

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 33 W Johnson Street, Madison, WI 53703

Title: Madison College Site Redevelopment

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

UDC meeting date requested December 13, 2023

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name MC Investors I, LLC
Street address 1600 Aspen Commons
Telephone 608-836-6060

Company NCG Hospitality
City/State/Zip Middleton, WI 53562
Email _____

Project contact person Andy Inman
Street address 1600 Aspen Commons
Telephone 608-663-3631

Company NCG Hospitality
City/State/Zip Middleton, WI 53562
Email ainman@ncghospitality.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

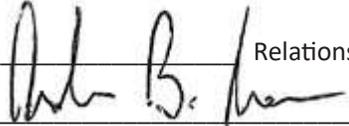
- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location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

5. Required Submittal Materials

- Application Form**
 - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 05/25/2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant MC Investors I, LLC Relationship to property Lessee
 Authorizing signature of property  Date 11/20/2023
owner
Lessee

7. Application Filing Fees

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

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

- Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

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

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



November 17, 2023

Jessica Vaughn
Department of Planning & Community & Economic Development
215 Martin Luther King Jr Blvd
Madison, WI 53703

RE: Letter of Intent
200 Block of Wisconsin Ave. – Madison College Site

Dear Jessica:

On behalf of MC Investors I, LLC, NCG Hospitality (“NCG”) is submitting our UDC application, Land Use Application, and this Letter of Intent for the redevelopment of the former Madison College site located at the 200 Block of Wisconsin Avenue (“the Project”). The Project is proposed to include a mixed-use development featuring a hotel, residential units, and commercial spaces. The existing historic building located at 211 N Carroll Street, is proposed to be repurposed from the 6-story masonry school building into residential units.

The northeast portion of the block along Wisconsin Avenue will be a newly constructed 11-story dual-branded Residence Inn and Autograph Collection hotel by Marriott. The hotel will feature high-quality architecture and building materials with two restaurant outlets (including a destination restaurant on the first floor that will help to reactivate the Capitol Square area and a rooftop restaurant/lounge with sweeping views of Lake Mendota, downtown Madison, and the Capitol), approximately 16,670 square feet of meeting and event space (including a Winter Garden and meeting and event spaces), a fitness center, and underground parking, all of which promises to boost the overall economic health of the City.

The 6-story historic school building located on the southwest portion of the block is proposed to be repurposed into a 134-unit apartment building that will feature resident amenities such as a fitness center, community clubroom, and rooftop patio, as well as over 10,000 square feet of commercial space. The renovation of the historic building does not eliminate any existing housing, so 100 percent of the residential units will be new units serving downtown Madison residents.

The site is currently zoned UMX, however, we are requesting a rezone to Planned Development District (“PD”). The rezone to PD will permit:

- The addition of an 11th story which will include a rooftop restaurant that will be accessible to the public; and
- A single curb cut for both the receiving dock and on-site trash/recycling areas.

The historic building will remain 6 stories. The new 11-story hotel building will be below the maximum height established by the Downtown Plan and below the Capitol View Preservation height limit

established under Section 28.134 of the City of Madison Code of Ordinances. However, the elevator and stair overrun, and the screened rooftop mechanical equipment will project above the Capitol View height limit. Per Section 28.183(6)(a)17, we are requesting approval of these projections. The proposed building is lower than the existing Concourse Hotel building located between the proposed building and the Capitol so there will be no adverse impact on view of the Capitol. The Project will also require conditional use approval given that the size of the building is greater than 20,000 square feet.

We believe the proposal achieves several important goals for the City of Madison including:

- Redeveloping a currently blighted parcel located one block off the Capitol Square;
- Placing the improvements on the tax roll for the first time and creating significant incremental value for the newly created TID #50 (Note: The applicant does anticipate applying for TIF support for the underground parking structure, the adaptive reuse of the historic building, and other extraordinary project costs. The TIF request will be part of a subsequent application process.);
- Providing needed housing in downtown Madison;
- Providing new amenities to downtown Madison, most significantly the Winter Garden that will provide a year-around indoor/outdoor space for Madison's celebrations, meetings, and events;
- Providing a luxury hotel and meeting spaces that will help support attracting new businesses, meetings, and events to Madison. A lack of hotel rooms and meeting spaces have been identified as a deficiency in the recently completed market study for Monona Terrace;
- Creating destination restaurants to attract visitors and residents back to downtown Madison;
- Providing an enhanced pedestrian experience on the Wisconsin Avenue block by removing the existing concrete pad and replacing it with green space. The design team will work with the City Forester to preserve existing terrace trees and minimize tree removals. In the event a tree replacement is necessary, the tree will be replaced with a species specified by the City Forester;
- Improving the W Johnson Street terrace by the removal of most of the concrete terrace and replacing it with a grass terrace and new terrace street trees; and
- Creating indoor and outdoor bike parking including a workshop for bike maintenance and repairs.

In compliance with Chapter 28.098 of the City of Madison Code of Ordinances, the rezoning of the site to a PD District is appropriate for the Project as it will allow the reuse of an existing historic building and the necessary mix of uses and density on the remaining portions of the block to make the Project economically viable. The 11th story will contain a single apartment unit, 3 suites and a public restaurant which will offer Madison residents and visitors views of the surrounding lakes and state capitol. Specifically, with the site being located one block off the Capitol Square and along the transit line of W. Johnson, it will promote integrated land uses that will allow for a mixture of residential, commercial, and public facilities with enhanced recreational amenities such as the indoor Winter Garden that connects to the open space outdoor courtyard for use by both residents and visitors. In addition to the many new amenities, the Project is also dedicated to the preservation of the existing historic building through adaptive reuse into elevated residential units with the incorporation of the historical arch that was once prominent on the property before it was deconstructed, preserved, and placed into storage (Refer to Attachment A for a more detailed zoning analysis).

The total gross area of the exterior footprint of the building at ground level is approximately 30,130 sf. The lot area is approximately 87,516 sf (or just over 2 acres). It is anticipated that the lot will be divided into multiple parcels via a future condominium plat (which is not part of this application). All maintenance, including trash and snow removal will be provided by private contract. The proposed hours of operation

November 17, 2023

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will be 24 hours a day / 365 days a year. A construction start date has not yet been determined, but the proposed project will have a 24-month construction period.

Proposed Project Design highlights:

Hotel

Guestrooms: 345 total
124 Residence Inn
221 Autograph

Event/Function: 16,670 sq. ft. total
2,750 sq. ft. Winter Garden

Food & Beverage: Rooftop Restaurant/Lounge
First Floor Restaurant/Lobby Bar

Multi-Family

Units: 134 total

Amenities: Fitness Center
Community Clubroom
Courtyard Patio & Outdoor
Kitchen Area
Bike Storage
Dog Wash

Commercial Space: 10,940 sq. ft

The Development Team includes the following:

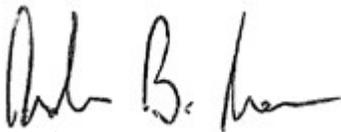
Developer/Applicant: MC Investors I, LLC
Attn: NCG Hospitality
1600 Aspen Commons, Suite 200
Middleton, WI 53562
Phone: 608-836-6060
Fax: 608-836-6399
Principal Contact: Andy Inman
ainman@ncghospitality.com

Architect: Cooper Carry
625 N Washington Street
Alexandria, VA 22314
Phone: 703-519-6152
Principal Contact: Andrea Schaub
andreaschaub@coopercarry.com

Please refer to the attached plans for additional information.

Sincerely,

NCG Hospitality



Andy Inman
Chief Development Officer

ATTACHMENT A

Code Compliance Checklist

[see attached]

ATTACHMENT A – CODE COMPLIANCE CHECKLIST FOR NCG HOSPITALITY’S PROPOSAL TO REDEVELOP 33 W JOHNSON ST IN THE CITY OF MADISON.

Madison Code of Ordinances: 29.098 Planned Development District

[SUBCHAPTER 28G: - SPECIAL DISTRICTS](#) | [Code of Ordinances](#) | [Madison, WI](#) | [Municode Library](#)

(1) Statement of Purpose

The Planned Development (PD) District is established to provide a voluntary regulatory framework as a means to facilitate the unique development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials. In addition, the Planned Development District is intended to achieve one or more of the following objectives:

| City of Madison Planned Development Objectives | Summary of NCG Proposal | NCG Proposal Compliance |
|--|---|---|
| (a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development. | NCG’s development will utilize low-impact development techniques as well as other innovative measures to encourage sustainable development. | <input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply |
| (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities. | The proposed development will be a mixed use of residential, commercial, and lodging uses. There will also be public facilities for bus, bicycle, and pedestrian uses. | <input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply |
| (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities. | NCG’s development seeks to enhance the streetscape of the block by adding trees and a grass terrace along Johnson St as well as preserving the trees and grass terrace along Wisconsin Ave. | <input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply |
| (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land. | The development will preserve the existing former Madison College building and look to use historic tax credits to pursue an adaptive reuse of the building into apartment units. | <input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply |
| (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques. | The development will feature numerous commercial outlets that will be open to the public. Most notably will be the Winter Garden that will open out to the midblock open-air courtyard in the center of the block. | <input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply |

| | | |
|---|--|--|
| <p>(f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.</p> | <p>The development will be a signature addition to the city while maintaining consistency with the goals, objectives, policies, and recommendations of the Comprehensive Plan.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(2) Standards for Approval of Zoning Map Amendment The standards for approval of a zoning map amendment to the PD District, or any major alteration to an approved General Development Plan, are as follows:</p> | | |
| <p>City of Madison Ordinance</p> | <p>Summary of NCG Proposal</p> | <p>NCG Proposal Compliance</p> |
| <p>(a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:</p> <ol style="list-style-type: none"> 1. Site conditions such as steep topography or other unusual physical features; or 2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements. | <p>Due to the complexity and multitude of uses present in this project the PD zoning will allow the necessary density and design standards to make the project feasible. The development meets many of the objectives listed above.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.</p> | <p>The PD plan facilitates the development goals of the Comprehensive Plan as well as the Downtown Plan.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(c) The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed. The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services or economic impact on municipal utilities serving that area.</p> | <p>The PD plan will positively impact the economic health of the City by adding the site to the tax role and generating significant tax increment. The project will not significantly increase the cost of providing services or municipal utilities to the area as the necessary street, sidewalk, and underground utilities are currently in place.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(d) The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private</p> | <p>The PD plan will not create disproportionate traffic or parking demands on the facilities and improvements currently designed. The development will feature onsite parking as well as a designated pick up and drop off area away from traffic. The project will add a new seating area for Metro users and incorporate indoor bike parking and a bike workshop for maintenance and repairs.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |

| | | |
|--|---|--|
| <p>transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.</p> | <p>The project will also comply with the new TDM plan.</p> | |
| <p>(e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.</p> | <p>The PD plan incorporates a unique curved façade that is a nod to the site’s location between Lakes Mendota and Monona. The design complements the architectural styles of the existing building on the block by using masonry and glass.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(f) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.</p> | <p>The plan will incorporate suitable natural open space for both residents and visitors through the courtyard and enhanced landscaping surrounding the block. The plan also includes a rooftop terrace as part of a restaurant that will be open to the public.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(g) The PD district shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point.</p> | <p>Should the development take place in phases, it will be done such that it does result in adverse effects on the surrounding community. The current plan is to develop the whole block at the same time.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(h) When applying the above standards to an application for height in excess of that allowed in Section 28.071(2)(a) Downtown Height Map, except as provided for in Section 28.071(2)(a)1. and Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:</p> <ol style="list-style-type: none"> 1. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces. 2. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories. 3. The scale, massing and design of new buildings compliment and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them. | <p>The excess height will be compatible with the existing and planned character of the surrounding area in scale, mass, rhythm, and setbacks. This will be done by staying under the height of the neighboring Concourse Hotel and by using massing that complements the existing building on the site. The 11th story will allow for a higher quality building by providing a rooftop restaurant open to the public.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |

Madison Code of Ordinances: 28.071 General Provisions for Downtown and Urban Districts

[28.071 - GENERAL PROVISIONS FOR DOWNTOWN AND URBAN DISTRICTS.](#) | [Code of Ordinances](#) | [Madison, WI](#) | [Municode Library](#)

(3) Statement of Purpose

- (i) Recognize and enhance Downtown as the civic and cultural center of the City and region; the seat of state, county, and city government, and a significant retail, entertainment, and employment center;
- (j) Recognize and enhance the unique characteristics of Downtown neighborhoods;
- (k) Recognize the architectural heritage and cultural resources of Downtown neighborhoods;
- (l) Facilitate context-sensitive development;
- (m) Foster development with high-quality architecture and urban design; and,
- (n) Protect important views as identified in the Downtown Plan

(3) Design Standards

The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.

| City of Madison Ordinance | Summary of NCG Proposal | NCG Proposal Compliance |
|--|---|--|
| <p>(a) <u>Parking</u></p> <ol style="list-style-type: none"> 1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office, or residential or retail uses along all street-facing facades. (Am. by ORD-22-00016, 4-7-22) 2. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be located a minimum of ten (10) feet from the street property line. 3. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement. 4. No doors or building openings providing motor vehicle access to structured parking or loading facilities shall face State Street, King Street, or the Capitol Square. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement. | <p>NCG is proposing a two-level underground parking structure underneath the hotel building along Wisconsin Ave. The parking garage entrance will be accessed from W Johnson St.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(b) <u>Entrance Orientation</u></p> <ol style="list-style-type: none"> 1. Primary building entrances on all new buildings shall be oriented to the primary abutting public street and have a functional door. | <p>The primary entrance to the new build hotel will be along Wisconsin Ave, which is the primary street upon which the hotel faces. The entrance will be</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |

| | | |
|--|---|--|
| <ol style="list-style-type: none"> 2. Additional secondary entrances may be oriented to a secondary street or parking area. 3. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. 4. Within ten (10) feet of a block corner, the façade may be set back to form a corner identity. | <p>clearly visible and identifiable from the street with a recessed entry and landscaping.</p> | |
| <p>(c) <u>Façade Articulation</u></p> <ol style="list-style-type: none"> 1. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following: <ol style="list-style-type: none"> a. Façade modulation, step backs, or extending forward of a portion of the façade. b. Vertical divisions using different textures, materials, or colors of materials. c. Division into multiple storefronts, with separate display windows and entrances. d. Variation in roof lines to reinforce the modulation or vertical intervals. e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals. | <p>The façade is divided into smaller intervals using undulation, step backs, and vertical divisions through differing materials. Awnings, balconies, mullions, and masonry detail are used to further reinforce vertical intervals.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(d) <u>Story Heights and Treatment</u></p> <ol style="list-style-type: none"> 1. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor. 2. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area. | <p>The ground story of the hotel will be 18 feet from the sidewalk to the second story floor.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(e) <u>Door and Window Openings.</u></p> <ol style="list-style-type: none"> 1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the façade area. 2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the façade area. 3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the façade area per story. 4. Garage doors and opaque service doors shall not count toward the above requirements. | <p>The street facing façade door and window openings are >50% of the façade area. The upper story openings are >15% of the façade area per story.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
| <p>(f) <u>Building Materials</u></p> <ol style="list-style-type: none"> 1. Buildings shall be constructed of durable, high-quality materials. 2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front façade. | <p>The new building will be constructed primarily of brick and glass on all sides. The historic building masonry will be restored as part of the project.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |

| | | |
|--|--|--|
| <p>(h) <u>Screening of Rooftop Equipment.</u></p> <ol style="list-style-type: none"> 1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible. 2. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials. (Am. by ORD-15-00104, 10-15-15) | <p>All rooftop equipment is screened from view from adjacent buildings and any enclosures will be set back 1.5 times their height from any primary façade fronting a public street.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |
|--|--|--|

Madison Code of Ordinances: 28.074 Downtown Core District

[28.074 - DOWNTOWN CORE DISTRICT. | Code of Ordinances | Madison, WI | Municode Library](#)

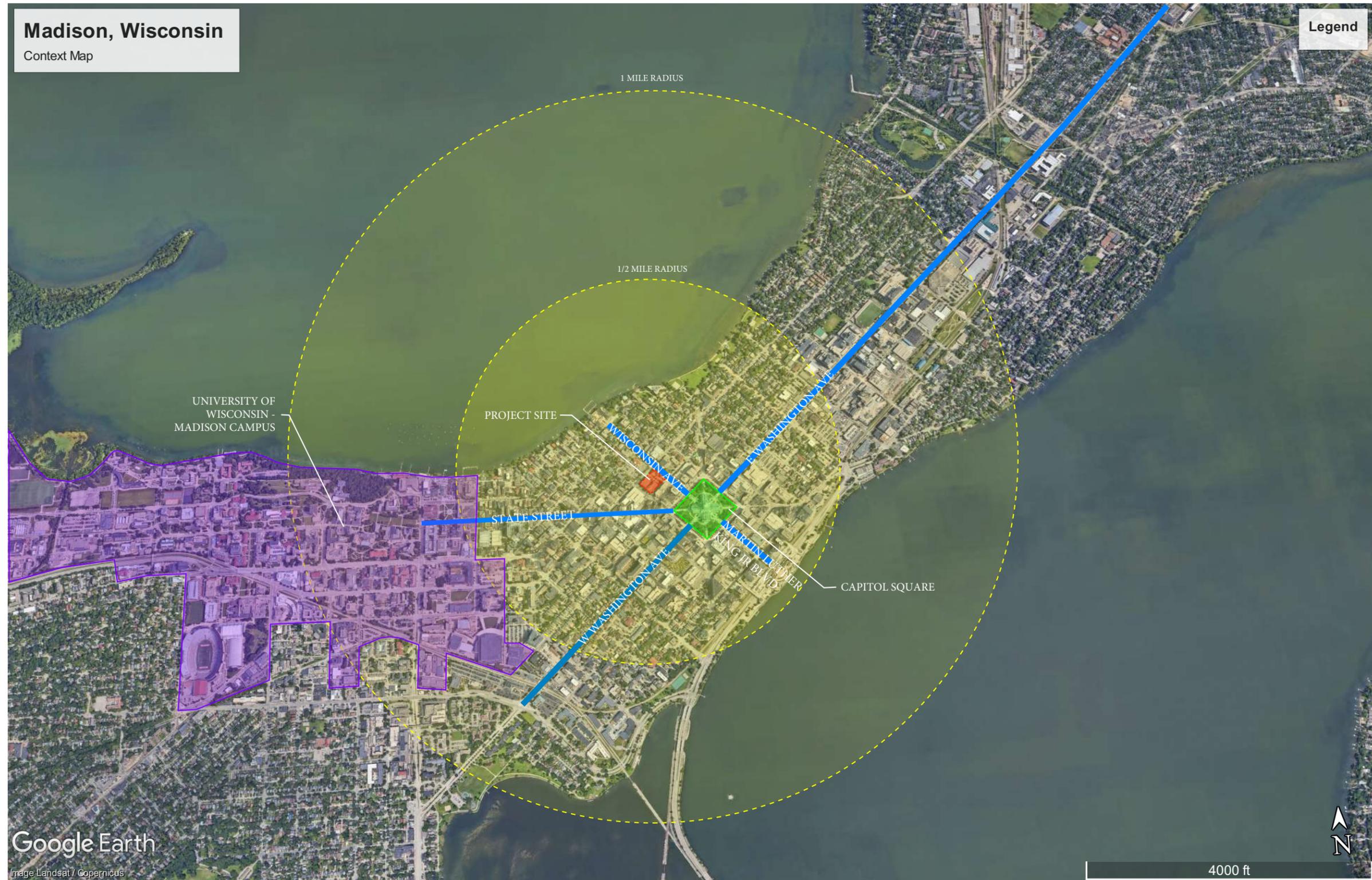
| | | |
|--|---|--|
| <p>(1) <u>Statement of Purpose</u> The DC District is established to recognize the Capitol Square, the State Street corridor, and surrounding properties as the center of governmental, office, educational, cultural, specialty retail and recreational activities for the City and the region. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.</p> | | |
| <p>City of Madison Ordinance</p> | <p>Summary of NCG Proposal</p> | <p>Compliance</p> |
| <p>(4) <u>Design Review</u> (c) All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in Sec. 28.071(3), if applicable, and the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.</p> | <p>The NCG development will obtain conditional use approval and conform to the applicable design standards and Downtown Urban Design Guidelines.</p> | <p><input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply</p> |



