URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received 6-14-24 1:13 p.m.

Paid _____

☐ Initial Submittal

☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

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

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 506/508, 510, 514, 516, 518, 522 East Wilson and 134, 140, 148 South Blair

Title: JCAP Real Estate Wilson & Blair Redevelopment

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 17, 2024

☑ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☐ Initial Approval ☑ Final Approval

3. Project Type

☐ Project in an Urban Design District

☑ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Brian Johnson — Company JCAP Real Estate

Street address 212 South Barstow Street — City/State/Zip Eau Claire, Wisconsin 54701

Telephone (715) 83103994 — Email brian@jcaprealestate.com

Project contact person Brian Munson — Company Vandewalle & Associates

Street address 120 East Lakeside Street — City/State/Zip Madison, Wisconsin 53715

Telephone (608) 609-4410 — Email bmunson@vandewalle.com

Property owner (if not applicant) JDJ Import Company LLC.

Street address 514 East Wilson Street — City/State/Zip Madison, Wisconsin 53703

Telephone _____ — Email _____

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/ or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval *(Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)

☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on October 3, 2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Brian Johnson Relationship to property Developer

Authorizing signature of property owner _____ Date 1/26/24

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

☐ Urban Design Districts: $350 *(per §33.24(6) MGO)*.

☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*

☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*

☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*

☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

— Planned Multi-Use Site or Residential Building Complex

VANDEWALLE & ASSOCIATES INC.

To: Jessica Vaugn

From: Brian Munson

CC: Alder Rummel

Alex Padrnos

Joel Koeppen

Date: Monday, July 08, 2024

Re: JCAP: Wilson & Blair UDC Final Submittal

Attached please find a complete plan set for the UDC Final review of the JCAP Wilson & Blair project, per the UDC comments at the May 29th Initial Approval and Plan Commission referral.

Items addressed by number in Staff Report:

8. Revise Landscape plan to reflect two different varieties of upright trees on the living street. (See page 19)

9. Additional detailing and articulation shall be incorporated into the metal panel areas on the blank building end walls of the hotel building, including but not limited to horizontal articulation, more articulated panels, or artwork. (See pages 38 and 53)

   The intent of the design updates on the end walls is to break up the façade more with the continuation of the vertical "window reveals" that have an established rhythm on the Wilson Street and living street facades. These reveals help the building look more continuous turning the corner and provide the same treatment of scale, even though additional fenestration cannot be provided due to limited allowable glazing for fire safety. Additionally, a mural option has been studied and is shown in the presentation materials for discussion.

10. Provide additional details related to the recreation of the existing historic facades to allow for flexibility in the reinterpretation/reapplication of certain architectural details of those facades versus recreating exactly what is existing today (i.e. The

diamond windowpane patterns or six-over-six windows vs. the brick detailing) (See pages 39 and 51)

The intended re-built historic facades have been updated to reflect the original intent of these buildings from as far back as existing historic photographs indicate. The goal is to re-capture the character of the original facades (not to replicate, as would be impossible with lack of information) as observable in the historic photos shown in the presentation (circa 1920 or so).

11. Consideration should be given to the angle of the masonry wall on the west elevation, including as it wraps the corner and relates to the blank wall expanse. (See page 53)

12. Provide additional information related to the proposed architectural lighting (see pages 54, 58-66).

13. With regard to the S Blair Street elevation and landscape shown along the base elevation, the landscape plan shall be revised to more accurately reflect the renderings. (See page 19)

Kahler Slater

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
06/13/2024

GENERAL SHEET INDEX

SHEET NUMBER	SHEET NAME
G000	COVER SHEET

CIVIL SHEET INDEX

SHEET NUMBER	SHEET NAME
C000	NOTES AND LEGENDS
C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION PLAN
C300	OVERALL SITE PLAN
C301	SITE PLAN - N. BLAIR STREET
C302	SITE PLAN - E. WILSON STREET
C400	OVERALL GRADING PLAN
C401	GRADING PLAN - N. BLAIR STREET
C402	GRADING PLAN - E. WILSON STREET
C403	EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	FIRE ACCESS PLAN

LANDSCAPE SHEET INDEX

SHEET NUMBER	SHEET NAME
L100	LANDSCAPE PLAN
L101	MULTIFAMILY ROOF LANDSCAPE PLAN
L102	HOTEL ROOF LANDSCAPE PLAN
L200	LANDSCAPE NOTES

ARCHITECTURAL SHEET INDEX - RESI

SHEET NUMBER	SHEET NAME
AS100	ARCHITECTURAL SITE PLAN
A100LL2	LOWER LEVEL 2 PLAN
A100LL1	LOWER LEVEL 1 PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A106	TYPICAL FLOOR PLAN (6-7)
A107	8TH FLOOR PLAN
A108	ROOF PLAN
A201	EXTERIOR ELEVATION
A202	EXTERIOR ELEVATION
A203	EXTERIOR ELEVATION
A204	EXTERIOR ELEVATION
A290	EXTERIOR RENDERINGS
A291	EXTERIOR RENDERINGS
A292	EXTERIOR RENDERINGS
A293	EXTERIOR RENDERINGS
A294	EXTERIOR RENDERINGS
A295	EXTERIOR RENDERINGS
A300	BUILDING SECTION

ARCHITECTURAL SHEET INDEX - HOTEL

SHEET NUMBER	SHEET NAME
A110H	HOTEL - BASMENT FLOOR PLAN
A111H	HOTEL - 1ST FLOOR PLAN
A112H	HOTEL - 2ND FLOOR PLAN
A113H	HOTEL - 3RD FLOOR PLAN
A114H	HOTEL - TYPICAL FLOOR PLAN (4-6)
A115H	HOTEL - ROOF PLAN
A211H	HOTEL - EXTERIOR ELEVATIONS
A212H	HOTEL - EXTERIOR ELEVATIONS
A213H	HOTEL - EXTERIOR ELEVATIONS
A300H	HOTEL - BUILDING SECTIONS

NOT FOR CONSTRUCTION

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date
06/13/2024

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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722 Williamson Street, Madison, Wisconsin 53703
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125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516

Sheet No.
G000

6/13/2024 1:18:47 PM

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vierbicher
planners | engineers | advisors

GENERAL NOTES:

1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
5. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
6. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
7. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____, PROJECT #_____.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY OF MADISON ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
22. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
23. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
24. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
25. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

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TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WETLANDS
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING STORM TRACER WIRE BOX
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING SANITARY TRACER WIRE BOX
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING WATER TRACER WIRE BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING
- EXISTING ADA DETECTABLE WARNING FIELD

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1 1/4" ø IRON ROD
- SET 3/4" ø IRON ROD
- SET RAILROAD SPIKE
- GENERAL CONTROL POINT

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED PATIO PAVERS
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

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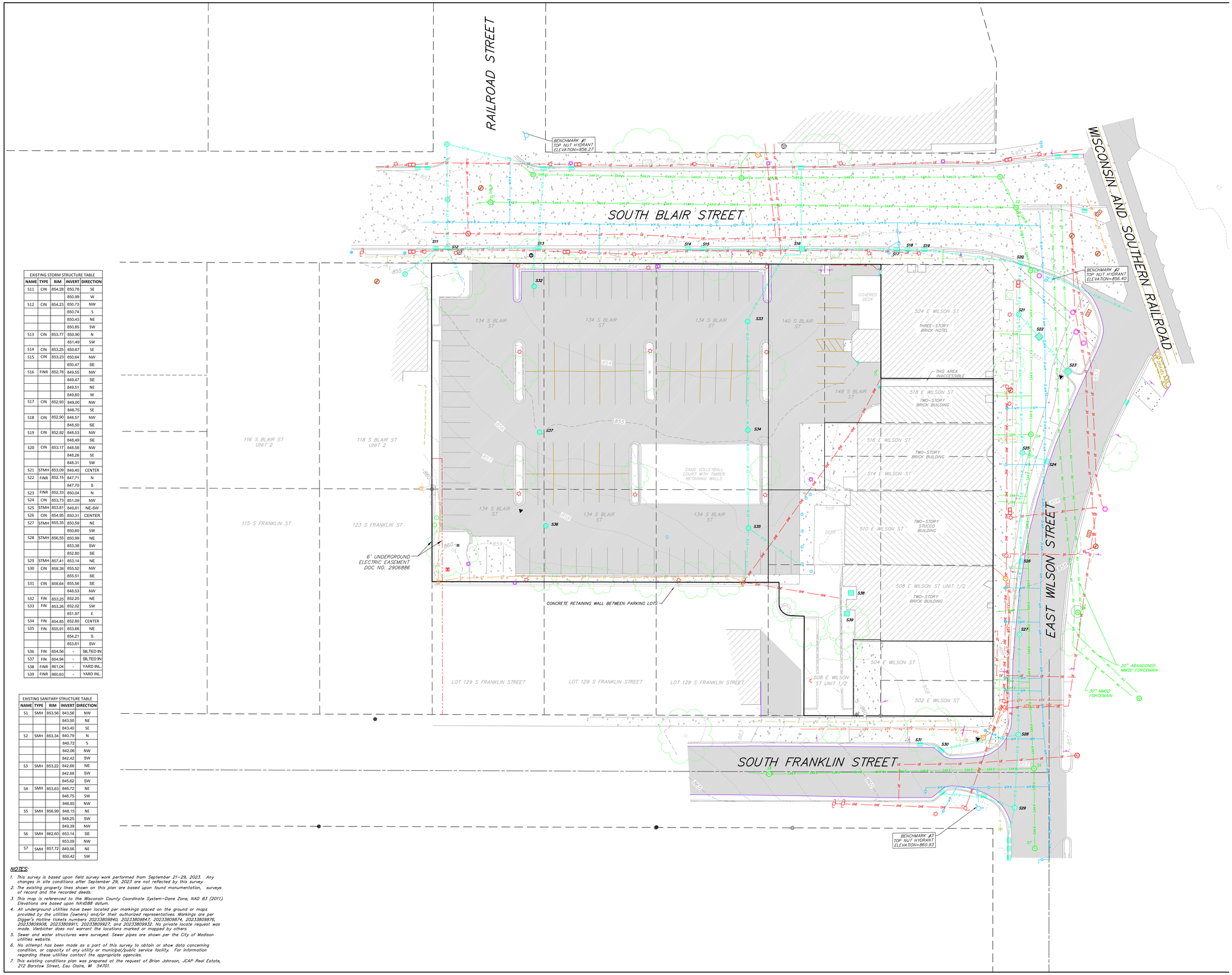

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S11	CIN	854.28	850.78	SE
			850.99	W
S12	CIN	854.23	850.73	NW
			850.74	S
			850.43	NE
			850.85	SW
S13	CIN	853.77	850.90	N
			851.49	SW
S14	CIN	853.25	850.67	SE
S15	CIN	853.23	850.64	NW
			850.47	SE
S16	FINR	852.78	849.55	NW
			849.47	SE
			849.51	NE
			849.60	W
S17	CIN	852.93	849.00	NW
			848.75	SE
S18	CIN	852.90	848.57	NW
			848.50	SE
S19	CIN	852.92	848.53	NW
			848.49	SE
S20	CIN	853.17	848.58	NW
			848.26	SE
			848.31	SW
S21	STMH	853.09	849.40	CENTER
S22	FINR	852.15	847.71	N
			847.70	S
S23	FINR	852.33	850.04	N
S24	CIN	853.73	851.09	NW
S25	STMH	853.81	849.81	NE-SW
S26	CIN	854.95	850.31	CENTER
S27	STMH	855.35	850.59	NE
			850.60	SW
S28	STMH	856.55	850.99	NE
			853.38	SW
			852.80	SE
S29	STMH	857.41	853.14	NE
S30	CIN	858.38	855.52	NW
			855.51	SE
S31	CIN	858.64	855.56	SE
			848.53	NW
S32	FIN	853.25	852.25	NE
S33	FIN	853.26	852.02	SW
			851.97	E
S34	FIN	854.85	852.80	CENTER
S35	FIN	855.91	853.66	NE
			854.21	S
			853.81	SW
S36	FIN	854.56	-	SILTED IN
S37	FIN	854.94	-	SILTED IN
S38	FINR	861.04	-	YARD INL.
S39	FINR	860.63	-	YARD INL.

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	853.58	843.58	NW
			843.50	NE
			843.40	SE
S2	SMH	853.34	840.79	N
			840.72	S
			842.06	NW
			842.42	SW
S3	SMH	853.22	842.66	NE
			842.68	SW
			845.62	SW
S4	SMH	853.63	846.72	NE
			846.75	SW
			846.85	NW
S5	SMH	856.99	848.15	NE
			848.25	SW
			849.39	NW
S6	SMH	862.60	853.14	SE
			853.09	NW
S7	SMH	857.72	849.56	NE
			850.42	SW

NOTES:

1. *This survey is based upon field survey work performed from September 21–29, 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 found monumentation, surveys of record and the recorded deeds.*
3. *This map is referenced to the Wisconsin County Coordinate System–Dane Zone, NAD 83 (2011). Elevations are based upon NAVD88 datum.*
4. *All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20233809840, 20233809847, 20233809874, 20233809876, 20233809908, 20233809911, 20233809927, and 20233809932. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.*
5. *Sewer and water structures were surveyed. Sewer pipes are shown per the City of Madison utilities 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 conditions plan was prepared at the request of Brian Johnson, JCAP Real Estate, 212 Barstow Street, Eau Claire, WI 54701.*

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EXISTING CONDITIONS PLAN

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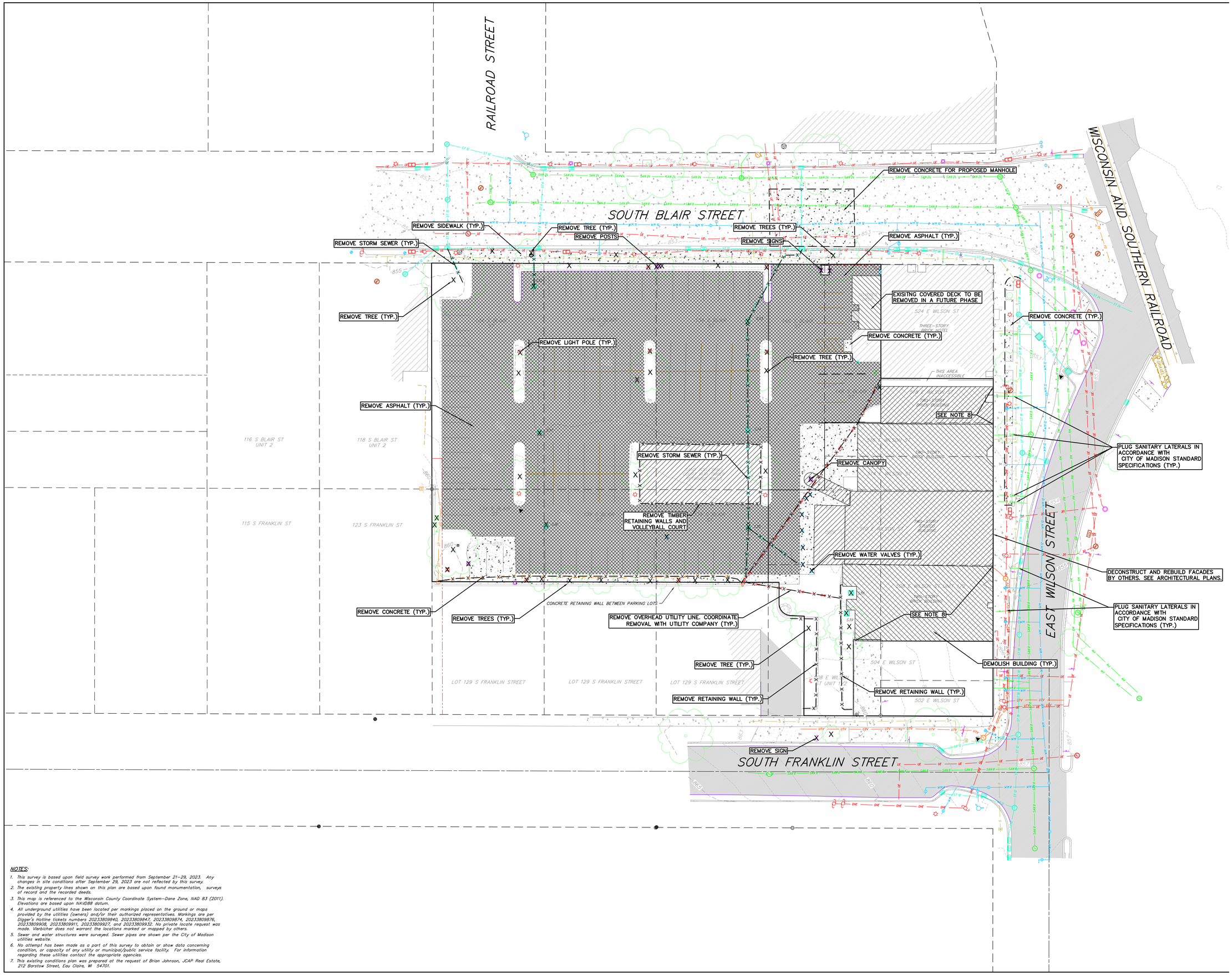

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Sheet Title
DEMOLITION PLAN

NOTES:

1. This survey is based upon field survey work performed from September 21–29, 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 found monumentation, surveys of record and the recorded deeds.
3. This map is referenced to the Wisconsin County Coordinate System–Dane Zone, NAD 83 (2011). Elevations are based upon NAVD88 datum.
4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20233809840, 20233809847, 20233809874, 20233809876, 20233809908, 20233809911, 20233809927, and 20233809932. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
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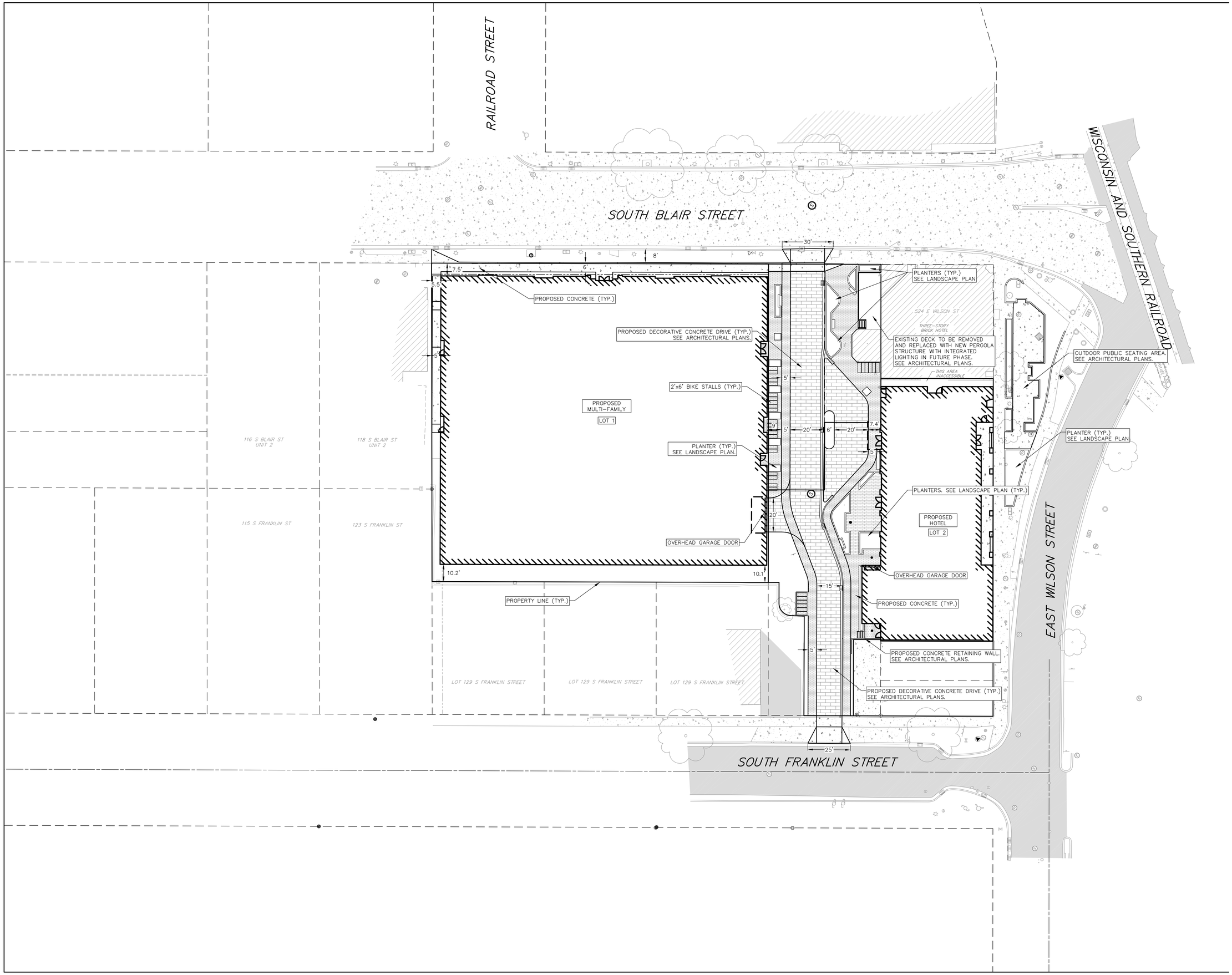

