



City of Madison

Conditional Use and Demolition

Location
901-939 E Washington Avenue and
910-924 E Main Street

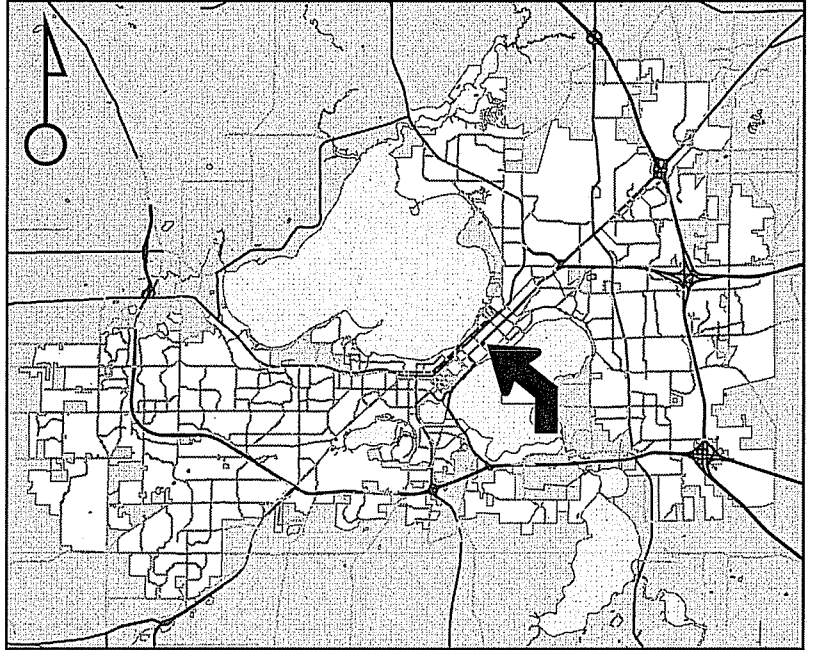
Project Name
Archipelago Village

Applicant
**Archipelago Village / Oneida
Total Integrated Enterprises**

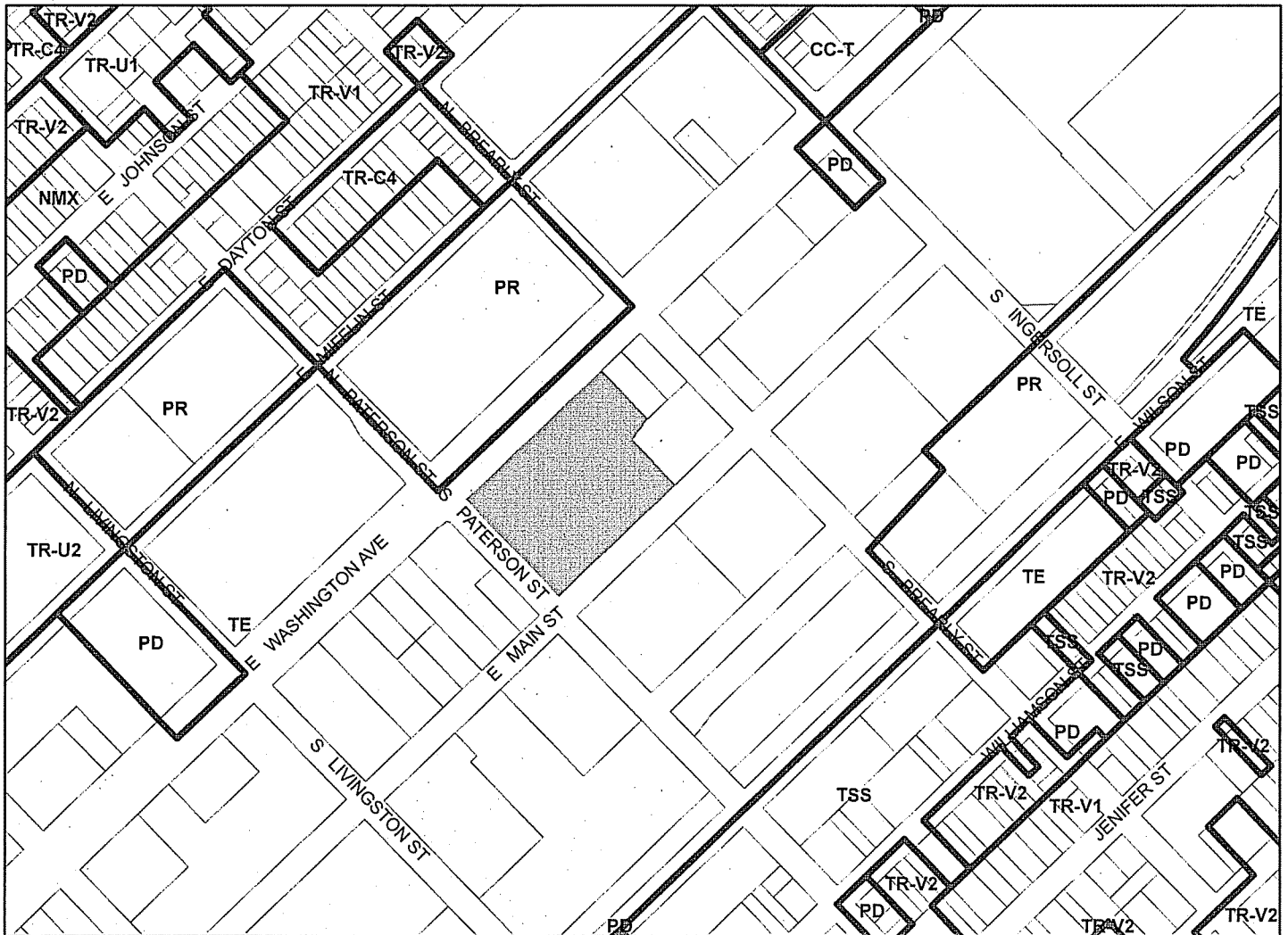
Existing Use
Industrial buildings

Proposed Use
**Demolish buildings to construct
144 room hotel**

Public Hearing Date
Plan Commission
18 September 2017



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



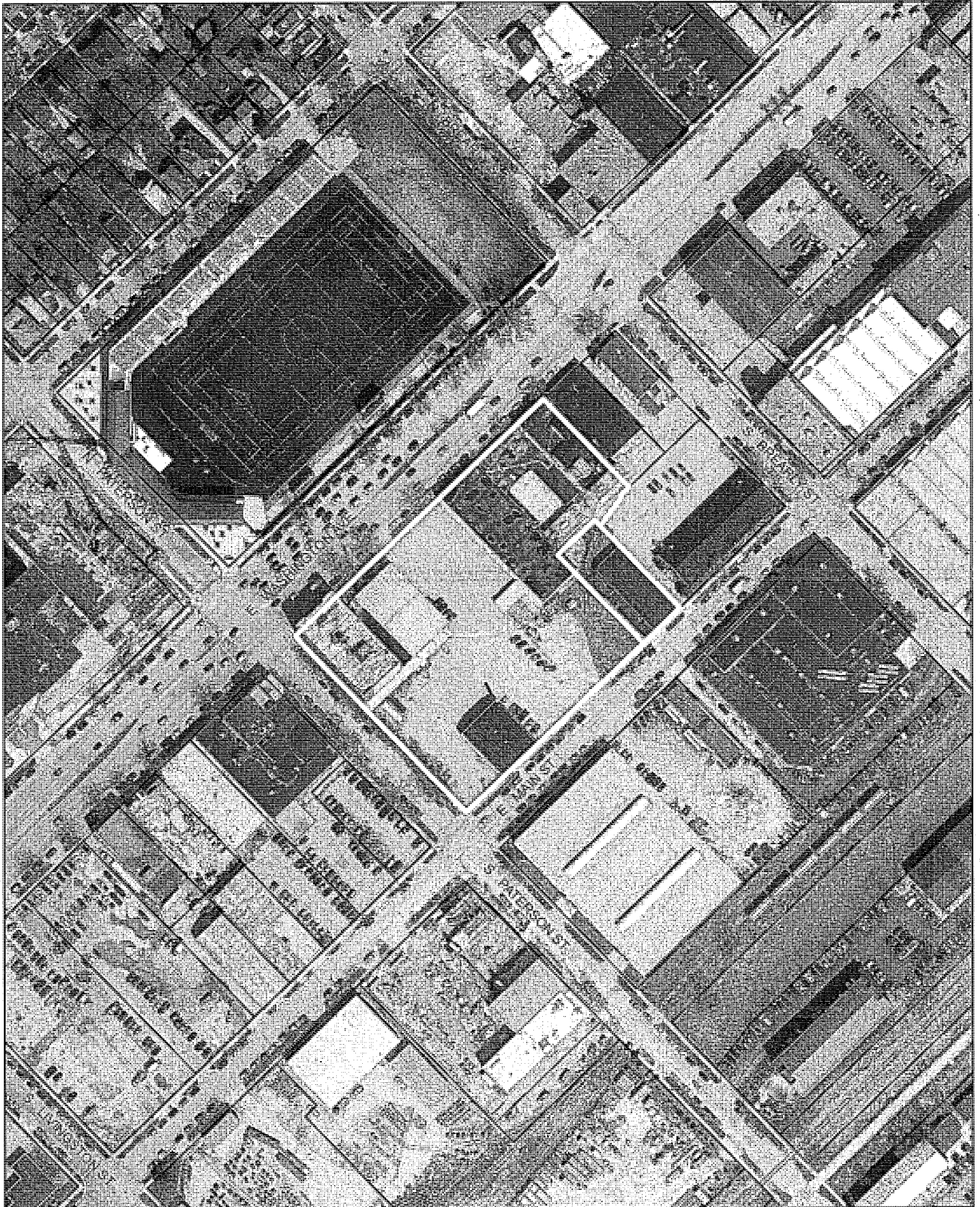
Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 12 September 2017



City of Madison

901-939 E Washington Avenue and
910-924 E Main Street



Date of Aerial Photography : Spring 2016

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid 1350 Receipt # 032687-0009
Date received 7/19/17
Received by AGP
Parcel # 0709 131 21011
Aldermanic district 6 - Rummel
Zoning district TE
Special requirements WDD #8
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 901 East Washington Ave.
Title: Hotel Indigo

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name 901 Hospitality, LLC Company 901 Hospitality, LLC
Street address 505 N. Carrol St. City/State/Zip Madison, WI 53701
Telephone 608.575.4845 Email curtbrink@hotmail.com/john@kotherep.com
Project contact person Doug Hursh Company Potter Lawson
Street address 749 University Row, Suite 300 City/State/Zip Madison, WI 53705
Telephone 608.274.2741 Email dough@potterlawson.com
Property owner (if not applicant) Archipelago Village, LLC
Street address 509 N. Carrol St. City/State/Zip Madison, WI 53701
Telephone 608.575.4845 Email curtbrink@hotmail.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Restoration and addition to the historic Kleuter building for a new Hotel Indigo.

Scheduled start date November 2017 Planned completion date December 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff.

Planning staff Heather Stouder and Kevin Firchow Date March 29, 2017

Zoning staff Date

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

- Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request.

Neighborhood meeting with Alder Rummel and Heather Stouder in attendance - May 24, 2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Doug Hursh Relationship to property Architect

Authorizing signature of property owner [Signature] Date 7/19/17



Success by **Design**

September 8, 2017
Via email and hand delivery

Plan Commission, Urban Design Commission, City Planning & Zoning Departments
City of Madison
126 S. Hamilton St.
Madison, WI 53701

Re: **Letter of Intent for Proposed Development
Hotel Indigo
901 East Washington Avenue**

Dear Commission Members:

We are pleased to present the enclosed documents as part of a Land Use Submittal to the Plan Commission for a new boutique hotel, the Hotel Indigo, at 901 East Washington Avenue. The project will consist of the adaptive reuse and restoration of the historic Kleuter Wholesale Grocery Warehouse building, constructed in 1915, a new five story building addition and a temporary surface parking lot. The hotel will utilize the new and existing building and will have a ground floor restaurant along East Washington Avenue. The hotel will kick off the first phase of a planned vibrant mixed use redevelopment of the 900 Block of East Washington Avenue.

The existing Kleuter building will be restored to its original condition while the addition is designed to represent its own time and compliment the historic warehouse building. The existing building will be restored to the Federal and State historic renovation standards for tax credits. The State Historic architect has reviewed the draft of the building design and had favorable comments on the building addition. The new addition reflects the industrial narrative of the existing Kleuter building. The addition is developed to respond to the "base, middle and top" of the existing building. The concrete frame that occurs on the existing building is reinterpreted and expressed in the proportions of the openings on the addition. The gridded window framing pattern on the addition reflects back to the iconic warehouse style steel windows.

Hotel Indigo, part of Intercontinental Hotel Group, is a boutique lifestyle brand striving to make travel inspiring; with hotels in culturally diverse locations all over the world, no two properties are the same. Each is part of the pulse and the rhythm of a place, drawing on the story of its local area to inspire every aspect of the hotel, from intriguing design to distinctive local food ingredients. The hotel experience will highlight the historic qualities of the building and its neighborhood to create an authentic and unique destination for East Washington Avenue.

As a good urban building, the first floor facing East Washington will house a new restaurant in a highly transparent space. The slightly raised outdoor seating area along East Washington Avenue will help to create a pedestrian friendly and activated street. Vehicular drop off and parking for the hotel is kept at the courtyard side of the building while pedestrian entrances for the hotel and restaurant will be located along East Washington Avenue.

The project will require a Conditional Use for the hotel use located in the TE zoning district. We are also applying for a demolition permit for one (1) free standing building and two (2) attached buildings on the site. The project is located within Urban Design

District 8 along the East Washington Capitol Gateway Corridor in Sub Block 13 A & B. The project meets the established requirements for building heights, façade height, minimum and maximum setback and step back requirements.

Staff and Neighborhood Input

The development team has met with several city staff members over the last year in preparation for this submittal. An open neighborhood meeting was held on May 24th with both Alder Rummel and Heather Stouder in attendance. The project was also presented at an informational Urban Design Commission meeting on June 28th.

Phasing

The project is the first phase in a future planned redevelopment of the block. The schedule for the remainder of the block could occur in the next 2 to 4 years. The proposed surface parking lot and storm water pond are temporary and will be replaced by shared structured parking as part of a larger mixed use development. The proposed drop off courtyard and the access roads around the hotel are intended to be permanent and will remain in place with future development.

Buildings to be demolished

The buildings to be demolished to allow for the new hotel and parking lot include:

1. 905 East Washington Avenue, a metal building addition that is attached to the Kleuter building
2. 925 & 939 East Washington Avenue, referred to as the old Mautz paint store and factory
3. 910 East Main Street, a 1 story building with garage door on East Main

Demolition of 910 East Main Street

We are aware that planning staff has identified the proposed demolition of 910 East Main Street as an area of concern. As we understand it, staff generally does not support unwarranted demolition of existing structures. The development team generally agrees with this principal. However, there are several specific reasons why demolition of 910 East Main Street is warranted at this time.

First, as part of the new development the contaminated soils on the site will be remediated. The demolition of the building at 910 will allow for the contaminated soil remediation for the entire site to be completed at one time. If the building remains, a portion of the contaminated soil will need to be remediated at a later date when the building is demolished. The development team is pursuing a State Brownfield Grant to offset the costs of the remediation which is another reason to include this building in the demolition and remediation plans at this time.

Secondly, the next phase of the development will include a structured parking facility in the center of the block with buildings along East Washington Avenue. During construction of the next phase, the hotel's surface parking in the center of the block will not be available. The demolition of the building at 910 allows for surface parking that will be preserved during the next phase of construction. It is critical to the hotel operation to maintain as much parking during construction of the next phase of the development as possible.

We are not proposing to demolish 924 East Main Street at this time. This building is outside the contaminated soil zone.

As suggested by the Urban Design Commission, it is our intent to install several canopy trees at the corner of East Main Street and South Patterson Street to help to define the corner until such time as the temporary surface parking lot is replaced with a more permanent structure.

