



VANDEWALLE & ASSOCIATES INC.

Monday, May 13, 2024

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

RE: JCAP Blair/Wilson Street Project
Version 3

The attached revised 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.

This resubmittal reflects the comments from the April 15, 2024 Landmarks Commission with a focus on design refinement to align more closely with the Blair Street context. Design changes include further integration of beaux arts detailing along the lower two stories of the Blair Street façade (arch windows, window sequencing), removal of metal panels along the Blair Street façade (except upper floor setback), and further enhancement of the brick/architectural detailing.

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

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.

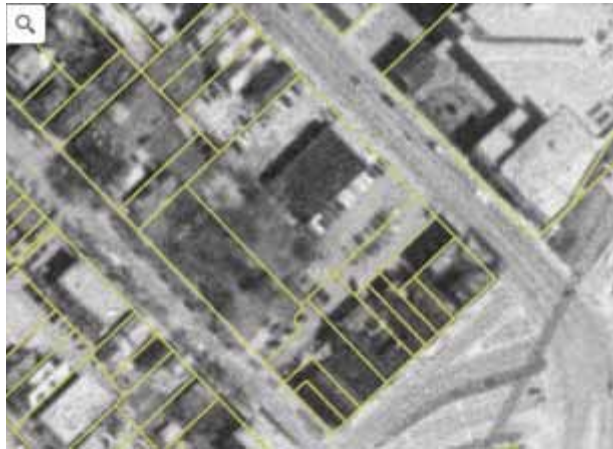
Existing Conditions (DCIMAP):



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 along Blair Street 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.

- Focus on beaux arts inspired detailing along the pedestrian level expression, including arched first floor windows, window grouping, and brick detailing.
- 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



CITY OF MADISON LAND USE APPLICATION

WILSON + BLAIR DEVELOPMENT

506 / 508 / 510 / 514 / 516 / 518 E Wilson
 134 / 140 / 148 S Blair St

KAHLER SLATER PROJECT: 223014.00
 05/13/2024



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SHEET NUMBER	SHEET NAME
000	COVER SHEET

CIVIL SHEET INDEX	
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0200	DEMOLITION PLAN
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0500	SITE PLAN - E. WILSON STREET
0600	TYPICAL GRADING PLAN
0700	GRADING PLAN - S. BLAIR STREET
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0900	PROPOSED CONTROLS PLAN
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1302	HOTEL ROOF LANDSCAPE PLAN
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SHEET NUMBER	SHEET NAME
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A002	LOWER LEVEL 1/F PLAN
A003	FIRST FLOOR PLAN
A004	SECOND FLOOR PLAN
A005	THIRD FLOOR PLAN
A006	FOURTH FLOOR PLAN
A007	FIFTH FLOOR PLAN
A008	PHYSICAL FLOOR PLAN (P-F)
A009	APRIL FLOOR PLAN
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A011	EXTERIOR ELEVATION
A012	EXTERIOR ELEVATION
A013	EXTERIOR ELEVATION
A014	EXTERIOR ELEVATION
A015	EXTERIOR ELEVATION
A016	EXTERIOR RENDERINGS
A017	EXTERIOR RENDERINGS
A018	EXTERIOR RENDERINGS
A019	EXTERIOR RENDERINGS
A020	EXTERIOR RENDERINGS
A021	EXTERIOR RENDERINGS
A022	EXTERIOR RENDERINGS
A023	EXTERIOR RENDERINGS
A024	EXTERIOR RENDERINGS
A025	EXTERIOR RENDERINGS
A026	BUILDING SECTION

ARCHITECTURAL SHEET INDEX - HOTEL	
SHEET NUMBER	SHEET NAME
A1100	HOTEL - BASEMENT FLOOR PLAN
A1101	HOTEL - 1ST FLOOR PLAN
A1102	HOTEL - 2ND FLOOR PLAN
A1103	HOTEL - 3RD FLOOR PLAN
A1104	HOTEL - PHYSICAL FLOOR PLAN (P-F)
A1105	HOTEL - ROOF PLAN
A1106	HOTEL - EXTERIOR ELEVATIONS
A1107	HOTEL - EXTERIOR ELEVATIONS
A1108	HOTEL - EXTERIOR ELEVATIONS
A1109	HOTEL - BUILDING SECTIONS

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Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date

05/13/2024

WILSON + BLAIR DEVELOPMENT

506 / 508 / 510 / 514 / 516 / 518 E Wilson
 134 / 140 / 148 S Blair St

Project No.
 223014.00

Sheet Title
 COVER SHEET

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Sheet No.
 G000

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GRAPHIC SCALE: FEET
 0 10 20 40

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS
 Drawing Date
 03/20/2024

WILSON + BLAIR DEVELOPMENT

508 + 508 + 510 + 514 + 516 + 518 E Wilson
 134 + 140 + 148 S Blair St

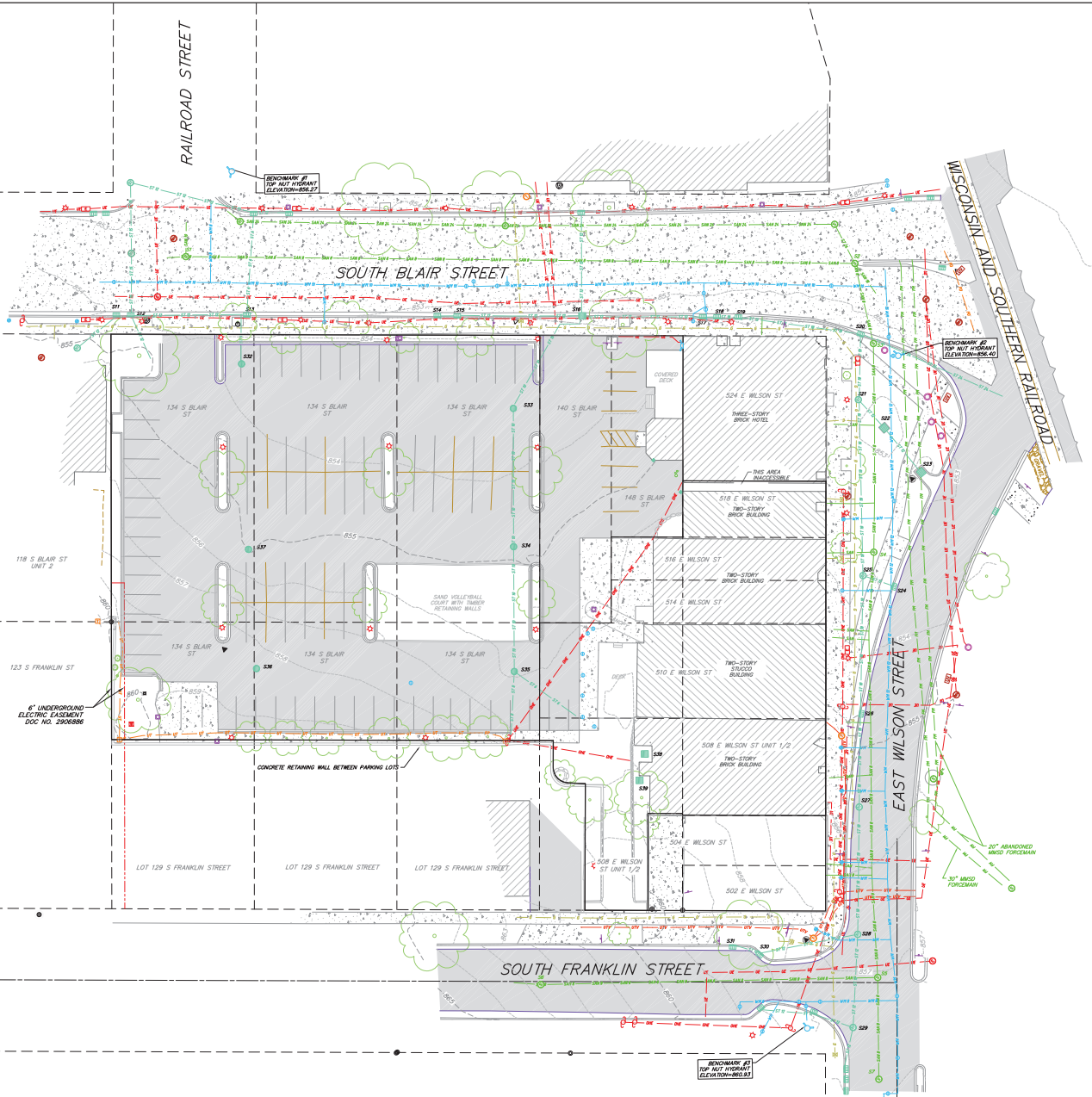
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Sheet Title

EXISTING CONDITIONS PLAN

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 125 South Park Street, Suite 4754, | Chicago, Illinois 60603
 Telephone: 312.784.6110

C100

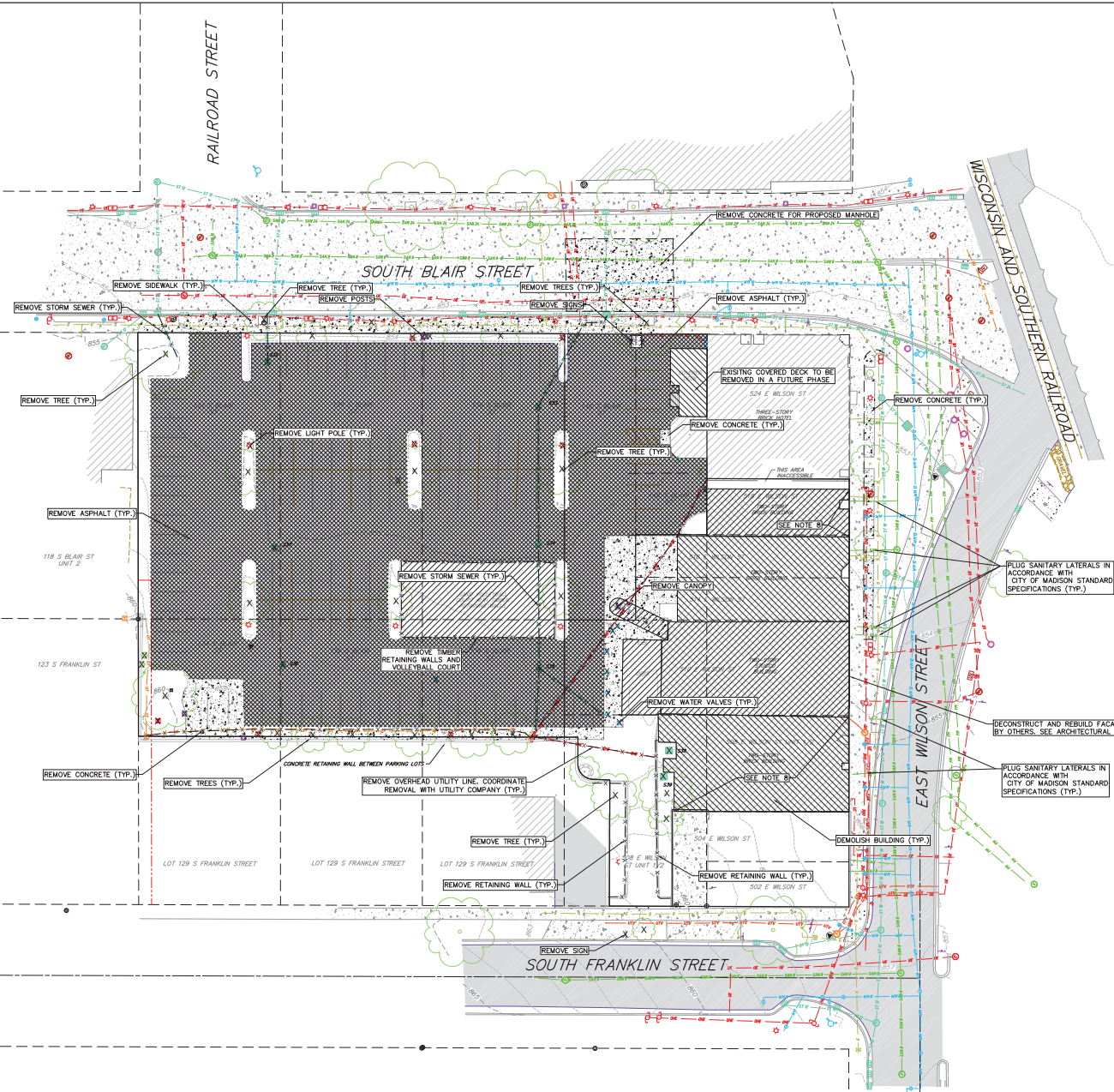
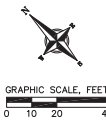


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			854.69	W
S12	CM	854.29	854.72	NW
			854.4	S
			854.43	NE
			854.05	SW
S13	CM	853.77	852.20	N
			851.49	SW
S14	CM	854.28	852.27	SE
S15	CM	854.28	854.4	NW
			854.47	SE
S16	FR	854.78	848.16	NW
			848.47	SE
			848.51	NE
			848.0	W
S17	CM	854.0	849.20	NW
			849.7	SE
S18	CM	854.0	848.5	NW
			848.10	SE
S19	CM	854.0	848.10	NW
			848.49	SE
S20	CM	854.17	848.18	NW
			848.28	SE
			848.21	SW
S21	STMA	854.0	854.0	CENTER
S22	FR	854.10	84.27	N
			84.20	SE
S23	FR	854.28	854.04	N
S24	CM	853.77	851.09	NW
S25	STMA	854.0	848.0	CENTER
S26	CM	854.46	854.1	CENTER
S27	STMA	854.0	854.0	NE
S28	STMA	854.0	854.0	NE
			854.0	SW
			854.0	SW
S29	STMA	854.14	854.14	NE
			854.0	SW
S30	CM	854.0	854.32	NW
			854.07	SE
S31	CM	854.46	854.0	SE
			848.53	NW
S32	FR	854.0	854.29	NE
S33	FR	854.0	854.0	SW
			854.07	E
S34	FR	854.46	854.0	CENTER
S35	FR	854.07	854.0	NE
			854.21	S
			854.81	SW
S36	FR	854.0	-	MULTI
S37	FR	861.04	-	MULTI
S38	FR	861.04	-	YARD IN
S39	FR	861.04	-	YARD IN

NAME	TYPE	HW	INVERT	DIRECTION
S1	SAH	854.28	848.25	NE
			841.45	SE
S2	SAH	854.28	848.25	N
			846.75	S
			842.00	NW
			842.4	SW
S3	SAH	853.22	842.05	SE
			842.28	SW
			842.2	SW
S4	SAH	853.22	842.2	SW
			846.75	SW
			846.0	NW
S5	SAH	854.0	848.1	NE
			848.25	SW
			841.20	NW
S6	SAH	854.0	851.74	NE
			851.20	NW
S7	SAH	853.72	848.0	NE
			854.47	SW

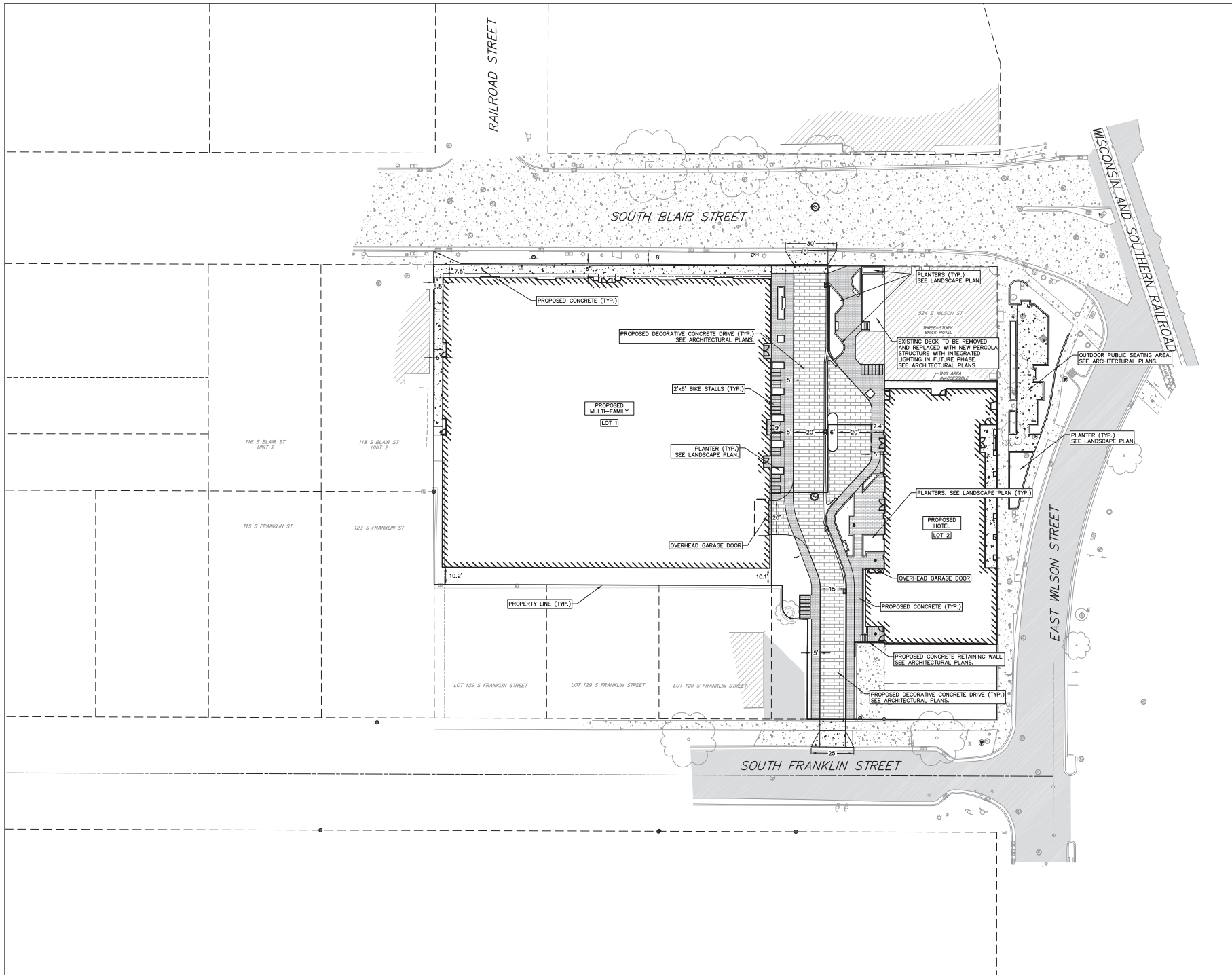
- NOTES:**
- This survey is based upon field survey work performed from September 21-28, 2023. Any changes in site conditions after September 28, 2023 are not reflected by this survey.
 - The existing property lines shown on this plan are based upon field measurements, surveys of record and the recorded plans.
 - This plan is referenced to the Wisconsin County Coordinate System - One Zone, NAD 83 (2011).
 - Elevations are based upon NAVD83 datum.
 - All underground utilities have been located per methods listed on the ground as maps provided by the utility owners and/or their authorized representatives. Markings are per OSHA's Utility locate markers: 2021500940, 2021500941, 2021500942, 2021500943, 2021500944, 2021500945, 2021500946, 2021500947, and 2021500948. No private locate request has been made. Therefore, the user warrant the location marked or mapped by others.
 - Sewer and water structures were surveyed. Sewer pipes are shown per the City of Madison utility website.
 - No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
 - This existing conditions plan was prepared at the request of Brian Johnson, JCAP Real Estate, 212 Waterloo Street, Eau Claire, WI 54601.

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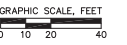


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Project No. JCAP
223014_00
Sheet Title
DEMOLITION PLAN

NOTES:
 1. This survey is based upon field survey work performed from September 21-28, 2023. Any changes in site conditions after September 29, 2023 are not reflected by this survey.
 2. The existing property lines shown on this plan are based upon final measurement, survey of record and the recorded deeds.
 3. This plan is referenced to the Wisconsin County Coordinate System—Dane Zone, NAD 83 (2011). Elevations are based upon NA1088 datum.
 4. All underground utilities have been located per markings placed on the ground as maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Owner's locate ticket numbers: 2023100940, 2023100945, 2023100947, 2023100974, 2023100976, 2023100978, 2023100979, 2023100982, and 2023100983. No private locate request was made. Verifier does not warrant the location marked or mapped by others.
 5. Sewer and water structures were surveyed. Sewer pipes are shown per the City of Madison utility website.
 6. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal public service facility. For information regarding these utilities contact the appropriate agencies.
 7. This existing operations plan was prepared at the request of Brian Johnson, JCAP Real Estate, 212 Waterloo Street, Eau Claire, WI 54601.



