

PDQ FOOD STORES



3520 EAST WASHINGTON AVE
MADISON, WI 53704



CEDAR RAPIDS • DES MOINES • MADISON

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MADISON, WI 53703
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PROJECT NARRATIVE / LETTER OF INTENT

PDQ Food Stores is proposing a new auto service station, detached car wash, and convenience store at 3520 and 3546 East Washington Blvd in Madison, Wisconsin. The project is in a Commercial Corridor - Transitional District (CC-T), and borders a Traditional Residential - Varied District 1 (TR-V1). The project will consist of demolishing the existing structure on site, and constructing a new auto service station with a 5,000 square foot pump canopy and 1,160 square foot pedestrian canopy, a 2,233 square foot detached car wash, and a 6,000 square foot convenience store. The project is estimated to be substantially complete by December 2015. The hours of operation are 24 hours per day, 7 days per week. See site plan for proposed parking, bike parking and open space calculations. The land is currently valued at \$1.1M. The estimated project cost is \$2.5M. This project is estimated to create 10 full time jobs. There are no public subsidies requested by this project.

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PROJECT TEAM

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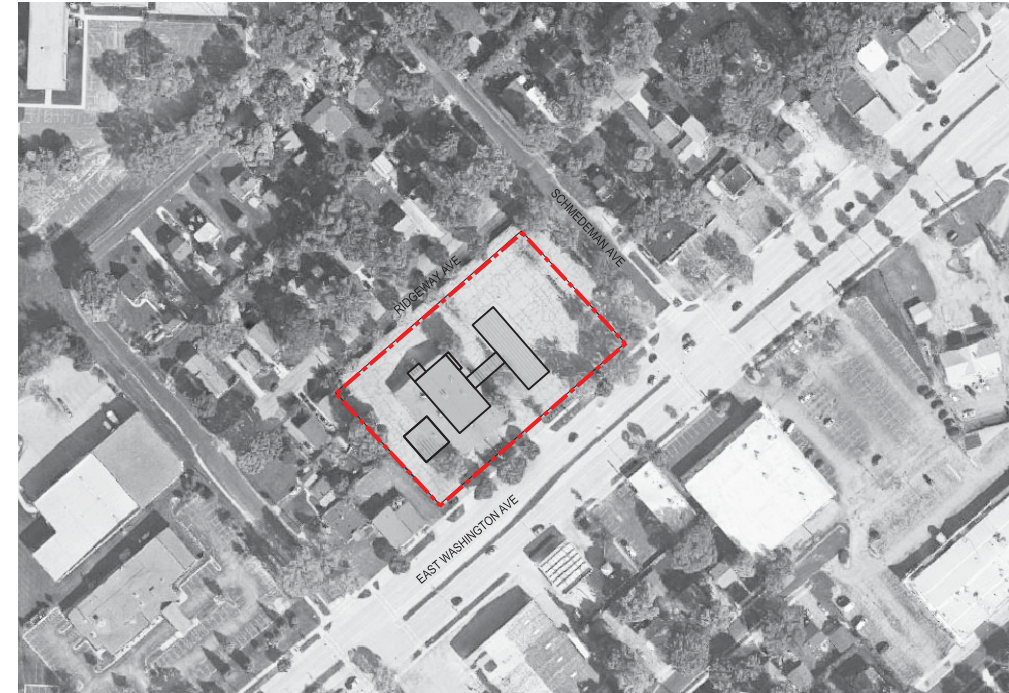
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PROJECT LOCATION
NOT TO SCALE



PROPOSED SITE STUDY
NOT TO SCALE

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Contractor
SUPREME STRUCTURES
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Madison, WI 53719

Project
PDQ FOOD STORES
3520 E WASHINGTON AVE
MADISON, WI 53704



Issue & Revision Dates

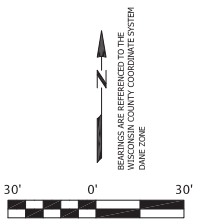
Issue / Revision	Date
CITY OF MADISON STAFF REVIEW	04.08.2015
CITY OF MADISON DAT PRESENTATION	04.23.2015
NEIGHBORHOOD REVIEW	05.18.2015
JDC INFORMATIONAL PRESENTATION	05.20.2015
JDC SUBMITTAL	05.27.2015

Drawing

OPN Project No. 15603000

ALTA/ACSM Land Title Survey: Prime Quarter Madison

LOCATED IN:
 Lots Five (5), through Twenty-two (22), Block One (1), Clyde
 A. Gallagher Subdivision, in the City of Madison, Dane County, Wisconsin



LEGEND
 ● SOLID IRON ROD FOUND (0.75" Dia, unless noted)
 ○ IRON PIPE FOUND (1" Dia, unless Noted)
 ○ 3/4"x18" SOLID IRON ROD SET
 1.50Lbs. LINEAL FOOT.
 () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

Electric Transformer
 Light Pole
 Utility Pole
 Valve: Gas or Water

 Underground AT&T Communications
 Underground Electric
 Sanitary Sewer
 Gas
 Overhead Wires
 Water (Shown as Approximate in places)
 Storm Water Pipe

This Survey Contains
 80,389 S.F.
 1.84 Acres

PARCEL A:

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22), Block One (1), Clyde A. Gallagher Subdivision, in the City of Madison, Dane County, Wisconsin, EXCEPT The South 16 1/2 feet thereof.

PARCEL B:

Lots Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Block One (1), Clyde A. Gallagher's Subdivision, in the City of Madison, Dane County, Wisconsin, EXCEPT The South 16 1/2 feet therefrom of Lots Eleven (11), Twelve (12) and Thirteen (13).

Schedule B-Exceptions (as detailed in First American Title Insurance Commitment No. NCS-705057-MAD, dated December 5, 2014, at 7:30 a.m.

11. Resolution recorded February 12, 1969, in Volume 86 of Records, Page 238, as Document No. 1234039, APPLIES AND AFFECTS, SHOWN HEREON.

The Following Exceptions Affect Parcel A:

12. Easement to the Town Sanitary District No. 4 recorded in Volume 257 of Misc., Page 209, as Document No. 852792 granting an easement across the North 10 feet of Lot 10, Block 1. APPLIES AND AFFECTS, SHOWN HEREON.

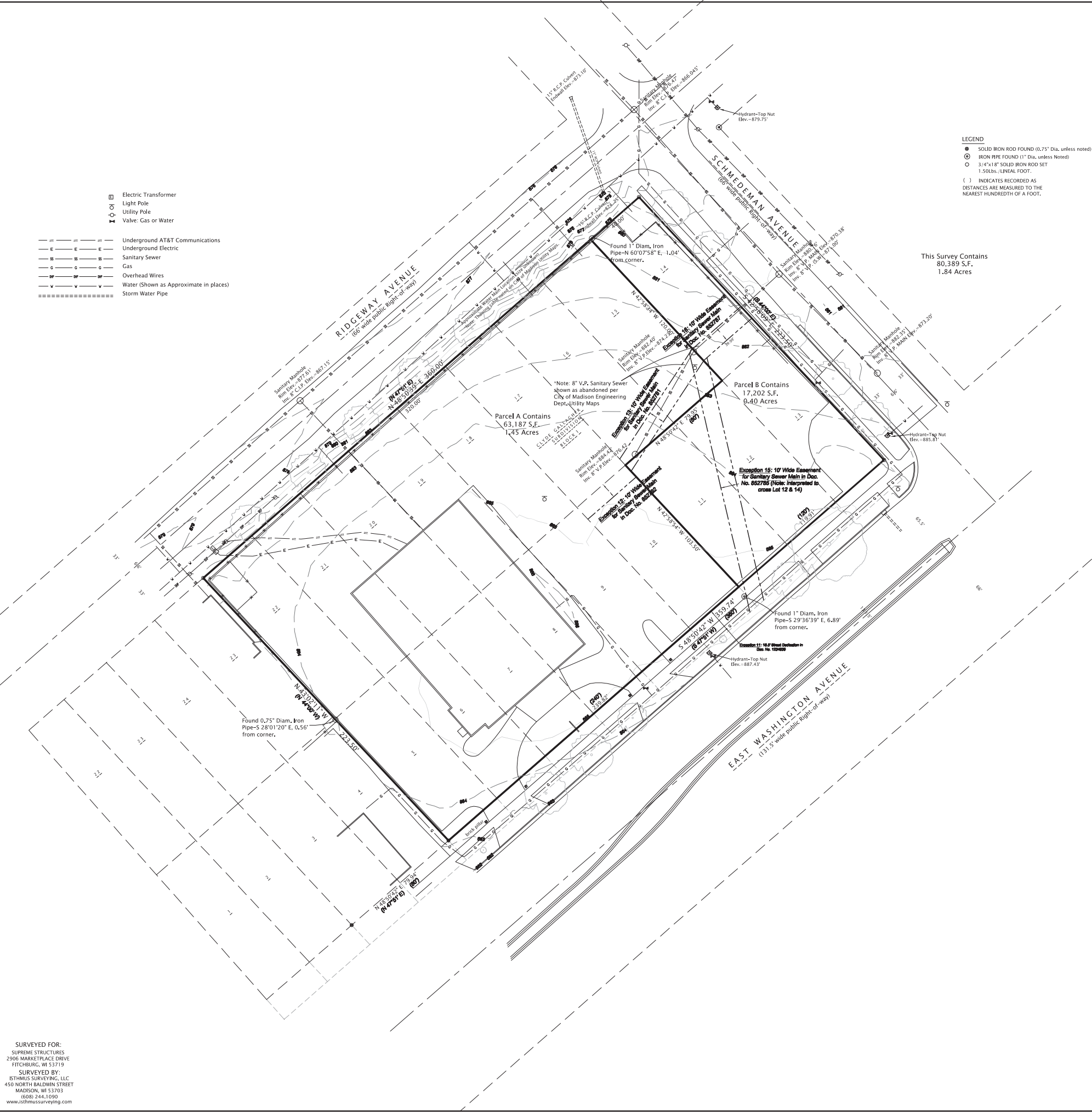
13. Easement to the Town Sanitary District No. 4 recorded in Volume 257 of Misc., Page 198, as Document No. 852781, APPLIES AND AFFECTS, SHOWN HEREON.

14. Mortgage dated October 6, 1995 and recorded October 6, 1995, in Volume 31023 of Records, Page 36 as 2709838, made by Madison Celebration Station, Inc., to M&I Madison Bank, to secure an indebtedness in the amount of \$165,000.00, and the terms and conditions thereof. APPLIES AND AFFECTS, NOT A MAPPING OR SURVEYING MATTER.

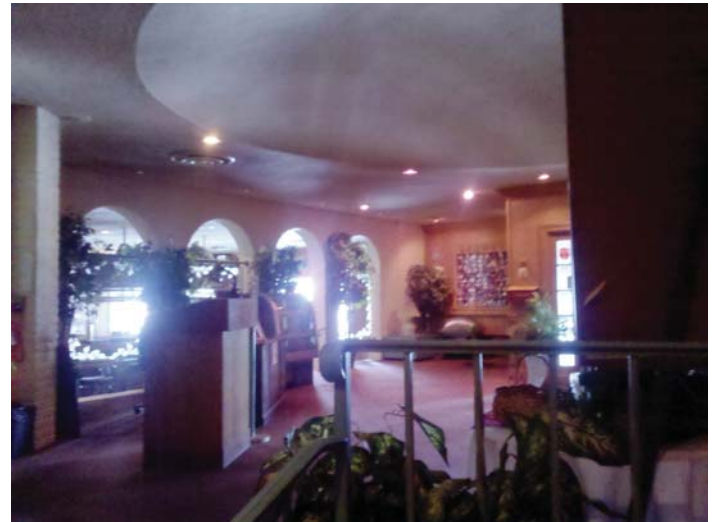
The Following Exceptions Affect Parcel B:

15. Easement to the Town Sanitary District No. 4 recorded April 30, 1953, in Volume 257 of Misc., Page 202, as Document No. 852785. APPLIES AND AFFECTS, SHOWN HEREON.

16. Easement to the Town Sanitary District No. 4 recorded April 30, 1953, in Volume 257 of Misc., Page 204, as Document No. 852787. APPLIES AND AFFECTS, SHOWN HEREON.



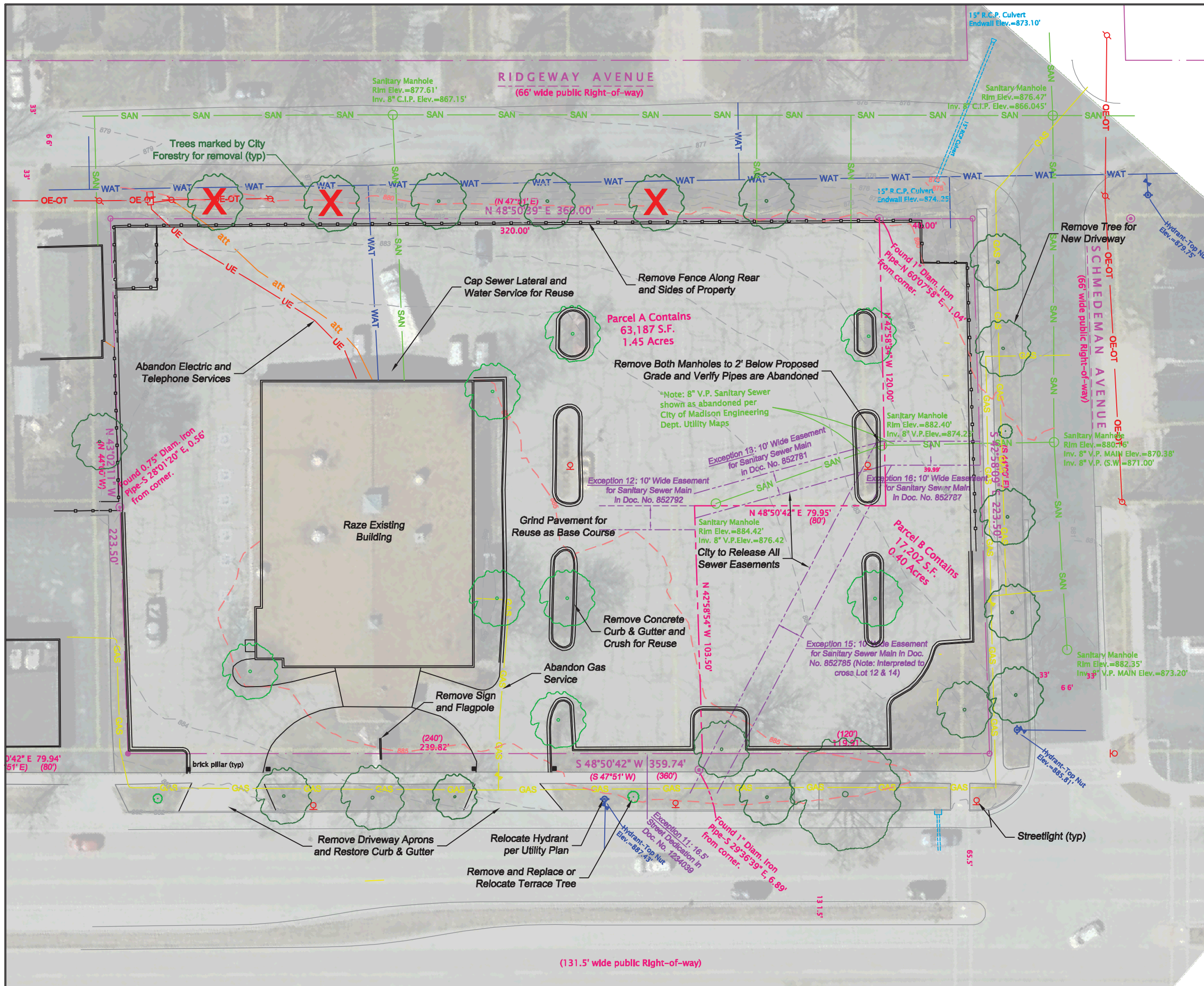
SURVEYED FOR:
 SUPREME STRUCTURES
 2906 MARKETPLACE DRIVE
 FITCHBURG, WI 53719
 SURVEYED BY:
 ISTHMUS SURVEYING, LLC
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 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com



