



# AMERICAN EXCHANGE DEVELOPMENT

**VALERIO  
DEWALT  
TRAIN**

URBAN DESIGN COMMISSION DECEMBER 2, 2020



# VALERIO DEWALT TRAIN

500 North Dearborn Street  
Suite 900  
Chicago, Illinois 60654  
312.260.7300

Developer



Urban Land Interests

Project Name

**AMERICAN EXCHANGE DEVELOPMENT**

Project Address

A Portion of Block 101  
in the City of Madison,  
Wisconsin

Project Number

18038.00

Date

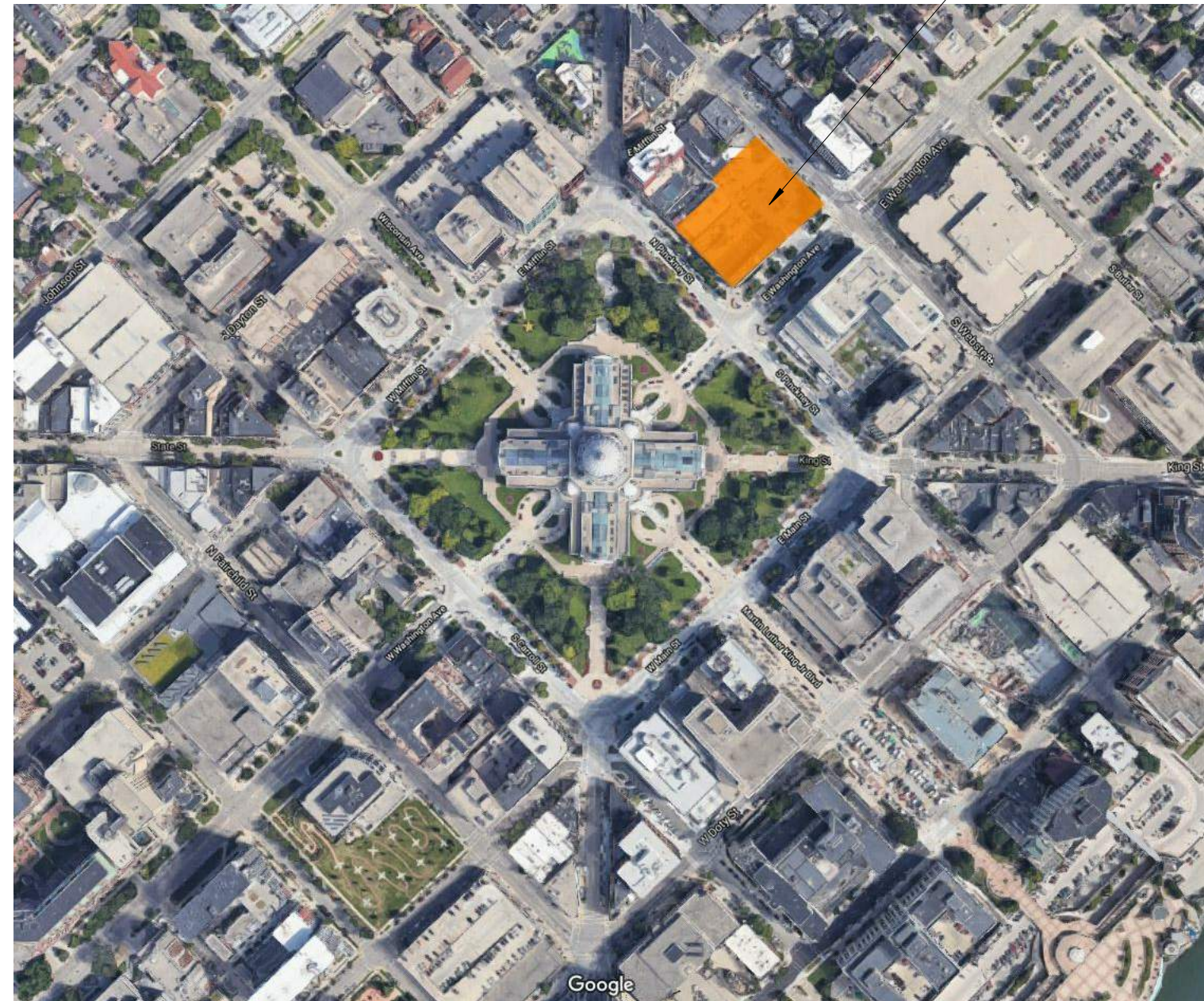
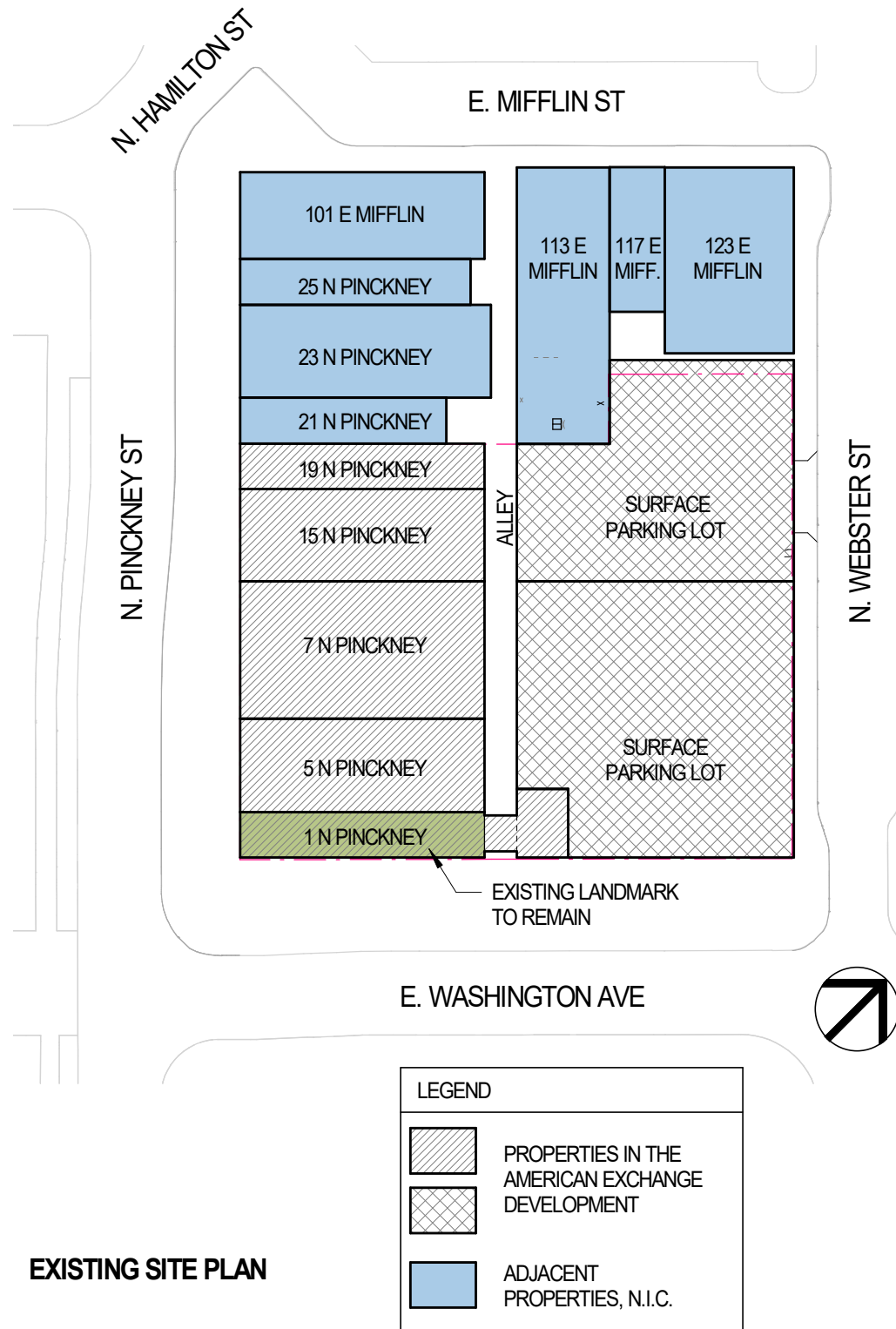
10/22/20

Sheet Name

**LOCATION MAP**

Sheet Number

**0-01**



**AERIAL MAP: SITE LOCATION**



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**VICINITY MAP**

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**0-02**

CAPITOL HILL APARTMENTS

WAKELEY GILES BUILDING

BARTELL THEATER

YWCA BUILDING

OLD FASHIONED / HARVEST

PROJECT BOUNDARY

CAPITOL SQUARE

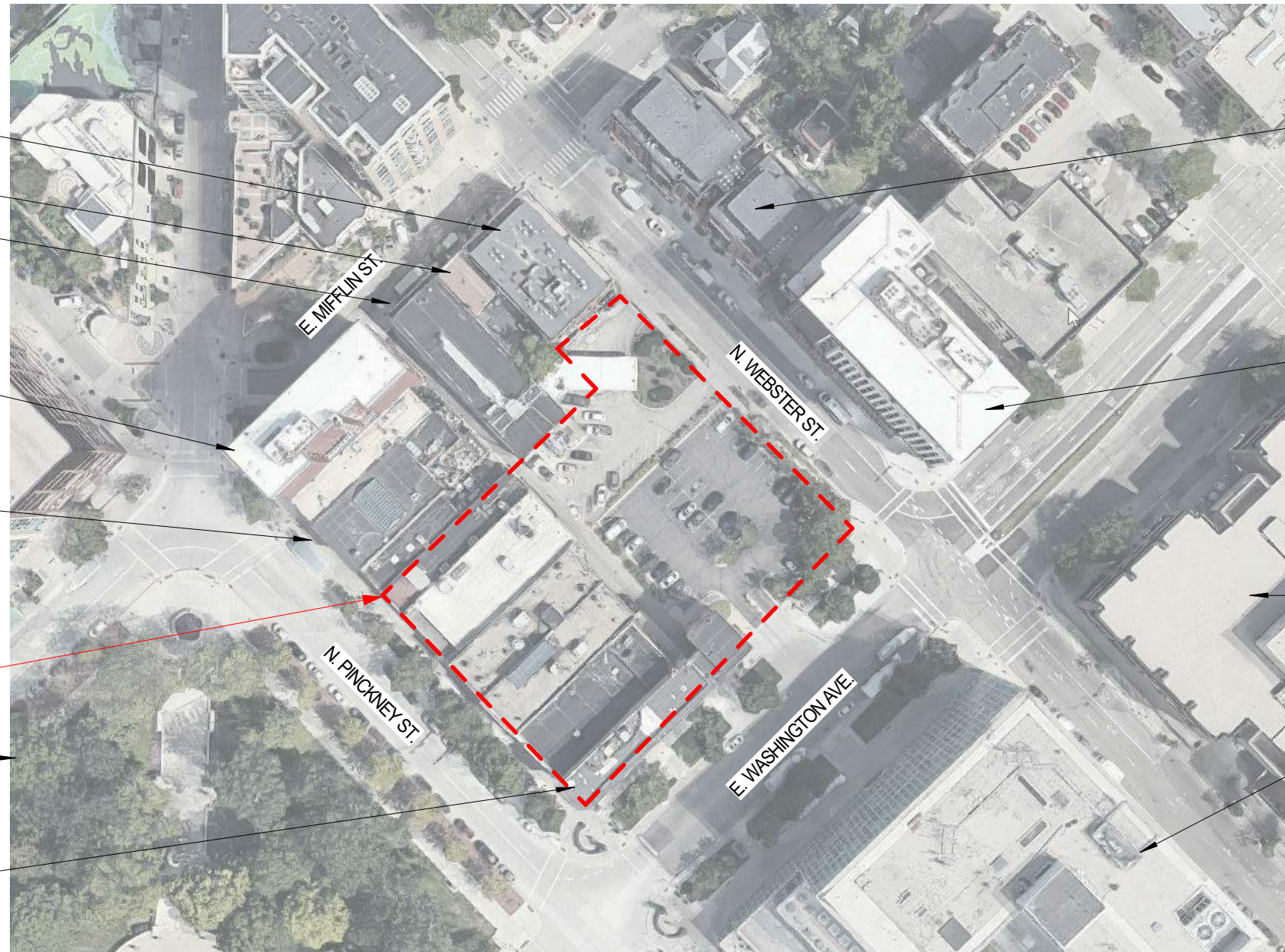
AMERICAN EXCHANGE  
BANK BUILDING

CAPITOL'S EDGE  
APARTMENTS

AC HOTEL

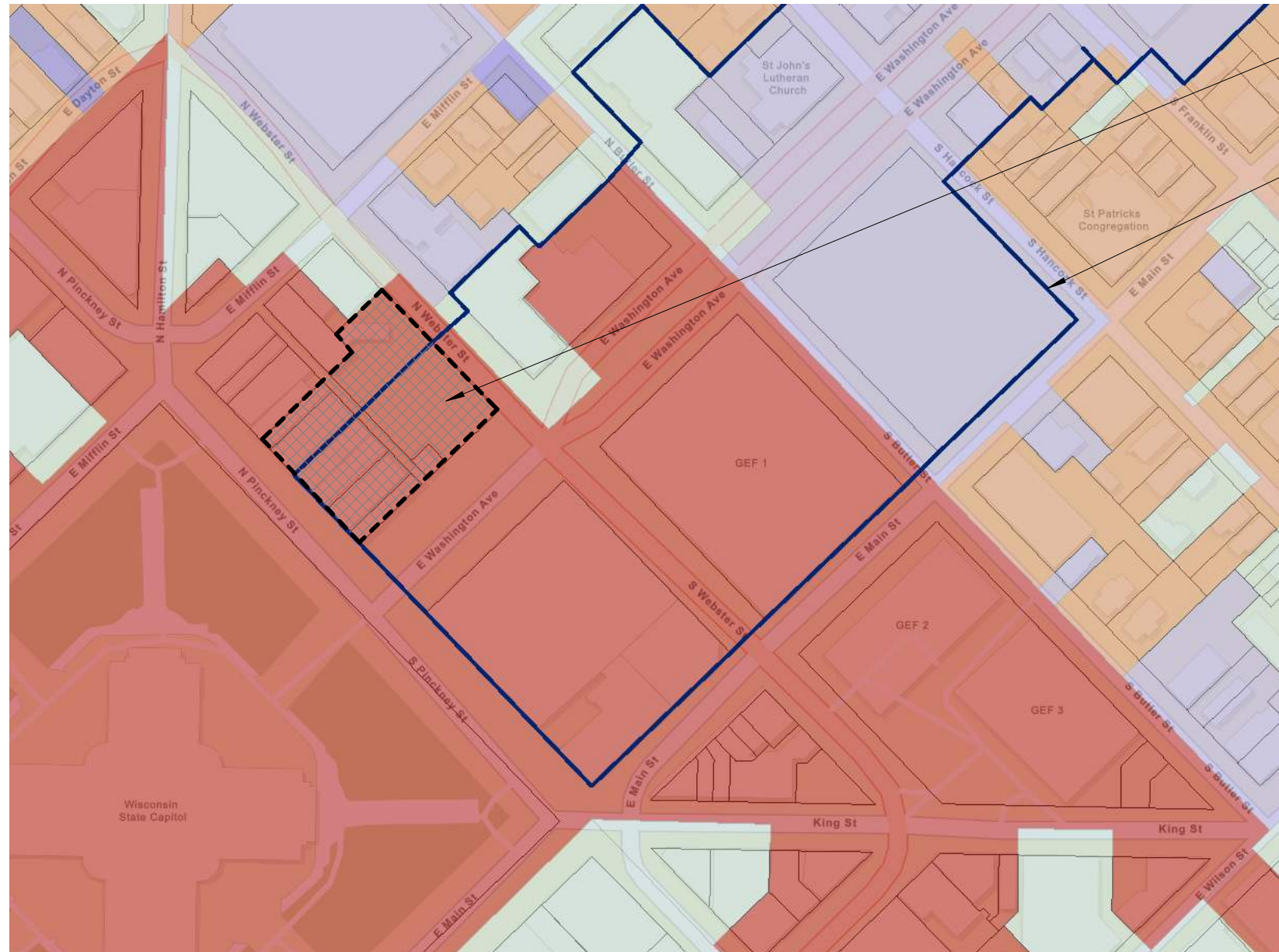
WISCONSIN DEPT. OF  
WORKFORCE DEVELOPMENT /  
WISCONSIN DEPT OF  
CHILDREN AND FAMILIES

US BANK PLAZA



**BLOCK 101 VICINITY MAP**





PROJECT SITE ZONING  
CURRENT: DOWNTOWN CORE DISTRICT (DC)  
PROPOSED: PLANNED DEVELOPMENT (PD)

URBAN DESIGN DISTRICT  
4 BOUNDARY

## Zoning Districts

<p><b>Residential Districts</b></p> <ul style="list-style-type: none"> <li>SR-C1 Suburban Residential - Consistent District 1</li> <li>SR-C2 Suburban Residential - Consistent District 2</li> <li>SR-C3 Suburban Residential - Consistent District 3</li> <li>SR-V1 Suburban Residential - Varied District 1</li> <li>SR-V2 Suburban Residential - Varied District 2</li> <li>TR-C1 Traditional Residential - Consistent District 1</li> <li>TR-C2 Traditional Residential - Consistent District 2</li> <li>TR-C3 Traditional Residential - Consistent District 3</li> <li>TR-C4 Traditional Residential - Consistent District 4</li> <li>TR-U1 Traditional Residential - Urban District 1</li> <li>TR-U2 Traditional Residential - Urban District 2</li> <li>TR-V1 Traditional Residential - Varied District 1</li> <li>TR-V2 Traditional Residential - Varied District 2</li> <li>TR-R Traditional Residential - Rustic District</li> <li>TR-P Traditional Residential - Planned District</li> </ul>	<p><b>Employment Districts</b></p> <ul style="list-style-type: none"> <li>TE Traditional Employment District</li> <li>SE Suburban Employment District</li> <li>SEC Suburban Employment Center District</li> <li>EC Employment Campus District</li> <li>IL Industrial - Limited District</li> <li>IG Industrial - General District</li> </ul>
<p><b>Commercial and Mixed-Use Districts</b></p> <ul style="list-style-type: none"> <li>LMX Limited Mixed Use District</li> <li>NMX Neighborhood Mixed Use District</li> <li>TSS Traditional Shopping Street District</li> <li>MXC Mixed-Use Center District</li> <li>CC-T Commercial Corridor - Transitional District</li> <li>CC Commercial Center District</li> </ul>	<p><b>Downtown and Urban Districts</b></p> <ul style="list-style-type: none"> <li>DC Downtown Core District</li> <li>UOR Urban Office Residential District</li> <li>UMX Urban Mixed Use District</li> <li>DRI Downtown Residential 1</li> <li>DR2 Downtown Residential 2</li> </ul>
<p><b>Special Districts</b></p> <ul style="list-style-type: none"> <li>A Agricultural District</li> <li>UA Urban Agricultural District</li> <li>CN Conservancy District</li> <li>PR Parks and Recreation District</li> <li>AP Airport District</li> <li>CI Campus Institutional District</li> <li>PD Planned Development District</li> <li>PMHP Planned Mobile Home Park District</li> </ul>	



Prepared by the City of Madison Planning Division and Zoning Staff | January 2015

CITY OF MADISON ZONING DISTRICTS

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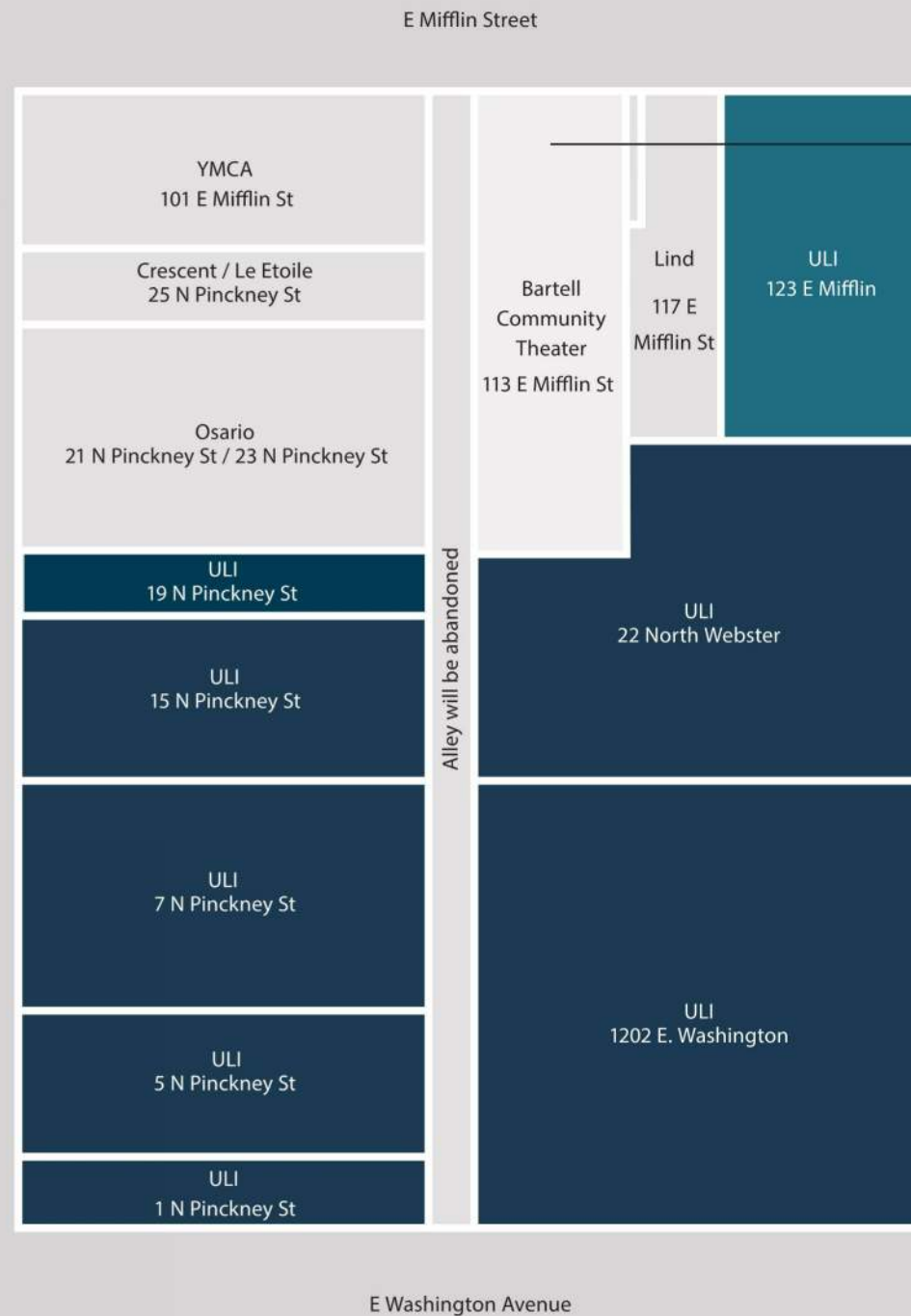
Sheet Name

## ZONING MAP

Sheet Number

0-03





**55% of current site area consists of surface parking.**

Lot Areas

1 N Pinckney St	2,762 SF
5 N Pinckney St	5,280 SF
7 N Pinckney St	7,920 SF
15 N Pinckney St	5,640 SF
19 N Pinckney	2,280 SF
Am Ex Lot	16,302 SF
US Bank Drive Up	11,616 SF
Cap Hill	6,138 SF
<b>Total</b>	<b>56,658 SF</b>





**EXISTING CONDITIONS**

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### EXISTING CONDITIONS

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**0-05**





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**EXISTING CONDITIONS**

Sheet Number

**0-06**





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**EXISTING CONDITIONS**

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**0-07**



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**EXISTING CONDITIONS - OUTER LOOP**

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**EXISTING CONDITIONS  
- OUTER LOOP**

Sheet Number

**0-08**



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**HISTORIC  
PRESERVATION -  
AMERICAN EXCHANGE**

Sheet Number

**0-12**



The historic American Exchange Bank building, originally constructed in 1871, is situated at the most visible corner of the site. The building will be preserved and restored to ensure it will be the focal point of the new development. Urban Land Interests has engaged InSite Consulting Architects, a local historical preservation expert, to guide this process. The crumbling sandstone facade will be preserved while the historic finishes on the first floor maintained and incorporated into the completed project.





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## HISTORIC PRESERVATION - CENTRE 7

Sheet Number

**0-13**

The City of Madison Landmarks Commission recently granted approval of ULI's variance request to allow for the demolition of the locally landmarked Centre7 building. Urban Land Interests intends to preserve the historic second floor windows in a reconstructed facade that more closely recalls the original structure.





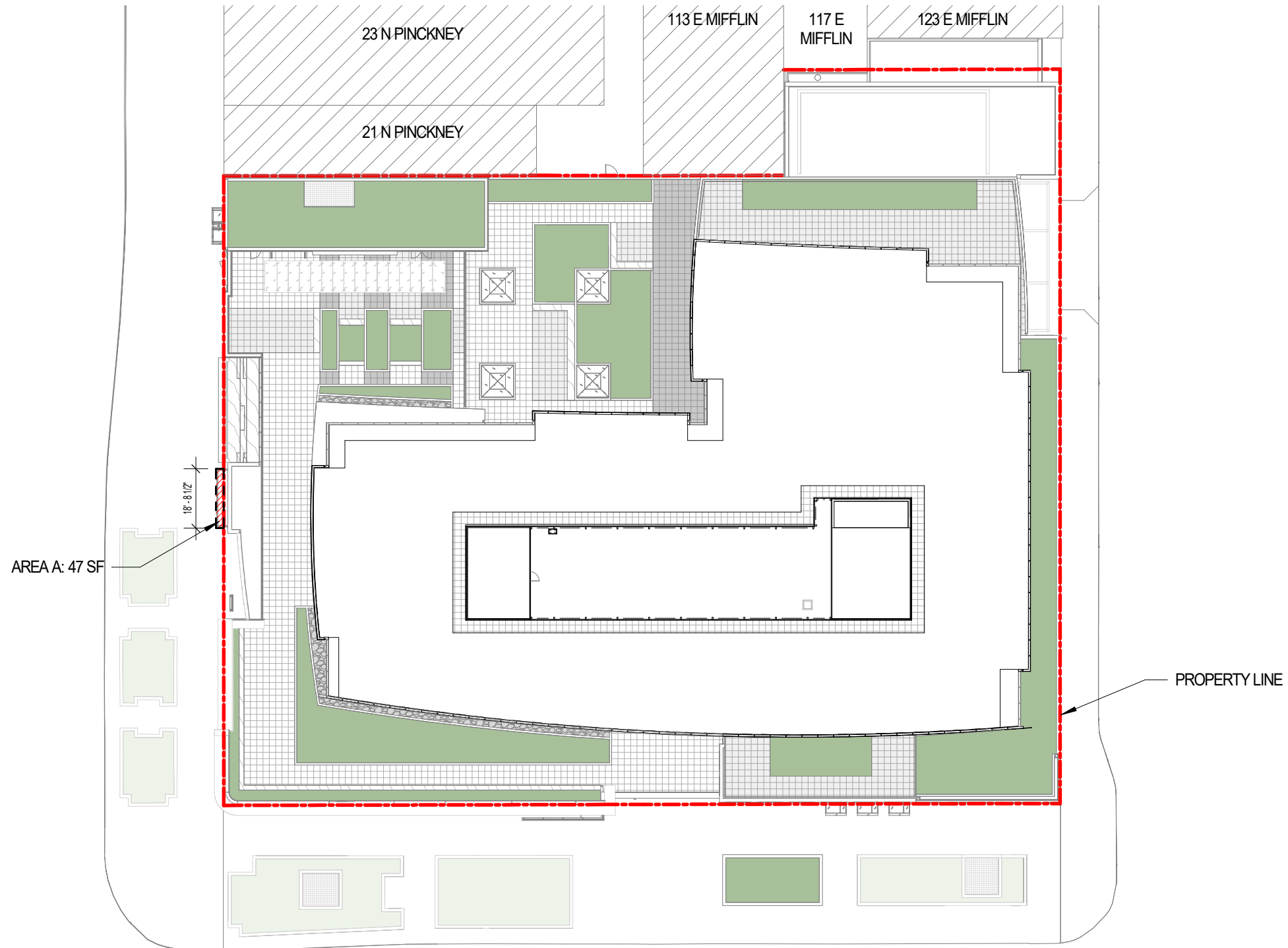
# ABOVE GRADE ENCROACHMENT DIAGRAM

SCALE: 1" = 40'-0"



## ABOVE GRADE ENCROACHMENT AREA

AREA A:	47 SF
TOTAL AREA:	47 SF



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## ABOVE GRADE ENCROACHMENT DIAGRAM

