



VANDEWALLE & ASSOCIATES INC.

Friday, March 22, 2024

Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

The attached formal submittal packet outlining the proposal for a new mixed-use infill/redevelopment project for the parcels located at 134 – 150 S Blair St. and 506 – 518 E Wilson St. JCAP Development Group is proposing to construct a 4/8-story, 178-unit Multifamily Residential building on S. Blair St. and a 6-story, 100-key hotel building on E. Wilson St., abutting the retained Hotel Ruby Marie. This project offers new hotel and commercial vibrancy along East Wilson Street, much needed residential opportunities, and affordable housing (60% AMI units) while preserving the historic Hotel Ruby Marie, integrating two contributing facades and responding to the surrounding historic context.

The design approach focuses the architecture on the character of the adjoining arterial streets with commercial expressions and massing that draws on the configuration and materiality of the East Wilson and South Blair corridors. The resulting design creates three distinct buildings and overall massing that reinforces the transitions between the existing First Settlement Neighborhood and the adjoining Third Lake Ridge neighborhood.

Project Requests:

Zoning/Conditional Use Request:

- Existing Planned Development (PD) to Urban Mixed Use (UMX)

- Conditional Use request for the following elements:

 - Building greater than 20,000 square feet and more than 4 stories in height

 - Building in UMX greater than 8 units

 - Outdoor recreation/rooftop amenities

 - Parking Reduction

Demolition Request

- Certificate of Appropriateness: Lot Combination (134 South Blair Street)

- Certificate of Appropriateness: Architectural Compatibility (Residential Building)

- Variance: Alternative Design (Residential Building)

- Certified Survey Map

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www.vandewalle.com

Shaping places, shaping change

Project Name:

JCAP Blair Wilson Redevelopment

Applicant

JCAP Real Estate
212 South Barstow Street
Eau Claire, Wisconsin 54701

Property Owners

506, 510, 514, 516, 518 East Wilson
134 South Blair
JDJ Import Company LLC.
514 East Wilson Street
Madison, WI 53703

522 East Wilson
Ruby Marie LTD Partnership
514 East Wilson Street
Madison, WI 53703

Design Team

Architecture:
Kahler Slater
722 Williamson Street
Madison, WI 53703

Trina Sandschafer
Joel Koeppen
Evelyn Freimann

Engineering/Landscape:
Vierbicher
999 Fournier Drive
Madison, WI 53717

Justin Zampardi
Jonathan Lilley
Kevin Pape

Entitlement:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Brian Munson

Project Goals

The goals of this project are to provide more needed market rate housing and affordable housing supply to the neighborhood and city, provide more needed hotel rooms for visiting patrons, and to re-activate the site as a thriving and active location in Downtown Madison.

Design Approach

Three Building Approach

The project is designed to fit into the neighborhood context through the creation of three distinct buildings; a new residential building along Blair Street, a new hotel fronting onto East Wilson Street that integrates the contributing facades of 506/508 East Wilson & 518 East Wilson Street, and the preserved Hotel Ruby Marie. Using this approach, the residential building matches the width of the Germania Condominium with significant building breaks between the residential building and the hotels fronting onto East Wilson.

Building Height

The proposed buildings meet the Comprehensive Plan and Downtown Height Plan designation for the site. The residential building is designated for 6 stories/88' along Blair and Wilson Street with a stepdown to 4 (46') stories along the Germania Condominiums. The residential building utilize the recently standards detailed in the downtown height ordinance to facilitate a 4/8 story format through the delivery of affordable housing. The East Wilson Street hotel will follow the 6 story height recommendation.

The surrounding Blair Street context includes 2 story residential, 3 story residential, The Hotel Ruby Marie at 3 stories, and 2-6 story commercial uses.

Building Character

Both new buildings feature step backs and design details to reflect the adjoining architectural datum and character of the Blair street commercial/arterial corridor, incorporating materials and elements from the neighborhood while creating new vibrant additions to the urban fabric with unique design and durable materials.

Historic Standards

We are crafting an architectural response that will blend into the surrounding neighborhood and complies with the Historic Standards for New Structures from Subchapter 41G with a variance for alternative design to reflect the sites placement at the edge of the district adjacent to the Third Lake Ridge Historic District. To date, we have met with the City Landmarks and UDC Staff on several occasions to review our compliance trajectory and have had many productive conversations that have resulted in design decisions, which are illustrated in this submittal. This site is unique within the district as the only large non-conforming surface parking lot; and while the development of the site will facilitate a larger scale building, the design is informed by the neighborhood context along Blair Street to create a building that incorporates many architectural and functional components from the neighborhood.

See Exhibit E: Certificate of Appropriateness/Variance Request for detailed descriptions of the request.

Living Street

Vehicular access for the project is designed as a multi-modal "living street" designed to create outdoor dining, balanced pedestrian & vehicular access, outdoor open space, and a unique urban environment.

Project Context Photos:

Blair Street Context:



Wilson Street Context



Franklin Street Context:





Site Context:



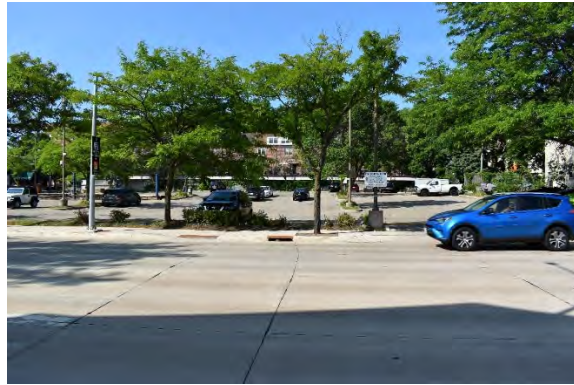


Exhibit F: Certificate of Appropriateness/Variance Requests

Certificate of Appropriateness/Variance Requests

The project requests a certificates of appropriateness for the dissolution of the underlying lot lines within the 134 South Blair parcel, construction of a new structure within the First Settlement Historic District; as well as, a variance for alternative design for the construction of a new residential project.

Certificate of Appropriateness: Lot Combination

134 South Blair Street: Dissolve underlying parcel lines within an existing tax parcel

This parcel, the largest existing parcel within the historic district, includes underlying lot lines that will be dissolved via CSM, consistent with precedent from comparable sites. No additional lots are proposed to be combined within the historic district.

The dissolution of these parcels will not adversely impact the historic character of the neighborhood as it has existed for a significant period of time and is already one tax parcel that is larger than the adjacent lot sizes and general lot size in the district. The existing lot is consistent with the lot sizes immediately east of Blair Street.

This parcel was created prior to 1955 and has been continuously operated as one parcel in the intervening years, first as an auto repair shop and currently as a large non-conforming surface parking lot. The previous building on-site was removed between 1995 and 2000 to create the existing surface parking lot, with the original single-family buildings removed in stages prior to 1955.

Existing Conditions (DCIMAP):



2000 Aerial (DCIMAP):



1995 Aerial (DCIMAP):



1955 Aerial (DCIMAP):



140, 148 South Blair Street: Parcels to remain.

Parcels outside of First Settlement Historic District:

508/510/514/516/518 East Wilson: Parcels to be combined to create one development parcel.

522 East Wilson: Parcel to remain.

Certificate of Appropriateness: Historic District Standards for New Structures (134 South Blair Street)

The proposed building incorporates materials and forms from the historic character of the neighborhood while designing a transition between the First Settlement District and the Third Lake Ridge District. This design draws references from the Blair Street Commercial buildings in massing, architecture, and materials which incorporating street level articulation that brings the scale of the building to a pedestrian and neighborhood appropriate scale. The resulting design concept seeks to create a building that responds to the character of the surrounding neighborhood, responds to the adopted standards & guidelines for new construction in the First Settlement Historic District, while seeking an alternative design variance to incorporate the character and feel of the Blair Street corridor.

The following design approaches have been integrated into the project:

Building Form/Placement

The residential building is designed to position the taller/wider section of the building along Blair Street, reinforcing the arterial corridor and pulling the larger mass of the building to the edge of the First Settlement District. This is consistent with the context of Blair Street which features a more urban configuration with buildings that feature a shorter (adjoining residential) or no front yard setbacks (Hotel Ruby Marie & MG&E facilities).

The building design utilizes an increased street terrace/sidewalk to pull the lower section of the building into a closer relationship with the adjoining homes on Blair Street with the upper section of the building placed in alignment with the front facades of the adjoining homes. This stepped

approach creates a two story expression adjacent to the sidewalk, consistent with the buildings immediately across the street.

The utilization of a U-shaped design and a step down in height presents the lower height and narrower edges of the building to the west as it transitions to the neighborhood. This design also screens the rooftop amenity space from view from the adjoining streets.

The building is seeking a variance for the overall visual size and form and setback, as outlined in the following section.

Height/Stepbacks

The project follows the downtown plan recommendations and staff discussions to create an overall mass with stepbacks that vary from with a townhome expression immediately along Blair Street and 2 upper-story stepbacks along Blair Street which focuses the historic precedent along the sidewalk with the larger building mass stepped back in line with the adjoining residential facades.

The rear of the project then steps down in height to the adjoining Franklin Street development from 8 stories to 4 stories in keeping with the overall height and width of the adjoining Germania Condominiums.

Blair Street Stepbacks:

- 10' stepback above townhomes
- 10' stepback at 8th floor

Rear Yard Setback/Stepbacks:

- 10' rear yard setback
- 10' stepback at the first residential floor
- 4 story stepback, per downtown height map

Architectural Detailing

The design of the building echoes the architectural character from the contributing buildings within 200' of the site, with an intentional focus on the pedestrian environment and the street level expression as recommended by City Staff.

- Materials on the primary and secondary structures are designed to be in alignment with the period of significance within the historic district utilizing predominately brick and stone which are present both within the neighborhood as well as the buildings directly across the street. These materials are used throughout the building on every façade. Standing seam metal cladding is used on the upper portion of the building to create contrast and articulation, but will have limited visibility from the adjoining ROW.
- Windows, doors, and awnings visible from the ROW and surrounding context are to be compatible with the surrounding context.

Mechanical Systems

Parking, access ramps, trash, and mechanical equipment are being planned in unobtrusive or enclosed locations so as to not interfere with the relationship between building and landscape from a historical

perspective. Rooftop mechanical systems are to be minimized and concealed from view. Grilles, vents, etc. are to be integrated into the building facades and to match adjacent materials to minimize their presence.

Variance Request: Alternate Design (134 South Blair Street)

The proposed development is seeking a variance for alternative design to draw on the architectural character of the Third Lake Ridge commercial buildings immediately across the street. The resulting design creates the financial structure to allow the redevelopment of the lot while drawing on the character of the Third Lake Ridge local Historic District and First Settlement Historic District frontages along Blair Street with comparable massing and scale along the arterial street. The overall design of the building is consistent with the character of the Blair Street corridor in mass and roof form and reflects the adopted plan recommendations, while redeveloping a non-conforming large surface parking lot in a neighborhood context of single-family homes and smaller scale multi-family. The materiality and detailing of the building echo the commercial expressions found in the Blair Street Corridor which features shorter setbacks, larger scale buildings, and urban/commercial architectural detailing & materials.

Granting this variance will create the opportunity to infill the non-conforming surface parking lot with complimentary residential uses, incorporate buffering landscaped areas, reduce impacts of the existing parking lot lighting, and add stormwater management; all of which would support the overall character and feel of the historic district.

Requested Variances:

- Building Form/Placement
- Visual Size/Height
- Flat Roof
- Urban/Commercial Architectural Expressions & Materials
- Increased Lot Coverage

The requested variances will increase the design quality of the building by matching the materiality and commercial/urban characteristics of the Blair Street corridor with the scale of the proposed building to create a unified design with pedestrian scale articulation. The resulting development will enhance both historic districts by creating a cohesive character between the district edges while transitioning in form and intensity from the middle of the block to the arterial corridor and existing commercial district; without undermining the existing district character and addressing the existing non-conforming use/character of the site.

Blair Street Precedent Photos:

631 Railroad Street

Flat roof, relative scale, two-story entry expression, window groupings, base expression, street setback and lot coverage



602 Railroad Street

Flat roof, window sizes, cornice detailing, materiality, detailing, relative scale



524 E. Wilson Street

Flat roof, window sizes, materiality, relative scale, street setback, lot coverage



