



February 12, 2014

Al Martin
City of Madison Urban Design Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53717

Re: Courtyard by Marriott
202 E. Washington Avenue
Madison, WI
UDC-Informational Submittal

Dear Al:

Enclosed are 14 sets of plans for the proposed Courtyard Marriott hotel to be located at 202 E. Washington Avenue. We are submitting these to you for distribution to members of the Urban Design Commission for the meeting on February 19, 2014.

The proposed project encompasses the re-development of the Pahl Tire Site and adjacent property located at 15 N. Webster Street. The proposed project is an upscale Courtyard by Marriott hotel which will include approximately 146-150 rooms situated in a 10-story, 123,300 sf structure with 2 levels of underground parking, a 9th floor courtyard and roof top restaurant on the 10th floor.

Feel free to contact me if you have further questions or need any additional information.

Sincerely,

Josh Wilcox, Partner
VP/Senior Project Manager

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: February 12, 2014
UDC MEETING DATE: February 19, 2014

Action Requested
 Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 202 E. Washington Avenue

ALDERMANIC DISTRICT: Ledell Zellers

OWNER/DEVELOPER (Partners and/or Principals)
202 E. Washington, LLC
c/o The North Central Group
1600 Aspen Commons, Suite 200
Middleton, WI 53562

ARCHITECT/DESIGNER/OR AGENT:
Gary Brink & Associates, Inc.
7780 Elmwood Avenue
Suite 204
Middleton, WI 53562

CONTACT PERSON: Josh Wilcox

Address: (same as Architect above)

Phone: 608-829-1750

Fax: 608-829-3056

E-mail address: josh.wilcox@garybrink.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

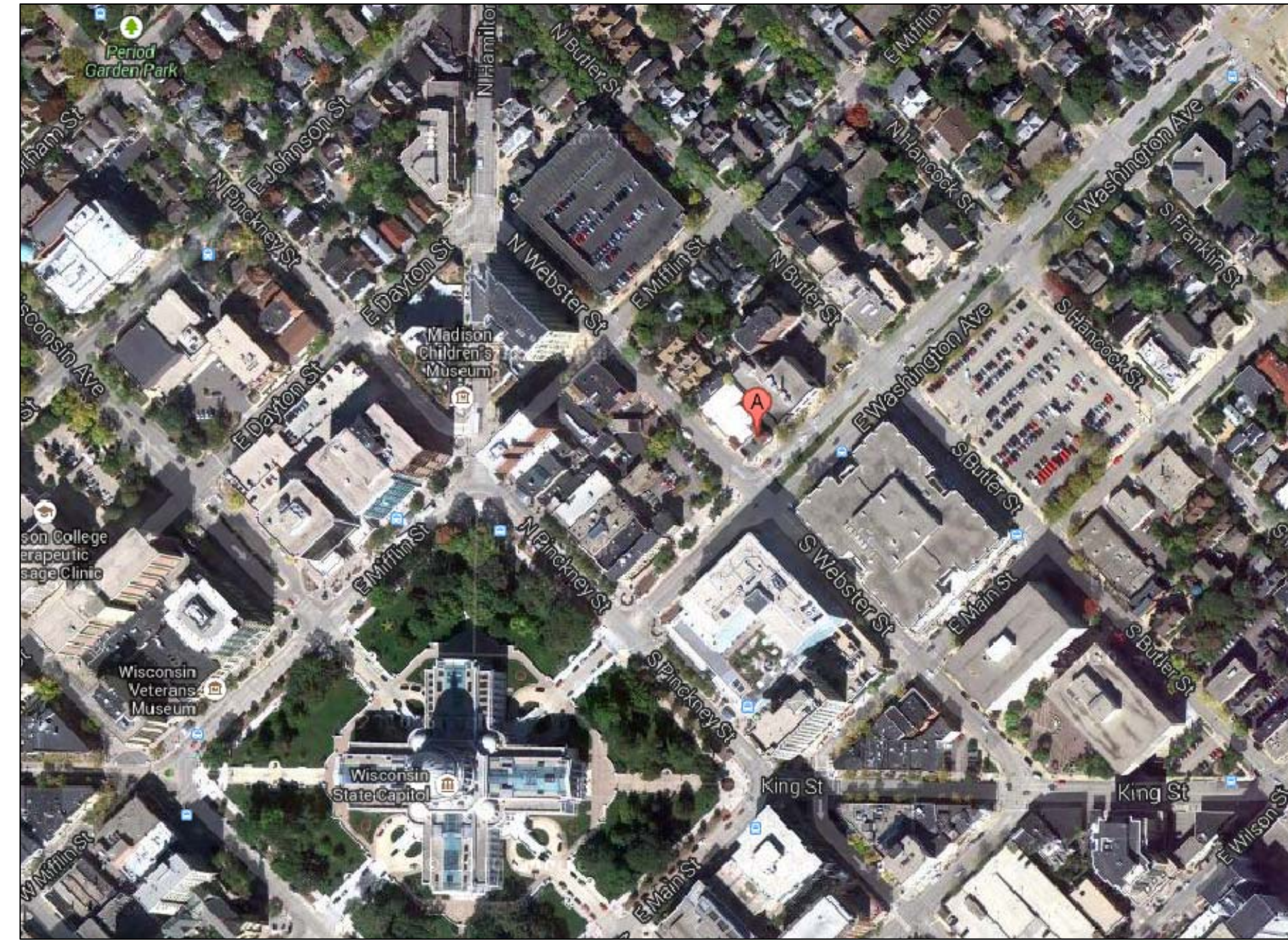
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

COURTYARD BY MARRIOTT DOWNTOWN HOTEL



202 E. WASHINGTON AVE.
MADISON, WISCONSIN

PROJECT LOCATION:



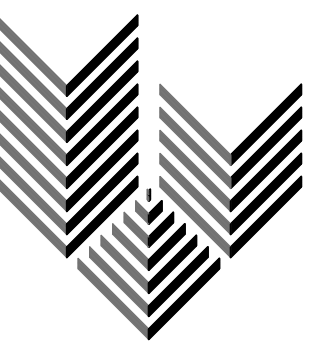
SHEET INDEX

- T-1 COVER SHEET & PROJECT CONTACTS
- A1.01 PRELIMINARY AERIAL PARKING SCHEMATIC
- A1.02 SITE PLAN

- CIVIL
- C-1 SURVEY

- EXISTING CONDITIONS/EXIBITS
- EC.01 AERIAL IMAGES
- EC.02 SURROUNDING STRUCTURES
- EC.03 REAR YARD AREA

- ARCHITECTURAL
- A0.01 GARAGE LEVEL 2 PLAN
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- A2.01 FIRST FLOOR PLAN
- A2.02 SECOND FLOOR PLAN
- A2.03 THIRD - FOURTH FLOOR PLANS
- A2.04 FIFTH FLOOR PLAN
- A2.05 SIXTH-SEVENTH FLOOR PLAN
- A2.06 EIGHTH FLOOR PLAN
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- A2.08 TENTH FLOOR PLAN
- A2.09 ROOF PLAN
- R-1 MASSING MODEL
- R-2 MASSING MODEL
- R-3 MASSING MODEL



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

UDC INFORMATIONAL: FEBRUARY 12, 2014

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

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

CIVIL ENGINEER :
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53953
PHONE: 608-848-5060
PRIMARY CONTACT: JOHN KREBS
EMAIL: john.krebs@jsdinc.com




DOWNTOWN COURTYARD							
Floor / Level	Guestroom Type					KEYS PER FLOOR	SQUARE FOOTAGE
	QQ	ACC. QQ	KING	ACC. KING	KING SUITE		
G2	0	0	0	0		0	12503
G1	0	0	0	0		0	12374
1st	0	0	0	0		0	10824
2nd	4	0	1	0		5	10321
3rd	6	1	12	0	1	20	10321
4th	6	1	12	0	1	20	10321
5th	6	0	12	1	1	20	9830
6th	7	0	12	0	1	20	9830
7th	7	0	12	0	1	20	9830
8th	3	0	16	1	0	20	9830
9th	3	0	11	0	1	15	8185
10th	2	0	4	0		6	9129
Total	44	2	92	2	6	146	123298
Percentage	32.9%		67.1%			PARKING SPOTS:	
Total Units	146					40 INTERNAL VALET	

PROJECT: COURTYARD BY MARRIOTT - DOWNTOWN MADISON

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

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PROJECT: 201315
DRAWN BY: 
DATE:
SCALE: AS NOTED



