
WILSON + BLAIR

MADISON, WISCONSIN

JCAP REAL ESTATE

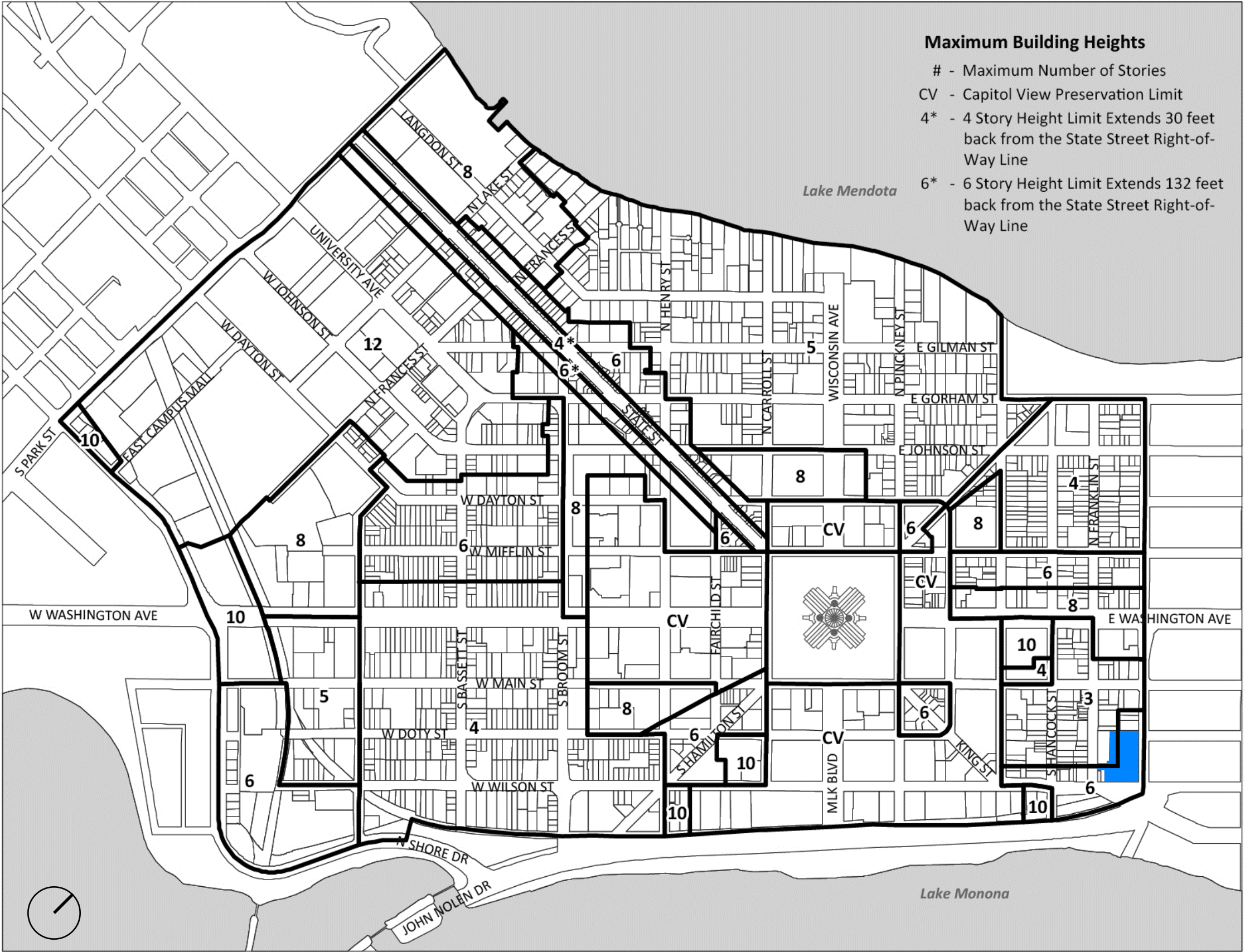
LANDMARKS + UDC FORMAL SUBMITTAL
MAY 13, 2024

Kahler Slater

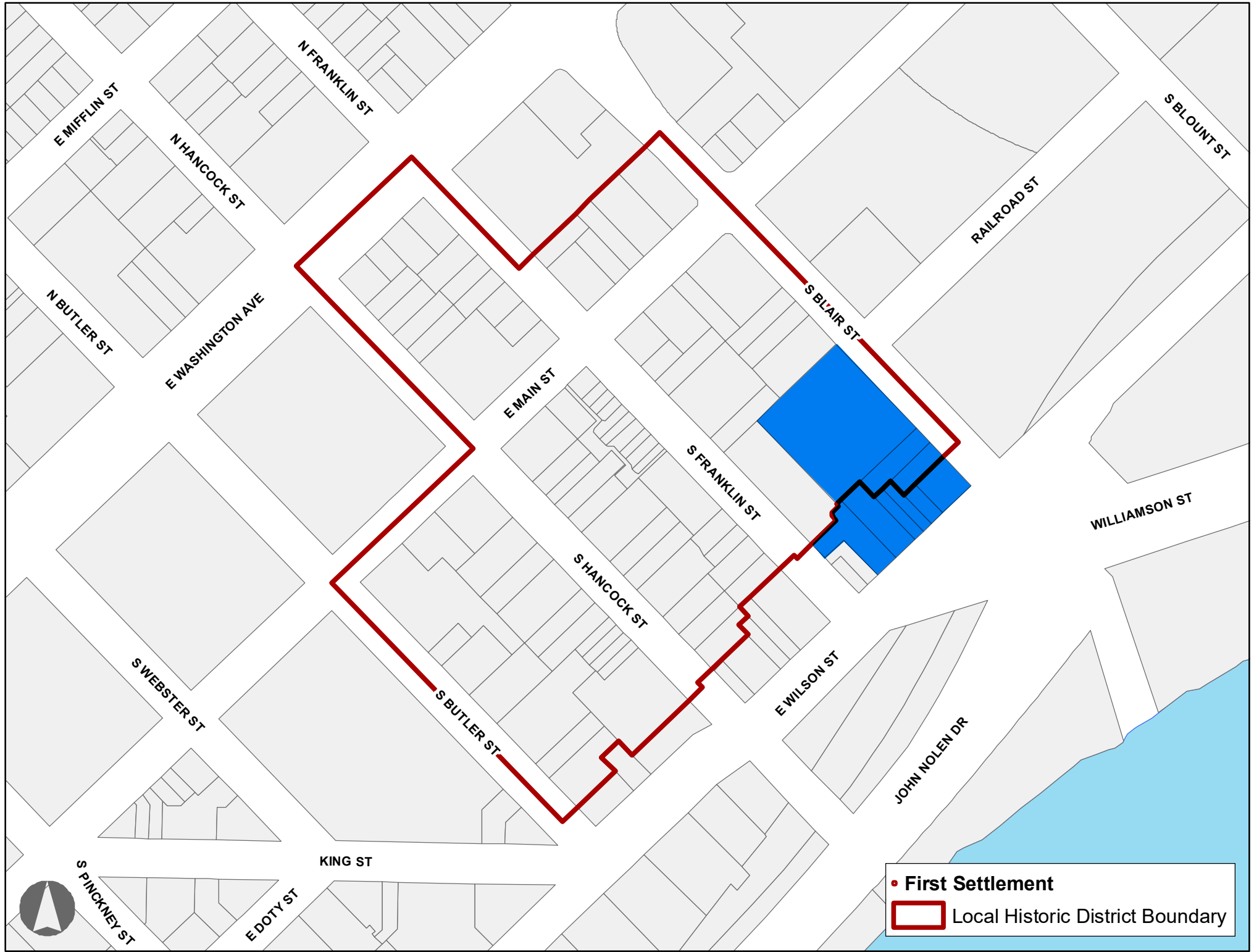
LOCATOR MAP



ZONING INFORMATION | HEIGHT MAP

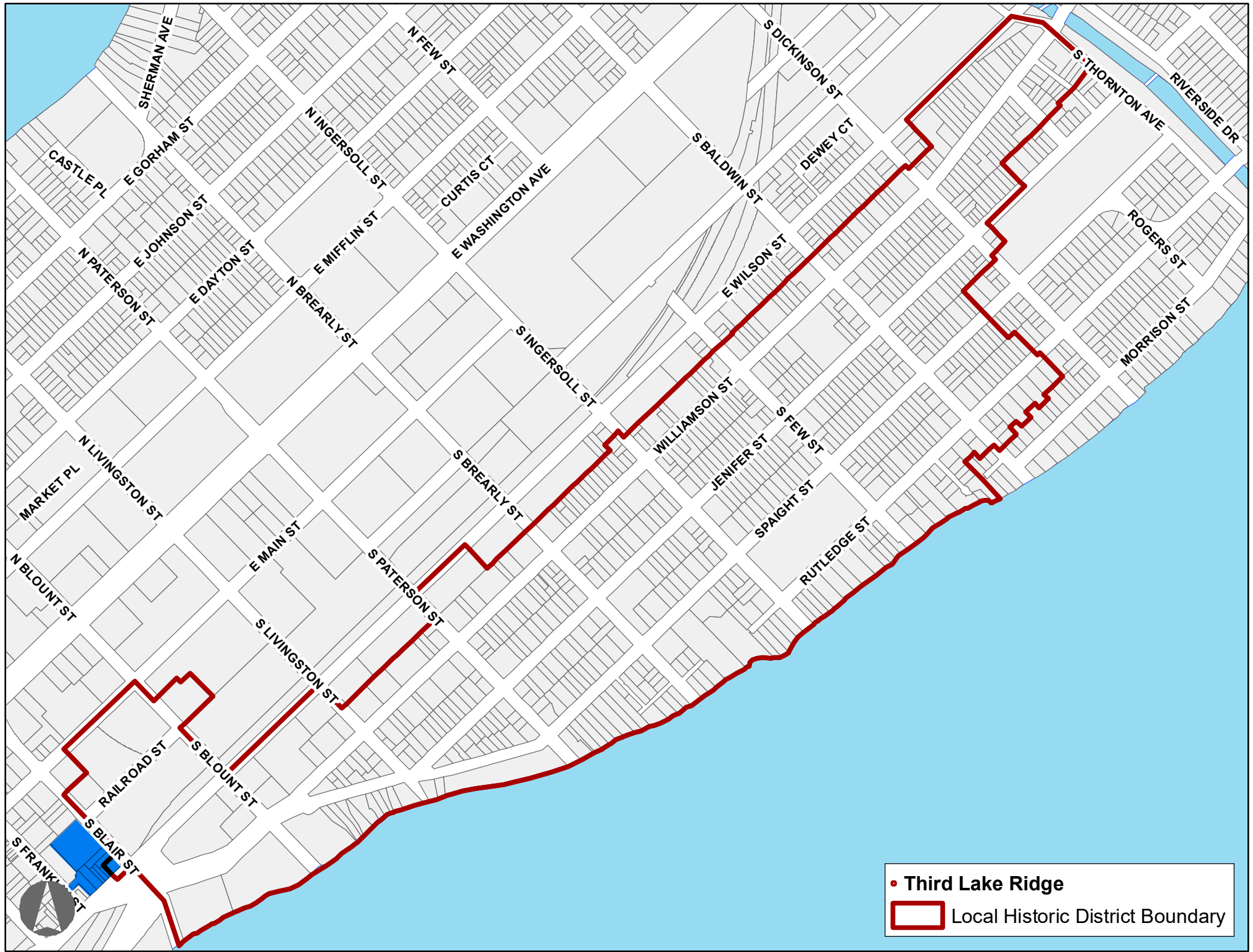


ZONING INFORMATION | HISTORIC DISTRICT



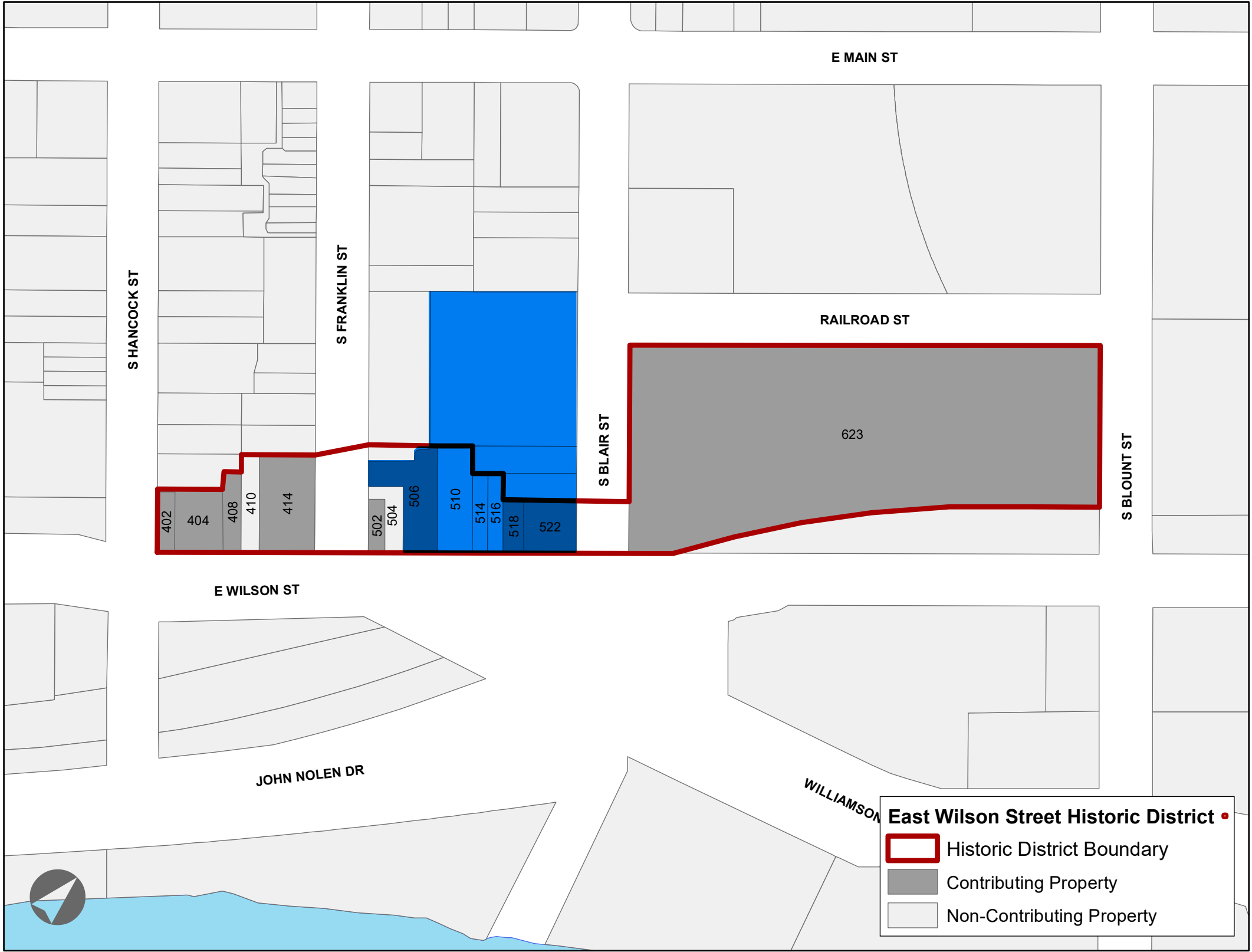
Parcels current as of map creation - 02/21/22

