



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: November 16, 2016	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: November 30, 2016	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable):	<input type="checkbox"/> Final Approval

1. Project Address: 4601 Frey Street
Project Title (if any): Frey Street Mixed Use

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☒ Planned Development (PD)
☒ General Development Plan (GDP)
☒ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Frey Street Lodging Associates, LLC
Street Address: 8333 Greenway Blvd., Suite 200
Telephone: (608-662-8334) Fax: ()

Company: Raymond Management Company
City/State: Middleton/WI Zip: 53562
Email: perkel@raymondteam.com

Project Contact Person: Josh Wilcox
Street Address: 7780 Elmwood Avenue, Suite 204
Telephone: (608-829-1750) Fax: (608-829-3056)

Company: Gary Brink & Associates, Inc.
City/State: Middleton/WI Zip: 53562
Email: josh.wilcox@garybrink.com

Project Owner (if not applicant):
Street Address:
Telephone: () Fax: ()

City/State: Zip:
Email:

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 10/27/16.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: Josh Wilcox Relationship to Property: Architect

Authorized Signature: [Signature] Date: 11/16/16



November 16, 2016

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

Re: Frey Street Mixed Use
4601 Frey Street
UDC-Informational Submittal

Dear Al:

Enclosed, please find 14 sets of plans for the UDC meeting to be held on November 30, 2016. The proposed project, located at 4601 Frey Street, is a 12-story, 275,542 sf mixed use project with a 178 guest room hotel & office tenant. There will be 245 parking stalls (237 standard and 8 accessible).

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

Sincerely,

Josh Wilcox
Vice-President

FREY STREET - MIXED USE DEVELOPMENT

4601 FREY STREET
MADISON, WISCONSIN

DESIGN REVIEW
NOVEMBER 16, 2016

JOB #201525

PROJECT ROOM MATRIX

Frey Street - Mixed Use Development							
Floor	Double Queens		Kings			Total	SquareFootage
	Standard D/Q	ACC D/Q	Standard King	ACC KING	King "A"		
G	0	0	0	0	0	0	34843
1	0	0	0	0	0	0	34843
2	0	0	0	0	0	0	35059
3	0	0	0	0	0	0	35059
4	0	0	0	0	0	0	30269
5	6	0	12	0	4	22	14999
6	9	1	12	0	4	26	14999
7	9	1	12	0	4	26	14999
8	9	1	12	0	4	26	14999
9	9	1	12	0	4	26	14999
10	9	1	12	0	4	26	14999
11	9	1	12	0	4	26	14999
Totals	60	6	84	0	28	178	275066
	66		112			100%	
	37%		63%				
Parking Stalls							
ACC-Parking Stalls		8	Standard Stalls	237	Total		245
Bike Stalls							
Bike Stalls			20				
Site Information							
Total Site Square footage			43,549				

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DEVELOPER:

FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY

8333 GREENWAY BLVD., SUITE 200
MIDDLETON, WISCONSIN 53562
PHONE: (608) 662-8334
EMAIL: perkel@raymondteam.com, steinhauer@raymondteam.com
PRINCIPAL CONTACT: BARY PERKEL, LISA STEINHAUER



ARCHITECT:

GARY BRINK & ASSOCIATES, INC.

7780 ELMWOOD AVENUE, SUITE 204
MIDDLETON, WISCONSIN 53562
PHONE: (608) 829-1750
EMAIL: josh.wilcox@garybrink.com
PRINCIPAL CONTACT: JOSH WILCOX



LANDSCAPE ARCHITECT

KEN SAIKI DESIGN, INC.

303 S. PATTERSON, SUITE ONE
MADISON, WISCONSIN 53703
PHONE: (608) 251-3600
EMAIL: amolien@ksd-la.com
PRINCIPAL CONTACT: ABBIE MOILLEN



STRUCTURAL ENGINEER

ONEIDA TOTAL INTEGRATED ENTERPRISES (OTIE)

5100 EASTPARK BLVD., SUITE 300
MADISON, WI 53718
PHONE: (608) 241-6717
EMAIL: jhall@otie.com
PRINCIPAL CONTACT: JAMES J. HALL



CIVIL ENGINEER

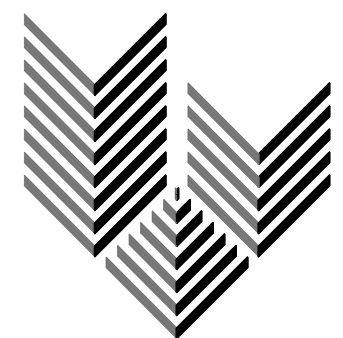
VIERBICHER

999 FOURIER DRIVE, #201
MADISON, WISCONSIN 53717
PHONE: (608) 826-0532
EMAIL: tsch@vierbicher.com
PRINCIPAL CONTACT: TIMOTHY SCHLEEPER

PROJECT: FREY STREET - MIXED USE DEVELOPMENT
4601 FREY STREET
MADISON, WISCONSIN 53703
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
MIDDLETON, WI 53562

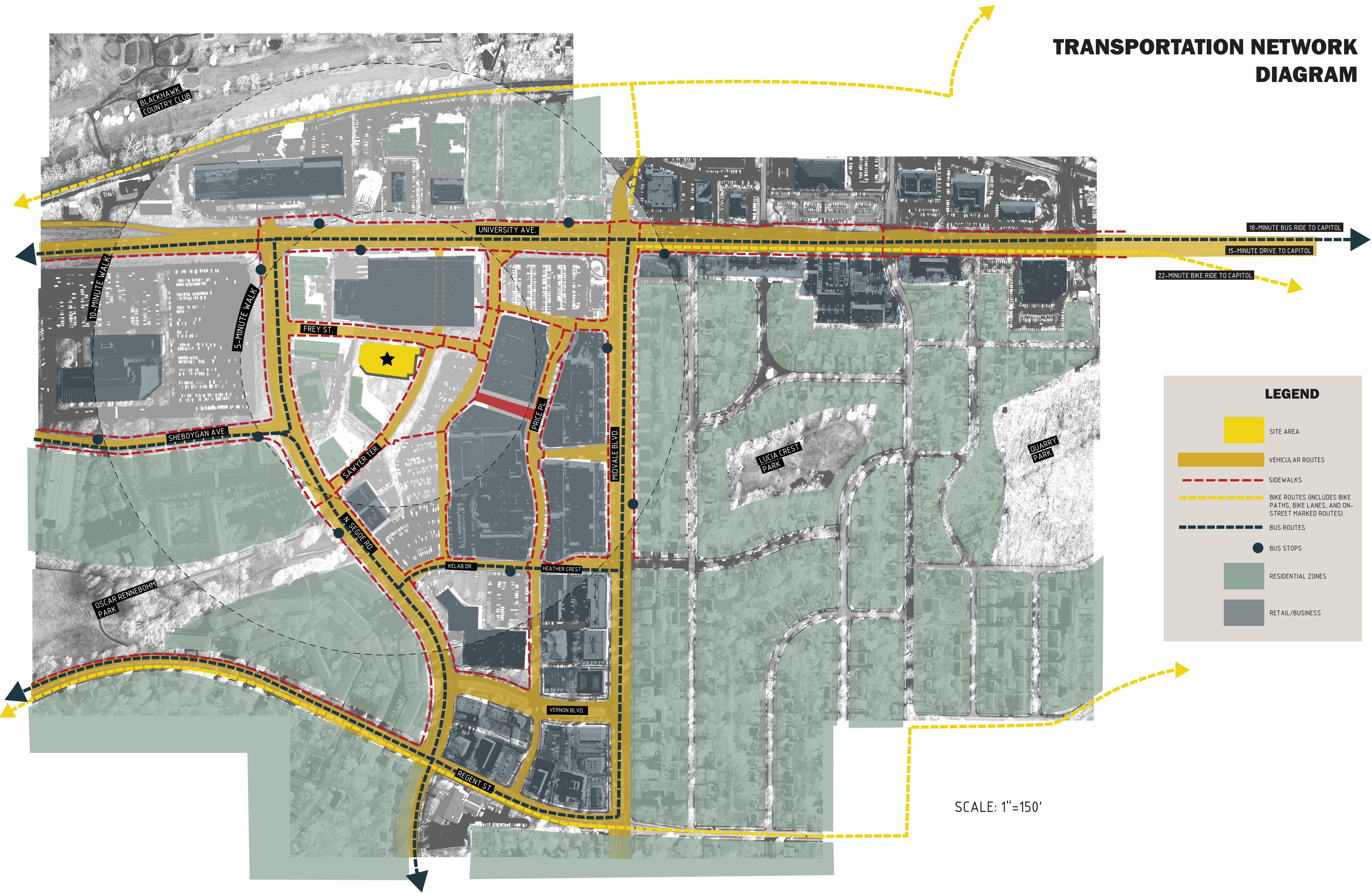
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PROJECT: 201525
DRAWN BY: B.L.H.
DATE: 11-16-2016
SCALE: FULL
UDC 1 11-16-2016





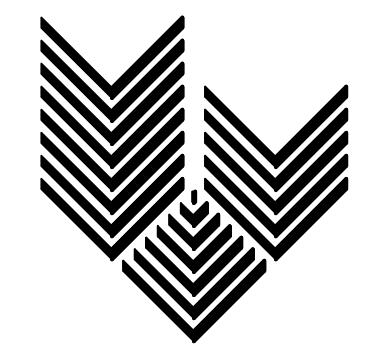
GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELAMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608.829.1750
608.829.3056 (FAX)

TRANSPORTATION NETWORK DIAGRAM



PROJECT: FREY STREET - MIXED USE DEVELOPMENT
460 FREY STREET
MADISON, WISCONSIN 53705
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
MIDDLETON, WI 53560

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PROJECT: 201525
DRAWN BY: BLM
DATE: 11-16-2016
SCALE: FULL
UDC 1 11-16-2016



