



ACE APARTMENTS - MIXED USE

4602 COTTAGE GROVE ROAD,
MADISON, WI

LAND USE APPLICATION
SUBMITTAL 08/28/2019



PROJECT SITE

REVISION LIST		
REVISION NO.	REVISION	DATE
1	REV. 1	10/11/2018
2	REV. 2	08/28/2019

Architecture :

Planning
Consultant:

Civil
Engineering:

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Urban Assets
807 East Johnson Street, Madison, WI 53703
p: 608.819.6566

Quam Engineering, LLC
4606 Siggelkow Road, Suite A, McFarland, WI 53558
p: 608.838.7750

BUILDING DATA: MIXED USE
4 STORY MIXED-USE BUILDING: NEW 4 STORY APARTMENT BUILDING AND 1 STORY GARAGE R-2 RESIDENTIAL (DWELLING UNITS) S-2 STORAGE B (COMMERCIAL TENANT SPACE) CONSTRUCTION TYPE: VA WOOD FRAME PROTECTED SPRINKLERS: NFPA 13 AT COMMERCIAL NFPA 13R AT RESIDENTIAL <u>ALLOWABLE AREA:</u> 36,000 + (0.25x36,000) = 45,000 SF ALLOWABLE HEIGHT: 70' ACTUAL HEIGHT: 62' - 6" ALLOWABLE STORIES: 4 ACTUAL STORIES: 4 + BASEMENT <u>GROSS BUILDING AREAS</u> BASEMENT AREA = 22,550 SQFT FIRST FLOOR AREA= 22,887 SQFT SECOND FLOOR AREA = 23,380 SQFT THIRD FLOOR AREA = 23,380 SQFT FOURTH FLOOR AREA = 23,351 SQFT <u>TOTAL BUILDING AREA = 115,548 SQFT</u>

BUILDING DATA: TOWNHOMES
<u>TOWNHOMES:</u> NEW 2 STORY BUILDING R-2 RESIDENTIAL (DWELLING UNITS) CONSTRUCTION TYPE: VB WOOD FRAME PROTECTED SPRINKLERS: NFPA 13D <u>ALLOWABLE AREA:</u> 7,000 + (0.25x7,000) = 8,750 SF ALLOWABLE HEIGHT: 50' ACTUAL HEIGHT: 23' - 6" ALLOWABLE STORIES: 3 ACTUAL STORIES: 2 <u>GROSS BUILDING AREAS</u> FIRST FLOOR AREA= 3,891 SQFT SECOND FLOOR AREA = 4,008 SQFT <u>TOTAL BUILDING AREA = 7,899 SQFT</u>

LIST OF DRAWINGS

SHEET NO.	SHEET NAME
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GENERAL	
G0.1	COVER SHEET

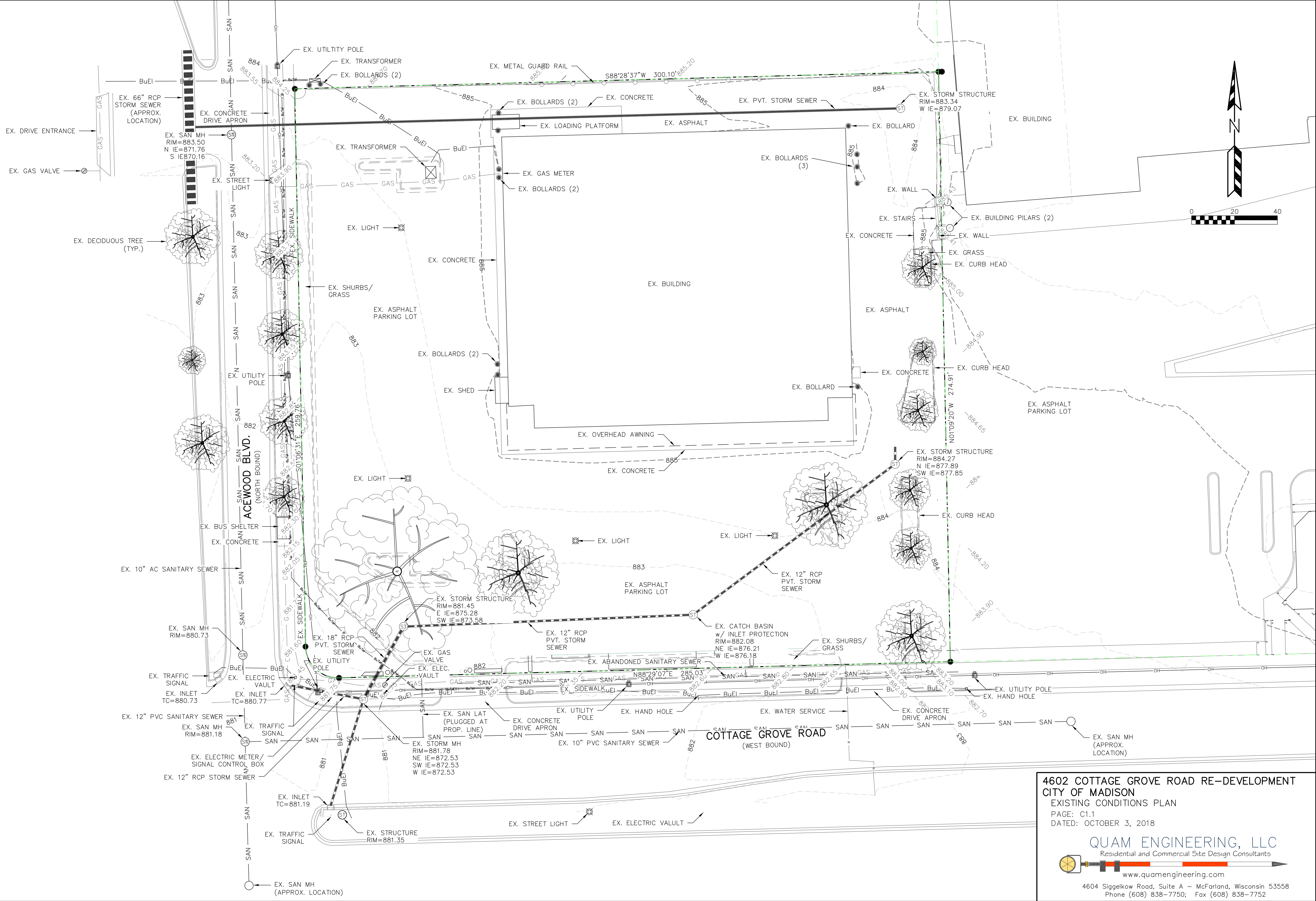
CIVIL	
C1.1	EXISTING CONDITIONS PLAN
C1.2	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
C1.4	UTILITY AND FIRE LANE PLAN
C1.5	OVERALL CONCEPT PLAN
E1	LIGHTING PLAN
E2	LIGHTING PLAN SPECIFICATIONS
L1.1	LANDSCAPE PLAN

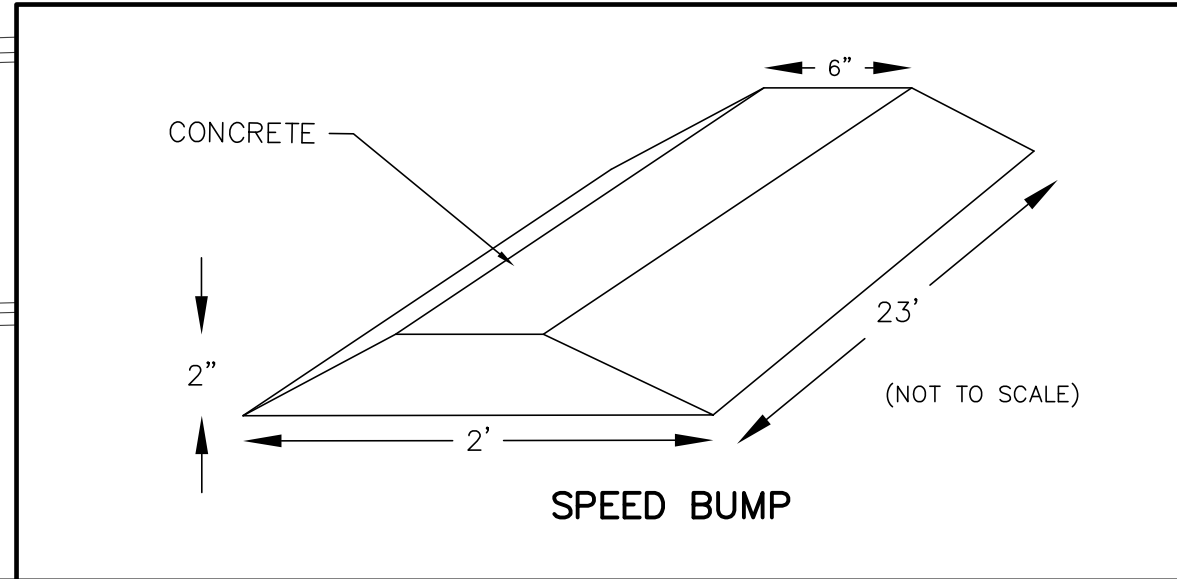
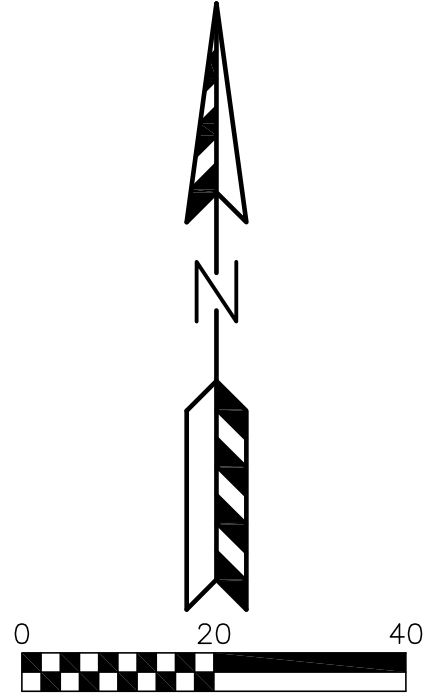
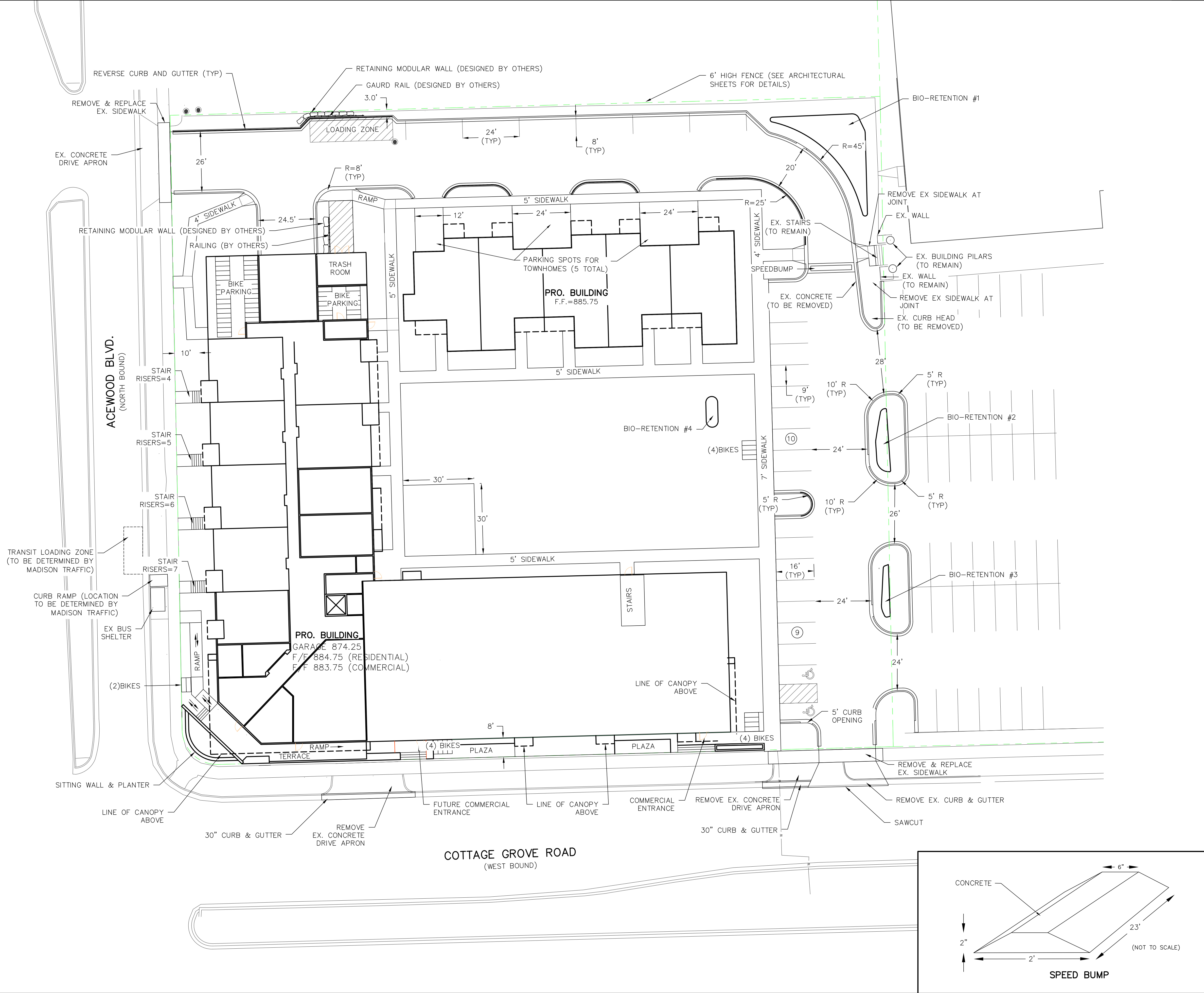
ARCHITECTURAL	
A0.1	SITE VICINITY PLAN
A0.2	EXISTING SITE PICTURES
A0.3	ARCHITECTURAL SITE PLAN
A1.0	BASEMENT & 1ST FLOOR PLANS
A1.1	2ND & 3RD FLOOR PLANS
A1.2	4TH FLOOR & ROOF PLANS
A1.2.1	MIXED USE - UNIT TYPES
A1.3.1	MIXED USE - NORTH & SOUTH ELEVATION
A1.3.2	MIXED USE EAST & WEST ELEVATIONS
A1.4.1	MIXED USE - View to NE along Cottage Grove Rd.
A1.4.2	MIXED USE - VIEW ALONG ACEWOOD BLVD.
A1.5.1	TOWNHOMES FLOOR PLANS
A1.5.2	TOWNHOMES ELEVATIONS
A1.5.3	TOWNHOUSE PERSPECTIVES
A1.6.0	EXTERIOR FINISH PALETTE AND DETAILS