MADISON COLLEGE RESIDENCE & HOTEL MADISON, WISCONSIN



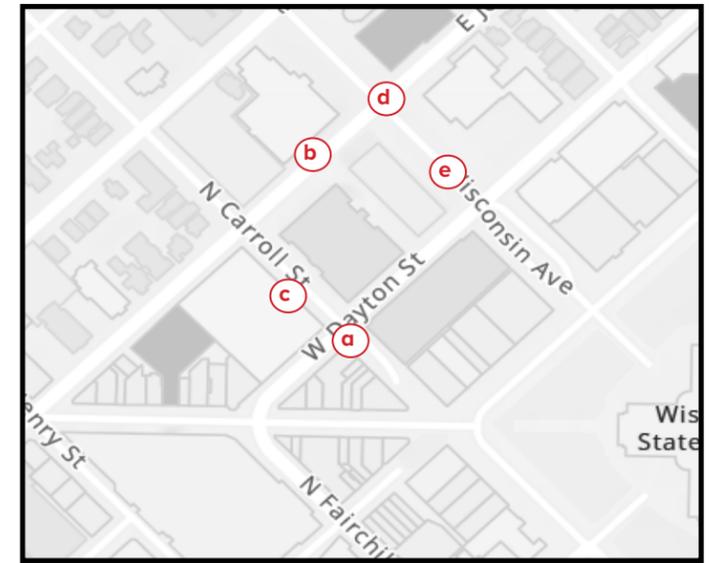
CONTEXT MAP



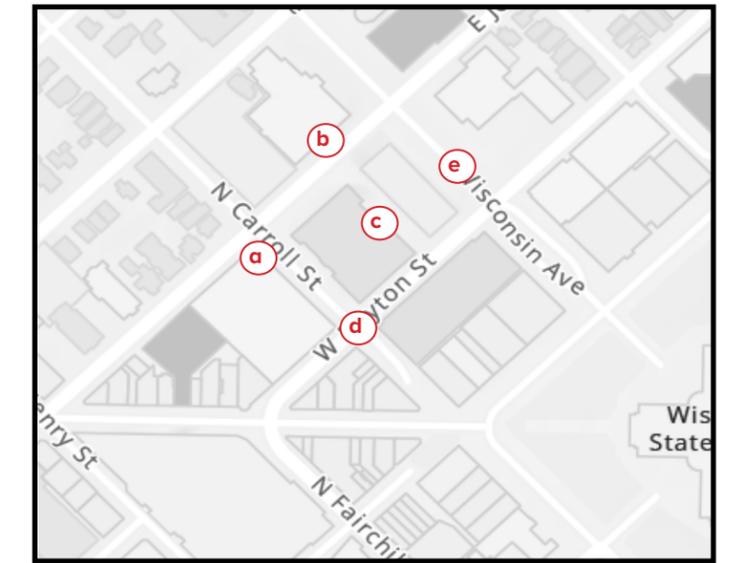
LOCATOR MAP



CONTEXTUAL SITE - ADJACENT PROPERTIES



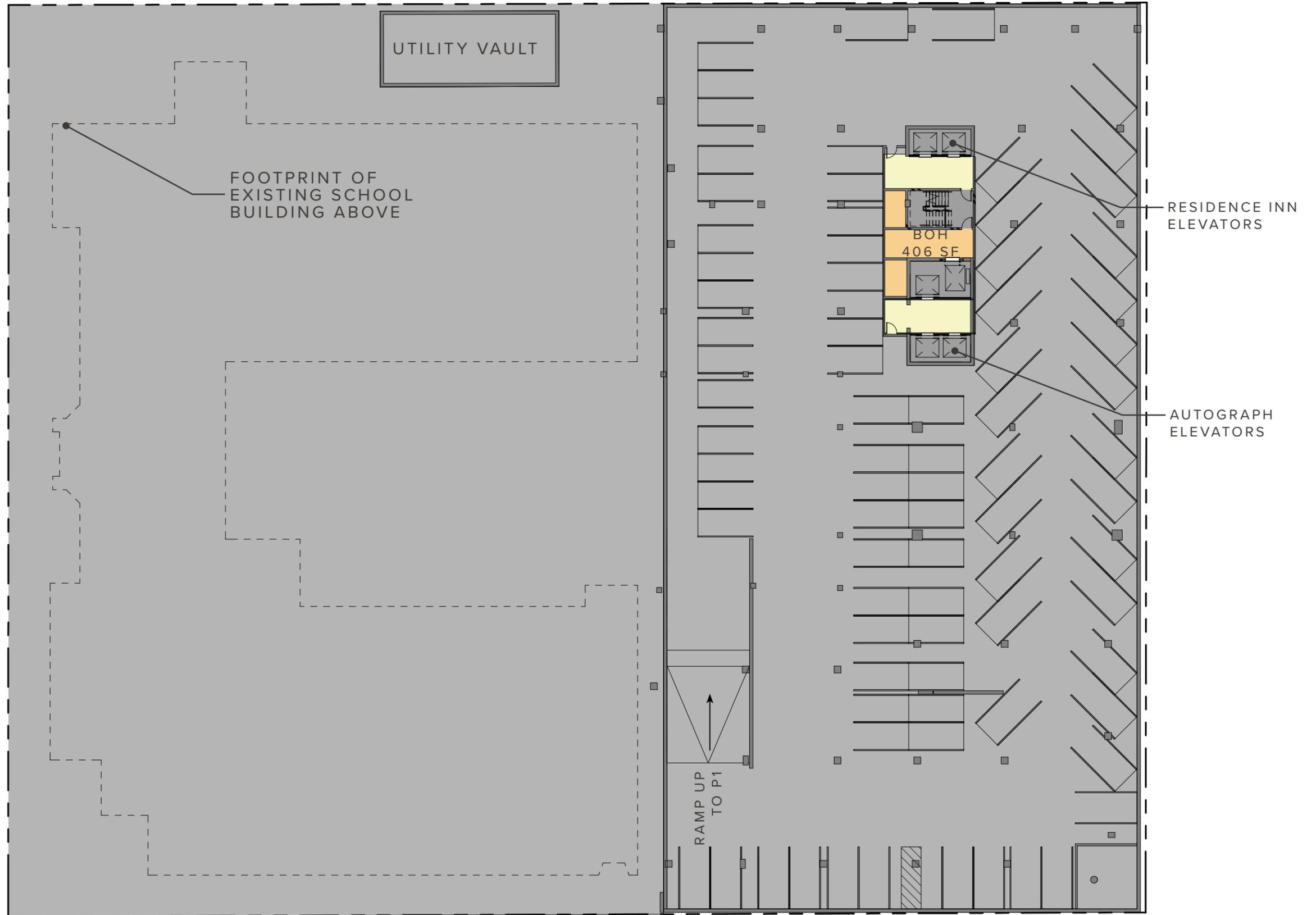
CONTEXTUAL SITE - MADISON COLLEGE



SITE PLAN



LEVEL P2 FLOOR PLAN



LEVEL P1 / BASEMENT FLOOR PLAN



RESIDENCE INN
ELEVATORS

AUTOGRAPH
ELEVATORS

SERVICE
ELEVATOR

HOUSEKEEPING /
SOILED LINEN



GROUND LEVEL FLOOR PLAN

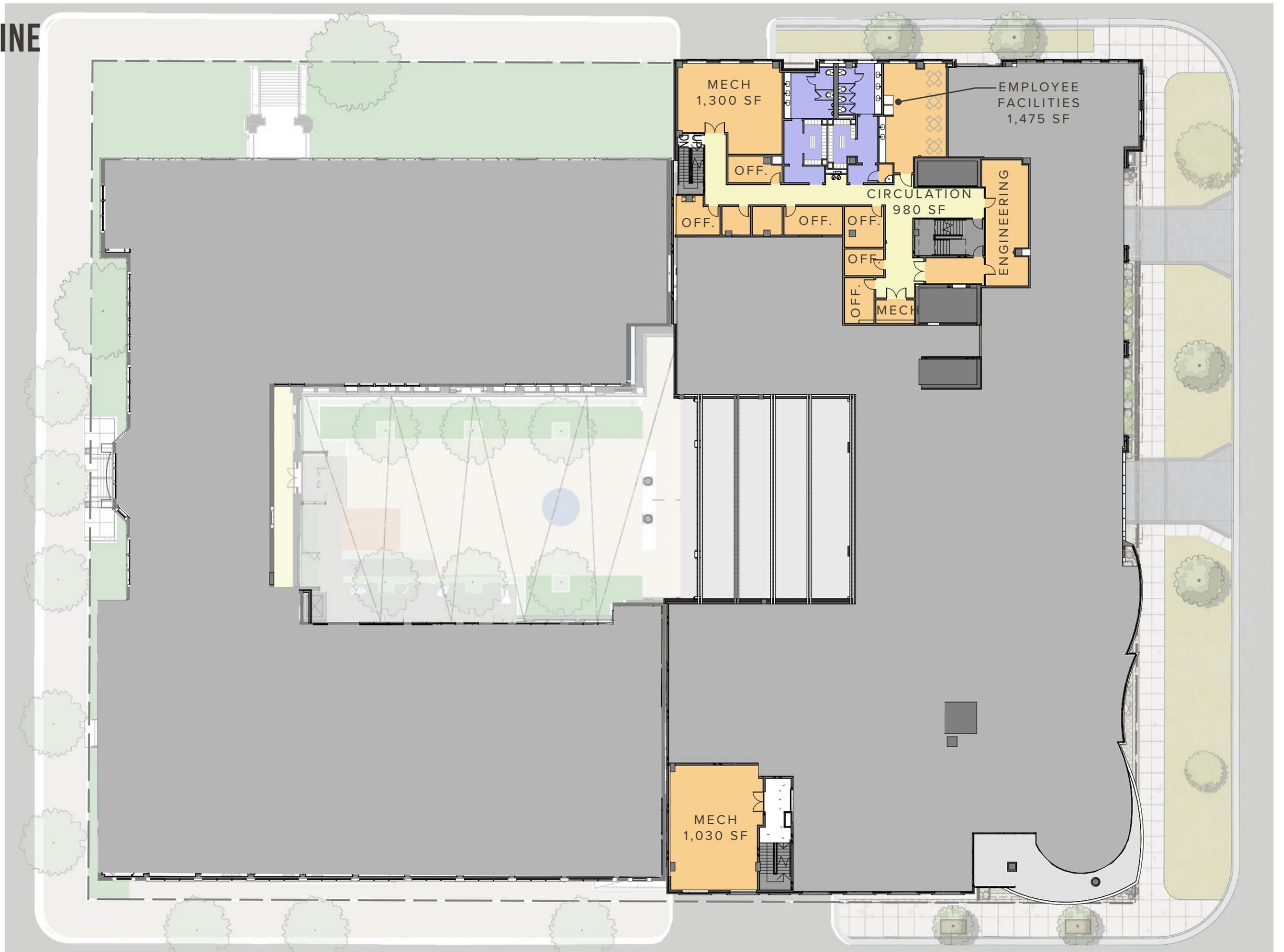


**LEVEL 2
FLOOR PLAN
HOTEL**

**LEVELS 2-4
FLOOR PLAN
MULTI-FAMILY**

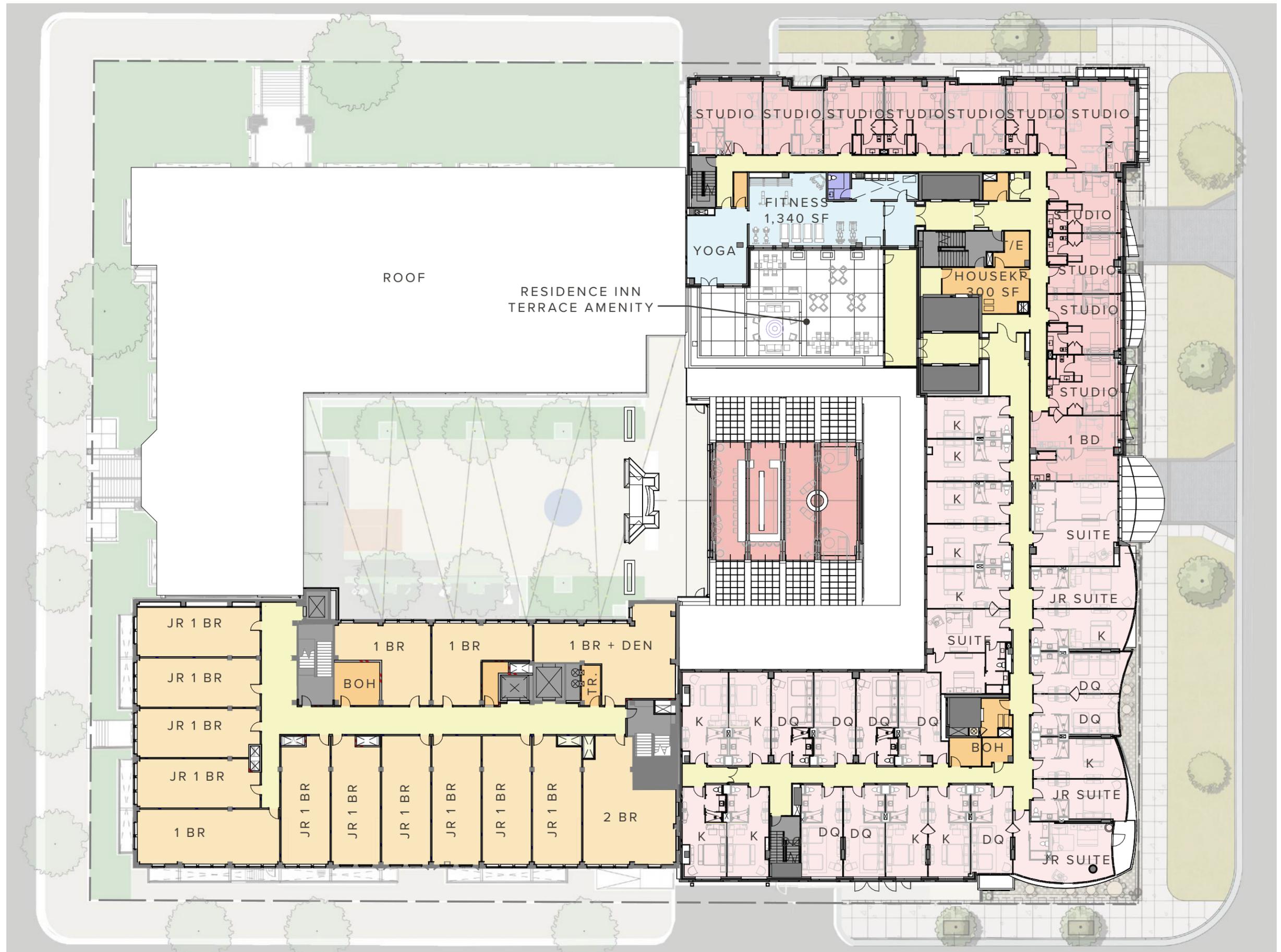


LEVEL 2 MEZZANINE FLOOR PLAN HOTEL



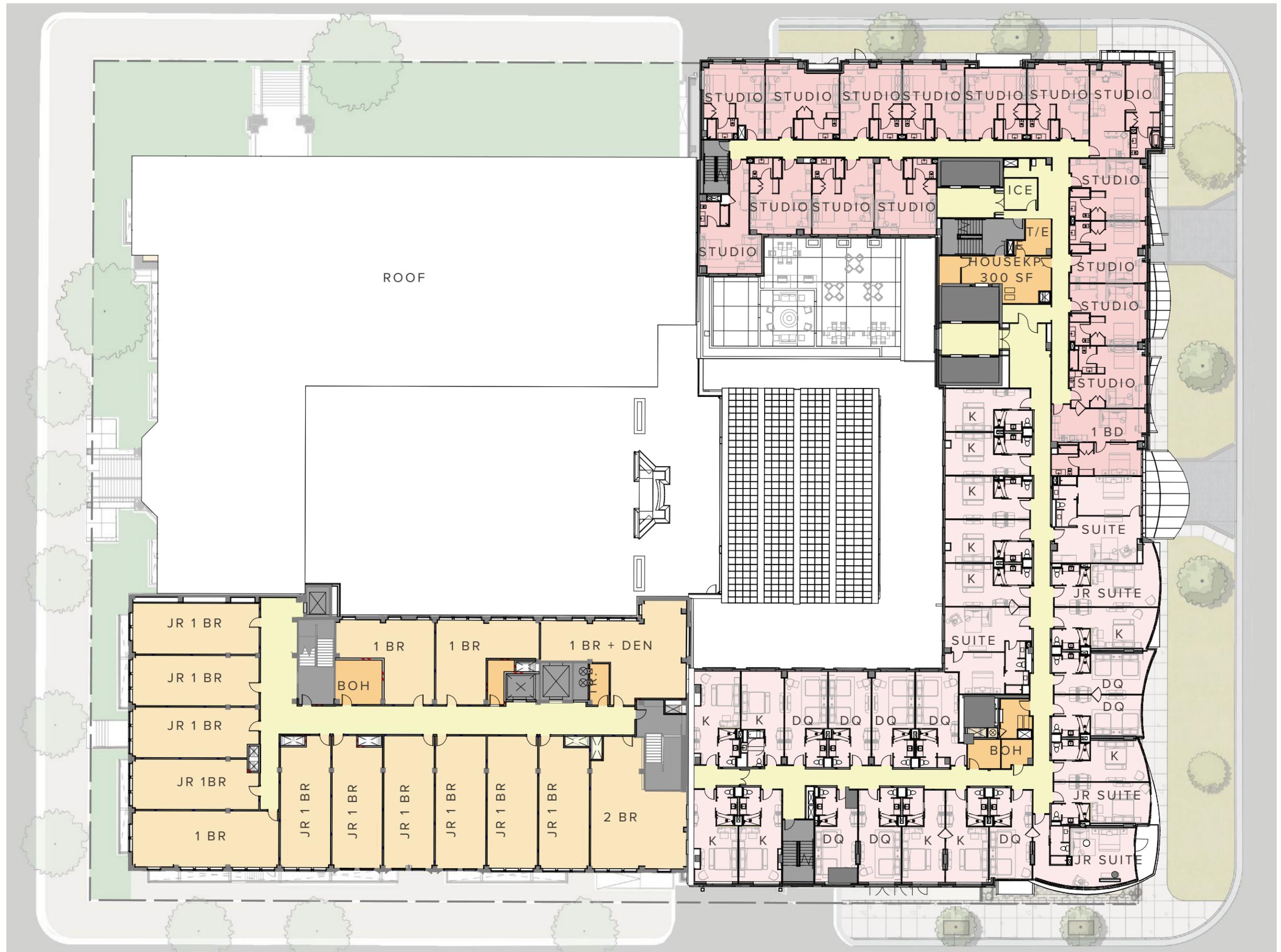
**LEVEL 3
FLOOR PLAN
HOTEL**

**LEVEL 5
FLOOR PLAN
MULTI-FAMILY**

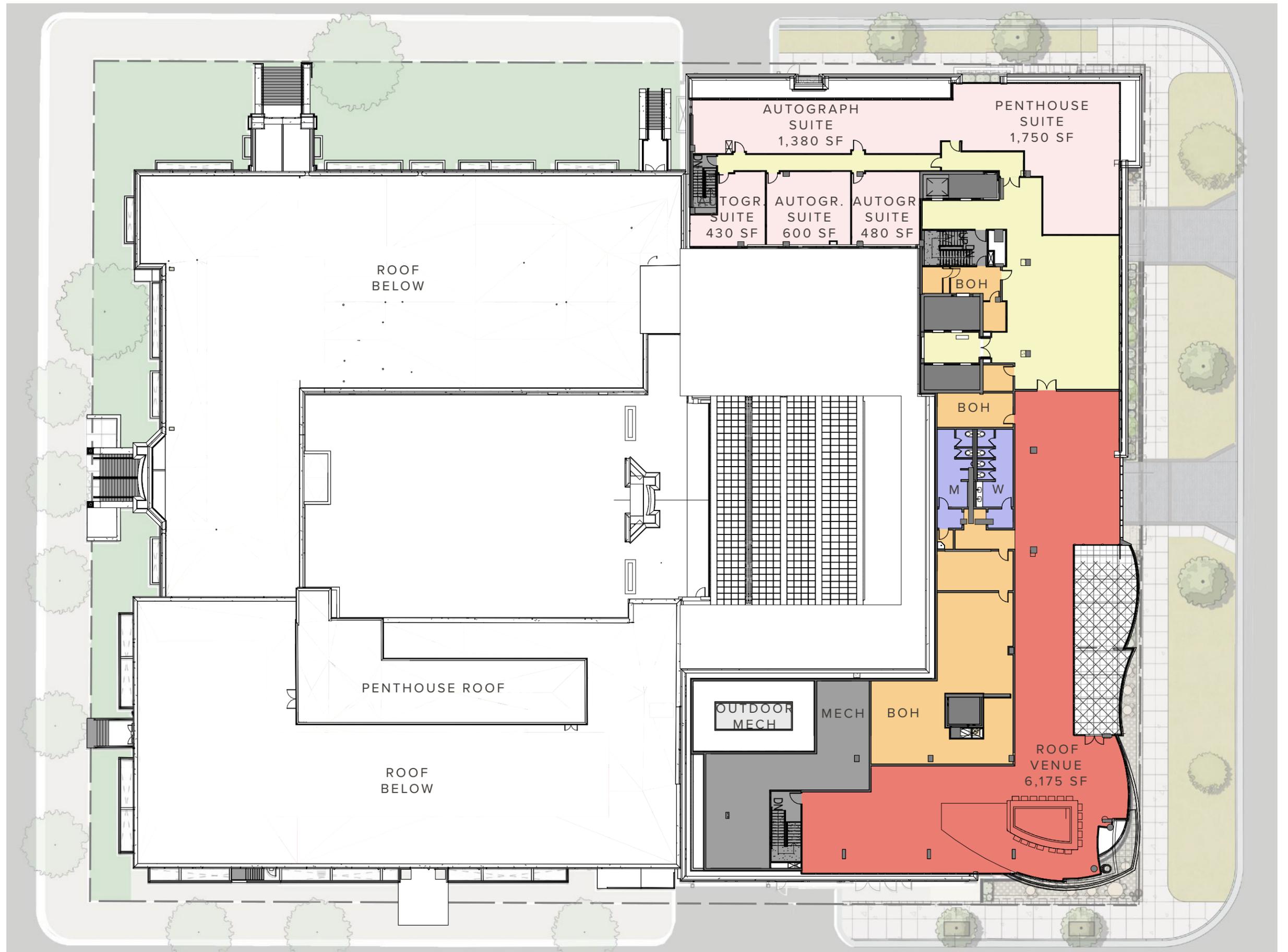


**LEVELS 4-10
FLOOR PLAN
HOTEL**

**LEVEL 6
FLOOR PLAN
MULTI-FAMILY**



LEVEL 11 FLOOR PLAN HOTEL



REFER TO LANDSCAPE PLAN FOR STREET TREES TO REMAIN OR BE REMOVED

TAX KEY
#251/0709-144-1701-3
C.S.M. NO. 13901
OWNER: BETHEL LUTHERAN CHURCH

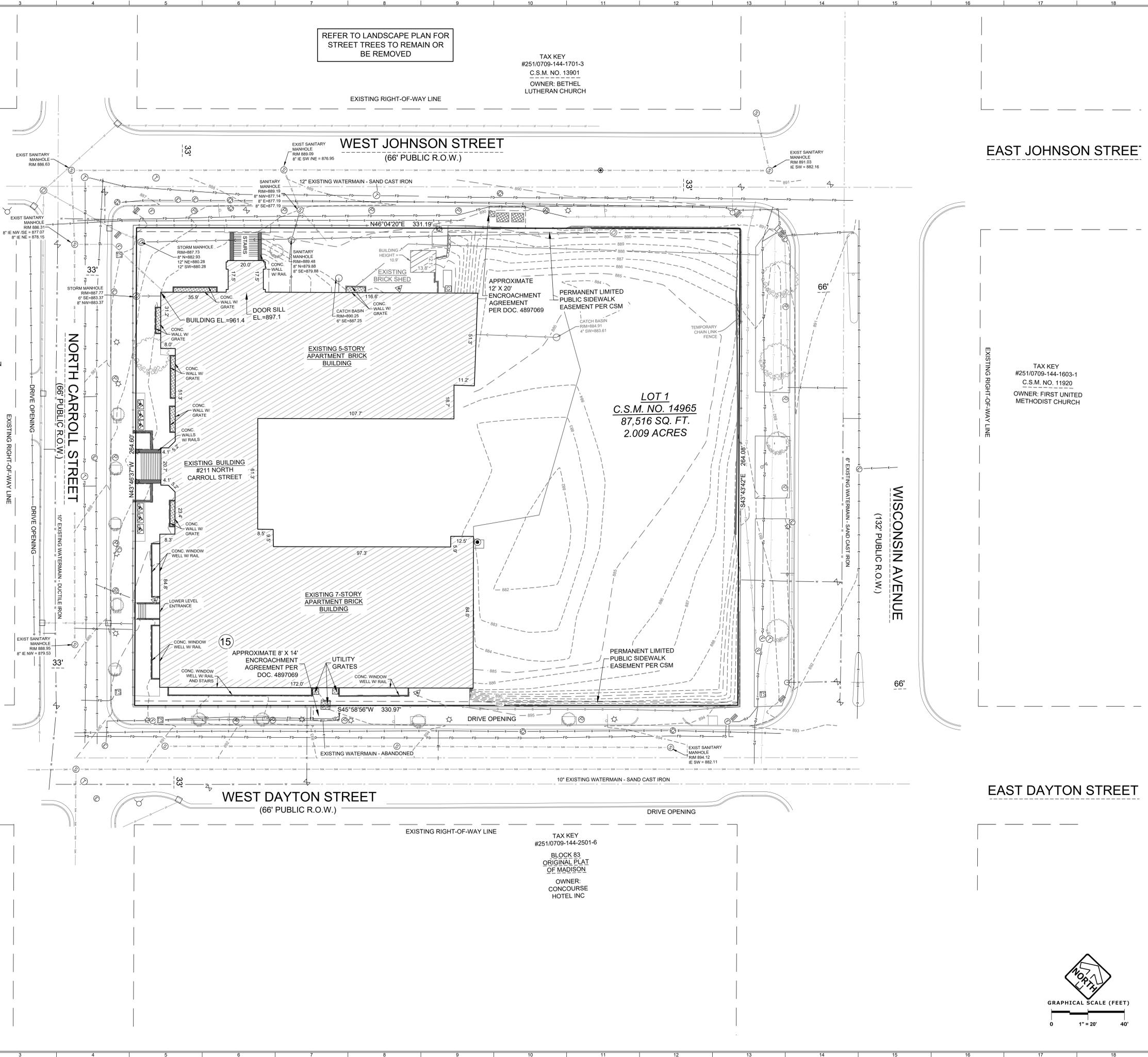
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 W. WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJ. NO. 3069.00

SCOPE DOCUMENTS
The Contract Documents Issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

| ISSUANCES | | |
|-----------|---------------------------|------------|
| No. | Drawing Issue Description | Date |
| | SCHEMATIC DESIGN | 05/19/2023 |
| | DESIGN DEVELOPMENT | 11/22/2023 |
| | ENTITLEMENTS PACKAGE | 12/13/2023 |

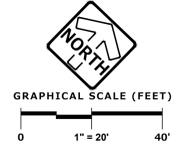
TAX KEY
#251/0709-144-2701-2
BLOCK 64
ORIGINAL PLAT
OF MADISON
OWNER: CITY OF MADISON
PARKING STATE STREET
CAPITOL RAMP

TAX KEY
#251/0709-144-1603-1
C.S.M. NO. 11920
OWNER: FIRST UNITED
METHODIST CHURCH



MADISON COLLEGE -
DUAL-BRAND HOTEL

MADISON, WISCONSIN
NCG HOSPITALITY
EXISTING CONDITIONS



ANDREA SCHAUB 20220469
Principal-in-Charge
JONATHAN CAKERT 05/19/23
Project Manager
ANDY ROZZI
Project Architect
STAFF ARCHITECT
Staff Architect

C1.00

REFER TO LANDSCAPE PLAN FOR STREET TREES TO REMAIN OR BE REMOVED

GENERAL SITEWORK DEMOLITION:
 CONTRACTOR TO REMOVE ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING BUILDINGS, ASPHALT, CONCRETE, CURB, FENCES, LIGHT POLES, UTILITIES, TREES, LANDSCAPING. CONTRACTOR SHALL COORDINATE REMOVAL OF UTILITIES WITH CITY AND UTILITY COMPANIES. SOME UTILITIES MAY BE ABANDONED IN PLACE. ALL LATERALS TO BE ABANDONED SHALL BE ABANDONED PER CITY REQUIREMENTS. TURN WATER SERVICE VALVES OFF. SEWER AND WATER LATERALS MAY BE REUSED. PLUG AND MARK IF ENCOUNTERED ON SITE. PROTECT SITE FEATURES AND UTILITIES WHICH ARE TO REMAIN FROM DAMAGE. ANY DISTURBED GRASS AREAS SHALL BE RESTORED WITH NEW SEEDING AND EROSION MATTING IF INACTIVE FOR MORE THAN 7 DAYS.

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES SURVEYING
WISCONSIN OFFICE:
 20725 W. WATERTOWN ROAD
 BROOKFIELD, WI 53186
 (262) 754-8888
 PEG PROJ NO. 3069.00

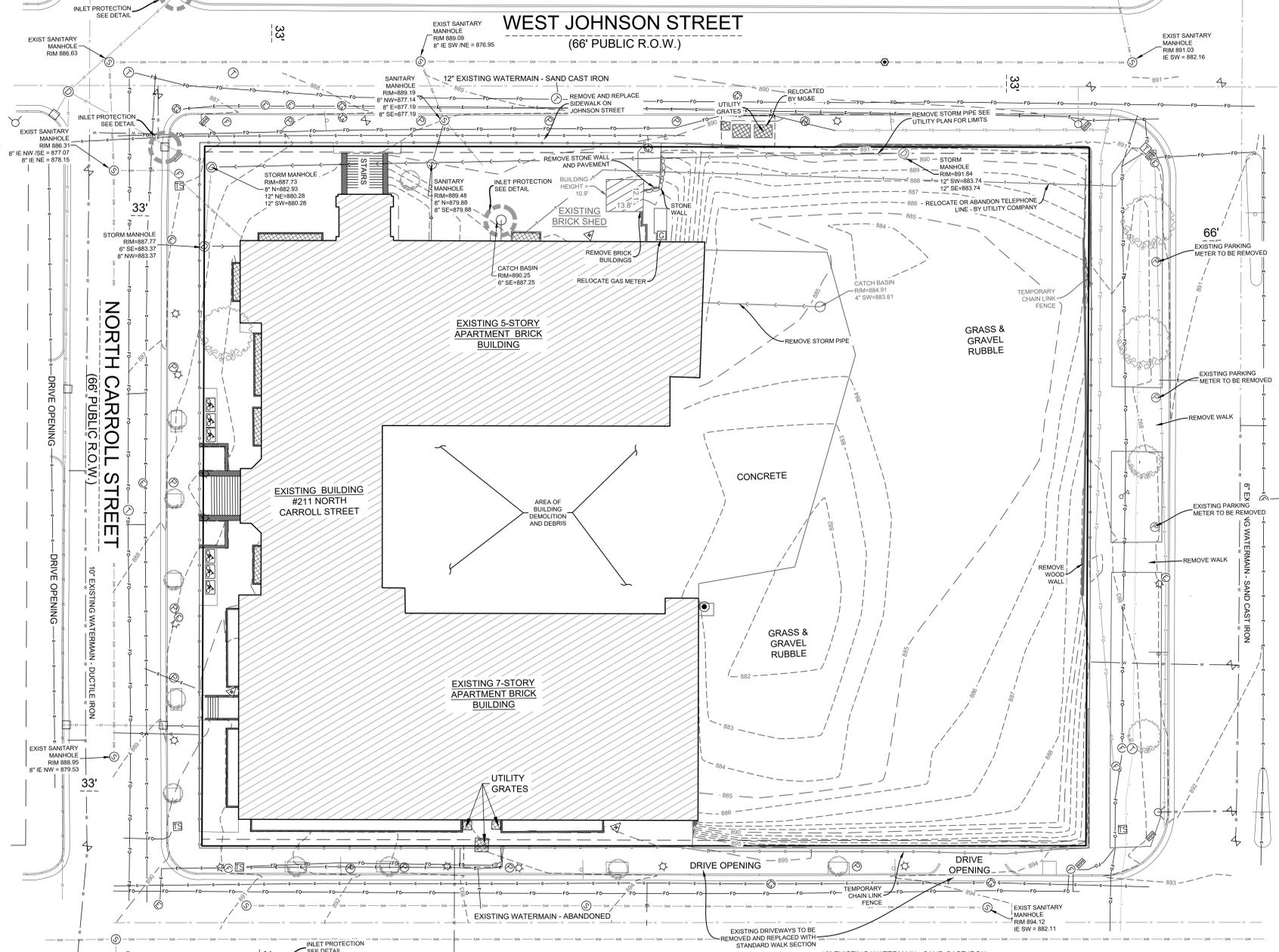
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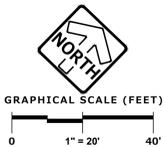
CONTRACTOR TO INSTALL STONE TRACKING MAT AT ALL ENTRY LOCATIONS - TO BE DETERMINED
INSTALL STRAW WATTLE AROUND PERIMETER AFTER EXCAVATION IS COMPLETE ON AN AS NEEDED BASIS
CONTRACTORS TO INSPECT ROADS DAILY. ANY SEDIMENT OR DEBRIS SHALL BE REMOVED IMMEDIATELY VIA POWERSWEEPING

CONSTRUCTION SEQUENCE
 ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WIPDES PERMIT AND VILLAGE OF BRISTOL EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION. DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.

