URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid ____ Receipt # ____
Date received ____
Received by ____
Aldermanic District ____
Zoning District ____
Urban Design District ____
Submittal reviewed by ____
Legistar # ____

8/8/22
12:00 p.m.
received

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 3206 E Washington Ave
Title: Melvin Ct Car Wash

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested ____

☑ New development
☐ Alteration to an existing or previously-approved development
☐ Informational
☐ Initial approval
☑ Final approval

3. Project Type

☑ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

☑ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)
☐ Signage Exception

Other

☐ Please specify ____

4. Applicant, Agent, and Property Owner Information

Applicant name Jeffrey Natrop
Company Renner Architects
Street address 643 E Erie St
City/State/Zip Milw., WI 53202
Telephone ____
Email jnatrop@rennerarchitects.com

Project contact person Jeffrey Natrop
Company ____
Street address same as above
City/State/Zip ____
Telephone ____
Email ____

Property owner (if not applicant) Lakhbir Singh
Street address 1354 N Bird St
City/State/Zip Sun Prairie, WI 53590
Telephone 262 237 0958
Email libertygasstop@gmail.com

5. Required Submittal Materials

- ☐ **Application Form**
- ☐ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☐ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☐ **Electronic Submittal***
- ☐ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 3/2/22.
2. 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 Jeffrey Natrop Relationship to property Architect

Authorizing signature of property owner ______ Date 8/8/22

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☑ Urban Design Districts: $350 *(per §35.24(6) MGO).*
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

— Planned Multi-Use Site or Residential Building Complex

City of Madison
Letter of Intent to Construct a Car Wash
3206 E. Washington Avenue
August 8, 2022

We are applying for a conditional use permit to demolish an existing self-service car wash and construct a new state-of-the-art tunnel car wash with 10 outdoor vacuum stations. The vacuum producers will be located inside the building and the piping will run underground to each vacuum minimizing the sound. There will be 3 payment lanes, 1 for members who can drive directly through the lane and into the car wash, the other 2 lanes will be for paying customers.

The public rights of way are generously landscaped.

Parking is along Washington Avenue but is well screened.

The signs are integrated into the design of the building with the exception of one on premise sign on the corner.

All mechanical equipment is screened.

There are two larger architectural elements on the end of the building which break up the design. All materials are low maintenance.

Demolition

1/8" = 1'-0"

R E N N E R

architects

Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

1/8" = 1'-0"

SHEET 01

Date: 08 August 2022

MELVIN COURT CAR WASH
Project #6900.00

LAND USE SUMMARY

Site area	25,522 SF
Building area	4,695 SF
Lot coverage	82%
Usable open space	2,950 SF
Landscaped area	4,350 SF
Paved area	16,477 SF

PARKING SUMMARY
5 spaces
1 handicap space
0 Bike spaces
10 vacuum stalls

Site & Floor Plan
1/8" = 1'-0"

R E N N E R
architects

Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

0 4' 8' 16'

1/8" = 1'-0"

SHEET 02

Date: 08 August 2022

Utility Plan

1/8" = 1'-0"

R E N N E R
architects

Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

1/8" = 1'-0"

SHEET 03

Date: 08 August 2022

Grading & Storm Drainage
1/8" = 1'-0"

R E N N E R
a r c h i t e c t s

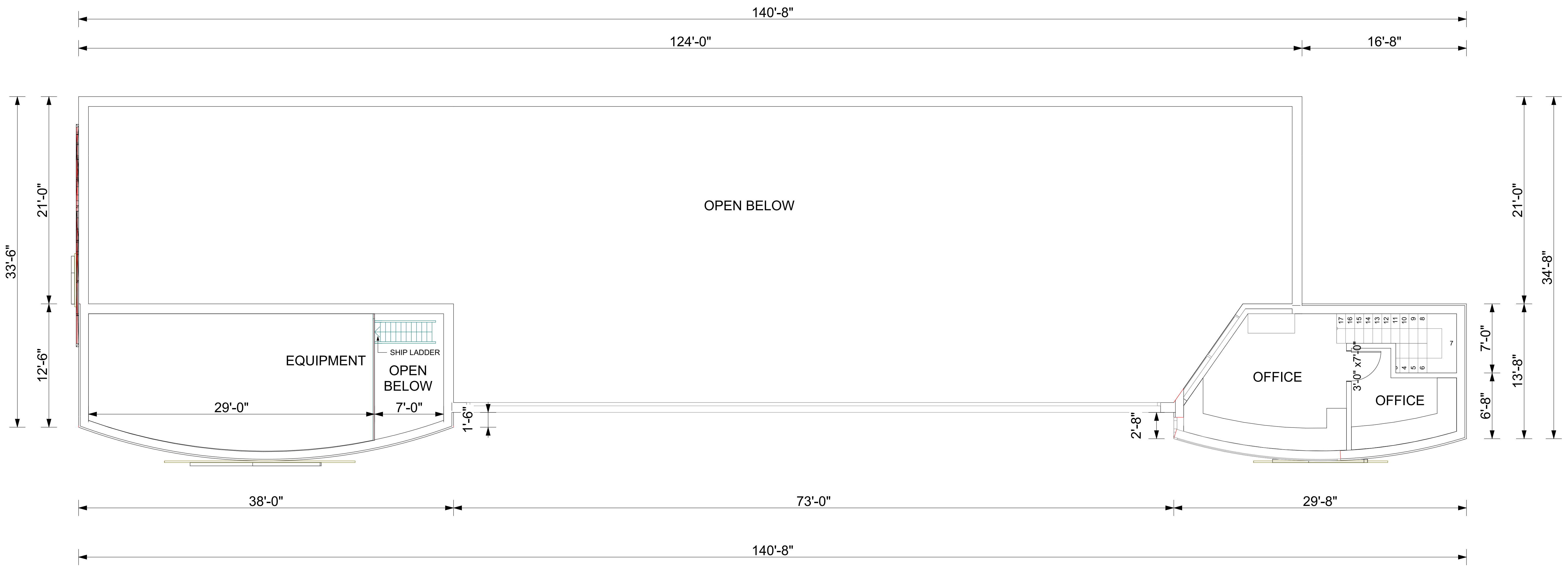
Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

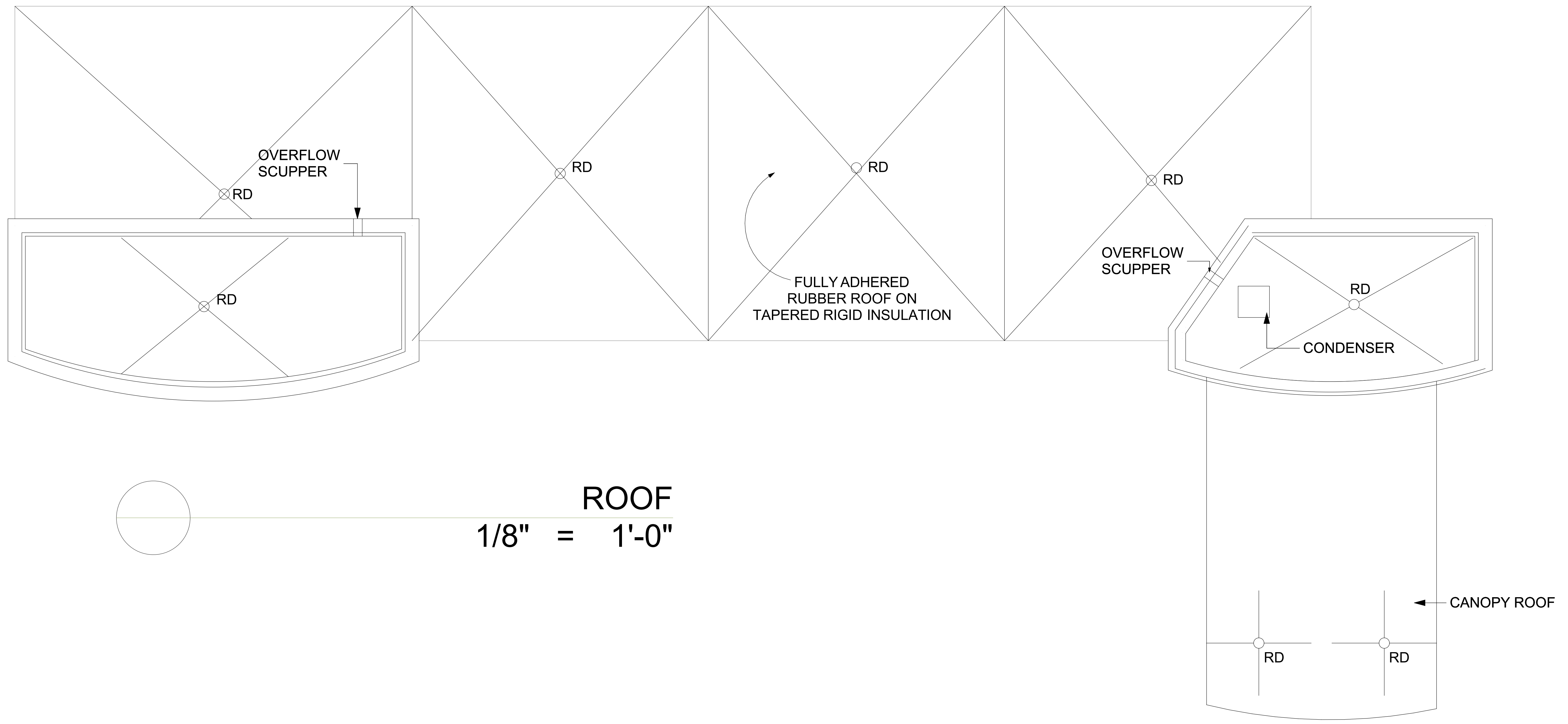
1/8" = 1'-0"

SHEET 04

Date: 08 August 2022



2nd Floor
1/8" = 1'-0"

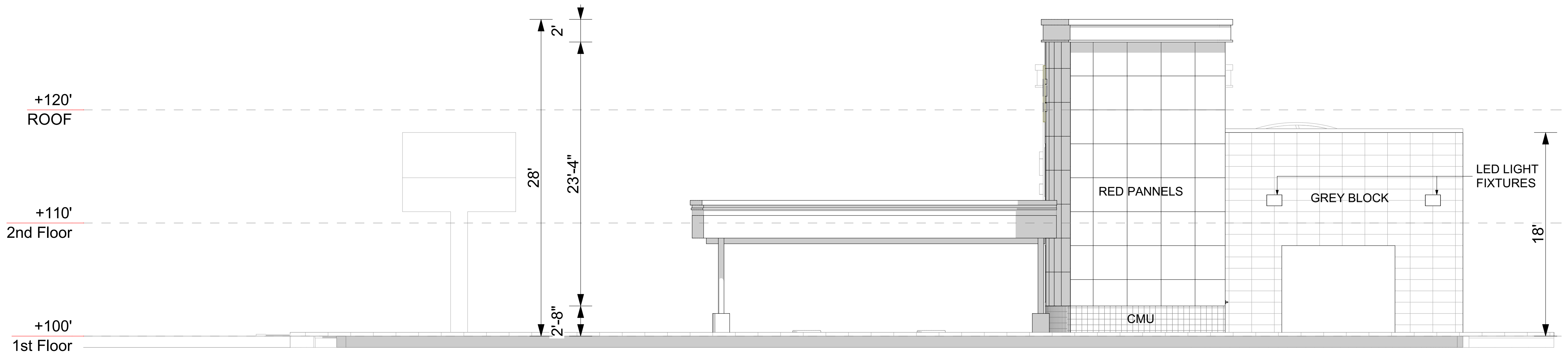


ROOF
1/8" = 1'-0"