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Revisions

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WILSON + BLAIR DEVELOPMENT

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Sheet Title
OVERALL SITE PLAN

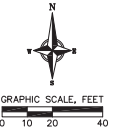
PLANT SCHEDULE GRADE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
CH	Cornus cockerifolia / Praline Seabird / Hackberry	8.8.B	1.5" Cal	20
GB	Quercus bicolor / Swamp White Oak	8.8.B	2.5" Cal	4
EVERGREEN TREES				
Jr	Juniperus virginiana / Blue Jay / Blue Eastern Redcedar	8.8.B	5' Ht.	12
DECIDUOUS SHRUBS				
A3	Amelanchier alabamica / Burning Spineberry	Cont.	2 Gal.	44
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	4
Ag	Aronia melanocarpa / Black Chokeberry	Cont.	2 Gal.	2
Co2	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	7
Co2	Ceanothus americanus / New Jersey Tea	Cont.	5 Gal.	1
Li	Lonicera dioica / Honeysuckle	Cont.	3 Gal.	2
Vc	Viburnum cassinoides / Winter Viburnum	Cont.	5 Gal.	2
EVERGREEN SHRUBS				
Bg	Buxus 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	3
Hj	Hydrangea ovata / Green Leafy Japanese Holly	Container	#3	8
PERENNIALS				
Ac	Alum. cernuum / Nodding Onion	Cont.	PHI	5
Co2	Coreopsis palmata / 3HT Tickseed	Cont.	PHI	7
Ep	Echinops pallidus / Pale Purple Coneflower	Cont.	1 Gal.	8
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	10
Lo	Liatris scariosa / Rough Blazing Star	Cont.	1 Gal.	15
Lp	Liatris pycnostachya / Gay's Feather	Cont.	1 Gal.	14
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	14
Rt	Rudbeckia hirta / Coneflower	Cont.	1 Gal.	10

GROUNDCOVER PLANT SCHEDULE GRADE

GC #1	Anemone canadensis / Canadian Anemone Carex lasiocarpa / Prairie Sedge Sporobolus heterolepis / Prairie Droopseed	352 sf TOTAL 108 PLUGS 210 PLUGS 210 PLUGS
GC #2	Carex lasiocarpa / White-winged Sedge Biogonon spectabile / Purple Lovegrass	252 sf TOTAL 284 PLUGS 94 PLUGS
GC #3	Anemone canadensis / White Sedge Carex lasiocarpa / White-winged Sedge Carex pennsylvanica / Juncus Sedge Carex pennsylvanica / Pennsylvania Sedge Carex rostrata / Reed Sedge Hydrachnum virgatum / Virginia Waterleaf Polypodium virginicum / Green Adiantum	507 sf TOTAL 60 PLUGS 60 PLUGS 114 PLUGS 114 PLUGS 334 PLUGS 22 PLUGS 34 PLUGS
GC #4	Carex lasiocarpa / White-winged Sedge	135 sf TOTAL 200 PLUGS
GC #5	Alum. cernuum / Nodding Onion Carex lasiocarpa / White-winged Sedge Carex lasiocarpa / White-winged Sedge Biogonon spectabile / Purple Lovegrass Geum triflorum / Prairie Smoke	200 sf TOTAL 39 PLUGS 129 PLUGS 99 PLUGS 36 PLUGS 15 PLUGS
GC #6	Carex lasiocarpa / Prairie Sedge Coreopsis palmata / 3HT Tickseed Echinops pallidus / Purple Prairie Clover Liatris scariosa / Rough Blazing Star Panicum virgatum / Switch Grass Sporobolus heterolepis / Prairie Droopseed	523 sf TOTAL 125 PLUGS 63 PLUGS 63 PLUGS 63 PLUGS 78 PLUGS 392 PLUGS
GC #7	Carex lasiocarpa / White-winged Sedge Carex pennsylvanica / Juncus Sedge Carex pennsylvanica / Pennsylvania Sedge Carex rostrata / Reed Sedge	2,276 sf TOTAL 341 PLUGS 341 PLUGS 2,214 PLUGS 511 PLUGS
TURE		276 sf TOTAL

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Refrains

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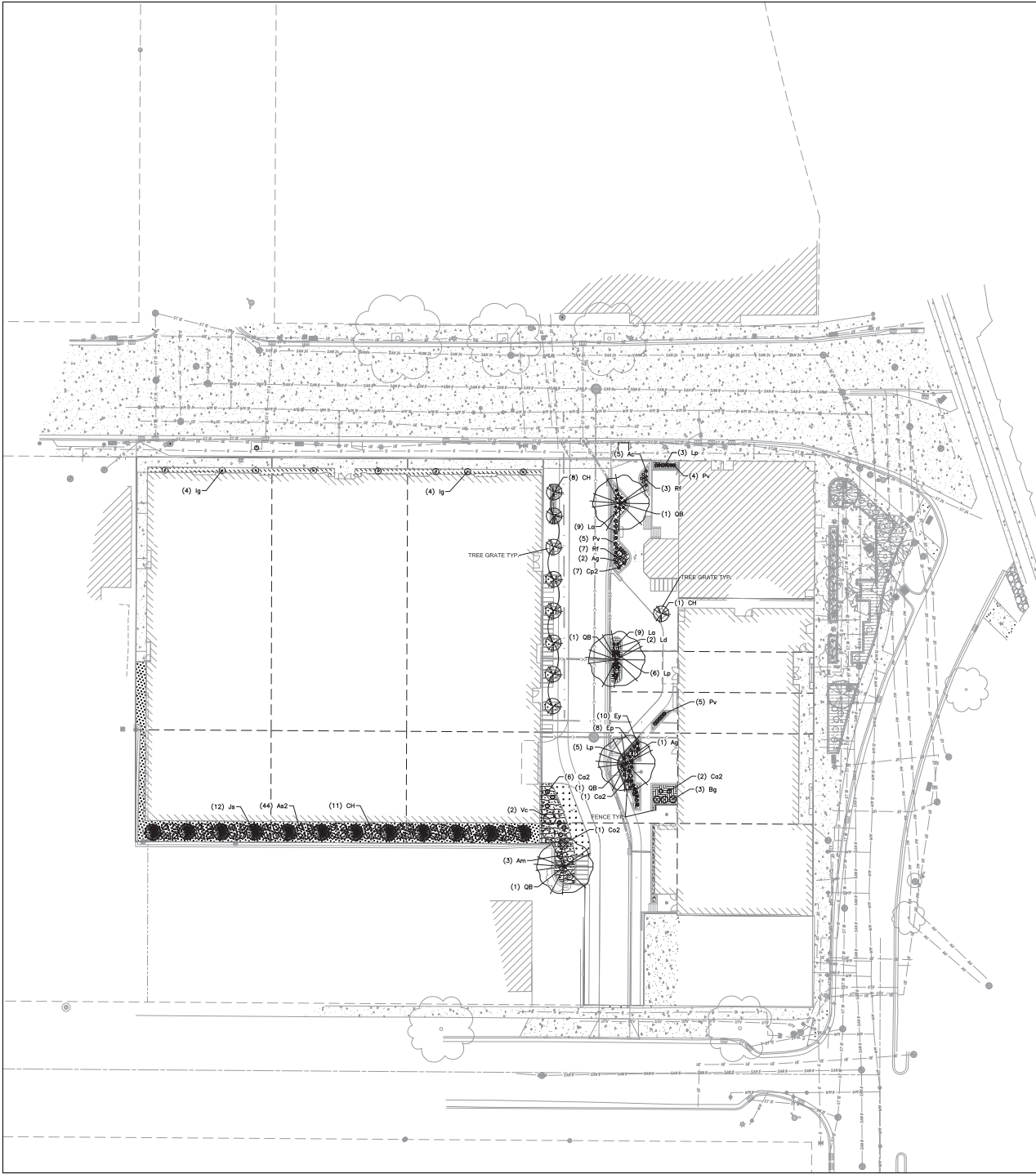
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LANDSCAPE PLAN

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PLANT SCHEDULE ROOF

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
Ey	<i>Osyris virginiana</i> / American Hophornbeam	B & B	2 1/2 cal	2
UNDERSTORY TREES				
Al	<i>Ambrosia trifida</i> / Ambrosia	B & B	4 ft.	1
DECIDUOUS SHRUBS				
Ac3	<i>Anemone canadensis</i> / Canadian Anemone	Cont.	2 Gal.	61
Am	<i>Aronia melanocarpa</i> / Black Chokeberry	Cont.	2 Gal.	4
Ag	<i>Aronia melanocarpa</i> / Ground Huggl Black Chokeberry	Cont.	2 Gal.	34
Co2	<i>Cornus occidentalis</i> / Buttonbush	Cont.	2 Gal.	2
Ca4	<i>Cornus americana</i> / American Highbush	Cont.	3 Gal.	2
PERENNIALS				
Ac3	<i>Anemone canadensis</i> / Canadian Anemone	Cont.	1 Gal.	11
Ey	<i>Erigeron canadensis</i> / Field Bindweed	Cont.	1 Gal.	8
Lp	<i>Liatris pycnostachya</i> / Gayletter	Cont.	1 Gal.	6
Pv	<i>Panicum virginicum</i> / Switch Grass	Cont.	1 Gal.	10
Rf	<i>Rudbeckia hirta</i> / Coneflower	Cont.	1 Gal.	6
Rf2	<i>Rudbeckia hirta</i> / Little Goldfinch / Little Goldfinch Coneflower	Cont.	1 Gal.	24
Ss	<i>Schizanthus lycopodium</i> / Little Bluestem	Cont.	1 Gal.	14
Sh	<i>Sporobolus heterolepis</i> / Prairie Droopseed	Cont.	1 Gal.	46

GREEN ROOF PLANT SCHEDULE

PRE-GROWN SEDUM TRAY SYSTEM 5,685 of TOTAL

GREEN ROOF 8" TYPE 1 3,142 of TOTAL
Anemone canadensis / Canadian Anemone 146 PLUGS
Rudbeckia hirta / Black Chokeberry 388 PLUGS
Carex lasiocarpa / Prairie Sedge 1,022 PLUGS
Cornus pallidiflora / Wild Rosewood 220 PLUGS
Polka purpurea / Purple Prairie Clover 220 PLUGS
Eragrostis spectabilis / Prairie Lovegrass 388 PLUGS
Spartina patens / Prairie Smartweed 294 PLUGS
Hesperis matronalis / Prairie Alum Root 146 PLUGS
Lobelia macrantha / Prairie Sungrass 294 PLUGS
Liatris pycnostachya / Gayletter 294 PLUGS
Rudbeckia hirta / Coneflower 146 PLUGS
Schizanthus lycopodium / Little Bluestem 388 PLUGS
Sporobolus heterolepis / Prairie Droopseed 1,248 PLUGS

GREEN ROOF 8" TYPE 2 910 of TOTAL
Alum cernuum / Nodding Onion 312 PLUGS
Anemone canadensis / Canadian Anemone 170 PLUGS
Rudbeckia hirta / Black Chokeberry 44 PLUGS
Carex lasiocarpa / Prairie Sedge 480 PLUGS
Lobelia macrantha / Prairie Sungrass 480 PLUGS
Sporobolus heterolepis / Prairie Droopseed 480 PLUGS

GREEN ROOF 8" TYPE 3 149 of TOTAL
Anemone canadensis / Canadian Anemone 32 PLUGS
Carex lasiocarpa / White-winged Sedge 157 PLUGS
Carex jamesii / James Sedge 52 PLUGS
Carex pensylvanica / Pennsylvania Sedge 67 PLUGS

GREEN ROOF 24" TYPE 1 1,908 of TOTAL
Alum cernuum / Nodding Onion 338 PLUGS
Carex lasiocarpa / Prairie Sedge 2,354 PLUGS
Polka purpurea / Purple Prairie Clover 338 PLUGS
Sporobolus heterolepis / Prairie Droopseed 894 PLUGS

GREEN ROOF 24" TYPE 2 69 of TOTAL
Anemone canadensis / Prairie Poppy-mallow 38 PLUGS
Spartina patens / Wild Prairie 31 PLUGS

GREEN ROOF 24" TYPE 3 356 of TOTAL
Carex lasiocarpa / Prairie Sedge 167 PLUGS
Eragrostis spectabilis / Prairie Lovegrass 167 PLUGS
Lobelia macrantha / Prairie Sungrass 122 PLUGS
Sporobolus heterolepis / Prairie Droopseed 99 PLUGS

GREEN ROOF 48" TYPE 1 533 of TOTAL
Rudbeckia hirta / Black Chokeberry 67 PLUGS
Rudbeckia hirta / Black Chokeberry 187 PLUGS
Carex lasiocarpa / Prairie Sedge 436 PLUGS
Cornus pallidiflora / Wild Rosewood 100 PLUGS
Lobelia macrantha / Prairie Sungrass 150 PLUGS
Liatris pycnostachya / Gayletter 100 PLUGS
Schizanthus lycopodium / Little Bluestem 187 PLUGS

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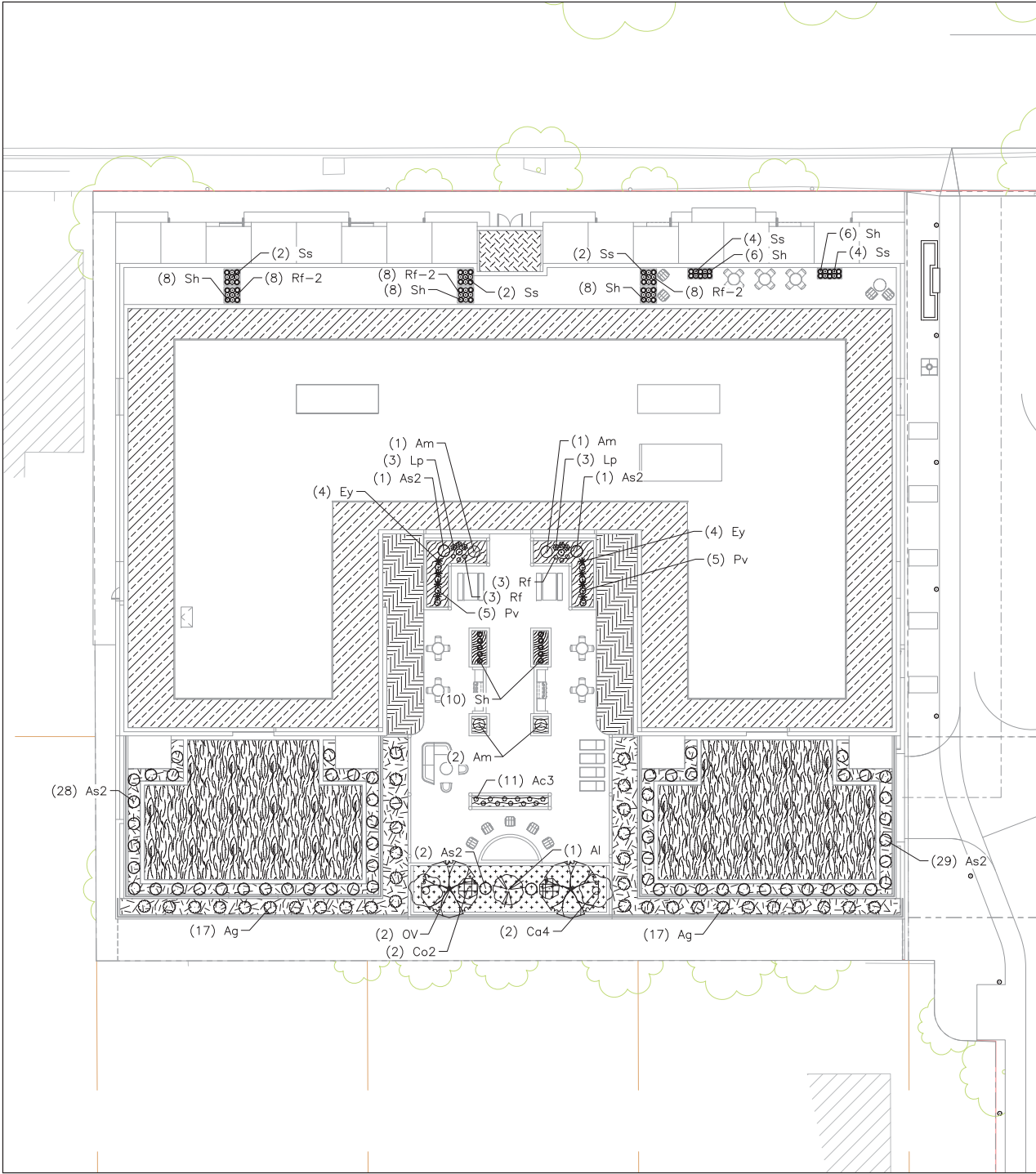
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 MULTIFAMILY ROOF
 LANDSCAPE PLAN

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PLANT MATERIAL NOTES

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN, WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE.

LANDSCAPE MATERIAL NOTES

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 602.011 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEED/SPRINKLED.
2. SUBSOIL UNDER RUMP AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN.
4. LANDSCAPE BEDS AND STONE BORDERS ARE SEPARATED FROM SEEDED AREAS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEARANCE #74" OR EQUAL, COLOR BLACK ANODIZED.
5. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6" DIAMETER MULCH RING AND SHOVEL OUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULANTS SHOULD BE APPLIED TOPICALLY AT THE 2" PLANTING PRIOR TO MULCH APPLICATION. APPLICATION RATES TO REFLECT MANUFACTURER SPECIFICATIONS.
6. FENCE SHOWN TO BE INSTALLED AS 'BOK MODERN – POST FREE FENCE PATTERN: A42' PER MANUFACTURER INSTRUCTIONS.
7. TREE GRATE SHOWN TO BE INSTALLED AS 'NEENAH FOUNDARY – 8726' PER MANUFACTURER INSTRUCTIONS.

SEEDING AND PLUG PLANTING NOTES

1. AREAS SHOWN AS TURF GRASS AND ALL UNLABELED DISTURBED AREAS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6") PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA, FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
4. INSTALL GROUNDCOVERS (GC) AS 2" x 2" x 4", 2.25" x 2.25" x 5" OR 2.5" x 2.5" x 3.5" ROOT MASS PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE GROUNDCOVER PLANT SCHEDULE. THROUGHOUT PLANTING, PLUG NUMBERS ARE APPROXIMATE BASED ON AREA. CONTRACTOR TO CONFIRM QUANTITIES, QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL AT GRACE AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS. PATTERN ACCORDING: APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. APPLY 2" OF CEDAR MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.
5. INSTALL 6" AND DEEPER GREEN ROOF SCHEDULE PLANTINGS AS 2" x 2" x 4", 2.25" x 2.25" x 6" OR 2.5" x 2.5" x 3.5" ROOT MASS PLUGS OR EQUAL. UTILIZE A SEMI-INTENSIVE OR INTENSIVE GREEN ROOF PLANTING SYSTEM AND MEDIA OF SPECIFIED DEPTH, IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS. PLUGS TO BE INSTALLED 4" ON CENTER IN A TRIANGULAR GRID PATTERN, WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS. PATTERN ACCORDING: PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES RESPECTIVELY THROUGHOUT PLANTING QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GREEN ROOF AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA. CONTRACTOR TO CONFIRM QUANTITIES. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. APPLY 2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION.
6. INSTALL 4" TRAY GREEN ROOF SCHEDULE PLANTINGS AS 'COLUMBIA GREEN TECHNOLOGIES PRE-GROWN TRAY SYSTEM PLANTS' OR EQUAL. INSTALL TRAYS PER MANUFACTURER SPECIFICATIONS IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS. ENSURE ALL SPECIES SELECTED FOR TRAY SYSTEM ARE TOLERANT OF CLIMATIC CONDITIONS AS SPECIFIED BY THE U.S. DEPARTMENT OF AGRICULTURE.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.

CITY OF MADISON STREET TREE NOTES

1. AN EXISTING INVENTORY OF STREET TREES LOCATED WITHIN THE RIGHT OF WAY SHALL BE INCLUDED ON THE SITE, DEMO, UTILITY, LANDSCAPE, GRADING, FIRE AERIAL, APPARATUS AND STREET TREE PLAN SETS. THE INVENTORY SHALL INCLUDE THE FOLLOWING: LOCATION, SIZE (DIAMETER AT 4 1/2 FEET), AND SPECIES OF EXISTING STREET TREES. THE INVENTORY SHOULD ALSO NOTE IF A STREET TREE IS PROPOSED TO BE REMOVED AND THE REASON FOR REMOVAL.
2. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
3. THE DEVELOPER SHALL SUBMIT A STREET TREE REPORT PERFORMED BY INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST PRIOR TO THE PLAN COMMISSION MEETING FOR CITY FORESTRY'S REVIEW OF PROJECT. THIS REPORT SHALL IDENTIFY ALL STREET TREES ON PROPOSED PROJECT SITE, SPECIES TYPE, CANOPY SPREAD, TREE CONDITION, PROPOSED TREE REMOVALS, THE IMPACTS OF PROPOSED CONSTRUCTION, AND ANY REQUESTED PRUNING.
4. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) – ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES. ADD FOLLOWING NOTE ON BOTH THE LANDSCAPE AND STREET TREE PLAN SETS: CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING.

