



333 W. Washington Ave.
Block 51 - Madison, WI 53703

December 12, 2007



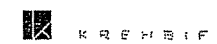
CAPITOL | : : :
| **WEST**
Block 51, LLC
145 East Badger Rd., Suite 200
Madison, Wisconsin 53713
P 608.258.5580
F 608.258.5599

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8100 E. 22nd Street Building 500
Wichita, KS 67226
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PREPARED BY:

JJR, LLC
625 Williamson Street
Madison, Wisconsin 53703
☎ 608.251.1177
✉ 608.251.6147



1300 E. Lewis
Wilchita, KS 67211
☎ 316.267.8233
☎ 316.267.8566



PHASE 1:	309 W. WASHINGTON, WASHINGTON PLACE, CAPITOL COURT TOWN HOMES, WASHINGTON ROW TOWN HOMES, 345 W. WASHINGTON, BROOM ST. LOFTS, BELOW GRADE PARKING STRUCTURE
PHASE 2:	333 W. WASHINGTON (HYATT PLACE)
PHASE 3:	306 W. MAIN ST., MAIN ST. TOWN HOMES AND ASSOCIATED PUBLIC WORKS IMPROVEMENTS



- T 1 Coversheet
- C 1.1 Existing Conditions
- C 1.2 Overall Site Development And Site Circulation Plans
- C 1.3 Layout Plan
- C 1.4 Grading Plan
- C 1.5 Utilities Plan
- C 1.6 Landscape Plan
- C 1.7 Details
- A 1.0 Lower Level Floor Plan
- A 1.1 First Floor Plan - Usage Data - Building Data
- A 1.2 Second Floor Plan
- A 1.3 Third Thru Ninth Floor Plan
- A 1.4 Tenth and Eleventh Floor Plan
- A 2.1 Elevations
- A 2.2 Elevations
- A 2.3 Elevations
- A 3.1 Site Section
- A 4.1 Section Stair 1 - Plans Stair 1
- A 4.2 Section Stair 2 - Plans Stair 2
- C 002 FIRE ACCESS PLAN

1. THIS SUBMITTAL DOES NOT HAVE A LIGHTING PLAN PER COMMENT 35 OF THE GDP COMMENTS.
2. WASHINGTON PLACE LIGHTING ACCOMMODATED IN PHASE 1 CAPITOL WEST APPROVED SIP
3. FRONT ENTRY LIGHTING PROVIDED BY ARCHITECTURAL CANOPY DOWN LIGHTING AND LOW LEVEL GROUND ACCENT LIGHTING ALONG SIDEWALK
4. SERVICE: TRASH ENCLOSURE IS LOCATED IN RECESS WITHIN BUILDING WITH OVERHEAD DOOR AND WILL BE INTERNALLY LIT
5. 345 W. WASHINGTON HAS AN APPROVED LIGHTING PLAN PER MODIFIED SIP

C 002 FIRE ACCESS PLAN IS INCLUDED FOR REFERENCE ONLY. THIS IS THE APPROVED FIRE ACCESS PLAN FOR THE RECORDED CAPITOL WEST PHASE 1. THIS PLAN INTENDED TO ACCOMMODATE ALL FUTURE PHASES

ISSUED FOR	REV	DATE
PUD - GOP	___	06-20
UDC	___	07-01
UDC	___	07-18
PUD - SIP	___	12-12

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
**Overall Site Development And
Site Circulation Plans**

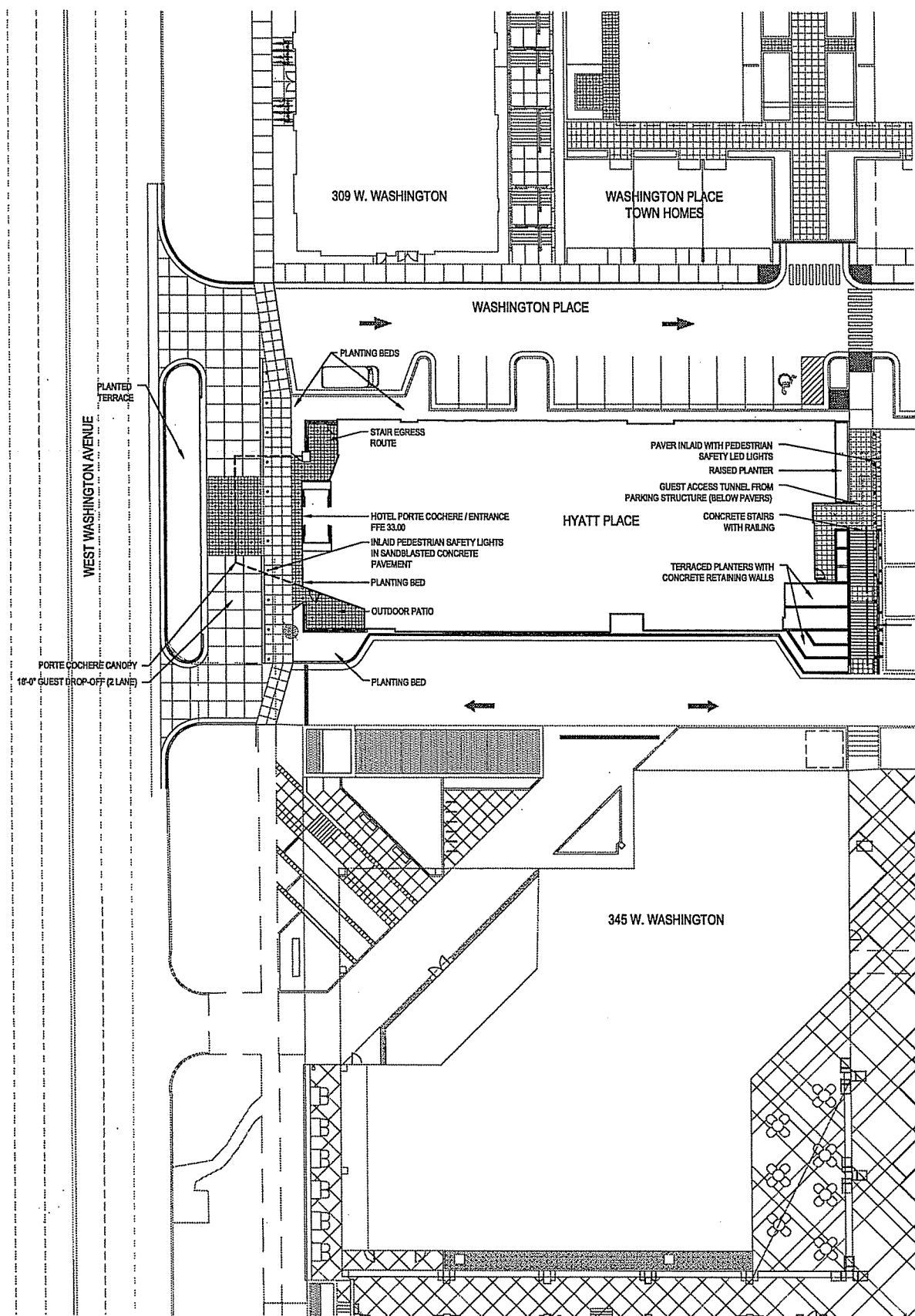
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0 10' 20' 40'

