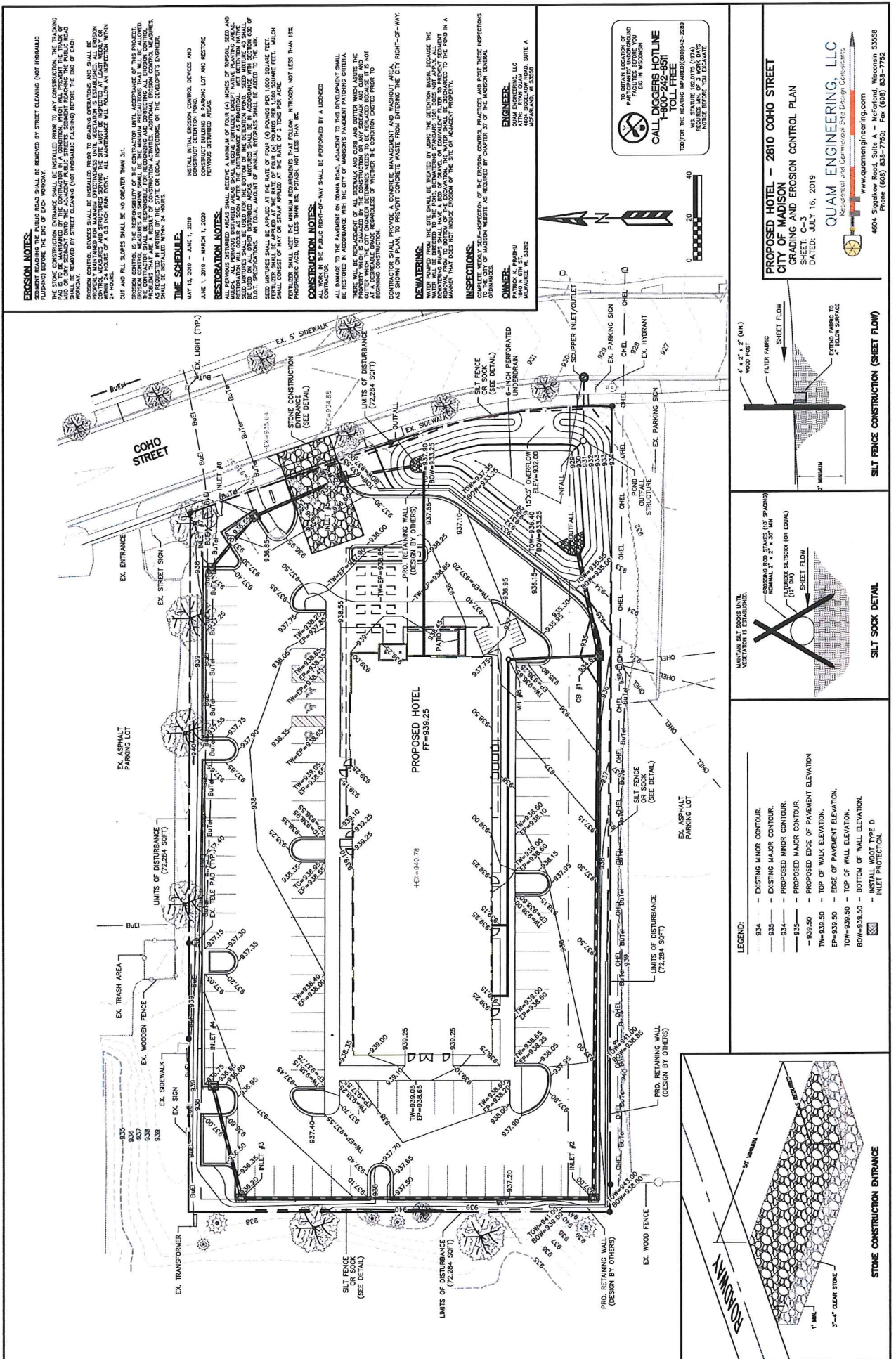


PROPOSED HOTEL - 2810 COHO STREET  
 CITY OF MADISON  
 EXISTING SITE PLAN  
 SHEET: C-1  
 DATED: SEPTEMBER 11, 2017

QUAM ENGINEERING, LLC  
 Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin, 53558  
 Phone (608) 838-7750; Fax (608) 838-7752





**EROSION NOTES:**  
 EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE WORK SHALL BE MAINTAINED BY THE CONTRACTOR IN A MANNER WHICH WILL PREVENT THE EROSION OF THE SOIL FROM THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS OF A 1/2 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS OF A 1/2 INCH RAIN EVENT.