1. INSTALL INLET PROTECTION AND TRACKING MAT.
2. REMOVAL OF ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING ASPHALT, CONCRETE, CURB & GUTTER, FENCES, LIGHT POLES, UTILITIES, TREES, LANDSCAPING, AND EXCAVATE FOR BUILDING.
3. ADJUST TRACKING MAT AS BUILDING EXCAVATION PROGRESSES.
4. INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
5. AS BUILDING IS BEING ERRECTED, INSTALL STRAW WATTLES AROUND PERIMETER AS NEEDED.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSE, PLACEMENT OF CURBS, PAVEMENT, WALKS, ETC.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.



WISCONSIN AVENUE
 (137' PUBLIC R.O.W.)



MADISON COLLEGE - DUAL-BRAND HOTEL

MADISON, WISCONSIN
 NCG HOSPITALITY
DEMOLITION AND EROSION CONTROL PLAN

ANDREA SCHAUB 20220469
 Principal-in-Charge Project No.
 JONATHAN CAKERT 05/19/23
 Project Manager Date
 ANDY ROZZI
 Project Architect
 STAFF ARCHITECT
 Staff Architect
C1.01

TAX KEY
#251/0709-144-1701-3
C.S.M. NO. 13901
OWNER: BETHEL
LUTHERAN CHURCH

REFER TO LANDSCAPE PLAN FOR
STREET TREES TO REMAIN OR
BE REMOVED

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 W. WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
PEG PROJ. NO. 3069.00

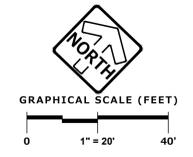
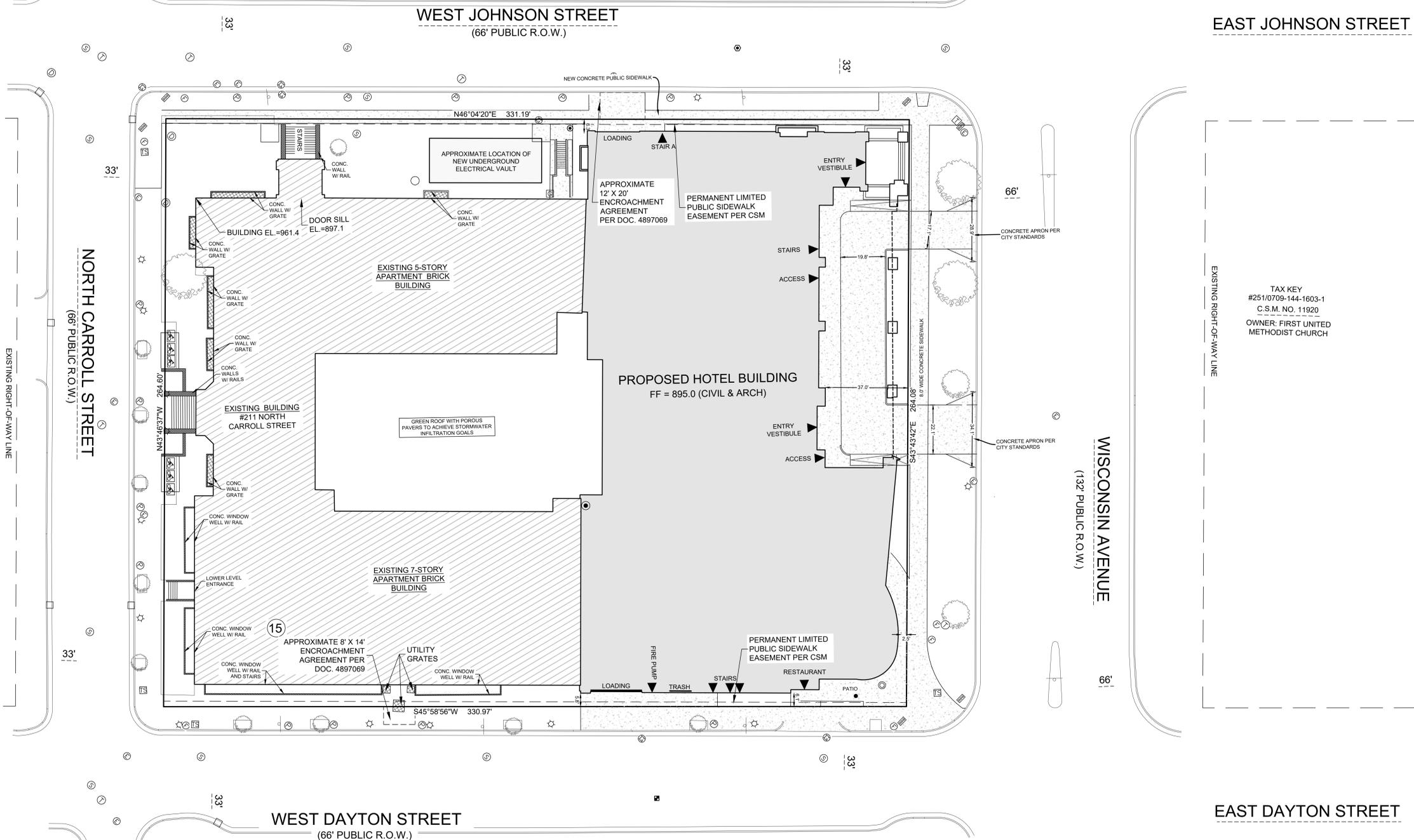
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| | DESIGN DEVELOPMENT | 11/22/2023 |
| | ENTITLEMENTS PACKAGE | 12/13/2023 |

TAX KEY
#251/0709-144-2701-2
BLOCK 64
ORIGINAL PLAT
OF MADISON
OWNER: CITY OF MADISON
PARKING STATE STREET
CAPITOL RAMP

TAX KEY
#251/0709-144-1603-1
C.S.M. NO. 11920
OWNER: FIRST UNITED
METHODIST CHURCH

TAX KEY
#251/0709-144-2501-6
BLOCK 83
ORIGINAL PLAT
OF MADISON
OWNER:
CONCOURSE
HOTEL INC



MADISON COLLEGE -
DUAL-BRAND HOTEL

MADISON, WISCONSIN
NCG HOSPITALITY
SITE PLAN

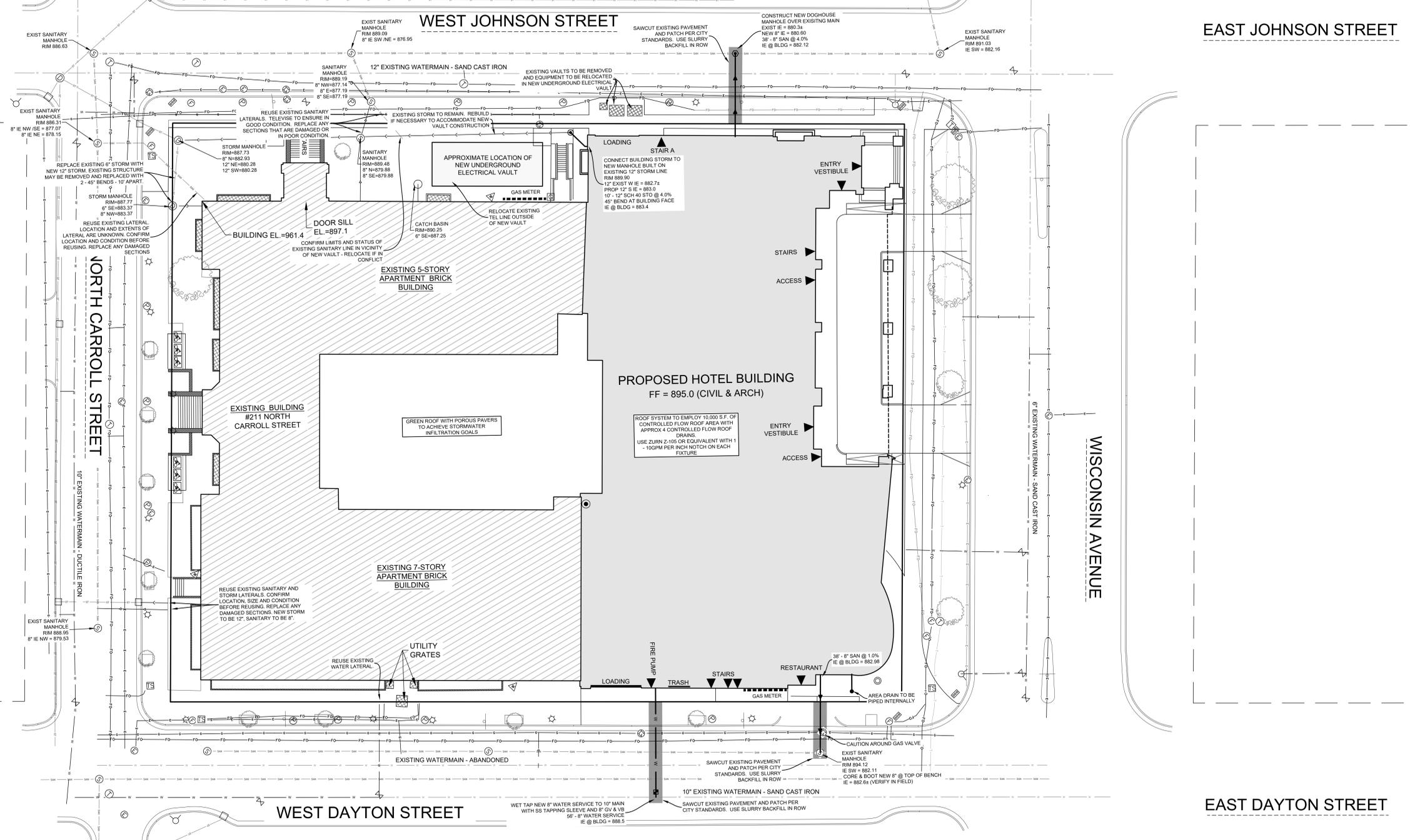
ANDREA SCHAUB 20220469
Principal-in-Charge Project No.
JONATHAN CAKERT 05/19/23
Project Manager Date
ANDY ROZZI
Project Architect
STAFF ARCHITECT
Staff Architect

C2.00

NOT ISSUED FOR CONSTRUCTION

SCOPE DOCUMENTS
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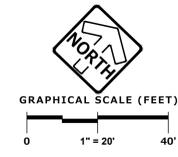


MADISON COLLEGE - DUAL-BRAND HOTEL

MADISON, WISCONSIN
 NCG HOSPITALITY
UTILITY PLAN

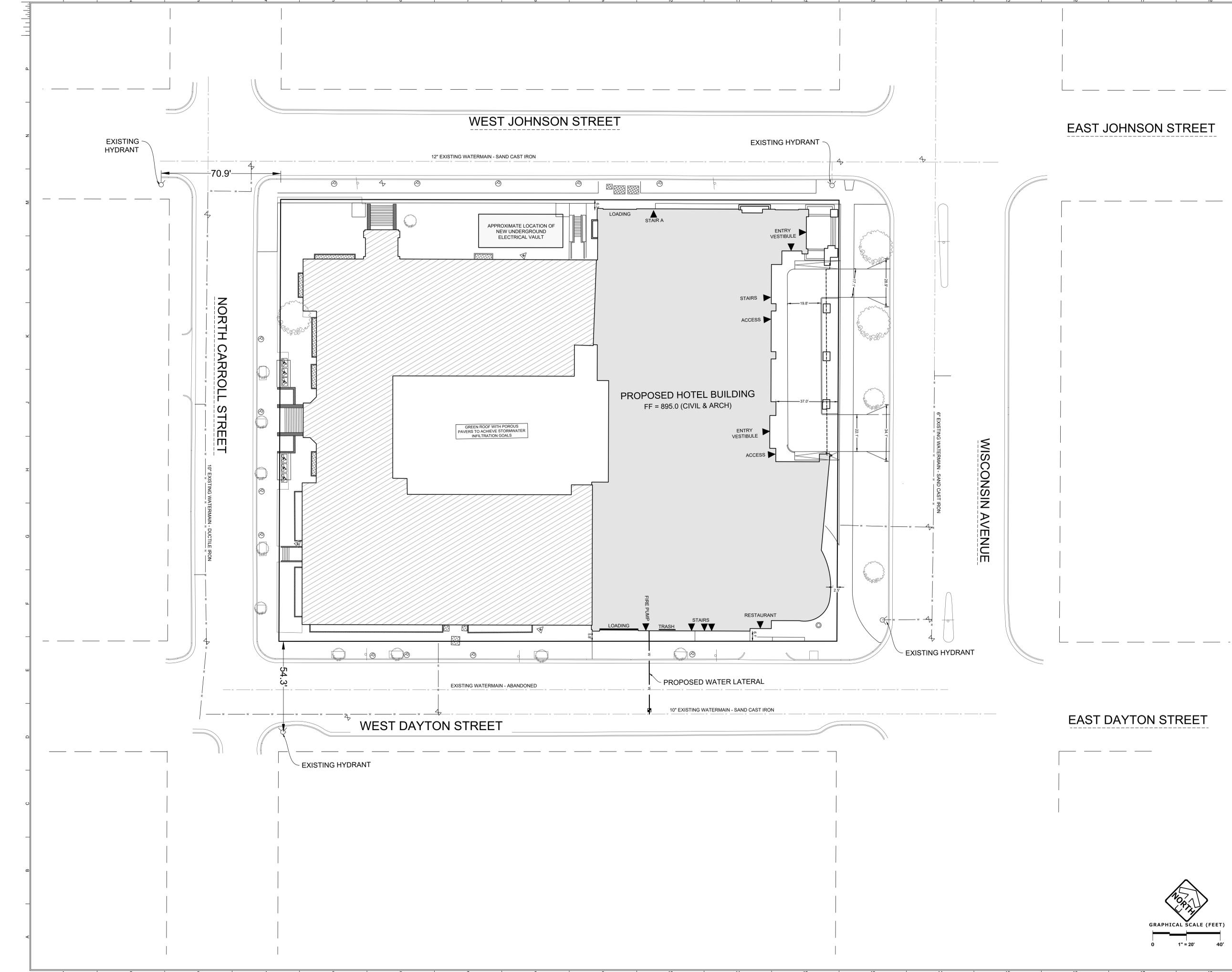
| | |
|--------------------------------------|-------------------------|
| ANDREA SCHAUB Principal-in-Charge | 20220469 Project No. |
| JONATHAN CAKERT Project Manager | 05/19/23 Date |
| ANDY ROZZI Project Architect | |
| STAFF ARCHITECT | |
| Staff Architect | |

C4.00



SCOPE DOCUMENTS
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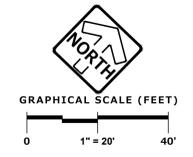


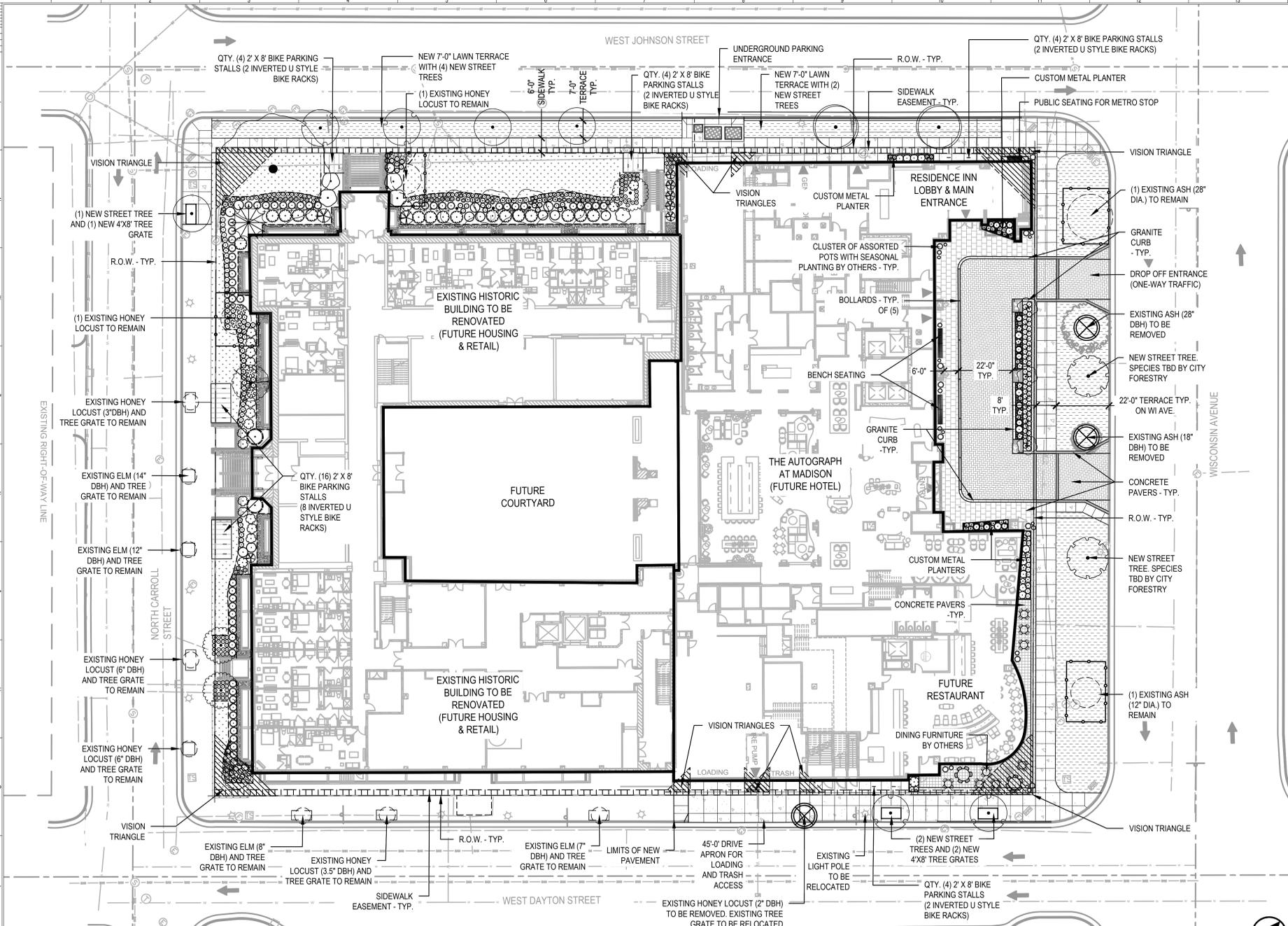
**MADISON COLLEGE -
 DUAL-BRAND HOTEL**

MADISON, WISCONSIN
 NCG HOSPITALITY
FIRE ACCESS PLAN

| | |
|--------------------------------------|-------------------------|
| ANDREA SCHAUB Principal-in-Charge | 20220469 Project No. |
| JONATHAN CAKERT Project Manager | 05/19/23 Date |
| ANDY ROZZI Project Architect | |
| STAFF ARCHITECT | |
| Staff Architect | |

C5.00





- LEGEND**
- Concrete Pavers (Vehicular)
 - Accent Concrete Pavers (Vehicular)
 - Decorative Concrete Paver (Pedestrian) - Type 1
 - Decorative Concrete Paver (Pedestrian) - Type 2
 - Concrete Sidewalk per City Standard
 - Sod Lawn Terrace with 24" Depth Topsoil
 - 2' x 8' Bike Parking Stall
 - Assortment of Decorative Pots (Various Sizing)
 - Bollard
 - New 4' x 8' Tree Grate per City Standard with Silva Cell/Blue Green Support System
 - Existing Tree to Remain
 - Tree Protection Fencing
 - Street Tree to be Removed
 - Right-of-Way Line - Typ.
 - 2' Sidewalk Easement - Typ.

PLANT SCHEDULE OVERALL

| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CALHEIGHT |
|--------------------|------|---|-------------------------|----------|-----------|
| AP | 1 | Acer gresum / Paperbark Maple | 88B | 2' Cal | |
| GB | 4 | Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo | 88B | 3' Cal | |
| GT | 4 | Gleditsia triacanthos 'Draves' / Street Keeper® Honey Locust | 88B | 3' Cal | |
| GD | 3 | Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree | 88B | 3' Cal | |
| QM | 1 | Quercus macrocarpa / Burr Oak | 88B | 3' Cal | |
| QR | 1 | Quercus robur x bicolor 'Long' / Royal Pinco® Oak | 88B | 3' Cal | |
| UP | 2 | Ulmus x 'New Horizon' / New Horizon Elm | 88B | 3' Cal | |
| OR | 1 | Quercus robur x bicolor 'Long' / Royal Pinco® Oak | 88B | 3' Cal | |
| UP | 2 | Ulmus x 'New Horizon' / New Horizon Elm | 88B | 3' Cal | |
| EVERGREEN TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CALHEIGHT |
| JC | 2 | Juniperus chinensis 'Fairview' / Fairview Juniper | 88B | 6' HT | |
| JX | 2 | Juniperus x 'N Select Blue' / Star Power® Juniper | 88B | 6' HT | |
| PG | 1 | Picea glauca var. densata / Black Hills Spruce | 88B | 6' HT | |
| TO | 6 | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae | 88B | 6' HT | |
| ORNAMENTAL TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CALHEIGHT |
| AC | 3 | Amelanchier canadensis / Shadoblow Serviceberry | 88B | 5' HT | |
| AL | 3 | Amelanchier laevis 'JFS-Art' / Spring Flurry® Allegheny Serviceberry | 88B | 5' HT | |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| Ag | 224 | Aronia melanocarpa 'UCONAM012' / Ground Hug® Black Chokeberry | 5 gal | PER PLAN | |
| Hc | 13 | Hydrangea macrophylla 'Balmaciver' / Summer Crush® Hydrangea | 5 gal | PER PLAN | |
| Hj | 14 | Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea | 5 gal | PER PLAN | |
| Ps | 5 | Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark | 5 gal | PER PLAN | |
| Pd | 9 | Physocarpus opulifolius 'SMNPOTWC' / Tiny Wine® Gold Ninebark | 5 gal | PER PLAN | |
| Ri | 39 | Rosa x 'Cherisebell' / Oso Easy Italian Ice® Rose | 5 gal | PER PLAN | |
| Sm | 1 | Syringa palata 'Miss Kim' / Miss Kim Korean Lilac | 5 gal | PER PLAN | |
| Sa | 16 | Syringa vulgaris 'G13103' / New Age White Lilac | 5 gal | PER PLAN | |
| Sc | 4 | Syringa x prestoniae 'Miss Canada' / Miss Canada Preston Lilac | 5 gal | PER PLAN | |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| Bg | 61 | Buxus x 'Glencoe' / Chicago Land Green® Boxwood | 5 gal | PER PLAN | |
| Bb | 13 | Buxus x 'Green Gem' / Green Gem Boxwood | 5 gal | PER PLAN | |
| Bm | 11 | Buxus x 'Green Mountain' / Green Mountain Boxwood | 5 gal | PER PLAN | |
| Jk | 12 | Juniperus x pfitzeriana 'Kallay's Compact' / Kallay's Compact Pfitzer Juniper | 5 gal | PER PLAN | |
| ORNAMENTAL GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| sh | 2 | Sporobolus heterolepis / Prairie Dropseed | 1 gal | PER PLAN | |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| am | 45 | Achimillea mollis 'Thriller' / Thriller Lady's Mantle | 1 gal | PER PLAN | |
| ag | 64 | Allium x 'Globemaster' / Globemaster Ornamental Onion | bulb | PER PLAN | |
| as | 18 | Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion | 1 gal | PER PLAN | |
| ah | 29 | Amsonia hubrichtii / Arkansas Bluestar | 1 gal | PER PLAN | |
| ab | 47 | Amsonia x 'Blue Ice' / Blue Ice Bluestar | 1 gal | PER PLAN | |
| ch | 25 | Chelone lyonii 'Hot Lips' / Hot Lips Pink Turtlehead | 1 gal | PER PLAN | |
| df | 10 | Dryopteris filix-mas 'Robusta' / Robust Male Fern | 1 gal | PER PLAN | |
| ha | 5 | Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily | 1 gal | PER PLAN | |
| hd | 4 | Hosta x 'Big Daddy' / Big Daddy Hosta | 1 gal | PER PLAN | |
| po | 17 | Pentstemon digitalis 'Blackbeard' / Blackbeard Beardtongue | 1 gal | PER PLAN | |
| saf | 16 | Sedum x 'Autumn Fire' / Autumn Fire Sedum | 1 gal | PER PLAN | |

1 LANDSCAPE PLAN OVERVIEW
SCALE: 1"=20'-0"

- 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 THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL PROTECT BENCHMARKS.
 - 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.
 - ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
 - ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT-OF-WAY SHALL BE DETERMINED BY CITY FORESTRY. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPE CONTRACTOR.
 - CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, VEGETATED ROOF SYSTEMS, AND EXTERIOR SITE FURNISHINGS. THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER

- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (608-266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PWSPECS.CFM
- THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPAIRED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

