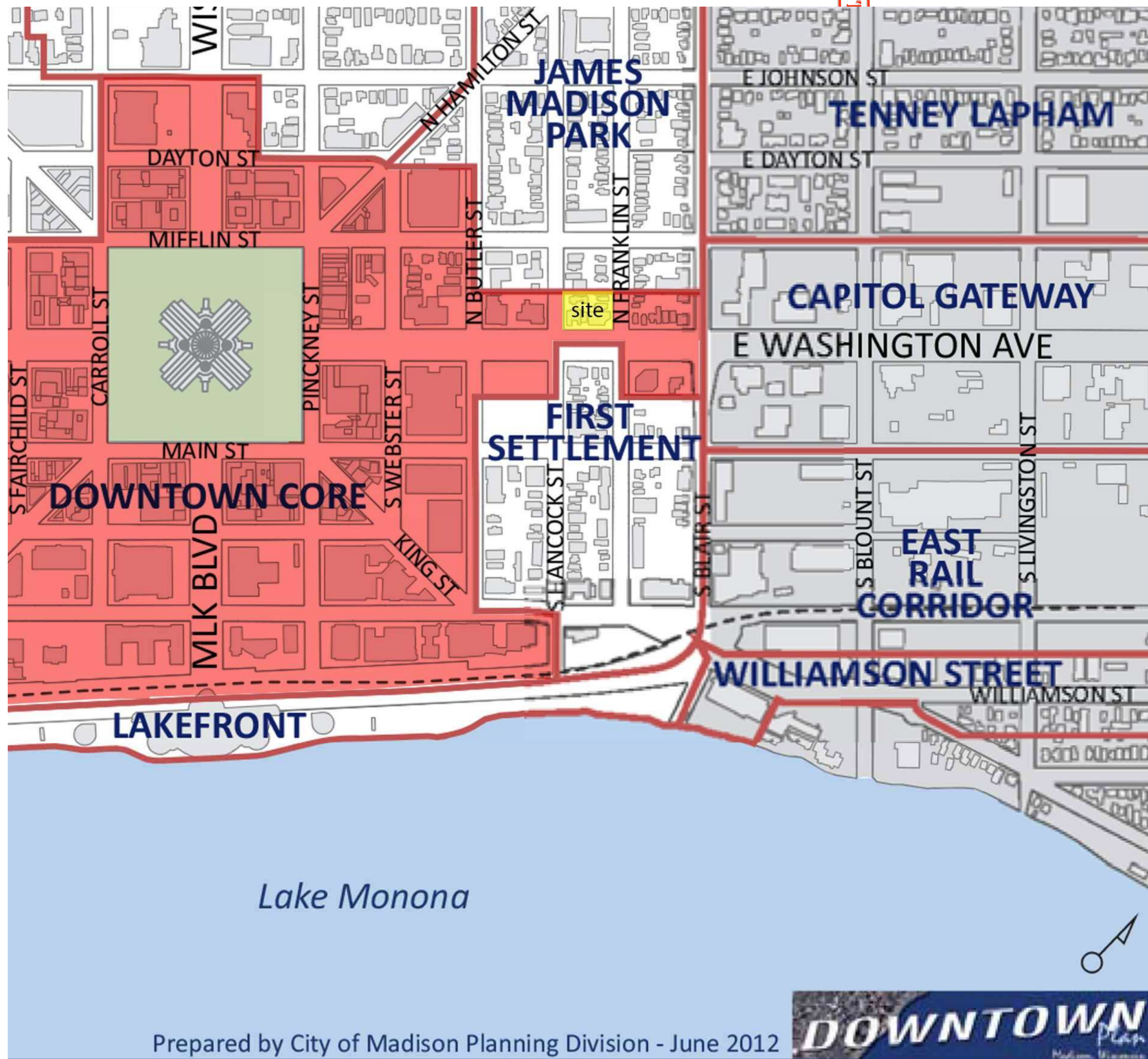


DRAFT



"Objective 4.1. The Downtown Core is the Center of the Downtown, and should generally possess the highest intensity of development..."

"Recommendation 48: Seek to implement transit-oriented development principles in locations near existing and proposed transit stops."

