



Application for Design Review Downtown Design Review Area

Applicant Name: _____

Address: _____ City: _____

State: ____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Agent Name: _____

Address: _____ City: _____

State: ____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): _____

Current Zoning: _____

Current/Most Recent Property Use: _____

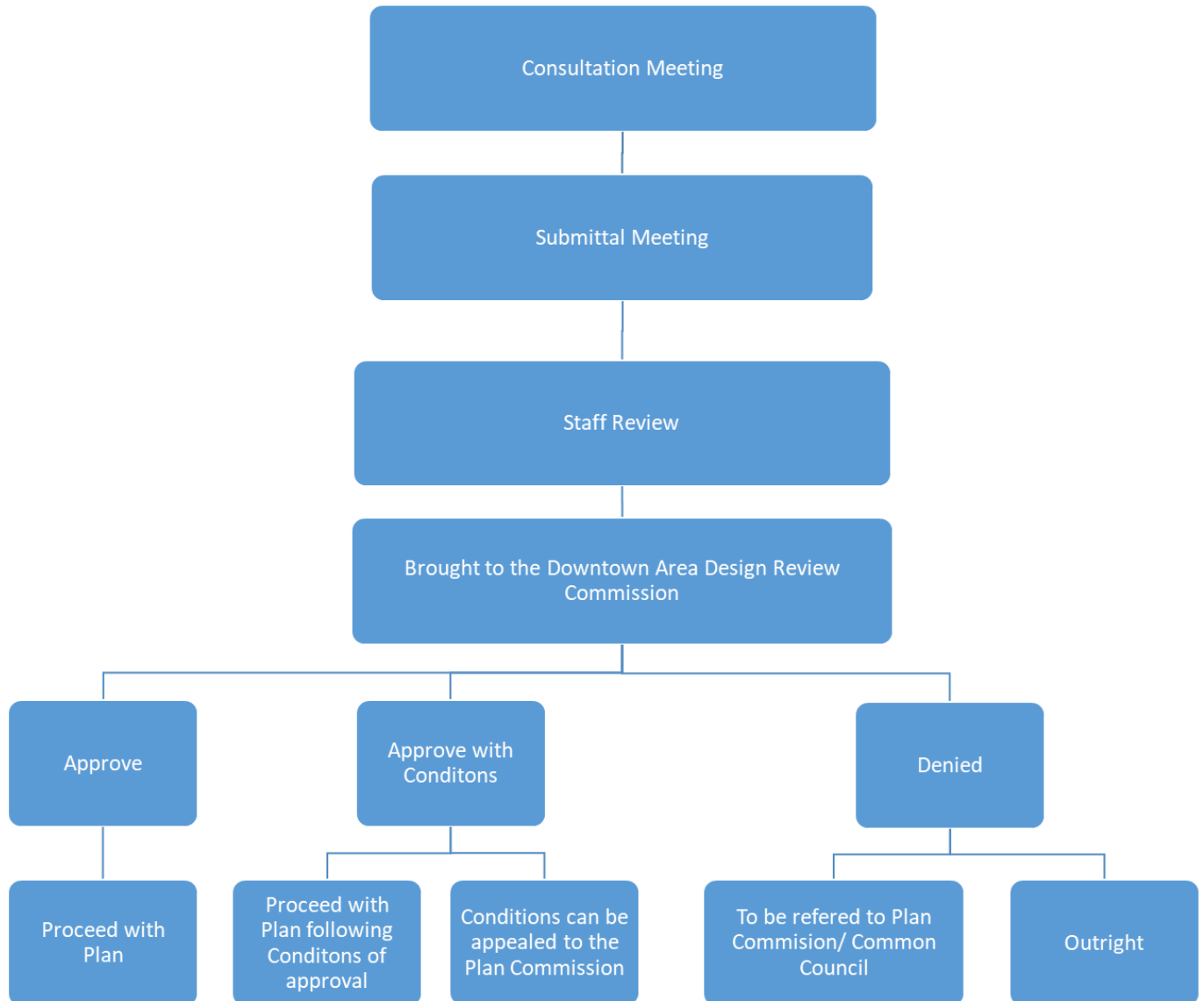
Proposed Use: _____

The downtown area has design guidelines which are specific to projects. The design guidelines can be found at the following link:

https://www.cityofracine.org/Departments/City-Development/_Documents/Adopted-Plans/Downtown-Design-Guidelines-5_10_05/



Application Review Process





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Downtown Design Area Review Application		
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot		
3. Site Plan (drawn to scale), including: a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Location of signage, with setbacks		
4. Landscape Plan a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.		
5. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.		
6. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage		
7. Building/site elevations a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area		
8. Building Material Samples (if making exterior changes)		





Acknowledgement and authorization signatures

Design Review is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the occupancy of the building, approval of the final work, or otherwise specified. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements.

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):  Digitally signed by Christopher Adams Date: 06/30/21

Applicant Signature (acknowledgement):  Digitally signed by Christopher Adams Date: 06/30/21



Hotel Verdant –Café Awnings

In order to clearly designate the location of the café, Hotel Verdant will be installing retractable fabric awnings above the entrance and windows located in the southern part of the first floor of the building. Due to 500 Main's east wall sitting directly on the property line, the canopy and awnings will project into public space.