Project Schedule

To meet the proposed schedule the project will need to start demolition, soil remediation and construction in November 2017 with completion by December 2018.

Public Subsidies

No subsidies requested other than Federal and State Historic Tax Credits for the restoration of the Kleuter Building.

Project Data

Zoning District: TE, Traditional Employment

Urban Design District 8
Aldermanic District 6, Marsha Rummel
Historic preservation of the 1915 Kleuter Wholesale Grocery Warehouse
5 story addition
Number of Units: 144 hotel suites
Total building area: 94,705 GSF
Parking: 133 onsite parking stalls
Floor to floor height: ~10'-10"
Existing building first floor height: 4'-5" above grade
Addition first floor height: 1'-0" above grade at East Washington Ave.
Addition height: ~65'
Addition setback from property line: 15'
Hours of Operation: 24 hours
Number of Employees: 45 to 55

Site Description

The 4.3 acre property is located on the 900 block of East Washington Avenue, bounded by South Paterson Street, East Main Street, South Brearly Street and East Washington Avenue, with the exception of a 10,800 square foot parcel on the corner of South Brearly Street and East Washington Avenue. Currently the block is made up of the original 18 platted lots. OTIE will be submitting a CSM to combine the lots, with the exception of lot 9 into a single lot for the entire development.

Currently the legal description is:

A parcel of land being Lots 1 through 8 and Lots 10 through 18, Block 158, Original Plat of the City of Madison, all being part of the SW ¼ of the NE ¼ and part of the NW ¼ of the SE ¼ of Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the Center of said Section 13, thence S89°31'50"E, 285.97 feet; thence N43°54'28"W, 21.08 feet to the point of beginning at the Westerly most corner of said Block 158 and the Southeasterly line of East Washington Ave; thence along said Southeasterly line, N46°08'04"E, 528.51 feet to the Northeasterly corner of said Lot 8; thence along the Northeasterly side of said Lot 8, S44°14'44"E, 165.23 feet to the Northwesterly corner of Lot 10; thence along the Northwesterly line of said Lot 10, N46°06'47"E, 66.19 feet to the Southwesterly line of South Brearly Street; thence along said Southwesterly line, S44°17'27"E, 165.69 feet to the Northwesterly side of East Main Street; thence along said Northwesterly line S46°10'51"W, 596.90 feet to the northeasterly line of South Paterson Street; thence along said Northeasterly line, N43°54'28"W, 330.41 feet to the point of beginning. This parcel contains 186,035 sq. ft.

Urban Design District Eight - Summary of Standards & Requirements: 13.a

1. Building Height Requirements:
 - a. 12 stories maximum with 3-5 stories at the street level.
 - b. Building Height provided: Building at the street level is 5 stories tall with a total height of approximately 58'-6". Two mechanical screens occur at the addition and both are stepped back from the front façade. The first mechanical screen is 4' above the roof level giving the building an approximate height of 62'-6", the second mechanical screen is stepped back further and has a height of 12' above the roof level giving the building an approximate height of 70'-6".
2. Building Location and Orientation Requirements:
 - a. 15' minimum setback along East Washington and 10' maximum setback along South Patterson.
 - b. Building Location and Orientation provided: 15' setback along East Washington. Patterson setback starts at the edge of the finished historical brick façade of the Kleuter building at approx. 19'-3". The vehicular entrance for the hotel is located at the courtyard side of the building while pedestrian entrances are located on the front façade along East Washington. A raised and landscaped patio is located between the building and the public sidewalk enhancing the visual and pedestrian character of the street while providing the restaurant patrons a sense of hierarchy over vehicular traffic.
3. Parking and Service Area Requirements:

- a. Parking should be located behind or along the side of the building. No additional access points shall be added along East Washington. Landscape tree islands shall be provided at a ratio of 1:12
 - b. Parking and Service Areas Provided: All parking, loading and trash, is located behind or along the side of the building. An additional entrance is located mid-block along East Washington. The parking lot is well landscaped. The surface parking lot and storm water pond are temporary and plan to be replaced with shared structured parking on the site. The remainder of the block is developed.
4. Landscaping and Open Space Requirements:
 - a. Street façade along East Washington shall provide a dual canopy of trees along both the building setback and the public right of way.
 - b. Landscaping and Open Space Provided: A dual tree canopy is provided along East Washington. Well designed and attractive landscaping will be used. A temporary water surface pond is located east of the parking lot. A Physical screen will be incorporated into the design to shield the pond.
5. Building Massing and Articulation Requirements:
 - a. All visible sides of the building shall be designed with details that complement the façades. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Mechanical equipment shall be screened and integrated with the building design.
 - b. Building Massing and Articulation Provided: The existing building will be restored to its original condition while the addition is designed to represent its own time. The new addition reflects the industrial narrative of the existing Kleuter building. The addition is developed to respond to the "base, middle and top" of the existing building. The concrete frame that occurs on the existing building is reinterpreted and expressed prominently in metal on the addition. The window mullion pattern on the addition reflects back to the iconic warehouse style steel windows. Mechanical equipment is located on the roof of the building and its screening is integrated into the design.
6. Materials and Color Requirements:
 - a. Exterior material shall be durable, high-quality materials and appropriate for external use.
 - b. Materials and Colors Provided: Durable materials shall be used while colors shall be complimentary to one-another and the existing building. Original brick on the existing building shall be restored.
7. Window and Entrance Requirements:
 - a. 60% of the ground floor shall be glazing.
 - b. Window and Entrances provided: 60% minimum of the ground floor will be glazing on the primary street façade.
8. Restoration of Buildings with Historic Value Requirements: Owners are encouraged to restore the original character of historically significant buildings.
 - a. Restoration of Buildings with Historic Values Provided: The Kleuter Wholesale Grocery Warehouse building was designed by Alvin E. Small and built in 1915. It was built for Kleuter and Co, one of Madison's most well-known wholesale groceries at the time. The five story building consisted of brick and cast-in-place reinforced concrete. The primary façades along East Washington Avenue and South Peterson Street are brick façades and were designed in the prairie school style. These façades remain largely unaltered. The secondary façades on the northeast and southeast sides are clad in metal panel installed in 1990. Underneath the metal panel is the original façade featuring exposed reinforced concrete structure with brick infill. All exterior façades will be restored to their original character.
9. Signage
 - a. Branding and wayfinding signage for the hotel will be incorporated into the architecture of the building and site entrances. A signage package is not part of this submittal and will be completed for submittal to the Urban Design Commission.

Project Team

Owner Developer:

901 Hospitality LLC
 PO Box 512
 505 N Carrol Street
 Madison WI 53701

Agents: Curt Brink, John Kothe & Kevin Page

Architecture Team:	Potter Lawson, Inc.	Executive Architect	Doug Hursh	
	GBA Architecture and Design	Interior Design		Josh Wilcox
	InSite Consulting Architects	Historic Preservation		Steve Mar-Pohl
Civil Engineer:	OTIE		John Thousand	
Landscape Architect:	Ken Saiki Design		Rebecca DeBoer	
Traffic Engineer:	Strand Associates		Tom Lynch	

We are excited to present the design for the new hotel and the restored historic Kleuter Building and look forward to our discussions later this fall. The hotel use fits very well into the Kleuter warehouse building which has sat vacant for many years waiting for the appropriate user at the appropriate time. The new hotel project will continue the momentum of revitalization along the Capitol East District Corridor, it will create a destination, activating the block and providing an amenity for residents and businesses in the neighborhood as well as support for activities that will take place at Breeze Stevens Field.

Thank you and please contact me if you have any questions regarding this submittal.

Sincerely,



Douglas R. Hursh, AIA, LEED AP
Director of Design

901 E Washington Hotel

901 Hospitality, LLC
 901 E Washington Ave
 Madison, WI
 2016.36.01

July 19, 2017 Madison Land Use Application

Drawing Index

DWG #	Drawing Title	Issuance 1	Issuance 2
Architectural			
CD01	Cover Drawing	R	
G001	Site Context Images	R	
G002	Site Context Images	R	
Civil			
SV100	Existing Site Plan	R	
C100	Site Demolition Plan	R	
C101	Site Layout Plan	R	
C102	Site Fire Protection Plan	R	
C103	Site Grading Plan	R	
C104	Site Utility Plan	R	
C500	Site Details	R	
C501	Site Details	R	
Landscape			
L100	Landscape Plan	R	
Architectural			
A101	Basement Plan	R	
A102	First Floor Plan	R	
A103	Second - Fifth Floor Plan	R	
A107	Roof Plan	R	
A201	Elevations	R	
A202	Elevations	R	
A203	Elevations	R	
A204	Perspectives	R	
A205	Perspectives	R	
Electrical			
E1	Sight Lighting	R	



Architect:
 749 University Row Suite
 300
 608-274-2741/53705

PRELIMINARY
 NOT FOR CONSTRUCTION

901 E Washington Hotel
 901 Hospitality, LLC
 901 E Washington Ave
 Madison, WI

2016.36.01

Date	Issuance/Revision	Symbol
07/18/17	Madison Land Use Application	

Cover Drawing

CD01



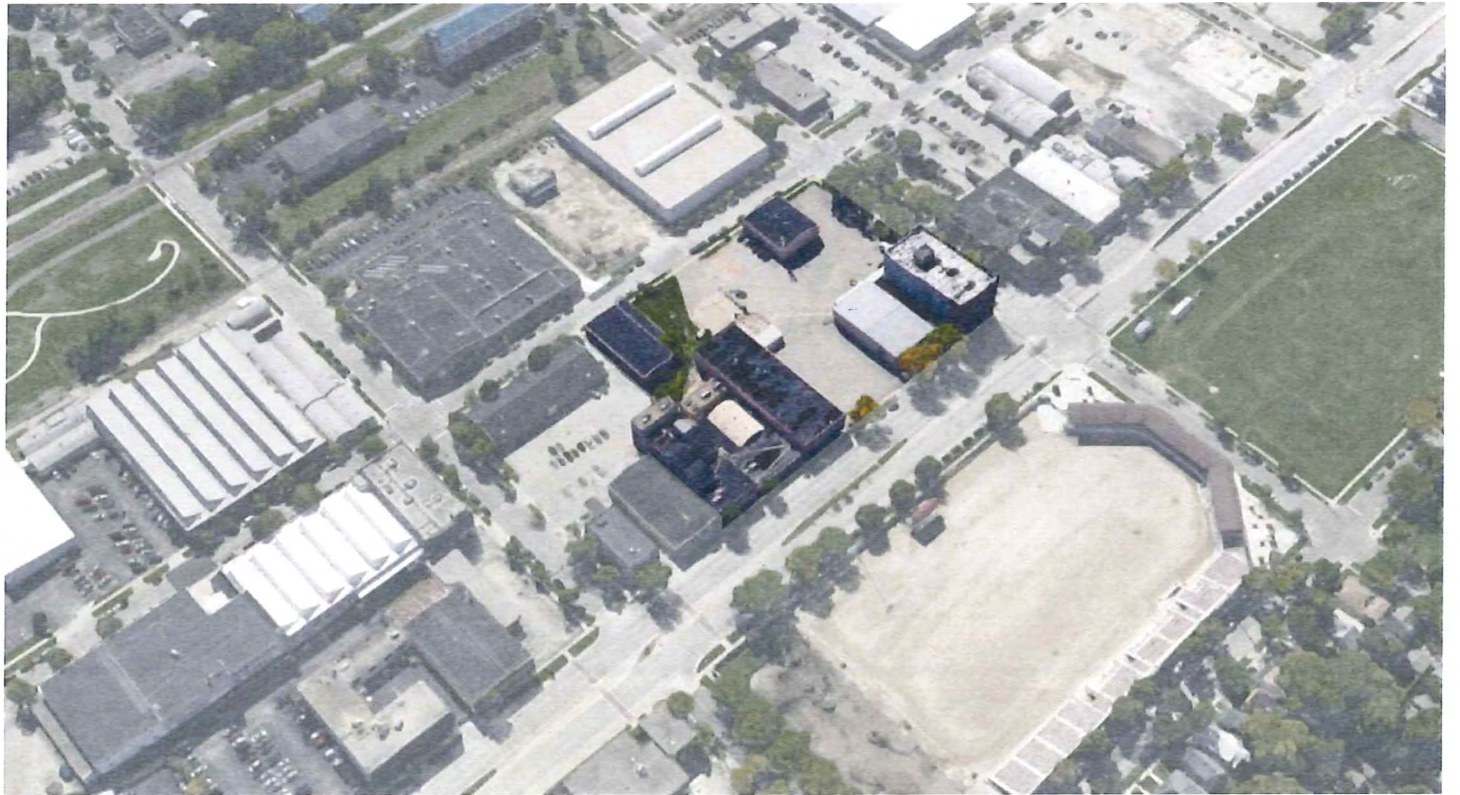
Site Plan



View from East



Demolition Site Plan



View from North

G001 - Site Context Images
901 E. Washington Ave. - 2016.36.01
July 19, 2017



To be Demolished - 939 East Washington Ave.



To be Demolished - 925 East Washington Ave.



To be Demolished - 905 East Washington Ave.



To be Renovated - Kleuter Building at 901 East Washington Ave.



To be Renovated - Kleuter Building at 901 East Washington Ave.



To be Demolished - 910 East Main Street, View from South Paterson Street



To be Demolished - 910 East Main Street



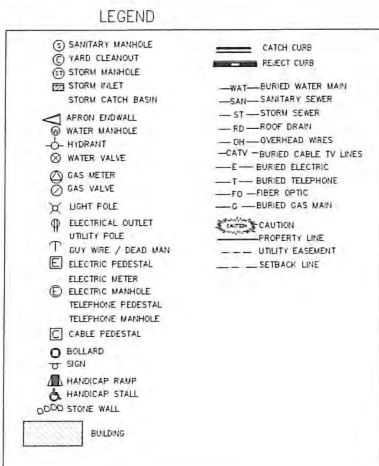
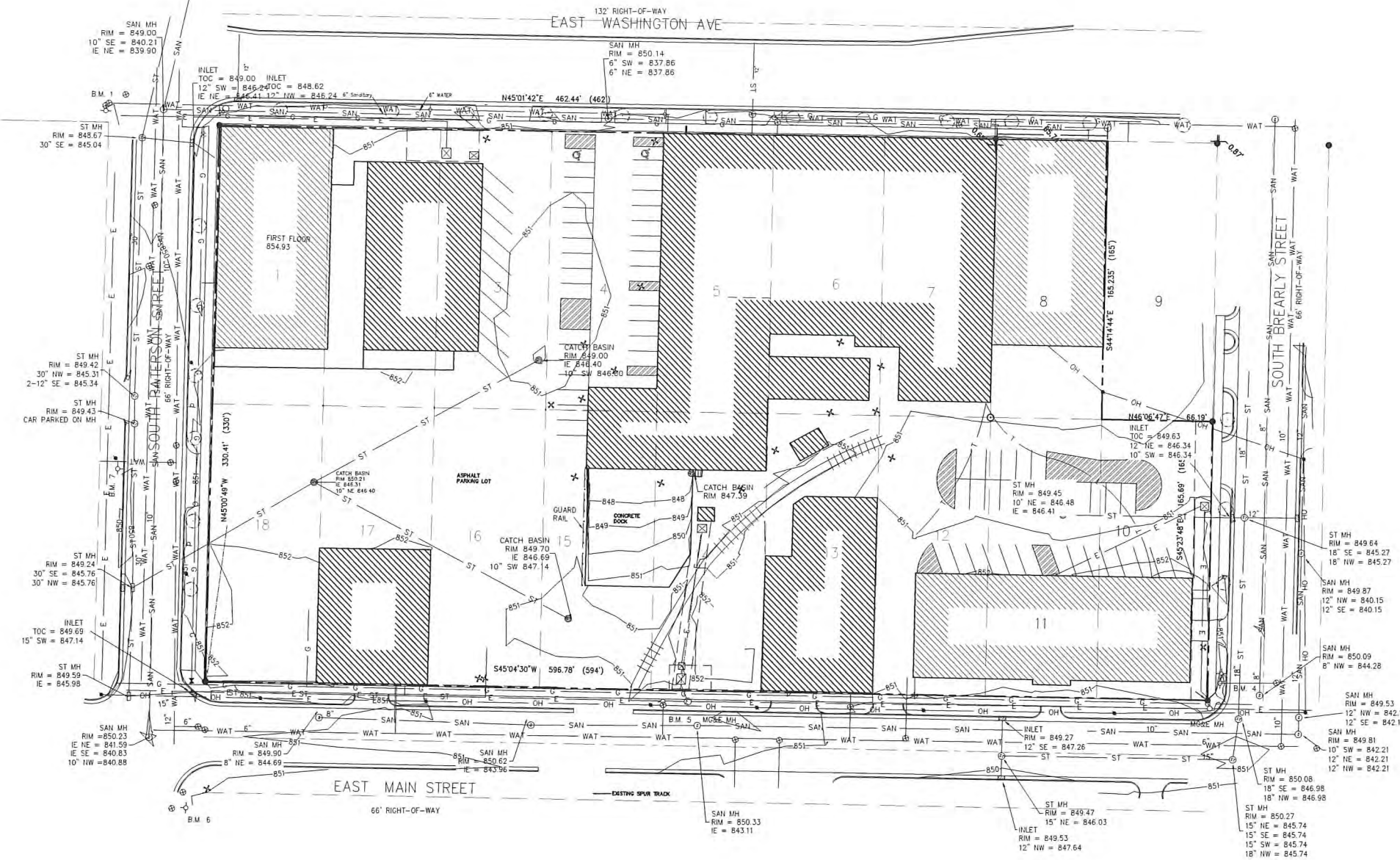
To be Demolished - 925 East Washington Ave. View from East Main Street