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OVERALL SITE PLAN

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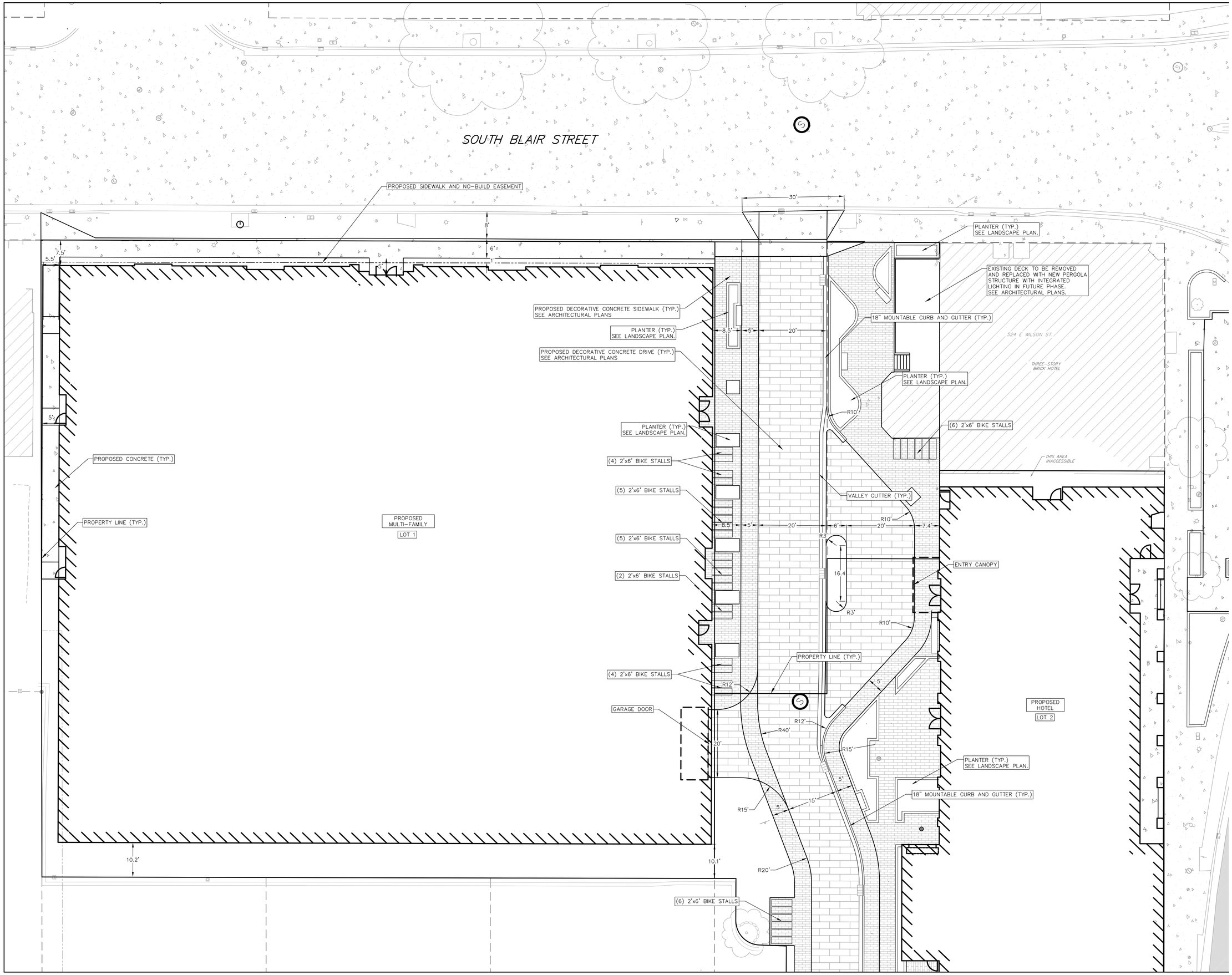

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SITE PLAN - N. BLAIR STREET

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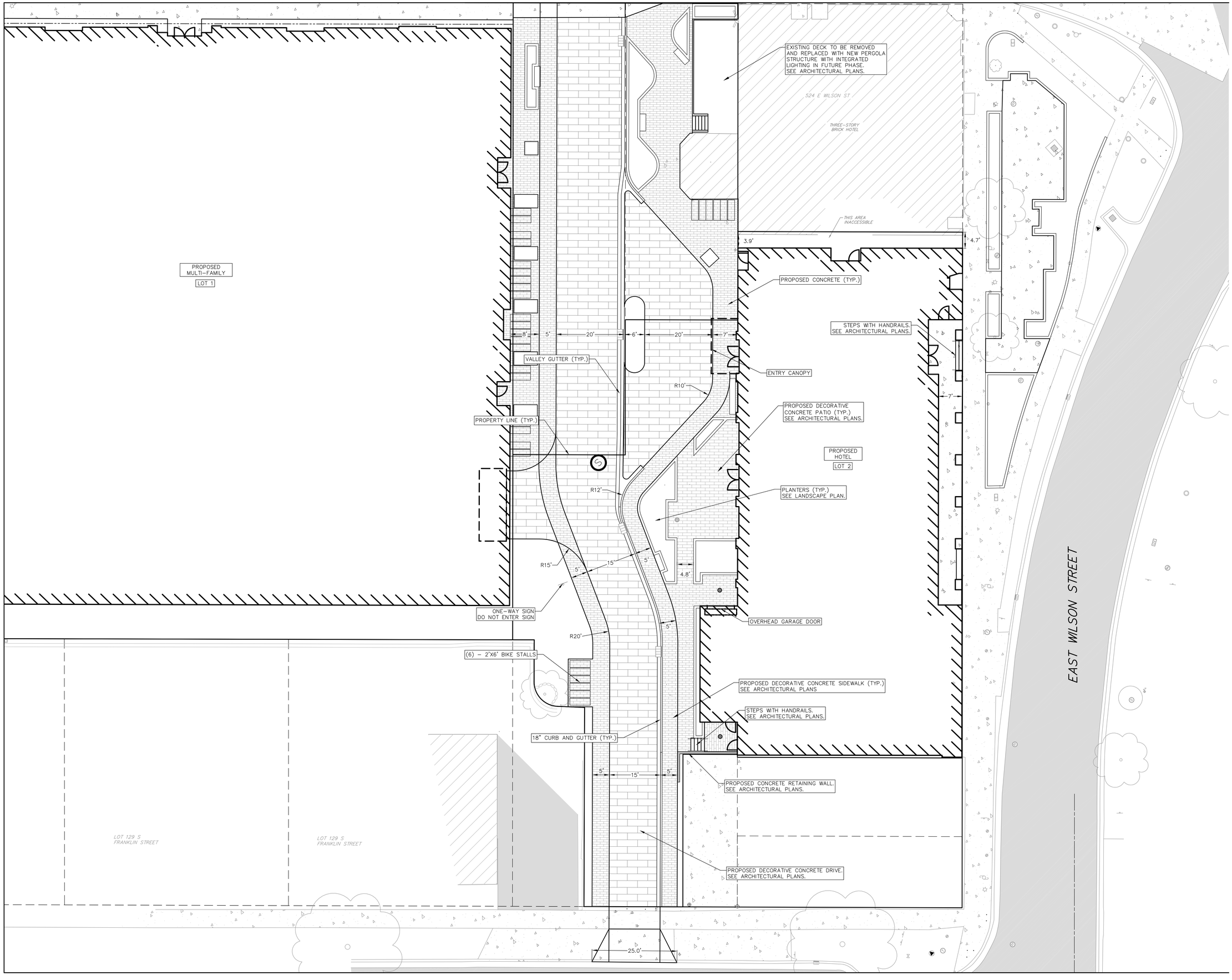

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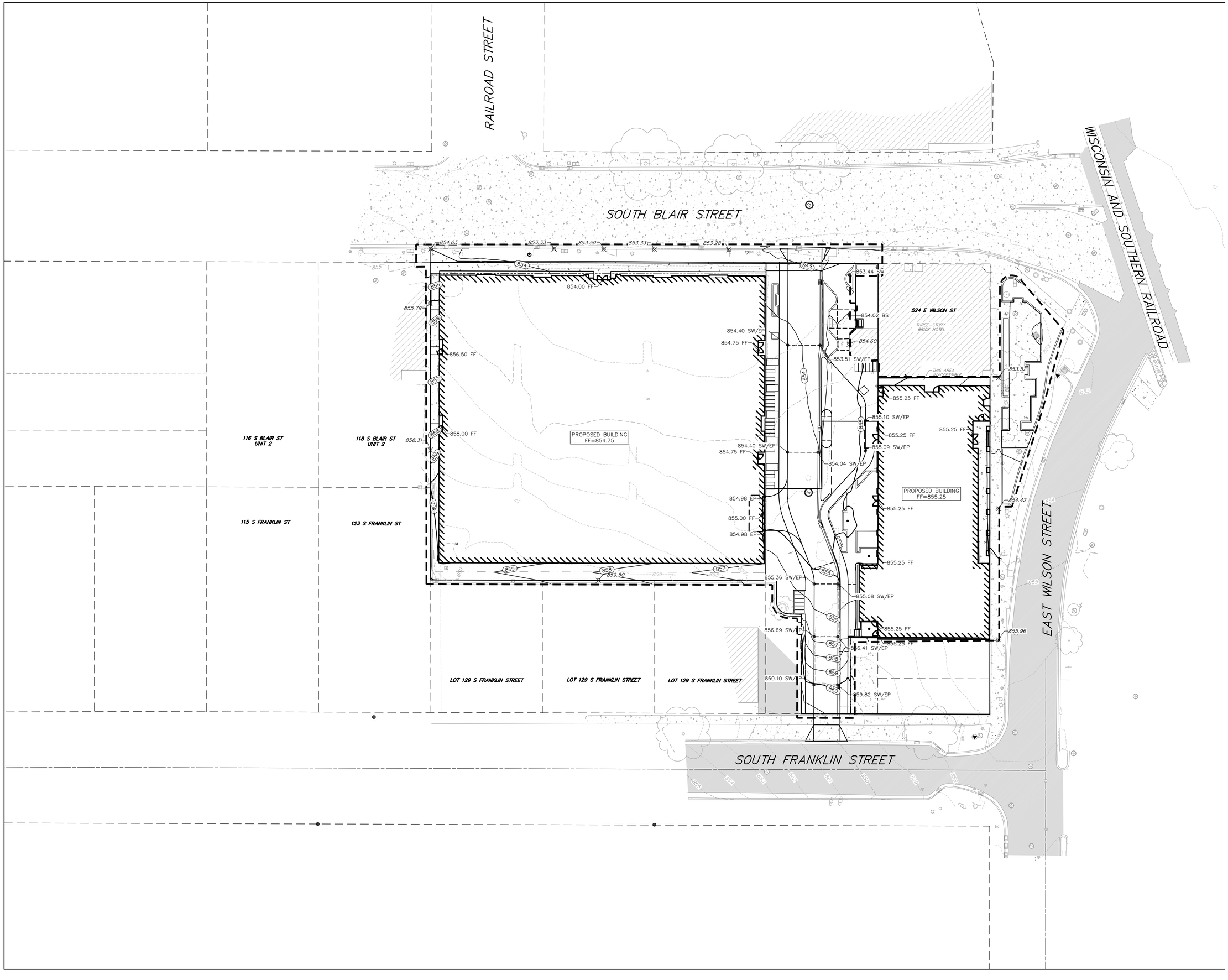

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OVERALL GRADING PLAN

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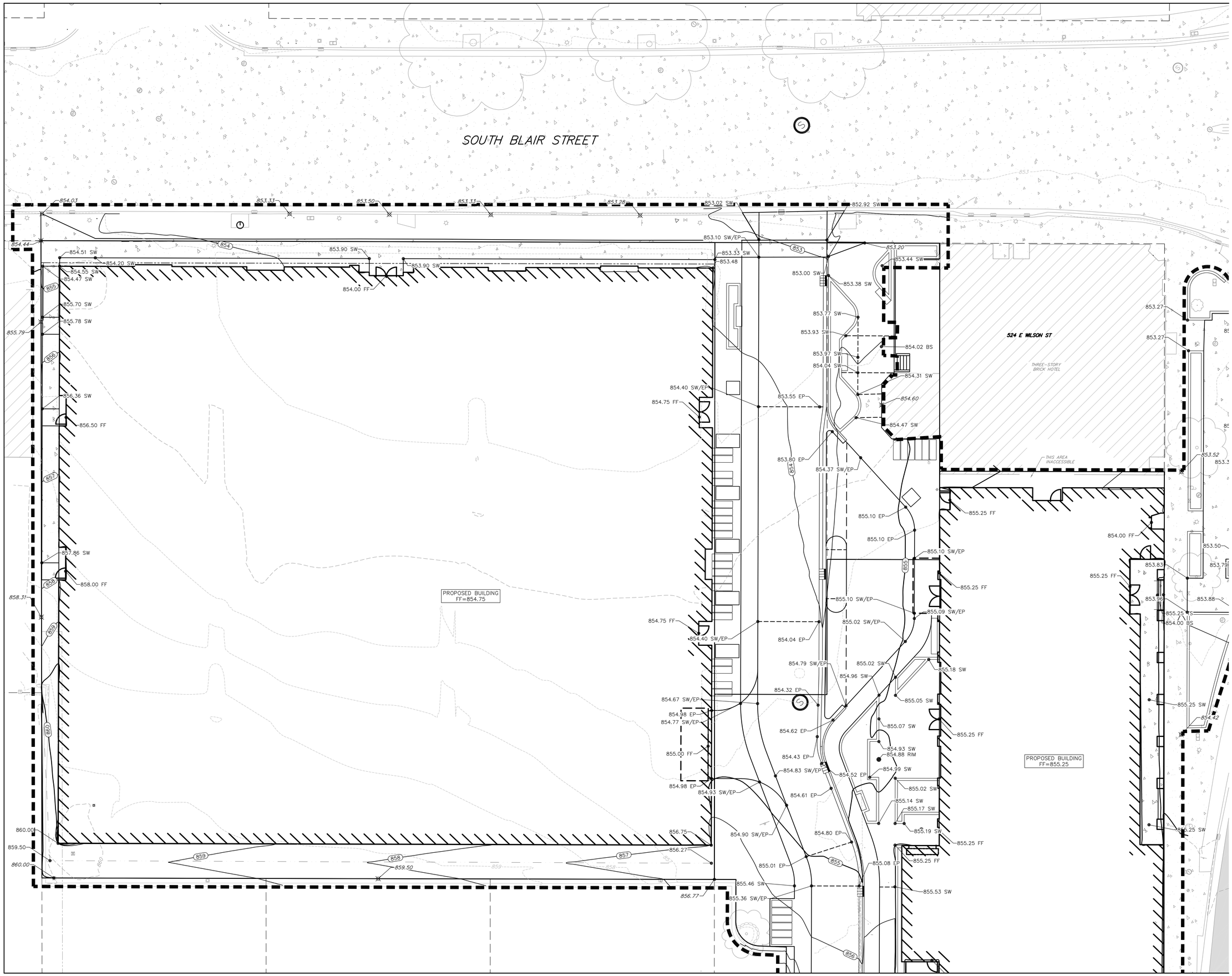
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524 E WILSON ST
THREE-STORY BRICK HOTEL
THIS AREA INACCESSIBLE
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PROPOSED BUILDING FF=855.25
854.00 FF
854.75 FF
855.00 FF
855.25 FF
856.50 FF
857.86 SW
858.00 FF
854.40 SW/EP
854.98 EP
854.77 SW/EP
854.67 SW/EP
854.93 SW/EP
854.90 SW/EP
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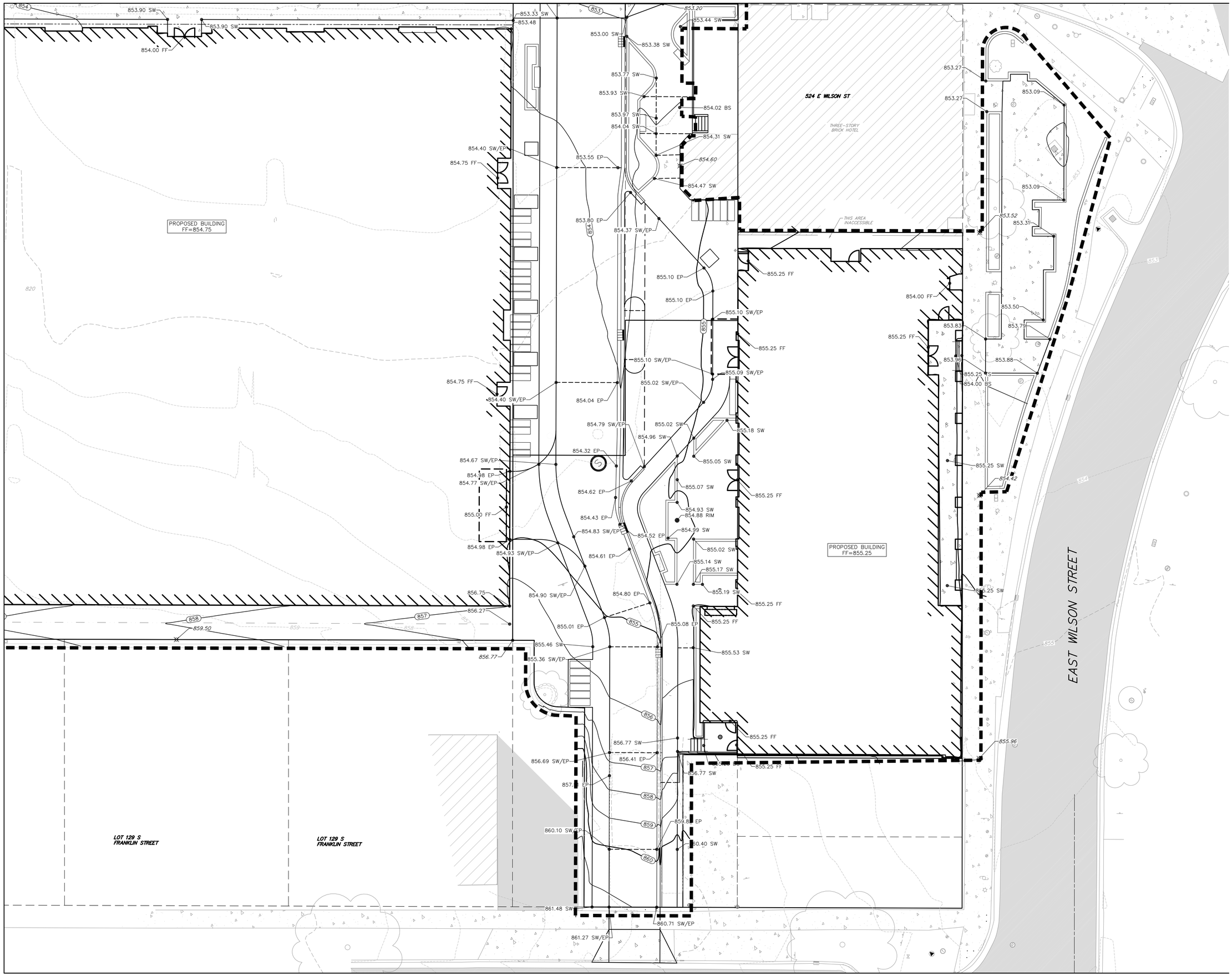

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GRADING PLAN - E. WISLON STREET