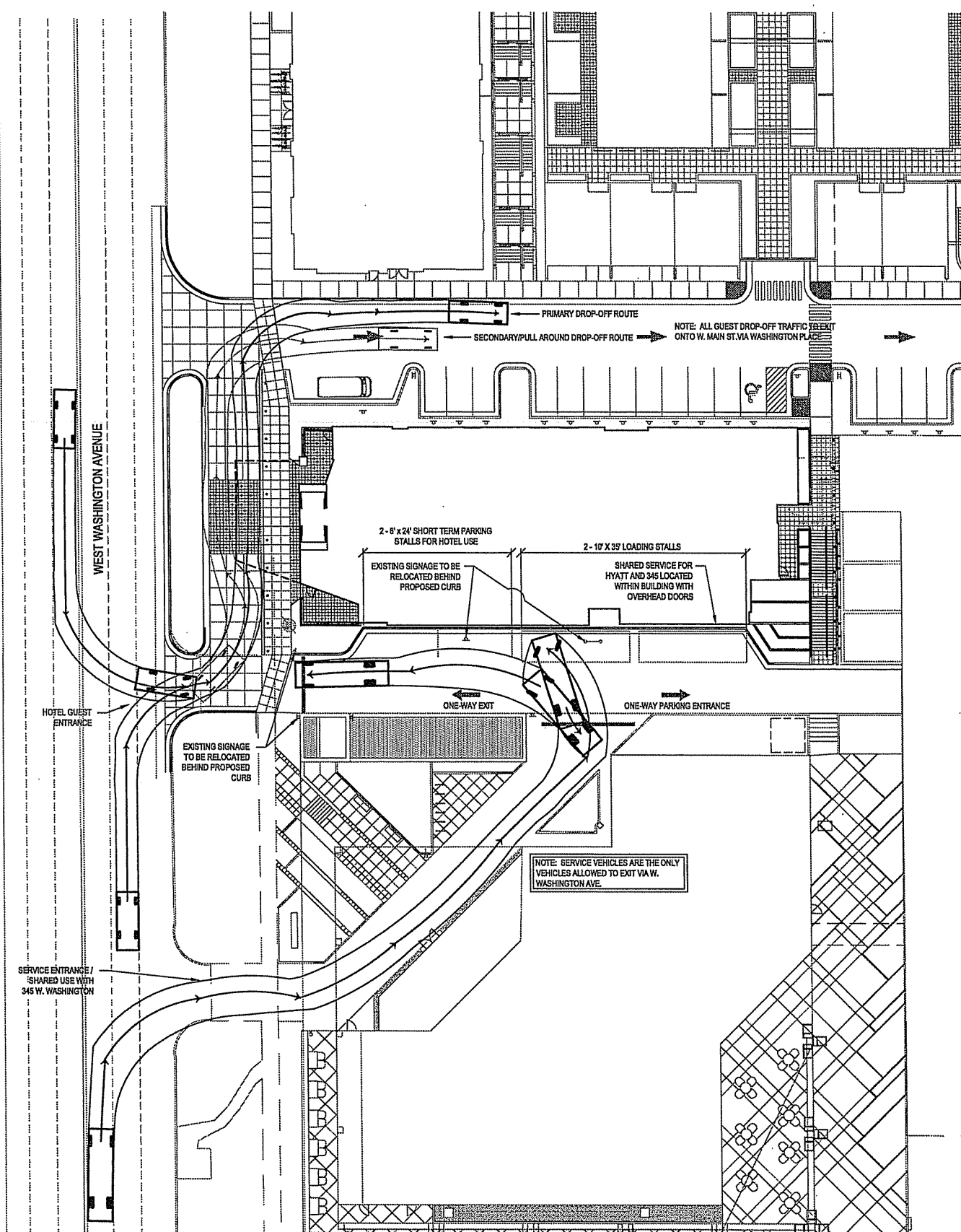
SCALE IN FEET

PROJECT NUMBER C 1.2

DRAWING NUMBER



1 OVERALL SITE DEVELOPMENT
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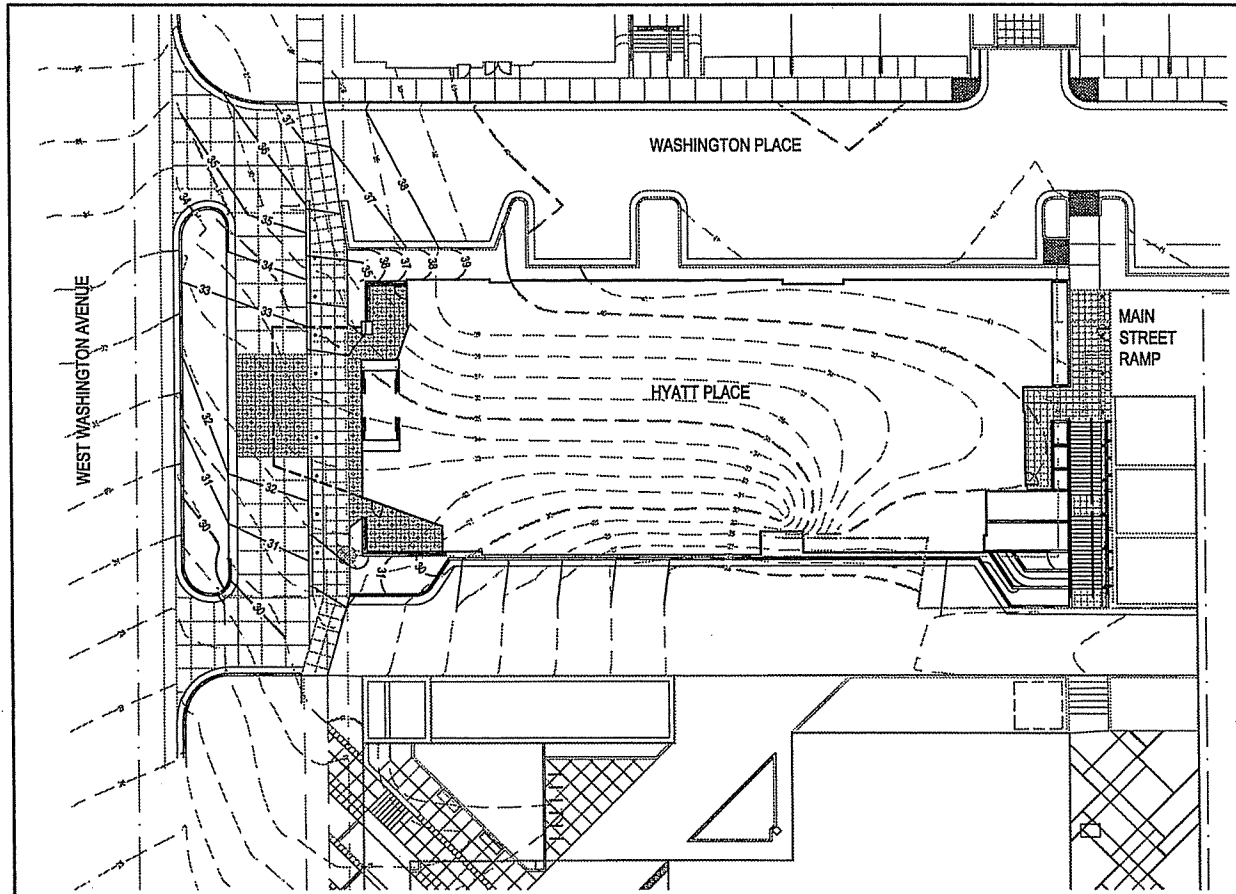


2 VEHICULAR CIRCULATION PLAN
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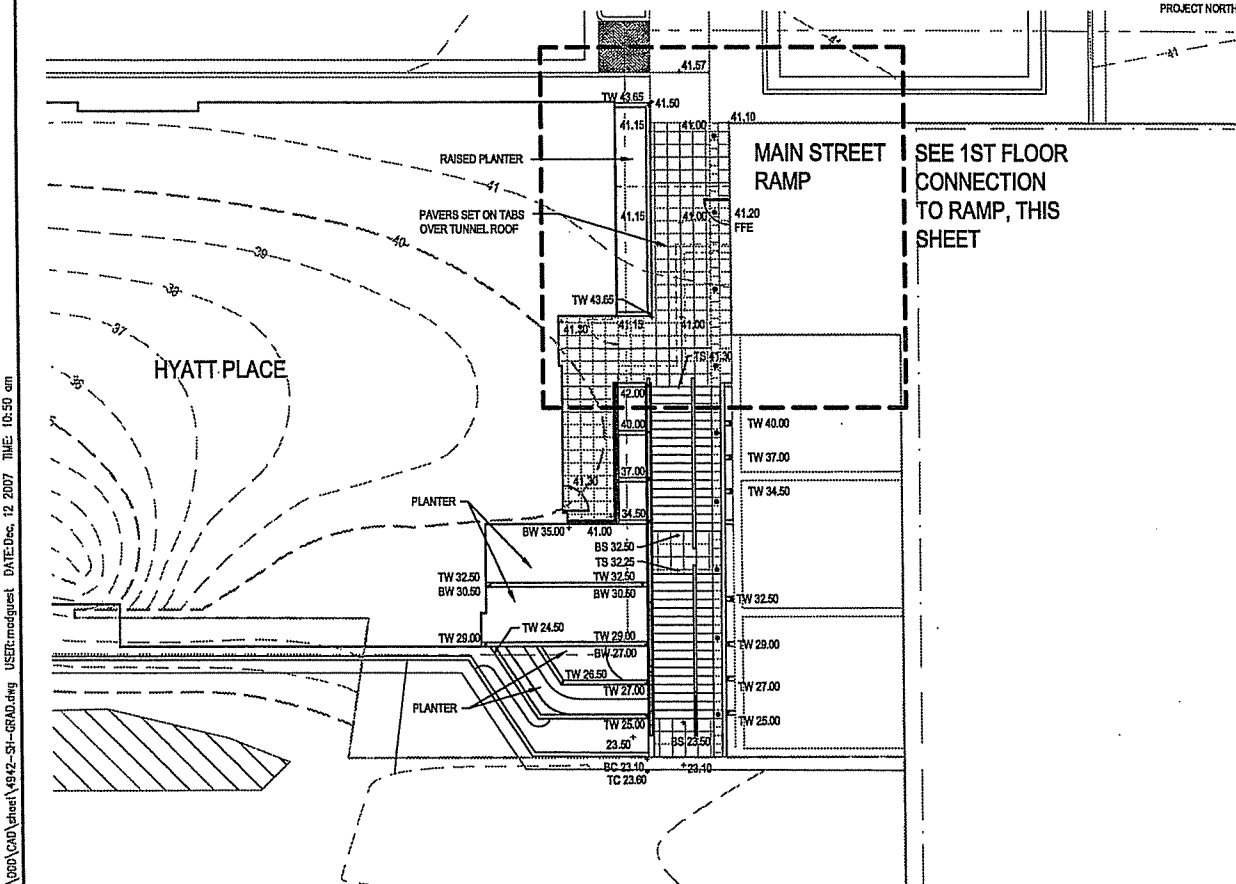


NOTE:

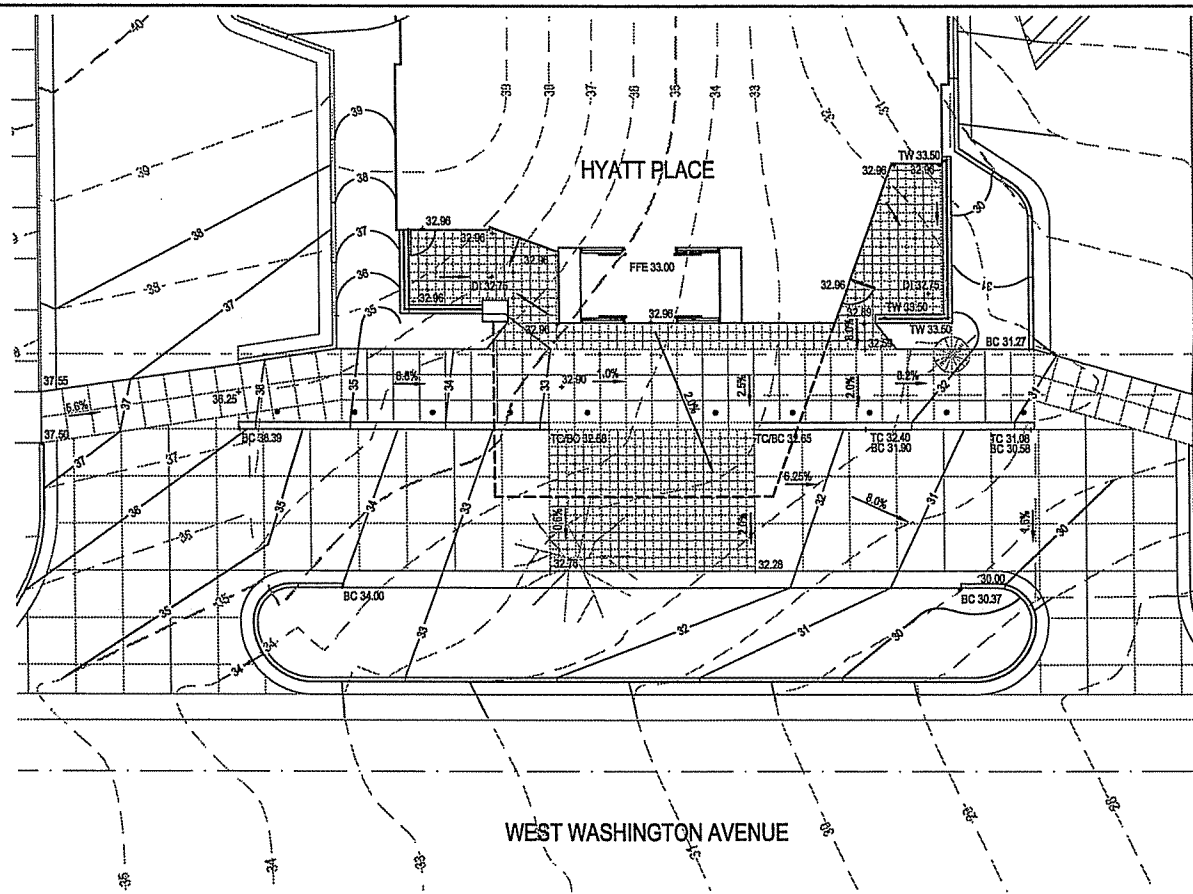
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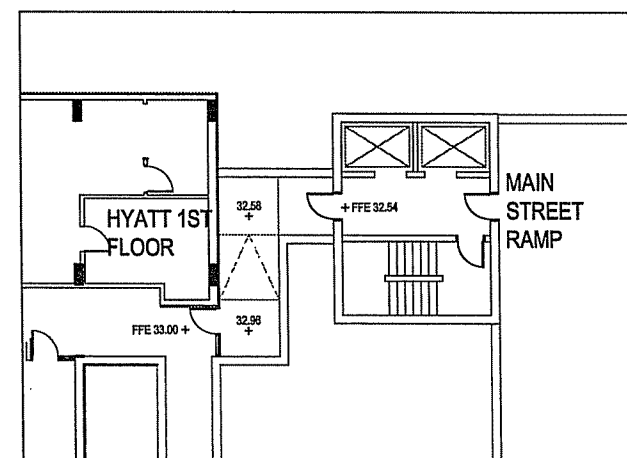
1 OVERALL GRADING PLAN
SCALE 1"=20'



3 SOUTH PLAZA AND STAIR GRADING PLAN
SCALE 1"=10'



2 FRONT ENTRANCE AND DROP-OFF GRADING PLAN
SCALE 1"=10'



4 1ST FLOOR CONNECTION TO RAMP
SCALE 1"=10'

HYATT PLACE
BLOCK 51
333 W WASHINGTON AVENUE
MADISON, WI 53703

Property Owner:
BLOCK 51, LLC
145 E. BADGER ROAD
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608.258.5580

Business Owner/Developer:
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ISSUED FOR	REV	DATE
RUD - GPP		06-20-2007
UDC		07-01-2007
UDC		07-18-2007
RUD - SIP		12-12-2007

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
Grading Plan

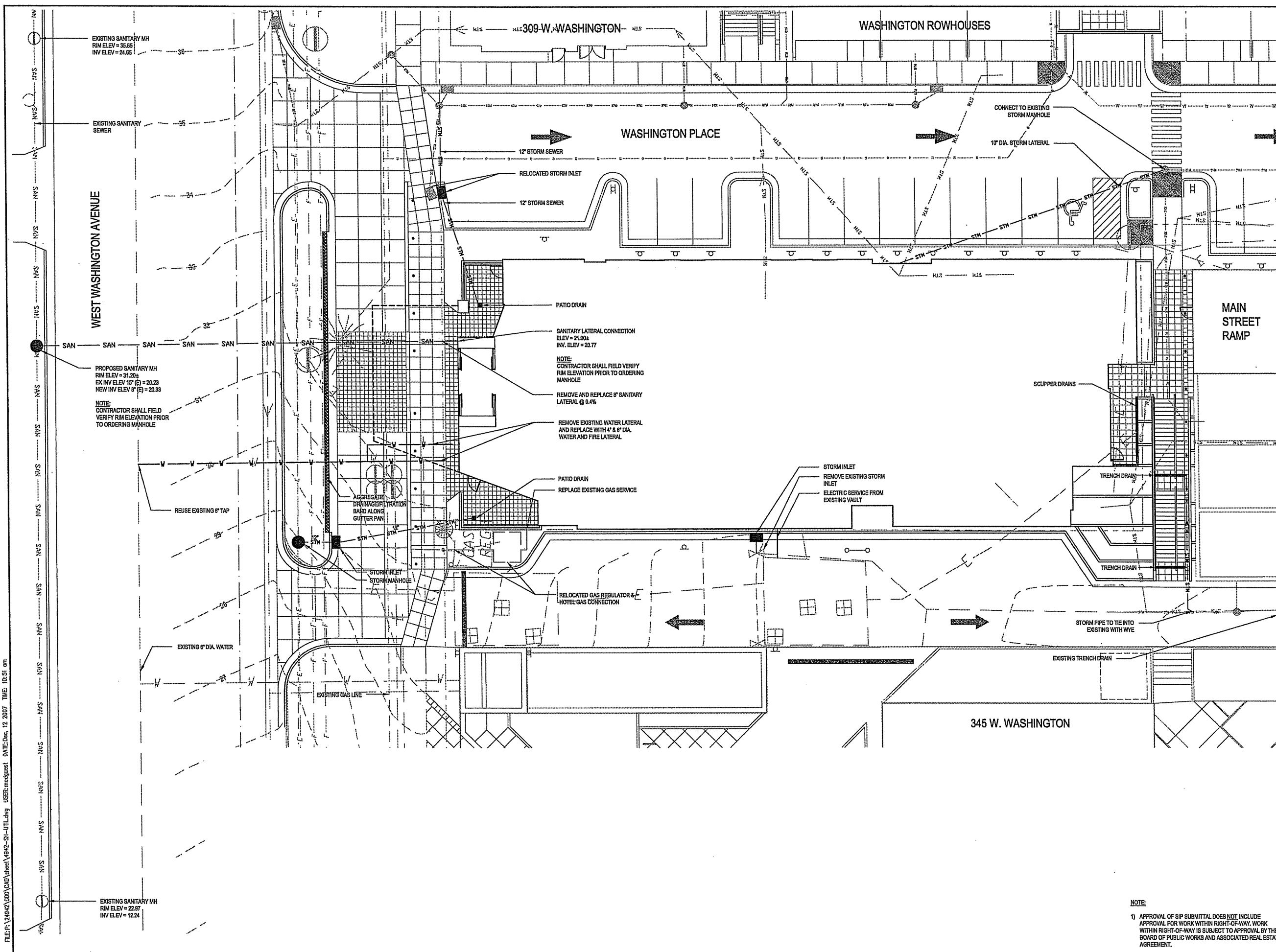
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SCALE 24942.001

PROJECT NUMBER
C 1.4
DRAWING NUMBER

NOTE:
1) APPROVAL OF SIP SUBMITTAL DOES NOT INCLUDE
APPROVAL FOR WORK WITHIN RIGHT-OF-WAY. WORK
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HYATT PLACE
BLOCK 51
333 W WASHINGTON AVENUE
MADISON, WI 53703

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ISSUED FOR	REV	DATE
CUD - GGP		06-20-2007
UDC		07-01-2007
UDC		07-18-2007
CUD - SP		12-12-2007