To be Demolished - 922, 924 East Main Street

G002 - Site Context Images
901 E. Washington Ave. - 2016.36.01
July 19, 2017

Notes: _____



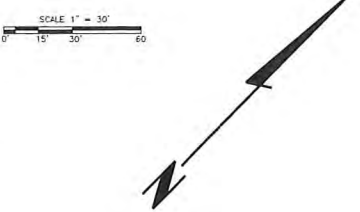
DESCRIPTION:
PARCEL A: LOT 13, BLOCK 158, ORIGINAL PLAT OF THE CITY OF MADISON IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR RAILROAD SPUR TRACK AS SET FORTH IN VOLUME 295 OF DEEDS, PAGE 287, AS DOCUMENT NO. 432863, AND EXCEPT GRANT TO MAULTZ PAINT AND GLASS COMPANY AS SET FORTH IN VOLUME 83 OF MISC. PAGE 331, AS DOCUMENT NO. 490713. PARCEL B: LOTS 1 THROUGH 8 INCLUSIVE, LOTS 10 THROUGH 12 INCLUSIVE, AND LOTS 14 THROUGH 18 INCLUSIVE, BLOCK 158, ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C. AREAS OF MINIMAL FLOODING AS INDICATED ON FLOOD INSURANCE RATE MAP - CITY OF MADISON, DANE COUNTY, WISCONSIN, PANEL 10 OF 30, COMMUNITY-PANEL NO. 550083 0010 D - MAP REVISED SEPTEMBER 18, 1986.

NOTES:
ALL BEARINGS ARE REFERENCED TO THE NORTHWESTERLY LINE OF BLOCK 158, N45°01'42"E ASSUMED.
GAS AND ELECTRIC INFORMATION IS FROM MADISON GAS AND ELECTRIC COMPANY.
SANITARY SEWER, WATER AND STORM SEWER INFORMATION IS FROM CITY OF MADISON ENGINEERING DIVISION.
ZONING DISTRICT IS TRADITIONAL EMPLOYMENT.

ALL BENCH MARKS ARE TOP OF HYDRANT AND ARE CITY OF MADISON DATUM

BENCH MARKS
B.M. 1 = HYDRANT AT THE SOUTHERLY CORNER OF EAST WASHINGTON AVE. AND PATERSON STREET
B.M. 2 = 893.39 = HYDRANT MID-BLOCK ON EAST WASHINGTON AVE
B.M. 4 = 852.82 = HYDRANT AT THE WESTERLY CORNER OF BREARLY STREET AND MAIN STREET
B.M. 5 = 854.12 = MID-BLOCK ON EAST MAIN STREET
B.M. 6 = 852.74 = EASTERLY CORNER OF MAIN STREET AND PATERSON STREET
B.M. 7 = 852.21 = MID-BLOCK ON SOUTH PATERSON STREET



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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ATTENTION: ALL UTILITY LOCATIONS ARE SHOWN FROM FIELD OBSERVATION BASED UPON LOCATES AND/OR INFORMATION RECEIVED FROM OTHER SURVEYS AND VARIOUS UTILITY COMPANIES. BEFORE THE START OF ANY EXCAVATION, A COMPLETE LOCATE OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHOULD BE COMPLETED.

901 E Washington Hotel

901 Hospitality, LLC
901 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.01

Date	Issuance/Revisions	Symbol
7-19-17	Madison Land Use Application	

EXISTING SITE PLAN

Potter
Lawson

Success by Design



Notes:

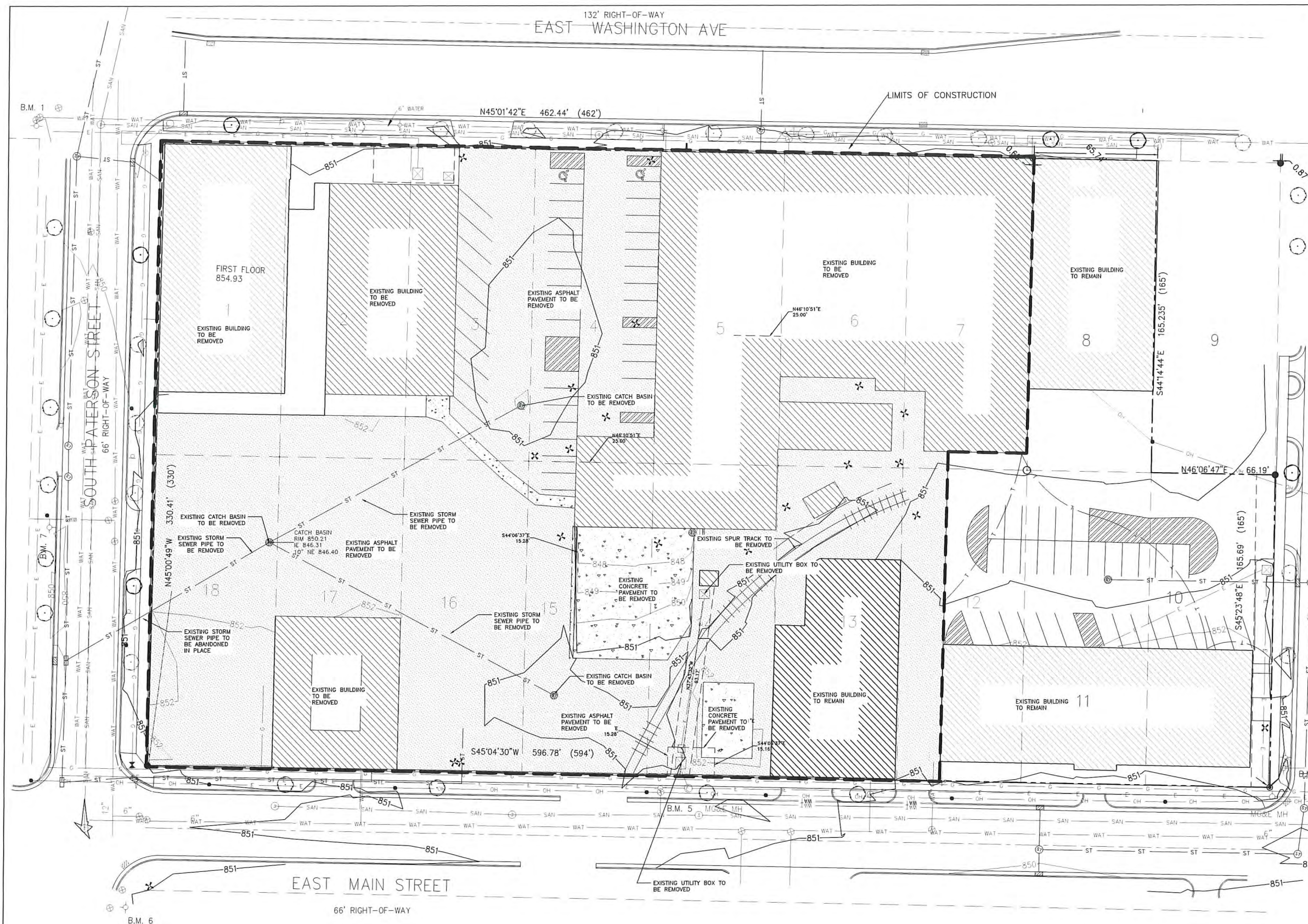
901 E Washington Hotel

901 Hospitality, LLC
901 E Washington Ave
Madison, Wisconsin

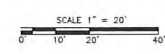
Project #: 2016.36.01

Date	Issuance/Revisions	Symbol
7-25-17	Madison Land Use Application	

SITE DEMOLITION PLAN



The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality and local utility records. The accuracy of these records cannot be guaranteed or certified to. There may be other underground utility installations within the project area that are not shown.



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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



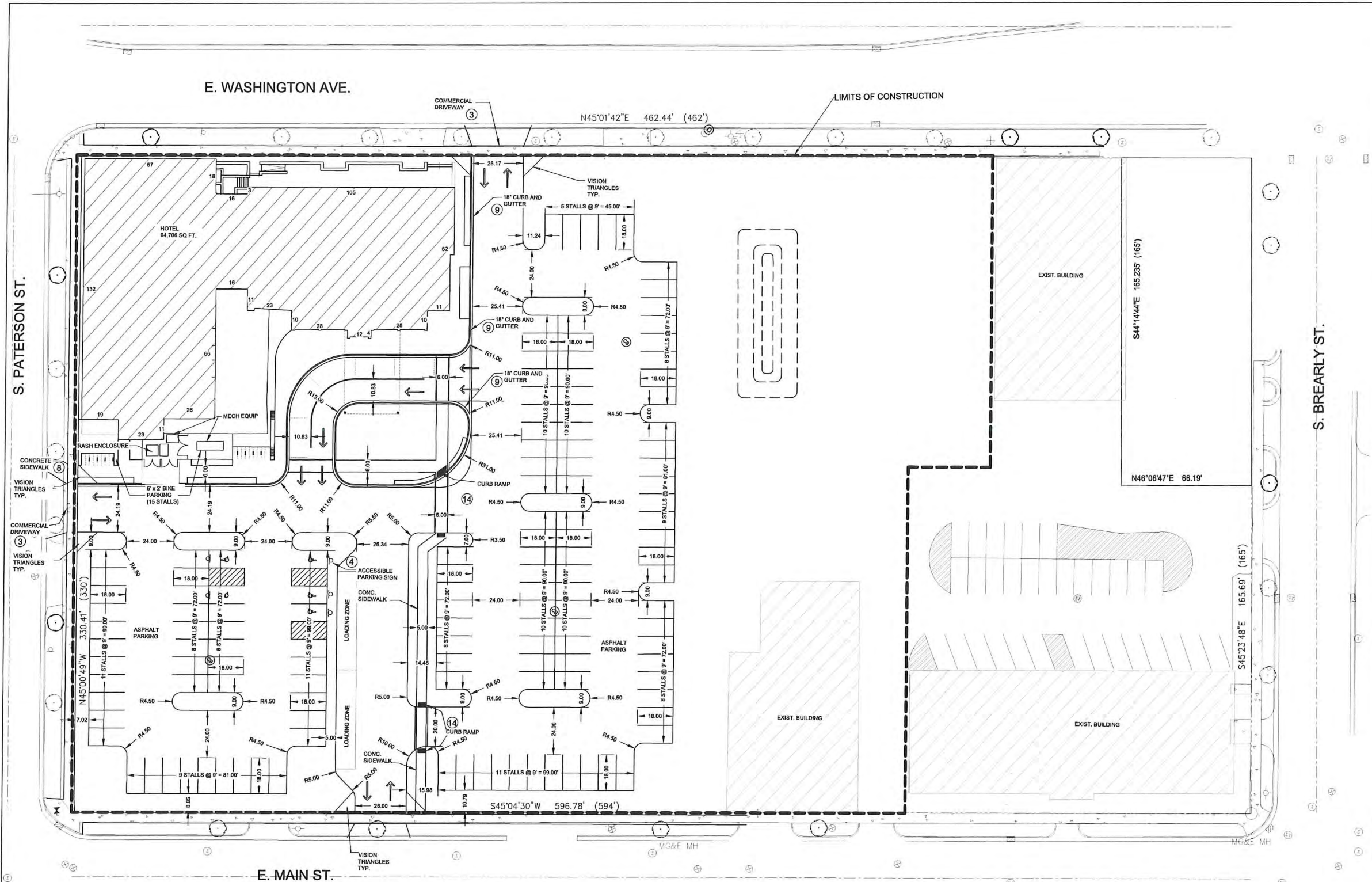
ATTENTION: ALL UTILITY LOCATIONS ARE SHOWN FROM FIELD OBSERVATION BASED UPON LOCATES AND/OR INFORMATION RECEIVED FROM OTHER SURVEYS AND VARIOUS UTILITY COMPANIES. BEFORE START OF ANY EXCAVATION, A COMPLETE LOCATE OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHOULD BE COMPLETED.

Notes: _____

**901 E Washington
Hotel**
901 Hospitality, LLC
901 E Washington Ave
Madison, Wisconsin
Project #: 2016.36.01

Date	Issuance/Revisions	Sym
7-25-17	Madison Land Use Application	

SITE LAYOUT PLAN



- GENERAL**
- THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.
 - ALL ELEVATIONS ARE REFERENCED TO THE LOCAL DATUM AND BASED ON A SURVEY PERFORMED BY VIERBICHER AND ASSOCIATES ON NOVEMBER 8, 2007.
 - ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
 - ALL STAKES NECESSARY FOR THE CONTRACTOR TO DETERMINE LOCATION AND/OR GRADES FOR ANY SECTION OF THE WORK HEREIN DESCRIBED SHALL BE SET BY THE OWNER, OR THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
 - MATERIAL TESTS CONDUCTED BY ANY INDEPENDENT TESTING LAB MAY BE ORDERED BY THE ENGINEER OR OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL FURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
 - ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
 - A PRE CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS VEHICULAR TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL DEVICES. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING.
 - ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - EDITION OF 2009, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
 - WHERE SPECIFIC PORTIONS OF THESE SPECIFICATIONS ARE IN CONFLICT WITH THE STANDARD SPECIFICATIONS, THESE SPECIFICATIONS SHALL GOVERN.
 - THERE ARE NO FRONT OR SIDE YARD SETBACKS.

Item	Value
Site Area	Lot 4.27 Ac / Disturbed 3.07Ac
Total Building Sq. Ft.	84,705 S.F.
Building Footprint Sq. Ft.	36,918 Sq. Ft.
Number and size of units	144 Units
Unit Type	Hotel Room
Lot Coverage	72%
Usable Open Space	51,534 Sq. Ft.
Landscape Area	4,747 Sq. Ft.
Paved Area	60,460 Sq. Ft.

- CURB, GRADE BEAM CURB, SIDEWALK AND MISCELLANEOUS**
- WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS.
 - CONCRETE CURB SHALL BE INSTALLED WHERE INDICATED ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 601 OF THE STANDARD SPECIFICATIONS. DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL SHEET.
 - ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.
 - ALL ENTRANCES SHALL HAVE THE EXISTING 6" VERTICAL FACE SAWED AND REMOVED OR THE ENTIRE CURB AND GUTTER LENGTH REMOVED AND REPLACED WITH CONCRETE GUTTER SECTION.