**TIME SCHEDULE:**  
 MAY 1, 2019 - JUNE 1, 2019  
 JUNE 1, 2019 - MARCH 1, 2020  
 INSTALL EROSION CONTROL DEVICES AND  
 CONTRACTOR EXTENSION POND.  
 PERFORM RESTORATION WORK.

**RESTORATION NOTES:**  
 ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS OF A 1/2 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS OF A 1/2 INCH RAIN EVENT.

**CONSTRUCTION NOTES:**  
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH THE CITY OF MADISON PUBLIC WORKS ORDINANCE. THERE WILL BE REPLACEMENT OF ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS OF A 1/2 INCH RAIN EVENT.

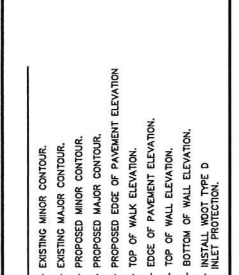
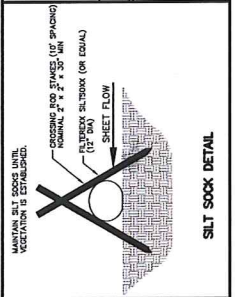
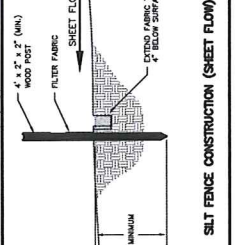
**DEWATERING:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEWATERING OF THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS OF A 1/2 INCH RAIN EVENT.

**INSPECTIONS:**  
 COMPLETE SELF-INSPECTION OF THE EROSION CONTROL PRACTICES AND POST THESE INSPECTIONS TO THE CITY OF MADISON WEBSITE AS REQUIRED BY CHAPTER 27 OF THE MADISON GENERAL ORDINANCE.

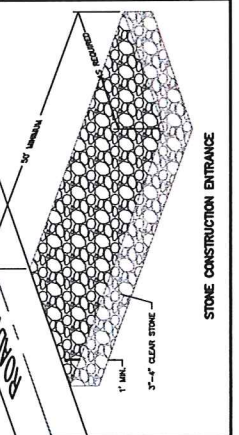
**OWNER:**  
 QUAM ENGINEERING, LLC  
 4604 SIGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558

**PROPOSED HOTEL - 2810 COHO STREET  
 CITY OF MADISON  
 GRADING AND EROSION CONTROL PLAN  
 SHEET: C-3  
 DATED: JULY 16, 2019**

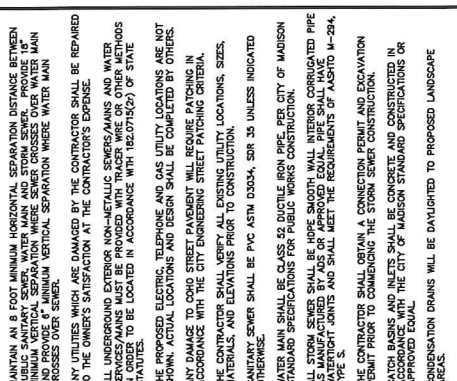
**QUAM ENGINEERING, LLC**  
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



- LEGEND:**
- 934 — EXISTING MINOR CONTOUR.
  - 935 — EXISTING MAJOR CONTOUR.
  - 934 — PROPOSED MINOR CONTOUR.
  - 935 — PROPOSED MAJOR CONTOUR.
  - 935.50 — PROPOSED EDGE OF PAVEMENT ELEVATION.
  - 936.50 — TOP OF WALK ELEVATION.
  - EP=939.50 — EDGE OF PAVEMENT ELEVATION.
  - TOW=939.50 — TOP OF WALL ELEVATION.
  - BOW=939.50 — BOTTOM OF WALL ELEVATION.
  - — INSTALL WOOD TYPE D INLET PROTECTION.