SEALS AND SIGNATURES

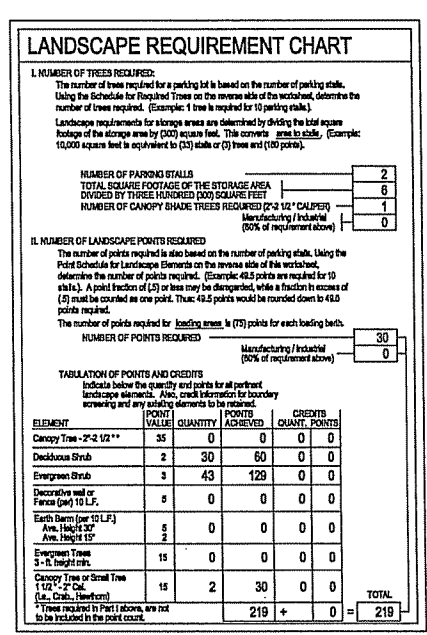
KEY PLAN

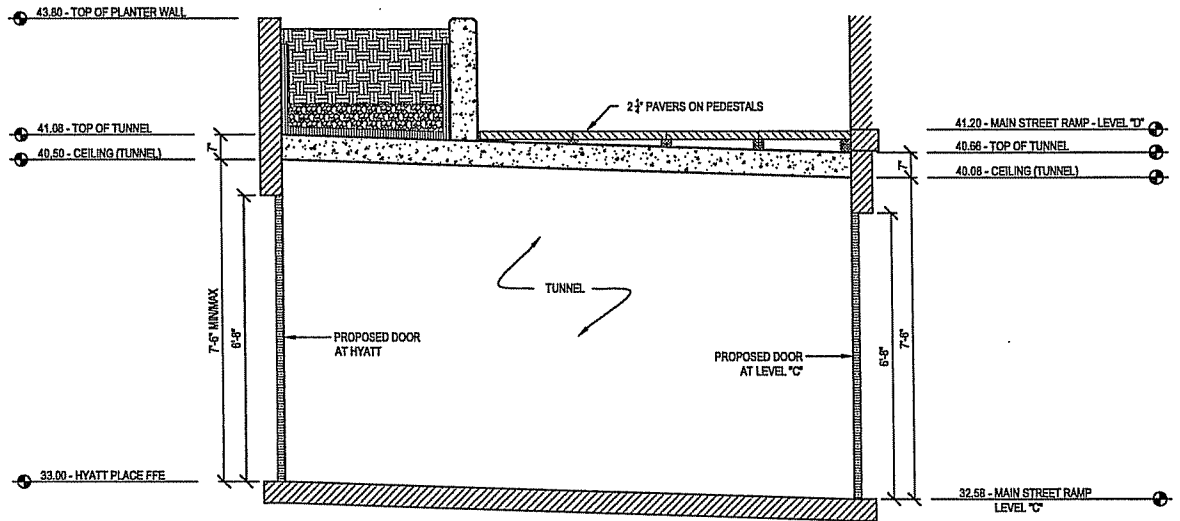
DRAWING TITLE
Utilities Plan

SCALE: 1" = 10' - 0"
SCALE IN FEET
24942.001

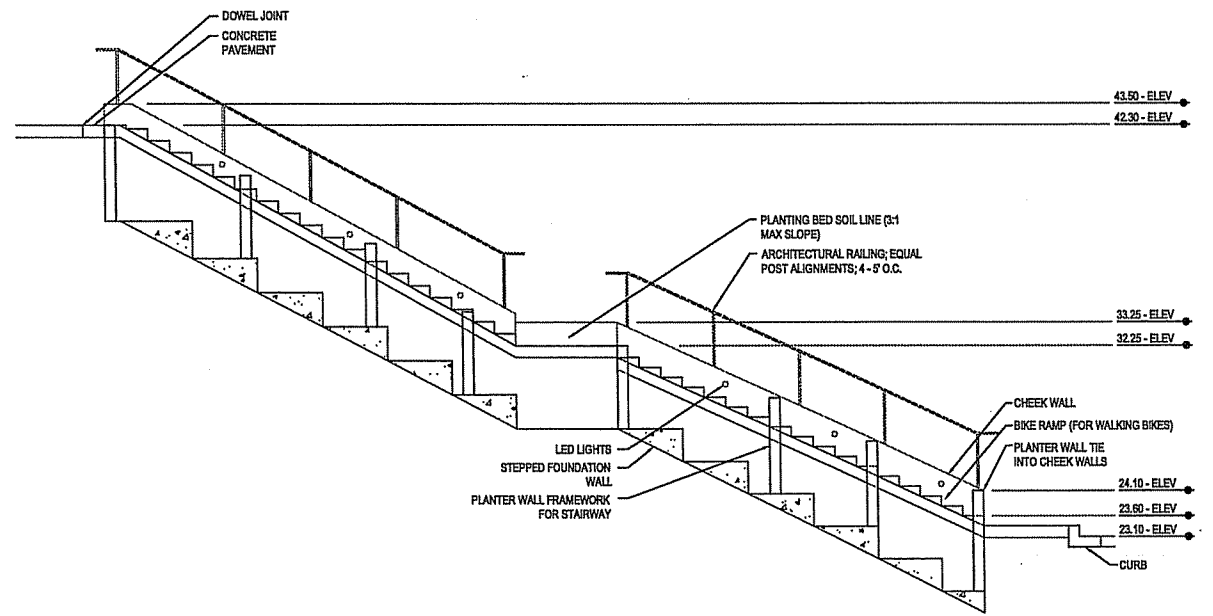
PROJECT NUMBER
C 1.5
DRAWING NUMBER

NOTE:
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APPROVAL FOR WORK WITHIN RIGHT-OF-WAY. WORK
WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE
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AGREEMENT.

[illegible]



1 TUNNEL SECTION
SCALE 1/2" = 1'-0"



1 STAIR SECTION
SCALE 1/4" = 1'-0"

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PUD - GOP		06-20-2007
UDC		07-01-2007
UDC		07-18-2007
PUD - SP		12-12-2007

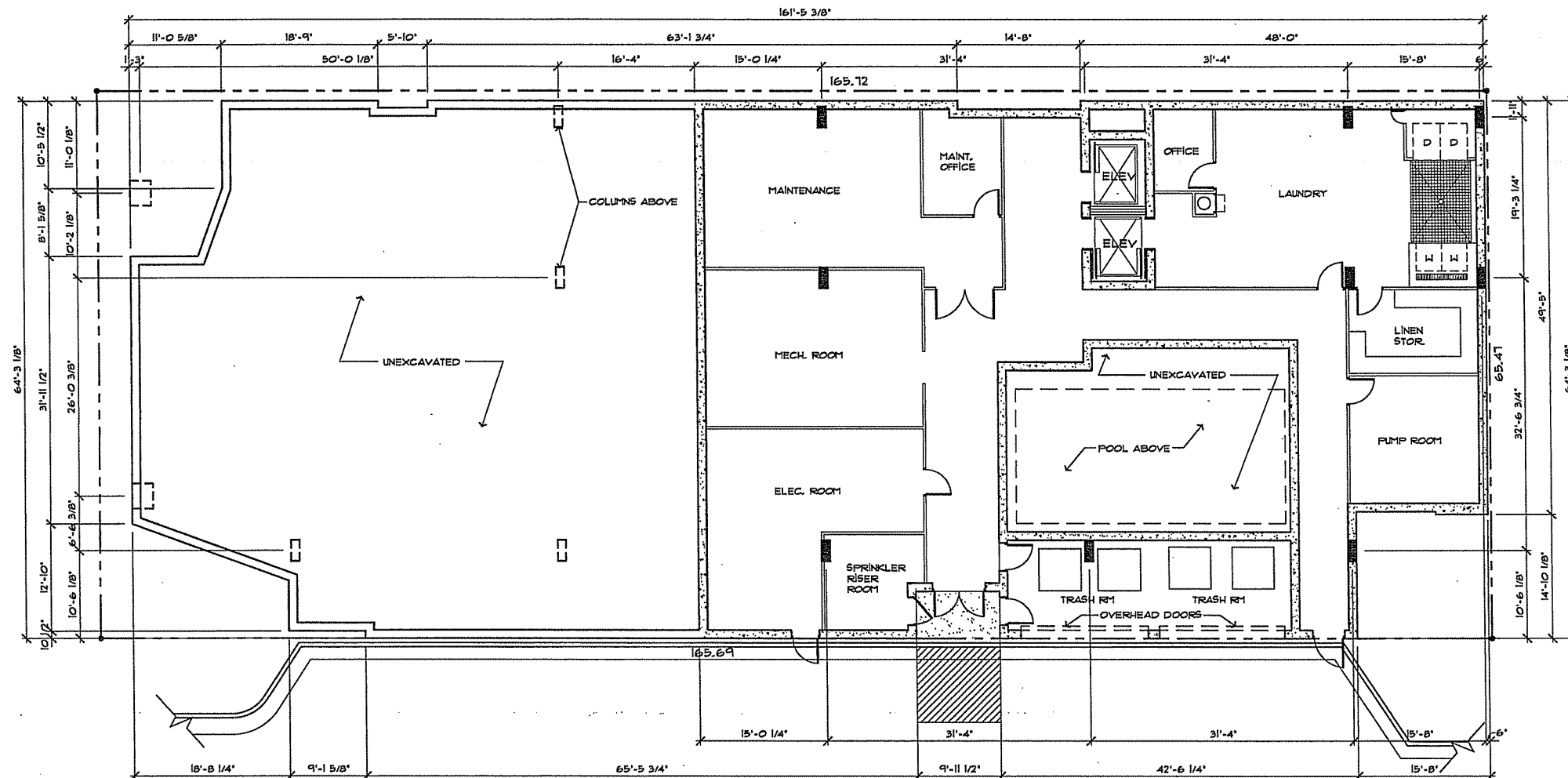
SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
Details

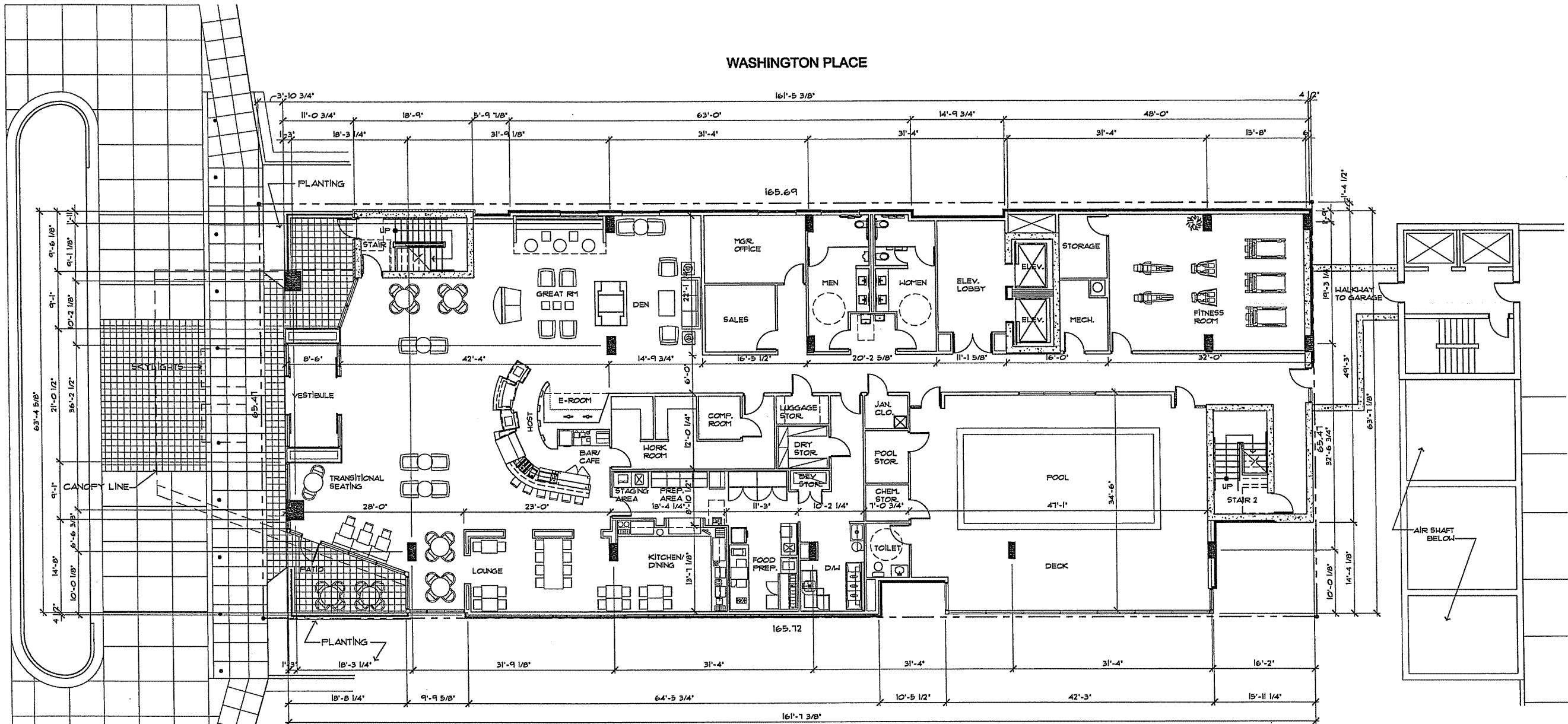
SCALE: As Indicated
SCALE
PROJECT NUMBER
C 1.7
DRAWING NUMBER

HYATT PLACE
MADISON, WISCONSIN



A LOWER LEVEL PLAN
AREA: 5,015 S.F. 1/8" = 1'-0"

WEST WASHINGTON AVE



FIRST FLOOR PLAN

AREA: 9,599 S.F. 1/8" = 1'-0"

USAGE DATA:

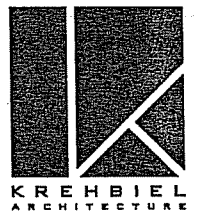
	CIRCULATION AREA	ROOM AREA	SERVICE AREA	MEETING ROOM AREA	POOL & EXERCISE AREA	GROSS AREA
LOWER LEVEL	1,234	-	3,181	-	-	5,015 SQ FT
FIRST FLOOR	4,086	-	3,198	-	2,315	9,599 SQ FT
SECOND FLOOR	2,395	2,839	1,191	2,650	-	9,081 SQ FT
THIRD FLOOR	1,995	6,769	323	-	-	9,081 SQ FT
FOURTH FLOOR	1,995	6,769	323	-	-	9,081 SQ FT
FIFTH FLOOR	1,995	6,769	323	-	-	9,081 SQ FT
SIXTH FLOOR	1,995	6,769	323	-	-	9,081 SQ FT
SEVENTH FLOOR	1,995	6,769	323	-	-	9,081 SQ FT
EIGHTH FLOOR	1,995	6,769	323	-	-	9,081 SQ FT
NINTH FLOOR	1,995	6,769	323	-	-	9,081 SQ FT
TENTH FLOOR	1,995	6,686	323	-	-	9,004 SQ FT
ELEVENTH FLOOR	1,995	6,686	323	-	-	9,004 SQ FT
TOTAL	25,616	63,594	11,083	2,650	2,315	105,318 SQ FT

BUILDING DATA:

	KING	HANDICAP KING	GG	HANDICAP GG	TOTAL UNITS	GROSS AREA
LOWER LEVEL	-	-	-	-	-	3,116 SQ FT
FIRST FLOOR	-	-	-	-	-	9,599 SQ FT
SECOND FLOOR	6	-	-	1	7	9,081 SQ FT
THIRD FLOOR	9	1	6	-	16	9,081 SQ FT
FOURTH FLOOR	9	-	6	1	16	9,081 SQ FT
FIFTH FLOOR	9	1	6	-	16	9,081 SQ FT
SIXTH FLOOR	9	-	7	-	16	9,081 SQ FT
SEVENTH FLOOR	9	-	6	1	16	9,081 SQ FT
EIGHTH FLOOR	9	-	7	-	16	9,081 SQ FT
NINTH FLOOR	9	1	6	-	16	9,081 SQ FT
TENTH FLOOR	9	-	7	-	16	9,004 SQ FT
ELEVENTH FLOOR	9	1	6	-	16	9,004 SQ FT
TOTAL	81 (51.6%)	4 (2.6%)	51 (31.7%)	3 (2.0%)	151	105,318 SQ FT (691 SF / ROOM)

DATE DRAWN
6-14-07
REVISIONS

PRINTS ISSUED
6-14-07
CITY REVIEW
6-18-07
PUD-BIP
12-12-07



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DATE

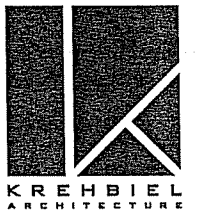
HYATT PLACE
MADISON, WISCONSIN

PROJECT NO.
08077
SHEET TITLE
FIRST FLOOR PLAN
USAGE DATA
BUILDING DATA

SHEET NO.

