

ANCHOR PROPERTIES REDEVELOPMENT

25 WEST MAIN STREET MADISON, WI 53703
 115 SOUTH HAMILTON STREET MADISON, WI 53703

LOCATION MAP

GENERAL	DATE
GO-01 SCHEDULE MAP NOTES	08.01.2014
GO-02 ENCROACHMENT DIAGRAM	08.01.2014

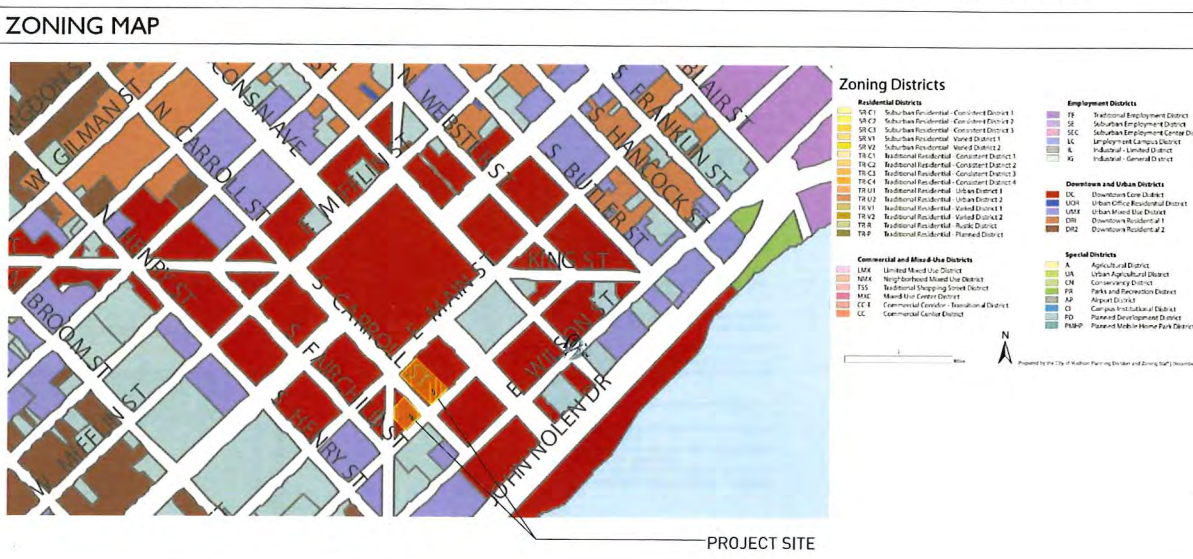
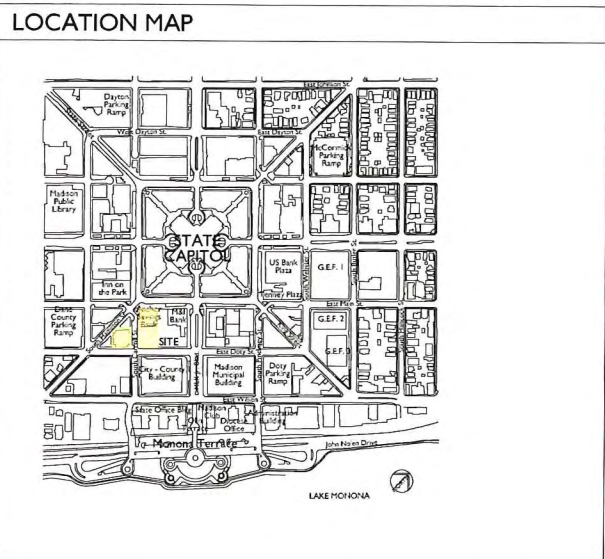
ARCHITECTURAL PLANS	DATE
AI-01 SITE PLAN	08.01.2014
AI-02 GGP FLOOR PLANS ITS HAMILTON LEVEL 1, 25 WEST MAIN LOWER LEVEL	08.01.2014
AI-03 SF FLOOR PLANS ITS HAMILTON LEVEL 1, 25 WEST MAIN LOWER LEVEL	08.01.2014
AI-04 GGP/SP FLOOR PLANS LEVELS L1-P1	08.01.2014
AI-05 GGP/SP FLOOR PLANS LEVELS P2-P3	08.01.2014
AI-06 GGP/SP FLOOR PLANS LEVELS P4-P5	08.01.2014
AI-07 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL 2, 25 WEST MAIN 1	08.01.2014
AI-08 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL 3, 25 WEST MAIN 2	08.01.2014
AI-09 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL 4, 25 WEST MAIN 3	08.01.2014
AI-10 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL 5, 25 WEST MAIN 4	08.01.2014
AI-11 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL 6, 25 WEST MAIN 5	08.01.2014
AI-12 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL 7, 25 WEST MAIN 6	08.01.2014
AI-13 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL 8, 25 WEST MAIN 7	08.01.2014
AI-14 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL 9, 25 WEST MAIN 8	08.01.2014
AI-15 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL ROOF LEVEL 25 WEST MAIN ROOF PENTHOUSE LEVEL	08.01.2014
AI-16 GGP & GGP/SP FLOOR PLANS ITS HAMILTON LEVEL ROOF LEVEL BELOW 25 WEST MAIN ROOF LEVEL	08.01.2014

ARCHITECTURAL ELEVATIONS	DATE
A2-01 GGP BUILDING ELEVATIONS ITS S HAMILTON STREET	08.01.2014
A2-02 SF BUILDING ELEVATIONS ITS S HAMILTON STREET	08.01.2014
A2-03 GGP/SP BUILDING ELEVATIONS 25 W MAIN STREET	08.01.2014
A2-04 REFRESHING CORNER OF DOTY & CARROLL	08.01.2014
A2-05 REFRESHING CORNER OF DOTY & CARROLL	08.01.2014

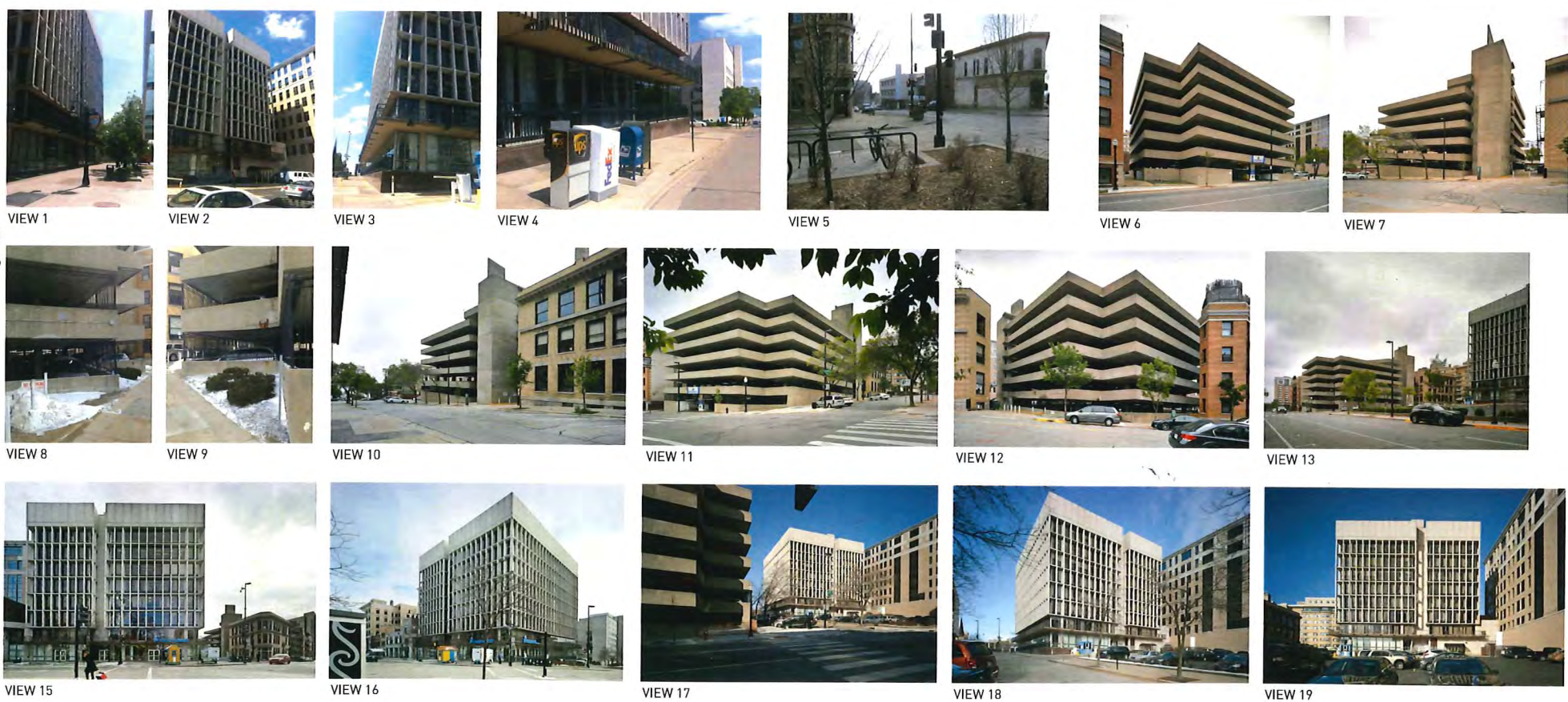
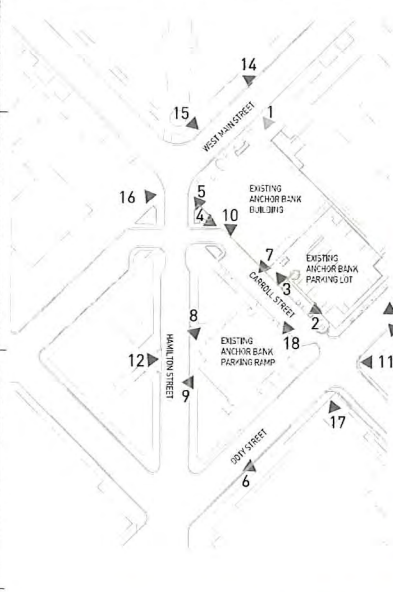
PROJECT TEAM

OWNER
 URBAN LAND INTERESTS
 10 EAST DOTY, SUITE 300
 MADISON, WI 53703
 (608) 268-7008 FAX (608) 251-5572

ARCHITECT
 VALERIO DEWALT TRAY ASSOCIATES INC.
 500 NORTH DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300 FAX 312.260.7301



CONTEXT PHOTOS



ANCHOR PROPERTIES REDEVELOPMENT

115 South Hamilton Street
 Madison, WI 53703

25 West Main Street
 Madison, WI 53703

ISSUE

NO.	ISSUED FOR	DATE
1	UDC	08.01.2014

PROJECT TEAM
 DAVID JENNER/JAHN
 TOM DALY

PROJECT NUMBER
 VDTA 12046.01

PROJECT NAME AND ADDRESS
ANCHOR BANK BUILDING EXPANSION & RESIDENTIAL DEVELOPMENT
 25 WEST MAIN STREET
 MADISON, WISCONSIN

SHEET TITLE
 SCHEDULE, MAP & NOTES

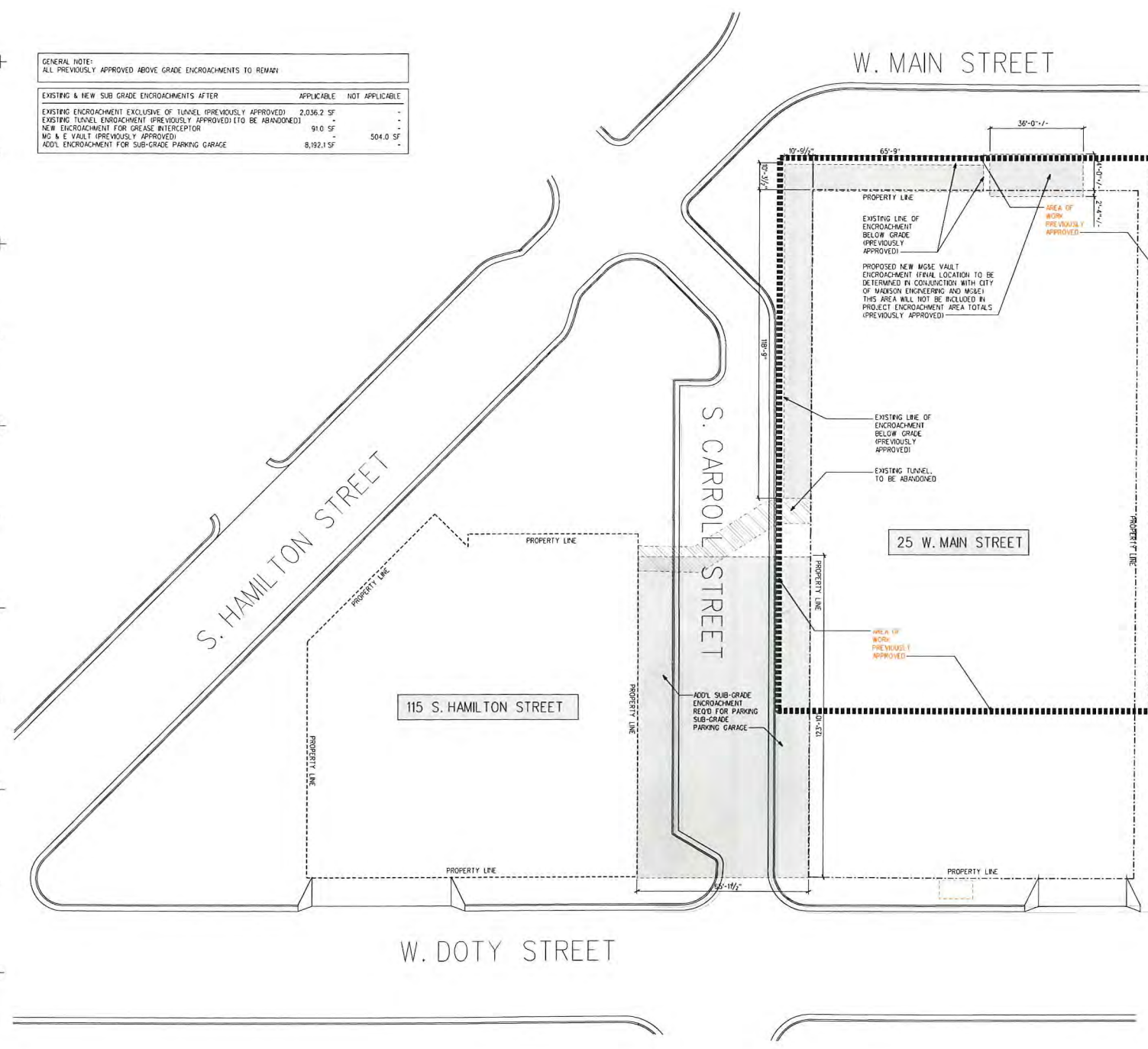
SHEET NUMBER

GO-01

NOT FOR CONSTRUCTION - UDC 08.01.14

GENERAL NOTE:
ALL PREVIOUSLY APPROVED ABOVE GRADE ENCROACHMENTS TO REMAIN

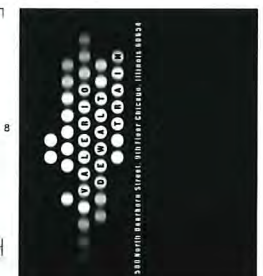
EXISTING & NEW SUB GRADE ENCROACHMENTS AFTER	APPLICABLE	NOT APPLICABLE
EXISTING ENCROACHMENT EXCLUSIVE OF TUNNEL (PREVIOUSLY APPROVED)	2,036.2 SF	-
EXISTING TUNNEL ENCROACHMENT (PREVIOUSLY APPROVED) (TO BE ABANDONED)	-	-
NEW ENCROACHMENT FOR GREASE INTERCEPTOR	91.0 SF	-
MO & E VAULT (PREVIOUSLY APPROVED)	-	504.0 SF
ADDL ENCROACHMENT FOR SUB-GRADE PARKING GARAGE	8,192.1 SF	-



PROPOSED BELOW GRADE ENCROACHMENT DIAGRAM
SCALE: 1" = 32'-0"