ZONING INFORMATION | HISTORIC DISTRICT



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

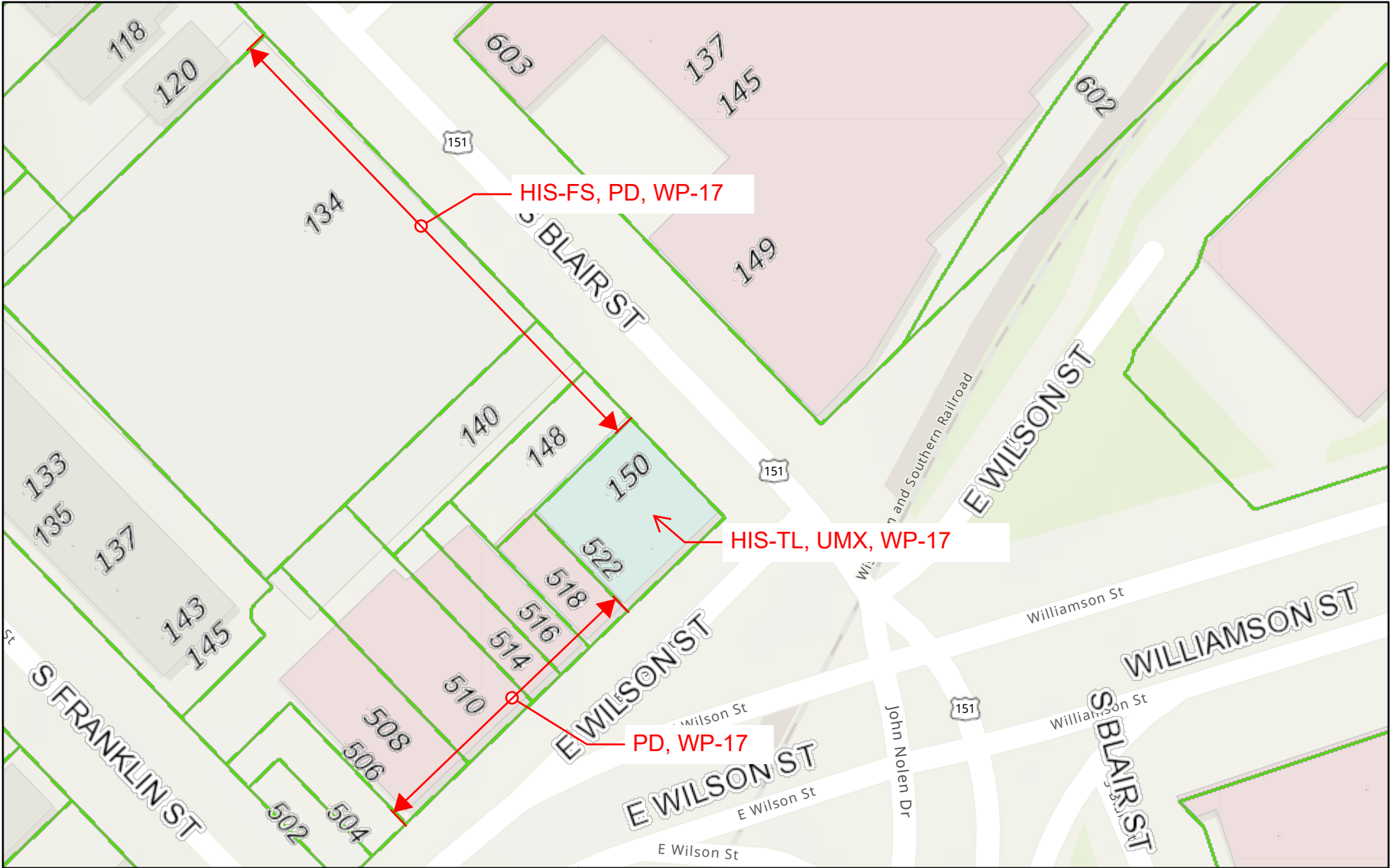
ZONING INFORMATION | HISTORIC DISTRICT



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

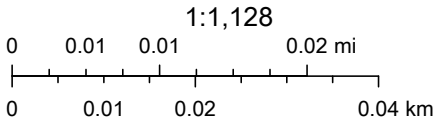
City of Madison, Wisconsin Property Map



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

- Municipal Limits
- Parcels

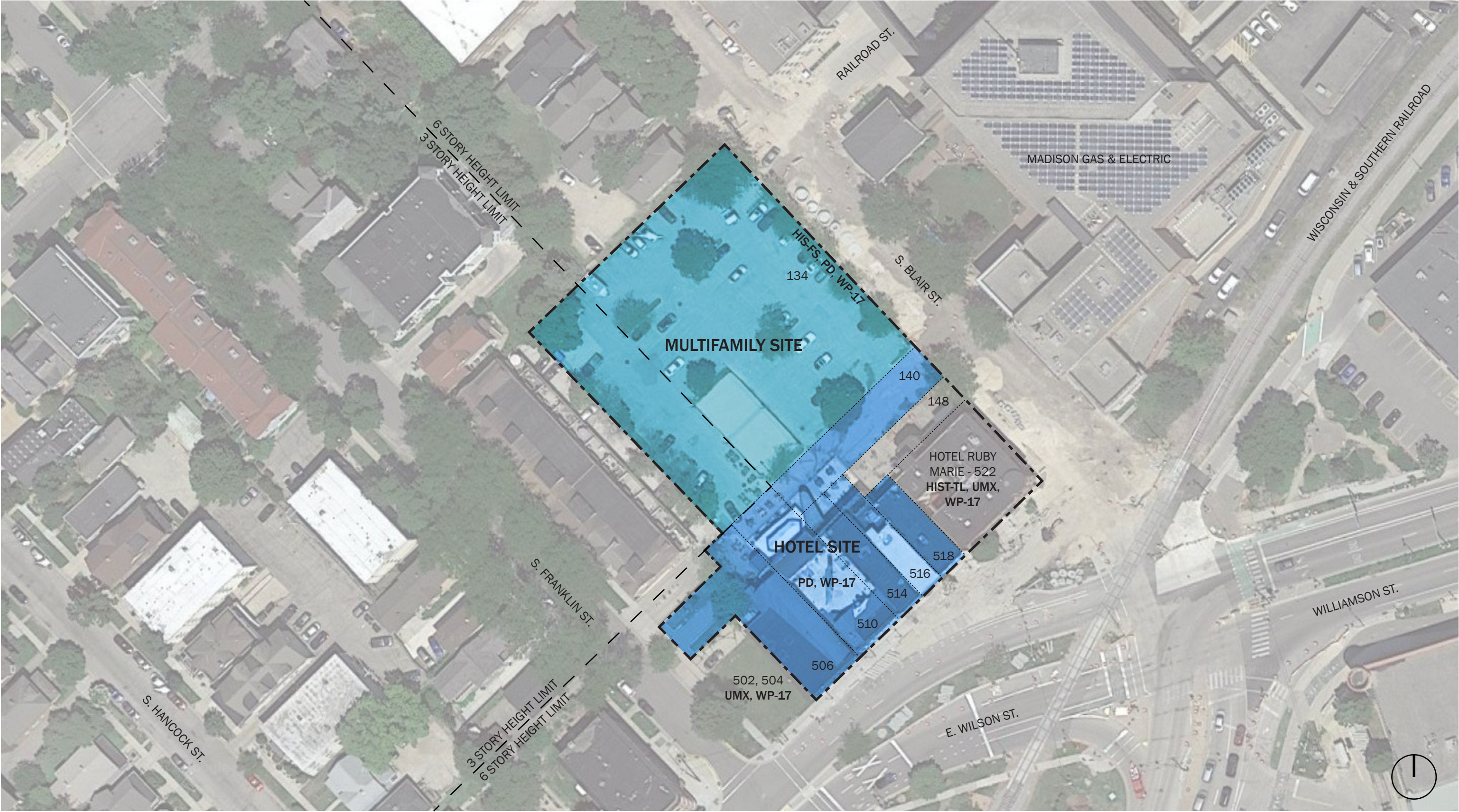
WP = Wellhead Protection Overlay District
PD = Planned Development District
HIS-TL = Third Lake Ridge Historic District
HIS-FS = First Settlement Historic District



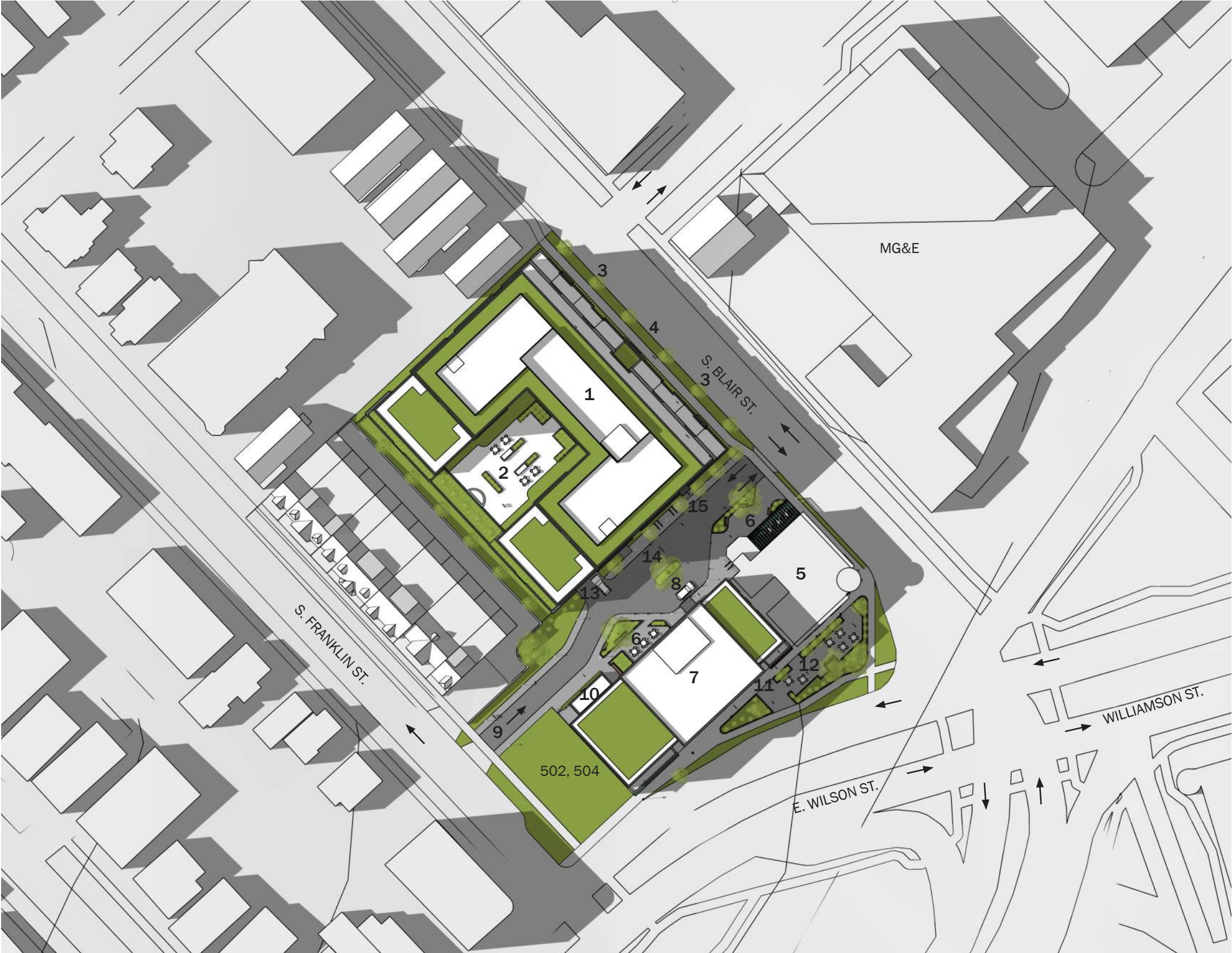
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City of Madison, Wisconsin
Esri Community Maps Contributors, County of Dane, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | City of Madison IT |

EXISTING SITE PLAN - PROPOSED PARCEL DELINEATIONS

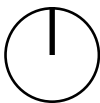


SITE PLAN

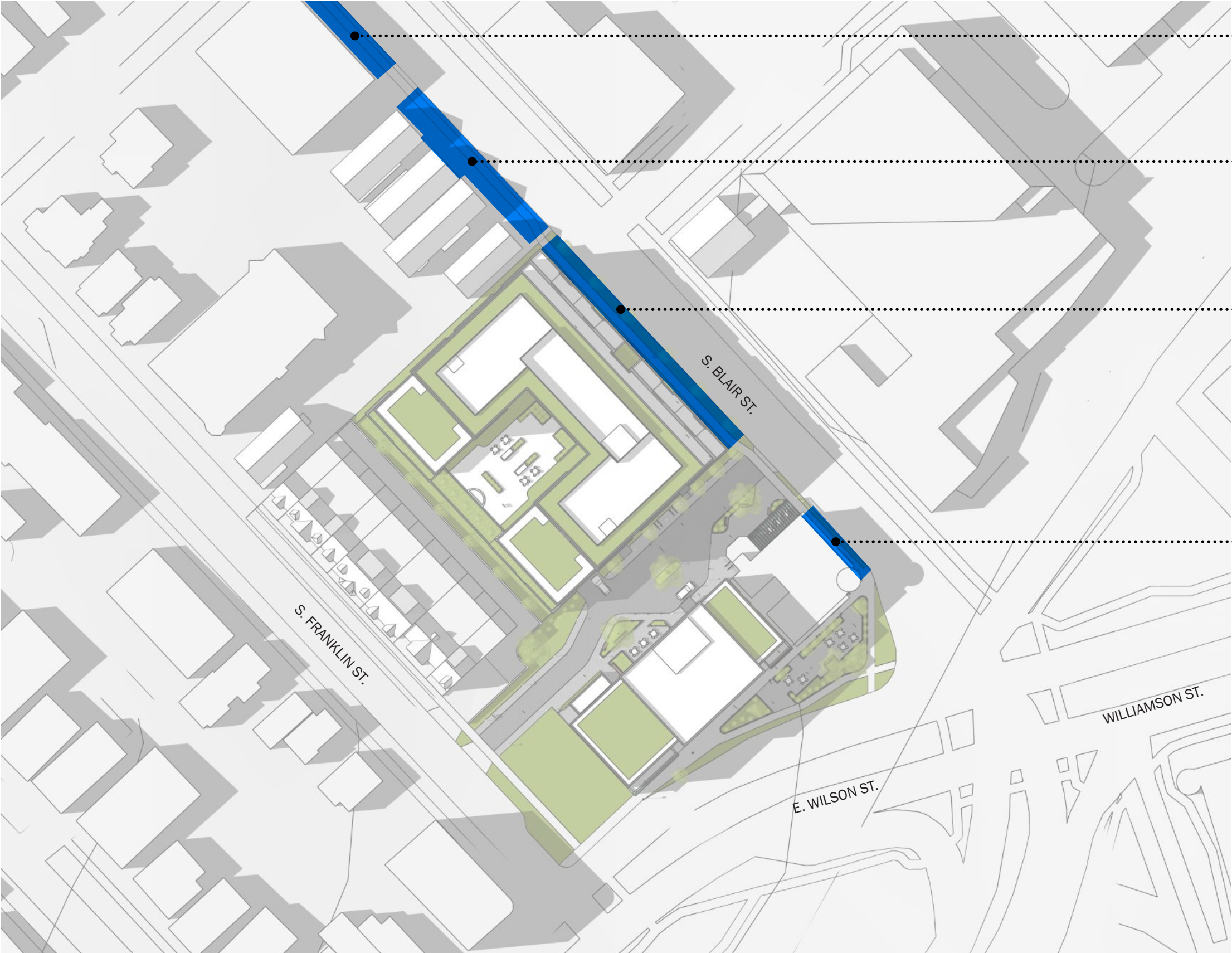


PLAN KEY

- 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 AMENITES 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.

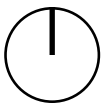


525 E. MAIN ST.
15' SETBACK FROM CURB

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



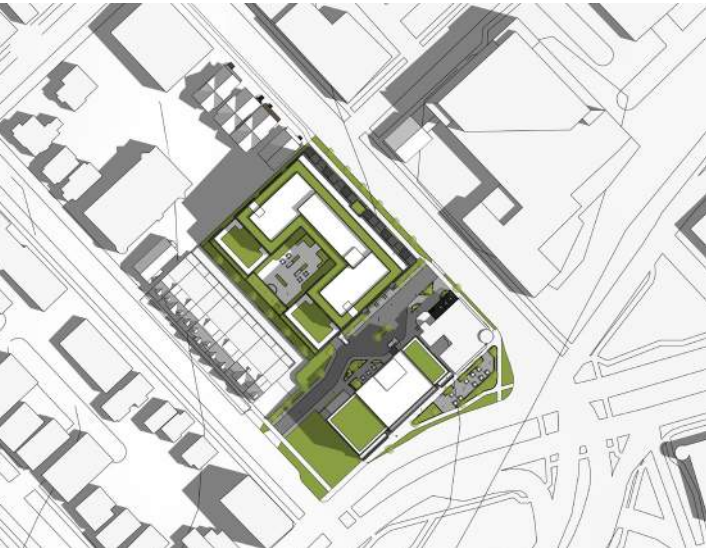
SHADOW STUDY

9 AM

SPRING EQUINOX



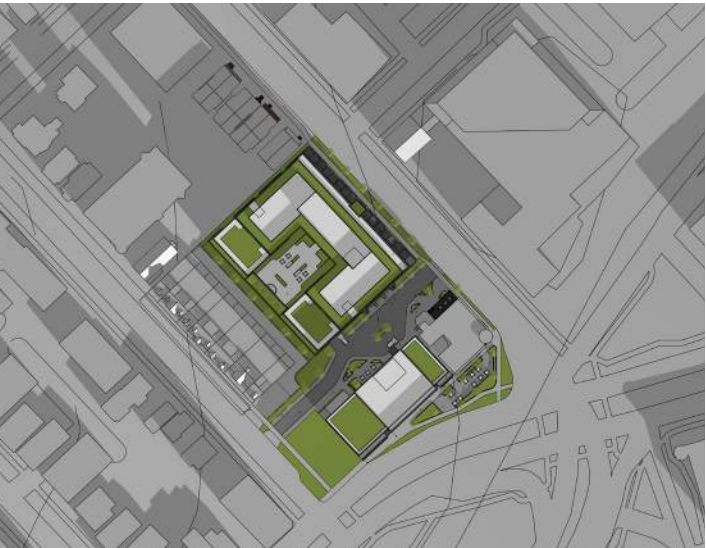
SUMMER SOLSTICE



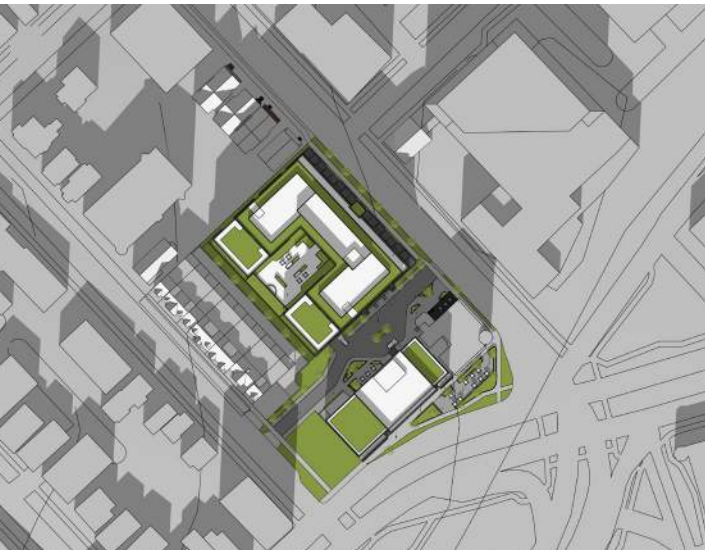
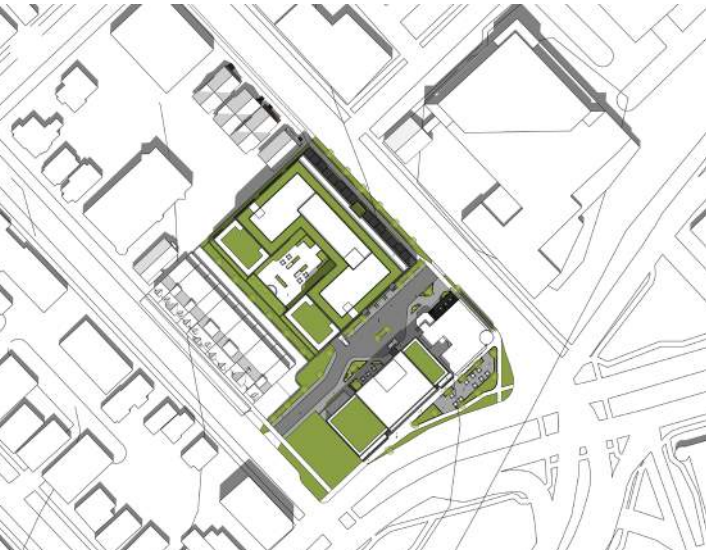
AUTUMNAL EQUINOX