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

PARKING CONSIDERATIONS



100 Feet

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

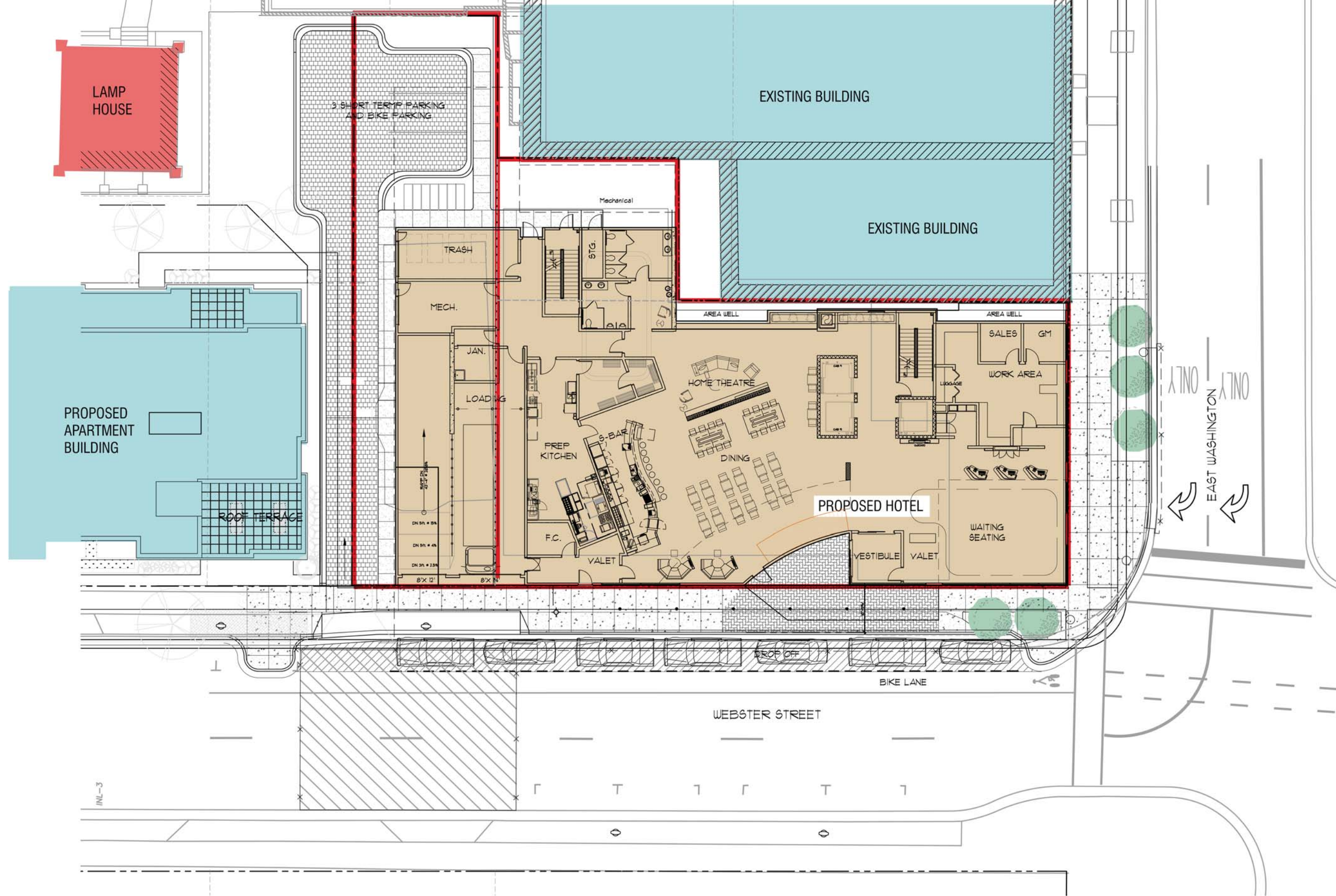
OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
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PROJECT: 201315
DRAWN BY: KR
DATE:
SCALE: AS NOTED



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



PROJECT: **COURTYARD BY MARRIOTT - DOWNTOWN MADISON**
202 E. WASHINGTON AVE.
MADISON, WISCONSIN
OWNER: **202 E. WASHINGTON LLC**
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PROJECT: 201315
DRAWN BY:

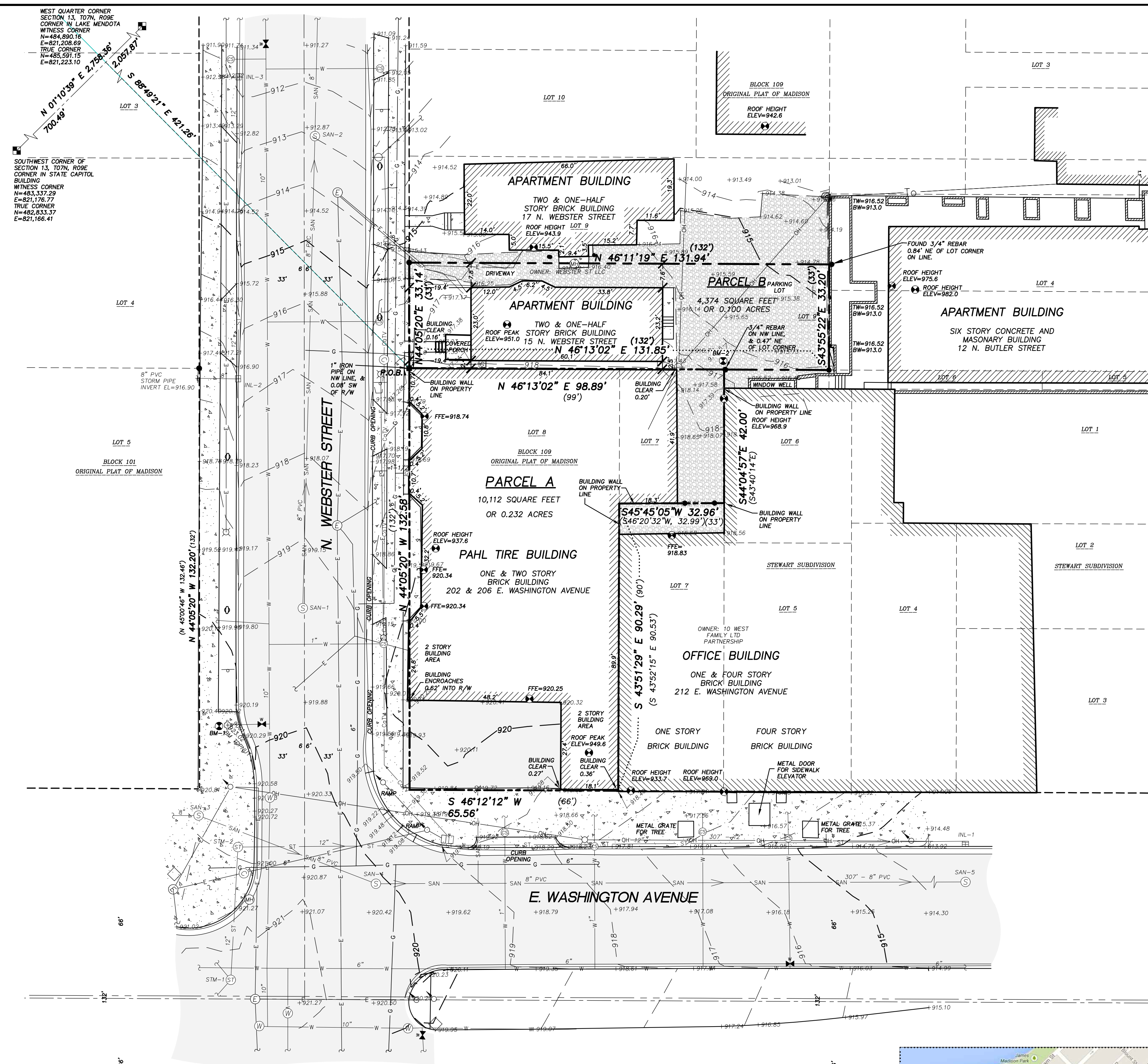
DATE:
SCALE: **A6 NOTED**

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

SITE PLAN

A1.02

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



LEGEND

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

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 22 AND JULY 11, 2013.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCSS), DANE COUNTY, THE SOUTHEAST LINE OF BLOCK 109, BEARS N 46°12'12" E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13, T7N, R9E, ELEVATION = 918.45
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20131601631, 20134804715 AND 20134808716.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
7. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
8. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3** THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA COMMUNITY PANEL NO. 55025C0409G, REVISED JANUARY 02, 2009.
- ITEM 6(a)** THE CURRENT ZONING CLASSIFICATION IS 'DOWNTOWN CORE' (DC) PER THE DANE COUNTY WEBSITE, ACCESS DANE.
- ITEM 6(b)** THE CURRENT BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS PER CITY OF MADISON ZONING CODE ORDINANCE FOR 'DOWNTOWN CORE' ARE AS FOLLOWS:
 MINIMUM FRONT YARD SETBACK = ZERO (0) FEET.
 MAXIMUM FRONT YARD SETBACK = FIVE (5) FEET FOR BUILDINGS FACING CAPITOL SQUARE.
 SIDE YARD SETBACK = ZERO (0) FEET FOR THE FIRST TWO (2) STORIES OF ONE SIDE OF ALL BUILDINGS.
 REAR YARD SETBACK = ZERO (0) FEET.
 MINIMUM HEIGHT = TWO (2) STORIES.
 MAXIMUM HEIGHT = EIGHT (8) STORIES. TWO (2) ADDITIONAL STORIES ABOVE THE MAXIMUM BUILDING HEIGHT MAY BE ALLOWED IF APPROVED AS A CONDITIONAL USE UNDER SECTION 28.183 PROVIDED THAT HEIGHT IS THE ONLY BULK REQUIREMENT SOUGHT TO BE MODIFIED AND THE CONDITIONAL USE STANDARDS FOR ADDITIONAL HEIGHT ARE MET.
- ITEM 9** PARKING SPACES: 3 REGULAR PARKING SPACES.
- ITEM 16** NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- ITEM 17** NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. RECENT IS DEFINED AS WITHIN THE LAST THREE (3) MONTHS.
- ITEM 18** NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION (AS FURNISHED)

