



McGRATH
Property Group

8/5/2022 4:37:25 PM



DAYTON-MIFFLIN HOTEL
LAND USE SUBMITTAL

COVER

JLA PROJECT No:	21-1006
DATE OF ISSUANCE:	AUGUST 15, 2022
REVISION DATE:	

001

SHEET DISCIPLINE AND NUMBER	
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PROJECT TEAM:

OWNER:

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CIVIL ENGINEER:

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ARCHITECT OF RECORD

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DAYTON-MIFFLIN HOTEL
 LAND USE SUBMITTAL

INDEX

JLA PROJECT No:	21-1006
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REVISION DATE:	

002



DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- GRAVEL REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- FENCE REMOVAL

DEMOLITION NOTES:

1. INSTALL APPLICABLE EROSION CONTROL MEASURES PRIOR TO DEMOLITION.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. 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.
5. 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.
6. 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. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN THE DISTURBANCE LIMITS.
7. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
9. 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.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
11. ANY STREET TREE REMOVALS REQUESTED AFTER PLAN APPROVAL WILL REQUIRE A MINIMUM 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

ORIGINAL PLAT -
BLOCK 135

N. BLAIR STREET

E. DAYTON STREET

E. MIFFLIN STREET

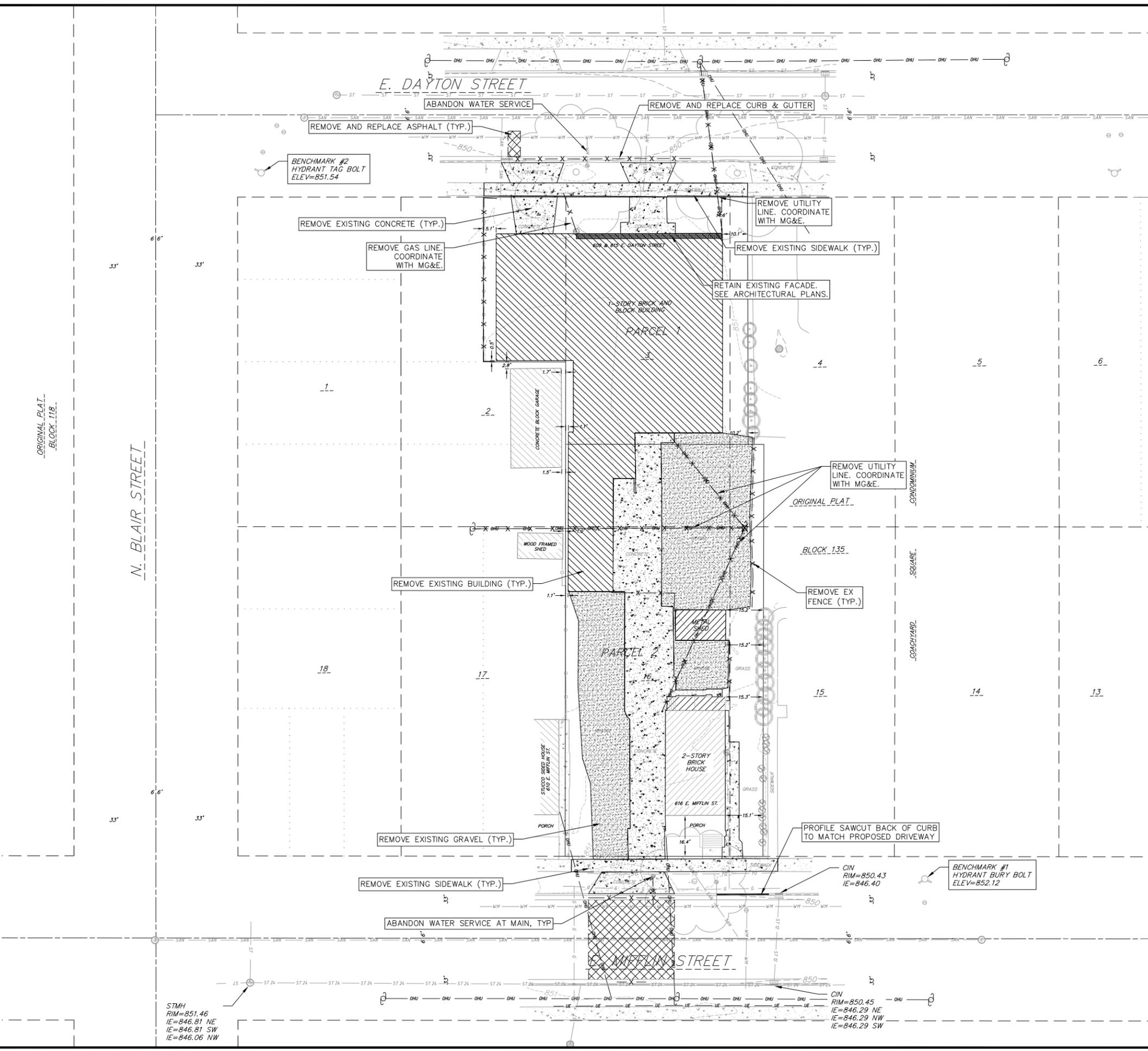
NOT FOR CONSTRUCTION

STMH
RIM=851.46
IE=846.81 NE
IE=846.81 SW
IE=846.06 NW

CIN
RIM=850.45
IE=846.29 NE
IE=846.29 NW
IE=846.29 SW

BENCHMARK #1
HYDRANT BURY BOLT
ELEV=852.12

BENCHMARK #2
HYDRANT TAG BOLT
ELEV=851.54

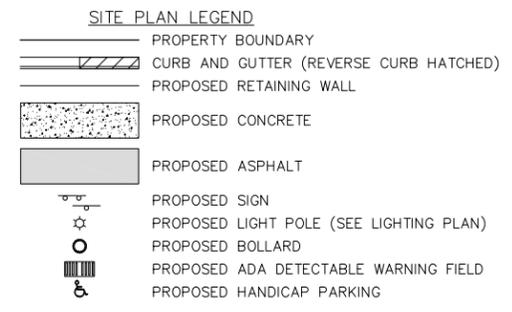


DEMOLITION PLAN
615 E. DAYTON STREET
CITY OF MADISON
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2022-08-08
DRAFTER: TBRA
CHECKED: CLAN
PROJECT NO.: 210331



- SITE NOTES:**
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF SITE RELATED ITEMS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 - DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.

Parking Lot Plan Site Information Block

Site Address: 615 E Dayton Street
Site acreage (total) = 0.52 ACRES

Number of building stories (above grade): 3
Building height: Average Existing Grade to Top of Building = 34' - 1"
DILHR type of construction (new structures): 5A NF 13 SM

Use of property: Mixed Use - HOTEL
Gross square feet of building: 51,634 SF
Gross square feet of retail area: N/A SF
Number of employees: 8
Number of employees in production area: N/A
Capacity of restaurant/place of assembly: N/A

Number of bicycle stalls shown: 5 floor mounted internal stalls
6 external stalls

Number of parking stalls:

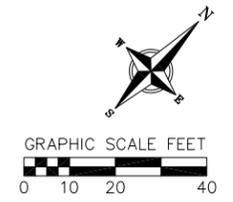
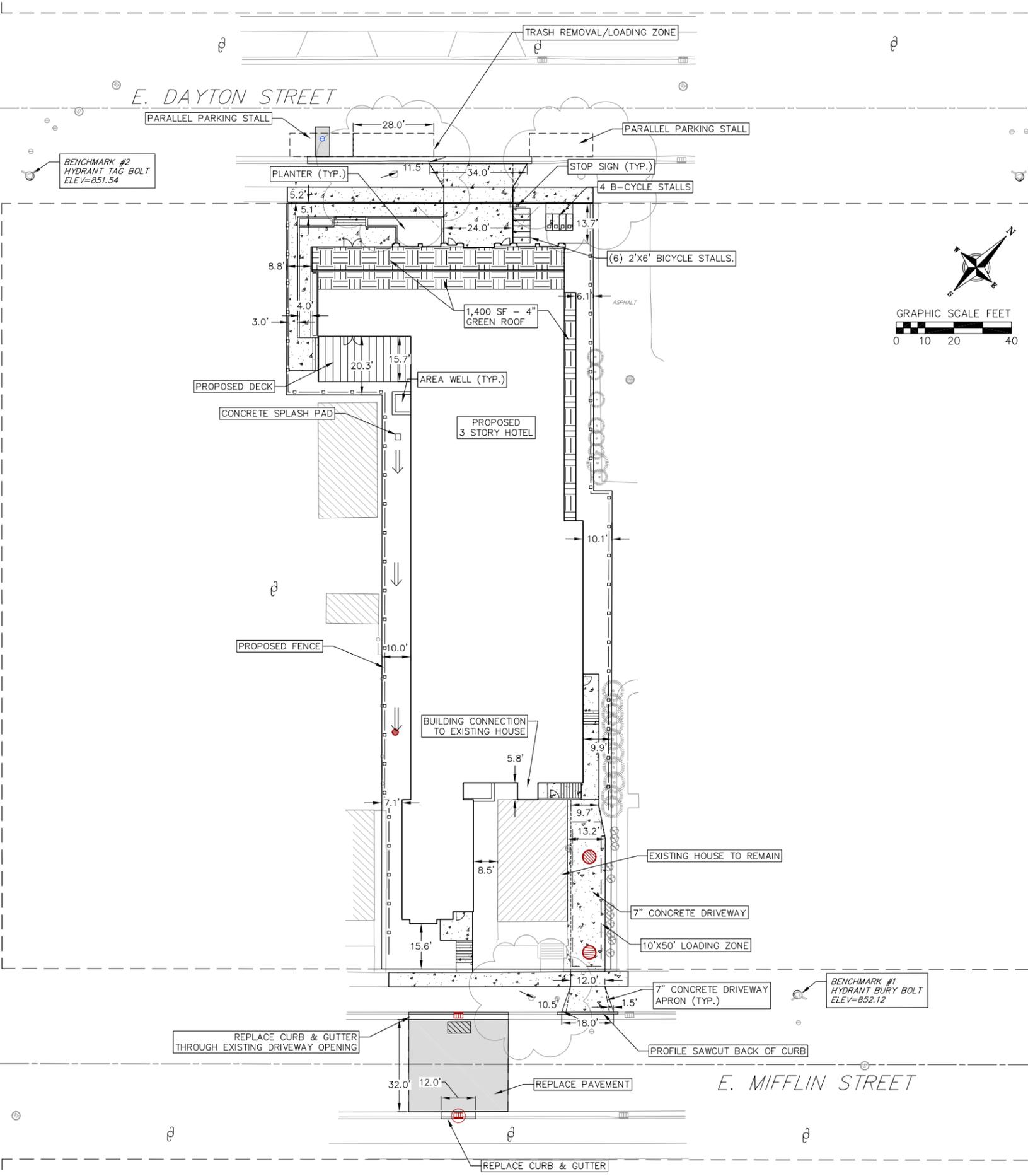
Proposed (Site)	0 Large + 0 Compact = 0
Proposed (Covered)	22 Large + 4 Compact = 26
Accessible	0 (Site) + 1 (Covered) = 1
Van Accessible	0 (Site) + 1 (Covered) = 1
EV Stalls	0 (Site) + 2 (Covered) = 2
EV Ready Stalls	0 (Site) + 1 (Covered) = 1
Total Stalls	26