WINTER SOLSTICE



12 PM



3 PM



AERIAL VIEW



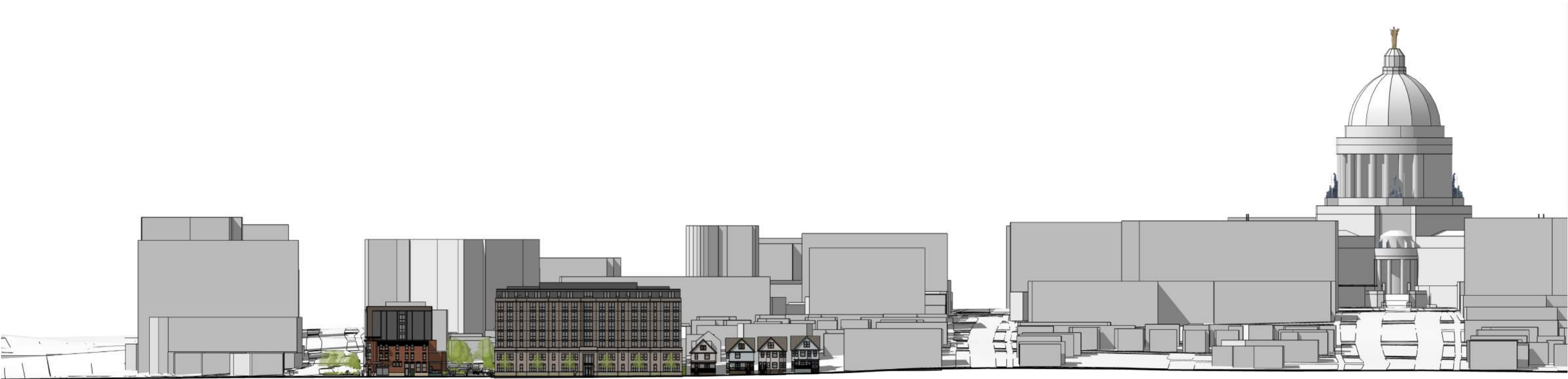
AERIAL VIEW



SITE ELEVATIONS

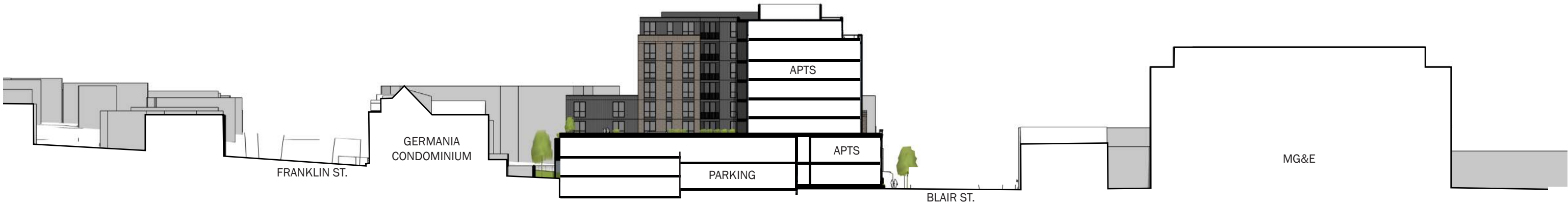


WILSON STREET SITE ELEVATION



BLAIR STREET SITE ELEVATION

SITE SECTIONS

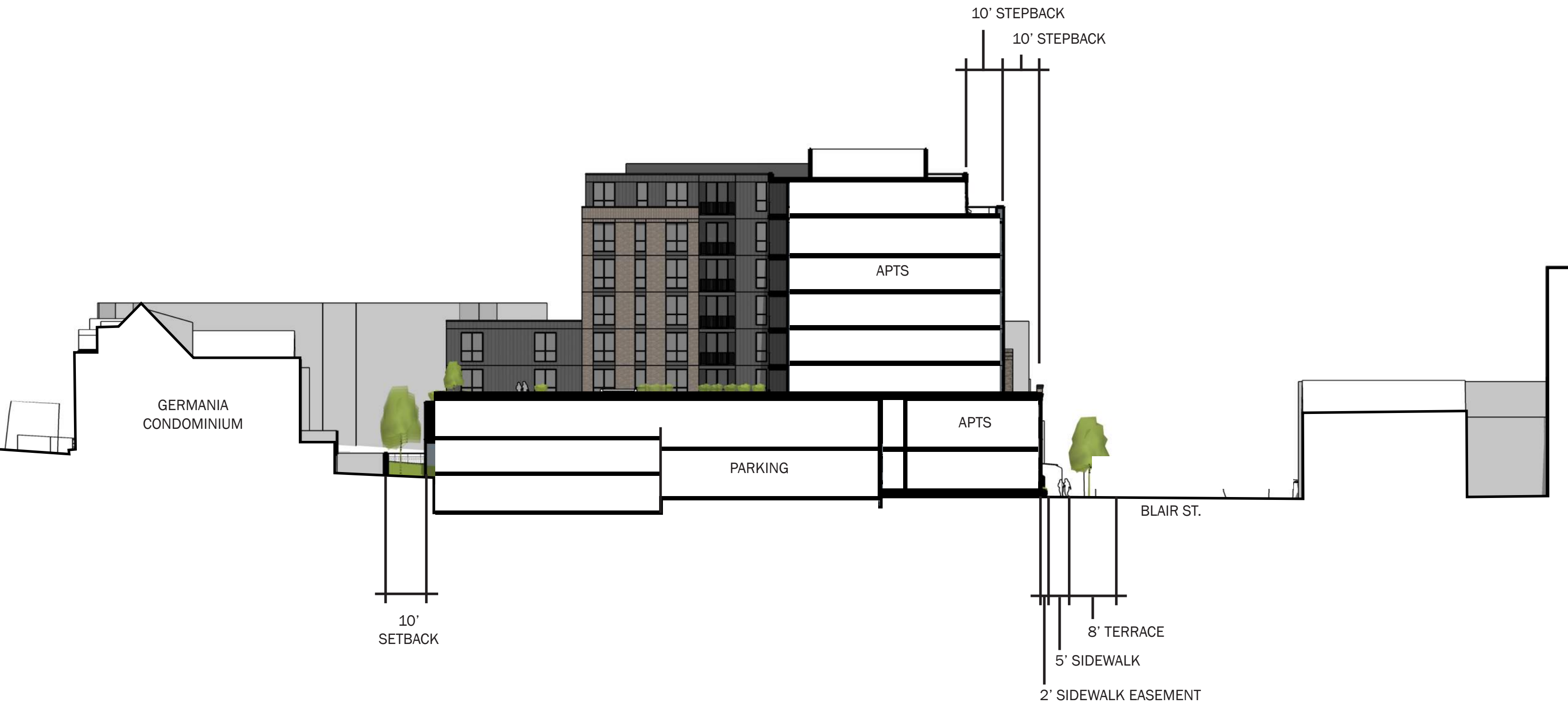


SITE SECTION THROUGH RESIDENTIAL BUILDING
LOOKING NORTHWEST



SITE SECTION THROUGH “LIVING STREET”
LOOKING NORTHWEST

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 1 | HOTEL ON WILSON ST.



WILSON ELEVATION



PREVIOUS DESIGN FROM 09/05/23 INFORMATIONAL SUBMITTAL



FITTING INTO THE WILSON STREET HISTORIC DISTRICT



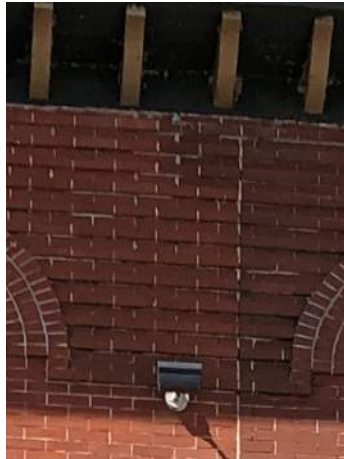
BASE EXPRESSIONS



LINTEL TREAMENTS



MASONRY TEXTURE



CORNICE TREATMENTS



BUILDING ELEVATIONS



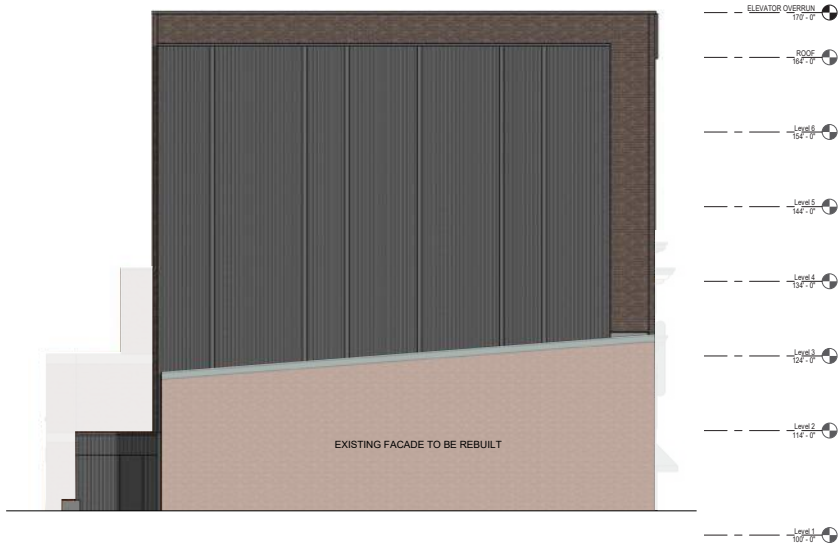
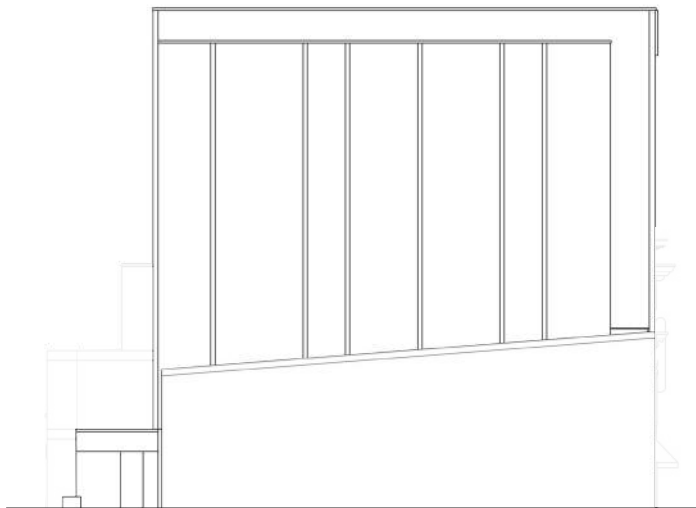
WILSON ELEVATION

BUILDING ELEVATIONS



LIVING STREET ELEVATION

BUILDING ELEVATIONS



SOUTHWEST ELEVATION

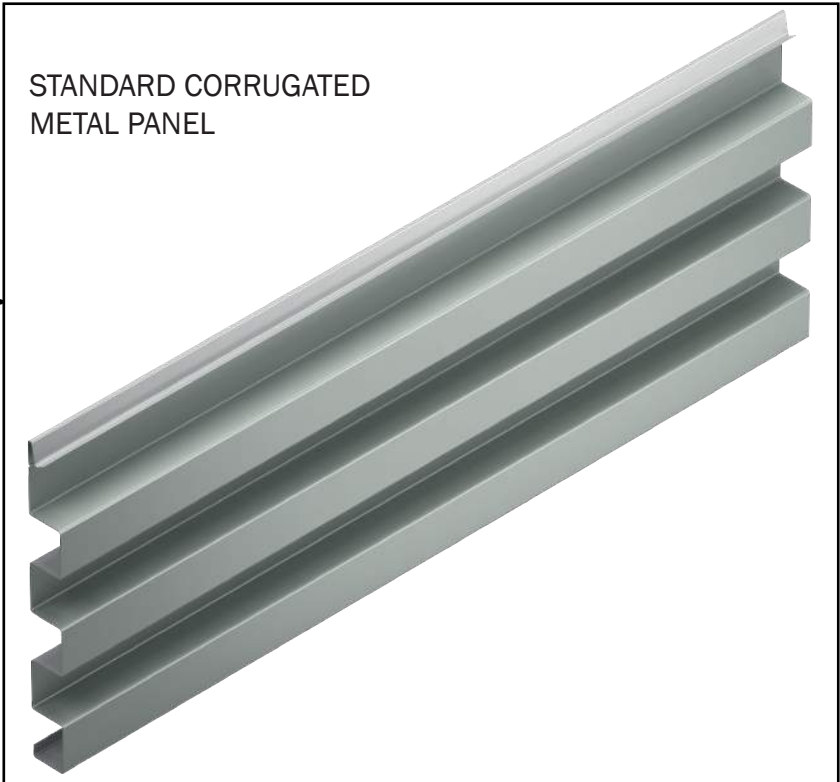
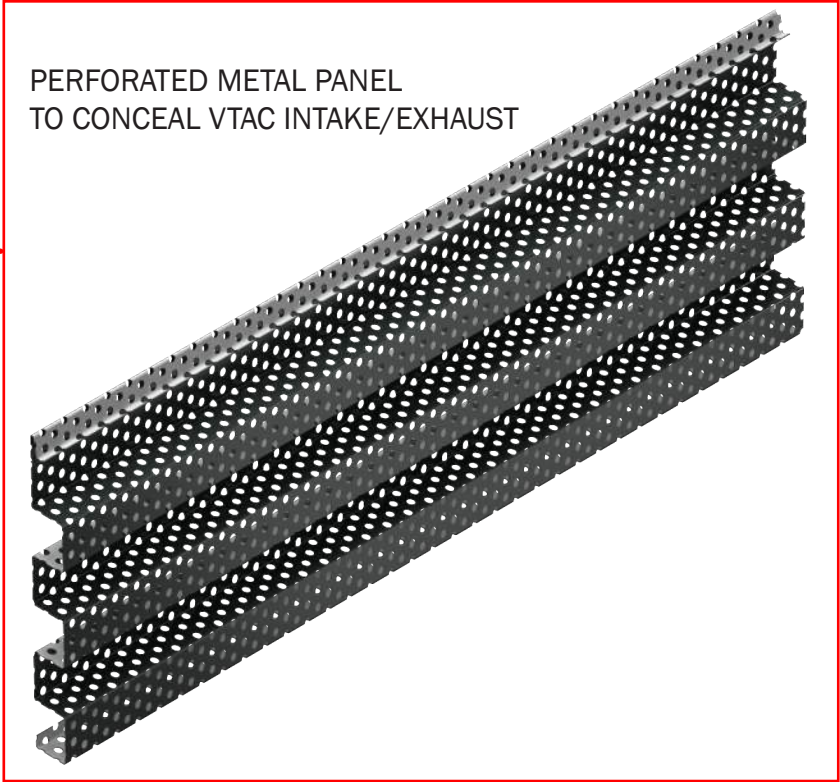


BLAIR ST. ELEVATION

ENLARGED BLAIR ST. ELEVATION



VTAC FACADE INTEGRATION



BUILDING LIGHTING



INTEGRATED DOWN LIGHTS



MATERIAL PALETTE - HOTEL



CLAY BRICK - BROWN (URBAN INFILL PORTION)



CORRUGATED METAL PANEL - BLACK (SETBACK PORTION AND INFILL)



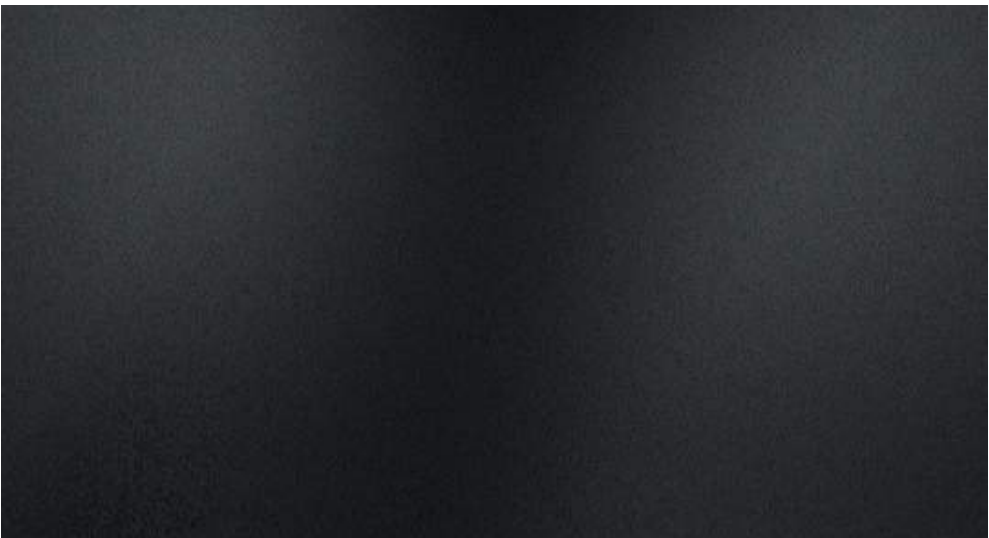
ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CAST STONE - BASE WAINSCOT



GLASS BLOCK - CLERESTORY WINDOWS AT BASE



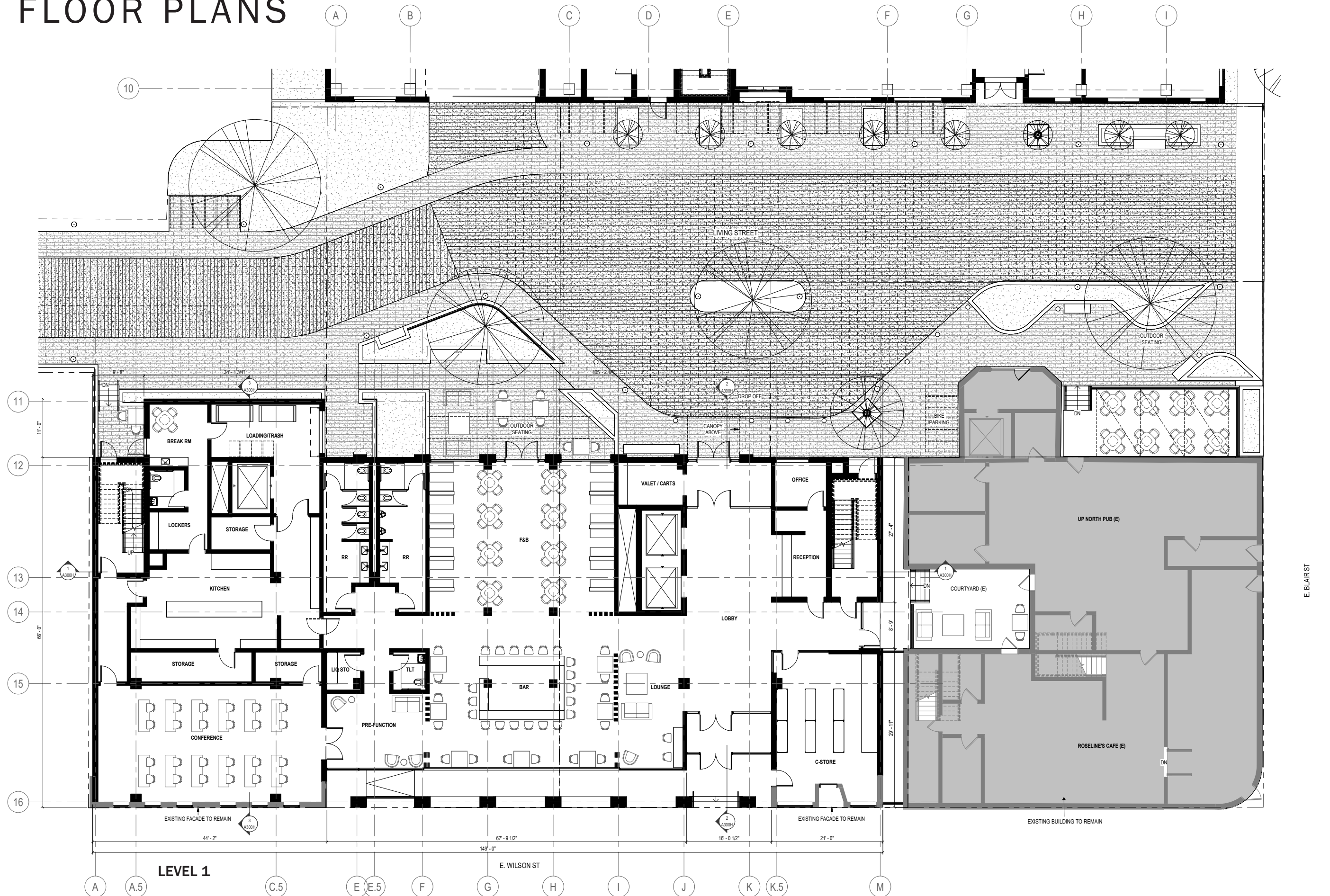
METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