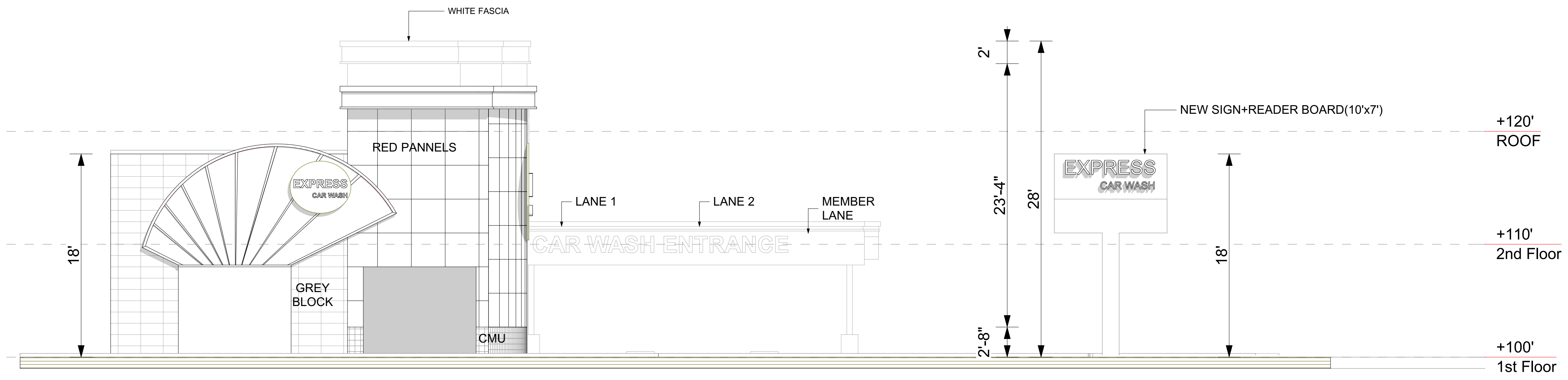
R E N N E R
architects
Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash
1/8" = 1'-0"
SHEET 05
Date: 08 August 2022

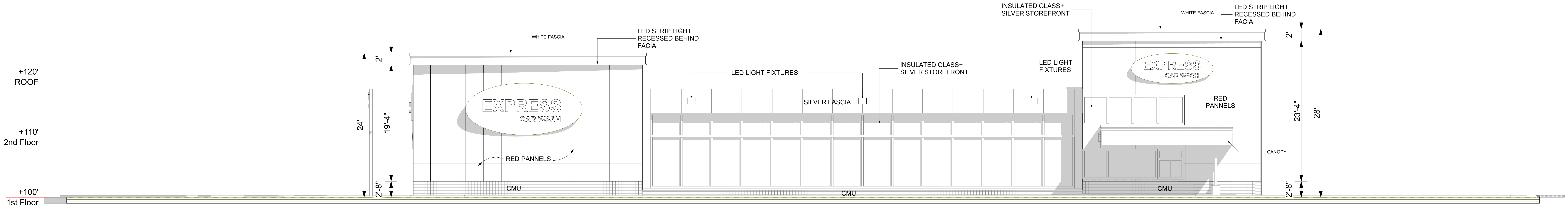
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

R E N N E R
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Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

0 4' 8' 16'

1/8" = 1'-0"

SHEET 06

Date: 08 August 2022

R E N N E R
architects
Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

SHEET 07

Date: 08 August 2022

RENNER
architects

Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

SHEET 08

Date: 08 August 2022

RENNER
architects

Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

SHEET 09

Date: 08 August 2022

R E N N E R
architects

Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

SHEET 10

Date: 08 August 2022

R E N N E R
architects

Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

SHEET 11

Date: 08 August 2022

MELVIN COURT CAR WASH
Project #6900.00

LAND USE SUMMARY

Site area	25,522 SF
Building area	4,695 SF
Lot coverage	82%
Usable open space	2,950 SF
Landscaped area	4,350 SF
Paved area	16,477 SF

PARKING SUMMARY
5 spaces
1 handicap space
0 Bike spaces
10 vacuum stalls

Site & Floor Plan
1/8" = 1'-0"

R E N N E R
architects
Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

1/8" = 1'-0"
SHEET FL
Date: 05 August 2022

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	CC-T - COMMERCIAL CORRIDOR TRANSITIONAL DISTRICT
TOTAL LOT AREA	25,522 SQ. FT. (0.59 Acres)
SITE BUILDING AREA	4,695 SQ. FT. (0.11 Acres)
LOT DEVELOPED AREA	20,827 SQ. FT. (0.48 Acres)
TOTAL IMPERVIOUS AREA	21,172 SQ. FT. (0.49 Acres)
TOTAL LOT GREENSPACE	4,350 SQ. FT. (0.10 Acres)
SITE LANDSCAPE PERCENTAGE	17.0%
TOTAL PARKING STALLS	6 STALLS 10 VACUUM STALLS

DESIGN COMPLIANCE:

THIS LANDSCAPE PLAN IS ACCURATE AND IN COPLAINACE WITH THE CITY OF MADISON 28.142 - LANDSCAPING AND SCREENING REQUIREMENTS.

(3) LANDSCAPE PLAN AND DESIGN STANDARDS,
(4) LANDSCAPE CALCULATIONS AND DISTRIBUTION,
(5) DEVELOPMENT FRONTAGE LANDSCAPING,
(6) INTERIOR PARKING LOT LANDSCAPING,
(7) FOUNDATION PLANTINGS

LANDSCAPE CALCULATIONS AND DISTRIBUTION
DEVLOPED AREA IS DEFINED AS THAT AREA WITHIN A SINGLE CONTIGUOUS BOUNDARY EXCLUDING THE AREA OF ANY BUILDING FOOTPRINT AT GRADE
TOTAL LOT AREA 25,522 SQ. FT - SITE BUILDING AREA 4,695 SQ. FT. = TOTAL DEVELOPED AREA 20,827 SQ. FT.
(A) FOR THE CC-T DISTRICTS, FIVE (5) POINT SHALL BE PROVIDED PER THREE HUNDRED (300) SQUARE FEET OF DEVELOPED AREA
(20,827 / 300) X 5 = 347.1 LANDSCAPE POINTS REQUIRED
752 LANDSCAPE POINTS ARE PROVIDED AIONG
*TREES MUST BE WITHIN DEVELOPED AREA AND CANNOT COMPRISE MORE THAN 40% (30%) OF TOTAL REQUIRED POINTS

28.142(5) DEVELOPMENT FRONTAGE LANDSCAPING
(A) ONE (1) OVERSTORY DECIDUOUS TREE AND SIX (6) SHRUBS SHALL BE PLANTED FOR EACH THIRTY (30) LINEAL FEET OF LOT FRONTAGE
(2) ORNAMENTAL TREES OR (1) TALL EVERGREEN TREE CAN BE SUBSTITUTED FOR (1) OVERSTORY DECIDUOUS TREE
TOTAL STREET FRONTAGE = 322 LINEAL FEET OF LOT FRONTAGE THEREFORE:
(11) OVERSTORY DECIDUOUS TREES ARE REQUIRED · · · *11 TOTAL* - NEW OVERSTORY DECIDUOUS TREES ARE PROVIDED

(65) SHRUBS ARE REQUIRED · · · 65 TOTAL - NEW BROADLEAF DECIDUOUS AND CONIFEROUS EVERGREEN SHRUBS ARE PROVIDED

STREET FRONTAGE LANDSCAPE POINTS
667 LANDSCAPE POINTS ARE PROVIDED

1,419 TOTAL PROJECT LANDSCAPE POINTS ARE PROVIDED

(6)INTERIOR PARKING LOT LANDSCAPING .
ALL PARKING LOTS WITH TWENTY (20) OR MORE PARKING SPACES SHALL BE LANDSCAPED IN ACCORDANCE WITH THE FOLLOWING INTERIOR PARKING LOT STANDARDS
ONE (1) DECIDUOUS CANOPY TREE FOR EVERY ONE HUNDRED SIXTY (160) SQUARE FEET OF REQUIRED LANDSCAPED AREA.
NONE REQUIRED

(7)FOUNDATION PLANTINGS
FOUNDATION PLANTINGS SHALL BE INSTALLED ALONG BUILDING FACADES, EXCEPT WHERE BUILDING FACADES DIRECTLY ABUT THE SIDEWALK, PLAZA, OR OTHER HARDSCAPE FEATURES. FOUNDATION PLANTINGS SHALL CONSIST PRIMARILY OF SHRUBS, PERENNIALS, AND NATIVE GRASSES.

(8)SCREENING ALONG DISTRICT BOUNDARIES
SCREENING SHALL CONSIST OF A SOLID WALL, SOLID FENCE, OR HEDGE WITH YEAR-ROUND FOLIAGE, BETWEEN SIX (6) AND EIGHT (8) FEET IN HEIGHT, EXCEPT THAT WITHIN THE FRONT YARD SETBACK AREA,

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR IS/ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF MADISON. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF MADISON.

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
(800)-242-8511, (262) 432-7910
(877) 500-9592
www.Diggershotline.com
OR

811
Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

LANDSCAPE POINTS TABLE

PLANT TYPE	POINTS	MINIMUM SIZE AT INSTALLATION
OVERSTORY DECIDUOUS TREE	35	2½ INCH CALIPER MEASURED DIAMETER AT BREAST HEIGHT (DBH) MINIMUM 12'-14' HGT.
TALL EVERGREEN TREE (I.E.PINE, SPRUCE)	35	5-6 FEET TALL
ORNAMENTAL TREE	15	1½ INCH CALIPER
UPRIGHT EVERGREEN SHRUB (I.E. ARBORVITAE)	10	3-4 FEET TALL
SHRUB, DECIDUOUS MIN. 12"-24"	3	#3 GALLON CONTAINER SIZE
SHRUB, EVERGREEN MIN.12"-24"	4	#3 GALLON CONTAINER SIZE
ORNAMENTAL GRASSES/PERENNIALS	2	#1 GALLON CONTAINER SIZE MIN. 8"-18"
ORNAMENTAL/DECORATIVE FENCING OR WALL	4 PER 10 LN. FT.	N/A
EXISTING SIGNIFICANT SPECIMEN TREE MAXIMUM POINTS PER TREE: 200	14/CALIPER INCH DBH	MINIMUM SIZE: 2 ½ INCH CALIPER DBH *TREES MUST BE WITHIN DEVELOPED AREA AND CANNOT COMPRISE MORE THAN 40% (30%) OF TOTAL REQUIRED POINTS
LANDSCAPE FURNITURE FOR PUBLIC SEATING AND/OR TRANSIT CONNECTIONS	5 POINTS / "SEAT"	*FURNITURE BE WITHIN DEVELOPED AREA, PUBLICALLY ACCESSIBLE, AND CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
5. INSITE LANDSCAPE DESIGN, INC, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.