WILSON + BLAIR

MADISON, WISCONSIN

JCAP REAL ESTATE

LANDMARKS + UDC FORMAL SUBMITTAL

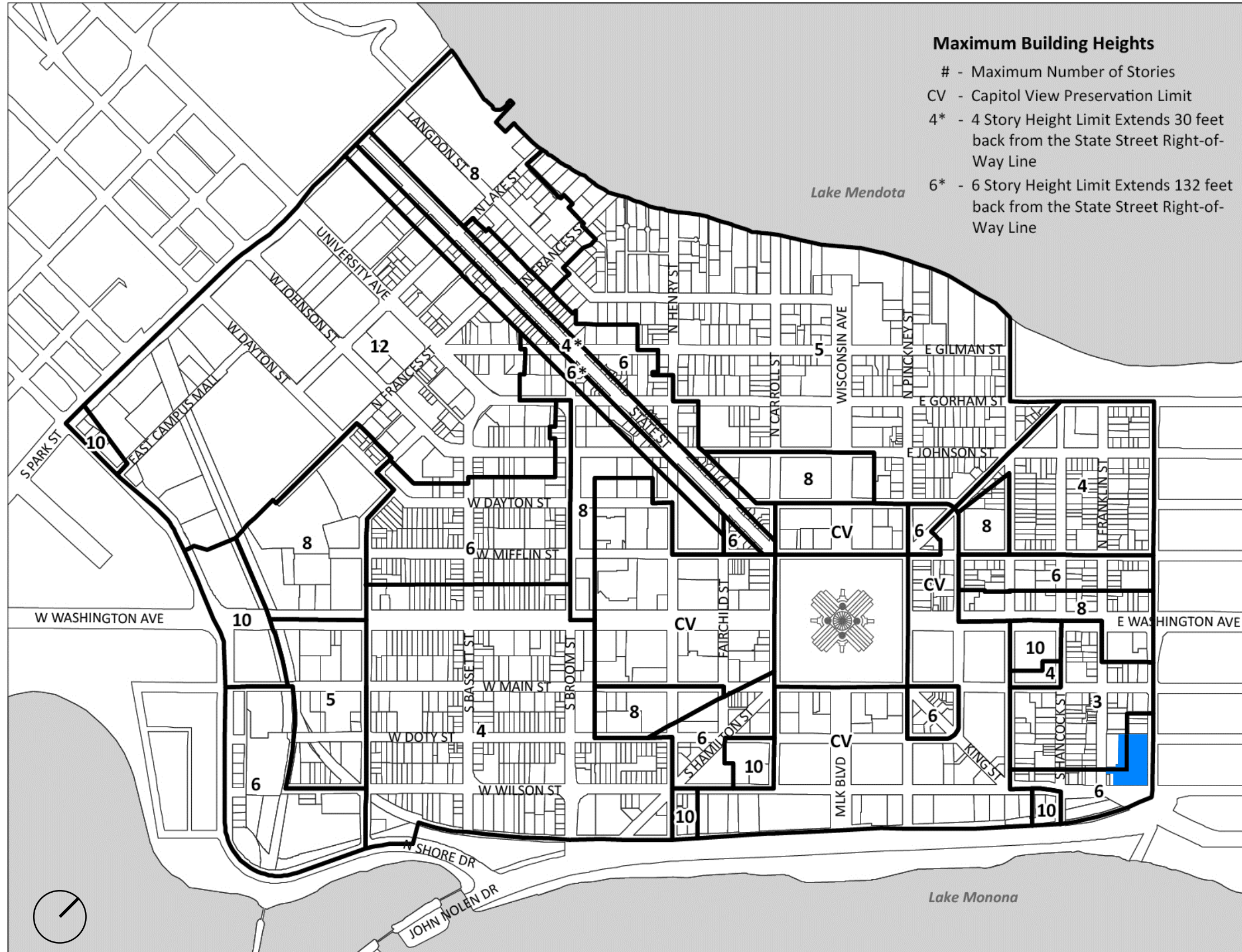
MARCH 20, 2024

Kahler Slater

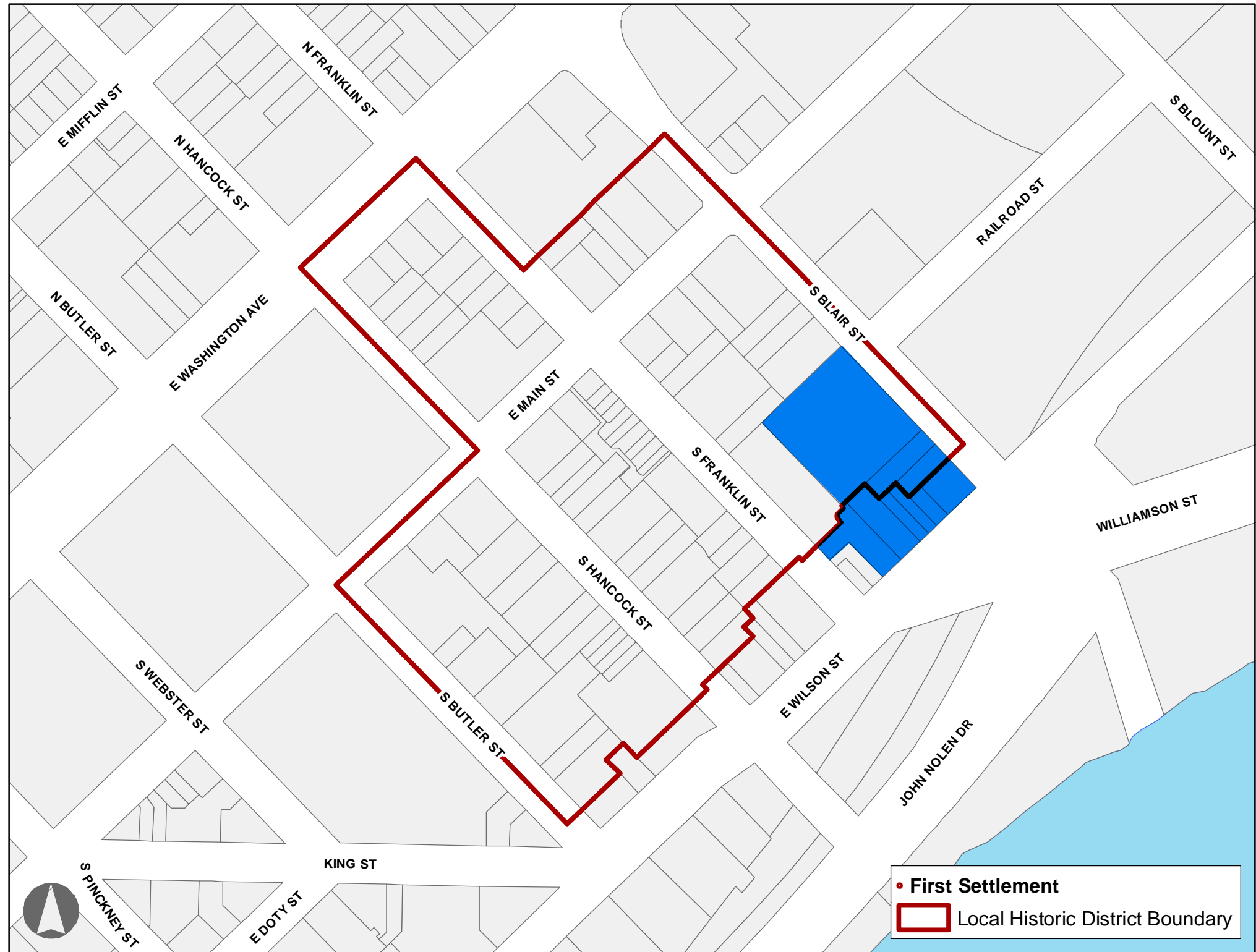
LOCATOR MAP



ZONING INFORMATION | HEIGHT MAP



ZONING INFORMATION | HISTORIC DISTRICT



Parcels current as of map creation - 02/21/22

ZONING INFORMATION | HISTORIC DISTRICT



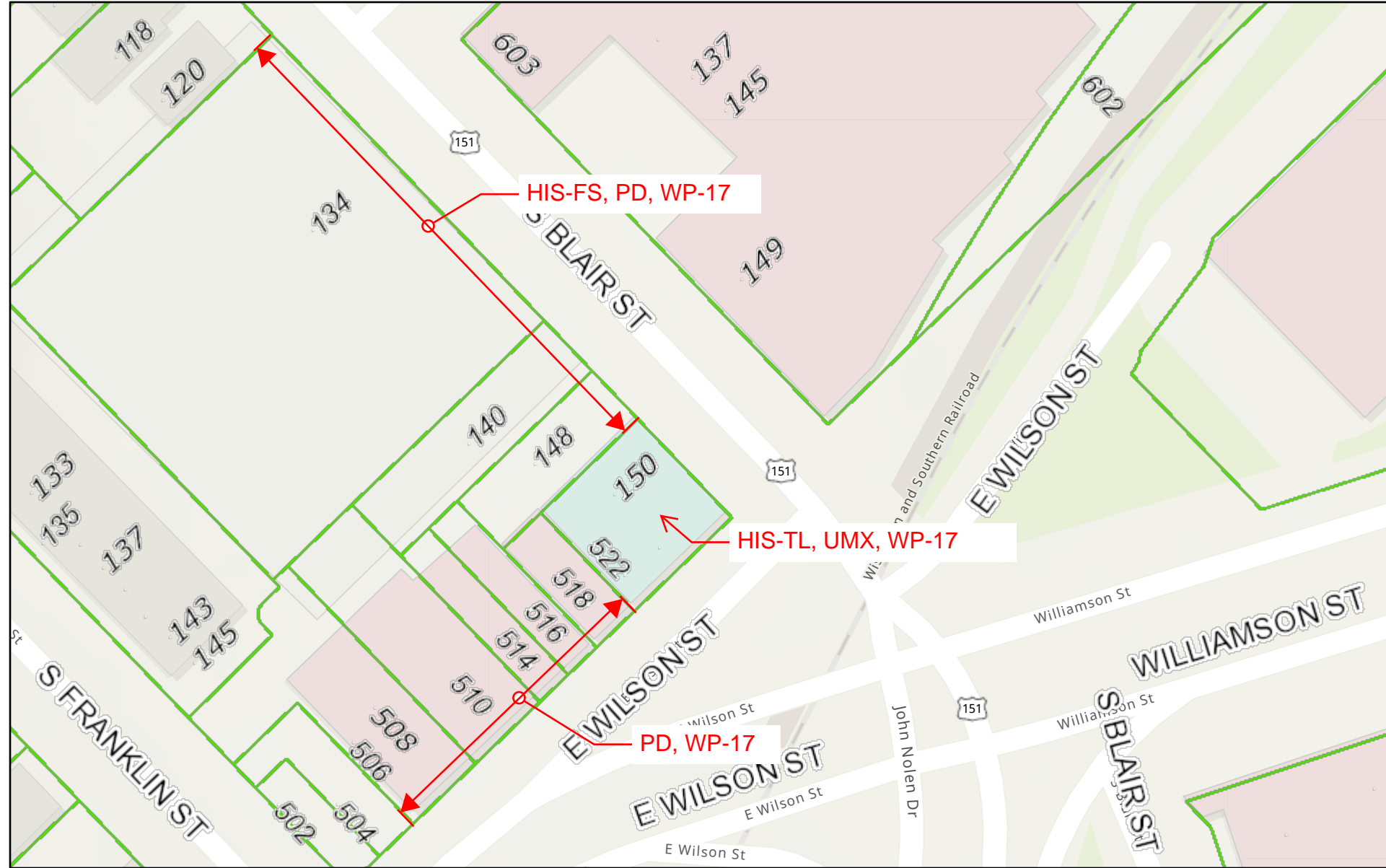
ZONING INFORMATION | HISTORIC DISTRICT



Boundary data source: Wisconsin Historical Society. Contributing status reflects original historic district submittal data. Parcels current as of map creation - 11/01/21

ZONING INFORMATION | PROPERTY MAP

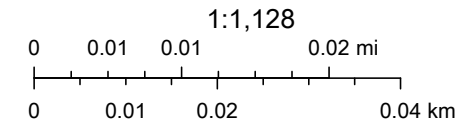
City of Madison, Wisconsin Property Map



3/14/2023, 1:59:18 PM

- Municipal Limits
- Parcels

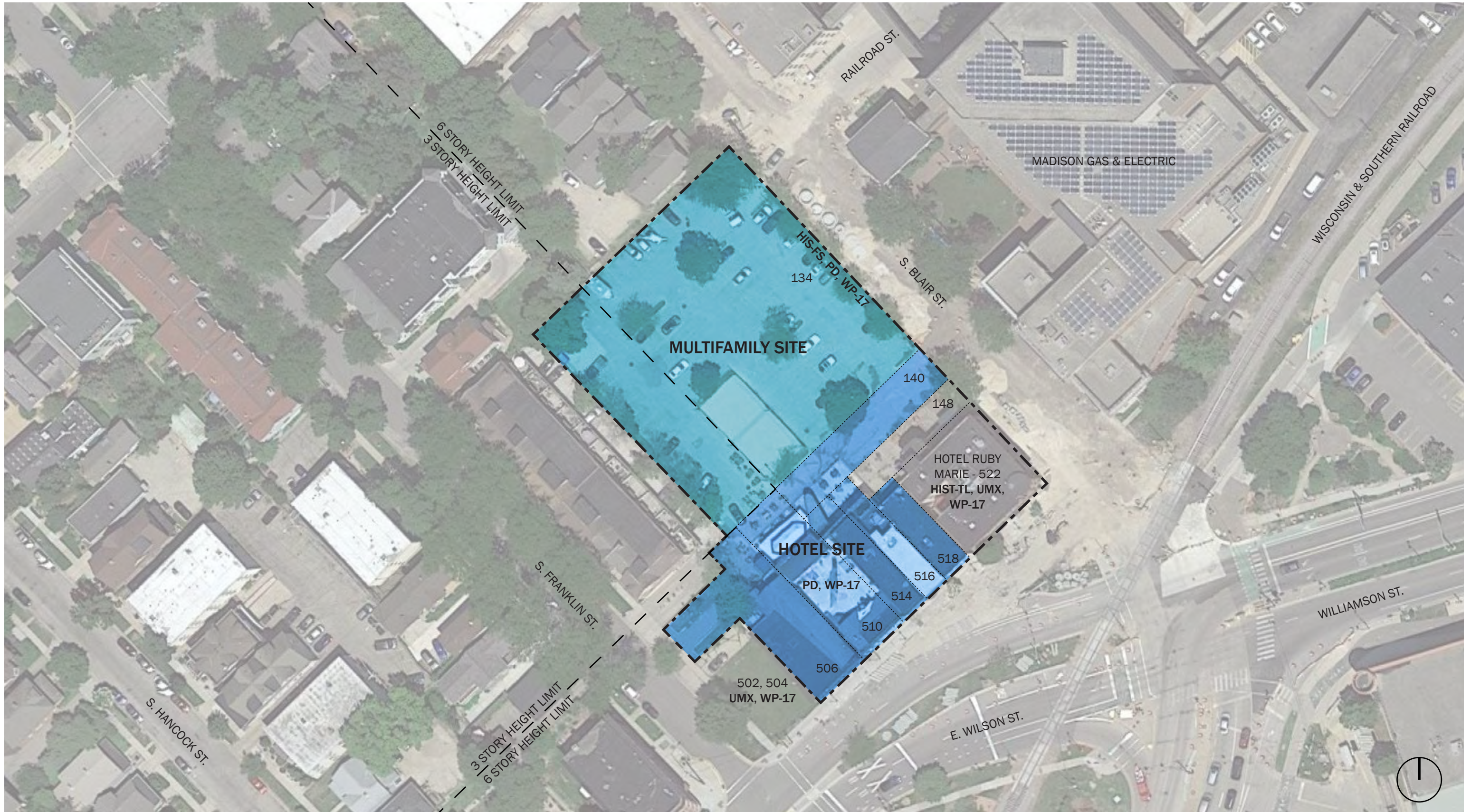
- WP = Wellhead Protection Overlay District
- PD = Planned Development District
- HIS-TL = Third Lake Ridge Historic District
- HIS-FS = First Settlement Historic District



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EXISTING SITE PLAN - PROPOSED PARCEL DELINEATIONS

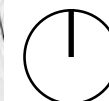


SITE PLAN

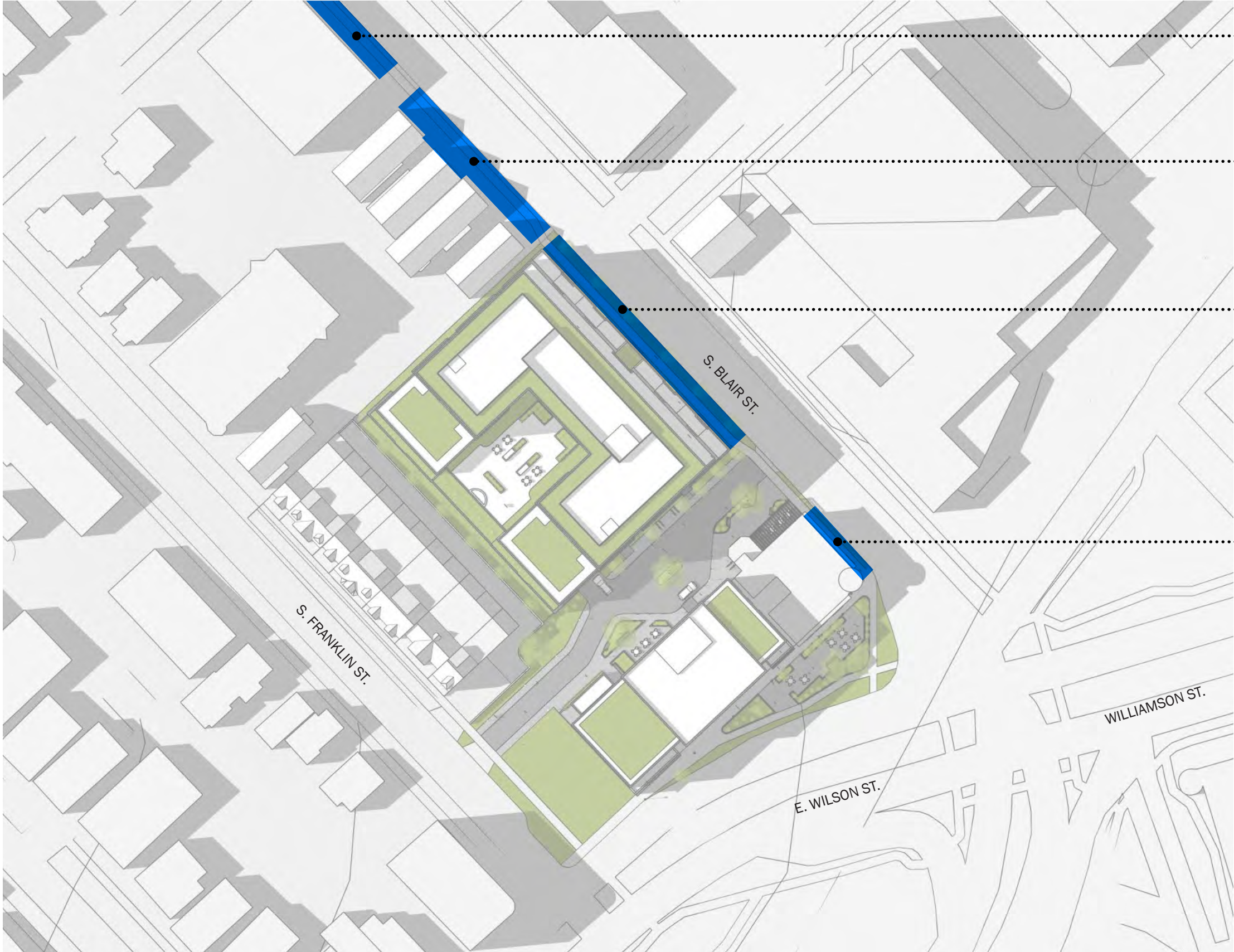


PLAN KEY

- 1. RESIDENTIAL BUILDING**
 - 8 STORIES ABOVE GRADE, ~170 UNITS
 - AFFORDABLE HOUSING HEIGHT BONUS
- 2. PARKING PODIUM**
 - AMENITY DECK ON TOP
- 3. WALK-UP TOWNHOMES**
- 4. MAIN RESIDENTIAL ENTRY**
- 5. EXISTING HOTEL RUBY MARIE**
 - 3 STORIES
- 6. OUTDOOR SEATING**
- 7. NEW HOTEL**
 - 6 STORIES, 100 KEYS
 - GROUND FLOOR F&B AND AMENITIES FOR
 - STREET ACTIVATION
- 8. HOTEL DROP-OFF**
- 9. ONE-WAY ENTRANCE FROM FRANKLIN**
- 10. HOTEL LOADING AREA**
- 11. HOTEL PEDESTRIAN ENTRANCE OFF WILSON**
- 12. POTENTIAL FUTURE STREATERY / PUBLIC ART**
- 13. PARKING GARAGE ENTRANCE**
 - ALSO SERVES AS TRASH PICKUP
- 14. "LIVING STREET" ALLEY WAY**
 - ALSO SERVES AS A FIRE LANE
- 15. SECONDARY RESIDENTIAL ENTRY AND STREET-FRONTING AMENITY**



SETBACKS ON BLAIR ST.



