

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 134 South Blair Street Alder District: 6

2. PROJECT

Project Title/Description: JCAP Blair Wilson Redevelopment

This is an application for: (check all that apply)

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition**
- Development adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission or Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Informational Presentation**
- Other (specify):**

DPCED USE ONLY	Registrar #:
	DATE STAMP

3. APPLICANT

Applicant's Name: Brian Johnson Company: JCAP Real Estate

Address: 212 South Barstow Street, Eau Claire, Wisconsin 54701

Telephone: (715) 831-3994 Email: brian@jcaprealestate.com

Property Owner (if not applicant): JDJ Import Company LLC.

Address: 514 East Wilson Street, Madison, Wisconsin 53703

Property Owner's Signature: Date: 1/26/24

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/LC Meeting Schedule Dates.pdf>

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com.** Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Photographs of comparable historic resources within 200 feet of subject property;
 - Manufacturer's product information showing dimensions and materials.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Other _____

Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
 215 Martin Luther King Jr Blvd, Suite 017
 PO Box 2985 (mailing address)
 Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
 (608) 266-6552



VANDEWALLE & ASSOCIATES INC.

Monday, January 29, 2024

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

The attached formal submittal packet outlining the request for certificate of appropriateness for the dissolution of underlying lot lines for the 134 South Blair Street Parcel, certificate of appropriateness for new construction in the First Settlement Local Historic District, and a Variance request for the creation of a 4/8-story, 170-unit multifamily Residential building.

Project Request:

Certificate of Appropriateness: Lot Combination (134 South Blair Street)
Certificate of Appropriateness: Architectural Compatibility (Residential Building)
Variance: Alternative Design (Residential Building)

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

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Shaping places, shaping change

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

Adopted Plan Recommendations

Comprehensive Plan

The Comprehensive Plan Designates the Blair Street frontage for Medium Density Residential (MR, 20-90 du/acre) stepping down to Low-Medium Density (LMR, 7-30 du/acre) adjacent to the Germania Condominiums. The East Wilson Street frontage is designated as Downtown Core (DC).

Downtown Plan

The Downtown Plan identifies the site as part of the First Settlement District with the following objectives:

Objective 4.12: The First Settlement neighborhood should build on its historic character and focus new development on key sites on the edge of the historic neighborhood core to strengthen the neighborhood and its identity as a historic neighborhood. Opportunities exist to better connect this area to the lake and views of it from within the neighborhood should be preserved.

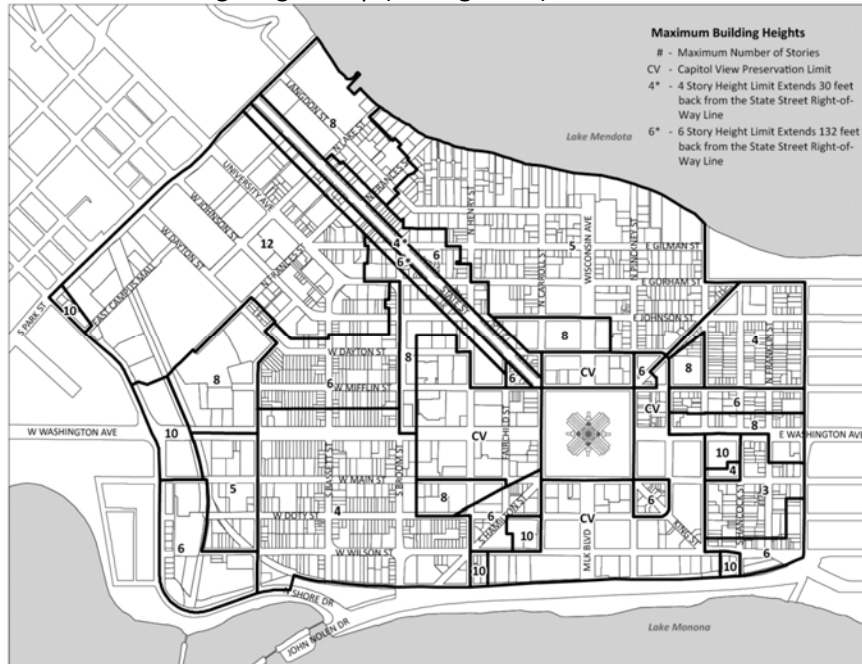
Recommendation 107: Focus more-intensive development on selective vacant or underutilized sites at the historic district's edges (Brayton Lot, Block 115, City Water Utility reservoir site, and segments of the Blair Street and East Wilson Street, and Bulter Street frontages).

Recommendation 108: Preserve the character of the First Settlement Historic District and ensure that new development is compatible with the historic context in scale and design.

Recommendation 109: Rehabilitate existing housing and selectively allow new housing on vacant or underutilized non-historic sites within the historic core.

The Downtown Plan Height Map identifies the site for 3 stories adjacent to The Germania Condominiums and 6 stories along Blair Street with this site specifically identified as an underutilized parcel. The newly adopted downtown height ordinance supports the ability to develop 4/8 stories on this site provided the building meets the 3/6 story overall height (46'/88') and supplies a 50% of the bonus floor area as units for affordable housing (60% AMI).

Maximum Building Height Map (Zoning Code):



First Settlement Neighborhood Plan (1995)

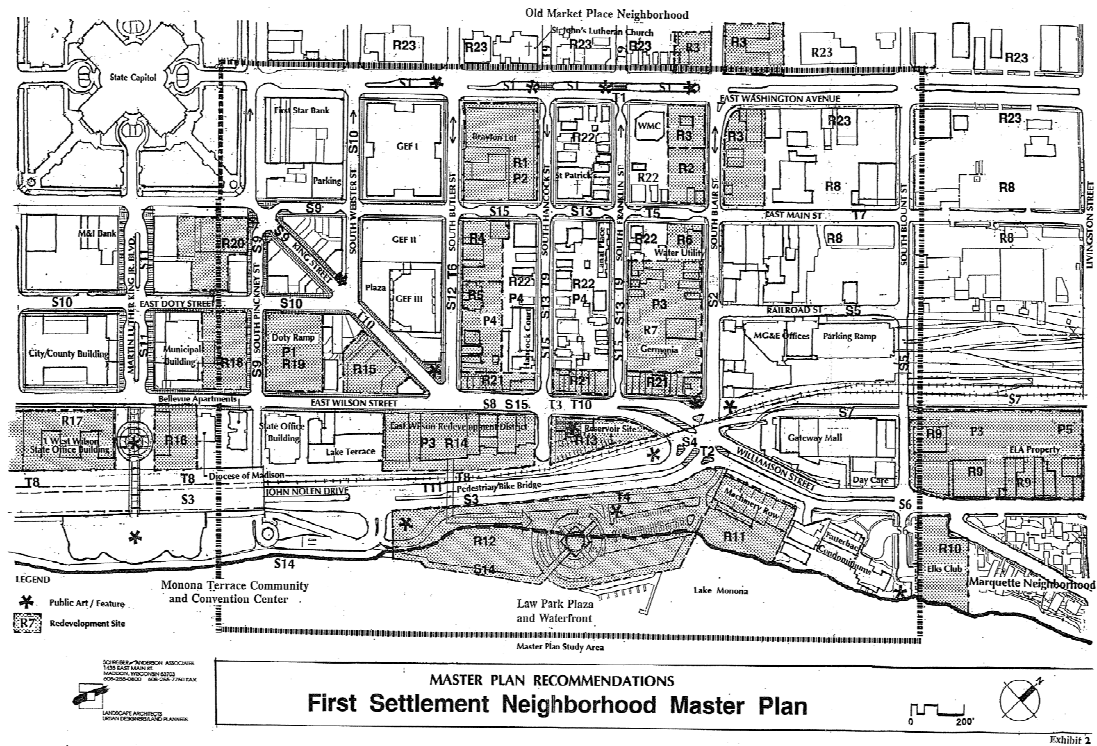
The First Settlement Neighborhood Plan (1995) calls for higher density residential along arterial streets with this site specifically identified (R7) for higher density residential development.

“Several sites within the First Settlement Neighborhood including R1, R7, R9, and R14 have strategic importance. These sites are large mixed-use redevelopment sites that can determine the future character of the neighborhood and downtown. The highest and best use of these sites for parking, redevelopment, streetscape and visual character will not be achieved unless they are planned comprehensively.

Several sites have a potential for higher density and higher rise development. These sites are appropriate for higher density development because they adjoin and are linked to major transportation corridors, they adjoin existing higher density developments such as the state office building complex on Butler Street and/or they are valuable lakefront sites such as the E. Wilson Street frontage.

R7 Germania Development

Strategic mixed-use redevelopment site for the neighborhood and downtown. Higher density residential development along Blair Street with landscape setbacks. Structured parking with the potential to provide both public and private parking. Potential to integrate proposed Alamo Court development and water utility site into larger redevelopment project. Potential neighborhood retail related to E Wilson Street frontage. Coordinated urban design and open space framework to establish a unified development. Design to compliment historic character of the neighborhood and maximize views to Lake Monona and State Capitol.”

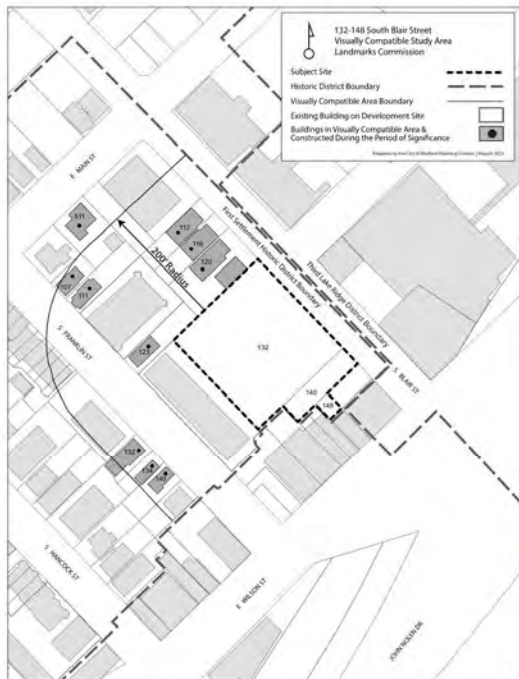


First Settlement Local Historic District

The residential portion of the project is located within the First Settlement Local Historic District and will require Certificates of Appropriateness for the dissolution of existing underlying lot lines and architectural compatibility with the contributing buildings within 200' of the site. The majority of the contributing buildings within this threshold are single family or two unit homes, but offer architectural cues through building forms, porches, materials and details that have been incorporated into the design.

The design team has worked closely with City Staff to develop a design approach that draws from the character of the district while developing a critical non-contributing surface parking lot.

VISUAL COMPATIBILITY



132 S FRANKLIN ST



107 S FRANKLIN ST



112 S BLAIR ST



134 S FRANKLIN ST



111 S FRANKLIN ST



116 S BLAIR ST



140 S FRANKLIN ST



123 S FRANKLIN ST



120 S BLAIR ST

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 utilizes 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 Hotel Ruby Marie remains at 3 stories per the existing conditions.

Building Character

Both new buildings feature step backs and design details to reflect the adjoining architectural datum and character, 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. 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 on both sides of 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 Schedule

Initial Staff Meeting	May 17 th
Planning Staff/Landmarks Meeting	June 27 th
Alder Rummel Meeting	July 13 th
CNI: Tim Kamps Meeting	July 20 th
Development Assistance Team Meeting	July 27 th
Initial First Settlement Neighborhood Meeting	August 7 th
Initial Neighborhood Meeting	August 9 th
Demolition Request Notification/ Formal Submittal Notification (CNI)	August 28 th
Landmarks Informational Meeting	September 18 th
UDC Informational Meeting	September 20 th
Staff Meetings	October 3 rd
Staff Meeting	November 14 th
Alder Rummel Meeting	November 30 th
Staff Meetings:	December 5 th
Neighborhood Meeting #2	December 20 th
Staff Meeting:	January 10, 2024
Formal Project Submittal	January 29, 2024

Project Context Photos:
Blair Street Context:

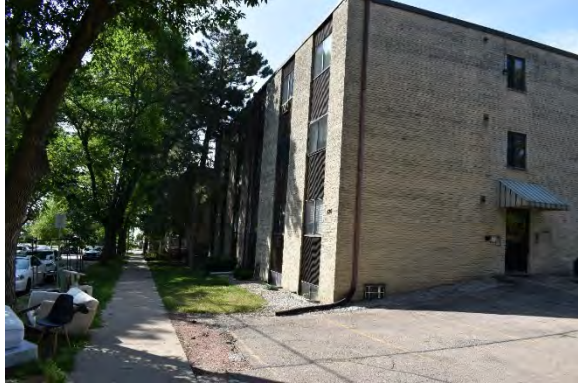


Wilson Street Context



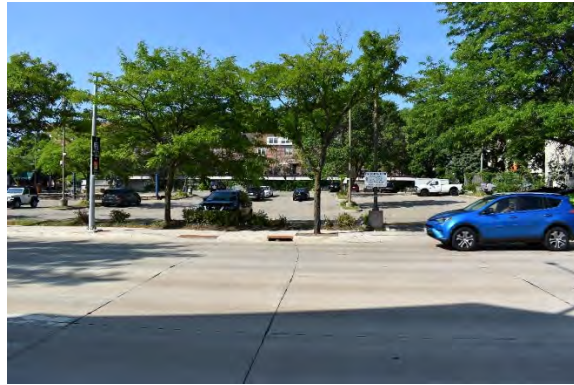
Franklin Street Context:





Site Context:





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

This parcel, the largest existing lot within the historic district, includes underlying parcel 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 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 design references to the historic character of the neighborhood through articulation, materials, windows, colors, and mechanical systems. The resulting design concept seeks to create a building that responds to the character of the surrounding neighborhood and meets the adopted standards & guidelines for new construction in the First Settlement Historic District.

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 townhome 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 creates a varied series of setbacks along Blair Street from the 0' setback for Hotel Ruby Marie, to the proposed building, adjoining homes and the building at the corner of Main Street; consistent with the varied building setbacks found throughout the First Settlement District.

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 mass, as outlined in the following section.

Height/Stepbacks

The project follows the downtown plan recommendations and staff discussions to create an overall mass that steps back from Blair Street with a townhome expression 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' setback above townhomes
- 10' setback at 8th floor

Rear Yard Setback/Stepbacks:

- 10' rear yard setback

- 10' setback at the first residential floor
- 4 story setback, 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 townhome 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.
- The visible roof forms for the townhomes on Blair are designed to be similar to resources within 200'. Materials of visible roof forms are to replicate the resources within 200'. All other roof forms are designed to be flat roofs and not visible to the surrounding context. Roof terraces are designed to not be visible to the surrounding context and ROW and guard rails are to be concealed behind raised parapets.
- Windows, doors, and awnings visible from the ROW and surrounding context are to be compatible with the surrounding context.
- Porches on Blair St. are designed to be consistent with the surrounding context in scale, elevation and proportion. Balconies above the 2nd story are not visible from the primary ROW and located on the back of the building.

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

The proposed development is seeking a variance for alternative design for the scale of the building. The scale and scope of the proposed building creates the financial structure to develop the existing lot while tying 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 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 surrounding neighborhood and the design of the massing brings the pedestrian scale through the townhome expressions informed by the adjoining buildings within 200'.

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.