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

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

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

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

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

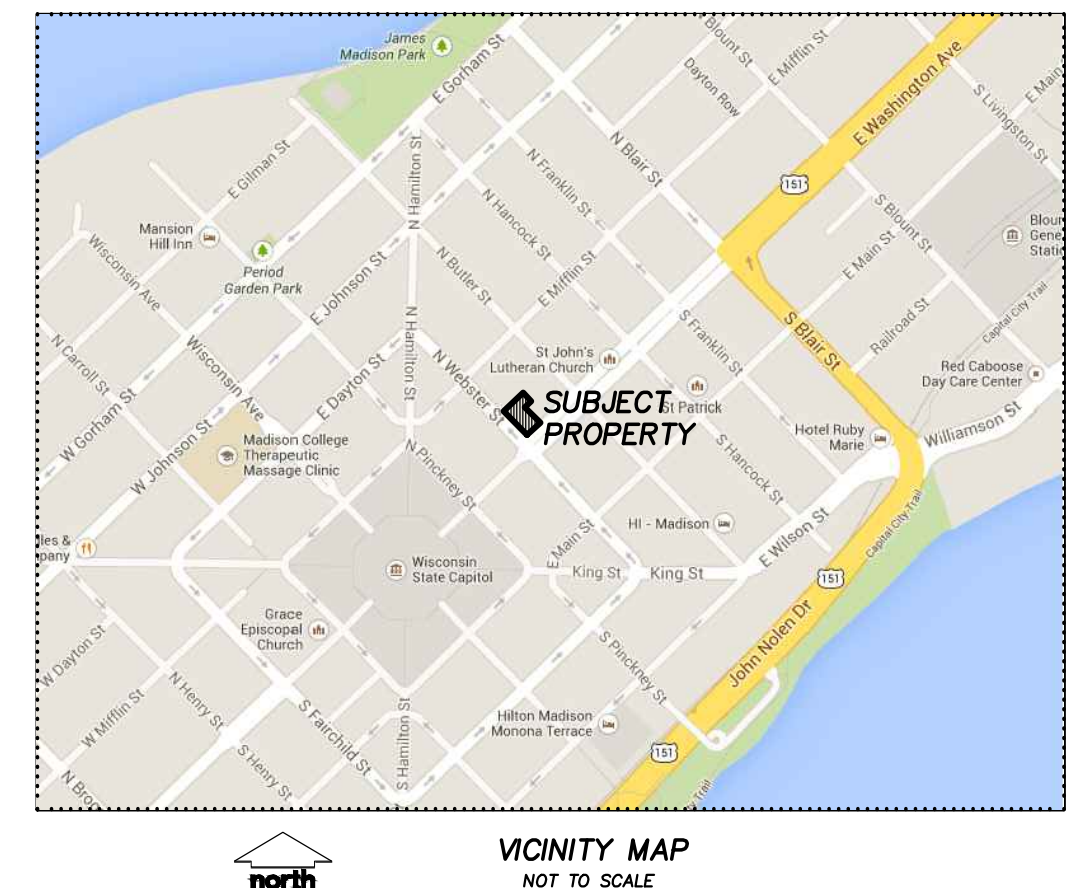
SURVEYOR'S CERTIFICATE

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

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

HANS P. JUSTESON, S-2363
 REGISTERED LAND SURVEYOR

DATE



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

SANITARY SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	919.55	NW 909.17	8"	PVC
SAN-2	912.96	SE 902.17	8"	PVC
		NW 902.14	8"	PVC
SAN-3	920.94	SW 907.40	8"	PVC
		NE 907.45	8"	PVC
SAN-4	920.18	SW 906.56	8"	PVC
		NE 906.58	8"	PVC
SAN-5	908.36	SW 897.23	8"	PVC
		NE 897.20	8"	PVC

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

* = UNABLE TO ACCESS MANHOLE

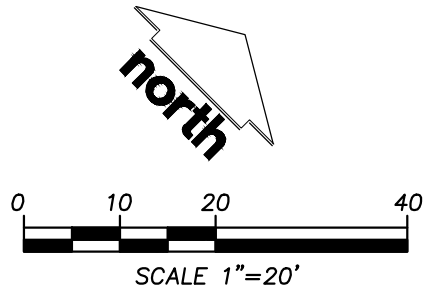
STORM SEWER INLETS				
INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	909.68	NE 904.96	12"	VP
		SW 904.97	12"	VP
INL-2	916.41	SW 912.11	8"	PVC
		NW 911.97	12"	RCP
INL-3	911.66	SE 907.32	12"	RCP
		NW 907.21	12"	RCP

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

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

WISCONSIN STATE STATUTE (82.01(1)(b)(4)) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

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



DRAFT

ALTA/ACSM LAND TITLE SURVEY

ALL OF LOT 8 AND PART OF LOT 7, BLOCK 109, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
 MADISON, WISCONSIN 53703
 PHONE: (608)848-5000

DATE	07-15-2013
DRAWN BY	PKR
CHECKED BY	JK
DATE	07-16-2013
APPROVED BY	HPJ
DATE	07-16-2013
DWGNAME	I:\2012\125453\GCG\DWG\125453\GCG\ALTA.dwg
REVISION	1
DESCRIPTION	Remove one item reference
DATE	09-05-13
BY	JLB
DATE	09-05-13
DESCRIPTION	

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

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



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



LOOKING NORTH EAST



LOOKING WEST




LOOKING SOUTH EAST



LOOKING NORTH EAST

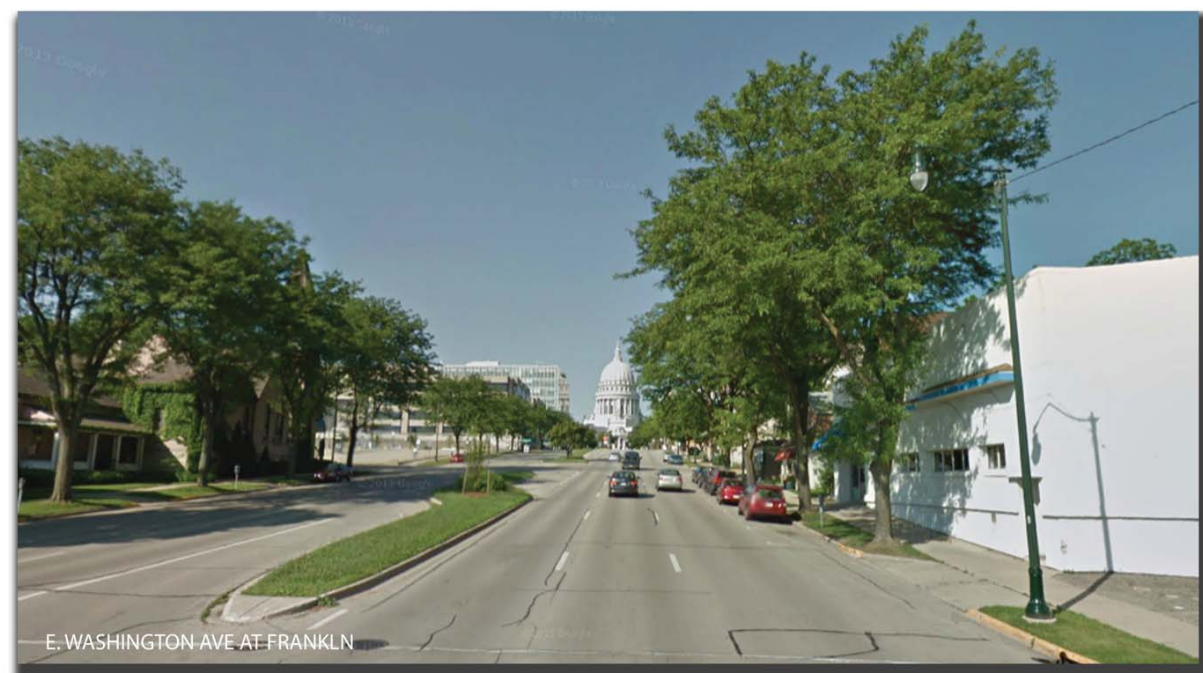
PROJECT: **COURTYARD BY MARRIOTT - DOWNTOWN MADISON**
202 E. WASHINGTON AVE.
MADISON, WISCONSIN
OWNER: **202 E. WASHINGTON LLC**
C/O: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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PROJECT: 201315
DRAWN BY: 
DATE:
SCALE: **A&S NOTED**



38 N. WEBSTER AVE.



E. WASHINGTON AVE AT FRANKLIN



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



202 E. WASHINGTON AVE.



201 E. WASHINGTON AVE



36 SOUTH PINKNEY STREET



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

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1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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PROJECT: 201315
DRAWN BY: KR
DATE:
SCALE: AS NOTED