525 E. MAIN ST.
15' SETBACK FROM CURB

112-120 S. BLAIR ST.
20'-25' SETBACK FROM CURB

RESIDENTIAL BUILDING
15' SETBACK FROM CURB TO TOWNHOMES
25' SETBACK FROM CURB TO STORIES 3-7
35' SETBACK FROM CURB TO STORY 8

HOTEL RUBY MARIE
7' SETBACK FROM CURB

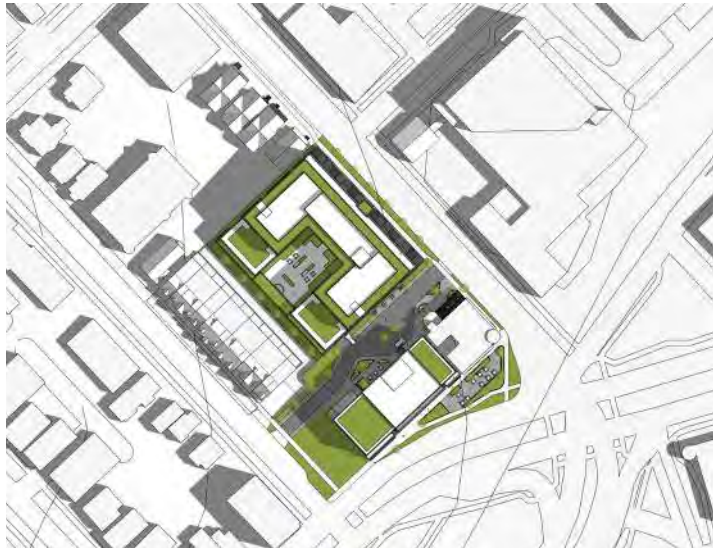
SHADOW STUDY

9 AM

SPRING EQUINOX



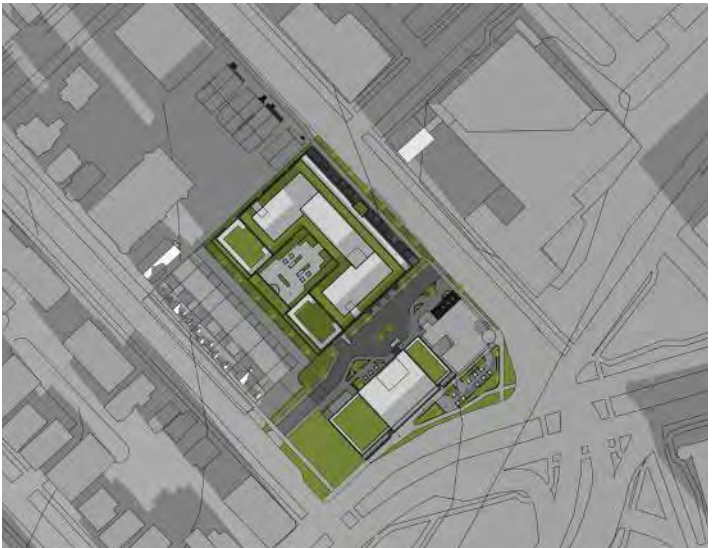
SUMMER SOLSTICE



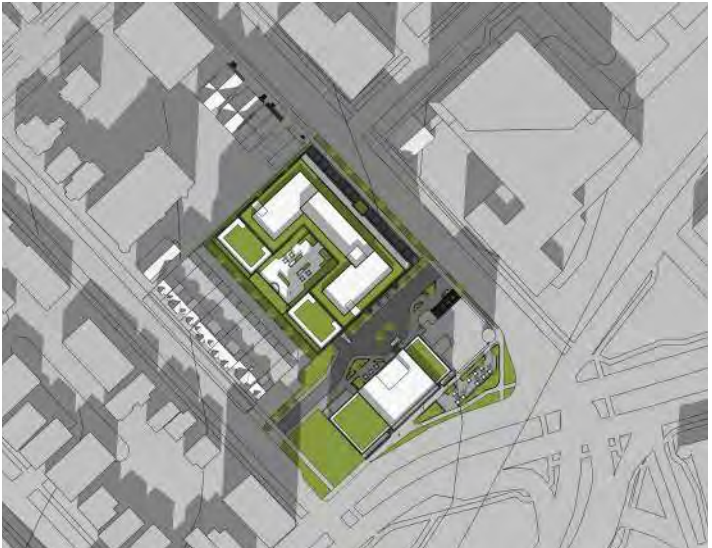
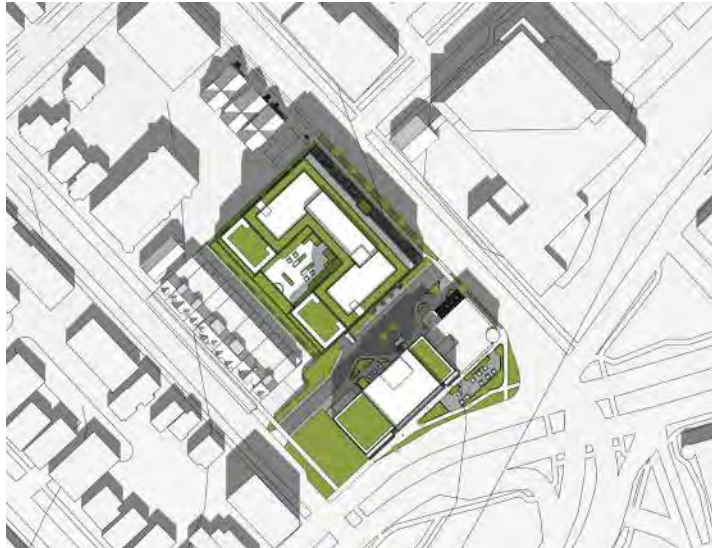
AUTUMNAL EQUINOX



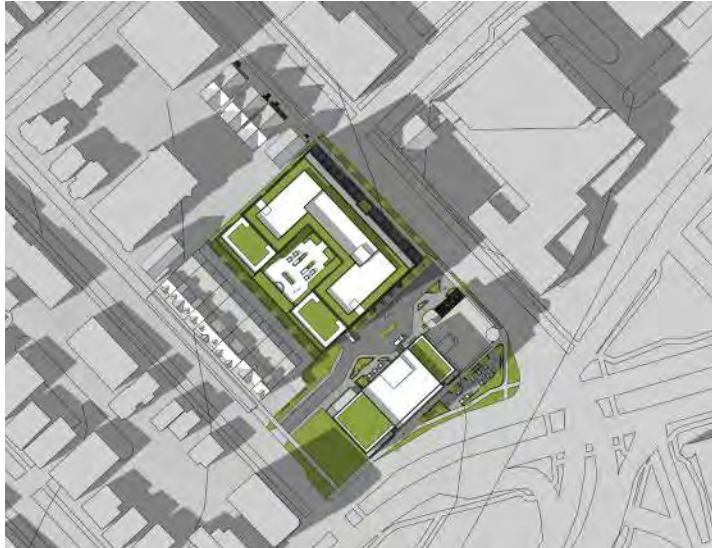
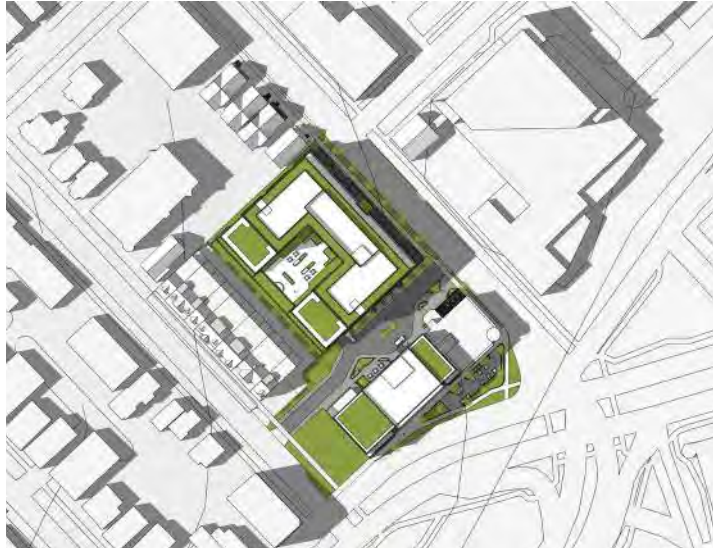
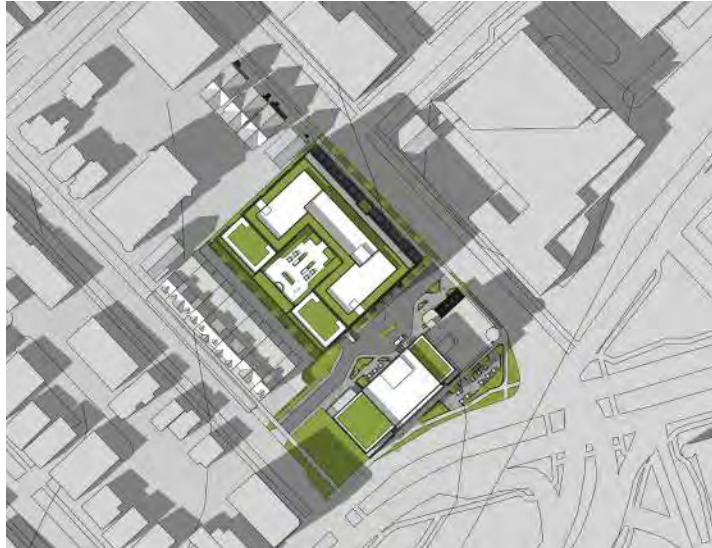
WINTER SOLSTICE



12 PM



3 PM



AERIAL VIEW



AERIAL VIEW



SITE ELEVATIONS

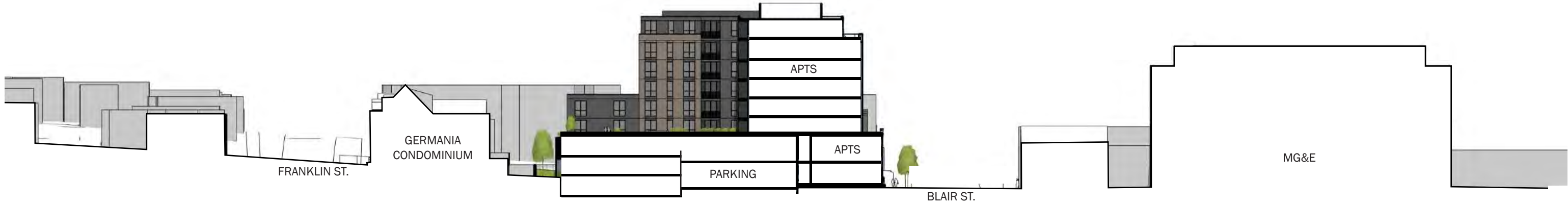


WILSON STREET SITE ELEVATION



BLAIR STREET SITE ELEVATION

SITE SECTIONS



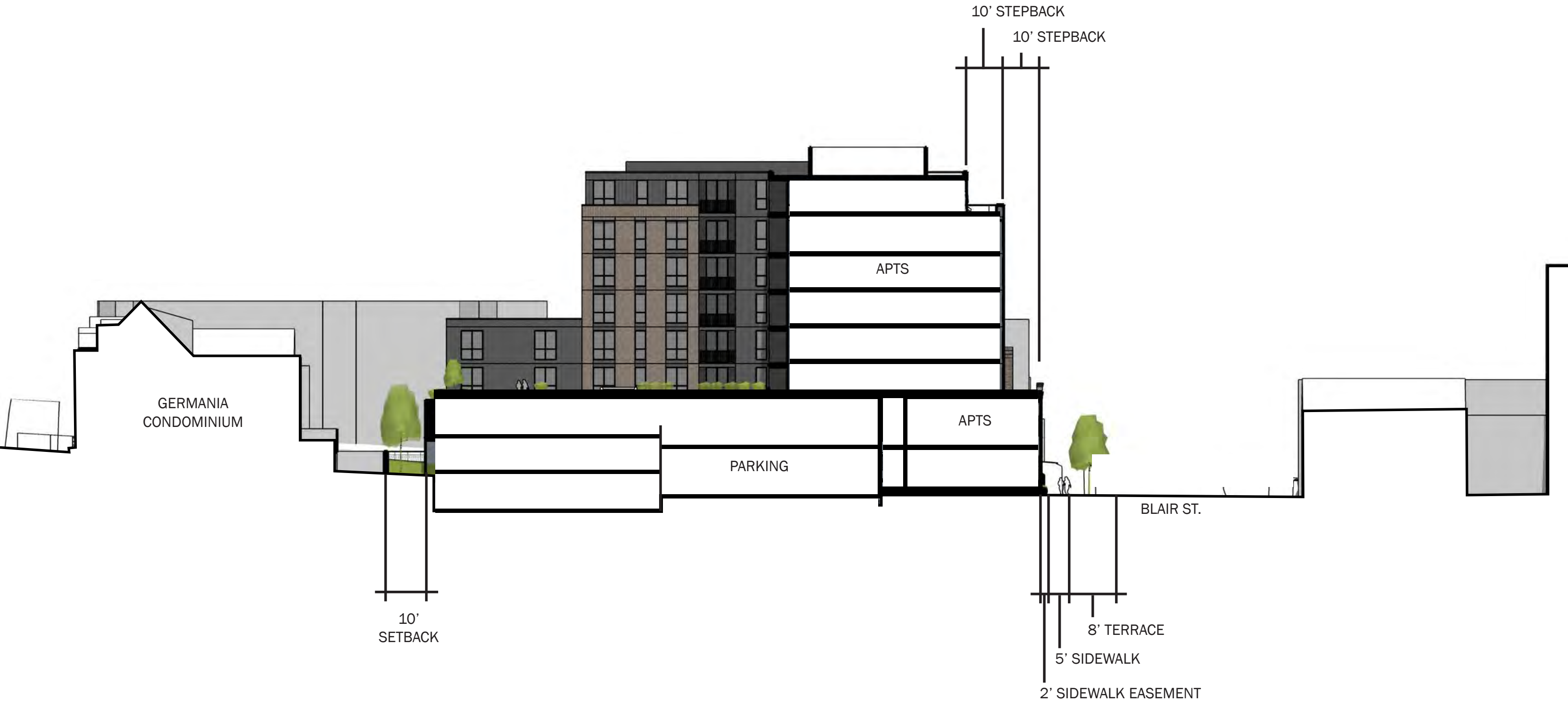
SITE SECTION THROUGH RESIDENTIAL BUILDING
LOOKING NORTHWEST



SITE SECTION THROUGH "LIVING STREET"
LOOKING NORTHWEST

- TOWNHOME
- RESIDENTIAL ENTRY
- RESIDENTIAL AMENITIES
- GARAGE ENTRY

SETBACKS AND STEPBACKS ON BLAIR



SITE SECTION THROUGH RESIDENTIAL BUILDING
LOOKING NORTHWEST

GROUND VIEW AT WILSON + BLAIR



PREVIOUS DESIGN FROM 09/05/23 INFORMATIONAL SUBMITTAL



SECTION 2 | MULTIFAMILY BUILDING ON BLAIR ST.



PREVIOUS DESIGN FROM 09/05/23 INFORMATIONAL SUBMITTAL



BLAIR STREET ELEVATION



PREVIOUS DESIGN FROM 09/05/23 INFORMATIONAL SUBMITTAL



RESPONDING TO RELEVANT HISTORIC CONTEXT ON BLAIR STREET



602 RAILROAD ST.
 FLAT ROOF, MASONRY, WINDOW PROPORTIONS, CORNICE EXPRESSION,
 RELATIVE SCALE



631 RAILROAD ST.
 FLAT ROOF, MASONRY, DOUBLE-HEIGHT ENTRY EXPRESSION, BASE
 WAINSCOT, CORNICE EXPRESSION, WINDOW GROUPINGS, RELATIVE
 SCALE



524 E. WILSON ST.
 FLAT ROOF, MASONRY, BASE WAINSCOT,
 WINDOW PROPORTIONS, RELATIVE SCALE



631 RAILROAD ST.
 MASONRY, BASE WAINSCOT,
 WINDOW GROUPINGS

BUILDING ELEVATIONS



BLAIR ST. ELEVATION

STOREFRONT ENTRY
BUILDING SIGNAGE
(FUTURE SIGNAGE SUBMITTAL)

BUILDING ELEVATIONS



BUILDING ELEVATIONS



NEIGHBORING EXISTING CONCRETE SCREEN WALL - SEE PLANS FOR LOCATION. SEE LANDSCAPE PLANS FOR LANDSCAPING.

