

URBAN DESIGN COMMISSION SUBMITTAL

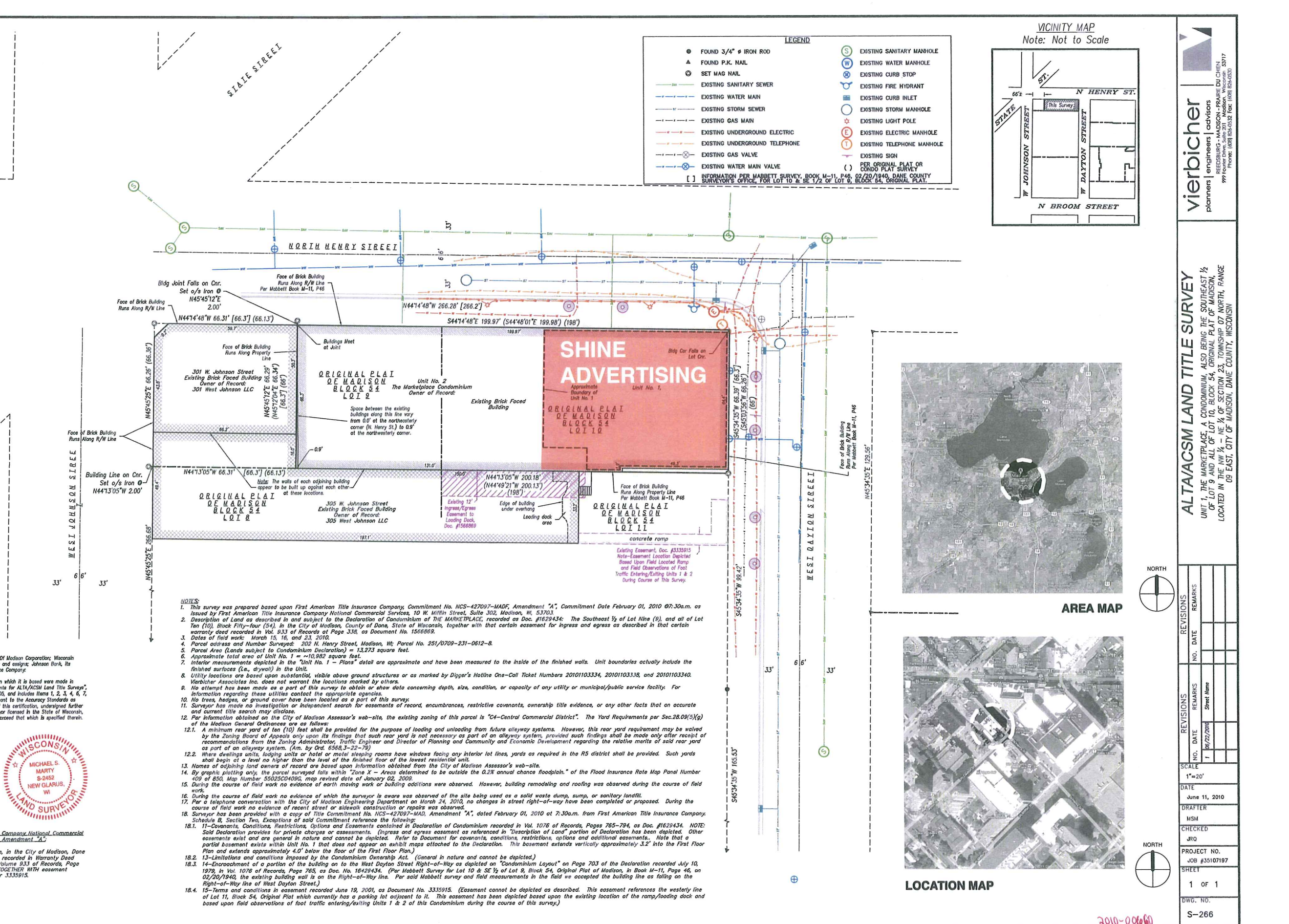
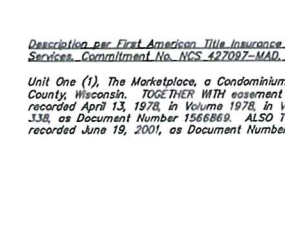
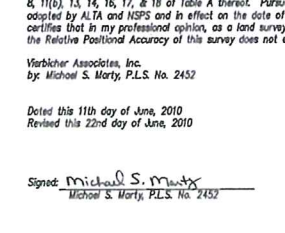
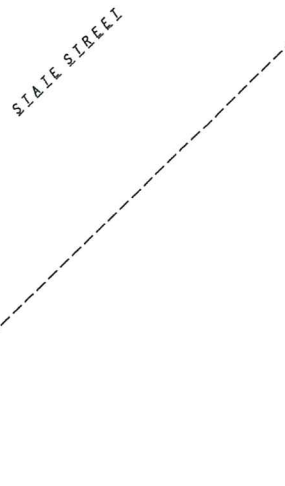
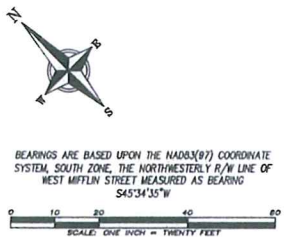


