

AC HOTEL
BY MARRIOTT
DOWNTOWN HOTEL



202 E. WASHINGTON AVE.
MADISON, WISCONSIN

PROJECT LOCATION: 



UDC / PLAN COMMISSION
SUBMITTAL
JANUARY 21, 2015

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GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

OWNER :
202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562
PHONE: 608.836.6060
FAX: 608.836.6399
CONTACT: Andrew Inman
EMAIL: Alnman@ncghotels.com

ARCHITECT :
GARY BRINK & ASSOCIATES, INC.
7780 ELMWOOD AVE, SUITE 204
MIDDLETON, WISCONSIN 53562
PHONE: 608-829-1750
FAX: 608-829-3056
PRIMARY CONTACT: JOSH WILCOX
EMAIL: josh.wilcox@garybrink.com

CIVIL ENGINEER :
QUAM ENGINEERING, LLC
4604 SIGGELKOW RD, SUITE A
MCFARLAND, WI 53558
PHONE: 920-284-2262
PRIMARY CONTACT: RYAN D. QUAM
EMAIL: rquam@quamengineering.com



DOWNTOWN AC BY MARRIOTT							
Floor / Level	Guestroom Type					KEYS PER FLOOR	SQUARE FOOTAGE
	AC MODIFIED KING	AC MODIFIED KING - ALT	AC MODIFIED QQ	AC MODIFIED SUITE	AC MODIFIED SUITE - ALT		
G2	0	0	0	0	0	0	12503
G1	0	0	0	0	0	0	12374
1st	0	0	0	0	0	0	8501
2nd	3	7	5	1	0	16	10722
3rd	8	2	13	0	0	23	11100
4th	13	3	7	0	0	23	10306
5th	12	2	7	1	0	22	10306
6th	12	2	7	1	0	22	10306
7th	12	2	7	1	0	22	10306
8th	12	2	7	1	0	22	10306
9th	9	3	1	0	0	13	8935
10th	0	0	0	0	1	1	8909
Total	81	23	54	5	1	164	124574
Percentage	63.4%		32.9%		3.7%		PARKING SPOTS:
Total Units	164					79 INTERNAL VALET	

PROJECT:
AC BY MARRIOTT - DOWNTOWN MADISON
202 E. WASHINGTON AVE.
MADISON, WISCONSIN

OWNER:
202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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PROJECT: 201410
DRAWN BY: AR
DATE:
SCALE: AS NOTED

TITLE SHEET

T-1



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LOOKING NORTH EAST



LOOKING WEST



LOOKING SOUTH EAST



LOOKING NORTH EAST

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PROJECT: 201410
DRAWN BY: CONDITIONS
DATE:
SCALE: AS NOTED

AERIAL
IMAGES
EXISTING

EC.01



38 N. WEBSTER AVE.



E. WASHINGTON AVE AT FRANKLIN



INTERSECTION OF WEBSTER AND E. WASHINGTON AVE (LOOKING N. EAST)



202 E. WASHINGTON AVE.



201 E. WASHINGTON AVE



36 SOUTH PINKNEY STREET



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202 E. WASHINGTON AVE.
MADISON, WISCONSIN

OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1800 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

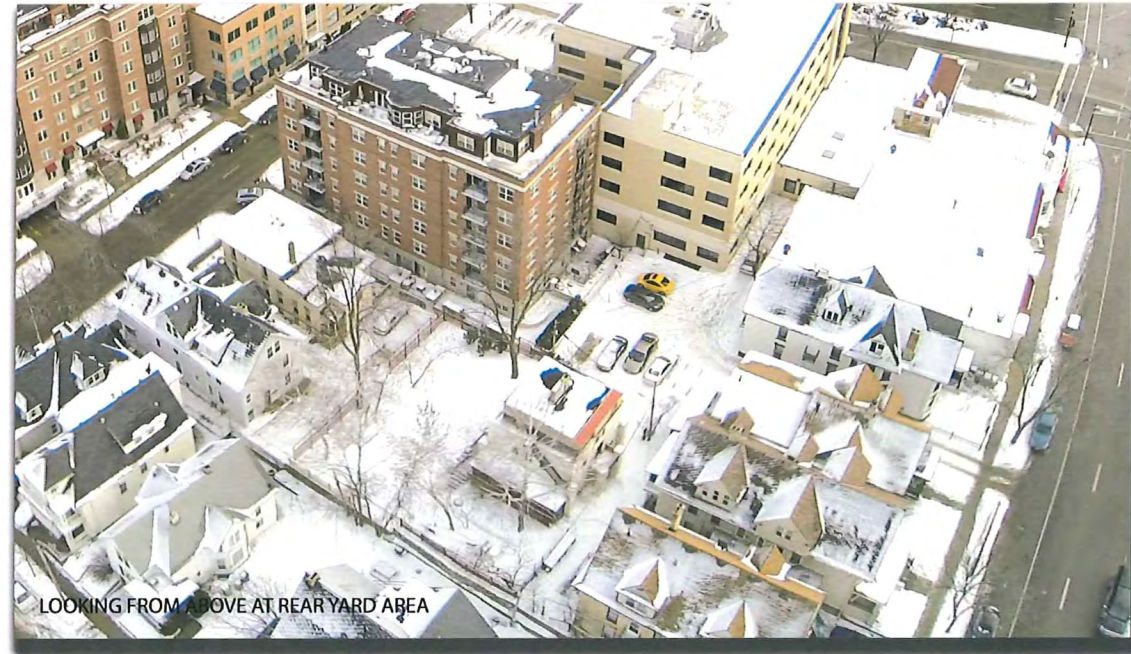
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PROJECT: 201410
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DATE:
SCALE: AS NOTED

ADJACENT BUILDING CONTEXT
EC.02



LOOKING AT THE BACK OF 250 E. WASHINGTON AVE



LOOKING FROM ABOVE AT REAR YARD AREA



LOOKING BETWEEN BUILDINGS AT BACK OF 10 N. BUTLER



LOOKING AT THE LAMP HOUSE



LOOKING FROM ABOVE AT REAR YARD



LOOKING AT THE LAMP HOUSE



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AC BY MARRIOTT - DOWNTOWN MADISON
202 E. WASHINGTON AVE
MADISON, WISCONSIN

OWNER:
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1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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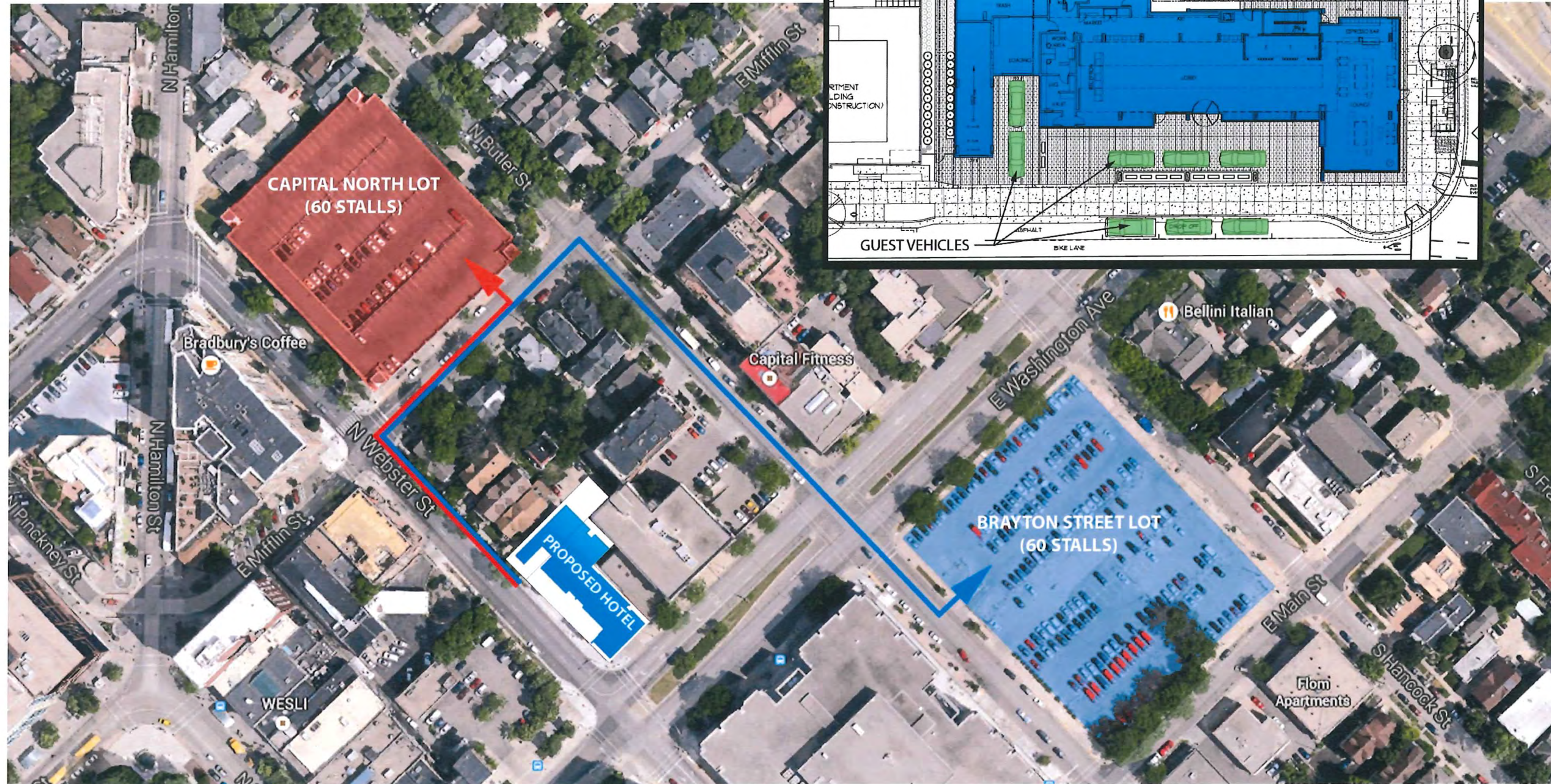
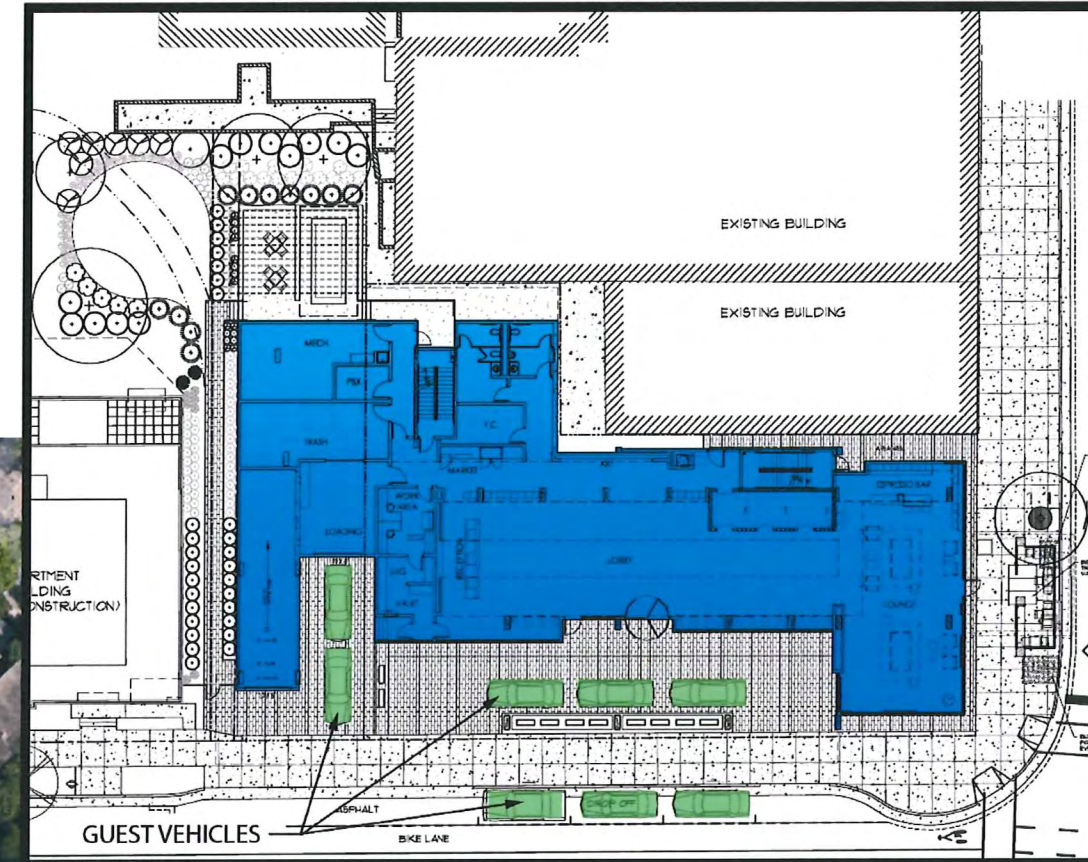
PROJECT: 201410
DRAWN BY: CONDITIONS
DATE:
SCALE: AS NOTED