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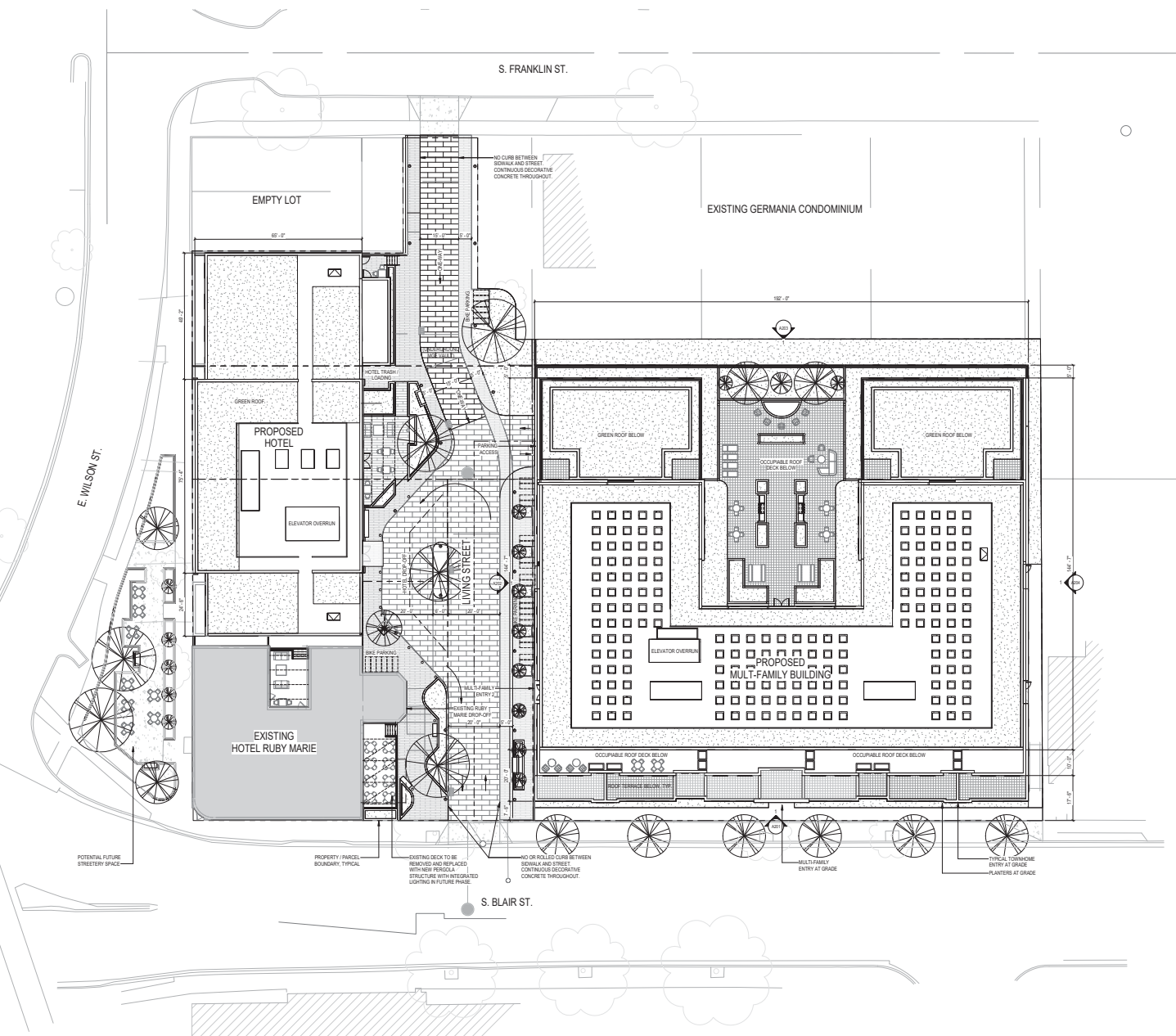
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 LANDSCAPE NOTES

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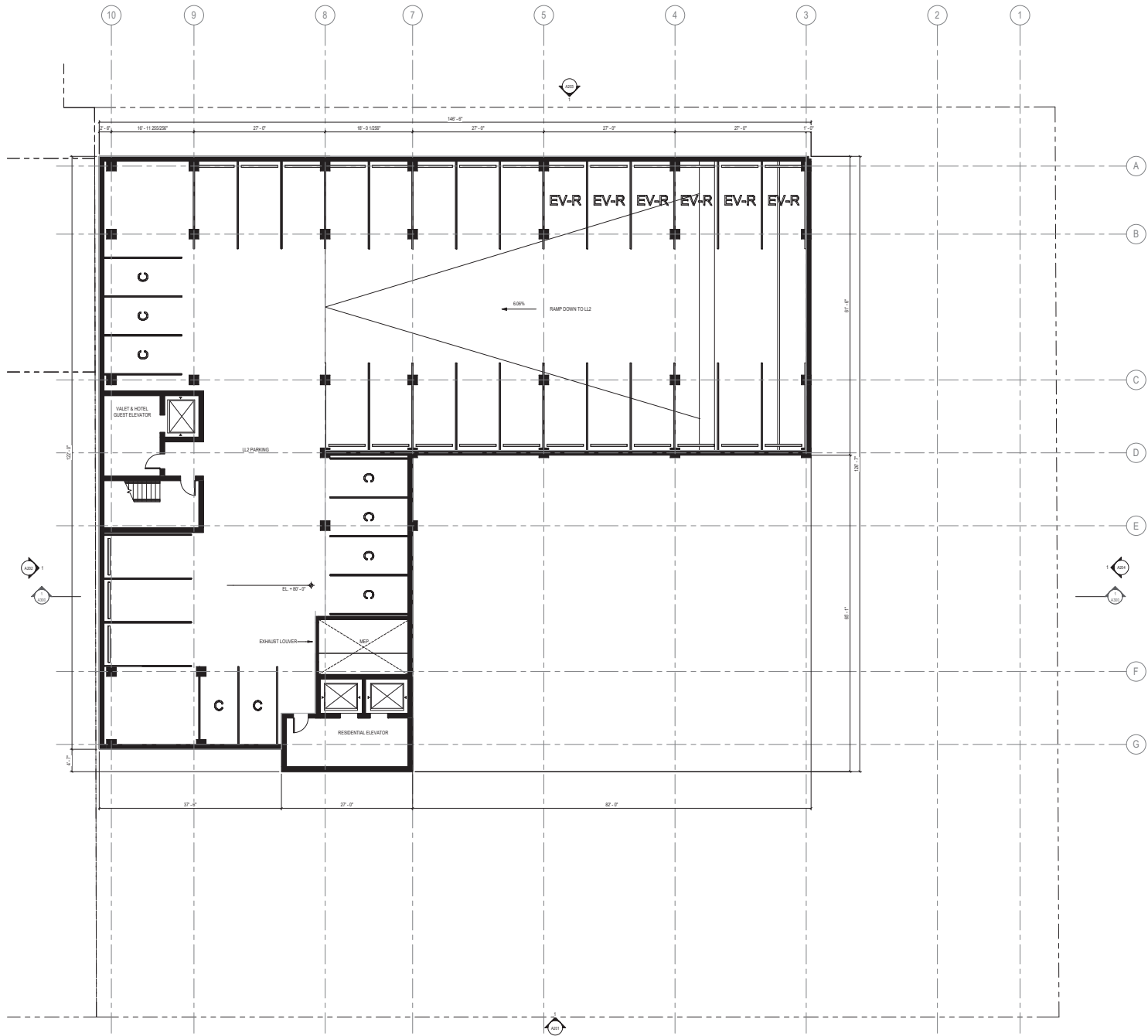
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ARCHITECTURAL SITE PLAN

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1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

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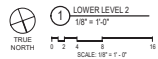
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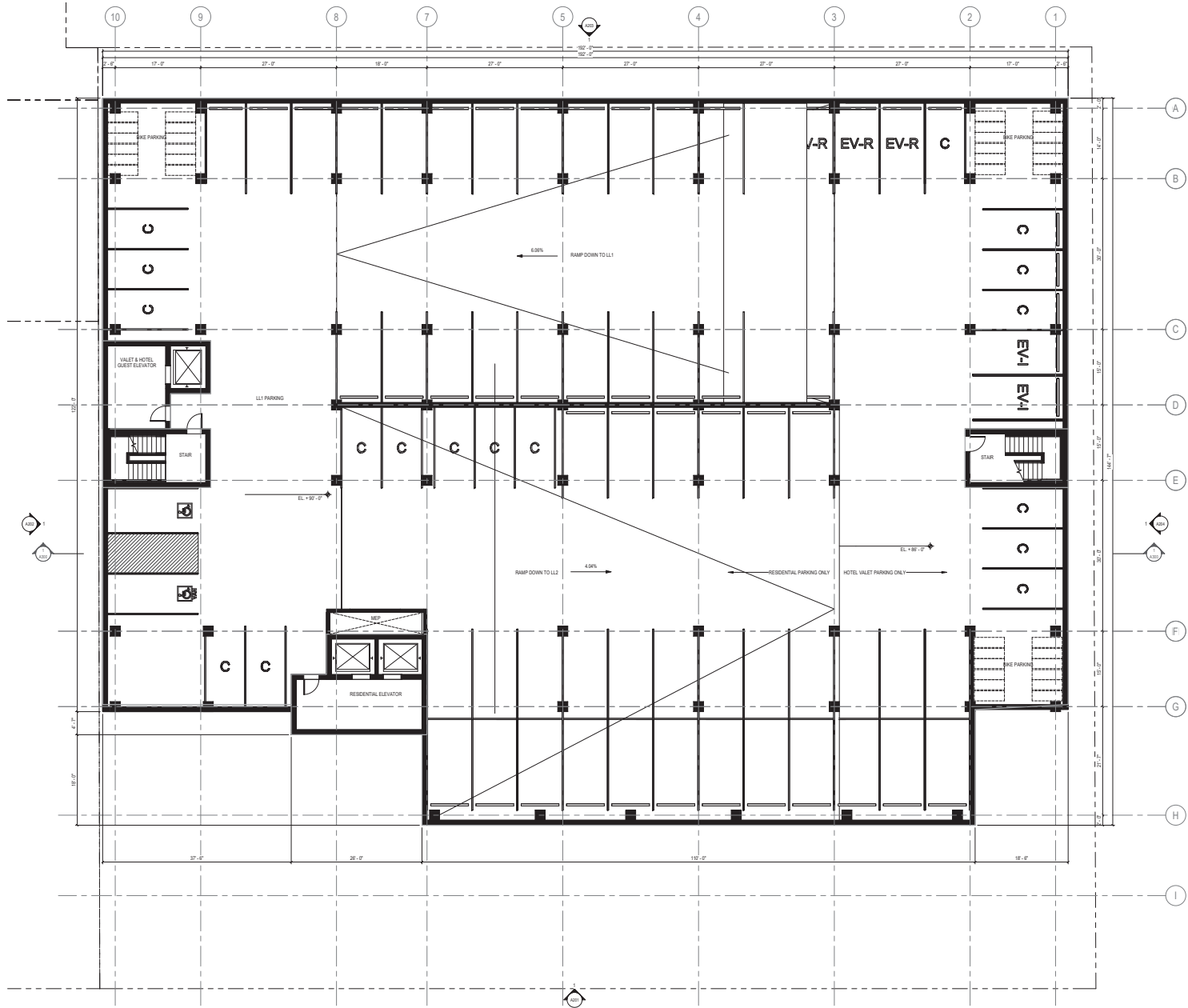
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LOWER LEVEL 2 PLAN

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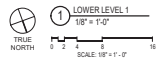
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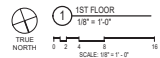
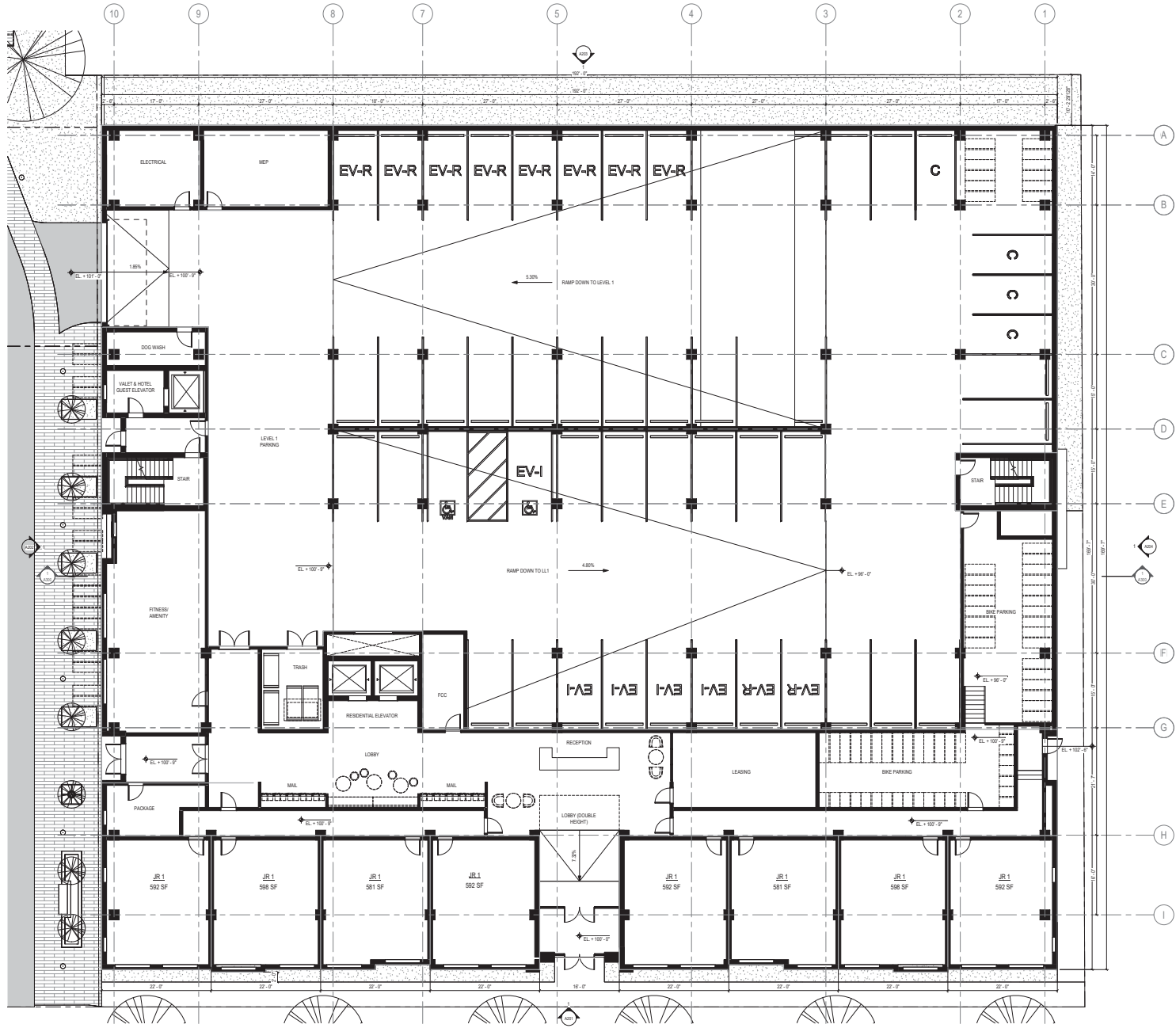
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LOWER LEVEL 1
1/8" = 1'-0"



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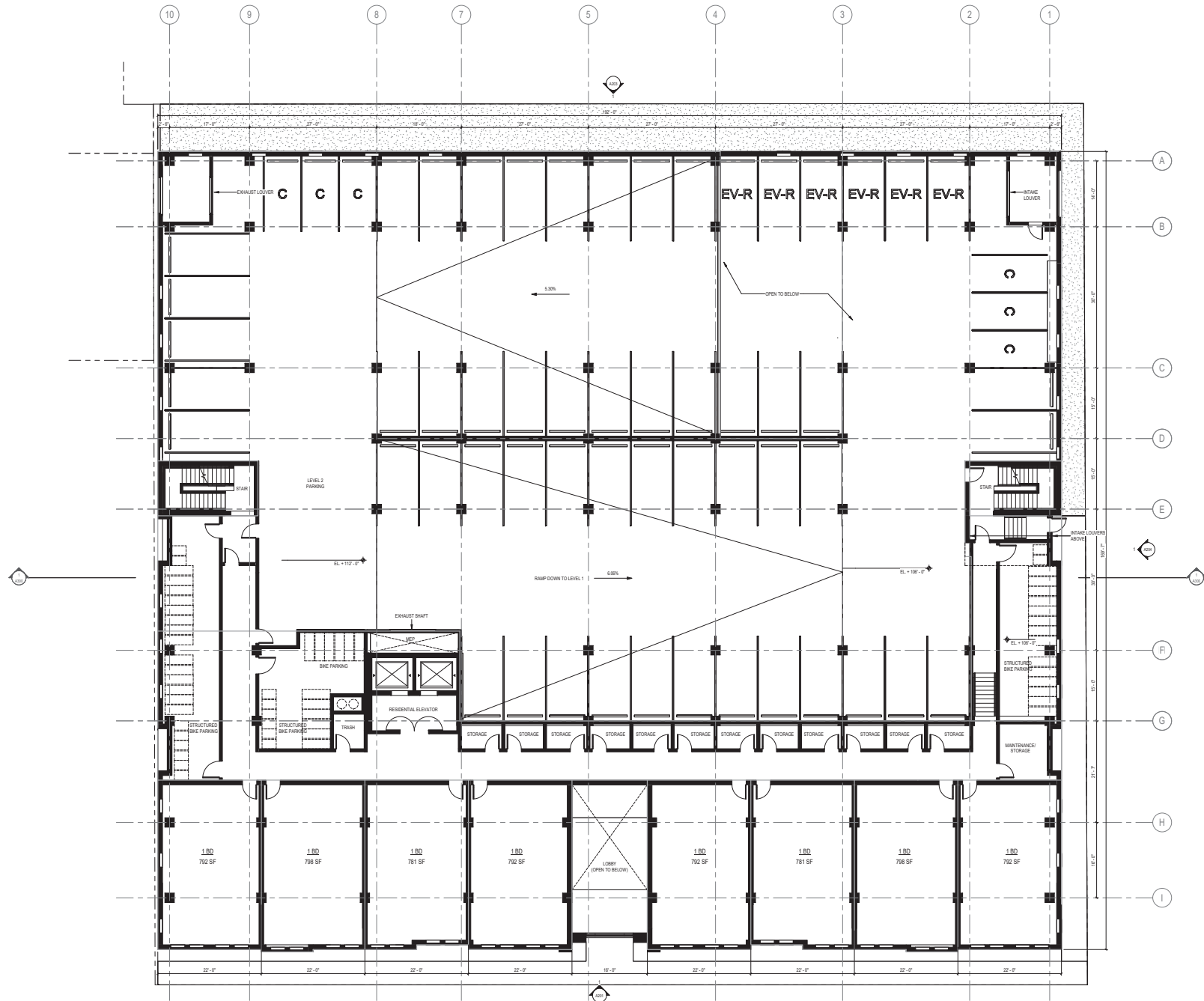
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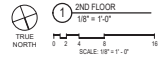
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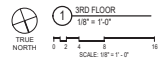
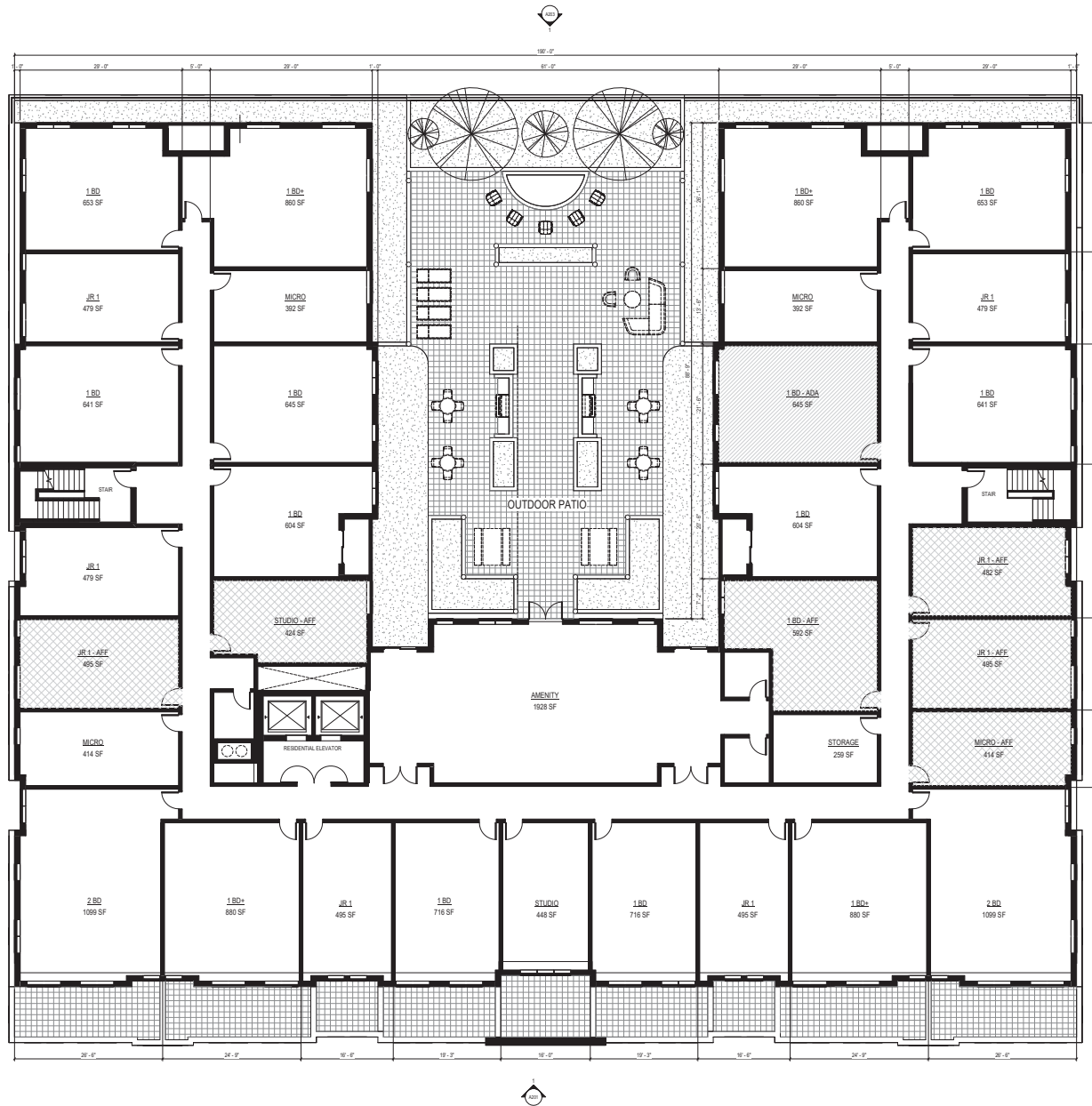
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SECOND FLOOR PLAN