HOTEL FLOOR PLANS

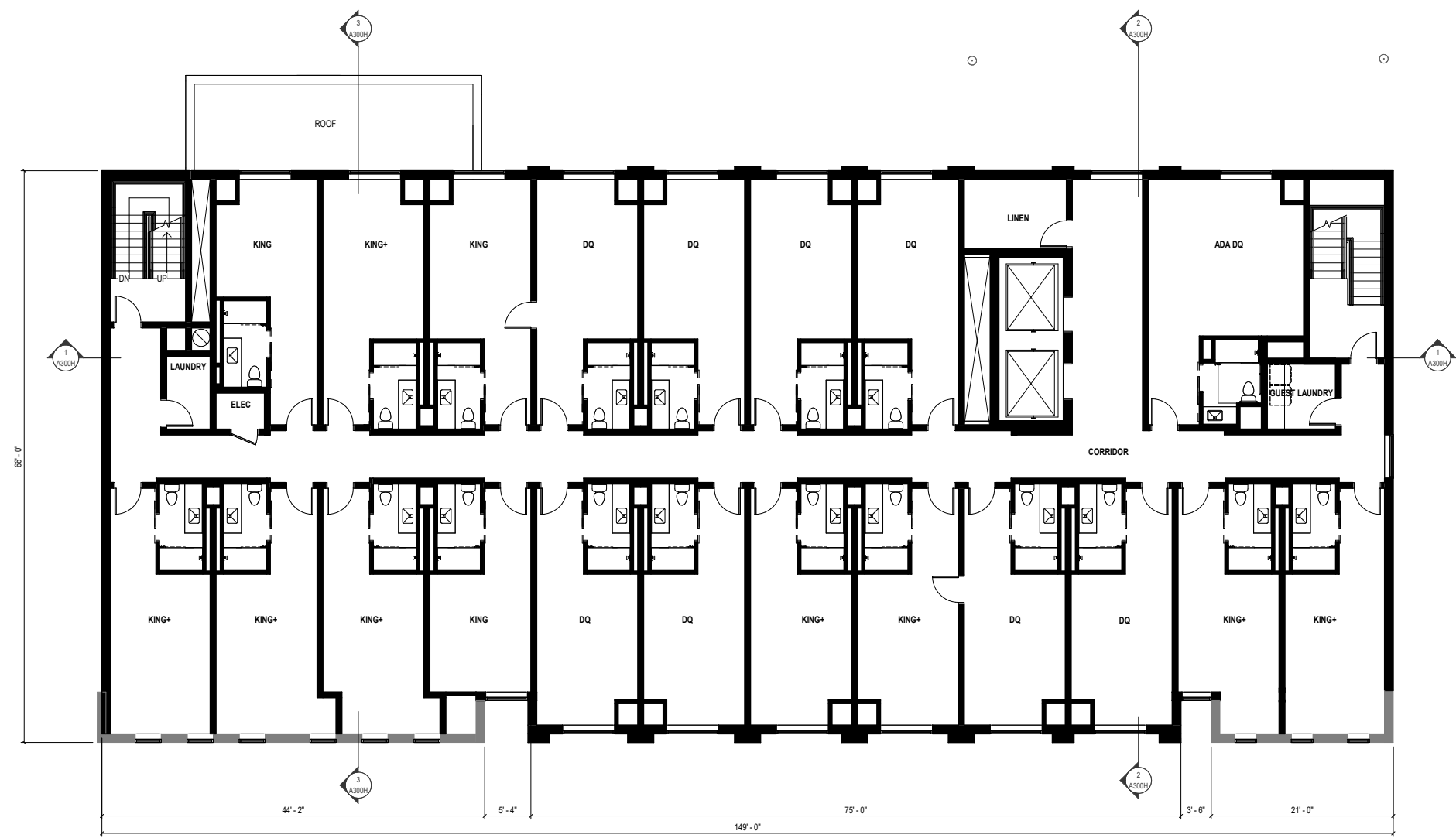


LOWER LEVEL

HOTEL FLOOR PLANS

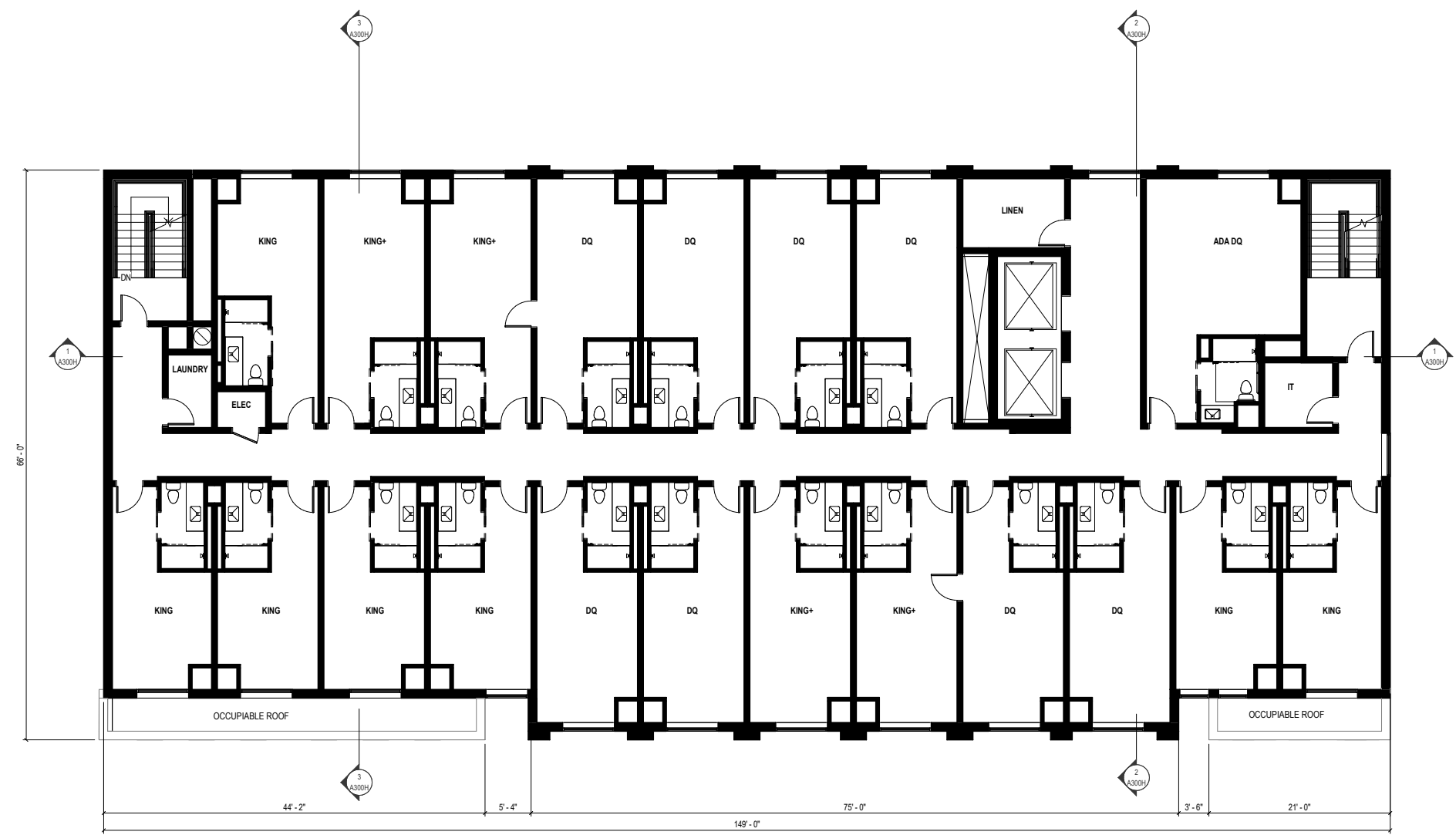


HOTEL FLOOR PLANS



LEVEL 2

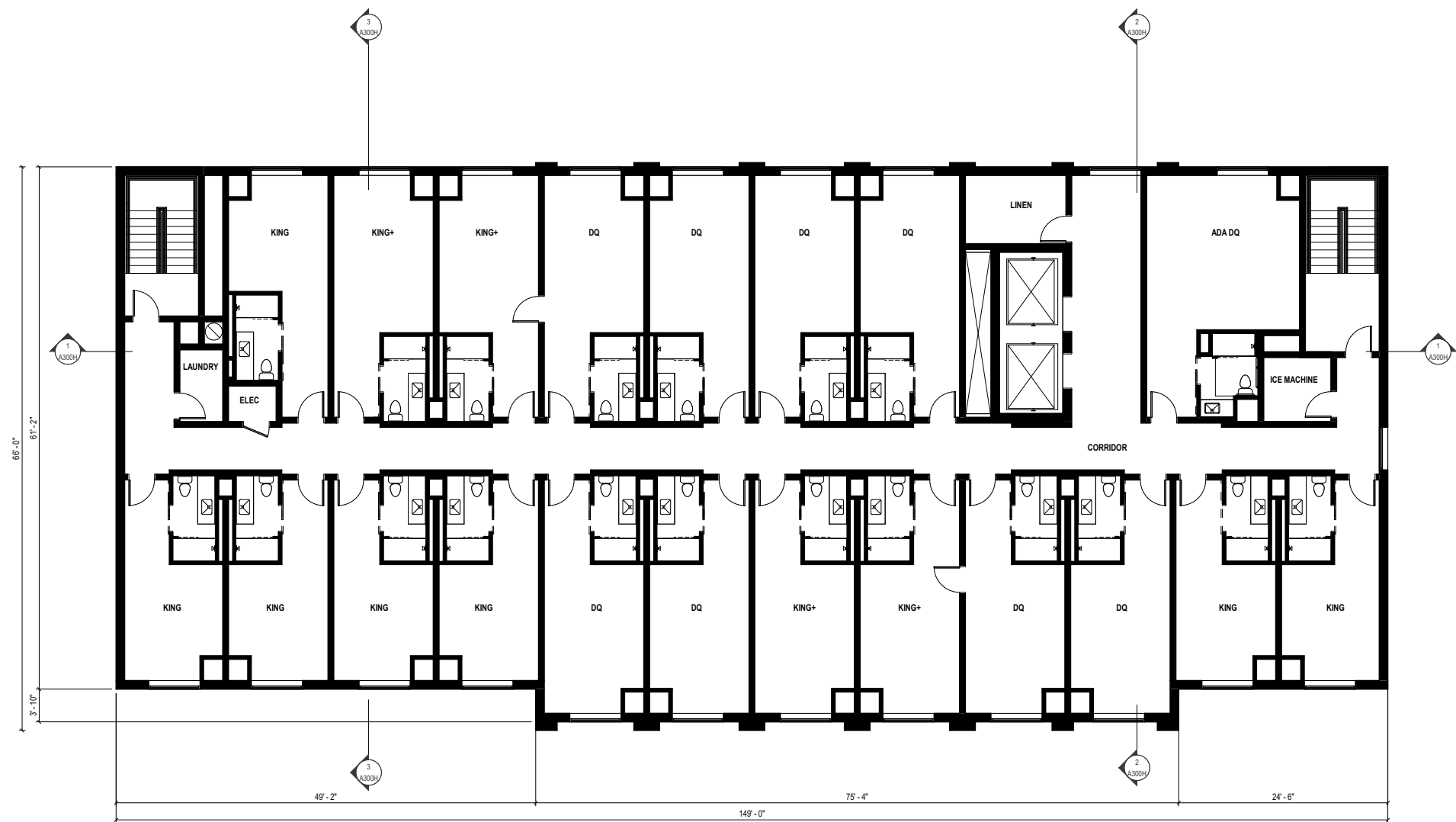
HOTEL FLOOR PLANS



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

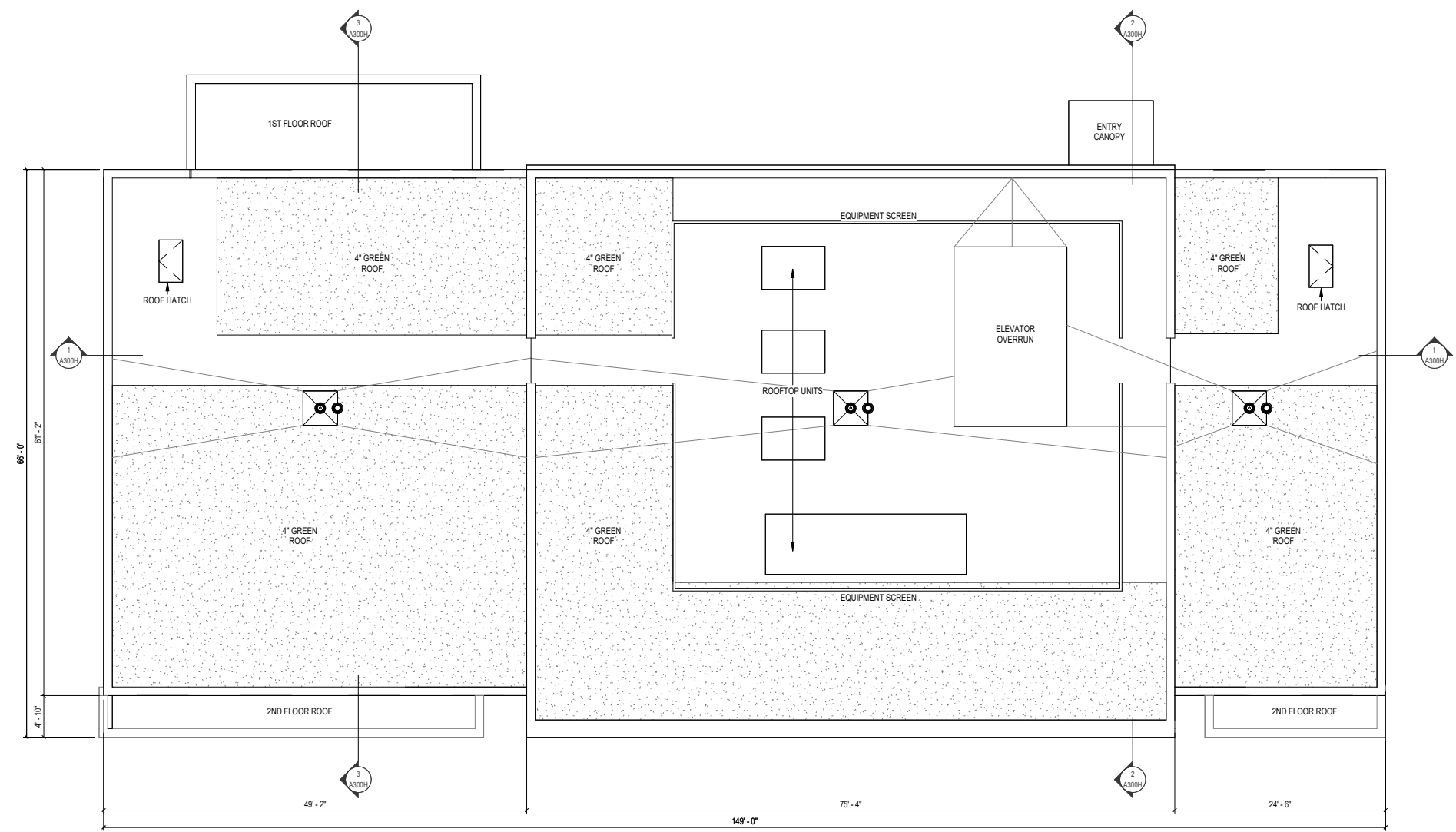
LEVEL 3

HOTEL FLOOR PLANS



LEVEL 4 - 6

HOTEL FLOOR PLANS



ROOF LEVEL

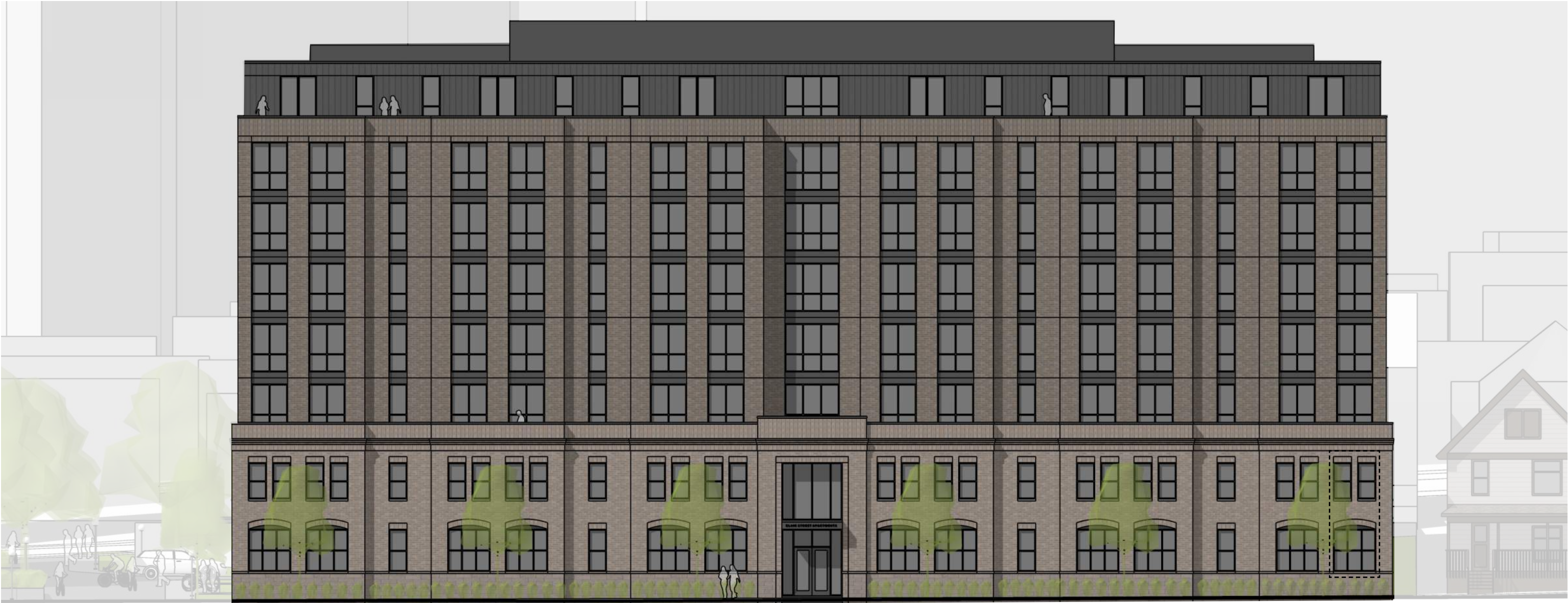
SECTION 2 | MULTIFAMILY BUILDING ON BLAIR ST.