Blair Street Context Photos:



WILSON + BLAIR

MADISON, WISCONSIN

JCAP REAL ESTATE

LANDMARKS + UDC FORMAL SUBMITTAL

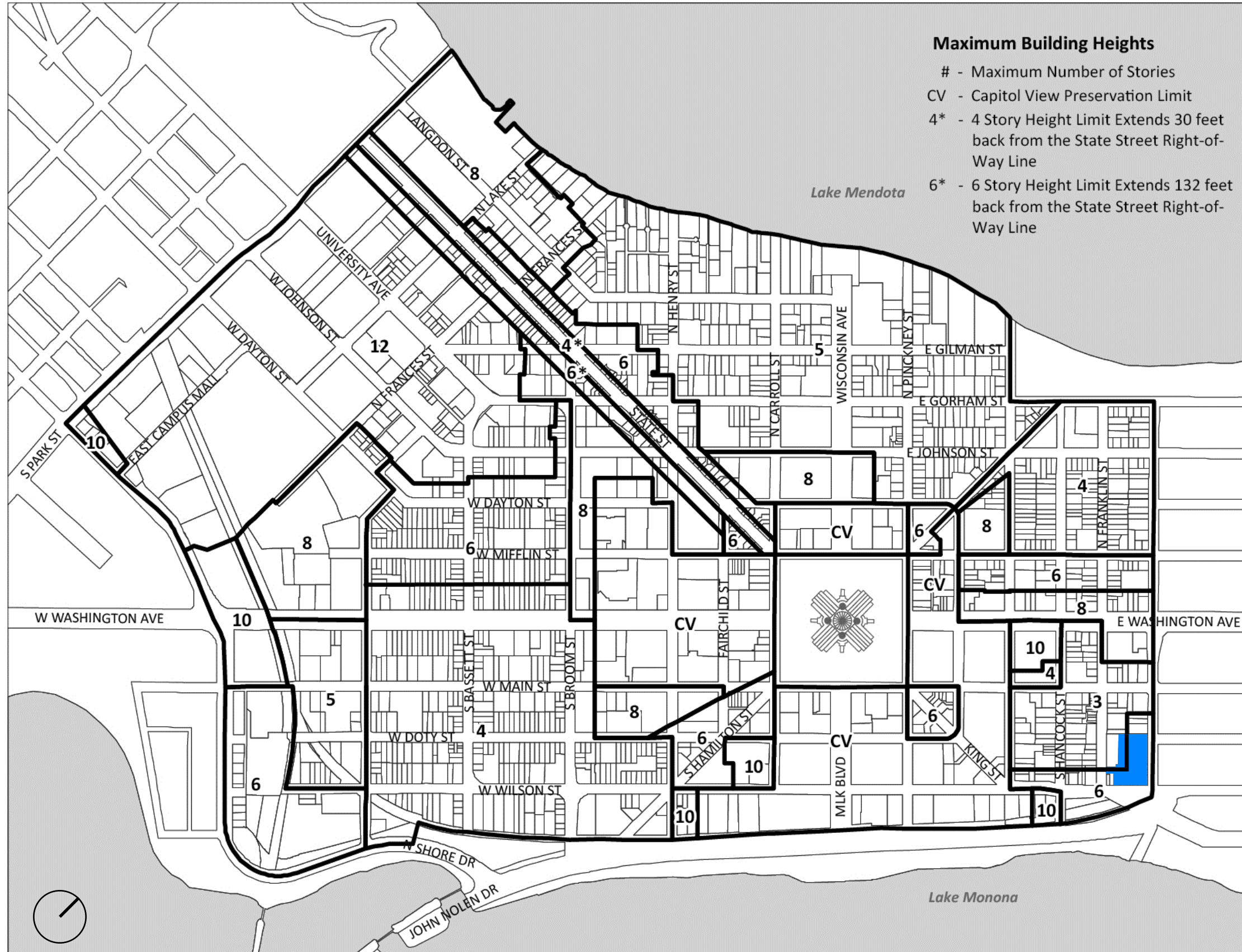
JANUARY 29, 2024

Kahler Slater

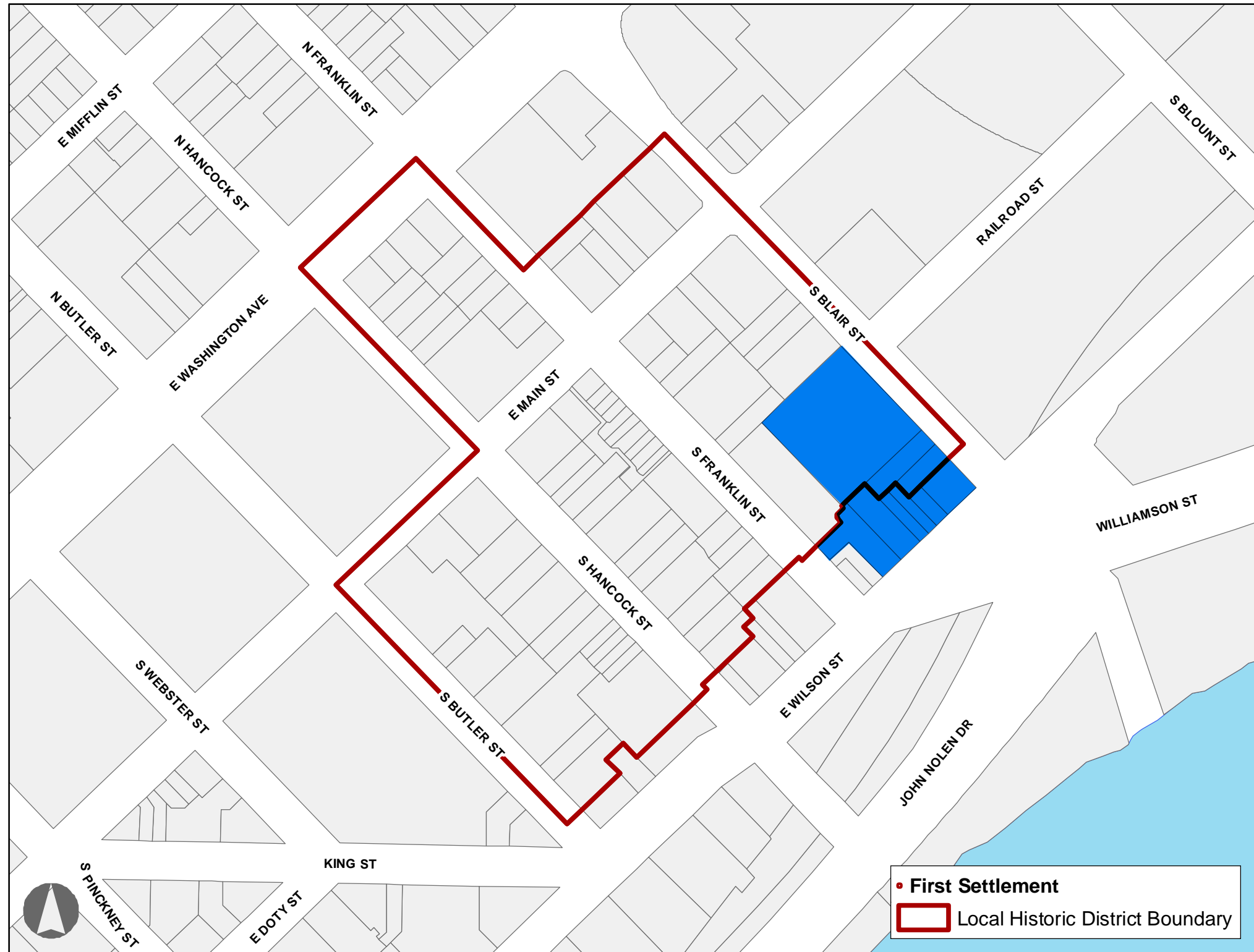
LOCATOR MAP



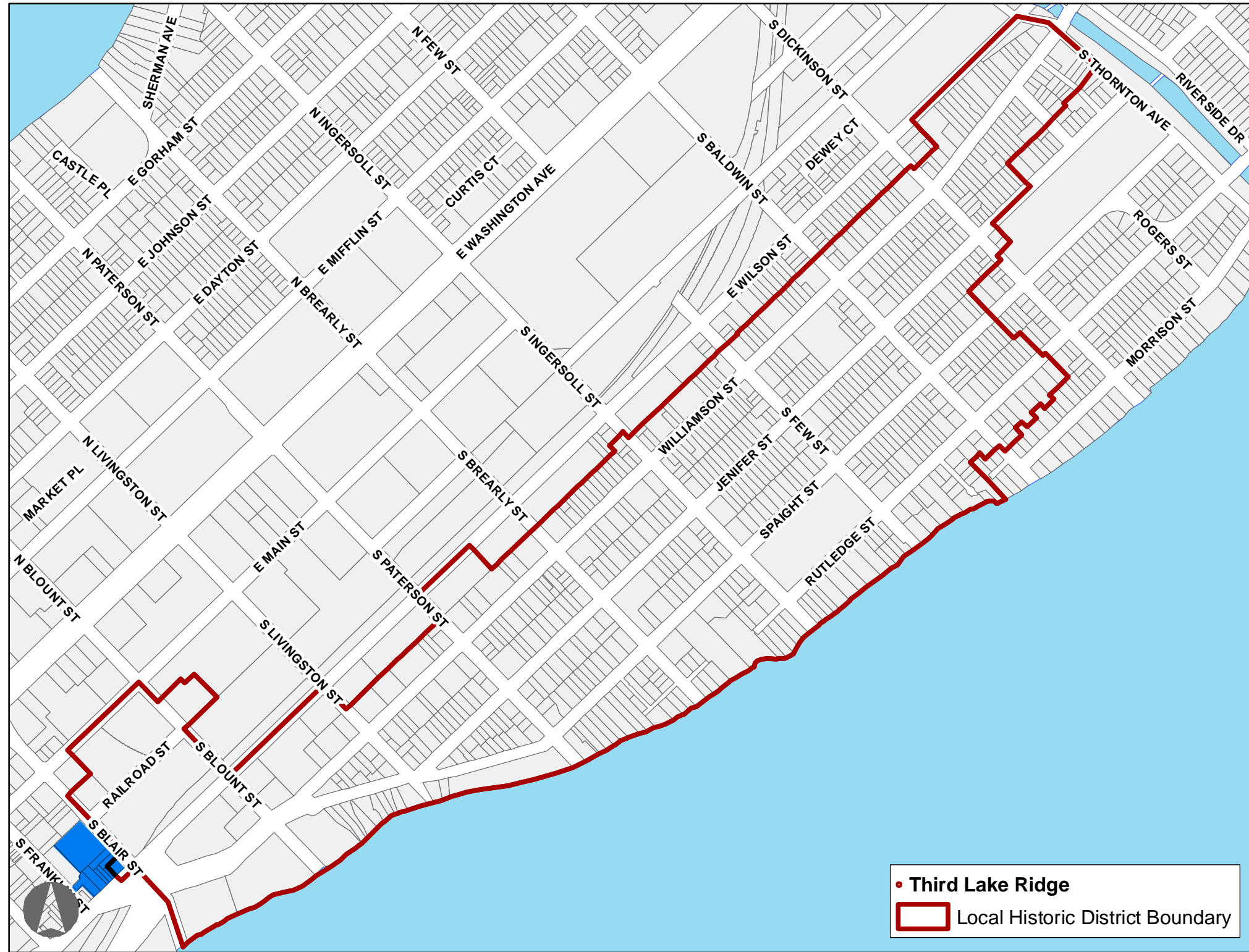
ZONING INFORMATION | HEIGHT MAP



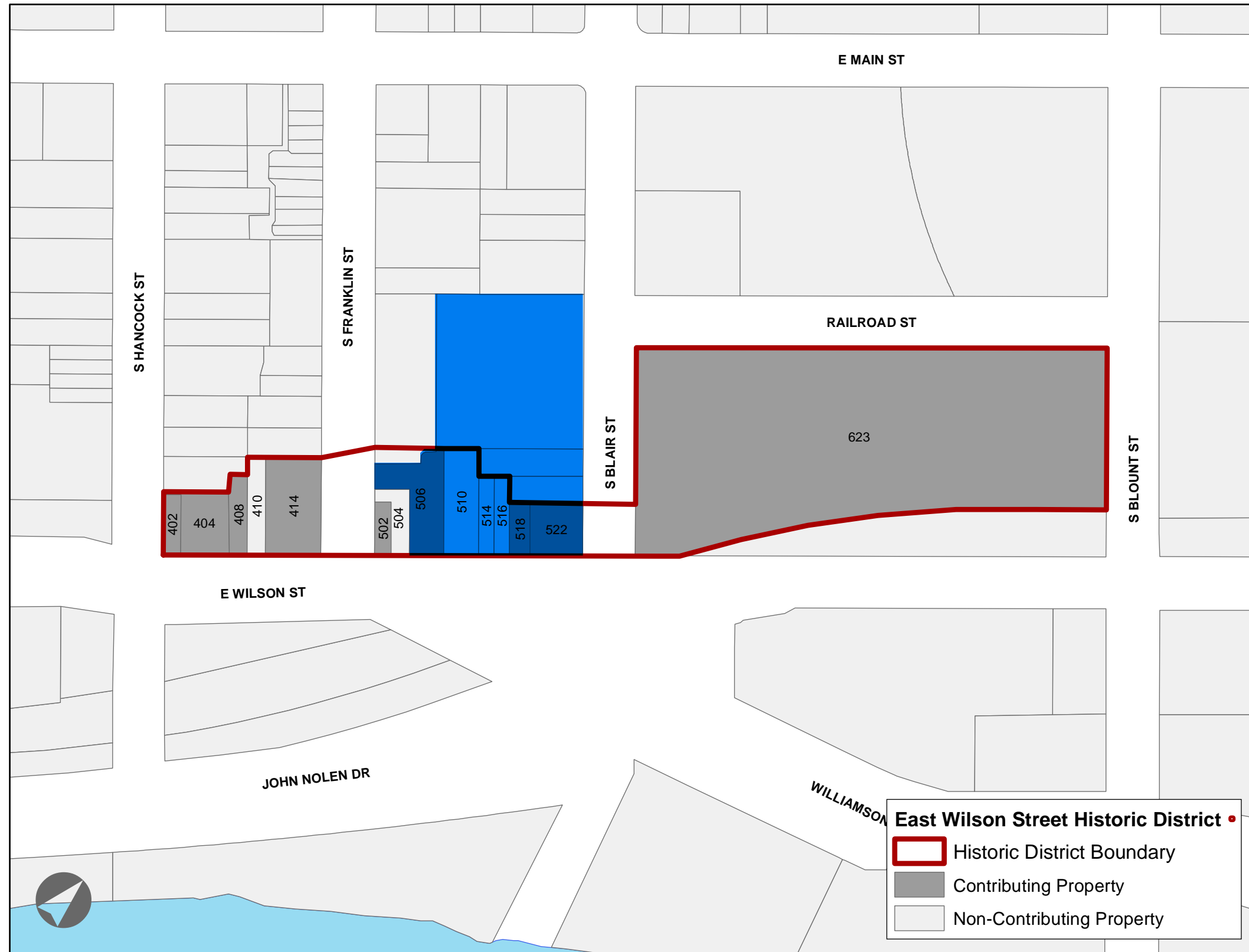
ZONING INFORMATION | HISTORIC DISTRICT



ZONING INFORMATION | HISTORIC DISTRICT



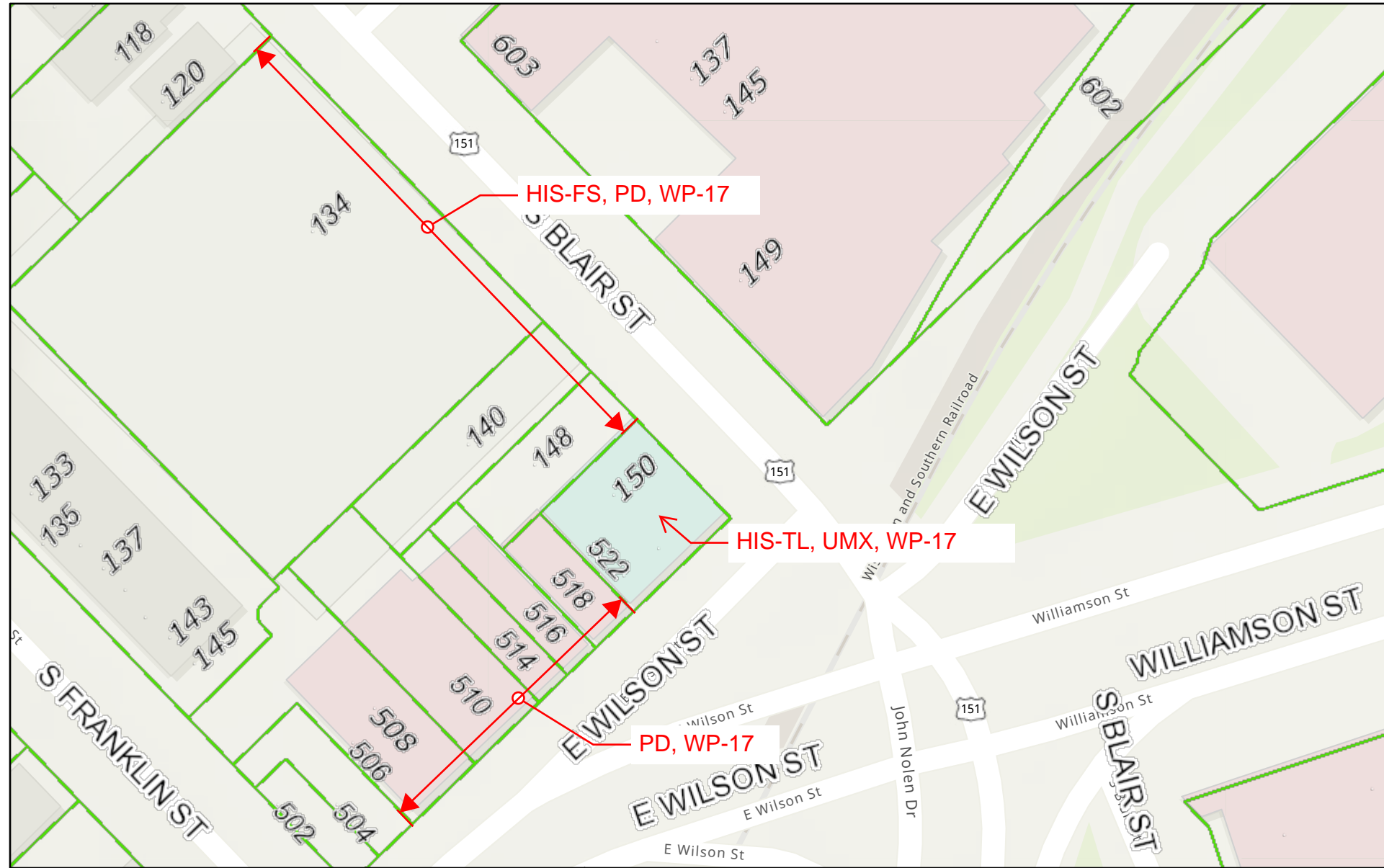
ZONING INFORMATION | HISTORIC DISTRICT



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

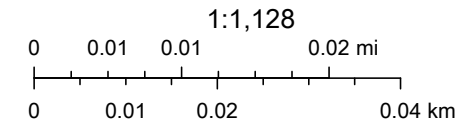
City of Madison, Wisconsin Property Map



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

- Municipal Limits
- Parcels

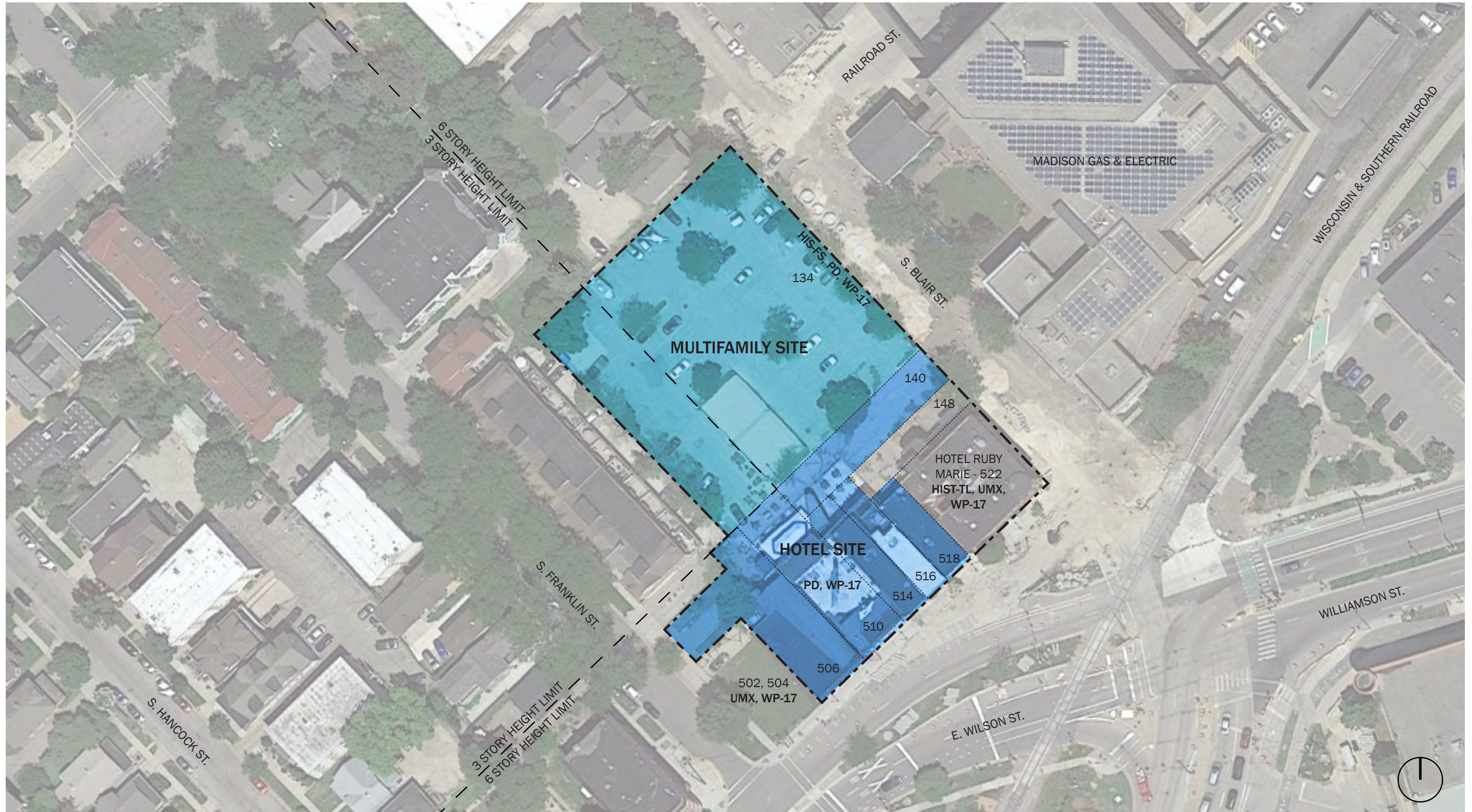
- WP = Wellhead Protection Overlay District