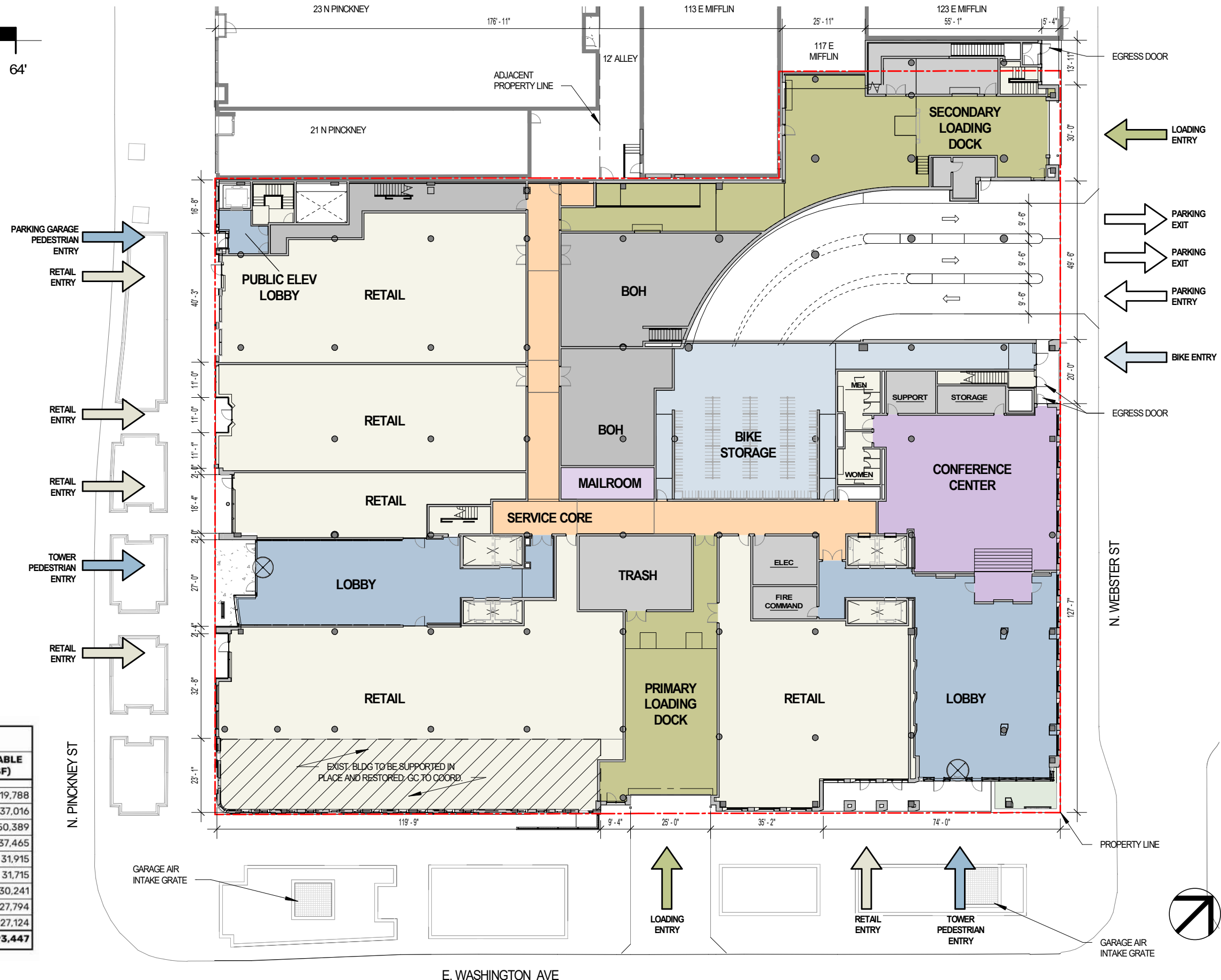
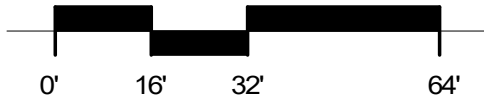
Sheet Number

**0-15**



# LEVEL 01 - RETAIL AND LOBBY PLAN

SCALE: 1/32" = 1'-0"



AREA SUMMARY		
LEVEL	INTERIOR GROSS AREA (SF)	FLOOR USABLE AREA (SF)
LEVEL 01	48,007	19,788
LEVEL 02	46,871	37,016
LEVEL 03	52,691	50,389
LEVEL 04	44,326	37,465
LEVEL 05	33,476	31,915
LEVEL 06	33,068	31,715
LEVEL 07	31,594	30,241
LEVEL 08	29,147	27,794
LEVEL 09	28,477	27,124
<b>TOTAL</b>	<b>347,657</b>	<b>293,447</b>

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LEVEL 01 PLAN

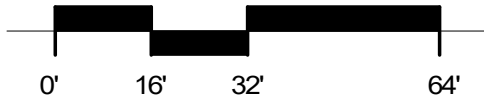
Sheet Number

1-01



# LEVEL 02 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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**LEVEL 02 PLAN**

Sheet Number

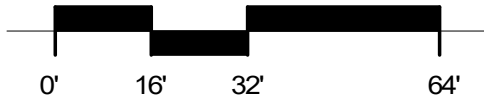
**1-02**





# LEVEL 03 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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**LEVEL 03 PLAN**

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**1-03**



# LEVEL 04 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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LEVEL 04 PLAN

Sheet Number

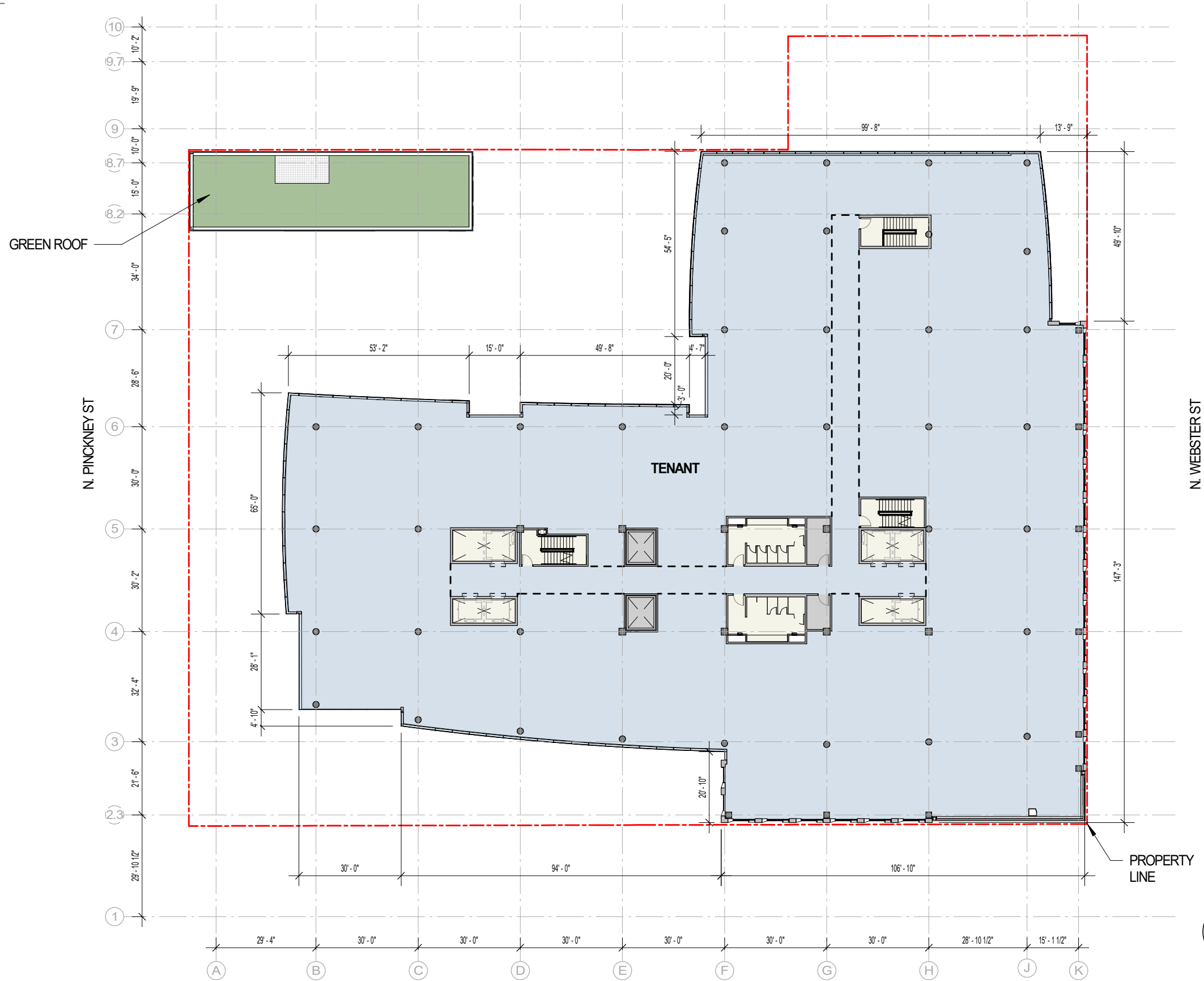
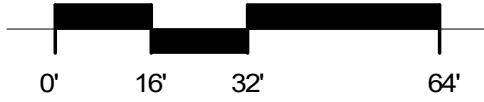
1-04





# LEVEL 05 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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**LEVEL 05 PLAN**

Sheet Number

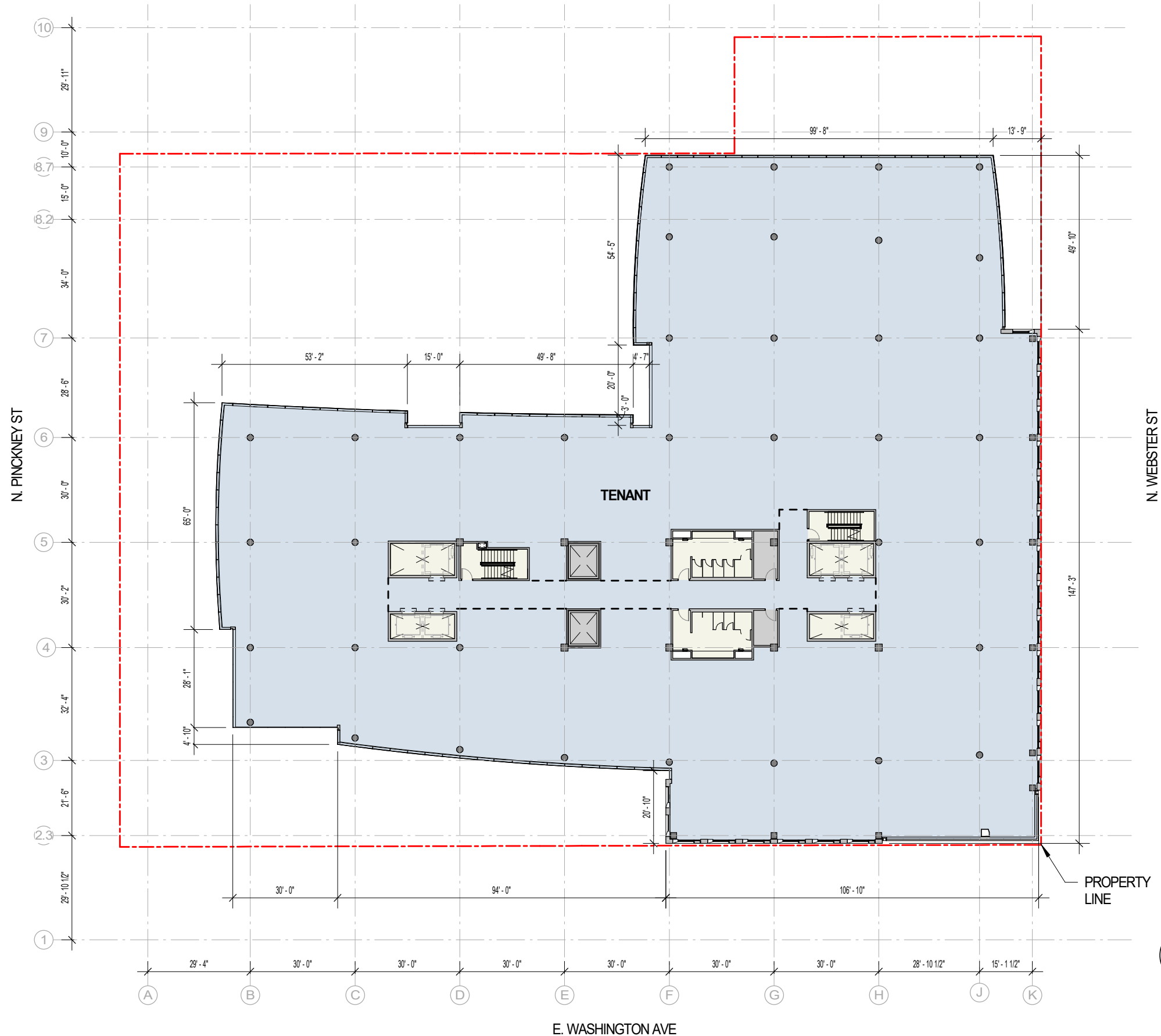
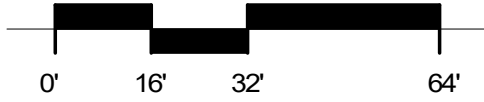
**1-05**





# LEVEL 06 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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**LEVEL 06 PLAN**

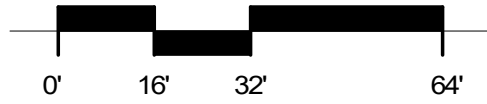
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**1-06**



# LEVEL 07 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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## LEVEL 07 PLAN

Sheet Number

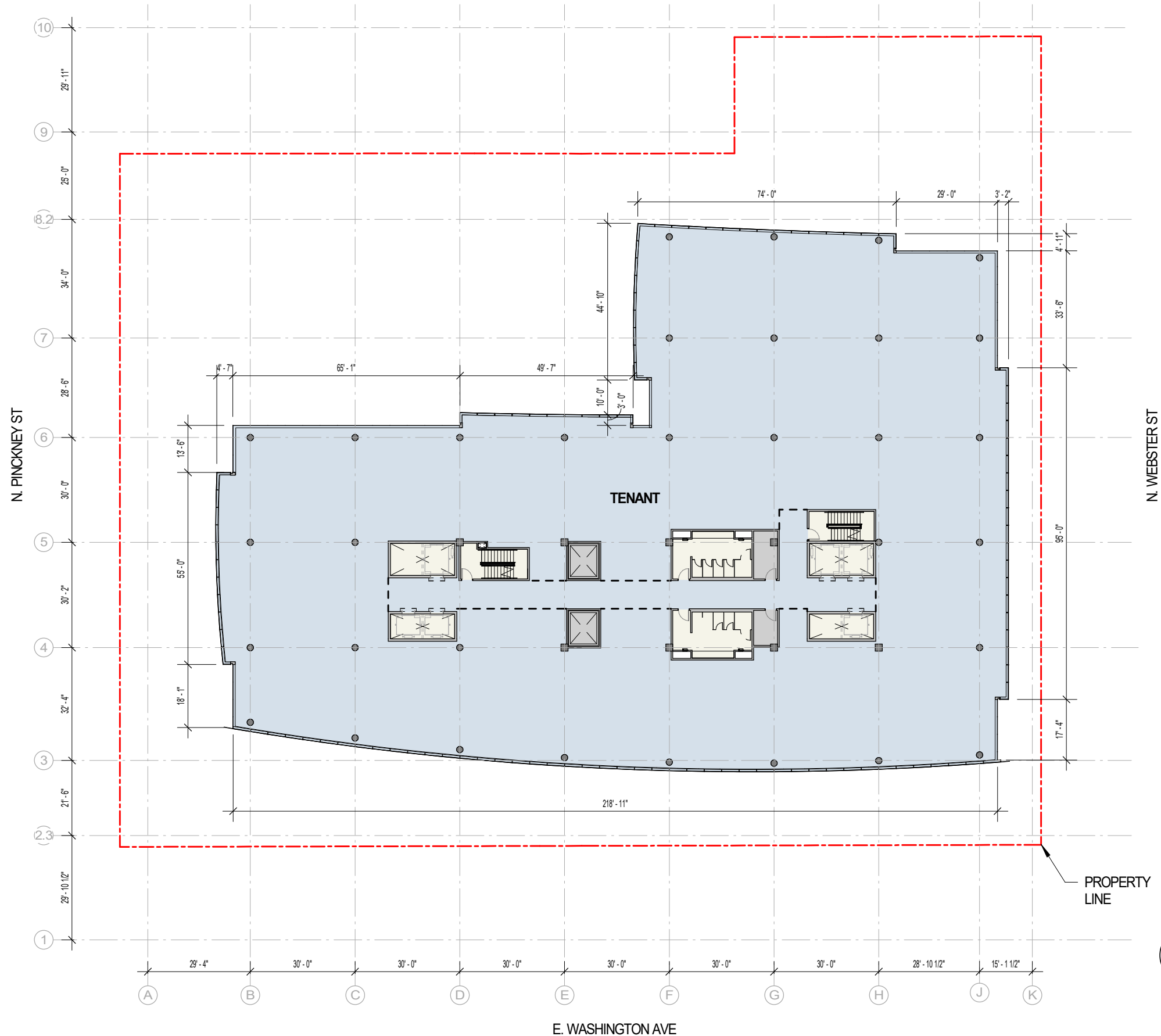
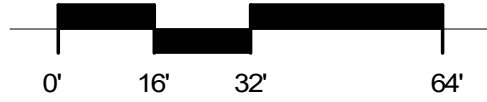
# 1-07





# LEVEL 08 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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**LEVEL 08 PLAN**

Sheet Number

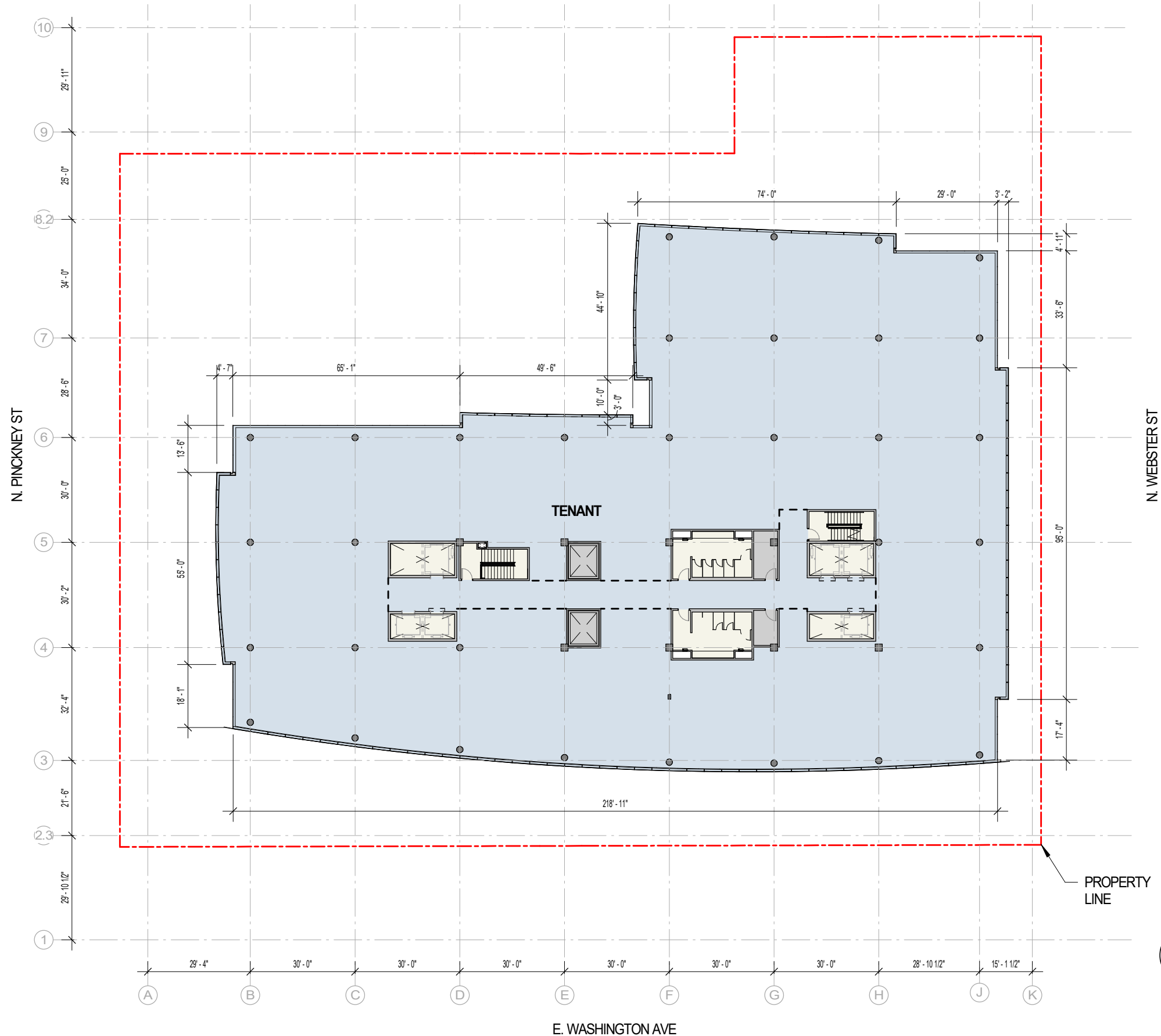
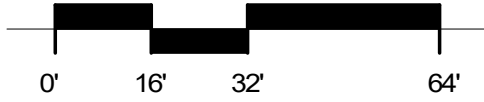
**1-08**





# LEVEL 09 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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**LEVEL 09 PLAN**

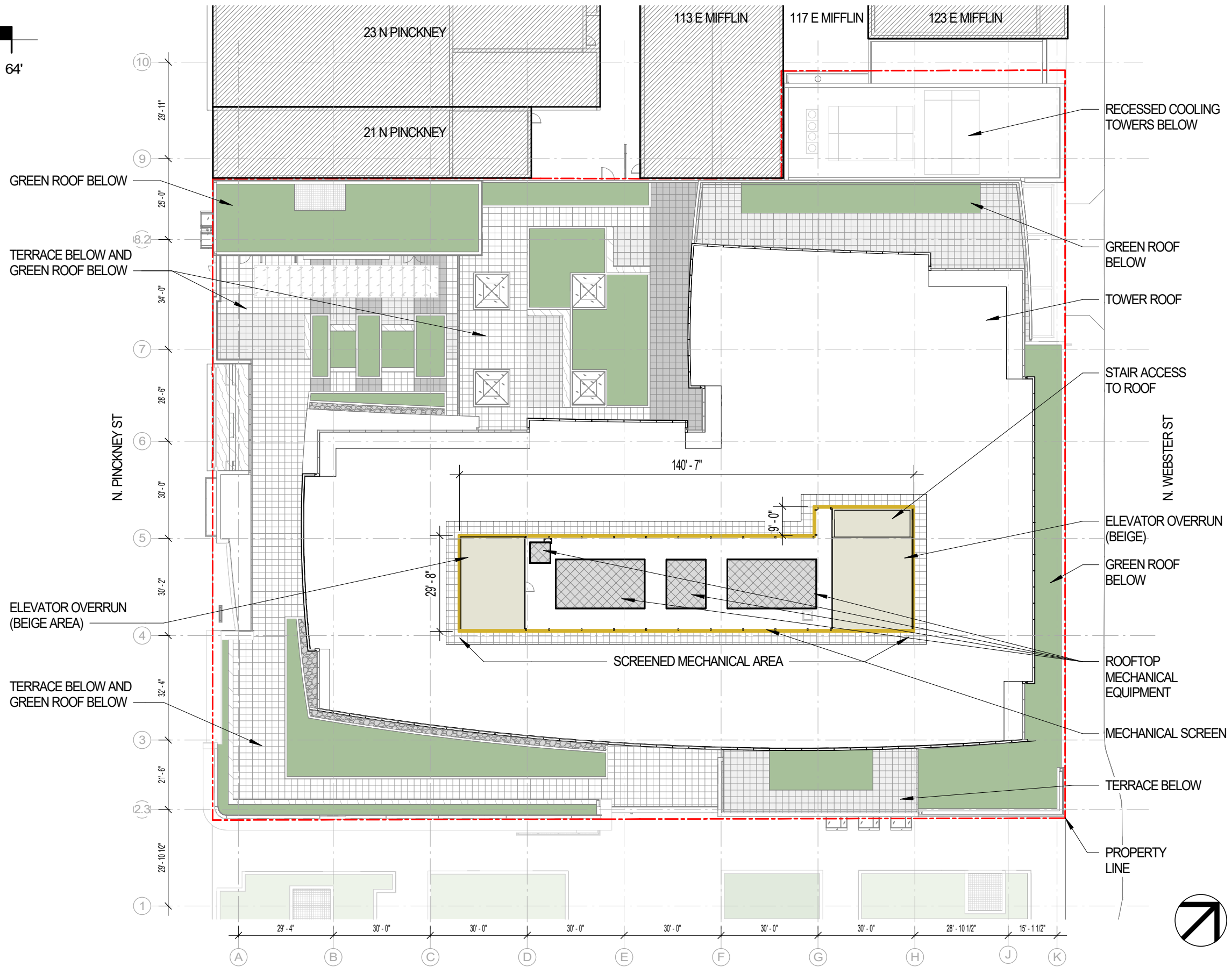
Sheet Number

**1-09**



# ROOF PLAN

SCALE: 1/32" = 1'-0"



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## ROOF PLAN

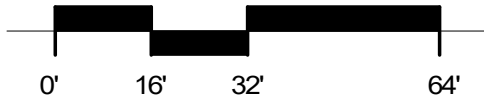
Sheet Number

1-10



# LEVEL P1 - LOWER LEVEL PARKING PLAN

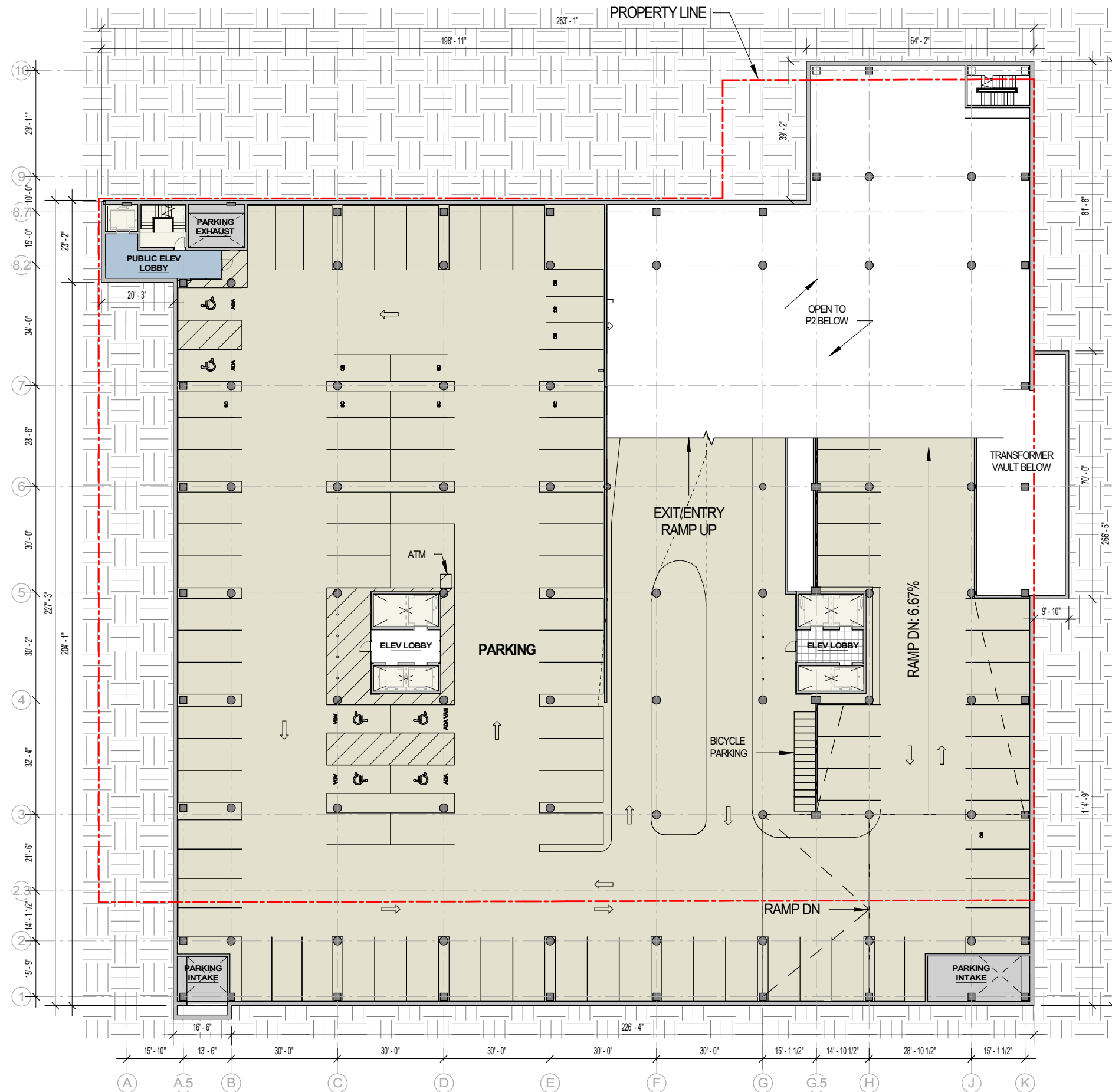
SCALE: 1/32" = 1'-0"