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- 23 W. MAIN ST.**
- THE SCALE OF THE EXISTING FACILITY MAINTAINS THE EXISTING EDGE OF THE FACADE FROM SOLID, WHILE THE NEW TERRACE TO THE SOUTH ADDRESSES THE EDGE OF THE PROPERTY ON THE WEST AND NORTH.
 - DUE TO THE COMPACTNESS OF THE SITE AND LIMITED AREAS WHERE CORNER CUTS CAN BE PLACED, THEY HAVE BEEN PLACED WITH THE LEADING CORNER CUTS ALONG DOTY STREET, WHILE MAINTAINING ITS DESIGN INTO THE OVERALL COMPOSITION OF THE FACADE.
 - ADDITIONAL RETAIL SPACES HAVE BEEN ADDED ALONG MAIN ST. CAREFUL TO AVOID ST. BRINGING ADDITIONAL LIFE TO AN AREA OF THE BUILDING THAT IS NOT CURRENTLY ACTIVATED.
 - NO ADDITIONAL SETBACKS ARE REQUIRED FOR THIS PROJECT.
 - BOTH CORNERS OF THE SITE ARE STRONGLY ACTIVATED BY THE BUILDING'S DESIGN. THE RECLADDING OF THE EXISTING BUILDING MAINTAINS THE EXISTING CORNER PRESENCE AT MAIN AND CARROLL, WHILE THE ADDITION OF A NEW CORNER INCLUDING A NEW BREAK ANCHORS THE DOTY AND CARROLL CORNER.
- 115 S. HAMILTON ST.**
- ALL FACADES ADDRESS THEIR PRINCIPAL PROJECTIONS AND COMPLETE THE URBAN EDGE, WITH A SMALL SETBACK PROVIDED ON HAMILTON, TO BE ED TOWARD THE HISTORIC STRUCTURES TO THE NORTH AND SOUTH.
 - DUE TO THE COMPACTNESS OF THE SITE AND LIMITED AREAS WHERE CORNER CUTS CAN BE PLACED, THEY HAVE BEEN PLACED WITH THE LEADING CORNER CUTS ALONG DOTY STREET, WHILE MAINTAINING ITS DESIGN INTO THE OVERALL COMPOSITION OF THE FACADE.
 - ADDITIONAL RETAIL SPACES HAVE BEEN ADDED ALONG CARROLL ST. AS WELL AS ALONG HAMILTON STREET, BRINGING ADDITIONAL LIFE TO AN AREA OF THE BUILDING THAT IS NOT CURRENTLY ACTIVATED.
 - THE EXISTING SETBACKS ALONG HAMILTON HAVE BEEN MAINTAINED BY ABOVE THE FOURTH FLOOR (40' ABOVE GRADE).
 - PARTICULAR DESIGN FOCUS WAS PLACED ON CREATING A STRONG CORNER PRESENCE AT THE CARROLL/DOTY INTERSECTION, A STRONG TOWER ELEMENT, PROVIDING A VISUAL CORNER AT THE CORNER OF DOTY AND CARROLL.
- ACCESS & SITE CIRCULATION**
- 23 W. MAIN ST.**
- NEW RETAIL SPACES HAVE BEEN ADDED ALONG GRADE UNDER THE NEW TERRACE, ALONG WITH LARGE EXPANSES OF GLASS ALONG THE CARROLL AND DOTY FACADES.
 - ALL DRIVEWAYS ARE ORIENTED TO FACE TOWARD THE PUBLIC WAY, AND NO STOP OFF SPACES OR QUEUING SPACES WILL IMPACT PEDESTRIAN MOVEMENT ALONG A PUBLIC CORRIDOR.
- 115 S. HAMILTON ST.**
- NEW RETAIL SPACES HAVE BEEN ADDED ALONG ALL FACADES AND WILL HAVE STIFFED GLASS TO MAINTAIN AN GRADE POTENTIAL OF VISUAL INTEREST.
 - ALL CORNER CUTS ARE ORIENTED TO FACE TOWARD THE PUBLIC WAY.
 - THE EXISTING EQUIPMENT WAS RELOCATED AT THE REAR OF THE BUILDING (FOR GOING ALONG THE TUNNEL (20'x15'))
- USABLE OPEN SPACE - RESIDENTIAL DEVELOPMENT**
- 23 W. MAIN ST.**
- THE BUILDING IS INTENDED FOR COMMERCIAL AND OFFICE USE.
- 115 S. HAMILTON ST.**
- THE DESIGN HAS PROVIDED A LARGE ABOVE GRADE TERRACE FOR THE COMMON USE OF RESIDENTS.
 - A THIRD FLOOR COMMON TERRACE IS PROVIDED ALONG WITH PRIVATE BALCONIES/TERRACES AT SELECT UNITS.
 - ALONG WITH THE RESIDENTIAL DEVELOPMENT, THE DESIGN ALLOWS FOR COMMON MEETING AREAS AND A COMMUNITY ROOM.
- LANDSCAPING**
- 23 W. MAIN ST.**
- THE DESIGN OF THE ADDITION INCLUDES A GRASSY AREA ALONG THE TERRACE AND ALONG WITH STREET TREES AS REQUIRED BY CODE.
 - THE EXISTING LANDSCAPING WILL REMAIN ALONG MAIN ST. STREET TREES WILL BE REPLACED ALONG THE CARROLL ST. AND DOTY ST. AREAS.
 - PLANT SPECIES SELECTION WILL BE BASED ON THE NOTED CRITERIA.
 - THE DESIGN TEAM WILL LOOK FOR AREAS TO INCLUDE PUBLIC ART INTO THE DESIGN.
 - A LARGE FIRST LEVEL TERRACE IS INTENDED FOR OUTDOOR DINING CONNECTED TO THE ADJACENT PAVILION SPACE.
 - ALONG WITH THE STREET TREES, THE PROJECT INCLUDES SEVERAL TREES ON THE FIRST LEVEL TERRACE AS WELL AS TWO GREEN ROOF AREAS.
- 115 S. HAMILTON ST.**
- THE DESIGN OF THE STREET EXPERIENCE IS ONGOING AND ADDITIONAL INFORMATION WILL BE AVAILABLE WITH THE SUBMISSION FOR THE PROPERTY.
 - THE LANDSCAPE DESIGN FOR THE STREET EXPERIENCE IS ONGOING. ADDITIONAL INFORMATION WILL BE PROVIDED WITH THE SUBMISSION FOR THIS PROJECT.
 - PLANT SPECIES SELECTION WILL BE BASED ON THE NOTED CRITERIA.
 - THE DESIGN TEAM WILL LOOK FOR AREAS TO INCLUDE PUBLIC ART INTO THE DESIGN.
 - THE FIRST FLOOR WALKS ALONG THE PAVILION ZONES HAVE BEEN WALK BACK TO PROVIDE OPPORTUNITIES FOR DINING ZONES, LANDSCAPE, ETC.
 - STREET TREES WILL BE PROVIDED ALONG CARROLL AND DOTY ST. TO PROVIDE A HUMAN SCALE TO THE STREET EXPERIENCE AS WELL AS MITIGATE THE URBAN HEAT ISLAND EFFECT.
- LIGHTING**
- 23 W. MAIN ST.**
- EXTERIOR ACCENT LIGHTING WILL BE LIMITED IN SCOPE AND INTENSITY. FURTHER INFORMATION WILL BE PROVIDED IN A FUTURE SUBMISSION SUBJECT TO STAFF APPROVAL.
 - LIGHTING AT ALL ENTRANCES WILL BE SUFFICIENT TO PROVIDE AN INVITING AND SAFE EXPERIENCE. FURTHER INFORMATION WILL BE PROVIDED IN A FUTURE SUBMISSION SUBJECT TO STAFF APPROVAL.
 - BUILDING MOUNTED FIXTURES WILL BE COMPATIBLE WITH THE BUILDING FACADES. FURTHER INFORMATION WILL BE PROVIDED IN A FUTURE SUBMISSION SUBJECT TO STAFF APPROVAL.
 - WE INTEND TO USE FULL CUT OFF FIXTURES THROUGHOUT THE PROJECT. FURTHER INFORMATION WILL BE PROVIDED IN A FUTURE SUBMISSION SUBJECT TO STAFF APPROVAL.
 - ANY LIGHTS LOCATED AT THE TOP OF THE BUILDING WILL NOT COMPETE WITH VIEWS OF THE CAPITOL DOME OR SKYLINE. FURTHER INFORMATION WILL BE PROVIDED IN A FUTURE SUBMISSION SUBJECT TO STAFF APPROVAL.
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- 115 S. HAMILTON ST.**
- THE EXTERIOR PALETTE INCLUDES HIGH QUALITY MATERIALS SUCH AS ALUMINUM, MASONRY, ALUMINUM FINISHES AND CLADDING OF THESE DIFFERENT COLORS. THE REAR OF THE BUILDING ALSO INCLUDES CONCRETE AND EXPOSED CONCRETE.
 - ALL FOUR SIDES OF THE BUILDING ARE DEVELOPED WITH A SIMILAR DESIGN. THE REAR OF THE BUILDING IS DEVELOPED WITH A SIMILAR DESIGN. THE REAR OF THE BUILDING IS DEVELOPED WITH A SIMILAR DESIGN. THE REAR OF THE BUILDING IS DEVELOPED WITH A SIMILAR DESIGN.
 - MATERIAL CHANGES OCCUR AT LOGICAL LOCATIONS THAT HELP TO ACCENTUATE THE BUILDING'S ARTICULATED MASSING, WHILE PROVIDING DURABLE MATERIALS ALONG THE REAR.
- 115 S. HAMILTON ST.**
- THE EXTERIOR CORNER DESIGN IS MAINTAINED IN MASSING AND APPROACH, WHILE THE CORNER AT CARROLL AND DOTY INCLUDES A FOLLOW-UP TO THE LOGICAL DESIGN AS A LOGICAL CORNER.
 - THE CORNER LOCATION OF THIS PROJECT PROVIDE THE DESIGN TEAM TO CREATE AN UNUSUAL CORNER THAT IS WORTHY OF ITS PROTRUDING LOCATION. THE CORNER CLADDING AT THE NORTH AND SOUTH SIDES CREATES CORNER DESIGN THAT ENHANCES THE URBAN EXPERIENCE.
 - THE REQUIREMENTS FOR FLAT ROOF CORNERS ARE NOT APPLICABLE IN THIS SITUATION.
- 115 S. HAMILTON ST.**
- THE DESIGN INCORPORATES A STRONG TOWER PRESENCE AT THE CORNER OF DOTY AND CARROLL. THE FULL MASS OF THE BUILDING IS Brought DOWN AND A VERTICAL PANEL CLAD SLASHES IT FORTH ANCHORS THE CORNER.
 - THIS PROJECT'S BETWEEN TWO HISTORIC STRUCTURES AND TAKES EFFORTS TO RELATE TO THESE BUILDINGS BY USE OF SETBACKS, RECESSES AND WORKING WITH THE SCALE OF THOSE ELEMENTS.
 - THE REQUIREMENTS FOR FLAT ROOF CORNERS ARE NOT APPLICABLE IN THIS SITUATION.
- AWNINGS & CANOPIES**
- 23 W. MAIN ST.**
- AWNINGS WILL NOT BE INTERNALLY ILLUMINATED.
 - ALL NEW CANOPIES PROVIDED UTILIZE THE MATERIALS OF THE EXTERIOR PALETTE AND ARE DESIGNED TO RELATE TO THE SPACES OF THE STRUCTURE.
 - AWNINGS AND CANOPIES WILL BE DESIGNED TO NOT COVER UP ARCHITECTURAL DETAILS.
- 115 S. HAMILTON ST.**
- AWNINGS WILL NOT BE INTERNALLY ILLUMINATED.
 - ALL NEW CANOPIES PROVIDED UTILIZE THE MATERIALS OF THE EXTERIOR PALETTE AND ARE DESIGNED TO RELATE TO THE BALANCE OF THE STRUCTURE.
 - AWNINGS AND CANOPIES WILL BE DESIGNED TO NOT COVER UP ARCHITECTURAL DETAILS.
- SIGNAGE**
- 23 W. MAIN ST.**
- THE DESIGN OF THE SIGNAGE BANDS ENHANCES THE OVERALL DESIGN OF THE PROJECT.
 - FINAL DESIGN OF THE SIGNAGE IS SUBJECT TO APPROVAL BY UDC AND STAFF.
- 115 S. HAMILTON ST.**
- THE DESIGN OF THE SIGNAGE BANDS ENHANCES THE OVERALL DESIGN OF THE PROJECT.
 - FINAL DESIGN OF THE SIGNAGE IS SUBJECT TO APPROVAL BY UDC AND STAFF.



ANCHOR PROPERTIES REDEVELOPMENT

115 South Hamilton Street
Madison, WI 53703

ISSUE	NO.	ISSUED FOR	DATE
	1	UDC	08.01.2014

PROJECT TEAM
DAVID JENNER/JAHN
TOM DALY

PROJECT NUMBER
VDTA 1294601

PROJECT NAME AND ADDRESS
ANCHOR BANK BUILDING EXPANSION & RESIDENTIAL DEVELOPMENT

25 WEST MAIN STREET MADISON, WISCONSIN

SHEET TITLE
BELOW GRADE ENCROACHMENT DIAGRAM

SHEET NUMBER

G1-01



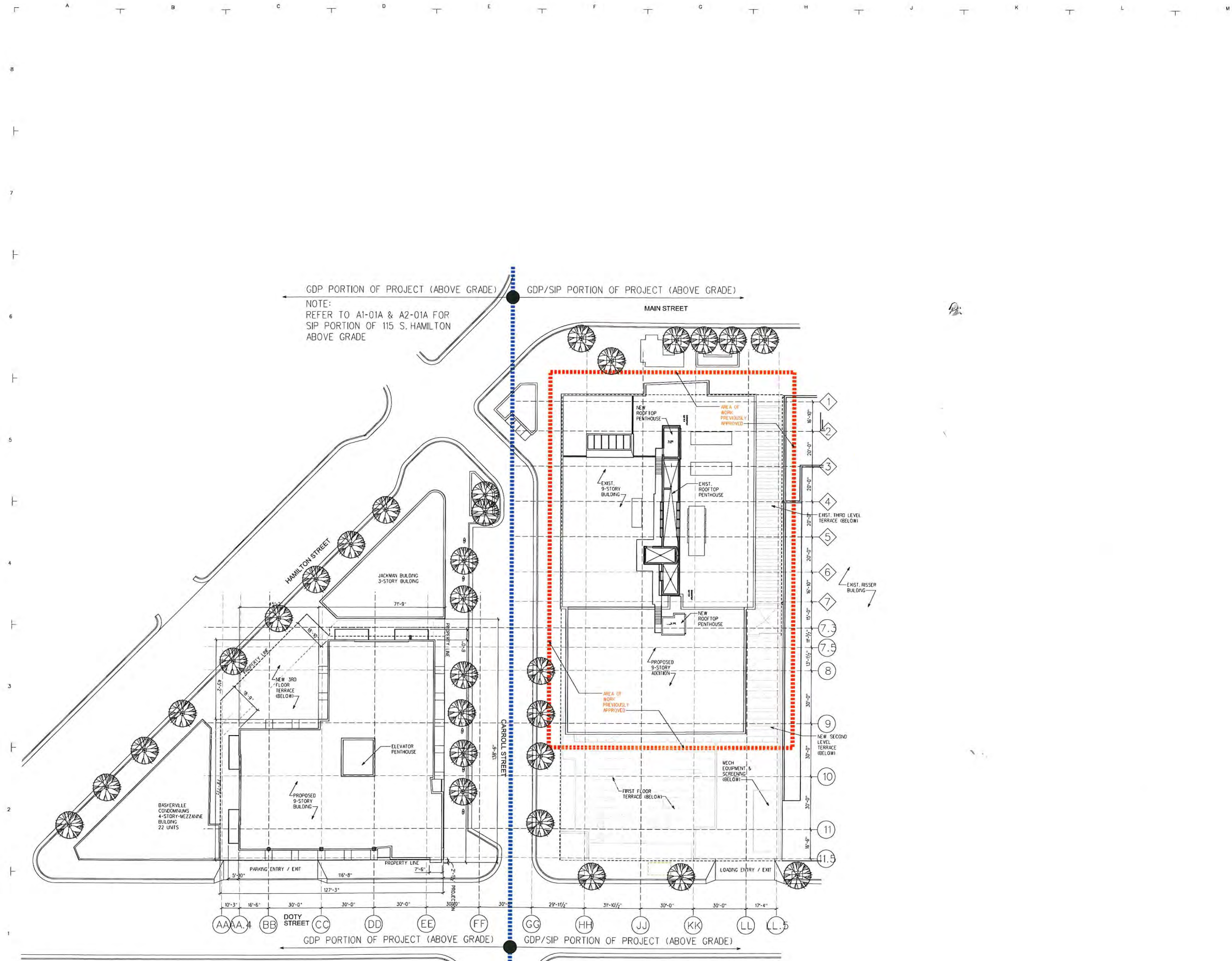
**ANCHOR PROPERTIES
REDEVELOPMENT**

115 South Hamilton Street
Madison, WI 53703

25 West Main Street
Madison, WI 53703

GDP PORTION OF PROJECT (ABOVE GRADE) GDP/SIP PORTION OF PROJECT (ABOVE GRADE)

NOTE:
REFER TO A1-01A & A2-01A FOR
SIP PORTION OF 115 S. HAMILTON
ABOVE GRADE



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PROJECT TEAM	
DAVID JENNERBAHN	
TOM DALY	