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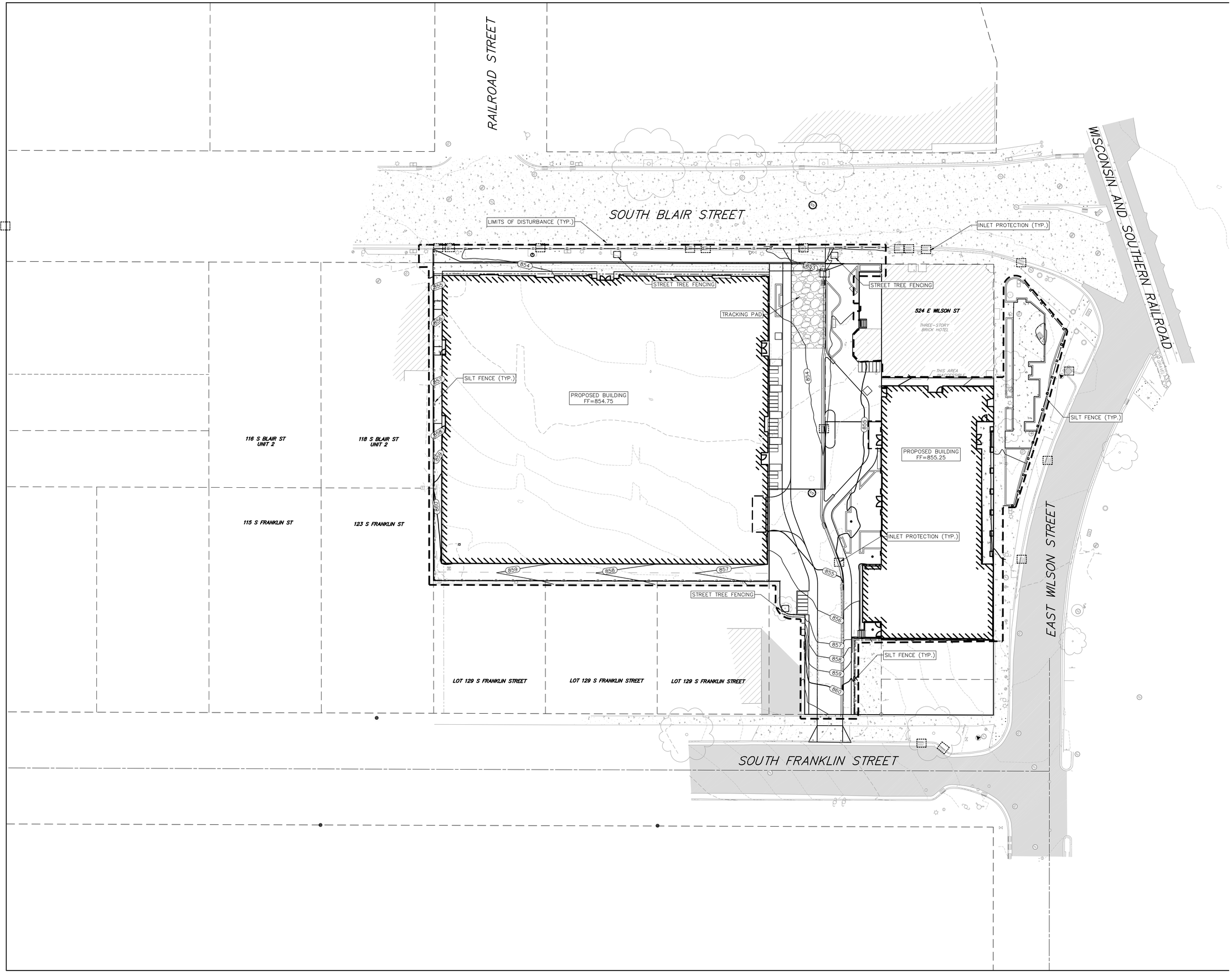

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CITY OF MADISON LAND USE APPLICATION

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WILSON + BLAIR DEVELOPMENT

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Project No. JCAP
223014.00

Sheet Title
EROSION CONTROL PLAN

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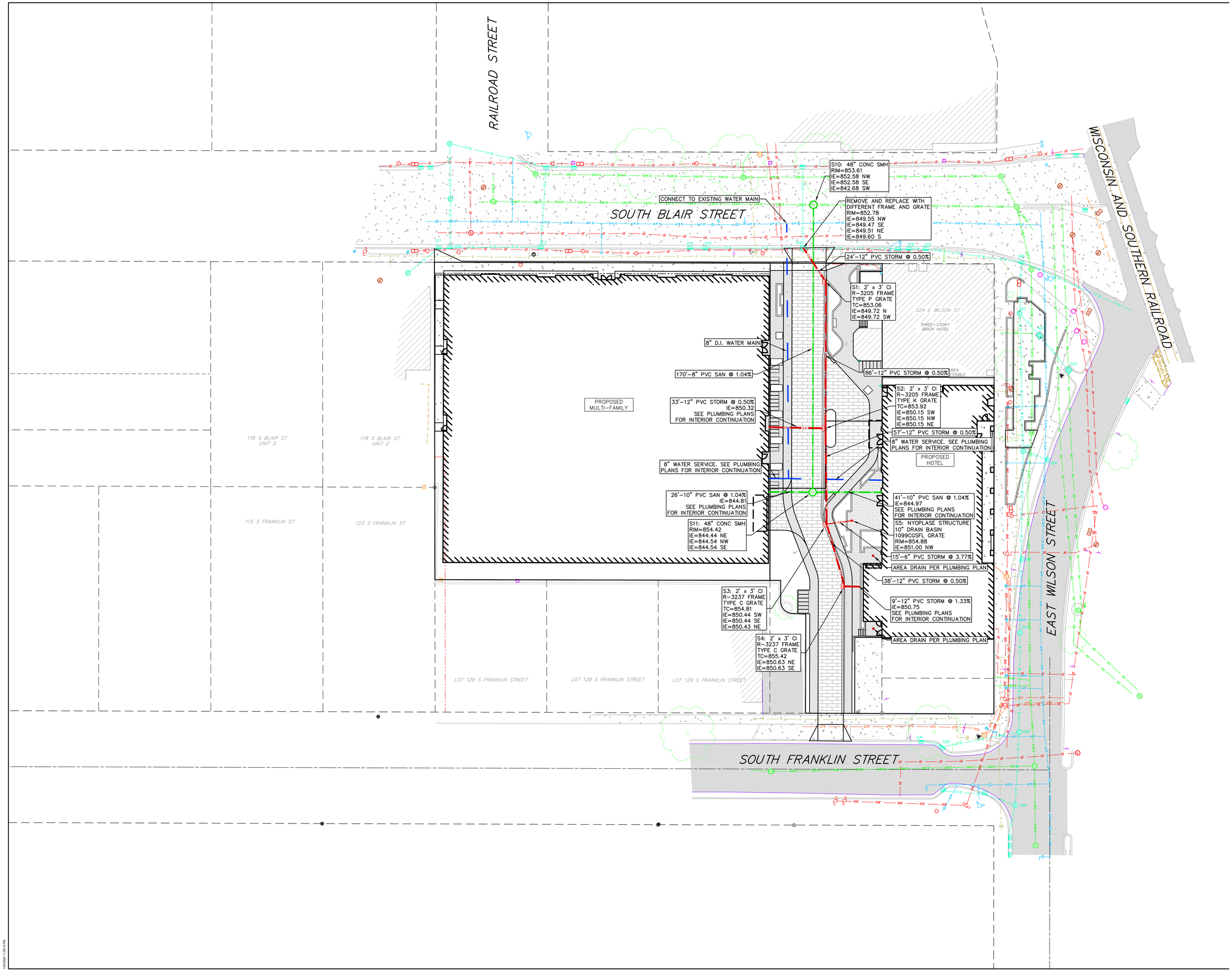

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UTILITY PLAN

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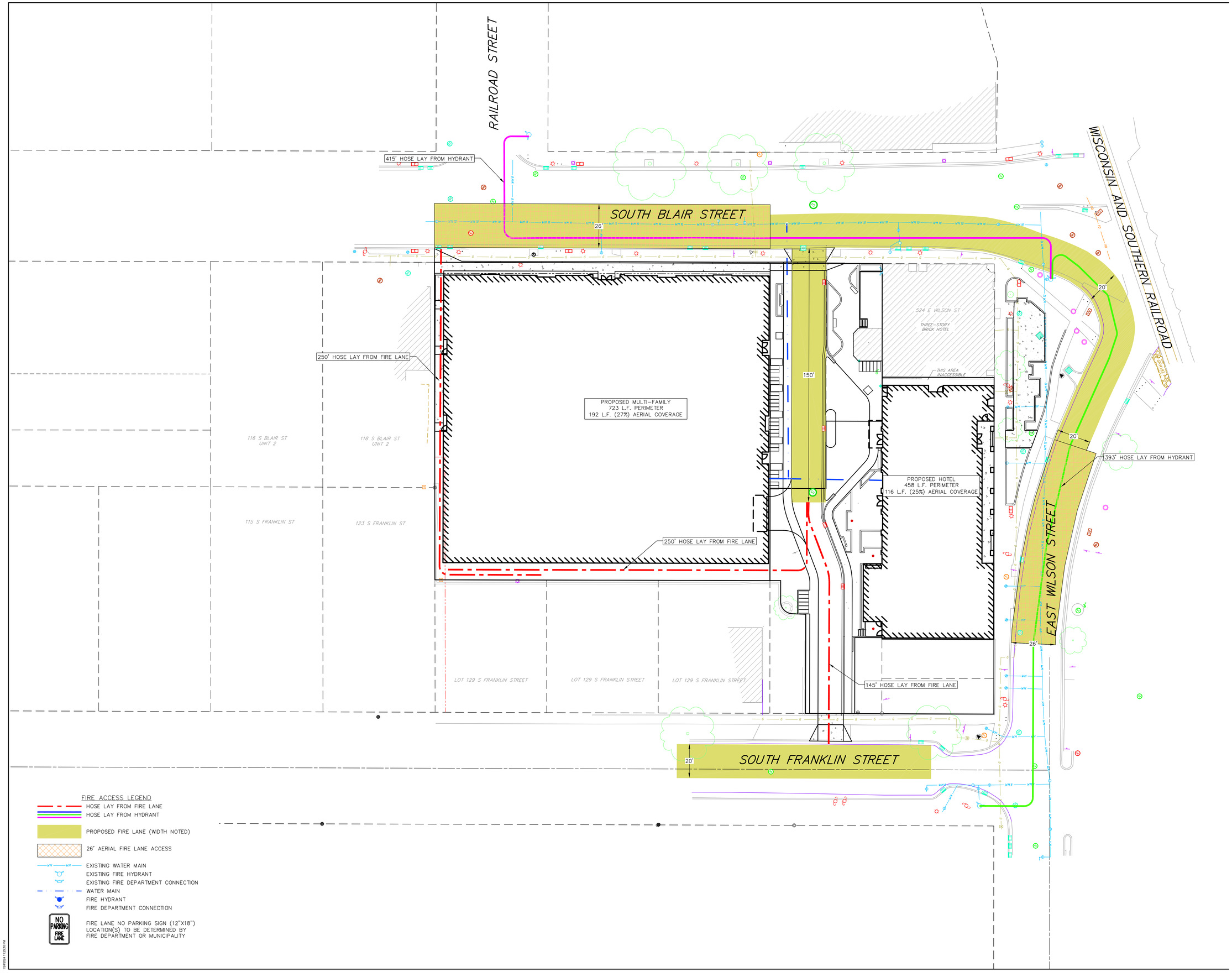

FIRE ACCESS LEGEND

- HOSE LAY FROM FIRE LANE
- HOSE LAY FROM HYDRANT
- PROPOSED FIRE LANE (WIDTH NOTED)
- 26' AERIAL FIRE LANE ACCESS
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- WATER MAIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- NO PARKING FIRE LANE — FIRE LANE NO PARKING SIGN (12"X18") LOCATION(S) TO BE DETERMINED BY FIRE DEPARTMENT OR MUNICIPALITY

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FIRE ACCESS PLAN

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City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	506/508/510/514/516/518 E. Wilson St., 134/140/148 S. Blair St.
Contact Name & Phone #:	Johnathan Liley, 608-821-3983

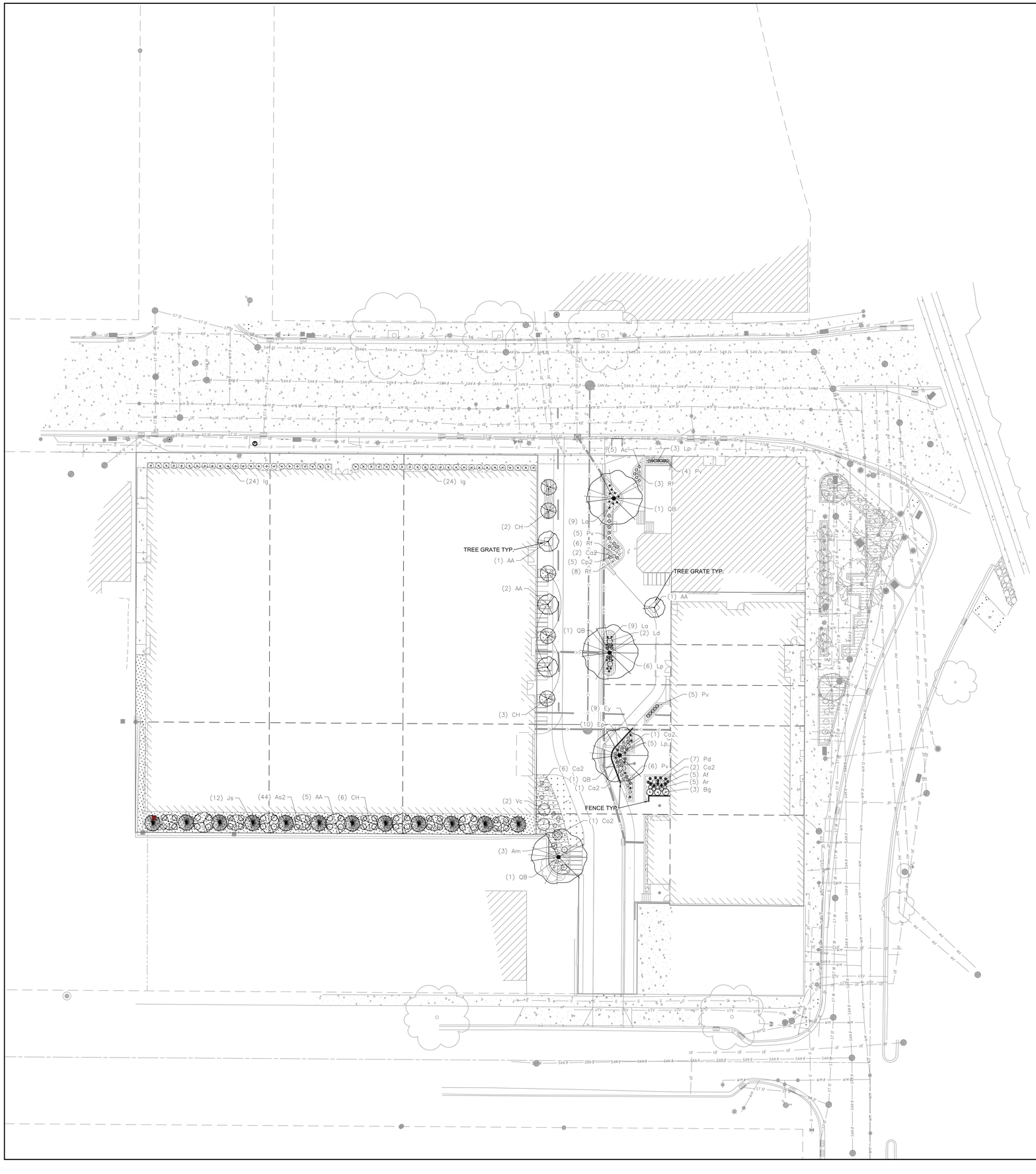
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

	Yes	No	N/A
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	✓		
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?			
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	✓		
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	✓		
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	✓		
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	✓		
c) Is the minimum inside turning radius of the fire lane at least 28-feet?			✓
d) Is the grade of the fire lane not more than a slope of 8%?	✓		
e) Is the fire lane posted as fire lane? (Provide detail of signage.)			✓
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)			✓
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)		✓	
3. Is the fire lane obstructed by security gates or barricades? If yes:		✓	
a) Is the gate a minimum of 20-feet clear opening?			✓
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?			✓
4. Is the Fire lane dead-ended with a length greater than 150-feet?			✓
If yes, does the area for turning around fire apparatus comply with IFC D103?			✓
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.			✓
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions:	✓		
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	✓		
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	✓		
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?		✓	
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)		✓	
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	✓		
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	✓		
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	✓		
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	✓		
b) Is there at least 40' between a hydrant and the building?	✓		
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	✓		
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?			✓
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?		✓	

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.



PLANT SCHEDULE GRADE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
AA	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	Cont.	25 Gal.	9
CH	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	B & B	1.5" Cal	11
QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	4
EVERGREEN TREES				
Js	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	B & B	5` ht.	12
DECIDUOUS SHRUBS				
As2	Amelanchier stolonifera / Running Serviceberry	Cont.	2 Gal.	44
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	3
Ca2	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	12
Co2	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.	1
Ld	Lonicera dioica / Honeysuckle	Cont.	3 Gal.	2
Vc	Viburnum cassinoides / Witherod Viburnum	Cont.	5 Gal.	2
EVERGREEN SHRUBS				
Bg	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	3
Ig	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Container	#3	48
PERENNIALS				
Ar	Actaea racemosa / Black Snakeroot	Cont.	1 Gal.	5
Ac	Allium cernuum / Nodding Onion	Cont.	Pint	5
Af	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.	5
Cp2	Coreopsis palmata / Stiff Tickseed	Cont.	Pint	5
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	10
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	9
La	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.	18
Lp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.	14
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	20
Pd	Phlox divaricata / Woodland Phlox	Cont.	1 Gal.	7
Rf	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.	11

GROUNDCOVER PLANT SCHEDULE GRADE

GC #1		235 sf TOTAL
Anemone canadensis / Canadian Anemone	36	PLUGS
Carex bicknellii / Prairie Sedge	53	PLUGS
Sporobolus heterolepis / Prairie Dropseed	265	PLUGS
GC #2		252 sf TOTAL
Eragrostis spectabilis / Purple Lovegrass	94	PLUGS
Sporobolus heterolepis / Prairie Dropseed	283	PLUGS
GC #3		624 sf TOTAL
Carex pensylvanica / Pennsylvania Sedge	934	PLUGS
GC #4		135 sf TOTAL
Antennaria plantaginifolia / Pussytoes	50	PLUGS
Carex albicans / White-tinged Sedge	115	PLUGS
Sedum ternatum / Wild Stonecrop	35	PLUGS
GC #5		200 sf TOTAL
Allium cernuum / Nodding Onion	30	PLUGS
Eragrostis spectabilis / Purple Lovegrass	36	PLUGS
Sporobolus heterolepis / Prairie Dropseed	234	PLUGS
GC #6		523 sf TOTAL
Carex bicknellii / Prairie Sedge	203	PLUGS
Coreopsis palmata / Stiff Tickseed	63	PLUGS
Dalea purpurea / Purple Prairie Clover	63	PLUGS
Liatris aspera / Rough Blazing Star	63	PLUGS
Sporobolus heterolepis / Prairie Dropseed	392	PLUGS
GC #7		2,276 sf
Anemone canadensis / Canadian Anemone	170	TOTAL
Carex albicans / White-tinged Sedge	851	PLUGS
Carex jamesii / James' Sedge	851	PLUGS
Carex pensylvanica / Pennsylvania Sedge	1,021	PLUGS
Polemonium reptans / Greek Valerian	511	PLUGS
TURF		276 sf TOTAL

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LANDSCAPE PLAN

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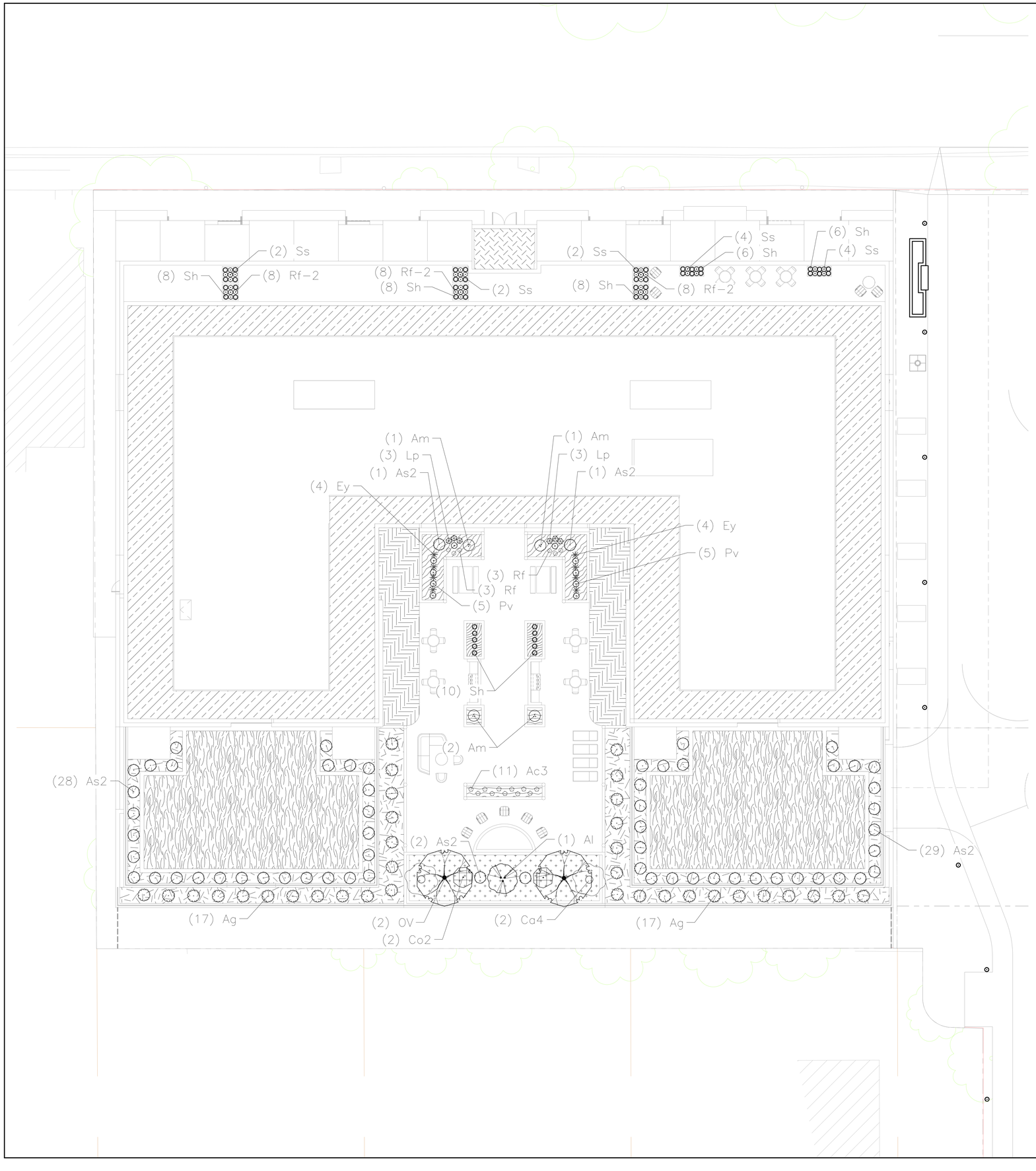

