

The Edgewater

666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Mifflin Street, Suite 800  
Madison, WI 53703

Developer:  
**Hammes Company**  
22 East Mifflin Street, Suite 800  
Madison, WI 53703

Civil Engineer:  
**BT<sup>2</sup>, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Saiki Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703



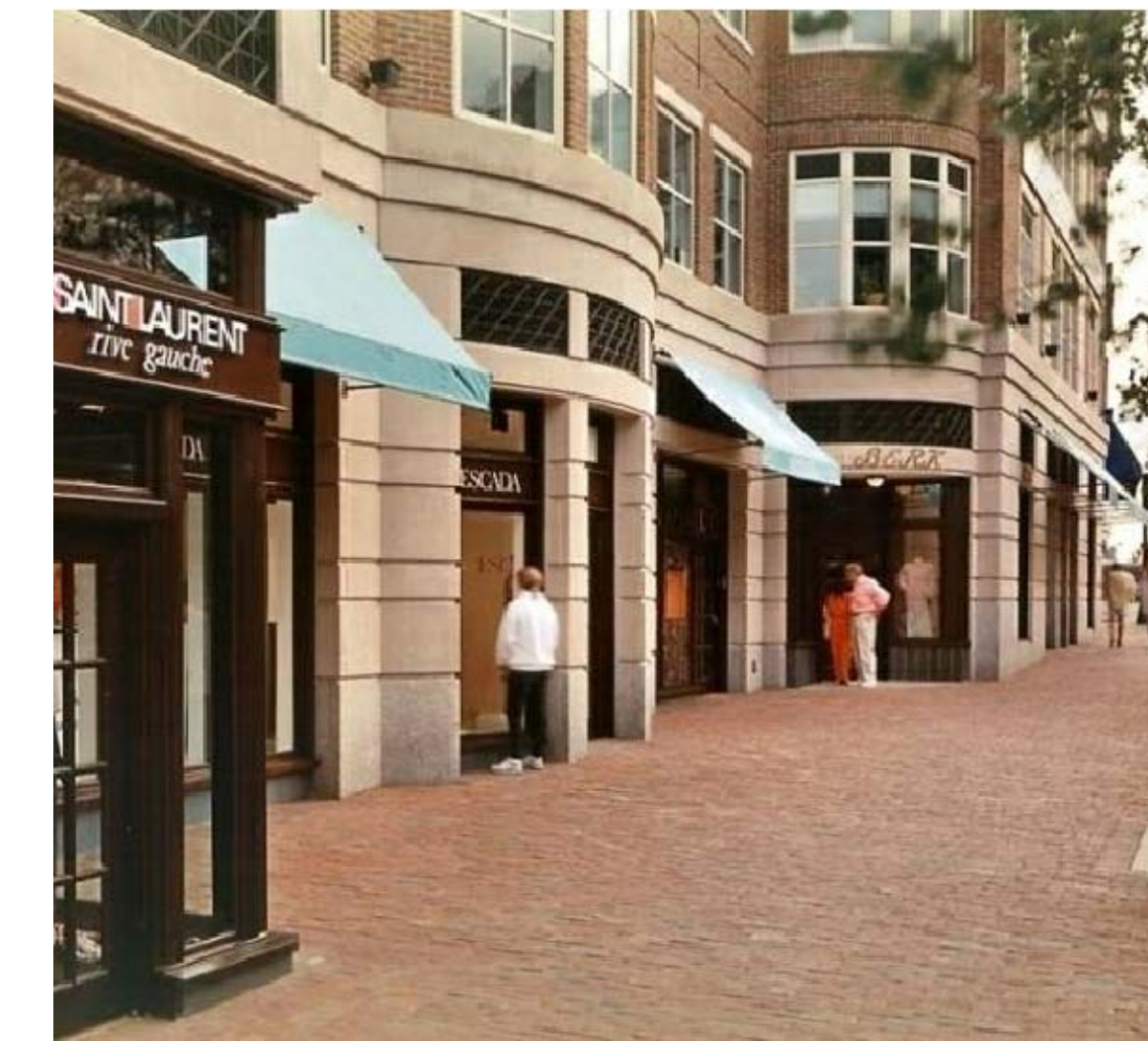
**2 Dining Terraces**  
SCALE: NTS



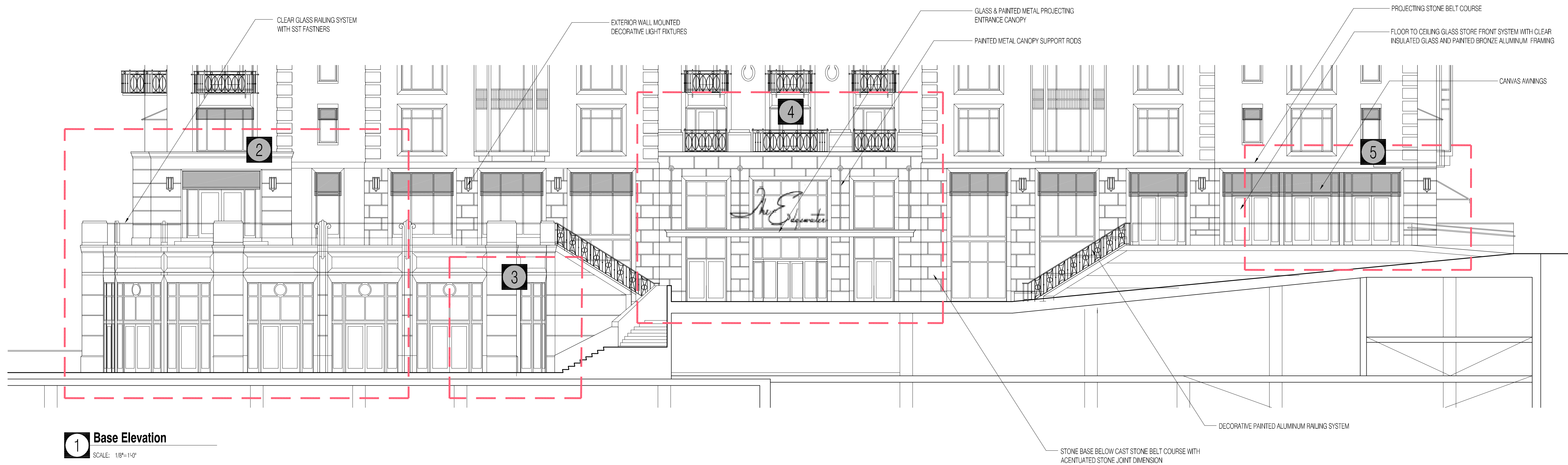
**3 Monumental Entrances Compliment Scale of Public Space**  
SCALE: NTS



**4 Entry Canopy References Period Architecture**  
SCALE: NTS



**5 Storefront Awnings and Stone Detail**  
SCALE: NTS



**1 Base Elevation**  
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:

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

DRAWING NAME:  
**Building Base Elevation**

DRAWING NUMBER:

The Edgewater

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**2** Awnings and Painted Metal Details  
SCALE: NTS



**3** Quoin Detail References of Surrounding Buildings  
SCALE: NTS



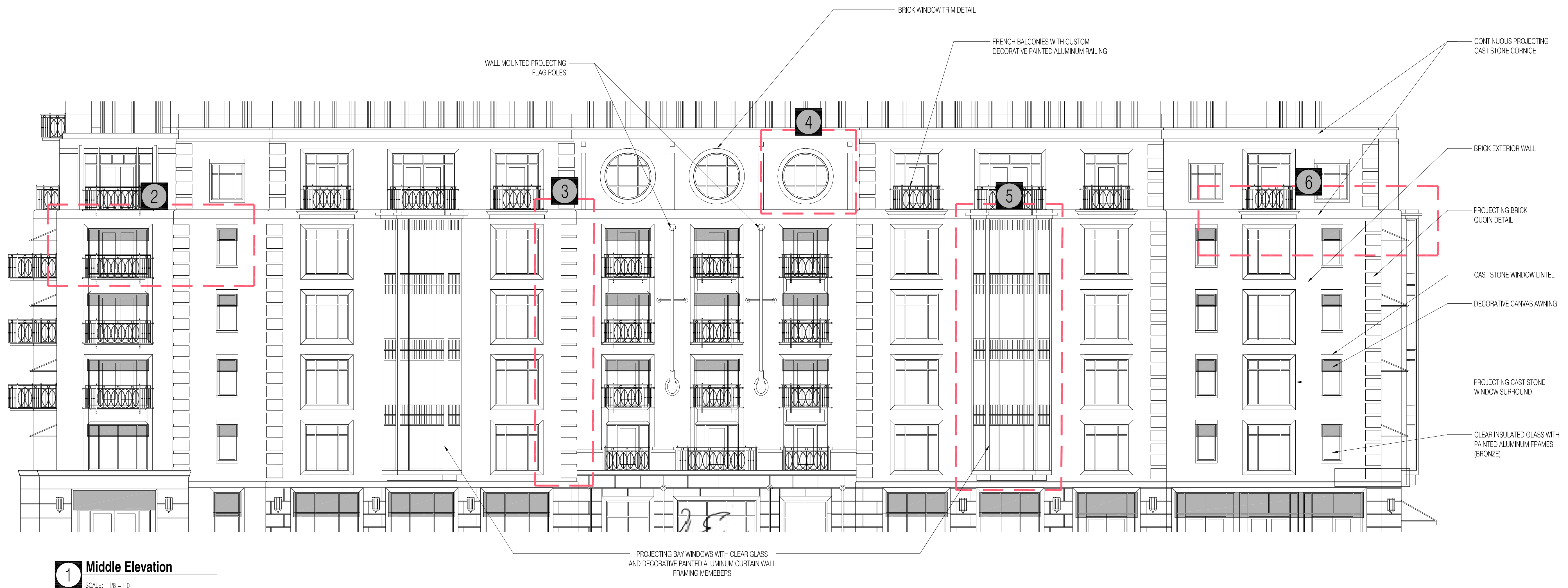
**4** Reference in 1940's Building for New Buildings Features  
SCALE: NTS