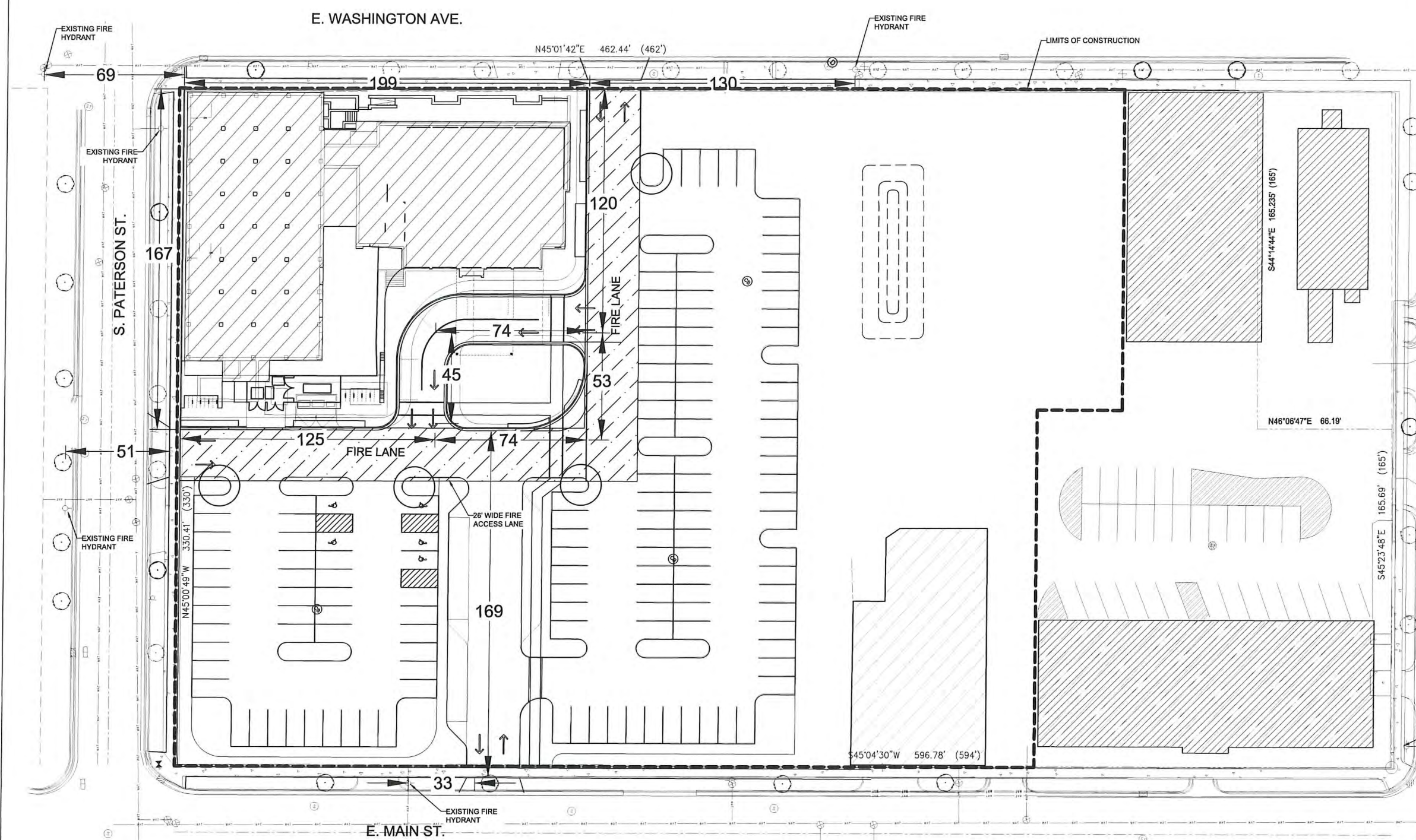
Item	Value
Site Address	901 East Washington Ave.
Site Acreage	Lot 4.27 Ac / Disturbed 3.07Ac
Number of Stories Above Grade	5 Ex. Bldg.
Building Height	Approximately 65'
DILRS Type of Construction	Add-on Type 2B
Total Square Footage of Building	84,705 S.F.
Use of Property	Hotel
Gross Square Feet of Office	N/A
Gross Square Feet of Retail Area	N/A
Number of Employees in Warehouse	N/A
Number of Employees in Production Area	N/A
Capacity of Restaurant/Place of Assembly	100 People
Number of Bicycle Stalls Shown	15
Number of Parking Stalls Shown	138
Small Car	0
Large Car	133
Accessible	5
Total	138
Number of Trees Shown	57

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



ATTENTION: ALL UTILITY LOCATIONS ARE SHOWN FROM FIELD OBSERVATION BASED UPON LOCATES AND/OR INFORMATION RECEIVED FROM OTHER SURVEYS AND VARIOUS UTILITY COMPANIES. BEFORE THE START OF ANY EXCAVATION, A COMPLETE LOCATE OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHOULD BE COMPLETED.

Notes: _____



**901 E Washington
Hotel**

901 Hospitality, LLC
901 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.01

Date	Issuance/Revisions	Sym
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Site Fire Protection Plan

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OF PARTICIPANTS
UNDERGROUND
FACILITIES BEFORE YOU
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LOCATE OF ALL UTILITIES WITHIN THE
CONSTRUCTION AREA SHOULD BE
COMPLETED.

SCALE 1" = 20'



Notes: _____

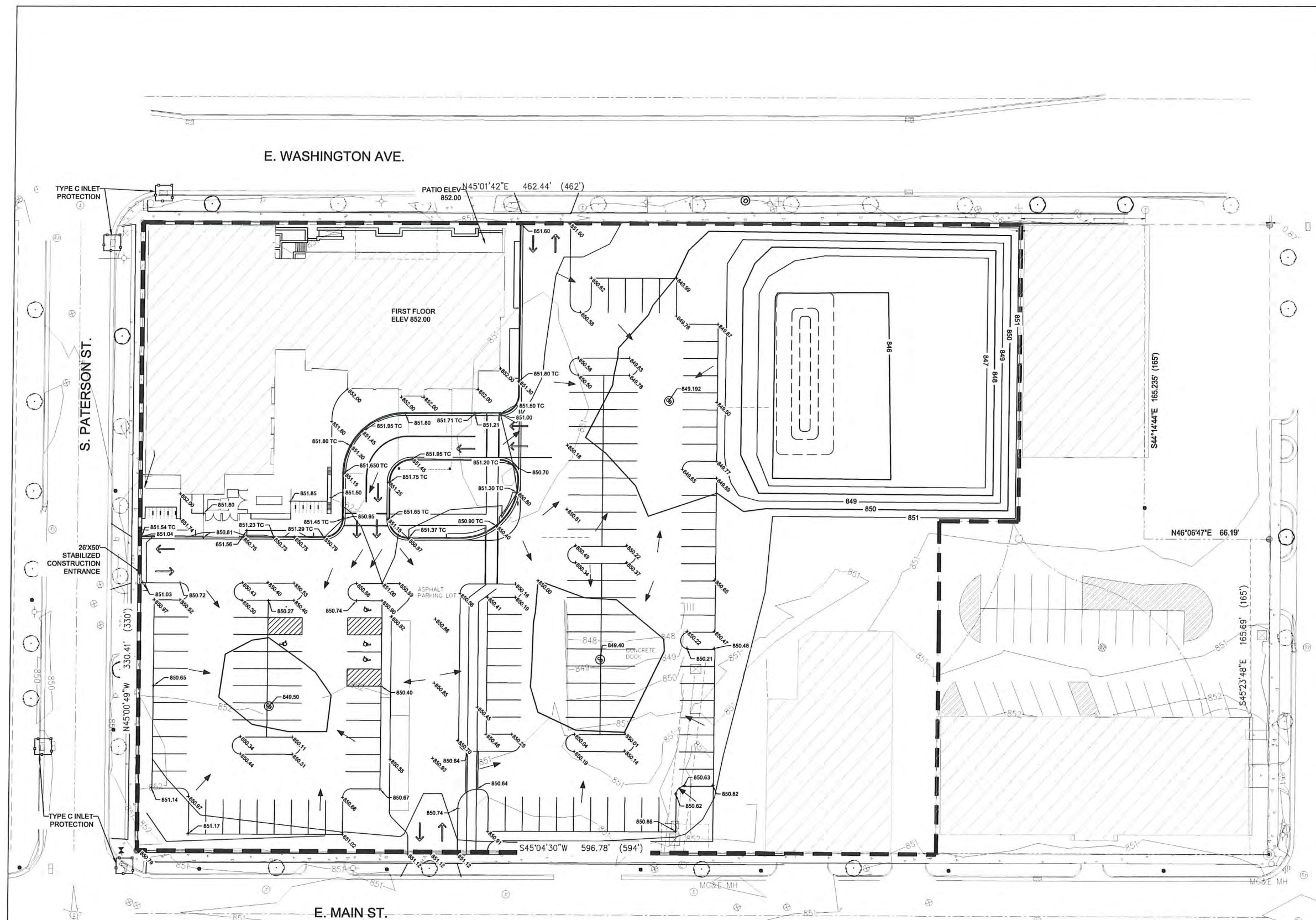
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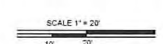
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Site Grading Plan



- GRADING AND EROSION CONTROL**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PADS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.
 2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRADING LIMITS IN ACCORDANCE WITH SECTION 623 OF THE STANDARD SPECIFICATIONS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SOIL AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS.
 3. THE SUB GRADE FOR THE ROAD, PARKING AREAS, AND THE BUILDING PADS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2009 EDITION. COMPACTION OF THE SUB GRADE IN CUT SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 207.3.2 USING MECHANICAL COMPACTION EQUIPMENT. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.
 4. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED AND WITNESSED BY OWNER OR OWNER'S REPRESENTATIVE.
 5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
 6. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDMR BEST MANAGEMENT PRACTICES.
 7. ELEVATIONS SHOWN ARE FINISHED GROUND PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.



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Notes: _____

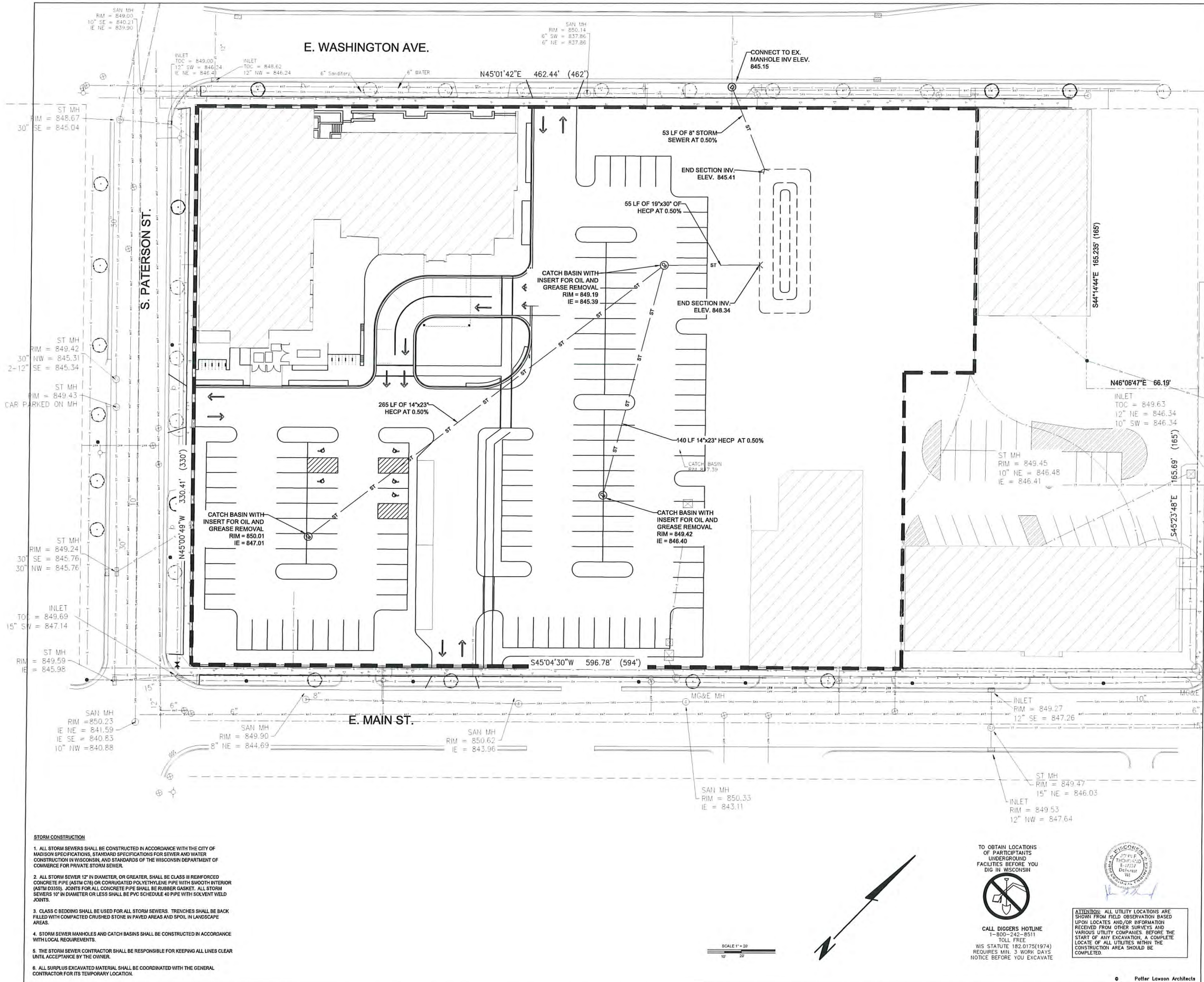
**901 E Washington
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Site Utility Plan



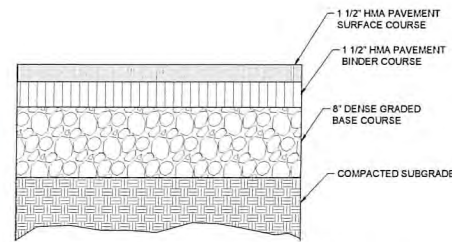
- STORM CONSTRUCTION**
1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON SPECIFICATIONS, STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, AND STANDARDS OF THE WISCONSIN DEPARTMENT OF COMMERCE FOR PRIVATE STORM SEWER.
 2. ALL STORM SEWER 12" IN DIAMETER OR GREATER, SHALL BE CLASS III REINFORCED CONCRETE PIPE (ASTM C76) OR CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR (ASTM D3350). JOINTS FOR ALL CONCRETE PIPE SHALL BE RUBBER GASKET. ALL STORM SEWERS 10" IN DIAMETER OR LESS SHALL BE PVC SCHEDULE 40 PIPE WITH SOLVENT WELD JOINTS.
 3. CLASS C BEDDING SHALL BE USED FOR ALL STORM SEWERS. TRENCHES SHALL BE BACK FILLED WITH COMPACTED CRUSHED STONE IN PAVED AREAS AND SPOIL IN LANDSCAPE AREAS.
 4. STORM SEWER MANHOLES AND CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
 5. THE STORM SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL LINES CLEAR UNTIL ACCEPTANCE BY THE OWNER.
 6. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.