EXISTING
CONDITIONS

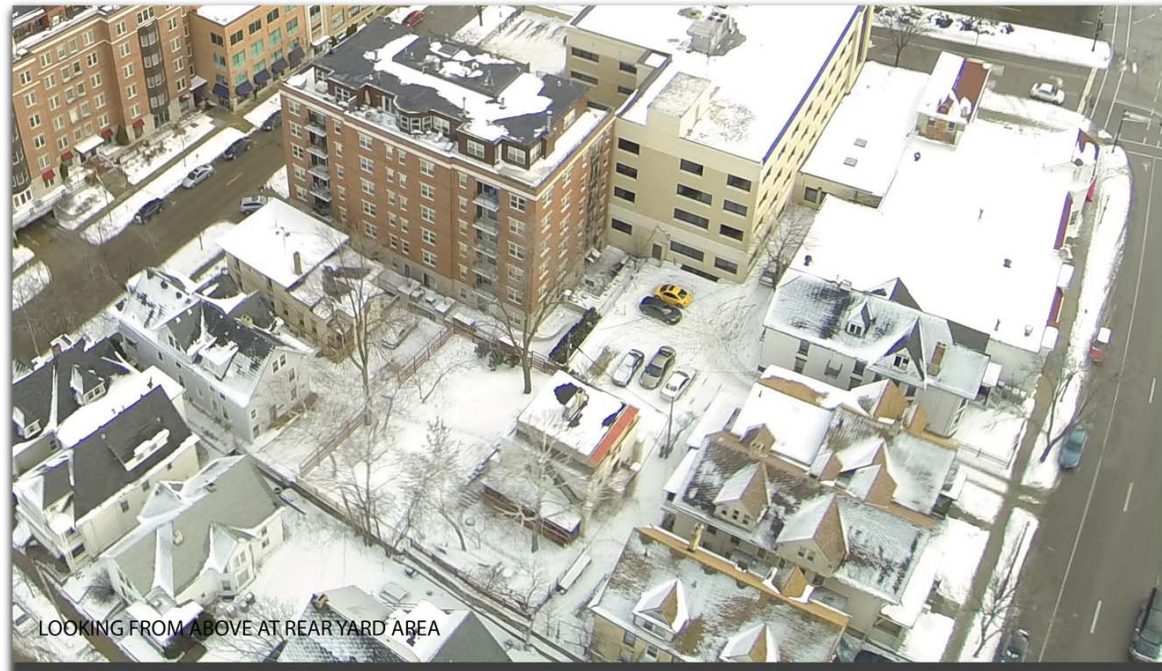
EC.02



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



LOOKING AT THE BACK OF 250 E. WASHINGTON AVE



LOOKING FROM ABOVE AT REAR YARD AREA



LOOKING BETWEEN BUILDINGS AT BACK OF 10 N. BUTLER



LOOKING AT THE LAMP HOUSE



LOOKING FROM ABOVE AT REAR YARD




LOOKING AT THE LAMP HOUSE

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

OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
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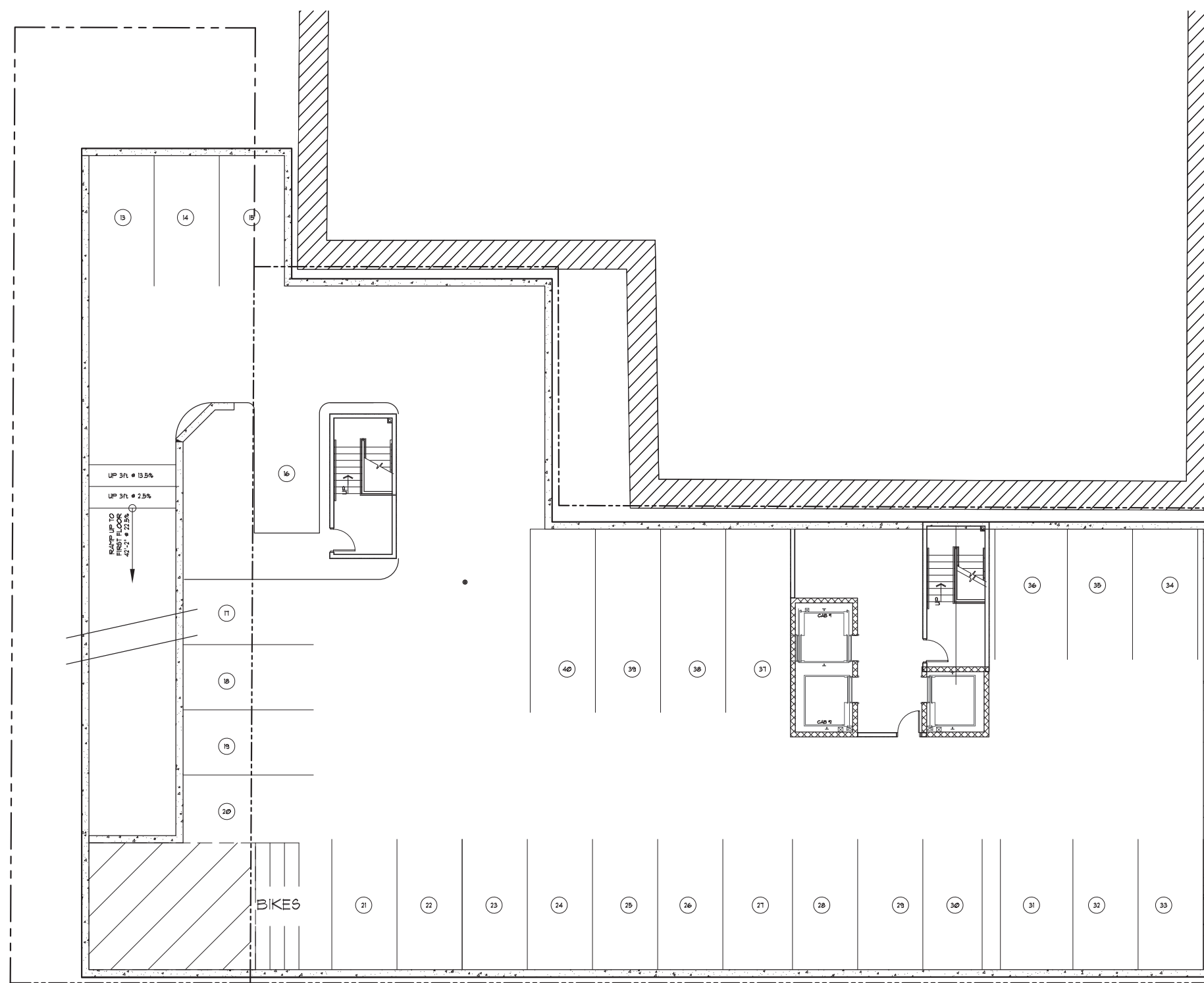
PROJECT: 201315
DRAWN BY: 
DATE:
SCALE: AS NOTED

REAR
YARD

EC.03



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
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PROJECT: 201315
DRAWN BY: KR
DATE:
SCALE: AS NOTED