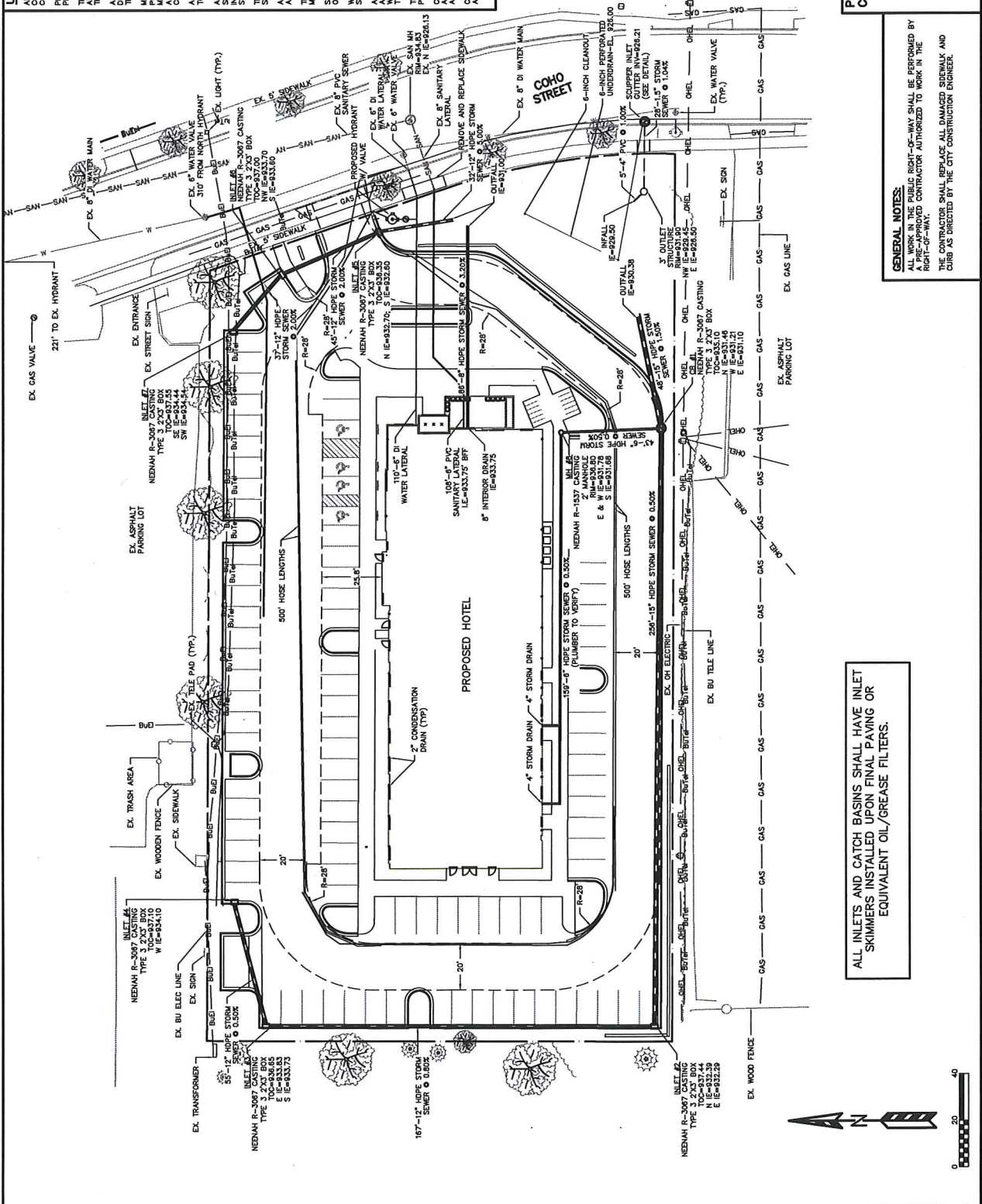


**UTILITY NOTES:**  
 ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.  
 PLUMBER SHALL VERIFY SANITARY LATERAL AND WATER SERVICE SIZE TO PROPOSED BUILDINGS.  
 THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.  
 ALL UTILITIES SHALL BE MAINTAINED TO A MINIMUM OF 6.5 FEET FROM THE TOP OF THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.  
 MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM CLEARANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.  
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.  
 ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS TO BE LOCATED IN ACCORDANCE WITH 162.07(10)(2) OF STATE STATUTES.  
 THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.  
 ANY DAMAGE TO CHOH STREET PAVEMENT WILL REQUIRE PATCHING IN ACCORDANCE WITH THE CITY ENGINEERING STREET PATCHING CRITERIA. MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.  
 SANITARY SEWER SHALL BE PVC ASTM D3534, SDR 35 UNLESS INDICATED OTHERWISE.  
 WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.  
 ALL STORM SEWER SHALL BE HOPE SMOOTH WALL INTERIOR CORRUGATED PIPE UNLESS OTHERWISE NOTED. ALL JOINTS SHALL BE GASKETED AND WATER TIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF ASTM M-294, TYPE 5.  
 THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.  
 CATCH BASINS AND INLETS SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OR APPROVED EQUAL.  
 CONDENSATION DRAINS WILL BE DAUGHTERED TO PROPOSED LANDSCAPE AREAS.



