



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: <u>January 18, 2017</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>March 8, 2017</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>March 20, 2017</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 2802 East Johnson Street, Madison, WI 53704
 Project Title (if any): Car-X

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: John Seamon
 Street Address: 901 Deming Way, Madison, WI 53717
 Telephone: (608) 664-3500 Fax: (608) 664-3535

Company: Iconica
 City/State: Madison, WI Zip: 53717
 Email: john.seamon@iconicacreatives.com

Project Contact Person: same as above
 Street Address: _____
 Telephone: () _____ Fax: () _____

Company: _____
 City/State: _____ Zip: _____
 Email: _____

Project Owner (if not applicant): Jeff Bernstein
 Street Address: 1032 East Washington
 Telephone: (608) 271.2279 Fax: () _____

City/State: Madison, WI 53703 Zip: _____
 Email: _____

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 A. Martin/J. Kiergartner/ on 10-26-2016.
(name of staff person) (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 John Seamon

Relationship to Property Consultant

Authorized Signature [Signature]

Date 1.18.2017



January 18, 2017

Via Email and Hand Delivery

Plan Commission and Urban Design Commission
City of Madison
126 South Hamilton Street
Madison, WI 53703

**Re: Letter of Intent for Proposed Development
Conditional Use for Auto Repair Shop – 2802 East Johnson Street**

Dear Commission Members:

On behalf of Mad Properties, LLC and Mad Mufflers, Inc. (d/b/a Car-X Tire & Auto) and owner Jeff Bernstein, I am pleased to submit the enclosed materials for Conditional Use approval for an Auto Repair Shop for the property located at 2802 East Johnson Street, located in Urban Design District #5. The proposal includes a request to demolish the existing commercial building on the property and construct a two-story Car-X Tire & Auto business with approximately 4,100 square feet of customer and garage space and approximately 9 parking spaces.

Project Summary

The Bernstein family operates two Car-X Tire & Auto locations in the City of Madison, at 1032 East Washington Avenue and 5633 Odana Road. The East Washington location was the first Car-X franchise location in the country, opened in 1972. Due to the redevelopment of the 1000 North Block of East Washington Avenue for the Stone House Development affordable housing project and other uses, the Bernstein family decided to relocate the business from the existing site to a new location within the East Washington corridor.

The East Washington location employs between 5-6 full-time employees and 2-3 part-time employees. The current employees have been with the business for an average of 12 years. The business operates as a full-service auto repair shop, open six days per week. The business currently services an average of 8.6 cars per day and generates approximately 2-3 cars per hour either entering or leaving the business.

To accommodate the relocation of the existing East Washington location, the Bernstein family proposes to acquire the existing property at 2802 East Johnson Street (which has been vacant for the past five years), demolish the existing commercial building, and construct a new high-quality auto repair building with eight service bays and a customer lounge and reception area.

Existing Site Conditions

The existing site is located at 2802 East Johnson Street in the City of Madison (PIN 0710-0520-6208), constituting 0.33 acres (14,370 sq. ft.) near the intersection of East Johnson Street, East Washington Avenue, and North Lawn Avenue. The property is currently owned by Gregg and Pat Schepp, subject to an offer to purchase by Mad Properties, LLC.

The property is bounded by North Lawn Avenue to the west, East Johnson Street to the southwest, East Washington Avenue to the southeast, a private residence at 2812 East Johnson Street to the immediate east, and the building and parking lot for Ella's Deli at 2902 East Washington Avenue to the east and north. The applicant has met with and received support for the proposed plan from the owners of Ella's Deli.

The site is part of the CC-T Commercial Corridor-Transitional District. The site currently contains one structure with a total gross floor area of approximately 4,000 sq. ft., approximately 10 outdoor paved parking spaces, and landscaped areas.

Access to the site is provided by two access driveways on North Lawn Avenue, with access to East Johnson Street and East Washington Avenue through controlled intersections. A Madison Metro bus stop for lines 4, 6 and 25 is located within walking distance of the property adjacent to East Washington Avenue.

Project Layout

The proposal would demolish the existing building and construct a new building with a total gross floor area of approximately 4,104 sq. ft. with two stories above grade with a total height of approximately 24 feet. The existing parking and landscape areas would be reconfigured with 9 automobile parking spaces and 4 bike parking spaces.

The proposal would improve existing traffic flow to and around the site by removing the existing driveway at the southwest corner of the site near the intersection of North Lawn Avenue and East Johnson Street. The site would continue to be served by the existing driveway at the northwest corner of the site. Removing the southwest driveway is intended to improve traffic flow and pedestrian and cyclist safety near the intersection.

The architectural design will use high-quality, durable materials featuring a primarily brick, traditional style. The primary materials are brick, cast stone, glass, and aluminum.

The proposal is consistent with the City of Madison Comprehensive Plan, which identifies the site for General Commercial use. The proposal is also consistent with the Emerson East-Eken Park-Yahara Neighborhood Plan, which identifies this site for General Commercial use. The neighborhood plan encourages improvements such as this to the Eken Park Neighborhood Gateway and East Johnson Street Commercial Corridor through the use of iconic design elements from the neighborhood to provide a more cohesive and identifiable appearance, and through pedestrian and cyclist safety improvements.

Project Objectives and Benefits

Consistent with the purpose and standards for the Commercial Corridor-Transitional District, the Project will benefit the City of Madison in the following ways:

- Improve the quality of landscaping, site design and urban design in the East Washington corridor by replacing a vacant, aging commercial building with a high-quality commercial building with a reputable, locally owned and operated business.
- Maintaining the viability of existing residential uses adjacent to the corridor by providing additional full-time and part-time employment opportunities in the neighborhood.
- Encouraging appropriate transitions between commercial and residential areas by constructing a lower-density commercial use with daytime hours of operation that are compatible with residential uses.
- Facilitating redevelopment and revitalization of the East Washington corridor consistent with the Comprehensive Plan and the Emerson East-Eken Park-Yahara Neighborhood Plan.
- Improving vehicular, bicycle and pedestrian access to and circulation around the site by eliminating one existing access driveway near an intersection and maintaining one existing access driveway further away from the intersection.

Project Data

<u>Location:</u>	2802 East Johnson Street
<u>Building Sq. Ft.:</u>	4,100 sq. ft.
<u>Start Construction:</u>	Approximately March 2017
<u>Complete Construction:</u>	Approximately July 2017
<u>Type of Building:</u>	Commercial
<u>Land Area:</u>	0.33 acres (14,370 sq. ft.)
<u>Vehicle Parking:</u>	Approximately 9 vehicle parking spaces
<u>Bicycle Parking:</u>	Approximately 4 bicycle spaces
<u>Site Access:</u>	North Lawn Avenue
<u>Lot Coverage:</u>	Approximately 12,100 sq. ft. (83%)
<u>Usable Open Space:</u>	Approximately 2,400 sq. ft. (17%)
<u>Hours of Operation:</u>	Approximately 7:30 a.m.-6:00 p.m. Monday through Friday / 8:00 a.m.-4:00 p.m. Saturday

Project Financial Information

Value of Land: The land is currently assessed at \$138,900 and improvements at \$285,200 for a total assessed value of \$424,100.

Estimated Project Cost: \$604,000.

Number of Construction & Full-time Equivalent Jobs: 5 construction jobs and 9 full-time equivalent jobs.

Public Subsidy Requested: None.

Urban Design District #5 Standards

The proposal complies with the requirements and guidelines of Urban Design District #5 through the following design elements:

1. Public Rights of Way. Public rights-of-way will be landscaped with appropriate trees and shrubs to achieve visual continuity between the adjacent transportation corridor and residential transition area. The proposal includes landscape elements compatible with the adjacent city-owned property serving as the gateway to the Eken Park Neighborhood.
2. Off-Street Parking and Loading Areas. The parking lot landscape plan has been developed in accordance with parking lot landscaping requirements. Parking areas are located at the rear of the building and landscaped areas are used to buffer and screen parking areas from sidewalks and adjacent properties. Parking and loading areas have been integrated into the overall site development.
3. Signs. The proposal includes two building signs located on the façade of the building and integrated with the architecture of the building. The signs identify the business, are appropriate for the type of activity and clientele served by the business, and are designed to be legible to the intended viewer. No signs cover or impinge upon landscape features or significant structures.
4. Building Design. Exterior materials are primarily durable, low-maintenance materials that are harmonious with other commercial buildings in the area. All building elevations have been carefully designed to maintain a high-quality appearance on all four sides of the building. The building uses high-quality, durable garage entry doors that are compatible in appearance with other building elements.
5. Lighting. Exterior lighting is used only to illuminate building facades, pedestrian walks, and parking and service areas. Lighting is adequate but not excessive. Security lighting provides necessary levels of illumination without reflecting direct rays of light onto adjacent property.
6. Landscaping. Landscaping elements are used throughout the site to soften building corners, screen parking and service areas, improve visual flow between the property and adjacent properties, and complement the architecture of the building.

Project Team

Owner:

Mad Properties, LLC
1032 East Washington Avenue
Madison, WI 53703
Contact: Jeff Bernstein
608-271-2279
jeff@carxauto.com

Architect:

Iconica
901 Deming Way
Madison, WI 53717
Contact: John Seamon
608-664-3535
john.seamon@iconicacreatives.com

Building Engineer:

Iconica
901 Deming Way
Madison, WI 53717
Contact: Patrick Eagan
608-664-3535
patrick.eagan@iconicacreatives.com

Civil Engineer:

Ayres Associates
Katie MacDonald, PE
608.441.3591
MacDonaldK@AyresAssociates.com

Landscape Architect:

Paul Skidmore, ASLA
13 Red Maple Trail
Madison, WI 53717
(608) 826 0032

We look forward to presenting these materials to you and seeking your approval of this proposal to revitalize and enhance this site.