- PD = Planned Development District
- HIS-TL = Third Lake Ridge Historic District
- HIS-FS = First Settlement Historic District



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City of Madison, Wisconsin
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EXISTING SITE PLAN - PROPOSED PARCEL DELINEATIONS

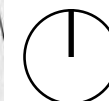


SITE PLAN

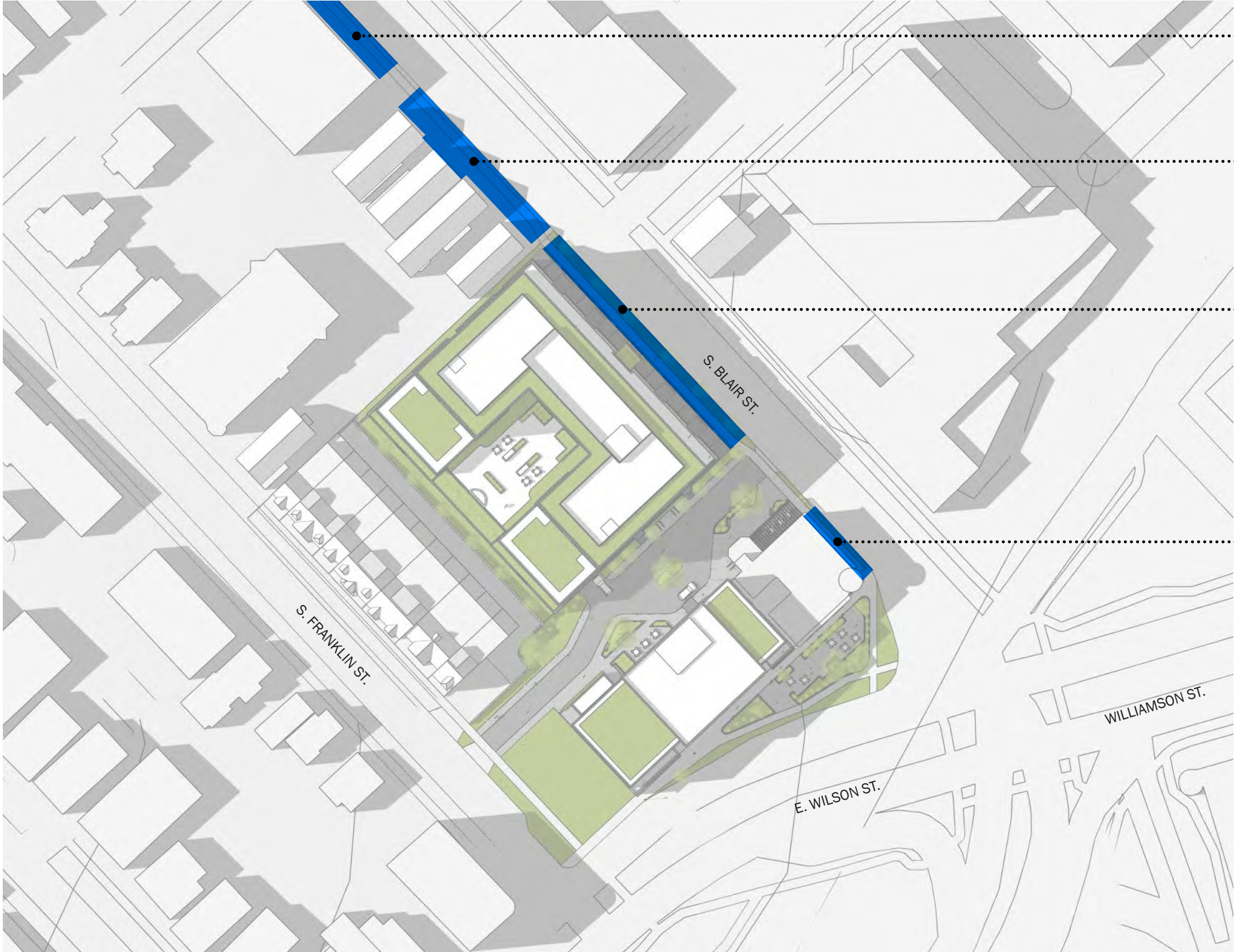


PLAN KEY

- 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

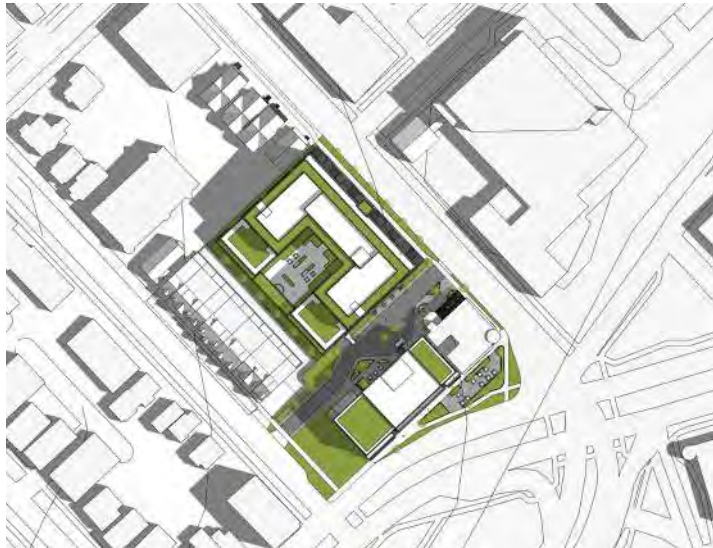
SHADOW STUDY

9 AM

SPRING EQUINOX



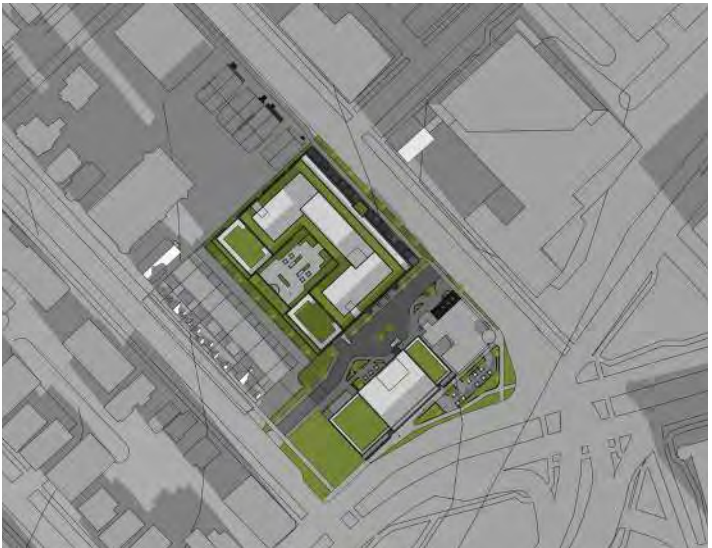
SUMMER SOLSTICE



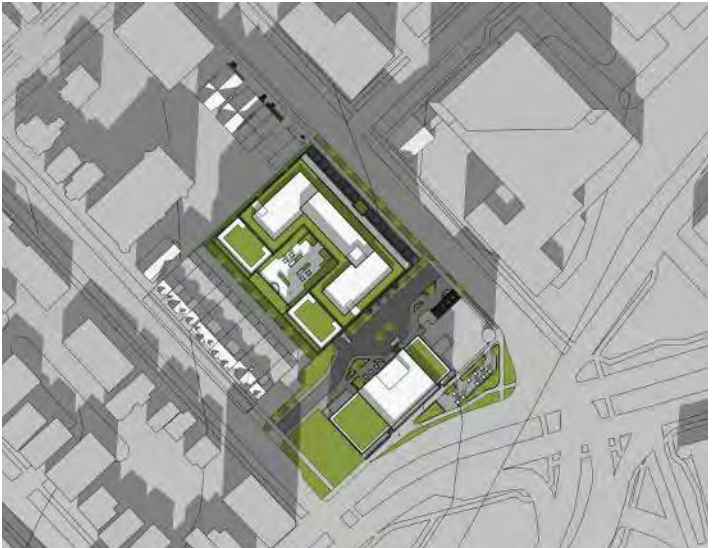
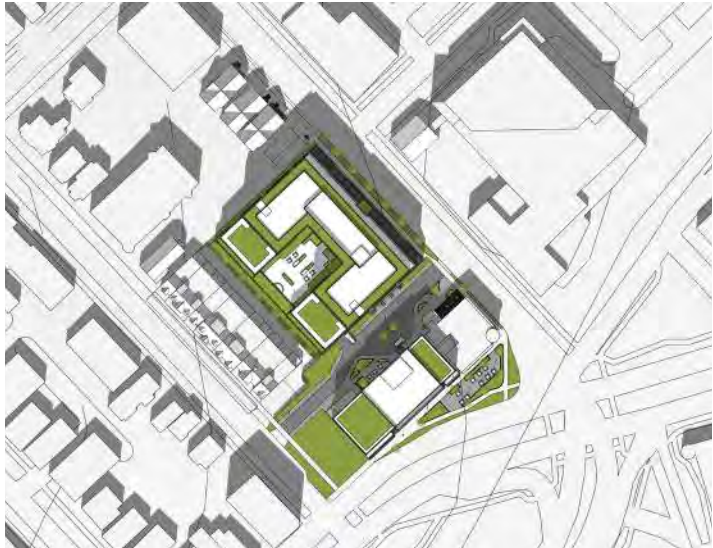
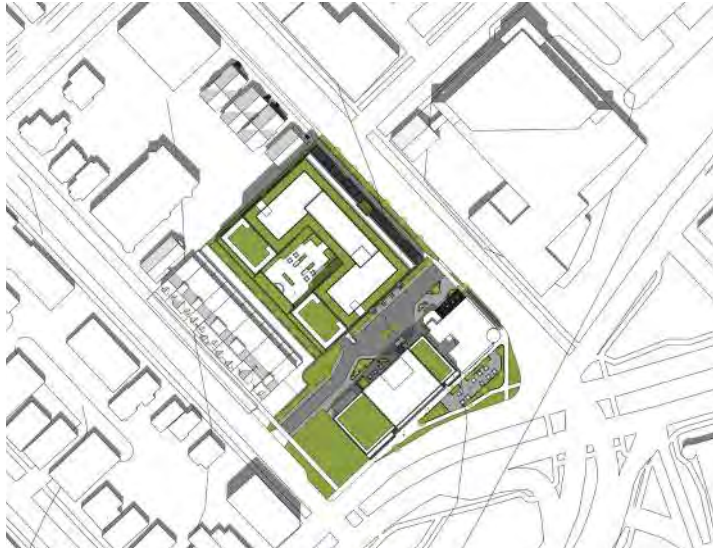
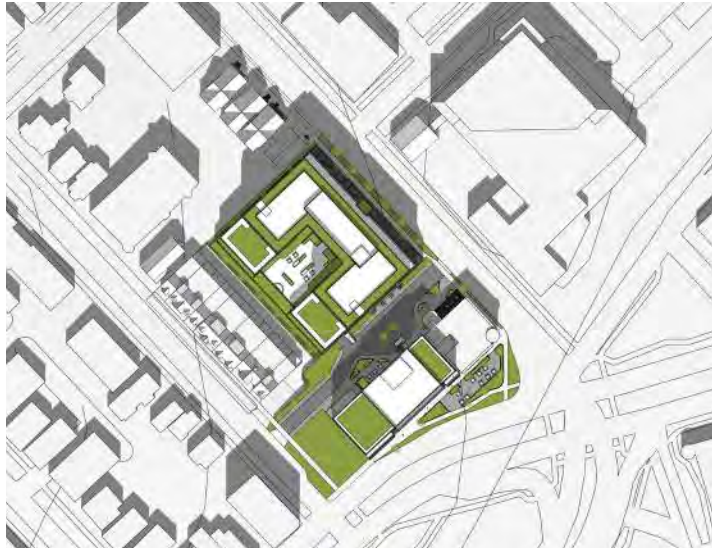
AUTUMNAL EQUINOX