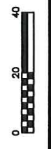
**PROPOSED HOTEL - 2810 COHO STREET**  
**SCUPPER INLET OUTLET STRUCTURE**  
 UTILITY AND FIRE LANE PLAN  
 SHEET: C-4  
 DATE: JULY 16, 2019

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 Phone (608) 838-7750; Fax (608) 838-7752



**GENERAL NOTES:**  
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PERMITS-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE PUBLIC RIGHT-OF-WAY.  
 THE CONTRACTOR SHALL REPAIR ALL DAMAGED SIDEWALK AND CURB AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER.

ALL INLETS AND CATCH BASINS SHALL HAVE INLET SKIMMERS INSTALLED UPON FINAL PAVING OR EQUIVALENT OIL/GREASE FILTERS.





Owen F. Stagle III - Architect  
 Pac (412) 828-5710  
 Fax (412) 828-5715  
 2170 Midtown Road  
 Verona, PA 15147



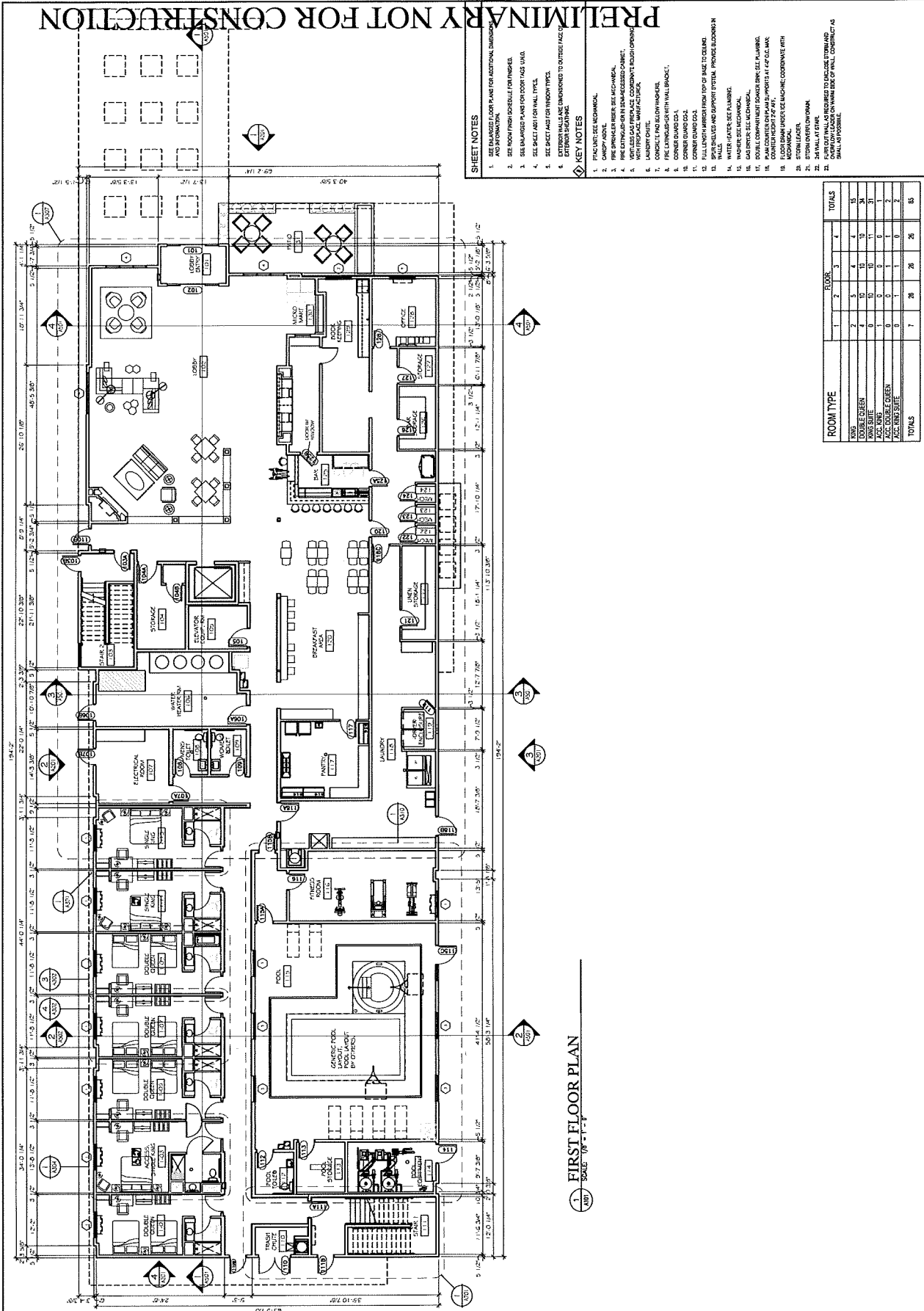
Franchise Information  
 Patrick V. Petru  
 1840 N 4th Street  
 Milwaukee, WI 53212