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



- ROOF 187'-0"
- LEVEL 8R 176'-0"
- LEVEL 7R 166'-0"
- LEVEL 6R 156'-0"
- LEVEL 5R 146'-0"
- LEVEL 4R 136'-0"
- LEVEL 3R 126'-0"
- LEVEL 2 112'-0"
- LEVEL 1 100'-0"



- ROOF 187'-0"
- PARAPET 88'-0"
- LEVEL 8R 176'-0"
- LEVEL 7R 166'-0"
- LEVEL 6R 156'-0"
- LEVEL 5R 146'-0"
- LEVEL 4R 136'-0"
- LEVEL 3R 126'-0"
- LEVEL 2 112'-0"
- LEVEL 1 100'-0"
- LEVEL LL1 90'-0"
- LEVEL LL2 80'-0"

BLAIR ST. ELEVATION

BUILDING ELEVATIONS



- -- -- -- -- ROOF 187'-0"
- -- -- -- -- LEVEL 8R 178'-0"
- -- -- -- -- LEVEL 7R 169'-0"
- -- -- -- -- LEVEL 6R 160'-0"
- -- -- -- -- LEVEL 5R 151'-0"
- -- -- -- -- LEVEL 4R 142'-0"
- -- -- -- -- LEVEL 3R 133'-0"
- -- -- -- -- LEVEL 2R 124'-0"
- -- -- -- -- LEVEL 1 115'-0"
- -- -- -- -- LEVEL 0 106'-0"



- -- -- -- -- ROOF 187'-0"
- -- -- -- -- LEVEL 8R 178'-0"
- -- -- -- -- LEVEL 7R 169'-0"
- -- -- -- -- LEVEL 6R 160'-0"
- -- -- -- -- LEVEL 5R 151'-0"
- -- -- -- -- LEVEL 4R 142'-0"
- -- -- -- -- LEVEL 3R 133'-0"
- -- -- -- -- LEVEL 2R 124'-0"
- -- -- -- -- LEVEL 1 115'-0"
- -- -- -- -- LEVEL 0 106'-0"
- -- -- -- -- LEVEL 1L1 90'-0"
- -- -- -- -- LEVEL 1L2 81'-0"

LIVING STREET ELEVATION

BUILDING ELEVATIONS



SOUTHWEST ELEVATION

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

BUILDING ELEVATIONS



NORTHWEST ELEVATION

BLAIR ST. ELEVATION



MATERIAL PALETTE - MULTIFAMILY



CAST STONE (BASE WAINSCOT AND WINDOW SILLS)



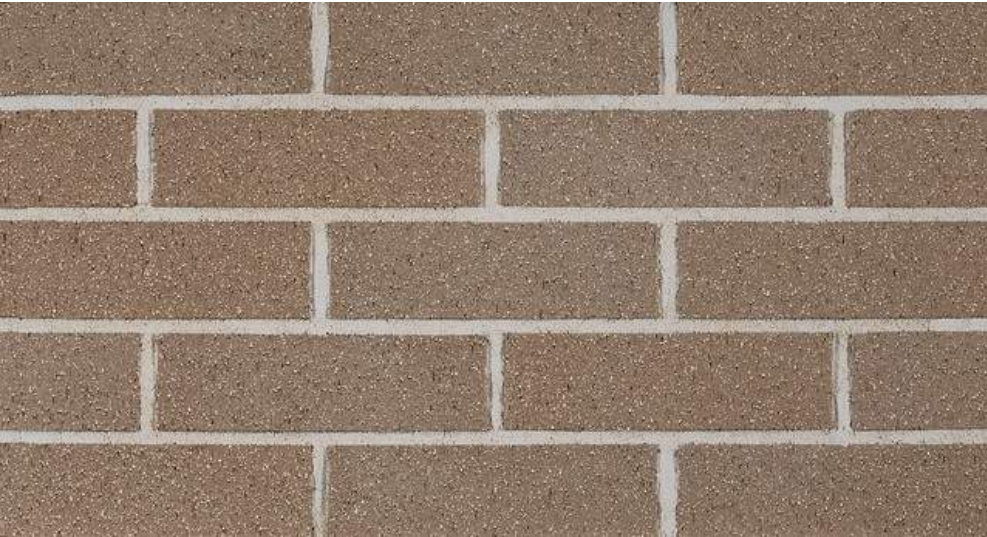
METAL SIDING - BLACK (CLADDING IN BETWEEN MASONRY EXPRESSIONS AND UPPER STORY)



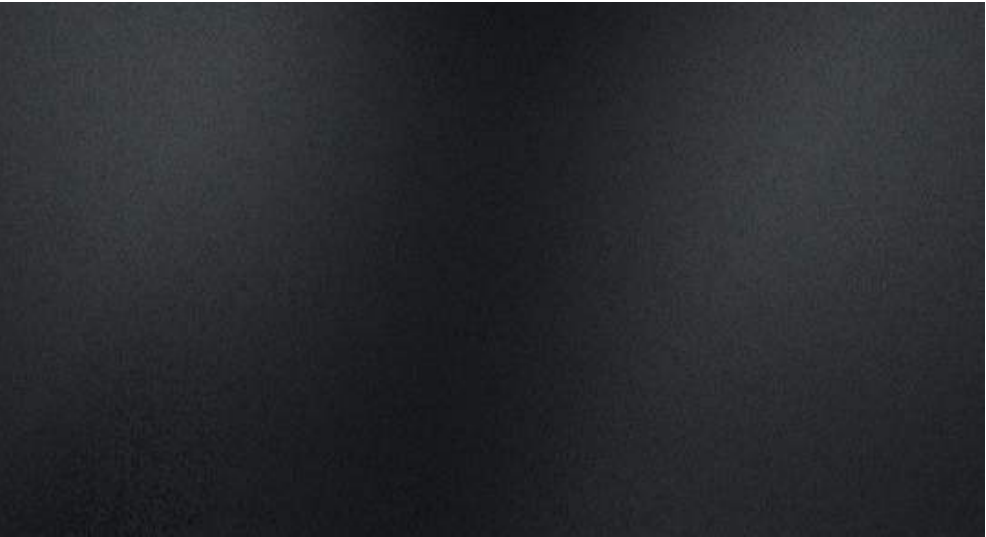
ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CLAY BRICK - LIGHT CREAM (BASE OF BUILDING)

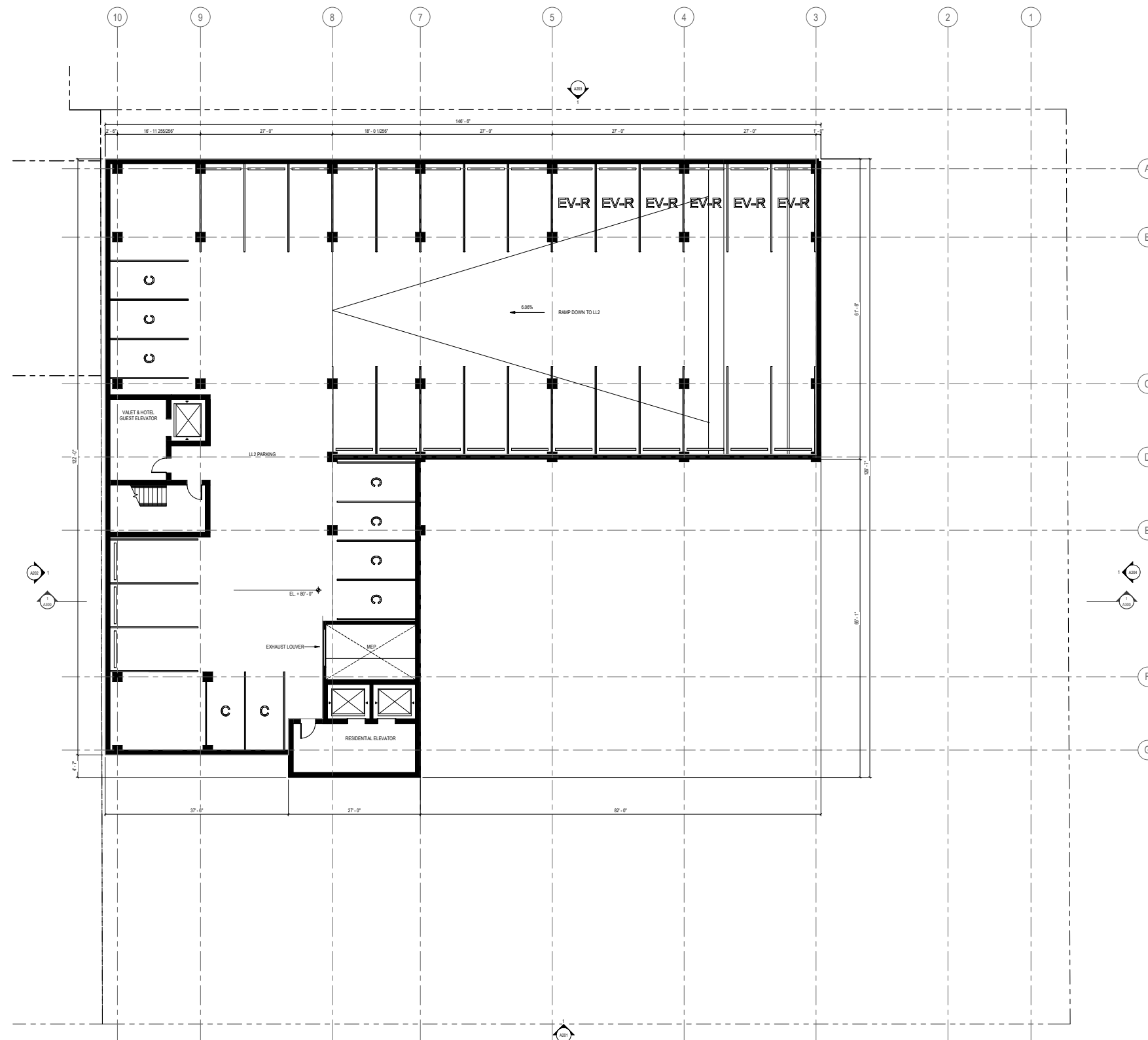


CLAY BRICK - GREY/BROWN (UPPER STORIES)



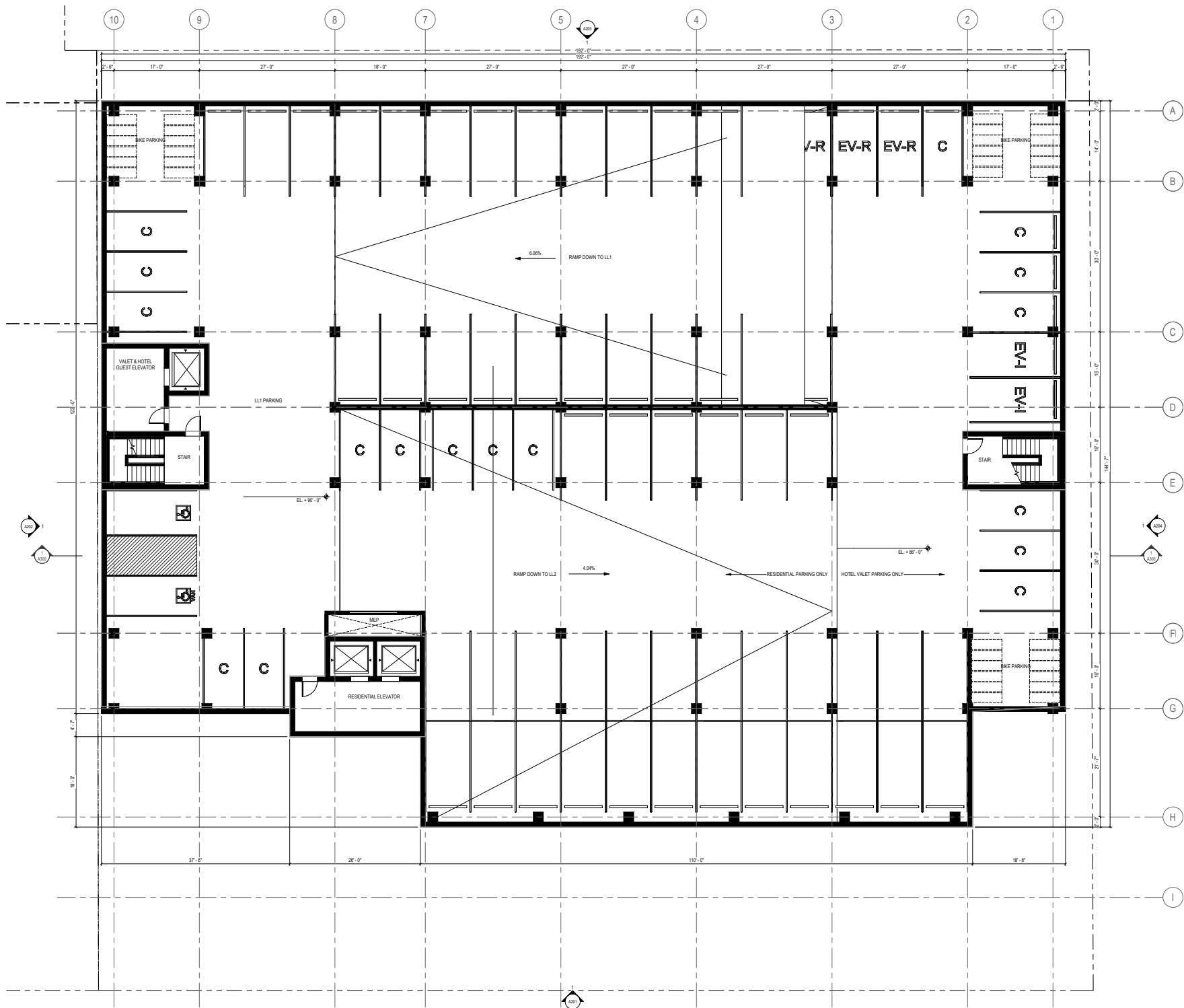
METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

MULTIFAMILY FLOOR PLANS



LOWER LEVEL 2

MULTIFAMILY FLOOR PLANS

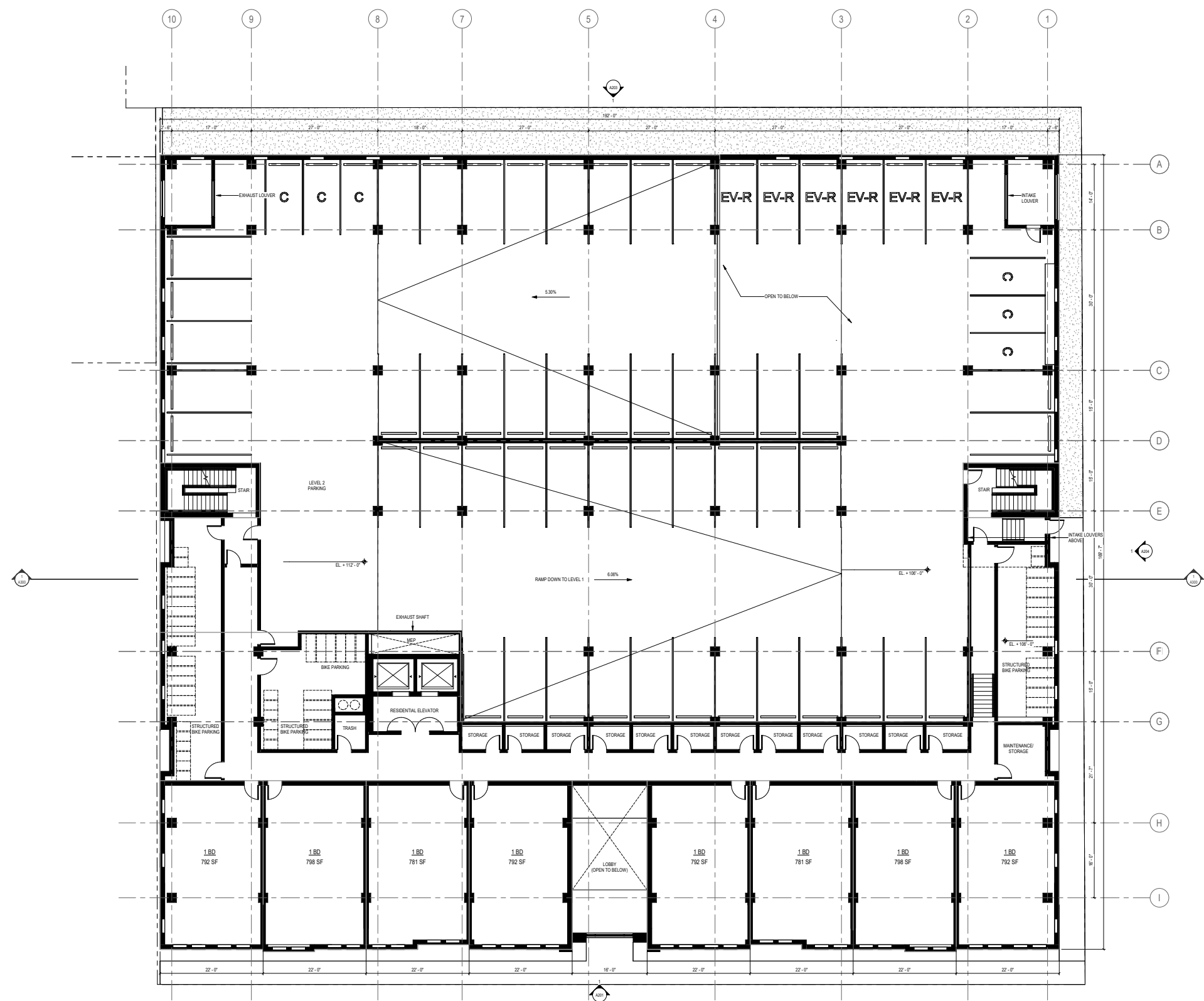


LOWER LEVEL

[illegible]

