

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: August 13, 2014
UDC MEETING DATE: August 20, 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)

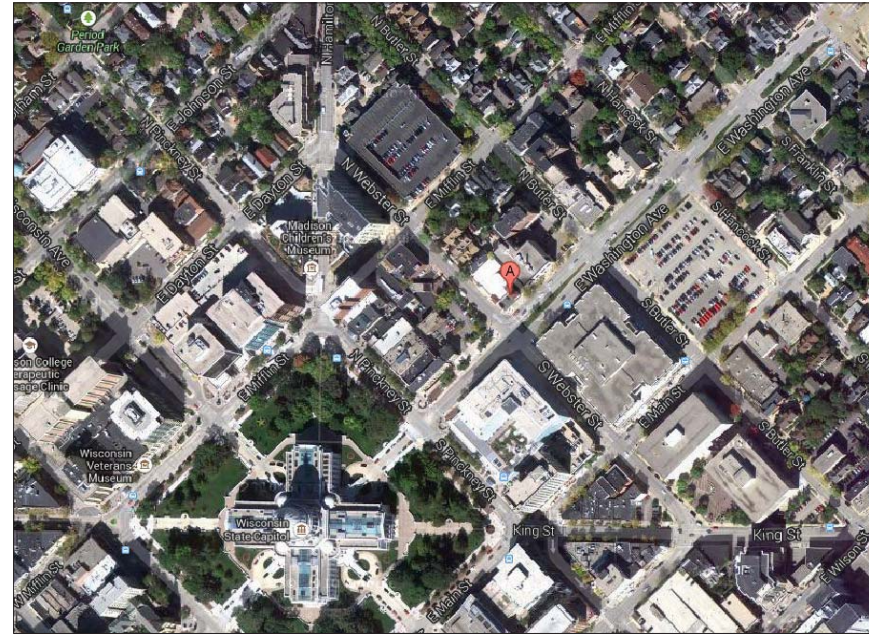
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

AC HOTEL BY MARRIOTT DOWNTOWN HOTEL



202 E. WASHINGTON AVE.
MADISON, WISCONSIN

PROJECT LOCATION:



INITIAL/FINAL UDC SUBMITTAL AUGUST 13, 2014

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

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

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

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



DOWNTOWN AC BY MARRIOTT															
Floor / Level	Guestroom Type														
	TYPE 1 - AC MODIFIED KING	TYPE 3 - AC MODIFIED KING WIDE	TYPE 7 - AC MODIFIED KING WIDE	TYPE 2 - AC MODIFIED QO	TYPE 4 - AC MODIFIED QO-ALT1	TYPE 5 - AC MODIFIED QO-ALT2	TYPE 6 - AC MODIFIED QO-ALT3	TYPE 8 - AC MODIFIED SUITE	TYPE 9 - AC OO SUITE	TYPE 10 - AC KING SUITE	TYPE 11 - AC KING SUITE	TYPE 12 - AC APARTMENT	TYPE 13 - AC KING SUITE	KEYS PER FLOOR	SQUARE FOOTAGE
G2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12503
G1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12374
1st	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11150
2nd	0	3	0	4	0	0	0	0	1	1	0	0	0	0	10987
3rd	9	3	1	5	2	1	0	1	0	0	0	0	0	0	10014
4th	9	3	1	5	2	1	0	1	0	0	0	0	0	0	10014
5th	9	3	1	5	2	1	0	1	0	0	0	0	0	0	10014
6th	9	3	1	5	2	1	0	1	0	0	0	0	0	0	10014
7th	9	3	1	5	2	1	0	1	0	0	0	0	0	0	10014
8th	9	3	1	5	2	1	0	1	0	0	0	0	0	0	10014
9th	10	3	1	0	1	1	0	0	0	0	1	0	1	0	8812
10th	3	0	0	0	0	0	0	0	0	0	1	0	1	5	8493
Total	67	24	7	34	13	7	3	6	1	1	1	1	1	166	124403
Percentage														PARKING SPOTS:	
Total Units	59.0%													38 INTERNAL VALE	
	34.3%														
	6.6%														

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

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

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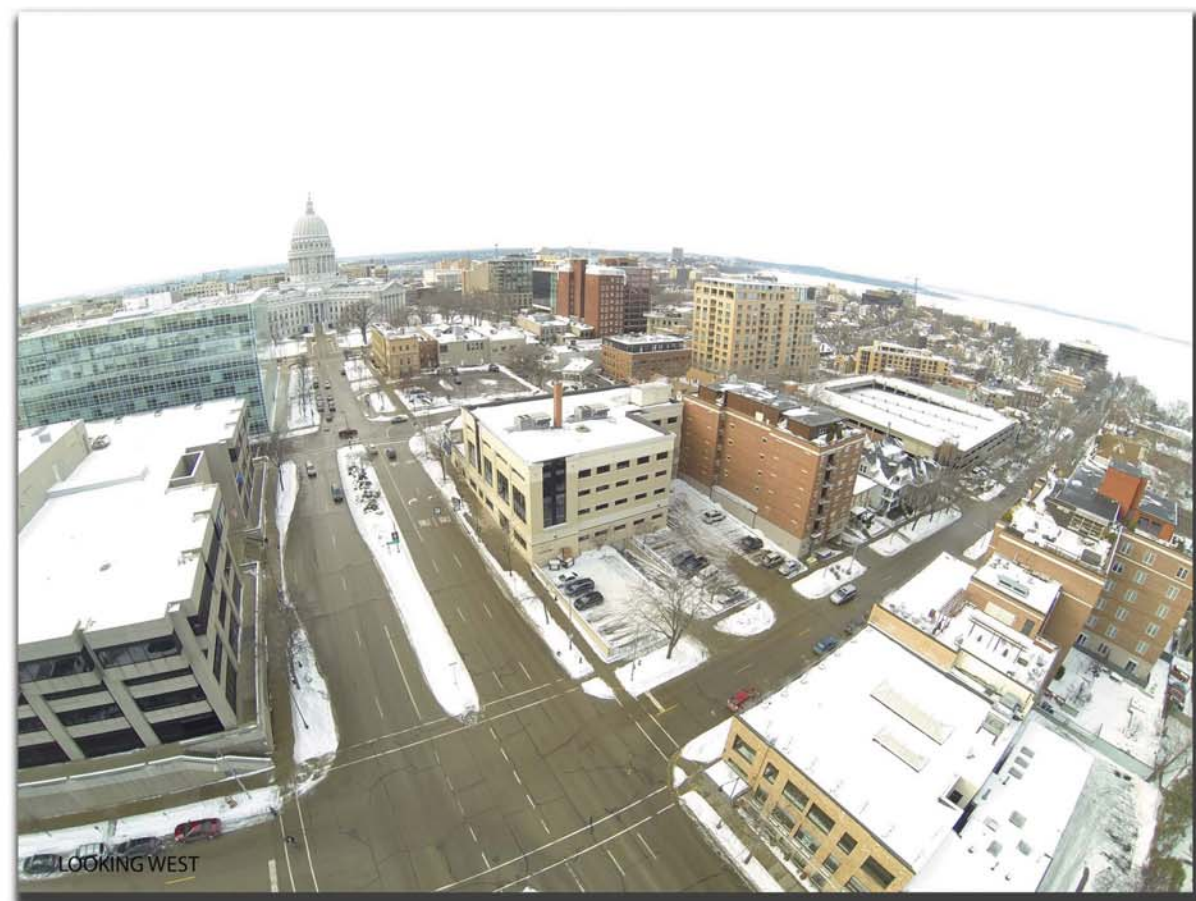
PROJECT: 201410
DRAWN BY: AR
DATE:
SCALE: AS NOTED



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MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



LOOKING NORTH EAST



LOOKING WEST



LOOKING SOUTH EAST



LOOKING NORTH EAST

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DATE:
SCALE: AS NOTED



38 N. WEBSTER AVE.



E. WASHINGTON AVE AT FRANKLN



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



202 E. WASHINGTON AVE.



201 E. WASHINGTON AVE



36 SOUTH PINKNEY STREE



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ADJACENT
BUILDING
CONTEXT
EC.02



LOOKING AT THE BACK OF 250 E. WASHINGTON AVE



LOOKING FROM ABOVE AT REAR YARD AREA



LOOKING BETWEEN BUILDINGS AT BACK OF 10 N. BUTLER



LOOKING AT THE LAMP HOUSE



LOOKING FROM ABOVE AT REAR YARD



LOOKING AT THE LAMP HOUSE



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DRAWN BY: CONDITIONS
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SCALE: AS NOTED

REAR YARD
AREA

EC.03



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608-829-3056 (FAX)

PARKING CONSIDERATIONS



100 Feet

PRELIMINARY VALET SCHEME

PROJECT: AC BY MARRIOTT - DOWNTOWN MADISON
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1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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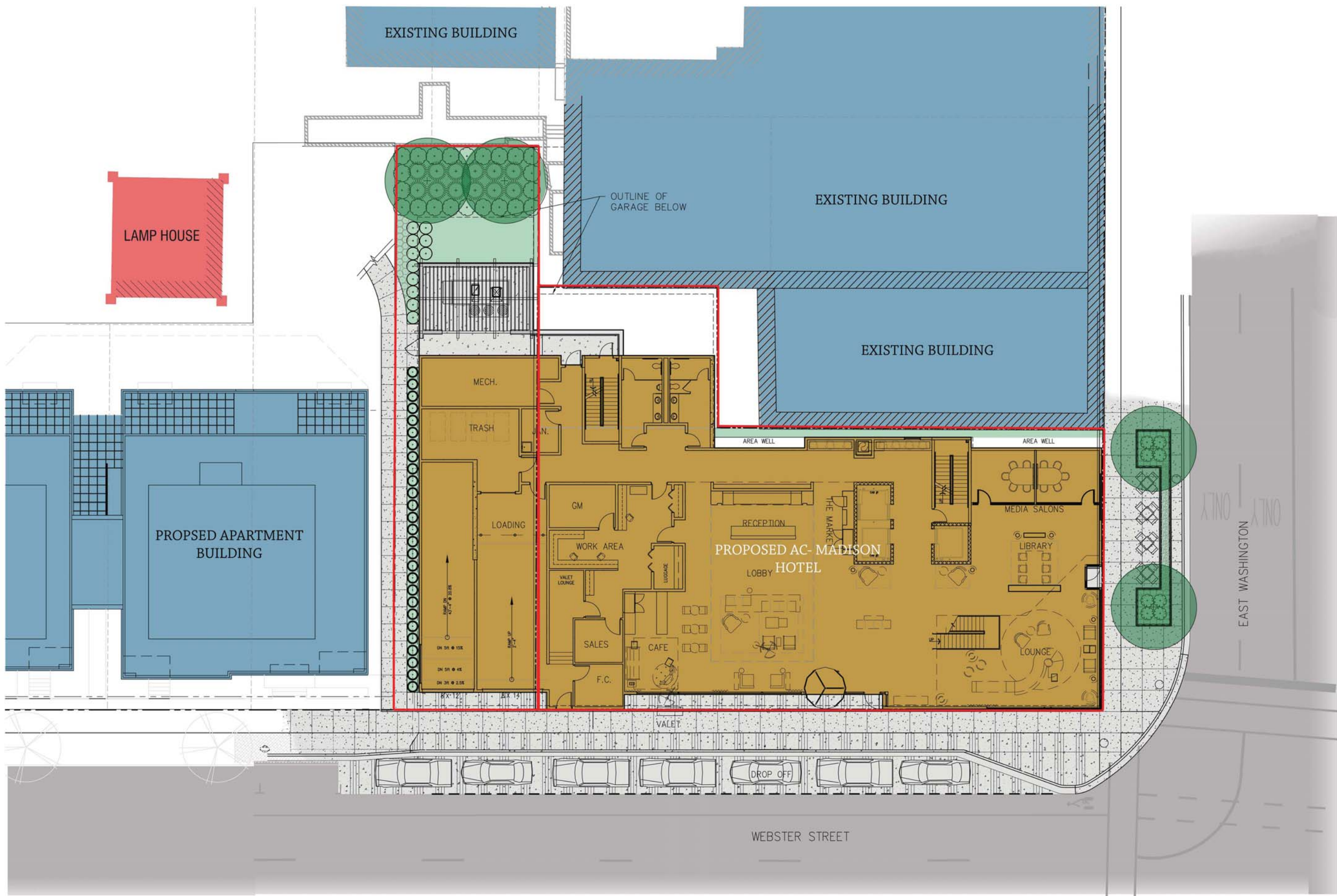
PROJECT: 201410
DRAWN BY:
DATE:
SCALE: AS NOTED

AERIAL PARKING SCHEMATIC

EC.04



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1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