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3RD FLOOR
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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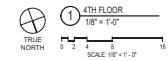
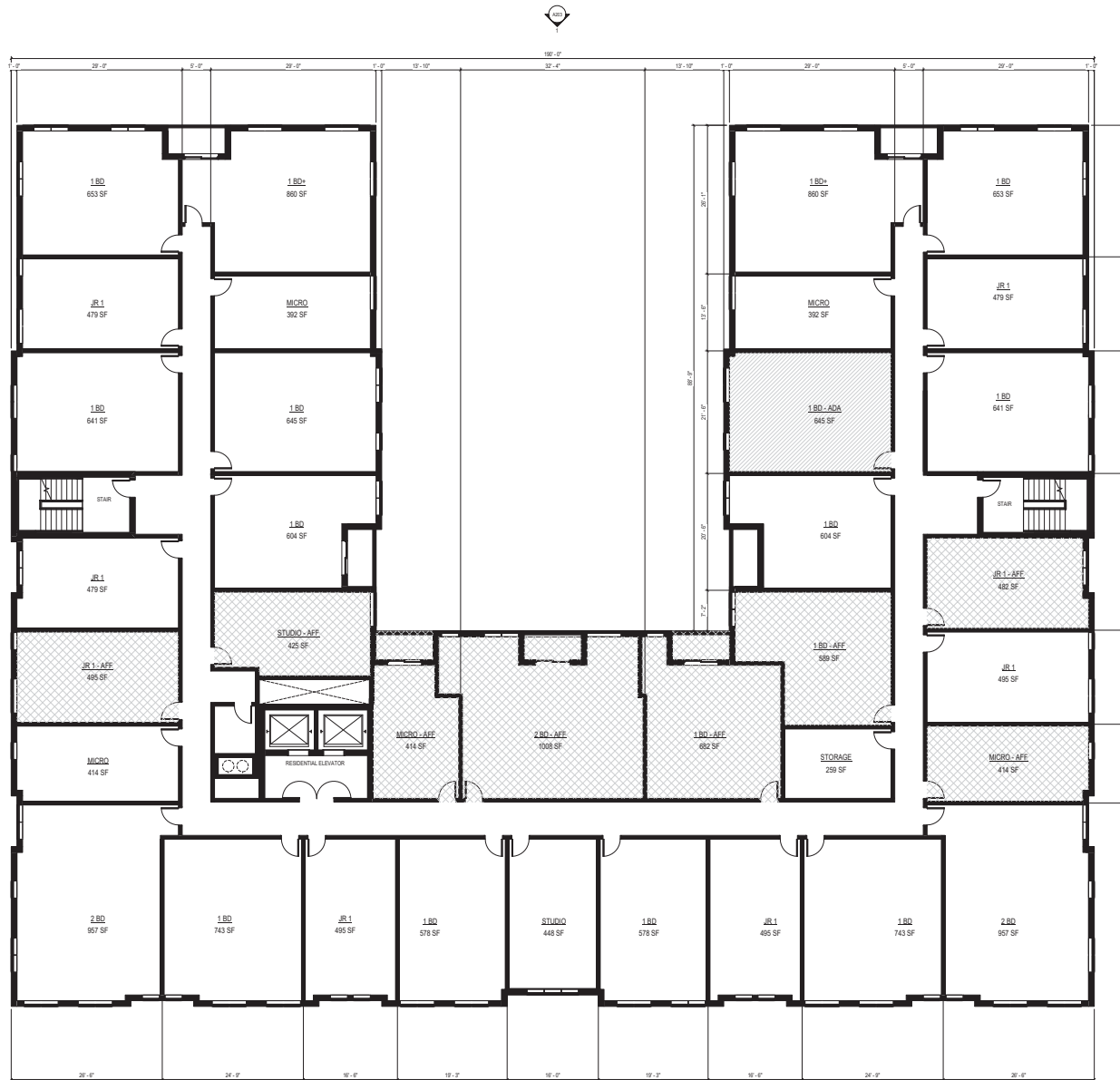
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THIRD FLOOR PLAN

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Sheet Title
 FOURTH FLOOR PLAN

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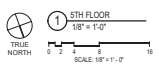
SCOPE DOCUMENTS
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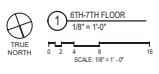
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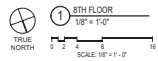
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TYPICAL FLOOR PLAN (6-7)

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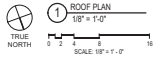
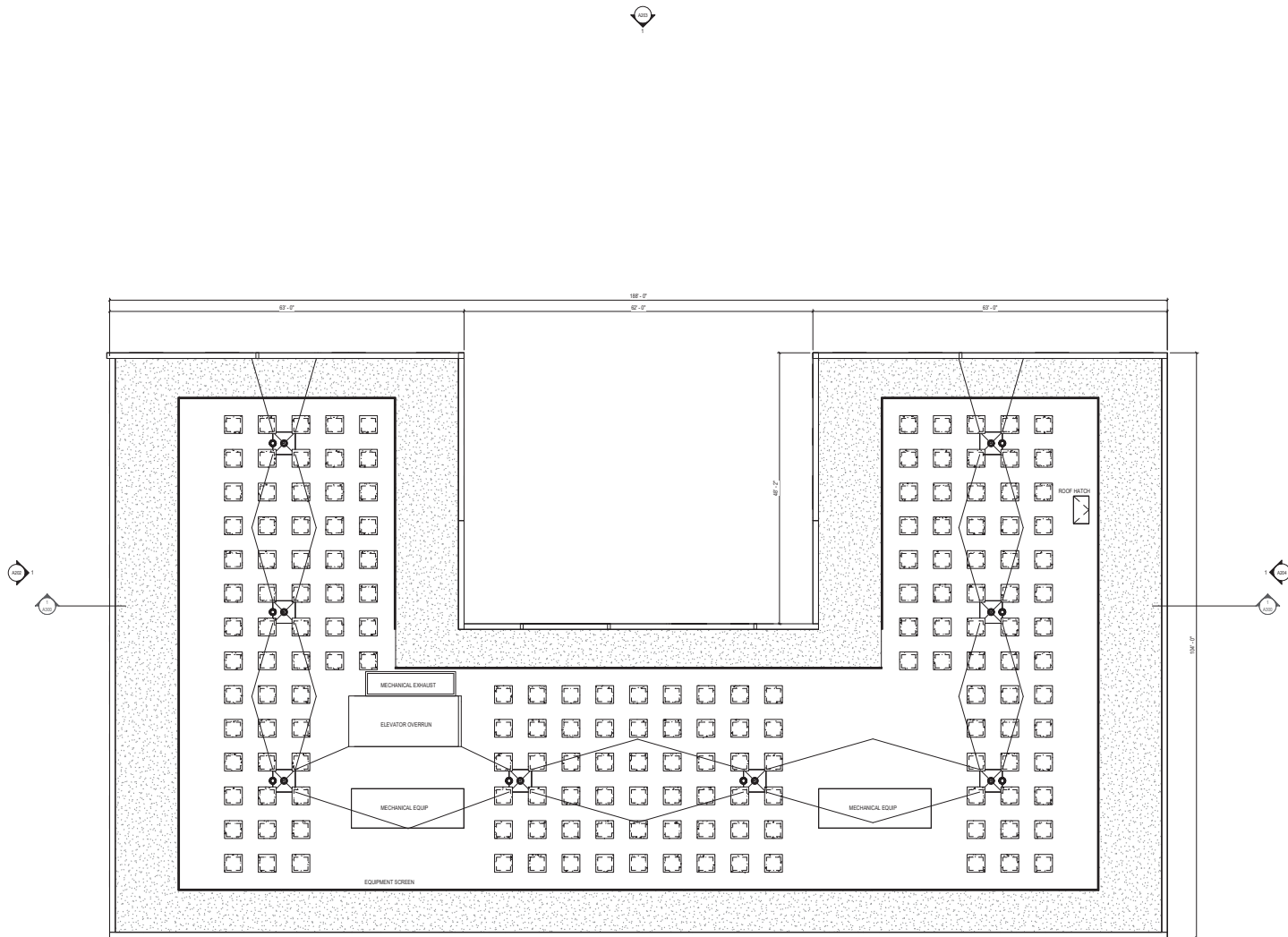
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8TH FLOOR PLAN

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1 ROOF PLAN
1/8" = 1'-0"

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ROOF PLAN

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A201

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

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A201

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

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- 000' 00" 0"
- LEVEL 10 10'-0"
- LEVEL 9 9'-0"
- LEVEL 8 8'-0"
- LEVEL 7 7'-0"
- LEVEL 6 6'-0"
- LEVEL 5 5'-0"
- LEVEL 4 4'-0"
- LEVEL 3 3'-0"
- LEVEL 2 2'-0"
- LEVEL 1 1'-0"
- LEVEL 0 0'-0"

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A202

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

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- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1
- LEVEL 0
- LEVEL -1

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APPLICATION

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

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

risons

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APPLICATION

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A203

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

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ribbons

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APPLICATION

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

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A204

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

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CONSTRUCTION



- ROOF 18'-0"
- LEVEL 18 17'-0"
- LEVEL 16 16'-0"
- LEVEL 15 15'-0"
- LEVEL 14 14'-0"
- LEVEL 13 13'-0"
- LEVEL 12 12'-0"
- LEVEL 11 11'-0"
- LEVEL 10 10'-0"
- LEVEL 9 9'-0"

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A204

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

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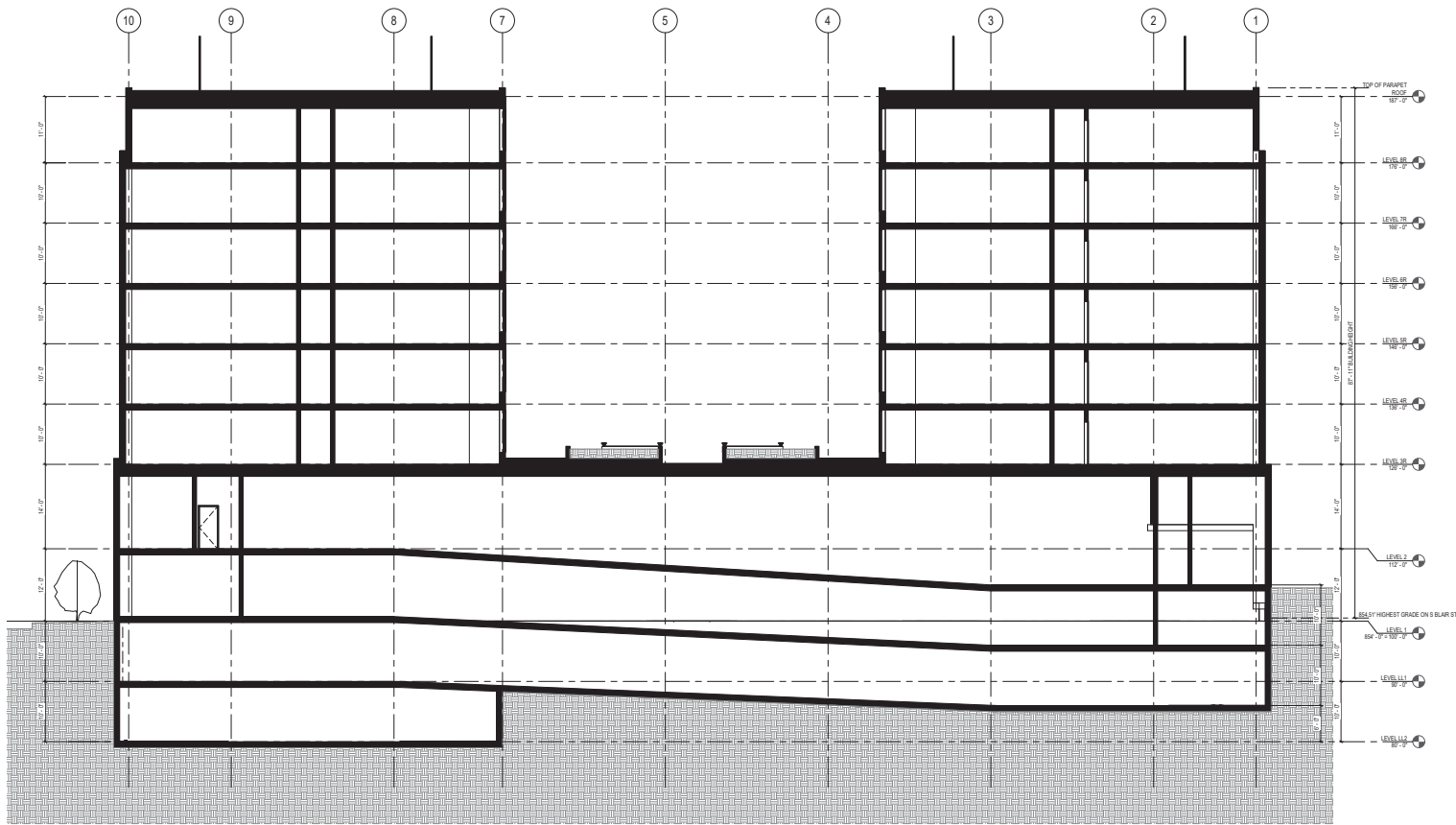
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Sheet No.
A300

1 BUILDING SECTION - NH-SE
1/8" = 1'-0"

MATERIAL PALETTE - MULTIFAMILY



CAST STONE (BASE WAINSCOT AND WINDOW SILLS)



METAL SIDING - BLACK (CLADDING IN BETWEEN MASONRY EXPRESSIONS AND UPPER STORY)



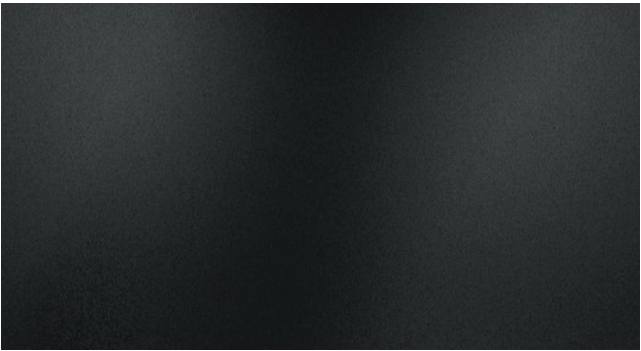
ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CLAY BRICK - LIGHT CREAM (BASE OF BUILDING)



CLAY BRICK - GREY/BROWN (UPPER STORIES)



METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)



Wall luminaire · Pole-top luminaire

A series of complimentary wall and pole-top luminaires with unshielded light distribution. A combination of materials in perfect harmony with this classic luminaire shape. Whether as single luminaires or arranged in groups, these luminaires are perfect architectural elements.

Cast bronze and copper · three-ply opal glass

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

BEGA luminaires offer a minimum service life of 60,000 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.bega-us.com

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

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 44

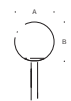
In the table are compatible BOOM luminaire poles made of copper with a base made of cast bronze. A complete overview including technical data of all BOOM poles and anchorage units is given on page 408 - 409.



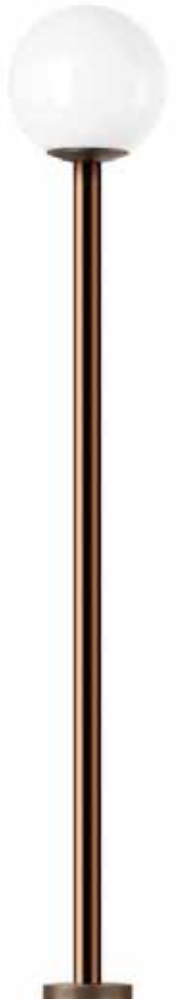
Wall luminaires



Wall luminaires				
LED	A	B	C	D
31 218	6.3 W	9 1/4"	21"	12 1/4" 5 1/4"



Pole-top luminaires		Luminaire poles	
LED	A	B	Pole
84 035	12.3 W	13 3/4"	13 3/4"
			70 552 · 70 550



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](#).

[← Invue](#)

Invue

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

Need help?

Ask a question here.

aluminum adapter box for egress and thru-way wiring
module withstands 10kV transient line surge (LED)
CRI/CCT options within 5-step MacAdam ellipse

← Invue



Invue

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)

Need help?

Ask a question here.

...re options

...gree C to 50-degree C

...eather battery packs or emergency transfer switches

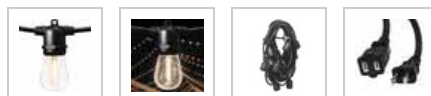
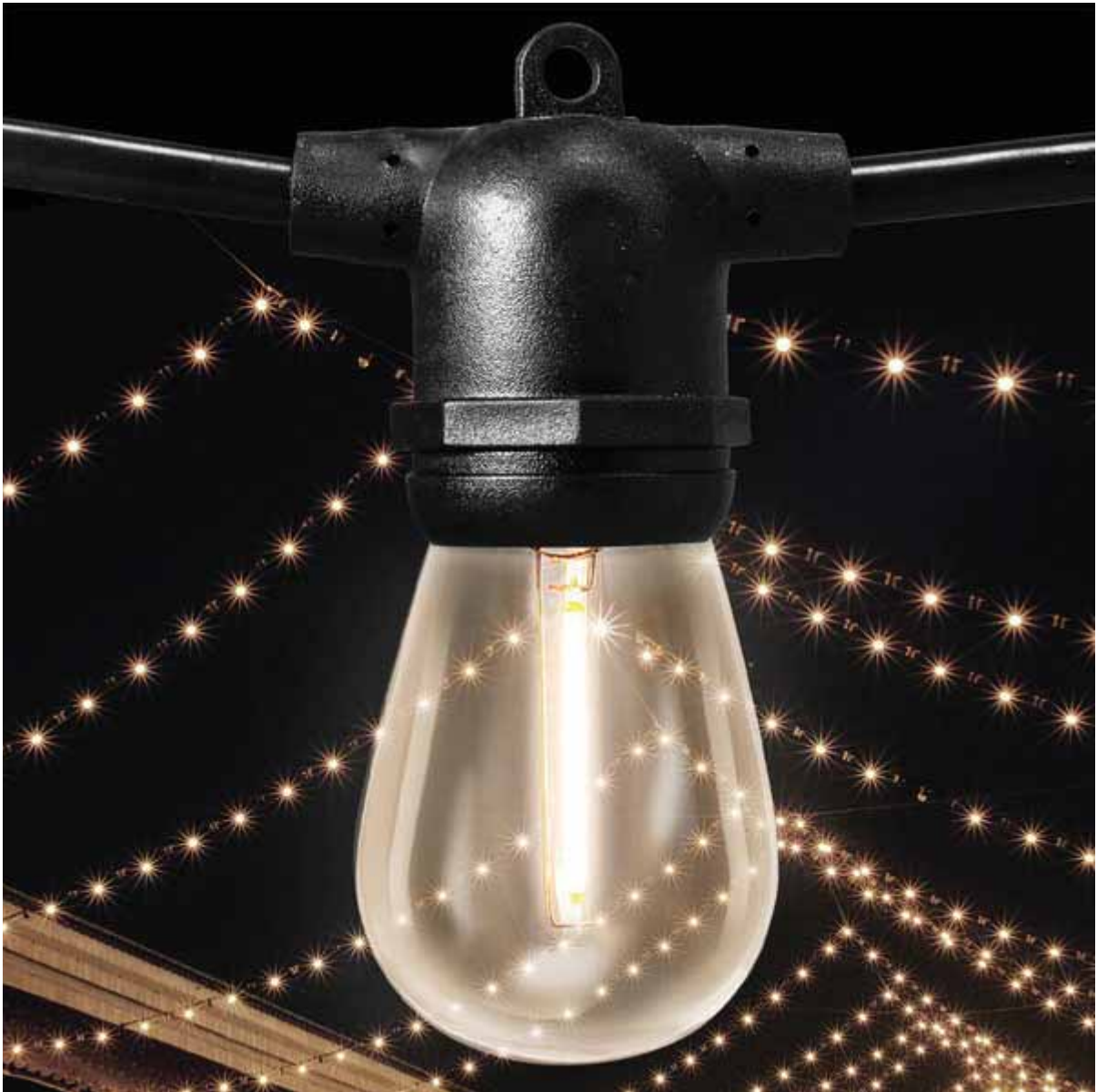


5.0 (23)

[Write a review](#)

100 ft. Patio Stringer - (48) Medium Base Sockets

Black Wire - 24 in. Socket Spacing - Male to Female Plug Connection - PLTS-12131





These luminaires are secured in the ground with an earth spike.