Prepared by City of Madison Planning Division - June 2012



E Washington Ave.
Madison, WI



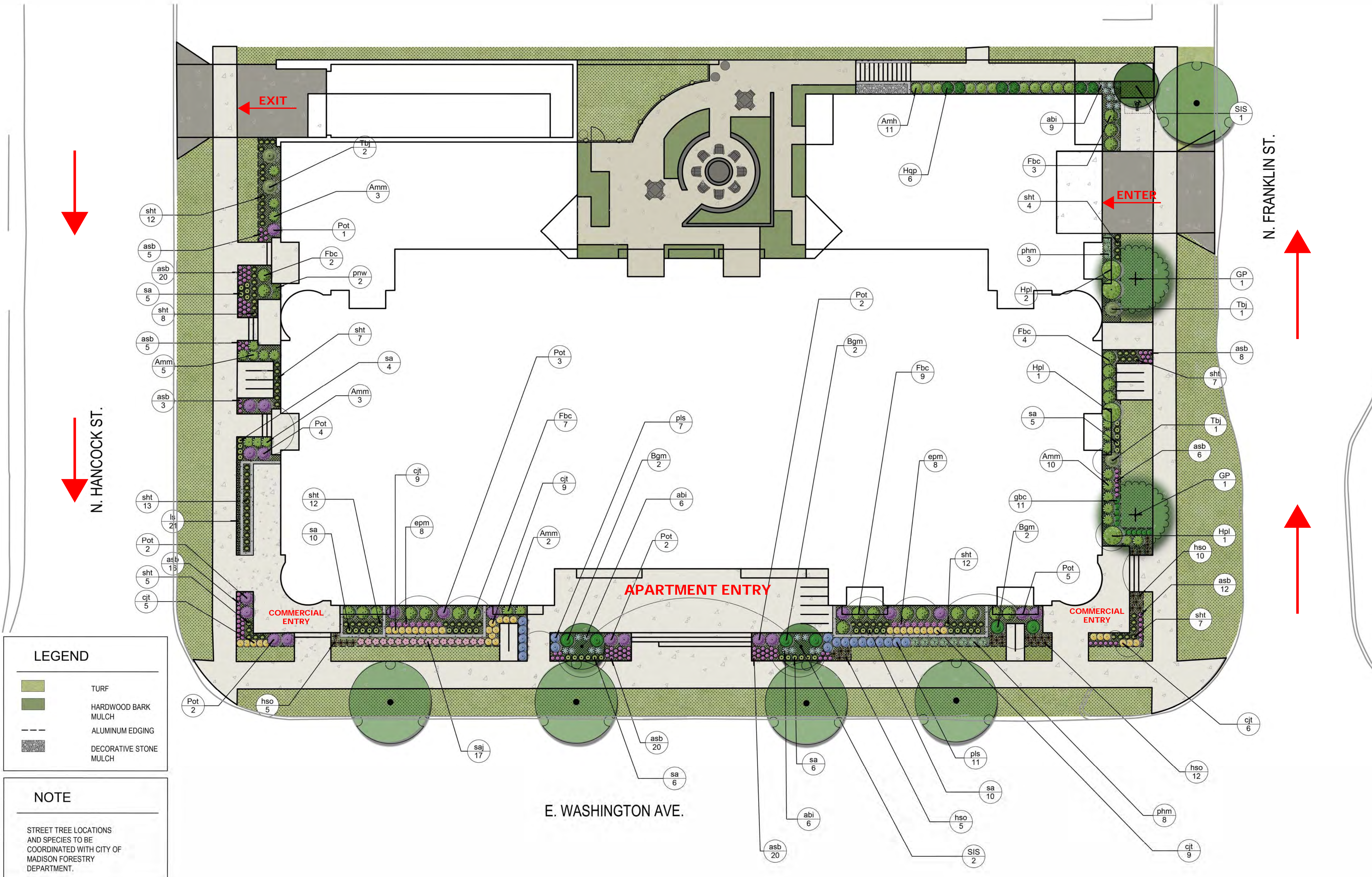


"Objective 2.1. Encourage higher-density infill and redevelopment..."

"Recommendation 17: Guide development to locations recommended in this plan..."

E Washington Ave.
Madison, WI





LEGEND

- TURF
- HARDWOOD BARK MULCH
- ALUMINUM EDGING
- DECORATIVE STONE MULCH

NOTE

STREET TREE LOCATIONS AND SPECIES TO BE COORDINATED WITH CITY OF MADISON FORESTRY DEPARTMENT.

