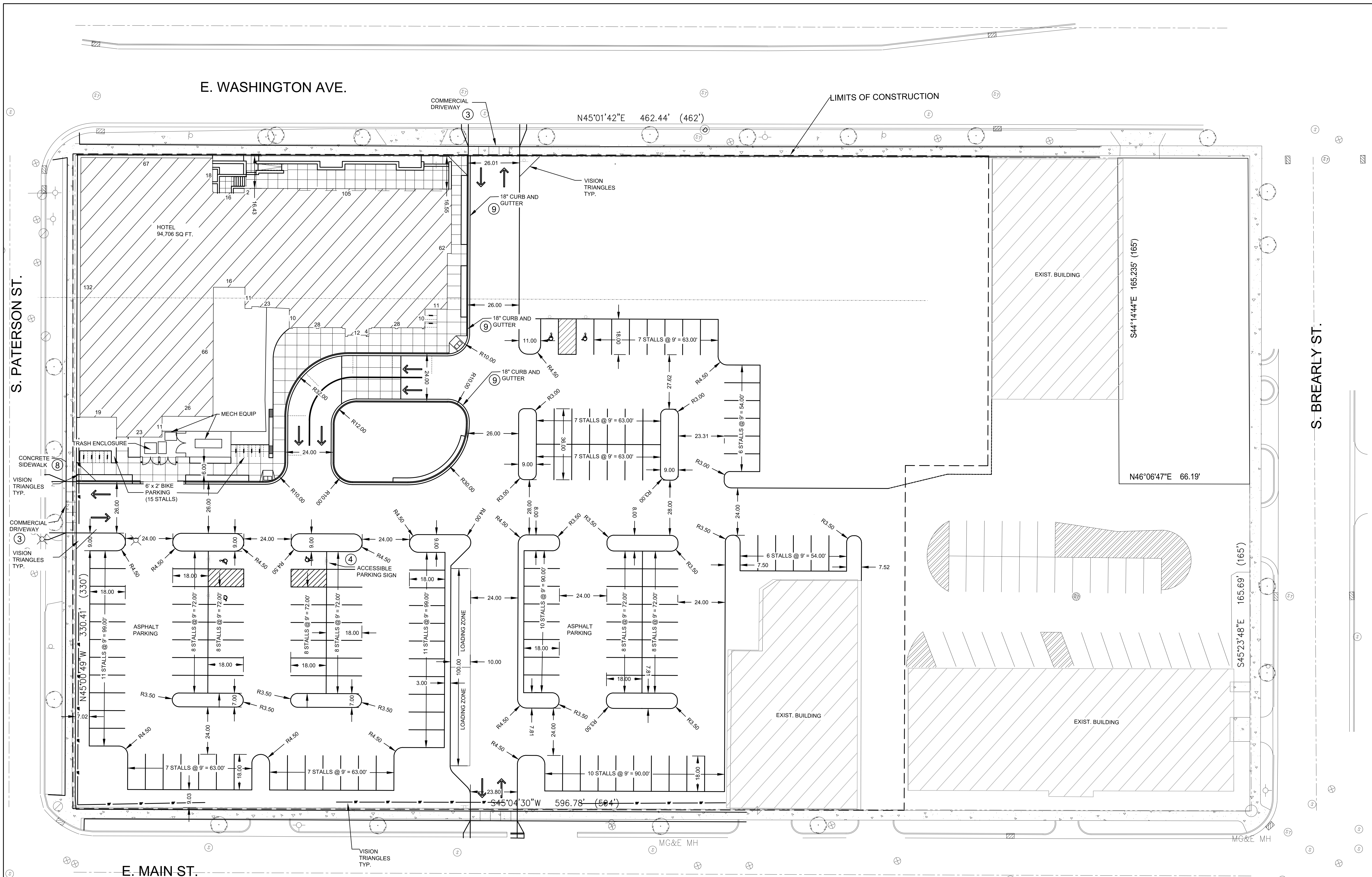


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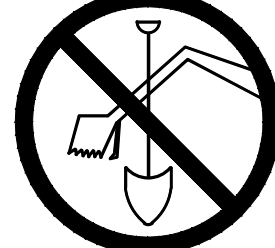


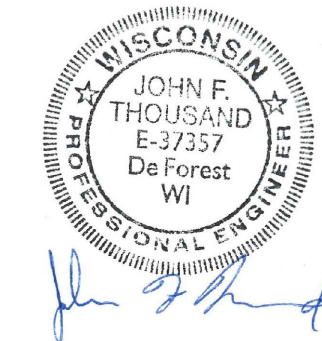
- GENERAL**
1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.
  2. ALL ELEVATIONS ARE REFERENCED TO THE LOCAL DATUM AND BASED ON A SURVEY PERFORMED BY VIERBICHER AND ASSOCIATES ON NOVEMBER 8, 2007.
  3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
  4. ALL STAKES NECESSARY FOR THE CONTRACTOR TO DETERMINE LOCATION AND/OR GRADES FOR ANY SECTION OF THE WORK HEREIN DESCRIBED SHALL BE SET BY THE OWNER, OR THE OWNER'S REPRESENTATIVE.
  5. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
  6. MATERIAL TESTS CONDUCTED BY ANY INDEPENDENT TESTING LAB MAY BE ORDERED BY THE ENGINEER OR OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL FURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
  7. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
  8. A PRE CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP.
  9. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL DEVICES. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.
  10. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING.
  11. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - EDITION OF 2009, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
  12. WHERE SPECIFIC PORTIONS OF THESE SPECIFICATIONS ARE IN CONFLICT WITH THE STANDARD SPECIFICATIONS, THESE SPECIFICATIONS SHALL GOVERN.
  13. THERE ARE NO FRONT OR SIDE YARD SETBACKS.

Land Use Summary Table	
Site Area	Lot 4.27 Ac / Disturbed 3.07Ac
Total Building Sq. Ft.	94,705 G.S.F.
Building Footprint Sq. Ft.	16,988 Sq. Ft.
Number and size of units	144 Units
Unit Type	Hotel Room
Lot Coverage	72%
Usable Open Space	51,534 Sq. Ft.
Landscape Area	4,747 Sq. Ft.
Paved Area	60,460 Sq. Ft.

- CURB, GRADE BEAM CURB, SIDEWALK AND MISCELLANEOUS**
1. WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS.
  2. CONCRETE CURB SHALL BE INSTALLED WHERE INDICATED ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 601 OF THE STANDARD SPECIFICATIONS. DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL SHEET.
  3. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.
  4. ALL ENTRANCES SHALL HAVE THE EXISTING 6" VERTICAL FACE SAWED AND REMOVED OR THE ENTIRE CURB AND GUTTER LENGTH REMOVED AND REPLACED WITH CONCRETE GUTTER SECTION.

Parking Lot Site Plan	
Site Address	904 East Washington Ave.
Site Acreage	Lot 4.27 Ac / Disturbed 3.07Ac
Number of Stories Above Grade	5 Ex. Bldg.
Building Height	Approximately 65'
DILHR Type of Construction	Addition Type 2B
Total Square Footage of Building	94,705 G.S.F.
Use of Property	Hotel
Gross Square Feet of Office	N/A
Gross Square Feet of Retail Area	N/A
Number of Employees in Warehouse	N/A
Number of Employees in Production Area	N/A
Capacity of Restaurant/Place of Assembly	100 People
Number of Bicycle Stalls Shown	15
Number of Parking Stalls Shown	138
Small Car	0
Large Car	133
Accessible	5
Total	138
Number of Trees Shown	57

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
  
**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE  
 WIS. STATUTE 182.0175(1974)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE



ATTENTION: ALL UTILITY LOCATIONS ARE SHOWN FROM FIELD OBSERVATION BASED UPON LOCATES AND/OR INFORMATION RECEIVED FROM OTHER SURVEYS AND VARIOUS UTILITY COMPANIES. BEFORE THE START OF ANY EXCAVATION, A COMPLETE LOCATE OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHOULD BE COMPLETED.

