

Description:

(Per First American Title Insurance Company Commitment No. NCS-873036-MAD, dated October 10, 2017)
 Lot One (1), Certified Survey Map No. 13100 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 19, 2011, in Volume 84 of Certified Survey Maps, Pages 53-55, as Document No. 4765111, located in the City of Madison, Dane County, Wisconsin.

Notes:

- Underground Utilities were not located per client's request. Public and private utilities may exist. Lacking excavation, the exact location of and underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary. Care should be taken when excavating and Digger's Hotline shall be contacted at 1-800-242-8511 prior to any construction for safety and liability purposes of parties involved.
- Utility easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of the Wisconsin statutes.
- This survey is based on First American Title Insurance Company Commitment No. NCS-873036-MAD, dated October 10, 2017, and may be subject to any easements or agreements, recorded or unrecorded, not disclosed by said commitment.
- This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.
- This map to be used only for issuance of title insurance. It is not for engineering design or construction.
- Drainage for Lot 1 is independent. (Per CSM No. 13100)

Notes to Schedule B-Section Two Exceptions:

(Per First American Title Insurance Company Commitment No. NCS-873036-MAD, dated October 10, 2017)

Items 1-13. Not survey items. [No easements to plot.]

Item (14) Party Wall Agreement. Doc. No. 1535345. [No easement described that can be plotted. Agreement area noted on survey.]

Item (15) Easement Agreement. Doc. No. 2217185. [Easement plotted as shown.]

Item (16) Easement Agreement. Doc. No. 3174039. [Easement plotted as shown.]

Item (17) Encroachment Agreement. Doc. No. 4758109. [No easement described. Areas in question noted on survey.]

SURVEYOR'S CERTIFICATE

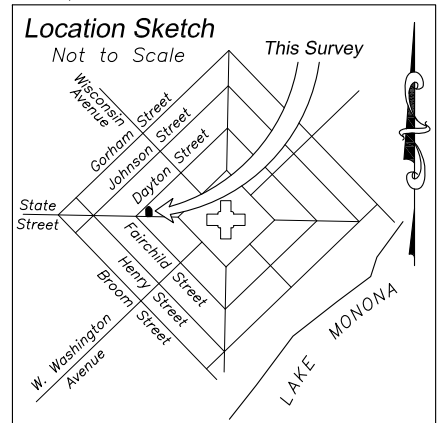
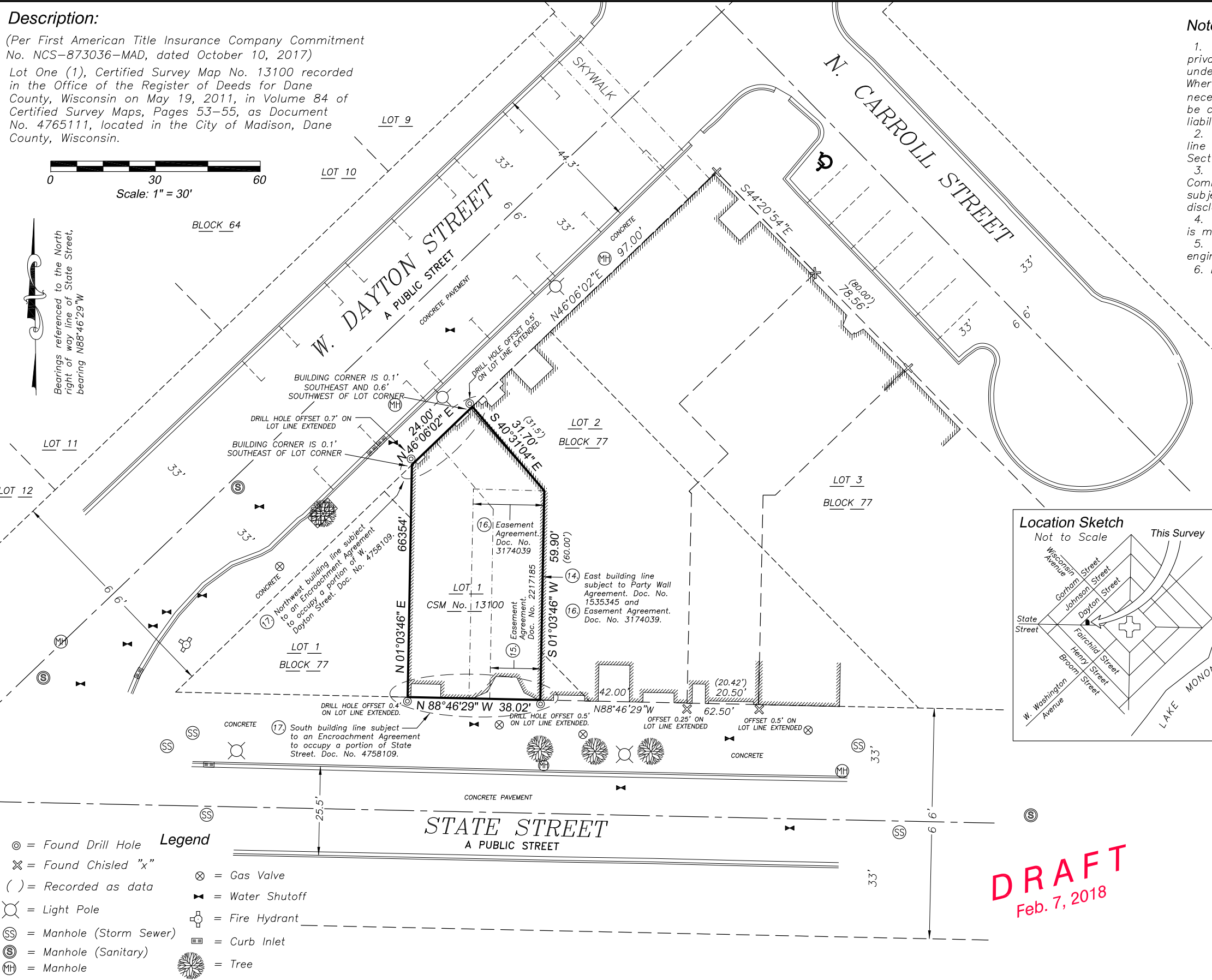
To Ascendant Holdings Real Estate; 122 Sate Street Group, LLC; First American Title Insurance Company; and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no items from Table A thereof. The field work was completed on November 3, 2017.