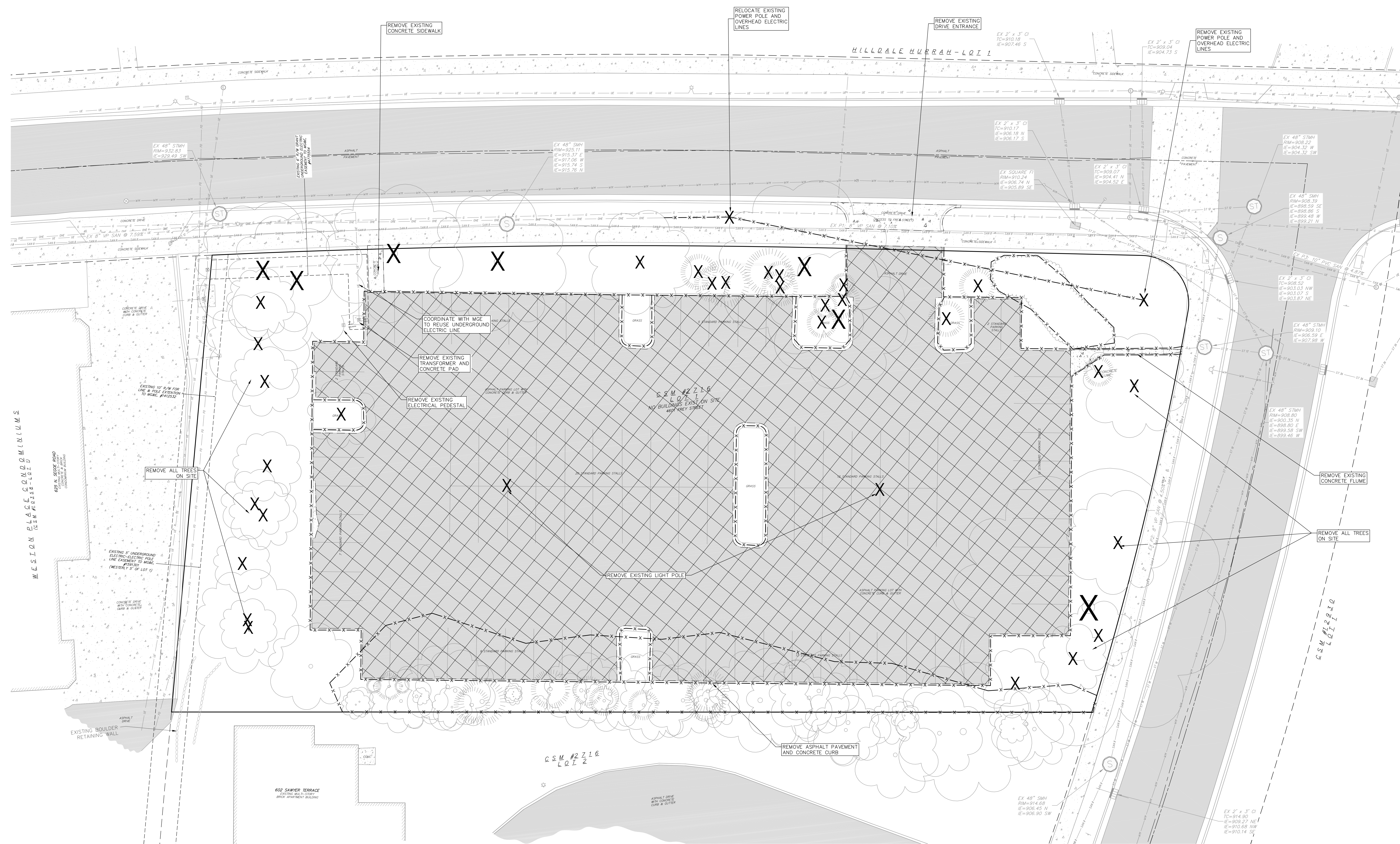
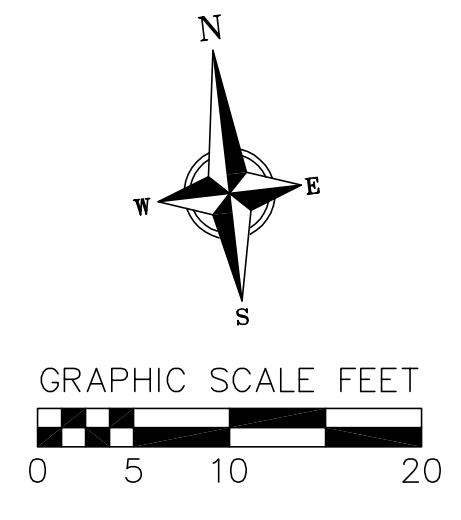
GARY BRINK & ASSOCIATES
ARCHITECTS
7700 ELWOOD AVE. STE. 304
MIDDLETON, WI 53562
608.829.1750
608.829.3058 (FAX)



vierbicher
planners | engineers | architects
DESIGN - ARCHITECT - PLANNING - ENGINEERING - CONSTRUCTION

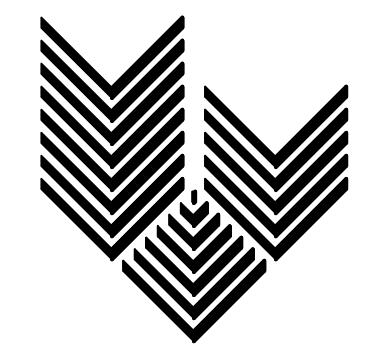
- DEMOLITION KEY:
1. CLEAR AND GRUB EXISTING TREE/BRUSH.
 2. COORDINATE THE REMOVAL/BURY OF THE EXISTING OVERHEAD POWER LINE/POLE WITH MG&E.
 3. REMOVE EXISTING CURB & GUTTER (SEE DEMOLITION LEGEND).
 4. REMOVE EXISTING CONCRETE SIDEWALK (SEE DEMOLITION LEGEND).
 5. REMOVE EXISTING DRIVEWAY APRONS.
 6. REMOVE EXISTING PAVEMENT (SEE DEMOLITION LEGEND).

- DEMOLITION PLAN LEGEND
- X—X—X— CURB AND GUTTER REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - BUILDING REMOVAL
 - X TREE REMOVAL
 - SAWOUT
 - UTILITY STRUCTURE REMOVAL
 - UTILITY LINE REMOVAL



PROJECT: FREY STREET - MIXED USE DEVELOPMENT
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
CO RAYMOND MANAGEMENT COMPANY
3433 GREENWAY BOULEVARD
SUITE 200, WISCONSIN 53705
PROJECT: 201525
DRAWN BY: DP
DATE: 11-16-2016
SCALE: 1\"/>

DEMOLITION
PLAN
C0.0



GARY BRINK & ASSOCIATES
ARCHITECTS
7700 ELMWOOD AVE. STE. 304
MIDDLETON, WI 53562
608.829.1750
608.829.3056 (FAX)

vierbicher
planners | engineers | architects
1000 W. MICHIGAN AVE. SUITE 200
MILWAUKEE, WI 53233
414.224.1234

SITE CONSTRUCTION NOTES:

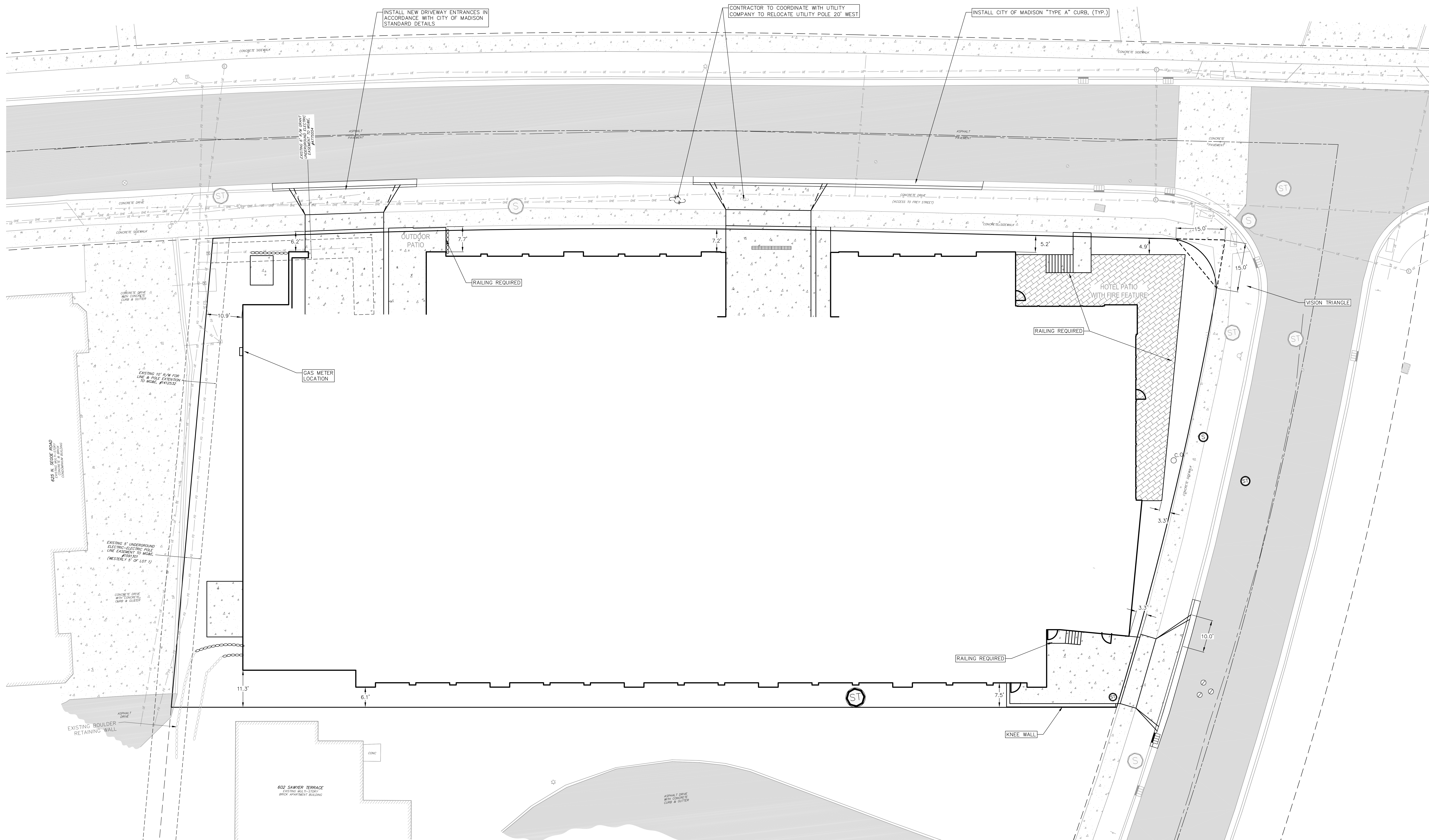
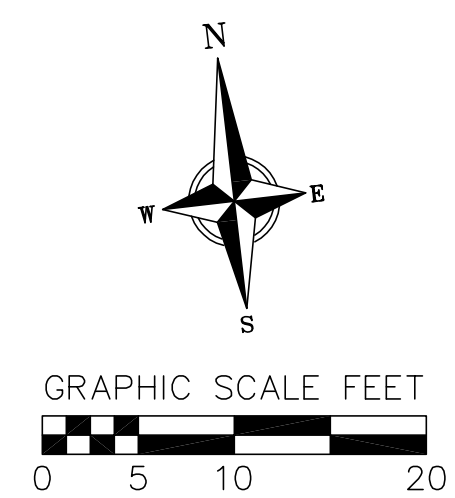
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CURB FACE HEIGHT IN DRIVEWAYS SHALL BE 6 INCHES. CURB FACE IN PARKING LOTS SHALL BE 4 INCHES.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

DEMOLITION/EROSION CONTROL NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT POLE



PROJECT: FREY STREET - MIXED USE DEVELOPMENT
LOCATION: MADISON, WISCONSIN 53705
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
3433 GREENWAY BOULEVARD
MILWAUKEE, WI 53208