PROJECT NUMBER
VDTA 12046.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

**25 WEST MAIN STREET
MADISON, WISCONSIN**

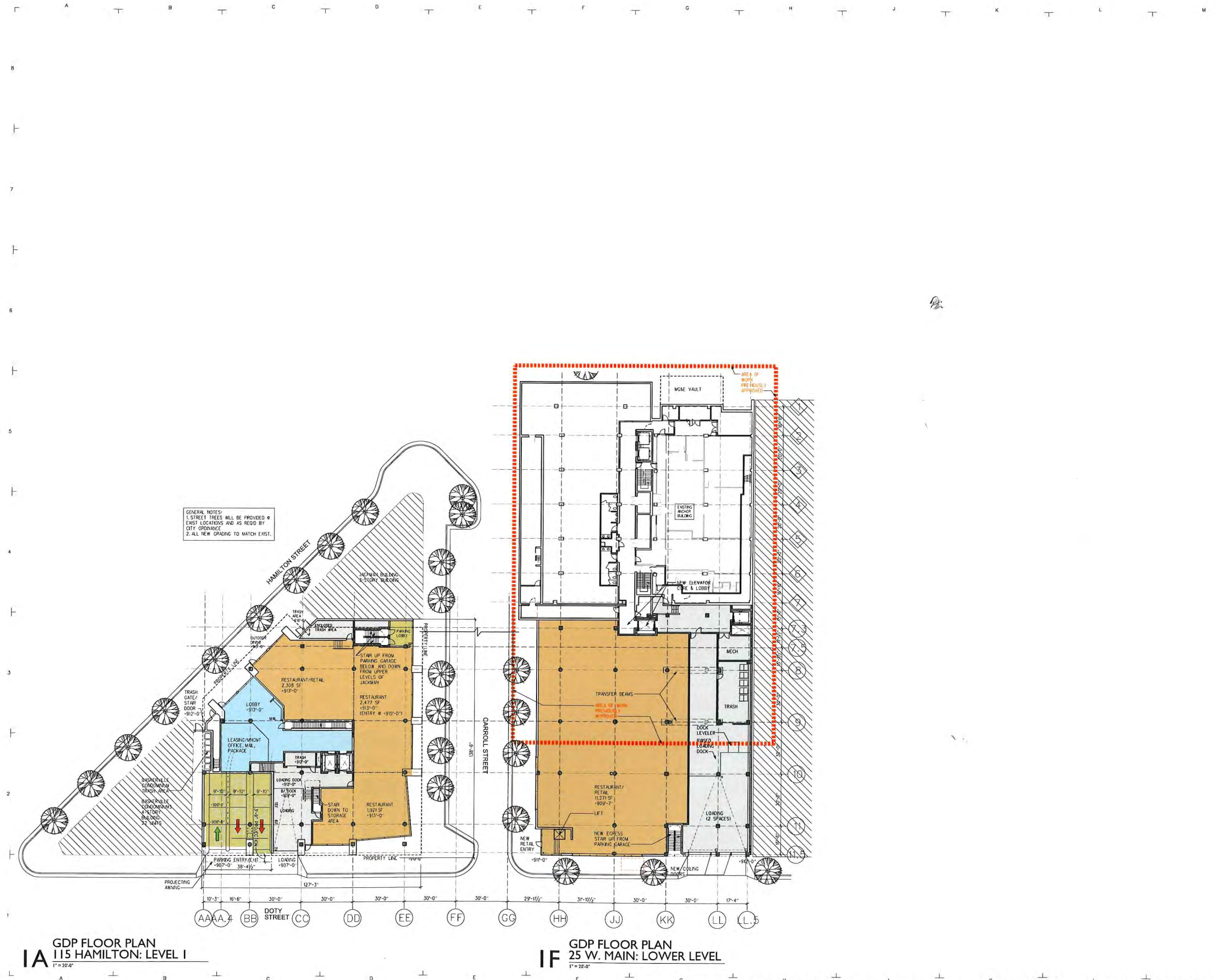
SHEET TITLE
SITE PLAN

SHEET NUMBER

IA SITE PLAN
1"=20'-0"

NOT FOR CONSTRUCTION - UDC 08.01.14

A1-00



GENERAL NOTES:
 1. STREET TREES WILL BE PROVIDED @ EXIST LOCATIONS AND AS REQ'D BY CITY ORDINANCE
 2. ALL NEW GRADING TO MATCH EXIST.

IA GDP FLOOR PLAN
115 HAMILTON: LEVEL I
 1" = 20'-0"

IF GDP FLOOR PLAN
25 W. MAIN: LOWER LEVEL
 1" = 20'-0"

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PROJECT TEAM	
DAVID JENNERJAHN	
TOM DALY	

PROJECT NUMBER
 VDTA 12046.01

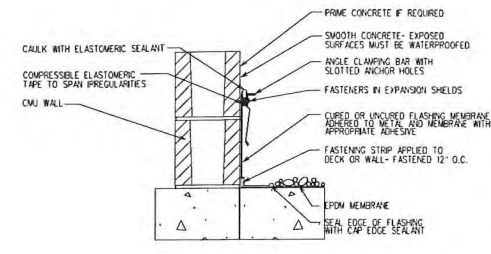
PROJECT NAME AND ADDRESS
ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT

25 WEST MAIN STREET
MADISON, WISCONSIN

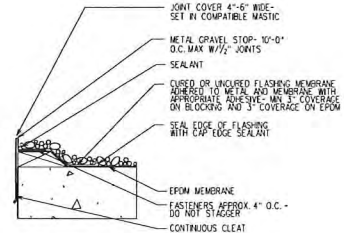
SHEET TITLE
GDP FLOOR PLANS
115 HAMILTON: LEVEL I
25 WEST MAIN: LOWER LEVEL

SHEET NUMBER

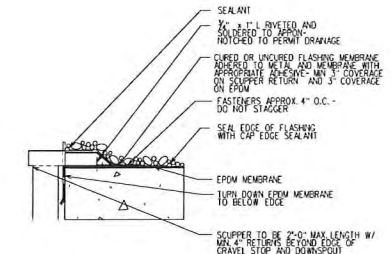
A1-01



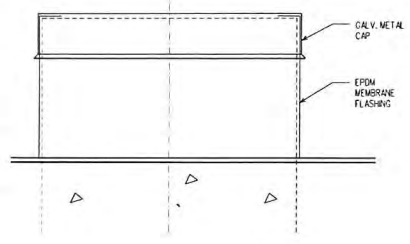
7C COUNTERFLASHING FOR CMU WALL DETAIL
SCALE: 1 1/2" = 1'-0"



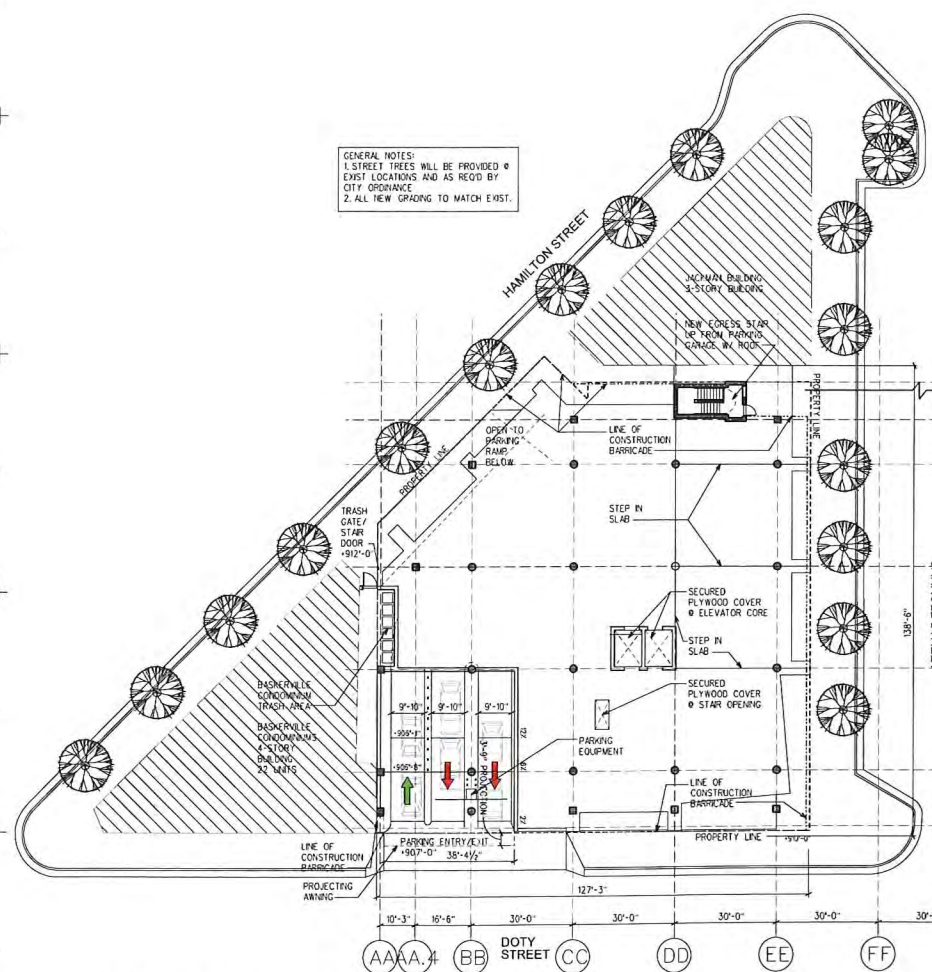
7E METAL ROOF EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



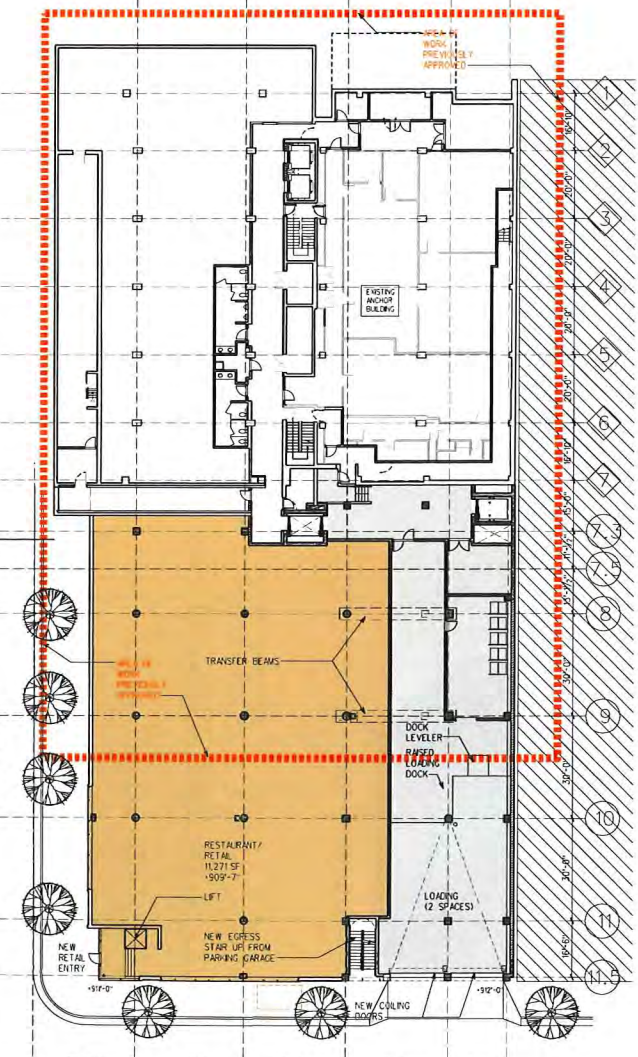
7G SCUPPER THROUGH ROOF EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



7J STRUCTURE THROUGH ROOF SLAB DETAIL
SCALE: 1 1/2" = 1'-0"



IA SIP FLOOR PLAN
115 HAMILTON: LEVEL I
1" = 2'-0"



IF SIP FLOOR PLAN
25 W. MAIN: LOWER LEVEL
1" = 2'-0"

ANCHOR PROPERTIES REDEVELOPMENT

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Madison, WI 53703

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DAWD JENNERJAHN			
TOH DALY			

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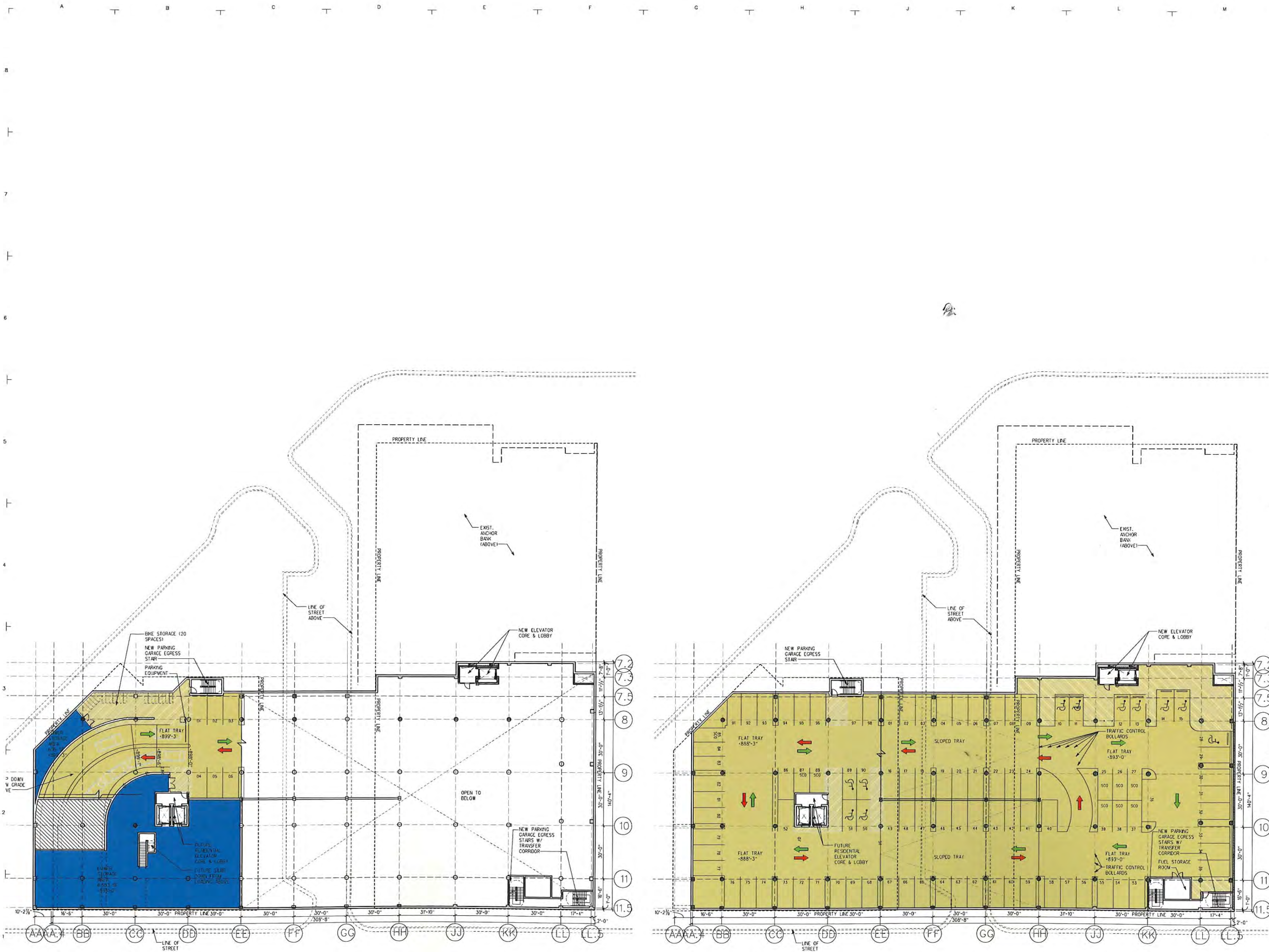
25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
SIP FLOOR PLANS
115 HAMILTON: LEVEL I
25 WEST MAIN: LOWER LEVEL

SHEET NUMBER

A1-01A

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PROJECT TEAM
 DAWO JENNERBAHN
 TOM DALY

PROJECT NUMBER
 VOTA 12046.01

PROJECT NAME AND ADDRESS
ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT

25 WEST MAIN STREET
 MADISON, WISCONSIN

SHEET TITLE
 GDP/SIP FLOOR PLANS
 LEVELS LM-PI

SHEET NUMBER

IA GDP/SIP FLOOR PLAN
 LOWER MEZZANINE (LM)
 1" = 20'-0"

IG GDP/SIP FLOOR PLAN
 LEVEL PI
 1" = 20'-0"