SOUTHWEST ELEVATION

BUILDING ELEVATIONS



- ROOF 107'-0"
- LEVEL 10 103'-0"
- LEVEL 9 101'-0"
- LEVEL 8 99'-0"
- LEVEL 7 97'-0"
- LEVEL 6 95'-0"
- LEVEL 5 93'-0"
- LEVEL 4 91'-0"
- LEVEL 3 89'-0"
- LEVEL 2 87'-0"
- LEVEL 1 85'-0"



- ROOF 107'-0"
- LEVEL 10 103'-0"
- LEVEL 9 101'-0"
- LEVEL 8 99'-0"
- LEVEL 7 97'-0"
- LEVEL 6 95'-0"
- LEVEL 5 93'-0"
- LEVEL 4 91'-0"
- LEVEL 3 89'-0"
- LEVEL 2 87'-0"
- LEVEL 1 85'-0"
- LEVEL III 83'-0"
- LEVEL II 81'-0"

NORTHWEST ELEVATION

BLAIR ST. ELEVATION



MATERIAL PALETTE - MULTIFAMILY



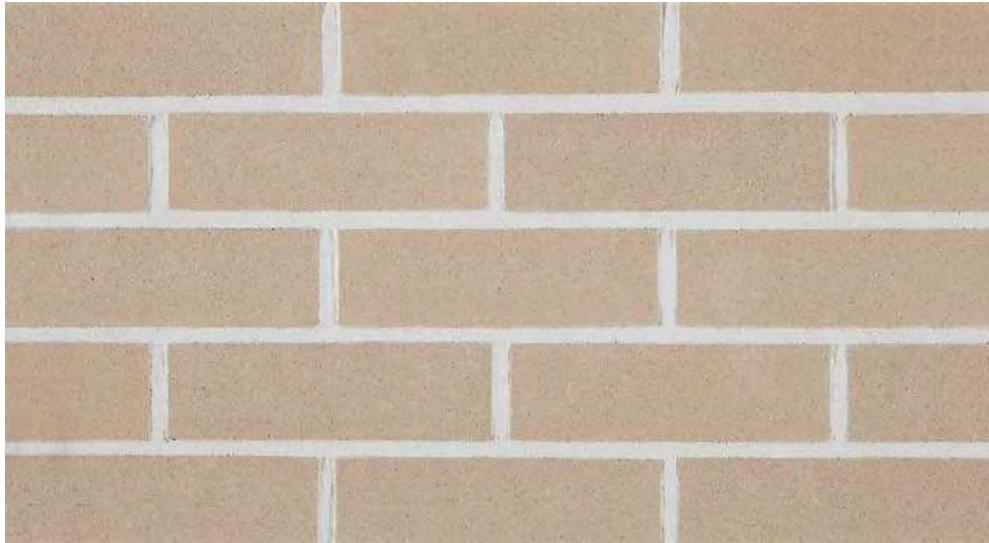
CAST STONE (BASE WAINSCOT AND WINDOW SILLS)



STANDING SEAM METAL PANEL - BLACK (CLADDING IN BETWEEN MASONRY EXPRESSIONS AND UPPER STORY)



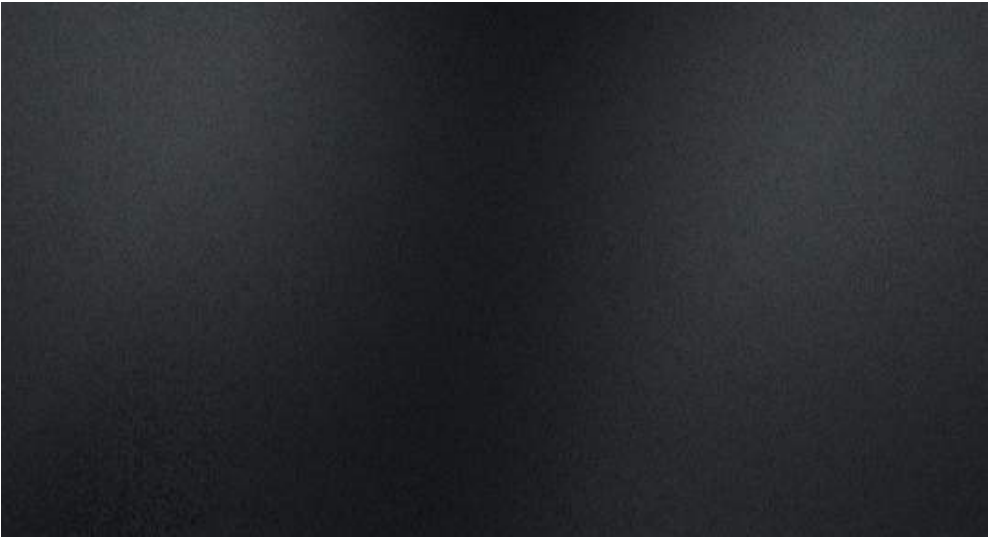
ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CLAY BRICK - LIGHT CREAM (BASE OF BUILDING)

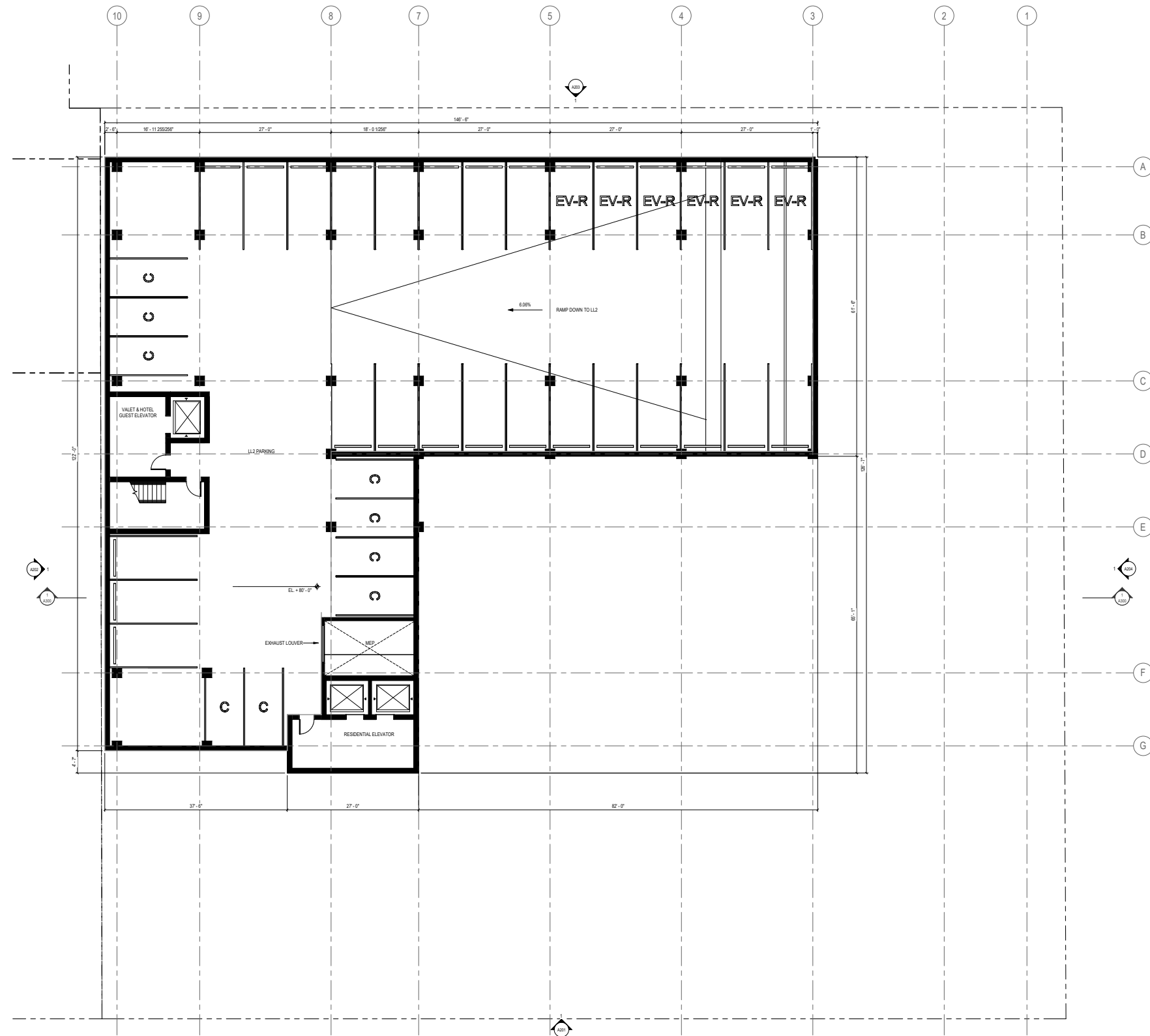


CLAY BRICK - GREY/BROWN (UPPER STORIES)



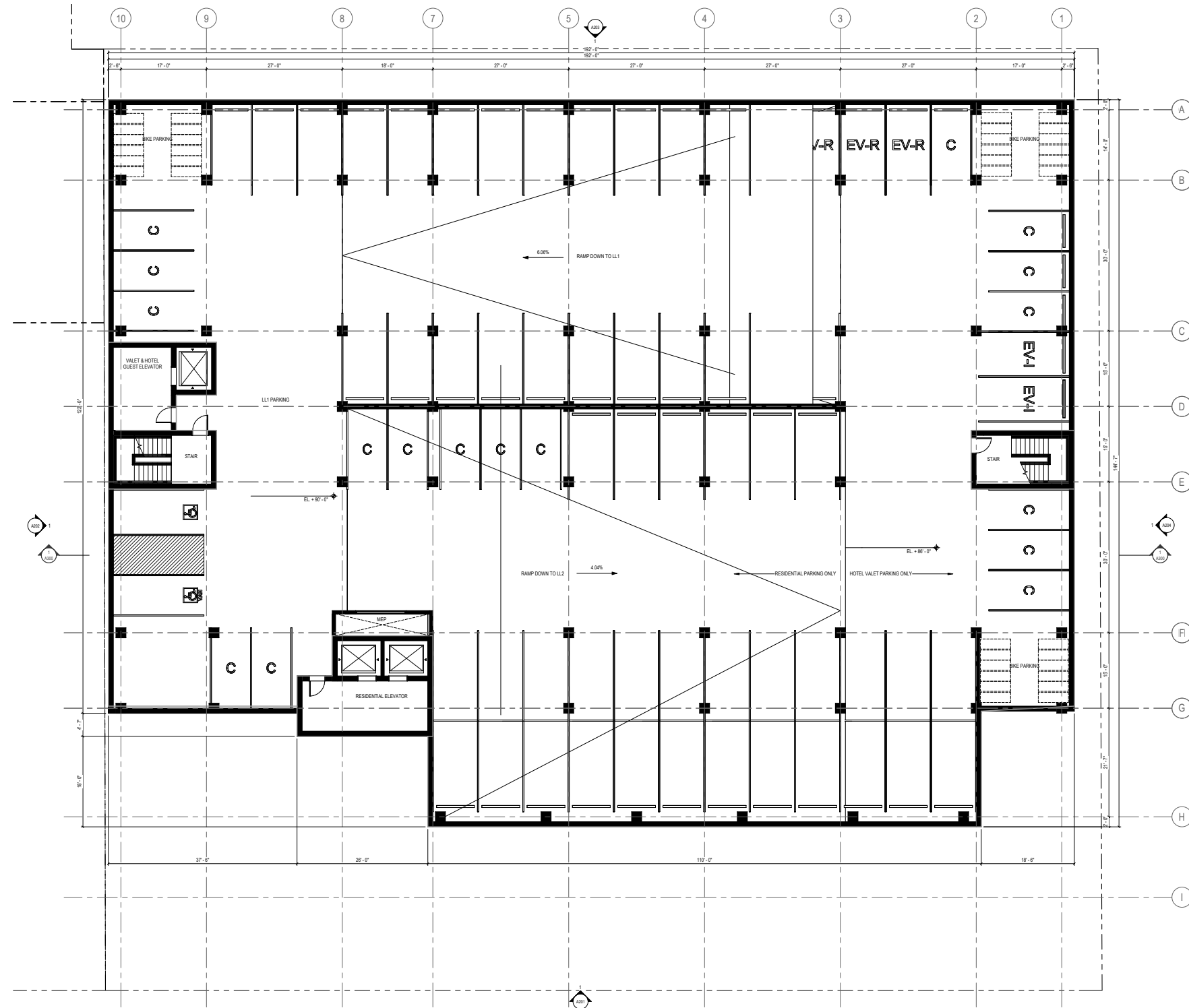
METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