Garden luminaires
with unshielded light

A series of luminaires with earth spike in three different versions: sphere, cylinder and cylinder with cap. In paths, flowerbeds and on terraces these unshielded luminaires create a pleasant lighting effect. The earth spike mounting allows for flexible and portable installation.

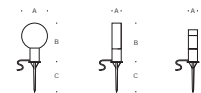
Reinforced polyamide · Three-ply opal glass

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

BEGA luminaires offer a minimum service life of 60,000 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.bega-us.com

Synthetic housing provided in standard BEGA Graphite.
Custom colors not available.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Garden luminaire - Sphere				
	LED	A	B	C
55 030	with earth spike	1.9 W	5 1/4"	10 1/4" 7%

Garden luminaire - Cylinder				
	LED	A	B	C
55 010	with earth spike	1.9 W	2 3/4"	13 1/2" 7%

Garden luminaire - Cylinder w/ cap				
	LED	A	B	C
55 005	with earth spike	1.9 W	2 1/2"	10 3/4" 7%





Recessed wall luminaires
Asymmetric or asymmetric wide spread distribution

For decades, BEGA has set the standard for recessed wall luminaires worldwide. Newly redesigned with a refined look, broader range of delivered lumens, and contractor friendly enhancements for ease of installation and quality assurance, BEGA's unwavering commitment to quality above all permeates everything about this new approach to recessed wall luminaires.

Recessed wall luminaires with asymmetric or asymmetric wide spread light distribution. The asymmetric distribution provides light in a forward orientation and is suitable for lighting ground surfaces, building entrances, and stairways. The asymmetric wide spread light distribution is ideally suited for illuminating corridors and pathways. Separate installation housing allows for seamless coordination into construction and easy maintenance.

Die-cast aluminum housing and faceplate - Composite installation housing
Safety glass with optical texture

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

BEGA luminaires offer a minimum service life of 60,000 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.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards - Suitable for wet locations
Protection class IP 65



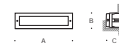
Asymmetric light distribution



Asymmetric wide spread light distribution



Asymmetric				
	LED	A	B	C
33 053	4.1 W	6 ½"	2 ¾"	5"
33 054	5.9 W	10 ½"	2 ¾"	5"
33 055	8.4 W	12 ½"	2 ¾"	5"
33 058	12.3 W	13"	4 ¼"	5 ½"
33 059	16.4 W	16 ½"	4 ¼"	5 ½"
33 060	20.5 W	20 ½"	4 ¼"	5 ½"



Asymmetric wide spread				
	LED	A	B	C
33 023	4.0 W	6 ½"	2 ¾"	5"
33 046	5.9 W	10 ½"	2 ¾"	5"
33 049	7.8 W	12 ½"	2 ¾"	5"
33 062	12.3 W	13"	4 ¼"	5 ½"
33 067	16.4 W	16 ½"	4 ¼"	5 ½"
33 098	20.5 W	20 ½"	4 ¼"	5 ½"



WILSON + BLAIR

MADISON, WISCONSIN

JCAP REAL ESTATE

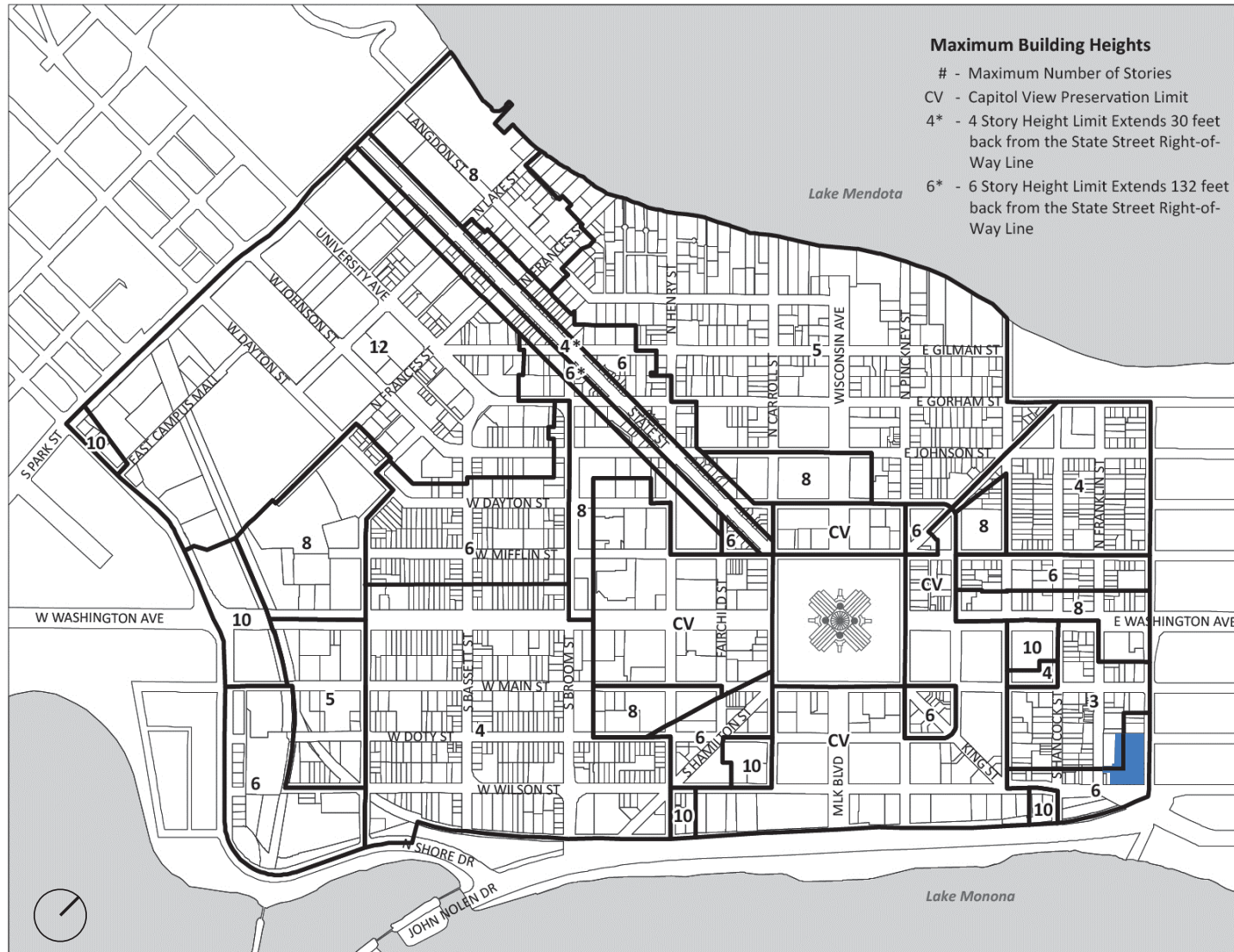
LANDMARKS + UDC FORMAL SUBMITTAL
MAY 13, 2024

Kahler Slater

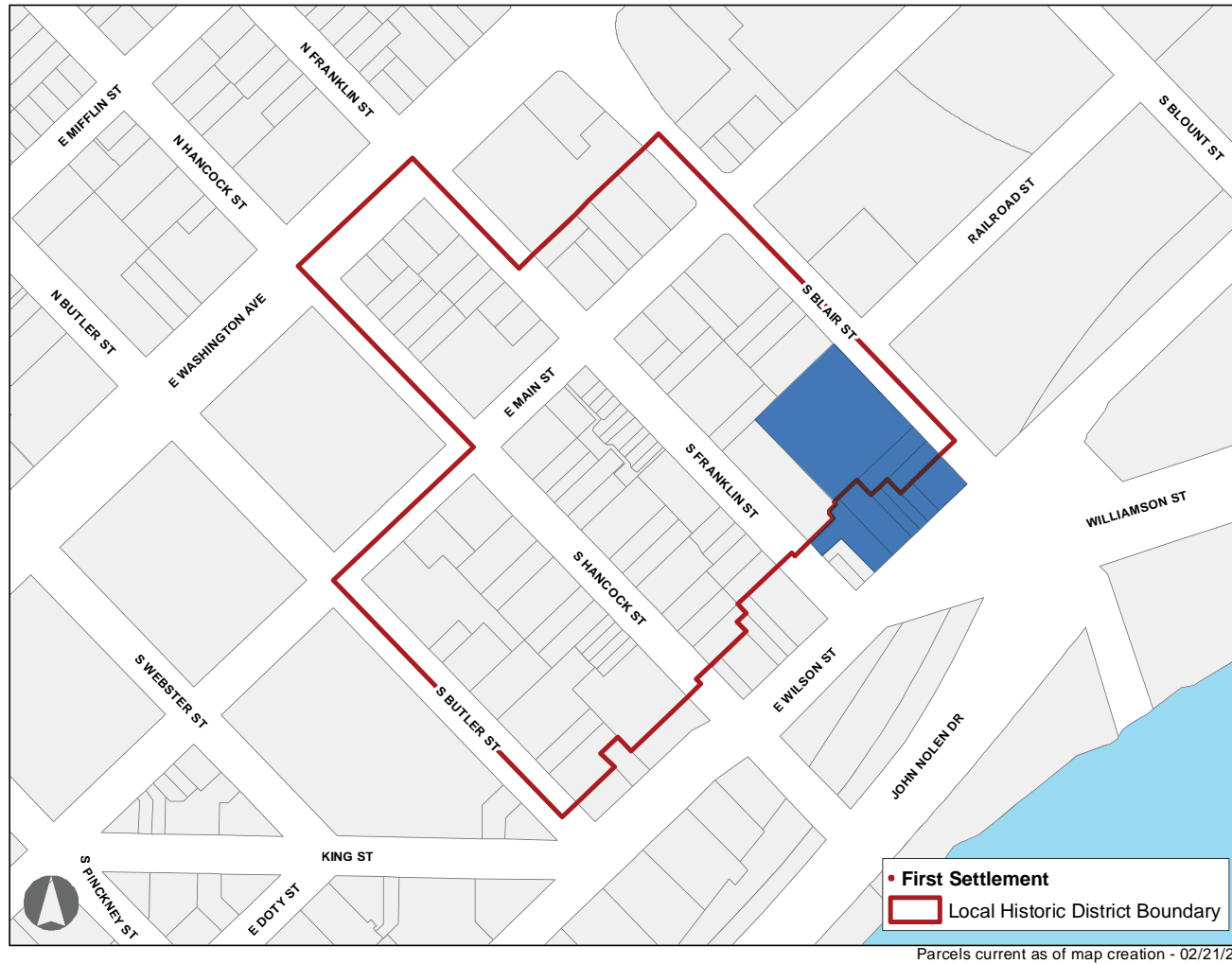
LOCATOR MAP



ZONING INFORMATION | HEIGHT MAP



ZONING INFORMATION | HISTORIC DISTRICT



ZONING INFORMATION | HISTORIC DISTRICT



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

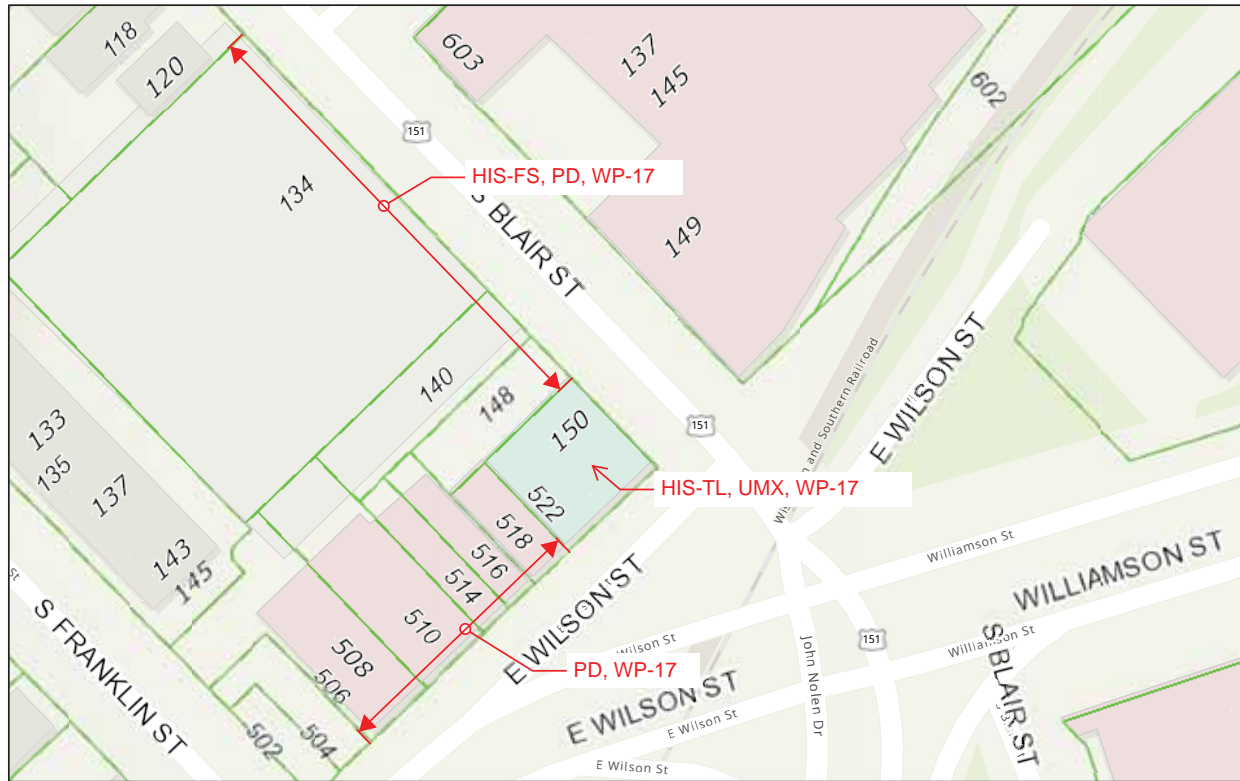
ZONING INFORMATION | HISTORIC DISTRICT



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

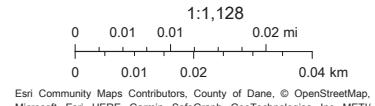
City of Madison, Wisconsin Property Map



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.