PLANT SCHEDULE ROOF

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
Ov	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal	2
UNDERSTORY TREES				
Al	Amelanchier laevis / Allegheny Serviceberry	B & B	4` ht.	1
DECIDUOUS SHRUBS				
As2	Amelanchier stolonifera / Running Serviceberry	Cont.	2 Gal.	61
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	4
Ag	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	34
Co2	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.	2
Ca4	Corylus americana / American Hazelnut	Cont.	5 Gal.	2
PERENNIALS				
Ac3	Anemone canadensis / Canadian Anemone	Cont.	Pint	11
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	8
Lp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.	6
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	10
Rf	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.	6
Rf-2	Rudbeckia fulgida 'Little Goldstar' / Little Goldstar Coneflower	Cont.	1 Gal.	24
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	14
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	46

GREEN ROOF PLANT SCHEDULE

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

GREEN ROOF 8" TYPE 1 — 3,142 sf TOTAL

Anemone canadensis / Canadian Anemone	146	PLUGS
Bouteloua curtipendula / Side Oats Grama	588	PLUGS
Carex bicknellii / Prairie Sedge	1,102	PLUGS
Coreopsis palmata / Stiff Tickseed	220	PLUGS
Dalea purpurea / Purple Prairie Clover	220	PLUGS
Eragrostis spectabilis / Purple Lovegrass	588	PLUGS
Geum triflorum / Prairie Smoke	294	PLUGS
Heuchera richardsonii / Prairie Alum Root	146	PLUGS
Koeleria macrantha / Prairie Junegrass	734	PLUGS
Liatris aspera / Rough Blazing Star	294	PLUGS
Monarda punctata / Spotted Horsemint	146	PLUGS
Rudbeckia fulgida / Coneflower	146	PLUGS
Schizachyrium scoparium / Little Bluestem	588	PLUGS
Sedum ternatum / Wild Stonecrop	882	PLUGS
Sporobolus heterolepis / Prairie Dropseed	1,248	PLUGS

GREEN ROOF 8" TYPE 2 — 910 sf TOTAL

Allium cernuum / Nodding Onion	212	PLUGS
Anemone canadensis / Canadian Anemone	170	PLUGS
Asclepias verticillata / Whorled Milkweed	64	PLUGS
Carex bicknellii / Prairie Sedge	680	PLUGS
Koeleria macrantha / Prairie Junegrass	318	PLUGS
Sporobolus heterolepis / Prairie Dropseed	680	PLUGS

GREEN ROOF 6" TYPE 1 — 149 sf TOTAL

Anemone canadensis / Canadian Anemone	52	PLUGS
Carex albicans / White-tinged Sedge	157	PLUGS
Carex jamesii / James' Sedge	52	PLUGS
Carex pensylvanica / Pennsylvania Sedge	87	PLUGS

GREEN ROOF 24" TYPE 1 — 1,908 sf TOTAL

Allium cernuum / Nodding Onion	358	PLUGS
Carex bicknellii / Prairie Sedge	2,856	PLUGS
Dalea purpurea / Purple Prairie Clover	358	PLUGS
Sporobolus heterolepis / Prairie Dropseed	894	PLUGS

GREEN ROOF 24" TYPE 2 — 60 sf TOTAL

Callirhoe involucrata / Purple Poppymallow	28	PLUGS
Geum triflorum / Prairie Smoke	78	PLUGS
Ruellia humilis / Wild Petunia	36	PLUGS

GREEN ROOF 24" TYPE 3 — 356 sf TOTAL

Carex brevior / Oval Sedge	167	PLUGS
Eragrostis spectabilis / Purple Lovegrass	167	PLUGS
Koeleria macrantha / Prairie Junegrass	125	PLUGS
Sporobolus heterolepis / Prairie Dropseed	376	PLUGS

GREEN ROOF 48" TYPE 1 — 533 sf TOTAL

Asclepias tuberosa / Butterfly Milkweed	87	PLUGS
Bouteloua curtipendula / Side Oats Grama	187	PLUGS
Carex bicknellii / Prairie Sedge	436	PLUGS
Coreopsis palmata / Stiff Tickseed	100	PLUGS
Koeleria macrantha / Prairie Junegrass	150	PLUGS
Liatris pycnostachya / Gayfeather	100	PLUGS
Schizachyrium scoparium / Little Bluestem	187	PLUGS

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Sheet Title
MULTIFAMILY ROOF LANDSCAPE PLAN

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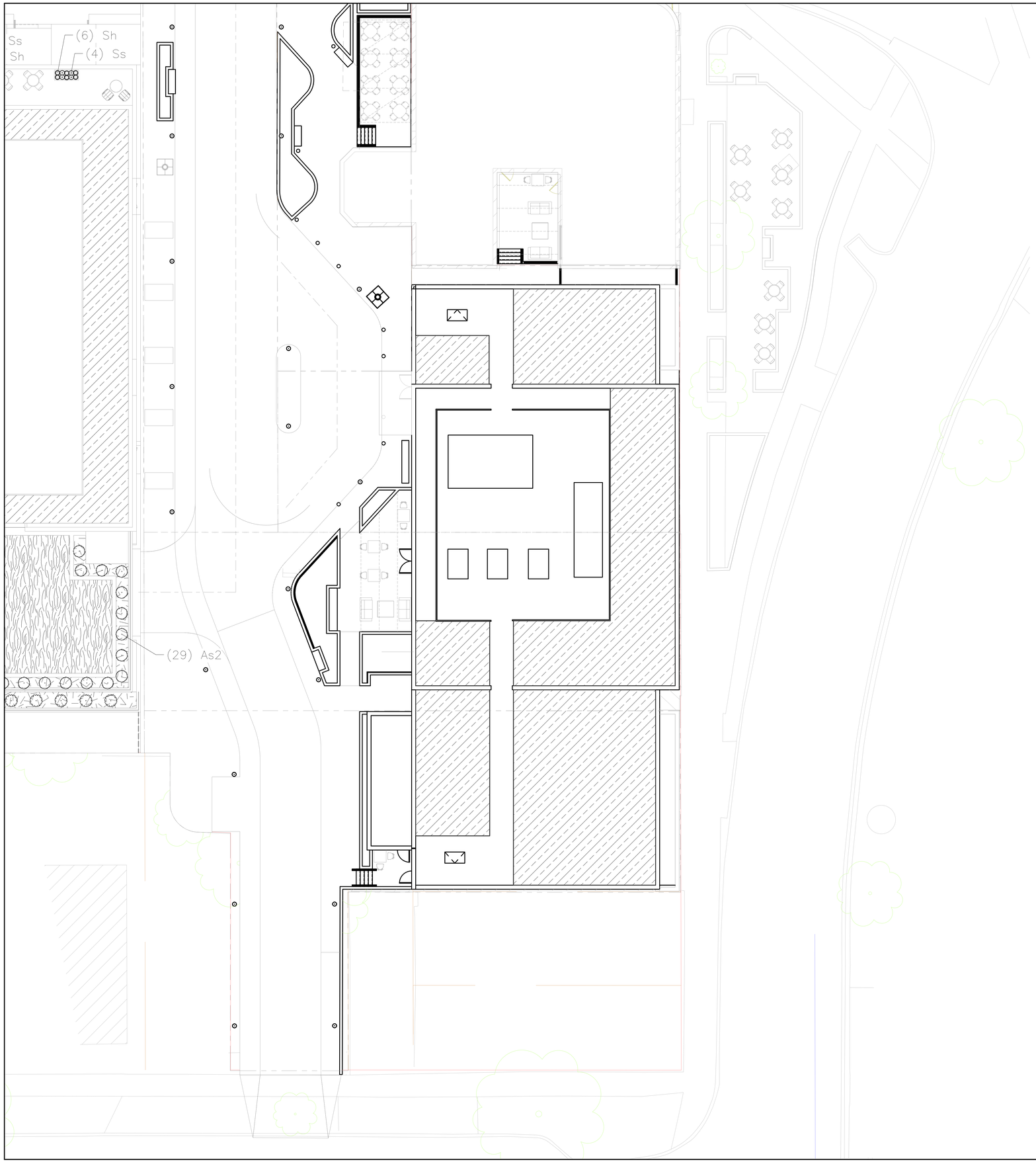

GREEN ROOF PLANT SCHEDULE HOTEL ROOF

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

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HOTEL ROOF LANDSCAPE PLAN

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Sheet No.
L102

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 625.2(1) 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 SEEDED/SODDED.

2. SUBSOIL UNDER TURF 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 CLEANLINE $\frac{3}{8}$"X4" 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 CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF 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 ½" 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 GRADE 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 5" 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 8" 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 ½" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION.

6. INSTALL 4" TRAY GREEN ROOF SCHEDULE PLANTINGS AS 'COLUMBIA GREEN TECHNOLOGIES PRE–GROWN TRAY SYSTEM PL4300' 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 5A 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) – 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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LANDSCAPE NOTES

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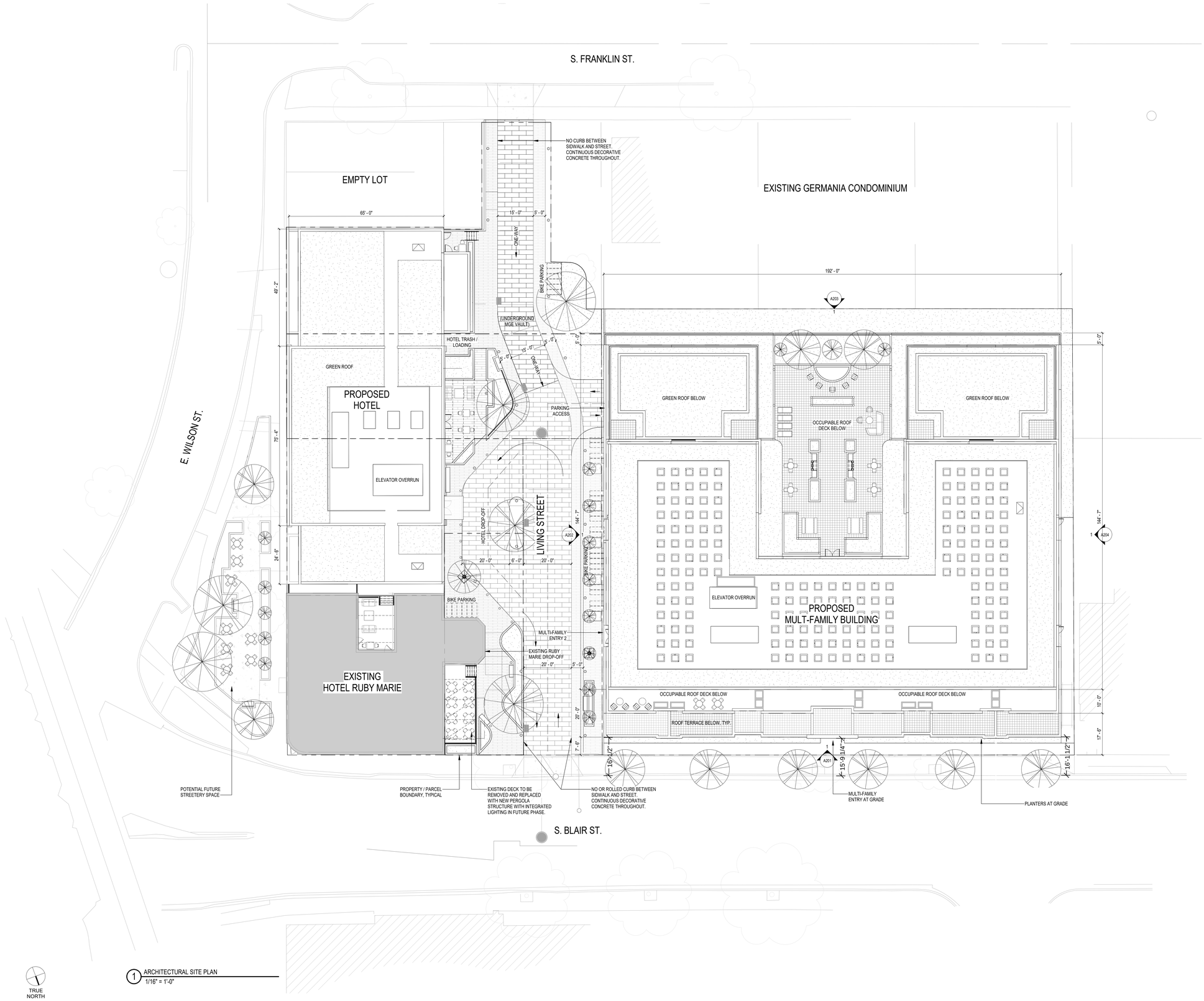

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

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ARCHITECTURAL SITE PLAN

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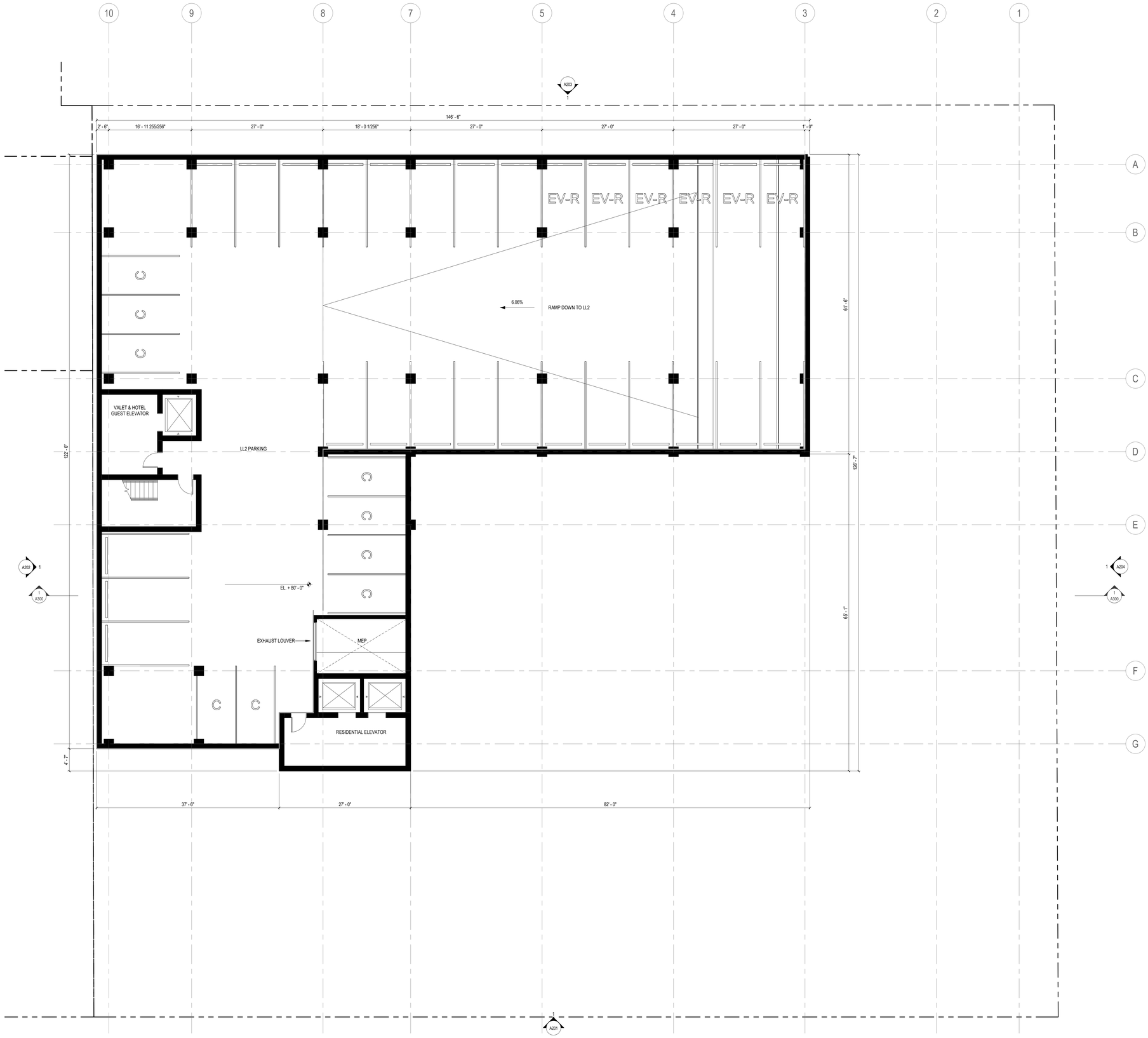

TRUE NORTH

1 LOWER LEVEL 2
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SCALE: 1/8" = 1' - 0"

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LOWER LEVEL 2 PLAN

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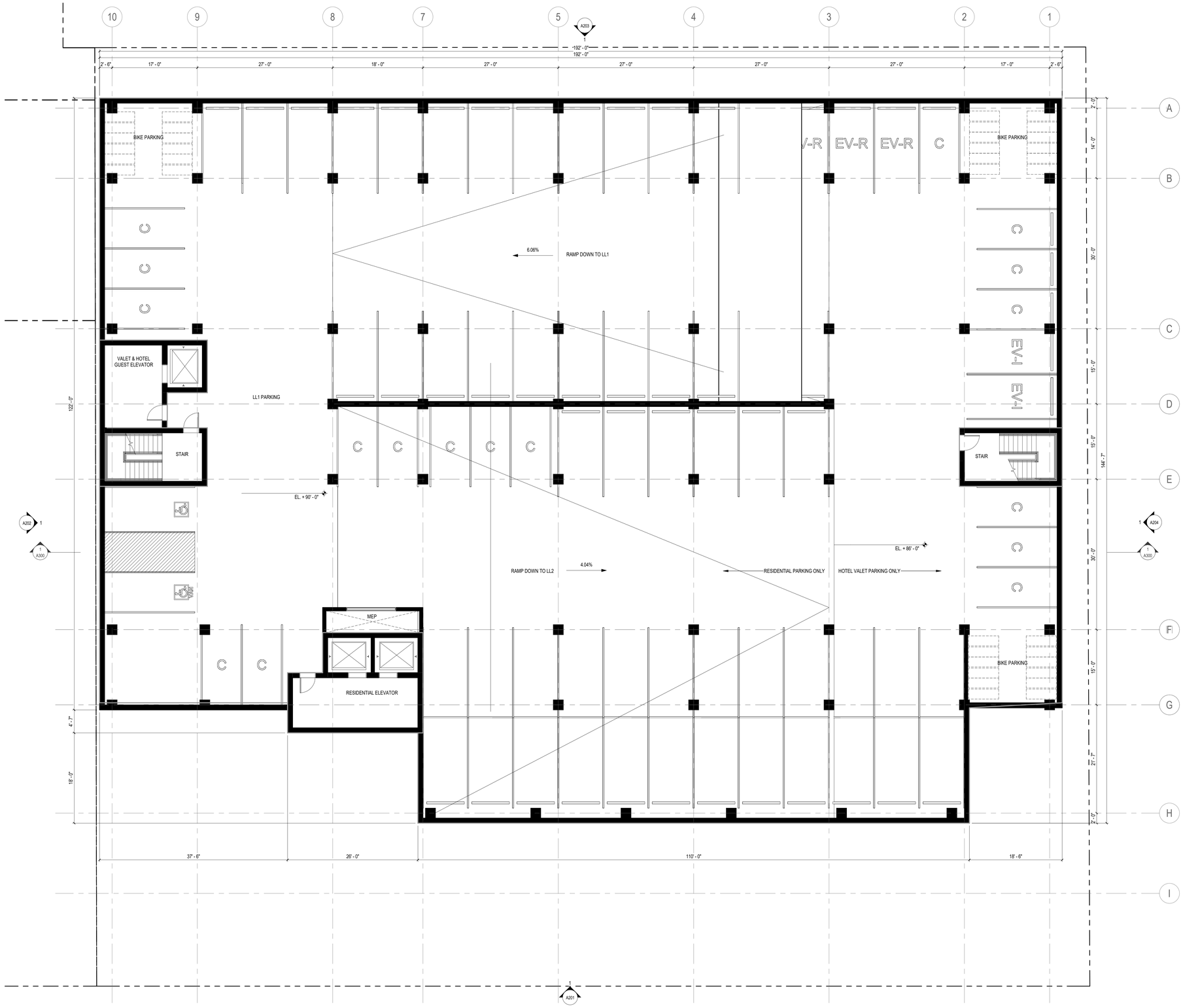

