
EXISTING BUILDING

PROPOSED ELEVATION
IMPROVEMENTS

## PROPOSED INTENTION:

1. PROPOSAL TO IMPROVE THE EXTERIOR ELEVATION OF AN EXISTING GAS STATION/ C-STORE THROUGH A SMALL ADDITION

2. PRIMARY MATERIAL: CORRUGATED STEEL

3. INCLUDES A NEW PERFORATED METAL PANEL OVER A COLORED BACKDROP, WITH POSSIBILITY OF BACKLIGHTING AT NIGHT

4. DESIGNED TO INTEGRATE WITH EXISTING DESIGN WHILE IMROVING THE OVERALL AESTHETIC OF THE BUILDING

5. NEW METAL PANEL TO BE RAISED SLIGHTLY, TO BETTER HIDE THE HVAC EQUIPMENT ABOVE THE BUILDING

6. IMPROVED LANDSCAPING

7. IMPROVED LIGHTING

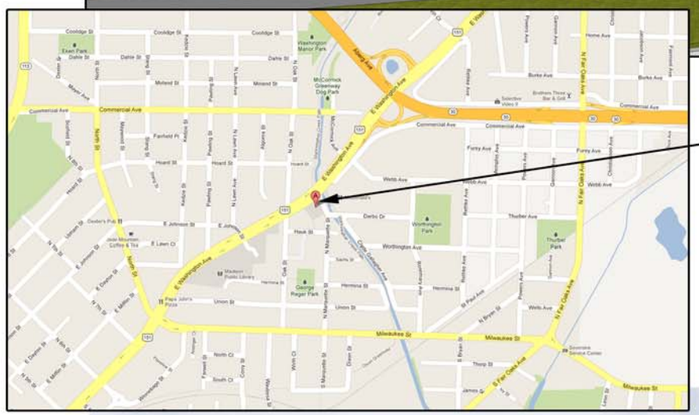
URBAN DESIGN COMMISSION

SUBMISSION FOR APPROVAL

COVERSHEET: PROPOSAL

SHULFER ARCHITECTS, LLC

C.S



SITE
LOCATION

SUMMARY:

1. ADDITION AND ELEVATION IMPROVEMENT FOR GAS STATION AND CONVENIENT STORT

2. LOCATED AT 3019 EAST WASHINGTON AVE

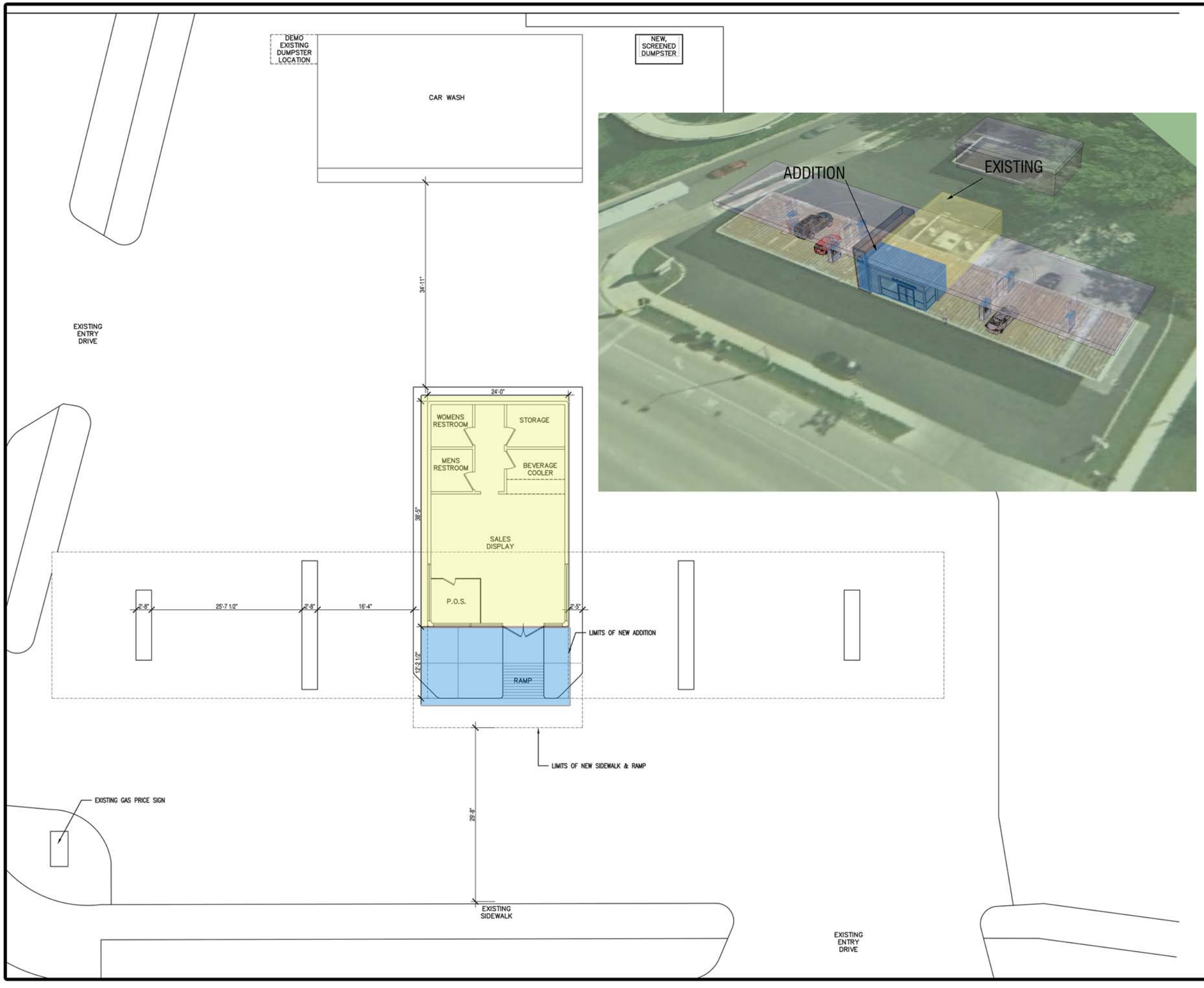
URBAN DESIGN COMMISSION

SUBMISSION FOR APPROVAL

SITE LOCATION/ IMAGES

SHULFER ARCHITECTS, LLC

C.1







## SUMMARY:

1. ADDITION TO EXTEND TO END OF EXISTING CANOPY

2. LANDSCAPING MODIFIED PER ATTACHED PLAN

3. LIGHTING: SEE LIGHTING PLAN

4. UTILITY: NO CHANGES

5. HVAC EQUIPMENT: TO REMAIN ON ROOF BELOW CANOPY AND SCREENED BY EXTERIOR WALL PARAPET

6. NO PLANNED CHANGES TO GRADE

## URBAN DESIGN COMMISSION

SUBMISSION FOR APPROVAL

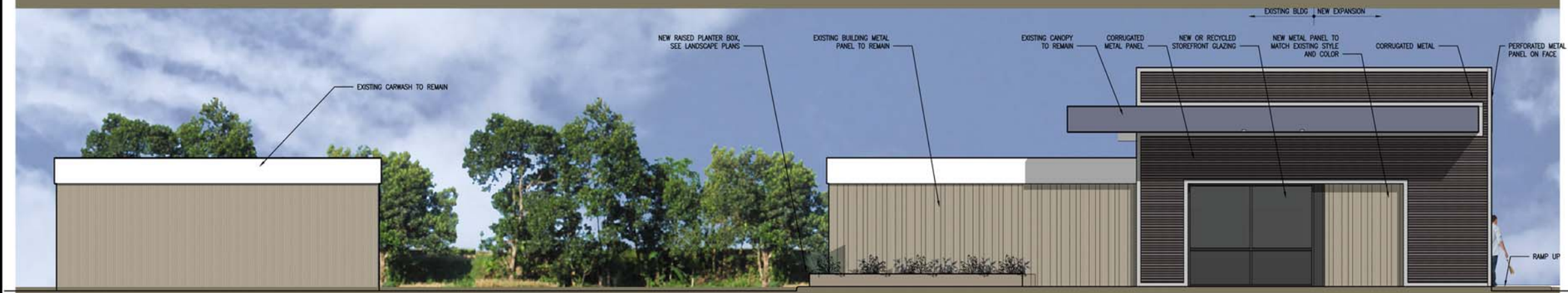
SITE PLAN

SHULFER ARCHITECTS, LLC

C.2


1 **NORTH ELEVATION**


2 **EAST ELEVATION**




3 **WEST ELEVATION**

## SUMMARY:

1. PRIMARY BUILDING MATERIALS: CORRUGATED STEEL PANEL, LOW-E STOREFRONT GLAZING, SPANDREL GLASS PANELS (OR COLORED METAL PANELS)