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

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1-800-242-9511
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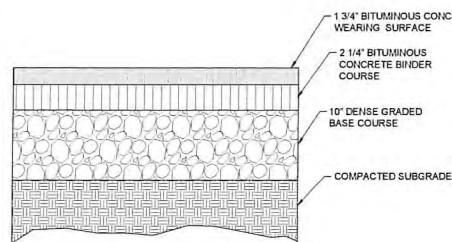




- NOTES**
- HMA PAVEMENT WISDOT SUPERPAVE TYPE E-0.3 MIX DESIGN WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 9.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2041.
 - DENSE GRADED BASE COURSE SHALL CONFORM TO WISDOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION. BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

1 HMA PAVEMENT - PARKING AND DRIVE AREAS

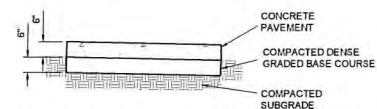
NTS



- NOTES**
- HMA PAVEMENT WISDOT SUPERPAVE TYPE E-1 MIX DESIGN WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 12.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2041.
 - DENSE GRADED BASE COURSE SHALL CONFORM TO WISDOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION. BASE COURSE MATERIAL SHALL BE PLACED IN INDIVIDUAL 5' LIFTS COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

2 HMA PAVEMENT - HEAVY DUTY DRIVE AREAS

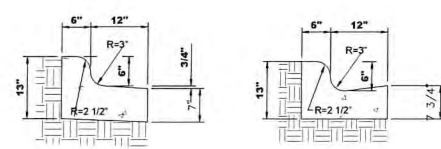
NTS



- NOTES**
- DENSE GRADED BASE COURSE SHALL CONFORM TO WISDOT 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
 - BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

7 CONCRETE PAVEMENT

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REJECT CURB STANDARD CURB

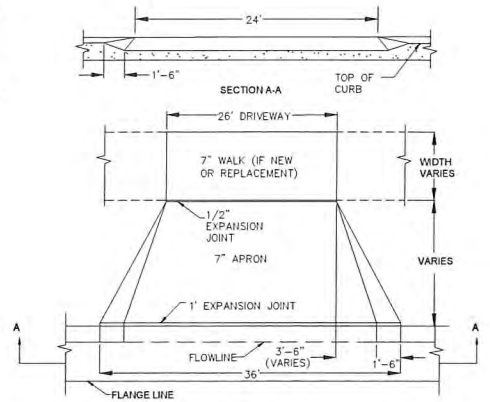
GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

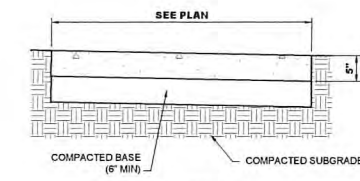
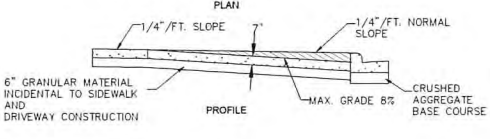
9 18" CURB AND GUTTER

NTS



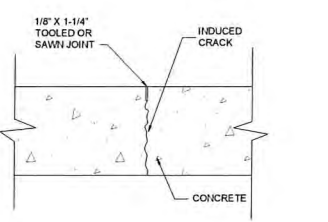
3 COMMERCIAL DRIVEWAY

NTS



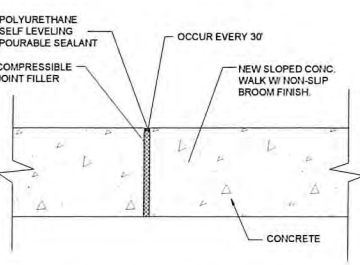
8 CONCRETE SIDEWALK

NTS



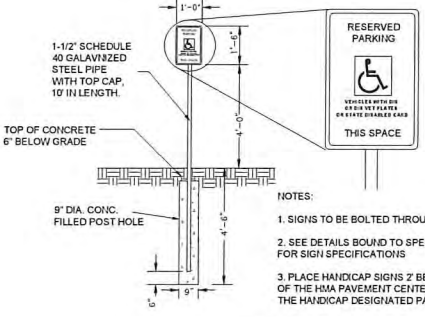
10 CONTROL JOINT

NTS



13 EXPANSION JOINT

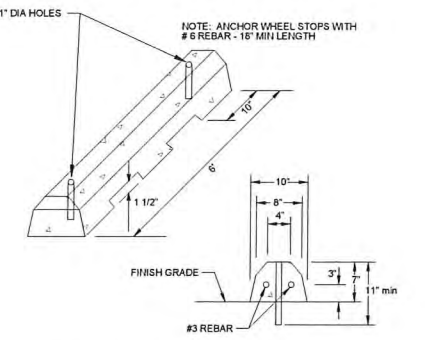
NTS



- NOTES:**
- SIGNS TO BE BOLTED THROUGH PIPE
 - SEE DETAILS BOUND TO SPECIFICATIONS FOR SIGN SPECIFICATIONS
 - PLACE HANDICAP SIGNS 2' BEYOND THE EDGE OF THE HMA PAVEMENT CENTERED ON THE HANDICAP DESIGNATED PARKING STALLS.

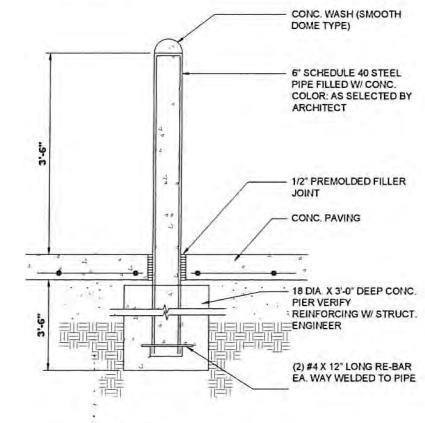
4 ACCESSIBLE PARKING SIGN

NTS



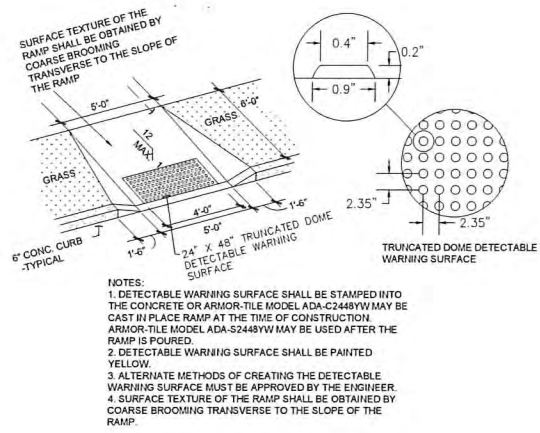
5 CONCRETE WHEEL STOP

NTS



11 BOLLARD

NTS



14 CURB RAMP

NTS

Notes: _____

901 E Washington Hotel

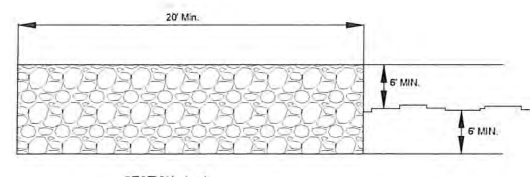
901 Hospitality, LLC
901 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.01

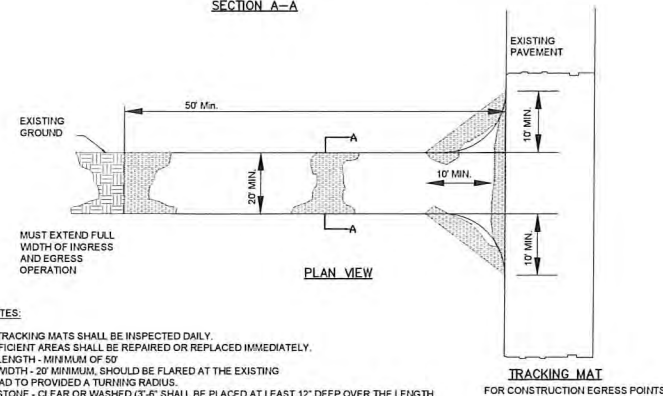
Date	Issuance/Revisions	Symbol
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Site Details





SECTION A-A



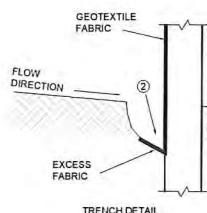
PLAN VIEW

NOTES:

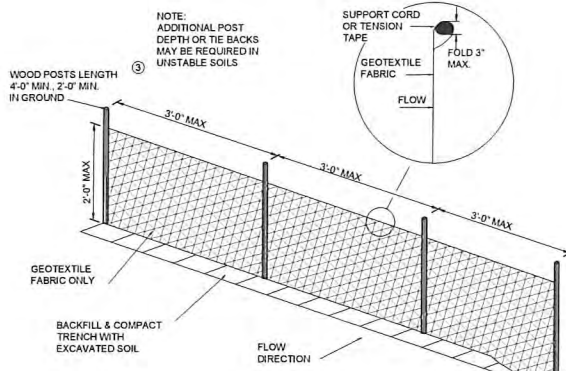
- 1) TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- 2) LENGTH - MINIMUM OF 50'
- 3) WIDTH - 20' MINIMUM SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 4) STONE - CLEAR OR WASHED (3'-6" SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE)
- 5) SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SOE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
- 6) LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

1 STABILIZED CONST. ENTRANCE

NTS

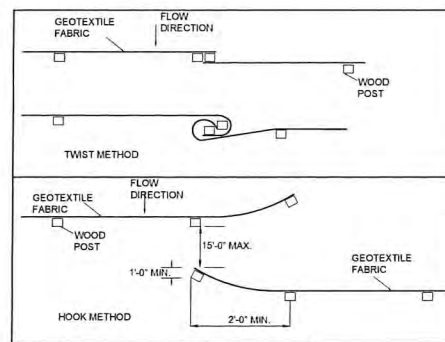


TRENCH DETAIL

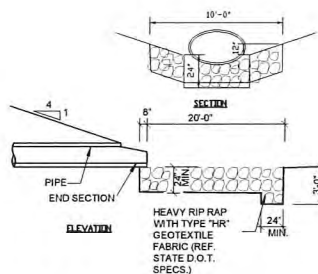


2 SILT FENCE

NTS



JOINING TWO LENGTHS OF SILT FENCE

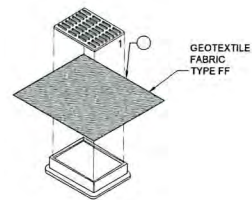


4 RIPRAP OUTFALL

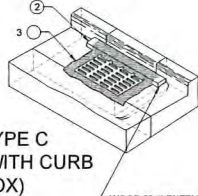
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GENERAL NOTES:
CONCRETE CULVERT ENDWALLS MAY NOT BE USED WITH GALVANIZED STEEL OR ALUMINUM CULVERT PIPE OR VISE VERSA. GALVANIZED STEEL OR ALUMINUM ENDWALLS SHALL NORMALLY BE INSTALLED ON CULVERT PIPE OF THE SAME METAL.

WHERE TWO OR MORE PIPES WITH APRON ENDWALLS ARE LAID ADJACENT TO EACH OTHER, THEY SHALL BE SEPARATED BY A DISTANCE SUFFICIENT TO PROVIDE A MINIMUM CLEARANCE OF 6" BETWEEN APRON ENDWALLS.



TYPE B (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



TYPE C (WITH CURB BOX)

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX) AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 X 4.

INSTALLATION NOTES:

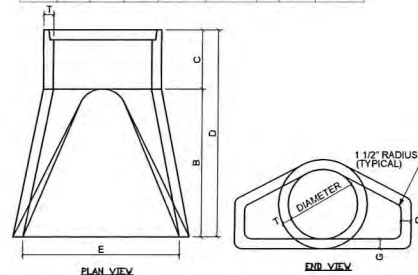
TYPE B & C TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

3 INLET PROTECTION

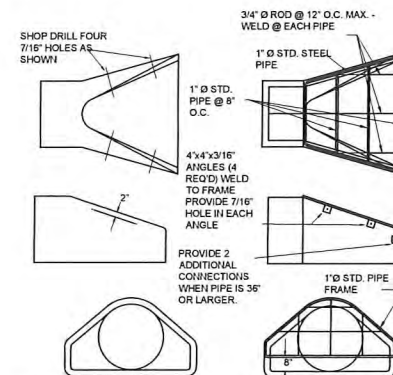
NTS

PIPE DIA. (INCHES)	DIMENSIONS (INCHES)							APPROX. SLOPE
	T	A	B	C	D	E	G	
18	2 1/2	9	27	46	73	36	2 1/2	3 TO 1



6 CONCRETE ENDWALL

NTS



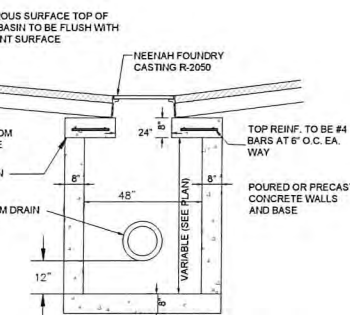
THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH SIX 3/8" x 8" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

PAINTING SPECIFICATIONS THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. SEE NOTES: FIRST COAT-RUST-OLEUM X 80 RED BARE METAL PRIMER OR EQUAL. SECOND COAT-RUST 900 ZINC CHROMATE PRIMER OR EQUAL. THIRD COAT-RUST-OLEUM 1282 HIGH GLOSS & METALLIC FINISH OR EQUAL.

NOTES:
1. BARE SURFACES - AFTER THOROUGH SCRAPING, WIRE BRUSHING & CLEANING, APPLY THE THREE COAT SYSTEM LISTED
2. GIVE EACH SURFACE AN OVERALL COAT.
3. ALLOW 24 - 48 HOURS DRYING TIME BETWEEN COATS.

7 PIPE GATE

NTS



- NOTES:
1. ALL CATCH BASINS SHALL INCLUDE STEPS ON 16" CENTERS WHEN DEPTH (GRATE TO BOTTOM) IS 5.0' OR GREATER.
 2. STRUCTURE TO BE PLACED ON 6" OF MECHANICALLY COMPACTED CRUSHED STONE.
 3. FLO-GARD PLUS (FGP-RF20F) INLET INSERTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS IN CATCH BASINS RECEIVING PARKING LOT RUNOFF.

5 CATCH BASIN

NTS

Potter
Lawson
Success by Design



Notes: _____

901 E Washington
Hotel

901 Hospitality, LLC
901 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.01

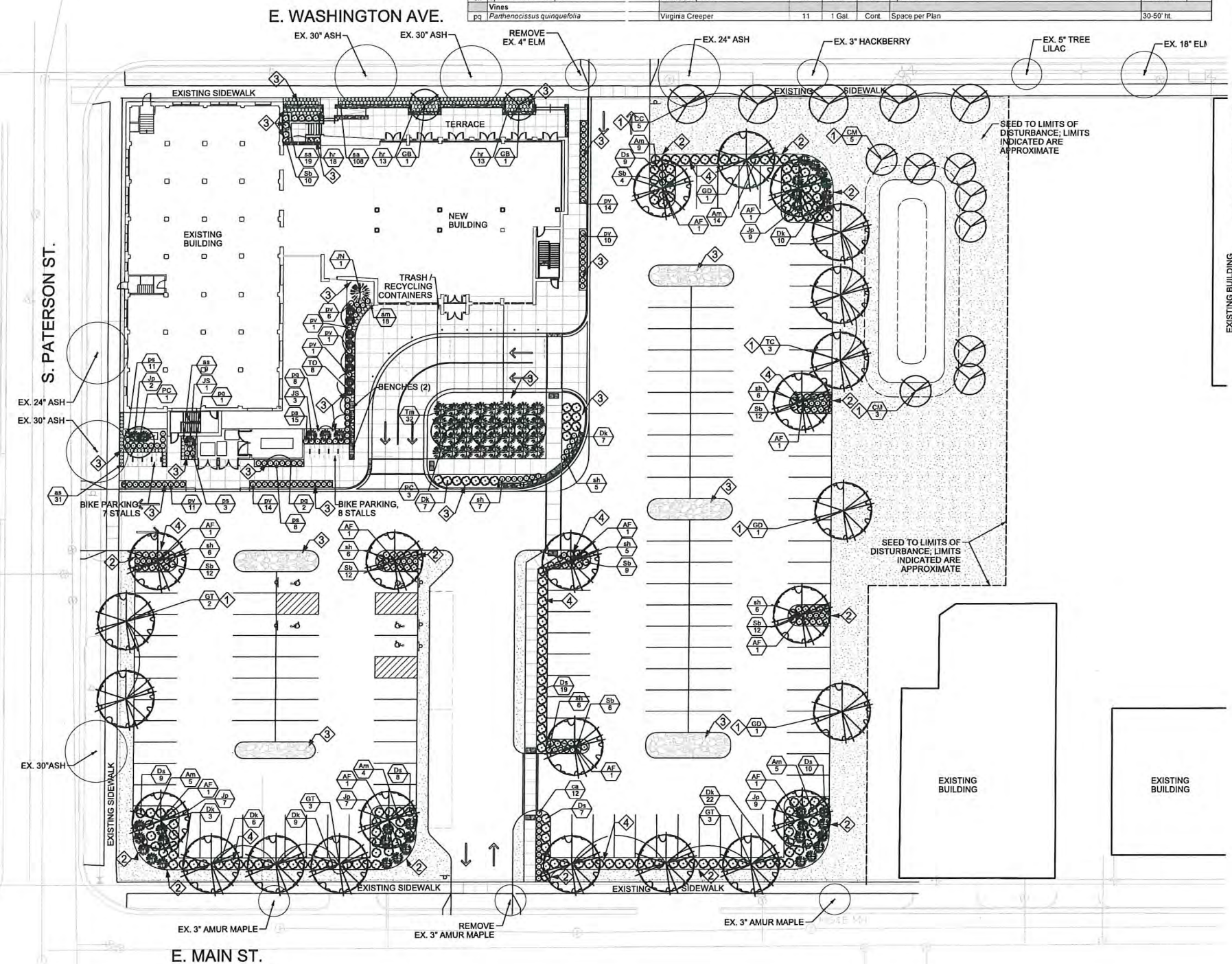
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Site Details