## PARKING STALL COUNTS

2.5 STALLS PER 1,000 SF OFFICE  
(844 STALLS; ~331,000 SF OFFICE)

LEVEL	STALLS
LEVEL P1	85
LEVEL P2	144
LEVEL P3	149
LEVEL P4	154
LEVEL P5	154
LEVEL P6	158
<b>TOTAL STALLS</b>	<b>844</b>



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**PARKING LEVEL P1**

Sheet Number

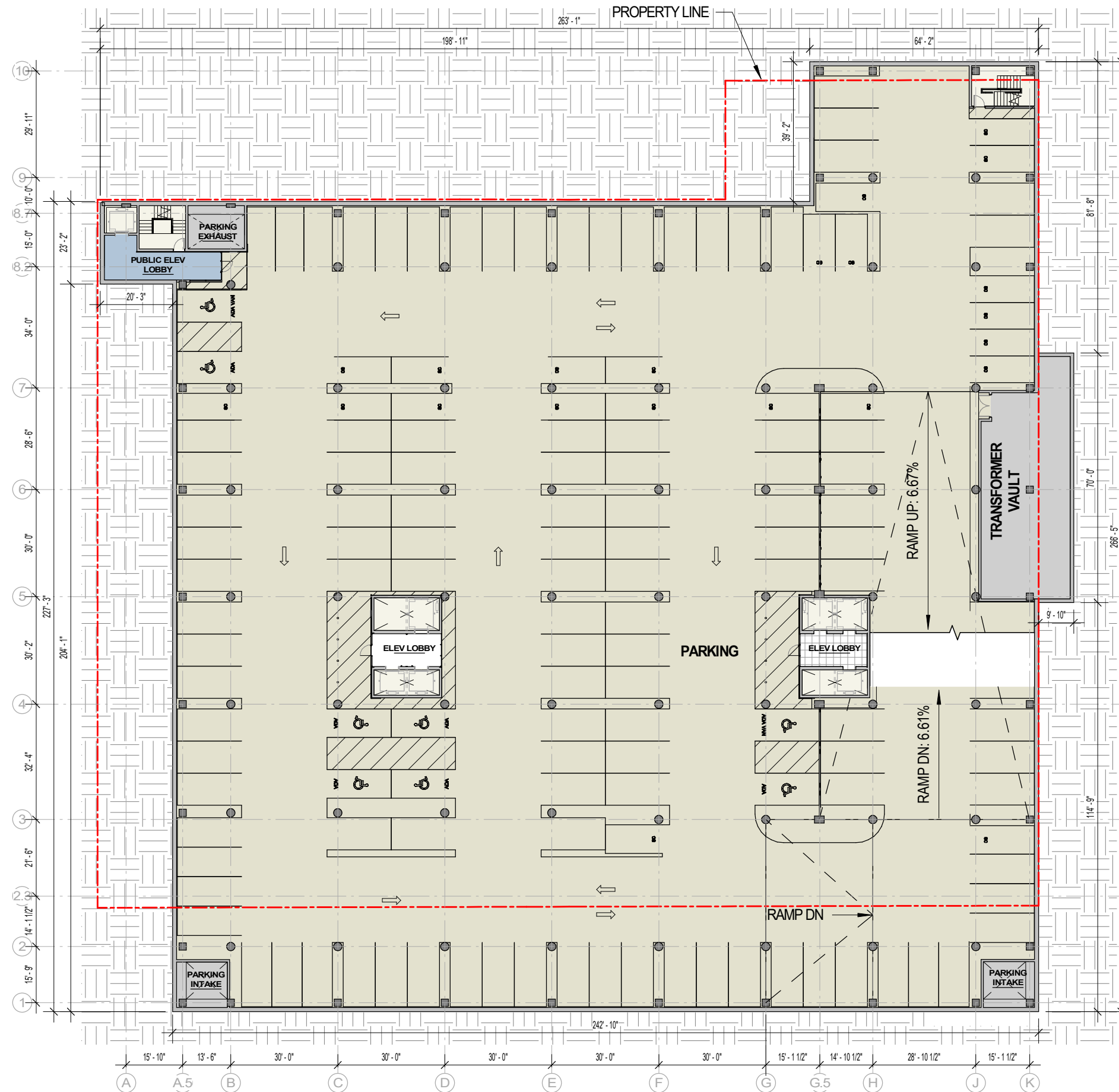
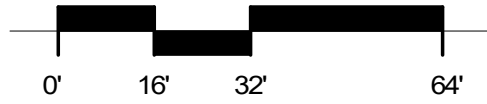
**1-P1**





# LEVEL P2 - LOWER LEVEL PARKING PLAN

SCALE: 1/32" = 1'-0"



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**PARKING LEVEL P2**

Sheet Number

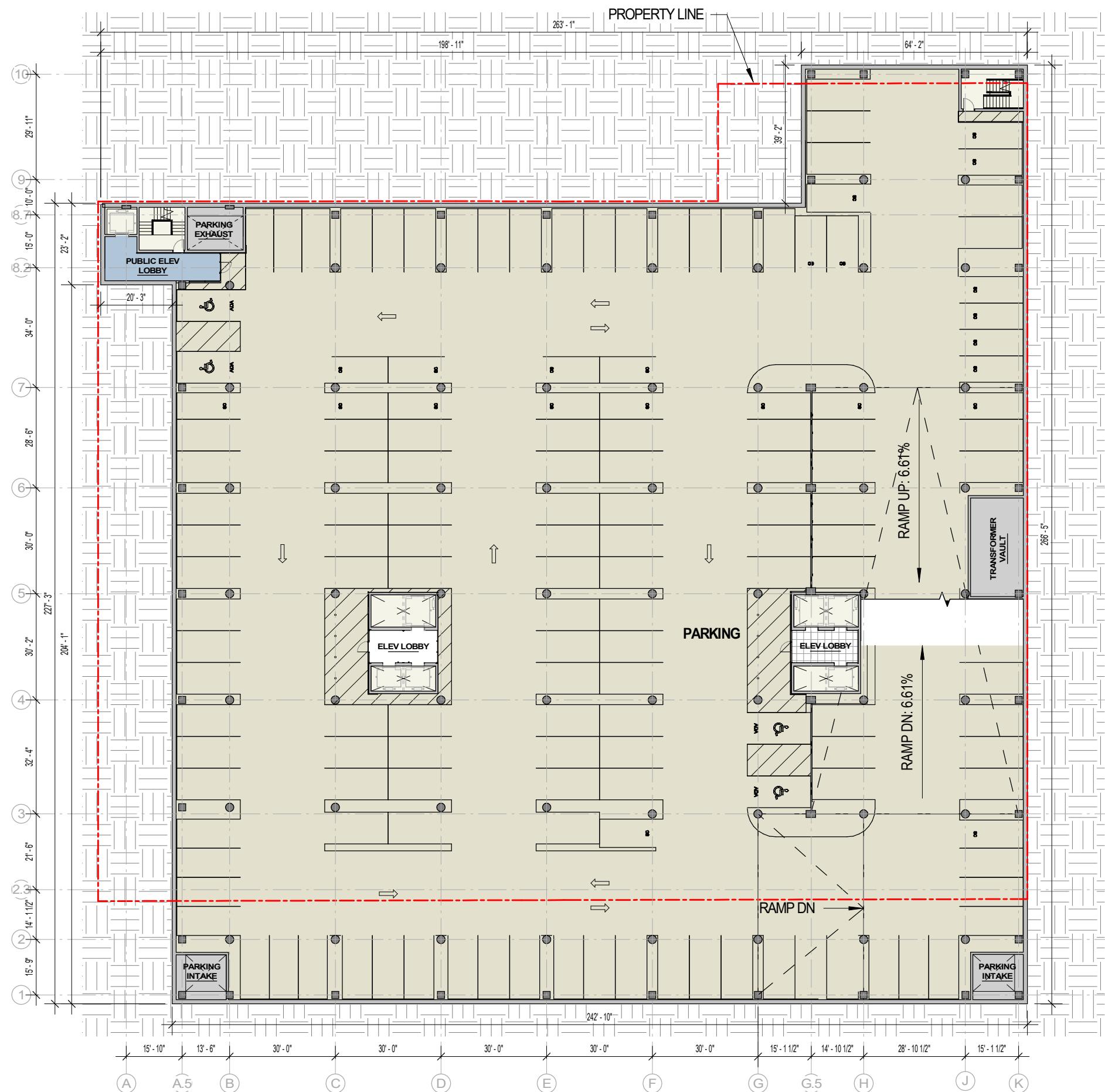
**1-P2**





# LEVEL P3 - LOWER LEVEL PARKING PLAN

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**PARKING LEVEL P3**

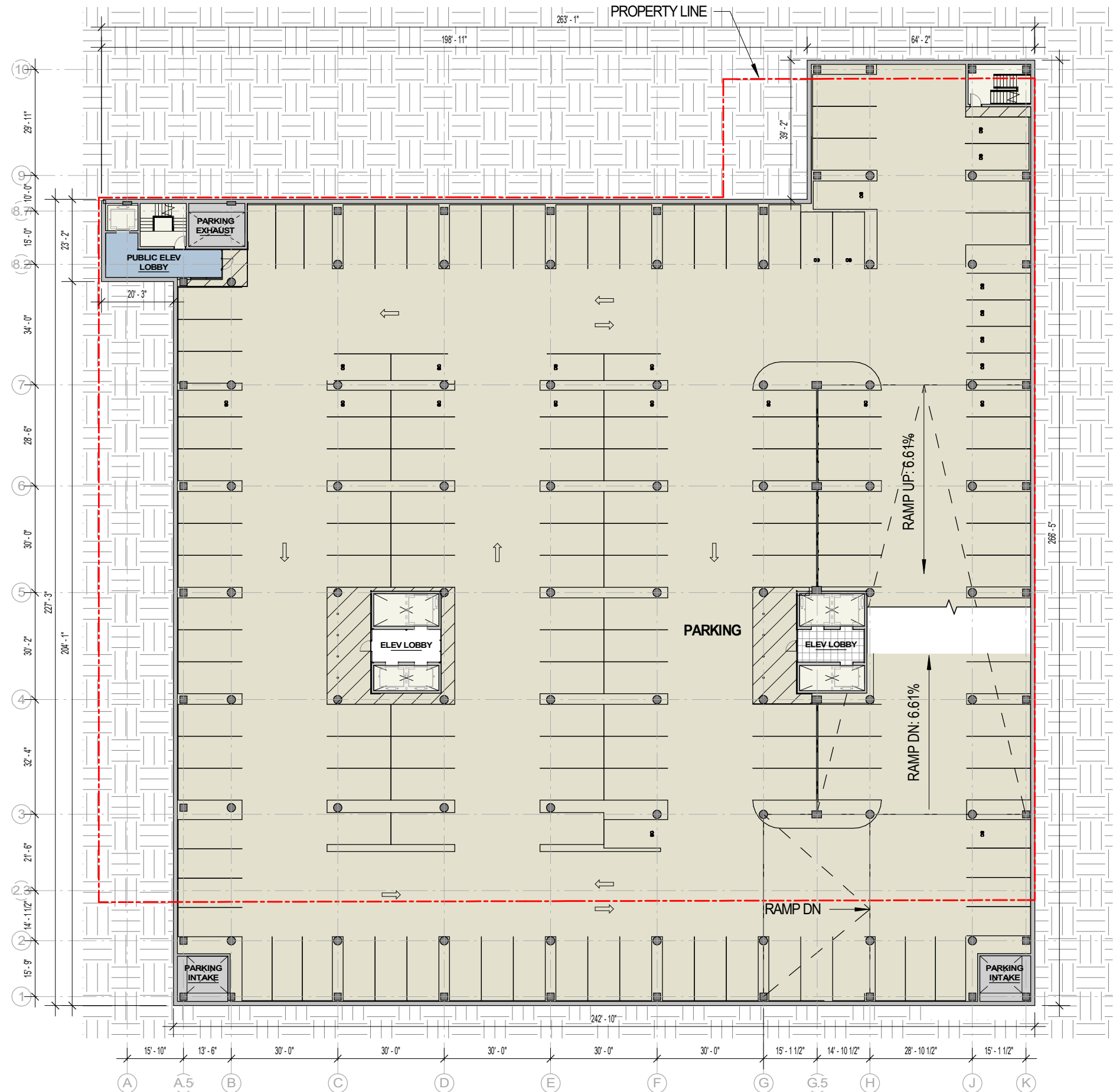
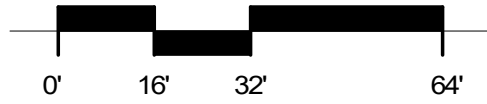
Sheet Number

**1-P3**



# LEVEL P4 - LOWER LEVEL PARKING PLAN

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**PARKING LEVEL P4**

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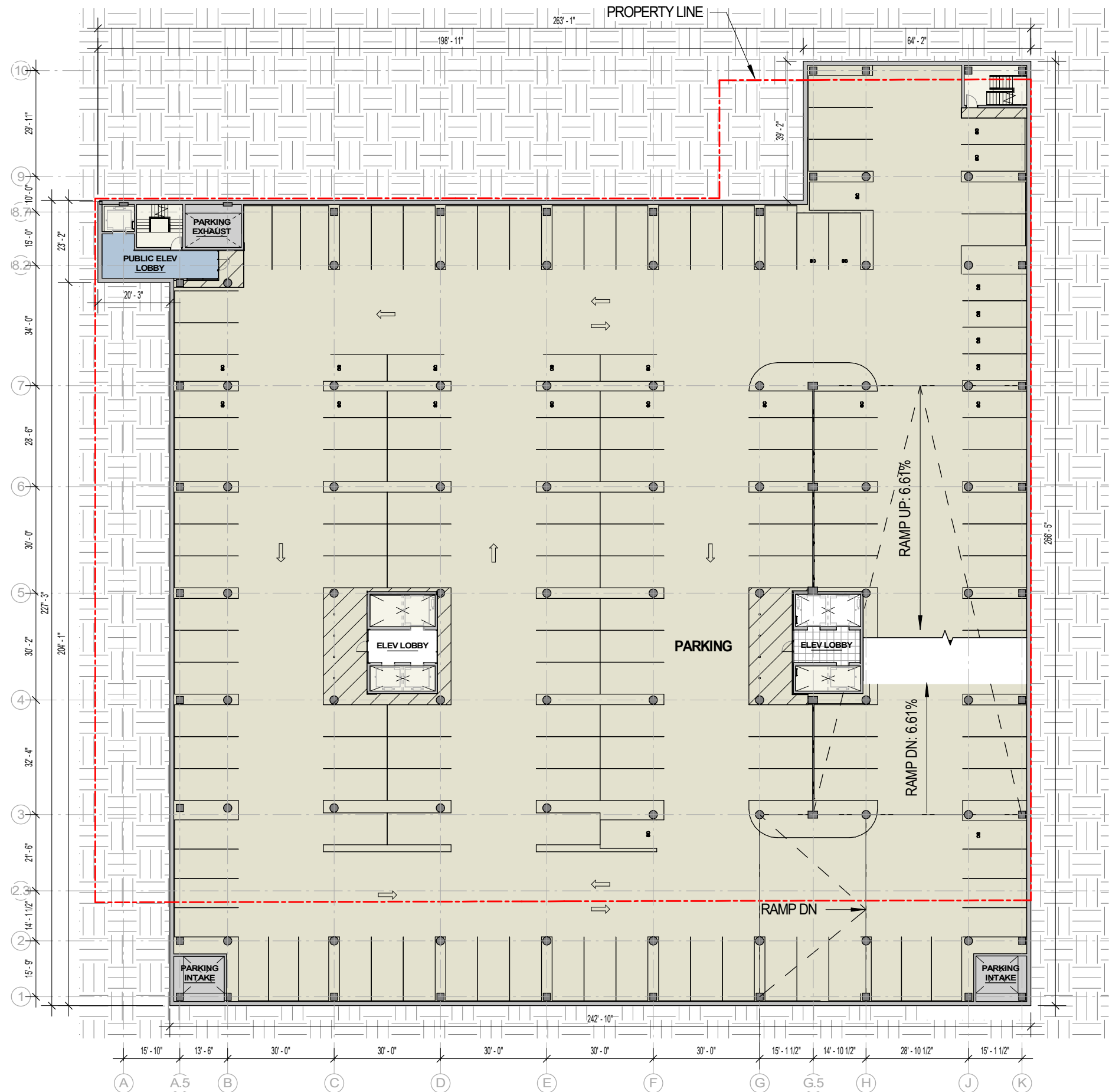
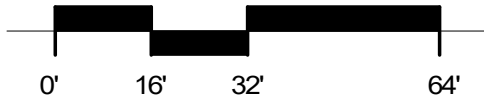
**1-P4**





# LEVEL P5 - LOWER LEVEL PARKING PLAN

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**PARKING LEVEL P5**

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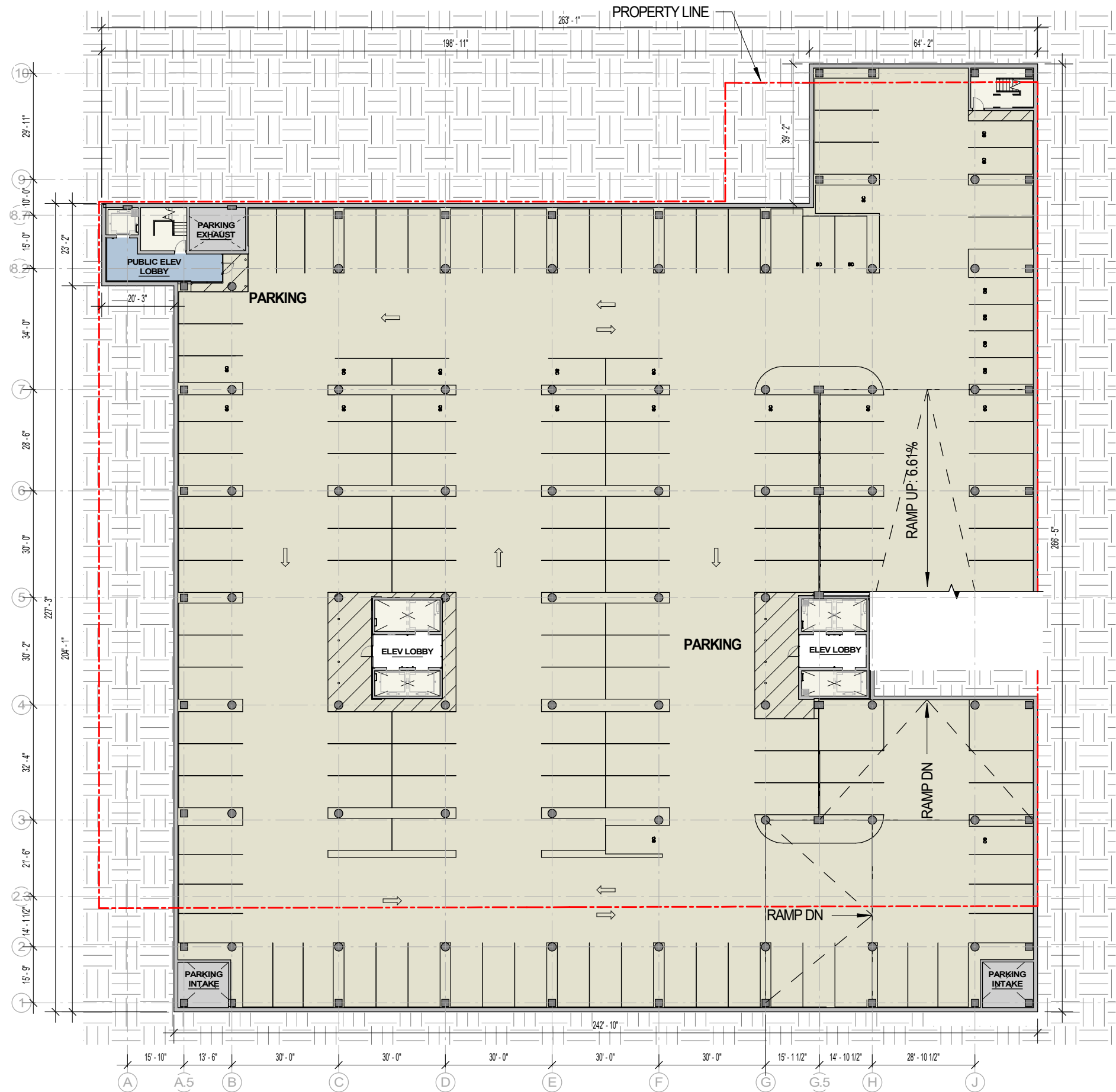
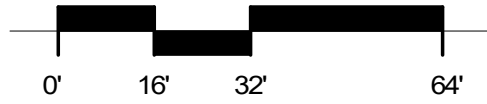
**1-P5**





# LEVEL P6 - LOWER LEVEL PARKING PLAN

SCALE: 1/32" = 1'-0"



# VALERIO DEWALT TRAIN

500 North Dearborn Street  
Suite 900  
Chicago, Illinois 60654

312.260.7300

Developer



Urban Land Interests

Project Name

**AMERICAN EXCHANGE DEVELOPMENT**

Project Address

A Portion of Block 101  
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Project Number

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Date

10/22/20

Sheet Name

**PARKING LEVEL P6**

Sheet Number

**1-P6**



# EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION	MANUF.	PRODUCT NAME/ NO.	COLOR/ FINISH	COMMENTS
<b>T</b>					
<b>GLAZING SYSTEM</b>					
CW-01	ALUM CURTAIN WALL - 4 SIDED SSG	KAWNEER	CLEARWALL		AT TOWER
CW-02	ALUM CURTAIN WALL - 2 SIDED SSG	KAWNEER	1600 SERIES 2		AT TOWER
CW-03	ALUM CURTAIN WALL W/ SPIDER FITTINGS	SADEV	CUSTOM		AT E. WASH LOBBY
CW-04					NOT USED
CW-05	ALUM CURTAIN WALL W/ GLASS MULLIONS	OLD CASTLE	CUSTOM		AT PINCKNEY LOBBY
CW-06					NOT USED
SF-01	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	CLEAR ANODIZED	ANODIZED
SF-02	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	DARK GRAY	TBD/MICA PAINT FINISH
SF-03	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	MEDIUM BRONZE	ANODIZED
SF-04					NOT USED
SF-05	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	CHAMPAGNE	ANODIZED
SF-06	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	LIGHT BRONZE	ANODIZED
SF-07	ALUM THERMALLY BROKEN WINDOW SYSTEM W/ EXTRUDED MULLION CAPS	KAWNEER	NXT-3800 SERIES	MEDIUM BRONZE	ANODIZED
<b>GLASS</b>					
GL-01	LOW IRON GLAZING				NOT USED
GL-02	STANDARD GLASS	VIRACON	RADIANT LOW-E	VRE1-59	
GL-02X	STANDARD GLASS SPANDREL	VIRACON	RADIANT LOW-E	TO MATCH GL-02	
GL-03	BLUE TINTED GLASS	VIRACON	LOW-E	VE6-42	
GL-03X	BLUE TINTED GLASS SPANDREL	VIRACON	LOW-E	TO MATCH GL-03	
GL-04	REEDED ART GLASS	TBD			AT RECONSTRUCTED CENTRE 7 FACADE
<b>METAL PANEL</b>					
MTL-01	COMPOSITE METAL PANEL			LIGHT BRONZE / MICA PAINT FINISH	COMPANION BUILDING ENTRY
MTL-02	COMPOSITE METAL PANEL			TBD/ MICA PAINT FINISH	WEBSTER EGRESS PAVILLION
MTL-03	COMPOSITE METAL PANEL			MICA FINISH TO MATCH CW-01	METAL TRIM AND SOFFITS AT TOWER
MTL-04	BRAKE METAL			TBD/ MICA PAINT FINISH	MATCH ADJACENT
MTL-05	SOFFIT PANEL			TBD/ MICA PAINT FINISH	MATCH ADJACENT
MTL-06	PLATE ALUMINUM			BRUSHED ALUMINUM	AT STEP BUILDING WINDOW SURROUNDS
MTL-07	METAL TRIM			MICA FINISH TO MATCH SF-03	AT FOUR STORY ENTRANCE
MTL-08	METAL TRIM			CHAMPAGNE	MISC TRIM AT SF-05
MTL-09	COLUMN ENCLOSURE			BRUSHED ALUMINUM	
MTL-10A	PERFORATED CORRUGATED METAL EQUIPMENT SCREEN	CENTRIA	BR5-36	TBD/ MICA PAINT FINISH	
MTL-10B	CORRUGATED METAL PANEL	CENTRIA		TBD/ MICA PAINT FINISH	
MTL-11	METAL TRIM FRAMING			CHAMPAGNE	MISC TRIM AT SF-05
MTL-12	METAL TRIM FRAMING			LIGHT BRONZE	CORNICE AT COMPANION BUILDING
MTL-13	METAL TRIM FRAMING			TBD/ MICA PAINT FINISH	CORNICE AT E. WASHINGTON LOADING DOCK
MTL-14	METAL TRIM FRAMING			CLEAR ANODIZED	TRIM @ PINCKNEY ENTRY
<b>MASONRY</b>					
ST-01	STONE PANEL			INDIANA LIMESTONE	HONED FINISH
ST-02	STONE PANEL	VETTER STONE		GLACIER BUFF	TAPESTRY FINISH
ST-03A	STONE PANEL	EARTHWORKS		EW GOLD	HONED FINISH
ST-03B	STONE PANEL	EARTHWORKS		EW GOLD	SANDBLASTED FINISH
ST-04	TERRACOTTA PANEL	TBD		NATURAL RED	FLAT AND CONVEX PROFILE AS NOTED
STB-01	STONE BASE			MASON GRANITE BEIGE	FLAMED FINISH
STB-02	STONE BASE	STONE DESIGN		WILLHOITE SUEDE	POLISHED FINISH
STB-03	STONE BASE	COLDSRING		MESABI BLACK	FLAMED FINISH
STB-04	STONE BASE	COLDSRING		LAC DU BONNET	POLISHED FINISH
STB-10	STONE BASE	POLYCOR		PICASSO	ANTIQUÉ FINISH
STB-11	STONE BASE	DAKOTA		MAHOGANY	POLISHED FINISH
STB-12	STONE BASE	COLDSRING		MESABI BLACK	FLAMED FINISH
BR-01	BRICK	YANKEE HILL		G1 - SMOOTH	AT 4 STORY FACADE
BR-02					NOT USED
BR-03	BRICK	GLEN GERY	SIoux CITY BRICK	GREY - VELOUR	AT WEBSTER LOADING DOCK
BR-04	BRICK	YANKEE HILL		FL TAN - SMOOTH	AT EAST WASHINGTON LOADING DOCK
CMU-01	CONCRETE MASONRY UNIT				ALLEY AND WALLS ADJACENT EXISTING BUILDINGS
<b>CONCRETE</b>					
CONC-01	CONCRETE COLUMN				
CONC-02	CONCRETE PLANTER				
SL-01	PRECAST CONCRETE SILL			COLOR TO MATCH BR-01	
SL-02	PRECAST CONCRETE SILL			NOT USED	
SL-03	PRECAST CONCRETE SILL			COLOR TO MATCH BR-03	
<b>RAILING</b>					
RL-01	CABLE RAIL				
RL-02	GLASS RAIL				
<b>OTHER</b>					
LV-01	MTL LOUVER			TBD/ MICA PAINT FINISH	
LV-02	MTL LOUVER			TBD/ MICA PAINT FINISH	

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## EXTERIOR MATERIAL LEGEND

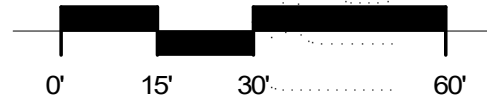
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# 2-00



# N. PINCKNEY STREET - COLOR ELEVATION

SCALE: 1" = 30'-0"