A1-02

NOT FOR CONSTRUCTION - UDC 08.01.14

ISSUE	
NO.	DATE
1	08.01.2014

PROJECT TEAM
DAWO JENNER/ARM
TOM DALY

PROJECT NUMBER
VOTA 12046.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

**25 WEST MAIN STREET
MADISON, WISCONSIN**

SHEET TITLE
**GDP/SIP FLOOR PLANS
LEVELS P2-P3**

SHEET NUMBER

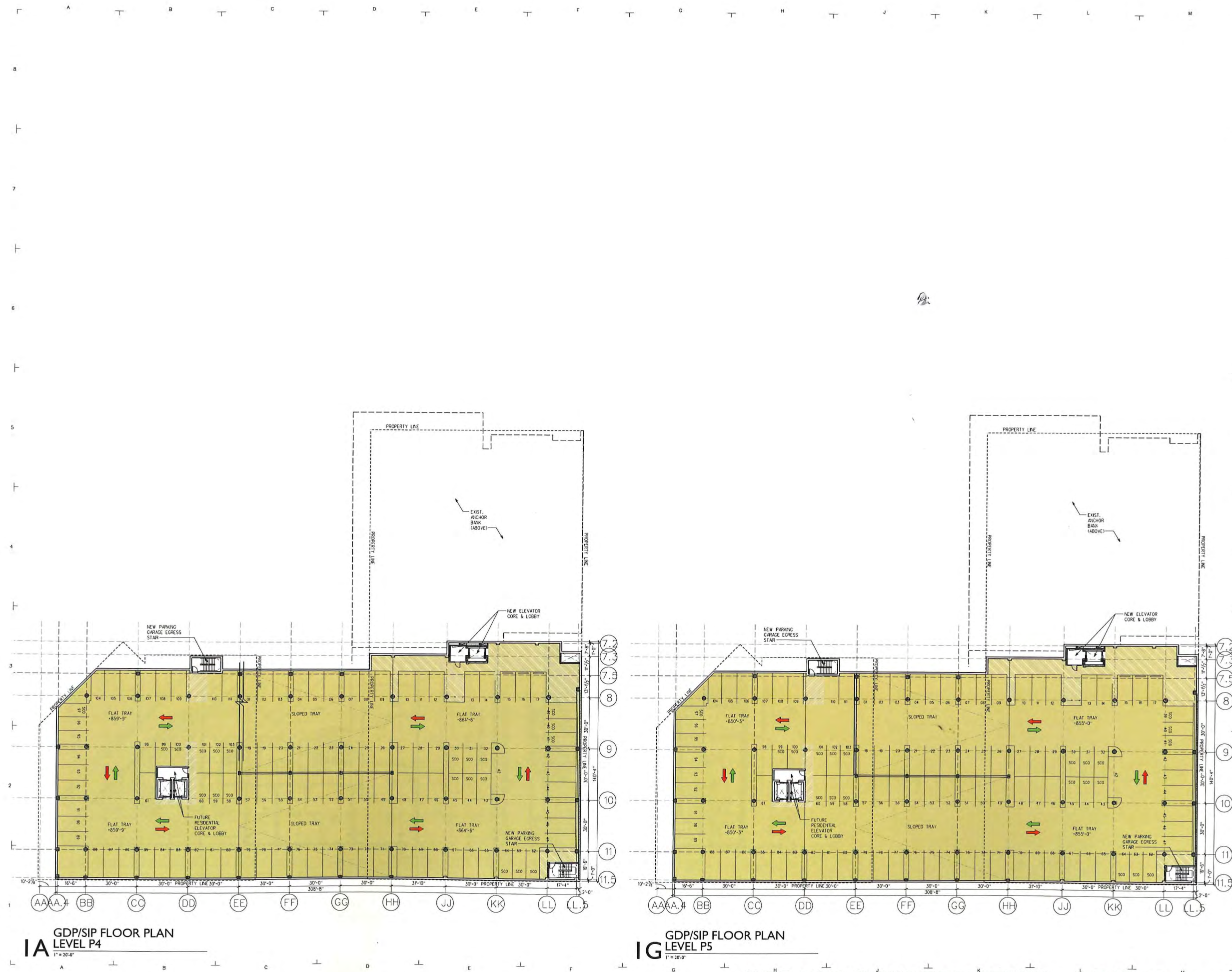


IA GDP/SIP FLOOR PLAN
LEVEL P2
1" = 20'-0"

IG GDP/SIP FLOOR PLAN
LEVEL P3
1" = 20'-0"

A1-03

NOT FOR CONSTRUCTION - UDC 08.01.14



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1	UDC		08.01.2014

PROJECT TEAM
DAVID JENNER/ARHN
TOM DALY

PROJECT NUMBER
VOTA 1294601

PROJECT NAME AND ADDRESS
ANCHOR BANK BUILDING EXPANSION & RESIDENTIAL DEVELOPMENT

25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
GDP/SIP FLOOR PLANS
LEVELS P4-P5

SHEET NUMBER

IA GDP/SIP FLOOR PLAN
LEVEL P4
1" = 3/8"

IG GDP/SIP FLOOR PLAN
LEVEL P5
1" = 3/8"

A1-04

NOT FOR CONSTRUCTION - UDC 08.01.14


ANCHOR PROPERTIES
REDEVELOPMENT

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 Madison, WI 53703

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 Madison, WI 53703

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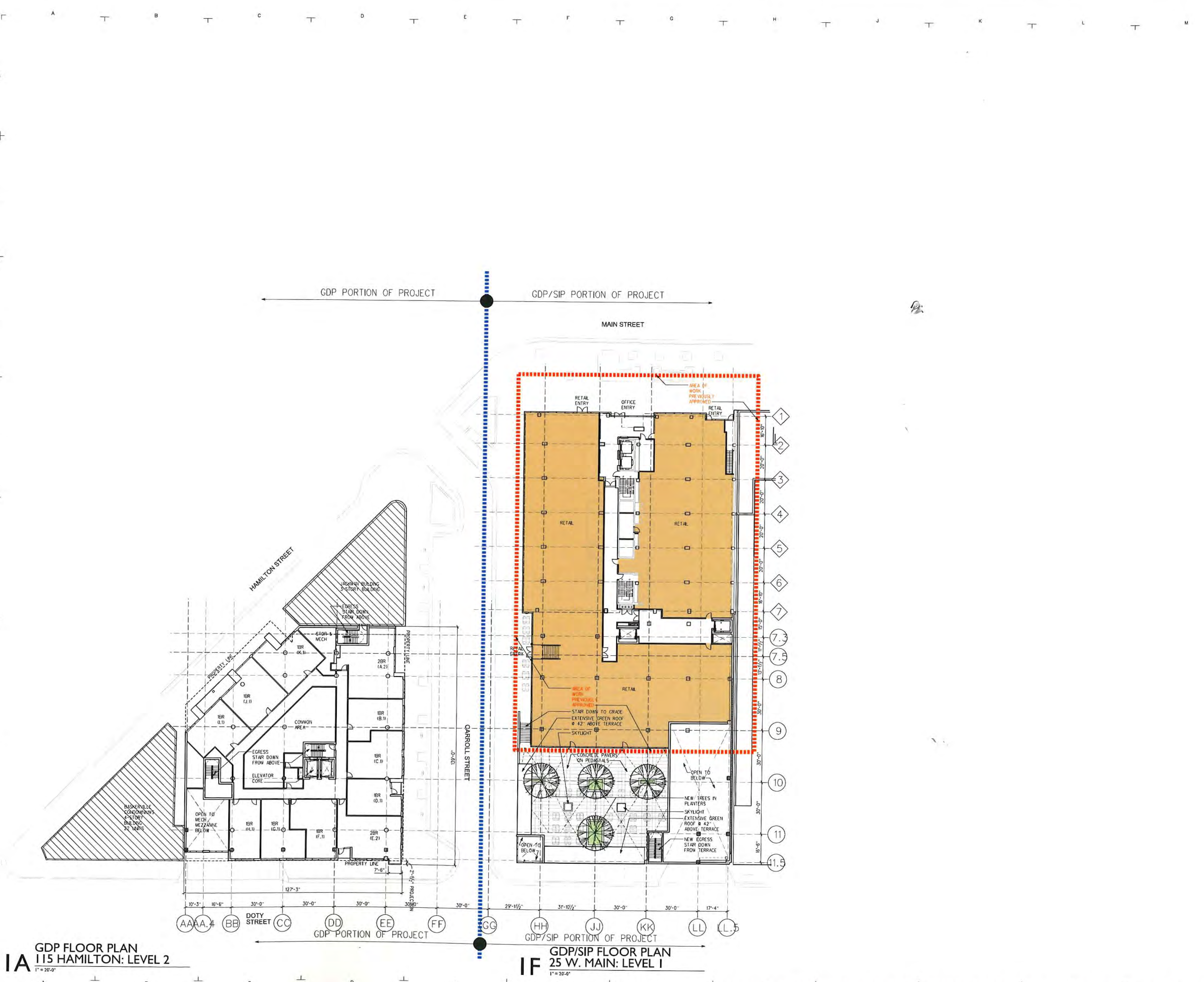
PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: LEVEL 2
25 WEST MAIN: LEVEL 1

SHEET NUMBER

A1-05



IA GDP FLOOR PLAN
115 HAMILTON: LEVEL 2
1" = 3/16" = 0"

IF GDP/SIP FLOOR PLAN
25 W. MAIN: LEVEL 1
1" = 3/16" = 0"

NOT FOR CONSTRUCTION - UDC 08.01.14

A T B T C T D T E T F T G T H T J T K T L T M

B

7

6

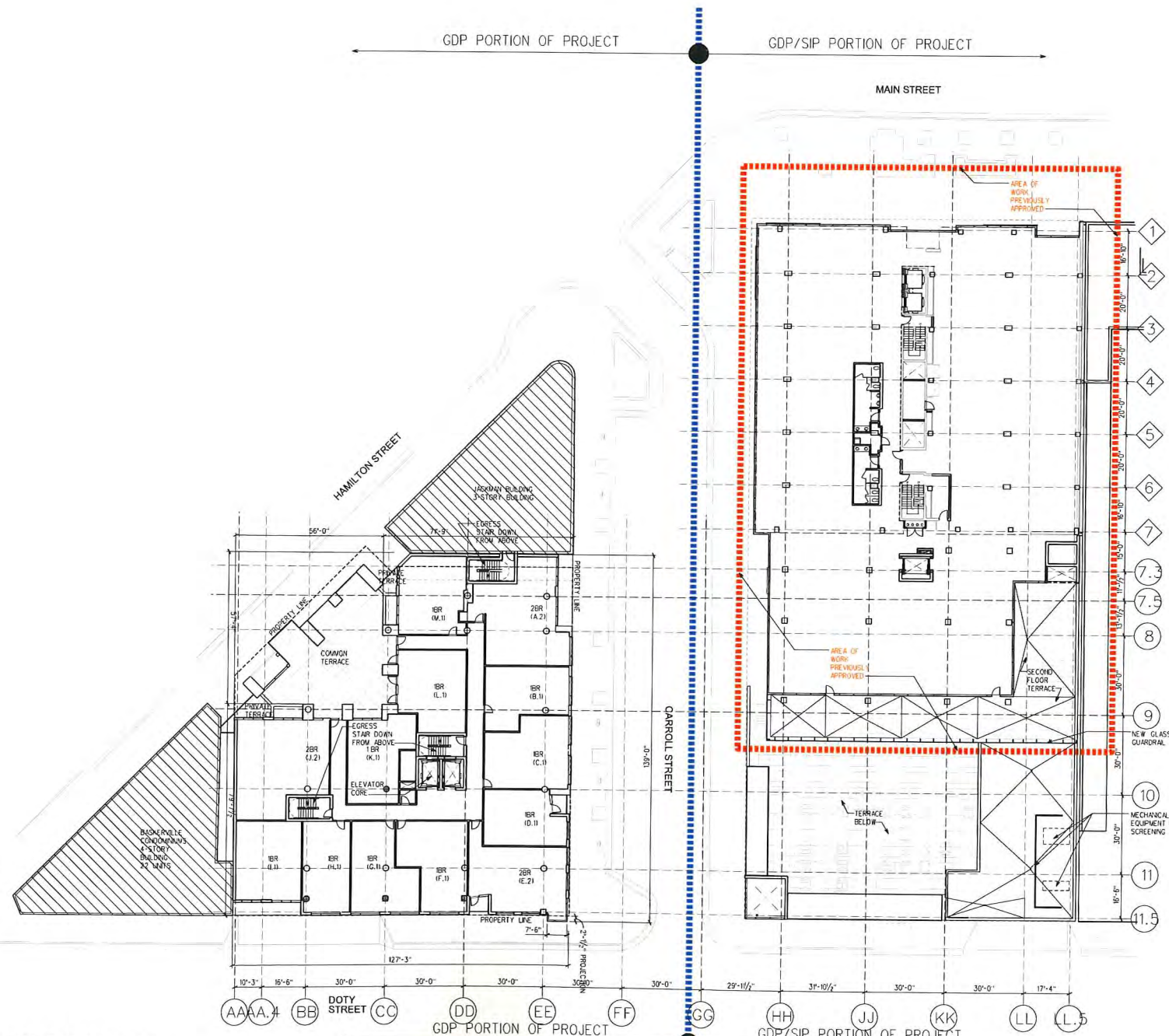
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IA GDP FLOOR PLAN
115 HAMILTON: LEVEL 3
1" = 20'-0"

IF GDP/SIP FLOOR PLAN
25 W. MAIN: LEVEL 2
1" = 20'-0"

ANCHOR PROPERTIES REDEVELOPMENT

318 SOUTH HAMILTON STREET, SUITE 1000, MADISON, WISCONSIN 53703

115 South Hamilton Street
Madison, WI 53703

25 West Main Street
Madison, WI 53703

ISSUE		
NO.	ISSUED FOR	DATE
1	UDC	08.01.2014
PROJECT TEAM		
DAVID JENNERJAHN		
TOM DALY		

PROJECT NUMBER
VDTA 12046.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: LEVEL 3
25 WEST MAIN: LEVEL 2

SHEET NUMBER

A1-06

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ANCHOR PROPERTIES REDEVELOPMENT

 115 South Hamilton Street
 Madison, WI 53703

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1	UDC	08.01.2014

PROJECT TEAM
 DAVID JENNERBAHN
 TOM DALY

PROJECT NUMBER
 VDTA 12046.01

PROJECT NAME AND ADDRESS
ANCHOR BANK BUILDING EXPANSION & RESIDENTIAL DEVELOPMENT

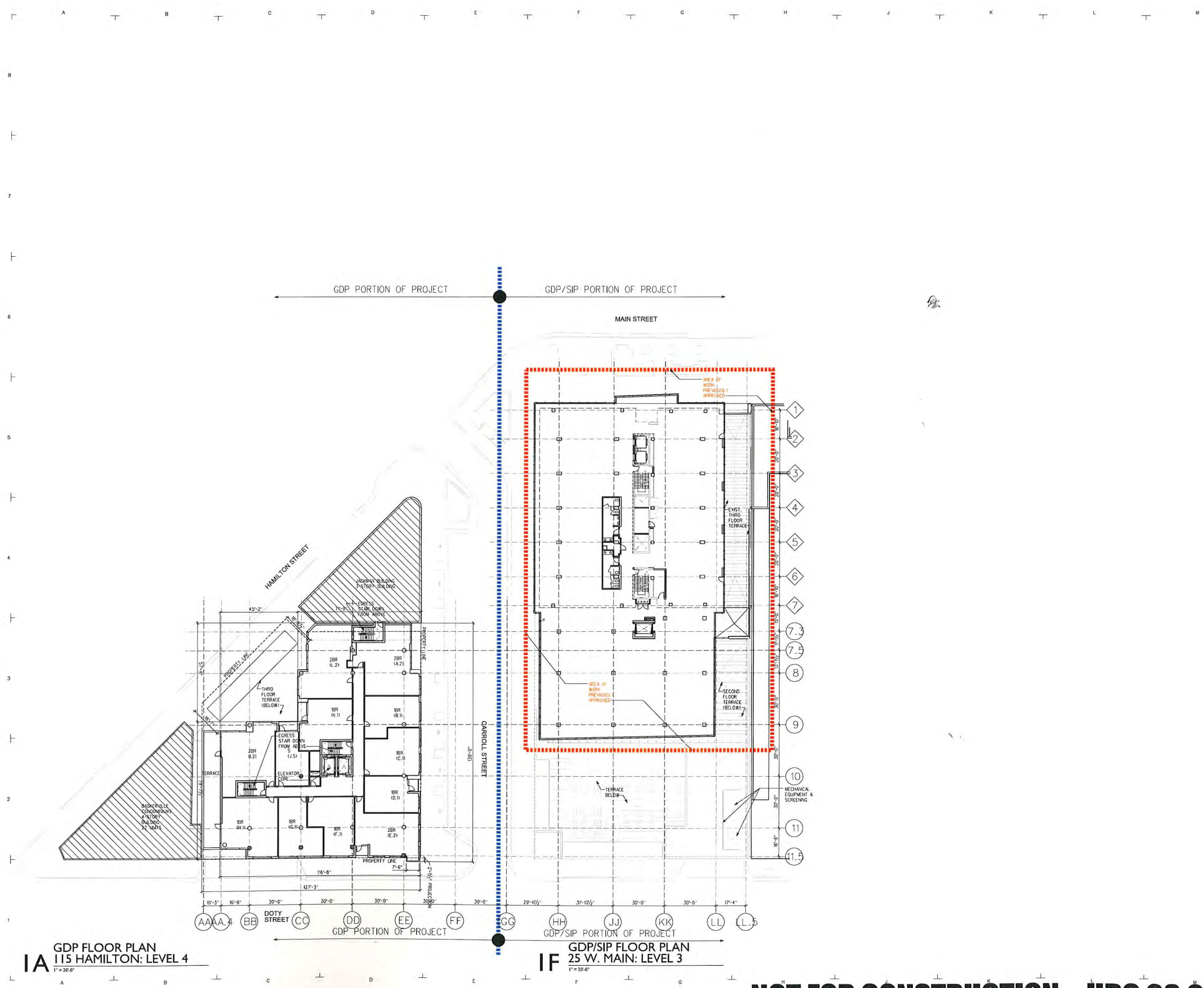
**25 WEST MAIN STREET
 MADISON, WISCONSIN**

