIL, GRANDVIEW COMMONS, MADISON, WI
Project Title (if any):

2. This is an application for (Check all that apply to this UDC application):

☒ **New Development** ☐ **Alteration to an Existing or Previously-Approved Development**

A. Project Type:

☐ **Project in an Urban Design District*** **(public hearing-$300 fee)**
☐ **Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX)** **($150 fee, Minor Exterior Alterations)**
☐ **Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)**
☒ **Planned Development (PD)**
  ☒ **General Development Plan (GDP)**
  ☒ **Specific Implementation Plan (SIP)**
☐ **Planned Multi-Use Site or Planned Residential Complex**

B. Signage:

☐ **Comprehensive Design Review*** **(public hearing-$300 fee)** ☐ **Street Graphics Variance*** **(public hearing-$300 fee)**
☐ **Signage Exception(s) in an Urban Design District** **(public hearing-$300 fee)**

C. Other:

☐ **Please specify:**

3. Applicant, Agent & Property Owner Information:

Applicant Name: ULIAN KISSIOV Company:
Street Address: 476 PRESIDENTIAL LN City/State: MADISON, WI Zip: 53711
Telephone: (608) 320-3151 Fax: ( ) Email: ukissiov@charter.net

Project Contact Person: ULIAN KISSIOV Company:
Street Address: 476 PRESIDENTIAL LN City/State: MADISON, WI Zip: 53711
Telephone: (608) 320-3151 Fax: ( ) Email: ukissiov@charter.net

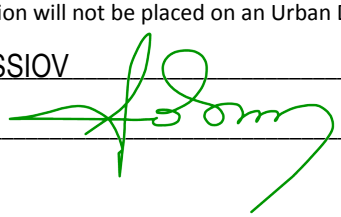
Project Owner (if not applicant): INFINITY, LLC
Street Address: 6417 ODANA RD City/State: MADISON, WI Zip: 53719
Telephone: (608)285-8680 Fax: (608) 255-3387 Email: dans@rentfmi.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Alan Martin (name of staff person) on 09/11/2014 (date of meeting).

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant ULIAN KISSIOV Relationship to Property ARCHITECT

Authorized Signature  Date 12/03/2014

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	**PRESENTED:** October 1, 2014
TITLE: 617 Jupiter Drive & 610 Hercules Trail – PD(GDP-SIP) for Two 3-Story Multi-Family Apartment Buildings with 80 Dwelling Units. 3rd Ald. Dist. (35624)	**REFERRED:**
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	**ADOPTED:** **POF:**
DATED: October 1, 2014	**ID NUMBER:**

Members present were: Richard Wagner, Chair; Richard Slayton, Melissa Huggins, Cliff Goodhart, John Harrington, Lauren Cnare.

SUMMARY:

At its meeting of October 1, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for two 3-story multi-family apartment buildings located at 617 Jupiter Drive and 610 Hercules Trail. Appearing on behalf of the project was Ulian Kissiov, representing FMI. Kissiov presented plans for two 3-story multi-family apartment buildings and how they relate to the built environment. The buildings will step down at the "wings" in a gesture to the surrounding buildings and terrain. The main entrance will be mostly glass. There is concern about fire access to the central court from the parking lot and the parking that dominates the rear portion of the site. The rooflines were discussed as being something different that stands out from all the others. The Commission was generally supportive of the project, asking for more specific details when it returns for action.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 617 Jupiter Drive & 610 Hercules Trail

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings								

General Comments:

- Nice project!

PROJECT:

INFINITY

617 JUPITER DRIVE & 610 HERCULES TRAIL
MADISON, WISCONSIN

OWNER:

INFINITY, LLC

6417 ODANA RD
MADISON, WISCONSIN 53719
CONTACT: DAN SCHMIDT
PHONE: 608-285-8680
FAX: 608-255-3387
email: dans@rentfmi.com

ARCHITECT:

ULIAN KISSIOV

476 PRESIDENTIAL LANE
MADISON, WISCONSIN 53711
PHONE: 608-320-3151
email: ukissiov@charter.net

STRUCTURAL ENGINEER:

Oneida Total Integrated Enterprises (OTIE)

5100 EASTPARK Blvd #200
MADISON, WISCONSIN 53718
CONTACT: SAM BARGHOUT
PHONE: 608-241-6704
email: SBarghout@otie.com

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT:

D'ONOFRIO KOTTKE & ASSOC., INC.

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
CONTACT: DAN DAY
PHONE: 608-833-7530
email: dday@donofrio.cc

SHEET INDEX

LOCATION MAP

NO SCALE

UNIT MIX:

UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	20	25%
ONE BEDROOM	38	48%
ONE BEDROOM+DEN	8	10%
TWO BEDROOM	14	18%
	80	100%

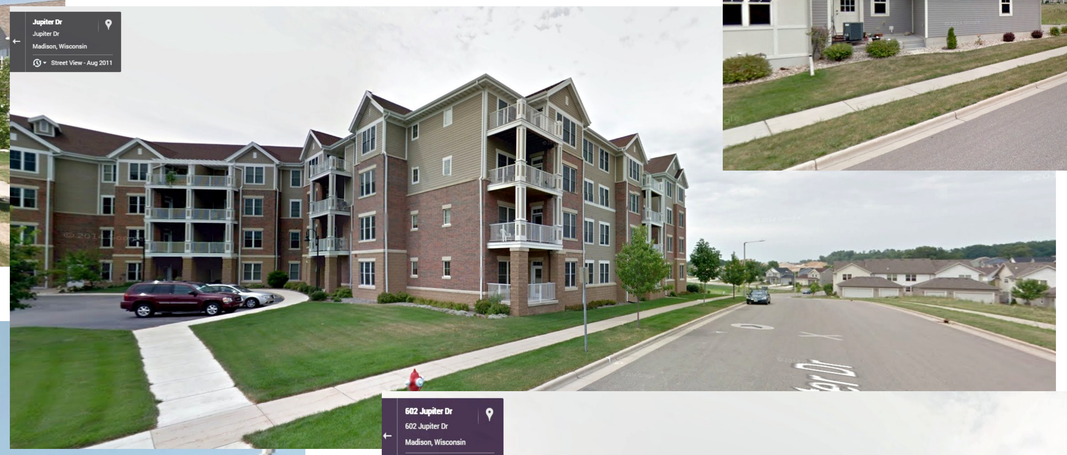
BUILDING AREA:

FLOOR	SQ.F.
UNDERGR. PARKING	29,600
FIRST FLOOR	29,330
SECOND FLOOR	29,480
THIRD FLOOR	22,780
TOTAL	111,190

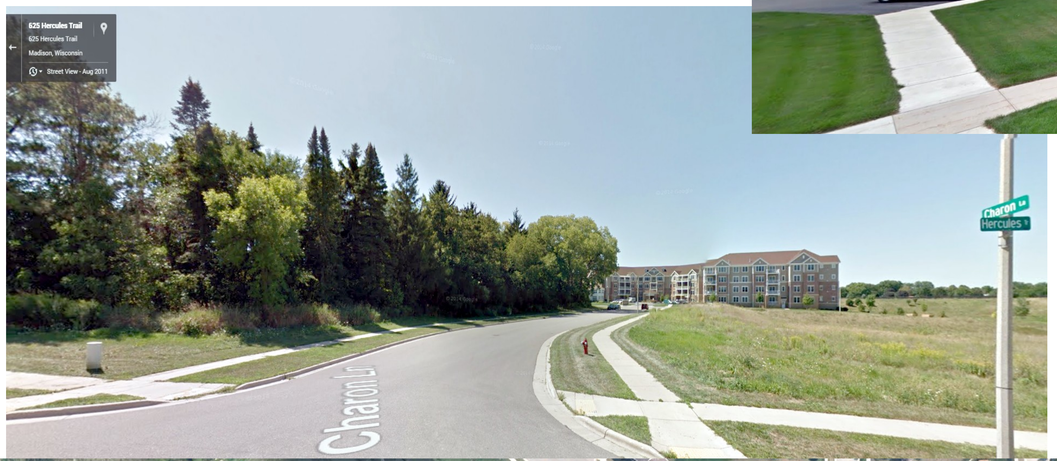
T

DECEMBER 03, 2014

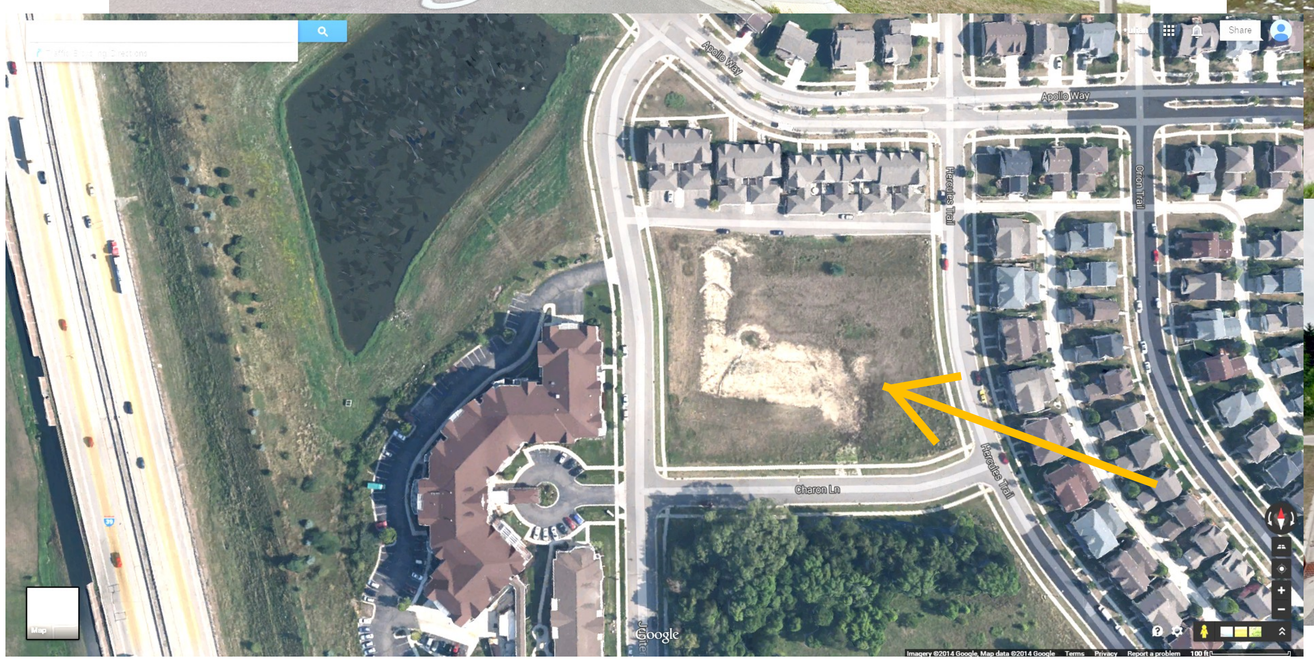

638 Hercules Trail
638 Hercules Trail
Madison, Wisconsin
Street View - Aug 2011
Hercules Trail


Jupiter Dr
Jupiter Dr
Madison, Wisconsin
Street View - Aug 2011


602 Jupiter Dr
602 Jupiter Dr
Madison, Wisconsin
Street View - Aug 2011
Jupiter Dr


625 Hercules Trail
625 Hercules Trail
Madison, Wisconsin
Street View - Aug 2011
Charon Ln
Charon Ln
Hercules Trail
Charon Ln


602 Jupiter Dr
602 Jupiter Dr
Madison, Wisconsin
Street View - Aug 2011


Apollo Way
Apollo Way
Hercules Trail
Charon Trail
Hercules Trail
Charon Ln
Share
Google
Imagery ©2014 Google, Map data ©2014 Google
Terms
Privacy
Report a problem
100 ft


Hercules Trail

ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@charter.net

NORTH-SOUTH

EAST-WEST

MASSING STUDY

1" = 30'-0"

PROJECT:
INFINITY
617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
CAD FILE:
DRAWN BY: U.K.
DATE: 12/03/14

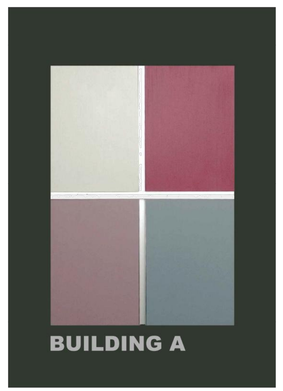
A-0.1

ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@charter.net

BUILDING B

BUILDING A

S/W - COLORS

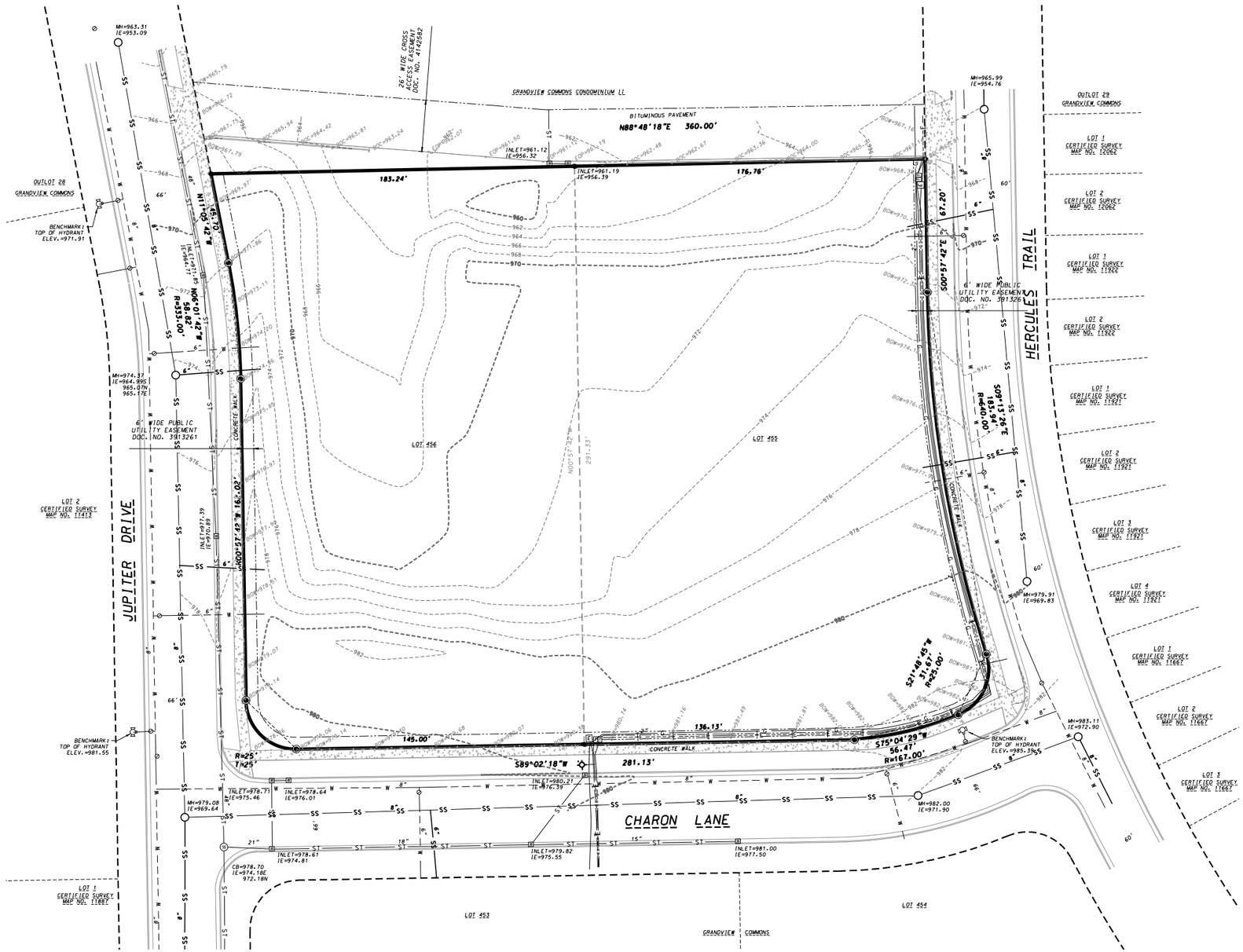


EXTERIOR FINISH MATERIALS

PROJECT:
INFINITY
617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014–03
CAD FILE:
DRAWN BY: U.K.
DATE: 12/03/14

A-0.2



LEGEND

- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATIONS
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- STORM SEWER
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- MANHOLE
- CATCH BASIN/INLET
- LIGHT POLE
- VALVE
- HYDRANT
- CONCRETE
- CONCRETE CURB AND GUTTER
- 984 EXISTING CONTOUR

LEGAL DESCRIPTION

Lots 455 & 456 Grandview Commons. Located in the NW/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin.

NOTES:

1. Parcel is subject to a Joint Driveaway and Fire Access Easement recorded as Doc. No. 4315217.
2. Distances shown along curves are chord lengths.

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that I have surveyed the land described hereon and that the map hereon is a correct representation of that survey to the best of my knowledge and belief.

Dated this____day of _____, 2014.

_____

Brett T. Stoffregan, Professional Land Surveyor, S-2744.