2. EXISTING CANOPY TO REMAIN

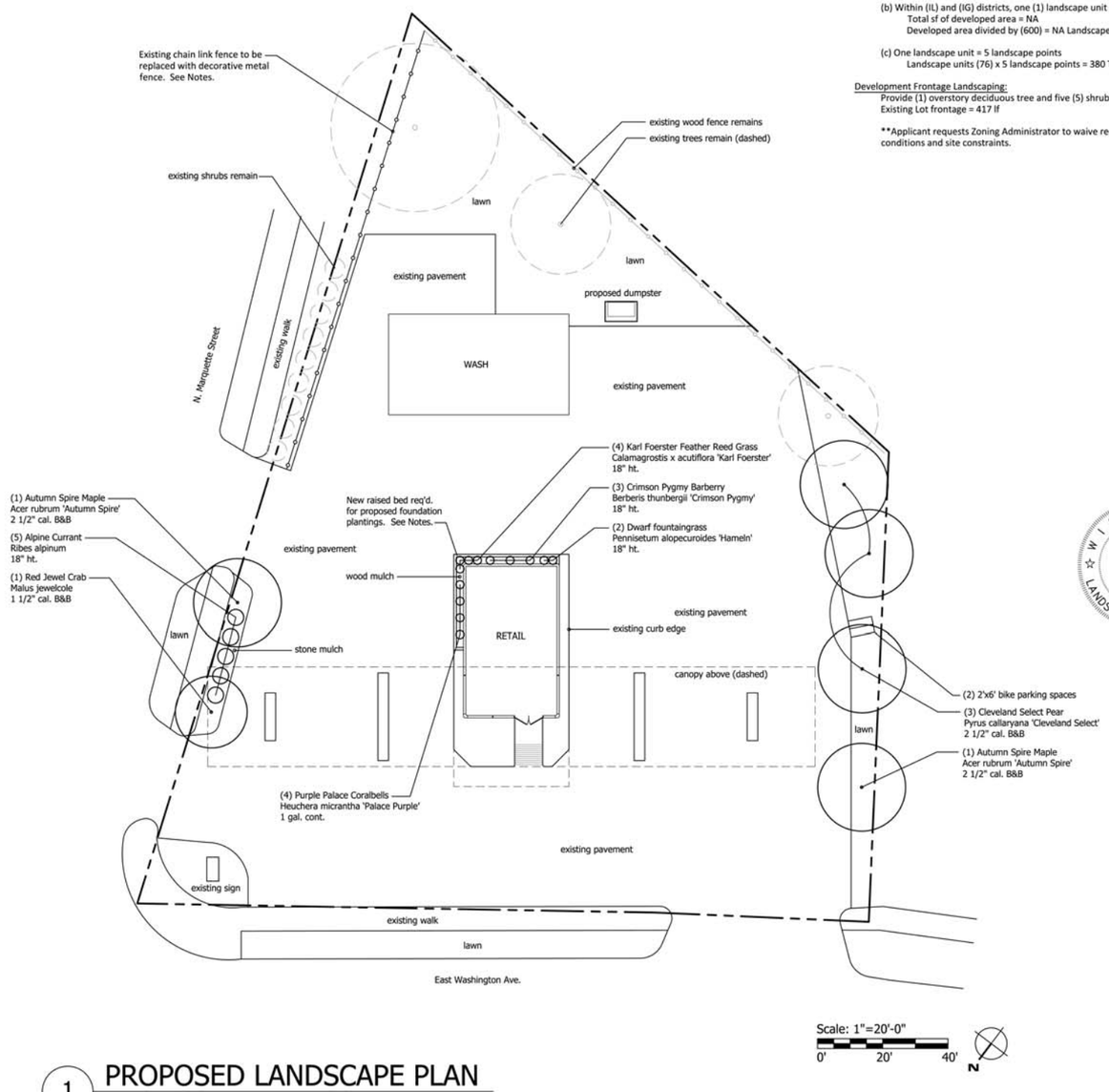
## URBAN DESIGN COMMISSION

SUBMISSION FOR APPROVAL

ELEVATIONS

SHULFER ARCHITECTS, LLC

C.3




## 1 PROPOSED LANDSCAPE PLAN

NOTES:

1. Areas labeled "wood mulch" to receive a mixture of recycled, brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

2. Individual lawn trees and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)

4. Areas labeled "stone mulch" to receive locally available, clean washed 1 ½" - 2 ½" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric. Basis of Design: Dewitt Pro-5 Weed Barrier. Dewitt Company. (www.dewittcompany.com)

5. Decorative metal fence to be a high quality 5' tall, powder coated Aluminum fence. Color: black. Basis of Design: Ameristar Echelon "Majestic". (www.ameristarfence.com)

6. Raised bed to create foundation planting area to be constructed of modular landscape block. Install per manu. directions and fill with plant bed soil. Final height to be 12" above existing concrete curb edge.