# VALERIO DEWALT TRAIN

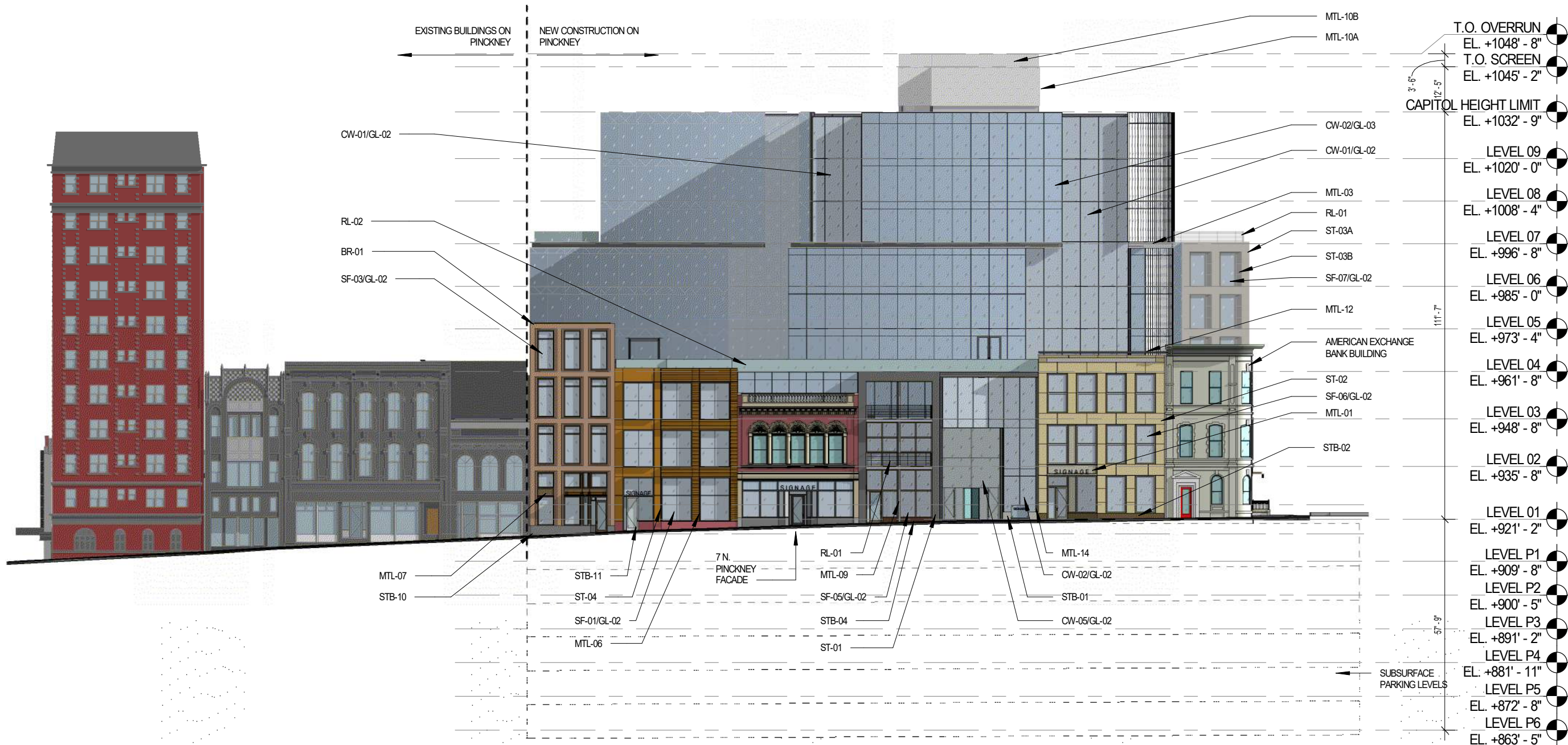
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**PINCKNEY ELEVATION**

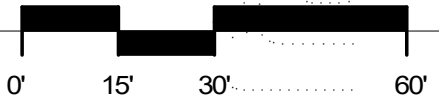
Sheet Number

**2-01**



# E. WASHINGTON AVENUE - COLOR ELEVATION

SCALE: 1" = 30'-0"



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**WASHINGTON ELEVATION**

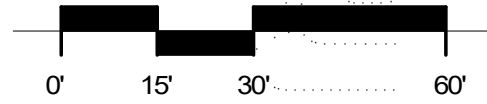
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**2-02**



# N. WEBSTER STREET - COLOR ELEVATION

SCALE: 1" = 30'-0"



# VALERIO DEWALT TRAIN

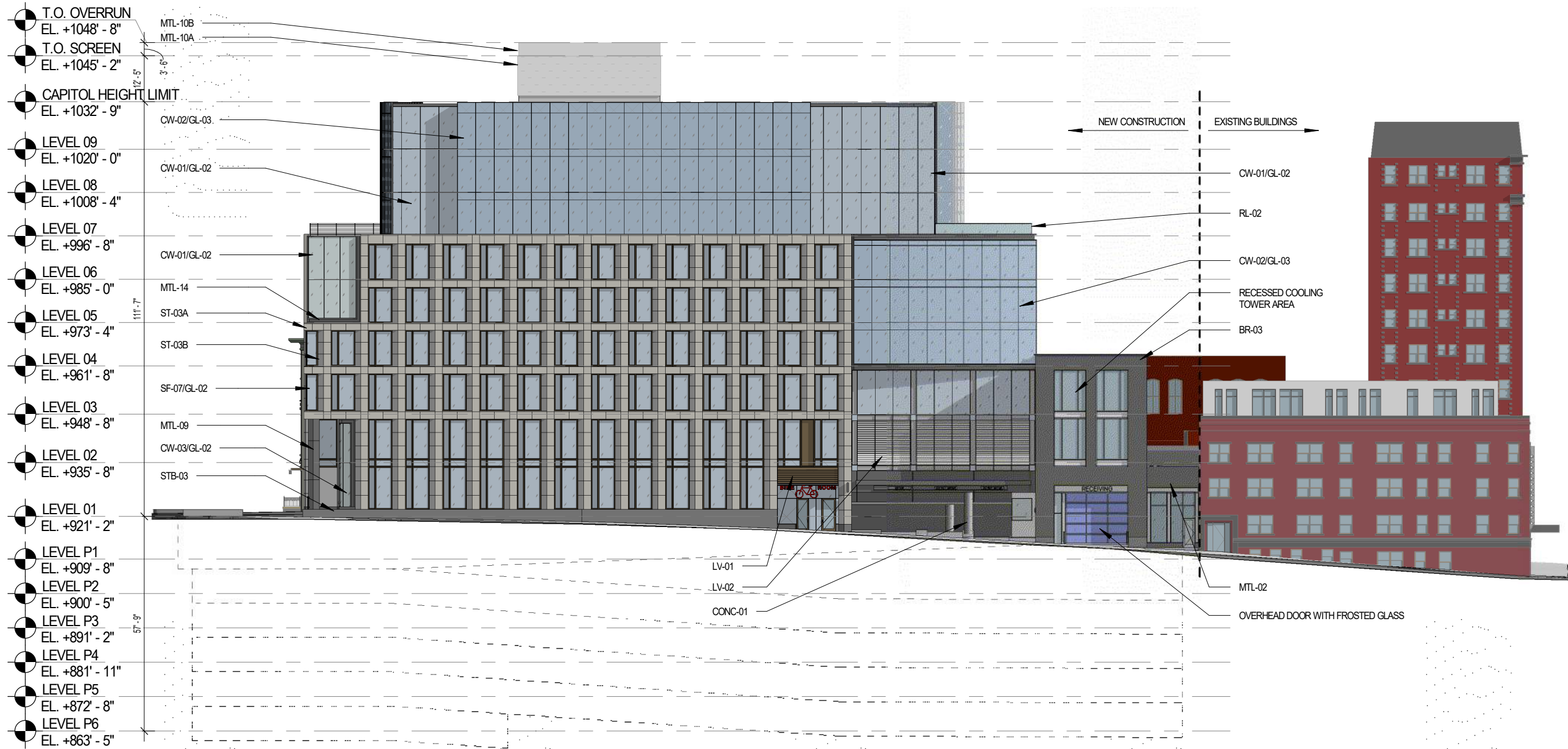
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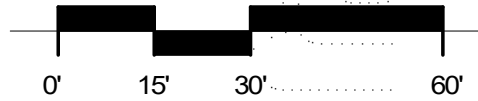
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Sheet Number

**2-03**

# NORTH FACADE - COLOR ELEVATION

SCALE: 1" = 30'-0"



# VALERIO DEWALT TRAIN

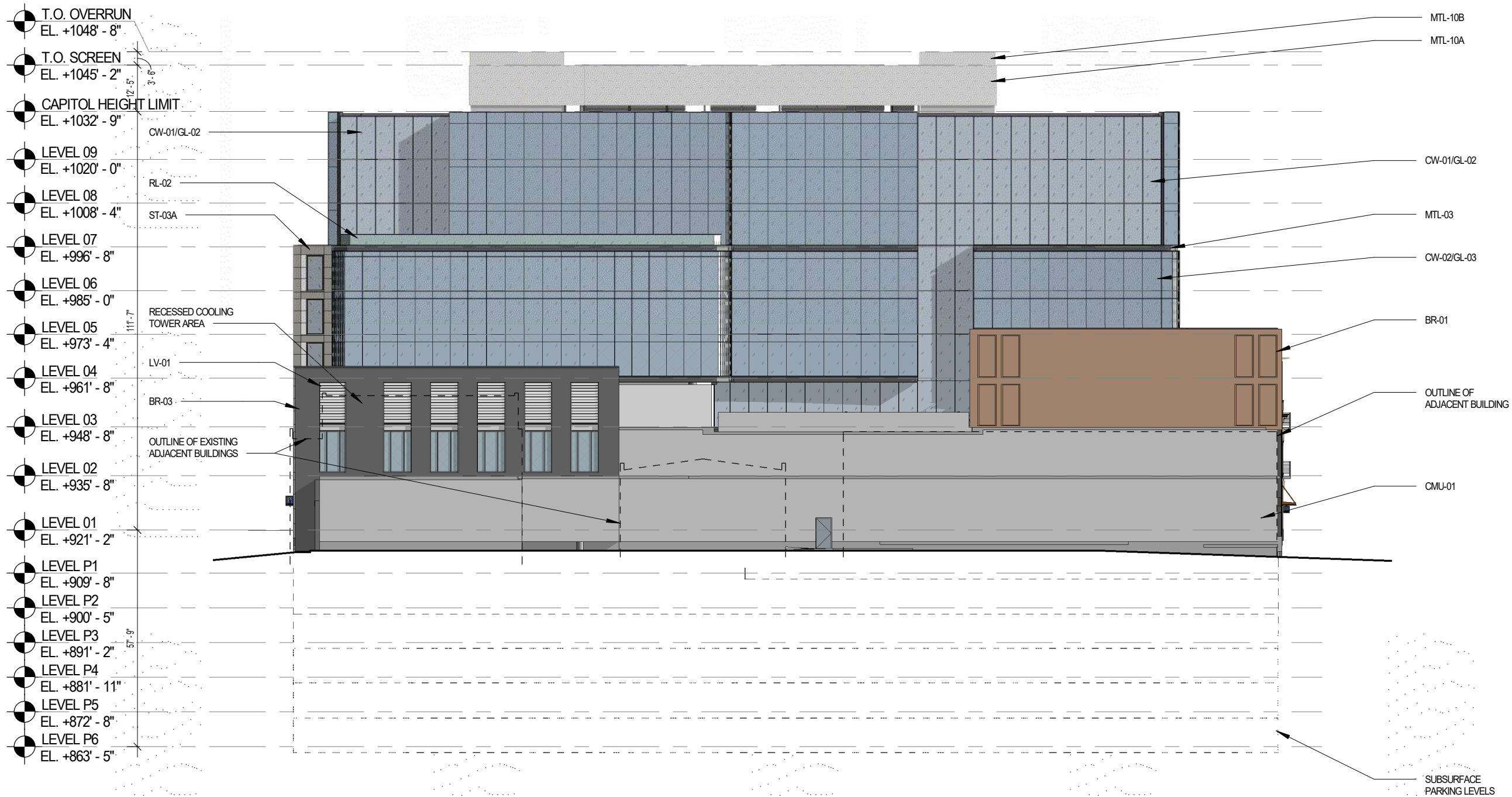
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**NORTH ELEVATION**

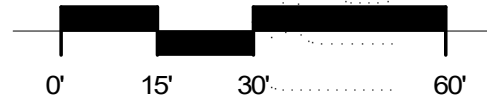
Sheet Number

**2-04**



# N. PINCKNEY STREET - ELEVATION

SCALE: 1" = 30'-0"



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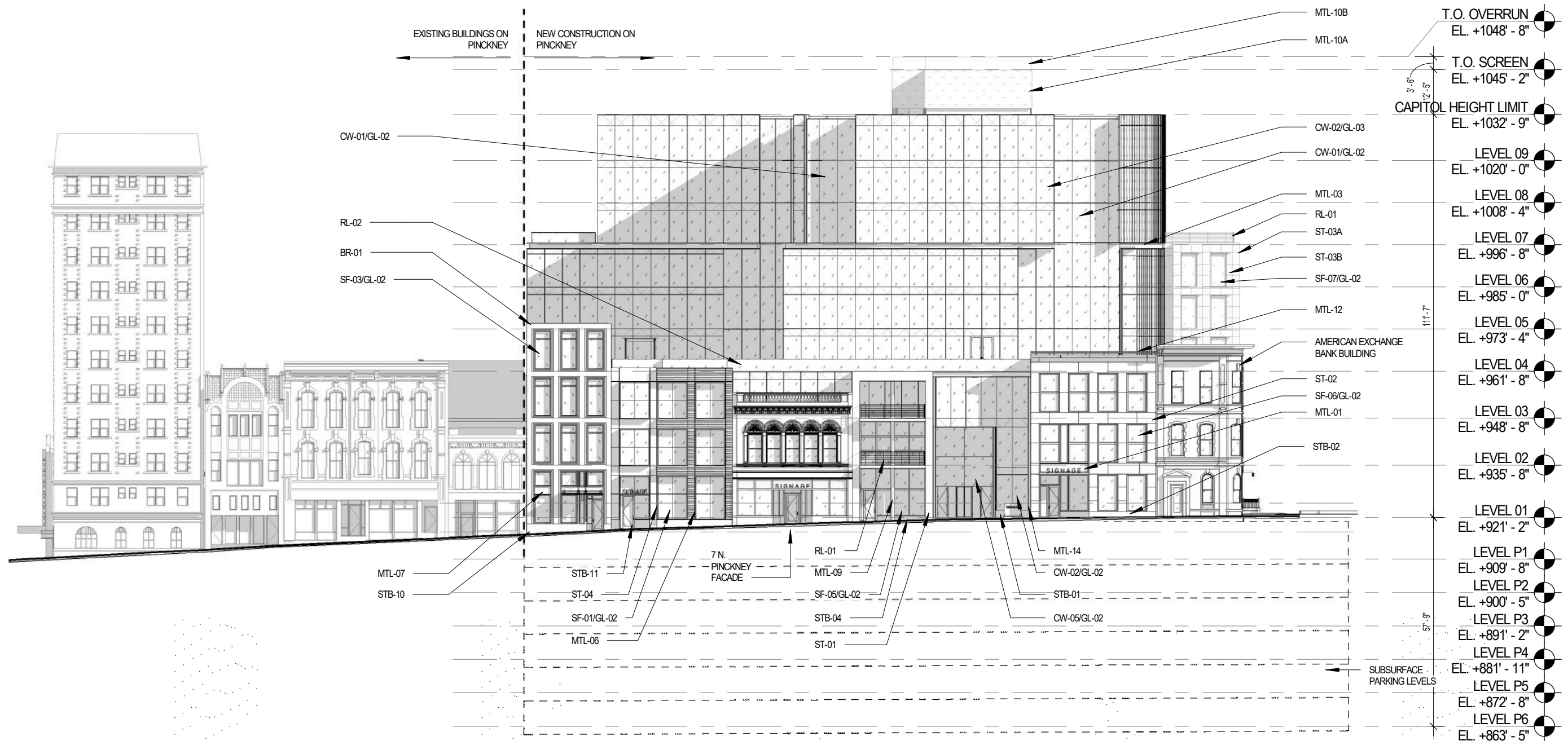
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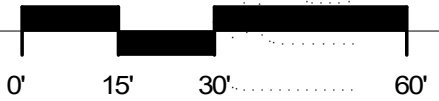
**PINCKNEY ELEVATION**

Sheet Number

**2-11**

# E. WASHINGTON AVENUE - ELEVATION

SCALE: 1" = 30'-0"



# VALERIO DEWALT TRAIN

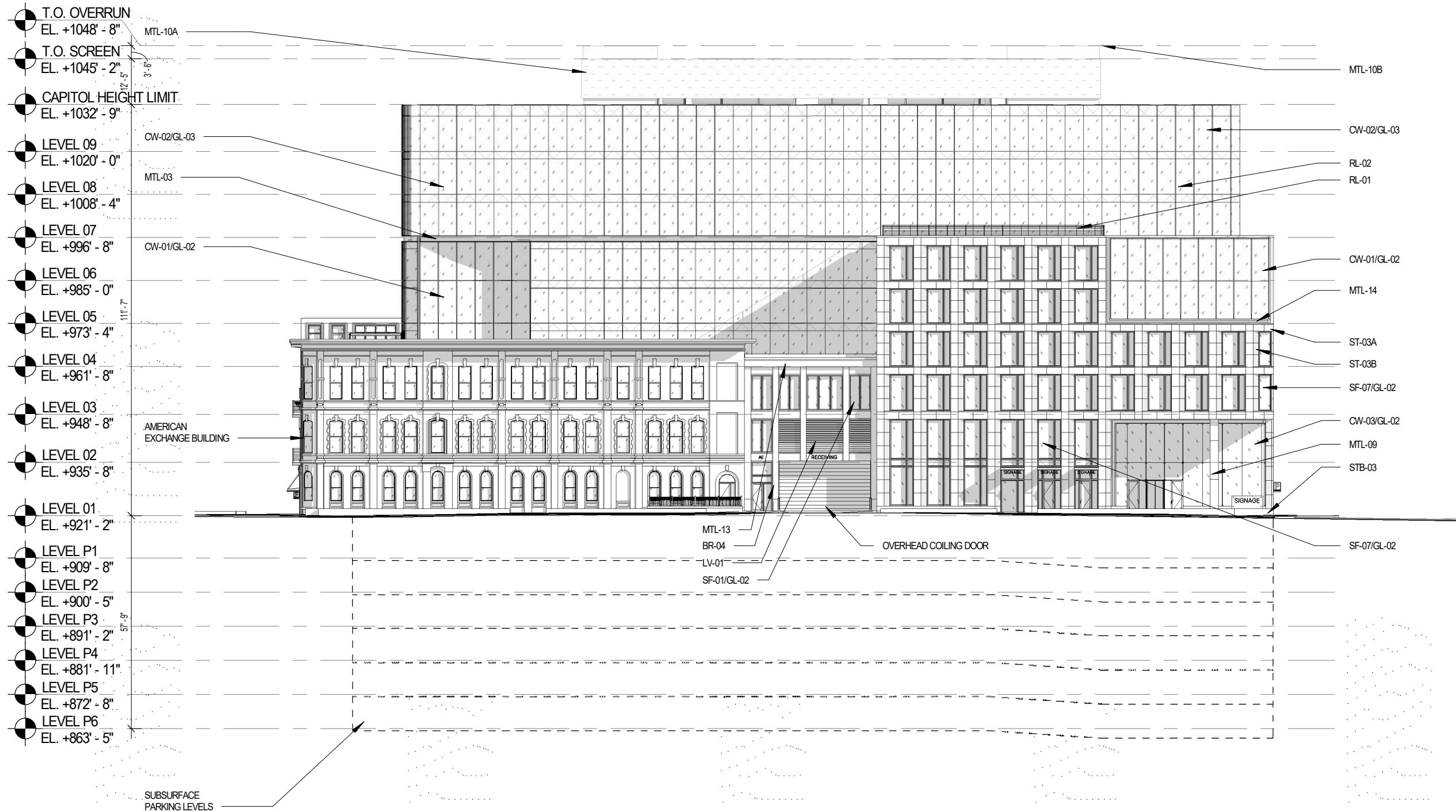
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**WASHINGTON ELEVATION**

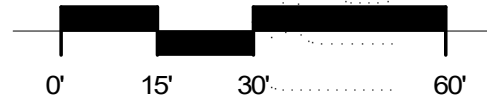
Sheet Number

**2-12**



# N. WEBSTER STREET - ELEVATION

SCALE: 1" = 30'-0"



# VALERIO DEWALT TRAIN

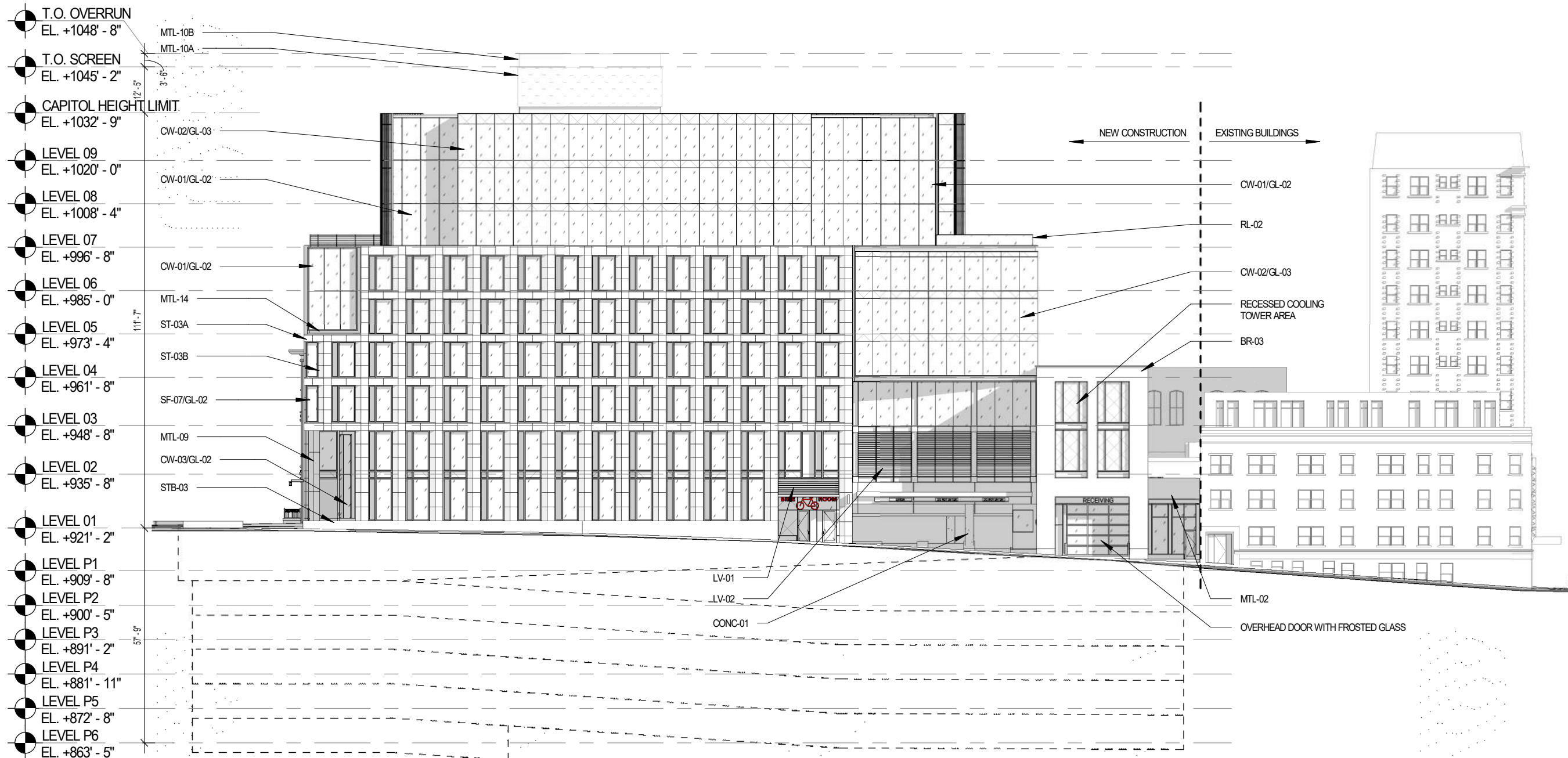
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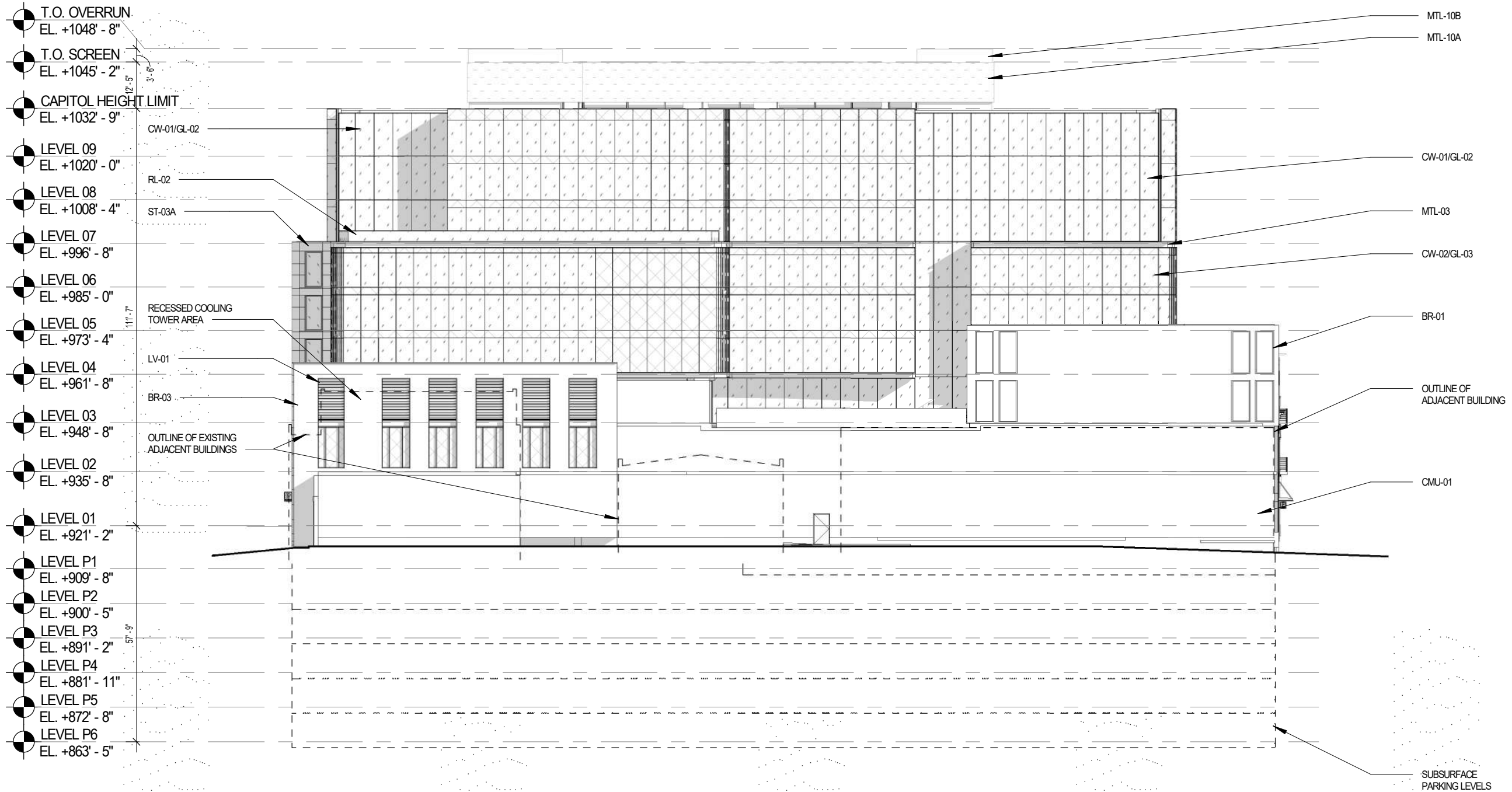
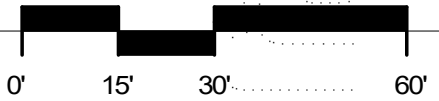
**WEBSTER ELEVATION**

Sheet Number

**2-13**

# NORTH FACADE - ELEVATION

SCALE: 1" = 30'-0"