**901 E Washington  
Hotel**

901 Hospitality, LLC  
901 E Washington Ave  
Madison, Wisconsin

Project #: 2016.36.01

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**SITE LAYOUT PLAN**

Notes: \_\_\_\_\_

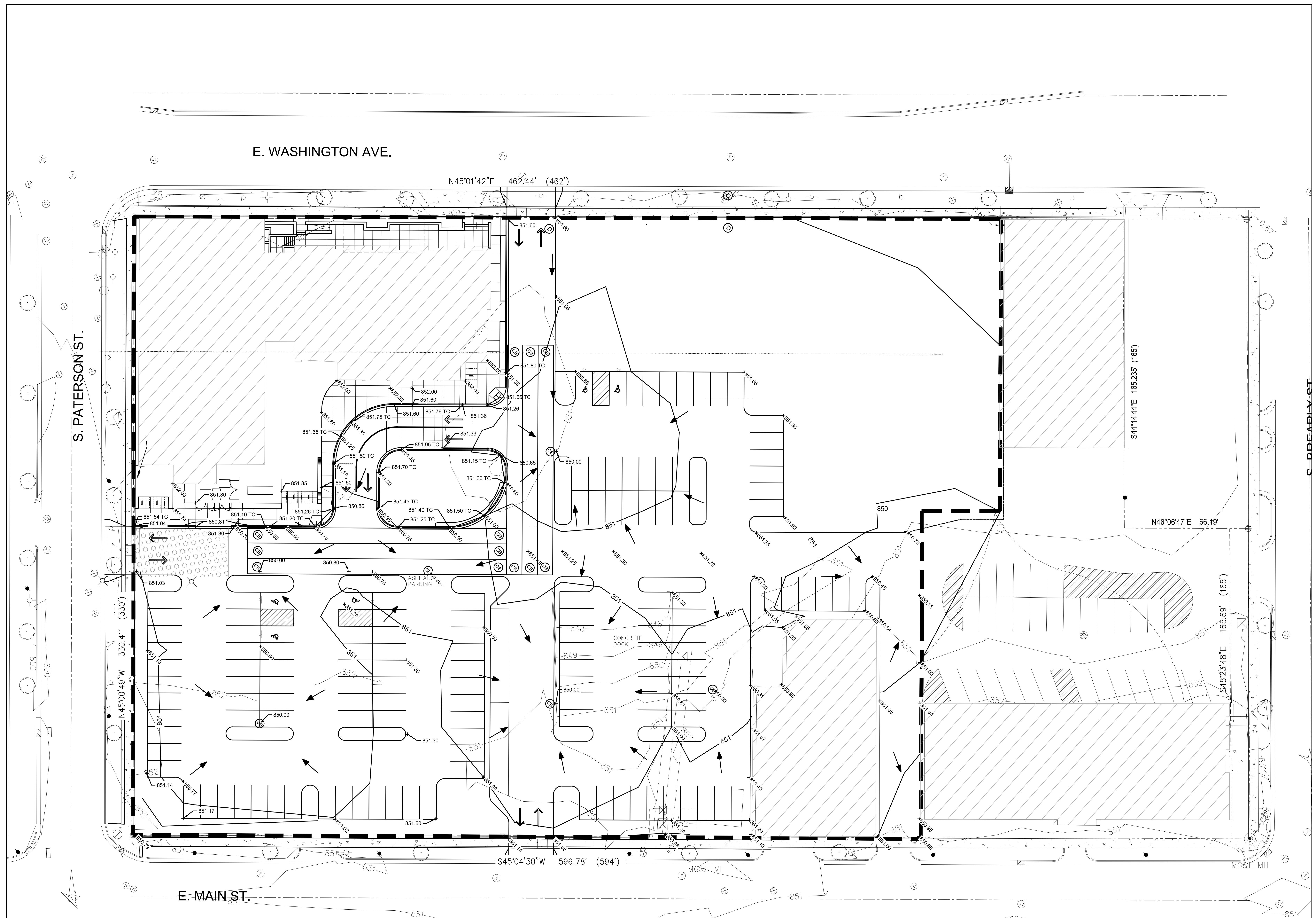
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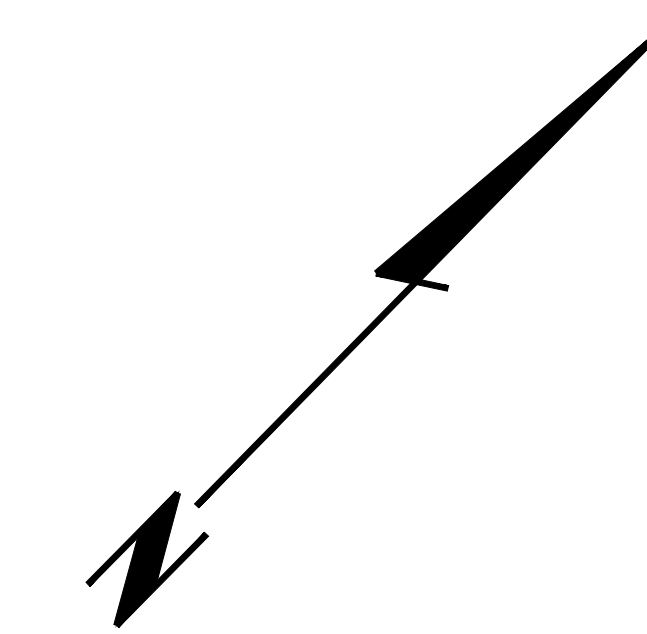
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Site Grading Plan



- GRADING AND EROSION CONTROL**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PADS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.
  2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRADING LIMITS IN ACCORDANCE WITH SECTION 625 OF THE STANDARD SPECIFICATIONS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SOD AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS.
  3. THE SUB GRADE FOR THE ROAD, PARKING AREAS, AND THE BUILDING PADS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2009 EDITION. COMPACTION OF THE SUB GRADE IN CUT SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 207.3.6.2 USING MECHANICAL COMPACTION EQUIPMENT. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.
  4. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED AND WITNESSED BY OWNER OR OWNER'S REPRESENTATIVE.
  5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
  6. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WIDNR BEST MANAGEMENT PRACTICES.
  7. ELEVATIONS SHOWN ARE FINISHED GROUND PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.

SCALE 1" = 20'

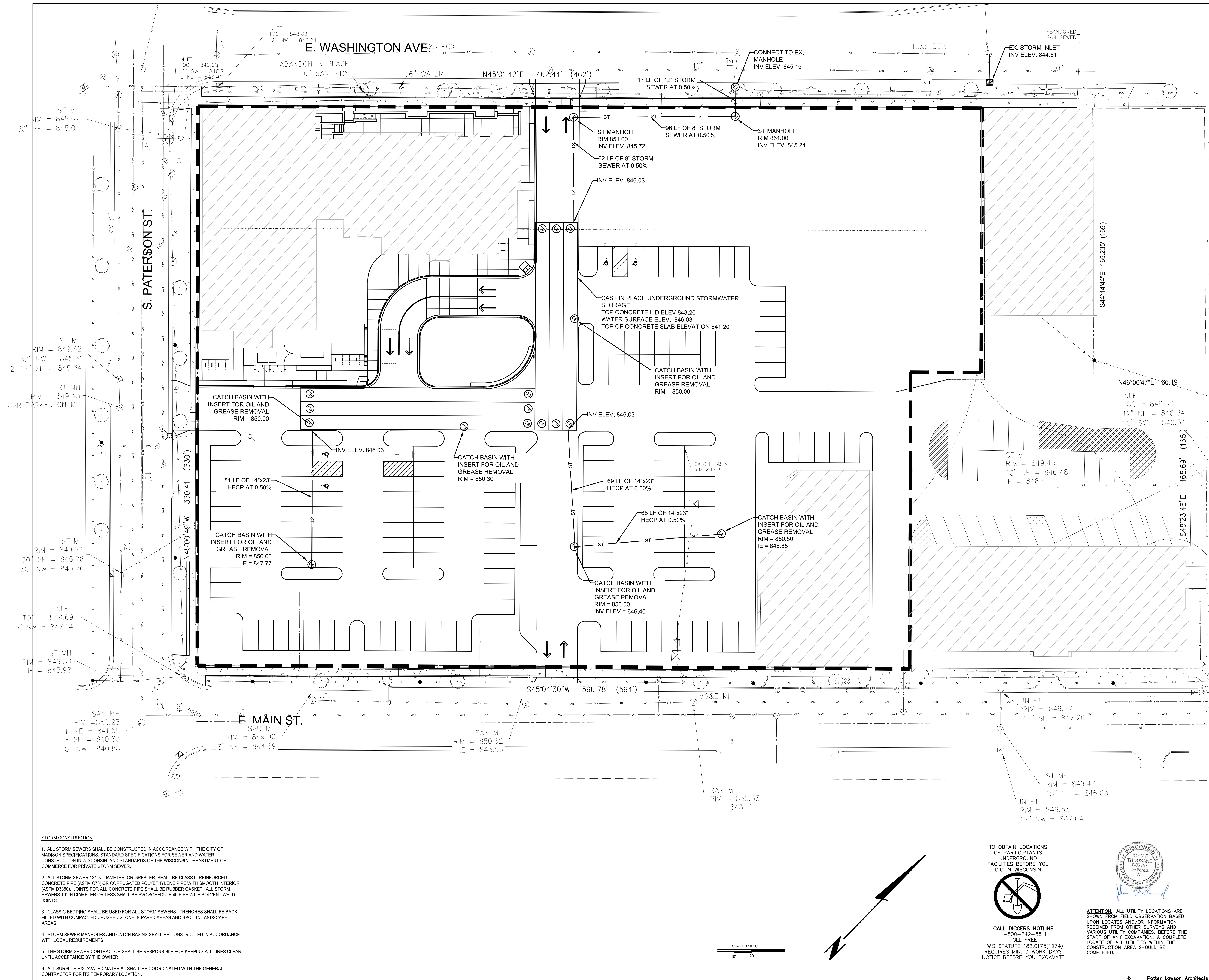


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- STORM CONSTRUCTION**
1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON SPECIFICATIONS. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, AND STANDARDS OF THE WISCONSIN DEPARTMENT OF COMMERCE FOR PRIVATE STORM SEWER.
  2. ALL STORM SEWER 12" IN DIAMETER, OR GREATER, SHALL BE CLASS III REINFORCED CONCRETE PIPE (ASTM C76) OR CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR (ASTM D3350). JOINTS FOR ALL CONCRETE PIPE SHALL BE RUBBER GASKET. ALL STORM SEWERS 10" IN DIAMETER OR LESS SHALL BE PVC SCHEDULE 40 PIPE WITH SOLVENT WELD JOINTS.
  3. CLASS C BEDDING SHALL BE USED FOR ALL STORM SEWERS. TRENCHES SHALL BE BACK FILLED WITH COMPACTED CRUSHED STONE IN PAVED AREAS AND SPOIL IN LANDSCAPE AREAS.
  4. STORM SEWER MANHOLES AND CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
  5. THE STORM SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL LINES CLEAR UNTIL ACCEPTANCE BY THE OWNER.
  6. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.