The following exhibits are included to depict the location and projection of the café awnings:

- Exhibit A –Awning Locations Shown on First Floor Plan
- Exhibit B – Awning Locations Shown on First Floor Reflected Ceiling Plan
- Exhibit C – Awnings Depicted on Renderings
- Exhibit D – Awning Locations Shown on East Elevation
- Exhibit E – Awning Locations Shown on South Elevation & Building Section
- Exhibit F – Awning Height Above Sidewalk & Wall Connection Details
- Exhibit G – Full Size Sheet A1.1 (First Floor Plan)
- Exhibit H – Full Size Sheet A2.1 (First Floor Reflected Ceiling Plan)
- Exhibit I – Full Size Sheet A3.0 (Exterior Elevations)
- Exhibit J – Full Size Sheet A3.1 (Exterior Elevations)
- Exhibit K – Full Size Sheet A4.2 (Building Sections)
- Exhibit L – Full Size Sheet A6.7 (Exterior Details – Addition)
- Exhibit M – Full Size Sheet A8.7 (Window Details)
- Exhibit N – Fabric & Frame Material Samples

EXHIBIT A – AWNING LOCATIONS SHOWN ON FIRST FLOOR PLAN

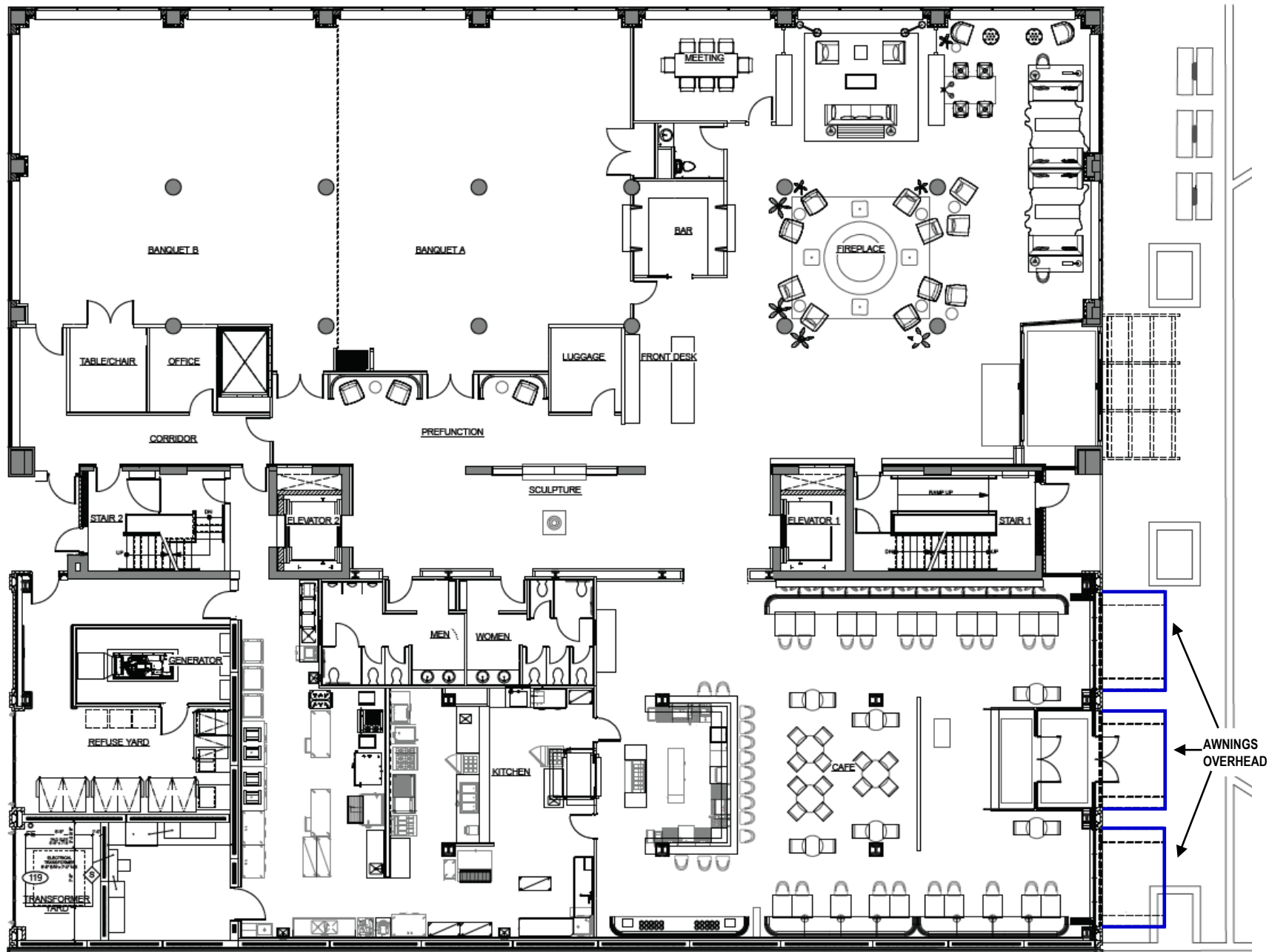


EXHIBIT B – AWNING LOCATIONS SHOWN ON FIRST FLOOR REFLECTED CEILING PLAN

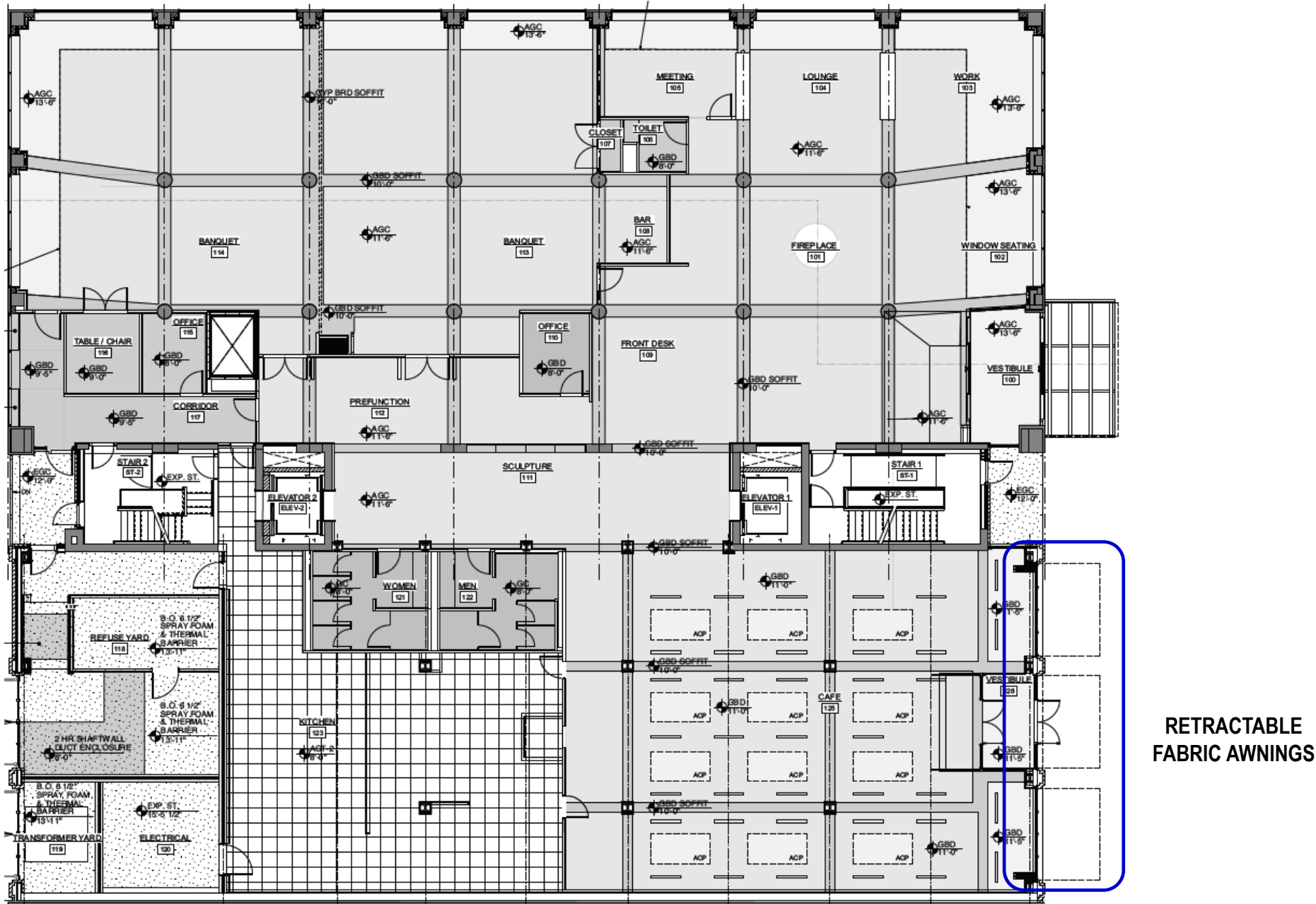


EXHIBIT C – AWNINGS DEPICTED ON RENDERINGS



RETRACTABLE
FABRIC AWNINGS