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**NORTH ELEVATION**

Sheet Number

**2-14**



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**3 N. PINCKNEY**

Sheet Number

**2-20.1**

EXISTING AMERICAN EXCHANGE BUILDING, TO REMAIN IN PLACE

MTL-12: LIGHT BRONZE METAL CORNICE

ST-02: GLACIER BLUFF STONE PANEL WITH TAPESTRY FINISH

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

MTL-01: LIGHT BRONZE MICA FINISH METAL PANEL SYSTEM

SF-06: LIGHT BRONZE ANODIZED STOREFRONT SYSTEM

STB-02: WILLHOITE SUEDE STONE BASE WITH POLISHED FINISH



**ST-02: STONE PANELS**

**SF-06: STOREFRONT**

**MTL-12: METAL CORNICE**

**MTL-01: METAL TRIM**



**STB-02: STONE BASE**



3 N. PINCKNEY - RETAIL

1 N. PINCKNEY - RETAIL



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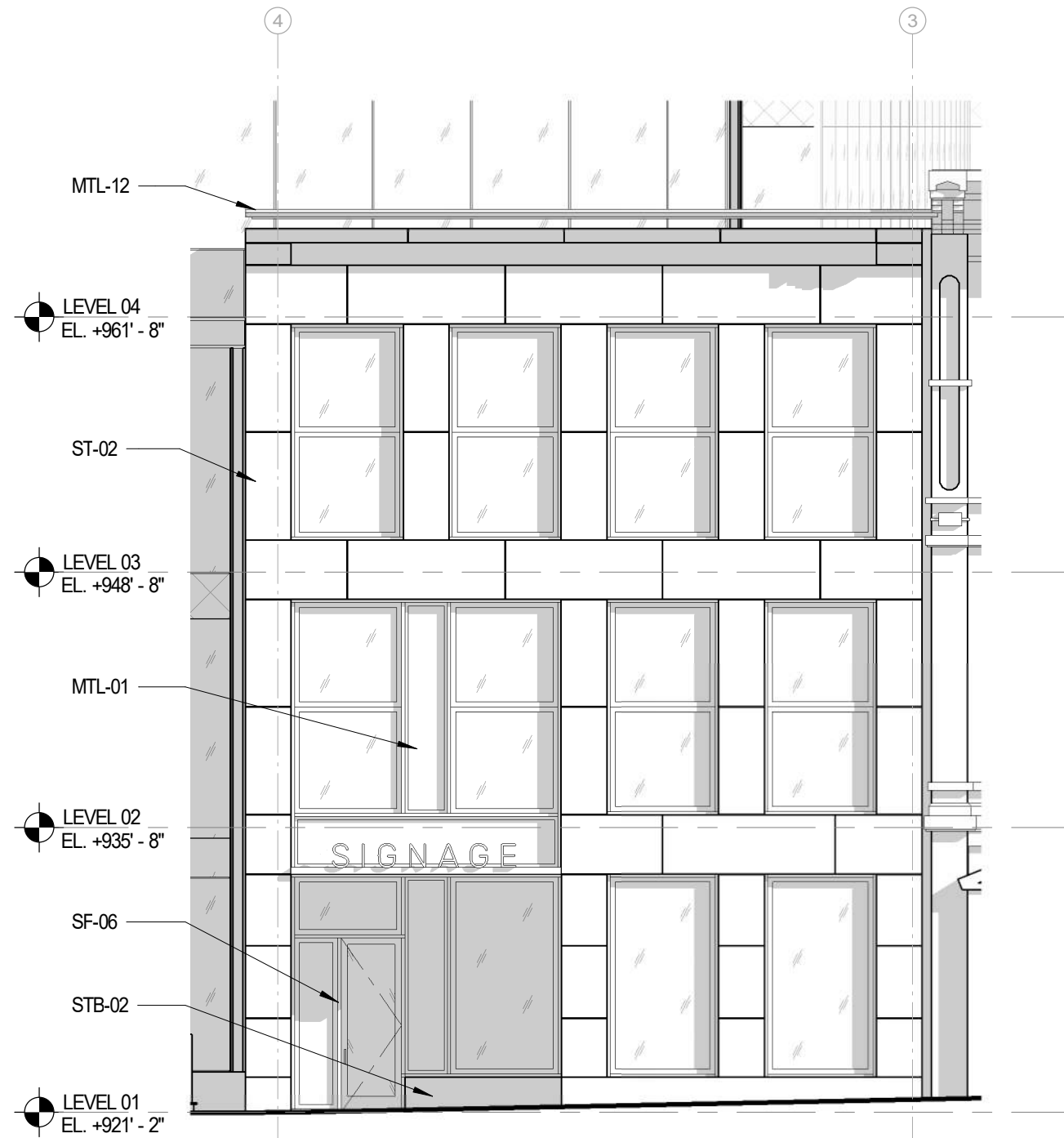
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Sheet Name

**3 N. PINCKNEY**

Sheet Number

**2-20.2**



## 3 N. PINCKNEY - ELEVATION

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





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Sheet Name

**5 N. PINCKNEY**

Sheet Number

**2-21.1**

RL-02: ALUMINUM AND GLASS RAILING SYSTEM

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

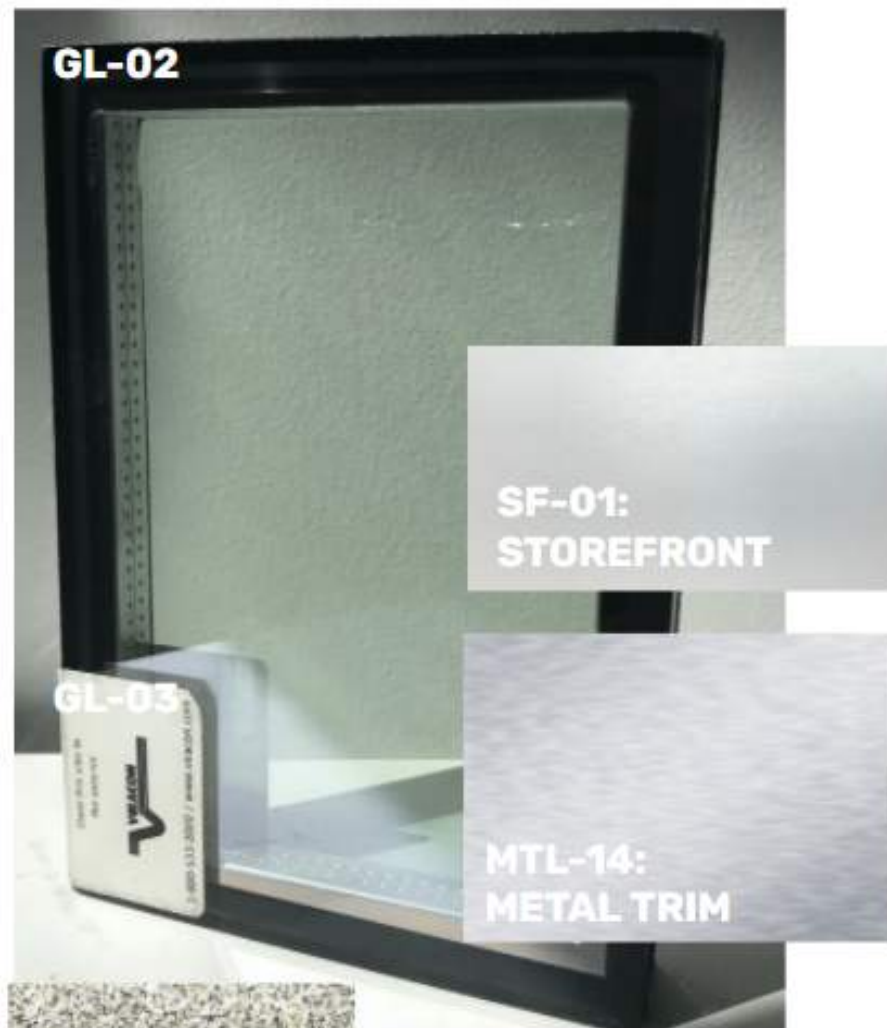
GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

SF-01: CLEAR ANODIZED STOREFRONT SYSTEM

STB-01: MASON GRANITE BEIGE STONE BASE WITH FLAMED FINISH



5 N. PINCKNEY - TOWER LOBBY



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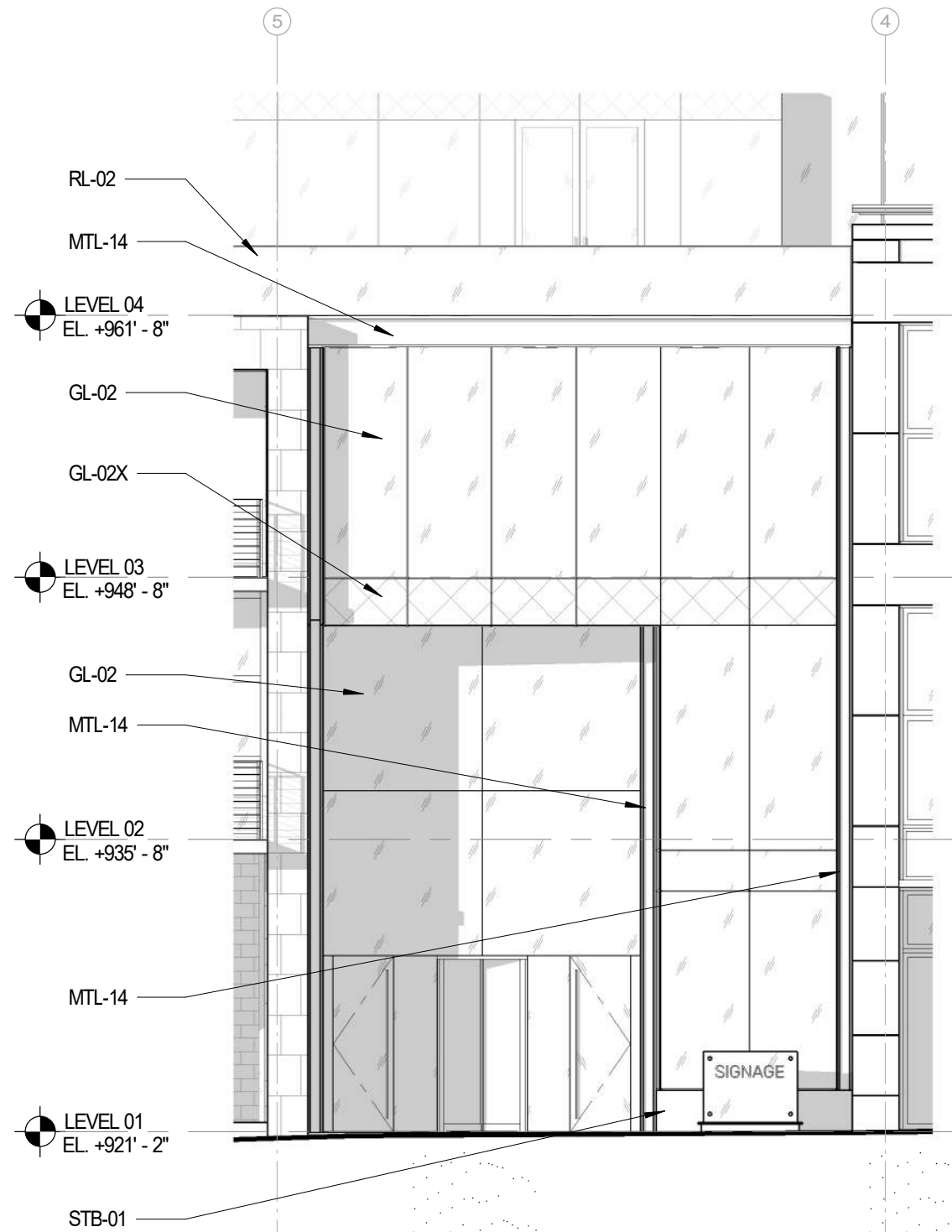
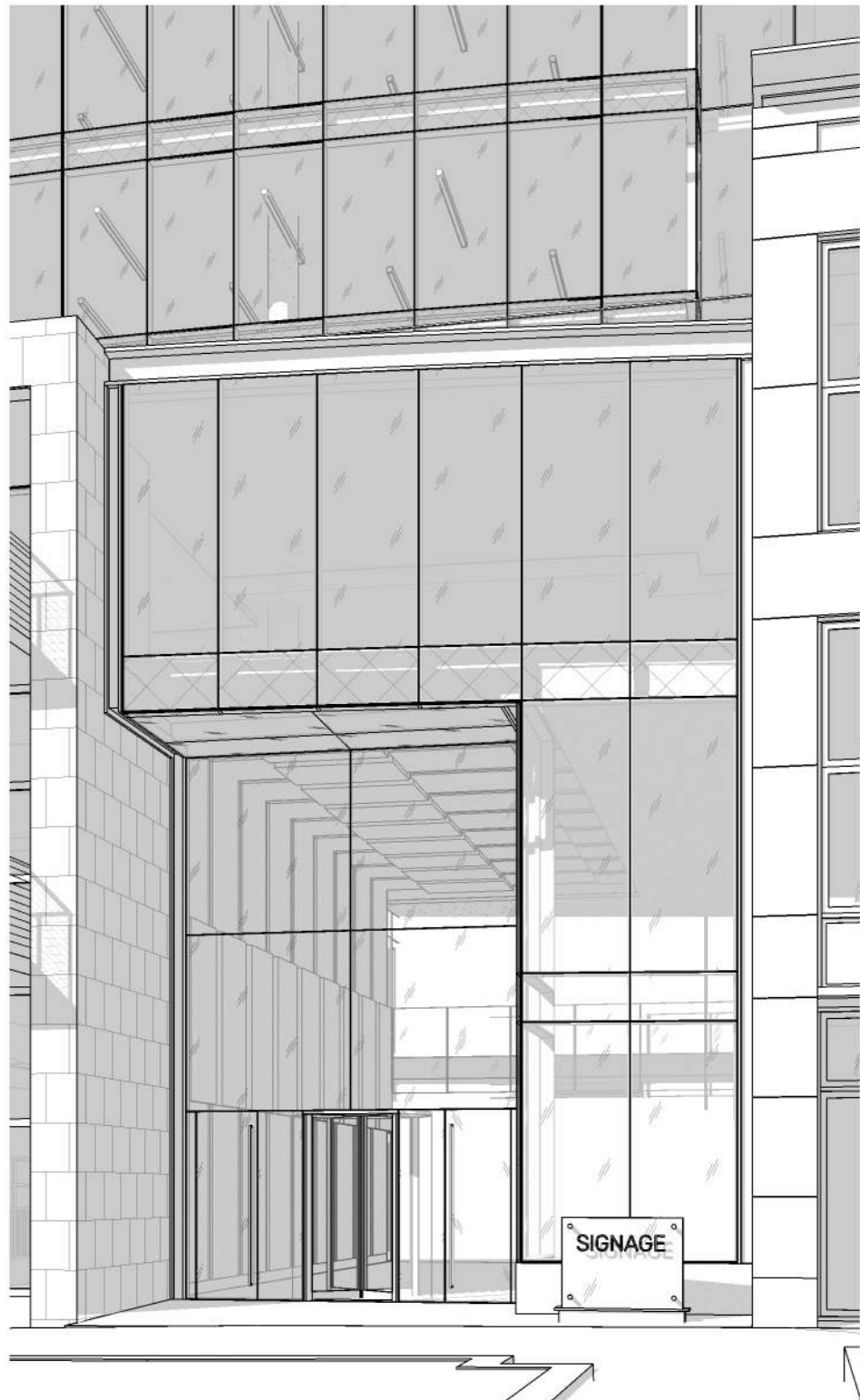
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Sheet Name

**5 N. PINCKNEY**

Sheet Number

**2-21.2**



## 5 N. PINCKNEY - ELEVATION

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





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**7 N. PINCKNEY**

Sheet Number

**2-22.1**



**GL-02**

**ST-01: INDIANA LIMESTONE**

**SF-05: STOREFRONT**

**MTL-09: COLUMN SURROUND**

**MTL-08: METAL TRIM**

**STB-04: STONE BASE**

RL-02: ALUMINUM AND GLASS RAILING SYSTEM

ST-01: INDIANA LIMESTONE WITH HONED FINISH

RL-01: ALUMINUM AND CABLE RAILING SYSTEM

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

MTL-09: BRUSHED ALUMINUM COLUMN COVER

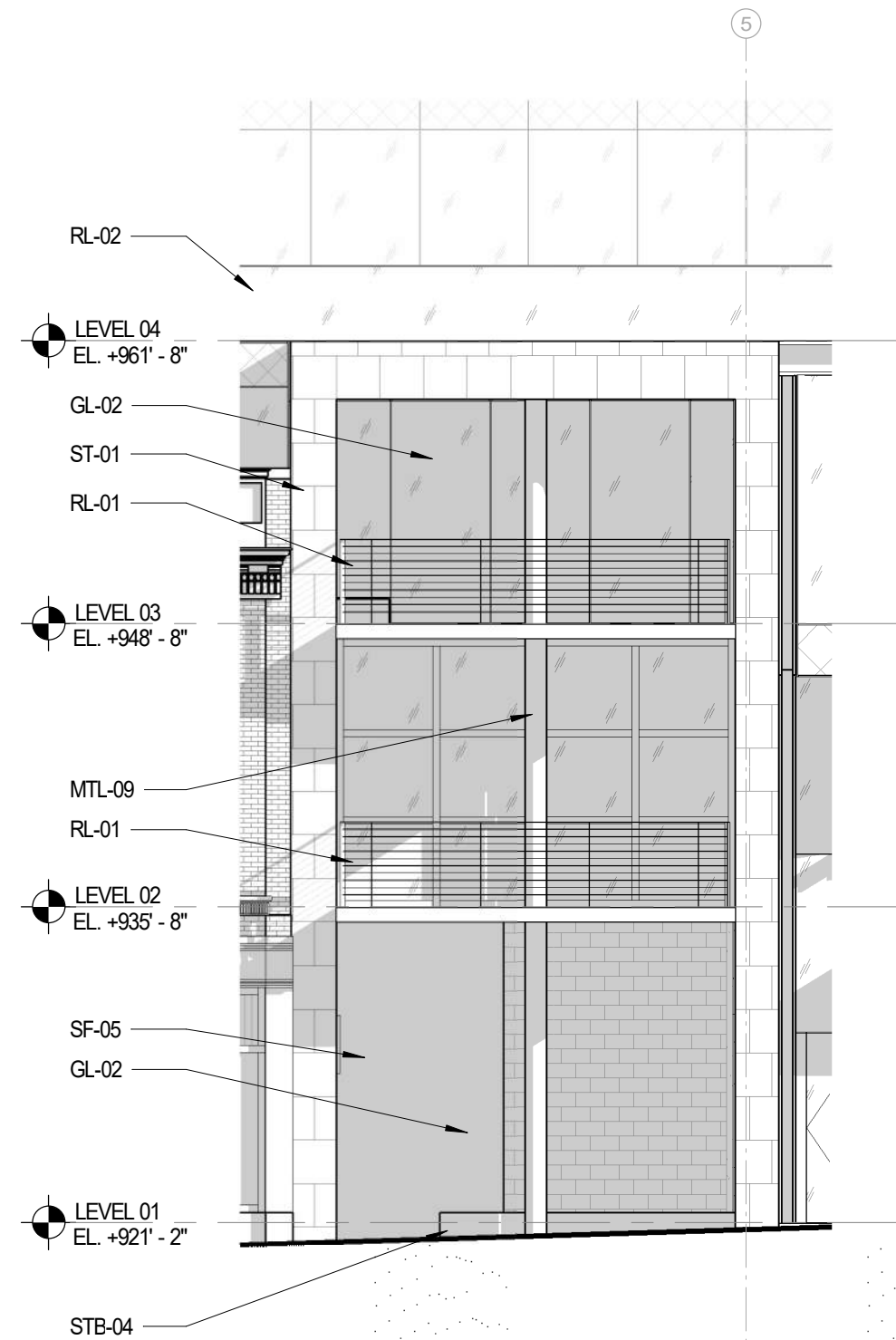
RL-01: ALUMINUM AND CABLE RAILING SYSTEM

SF-05: CHAMPAGNE ANODIZED STOREFRONT SYSTEM

STB-04: LAC DU BONNET GRANITE BEIGE STONE BASE WITH POLISHED FINISH



7 N. PINCKNEY - RETAIL



# 7 N. PINCKNEY - ELEVATION

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



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**7 N. PINCKNEY**

Sheet Number

**2-22.2**



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**11 N. PINCKNEY**

Sheet Number

**2-23.1**

RL-02: ALUMINUM AND GLASS RAILING SYSTEM BEYOND

RELOCATED AND RESTORED 7 N. PINCKNEY 2ND FLOOR FACADE

TERRACOTTA TO MATCH RELOCATED TERRACOTTA ABOVE

GL-04: REEDED "ART" GLASS

SF-02: DARK GRAY STOREFRONT SYSTEM

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

STB-12: MASABI BLACK STONE BASE WITH FLAMED FINISH



11 N. PINCKNEY - RETAIL



GL-02

SF-02: STOREFRONT

TERRACOTTA

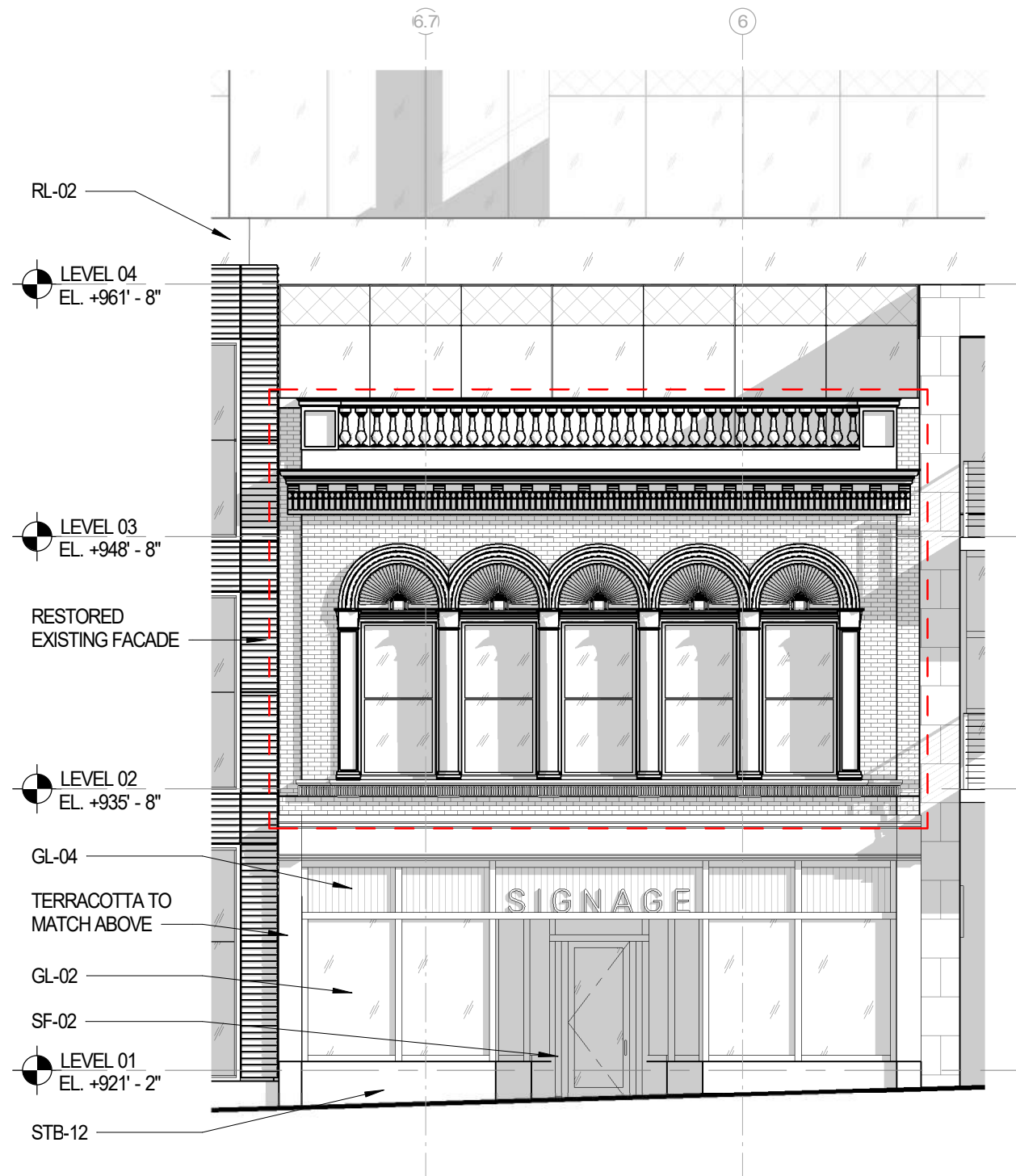


STB-12: STONE BASE



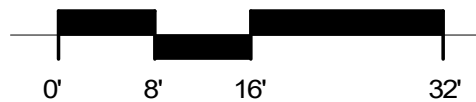
GL-04: REEDED GLASS





## 11 N. PINCKNEY - ELEVATION

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





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**15 N. PINCKNEY**

Sheet Number

**2-24.1**



**GL-02**

**ST-04:  
TERRACOTTA**

**SF-01:  
STOREFRONT**



**STB-11:  
STONE BASE**

**MTL-06:  
WINDOW SURROUND**

RL-02: ALUMINUM AND  
GLASS RAILING SYSTEM

ST-04: FLAT  
TERRACOTTA PANELS

MTL-06: BRUSHED PLATE  
ALUMINUM WINDOW  
SURROUNDS

GL-02: CLEAR LOW-E  
INSULATED GLAZING  
UNITS

ST-04: CONCAVE  
TERRACOTTA PANELS

SF-01: CLEAR ANODIZED  
STOREFRONT SYSTEM

STB-11: MAHOGANY  
STONE BASE WITH  
POLISHED FINISH



15 N. PINCKNEY - RETAIL



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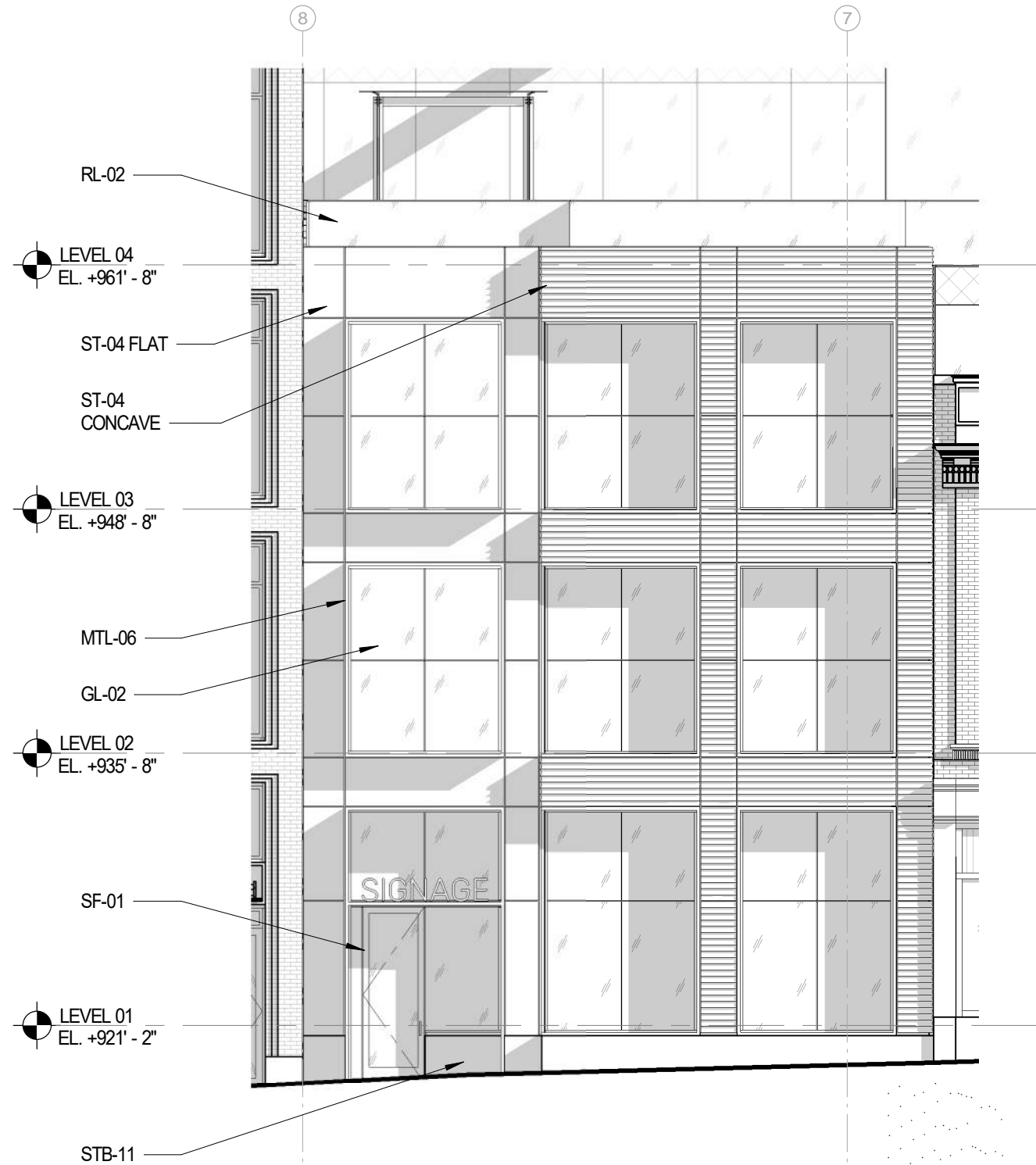
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Sheet Name