2. ALL PLANTINGS SPECIFIED FOR THE MELVIN COURT CARWASH PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.

3. ALL DEVIATIONS FROM THE APPROVEDMELVIN COURT CARWASH PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.

4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.

5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.

6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.

7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.

8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.

9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.

10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.

11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.

12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.

13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.

14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.

15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.

16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.

17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.

18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.

19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.

20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.

21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.

22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.

23. DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION

24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
    - NECESSARY IRRIGATION (if REQUIRED)
    - INTEGRATED PEST MANAGEMENT,
    - PROPER FERTILIZATION
    - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
    - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
    - WEED MANAGEMENT AND BED CARE.

25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.

26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.

27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

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Project:

MELVIN COURT
CARWASH

3206 E. Washington Avenue
Madison, WI 53704

Issuance and Revisions:

Date	Number	Description
08/08/22		Plan Commission Submittal

Sheet Title:

PROPOSED LANDSCAPE PLAN
GENERAL NOTES,
AND
PLAN REQUIREMENT INFORMATION

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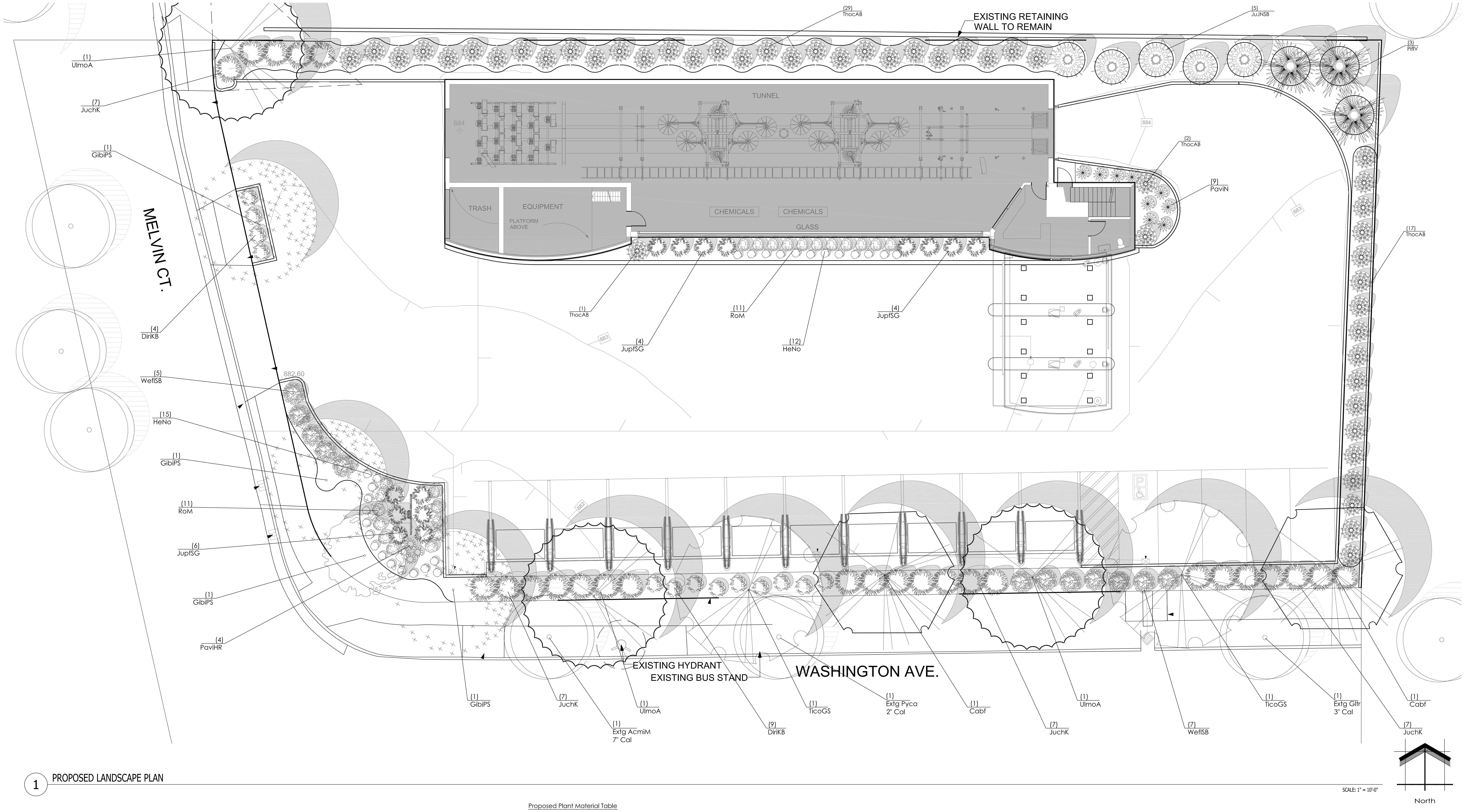
Date of Drawing: 08/08/22
Scale: NONE
Drawn By: MCD
Job Number: L22-059
Sheet Number:

LSP1.0



1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 10'-0"

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	Cabf		Carpinus betulis 'Fastigiata'	Pyramidal EuropeanHornbeam	2 1/2"-Cal - B&B	1
3	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	1, 7
1	PycaCS		Pyrus callerana 'Cleveland Select'	Cleveland Select Calery Pear	2 1/2"-Cal - B&B	1
2	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	2 1/2"-Cal - B&B	1
3	UlmoA		Ulmus 'Morton' Accolade	Accolade Elm	2 1/2"-Cal - B&B	1
-	Extg	○	Existing to Remain	Existing to Remain	Existing	2

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	DiriKB		Diervilla rivularis 'SMNDRSF'	Kodiak Black Diervilla	18" - Cont	5
22	RoM		Rosa 'Meimirrot'	Apricot Drift Groundcover Rose	18" - Cont	5
12	WeflSB		Weigela florida 'Bokrasopin'	Sonic Bloom Pink Reblooming Weigela	18" - 24" - Cont	5

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2 Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding ships and fill hole with topsoil and sow turf grass seed as required.
4. Evenly shaped upright tree/shrub with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	PiflV		Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6' - B&B	4

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	JuJNSB		Juniperus 'J.N. Select Blue'	Star Power Juniper	3' - 4' - B&B	4
28	JuchK		Juniperus chinensis 'Kallay's Comapact'	Kallay's Compact Juniper	18" - 24" - B&B	5
14	JupfSG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
49	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	3' - 4' - B&B	4

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
9	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
27	HeNo		Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylily	1-Gal - Cont	6

Existing Right of Way Street Tree Plant Material Table

Existing Broadleaf Deciduous Street Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Existing Size	Comments
1	AcmiM		Existing Acer miyabei 'Morton'	Existing State Street Miyabe Maple	7"-Cal - B&B	
1	Gltr		Existing Gleditsia triacanthos	Existing Honeylocust	3"-Cal - B&B	
1	Pyca		Existing Pyrus callerana	Existing Calery Pear	2"-Cal - B&B	

EXISTING TREE REMOVAL NOTE:
ANY AND ALL EXISTING TREE REMOVAL MUST BE COMMUNICATED AND COORDINATED WITH THE CITY OF MADISIN FORESTRY DEPARTMENT PRIOR TO THE PROJECT PLAN COMMISSION MEETING. IN THE EVENT THERE IS A NEED FOR ANY EXISTING TREES TO BE REMOVED, IT IS TO BE COORDINATED WITH FORESTRY AND SEPARATE COMMENTS MUST BE PROVIDED PRIOR TO ISSING A STREET TREE REMOVAL PERMIT.

EXCAVATION NOTE:
NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING.

TREE PROTECTION NOTE:
STREET TREE PROTECTION ZONE FENCING IS REQUIRED FOR ALL EXISTING TREES. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE. REFER TO 4/LSP1.2 FOR FOR FURTHER INFORMATION.

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PROPOSED LANDSCAPE PLAN,
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AND PLANT MATERIAL TABLE

Date of Drawing: 08/08/22
Scale: 1" = 10'-0"
Drawn By: MCD
Job Number: L22-059
Sheet Number:

LSP1.1

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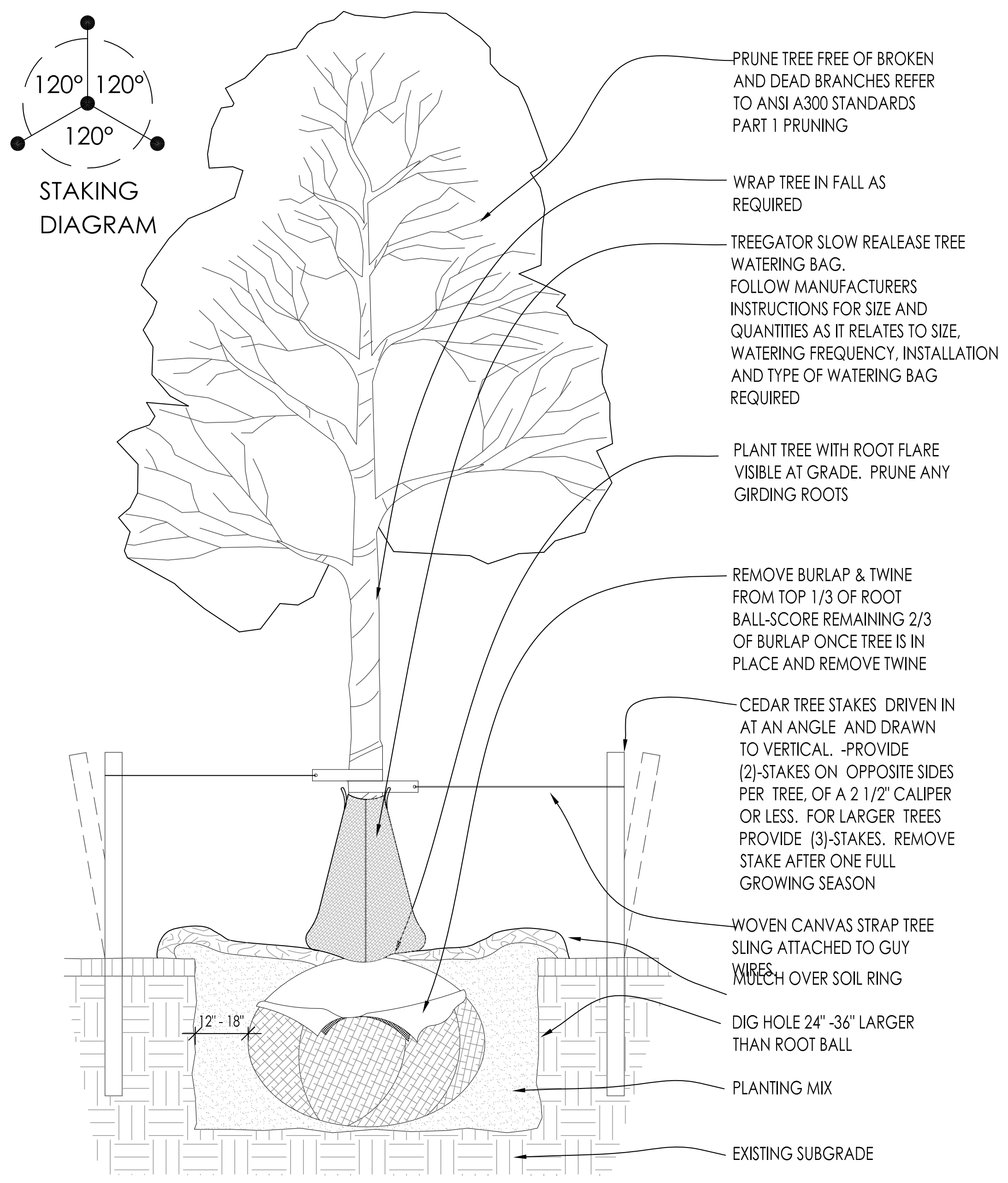
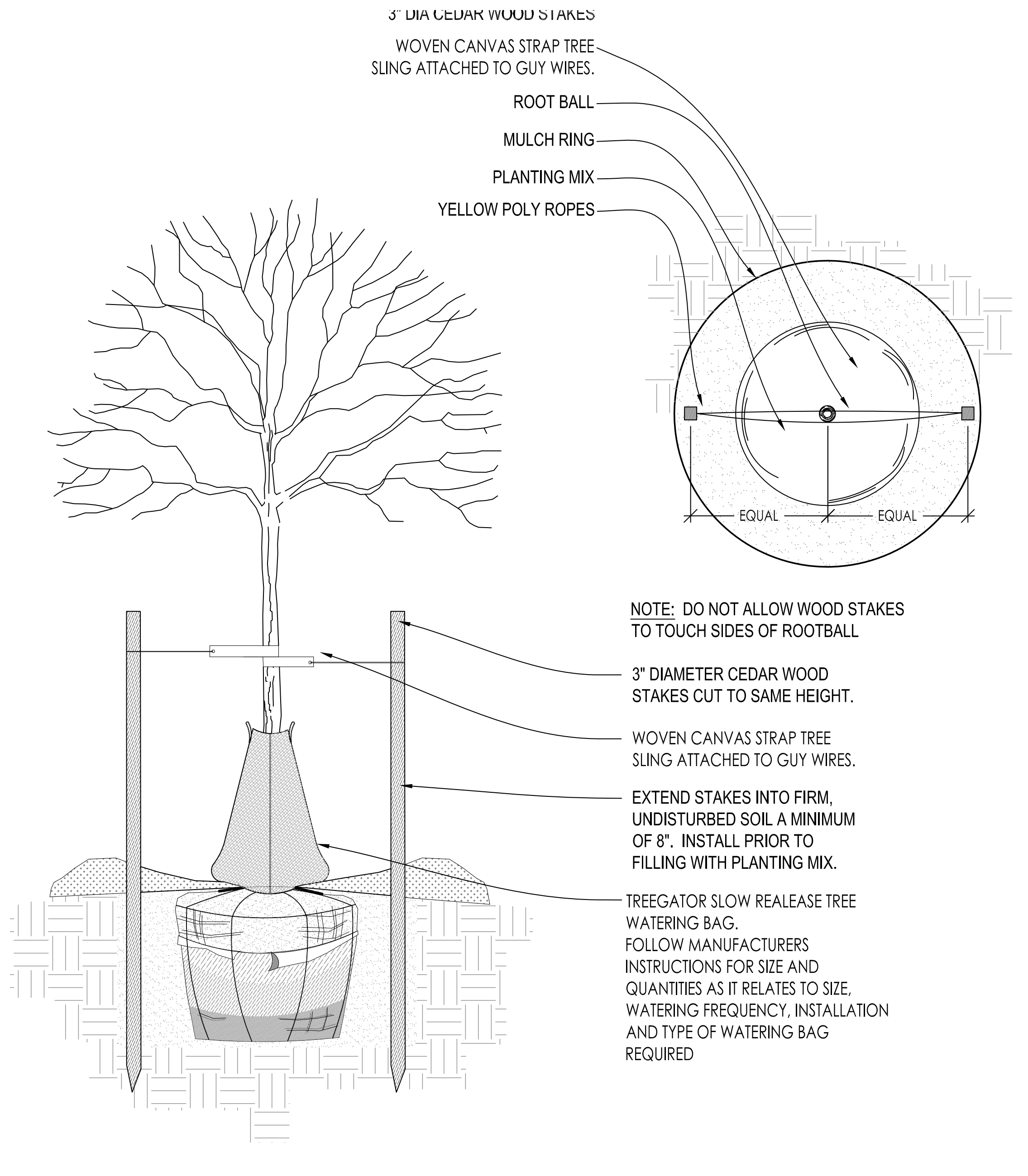


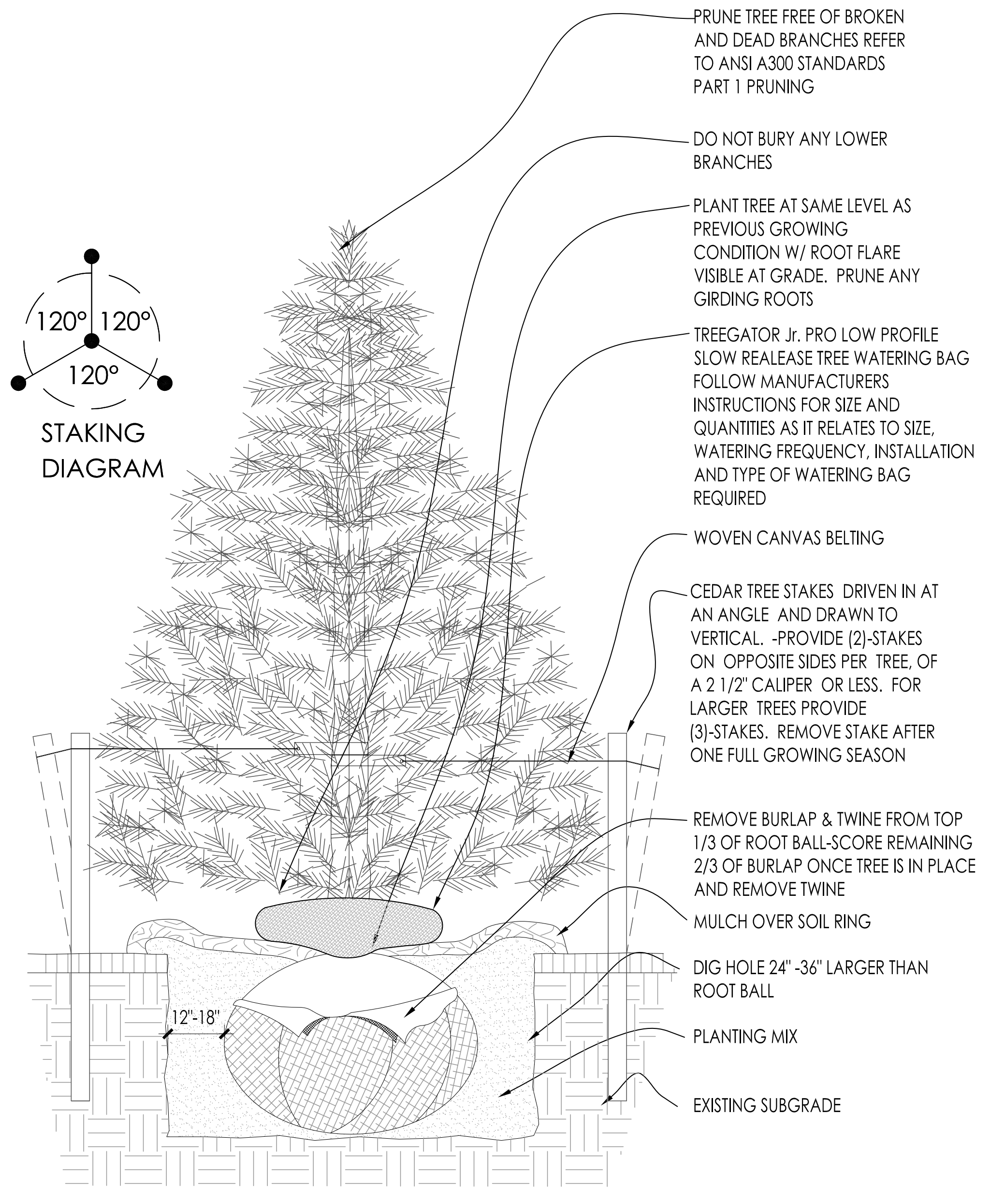
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



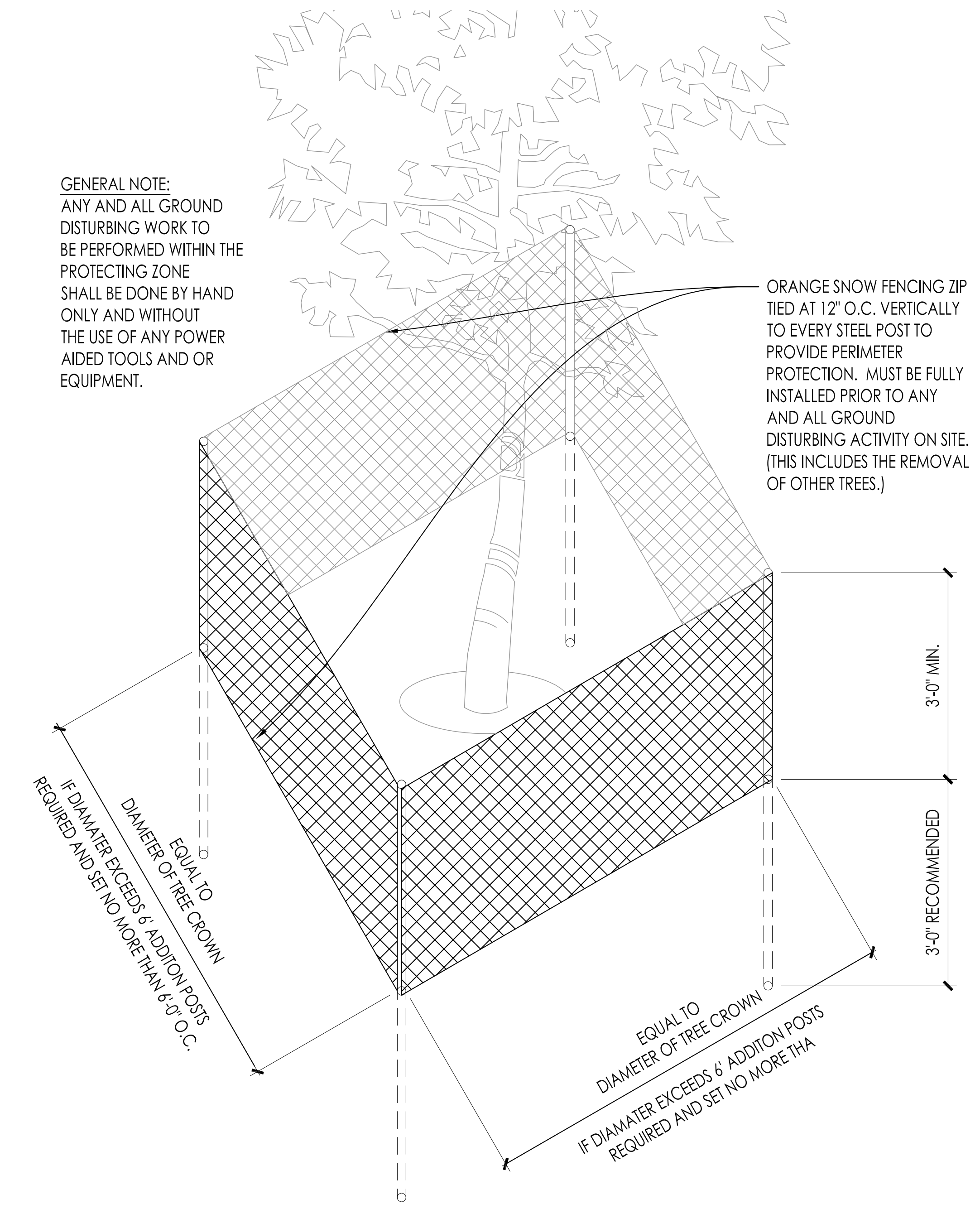
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