REAR YARD
AREA
EC.03



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PRELIMINARY VALET SCHEME



PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON
202 E. WASHINGTON AVE.
MADISON, WISCONSIN

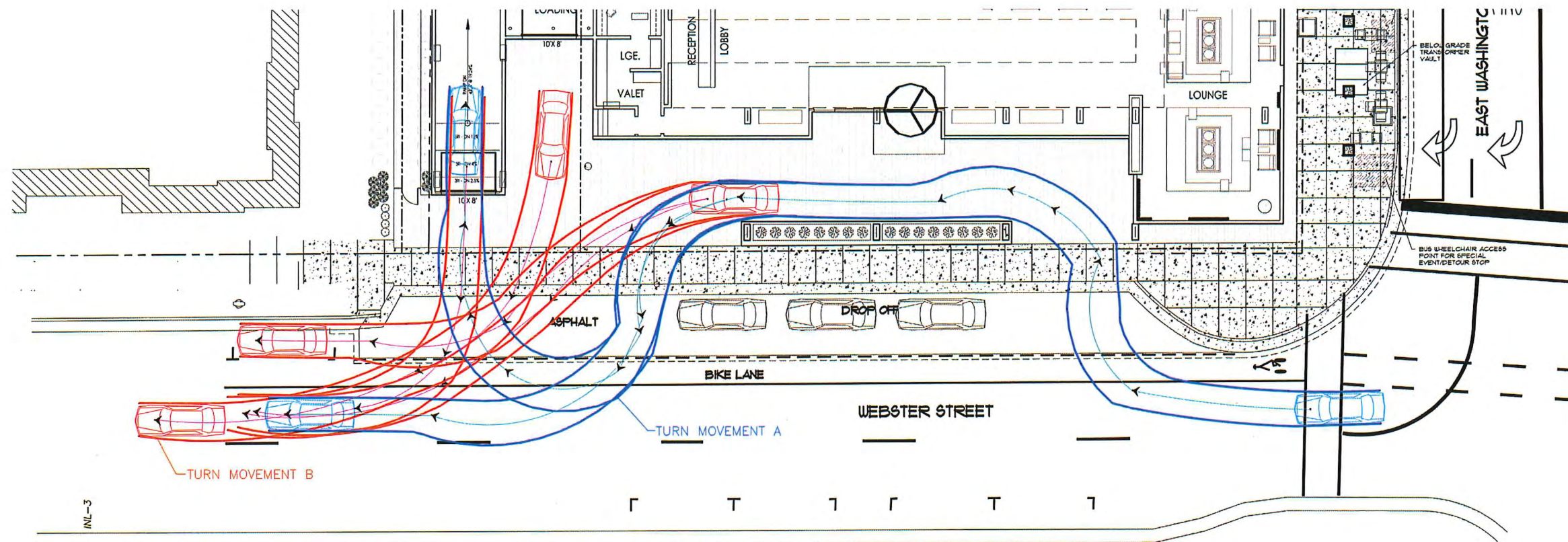
OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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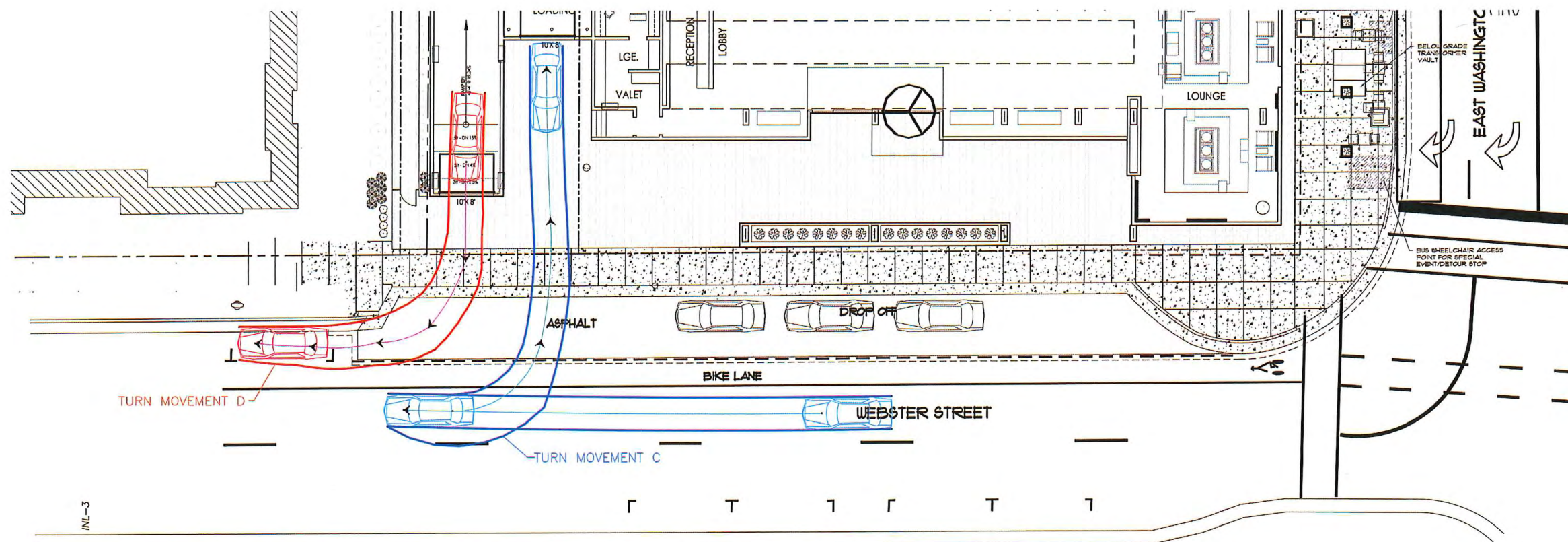
PROJECT: 201410
DRAWN BY:
DATE:
SCALE: AS NOTED



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TURN MOVEMENT EXHIBIT
SCALE: 1" = 10'-0"



TURN MOVEMENT EXHIBIT
SCALE: 1" = 10'-0"

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON
202 E. WASHINGTON AVE.
MADISON, WISCONSIN

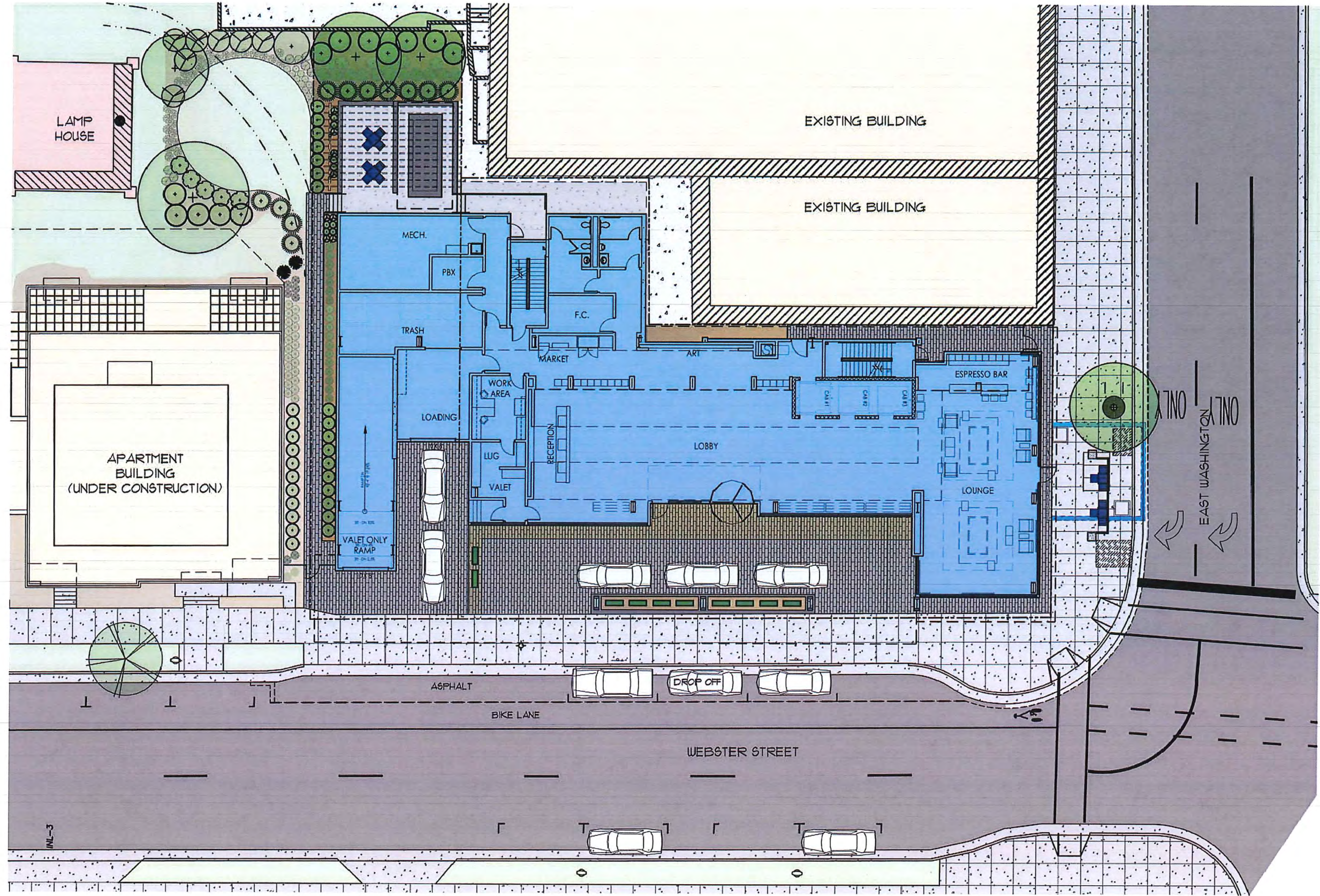
OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
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PROJECT: 201410
DRAWN BY: MJB
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SCALE: AS NOTED