SHEET TITLE
**GDP & GDP/SIP FLOOR PLANS
 115 HAMILTON: LEVEL 4
 25 WEST MAIN: LEVEL 3**

SHEET NUMBER

A1-07

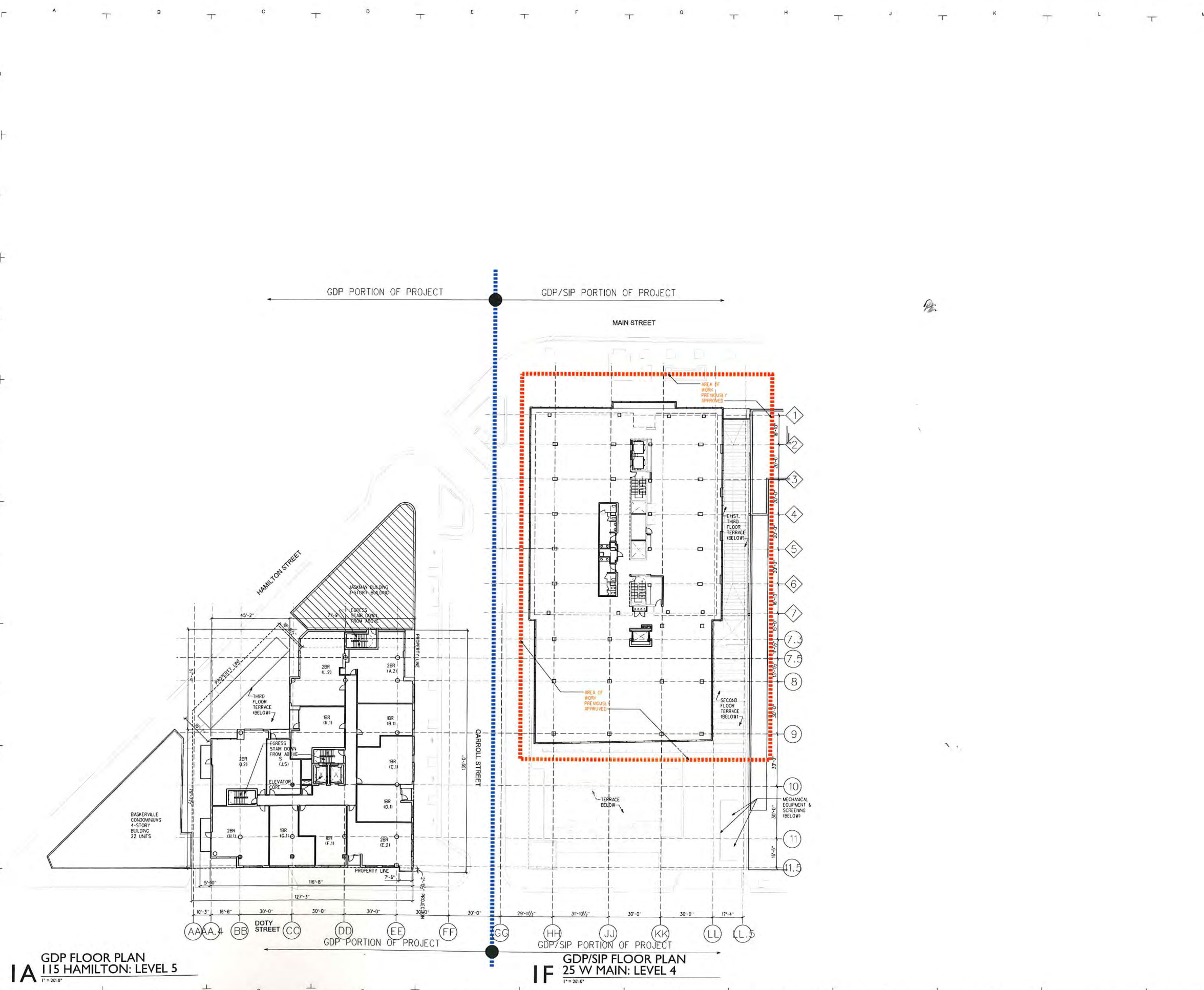
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ANCHOR PROPERTIES REDEVELOPMENT

115 South Hamilton Street
Madison, WI 53703

25 West Main Street
Madison, WI 53703



IA GDP FLOOR PLAN
115 HAMILTON: LEVEL 5
1" = 20'-0"

IF GDP/SIP FLOOR PLAN
25 W MAIN: LEVEL 4
1" = 20'-0"

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PROJECT TEAM
DAVID JENNER/AMH
TOM DALY

PROJECT NUMBER
VDTA 12346.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

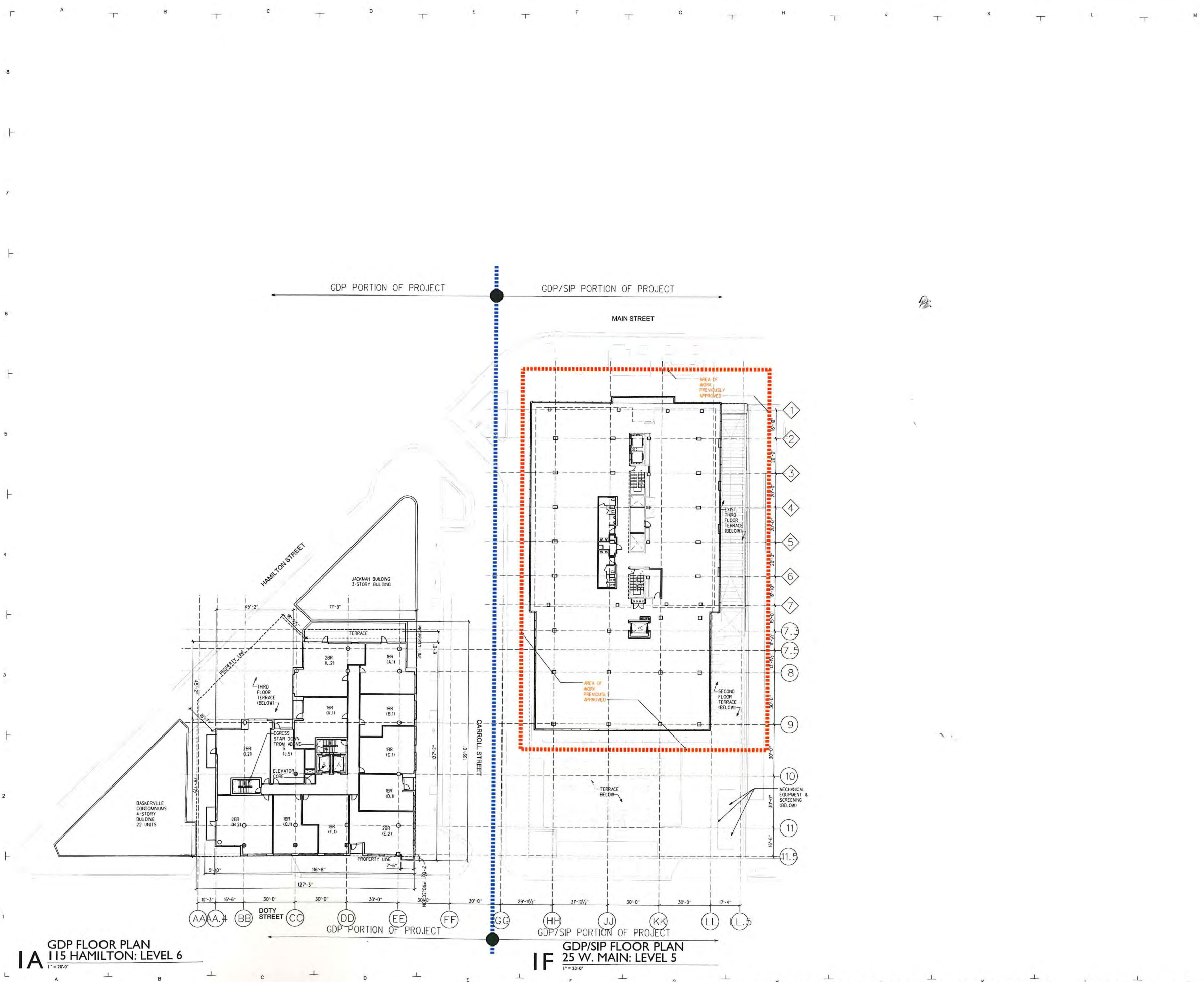
25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: LEVEL 5
25 WEST MAIN: LEVEL 4

SHEET NUMBER

A1-08

NOT FOR CONSTRUCTION - UDC 08.01.14



IA GDP FLOOR PLAN
115 HAMILTON: LEVEL 6
1" = 20'-0"

IF GDP/SIP FLOOR PLAN
25 W. MAIN: LEVEL 5
1" = 20'-0"

ANCHOR PROPERTIES REDEVELOPMENT

25 West Main Street
Madison, WI 53703

115 South Hamilton Street
Madison, WI 53703

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	1	UDC	08.01.2014
PROJECT TEAM			
DAVID JENNER/AMH			
TOM DALY			

PROJECT NUMBER
VDTA 12046 01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: LEVEL 6
25 WEST MAIN: LEVEL 5

SHEET NUMBER

A1-09

NOT FOR CONSTRUCTION - UDC 08.01.14

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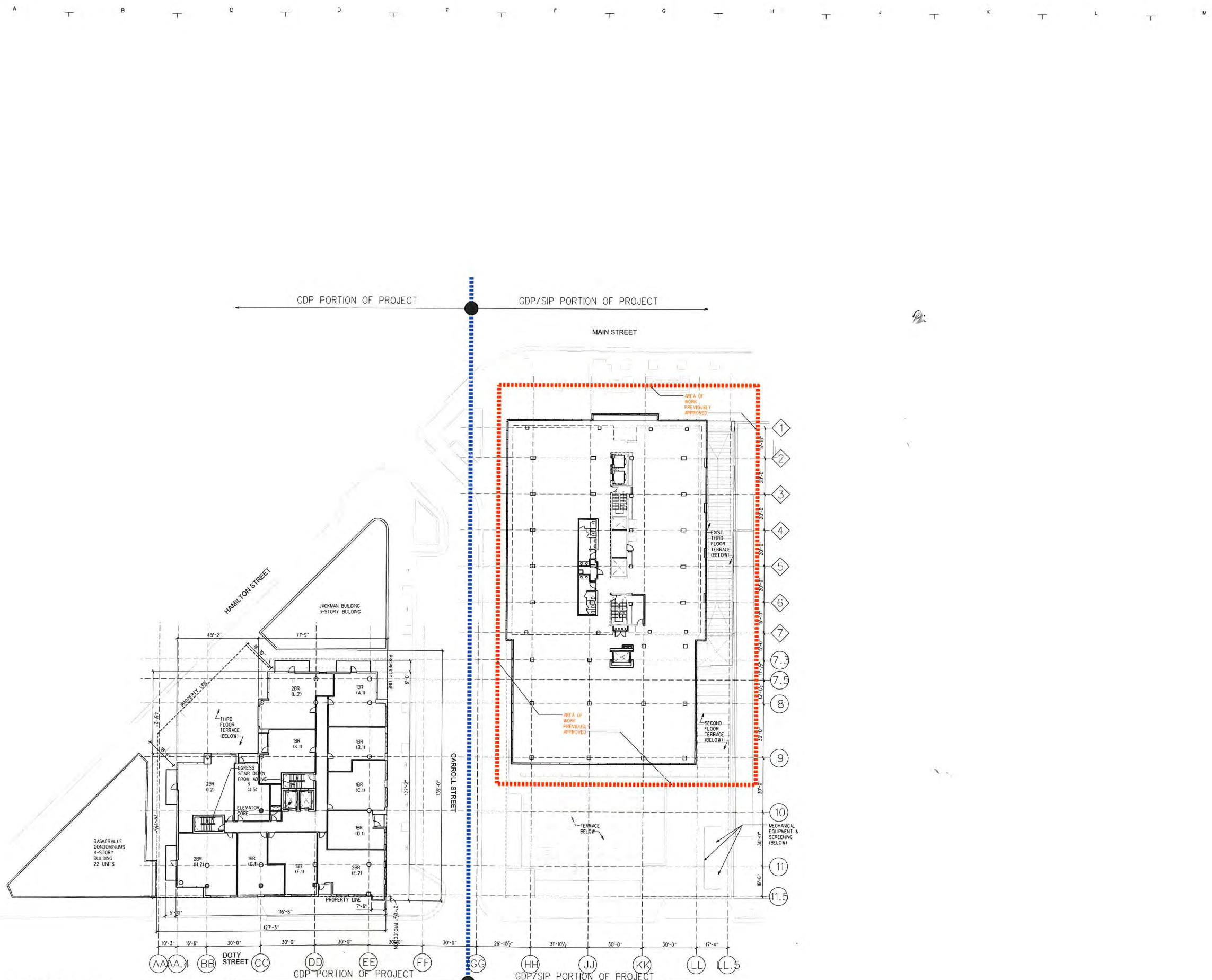
3

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IA GDP FLOOR PLAN
115 HAMILTON: LEVEL 7
1" = 20'-0"

IF GDP/SIP FLOOR PLAN
25 W MAIN: LEVEL 6
1" = 20'-0"

ANCHOR PROPERTIES REDEVELOPMENT

115 South Hamilton Street
Madison, WI 53703

25 West Main Street
Madison, WI 53703

ISSUE	NO.	LOC	ISSUED FOR	DATE
	1	LOC		08.01.2014
PROJECT TEAM				
DAVID JERNERBAHN				
TON DALY				

PROJECT NUMBER
VDTA 12046.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

**25 WEST MAIN STREET
MADISON, WISCONSIN**

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: LEVEL 7
25 WEST MAIN: LEVEL 6

SHEET NUMBER

A1-10

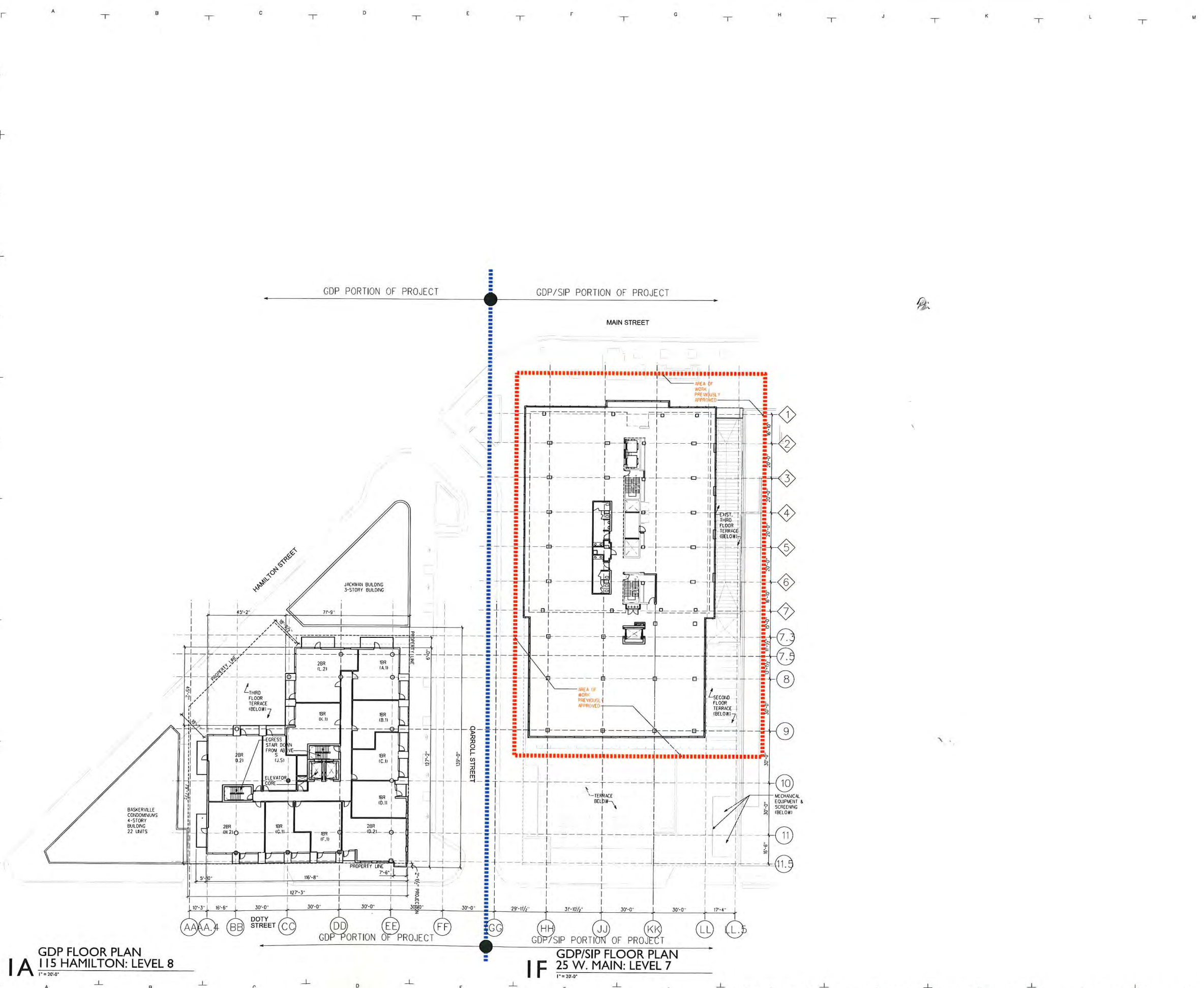
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**ANCHOR PROPERTIES
REDEVELOPMENT**

25 West Main Street
Madison, WI 53703

115 South Hamilton Street
Madison, WI 53703



IA GDP FLOOR PLAN
115 HAMILTON: LEVEL 8
1" = 3/8"

IF GDP/SIP FLOOR PLAN
25 W. MAIN: LEVEL 7
1" = 3/8"