A1.1

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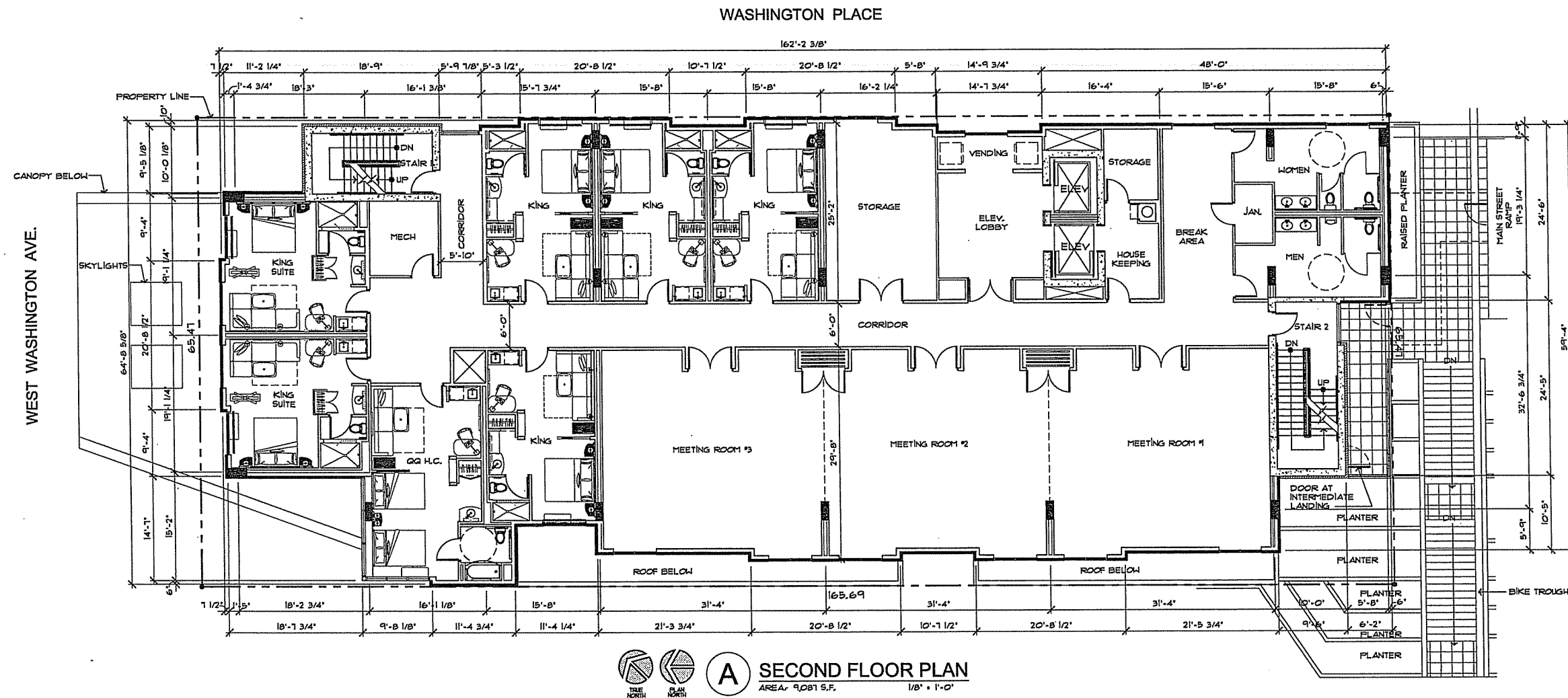
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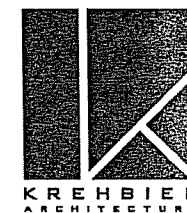
DATE

HYATT PLACE
MADISON, WISCONSIN

PROJECT NO.
06077
SHEET TITLE
SECOND FLOOR PLAN

SHEET NO.
A1.2





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DATE

HYATT PLACE
MADISON, WISCONSIN

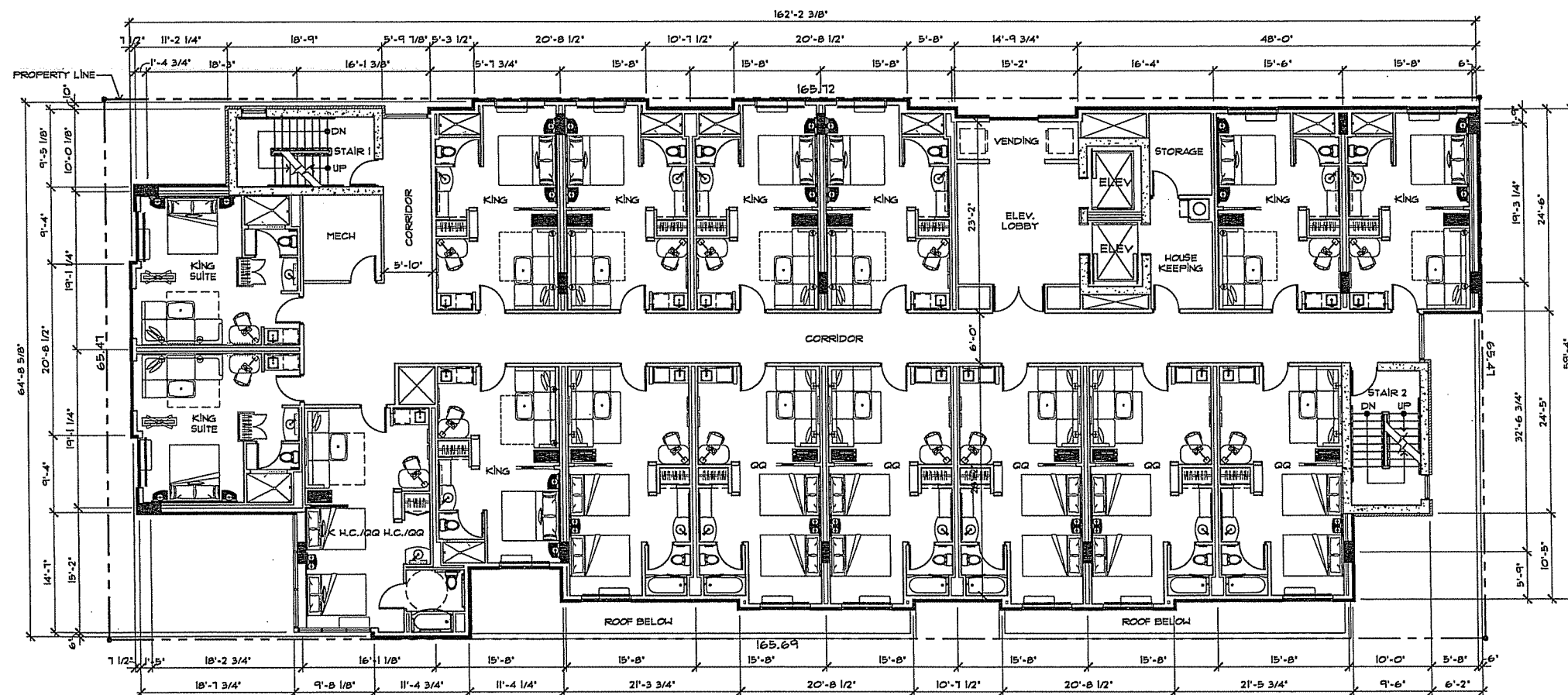
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THIRD THRU NINTH
FLOOR PLAN

SHEET NO.

A1.3

WEST WASHINGTON AVE.

WASHINGTON PLACE



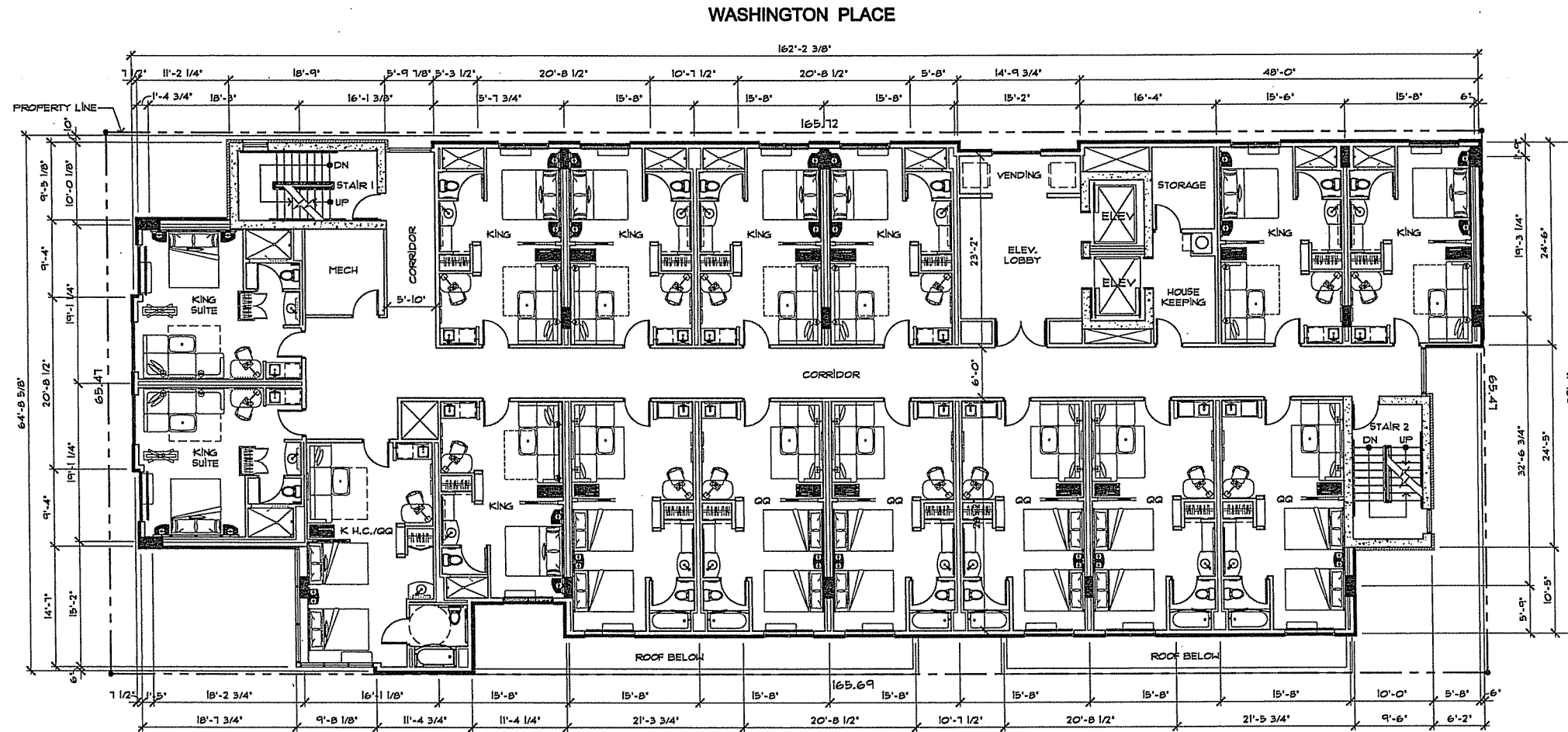
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3RD THRU 9TH FLOOR PLAN

AREA: 9,081 S.F. 1/8" = 1'-0"

NOTE: REFERENCE THE BUILDING DATA ON THE A11 SHEET
FOR THE UNIT TYPE AND QUANTITY PER FLOOR.

WEST WASHINGTON AVE.



10TH AND 11TH FLOOR PLAN

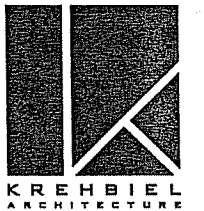
AREA: 9,004 S.F. 1/8" = 1'-0"

NOTES: THE ELEVENTH FLOOR HANDICAP KING UNIT IS A DOUBLE QUEEN UNIT ON THE TENTH FLOOR.

STAIR 1 EXTENDS TO PROVIDE ROOF ACCESS.
STAIR 2 EXTENDS TO THE ELEVENTH FLOOR.
(REFERENCE A4.1 AND A4.2 FOR STAIR PLANS AND SECTIONS)

DATE DRAWN
6-14-07
REVISIONS

PRINTS ISSUED
6-14-07
CITY REVIEW
6-15-07
PUD-SIP
12-12-07



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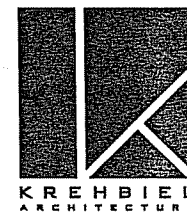
HYATT PLACE
MADISON, WISCONSIN

PROJECT NO.
08077
SHEET TITLE
TENTH AND ELEVENTH
FLOOR PLAN

SHEET NO.

A1.4

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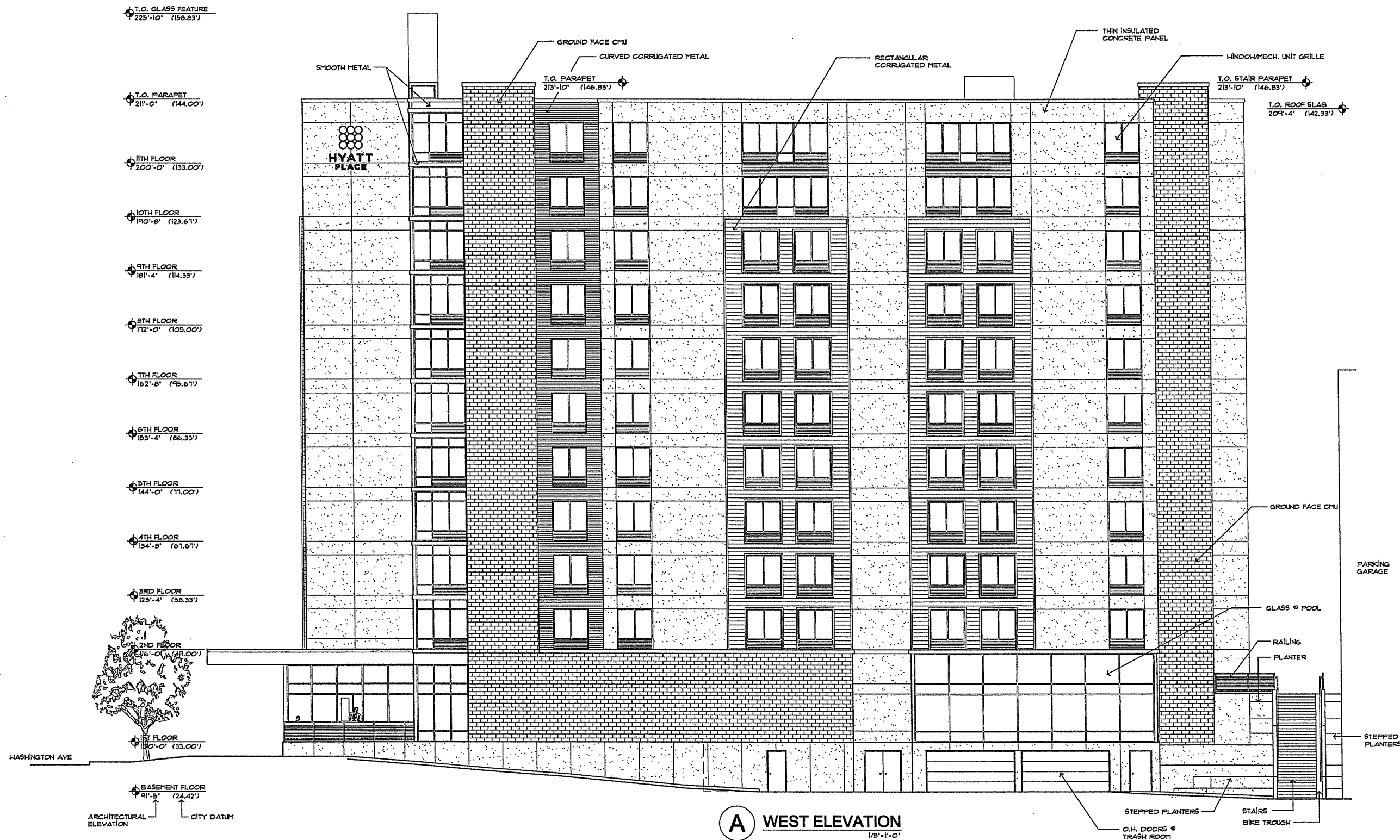
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MADISON, WISCONSIN

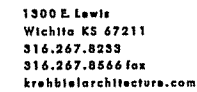
PROJECT NO.
06077
SHEET TITLE
ELEVATIONS

SHEET NO.