Issue & Revision Dates

CITY OF MADISON STAFF REVIEW	04.06.2015
CITY OF MADISON DAT PRESENTATION	04.23.2015
NEIGHBORHOOD REVIEW	05.18.2015
UDC INFORMATIONAL PRESENTATION	05.20.2015
UDC SUBMITTAL	05.27.2015

Drawing
EXISTING BUILDING
PHOTOS



LEGEND

- GAS — EXISTING GAS
- att — EXISTING PHONE
- UE — EXISTING ELECTRIC
- MAJOR CONTOUR
- MINOR CONTOUR
- EASEMENT
- CMP — EXISTING CMP STORM SEWER
- SAN — EXISTING SANITARY SEWER
- WAT — EXISTING WATER
- BOUNDARY
- PARKING LOT STRIPING
- EDGE OF PAVEMENT / CURB
- LIGHT
- POLE
- INLET
- CONIFEROUS TREE
- DECIDUOUS TREE

PROJECT:
PDO
FOOD STORES
 3520 EAST WASHINGTON AVENUE
 CITY OF MADISON

GENERAL CONTRACTOR:
SUPREME STRUCTURES
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GREEN TIER
 A DNR program for superior environmental performance

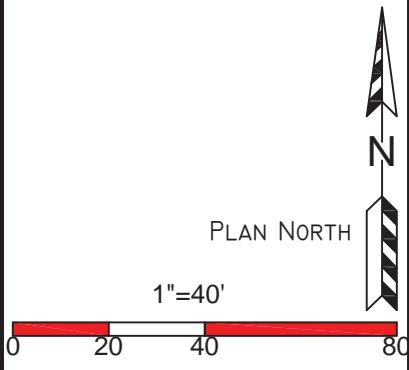
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 5/22/15

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EXISTING
 CONDITIONS AND
 DEMOLITION PLAN

C 0.0



PROJECT:



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CITY OF MADISON

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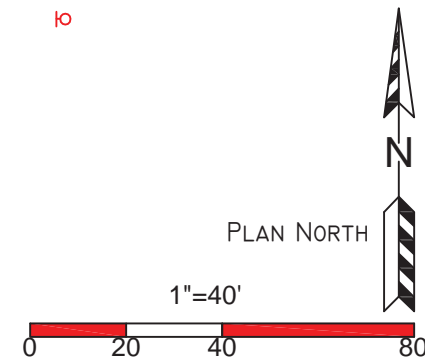
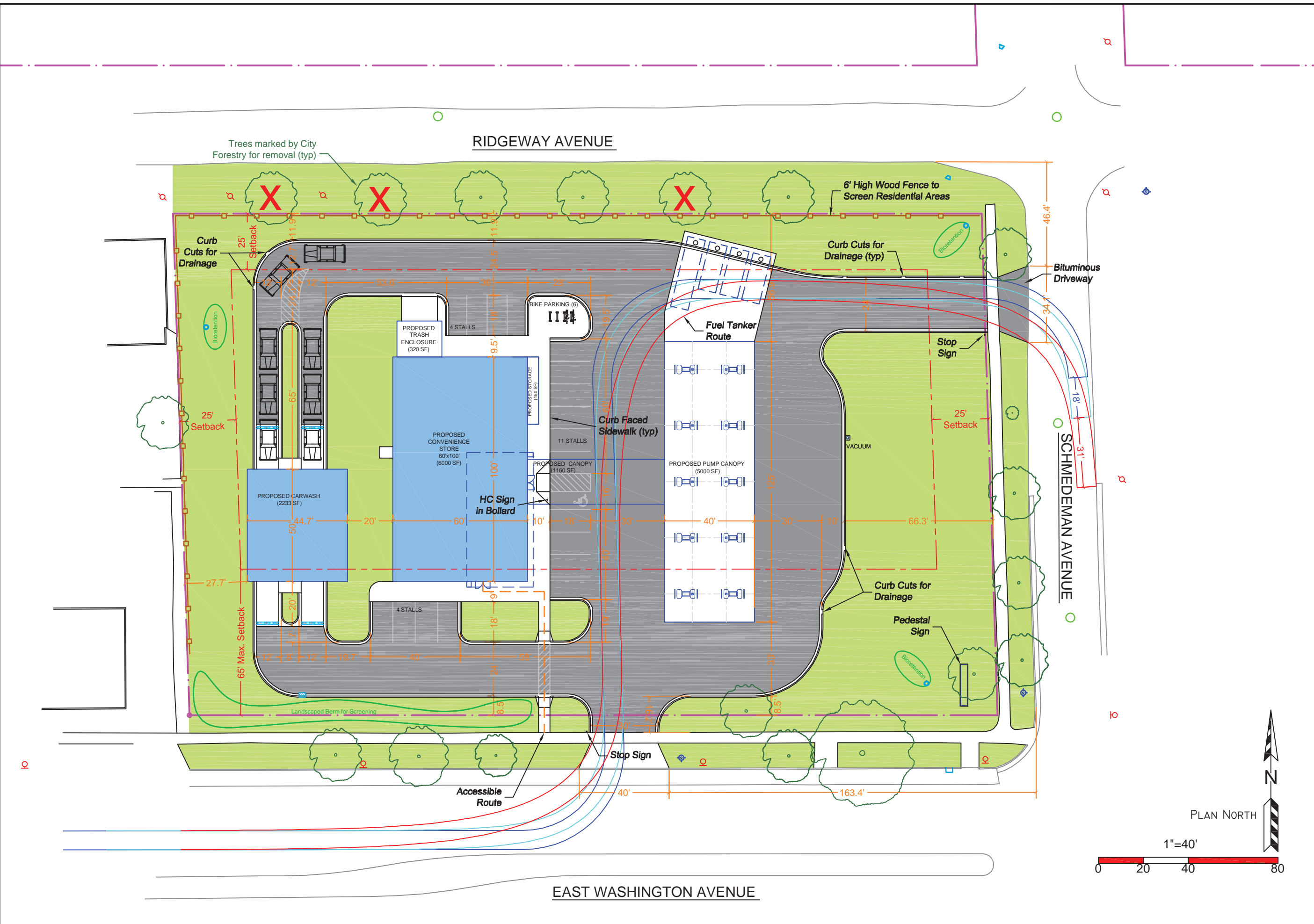
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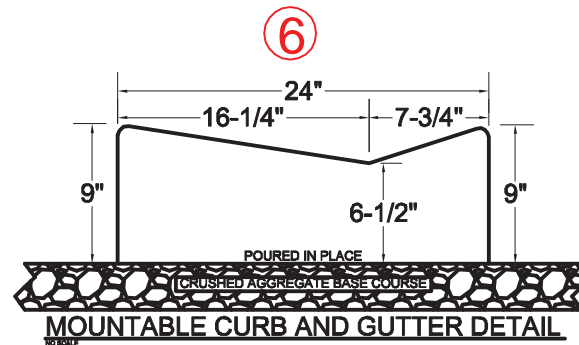
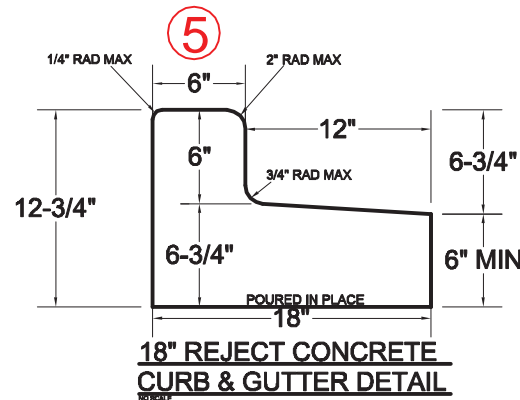
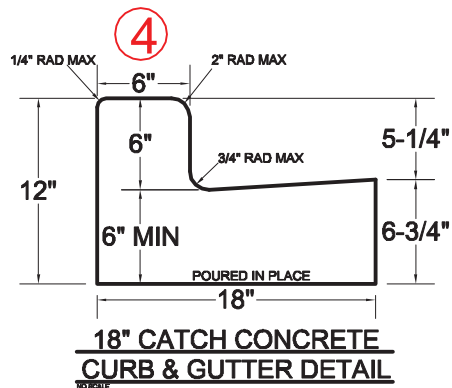
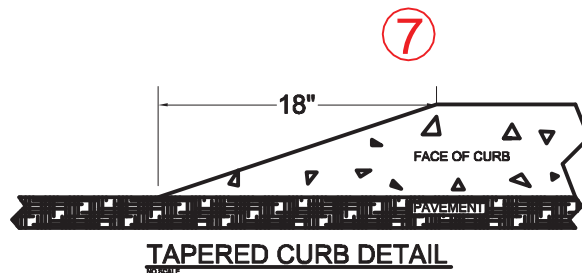
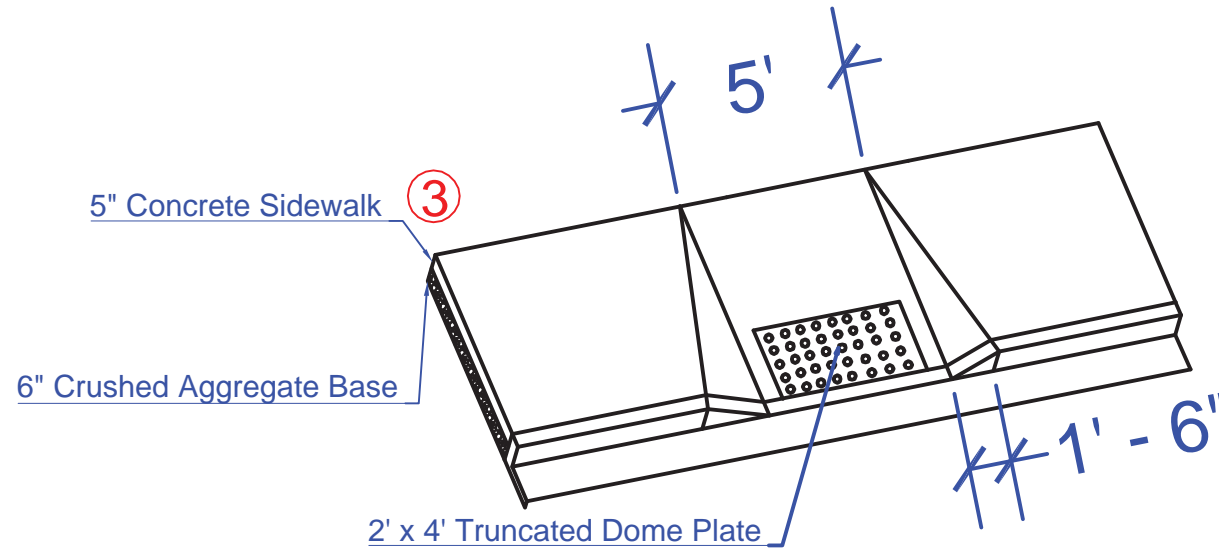
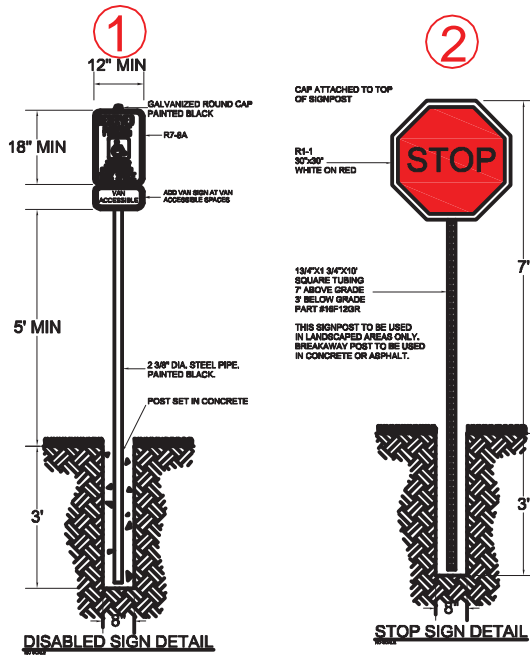
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SITE PLAN

C 1.0





Parking Lot Plan Site Information Block

Site address: 3520 East Washington Avenue

Site acreage (total): 1.85

Number of building stories (above ground): 1

Building height: _____

DILHR type of construction (new structures or additions): _____

Total square footage of building: 8233

Use of property: Convenience store, car wash, and gas station

Gross square feet of office: 0

Gross square feet of retail: 6000

Number of employees in warehouse: 0

Number of employees in production area: 0

Capacity of restaurant or place of assembly: 0

Number of bicycle stalls shown: 6

Number of parking stalls:

Small car: 0

Large car: 18

Accessible: 1

Total: 19

Number of trees shown: _____

PROJECT:

PDO
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GREEN TIER
A DNR program for superior environmental performance