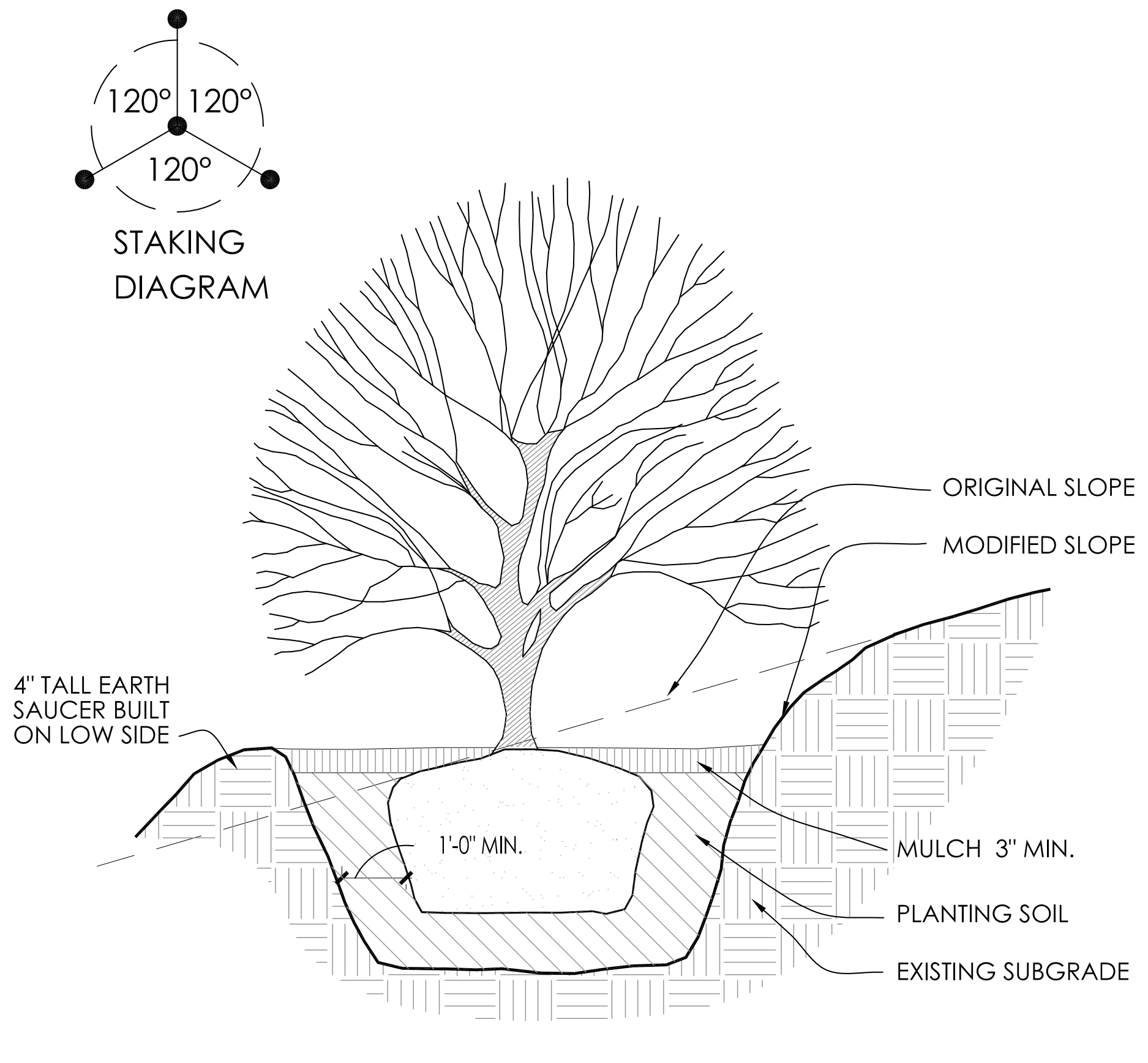
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

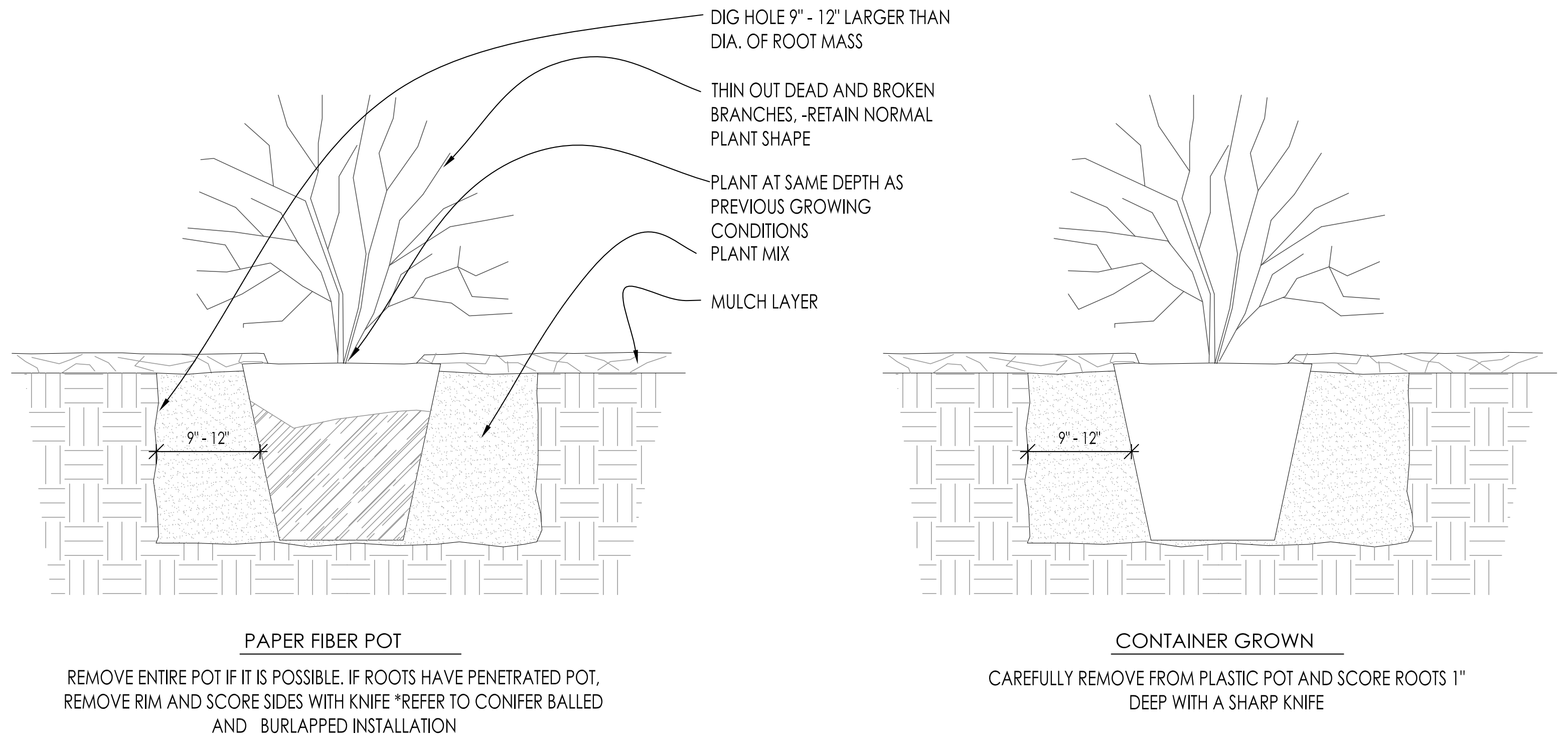
SCALE: NONE



5 SLOPE PLANTING DETAIL

SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



PAPER FIBER POT

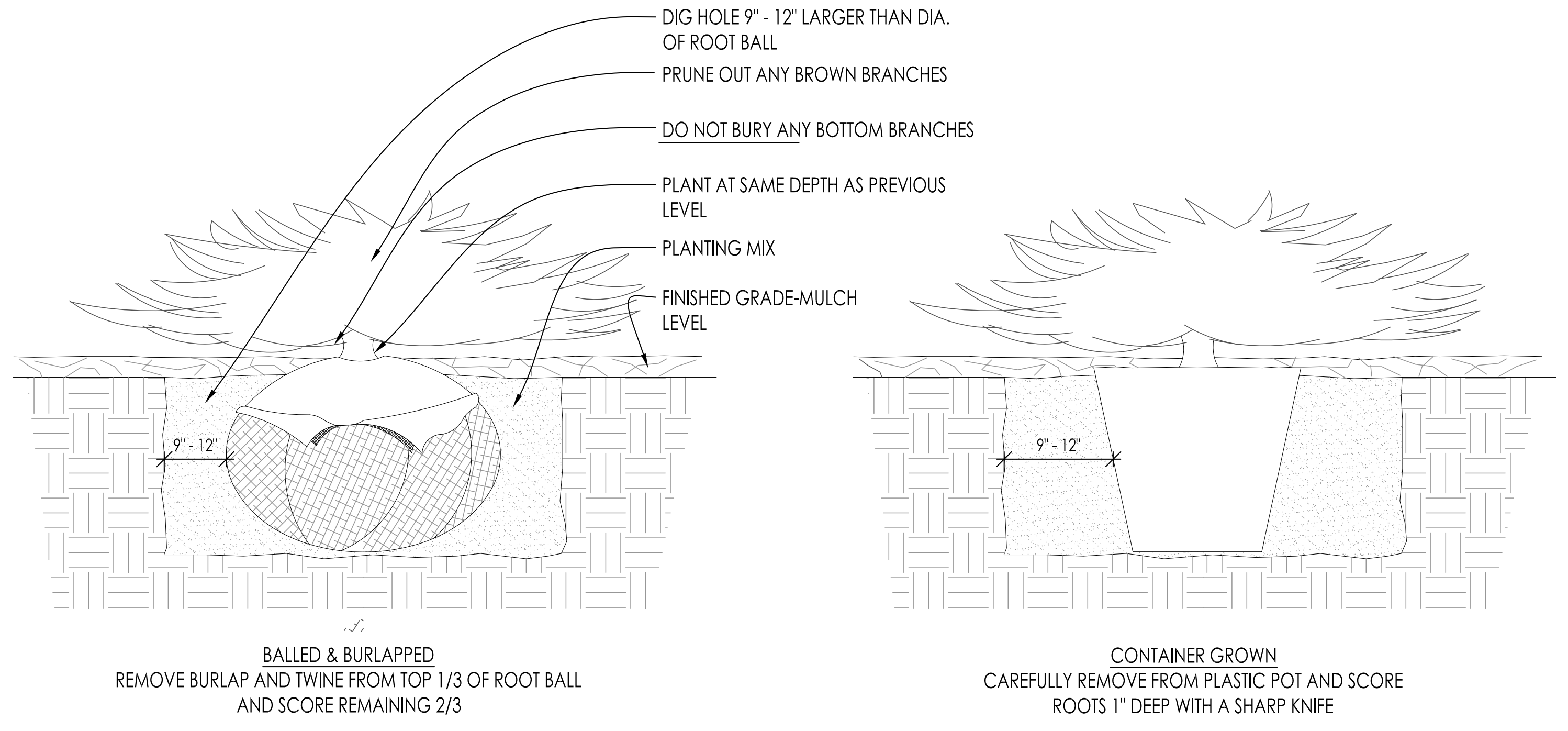
REMOVE ENTIRE POT IF IT IS POSSIBLE. IF ROOTS HAVE PENETRATED POT, REMOVE RIM AND SCORE SIDES WITH KNIFE *REFER TO CONIFER BALLED AND BURLAPPED INSTALLATION