Number of trees shown: See Landscape Plan

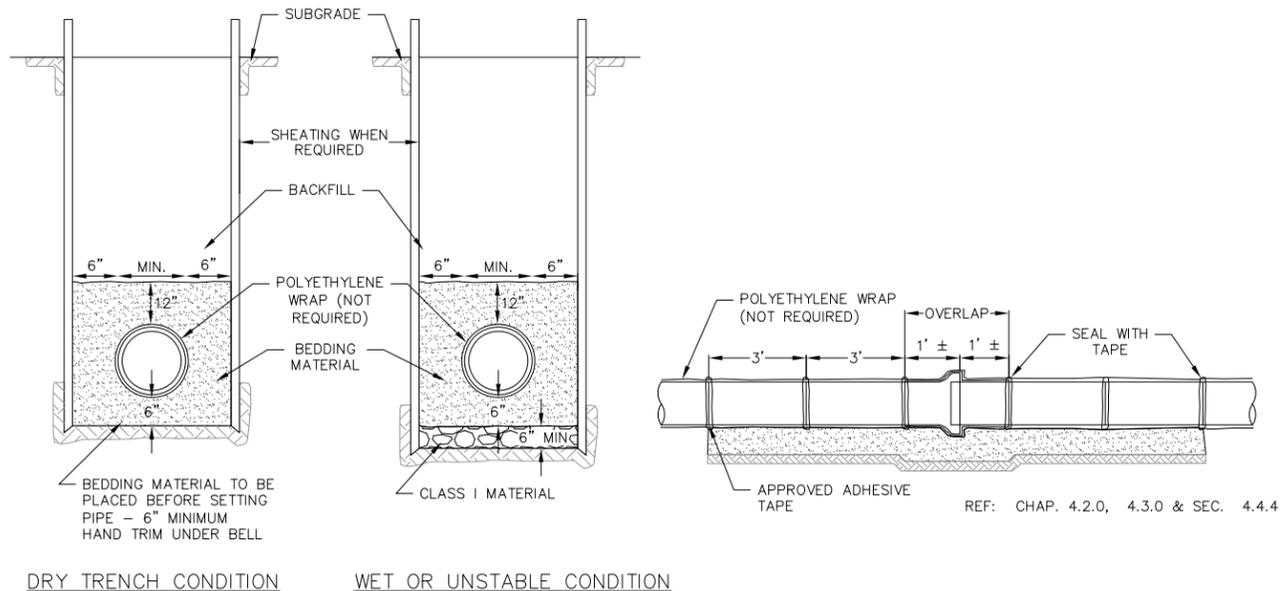
LOT COVERAGE:

COVERED LOT	= 0.38 AC
TOTAL LOT	= 0.52 AC
PERCENT LOT COVERAGE	= 72.3%
MAXIMUM ALLOWABLE LOT COVERAGE	= 85.0%

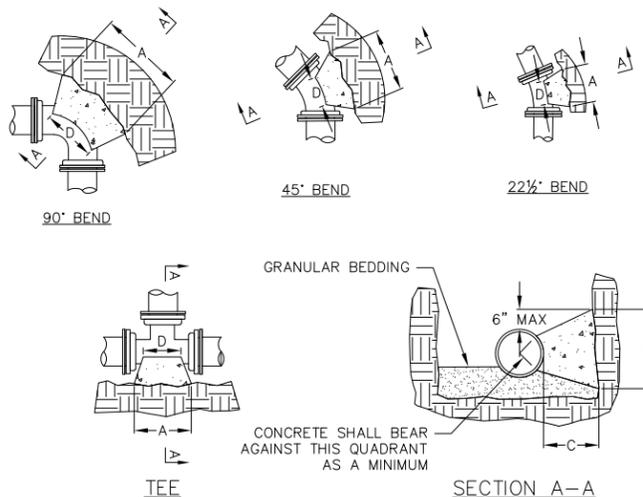
N. BLAIR STREET



NOT FOR CONSTRUCTION



1 STANDARD WATER MAIN TRENCH SECTION
1 NOT TO SCALE



DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

CONCRETE SHALL BE CLASS "C", SEE SECTION 03301

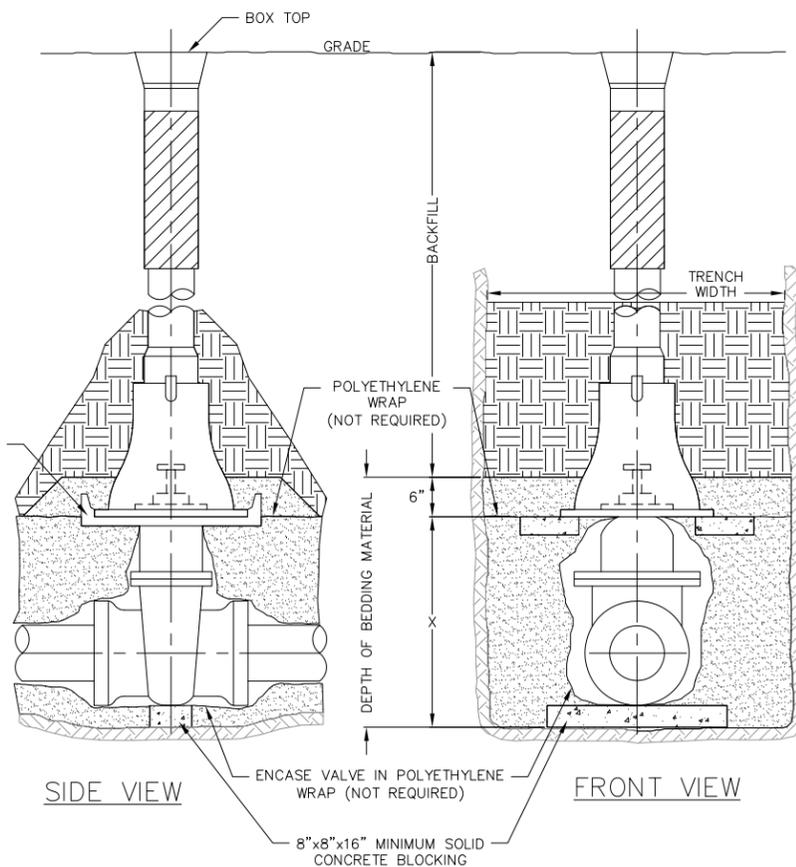
PIPE SIZE	BUTRESS DIMENSIONS							
	TEES		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B
4	0'-10"	1'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
6	1'-6"	1'-8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
8	1'-9"	2'-4"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
10	1'-9"	2'-4"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
12	2'-3"	1'-7"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
16	3'-8"	2'-10"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
20	5'-0"	3'-10"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"
24	5'-4"	4'-8"						

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

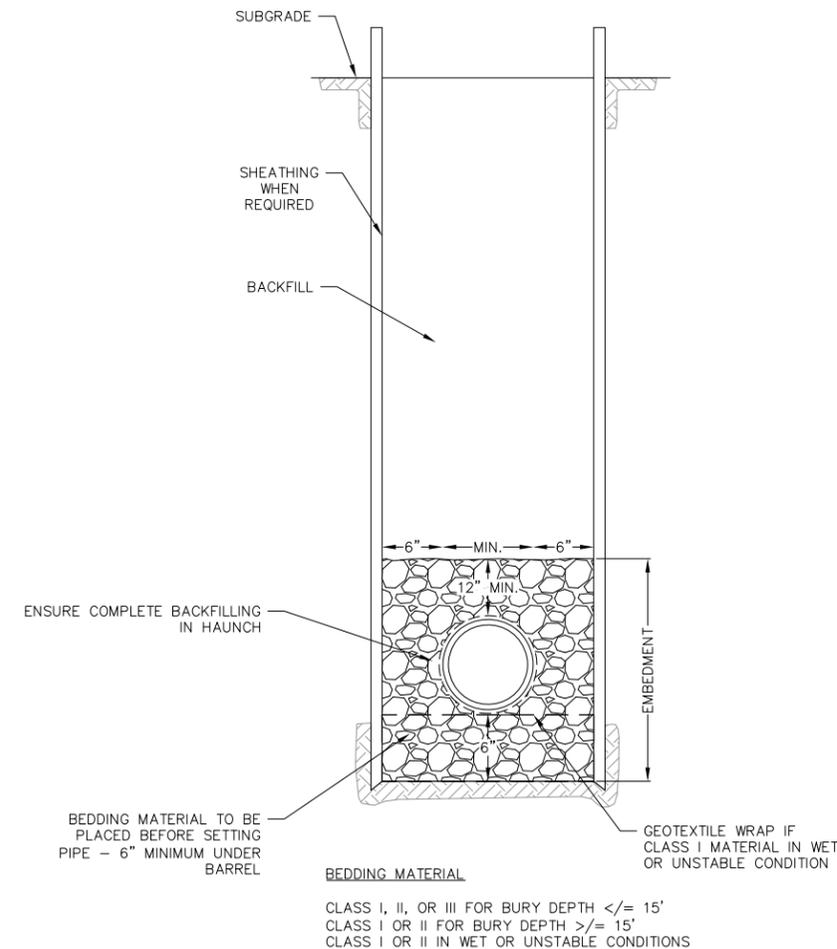
* = FOR TEE THIS WILL BE THE BRANCH PIPE

1 BUTTRESS FOR BENDS
1 NOT TO SCALE

PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30



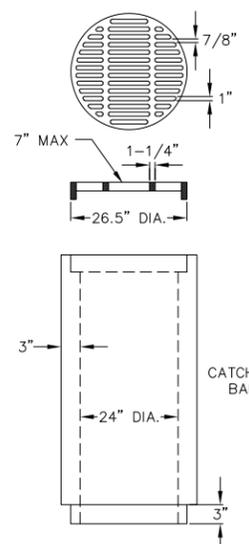
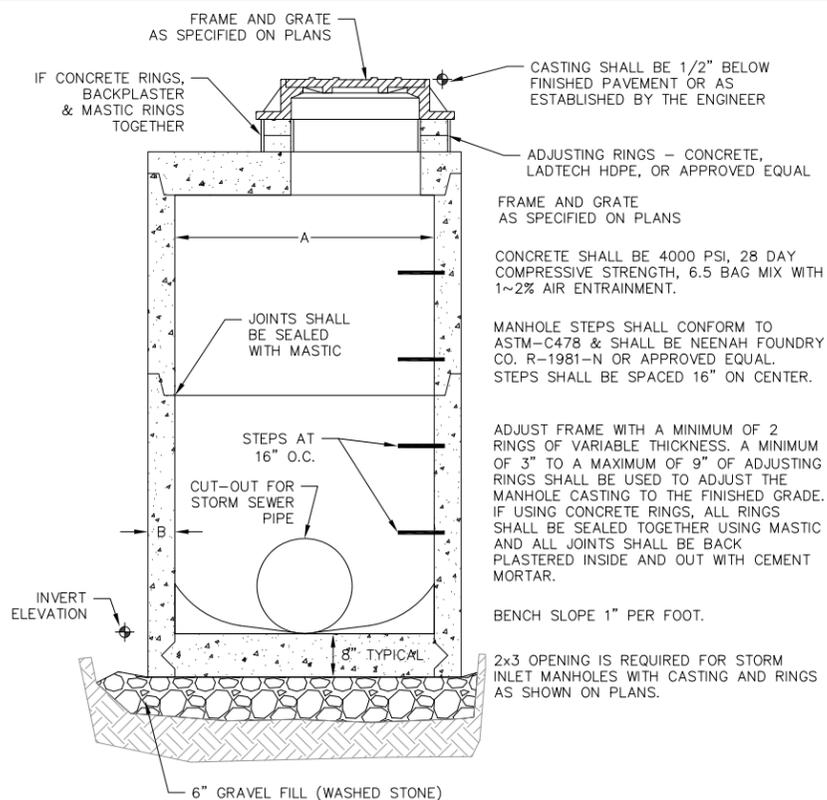
1 STANDARD GATE VALVE BOX SETTING
1 NOT TO SCALE



1 STANDARD SANITARY TRENCH SECTION
1 NOT TO SCALE

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

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IN BELL GRATE IN CUSTOM MANUFACTURED BY THE WESTWICK FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS

GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS

GRATES ARE AASHTO H20 LOAD RATED

GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL

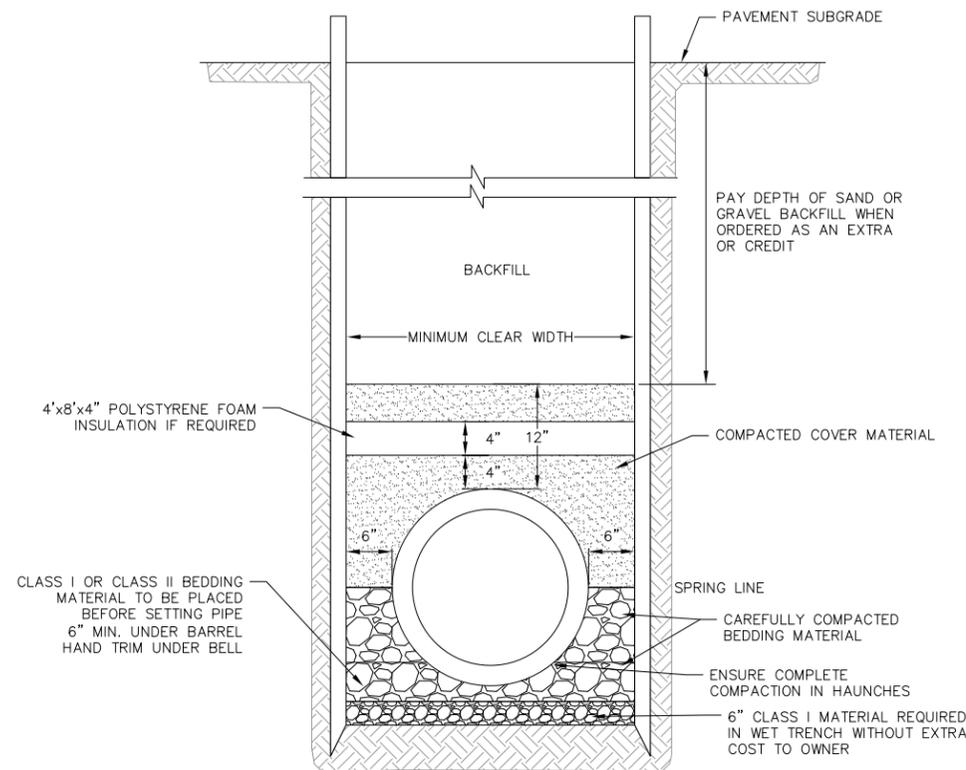
PRECAST REINFORCED CONCRETE CATCH BASIN IN MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS

STANDARD CATCH BASIN BARREL HEIGHTS: 2'-0", 3'-0" OR 4'-0"

STOCK 24" DIA. CATCH BASIN HAS NO BASE, BUT MAY BE ORDERED WITH A 3" THICK INTEGRAL BASE OR AS SPECIFIED

CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 OR EQUIVALENT WHICH MEETS OR EXCEEDS FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990

PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL OR EQUIVALENT WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923



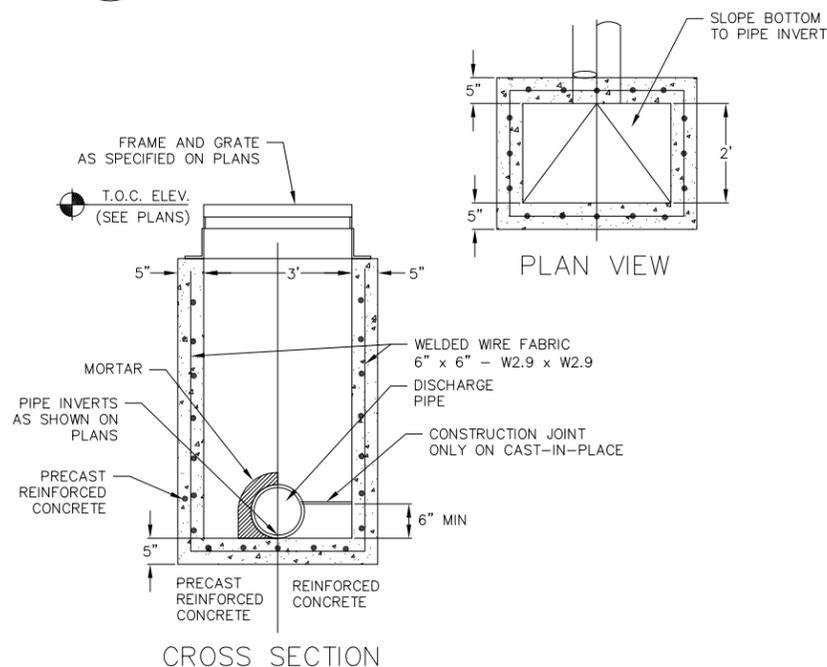
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

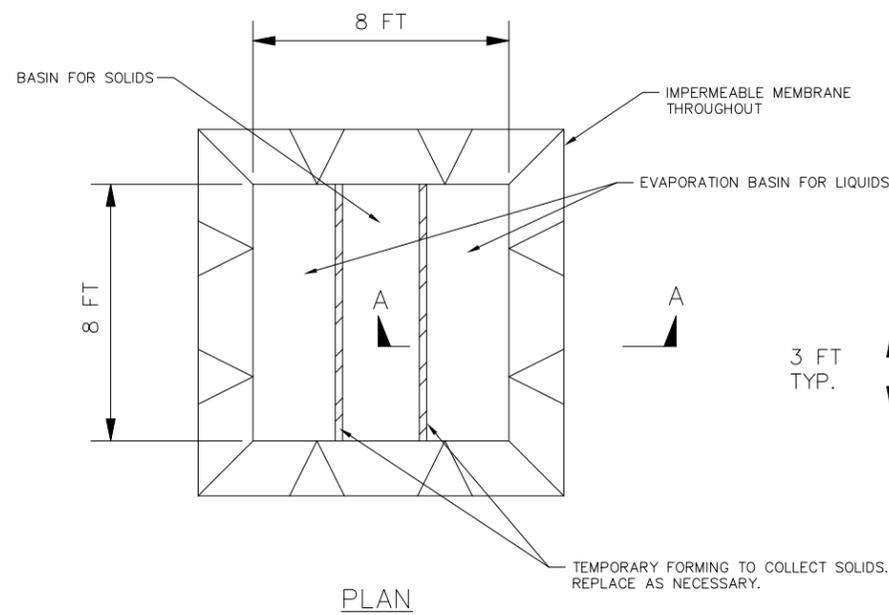
1 24" DIA. CATCH BASIN & GRATE
1 NOT TO SCALE

1 CLASS B RIGID PIPE TRENCH SECTION
1 NOT TO SCALE

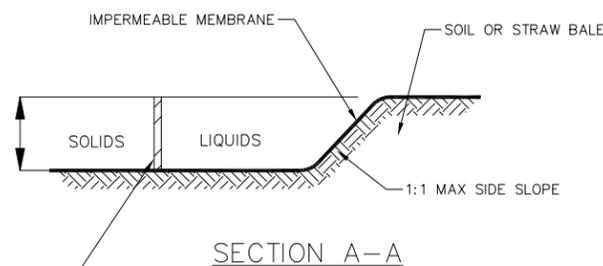
1 STORM SEWER MANHOLE
1 NOT TO SCALE



1 CURB INLET - TYPE 3, 2' x 3' BASIN
1 NOT TO SCALE



1 TEMPORARY CONCRETE WASHOUT
1 NOT TO SCALE

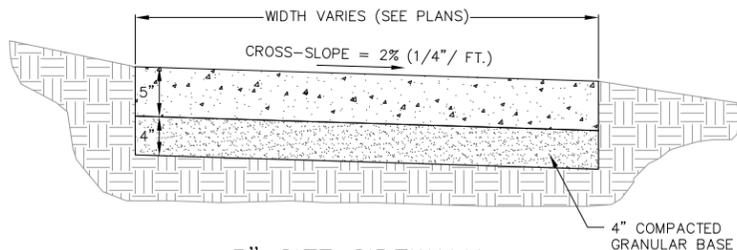


CONSTRUCTION SPECIFICATIONS

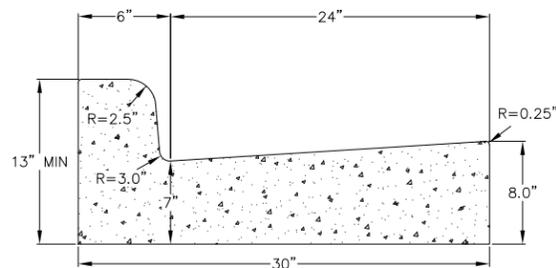
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

REVISIONS	NO.	DATE	REMARKS

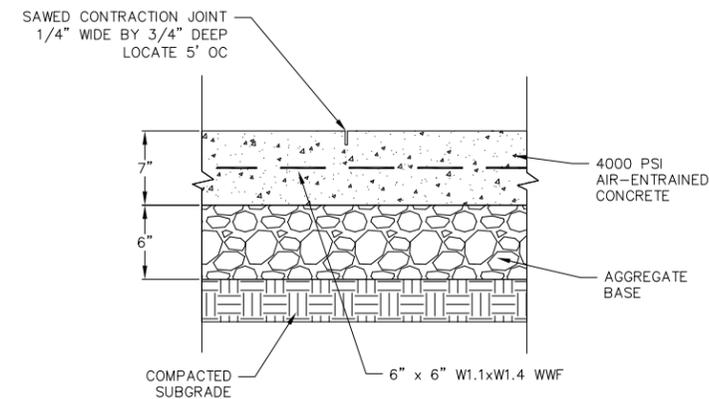
DATE: 2022-08-08
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PROJECT NO.: 210331



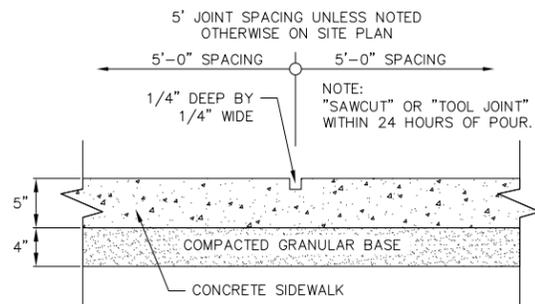
5" SITE SIDEWALK



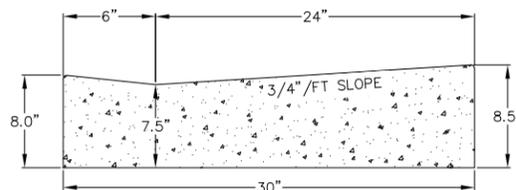
CURB AND GUTTER CROSS SECTION



1 CONCRETE PAD
1 NOT TO SCALE

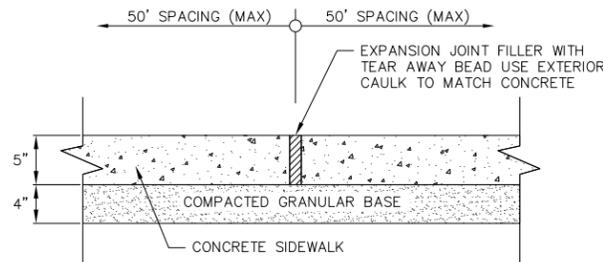


SIDEWALK CONTROL JOINT

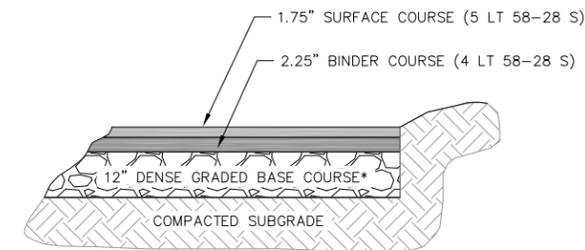


DRIVEWAY AND GUTTER CROSS SECTION

1 30" CONCRETE CURB AND GUTTER
1 NOT TO SCALE



SIDEWALK EXPANSION JOINT



*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE, THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