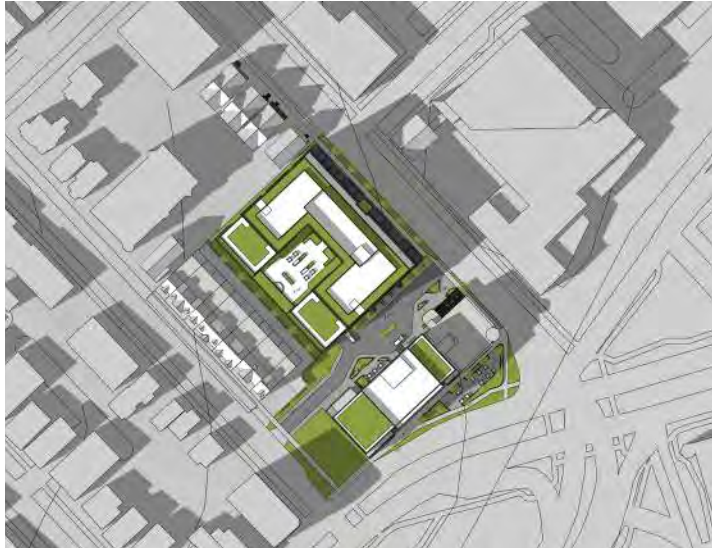
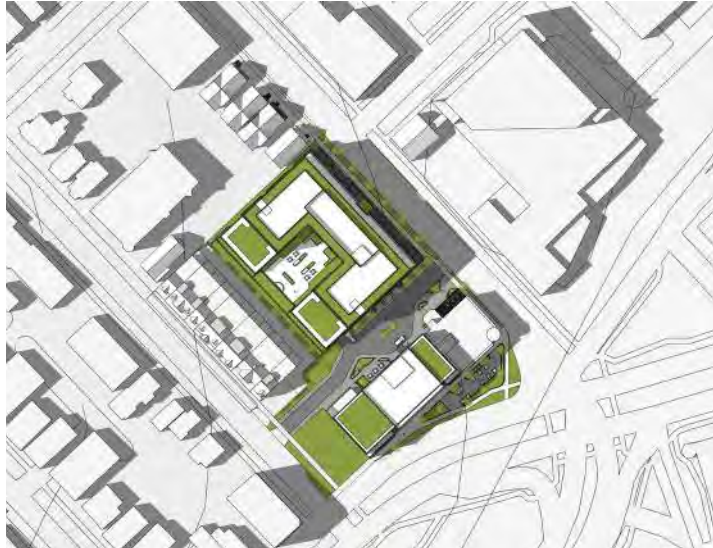
WINTER SOLSTICE



12 PM



3 PM



AERIAL VIEW



AERIAL VIEW



SITE ELEVATIONS

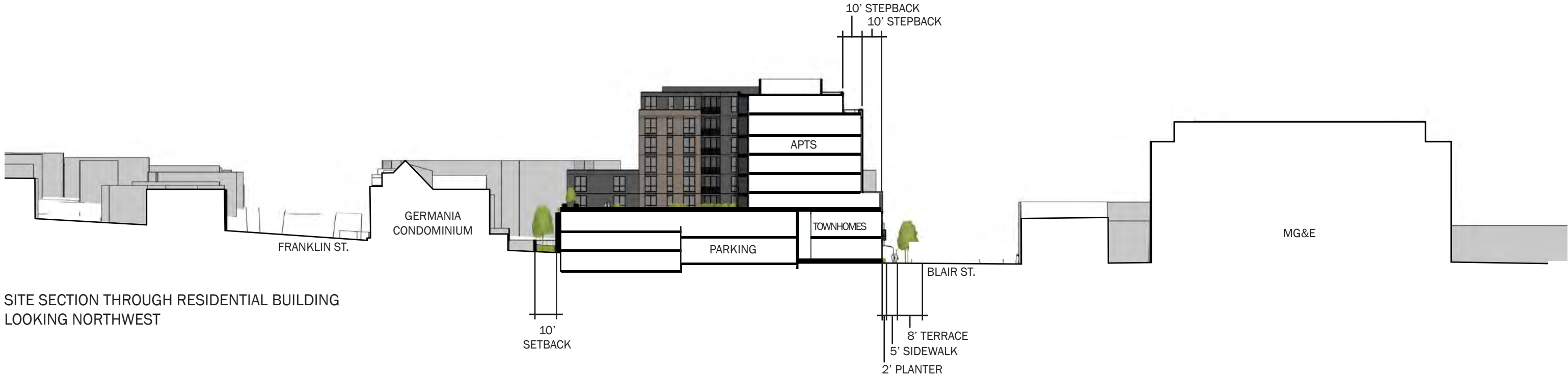


WILSON STREET SITE ELEVATION



BLAIR STREET SITE ELEVATION

SITE SECTIONS



SITE SECTION THROUGH RESIDENTIAL BUILDING
LOOKING NORTHWEST



SITE SECTION THROUGH "LIVING STREET"
LOOKING NORTHWEST

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



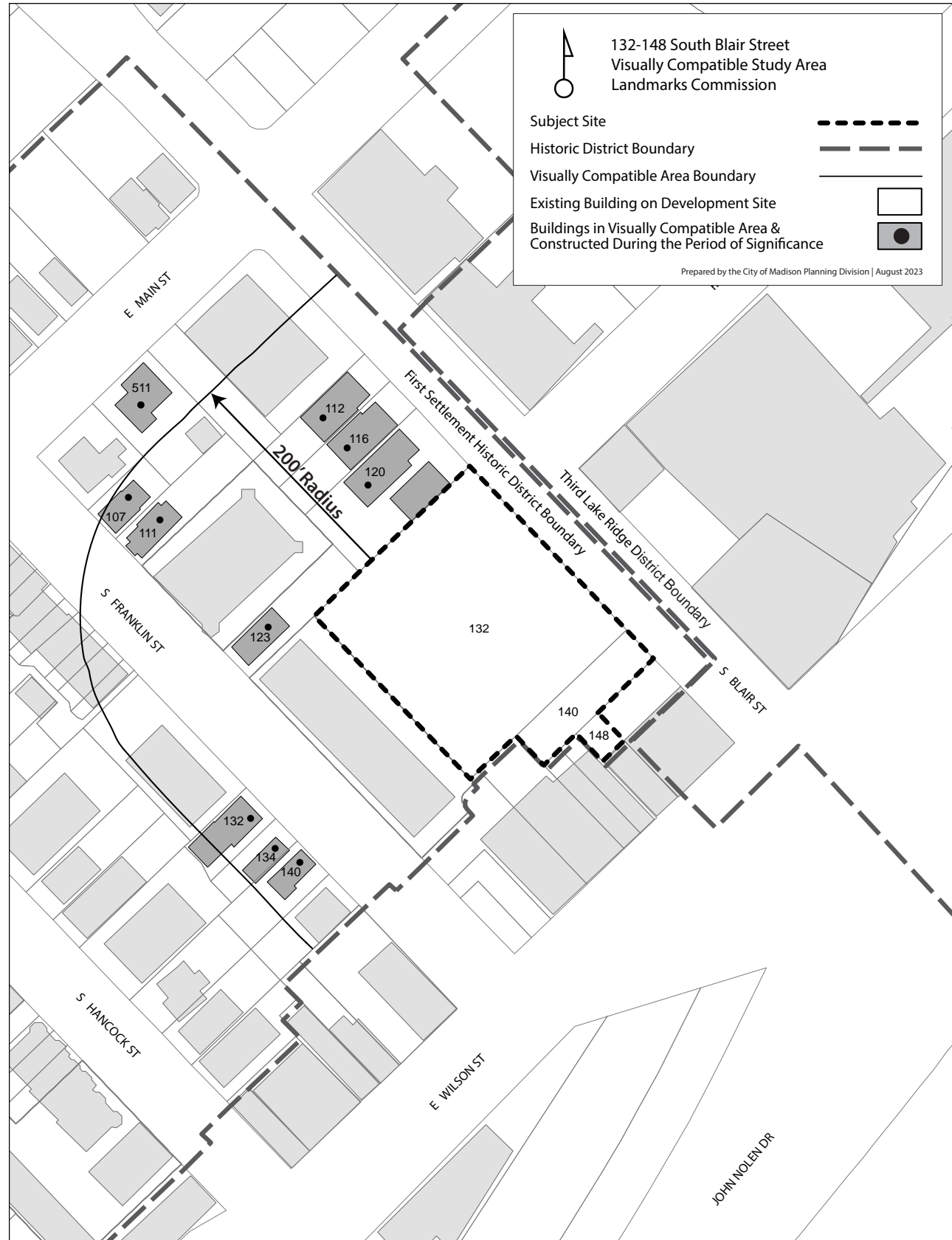
BLAIR ELEVATION



PREVIOUS DESIGN FROM 09/05/23 INFORMATIONAL SUBMITTAL



VISUAL COMPATIBILITY | CONTRIBUTING PROPERTIES



MAP PROVIDED BY HEATHER BAILEY, LANDMARKS COMMISSION



132 S FRANKLIN ST



107 S FRANKLIN ST



112 S BLAIR ST



134 S FRANKLIN ST



111 S FRANKLIN ST



116 S BLAIR ST



140 S FRANKLIN ST



123 S FRANKLIN ST



120 S BLAIR ST

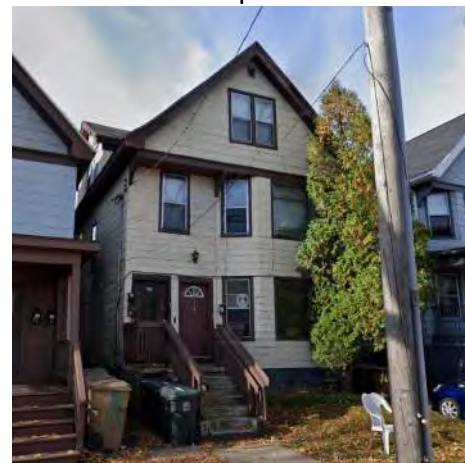
VISUAL COMPATIBILITY | TOWNHOME CONCEPTS



GABLE EXPRESSION



COVERED PORCH/ENTRY



ELEVATED ENTRIES



BALCONIES



MASONRY



WINDOW STYLES

VISUAL COMPATIBILITY | TOWNHOME DETAILS



12/12 GABLE ROOF



120 S BLAIR ST

SIDE PORCH ENTRY



140 S FRANKLIN ST

ROOF EXPRESSION



107 S FRANKLIN ST

BALCONIES AND RAILING STYLE



111 S FRANKLIN ST

BRICK AND STONE DETAILING



132 S FRANKLIN ST

WINDOW STYLES AND PROPORTIONS



112 S BLAIR ST

BUILDING ELEVATIONS



BLAIR ST. ELEVATION

BUILDING ELEVATIONS



LIVING STREET ELEVATION

BUILDING ELEVATIONS



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

SOUTHWEST ELEVATION

BUILDING ELEVATIONS



- ROOF 27'-0"
- LEVEL 10 24'-0"
- LEVEL 9 22'-0"
- LEVEL 8 20'-0"
- LEVEL 7 18'-0"
- LEVEL 6 16'-0"
- LEVEL 5 14'-0"
- LEVEL 4 12'-0"
- LEVEL 3 10'-0"
- LEVEL 2 TOWNHOMES 7'-0"
- LEVEL 2 12'-0"
- LEVEL 1 TOWNHOMES 7'-0"
- LEVEL 1 12'-0"



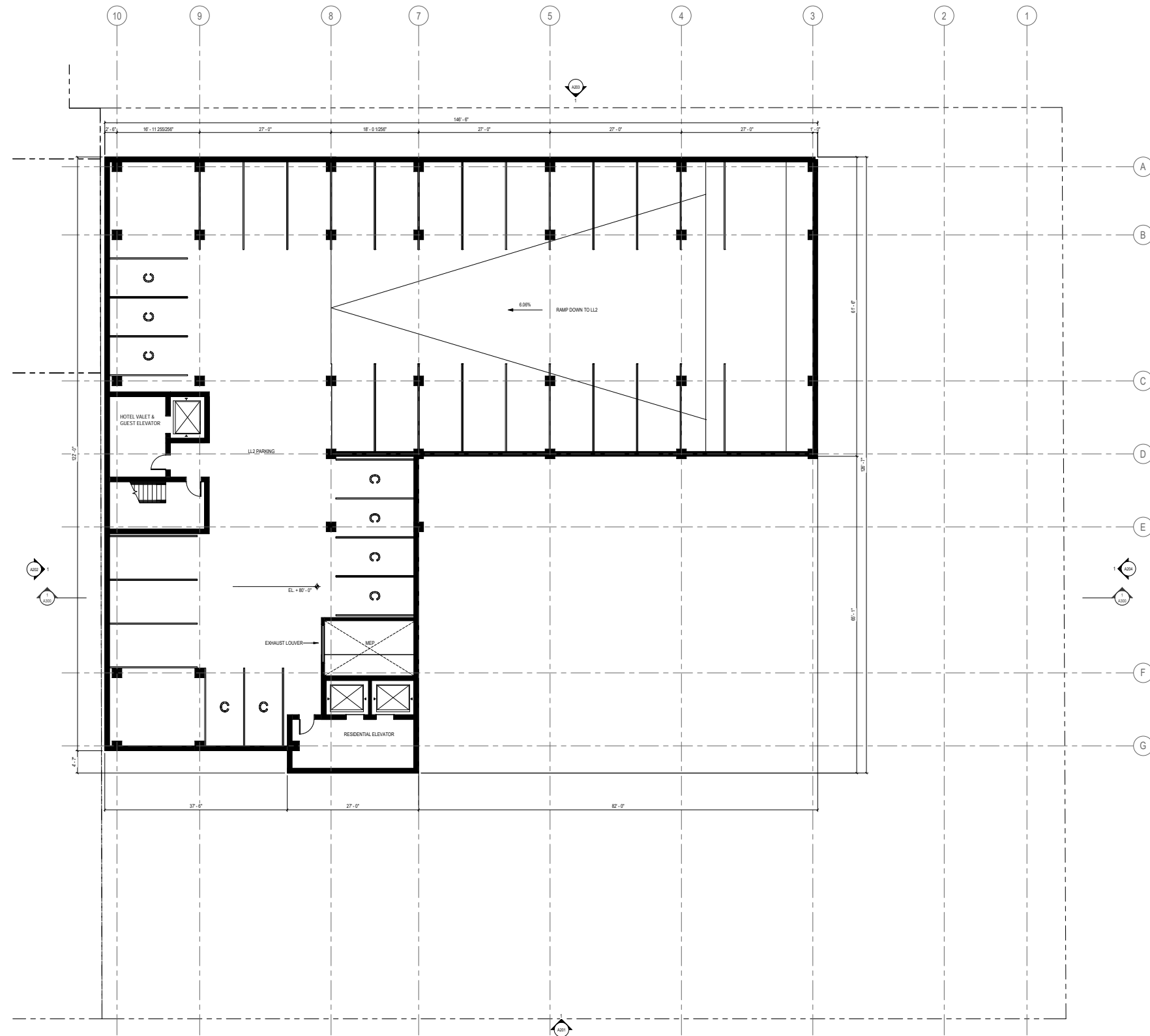
- ROOF 27'-0"
- LEVEL 10 24'-0"
- LEVEL 9 22'-0"
- LEVEL 8 20'-0"
- LEVEL 7 18'-0"
- LEVEL 6 16'-0"
- LEVEL 5 14'-0"
- LEVEL 4 12'-0"
- LEVEL 3 10'-0"
- LEVEL 2 TOWNHOMES 7'-0"
- LEVEL 2 12'-0"
- LEVEL 1 TOWNHOMES 7'-0"
- LEVEL 1 12'-0"
- LEVEL 1.1 11'-0"
- LEVEL 1.2 9'-0"