**5** Bay Windows Break Plane of Wall and Provide Detail  
SCALE: NTS



**6** Building Setbacks and Ornamental Rail Details  
SCALE: NTS



PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:  
01/27/10

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

DRAWING NAME:  
Building Middle Elevation

DRAWING NUMBER:

**A2.07**

The Edgewater

666 Wisconsin Avenue  
Madison, WI 53703

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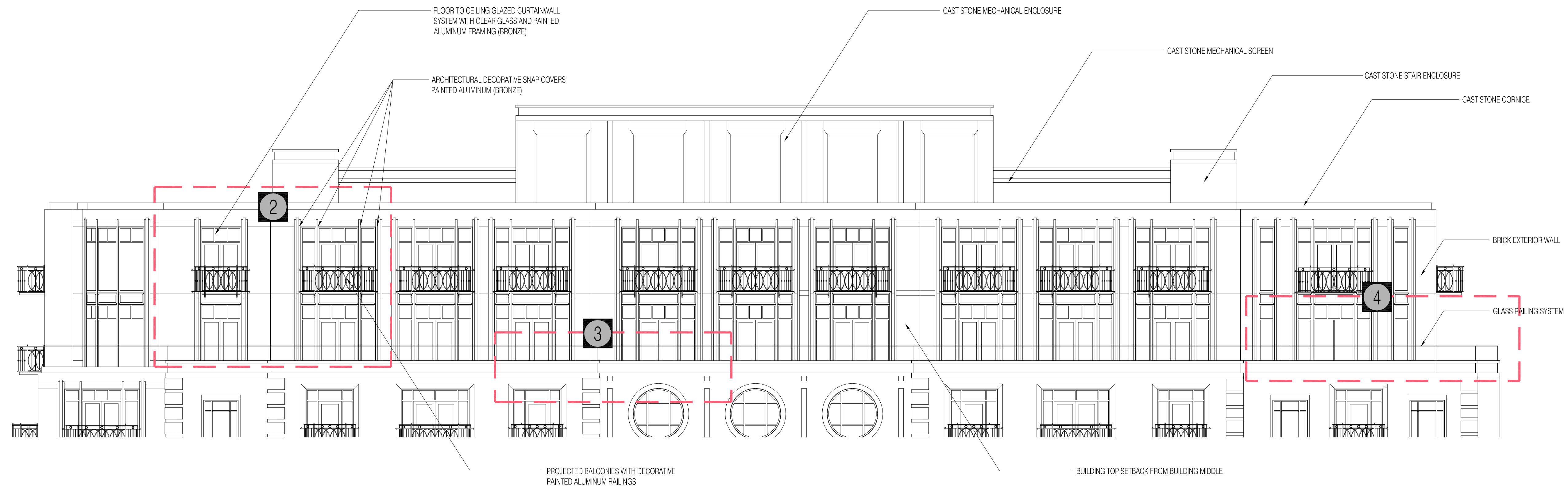
2 Architectural Character of Upper Floors  
SCALE: NTS



3 Architectural Details Add Depth  
SCALE: NTS



4 Upper Level Step Back and Balcony  
SCALE: NTS



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

PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:

01/27/10

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

DRAWING NAME:

Building Top Elevation

DRAWING NUMBER:

A2.08

The Edgewater

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PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:

△	08/18/09
△	10/28/09
△	01/27/09

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

DRAWING NAME:

PLAZA DETAILS

DRAWING NUMBER:

A3.01



5 Bench Detail  
SCALE: N.T.S.



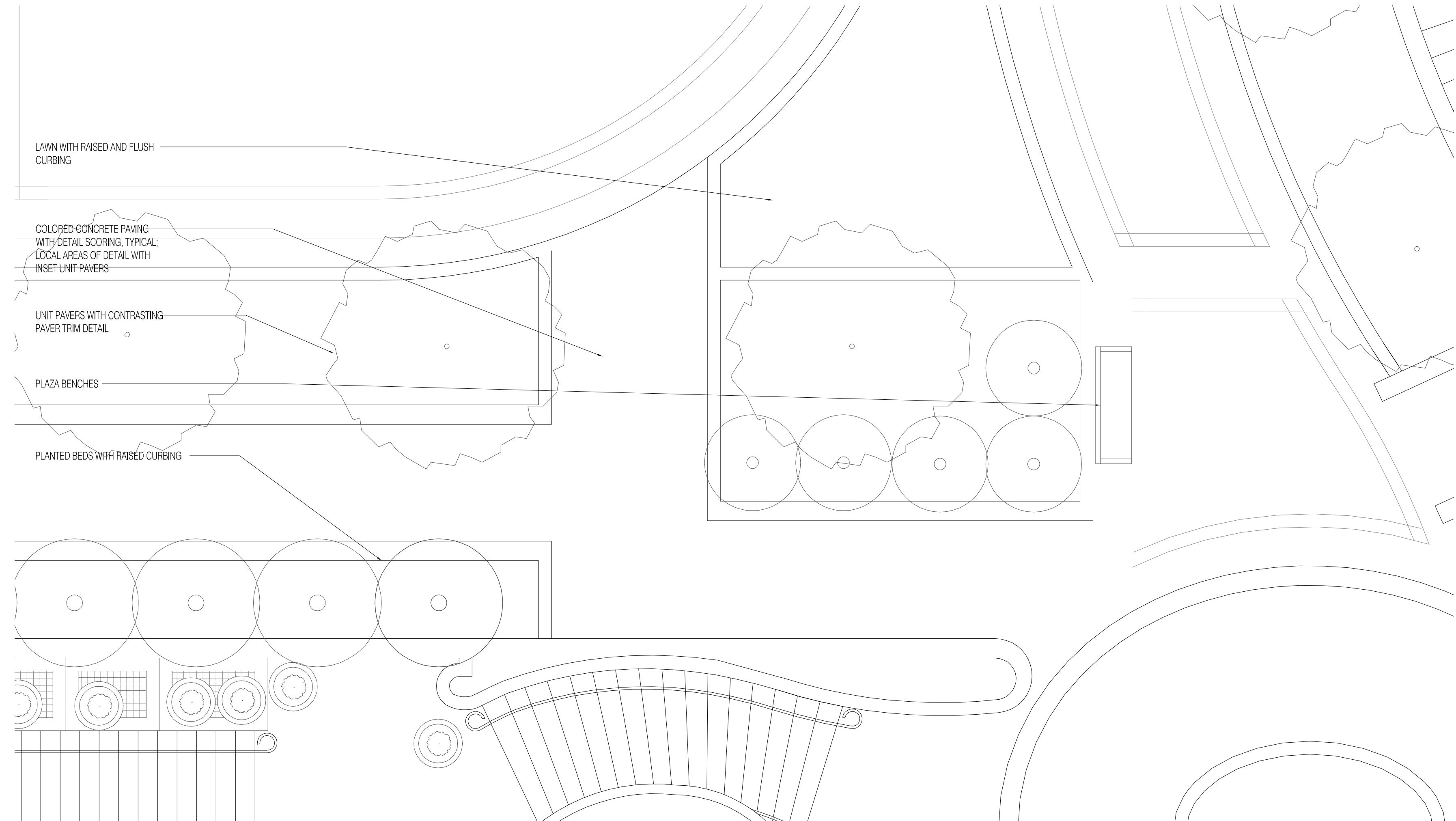
4 Lawn with Raised and Flush Curb and Unit Pavers with Contrasting Paver Trim Details  
SCALE: N.T.S.