The Kubala Washatko Architects
Cedarburg, Wisconsin

SHINE ADVERTISING CO.
Madison, Wisconsin

May 11, 2011

VJL 5-11-11 Mo. 8



NOTES:

- This survey was prepared based upon First American Title Insurance Company, Commitment No. NCS-427097-MAD, Amendment "A", Commitment Date February 01, 2010 @ 7:30a.m. as issued by First American Title Insurance Company National Commercial Services, 10 W. Mifflin Street, Suite 302, Madison, WI, 53703.
- Description of Land as described in and subject to the Declaration of Condominium of THE MARKETPLACE, recorded as Doc. #1629434, The Southeast 1/2 of Lot Nine (9), and all of Lot Ten (10), Block Fifty-four (54) in the City of Madison, County of Dane, State of Wisconsin, together with that certain easement for ingress and egress as described in that certain warranty deed recorded in Vol. 933 of Records at Page 338, as Document No. 1568869.
- Dates of field work: March 15, 16, and 23, 2010.
- Parcel address and Number Surveyed: 202 N. Henry Street, Madison, WI, Parcel No. 251/0709-231-0612-B.
- Parcel Area (Lands subject to Condominium Declaration) = 13,273 square feet.
- Approximate total area of Unit No. 1 = 10,982 square feet.
- Interior measurements depicted in the "Unit No. 1 - Plans" detail are approximate and have been measured to the inside of the finished walls. Unit boundaries actually include the finished surfaces (i.e., drywall) in the Unit.
- Utility locations are based upon substantial, visible above ground structures or as marked by Digger's Hotline One-Call Ticket Numbers 20101103334, 20101103338, and 20101103340. Vierbicher Associates Inc. does not warrant the locations marked by others.
- No attempt has been made as a part of this survey to obtain or show data concerning depth, size, condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- No trees, hedges, or ground cover have been located as a part of this survey.
- Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Per information obtained on the City of Madison Assessor's web-site, the existing zoning of this parcel is "C4-Central Commercial District". The Yard Requirements per Sec.28.09(5)(g) of the Madison General Ordinances are as follows:
 - A minimum rear yard of ten (10) feet shall be provided for the purpose of loading and unloading from future alleyway systems. However, this rear yard requirement may be waived by the Zoning Board of Appeals only upon its findings that such rear yard is not necessary as part of an alleyway system, provided such findings shall be made only after receipt of recommendations from the Zoning Administrator, Traffic Engineer and Director of Planning and Community and Economic Development regarding the relative merits of said rear yard as part of an alleyway system. (Am. by Ord. 6568, 3-22-79)
 - Where dwellings units, lodging units or hotel or motel sleeping rooms have windows facing any interior lot lines, yards as required in the R5 district shall be provided. Such yards shall begin at a level no higher than the level of the finished floor of the lowest residential unit.
- Names of adjoining land owners of record are based upon information obtained from the City of Madison Assessor's web-site.
- By graphic plotting only, the parcel surveyed falls within "Zone X" - Areas determined to be outside the 0.2% annual chance floodplain." of the Flood Insurance Rate Map Panel Number 409 of 850, Map Number 55025C0409G, map revised date of January 02, 2009.
- During the course of field work no evidence of earth moving work or building additions were observed. However, building remodeling and roofing was observed during the course of field work.
- During the course of field work no evidence of which the surveyor is aware was observed of the site being used as a solid waste dump, sump, or sanitary landfill.
- Per a telephone conversation with the City of Madison Engineering Department on March 24, 2010, no changes in street right-of-way have been completed or proposed. During the course of field work no evidence of recent street or sidewalk construction or repairs was observed.
- Surveyor has been provided with a copy of Title Commitment No. NCS-427097-MAD, Amendment "A", dated February 01, 2010 at 7:30a.m. from First American Title Insurance Company. Schedule B, Section Two, Exceptions of said Commitment reference the following:
 - 11-Covenants, Conditions, Restrictions, Options and Easements contained in Declaration of Condominium recorded in Vol. 1076 of Records, Pages 765-794, as Doc. #1629434. NOTE: Said Declaration provides for private charges or assessments. (Ingress and egress easement as referenced in "Description of Land" portion of Declaration has been depicted. Other easements exist and are general in nature and cannot be depicted. Refer to Document for covenants, conditions, restrictions, options and additional easements. Note that a partial basement exists within Unit No. 1 that does not appear on exhibit maps attached to the Declaration. This basement extends vertically approximately 3.2' into the First Floor Plan and extends approximately 4.0' below the floor of the First Floor Plan.)
 - 12-Limitations and conditions imposed by the Condominium Ownership Act. (General in nature and cannot be depicted.)
 - 13-Encroachment of a portion of the building on to the West Dayton Street Right-of-Way as depicted on "Condominium Layout" on Page 703 of the Declaration recorded July 10, 1978 in Vol. 1076 of Records, Page 765, as Doc. No. 1629434. (Per Mobbett Survey for Lot 10 & SE 1/2 of Lot 9, Block 54, Original Plat of Madison, in Book M-11, Page 46, on 02/20/1940, the existing building wall is on the Right-of-Way line. Per said Mobbett survey and field measurements in the field we accepted the building line as falling on the Right-of-Way line of West Dayton Street.)
 - 15-Terms and conditions in easement recorded June 19, 2001, as Document No. 3335915. (Easement cannot be depicted as described. This easement references the westerly line of Lot 11, Block 54, Original Plat which currently has a parking lot adjacent to it. This easement has been depicted based upon the existing location of the ramp/loading dock and based upon field observations of foot traffic entering/exiting Units 1 & 2 of this Condominium during the course of this survey.)