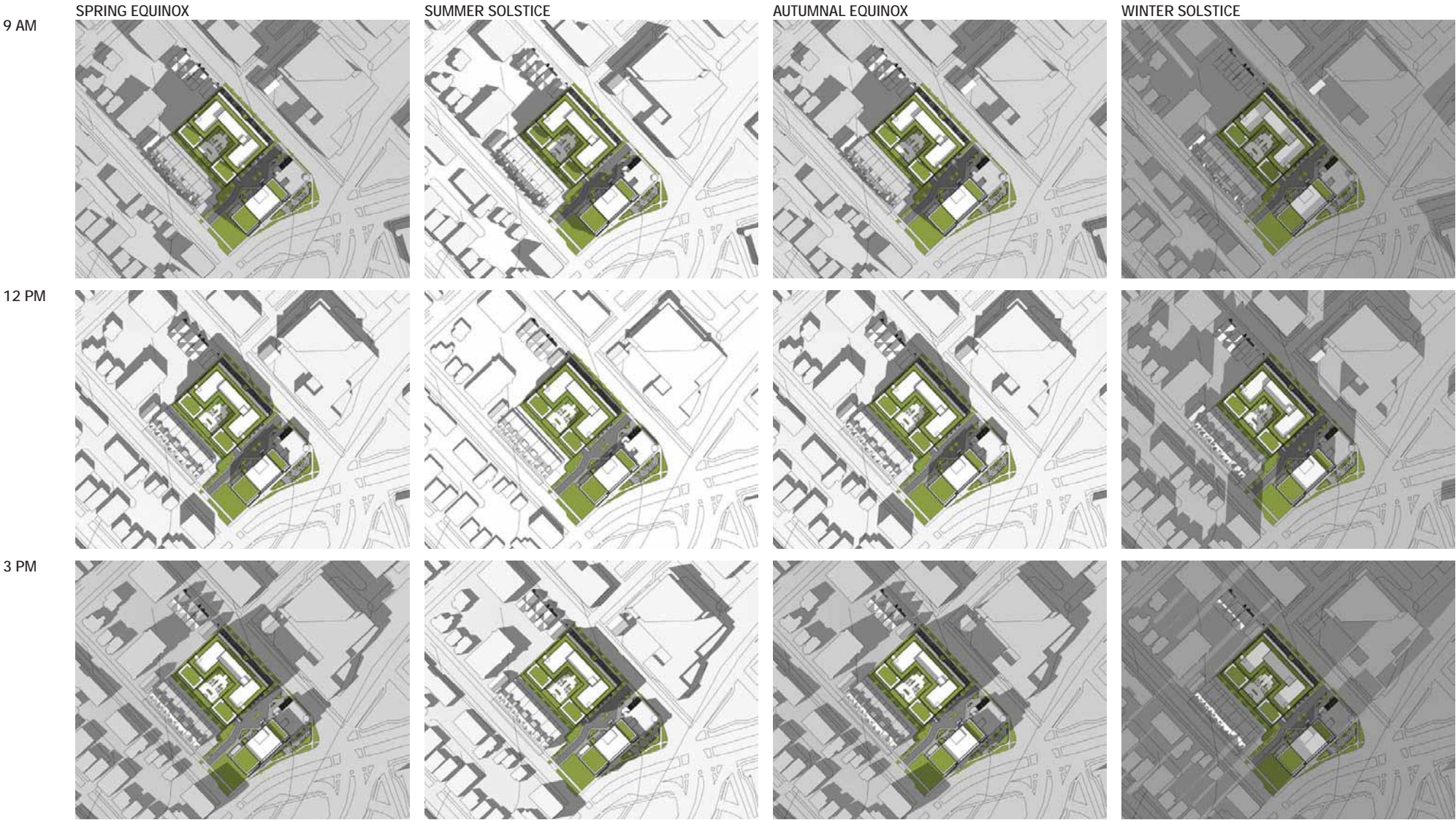
525 E. MAIN ST.
15' SETBACK FROM CURB

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



AERIAL VIEW



AERIAL VIEW



SITE ELEVATIONS

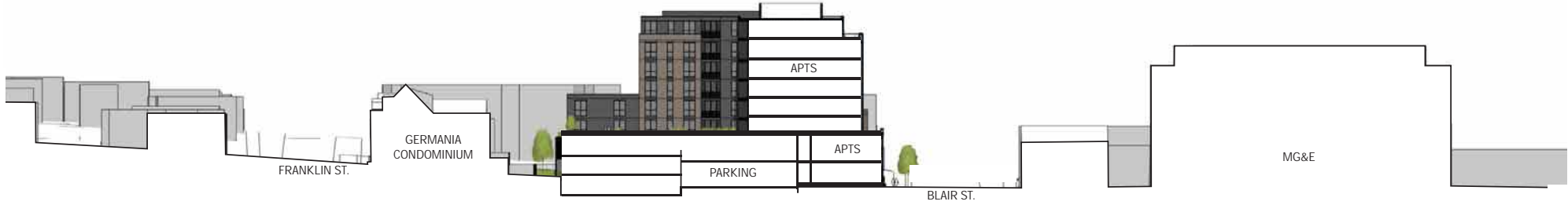


WILSON STREET SITE ELEVATION



BLAIR STREET SITE ELEVATION

SITE SECTIONS

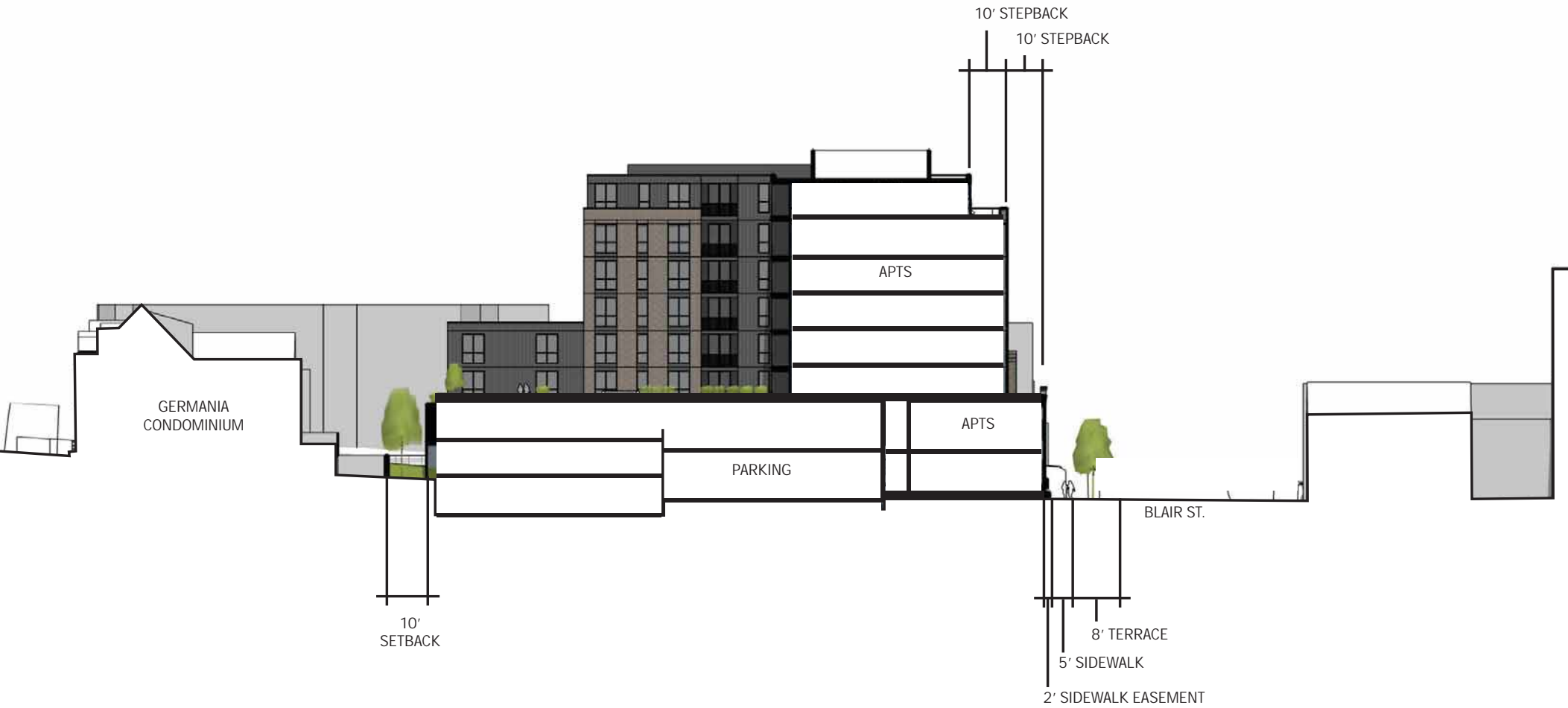


SITE SECTION THROUGH RESIDENTIAL BUILDING
LOOKING NORTHWEST



SITE SECTION THROUGH "LIVING STREET"
LOOKING NORTHWEST

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



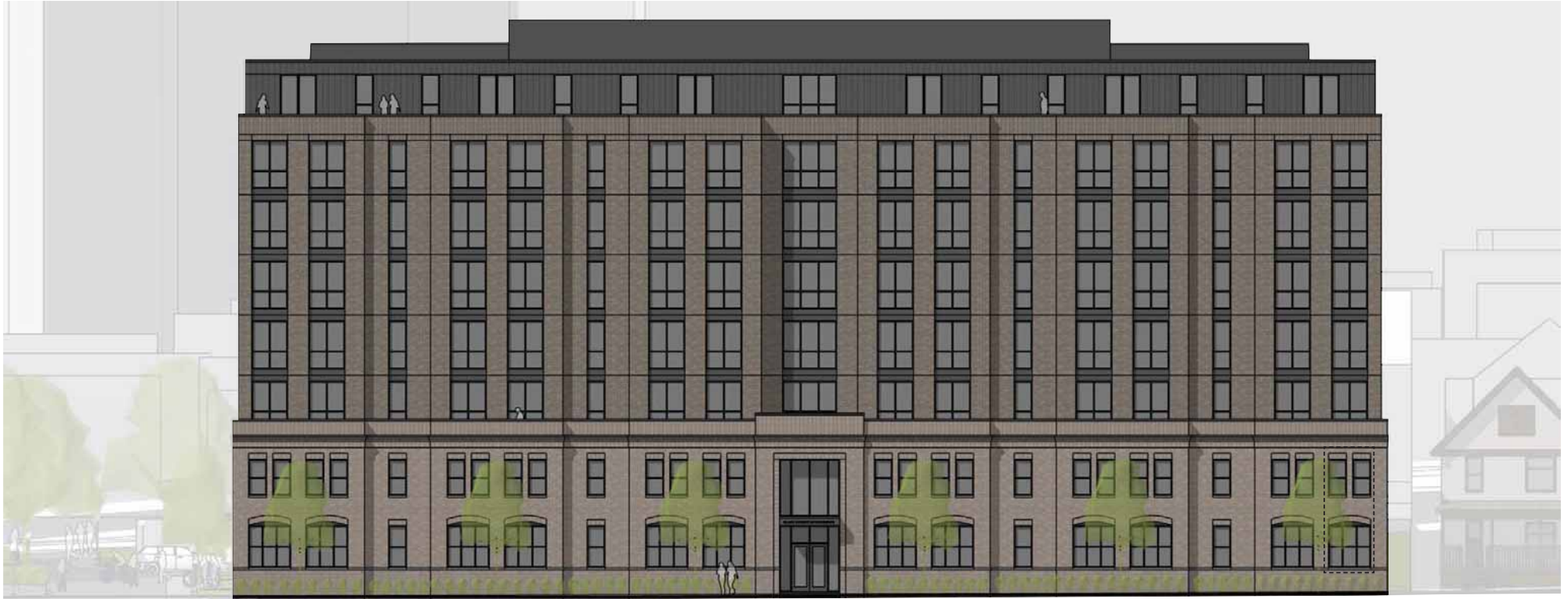
SECTION 2 | MULTIFAMILY BUILDING ON BLAIR ST.



BLAIR STREET ELEVATION



RESPONDING TO RELEVANT HISTORIC CONTEXT ON BLAIR STREET



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



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



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



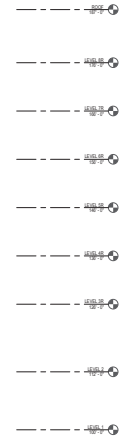
631 RAILROAD ST.
 MASONRY, BASE WAINSCOT, WINDOW GROUPINGS, ARCHED WINDOWS

BUILDING ELEVATIONS

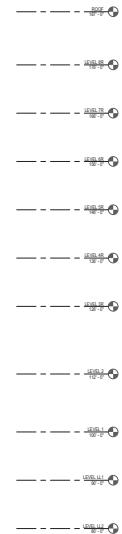


BLAIR ST. ELEVATION

BUILDING ELEVATIONS



LIVING STREET ELEVATION



BUILDING ELEVATIONS



NORTHWEST ELEVATION

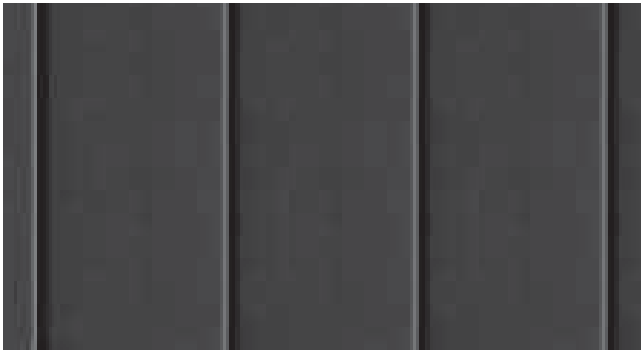
BLAIR ST. ELEVATION



MATERIAL PALETTE - MULTIFAMILY



CAST STONE (BASE WAINSCOT AND WINDOW SILLS)



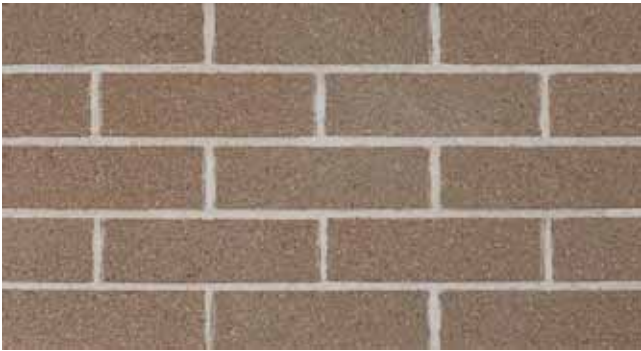
METAL SIDING - BLACK (CLADDING IN BETWEEN MASONRY EXPRESSIONS AND UPPER STORY)



ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CLAY BRICK - LIGHT CREAM (BASE OF BUILDING)

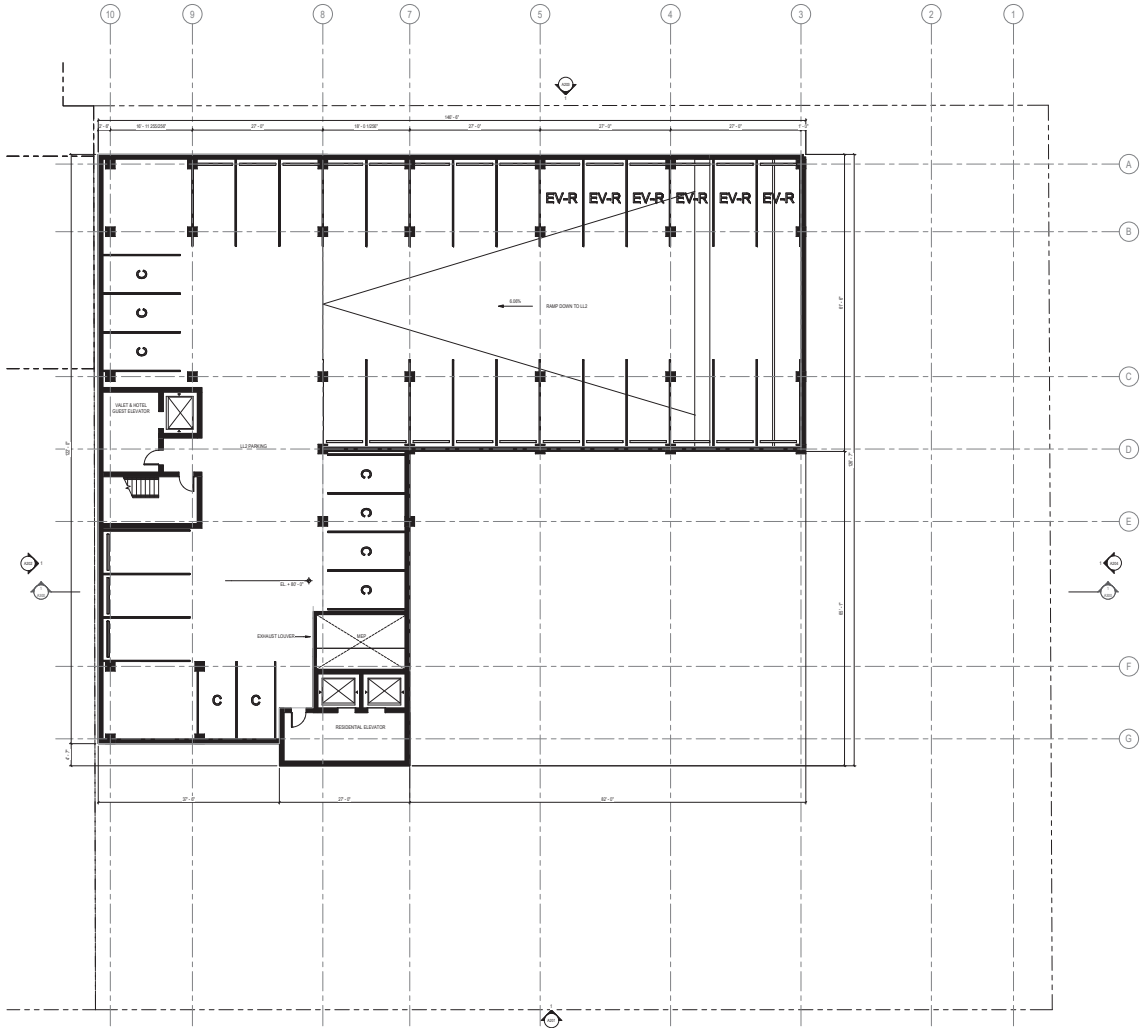


CLAY BRICK - GREY/BROWN (UPPER STORIES)



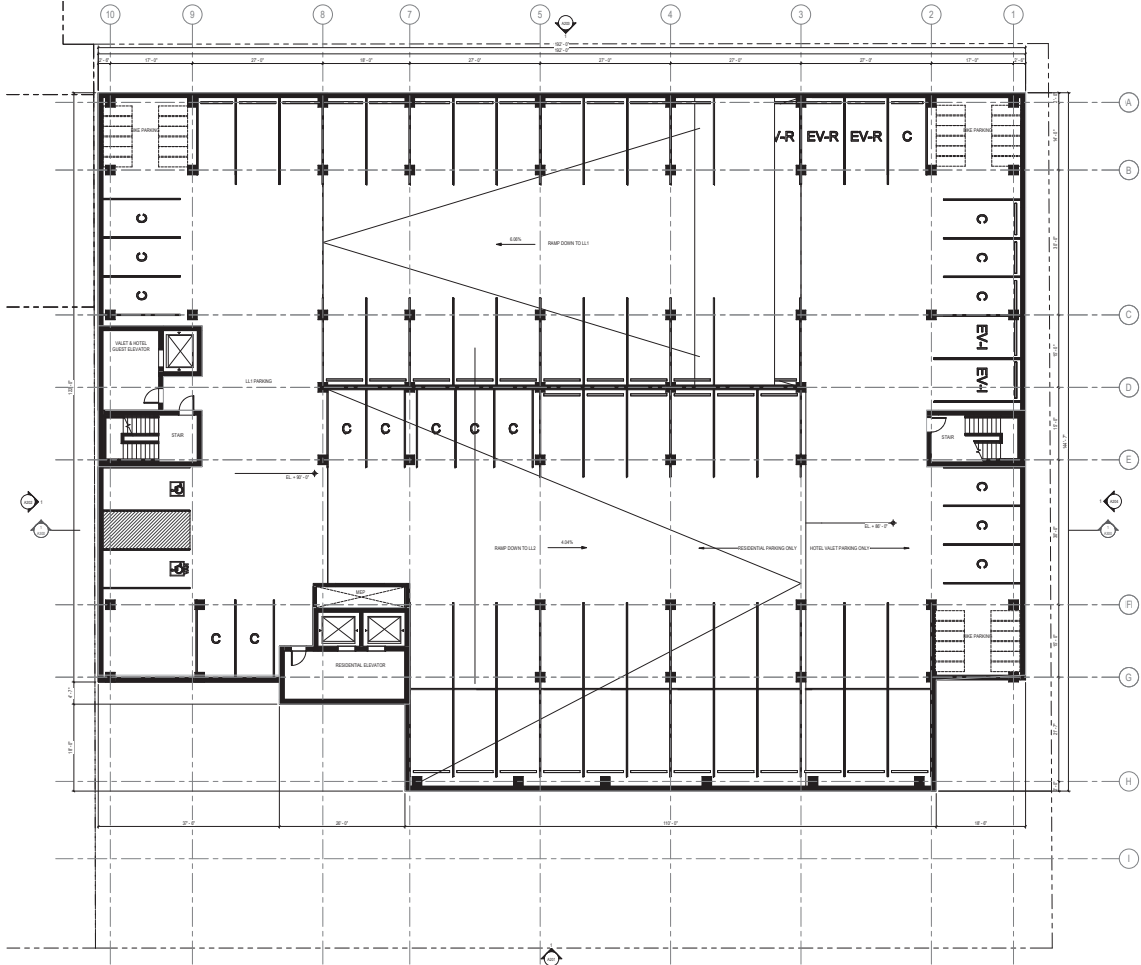
METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