Project location  
 Baymont Inn & Suites  
 2010 Cass Street  
 Madison, WI 53713

REVISIONS  
 NO. DATE

REVISIONS USED FOR:  
 CLIENT / CORP. REVIEW  
 BIDDING  
 PERMITTING  
 PERMITS  
 FINANCING  
 CONTRACT ADMINISTRATION  
 4-23-19

FIRST FLOOR PLAN  
 PROJECT NO.: FA19-114  
 DATE: 4/23/19  
 SHEET NUMBER: A101



**SHEET NOTES**

1. SEE ENLARGED LAYOUT FOR ROOMLINE DIMENSIONS AND INFORMATION.
2. SEE ROOM FINISH SCHEDULE FOR FINISHES.
3. SEE ENLARGED PLAN FOR DOOR AND WINDOW SIZES.
4. SEE SCHEDULE FOR WALL TYPES.
5. SEE SCHEDULE FOR WINDOW TYPES.
6. EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE OF EXTERIOR FINISHING.

**KEY NOTES**

1. FINISH: SEE MECHANICAL.
2. CEMENT: SEE MECHANICAL.
3. FIRE SPRINKLER: SEE MECHANICAL.
4. REFRIGERATION: SEE MECHANICAL.
5. MECHANICAL: SEE MECHANICAL.
6. MECHANICAL: SEE MECHANICAL.
7. MECHANICAL: SEE MECHANICAL.
8. MECHANICAL: SEE MECHANICAL.
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18. MECHANICAL: SEE MECHANICAL.
19. MECHANICAL: SEE MECHANICAL.
20. MECHANICAL: SEE MECHANICAL.
21. MECHANICAL: SEE MECHANICAL.
22. MECHANICAL: SEE MECHANICAL.

ROOM TYPE	1	2	3	4	TOTALS
KITCHEN	2	5	4	1	12
DOUBLE GREEN	4	10	10	0	24
LOBBY SUITE	0	10	10	11	31
ACC. DOUBLE GREEN	0	0	1	1	2
ACC. KITCHEN SUITE	0	0	1	0	1
TOTALS	7	26	26	26	85

1/8" = 1'-0"  
**FIRST FLOOR PLAN**



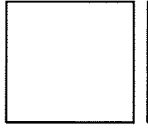








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 PRC (412) 828-5710  
 Fax: (412) 828-5715  
 2170 Truman Road  
 Verona, PA 15147



Franchise Information  
 Patrick V. Priebe  
 1840 N 6th Street  
 Milwaukee, WI 53212

Project location  
 University Inn & Suites  
 2010 Ohio Street  
 Madison, WI 53713