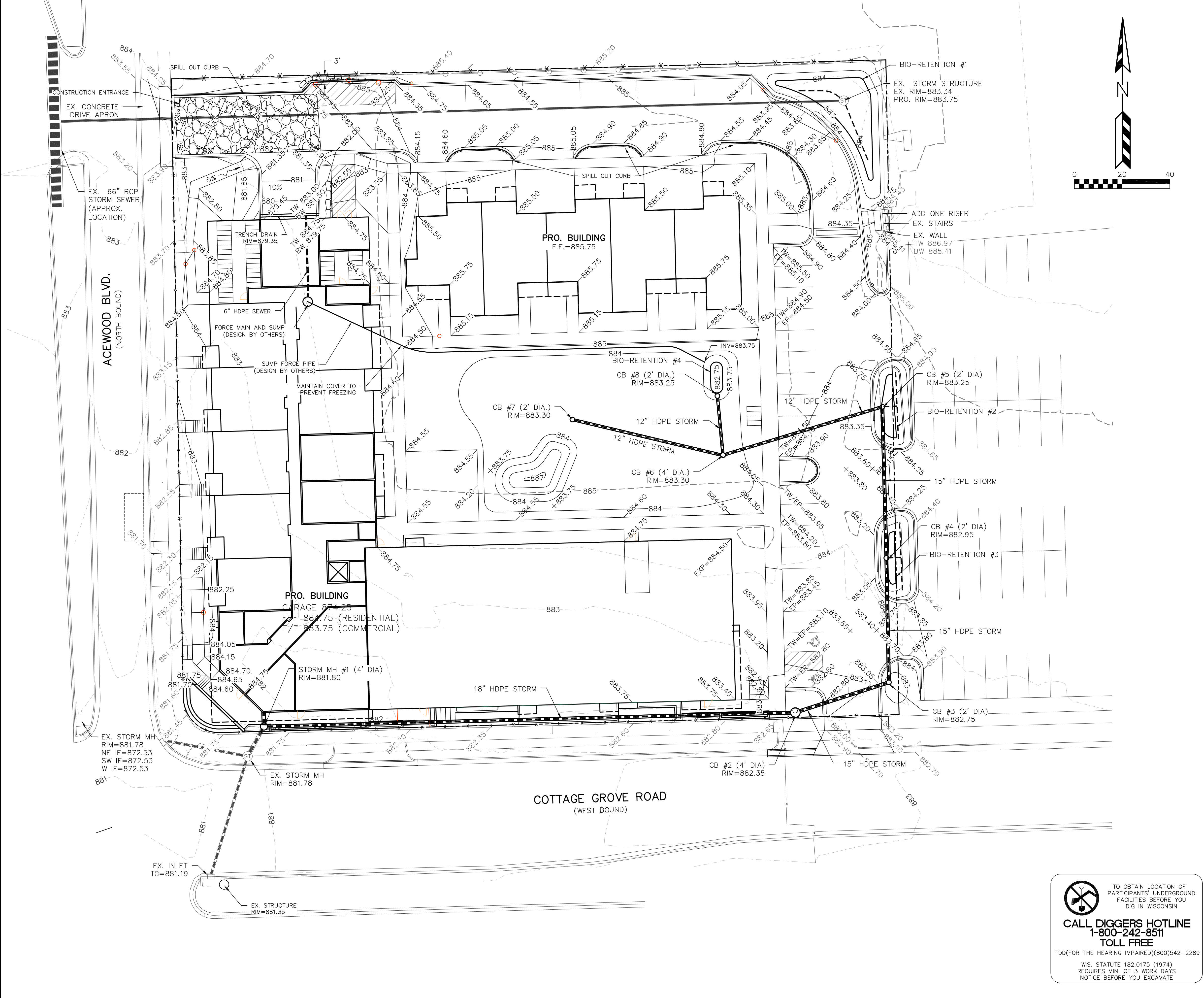
UNIT SUMMARY:								
	1BR/1BA	2BR/1BA	2BR/2BA	3BR/2BA	3BR/2BA 2-LEVEL	3BR/2BA TOWNHOME	4BR/2BA TOWNHOME	TOTAL
SF (NET)	755	997	997	1,188	1,515	1,478	1,672	-
FIRST FLOOR	1	-	-	-	6	3	2	12
SECOND FLOOR	2	10	2	1	-	-	-	15
THIRD FLOOR	8	10	2	1	-	-	-	21
FOURTH FLOOR	11	9	1	1	-	-	-	22
TOTAL	22	29	5	3	6	3	2	70

PROJECT DATA	
ZONING =	COMMERCIAL CORRIDOR- TRANSITIONAL (CC-T)
LOT SIZE =	82,493 SQFT = 1.894 ACRE 1,178 SQFT PER DWELLING UNIT
LOT COVERAGE	
BUILDING AREA =	28,208 SQFT = 34.2%
IMPERVIOUS AREA =	33,270 SQFT = 40.3%
PERVIOUS AREA =	21,001 SQFT = 25.6%
TOTAL =	82,479 SQFT = 100%
USEABLE OPEN SPACE	
REQUIRED=18,880 SQFT	
PROVIDED AT GRADE= 19,501 SQFT	
PROVIDED AT PATIO/BALCONY= 3,757 SQFT	
TOTAL PROVIDED= 23,258 SQFT	

PARKING SUMMARY
<u>CAR PARKING:</u> BASEMENT (INCLUDES 3 ADA): 55 TOWNHOUSE GARAGES: 5 SURFACE PARKING (INCLUDES 2 ADA): 25 TOWNHOUSE DRIVEWAYS: 5 90 TOTAL PARKING STALLS <u>BIKE PARKING PROVIDED:</u> BIKE PARKING REQUIRED: 1 PER UNIT: 70 0.5 X 16BR ADDITIONAL BEDROOMS IN 3 BR AND 4 BR UNITS: 8 0.10 X 70 UNITS FOR GUESTS: 7 <u>1/2000 X 10,000SF COMMERCIAL: 5</u> 90 TOTAL <u>BIKE PARKING PROVIDED:</u> RESIDENTIAL GROUND MOUNT COVERED FIRST FLOOR: 41 RESIDENTIAL GROUND MOUNT COVERED BASEMENT: 28 RESIDENTIAL WALL MOUNT COVERED TOWNHOME GARAGES: 10 GUEST AND COMMERCIAL GROUND MOUNT BIKE RACKS EXTERIOR: 14 TOTAL: 93







EROSION NOTES:

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

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

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

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

TIME SCHEDULE:

APRIL 1, 2020 – MAY 1, 2020	DEMO EXISTING BUILDING AND PARKING LOT
MAY 1, 2020 – MAY 15, 2020	INSTALL INITIAL EROSION CONTROL DEVICES
MAY 15, 2020 – MAY 15, 2021	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

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

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

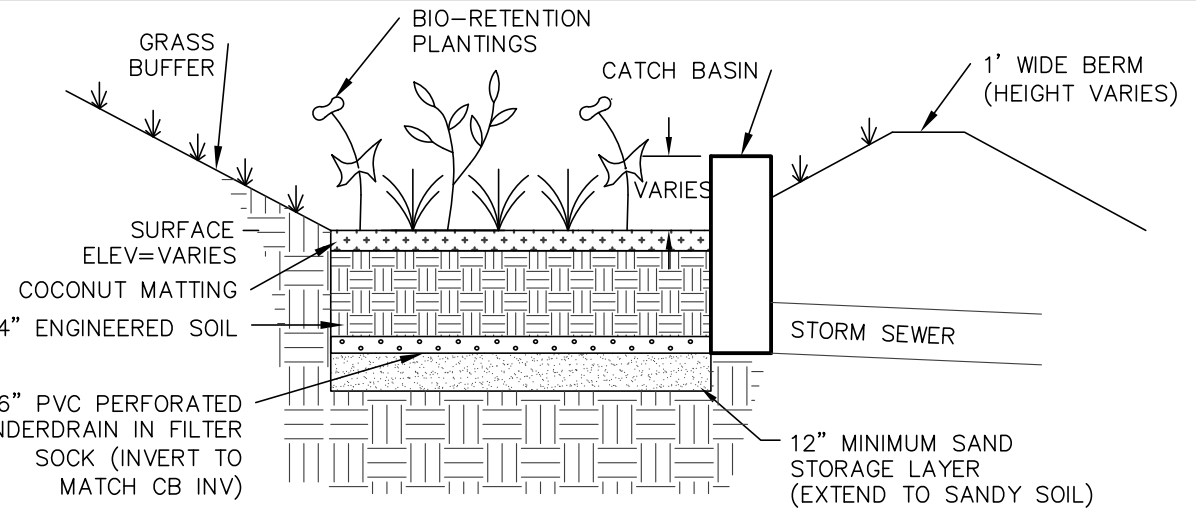
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

MOVIN' OUT ACE MADISON, LLC
ATTN: MEGAN SCHUETZ
902 ROYSTER OAKS DRIVE
MADISON, WI 53714

ENGINEER:

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

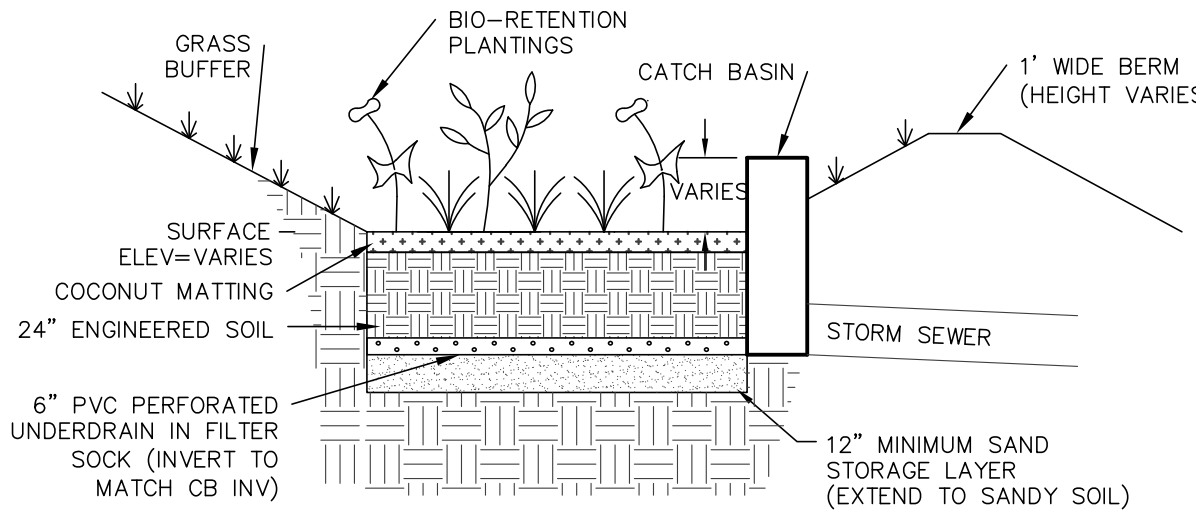


ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

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

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

BIORETENTION AREA #1 DETAIL



ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
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BIORETENTION AREA #2 DETAIL

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

PAGE: C1.3
DATED: AUGUST 28, 2019

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



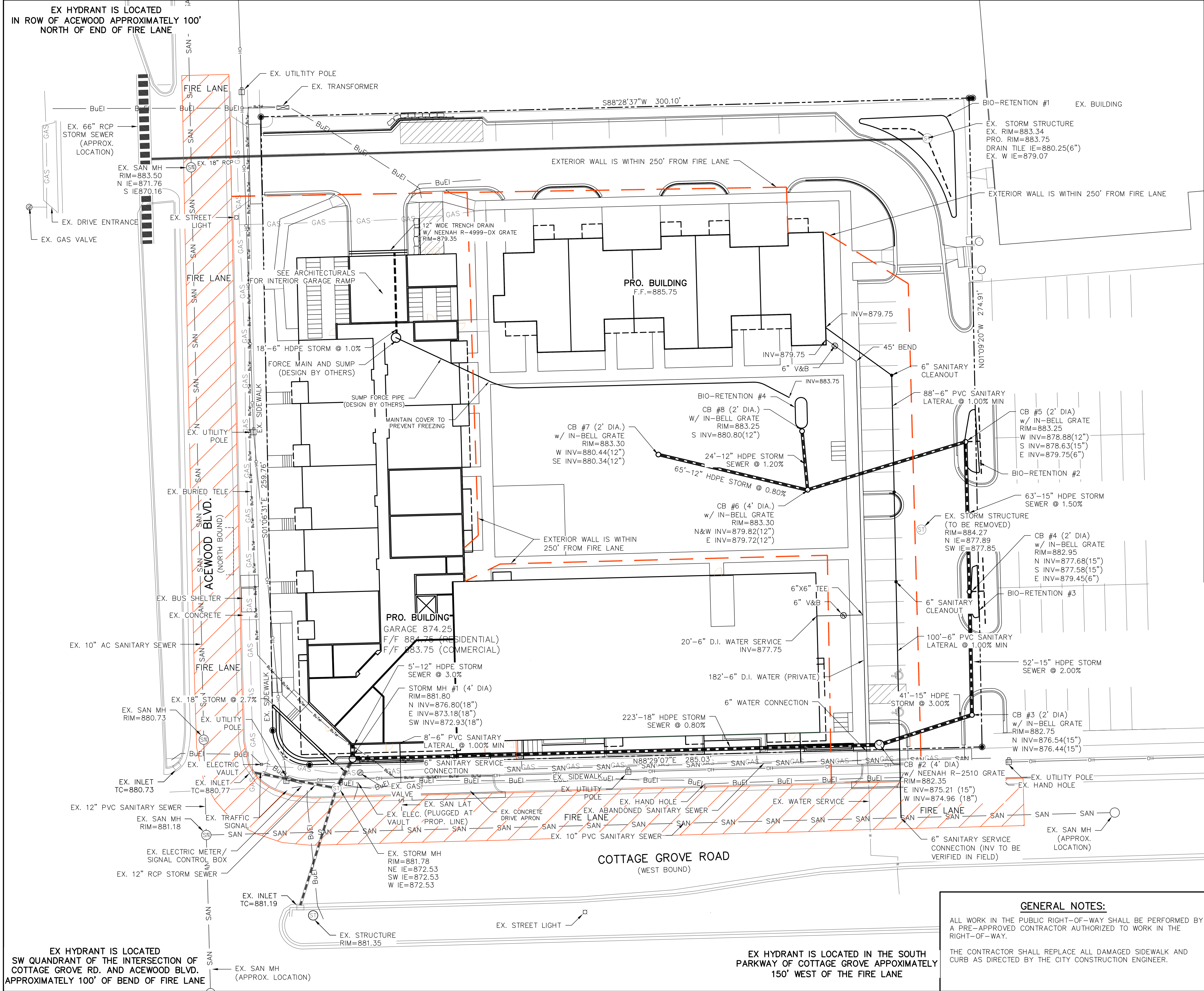
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

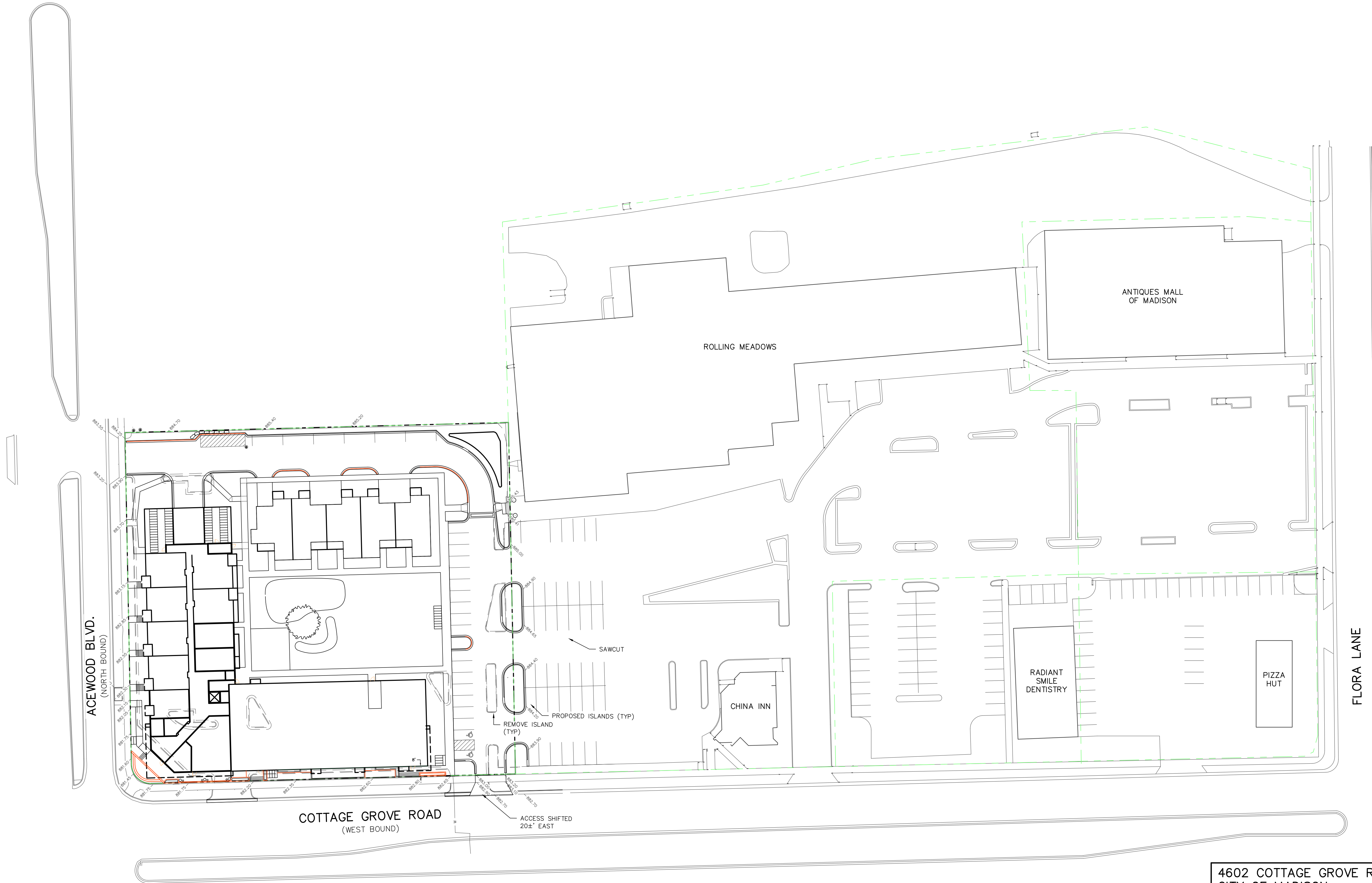


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE





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

PAGE: C1.5
DATED: AUGUST 28, 2019

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ACEWOOD BLVD.
(NORTH BOUND)