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ARCHITECTS
7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



SITE PLAN
SCALE: 1" = 10'-0"

PROJECT: **AC BY MARRIOTT - DOWNTOWN MADISON**
202 E. WASHINGTON AVE.
MADISON, WISCONSIN

OWNER: **202 E. WASHINGTON LLC**
C/O. NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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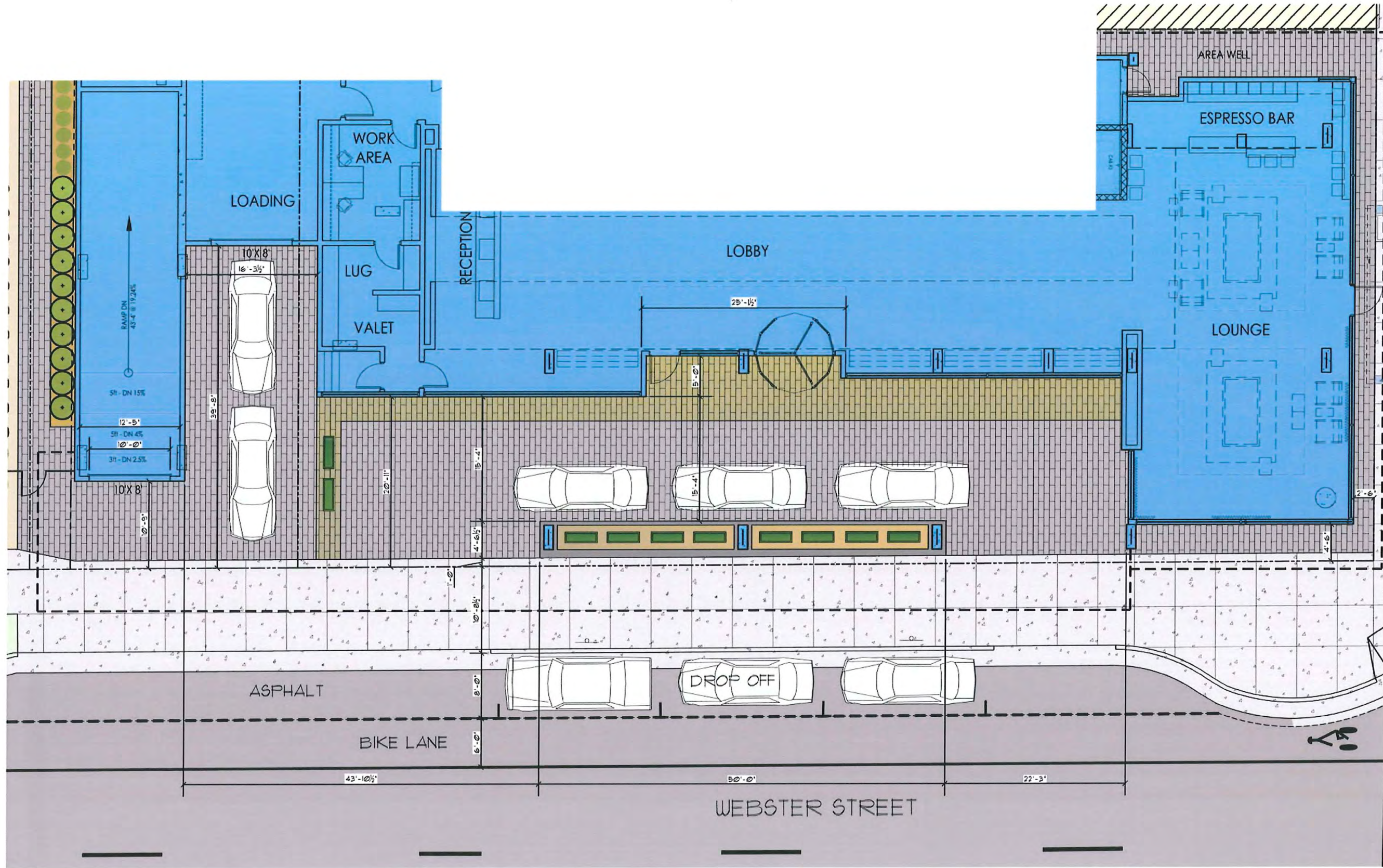
PROJECT: 201-410
DRAWN BY: AR
DATE:
SCALE: AS NOTED

SITE PLAN

A1.01



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608.829.4750
608.829.3056 (FAX)



PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON

202 E. WASHINGTON LLC
160 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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PROJECT: 201410
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DATE:
SCALE: AS NOTED

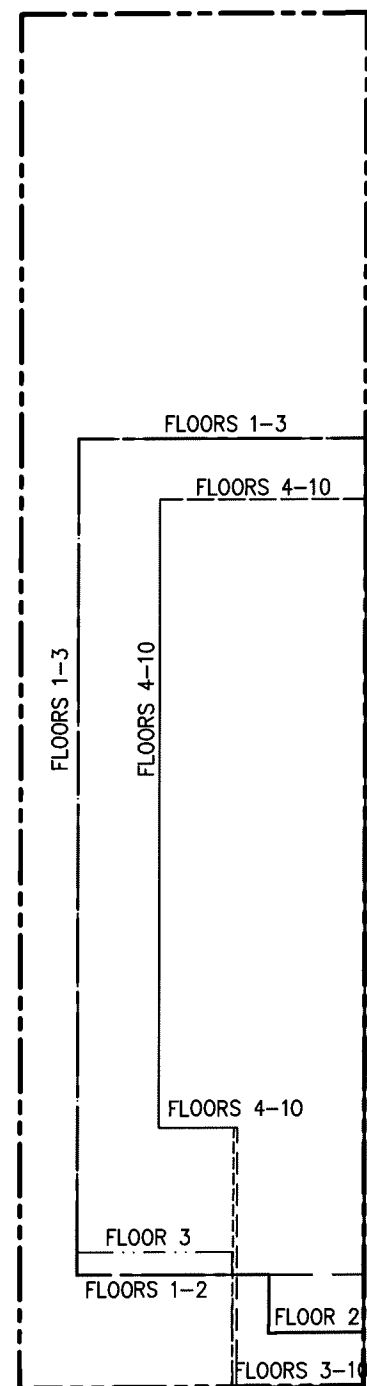
ENLARGED SITE PLAN
SCALE: 3/16" = 1'-0"

ENLARGED
SITE PLAN

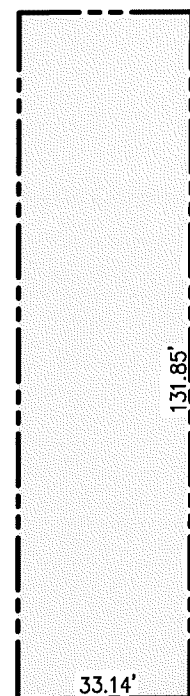
A1.02



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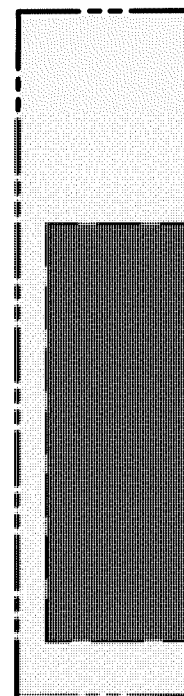


15 N. WEBSTER PROPERTY LINE



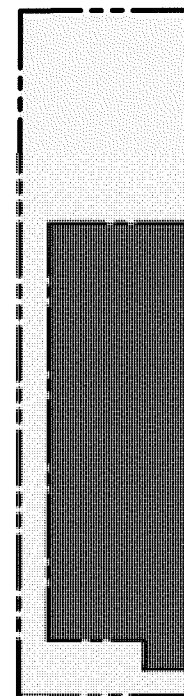
15 N. WEBSTER SITE

- 6 FLOOR MAX. HEIGHT: 88'-0" (ALLOWABLE MAX HEIGHT PER ZONING CODE)
- MAX. FLOOR AREA: 4,370 SF
- MAX. 6 FLOOR TOTAL VOLUME: 384,560 CF OF STRUCTURE
- CAP VIEW MAX. HEIGHT: 113'-9"
- MAX. FLOOR AREA: 4,370 SF
- MAX. TOTAL CUBIC AREA: 497,088 CF OF STRUCTURE