ROAD REPLACEMENT BITUMINOUS PAVEMENT

1 SITE PAVEMENT
1 NOT TO SCALE

1 5" SIDEWALK
1 NOT TO SCALE

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PLANT SCHEDULE

EXISTING STREET TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
FA_E	Fraxinus americana / White Ash	Existing			1
FP_E	Fraxinus pennsylvanica / Green Ash	Existing			1
GT_E	Gleditsia triacanthos / Honey Locust	Existing			1
UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
AG	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	B & B	6' ht.	Multi-Stem	2
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Ao	Amelanchier alnifolia 'Obelisk' TM / Standing Ovation Serviceberry	Cont.	6' ht.		8
Ha	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	Cont.	5 Gal.		2
Hpq	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	Cont.	5 Gal.		2
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Bg	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		5
Jp	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper	Cont.	5 Gal.		6
Tod	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Cedar	B & B	6' ht.		20
GROUNDCOVERS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
cp	Carex pensylvanica / Pennsylvania Sedge	Cont.	4 In		23
cr	Carex rosea / Rosy Sedge	Cont.	4 In		93
ek	Euonymus fortunei 'Kewensis' / Kew Wintercreeper	Cont.	4 In		20
ps	Phlox subulata 'Emerald Blue' / Emerald Blue Creeping Phlox	Cont.	1 Gal.		66
ss2	Sagina subulata / Irish Moss	Cont.	4 In		20
ta	Thymus vulgaris 'Argenteus' / Silver Common Thyme	Cont.	4 In		17
tr	Thymus x 'Red Creeping' / Red Creeping Thyme	Cont.	4 In		33
ts	Tiarella x 'Spring Symphony' / Spring Symphony Foamflower	Cont.	4 In		35
vw	Veronica x 'Waterperry Blue' / Waterperry Blue Creeping Speedwell	Cont.	4 In		13
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
am	Amsonia x 'Blue Ice' / Blue Ice Bluestar	Cont.	1 Gal.		14
ca	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	Cont.	1 Gal.		4
cb3	Cimicifuga racemosa 'Brunette' / Snakeroot	Cont.	4 In		10
haa	Hosta x 'Awakening Angel' / Awakening Angel Hosta	Cont.	4 In		30
hg	Hosta x 'Guacamole' / Guacamole Hosta	Cont.	1 Gal.		28
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.		3
pa	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	Cont.	1 Gal.		14
sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		46

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	SPACING	QTY
	ac	Asarum canadense / Wild Ginger	Cont	4 In		12" o.c.	919 sf

AGGREGATE SCHEDULE

	1" QUARTZ STONE MULCH	2,209 sf
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City of Madison Landscape Worksheet						
Address:	615 E Dayton		Date:	08.08.2022		
Total Square Footage of Developed Area:	(Site Area)	-	(Building Footprint at Grade)	=	8659	sf
	22684		14025			
Total Landscape Points Required (<5 ac):	8,659	/ 300 =	29	x 5 =	144	144
Landscape Points Required >5 ac:		/ 100 =	0	x 1 =	-	
		Credits/ Existing Landscaping		New/ Proposed Landscaping		
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0		0
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0	2	30
Upright evergreen shrub	3-4 feet tall	10		0	21	210
Shrub, deciduous	#3 gallon	3		0	12	36
Shrub, evergreen	#3 gallon	4		0	11	44
Ornamental grasses/perennials	#1 gallon	2		0	109	218
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
Sub Totals				0		538
Total Points Provided:			538			

PLANT MATERIAL NOTES:

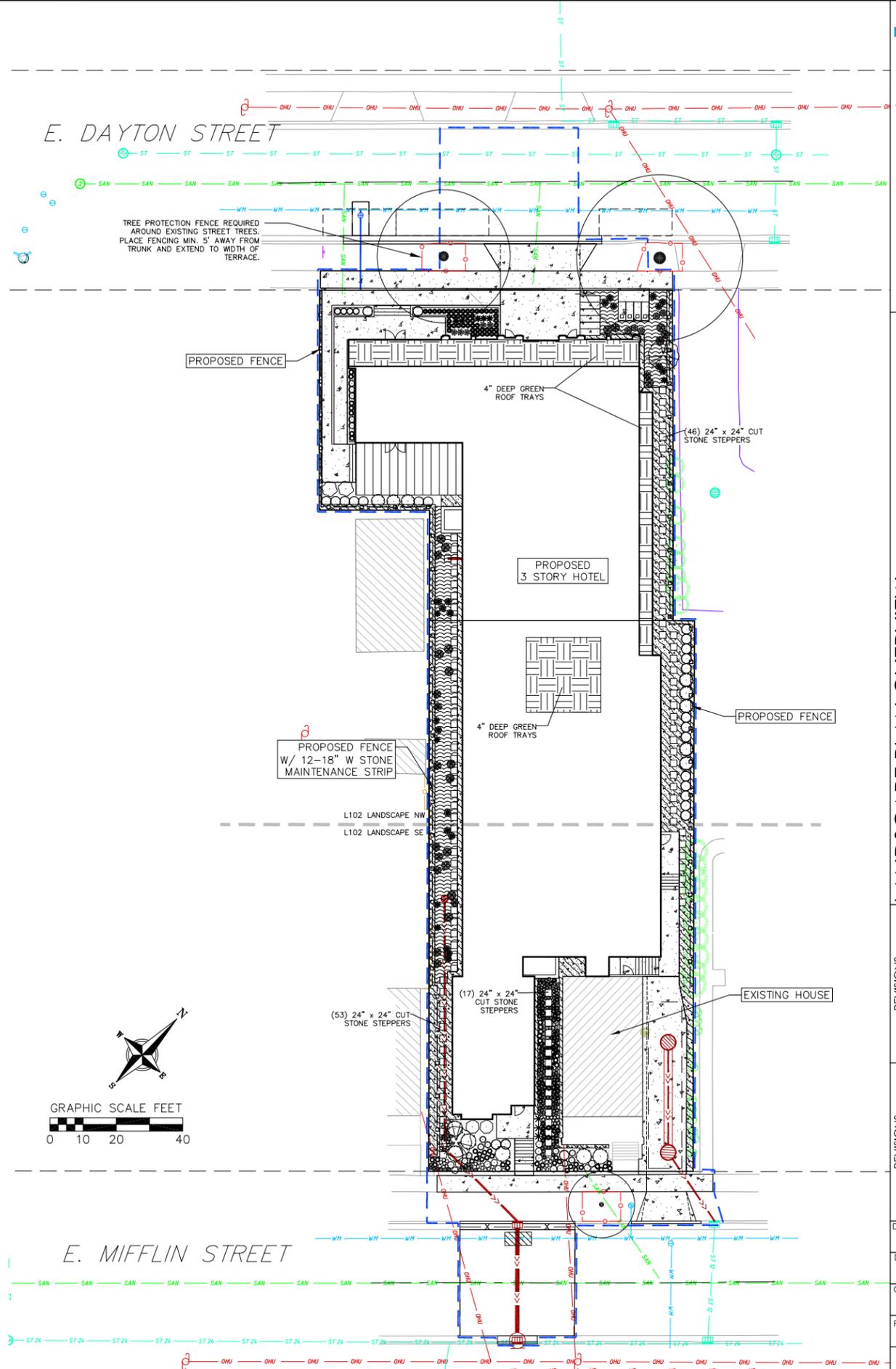
- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH 1" PURPLE QUARTZ STONE (REGAL AMETHYST) TO 3" DEPTH MIN. OVER WEED BARRIER FABRIC. EDGE BEDS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3"x4" OR EQUAL, COLOR BLACK ANODIZED.

SEEDING AND PLUG PLANTING NOTES:

- STREET TERRACES AND ALL OTHER DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
- INSTALL BIORETENTION PLUG PLANTINGS AS 2" X 2" X 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.