ISSUE	
NO.	ISSUED FOR
1	UDC
	DATE
	08.01.2014
PROJECT TEAM	
DAVID JENNERJAHN	
TOM DALY	

PROJECT NUMBER
VDTA 12046.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

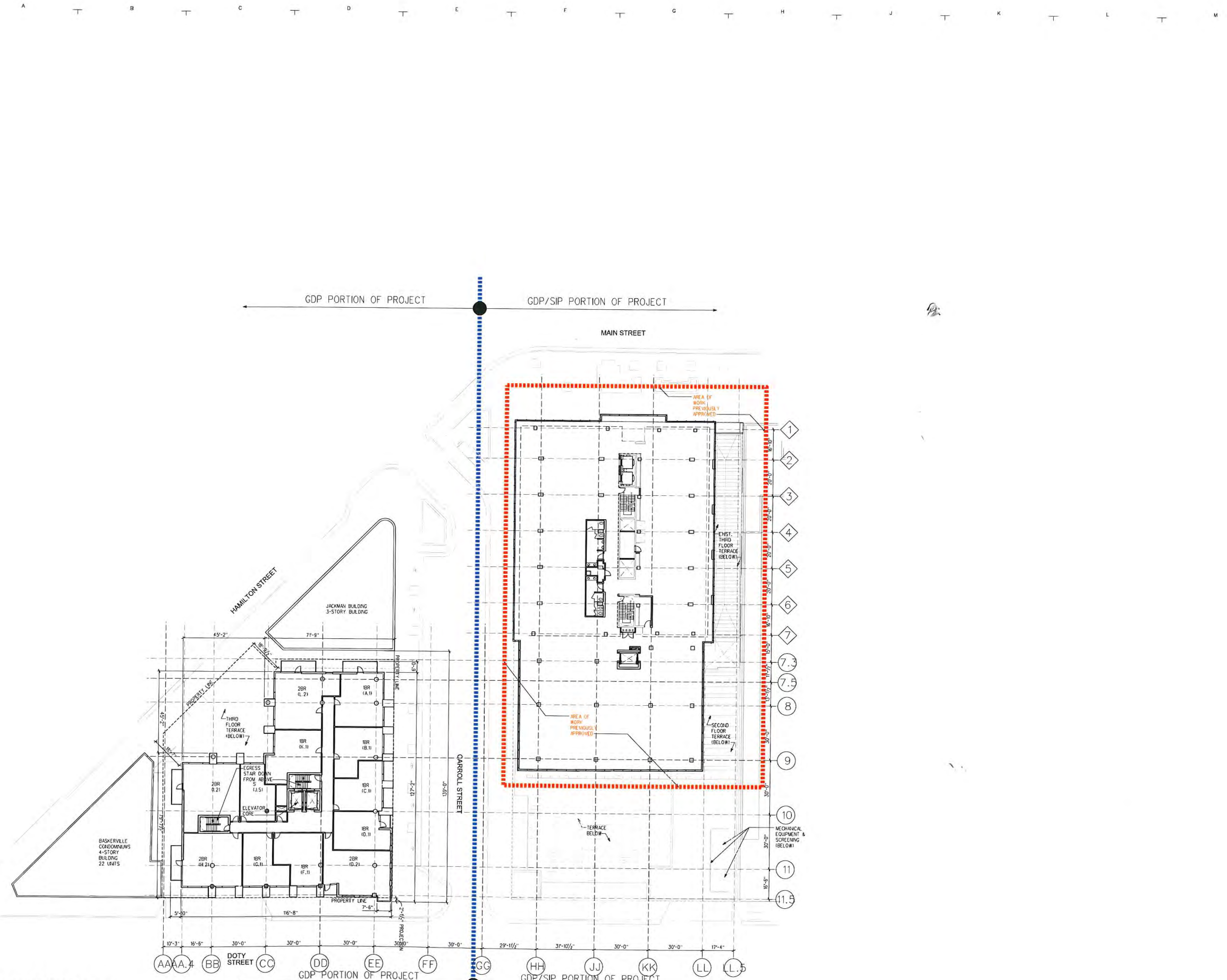
25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: LEVEL 8
25 WEST MAIN: LEVEL 7

SHEET NUMBER

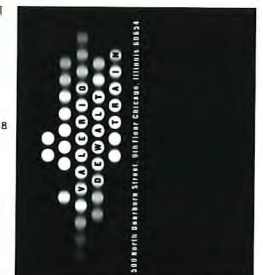
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IA GDP FLOOR PLAN
115 HAMILTON: LEVEL 9
1" = 20'-0"

IF GDP/SIP FLOOR PLAN
25 W. MAIN: LEVEL 8
1" = 20'-0"



**ANCHOR PROPERTIES
REDEVELOPMENT**

115 South Hamilton Street
Madison, WI 53703

25 West Main Street
Madison, WI 53703

ISSUE	NO.	ISSUED FOR	DATE
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PROJECT TEAM
DAVID JENNERHAHN
TOM DALY

PROJECT NUMBER
VDTA 12046.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

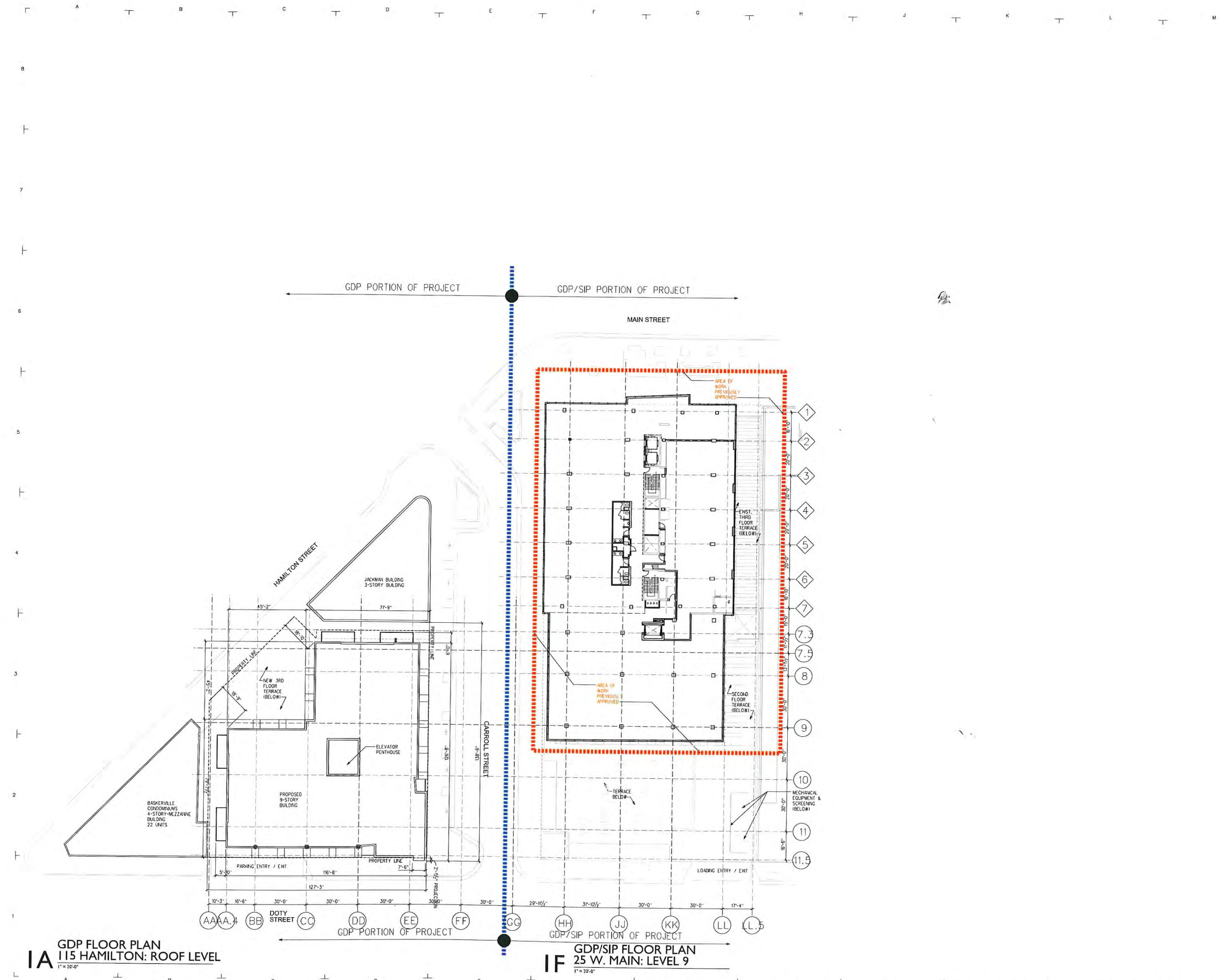
**25 WEST MAIN STREET
MADISON, WISCONSIN**

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: LEVEL 9
25 WEST MAIN: LEVEL 8

SHEET NUMBER

A1-12

NOT FOR CONSTRUCTION - UDC 08.01.14



IA GDP FLOOR PLAN
115 HAMILTON: ROOF LEVEL
1" = 20'-0"

IF GDP/SIP FLOOR PLAN
25 W. MAIN: LEVEL 9
1" = 20'-0"

ANCHOR PROPERTIES REDEVELOPMENT

25 West Main Street
Madison, WI 53703

115 South Hamilton Street
Madison, WI 53703

NO.	ISSUE	DATE
1	UDC	08.01.2014

PROJECT TEAM
DAVID JENNERJAHR
TOM DALY

PROJECT NUMBER
VDTA 1204601

PROJECT NAME AND ADDRESS
ANCHOR BANK BUILDING EXPANSION & RESIDENTIAL DEVELOPMENT

25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: ROOF LEVEL
25 WEST MAIN: LEVEL 9

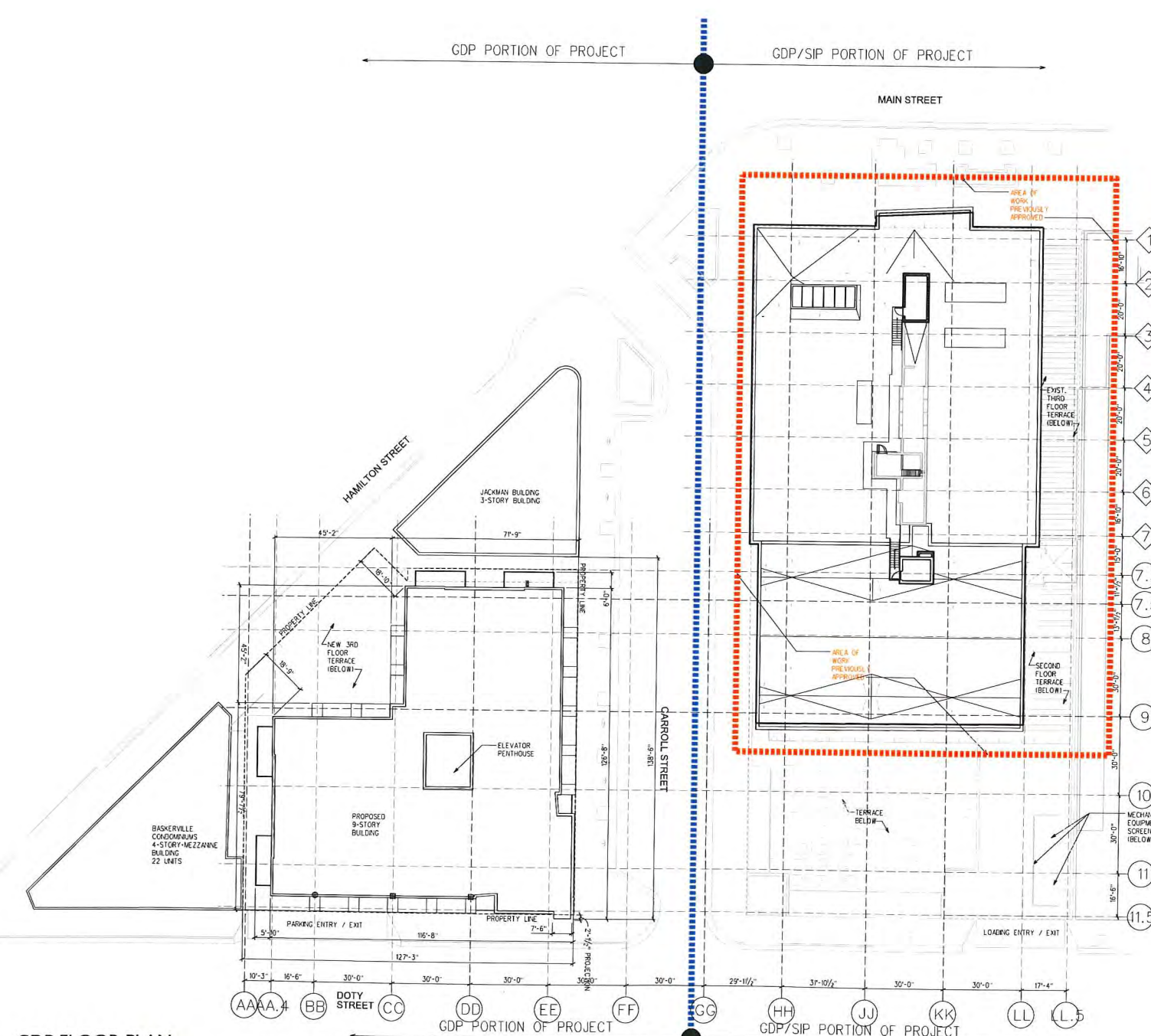
SHEET NUMBER

A1-13

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A T B T C T D T E T F T G T H T J T K T L T M

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IA GDP FLOOR PLAN
115 HAMILTON: ROOF LEVEL BELOW
1" = 20'-0"

IF GDP/SIP FLOOR PLAN
25 W. MAIN: ROOF PENTHOUSE LEVEL
1" = 20'-0"

ANCHOR PROPERTIES REDEVELOPMENT

25 West Main Street
Madison, WI 53703

115 South Hamilton Street
Madison, WI 53703

NO.	ISSUED FOR	DATE
1	UDC	08.01.2014

PROJECT TEAM
DAVID JENNERJAHN
TOM DALY

PROJECT NUMBER
VDTA 12046.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

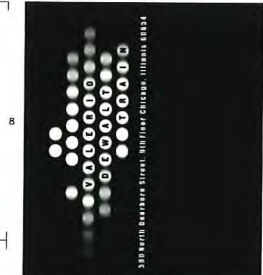
25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: ROOF
PENTHOUSE LEVEL
25 WEST MAIN: - ROOF LEVEL
BELOW

SHEET NUMBER

A1-14

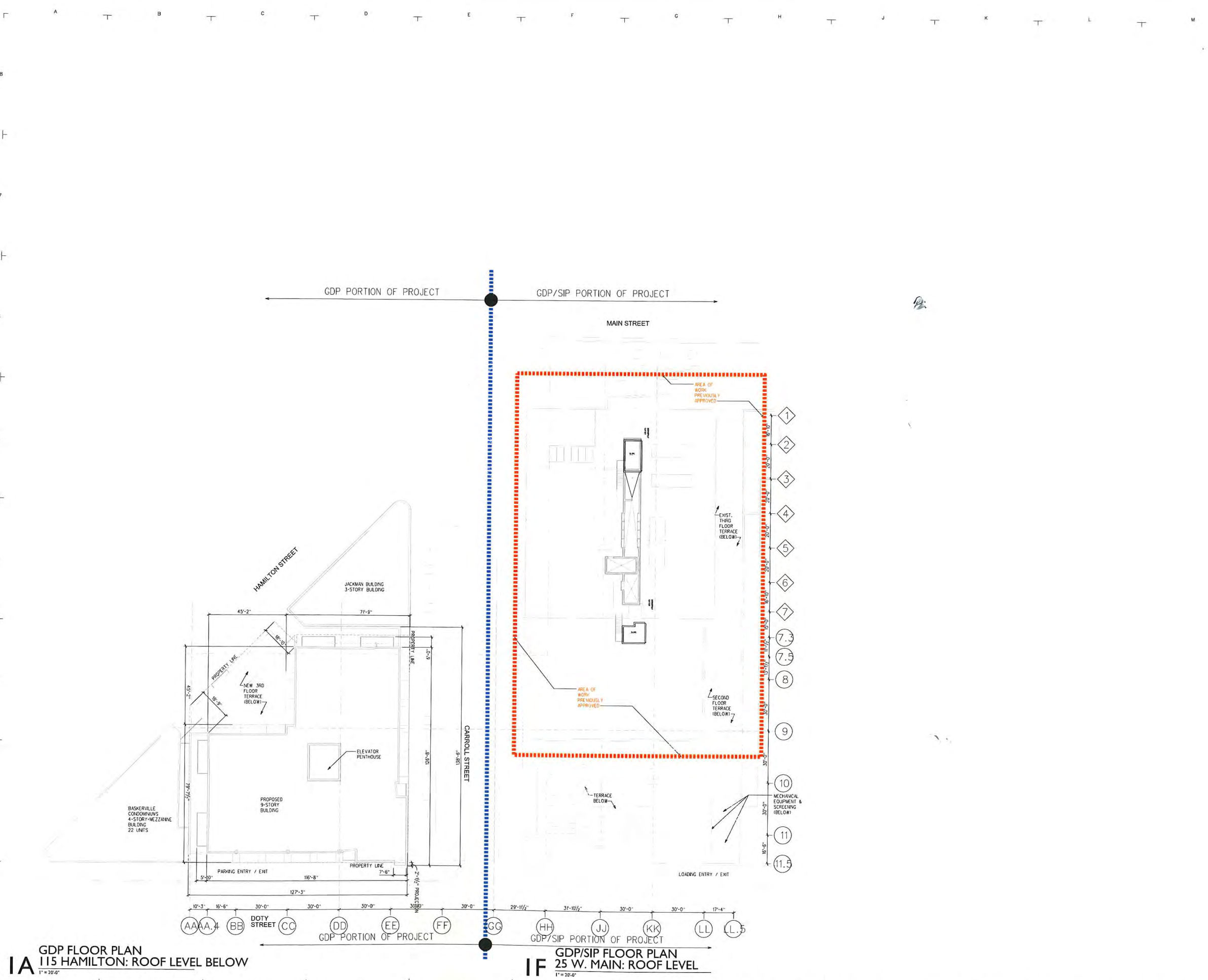
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ANCHOR PROPERTIES REDEVELOPMENT