MULTIFAMILY FLOOR PLANS



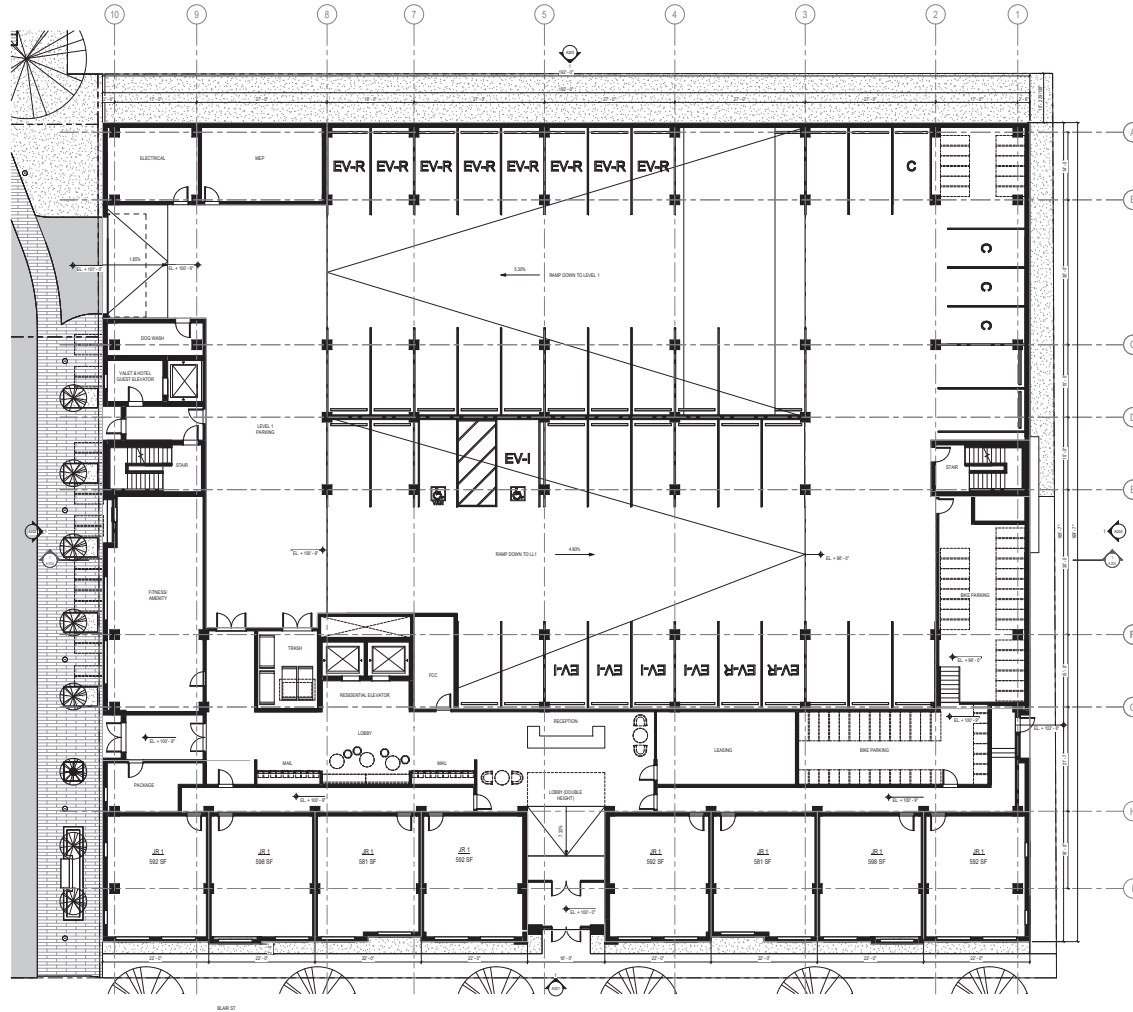
LOWER LEVEL 2

MULTIFAMILY FLOOR PLANS



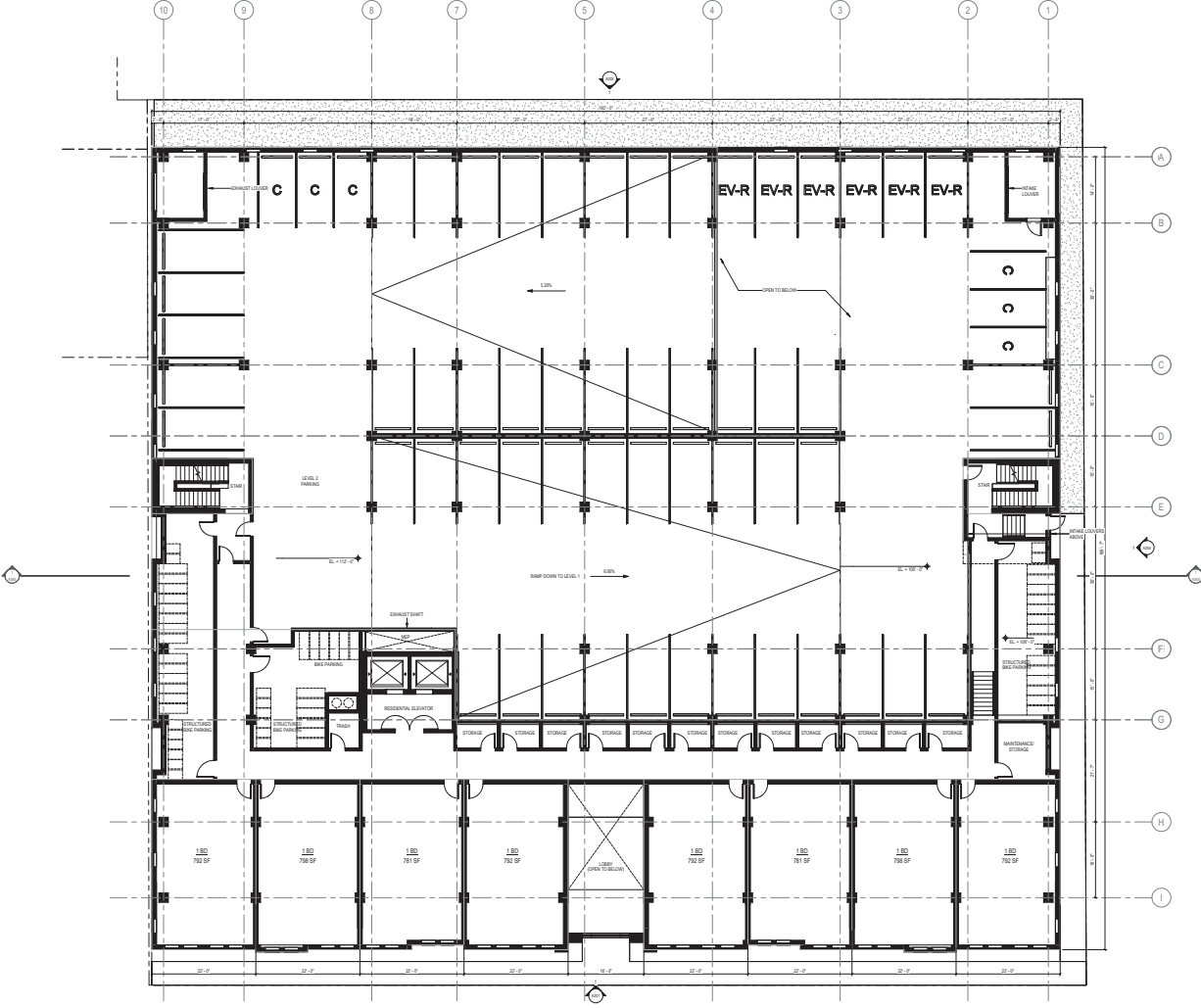
LOWER LEVEL

MULTIFAMILY FLOOR PLANS



LEVEL 1

MULTIFAMILY FLOOR PLANS



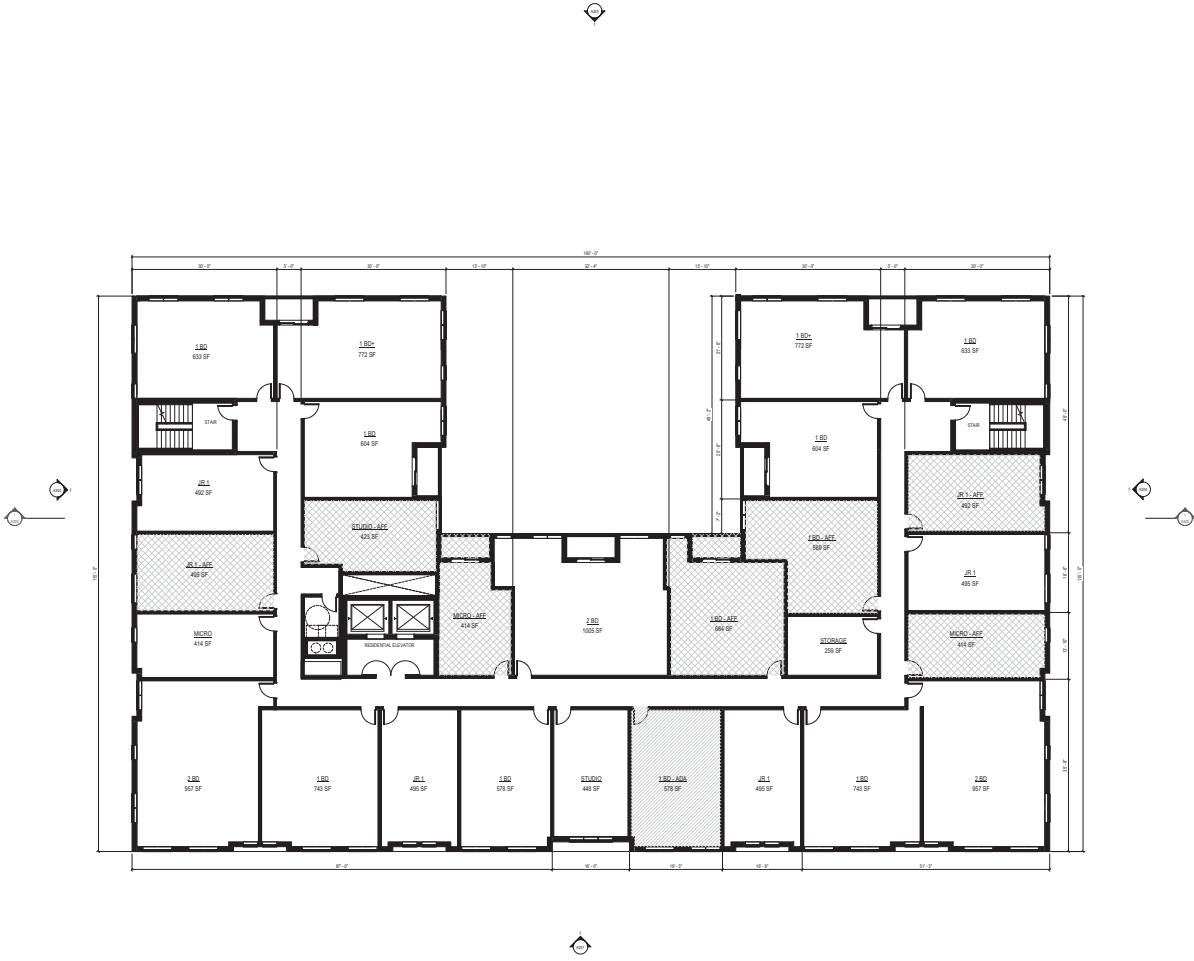
LEVEL 2

MULTIFAMILY FLOOR PLANS



LEVEL 5

MULTIFAMILY FLOOR PLANS



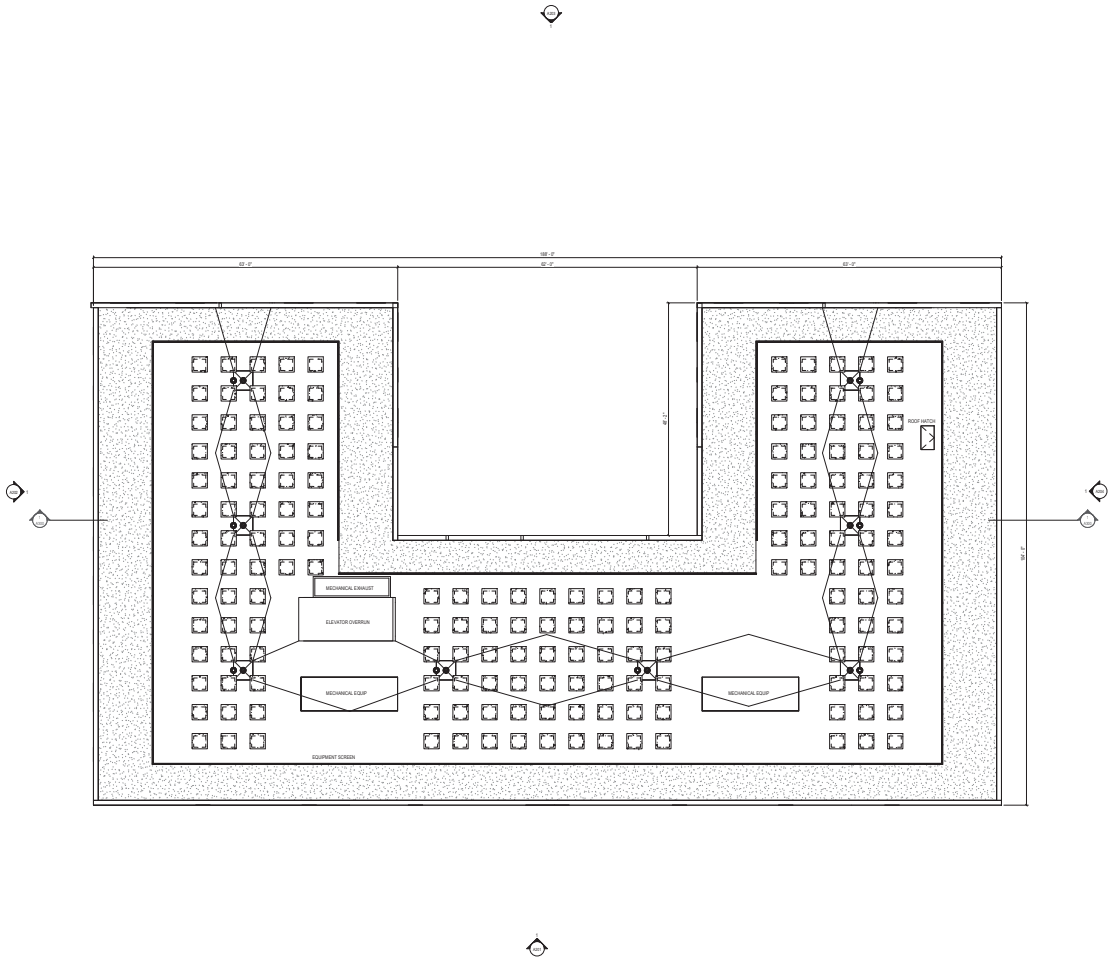
LEVEL 6 - 7

MULTIFAMILY FLOOR PLANS



LEVEL 8

MULTIFAMILY FLOOR PLANS

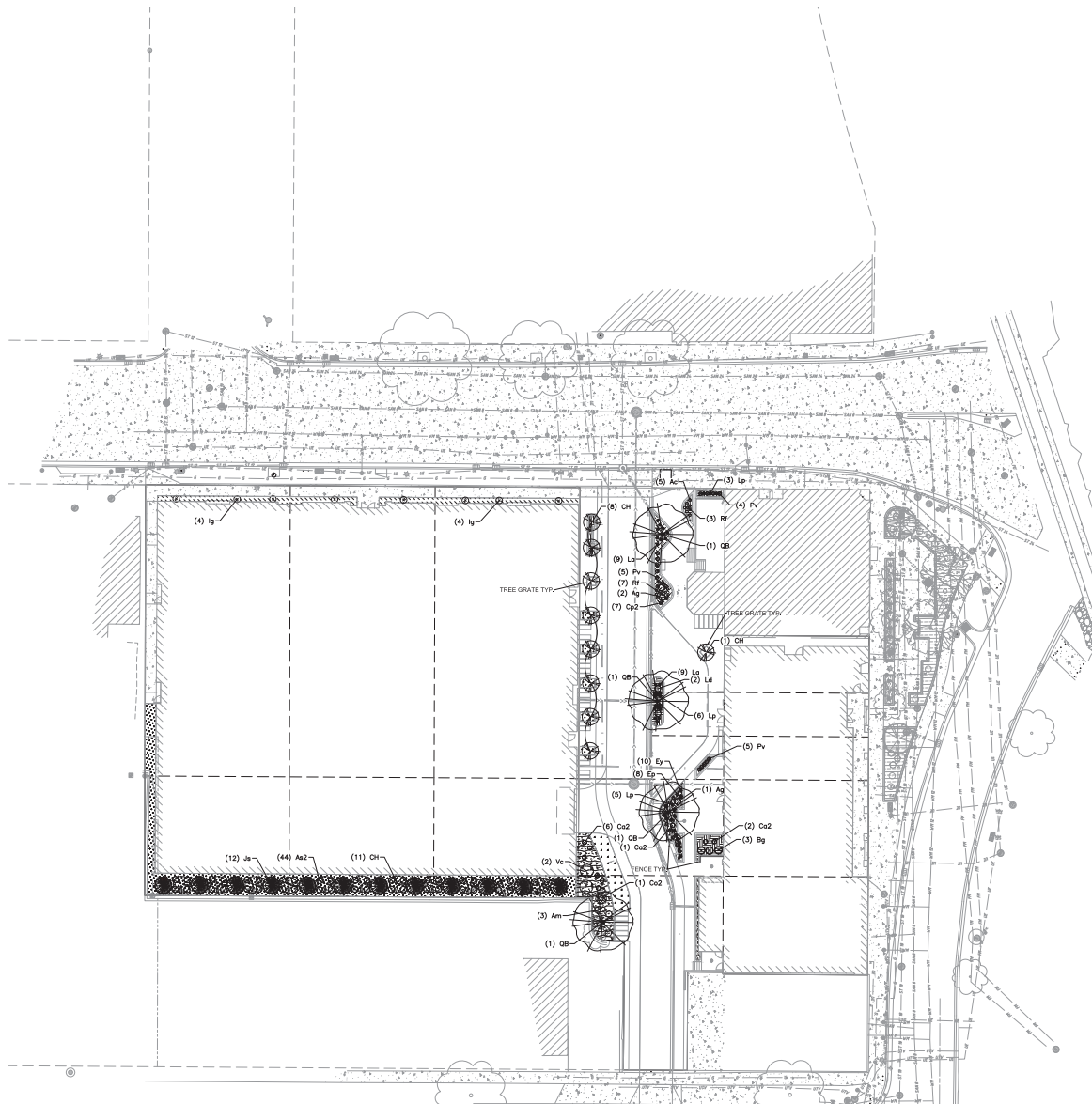


ROOF LEVEL

SECTION 3 | LIVING STREET



LANDSCAPE PLAN



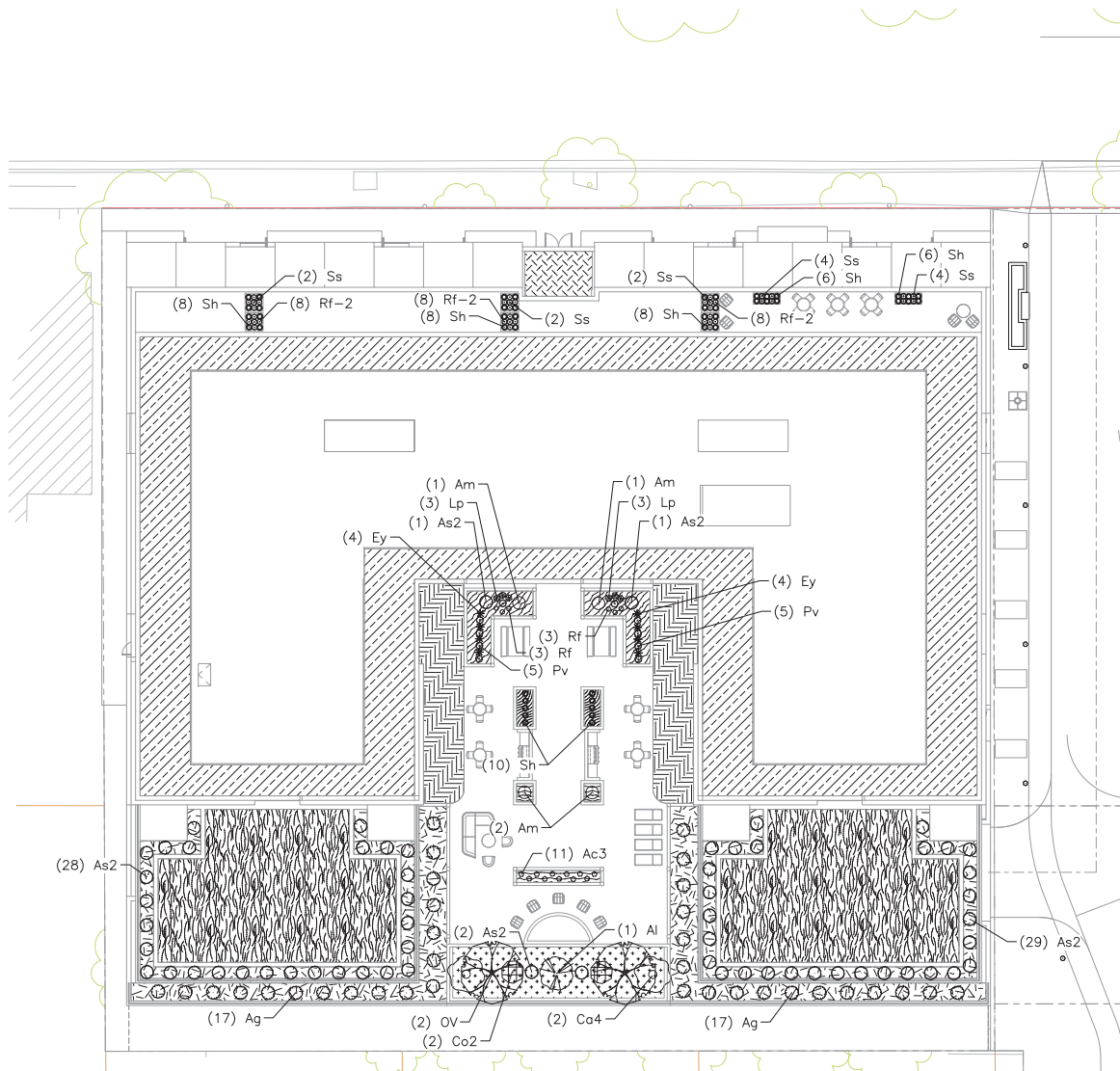
PLANT SCHEDULE GRADE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
Ch	Castanea sativa / Prickly Hawthorn	8 & 8	1.5' Cal	20
Ob	Quercus bicolor / Swamp White Oak	8 & 8	2.5' Cal	4
EVERGREEN TREES				
P	Pinus strobus / White Pine	8 & 8	9' Ht.	12
DECIDUOUS SHRUBS				
As2	Amelanchier alabamica / Burning Broom	Cont.	3' Gd.	44
Am	Amelanchier canadensis / Black Chokeberry	Cont.	3' Gd.	4
Ag	Amelanchier canadensis / Black Chokeberry	Cont.	3' Gd.	2
Ca2	Calluna vulgaris / Heath	Cont.	3' Gd.	9
Ca2	Calluna vulgaris / Heath	Cont.	3' Gd.	1
La	Lonicera caerulea / Honeysuckle	Cont.	3' Gd.	2
Vc	Viburnum coccineum / Winesap Viburnum	Cont.	3' Gd.	2
EVERGREEN SHRUBS				
Bg	Buxus microcarpa / Green Mountain Boxwood	Cont.	3' Gd.	3
Bg	Buxus microcarpa / Green Mountain Boxwood	Cont.	4' Ht.	8
PERENNIALS				
As	Asplenium / Maidenhair Fern	Cont.	1' Ht.	5
Ca2	Calluna vulgaris / Heath	Cont.	1' Gd.	7
Ep	Echinops / Globe Thistle	Cont.	1' Gd.	8
Ep	Echinops / Globe Thistle	Cont.	1' Gd.	10
La	Lonicera caerulea / Honeysuckle	Cont.	1' Gd.	18
La	Lonicera caerulea / Honeysuckle	Cont.	1' Gd.	14
Pv	Polypodium / Fern	Cont.	1' Gd.	14
Rf	Rudbeckia / Black-eyed Susan	Cont.	1' Gd.	10