SURVEYOR'S CERTIFICATE:

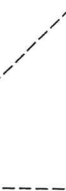
To: Hammer Farm, LLC; Shine Advertising Co., LLC; R&D of Madison Corporation; Wisconsin Business Development Finance Corporation, its successors and assigns; Johnson Bank, its successors and assigns; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7, 8, 11(a), 13, 14, 16, 17, & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Vierbicher Associates, Inc.
by: Michael S. Marty, P.L.S. No. 2452

Dated this 11th day of June, 2010
Revised this 22nd day of June, 2010

Signed: Michael S. Marty
Michael S. Marty, P.L.S. No. 2452



REVISIONS		NO.	DATE	REMARKS
1	06/22/2010			Street Name

SCALE
1"=20'

DATE
June 11, 2010

DRAFTER
MSM

CHECKED
JRO

PROJECT NO.
JOB #35107197

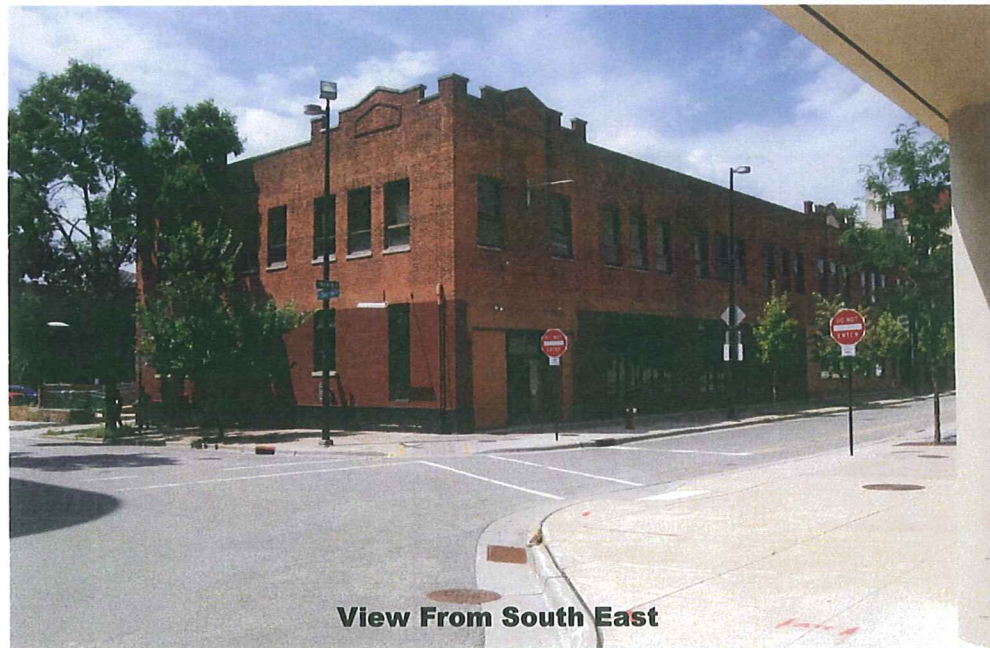
SHEET
1 OF 1

DWG. NO.
S-266

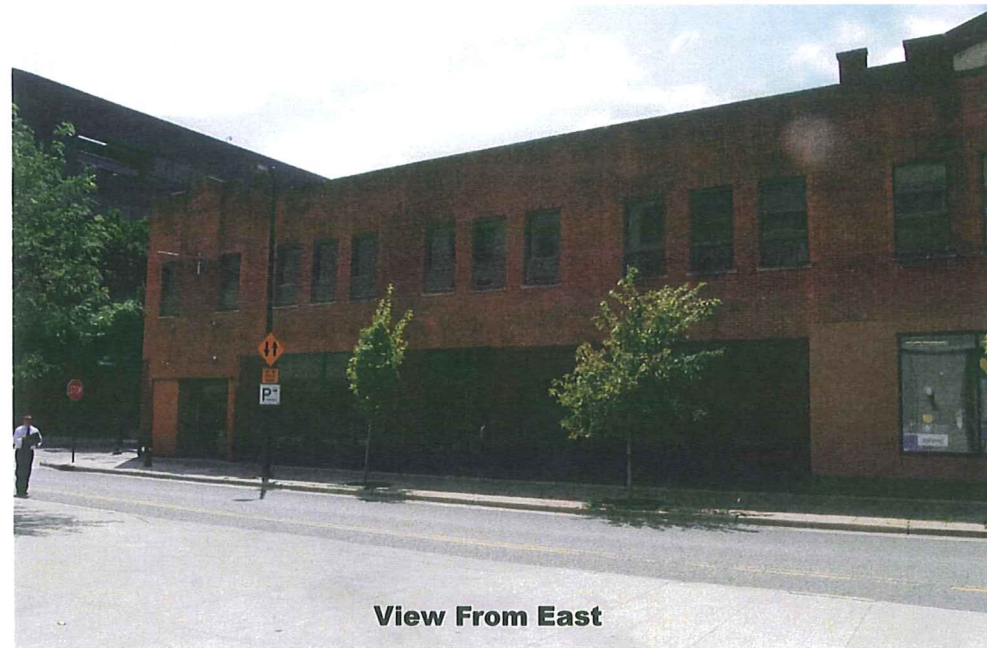
2010-0660

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 FORTYFOURTH ST. SUITE 200
PRAIRIE DU CHIEN, WI 53127
Phone: (608) 924-0332 Fax: (608) 924-0330