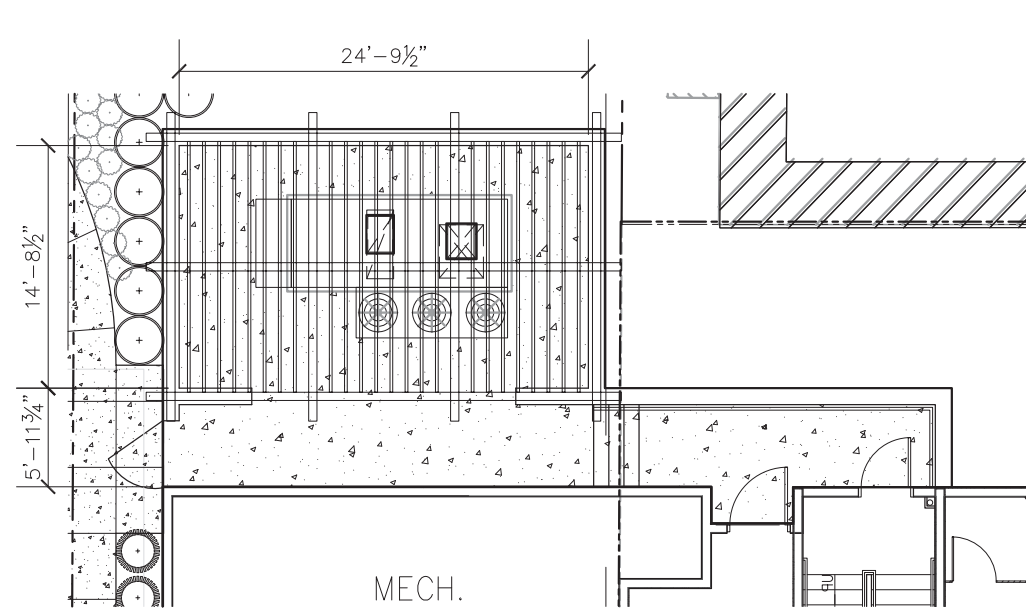
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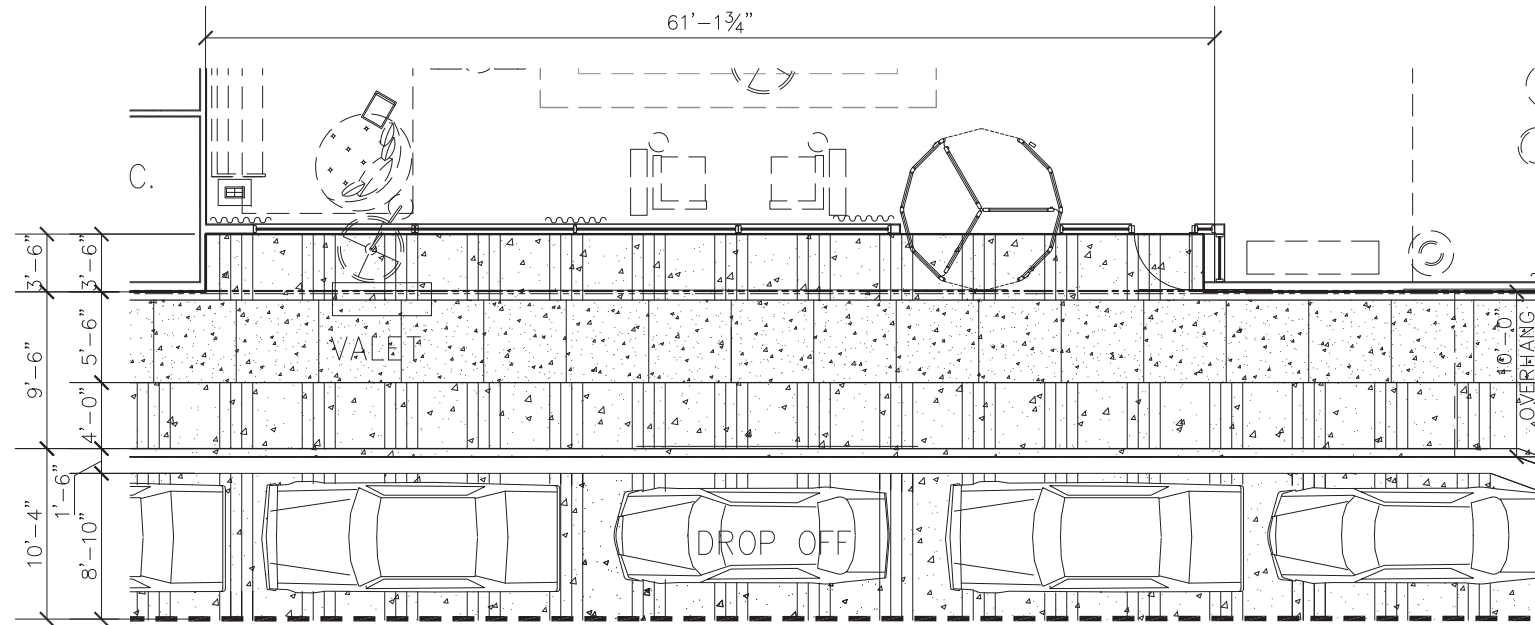
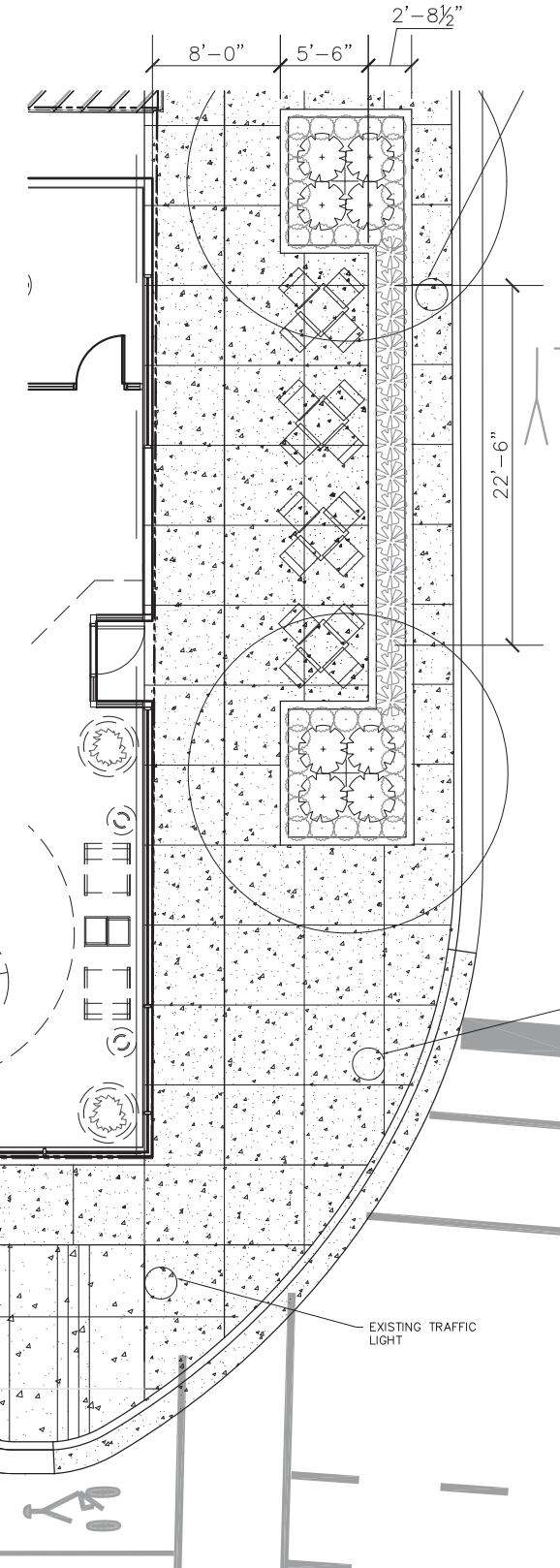
  **SITE PLAN**
SCALE: 1" = 10'-0"



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608-829-3056 (FAX)



ENLARGED GENERATOR ENCLOSURE
SCALE: 3/16" = 1'-0"
PLAN NORTH



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

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

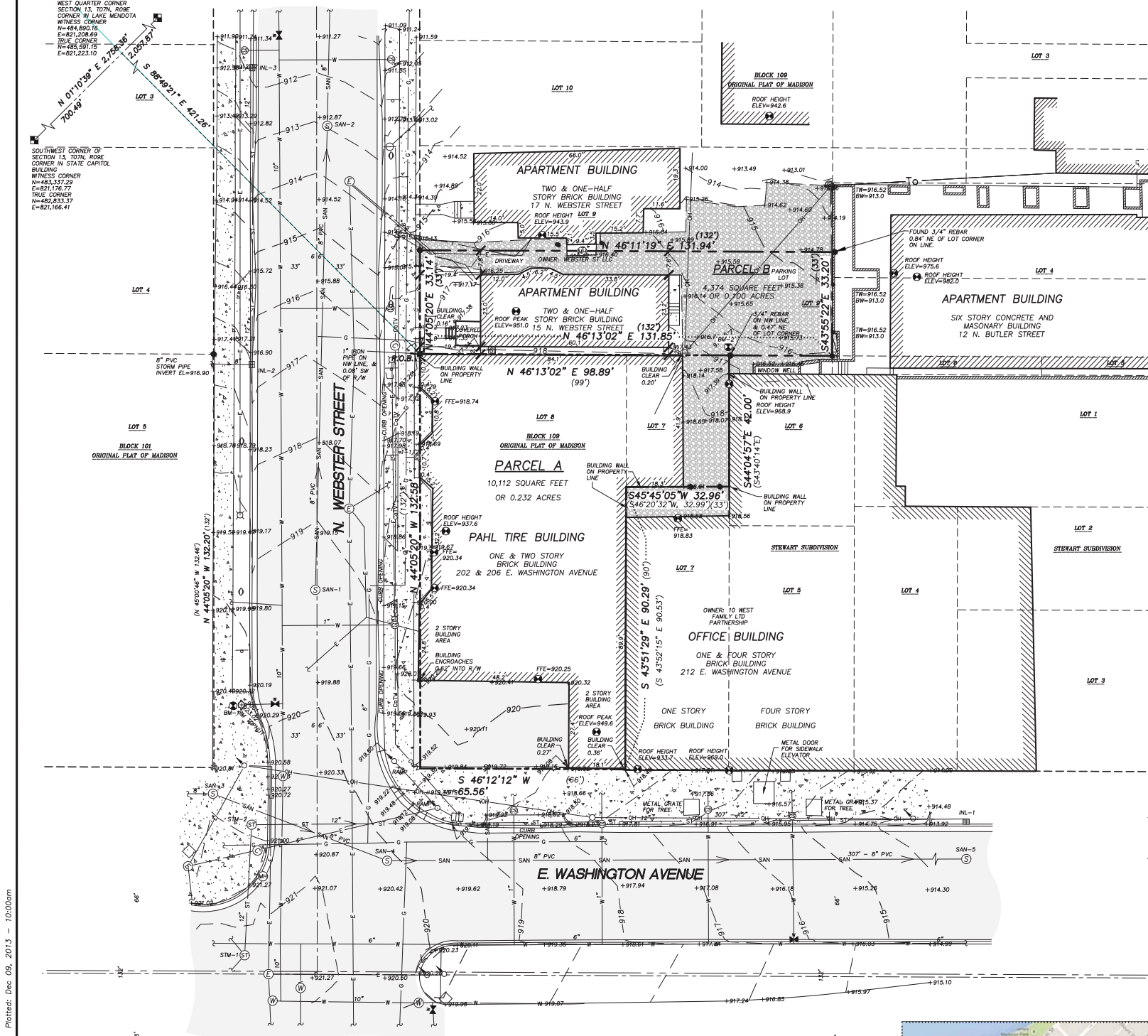
OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
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ENLARGED ARCHITECTURAL SITE PLANS

A1.02



- LEGEND**
- PARCEL BOUNDARY
 - - - - - PROPERTY LINE
 - - - - - CENTERLINE
 - - - - - RIGHT-OF-WAY LINE
 - x-x- FENCE LINE
 - ===== EDGE OF PAVEMENT
 - ===== CONCRETE CURB & GUTTER
 - - - - - EDGE OF GRAVEL
 - - - - - SANITARY SEWER
 - - - - - WATER LINE
 - - - - - STORM SEWER
 - - - - - NATURAL GAS
 - - - - - OVERHEAD UTILITIES
 - - - - - UNDERGROUND ELECTRIC
 - - - - - UNDERGROUND CABLE
 - ▨ BUILDING
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - GRAVEL OR ROCK
 - PARKING METER
 - DISCONTINUED MAPPED PIPE LINE
 - () RECORDED INFORMATION

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 22 AND JULY 11, 2013.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE SOUTHEAST LINE OF BLOCK 109, BEARS N 46°12'12" E.
 - 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
 - CONTOUR INTERVAL IS ONE FOOT.
 - 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.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - 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.
 - 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. 55025C04096, REVISED JANUARY 02, 2009.
- ITEM 6(a)** THE CURRENT ZONING CLASSIFICATION IS "DOWNTOWN CORE" (DC) PER THE DANE COUNTY WEBSITE, ACCESS DANE.
- ITEM 6(b)** THE CURRENT BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS PER CITY OF MADISON ZONING CODE ORDINANCE FOR "DOWNTOWN CORE" ARE AS FOLLOWS:
 MINIMUM FRONT YARD SETBACK = ZERO (0) FEET.
 MAXIMUM FRONT YARD SETBACK = FIVE (5) FEET FOR BUILDINGS FACING CAPITOL SQUARE.
 SIDE YARD SETBACK = ZERO (0) FEET FOR THE FIRST TWO (2) STORIES OF ONE SIDE OF ALL BUILDINGS.
 REAR YARD SETBACK = ZERO (0) FEET.
 MINIMUM HEIGHT = TWO (2) STORIES.
 MAXIMUM HEIGHT = EIGHT (8) STORIES. TWO (2) ADDITIONAL STORIES ABOVE THE MAXIMUM BUILDING HEIGHT MAY BE ALLOWED IF APPROVED AS A CONDITIONAL USE UNDER SECTION 28.183 PROVIDED THAT HEIGHT IS THE ONLY BULK REQUIREMENT SOUGHT TO BE MODIFIED AND THE CONDITIONAL USE STANDARDS FOR ADDITIONAL HEIGHT ARE MET.
- ITEM 9** PARKING SPACES: 3 REGULAR PARKING SPACES.
- ITEM 16** NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- ITEM 17** NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. RECENT IS DEFINED AS WITHIN THE LAST THREE (3) MONTHS.
- ITEM 18** NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