REVISIONS  
 NO. DATE

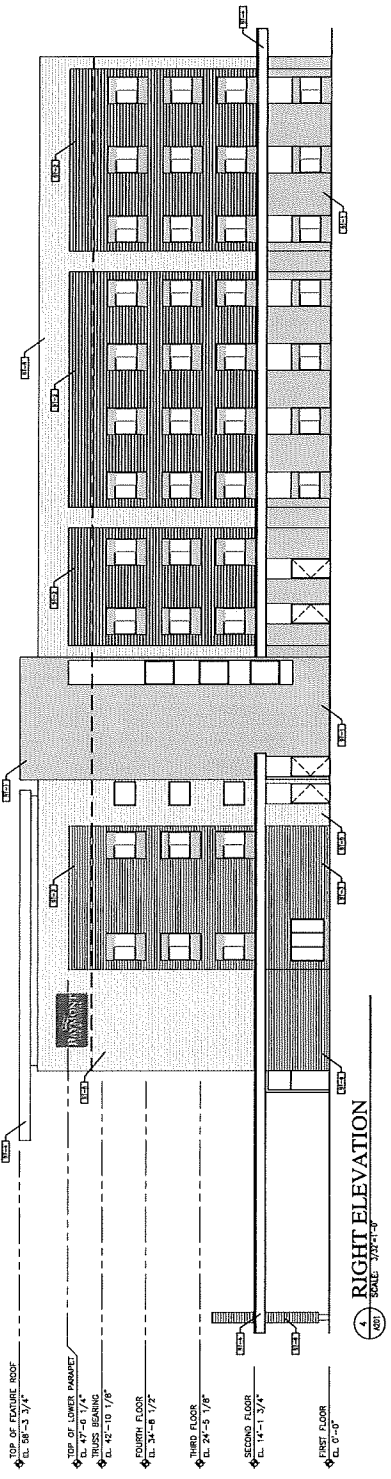
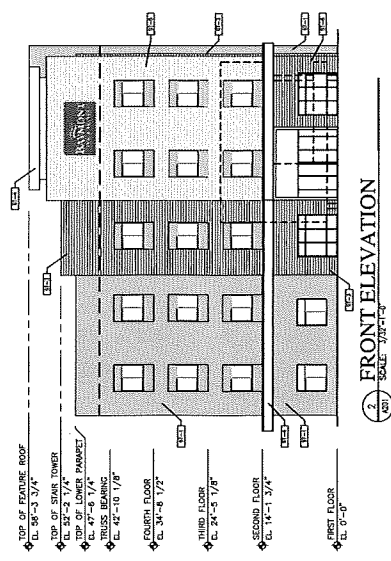
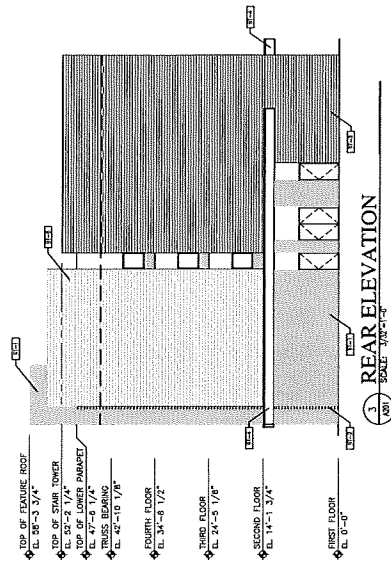
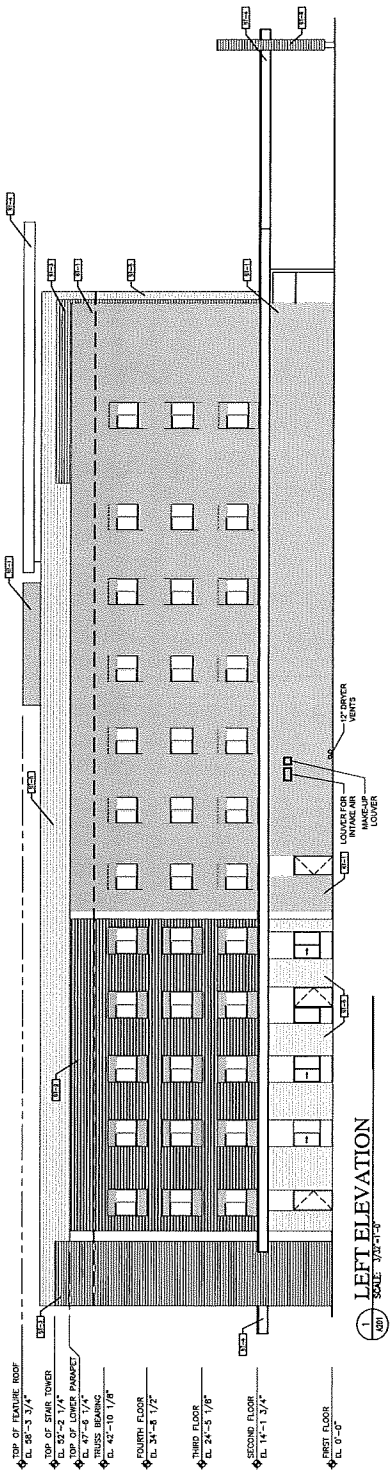
DRAWING CODED FOR:  
 ARCH. FLOOR PLAN  
 SITE  
 CLIENT/CORP. REVIEW  
 BIDDING  
 PERMITS  
 FINAL CONSTRUCTION  
 4-25-19