NORTHWEST ELEVATION

BLAIR ST. ELEVATION

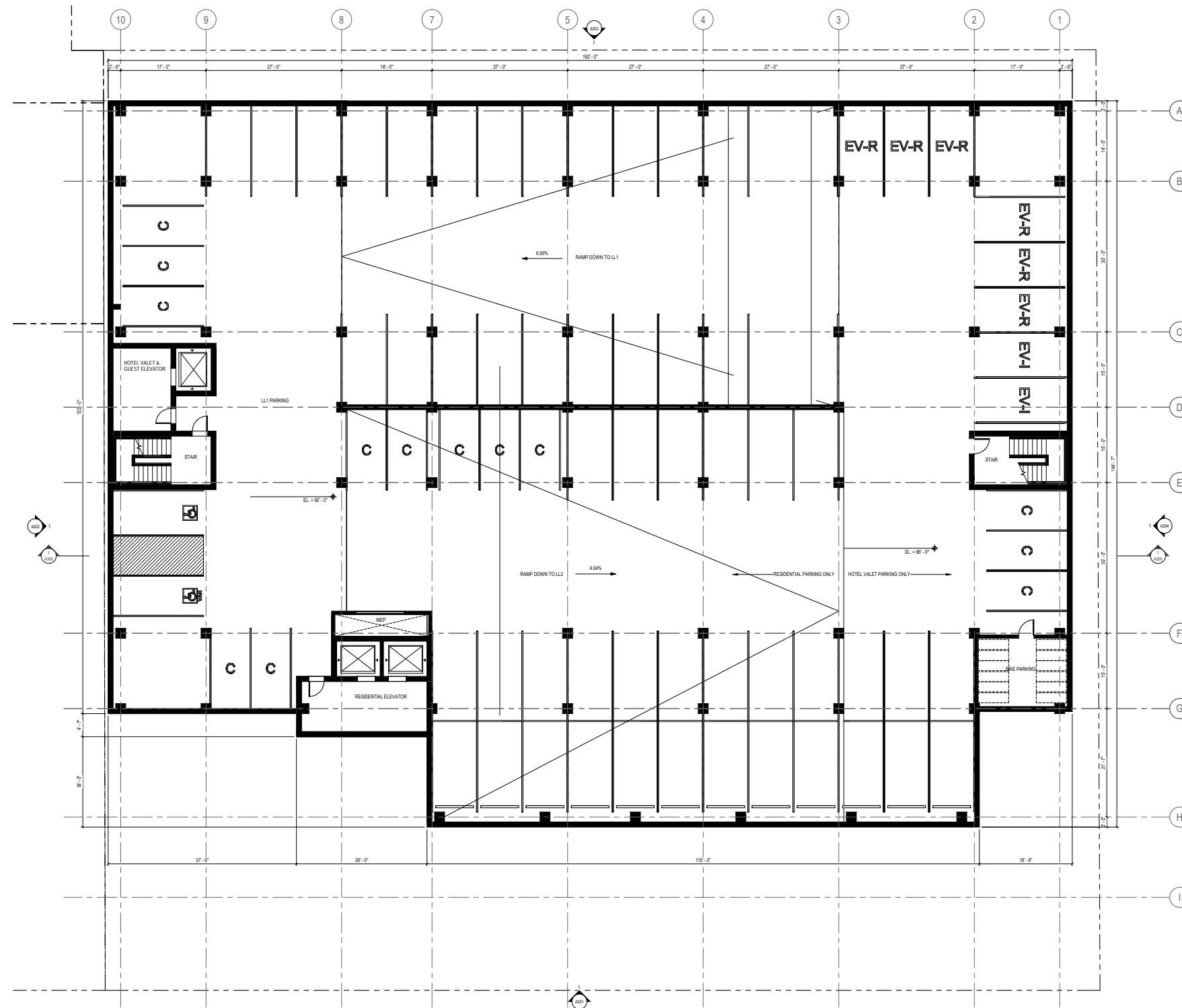


MULTIFAMILY FLOOR PLANS



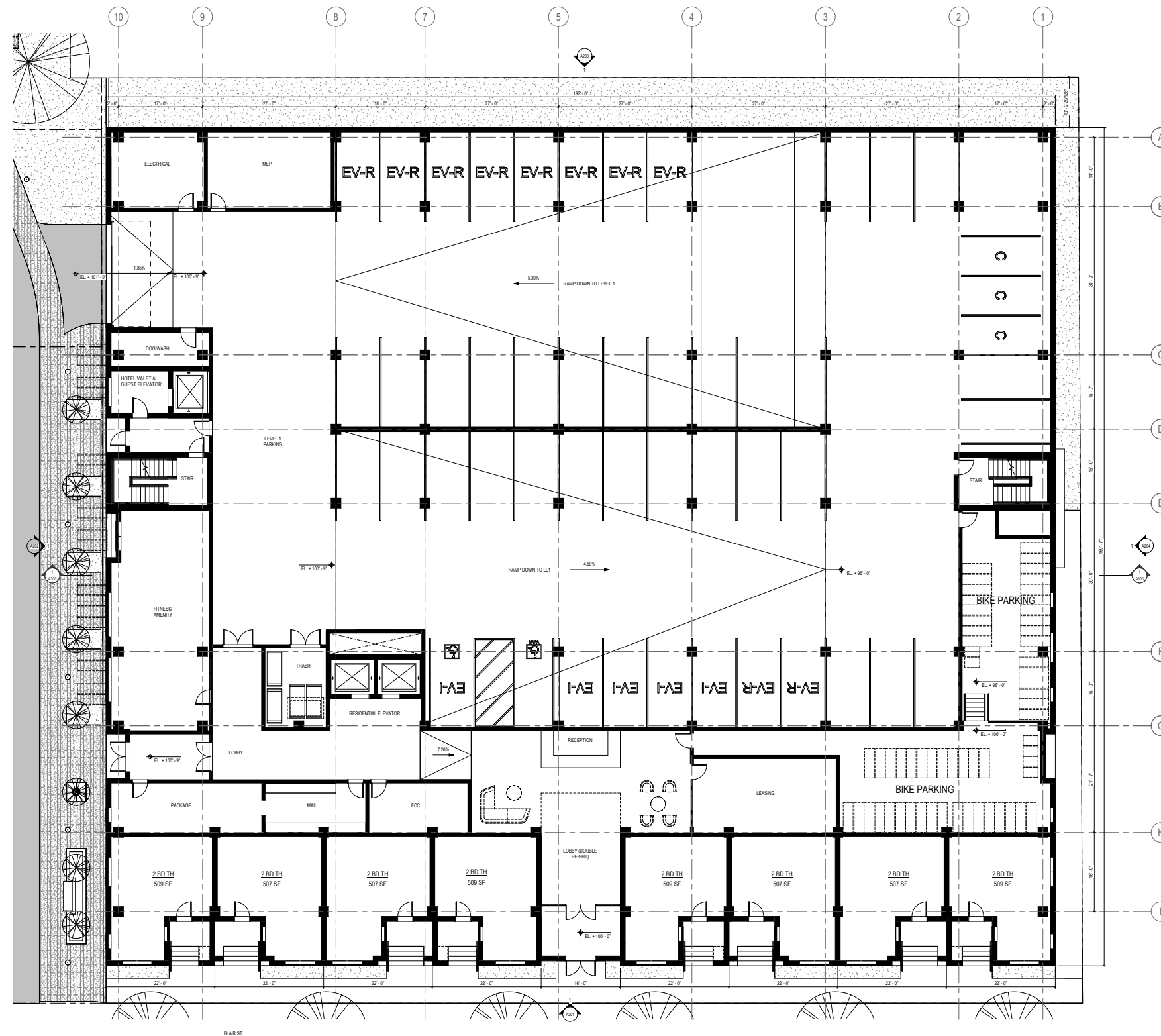
LOWER LEVEL 2

MULTIFAMILY FLOOR PLANS



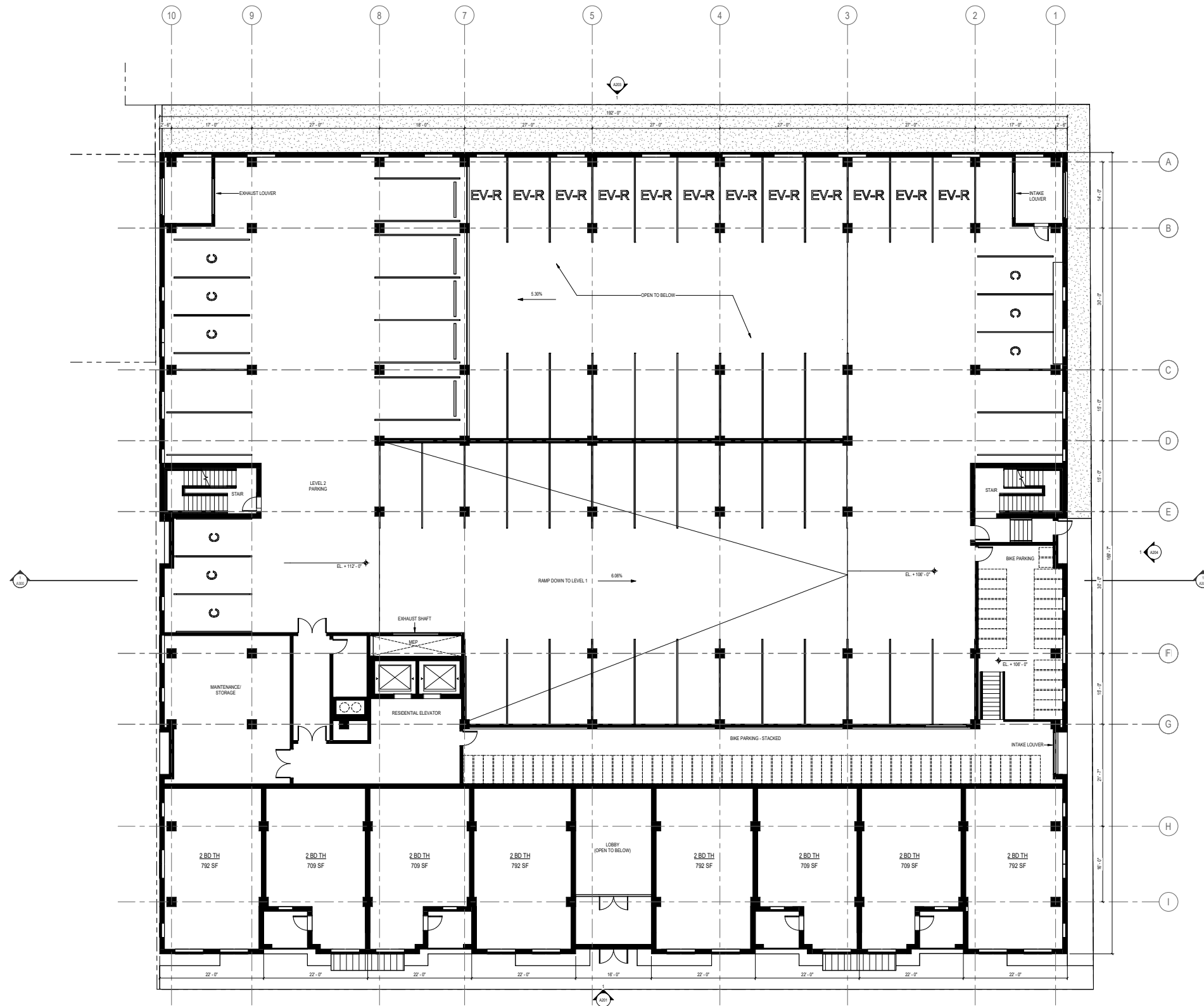
LOWER LEVEL

MULTIFAMILY FLOOR PLANS



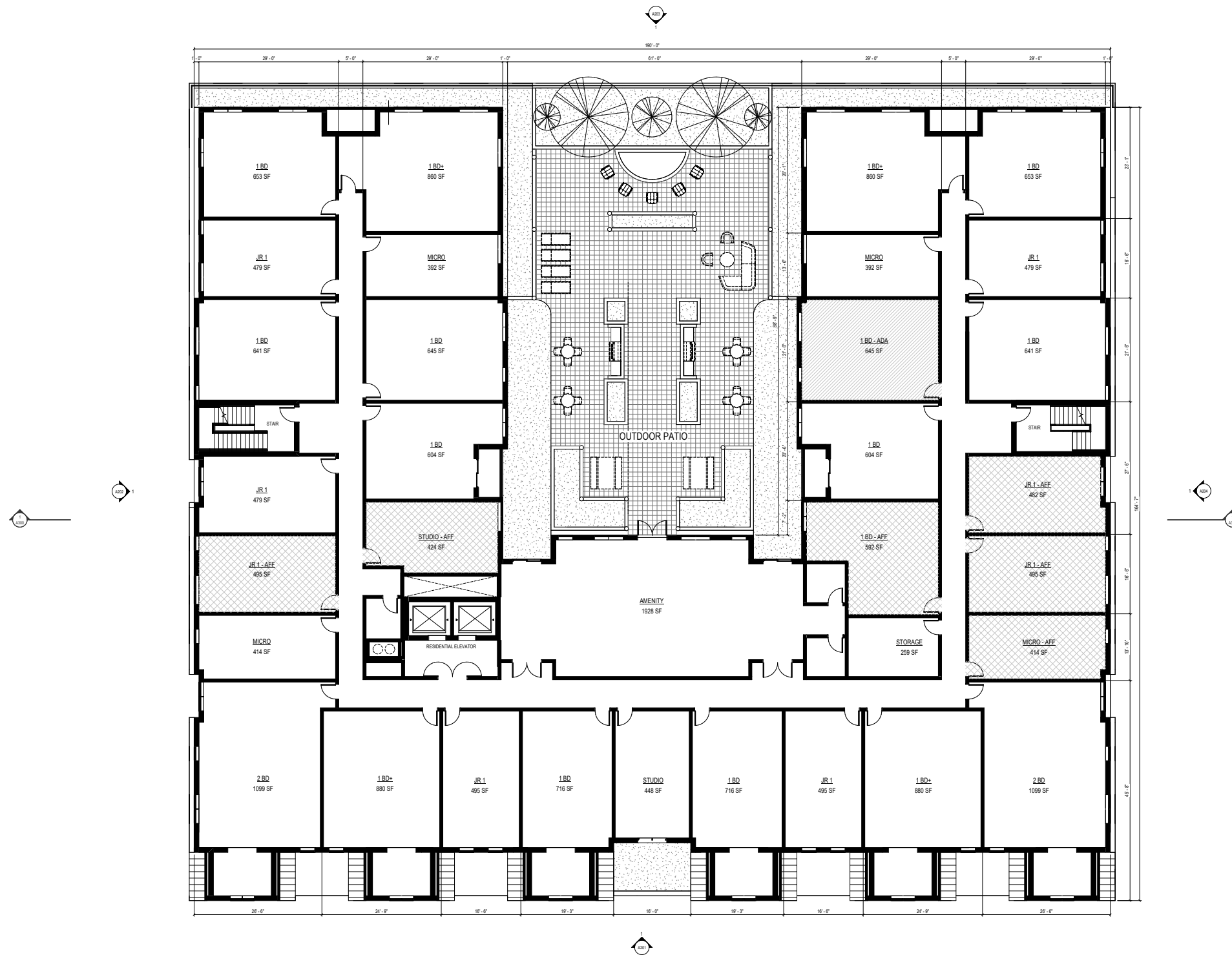
LEVEL 1

MULTIFAMILY FLOOR PLANS



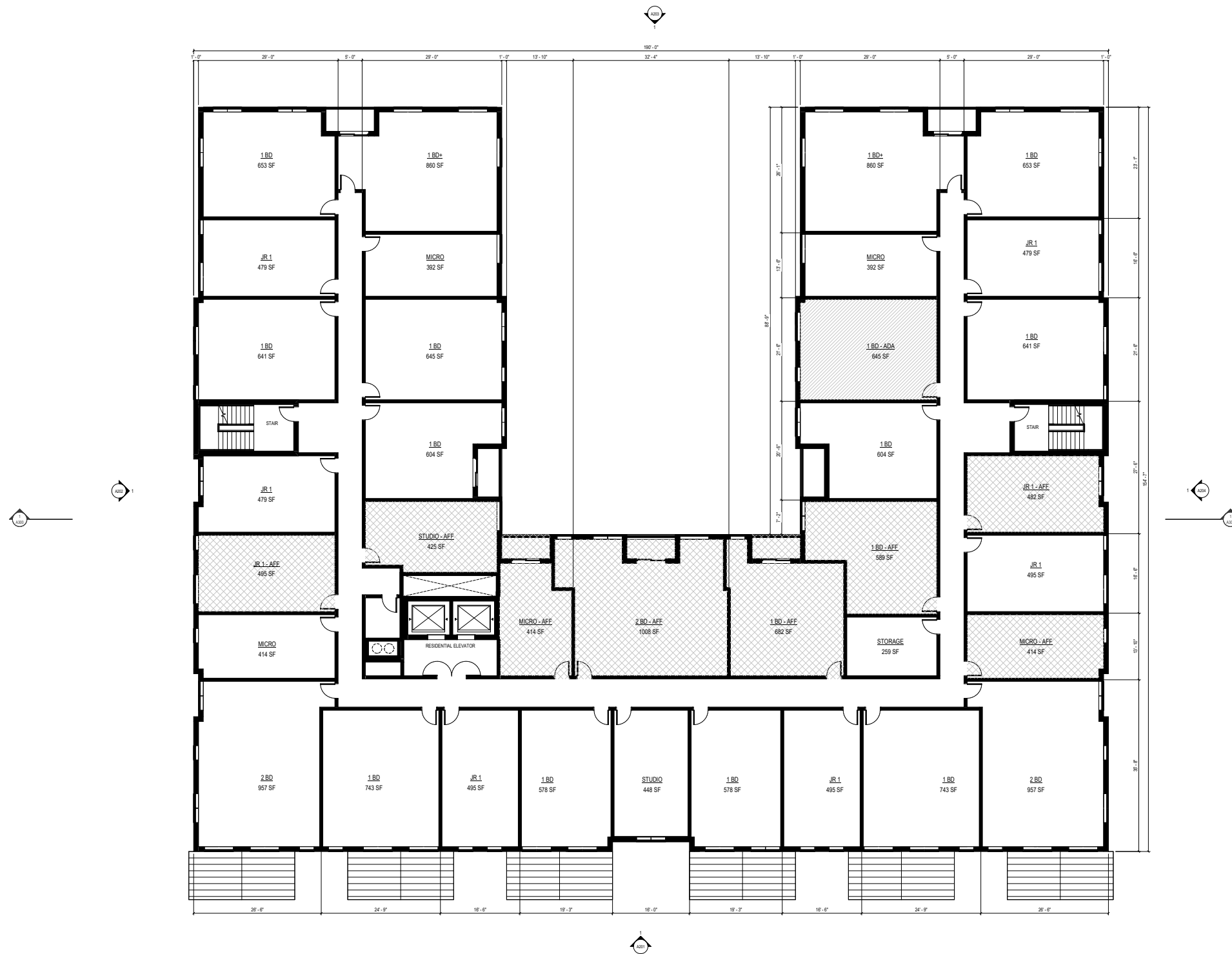
LEVEL 2

MULTIFAMILY FLOOR PLANS



LEVEL 3

MULTIFAMILY FLOOR PLANS



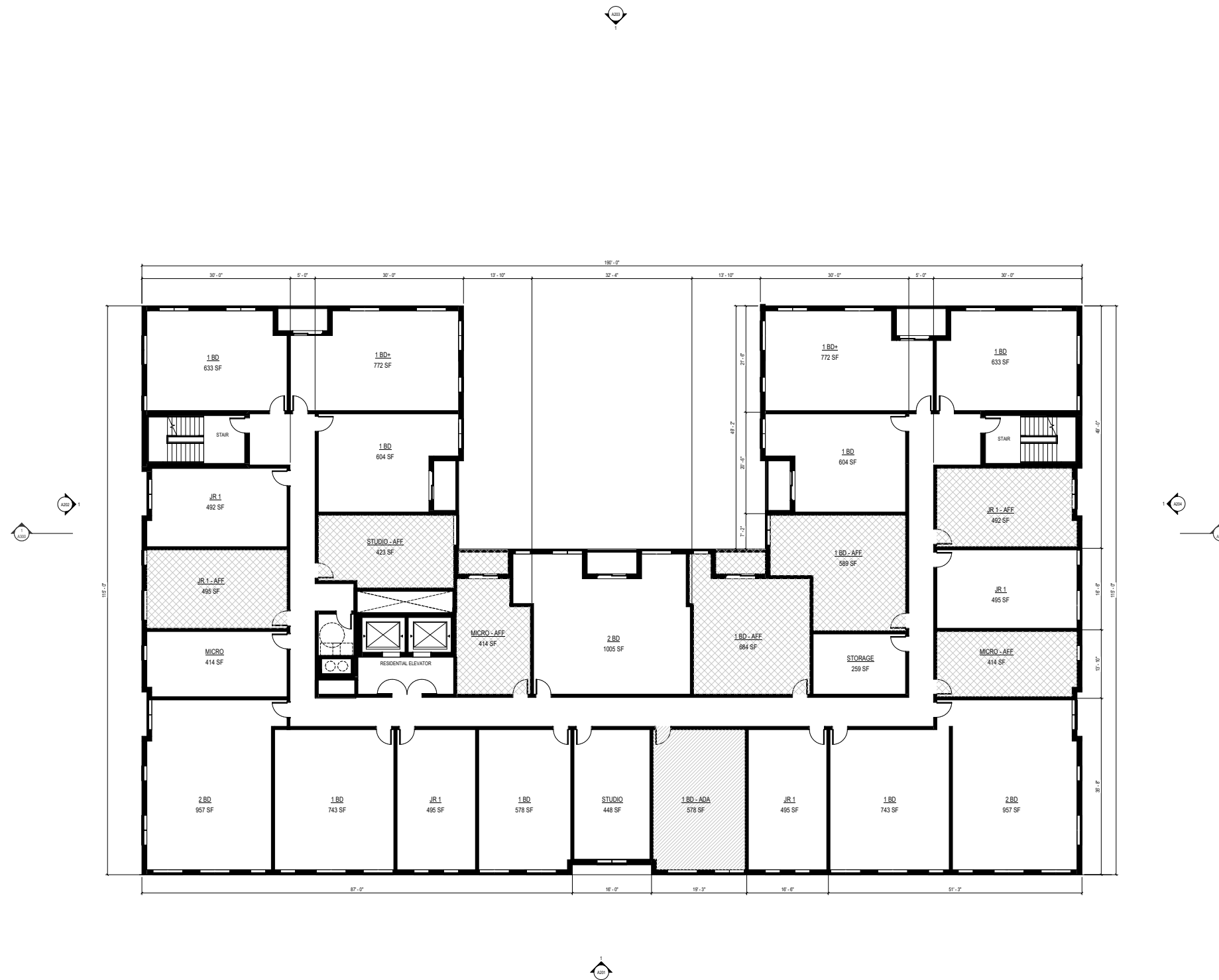
LEVEL 4

MULTIFAMILY FLOOR PLANS



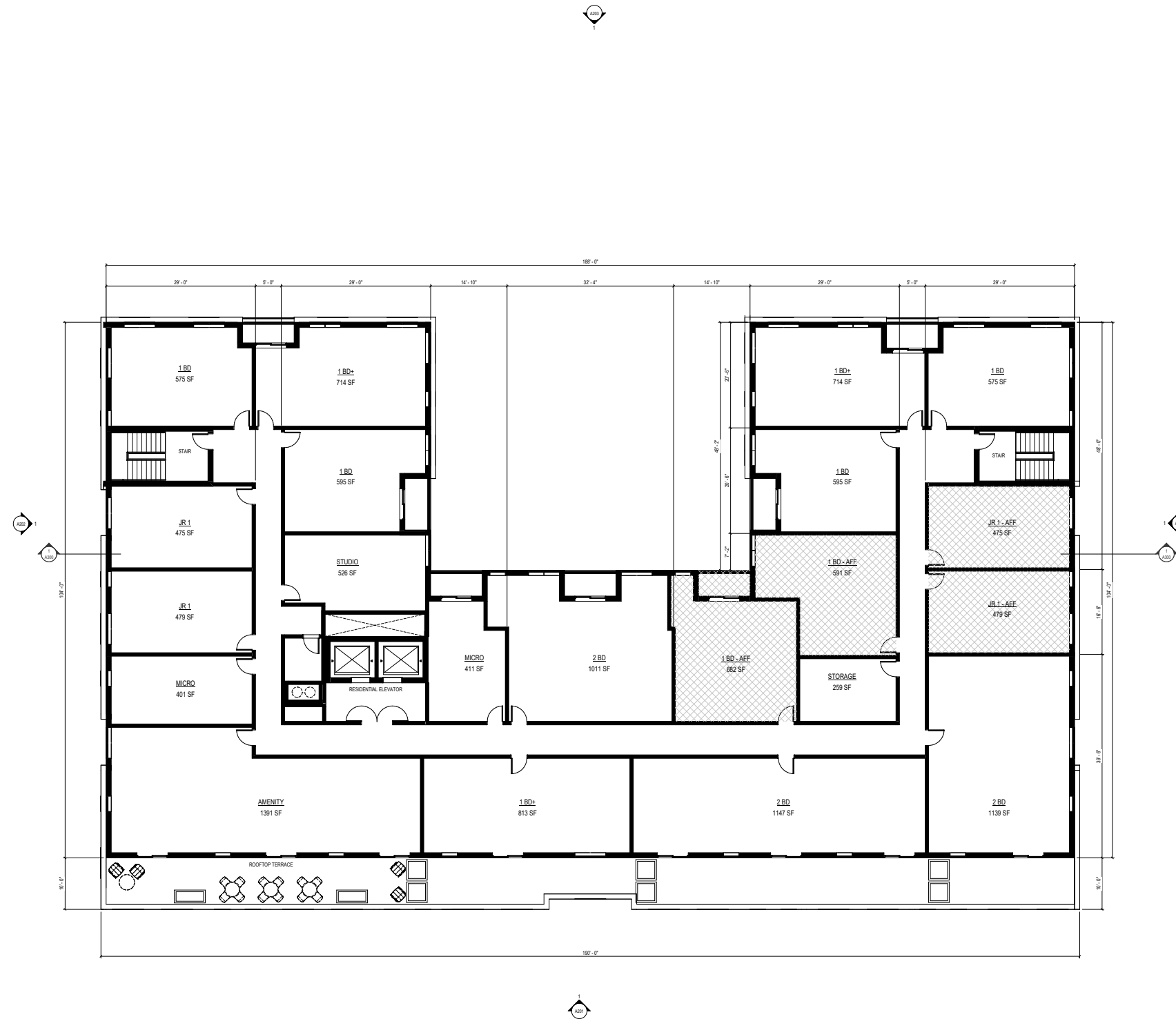
LEVEL 5

MULTIFAMILY FLOOR PLANS



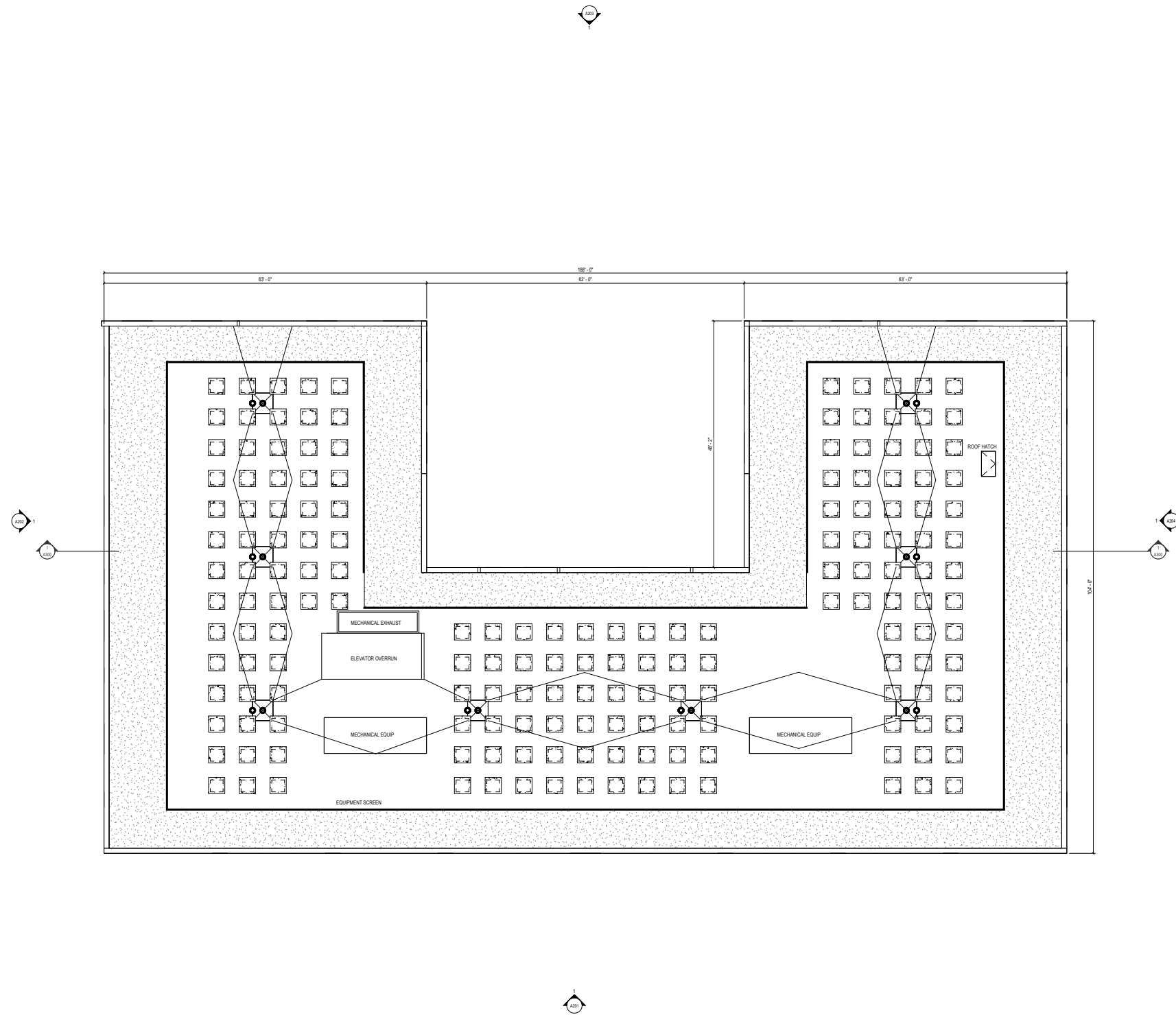
LEVEL 6 - 7

MULTIFAMILY FLOOR PLANS



LEVEL 8

MULTIFAMILY FLOOR PLANS

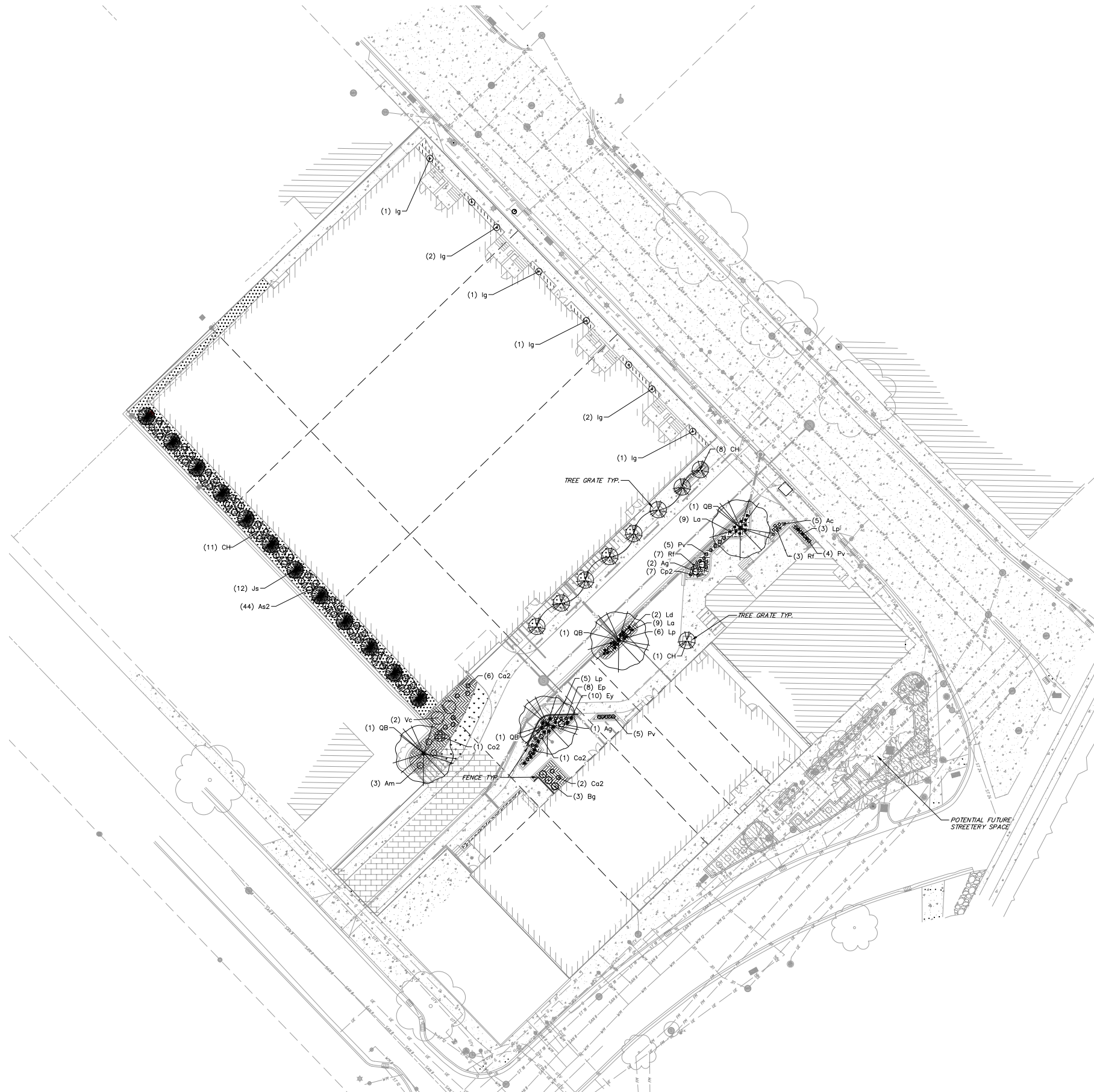


ROOF LEVEL

SECTION 3 | LIVING STREET



LANDSCAPE PLAN



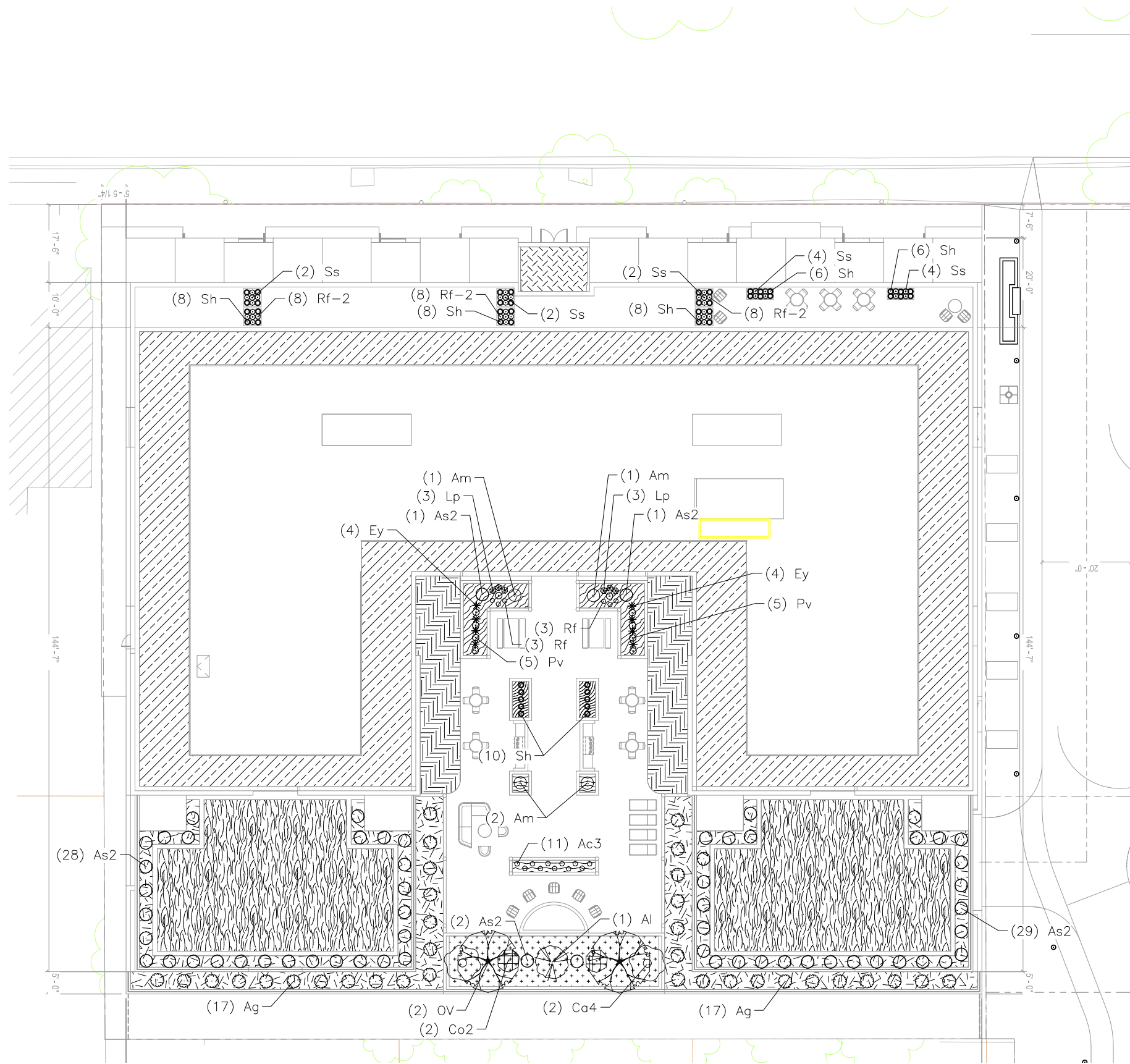
PLANT SCHEDULE GRADE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
CH	Callis occidentalis / JFS-K3U1 / 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.	5 Gal.	4
Ag	Aronia melanocarpa 'UConnAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	2
Co2	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 / 58ft 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

CONCEPT PLANT SCHEDULE GRADE

GC #1	876 sf
Anemone canadensis / Canadian Anemone	263
Bouteloua curtipendula / Side Oats Grama	237
Sporobolus heterolepis / Prairie Dropseed	814
GC #2	252 sf
Eragrostis spectabilis / Purple Lovegrass	94
Sporobolus heterolepis / Prairie Dropseed	283