Sincerely,

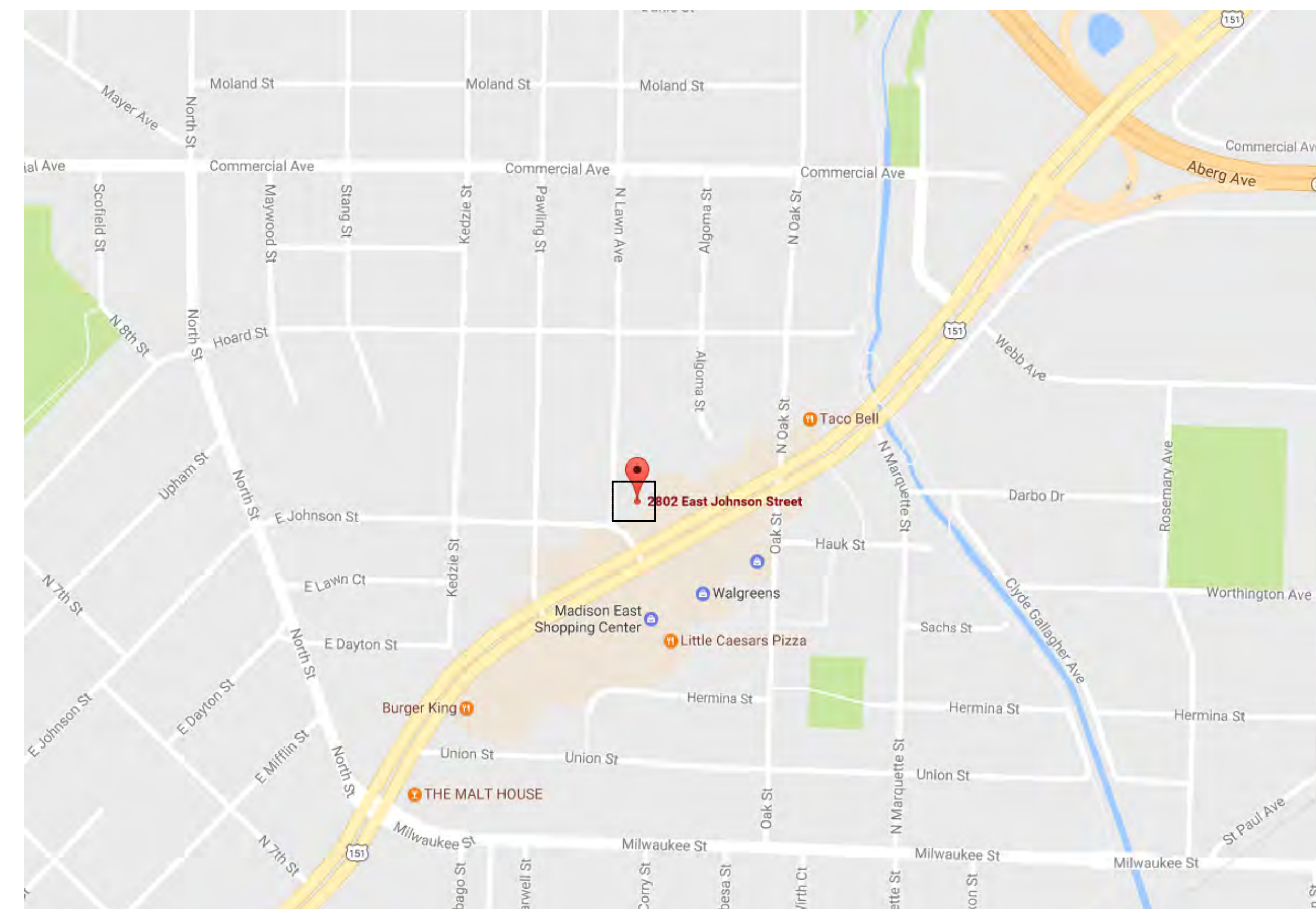
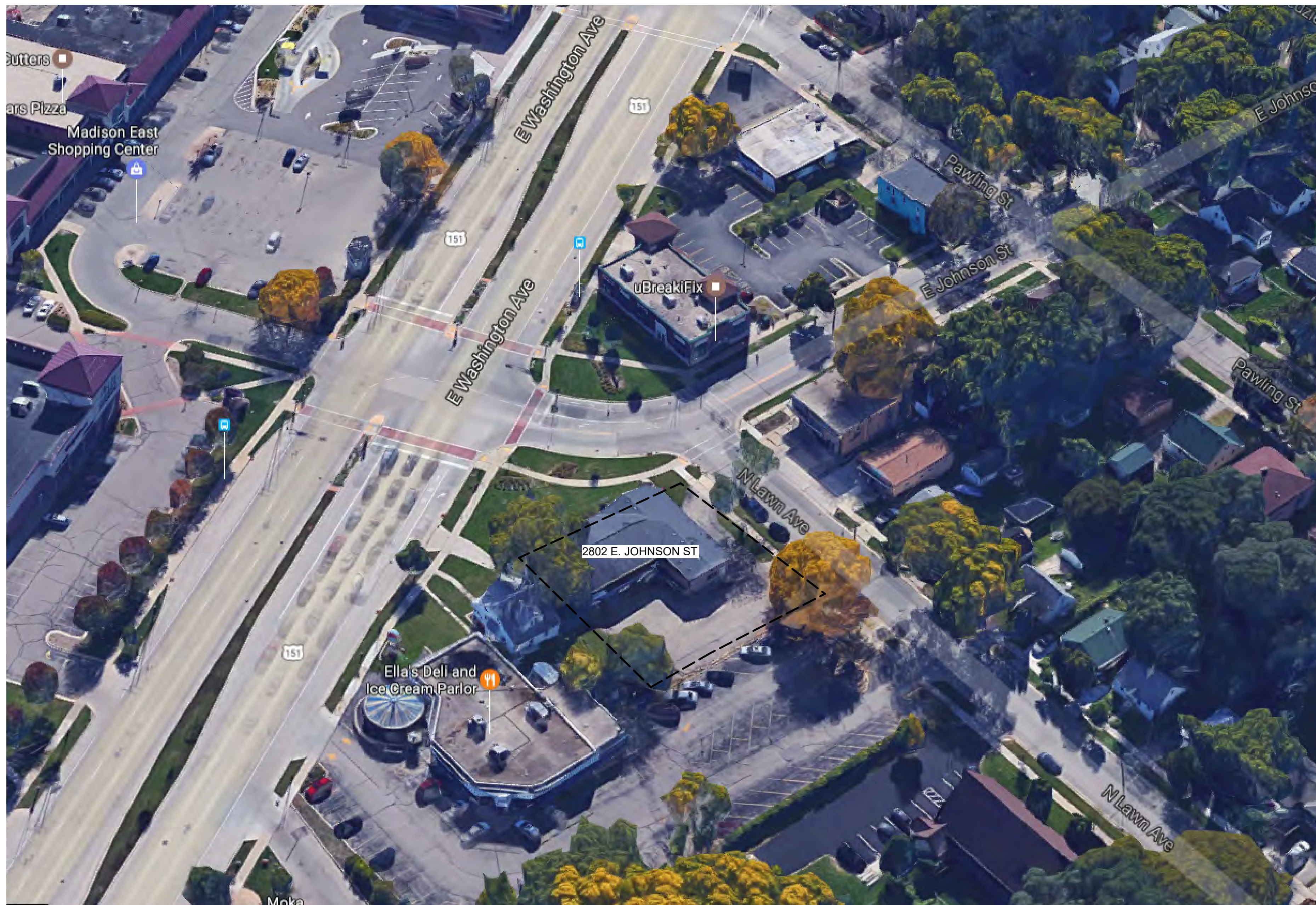
A handwritten signature in blue ink, appearing to read "John Seamon". The signature is fluid and cursive, with a large initial "J" and "S".

John Seamon
Architectural Director
Iconica

cc: (all via email)
Larry Palm, District 12 Alderperson
Natalie Erdman, Director of Planning, Community and Economic Development
Heather Stouder, Planning Division Director
Jessica Vaughn, Planning Division
Al Martin, Planning Division
Matt Tucker, Zoning Administrator

CAR-X AUTO SERVICE CENTER

2802 E. JOHNSON ST.



2
T100

EXISTING SITE

3
T100

LOCATOR MAP

CAR-X
2802 EAST JOHNSON STREET
MADISON, WI 53704

Mad Properties, LLC
1032 East Washington Avenue
Madison, WI 53703

ISSUE DATES:

RFI/SI DATE:

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PROJECT #: 20160840
SHEET NUMBER

T100



1 EXISTING CONDITIONS - SE. VIEW FROM SITE



2 EXISTING CONDITIONS - VIEW EAST FROM SITE



3 EXISTING CONDITIONS - VIEW NORTH UP N. LAWN AVE.



4 EXISTING CONDITIONS - VIEW SE



7 EXISTING CONDITIONS - VIEW NORTH



6 EXISTING CONDITIONS - LOOKING SOUTHEAST TOWARDS THE SITE



901 Deming Way // Madison, WI 53717Ph:
608.664.3500 // Fx:
608.664.3535iconiccreates.com

CAR-A
2802 EAST JOHNSON STREET
MADISON, WI 53704

Mad Properties, LLC
1032 East Washington Avenue
Madison, WI 53703

ISSUE DATES

RFI/SI DATE:

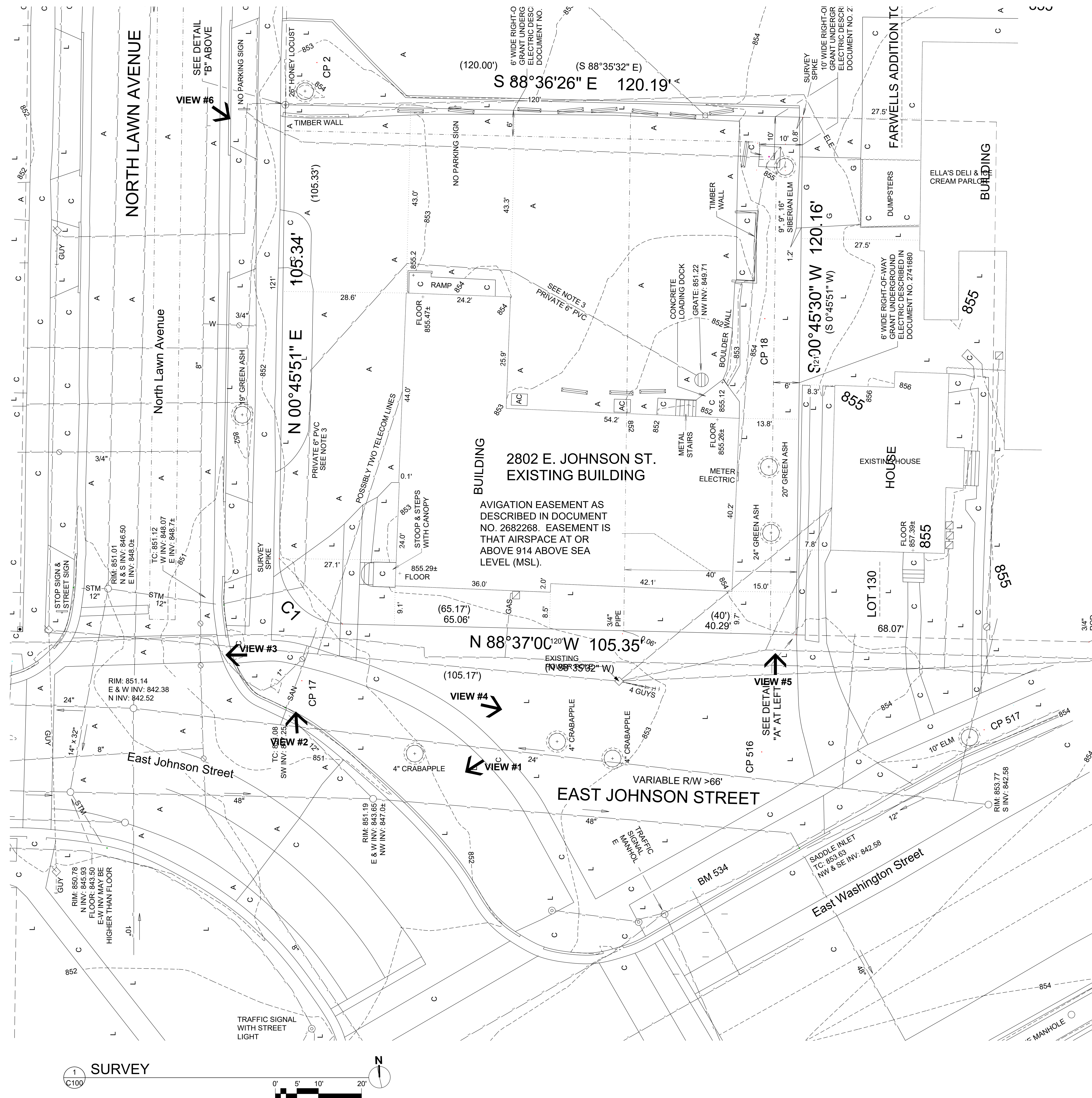
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PROJECT #: 20160840

PROJECT NO.	20100010
SHEET NUMBER	1

C100

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CAR-X
2802 EAST JOHNSON STREET
MADISON, WI 53704

Mad Properties, LLC
1032 East Washington Avenue
Madison, WI 53703

ISSUE DATES:

RFI/SI DATE:

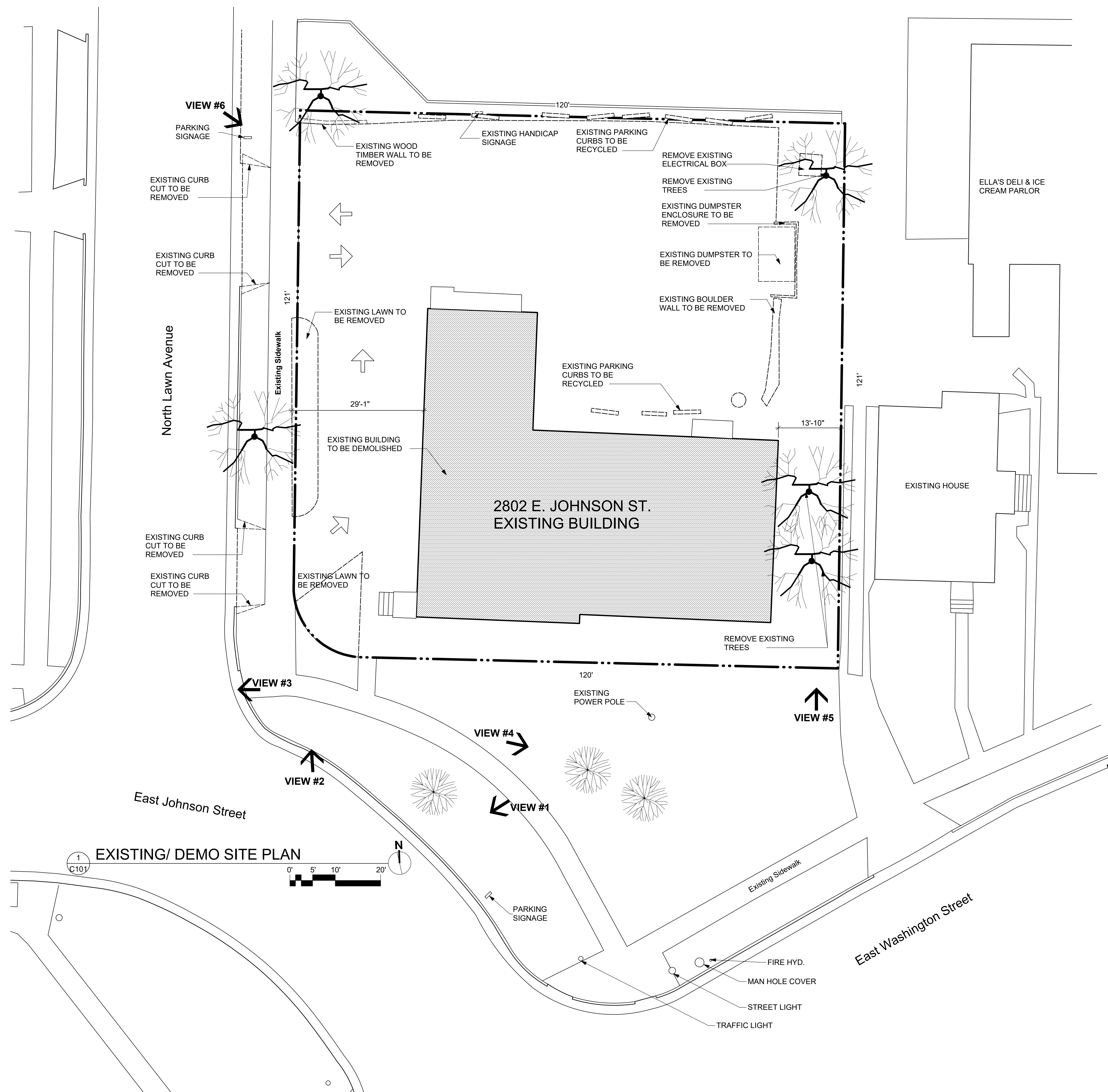
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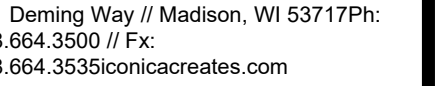
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Iman Properties, LLC
1032 East Washington Avenue
Madison, WI 53703