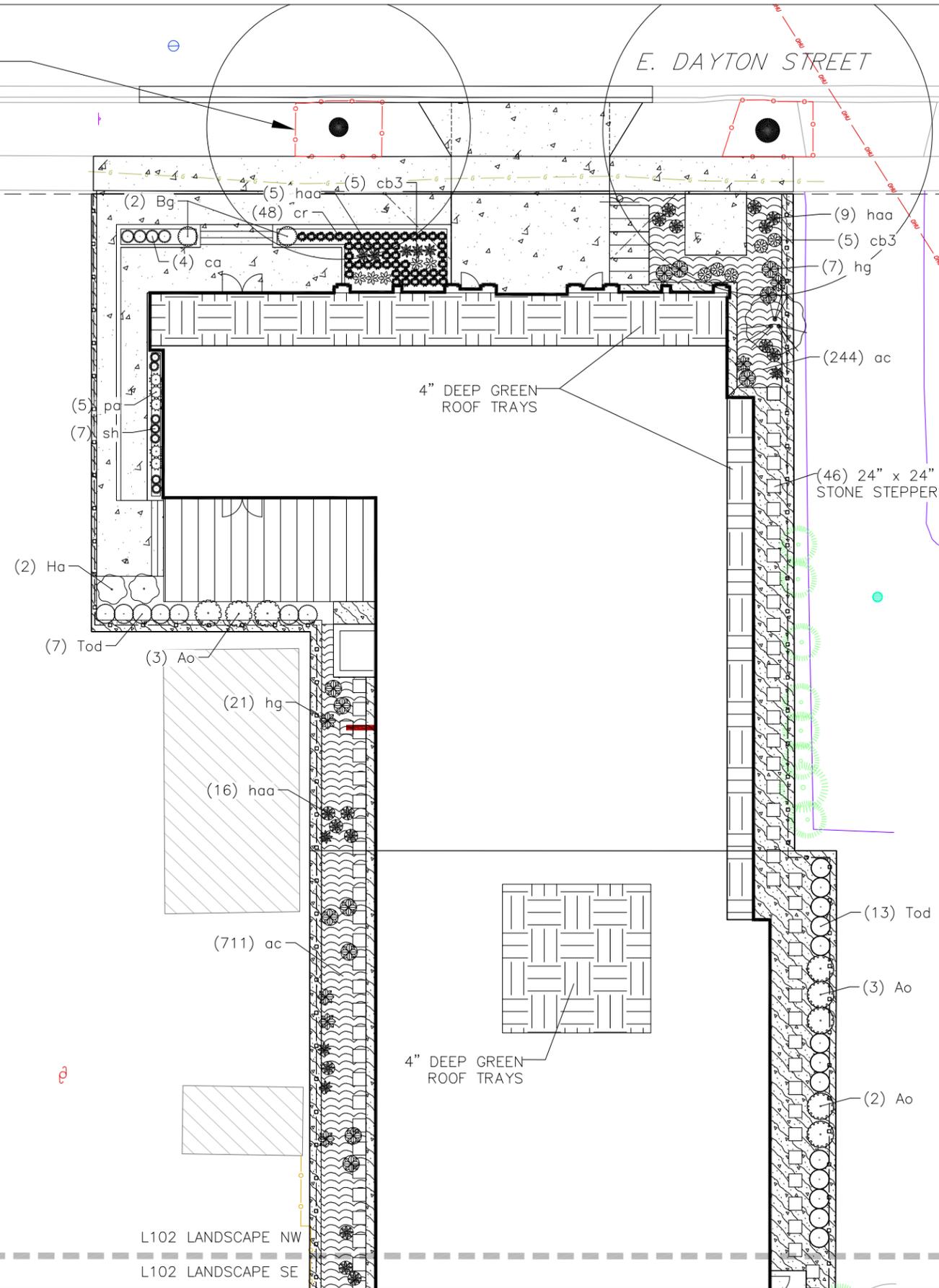


REVISIONS		NO.	DATE	REMARKS

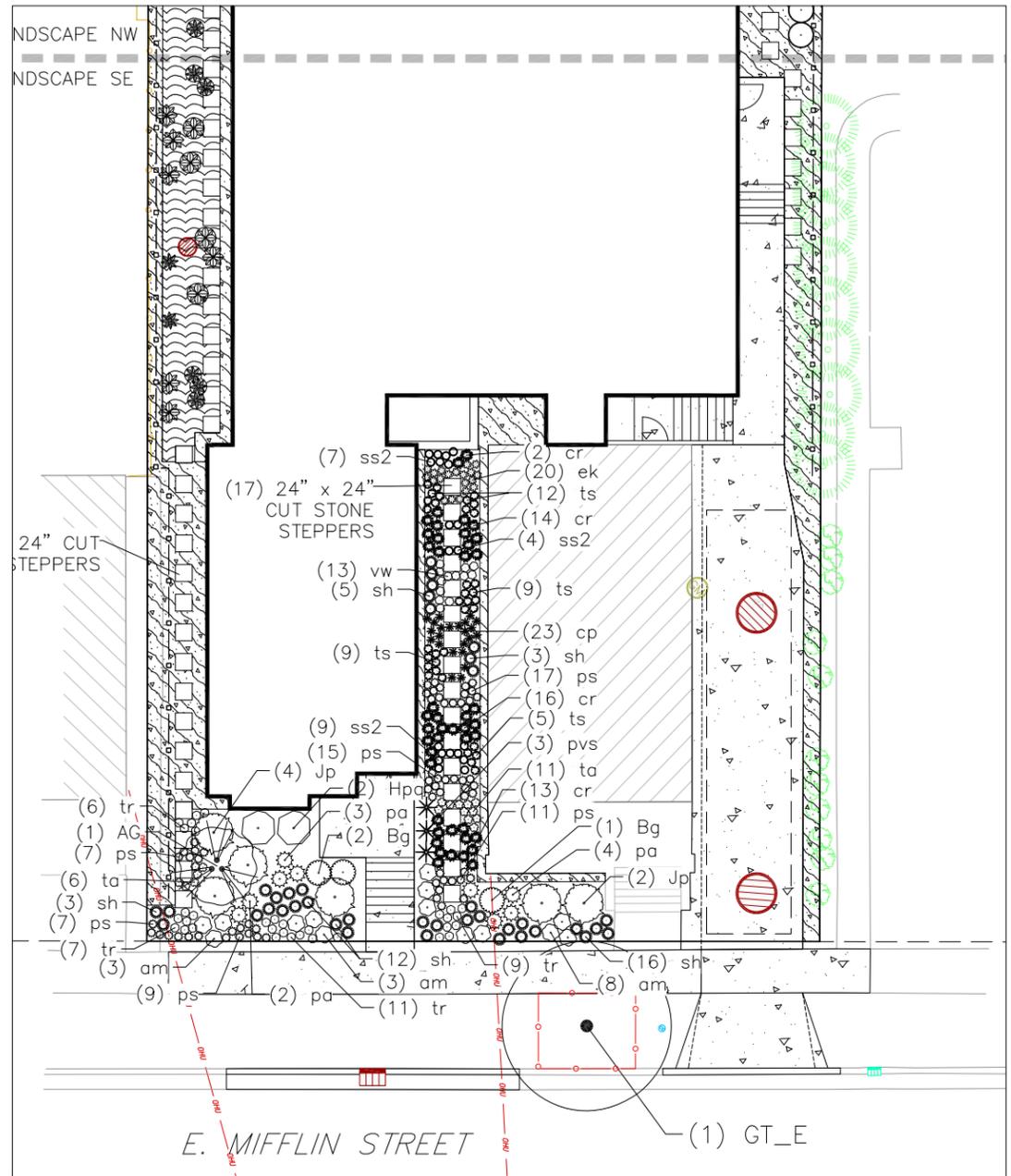
05 Aug 2022 - 2:05p M:\McGrath Property Group\210331_615 E Dayton\CADD\210331_Landscape.dwg by: svin © Vierbicher Associates, Inc.

NOT FOR CONSTRUCTION

LANDSCAPE PLAN: NORTHWEST



LANDSCAPE PLAN: SOUTHEAST



© Vierbicher Associates, Inc.

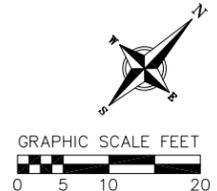
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LANDSCAPE PLAN
615 E. DAYTON STREET
CITY OF MADISON
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2022-08-08
DRAFTER: SVIN
CHECKED: JKAS
PROJECT NO.: 210331



NOT FOR CONSTRUCTION

L102

UNIT COUNT:	
FIRST FLOOR:	17
SECOND FLOOR:	21
THIRD FLOOR:	17
TOTAL UNITS:	55



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 21-1006

McGRATH
Property Group

DAYTON-MIFFLIN
HOTEL

LAND USE SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: AUGUST 05, 2022

REVISION SCHEDULE

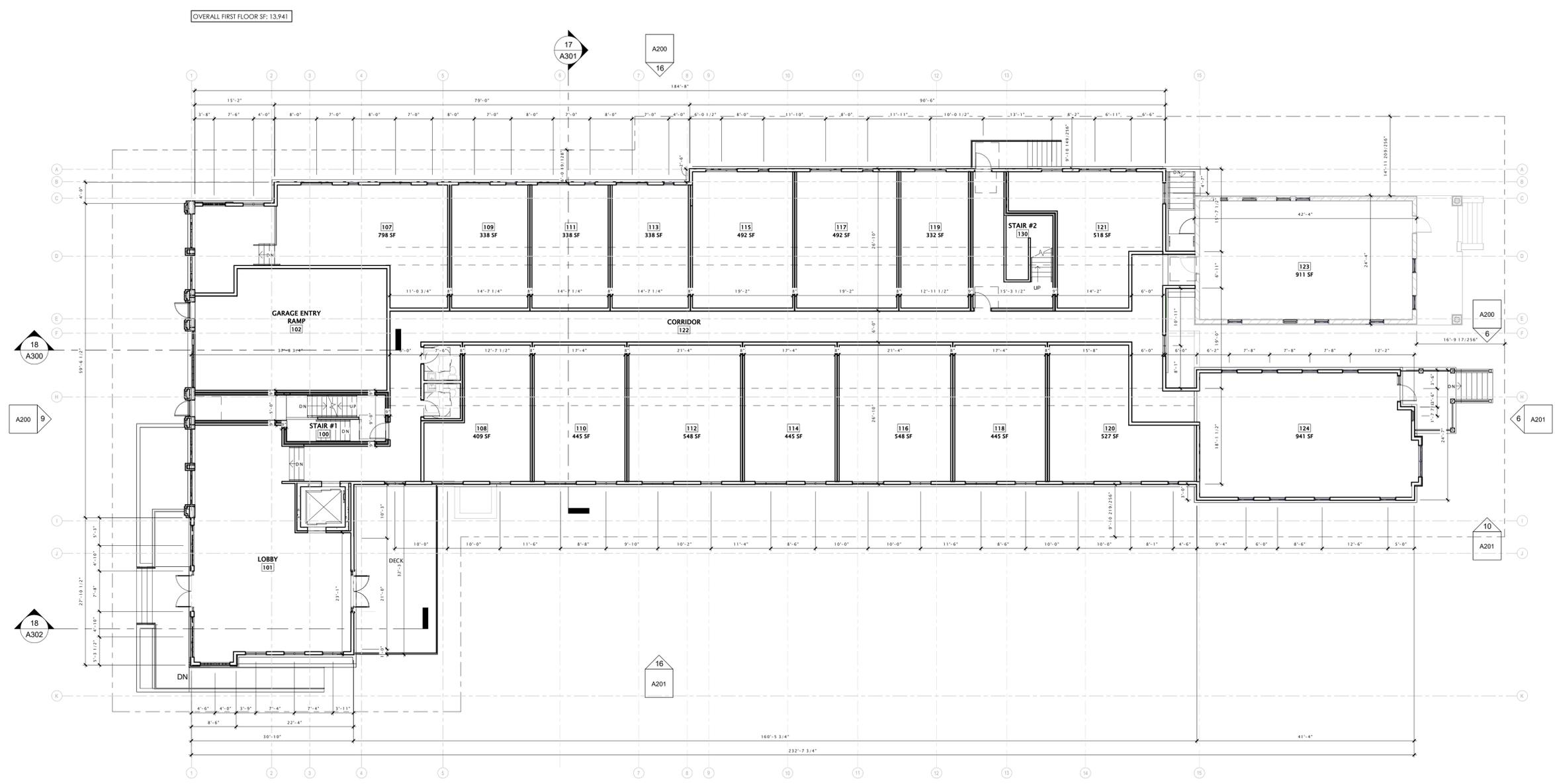
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

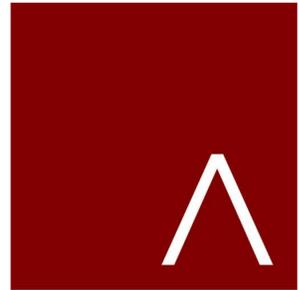


OVERALL FIRST FLOOR SF: 13,941

16 FIRST FLOOR PLAN
3/32" = 1'-0"

8/8/2022 10:40:19 AM





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REVISION SCHEDULE		
Mark	Description	Date

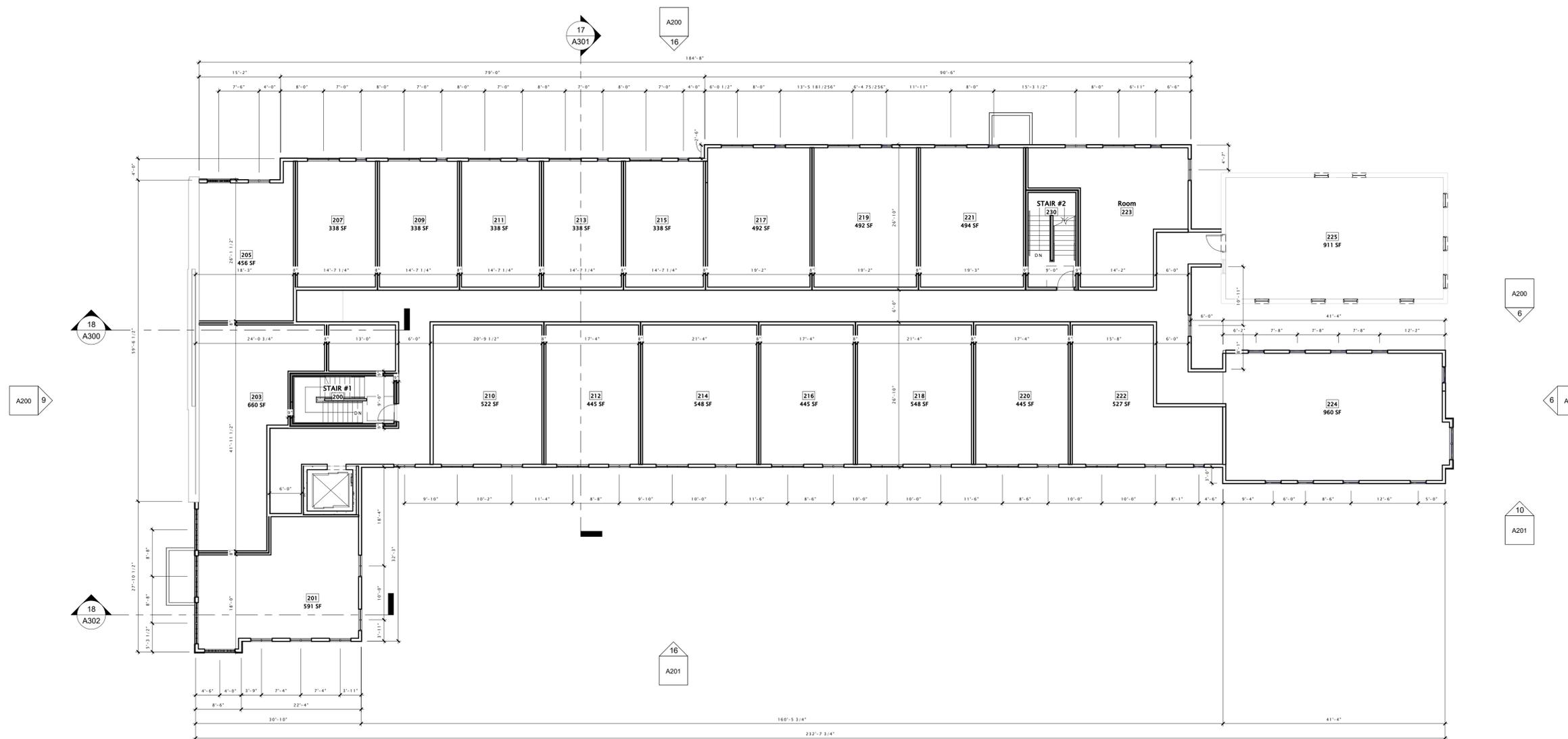
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SECOND FLOOR PLAN