GROUNDCOVER PLANT SCHEDULE GRADE

GC #1	Coreopsis grandiflora / Canadian Anemone Cort. poliflora / Sp. Trillium Sporobolus heterostachyus / Prairie Dropseed	352 sf TOTAL 106 FLUGS 210 FLUGS
GC #2	Coreopsis grandiflora / Canadian Anemone Sporobolus heterostachyus / Prairie Dropseed	252 sf TOTAL 28 FLUGS 94 FLUGS
GC #3	Coreopsis grandiflora / Canadian Anemone Cort. poliflora / Sp. Trillium Cort. poliflora / Sp. Trillium Cort. poliflora / Sp. Trillium Cort. poliflora / Sp. Trillium Cort. poliflora / Sp. Trillium Hydrocotyle virginiana / Virginia Waterleaf Habenaria virginiana / Green Svalbard	507 sf TOTAL 60 FLUGS 60 FLUGS 114 FLUGS 284 FLUGS 22 FLUGS 84 FLUGS
GC #4	Coreopsis grandiflora / Canadian Anemone Cort. poliflora / Sp. Trillium	135 sf TOTAL 200 FLUGS
GC #5	Coreopsis grandiflora / Canadian Anemone Cort. poliflora / Sp. Trillium Sporobolus heterostachyus / Prairie Dropseed Sporobolus heterostachyus / Prairie Dropseed	200 sf TOTAL 129 FLUGS 99 FLUGS 36 FLUGS 15 FLUGS
GC #6	Coreopsis grandiflora / Canadian Anemone Cort. poliflora / Sp. Trillium Cort. poliflora / Sp. Trillium Cort. poliflora / Sp. Trillium Cort. poliflora / Sp. Trillium Sporobolus heterostachyus / Prairie Dropseed	523 sf TOTAL 129 FLUGS 63 FLUGS 63 FLUGS 63 FLUGS 78 FLUGS 392 FLUGS
GC #7	Coreopsis grandiflora / Canadian Anemone Cort. poliflora / Sp. Trillium Cort. poliflora / Sp. Trillium Cort. poliflora / Sp. Trillium	2,276 sf TOTAL 341 FLUGS 2,234 FLUGS 11 FLUGS
TURF		276 sf TOTAL

LANDSCAPE PLAN | MULTIFAMILY ROOF



PLANT SCHEDULE FOOT

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
Dv	Dryas octopetala / American Hoptonbeam	B & B	2.5' Cal	2
UNDERSTORY TREES				
H	Hedera helix / English Ivy	B & B	4' Ht.	1
DECIDUOUS SHRUBS				
AZ	Anemone canadensis / Running Senebier	Cont.	2 Gal.	61
Am	Aster multiflorus / Black Chokeberry	Cont.	3 Gal.	4
Ag	Aster multiflorus (COINVA012) / Ground Hug® Black Chokeberry	Cont.	2 Gal.	34
Co2	Cornus occidentalis / American Dogwood	Cont.	3 Gal.	2
Co4	Cornus spicata / American Spicebush	Cont.	3 Gal.	2
PERENNIALS				
AC3	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.	11
Al	Alchemilla mollis / Lady's Mantle	Cont.	1 Gal.	6
Lp	Lupinus albus / White Lupine	Cont.	1 Gal.	6
Pe	Panicum capillare / Hair Grass	Cont.	1 Gal.	10
Rf	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	6
Rf2	Rudbeckia hirta (COINVA012) / Ground Hug® Black-eyed Susan	Cont.	1 Gal.	24
Ss	Sedum spectabile / Brickellia	Cont.	1 Gal.	14
Sh	Spodiopogon heterophyllus / Prairie Dropseed	Cont.	1 Gal.	46

GREEN ROOF PLANT SCHEDULE

1" PRE-GROWN SEDUM TRAY SYSTEM 5,685 sf TOTAL

GREEN ROOF 8" TYPE 1 3,142 sf TOTAL

Anemone canadensis / Canadian Anemone	146 PLUGS
Rudbeckia hirta / Black-eyed Susan	488 PLUGS
Cornus occidentalis / American Dogwood	1,100 PLUGS
Cornus spicata / American Spicebush	220 PLUGS
Sedum spectabile / Brickellia	220 PLUGS
Sedum album / White Sedum	888 PLUGS
Sedum album / White Sedum	294 PLUGS
Sedum album / White Sedum	146 PLUGS
Sedum album / White Sedum	734 PLUGS
Sedum album / White Sedum	294 PLUGS
Sedum album / White Sedum	146 PLUGS
Sedum album / White Sedum	146 PLUGS
Sedum album / White Sedum	888 PLUGS
Sedum album / White Sedum	882 PLUGS
Sedum album / White Sedum	1,248 PLUGS

GREEN ROOF 8" TYPE 2 910 sf TOTAL

Anemone canadensis / Canadian Anemone	212 PLUGS
Anemone canadensis / Canadian Anemone	170 PLUGS
Rudbeckia hirta / Black-eyed Susan	64 PLUGS
Cornus occidentalis / American Dogwood	480 PLUGS
Spodiopogon heterophyllus / Prairie Dropseed	480 PLUGS

GREEN ROOF 8" TYPE 3 149 sf TOTAL

Anemone canadensis / Canadian Anemone	52 PLUGS
Cornus occidentalis / American Dogwood	137 PLUGS
Cornus spicata / American Spicebush	62 PLUGS
Cornus spicata / American Spicebush	87 PLUGS

GREEN ROOF 24" TYPE 1 1,908 sf TOTAL

Anemone canadensis / Canadian Anemone	388 PLUGS
Cornus occidentalis / American Dogwood	2,850 PLUGS
Cornus spicata / American Spicebush	388 PLUGS
Spodiopogon heterophyllus / Prairie Dropseed	894 PLUGS

GREEN ROOF 24" TYPE 2 80 sf TOTAL

Anemone canadensis / Canadian Anemone	28 PLUGS
Sedum album / White Sedum	78 PLUGS
Sedum album / White Sedum	34 PLUGS

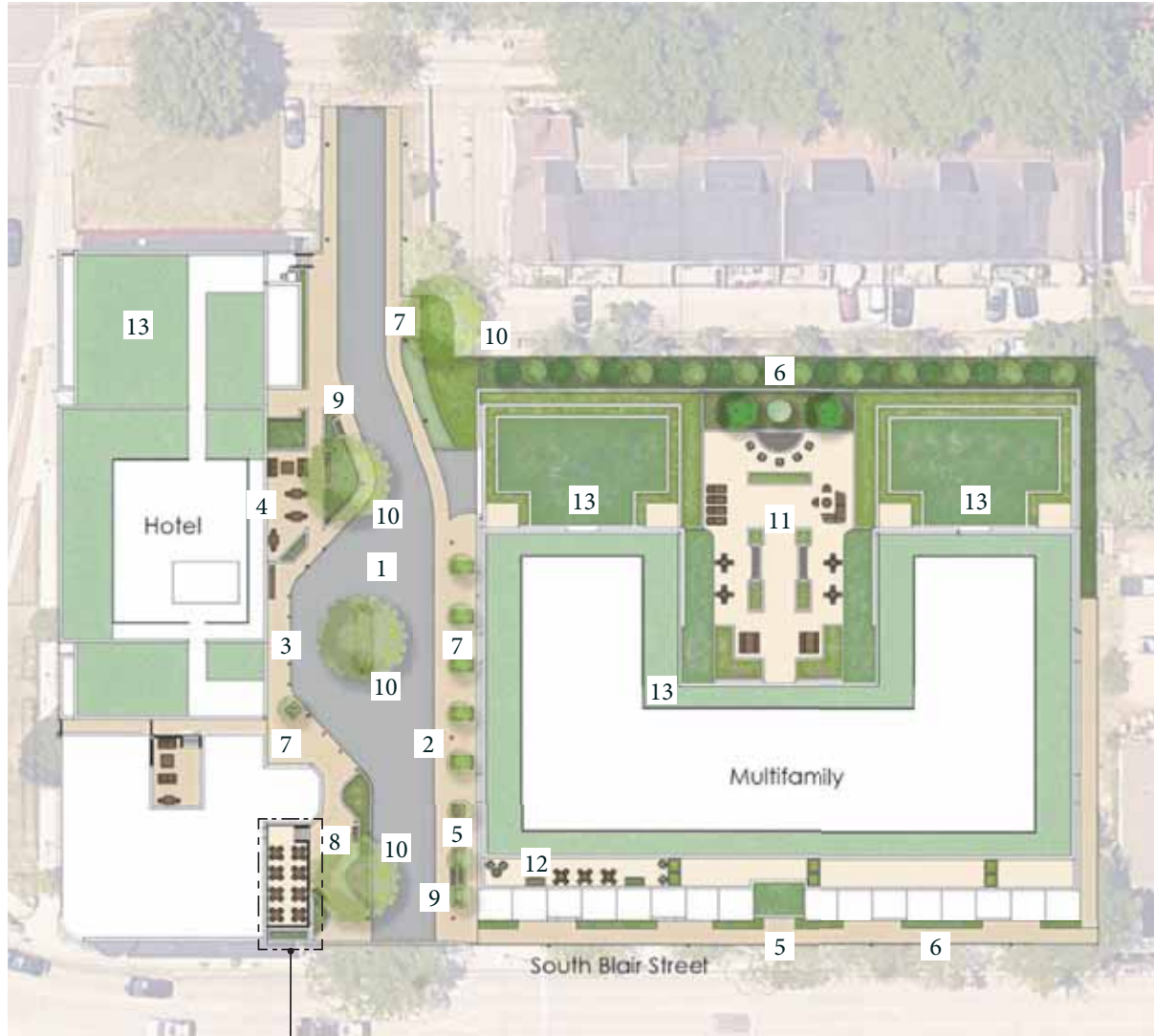
GREEN ROOF 24" TYPE 3 356 sf TOTAL

Cornus occidentalis / American Dogwood	167 PLUGS
Rudbeckia hirta / Black-eyed Susan	125 PLUGS
Spodiopogon heterophyllus / Prairie Dropseed	374 PLUGS

GREEN ROOF 48" TYPE 1 533 sf TOTAL

Rudbeckia hirta / Black-eyed Susan	87 PLUGS
Rudbeckia hirta / Black-eyed Susan	187 PLUGS
Cornus occidentalis / American Dogwood	434 PLUGS
Cornus spicata / American Spicebush	100 PLUGS
Sedum album / White Sedum	100 PLUGS
Sedum album / White Sedum	100 PLUGS
Sedum album / White Sedum	187 PLUGS

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

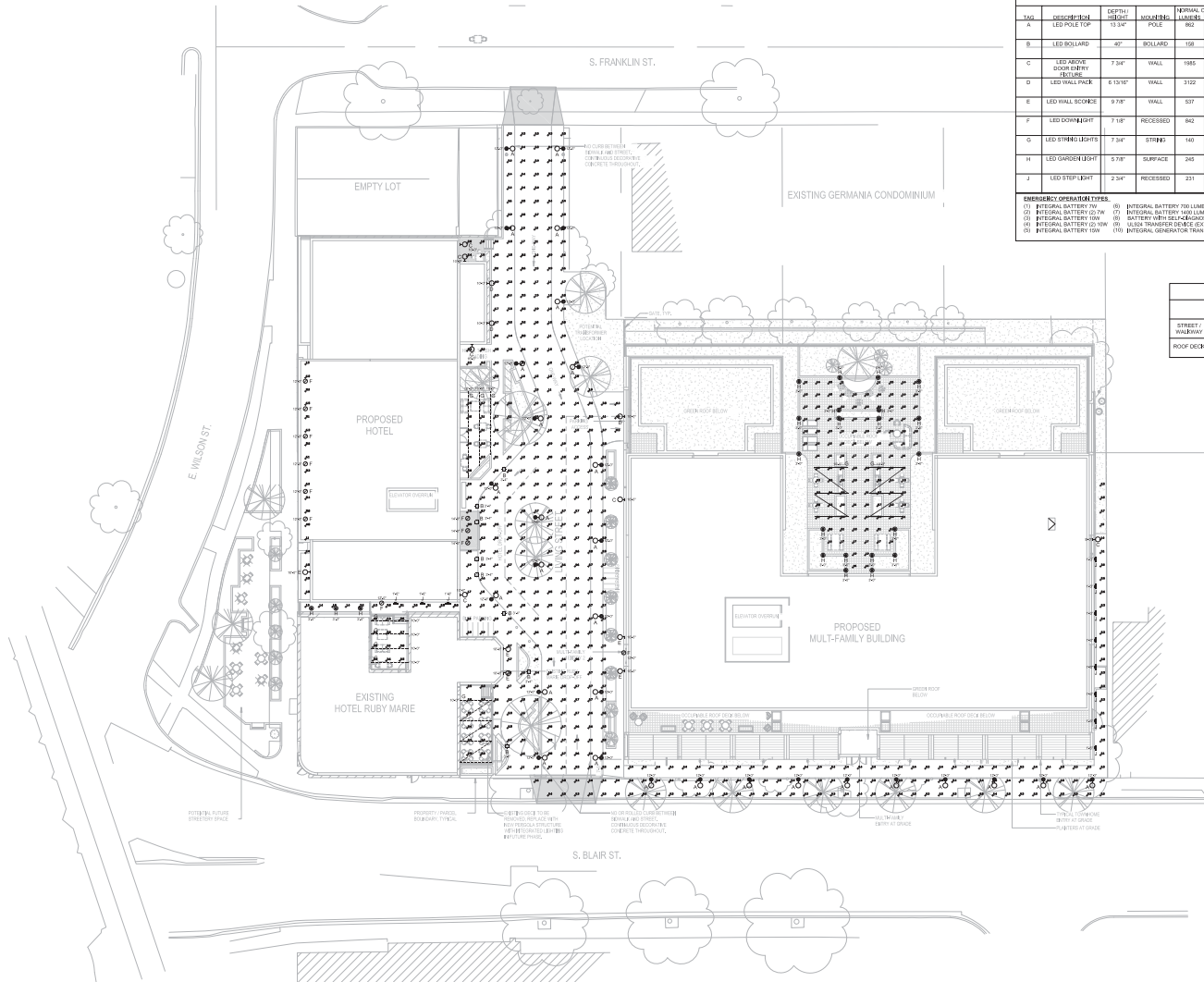


WALKING SURFACE
SMALL SCALE RUNNING BOND PATTERN



DRIVE ISLE
LARGE SCALE RUNNING BOND PATTERN

PHOTOMETRIC PLAN



LUMINAIRE SCHEDULE																
TAG	DESCRIPTION	DEPTH (INCH)	HEIGHT (FEET)	WATTAGE (W)	WATTAGE (VA)	WATTAGE (VA)	WATTAGE (VA)	WATTAGE (VA)	WATTAGE (VA)	VOLTAGE (V)	COLOR TEMPERATURE (K)	BEAM ANGLE (DEG)	FINISH	MANUFACTURER	MODEL	
A	LED POLE TOP	13.34'	POLE	862	13	-	-	-	-	120/277	3000	80	4-DIW 10%	BRONZE	BEGA	84 055
B	LED BOLLARD	40"	BOLLARD	158	20	-	-	-	-	120/277	3000	80	4-DIW 10%	STAINLESS STEEL	HELD	LEB(L)60
C	LED ABOVE DOOR ENTRY DEVICE	7.54'	WALL	1885	30.1	-	-	-	-	120/277	3000	80	4-DIW 10%	BRONZE	COOPER	492
D	LED WALL PACK	6.1314'	WALL	3122	26.5	-	-	-	-	120/277	3000	80	4-DIW 10%	BRONZE	INUE	CCV
E	LED WALL SCENE	9.78'	WALL	537	11	-	-	-	-	120/277	3000	80	4-DIW 10%	BRONZE	BEGA	831218
F	LED DOWNLIGHT	7.18'	RECESSED	842	5.87	-	-	-	-	120/277	3000	80	4-DIW 10%	BLACK	JUNO	L6
G	LED STRIP LIGHTS	7.34'	STRIP	140	25	-	-	-	-	120/277	3000	80	4-DIW 10%	BLACK	FLY	1211
H	LED GARDEN LIGHT	5.78'	SURFACE	245	2.5	-	-	-	-	120/277	3000	80	4-DIW 10%	BLACK	BEGA	55 030
J	LED STEP LIGHT	2.34'	RECESSED	231	6	-	-	-	-	120/277	3000	80	4-DIW 10%	BLACK	BEGA	33 053

EMERGENCY OPERABLE TYPES	RECESSED CONTROL TYPES	RECESSED SENSOR TYPES	GENERAL NOTES
(1) INTEGRAL BATTERY 700 LUMEN	(1) WIRELESS CAT 5E	(1) PASSIVE INFRARED	
(2) INTEGRAL BATTERY 100 LUMEN	(2) WIRELESS GATE	(2) 100 TRACKING	
(3) INTEGRAL BATTERY 120 LUMEN	(3) WIRELESS	(3) 100 TRACKING	
(4) INTEGRAL BATTERY 150 LUMEN	(4) WIRELESS	(4) 100 TRACKING	
(5) INTEGRAL BATTERY 180 LUMEN	(5) WIRELESS	(5) 100 TRACKING	
(6) BATTERY WITH SELF-CHARGING	(6) WIRELESS	(6) 100 TRACKING	
(7) BATTERY WITH SELF-CHARGING	(7) WIRELESS	(7) 100 TRACKING	
(8) BATTERY WITH SELF-CHARGING	(8) WIRELESS	(8) 100 TRACKING	
(9) BATTERY WITH SELF-CHARGING	(9) WIRELESS	(9) 100 TRACKING	
(10) BATTERY WITH SELF-CHARGING	(10) WIRELESS	(10) 100 TRACKING	

PHOTOMETRIC STATISTICS					
	AVERAGE	MAXIMUM	MINIMUM	MAXIMUM	AVERAGE
STREET / WALKWAY	1.8 fc	10.2 fc	0.2 fc	350-11	5.8-11
ROOF DECK	1.8 fc	2.1 fc	0.4 fc	7.2-11	4.2-11

LIGHTING SELECTIONS

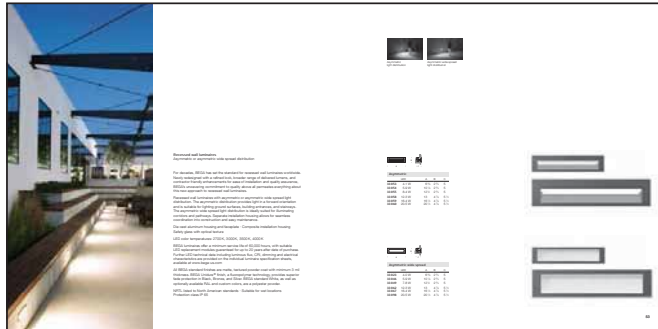
GARDEN LIGHTS



POLE LIGHTS AND BUILDING SCONCES

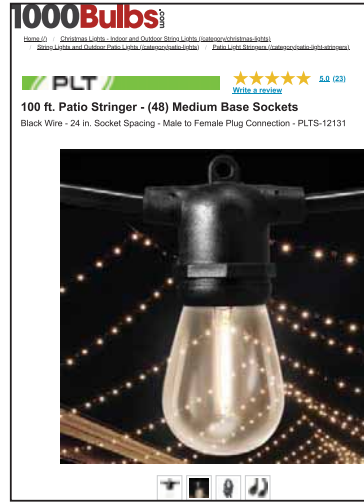


STEP LIGHTS

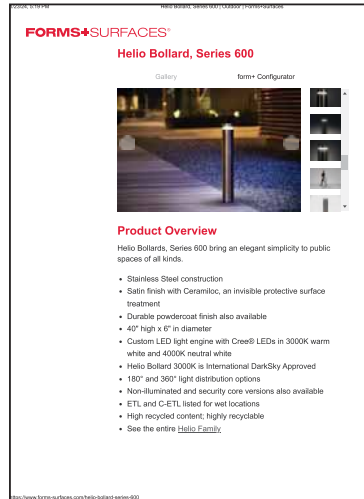


SITE LIGHTING

STRING LIGHTS



BOLLARDS



ENTRY LIGHTS



WALL PACKS



BUILDING LIGHTING

HOTEL DECORATIVE FACADE LIGHTS



GROUND VIEW OF LIVING STREET LOOKING SOUTHWEST



GROUND VIEW OF LIVING STREET LOOKING NORTHEAST



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