Landscape Calculations and Distribution:

(a) One (1) landscape unit for each (300) sf developed area
Total sf of developed area = 22,820 sf
Developed area divided by (300) = 76 Landscape Units

(b) Within (IL) and (IG) districts, one (1) landscape unit for each (600) sf developed area
Total sf of developed area = NA
Developed area divided by (600) = NA Landscape Units

(c) One landscape unit = 5 landscape points
Landscape units (76) x 5 landscape points = 380 Total Points Required

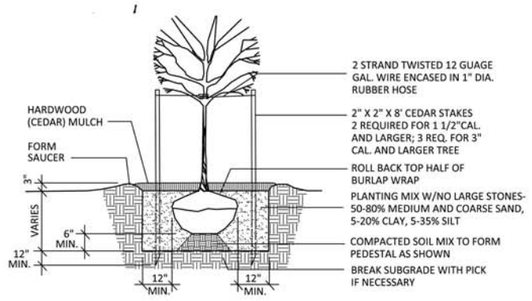
Development Frontage Landscaping:
Provide (1) overstory deciduous tree and five (5) shrubs per (30) lf of lot frontage
Existing Lot frontage = 417 lf

**Applicant requests Zoning Administrator to waive requirements due to existing conditions and site constraints.

Tabulation of Points and Credits:

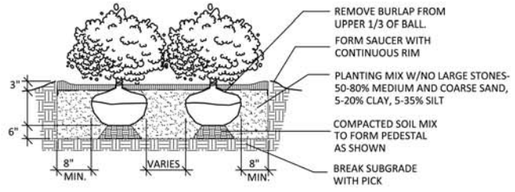
| Plant Type/Element | Min. size | Points | Existing Qty. | Existing Pts. | Proposed Qty. | Proposed Pts. |
|---|---|---|---|---|---|---|
| Overstory Deciduous Tree | 2 1/2" cal. | 35 | 3 | 105 | 5 | 175 |
| Ornamental tree | 1 1/2" cal. | 15 | 1 | 15 | 1 | 15 |
| Evergreen tree | 3 feet tall | 15 | | | | |
| Shrub, deciduous | 18" or 3 gal. | 2 | 9 | 18 | 8 | 16 |
| Shrub, evergreen | 18" or 3 gal. | 3 | | | | |
| Ornamental grasses | 18" or 3 gal. | 2 | | | | |
| Ornamental fence or wall | na | 4 per 10 lf | 160 | 64 | | NA |
| Total | | | | 202 | + | 206 |

= 408 Total Points Provided (380 Required)



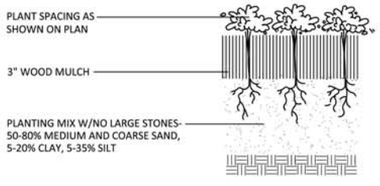

## 2 TREE PLANTING

NTS




## 3 SHRUB PLANTING

NTS




## 4 PERENNIAL PLANTING

NTS



## SUMMARY:

1. LANDSCAPE PLANS MEETS REQUIRED POINTS
2. INCLUDES LOCATION FOR FOUR BIKES
3. RAISED PLANTERS AT BUILDING
4. NEW TREES, SHRUBS, AND PERENNIALS

# URBAN DESIGN COMMISSION

SUBMISSION FOR APPROVAL

LANDSCAPE PLAN

SHULFER ARCHITECTS, LLC

C.4


| Stat Area Canopy |
|---|
| Illuminance Values (Fc)<br>Average =38.98<br>Maximum =52.9<br>Minimum =14.5<br>Avg/Min Ratio=2.69<br>Max/Min Ratio=3.65<br>Max/Avg Ratio=1.36 |

| Stat Area Driveway |
|---|
| Illuminance Values (Fc)<br>Average =5.37<br>Maximum =21.5<br>Minimum =0.1<br>Avg/Min Ratio=53.70<br>Max/Min Ratio=215.00<br>Max/Avg Ratio=4.00 |