CONTAINER GROWN

CAREFULLY REMOVE FROM PLASTIC POT AND SCORE ROOTS 1" DEEP WITH A SHARP KNIFE

6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



BALLED & BURLAPPED

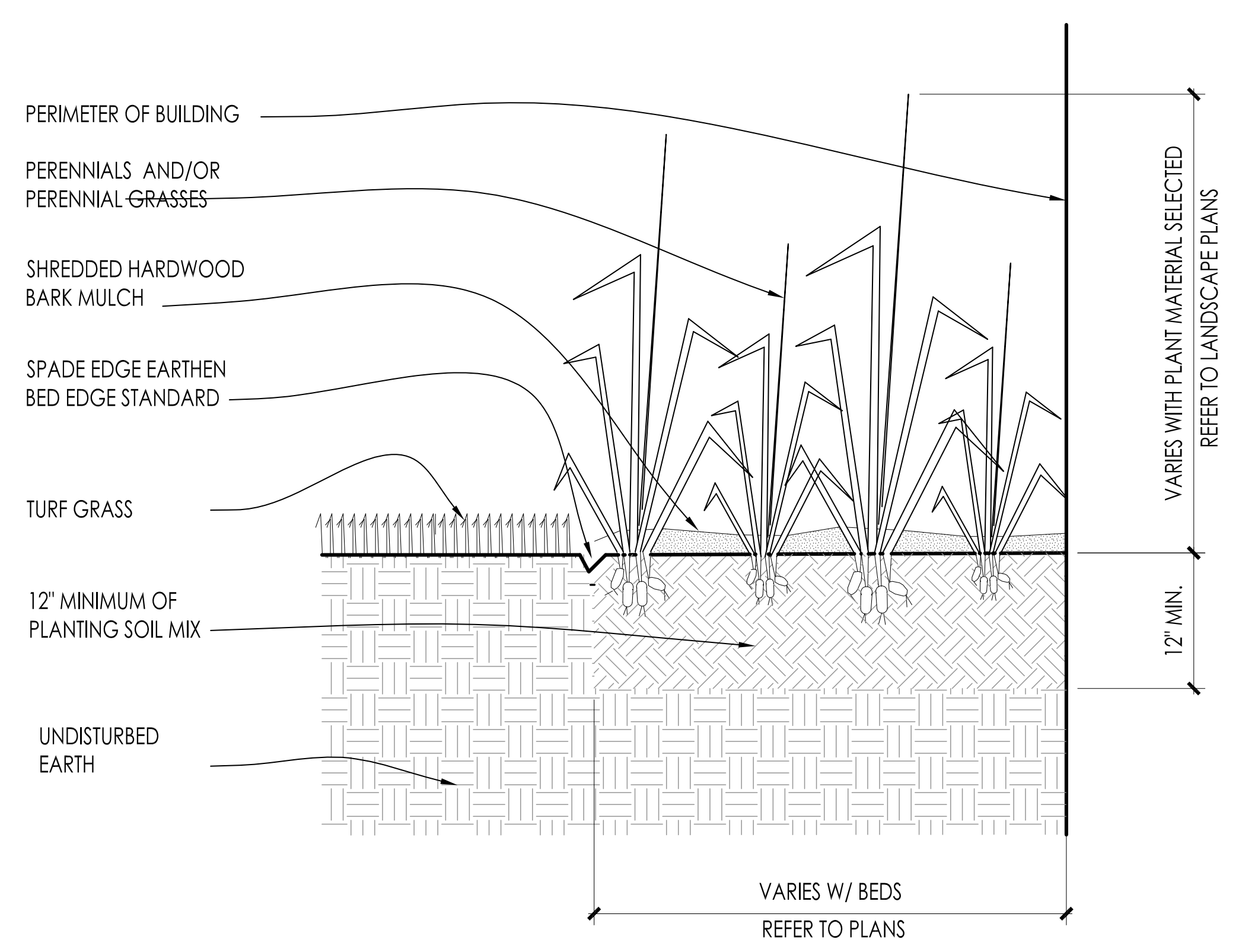
REMOVE BURLAP AND TWINE FROM TOP 1/3 OF ROOT BALL AND SCORE REMAINING 2/3

CONTAINER GROWN

CAREFULLY REMOVE FROM PLASTIC POT AND SCORE ROOTS 1" DEEP WITH A SHARP KNIFE

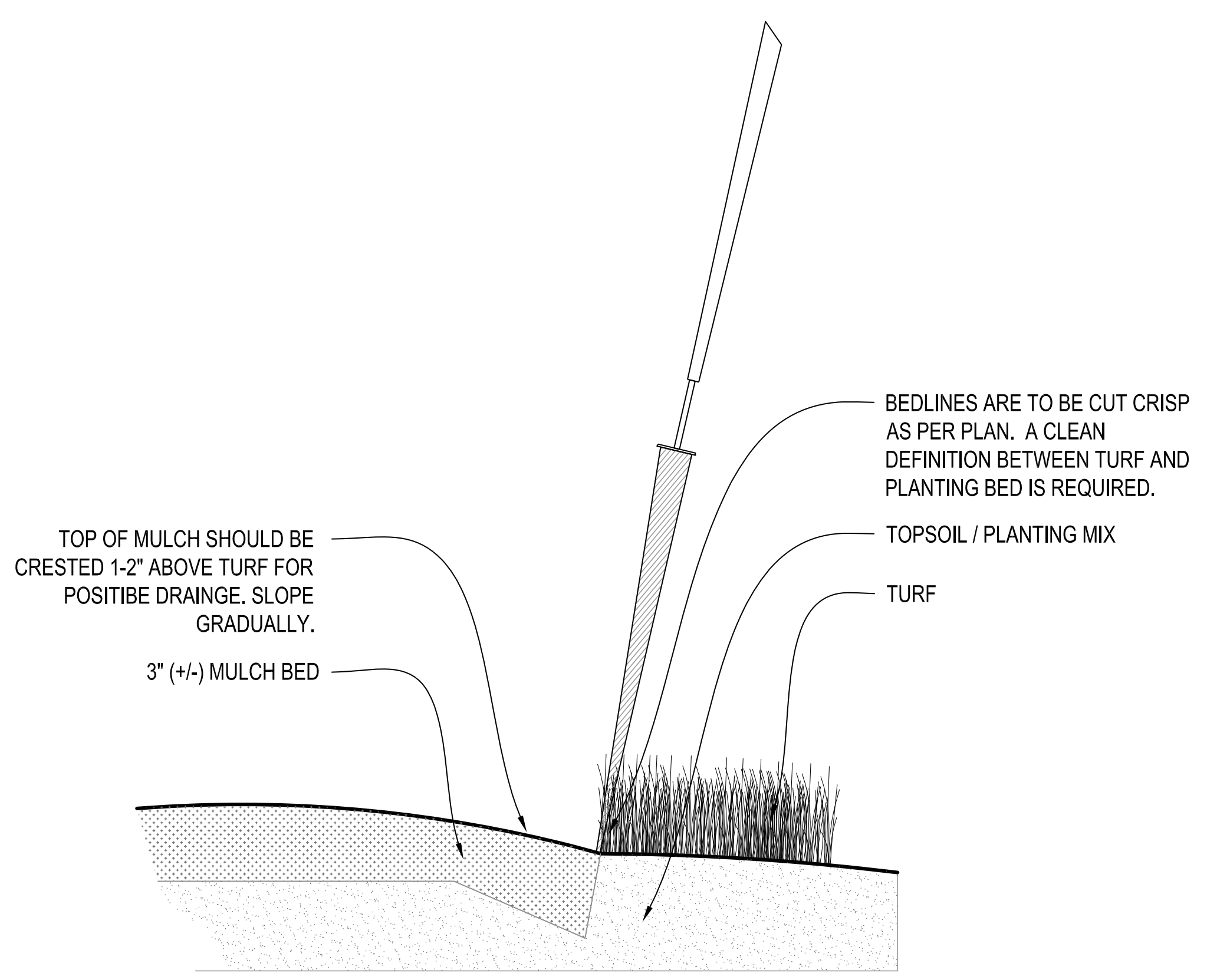
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE

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Project:

MELVIN COURT
CARWASH

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Issuance and Revisions:

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 08/08/22
Scale: As Noted
Drawn By: MCD
Job Number: L22-059
Sheet Number:

LSP1.2

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L22-059 - MELVIN COURT CARWASH - 08/08/2022

CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 3206 E. Washington Avenue Madison, WI 53704
Name of Project MELVIN COURT CARWASH
Owner / Contact
Contact Phone Contact Email

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 20,827 SQ. FT.

Total landscape points required 348 landscape points

(b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area

Total landscape points required

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area

Total landscape points required

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			11	385
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			3	105
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			54	540
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			47	141
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			42	168
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			40	80
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			-	-
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200			-	-
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”			-	-
Sub Totals				0		1,419

Total Number of Points Provided 1,419

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Project

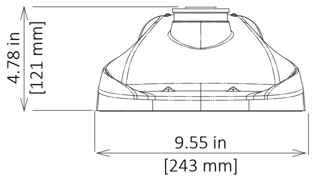
Type

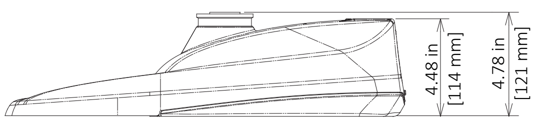
Catalog No.

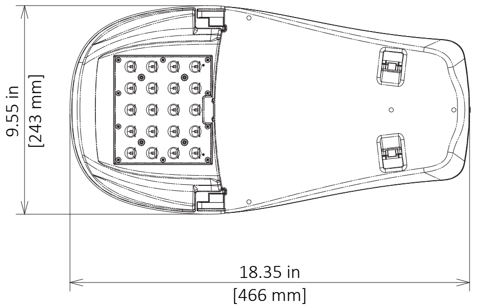
GreenCobra™ Jr. LED Street Light
GCJ G-Series Specification Data Sheet

Luminaire Data

Weight 7.7 lbs [3.5 kg]
EPA 0.39 ft^2







Ordering Information

Sample Catalog No. GCJ1 20G MV NW 2 GY 580

Product	**LED No. & Type**	**Voltage**	**Color Temperature**	**Distribution**	**Finish**	**Drive Current Code**[1]	**Options**
GCJ1 350mA to 700mA **GCJ2** 700mA to 1A	**20G**	**MV** 120-277V	**WW** 3000K **NW** 4000K **CW** 5000K	**2** Type 2 **3** Type 3	**GY** Gray **DB** Dark Bronze **BK** Black	**350**[2] 350mA **580**[2] 580mA **700** 700mA **1A**[3] 1A	**FDC**[4] Fixed Drive Current **LPCR** Less Photocontrol Receptacle **PCR7**[5] ANSI 7-wire Photocontrol Receptacle **PCR7-CR**[6] Control Ready 7-wire PC Receptacle **WL** Utility Wattage Label **4B** 4-Bolt Mounting Bracket **RWG** Rubber Wildlife Guard- **CF**[7] Coastal Paint Finish

Notes:

1 Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.