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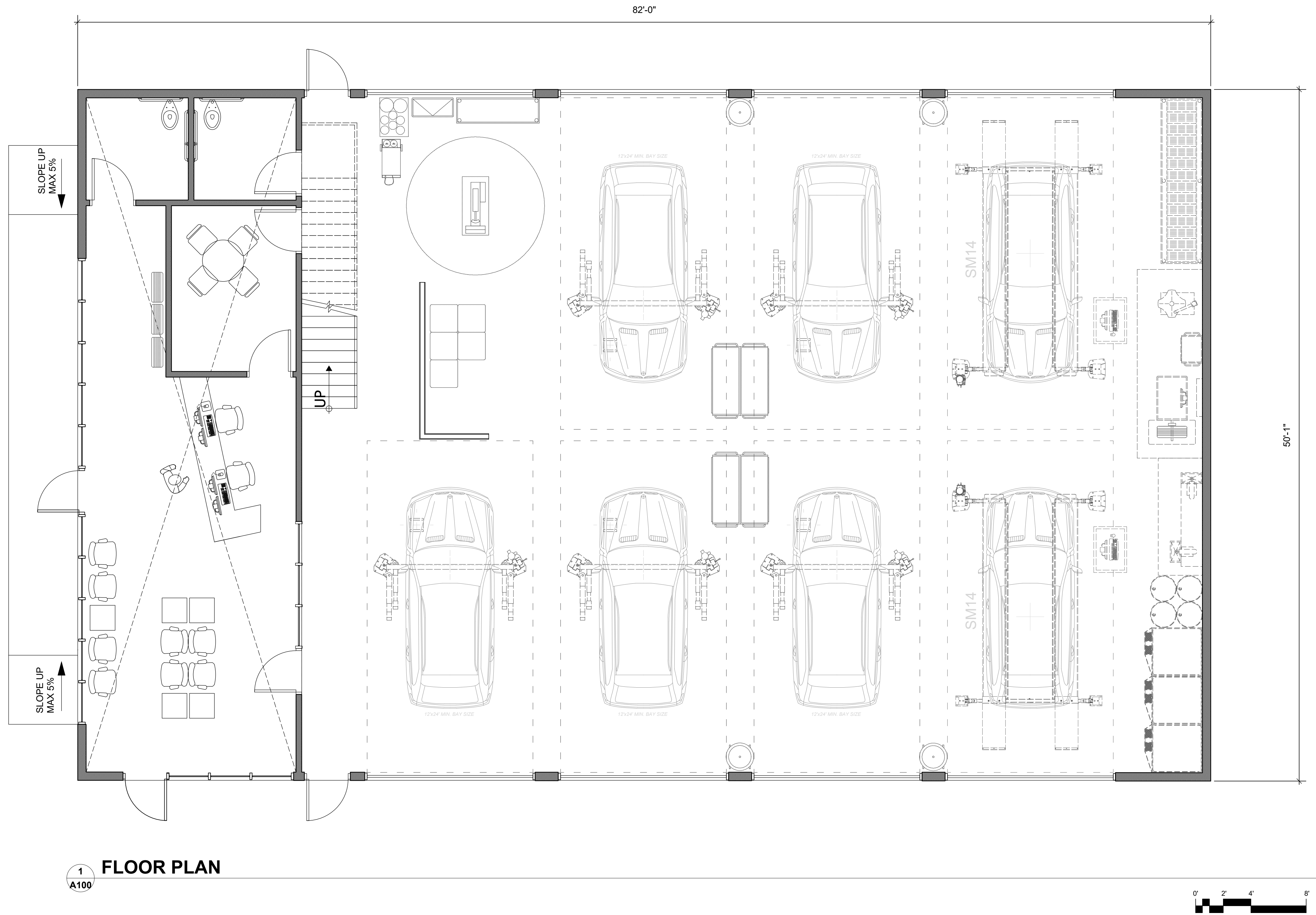
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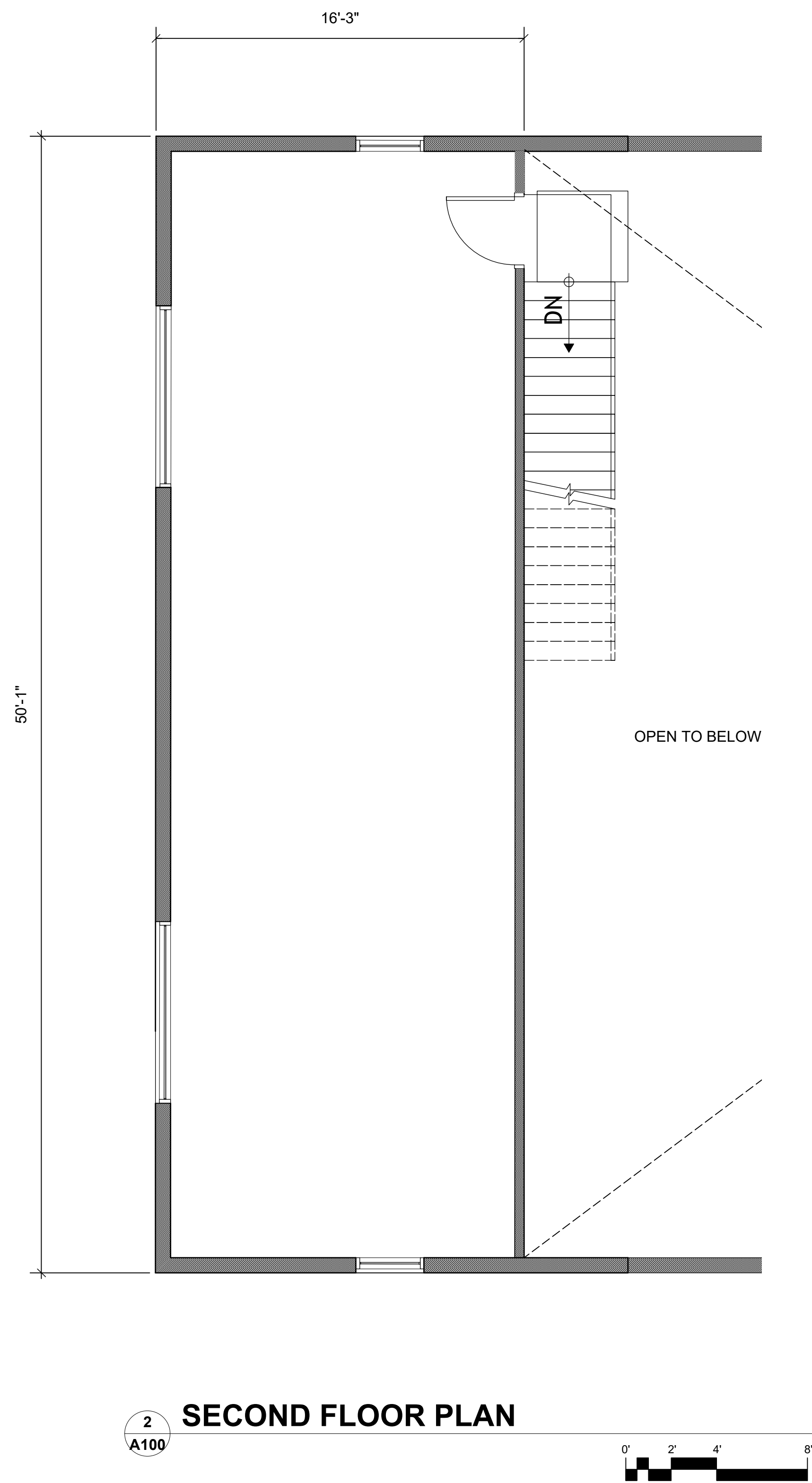


3
C102

DUMPSTER ENCLOSURE 6' HIGH
NTS



1 FLOOR PLAN
A100



2 SECOND FLOOR PLAN
A100

ISSUE DATES:

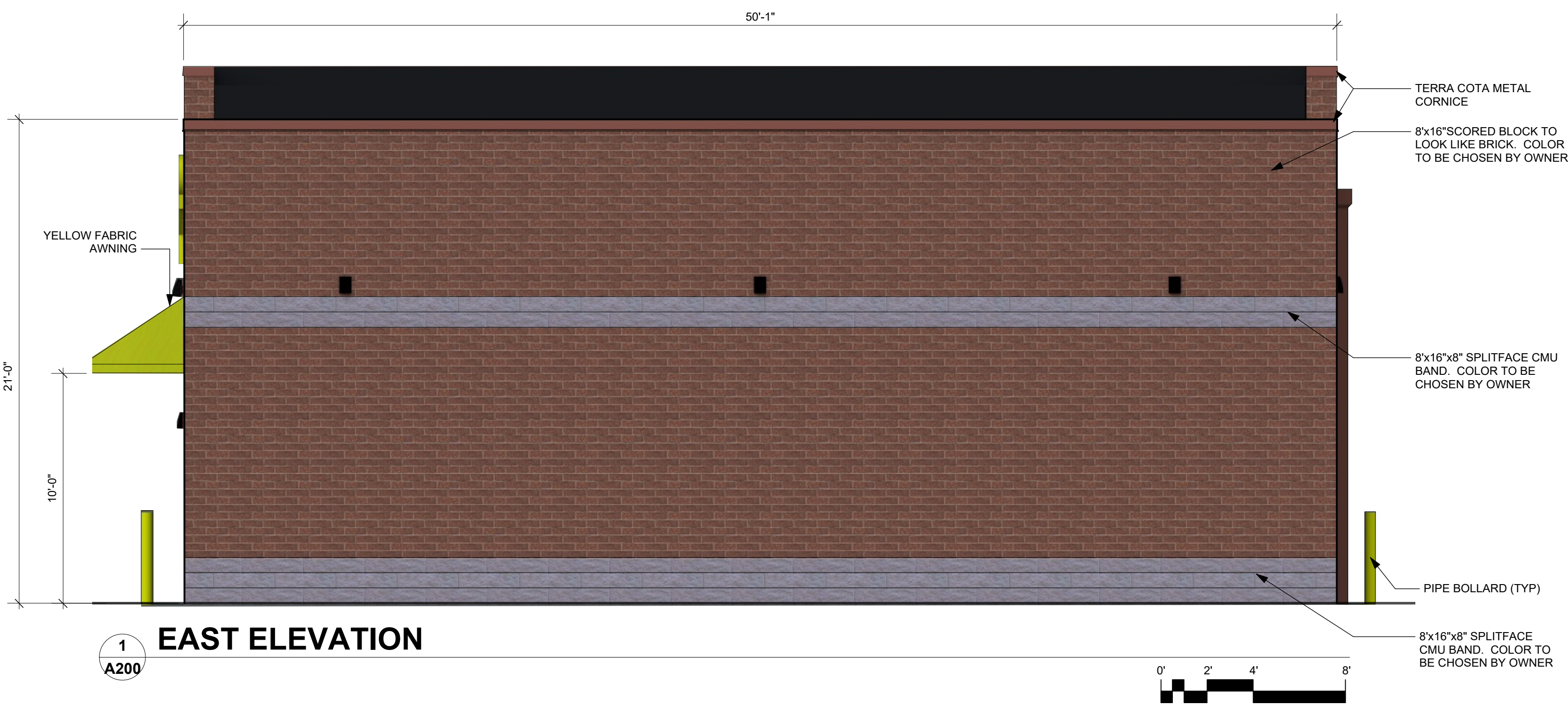
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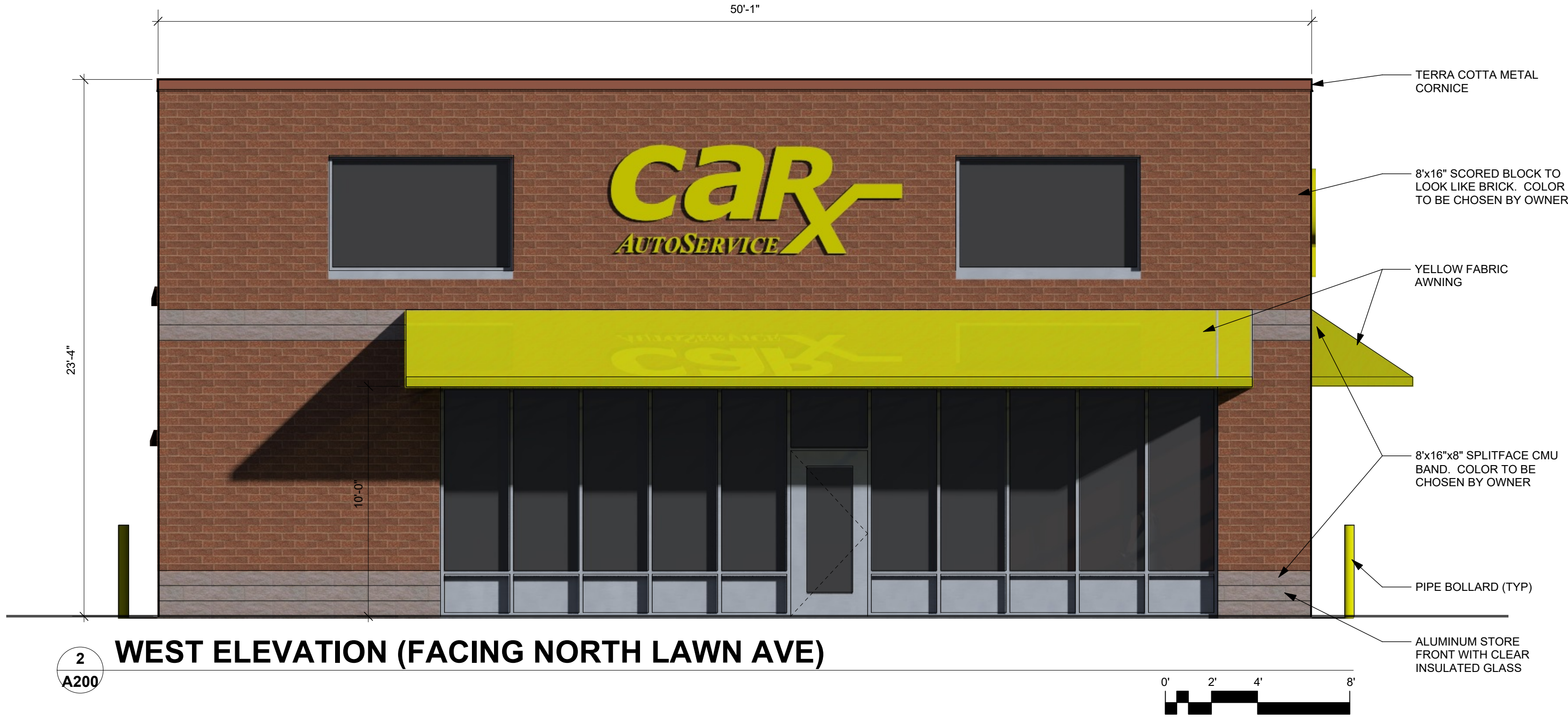
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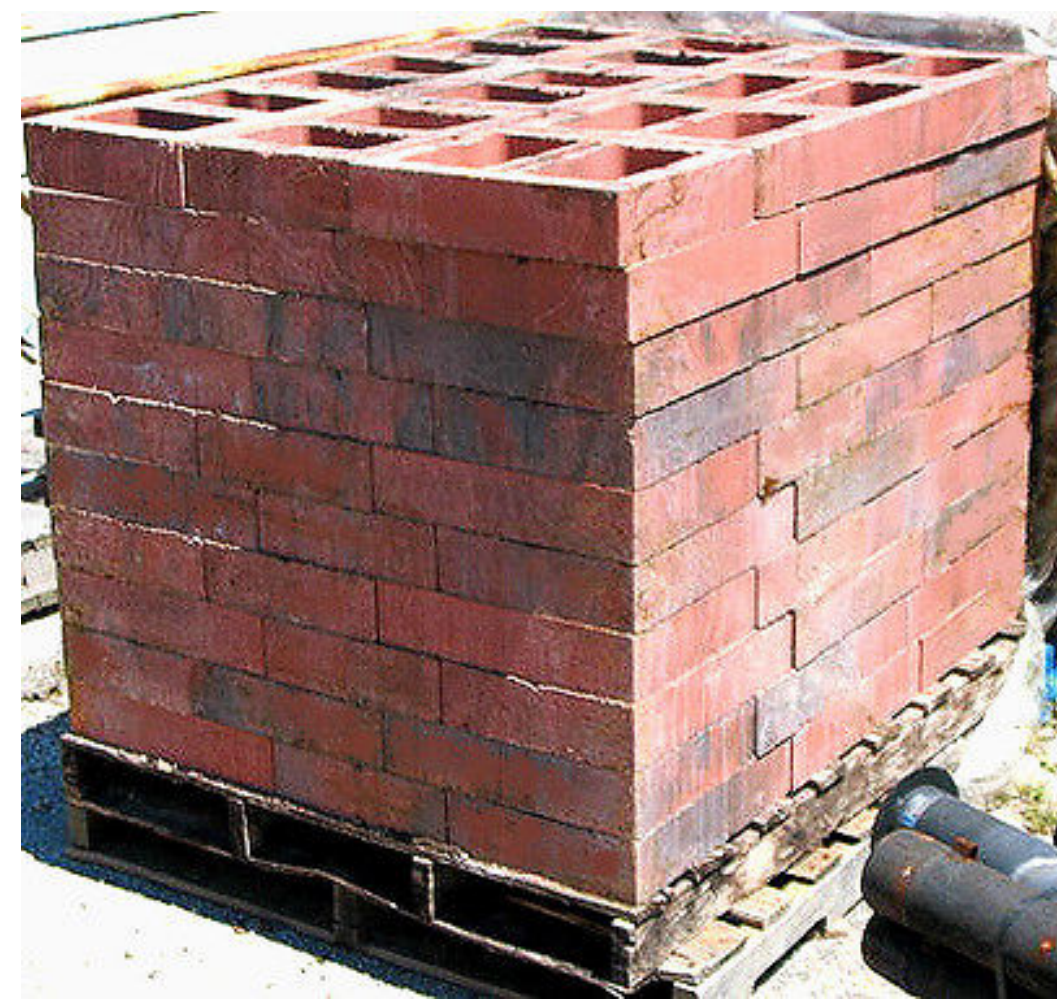
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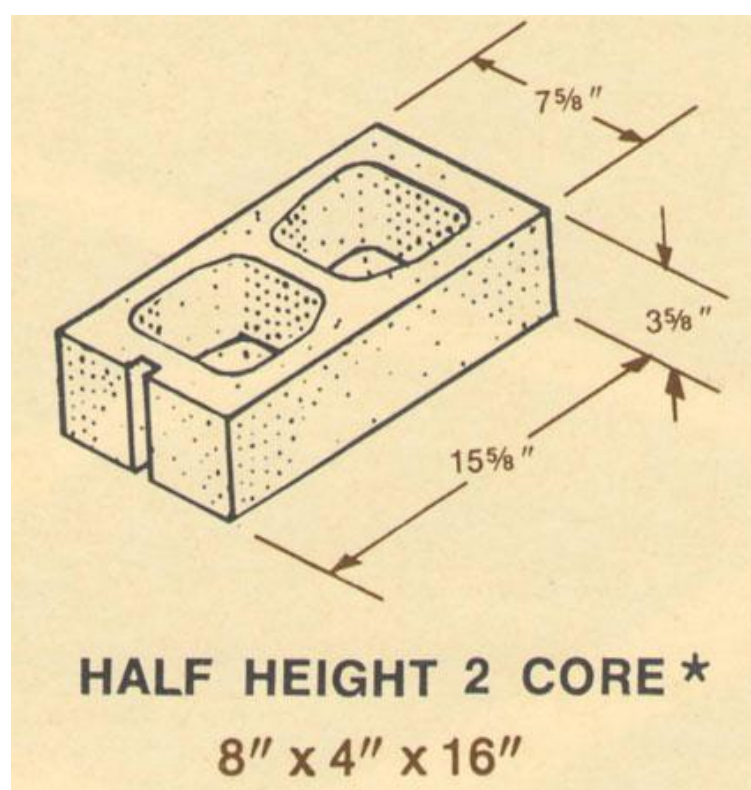
1 EAST ELEVATION



2 WEST ELEVATION (FACING NORTH LAWN AVE)



3 8x4x16 CONCRETE BLOCK



CLEAR ANODOIZED ALUMINUM OVERHEAD DOOR WITH ALUMINUM PANELS TOP AND BOTTOM WITH 1/2" INSULATED GLAZING IN THE REMAINING PANELS. GLAZING WILL BE LOW E LT. GREY WITH EXHAUST PORT.