3 Planted Area with Raised Curb Detail  
SCALE: N.T.S.



2 Bicycle Rack Detail  
SCALE: N.T.S.



1 Enlarged Plan at Plaza  
SCALE: 1/4"=1'-0"

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**1** Elevation Detail  
SCALE: 1/4"=1'-0"



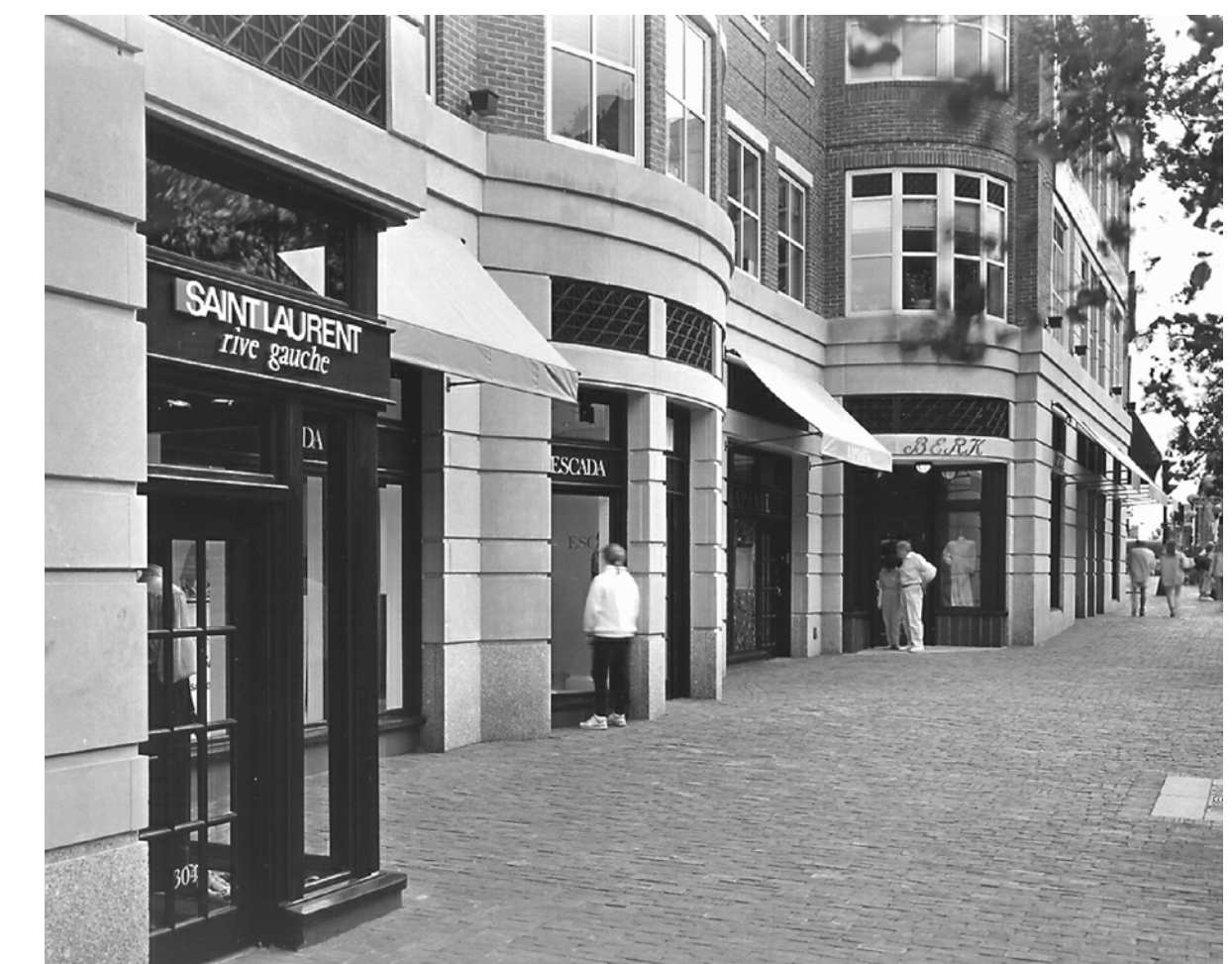
**3** Bay Window Reference Image  
SCALE: N.T.S.



**5** Brick and Stone Wall Cladding Reference Image  
SCALE: N.T.S.



**2** Painted Metal Railing Reference Image  
SCALE: N.T.S.



**4** Storefront, Awning, and Stone Detail Reference Image  
SCALE: N.T.S.

PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:

△	08/18/09
△	10/28/09

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

DRAWING NAME:

ELEVATION DETAILS

DRAWING NUMBER:

**A3.02**

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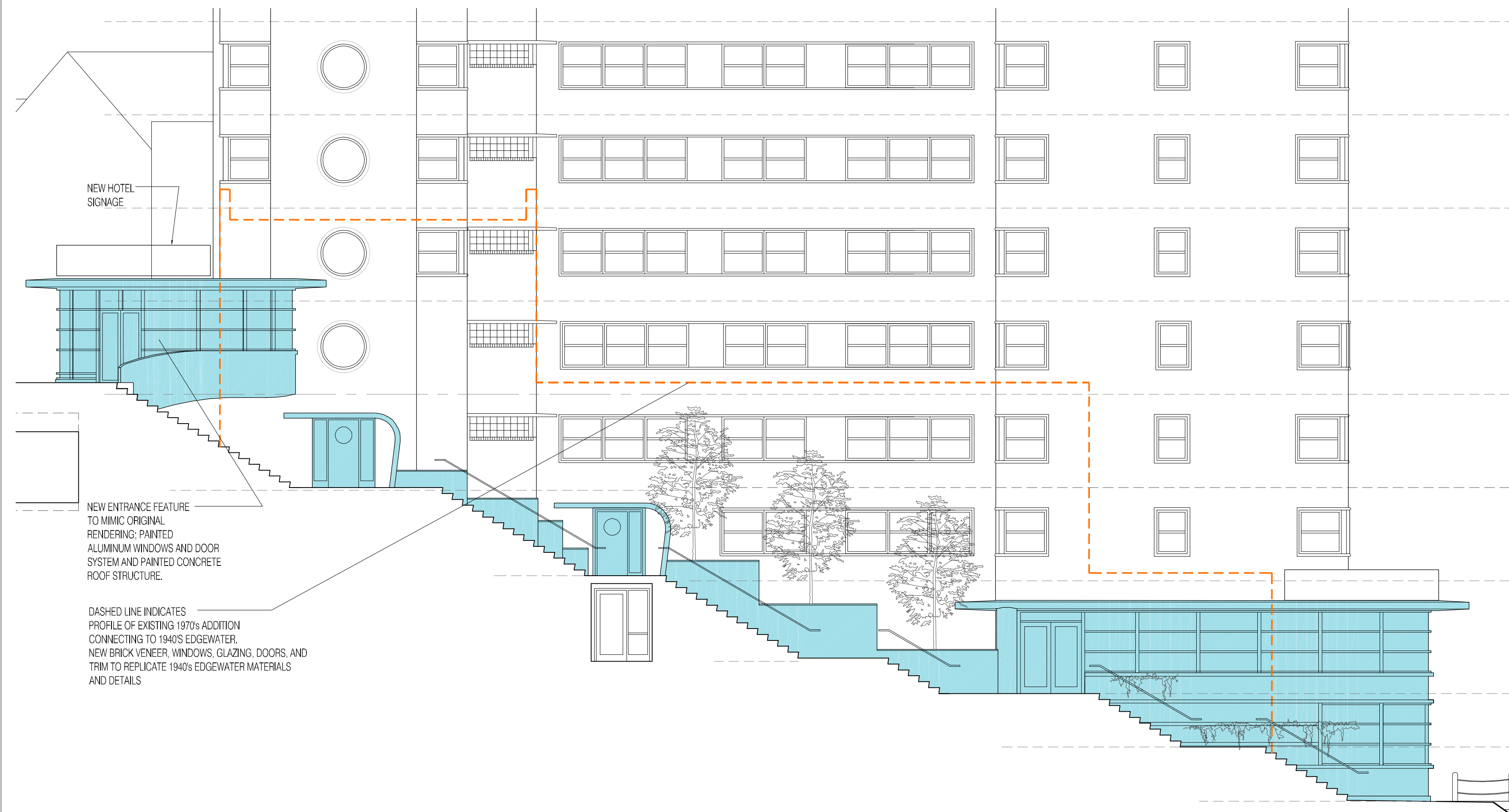
**4** Proposed View of New Entrance to 1940's Building  
SCALE: N/A