25 West Main Street
Madison, WI 53703

115 South Hamilton Street
Madison, WI 53703



IA GDP FLOOR PLAN
115 HAMILTON: ROOF LEVEL BELOW
1" = 20'-0"

IF GDP/SIP FLOOR PLAN
25 W. MAIN: ROOF LEVEL
1" = 20'-0"

ISSUE	NO.	ISSUED FOR	DATE
1	UDC		08.01.2014

PROJECT TEAM
DAVID JENNER/ARCH
TOM DALY

PROJECT NUMBER
VDTA 12046.01

PROJECT NAME AND ADDRESS
ANCHOR BANK BUILDING EXPANSION & RESIDENTIAL DEVELOPMENT

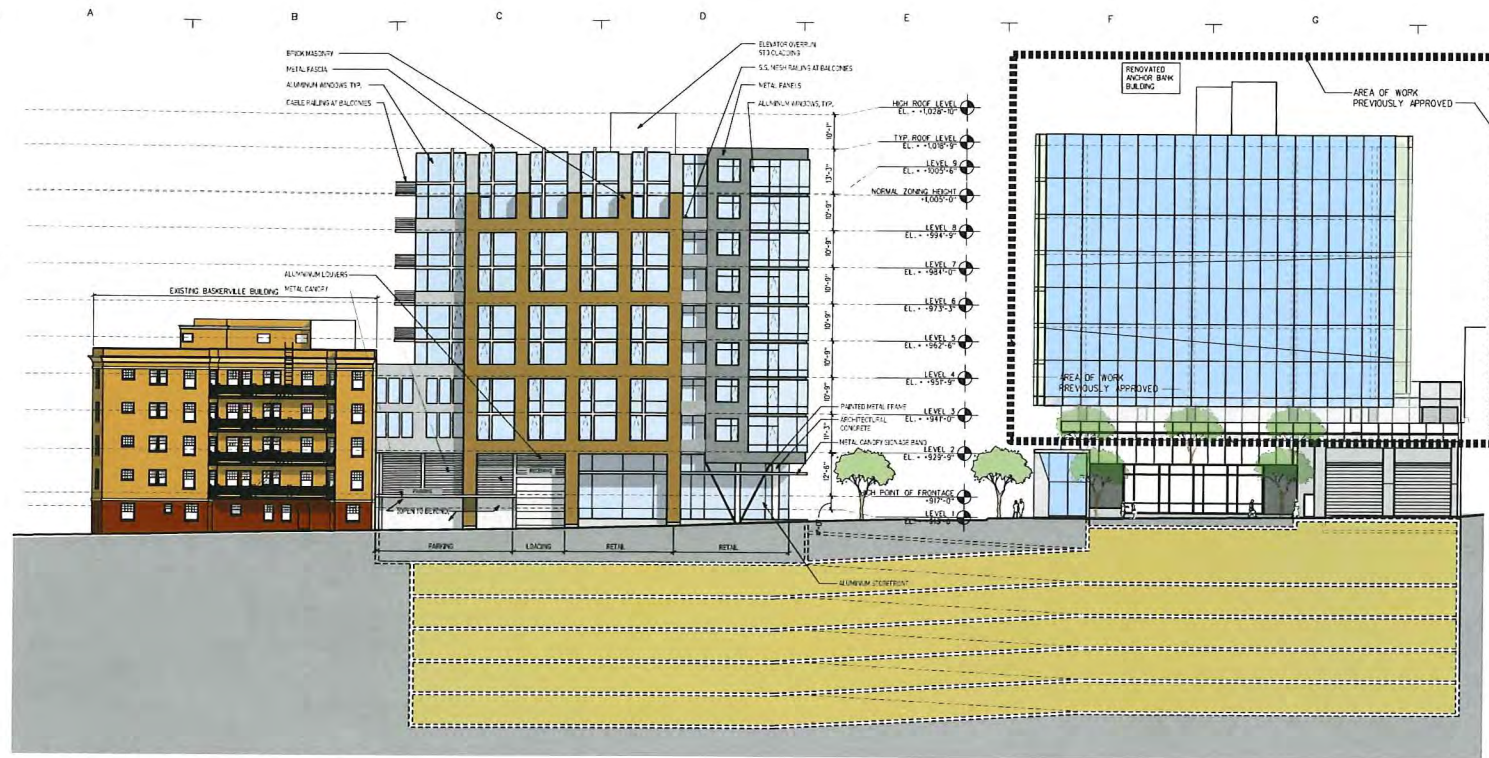
**25 WEST MAIN STREET
MADISON, WISCONSIN**

SHEET TITLE
GDP & GDP/SIP FLOOR PLANS
115 HAMILTON: ROOF LEVEL
25 WEST MAIN: - ROOF LEVEL
BELOW

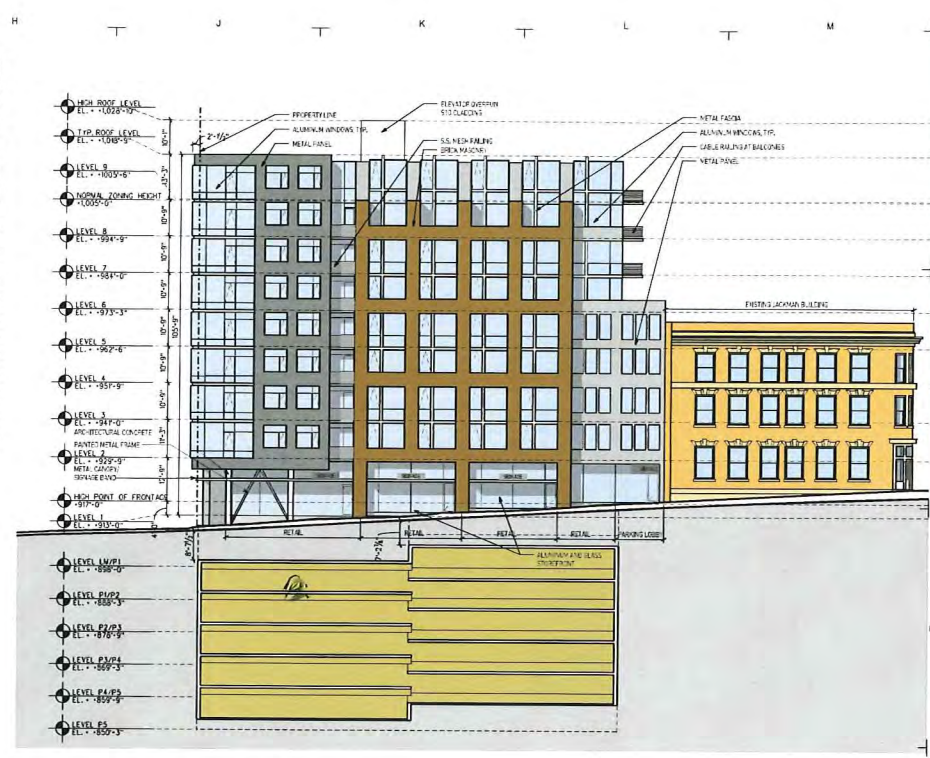
SHEET NUMBER

A1-15

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5A GDP BUILDING ELEVATION
DOTY STREET
1" = 20'-0"



5H GDP BUILDING ELEVATION
CARROLL STREET
1" = 20'-0"



3A GDP BUILDING ELEVATION
HAMILTON STREET
1" = 20'-0"



1A GDP BUILDING ELEVATION
NORTHWEST ABOVE JACKMAN BUILDING
1" = 20'-0"



1F GDP BUILDING ELEVATION
SOUTHWEST ABOVE BASKERVILLE CONDOMINIUMS
1" = 20'-0"

ANCHOR PROPERTIES REDEVELOPMENT

25 West Main Street
Madison, WI 53703

115 South Hamilton Street
Madison, WI 53703

ISSUE	
NO.	DATE
1	08.01.2014

PROJECT NUMBER: VDTA 12046.01

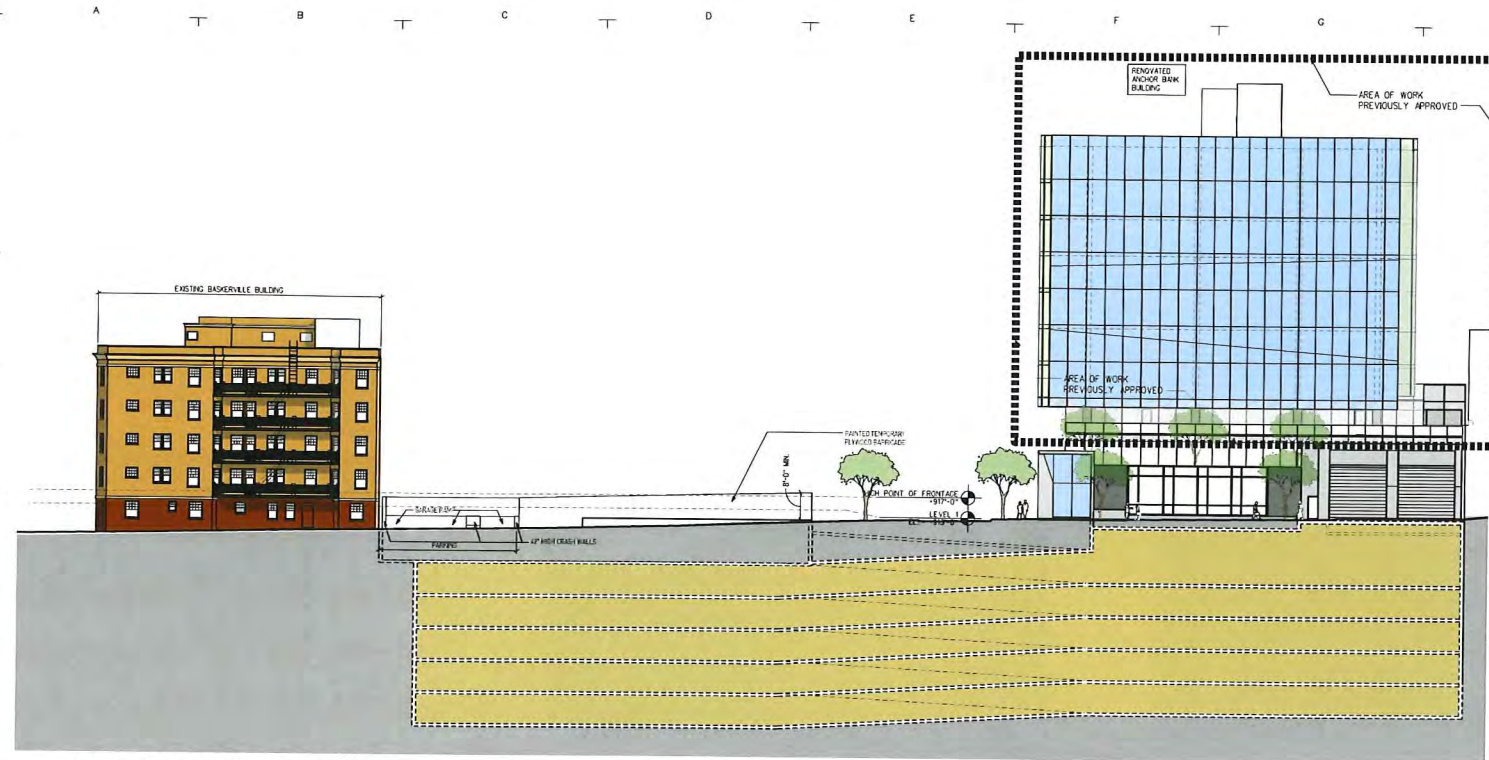
PROJECT NAME AND ADDRESS: ANCHOR BANK BUILDING EXPANSION & RESIDENTIAL DEVELOPMENT

25 WEST MAIN STREET
MADISON, WISCONSIN

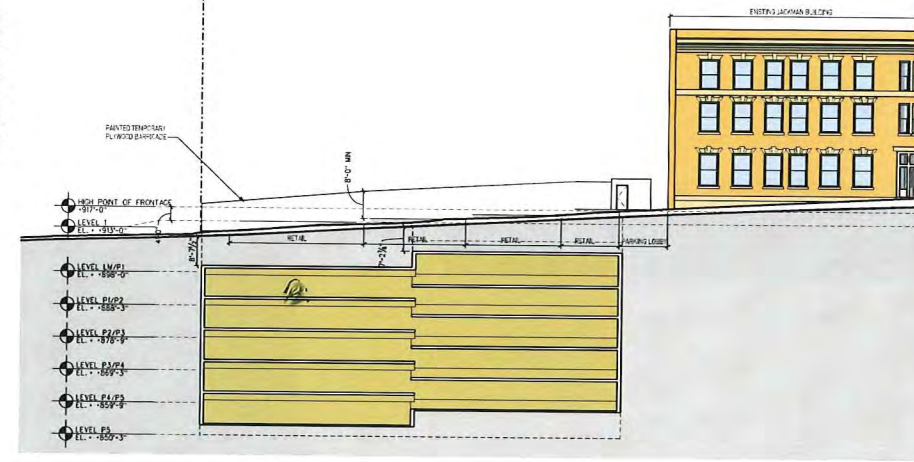
SHEET TITLE: GDP ELEVATIONS
115 S. HAMILTON STREET

SHEET NUMBER: A2-01

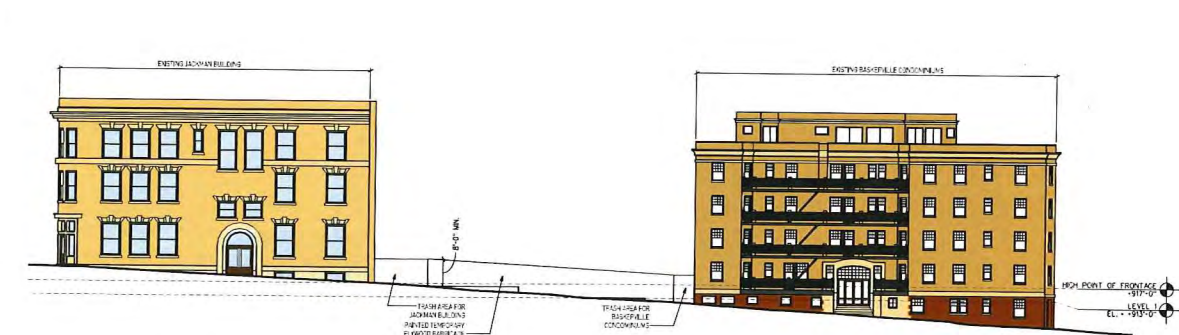
NOT FOR CONSTRUCTION - UDC 08.01.14



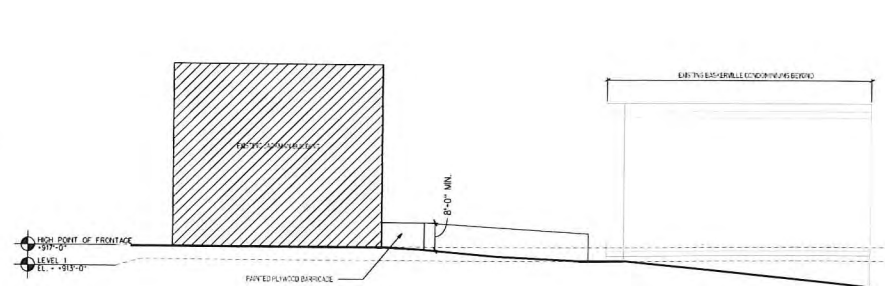
5A SIP BUILDING ELEVATION
DOTY STREET
1" = 20'-0"



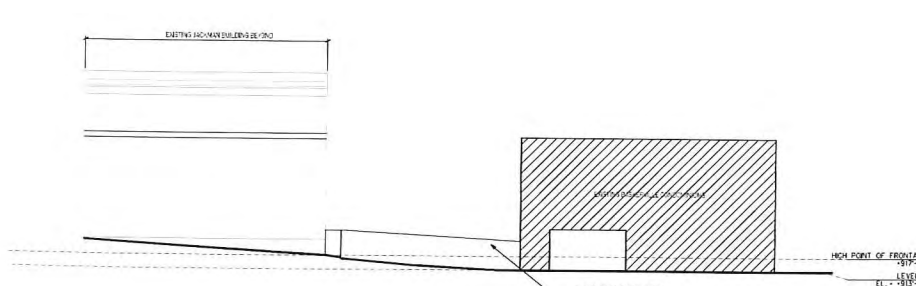
5H SIP BUILDING ELEVATION
CARROLL STREET
1" = 20'-0"



3A SIP BUILDING ELEVATION
HAMILTON STREET
1" = 20'-0"



1A SIP BUILDING ELEVATION
NORTHWEST ABOVE JACKMAN BUILDING
1" = 20'-0"