MULTIFAMILY FLOOR PLANS



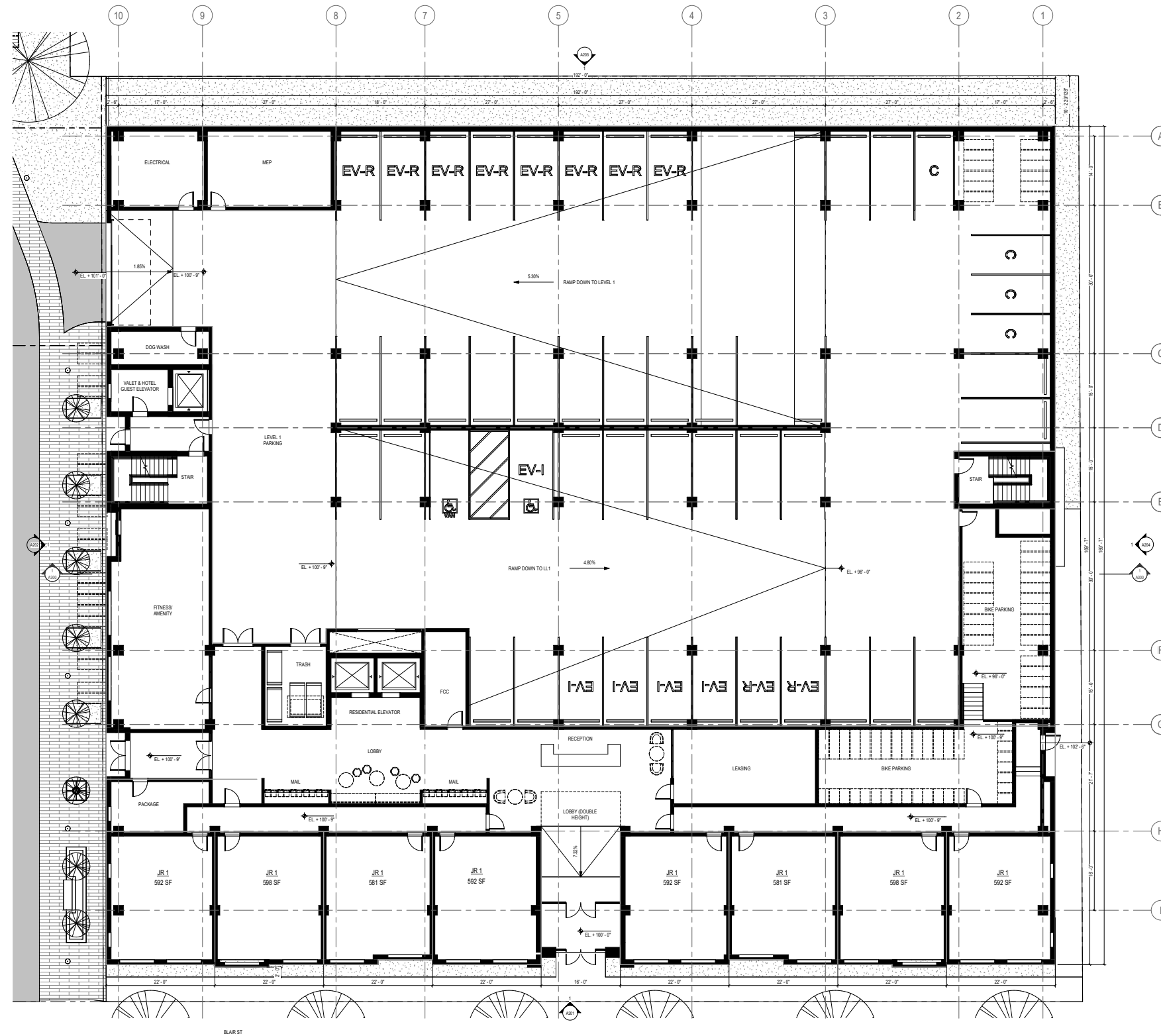
LOWER LEVEL 2

MULTIFAMILY FLOOR PLANS



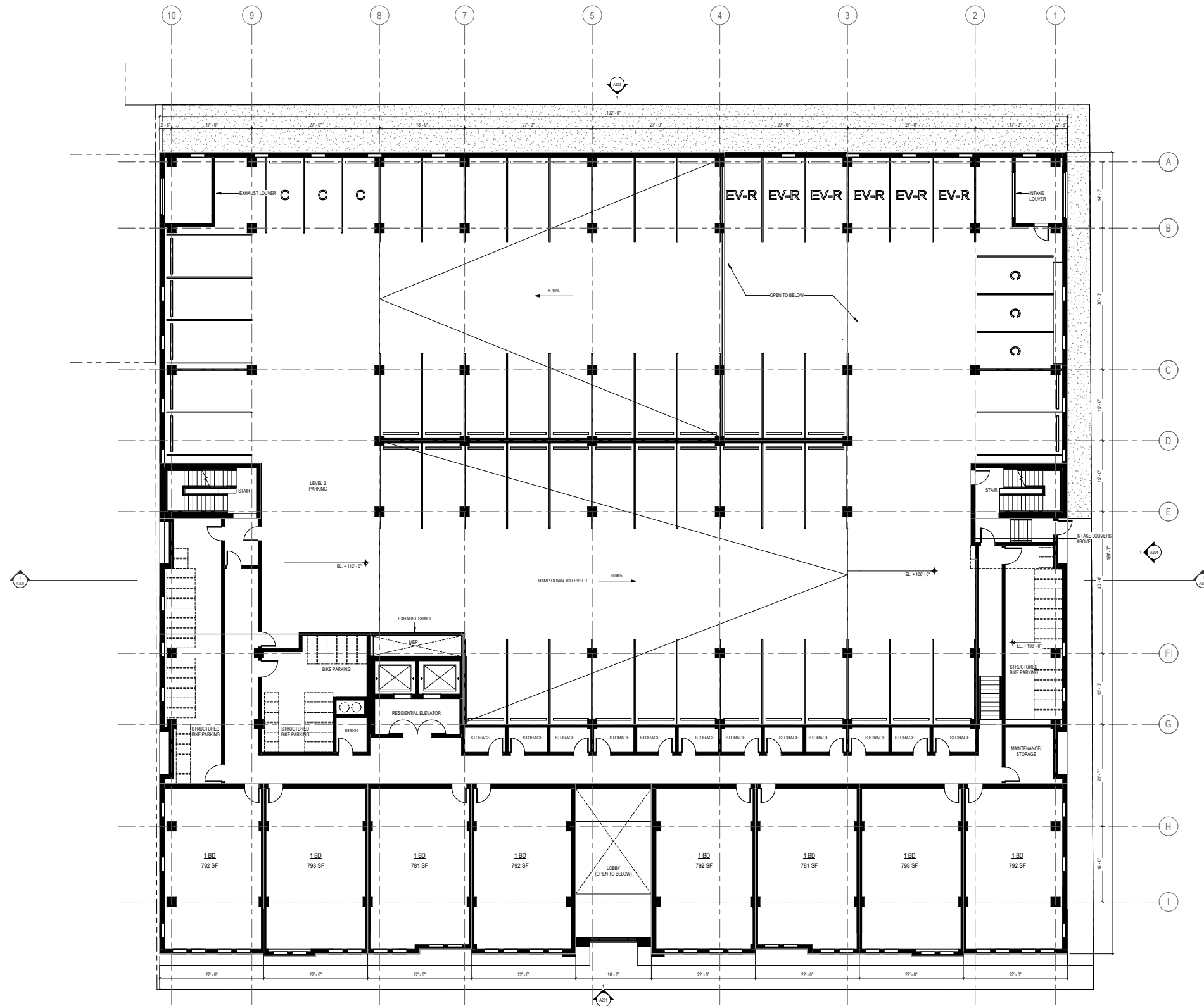
LOWER LEVEL

MULTIFAMILY FLOOR PLANS



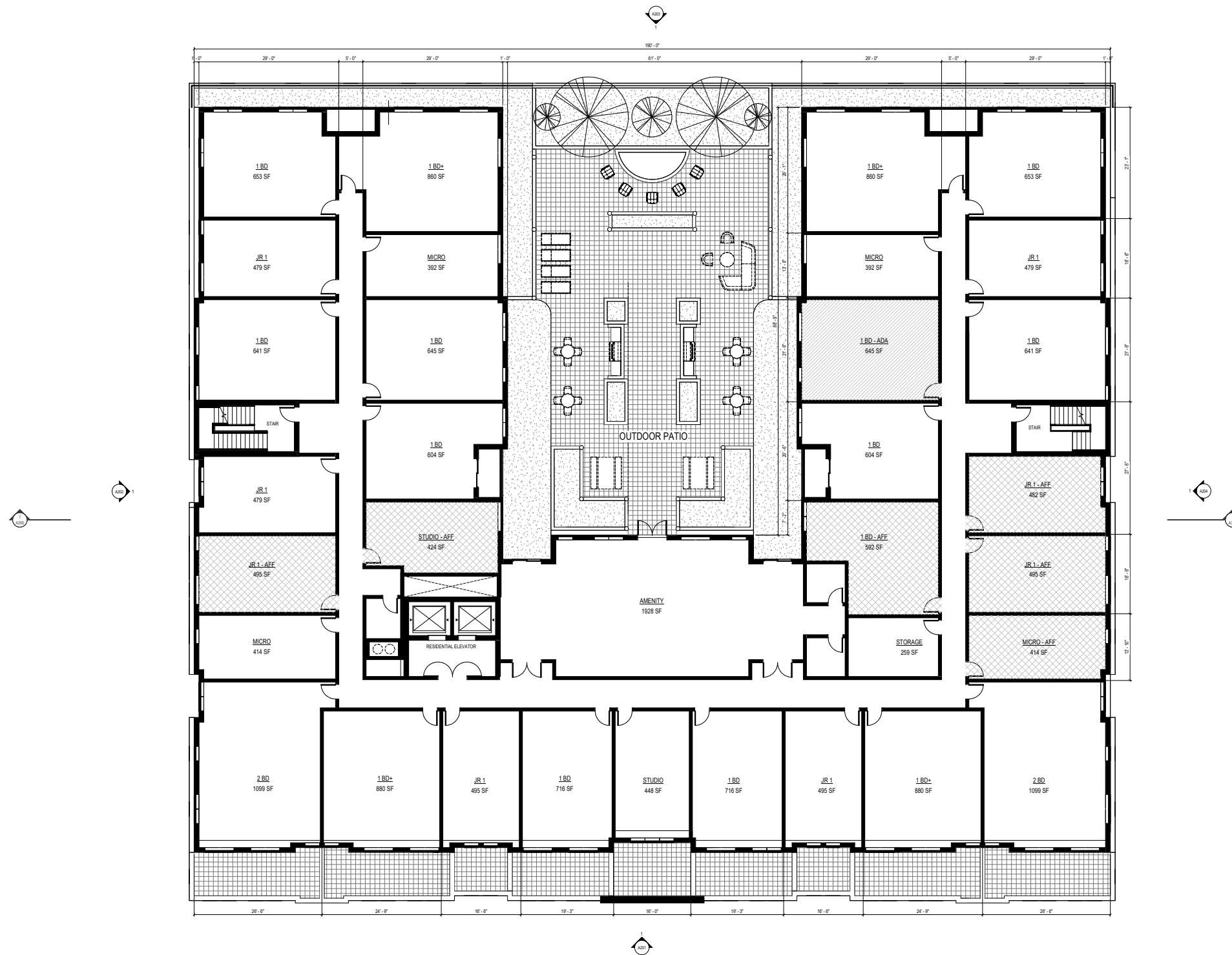
LEVEL 1

MULTIFAMILY FLOOR PLANS



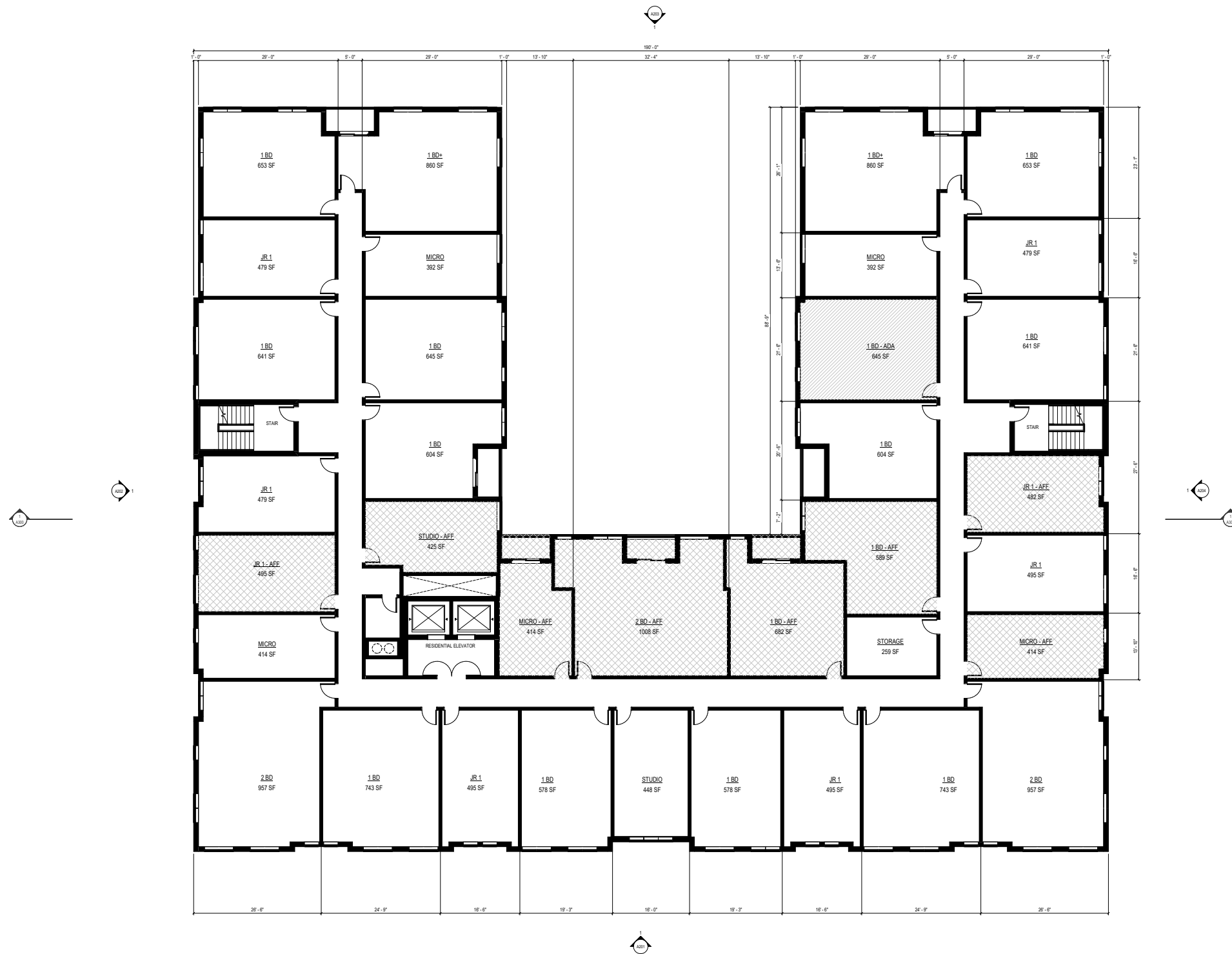
LEVEL 2

MULTIFAMILY FLOOR PLANS



LEVEL 3

MULTIFAMILY FLOOR PLANS



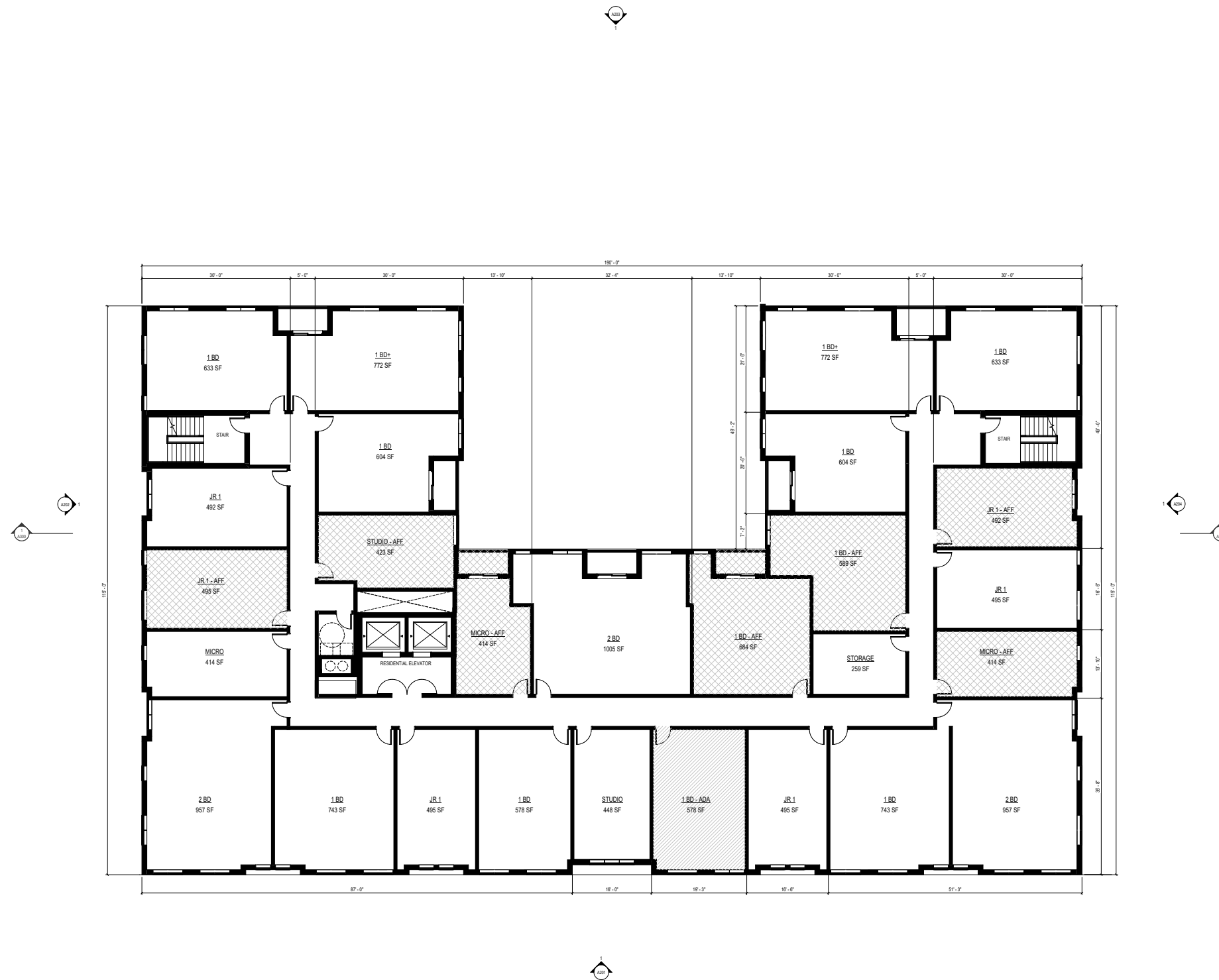
LEVEL 4

MULTIFAMILY FLOOR PLANS



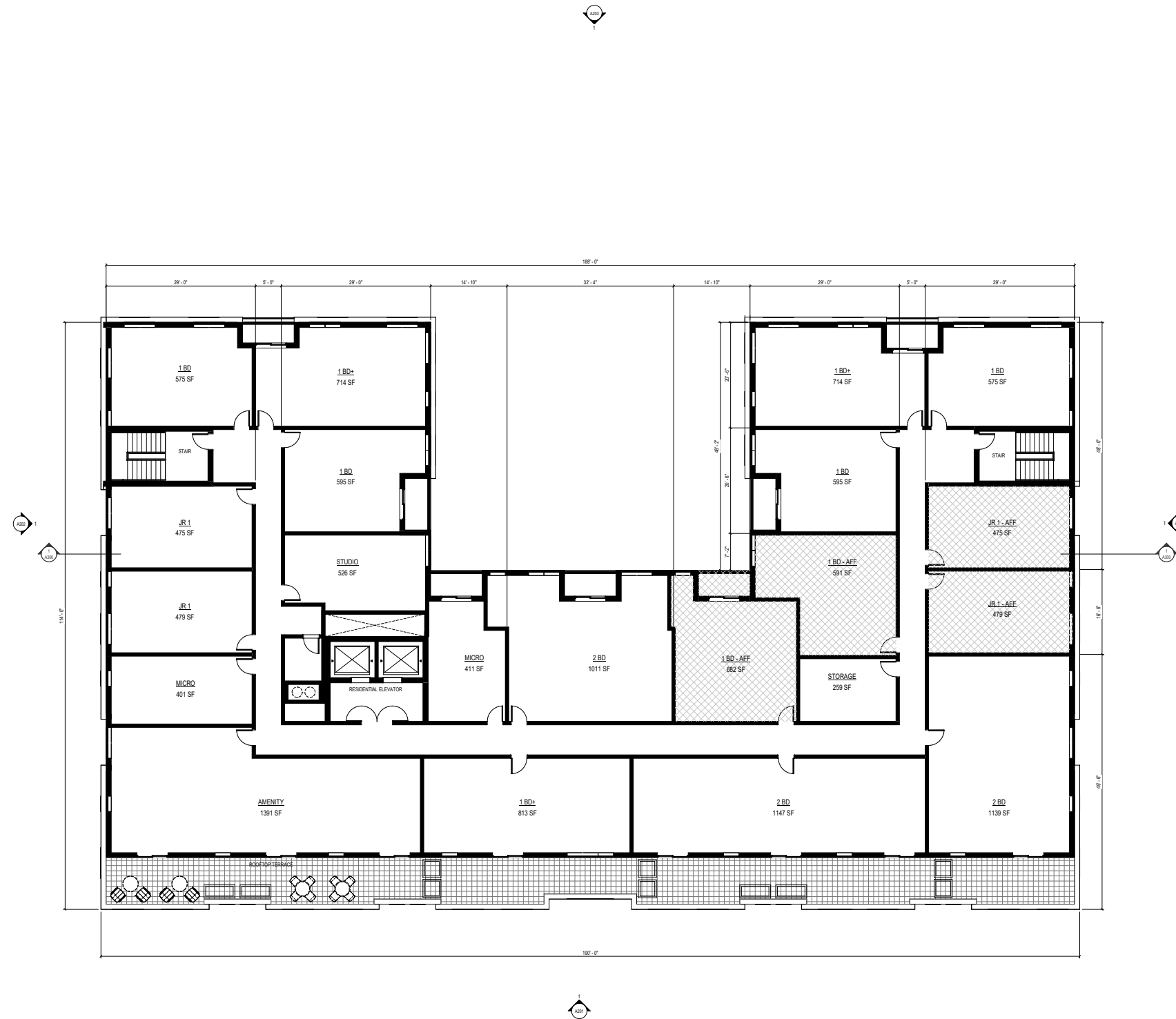
LEVEL 5

MULTIFAMILY FLOOR PLANS



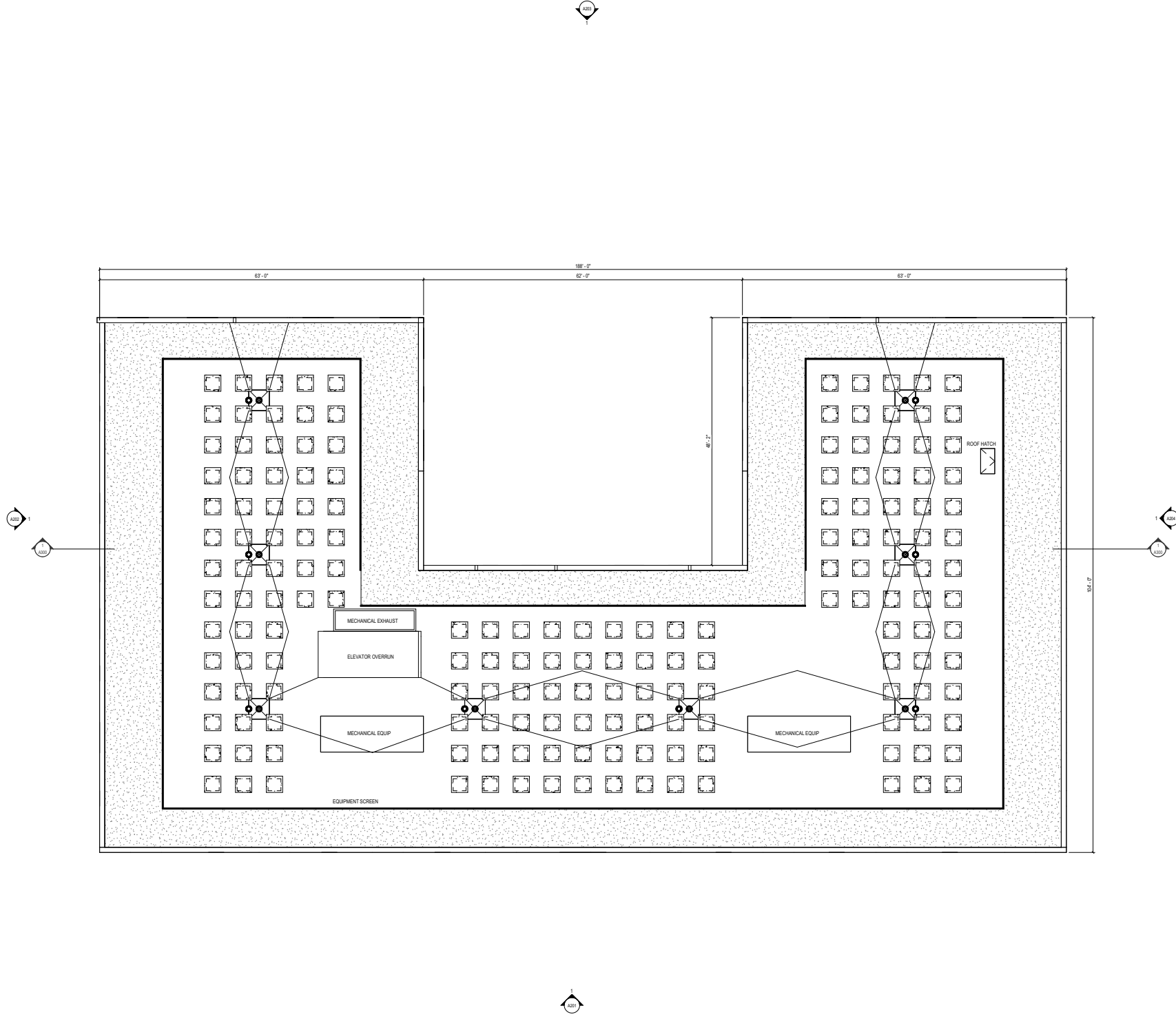
LEVEL 6 - 7

MULTIFAMILY FLOOR PLANS



LEVEL 8

MULTIFAMILY FLOOR PLANS

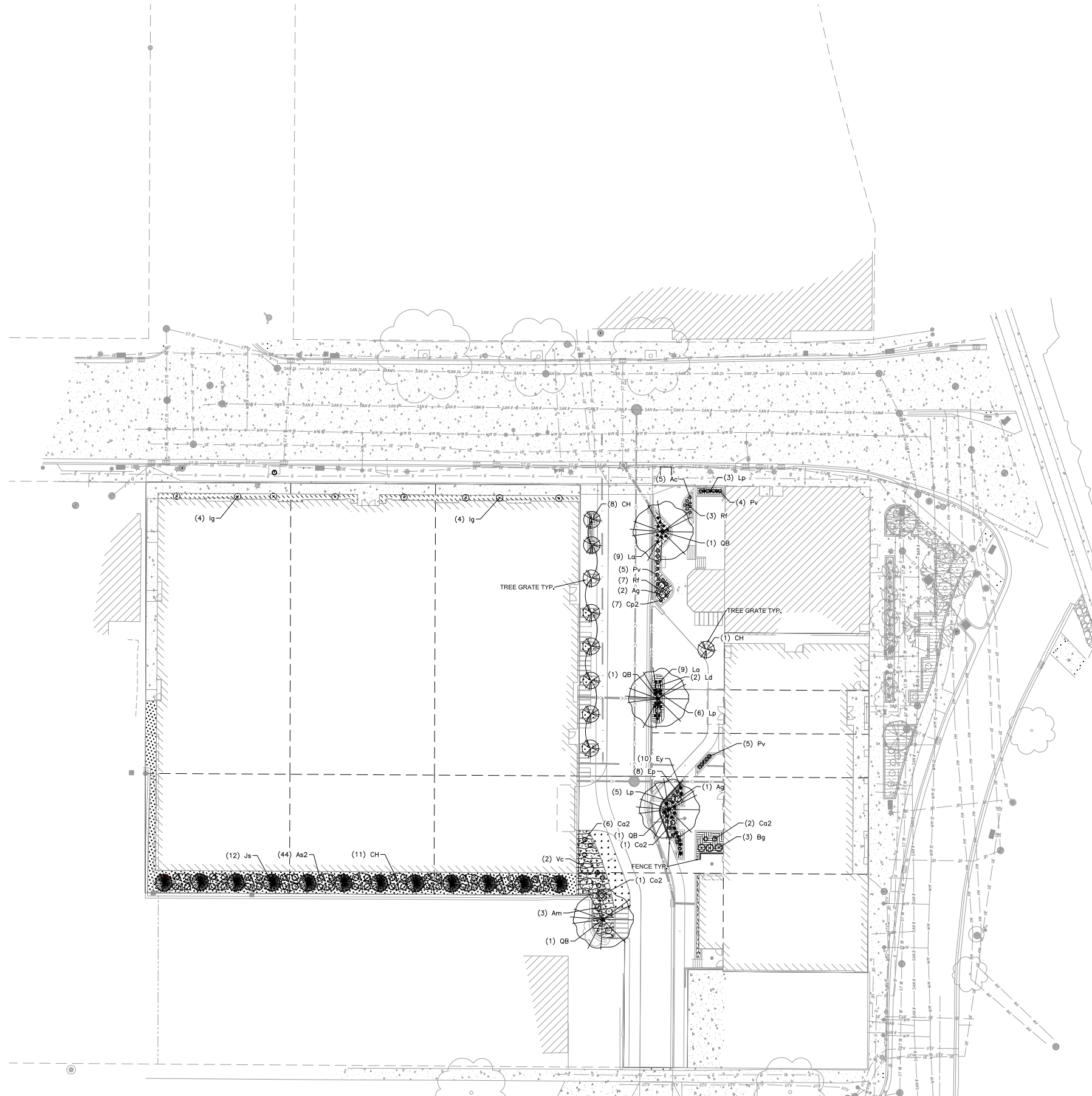


ROOF LEVEL

SECTION 3 | LIVING STREET



LANDSCAPE PLAN



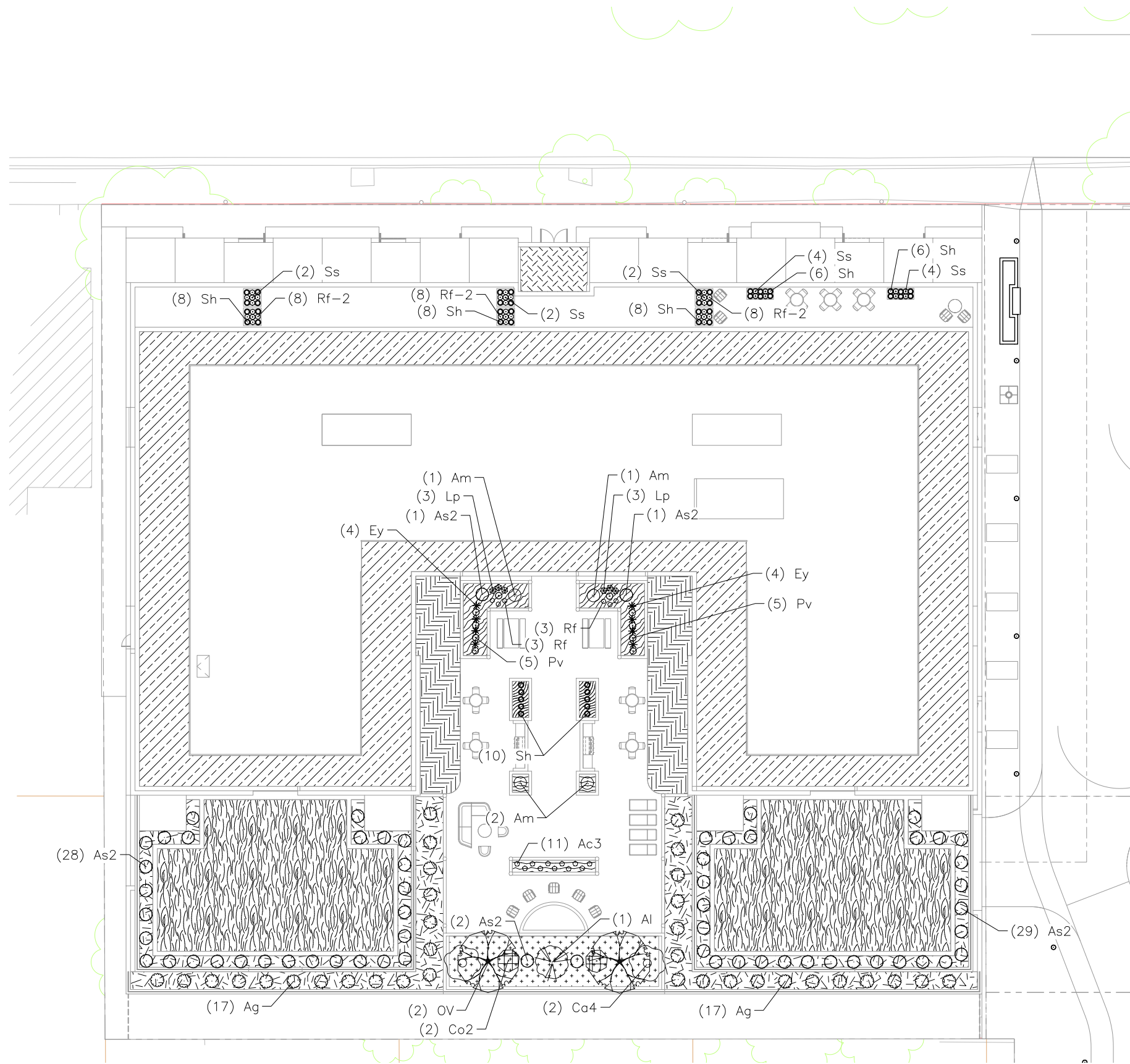
PLANT SCHEDULE GRADE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
CH	Callis occidentalis / Prairie Sentinel® Hackberry	B & B	1.5" Cal	20
QB	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal	4
EVERGREEN TREES				
Js	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	B & B	5' ht.	12
DECIDUOUS SHRUBS				
As2	Amelanchier stolonifera / Burning Serviceberry	Cont.	2 Gal.	44
Am	Aronia melanocarpa / Black Chokeberry	Cont.	3 Gal.	4
Ag	Aronia melanocarpa 'CONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	2
Ca2	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	9
Co2	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.	1
Ld	Lonicera dioica / Honeysuckle	Cont.	3 Gal.	2
Vc	Viburnum cassinoides / Withered Viburnum	Cont.	5 Gal.	2
EVERGREEN SHRUBS				
Bg	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	3
Ig	Ilex glabra 'SMINGAB17' / Gem Box® Inkberry Holly	Container	#3	8
PERENNIALS				
Ac	Allium cernuum / Nodding Onion	Cont.	Plnt	5
Cp2	Coreopsis palmata / Stiff Tickseed	Cont.	Plnt	7
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	8
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	10
La	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.	18
Lp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.	14
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	14
Rf	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.	10