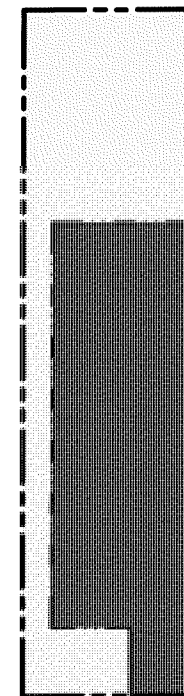
1ST FLOOR

- FLOOR HEIGHT: 15'-2"
- FLOOR AREA: 2,218 SF
- TOTAL VOLUME: 33,640 CF



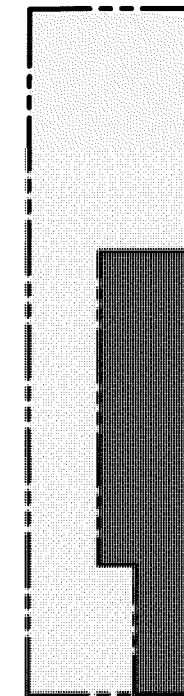
2ND FLOOR

- FLOOR HEIGHT: 12'-0"
- FLOOR AREA: 2,269 SF
- TOTAL VOLUME: 27,228 CF



3RD FLOOR

- FLOOR HEIGHT: 9'-0"
- FLOOR AREA: 2,326 SF
- TOTAL VOLUME: 20,934 CF



4TH-10TH FLOOR

- FLOOR HEIGHT: 70'-1"
- FLOOR AREA: 1,501 SF
- TOTAL VOLUME: 105,195 CF

- TOTAL PROPOSED VOLUME ON
15 N. WEBSTER PROPERTY: 186,997 CF



15 N. WEBSTER STUDY
SCALE: 1/8" = 1'-0"

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON

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PROJECT: 201410
DRAWN BY: TELAJA
DATE:
SCALE: AS NOTED

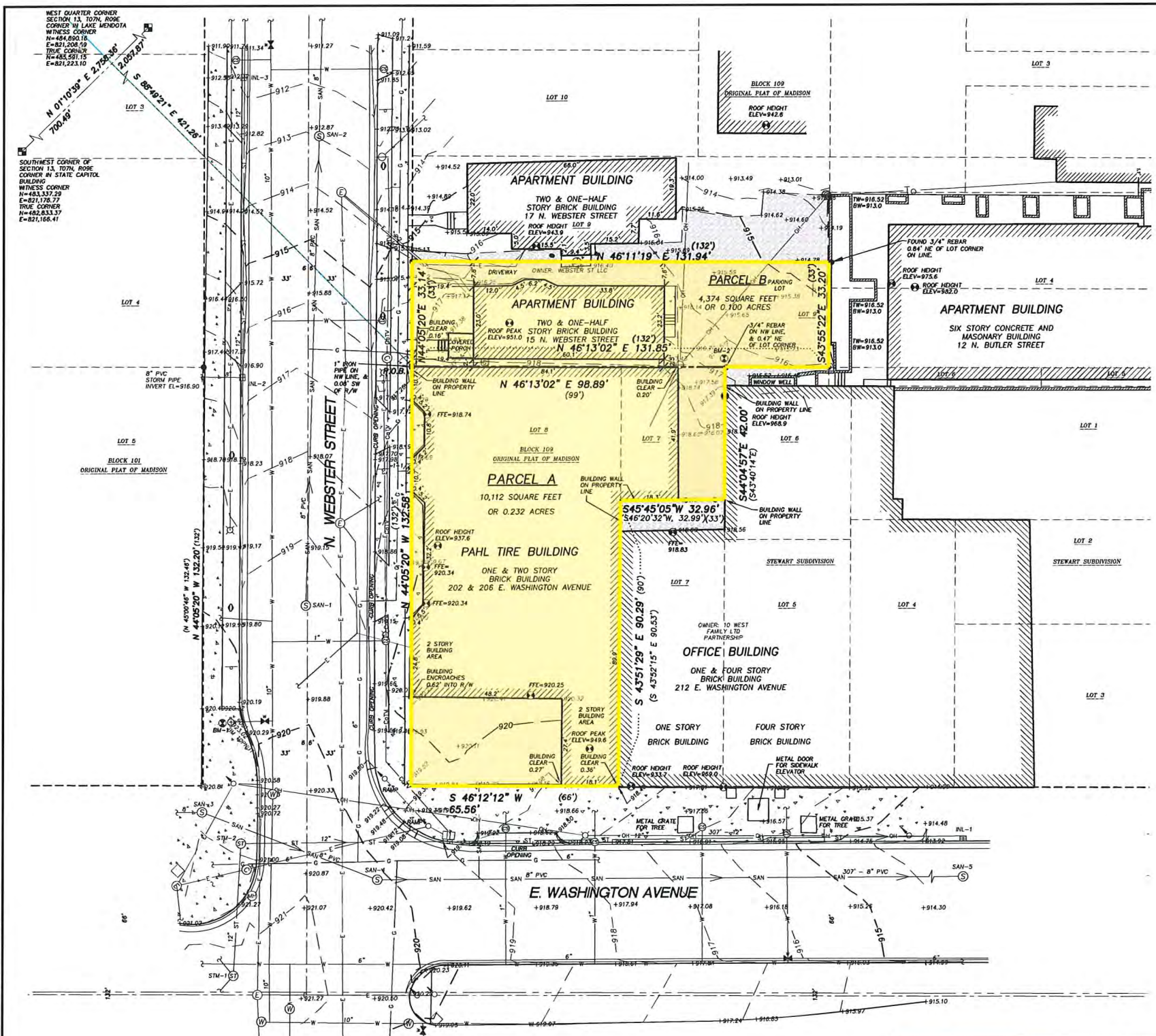
PLAN MEETING 12.15.2014

OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1800 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

15 N. WEBSTER
STUDY

A1.03

File: I:\2012\125453NCC\DWG\125453NCC ALTA.dwg Layout: ALTA Plotted: Dec 09, 2013 10:00am



LEGEND

- ⊠ GOVERNMENT CORNER
- ⊠ CHISELED 'X' FOUND
- ⊠ 1" IRON PIPE FOUND
- ⊠ 3/4" REBAR FOUND
- ⊠ BENCHMARK
- ⊠ FINISHED FLOOR & HEIGHT LOCATION
- ⊠ SANITARY MANHOLE
- ⊠ WATER MANHOLE
- ⊠ HYDRANT
- ⊠ WATER VALVE
- ⊠ CURB STOP/SERVICE VALVE
- ⊠ STORM MANHOLE
- ⊠ CURB INLET
- ⊠ GAS REGULATOR/METER
- ⊠ MANHOLE
- ⊠ ELECTRIC MANHOLE
- ⊠ POWER POLE
- ⊠ LIGHT POLE
- ⊠ TRAFFIC SIGNAL
- ⊠ VAULT
- ⊠ DECIDUOUS TREE
- PARCEL BOUNDARY
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- X-X- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PARKING OR ROCK
- ⊠ GRADING METER
- ⊠ DISCONTINUED MAPPED PIPE LINE
- () RECORDED INFORMATION

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 22 AND JULY 11, 2013.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE SOUTHEAST LINE OF BLOCK 109, BEARS N 46°12'12" E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13, 17N, R9E, ELEVATION = 918.45
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APURTRENCHES, LOCATING DIGGER'S HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 2013161631, 2013480715 AND 20134808716.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511.
7. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
8. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3** THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA COMMUNITY PANEL NO. 55025C0409, REVISED JANUARY 02, 2009.
- ITEM 6(a)** THE CURRENT ZONING CLASSIFICATION IS 'DOWNTOWN CORE' (DC) PER THE DANE COUNTY WEBSITE, ACCESS DANE.
- ITEM 6(b)** THE CURRENT BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS PER CITY OF MADISON ZONING CODE ORDINANCE FOR 'DOWNTOWN CORE' ARE AS FOLLOWS:
 MINIMUM FRONT YARD SETBACK = ZERO (0) FEET.
 MAXIMUM FRONT YARD SETBACK = FIVE (5) FEET FOR BUILDINGS FACING CAPITOL SQUARE.
 SIDE YARD SETBACK = ZERO (0) FEET FOR THE FIRST TWO (2) STORIES OF ONE SIDE OF ALL BUILDINGS.
 REAR YARD SETBACK = ZERO (0) FEET.
 MINIMUM HEIGHT = TWO (2) STORIES.
 MAXIMUM HEIGHT = EIGHT (8) STORIES. TWO (2) ADDITIONAL STORIES ABOVE THE MAXIMUM BUILDING HEIGHT MAY BE ALLOWED IF APPROVED AS A CONDITIONAL USE UNDER SECTION 28.183 PROVIDED THAT HEIGHT IS THE ONLY BULK REQUIREMENT SOUGHT TO BE MODIFIED AND THE CONDITIONAL USE STANDARDS FOR ADDITIONAL HEIGHT ARE MET.
- ITEM 9** PARKING SPACES: 3 REGULAR PARKING SPACES.
- ITEM 16** NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- ITEM 17** NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. RECENT IS DEFINED AS WITHIN THE LAST THREE (3) MONTHS.
- ITEM 18** NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION (AS FURNISHED)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-582725A-MAD, COMMITMENT DATE: September 8, 2013 AT 7:30 A.M.)

PARCEL A:
 ALL OF LOT EIGHT (8) AND THE NORTHWEST 42 FEET OF THE SOUTHWEST 1/2 OF LOT SEVEN (7), BLOCK ONE HUNDRED AND NINE (109), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL NO'S: 251/0709-133-3102-4 AND 251/0709-133-3101-6
 PROPERTY ADDRESSES: 202 & 206 EAST WASHINGTON AVENUE, MADISON, WI

PARCEL B:
 SOUTHEASTERLY ONE-HALF OF LOT NINE (9), BLOCK ONE HUNDRED AND NINE (109), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL NO.: 251/0709-133-3118-1
 PROPERTY ADDRESSES: 15. N. WEBSTER STREET, MADISON, WI

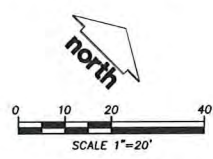
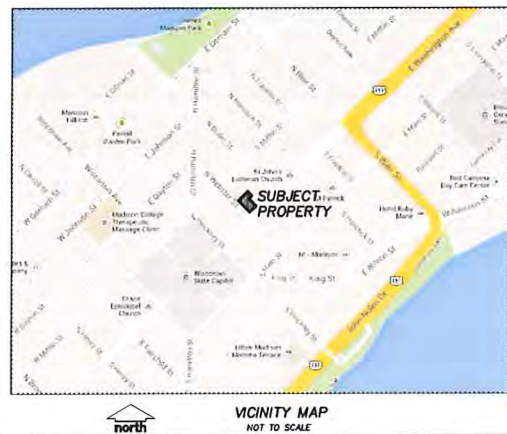
SURVEYOR'S CERTIFICATE

- TO: i) 202 E. WASHINGTON, LLC
- ii) JSL INVESTMENTS, LLC
- iii) FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10(a), 11(a), 11(b), 12, 13, 14, 15, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2013.

HANS P. JUSTESON, S-2363
 REGISTERED LAND SURVEYOR

DATE



DRAFT

PREPARED FOR
 THE ALEXANDER COMPANY
 145 E. BADGER ROAD
 MADISON, WI 53713

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	923.04	TOP NUT ON HYDRANT AT THE NW CORNER OF E. WASHINGTON AVE. & N. WEBSTER ST.
BM-2	916.65	TOP OF 3/4" REBAR AT NW LOT CORNER.