GC #3	311 sf
Azoreum canadense / Wild Ginger	38
Carex albicans / White-tinged Sedge	94
Carex jamesii / James' Sedge	94
Carex pennsylvanica / Pennsylvania Sedge	94
Carex rosea / Rosy Sedge	94
Hydrophyllum virginianum / Virginia Waterleaf	14
Polemonium reptans / Greek Volester	32
GC #4	135 sf
Carex bicknellii / Prairie Sedge	200
GC #5	200 sf
Allium cernuum / Nodding Onion	30
Carex albicans / White-tinged Sedge	30
Eragrostis spectabilis / Purple Lovegrass	225
Geum triflorum / Prairie Smoke	15
GC #6	2,276 sf
Carex albicans / White-tinged Sedge	341
Carex jamesii / James' Sedge	341
Carex pennsylvanica / Pennsylvania Sedge	2,214
Carex rosea / Rosy Sedge	511
TURF	276 sf

LANDSCAPE PLAN | MULTIFAMILY ROOF



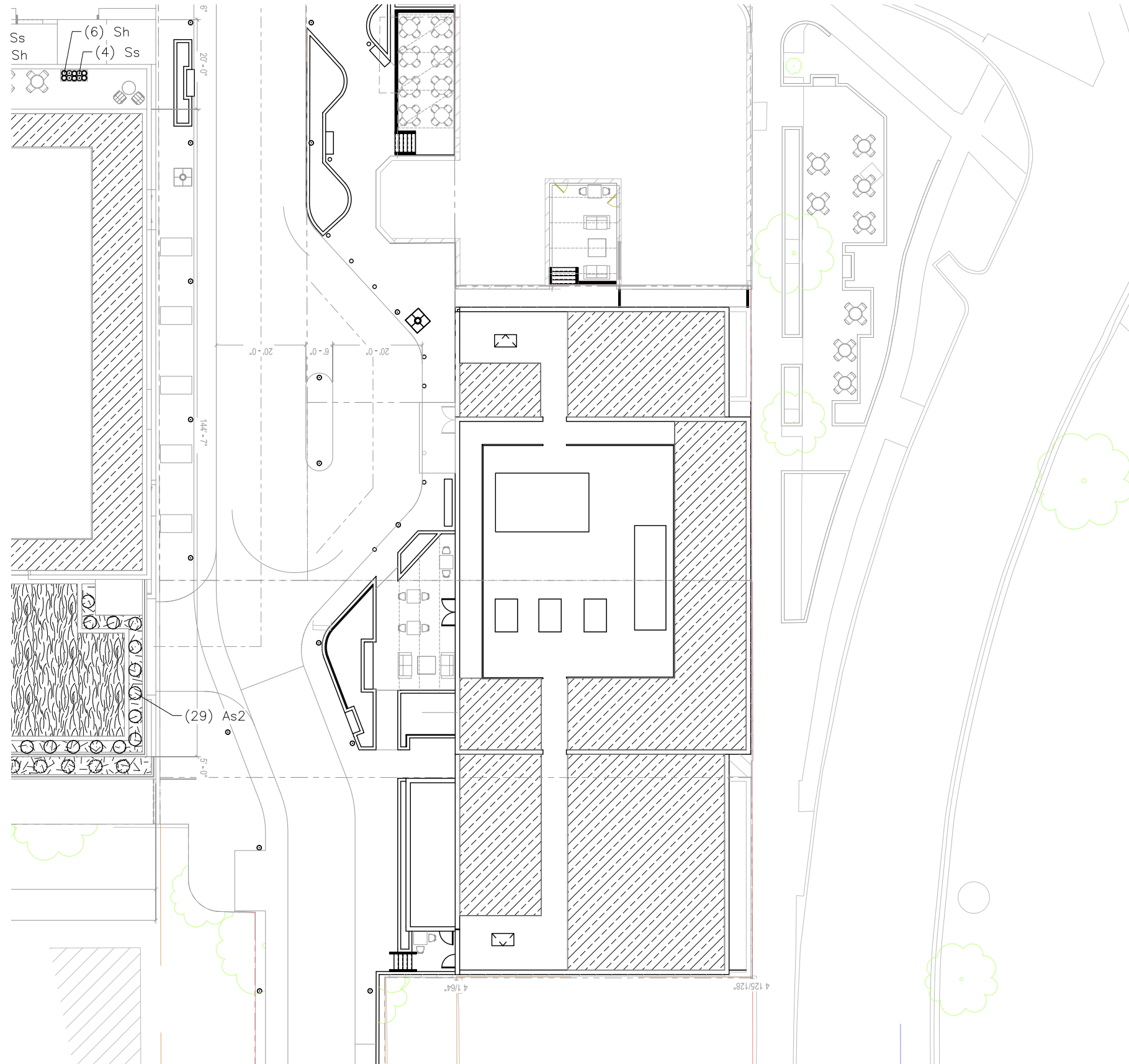
PLANT SCHEDULE ROOF

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 'UCONNAMD12' / 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	Schizanthus scapularum / Little Bluestem	Cont.	1 Gal.	14
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	46

CONCEPT PLANT SCHEDULE ROOF

	GREEN ROOF 4\" TRAY	5,685 sf
	GREEN ROOF 8\" TYPE 1	3,142 sf
	Anemone canadensis / Canadian Anemone	146
	Bouteloua curtipendula / Side Oats Grama	588
	Carex bicknellii / Prairie Sedge	882
	Coreopsis palmata / Stiff Tickseed	294
	Daleia purpurea / Purple Prairie Clover	294
	Eragrostis spectabilis / Purple Lovegrass	588
	Geum triflorum / Prairie Smoke	294
	Heuchera richardsonii / Prairie Alum Root	220
	Koeleria macrantha / Prairie Junegrass	734
	Liatris aspera / Rough Blazing Star	294