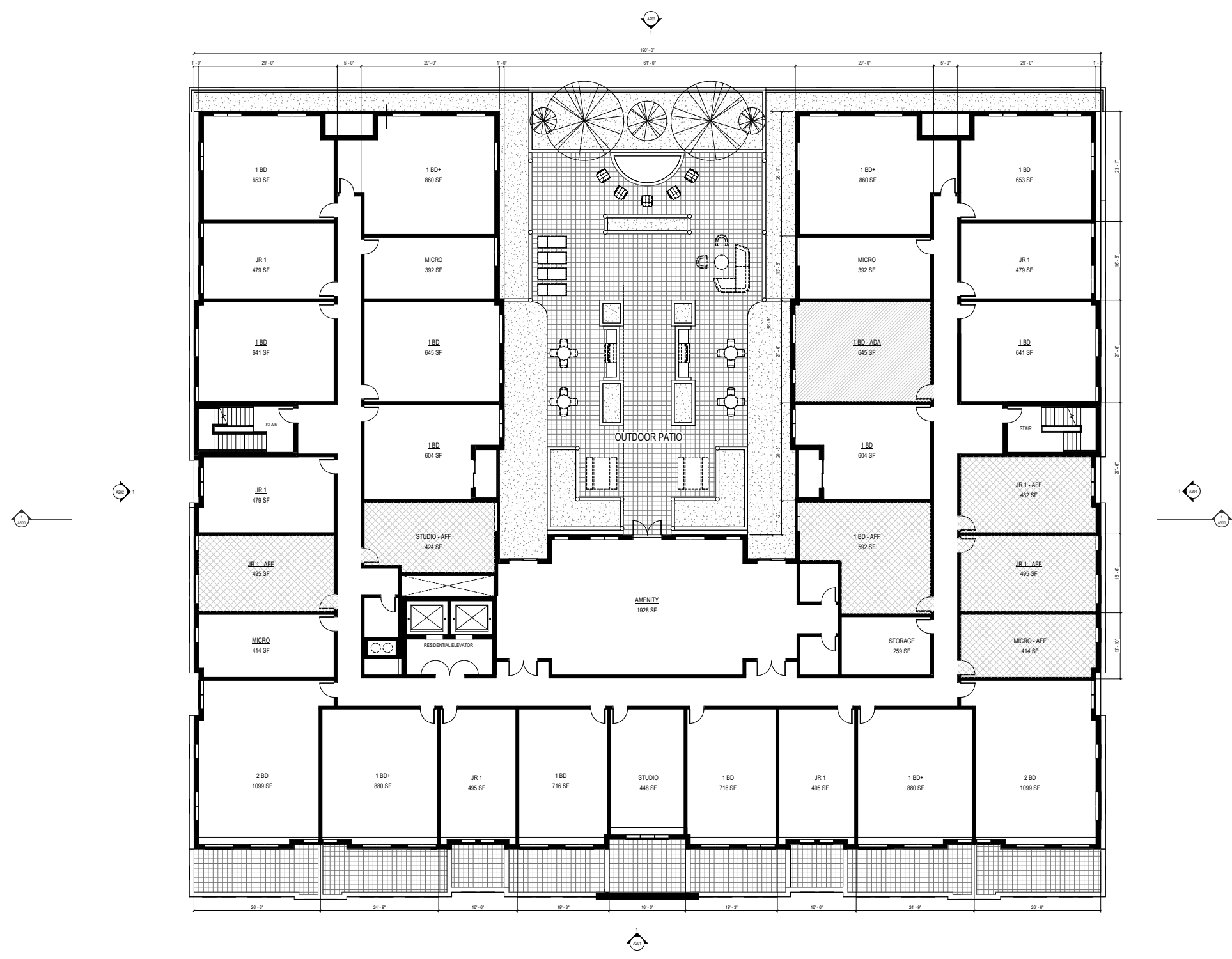
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MULTIFAMILY FLOOR PLANS