4 NORTH ELEVATION (FACING PARKING LOT)



5 SPLIT FACE BLOCK



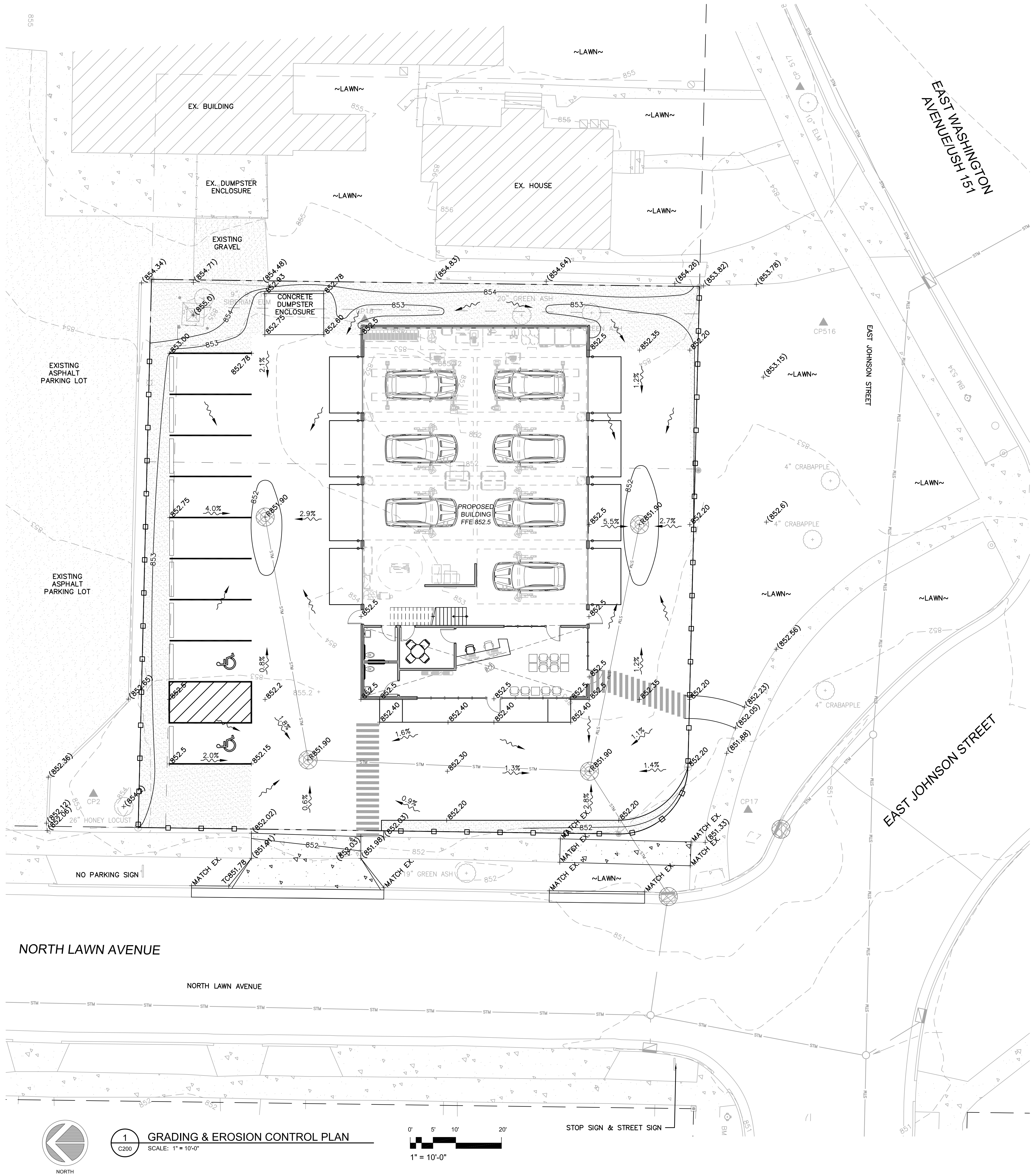
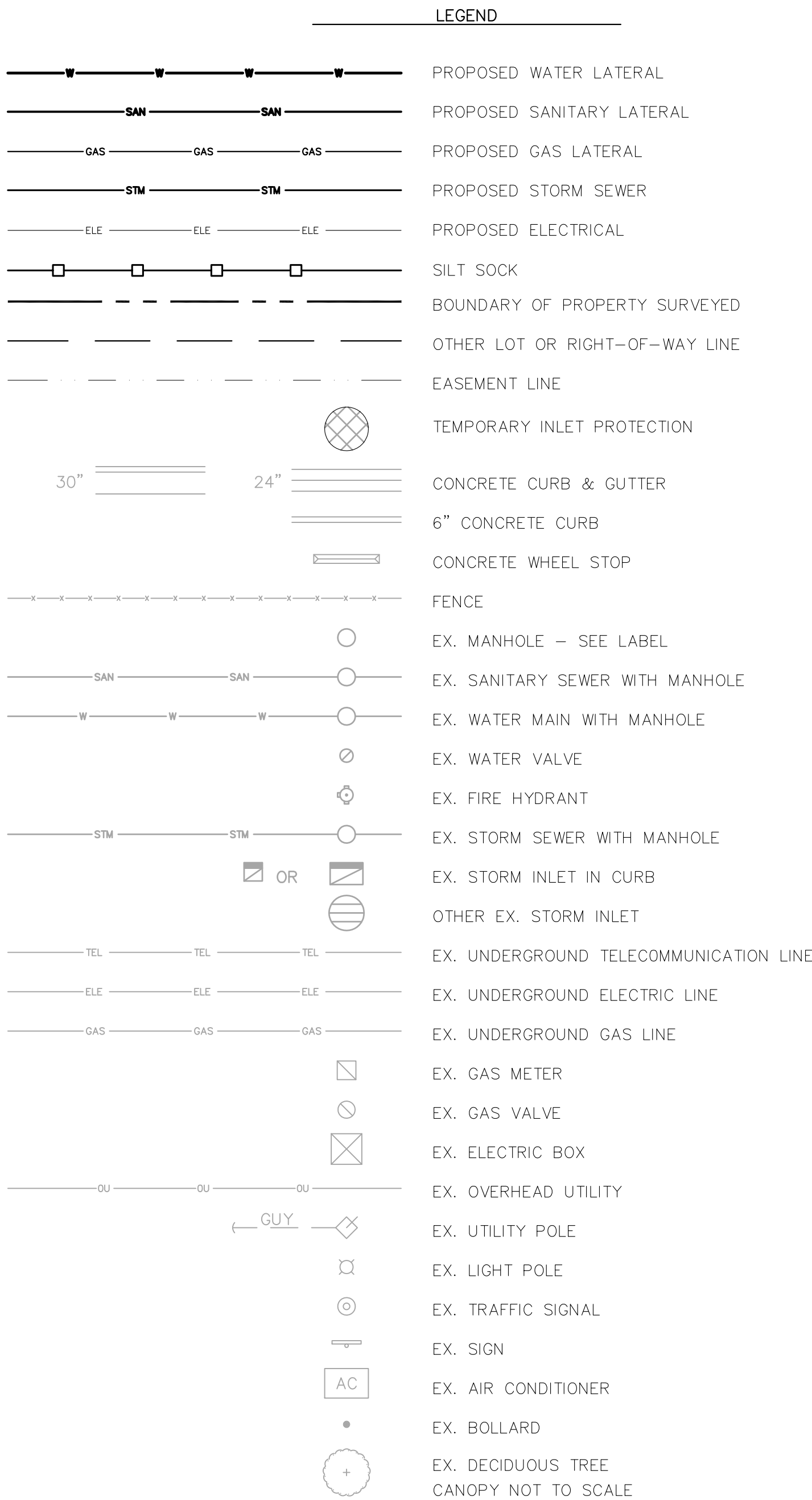
6 SOUTH ELEVATION (FACING E. WASH)



EROSION NOTES:

- A. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY FOR APPROVAL AND INDICATED ON THE PLAN.
- B. INSTALL TYPE C & D MODIFIED INLET PROTECTION AT ALL INLETS SHOWN ON THE PLANS. IF OTHER INLETS ARE FOUND WITHIN THE DRAINAGE AREA, THE CONTRACTOR SHALL PLACE INLET PROTECTION.
- C. CONSTRUCTION ACCESS TO THE SITE WILL ONLY BE FROM THE EXISTING ENTRY ON EDGEWOOD COLLEGE DRIVE. CONTRACTOR SHALL ENSURE THAT ACCESS TO THE SITE AND NEARBY STREETS ARE CLEANED UP FROM DIRT AND TRACKED MUD AT THE END OF EACH DAY.
- D. CONTRACTOR SHALL POST A COPY OF THE COVERAGE UNDER CITY OF MADISON APPROVAL AT A CONSPICUOUS LOCATION ON THE PROJECT SITE FOR AT LEAST FIVE DAYS PRIOR TO CONSTRUCTION, AND REMAINING AT LEAST FIVE DAYS AFTER CONSTRUCTION. CONTRACTOR MUST ALSO HAVE A COPY OF THE PERMIT AND APPROVED PLAN AVAILABLE AT THE PROJECT SITE AT ALL TIMES UNTIL THE PROJECT IS COMPLETE.
- E. CONTRACTOR SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE CITY OF MADISON STANDARD SPECIFICATIONS, WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE TECHNICAL STANDARDS AND THE WSDOT EROSION CONTROL PRODUCT ACCEPTABILITY LISTS (PAL).
- F. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- G. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE BUT NOT LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY. WRITTEN REPORTS WILL BE KEPT OF ALL EROSION AND SEDIMENT CONTROL INSPECTIONS AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR).
- H. SILT SOCK SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS PER DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT SOCK WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT SOCK WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- I. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED. SITE STABILIZATION INVOLVING SEEDING WHICH IS NOT COMPLETED PRIOR TO SEPTEMBER 15 SHALL BE COMPLETED WITH DORMANT SEEDING BY NOVEMBER 1.
- J. EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH WORK DAY.
- K. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.
- L. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE BEEN TEMPORARILY SUSPENDED FOR MORE THAN SEVEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION SHALL BE IMPLEMENTED WITHIN SEVEN DAYS. TEMPORARY STABILIZATION PRACTICES SUCH AS MULCH/TACKIFIER, EROSION MAT, OR WSDOT TYPE B SOIL STABILIZER SHALL BE APPLIED TO THE SOIL SURFACE WHEN THE SITE IS NOT READY FOR PERMANENT RESTORATION. WHEN STABILIZATION IS NOT POSSIBLE DUE TO SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE. THE CONTRACTOR SHALL USE BIODEGRADABLE CLASS I URBAN TYPE B EROSION MATTING ON ALL SWALE CENTERLINES AND SIDE SLOPES STEEPER THAN 4:1 (25%).
- M. STORM WATER AND GROUND WATER PUMPED FROM EXCAVATIONS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE WISCONSIN STATUTES. SEDIMENT BASINS, SEDIMENT TRAPS AND/OR THE USE OF POLYMERS TO CONTROL SEDIMENT SHALL BE UTILIZED AND MEET THE REQUIREMENTS OF THE WISCONSIN WDNR TECHNICAL STANDARDS.
- N. EROSION MAT SHALL CONSIST ENTIRELY OF BIODEGRADABLE COMPONENTS (NO PHOTOBIODEGRADABLE).
- O. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- P. ALL DIMENSIONS SHOWN ARE TO DECIMAL FEET AND MEASURED TO EDGE OF PAVEMENT, UNLESS SPECIFIED OTHERWISE. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE.
- Q. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION AS REQUIRED TO MAINTAIN SAFE CONDITIONS FOR WORKERS AND THE PUBLIC.