City of Madison Landscape Worksheet
Madison College Residence and Hotel
December 13th, 2023 UMX District

| Developed Lots | SF | Minimum Open Space Required (SF) | Landscape Units Required | Landscape Points Subtotal |
|----------------------------------|--------|----------------------------------|--------------------------|---------------------------|
| Total Developed Area | 26,106 | n/a | 87 | 435 |
| Landscape Points Required | | | | 435 |

| Development Frontage | LF | Overstory Tree Req. (or x2 for Orn./Evergr. Tree Sub.) | Shrubs Required |
|----------------------|-----|--|-----------------|
| W Johnson St | 395 | 13 | 64 |
| Wisconsin Ave | 292 | 10 | 49 |
| W Dayton St | 395 | 13 | 64 |
| N Carroll St | 292 | 10 | 49 |

| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
|---|-------------|-------------------|-------------------|-----------------|
| Overstory Deciduous Tree | 35 | 7 | 2 | 315 |
| Ornamental Tree | 15 | 6 | 0 | 90 |
| Evergreen Tree | 15 | 11 | 0 | 165 |
| Shrub, deciduous | 2 | 326 | 0 | 652 |
| Shrub, evergreen | 3 | 97 | 0 | 291 |
| Perennial/Ornamental Grass | 2 | 272 | 0 | 544 |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4 | 0 | 0 | 0 |
| Development Frontage Points Total | | | | 2057 |

2023 COOPER CARRY

SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

| No. | Drawing Issue Description | Date |
|-----|---------------------------|----------|
| | ENTITLEMENTS PACKAGE | 12/13/23 |



MADISON COLLEGE - DUAL-BRAND HOTEL

MADISON, WISCONSIN
NCG HOSPITALITY

LANDSCAPE PLAN OVERVIEW

| | |
|--------------------------------------|-------------------------|
| ANDREA SCHAUB Principal-in-Charge | 20220469 Project No. |
| JONATHAN CAKERT Project Manager | 05/19/23 Date |
| HILLARY ROTH Project Architect | |
| STAFF ARCHITECT | |

L100



SCOPE DOCUMENTS The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES table with columns: No., Drawing Issue Description, Date



MADISON COLLEGE - DUAL-BRAND HOTEL

MADISON, WISCONSIN NCG HOSPITALITY

PLANTING ENLARGEMENT

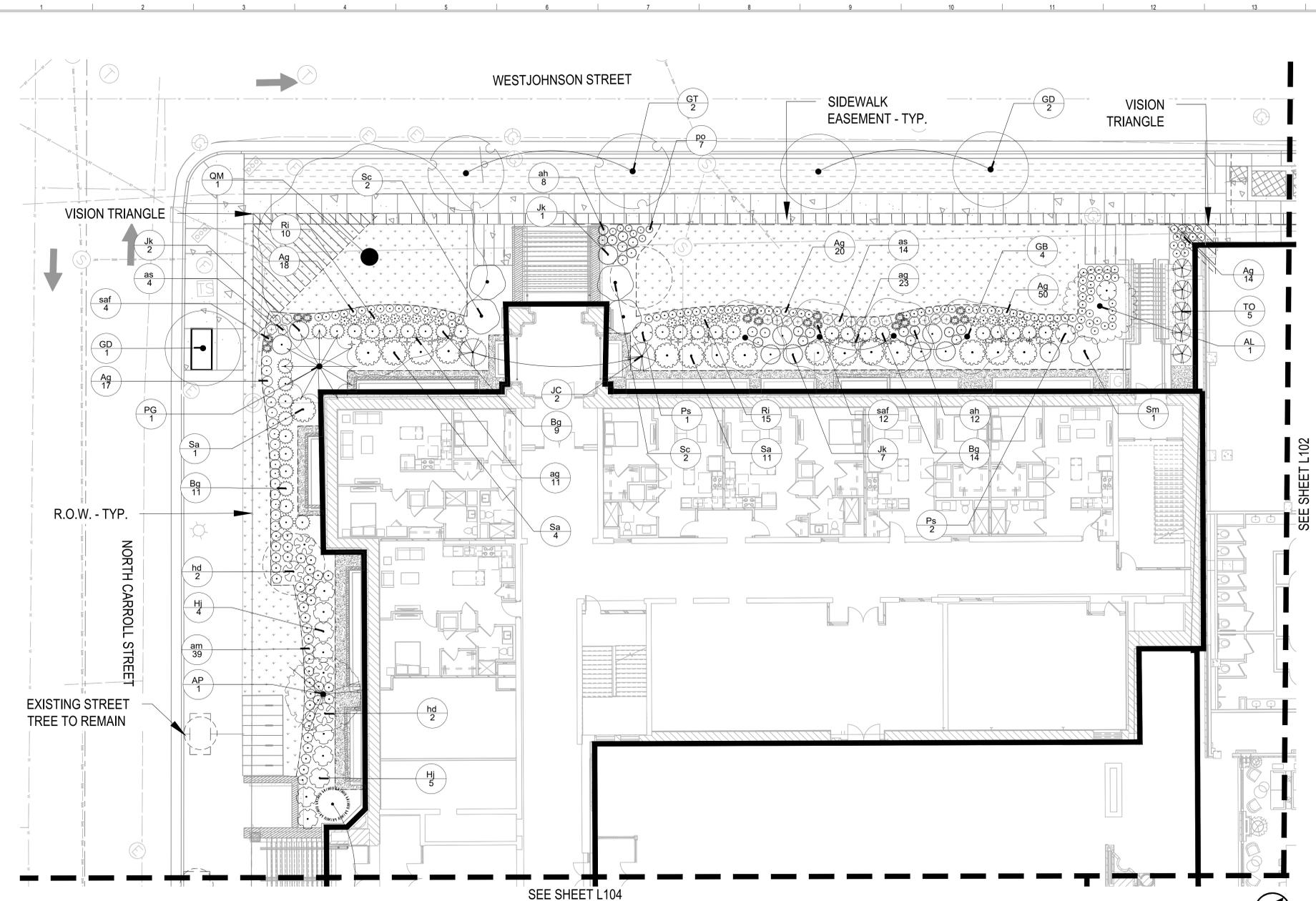
Project information table with columns: Name, Title, Date

LEGEND

- Bluegrass Lawn Sod, Sod Lawn Terrace with 2" Depth Topsoil, Stone Mulch Maintenance Edge with Steel Edging, Right-of-Way Property Line, Existing Tree to Remain, New 4' x 8' Tree Grate per City Standard with Silva Cell/Blue Green Support System

PLANT SCHEDULE - L101

Main plant schedule table with columns: DECIDUOUS TREES, CODE, QTY, BOTANICAL / COMMON NAME, CONT, CAL/HEIGHT, EVERGREEN TREES, ORNAMENTAL TREES, DECIDUOUS SHRUBS, PERENNIALS



1 PLANTING ENLARGEMENT SCALE: 1"=10'-0"



City of Madison Landscape Worksheet Madison College Residence and Hotel December 13th, 2023 UMX District

Summary table: Developed Lots (SF, Landscape Points), Total Developed Area, Landscape Points Required

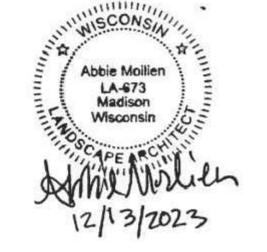
Development Frontage table with columns: LF, Overstory Tree Req., Shrubs Required, Element, Point Value, Quantity Proposed, Quantity Existing, Points Achieved

NOTES:

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION... 2. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES... 3. CONTRACTOR SHALL PROTECT BENCHMARKS... 4. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS... 5. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION... 6. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY... 7. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION... 8. ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT-OF-WAY SHALL BE DETERMINED BY CITY FORESTRY... 9. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, VEGETATED ROOF SYSTEMS, AND EXTERIOR SITE FURNISHINGS... 10. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING... 11. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION... 12. THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE... 13. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES... 14. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED... 15. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION...

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

| ISSUANCES | | |
|-----------|---------------------------|----------|
| No. | Drawing Issue Description | Date |
| | ENTITLEMENTS PACKAGE | 12/13/23 |



MADISON COLLEGE -
 DUAL-BRAND HOTEL

MADISON, WISCONSIN
 NCG HOSPITALITY

PLANTING
 ENLARGEMENT

| | |
|--------------------------------------|-------------------------|
| ANDREA SCHAUB Principal-in-Charge | 20220469 Project No. |
| JONATHAN CAKERT Project Manager | 05/19/23 Date |
| HILLARY ROTH Project Architect | |
| STAFF ARCHITECT | |

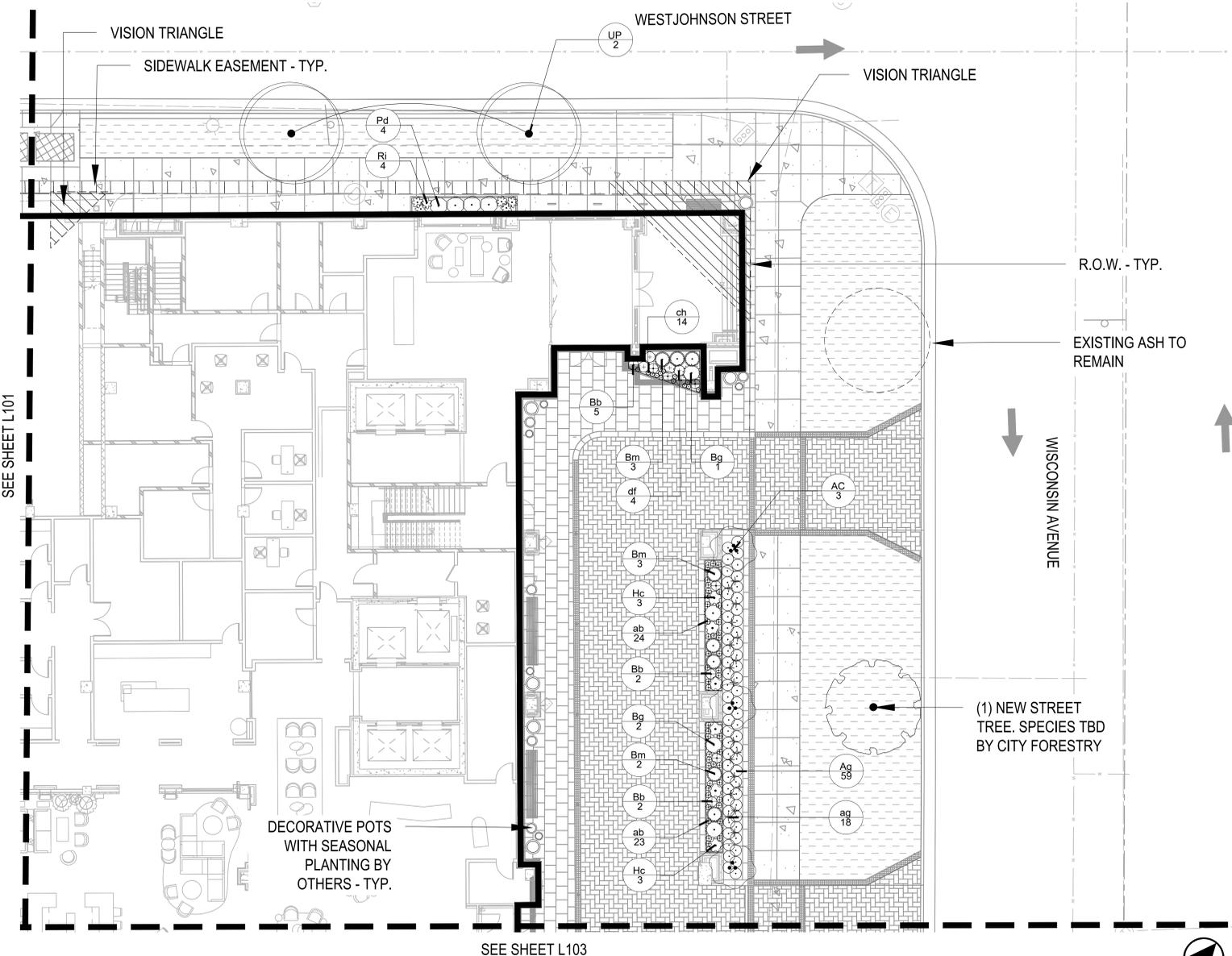
L102

LEGEND

- Bluegrass Lawn Sod
- Sod Lawn Terrace with 24" Depth Topsoil
- Stone Mulch Maintenance Edge with Steel Edging
- Right-of-Way Property Line
- Existing Tree to Remain
- New 4" x 8" Tree Grate per City Standard with Silva Cell/Blue Green Support System

PLANT SCHEDULE - L102

| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL/HEIGHT |
|------------------|------|-----|--|-------|------------|
| | UP | 2 | Ulmus x 'New Horizon' / New Horizon Elm | B&B | 3' Cal |
| ORNAMENTAL TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL/HEIGHT |
| | AC | 3 | Amelanchier canadensis / Shadowblow Serviceberry | B&B | 5' HT. |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| | Ag | 59 | Aronia melanocarpa 'UCONNAMI12' / Ground Hug® Black Chokeberry | 5 gal | PER PLAN |
| | Hc | 6 | Hydrangea macrophylla 'Balmactive' / Summer Crush® Hydrangea | 5 gal | PER PLAN |
| | Pd | 4 | Physocarpus opulifolius 'SMNPOTWIG' / Tiny Wine® Gold Ninebark | 5 gal | PER PLAN |
| | Ri | 6 | Rosa x 'Chewnicobell' / Oso Easy Italian Ice® Rose | 5 gal | PER PLAN |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| | Bg | 4 | Buxus x 'Glencoe' / Chicagoland Green® Boxwood | 5 gal | PER PLAN |
| | Bb | 9 | Buxus x 'Green Gem' / Green Gem Boxwood | 5 gal | PER PLAN |
| | Bm | 8 | Buxus x 'Green Mountain' / Green Mountain Boxwood | 5 gal | PER PLAN |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| | ag | 18 | Allium x 'Globemaster' / Globemaster Ornamental Onion | bulb | PER PLAN |
| | ab | 47 | Amsonia x 'Blue Ice' / Blue Ice Bluestar | 1 gal | PER PLAN |
| | ch | 14 | Chelone lyonii 'Hot Lips' / Hot Lips Pink Turtlehead | 1 gal | PER PLAN |
| | df | 4 | Dryopteris filix-mas 'Robusta' / Robust Male Fern | 1 gal | PER PLAN |



1 PLANTING ENLARGEMENT
 SCALE: 1"=10'-0"



City of Madison Landscape Worksheet
 Madison College Residence and Hotel
 December 13th, 2023 UMX District

| Developed Lots | SF | Minimum Open Space Required (SF) | Landscape Units Required | Landscape Points Subtotal |
|----------------------------------|--------|----------------------------------|--------------------------|---------------------------|
| Total Developed Area | 26,106 | n/a | 87 | 435 |
| Landscape Points Required | | | | 435 |

| Development Frontage | LF | Overstory Tree Req. (or x2 for Orn./Evergrn. Tree Sub.) | | Shrubs Required |
|---|-------------|---|-------------------|-----------------|
| | | Quantity Proposed | Quantity Existing | |
| W Johnson St | 385 | 13 | | 64 |
| Wisconsin Ave | 292 | 10 | | 49 |
| W Dayton St | 385 | 13 | | 64 |
| N Carroll St | 292 | 10 | | 49 |
| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
| Overstory Deciduous Tree | 35 | 7 | 2 | 315 |
| Ornamental Tree | 15 | 6 | 0 | 90 |
| Evergreen Tree | 15 | 11 | 0 | 165 |
| Shrub, deciduous | 2 | 326 | 0 | 652 |
| Shrub, evergreen | 3 | 97 | 0 | 291 |
| Perennial/Ornamental Grass | 2 | 272 | 0 | 544 |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4 | 0 | 0 | 0 |
| Development Frontage Points Total | | | | 2057 |

NOTES:

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- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (608-266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
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| ISSUANCES | | |
|-----------|---------------------------|----------|
| No. | Drawing Issue Description | Date |
| | ENTITLEMENTS PACKAGE | 12/13/23 |

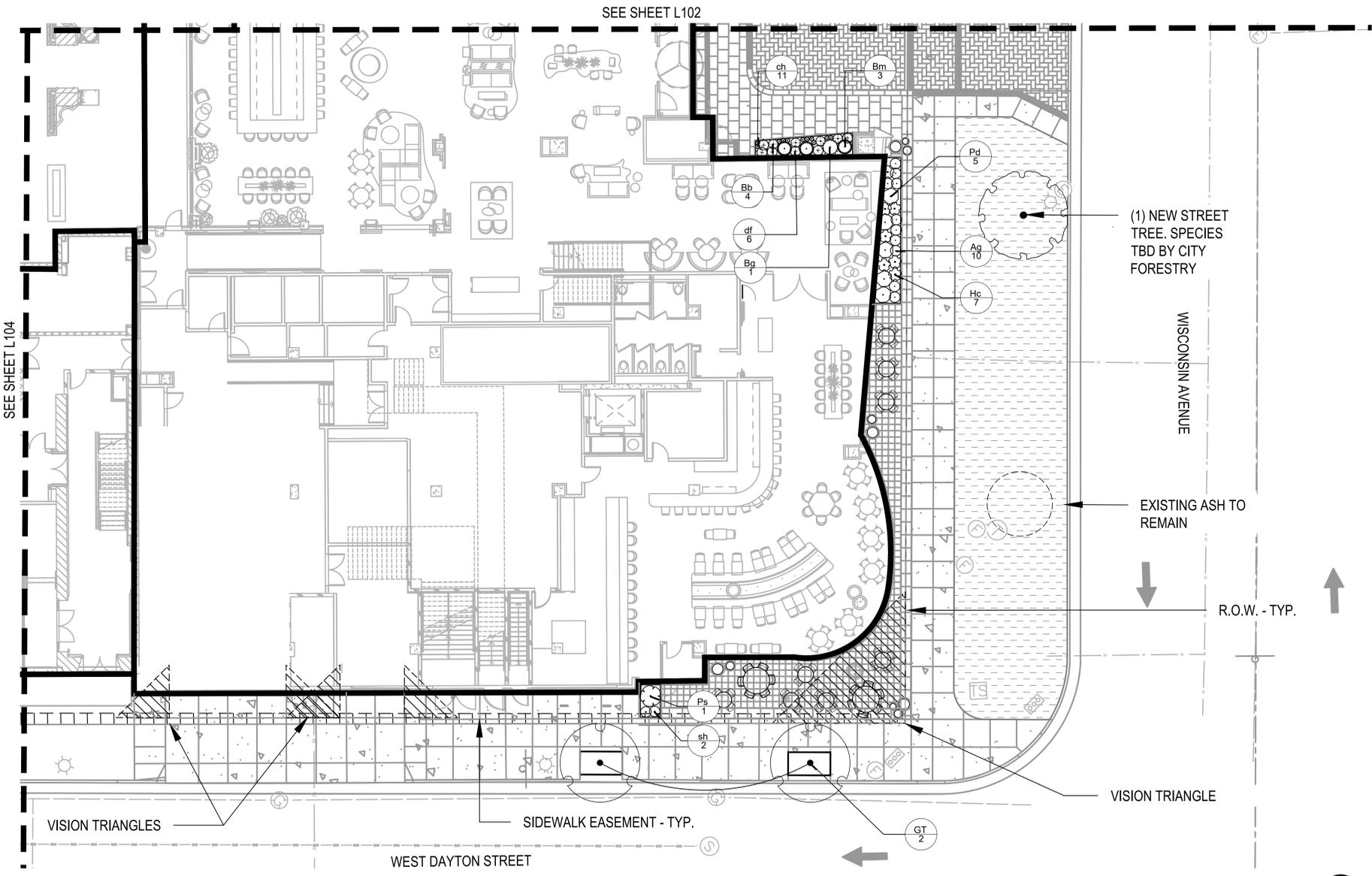


MADISON COLLEGE - DUAL-BRAND HOTEL

MADISON, WISCONSIN
 NCG HOSPITALITY
PLANTING ENLARGEMENT

| | |
|--------------------------------------|-------------------------|
| ANDREA SCHAUB Principal-in-Charge | 20220469 Project No. |
| JONATHAN CAKERT Project Manager | 05/19/23 Date |
| HILLARY ROTH Project Architect | |
| STAFF ARCHITECT | |

L103



1 PLANTING ENLARGEMENT
 SCALE: 1"=10'-0"

| City of Madison Landscape Worksheet | | | | |
|---|--------------------|---|--------------------------|---------------------------|
| Madison College Residence and Hotel | | | | |
| December 13th, 2023 | | | | |
| UMX District | | | | |
| | | Minimum Open Space Required (SF) | Landscape Units Required | Landscape Points Subtotal |
| Developed Lots | SF | n/a | 87 | 435 |
| Total Developed Area | 26,106 | n/a | 87 | 435 |
| Landscape Points Required | | | | 435 |
| Development Frontage | LF | Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.) | | Shrubs Required |
| W Johnson St | 385 | 13 | | 64 |
| Wisconsin Ave | 292 | 10 | | 49 |
| W Dayton St | 385 | 13 | | 64 |
| N Carroll St | 292 | 10 | | 49 |
| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
| Overstory Deciduous Tree | 35 | 7 | 2 | 315 |
| Ornamental Tree | 15 | 6 | 0 | 90 |
| Evergreen Tree | 15 | 11 | 0 | 165 |
| Shrub, deciduous | 2 | 326 | 0 | 652 |
| Shrub, evergreen | 3 | 97 | 0 | 291 |
| Perennial/Ornamental Grass | 2 | 272 | 0 | 544 |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4 | 0 | 0 | 0 |
| Development Frontage Points Total | | | | 2057 |

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 THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- 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.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT-OF-WAY SHALL BE DETERMINED BY CITY FORESTRY. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, VEGETATED ROOF SYSTEMS, AND EXTERIOR SITE FURNISHINGS. THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER

- AS DEFINED BY THE SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (608-266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

LEGEND

- Bluegrass Lawn Sod
- Sod Lawn Terrace with 24" Depth Topsoil
- Stone Mulch Maintenance Edge with Steel Edging
- Right-of-Way Property Line
- Existing Tree to Remain
- New 4' x 8' Tree Grate per City Standard with Silver Cell/Blue Green Support System

PLANT SCHEDULE - L103

| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CALHEIGHT |
|--------------------|------|-----|---|-------|-----------|
| | GT | 2 | Gleditsia triacanthos 'Draves' / Street Keeper® Honey Locust | B&B | 3'Gal |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| | Ag | 10 | Aronia melanocarpa 'UCONNAMI012' / Ground Hug® Black Chokeberry | 5 gal | PER PLAN |
| | Hc | 7 | Hydrangea macrophylla 'Balmative' / Summer Crush® Hydrangea | 5 gal | PER PLAN |
| | Ps | 1 | Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark | 5 gal | PER PLAN |
| | Pd | 5 | Physocarpus opulifolius 'SMNPOTWG' / Tiny Wine® Gold Ninebark | 5 gal | PER PLAN |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| | Bg | 1 | Buxus x 'Glennco' / ChicagoLand Green® Boxwood | 5 gal | PER PLAN |
| | Bb | 4 | Buxus x 'Green Gem' / Green Gem Boxwood | 5 gal | PER PLAN |
| | Bm | 3 | Buxus x 'Green Mountain' / Green Mountain Boxwood | 5 gal | PER PLAN |
| ORNAMENTAL GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| | sh | 2 | Sporobolus heterolepis / Prairie Dropseed | 1 gal | PER PLAN |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| | ch | 11 | Chelone lyonii 'Hot Lips' / Hot Lips Pink Turtlehead | 1 gal | PER PLAN |
| | df | 6 | Dryopteris filix-mas 'Robusta' / Robust Male Fern | 1 gal | PER PLAN |

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

| ISSUANCES | | |
|-----------|---------------------------|----------|
| No. | Drawing Issue Description | Date |
| | ENTITLEMENTS PACKAGE | 12/13/23 |



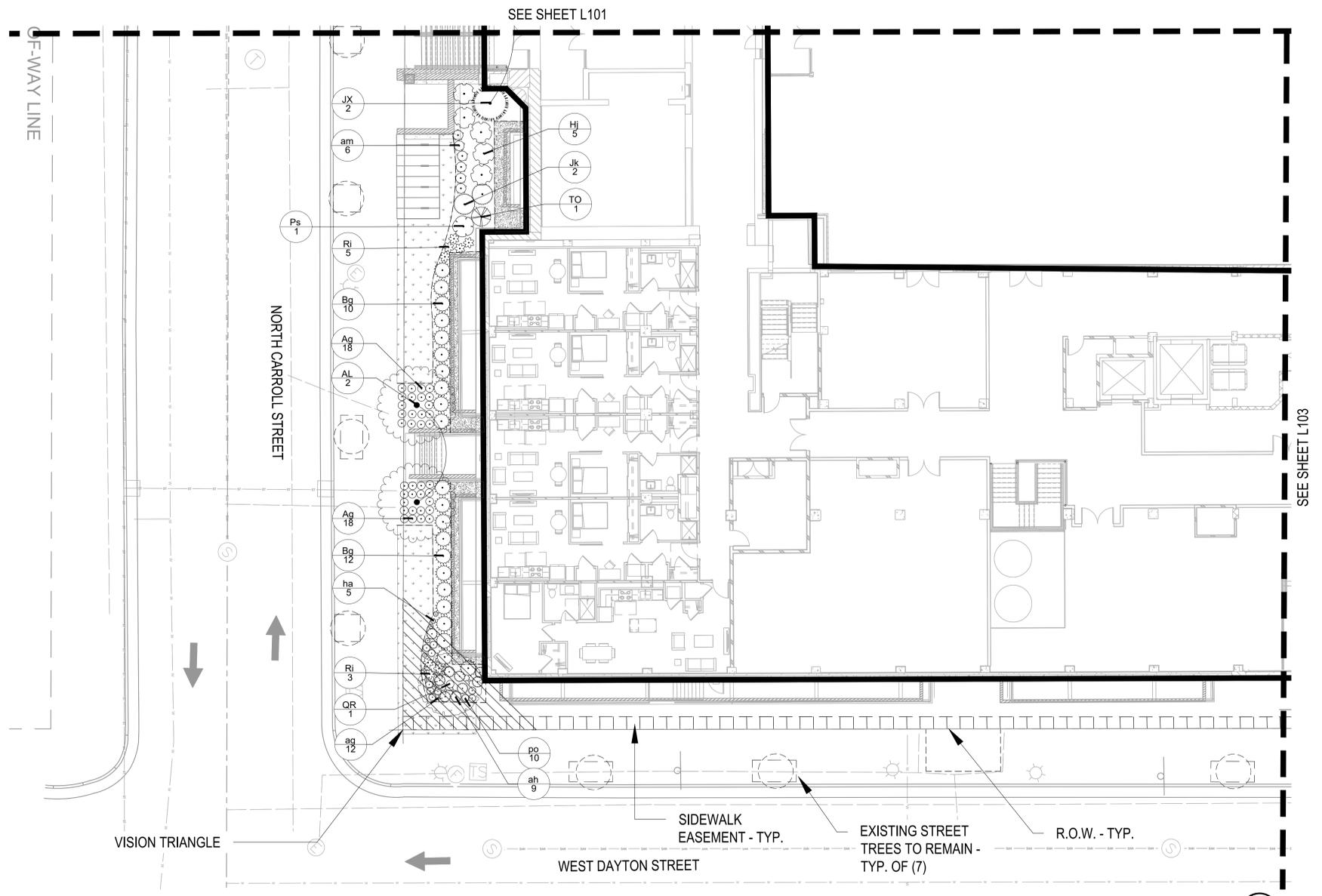
MADISON COLLEGE -
DUAL-BRAND HOTEL

MADISON, WISCONSIN
NCG HOSPITALITY

PLANTING
ENLARGEMENT

| | |
|--------------------------------------|-------------------------|
| ANDREA SCHAUB Principal-in-Charge | 20220469 Project No. |
| JONATHAN CAKERT Project Manager | 05/19/23 Date |
| HILLARY ROTH Project Architect | |
| STAFF ARCHITECT | |
| Staff Architect | |