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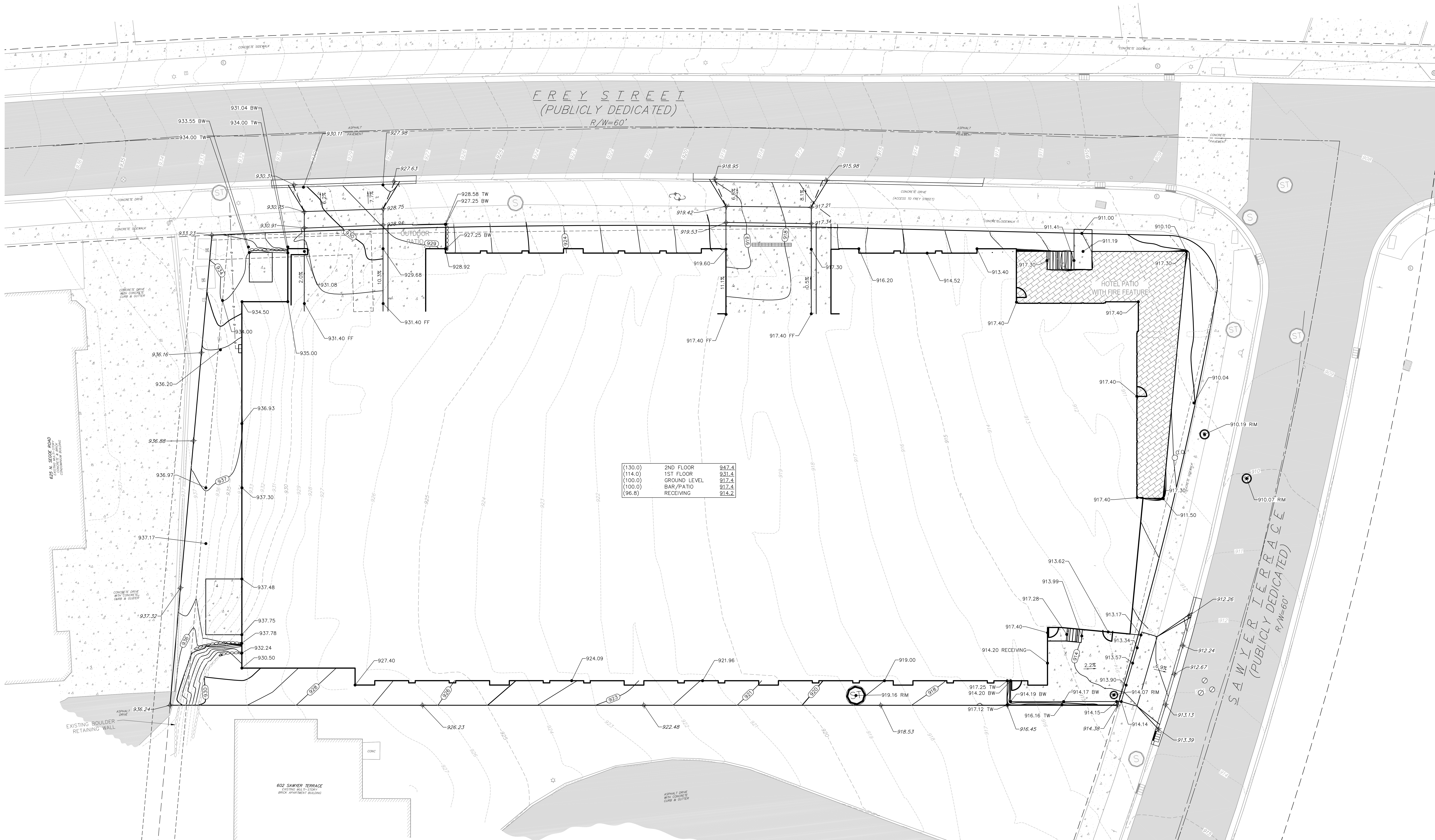
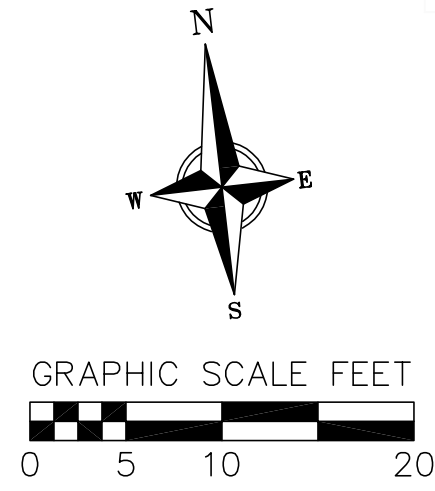
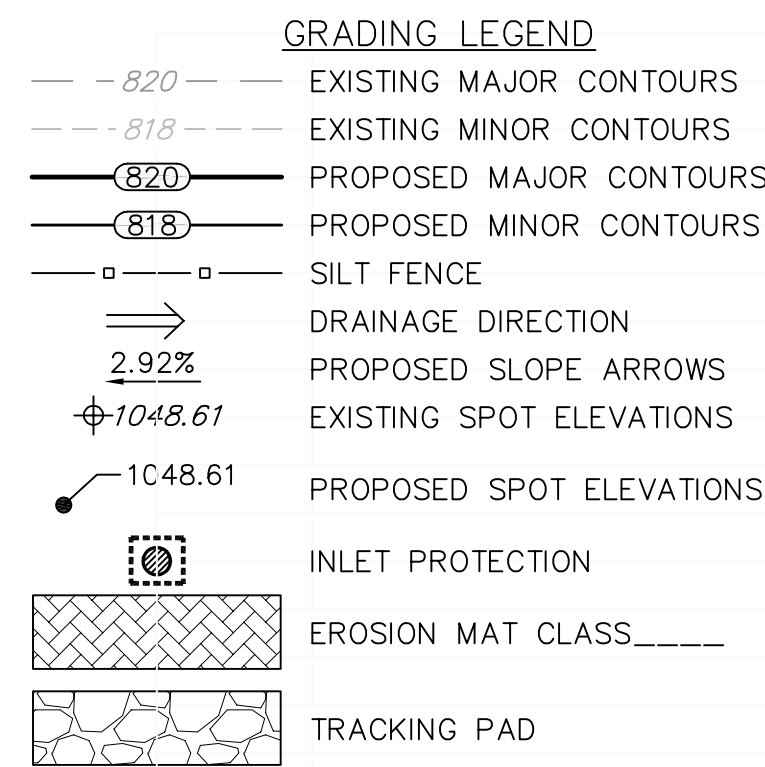
PROJECT: 201525
DRAWN BY: DPFR
DATE: 11-16-2016
SCALE: 1"=10'
UDC # 11-16-2016

SITE PLAN

C1.0

GRADING NOTES:

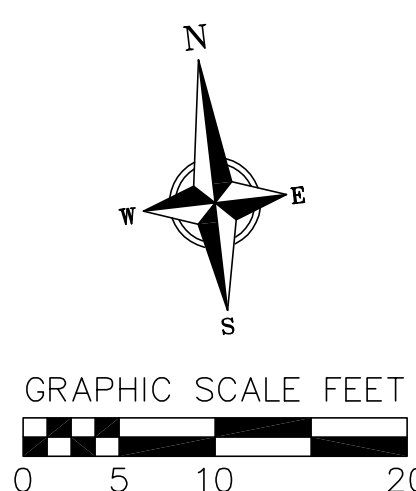
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
3. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. INSTALL W DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND W DOT TYPE A IN FIELD INLETS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
8. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
9. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
10. THE LOCATIONS 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. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
11. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
12. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
13. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
14. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
15. CROSS-SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
16. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
17. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
18. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.



UTILITY NOTES:

- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE WATER HYDRANTS SHALL BE YELLOW IN COLOR.

- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(9)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

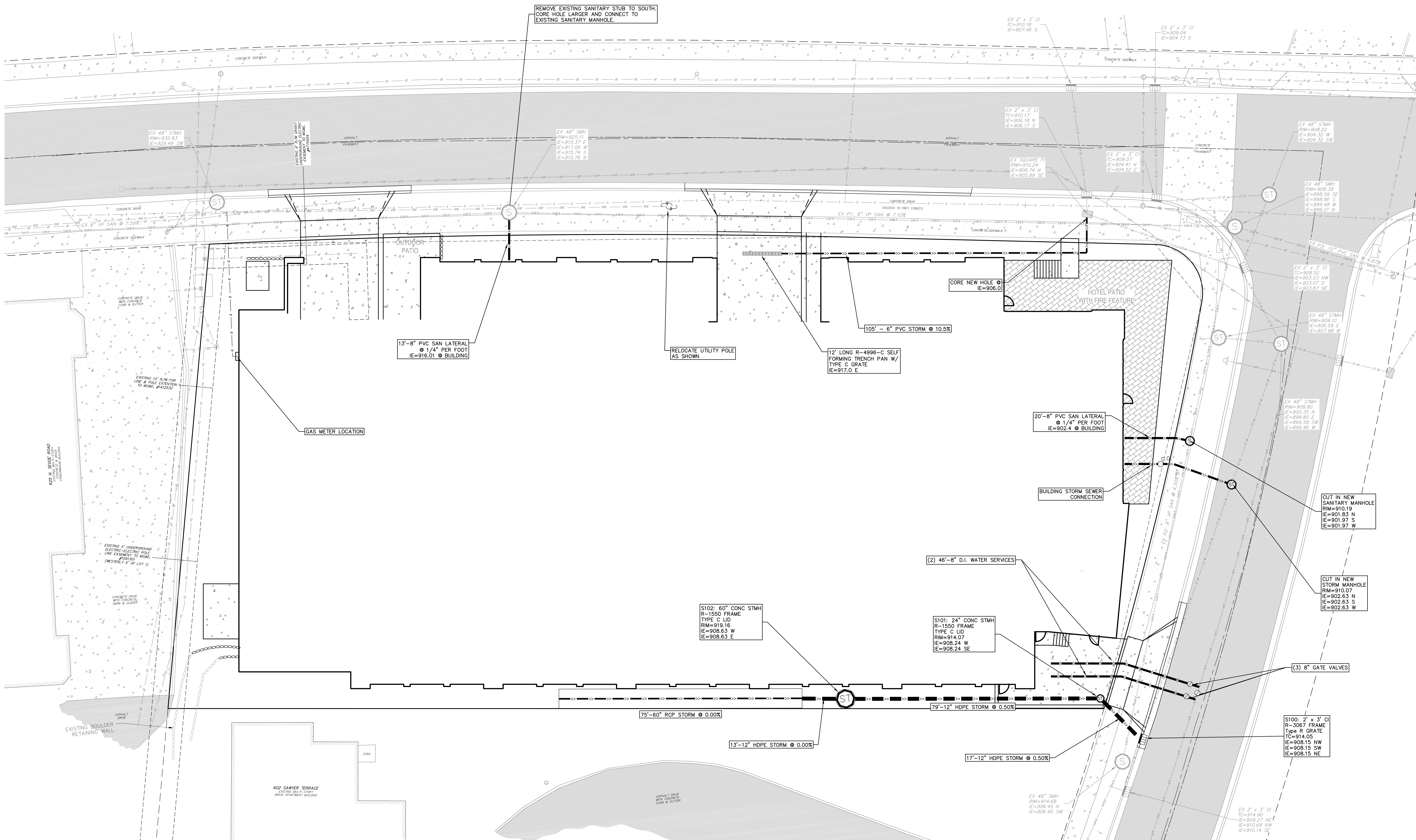


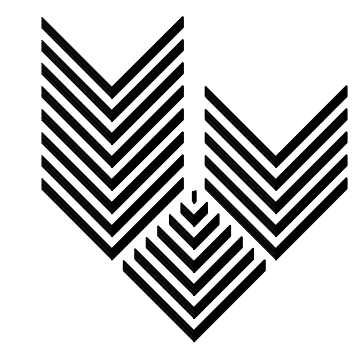
PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS	
STMH	- STORM MANHOLE
PI	- FIELD INLET
CI	- CURB INLET
CB	- CATCH BASIN
EW	- ENDWALL
SMH	- SANITARY MANHOLE