Date of Map: February 7, 2018.

Daniel V. Birrenkott, Professional Land Surveyor No. 1531
 DBIRRENKOTT@BIRRENKOTTSSURVEYING.COM

DRAFT
 Feb. 7, 2018



- Legend**
- ⊙ = Found Drill Hole
 - ⊗ = Found Chisled "x"
 - () = Recorded as data
 - ☉ = Light Pole
 - ⊕ = Manhole (Storm Sewer)
 - ⊙ = Manhole (Sanitary)
 - ⊕ = Manhole
 - ⊗ = Gas Valve
 - ⊗ = Water Shutoff
 - ⊕ = Fire Hydrant
 - ⊕ = Curb Inlet
 - ☉ = Tree

Maps that do not show a seal imprint in RED ink may contain unauthorized alterations to the original. Information should be disregarded unless verified by the Professional Land Surveyor whose signature appears hereon. The Surveyor accepts no responsibility for non-original copies of this document.

122 STATE ST.
NEW HOTEL AND RESTAURANT

122 STATE ST.
MADISON, WI. 53703



CONSULTANTS:

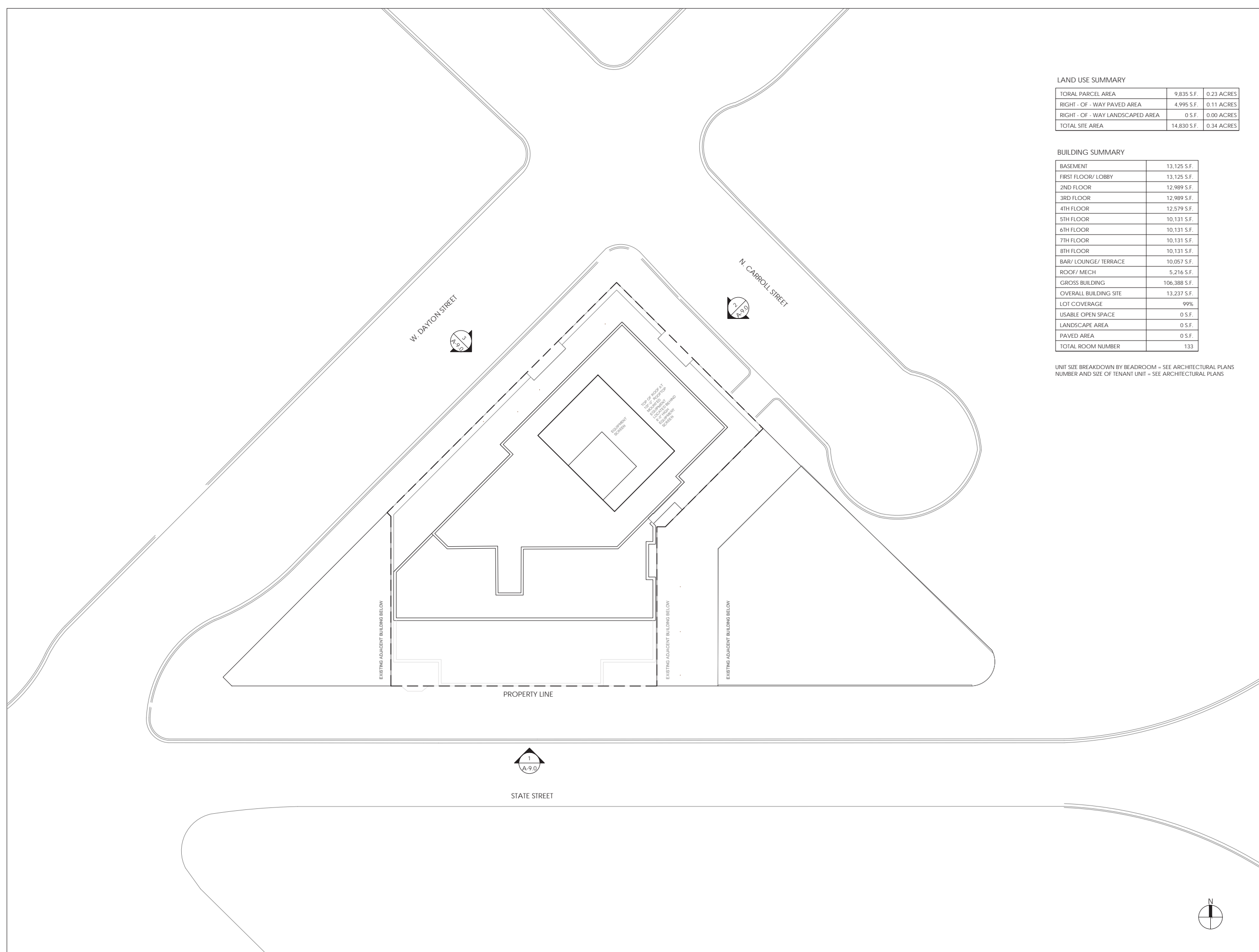
LAND USE SUMMARY

TOTAL PARCEL AREA	9,835 S.F.	0.23 ACRES
RIGHT - OF - WAY PAVED AREA	4,995 S.F.	0.11 ACRES
RIGHT - OF - WAY LANDSCAPED AREA	0 S.F.	0.00 ACRES
TOTAL SITE AREA	14,830 S.F.	0.34 ACRES

BUILDING SUMMARY

BASEMENT	13,125 S.F.
FIRST FLOOR/ LOBBY	13,125 S.F.
2ND FLOOR	12,989 S.F.
3RD FLOOR	12,989 S.F.