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

TOPOGRAPHIC SURVEY

INFINITY

CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1"= 30'

0 30

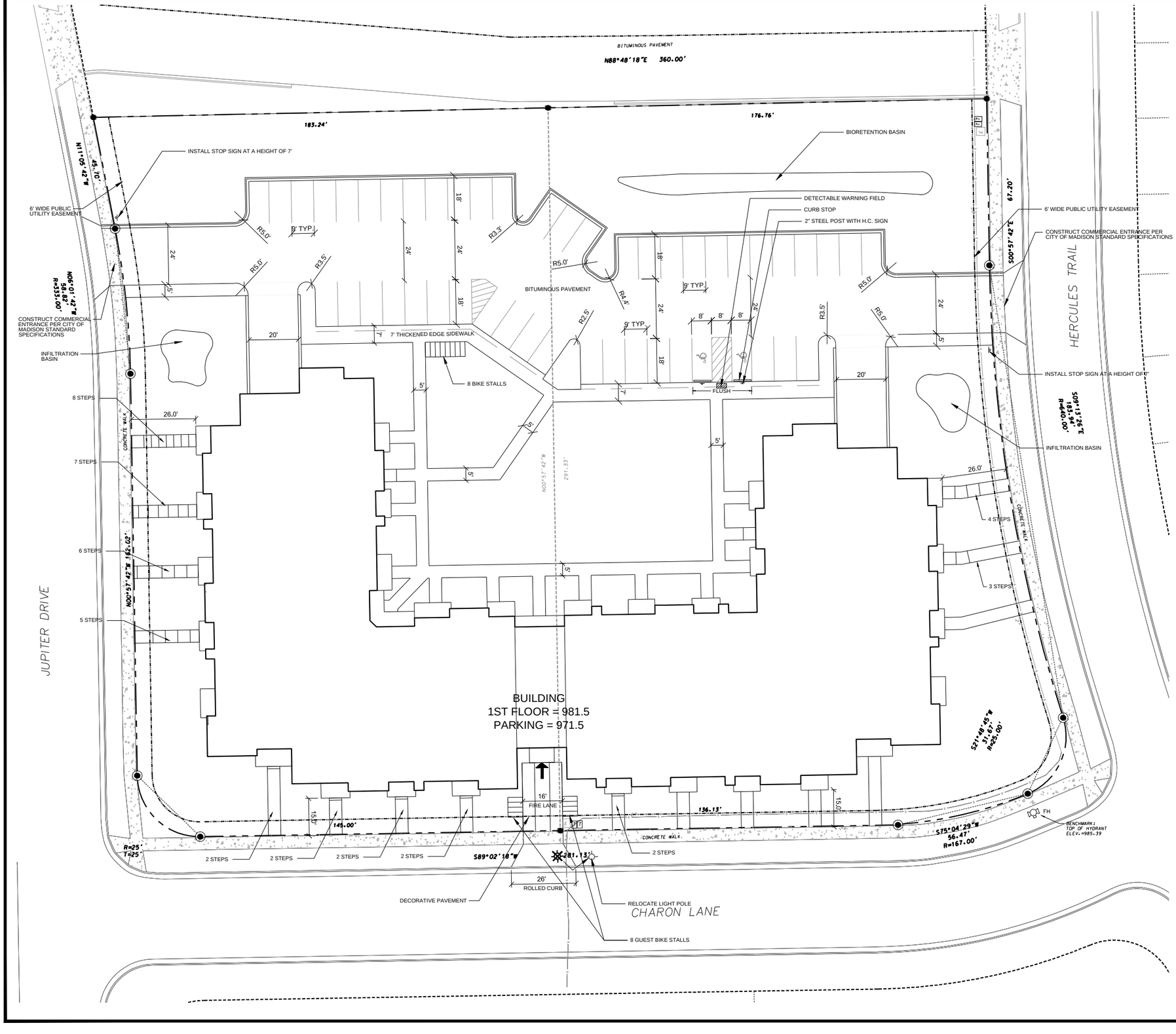
DATE: 12-03-14
REVISED:

DRAWN BY: KRG

FN: 14-03-107

Sheet Number:
C100

U:/USER/140310T/DRAWINGS/EXISTING TOPO.DWG



LEGEND

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL

GENERAL NOTES

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

SITE PLAN INFORMATION BLOCK
617 JUPITER DRIVE & 610 HERCULES TRAIL

PROJECT AREA	103,700 SF
PROPOSED BUILDING AREA	29,300 SF
PROPOSED TOTAL IMPERVIOUS	56,530 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	48
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS	80
NUMBER OF ACCESSIBLE STALLS	4
TOTAL NUMBER OF STALLS	128
NUMBER OF SURFACE BICYCLE STALLS	16
NUMBER OF UNDERGROUND BICYCLE STALLS	72
TOTAL NUMBER OF BICYCLE STALLS	88
LOT COVERAGE	50.8%
USABLE OPEN SPACE	37,236 SF

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

INFINITY

SITE PLAN

CITY OF MADISON, DANE COUNTY, WISCONSIN

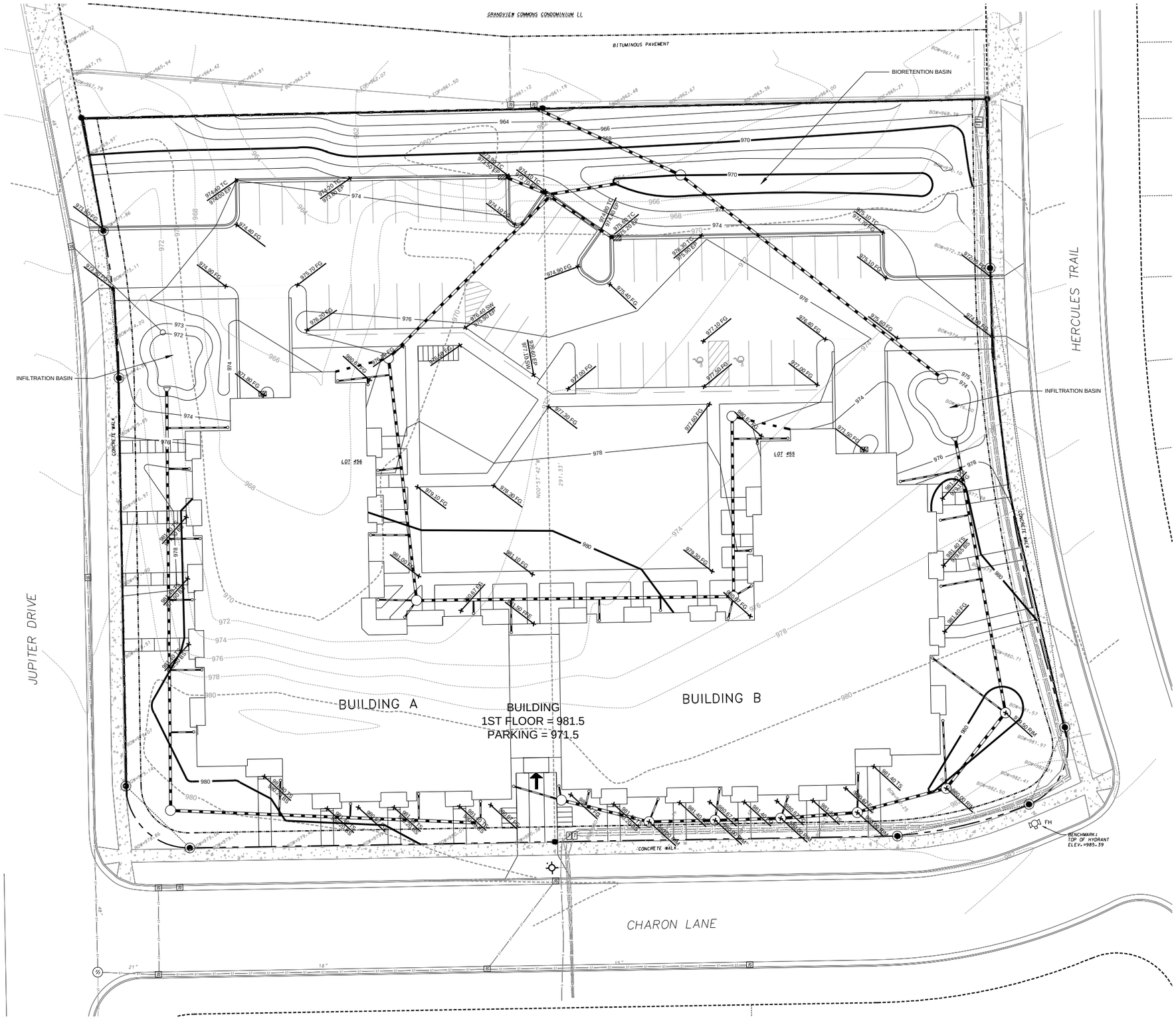
SCALE: 1" = 20'
(PAGE SIZE: 22x34)
0 20

DATE: 12-03-14
REVISED:

DRAWN BY: KWB

FN: 14-03-107

Sheet Number:
C101



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- SPOT ELEVATION
  - EP - EDGE OF PAVEMENT
  - FFE - FINISHED FLOOR ELEVATION
  - TC - TOP OF CURB
  - TW - TOP OF WALL (GROUND ELEVATION)
  - BW - BOTTOM OF WALL (GROUND ELEVATION)
  - HP - HIGHPOINT
- SILT FENCE/SILT SOCK
- PROPOSED RETAINING WALL

GRADING AND EROSION CONTROL NOTES:

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

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

INFINITY

GRADING AND EROSION CONTROL PLAN

CITY OF MADISON, DANE COUNTY, WISCONSIN

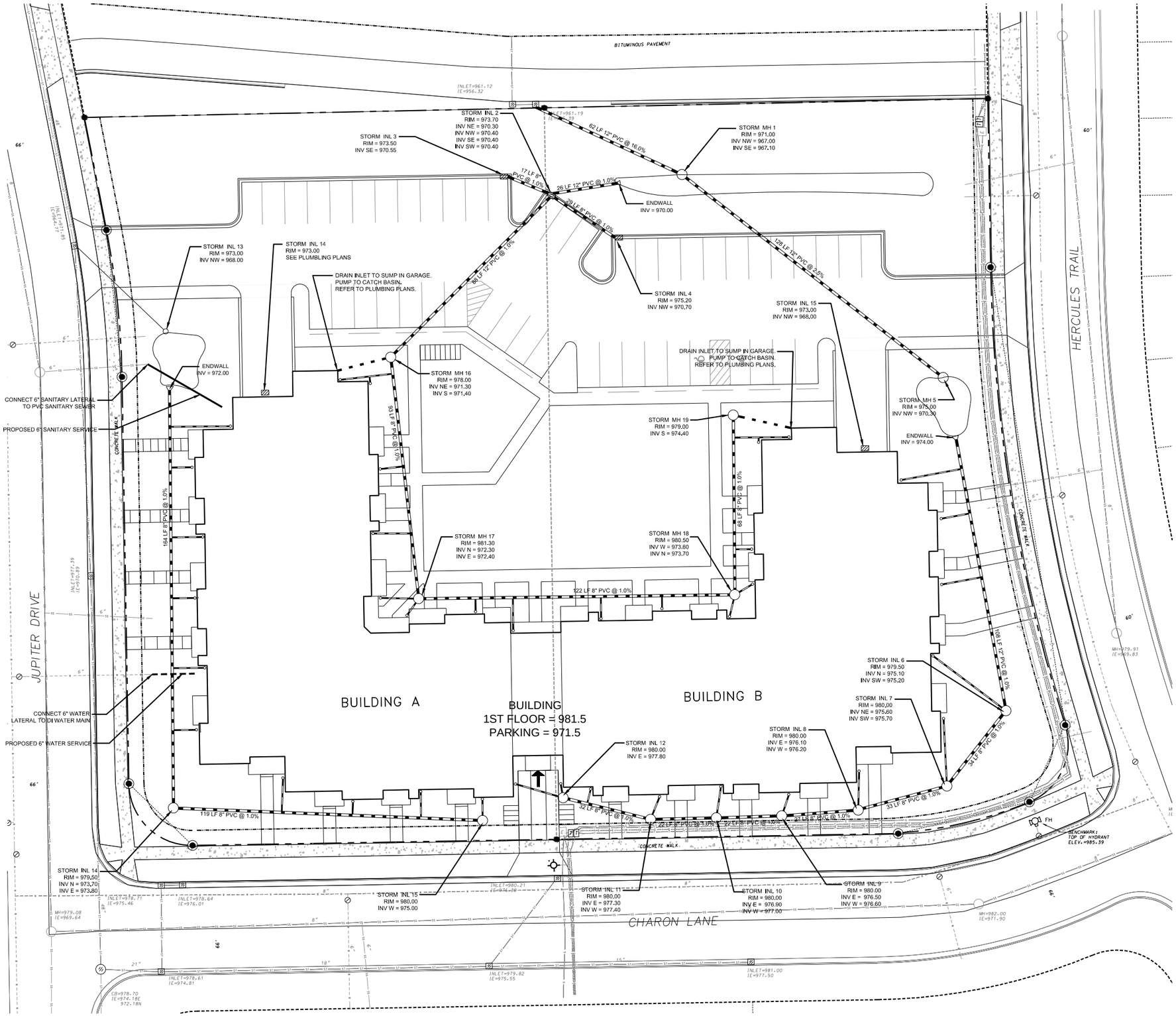
SCALE: 1"= 20'
(PAGE SIZE: 22x34)
0 20

DATE: 12-03-14
REVISED:

DRAWN BY: KWB

FN: 14-03-107

Sheet Number:
C102



LEGEND

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.

2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.

3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.

4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.

5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID

6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN

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

INFINITY

UTILITY PLAN

CITY OF MADISON, DANE COUNTY, WISCONSIN

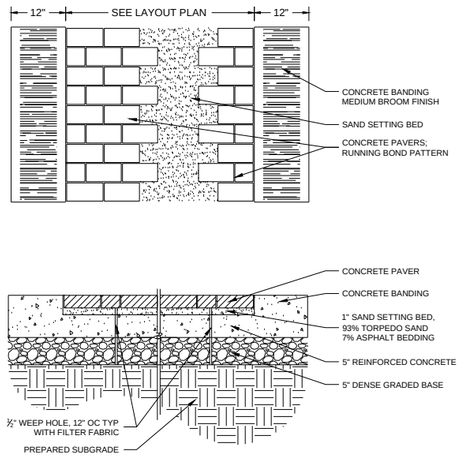
SCALE: 1"= 20'
(PAGE SIZE: 22X34)
0 20

DATE: 12-03-14
REVISED:

DRAWN BY: KWB

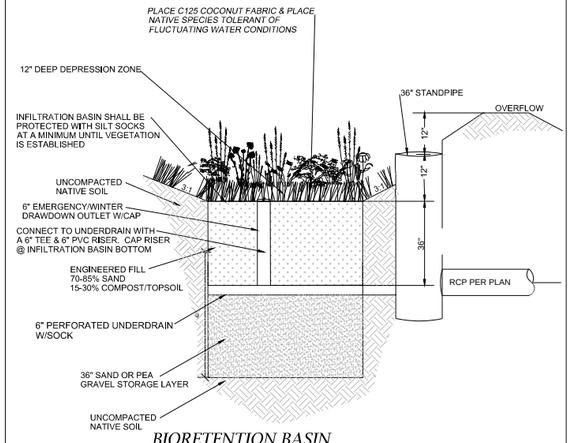
FN: 14-03-107

Sheet Number:
C103



ENTRANCE PAVER DETAIL

NOT TO SCALE



BIORETENTION BASIN

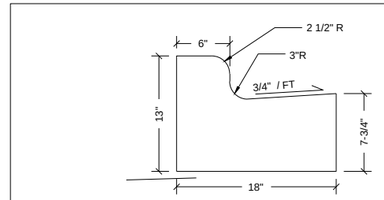
NOT TO SCALE

NOTE:

DO NOT COMPACT INFILTRATION AREA DURING CONSTRUCTION

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATION COMPLIANCE INCLUDING THE PROTECTION, RECORDS AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES

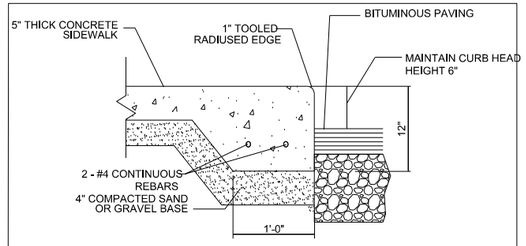
INFILTRATION DEVICE AREA SHALL BE FENCED PRIOR TO SITE CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED FROM CONSTRUCTION AND SEDIMENT DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. THE PROPOSED INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED SITE AND VEGETATION REQUIREMENTS.



18"CURB & GUTTER (TYPE G)

CURB & GUTTER DETAIL

NOT TO SCALE



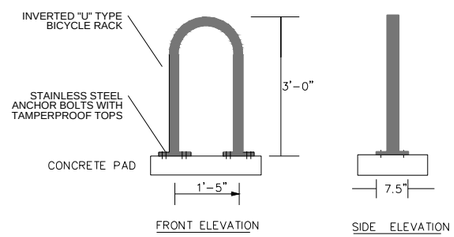
GENERAL NOTES:

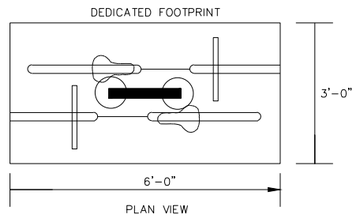
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.

THICKENED EDGE WALK DETAIL

NOT TO SCALE

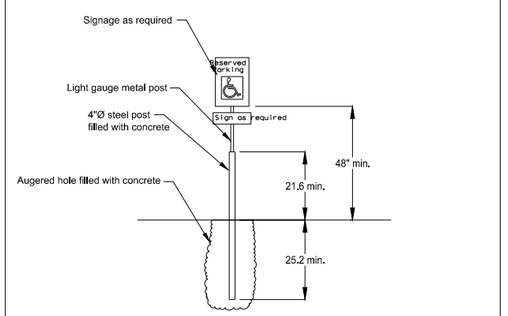
SURFACE MOUNTED WITH CIRCULAR BASES





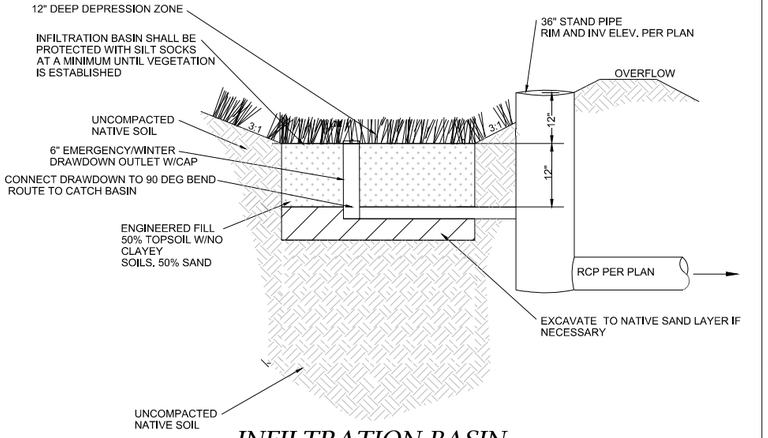
BIKE RACK DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



INFILTRATION BASIN

NOT TO SCALE

NOTE:

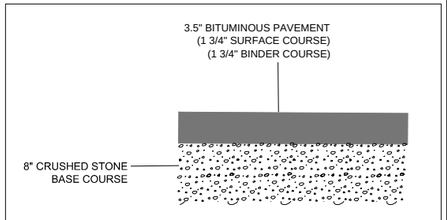
DO NOT COMPACT INFILTRATION AREA DURING CONSTRUCTION

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATION COMPLIANCE INCLUDING THE PROTECTION, RECORDS AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES

ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE CITY OF MADISON STANDARDS

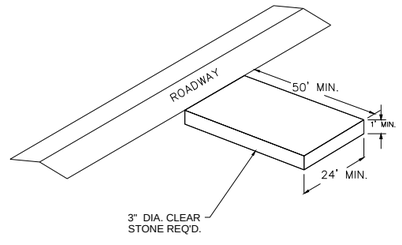
INFILTRATION DEVICE AREA SHALL BE FENCED PRIOR TO SITE CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED FROM CONSTRUCTION AND SEDIMENT DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. THE PROPOSED INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED SITE AND VEGETATION REQUIREMENTS.