COTTAGE GROVE ROAD
(WEST BOUND)

PRO. BUILDING

PRO. TOWNHOMES



4602 COTTAGE GROVE ROAD RE-DEVELOPMENT
CITY OF MADISON
LIGHTING PLAN

PAGE:
DATED: AUGUST 28, 2019

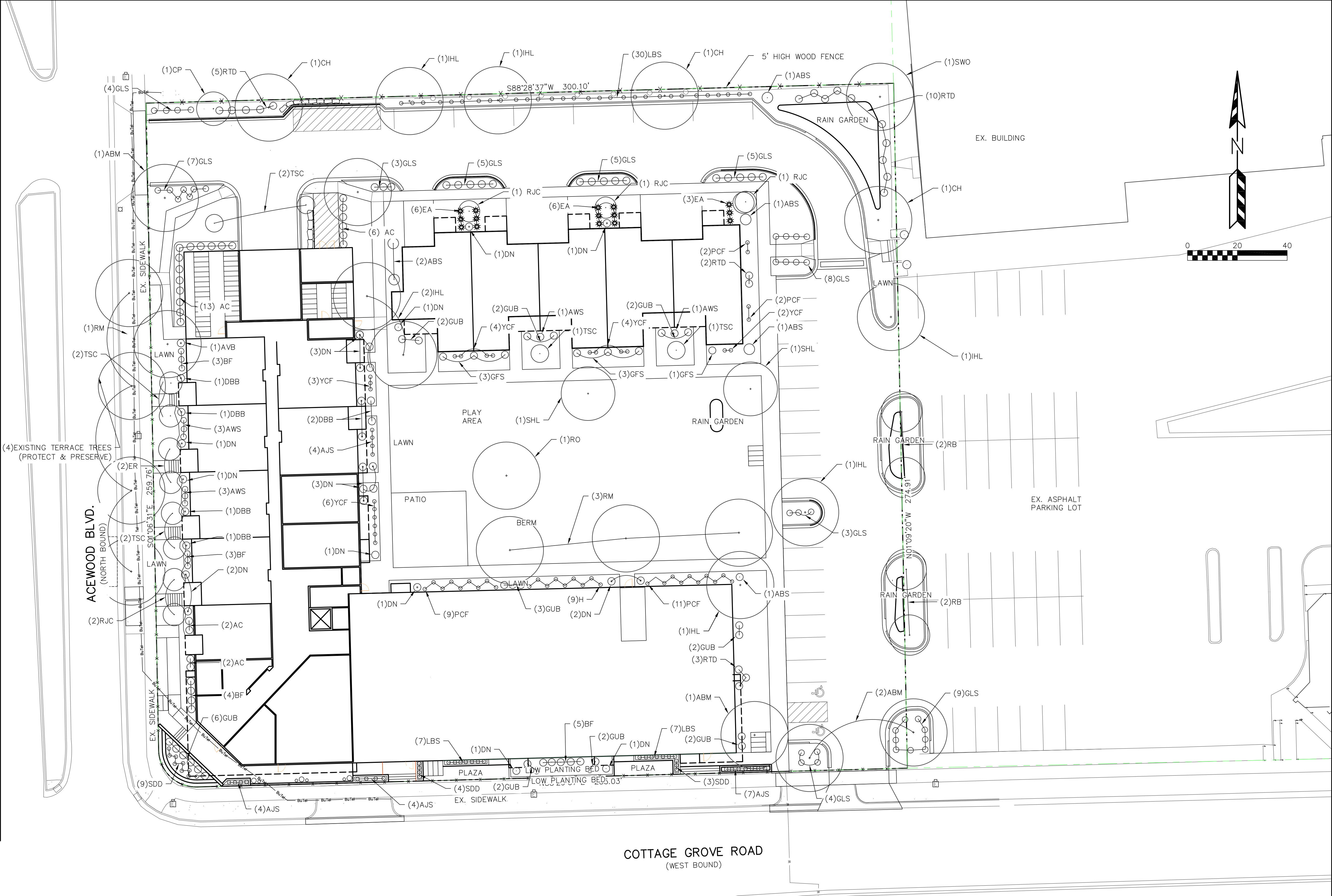
QUAM ENGINEERING, LLC
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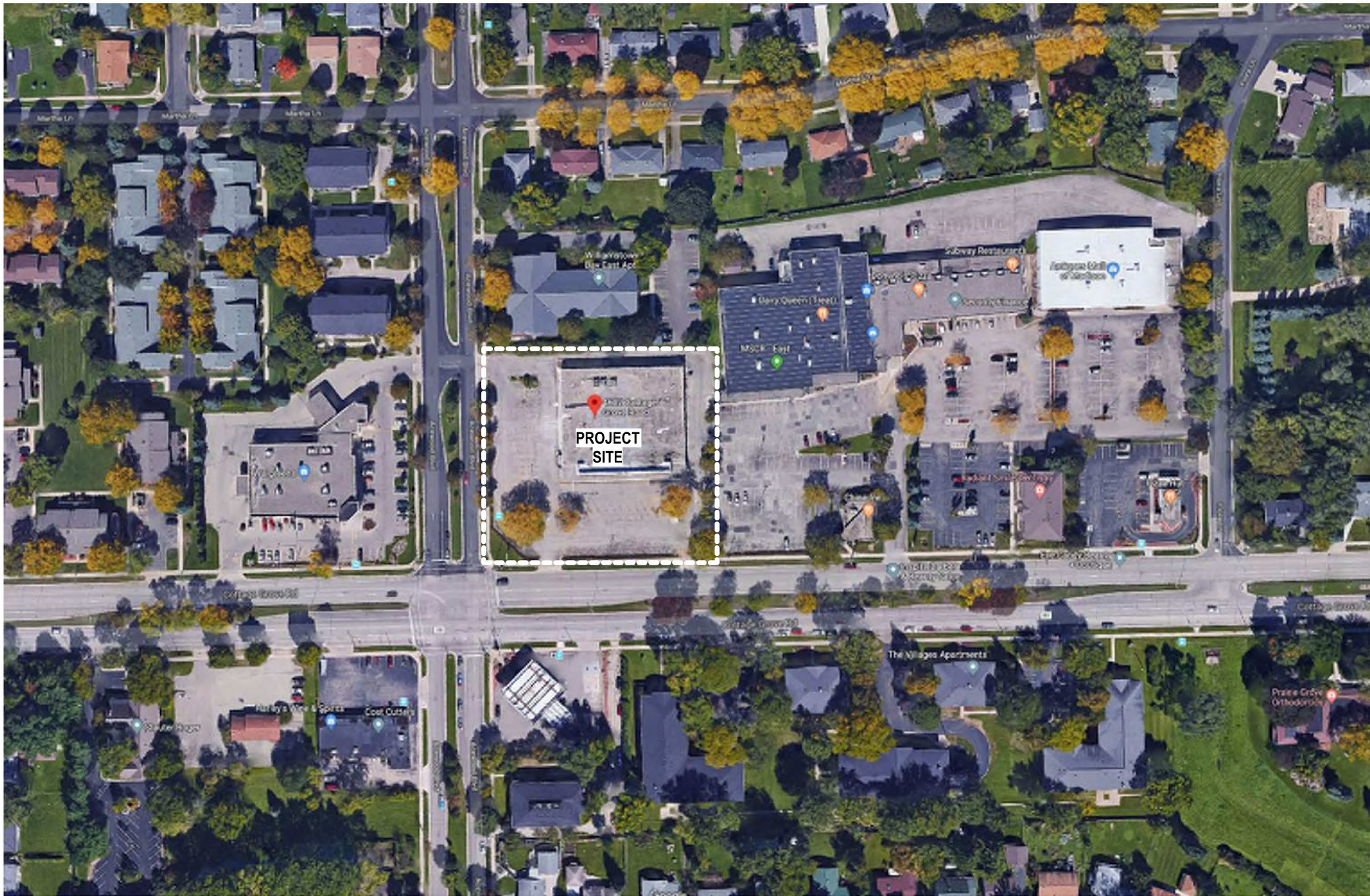


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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \DI-35-18\DI35BASE.DWG

PLANT LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
ABM	4	2 1/2"	Autumn Blaze Maple	BB
CH	4	2 1/2"	Hackberry	BB
IHL	8	2 1/2"	Imperial Honey Locust	BB
RM	4	2 1/2"	Red Maple	BB
RO	1	6"	Red Oak	BB
SHL	2	2"	Skyline Honeylocust	BB
SWO	1	2 1/2"	Swamp White Oak	BB
Low Ornamental Trees				
ABS	6	6"	Autumn Brilliance Serviceberry	BB
CP	1	2"	Callery Pear	BB
ER	2	2"	Eastern Redbud	BB
RB	4	2"	River Birch	BB
RJC	5	2"	Red Jade Crab	BB
TSC	8	2"	Tina Sargent Crab	BB
Deciduous Shrubs				
AC	23	15"	Alpine Currant	Pot
AW	8	18"	AW Spirea	Pot
BF	15	18"	Bronx Forsythia	Pot
DBB	7	24"	Dwarf Burning Bush	Pot
DN	19	24"	Diablo Ninebark	Pot
GFS	7	18"	Gold Flame Spirea	Pot
GLS	53	15"	Gro Low Sumac	Pot
RTD	20	24"	Red Twig Dogwood	Pot
Evergreen Shrubs				
EA	15	4"	Emerald Arborvitae	BB
GVB	25	18"	Green Valley Boxwood	Con
Perennials				
AJS	19	1 G	Autumn Joy Sedum	Con
H	9	1 G	Hosta	Con
LBS	44	1 G	Little Bluestem Grass	Con
PCF	24	1 G	Purple Coneflower	Con
SDD	16	1 G	Stella de Oro Daylily	Con
YCF	19	1 G	Yellow Coneflower	Con
Bio-retention Plantings (Planted 12" on center)				
RGP	?	2 1/2"	Common Blue Star	plug
			Bottle Gentian	
			Obedient Plant	
			Columbine	
			Switchgrass	
			Black Eyed Susan	
			Wild Iris	
			Swamp Milkweed	
			White Turtlehead	
			Cardinal Flower	
			Turk's Cap Lily	
			Little Bluestem	
NOTES:				
1) Designated sod lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod.				
2) Turf areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).				
3) Planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".				
4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".				
5) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.				
6) Rain garden to receive coconut mat or bark mulch.				
7) Rain garden plants (RGP) to be installed 12" on center.				
8) Rain garden to be constructed per VDIWR specifications.				
9) Owner will be responsible for landscape maintenance after completion and acceptance of the project.				
LANDSCAPE WORKSHEET				
Landscape Points Required				
Developed Area =			57,194 SF	
Landscape Points: 57,194/300 x 5 =			953 points	
Total Landscape Points Required			953 points	
Landscape Points Supplied				
Existing canopy trees - 0 @ 35 =			0 points	
Proposed canopy trees - 24 @ 35 =			840 points	
Existing evergreen trees - 0 @ 35 =			0 points	
Proposed evergreen trees - 0 @ 35 =			0 points	
Existing ornamental trees - 0 @ 15 =			0 points	
Proposed ornamental trees - 26 @ 15 =			390 points	
Existing upright evergreen shrubs - 0 @ 10 =			0 points	
Proposed upright evergreen shrubs - 0 @ 10 =			0 points	
Existing deciduous shrubs - 0 @ 3 =			0 points	
Proposed deciduous shrubs - 152 @ 3 =			456 points	
Existing evergreen shrubs - 0 @ 4 =			0 points	
Proposed evergreen shrubs - 40 @ 4 =			160 points	
Existing perennials & grasses 0 @ 2 =			0 points	
Proposed perennials & grasses 131 @ 2 =			262 points	
Total landscape points supplied =			2,108 points	
Lot Frontage Landscape Required (Section 28.142(5) Development Frontage Landscaping)				
One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree.				
Cottage Grove Road & Ace Wood Blvd =			610 LF	
Over story trees required 610/30' = 20.3			20 trees	
Shrubs required (610/30') x 5 = 101.6			102 shrubs	
Over story trees supplied			8 trees	
Ornamental/Evergreen trees supplied			24 trees	
Shrubs supplied			102 shrubs	