PLANT LIST

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
Deciduous Canopy Trees							
AF	<i>Acer x freemanii</i> 'Sienna Glen'	Sienna Glen Maple	11	2.5' Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min	60' Ht x 40' Sp
CC	<i>Carpinus caroliniana</i>	Hackberry	5	2.5' Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min	20-35' Ht x 20-35' Sp
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2	2.5' Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min	40-50' Ht x 20-30' Sp
GT	<i>Gleditsia tricanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust	8	2.5' Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min	45' Ht x 30-35' Sp
GD	<i>Gymnocladia dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	3	2.5' Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min	50' Ht x 35' Sp
TC	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	3	2.5' Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min	50' Ht x 35' Sp
Deciduous Ornamental Trees							
PC	<i>Pyrus calleryana</i> 'Anstocrat'	Anstocrat Callery Pear	4	2" Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min	35' Ht x 20' Sp
CM	<i>Comus mas</i> 'Golden Glory' (Shrub Form Tree)	Golden Glory Corneliancherry Dogwood	8	5' Ht.	B&B	Shrub Form Tree, Min 1/2" Cal. Canes	15-20' Ht x 15-20' Sp
Evergreen Trees							
JN	<i>Juniperus x J.N. Select Blue</i>	Star Power Juniper	1	5' Ht.	B&B	Match Form of Individual Plants	20' Ht x 10' Sp
JS	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	4	5' Ht.	B&B	Match Form of Individual Plants	10-15' Ht x 4-5' Sp
TO	<i>Thuja occidentalis</i> 'Dedroops Spire'	Dedroops Spire Arborvitae	4	5' Ht.	B&B	Match Form of Individual Plants	15-20' Ht x 4-5' Sp
Deciduous Shrubs							
Ds	<i>Dianella sessilifolia</i> 'Butterfly'	Southern Bush Honeysuckle	62	3 Gal	Cont.	Space 4'-0" o.c.	3' Ht x 3'-4" Sp
Dk	<i>Dianella kodak</i> 'Red'	Kodak Red Bush Honeysuckle	64	3 Gal	Cont.	Space 4'-0" o.c.	3-4' Ht x 3.5-4.5' Sp
Sp	<i>Spiraea helioides</i> 'Tor'	Tor Spiraea	77	2 Gal	Cont.	Space 3'-0" o.c.	2-3' Ht x 2-3' Sp
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	36	3 Gal	Cont.	Space 4'-0" o.c.	2-3' Ht x 3'-4" Sp
Evergreen Shrubs							
Jp	<i>Juniperus x pfitzeniana</i> 'Kallay's Compact'	Kallay's Compact Juniper	34	3 Gal	Cont.	Space 5'-0" o.c.	2-3' Ht x 4-6' Sp
Tm	<i>Taxus x media</i> 'Taubert'	Taubert's Yew	32	3 Gal	Cont.	Space Per Plan	3-4' Ht x 4-6' Sp
Perennial Grasses/Groundcovers							
as	<i>Allium x 'Summer Beauty'</i>	Summer Beauty Allium	40	4-inch	Pot	Space 1'-6" o.c.	1.5' Ht x 1.5-2' Sp
am	<i>Amsonia 'Blue Ice'</i>	Blue Ice Amsonia	18	1 Gal	Cont.	Space 1'-6" o.c.	1-1.5' Ht x 1-1.5' Sp
hr	<i>Heuchera richardsonii</i>	Alum Root	44	1 Gal	Cont.	Space 1'-6" o.c.	1-2' Ht x 1-1.5' Sp
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	12	1 Gal	Cont.	Space 2'-6" o.c.	4-6' Ht x 2-3' Sp
sa	<i>Saxifraga autumnalis</i>	Autumn Moor Grass	127	4-inch	Pot	Space 1'-6" o.c.	1.5-2' Ht x 1-1.5' Sp
ps	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	37	1 Gal	Cont.	Space 2'-6" o.c.	3-5' Ht x 1.5-2.5' Sp
pv	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	58	1 Gal	Cont.	Space 2'-6" o.c.	4-5' Ht x 1.5-2.5' Sp
sh	<i>Sporobolus heterotetris</i>	Prairie Dropseed	47	1 Gal	Cont.	Space 3'-0" o.c.	2-3' Ht x 2-3' Sp
Vines							
pq	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	11	1 Gal	Cont.	Space per Plan	30-50' Ht.



City of Madison Landscape Worksheet
 901 East Washington Avenue
 7/19/2017, Updated 8/16/2017
 Traditional Employment Urban Design District 8

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	75,000	n/a	250	1250
			Landscape Points Required	1250

Development Frontage	LF	Overstory Tree Req. (or x2 for Orn./Evrgm. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg/Parking & Streets	718	24	120

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	16	0	630
Overstory Tree	15	0	0	120
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	129	0	258
Shrub, evergreen	3	35	0	105
Ornamental Grass	2	0	0	0
Ornamental Decorative Fence or Wall (4 pts/10 LF)	4	12	0	48
Development Frontage Points Total				1116

Interior Parking Lots	SF	Overstory Tree Req. (or x2 for Orn./Evrgm. Tree Sub.)
Total Parking Lot Area	49,675	16
Min. Parking Lot Islands (5%)	2,484	16

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	14	0	490
Overstory Tree	15	0	0	0
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	95	0	192
Shrub, evergreen	3	32	0	96
Ornamental Grass	2	61	0	122
Interior Parking Lots Points Total				960

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Overstory Tree	15	0	0	0
Evergreen Tree	15	13	0	195
Shrub, deciduous	2	10	0	20
Shrub, evergreen	3	2	0	6
Ornamental Grass	2	93	0	186
Ornamental Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
General Site Plantings Total				407

TOTAL LANDSCAPE POINTS 2483

LEGEND

- 1 NEW BARK MULCH RING AT BASE OF TREE OR RE-MULCH EXISTING BASE OF TREE
- 2 SHOVEL CUT EDGE
- 3 STONE MULCH
- 4 SHREDDED HARDWOOD BARK MULCH

STONE MULCH
 NEW SEEDED BLUEGRASS LAWN

- ### NOTES
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL PROTECT BENCHMARKS.
 - ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 31 13 16, "SELECTIVE TREE AND SHRUB PROTECTION AND TRIMMING" FOR PROTECTION REQUIREMENTS.
 - ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
 - ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
 - ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDED AT NO COST TO OWNER.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.

DIGGER'S HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

1 LANDSCAPE PLAN
 SCALE: 1" = 20'-0" (AT 30"x42" FULL SIZE SHEET)

Potter Lawson
 Success by Design

KEN SAIKI
 DESIGN INC
 LANDSCAPE ARCHITECTS

303 S. PATERSON
 SUITE ONE
 MADISON, WI 53703
 Phone: 608 251-3600
 Fax: 608 251-9330
 www.ksd-la.com

Notes:

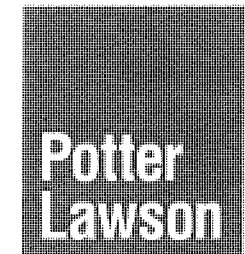
901 Boutique Hotel
 East Washington Ave.

Madison, Wisconsin
 Project #: 2016.36.01

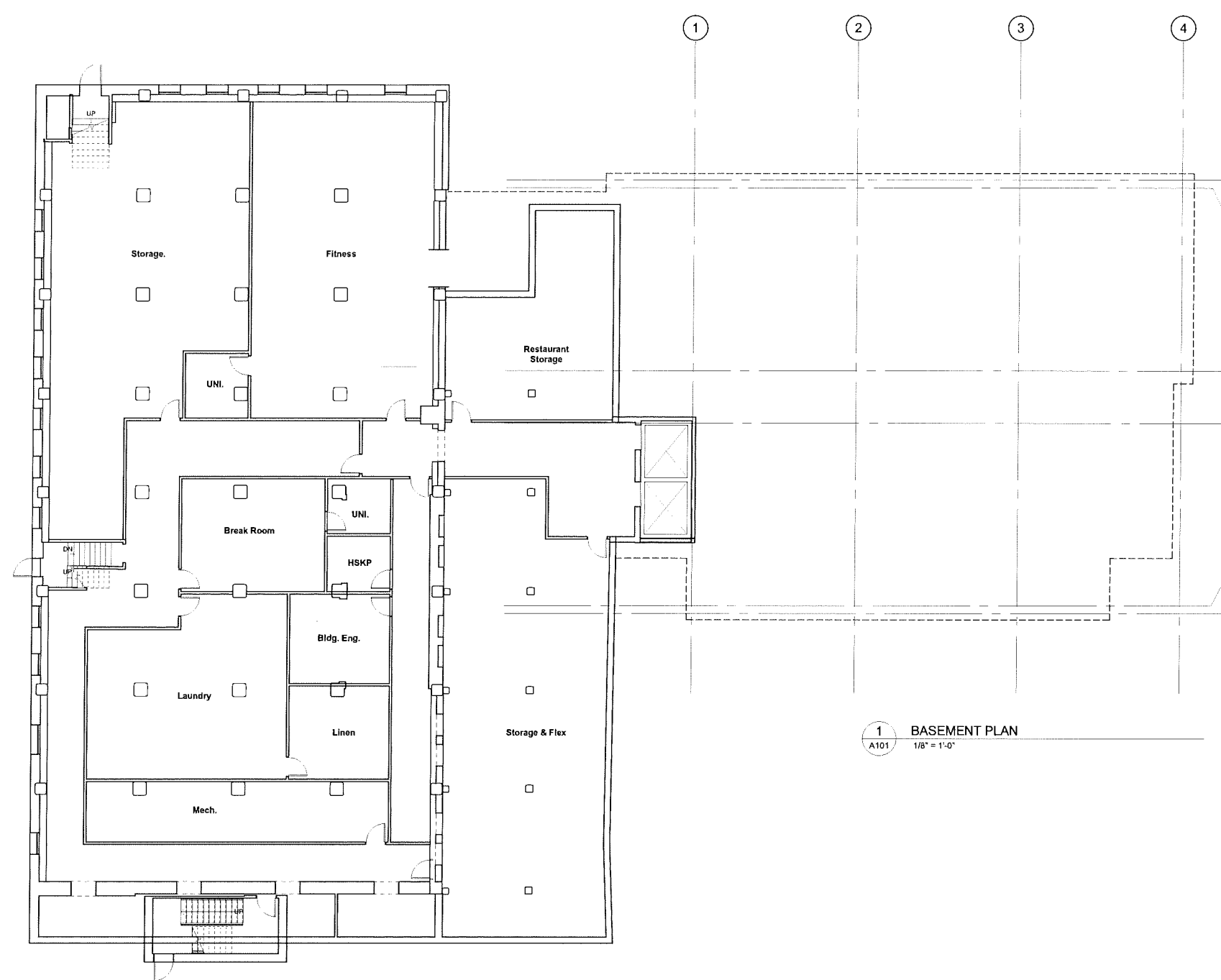
Date: 07/19/17
 Issuance/Revisions: Madison Land Use Application

LANDSCAPE PLAN

L 100



Success by Design



Basement Floor	
Area	
Existing Building:	12,395 gsf
Addition:	326 gsf
First Floor	
Area	
Existing Building:	8,835 gsf
New Addition:	7,893 gsf
Rooms	
Double:	3
King:	9
Second Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Third Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Fourth Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Fifth Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 sf
Rooms	
Double:	15
King:	18
Total	
Area	
Existing Building:	56,286 gsf
New Addition:	38,419 gsf
Total:	94,705 gsf
Rooms	
Double:	63
King:	81
Total:	144

1 BASEMENT PLAN
A101 1/8" = 1'-0"

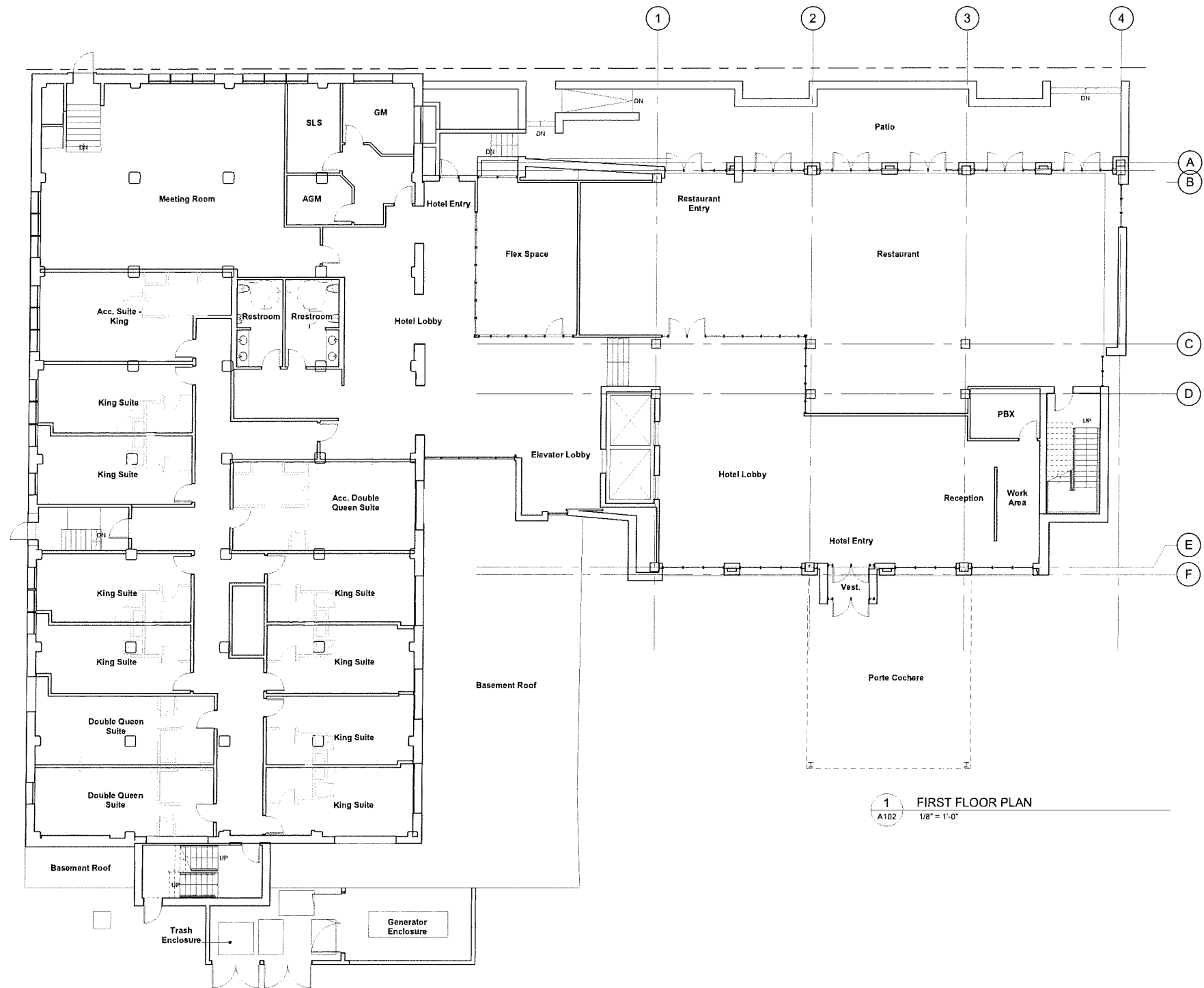
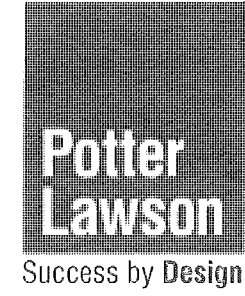
Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