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TRUE NORTH

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

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LOWER LEVEL 1 PLAN

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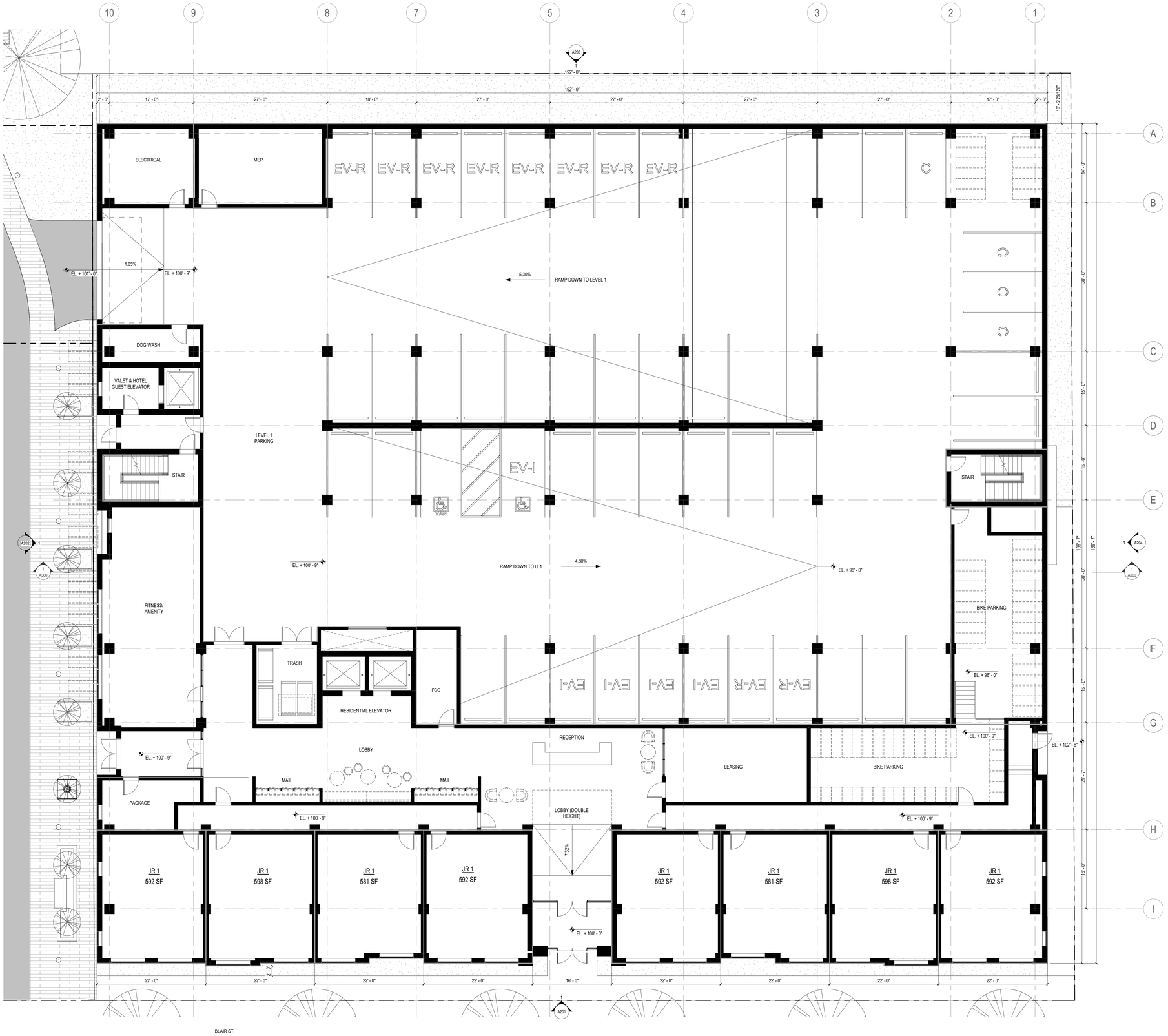

TRUE NORTH

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

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FIRST FLOOR PLAN

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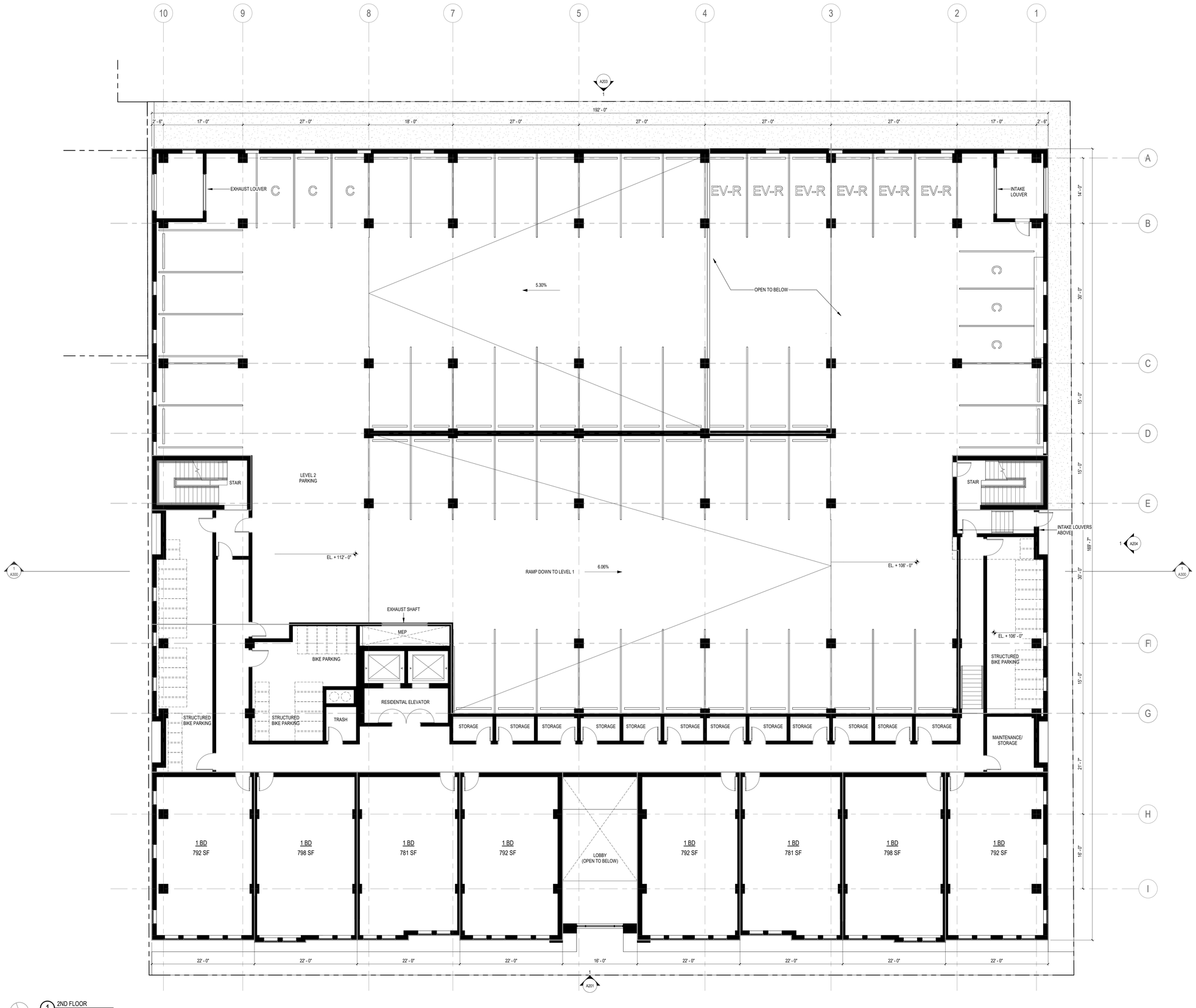

TRUE NORTH

1 2ND FLOOR
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SCALE: 1/8" = 1' - 0"

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SECOND FLOOR PLAN

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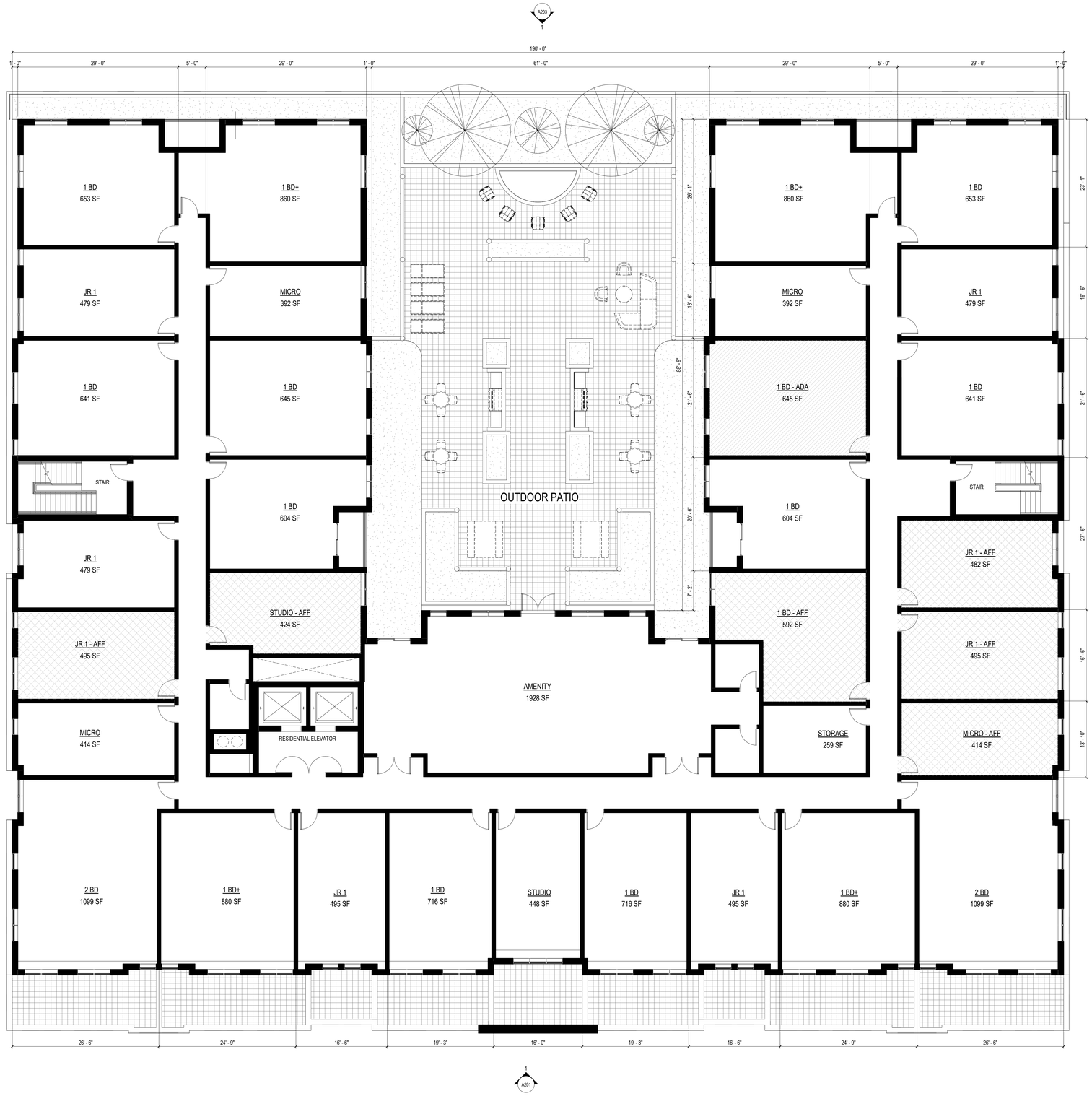

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TRUE NORTH

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

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THIRD FLOOR PLAN

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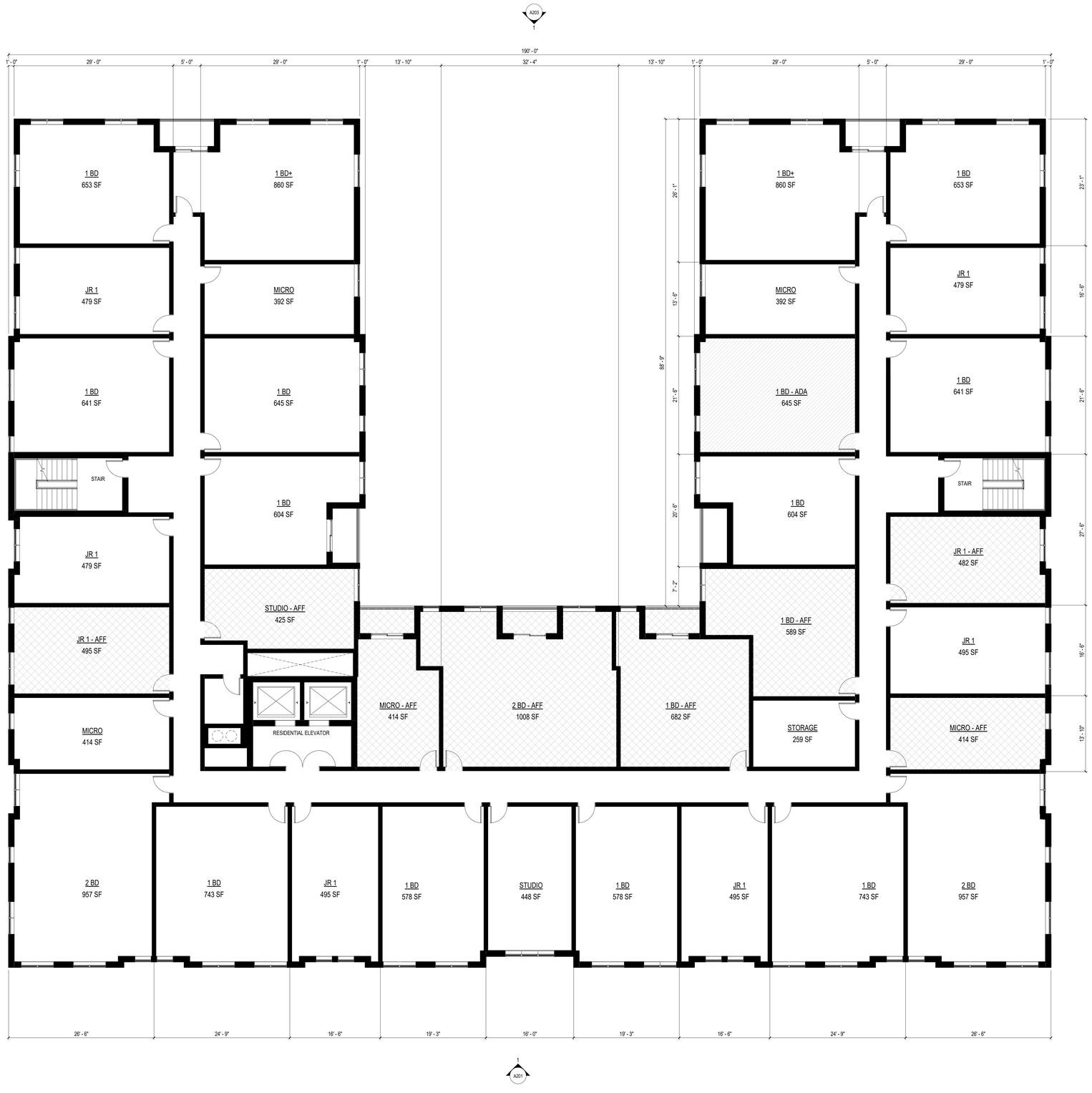

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TRUE NORTH

1 4TH FLOOR
1/8" = 1'-0"

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

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FOURTH FLOOR PLAN

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A104

5/16/2024 4:05:00 PM

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TRUE NORTH

1 5TH FLOOR
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

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FIFTH FLOOR PLAN

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A105

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TRUE NORTH

1 6TH-7TH FLOOR
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

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TYPICAL FLOOR PLAN (6-7)

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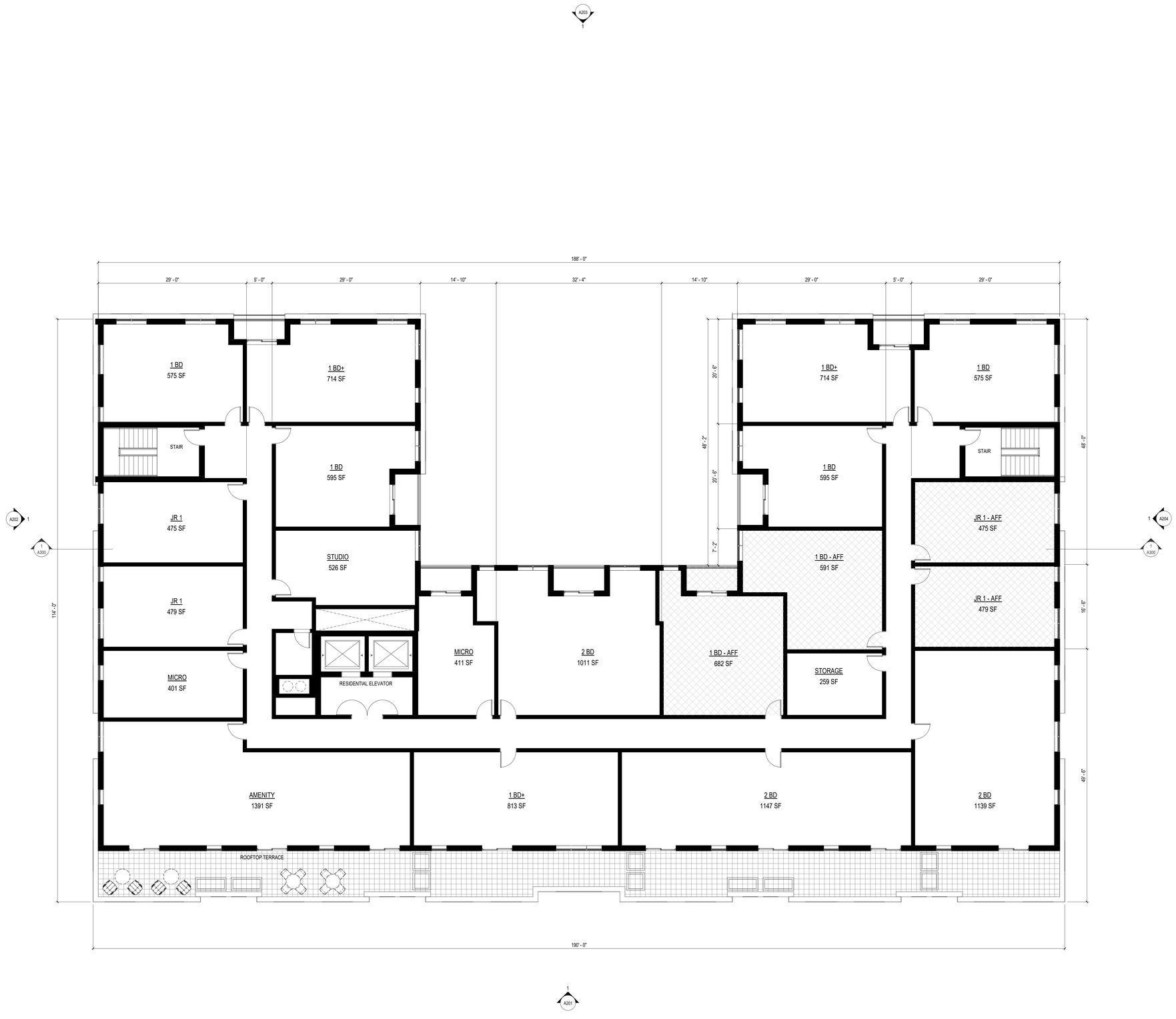

TRUE NORTH

1 8TH FLOOR
1/8" = 1'-0"