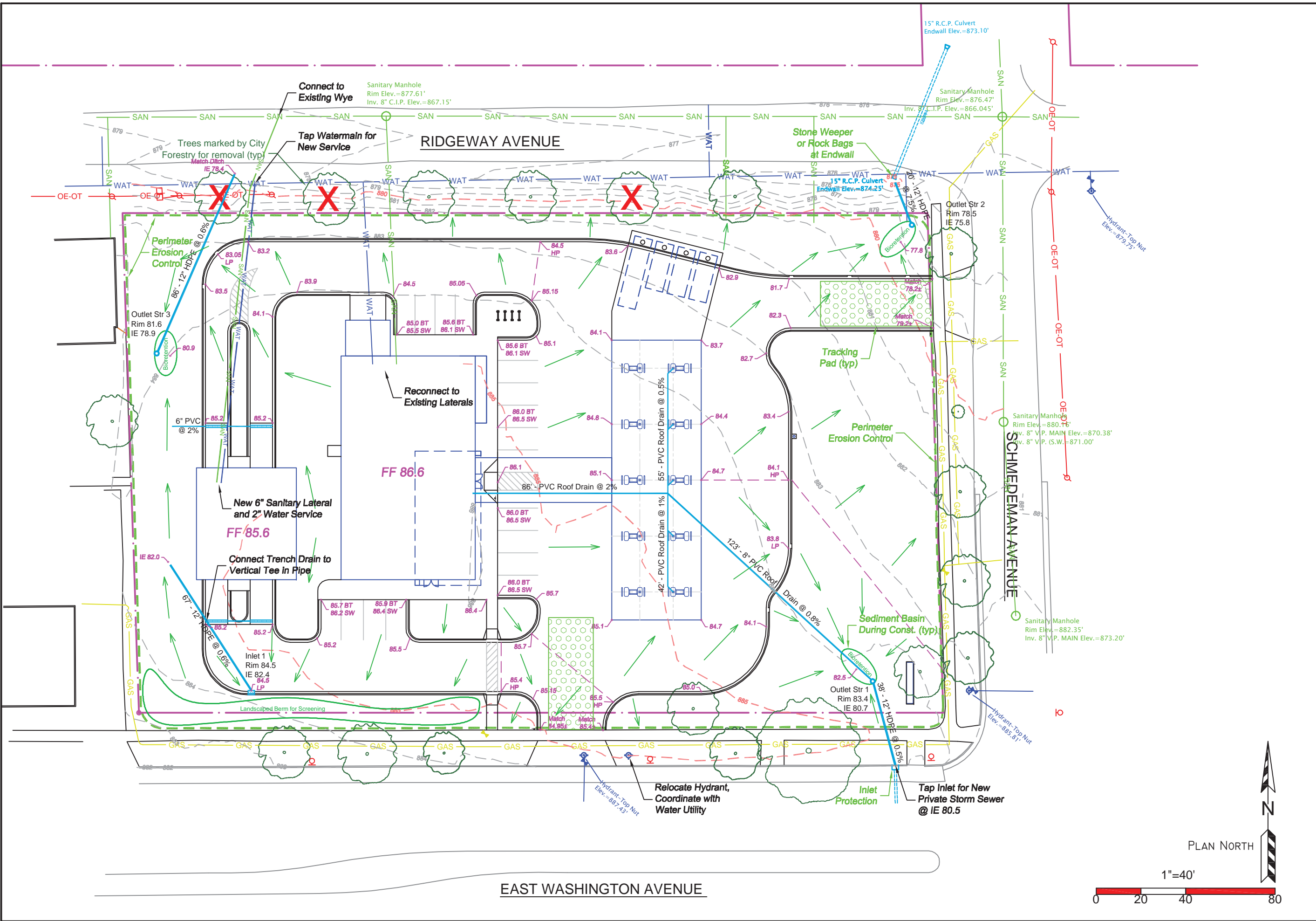
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SITE DETAILS

C 1.1



PROJECT:
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 CITY OF MADISON

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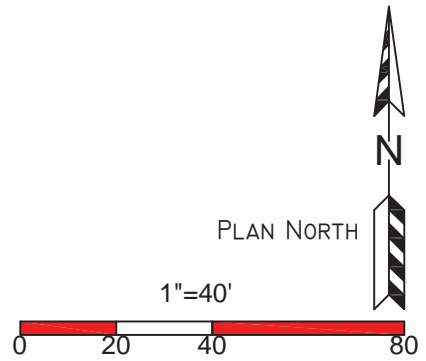
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GRADING, EC AND
 UTILITY PLAN

C 2.0



Erosion Control Notes/Specifications:

1. Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.

2. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.

3. All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.

4. Install Type D inlet filters in any street inlet receiving runoff from this site. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.html>

5. Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm> and comply with all City of Madison ordinances.

6. All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.

7. All disturbed areas shall be seeded immediately after grading activities have been completed.

8. All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 630 of Wisconsin D.O.T. specifications. Seed mixtures and fertilizer shall be applied at the rate of seven (7) pounds per 1,000 square feet. Mulch shall be applied at the rate of 2 tons per acre and shall be anchored into the soil by discing. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.

9. For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

10. Following rough grading, deep tilling will be performed on all graded areas outside of building and street footprints. The operation shall be accomplished using twin straight steel shanks drawn by tracked machinery. Each shank shall be 24 to 36 inches long, positioned over each track.

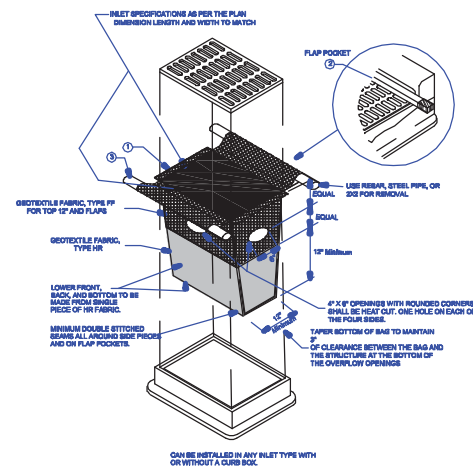
11. All access point to the project site must have a Stone Construction Entrance

12. If rill erosion becomes problematic, the contractor shall apply soil stabilization polymers on all slopes greater than 10% or in problem areas.

Emergency Contact

Mike Hackel
Homburg Contractors, Inc.
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(608) 241-1178

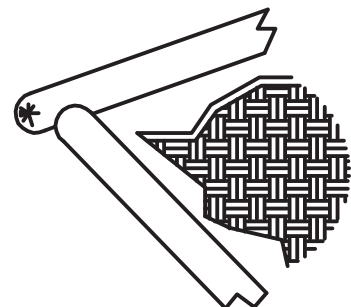
INLET PROTECTION (TYPE HC)



GENERAL NOTES

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
2. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STICHES.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X2. THE 2X2 SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
4. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.

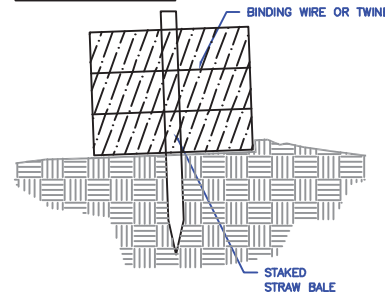
Silt Sock Detail



INSTALLATION PROCEDURE

Lay full socks in a single row with a 4" end to end overlap.

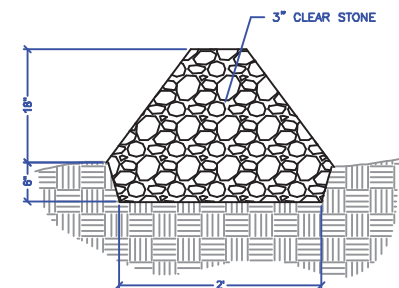
STAKED BALE



INSTALLATION PROCEDURE

- STEP 1: PLACE AND STACK STRAW BALES LENGTHWISE TO FORM WALL.
STEP 2: WEDGE LOOSE STRAW BETWEEN BALES.
NOTE: ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

CLEAR STONE WEEPER



INSTALLATION PROCEDURE

- STEP 1: EXCAVATE A 2' WIDE TRENCH.
STEP 2: PLACE 3" CLEAR STONE TAPERING FROM A 2' WIDE BOTTOM TO A 6' WIDE TOP.
STEP 3: TO PROTECT INLETS, REPEAT IN A CIRCLE AROUND THE ENTIRE INLET.
STEP 4: TO PROTECT DITCHES AND SWALES RUN THE WEEPER PERPENDICULAR TO THE FLOW LINE AND EXTEND TO THE TOP OF THE SIDE SLOPE.

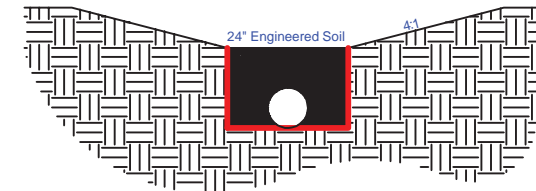
NOTE: ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

CONSTRUCTION ENTRANCE DETAIL

NOTES:

1. CLEAN UP ANY MATERIAL TRACKED OFF SITE DAILY.
2. REPLACE STONE ENTRANCE WHEN IT BECOMES TOO CLOGGED TO PROVIDE ANY CLEANING BENEFIT.

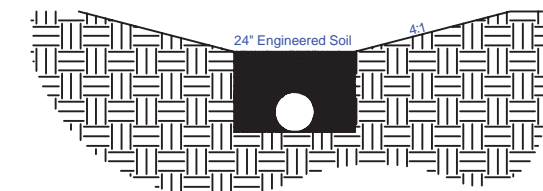
Bioretention with Liner



INSTALLATION PROCEDURE

- Engineered Soil Composition:
70 - 85 % Coarse sand
15 - 30 % compost meeting the following requirements:
Sand: USDA coarse sand 0.02 - 0.04 inch diameter prewashed.
Compost: Shall meet the requirements of DNR S100
Soil mixture shall be free of rocks, roots, and debris over 1"
Shall be placed to minimize compaction of mixture and subgrade
Finished basin shall be matted with coconut fabric and planted with native prairie plugs spaced 12" on center

Bioretention



INSTALLATION PROCEDURE

- Engineered Soil Composition:
70 - 85 % Coarse sand
15 - 30 % compost meeting the following requirements:
Sand: USDA coarse sand 0.02 - 0.04 inch diameter prewashed.
Compost: Shall meet the requirements of DNR S100
Soil mixture shall be free of rocks, roots, and debris over 1"
Shall be placed to minimize compaction of mixture and subgrade
Finished basin shall be matted with coconut fabric and planted with native prairie plugs spaced 12" on center

Erosion Berm



INSTALLATION NOTE

Install stone weepers at low points.

PROJECT:



3520 EAST WASHINGTON AVENUE
CITY OF MADISON

GENERAL CONTRACTOR:



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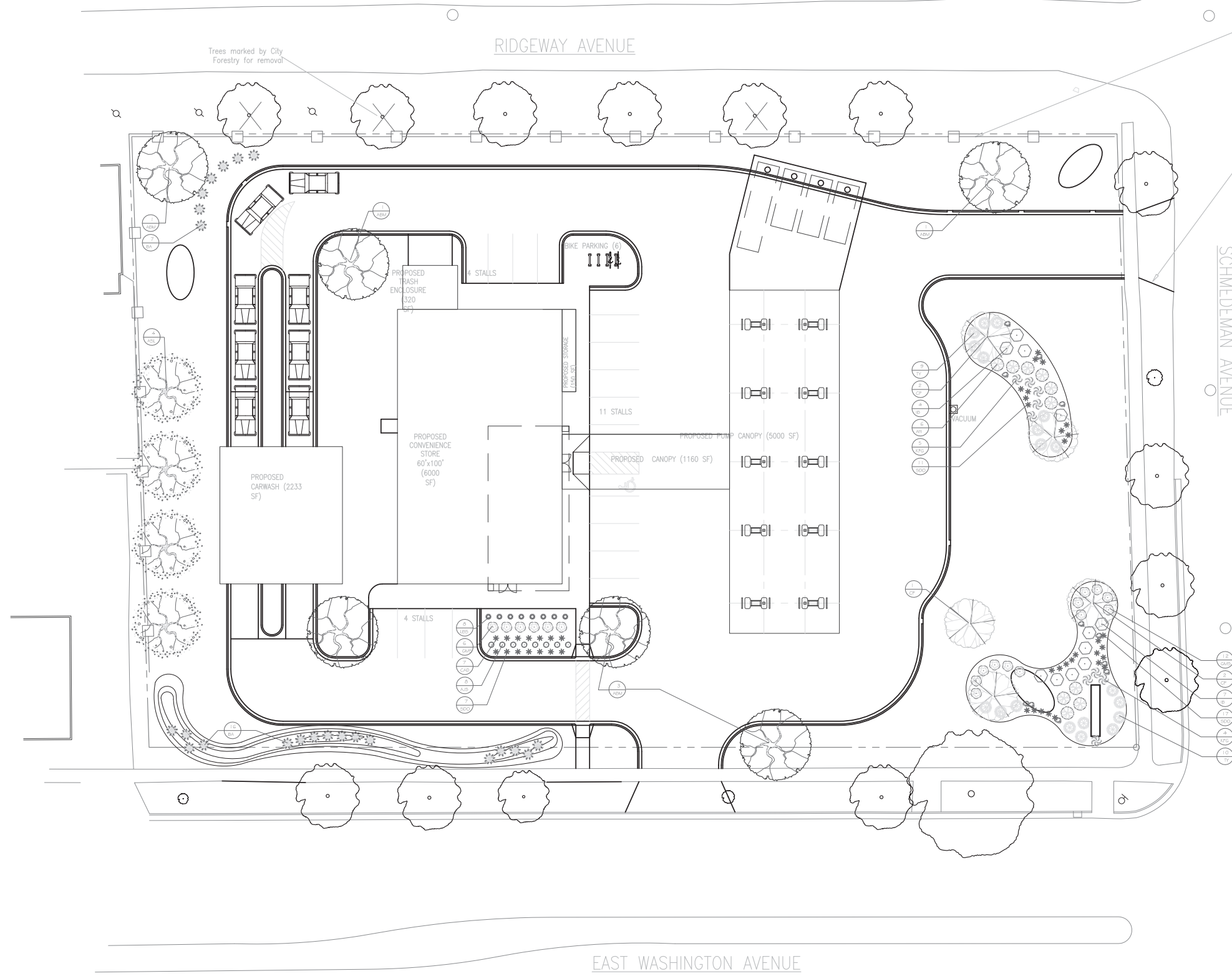
5/22/15

REVISED

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GRADING & EC
DETAILS

C 2.1



NEW SOLID WOOD FENCE 6' HIGH TO SCREEN FROM RESIDENTIAL DISTRICT MUST BE COMPATIBLE WITH ARCHITECTURE

REMOVE EXISTING STREET TREE

PLANTING SCHEDULE

Symbol	Plant Name	Root	Quantity	Points	Total
Shade and Ornamental Trees					
ABM	Autumn Blaze Maple	2.5"BB	6	36	210
ASL	American Sentry Linden	1.5"BB	4	36	140
CP	Cleveland Pear	1.5"BB	5	15	75
Deciduous Shrubs					
GMS	Gold Mound Spirea	#3 CG	18	3	54
IB	Intermedia Barberry	#3 CG	11	3	33
MKL	Miss Kim Lilac	#3 CG	0	0	0
GF	Gold Tide Forsythia	#3 CG	0	0	0
AH	Annabelle Hydrangeas	#3 CG	10	3	30
Evergreens					
BA	Brandon Arbor Vitae	4" BB	23	10	230
TY	Taunton Yew	18"BB	19	4	76
WJ	Waconian Juniper	#3 CG	0	0	0
DF	Douglas Fir	2" BB	0	0	0
Perennials					
PD	Prairie Dropseed	#1 CG	0	0	0
KFG	Karl Foerster Grass	#1 CG	9	2	18
SDO	Stella d'oro Daylily	#1 CG	35	2	70
AUS	Autumn Joy Sedum	#1 CG	8	2	16
LBS	Little Bluestem	#1 CG	8	2	16
CAD	Chicago Apache Daylily	#1 CG	7	2	14

NEW LANDSCAPING POINTS NEEDED: 932 POINTS ACHIEVED: 982

PLAN NOTES:

ALL TOPSOIL TO BE IN PLACE TO WITHIN 1" OF FINAL GRADE BEFORE DECORATIVE LANDSCAPING SPREADS.