**15 N. PINCKNEY**

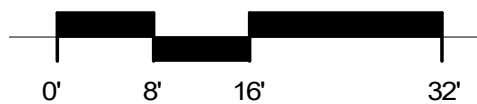
Sheet Number

**2-24.2**



## 15 N. PINCKNEY - ELEVATION

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





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Sheet Name

**19 N. PINCKNEY**

Sheet Number

**2-25.1**



**GL-02**



**BR-01:  
FACE BRICK**



**SF-03:  
STOREFRONT**



**STB-10:  
STONE BASE**



**MTL-07:  
METAL TRIM**

BR-01: "G1 - SMOOTH"  
FACE BRICK

GL-02: CLEAR LOW-E  
INSULATED GLAZING  
UNITS

EXISTING MASONRY  
BUILDING TO REMAIN

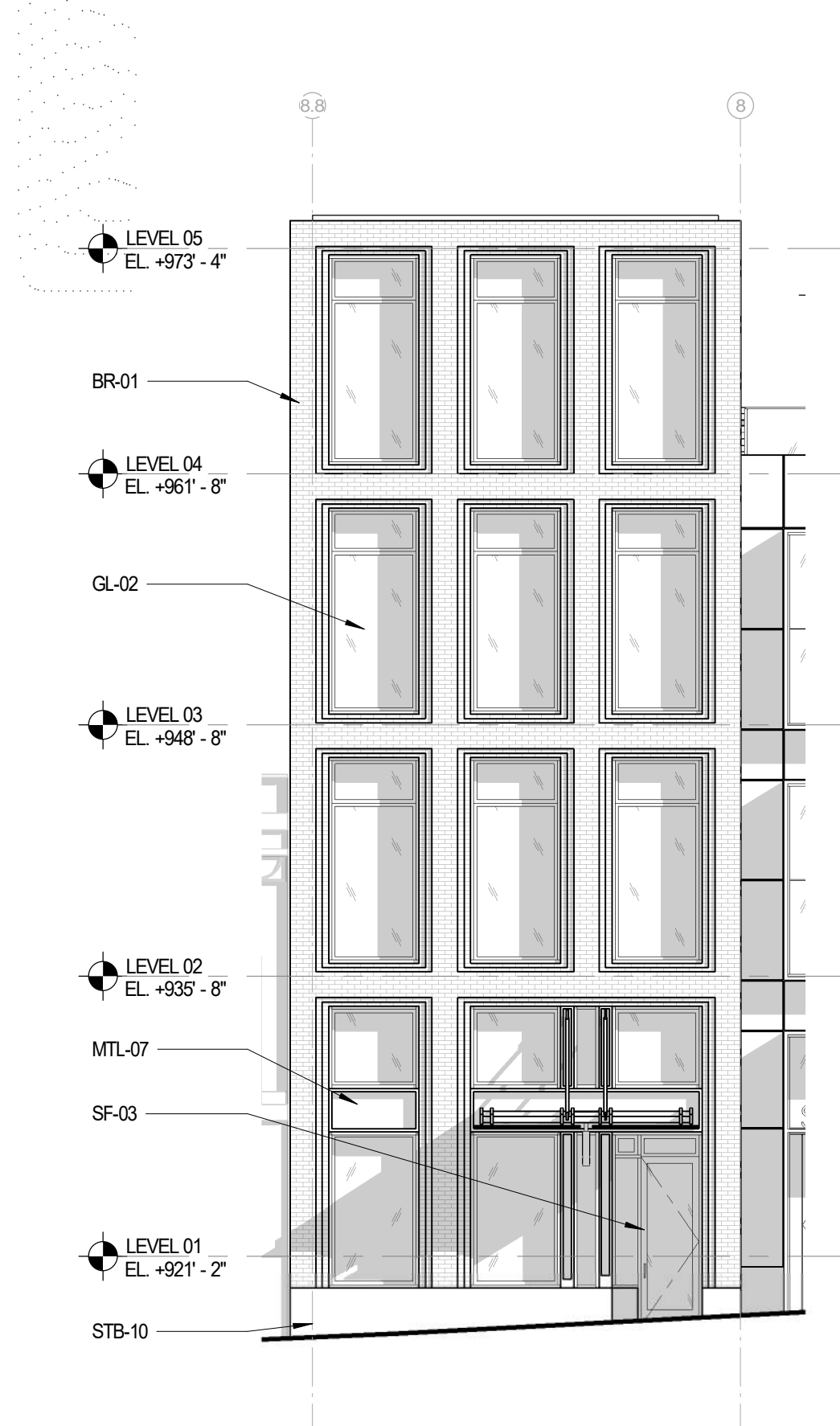
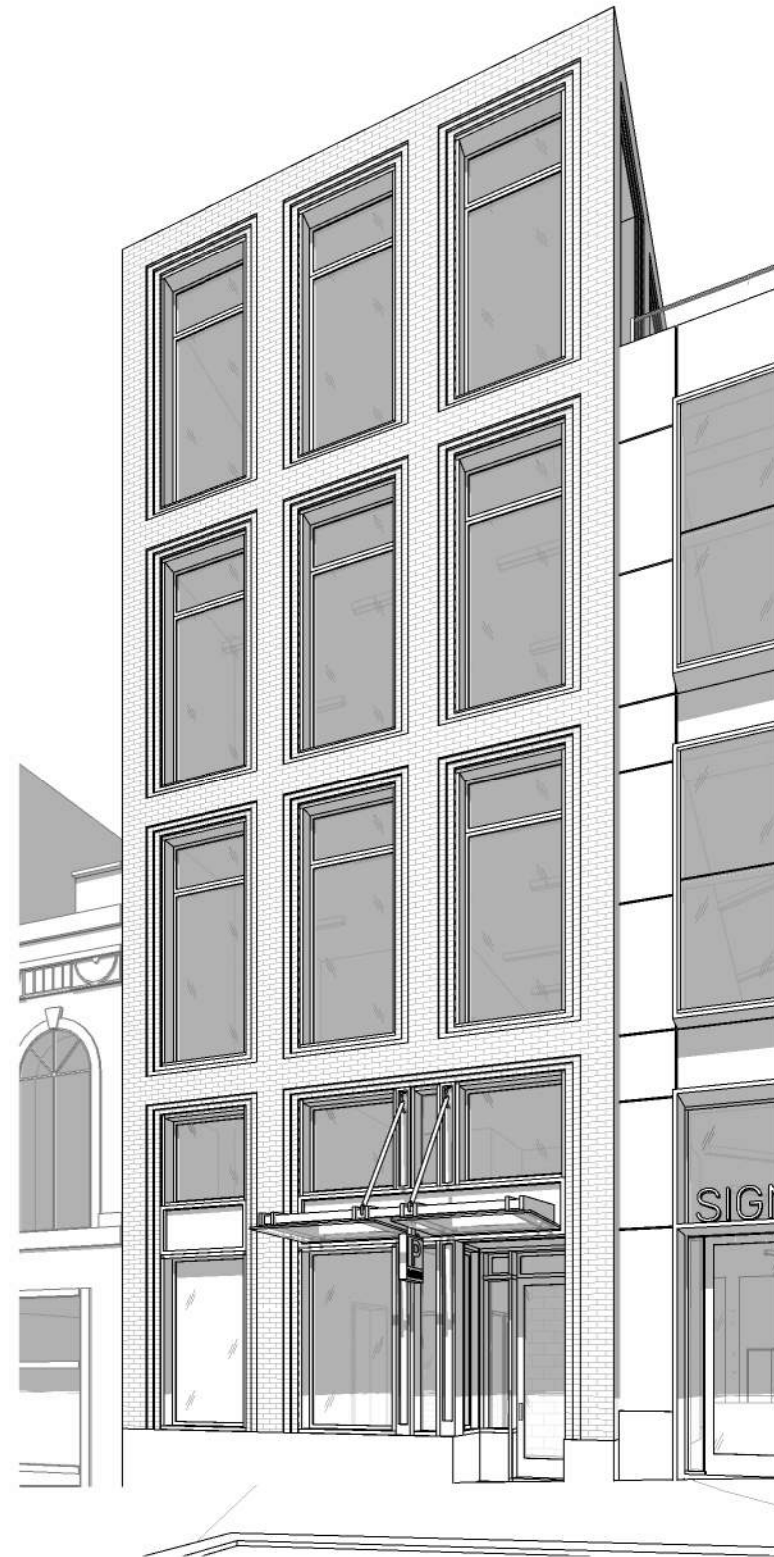
MTL-07: MEDIUM  
BRONZE MICA FINISH  
METAL TRIM TO  
MATCH SF-03

SF-03: MEDIUM  
BRONZE ANODIZED  
STOREFRONT SYSTEM

STB-10: PICASSO  
STONE BASE WITH  
ANTIQUE FINISH



19 N. PINCKNEY - PARKING GARAGE ELEVATOR LOBBY



# 19 N. PINCKNEY - ELEVATION

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



# VALERIO DEWALT TRAIN

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312.260.7300

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Urban Land Interests

Project Name

## AMERICAN EXCHANGE DEVELOPMENT

Project Address

A Portion of Block 101  
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Project Number

18038.00

Date

10/22/20

Sheet Name

19 N. PINCKNEY

Sheet Number

2-25.2



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Date

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Sheet Name

**E. WASHINGTON LOADING DOCK**

Sheet Number

**2-26.1**



**GL-02**



**BR-04:  
FACE BRICK**

**SF-01:  
STOREFRONT**



**STB-10:  
STONE BASE**

**MTL-13:  
METAL CORNICE**

RL-02: ALUMINUM AND GLASS RAILING SYSTEM BEYOND PARAPET

MTL-13: MICA FINISH METAL TRIM CORNICE

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS ABOVE LOADING DOCK

BR-04: "FL TAN - SMOOTH" FACE BRICK

LV-01: ALUMINUM LOUVER SYSTEM, FINISH TO MATCH SF-01

GL-02: FROSTED AT LOADING DOCK

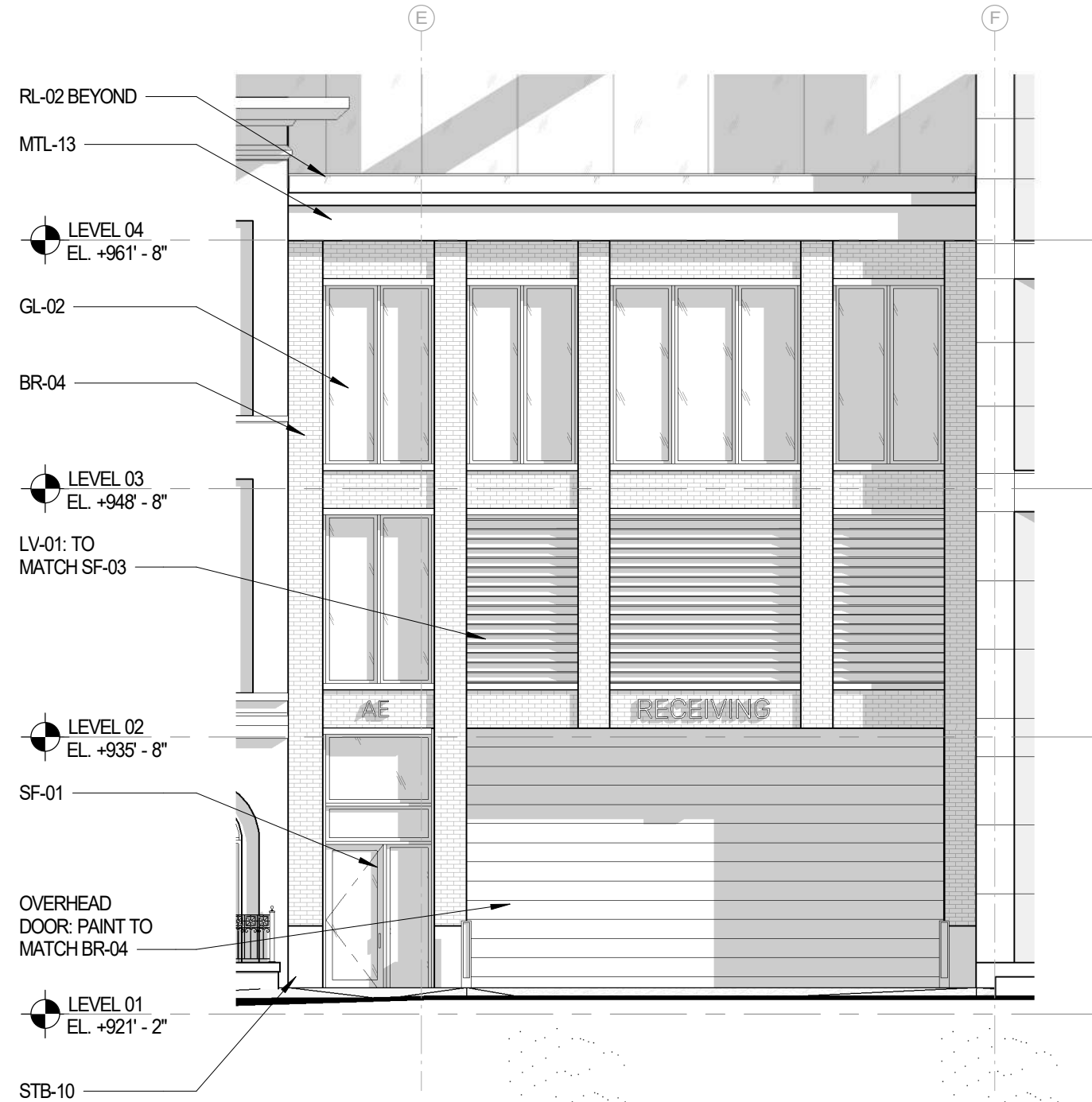
SF-01: CLEAR ANODIZED STOREFRONT SYSTEM

OVERHEAD COILING DOOR, PAINT TO MATCH BR-04

STB-10: PICASSO STONE BASE WITH ANTIQUE FINISH



EAST WASHINGTON LOADING DOCK



## E WASHINGTON LOADING - ELEVATION

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





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STB-03A:  
HONED STONE PANEL

SF-07:  
STOREFRONT

STB-03B:  
SANDBLASTED STONE PANEL



GL-02

STB-03:  
STONE BASE

MTL-09:  
COLUMN  
SURROUND

SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS

MTL-07: MEDIUM BRONZE MICA FINISH METAL TRIM TO MATCH SF-07

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

ST-03A: "EW-GOLD" STONE FACADE WITH HONED FINISH

ST-03B: "EW-GOLD" STONE FACADE WITH SANDBLASTED FINISH

MTL-09: BRUSHED ALUMINUM COLUMN COVER



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Date

10/22/20

Sheet Name

**E. WASHINGTON RETAIL/LOBBY**

Sheet Number

**2-27.1**



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## E WASHINGTON RETAIL - ELEVATION

SCALE: 3/32" = 1'-0"



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Date

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Sheet Name

**E. WASHINGTON RETAIL/LOBBY**

Sheet Number

**2-27.2**



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SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

ST-03A: "EW-GOLD" STONE FACADE WITH HONED FINISH

ST-03B: "EW-GOLD" STONE FACADE WITH SANDBLASTED FINISH



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18038.00

Date

10/22/20

Sheet Name

**WEBSTER FACADE**

Sheet Number

**2-28.1**

NORTH WEBSTER FACADE



# VALERIO DEWALT TRAIN

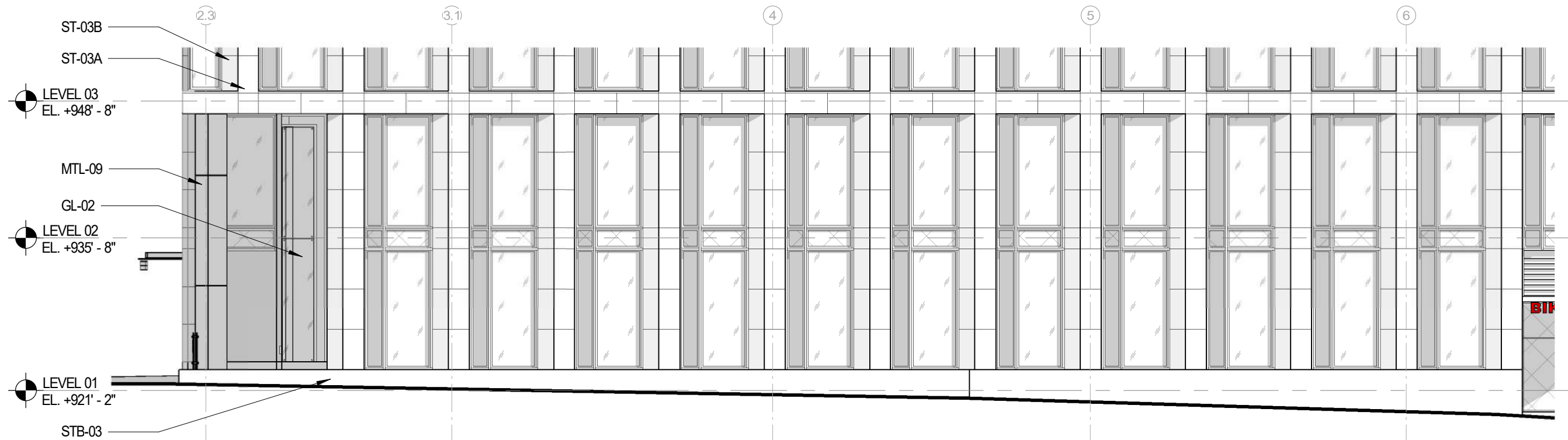
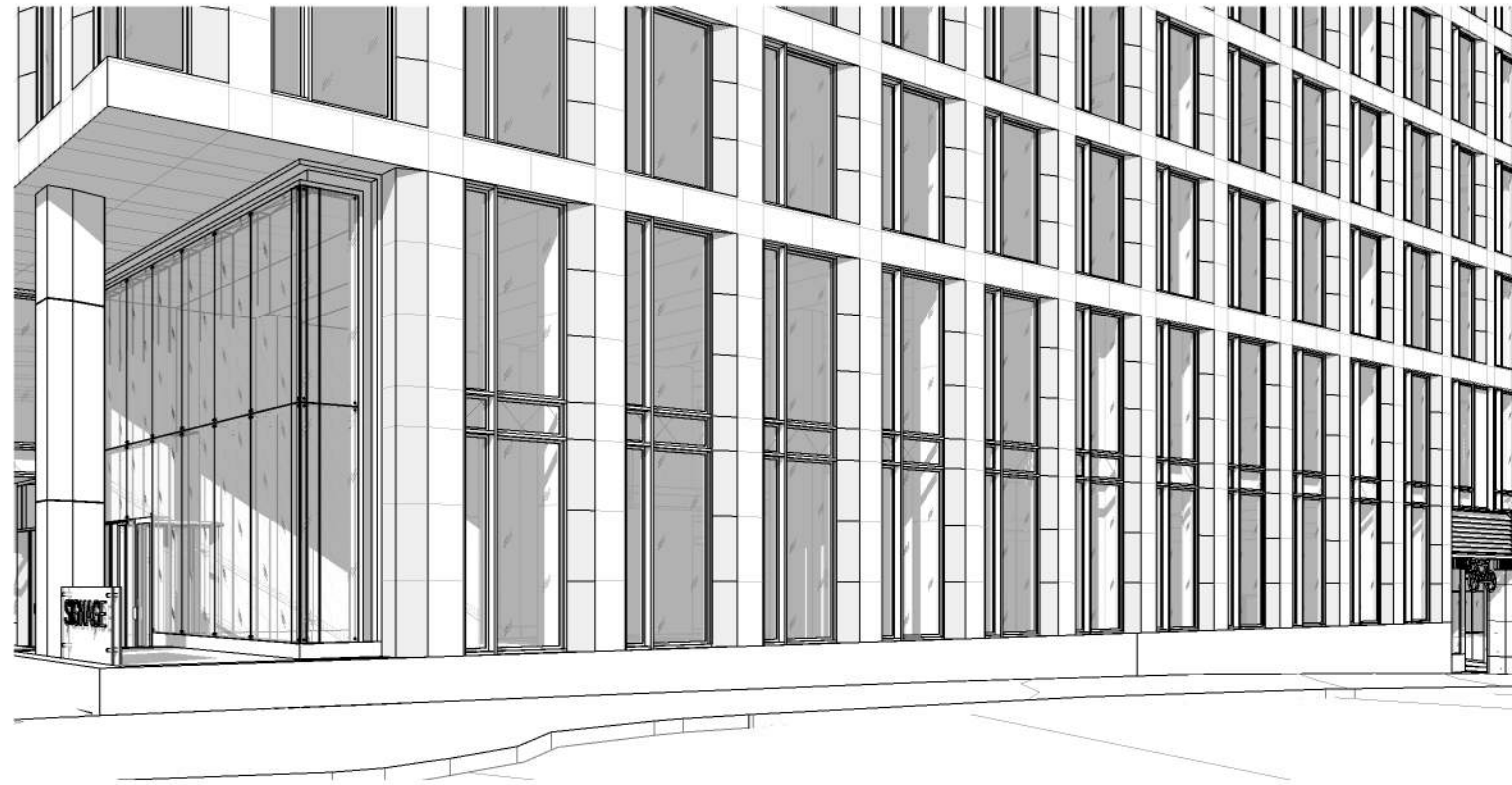
500 North Dearborn Street  
Suite 900  
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312.260.7300

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Project Name

**AMERICAN EXCHANGE DEVELOPMENT**

Project Address

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Project Number

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Date

10/22/20

Sheet Name

**WEBSTER FACADE**

Sheet Number

**2-28.2**

## WEBSTER FACADE - ELEVATION

SCALE: 3/32" = 1'-0"





# VALERIO DEWALT TRAIN

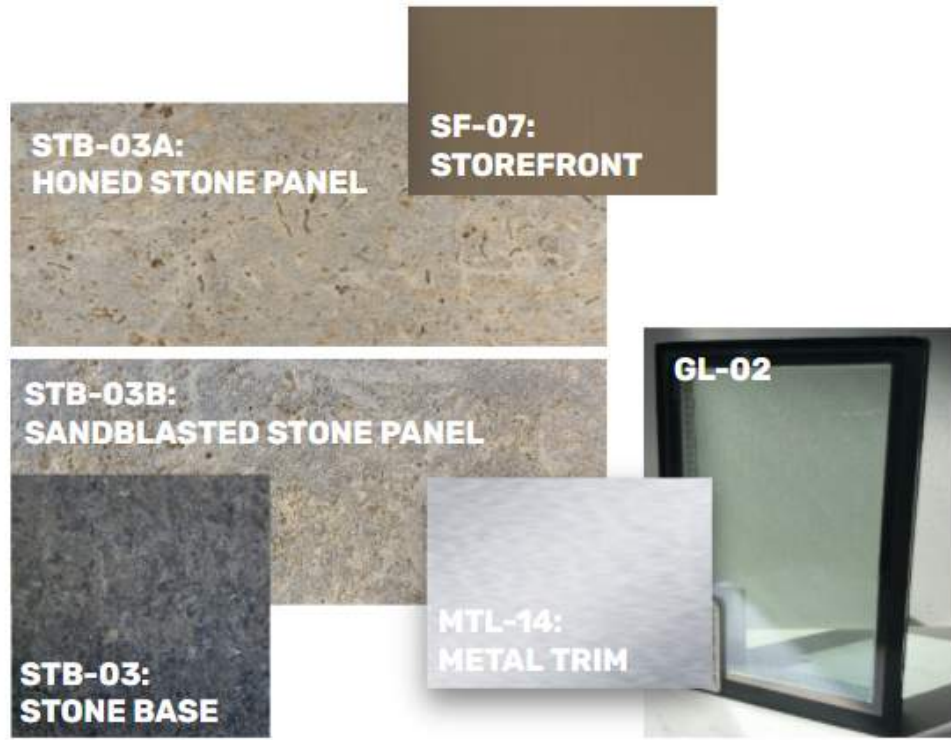
500 North Dearborn Street  
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SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS

LV-01: ALUMINUM LOUVER SYSTEM, FINISH TO MATCH SF-07

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

LV-02: ANODIZED ALUMINUM LOUVER SYSTEM

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

CONC-1: EXPOSED CONCRETE COLUMN



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**AMERICAN EXCHANGE DEVELOPMENT**

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Project Number

18038.00

Date

10/22/20

Sheet Name

**N WEBSTER PARKING ENTRANCE**

Sheet Number

**2-29.1**

NORTH WEBSTER BIKE ROOM ENTRY AND PARKING GARAGE ENTRANCE/EXIT

# VALERIO DEWALT TRAIN

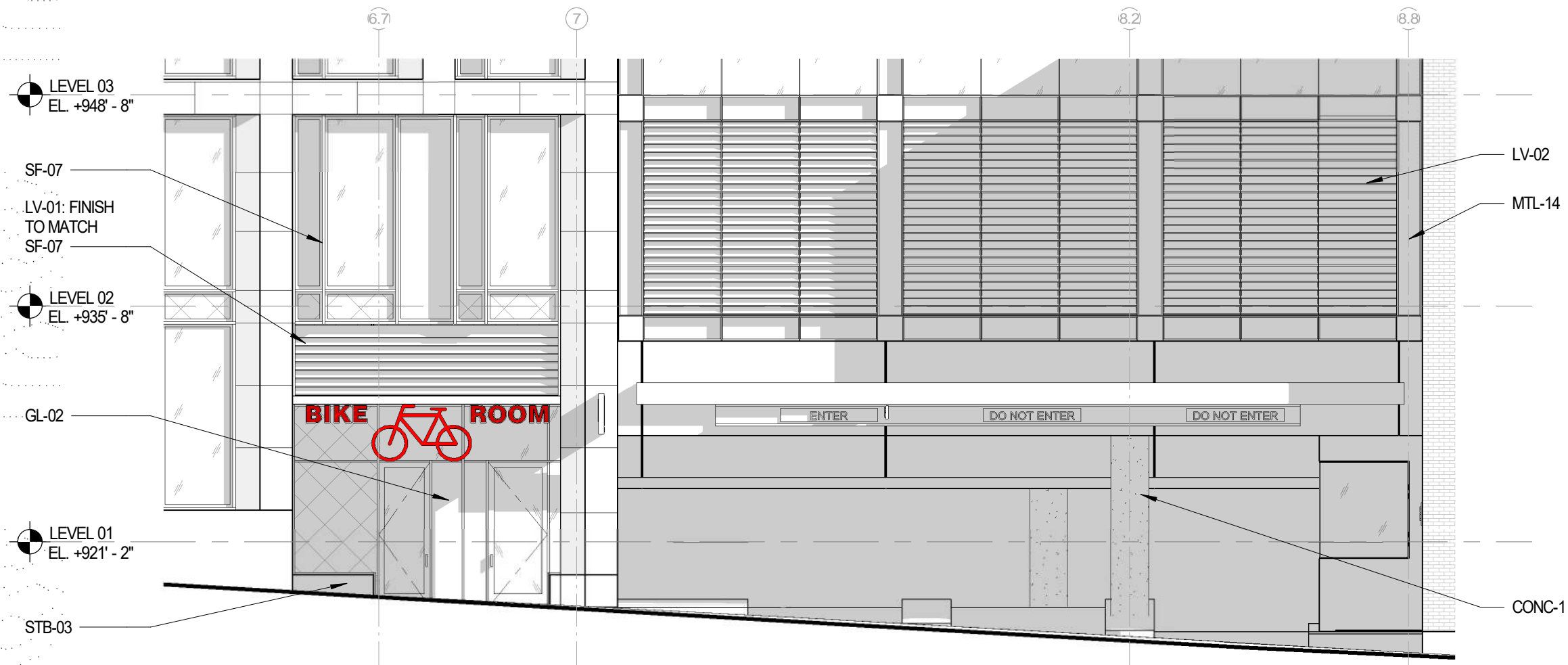
500 North Dearborn Street  
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## WEBSTER PARKING/BIKE ENTRY - ELEVATION