1 Landscape Plan
SCALE: 1" = 10'-0"

0 10' 20'
1" = 10'-0"
 NORTH



A-3.3 - VIEW 3
E. WASHINGTON AVE.
June 10, 2020

HAIL MARY
PORTS GRILL





A-3.7 - VIEW 7
E. WASHINGTON AVE.
May 20, 2020





A-3.8 - VIEW 8
E. WASHINGTON AVE.
June 10, 2020





A-3.4 - VIEW 4
E. WASHINGTON AVE.
June 10, 2020





E. WASHINGTON AVE.
July 9, 2020





E. WASHINGTON AVE.
July 9, 2020





E. WASHINGTON AVE.
July 9, 2020





E. WASHINGTON AVE.

July 9, 2020





149' 7 1/8"
Capitol View Preservation Height

128'

12'

116'

ROOF MECH.
EIGHTH FLOOR

14'

102'

SEVENTH FLOOR

14'

88'

SIXTH FLOOR

14'

74'

FIFTH FLOOR

14'

60'

FOURTH FLOOR

14'

46'

THIRD FLOOR

14'

32'

SECOND FLOOR

14'

18'

FIRST FLOOR

E. WASHINGTON AVE.

July 9, 2020



8+2

4

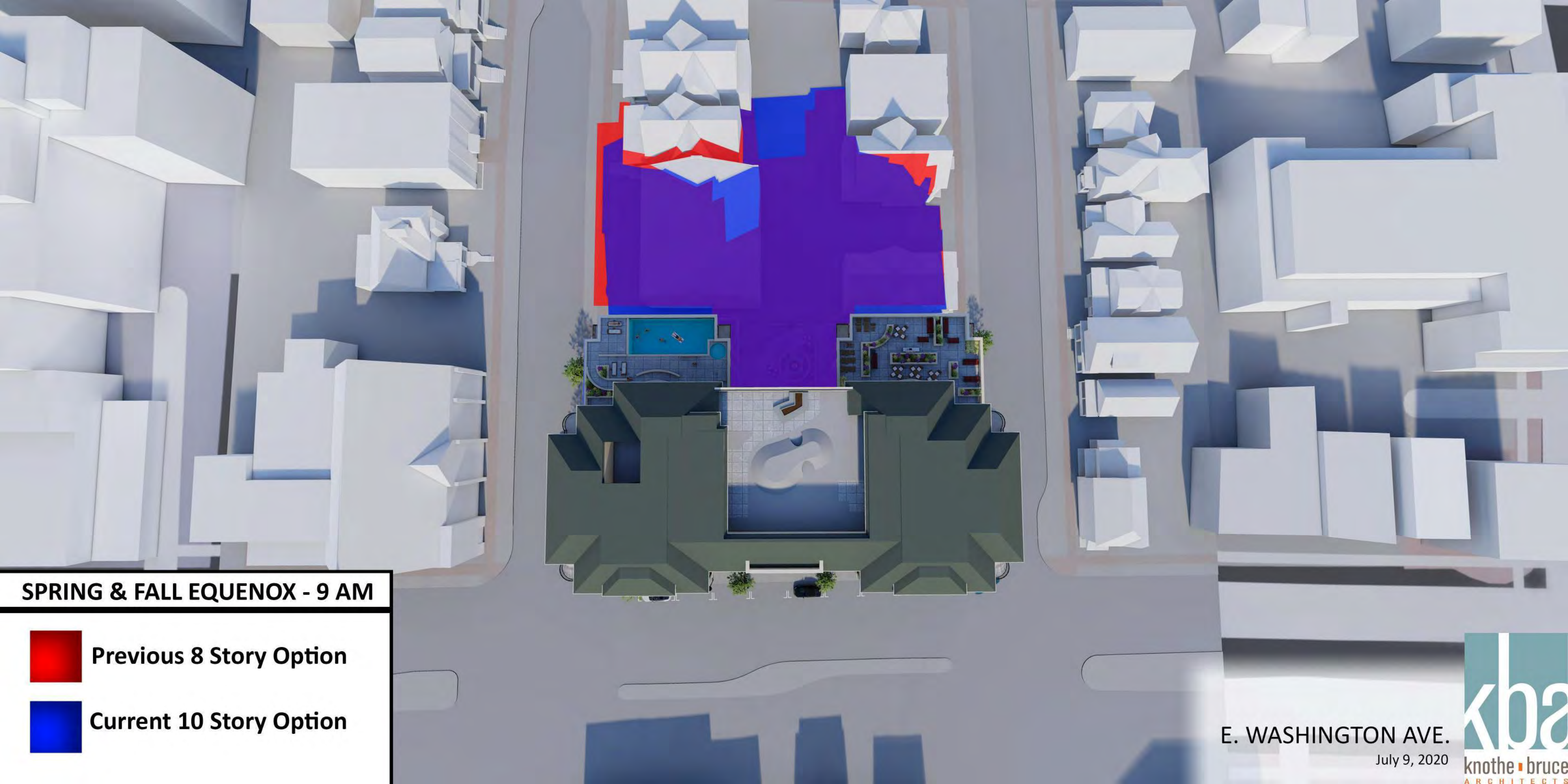
6

8+2

A-3.13 - HEIGHT ILLUSTRATION 3
E. WASHINGTON AVE.