SHEET NUMBER

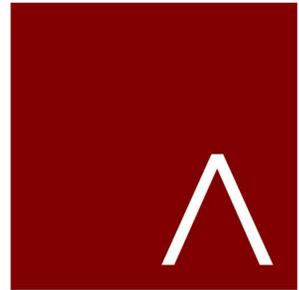
A102

OVERALL SECOND FLOOR SF: 13,959



16 SECOND FLOOR PLAN
3/32" = 1'-0"

8/5/2022 10:01:48 AM



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Mark	Description	Date

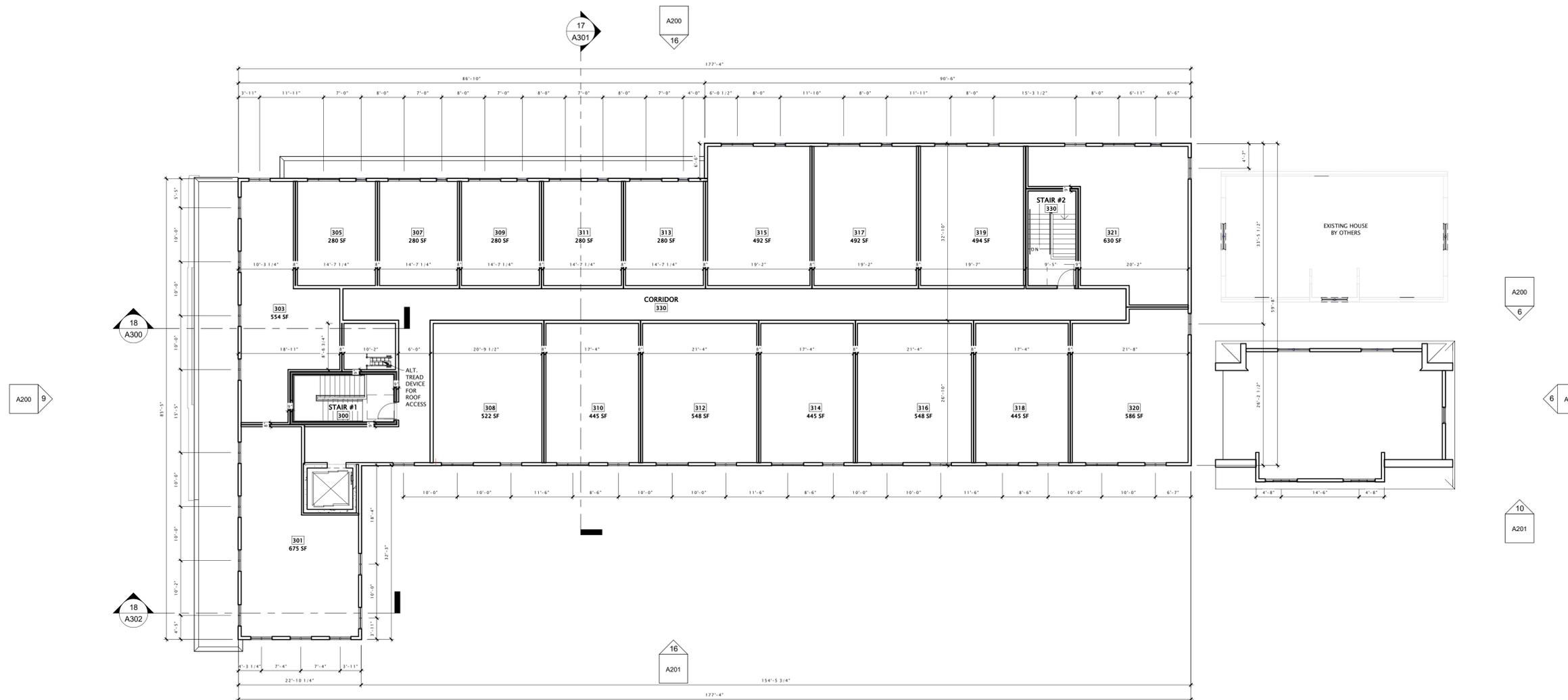
SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

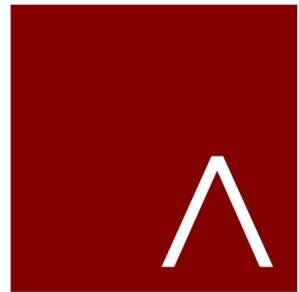
A103

OVERALL THIRD FLOOR SF: 11,070



16 THIRD FLOOR PLAN
3/32" = 1'-0"

8/6/2022 10:01:46 AM



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REVISION SCHEDULE

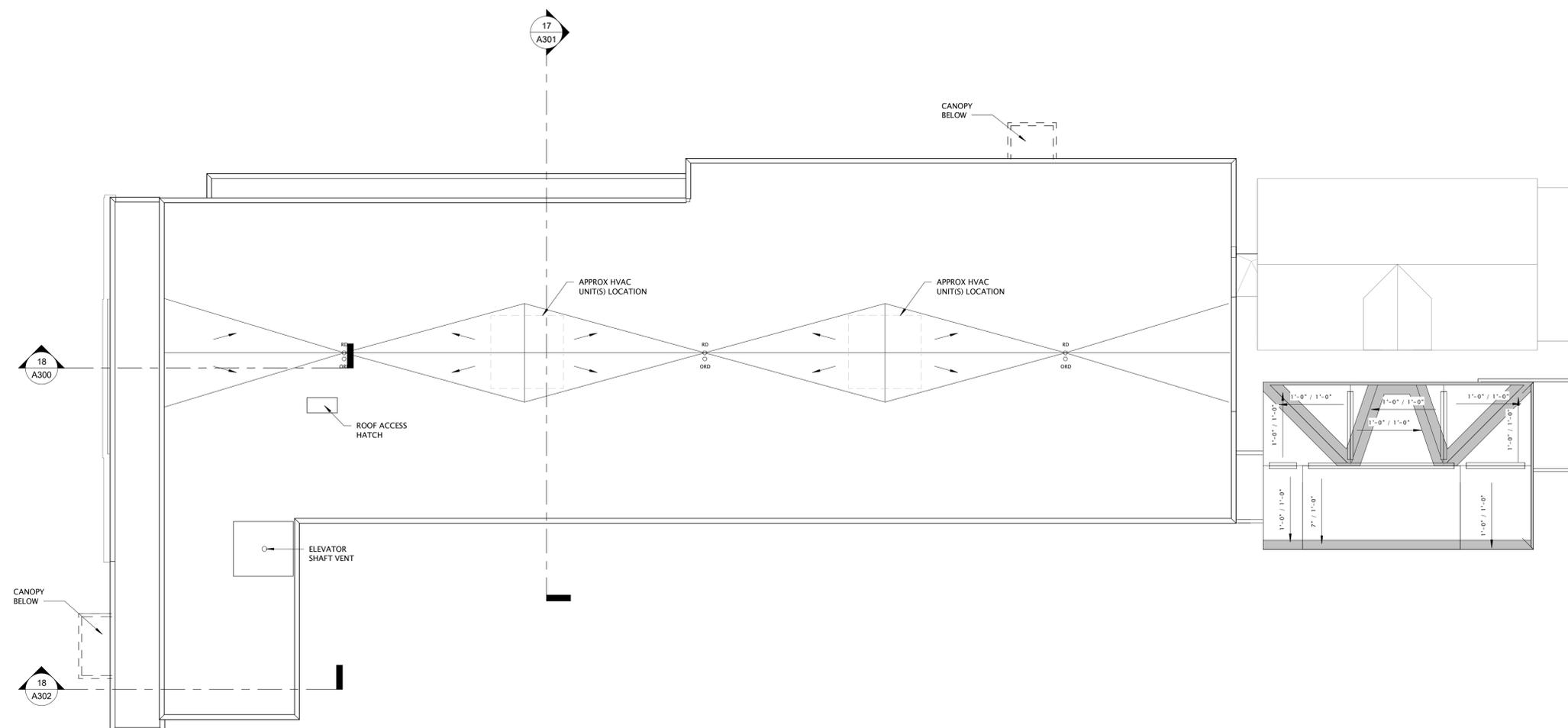
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SHEET TITLE

ROOF PLAN

SHEET NUMBER

A110

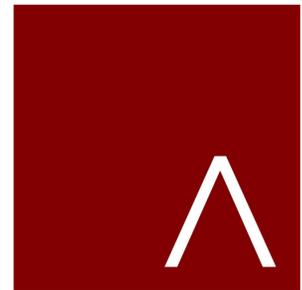
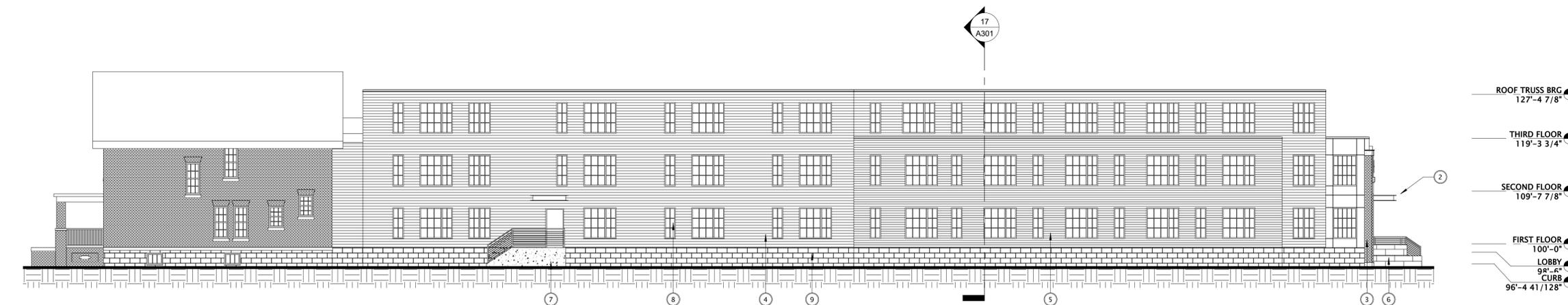
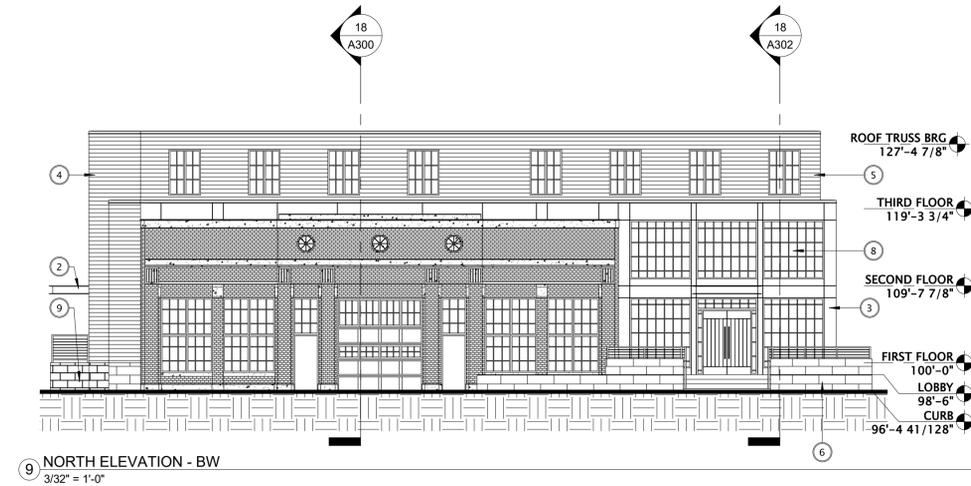