	Monarda punctata / Spotted Horsemint	146
	Rudbeckia fulgida / Coneflower	146
	Schizanthus scapularum / Little Bluestem	588
	Sedum ternatum / Wild Stonecrop	882
	Sporobolus heterolepis / Prairie Dropseed	1,248
	GREEN ROOF 8\" TYPE 2	910 sf
	Allium cernuum / Nodding Onion	212
	Anemone canadensis / Canadian Anemone	170
	Asclepias verticillata / Whorled Milkweed	64
	Carex bicknellii / Prairie Sedge	680
	Koeleria macrantha / Prairie Junegrass	318
	Sporobolus heterolepis / Prairie Dropseed	680
	GREEN ROOF 6\" TYPE 1	149 sf
	Anemone canadensis / Canadian Anemone	52
	Carex albicans / White-linged Sedge	157
	Carex jamesii / James Sedge	52
	Carex pensylvanica / Pennsylvania Sedge	87
	GREEN ROOF 24\" TYPE 1	1,908 sf
	Allium cernuum / Nodding Onion	446
	Asclepias verticillata / Whorled Milkweed	134
	Carex bicknellii / Prairie Sedge	3,034
	Eragrostis spectabilis / Purple Lovegrass	846
	GREEN ROOF 24\" TYPE 2	60 sf
	Callitriche trivulcrata / Purple Poppymallow	28
	Geum triflorum / Prairie Smoke	78
	Ruellia humilis / Wild Petunia	36
	GREEN ROOF 24\" TYPE 3	356 sf
	Eragrostis spectabilis / Purple Lovegrass	167
	Koeleria macrantha / Prairie Junegrass	291
	Sporobolus heterolepis / Prairie Dropseed	375
	GREEN ROOF 48\" TYPE 1	533 sf
	Asclepias tuberosa / Butterfly Milkweed	87
	Bouteloua curtipendula / Side Oats Grama	187
	Carex bicknellii / Prairie Sedge	374
	Coreopsis palmata / Stiff Tickseed	100
	Eragrostis spectabilis / Purple Lovegrass	249
	Koeleria macrantha / Prairie Junegrass	150
	Liatris pycnostachya / Gayfeather	100