June 10, 2020





SPRING & FALL EQUINOX - 9 AM



Previous 8 Story Option



Current 10 Story Option

E. WASHINGTON AVE.

July 9, 2020



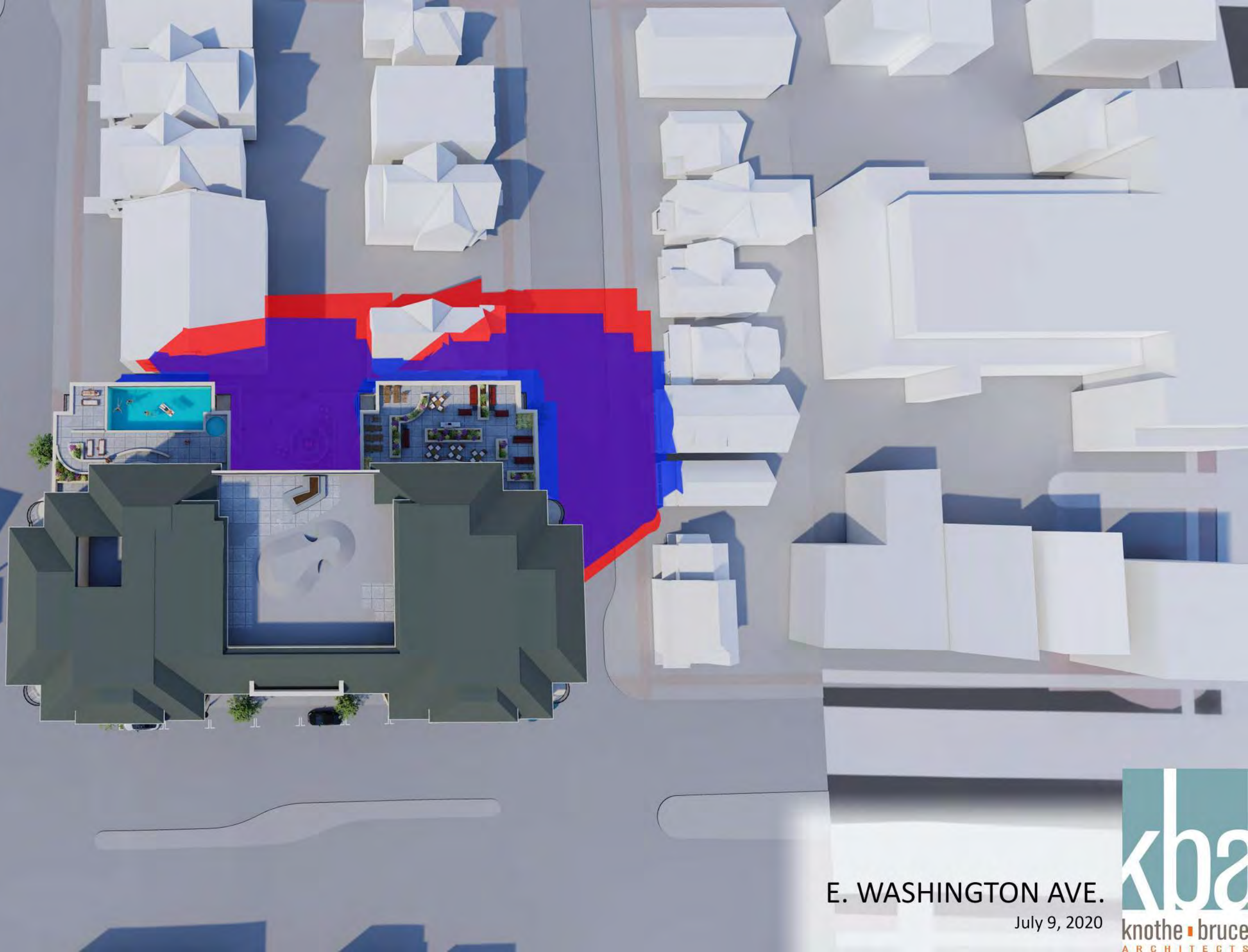
SPRING & FALL EQUINOX - 12 PM



Previous 8 Story Option



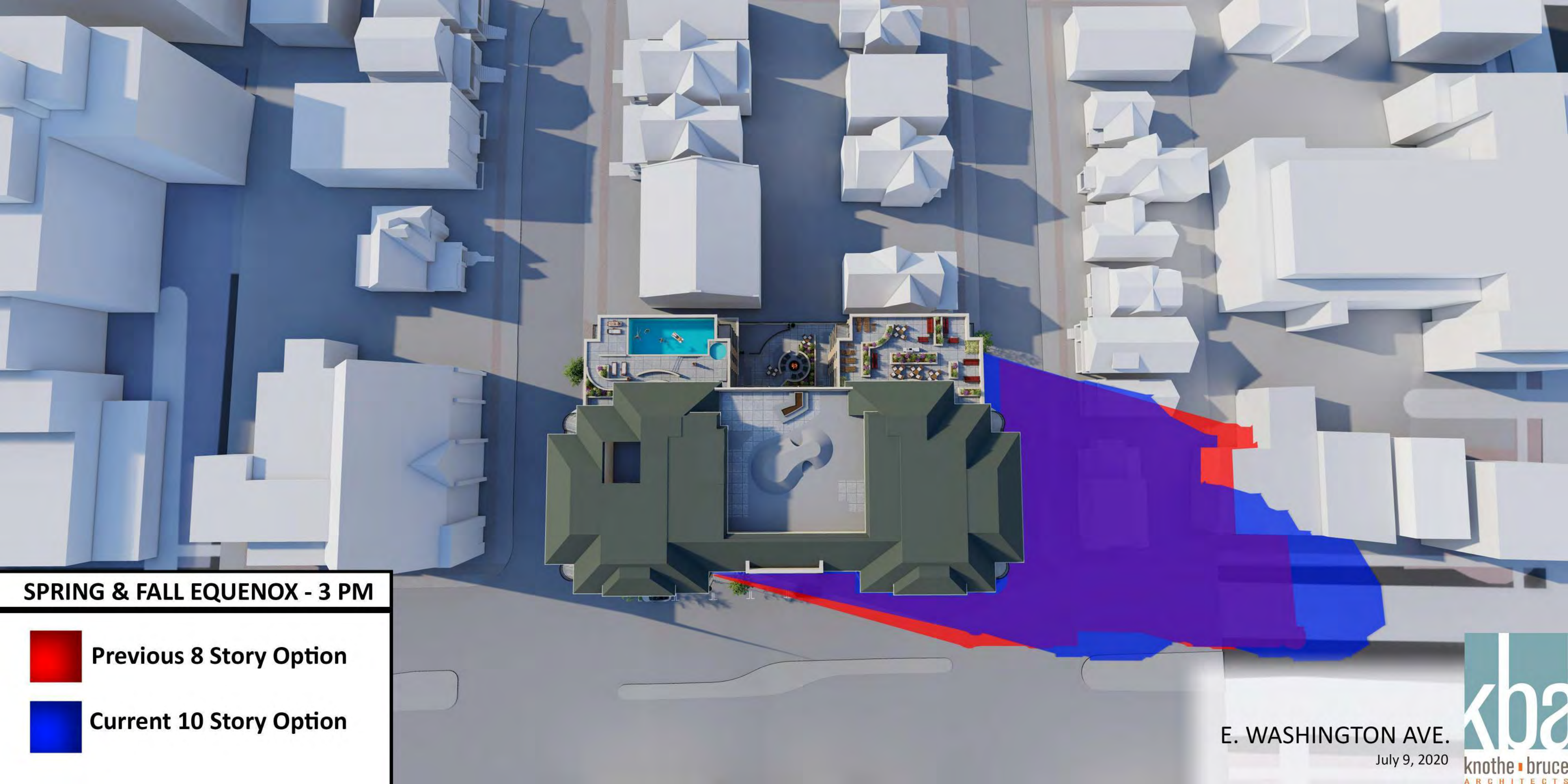