VIEW NORTH ON ACEWOOD BOULEVARD



VIEW FROM ACEWOOD BOULEVARD-
NORTHWEST CORNER OF SITE



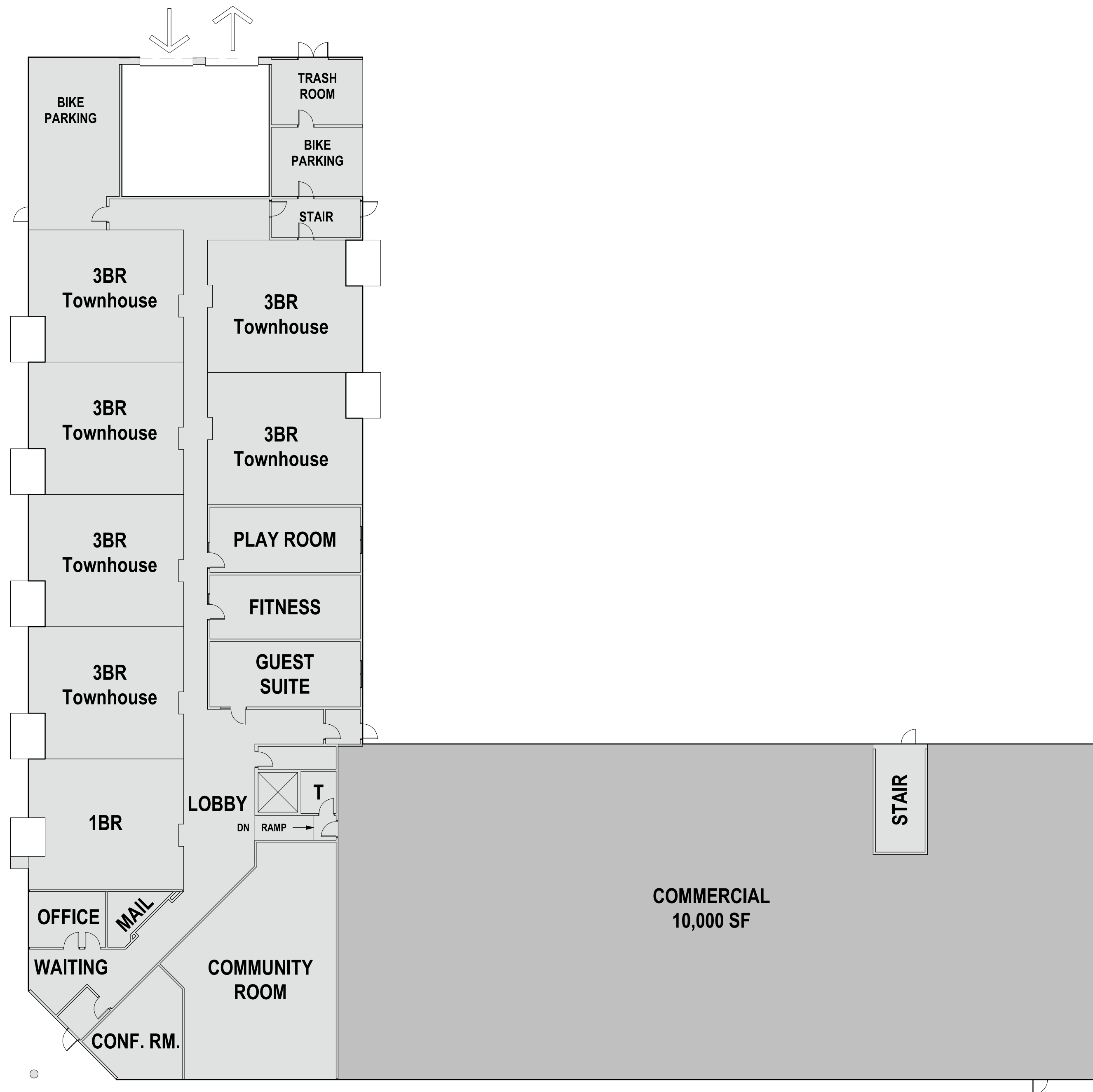
VIEW FROM COTTAGE GROVE ROAD-
SOUTHEAST CORNER OF SITE



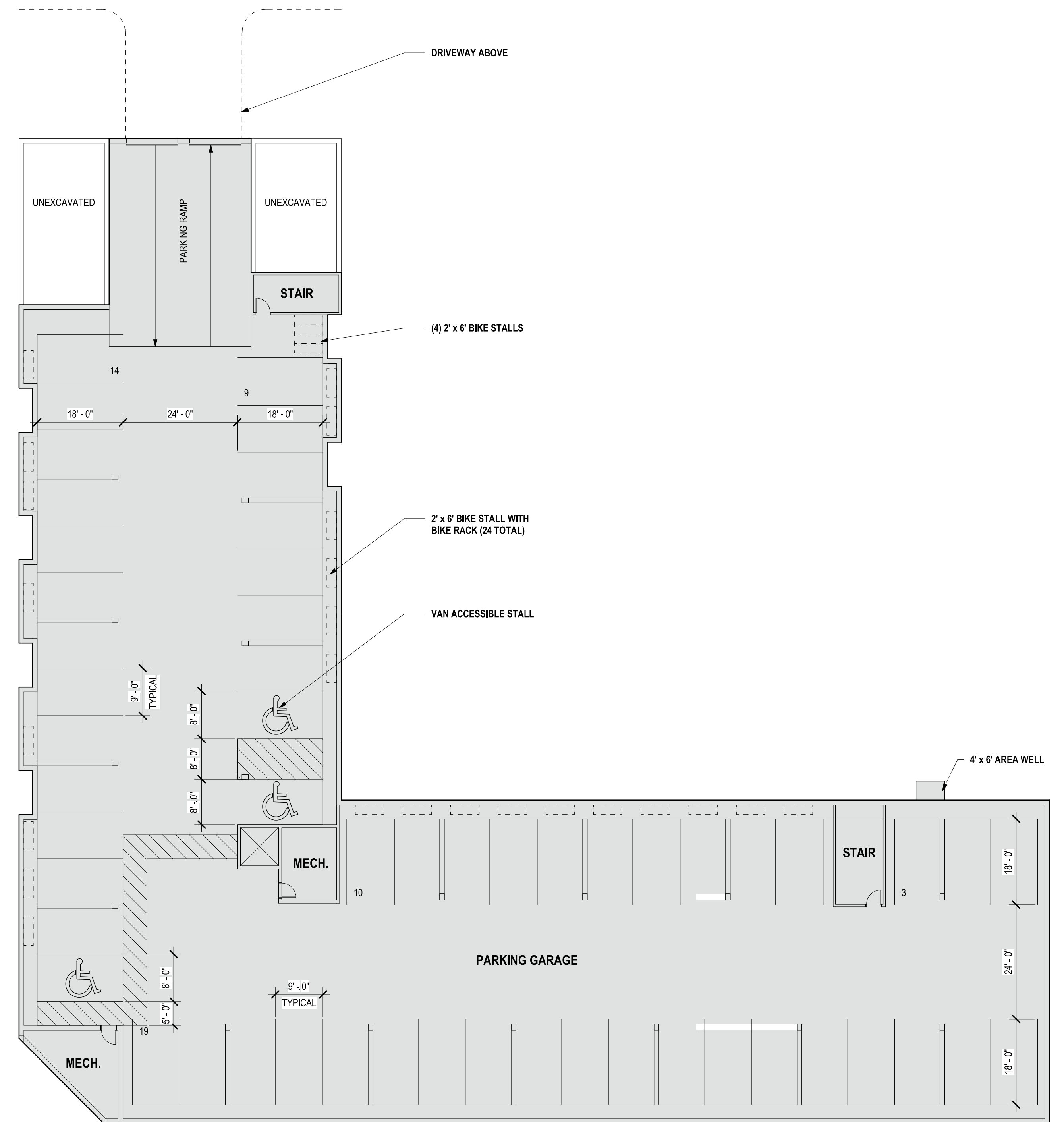
VIEW FROM COTTAGE GROVE ROAD-
SOUTHWEST CORNER OF SITE



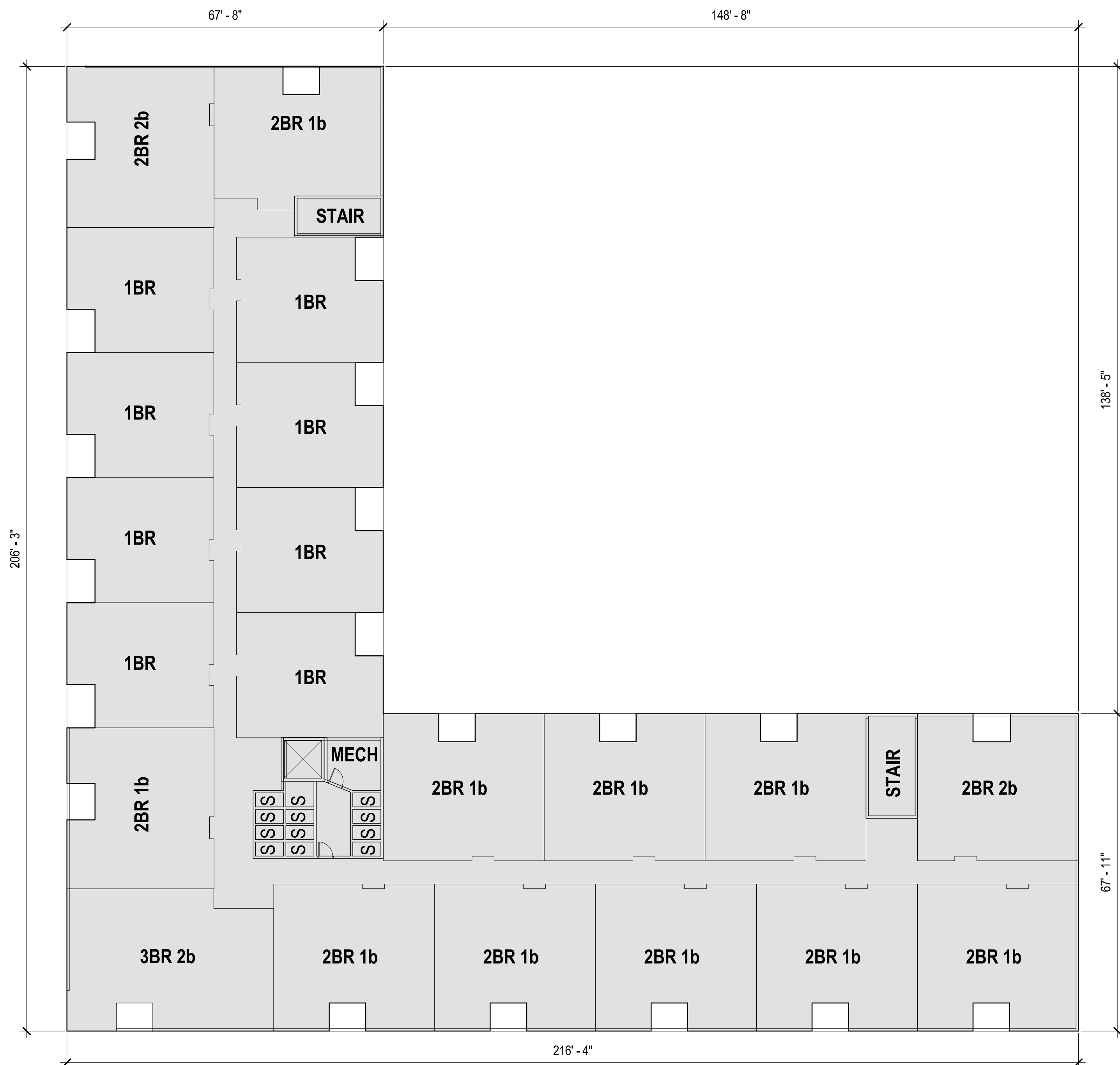
ARCHITECTURAL SITE PLAN
08/28/19
18055



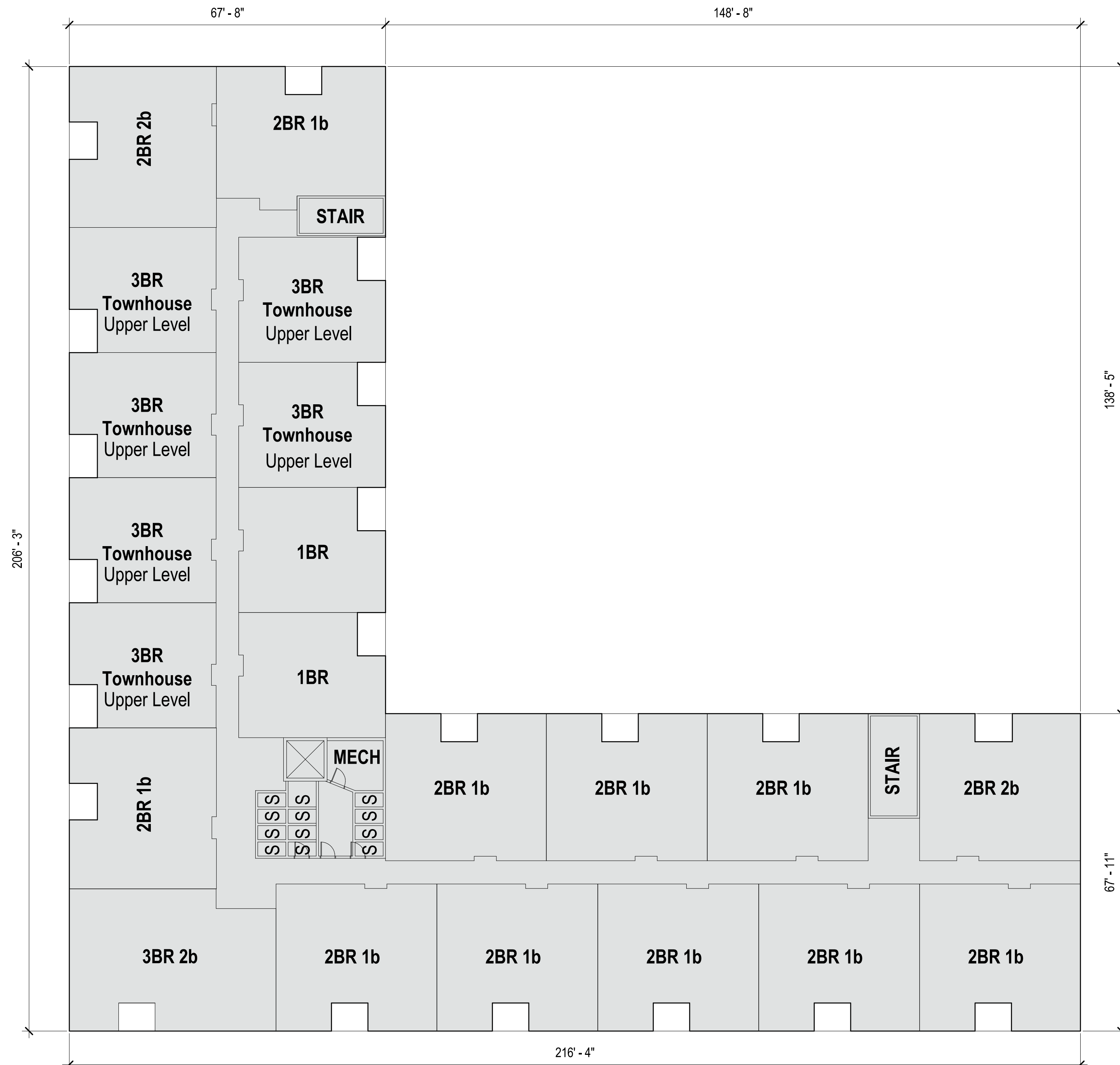
2 FIRST FLOOR PLAN
1/16" = 1'-0"



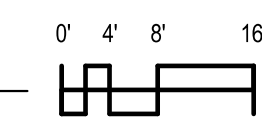
1 BASEMENT FLOOR PLAN
1/16" = 1'-0"



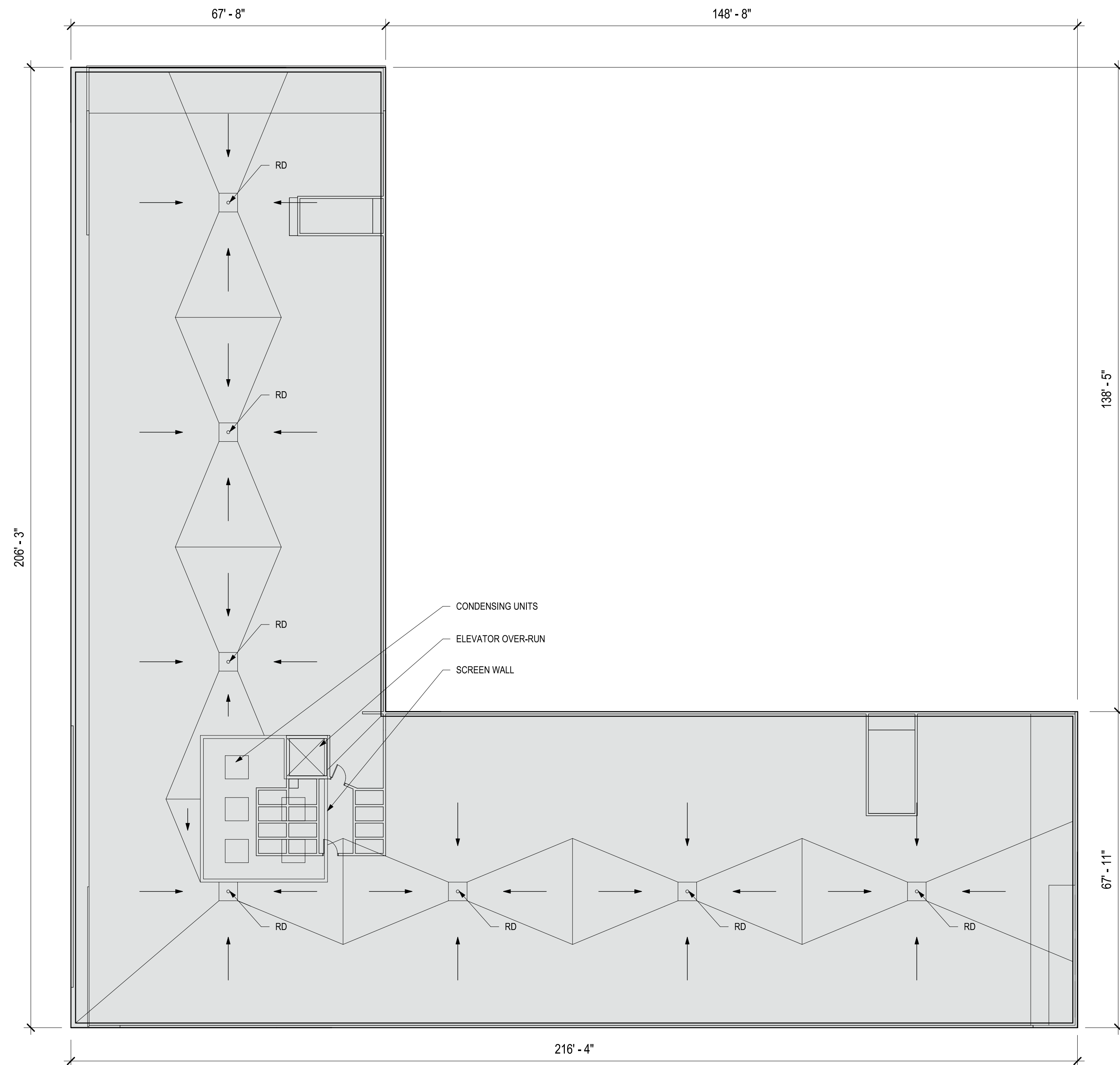
2 THIRD FLOOR PLAN
1/16" = 1'-0"