LEVEL 2

MULTIFAMILY FLOOR PLANS



LEVEL 3

MULTIFAMILY FLOOR PLANS

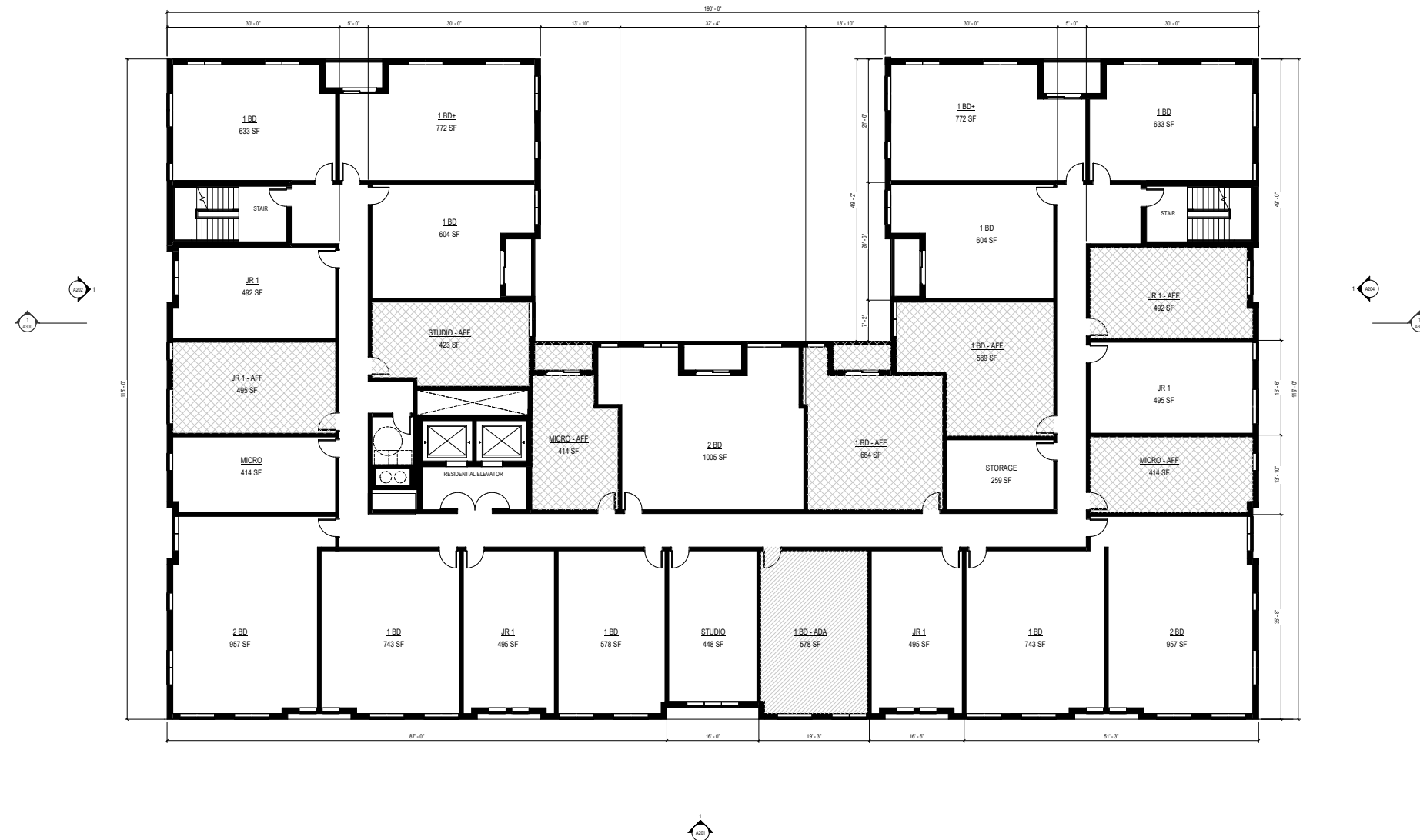


LEVEL 4

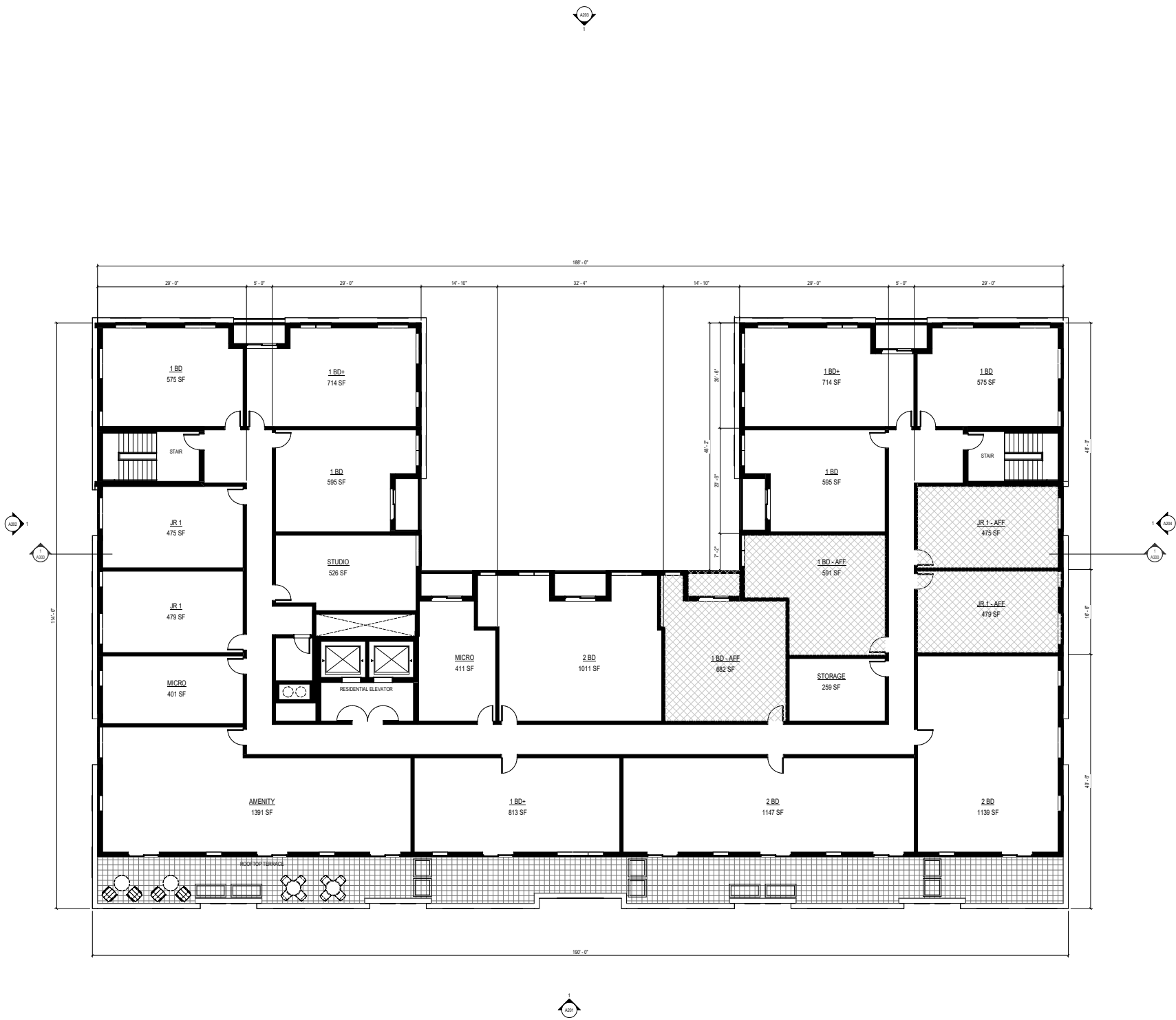
MULTIFAMILY FLOOR PLANS



LEVEL 5

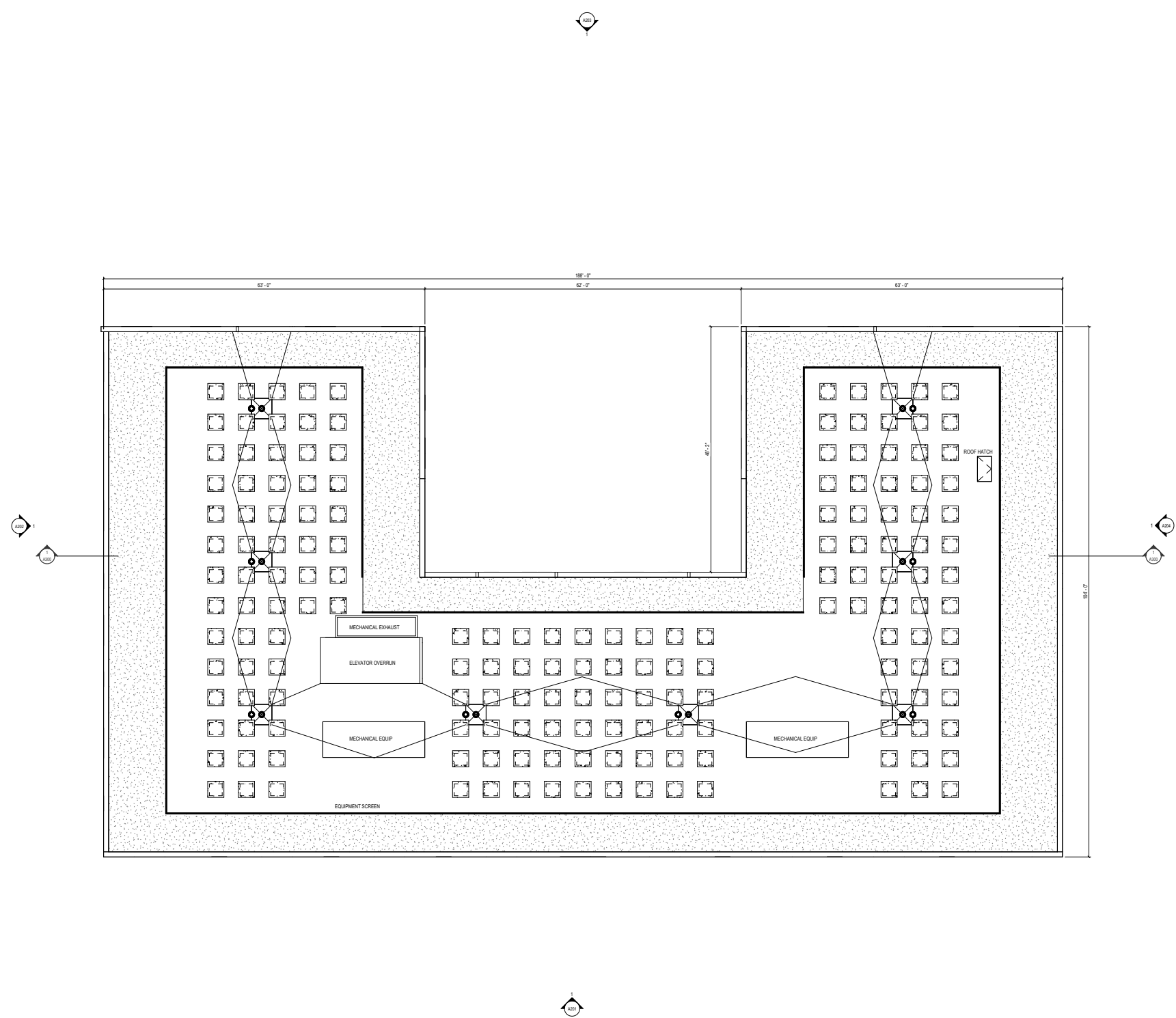


MULTIFAMILY FLOOR PLANS



LEVEL 8

MULTIFAMILY FLOOR PLANS

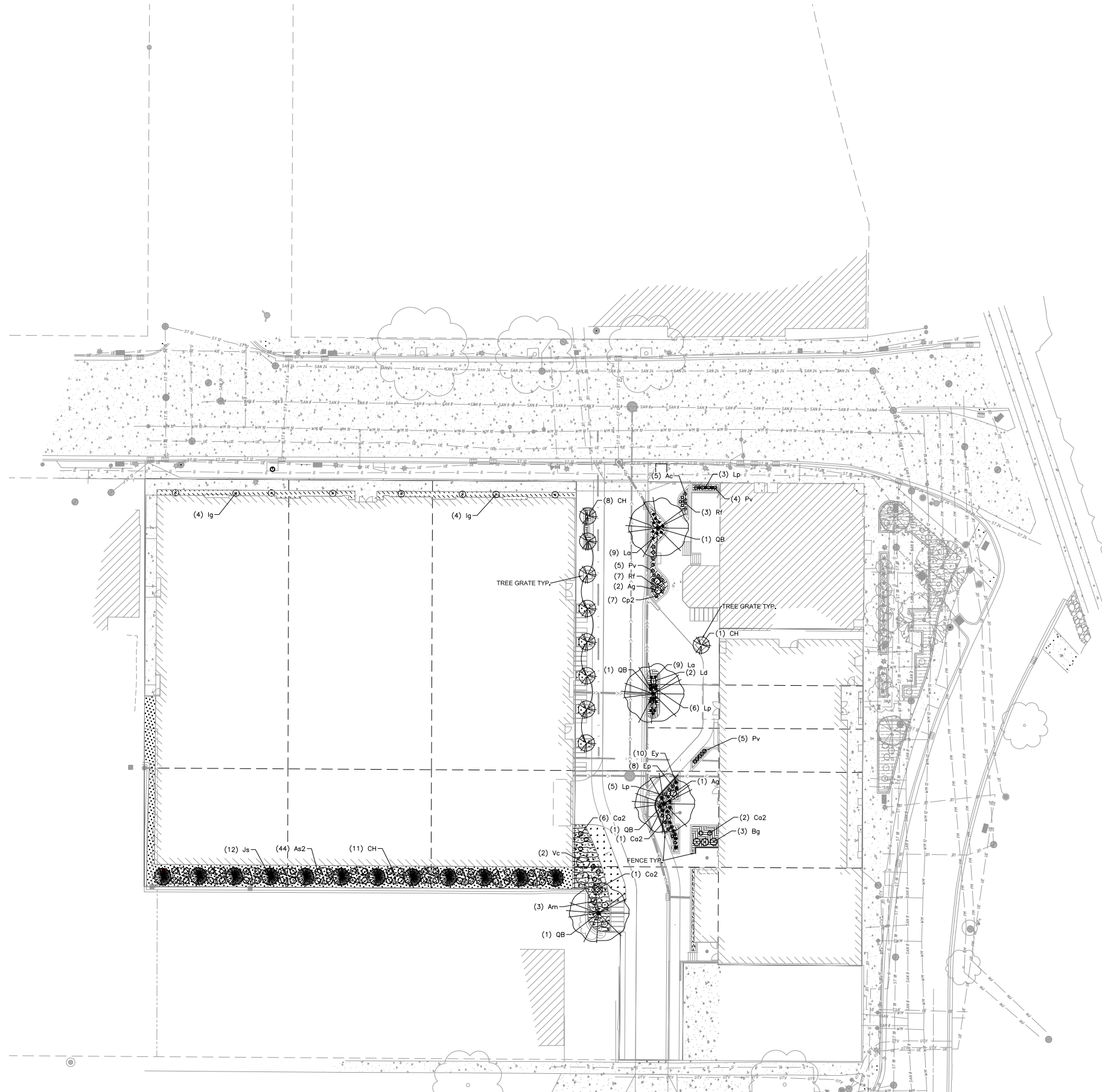


ROOF LEVEL

SECTION 3 | LIVING STREET



LANDSCAPE PLAN



PLANT SCHEDULE GRADE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
CH	Celtis occidentalis 'JFS-KU1' / Prairie Sentinel Hackberry	8 & B	1.5' Cal	20
Q8	Quercus bicolor / Swamp White Oak	8 & B	2.5' Cal	4
EVERGREEN TREES				
J5	Juniperus virginiana 'Hillspike' / Hillspike Eastern Redcedar	8 & B	5' ht.	12
DECIDUOUS SHRUBS				
A12	Amelanchier stolonifera / Running Serviceberry	Cont.	2 Gal.	44
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	4
A9	Aronia melanocarpa 'UNION4012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	5
Co2	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	9
Co3	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.	1
Ld	Lonicera denifolia / 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.	Pnt	5
Co2	Coreopsis palmata / Silk Tickseed	Cont.	Pnt	7
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	8
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	10
Lo	Liatris spicata / Rough blazing Star	Cont.	1 Gal.	18
Lp	Liatris pycnostachya / Gayfreak	Cont.	1 Gal.	14
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	14
Rf	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.	10

GROUNDCOVER PLANT SCHEDULE GRADE

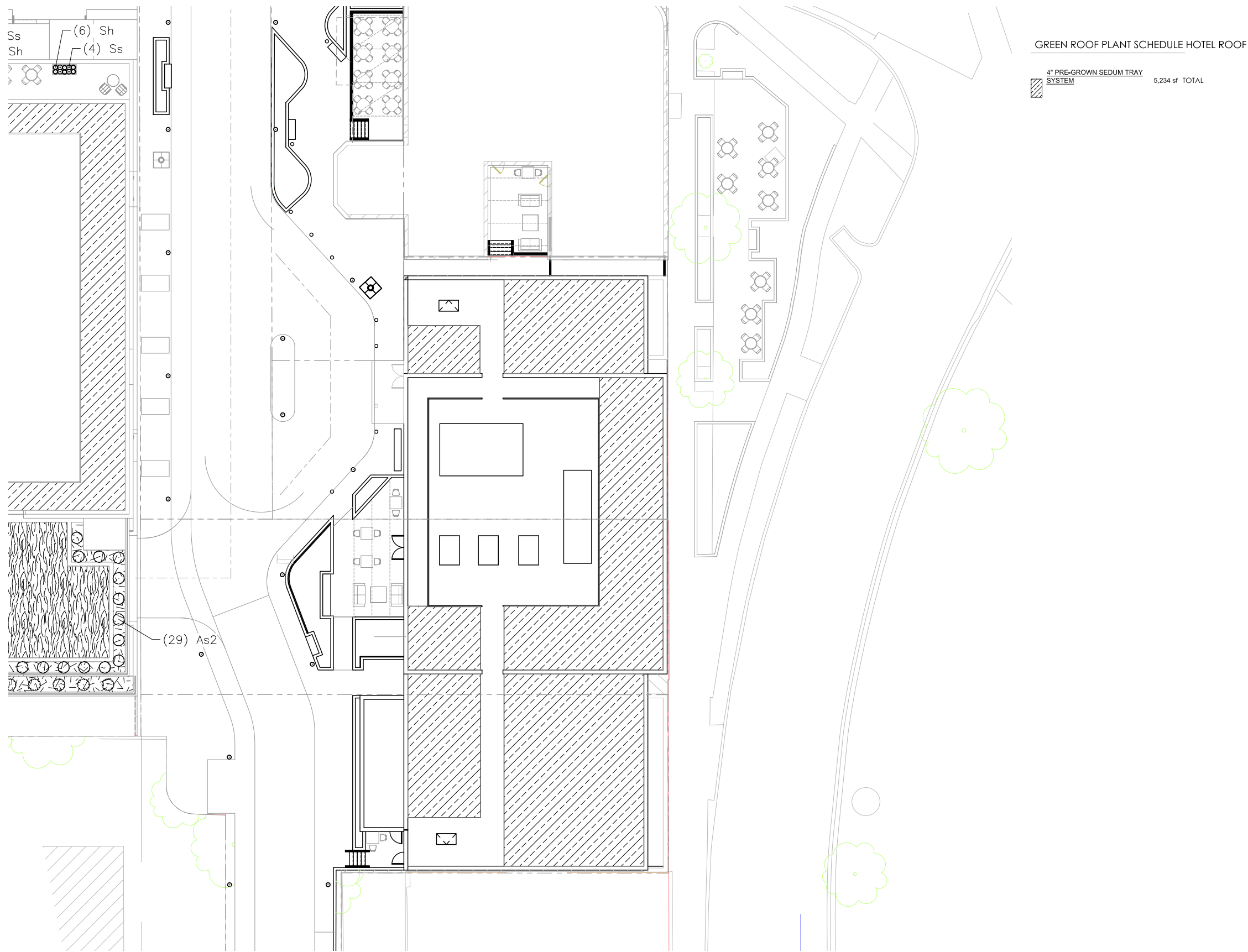
	GC #1 Anemone canadensis / Canadian Anemone Carex bicknellii / Prairie Sedge Sporobolus heterolepis / Prairie Dropseed	352 sf TOTAL 106 PLUGS 210 PLUGS 210 PLUGS
	GC #2 Carex albicans / White-tinged Sedge Eragrostis spectabilis / Purple Lovegrass	252 sf TOTAL 284 PLUGS 94 PLUGS
	GC #3 Asarum canadense / Wild Ginger Carex albicans / White-tinged Sedge Carex jamesii / James' Sedge Carex pensylvanica / Pennsylvania Sedge Carex rosea / Rosey Sedge Hydrophyllum virginicum / Virginia Waterleaf Polemonium reptans / Greek Valerian	507 sf TOTAL 60 PLUGS 60 PLUGS 114 PLUGS 114 PLUGS 134 PLUGS 22 PLUGS 54 PLUGS
	GC #4 Carex albicans / White-tinged Sedge	135 sf TOTAL 200 PLUGS
	GC #5 Allium cernuum / Nodding Onion Carex albicans / White-tinged Sedge Carex brevior / Oval Sedge Eragrostis spectabilis / Purple Lovegrass Geum triflorum / Prairie Smoke	200 sf TOTAL 30 PLUGS 129 PLUGS 90 PLUGS 36 PLUGS 15 PLUGS
	GC #6 Carex bicknellii / Prairie Sedge Coreopsis palmata / stiff Tickseed Dalmanella purpurea / Purple Prairie Clover Liatris aspera / Rough blazing Star Schizanthium scapularum / Little Bluestem Sporobolus heterolepis / Prairie Dropseed	523 sf TOTAL 125 PLUGS 63 PLUGS 63 PLUGS 63 PLUGS 78 PLUGS 392 PLUGS
	GC #7 Carex albicans / White-tinged Sedge Carex jamesii / James' Sedge Carex pensylvanica / Pennsylvania Sedge Carex rosea / Rosey Sedge	2,276 sf TOTAL 341 PLUGS 341 PLUGS 2,214 PLUGS 511 PLUGS
	TURF	276 sf TOTAL

Architectural floor plan of a building with various rooms and a central courtyard. The plan includes numerous labels for different components, such as (8) Sh, (8) Rf-2, (2) Ss, (4) Ss, (6) Sh, (4) Ss, (6) Sh, (8) Sh, (8) Rf-2, (1) Am, (3) Lp, (1) As2, (4) Ey, (3) Rf, (3) Rf, (5) Pv, (10) Sh, (2) Am, (11) Ac3, (2) As2, (1) Al, (2) OV, (2) Co2, (2) Ca4, (17) Ag, (28) As2, and (29) As2. The plan also shows a central courtyard with a fountain and a large rectangular area with diagonal hatching. The building is surrounded by a green landscape with trees and a road.

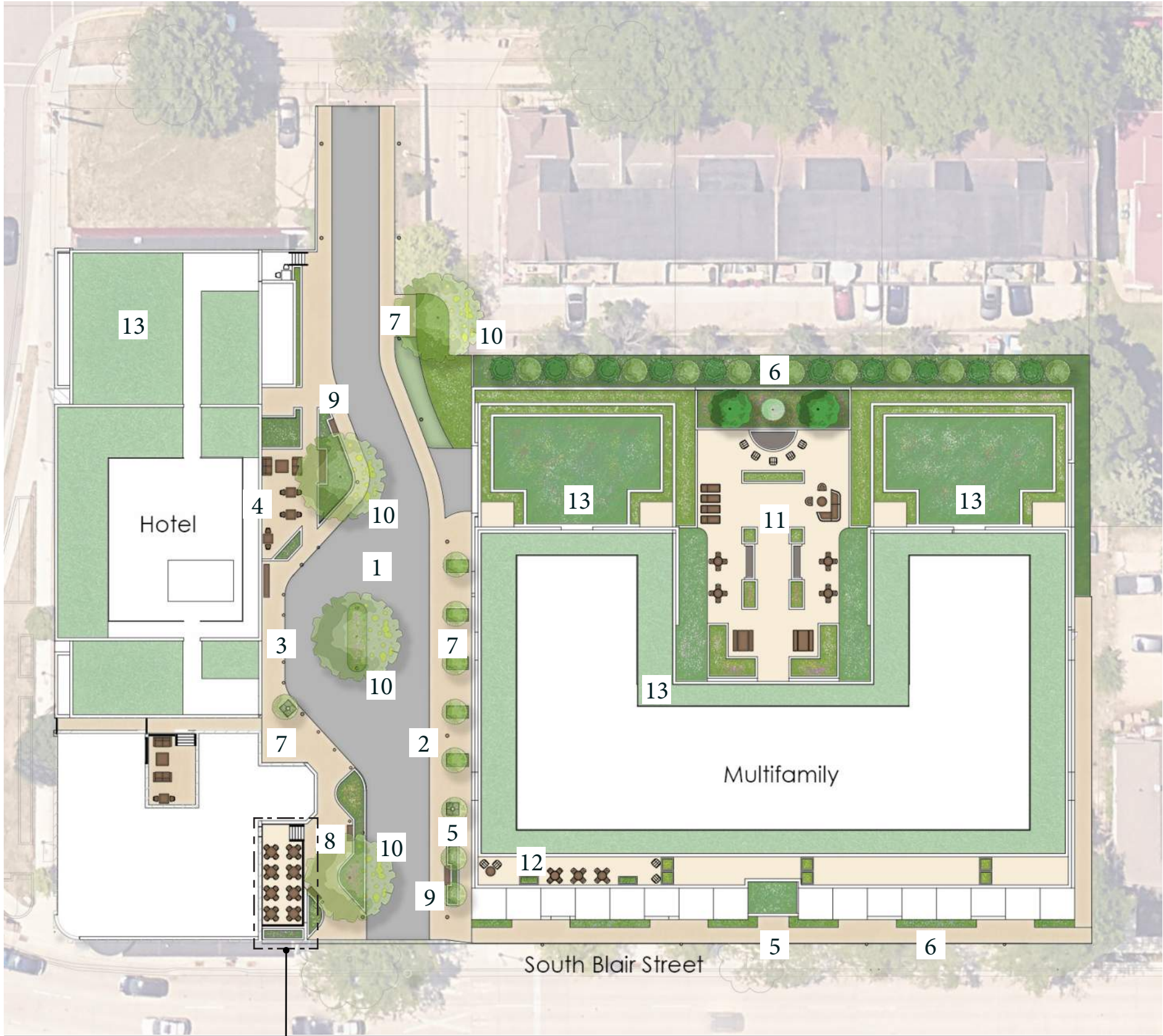
CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
Ov	Ostrya virginiana / American Hophornbeam	B & B	2.5" Cal	2
UNDERSTORY TREES				
Al	Amelanchier laevis / Allegheny Serviceberry	B & B	4" ht.	1
DECIDUOUS SHRUBS				
As2	Aronia stolonifera / Running Serviceberry	Cont.	2 Gal.	61
Am1	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	4
Ag	Aronia melanocarpa 'UCDANAMJ12' / Ground Hugel Black Chokeberry	Cont.	2 Gal.	34
Co2	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.	2
Ca4	Conyza americana / American Hazelnut	Cont.	5 Gal.	2
PERENNIALS				
Ac3	Anemone canadensis / Canadian Anemone	Cont.	Pin1	11
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	8
Lp	Ulatia 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
Sh	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	14
Ss	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	46

4" PRE-GROWN SEDUM TRAY		5.68sf of TOTAL
	SYSTEM	
	GREEN ROOF 8" TYPE 1	3,142 sf TOTAL
	<i>Anemone canadensis</i> / Canadian Anemone	146 PLUGS
	<i>Bouteloua curtipendula</i> / Side Oats Grama	588 PLUGS
	<i>Carex bicknellii</i> / Prairie Sedge	1,102 PLUGS
	<i>Coreopsis palmata</i> / stiff Tickseed	220 PLUGS
	<i>Dalea purpurea</i> / Purple Prairie Clover	220 PLUGS
	<i>Eragrostis spectabilis</i> / Purple Lovegrass	588 PLUGS
	<i>Germ. triflorum</i> / Prairie Sunflower	294 PLUGS
	<i>Heuchera richardsonii</i> / Prairie Alum Root	146 PLUGS
	<i>Koeleria macrantha</i> / Prairie Junegrass	318 PLUGS
	<i>Liatris aspera</i> / Rough Blazing Star	294 PLUGS
	<i>Monarda punctata</i> / Spotted Horsemint	146 PLUGS
	<i>Rudbeckia fulgida</i> / Coneflower	146 PLUGS
	<i>Schizanthus scoparium</i> / Little Bluestem	588 PLUGS
	<i>Sedum ternatum</i> / Wild Stonecrop	892 PLUGS
	<i>Sporobolus heterolepis</i> / Prairie Droopseed	1,248 PLUGS
	GREEN ROOF 8" TYPE 2	910 sf TOTAL
	<i>Alliumcernuum</i> / Nodding Onion	212 PLUGS
	<i>Anemone canadensis</i> / Canadian Anemone	170 PLUGS
	<i>Asclepias verticillata</i> / Whorled Milkweed	64 PLUGS
	<i>Carex bicknellii</i> / Prairie Sedge	680 PLUGS
	<i>Koeleria macrantha</i> / Prairie Junegrass	318 PLUGS
	<i>Sporobolus heterolepis</i> / Prairie Droopseed	680 PLUGS
	GREEN ROOF 6" TYPE 1	149 sf TOTAL
	<i>Anemone canadensis</i> / Canadian Anemone	52 PLUGS
	<i>Carex oblancus</i> / White-tinged Sedge	157 PLUGS
	<i>Carex pensyl.</i> James Sedge	52 PLUGS
	<i>Carex pensylkanica</i> / Pennsylvanian Sedge	87 PLUGS
	GREEN ROOF 24" TYPE 1	1,908 sf TOTAL
	<i>Alliumcernuum</i> / Nodding Onion	338 PLUGS
	<i>Bouteloua curtipendula</i> / Side Oats Grama	1,102 PLUGS
	<i>Dalea purpurea</i> / Purple Prairie Clover	338 PLUGS
	<i>Sporobolus heterolepis</i> / Prairie Droopseed	894 PLUGS
	GREEN ROOF 24" TYPE 2	60 sf TOTAL
	<i>Carex involuta</i> / Pennsylvania Pappymallow	16 PLUGS
	<i>Germ. triflorum</i> / Prairie Sunflower	78 PLUGS
	<i>Ruellia humilis</i> / Wild Petunia	36 PLUGS
	GREEN ROOF 36" TYPE 3	356 sf TOTAL
	<i>Carex brevis</i> / Oval Sedge	167 PLUGS
	<i>Eragrostis spectabilis</i> / Purple Lovegrass	167 PLUGS
	<i>Koeleria macrantha</i> / Prairie Junegrass	125 PLUGS
	<i>Sporobolus heterolepis</i> / Prairie Droopseed	176 PLUGS
	GREEN ROOF 48" TYPE 1	533 sf TOTAL
	<i>Asclepias tuberosa</i> / Butterfly Milkweed	87 PLUGS
	<i>Bouteloua curtipendula</i> / Side Oats Grama	187 PLUGS
	<i>Carex bicknellii</i> / Prairie Sedge	436 PLUGS
	<i>Coreopsis palmata</i> / stiff Tickseed	100 PLUGS
	<i>Koeleria macrantha</i> / Prairie Junegrass	125 PLUGS
	<i>Liatris pycnostachya</i> / Gayfeather	100 PLUGS
	<i>Schizanthus scoparium</i> / Little Bluestem	187 PLUGS

LANDSCAPE PLAN | HOTEL ROOF



RENDERED LANDSCAPE PLAN



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

(NEW DECK STRUCTURE INTENDED FOR FUTURE SUBMITTAL)