2 350mA and 580mA drive current available with GCJ1 only.

3 1A drive current available with GCJ2 only.

4 Non-field adjustable, fixed drive current. Specify required drive current. Not available with PCR7-CR option.

5 Field adjustable current selector included to enable standard dimming to lower wattage drive currents only. Field changeable connectors included to enable connection to PCR7 (wireless node dimming is disabled by default).

6 Control-ready wiring at factory for wireless node dimming. Default maximum drive current (700mA or 1A) must be specified.

7 Specify the CF Option if the luminaire is installed within one mile of a saltwater coastline in order for the finish to be covered by warranty.

8 Flush mounted house side shield. Shield cuts light off at 1/2 mounting height behind luminaire.

9 Flush mounted cul-de-sac shield. Shield cuts light off at 1/2 mounting height behind luminaire and 1-1/2 mounting height on either side of luminaire.

10 Specify Color (GY, DB, BK)

Accessories*	
HSSGCJ[8]	House Side Shield, Snap-On*
CSSGCJ[9]	Cul-De-Sac Side Shield, Snap-On*
SPB[10]	Square Pole Horizontal Arm Bracket
RPB[10]	Round Pole Horizontal Arm Bracket
PTB[10]	Pole Top Tenon Horizontal Arm Bracket
WB[10]	Wall Horizontal Arm Bracket
BSK	Bird Deterrent Spider Kit
LLPC	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap

*Unless specified for field installation, Shields and Shorting Caps are shipped installed. All other options are shipped separately.

Luminaire Specifications

Housing

Die cast aluminum housing with universal two-bolt slip fitter mounts to 1-1/4” to 2” (1-5/8” to 2-3/8” O.D.) diameter mast arm. One-piece aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Four-bolt mounting bracket is available. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Mounting has leveling adjustment from ± 5° in 2.5° steps. Electrical components are accessed without tools via die cast aluminum door with stainless steel quick-release latches. Provided standard with removable polycarbonate wild life guard. For additional protection, optional rubber wildlife guard (RWG) which conforms snugly to the mast arm is offered.

Light Emitting Diodes

LEDs produce minimun 90% of initial intensity at 60,000 hours hours of life per IES recommended lumen maintenance life projection based on 6 times the duration ofthe collected LM-80 data. For details on IESNA Position on LED Product Lifetime Prediction, PS-10-18. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are ROHS compliant, 100% mercury and lead free.

Field Adjustability

LED lumen output can be changed in the field to adjust drive current for local conditions (not available with PCR7-CR option). The specified driver current will be the factory set output. Field adjustments can be made with the output selector included in the fixture. Field adjustable range shown in performance data table.

Quality Control

Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems

Micro-lens optical systems produce IESNA Type 2 or Type 3 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield cuts light off at 1/2 mounting height behind luminaire. Cul-de-sac shield provides back and side light control for end of cul-de-sac applications. Both shields are field installable without tools.

Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

Controls

3-Wire photocontrol receptacle is standard. ANSI C136.41 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish

Housing receives a durable, fade-resistant polyester powder coat finish. Finish tested to withstand 3000 hours in salt spray exposure per ASTM B117. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention. Coastal Finish meets G85 test standard.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified 120-277V product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures. IES files for all CCTs are available at leotek.com.

Warranty

10-year limited warranty is standard on luminaire and components. See Leotek.com for warranty details.

Vandal Resistance

Housing and optics rated to IK10

Performance Data: 4000K (NW) and 5000K (CW)

All data nominal. IES files for all CCTs are available at leotek.com.

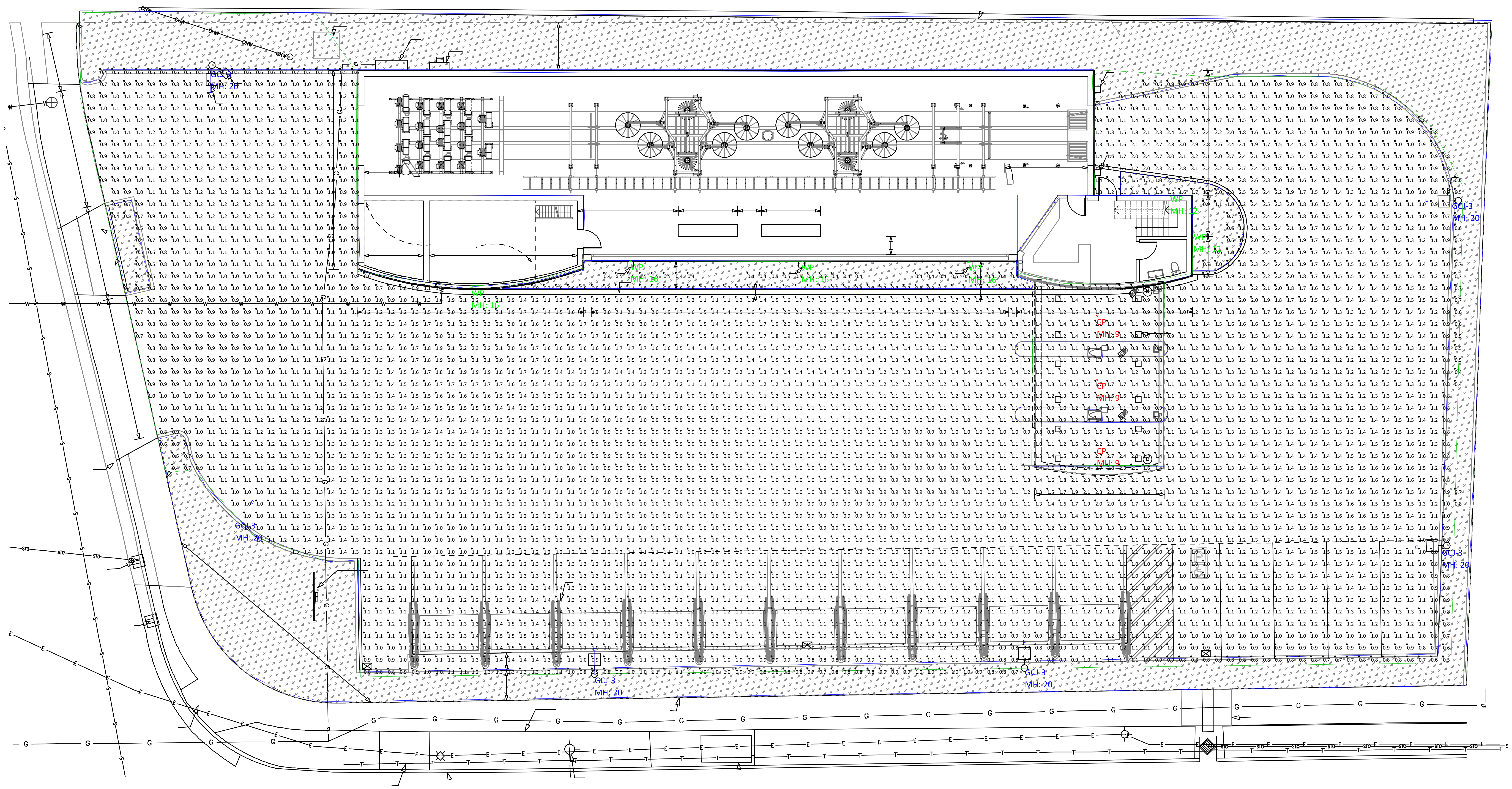
Product	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)[1]	Efficacy (Lm/W)	Type 2 BUG Rating	Type 3 BUG Rating
GCJ1	350	24	2400	100	B1 U0 G1	B1 U0 G1
	580	38	3700	97	B1 U0 G1	B1 U0 G1
	700	48	4400	92	B1 U0 G1	B1 U0 G1
GCJ2	700	48	4400	92	B1 U0 G1	B1 U0 G1
	1A	74	5900	80	B1 U0 G2	B2 U0 G2

Performance Data: 3000K (WW)

All data nominal. IES files for all CCTs are available at leotek.com.

Product	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)[1]	Efficacy (Lm/W)	Type 2 BUG Rating	Type 3 BUG Rating
GCJ1	350	24	2400	100	B1 U0 G1	B1 U0 G1
	580	38	3650	96	B1 U0 G1	B1 U0 G1
	700	48	4300	90	B1 U0 G1	B1 U0 G1
GCJ2	700	48	4300	90	B1 U0 G1	B1 U0 G1
	1A	74	5700	77	B1 U0 G1	B2 U0 G2

Notes:
1 Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.
2 Not all versions DLC qualified. Consult qualified product list at www.designlights.org for latest product listing.



Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Description	[MANUFAC]	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
—▫	6	GCJ-3	GCJ1-20G-MV-NW-3-GY-580 L0214	Single	GCJ1-20G-MV-NW-3-GY-580	LEOTEK ELECTRONICS	0.950	3664	38.2	229.2
▯	6	WP	WPSLS-01L-40	Single	WPSLS-01L-40	LSI INDUSTRIES, INC.	0.950	1286	12.34	74.04
⊕	3	CP	SDLR413CSWJ	Single	SDLR413CSWJ	MaxLite Inc	0.950	798	12.1	36.3

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Pts_Floor	Illuminance	Fc	1.21	3.2	0.4	3.03	8.00

1. Standard reflectance of 80/50/20 unless noted otherwise
2. Not a construction document, for design purposes only
3. Standard indoor calc points @ 30" AFF unless noted otherwise
4. Standard outdoor calc points @ grade unless noted otherwise
5. Visual Impact assumes no responsibility for installed light levels due to field conditions, etc.
6. Standard LLF of 0.95 unless noted otherwise

Visual Impact Lighting
1724 Industrial Drive
920-437-2069
visualimpactlighting.com