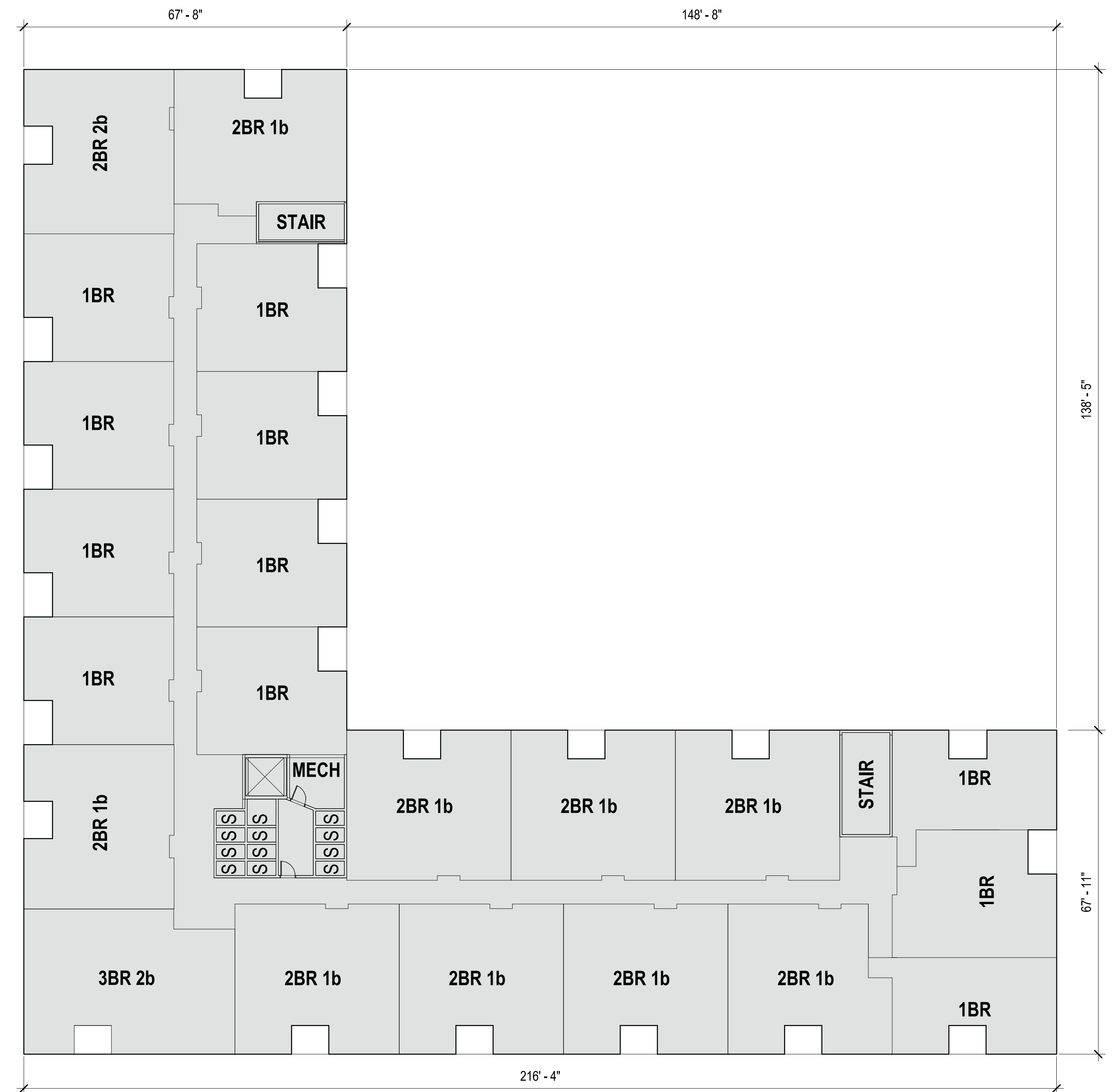
1 SECOND FLOOR PLAN
1/16" = 1'-0"



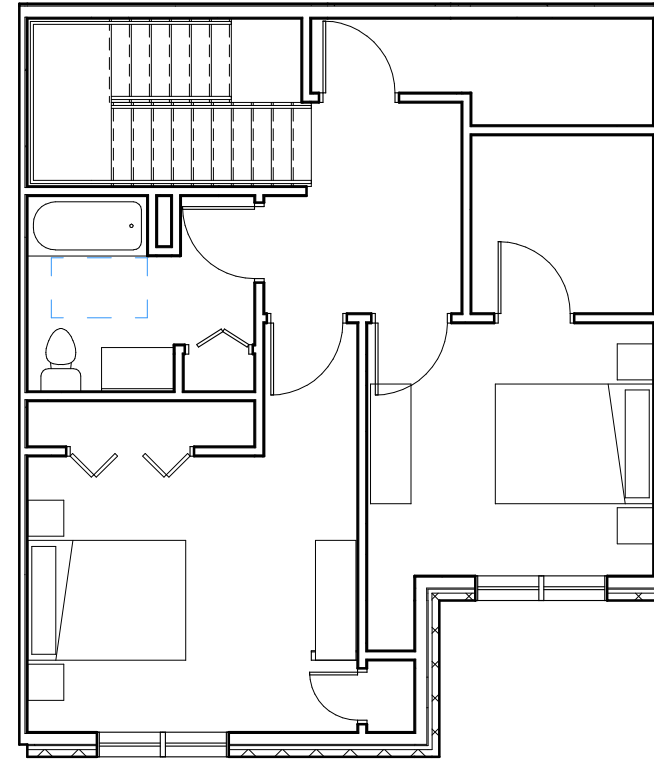
A1.1 NORTH



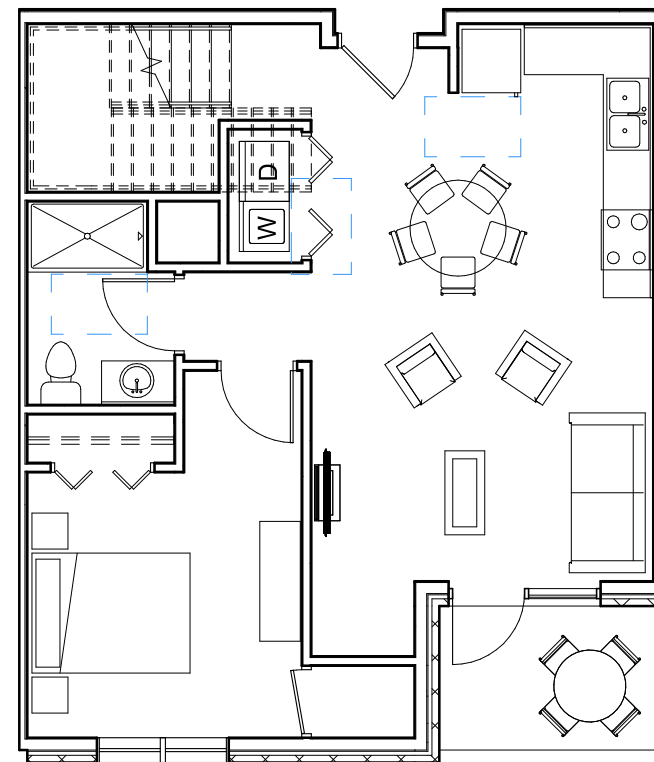
2 ROOF PLAN
1/16" = 1'-0"



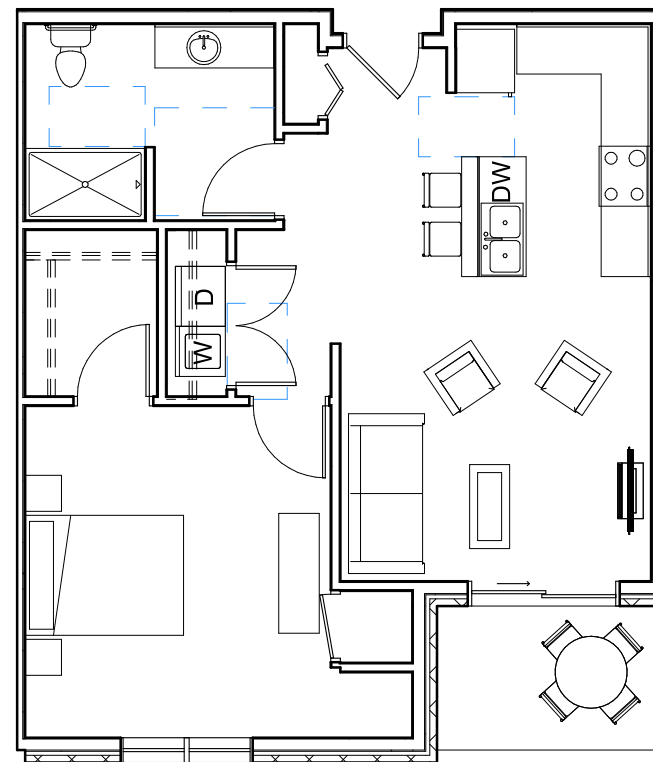
1 FOURTH FLOOR PLAN
1/16" = 1'-0"