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

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8TH FLOOR PLAN

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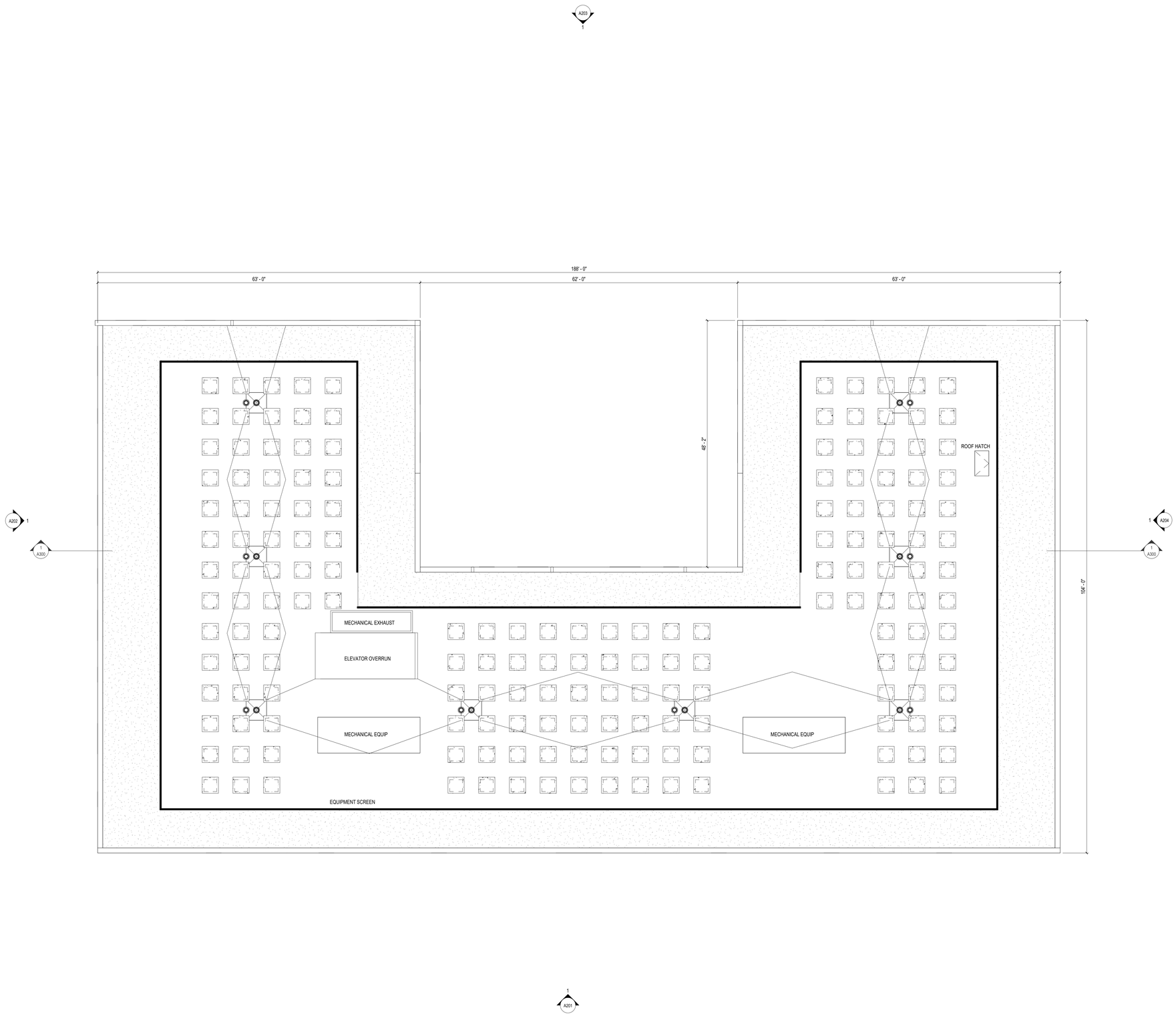

TRUE NORTH

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

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

Revisions

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ROOF PLAN

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

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EXTERIOR ELEVATION

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

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

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Sheet No.
A202

5/31/2024 7:58:54 AM

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

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
EXTERIOR ELEVATION

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Sheet No.
A202

5/21/2024 7:58:54 AM

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

Visions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date
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Sheet No.
A203

5/13/2024 7:58:58 AM

NOT FOR CONSTRUCTION

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

Revisions

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SCOPE DOCUMENTS

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A203

5/21/2024 7:58:58 AM

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

Revisions

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A204

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

Revisions

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A204

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A290

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A291

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A294

07/12/2024 4:04:40 PM

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A295

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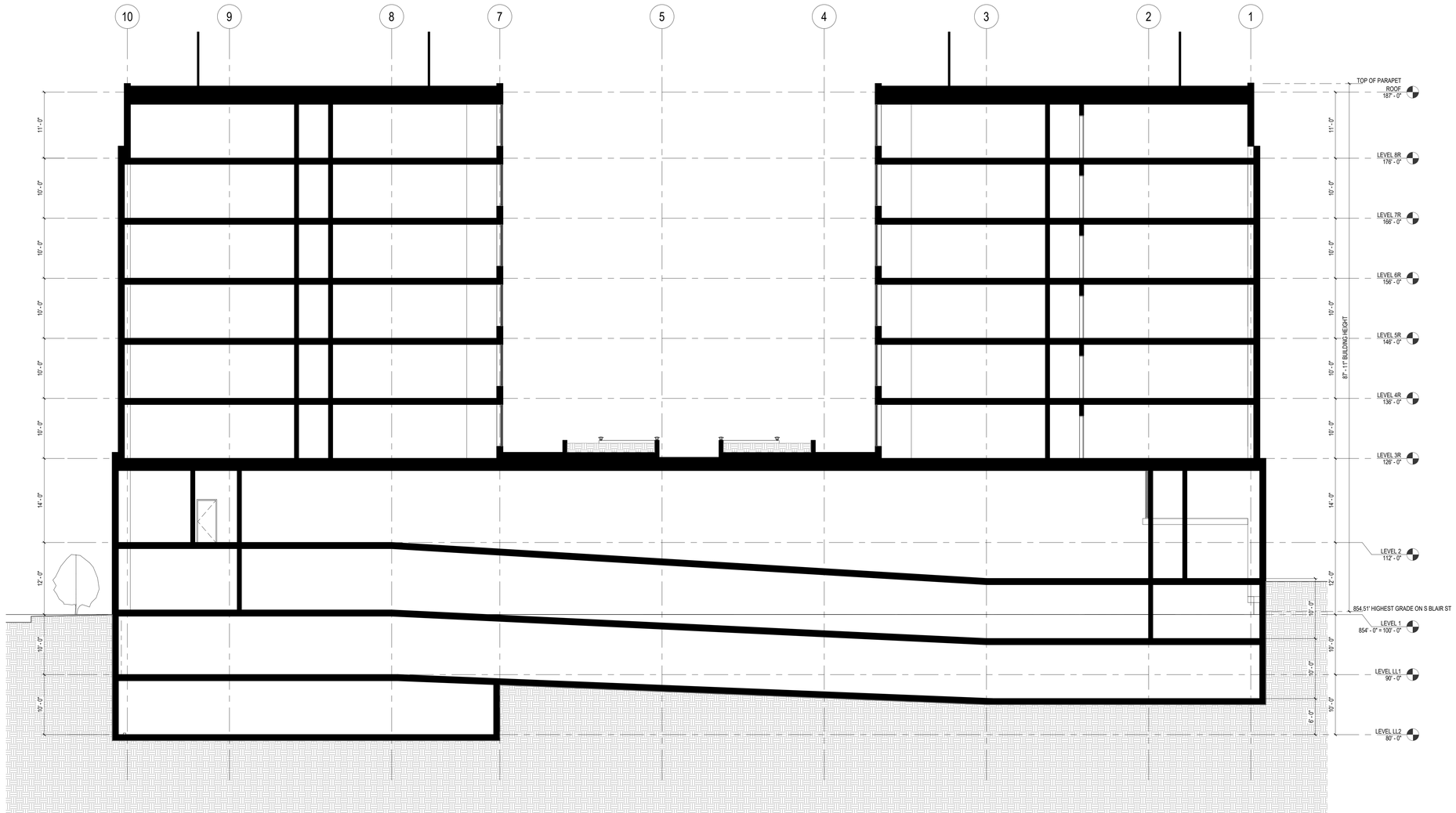

1 BUILDING SECTION - NW-SE
1/8" = 1'-0"

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date
03/22/2024

WILSON + BLAIR DEVELOPMENT

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BUILDING SECTION

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A300

3/21/2024 1:38:08 AM

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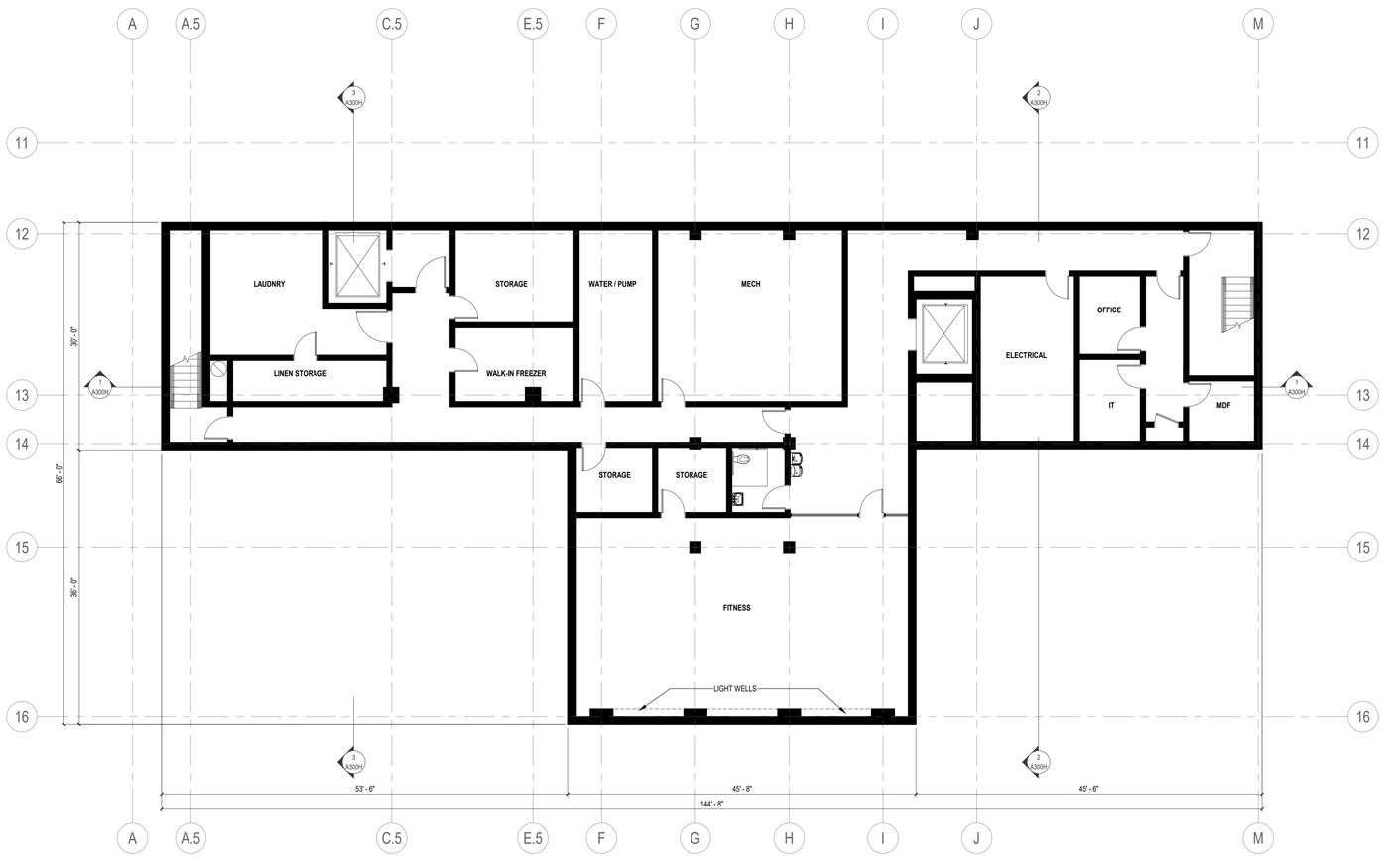

TRUE NORTH

1 BASEMENT
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date
03/22/2024

WILSON + BLAIR DEVELOPMENT

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Sheet Title
HOTEL - BASMENT FLOOR PLAN

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A110H

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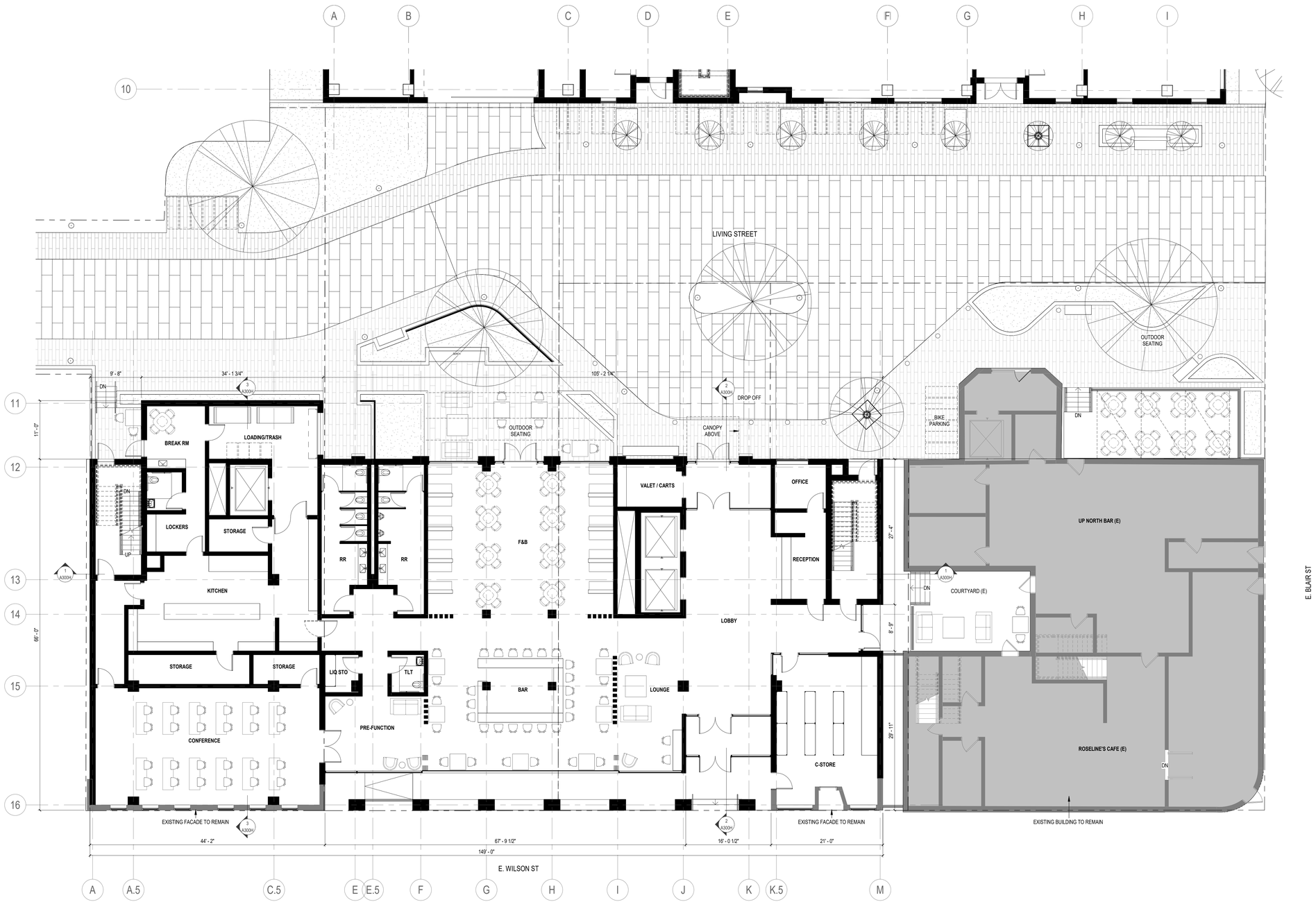

TRUE NORTH

1 1ST FLOOR + LIVING STREET
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

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Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date
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Sheet Title
HOTEL - 1ST FLOOR PLAN

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A111H

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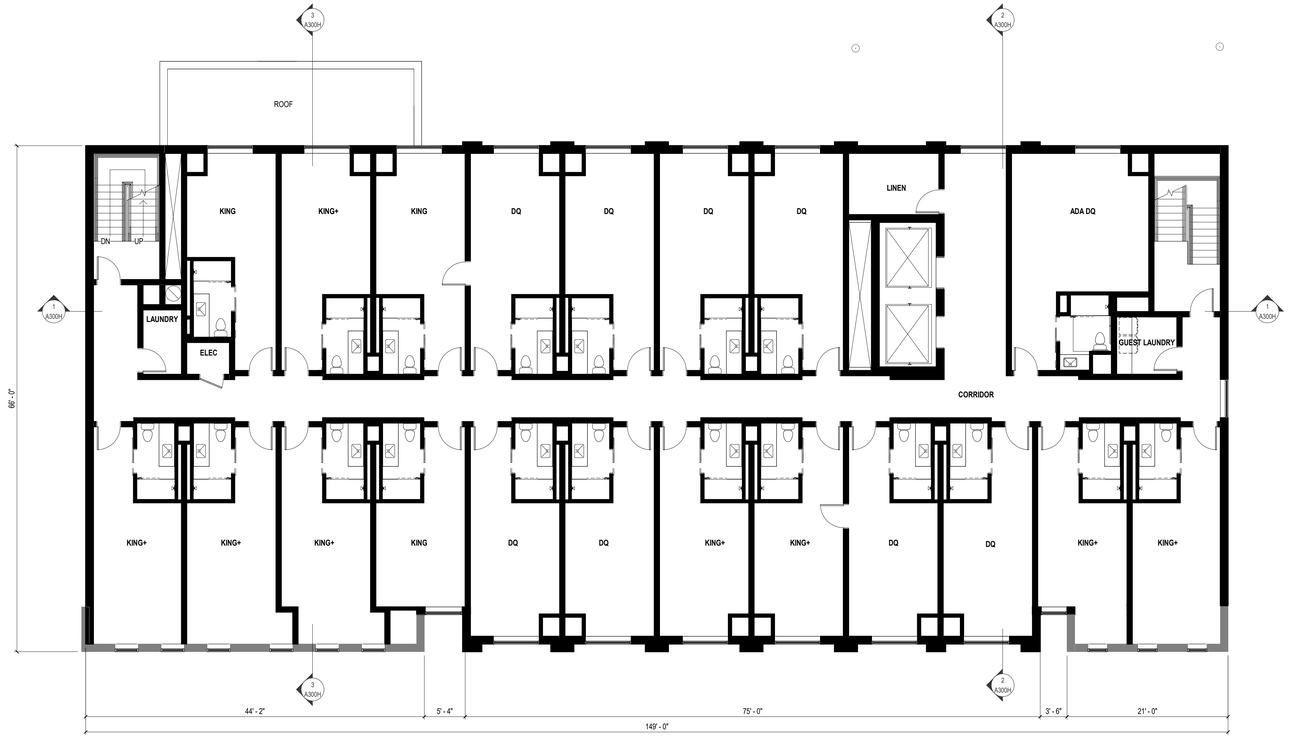

TRUE NORTH

1 2ND FLOOR
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

KEY COUNT	
KING ROOMS	60
DOUBLE QUEEN ROOMS	40
ACCESSIBLE ROOMS	(5)
CONNECTING ROOMS	(20)
TOTAL	100

Revisions

CITY OF MADISON LAND USE APPLICATION

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Sheet Title
HOTEL - 2ND FLOOR PLAN

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A112H

3/21/2024 7:37:17 AM

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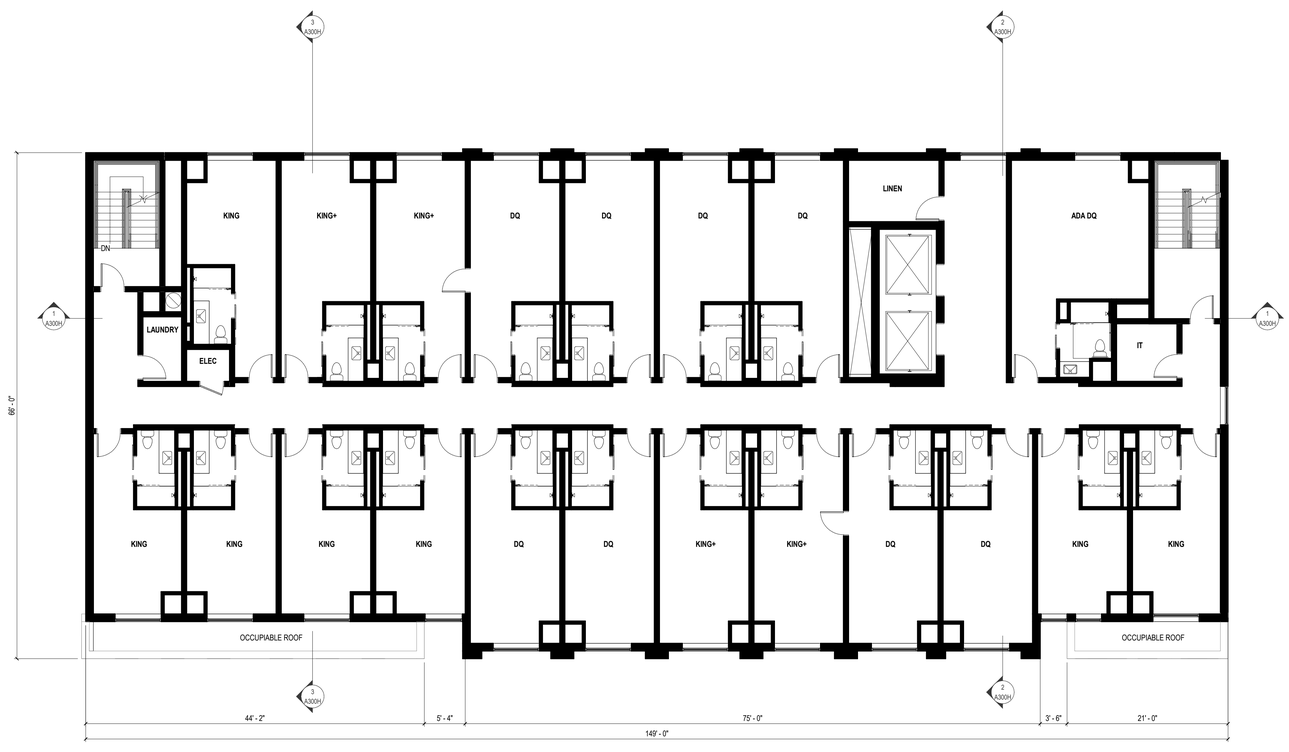