PLANT WITH GRASSES TOLERANT OF FLUCTUATING WATER CONDITIONS



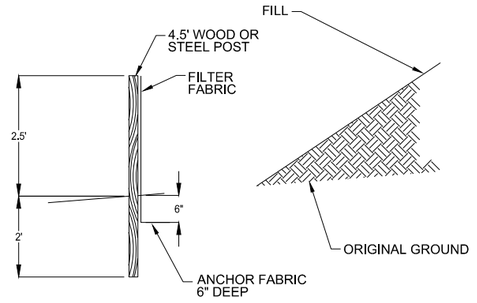
PARKING LOT PAVEMENT DETAIL

NOT TO SCALE



STONE TRACKING PAD DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

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

DETAILS

INFINITY

CITY OF MADISON, DANE COUNTY, WISCONSIN

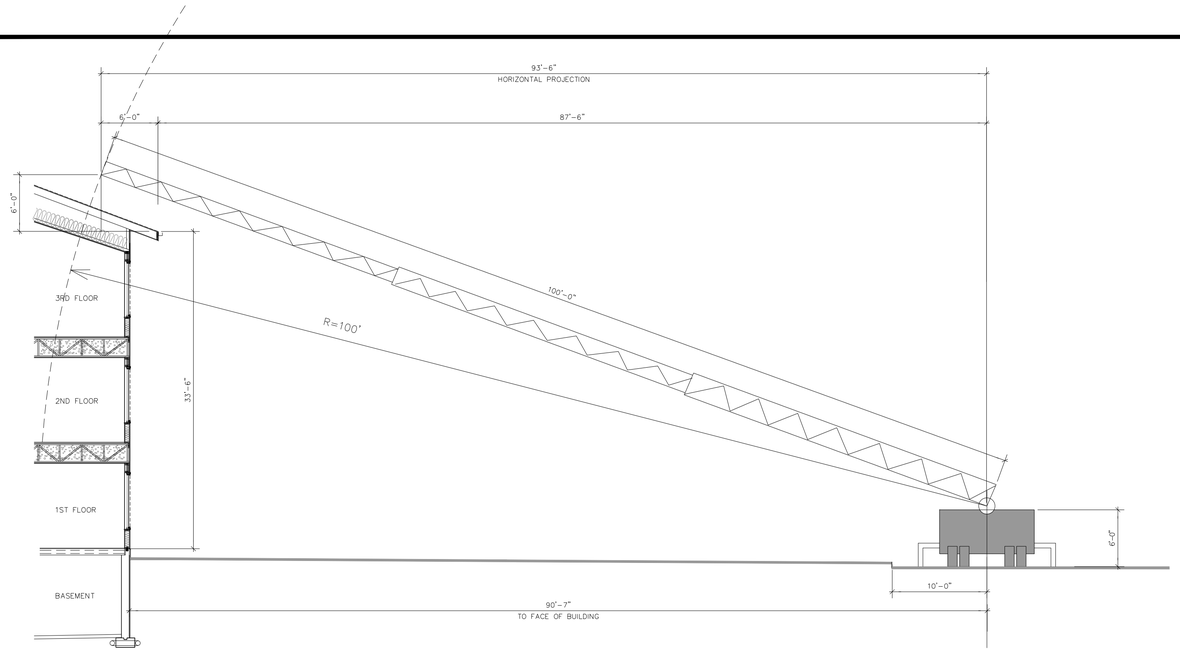
SCALE: 1"= 20'
(PAGE SIZE: 22x34)
0 20

DATE: 12-03-14
REVISED:

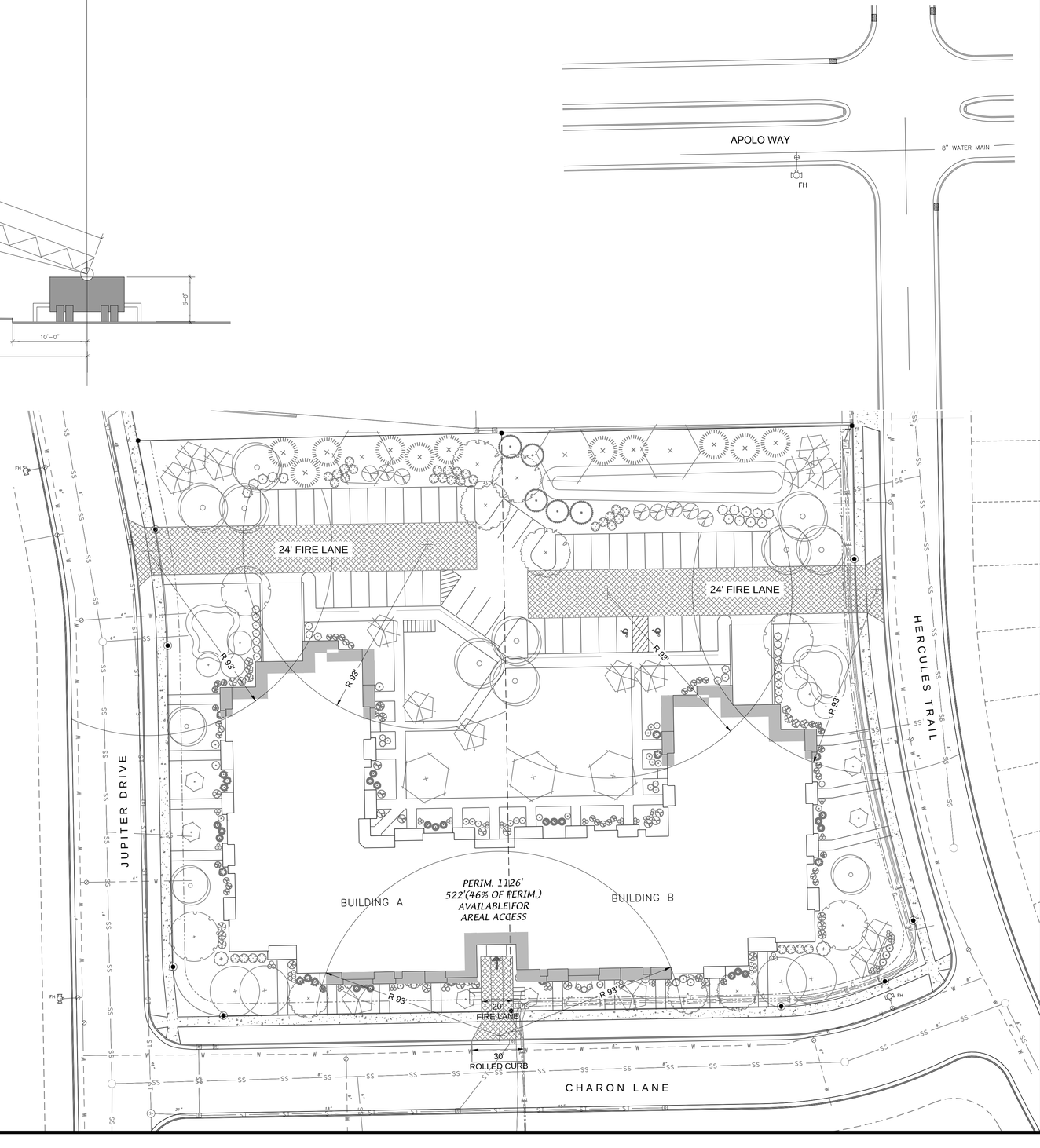
DRAWN BY: KWB

FN: 14-03-107

Sheet Number:
C104



AERIAL ACCESS DIAGRAM
1/8" = 1'-0"



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

INFINITY

FIRE ACCESS PLAN

CITY OF MADISON, DANE COUNTY, WISCONSIN

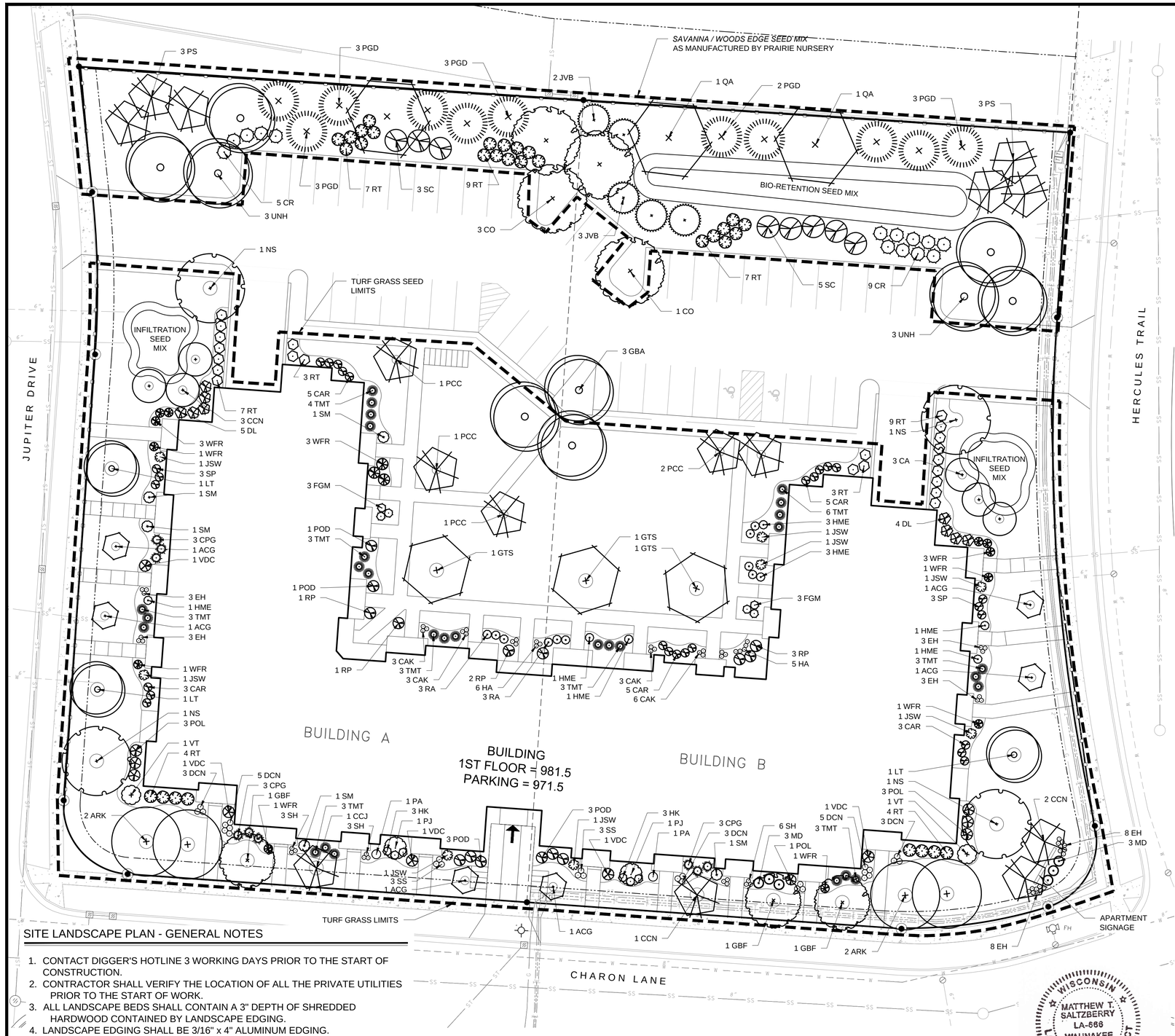
SCALE: 1"= 30'
(PAGE SIZE: 22x34)
0 30'

DATE: 12-03-14
REVISED:

DRAWN BY: MS

FN: 14-03-107

Sheet Number:
C-105



SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
6. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
7. ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, AND SODDED OR SEEDED PER THE PROJECT MANUAL.
8. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
5 PTS PER 300 SQ FT OF DEVELOPED AREA
DEVELOPED AREA = 39,657 SQ FT
POINTS REQUIRED = 661 POINTS
POINTS PROVIDED = 3,301 POINTS

STREET FRONTAGE REQUIREMENT:
1 OVERSTORY TREE OR 2 EVERGREEN & 5 SHRUB PER 30 LF

JUPITER DRIVE FRONTAGE = 233 FT
PLANTS REQUIRED = 8 OVERSTORY TREES OR
16 EVERGREEN / ORNAMENTAL TREES
39 SHRUBS
PLANTS PROVIDED = 6 OVERSTORY TREES
5 ORNAMENTAL TREES
39 SHRUBS

CHARON LANE FRONTAGE = 295 FT
PLANTS REQUIRED = 10 OVERSTORTY TREES OR
20 EVERGREEN / ORNAMENTAL TREES
49 SHRUBS
PLANTS PROVIDED = 7 OVERSTORY TREES
6 ORNAMENTAL TREES
19 ORNAMENTAL TREES
50 SHRUBS

HERCULES TRAIL FRONTAGE = 208 FT
PLANTS REQUIRED = 7 OVERSTORY TREES OR
14 EVERGREEN / ORNAMENTAL TREES
35 SHRUBS
PLANTS PROVIDED = 4 OVERSTORY TREES
6 ORNAMENTAL TREES
35 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
1 OVERSTORY TREE PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 18,794 SQ FT
REQUIRED LANDSCAPED AREA = 1,504 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 1,965 SQ FT

OVERSTORY TREES REQUIRED = 9 OVERSTORY TREES

OVERSTORY TREES PROVIDED = 9 OVERSTORY TREES

PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
ARK	Acer rubrum 'Karpick'	Karpick Red Maple	4	35	140	2.5"	B&B	
CO	Celtis occidentalis	Hackberry	4	35	140	2.5"	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5"	B&B	
GBF	Ginkgo biloba 'Fastigiata'	Fastigiata Ginkgo	3	35	105	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3	35	105	2.5"	B&B	
LT	Liriodendron tulipifera	Tulip Poplar	3	35	105	2.5"	B&B	
NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	35	140	2.5"	B&B	
PS	Prunus serotina	Black Cherry	6	35	210	2.5"	B&B	
QA	Quercus alba	White Oak	3	35	105	2.5"	B&B	
UNH	Ulmus 'New Horizon'	New Horizon Elm	6	35	210	2.5"	B&B	
TALL EVERGREEN TREE								
PGD	Picea glauca v. densata	Black Hills Spruce	11	35	385	6' TALL	B&B	
JVB	Juniperus virginiana 'Burkii'	Burkii Eastern Red Cedar	5	35	175	6' TALL	B&B	
ORNAMENTAL TREE								
ACG	Amelanchier canadensis 'Glennform'	Rainbow Pillar Serviceberry	6	15	90	1.5"	B&B	
CCJ	Carpinus caroliniana 'JN Strain'	JN Strain Musclewood	4	15	60	1.5"	B&B	
CCN	Cercis canadensis 'Northern Strain'	Northern Strain Redbud	3	15	45	1.5"	B&B	
CA	Cornus alternifolia	Pagoda Dogwood	3	15	45	1.5"	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Clevleand Select Pear	5	15	75	1.5"	B&B	
PJ	Pyrus 'Jaczam'	Jack Flowering Pear	2	15	30	1.5"	B&B	
UPRIGHT EVERGREEN SHRUB								
JSW	Juniperus scopulorum 'Welchi'	Welch Juniper	8	10	80	4' TALL	B&B	
DECIDUOUS SHRUB								
CAR	Clethra alnafolia 'Ruby Spice'	Ruby Spice Clethra	21	3	63	24" TALL	POT	
CR	Cornus racemosa	Gray Dogwood	14	3	42	24" TALL	POT	
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	6	3	18	24" TALL	POT	
FGM	Fothergilla 'Mt. Airy'	Mt. Airy Fothergilla	10	3	30	24" TALL	POT	
HME	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	11	3	33	24" TALL	POT	
HK	Hypericum kalmianum 'Deppe'	Sunny Boulevard St. John's Wort	6	3	18	24" TALL	POT	
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	7	3	21	36" TALL	POT	
POD	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	8	3	24	36" TALL	POT	
RT	Rhus typhina 'Baitiger'	Tiger Eyes Sumac	53	3	159	36" TALL	POT	
RA	Ribes Albinum	Alpine Currant	6	3	18	24" TALL	POT	
SP	Salix purpurea 'Nana'	Dwarf Arctic Blue Willow	6	3	18	36" TALL	POT	
SC	Sambucus canadensis 'York'	York Elderberry	8	3	24	48" TALL	POT	
SM	Syringa 'Minuet'	Minuet Canada Hybrid Lilac	5	3	15	36" TALL	POT	
VDC	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5	3	15	36" TALL	POT	
VT	Viburnum trilobum	American Cranberrybush	2	3	6	36" TALL	POT	
WFR	Weigela florida 'Rumba'	Rumba Weigela	15	3	45	18" TALL	POT	
EVERGREEN SHRUB								
CPG	Chamaecyparis pisifera 'Golden Mop'	Gold Mop False Cypress	9	4	36	24" TALL	POT	
MD	Microbiota dicussata	Russian Arborvitae	6	4	24	24" TALL	POT	
PA	Picea 'Alberta'	Dwarf Alberta Spruce	2	4	8	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	7	4	28	24" TALL	POT	
TMT	Taxus x media 'Tauntonii'	Taunton Yew	29	4	116	24" TALL	POT	
ORNAMENTAL GRASSES								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	15	2	30	1 GAL	POT	
DCN	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	19	2	38	1 GAL	POT	
EH	Elymus hystrix	Bottle Brush Grass	28	2	56	1 GAL	POT	
HA	Hosta 'Alobomarginata'	Albomarginata Hosta	11	2	22	1 GAL	POT	
SH	Sporobolus Heterolepsis	Prairie Dropseed	13	2	26	1 GAL	POT	
SS	Schizachyrium Scoparium 'Blaze'	Blaze Little Bluestem	9	2	18	1 GAL	POT	
				TOTAL:	3301	POINTS		