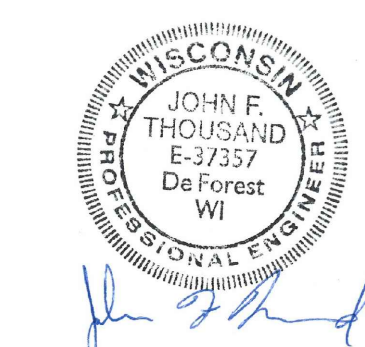
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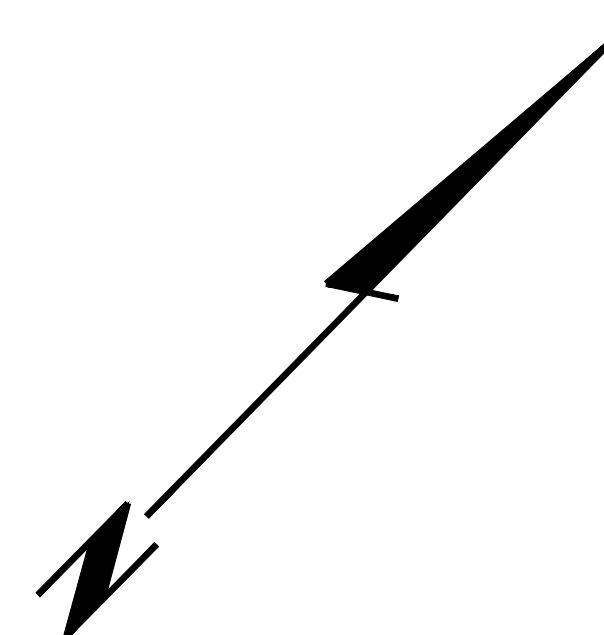
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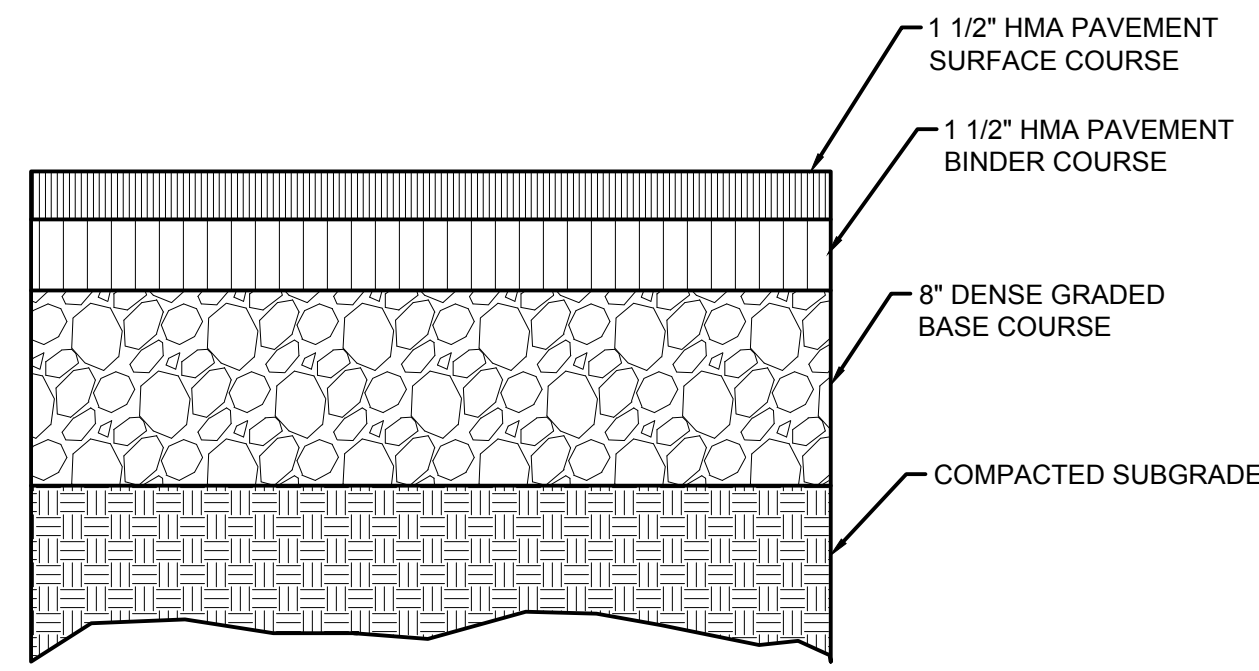


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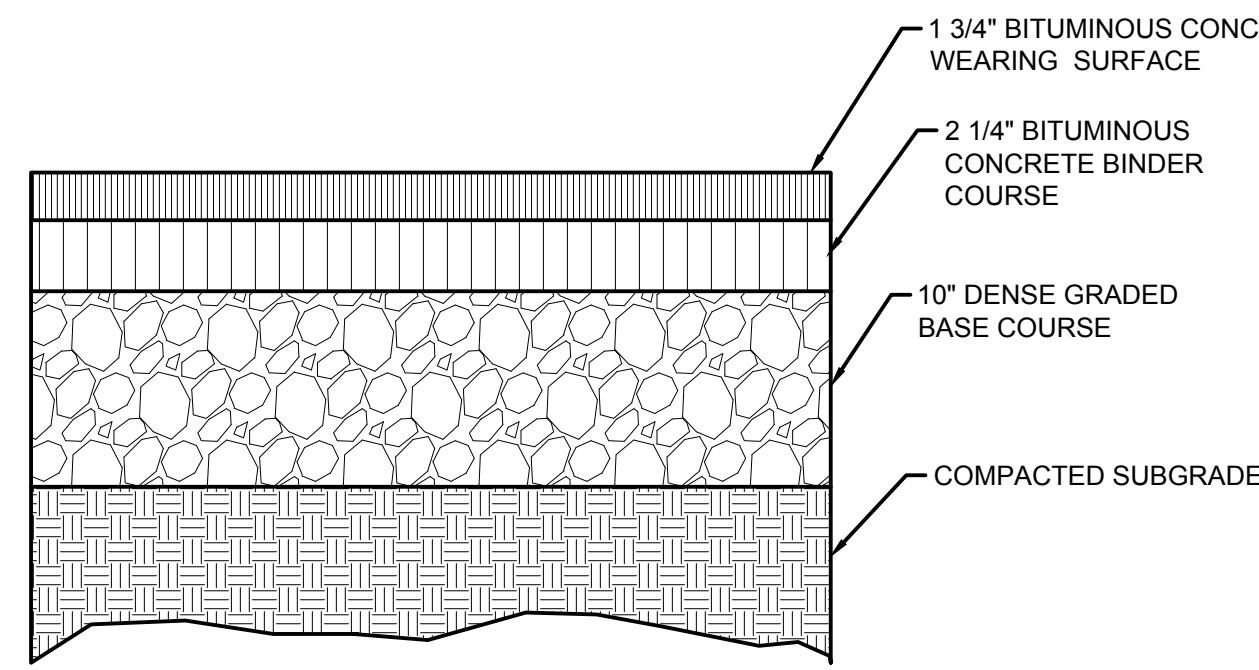
SCALE 1" = 20'





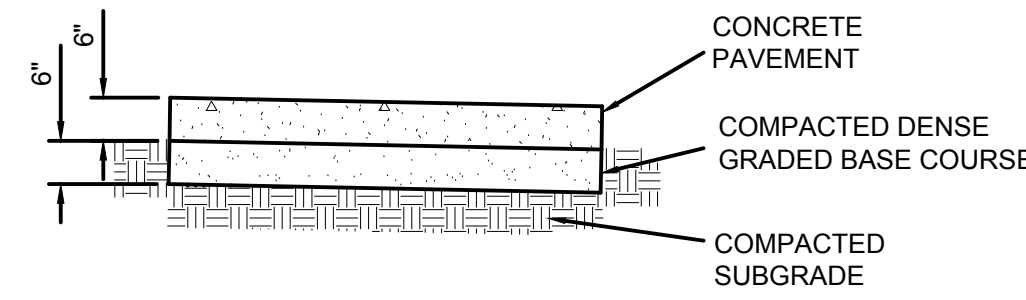
**1 HMA PAVEMENT - PARKING AND DRIVE AREAS**  
NTS

- NOTES**
- HMA PAVEMENT WISDOT SUPERPAVE TYPE E-0.3 MIX DESIGN, WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 9.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2041.
  - DENSE GRADED BASE COURSE SHALL CONFORM TO WISDOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION. BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).