SED: BORDERS TO BE INSTALLED WITH DIMEX PRO EDGING EXCEPT AREAS WITH CONCRETE BORDERS.

3" 40' LOCAL WASHED STONE MULCH (TYPE A) IN ALL BEDS NEAR BUILDING & PARKING LOT. AREA LABELED #1 SHALL BE 1.5" RED FINE, WITH EDGING BETWEEN MULCHES.

ALL SINGLE QUARTER DECIDUOUS TREES TO RECEIVE 3" SHANK KING EVERGREENS TO HAVE SPT DASH RING OF 3" DEPTH SHREDDED BARK MULCH, EDGING.

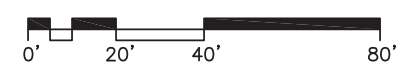
GRASS AREAS SHALL BE FINE GRADED, SEEDED WITH MADISON PARS SEED (RATE OF 4# /1000 SQ. FT.) WITH 10-10-10 MULCH WITH CHIPPED STRAW.

PLANT MATERIAL INSTALLED BY A QUALIFIED AND LICENSED LANDSCAPE INSTALLER. PLANTS ARE TO BE WATERED IN AND WATERED DAILY UNTIL PROJECT COMPLETION. WATERING IS THE CUSTOMER'S RESPONSIBILITY.

DECORATIVE REQUIREMENTS SHOWN.

MAINTENANCE / PLANT CARE PACKET SHALL BE SUBMITTED TO OWNER UPON COMPLETION OF LANDSCAPE / PLANT INSTALLATION. NURSERY STOCK GUARANTEED FOR 1 YEAR.

OPN ARCHITECTS
 SITE STUDY FOR PDQ
 3520 EAST WASHINGTON AVENUE
 DATE: 4.30.2015



MCKAY NURSERY COMPANY
 Since 1897 - An Employee Owned Company
 PO Box 185
 750 S. Monroe Street
 Waterloo, WI 53594
 (T) 920.478.2121
 (T) 800.236.4242
 (F) 920.478.3615
 www.mckaynursery.com

S DEVAULT
 An independent representative
 for McKay Nursery Company
 (T) 608.324.2041
 (F) 608.478.3615
 S.DEVAULT@MCKAYNURSERY.COM

PDQ EAST WASHINGTON AVE
 MADISON, WI DANE CO.

Drawing Title
Landscape Plan

This drawing remains the property of the undersigned, and no use of it shall be made without their consent. The undersigned and McKay Nursery Company assume no responsibility for accuracy, zoning compliance, structural integrity and all details and dimensions.

To obtain location of participant's underground facilities before you dig, CALL YOUR LOCAL UTILITY

DRAWN BY
 S DEVAULT
 PROJECT NUMBER
 76-15
 DATE
 5.21.15
 CAD FILE
 SUPSTRplan76_s sc 24x36
 SHEET
 1 of 1
 SHEET NUMBER
L1



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Client
PDQ FOOD STORES
3520 East Washington Ave
Madison, WI 53704

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OPN ARCHITECTS
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Madison, WI 53703

Contractor
SUPREME STRUCTURES
2506 Marketplace Drive, Suite A
Madison, WI 53719

Project
PDQ FOOD STORES
3520 E WASHINGTON AVE
MADISON, WI 53704

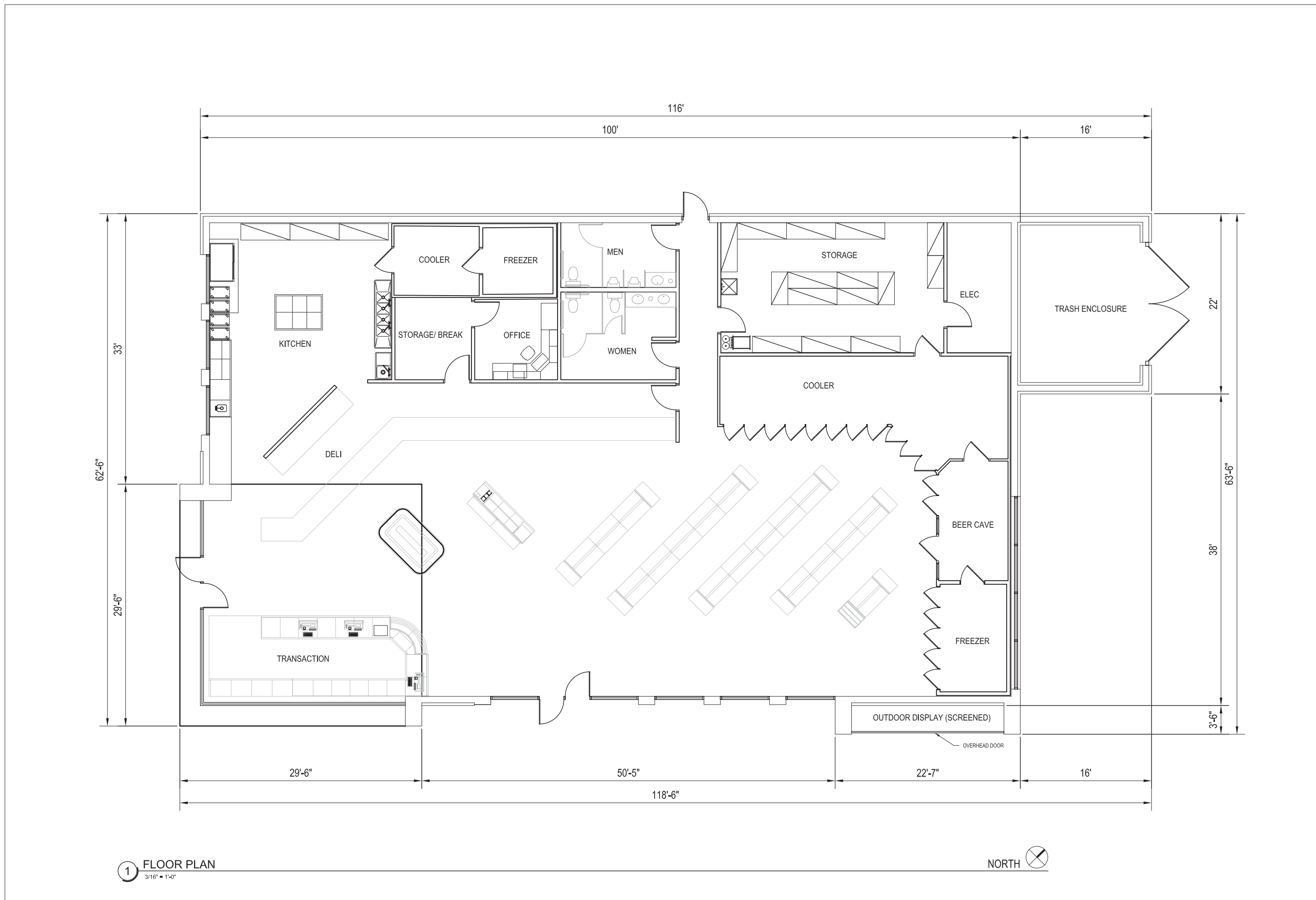


Issue & Revision Dates

CITY OF MADISON STAFF REVIEW	04.08.2015
CITY OF MADISON DAT PRESENTATION	04.23.2015
NEIGHBORHOOD REVIEW	05.18.2015
UDC INFORMATIONAL PRESENTATION	05.20.2015
UDC SUBMITTAL	05.27.2015

Drawing
FIRST FLOOR PLAN

OPN Project No. 15603000



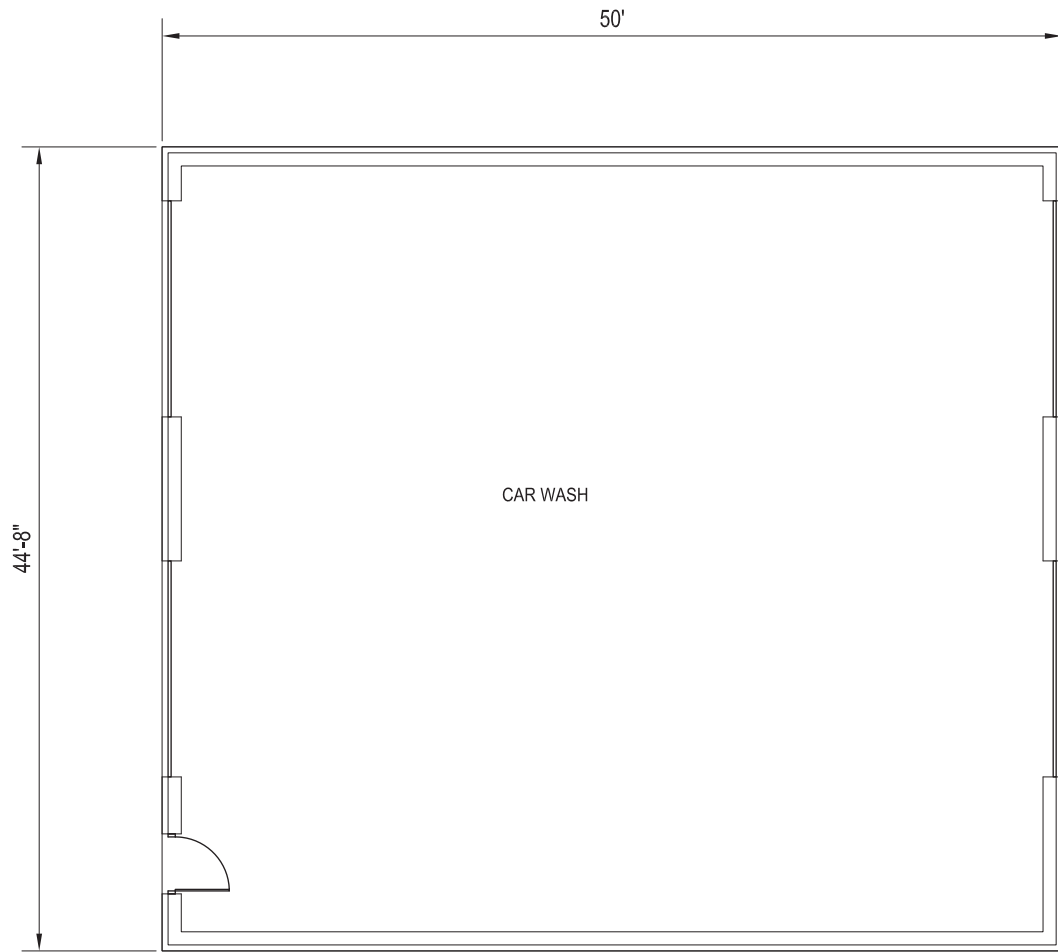
1 FLOOR PLAN
3/16" = 1'-0"





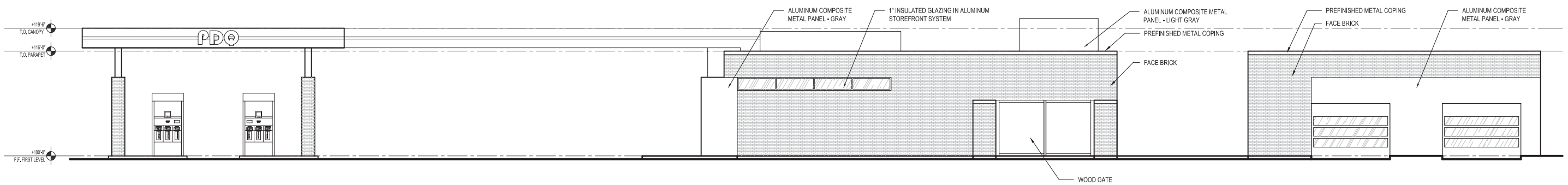
Issue & Revision Dates

CITY OF MADISON STAFF REVIEW	04.08.2015
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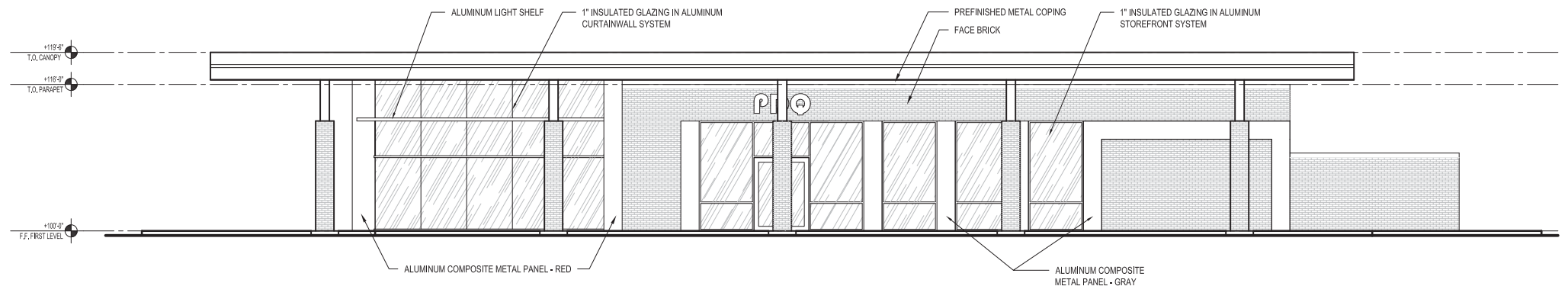


1 CAR WASH - FLOOR PLAN
3/16" = 1'-0"

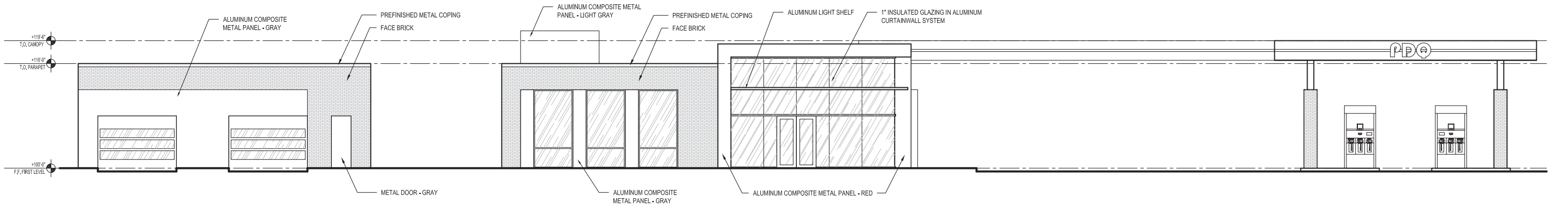




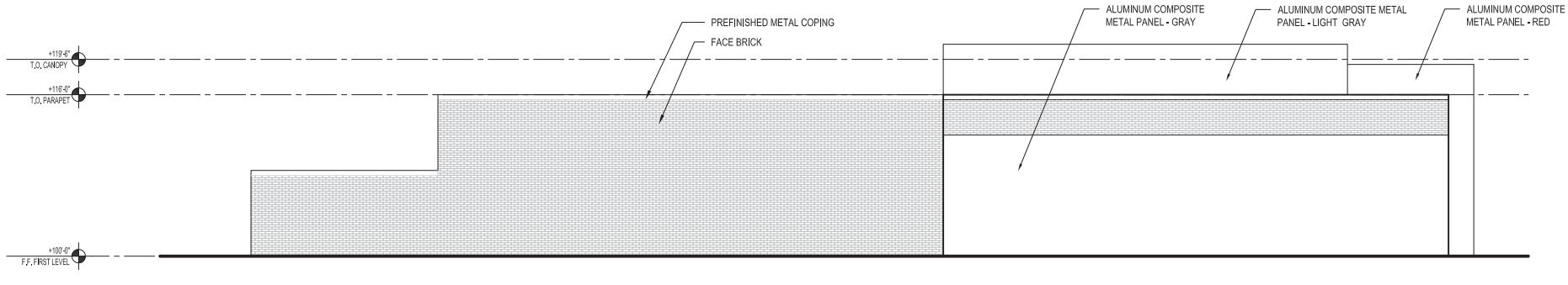
1 NORTH ELEVATION - RIDGEWAY AVE
1/8" = 1'-0"