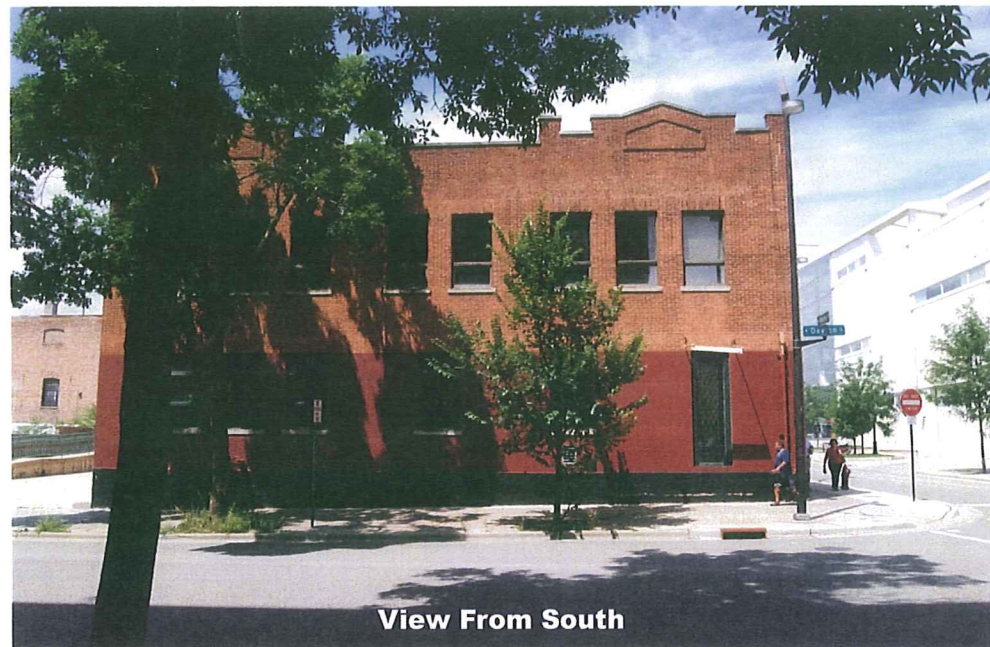
ALTA/ACSM LAND TITLE SURVEY
UNIT 1, THE MARKETPLACE, A CONDOMINIUM, ALSO BEING THE SOUTHEAST 1/2 OF LOT 9 AND ALL OF LOT 10, BLOCK 54, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



View From South East



View From East



View From South



View From West

Existing/Context



View From State Street



View From South East



View From South West



East Elevation

The Kubala Washatko Architects
Cedarburg, Wisconsin

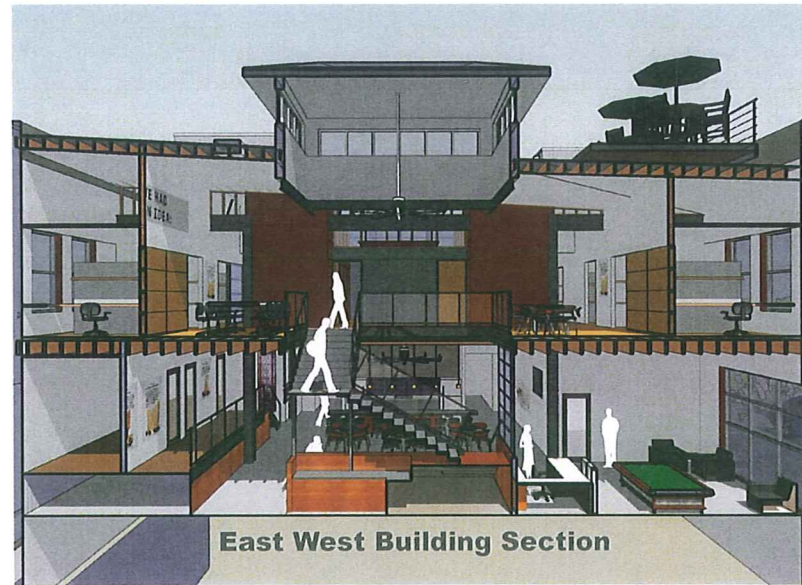
SHINE ADVERTISING CO.
Madison, Wisconsin