EXHIBIT D – AWNING LOCATIONS SHOWN ON EAST ELEVATION

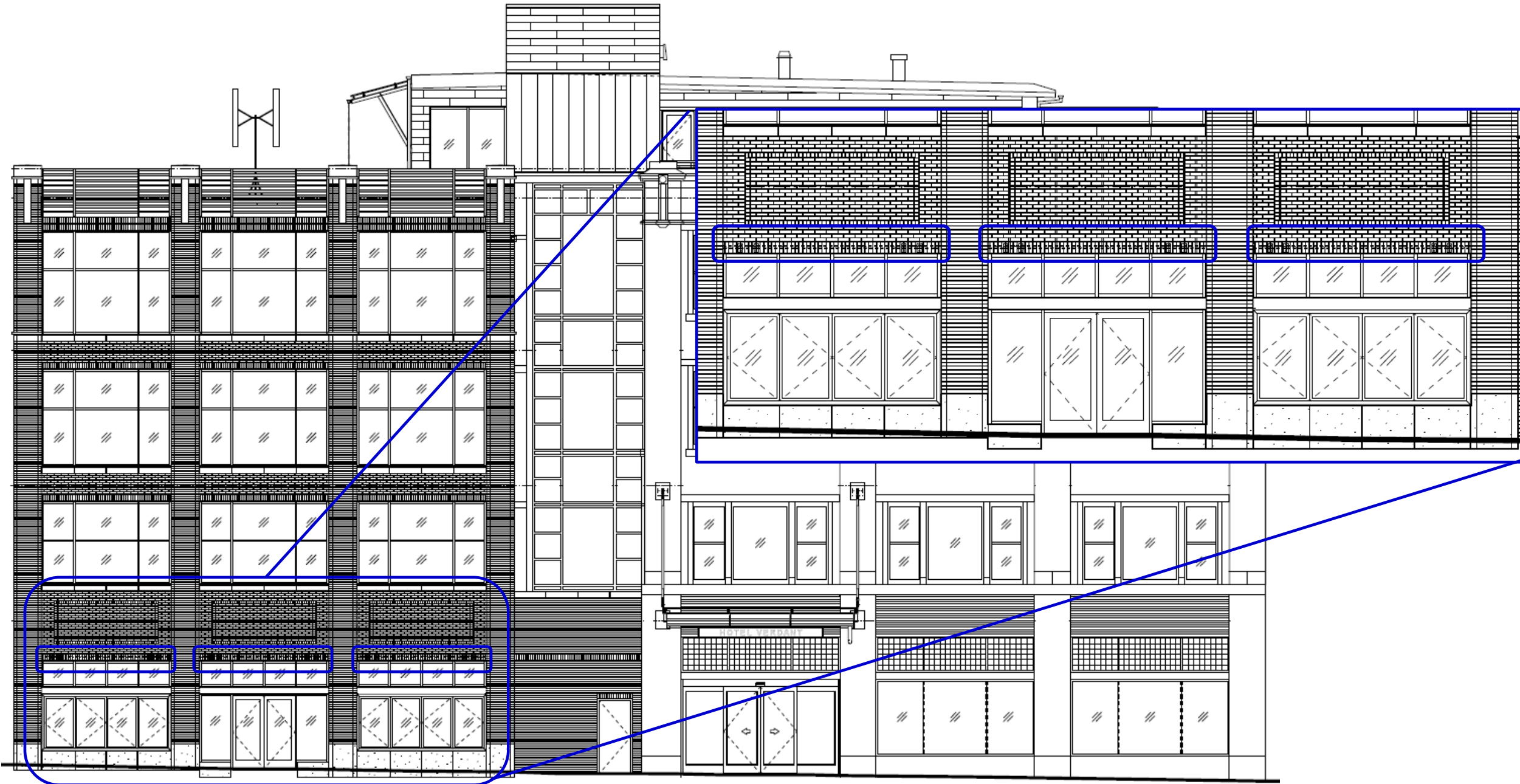


EXHIBIT E – AWNING LOCATIONS SHOWN ON SOUTH ELEVATION & BUILDING SECTION

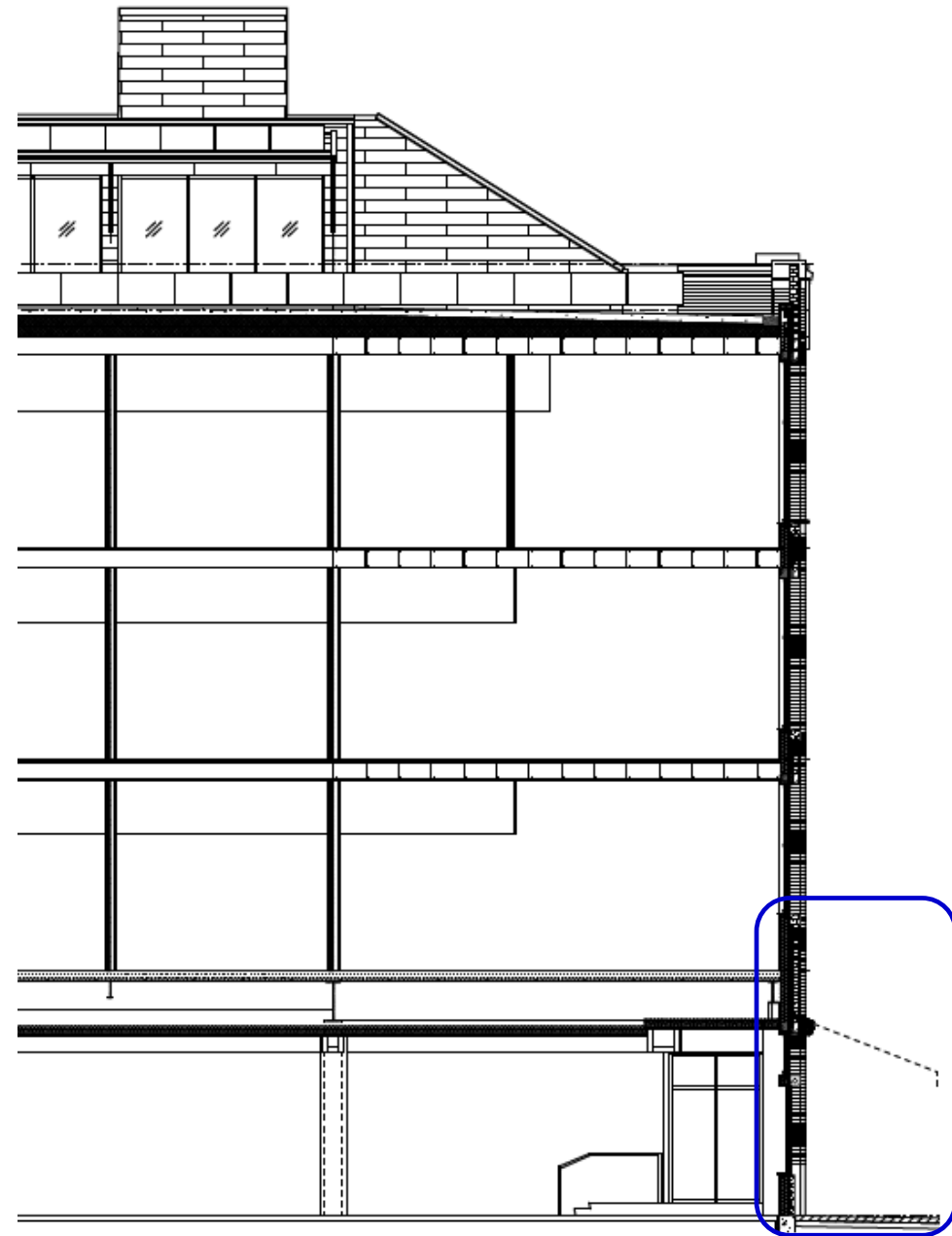
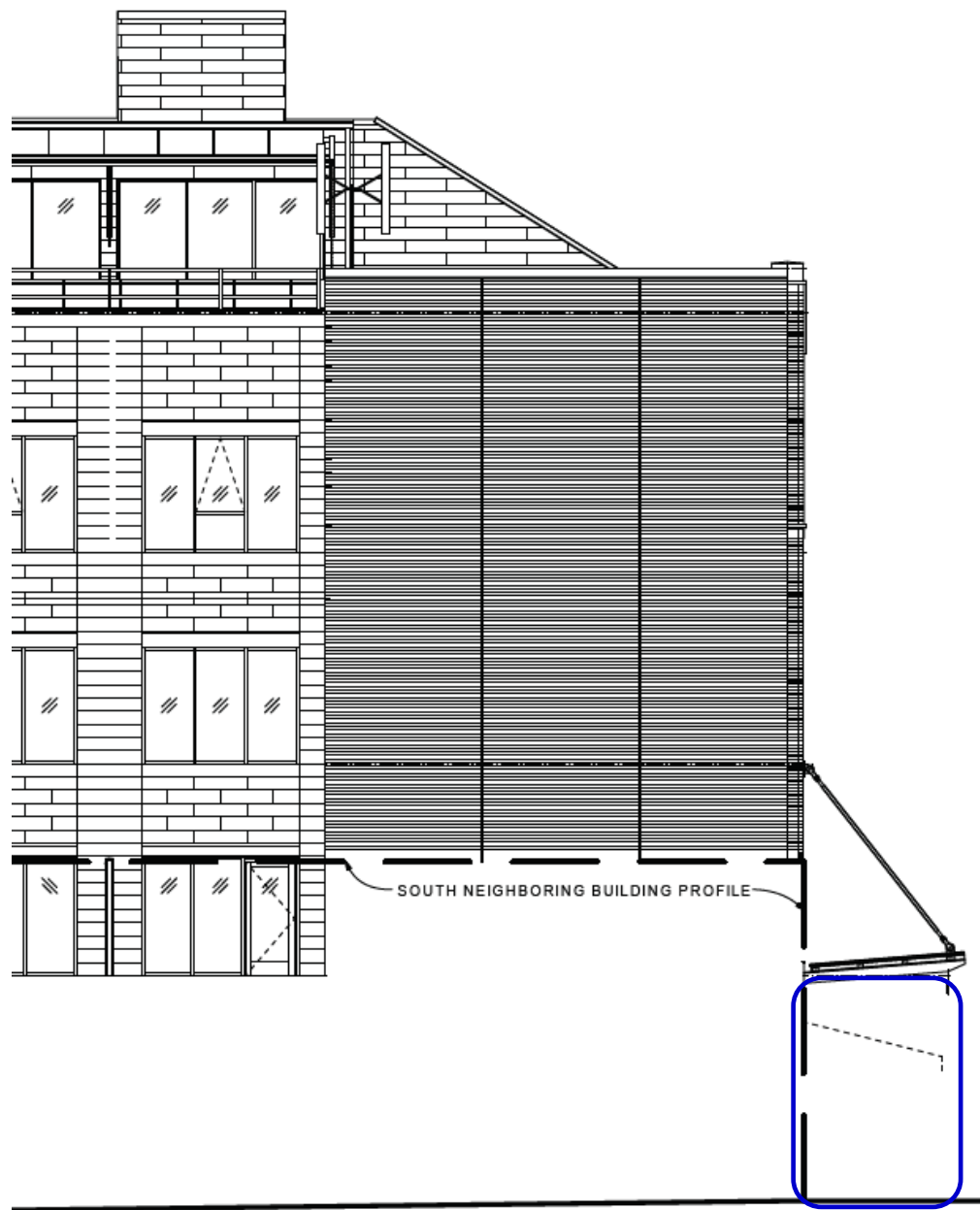
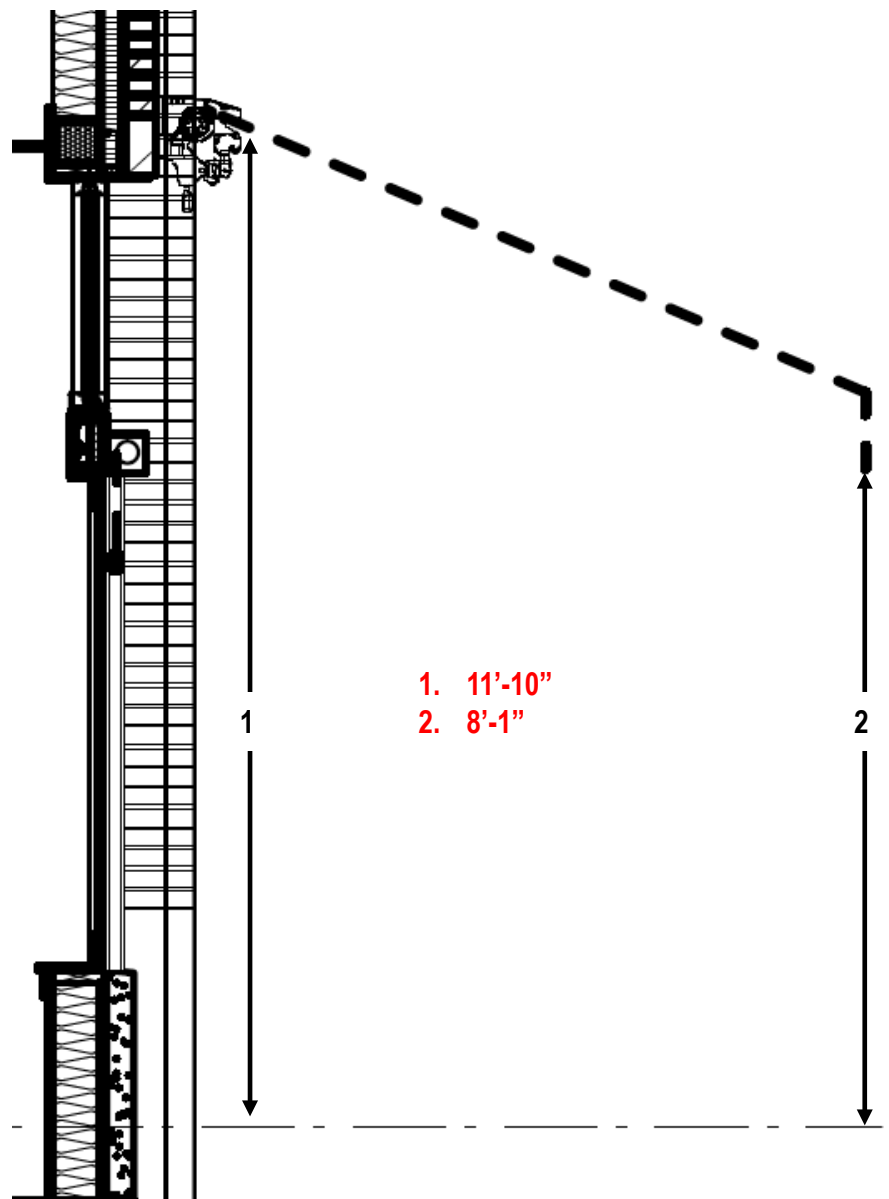
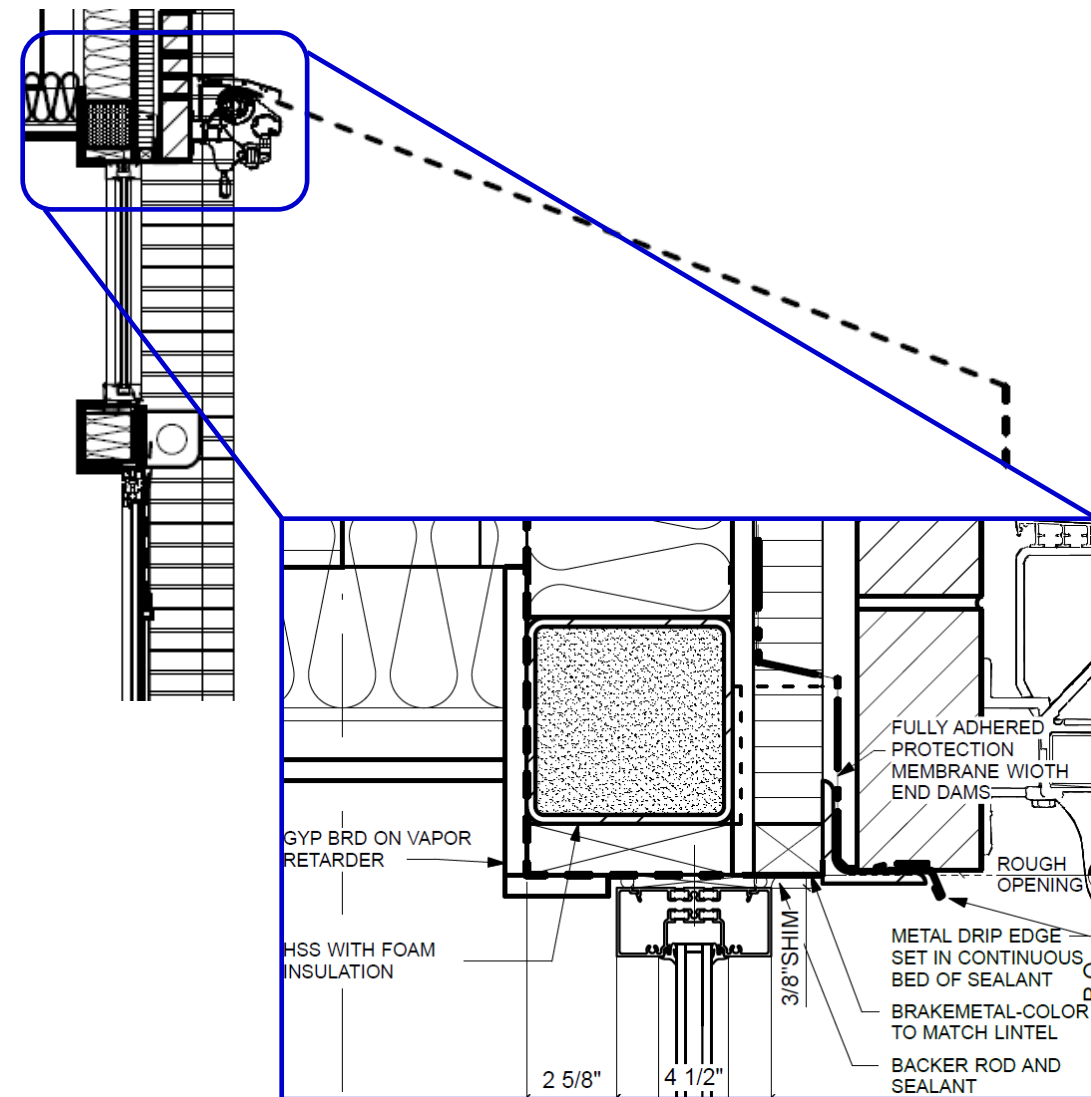