EAST- WASHINGTON

| Luminaire Schedule | | | | |
|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description |
| | 2 | OA | SINGLE | 30 WATT LED Wall Mt CROSSTOR (NEW) |
| | 2 | B | SINGLE | 70 W MV Barn Light Existing to Remain |
| | 2 | C | SINGLE | LED CANOPY LIGHT EXISTING TO REMAIN |
| | 4 | A | SINGLE | 250 W MH AREA CUT OFF ON 16' POLE |

SITE PHOTOMETRICS
NOT TO SCALE

## SUMMARY:

1. EXISTING LIGHTING TO REMAIN

2. ADD TWO NEW WALL MOUNTED LIGHTS, SEE PLAN

URBAN DESIGN COMMISSION

SUBMISSION FOR APPROVAL

LIGHTING PLAN

SHULFER ARCHITECTS, LLC

C.5

LUMARK® energy solutions

## DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

| | | Type |
|---|---|---|
| Catalog # | XTOR3A-N-WT | OA |
| Project | East Washington Mobil | |
| Comments | New Store Front | Date |
| Prepared by | mb | 05/16/2013 |

## SPECIFICATION FEATURES

**Construction**
Slim, low profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

**Optical**
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaries are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

**Electrical**
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 70% of initial light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

**Finish**
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

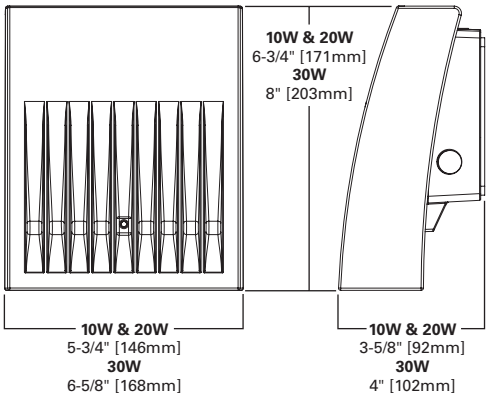
**Warranty**
Five-year limited warranty.

# XTOR
## CROSSTOUR LED

**APPLICATIONS:**
**WALL / SURFACE**
**POST / BOLLARD**
**LOW LEVEL**
**FLOODLIGHT**
**INVERTED**
**SITE LIGHTING**

DESIGNLIGHTS CONSORTIUM

## DIMENSIONS




## CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ARRA Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Lighting Facts® Registered
DesignLights™ Consortium Qualified
Title 24 Compliant

## TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

## EPA
Effective Projected Area:
(Sq. Ft.)
XTOR1A/XT0R2A=0.34
XTOR3A = 0.45

## SHIPPING DATA:
**Approximate Net Weight:**
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

## ORDERING INFORMATION

**XTOR3A-N-WT**

| XTOR3A | N | WT | | |
|---|---|---|---|---|

**Series** [1]
**XTOR1A**=Small Door ,10W
**XTOR2A**=Small Door, 20W
**XTOR3A**=Large Door, 30W

**LED Kelvin Color** [2]
__=Bright White (Standard) 5000K
**N**=Neutral Warm White, 3500K

**Housing Color**
__=Carbon Bronze (Standard)
**WT**=Summit White

**Options** [3]
**347V**=347V[4]
**PC1**=Photocontrol 120V[4]
**PC2**=Photocontrol 208-277V[4, 5]
**HA**=50 Degrees C High Ambient[6]

**Accessories** [7]
**WG/XTOR**=Wireguard[8]
**XTORFLD-KNC**=Knuckle Floodlight Kit[9]
**XTORFLD-TRN**=Trunnion Floodlight Kit[9]
**XTORFLD-KNC-W**=Knuckle Floodlight Kit, White[9]
**XTORFLD-TRN-WT**=Trunnion Floodlight Kit, White[9]

**Notes:**
1 DesignLights™ Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2 XTOR1A not available in 3500K.
3 Add as a suffix.
4 Photocontrols are factory installed.
5 Order PC2 for 347V models.
6 Thru-branch wiring not available with HA option or with 347V.
7 Order separately.
8 Wireguard for wall/surface mount. Not for use with Floodlight Kit accessory.
9 Floodlight Kit accessory supplied with Knuckle (KNC) or Trunnion (TRN) base, small and large top visors and small and large impact shields.