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE	
STM-1	921.39	NW			*
		SW			*
		SE			*
STM-2	920.96	SE	917.51	12"	RCP
		NE	917.36	12"	RCP

* = UNABLE TO ACCESS MANHOLE

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE	
SAN-1	919.55	NW	909.17	8"	PVC
SAN-2	912.96	SE	902.17	8"	PVC
		NW	902.14	8"	PVC
SAN-3	920.94	SW	907.40	8"	PVC
		NE	907.45	8"	PVC
SAN-4	920.18	SW	906.58	8"	PVC
		NE	906.58	8"	PVC
SAN-5	908.36	SW	897.23	8"	PVC
		NE	897.20	8"	PVC

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE	
INL-1	909.68	NE	904.96	12"	VP
		SW	904.97	12"	VP
INL-2	916.41	SW	912.11	8"	PVC
		NW	911.97	12"	RCP
INL-3	911.66	SE	907.32	12"	RCP
		NW	907.21	12"	RCP

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGER'S HOTLINE
 1-800-242-8511 TOLL FREE
 WISCONSIN STATE SERVICE REQUESTORS RECEIVE MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

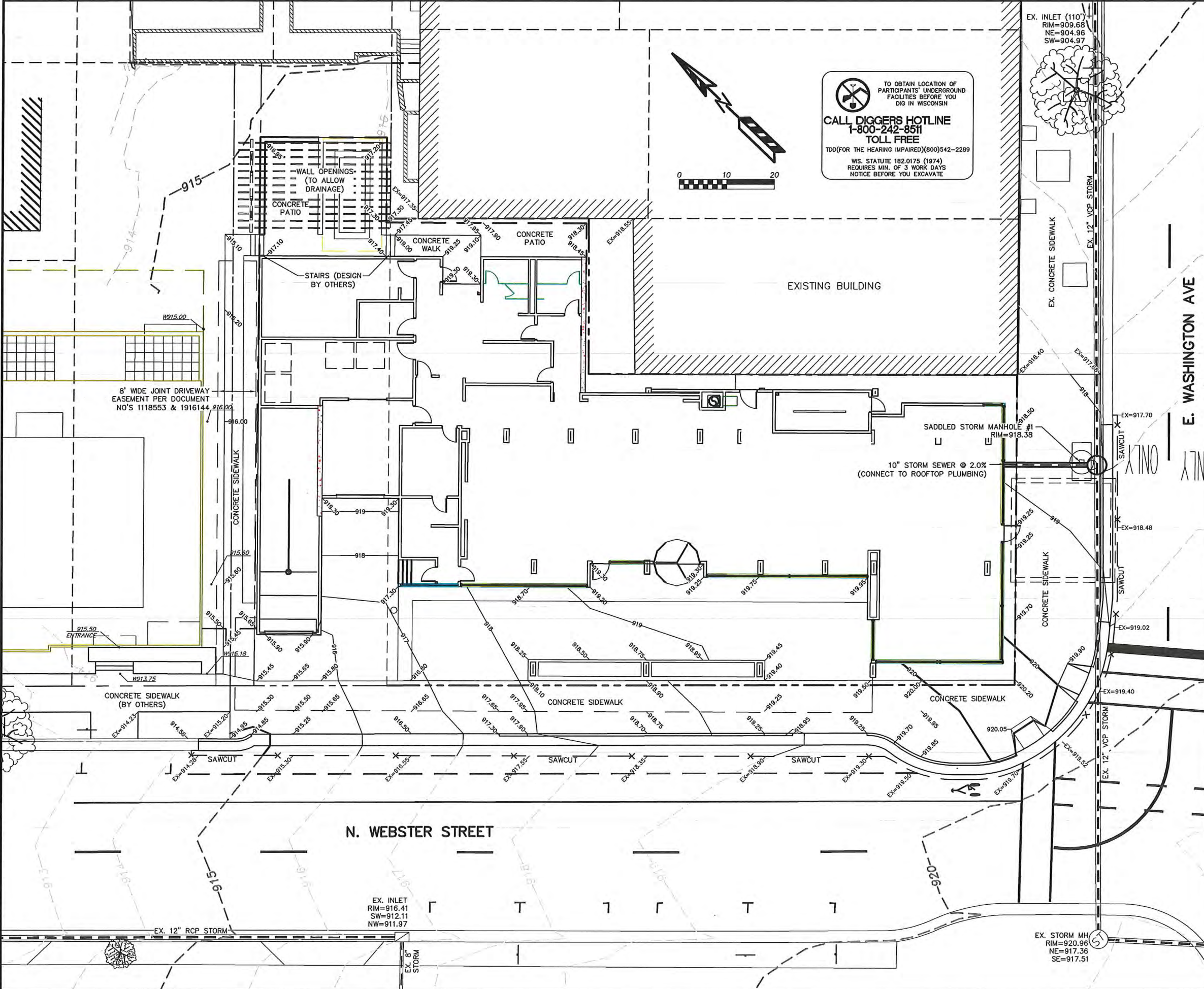
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

ALTA/ACSM LAND TITLE SURVEY
 ALL OF LOT 8 AND PART OF LOT 7,
 BLOCK 109, ORIGINAL PLAT OF MADISON,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

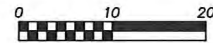
DATE: 07-15-2013
 DRAWN BY: PRK
 CHECKED BY: JK
 APPROVED BY: HPJ
 DWGNAME: I:\2012\125453NCC\DWG\125453NCC ALTA.dwg
 REF: 2013-05-13
 DATE: 09-05-13
 TUB: 1
 BY: JSD

PROJECT NO.: 12-5453
 FILE NO.: C-352
 SURVEYED: JDS
 F.B. NO./P.G.: 259/74
 SHEET NO.: 1 OF 1

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 151 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TDD (FOR THE HEARING IMPAIRED) (800) 542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



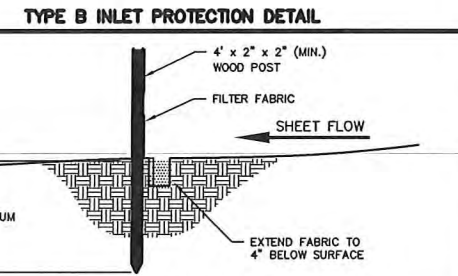
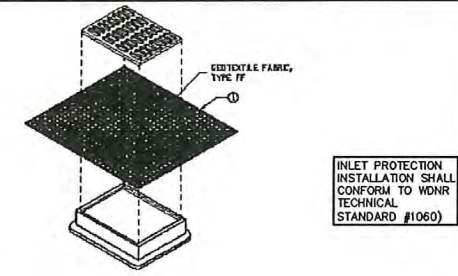
EROSION NOTES:
 THE EXISTING PAVEMENT WILL SERVE AS THE STONE TACKING PAD DURING CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

TIME SCHEDULE:
 MARCH 15, 2015 - INSTALL EROSION CONTROL DEVICES.
 MARCH 15 - APRIL 30, 2015 - REMOVE EXISTING BUILDINGS AND PARKING LOT.
 MAY 1, 2015 - AUGUST 31, 2016 - CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 NORTH CENTRAL GROUP
 1600 ASPEN COMMONS #200
 MIDDLETON, WI 53562

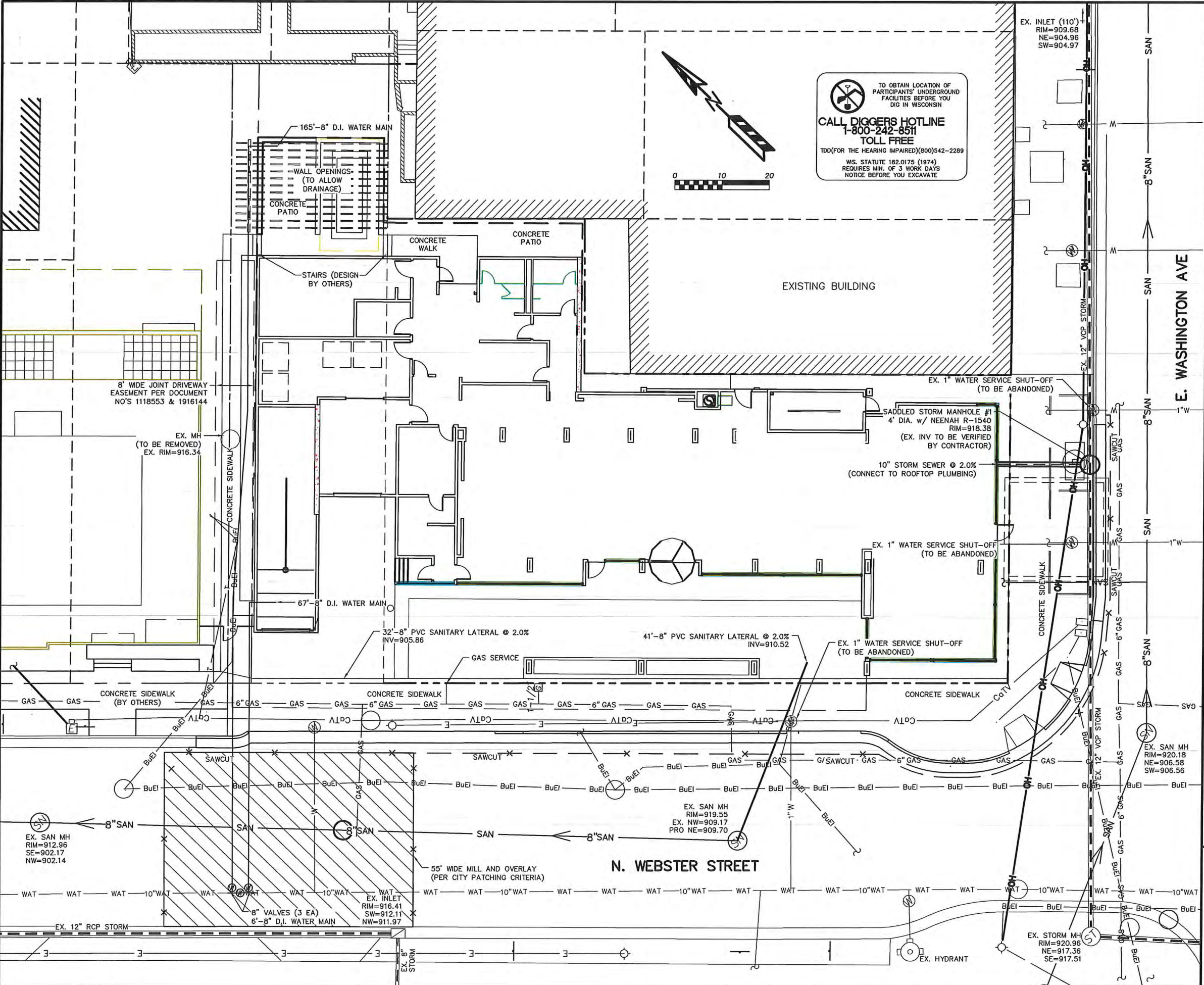
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



- LEGEND:**
- 894 --- EXISTING MINOR CONTOUR.
 - 895 --- EXISTING MAJOR CONTOUR.
 - 894 --- PROPOSED MAJOR CONTOUR.
 - 895 --- PROPOSED MAJOR CONTOUR.
 - EX-896.00 - EXISTING SPOT ELEVATION
 - 896.00 - PROPOSED SPOT ELEVATION
 - ▣ - INSTALL WDOT TYPE B INLET PROTECTION.