L104



LEGEND

- Bluegrass Lawn Sod
- Sod Lawn Terrace with 24" Depth Topsoil
- Stone Mulch Maintenance Edge with Steel Edging
- Right-of-Way Property Line
- Existing Tree to Remain
- New 4" x 8" Tree Crote per City Standard with Silver Cell/Blue Green Support System

PLANT SCHEDULE - L104

| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CALHEIGHT |
|------------------|------|-----|---|-------|-----------|
| QR | 1 | 1 | Quercus robur x bicolor 'Long' / Regal Prince® Oak | B&B | 3' Cal |
| EVERGREEN TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CALHEIGHT |
| JX | 1 | 1 | Juniperus x J/N Select Blue / Star Power® Juniper | B&B | 6' HT |
| TD | 1 | 1 | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae | B&B | 6' HT |
| ORNAMENTAL TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CALHEIGHT |
| AL | 2 | 2 | Amelanchier laevis 'JFS-Art' / Spring Flurry® Allegheny Serviceberry | B & B | 5' HT. |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| Ag | 36 | 36 | Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry | 5 gal | PER PLAN |
| Hj | 5 | 5 | Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea | 5 gal | PER PLAN |
| Ps | 1 | 1 | Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark | 5 gal | PER PLAN |
| Ri | 8 | 8 | Rosa x 'Chewinkobell' / Oto Easy Italian Ice® Rose | 5 gal | PER PLAN |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| Bg | 22 | 22 | Buxus x 'Glencoe' / ChicagoLand Green® Boxwood | 5 gal | PER PLAN |
| Jk | 2 | 2 | Juniperus x pfitzeriana 'Kallay's Compact' / Kallay's Compact Pfitzer Juniper | 5 gal | PER PLAN |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
| am | 6 | 6 | Alchemilla mollis 'Thriller' / Thriller Lady's Mantle | 1 gal | PER PLAN |
| ag | 12 | 12 | Allium x 'Globemaster' / Globemaster Ornamental Onion | bulb | PER PLAN |
| ah | 9 | 9 | Anemone huibrichtii / Arkansas Bluestar | 1 gal | PER PLAN |
| ha | 5 | 5 | Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily | 1 gal | PER PLAN |
| po | 10 | 10 | Penstemon digitalis 'Blackbeard' / Blackbeard Beardtongue | 1 gal | PER PLAN |

1 PLANTING ENLARGEMENT
SCALE: 1"=10'-0"



City of Madison Landscape Worksheet
Madison College Residence and Hotel
December 13th, 2023
UMX District

| Developed Lots | SF | Minimum Open Space Required (SF) | | Landscape Units Required | | Landscape Points Subtotal |
|----------------------------------|--------|----------------------------------|-------|--------------------------|----------|---------------------------|
| | | Space Required | Units | Required | Subtotal | |
| Total Developed Area | 26,106 | n/a | 87 | | 435 | |
| Landscape Points Required | | | | | | 435 |

| Development Frontage | LF | Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.) | | Shrubs Required |
|----------------------|-----|--|--------|-----------------|
| | | Quantity | Points | |
| W Johnson St | 385 | 13 | 64 | 64 |
| Wisconsin Ave | 292 | 10 | 49 | 49 |
| W Dayton St | 385 | 13 | 64 | 64 |
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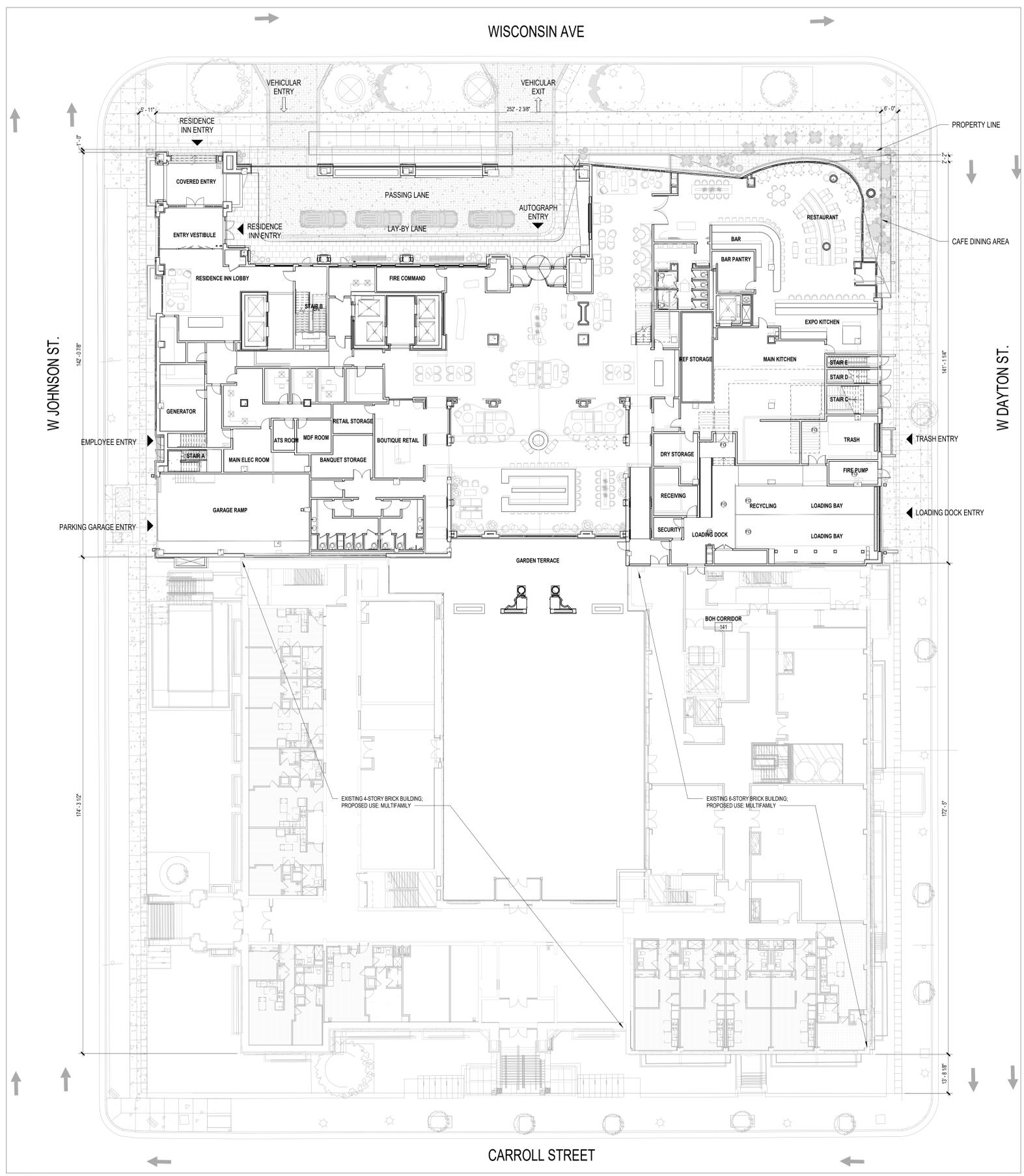
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| Ornamental Tree | 15 | 6 | 0 | 90 |
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| Shrub, evergreen | 3 | 97 | 0 | 291 |
| Perennial/Ornamental Grass | 2 | 272 | 0 | 544 |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4 | 0 | 0 | 0 |
| Development Frontage Points Total | | | | 2057 |

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SCOPE DOCUMENTS
The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

| ISSUANCES | | |
|----------------------|---------------------------|------------|
| No. | Drawing Issue Description | Date |
| ENTITLEMENTS PACKAGE | | |
| | | 12/13/2023 |



| LAND USE TABLE | |
|------------------------|-------------|
| | AREA (sqft) |
| SITE AREA | 87,513 |
| HOTEL FOOTPRINT | 34,380 |
| HOTEL GROSS AREA | 336,952 |
| MULTIFAMILY FOOTPRINT | 30,818 |
| MULTIFAMILY GROSS AREA | 169,200 |
| LOT COVERAGE | 74.50% |
| LANDSCAPE AREA | 17,220 |
| PAVED AREA | 4,352 |

| PARKING SUMMARY TABLE | | | |
|-----------------------|--------|---------|-------|
| | INDOOR | OUTDOOR | TOTAL |
| BICYCLES | 52 | 38 | 90 |

| LEVEL | STANDARD | COMPACT | ACCESSIBLE | TOTAL |
|-------|----------|---------|------------|-------|
| P01 | 49 | 18 | 2 | 69 |
| P02 | 70 | 8 | 2 | 80 |
| | | | | 149 |

| UNIT MATRIX | | | | | |
|--------------------------|---------------|-----------|-------------------|-------------------------|----------------|
| LEVEL | GUESTROOMS | | DWELLING UNITS | | |
| | RESIDENCE INN | AUTOGRAPH | JR 1BR (555 sqft) | 1BR (695 sqft) | 2BR (905 sqft) |
| L11 | 0 | 5 | 0 | 0 | 0 |
| L10 | 16 | 27 | 0 | 0 | 0 |
| L09 | 16 | 27 | 0 | 0 | 0 |
| L08 | 16 | 27 | 0 | 0 | 0 |
| L07 | 16 | 27 | 0 | 0 | 0 |
| L06 | 16 | 27 | 10 | 3 | 2 |
| L05 | 16 | 27 | 10 | 3 | 2 |
| L04 | 16 | 27 | 10 | 3 | 16 |
| L03 | 12 | 27 | 17 | 10 | 2 |
| L02 | 0 | 0 | 17 | 10 | 2 |
| L01 | 0 | 0 | 7 | 3 | 1 |
| P01 | 0 | 0 | 2 | 4 | 0 |
| P02 | 0 | 0 | 0 | 0 | 0 |
| | 124 | 221 | 73 | 36 | 25 |
| TOTAL GUESTROOMS: | | | 345 | TOTAL UNITS: 134 | |

1 REFERENCE PLAN - SITE
A0.00 SCALE: 1/16" = 1'-0"

MADISON COLLEGE -
DUAL-BRAND HOTEL

MADISON, WISCONSIN
NCG HOSPITALITY

ARCHITECTURAL SITE PLAN

| | |
|---------------------|-------------|
| Designer | 20220469 |
| Principal-in-Charge | Project No. |
| Approver | 11/16/23 |
| Project Manager | Date |
| Checker | |
| Project Architect | |
| Author | |
| Staff Architect | |

A0.00



PROJECT NUMBER: 20220469 PROJECT NAME: MADISON COLLEGE - DUAL-BRAND HOTEL
SHEET NUMBER: A0.00 ARCHITECTURAL SITE PLAN
Autodesk Docs/20220469 - Madison/20220469_v23_Hotel_ARCH.rvt
11/16/2023 11:41:49 AM



WISCONSIN AVE & W DAYTON ST





WISCONSIN AVE & W JOHNSON ST





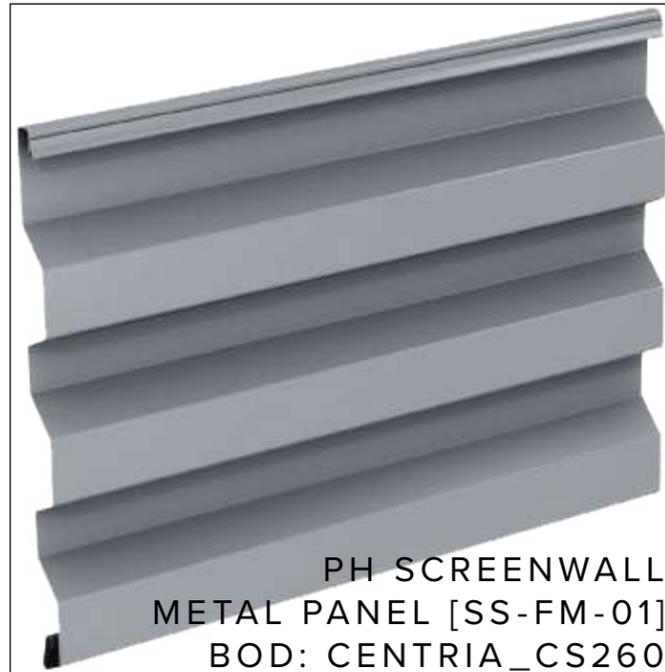
WISCONSIN AVE ELEVATION



NORTHWEST PERSPECTIVE



MATERIAL BOARD



PH SCREENWALL
METAL PANEL [SS-FM-01]
BOD: CENTRIA_CS260



TOWER GLAZING
BOD: VIRACON - OPTIGRAY



PODIUM GLAZING
BOD: VIRACON - ULTRACLEAR



COMPOSITE METAL PANEL [SS-MP-01]
BOD: CITADEL-AP_ANTIQUUE COPPER



CURTAIN WALL MULLION [WS-CW-01]
BOD: SYNERGI_LIGHT BRONZE



BRICK MASONRY [SS-BR-01]
BOD: POTOMAC VALLEY BRICK_DARK IRON SPOT

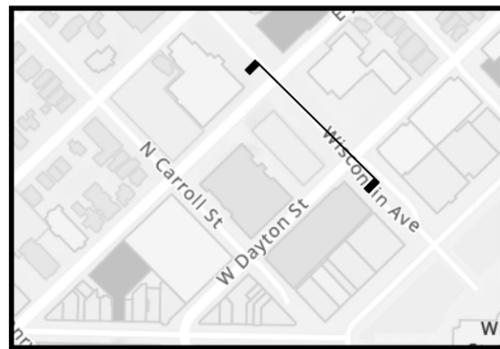


STONE [SS-ST-01]
BOD: VIRGINIA MIST - HONED



STOREFRONT MULLION, PANEL [WS-SFW-01]
BOD: CITADEL-AP_STATUARY BRONZE

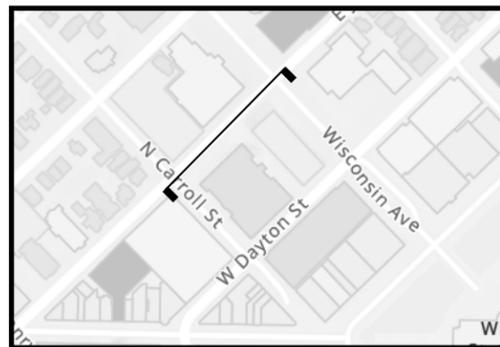
NORTH ELEVATION



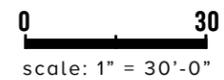
key map



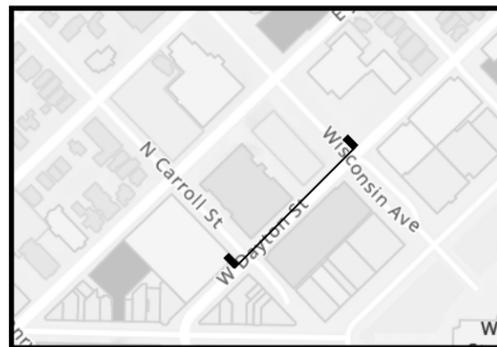
WEST ELEVATION



key map

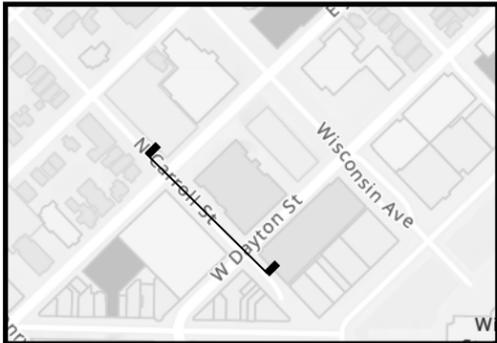
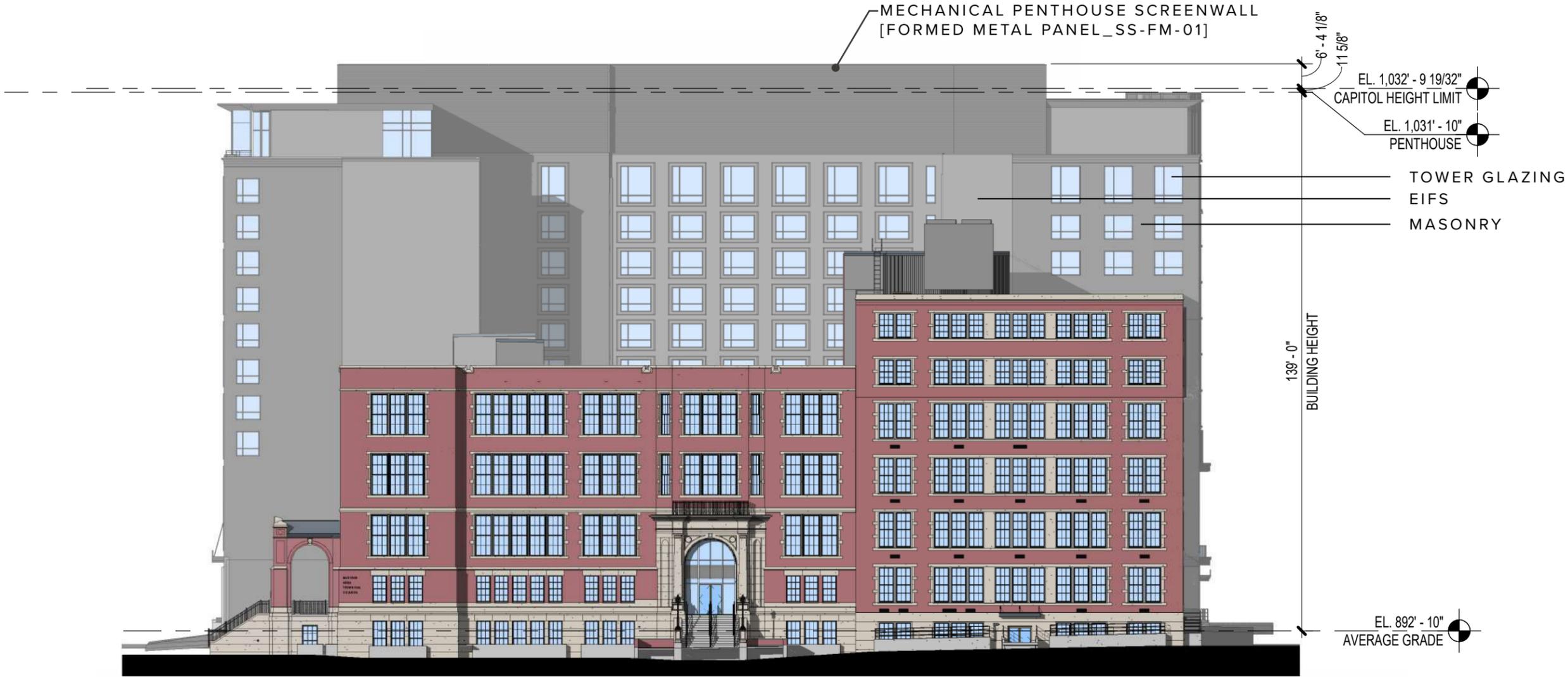


EAST ELEVATION

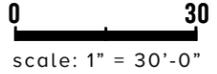


key map

SOUTH ELEVATION



key map



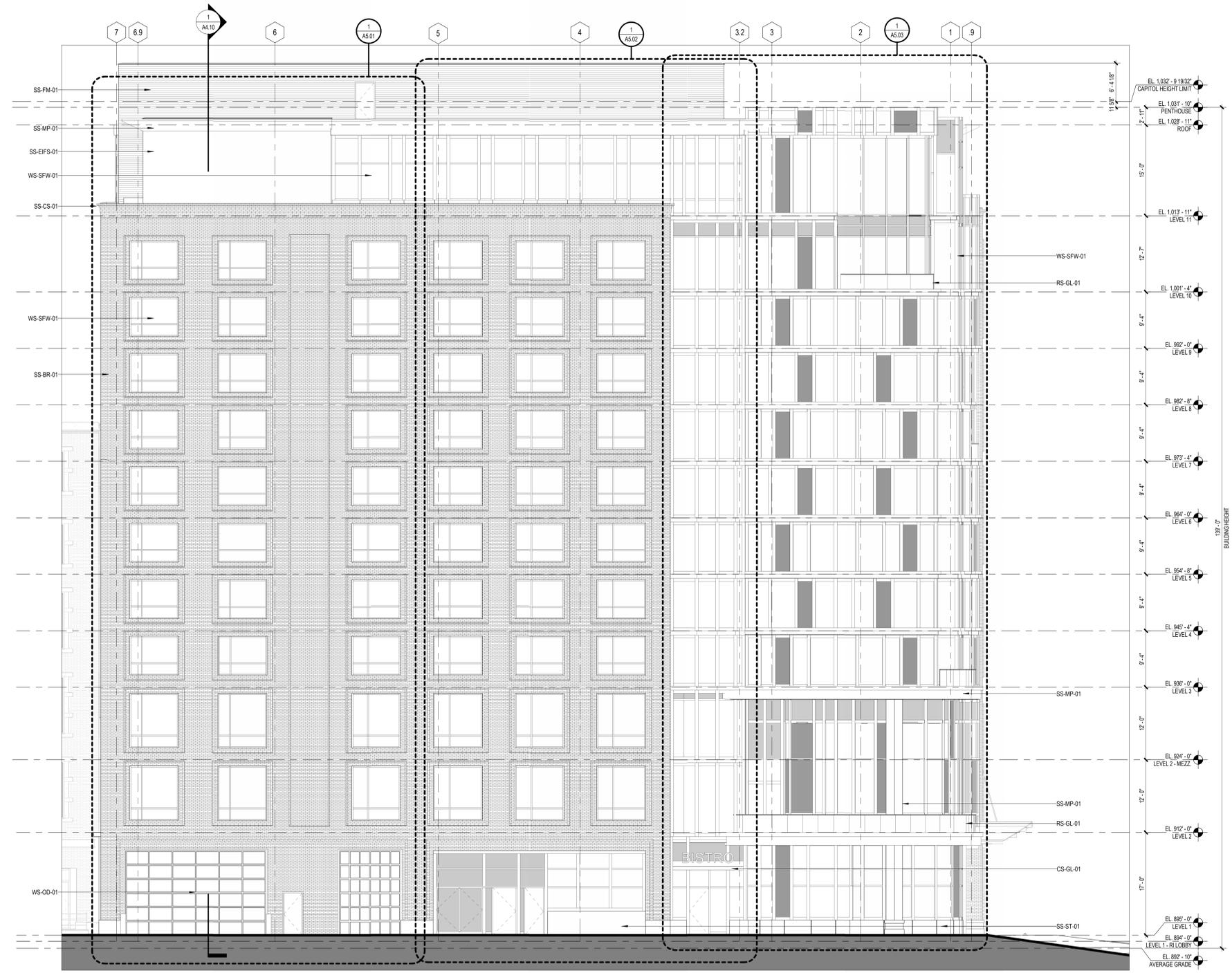


SCOPE DOCUMENTS

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| No. | Drawing Issue Description | Date |
| | SCHEMATIC DESIGN | 09/19/2023 |
| | DESIGN DEVELOPMENT | 11/22/2023 |
| | ENTITLEMENTS PACKAGE | 12/13/2023 |