AFTER SEPTEMBER 15TH, A COOL WEATHER SEEDING COVER CROP MUST BE APPLIED (I.E. OATS)
AFTER OCTOBER 15TH, A DORMANT SEEDING COVER CROP MUST BE APPLIED (I.E. WINTER WHEAT)
AFTER NOVEMBER 15TH, A DORMANT SEEDING MUST BE APPLIED WITH AN ACCEPTABLE SOIL STABILIZER. (POLYACRYLIMIDE)



UTILITY NOTES:

THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:

- CITY OF MADISON STANDARD SPECIFICATIONS, LATEST EDITION.
- "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (SSWC) LATEST EDITION.
- STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WSDOT) LATEST EDITION.
- CONTRACTOR SHALL OBTAIN A CURRENT COPY OF THE CITY OF MADISON'S STANDARD SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION, INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE DIRECTED IN THE SPECIFICATIONS.
- WITHIN THE RIGHT-OF-WAY OR UNDERNEATH PAVEMENTS OR BUILDINGS, GRANULAR TRENCH BACKFILL MUST BE USED TO FILL THE TRENCH. ALL OTHER AREAS MAY UTILIZE EXCAVATED TRENCH SPOIL FOR BACKFILL PROVIDING THAT THE MATERIAL IS FREE OF ORGANIC MATERIAL AND STONES LARGER THAN 6" IN DIAMETER.
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.

WATER DISTRIBUTION SYSTEM:

MAIN:

- WATER MAIN SHALL HAVE A MINIMUM BURY DEPTH OF 7 FEET TO THE TOP OF PIPE. IF 7 FEET OF BURY CANNOT BE OBTAINED, CONTRACTOR SHALL PLACE A MINIMUM OF 4 INCHES OF STYROFOAM INSULATION ON TOP AND ON THE SIDES OF THE WATER MAIN TO THE 7 FOOT BURY LINE PER THE SSSWC.
- DUCTILE IRON (D.I.) AWWA C-151 CLASS 52 WITH CABLE BOND CONDUCTORS, FURNISHED AND INSTALLED PER CHAPTER 8.180 (WWS) OR
- ALL WATER MAIN JOINTS SHALL BE RESTRAINED.

LATERALS:

- PVC AWWA, C-900, CL150, SDR 18 OR DUCTILE IRON AWWA C-151, CLASS-52.
- WATER LATERAL AND HYDRANT TEES SHALL BE ANCHORED.

STORM SEWER:

STRUCTURES:

- CONSTRUCT PER CITY OF MADISON STANDARD SPECIFICATIONS AND STANDARD DETAIL DRAWING 5.7.5.
- INLETS SHALL BE 48-IN DIAMETER PRECAST CONCRETE STRUCTURES UNLESS OTHERWISE NOTED.
- INLET CASTINGS SHALL BE NEENAH R-1550 CASTINGS WITH TYPE C GRATES.
- ALL INLETS SHALL INCLUDE FLEXSTORM PC+ PERMANENT INLET FILTERS WITH REPLACEABLE FILTER BAGS AND CLEARTEC RUBBERIZER POUCHES, OR APPROVED EQUAL.

INLET PROTECTION:

- INSTALL INLET PROTECTION FOR THE DURATION OF CONSTRUCTION IN ALL DESIGNATED INLETS PER CITY OF MADISON STANDARD SPECIFICATION SECTION 210.1(f).

PIPE:

- STORM SEWER SPECIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:

- 12" DIA - CLASS V RCP
- 15" DIA - CLASS IV RCP
- 18+" DIA - CLASS III RCP

- STORM SEWER SPECIFIED AS PVC SHALL BE SDR 26.

- STORM SEWER PIPE: REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C-76. POLYETHYLENE MATERIAL SHALL CONFORM TO ASTM D3350. AN APPROVED RUBBER GASKET JOINT SHALL BE USED FOR EITHER OPTION. JOINTS FOR RCP SHALL CONFORM TO ASTM D-471. JOINTS FOR HDPE SHALL CONFORM TO ASTM F-477.
- ALL PERFORATED DRAIN TILE SHALL BE PLASTIC WITHOUT A FILTER SOCK.

304 STAINLESS STEEL FRAMING
W/LIFT HANDLES
ULTIMATE BYPASS AREA

REPLACEABLE FILTER BAG
W/STAINLESS CLAMPING BAND

304 STAINLESS STEEL FRAMING
W/LIFT HANDLES

ULTIMATE BYPASS AREA

REPLACEABLE FILTER BAG
W/STAINLESS CLAMPING BAND

304 STAINLESS STEEL FRAMING
W/LIFT HANDLES

ULTIMATE BYPASS AREA

REPLACEABLE FILTER BAG
W/STAINLESS CLAMPING BAND

INSTALLATION:

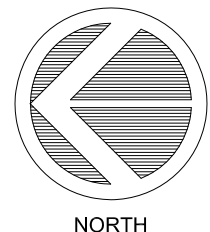
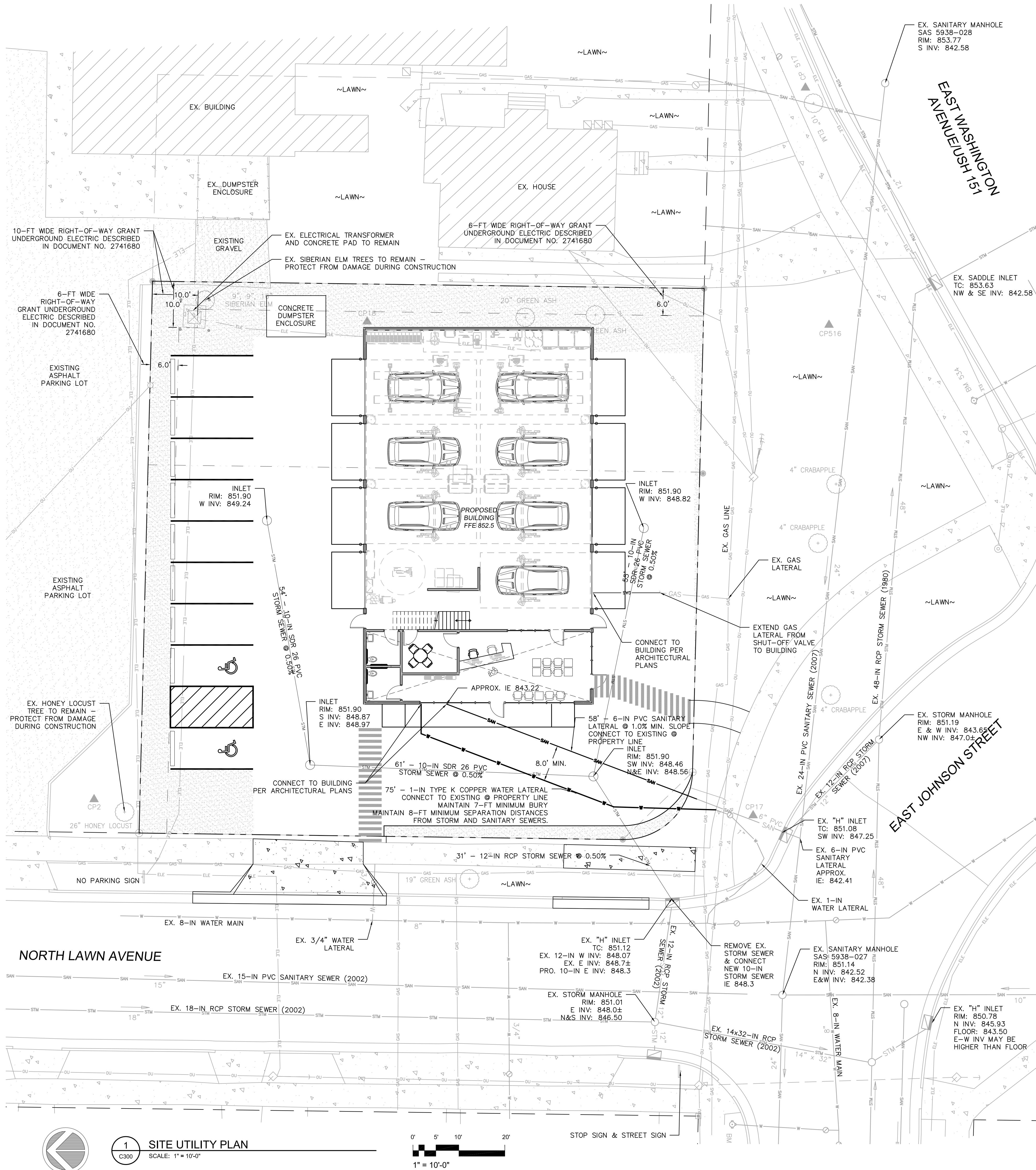
1. REMOVE GRATE.
2. DROP INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE.
3. REPLACE GRATE.

NOTES:

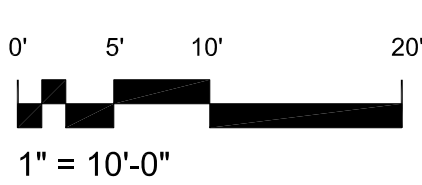
1. ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE.
3. ALL INLET FILTERS SHOULD INCLUDE REPLACEABLE CLEARTEC RUBBERIZER POUCHES.