EX. SANITARY SEWER CHART	
P1 - 8" @ 4.57%	- CAPACITY=1,150 GPM
P2 - 8" @ 7.10%	- CAPACITY=1,440 GPM
P3 - 8" @ 4.87%	- CAPACITY=2,169 GPM
PROP. BUILDING 1200 DFU (PRELIMINARY ESTIMATE)= 240 GPM	

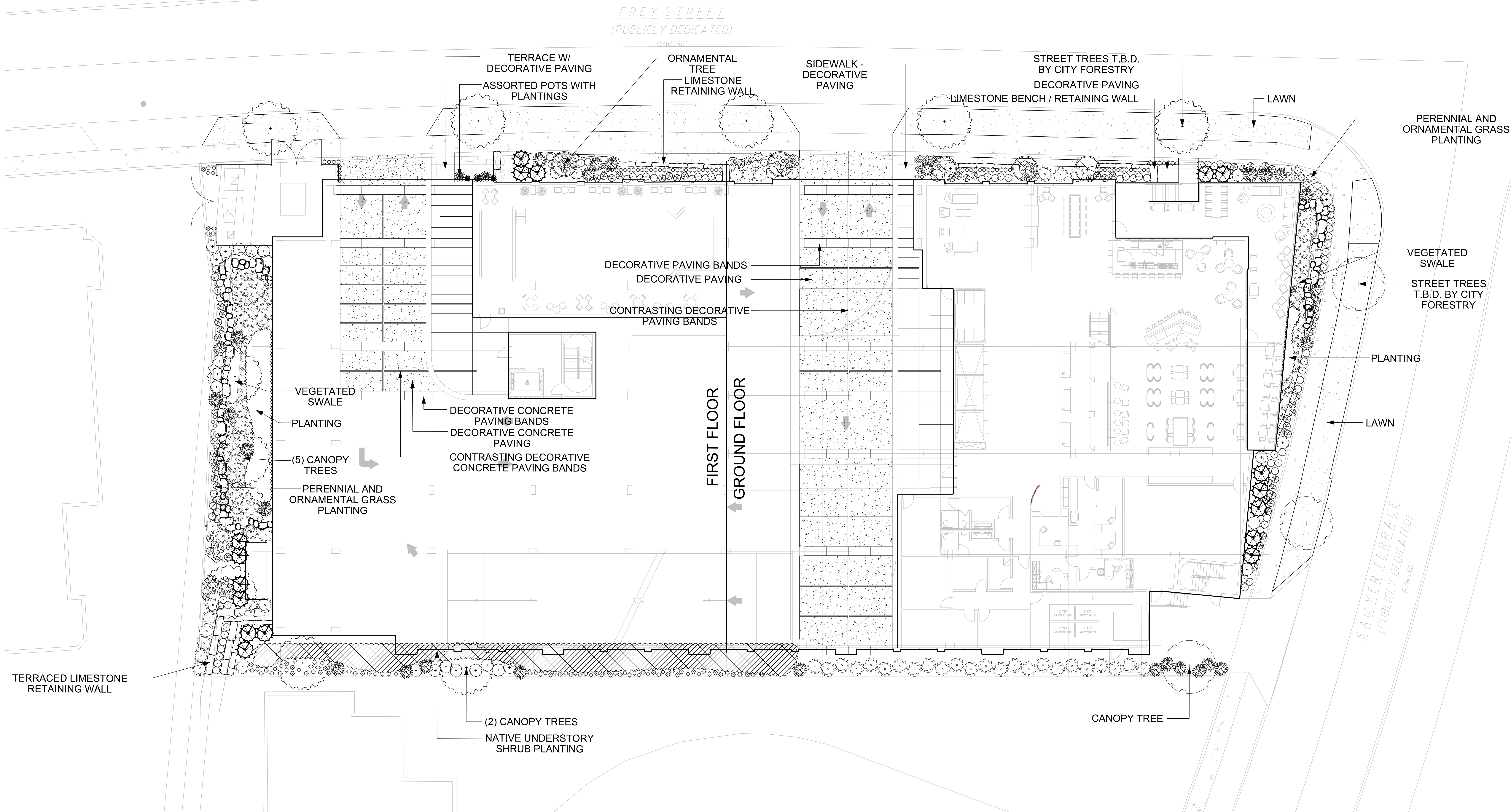




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MIDDLETON, WI 53562
608.829.1750
608.829.3050 (FAX)

KEN SAIKI DESIGN
LANDSCAPE
ARCHITECTS

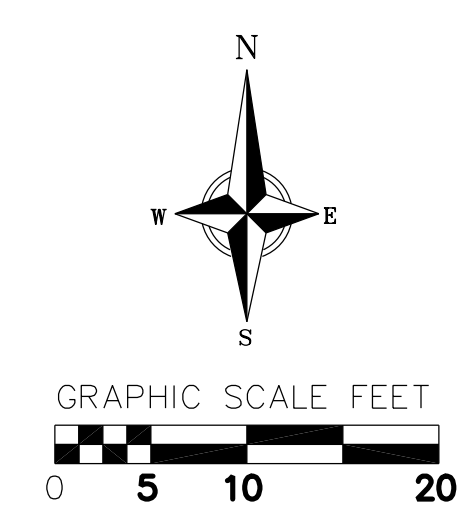
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608.951.3600



PROJECT: FREY STREET - MIXED USE DEVELOPMENT
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
303 S. PATERSON SUITE ONE
MADISON, WI 53703

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PROJECT: 201525
DRAWN BY: AMJS
DATE: 11-16-2016
SCALE: AS SHOWN

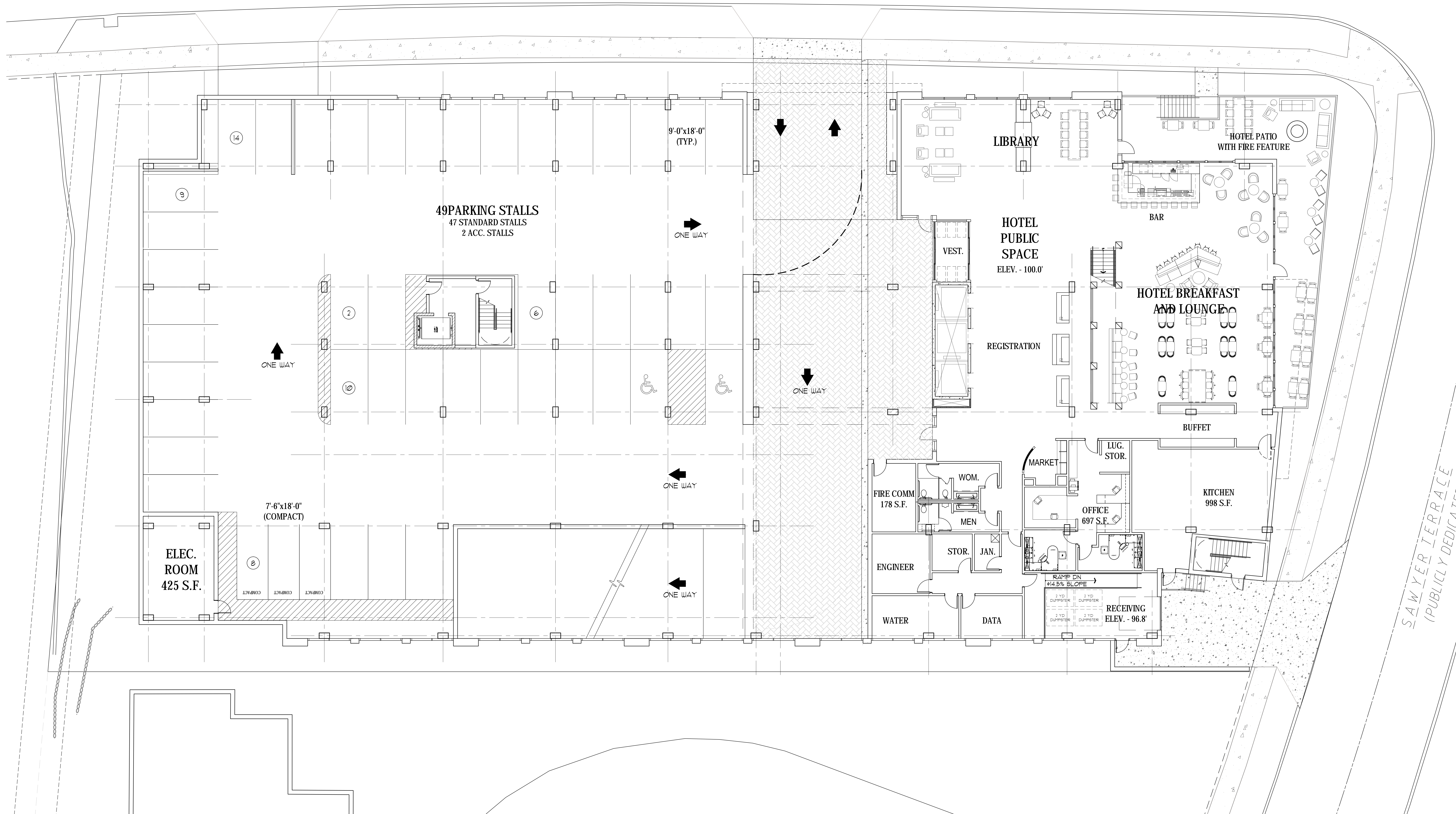




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FREY STREET
(PUBLICLY DEDICATED)

R/W=60'



FLOOR PLAN
GROUND LEVEL
1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT: FREY STREET - MIXED USE DEVELOPMENT
440 FREY STREET
MADISON, WISCONSIN 53705
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
MIDDLETON, WI 53562