GROUNDCOVER PLANT SCHEDULE GRADE

GC #1	<ul style="list-style-type: none"> Anemone canadensis / Canadian Anemone Carex blakelii / Prairie Sedge Sporobolus heterolepis / Prairie Dropseed 	352 sf TOTAL 106 PLUGS 210 PLUGS 210 PLUGS
GC #2	<ul style="list-style-type: none"> Carex albicans / White-tinged Sedge Eragrostis spectabilis / Purple Lovegrass 	252 sf TOTAL 284 PLUGS 94 PLUGS
GC #3	<ul style="list-style-type: none"> Azoreum canadense / Wild Ginger Carex albicans / White-tinged Sedge Carex jamesii / James' Sedge Carex pennsylvanica / Pennsylvania Sedge Carex rosea / Rosy Sedge Hydrophyllum virginianum / Virginia Waterleaf Polemonium reptans / Greek Vervain 	507 sf TOTAL 60 PLUGS 60 PLUGS 114 PLUGS 114 PLUGS 334 PLUGS 22 PLUGS 54 PLUGS
GC #4	<ul style="list-style-type: none"> Carex albicans / White-tinged Sedge 	135 sf TOTAL 200 PLUGS
GC #5	<ul style="list-style-type: none"> Allium cernuum / Nodding Onion Carex albicans / White-tinged Sedge Carex oregonia / Oval Sedge Eragrostis spectabilis / Purple Lovegrass Geum triflorum / Prairie Smoke 	200 sf TOTAL 30 PLUGS 129 PLUGS 90 PLUGS 36 PLUGS 15 PLUGS
GC #6	<ul style="list-style-type: none"> Carex blakelii / Prairie Sedge Coreopsis palmata / Stiff Tickseed Dalea purpurea / Purple Prairie Clover Liatris aspera / Rough Blazing Star Schizachyrium scoparium / Little Bluestem Sporobolus heterolepis / Prairie Dropseed 	523 sf TOTAL 125 PLUGS 63 PLUGS 63 PLUGS 63 PLUGS 78 PLUGS 392 PLUGS
GC #7	<ul style="list-style-type: none"> Carex albicans / White-tinged Sedge Carex jamesii / James' Sedge Carex pennsylvanica / Pennsylvania Sedge Carex rosea / Rosy Sedge 	2,276 sf TOTAL 341 PLUGS 341 PLUGS 2,214 PLUGS 511 PLUGS
TURF		276 sf TOTAL

LANDSCAPE PLAN | MULTIFAMILY ROOF



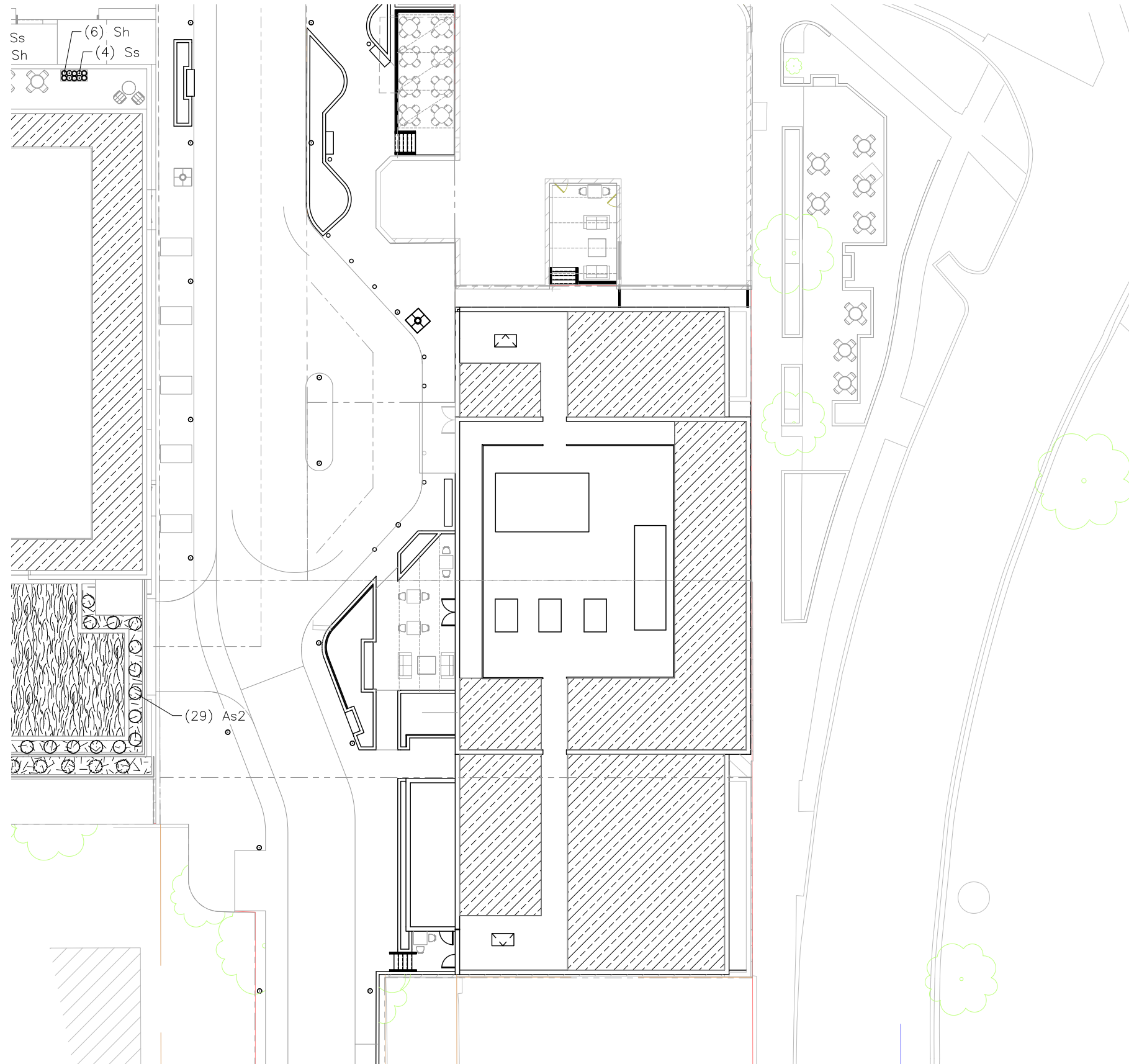
PLANT SCHEDULE ROOF

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
Ov	Ostrya virginiana / American Hophornbeam	B & B	2.5' Cal	2
UNDERSTORY TREES				
Al	Amelanchier laevis / Allegheny Serviceberry	B & B	4" ht.	1
DECIDUOUS SHRUBS				
As2	Amelanchier stolonifera / Running Serviceberry	Cont.	2 Gal.	61
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	4
Ag	Aronia melanocarpa 'UCONNA6012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	34
Co2	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.	2
Ca4	Corylus americana / American Hazelnut	Cont.	5 Gal.	2
PERENNIALS				
Ac3	Anemone canadensis / Canadian Anemone	Cont.	Frit	11
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	8
Lp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.	6
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	10
Rf	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.	6
Rf-2	Rudbeckia fulgida 'Little Goldstar' / Little Goldstar Coneflower	Cont.	1 Gal.	24
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	14
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	46

GREEN ROOF PLANT SCHEDULE

4" PRE-GROWN SEDUM TRAY SYSTEM	5,685 sf TOTAL
GREEN ROOF 8" TYPE 1	3,142 sf TOTAL
Anemone canadensis / Canadian Anemone	146 PLUGS
Bouteloua curtipendula / Side Oats Grama	588 PLUGS
Carex bicknellii / Prairie Sedge	1,102 PLUGS
Coreopsis palmata / Stiff Tickseed	220 PLUGS
Dalea purpurea / Purple Prairie Clover	220 PLUGS
Eragrostis spectabilis / Purple Lovegrass	588 PLUGS
Geum triflorum / Prairie Smoke	294 PLUGS
Heuchera richardsonii / Prairie Alum Root	146 PLUGS
Koeleria macrantha / Prairie Junegrass	734 PLUGS
Liatris aspera / Rough Blazing Star	294 PLUGS
Monarda punctata / Spotted Horsemint	146 PLUGS
Rudbeckia fulgida / Coneflower	146 PLUGS
Schizachyrium scoparium / Little Bluestem	588 PLUGS
Sedum ternatum / Wild Stonecrop	882 PLUGS
Sporobolus heterolepis / Prairie Dropseed	1,248 PLUGS
GREEN ROOF 8" TYPE 2	910 sf TOTAL
Allium cernuum / Nodding Onion	212 PLUGS
Anemone canadensis / Canadian Anemone	170 PLUGS
Asclepias verticillata / Whorled Milkweed	64 PLUGS
Carex bicknellii / Prairie Sedge	680 PLUGS
Koeleria macrantha / Prairie Junegrass	318 PLUGS
Sporobolus heterolepis / Prairie Dropseed	680 PLUGS
GREEN ROOF 6" TYPE 1	149 sf TOTAL
Anemone canadensis / Canadian Anemone	52 PLUGS
Carex albicans / White-tinged Sedge	157 PLUGS
Carex jamesii / James' Sedge	52 PLUGS
Carex pensylvanica / Pennsylvania Sedge	87 PLUGS
GREEN ROOF 24" TYPE 1	1,908 sf TOTAL
Allium cernuum / Nodding Onion	358 PLUGS
Carex bicknellii / Prairie Sedge	2,855 PLUGS
Dalea purpurea / Purple Prairie Clover	358 PLUGS
Sporobolus heterolepis / Prairie Dropseed	894 PLUGS
GREEN ROOF 24" TYPE 2	60 sf TOTAL
Calline involucrata / Purple Poppymallow	28 PLUGS
Geum triflorum / Prairie Smoke	78 PLUGS
Ruellia humilis / Wild Petunia	36 PLUGS
GREEN ROOF 24" TYPE 3	356 sf TOTAL
Carex breviflora / Oval Sedge	167 PLUGS
Eragrostis spectabilis / Purple Lovegrass	167 PLUGS
Koeleria macrantha / Prairie Junegrass	125 PLUGS
Sporobolus heterolepis / Prairie Dropseed	376 PLUGS
GREEN ROOF 48" TYPE 1	533 sf TOTAL
Asclepias tuberosa / Butterfly Milkweed	87 PLUGS
Bouteloua curtipendula / Side Oats Grama	187 PLUGS
Carex bicknellii / Prairie Sedge	436 PLUGS
Coreopsis palmata / Stiff Tickseed	100 PLUGS
Koeleria macrantha / Prairie Junegrass	150 PLUGS
Liatris pycnostachya / Gayfeather	100 PLUGS
Schizachyrium scoparium / Little Bluestem	187 PLUGS

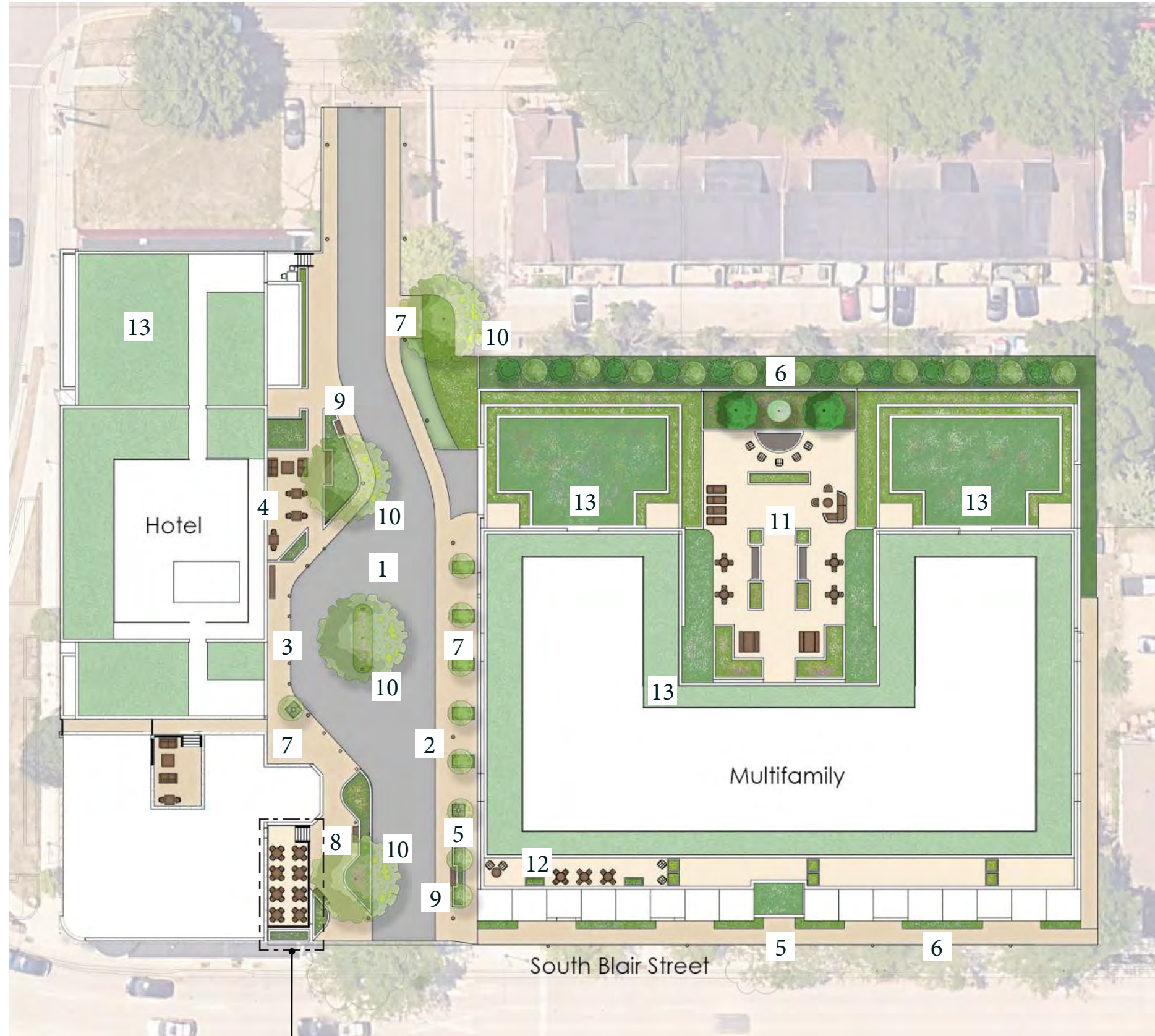
LANDSCAPE PLAN | HOTEL ROOF



GREEN ROOF PLANT SCHEDULE HOTEL ROOF

4" PRE-GROWN SEDUM TRAY SYSTEM 5,234 sf TOTAL

RENDERED LANDSCAPE PLAN



- 1 - DECORATIVE CONCRETE DRIVE AISLE
- 2 - DECORATIVE CONCRETE SIDEWALKS
- 3 - HOTEL ENTRANCE
- 4 - HOTEL OUTDOOR SEATING AREA
- 5 - RESIDENTIAL ENTRANCE
- 6 - LANDSCAPE STRIP
- 7 - BIKE RACKS
- 8 - BENCH
- 9 - RAISED PLANTERS
- 10 - SHADE OR ORNAMENTAL TREE
- 11 - PODIUM DECK WITH BBQ STATIONS AND SEATING/LOUNGING
- 12 - ROOF DECK WITH PLANTERS AND SEATING
- 13 - GREEN ROOFS

(NEW DECK STRUCTURE INTENDED FOR FUTURE SUBMITTAL)