May 11, 2011

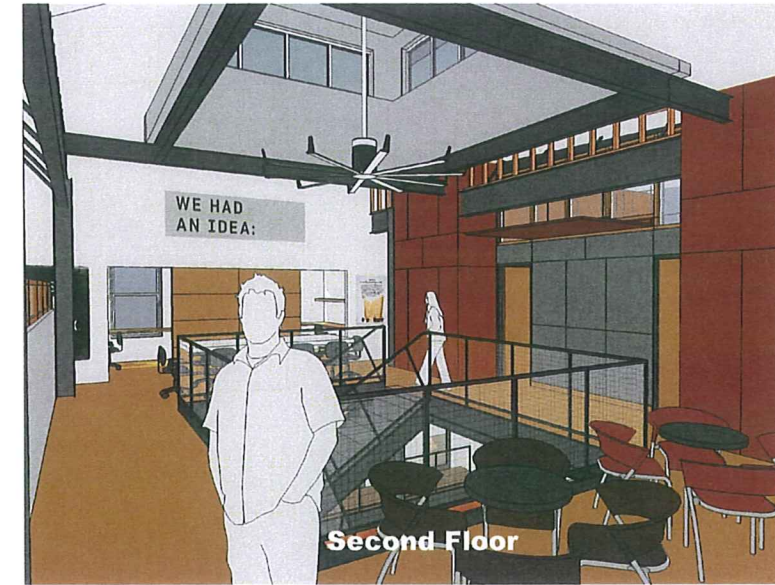




Main Entry



East West Building Section



Second Floor



West Elevation

Metal Coping

Galvalume Sine Wave Metal Panels w/Metal Trim

Existing Stone Coping

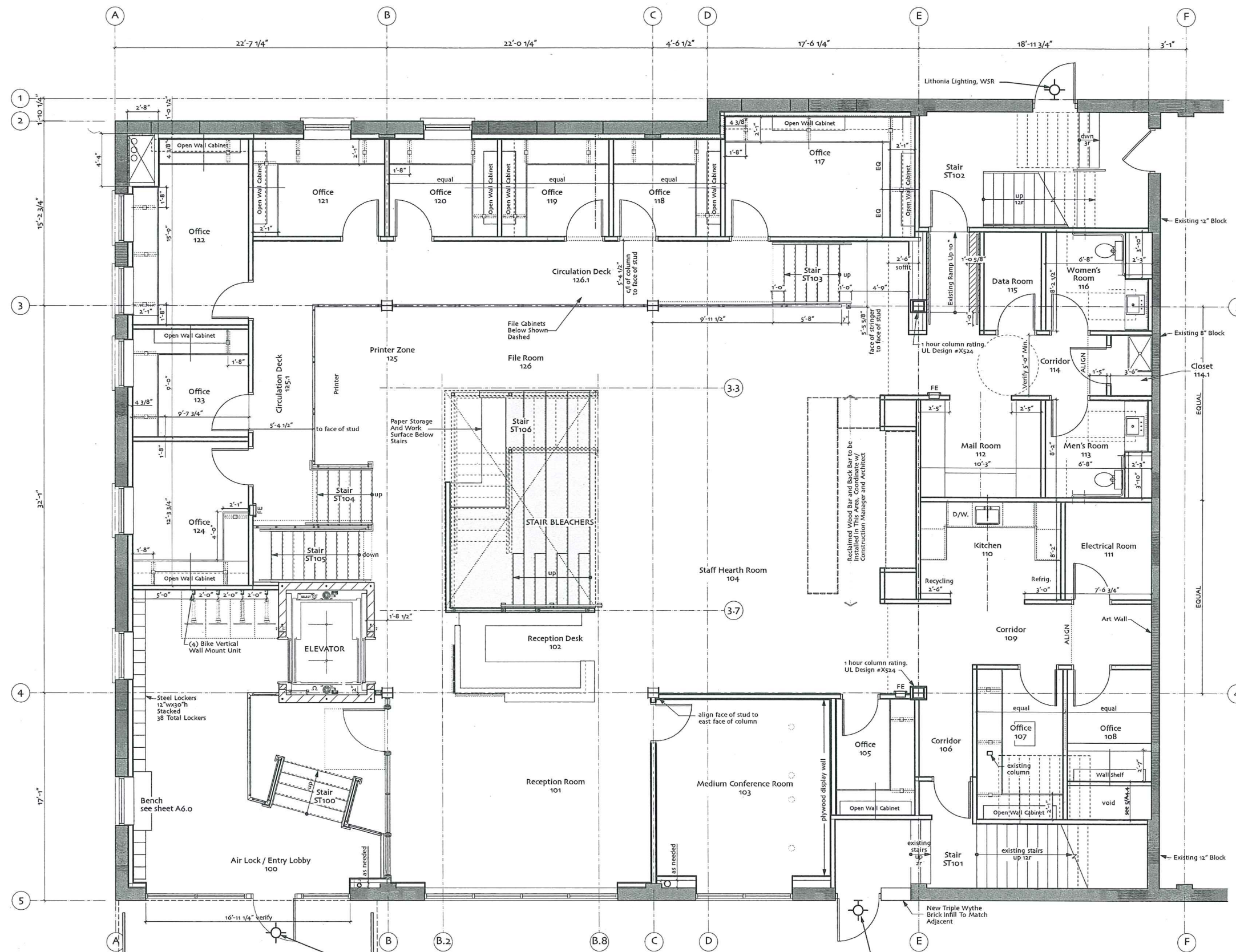
Clear Glazing In Clear Anodized Aluminum Frames In Existing Openings