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PROJECT: 201525
DRAWN BY: B.L.H.
DATE: 11-16-2016
SCALE: 1/8" = 1'-0"

UDC 1 11-16-2016

GROUND
FLOOR PLAN

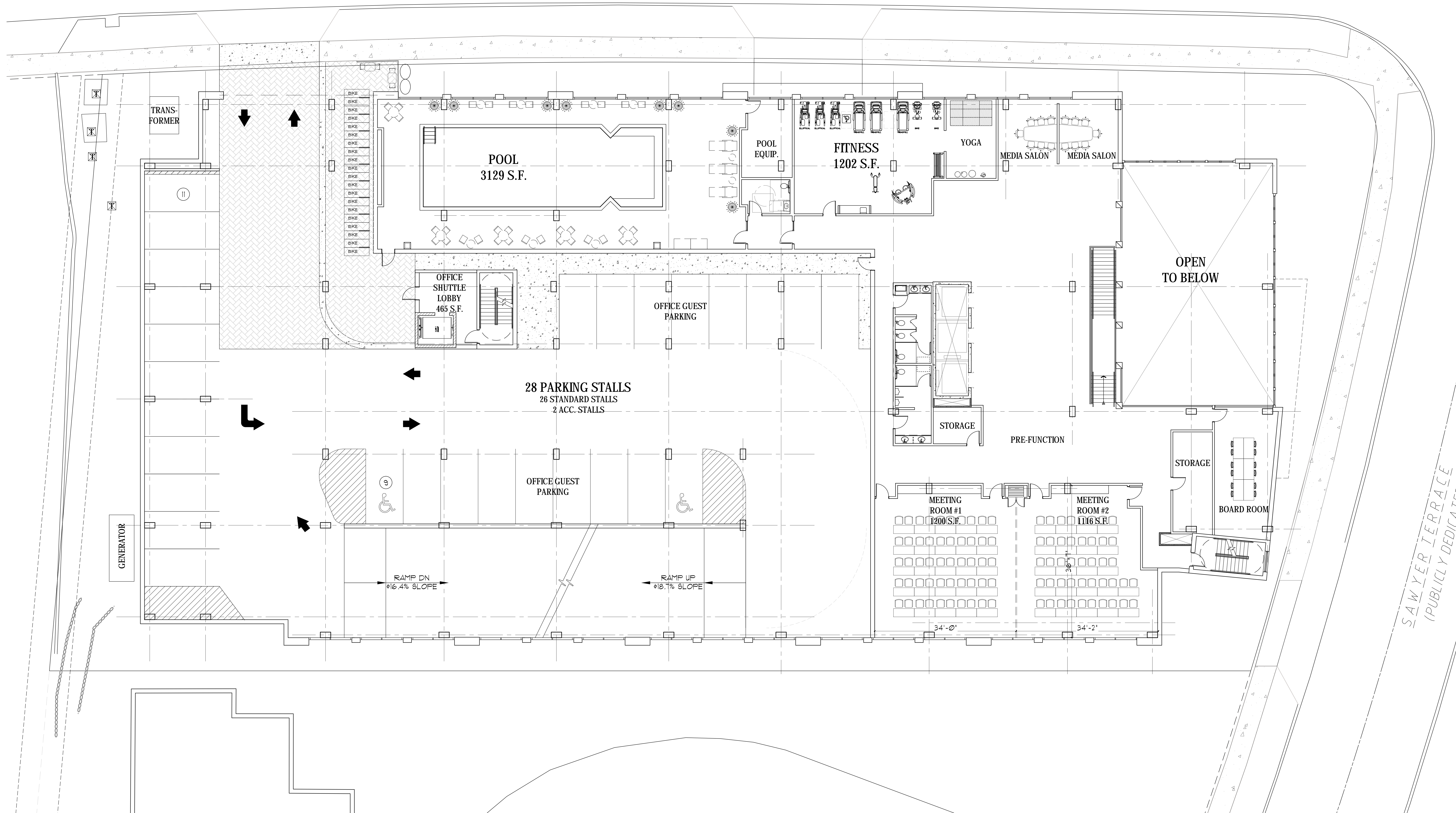
A2.01



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FREY STREET
(PUBLICLY DEDICATED)

R/W=60'



FLOOR PLAN
FIRST FLOOR

1/8" = 1'-0"

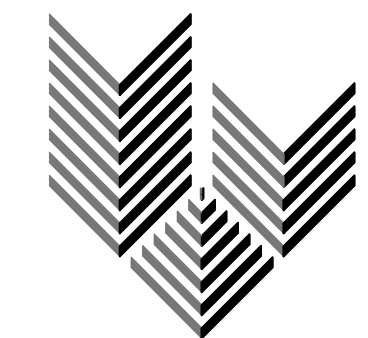
0' 4' 8' 16' 24'

PROJECT: FREY STREET - MIXED USE DEVELOPMENT
460 FREY STREET
MADISON, WISCONSIN 53705
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
MADISON, WI 53705

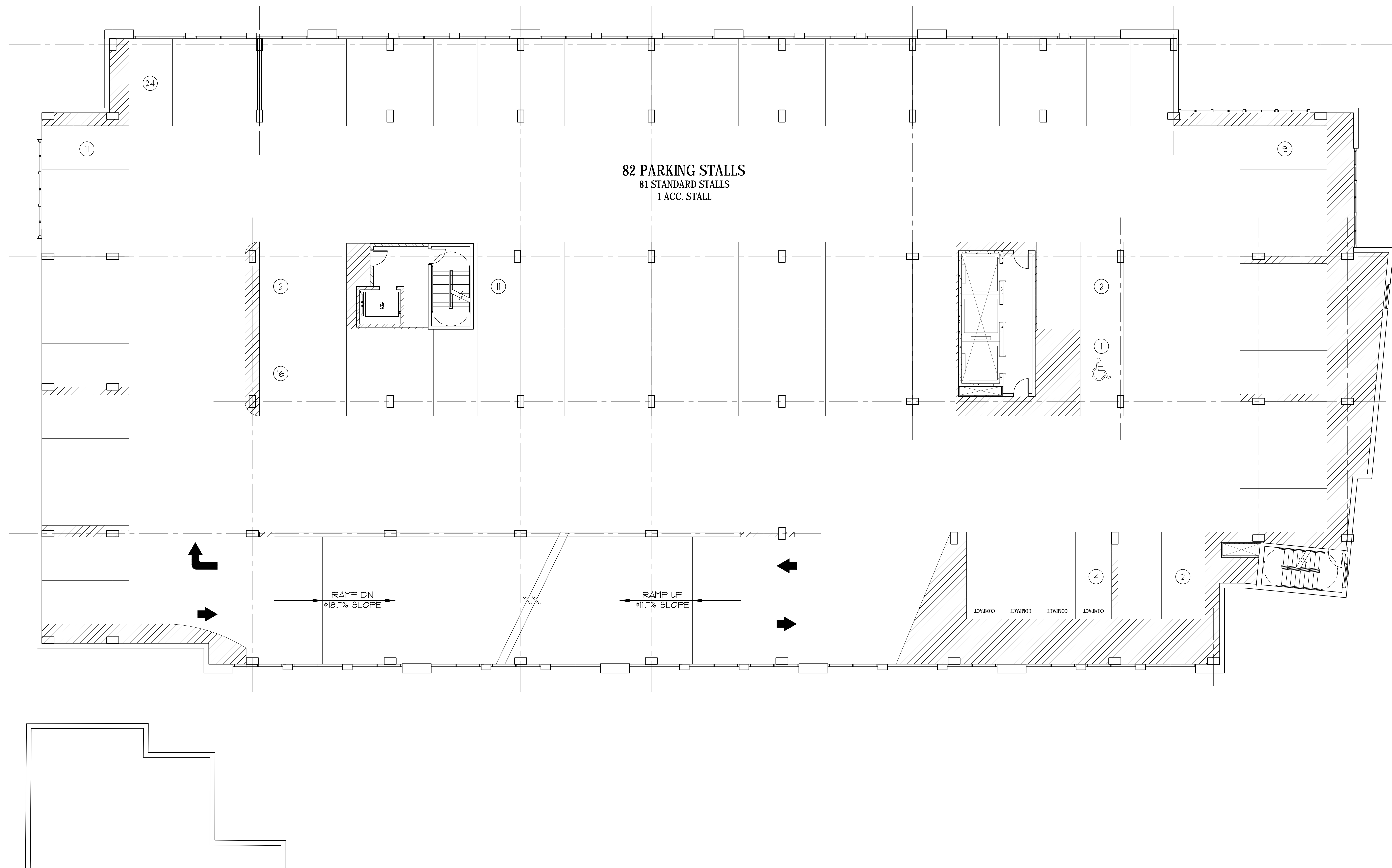
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PROJECT: 201525
DRAWN BY: BLM
DATE: 11-16-2016
SCALE: 1/8" = 1'-0"
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FIRST
FLOOR PLAN

A2.02



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FLOOR PLAN
SECOND FLOOR

1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT: FREY STREET - MIXED USE DEVELOPMENT
4640 FREY STREET
MADISON, WISCONSIN 53705
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
MADISON, WI 53705

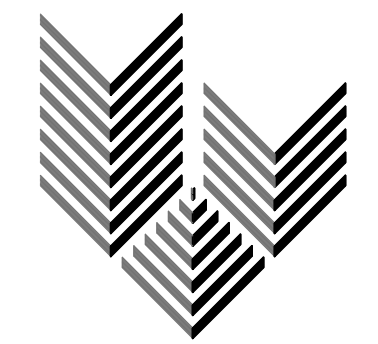
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PROJECT: 201525
DRAWN BY: BLM
DATE: 11-16-2016
SCALE: 1/8" = 1'-0"