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

HANS P. JUSTESON, S-2363
 REGISTERED LAND SURVEYOR

DATE _____



DRAFT

DATE	DESCRIPTION	BY
07-15-2013	REVISION	JSD
07-16-2013	Remove one item reference	JSD
07-16-2013	Change Title Commitment Date	JSD

DATE	DESCRIPTION	BY
07-15-2013	DRAWN BY	PRK
07-16-2013	CHECKED BY	JK
07-16-2013	APPROVED BY	HFJ

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
 VERONA, WISCONSIN 53593
 PHONE: (608)448-5060

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

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

File: \1\2012\125453\CG\DWG\125453\CG ALTA.dwg Layout: ALTA Plotfile: Dec 09, 2013 10:00am

TO OBTAIN LOCATION OF PARTIAL
 UNDERGROUND UTILITIES BEFORE YOU
 DIG IN WISCONSIN

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

BEFORE YOU DIG, YOU MUST OBTAIN THE NECESSARY
 PERMITS AND INFORMATION FROM THE CITY OF MADISON
 ENGINEERING DEPARTMENT. THE CITY OF MADISON
 ENGINEERING DEPARTMENT IS NOT RESPONSIBLE FOR
 THE ACCURACY OF THE INFORMATION PROVIDED TO YOU.
 THE INFORMATION SHOWN ON THIS DRAWING
 CONCERNING TYPE AND LOCATION OF UNDER-
 GROUND UTILITIES IS NOT GUARANTEED TO BE
 ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS
 RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS
 AS TO THE TYPE AND LOCATION OF
 UNDERGROUND UTILITIES AS MAY BE NECESSARY TO
 AVOID DAMAGE THEREOF.

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
SAN-3	920.94	NW	902.14	8"	PVC
SAN-4	920.18	SW	907.40	8"	PVC
SAN-5	908.36	NE	906.58	8"	PVC
		SW	897.23	8"	PVC
		NE	897.20	8"	PVC

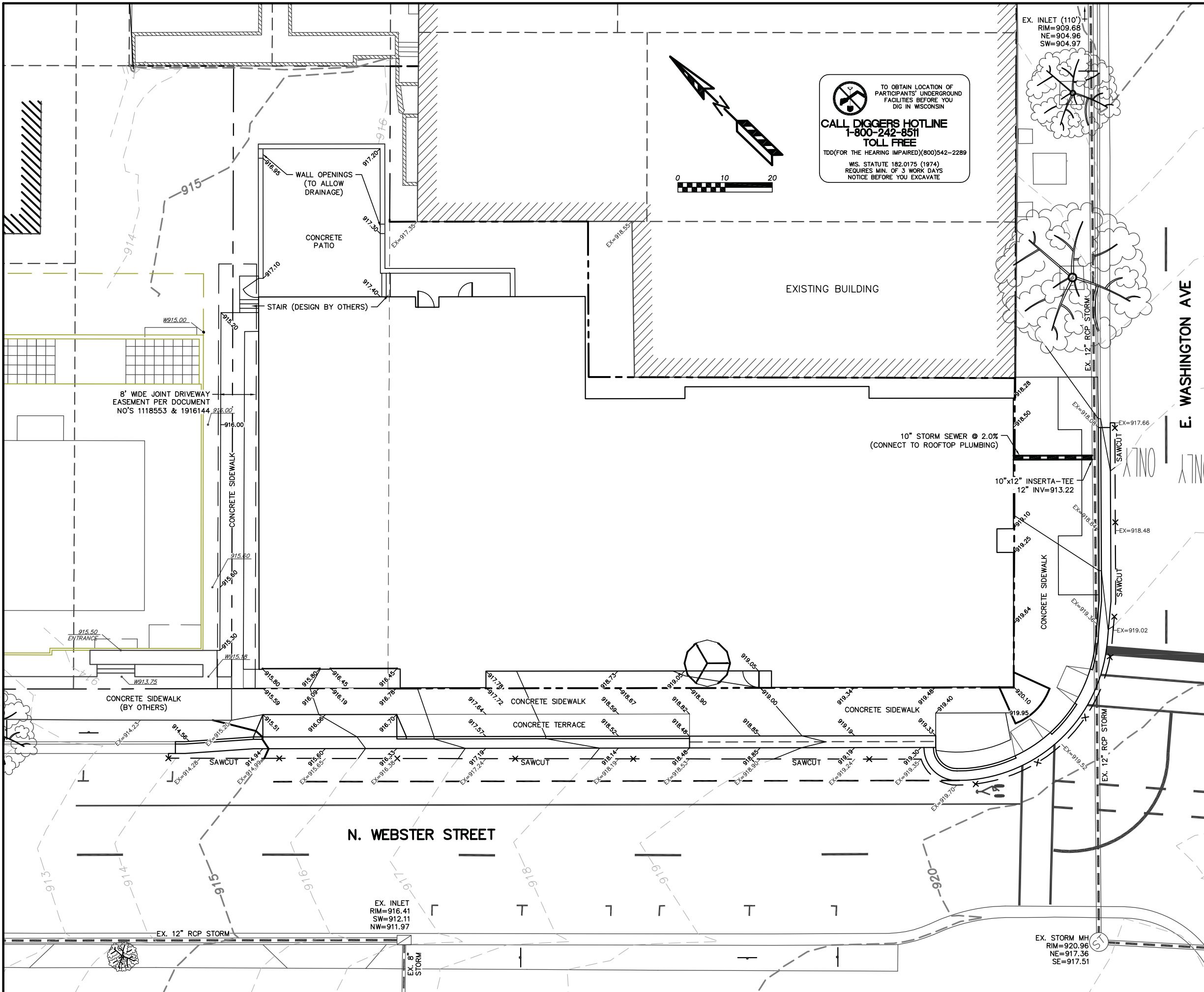
STORM SEWER MANHOLES

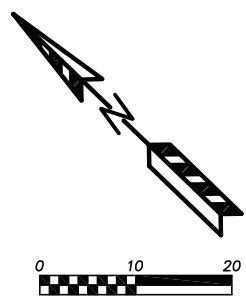
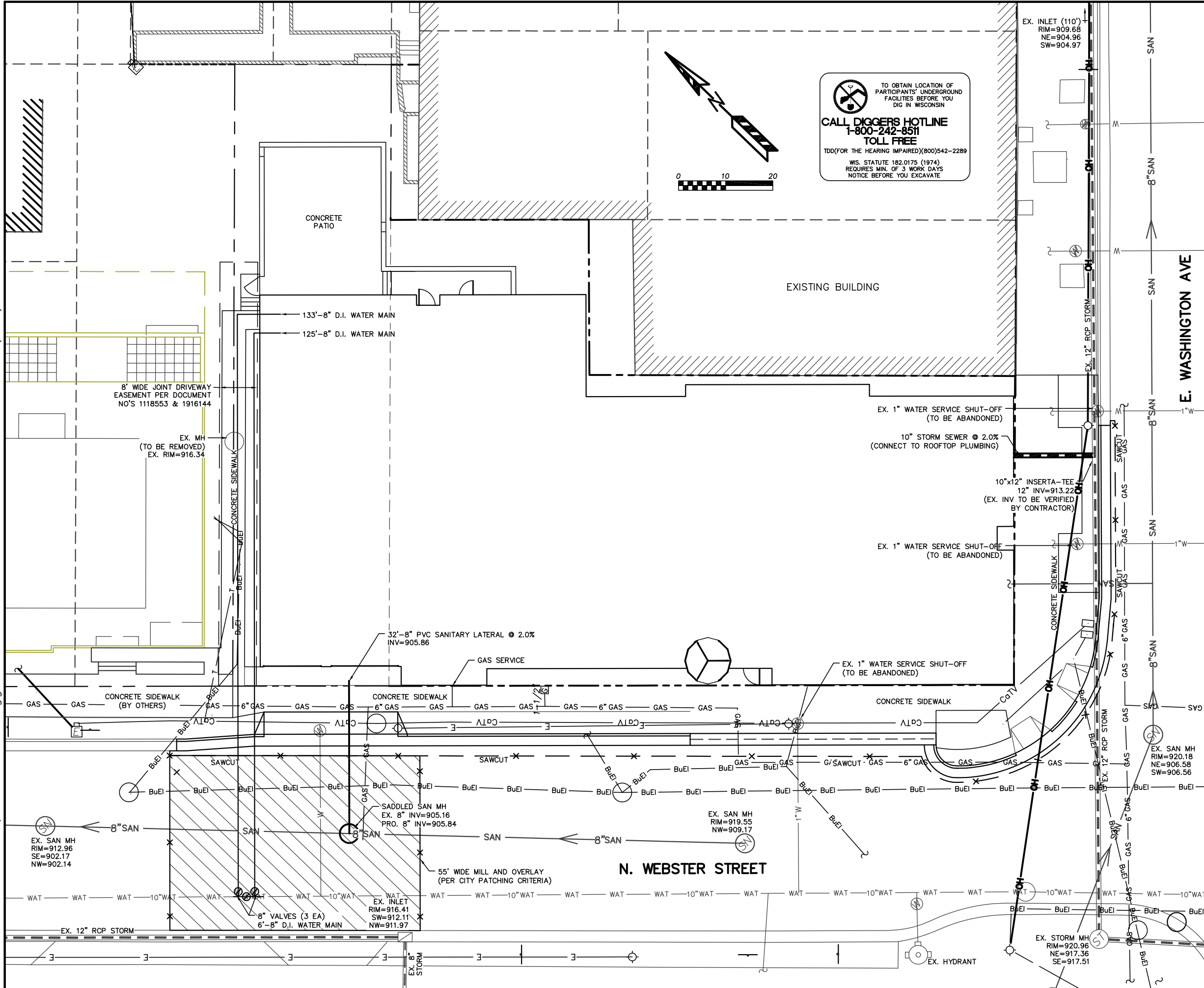
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	921.39	NW	*	*	*
		SW	*	*	*
		SE	*	*	*
STM-2	920.96	SE	917.51	12"	RCP
		NE	917.36	12"	RCP

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

GENERAL NOTES:

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

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

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

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

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

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

UTILITY NOTES:

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

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

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

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

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

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

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

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

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

UTILITY PLAN
 DATED: JUNE 24, 2014

C-102

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



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



KEN SAKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

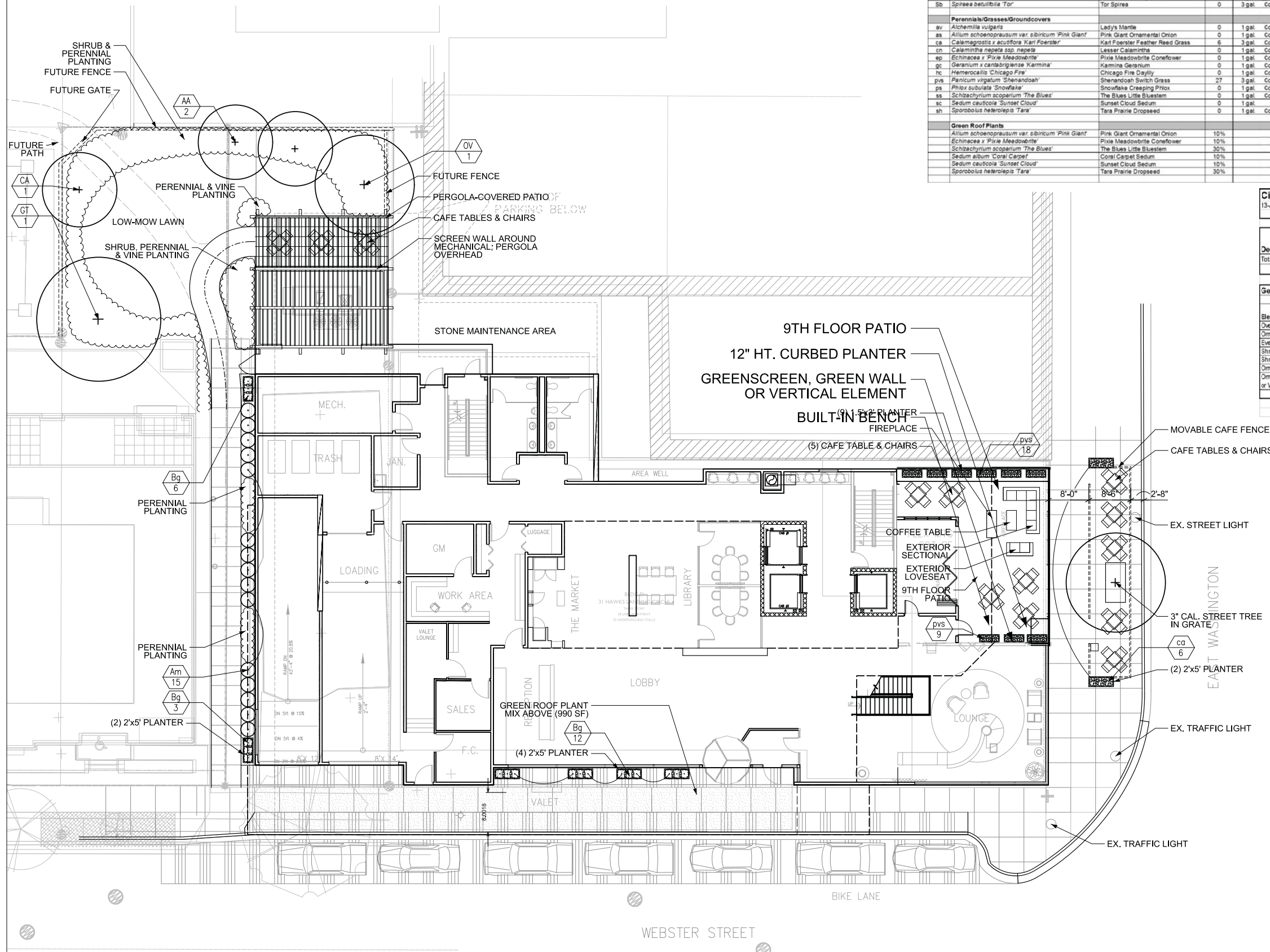
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
Deciduous Trees							
GT	<i>Gleditsia inacanthos</i> var. <i>inermis</i> 'Impcoke'	Imperial Honeylocust	1	3" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	30-35' H x 30-35' sp
OV	<i>Ostrya virginiana</i>	Musclewood	1	2.5" Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	50' H x 35' sp
Ornamental Trees							
AA	<i>Amelanchier alboterea</i>	Downy Serviceberry	2	6" Ht.	B&B	Multistem, min. 3 leaders, well-developed crown, no overlapping leaders	15-25' H x 10-12' sp
CA	<i>Cornus alternifolia</i>	Golden Shadows Pagoda Dogwood	1	6" Ht.	B&B	Multistem, min. 3 leaders, well-developed crown, no overlapping leaders	6-20' H x 6-10' sp
Evergreen Shrubs							
Bg	<i>Buxus</i> x 'Green Gem'	Green Gem Boxwood	18	5 gal.	Cort.	Space 3'-0" o.c.	2-4' H x 2-4' sp
Tm	<i>Taxus x media</i> 'Taunton'	Taunton Yew	0	5 gal.	Cort.	Space 4'-6" o.c.	3-5' H x 3-6' sp
Deciduous Shrubs & Vines							
Am	<i>Aronia melanocarpa</i> 'Morton'	Ironquill Beauty Black Chokeberry	15	3 gal.	Cort.	Space 3'-0" o.c. Clip into a hedge over time.	2-3' H x 3-4' sp
DI	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle	0	3 gal.	Cort.	Space 4'-0" o.c.	1.5-3' H x 4-5' sp
Sb	<i>Spiraea betulifolia</i> 'Tor'	Tor Spiraea	0	3 gal.	Cort.	Space 3'-0" o.c.	2-3' H x 2-3' sp
Perennials/Grasses/Groundcovers							
av	<i>Alopecurus vulgaris</i>	Lady's Mantle	0	1 gal.	Cort.	Space 18" o.c.	5-15' H x 1-1.5' sp
as	<i>Allium schoenoprasum</i> var. <i>sibiricum</i> 'Pink Giant'	Pink Giant Ornamental Onion	0	1 gal.	Cort.	Space 18" o.c.	1' H x 1-1.5' sp
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	6	3 gal.	Cort.	Space 24" o.c.	4-6' H x 2-3' sp
cn	<i>Calamintha nepeta</i> ssp. <i>napeta</i>	Lesser Calamintha	0	1 gal.	Cort.	Space 18" o.c.	1.5-2' H x 1.5-2' sp
ep	<i>Echinacea x Pixia</i> 'Meadowrite'	Pixie Meadowrite Coneflower	0	1 gal.	Cort.	Space 18" o.c.	1.5-2' H x 1.5-2' sp
gc	<i>Geranium x cantabrigense</i> 'Karmina'	Karmina Geranium	0	1 gal.	Cort.	Space 18" o.c.	8-12" H x 18-24" sp
hc	<i>Hemerocallis</i> 'Chicago Fire'	Chicago Fire Daylily	0	1 gal.	Cort.	Space 18" o.c.	2-3' H x 1.5-2.5' sp
ps	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	27	3 gal.	Cort.	Space 24" o.c.	3-5' H x 2-3' sp
ps	<i>Phlox subulata</i> 'Snowflake'	Snowflake Creeping Phlox	0	1 gal.	Cort.	Space 18" o.c.	4-6" H x 1-1.5' sp
ss	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	0	1 gal.	Cort.	Space 18" o.c.	1.5-2' H x 1.5-2' sp
sc	<i>Sedum caudicola</i> 'Sunset Cloud'	Sunset Cloud Sedum	0	1 gal.	Cort.	Species shall be mixed randomly.	3-5' H x 1-1.5' sp
sh	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	0	1 gal.	Cort.	Space 18" o.c.	1.5-2' H x 1.5' sp
Green Roof Plants							
	<i>Allium schoenoprasum</i> var. <i>sibiricum</i> 'Pink Giant'	Pink Giant Ornamental Onion	10%				1' H x 1-1.5' sp
	<i>Echinacea x Pixia</i> 'Meadowrite'	Pixie Meadowrite Coneflower	10%				1.5-2' H x 1.5-2' sp
	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	30%				1.5-2' H x 1.5-2' sp
	<i>Sedum album</i> 'Coral Carpet'	Coral Carpet Sedum	10%				0.5' H x 1' sp
	<i>Sedum caudicola</i> 'Sunset Cloud'	Sunset Cloud Sedum	10%				3-5' H x 1-1.5' sp
	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	30%				1.5-2' H x 1.5' sp

City of Madison, WI Landscape Worksheet
13-Aug-14

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Points Subtotal
Total Developed Area	14,486	2,897	241
Landscape Points Required			241

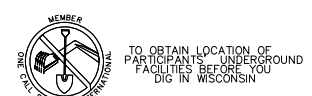
General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	2	0	70
Ornamental Tree	15	2	0	30
Evergreen Tree	15	0	0	0
Shrub, deciduous	3	15	0	45
Shrub, evergreen	4	18	0	72
Ornamental Grass/Perennial	2	33	0	66
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Foundation Plantings Total				283
TOTAL LANDSCAPE POINTS				283



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

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



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

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MADISON, WISCONSIN

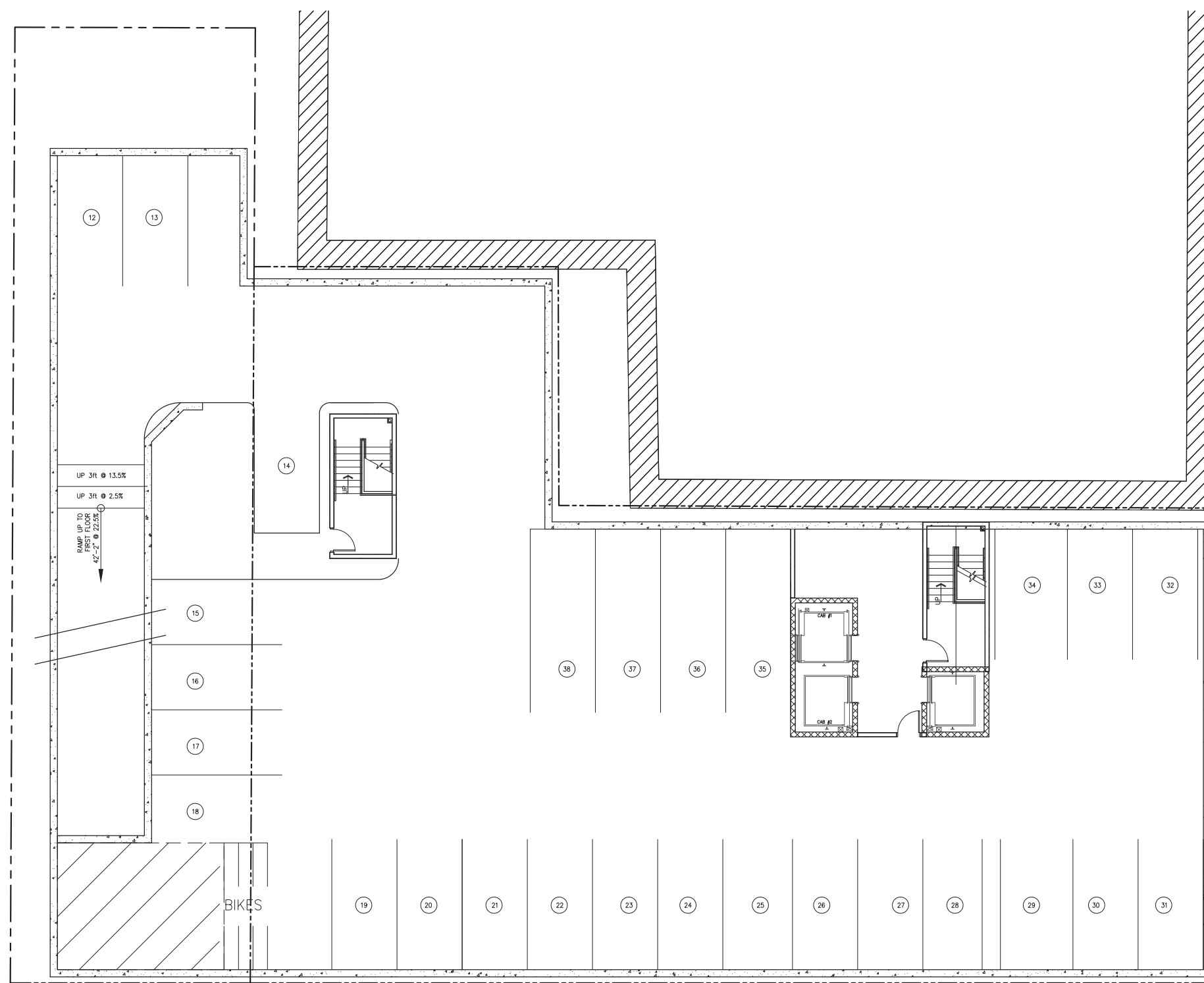
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1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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PROJECT: 201410
DRAWN BY: ARM
DATE: 8/13/2014
SCALE: AS NOTED

LANDSCAPE PLAN
L1.01



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608-829-3056 (FAX)