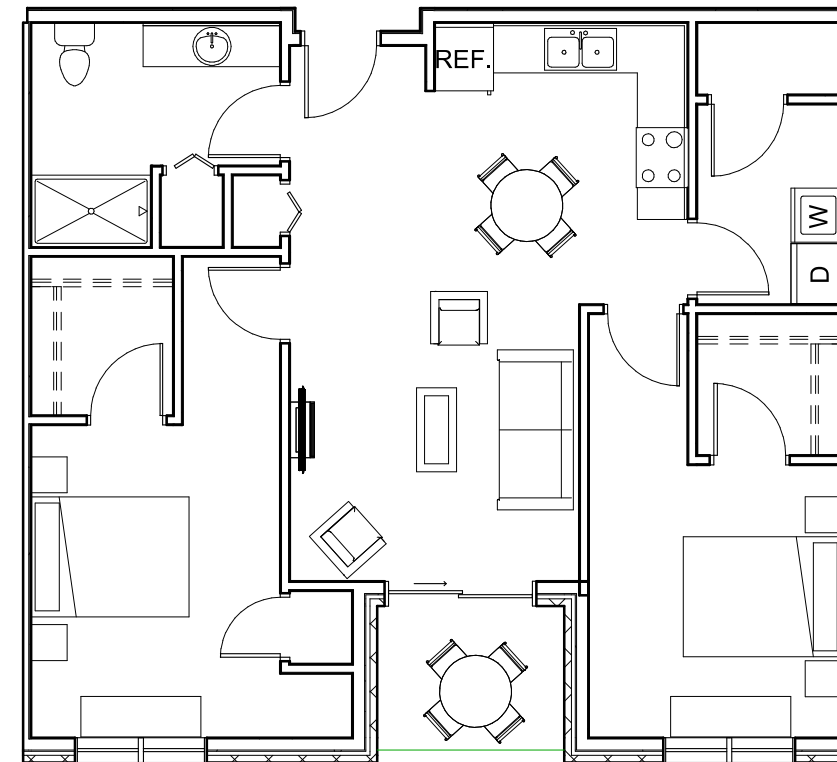
2ND FLOOR



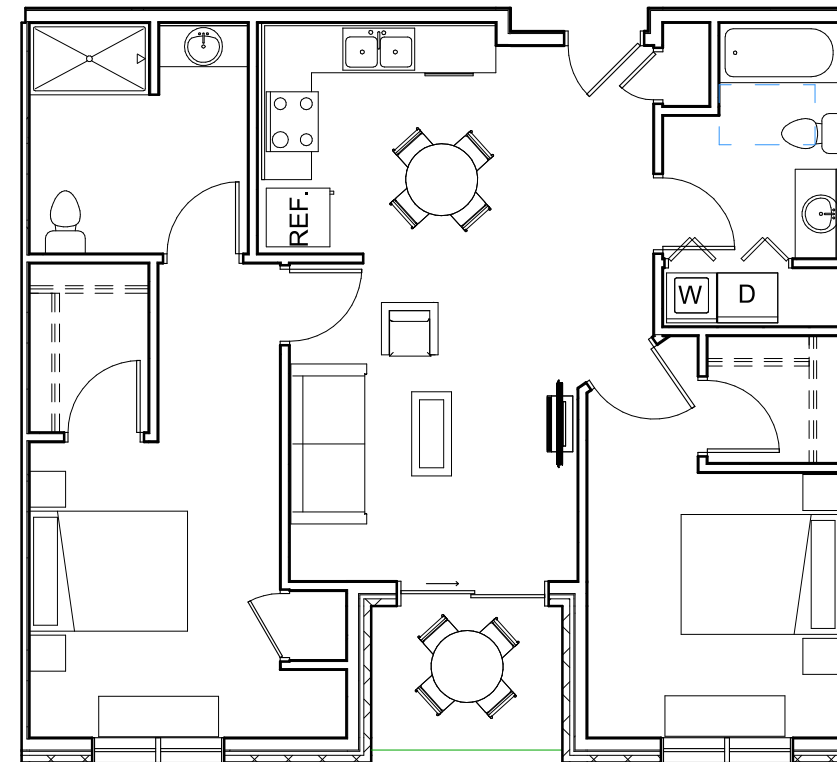
3BR TOWNHOUSE
1,515 SF



1BR 1B
755 SF



2BR 1B
997 SF

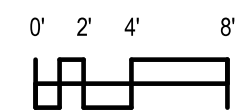


2BR 2B
997 SF



3BR 2B
1,188 SF

1 TYPICAL APARTMENT UNIT TYPES
1/8" = 1'-0"







West Elevation



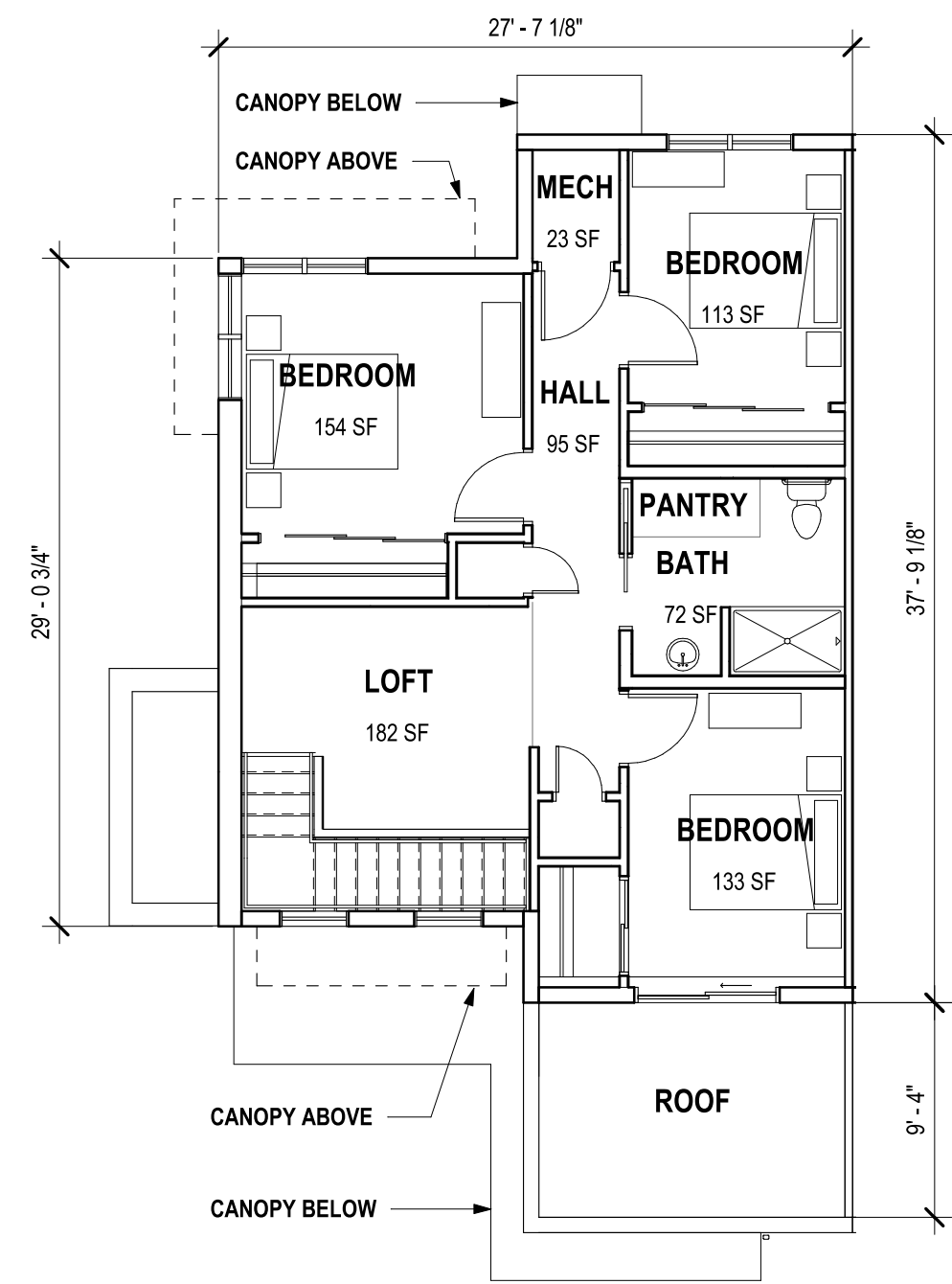
East Elevation



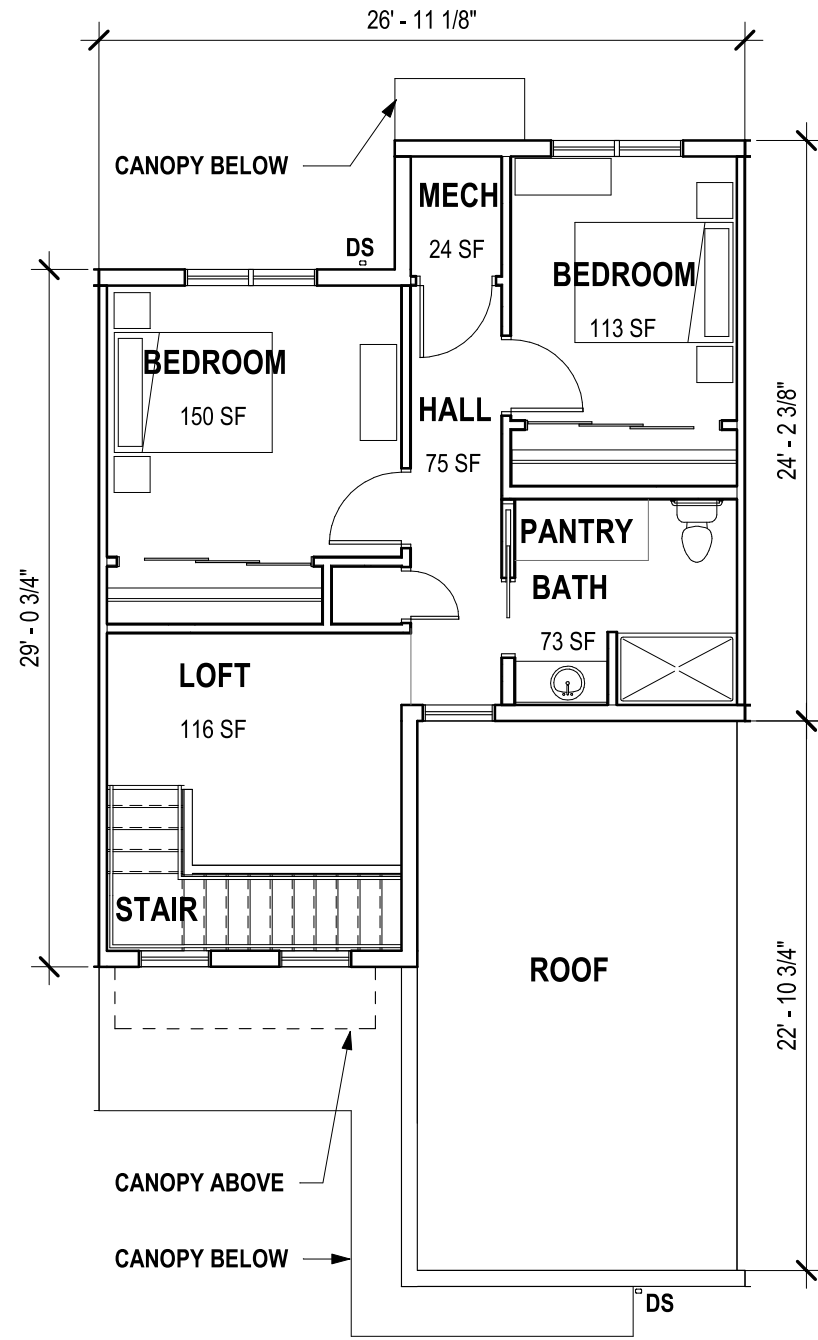
VIEW TO NORTH EAST - ALONG COTTAGE GROVE RD.



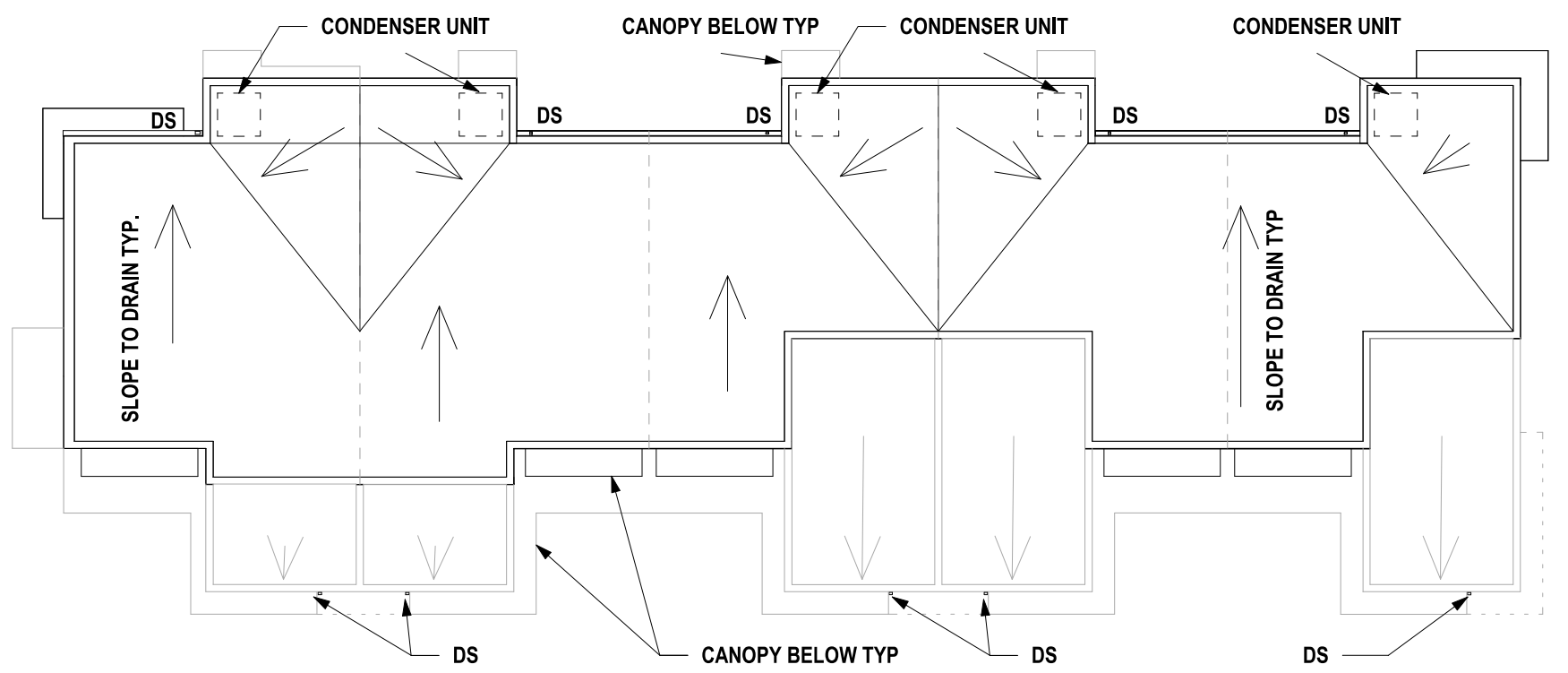
VIEW TO NORTH EAST - ALONG ACEWOOD BLVD.



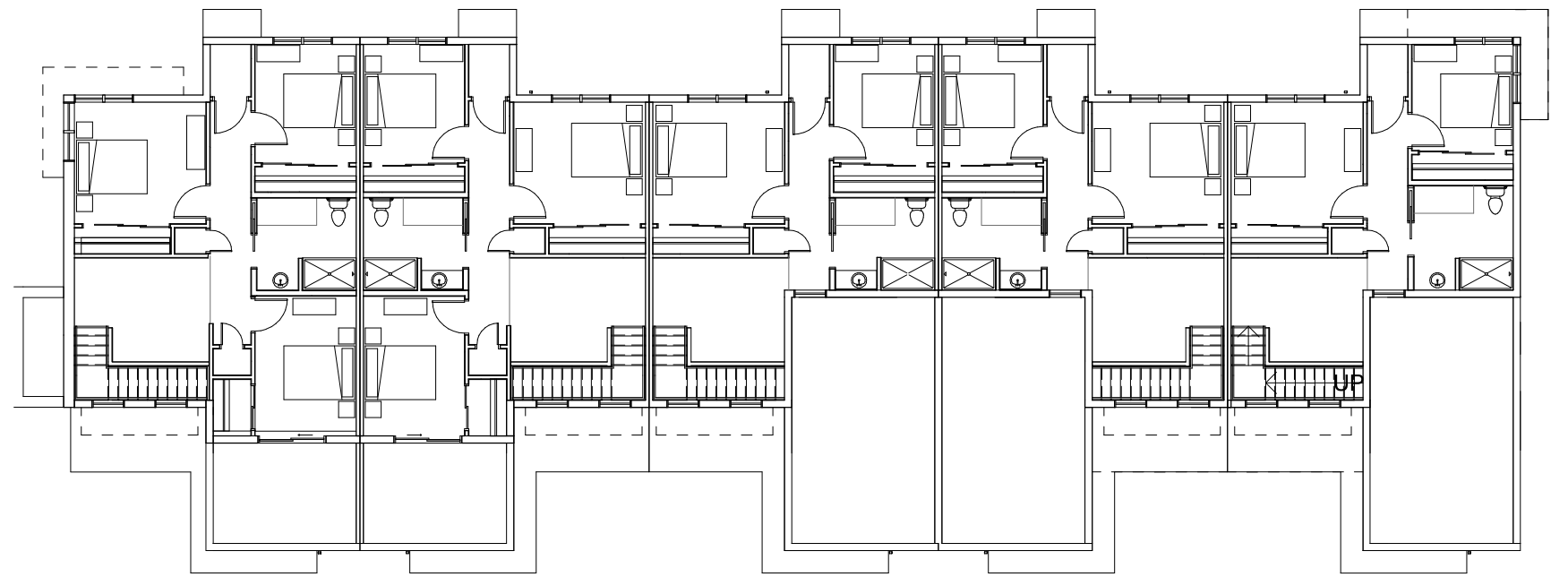
7 4 BEDROOM UNIT SECOND FLOOR PLAN
1/8" = 1'-0"



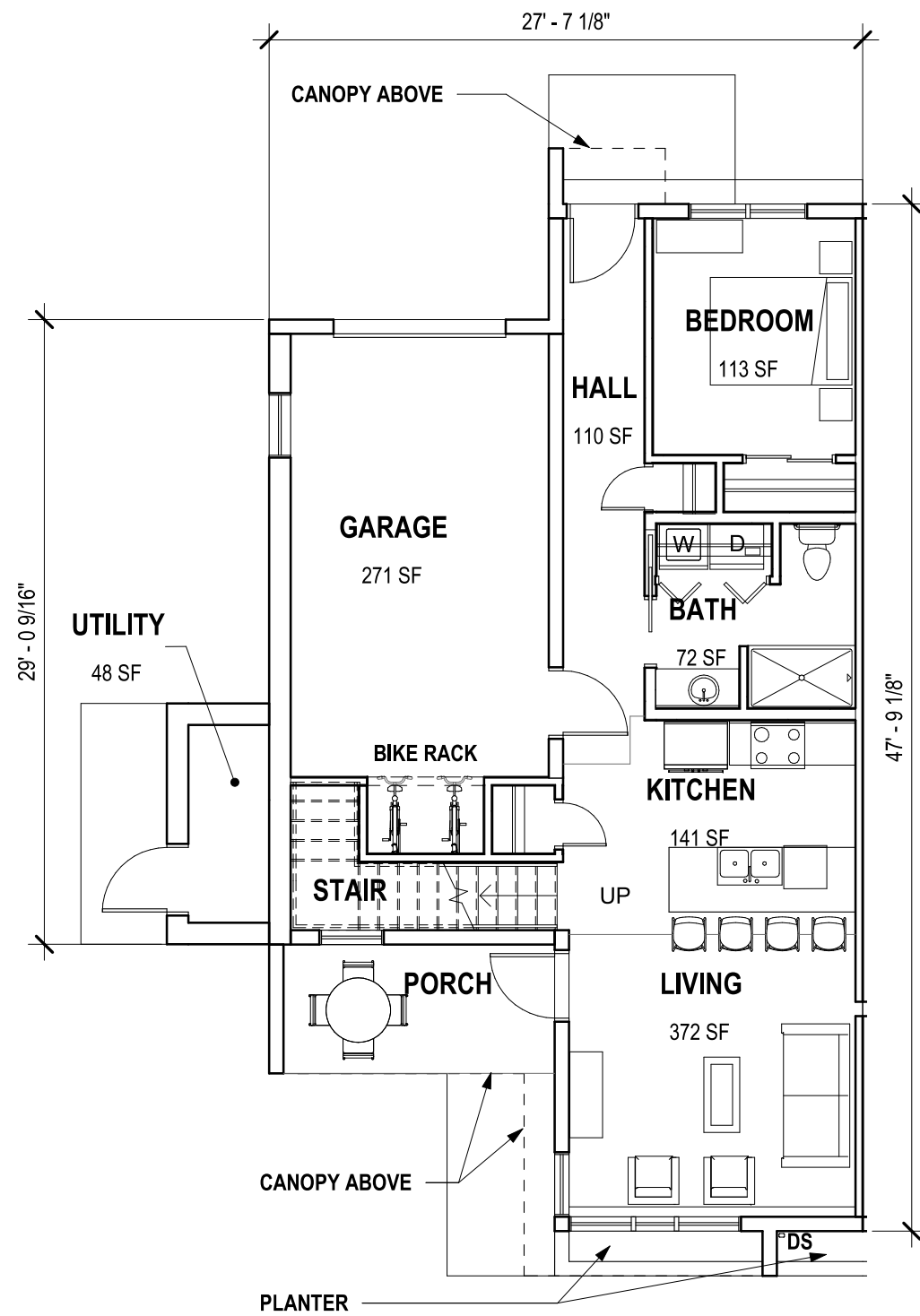
5 3 BEDROOM UNIT SECOND FLOOR PLAN
1/8" = 1'-0"



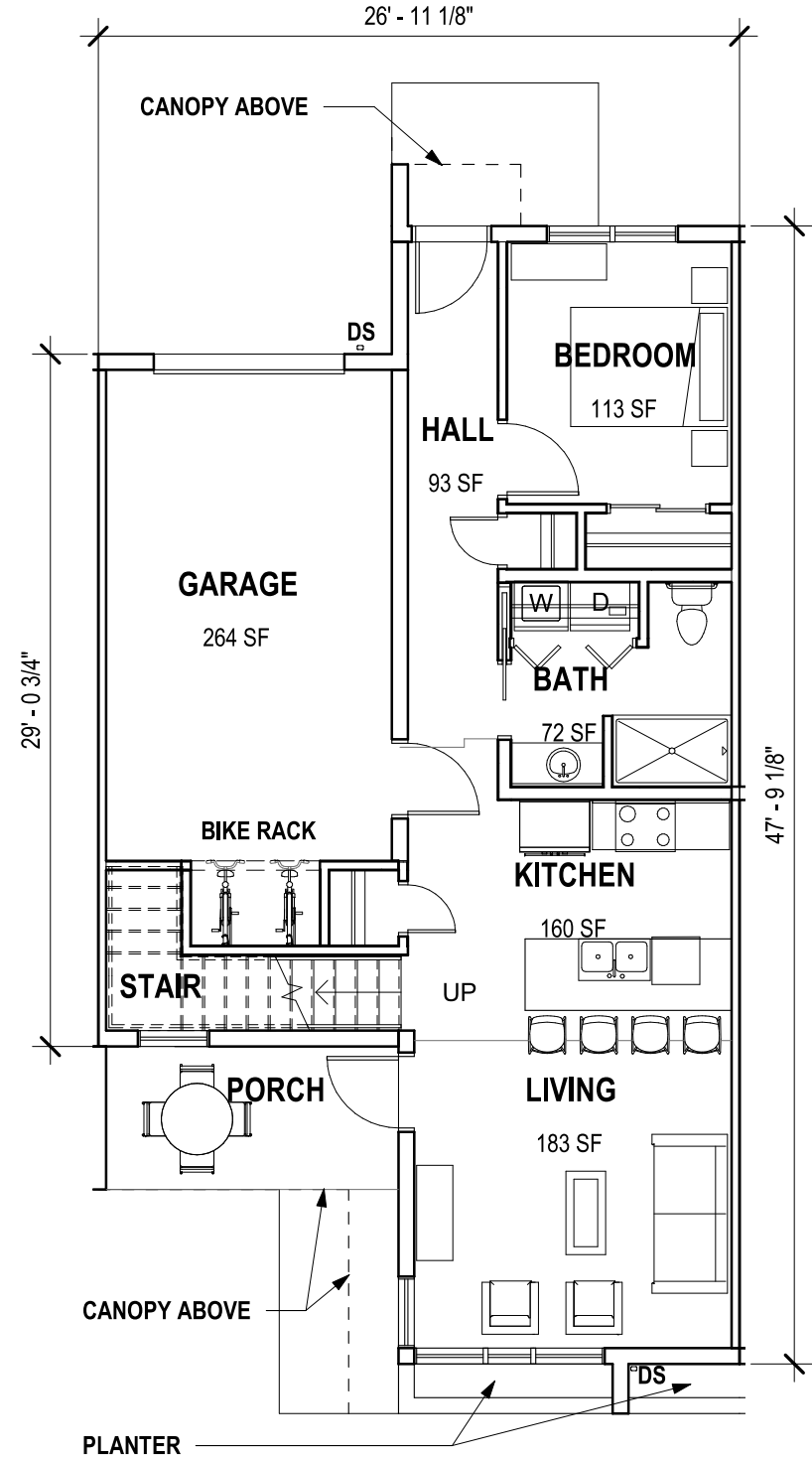
3 TOWNHOUSE ROOF PLAN
1/16" = 1'-0"