| STRUCTURALLY GLAZED CURTAIN WALL | COMPOSITE METAL PANEL | FORMED METAL WALL PANEL | FRAMED GLASS CANOPY SYSTEM | GLASS RAILING SYSTEM |
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| ALUMINUM CURTAIN WALL SYSTEM: (9.25' x 3') STRUCTURALLY GLAZED FRAMING SYSTEM WITH FACTORY PVDF FINISH SPANNING FULL HEIGHT FROM TOP OF STRUCTURAL SLAB TO TOP OF STRUCTURAL SLAB AND ANCHORED FACE OF SLAB AS REQUIRED. SYSTEM SHALL BE BRACED LATERALLY AT EACH FLOOR LEVEL AS REQUIRED. PROVIDE THERMAL BREAK ON CONTINUOUS INTEGRATED WEeping SILL EXTENSIONS. PROVIDE FRESHING AT EACH FLOOR LEVEL, INCLUDING VARIOUS MATCHING ALUMINUM PANEL, INFILL AND CLOSURES, AND MILLION EXTENSION AS ILLUSTRATED IN ELEVATIONS. PROVIDE 1" INSULATED LOW-E COATED GLAZING SYSTEM VISION OR SPANDREL GLASS AS SPECIFIED WITH INBOARD AND OUTBOARD LITES OF 1/4" THICK WITH 1/2" AIRSPACE. INTERNAL REINFORCEMENT AND/OR INCREASED FRAMING MEMBER SIZE MAY BE REQUIRED. PROVIDE MATCHING PVDF FINISH ON ALL COMPONENTS. WS-CW-01 - COLOR T.B.D. | PROVIDE A WET SEAL (CALKED) ALUMINUM COMPOSITE METAL PANEL SYSTEM MECHANICALLY WITH A STANDARD TWO-COAT PVDF FINISH. PROVIDE 2" CONTINUOUS MINERAL WOOL INSULATION OVER A FLUID APPLIED AIR BARRIER (HENRY AIR-BLOCK AS BOD) APPLIED TO EXTERIOR SHEATHING BOARD ON METAL FRAMING. PROVIDE FLEXIBLE FLASHING MEMBRANE AT ALL PANEL TERMINATIONS WITH STAINLESS STEEL FLASHING AT THE BASE OF PANELS, WHERE ADJACENT TO FINISHED INTERIOR SPACE. PROVIDE FIBERGLASS BATT INSULATION (R-13 MIN) IN THE STUD CAVITY AND PAINTED 5/8" GWB INTERIOR FINISH. SS-FM-01 - COLOR T.B.D. | FORMED METAL WALL PANEL: PROVIDE A FORMED METAL WALL PANEL WITH CONCEALED FASTENERS (CENTRIA AS BASIS-OF-DESIGN) AS PENTHOUSE SCREEN WALL AND PENTHOUSE ENCLOSURE. PROVIDE FACTORY-INTERED OUTSIDE CORNERS AND MATCHING METAL EXTENSIONS AT PANEL END JOINTS. PROVIDE A PERMEABLE FLUID-APPLIED AIR BARRIER (HENRY AIR-BLOCK AS BOD) APPLIED TO EXTERIOR SHEATHING BOARD ON METAL FRAMING. PROVIDE 2" CONTINUOUS MINERAL INSULATION OVER THE AIR BARRIER AND R-13 MIN FIBERGLASS BATT INSULATION AND PAINTED 5/8" GWB INTERIOR FINISH AT ENCLOSED SPACES. PROVIDE FLEXIBLE FLASHING MEMBRANE AT ALL PANEL TERMINATIONS WITH STAINLESS STEEL FLASHING AT THE BASE OF THE PANELS. WHERE THE SYSTEM IS OPEN TO THE BACK AS A SCREENWALL, PROVIDE OPEN FRAMING SYSTEM WITH GALVANIZED CPMF AND WATERPROOFING TRANSITIONS AT ALL BASE AND SUPPLEMENTAL STRUCTURAL STEEL CONDITIONS. PROVIDE MATCHING PVDF FINISH ON ALL COMPONENTS. SS-FM-01 - COLOR T.B.D. | ENTRY CANOPY SYSTEM: STEEL FRAMED CANOPY ANCHORED BACK TO BUILDING FACE AND SUPPORTED BY ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) PLYONS WITH LATERAL SUPPORT ROOFS, ALL FINISHED WITH HIGH-PERFORMANCE COATING. PROVIDE LAMINATED STRUCTURAL GLASS SYSTEM OVER STEEL STRUCTURE WITH A CONTINUOUS ALUMINUM GUTTER SLOPED TO THE DRAINAGE LEADER. CANOPY SHALL BE INTERNALLY DRAINED THROUGH THE BUILDING'S STORM WATER SYSTEM. CANOPY SYSTEM SHALL HAVE SPEAKERS AND LIGHTING INTEGRATED INTO DESIGN ON THE UNDERSIDE OF THE GLASS SYSTEM - ALL WIRING TO BE CONCEALED WITHIN FRAMING MEMBERS. CS-GL-01 - COLOR OF MEMBERS T.B.D. | PREFINISHED LAMINATED GLASS RAILING WITH STAINLESS STEEL TOP CAP, 42" HIGH. PROVIDE SIDE-MOUNTED STAINLESS STEEL ANCHORAGE TO STRUCTURAL CONCRETE CURB. PROVIDE STAINLESS STEEL FITTINGS THROUGHOUT. RS-GL-01 - COLOR T.B.D. |
| WINDOW WALL / STOREFRONT WINDOW | BRICK MASONRY | EIFS | AESS/GLASS CANOPY SYSTEM | ALUMINUM TUBE RAILING SYSTEM |
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1 EAST ELEVATION - W DAYTON ST
A4.01 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 20220469 PROJECT NAME: MADISON COLLEGE - DUAL-BRAND HOTEL
SHEET NUMBER: A4.01 - EAST ELEVATION - W DAYTON ST
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**MADISON COLLEGE -
DUAL-BRAND HOTEL**

33 W JOHNSON STREET
MADISON, WISCONSIN, 53703

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NCG HOSPITALITY
EAST ELEVATION - W DAYTON
ST

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|---------------------|-------------|
| ANDREA SCHAUB | 20220469 |
| Principal-in-Charge | Project No. |
| JONATHAN CAKERT | 11/22/2023 |
| Project Manager | Date |
| ANDREW ROZZI | |
| Project Architect | |
| Staff Architect | |

A4.01

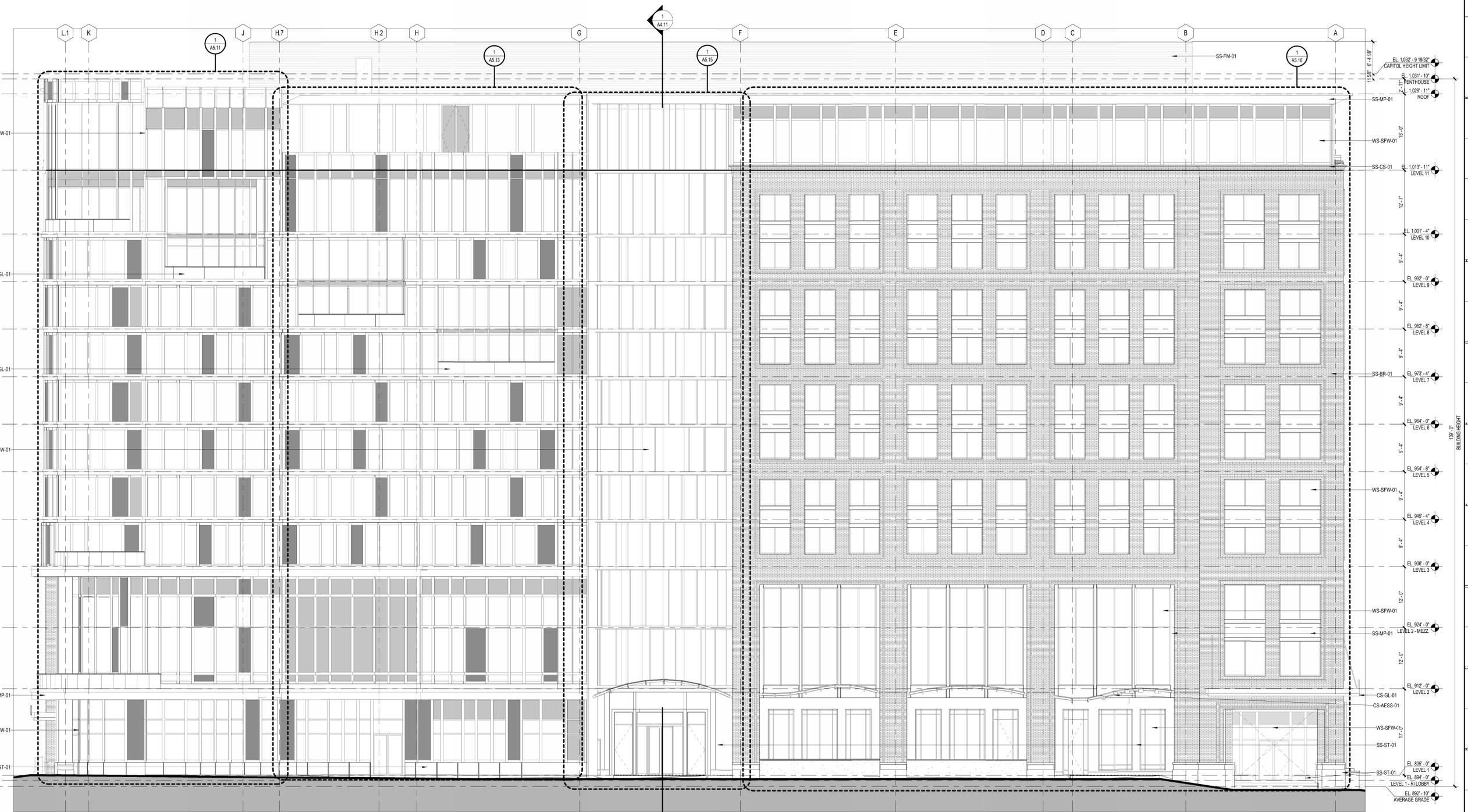


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1 NORTH ELEVATION - WISCONSIN ST
A4.02 SCALE: 1/8" = 1'-0"

MADISON COLLEGE - DUAL-BRAND HOTEL

33 W JOHNSON STREET
MADISON, WISCONSIN, 53703

NCG HOSPITALITY
NORTH ELEVATION - WISCONSIN ST

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|---------------------|-------------|------------|
| Principal-in-Charge | Project No. | 20220469 |
| Project Manager | Date | 11/22/2023 |
| Project Architect | | |
| Staff Architect | | |

A4.02

PROJECT NUMBER: 20220469 PROJECT NAME: MADISON COLLEGE - DUAL-BRAND HOTEL
SHEET NUMBER: A4.02 - NORTH ELEVATION - WISCONSIN ST
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| STRUCTURALLY GLAZED CURTAIN WALL | COMPOSITE METAL PANEL | FORMED METAL WALL PANEL | FRAMED GLASS CANOPY SYSTEM | GLASS RAILING SYSTEM |
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| ALUMINUM CURTAIN WALL SYSTEM: (9.25' x 3') STRUCTURALLY GLAZED FRAMING SYSTEM WITH FACTORY PVDF FINISH SPANNING FULL HEIGHT FROM TOP OF STRUCTURAL SLAB TO TOP OF STRUCTURAL SLAB AND ANCHORED FACE OF SLAB AS REQUIRED. SYSTEM SHALL BE BRACED LATERALLY AT EACH FLOOR LEVEL. AS REQUIRED, PROVIDE THERMAL BREAK ON CONTINUOUS INTEGRATED WEEPING SILL EXTRUSIONS. PROVIDE PRESFAB AT EACH FLOOR LEVEL, INCLUDING VARIOUS MATCHING ALUMINUM PANEL, INFL AND CLOSURES, AND MULLION EXTENSION AS ILLUSTRATED IN ELEVATIONS. PROVIDE 1" INSULATED LOW-E COATED GLAZING SYSTEM (VISION OR SPANDREL GLASS) AS SPECIFIED WITH INBOARD AND OUTBOARD LITES OF 1/4" THICK WITH 1/2" AIRSPACE. INTERNAL REINFORCEMENT AND/OR INCREASED FRAMING MEMBER SIZE MAY BE REQUIRED. PROVIDE MATCHING PVDF FINISH ON ALL COMPONENTS. WS-CW-01 - COLOR T.B.D. | PROVIDE A WET SEAL (CAULKED) ALUMINUM COMPOSITE METAL PANEL SYSTEM MECHANICALLY WITH A STANDARD TWO-COAT PVDF FINISH. PROVIDE 2" CONTINUOUS MINERAL WOOL INSULATION OVER A FLUID APPLIED AIR BARRIER (HENRY AIR-BLOCK AS BASIS OF DESIGN) APPLIED TO EXTERIOR SHEATHING BOARD ON METAL FRAMING. PROVIDE FLEXIBLE FLASHING MEMBRANE AT ALL PANEL TERMINATIONS WITH STAINLESS STEEL FLASHING AT THE BASE OF PANELS, WHERE ADJACENT TO FINISHED INTERIOR SPACE. PROVIDE FIBERGLASS BATT INSULATION (R-13 MIN) IN THE STUD CAVITY AND PAINTED 5/8" GWB INTERIOR FINISH. SS-MP-01 - COLOR T.B.D. | FORMED METAL WALL PANEL: PROVIDE A FORMED METAL WALL PANEL WITH CONCEALED FASTENERS (CENTRIA AS BASIS-OF-DESIGN) AS PENTHOUSE SCREEN WALL AND PENTHOUSE ENCLOSURE. PROVIDE FACTORY-INTERED OUTSIDE CORNERS AND MATCHING METAL EXTRUSIONS AT PANEL END JOINTS. PROVIDE A PERMEABLE FLUID-APPLIED AIR BARRIER (HENRY AIR-BLOCK AS BASIS OF DESIGN) TO EXTERIOR SHEATHING BOARD ON METAL FRAMING. PROVIDE 2" CONTINUOUS MINERAL INSULATION OVER THE AIR BARRIER AND R-13 MIN FIBERGLASS BATT INSULATION AND PAINTED 5/8" GWB INTERIOR FINISH AT ENCLOSED SPACES. PROVIDE FLEXIBLE FLASHING MEMBRANE AT ALL PANEL TERMINATIONS WITH STAINLESS STEEL FLASHING AT THE BASE OF THE PANELS. WHERE THE SYSTEM IS OPEN TO THE BACK AS A SCREENWALL, PROVIDE OPEN FRAMING SYSTEM WITH GALVANIZED CFM AND WATERPROOFING TRANSITIONS AT ALL BASE AND SUPPLEMENTAL STRUCTURAL STEEL CONDITIONS. PROVIDE MATCHING PVDF FINISH ON ALL COMPONENTS. SS-FM-01 - COLOR T.B.D. | ENTRY CANOPY SYSTEM: STEEL FRAMED CANOPY ANCHORED BACK TO BUILDING FACE AND SUPPORTED BY ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) PYLONS WITH LATERAL SUPPORT RODS, ALL FINISHED WITH HIGH-PERFORMANCE COATING. PROVIDE LAMINATED STRUCTURAL GLASS SYSTEM OVER STEEL STRUCTURE WITH A CONTINUOUS ALUMINUM GUTTER SLOPED TO THE DRAINAGE LEADER. CANOPY SHALL BE INTERNALLY DRAINED THROUGH THE BUILDING'S STORM WATER SYSTEM. CANOPY SYSTEM SHALL HAVE SPEAKERS AND LIGHTING INTEGRATED INTO DESIGN ON THE UNDERSIDE OF THE GLASS SYSTEM - ALL WIRING TO BE CONCEALED WITHIN FRAMING MEMBERS. CS-GL-01 - COLOR OF MEMBERS T.B.D. | PREFINISHED LAMINATED GLASS RAILING WITH STAINLESS STEEL TOP CAP, 42" HIGH, PROVIDE SIDE-MOUNTED STAINLESS STEEL ANCHORAGE TO STRUCTURAL CONCRETE CURB. PROVIDE STAINLESS STEEL FITTINGS THROUGHOUT. RS-GL-01 - COLOR T.B.D. |
| WINDOW WALL / STOREFRONT WINDOW | BRICK MASONRY | EIFS | AESS/GLASS CANOPY SYSTEM | ALUMINUM TUBE RAILING SYSTEM |
| ALUMINUM STOREFRONT WINDOWS: 6' x 2.5' (6" SITESLINES WHERE INDICATED IN ELEVATION AND DETAILS) FACTORY FINISHED FRAMING SYSTEM WITH THERMAL BREAK ON CONTINUOUS INTEGRATED WEEPING SILL FLASHING EXTRUSIONS, AND INCLUDING VARIOUS MATCHING ALUMINUM PANEL, INFL AND CLOSURES, WITH 1" INSULATED LOW-E COATED GLAZING SYSTEM (VISION OR SPANDREL GLASS) AS SPECIFIED WITH INBOARD AND OUTBOARD LITES OF 1/4" THICK WITH 1/2" AIRSPACE. PROVIDE MATCHING PVDF FINISH ON ALL COMPONENTS. WS-SFW-01 - COLOR T.B.D. | BRICK MASONRY CONSTRUCTION: MODULAR FACE BRICK BEARING ON A CONTINUOUS BENT PLATE RELIEVING ANGLE AT EACH SLAB EDGE AS REQUIRED PER STRUCTURE, WITH BANDING AND DETAILING AS ILLUSTRATED IN ELEVATION. BRICK W/ CAST STONE SILLS AS BASIS OF DESIGN. PROVIDE A 2" AIR CAVITY IN FRONT OF 2" MINERAL WOOL INSULATION IN A 4" TOTAL CAVITY THICKNESS. PROVIDE A PERMEABLE FLUID-APPLIED AIR BARRIER (HENRY AIR-BLOCK AS BASIS OF DESIGN) TO EXTERIOR SHEATHING BOARD ON METAL FRAMING. PROVIDE CONTINUOUS SELF-ADHERING THRU-WALL FLASHING LAPPED OVER STAINLESS STEEL FLASHING AT EACH RELIEVING ANGLE. PROVIDE A 10" HIGH MORTAR NET BEHIND THE MASONRY AT EACH RELIEVING ANGLE. WHERE ADJACENT TO FINISHED INTERIOR SPACE, PROVIDE FIBERGLASS BATT INSULATION (R-13 MIN) IN THE STUD CAVITY AND PAINTED 5/8" GWB INTERIOR FINISH. SS-BR-01 - COLOR T.B.D. | EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) CONSISTING OF 2" MIN. ADHESIVE, EXPANDED POLYSTYRENE (EPS) BOARD, BASECOAT WITH EMBEDDED REINFORCING FABRIC MESH, PRIMER, AND FINISH COAT. SYSTEM INSTALLED OVER A ROLL ON WATER-RESISTIVE BARRIER AND FLASHING MEMBRANE APPLIED OVER SHEATHING, CONCRETE OR CMU WITH AIR BARRIER, VERTICAL RIBBONS OF ADHESIVE APPLIED TO BACK OF INSULATION BOARD TO FORM CHANNELS FOR DRAINAGE. WHERE ADJACENT TO FINISHED INTERIOR SPACE, PROVIDE FIBERGLASS BATT INSULATION (R-13 MIN) IN THE STUD CAVITY AND PAINTED 5/8" GWB INTERIOR FINISH. SS-EFS-01 - COLOR T.B.D. | GLASS CANOPY SYSTEM: STEEL FRAMED CANOPY ANCHORED TO BUILDING STRUCTURE AND SUPPORTED BY ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) OTURIGERS, ALL FINISHED WITH HIGH-PERFORMANCE COATING. PROVIDE LAMINATED STRUCTURAL GLASS SYSTEM WITH POINT-SUPPORT FITTINGS OVER STEEL STRUCTURE WITH A CONTINUOUS ALUMINUM GUTTER SLOPED TO THE DRAINAGE LEADER. CANOPY SHALL BE INTERNALLY DRAINED THROUGH THE BUILDING'S STORM WATER SYSTEM. CANOPY SYSTEM SHALL HAVE SPEAKERS AND LIGHTING INTEGRATED INTO DESIGN ON THE UNDERSIDE OF THE GLASS SYSTEM - ALL WIRING TO BE CONCEALED WITHIN FRAMING MEMBERS. CS-AESS-01 - COLOR OF MEMBERS T.B.D. | PREFINISHED ALUMINUM HORIZONTAL TUBE RAILING, 42" HIGH TOP RECTANGULAR RAIL WITH SQUARE INTERMEDIATE RAILS SPACED 4' O.C. MIN. PROVIDE SIDE-MOUNTED ANCHORAGE TO STRUCTURAL CONCRETE CURB. PROVIDE MATCHING PVDF FINISH ON ALL COMPONENTS. RS-AL-01 - COLOR T.B.D. |
| NATURAL STONE CLADDING | CAST STONE | | OVERHEAD SECTIONAL DOOR | STATIONARY LOUVER |
| 1 1/4" GRANITE CLADDING SYSTEM ANCHORED OVER GALVANIZED METAL MOUNTING SYSTEM OVER 2" MINERAL WOOL INSULATION ON THE EXTERIOR OF THE FLUID APPLIED AIR BARRIER MEMBRANE ON EXTERIOR SHEATHING ON METAL FRAMING SYSTEM WITH R-13 FIBERGLASS BATT INSULATION AND PAINTED 5/8" GWB INTERIOR FINISH. SS-ST-01 - JET MIST, HONED | PROVIDE ARCHITECTURAL CAST STONE PANELS/UNITS FOR WINDOW SILLS, LINTELS, CORNICES AND BANDING, AS INDICATED IN ELEVATIONS AND DETAILS. INTEGRALLY COLORED PANELS WITH ACID ETCHED FINISH AND CLEAR WATER REPELLANT. SS-CS-01 - COLOR T.B.D. | | OVERHEAD DOOR: ALUMINUM FRAMED SECTIONAL OVERHEAD DOOR WITH SOLID INSULATED METAL PANEL INFL AND ANCHORED TO STEEL FRAMED SUPPORTS AS REQUIRED BY DOOR MANUFACTURER. PROVIDE PVDF FINISH ON ALL COMPONENTS. DOOR SHALL BE MOTORIZED - PROVIDE NECESSARY ELECTRICAL PROVISIONS AND CONTROLS FOR AUTOMATED OPERABILITY. WS-OD-01 - COLOR AND FINISH T.B.D. | FRAMED, DRAINABLE STATIONARY LOUVER, RUSKIN ELF4202D USED AS BASIS OF DESIGN. LOUVER SHALL HAVE A FACTORY APPLIED PVDF FINISH TO MATCH ADJACENT WALL MATERIAL. WS-SL-01 - COLOR AND FINISH T.B.D. |



1 WEST ELEVATION - W JOHNSON ST
A4.03 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 20220469 PROJECT NAME: MADISON COLLEGE - DUAL-BRAND HOTEL
SHEET NUMBER: A4.03 - WEST ELEVATION - W JOHNSON ST
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**MADISON COLLEGE -
DUAL-BRAND HOTEL**

33 W JOHNSON STREET
MADISON, WISCONSIN, 53703

◆
NCG HOSPITALITY

**WEST ELEVATION - W
JOHNSON ST**

| | |
|---------------------|-------------|
| ANDREA SCHAUB | 20220469 |
| Principal-in-Charge | Project No. |
| JONATHAN CAKERT | 11/22/2023 |
| Project Manager | Date |
| ANDREW ROZZI | |
| Project Architect | |
| | |
| Staff Architect | |

A4.03



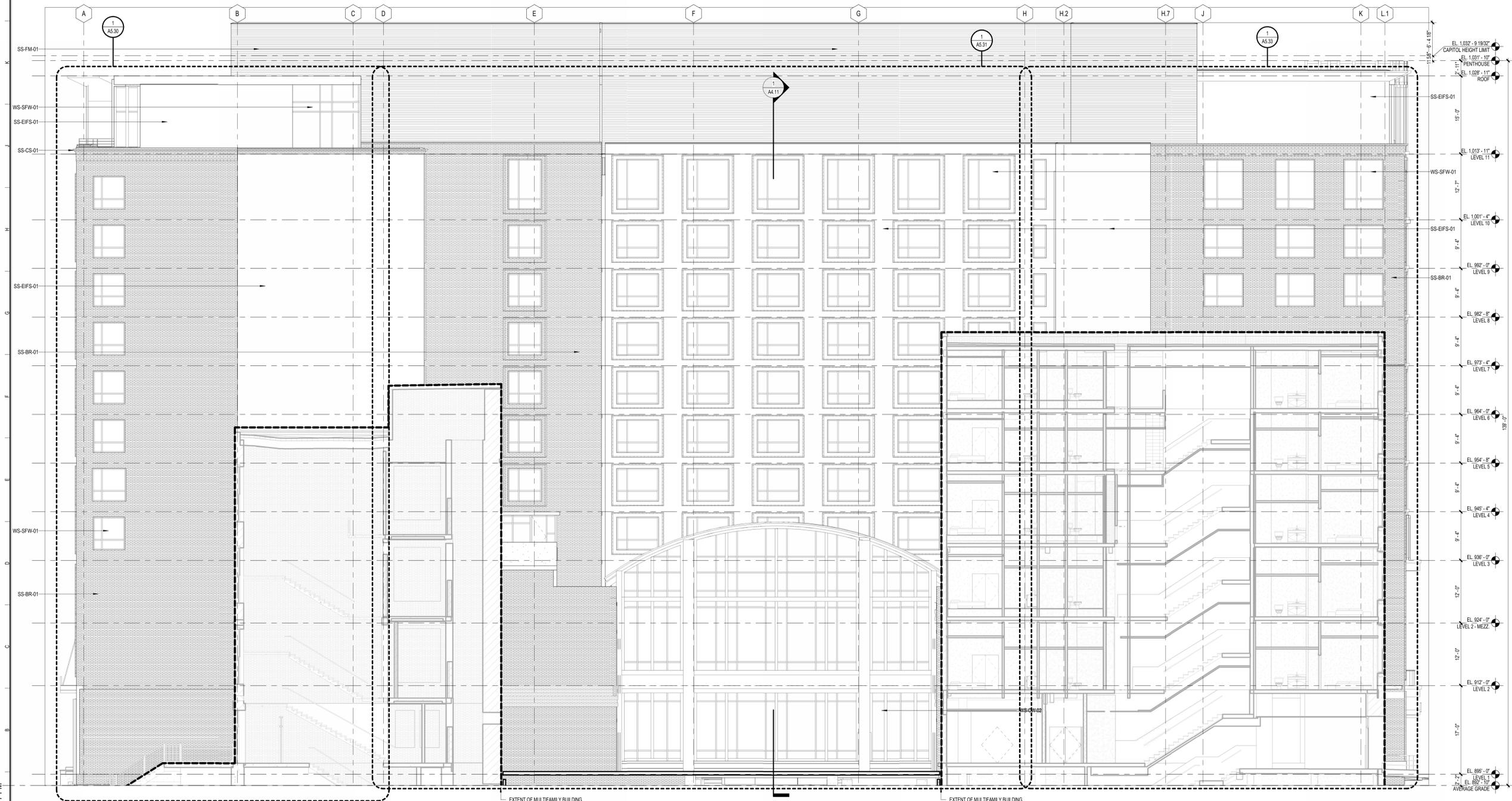
SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

| No. | Drawing Issue Description | Date |
|-----|---------------------------|------------|
| | SCHEMATIC DESIGN | 09/19/2023 |
| | DESIGN DEVELOPMENT | 11/22/2023 |
| | ENTITLEMENTS PACKAGE | 12/13/2023 |

| STRUCTURALLY GLAZED CURTAIN WALL | COMPOSITE METAL PANEL | FORMED METAL WALL PANEL | FRAMED GLASS CANOPY SYSTEM | GLASS RAILING SYSTEM |
|--|---|---|---|--|
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| NATURAL STONE CLADDING | CAST STONE | | OVERHEAD SECTIONAL DOOR | STATIONARY LOUVER |
| 1 1/4" GRANITE CLADDING SYSTEM ANCHORED OVER GALVANIZED METAL MOUNTING SYSTEM OVER 2" MINERAL WOOL INSULATION ON THE EXTERIOR OF THE FLUID APPLIED AIR BARRIER MEMBRANE ON EXTERIOR SHEATHING ON METAL FRAMING SYSTEM WITH R-13 FIBERGLASS BATT INSULATION AND PAINTED 5/8" GWB INTERIOR FINISH. SS-ST-01 - JET MIST, HONED | PROVIDE ARCHITECTURAL CAST STONE PANELS/UNITS FOR WINDOW SILLS, LINTELS, CORNICES AND BANDING, AS INDICATED IN ELEVATIONS AND DETAILS. INTEGRALLY COLORED PANELS WITH ACID ETCHED FINISH AND CLEAR WATER REPELLANT. SS-CS-01 - COLOR T.B.D. | | OVERHEAD DOOR: ALUMINUM FRAMED SECTIONAL OVERHEAD DOOR WITH SOLID INSULATED METAL PANEL INFILL ANCHORED TO STEEL FRAMED SUPPORTS AS REQUIRED BY DOOR MANUFACTURER. PROVIDE PVDF FINISH ON ALL COMPONENTS. DOOR SHALL BE MOTORIZED - PROVIDE NECESSARY ELECTRICAL PROVISIONS AND CONTROLS FOR AUTOMATED OPERABILITY. WS-OD-01 - COLOR AND FINISH T.B.D. | FRAMED, DRAINABLE STATIONARY LOUVER, RUSKIN ELF420DD USED AS BASIS OF DESIGN. LOUVER SHALL HAVE A FACTORY APPLIED PVDF FINISH TO MATCH ADJACENT WALL MATERIAL. WS-SL-01 - COLOR AND FINISH T.B.D. |