SITE MATERIALS



LIGHT BOLLARD



BIKE RACK



**WOOD SLAT BENCHES
SMOOTH CONCRET PLANTERS**



TREE GRATE

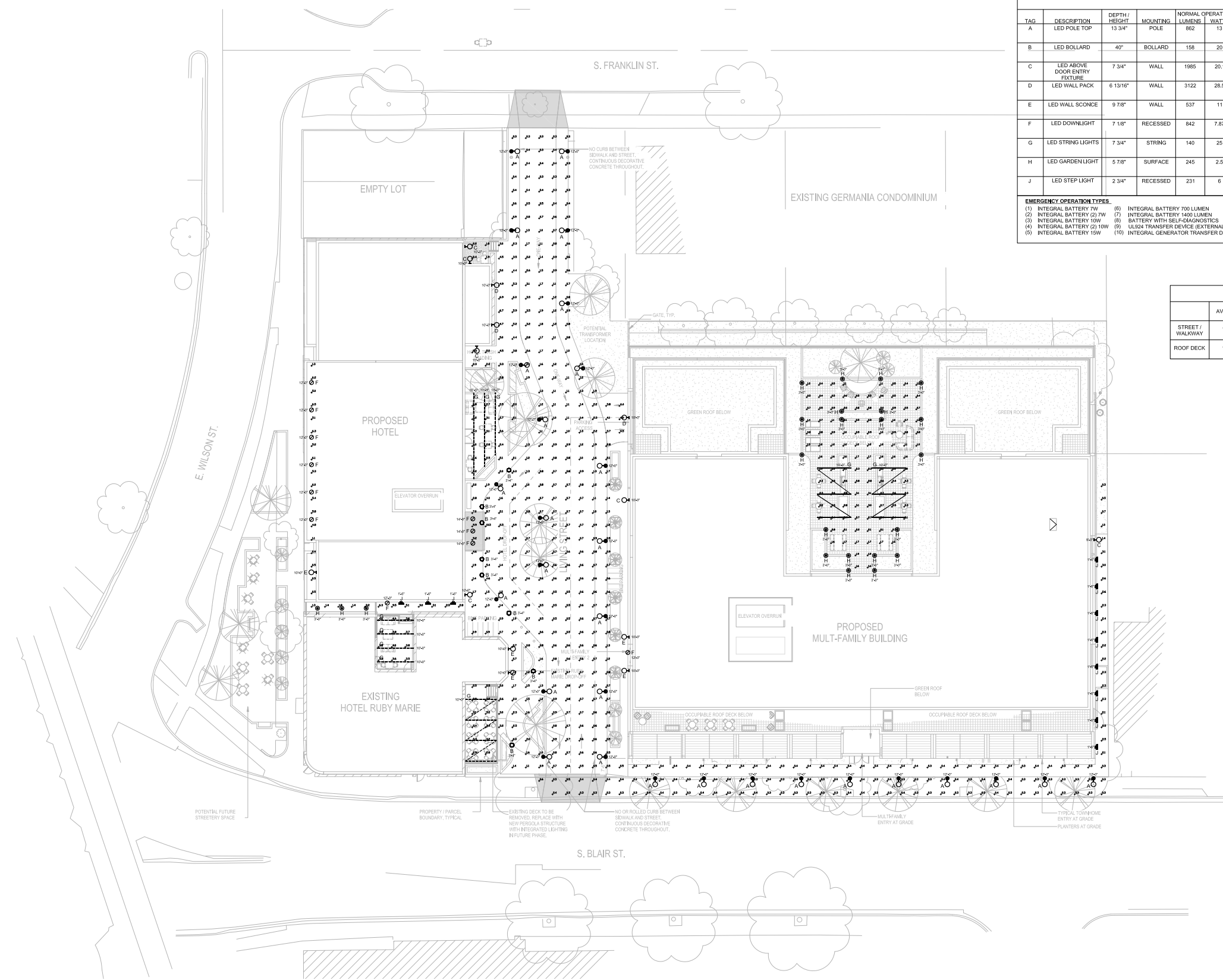


**WALKING SURFACE
SMALL SCALE RUNNING BOND PATTERN**



**DRIVE ISLE
LARGE SCALE RUNNING BOND PATTERN**

PHOTOMETRIC PLAN




LUMINAIRE SCHEDULE															
TAG	DESCRIPTION	DEPTH / HEIGHT	MOUNTING	NORMAL OPERATION LUMENS	WATTS	EMERGENCY OPERATION LUMENS	WATTS	TYPE	VOLTAGE	COLOR TEMP(K)	C.R.I. (Min)	DIMMING	FINISH	MANUFACTURER	MODEL SERIES
A	LED POLE TOP	13.34"	POLE	862	13	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	BEGA	84 035
B	LED BOLLARD	40"	BOLLARD	158	20	-	-	-	120-277	3000	80	0-10V 10%	STAINLESS STEEL	HELIO	LBHLO-603
C	LED ABOVE DOOR ENTRY FIXTURE	7.34"	WALL	1985	20.1	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	COOPER	EMC
D	LED WALL PACK	6.13/16"	WALL	3122	28.5	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	INVUE	CCW
E	LED WALL SCIENCE	9.78"	WALL	537	11	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	BEGA	B31218
F	LED DOWNLIGHT	7.18"	RECESSED	842	7.87	-	-	-	120-277	3000	80	0-10V 10%	BLACK	JUNO	L6
G	LED STRING LIGHTS	7.34"	STRING	140	25	-	-	-	120-277	3000	80	0-10V 10%	BLACK	PLT	12131
H	LED GARDEN LIGHT	5.78"	SURFACE	245	2.5	-	-	-	120-277	3000	80	0-10V 10%	BLACK	BEGA	55 030
J	LED STEP LIGHT	2.34"	RECESSED	231	6	-	-	-	120-277	3000	80	0-10V 10%	BLACK	BEGA	33 053

EMERGENCY OPERATION TYPES	INTEGRATED CONTROL TYPES	INTEGRATED SENSOR TYPES	GENERAL NOTES:
(1) INTEGRAL BATTERY 7W (2) INTEGRAL BATTERY (2) 7W (3) INTEGRAL BATTERY 10W (4) INTEGRAL BATTERY (2) 10W (5) INTEGRAL BATTERY 15W	(6) INTEGRAL BATTERY 700 LUMEN (7) INTEGRAL BATTERY 1400 LUMEN (8) BATTERY WITH SELF-DIAGNOSTICS (9) UL524 TRANSFER DEVICE (EXTERNAL OR INTERNAL) (10) INTEGRAL GENERATOR TRANSFER DEVICE	(1) WIRELESS - CAT 5e (2) WIRELESS - CAT 6 (3) WIRELESS	(1) PASSIVE INFRARED (2) ULTRASONIC (3) DUAL TECHNOLOGY (PIR+ULTRASONIC) (4) DIMMING PHOTOCELL

PHOTOMETRIC STATISTICS					
	AVERAGE	MAXIMUM	MINIMUM	MAX:MIN	AVG:MIN
STREET / WALKWAY	1.5 fc	10.5 fc	0.3 fc	35.0 : 1	5.0 : 1
ROOF DECK	1.6 fc	3.1 fc	0.4 fc	7.8 : 1	4.0 : 1

LIGHTING SELECTIONS

GARDEN LIGHTS



Outdoor Luminaire with Underfoot Light

A series of luminaires with earth spike in three different options: sphere, cylinder and cone. In path, bollards and on terraces these luminaires create a pleasant lighting effect. The earth spike mounting allows for flexible and precise installation. Reinforced polycarbonate. Three pole sizes.

LED color temperature: 2700K, 3000K, 3500K, 4000K


BECA luminaires offer a minimum service life of 50,000 hours, with suitable LED equipment modules guaranteed for up to 20 years after date of purchase. Further LED technical data including lumens flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega.com

Surfmount housing provided in standard BECA Graphics. Custom colors are available.

MTL, listed to North American standards. Suitable for wet locations. Protection class IP 65.

Outdoor Luminaire Sphere	Outdoor Luminaire Cylinder	Outdoor Luminaire Cone
2700K with earth spike 1.0m 2.5m 3.0m 3.5m 4.0m	2700K with earth spike 1.0m 2.5m 3.0m 3.5m 4.0m	2700K with earth spike 1.0m 2.5m 3.0m 3.5m 4.0m

POLE LIGHTS AND BUILDING SCNCES



Wall Luminaire - Pole-top Luminaire

A series of luminaires with pole-top luminaire with concealed light distribution. A combination of materials in perfect harmony with the BECA luminaire design. With an angle luminaire in straight or gable. These luminaires are perfect architectural elements.

Clear acrylic and copper. Three pole sizes.

LED color temperature: 2700K, 3000K, 3500K, 4000K

BECA luminaires offer a minimum service life of 50,000 hours, with suitable LED equipment modules guaranteed for up to 20 years after date of purchase. Further LED technical data including lumens flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega.com


Natural bronze and copper. Tone and weather factors will create the natural patina of the metal.

MTL, listed to North American standards. Suitable for wet locations. Protection class IP 65.

In the table are compatible BECA luminaire pole made of copper with suitable metal wall fixture. A complete system including technical data of all BECA poles and armatures units is given on page 404 - 408.

Wall Luminaire	Pole-top Luminaire
2700K 1.0m 2.5m 3.0m 3.5m 4.0m	2700K 1.0m 2.5m 3.0m 3.5m 4.0m

STEP LIGHTS



Recessed wall Luminaire

Appropriate for asymmetric wide spread distribution.

For decades, BECA has set the standard for recessed wall luminaires worldwide. Thanks to their long experience, BECA offers a wide range of products, and BECA's quality management for safety, reliability and quality. BECA's approach to recessed wall luminaires.

Recessed wall luminaire with earth spike in three different options: sphere, cylinder and cone. In path, bollards and on terraces these luminaires create a pleasant lighting effect. The earth spike mounting allows for flexible and precise installation. Reinforced polycarbonate. Three pole sizes.

LED color temperature: 2700K, 3000K, 3500K, 4000K

BECA luminaires offer a minimum service life of 50,000 hours, with suitable LED equipment modules guaranteed for up to 20 years after date of purchase. Further LED technical data including lumens flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega.com

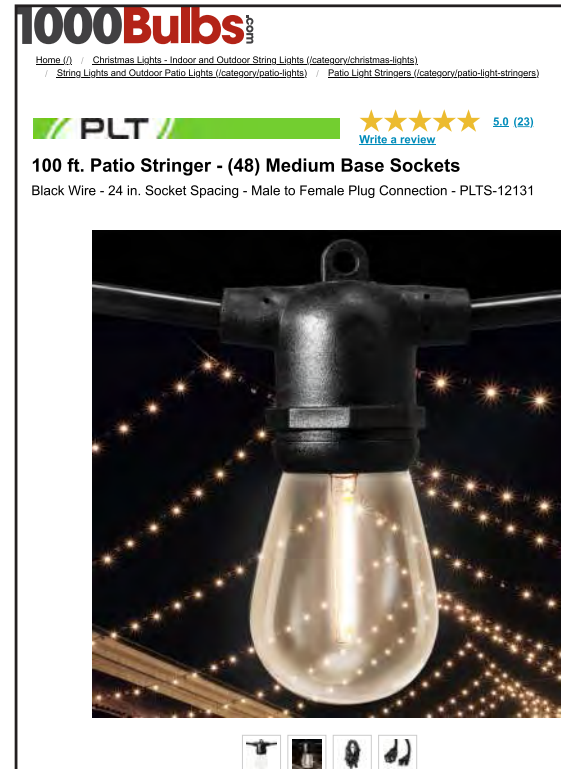
Natural bronze and copper. Tone and weather factors will create the natural patina of the metal.

MTL, listed to North American standards. Suitable for wet locations. Protection class IP 65.

Recessed wall luminaire
2700K 1.0m 2.5m 3.0m 3.5m 4.0m

SITE LIGHTING

STRING LIGHTS



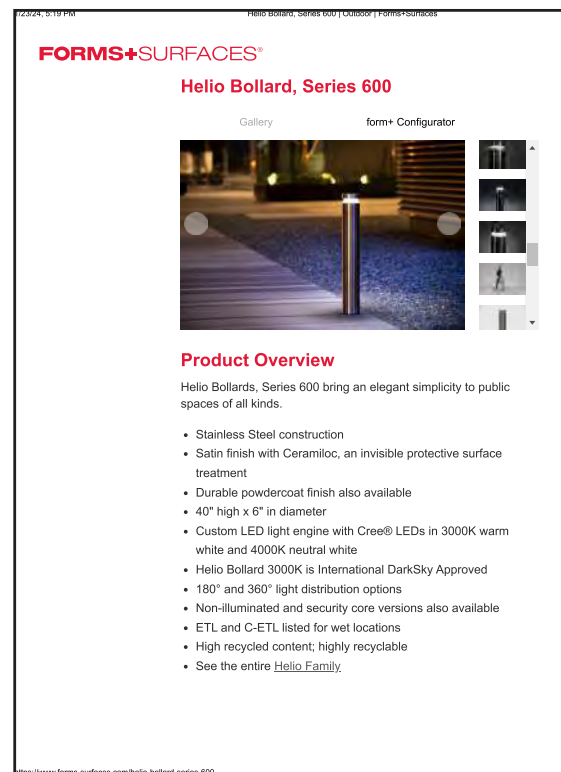
1000Bulbs

Home / Christmas Lights - Indoor and Outdoor String Lights / String Lights and Outdoor Patio Lights / Patio Light Stringers

PLT ★★★★★ 5.0 (23) [Write a review](#)

100 ft. Patio Stringer - (48) Medium Base Sockets
Black Wire - 24 in. Socket Spacing - Male to Female Plug Connection - PLTS-12131

BOLLARDS



FORMS+SURFACES

Helio Bollard, Series 600

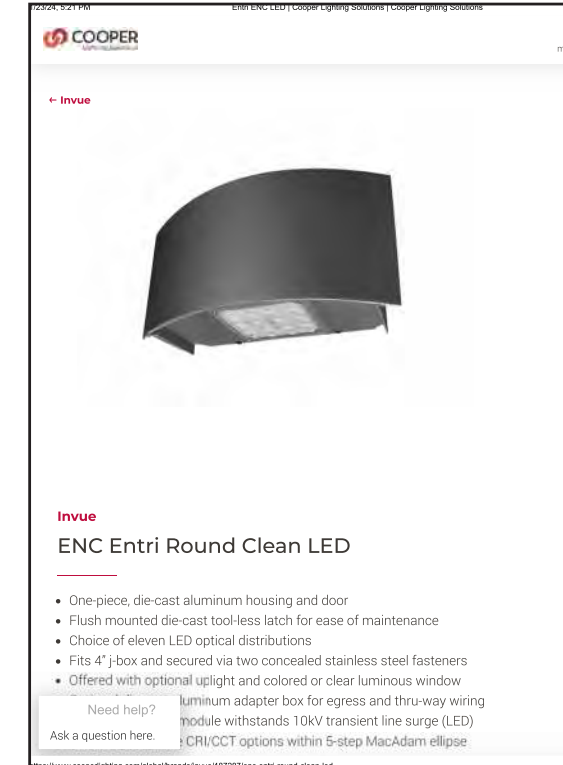
Gallery form+ Configurator

Product Overview

Helio Bollards, Series 600 bring an elegant simplicity to public spaces of all kinds.

- Stainless Steel construction
- Satin finish with Ceramiloc, an invisible protective surface treatment
- Durable powdercoat finish also available
- 40" high x 6" in diameter
- Custom LED light engine with Cree® LEDs in 3000K warm white and 4000K neutral white
- Helio Bollard 3000K is International DarkSky Approved
- 180° and 360° light distribution options
- Non-illuminated and security core versions also available
- ETL and C-ETL listed for wet locations
- High recycled content; highly recyclable
- See the entire [Helio Family](#).

ENTRY LIGHTS



COOPER

ENC Entri Round Clean LED

- One-piece, die-cast aluminum housing and door
- Flush mounted die-cast tool-less latch for ease of maintenance
- Choice of eleven LED optical distributions
- Fits 4" j-box and secured via two concealed stainless steel fasteners
- Offered with optional uplight and colored or clear luminous window
- Aluminum adapter box for egress and thru-way wiring module withstands 10KV transient line surge (LED)
- CRI/CCT options within 5-step MacAdam ellipse

WALL PACKS



COOPER

CCW ClearCurve Wall

- Available in Visual Comfort or Discrete optics configurations
- Lumen packages from 1,600 to 12,000 lumens (18W - 116W)
- Efficacy up to 149 lumens per watt
- 4 WaveStream visual comfort distributions (T2, T3, T4FT, T4W)
- 9 LightSquare distributions (1 or 2 square configurations)

BUILDING LIGHTING

HOTEL DECORATIVE FACADE LIGHTS



5 inch
4.4 inch
5.9 inch
3.5 inch

- This wall washer light adopts a stylish and simple appearance design, which adds a modern sense to the building wall, presents a unique lighting effect when lighting, and creates a warm and beautiful atmosphere.
- This waterproof aluminum outdoor spotlight wall light dissipates heat quickly and is rustproof and durable. It is used with an optical lens, the light has a long range and high quality.
- And with bottom fixing bracket design, our outdoor wall lights are beautiful and sturdy, and easy to install.

DETAILS

Product Name:	LED Spotlight Outdoor Wall Light
Style:	Retro, Modern, Nordic
Lamp Color:	Gray
Material:	Die Cast Aluminum, Tempered Glass
Light Source:	LED
Light Color:	White Light, Golden Yellow Light, Warm White Light
Watts:	24W
Voltage:	110-220V
Power Supply:	Hardwired
Waterproof:	IP65
Lighting Distance:	Recommend Lighting 1-10 Meters
Craft:	Polishing, Grinding
Applicable Scene:	Outdoor/Hotel, Building, Exterior, Other

WEIGHTS & DIMENSIONS

Weight:	2.20lb
Size:	5.9" Width x 4.4" Depth x 3.5" Height

DEAL

- Buy More Save More!
- Buy Set of 2 Get 10% OFF
- Buy Set of 4 Get 15% OFF
- Buy Set of 6 Get 20% OFF
- Buy Set of 8 Get 30% OFF
- Contact Us for 20 pieces above to get special offer!

NOTE

1 in = 2.54 cm; 1 cm = 0.39 in

*Should you require any further information about our products and services, feel free to [Contact Us](#).

GROUND VIEW OF LIVING STREET LOOKING SOUTHWEST



GROUND VIEW OF LIVING STREET LOOKING NORTHEAST



Kahler Slater

Milwaukee | Madison | Chicago | Richmond

www.kahlerslater.com