New Paint Over Existing Painted Brick. Color: SW6341 Red Cent

New Paint Over Existing Painted Brick. Color: SW2820 Downing Earth

New Paint Over Existing Painted Concrete. Color: SW7675 Sealskin





1
A1.1
First Floor Plan
Scale: 1/4" = 1'-0"

- Key**
- New CMU Walls
 - Existing Masonry Walls
 - Steel Stud and Gyp. Brd. Partitions
 - Steel Stud and Gyp. Brd. Partial Height Partitions
 - Smoke Partition

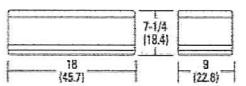


Decorative Wall-Mounted Lighting

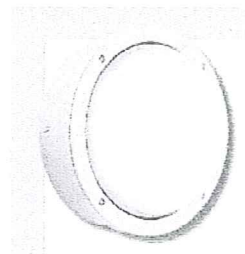
WSR

COMPACT FLUORESCENT:
26W DIT
26W-42W TRT

Specifications
Length: 18 (45.7)
Depth: 9 (22.8)
Overall Height: 7-1/4 (18.4)
Weight: 30 (13.6 kg)



All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.



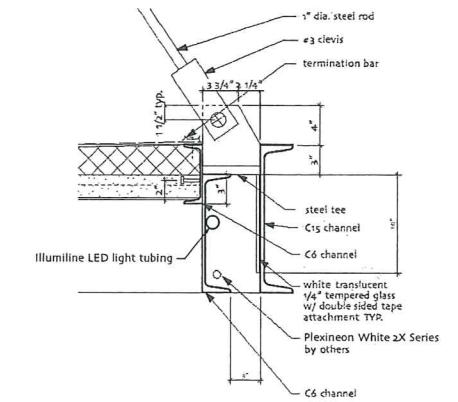
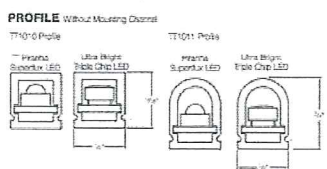
BX2
15" Dia. Square, 7-1/2" High Cir. Large Round Can Bulkhead with Rotating Ring

Plexineon White 2X Series
PRODUCT SUMMARY

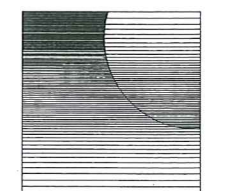


- PRODUCT FEATURES**
- Four Kelvin temperatures
 - Energy efficient
 - Long life
 - Stable and consistent color temperature
 - Easy to install
 - Low voltage
 - Cool to the touch
 - For use as exterior or interior accent lighting, direct view or indirect view applications, coves, sprays & more

ILLUMILINE LED™ LIGHT TUBING



3
A4-B
Canopy Detail



THE KUBALA WASHATKO ARCHITECTS INC

W61 N617 Mequon Avenue
Cedarburg, WI 53012-2017
Tel: 262.377.6039
Fax: 262.377.5954

PROJECT
Shine Advertising Renovation

Dayton & Henry Street
Madison, WI

OWNER
Shine Advertising Co., LLC
612 W. Main Street
Madison, WI 53703

GENERAL CONTRACTOR
J.H. Findorff & Sons Inc.
200 South Henry Street
Madison, WI 53703-3609

CONSULTANT(S)
GR&F
5126 W. Terrace Drive
Suite 111
Madison, WI 53718-8346

REVISIONS

NO.	DATE	DESCRIPTION

DATE

May 11, 2011

PROJECT NUMBER

190710

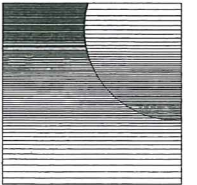
SHEET TITLE

First Floor Plan

SHEET NUMBER

A1.1

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**THE
KUBALA WASHATKO
ARCHITECTS
INC**

W61 N617 Mequon Avenue
Cedarburg, WI 53012-2017
tel: 262.377.6039
fax: 262.377.2954