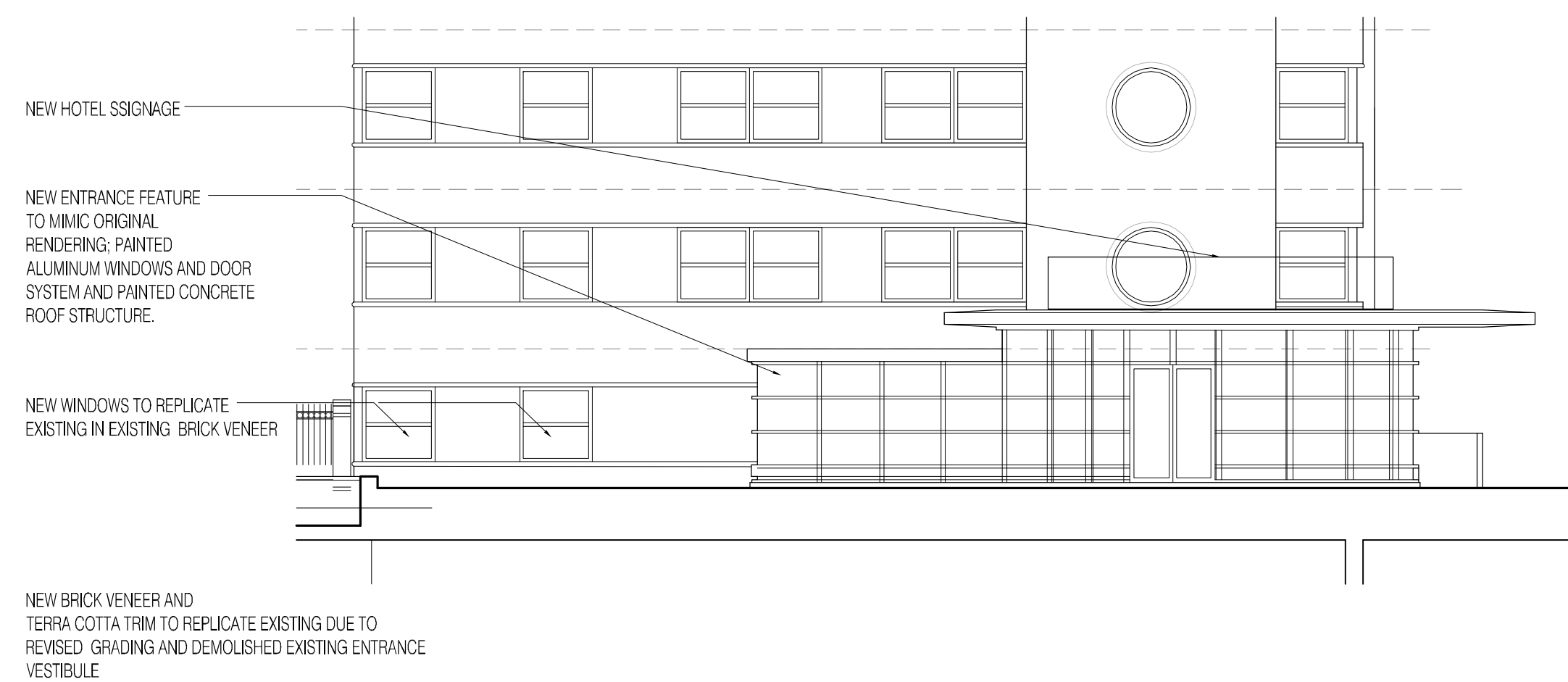
**4** Proposed View of Rigadoon Room and Dock Level Bar  
SCALE: N/A



**3** Original Edgewater Rendering for Reference  
SCALE: N/A



**1** Partial Enlarged Elevation at New Construction  
SCALE: 1/8"=1'-0"



**2** Partial Enlarged Elevation at New Construction  
SCALE: 1/8"=1'-0"

PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:

△	08/18/09
△	10/28/09
△	01/27/09

SCALE: VARIES

DRAWING NAME:

1940'S BUILDING  
PARTIAL ENLARGED  
ELEVATIONS

DRAWING NUMBER:

A3.03

## The Edgewater

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1 9:00 AM March 20, 2009 (Daylight Savings Time)  
SCALE: 1"=100'-0"



2 12:00 PM March 20, 2009 (Daylight Savings Time)  
SCALE: 1"=100'-0"



3 15:00 PM March 20, 2009 (Daylight Savings Time)  
SCALE: 1"=100'-0"

PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:

SCALE: 1" = 100'-0"

DRAWING NAME:

SHADOW STUDY  
FOR  
MARCH 20, 2009

DRAWING NUMBER:

# A3.04

## The Edgewater

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PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:

SCALE: 1" = 100'-0"

DRAWING NAME:

SHADOW STUDY  
FOR  
JUNE 21, 2009

DRAWING NUMBER:

# A3.05



1 9:00 AM June 21, 2009 (Daylight Savings Time)  
SCALE: 1" = 100'-0"



2 12:00 PM June 21, 2009 (Daylight Savings Time)  
SCALE: 1" = 100'-0"



3 15:00 PM June 21, 2009 (Daylight Savings Time)  
SCALE: 1" = 100'-0"



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1 9:00 AM September 22, 2009 (Daylight Savings Time)  
SCALE: 1" = 100'-0"



2 12:00 PM September 22, 2009 (Daylight Savings Time)  
SCALE: 1" = 100'-0"



3 15:00 PM September 22, 2009 (Daylight Savings Time)  
SCALE: 1" = 100'-0"

PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:

NO.	DESCRIPTION

SCALE: 1" = 100'-0"

DRAWING NAME:

SHADOW STUDY  
FOR  
SEPTEMBER 22, 2009

DRAWING NUMBER:

# A3.06

## The Edgewater

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1 9:00 AM December 21, 2009  
SCALE: 1" = 100'-0"



2 12:00 PM December 21, 2009  
SCALE: 1" = 100'-0"



3 15:00 PM December 21, 2009  
SCALE: 1" = 100'-0"

PROJECT NUMBER: 08105.00

DATE: January 27, 2010

REVISIONS:

NO.	DESCRIPTION

SCALE: 1" = 100'-0"

DRAWING NAME:

SHADOW STUDY  
FOR  
DECEMBER 21, 2009

DRAWING NUMBER:

# A3.07

The Edgewater

666 Wisconsin Avenue  
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Owner:  
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Civil Engineer:  
BT<sup>2</sup>, Inc.  
2830 Dairy Drive  
Madison, WI 53718



PROJECT NUMBER: 08106.00

DATE: January 27, 2010

REVISIONS:

SCALE: 1"=20'

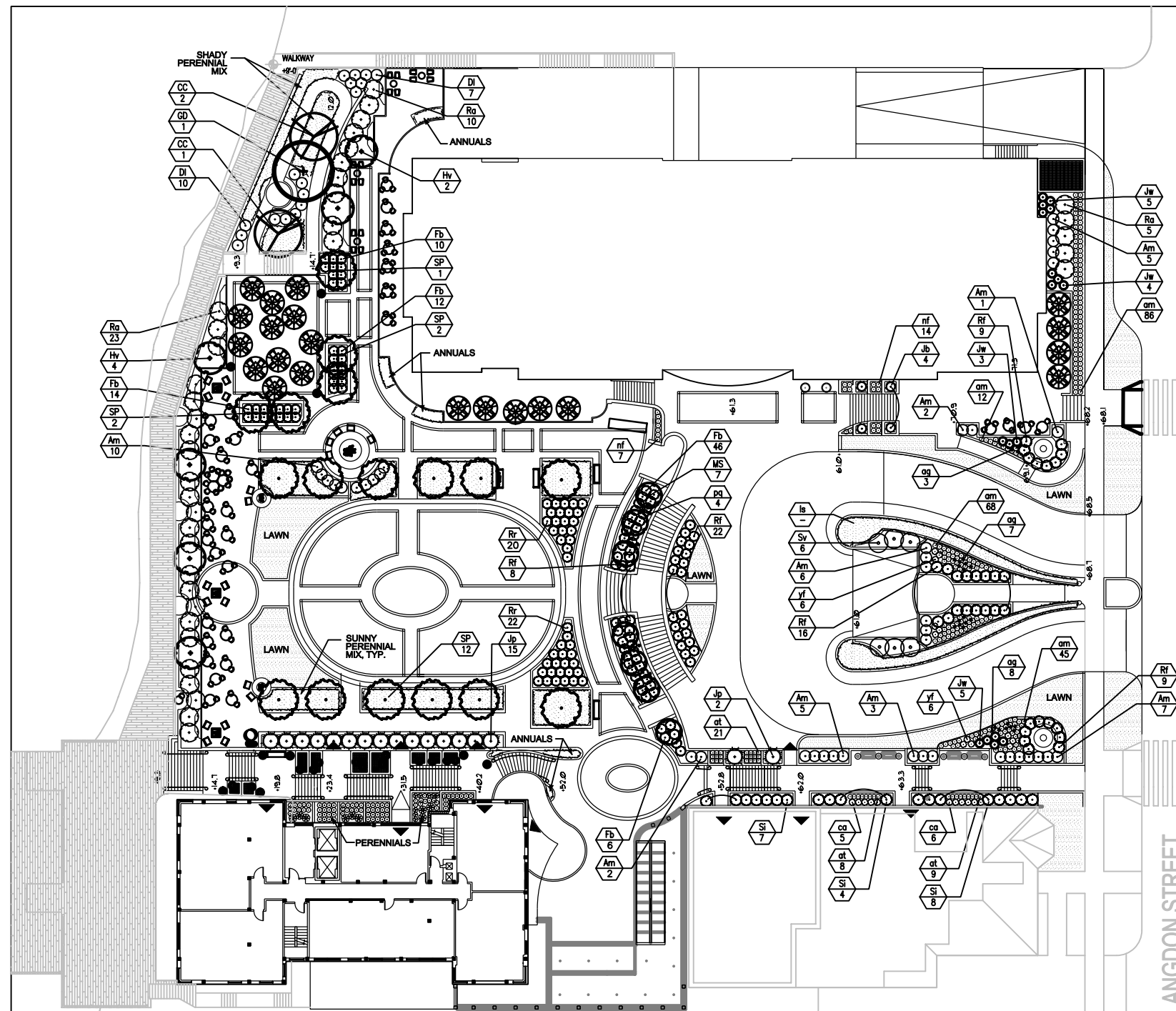
DRAWING NAME:

PLANTING PLAN  
(PRELIMINARY)

DRAWING NUMBER:

A4.01

Key	Botanical Name	Common Name	Quantity	Size	Comments
<b>Deciduous Trees</b>					
CC	<i>Carpinus caroliniana</i>	American Hornbeam	3"	cal/BB	
GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	3"	cal/BB	
MS	<i>Malus sarcentii</i> 'Select A'	Firebird Crab	5"	h/BB	grafted on standard
SP	<i>Syringa pekinensis</i> 'DTR 124'	Summer Charm Pekin Lilac	6"	h/BB	multi-stem
<b>Deciduous Shrubs</b>					
Am	<i>Aronia arifolia</i> 'Iroquois Beauty'	Iroquois Beauty Aronia	24"	h/cont.	
Ch	<i>Cotoneaster hessei</i>	Hess Cotoneaster	24"	spd/cont.	
DI	<i>Dienella lonicera</i>	Dwarf Bush Honeysuckle	18"	h/cont.	
Fb	<i>Forsythia bicolorata</i>	Bronx Forsythia	18"	h/cont.	
Hv	<i>Hieracium virginiana</i>	Common Witchhazel	5"	h/BB	
Pc	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	1 gal/cont.		
Ra	<i>Rhus aromatica</i> 'Gro Low'	Gro-Low Fragrant Sumac	18"	h/cont.	
Rf	<i>Rosa 'Frau Dagmar Hastrup'</i>	Frau Dagmar Hastrup rugosa rose	18"	h/cont.	
Rr	<i>Rosa 'The Fairy'</i>	The Fairy Rose	18"	h/cont.	
Sv	<i>Spiraea x vanhouttei</i> 'Renaissance'	Renaissance Vanhoutte Spirea	3"	h/cont.	
SI	<i>Stephanandra incisa</i> 'Cris pa'	Cutleaf Stephanandra	24"	spd/cont.	
<b>Evergreen Shrubs</b>					
Jw	<i>Juniperus scopulorum</i> 'Welchii'	Welch Juniper	5"	h/cont.	
Jb	<i>Juniperus squamata</i> 'Blue Star'	Skvrocket Juniper	24"	spd/cont.	
Jp	<i>Juniperus procumbens</i> 'Nana'	Dwarf Japgarden Juniper	24"	spd/cont.	
<b>Perennials/Grasses/Groundcovers</b>					
ag	<i>Allium 'Globemaster'</i>	Globemaster Allium	1 gal pot		fall plant bulb
at	<i>Allium tanacetifolium</i> 'Summer Beauty'	Summer Beauty Allium	1 gal pot		
am	<i>Anemone 'Blue Ice'</i>	Blue Ice Blue Star	1 gal pot		
aa	<i>Astilbe x arendsii</i> 'Bridal Veil'	Bridal Veil Astilbe	1 gal pot		
bm	<i>Brunnea macrophylla</i> 'Jack Frost'	Jack Frost Bugloss	1 gal pot		
ca	<i>Callistephus x acutiflorus</i> 'Overdam'	Overdam Reed Grass	1 gal pot		
hm	<i>Hakonechloa macrochaeta</i>	Hakone Grass	1 gal pot		
ht	<i>Hosta tardiana</i> 'Blue Angel'	Blue Angel Hosta	1 gal pot		
lm	<i>Lamium 'White Nancy'</i>	White Nancy Lamium	1 gal pot		
ls	<i>Liriope spicata</i>	Creeping Lilyturf	2 1/2" pot		
nf	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	1 gal pot		
yf	<i>Yucca filamentosa</i>	Adams Needle	1 gal pot		
<b>SUNNY PERENNIAL MIX</b>					
	<i>Anemone 'Blue Ice'</i>	Blue Ice Blue Star	1 qt. Pot		
	<i>Echinacea purpurea</i>	Purple Coneflower	1 qt. Pot		
	<i>Gaura lindheimeri</i> 'Whirling Butterfly'	Whirling Butterfly Gaura	1 qt. Pot		
	<i>Rudbeckia hirta</i>	Black-eyed Susan	1 qt. Pot		
	<i>Salvia nemorosa</i> 'May Night'	May Night Salvia	1 qt. Pot		
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 qt. Pot		
<b>SHADY PERENNIAL MIX</b>					
	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 qt. Pot		
	<i>Hieracium villosa</i> 'Autumn Bride'	Autumn Bride Coral Bells	1 qt. Pot		
	<i>Hystrix patula</i>	Bottlebrush Grass	1 qt. Pot		
	<i>Geranium cambryense</i> 'Blok ovo'	Blokovo Cranebill	1 qt. Pot		



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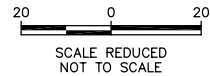
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Madison, WI 53703

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**BT Squared, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

**LEGEND**

- GRADE (2' CONTOUR)
- GRADE (10' CONTOUR)
- TREELINE/VEGETATION
- SHORELINE
- PROPERTY LINE (SUBJECT PROPERTY)
- PARCEL LINE (SUBJECT PROPERTY)
- PROPERTY LINE/RIGHT-OF-WAY
- FENCE
- ELECTRIC UTILITY
- GAS MAIN
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- HYDRANT
- STORM INLET
- MANHOLE
- UTILITY/LIGHT POLE
- TREE



- NOTES:**
1. SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
  2. RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
  3. TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT<sup>2</sup>, INC. ON JUNE 30, 2009.
  4. ELEVATIONS ARE BASED ON CITY OF MADISON DATUM.
  5. EXISTING EDGEWATER PARCEL = 1.09 ACRES MORE OR LESS.
  6. BASED ON THE JANUARY 2, 2009 FLOOD INSURANCE RATE MAP (PANEL 409 OF 850), THE SITE IS NOT IN A FLOOD PLAIN.