1 SOUTH ELEVATION - N CARROLL ST
A4.04
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 20220469 PROJECT NAME: MADISON COLLEGE - DUAL-BRAND HOTEL
SHEET NUMBER: A4.04 - SOUTH ELEVATION - N CARROLL ST
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**MADISON COLLEGE -
DUAL-BRAND HOTEL**

33 W JOHNSON STREET
MADISON, WISCONSIN, 53703

NGC HOSPITALITY
**SOUTH ELEVATION - N
CARROLL ST**

| | |
|--------------------------------------|-------------------------|
| ANDREA SCHAUB Principal in Charge | 20220469 Project No. |
| JONATHAN CAKERT Project Manager | 11/22/2023 Date |
| ANDREW ROZZI Project Architect | |
| Staff Architect | |

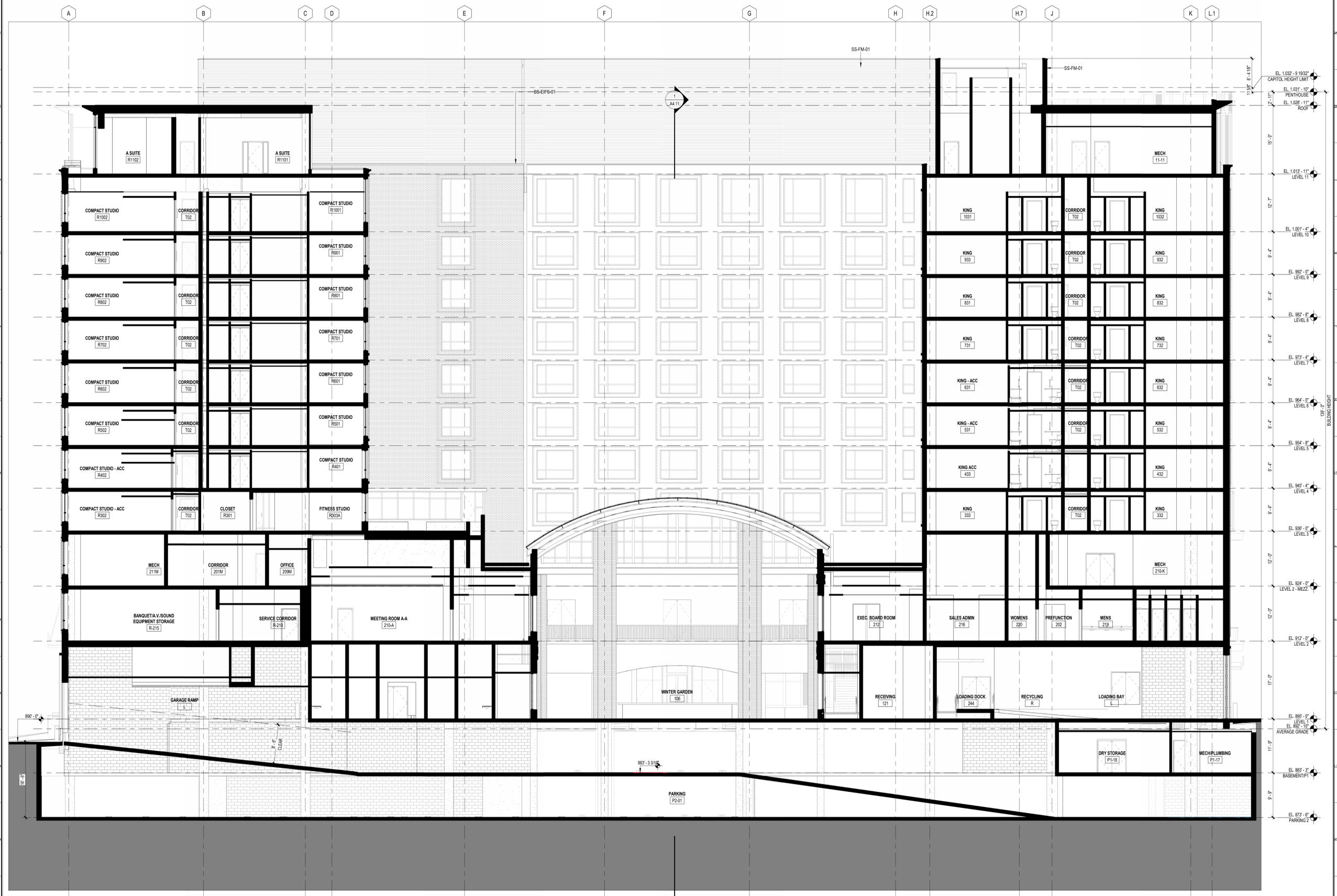
A4.04



SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The Construction Manager, Contractor, Design/Builder shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

| ISSUANCES | | |
|-----------|---------------------------|------------|
| No. | Drawing Issue Description | Date |
| | SCHEMATIC DESIGN | 09/19/2023 |
| | DESIGN DEVELOPMENT | 11/22/2023 |
| | ENTITLEMENTS PACKAGE | 12/13/2023 |



PROJECT NUMBER: 20220469 PROJECT NAME: MADISON COLLEGE - DUAL-BRAND HOTEL
SHEET NUMBER: A4.10 - EAST/WEST BUILDING SECTION
Autodesk Docs/20220469 - Madison/20220469_v23_Hotel_ARCH.rvt
12/7/2023 11:53:40 AM

1 EAST/WEST BUILDING SECTION
A4.10 SCALE: 1/8" = 1'-0"

**MADISON COLLEGE -
DUAL-BRAND HOTEL**

33 W JOHNSON STREET
MADISON, WISCONSIN, 53703

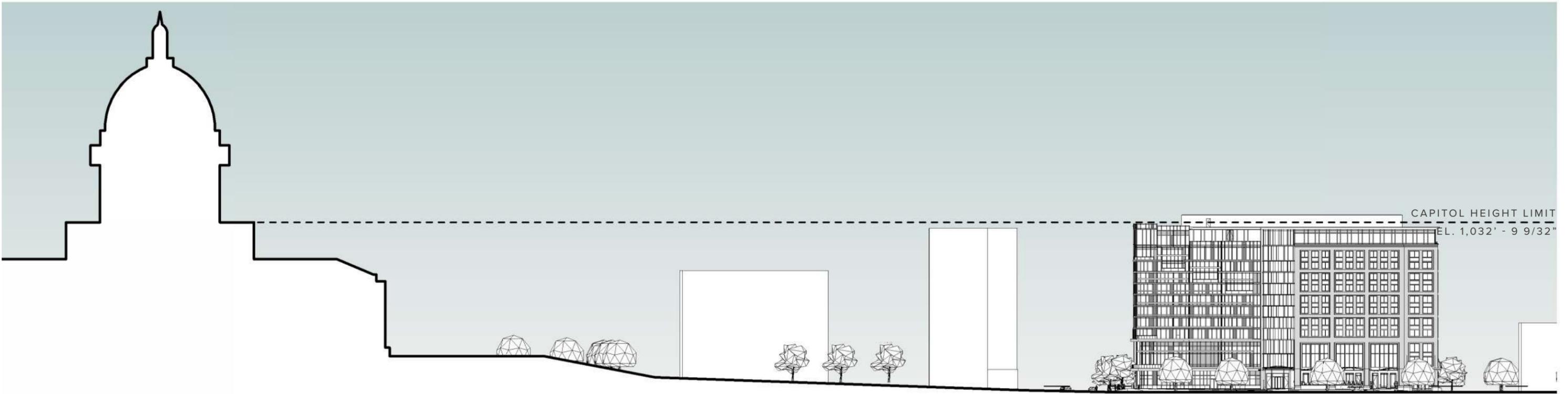
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NCG HOSPITALITY

**EAST/WEST BUILDING
SECTION**

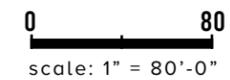
| | |
|---------------------|-------------|
| ANDREA SCHAUB | 20220469 |
| Principal-in-Charge | Project No. |
| JONATHAN CAKERT | 11/22/2023 |
| Project Manager | Date |
| ANDREW ROZZI | |
| Project Architect | |
| Staff Architect | |

A4.10

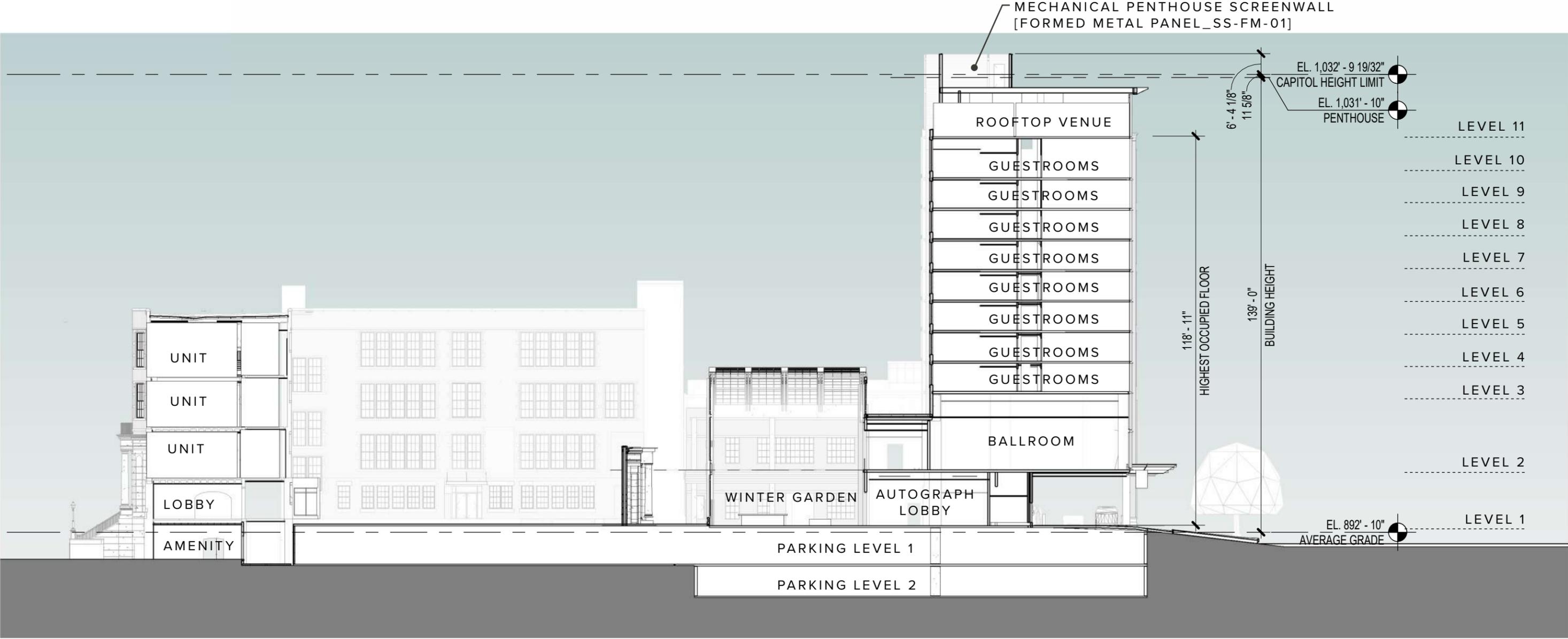
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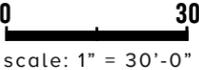
key map



SITE SECTION



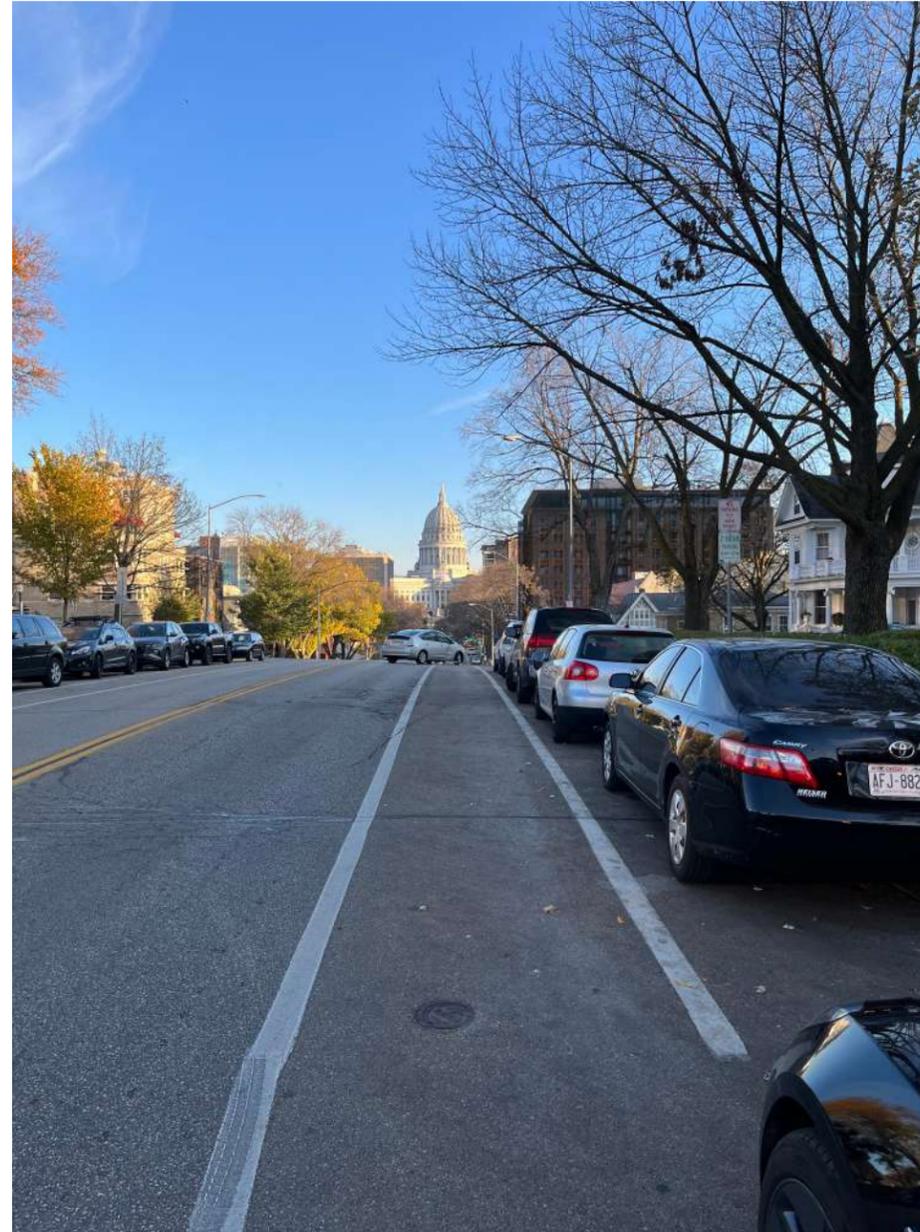
key map



WISCONSIN AVE STATE CAPITOL VIEW CORRIDOR



NEIGHBORHOOD MAP



1. SE VIEW ALONG WISCONSIN (FROM LANGDON STREET)



2. SE VIEW ALONG WISCONSIN (FROM GILMAN STREET SIDEWALK)

DESIGN COMMENTS/RESPONSES:

- **CONCERN FOR NEGATIVE VIEWS ALONG THE WISCONSIN CORRIDOR**
 - HOTEL MASSING MAINTAINS A CONSISTENT HEIGHT WITH ADJACENT MASSING WITHOUT OBSTRUCTING VIEWS OF THE CAPITOL

JOHNSON STREET VIEW CORRIDOR



NEIGHBORHOOD MAP



3. NE VIEW ALONG JOHNSON STREET

DESIGN COMMENTS/RESPONSES:

- **CONCERN FOR NEGATIVE VIEWS ALONG THE JOHNSON CORRIDOR**
 - HOTEL MASSING DOES NOT OBSTRUCT VIEWS
 - ADDED TREES ALONG JOHNSON ELEVATE THE USER EXPERIENCE AT THE PEDESTRIAN SCALE

WISCONSIN AVE STATE CAPITOL VIEW CORRIDOR



NEIGHBORHOOD MAP



4. VIEW FROM E MIFFLIN STREET - LOOKING NW



ALL LIGHTING SHALL BE DARK SKY COMPLIANT
BASED ON FIXTURE SPECIFICATION, FOCUS, OR
INSTALLATION DETAIL

BACKLIT PANELS TO CREATE CORNER "CROWN"

UPLIGHT AT COLUMNS TO ILLUMINATE
UNDERSIDE OF BALCONIES, WITH EDGELIT
GLASS RAILINGS AT ALL TERRACES

DIRECT/INDIRECT FIXTURE AT COPING TO LIGHT
TERRACE AND ACTIVATE UNDERSIDE OF
CANOPY

UPLIGHT AT COLUMNS TO ILLUMINATE
UNDERSIDE OF BALCONIES, WITH EDGELIT
GLASS RAILINGS AT ALL TERRACES

INDIRECT FIXTURE AT COPING TO ACTIVATE
UNDERSIDE OF CANOPY

NARROW BEAM, HIGH OUTPUT WALL SCNCE
DOWNLIGHTS TO HIGHLIGHT CORNER FEATURE

WALL SCNCES AT RESIDENCE INN TO LIGHT
FAÇADE, SIDEWALK, AND ENTRANCE AREA

PORTE COCHERE – SEE PREVIOUS SLIDE

WALL SCNCES AT GARAGE ENTRY

MULLION MOUNTED DOWNLIGHTS

BOLLARDS AT HOTEL SIDEWALK

ILLUMINATION AT MONUMENTAL
SIGNAGE AND GREENERY

EXTERIOR LIGHTING 





UPLIGHT AT COLUMNS TO ILLUMINATE UNDERSIDE OF BALCONIES, WITH EDGELIT GLASS RAILINGS AT ALL TERRACES

NARROW BEAM, HIGH OUTPUT WALL SCONCE DOWNLIGHTS TO HIGHLIGHT CORNER FEATURE

WALL SCONCES AT RESIDENCE INN TO LIGHT FAÇADE, SIDEWALK, AND ENTRANCE AREA

ILLUMINATED SIGNAGE BY OTHERS

STEPLIGHTS IN PLANTERS TO LIGHT SIDEWALK

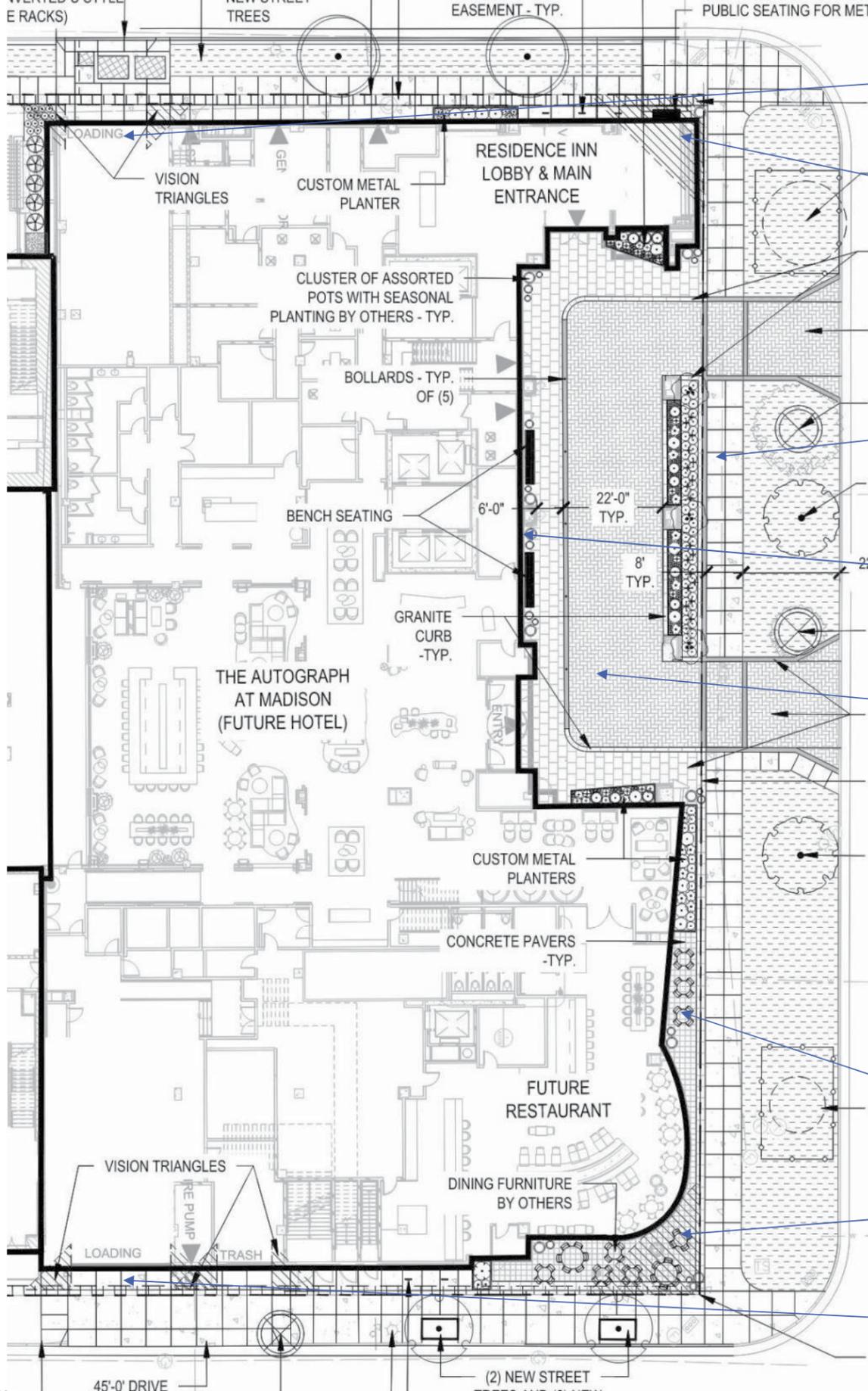
WALL SCONCES AT LOADING DOCK AND DOORS

DOWNLIGHTS WITH DROP GLASS AT CAFÉ SEATING

PORTE COCHERE - SEE PREVIOUS SLIDE

ILLUMINATION AT MONUMENTAL SIGNAGE AND GREENERY

EXTERIOR LIGHTING



WALL SCONCES AT GARAGE VEHICLE AND PEDESTRIAN ENTRANCES

ILLUMINATED SIGNAGE BY OTHERS

ILLUMINATION AT MONUMENTAL SIGNAGE AND GREENERY

PERIMETER LIGHTING AT FACADES UNDER PORTE COCHERE

PORTE COCHERE - SEE PREVIOUS SLIDE

DOWLIGHTS WITH DECORATIVE DROP GLASS AT OVERHANGS FOR CAFÉ SEATING

RECHARGABLE TABLE LIGHTING FOR CAFÉ SEATING

WALL SCONCES AT LOADING DOCK



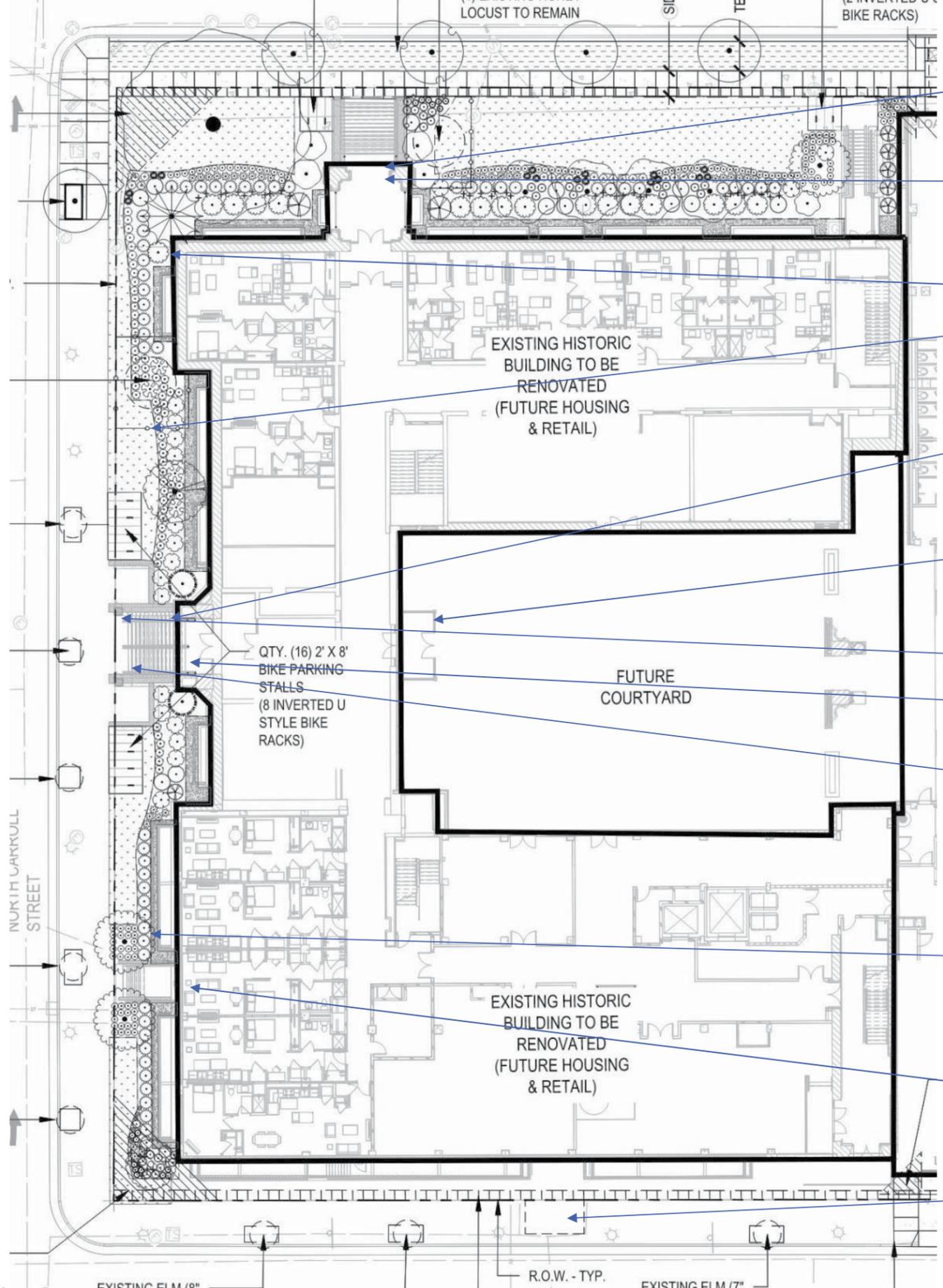
WALL SCONCES AT AROUND HOTEL PERIMETER



DOWLIGHT WITH DROP GLASS

EXTERIOR SITE LIGHTING





- DECORATIVE PENDANT AT NORTH WEST GRAND ENTRANCE
- LARGE SCALE DECORATIVE SCONCE FLANKING ARCHES
- ILLUMINATED SIGNAGE
- RESIDENTIAL BOLLARDS AT ALL WINDOW WELLS
- BI-DIRECTIONAL WALL SCONCES FLANKING SOUTH WEST GRAND ENTRANCE DOORS
- MULLION MOUNTED DOWNLIGHTS AT STOREFRONT ENTRANCES IN COURTYARD
- REPAIR AND REFURBISH EXISTING POST LIGHTS
- UPLIGHT IN NICHE TO HIGHLIGHT ARCH
- EXISTING POST LIGHTS – REFURBISHED
- ABOVE GRADE UPLIGHTS TO HIGHLIGHT TREES SURROUNDING PROPERTY
- WALL PACK ABOVE ALL NON-CANOPY ENTRANCE DOORS
- RECESSED DOWNLIGHTS UNDER ALL CANOPY ENTRANCES