A2.1

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DATE _____

**HYATT PLACE
MADISON, WISCONSIN**

PROJECT NO.
08077

SHEET TITLE
ELEVATIONS

SHEET NO.

A2.2

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12-12-07

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ARCHITECTURE

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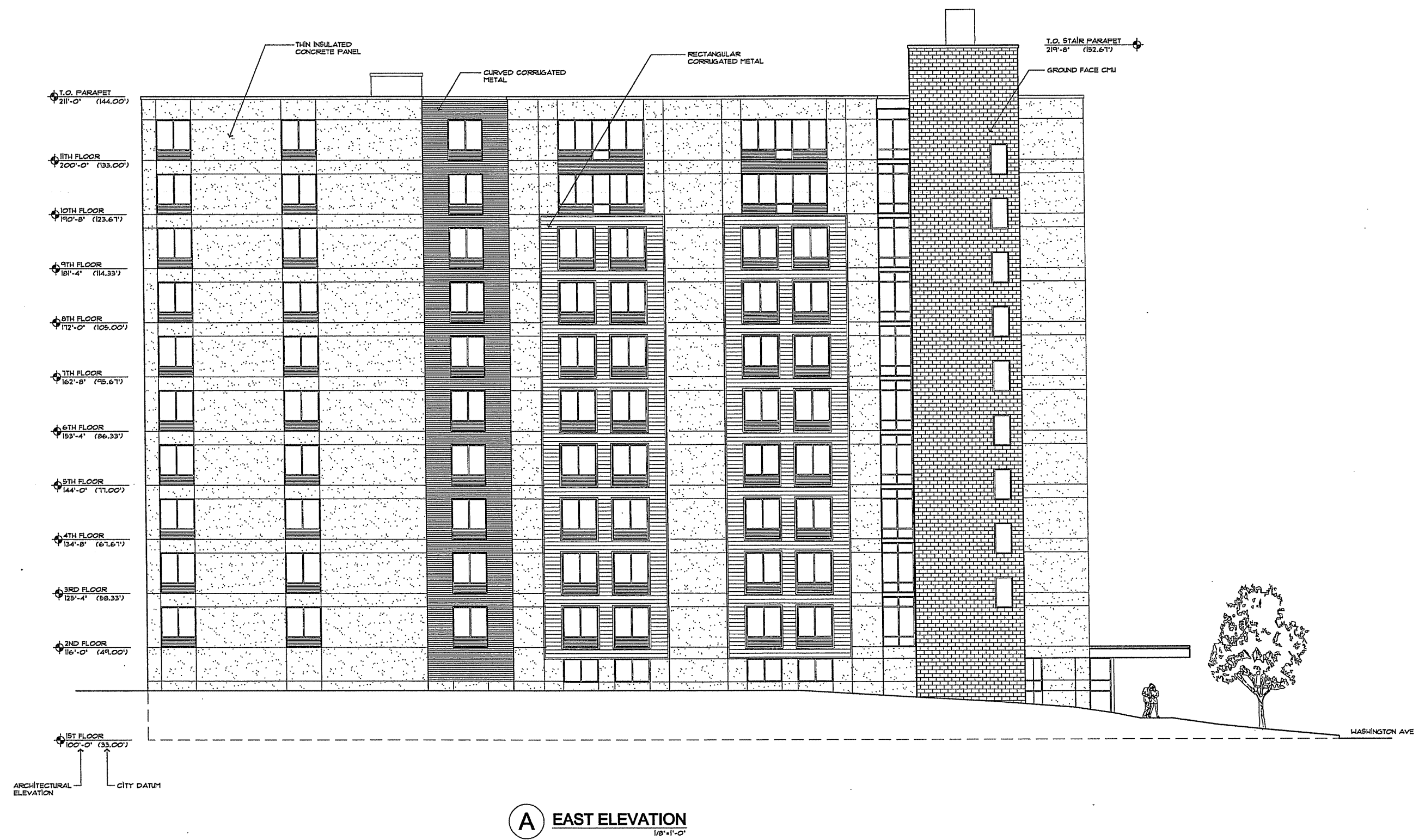
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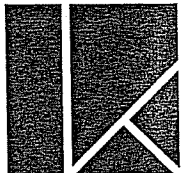
**HYATT PLACE
MADISON, WISCONSIN**

PROJECT NO.
08077
SHEET TITLE
ELEVATIONS

SHEET NO.

A2.3





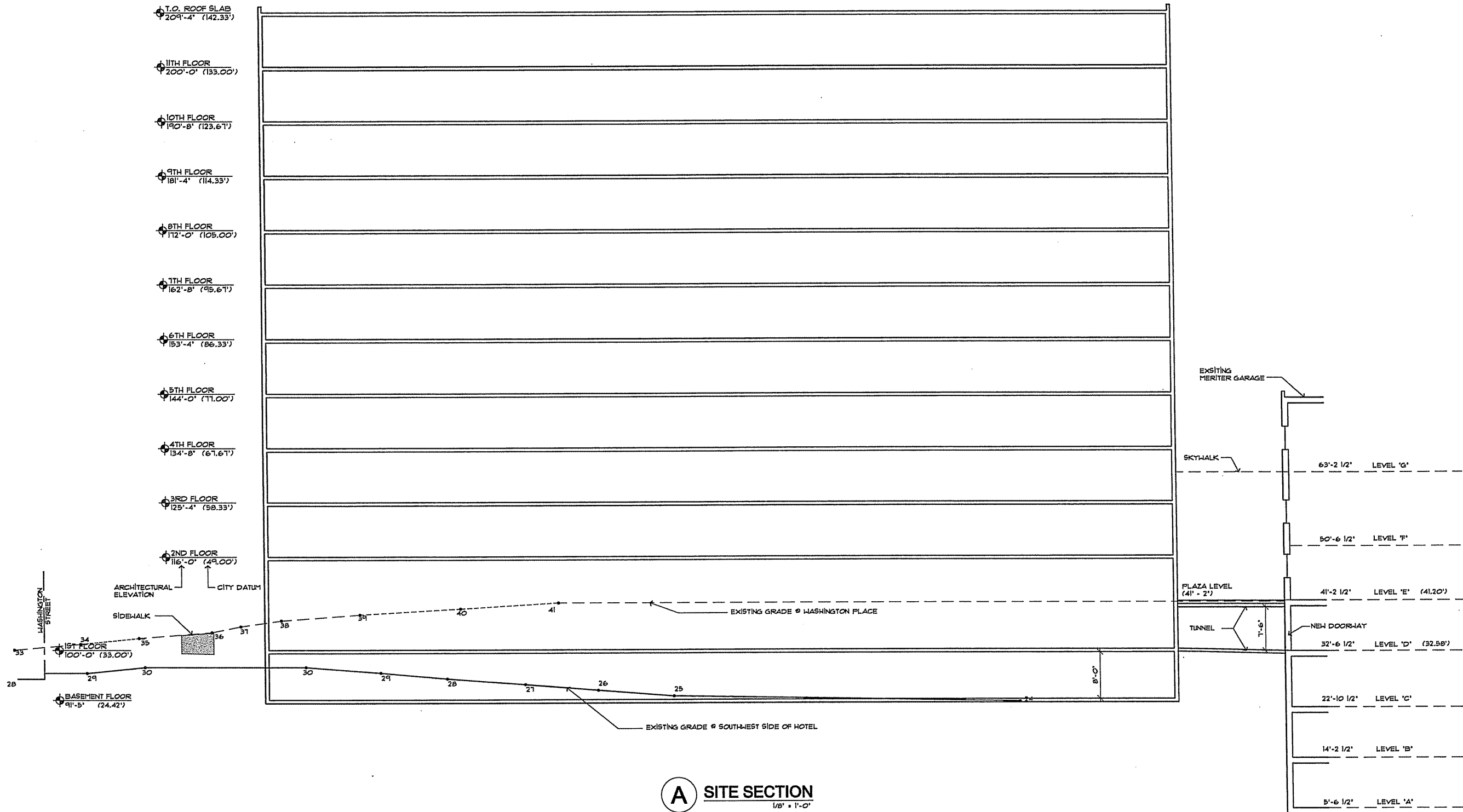
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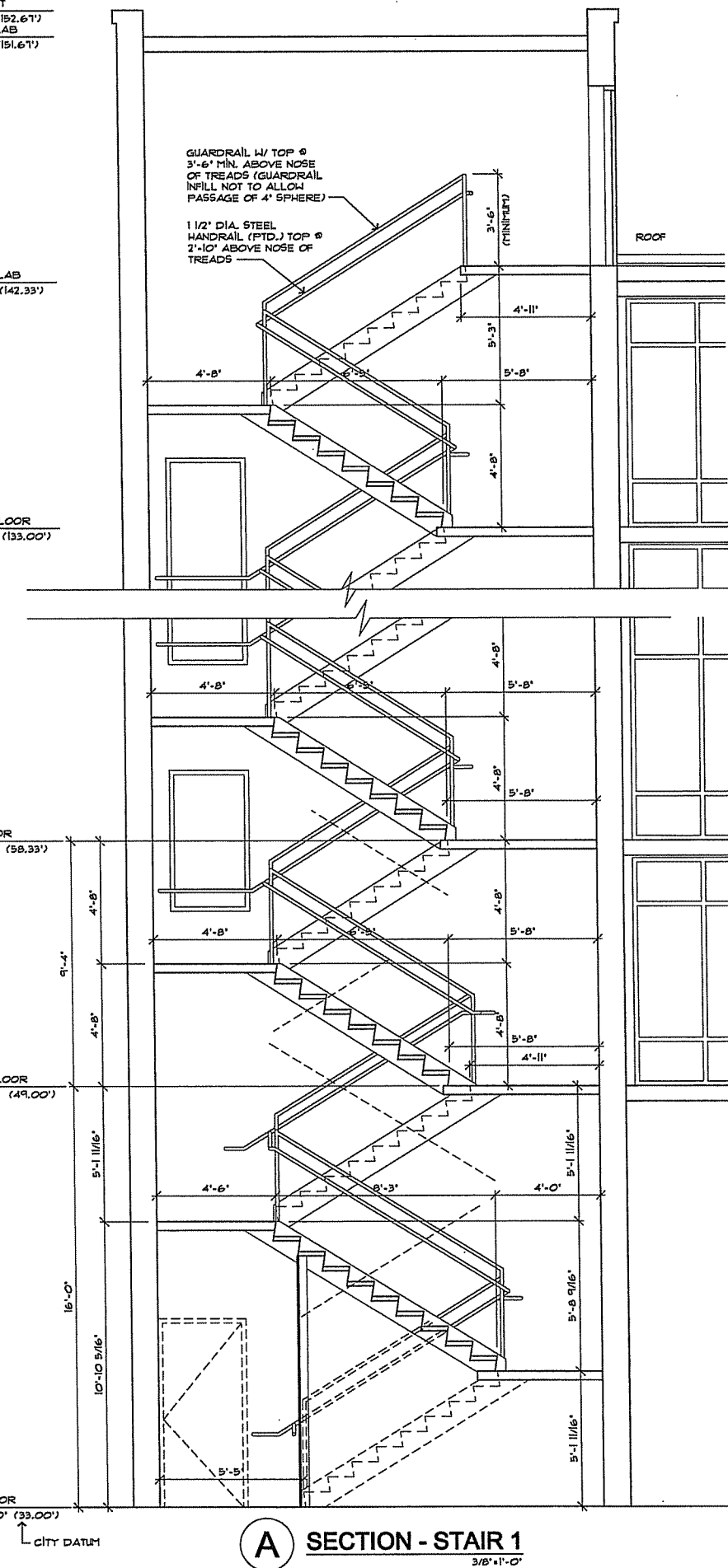
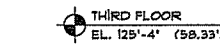
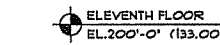
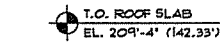
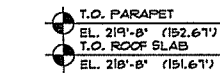
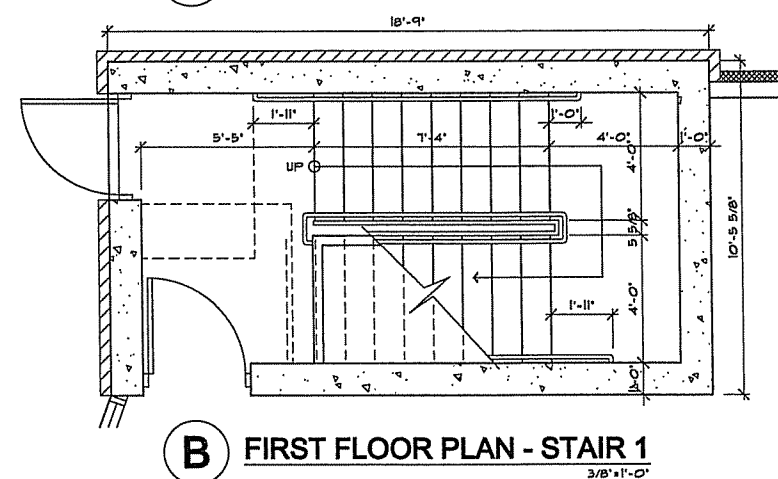
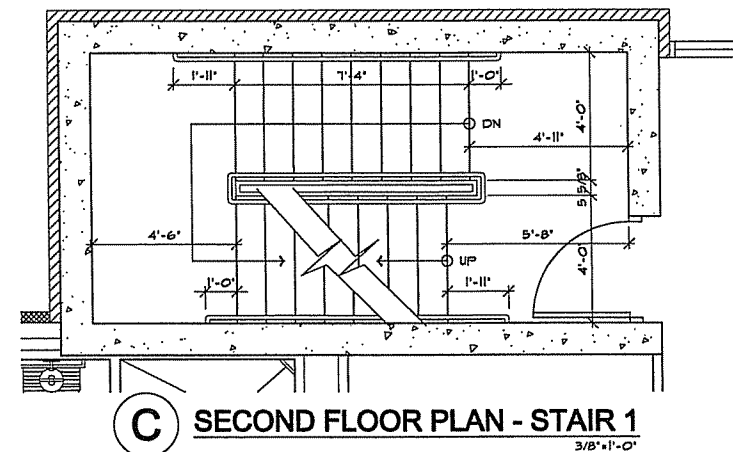
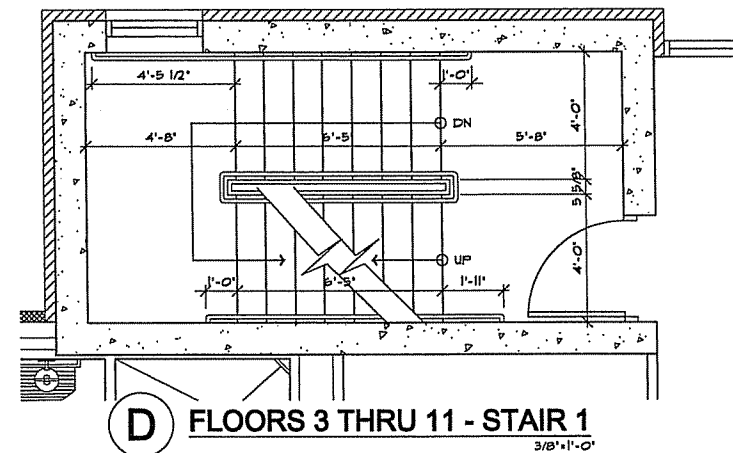
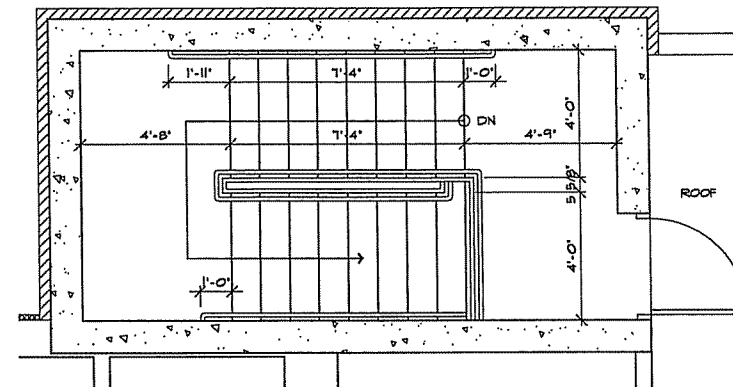
DATE

HYATT PLACE
MADISON, WISCONSIN

PROJECT NO.
06077
SHEET TITLE
SITE SECTION

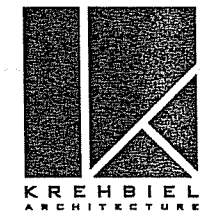
SHEET NO.
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DATE DRAWN
6-14-07
REVISIONS

PRINTS ISSUED
6-14-07
CITY REVIEW
6-18-07
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12-12-07



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DATE _____

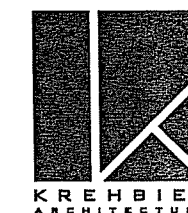
**HYATT PLACE
MADISON, WISCONSIN**

PROJECT NO.
06077
SHEET TITLE
SECTION - STAIR 1
PLANS - STAIR 1

SHEET NO.