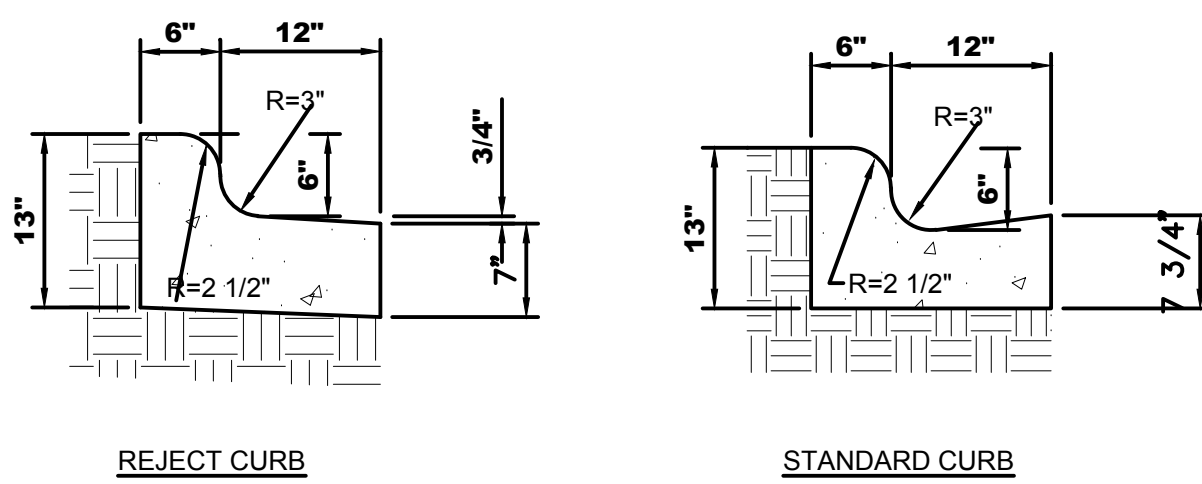
**2 HMA PAVEMENT - HEAVY DUTY DRIVE AREAS**  
NTS

- NOTES**
- HMA PAVEMENT WISDOT SUPERPAVE TYPE E-1 MIX DESIGN, WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 12.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2041.
  - DENSE GRADED BASE COURSE SHALL CONFORM TO WISDOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION. BASE COURSE MATERIAL SHALL BE PLACED IN INDIVIDUAL 5" LIFTS COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).



- DENSE GRADED BASE COURSE SHALL CONFORM TO WISDOT 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
- BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

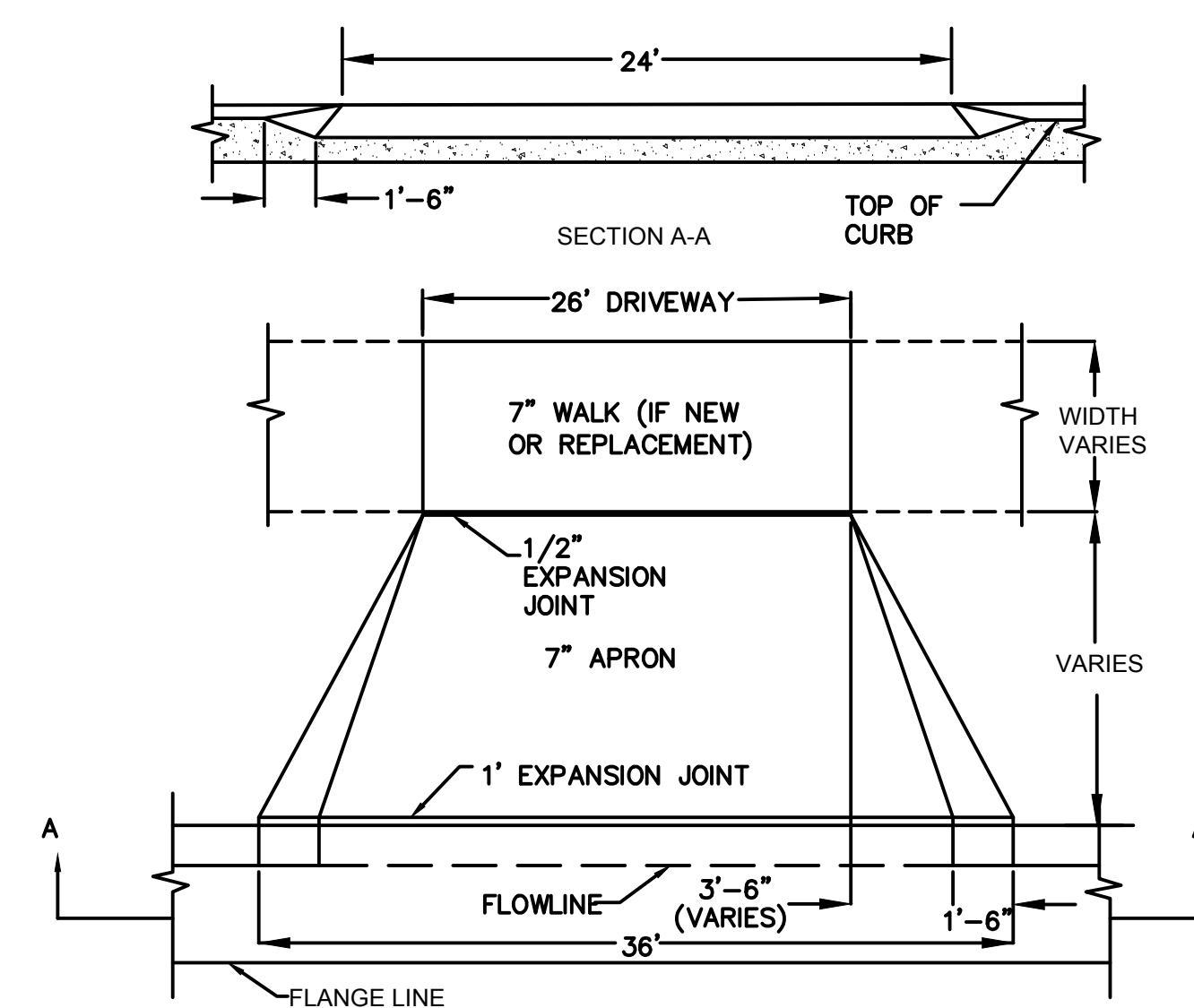
**6 CONCRETE PAVEMENT**  
NTS



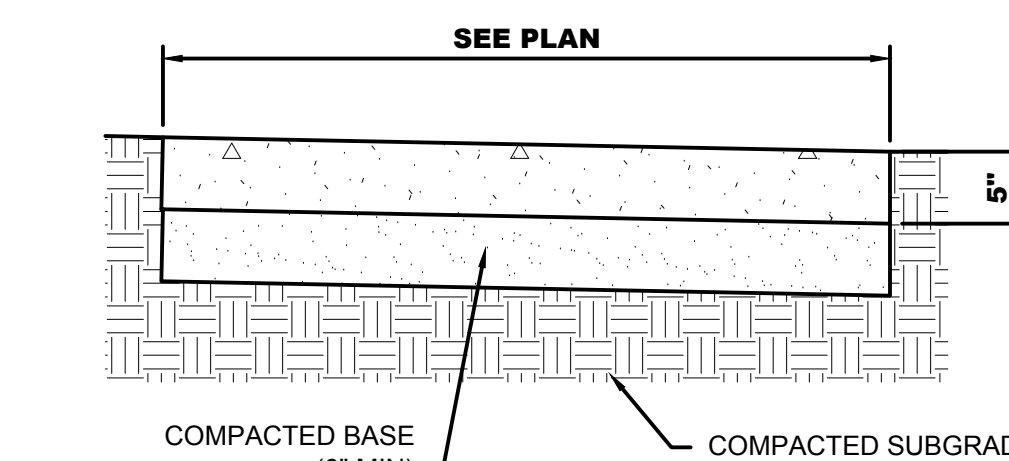
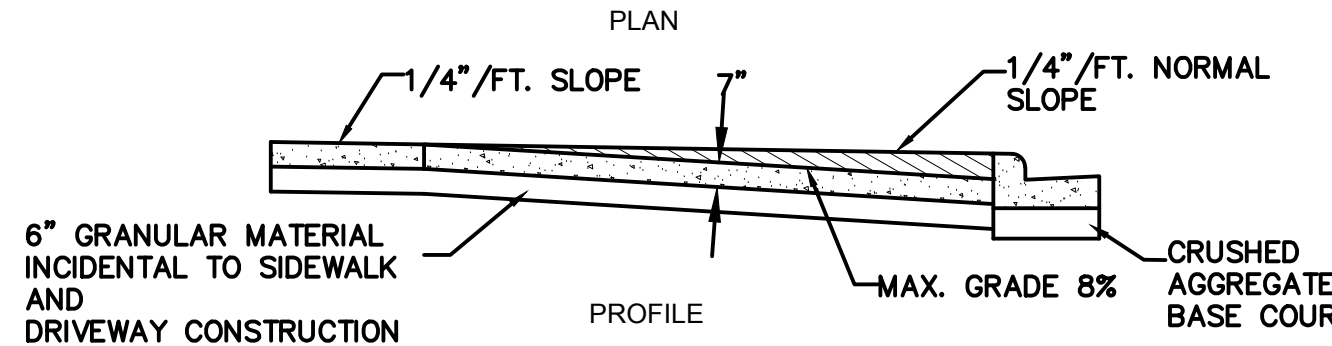
- GENERAL NOTES:**  
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