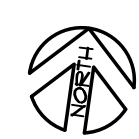
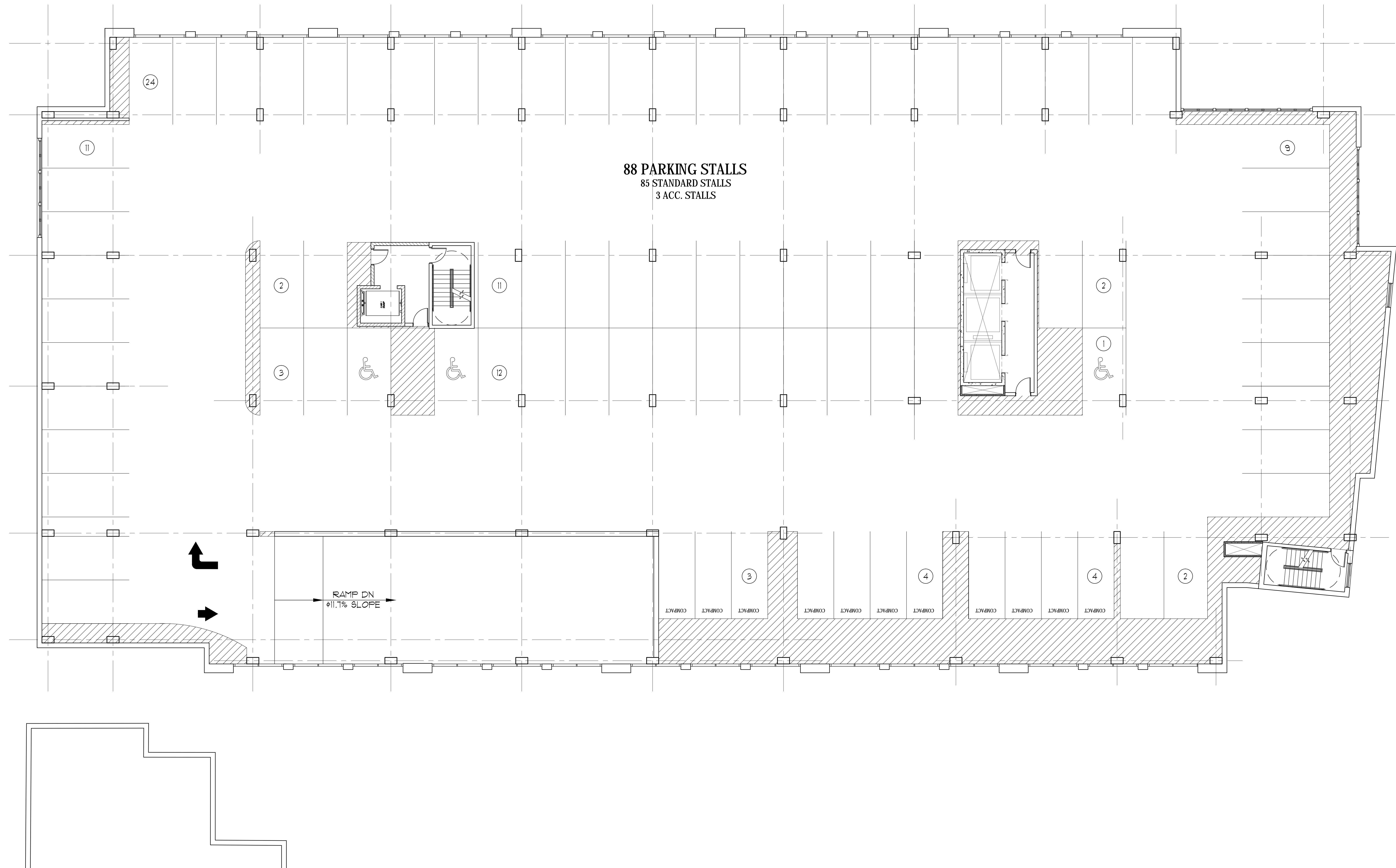
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SECOND
FLOOR PLAN

A2.03



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FLOOR PLAN
THIRD FLOOR
1/8" = 1'-0"

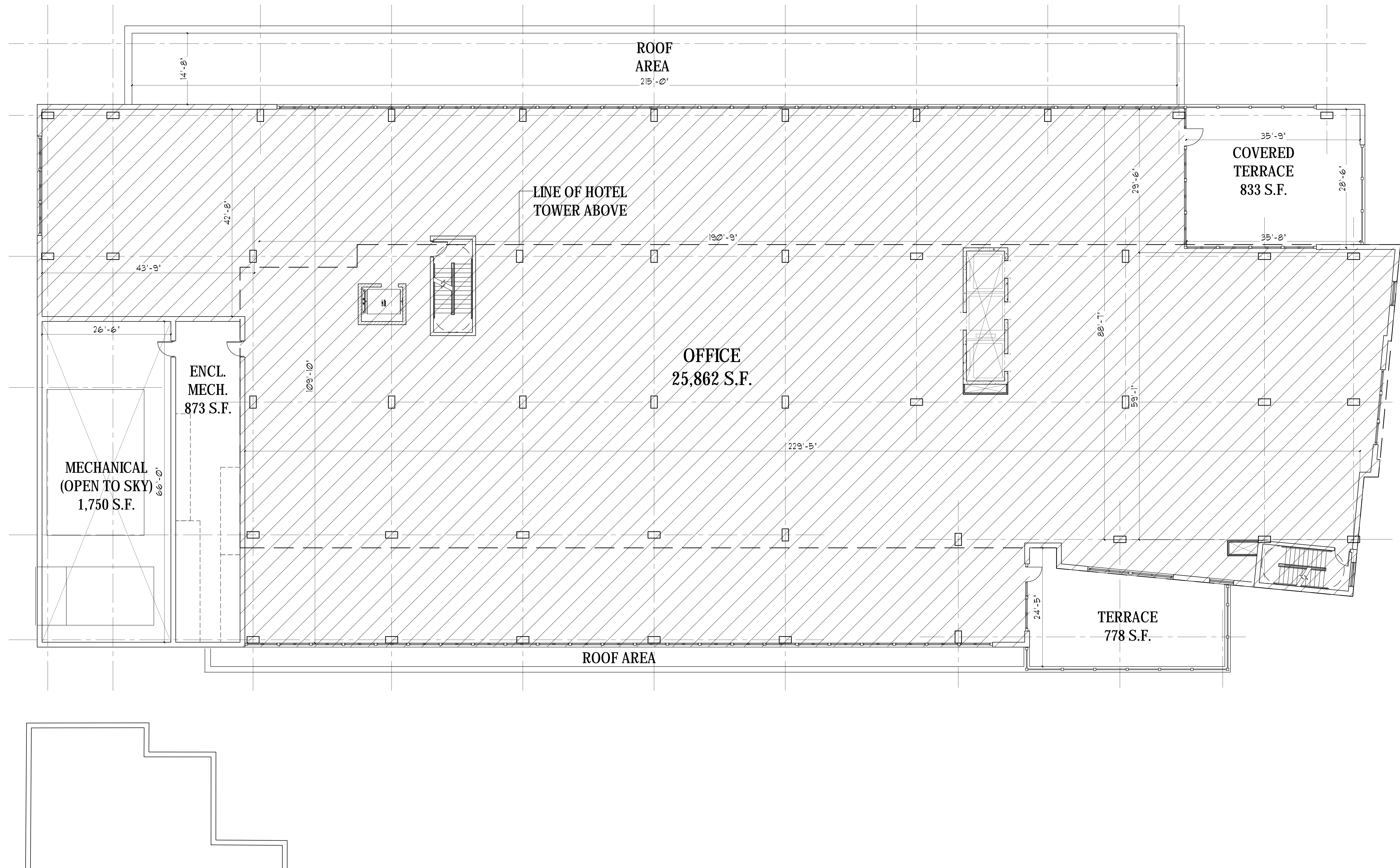


PROJECT: FREY STREET - MIXED USE DEVELOPMENT
4640 FREY STREET
MADISON, WISCONSIN 53705
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
MADISON, WI 53705

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DATE: 11-16-2016
SCALE: 1/8" = 1'-0"

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FLOOR PLAN
FOURTH FLOOR

1/8" = 1'-0"

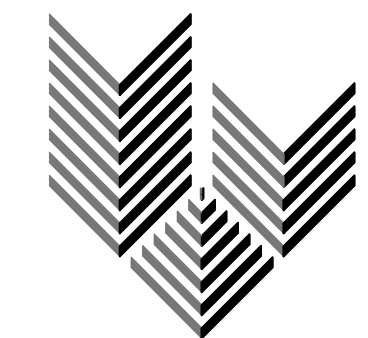


PROJECT: FREY STREET - MIXED USE DEVELOPMENT
460 FREY STREET
MADISON, WISCONSIN 53705
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
MIDDLETON, WI 53562

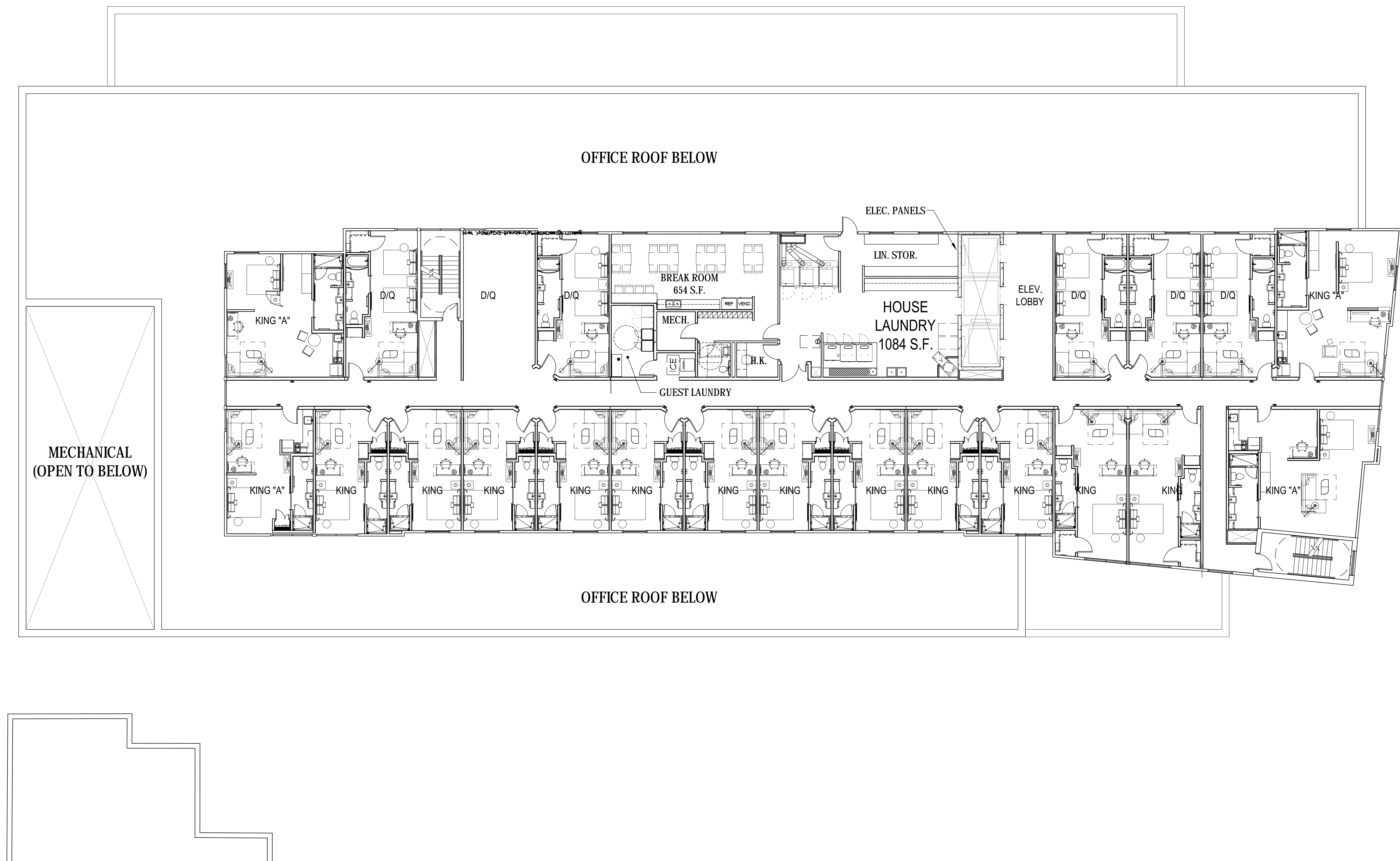
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PROJECT: 201525
DRAWN BY: BLM
DATE: 11-16-2016
SCALE: 1/8" = 1'-0"