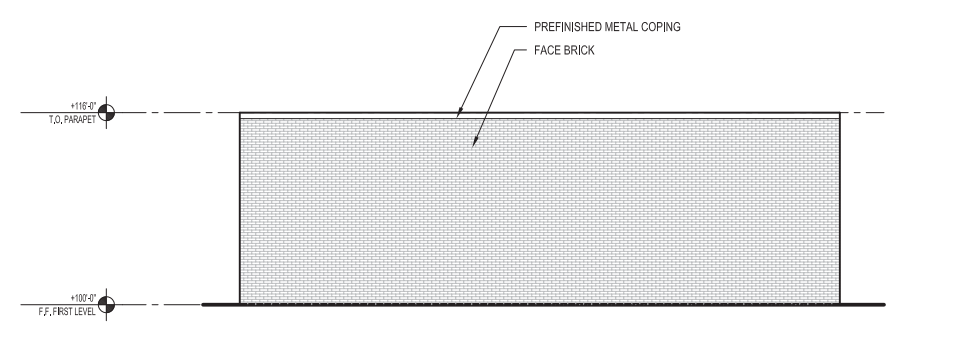
2 EAST ELEVATION - SCHMEDEMAN AVE
1/8" = 1'-0"



3 SOUTH ELEVATION - EAST WASHINGTON AVE
1/8" = 1'-0"



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



5 CAR WASH - EAST ELEVATION
1/8" = 1'-0"



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MADISON, WI 53703
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opn@opnarchitects.com



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SUPREME STRUCTURES
2506 Markelace Drive, Suite A
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PDQ FOOD STORES
3520 E WASHINGTON AVE
MADISON, WI 53704



Issue & Revision Dates

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UDC INFORMATIONAL PRESENTATION	05.20.2015
UDC SUBMITTAL	05.27.2015

Drawing
EXTERIOR ELEVATIONS

OPN Project No. 15603000

SITE AERIAL



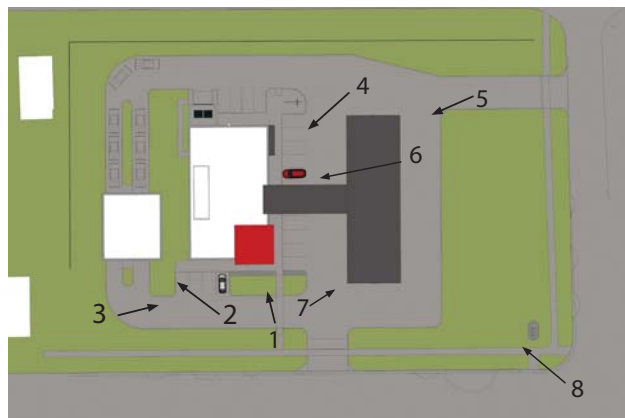
EAST WASHINGTON - WEST APPROACH



EAST WASHINGTON - EAST APPROACH



RIDGEWAY AND SCHMEDEMAN INTERSECTION

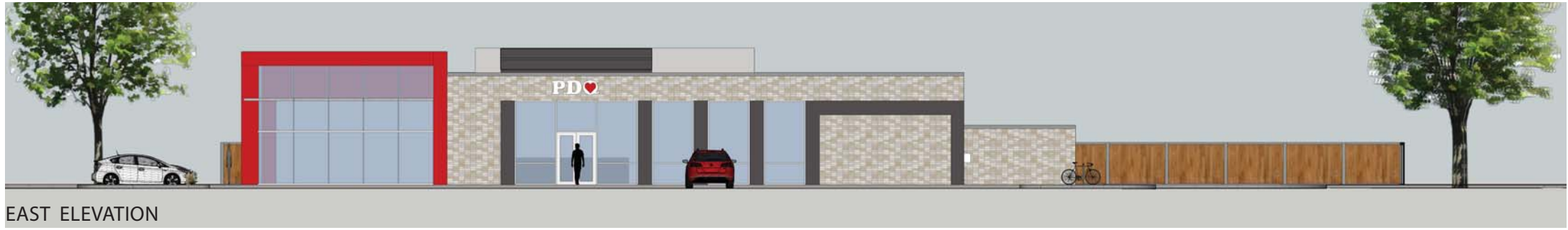


Issue & Revision Dates

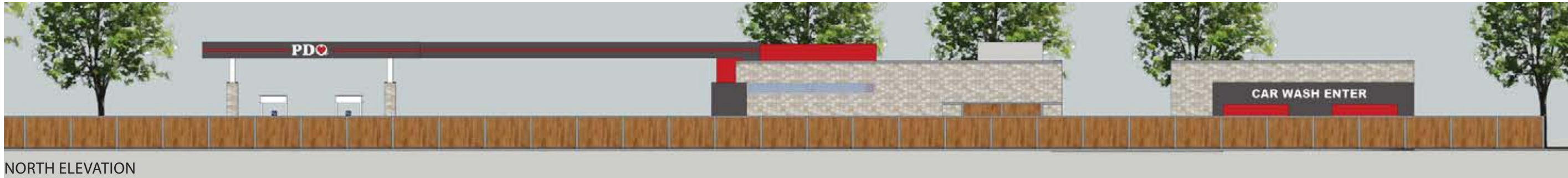
Issue & Revision Dates	Date
CITY OF MADISON STAFF REVIEW	04.06.2015
CITY OF MADISON DAT PRESENTATION	04.23.2015
NEIGHBORHOOD REVIEW	05.18.2015
JDC INFORMATIONAL PRESENTATION	05.20.2015
JDC SUBMITAL	05.27.2015



SOUTH ELEVATION



EAST ELEVATION



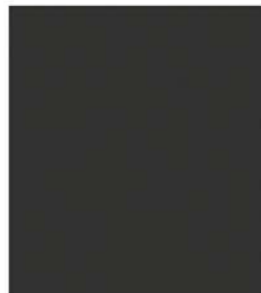
NORTH ELEVATION



WEST ELEVATION



MATERIAL: BR-1
COLOR: ROYAL GRAY VELOUR
MANUFACTURER: GENERAL SHALE BRICK



MATERIAL: MT-1
COLOR: CNC CHARCOAL (3MM4CNC8)
MANUFACTURER: ALPOLIC



MATERIAL: MT-2
COLOR: RON RED (4MM4RON8)
MANUFACTURER: ALPOLIC



MATERIAL: MT-3
COLOR: AGT GREY (4MM4AGT8)
MANUFACTURER: ALPOLIC



MATERIAL: PT-1
TYPE: DTM ACRYLIC PRIMER/FINISH
COLOR: WHITE (B66W1)
MANUFACTURER: SHERWIN-WILLIAMS



MATERIAL: WD-1
COLOR: CEDAR NATURALTONE (ON CEDAR)
MANUFACTURER: OLYMPIC



MATERIAL: GL-1
TYPE: 1/4" (6MM) PPG SOLARBAN® 60 ON STARPHIRE LOW-E #2 OR #3
MANUFACTURER: OLD CASTLE BUILDING ENVELOPE



Issue & Revision Dates

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NEIGHBORHOOD REVIEW	05.18.2015
UDC INFORMATIONAL PRESENTATION	05.20.2015
UDC SUBMITTAL	05.27.2015

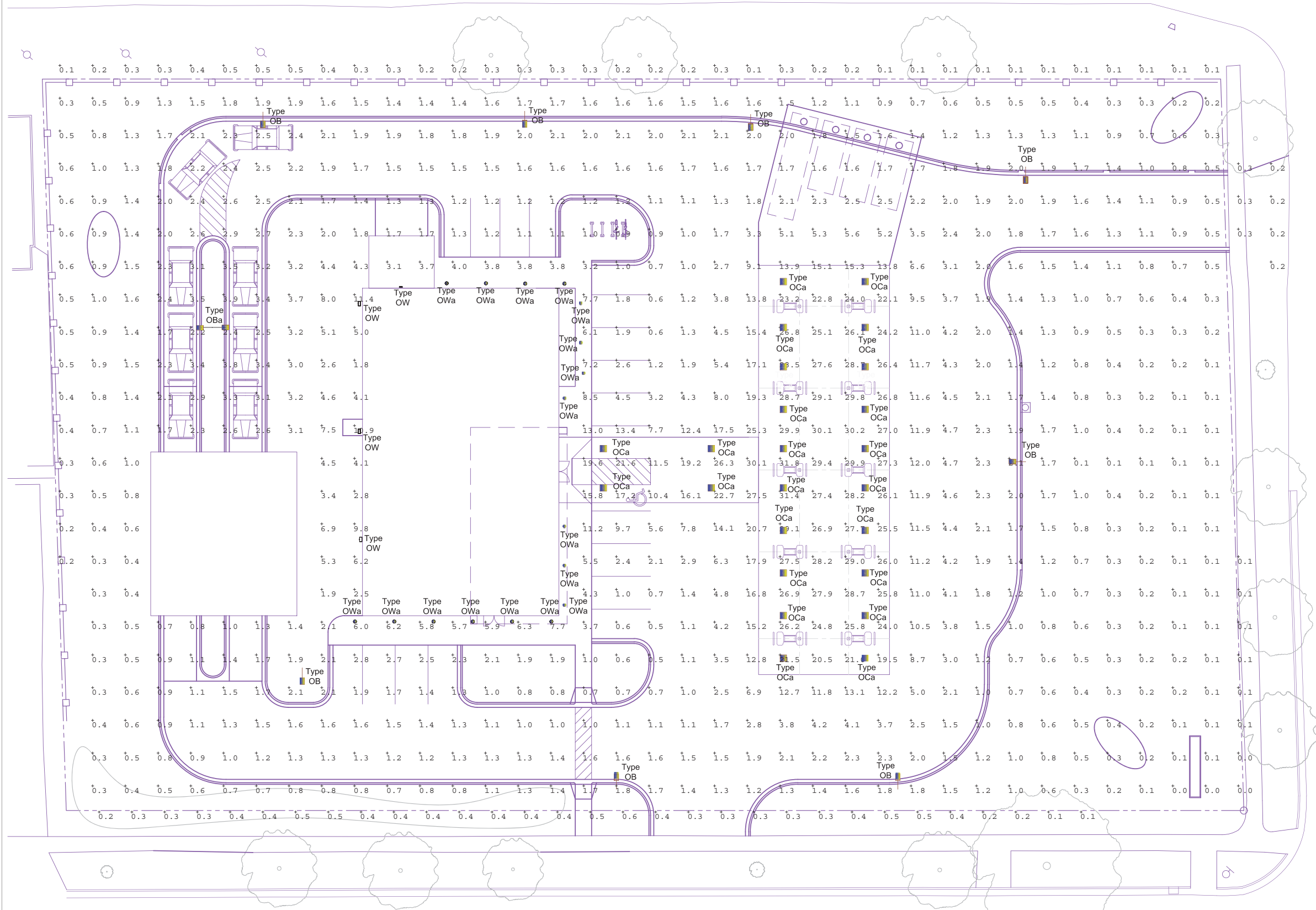
MUNICIPALITY
SUBMITTAL
DRAWING
5-26-15



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RIDGEWAY AVENUE

SCHMEDEMAN AVENUE



CANOPY AREA

Illuminance Values (Fc)
Average =25.75
Maximum =31.8
Minimum =13.8
Avg/Min Ratio=1.87
Max/Min Ratio=2.30
Max/Avg Ratio=1.23
No. Points= 52

PARKING AND DRIVE AREA

Illuminance Values (Fc)
Average =4.01
Maximum =30.1
Minimum =0.5
Avg/Min Ratio=8.02
Max/Min Ratio=60.20
Max/Avg Ratio=7.51
No. Points= 373

Revisions

No.	Description	Date

FIRM NAME AND ADDRESS:

Lyons Electric
75 Enterprise Rd.
Delafield, WI 53018

CONTACT INFORMATION:

Mark Bealhen
Main:(262)-646-6828
Fax: (262)-646-6829

PROJECT NAME:

PDQ - SITE
PHOTOMETRICS

3520 East Washington Avenue
Madison, WI

SHEET TITLE:

Photometric Site Plan

DRAWN BY: KRK	APPROVED BY: KRK
DATE DRAWN: 5-26-15	
Sheet	Of
1	1

SHEET:

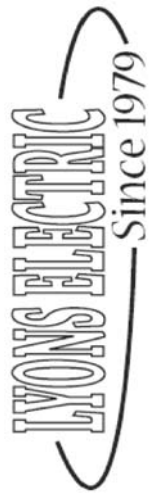
ESPM

SITE PHOTOMETRIC PLAN
NTS



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DRAWING
5-26-15



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PHOTOMETRICS

3520 East Washington Avenue
Madison, WI

SHEET TITLE:

Photometric Site Plan
Cut Sheets

DRAWN BY:
KRK

DATE DRAWN:
5-26-15

APPROVED BY:
KRK

Sheet Of
34

SHEET:

ES102

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LED CANOPY LIGHT - LEGACY™ (CRUS)

LED LIGHTING FACTS
Department of Energy has verified representative product test data and made it available with its Lighting Facts Program. Visit www.lightingfacts.com for specific savings ratings.