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GARAGE LEVEL 2 PLAN

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

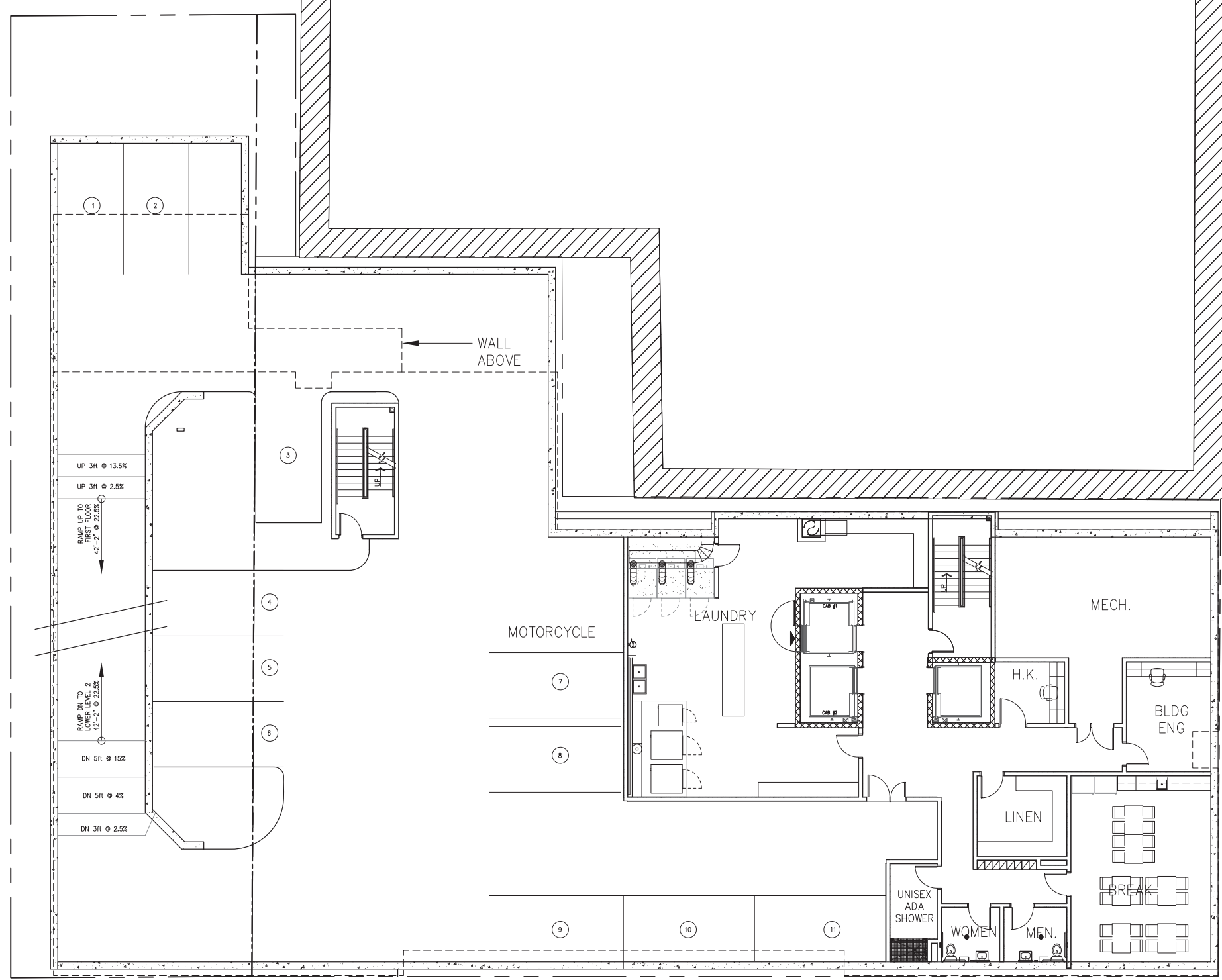


GARAGE
LEVEL 2
PLAN

A0.01



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

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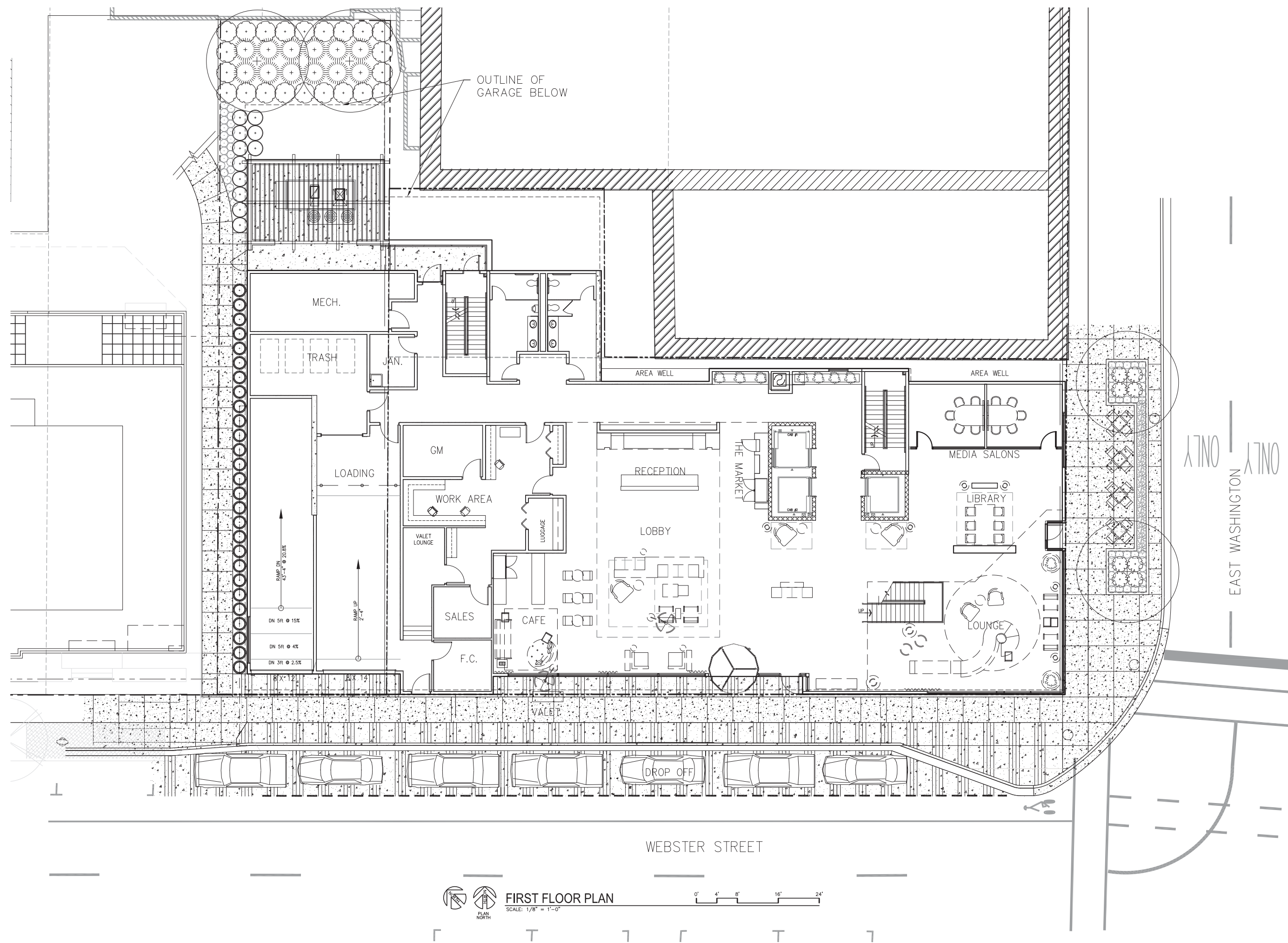
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 MADISON, WISCONSIN
 OWNER: 202 E. WASHINGTON LLC
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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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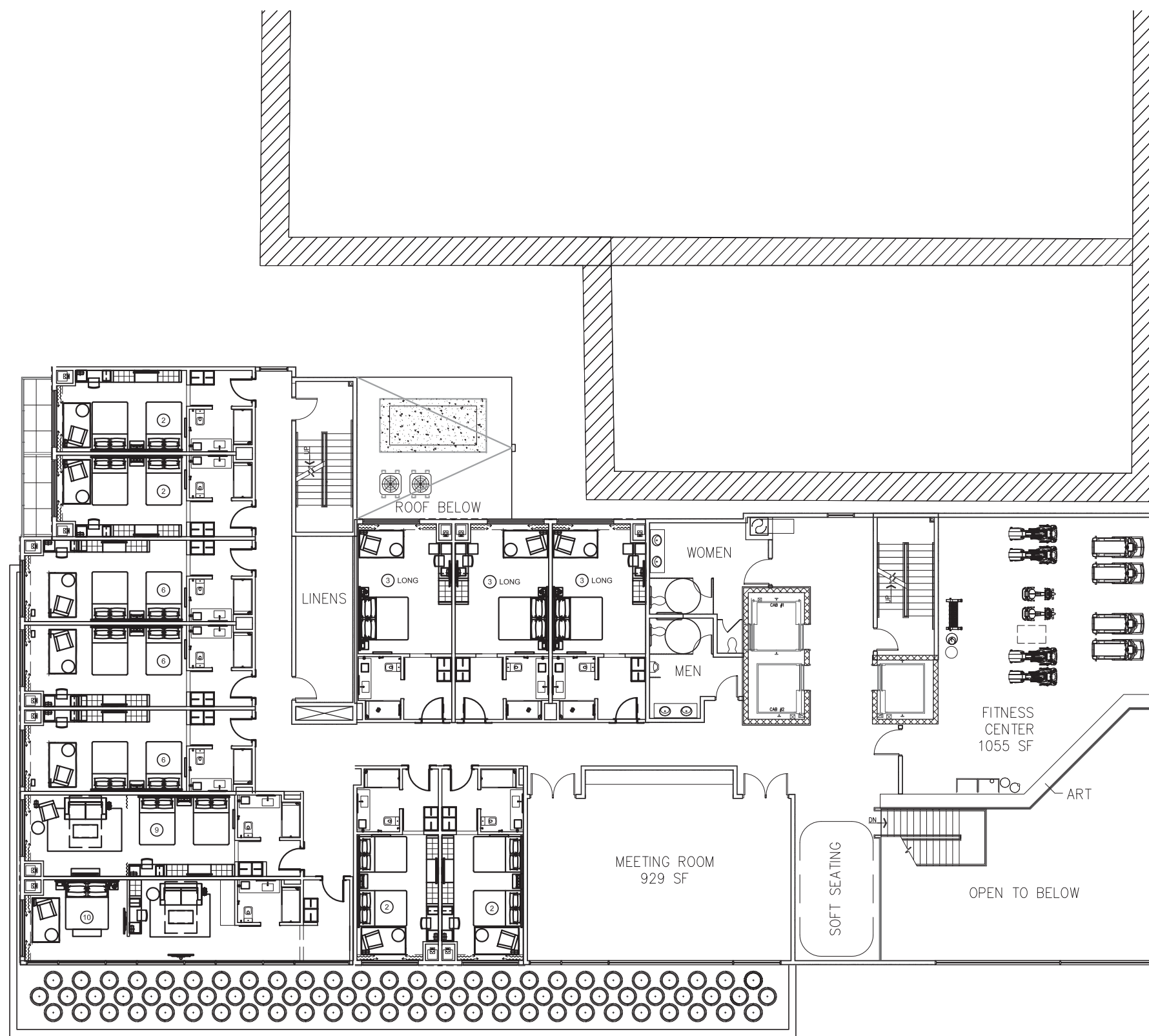
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GREEN
ROOF BELOW

PLAN NORTH

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

0' 4' 8' 16' 24'

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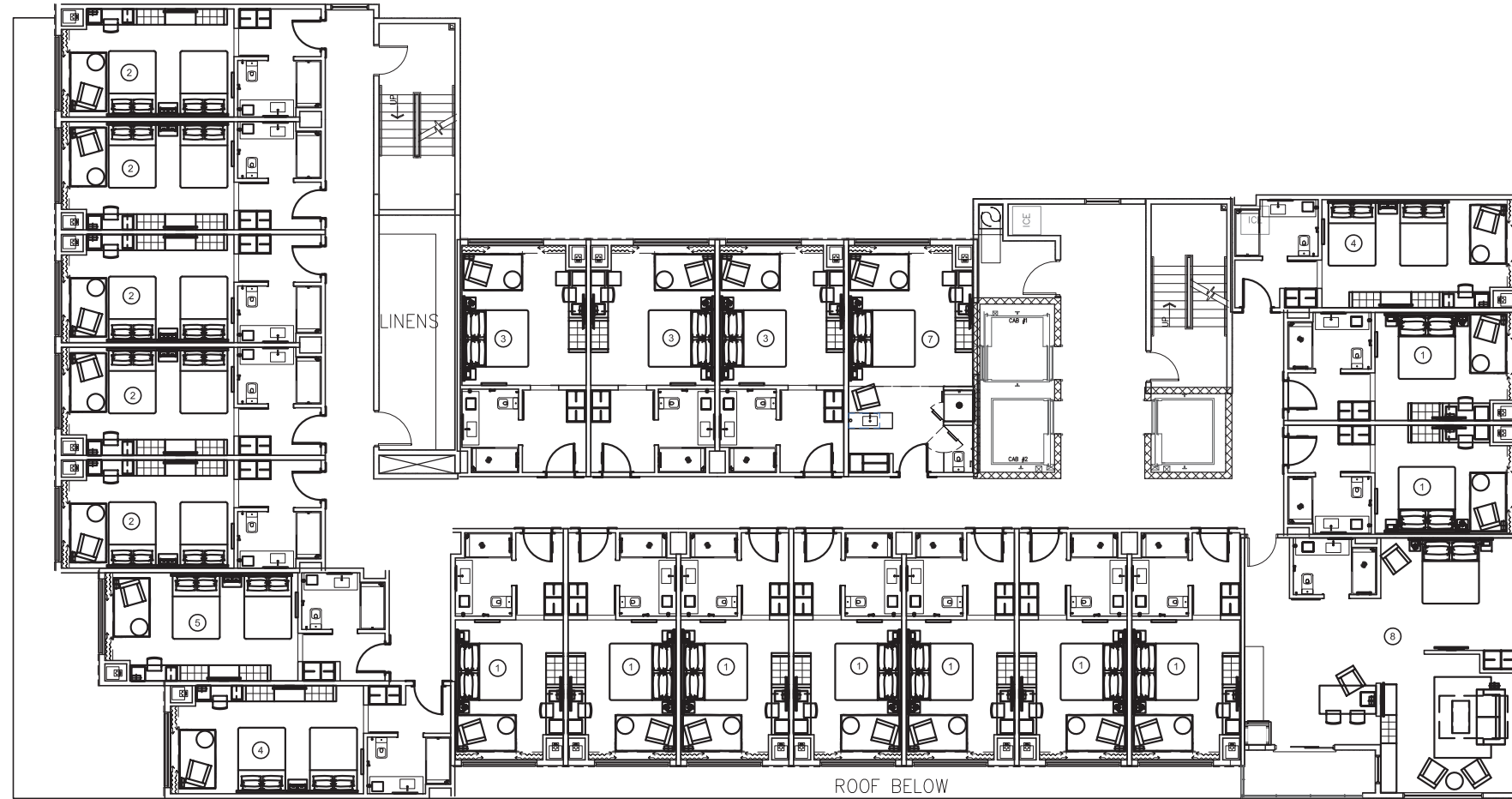
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THIRD THRU EIGHTH
FLOOR PLANS

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

0' 4' 8' 16' 24'

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THIRD
THRU EIGHTH
FLOOR PLANS