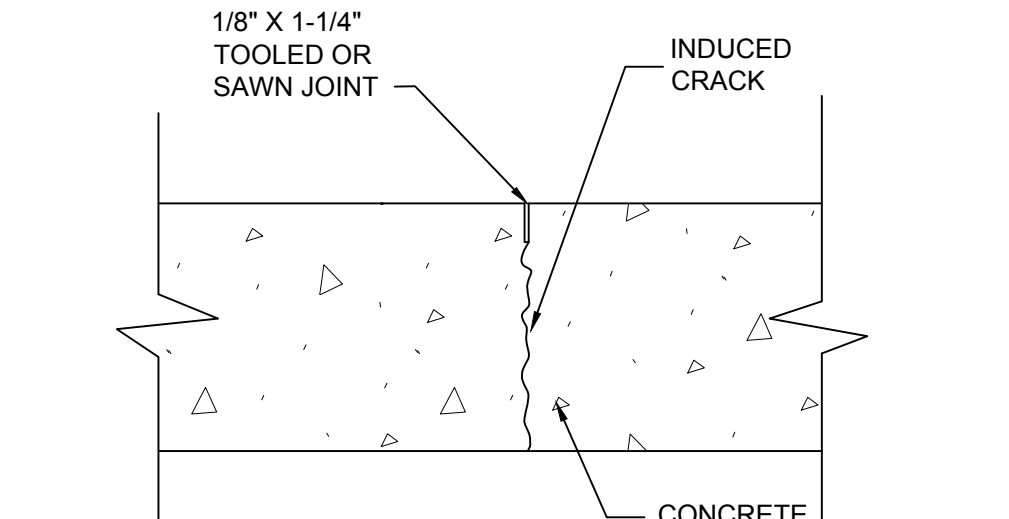
**8 18" CURB AND GUTTER**  
NTS



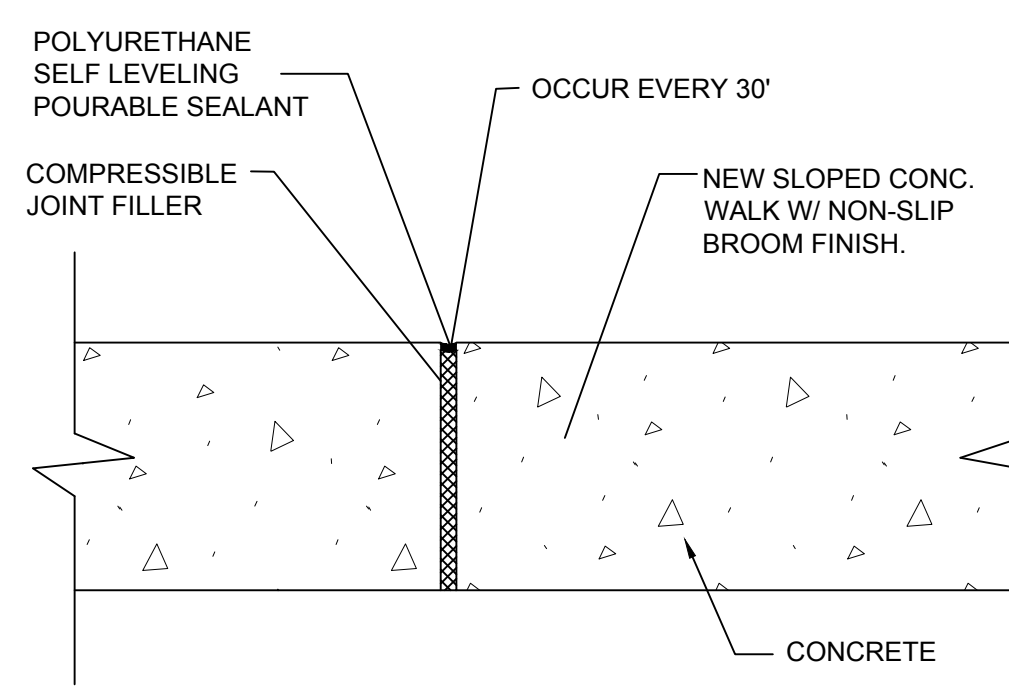
**3 COMMERCIAL DRIVEWAY**  
NTS



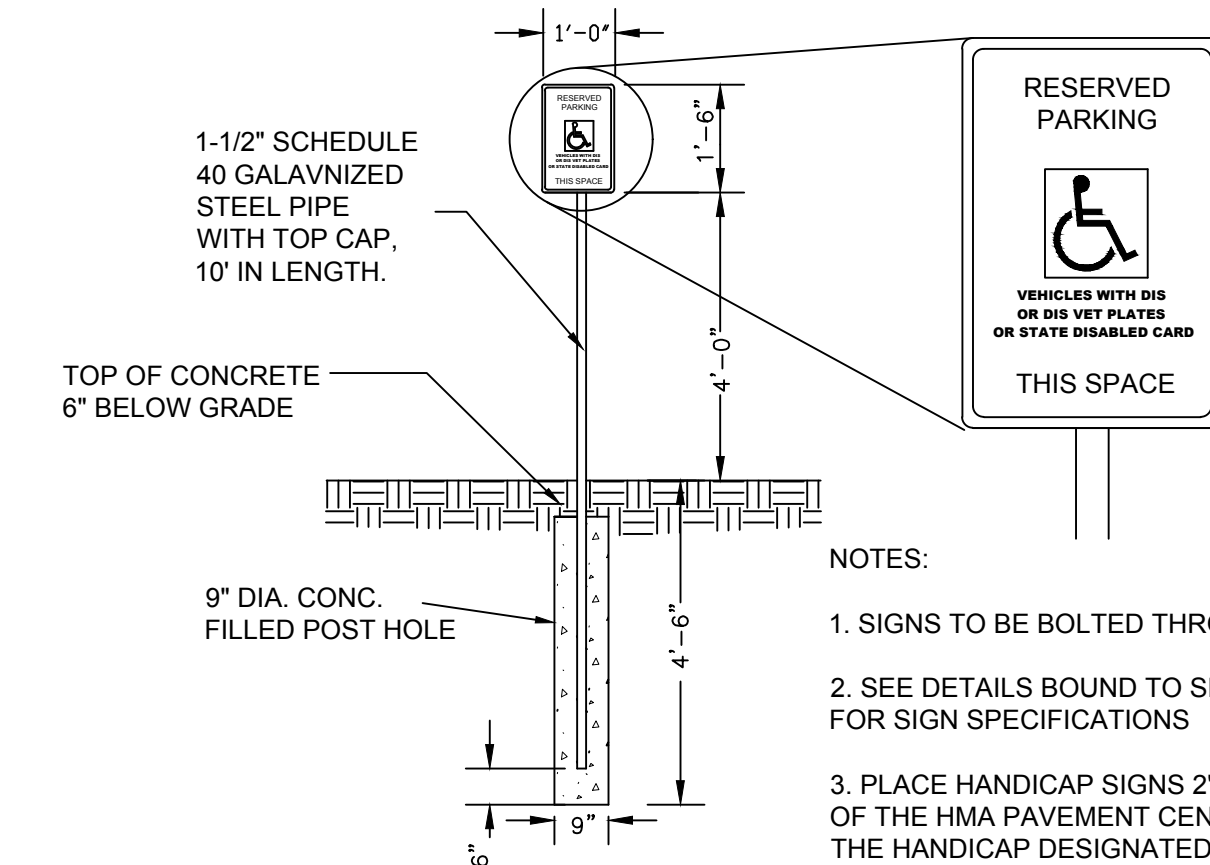
**7 CONCRETE SIDEWALK**  
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**9 CONTROL JOINT**  
NTS