**SITE LOCATION MAP**

**LAKE MENDOTA**  
WATER SURFACE=4.6

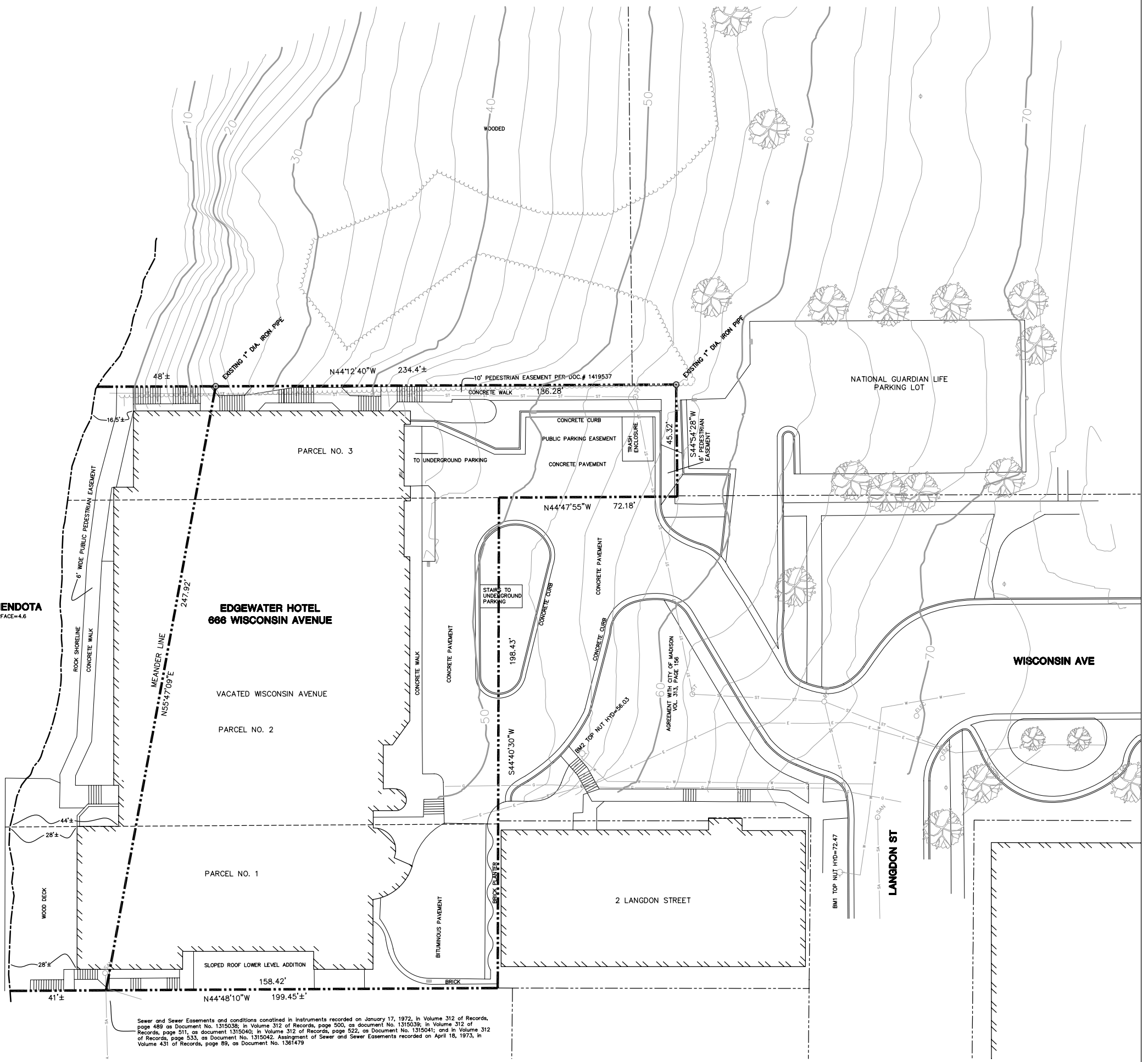
**EDGEWATER HOTEL**  
666 WISCONSIN AVENUE

VACATED WISCONSIN AVENUE

PARCEL NO. 2

PARCEL NO. 1

2 LANGDON STREET



Sewer and Sewer Easements and conditions contained in Instruments recorded on January 17, 1972, in Volume 312 of Records, page 489 as Document No. 1315038; in Volume 312 of Records, page 500, as document No. 1315039; in Volume 312 of Records, page 511, as document 1315040; in Volume 312 of Records, page 522, as Document No. 1315041; and in Volume 312 of Records, page 533, as Document No. 1315042. Assignment of Sewer and Sewer Easements recorded on April 18, 1973, in Volume 431 of Records, page 89, as Document No. 1361479

PROJECT NUMBER: 3826

DATE: October 28, 2009

REVISIONS:

	08/18/09
	10/28/09
	01/13/10

SCALE: 1" = 20'

DRAWING NAME:

**SITE SURVEY**

DRAWING NUMBER:

# C1.01



2830 DAIRY DRIVE  
MADISON, WI 53718-6751  
PHONE: (608) 224-2830  
FAX: (608) 224-2839

## The Edgewater

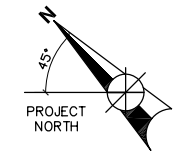
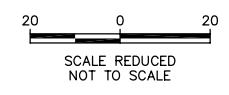
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LEGEND	
	GRADE (2' CONTOUR)
	GRADE (10' CONTOUR)
	TREELINE/VEGETATION
	SHORELINE
	PROPERTY LINE (SUBJECT PROPERTY)
	PROPERTY LINE/RIGHT-OF-WAY
	TREE



**PARCEL DESCRIPTIONS**

**PARCEL 1:**  
All that part of Lot Five (5), lying Northwest of the Southeast 126 feet thereof, in Block Seventy-eight (78), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

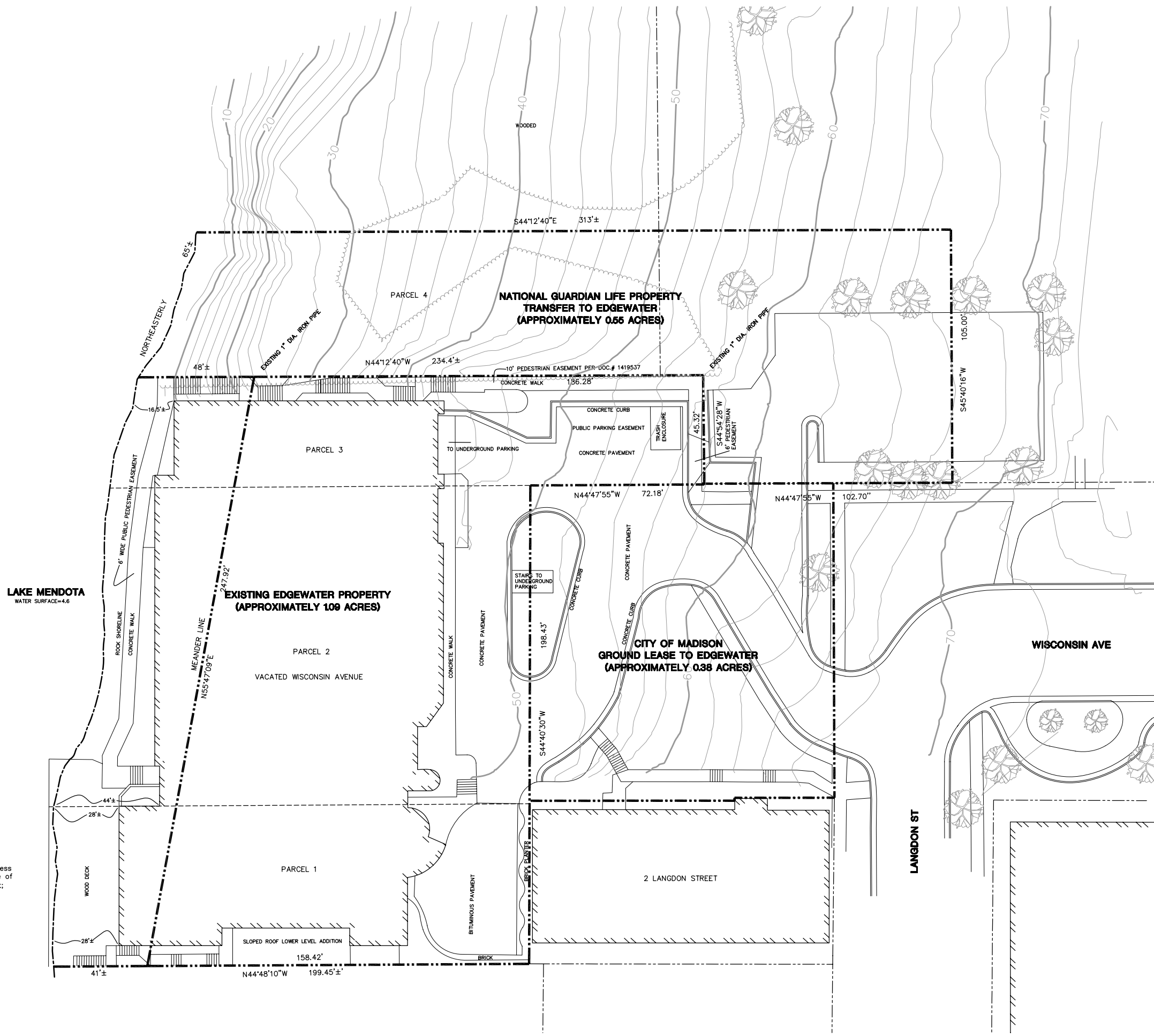
**PARCEL 2:**  
All of that portion of vacated Wisconsin Avenue, in the City of Madison, Dane County, Wisconsin, lying Northwesterly of a line parallel to the Northwesterly line of Langdon Street extended Northeastly and 126 feet Northwesterly from such extended line of Langdon Street.