AC - Standard Symmetric
AC - Asymmetric
AC - Distribution utilizes a reflector which allows the look from a standard 8' distribution

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-light seal.
LED'S - Features an array of reflect, high-current, high brightness, high efficiency LED chips (500K or 100K) - 100% CRI (optional).
DRIVE CURRENT - Choice of Very Low Voltage (VLV), Low Voltage (LV) or Super Drive (SD).
OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.
OPTICAL UNIT - Features an ultra-thin 1/8" profile die-cast housing, with a flat glass lens. Lens is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap heat and provides excellent cooling performance over the life of the fixture.
PROVISIONS FOR STABILIZING VENT - Luminaires assembly incorporates a precision slotted vent breaker to prevent seal fatigue and failure.
HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 1 only when properly installed per UL installation instructions (consult factory).
DRIVER - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully enclosed in potting for moisture resistance. Complies with EEC and FCC standards. 0-10V dimming supplied standard with all drive currents.
DRIVER HOUSING - Die-cast aluminum, wet location rated drive electrical enclosure is designed around epoxy back to prevent water entry, provides easy "tool-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.
OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)
ELECTRICAL - Universal voltage power supply, 100-277 VAC, 50/60 Hz input. Drivers feature two-stage surge protection (creating separate surge protection burn into electronic driver) IEEE C62.41.2-2002, Category 1, Location Category C.
FINISH - Standard color is white and is finished with LED's DuraGrip™ polyester powder coat process. DuraGrip™ withstands extreme weather changes without cracking or peeling.
INSTALLATION - One person installation. No additional tools required. Includes a 12" or 15" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scones™ (4" hole as well as openings for Escrow and Escrow 3x3 Access and by recessed wiring for the SCS/CA, without having to replace the cordset. Recess points are available for existing Escrow cone back plugs as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.
SHIPPING WEIGHT - 27 pounds (single pack), 40 pounds (double pack).
EXPECTED LIFE - Minimum 50,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LED web site for specific guidance.
WARRANTY - Limited 5-year warranty.
LISTING - UL and ETL listed to UL 1008, UL 8750 and other U.S. and international safety standards. Suitable for wet locations.
PHOTOMETRICS - Please visit our web site at www.luminaire.com for detailed photometric data.
Consult Factory
Class 1, Division 2 - Standard on SS & LW
TS Temperature Classification - The surface temperature of this product will not rise above 100°C, within a 4°C ambient.
One Group A, B, C and D - Group A, Asymmetric / Group B, Symmetric / Group C, Prismatic and Ethylene / Group D, Silicone, Butane, Methane & Propane.

LED CANOPY LIGHT - LEGACY™ (CRUS)

LED LIGHTING FACTS
Department of Energy has verified representative product test data and made it available with its Lighting Facts Program. Visit www.lightingfacts.com for specific savings ratings.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-light seal.
LED'S - Features an array of reflect, high-current, high brightness, high efficiency LED chips (500K or 100K) - 100% CRI (optional).
DRIVE CURRENT - Choice of Very Low Voltage (VLV), Low Voltage (LV) or Super Drive (SD).
OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.
OPTICAL UNIT - Features an ultra-thin 1/8" profile die-cast housing, with a flat glass lens. Lens is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap heat and provides excellent cooling performance over the life of the fixture.
PROVISIONS FOR STABILIZING VENT - Luminaires assembly incorporates a precision slotted vent breaker to prevent seal fatigue and failure.
HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 1 only when properly installed per UL installation instructions (consult factory).
DRIVER - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully enclosed in potting for moisture resistance. Complies with EEC and FCC standards. 0-10V dimming supplied standard with all drive currents.
DRIVER HOUSING - Die-cast aluminum, wet location rated drive electrical enclosure is designed around epoxy back to prevent water entry, provides easy "tool-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.
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SHIPPING WEIGHT - 27 pounds (single pack), 40 pounds (double pack).
EXPECTED LIFE - Minimum 50,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LED web site for specific guidance.
WARRANTY - Limited 5-year warranty.
LISTING - UL and ETL listed to UL 1008, UL 8750 and other U.S. and international safety standards. Suitable for wet locations.
PHOTOMETRICS - Please visit our web site at www.luminaire.com for detailed photometric data.
Consult Factory
Class 1, Division 2 - Standard on SS & LW
TS Temperature Classification - The surface temperature of this product will not rise above 100°C, within a 4°C ambient.
One Group A, B, C and D - Group A, Asymmetric / Group B, Symmetric / Group C, Prismatic and Ethylene / Group D, Silicone, Butane, Methane & Propane.

DESCRIPTION
The patented Lumark Crosstour™ MAXX LED Wall Pack Series of luminaires provides low profile performance with superior lighting efficiency. LED's, rugged die-cast aluminum construction, low profile back box and integral removable door. Matching housing allows for easy installation and adhesive base design. Full seal and reflective base design. Full seal and reflective base design. Full seal and reflective base design.

CONSTRUCTION
Low profile LED design with rugged area glass, die-cast aluminum back box and integral removable door. Matching housing allows for easy installation and adhesive base design. Full seal and reflective base design. Full seal and reflective base design.

OPERATIONAL FEATURES
LED driver is mounted to the die-cast aluminum housing for optimal heat management. Integrated LED's are mounted to the die-cast aluminum housing for optimal heat management. Integrated LED's are mounted to the die-cast aluminum housing for optimal heat management.

APPLICATIONS
WET LOCATIONS
INVERTED
SITE LIGHTING

CERTIFICATION DATA
UL Listed
ETL Listed
UL Listed
ETL Listed

TECHNICAL DATA
UL Listed
ETL Listed
UL Listed
ETL Listed

Cooper Lighting
© 2014

POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTORSA	XTORSA	XTORSA	XTORSA
Estimated Lumens	4,400	4,800	4,100	5,100
Beam Rating	81-101-01	81-101-02	81-101-03	81-101-04
Beam	3000K	3000K	3000K	3000K
Power Consumption (Watt)	40W	40W	40W	40W

XTORSA and XTORSA Ref. Color Opt. Approx. Life

XTORSA and XTORSA Ref. Color Opt. Approx. Life	XTORSA and XTORSA Multiple Lens (2" IP) Approx. Life	
Estimated Lumens	1000	600
Beam Rating	N/A	N/A
Beam	4000K	4000K
Power Consumption (Watt)	30W	30W

COOPER DRAW

Output	XTORSA	XTORSA	XTORSA	XTORSA
100W	0.18	0.17	0.0705	0.0705
150W	0.19	0.19	-	-
200W	0.18	0.18	-	-
275W	0.18	0.18	0.0607	0.0607
400W	0.14	0.14	-	-
400W	0.14	0.14	-	-

LUMEN MAINTENANCE

Output	XTORSA	XTORSA	XTORSA	XTORSA
100W	0.18	0.17	0.0705	0.0705
150W	0.19	0.19	-	-
200W	0.18	0.18	-	-
275W	0.18	0.18	0.0607	0.0607
400W	0.14	0.14	-	-
400W	0.14	0.14	-	-

Cooper Lighting
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ORDERING INFORMATION

XTORSA

XTORSA	XTORSA	XTORSA	XTORSA
XTORSA-40-1000-01	XTORSA-40-1000-02	XTORSA-40-1000-03	XTORSA-40-1000-04
XTORSA-40-1000-05	XTORSA-40-1000-06	XTORSA-40-1000-07	XTORSA-40-1000-08
XTORSA-40-1000-09	XTORSA-40-1000-10	XTORSA-40-1000-11	XTORSA-40-1000-12
XTORSA-40-1000-13	XTORSA-40-1000-14	XTORSA-40-1000-15	XTORSA-40-1000-16
XTORSA-40-1000-17	XTORSA-40-1000-18	XTORSA-40-1000-19	XTORSA-40-1000-20

XTORSA and XTORSA Ref. Color Opt. Approx. Life

XTORSA and XTORSA Ref. Color Opt. Approx. Life	XTORSA and XTORSA Multiple Lens (2" IP) Approx. Life
XTORSA-40-1000-01	XTORSA-40-1000-02
XTORSA-40-1000-03	XTORSA-40-1000-04
XTORSA-40-1000-05	XTORSA-40-1000-06
XTORSA-40-1000-07	XTORSA-40-1000-08
XTORSA-40-1000-09	XTORSA-40-1000-10
XTORSA-40-1000-11	XTORSA-40-1000-12
XTORSA-40-1000-13	XTORSA-40-1000-14
XTORSA-40-1000-15	XTORSA-40-1000-16
XTORSA-40-1000-17	XTORSA-40-1000-18
XTORSA-40-1000-19	XTORSA-40-1000-20

Cooper Lighting
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HALO LED NON-IC HOUSING FOR NEW CONSTRUCTION

The H750T is a dedicated LED non-connection housing to be used with designated HALO LED modules. The H750T is designed for non-insulated ceilings. If installation in present it must be kept three inches from all edges of the housing. The ARSETTE™ housing design prevents air flow between conditioned and unconditioned spaces, saving on both heating and air conditioning costs. The LED connector system provides high efficiency code compliance when used with designated HALO LED modules and trims.

Model # H750T
Series PDQ Washington Avenue
Material Housing for Type Owa
Finished by KRK
DATE 5-26-15

HAPO
Model # Owa
Series Housing for Type Owa
Finished by KRK
DATE 5-26-15

DESIGN FEATURES

Housing

- Safety and Guidance system (prevents snagging, where smooth, straight finish and all edges flat) are targets to be easily removed if necessary
- Galvanized steel frame. Housing adds to frame to be accommodated up to 1" ceiling thickness. Regulated torque screw for securing trims. Cable included for easily stripping larger bars in position.
- Slide-N-Ride™** American Bar
- Platinum to accommodate straight concrete wire.
- Screw 1/2" high side control bracket with four pronged ends.
- Slide-N-Ride wire traps allow non-metallic shielded cable to be installed without loss or without removing brackets.
- A break wiring connection to be made outside the box.
- Simply insert the cable directly into the trap after connections are made.
- Accommodates the following what-if scenarios:
 - UL listed, IEC, ENEC, UL, CE, CE Marking, CE Marking, CE Marking, CE Marking
 - UL listed, IEC, ENEC, UL, CE, CE Marking, CE Marking, CE Marking, CE Marking

LED Module Installation

- High LED modules simply insert with a plug in 1/2" OD 1/2" ID ring
- Simply insert the cable directly into the trap after connections are made.

High Efficiency LED Housing

- UL listed, IEC, ENEC, UL, CE, CE Marking, CE Marking, CE Marking, CE Marking
- UL listed, IEC, ENEC, UL, CE, CE Marking, CE Marking, CE Marking, CE Marking

FOR USE IN NON-INSULATED CEILING

CAN BE USED IN INSULATED CEILING BUT INSULATION MUST BE KEPT 3" AWAY FROM ALL SIDES OF THE HOUSING

Cooper Lighting
By E-T-®

ADN141508 8/10/14

ORDERING INFORMATION - H430 SERIES

Model # H430
 Series PDQ Washington Avenue
 Material Housing for Type Owa
 Finished by KRK
 DATE 5-26-15

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 DATE 5-26-15

Cooper Lighting
By E-T-®

HAPO LED Module 1200 Series

The HAPO LED 1200 Series High Lumen Modules are universal voltage (120-277V) rated for commercial and residential applications. The HAPO LED 1200 Series Modules are designed for use in conjunction with the LED-dedicated Non-IC housing H750T. HAPO LED 1200 Series offers superior optical design that yields productive beam lumens, good cutoff and low glare.

Model # ML71203TUNVD010/4920WS06
Series PDQ Washington Avenue
Material Soft Can Inserts
Finished by KRK
DATE 5-26-15

HAPO LED Module 1200 Series

The HAPO LED 1200 Series offers outstanding light output and distribution of a 90W PAR38 halogen lamp. A 120W 6000K compact fluorescent lamp (CFL) or reflector lamp, while consuming less than 25 watts.

Model # ML71203TUNVD010
Series PDQ Washington Avenue
Material Soft Can Inserts
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Series PDQ Washington Avenue
Material Soft Can Inserts
Finished by KRK
DATE 5-26-15

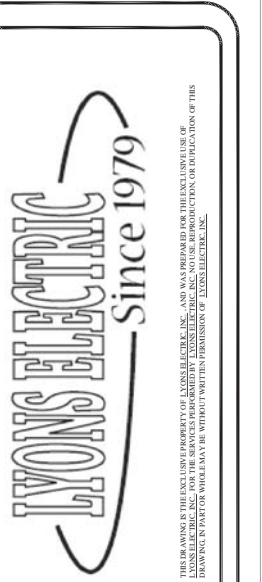
HAPO LED Module 1200 Series

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Series PDQ Washington Avenue
Material Soft Can Inserts
Finished by KRK
DATE 5-26-15

Cooper Lighting
By E-T-®

MUNICIPALITY
 SUBMITTAL
 DRAWING
 5-26-15



Revisions

No.	Description	Date

FIRM NAME AND ADDRESS:

Lyons Electric
 75 Enterprise Rd.
 Delafield, WI 53018

CONTACT INFORMATION:

Mark Bealhen
 Main: (262)-646-6828
 Fax: (262)-646-6829

PROJECT NAME:

PDQ - SITE
 PHOTOMETRICS

3520 East Washington Avenue
 Madison, WI

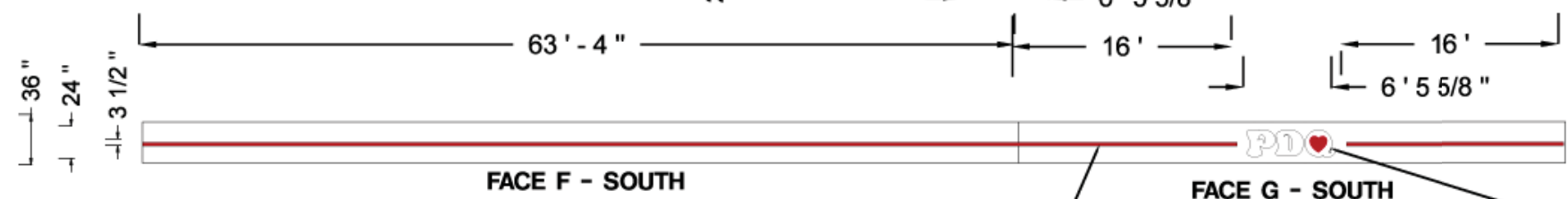
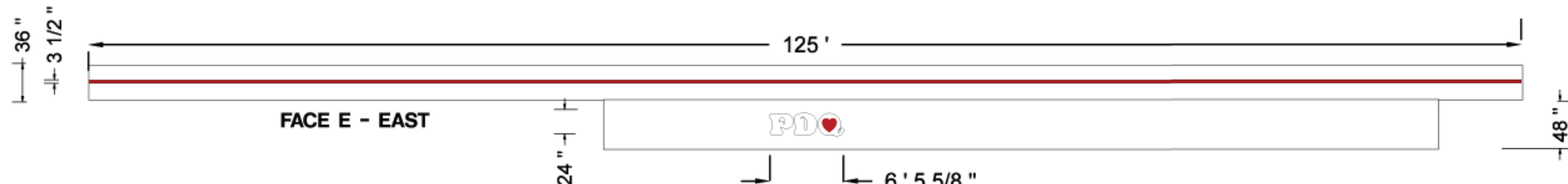
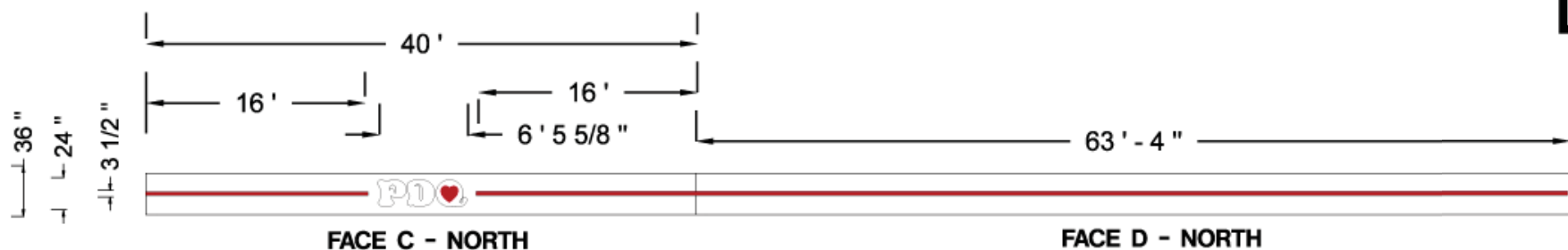
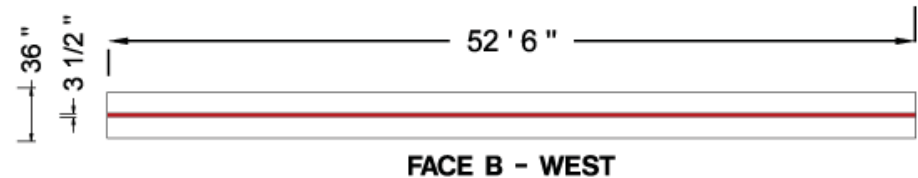
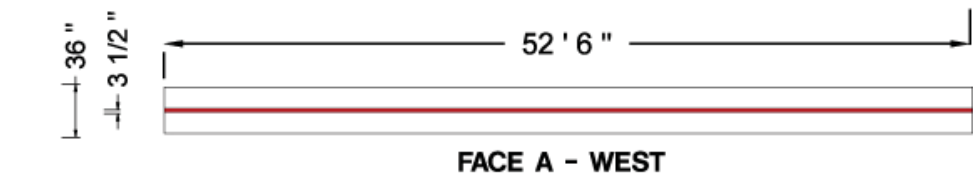
SHEET TITLE:

Photometric Site Plan Cut Sheets

DRAWN BY: KRK	APPROVED BY: KRK
DATE DRAWN: 5-26-15	
Sheet Of	
44	
SHEET:	
ES103	

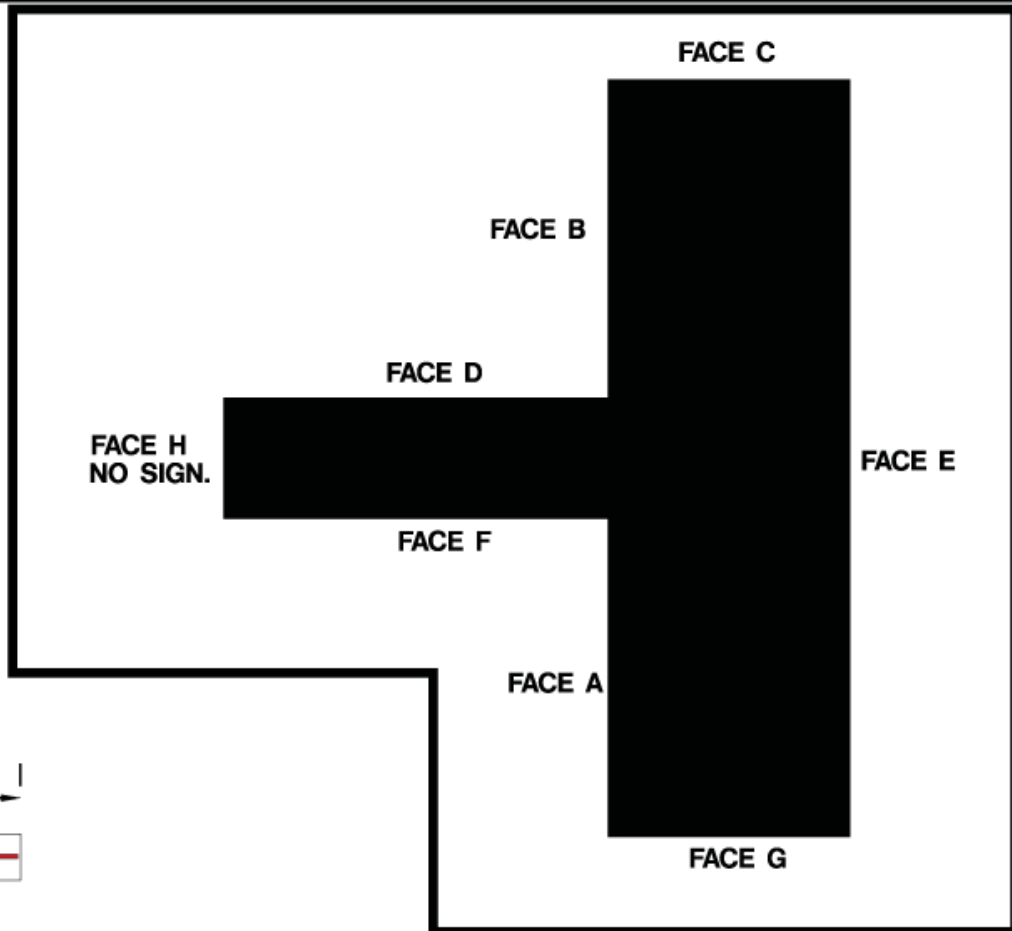
LYONS ELECTRIC IS NOT LIABLE OR HELD RESPONSIBLE FOR THE INSTALL ASSOCIATED WITH THIS DRAWING SET. THE INSTALLING ELECTRICAL CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR A FULLY CODE COMPLIANT ELECTRICAL SYSTEM REGARDLESS OF THE INFORMATION FOUND IN THIS DRAWING SET.

DESCRIPTIVE TITLE VARIOUS SIGNS.



LED LIGHT BAR.

FRONT LIT CHANNEL LETTERS.
 FACES: WHITE ACRYLIC. HEART PORTION IS RED TRANSLUCENT VINYL.
 TRIM: BLACK.
 RETURNS: BLACK.
 ALL ILLUMINATED WITH WHITE LEDS.



SPECIFICATION NOTES
A WALL SIGNS.

Approved by: _____ Date: _____ Landlord: _____ Date: _____

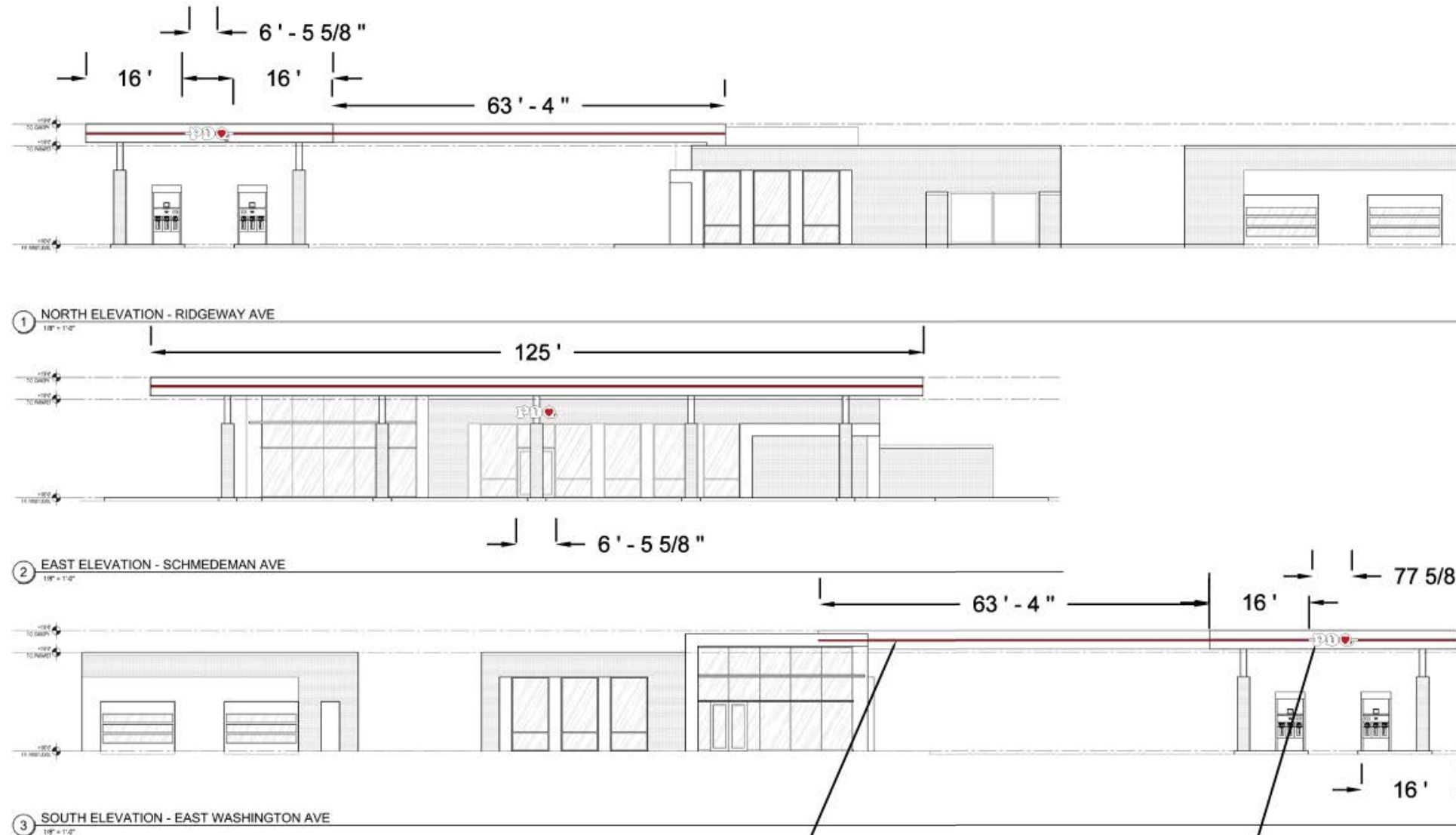
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<p>1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450 2242 Mustang Way • Madison, WI 53718 • 608-222-5353 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189</p>	DESIGN	SALES	FILE	COLOR KEY	<small>*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER</small>
	Drawing by: MICHAEL V JOLIN Sign Type: VARIOUS SIGNS. Date Created: 5/21/2015 Last Modified: 5/21/2015 Scale:	Job Name: PDQ EasWasWall Job Address: 3520 EAST WASHINGTON MADISON WI, 53718 Salesperson: BILL RUPP Job Number: #5173	Revision Number: REVISION #1.0 Job File Location:		

DESCRIPTIVE TITLE VARIOUS SIGNS.

36" CANOPY HEIGHT.

24" LOGO HEIGHT, 3 1/2" LED BAR.



3 1/2" LED BAR.

24" LOGO HEIGHT.

36" CANOPY HEIGHT.

LED LIGHT BAR.

FRONT LIT CHANNEL LETTERS.
 FACES: WHITE ACRYLIC. HEART PORTION IS RED TRANSLUCENT VINYL.
 TRIM: BLACK.
 RETURNS: BLACK.
 ALL ILLUMINATED WITH WHITE LEDS.

Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN		SALES		FILE	COLOR KEY
Drawing by: MICHAEL V JOLIN		Job Name: PDQeasWasWall		Revision Number: REVISION #1.0	
Sign Type: VARIOUS SIGNS.		Job Address: 3520 EAST WASHINGTON MADISON WI, 53718		Job File Location:	
Date Created: 5/21/2015		Salesperson: BILL RUPP			
Last Modified: 5/21/2015		Job Number: #5173			
Scale:					

LA CROSSE SIGN CO.
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 2242 Mustang Way • Madison, WI 53718 • 608-222-5353
 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER

DESCRIPTIVE TITLE GROUND SIGN.



SPECIFICATION NOTES

- A DOUBLE FACED ILLUMINATED GROUND SIGN.
 - B WHITE POLYCARB FACE WITH 1 COLOR RED TRANSLUCENT VINYL.
 - C CABINET PAINTED BLACK.
 - D REVELS PAINTED GREY.
 - E RED LED BAR.
 - F WHITE POLYCARB FACES WITH 2 COLORS RED AND GREEN TRANSLUCENT VINYL.
 - G 21" X 81" RED MONOCHROME MESSAGE CENTER.
 - H WHITE POLYCARB FACE WITH 2 COLORS RED AND BLACK TRANSLUCENT VINYL.
 - I FORMED ALUMINUM CAP PAINTED GREY.
 - J BRICK BLOCK BASE.
- SIGN IS ALL ILLUMINATED WITH WHITE LEDS.



NIGHT VIEW.