A4.1

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BAT

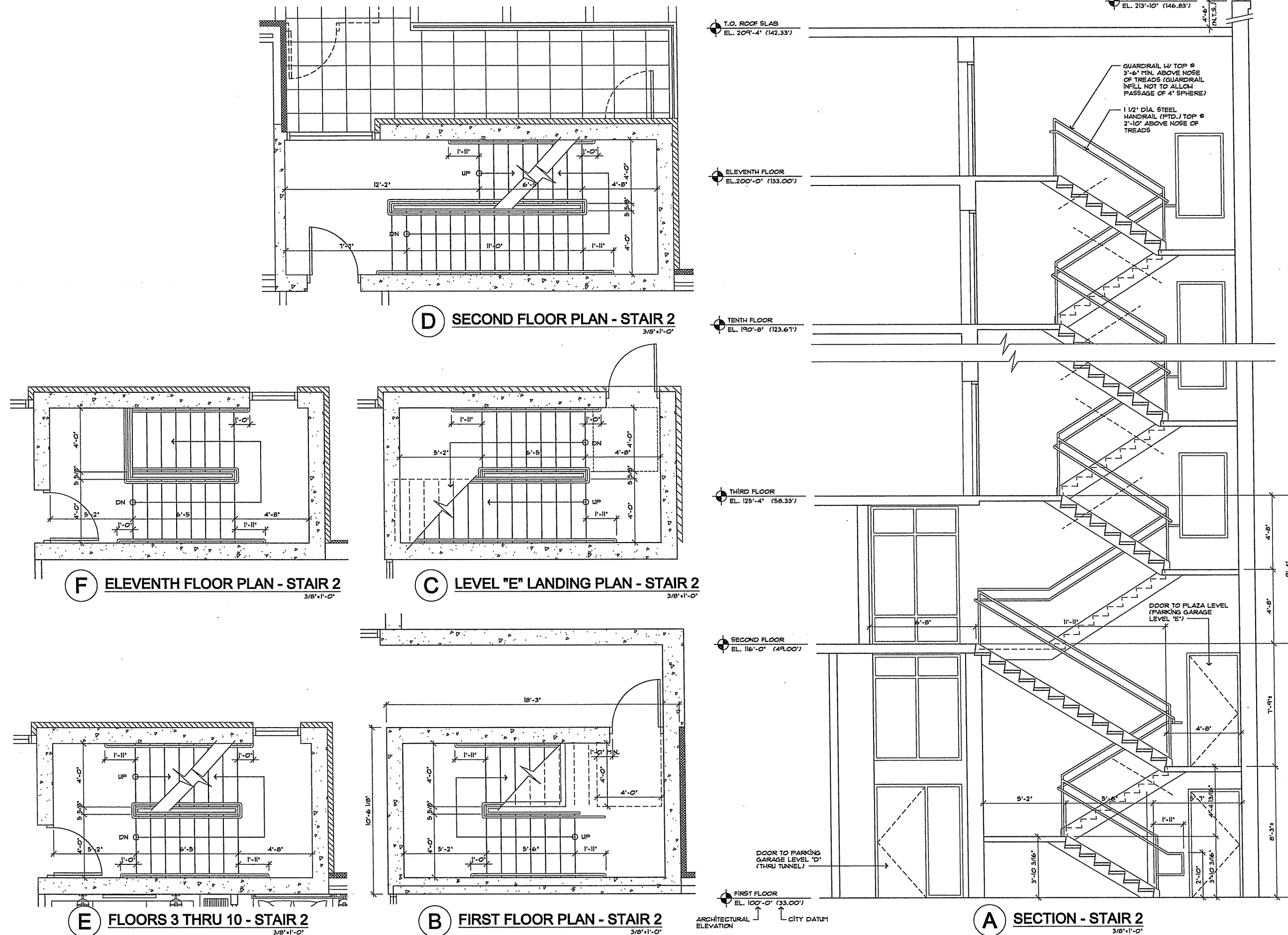
**HYATT PLACE
MADISON, WISCONSIN**

PROJECT NO.
06077
SHEET TITLE
SECTION - STAIR 2
PLANS - STAIR 2

SHEET NO.

A4.2

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BLOCK 51 - MADISON, WI

Owner:

THE ALEXANDER
COMPANY, INC.

JJR landscape architecture
planning
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civil engineering
environmental science

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FIRE CODE VARIANCES

1. **CODE ISSUE: 62.0500 (2)(a)(2)**
 - Broom Street Lofts in excess of 30' from the aerial apparatus fire access lane.
 - **Equivalency:** Fire Protection at Broom Street Lofts to NFPA-13
2. **CODE ISSUE: 62.0500 (3)(d)**
 - Henry Street and Main Street: Aerial apparatus lane less than 26'.
 - **Equivalency:** Provide 20' fire access lane and fire protection to NFPA-13 at Main Street Townhomes, 309 West Washington, and S. Henry St. (Capitol Court) Townhomes
3. **CODE ISSUE: 62.0500 (3)(a),(b)**
 - S. Henry St. (Capitol Court) / 309 West Washington: Overhead obstruction at future bridge.
 - **Equivalency:** Fire protection to NFPA-13 at S. Henry St. (Capitol Court) Townhomes

*See letter dated June 05, 2006 from Thomas Miller, Alexander Co. to John Lippitt, Madison Fire Department.

LEGEND

-  = EXISTING FIRELANE
 = PROPOSED FIRELANE
 = FIRE HOSE LAY
 = FIRE HYDRANT
 = ON STREET PARKING

NOTE:

1. PROPOSED WASHINGTON PLACE FIRELANE USES THE SIDEWALK BEHIND THE MOUNTABLE CURB.
2. EXISTING FIRE LANES ARE DRAWN AS SIGNED, THE PLAN DOES NOT EVALUATE WHETHER THESE AREAS MEET THE REQUIREMENTS OF THE CITY OF MADISON ORDINANCE.
3. LENGTH OF FIRE HOSES DRAWN DO NOT EXCEED 500 LINEAR FEET.

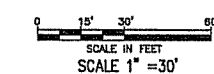
ISSUED FOR	REV	DATE
<u>SEE COVER SHEET FOR COMPLETE SUBMITTAL LOG</u>		
<u>SIP REVISIONS</u>		<u>11/15/2008</u>
<u>100% CD's</u>		<u>12/08/2009</u>
<u>Construction Bulletin</u>	<u>A</u>	<u>06/15/2007</u>