901 E Washington Hotel
901 Hospitality, LLC
901 E Washington Ave
Madison, WI

2016.36.01

Date	Issuance/Revisions	Symbol
07/19/17	Madison Land Use Application	
09/12/17	Madison Land Use Application	



1 FIRST FLOOR PLAN
A102 1/8" = 1'-0"

Basement Floor	
Area	
Existing Building:	12,395 gsf
Addition:	326 gsf
First Floor	
Area	
Existing Building:	8,835 gsf
New Addition:	7,893 gsf
Rooms	
Double:	3
King:	9
Second Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Third Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Fourth Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Fifth Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Total	
Area	
Existing Building:	56,286 gsf
New Addition:	39,419 gsf
Total	94,705 gsf
Rooms	
Double:	63
King:	81
Total	144

Notes:

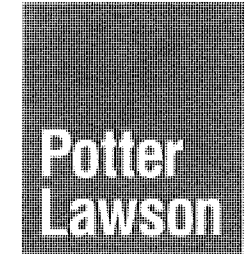
PRELIMINARY
NOT FOR CONSTRUCTION

901 E Washington Hotel
901 Hospitality, LLC
901 E Washington Ave
Madison, WI

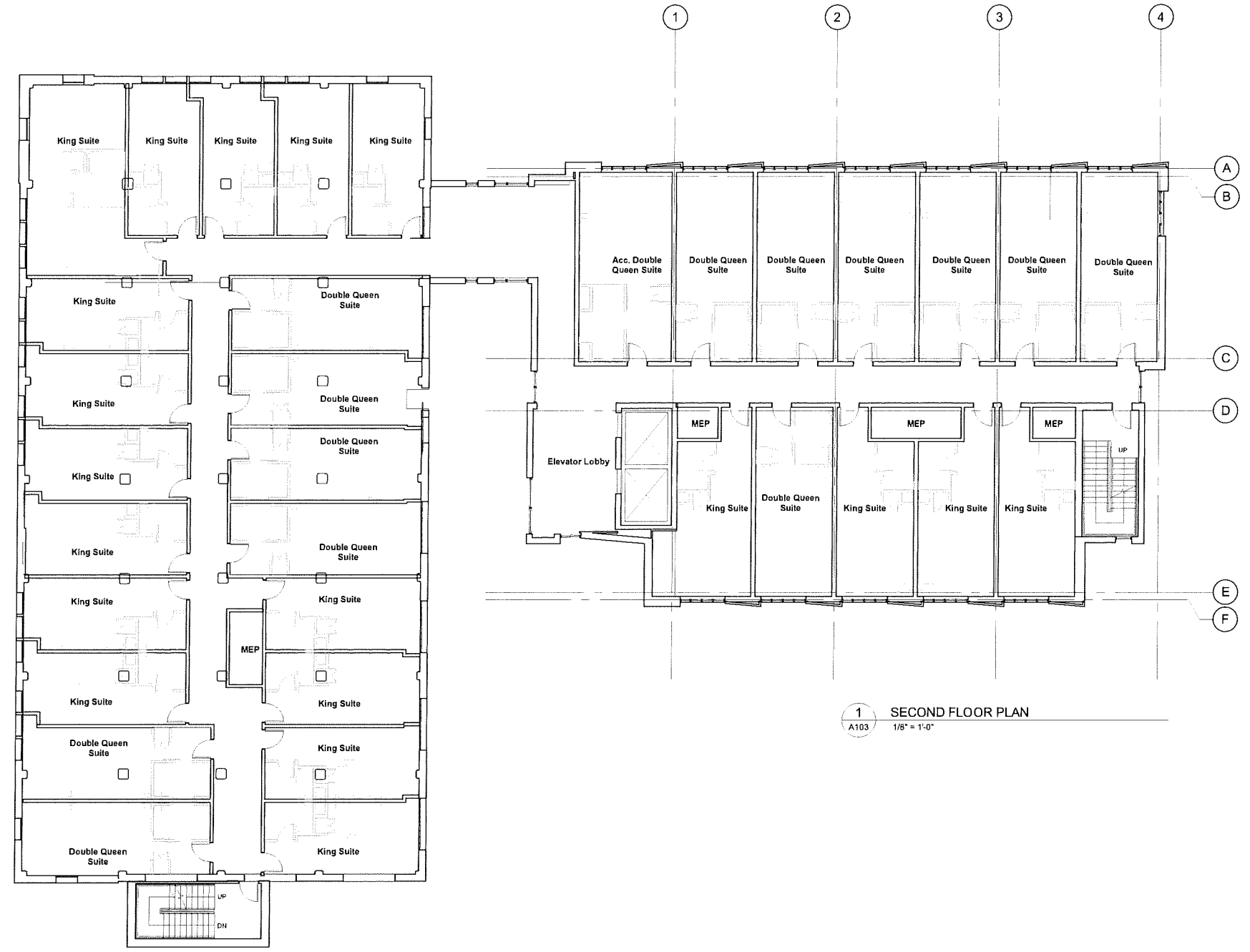
2016.36.01

Date	Issuance/Revisions	Symbol
07/18/17	Madison Land Use Application	
03/12/17	Madison Land Use Application	

First Floor Plan
A102



Success by Design



1 SECOND FLOOR PLAN
 1/8" = 1'-0"

Basement Floor	
Area	
Existing Building:	12,395 gsf
Addition:	326 gsf
First Floor	
Area	
Existing Building:	8,835 gsf
New Addition:	7,893 gsf
Rooms	
Double:	3
King:	9
Second Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Third Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Fourth Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Fifth Floor	
Area	
Existing Building:	8,764 gsf
New Addition:	7,550 gsf
Rooms	
Double:	15
King:	18
Total	
Area	
Existing Building:	56,286 gsf
New Addition:	38,419 gsf
Total	94,705 gsf
Rooms	
Double:	63
King:	81
Total	144

Notes:

PRELIMINARY
 NOT FOR CONSTRUCTION

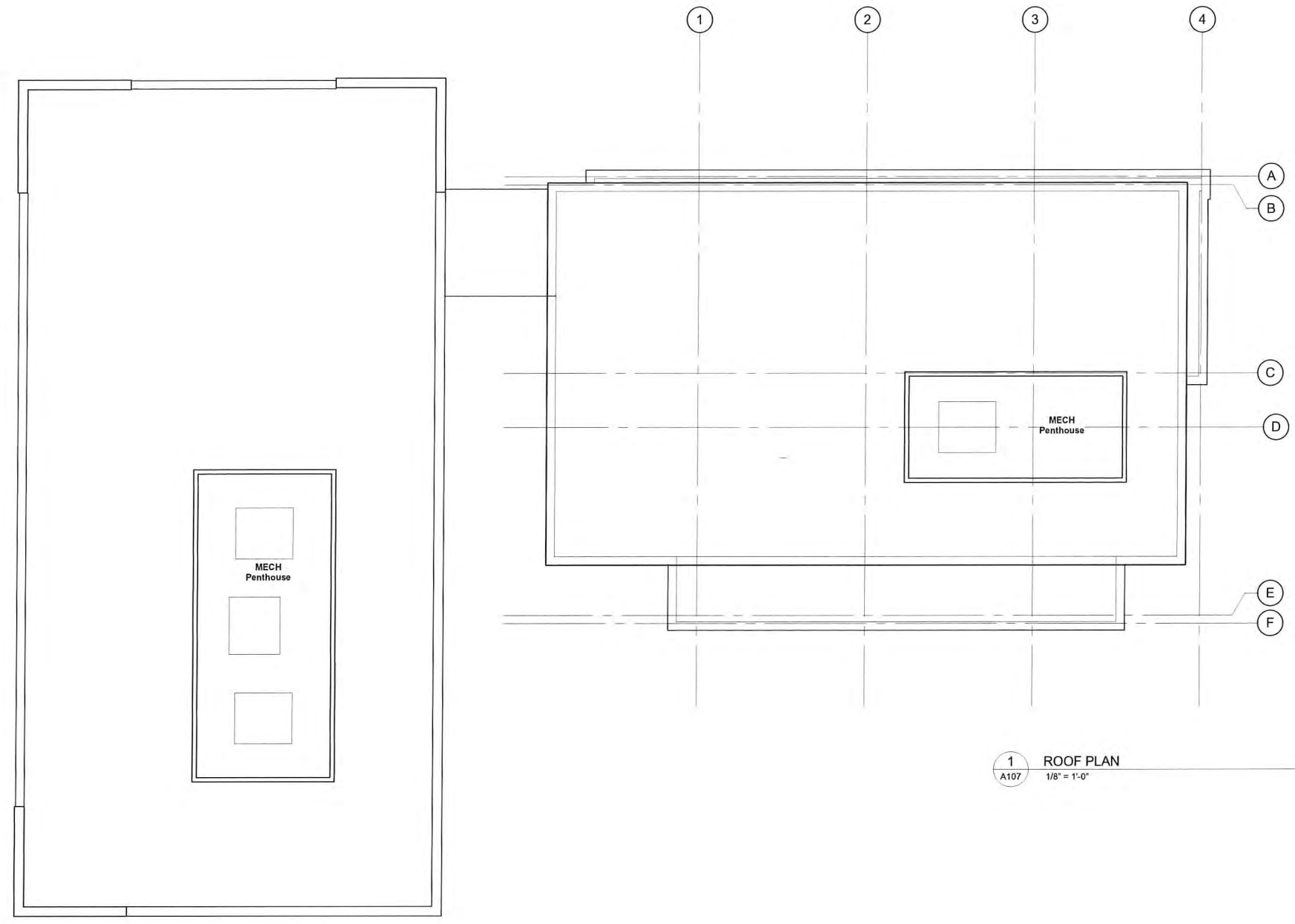
901 E Washington Hotel
 901 Hospitality, LLC
 901 E Washington Ave
 Madison, WI

2016.36.01

Date	Revisions	Symbol
07/18/17	Madison Lead Use Application	
08/16/17	Madison Lead Use Application	

**Second - Fifth
 Floor Plan**

A103



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

901 E Washington Hotel
901 Hospitality, LLC
901 E Washington Ave
Madison, WI

2016.36.01

Date	Issuance/Revisions	Symbol
03/16/17	Madison Land Use Application	

Roof Plan
A107



1 North Elevation
A201 1/8" = 1'-0"



2 East Elevation
A201 1/8" = 1'-0"

Notes:

ELEVATION KEY NOTES

- 1 PRECAST CONCRETE - SANDBLAST FINISH
- 2 SITE CAST RAISED CONCRETE PATIO / PLANTER
- 3 PRECAST CONCRETE - TEXTURED PATTERN FINISH
- 4 ALUMINUM STOREFRONT ENTRY AND GLAZING SYSTEM
- 5 ALUMINUM WINDOW WALL GLAZING SYSTEM
- 6 METAL PANEL SYSTEM
- 7 BRICK
- 8A METAL PANEL MECHANICAL SCREEN
- 8B METAL PANEL MECHANICAL SCREEN W/ LOUVERS
- 9 STEEL CANOPY
- 10 STEEL AWNING
- 11 TRASH/ GENERATOR ENCLOSURE W/ COMPOSITE WOOD SCREEN WALL
- 12 METAL ACCENT
- 13 RESTORED BRICK
- 14 RESTORED CONCRETE FRAME
- 15 NEW HISTORIC REPLICIA WINDOW
- 16 RESTORED EXISTING WINDOW AT FIRST FLOOR LEVEL

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901 E Washington Hotel
901 Hospitality, LLC
901 E Washington Ave
Madison, WI

2016.36.01

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07/19/17	Madison Land Use Application	

Elevations

A201



1 South Elevation
A202 1/8" = 1'-0"



2 West Elevation
A202 1/8" = 1'-0"

Notes:

ELEVATION KEY NOTES

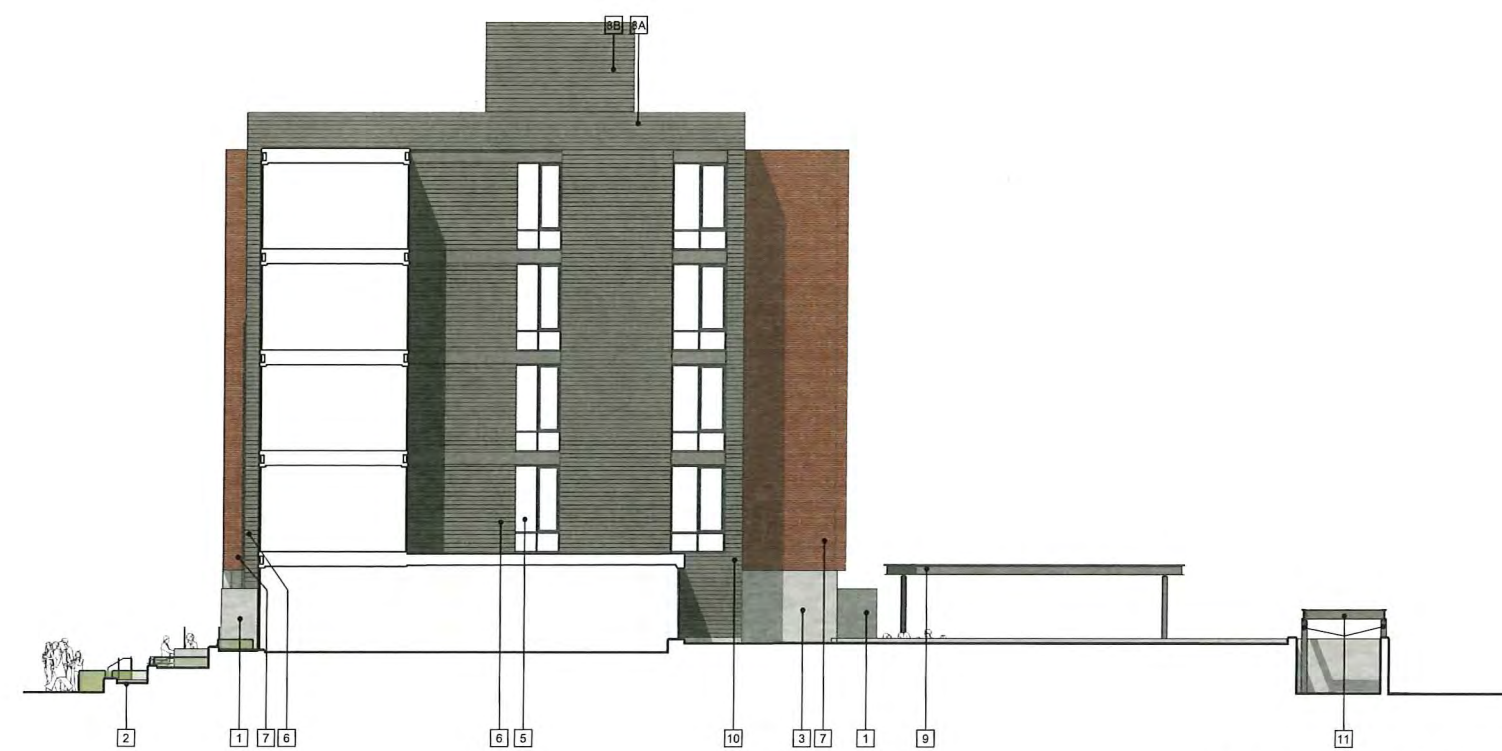
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- 2 SITE CAST RAISED CONCRETE PATIO / PLANTER
- 3 PRECAST CONCRETE - TEXTURED PATTERN FINISH
- 4 ALUMINUM STOREFRONT ENTRY AND GLAZING SYSTEM
- 5 ALUMINUM WINDOW WALL GLAZING SYSTEM
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- 11 TRASH/ GENERATOR ENCLOSURE W/ COMPOSITE WOOD SCREEN WALL
- 12 METAL ACCENT
- 13 RESTORED BRICK
- 14 RESTORED CONCRETE FRAME
- 15 NEW HISTORIC REPLICIA WINDOW
- 16 RESTORED EXISTING WINDOW AT FIRST FLOOR LEVEL