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



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Date

10/22/20

Sheet Name

**N WEBSTER PARKING ENTRANCE**

Sheet Number

**2-29.2**



# VALERIO DEWALT TRAIN

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Project Name

## AMERICAN EXCHANGE DEVELOPMENT

Project Address

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Project Number

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Date

10/22/20

Sheet Name

## N. WEBSTER LOADING DOCK

Sheet Number

**2-30.1**



**GL-02**



**BR-03:  
FACE BRICK**



**SF-01:  
STOREFRONT**



**STB-03:  
STONE BASE**



**MTL-14:  
METAL TRIM**

BR-03: "SIOUX CITY  
BRICK GREY - VELOUR"  
FACE BRICK

GL-02: CLEAR LOW-E  
INSULATED GLAZING  
UNITS ABOVE LOADING  
DOCK

GL-02X: SPANDREL  
INSULATED GLAZING  
UNITS TO MATCH GL-02

MTL-02: COMPOSITE  
METAL PANEL SYSTEM  
WITH MICA FINISH

SF-01: CLEAR ANODIZED  
STOREFRONT SYSTEM

MTL-14: CLEAR ANODIZED  
ALUMINUM METAL TRIM

GL-02: FROSTED AT  
LOADING DOCK

OVERHEAD DOOR  
WITH FROSTED  
GLAZING

STB-03: MASABI BLACK  
STONE BASE WITH  
FLAMED FINISH



NORTH WEBSTER LOADING DOCK AND EGRESS PAVILION



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Date

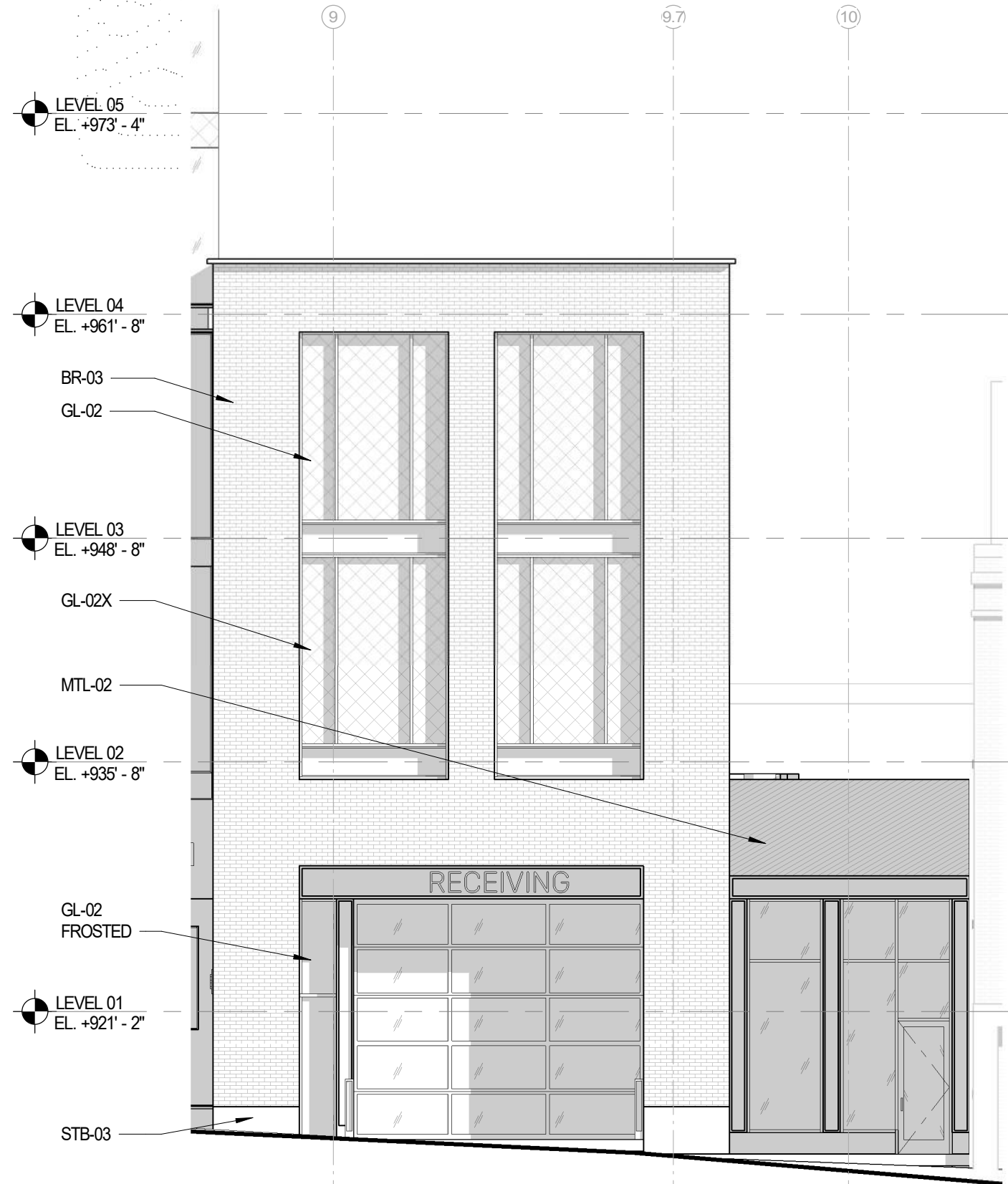
10/22/20

Sheet Name

**N. WEBSTER LOADING DOCK**

Sheet Number

**2-30.2**



## WEBSTER LOADING DOCK - ELEVATION

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





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DEVELOPMENT**

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Sheet Name

**PARTIAL TOWER  
FACADE**

Sheet Number

**2-31.1**



CW-01/GL-02: CLEAR LOW-E  
INSULATED GLAZING UNITS

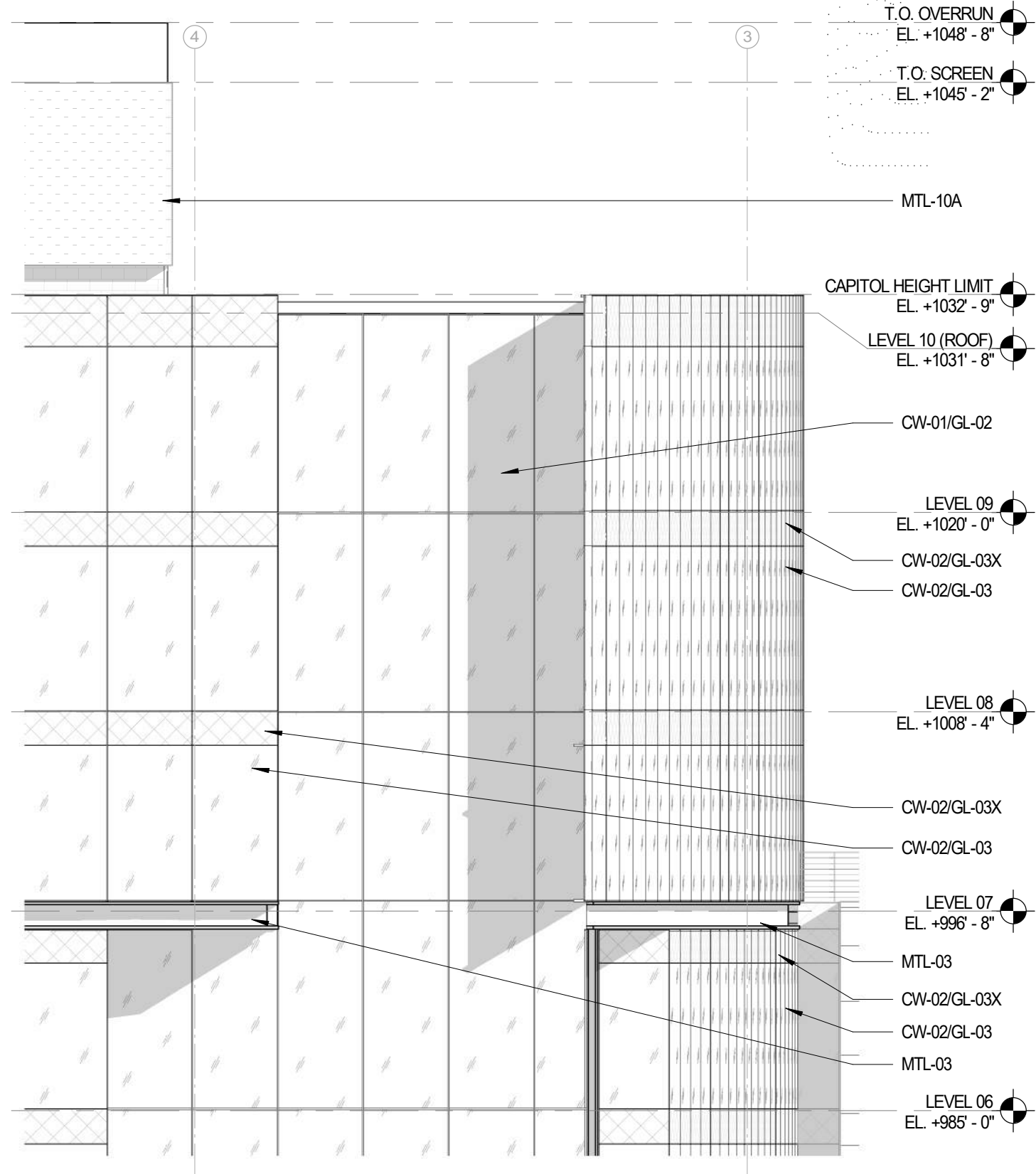
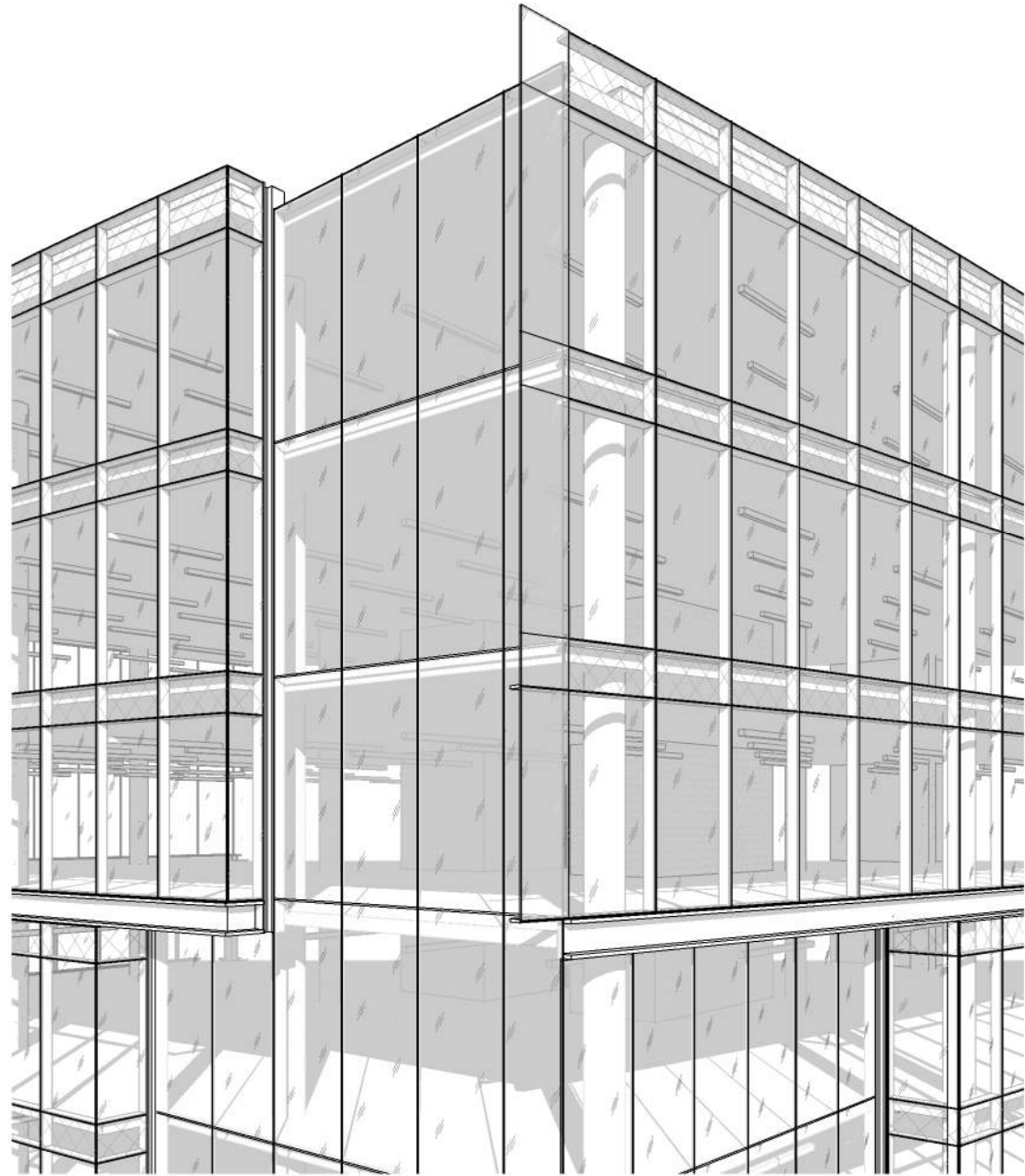
CW-02/GL-03: BLUE-TINTED LOW-E  
INSULATED GLAZING UNITS

CW-02/GL-03X BLUE-TINTED  
SPANDREL INSULATED  
GLAZING UNITS

MTL-03: METAL PANEL  
PROFILE AND SOFFIT SYSTEM,  
FINISH TO MATCH CW-01

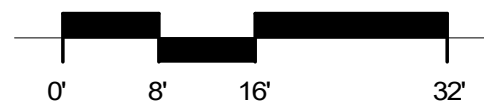


PARTIAL TOWER FACADE



# TOWER - PARTIAL ELEVATION

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



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Sheet Name

**PARTIAL TOWER FACADE**

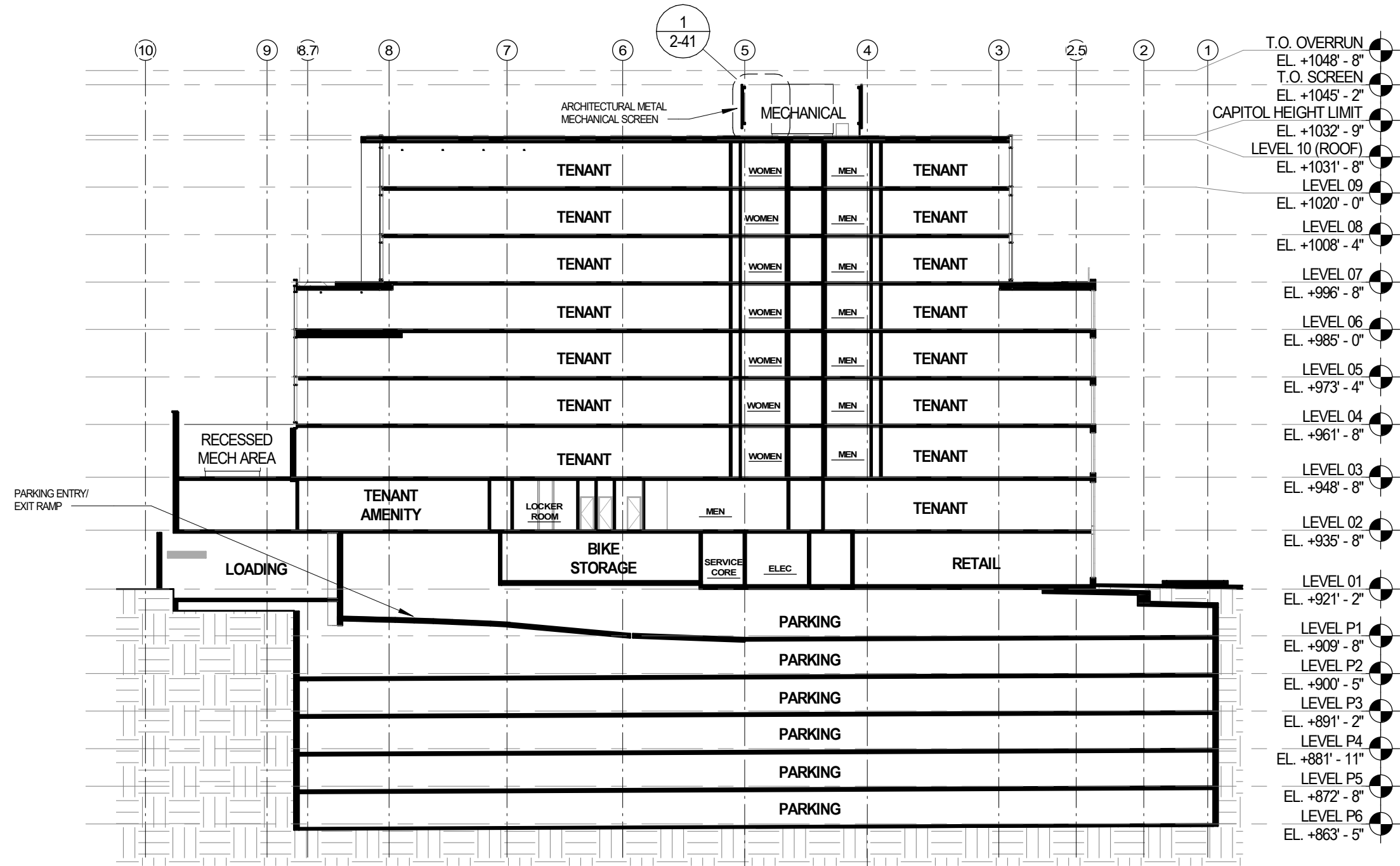
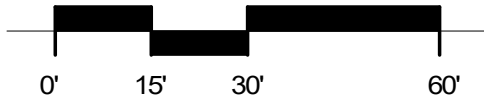
Sheet Number

**2-31.2**



# BUILDING SECTION

SCALE: 1" = 30'-0"



- T.O. OVERRUN  
EL. +1048' - 8"
- T.O. SCREEN  
EL. +1045' - 2"
- CAPITOL HEIGHT LIMIT  
EL. +1032' - 9"
- LEVEL 10 (ROOF)  
EL. +1031' - 8"
- LEVEL 09  
EL. +1020' - 0"
- LEVEL 08  
EL. +1008' - 4"
- LEVEL 07  
EL. +996' - 8"
- LEVEL 06  
EL. +985' - 0"
- LEVEL 05  
EL. +973' - 4"
- LEVEL 04  
EL. +961' - 8"
- LEVEL 03  
EL. +948' - 8"
- LEVEL 02  
EL. +935' - 8"
- LEVEL 01  
EL. +921' - 2"
- LEVEL P1  
EL. +909' - 8"
- LEVEL P2  
EL. +900' - 5"
- LEVEL P3  
EL. +891' - 2"
- LEVEL P4  
EL. +881' - 11"
- LEVEL P5  
EL. +872' - 8"
- LEVEL P6  
EL. +863' - 5"

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Date

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Sheet Name

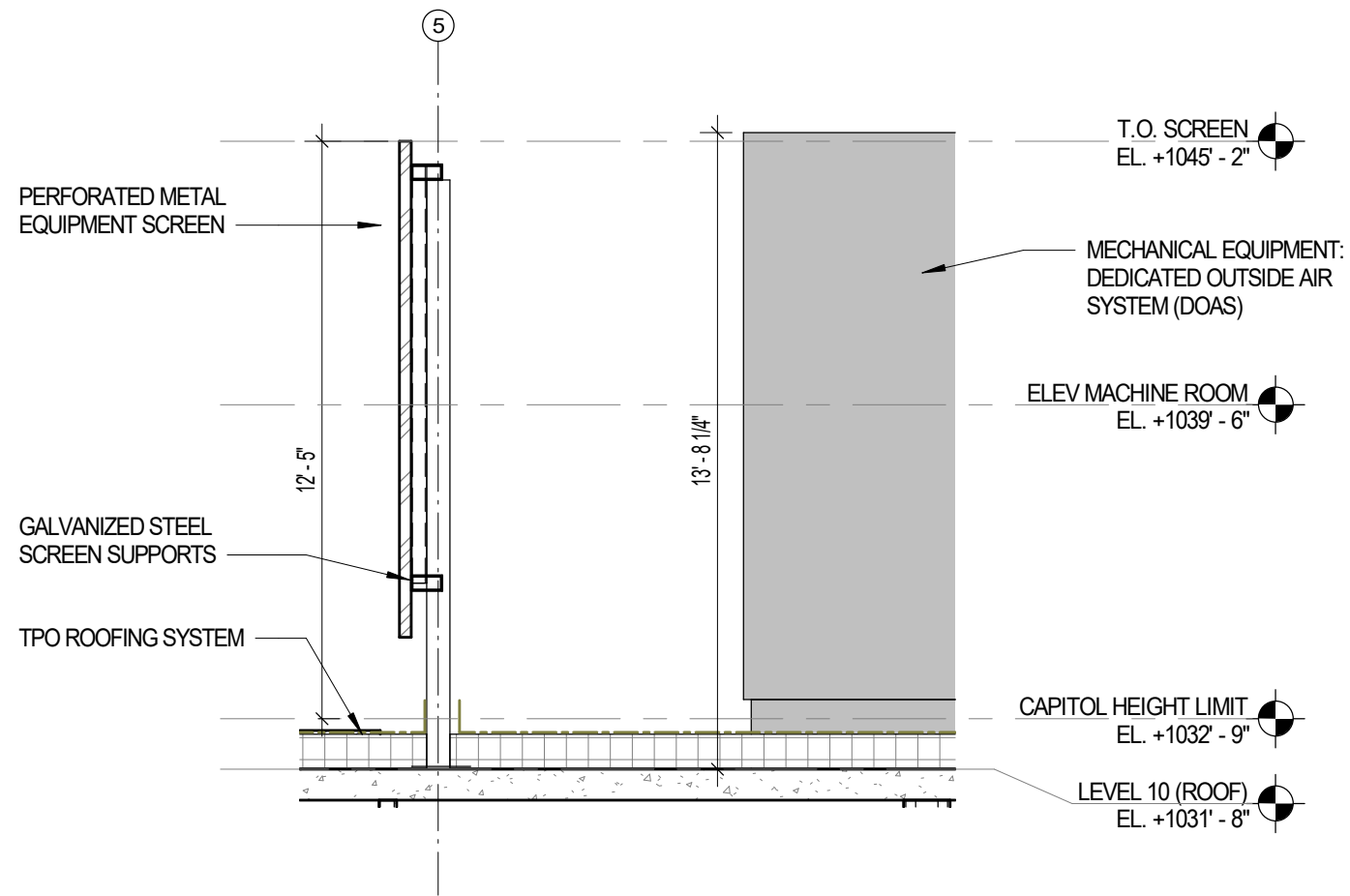
**BUILDING SECTION**

Sheet Number

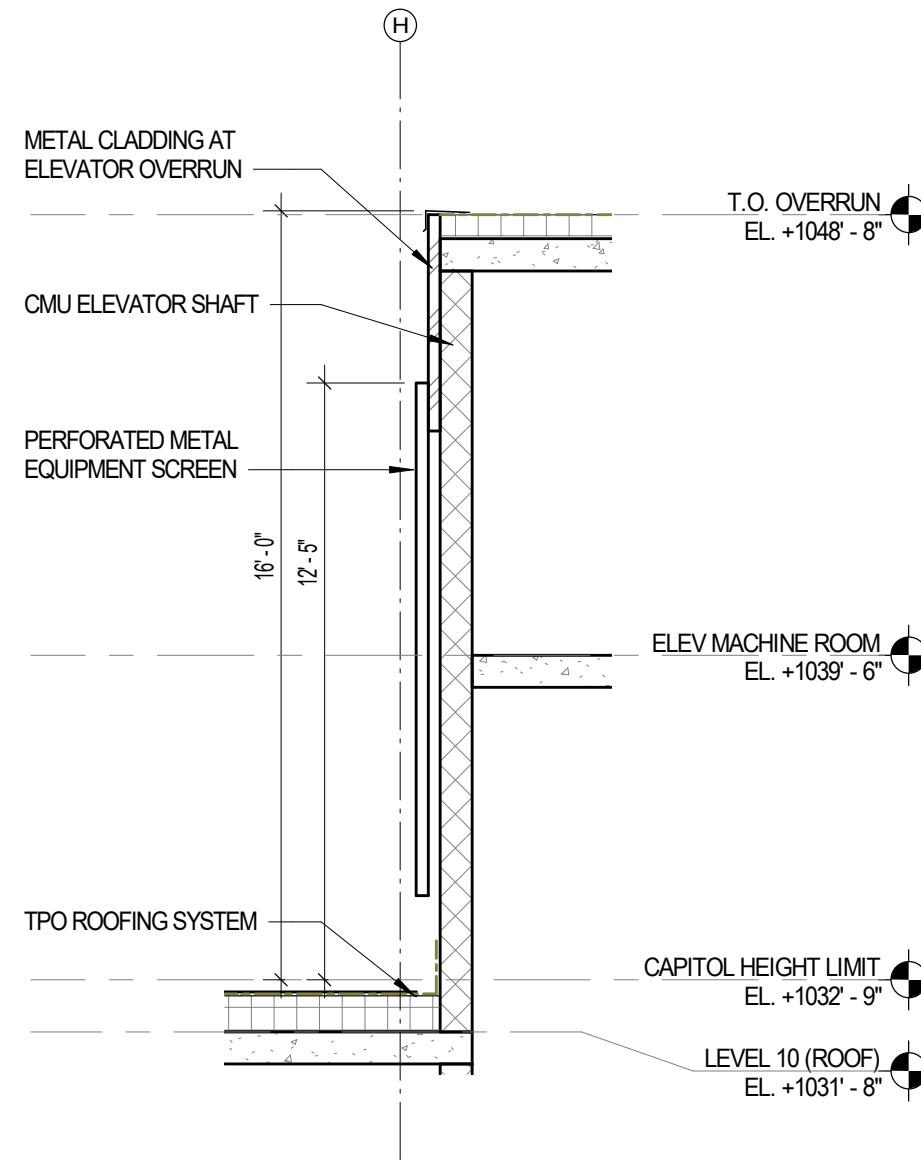
**2-40**

# MECHANICAL SCREEN DETAILS

SCALE: 1/4" = 1'-0"



**SECTION AT MECHANICAL SCREEN**



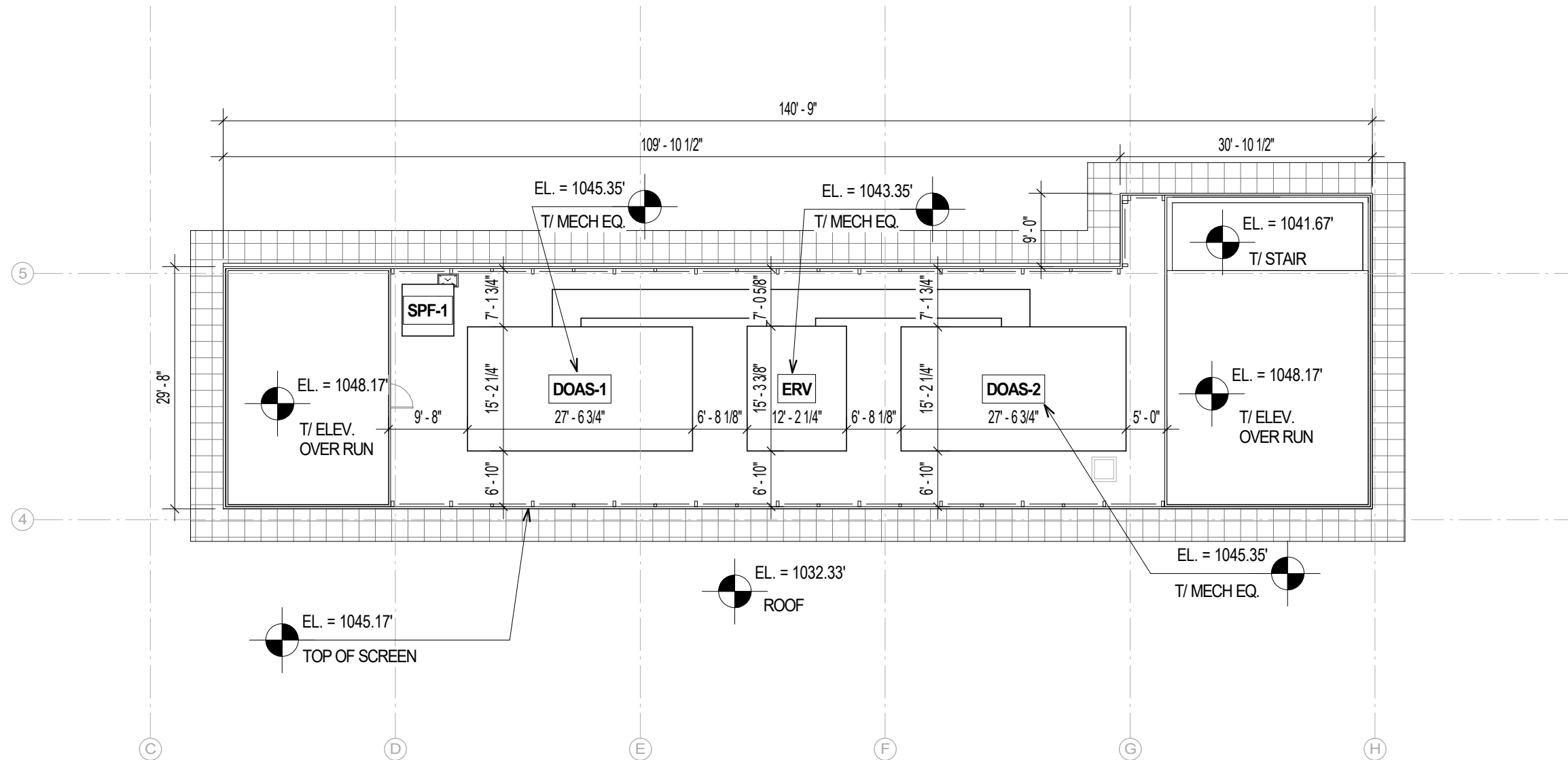
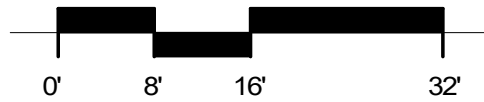
**SECTION AT ELEVATOR OVERRUN**