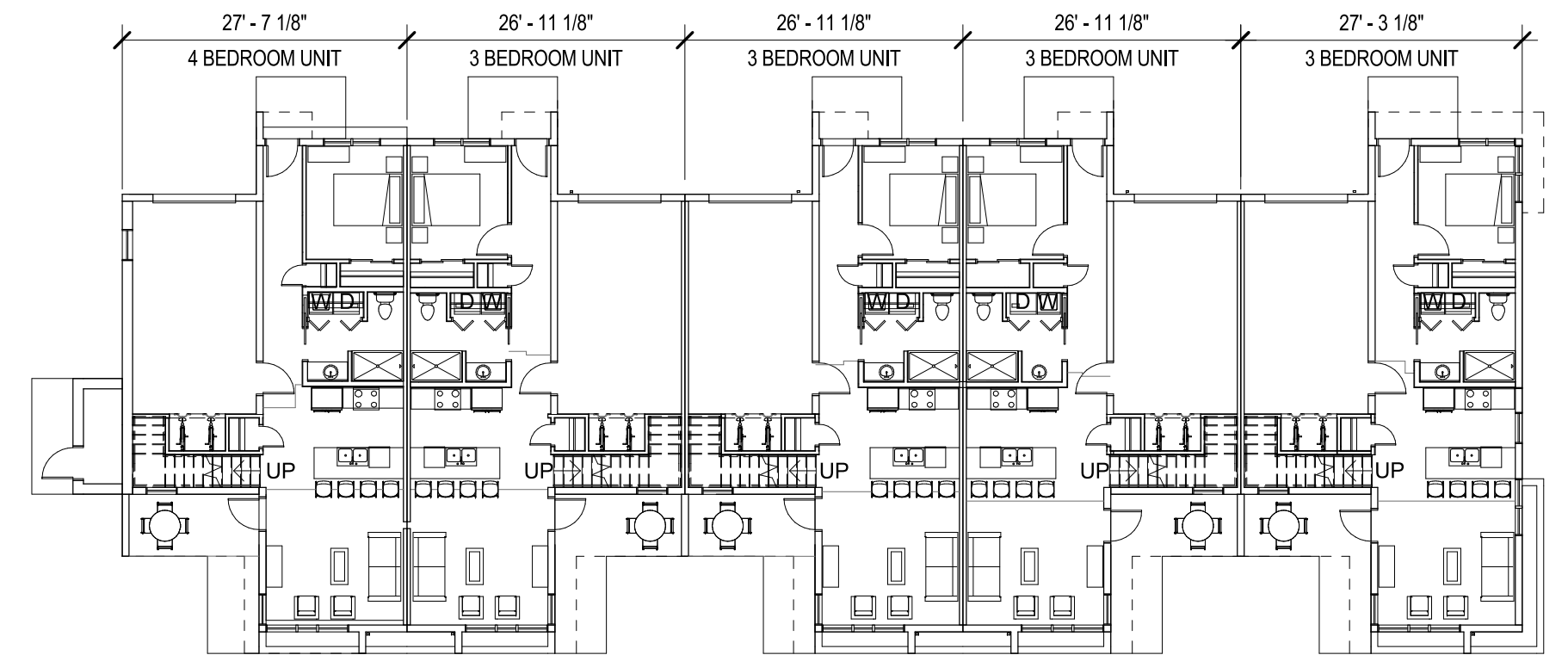
2 TOWNHOUSE SECOND FLOOR PLAN
1/16" = 1'-0"



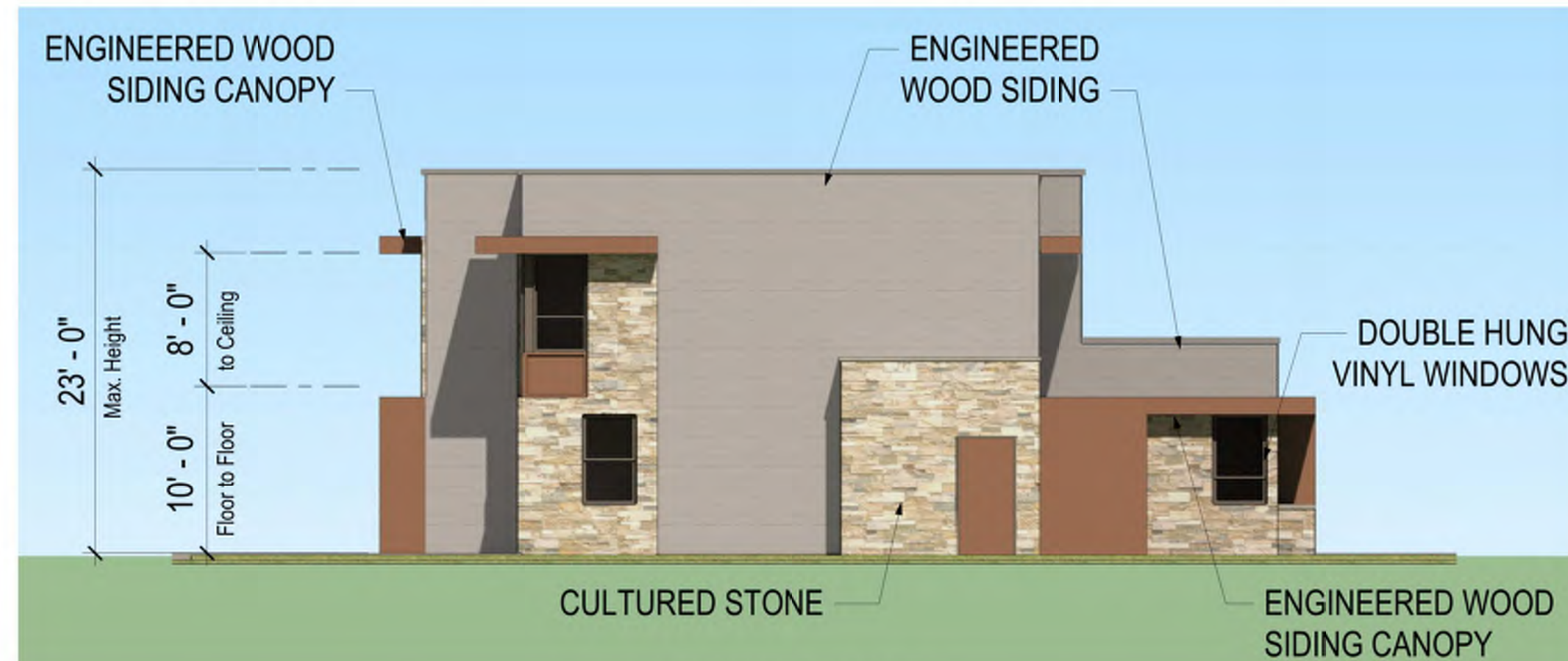
6 4 BEDROOM UNIT W/GARAGE FIRST FLOOR PLAN
1/8" = 1'-0"



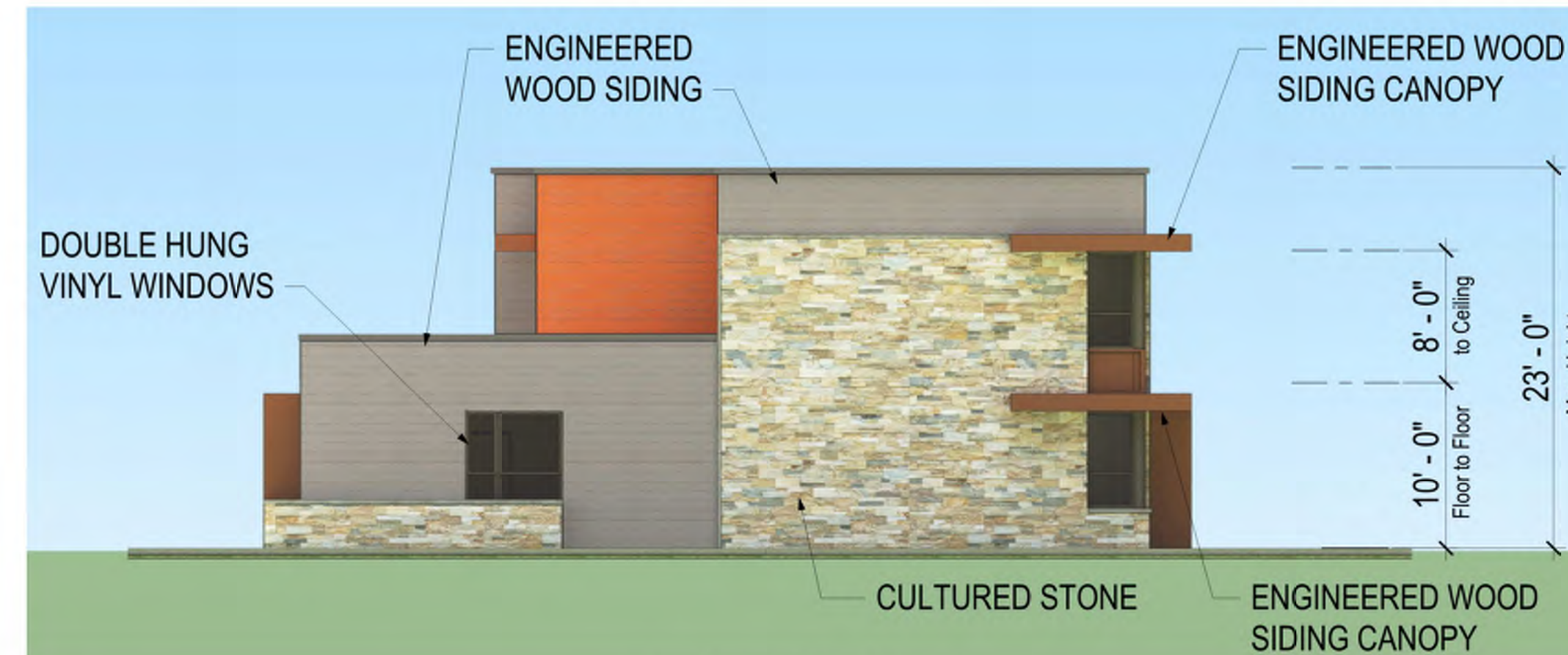
4 3 BEDROOM UNIT W/GARAGE FIRST FLOOR PLAN
1/8" = 1'-0"



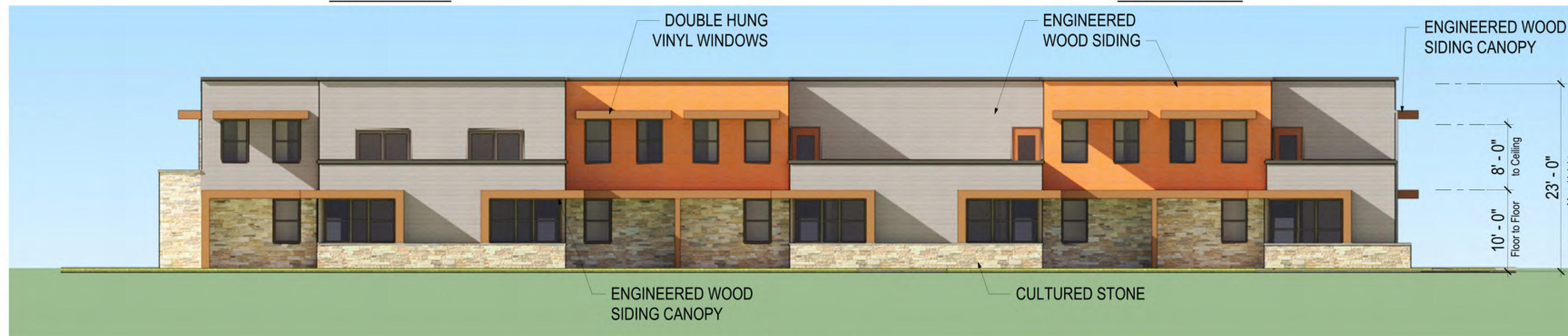
1 TOWNHOUSE FIRST FLOOR PLAN
1/16" = 1'-0"



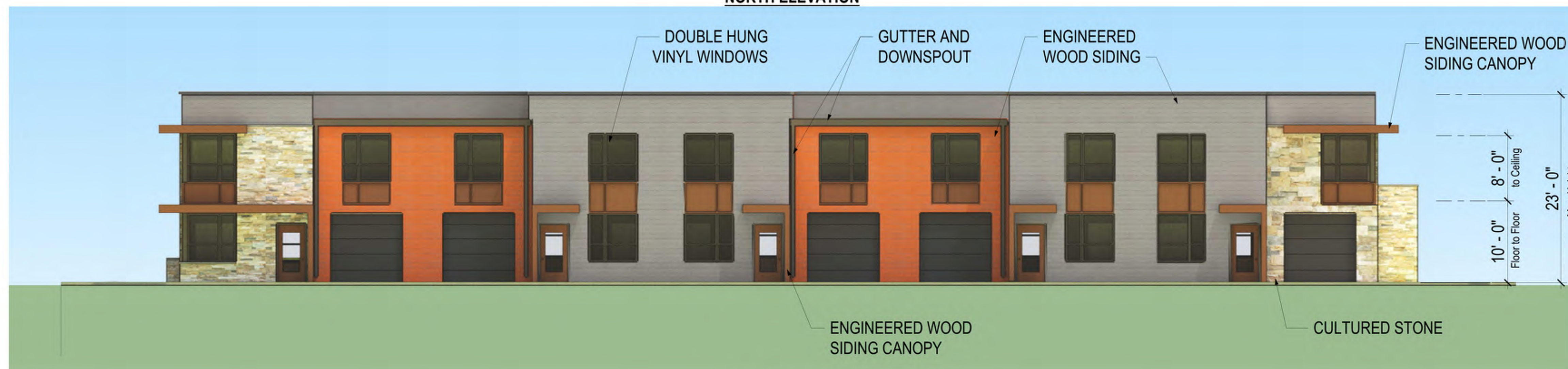
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