UDC 1 11-16-2016



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FLOOR PLAN
FIFTH FLOOR

1/8" = 1'-0"

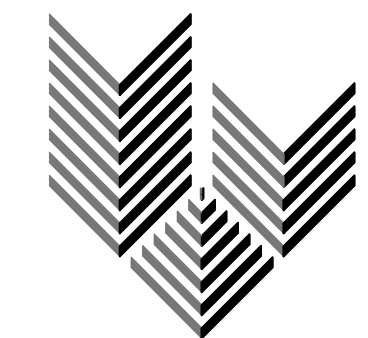


PROJECT: FREY STREET - MIXED USE DEVELOPMENT
460 FREY STREET
MADISON, WISCONSIN 53705
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
C/O RAYMOND MANAGEMENT COMPANY
MIDDLETON, WI 53562

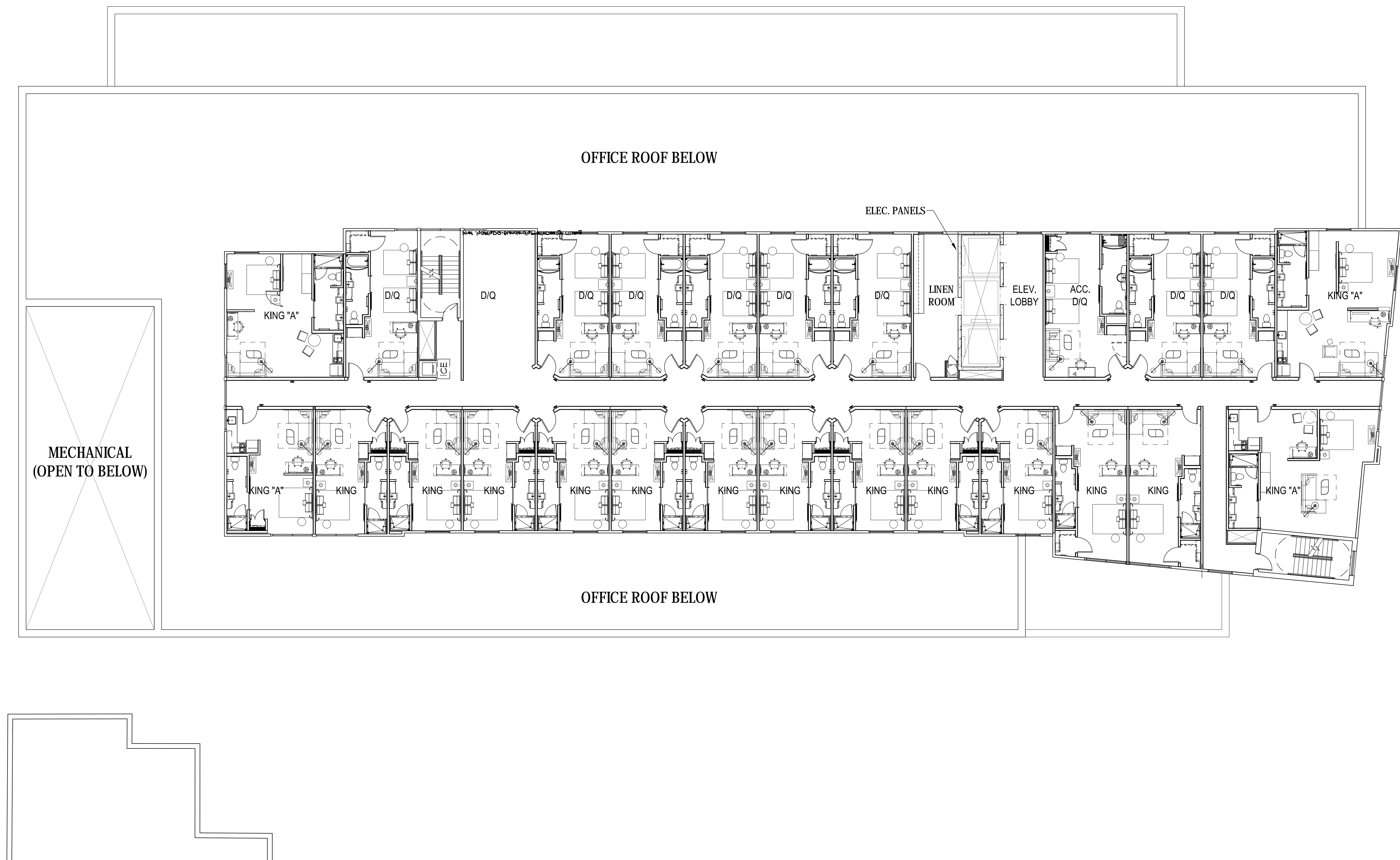
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DATE: 11-16-2016
SCALE: 1/8" = 1'-0"

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FLOOR PLAN
6th - 11th FLOOR
1/8" = 1'-0"



PROJECT: FREY STREET - MIXED USE DEVELOPMENT
460 FREY STREET
MADISON, WISCONSIN 53705
CLIENT: FREY STREET LODGING ASSOCIATES, LLC
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DATE: 11-16-2016
SCALE: 1/8" = 1'-0"

UDC 1 11-16-2016



FLOOR PLAN
ROOF
1/8" = 1'-0"



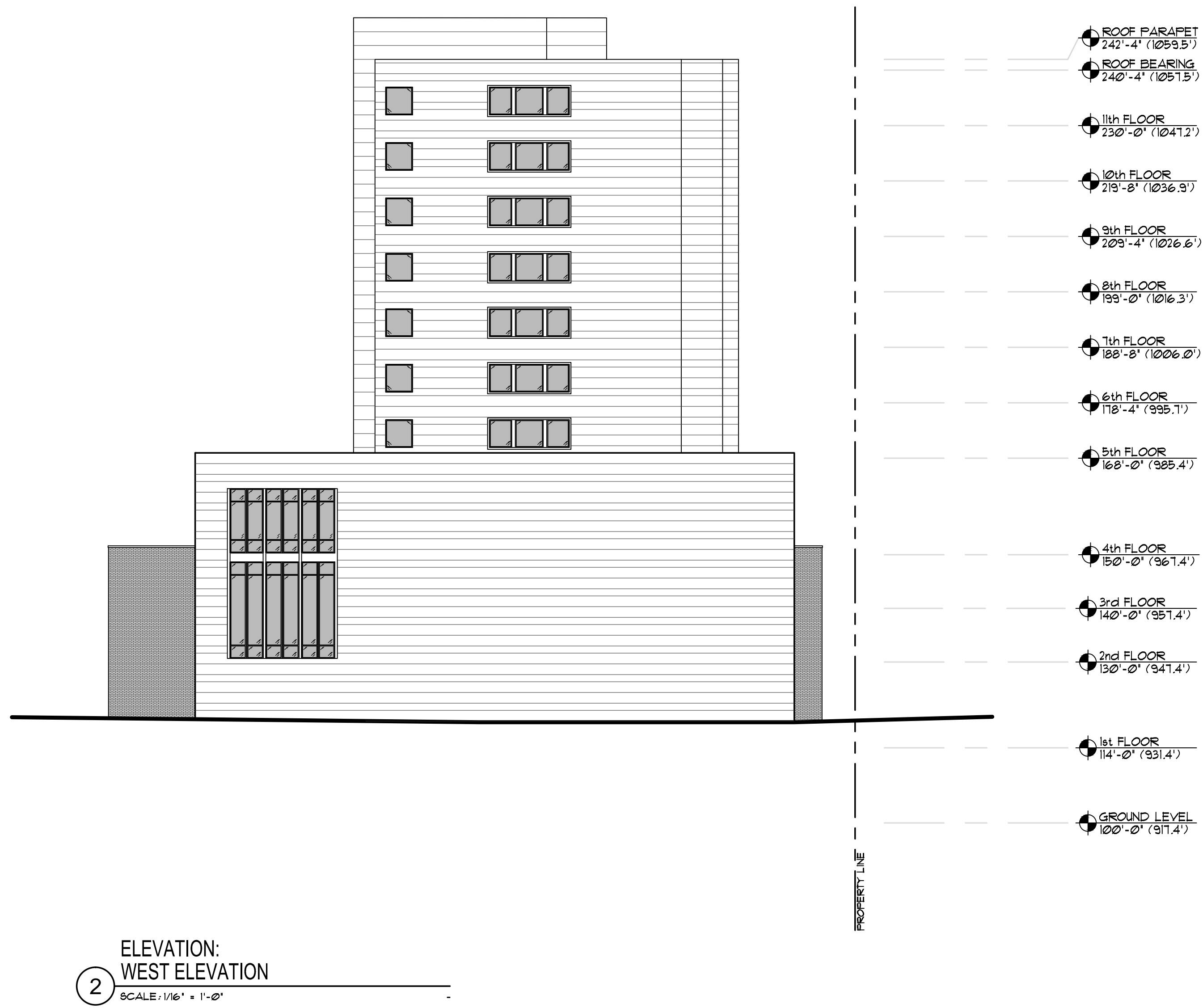
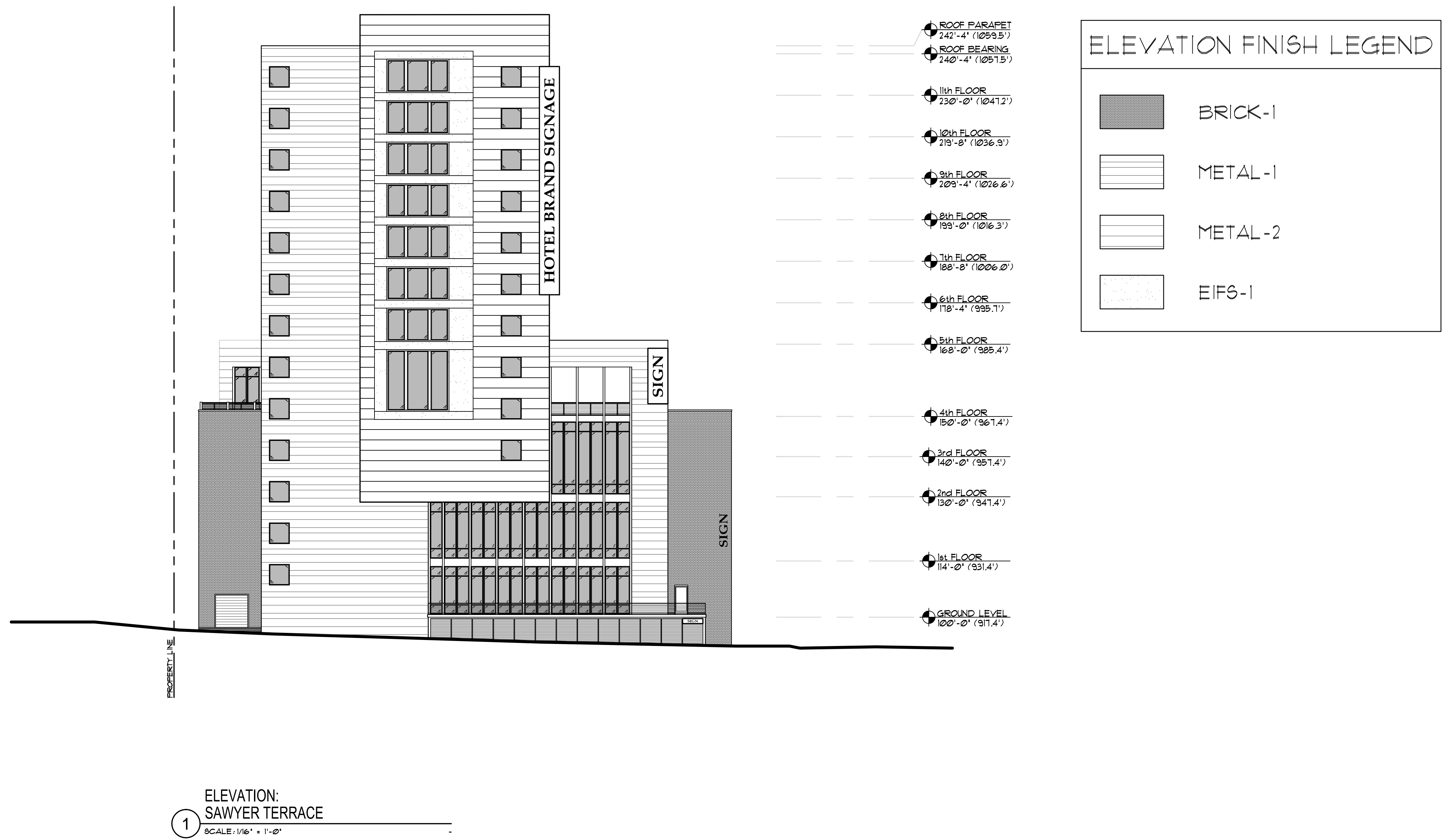
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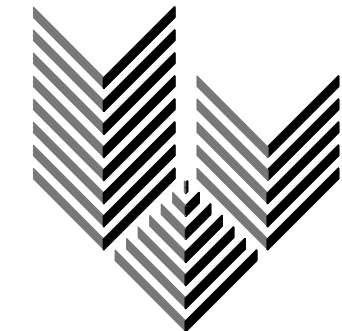
ECT:	20152
OWN BY:	BLN
E:	11-16-2016
E:	1/8" = 1'-0"