Current 10 Story Option



E. WASHINGTON AVE.

July 9, 2020





SPRING & FALL EQUINOX - 3 PM



Previous 8 Story Option

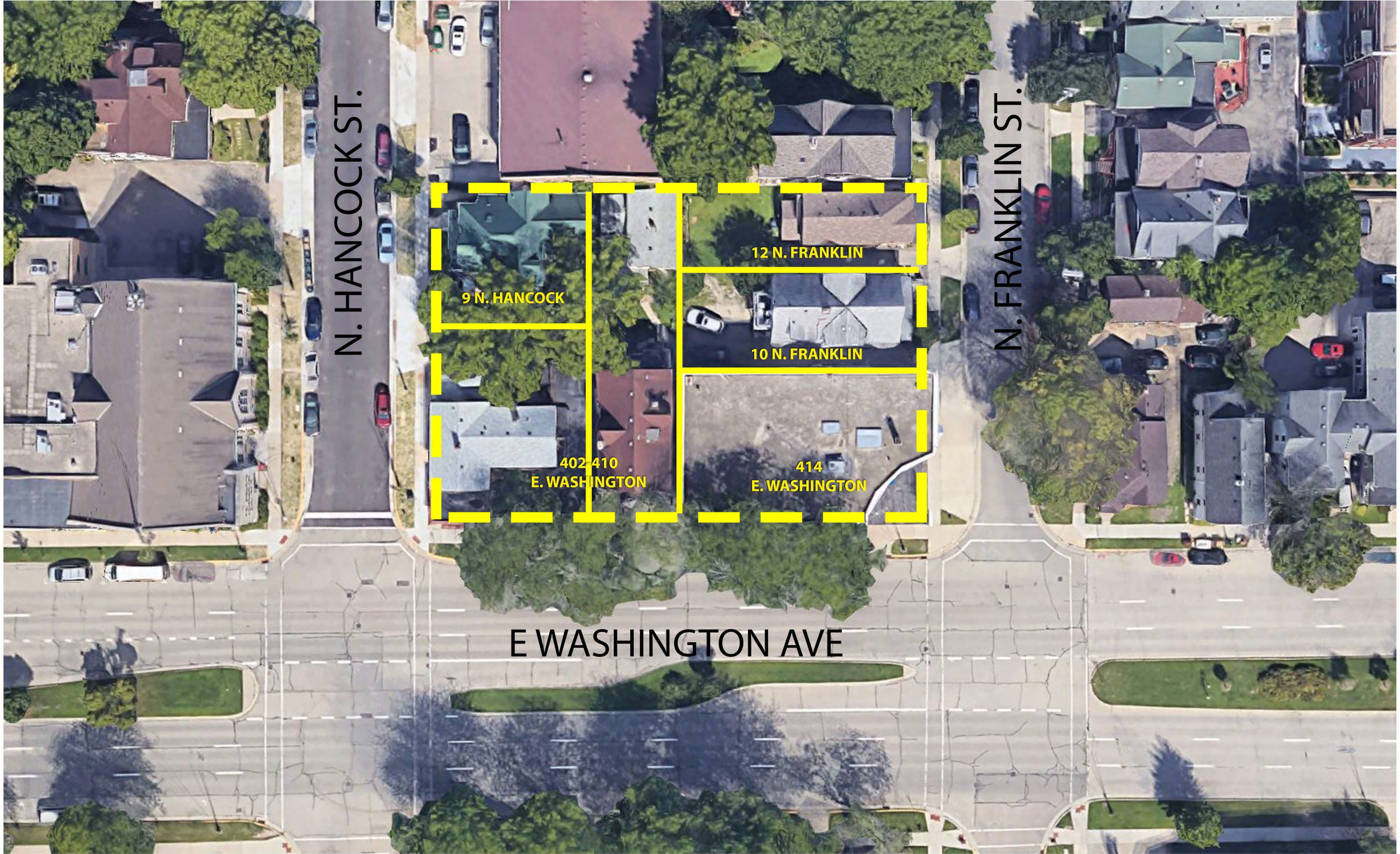


Current 10 Story Option

E. WASHINGTON AVE.

July 9, 2020





N. HANCOCK ST.

N. FRANKLIN ST.

E WASHINGTON AVE

9 N. HANCOCK

12 N. FRANKLIN

10 N. FRANKLIN

402-410
E. WASHINGTON

414
E. WASHINGTON

Site Aerial
E. Washington Ave.
Madison, WI





Recommendation 41: Establish building design standards that result in taller buildings having interesting and varied upper stories and tops"