**PARCEL 3:**  
Part of Block Two Hundred Sixty-three (263), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most southerly corner of Block 94, said point being the point of intersection of the Northwest line of East Gilman Street with the Northeast line of Wisconsin Avenue; thence Northwesterly along said Northeastly line of Wisconsin Avenue 383.6 feet to the point of beginning of this description; thence Northeastly at right angles to last described line 45.0 feet; thence Northwesterly parallel with the Northeast line of Wisconsin Avenue (now vacated) 186.4 feet to an iron stake, on a meander line, which is 36.0 feet more or less Southeastly from the low water mark of Lake Mendota; thence Southwesterly along said meander line 45.0 feet to an iron stake on the Northeast line of Wisconsin Avenue which is 48.6 feet Southeastly from the low water mark of Lake Mendota and also 186.4 feet Northwesterly from the point of beginning; thence Southeastly along said line 186.4 feet to the point of beginning. Also, all land lying Northwesterly of above described meander line to the low water mark of Lake Mendota.

PARCEL 1, 2, & 3 Contain 48,230 SQFT/ 1.09 Acres more or less.

**PARCEL 4:**  
Part of Block Two Hundred Sixty-three (263), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most southerly corner of Block 94, said point being the point of intersection of the Northwest line of East Gilman Street with the Northeast line of Wisconsin Avenue; thence Northwesterly along said Northeastly line of Wisconsin Avenue 383.6 feet to the point of beginning of this description; thence N44°54'28"E, 45.32 feet; thence N44°12'40"W, 234.4 feet more or less to the shore of Lake Mendota; thence Northeastly, 65 feet more or less, along the shore of Lake Mendota; thence S44°12'40"E, 313' feet more or less; thence S45°40'16"W, 105.00 feet; thence N44°47'55"W, 102.70 feet to the point of beginning.

PARCEL 4 Contains 24,140 SQFT/ 0.55 Acres more or less.



PROJECT NUMBER: 3826

DATE: October 28, 2009

REVISIONS:	
	08/18/09
	10/28/09
	01/13/10

SCALE: 1" = 20'

DRAWING NAME:

**PROPERTY TRANSFER DIAGRAM**

DRAWING NUMBER:

# C1.02



2830 DAIRY DRIVE  
MADISON, WI 53718-6751  
PHONE: (608) 224-2830  
FAX: (608) 224-2839

### The Edgewater

666 Wisconsin Avenue  
Madison, WI 53703

Owner:  
**Landmark X, LLC**  
22 East Mifflin Street, Suite 800  
Madison, WI 53703

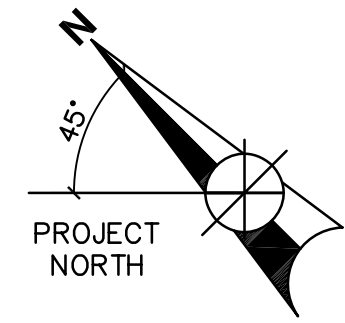
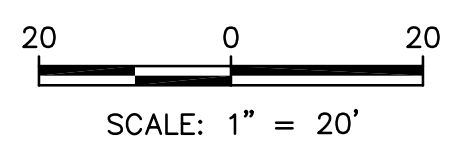
Developer:  
**Hammes Company**  
22 East Mifflin Street, Suite 800  
Madison, WI 53703

Civil Engineer:  
**BT Squared, Inc.**  
2830 Dairy Drive  
Madison, WI 53718

Landscape Architect:  
**Ken Saiki Design, Inc.**  
303 S. Patterson, Suite One  
Madison, WI 53703

#### LEGEND

- - - - - EXISTING GRADE (2' CONTOUR)
- - - - - EXISTING GRADE (10' CONTOUR)
- - - - - EXISTING TREELINE/VEGETATION
- - - - - EXISTING SHORELINE
- - - - - PROPERTY LINE (SUBJECT PROPERTY)
- - - - - PROPERTY LINE/RIGHT-OF-WAY
- - - - - EXISTING FENCE
- - - - - EXISTING ELECTRIC UTILITY
- - - - - EXISTING GAS MAIN
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING STORM SEWER
- - - - - EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING MANHOLE
- EXISTING UTILITY/LIGHT POLE
- - - - - PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED SEDIMENT TRAP
- - - - - PROPOSED SILT FENCE/DIVERSION BERM
- PROPOSED SPOT ELEVATION
- 1.0% PROPOSED SLOPE



#### NOTES:

1. SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
2. RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
3. TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT SQUARED, INC. ON JUNE 30, 2009.
4. PROPOSED SITE FEATURES OBTAINED FROM ELKUS MANFREDI ARCHITECTS.
5. PROPOSED UTILITY LOCATIONS ARE APPROXIMATE.
6. ROOF DRAINS AND PLAZA YARD DRAINS DISCHARGE THROUGH BUILDING PER PLUMBING CONTRACTOR. ROOF DRAINS AND PLAZA YARD DRAINS WILL DISCHARGE TO LAKE MENDOTA.

**LAKE MENDOTA**  
WATER SURFACE=4.6

ENERGY DISSIPATOR

**EDGEWATER ADDITION**

BALLROOM  
FLOOR ELEVATION = 50.3

MAIN ENTRY  
FLOOR ELEVATION = 61.3

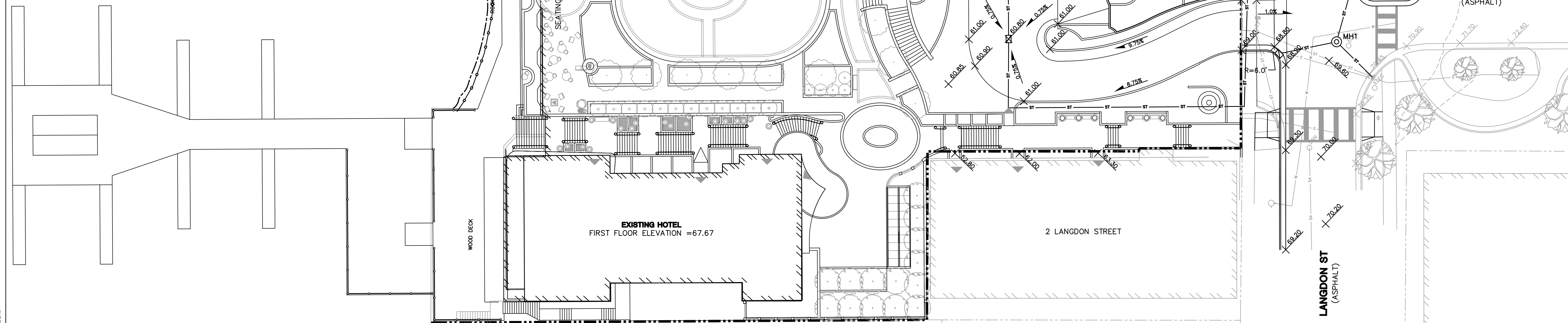
LANGDON ENTRY  
FLOOR ELEVATION = 71.2

**EXISTING HOTEL**  
FIRST FLOOR ELEVATION = 67.67

2 LANGDON STREET

**WISCONSIN AVE**  
(ASPHALT)

**LANGDON ST**  
(ASPHALT)



PROJECT NUMBER: 3826

DATE: January 27, 2010

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

**GRADING AND EROSION CONTROL PLAN**

DRAWING NUMBER:

# C1.03



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Madison, WI 53703

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Landscape Architect:  
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Madison, WI 53703

PROJECT NUMBER: 3826

DATE: January 27, 2010

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

**UTILITY PLAN**

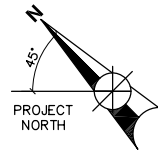
DRAWING NUMBER:

# C1.04

MANHOLE	RIM/TC ELEV.	INVERT ELEV.
MH1	69.8	55.5
MH2	69.3	54.9
MH3	65.75	53.7
MH4	64.9	53.3
MH5	63.0	52.9

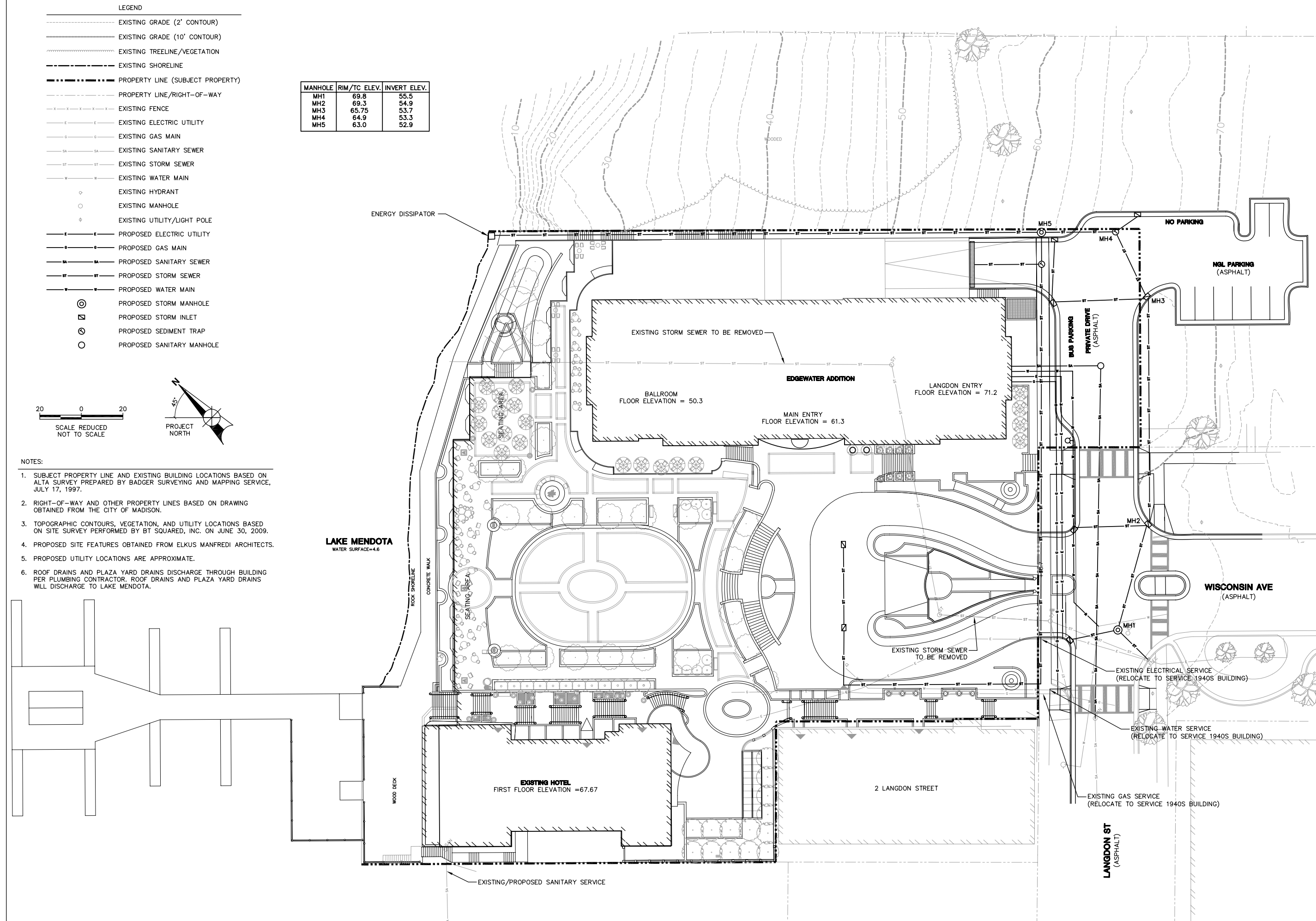
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  - EXISTING STORM SEWER
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  - EXISTING MANHOLE
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  - PROPOSED GAS MAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED WATER MAIN
  - ⊙ PROPOSED STORM MANHOLE
  - ⊠ PROPOSED STORM INLET
  - ⊙ PROPOSED SEDIMENT TRAP
  - PROPOSED SANITARY MANHOLE

20 0 20  
SCALE REDUCED  
NOT TO SCALE



**NOTES:**

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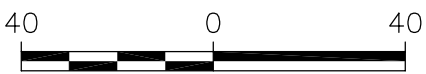
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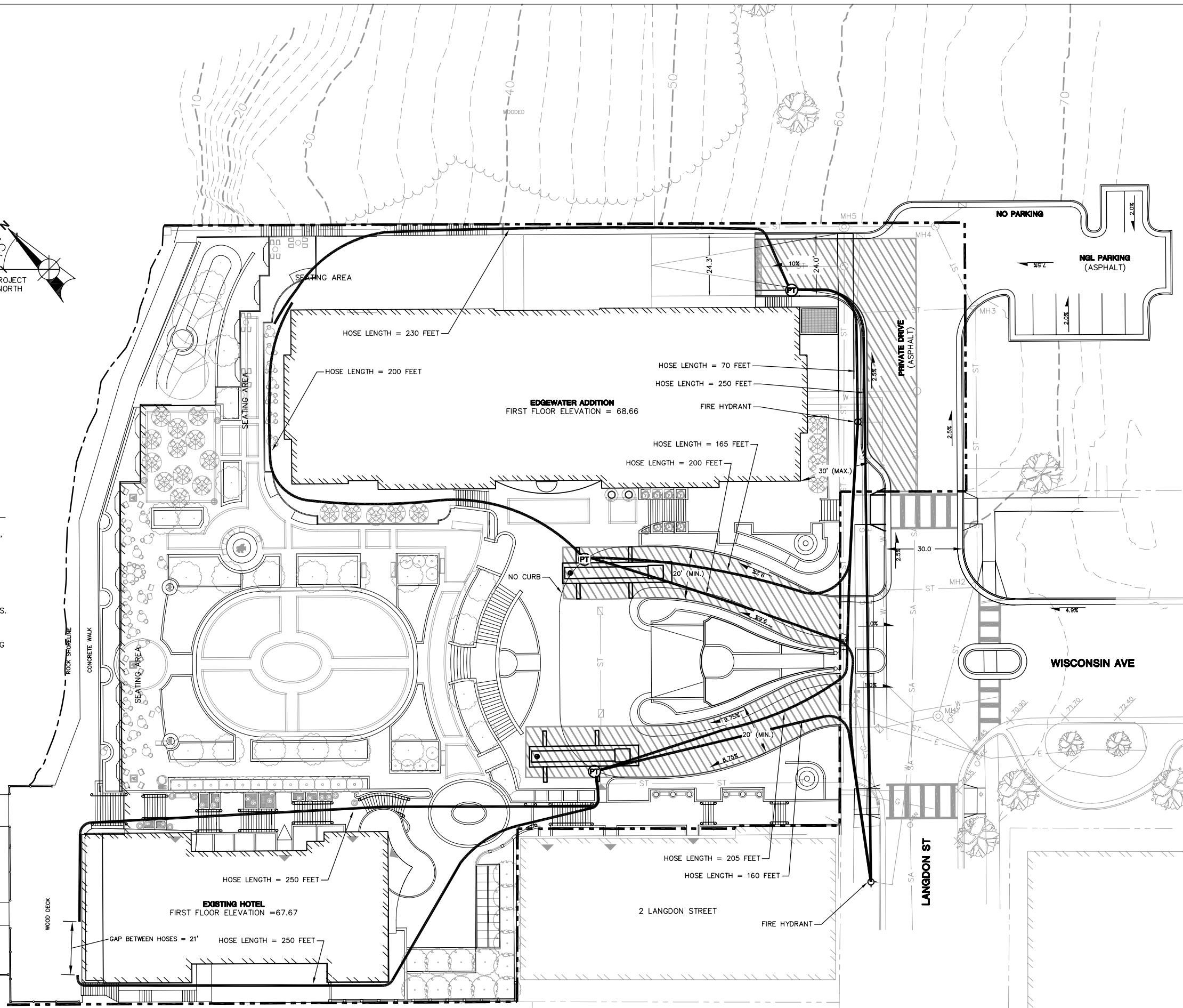
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	PROPOSED STORM INLET
	PROPOSED SEDIMENT TRAP
	PROPOSED SILT FENCE/DIVERSION BERM
	PROPOSED SLOPE
	POTENTIAL FIRE HOSE RUN
	FIRE HOSE CONNECTION AT PUMPER TRUCK
	FIRE LANE/TRUCK ACCESS



- NOTES:
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  - KNOX BOX WILL BE LOCATED NEAR MAIN ENTRY OF NEW HOTEL BUILDING ADJACENT TO AUTO COURT.
  - FIRE DEPARTMENT CONNECTION TO STAND PIPE AND SPRINKLER SYSTEM TO BE DETERMINED BY MECHANICAL CONTRACTOR.



SCALE: 1" = 40'



PROJECT NUMBER: 3826

DATE: January 27, 2010

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

**FIRE DEPARTMENT ACCESS PLAN**

DRAWING NUMBER:

# C1.05

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