WISCONSIN
MATTHEW T. SALTZBERRY
LA-566
WAUNAKEE WIS.
LANDSCAPE ARCHITECT
Matthew T. Saltzberry
12.3.14

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

INFINITY

CONCEPTUAL LANDSCAPE PLAN

CITY OF MADISON, DANE COUNTY, WISCONSIN

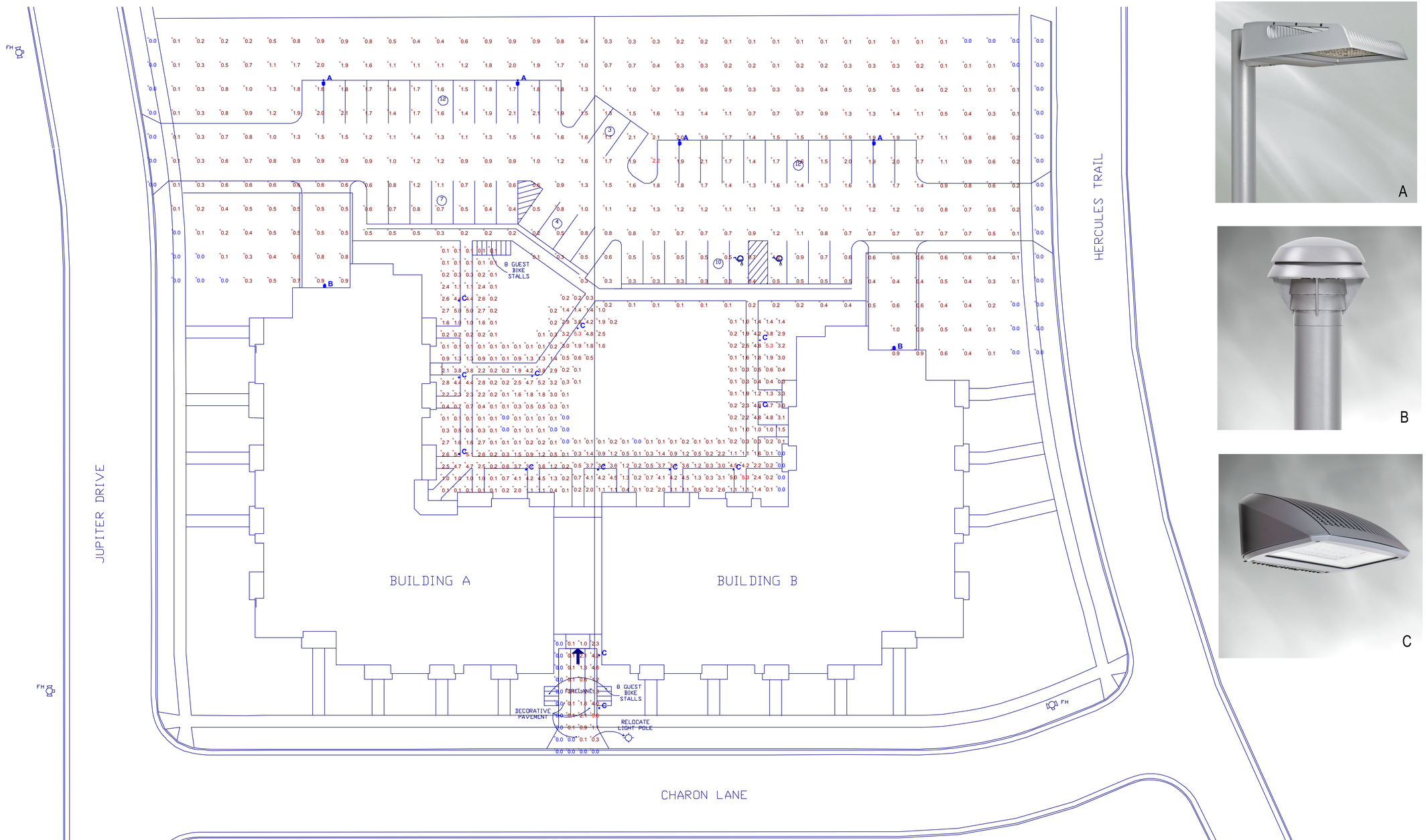
SCALE: 1"= 20'
(PAGE SIZE: 22X34)
0 20'

DATE: 12-03-14
REVISED:

DRAWN BY: MS

FN: 14-03-107

Sheet Number:
L-100



SITE PLAN

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	4	ELA16-4-105LA-700-NW / 20' POLE ON 3' PEDISTAL	EMCO LED AREA	(1) LIGHT ARRAY OF 48 LEDs DRIVEN AT 700mA	ELA16-4-105LA-700-NW.ies	Absolute	1.00	103.7
	B	2	121-4-26LA-NW	121 LED SCONCE - GEN 2	(1) LIGHT ARRAY OF 16 LEDs DRIVEN AT 530mA	121-4-26LA-NW.ies	Absolute	1.00	26
	C	13	BR840-CWL-NW-360-26-BLP	FULL CUTOFF BOLLARD	14 WHITE LEDS DRIVEN AT 500mA	BR840-CWL-NW-360-26-BLP.IES	Absolute	1.00	23.4

Plan View
Scale 1" = 20'

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Entrance	+	0.9 fc	5.0 fc	0.0 fc	N / A	N / A
Parking Lot	+	0.8 fc	2.2 fc	0.0 fc	N / A	N / A
Parking Lot Sidewalk	+	1.3 fc	5.3 fc	0.0 fc	N / A	N / A

A

B

C

CRESCENT ELECTRIC SUPPLY COMPANY

I-Block - Lighting Layout

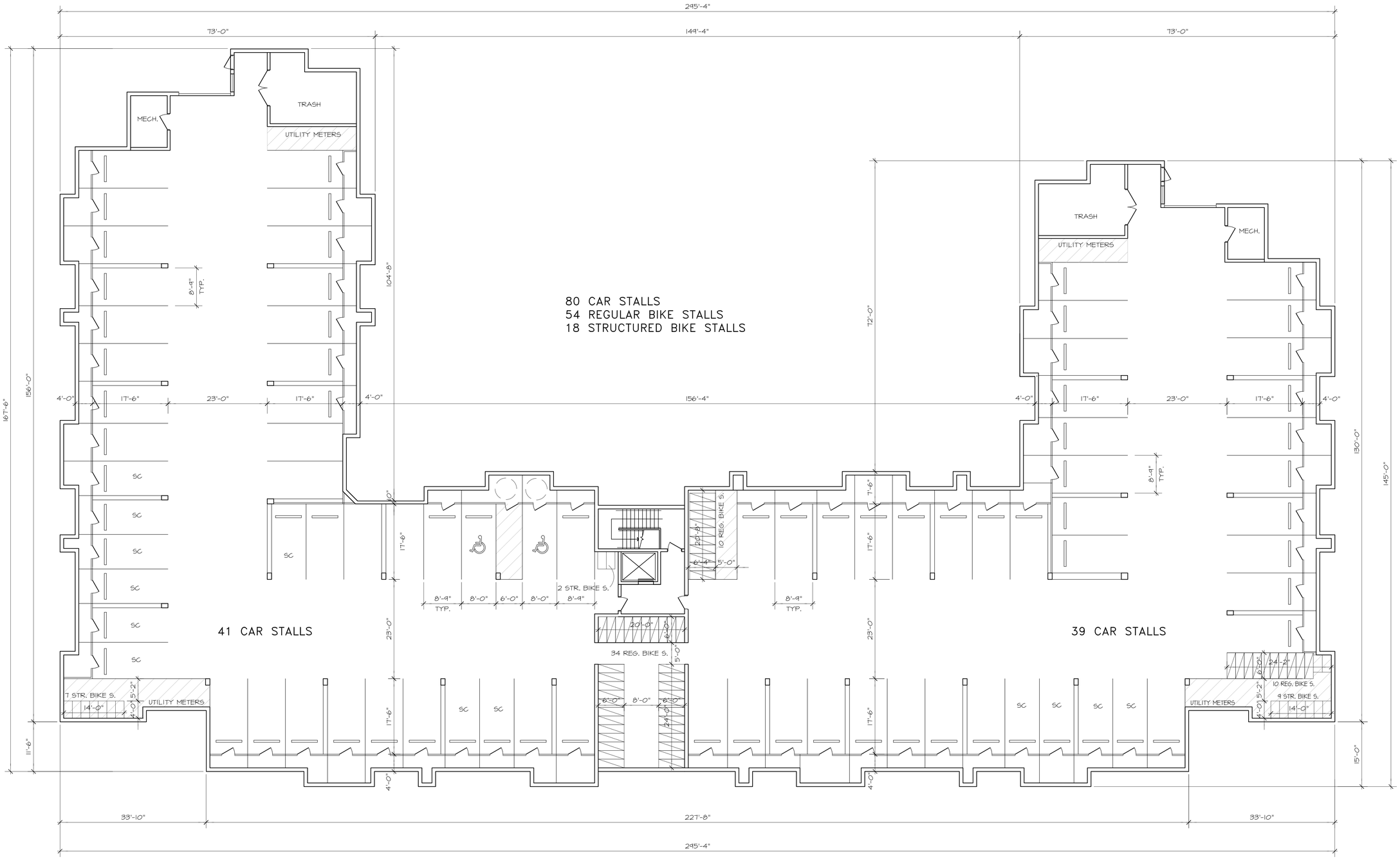
Designer
Jeff Laufenberg

Date
Dec 2 2014

Scale

Drawing No.

ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@charter.net



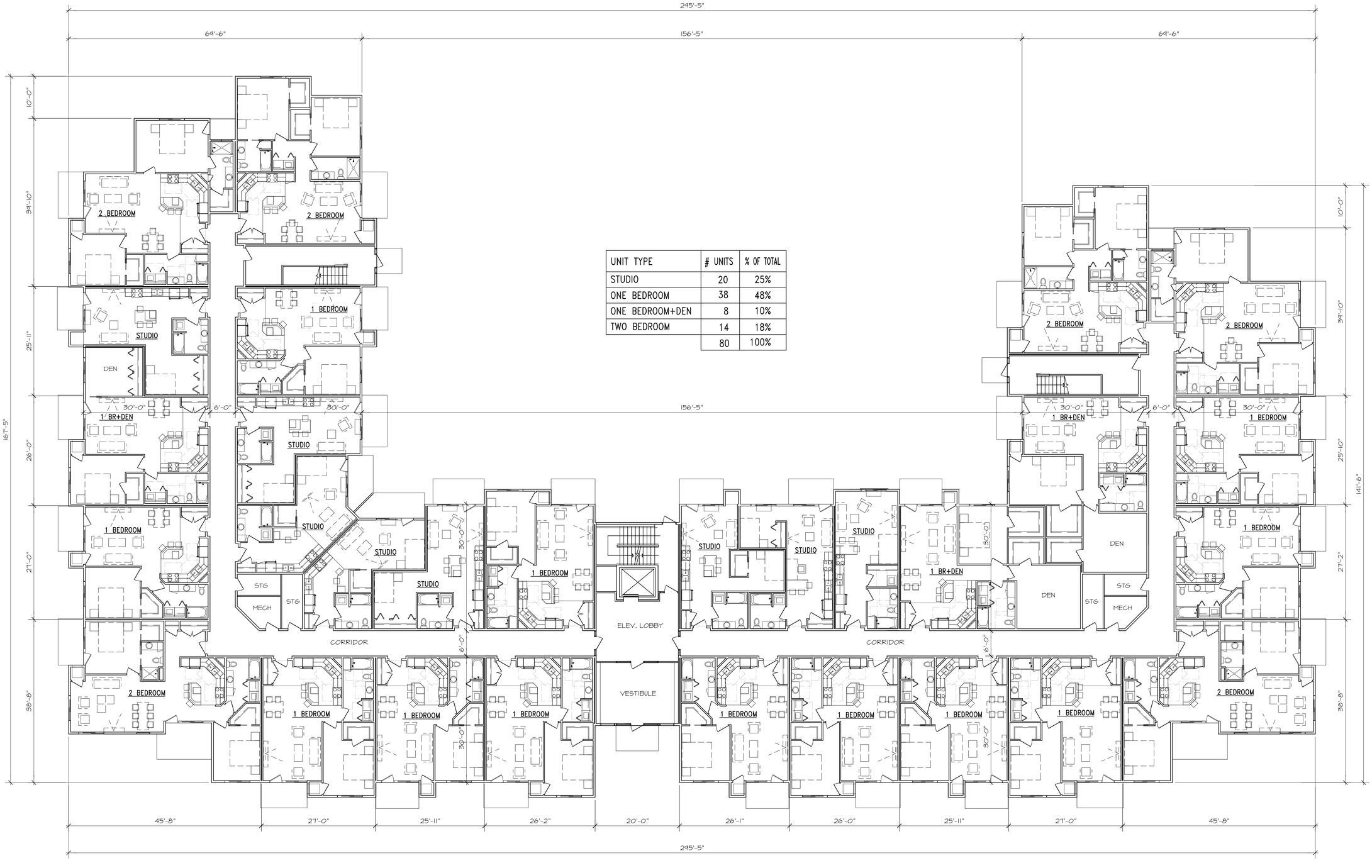
UNDERGROUND PARKING GARAGE

3/32" = 1'-0"

PROJECT:
INFINITY
617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
CAD FILE:
DRAWN BY: U.K.
DATE: 12/03/14

A-1



UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	20	25%
ONE BEDROOM	38	48%
ONE BEDROOM+DEN	8	10%
TWO BEDROOM	14	18%
	80	100%

FIRST FLOOR

3/32" = 1'-0"

NORTH

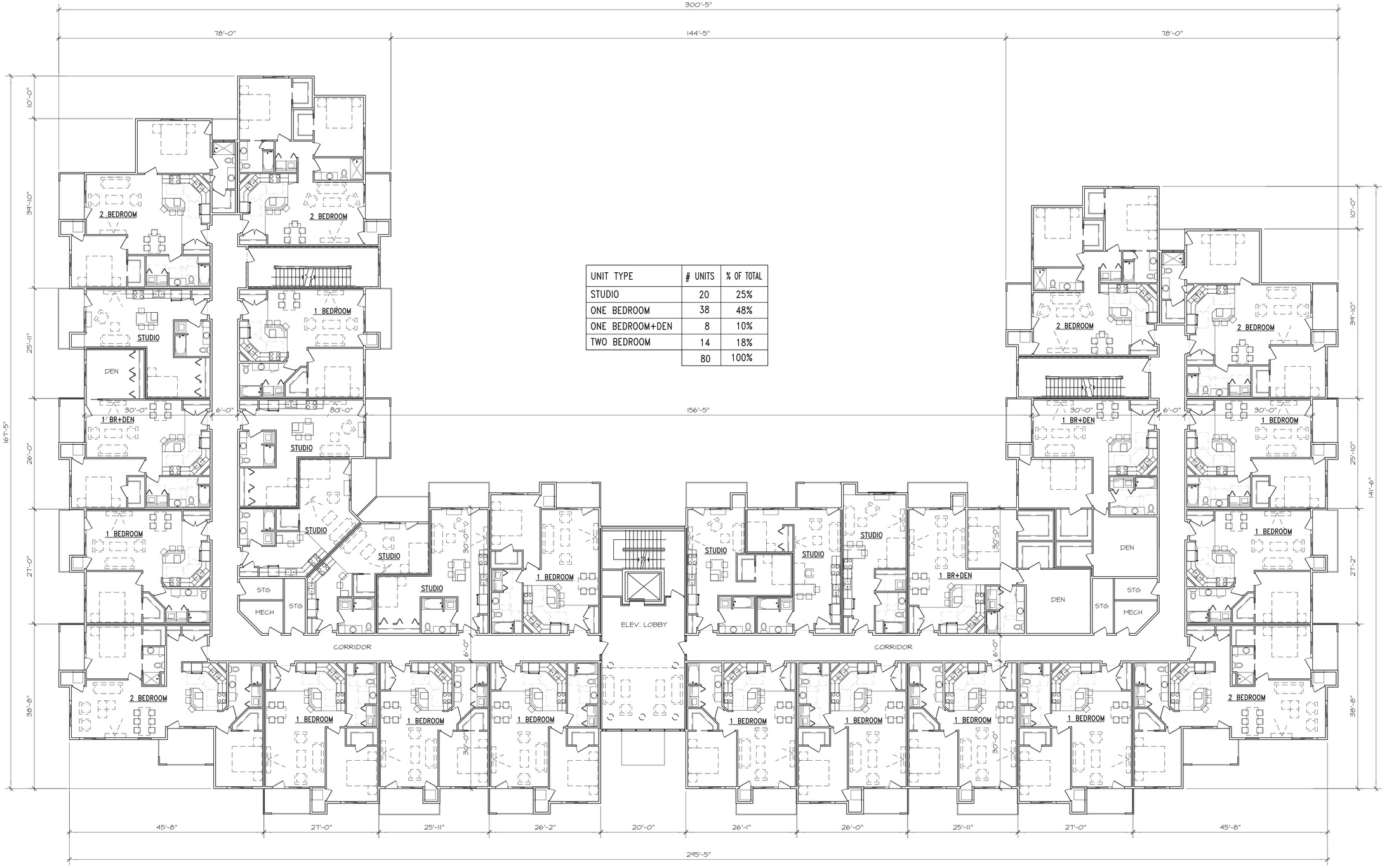
ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@charter.net

PROJECT:
INFINITY
617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
CAD FILE:
DRAWN BY: U.K.
DATE: 12/03/14

ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@charter.net

UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	20	25%
ONE BEDROOM	38	48%
ONE BEDROOM+DEN	8	10%
TWO BEDROOM	14	18%
	80	100%



SECOND FLOOR

3/32" = 1'-0"