Appendix C: Additional Building Height - Area H

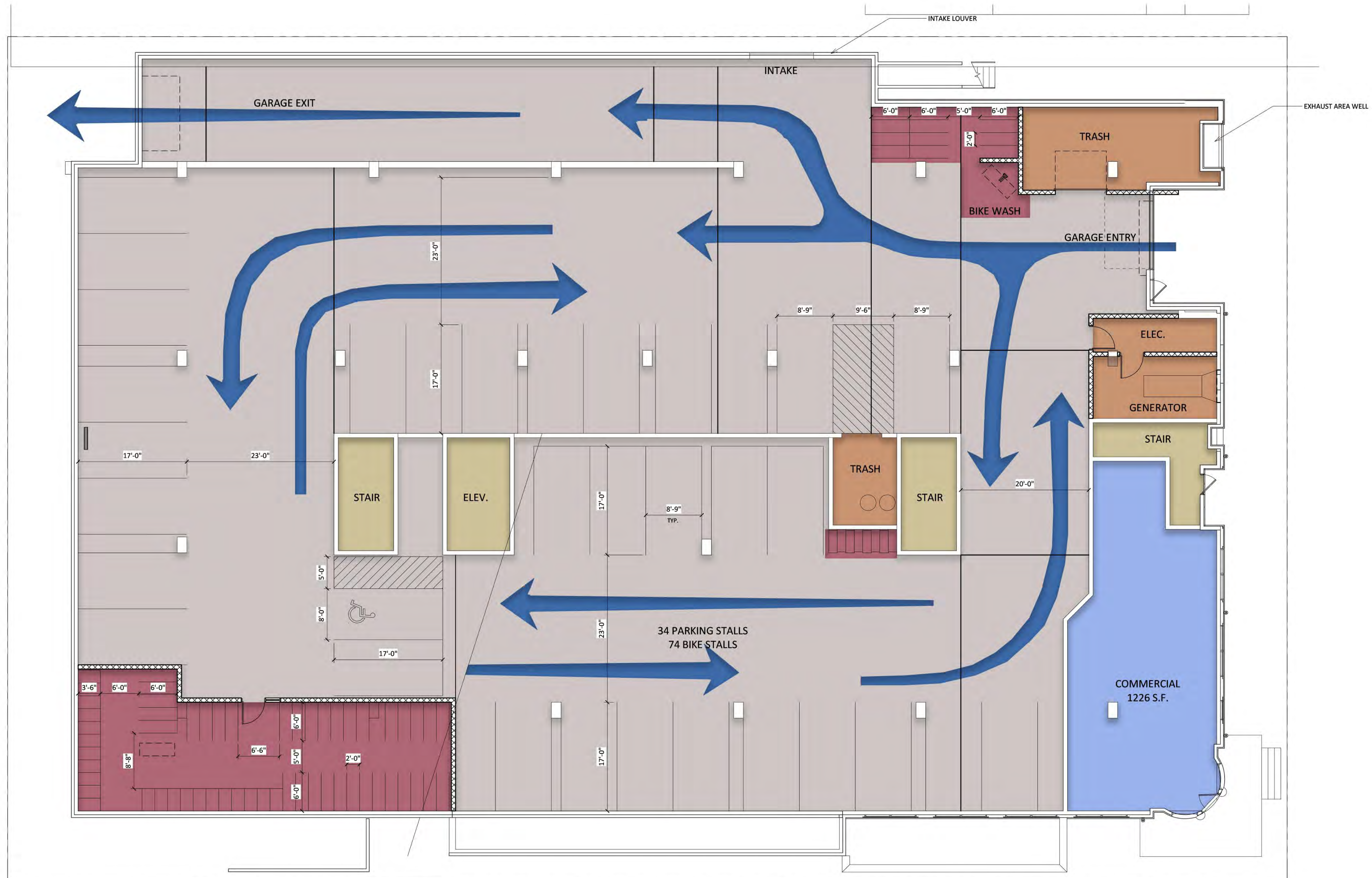
"Bonus heights are a tool intended to provide design flexibility"

"Excess height allows for a demonstrated higher quality building than could be achieved without the additional stories."