GARAGE LEVEL 2 PLAN

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

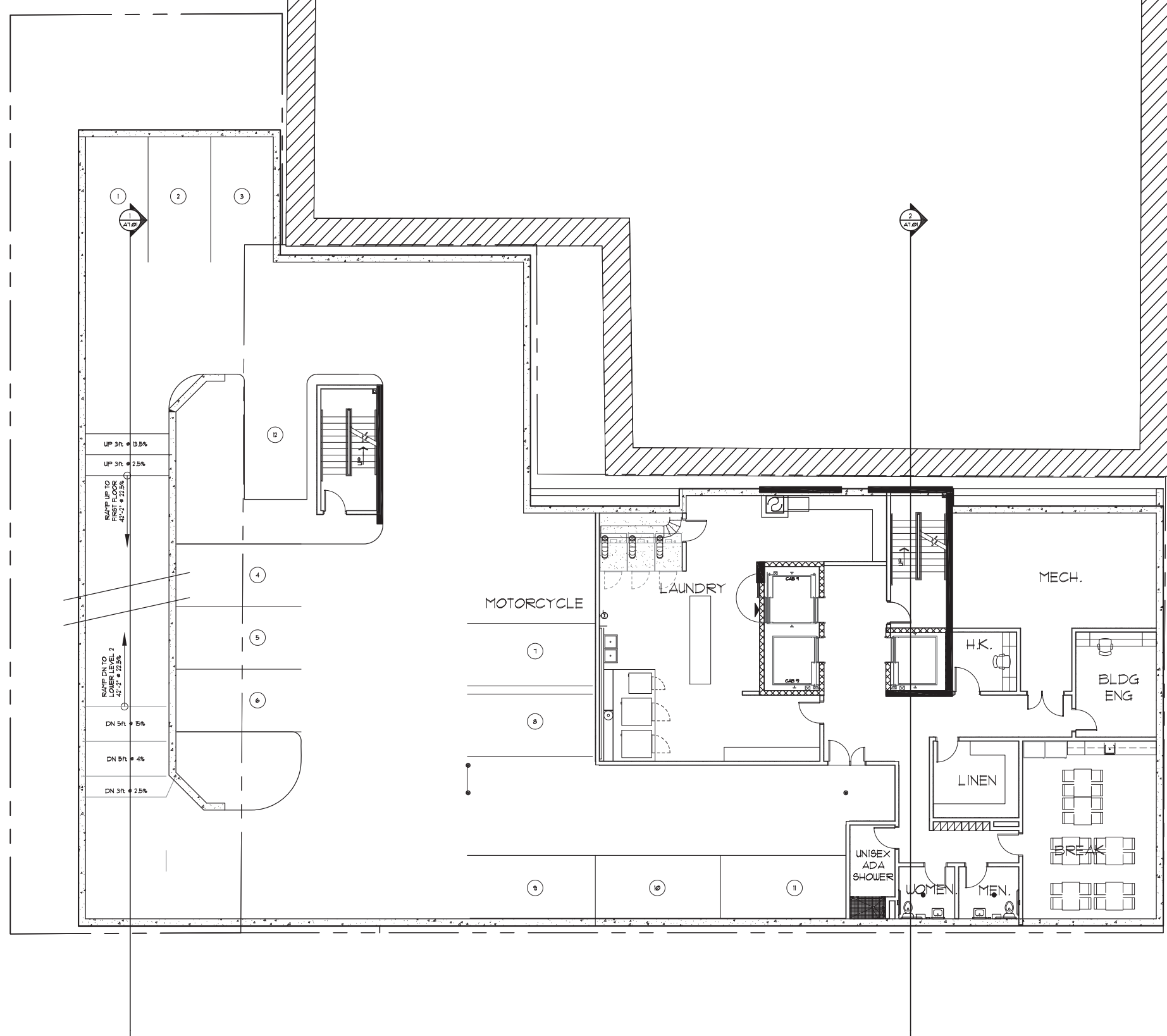


GARAGE
LEVEL 2
PLAN

A0.01



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



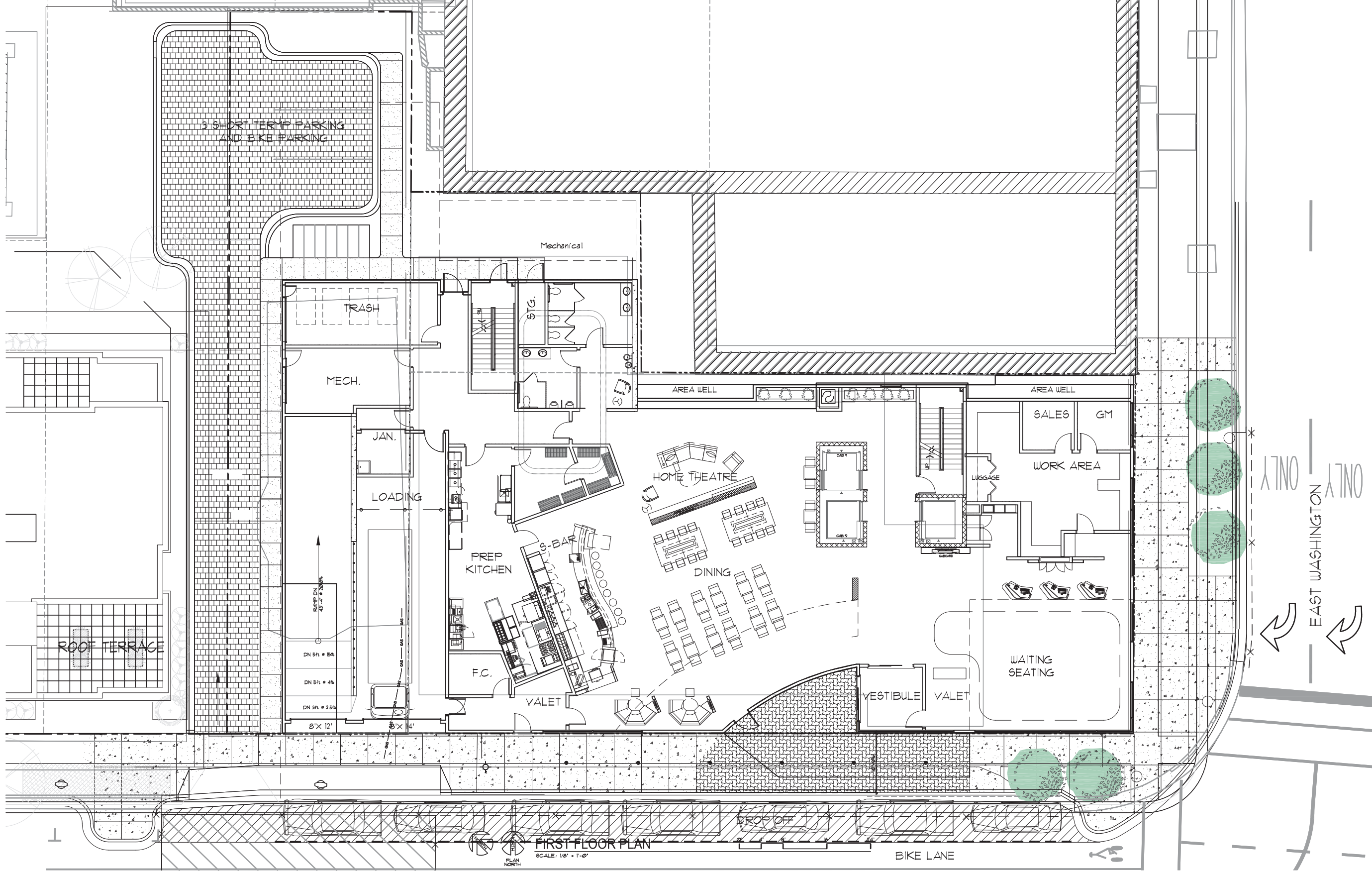
GARAGE LEVEL 1 PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16' 24'

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 202 E. WASHINGTON AVE.
 MADISON, WISCONSIN
 OWNER: **202 E. WASHINGTON LLC**
 C/O: NORTH CENTRAL GROUP
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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
PLAN NORTH

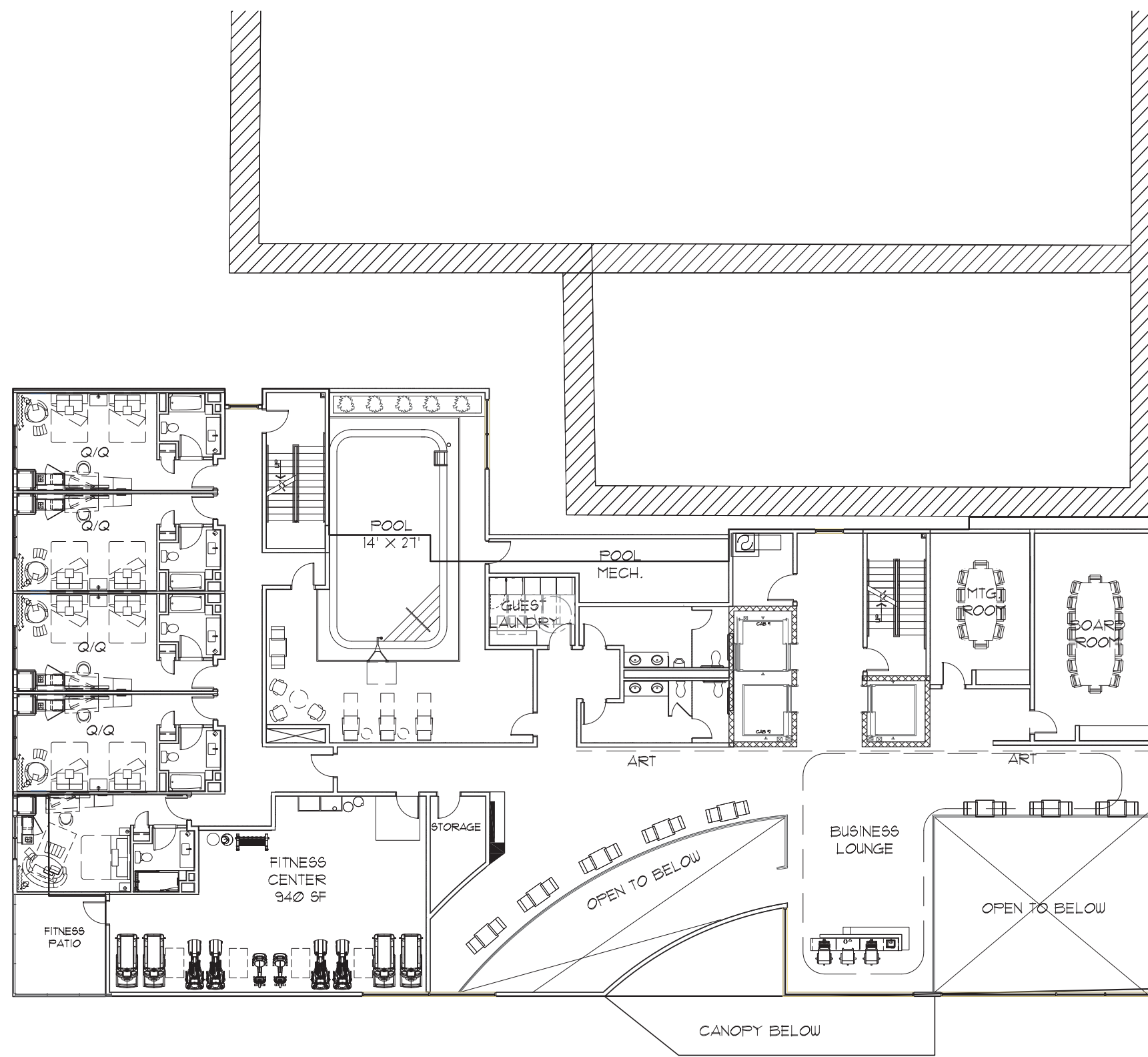
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SECOND FLOOR PLAN