AC BY MARRIOTT - DOWNTOWN MADISON
 202 E. WASHINGTON AVE.
 GRADING AND EROSION CONTROL PLAN
 DATED: DECEMBER 17, 2014

C-101
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

ANY DAMAGE TO THE PAVEMENT ON EAST WASHINGTON AVENUE AND NORTH WEBSTER STREET ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

PRIOR TO FINAL APPROVAL OF DEMOLITION PERMIT, CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. CONTRACTOR SHALL COMPLETE SEWER LATERAL PLUGGING APPLICATION AND PAY APPLICABLE PERMIT FEE.

UTILITY NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE (OR OTHER METHODS) IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

CONTRACTOR SHALL CONTACT MADISON WATER UTILITY TO REMOVE WATER METER AND PRIOR TO ABANDONING EXISTING WATER SERVICE AND INSTALLING 8" TAPPING VALVES AND PAY CITY INSPECTION FEE.

AC BY MARRIOT - DOWNTOWN MADISON
202 E. WASHINGTON AVE.

UTILITY PLAN
 DATED: DECEMBER 17, 2014

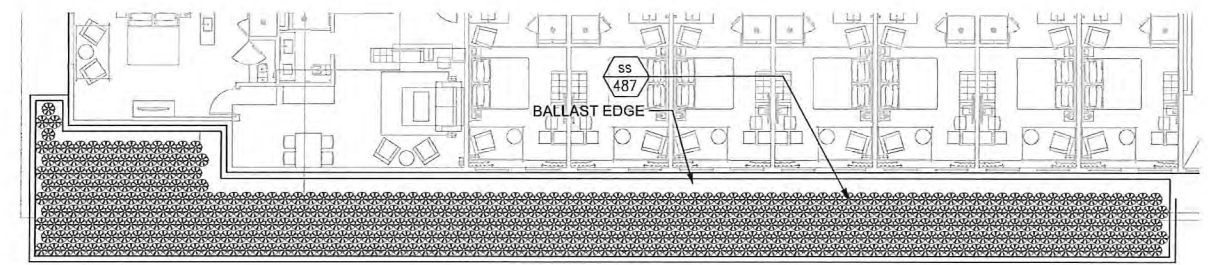
C-102

QUAM ENGINEERING, LLC
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 www.quamengineering.com

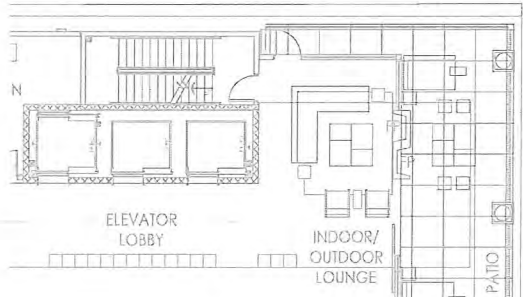
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



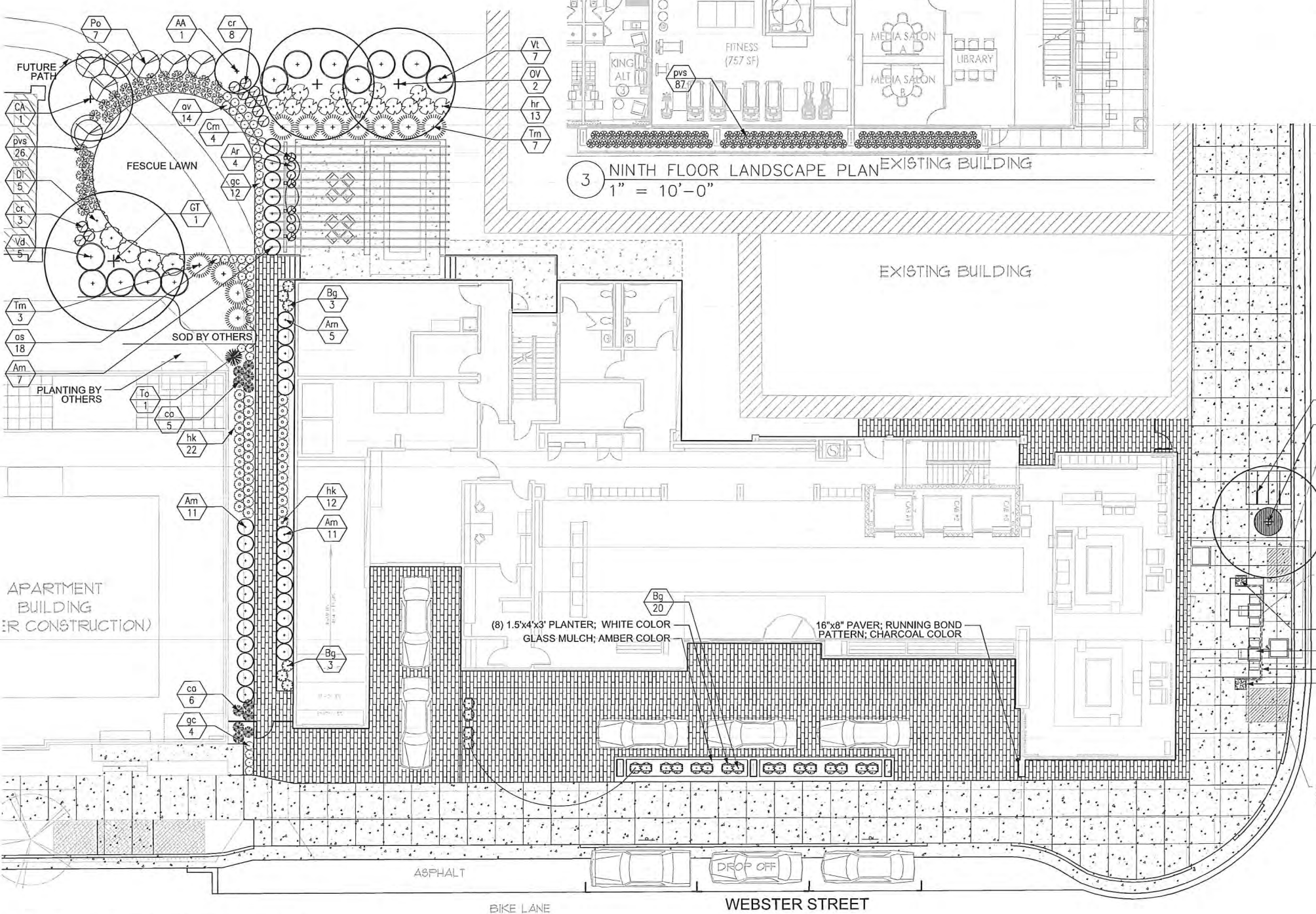
GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



2 SECOND FLOOR LANDSCAPE PLAN
1" = 10'-0"



3 NINTH FLOOR LANDSCAPE PLAN
1" = 10'-0"



1 FIRST FLOOR LANDSCAPE PLAN
1" = 10'-0"

Plant List	Quantity	Size	Spec/Comments	Measure Size
Deciduous Trees				
GT <i>Quercus macrocarpa</i> var. <i>cinerea</i> 'Imperial'	1	3" Cal	B&B, single leader, multi-specimen, branching, dbh 1.5" min, at 5'-0" min	30-35' H x 30-35' W
OV <i>Osya virginiana</i>	2	2.5" Cal	B&B, single leader, multi-specimen, branching, dbh 1.5" min, at 5'-0" min	50' H x 35' W
Ornamental Trees				
AA <i>Amelanchier arborea</i>	1	6" Ht	B&B, minimum 3 leaders, well-developed crown, no overlapping leaders	15-25' H x 10-12' W
CA <i>Cornus alternifolia</i>	1	6" Ht	B&B, minimum 3 leaders, well-developed crown, no overlapping leaders	8-22' H x 6-15' W
Evergreen Shrubs				
EG <i>Buxella Virata</i> 'Sant'	18	6" Ht	Cont. Space 2'-0" e.c.	3-4' H x 4' W
EM <i>Thuja occidentalis</i> 'Smaragd'	11	6" Ht	Cont. Space 2'-0" e.c.	3-5' H x 3'-0" W
TS <i>Thuja occidentalis</i> 'Smaragd'	1	6" Ht	Cont. Space as indicated on plans	7-15' H x 3-4' W
Deciduous Shrubs & Vines				
AR <i>Arctostaphylos</i>	8	3" gal	Cont. Space as indicated on plans	20-32' H x 2-3' W
AM <i>Amorpha canescens</i> 'Mormon'	31	3" gal	Cont. Space 2'-0" e.c. into a hedge over time	3-3' H x 3'-0" W
CM <i>Ceanothus americanus</i>	8	3" gal	Cont. Space as indicated on plans	1-30' H x 2-3' W
DI <i>Diervilla lonicera</i>	5	3" gal	Cont. Space 2'-0" e.c.	1-5-7' H x 2-5' W
PH <i>Physocarpus opulifolius</i> 'Seward'	7	5" gal	Cont. Space 2'-0" e.c.	3-6' H x 4'-0" W
VI <i>Viburnum dentatum</i> 'Chadstone'	5	5" gal	Cont. Space 2'-0" e.c.	5-7' H x 5-7' W
VI <i>Viburnum dentatum</i> 'Chadstone'	7	5" gal	Cont. Space 2'-0" e.c.	6-8' H x 6-8' W
VI <i>Viburnum dentatum</i> 'Chadstone'	7	5" gal	Cont. Space 2'-0" e.c.	6-8' H x 6-8' W
Perennial Grasses & Groundcovers				
AR <i>Arctostaphylos</i>	14	1" qt	Cont. Space 18" e.c.	5-15' H x 1-1.5' W
CR <i>Calamagrostis canadensis</i> 'Nodding'	14	3" gal	Cont. Space 24" e.c.	4-6' H x 2-3' W
CR <i>Calamagrostis canadensis</i> 'Nodding'	8	2" gal	Cont. Space 24" e.c.	7-13' H x 2-2.5' W
OC <i>Oenothera biennis</i> 'Korona'	8	1" qt	Cont. Space 18" e.c.	6-15' H x 18-24" W
HK <i>Hemerocallis</i>	35	1" qt	Cont. Space 24" e.c.	2-3' H x 2-3' W
HK <i>Hemerocallis</i>	18	1" qt	Cont. Space 24" e.c.	1-5-7' H x 3-7' W
HK <i>Hemerocallis</i>	6	3" gal	Cont. Space 30" e.c.	4-6' H x 5-7' W
PVS <i>Panicum virgatum</i> 'Shenandoah'	27	3" gal	Cont. Space 24" e.c.	3-8' H x 2-3' W
TS <i>Thalictrum aquilegifolium</i> 'The Blue'	300	1" qt	Cont. Space 18" e.c.	1-5-8' H x 1-5-8" W