A2.03

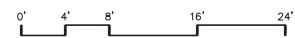


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NINTH FLOOR PLAN

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



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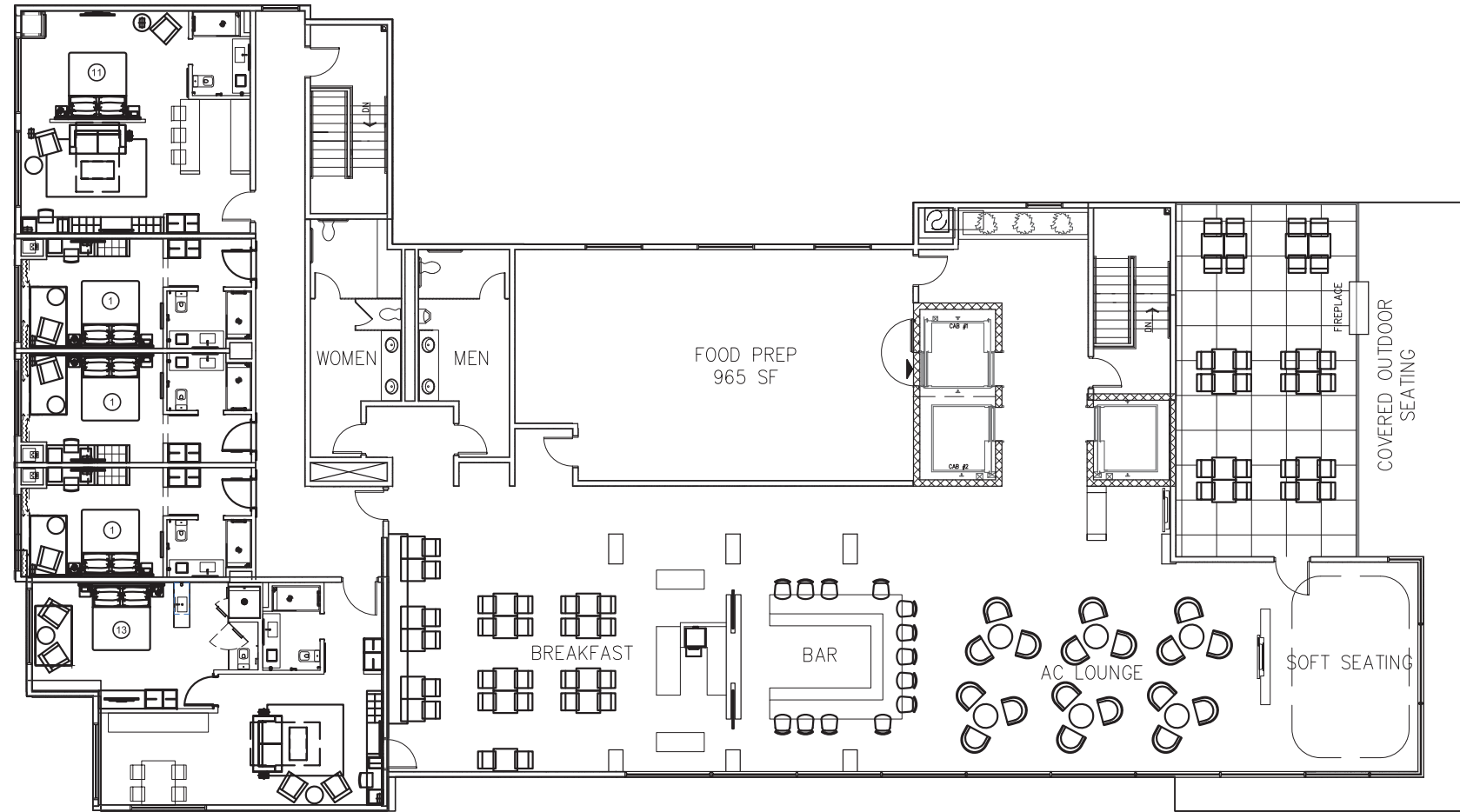
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TENTH FLOOR PLAN

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

0' 4' 8' 16' 24'

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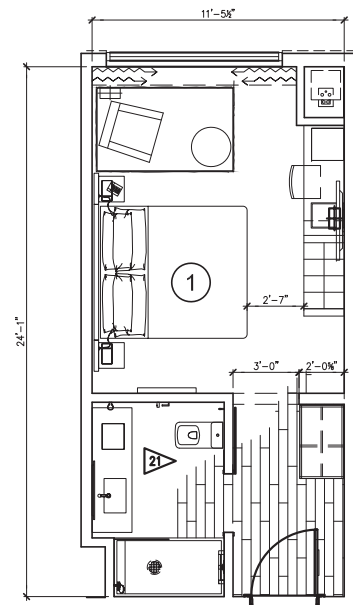
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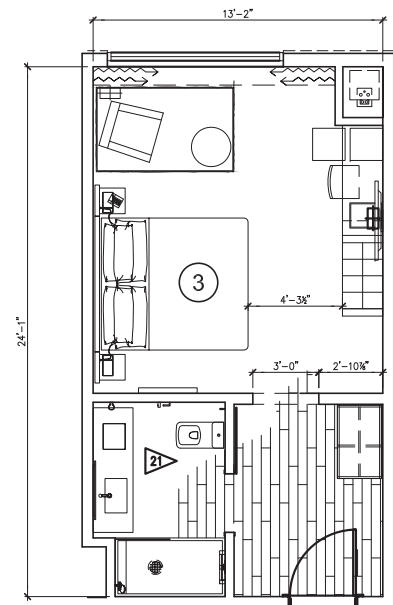
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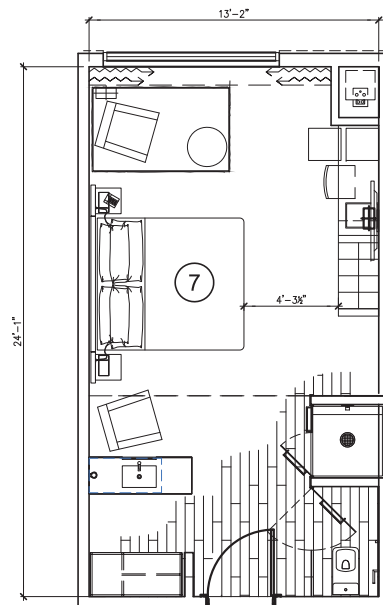
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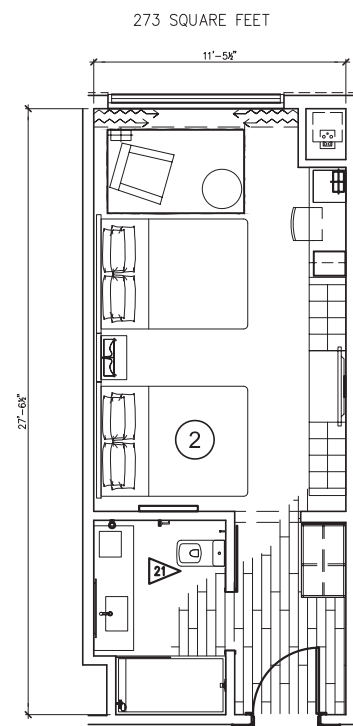
1 AC MODIFIED KING
SCALE: 1/4" = 1'-0"



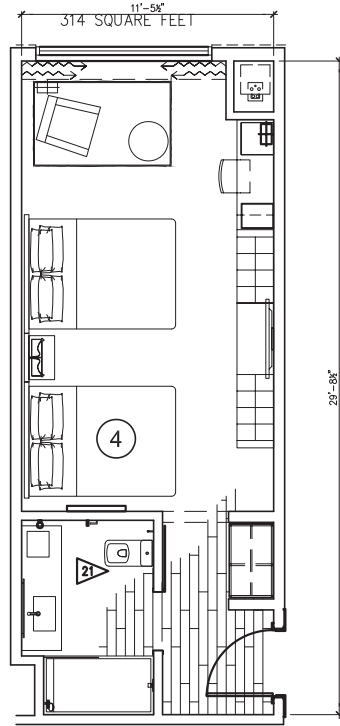
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SCALE: 1/4" = 1'-0"



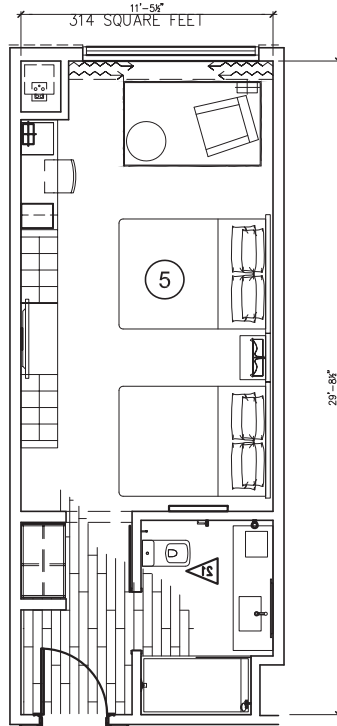
7 AC MODIFIED KING-WIDE
SCALE: 1/4" = 1'-0"



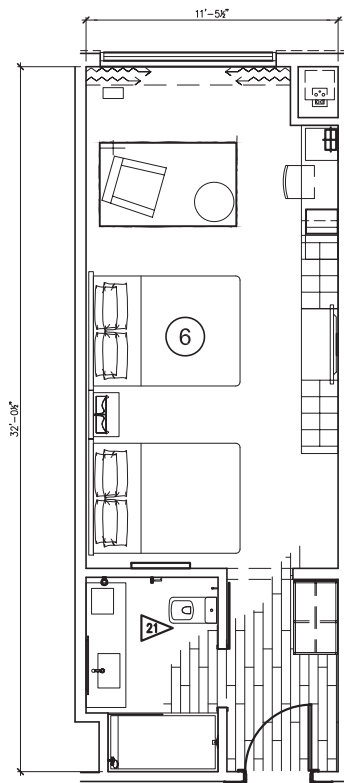
2 AC MODIFIED DOUBLE QUEEN
SCALE: 1/4" = 1'-0"
273 SQUARE FEET



4 AC MODIFIED DOUBLE QUEEN-ALT1
SCALE: 1/4" = 1'-0"
314 SQUARE FEET



5 AC MODIFIED DOUBLE QUEEN-ALT2
SCALE: 1/4" = 1'-0"
314 SQUARE FEET



6 AC MODIFIED DOUBLE QUEEN-ALT3
SCALE: 1/4" = 1'-0"
314 SQUARE FEET

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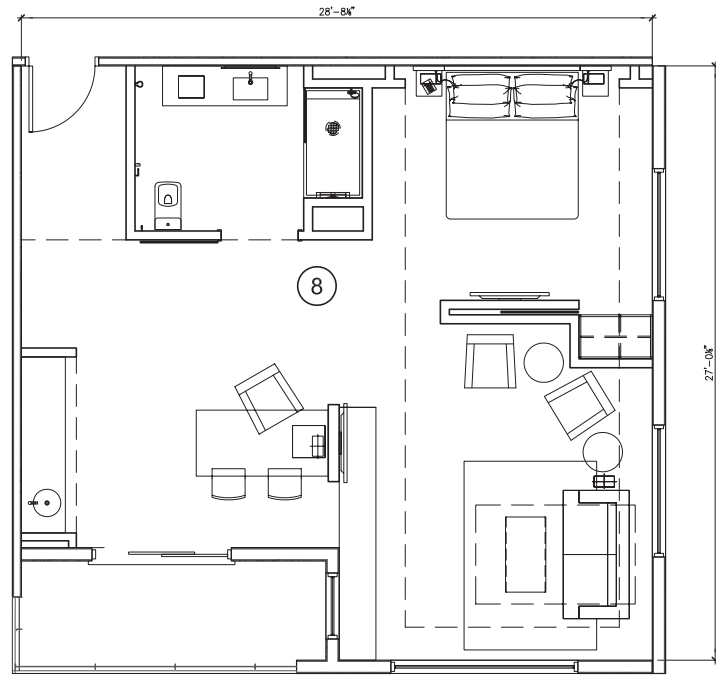
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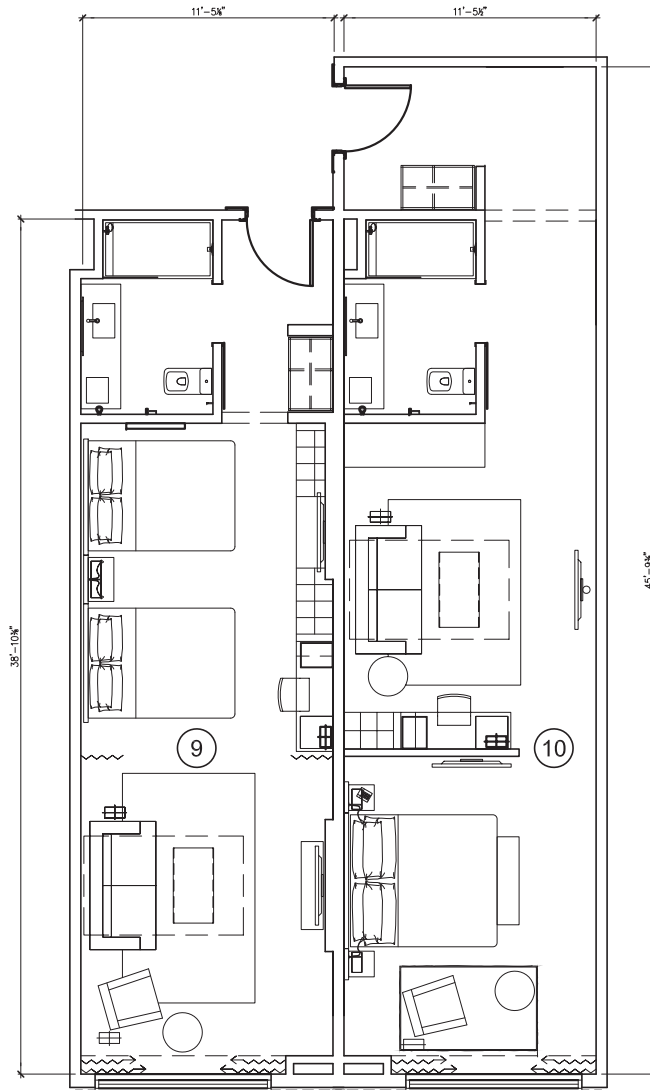
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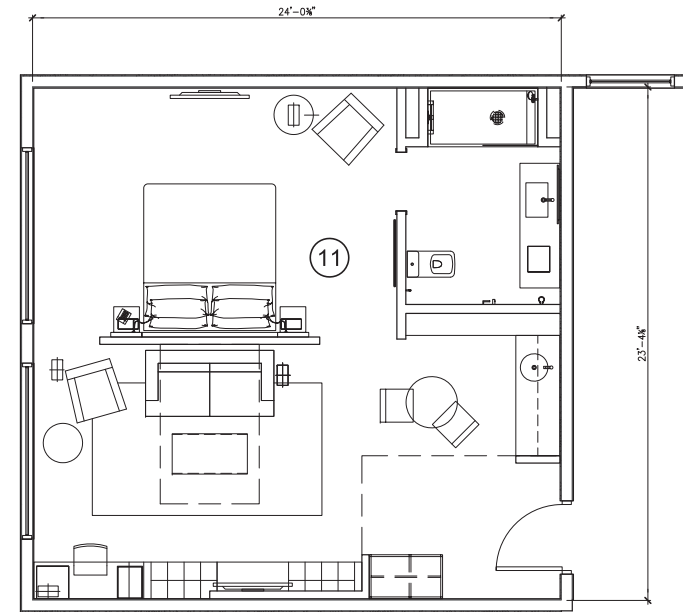
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8 AC MODIFIED SUITE
SCALE: 1/4" = 1'-0"
701 SQUARE FEET