NORTH

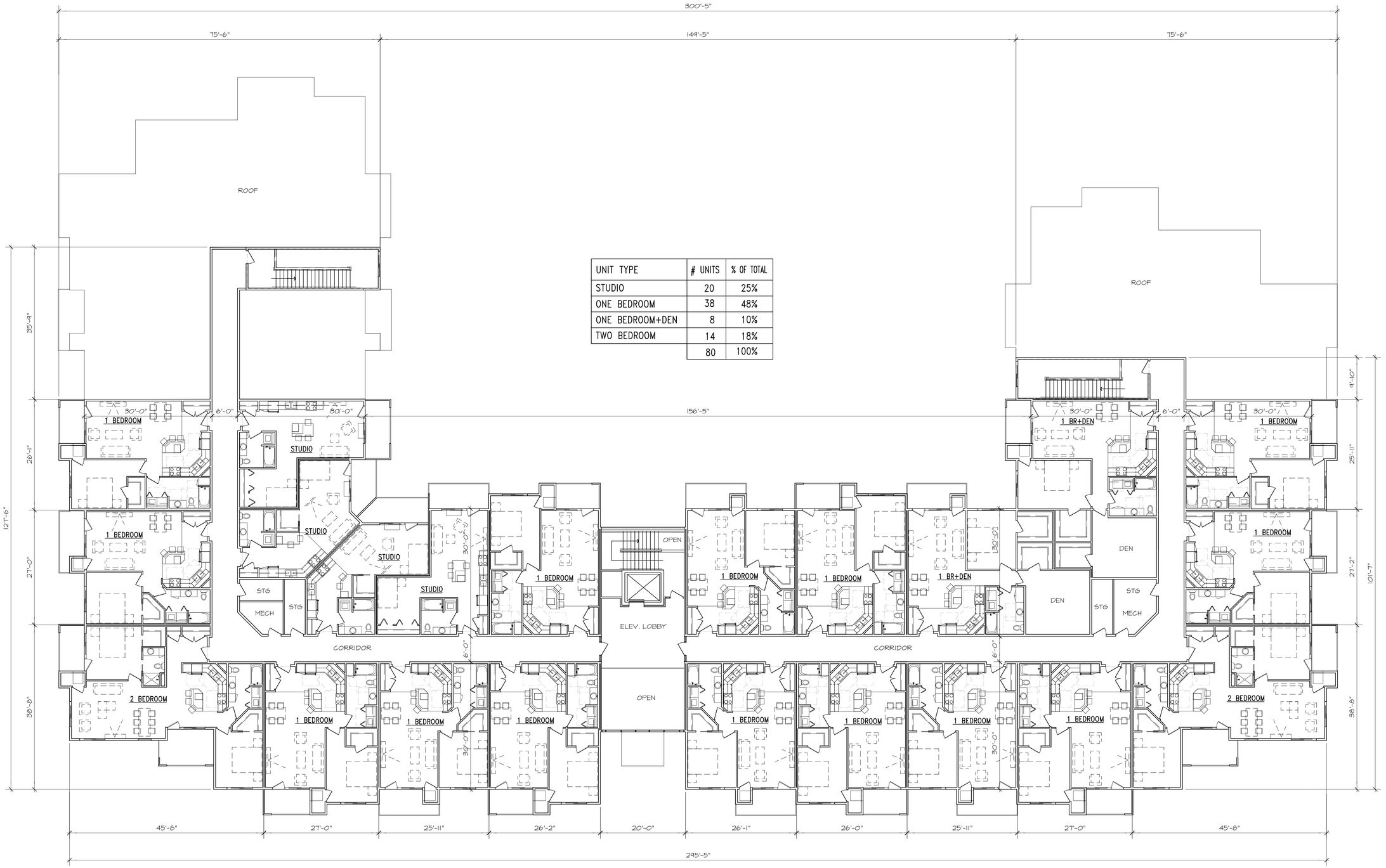
PROJECT:
INFINITY
617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
CAD FILE:
DRAWN BY: U.K.
DATE: 12/03/14

A-3

ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@charter.net

UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	20	25%
ONE BEDROOM	38	48%
ONE BEDROOM+DEN	8	10%
TWO BEDROOM	14	18%
	80	100%



THIRD FLOOR

3/32" = 1'-0"

PROJECT:
INFINITY
617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
CAD FILE:
DRAWN BY: U.K.
DATE: 12/03/14

SOUTH FACADE

WEST FACADE

EXTERIOR ELEVATIONS

3/32" = 1'-0"

NORTH

ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@charter.net

PROJECT:
INFINITY
617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
CAD FILE:
DRAWN BY: U.K.
DATE: 12/03/14

NORTH FACADE

EAST FACADE

EXTERIOR ELEVATIONS

3/32" = 1'-0"

ULIAN KISSIOV
ARCHITECT
476 PRESIDENTIAL LN
MADISON, WI 53711
PHONE: 608-320-3151
ukissiov@charter.net

PROJECT:
INFINITY
617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI
CLIENT:
INFINITY LLC.
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2014-03
CAD FILE:
DRAWN BY: U.K.
DATE: 12/03/14

VIEW FROM SOUTH-WEST

VIEW FROM SOUTH-EAST

MAIN ENTRY/LOBBY

From: ukissiov@charter.net
To: board@mympna.org
Cc: "Cnare, Lauren" <district3@cityofmadison.com>, "Dan Schmidt" <dans@rentfmi.com>, "Rick Schwarze" <ricks@rentfmi.com>
Date: 09/03/2014 05:03:38 EDT
Subject: **Re: Grandview Commons - lot 455 & 456**

Bob,

I'll try to be there before 7 on Tuesday (9/9/14).

Ulian Kissiov, ARCHITECT
608-320-3151
ukissiov@charter.net

On Wed, Sep 3, 2014 at 2:24 PM, board@mympna.org wrote:

Ulian,

Would you be available to give the MPNA board a brief presentation next Tuesday (9/9/14) at approximately 7:30pm? We have another developer at 7pm, but should be done by 7:30pm. We are meeting in The Pub Room at The Arbors at 618 Jupiter Drive. When you come in the Arbors lobby go left down the hall it is just past the kitchen. I have not been in this particular room, but I am told there will be a screen available, but not a projector. The front doors automatically lock at 7, so if you get there after that we will need to let you in. You can call my cell 847-946-6845 when you get there.

An alternate option would be our next meeting in October.

Let us know what works on your end.

Thank you,
-Bob Hogan
MPNA

On September 2, 2014 at 12:56 PM "Cnare, Lauren" < district3@cityofmadison.com> wrote:

Sorry hit send before your address stuck!
LC

Lauren Cnare 608-235-9179

Begin forwarded message:
From: "Cnare, Lauren" < district3@cityofmadison.com>
Date: September 2, 2014 at 11:54:20 AM CDT
To: " ukissiov@charter.net" < ukissiov@charter.net>
Subject: Re: Grandview Commons - lot 455 & 456

Thanks, Ulian - since these are smack dab in the middle of the neighborhood (not way over on Milwaukee street)
MPNA may indeed want to have a presentation and their guidance will determine a neighborhood meeting. Can you update us on how this plan conforms to approved zoning?

Regardless, I will post the plans and schedule only District 3 website. Let me know your proposed schedule for an commission and urban design so we can schedule accordingly.

I have included the board on this email. MPNA board, would let Ulian know when you can meet to review this project?
LC

Lauren Cnare
608-235-9179

On Sep 2, 2014, at 10:39 AM, " ukissiov@charter.net" < ukissiov@charter.net> wrote: Attached is a site diagram for lot 455 & 456. Let me know if you need any further information. Thanks, Ulian On Tue, Sep 2, 2014 at 8:55 AM, Cnare, Lauren wrote: Hi, Ulian, thanks for the update. Can you give me the street address or better location for these buildings? Then I can let the McClellan Park NA know about it and they can make a decision about an update. Thanks! LC Lauren Cnare 608-235-9179 On Sep 1, 2014, at 9:53 PM, "Ulian Kissiov" < ukissiov@charter.net> wrote: General Information Name: Ulian Kissiov Address: 476 Presidential ln City: Madison State: WI ZIP: 53711 Phone: 608-320-3151 Work Phone: Email: ukissiov@charter.netShould we contact you?: Yes Message: Dear Alder Cnare, The purpose of this email is to serve as a formal notification for the intent of my client Forward Management Inc. to build two 40 unit apartment buildings on the far east side of Madison @ Grandview Commons - Lot 455 & 456. It is anticipated that construction will begin in March, 2015. Also would you please provide me with details regarding any need to approach the neighborhood association or anybody else in this regard. Your help is much appreciated, Ulian Kissiov - ARCHITECT 608-320-3151 ukissiov@charter.netRecipient: Lauren Cnare <Pages from FMI (5).pdf>

ULIAN KISSIOV - A R C H I T E C T

476 PRESIDENTIAL LANE, MADISON WI 53711

P. 608.320.3151 ukissiov@charter.net

December 3, 2014

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent for
Amended PD-GDP & PD-SIP
INFINITY
Grandview Commons –
Lot 455 & 456.
617 Jupiter Drive & 610 Hercules Tr.
Madison, Wisconsin

Ms. Katherine Cornwell:

The following is submitted together with the plans and Land Use Application for staff, UDC, Plan Commission and Common Council consideration of approval.

Project Team:

Owner/Developer: INFINITY, LLC
6417 Odana Rd
Madison, WI 53719
Ph. 608-285-8680
Fax 608-255-3387
Contact: Dan Schmidt
dans@rentfmi.com

Architect: ULIAN KISSIOV
476 Presidential Ln
Madison, WI 53711
608-320-3151
ukissiov@charter.net

Civil & Landscape Design:
D'ONOFRIO KOTTKE & ASSOC., INC
7530 Westward Way
Madison, WI 53717
608-833-7530
Contact: Dan Day
dday@donofrio.cc

Introduction:

The project is located on the far east side of Madison, in lot 455 & 456 of Grandview Commons development. The lot is currently surrounded by apartment buildings to the south and west, row houses to the north and detached houses to the east.

Project Description:

The proposed development parcel is 2.38 acres in size, zoned PD-GDP. The development consist of one multifamily apartment building with a total of 80 dwelling units (33.61 du/acre). The building comprises of two 3 story apartment wings (A&B) with 80 car parking stalls in an underground parking garage. The building has been located with a setback of 15' from Charon Lane and 26' from both Jupiter Drive, and Hercules Trail with individual unit entrances with pedestrian connections to the surrounding streets and the surface parking area.

There is a mix of unit types and sizes offering a variety of living options. Exterior building materials comprise of fiber cement panels at base reaching 2 feet in height from finished floor and composite wood panels/siding for the rest of the structure. The building has been designed to transition in massing and typology image from the adjoining detached residential units to the four story apartment building to the west.

Amended PD-GDP & PD-SIP

An 80 unit multi-family development with building height ~54' from existing grade to the ridge. 45' building height limit was established with the GDP in 2002. If measured per the zoning code in effect in 2002 the building height is ~43'-6", which is consistent with the GDP intent. The factors that contribute to height measurement of 54' are: 1) the new zoning regulation for height measurement; 2) the sloping terrain; 3) grading work performed a few years ago resulting in lowering the existing grade elevations.

Development Data:

Site Data:

Lot Area	103,700 SF
Impervious area	56,530 SF
Lot Area/D.U.	1296.25 SF/unit
Density	33.61 units/acre
Lot Coverage	50.8%
Usable Open Space	37,236 S.F.

Vehicle Parking:

Surface Parking Stalls	48
Underground Parking Stalls	80
Accessible Parking Stalls (4)	
Total Parking Stalls	128

Bicycle Parking:

Surface Bicycle Stalls	16
Garage Bicycle Stalls – 2'x6'	54
Garage Bicycle Stalls – structured	18
Total Bicycle Stalls	88

Building Area:	S.F.
Underground Parking	29,600
First Floor	29,330
Second Floor	29,480
Third Floor	22,780
Total	111,190

Building Height: Three Stories (~ 54' A.E.G.)

Dwelling Unit Mix:

Studio	20
One Bedroom	38
One Bedroom + Den	8
Two Bedroom	14
Total	80

Construction Schedule:

It is anticipated that the new construction phase will commence 04/15/2014 and be completed 03/30/2016.

Thank you for your time and consideration of our project.

Sincerely,

Ulian Kissiov, ARCHITECT

LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review Required By:

☐ Urban Design Commission ☐ Plan Commission

☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 617 JUPITER DRIVE & 610 HERCULES TRAIL, MADISON, WI

Project Title (if any): INFINITY

2. This is an application for (Check all that apply to your Land Use Application)**:**

☑ **Zoning Map Amendment from** PD-GDP to AMENDED PD-GDP AND PD-SIP

☐ **Major Amendment to Approved PD-GDP Zoning** ☐ **Major Amendment to Approved PD-SIP Zoning**

☐ **Review of Alteration to Planned Development (By Plan Commission)**

☐ **Conditional Use, or Major Alteration to an Approved Conditional Use**

☐ **Demolition Permit**

☐ **Other Requests:** _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: ULIAN KISSIOV Company: _____

Street Address: 476 PRESIDENTIAL LN City/State: MADISON, WI Zip: 53711

Telephone: (608) 320-3151 Fax: (___) _____ Email: ukissiov@charter.net

Project Contact Person: ULIAN KISSIOV Company: _____

Street Address: 476 PRESIDENTIAL LN City/State: MADISON, WI Zip: 53711

Telephone: (608) 320-3151 Fax: (___) _____ Email: ukissiov@charter.net

Property Owner (if not applicant): INFINITY, LLC

Street Address: 6417 ODANA RD City/State: MADISON, WI Zip: 53719

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 3 STORY, 80 UNIT APARTMENT BUILDING WITH UNDERGROUND PARKING GARAGE.

Development Schedule: Commencement APRIL, 2015 Completion MARCH, 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

☑ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ***Seven (7) copies*** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ***Twenty Five (25) copies*** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- ***One (1) copy*** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide ***Fourteen (14) additional 11x17 copies*** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☑ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- Project Team
- Existing Conditions
- Project Schedule
- Proposed Uses (and ft^2 of each)
- Hours of Operation
- Building Square Footage
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Lot Coverage & Usable Open Space Calculations
- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

☑ **Filing Fee**: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer.*

☑ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to *pcapplications@cityofmadison.com*.

☑ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☑ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Cnare - 9/01/14, MPNA - Bob Hogan - 9/03/14, MPNA board presentation - 9/09/14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☑ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow *Date:* 9/04/14 *Zoning Staff:* Pat Anderson *Date:* 9/04/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant ULIAN KISSIOV Relationship to Property: ARCHITECT

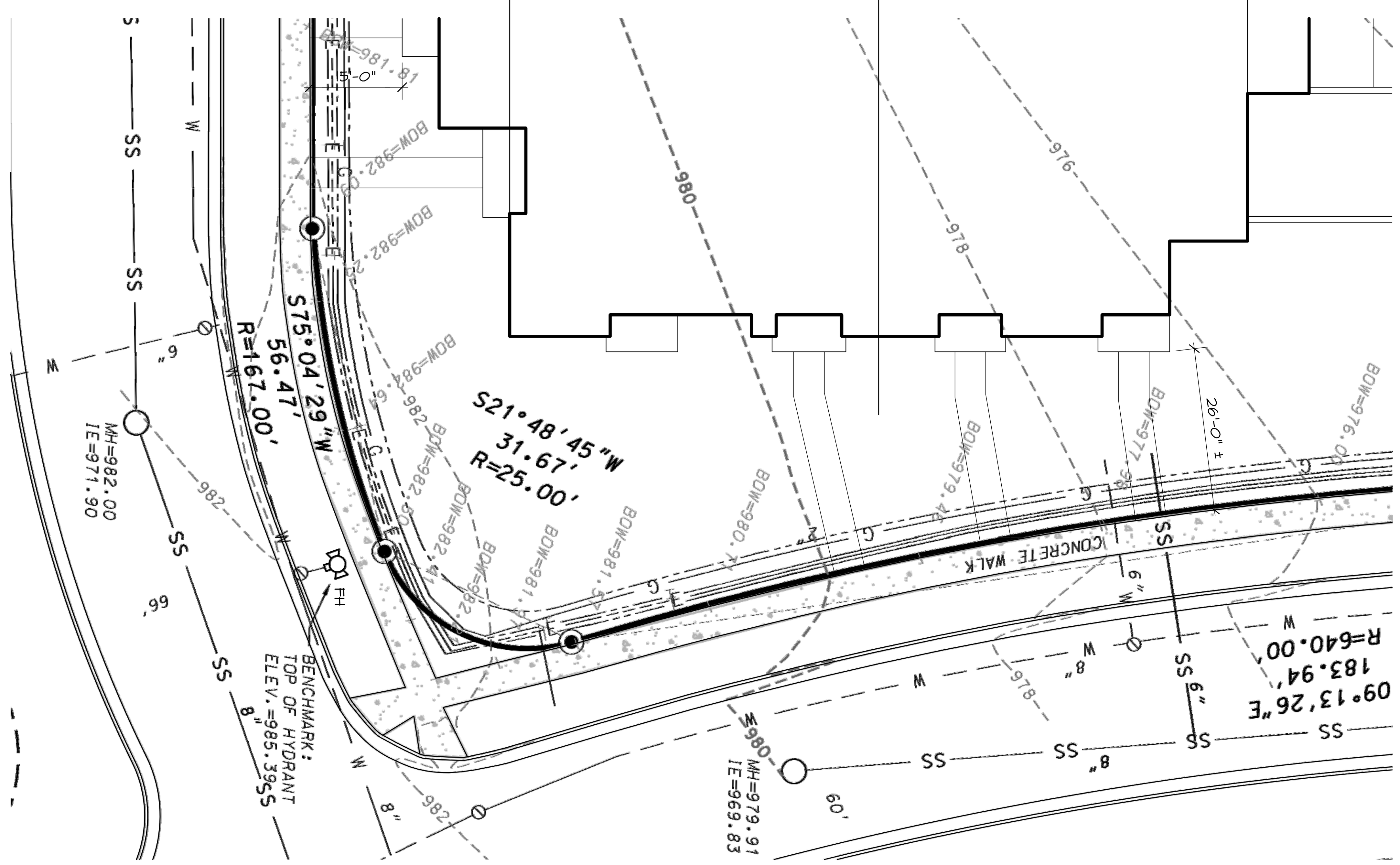
Authorizing Signature of Property Owner _____ Date 12/03/2014