City of Madison, WI Landscape Worksheet				
13-Aug-14				
Developed Lots	8F	Minimum Open Space Required (SF)	Landscape Points Subtotal	
Total Developed Area	14,488	2,697	241	
		Landscape Points Required	241	
General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Ornamental Deciduous Tree	35	2	0	70
Ornamental Tree	15	2	0	30
Evergreen Tree	15	0	0	0
Shrub, deciduous	3	15	0	45
Shrub, evergreen	4	18	0	72
Ornamental Grass/Perennial	2	33	0	66
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Foundation Plantings Total				283
TOTAL LANDSCAPE POINTS				283

- NOTE:
- All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
 - All plantings shall be irrigated.
 - Contractor shall contact City Forestry (266-4816) 7 days prior to planting street trees.
 - Protect all pavements, curbs, utilities and other improvements during planting.
 - Stone maintenance area shall use mill finish aluminum edging and 3" of 1-2" diameter washed stone on top of geotextile fabric.
 - Contractor shall verify that a minimum of 18" of topsoil has been spread in plant bed areas at grade. Contractor shall mix 3" of compost soil amendment into the top 8" of plant bed areas.
 - Green roof shall use 8" depth of green roof-specific growing medium.
 - Potted plantings shall utilize manufactured container soil.
 - All plant beds at-grade shall be treated with pre-emergent herbicide after planting and prior to mulching.
 - All plants shall be warranted for 12 months following substantial completion.
 - All plantings and seedings shall be in healthy condition at the end of their warranty period as determined by owner's representative.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

PROJECT: AC BY MARIOTT - DOWNTOWN MADISON
202 E. WASHINGTON AVE.
MADISON, WISCONSIN
OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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PROJECT: 201410
DRAWN BY: ARE-1
DATE: 01/06/2015
SCALE: AS NOTED
PRELIMINARY PRICING 07/02/14

LANDSCAPE PLAN
L1.01

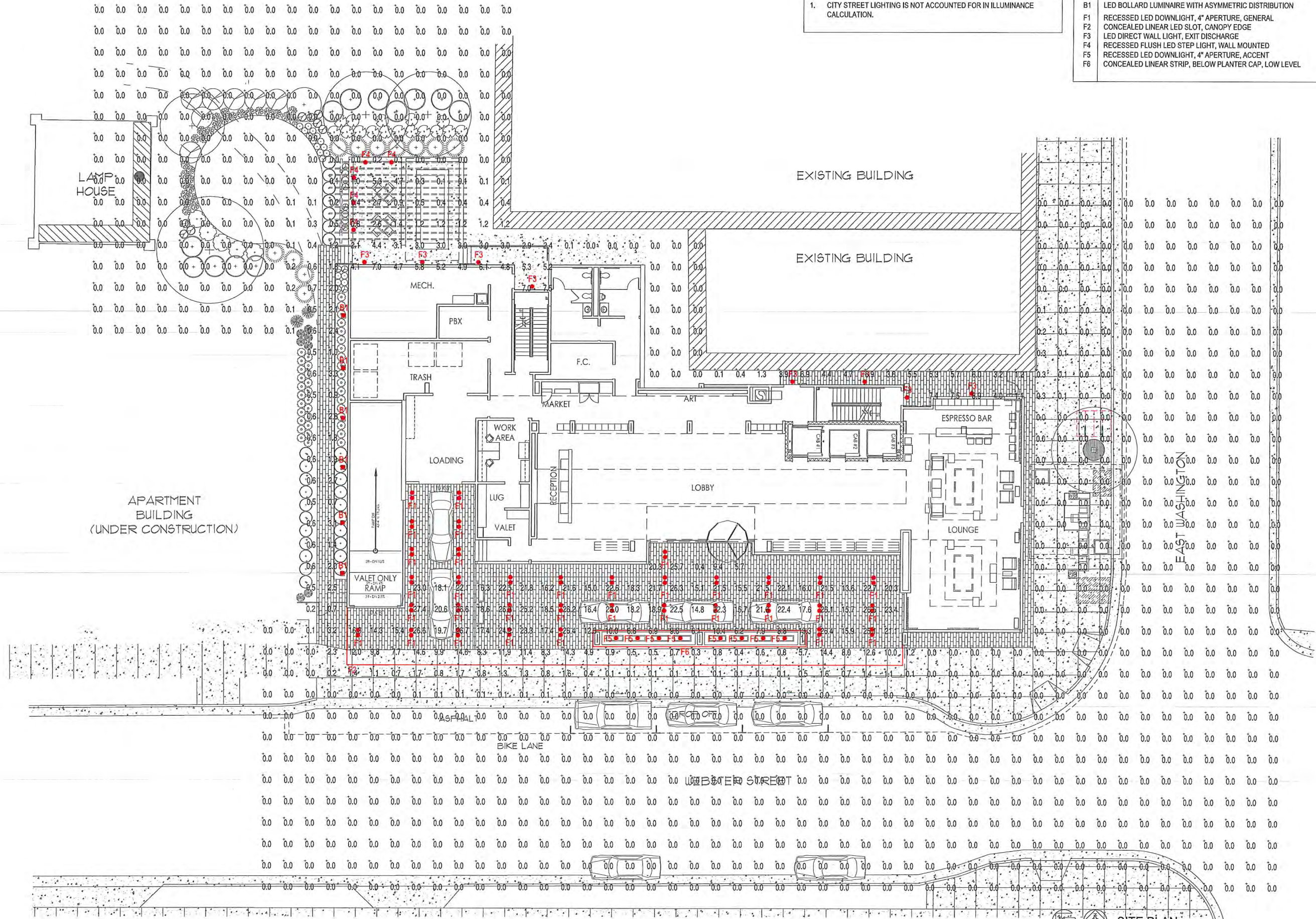


GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

GENERAL NOTES
1. CITY STREET LIGHTING IS NOT ACCOUNTED FOR IN ILLUMINANCE CALCULATION.

LUMINAIRE LEGEND

B1	LED BOLLARD LUMINAIRE WITH ASYMMETRIC DISTRIBUTION
F1	RECESSED LED DOWNLIGHT, 4" APERTURE, GENERAL
F2	CONCEALED LINEAR LED SLOT, CANOPY EDGE
F3	LED DIRECT WALL LIGHT, EXIT DISCHARGE
F4	RECESSED FLUSH LED STEP LIGHT, WALL MOUNTED
F5	RECESSED LED DOWNLIGHT, 4" APERTURE, ACCENT
F6	CONCEALED LINEAR STRIP, BELOW PLANTER CAP, LOW LEVEL



PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON
202 E. WASHINGTON AVE.
MADISON, WISCONSIN

OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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PROJECT: 201410
DRAWN BY:
DATE:
SCALE: AS NOTED

PHOTOMETRIC
STUDY
SITE PLAN
E1.01

SITE PLAN
SCALE: 1" = 10'-0"



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON
202 E. WASHINGTON AVE.
MADISON, WISCONSIN
OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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PROJECT: 201410
DRAWN BY:
DATE:
SCALE: AS NOTED

PHOTOMETRIC
STUDY
LUMINAIRES
E1.02

TYPE F1

gotham

winline surface linear 105W/107W wet

4" Inclin® Square

Mounting: 4" Inclin® Square

Specifications:

Item	Part Number	Description	Quantity	Notes
1	105W/107W-WET	winline surface linear 105W/107W wet	1	

Photometrics:

Beam Angle	Beam Diameter @ 100'	Illuminance (fc)
30°	53.0'	0.15
36°	63.6'	0.10
42°	76.6'	0.07
48°	91.4'	0.05
54°	108.0'	0.04
60°	126.0'	0.03

TYPE F2

winnoLED

winline surface linear 105W/107W wet

Mounting: Fixed Mount

Specifications:

Item	Part Number	Description	Quantity	Notes
1	105W/107W-WET	winline surface linear 105W/107W wet	1	

Photometrics:

Beam Angle	Beam Diameter @ 100'	Illuminance (fc)
30°	53.0'	0.15
36°	63.6'	0.10
42°	76.6'	0.07
48°	91.4'	0.05
54°	108.0'	0.04
60°	126.0'	0.03

TYPE F3

gotham

winline surface linear 105W/107W wet

Mounting: Adjustable Mount

Specifications:

Item	Part Number	Description	Quantity	Notes
1	105W/107W-WET	winline surface linear 105W/107W wet	1	

Photometrics:

Beam Angle	Beam Diameter @ 100'	Illuminance (fc)
30°	53.0'	0.15
36°	63.6'	0.10
42°	76.6'	0.07
48°	91.4'	0.05
54°	108.0'	0.04
60°	126.0'	0.03

TYPE F4

SLIM12

winline surface linear 105W/107W wet

Specifications:

- Color Uniformity: 85% (max) at 100' (CIE 1964 Chromaticity Diagram)
- Color Rendering: 90+ (CRI)
- Beam Angle: 30°
- Beam Diameter @ 100': 53.0'
- Illuminance @ 100': 0.15 fc

Photometrics:

Beam Angle	Beam Diameter @ 100'	Illuminance (fc)
30°	53.0'	0.15
36°	63.6'	0.10
42°	76.6'	0.07
48°	91.4'	0.05
54°	108.0'	0.04
60°	126.0'	0.03

TYPE F5

winnoLED

winline surface linear 105W/107W wet

Specifications:

- Color Uniformity: 85% (max) at 100'
- Color Rendering: 90+ (CRI)
- Beam Angle: 30°
- Beam Diameter @ 100': 53.0'
- Illuminance @ 100': 0.15 fc

Photometrics:

Beam Angle	Beam Diameter @ 100'	Illuminance (fc)
30°	53.0'	0.15
36°	63.6'	0.10
42°	76.6'	0.07
48°	91.4'	0.05
54°	108.0'	0.04
60°	126.0'	0.03