EXTERIOR ELEVATIONS  
 THRESHOLD  
 FA 19-114  
 DATE: 4/23/19  
 SHEET NUMBER  
 A201

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

STUCCO	STUCCO
BRICK	BRICK
CONCRETE	CONCRETE
GLASS	GLASS
ALUMINUM	ALUMINUM
WOOD	WOOD
STEEL	STEEL
...	...



# HOTEL BAR

## Cocktails — Hotel Classics.

### **Clubland —**

Zubrowka vodka, Fonseca white port, St. George pear, and teapot bitters | Hotel Cafe Royal, London, England.

### **Sidecar —**

Bache cognac, Cointreau, lemon, and sugar | Hemingway Bar in the Ritz Hotel, Paris, France.

### **Corpse Reviver No. 2 —**

St. George gin, Cointreau, lemon, and Absinthe | American Bar in the Savoy Hotel, London, England.

### **Singapore Sling —**

House-infused Ford's gin, Benedictine, Cherry Herring, and Chinola passionfruit | Long Bar in Raffles Hotel, Singapore.

### **Moonwalk —**

Grand Marnier, grapefruit, rose water, and Gruet rosé | American Bar in the Savoy Hotel, London, England.

### **Hotel Nacional —**

Brugal rum, Giffard peche, pineapple, and lime | Hotel Nacional de Cuba, Havana, Cuba.

### **Queen's Park Swizzle —**

Matusalem, lime, mint, demerara, and Angostura bitters | Long Bar in the Queen's Park Hotel, Port of Spain, Trinidad.

### **Sazerac —**

Templeton Rye or Remy 1738, Peychaud's bitters, and Herbsaint | Grunewald Hotel, New Orleans, Louisiana.

### **Vieux Carre —**

Bulleit rye, Deluze VS cognac, Cocchi Torino, and Benedictine | Carousel Bar in the Hotel Monteleone, New Orleans, Louisiana.

### **Tequila Sunrise —**

Espolon tequila, Dry Curaçao, Creme de Cassis, Suze, lime, and habanero | Wright Bar in Arizona Biltmore, Phoenix, Arizona.

## Wine — Bubbles, Whites, and Reds.

**Raventós Brut Reserva —**

NV | Conca Del Riu Anoia, Spain

**Gruet Brut Rosé —**

NV | New Mexico

**Ruinart Brut Rosé —**

NV | Champagne, France

**Picket Fence Chardonnay —**

2015 | Russian River, California

**Viña Mayo Pedro Ximénez —**

2015 | Coquimbo, Chile

**Loimer Grüner Veltliner —**

2017 | Niederösterreich, Austria

**Garzon Rosé Reserve —**

2018 | Uruguay

**Tomero Reserva Malbec —**

2015 | Uco Valley, Mendoza, Argentina

**Cosentino "The Cab" —**

2016 | Lodi, California

**Reata Pinot Noir —**

2016 | Central Coast, California

**Bonpas Côtes du Rhône —**

NV | Rhone, France

**Niner Estates 9 Red Blend —**

2016 | Paso Robles, California

**Cannonball Eleven Merlot —**

2016 | Sonoma County, California

**Tres Picos Garnacha —**

2017 | Aragón, Spain

**La Giaretta Amarone —**

2015 | Amarone Della Valpolicella, Italy

## Beer — Drafts, Bottles, and Cans.

**Reissdorf Kölsch —**

Draft

**Coppertail Freen IPA —**

Draft

**Guinness Stout —**

Draft

**Crooked Thumb Gose —**

Draft

**Miller Lite —**

Can

**Tecate —**

Can

**Angry Orchard Cider —**

Bottle

**Peroni —**

Bottle

**Bell's Two Hearted IPA —**

Can

**Coppertail Night Swim Porter —**

Can

**Motorwork's V-Twin Lager —**

Can

**Delirium Tremens —**

Bottle