Approved by: _____ Date: _____ Landlord: _____ Date: _____

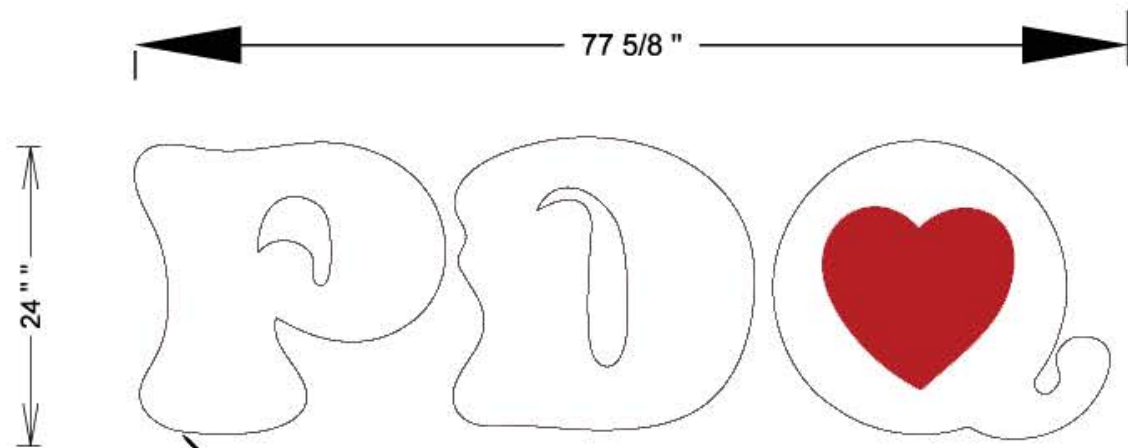
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DESIGN	SALES	FILE	COLOR KEY
Drawing by: MICHAEL V JOLIN	Job Name: PDQEasWasGro	Revision Number: REVISION #1.0	
Sign Type: GROUND SIGN.	Job Address: 3520 EAST WAHSHINGTON AVENUE MADISON WI, 53718	Job File Location:	
Date Created: 5/22/2015	Salesperson: BILL RUPP		
Last Modified: 5/22/2015	Job Number: #85173		
Scale:			

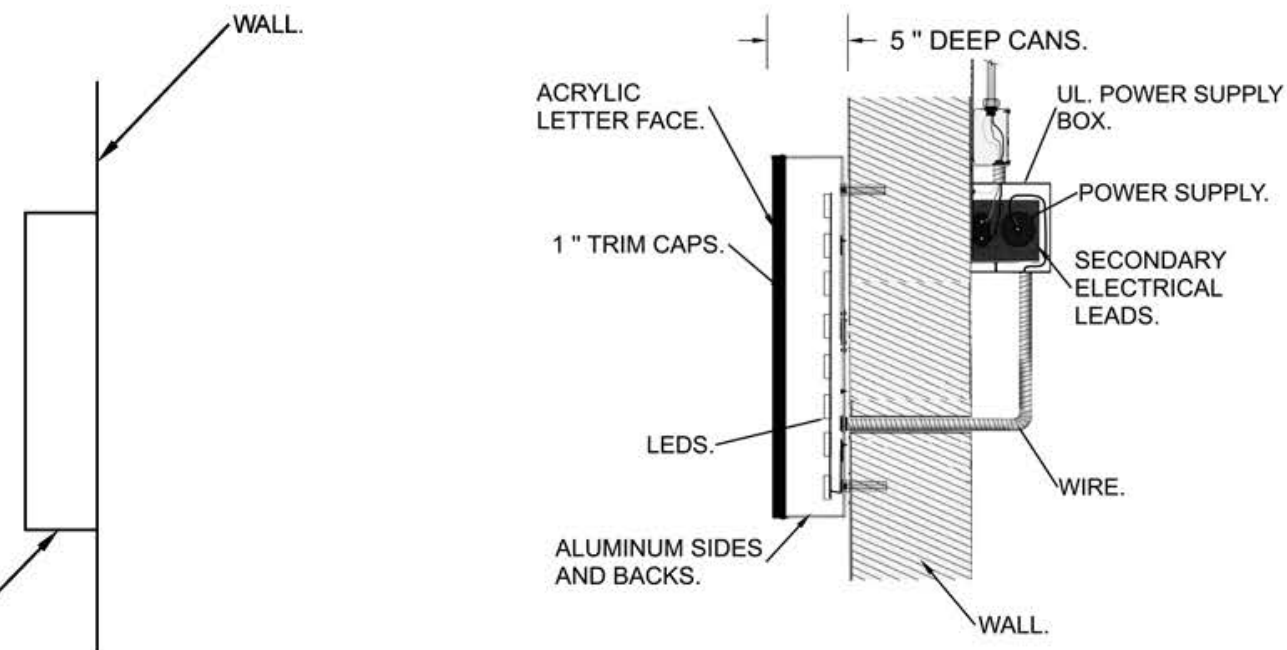
*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER

ALL 3 WALL SIGNS ARE THE SAME SIZE.



FRONT LIT CHANNEL LETTERS.
 FACES: WHITE ACRYLIC. HEART
 PORTION IS RED TRANSLUCENT VINYL.
 TRIM: BLACK.
 RETURNS: BLACK.
 ALL ILLUMINATED WITH WHITE
 LEDS.

LOGO CHANNEL LETTER.



NIGHT VIEW.

Approved by: _____ Date: _____ Landlord: _____ Date: _____

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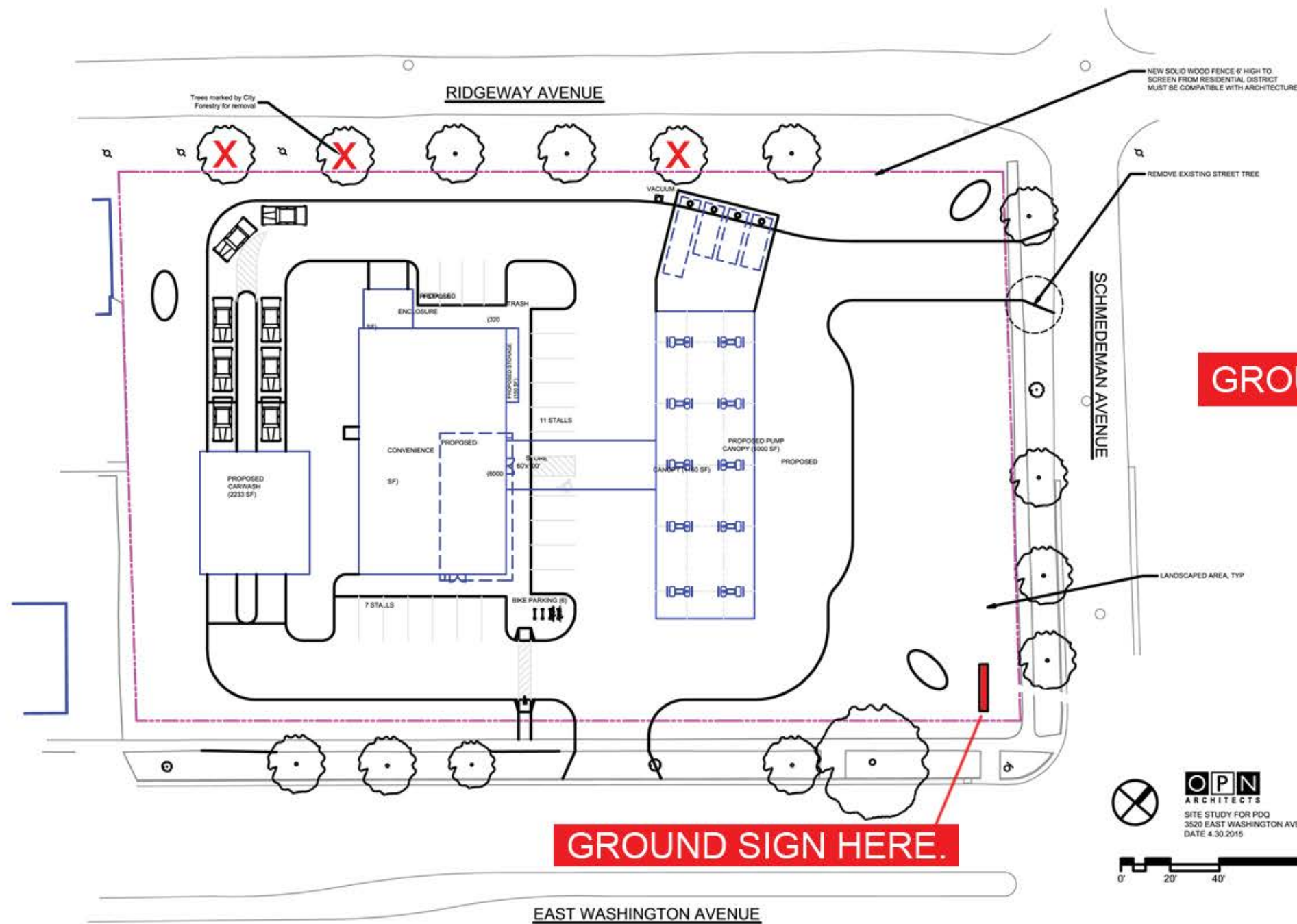


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 2242 Mustang Way • Madison, WI 53718 • 608-222-5353
 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN	SALES	FILE	COLOR KEY
Drawing by: MICHAEL V JOLIN	Job Name: PDQeasWasWall	Revision Number: REVISION #1.0	
Sign Type: VARIOUS SIGNS.	Job 3520 EAST WASHINGTON Address: MADISON WI, 53718	Job File Location:	
Date Created: 5/21/2015	Salesperson: BILL RUPP		
Last Modified: 5/21/2015	Job Number: #5173		
Scale:			

*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER

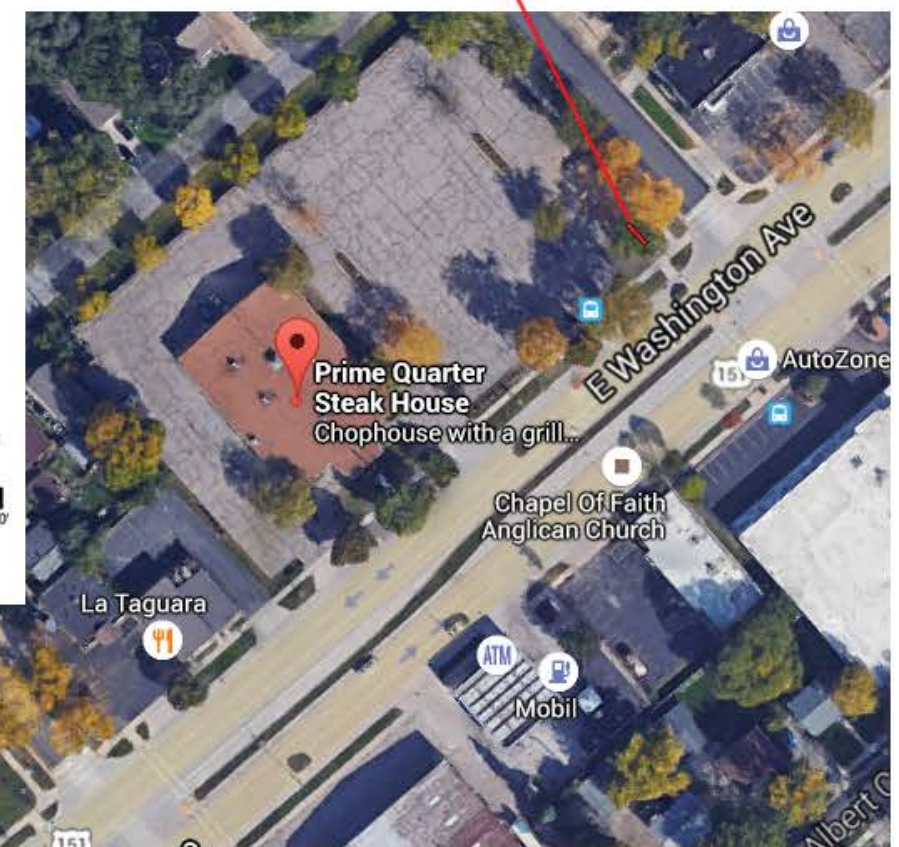
DESCRIPTIVE TITLE VARIOUS SIGNS.



GROUND SIGN HERE.

GROUND SIGN HERE.

OPN ARCHITECTS
 SITE STUDY FOR PDO
 3520 EAST WASHINGTON AVENUE
 DATE 4.30.2015



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN	SALES	FILE	COLOR KEY
Drawing by: MICHAEL V JOLIN	Job Name: PDQeasWasWall	Revision Number: REVISION #1.0	
Sign Type: VARIOUS SIGNS.	Job Address: 3520 EAST WASHINGTON MADISON WI, 53718	Job File Location:	
Date Created: 5/21/2015	Salesperson: BILL RUPP		
Last Modified: 5/21/2015	Job Number: #5173		
Scale:			

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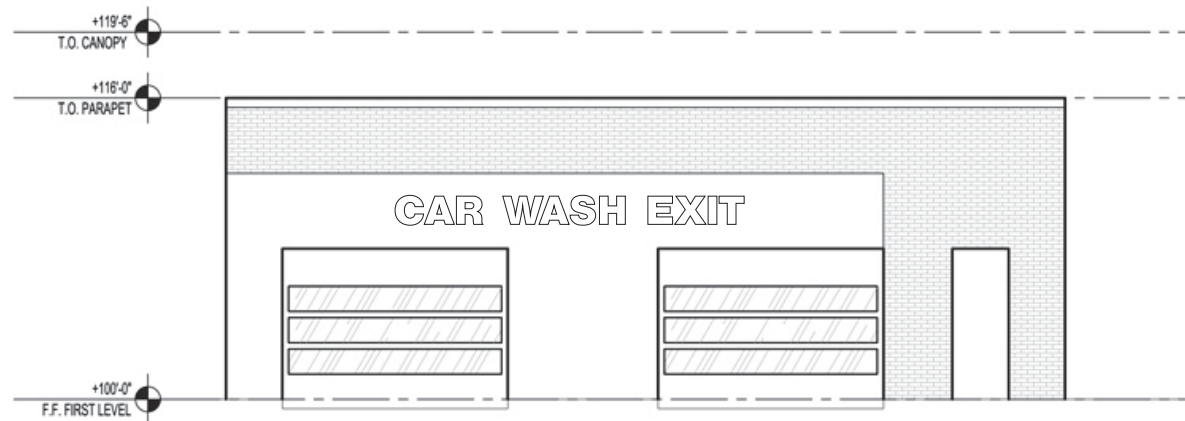
SPECIFICATION NOTES

A WALL SIGNS.

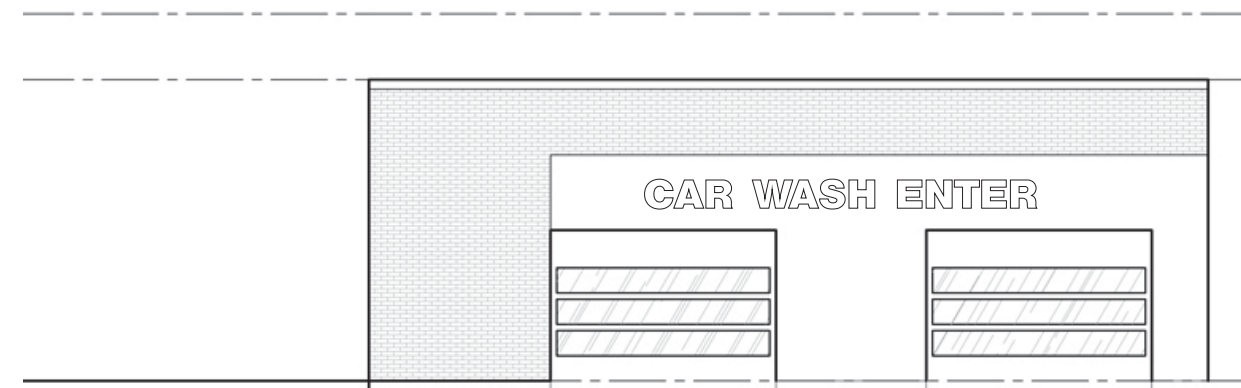
20' - 10"
 CAR WASH ENTER

18' - 7"
 CAR WASH EXIT

FRONT LIT CHANNEL LETTERS.
 FACES: WHITE ACRYLIC.
 TRIM: BLACK.
 RETURNS: BLACK.
 ILLUMINATED WITH WHITE LEDS.



3 SOUTH ELEVATION - EAST WASHINGTON AVE
 1/8" = 1'-0"



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

Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN	SALES	FILE	COLOR KEY
Drawing by: MICHAEL V JOLIN	Job Name: PDQEasWasWall	Revision Number: REVISION #1.0	
Sign Type: VARIOUS SIGNS.	Job Address: 3520 EAST WASHINGTON MADISON WI, 53718	Job File Location:	
Date Created: 5/26/2015	Salesperson: BILL RUPP		
Last Modified: 5/26/2015	Job Number: #5173		
Scale:			

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