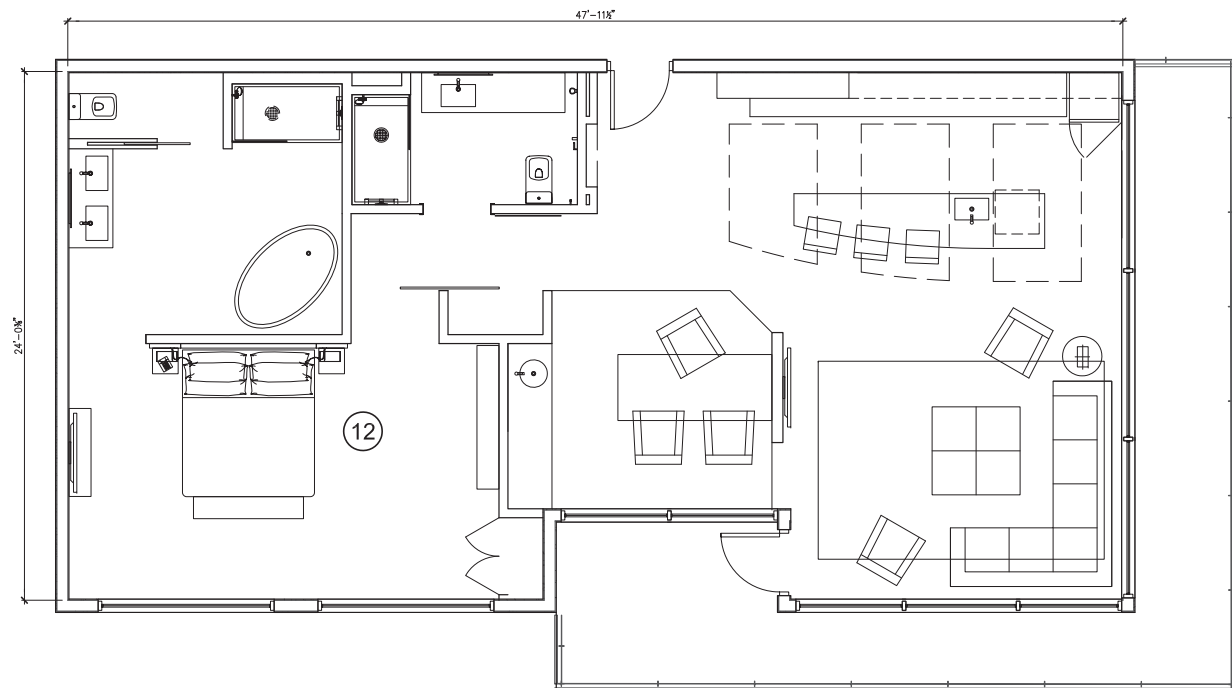


9 AC DQ SUITE - 2ND
SCALE: 1/4" = 1'-0"
440 SQUARE FEET

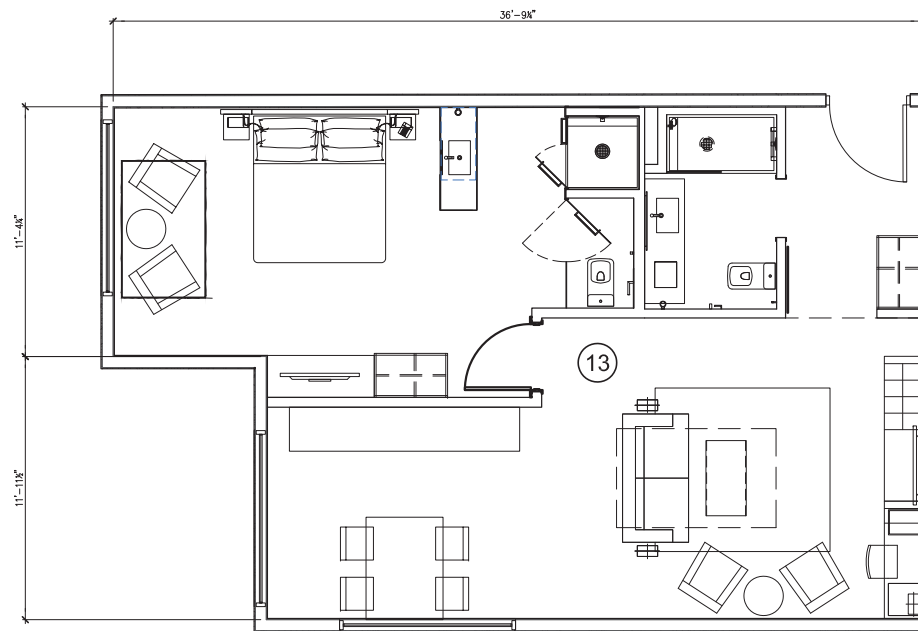


11 AC KING SUITE - 10TH
SCALE: 1/4" = 1'-0"
557 SQUARE FEET

10 AC KING SUITE - 2ND
SCALE: 1/4" = 1'-0"
525 SQUARE FEET



12 AC APARTMENT - 9TH
SCALE: 1/4" = 1'-0"
1100 SQUARE FEET



13 AC KING SUITE - 10TH
SCALE: 1/4" = 1'-0"
771 SQUARE FEET

PROJECT:
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202 E. WASHINGTON AVE.
MADISON, WISCONSIN

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MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	ST-1	MASONRY FIELD MFG: NORTHFIELD BLOCK COMPANY SIZE: UTILITY 8"x24" COLOR: ALABASTER GROUNDFACE
	ST-2	MASONRY FIELD MFG: NORTHFIELD BLOCK COMPANY SIZE: UTILITY 4"x24" COLOR: ALABASTER GROUNDFACE
	PC-1	PRECAST SILLS MFG: NORTHFIELD BLOCK COMPANY SIZE: VARIES COLOR: ALABASTER GROUND FACE
	CT-1	CERAMIC TILE MFG: BRS SIZE: 30"x60" COLOR: GREY METAL
	M-1	METAL PANELS COPINGS, FASCIAS, ETC. MFG: BERTRIDGE SIZE: N/A COLOR: CHARCOAL GREY
	M-2	METAL COPINGS, FASCIAS, ETC. MFG: QUICCASTEL SIZE: N/A COLOR: CLEAR ANODIZED ALUMINUM (215 R1 CLEAR C-1)
GRAPHIC	KEY	EXTERIOR WINDOW KEY
	GL-1	1" CLEAR TEMPERED I.G. AND O.G. MFG: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: CLEAR
	GL-2	1" CLEAR I.G.-O.G. & LIGHT GREY TINT MFG: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: REFER TO SPECIFICATIONS
	GL-3	1" SPANDELL I.G. MFG: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: REFER TO SPECIFICATIONS



OUTLINE OF
212 E. WASHINGTON
(4 STORIES)

OUTLINE OF
212 E. WASHINGTON
(1 STORY DIRECTLY
ADJACENT TO
PROJECT SITE)

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

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DRAWN BY: MJB
DATE:
SCALE: AS NOTED

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



EXTERIOR
ELEVATIONS

A6.02



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

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	ST-1	MASONRY FIELD MFG: NORTHFIELD BLOCK COMPANY(CORDOVA) SIZE: UTILITY 8"x24" COLOR: ALABASTER GROUNDFACE
	ST-2	MASONRY FIELD MFG: NORTHFIELD BLOCK COMPANY SIZE: UTILITY 4"x24" COLOR: ALABASTER GROUNDFACE
	PC-1	PRECAST SILLS MFG: NORTHFIELD BLOCK COMPANY SIZE: VARIES COLOR: ALABASTER GROUND FACE
	CT-1	CERAMIC TILE MFG: BRS SIZE: 30"x60" COLOR: GREY METAL
	M-1	METAL PANELS COPINGS, FASCIAS, ETC. MFG: BERNDORF SIZE: N/A COLOR: CHARCOAL GREY
	M-2	METAL COPINGS, FASCIAS, ETC. MFG: QUICASTEEL SIZE: N/A COLOR: CLEAR ANODIZED ALUMINUM (215 R1 CLEAR C-1)

GRAPHIC	KEY	EXTERIOR WINDOW KEY
	CL-1	1" CLEAR TEMPERED I.G. AND O.G. MFG: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: CLEAR
	CL-2	1" CLEAR I.G.-O.G. & LIGHT GREY TINT MFG: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: REFER TO SPECIFICATIONS
	CL-3	1" SPANDREL I.G. MFG: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: REFER TO SPECIFICATIONS



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

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608-829-3056 (FAX)

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	ST-1	MASONRY FIELD MFG: NORTHFIELD BLOCK COMPANY (CORDOVA) SIZE: UTILITY 8"x24" COLOR: ALABASTER GROUNDFACE
	ST-2	MASONRY FIELD MFG: NORTHFIELD BLOCK COMPANY SIZE: UTILITY 4"x24" COLOR: ALABASTER GROUNDFACE
	PC-1	PRECAST SILLS MFG: NORTHFIELD BLOCK COMPANY SIZE: VARIES COLOR: ALABASTER GROUND FACE
	CT-1	CERAMIC TILE MFG: BHS SIZE: 30"x60" COLOR: GREY METAL
	M-1	METAL PANELS COPINGS, FASCIAS, ETC. MFG: BERNDORF SIZE: N/A COLOR: CHARCOAL GREY
	M-2	METAL COPINGS, FASCIAS, ETC. MFG: OUDCASTEL SIZE: N/A COLOR: CLEAR ANODIZED ALUMINUM (215 R1 CLEAR C-1)
GRAPHIC	KEY	EXTERIOR WINDOW KEY
	CL-1	1" CLEAR TEMPERED I.G. AND O.G. MFG: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: CLEAR
	CL-2	1" CLEAR I.G.-O.G. & LIGHT GREY TINT MFG: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: REFER TO SPECIFICATIONS
	CL-3	1" SPANDREL I.G. MFG: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: REFER TO SPECIFICATIONS



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



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GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	ST-1	MASONRY FIELD MFR: NORTHFIELD BLOCK COMPANY(CORDOVA) SIZE: UTILITY 8"x24" COLOR: ALABASTER GROUNDFACE
	ST-2	MASONRY FIELD MFR: NORTHFIELD BLOCK COMPANY SIZE: UTILITY 4"x24" COLOR: ALABASTER GROUNDFACE
	PC-1	PRECAST SILLS MFR: NORTHFIELD BLOCK COMPANY SIZE: VARIES COLOR: ALABASTER GROUND FACE
	CT-1	CERAMIC TILE MFR: BRS SIZE: 30"x60" COLOR: GREY METAL
	M-1	METAL PANELS COPINGS, FASCIAS, ETC. MFR: BERTRIDGE SIZE: N/A COLOR: CHARCOAL GREY
	M-2	METAL COPINGS, FASCIAS, ETC. MFR: OLCOKASTEL SIZE: N/A COLOR: CLEAR ANODIZED ALUMINUM (215 R1 CLEAR C-1)

GRAPHIC	KEY	EXTERIOR WINDOW KEY
	CL-1	1" CLEAR TEMPERED I.G. AND O.G. MFR: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: CLEAR
	CL-2	1" CLEAR I.G.-O.G. & LIGHT GREY TINT MFR: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: REFER TO SPECIFICATIONS
	CL-3	1" SPANDREL I.G. MFR: REFER TO SPECIFICATIONS SIZE: VARIES COLOR: REFER TO SPECIFICATIONS



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



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EXTERIOR
ELEVATIONS

A6.04



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MASSING
MODEL
RENDERING
R1.02



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MASSING
MODEL
RENDERING
R1.03



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MASSING
MODEL
RENDERING
R1.04



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MASSING
MODEL
RENDERING
R1.05