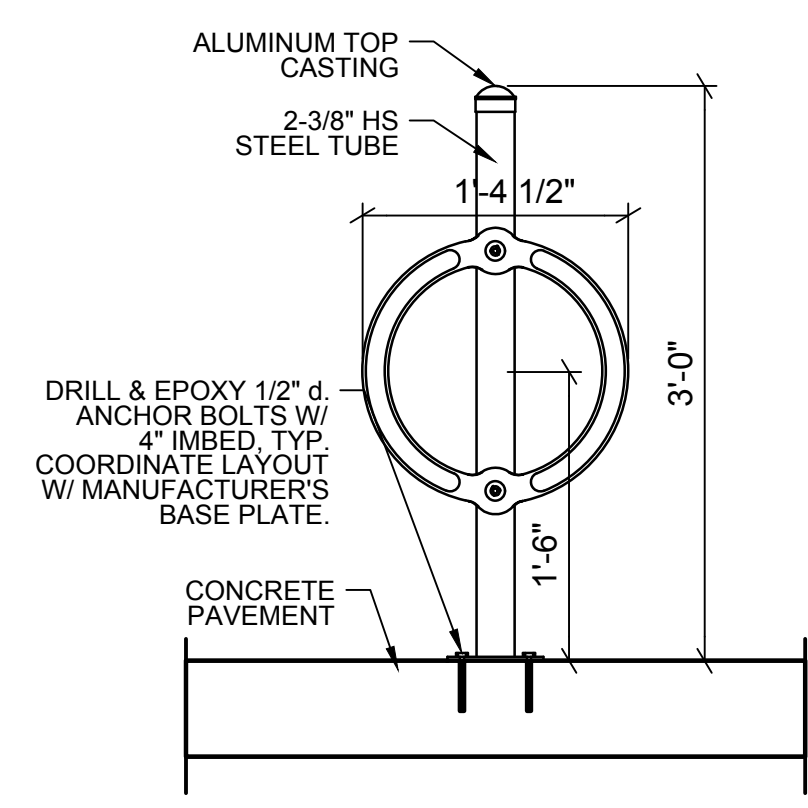


**11 EXPANSION JOINT**  
NTS

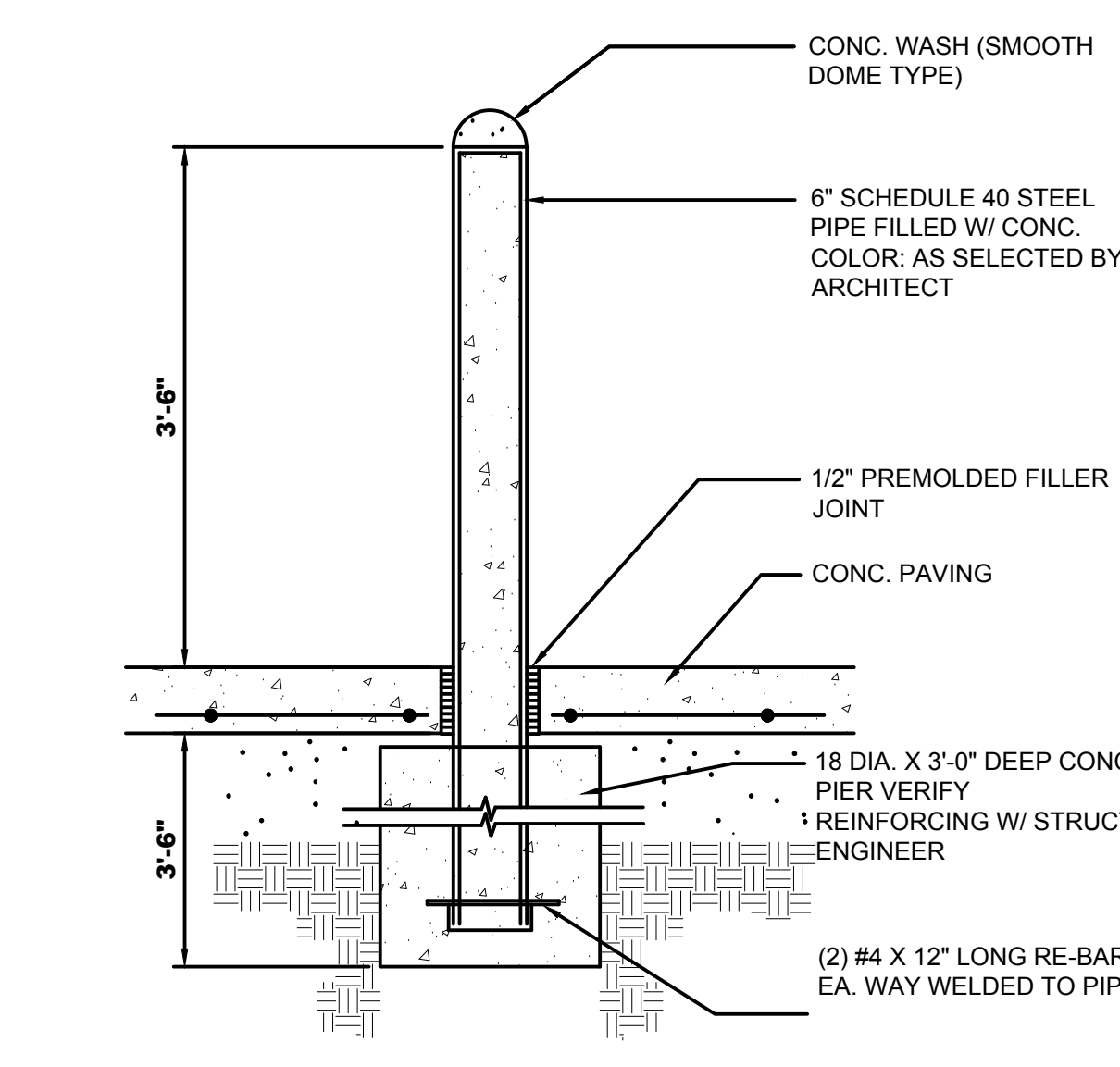
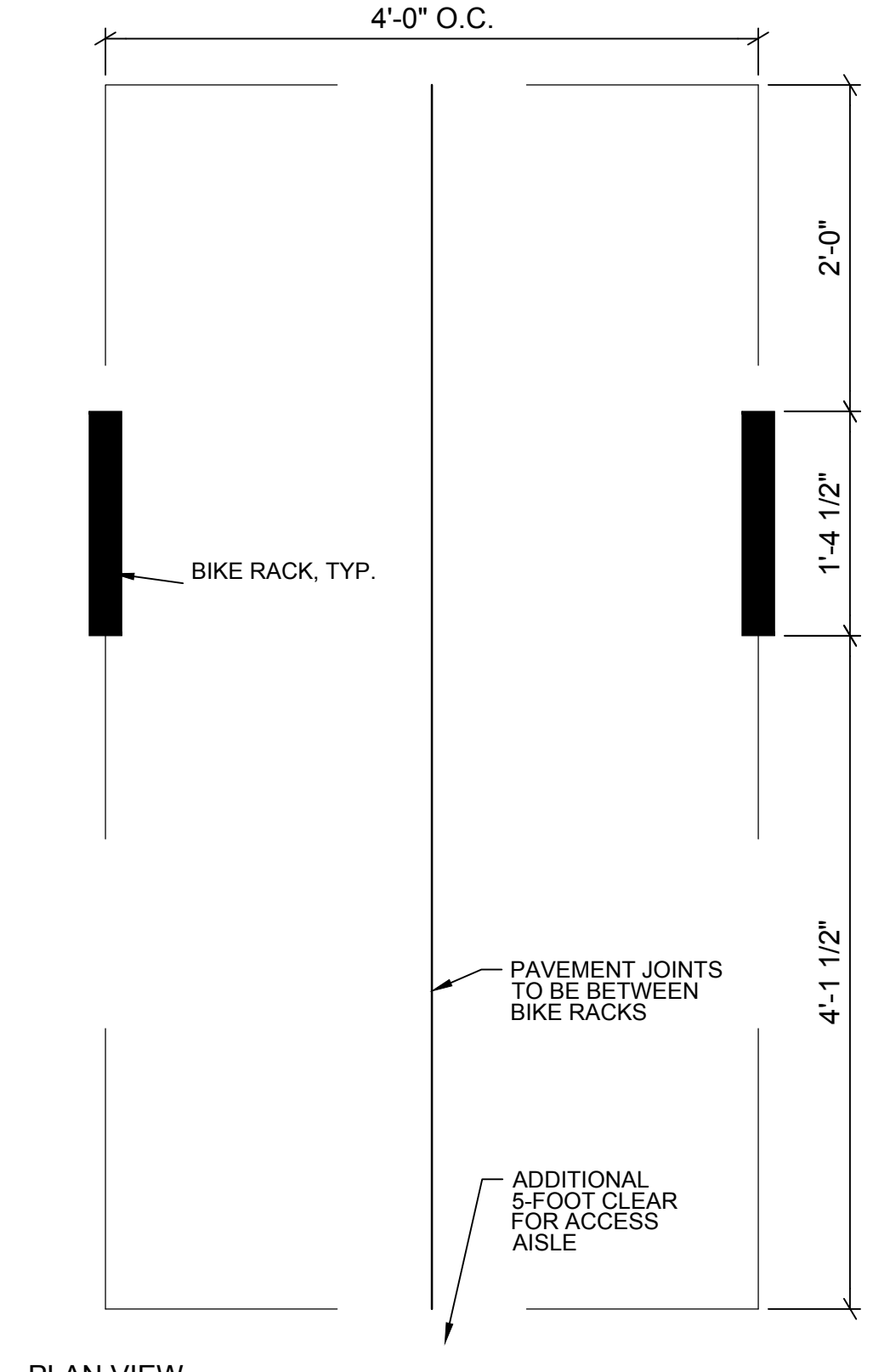


**4 ACCESSIBLE PARKING SIGN**  
NTS

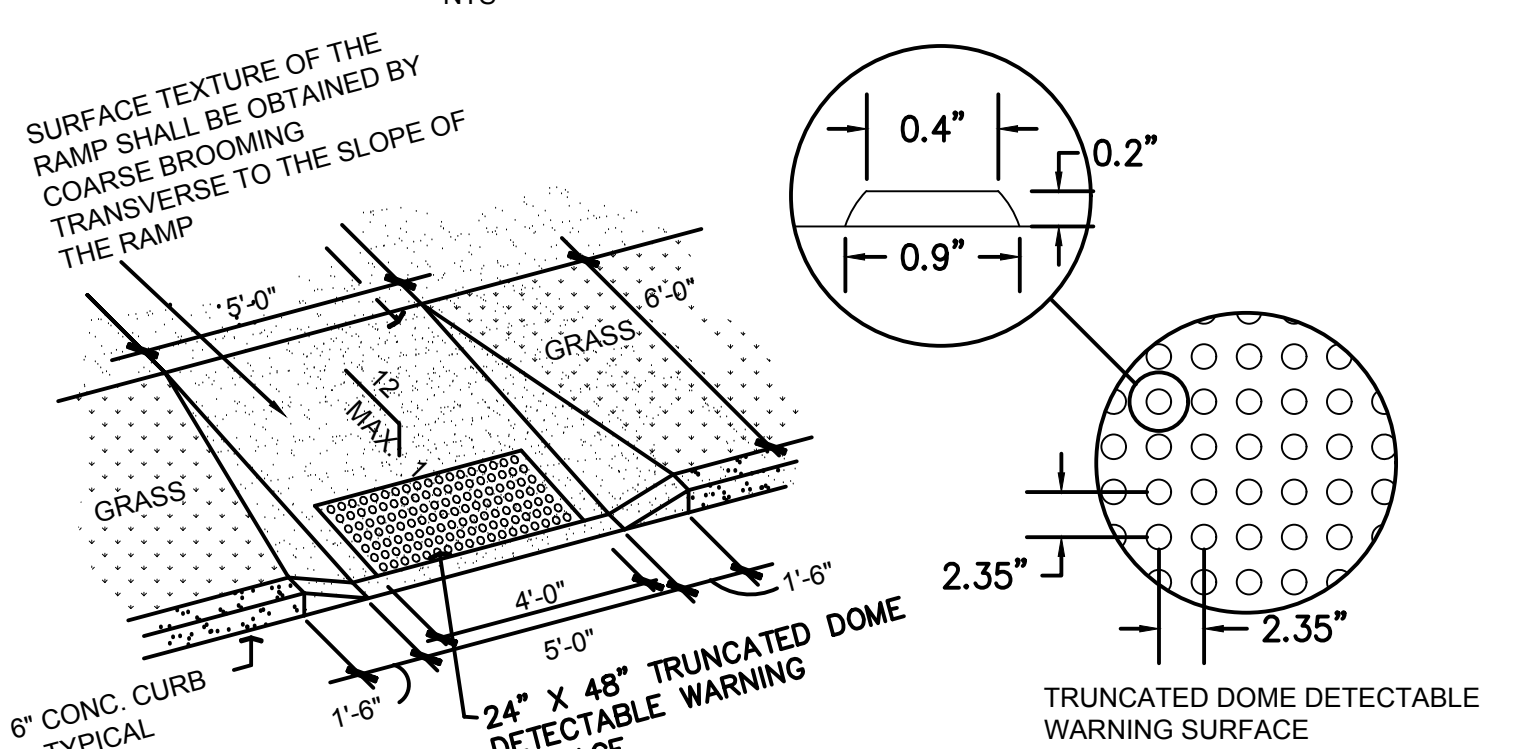
- NOTES:**
- SIGNS TO BE BOLTED THROUGH PIPE
  - SEE DETAILS BOUND TO SPECIFICATIONS FOR SIGN SPECIFICATIONS
  - PLACE HANDICAP SIGNS 2' BEYOND THE EDGE OF THE HMA PAVEMENT CENTERED ON THE HANDICAP DESIGNATED PARKING STALLS.