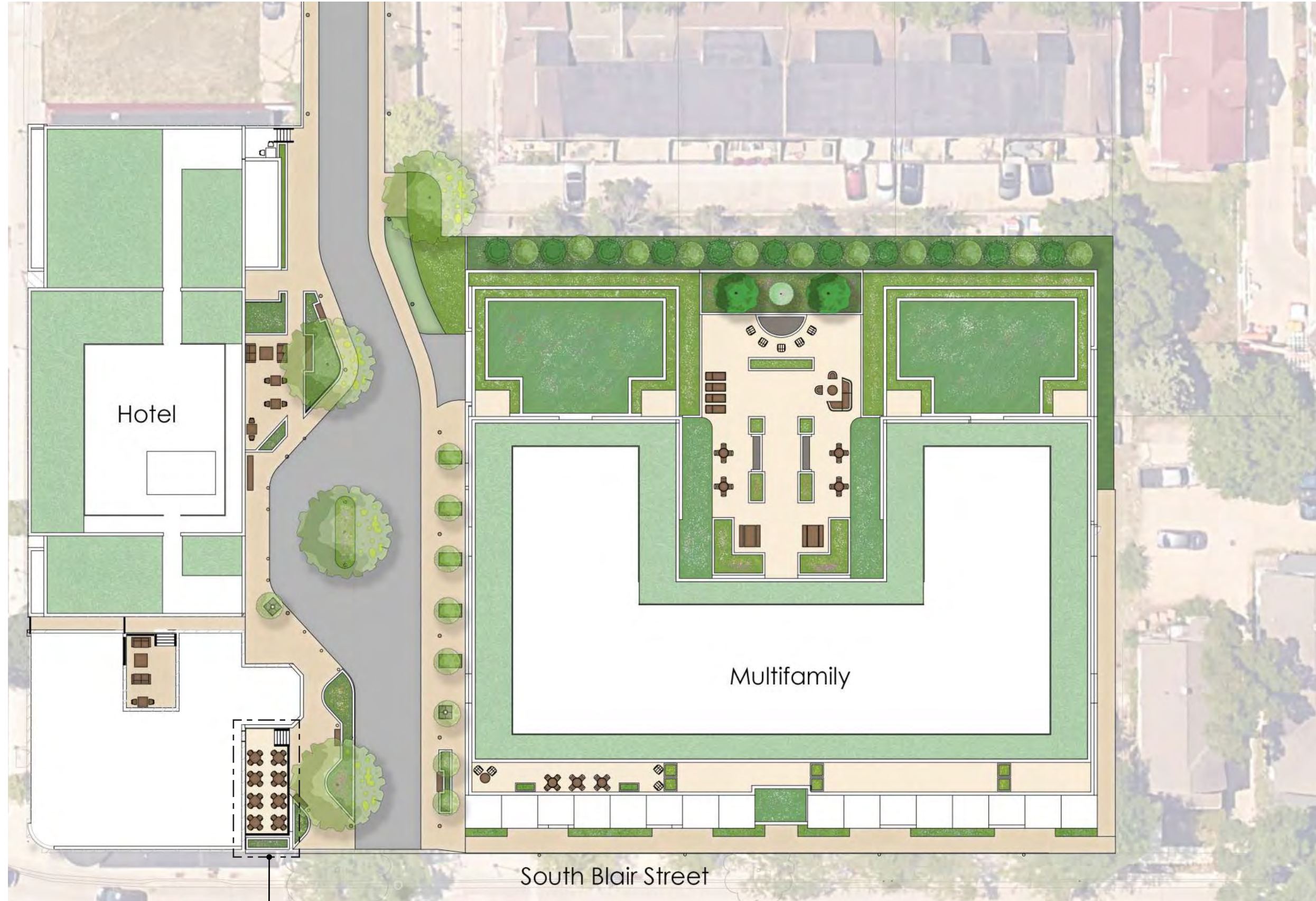
LANDSCAPE PLAN | HOTEL ROOF



CONCEPT PLANT SCHEDULE HOTEL ROOF

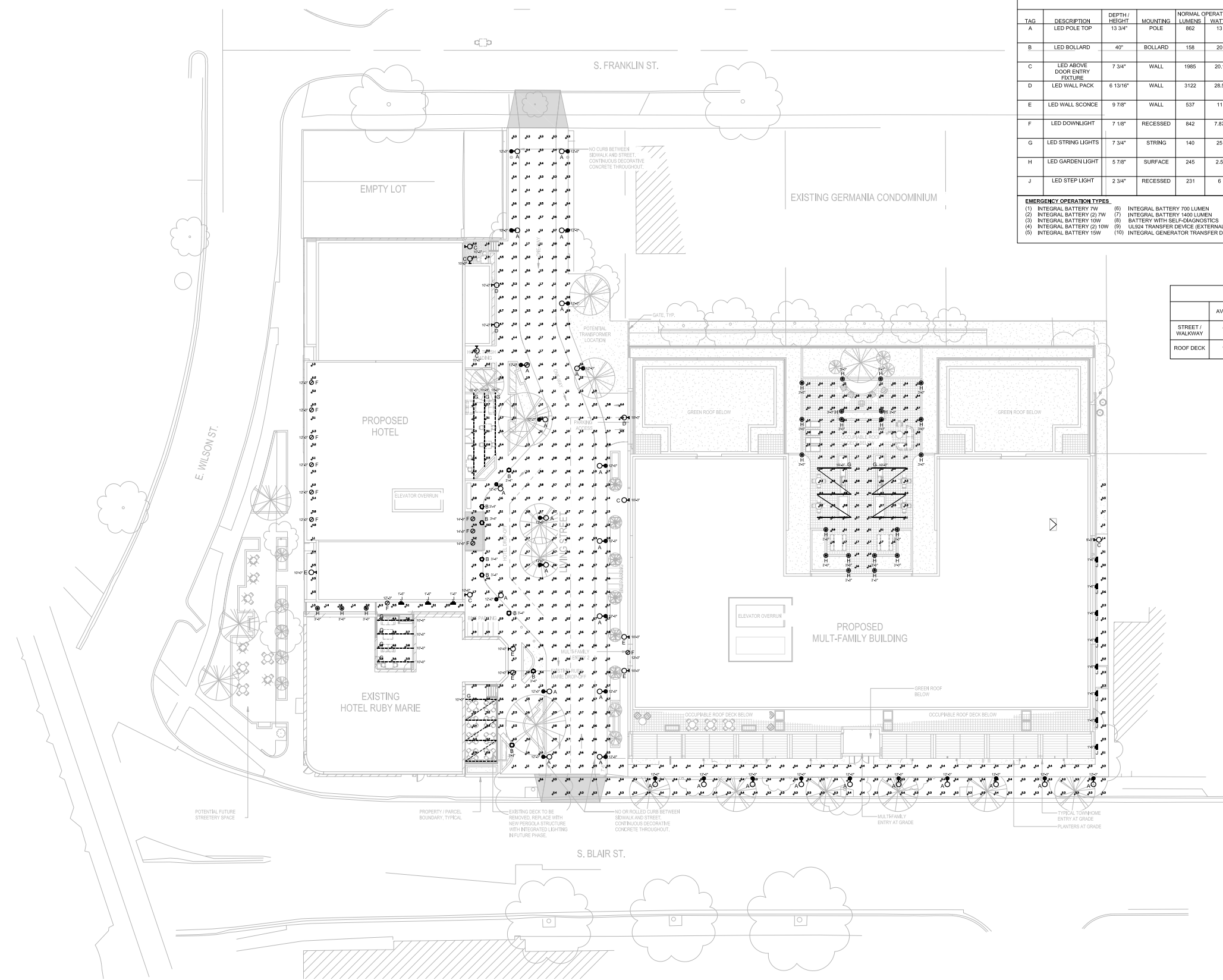
GREEN ROOF 4" TRAY 5,234 sf

RENDERED LANDSCAPE PLAN



(NEW DECK STRUCTURE INTENDED FOR FUTURE SUBMITTAL)

PHOTOMETRIC PLAN



LUMINAIRE SCHEDULE															
TAG	DESCRIPTION	DEPTH / HEIGHT	MOUNTING	NORMAL OPERATION LUMENS	OPERATION WATTS	EMERGENCY OPERATION LUMENS	EMERGENCY OPERATION 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 SCONCE	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:
 (1) INTEGRAL BATTERY 7W (6) INTEGRAL BATTERY 700 LUMEN
 (2) INTEGRAL BATTERY (2) 7W (7) INTEGRAL BATTERY 1400 LUMEN
 (3) INTEGRAL BATTERY 10W (8) BATTERY WITH SELF-DIAGNOSTICS
 (4) INTEGRAL BATTERY (2) 10W (9) UL524 TRANSFER DEVICE (EXTERNAL OR INTERNAL)
 (5) INTEGRAL BATTERY 15W (10) INTEGRAL GENERATOR TRANSFER DEVICE

INTEGRATED CONTROL TYPES:
 (1) WIRED - CAT 5e
 (2) WIRED - CAT 6
 (3) WIRELESS

INTEGRATED SENSOR TYPES:
 (1) PASSIVE INFRARED
 (2) ULTRASONIC
 (3) DUAL TECHNOLOGY (PIR+ULTRASONIC)
 (4) DIMMING PHOTOCELL

GENERAL NOTES:

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 spikes in three different outdoor scenes, outdoor and indoor with use in paths, courtyards and on terraces. These are available in warm white, neutral white and cool white. The earth spike mounting allows for flexible and portable installation. Reinforced polycarbonate. Three 1/2" x 1/2" x 1/2" glass.

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


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

Technical drawings and details are available at www.beca.com.

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

Outdoor Luminaire Options	Outdoor Luminaire Cylinder	Outdoor Luminaire Cylinder w/ ring
2700K with earth spike 1.9m 2.5m 3.2m 7.4m	2700K with earth spike 1.9m 2.5m 3.2m 7.4m	2700K with earth spike 1.9m 2.5m 3.2m 7.4m
3000K with earth spike 1.9m 2.5m 3.2m 7.4m	3000K with earth spike 1.9m 2.5m 3.2m 7.4m	3000K with earth spike 1.9m 2.5m 3.2m 7.4m
3500K with earth spike 1.9m 2.5m 3.2m 7.4m	3500K with earth spike 1.9m 2.5m 3.2m 7.4m	3500K with earth spike 1.9m 2.5m 3.2m 7.4m
4000K with earth spike 1.9m 2.5m 3.2m 7.4m	4000K with earth spike 1.9m 2.5m 3.2m 7.4m	4000K with earth spike 1.9m 2.5m 3.2m 7.4m

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 modern luminaire design. With an elegant luminaire in straight or curved. These luminaires are perfect architectural elements.

Clear acrylic and copper. Three 1/2" x 1/2" x 1/2" glass.

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

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


Natural bronze and copper. Tone and weather factors will create the natural patina of brass over time.

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

In the table are compatible BECA luminaire made of copper with suitable LED replacement modules. A complete version including technical data of all BECA poles and armatures units is given on page 102 - 103.

Wall Luminaire	Pole-top Luminaire	Luminaire Detail
2700K 1.9m 2.5m 3.2m 7.4m	2700K 1.9m 2.5m 3.2m 7.4m	2700K 1.9m 2.5m 3.2m 7.4m
3000K 1.9m 2.5m 3.2m 7.4m	3000K 1.9m 2.5m 3.2m 7.4m	3000K 1.9m 2.5m 3.2m 7.4m
3500K 1.9m 2.5m 3.2m 7.4m	3500K 1.9m 2.5m 3.2m 7.4m	3500K 1.9m 2.5m 3.2m 7.4m
4000K 1.9m 2.5m 3.2m 7.4m	4000K 1.9m 2.5m 3.2m 7.4m	4000K 1.9m 2.5m 3.2m 7.4m

STEP LIGHTS



Recessed wall luminaire

Recessed wall luminaire with integrated light distribution.

For details, BECA has set the standard for recessed wall luminaires worldwide. These include the design, the choice of materials and quality assurance. BECA is constantly committed to quality across all projects, ensuring that this new approach to recessed wall luminaires.

Recessed wall luminaire with earth spike in three different outdoor scenes, outdoor and indoor with use in paths, courtyards and on terraces. These are available in warm white, neutral white and cool white. The earth spike mounting allows for flexible and portable installation. Reinforced polycarbonate. Three 1/2" x 1/2" x 1/2" glass.

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

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

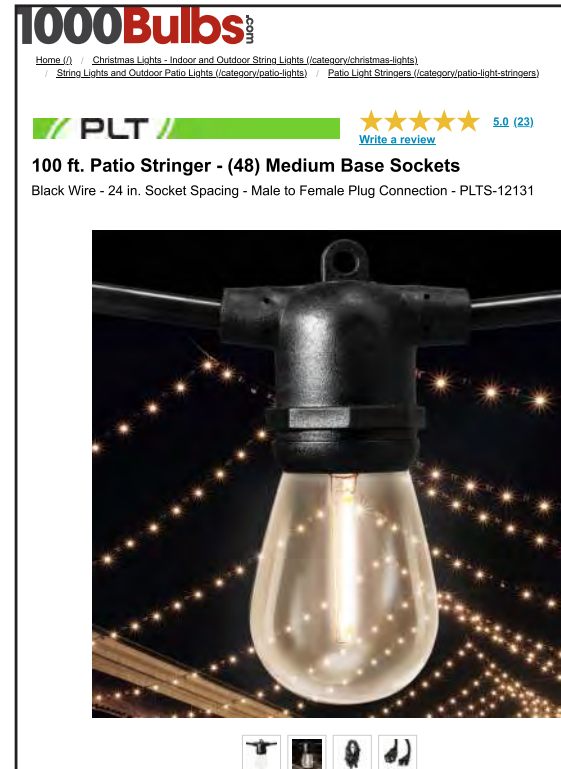
Natural bronze and copper. Tone and weather factors will create the natural patina of brass over time.

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

Recessed wall luminaire	Recessed wall luminaire	Recessed wall luminaire
2700K 1.9m 2.5m 3.2m 7.4m	2700K 1.9m 2.5m 3.2m 7.4m	2700K 1.9m 2.5m 3.2m 7.4m
3000K 1.9m 2.5m 3.2m 7.4m	3000K 1.9m 2.5m 3.2m 7.4m	3000K 1.9m 2.5m 3.2m 7.4m
3500K 1.9m 2.5m 3.2m 7.4m	3500K 1.9m 2.5m 3.2m 7.4m	3500K 1.9m 2.5m 3.2m 7.4m
4000K 1.9m 2.5m 3.2m 7.4m	4000K 1.9m 2.5m 3.2m 7.4m	4000K 1.9m 2.5m 3.2m 7.4m

SITE LIGHTING

STRING LIGHTS



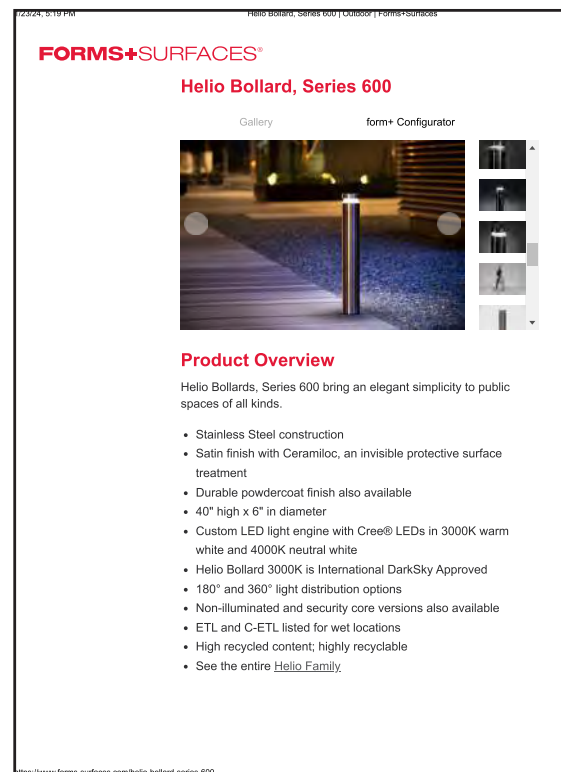
1000Bulbs

Home / Christmas Lights - Indoor and Outdoor String 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

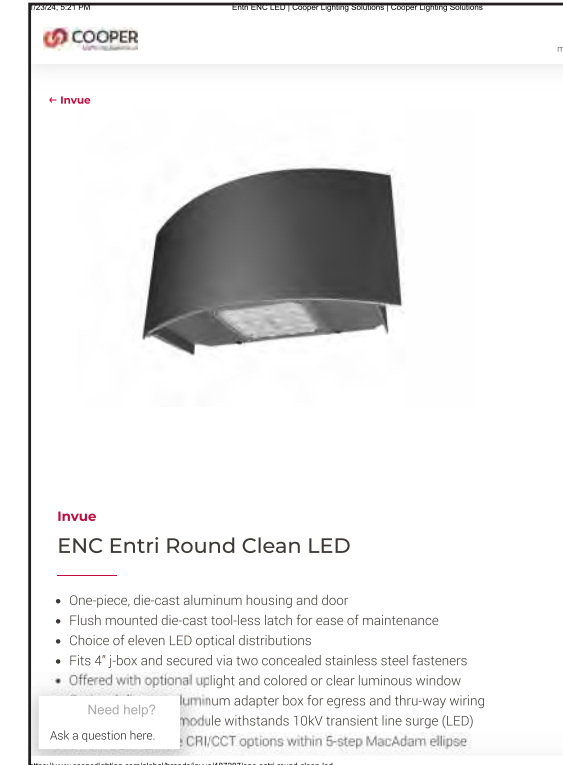
Gallery form+ Configurator

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
3.5 inch
4.4 inch **5.9 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



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