TYPE F6

gotham

winline surface linear 105W/107W wet

4" Inclin® Square

Specifications:

Item	Part Number	Description	Quantity	Notes
1	105W/107W-WET	winline surface linear 105W/107W wet	1	

Photometrics:

Beam Angle	Beam Diameter @ 100'	Illuminance (fc)
30°	53.0'	0.15
36°	63.6'	0.10
42°	76.6'	0.07
48°	91.4'	0.05
54°	108.0'	0.04
60°	126.0'	0.03

TYPE B1

modaLIGHT

winline surface linear 105W/107W wet

Specifications:

- Color Uniformity: 85% (max) at 100'
- Color Rendering: 90+ (CRI)
- Beam Angle: 30°
- Beam Diameter @ 100': 53.0'
- Illuminance @ 100': 0.15 fc

Photometrics:

Beam Angle	Beam Diameter @ 100'	Illuminance (fc)
30°	53.0'	0.15
36°	63.6'	0.10
42°	76.6'	0.07
48°	91.4'	0.05
54°	108.0'	0.04
60°	126.0'	0.03

TYPE B1

winnoLED

winline surface linear 105W/107W wet

Specifications:

- Color Uniformity: 85% (max) at 100'
- Color Rendering: 90+ (CRI)
- Beam Angle: 30°
- Beam Diameter @ 100': 53.0'
- Illuminance @ 100': 0.15 fc

Photometrics:

Beam Angle	Beam Diameter @ 100'	Illuminance (fc)
30°	53.0'	0.15
36°	63.6'	0.10
42°	76.6'	0.07
48°	91.4'	0.05
54°	108.0'	0.04
60°	126.0'	0.03

TYPE B1

gotham

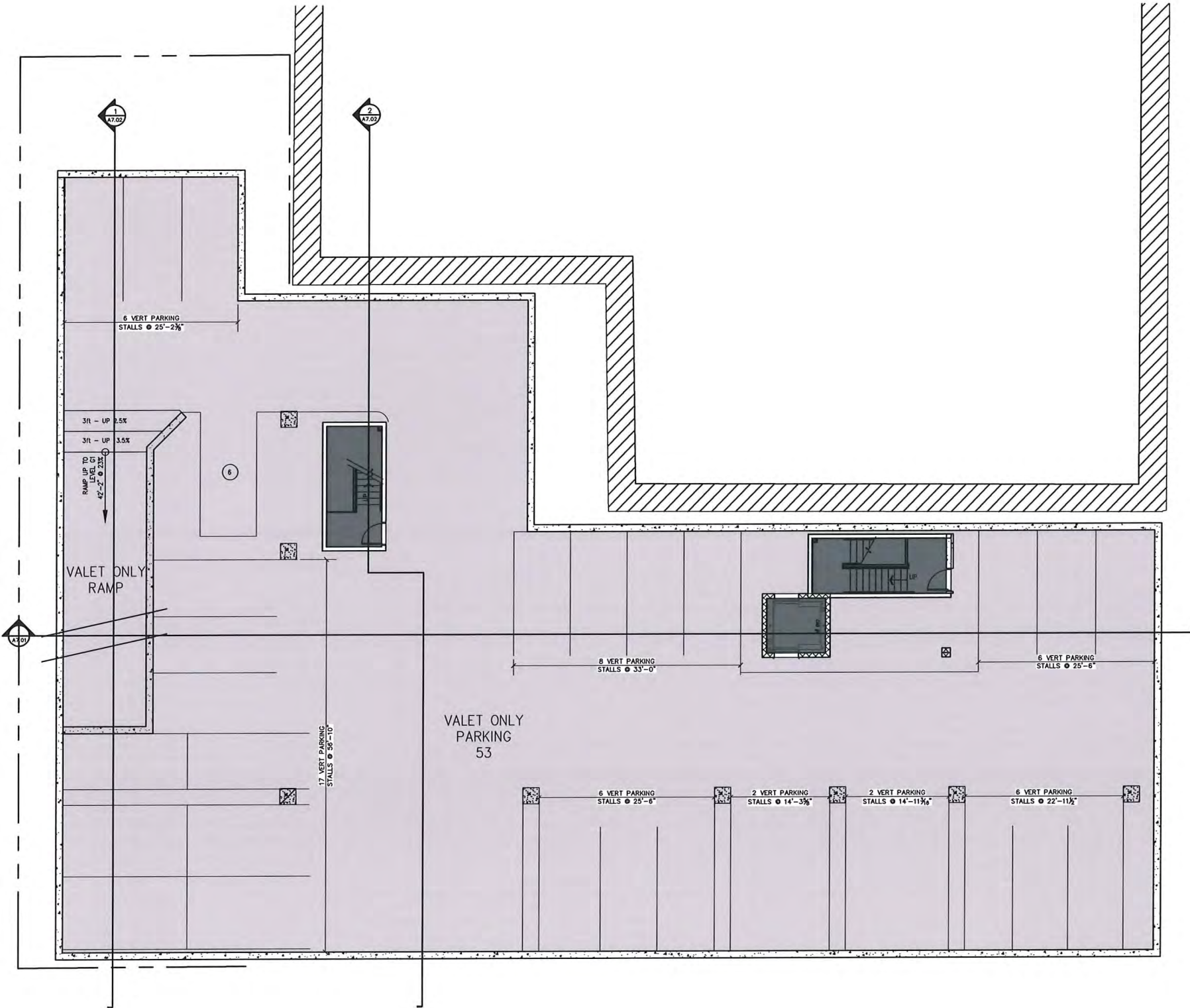
winline surface linear 105W/107W wet

Specifications:

- Color Uniformity: 85% (max) at 100'
- Color Rendering: 90+ (CRI)
- Beam Angle: 30°
- Beam Diameter @ 100': 53.0'
- Illuminance @ 100': 0.15 fc



Photometrics:

Beam Angle	Beam Diameter @ 100'	Illuminance (fc)
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- Hotel Functions
- Hotel Back of House Functions
- Proposed Restaurant / Bar
- Vertical / Horizontal Circulation
- Mechanical Services / Spaces
- Parking
- 'Eco' Roof
- Roof Top Terrace
- Ballasted Roof Membrane


GARY BRINK & ASSOCIATES
 ARCHITECTS
 7780 ELMWOOD AVENUE
 MIDDLETON, WI 53562
 608-829-1750
 608-829-3056 (FAX)



PARKING LEVEL G2
 SCALE: 1/8" = 1'-0"

PROJECT: **AC BY MARRIOTT - DOWNTOWN MADISON**
 202 E. WASHINGTON AVE.
 MADISON, WISCONSIN
 OWNER: **202 E. WASHINGTON LLC**
 C/O: NORTH CENTRAL GROUP
 1800 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

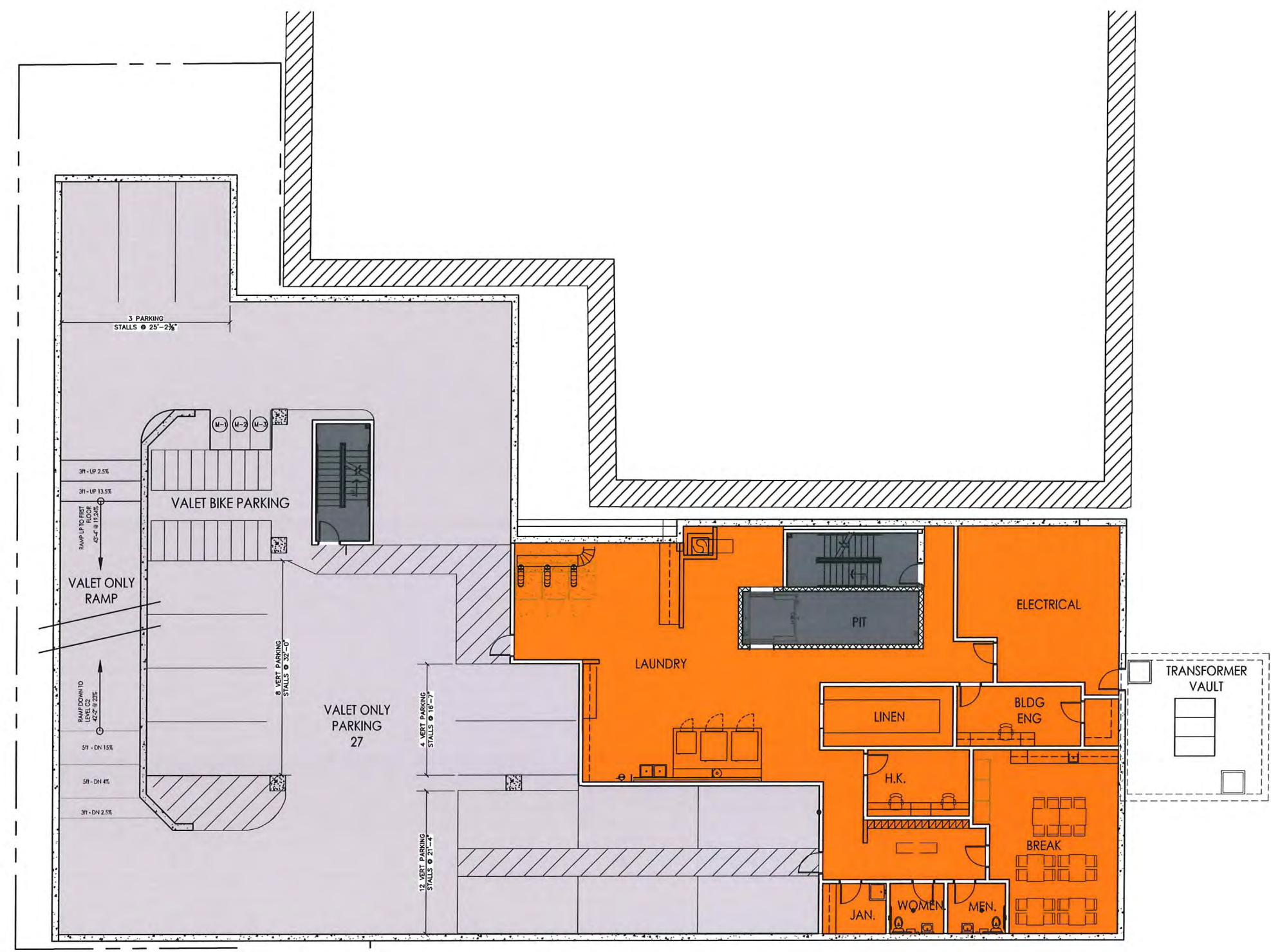
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PROJECT: 201410
 DRAWN BY: AR
 DATE:
 SCALE: AS NOTED



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ARCHITECTS
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MIDDLETON, WI 53562
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PARKING LEVEL G1
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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