RESIDENTIAL BOLLARDS ECHO RECTILINEAR FAÇADE DETAILS



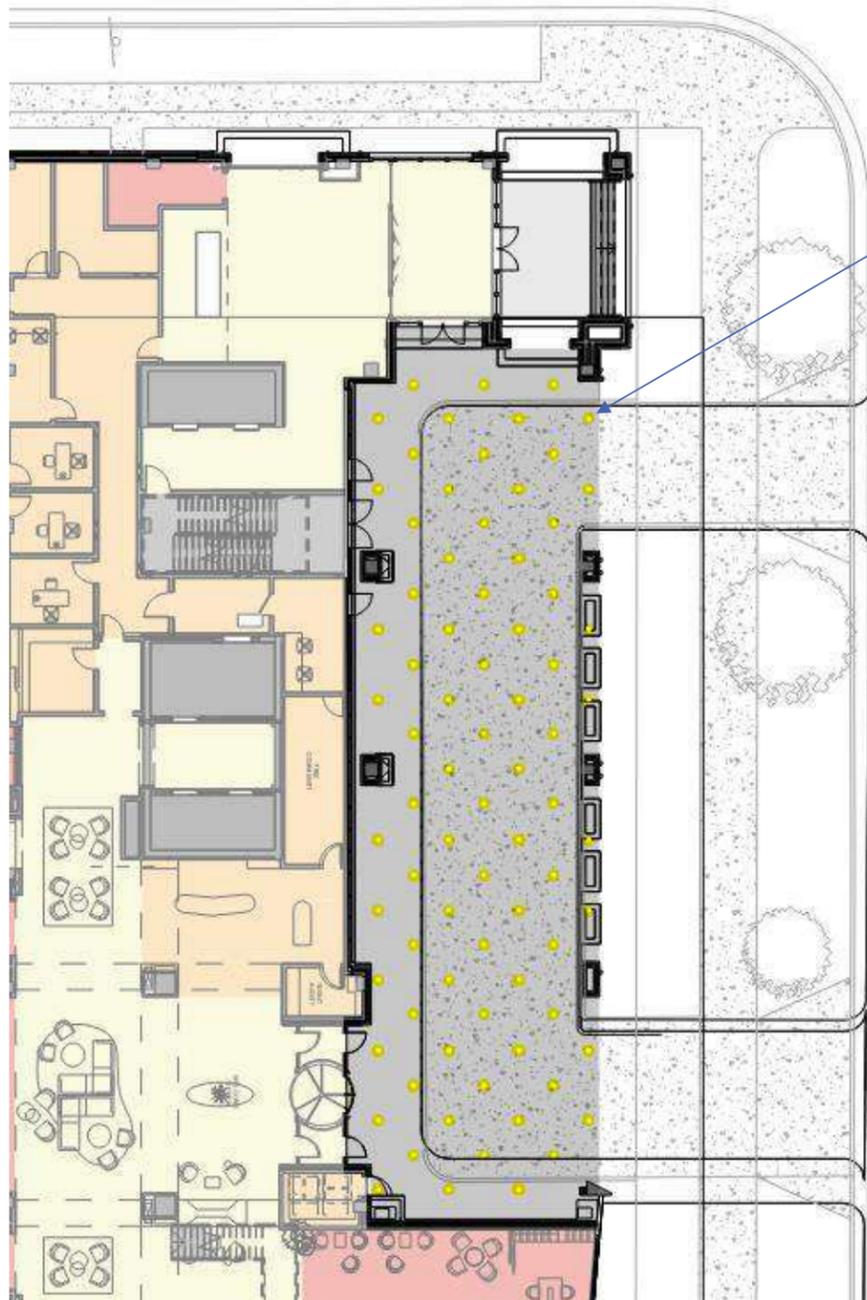
EXISTING N. CARROLL ST POST LIGHTS



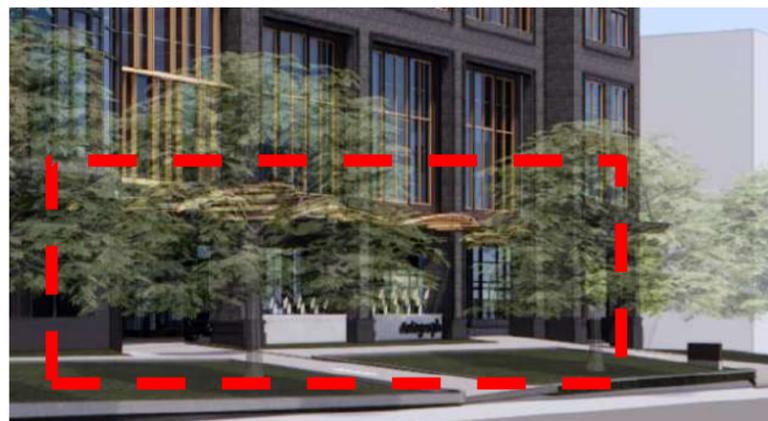
WALL PACK ABOVE ALL NON-CANOPY ENTRANCE DOORS

EXTERIOR SITE LIGHTING





GLOWING POINTS OF LIGHT MOUNTED ON STEMS OR CABLES



MADISON HOTEL – EXTERIOR LIGHTING
PORTE COCHERE





WISCONSIN AVE & W DAYTON ST

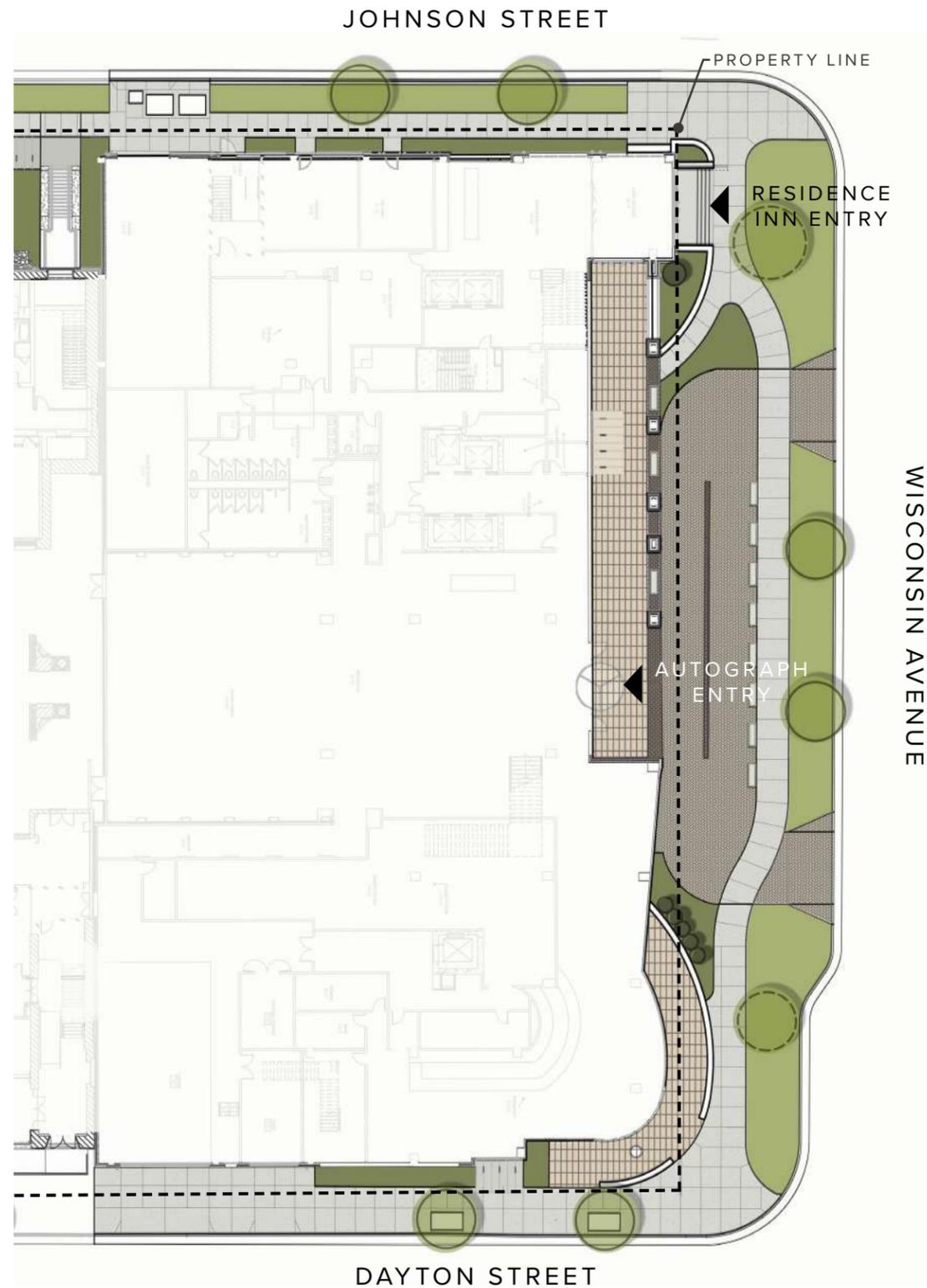




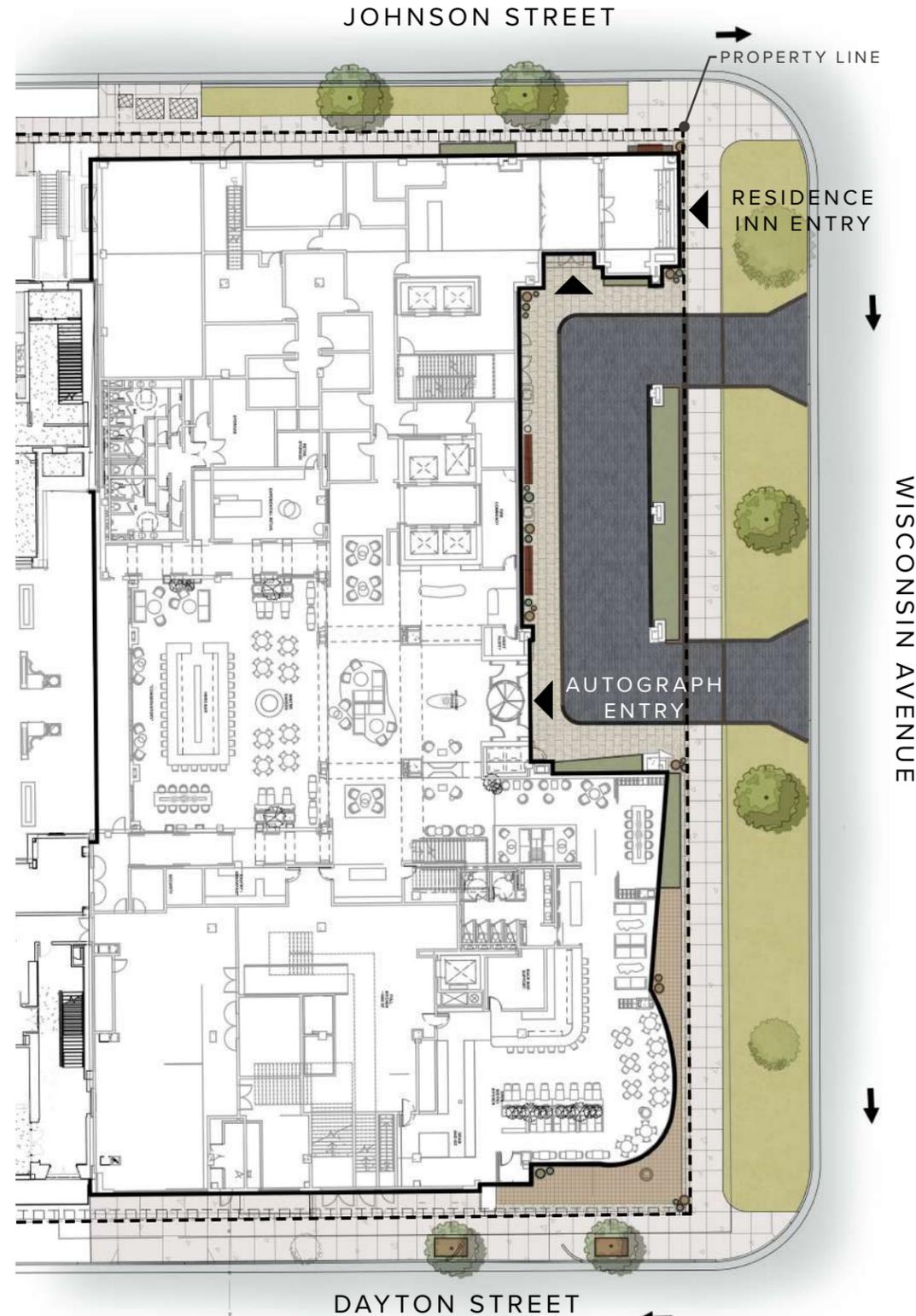
WISCONSIN AVE & W JOHNSON ST



SITE PLAN PROGRESS | WISCONSIN AVE DROP OFF



10/18 PRESENTATION



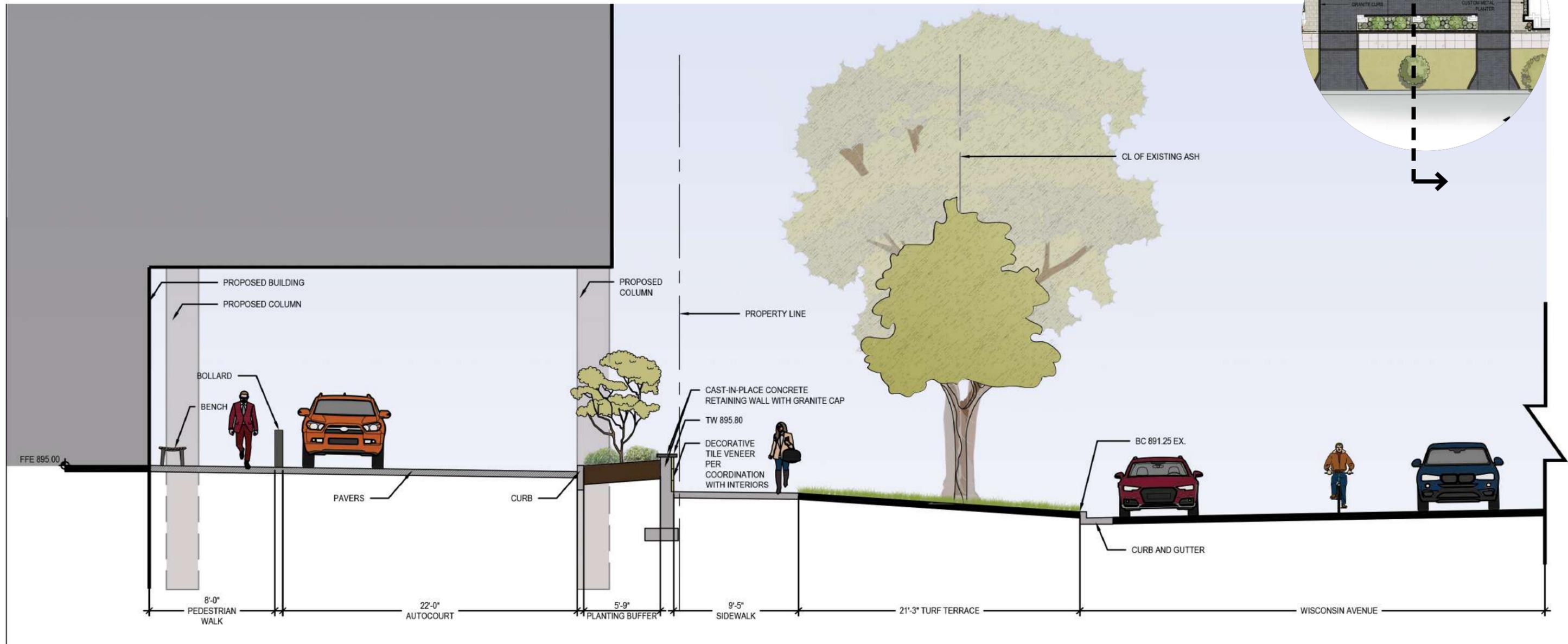
CURRENT

DESIGN COMMENTS/RESPONSES:

- ARRIVAL/CIRCULATION ON WISCONSIN
- EXISTING CURB LINE TO REMAIN
- DEPTH OF TREE TERRACE TO REMAIN
- WIDTH OF SIDEWALK TO REMAIN
- HOTEL GUEST DROP OFF AREA RELOCATED WITHIN PROPERTY LINE
- ADDED 'PLANTING BUFFER' BETWEEN DROP OFF AREA AND SIDEWALK
- ENTRY TO RESIDENCE INN RELOCATED WITHIN PROPERTY LINE
- OUTDOOR DINING REDUCED WITHIN EXTENTS OF PROPERTY LINE



WISCONSIN AVENUE - DROP OFF SECTION



DESIGN COMMENTS/RESPONSES:

- **DROP OFF/ARRIVAL ON WISCONSIN**
 - EXISTING CURB LINE TO REMAIN
 - DEPTH OF TREE TERRACE TO REMAIN
 - WIDTH OF SIDEWALK TO REMAIN
 - HOTEL GUEST DROP OFF AREA RELOCATED WITHIN PROPERTY LINE
 - ADDED 'PLANTING BUFFER' BETWEEN DROP OFF AREA AND SIDEWALK

ELEVATION PROGRESS | WISCONSIN AVE & DAYTON STREET



10/18 PRESENTATION



CURRENT

DESIGN COMMENTS/RESPONSES:

- **SITE CIRCULATION AND TREES**
 - HOTEL GUEST DROP OFF AREA RELOCATED WITHIN PROPERTY LINE
 - UNINTERRUPTED VEHICLE, BICYCLE, AND PEDESTRIAN CIRCULATION ALONG WISCONSIN AVE
 - OUTDOOR DINING REDUCED WITHIN EXTENTS OF PROPERTY LINE

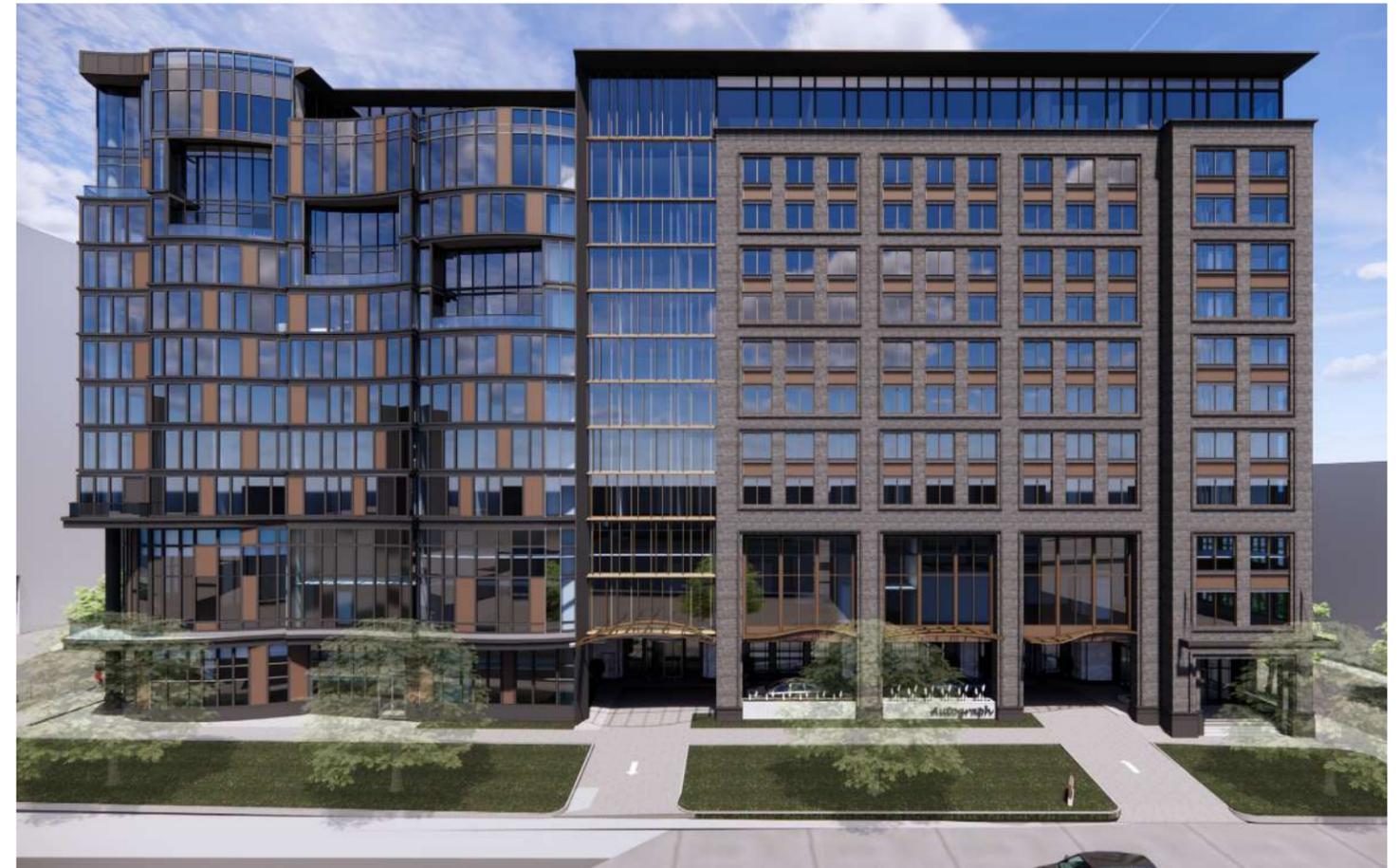
ELEVATION PROGRESS | WISCONSIN AVE

DESIGN COMMENTS/RESPONSES:

- **BALANCE BETWEEN GLAZING AND MASONRY**
 - PUNCHED WINDOW GROUPINGS HAVE BEEN REVISED
 - WIDER VERTICAL AND HORIZONTAL EXPRESSIONS HAVE INCREASED THE AREA OF MASONRY
- **PEDESTRIAN SCALE**
 - ADDED GREEN SPACE ALONG SIDEWALK FOR AN ELEVATED PEDESTRIAN EXPERIENCE
 - SINGLE CANOPY REVISED TO A SERIES OF DYNAMIC CANOPY FORMS ALONG SIDEWALK
- **WISCONSIN AVENUE TERRACE AND SITE**
 - DEPTH OF TREE TERRACE TO REMAIN
 - WIDTH OF SIDEWALK TO REMAIN
 - HOTEL GUEST DROP OFF AREA RELOCATED WITHIN PROPERTY LINE
 - ADDED 'PLANTING BUFFER' BETWEEN DROP OFF AREA AND SIDEWALK



10/18 PRESENTATION



CURRENT

ELEVATION PROGRESS | WISCONSIN AVE & JOHNSON STREET



10/18 PRESENTATION



CURRENT

DESIGN COMMENTS/RESPONSES:

- **SITE AND TREES**
 - HOTEL GUEST DROP OFF AREA RELOCATED WITHIN PROPERTY LINE
 - COVERED BUS STOP INCORPORATED INTO SITE PLAN
 - ADDED TREES ALONG JOHNSON STREET TO MIRROR EXISTING TREES ON OPPOSITE SIDE OF STREET