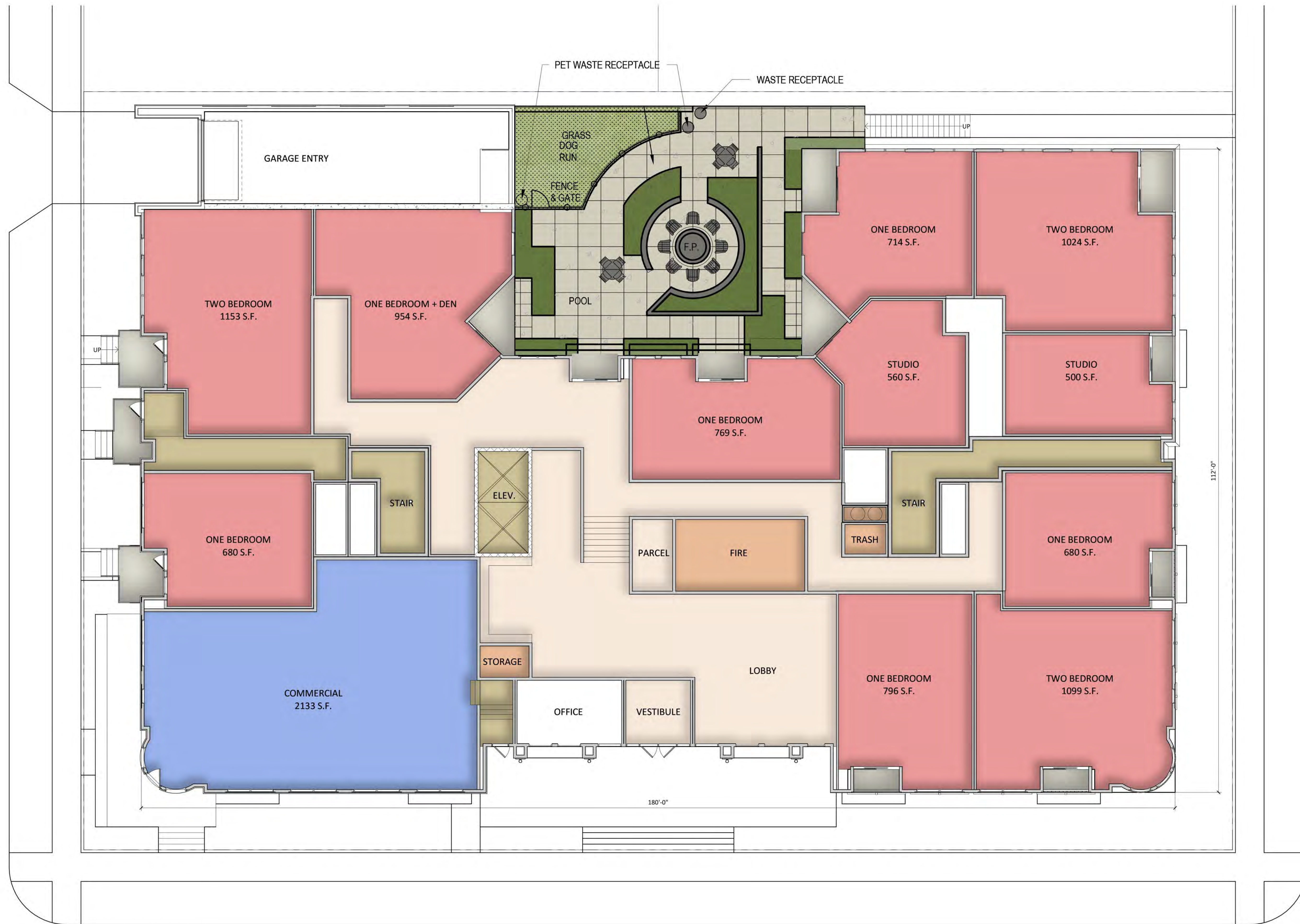
Bonus Standards

"The excess height is compatible with the existing or planned character of the surrounding area..."

"Excess height allows for a demonstrated higher quality building than could be achieved without the additional stories."



FRANKLIN ST. LEVEL FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



ISSUED
Reissued for Land Use - June 10, 2020

PROJECT TITLE
**THE
CONTINENTAL**

414 E Washington
Ave

SHEET TITLE
**SEVENTH FLOOR
PLAN**

SHEET NUMBER

A-1.7

PROJECT NUMBER **1972**

© Knothe & Bruce Architects, LLC

SEVENTH FLOOR PLAN
1
A-1.7 1/8" = 1'-0"



knothe + bruce
ARCHITECTS

knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN



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CONTINENTAL**

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SHEET TITLE
**MECHANICAL
PENTHOUSE
FLOOR PLAN**

SHEET NUMBER

A-1.11

PROJECT NUMBER **1972**

© Knothe & Bruce Architects, LLC

MECHANICAL PENTHOUSE FLOOR PLAN
1
A-1.11 1/8" = 1'-0"