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
FIRE ACCESS PLAN

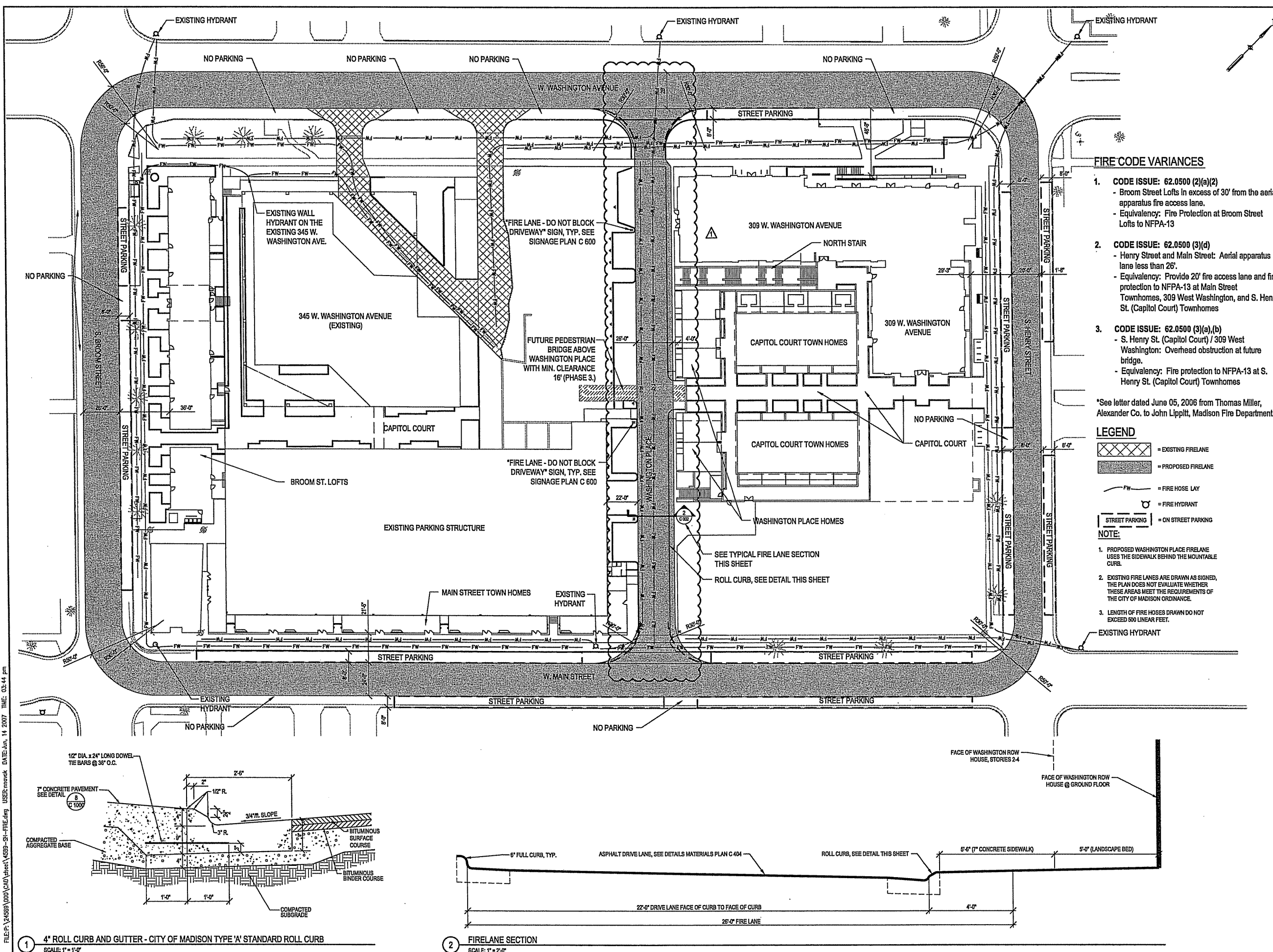


SCALE 24589.000

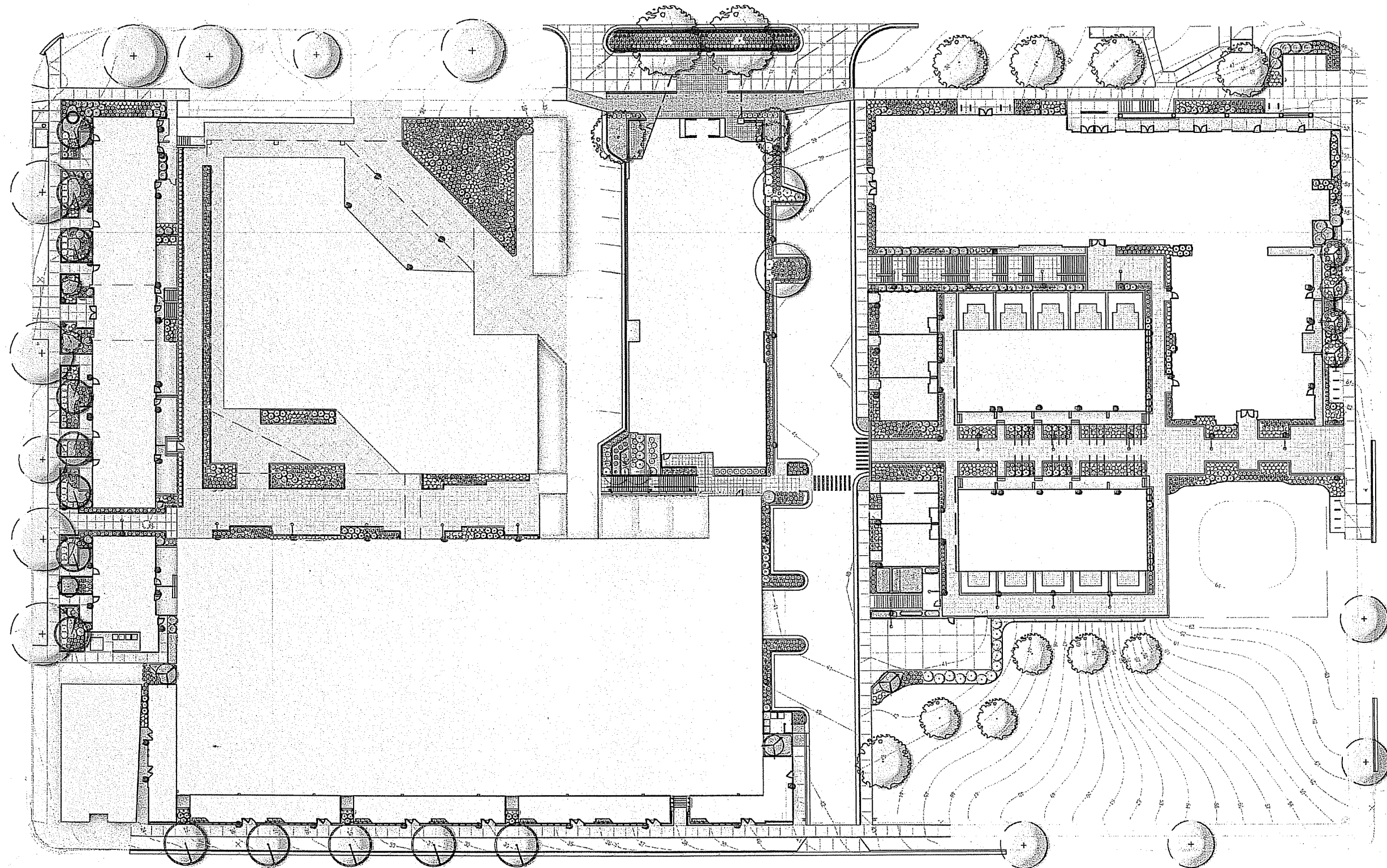
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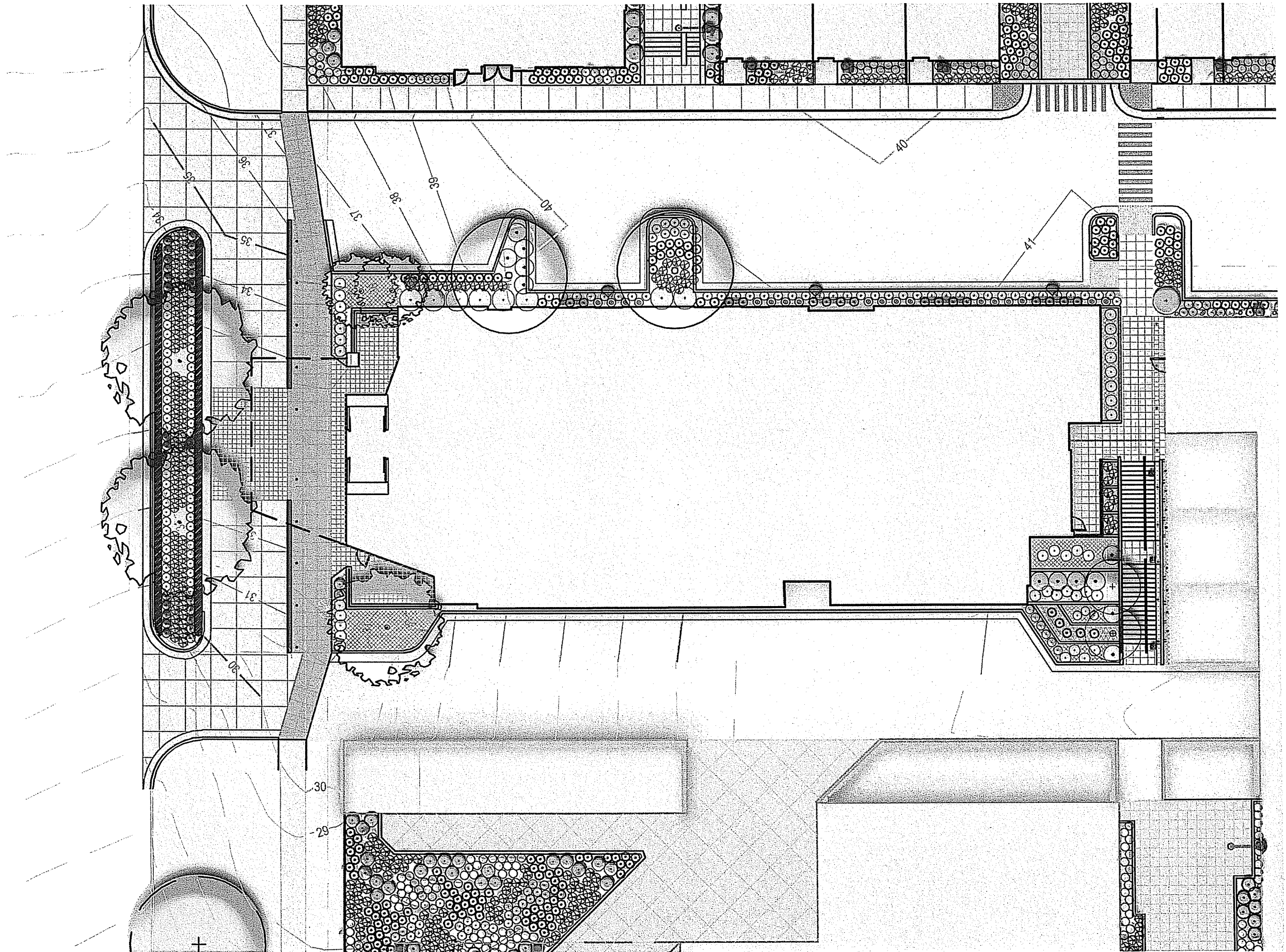
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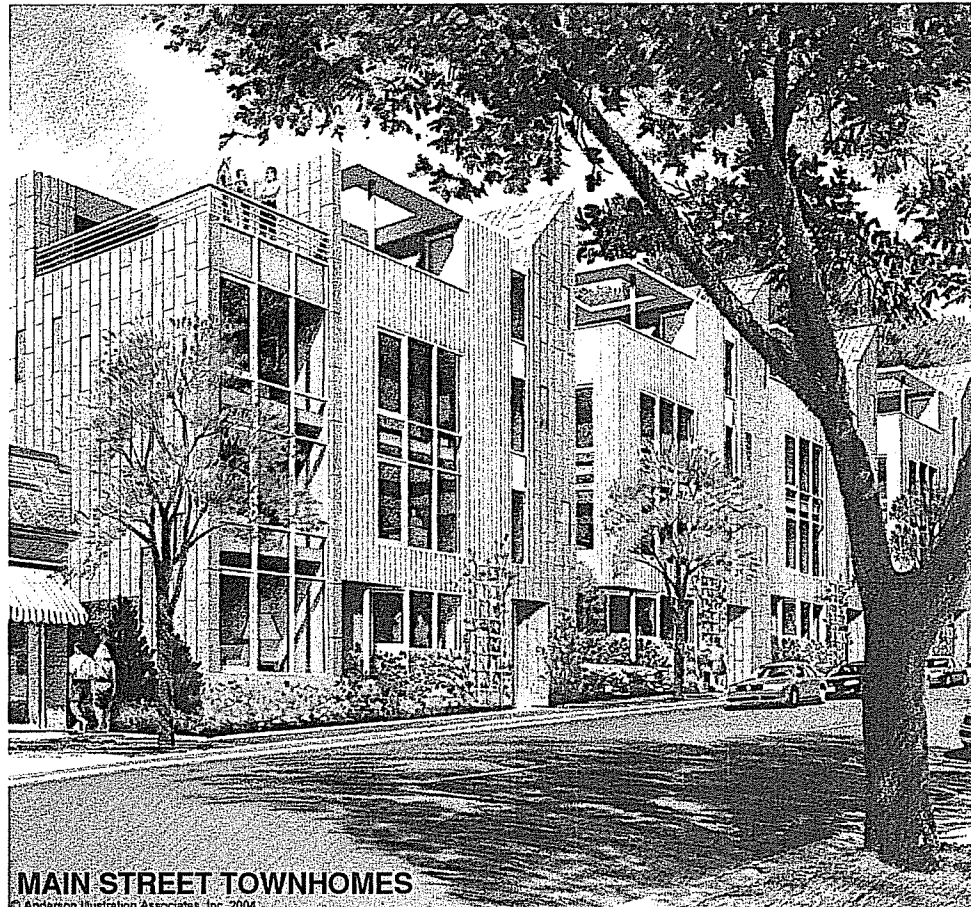
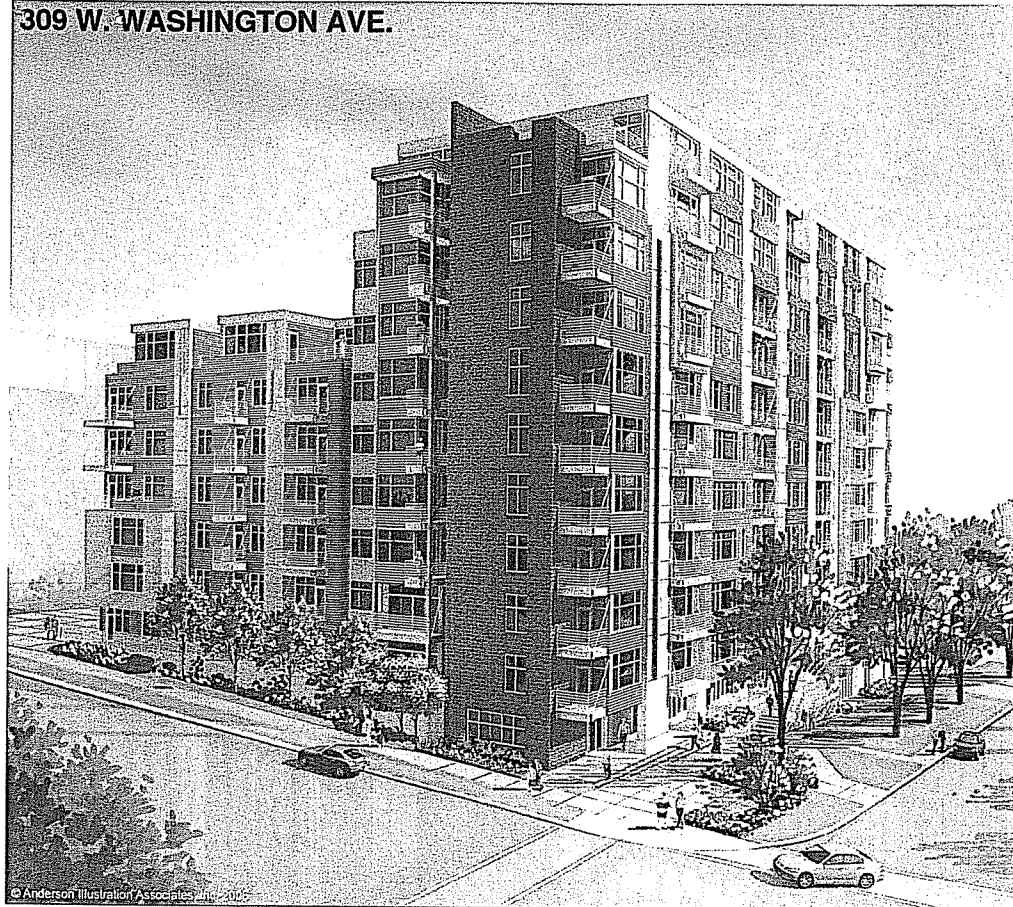


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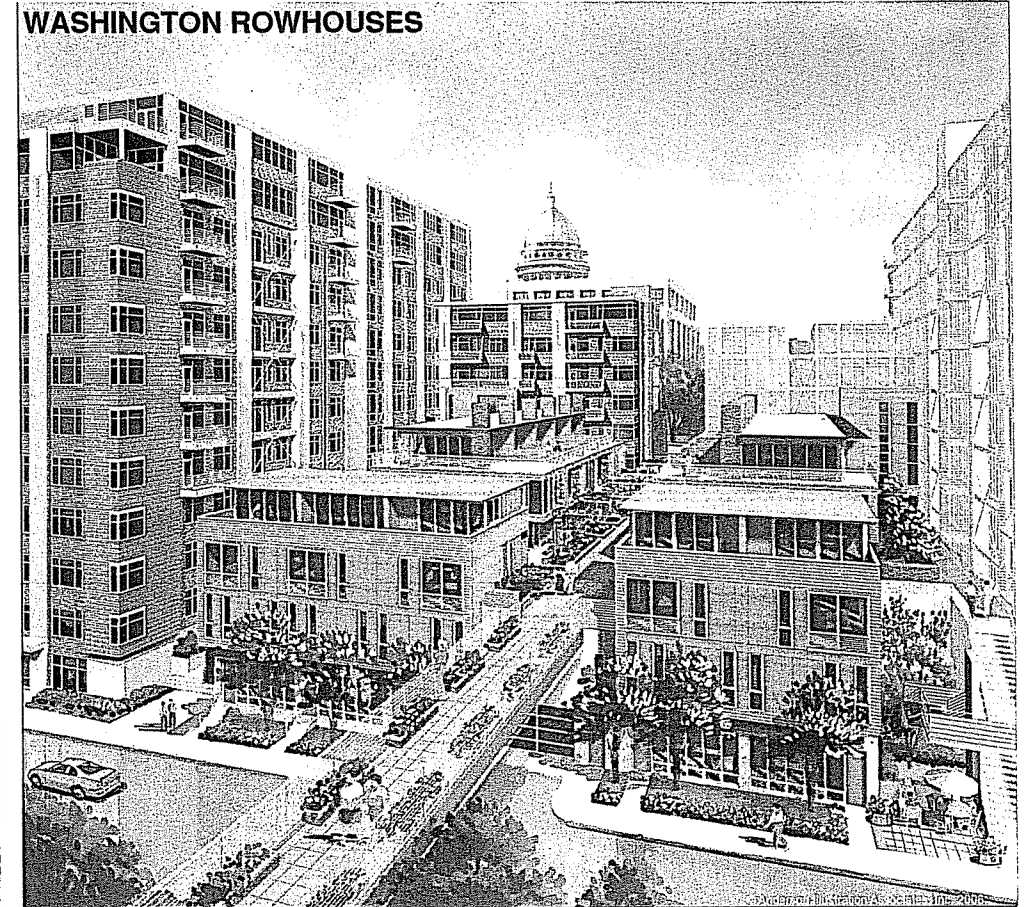