TRUE NORTH

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

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

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Sheet Title
HOTEL - 3RD FLOOR PLAN

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A113H

3/21/2024 7:37:18 AM

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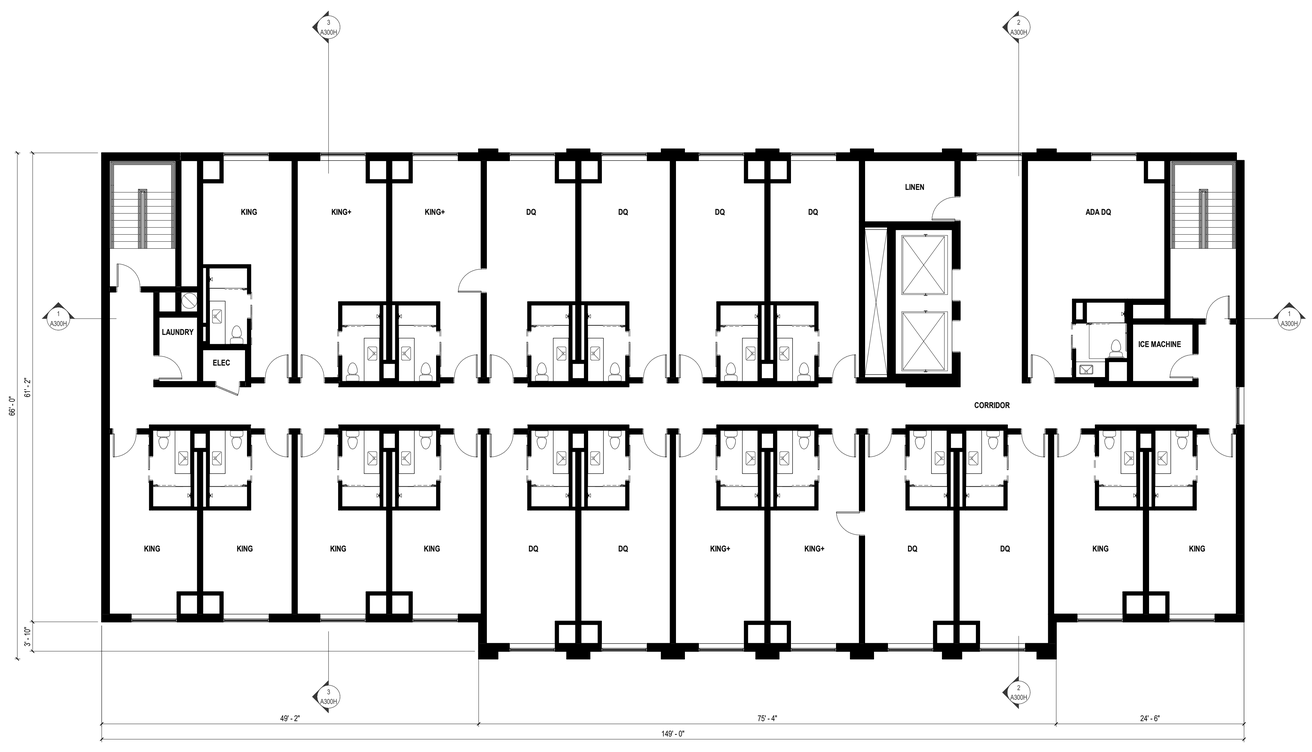

TRUE NORTH

1 4TH FLOOR
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

Revisions

CITY OF MADISON LAND USE APPLICATION

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Sheet Title
HOTEL - TYPICAL FLOOR PLAN (4-6)

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A114H

3/21/2024 1:37:19 AM

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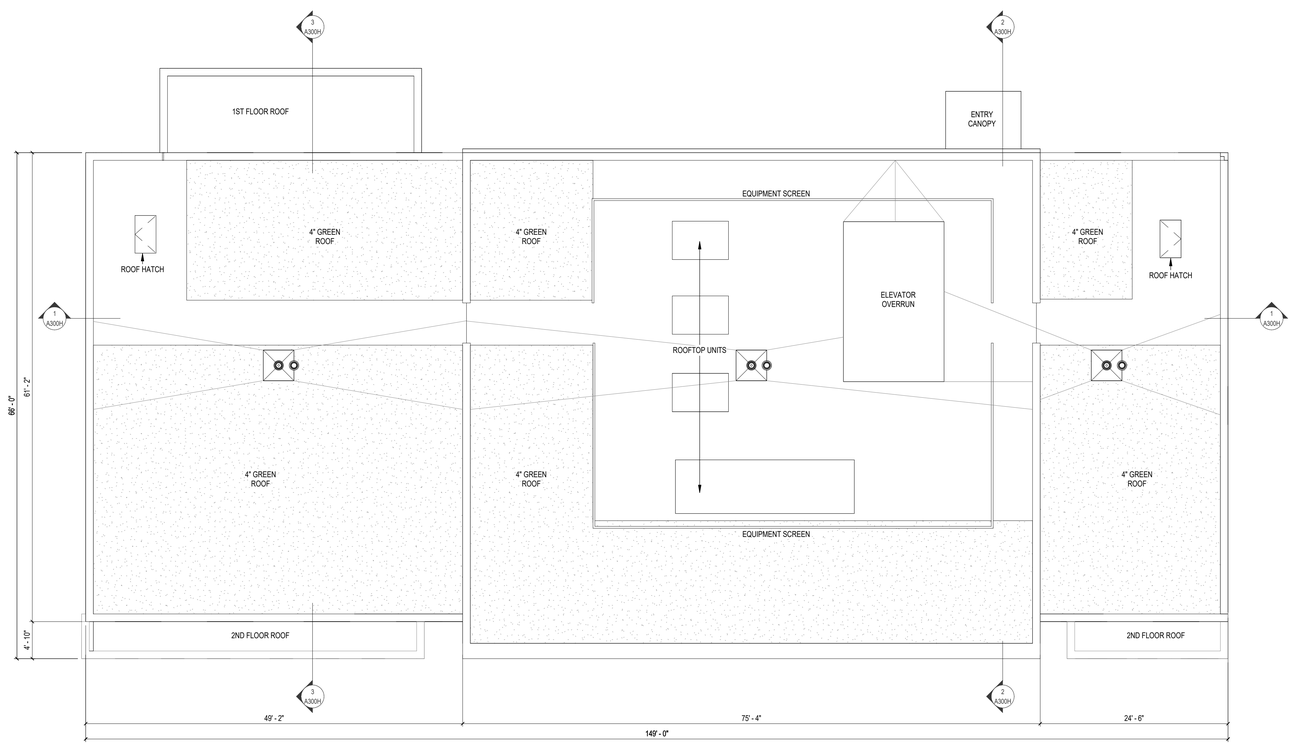

TRUE NORTH

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

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

Revisions

CITY OF MADISON LAND USE APPLICATION

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HOTEL - ROOF PLAN

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A115H

3/21/2024 1:57:55 AM

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NOT FOR CONSTRUCTION

1 EAST WILSON
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

Revisions

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A211H

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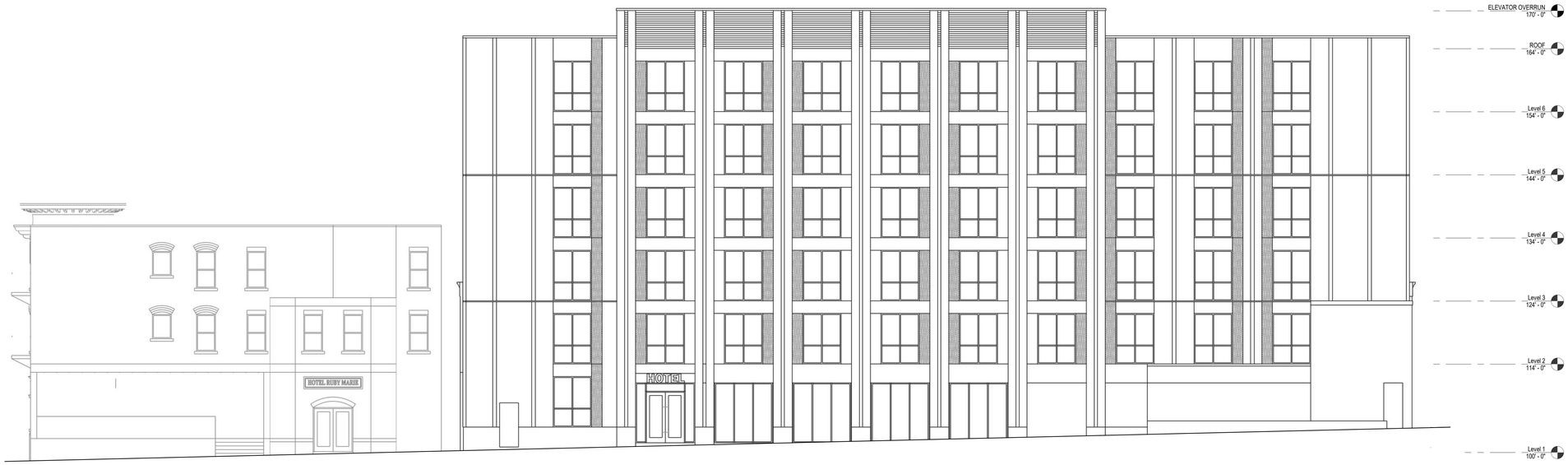

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1 LIVING STREET
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

Revisions

CITY OF MADISON LAND USE APPLICATION

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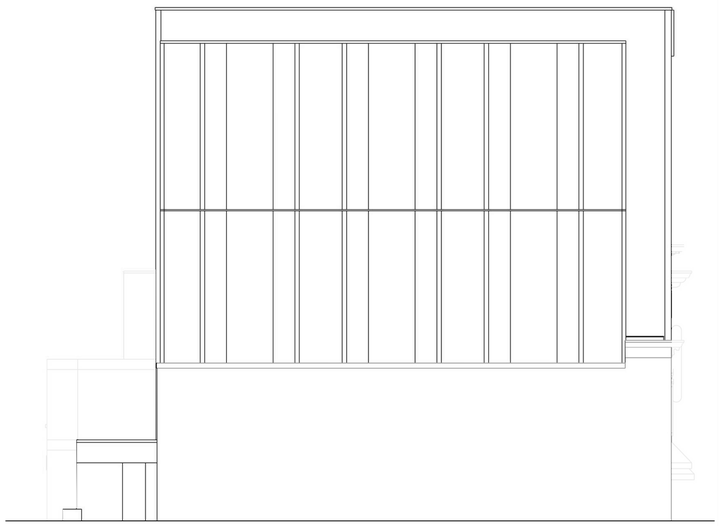

NOT FOR CONSTRUCTION

2 SOUTH FRANKLIN
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

1 SOUTH BLAIR
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

Revisions

CITY OF MADISON LAND USE APPLICATION

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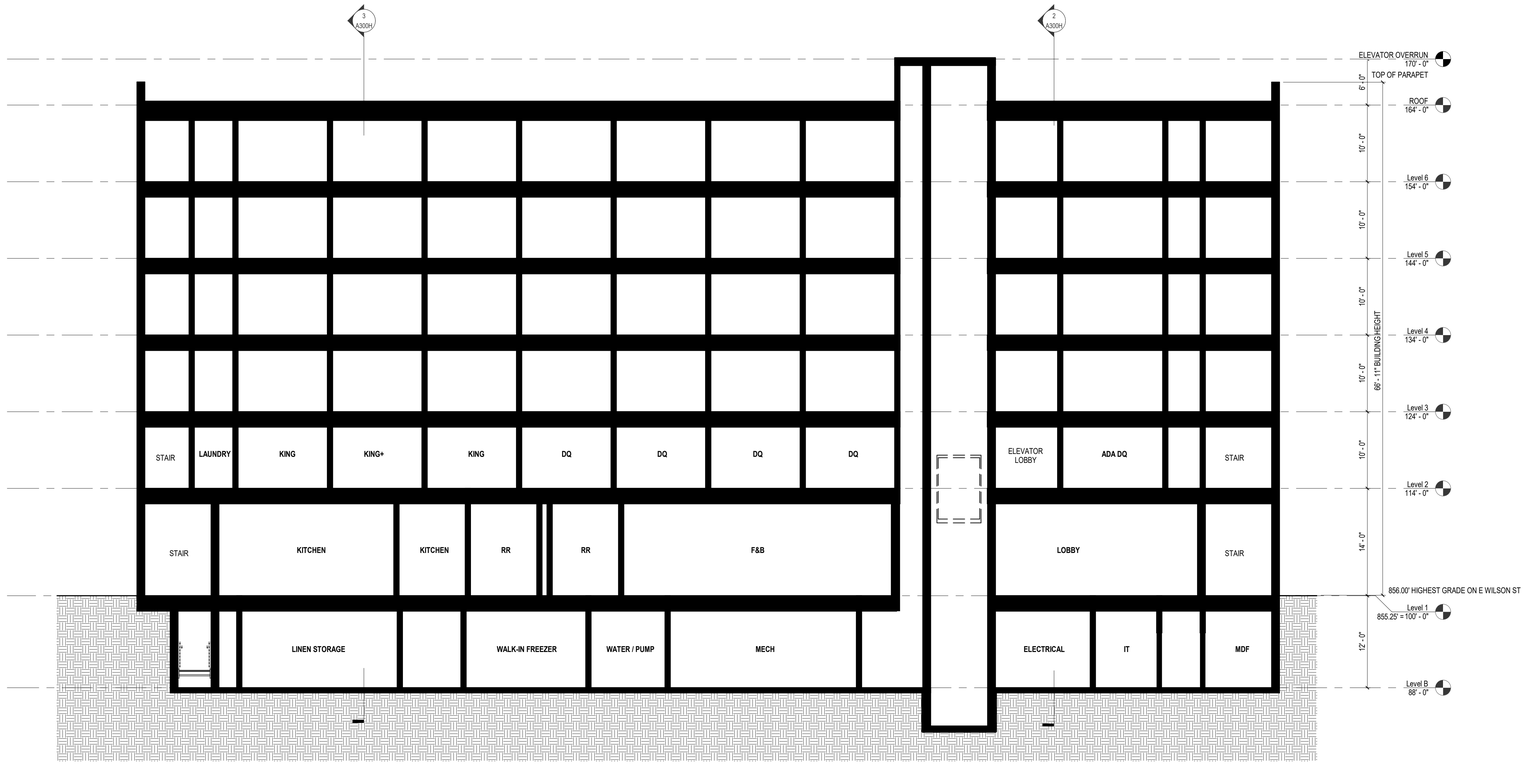
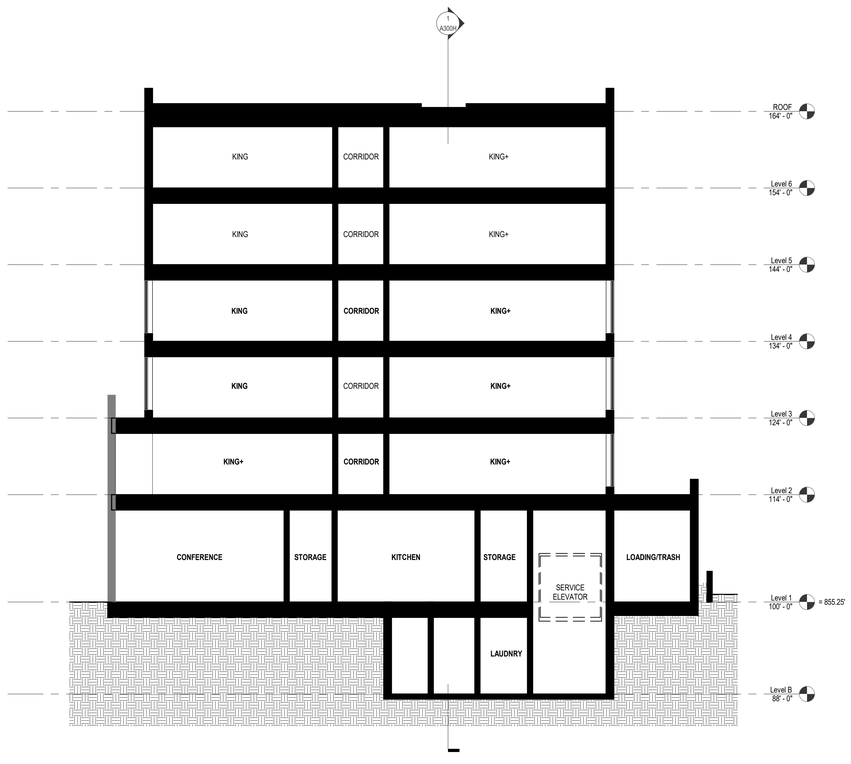
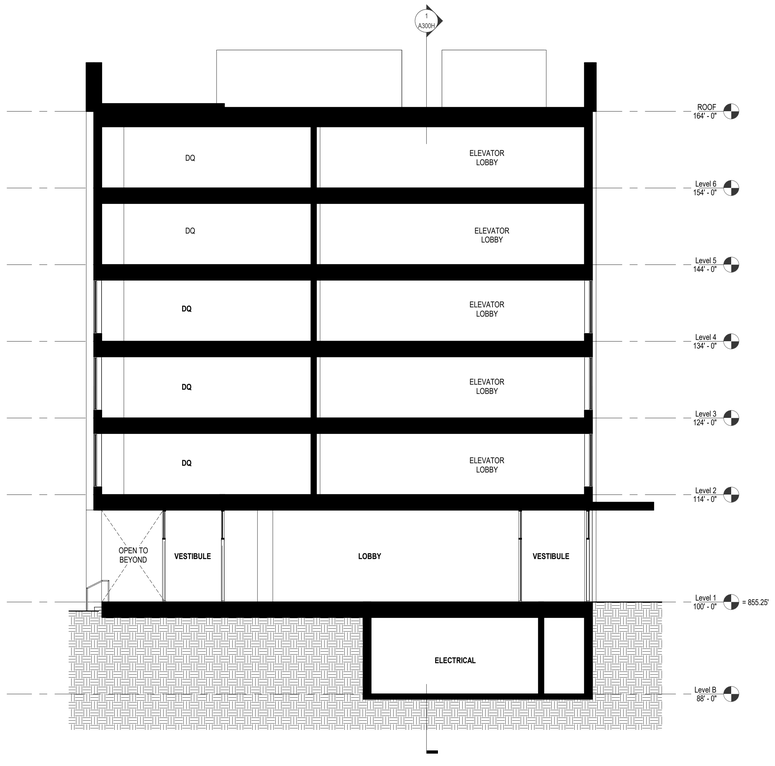


1 BUILDING SECTION AT ELEVATOR
1/8" = 1'-0"



3 BUILDING SECTION AT LOADING ELEVATOR
1/8" = 1'-0"



2 BUILDING SECTION AT LOBBY ENTRANCE
1/8" = 1'-0"

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HOTEL - BUILDING SECTIONS

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Sheet No.
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LUMINAIRE SCHEDULE

TAG	DESCRIPTION	DEPTH / HEIGHT	MOUNTING	NORMAL OPERATION LUMENS	NORMAL OPERATION WATTS	EMERGENCY OPERATION LUMENS	EMERGENCY OPERATION WATTS	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-603
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 (2) 7W
(3) INTEGRAL BATTERY 10W
(4) INTEGRAL BATTERY (2) 10W
(5) INTEGRAL BATTERY 15W
(6) INTEGRAL BATTERY 700 LUMEN
(7) INTEGRAL BATTERY 1400 LUMEN
(8) BATTERY WITH SELF-DIAGNOSTICS
(9) UL924 TRANSFER DEVICE (EXTERNAL OR INTERNAL)
(10) INTEGRAL GENERATOR TRANSFER DEVICE