Visual Impact

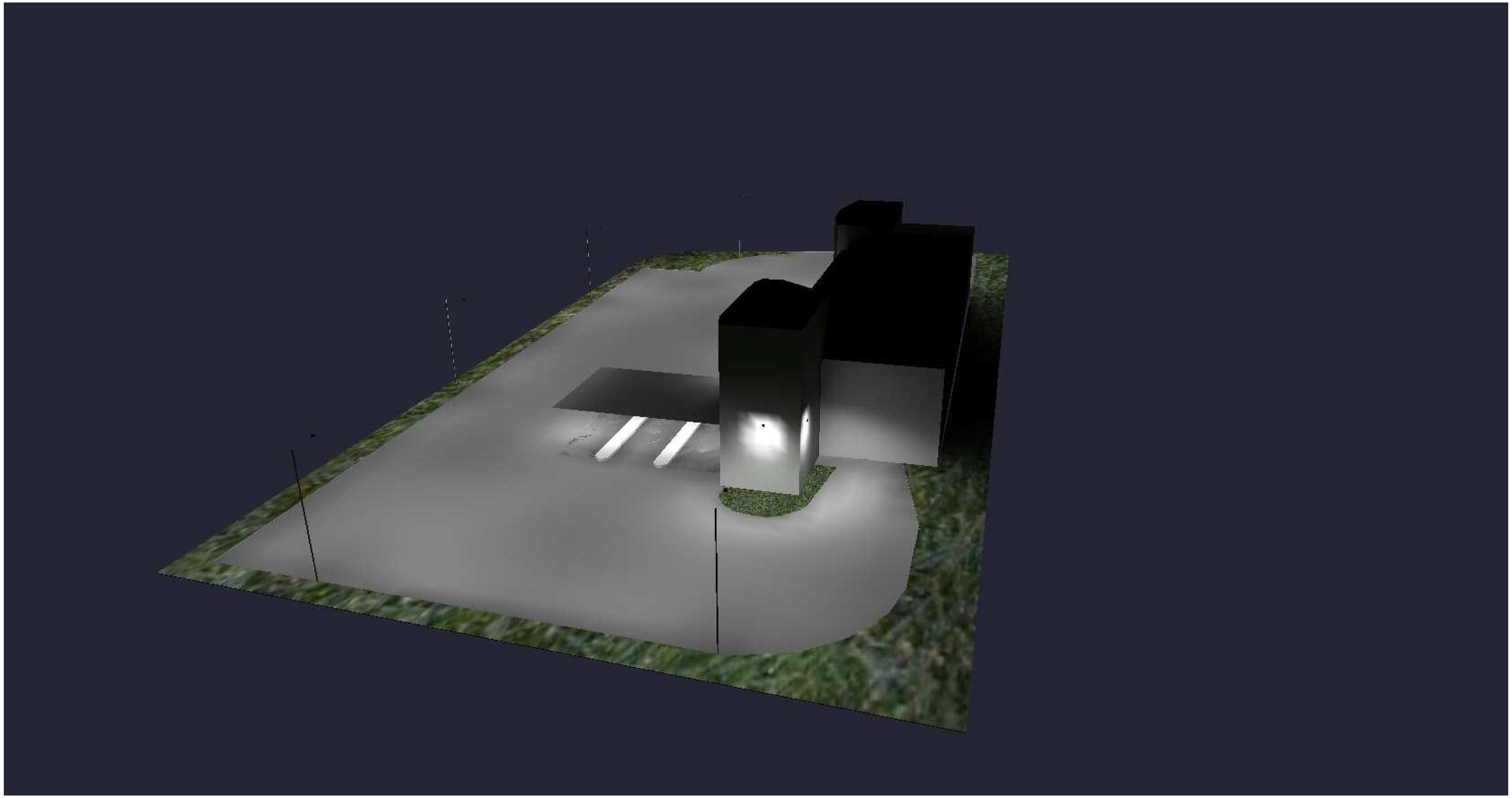
#	Date	Comments

Revisions

Drawn By: ATH
Checked By:
Date:9/1/2022
Scale:

Melvin Court Car Wash

Madison, WI



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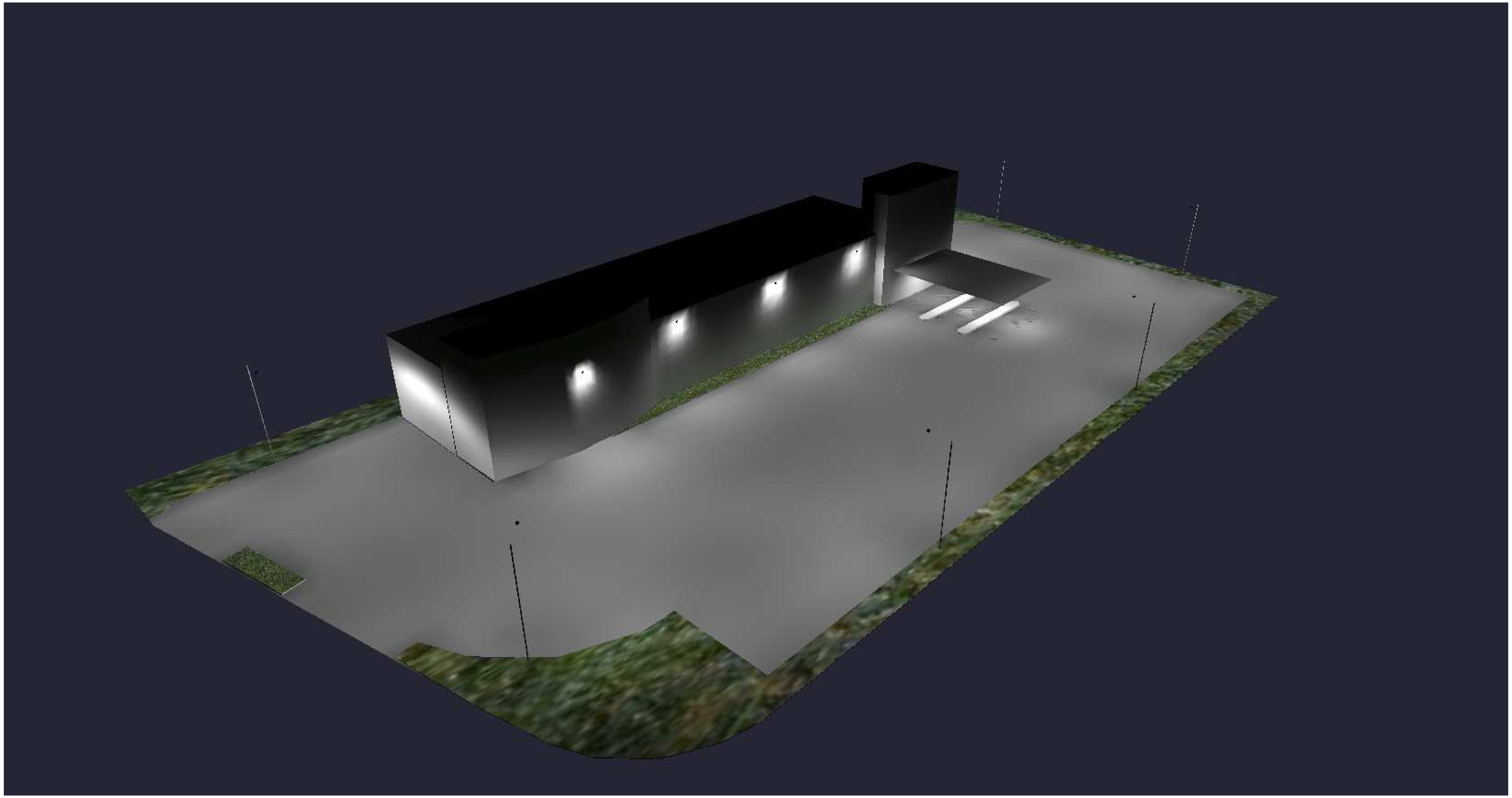

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Melvin Court Car Wash

Madison, WI

Aluminum storefront and flush sheet metal ACM panels clear anodized aluminum

White sheet metal fascia and canopy painted bone white

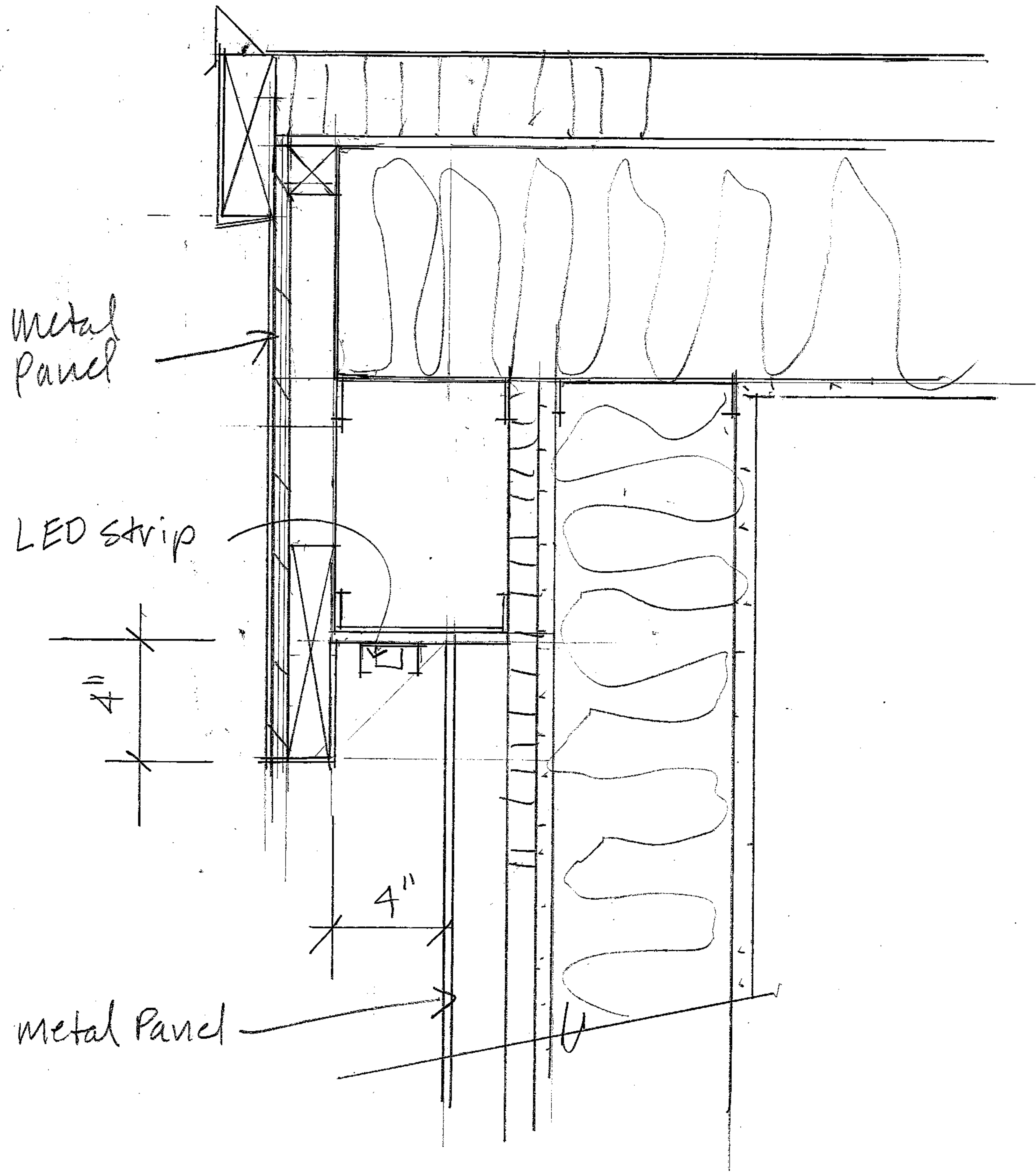
Flush aluminum ACM panels painted bright red

Split face concrete block and scored concrete block painted Smokey Tone

RENNER
architects
Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Melvin Ct Car Wash

SHEET 10
Date: 18 August 2022



Roof Edge w/ Light Cove

Melvin Ct Car Wash

8/22/22