11-16-2016

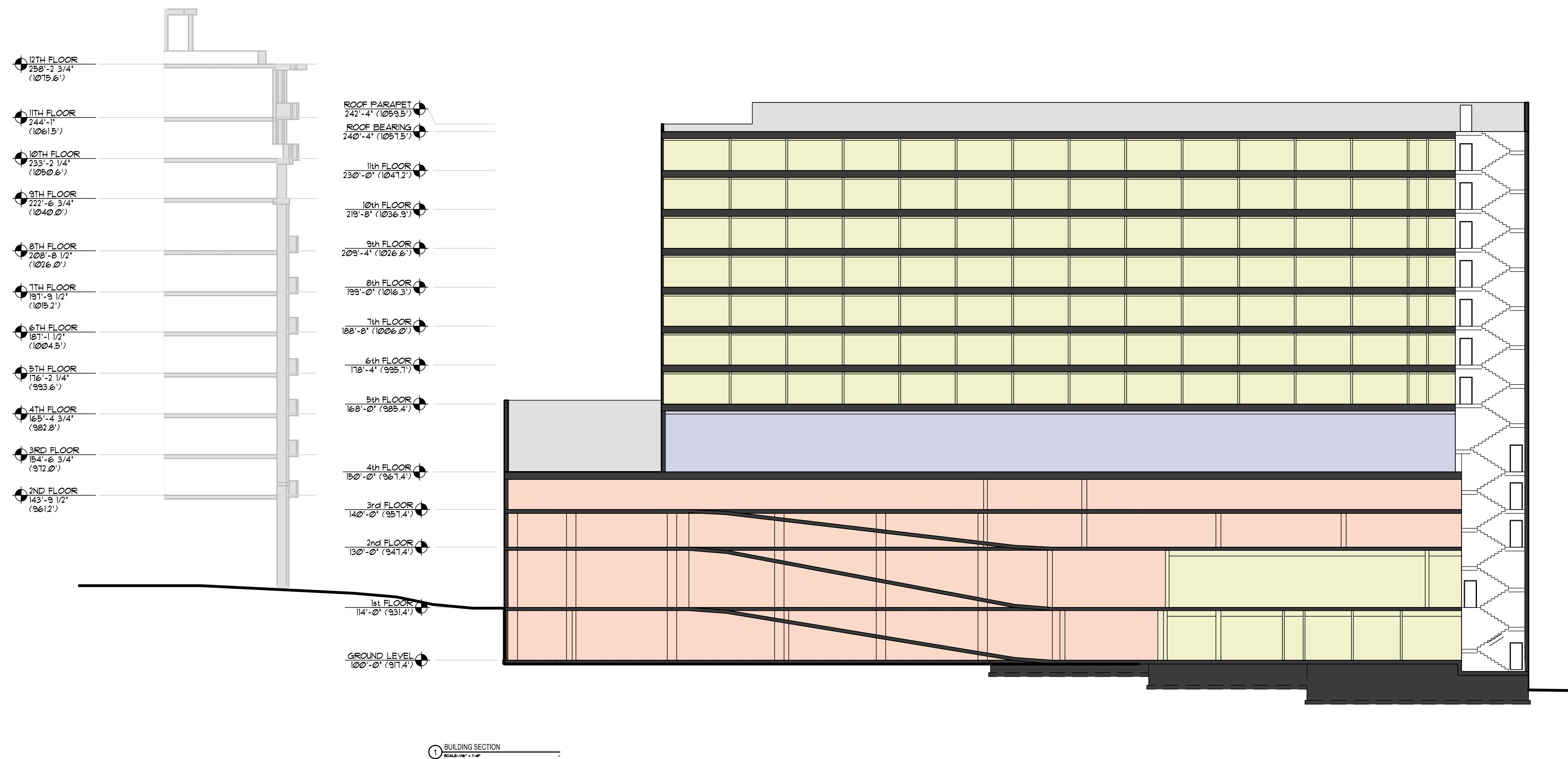
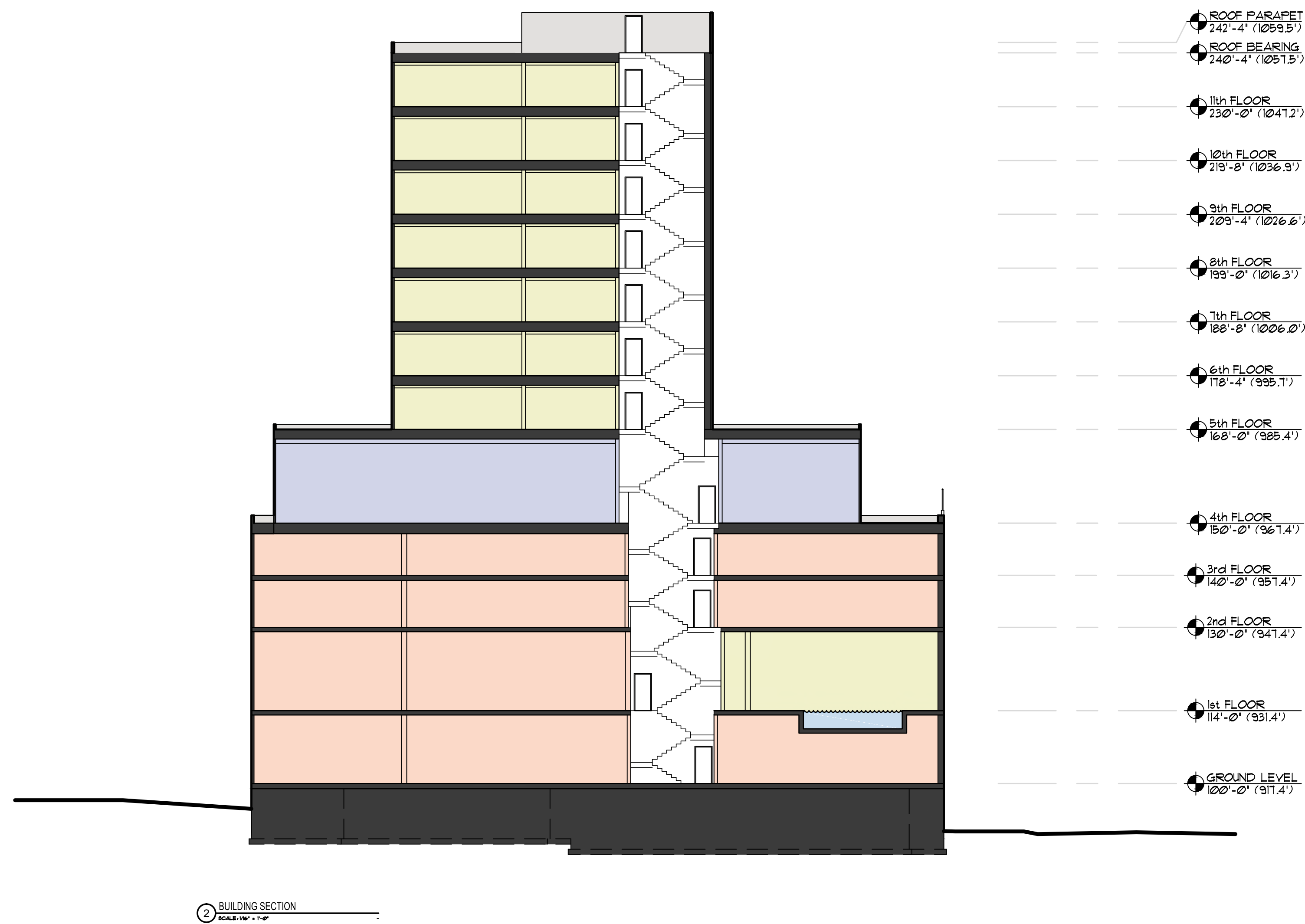
ROOF PLAN







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460 FREY STREET
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CLIENT: FREY STREET LODGING ASSOCIATES, LLC
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PROJECT: 201525
DRAWN BY: JAL
DATE:
SCALE:

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