PROJECT

**Shine Advertising
Renovation**

Dayton & Henry Street
Madison, WI

OWNER

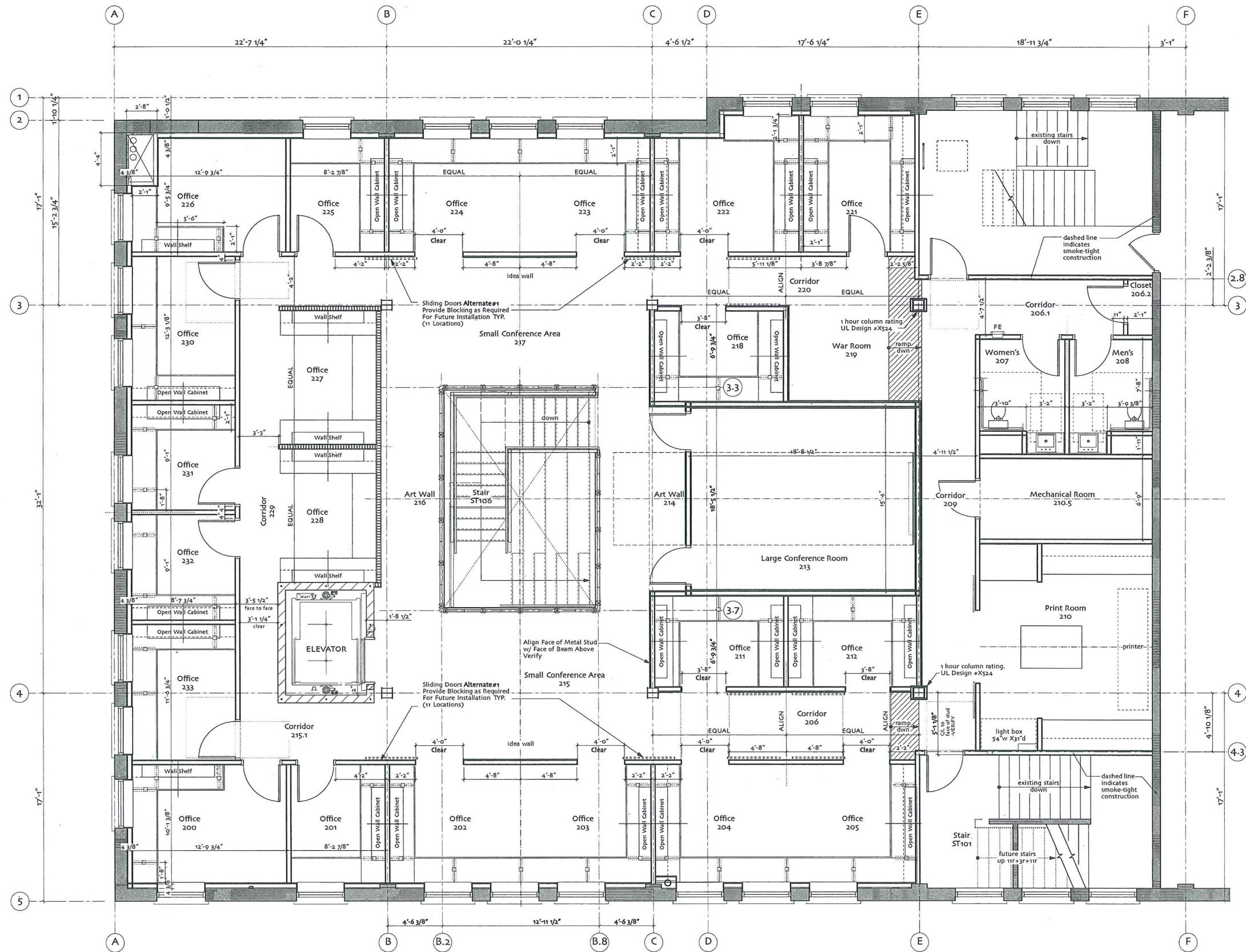
Shine Advertising Co., LLC
612 W. Main Street
Madison, WI 53703

GENERAL CONTRACTOR

J.H. Findorff & Sons Inc.
200 South Henry Street
Madison, WI 53703-3609

CONSULTANT(S)

GR:EF
5126 W. Terrace Drive
Suite 111
Madison, WI 53718-8346



1 **Second Floor Plan**
A1.2 Scale: 1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

DATE
May 11, 2011

PROJECT NUMBER
190710

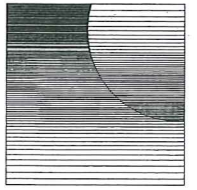
SHEET TITLE

**Second
Floor Plan**

SHEET NUMBER

A1.2

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THE KUBALA WASHATKO ARCHITECTS INC

W61 N617 Mequon Avenue
Cedarburg, WI 53012-2017
Tel: 262.377.6039
Fax: 262.377.2954