**5 TYPICAL BIKE RACK AND STALL LAYOUT**  
NTS



**10 BOLLARD**  
NTS



- NOTES:**
- DETECTABLE WARNING SURFACE SHALL BE STAMPED INTO THE CONCRETE OR ARMOR-TILE MODEL ADA-C2448YW MAY BE CAST IN PLACE RAMP AT THE TIME OF CONSTRUCTION. ARMOR-TILE MODEL ADA-S2448YW MAY BE USED AFTER THE RAMP IS POURED.
  - DETECTABLE WARNING SURFACE SHALL BE PAINTED YELLOW.
  - ALTERNATE METHODS OF CREATING THE DETECTABLE WARNING SURFACE MUST BE APPROVED BY THE ENGINEER.
  - SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

**12 CURB RAMP**  
NTS

Notes: \_\_\_\_\_

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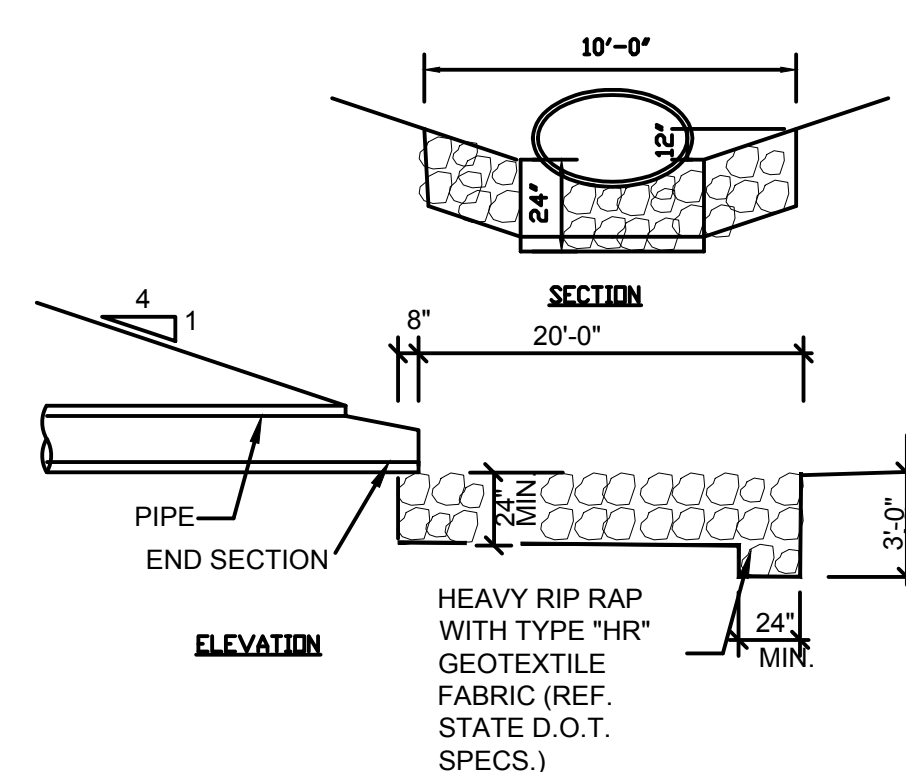
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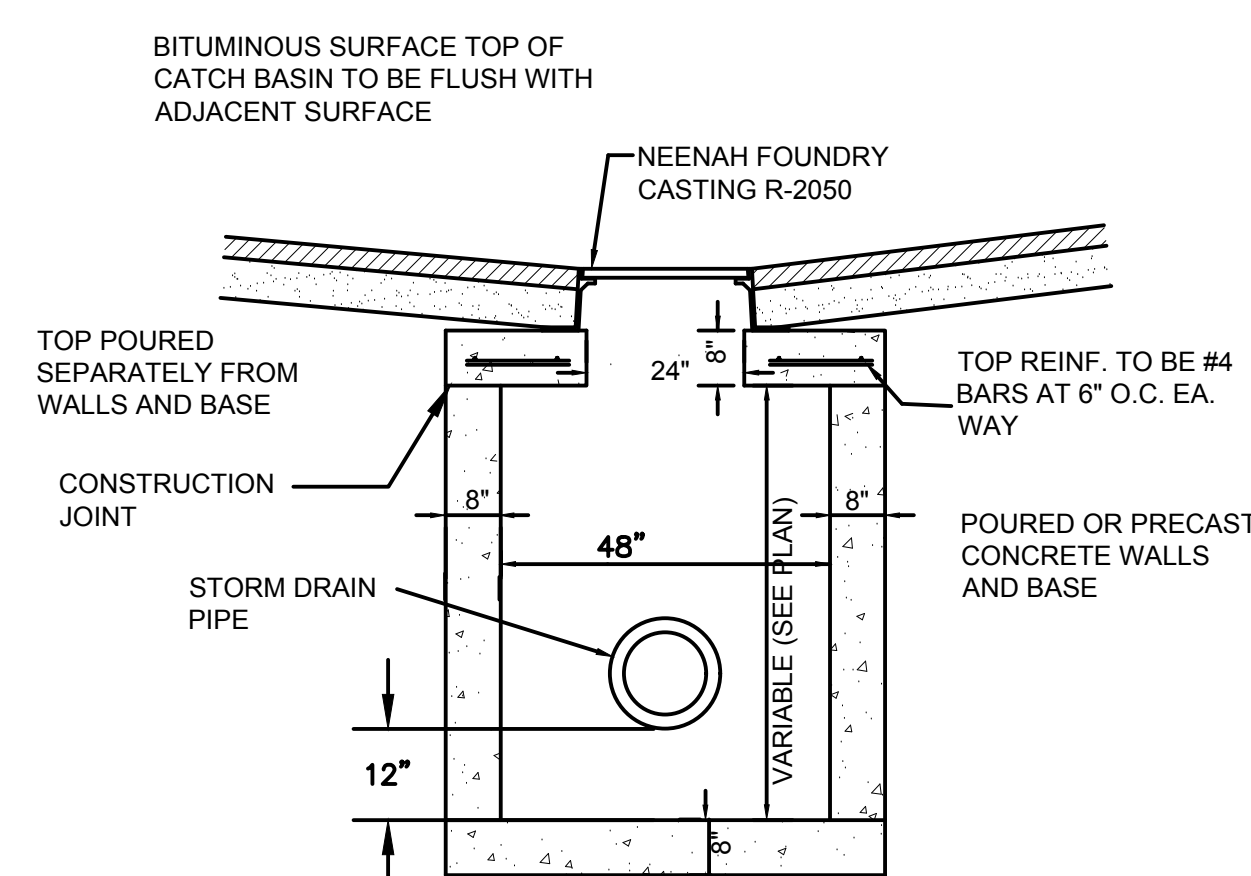


**GENERAL NOTES:**  
CONCRETE CULVERT ENDWALLS MAY NOT BE USED WITH GALVANIZED STEEL OR ALUMINUM CULVERT PIPE OR VISE VERSA. GALVANIZED STEEL OR ALUMINUM ENDWALLS SHALL NORMALLY BE INSTALLED ON CULVERT PIPE OF THE SAME METAL.

WHERE TWO OR MORE PIPES WITH APRON ENDWALLS ARE LAID ADJACENT TO EACH OTHER, THEY SHALL BE SEPARATED BY A DISTANCE SUFFICIENT TO PROVIDE A MINIMUM CLEARANCE OF 6" BETWEEN APRON ENDWALLS.