I-BLOCK, GRANDVIEW COMMONS

SITE PLAN W/EXISTING GRADE

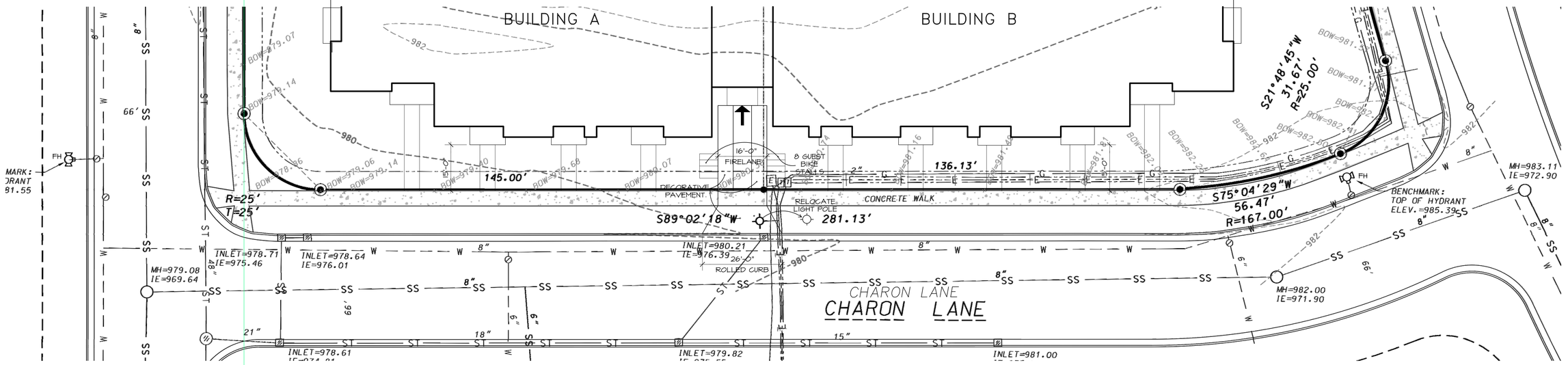
1" = 20'

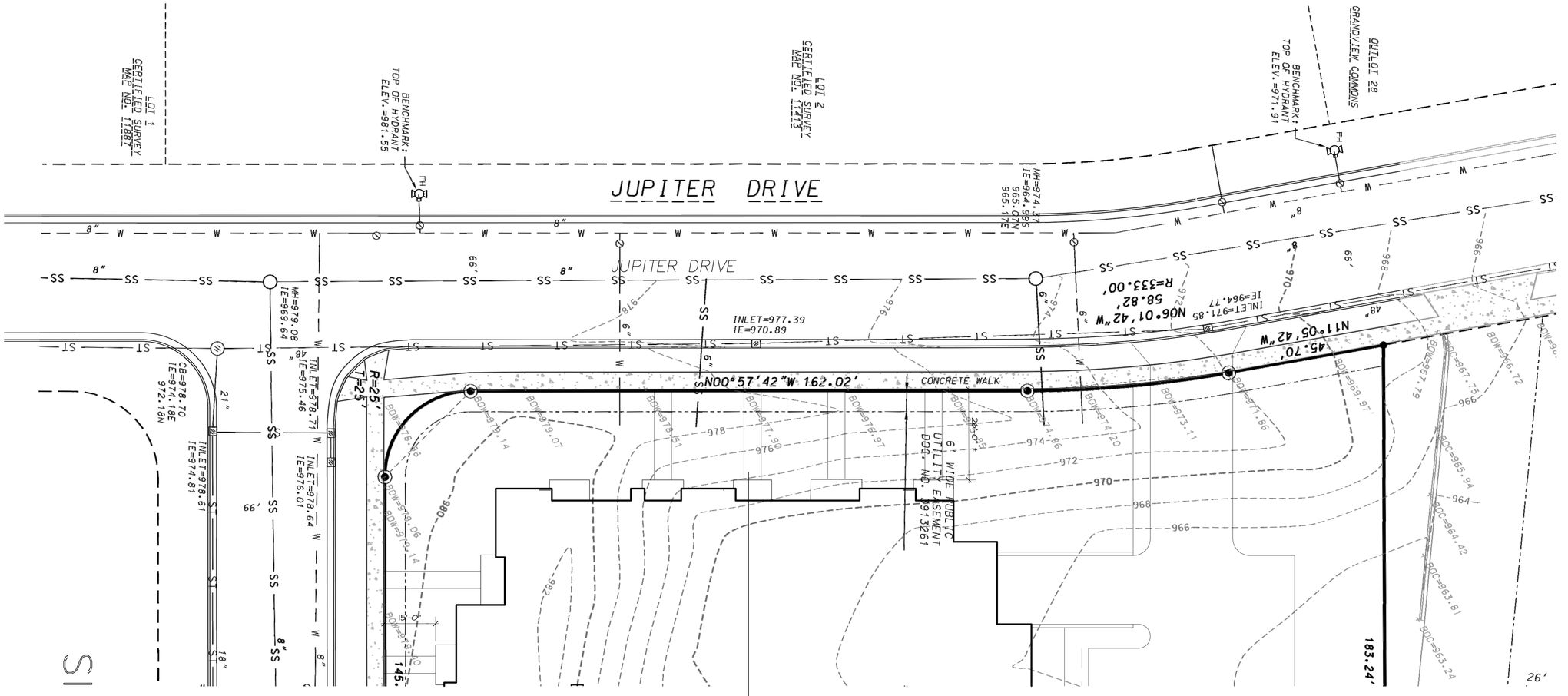

I-BLOCK, GRANDVIEW COMMONS
HEIGHT STUDY
+/- 0'-0"=981.5'
FIRST FLOOR
979.0'
EXISTNG GRADE
EQ
EQ
EAST ELEVATION
SCALE: 1/16" = 1'-0"


S75°04'29"W
56.47'
R=167.00'
S21°48'45"W
31.67'
R=25.00'
CONCRETE WALK
09°13'26"E
183.94'
R=640.00'
BENCHMARK:
TOP OF HYDRANT
ELEV.=985.39
MH=982.00
IE=971.90
MH=979.91
IE=969.83
FH
26'-0" ±
980
978
976
SS
W

I-BLOCK, GRANDVIEW COMMONS
HEIGHT STUDY

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




JUPITER DRIVE
JUPITER DRIVE
LOT 1
CERTIFIED SURVEY
MAP NO. 11887
BENCHMARK:
TOP OF HYDRANT
ELEV.=981.55
LOT 2
CERTIFIED SURVEY
MAP NO. 11413
BENCHMARK:
TOP OF HYDRANT
ELEV.=971.91
OUTLOT 28
GRANDVIEW COMMONS
INLET=977.39
IE=970.89
MH=979.08
IE=969.04
CB=978.70
IE=974.18E
972.18N
INLET=978.71
IE=975.46
INLET=978.64
IE=976.01
INLET=978.61
IE=974.81
R=25'
T=25'
N00°57'42"W 162.02'
CONCRETE WALK
6' WIDE PUBLIC
UTILITY EASEMENT
DOC. NO. 1913261
N11°05'42"W
45.70'
N06°01'42"W
58.82'
R=333.00'
INLET=971.85
IE=964.77
183.24'
145.
99'
66'
21"
18"
8"
SCALE: 1/16" = 1'-0"
WEST ELEVATION
1-BLOCK, GRANDVIEW COMMONS
HEIGHT STUDY
EXISTING GRADE
FIRST FLOOR
+/- 0'-0"=981.5'
EQ
GT-2

I-BLOCK, GRANDVIEW COMMONS
HEIGHT STUDY

NORTH ELEVATION
SCALE: 1/16" = 1'-0"

JUPITER DRIVE

HERCULES DRIVE

S09°13'26"E
183.94'
R=640.00

S00°57'42"W 162.02'

S00°57'42"W
291.33'

LOT 455

LOT 456

8 BIKE STALLS

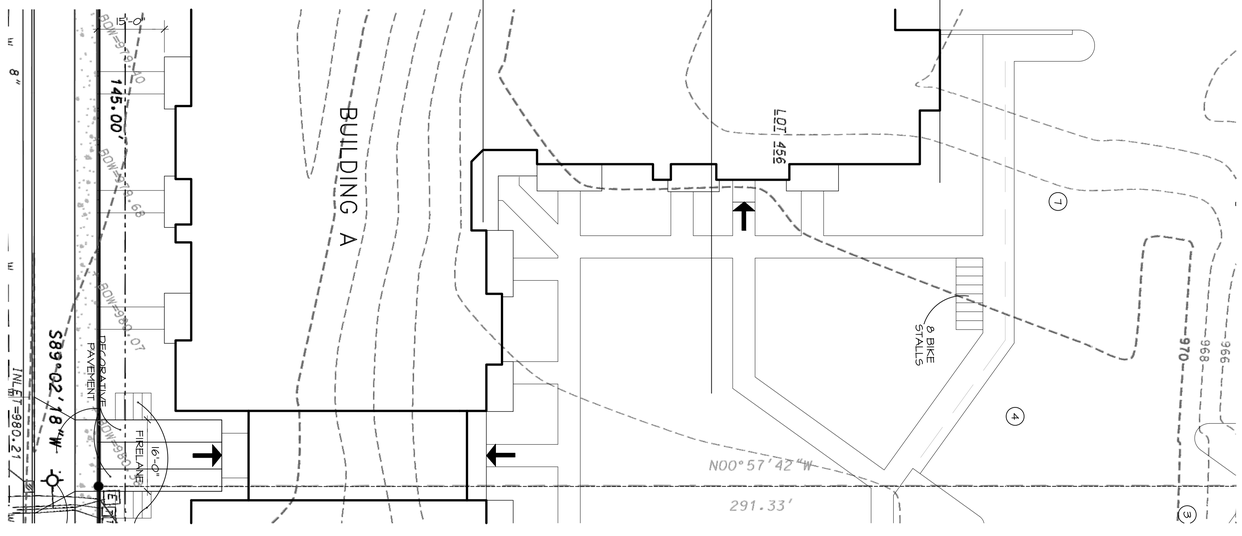
CONCRETE WALK

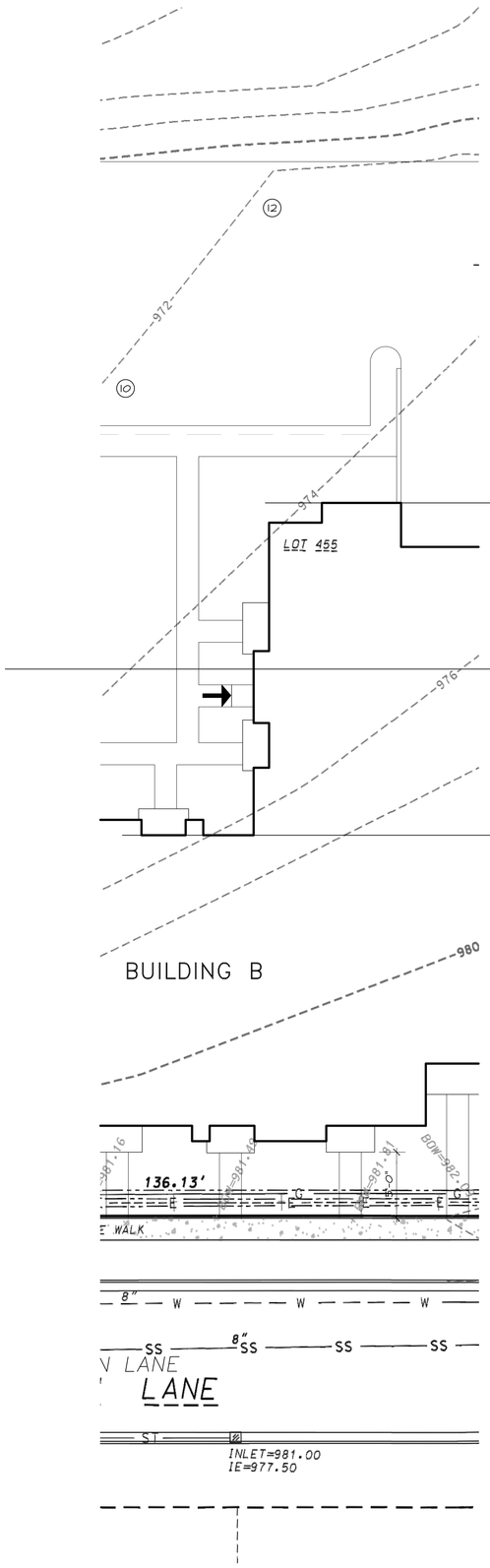
6' WIDE PUBLIC UTILITY EASEMENT DOC. NO. 3913261

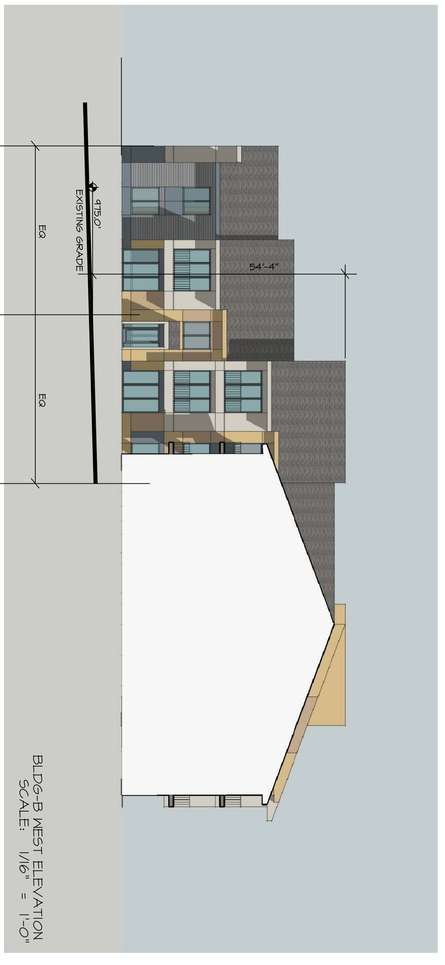
INLET=977.39
IE=970.88

MH=979.91
IE=969.83

BLDG-A EAST ELEVATION
SCALE: 1/16" = 1'-0"




12
10
972
974
LOT 455
976
980
BUILDING B
136.13'
E WALK
8"
W
SS
LANE
INLET=981.00
IE=977.50


975.0'
EXISTING GRADE
EQ
EQ
54'-4"
BLDG-B WEST ELEVATION
SCALE: 1/16" = 1'-0"

From: noreply@cityofmadison.com
To: ukissiov@charter.net
Date: 09/01/2014 10:52:51 EDT
Subject: **Contact Common Council: Grandview Commons - lot 455 & 456**

Thank you for taking the time to contact the City of Madison Common Council.
Your message will be routed to the appropriate individual(s).

General Information
Name: Ulian Kissiov
Address: 476 Presidential ln
City: Madison
State: WI
ZIP: 53711
Phone: 608-320-3151
Work Phone:
Email: ukissiov@charter.net
Should we contact you?: Yes

Message:
Dear Alder Cnare,

The purpose of this email is to serve as a formal notification for the intent of my client Forward Management Inc. to build two 40 unit apartment buildings on the far east side of Madison @ Grandview Commons - Lot 455 & 456. It is anticipated that construction
will begin in March, 2015.
Also would you please provide me with details regarding any need to approach the neighborhood association or anybody else in this regard.

Your help is much appreciated,

Ulian Kissiov - ARCHITECT
608-320-3151
ukissiov@charter.net

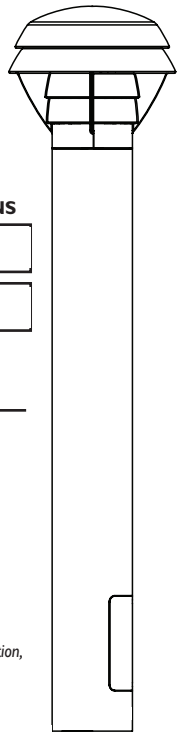
Recipient:
Lauren Cnare

Job:
Type:
Notes:

Bollard LED

Round Full Cutoff Bollard
BR840 Series, Including Motion Response

The Philips Gardco LED Bollard family features the round full cutoff bollard, the BR840 series. This sleek series features LEDs concealed below cast louvers to provide down lighting for landscape and pathway applications. The BR840 series features 4" diameter extruded aluminum shafts. Available mountings include the standard shaft, with a welded cast base mounted firmly to anchor bolts. The BR840 series also is available with a galvanized steel base tenon reinforced shaft (BR842) for applications requiring additional support, such as schools. BR840 series bollards provide full cutoff performance.



PREFIX	HEIGHT	LED CONTROL	LED SELECTION	LIGHTED COVERAGE / LED WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

BR840	Standard Shaft	**42" 36" 30"**
BR841	Head Only	**7.1"**
BR842	School Bollard Reinforced Shaft with Galvanized Steel Tenon	**42" 36" 30"**

HEIGHT

LED CONTROL

CWL Constant Wattage Full Light Output
Full wattage and light output only.

DIM 0 - 10V Dimming
Dimming controls by others. The dimming driver utilized permits dimming control via a potentiometer (by others) or via 0 - 10V control (by others.) Consult installation instructions for more information.

MR Motion Response
Featuring two (2) integral Passive Infrared (PIR) sensors. In the absence of motion, luminares operate at 20% of normal power and light output (80% dimmed.)
See page 3 for more information on Motion Response luminaires.

LED SELECTION

CW *5,700°K , 75CRI*
NW *4,000°K , 75CRI*
WW *3,000°K , 75CRI*

LIGHTED COVERAGE / LED WATTAGE

360° lighted louvers - 14 LEDs

360 -10	10 watts at 225mA
360 -18	18 watts at 350mA
360 -26	26 watts at 500mA

Note: A variation of LED wattage (+/- 8%) may occur due to LED manufacturer's forward volt specification and ambient temperature.

180° lighted louvers - 7 LEDs[1,2] *(Provides reduced backside light.)*

180 -10	10 watts at 450mA
180 -18	18 watts at 700mA

1. 180° achieved by populating half of LEDs.
2. 180° distributions include an internal house side shield to limit the amount of backlight.