EXHIBIT F – AWNING HEIGHT ABOVE SIDEWALK & WALL CONNECTION DETAILS



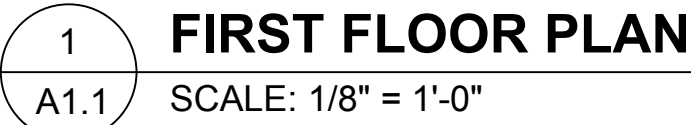
HEIGHT ABOVE SIDEWALK



WALL CONNECTION DETAILS

EXHIBIT G – FULL SIZE SHEET A1.1 (FIRST FLOOR PLAN)

SEE ATTACHED



-  DEMO EXISTING CONSTRUCTION TO REMAIN
 EXISTING CONSTRUCTION TO REMAIN
 NEW WALL
 FIRE EXTINGUISHER CABINET
 WALL MOUNTED FIRE EXTINGUISHER
 WINDOW TAG
 DOOR TAG
 GUEST BATHROOM TYPE
 NEW DOOR
 ROOM NAME & NUMBER
 EXTERIOR ELEVATION TAG
 STRUCTURAL GRID LINE
 WALL OR BUILDING SECTION
 WALL TYPE
 INTERIOR ELEVATION TAG

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EXHIBIT H – FULL SIZE SHEET A2.1 (FIRST FLOOR REFLECTED CEILING PLAN)

SEE ATTACHED

EXHIBIT I – FULL SIZE SHEET A3.0 (EXTERIOR ELEVATIONS)

SEE ATTACHED

EXHIBIT J – FULL SIZE SHEET A3.1 (EXTERIOR ELEVATIONS)

SEE ATTACHED

EXHIBIT K – FULL SIZE SHEET A4.2 (BUILDING SECTIONS)

SEE ATTACHED

EXHIBIT L – FULL SIZE SHEET A6.7 (EXTERIOR DETAILS - ADDITION)

SEE ATTACHED

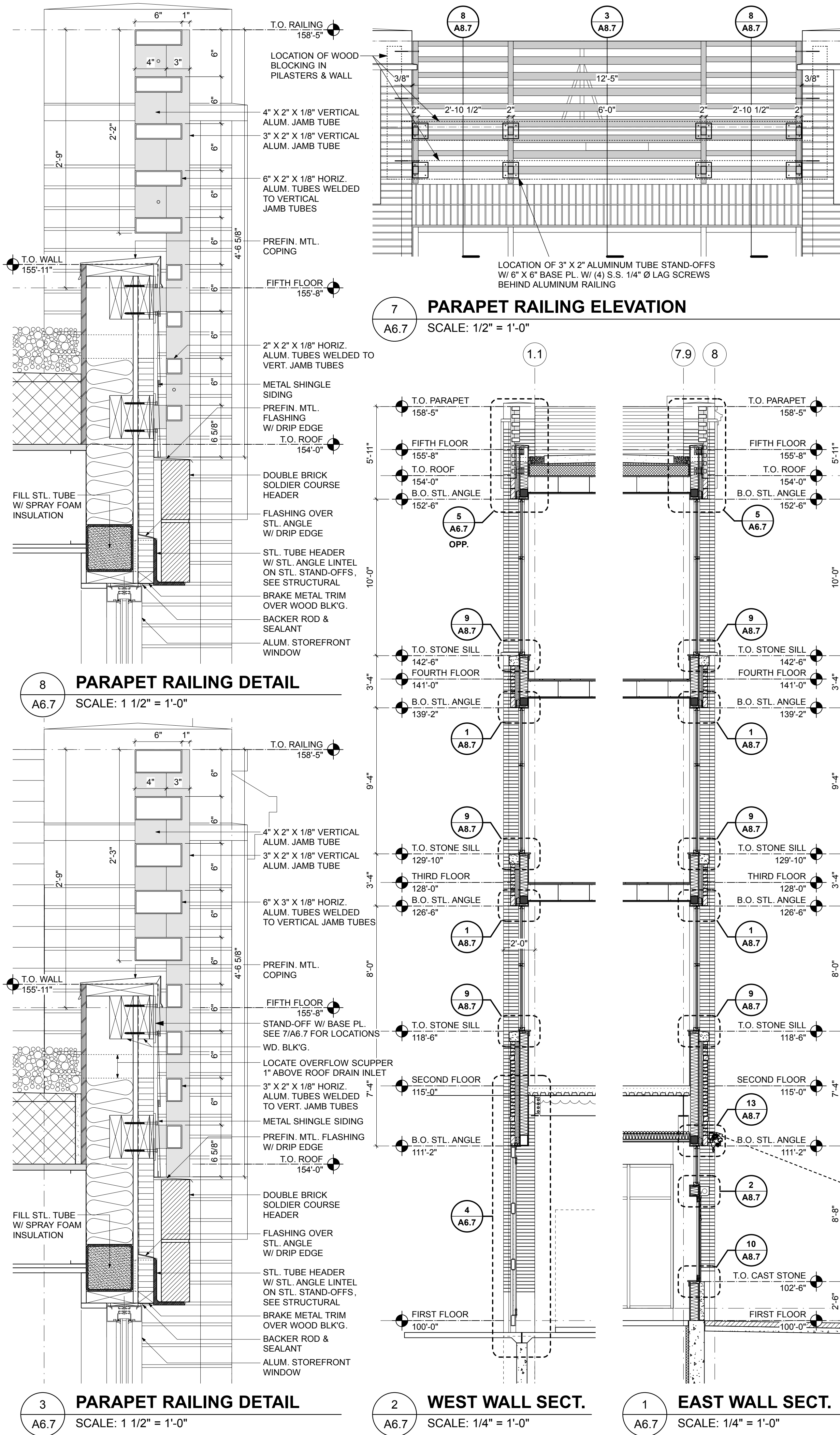
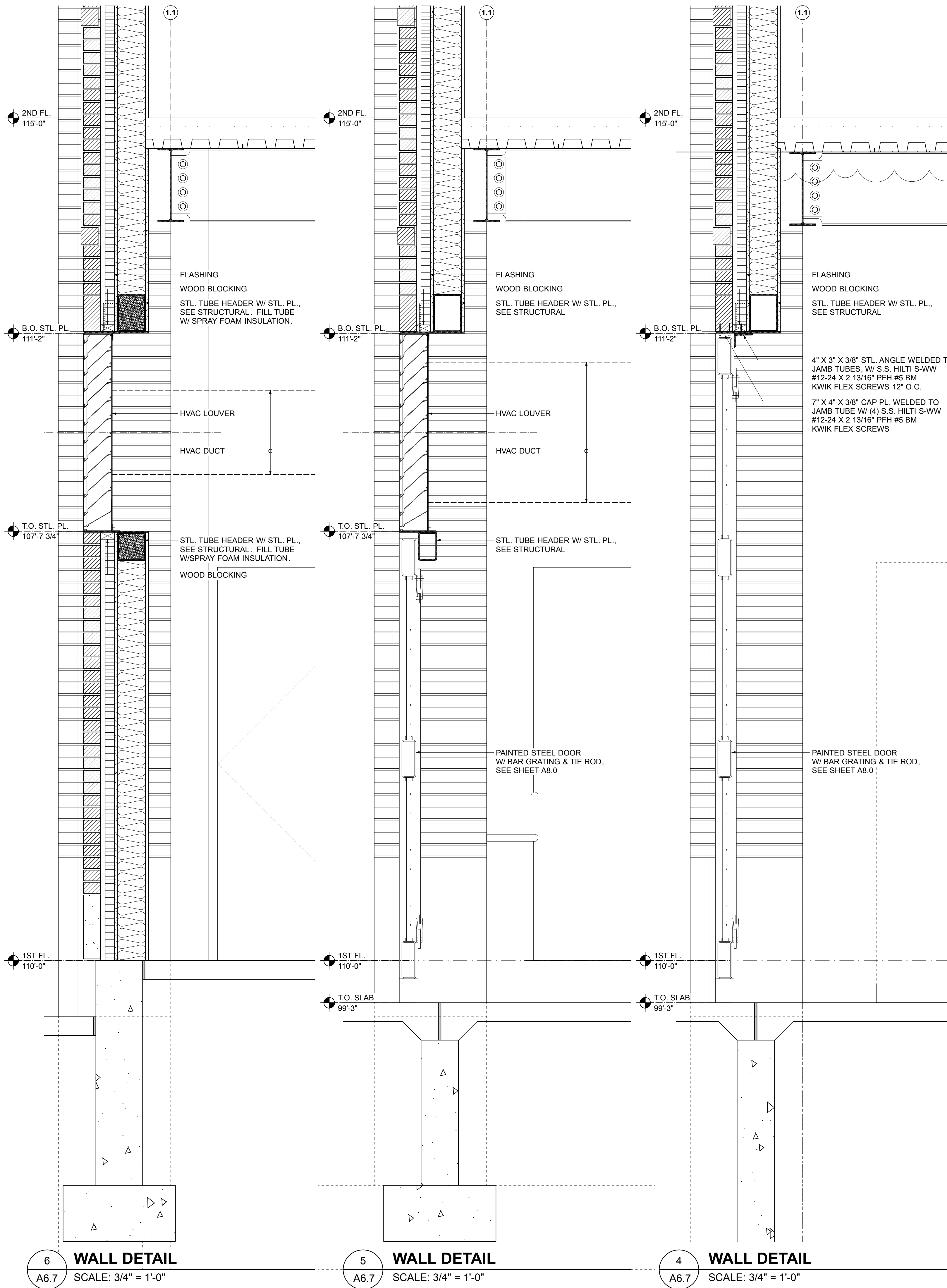
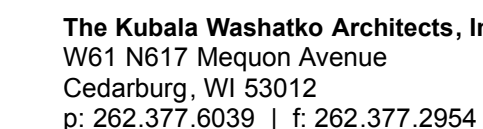