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



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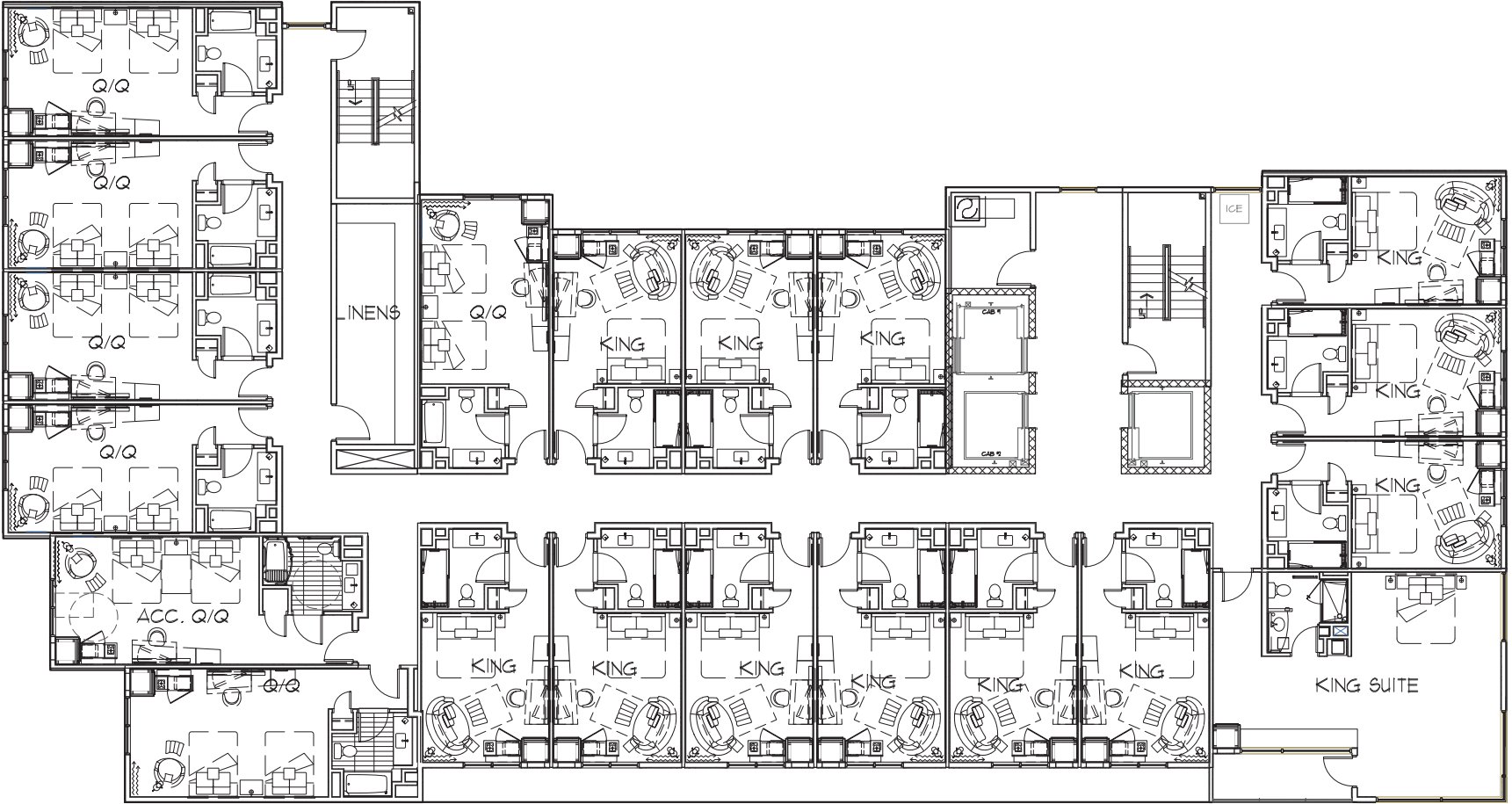
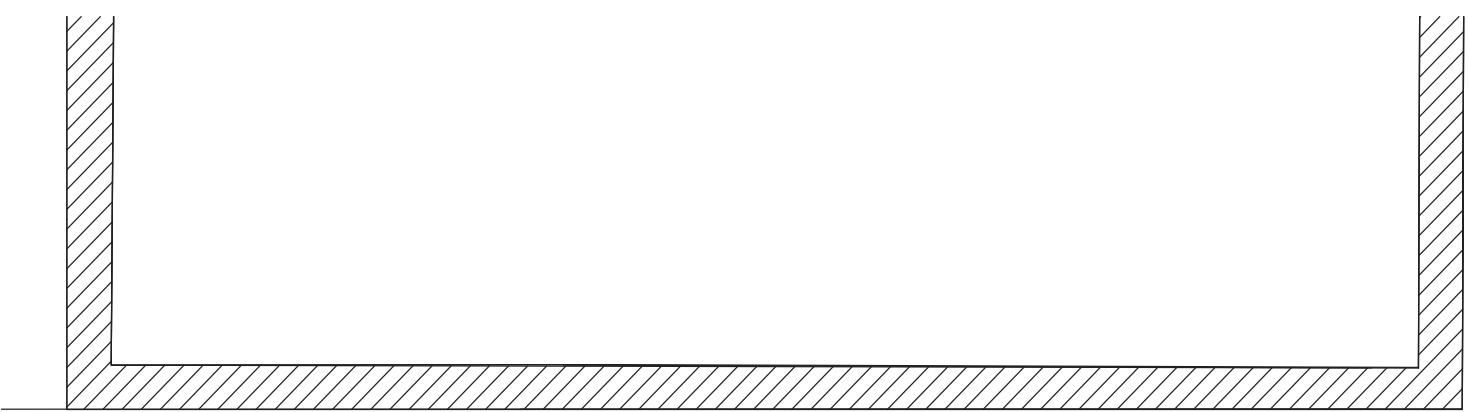
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SECOND
FLOOR
PLAN

A2.02



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THIRD AND FOURTH
FLOOR PLANS
SCALE: 1/8" = 1'-0"



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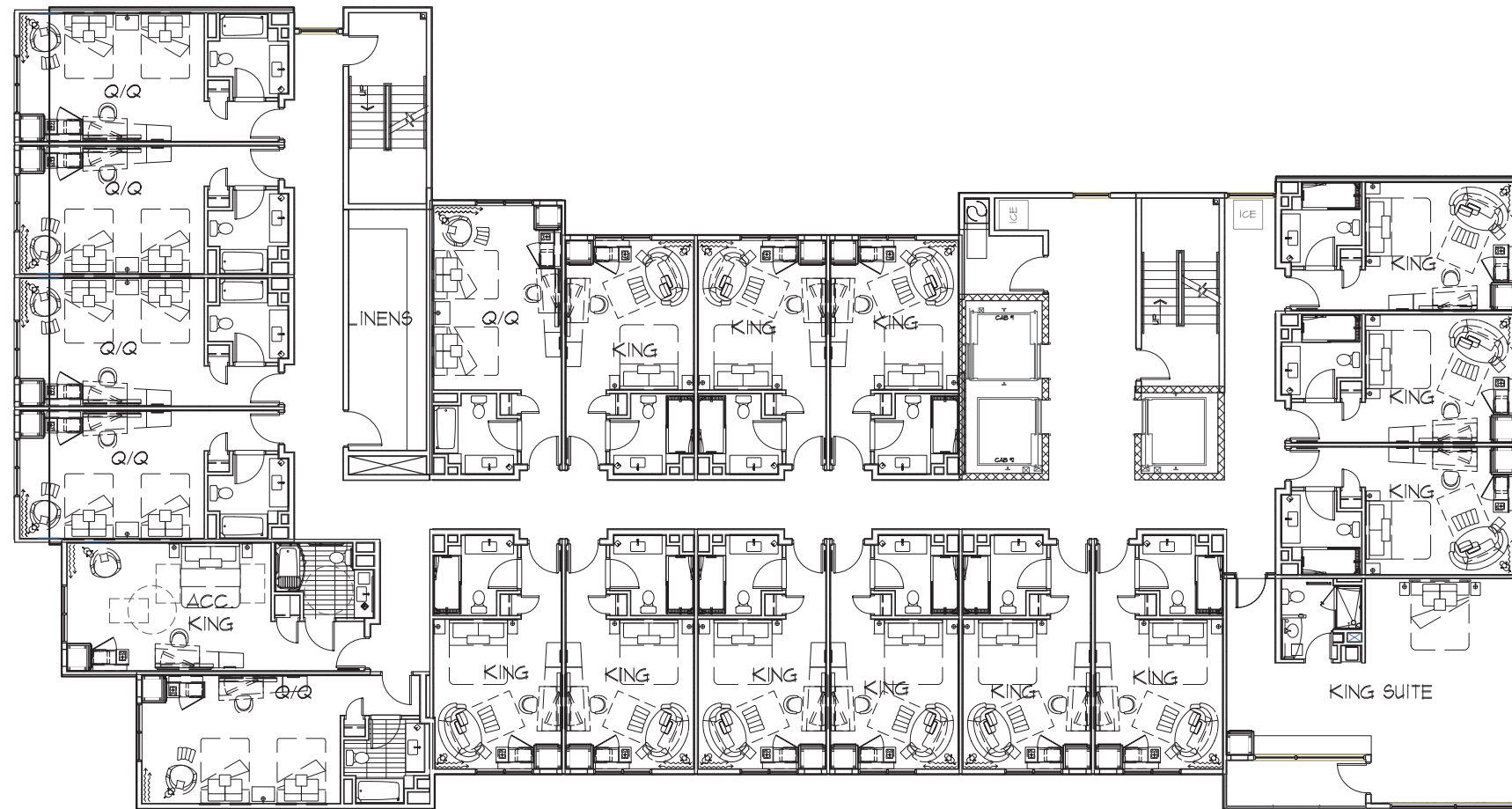
PROJECT: 201315
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SCALE: AS NOTED