SITE MATERIALS



LIGHT BOLLARD



BIKE RACK



WOOD SLAT BENCHES
SMOOTH CONCRET PLANTERS



TREE GRATE

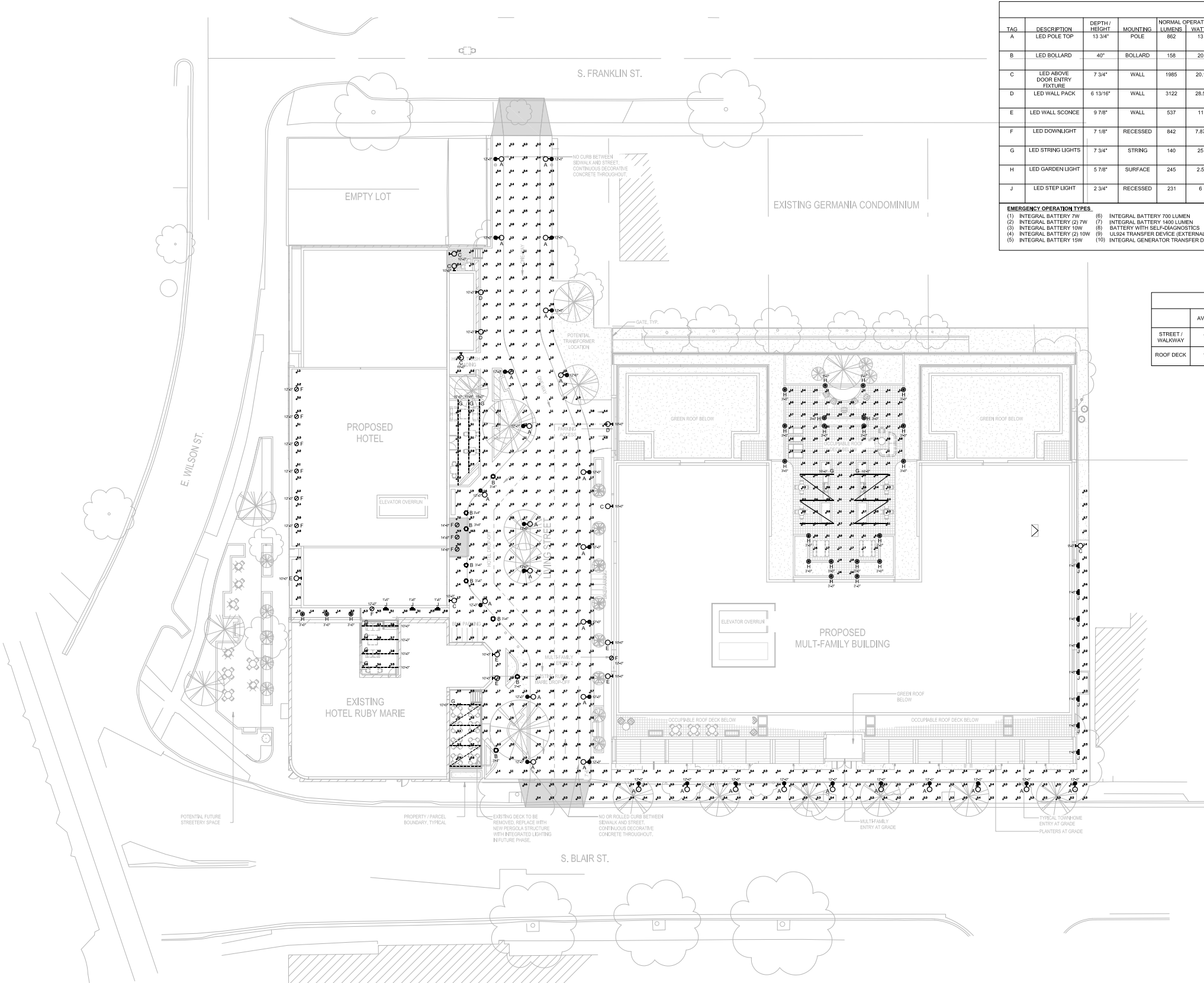


WALKING SURFACE
SMALL SCALE RUNNING BOND PATTERN



DRIVE ISLE
LARGE SCALE RUNNING BOND PATTERN

PHOTOMETRIC PLAN

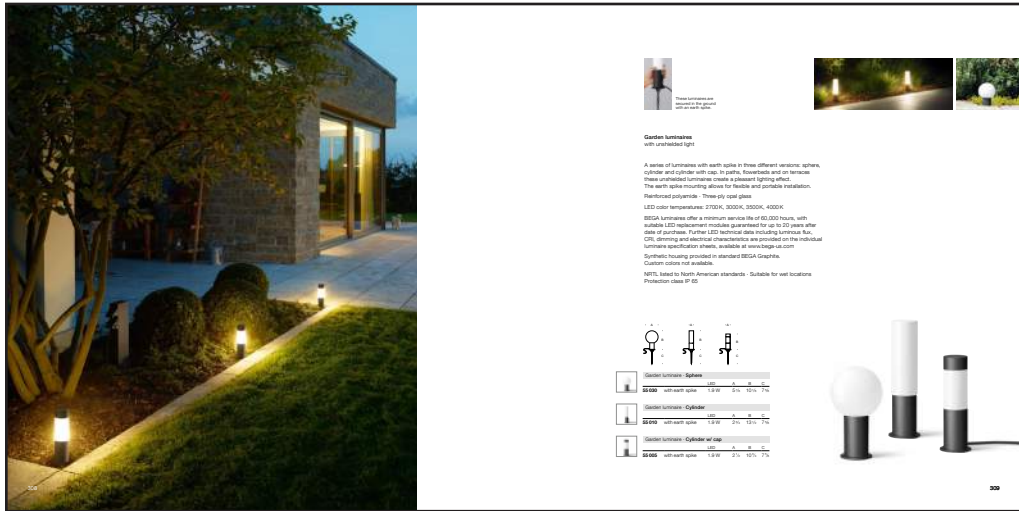


LUMINAIRE SCHEDULE																
TAG	DESCRIPTION	DEPTH / HEIGHT	MOUNTING	NORMAL OPERATION		EMERGENCY OPERATION		TYPE	VOLTAGE	COLOR TEMP(K)	C.R.I. (Min)	DIMMING	FINISH	MANUFACTURER	MODEL SERIES	
A	LED POLE TOP	13' 3/4"	POLE	862	13	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	BEGA	84 035	
B	LED BOLLARD	40"	BOLLARD	158	20	-	-	-	120-277	3000	80	0-10V 10%	STAINLESS STEEL	HELIO	LBHLO-803	
C	LED ABOVE DOOR ENTRY FIXTURE	7' 3/4"	WALL	1985	20.1	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	COOPER	ENC	
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' 7/8"	WALL	537	11	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	BEGA	B31218	
F	LED DOWNLIGHT	7' 1/8"	RECESSED	842	7.87	-	-	-	120-277	3000	80	0-10V 10%	BLACK	JUNO	L6	
G	LED STRING LIGHTS	7' 3/4"	STRING	140	25	-	-	-	120-277	3000	80	0-10V 10%	BLACK	PLT	12131	
H	LED GARDEN LIGHT	5' 7/8"	SURFACE	245	2.5	-	-	-	120-277	3000	80	0-10V 10%	BLACK	BEGA	55 030	
J	LED STEP LIGHT	2' 3/4"	RECESSED	231	6	-	-	-	120-277	3000	80	0-10V 10%	BLACK	BEGA	33 053	
EMERGENCY OPERATION TYPES:				(1) INTEGRAL BATTERY 7W (2) INTEGRAL BATTERY 21W (3) INTEGRAL BATTERY 10W (4) INTEGRAL BATTERY 21 10W (5) INTEGRAL BATTERY 15W				INTEGRATED CONTROL TYPES: (1) WIRELESS - CAT 5e (2) WIRELESS - CAT 6 (3) WIRELESS				INTEGRATED SENSOR TYPES: (1) PASSIVE INFRARED (2) ULTRASONIC (3) DUAL TECHNOLOGY (PIR+ULTRASONIC) (4) DIMMING PHOTOCELL			GENERAL NOTES:	

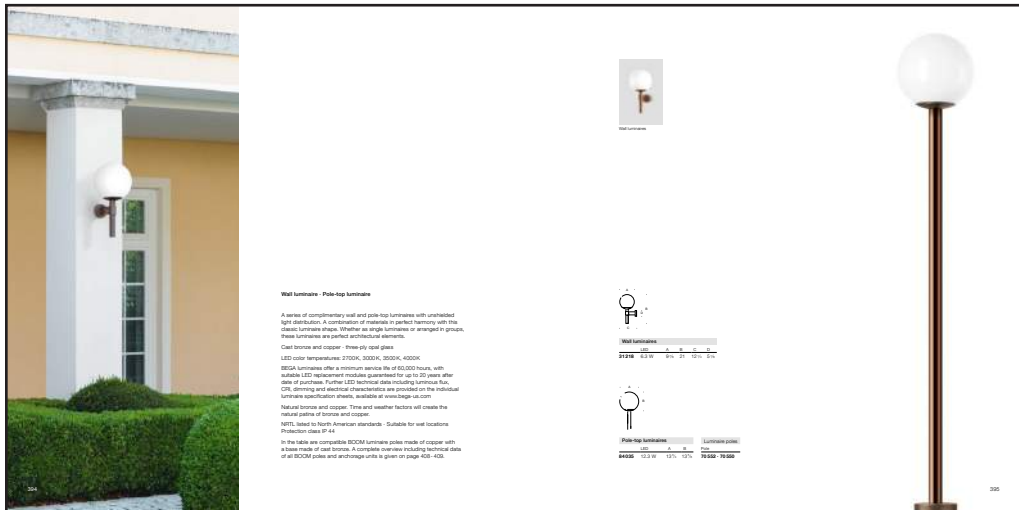
PHOTOMETRIC STATISTICS					
	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
STREET / WALKWAY	1.5 fc	10.5 fc	0.3 fc	35.0 : 1	5.0 : 1
ROOF DECK	1.6 fc	3.1 fc	0.4 fc	7.8 : 1	4.0 : 1

LIGHTING SELECTIONS

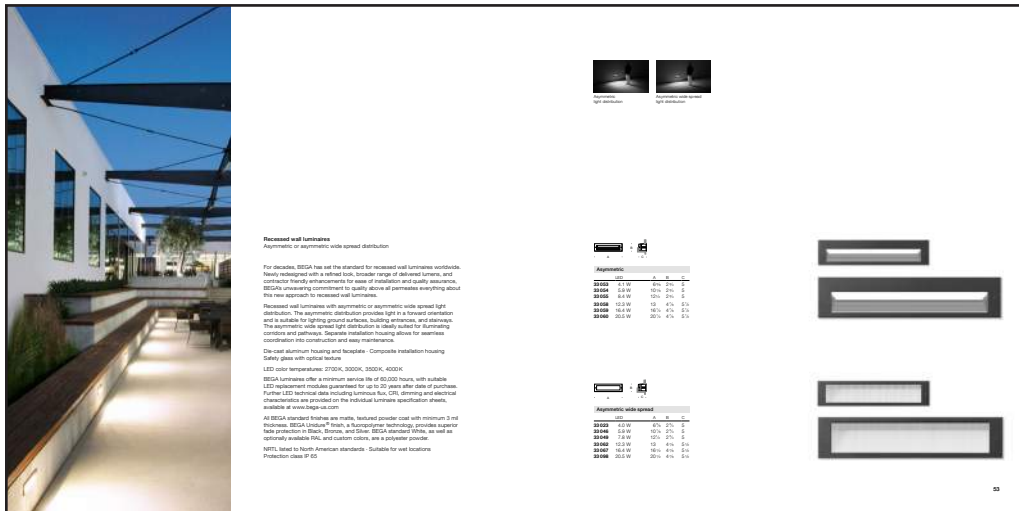
GARDEN LIGHTS



POLE LIGHTS AND BUILDING SCONCES

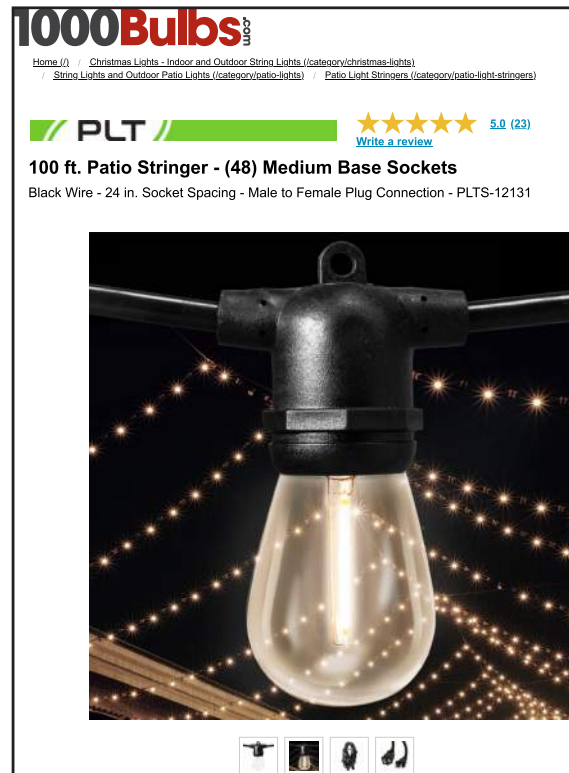


STEP LIGHTS

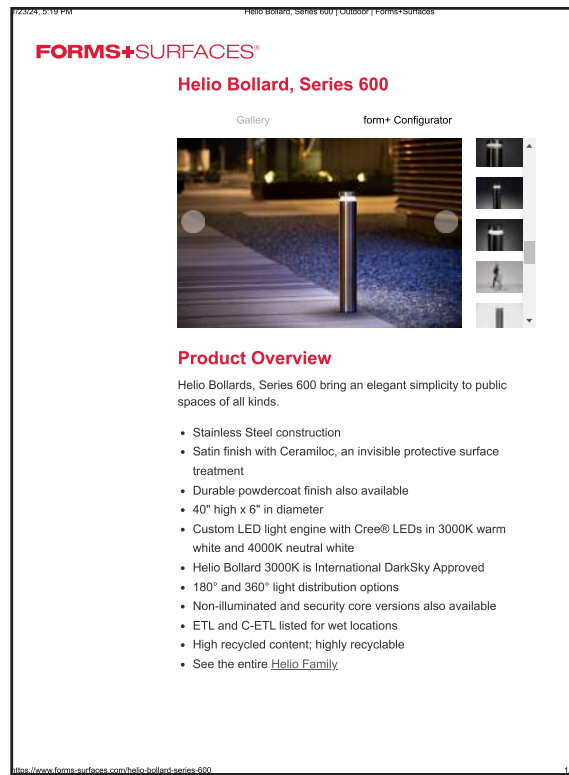


SITE LIGHTING

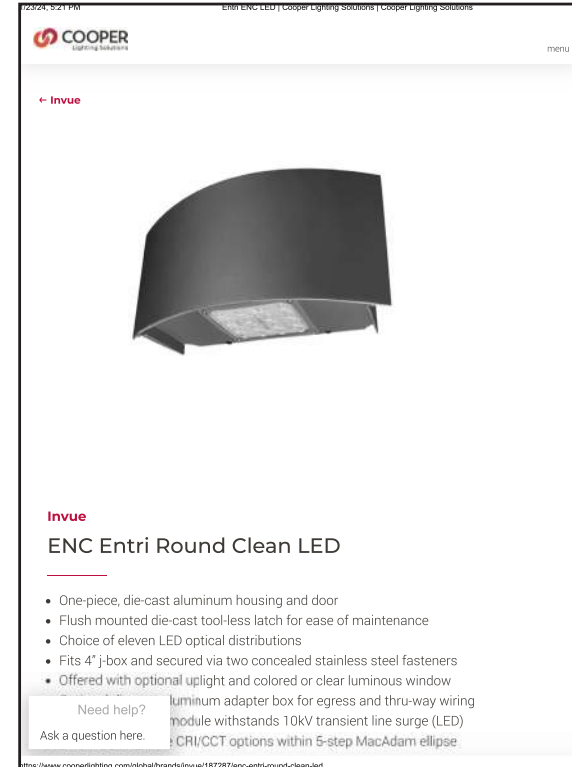
STRING LIGHTS



BOLLARDS



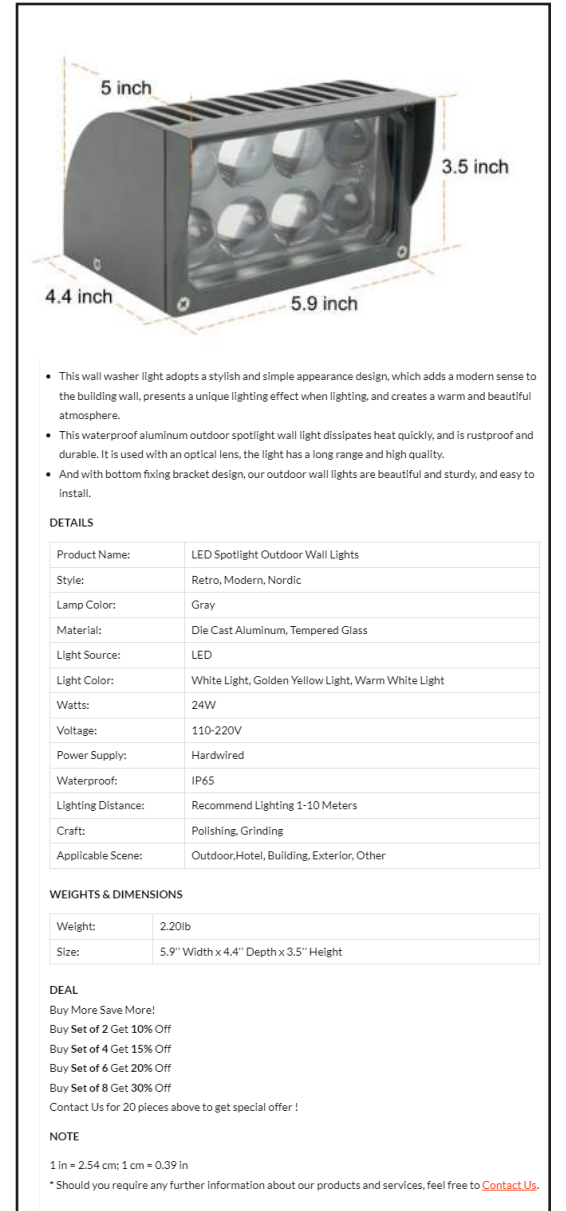
ENTRY LIGHTS



WALL PACKS



HOTEL DECORATIVE FACADE LIGHTS



GROUND VIEW OF LIVING STREET LOOKING SOUTHWEST



GROUND VIEW OF LIVING STREET LOOKING NORTHEAST



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