309 W. WASHINGTON AVE.



MAIN STREET TOWNHOMES

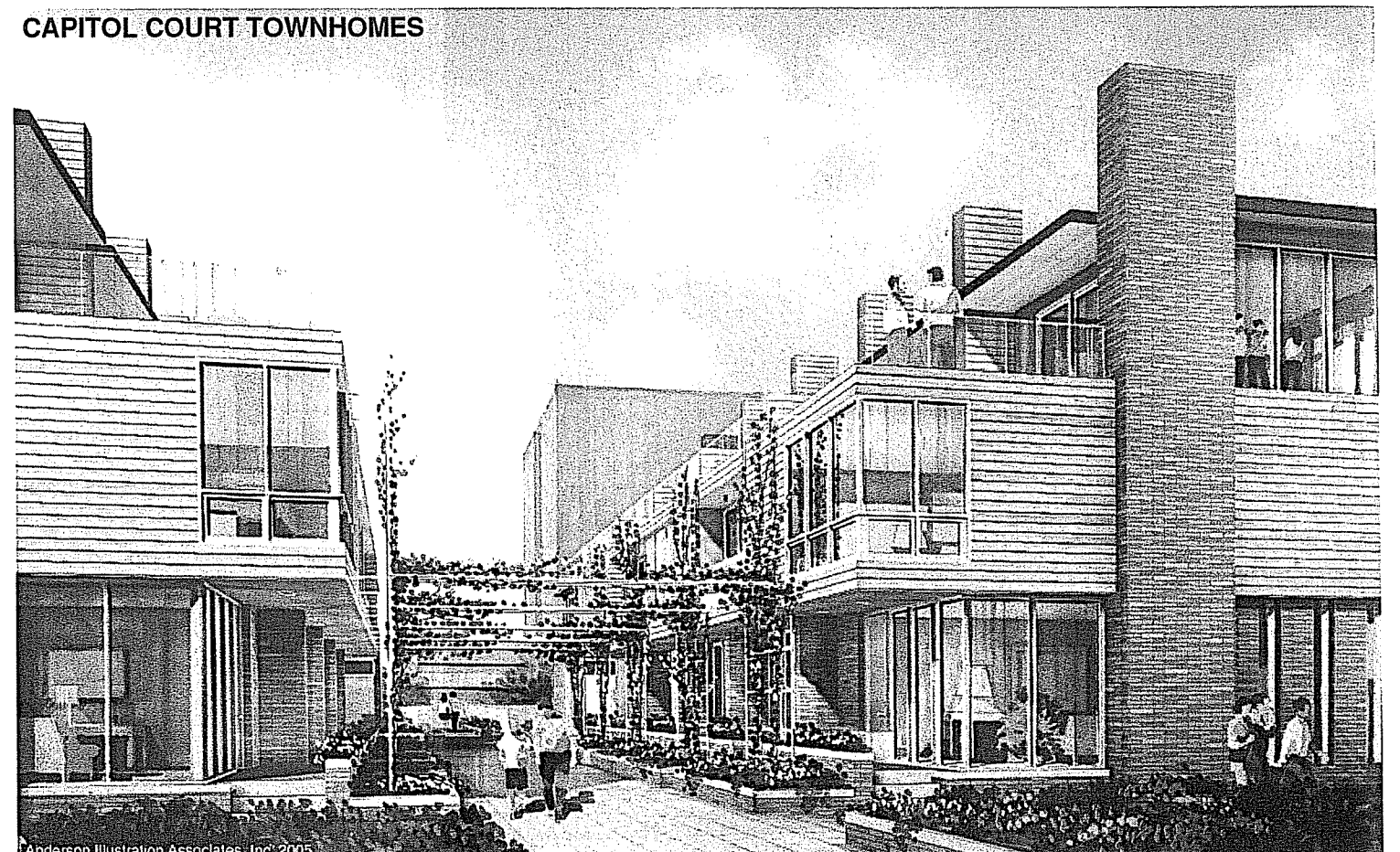
WASHINGTON ROWHOUSES

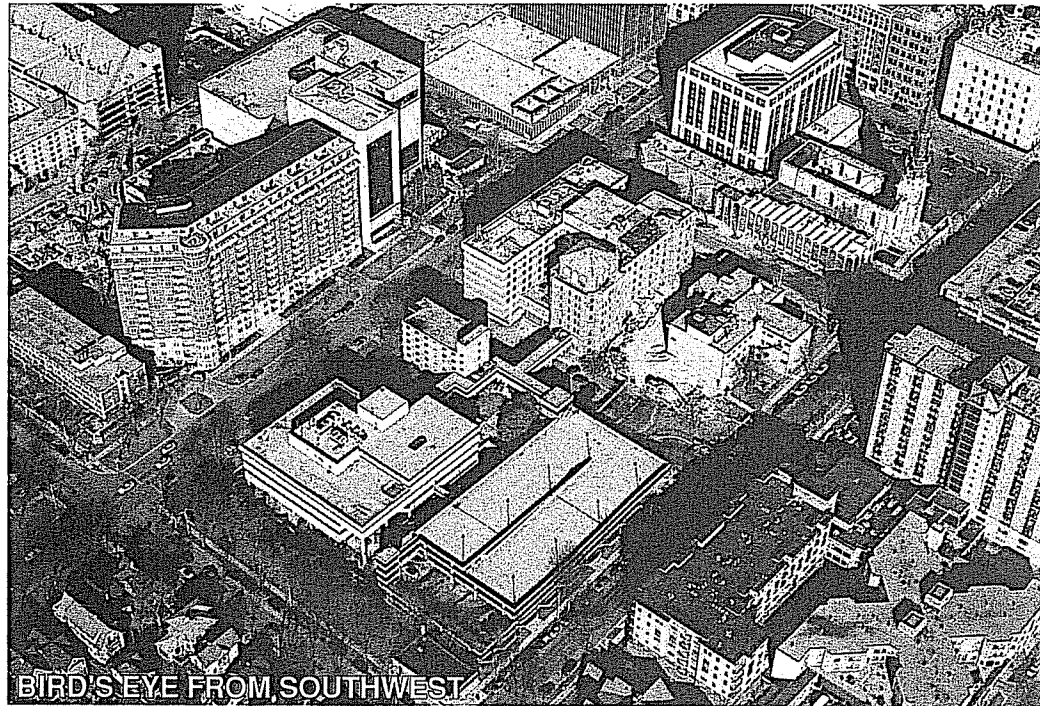


BROOM STREET LOFTS

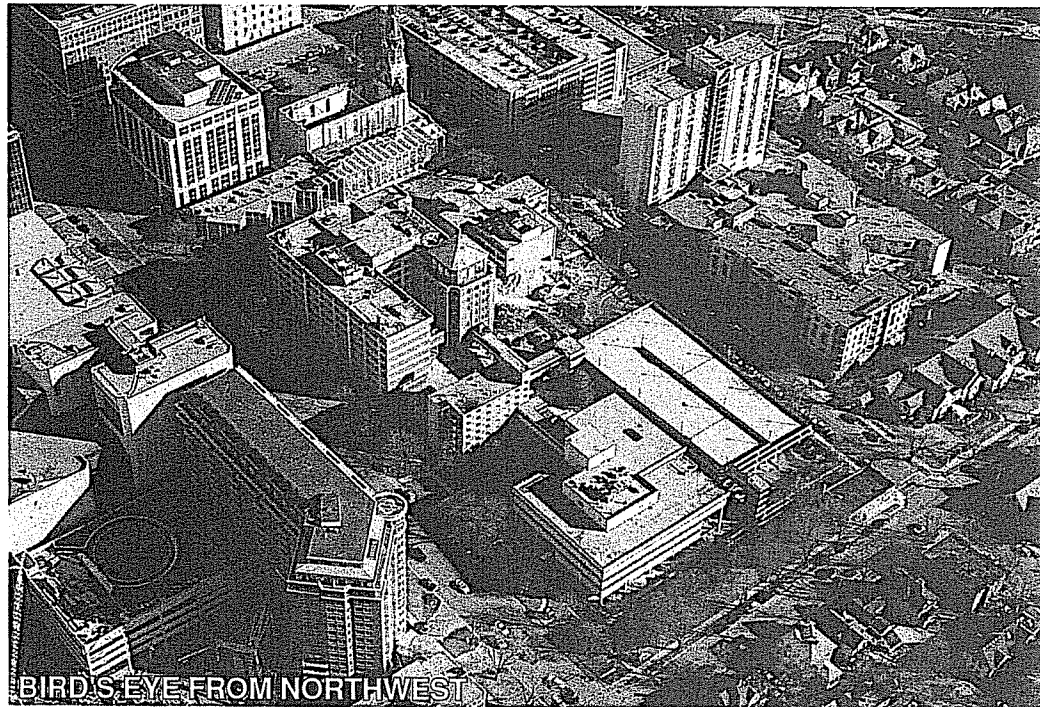


CAPITOL COURT TOWNHOMES





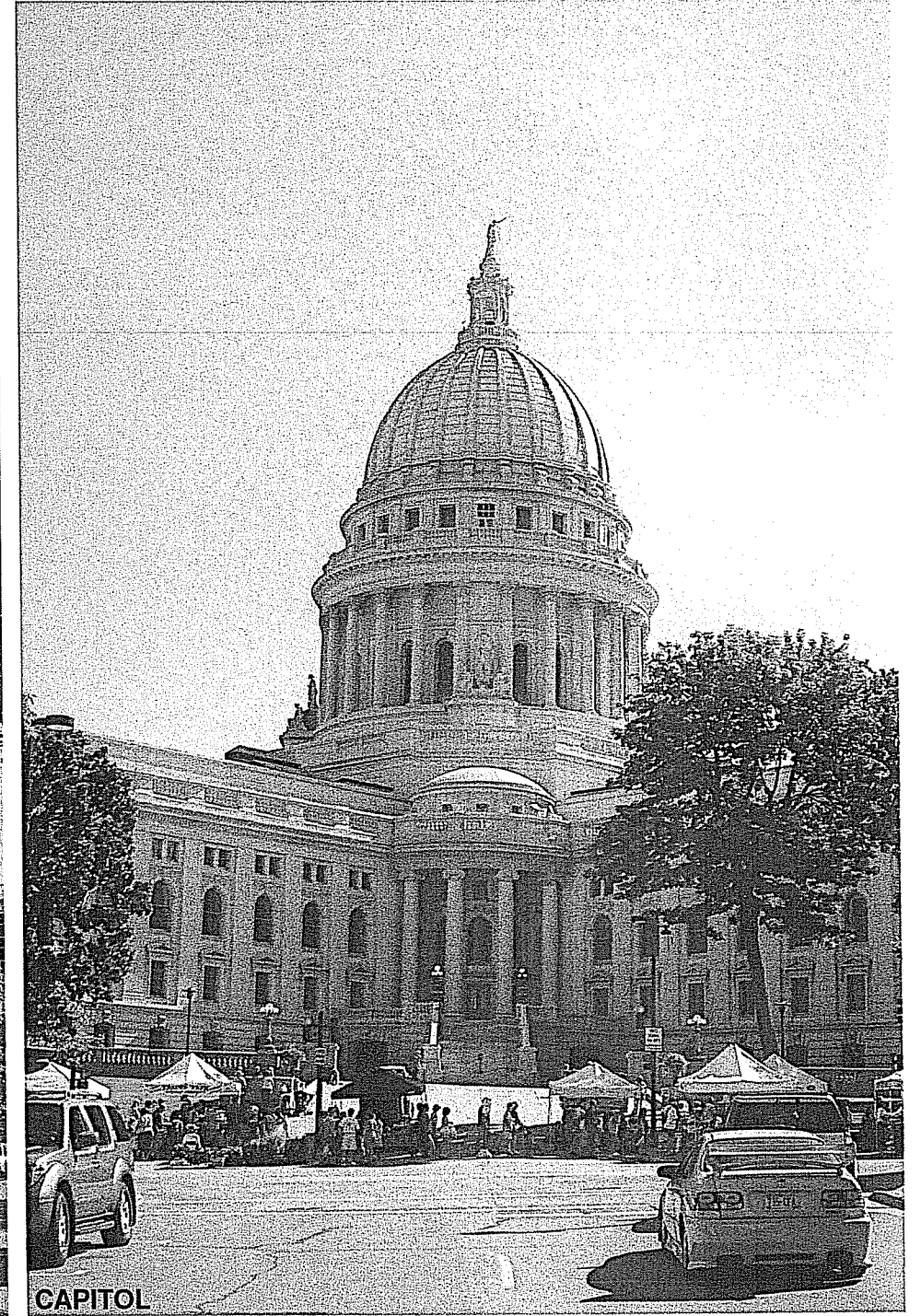
BIRD'S EYE FROM SOUTHWEST



BIRD'S EYE FROM NORTHWEST

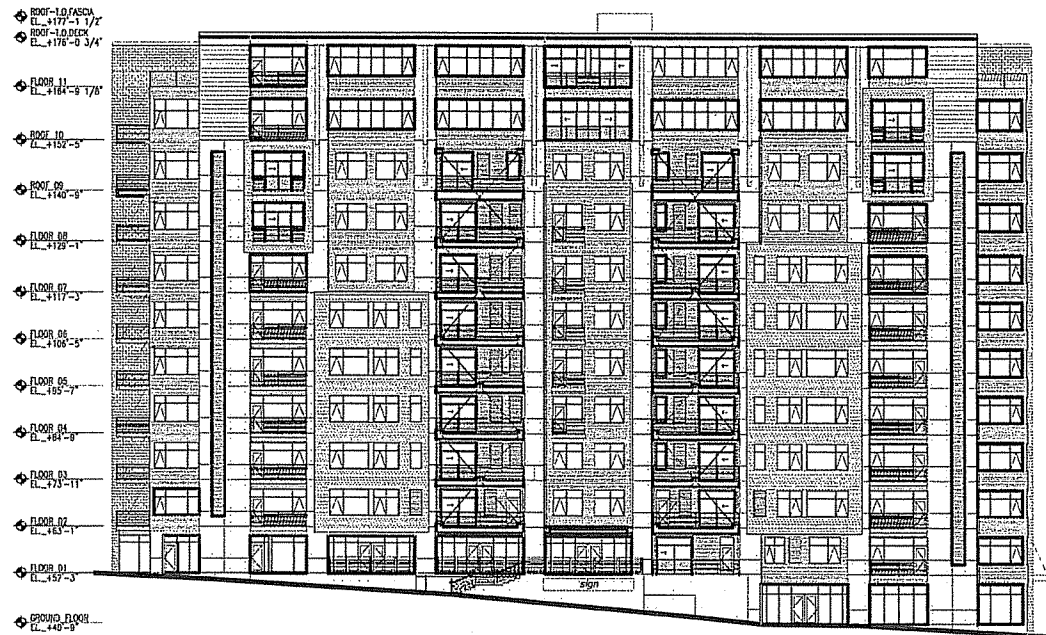


METROPOLITAN PLACE

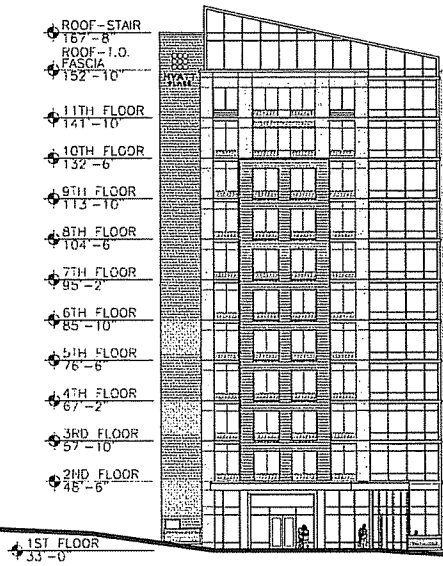


CAPITOL

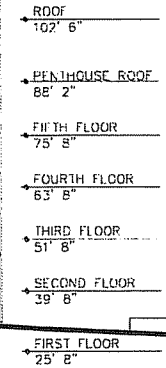
CAPITOL HEIGHT PRESERVATION: 187.2



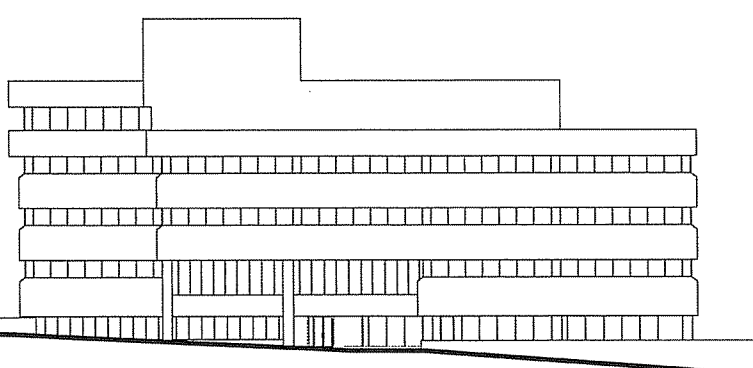
309 | CURRENTLY UNDER CONSTRUCTION
W. Washington



333 | PROPOSED DEVELOPMENT
W. Washington



345 | EXISTING OFFICE
W. Washington



15 | CURRENTLY UNDER CONSTRUCTION
S. Broom (BROOM STREET LOFTS)