THIRD & FOURTH
FLOOR
PLANS

A2.03

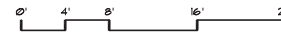


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FIFTH FLOOR PLAN

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



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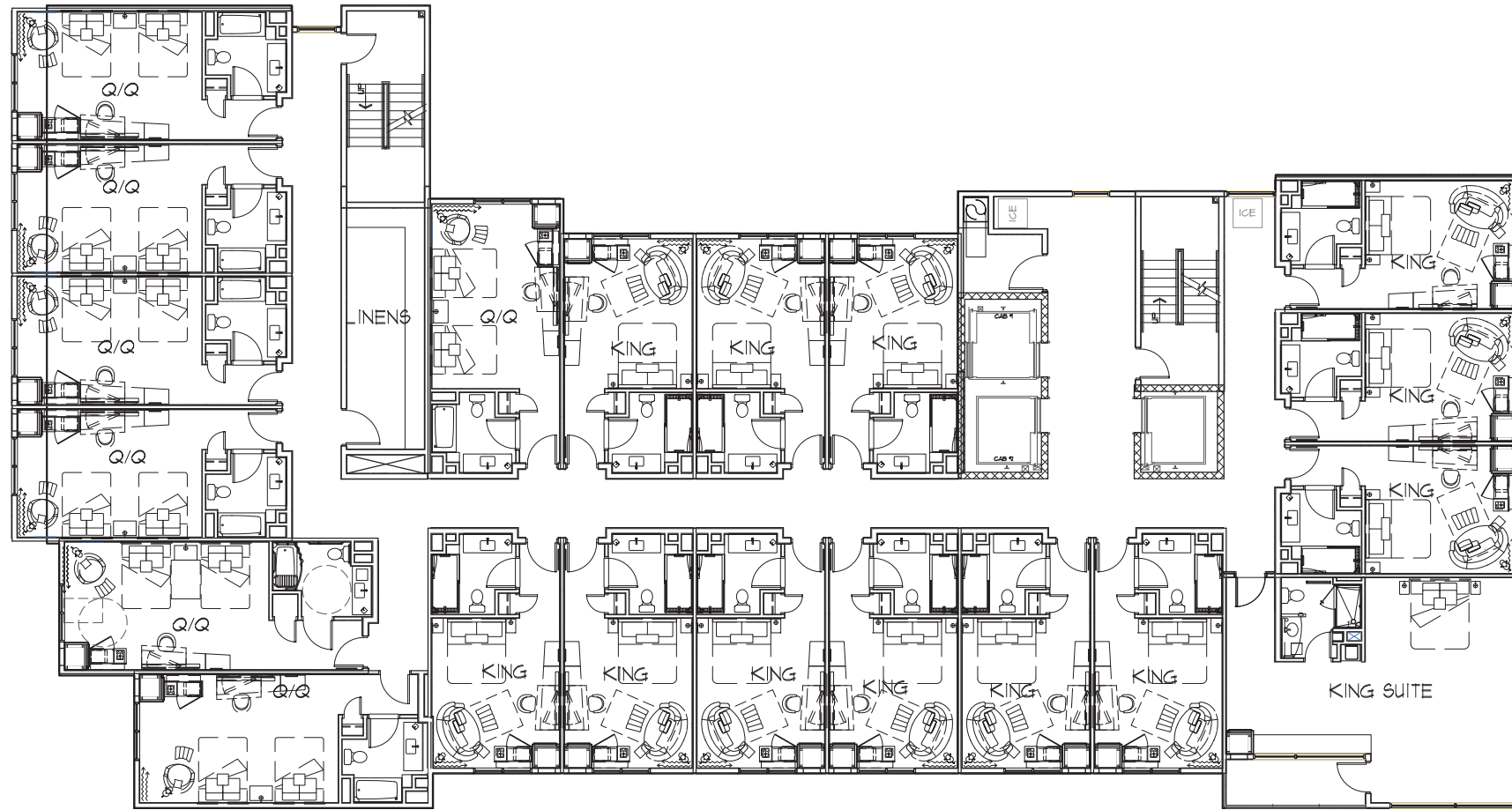
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FIFTH
FLOOR
PLAN

A2.04



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SIXTH AND SEVENTH
FLOOR PLANS
SCALE: 1/8" = 1'-0"



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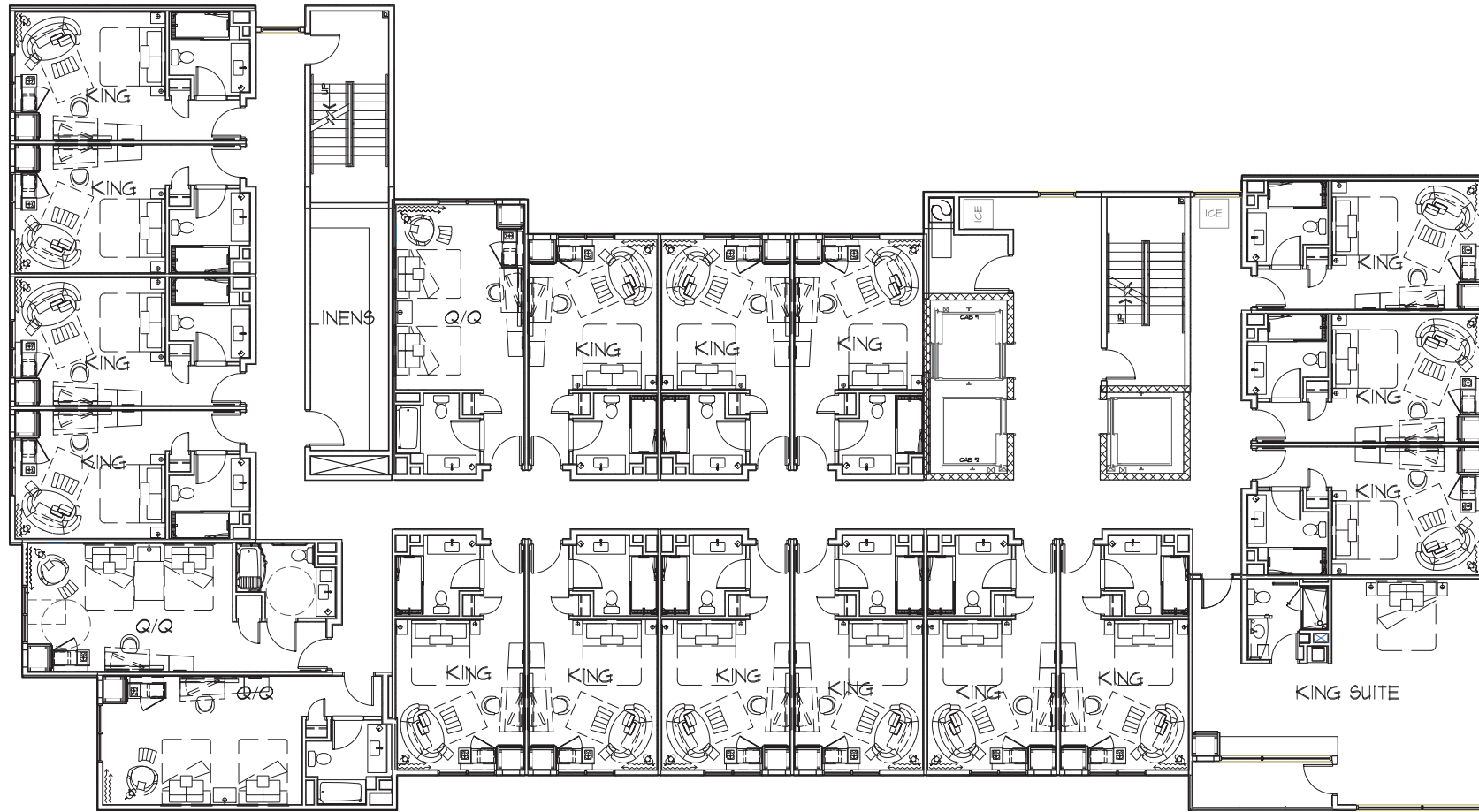
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SIXTH AND SEVENTH FLOOR PLANS