16 ROOF PLAN
3/32" = 1'-0"



8/5/2022 10:01:47 AM

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	NOT USED	---	---	---	---	---
2	METAL CANOPY	TBD	TBD	SEE PLANS	BLACK	
3	METAL PANEL	TBD	TBD	SEE PLANS	BLACK	
4	6" PAINTED SIDING	TBD	TBD	SEE PLANS	WARM GRAY	
5	6" PAINTED SIDING	TBD	TBD	SEE PLANS	DARK GRAY	
6	BOARD FORMED CONCRETE	TBD	TBD	SEE PLANS	EXPOSED CONCRETE W/ BOARD FORMED TEXTURE	
7	ACID ETCHED PRECAST CONCRETE	TBD	TBD	SEE PLANS	COLOR TO MATCH BRICK	
8	FIBERGLASS WINDOWS	TBD	TBD	SEE PLANS	BLACK	
9	SPLIT FACE CMU	TBD	TBD	SEE PLANS	GRAY	



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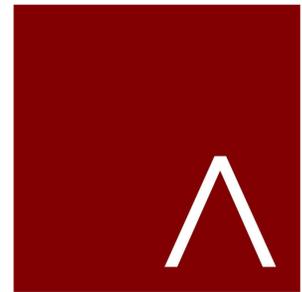
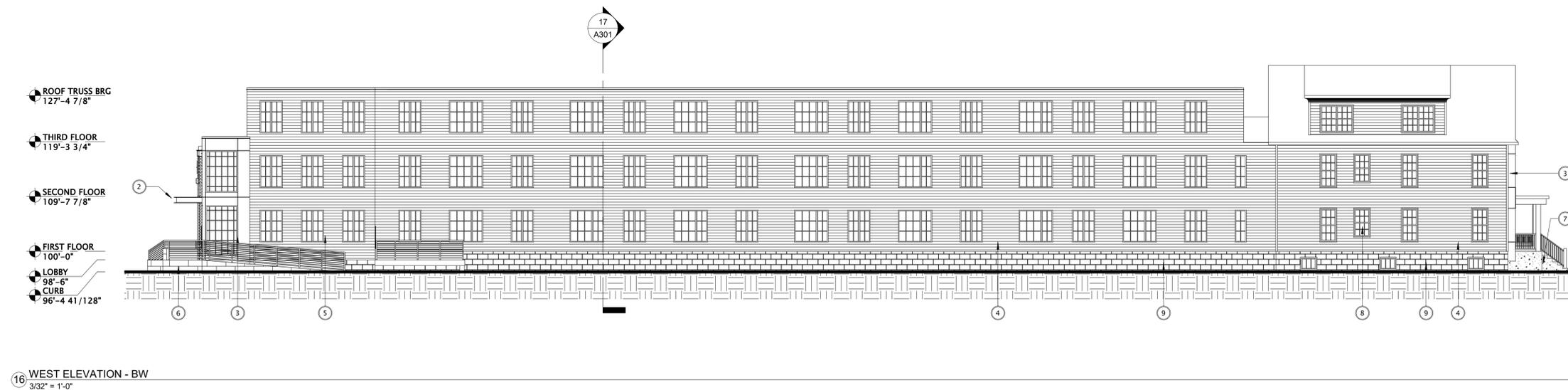
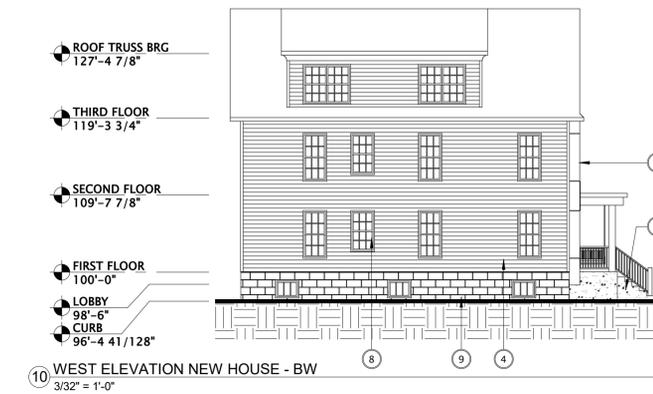
DATE OF ISSUANCE AUGUST 15, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS
- B/W

SHEET NUMBER
A200

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
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2	METAL CANOPY	TBD	TBD	SEE PLANS	BLACK	
3	METAL PANEL	TBD	TBD	SEE PLANS	BLACK	
4	6" PAINTED SIDING	TBD	TBD	SEE PLANS	WARM GRAY	
5	6" PAINTED SIDING	TBD	TBD	SEE PLANS	DARK GRAY	
6	BOARD FORMED CONCRETE	TBD	TBD	SEE PLANS	EXPOSED CONCRETE W/ BOARD FORMED TEXTURE	
7	ACID ETCHED PRECAST CONCRETE	TBD	TBD	SEE PLANS	COLOR TO MATCH BRICK	
8	FIBERGLASS WINDOWS	TBD	TBD	SEE PLANS	BLACK	
9	SPLIT FACE CMU	TBD	TBD	SEE PLANS	GRAY	



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ARCHITECTS

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DATE OF ISSUANCE AUGUST 15, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS
- B/W

SHEET NUMBER

A201

EXTERIOR MATERIALS SCHEDULE						
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1	NOT USED	---	---	---	---	---
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3	METAL PANEL	T&D	T&D	SEE PLANS	BLACK	
4	6" PAINTED SIDING	T&D	T&D	SEE PLANS	WARM GRAY	
5	6" PAINTED SIDING	T&D	T&D	SEE PLANS	DARK GRAY	
6	BOARD FORMED CONCRETE	T&D	T&D	SEE PLANS	EXPOSED CONCRETE W/ BOARD FORMED TEXTURE	
7	ACID ETCHED PRECAST CONCRETE	T&D	T&D	SEE PLANS	COLOR TO MATCH BRICK	
8	FIBERGLASS WINDOWS	T&D	T&D	SEE PLANS	BLACK	
9	SPLIT FACE CMU	T&D	T&D	SEE PLANS	GRAY	



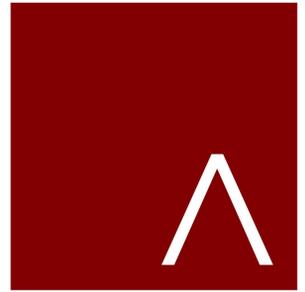
6 EAST ELEVATION NEW HOUSE - SKP
3/32" = 1'-0"



9 NORTH ELEVATION - SKP
3/32" = 1'-0"



16 EAST ELEVATION - SKP
3/32" = 1'-0"



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DATE OF ISSUANCE AUGUST 15, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

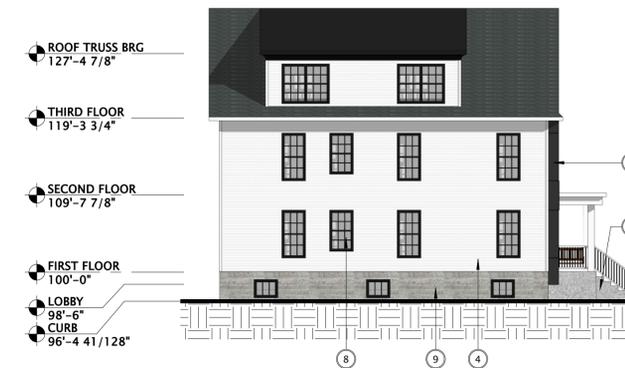
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A202

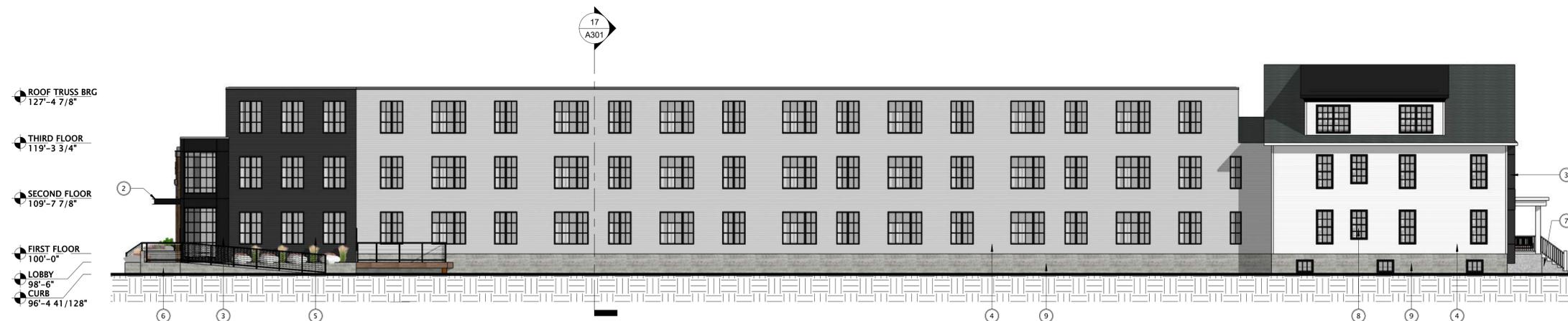
EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	NOT USED	---	---	---	---	---
2	METAL CANOPY	TBD	TBD	SEE PLANS	BLACK	
3	METAL PANEL	TBD	TBD	SEE PLANS	BLACK	
4	6" PAINTED SIDING	TBD	TBD	SEE PLANS	WARM GRAY	
5	6" PAINTED SIDING	TBD	TBD	SEE PLANS	DARK GRAY	
6	BOARD FORMED CONCRETE	TBD	TBD	SEE PLANS	EXPOSED CONCRETE W/ BOARD FORMED TEXTURE	
7	ACID ETCHED PRECAST CONCRETE	TBD	TBD	SEE PLANS	COLOR TO MATCH BRICK	
8	FIBERGLASS WINDOWS	TBD	TBD	SEE PLANS	BLACK	
9	SPLIT FACE CMU	TBD	TBD	SEE PLANS	GRAY	



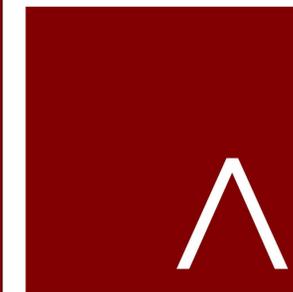
6 SOUTH ELEVATION - SKP
3/32" = 1'-0"



10 WEST ELEVATION NEW HOUSE - SKP
3/32" = 1'-0"



16 WEST ELEVATION - SKP
3/32" = 1'-0"



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REVISION SCHEDULE

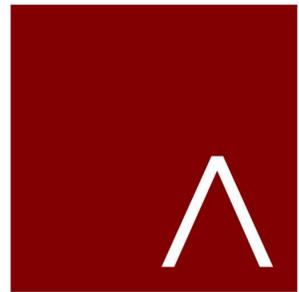
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A203



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DATE OF ISSUANCE AUGUST 05, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

DAYTON ST
RENDERING

SHEET NUMBER

A204



JLA
ARCHITECTS

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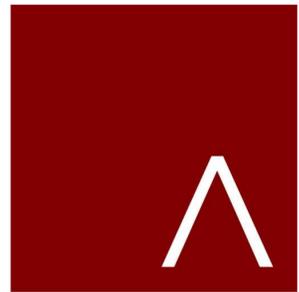
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