VOLTAGE

UNIV *120V through 277V, 50hz to 60hz input.*

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint *Specify RAL designation as ex: OC-RAL7024.*
SC	Special Color Paint *Specify. Must supply color chip.*

OPTIONS

PCB[3]	Button Photocontrol
SPR	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2

3. Not available in BR841.

1611 Clovis Barker Road, San Marcos,TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

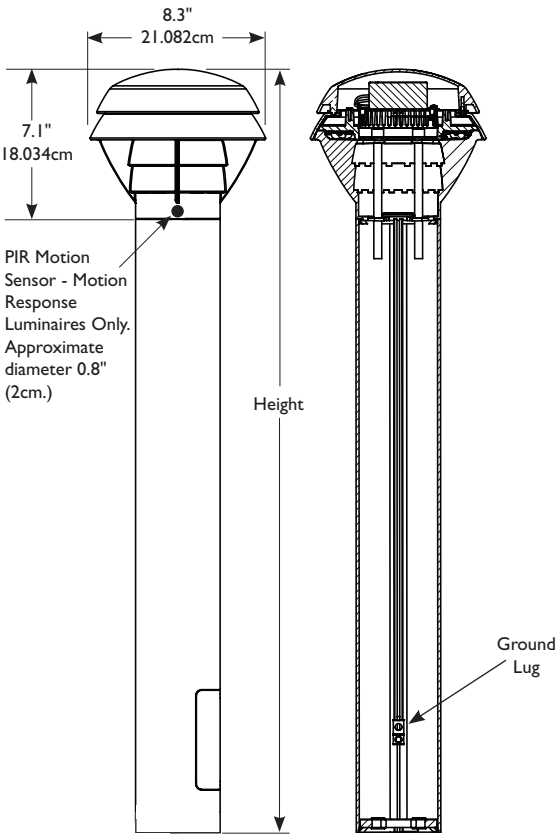
PHILIPS
GARDCO

Bollard LED

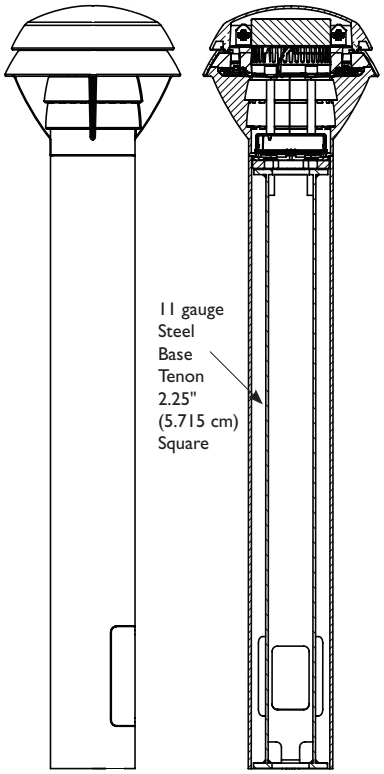
Round Full Cutoff Bollard
BR840 Series, Including Motion Response

DIMENSIONS

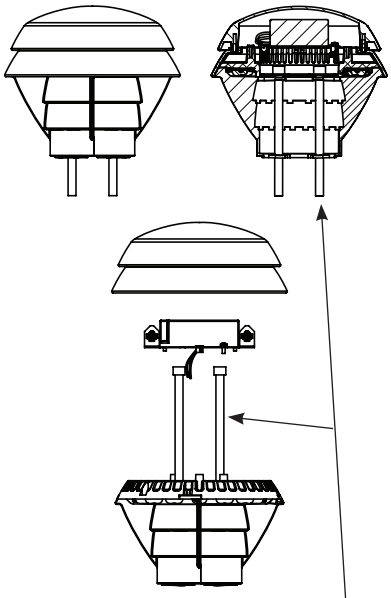
BR840

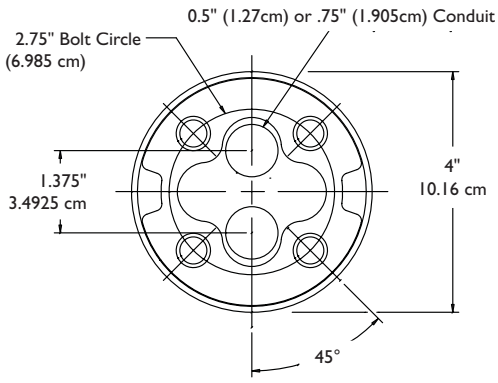


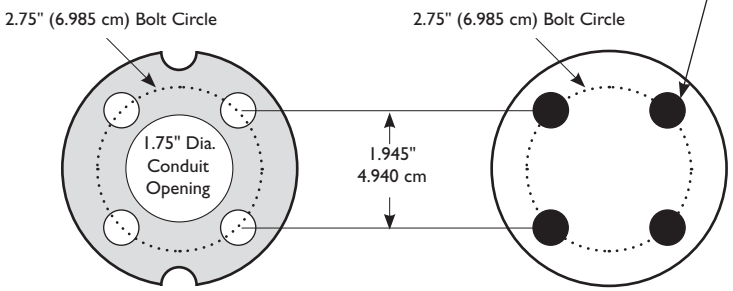
BR842
School Bollard with Steel Base Tenon



BR841
Head Only







NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

PHILIPS
GARDCO

Bollard LED

Round Full Cutoff Bollard
BR840 Series, Including Motion Response

SPECIFICATIONS

UPPER HOUSING: Die cast aluminum upper housing featuring shielding louvers to provide down light.

LOWER HOUSING:

BR840 : The lower housing assembly consists of a .140" wall by 4" diameter high strength 6063-T6 extruded aluminum section incorporating a flush, weather-tight gasketed hand hole cover.

BR41 : Louver head assembly is suitable for attachment to architectural elements (by others).

BR842 : The lower housing assembly consists of a .140" wall by 4" diameter high strength 6063-T6 extruded aluminum section, incorporating a flush, weather-tight gasketed hand hole cover, for placement over the galvanized steel tenon support structure. Tenon support structure is made from a .12" thick wall, 11 gauge steel, 2.25" square tube, welded to top and bottom round steel support plates. The steel tenon support structure includes an opening aligned with the aluminum shaft hand hole to permit wiring. The entire steel tenon support structure is hot dipped galvanized after fabrication.

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA[4]		
Ambient Temperature °C	Driver mA	L_{70} Hours[5]
25 °C	225	230,000
	350	220,000
	450 / 500	165,000
	700	150,000
40 °C	225	212,000
	350	188,000
	450 / 500	150,000
	700	137,000

4. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
5. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.

OPTICAL SYSTEM: Philips Gardco LED Bollards feature advanced Philips Gardco LED technology, assuring maxmimized light output. LED arrays are replaceable.

ANCHORAGE:

BR840: Base assembly consists of an internal welded cast ring section that provides for mounting to the foundation with four (4) 3/8" X 8" X 1½" anchor bolts on a 2¾" bolt circle.

BR841: The luminaire head mounts to a concrete structure utilizing four (4) 3/8" #16 hex head bolts inserted into threaded concrete inserts (provided by others) on a 2¾" bolt circle.

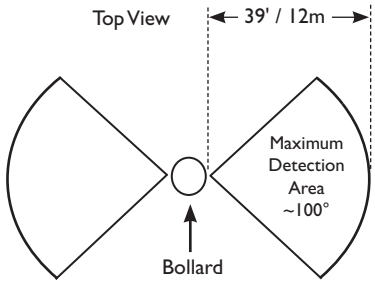
BR842: A high strength steel mounting tenon, hot-dip galvanized after fabrication, is secured to the concrete footing with (4) 3/8" x 8" x 1 1/2" anchor bolts on a 2¾" bolt circle.

IP RATING: IP66 is the rating for the optical compartment.

ELECTRICAL: The LED power supply is located within the bollard head. Bollards accept from 120 Volts through 277 Volts, 50hz to 60 hz, input. supply. The LED driver is located in the upper dome. LED drivers are replaceable. LEDs provided as specified. Power factor is not less than 90%. Luminaires consume 0.0 watts in the off state.

MOTION RESPONSE LUMINAIRES: Each Motion Response (MR) luminaire includes two (2) Panasonic EKMB1203112 Passive Infrared (PIR) sensors to detect motion. When motion is not detected for a 5 minute period, luminaires automatically dim to 20% power and light, gradually over a 2 minute period. Once Motion is detected, luminaires immediately ramp to full power and light output until motion is not detected for a 5 minute period.

PIR sensors are able to detect motion in the approximate patterns shown below:



Note: Motion sensors rely on specific zonal crossings to detect motion. It is possible for a person to directly approach the bollard motion sensor without crossing between zones until 15 feet from the motion sensor. The actual motion detection distance may vary based on specific application characteristics.

LUMINAIRE FINISH: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured textured powdercoat finish

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays or modules feature a 5 year limited warranty covering the LED arrays or modules. LED drivers carry a 5 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir . Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

PHILIPS
GARDCO

Job:
Type:
Notes:

120 LINE LED

121 LED Performance Sconce - Generation 2

The Philips Gardco 121 LED Performance Sconce provides an energy efficient, architecturally pleasing solution for wall mount applications. The sloped surface ribs of the die cast aluminum housing create a distinctly unique aesthetic element, and perform important functions in the Philips Gardco thermal management system. 121 Generation 2 luminaires feature high performance Class 1 LED systems. The high performance LED optical systems produce full cutoff performance, minimizing glare and light trespass. Philips Gardco's LED technology provides maximized light output and maximum energy savings.

PREFIX	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

121	121 LED Performance Sconce - Constant Wattage / Full Light Output
121-MR	121 LED Performance Sconce - Motion Response
121-DIM	121 LED Performance Sconce - 0 - 10V Dimming
121-APD	121 LED Performance Sconce - Automatic Profile Dimming
121-DCC	121 LED Performance Sconce - Dual Circuit Control

OPTICAL SYSTEM

2	Type 2
3	Type 3
4	Type 4
MT	Medium Throw

All optical systems are supplied with a clear glass lens standard. A Diffuse Lens (DL) option is available, See **OPTIONS** *on Page 2.*

LED WATTAGE AND LUMEN VALUES

Single LED Array Wattages, Available in 121, 121-MR, 121-DIM and 121-APD Only

Ordering Code	Average System Watts[1]	LED Current (mA)	LED Quantity - Single LED Array	LED Selection	Luminaire Initial Absolute Lumens[2]			
					TYPE 2	TYPE 3	TYPE 4	MT
18LA	18	350	16	NW	*1,298 (s)*	*1,324 (s)*	*1,248 (s)*	*1,568 (s)*
26LA	26	530	16	NW	*1,817 (s)*	*1,849 (s)*	*1,745 (s)*	*2,178 (s)*
35LA-700	36	700	16	NW	*2,373 (s)*	*2,401 (s)*	*2,273 (s)*	*2,792 (s)*
35LA-350	35	350	32	NW	2,596	2,647	2,496	3,135
50LA	52	530	32	NW	3,634	3,698	3,490	4,356
75LA	72	700	32	NW	4,745	4,801	4,546	5,584

Dual LED Array Wattages, Available in 121-DCC Only

Ordering Code	Average System Watts[1]	LED Current (mA)	LED Quantity - Dual LED Arrays		LED Selection	Luminaire Initial Absolute Lumens[3]			
			Per LED Array	Total LEDs		TYPE 2	TYPE 3	TYPE 4	MT
35LA-2	35	350	16	32	NW	2,596	2,647	2,496	3,135
50LA-2	52	530	16	32	NW	3,634	3,698	3,490	4,356
75LA-2	72	700	16	32	NW	4,745	4,801	4,546	5,584

1. *Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.*
2. *Values shown are for luminaires without the DL option. Tests are in process for configurations not shown. "(s)" following the value indicates that values are scaled from tests on similar, but not identical luminaire configurations. Contact Gardco.applications@ philips.com if any approximate estimates are required for design purposes. Lumen values based on tests performed in compliance with IESNA LM-79.*

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

G200-037/1012

PHILIPS
GARDCO

LED SELECTION

CW	Cool White - 5700°K - 75 CRI Nominal
NW	Neutral White - 4000°K - 70 CRI Nominal
WW	Warm White - 3000°K - 80 CRI Nominal

VOLTAGE

UNIV	Accepts 120V through 277V input, 50hz to 60hz.
347	347V - Requires Extended Back Box, which is provided standard. Requires and includes auxilliary transformer mounted in Extended Back Box.

FINISH

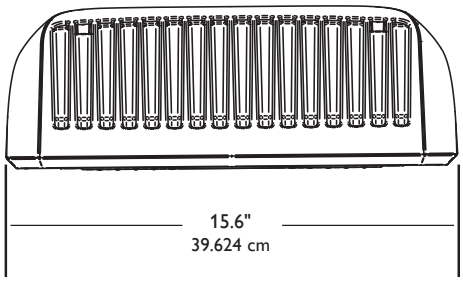
BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
BGP	Beige Paint
OC	Optional Color Paint *Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.*
SC	Special Paint *Specify. Must supply color chip.*

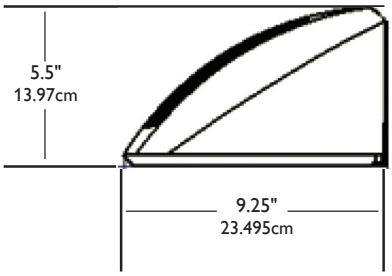
OPTIONS

F	Fusing *(Provide specific inpout voltage)*
DL	Solite® Diffusing Glass Lens *(Reduces performance significantly.)*
PCB	Button Type Photocontrol *(Provide specific inpout voltage)*
WS	Wall Mounted Box for Surface Conduit *(Rear entry permitted.)*
EBB	Extended Back Box *(Provided standard with 347V luminaires.)*
SPR[3]	Surge Protection 120V thru 277V Input meeting ANSI C62.41. 2
SPRH[3]	Surge Protection 347V thru 480V Input meeting ANSI C62.41. 2

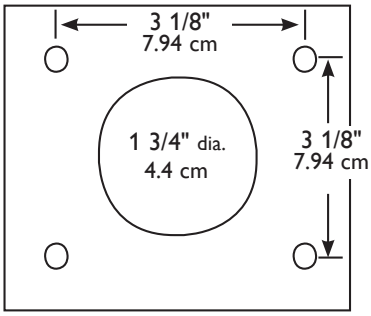
3. Not available with Fusing (F) option. DCC luminaires require one (1) surge protector per circuit.

DIMENSIONS





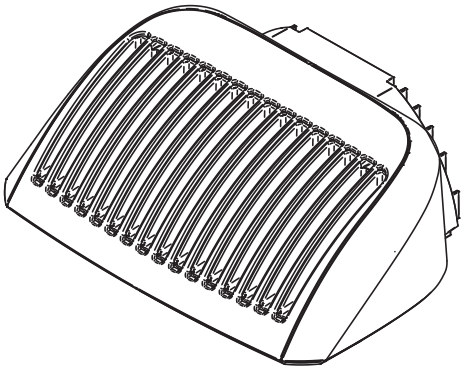
Mounting Plate

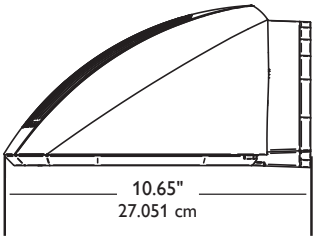


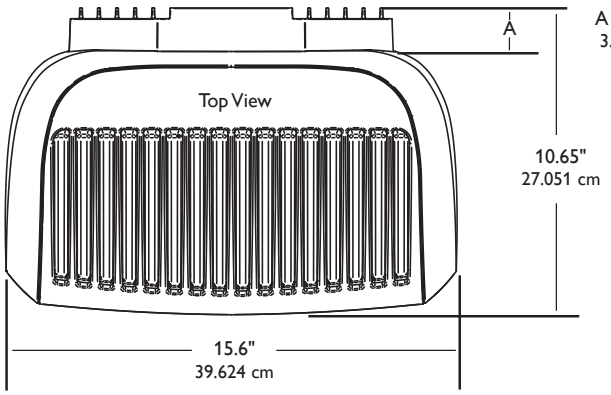
Mounting Bolt Pattern

Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

With Extended Back Box (EBB) Option







1611 Clovis Barker Road, San Marcos,TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

G200-037/1012

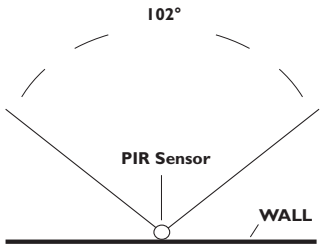
PHILIPS
GARDCO

LUMINAIRE CONFIGURATION INFORMATION

121-CWL: 121 LED sconce providing constant wattage and constant light output when power to the luminaire is energized.

121-MR: 121 LED sconce including a passive infrared (PIR) motion sensor capable of detecting motion within 30 feet of the 121 LED Sconce. The PIR sensor is mounted in the center of the luminaire, near the wall edge of the door frame, approximately 1.5" forward from the wall, and is less than .75" in diameter. When no motion is detected for 5 minutes, the Motion Response system reduces the wattage by 75%, to 25% of the normal constant wattage, reducing the light level accordingly. When motion is detected by the PIR, the luminaire returns to full wattage and full light output. The PIR sensor is capable of motion detection across a total angle of 102° from the center of the sensor (51° to either side of center.) The sensor may be adjusted directionally to maximize detection of motion to one side of the luminaire if desired based on site traffic patterns. PIR sensor provided is the Panasonic EKMB1203112. If the PIR sensor fails, the luminaire will operate in default-high mode. Motion sensors utilized consume 0.0 watts in the off state.

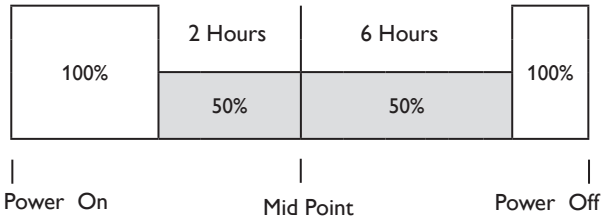
Sensor Coverage Pattern



121-DIM: 121 LED sconce provided with 0 -10V dimming for connection to a control system provided by others.