2 FLEXSTORM PURE PC+ PERMANENT INLET FILTER DETAIL
SCALE: N.T.S.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



1 SITE UTILITY PLAN
SCALE: 1" = 10'-0"



ICONICA
True Design-Build
901 Derring Way // Madison, WI 53717
Ph: 608.664.3500 // Fx: 608.664.3535
iconicadesign.com

CAR-X
2802 EAST JOHNSON STREET
MADISON, WI 53704
CLIENT NAME
CLIENT STREET
CLIENT CITY, STATE, ZIP

ISSUE DATES:

RFI/SI DATE:

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PROJECT #: 20160840
SHEET NUMBER

C300

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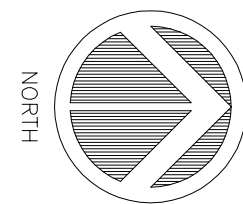
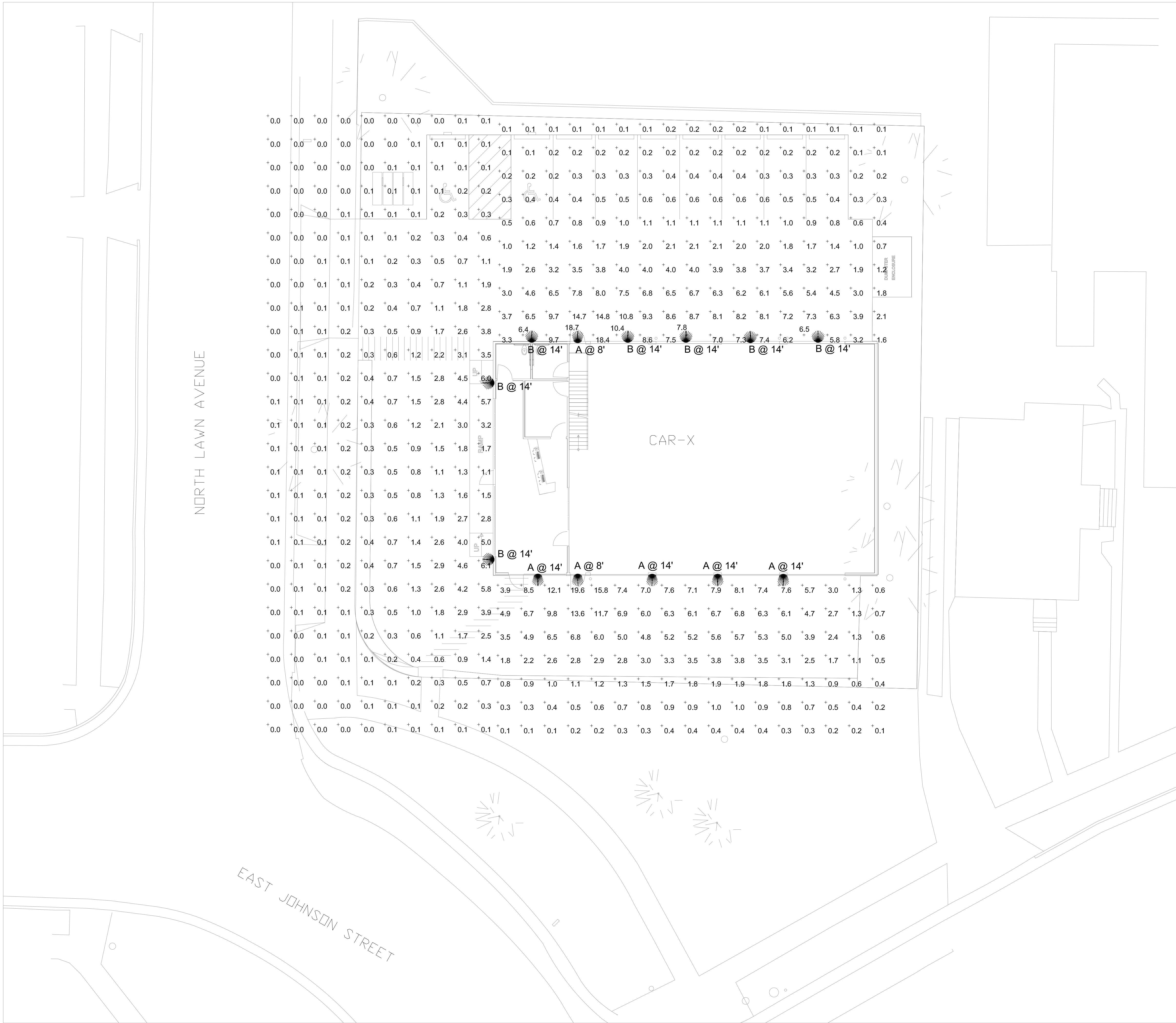
ISSUE DATES:

RF/ISI DATE:

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PROJECT #: 20160840
SHEET NUMBER

E100P



1
E100P

ELECTRICAL SITE PLAN - LIGHTING PHOTOMETRICS
SCALE: 1" = 10'-0"

EXTERIOR LIGHTING POWER CALCULATION												
BUILDING TYPE: BUSINESS ZONE: 3												
Description	Code		Area (sf)	Allowable (W)	Light Fixtures							
					ID	# Fixtures	Watts /Fixture	Total Watts	ID	# Fixtures	Watts /Fixture	Total Watts
PARKING LOT & DRIVES	0.1000	W/SF	7,897	790	A	6	26	156	–	0	0	0
MAIN ENTRY	30	W/LF	3	90	B	7	38	266	–	0	0	0
OTHER DOORS	20	W/LF	9	180	–	0	0	0	–	0	0	0
SIDEWALK	0.8	W/LF	42	34								
BASE SITE ALLOWANCE				750								
TOTALS		LIGHTING ALLOWANCE		1843	DESIGN TOTAL			422				
	1843	>	422	EXTERIOR COMPLIES WITH THE ENERGY CODE								

LIGHT FIXTURE SCHEDULE								
ID	Description	Size	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
A	FULL CUTOFF WALL PACK	6.5"x8.75"x3.9"	RAB	SLIM 26 N	120	LED, 26W, 4000K, 2493L, 82CRI	SURFACE, WALL	
B	FULL CUTOFF WALL PACK	9"x9.5"x5"	RAB	SLIM FC37 N	120	LED, 18W, 4000K, 2587L, 82CRI	SURFACE, WALL	

JANUARY 17, 2017

CAR-X SITE LIGHTING LIGHT FIXTURE CUT SHEETS

CAR-X
MAD PROPERTIES, LLC
1032 EAST WASHINGTON AVENUE
MADISON, WI 53703

ICONICA
901 DEMING WAY
MADISON, WI 53717



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

CAR-X

Type:

TYPE A

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.27A
208V:	0.15A
240V:	0.15A
277V:	0.13A
Input Watts:	30W
Efficiency:	88%

LED Info

Watts:	26W
Color Temp:	4000K
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	2,493
Efficacy:	85 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 22 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 720mA, 100-277VAC 0.4 Amps, Power Factor 99%.

THD:

14.5% at 120V

Other

HID Replacement Range:

The SLIM26 can be used to replace 175W MH based on delivered lumens.

California Title 24:

See SLIM26/D10 for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

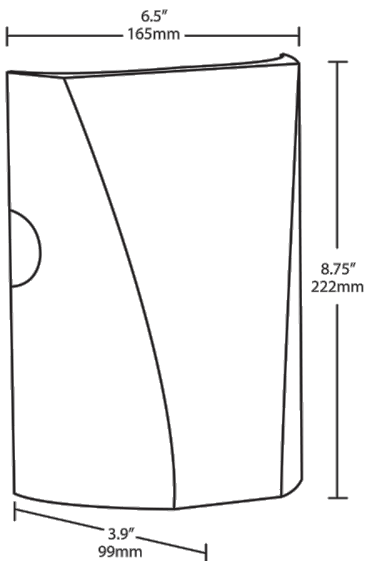
Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Technical Specifications (continued)

Optical	BUG Rating:
BUG Rating:	B1 U0 G0
B1 U0 G0	

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button /PCT = 120-277V Twistlock	Blank = No Dimming /D10 = Dimmable



37, 57 and 62 Watt SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra-high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze

Weight: 7.5 lbs

Project: **CAR-X**

Type: **TYPE B**

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.31A
208V:	0.19A
240V:	0.16A
277V:	0.14A
Input Watts:	38W
Efficiency:	98%

LED Info

Watts:	37W
Color Temp:	4000K
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	2,587
Efficacy:	69 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Wall Mount only.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P00001722

Construction

Footprint:

Designed to replace RAB HID WP1 wallpacks, both in size and footprint template, so upgrading to LED is easy and seamless.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Thermal Management:

Superior thermal management with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing and door frame.

Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

Cutoff:

Cutoff (7.5°)

Recommended Mounting Height:

Up to 20 ft.

Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution.

Reflector:

Specular thermoplastic.

Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:

Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT):

4000K

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Electrical

Driver:

Constant Current, 100-277V. 50/60Hz, 100-277VAC 0.6A, 4kV Surge Protection, 700mA, Power Factor 99.4%.

THD:

7.5% at 120V, 7.6% at 277V

Other

HID Replacement Range:

The SLIM37 can be used to replace 200W MH based on delivered lumens.

Accessories:

Available accessories include polycarbonate and wire guard. Click to see all accessories.

Technical Specifications (continued)

Other

California Title 24:

See SLIM37/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents:

The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

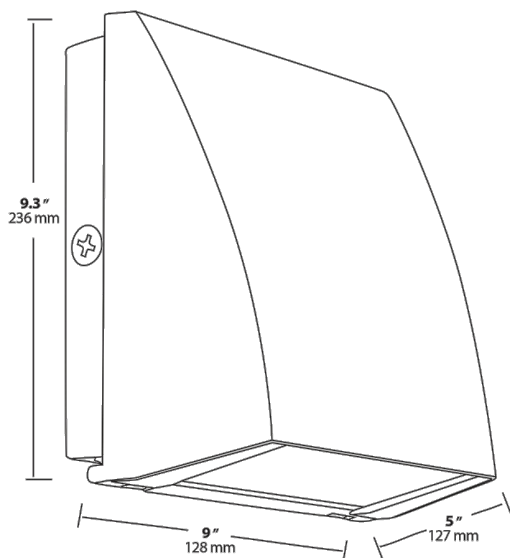
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B1 U1 G1

Dimensions



Features

- Covers footprint of most traditional wallpacks
- Easy installation with hinged access, bubble level and multiple conduit entries
- Tight-lock gasket keeps elements out
- 100,000-hour LED lifespan
- 5-Year warranty

Ordering Matrix

Family	Cutoff	Watts	Color Temp	Finish	Photocell	Bi-Level
SLIM						
	Blank = Standard C = Cutoff FC = Full Cutoff	62 = 62W 57 = 57W 37 = 37W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button /PCS = 120V Swivel /PCS2 = 277V Swivel	Blank = No Bi-Level /BL = Bi-Level (57W & 62W)