PROJECT

Shine Advertising Renovation

Dayton & Henry Street
Madison, WI

OWNER

Shine Advertising Co., LLC
612 W. Main Street
Madison, WI 53703

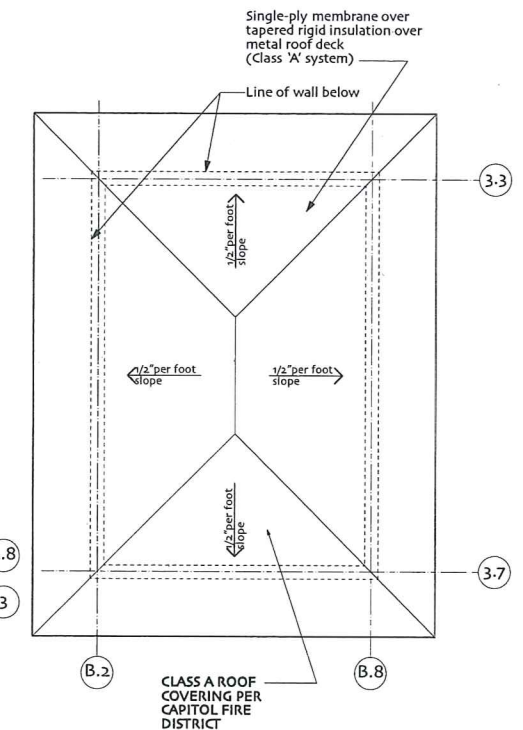
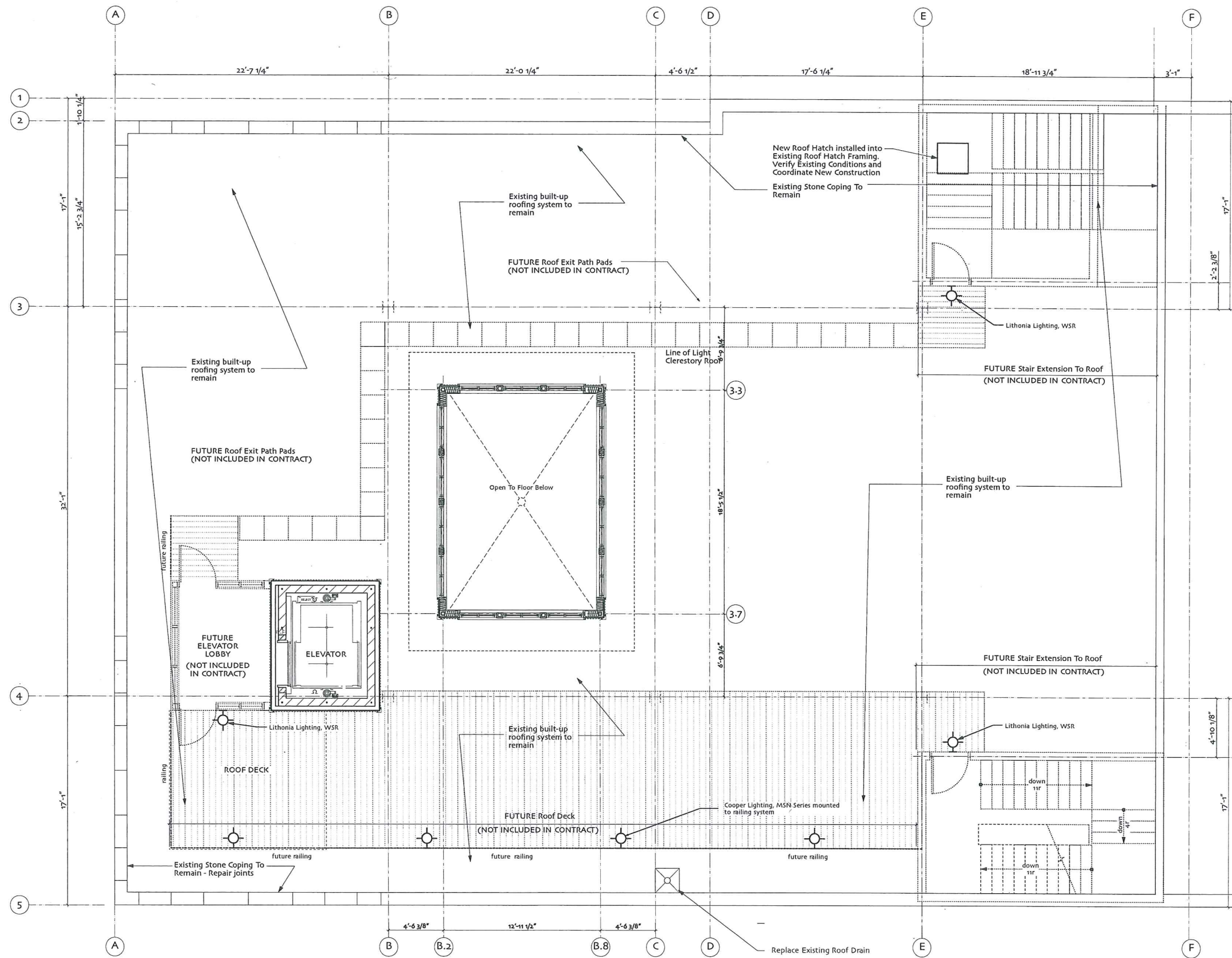
GENERAL CONTRACTOR

J.H. Findorff & Sons Inc.
200 South Henry Street
Madison, WI 53703-3609

CONSULTANT(S)

GRUF

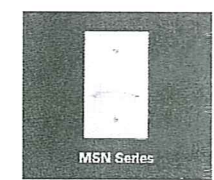
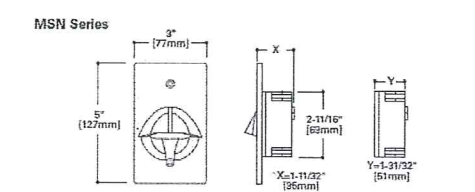
5126 W. Terrace Drive
Suite 111
Madison, WI 53718-8346



2 Clerestory Roof Plan
Scale: 1/4" = 1'-0"
North arrow pointing up.



Specifications
Length: 18 (45.7)
Depth: 9 (22.8)
Overall Height: 7-1/4 (18.4)
*Weight: 30 (13.6 kg)
All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.



REVISIONS

NO.	DATE	DESCRIPTION

DATE

May 11, 2011

PROJECT NUMBER

190710

SHEET TITLE

Roof Plan

SHEET NUMBER

A1.3

1 Roof Plan
Scale: 1/4" = 1'-0"
North arrow pointing up.

- Notes**
1. Stair Extensions, Roof Elevator Lobby, Roof Deck And Railing Are Future Work
 2. See:
Sheet A5.0 for walltypes
Sheet A8.0 for door information
Sheet A9.0 for window information