**4 RIPRAP OFFFALL**

NTS

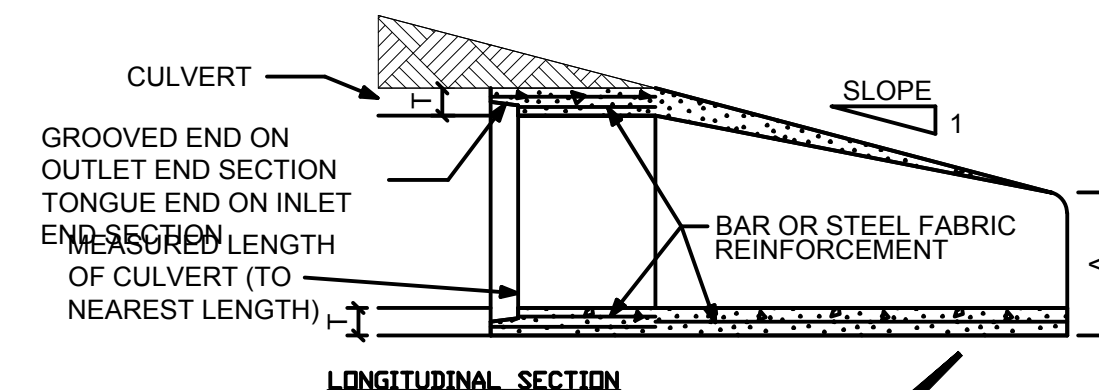
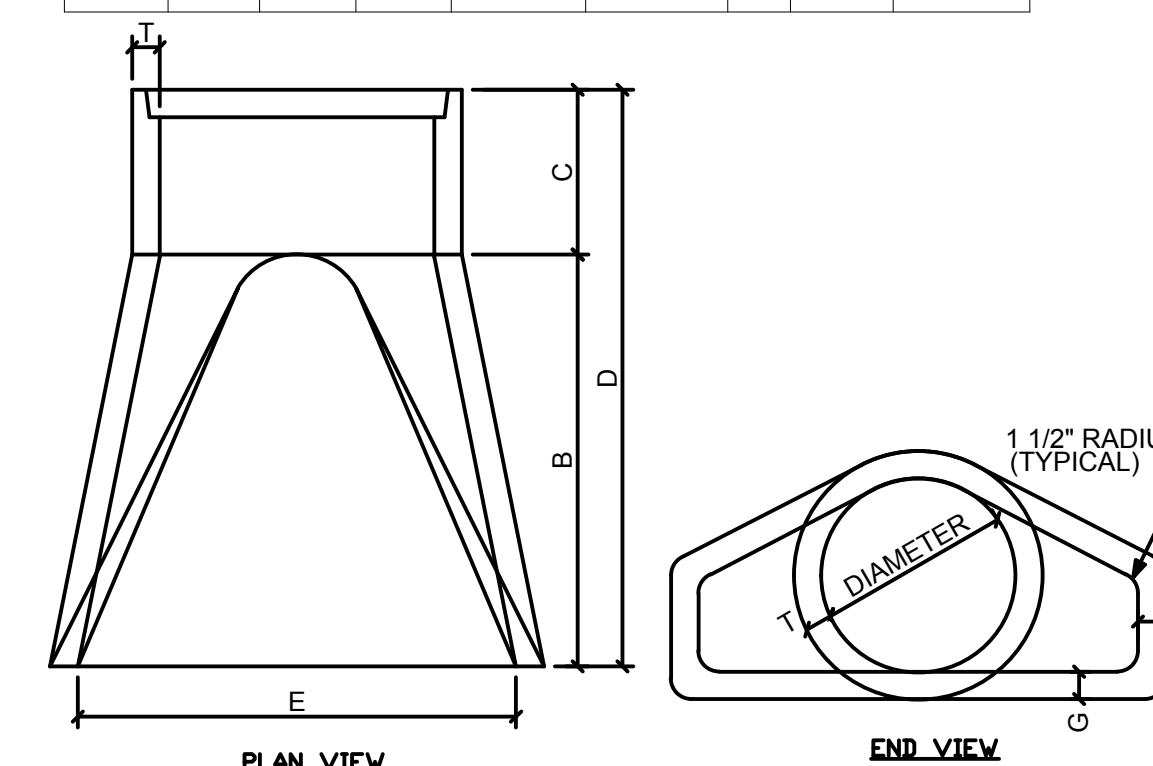


- NOTES**
1. ALL CATCH BASINS SHALL INCLUDE STEPS ON 16" CENTERS WHEN DEPTH (GRATE TO BOTTOM) IS 5.0' OR GREATER.
  2. STRUCTURE TO BE PLACED ON 6" OF MECHANICALLY COMPACTED CRUSHED STONE
  3. FLO-GARD PLUS (FGP-RF20P) INLET INSERTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS IN CATCH BASINS RECEIVING PARKING LOT RUNOFF.

**5 CATCH BASIN**

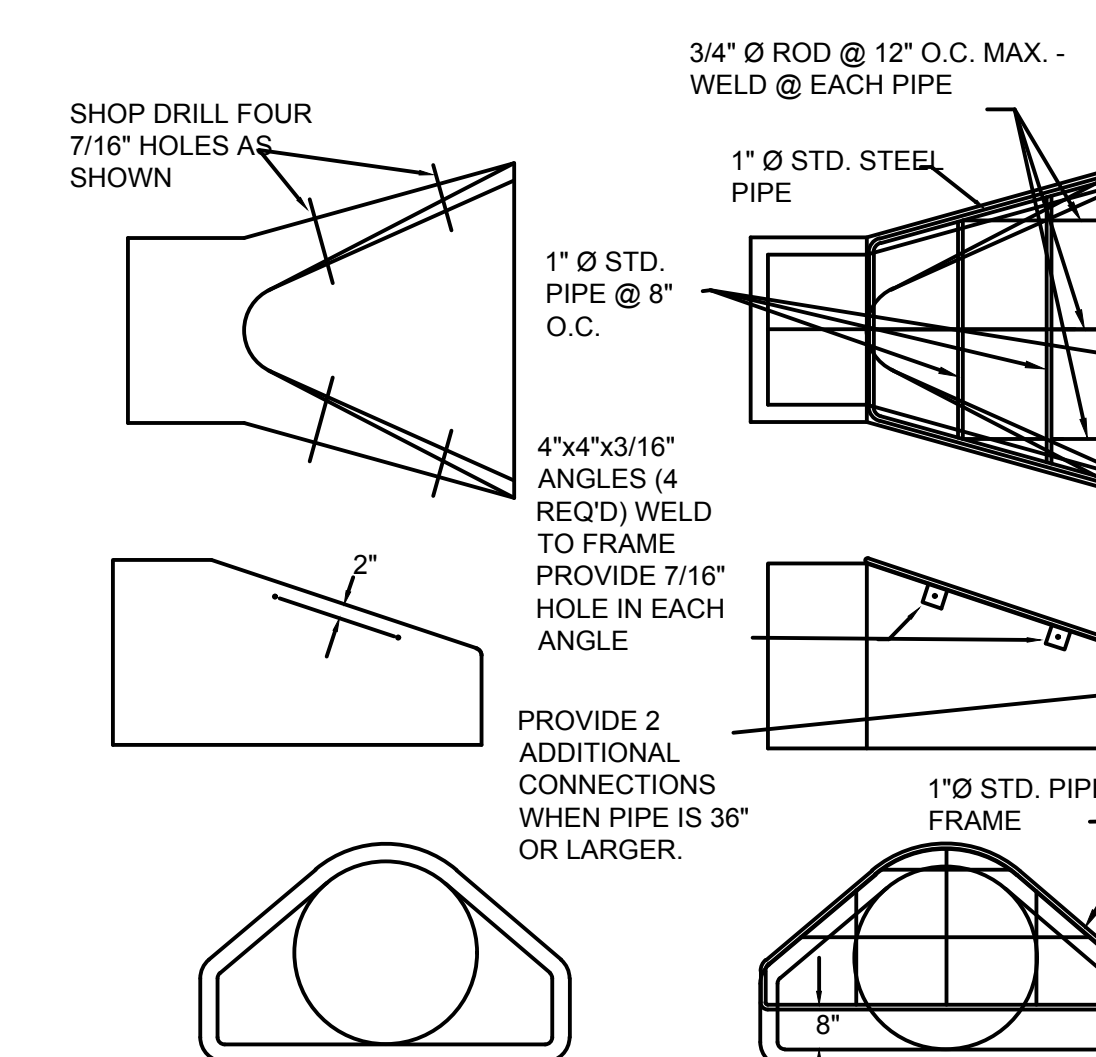
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PIPE DIAM. (INCHES)	DIMENSIONS (INCHES)						APPROX. SLOPE	
	T	A	B	C	D	E		G
18	2 1/2	9	27	46	73	36	2 1/2	3 TO 1



**6 CONCRETE ENDWALL**

NTS



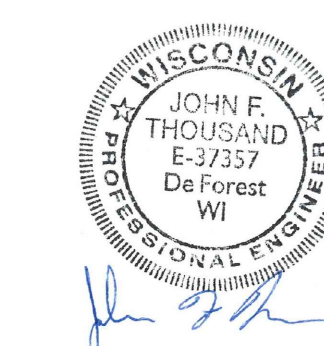
THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH SIX 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

PAINTING SPECIFICATIONS THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. SEE NOTES: FIRST COAT-RUST-OLEUM X 90 RED BARE METAL PRIMER OR EQUAL. SECOND COAT- RUST 960 ZINC CHROMATE PRIMER OR EQUAL. THIRD COAT-RUST-OLEUM 1282 HIGH GLOSS & METALLIC FINISH OR EQUAL.

- NOTES:**
1. BARE SURFACES - AFTER THOROUGH SCRAPING, WIRE BRUSHING & CLEANING, APPLY THE THREE COAT SYSTEM LISTED.
  2. GIVE EACH SURFACE AN OVERALL COAT.
  3. ALLOW 24 - 48 HOURS DRYING TIME BETWEEN COATS.

**7 PIPE GATE**

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