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901 E Washington Hotel
901 Hospitality, LLC
901 E Washington Ave
Madison, WI

2016.36.01

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1 West Elevation - Courtyard - Option 1
A203 1/8" = 1'-0"



2 East Elevation - Courtyard
A203 1/8" = 1'-0"

Notes:

ELEVATION KEY/NOTES

- 1 PRECAST CONCRETE - SANDBLAST FINISH
- 2 SITE CAST RAISED CONCRETE PATIO / PLANTER
- 3 PRECAST CONCRETE - TEXTURED PATTERN FINISH
- 4 ALUMINUM STOREFRONT ENTRY AND GLAZING SYSTEM
- 5 ALUMINUM WINDOW WALL GLAZING SYSTEM
- 6 METAL PANEL SYSTEM
- 7 BRICK
- 8A METAL PANEL MECHANICAL SCREEN
- 8B METAL PANEL MECHANICAL SCREEN W/ LOUVERS
- 9 STEEL CANOPY
- 10 STEEL AWNING
- 11 TRASH/GENERATOR ENCLOSURE W/ COMPOSITE WOOD SCREEN WALL
- 12 METAL ACCENT
- 13 RESTORED BRICK
- 14 RESTORED CONCRETE FRAME
- 15 NEW HISTORIC REPLICA WINDOW
- 16 RESTORED EXISTING WINDOW AT FIRST FLOOR LEVEL

PRELIMINARY
NOT FOR CONSTRUCTION

901 E Washington Hotel
901 Hospitality, LLC
901 E Washington Ave
Madison, WI

2016.36.01

Date	Issuance/Revisions	Symbol
07/18/17	Madison Land Use Application	



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

901 E Washington Hotel
901 Hospitality, LLC
901 E Washington Ave
Madison, WI

2016.36.01

Date	Issuance/Revisions	Symbol
03/16/17	Madison Land Use Application	

Perspectives

A204



Notes:

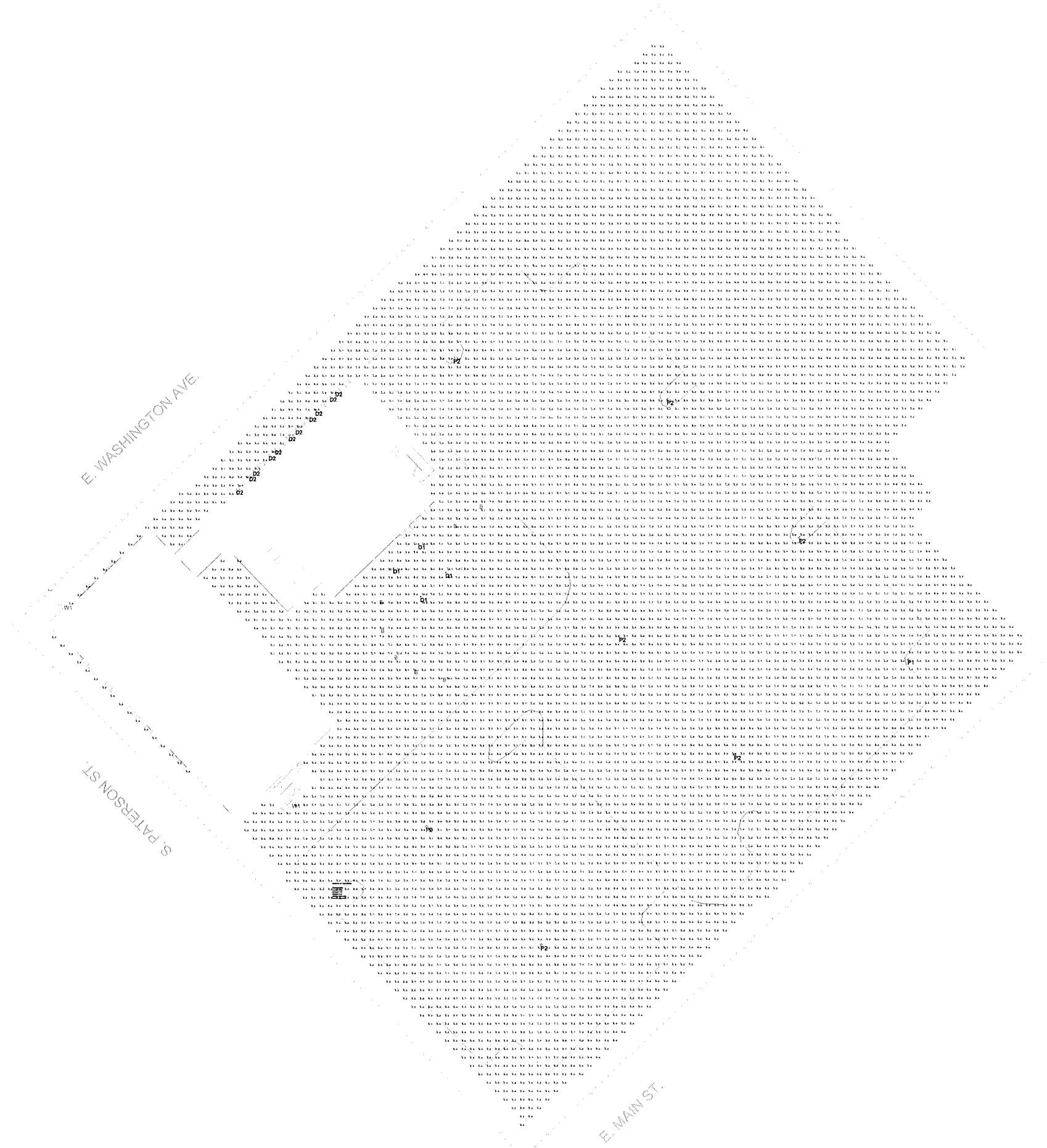
PRELIMINARY
NOT FOR CONSTRUCTION

901 E Washington Hotel
901 Hospitality, LLC
901 E Washington Ave
Madison, WI

2016.36.01


Date	Issuance/Revisions	Symbol
05/12/17	Madison Land Use Application	





Luminaire Schedule							
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Total Watts
7	OSQ-A	SINGLE	1544	166	0.900	OSQ-A-xx-SME-T-30K-U.Lxxxxx CONFIGURED FROM OSQ-A-xx-SME-	1162
1	OSQ-A	SINGLE	8302	86.67	0.900	OSQ-A-xx-SME-B-30K-U.Lxxxxx	88.87
7	B	SINGLE	1770	21.3	0.900	CREE + PNY-EDG-SM-P4-D2-E-UL-350-xxK	148.1
2	W1	SINGLE	722	7	0.900	LIMARK + XTORTA	14
4	rEnc3	SINGLE	3539	20	0.390	Downlight - LLF modified for 2000 lm, 20W	80
11	r2m3	SINGLE	899	10	0.900	Downlight - 12 degree beam	110

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10' FROM PROP LINE	Illuminance	Fc	0.12	1.1	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.51	83.8	0.0	N.A.	N.A.
PARKING LOT AND DRIVES	Illuminance	Fc	1.40	3.7	0.4	3.50	9.25


Enterprise Lighting LTD

901 HOTEL

SITE LIGHTING

DATE JULY 18, 2017	SCALE 1" = 20'- 0"	SHEET NUMBER E1
-----------------------	-----------------------	--------------------

905 East Washington Ave.

Foundation: Concrete foundation.

Structure: Prefabricated metal frame building.

Roof: Metal panel.

Façade: Concrete masonry units along East Washington and the South-East façade. Metal panel along North-East façade.

Building Description: The building is a single story building and is currently used for on-site storage. The façades are void of openings other than a loading dock located along the North-East façade. A covered loading corridor is located at the rear of the building. This building is an addition to the existing Kleuter building and spans over its basement.



925 East Washington Ave.

Foundation: Concrete foundation.

Structure: Main Building: Steel columns and beams with a wood floor joist and wood roof rafters.

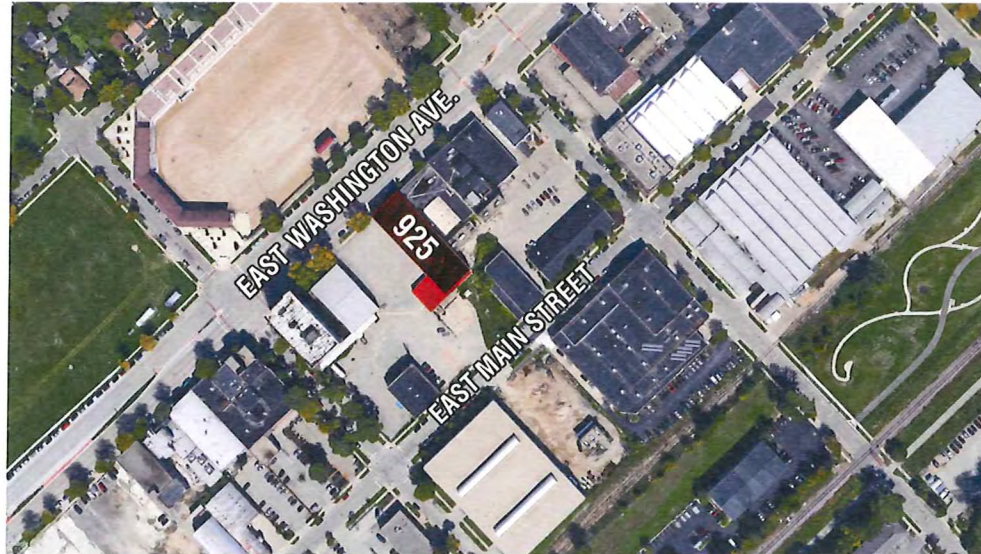
Loading Addition: Prefabricated steel building.

Roof: Main Building: Flat roof with a rubber roofing membrane.

Loading Addition: Sloped metal roof.

Facade: Brick facade along East Washington. Concrete masonry units along the other three sides. The loading addition is clad in metal panel. The paint finish on the concrete masonry units is peeling off. Minor signs of settlement can be seen in the concrete masonry units.

Building Description: The building is two stories tall. At the street facade the first floor level has storefront glazed openings and a recessed entrance, the second story has a series of punched windows. Along the sides and rear of the building the first floor level remains void of window openings but punched openings at the second floor level are currently boarded. A loading dock occurs at the rear of the building. There is an addition of a single story metal building adjacent to the loading dock, its function is a loading dock as well. The building is abandon and not occupied.



D2. Demolition Context Images

901 E. Washington Ave Hotel - 2016.36.01

July 25, 2017

939 East Washington Ave.

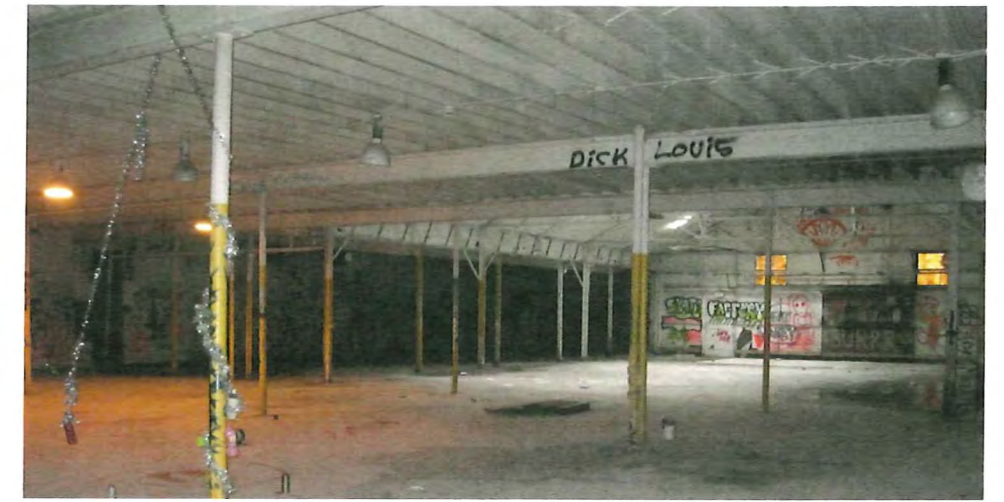
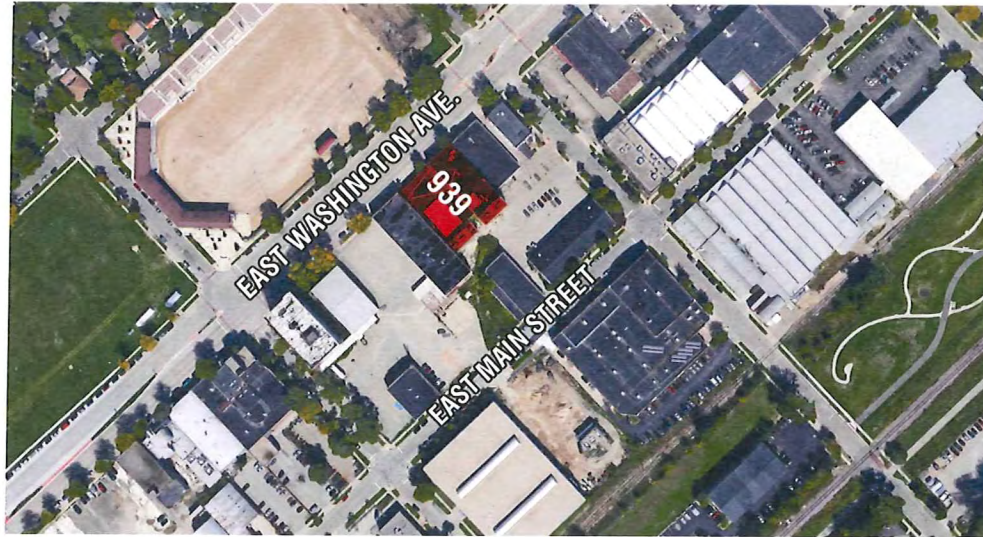
Foundation: Concrete foundation.

Structure: Multiple structural systems occur within this building. Steel beams and columns with steel roof joist and barrel trusses. Concrete columns and beams with a concrete floor slab. Steel columns and beams with wood floor joist.

Roof: Flat and curved roofs composing of rubber roofing membranes and metal panels. Foliage has started to grow on the roof

Façade: Brick and corrugated metal paneling occur along East Washington. The main building has an exposed concrete frame with a brick infill. Along the back sides of the building there are concrete masonry walls, clay block walls and brick facades. Roof top penthouses are composed of metal panels or a concrete frame with a brick infill. The painted finish on the façade is peeling off, signs of brick spalling is present.

Building Description: The building ranges from a one story tall structure to three stories with mechanical and elevator penthouse on the roof. The street façade lacks openings at the first floor. Two recessed entries occur at grade and small windows occur at the second floor level in the corrugated metal panel. Punched openings occur at all other facades. There is a mix of openings that are boarded up and ones that contain the iconic warehouse style window. The building is abandoned and not occupied.



D3. Demolition Context Images

901 E. Washingt on Ave Hotel - 2016.36.01

July 25, 2017

910 East Main St.

Foundation: Concrete foundation.

Structure: Concrete masonry unit bearing walls and piers with a steel barrel vault roof truss. The bearing walls have bowed out and cracked at the center of the building on both sides.

Roof: Curved roof with a rubber roofing membrane.

Façade: Brick façade along East Main St.. Concrete masonry units at the other three sides

Building Description: The building is one story and composed of a brick facade along the street and concrete masonry units along the other three sides. The street façade contains a large garage door and pedestrian entrance defined by the brick curving inwards. Two windows occur at the street façade. The building is currently being used as a storage facility.