MIFFLIN RENDERING

SHEET NUMBER

A205



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ARCHITECTS

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JLA PROJECT NUMBER: 21-1006

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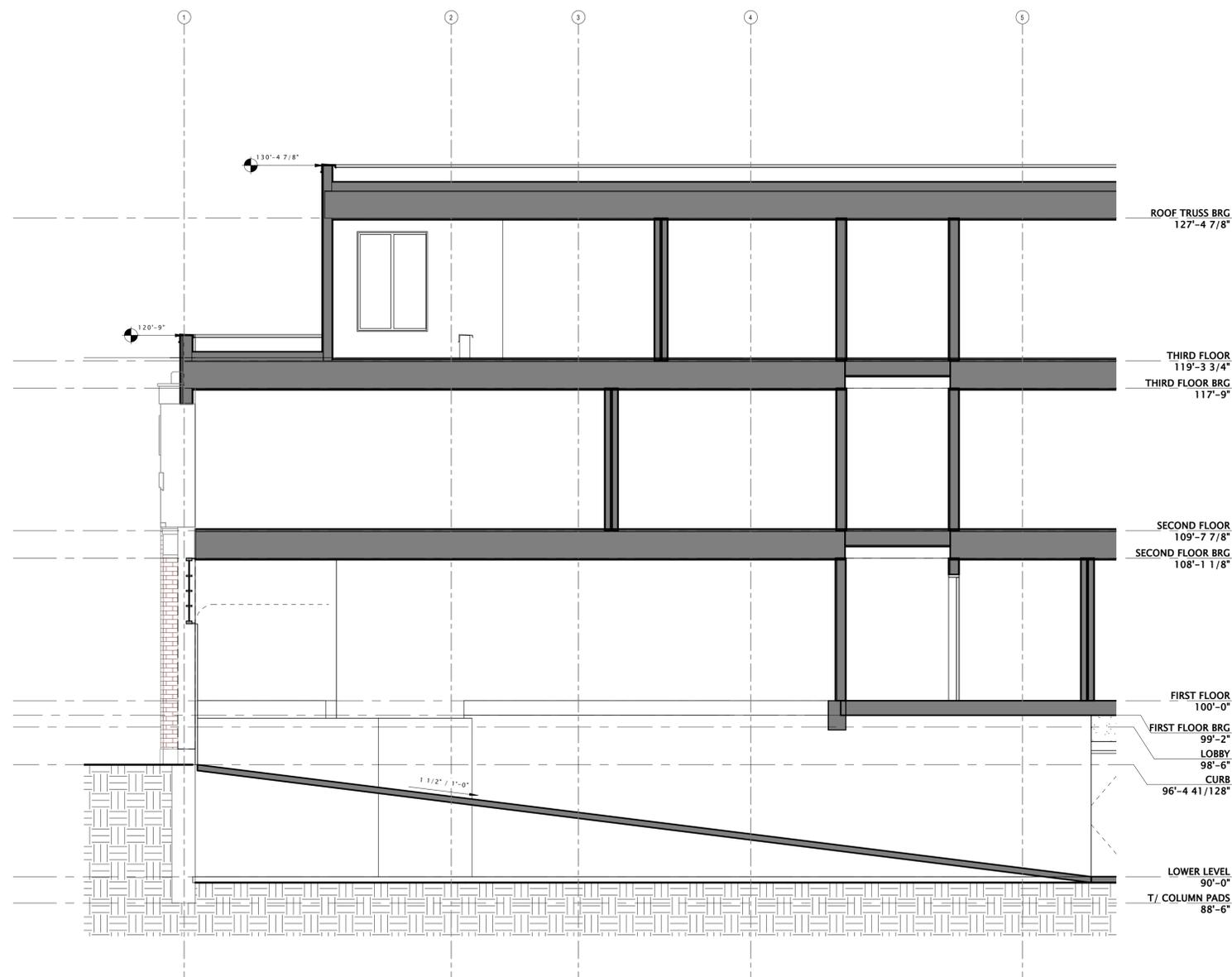
Mark	Description	Date

SHEET TITLE

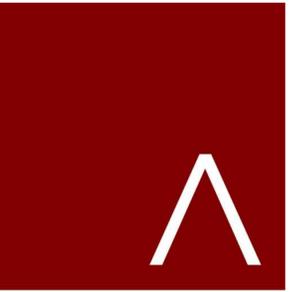
BUILDING SECTIONS

SHEET NUMBER

A300



18 BUILDING SECTION 1
1/4" = 1'-0"



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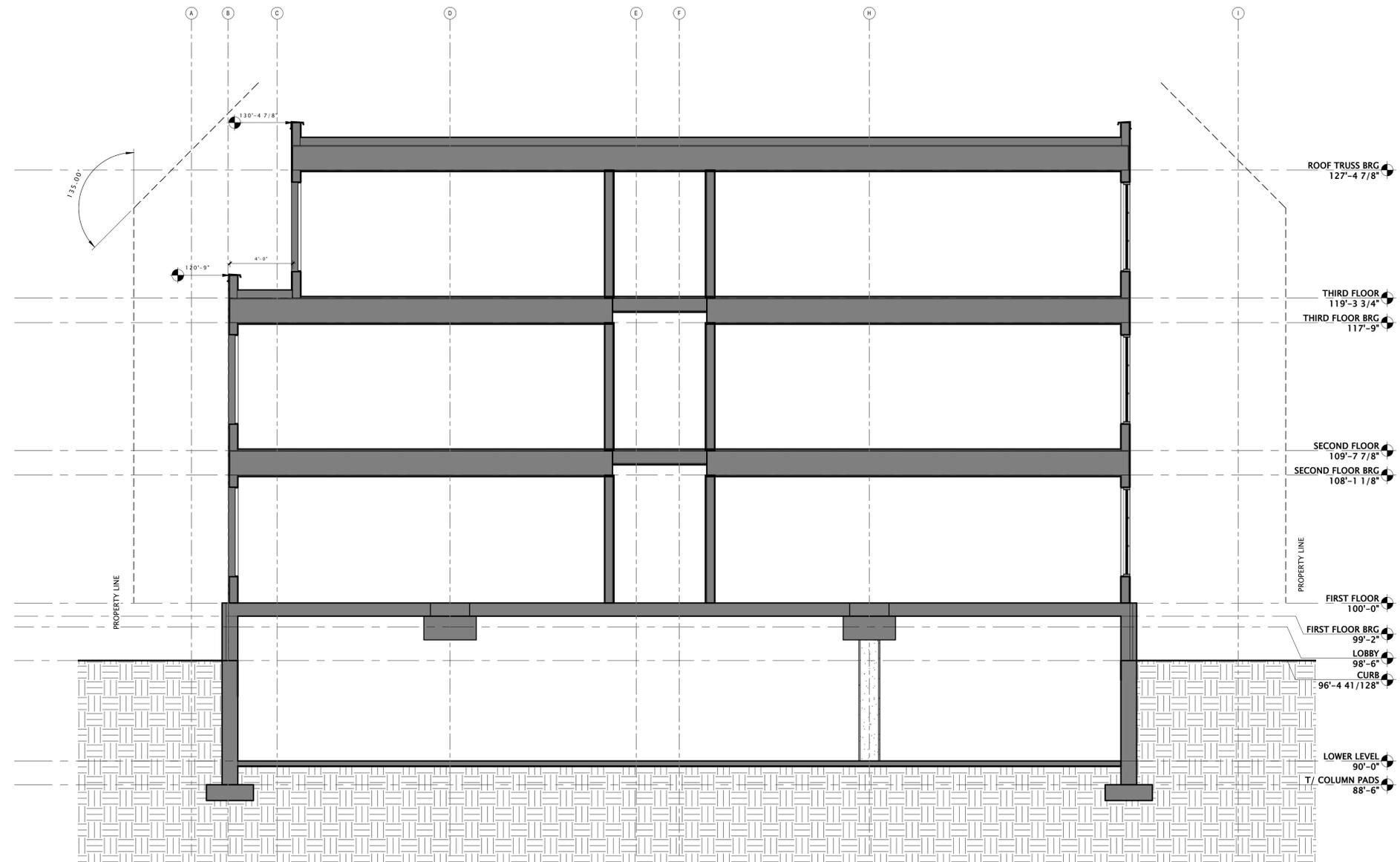
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SHEET TITLE

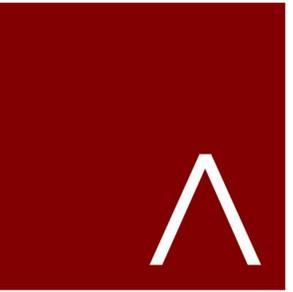
BUILDING SECTIONS

SHEET NUMBER

A301



17 BUILDING SECTION 2
1/4" = 1'-0"



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REVISION SCHEDULE

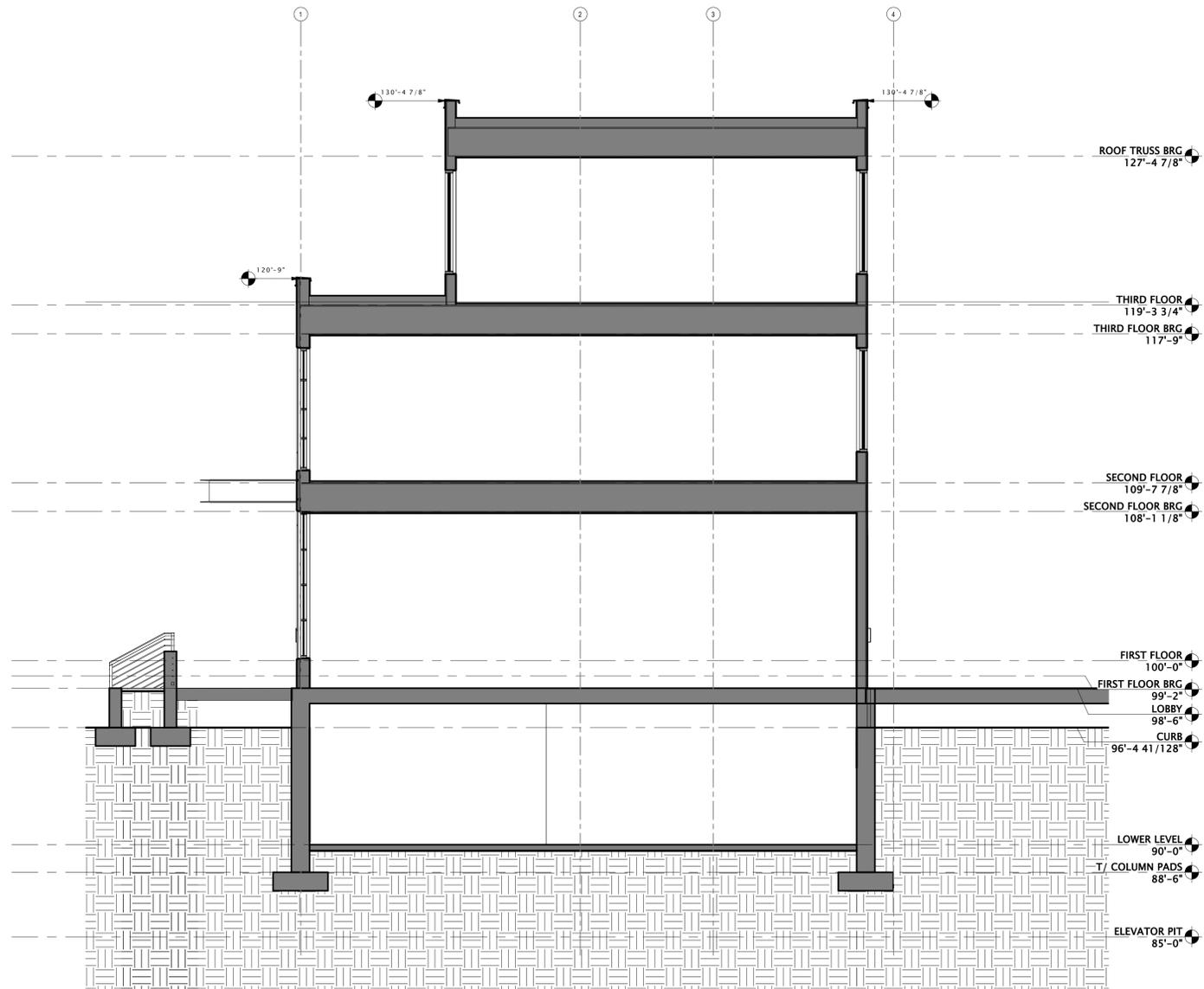
Mark	Description	Date

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A302



18 BUILDING SECTION 3
1/4" = 1'-0"

8/5/2022 10:01:59 AM