## STOCK ORDERING INFORMATION

| 10W Series | 20W Series | 30W Series |
|---|---|---|
| XTOR1A=10W, 5000K, Carbon Bronze | XTOR2A=20W, 5000K, Carbon Bronze | XTOR3A=30W, 5000K, Carbon Bronze |
| XTOR1A-WT=10W, 5000K, Summit White | XTOR2A-N=20W, 3500K, Carbon Bronze | XTOR3A-N=30W, 3500K, Carbon Bronze |
| XTOR1A-PC1=10W, 5000K, 120V PC, Carbon Bronze | XTOR2A-WT=20W, Summit White | XTOR3A-WT=30W, Summit White |
| | XTOR2A-PC1=20W, 120V PC, Carbon Bronze | XTOR3A-PC1=30W, 120V PC, Carbon Bronze |

5 Days Quick-Ship

## 5-DAY QUICK SHIP ORDERING INFORMATION

| 10W Series | 20W Series | 30W Series |
|---|---|---|
| XTOR1A-WT-PC1=10W, 5000K, Summit White, 120V PC | XTOR2A-PC2=20W, 5000K, 208-277V PC, Carbon Bronze | XTOR3A-PC2=30W, 5000K, 208-277V PC, Carbon Bronze |
| | XTOR2A-WT-PC1=20W, 5000K, Summit White, 120V PC | XTOR3A-WT-PC1=30W, 5000K, Summit White, 120V PC |
| | XTOR2A-WT-PC2=20W, 5000K, Summit White, 208-277V PC | XTOR3A-WT-PC2=30W, 5000K, Summit White, 208-277V PC |
| | XTOR2A-N-WT=20W, 3500K, Summit White | XTOR3A-N-WT=30W, 3500K, Summit White |
| | XTOR2A-N-PC1=20W, 3500K, 120V PC, Carbon Bronze | XTOR3A-N-PC1=30W, 3500K, 120V PC, Carbon Bronze |
| | XTOR2A-N-PC2=20W, 3500K, 208-277V PC, Carbon Bronze | XTOR3A-N-PC2=30W, 3500K, 208-277V PC, Carbon Bronze |
| | XTOR2A-N-WHT-PC1=20W, 3500K, Summit White, 120V PC | XTOR3A-N-WHT-PC1=30W, 3500K, Summit White, 120V PC |
| | XTOR2A-N-WT-PC2=20W, 3500K, Summit White, 208-277V PC | XTOR3A-N-WT-PC2=30W, 3500K, Summit White, 208-277V PC |

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (72,000 Hours) | Theoretical L70 (Hours) |
|---|---|---|
| **10W Model** | | |
| 25°C | > 91% | > 350,000 |
| 40°C | > 91% | > 340,000 |
| 50°C | > 91% | > 330,000 |
| **20W Model** | | |
| 25°C | > 91% | > 340,000 |
| 40°C | > 90% | > 320,000 |
| 50°C | > 90% | > 300,000 |
| **30W Model** | | |
| 25°C | > 91% | > 340,000 |
| 40°C | > 91% | > 320,000 |
| 50°C | > 90% | > 300,000 |

## LUMENS - CRI/CCT TABLE

| LED Information | XTOR1A | XTOR2A | XTOR2A-N | XTOR3A | XTOR3A-N |
|---|---|---|---|---|---|
| Delivered Lumens (Wall Mount) | 734 | 1432 | 1323 | 2649 | 2273 |
| Delivered Lumens (With Flood Accessory Kit) | 713 | 1424 | 1315 | 2614 | 2243 |
| B.U.G. Rating* | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 |
| CCT (Kelvin) | 5000 | 5000 | 3500 | 5000 | 3500 |
| CRI (Color Rendering Index) | 67 | 65 | 68 | 65 | 68 |
| Power Consumption (Watts) | 8W | 21W | 21W | 30W | 30W |

* B.U.G. Rating does not apply to floodlighting.

## CURRENT DRAW

| Voltage | Model Series | | |
|---|---|---|---|
| | 10W | 20W | 30W |
| 120V | 0.06A | 0.21A | 0.29A |
| 208V | 0.04A | 0.13A | 0.18A |
| 240V | 0.04A | 0.12A | 0.16A |
| 277V | 0.03A | 0.10A | 0.14A |
| 347V | 0.03A | 0.08A | 0.11A |