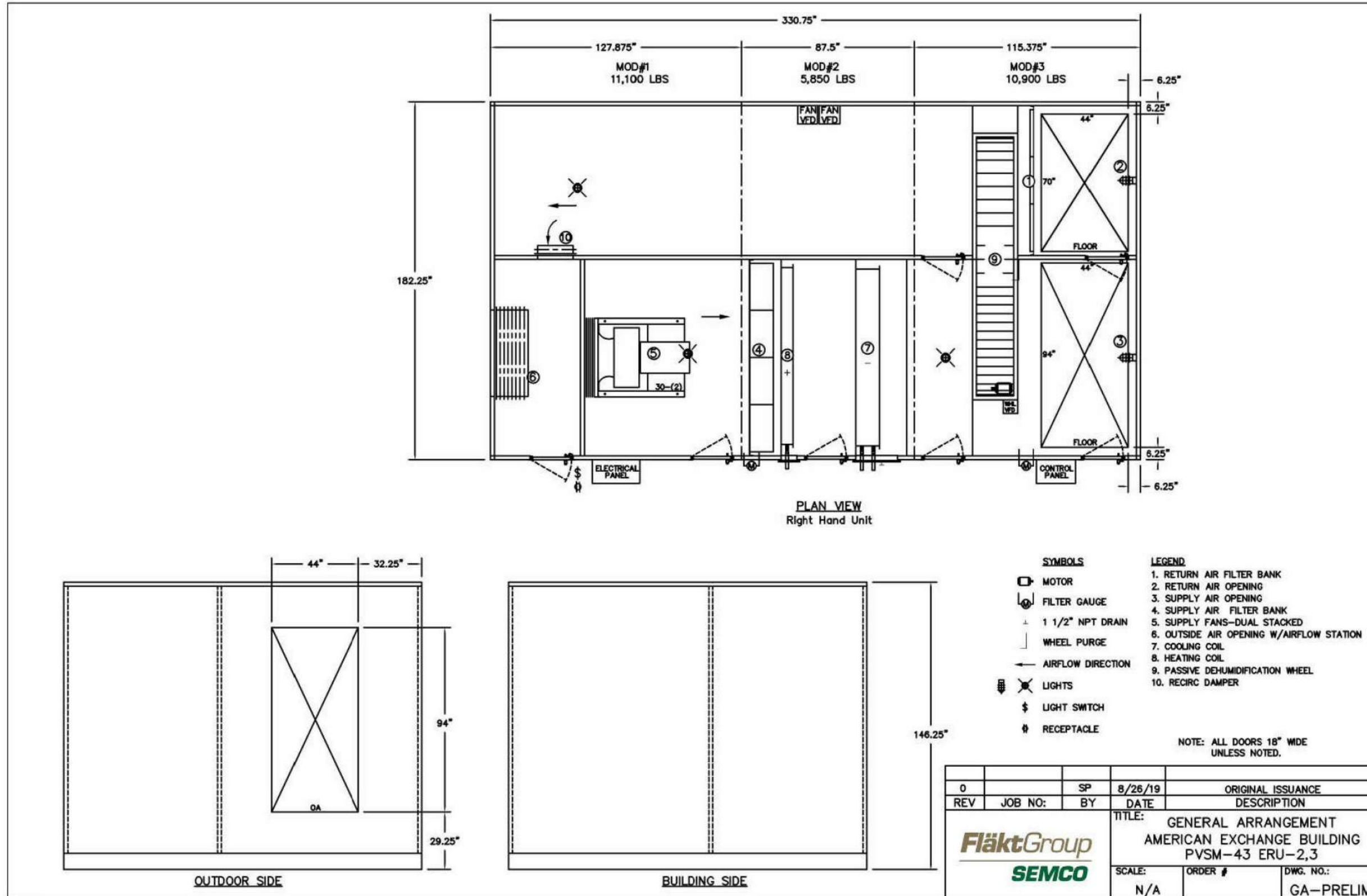




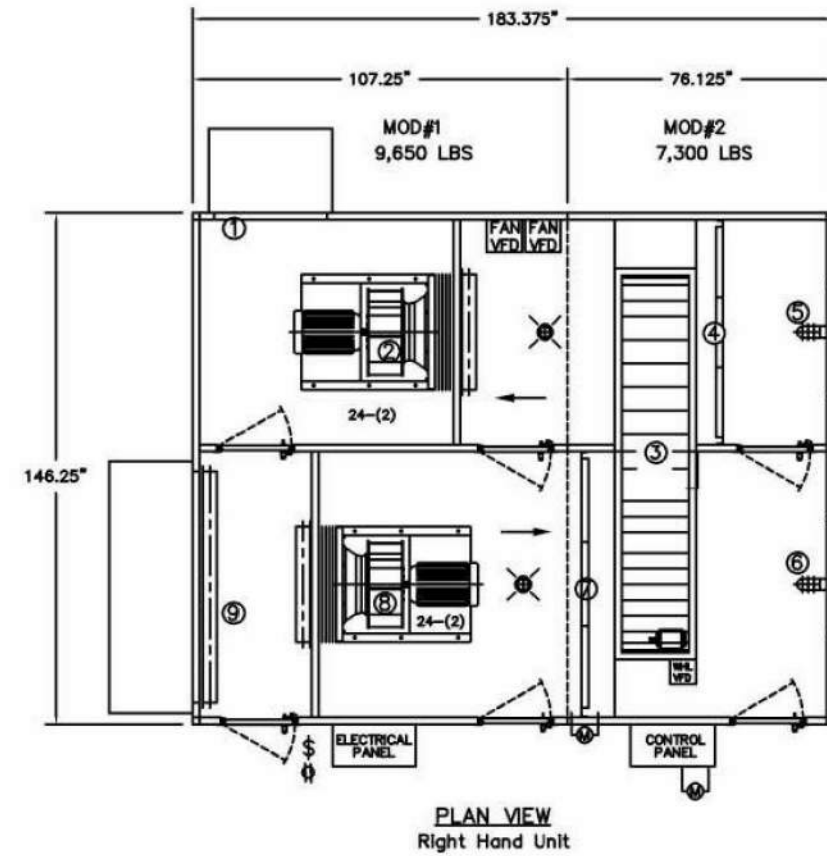
# ENLARGED PLAN - MECHANICAL SCREEN

SCALE: 1/16" = 1'-0"

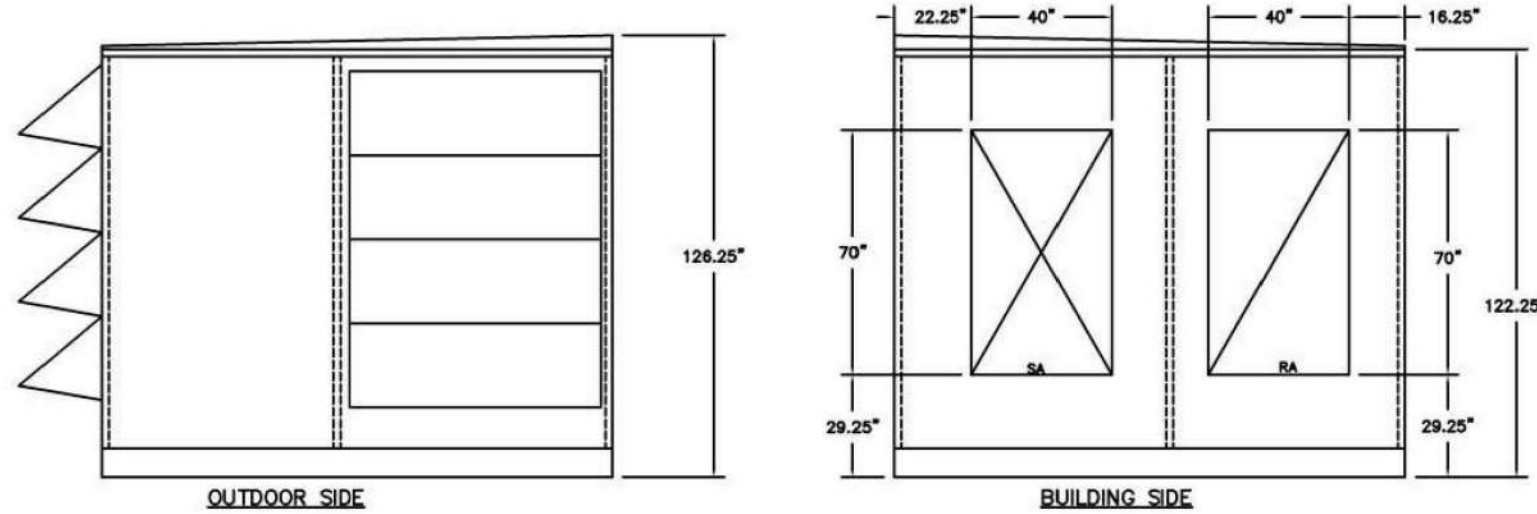








- SYMBOLS**
- MOTOR
  - FILTER GAUGE
  - 1 1/2" NPT DRAIN
  - WHEEL PURGE
  - AIRFLOW DIRECTION
  - LIGHTS
  - LIGHT SWITCH
  - RECEPTACLE
- LEGEND**
1. EXHAUST AIR OPENING
  2. EXHAUST FANS—DUAL STACKED
  3. ENTHALPY WHEEL
  4. RETURN AIR FILTER BANK
  5. RETURN AIR OPENING
  6. SUPPLY AIR OPENING
  7. SUPPLY AIR FILTER BANK
  8. SUPPLY FANS—DUAL STACKED
  9. OUTSIDE AIR OPENING W/DAMPER
- NOTE: ALL DOORS 18" WIDE UNLESS NOTED.



0		SP	8/22/19	ORIGINAL ISSUANCE
REV	JOB NO:	BY	DATE	DESCRIPTION
				TITLE: GENERAL ARRANGEMENT AMERICAN EXCHANGE BUILDING EP-28 ERU-1
SCALE:		ORDER #	DWG. NO.:	
N/A			GA-PRELIM	

Project Name

## AMERICAN EXCHANGE DEVELOPMENT

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Sheet Name

## ROOFTOP MECHANICAL - ERV

Sheet Number

# 2-44



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Sheet Name

**RENDERING - VIEW  
ACROSS N. PINCKNEY**

Sheet Number

**3-01**



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Sheet Name

**RENDERING -  
PINCKNEY FACADE**

Sheet Number

**3-02**



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**RENDERING -  
PINCKNEY FACADE**

Sheet Number

**3-03**



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Sheet Name

**RENDERING - VIEW  
FROM N. PINCKNEY**

Sheet Number

**3-04**



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Sheet Name

**RENDERING - VIEW  
ACROSS E.  
WASHINGTON**

Sheet Number

**3-05**



# VALERIO DEWALT TRAIN

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Project Number

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Date

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Sheet Name

## RENDERING - VIEW FROM EAST WASHINGTON

Sheet Number

**3-06**



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DEVELOPMENT**

Project Address

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in the City of Madison,  
Wisconsin

Project Number

18038.00

Date

10/22/20

Sheet Name

**RENDERING - VIEW  
FROM E.  
WASHINGTON & N.  
WEBSTER**  
Sheet Number

**3-07**



# VALERIO DEWALT TRAIN

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DEVELOPMENT**

Project Address

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Wisconsin

Project Number

18038.00

Date

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Sheet Name

**RENDERING - VIEW OF  
WASHINGTON AVE  
LOBBY**

Sheet Number

**3-08**



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Date

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**RENDERING - VIEW  
FROM N. WEBSTER**

Sheet Number

**3-09**



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Sheet Name

**RENDERING - VIEW  
FROM N. WEBSTER**

Sheet Number

**3-10**



# VALERIO DEWALT TRAIN

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Sheet Name

**RENDERING - VIEW OF  
PARKING ENTRY**

Sheet Number

**3-11**



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Sheet Name

## RENDERING - VIEW ACROSS PINCKNEY

Sheet Number

# 3-12



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Project Name

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Date

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Sheet Name

**RENDERING - VIEW  
FROM PINCKNEY AND  
WASHINGTON**

Sheet Number

**3-13**



# VALERIO DEWALT TRAIN

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Date

10/22/20

Sheet Name

**RENDERING - VIEW OF  
INTERIOR  
COURTYARD**

Sheet Number

**3-20**



# VALERIO DEWALT TRAIN

500 North Dearborn Street  
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312.260.7300

Developer



Urban Land Interests

Project Name

**AMERICAN  
EXCHANGE  
DEVELOPMENT**

Project Address

A Portion of Block 101  
in the City of Madison,  
Wisconsin

Project Number

18038.00

Date

10/22/20

Sheet Name

**RENDERING - VIEW OF  
INTERIOR  
COURTYARD**

Sheet Number

**3-21**





# VALERIO DEWALT TRAIN

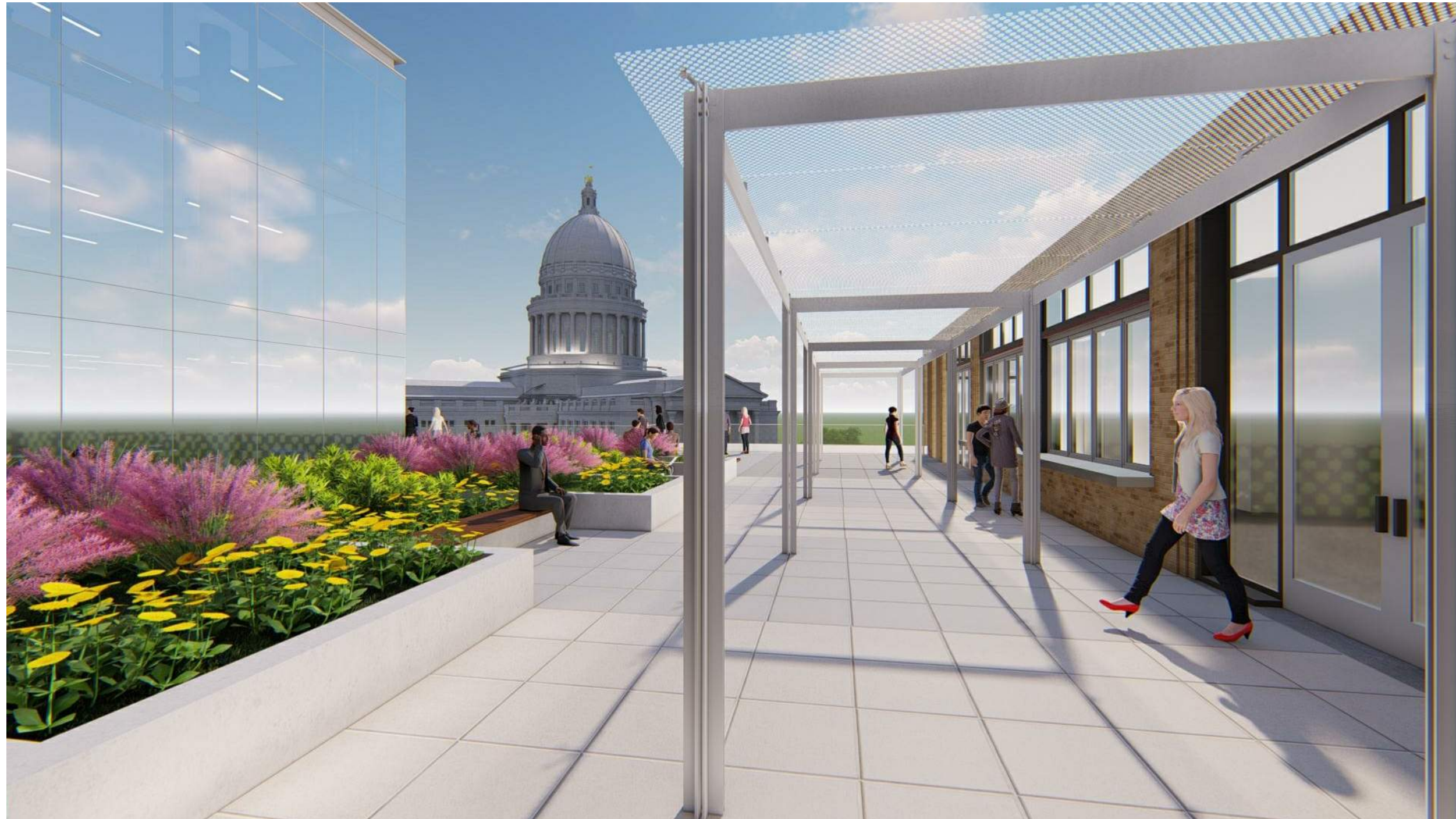
500 North Dearborn Street  
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Developer



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DEVELOPMENT**

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**RENDERING - VIEW OF  
INTERIOR  
COURTYARD**

Sheet Number

**3-22**



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**AMERICAN  
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**RENDERING - VIEW OF  
INTERIOR  
COURTYARD**

Sheet Number

**3-23**





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Project Name

## AMERICAN EXCHANGE DEVELOPMENT

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10/22/20

Sheet Name

## PHOTO-MATCHED VIEW - WEBSTER LOOKING SOUTHEAST

Sheet Number

# 4-01





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Sheet Name

**PHOTO-MATCHED  
VIEW - WASHINGTON  
LOOKING S. WEST**

Sheet Number

**4-02**





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Project Name

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Project Address

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Wisconsin

Project Number

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Date

10/22/20

Sheet Name

**PHOTO-MATCHED  
VIEW - WEBSTER  
LOOKING N.WEST**

Sheet Number

**4-03**





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Project Name

## AMERICAN EXCHANGE DEVELOPMENT

Project Address

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Wisconsin

Project Number

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Date

10/22/20

Sheet Name

## PHOTO-MATCHED VIEW - WASHINGTON LOOKING N.EAST

Sheet Number

# 4-04



# VALERIO DEWALT TRAIN

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Project Name

**AMERICAN  
EXCHANGE  
DEVELOPMENT**

Project Address

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Date

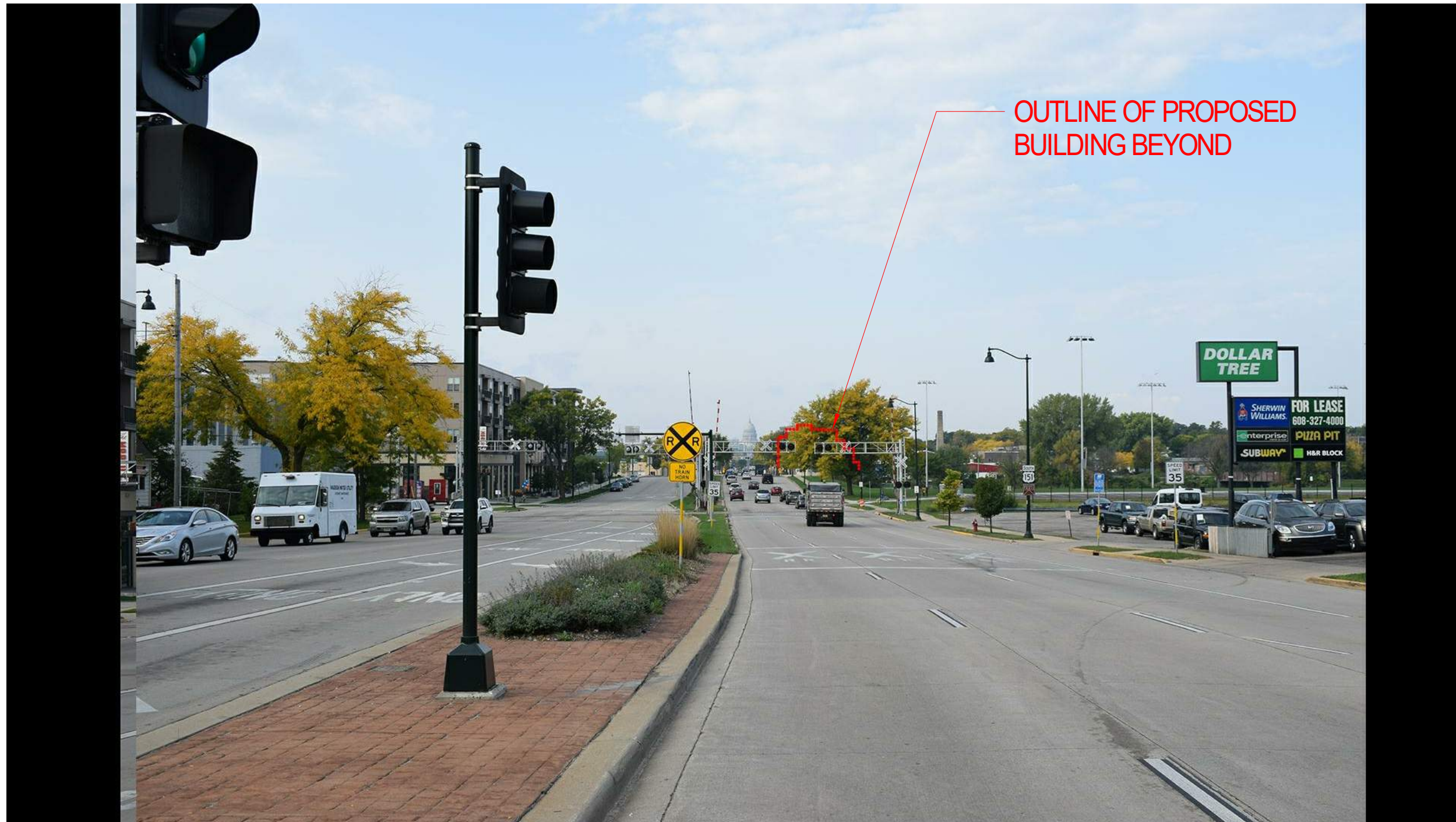
10/22/20

Sheet Name

**LONG VIEW - E.  
WASHINGTON AND S.  
FIRST**

Sheet Number

**4-10**



OUTLINE OF PROPOSED  
BUILDING BEYOND



# VALERIO DEWALT TRAIN

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Project Name

## AMERICAN EXCHANGE DEVELOPMENT

Project Address

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Date

10/22/20

Sheet Name

## LONG VIEW - E. WASHINGTON AND BALDWIN

Sheet Number

# 4-11



OUTLINE OF PROPOSED  
BUILDING BEYOND



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Project Name

## AMERICAN EXCHANGE DEVELOPMENT

Project Address

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Date

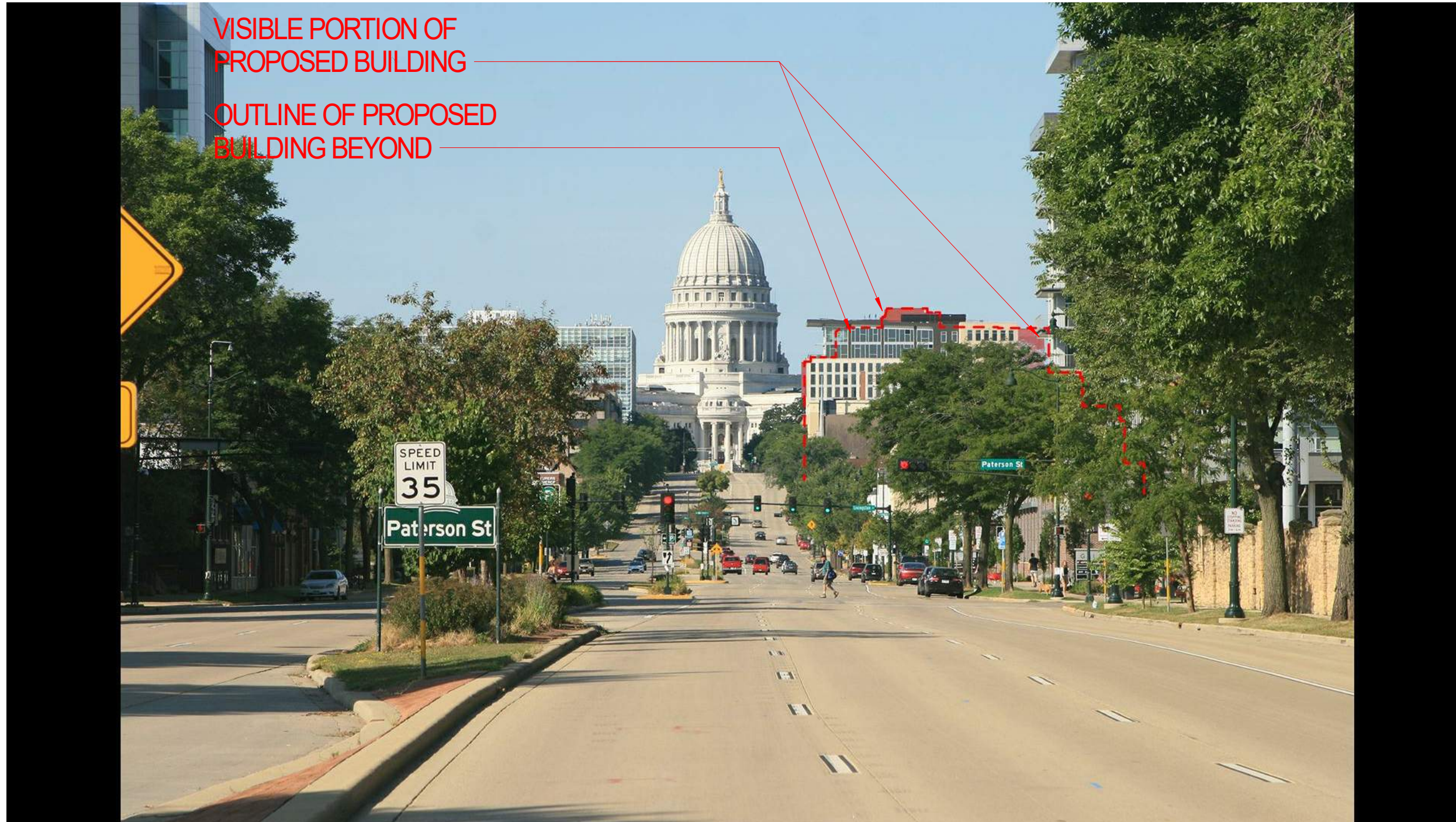
10/22/20

Sheet Name

## LONG VIEW - E. WASHINGTON AND PATERSON

Sheet Number

# 4-12



VISIBLE PORTION OF PROPOSED BUILDING

OUTLINE OF PROPOSED BUILDING BEYOND



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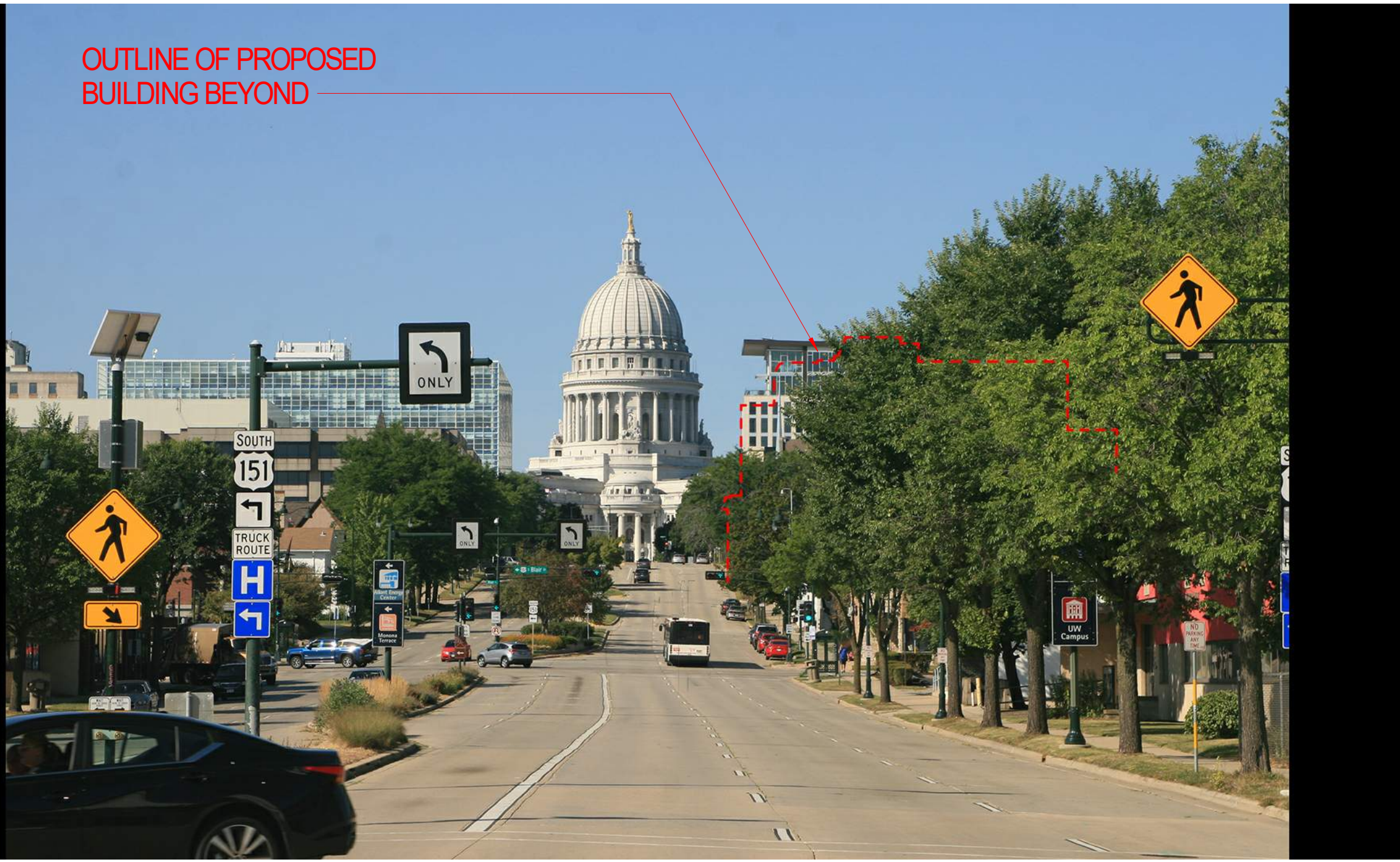
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Urban Land Interests

OUTLINE OF PROPOSED  
BUILDING BEYOND



Project Name

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DEVELOPMENT**

Project Address

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Date

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Sheet Name

**LONG VIEW - E.  
WASHINGTON AND  
BLOUNT**

Sheet Number

**4-13**



# VALERIO DEWALT TRAIN

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OUTLINE OF PROPOSED  
BUILDING BEYOND



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DEVELOPMENT**

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Date

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Sheet Name

**LONG VIEW - E.  
WASHINGTON AND  
HANCOCK**

Sheet Number

**4-14**



# VALERIO DEWALT TRAIN

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Date

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Sheet Name

**LONG VIEW - MAIN  
AND MLK**

Sheet Number

**4-15**

OUTLINE OF PROPOSED  
BUILDING BEYOND





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Project Name

## AMERICAN EXCHANGE DEVELOPMENT

Project Address

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in the City of Madison,  
Wisconsin

Project Number

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Date

10/22/20

Sheet Name

## LONG VIEW - CARROLL AND MIFFLIN

Sheet Number

**4-16**



OUTLINE OF PROPOSED  
BUILDING BEYOND