INTEGRATED CONTROL TYPES

(1) WIRED - CAT 5e
(2) WIRED - CAT 6
(3) WIRELESS

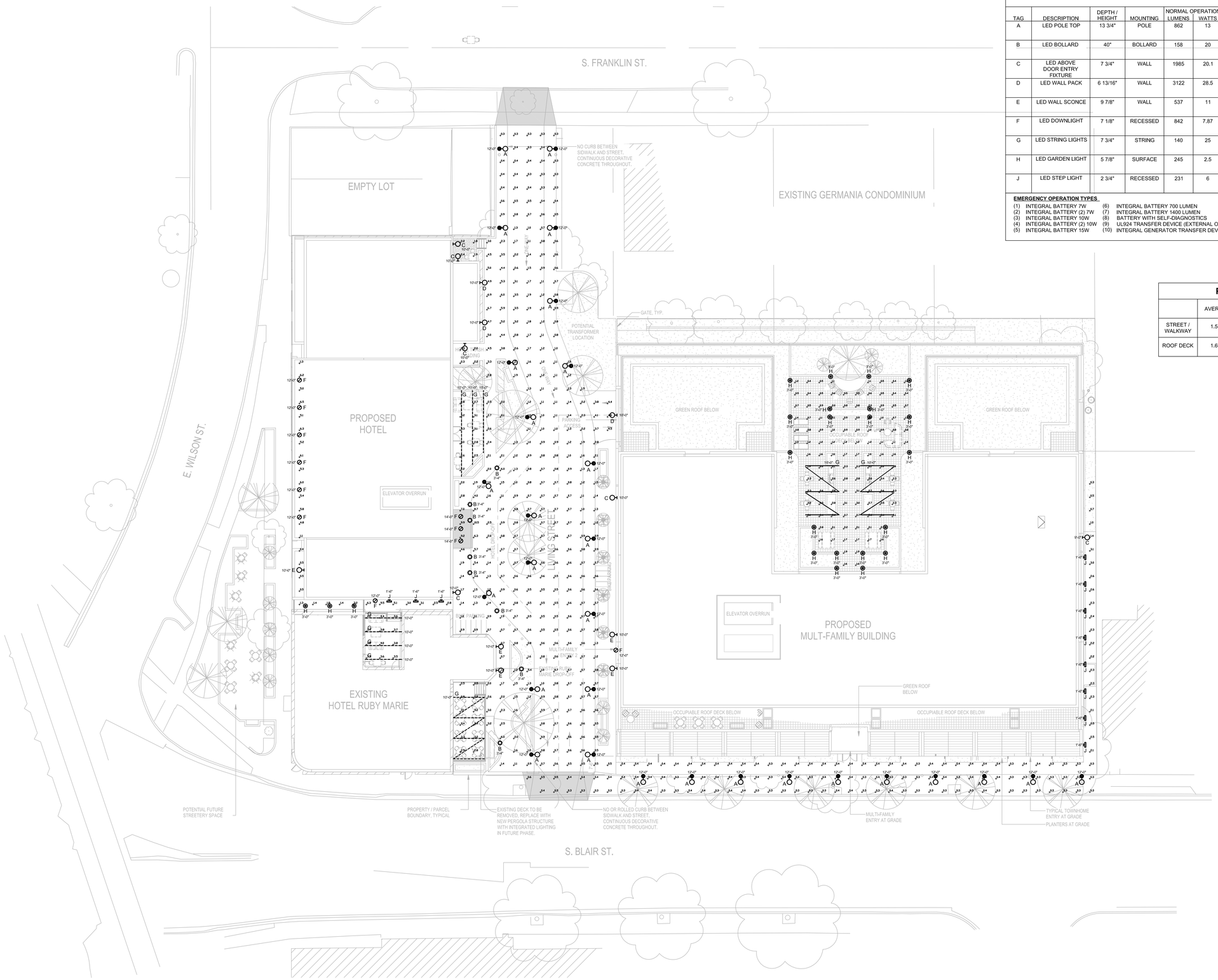
INTEGRATED SENSOR TYPES

(1) PASSIVE INFRARED
(2) ULTRASONIC
(3) DUAL TECHNOLOGY (PIR+ULTRASONIC)
(4) DIMMING PHOTOCELL

GENERAL NOTES:

PHOTOMETRIC STATISTICS

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



1 SITE PHOTOMETRICS
1/16" = 1'-0"

SITE PHOTOMETRICS

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223014.00
WILSON + BLAIR DEVELOPMENT

MATERIAL PALETTE - HOTEL

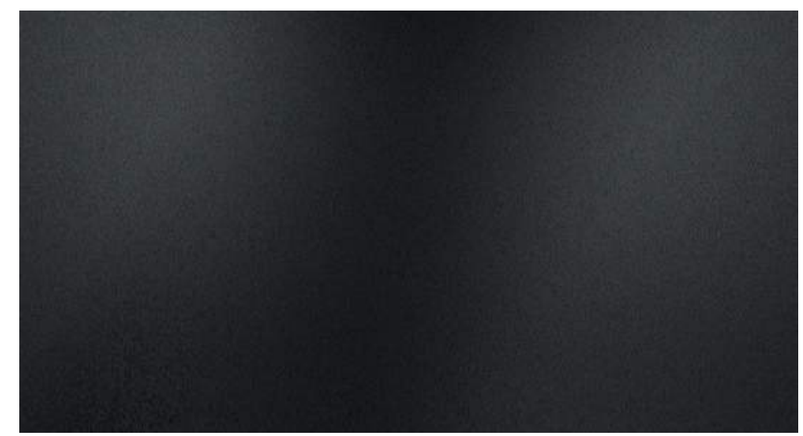
CLAY BRICK - BROWN (URBAN INFILL PORTION)

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

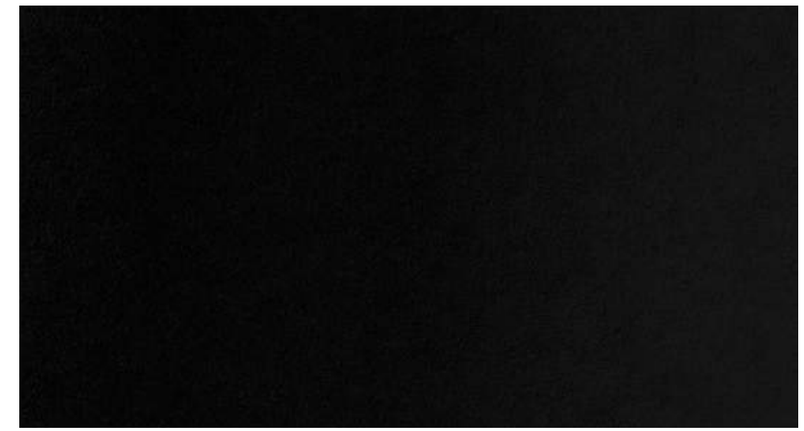


METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

MATERIAL PALETTE - MULTIFAMILY

CAST STONE (BASE WAINSCOT AND WINDOW SILLS)

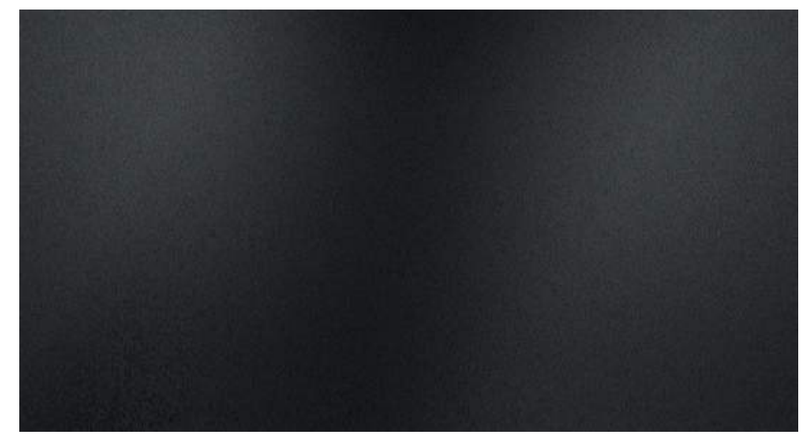
METAL SIDING - BLACK (CLADDING IN BETWEEN MASONRY EXPRESSIONS AND UPPER STORY)



ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES

CLAY BRICK - LIGHT CREAM (BASE OF BUILDING)

CLAY BRICK - GREY/BROWN (UPPER STORIES)

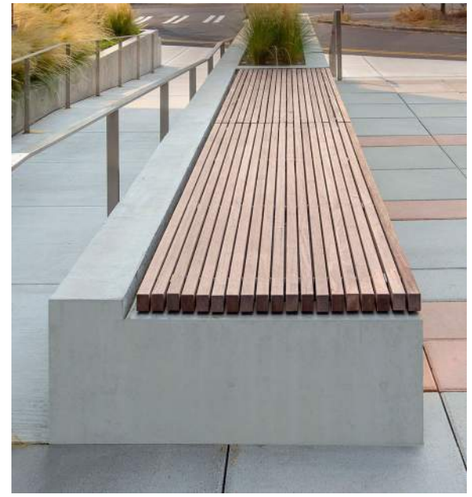


METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

SITE MATERIALS

LIGHT BOLLARD

BIKE RACK



WOOD SLAT BENCHES
SMOOTH CONCRET PLANTERS

TREE GRATE

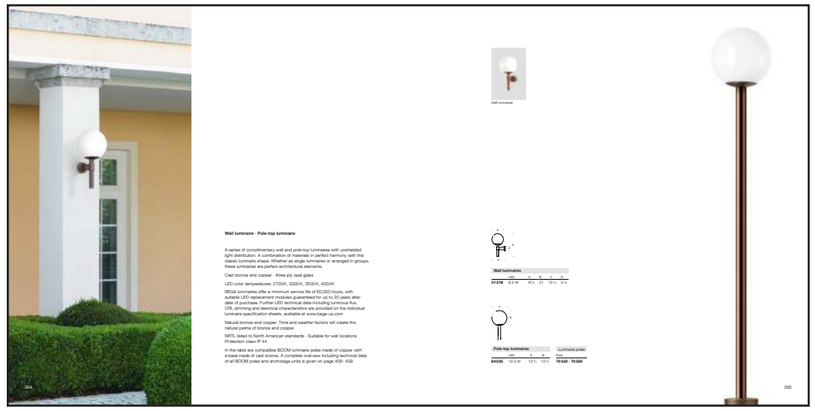
WALKING SURFACE
SMALL SCALE RUNNING BOND PATTERN

DRIVE ISLE
LARGE SCALE RUNNING BOND PATTERN

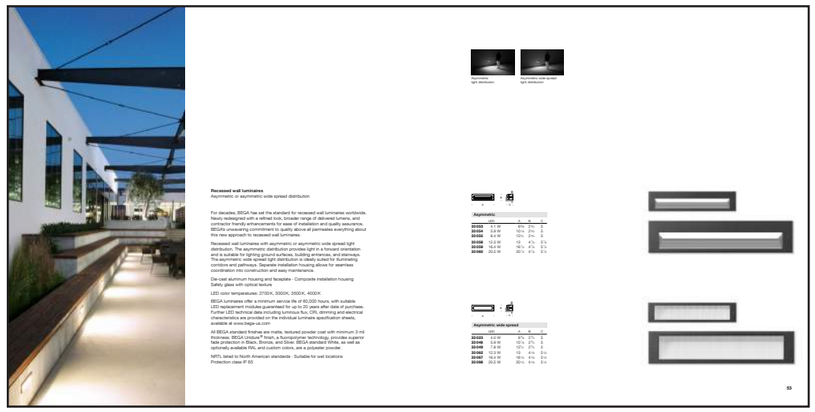
LIGHTING SELECTIONS

GARDEN LIGHTS

POLE LIGHTS AND BUILDING SCONCES

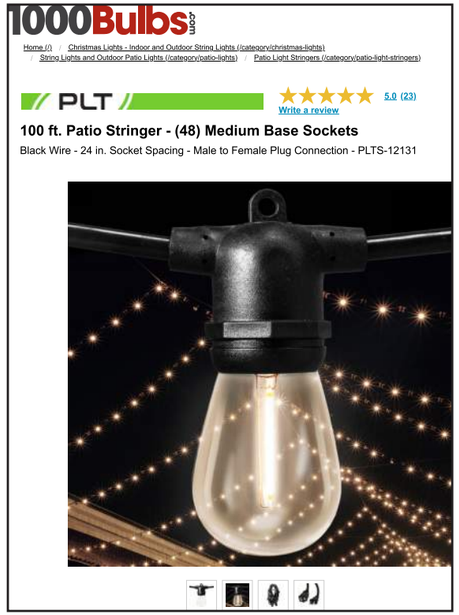


STEP LIGHTS

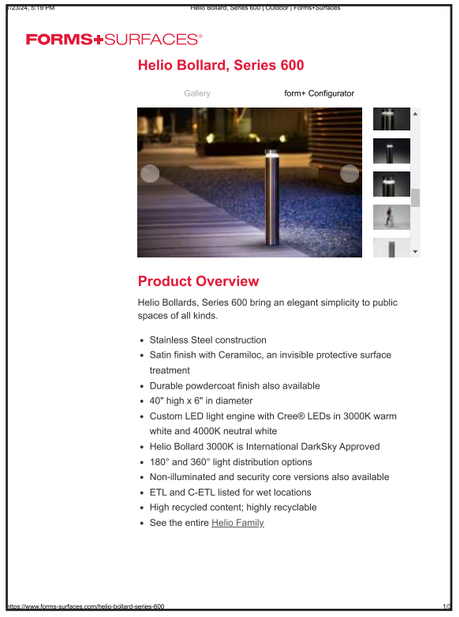


SITE LIGHTING

STRING LIGHTS

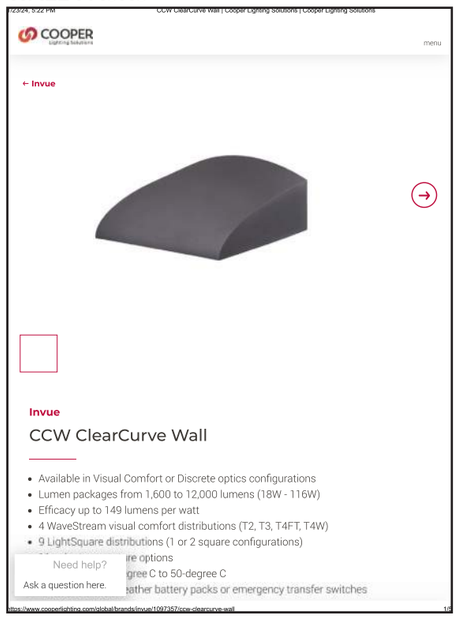


BOLLARDS



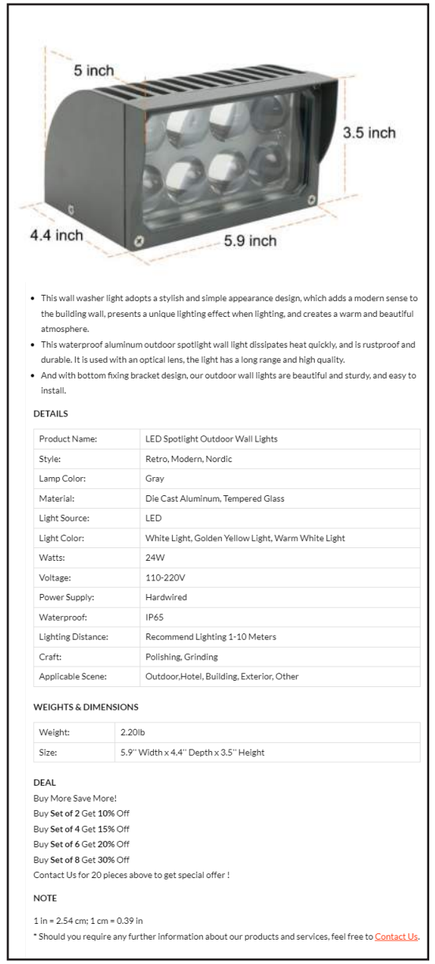
ENTRY LIGHTS

WALL PACKS



BUILDING LIGHTING

HOTEL DECORATIVE FACADE LIGHTS



Wall luminaires

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

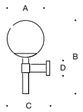
LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

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.

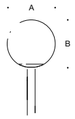
NRTL listed to North American standards · Suitable for wet locations
Protection class IP 44

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

	LED	A	B	C	D
31 218	6.3 W	9 7/8	21	12 1/4	5 1/8



Pole-top luminaires

	LED	A	B
84 035	12.3 W	13 3/4	13 5/8

Luminaire poles

Pole
70 552 · 70 550

FORMS+SURFACES®

Helio Bollard, Series 600

Gallery form+ Configurator

Product Overview

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

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

COOPER Lighting Solutions

menu

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

Need help?

Ask a question here.

COOPER Lighting Solutions

menu

← 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)
- [illegible]re options
- [illegible]gree C to 50-degree C
- [illegible]eather battery packs or emergency transfer switches

Need help?

Ask a question here.

PLT

5.0 (23)

Write a review

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

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

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.

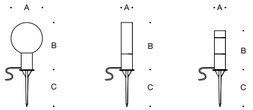
Reinforced polyamide · Three-ply opal glass

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

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**

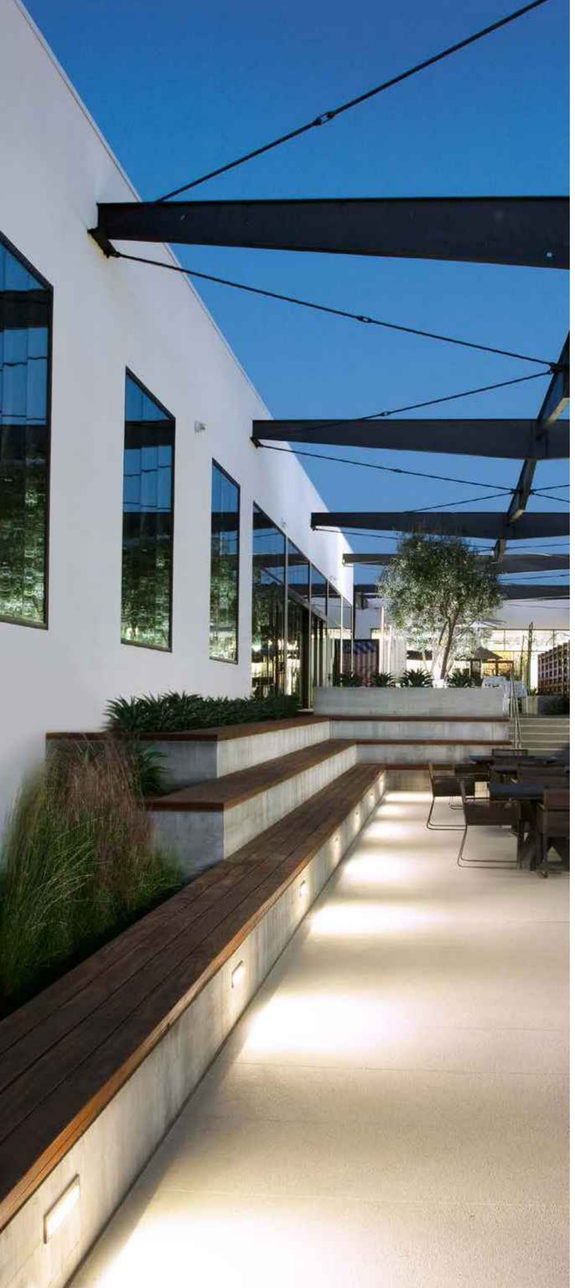
		LED	A	B	C
55 030	with earth spike	1.9 W	5 ⅞	10 ⅛	7 ⅝

Garden luminaire · **Cylinder**

		LED	A	B	C
55 010	with earth spike	1.9 W	2 ¾	13 ½	7 ⅝

Garden luminaire · **Cylinder w/ cap**

		LED	A	B	C
55 005	with earth spike	1.9 W	2 ½	10 ¾	7 ⅝



Asymmetric
light distribution

Asymmetric wide spread
light distribution

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: 2700 K, 3000 K, 3500 K, 4000 K

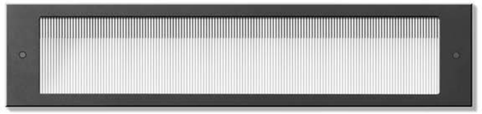
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification 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

	LED	A	B	C
33 053	4.1 W	6 5/8	2 3/4	5
33 054	5.9 W	10 1/8	2 3/4	5
33 055	8.4 W	12 1/2	2 3/4	5
33 058	12.3 W	13	4 7/8	5 1/2
33 059	16.4 W	16 1/2	4 7/8	5 1/2
33 060	20.5 W	20 1/2	4 7/8	5 1/2

Asymmetric wide spread

	LED	A	B	C
33 023	4.0 W	6 5/8	2 3/4	5
33 046	5.9 W	10 1/8	2 3/4	5
33 049	7.8 W	12 1/2	2 3/4	5
33 062	12.3 W	13	4 7/8	5 1/2
33 067	16.4 W	16 1/2	4 7/8	5 1/2
33 098	20.5 W	20 1/2	4 7/8	5 1/2