1F SIP BUILDING ELEVATION
SOUTHWEST ABOVE BASKERVILLE CONDOMINIUMS
1" = 20'-0"

ISSUE	NO.	ISSUED FOR	DATE
1	UDC		08.01.2014

PROJECT TEAM
DAVID JENNERJAHN
TOM DALY

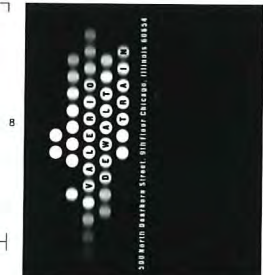
PROJECT NUMBER
VDTA 12046-01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

**25 WEST MAIN STREET
MADISON, WISCONSIN**

SHEET TITLE
SIP BUILDING ELEVATIONS
115 S. HAMILTON STREET

SHEET NUMBER

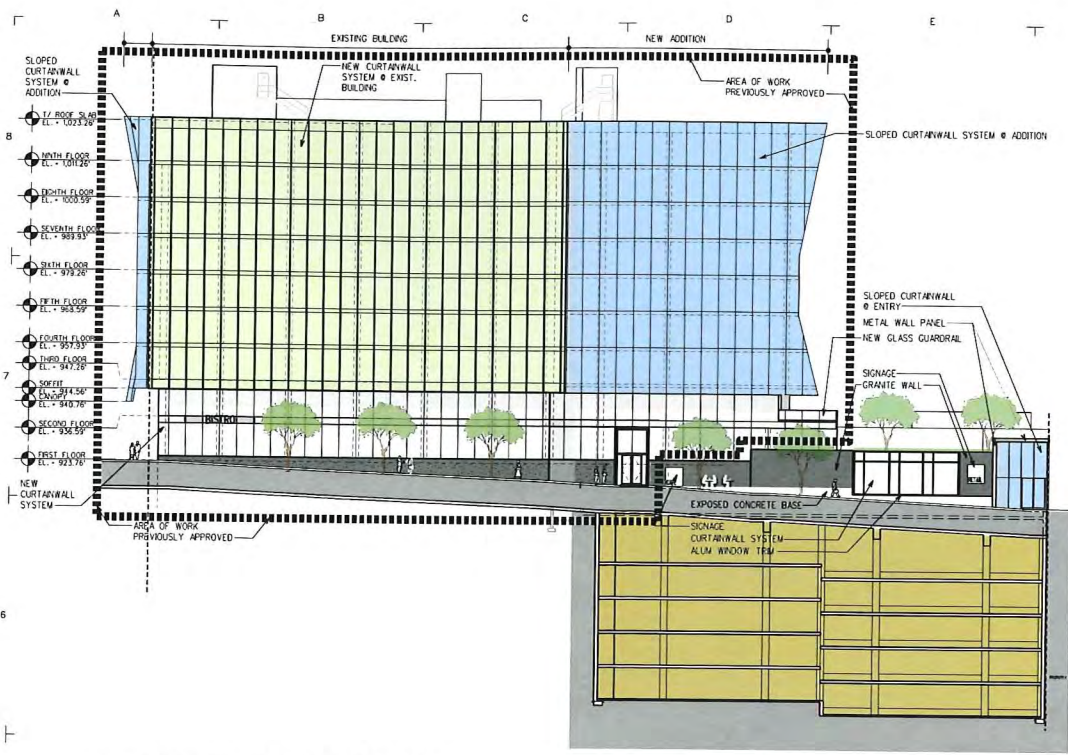


**ANCHOR PROPERTIES
REDEVELOPMENT**

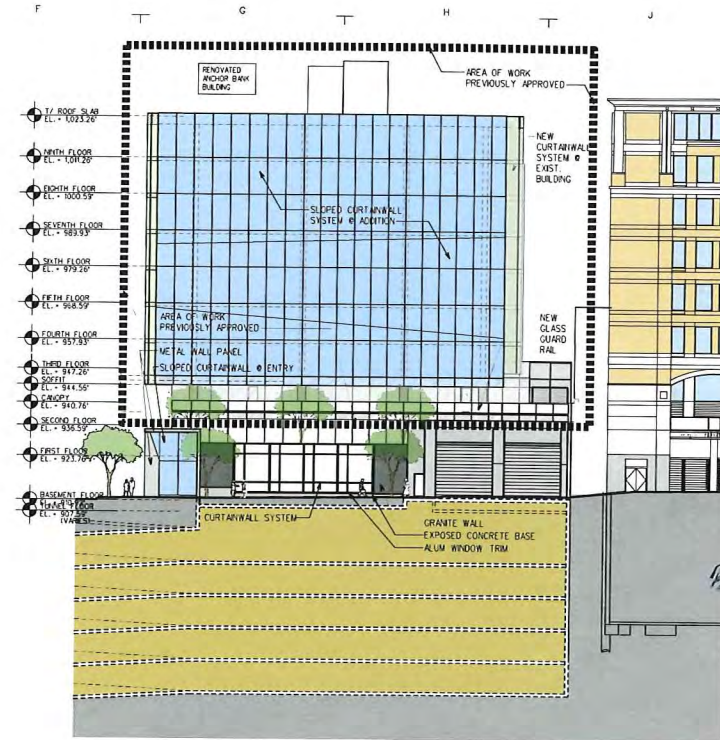
25 West Main Street
Madison, WI 53703
115 South Hamilton Street
Madison, WI 53703

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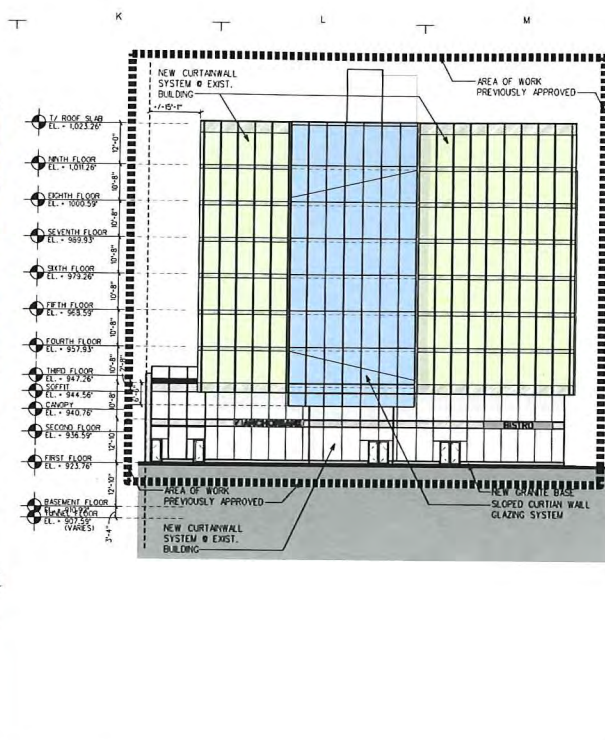
A2-01A



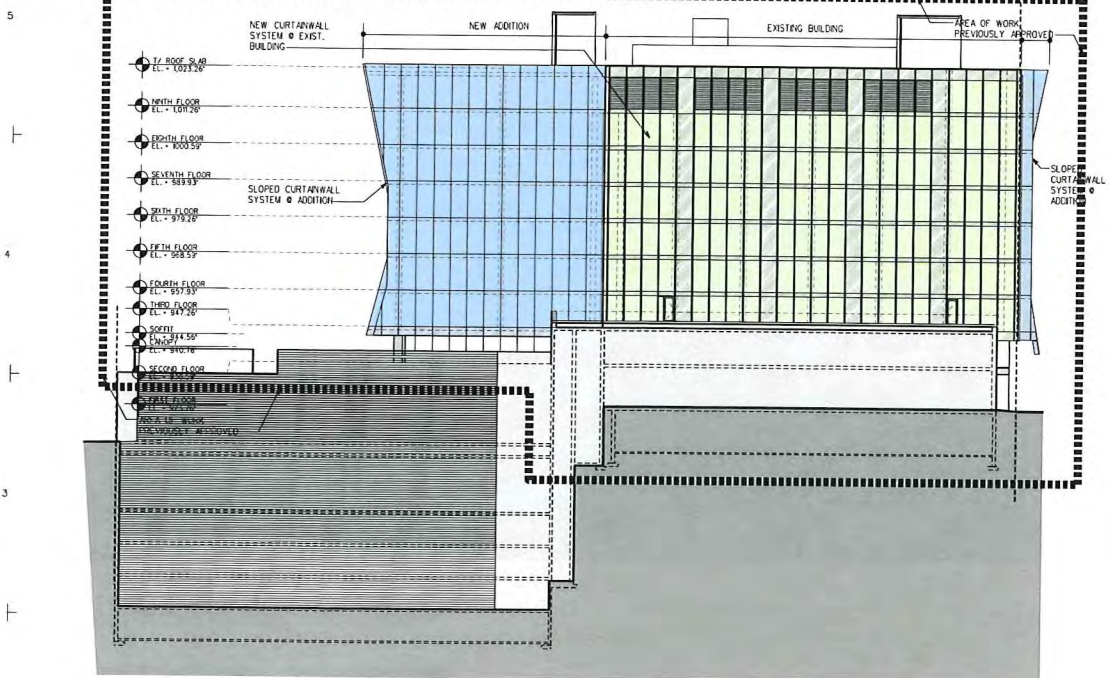
5A GDP/SIP BUILDING ELEVATION
DOTY STREET
1" = 20'-0"



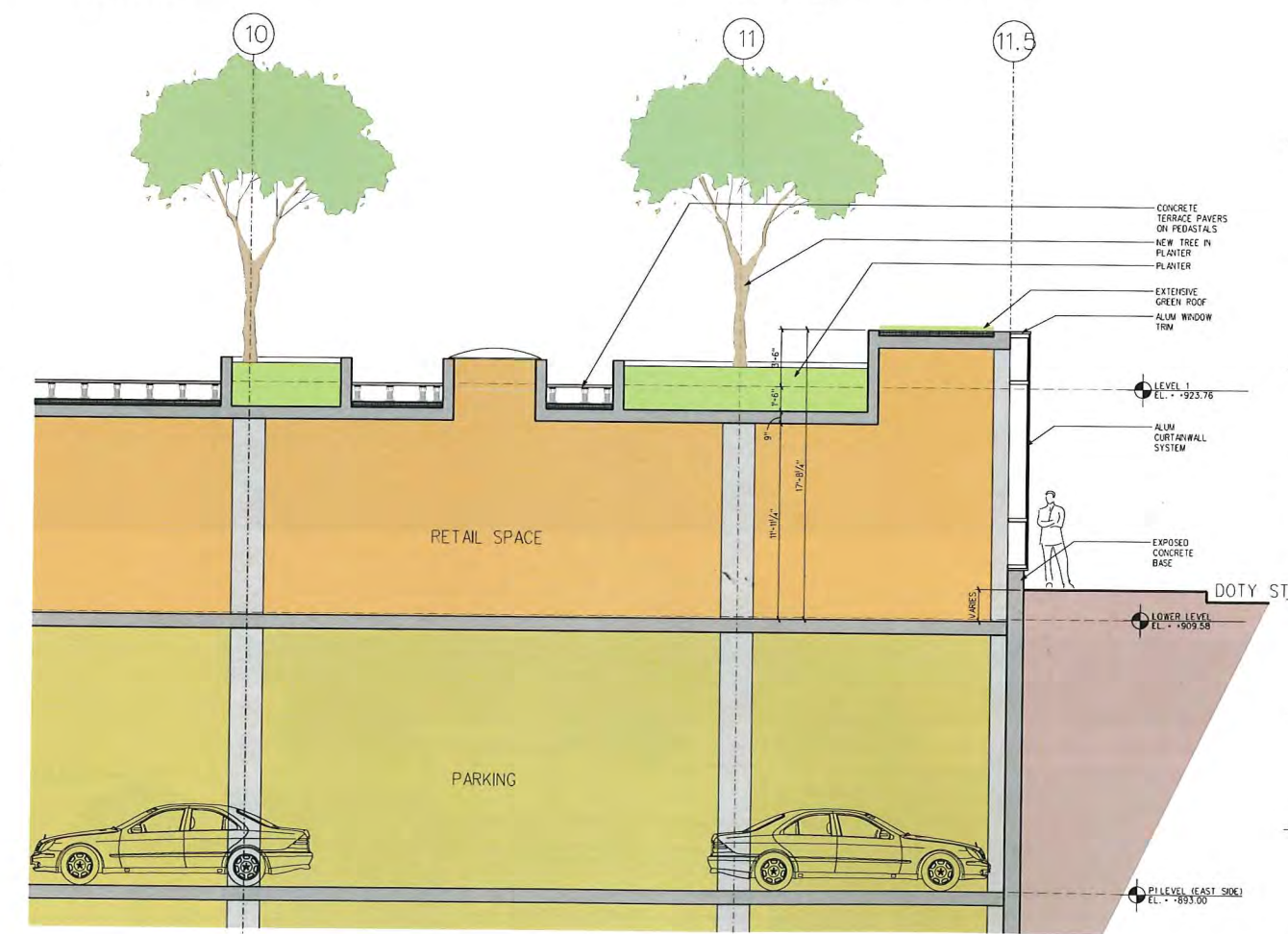
5H GDP/SIP BUILDING ELEVATION
CARROLL STREET
1" = 20'-0"



5H GDP/SIP BUILDING ELEVATION
CARROLL STREET
1" = 20'-0"



3A GDP/SIP BUILDING ELEVATION
HAMILTON STREET
1" = 20'-0"



1H GDP/SIP BUILDING SECTION
DOTY STREET SECTION
1" = 20'-0"

**ANCHOR PROPERTIES
REDEVELOPMENT**

115 South Hamilton Street
Madison, WI 53703

25 West Main Street
Madison, WI 53703

ISSUE	NO.	ISSUED FOR	DATE
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PROJECT TEAM
DAVID JENNEN/ANW
TOM DALY

PROJECT NUMBER
VOTA 12046.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

**25 WEST MAIN STREET
MADISON, WISCONSIN**

SHEET TITLE
GDP/SIP ELEVATIONS
25 W. MAIN STREET

SHEET NUMBER

A2-02

NOT FOR CONSTRUCTION - UDC 08.01.14



ANCHOR PROPERTIES REDEVELOPMENT

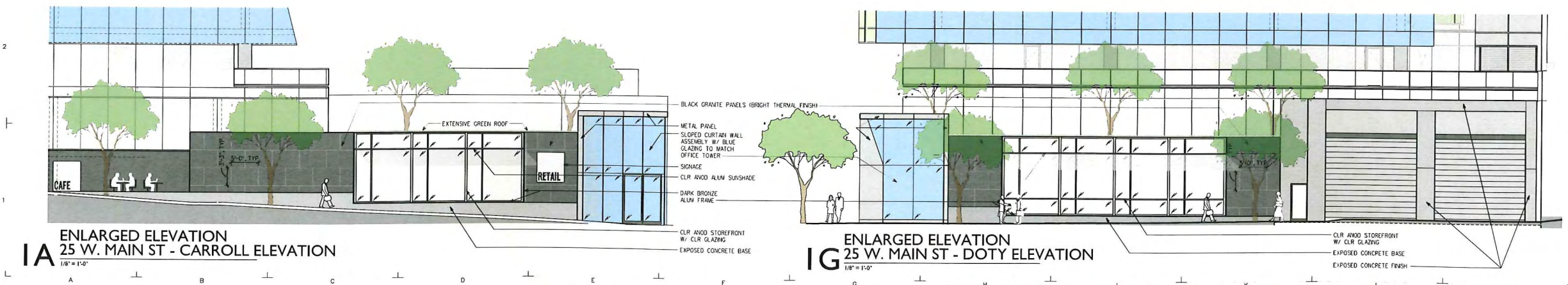
25 West Main Street
Madison, WI 53703

115 South Hamilton Street
Madison, WI 53703

300 South East Avenue Street, Suite 1000, Madison, WI 53703

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	1	UDC	08.01.2014

3A RENDERING CORNER OF DOTY & CARROLL
1" = 20'-0"



IA ENLARGED ELEVATION 25 W. MAIN ST - CARROLL ELEVATION
1/8" = 1'-0"

IG ENLARGED ELEVATION 25 W. MAIN ST - DOTY ELEVATION
1/8" = 1'-0"

PROJECT NUMBER
VDTA 12046.01

PROJECT NAME AND ADDRESS
ANCHOR BANK BUILDING EXPANSION & RESIDENTIAL DEVELOPMENT

25 WEST MAIN STREET
MADISON, WISCONSIN

SHEET TITLE
RENDERING CORNER OF DOTY & CARROLL

SHEET NUMBER
A2-03

NOT FOR CONSTRUCTION - UDC 08.01.14



3A RENDERING
CORNER OF DOTY & CARROLL
1" = 20'-0"



**ANCHOR PROPERTIES
REDEVELOPMENT**

25 West Main Street
Madison, WI 53703

115 South Hamilton Street
Madison, WI 53703

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1	UDC
	ISSUED FOR
	DATE
PROJECT TEAM	
DAVID JENNERBAHN	
TOM DALY	

PROJECT NUMBER
VDTA 13246.01

PROJECT NAME AND ADDRESS
**ANCHOR BANK BUILDING
EXPANSION & RESIDENTIAL
DEVELOPMENT**

**25 WEST MAIN STREET
MADISON, WISCONSIN**

SHEET TITLE
RENDERING
CORNER OF DOTY & CARROLL

SHEET NUMBER

A2-04

NOT FOR CONSTRUCTION - UDC 08.01.14