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MASSING
MODEL
RENDERING
R1.06



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MADISON, WISCONSIN

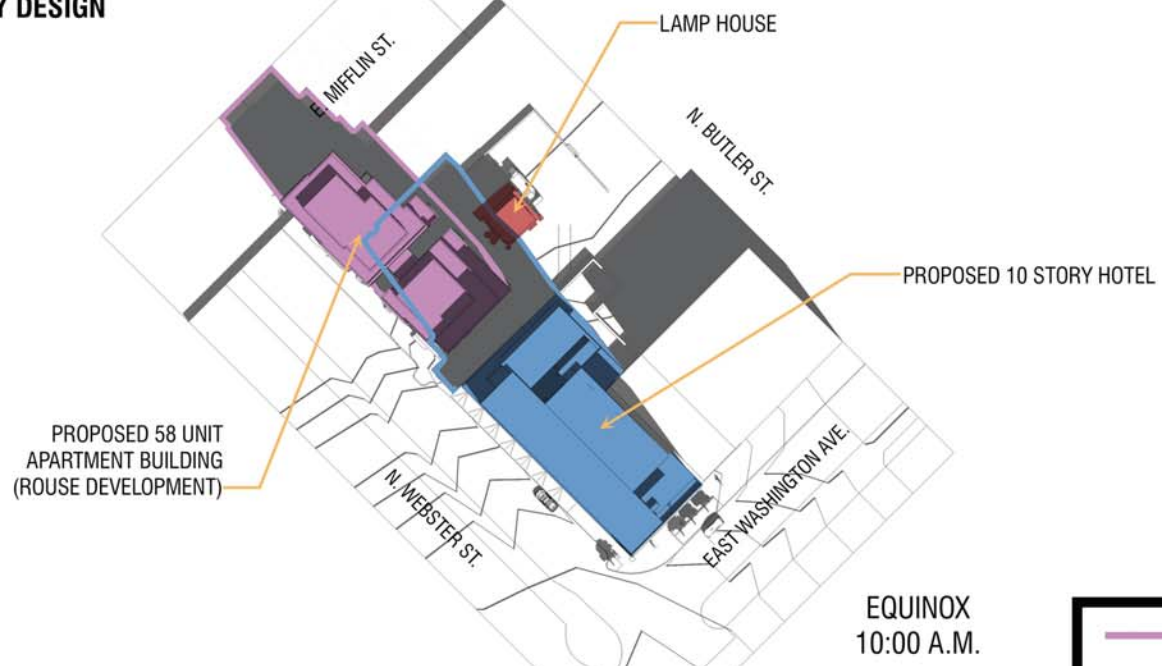
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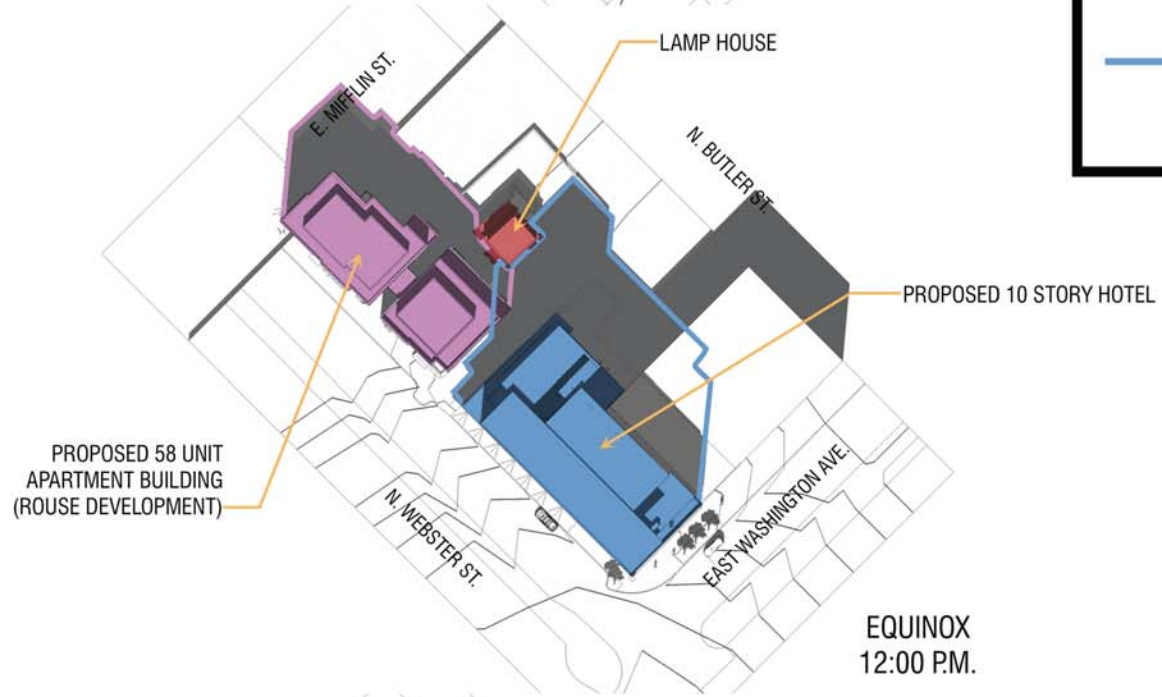
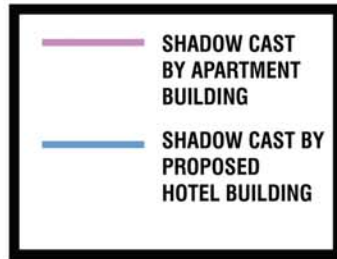
PROJECT: 201410
DRAWN BY:
DATE:
SCALE: AS NOTED

MASSING
MODEL
RENDERING
R1.07

10 STORY DESIGN



EQUINOX
10:00 A.M.

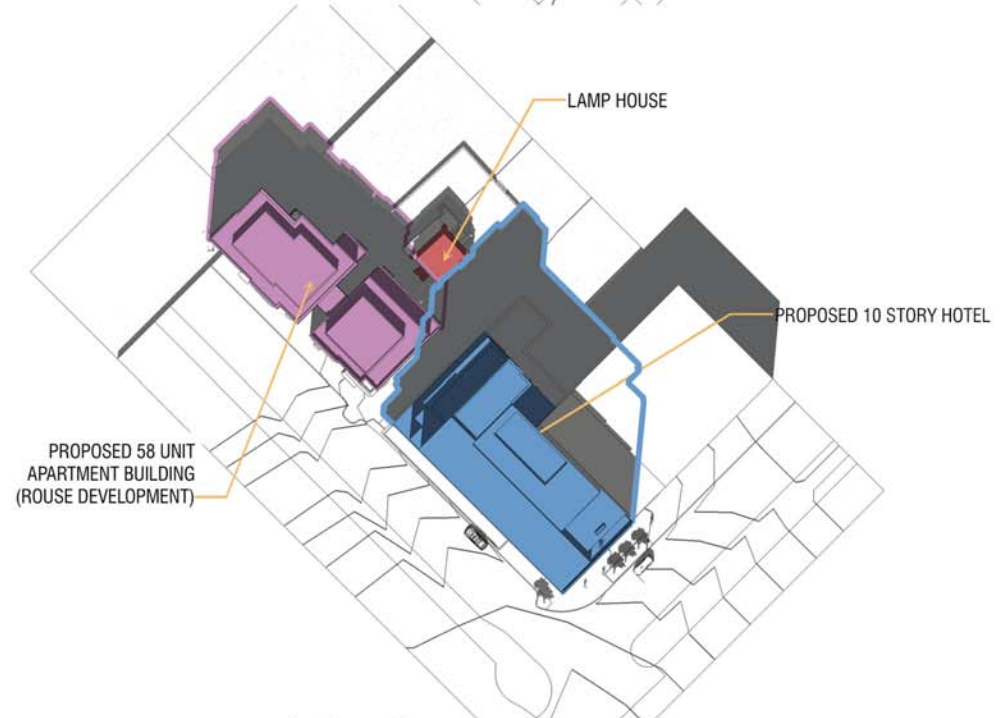
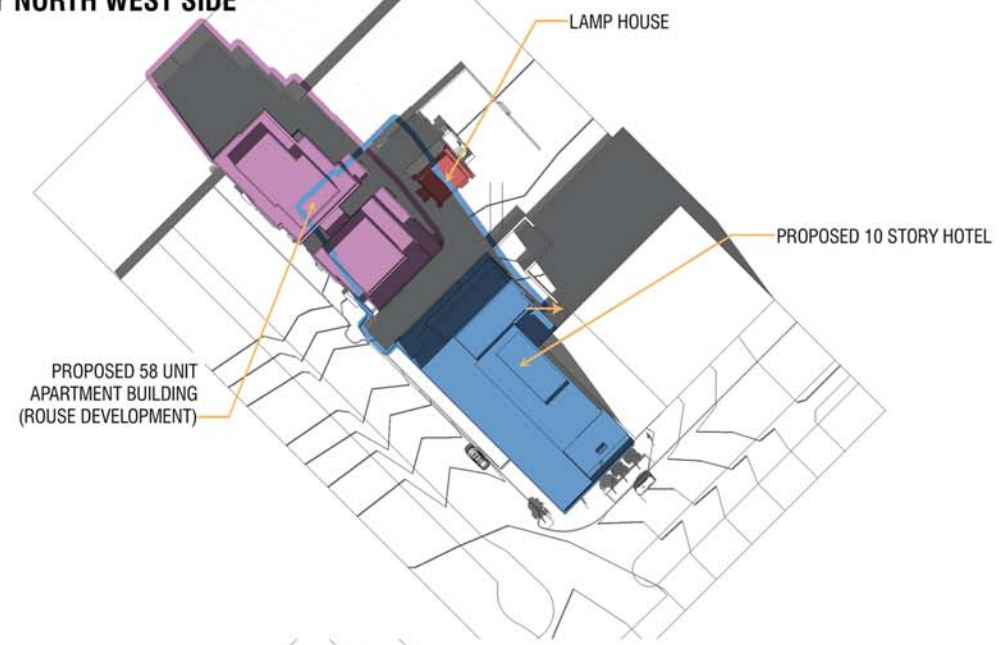


EQUINOX
12:00 P.M.



EQUINOX
2:00 P.M.

**10 STORY DESIGN
WITH 6 STORY NORTH WEST SIDE**



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

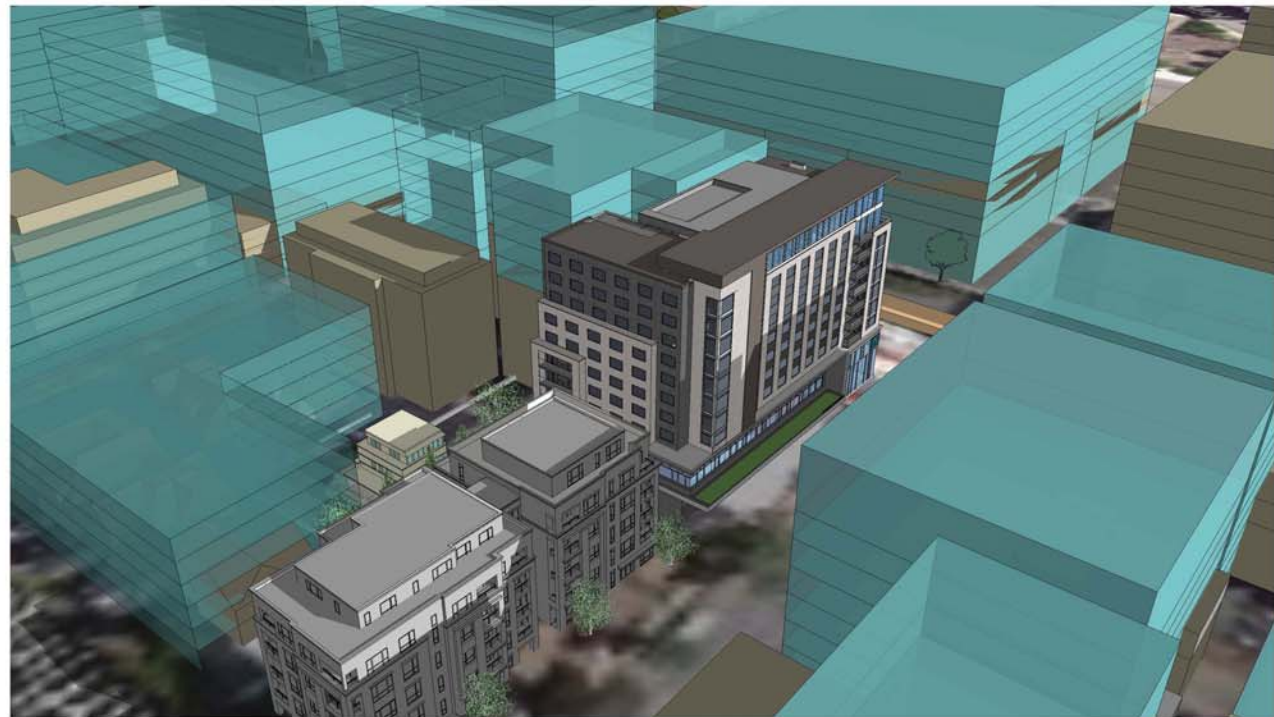
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PROJECT: **AC BY MARRIOTT - DOWNTOWN MADISON**
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FULLY
DEVELOPED
SITE CONTEXT
EX.02