121-APD: Philips Gardco performance LED sconces with Automatic Profile Dimming are provided with the Philips DynaDimmer included. The DynaDimmer is factory programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously calculated by the DynaDimmer based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

APD Dimming Profile



121-DCC: 121 LED sconce provided with dual circuiting, and dual arrays, permitting separate switching of each led array. Available in LED wattages shown on Page 1 only.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

PHILIPS
GARDCO

SPECIFICATIONS

GENERAL: Each Philips Gardco 121 luminaire is a wall mounted full cutoff luminaire with integrated lensed LEDs mounted in a fixed array. Internal components are totally enclosed in a rain-tight, dust-tight and corrosion resistant housing. The housing, back plate and door frame are die cast aluminum. A choice of four (4) optical systems is available. Luminaires are suitable for wet locations, mounted in the normal downlight position.

HOUSING: The single-piece stylized housing is die cast aluminum. A memory retentive gasket seals the housing with the door frame to exclude moisture, dust, insects and pollutants from the luminaire. A black, die cast ribbed backplate is included.

IP RATING: Luminaires are rated IP66.

DOOR FRAME: A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with two (2) captive stainless steel fasteners.

OPTICAL SYSTEMS: Philips Gardco 121 Generation 2 LED luminaires utilize lensed LED arrays set to achieve IES Type II, Type III, and Type IV distributions, as well as a Medium Throw distribution. Individual LED arrays are replaceable. Luminaires feature high performance Class 1 LED systems. Luminaires are supplied standard with a clear glass lens.

ELECTRICAL: Luminaires are equipped with an LED driver that accepts 120V through 277V, 50hz to 60hz, input. Driver output is either 350 mA, 530 mA or 700 mA, based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F/150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaires consume 0.0 watts in the off state.

LED THERMAL MANAGEMENT: The 121 design provides deep integral thermal radiation fins cast into the upper housing to assist in the thermal management so critical to long LED system life. Metallic screens are placed over the fins and integrated to the housing to prevent the buildup of dust, dirt and contaminants, while permitting required air flow for cooling

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA[4]		
Ambient Temperature °C	Driver mA	L_{70} Hours[5]
25 °C	350 mA	180,000
	530 mA	150,000
	700 mA	120,000
40 °C	350 mA	170,000
	530 mA	130,000
	700 mA	100,000

4. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.

5. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), natural aluminum (NP) and beige (BGP). Consult factory for specifications on custom colors.

LABELS: All luminaires bear either UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays and LED drivers. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir . Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

G200-037/1012

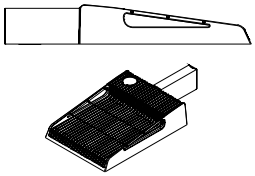
PHILIPS
GARDCO

Job:
Type:
Notes:

Emco LED Area Luminaire - Generation 2

Featuring Automatic Profile Dimming and Motion Response

Philips Gardco's Emco product family features the LED Area luminaire. These luminaires combine low profile style, advanced LED performance and advanced thermal management technology to deliver outdoor area lighting that is as energy efficient and aesthetically pleasing as it is remarkably economical. Versions are available with automatic profile dimming and motion response capability as well. The housing is one-piece, die cast aluminum and mounts to a pole, utilizing an extruded arm, and mounts easily to a wall or to a mast arm while providing smooth visual transitions. LED Area optical systems provide IES Types II, III, IV, and V distributions. The luminaires feature state of the art integral thermal control to maximize LED system performance and life. The door frame is single piece die cast aluminum. LED Area luminaires are finished with a fade and abrasion resistant TGIC powdercoat. LED Area luminaires provide full cutoff performance.



PREFIX	MOUNTING	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX *(See pages 3 and 4 for more details on luminaire configurations.)*

Luminaire Description	Constant Wattage Full Light Ouput[1]	0-10V Dimming[1] *(For use with a 0-10V control system by others.)*	Automatic Profile Dimming[3] (APD)	Motion Response		APD with Motion Response Override	
				Motion Sensor Location		Motion Sensor Location	
				Pole Mounted[2]	Integral to Luminaire[3]	Pole Mounted[2]	Integral to Luminaire[3]
16" LED Area Luminaire	**ELA16**	**ELA16-DIM**	**ELA16-APD**	**ELA16-MR50**	**ELA16-MRI**	**ELA16-APD-MRO**	**ELA16-APD-MRI**

1. 347V through 480V (HVU) input available in ELA16 and ELA16-DIM only. 347V through 480V (HVU) is NOT available in 90LA or 140LA LED Wattages.

2. Luminaires require one area motion sensor per pole (minimum) ordered separately. See Accessories on page 2. Available with 120V or 277V input only.

3. Available with120V through 277V (UNIV) input only.

MOUNTING

1	Single Pole Mount
2	Twin Pole Mount at 180°
2@90	Twin Pole Mount at 90°
3	3-way Pole Mount at 90°
3@120°	3-way Pole Mount at 120°
4	4-way Pole Mount
W	Wall Mount, Recessed J-Box
WS	Wall Mount, Surface Conduit
MA	Mast Arm Mount *(requires a 2 3/8" mast arm)*

OPTICAL SYSTEM

2	Type II
3	Type III
4	Type IV
5	Type V

LED WATTAGE AND LUMEN VALUES

Ordering Code	LED Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[4]	LED Selection	Luminaire Initial Absolute Lumens[5]			
						TYPE 2	TYPE 3	TYPE 4	TYPE 5
35LA	1	32	350	36.0	NW	3,190 *(s)*	3,407 *(s)*	3,223 *(s)*	3,182 *(s)*
55LA	1	48	350	54.0	NW	4,634 *(s)*	4,950 *(s)*	4,682 *(s)*	4,623 *(s)*
70LA	1	64	350	72.0	NW	6,019 *(s)*	6,429	6,081 *(s)*	6,004
90LA	1	80	350	88.3	NW	7,368 *(s)*	7,878	7,444 *(s)*	7,341
50LA	1	32	530	51.7	NW	4,400 *(s)*	4,715*(s)*	4,445*(s)*	4,386*(s)*
80LA	1	48	530	77.6	NW	6,392 *(s)*	6,851 *(s)*	6,458 *(s)*	6,372 *(s)*
105LA-530	1	64	530	103.4	NW	8,302 *(s)*	8,897	8,387 *(s)*	8,275
140LA	1	80	580	142.4	NW	11,103 *(s)*	11,875	11,218 *(s)*	11,035
75LA	1	32	700	70.7	NW	5,500 *(s)*	5,879	5,557 *(s)*	5,432
105LA-700	1	48	700	103.7	NW	7,990 *(s)*	8,494	8,073 *(s)*	7,874
134LA	1	64	700	136.6	NW	10,377	11,061	10,484	10,294

4. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual watttage may vary by an additional +/- 10% due to actual input voltage. Actual test system wattage is shown in individual IES files on www.sitelighting.com.

5. Lumen values based on photmetric tests performed in compliance with IESNA LM-79. Contact Gardco.Applications@philips.com if estimates for design purposes are needed for any values not shown. (s) indicates value is scaled based on tests of a similar, but not identical configurations.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

E200-002/0113

PHILIPS
GARDCO

Featuring Automatic Profile Dimming and Motion Response

LED SELECTION

CW	Cool White - 5,700°K - 75 CRI
NW	Neutral White - 4000°K - 70 CRI
WW	Warm White - 3000°K - 80 CRI

VOLTAGE

UNIV	120V through 277V, 50hz or 60hz
HVU[1]	347V through 480V, 50hz or 60hz

1. 347V through 480V (HVU) input available in ELA16 and ELA16-DIM only.
347V through 480V (HVU) is NOT available in 90LA or 140LA LED Wattages.

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint *Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.*
SC	Special Paint *Specify. Must supply color chip.*

OPTIONS

F[6]	Fusing In Head
LF[6]	In-Line/In-Pole Fusing
PC[6]	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
HS	External Houseside Shield
PTF2	Pole Top Fitter - 2 3/8" - 2 7/8" Dia. Tenon
PTF3	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF4	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
DL	Diffusing Lens *(reduces performance significantly)*
SPR[7]	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2
SPRH[7]	Surge Protection for 347V through 480V Input meeting ANSI C62.41.2

6. Provide specific input voltage. PC option not available with 480V.
7. Not available with Fusing (F) option.

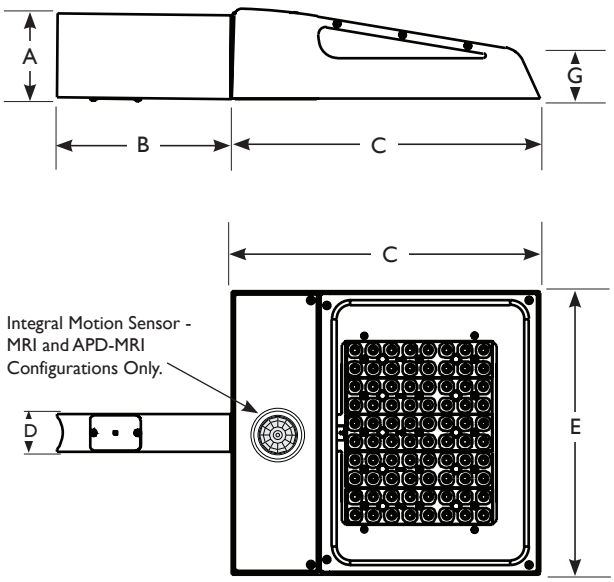
ACCESSORIES *(Ordered separately)*

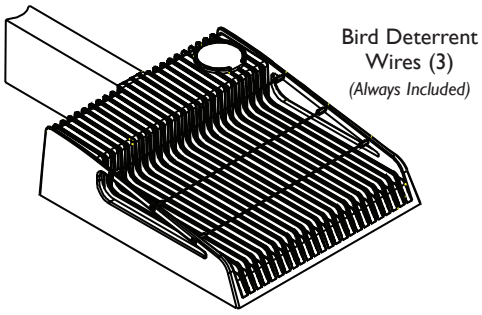
MS-A-120V	120V Input - Area Motion Sensor for Pole Mounting with MR50 and APD-MRO luminaires
MS-A-277V	277V Input - Area Motion Sensor for Pole Mounting with MR50 and APD-MRO luminaires

Motion Sensors for pole mounting are ordered separately, with one (1) motion sensor required per pole location for MR50 and APD-MRO *luminaires. See Luminare Configuration Information on pages 3 and 4 for more details. Area motion sensor color is Arctic White only.*

DIMENSIONS AND EPA *(see also page 3)*

Arm Mount - Direct to Pole





Effective Projected Area (EPA)				Approximate Weight - Single Luminaire
	Single	Twin	3/4	
ELA16"	.87 ft²	1.74 ft²	2.49 ft²	21 lbs 9.53 kg
	.081 m²	.162 m²	.232 m²	

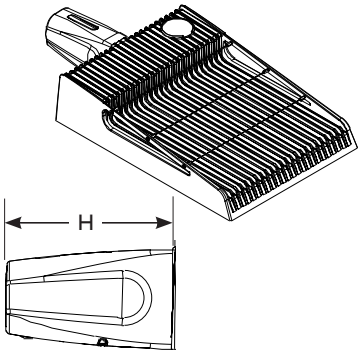
Dimensions	ELA16"
A	4.5" / 11.43 cm
B	6.28" / 15.95 cm
C	16.53" / 41.99 cm
D	2" / 5.08 cm
E	15.2" / 38.61 cm
F	4.6" / 11.68 cm
G	1.53" / 3.89 cm

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

PHILIPS
GARDCO

ADDITIONAL MOUNTINGS

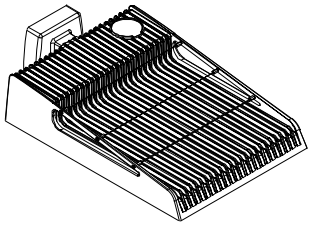
Mast Arm Mount



Dimension	
H	7.8" / 19.812 cm

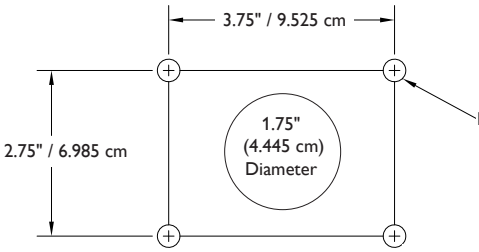
Wall Mount

Wall Mounting Plate may be mounted over (not to) a recessed j-box (by others) and in all cases must be properly supported to structure as indicated. Surface conduit mount requires conduit entry from below. See installation intruction sheets on www.sitelighting.com for more details.



Wall Bracket Height = 7.25" / 18.415 cm
Width from Wall = 2.59" / 6.579 cm

Wall Mounting Plate Bolt Pattern



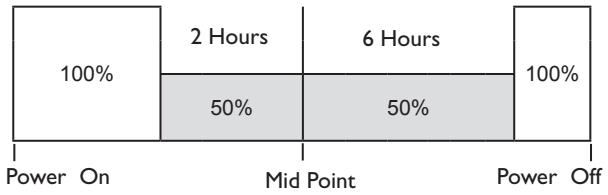
NOTE: Wall mounting bracket is secured to wall with 3/8" (.9525 cm) studs or bolts (by others.) Structural members must be present in wall to accept bolts.

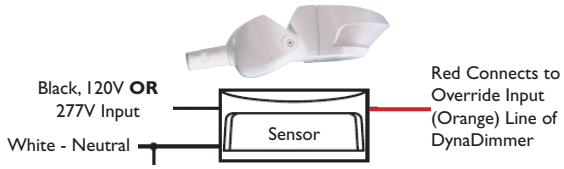
LUMINAIRE CONFIGURATION INFORMATION *(CONTINUED ON PAGE 4)*

APD CONFIGURATIONS: LED Area luminaires with Automatic Profile Dimming. are provided with the Philips DynaDimmer module included. The DynaDimmer module is programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

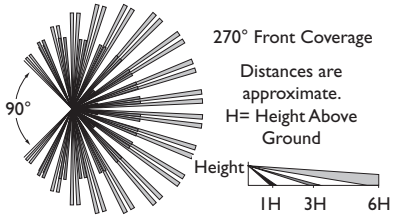
APD is available in 120V through 277V input only.

APD Dimming Profile:





Area PIR Motion Sensor Coverage Pattern:



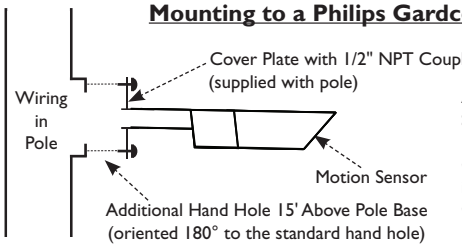
MOTION RESPONSE CONFIGURATIONS:

Pole Mounted Motion Sensor - MR50: LED Area luminaires with motion response provide a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes. This configuration is not available for use with wall mounted luminaires.

MR50 is available in 120V through 277V input only to the luminaire. The motion sensor requires either 120V or 277V input to the motion sensor. The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MS-A-120V) or the WattStopper EW-200-277-W (277V Input - MS-A-277V.) One motion sensor per pole is required and is ordered separately. The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole



1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

LUMINAIRE CONFIGURATION INFORMATION *(CONTINUED FROM PAGE 3)*

MOTION RESPONSE CONFIGURATIONS: *(Continued from Page 3)*

Pole Mounted Motion Sensor - APD- MRO: Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 3). If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

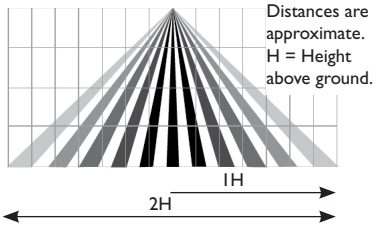
APD-MRO has the same pole requirements, utilizes the same motion sensors as the MR-50 version, and wires identically as well. See Page 3 for details.

Luminaire with Integral Motion Sensor - MRI: Luminaires with Motion Response and an integral motion sensor include the DynaDimmer module and an integral motion sensor. The location of the integral motion sensor is shown on page 2. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes. Available with 120V or 277V only.

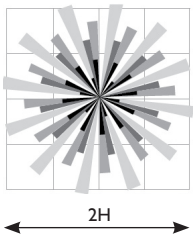
LED Area MRI luminaires are provided with the WattStopper FS-355-L3W motion sensor, with a maximum recommended 20 ft. mounting height. The area coverage and range of the integral sensors make them most suitable for applications not requiring longe range detection. For longer range detection applications, configurations with pole mounted motion sensors are recommended.

FS-355-L3W - Supplied with LED Area MRI Luminaires

Side Coverage Pattern



Top Coverage Pattern



Luminaire with Integral Motion Sensor - APD- MRI: Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 3). If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes.

APD-MRI luminaires are available with 120V through 277V (UNIV) input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI lumaires. See motion sensor details above.

SPECIFICATIONS

GENERAL DESCRIPTION: LED Area luminaires combine a low profile style with advanced LED performance and thermal management technology to deliver outdoor area lighting that is as energy efficient and aesthetically pleasing as it is remarkably economical.

HOUSING: The housing is one-piece, die cast aluminum and mounts to a pole, utilizing an extruded arm. Additionally, LED Area luminaires mount easily to a wall or to a mast arm while providing smooth visual transitions.

LED THERMAL MANAGEMENT: The LED Area luminaire design provides die cast aluminum integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA[8]		
Ambient Temperature °C	Driver mA	L_{70} Hours[9]
25 °C	350	175,000
	530	120,000
	580	110,000
	700	95,000
40 °C	350	175,000
	530	120,000
	580	105,000
	700	85,000

8. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.

9. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.

OPTICAL SYSTEMS: Lensed LED arrays are set to achieve IES Type II, Type III, Type IV and Type V distributions. Individual LED arrays are replaceable. Luminaires include a clear glass lens standard. A Diffuse Lens is available as an option (DL).

ELECTRICAL: Luminaires are equipped with an LED driver that accepts 120V through 277V or 347V through 480V, 50hz to 60hz, input. 347V through 480V input is available on the 110LA or 210LA LED wattages only. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. LED board, LED driver and LED array are RoHS compliant. Power factor is not less than 90%. The luminare consumes 0.0 watts in the off state. All motion sensors provided consume 0.0 watts in the off state.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Luminaires in the Emco product family feature a 1 year limited warranty. LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays and LED drivers. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

E200-002/0113

PHILIPS

GARDCO