A2.05



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EIGHTH FLOOR PLAN

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



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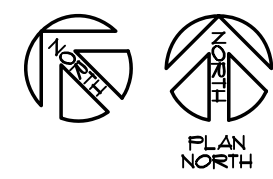
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EIGHTH
FLOOR
PLAN

A2.06



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NINTH FLOOR PLAN

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



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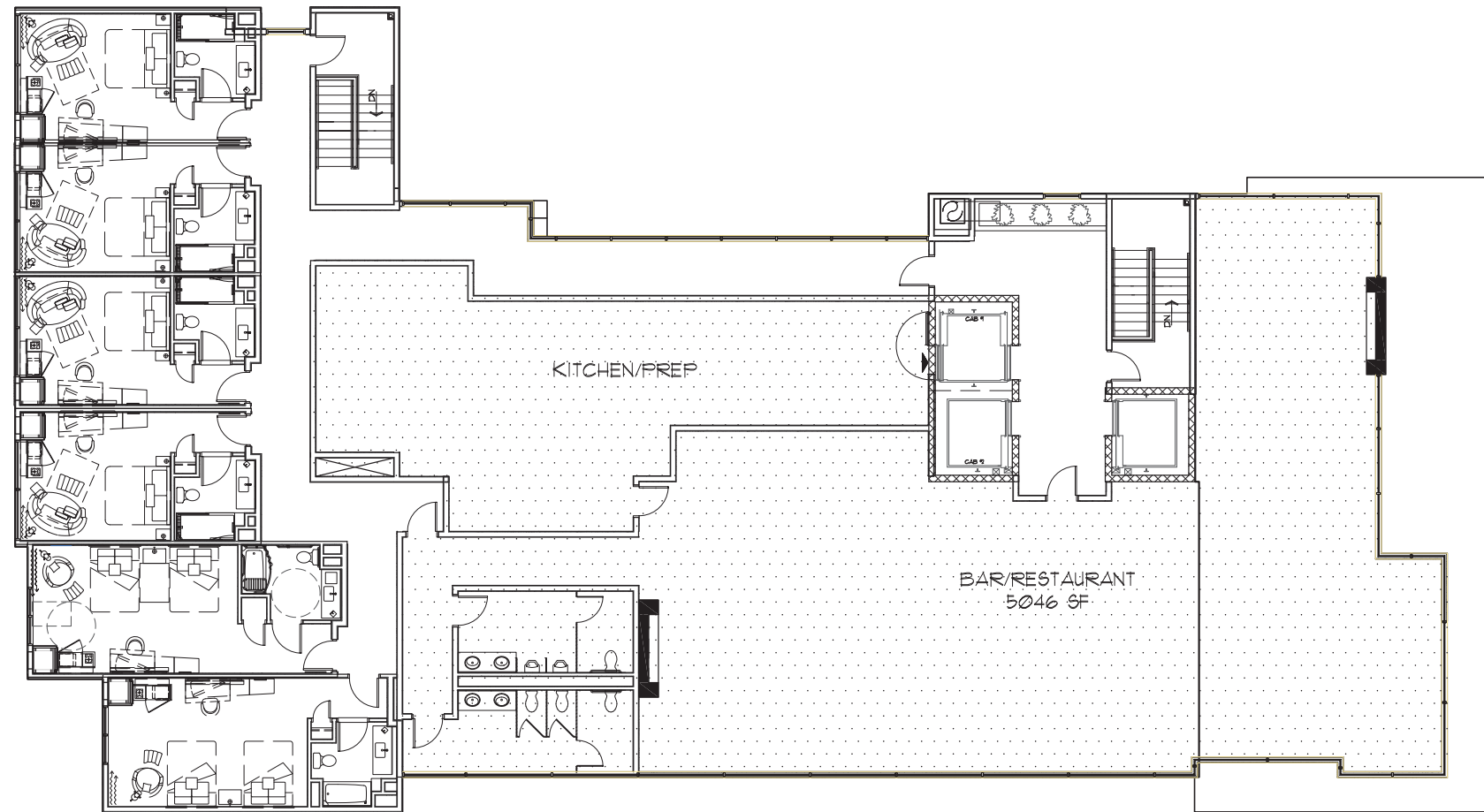
SCALE: AS NOTED

NINTH
FLOOR
PLAN

A2.07



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TENTH FLOOR PLAN

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



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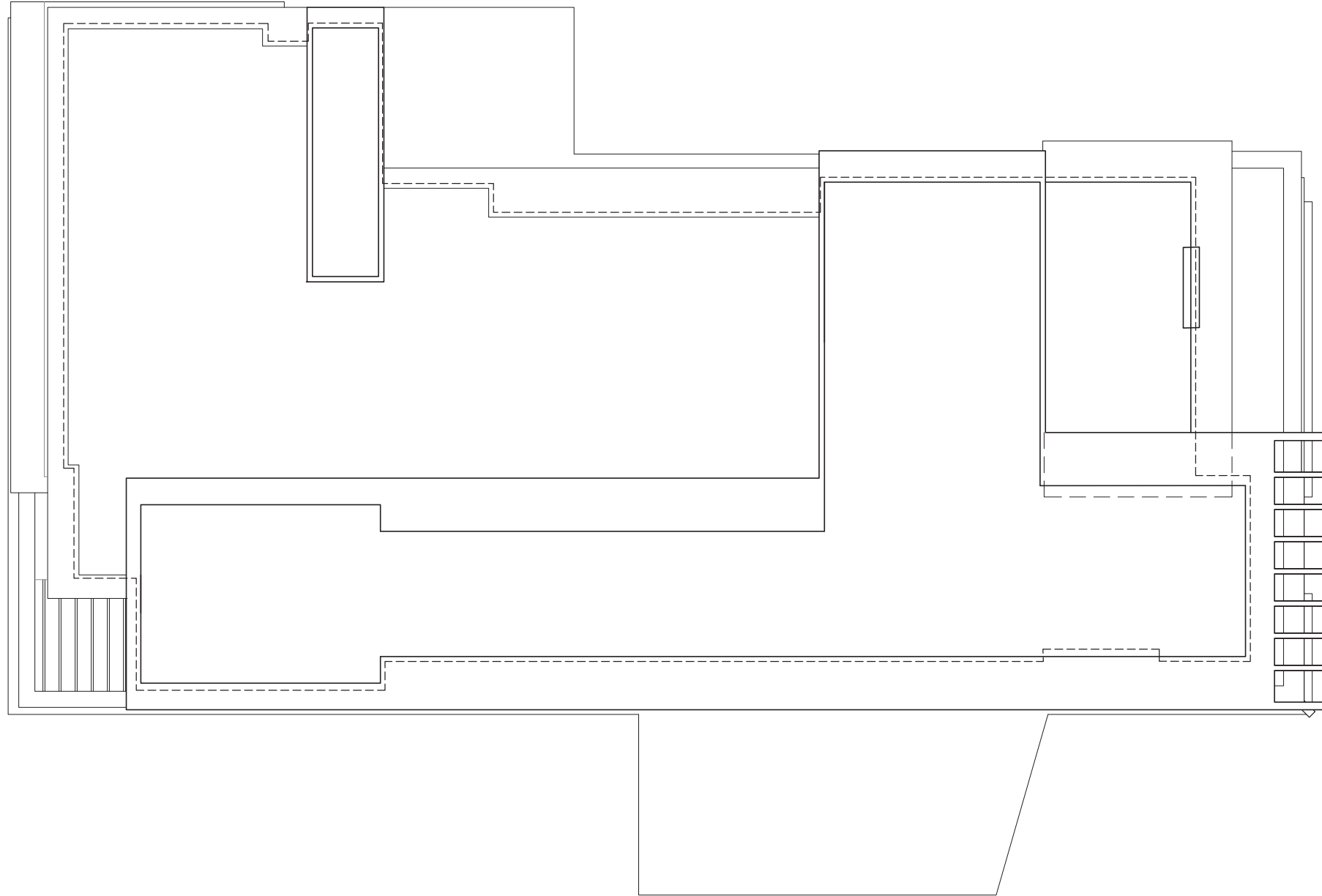
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TENTH FLOOR PLAN

A2.08



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



ROOF
 PLAN

A2.09



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MASSING MODEL

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MASSING
MODEL

R-1



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MASSING MODEL

MASSING
MODEL



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MASSING MODEL

MASSING
MODEL