VIEW TO SOUTH WEST - TOWNHOMES

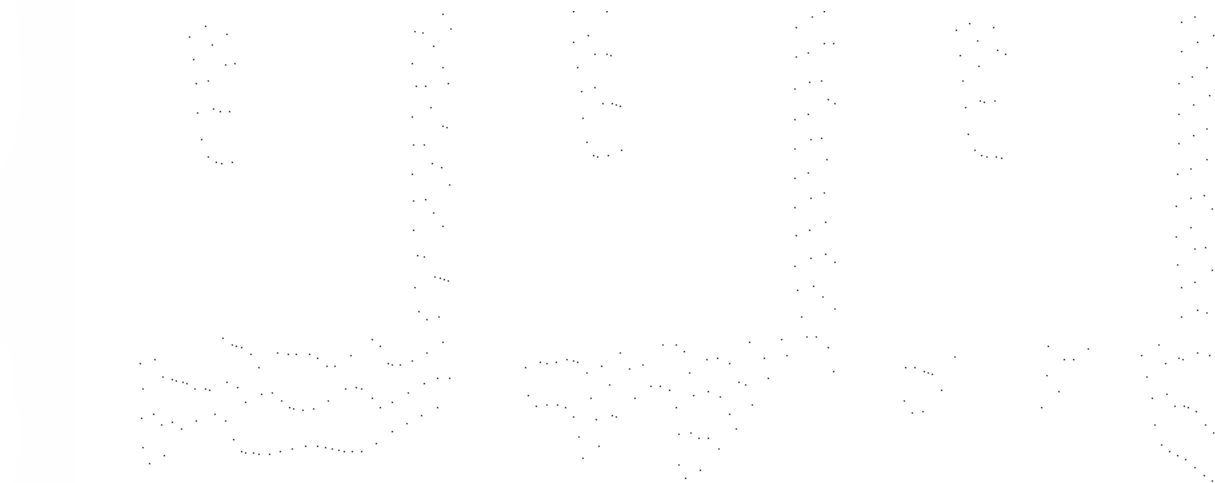


VIEW TO NORTH WEST - TOWNHOMES



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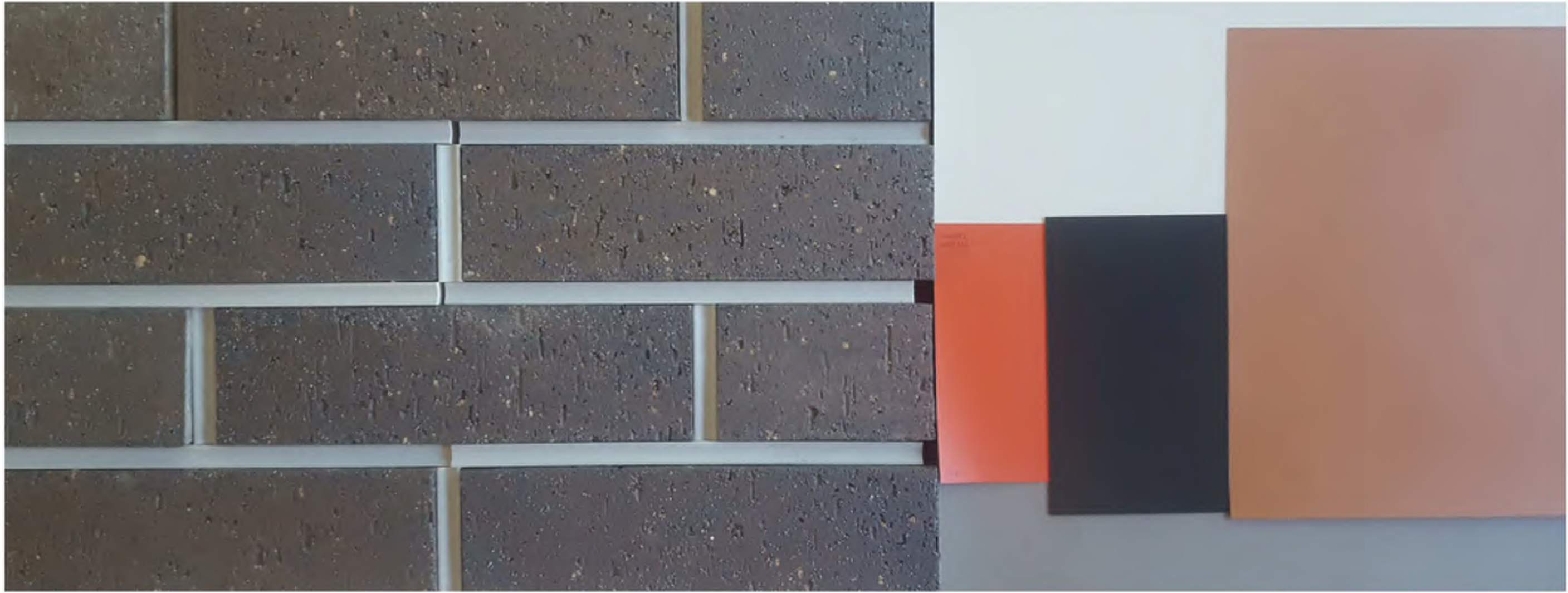


A1.5.3

ACE APARTMENTS - MIXED USE

4602 COTTAGE GROVE ROAD, MADISON, WI

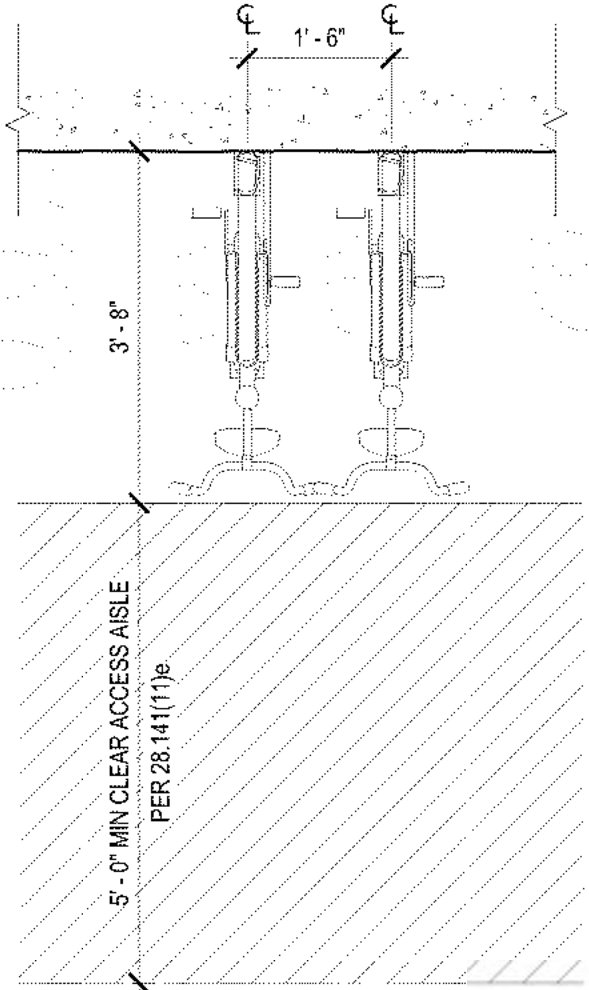
TOWNHOUSE PERSPECTIVES
08/28/2019
18055



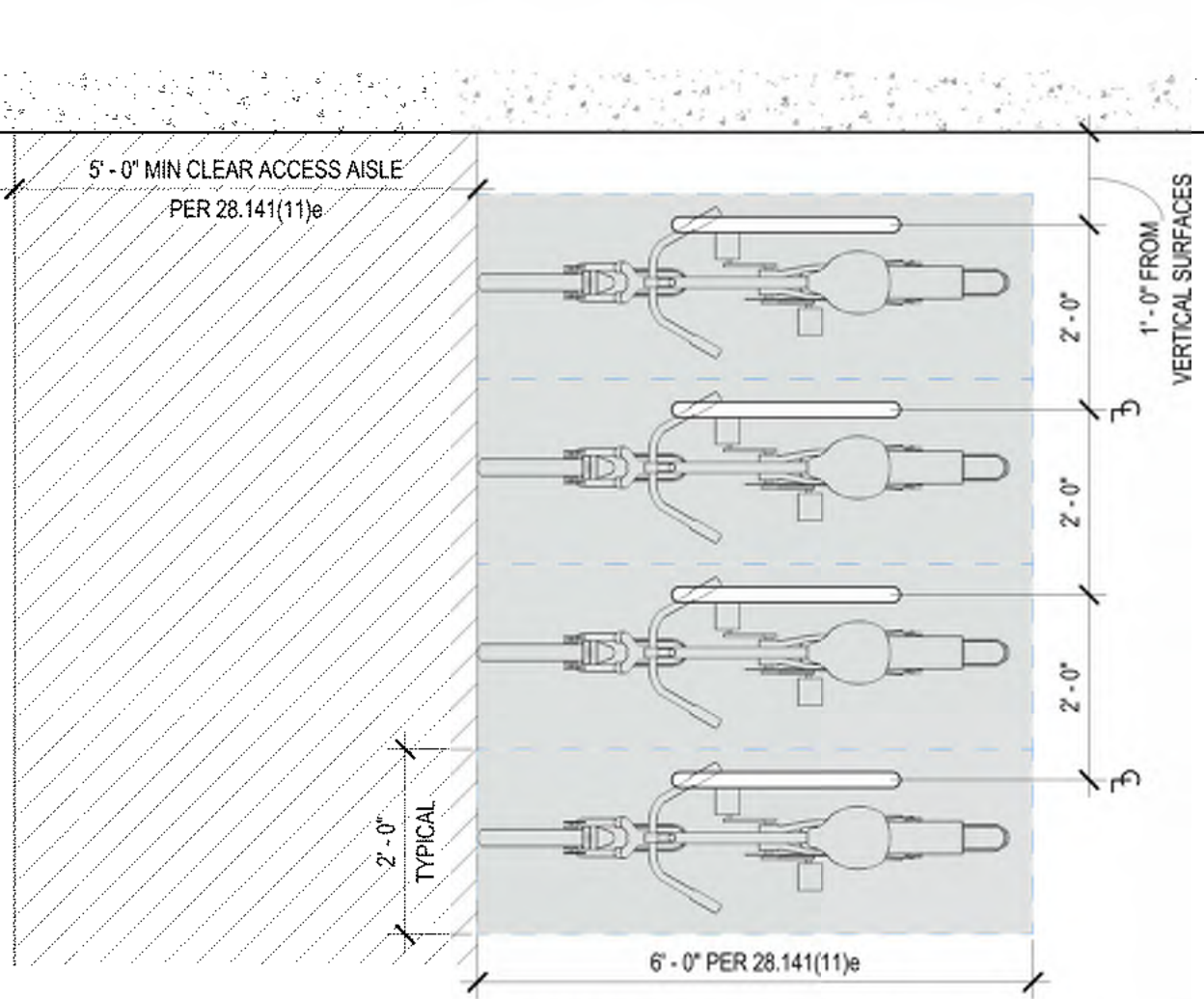
4 STORY BUILDING COLOR PALLETTE



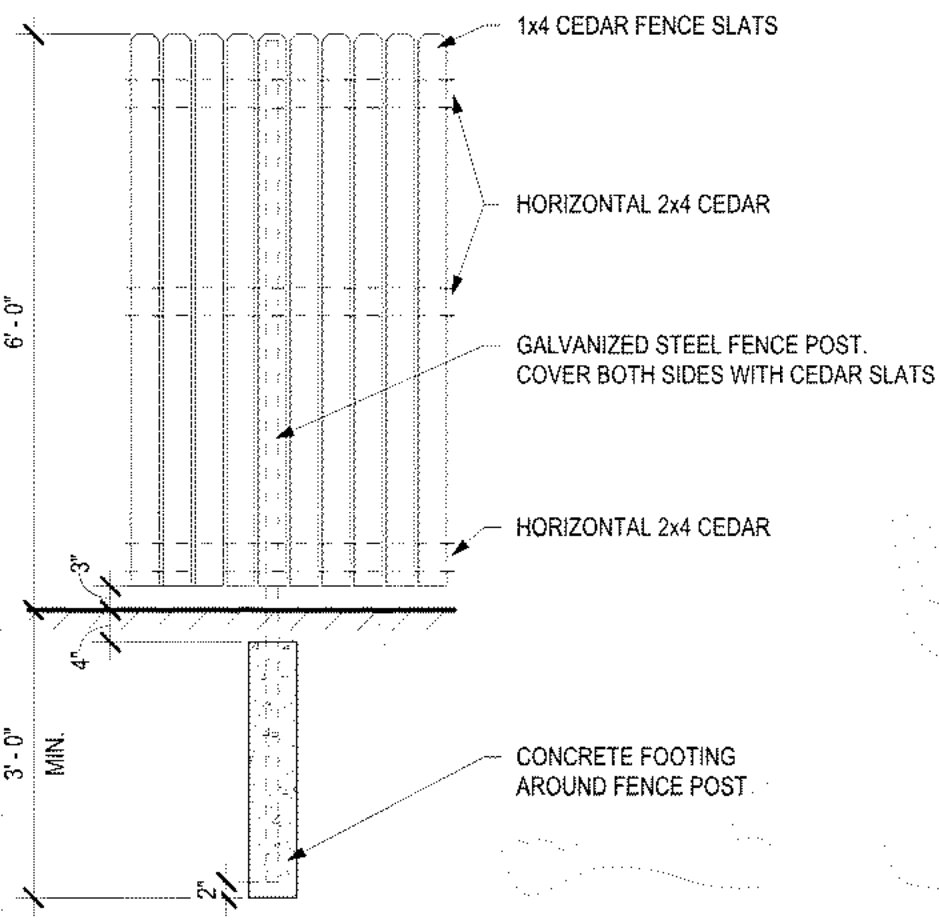
TOWNHOUSE COLOR PALLETTE



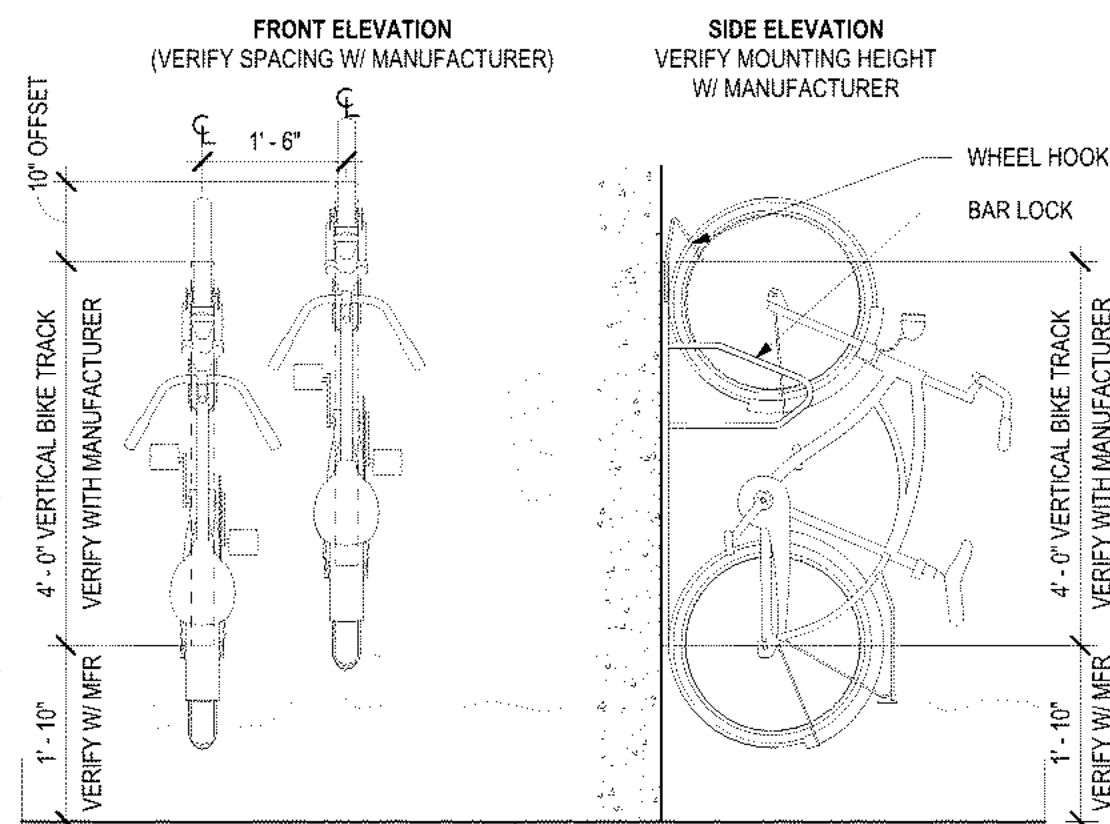
4 VERTICAL SURFACE MOUNTED BICYCLE PARKING PLAN
1/2" = 1'-0"



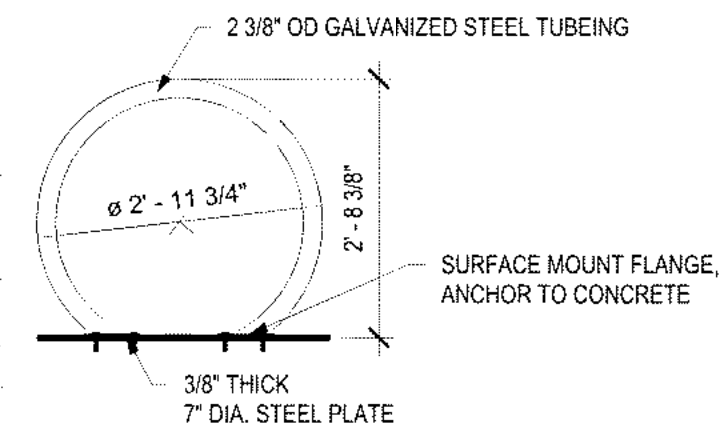
2 HORIZONTAL SURFACE MOUNTED BICYCLE PARKING
1/2" = 1'-0"



5 FENCE DETAIL
1/2" = 1'-0"



3 VERTICAL SURFACE MOUNTED BIKE STALL ELEVATION
1/2" = 1'-0"



1 BIKE RACK DETAIL
1/2" = 1'-0"