EXHIBIT M – FULL SIZE SHEET A8.7 (WINDOW DETAILS)

SEE ATTACHED



PROJEC

500 Main Street
Racine, WI 53403

2025 N. Summit Ave
Milwaukee, WI 53202
p: 414.264.5901

INTERIOR DESIGNER
THE GETTYS GROUP

55 W. Wacker Drive, 4th Floor
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p: 312.832.2444

CIVIL & LANDSCAPE
R.A.SMITH, INC.

221 S. 2nd Street
Milwaukee, WI 53204
p: 262.781.1000

PLUMBING/FP ENGINEER (DESIGN ASSIST)
RING & DUCHATEAU, LLP
17400 W. Capitol Drive
Brookfield, WI 53045
p: 414.778.7438

HVAC ENGINEER
RING & DUCHATEAU, LLP
17400 W. Capitol Drive
Brookfield, WI 53045
p: 414.778.7438

ELECTRICAL ENGINEER (DESIGN ASSIST)
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 Brookfield, WI 53045
 p: 414.778.7438

LIGHTING DESIGNER
RING & DUCHATEAU, LLP
17400 W. Capitol Drive
Brookfield, WI 53045
p: 414.778.7438

ACOUSTICAL CONSULTANT
SHINER & ASSOCIATES, INC.
225 W. Washington St, Suite 1625
Chicago, IL 60606
p: 312.849.3340

FOOD SERVICE/LAUNDRY
CAPITAL FOODSERVICE
DESIGN, LLC
1522 Laker View Avenue
Madison, WI 53704

REVISIONS

[illegible]

DATE
May 5, 2021
PROJECT NUMBER
222718.01
SHEET TITLE

SHEET NUMBER

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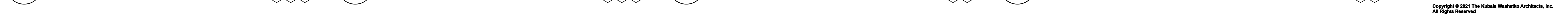


EXHIBIT N – FABRIC & FRAME MATERIAL SAMPLES

SEE ATTACHED



Rust
T84-47



Clay Court
T98-47



Maroon [P]
T415-60 | T415-60C



Burgundy
T73-47



Red Tweed [P]
T40711-47 | T40711-60



Black
T24-47 | T24-60 | T24-60C

Part #-47 = uncoated 47"

Part #-60 = uncoated 60"

Part #-60C = coated 60"

[P]=Premium color



← Color to be used for
Hotel Verdant
Awnings



↑
Frame color for
Hotel Verdant
Awnings

TEMPOTEST
PARA

ITALIAN PERFORMANCE