4TH FLOOR	12,579 S.F.
5TH FLOOR	10,131 S.F.
6TH FLOOR	10,131 S.F.
7TH FLOOR	10,131 S.F.
8TH FLOOR	10,131 S.F.
BAR/ LOUNGE/ TERRACE	10,057 S.F.
ROOF/ MECH	5,216 S.F.
GROSS BUILDING	106,388 S.F.
OVERALL BUILDING SITE	13,237 S.F.
LOT COVERAGE	99%
USABLE OPEN SPACE	0 S.F.
LANDSCAPE AREA	0 S.F.
PAVED AREA	0 S.F.
TOTAL ROOM NUMBER	133

UNIT SIZE BREAKDOWN BY BEADROOM = SEE ARCHITECTURAL PLANS
NUMBER AND SIZE OF TENANT UNIT = SEE ARCHITECTURAL PLANS



1	ISSUED FOR PLANNING	06/20/18
#	REVISION / ISSUE	DATE

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:
ARCHITECTURAL SITE PLAN

PROJECT #: #Pm
A-2.1
1/16" = 1'-0"



122 STATE ST.
 NEW HOTEL AND RESTAURANT
 122 STATE ST.
 MADISON, WI. 53703



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SHEET TITLE:
 FIRST FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm
A-2.1
 1/8" = 1'-0"



W. DAYTON STREET

N. CARROLL STREET

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING

122 STATE ST.
NEW HOTEL AND RESTAURANT
122 STATE ST.
MADISON, WI. 53703



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SHEET TITLE:

SECOND & THIRD FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm

A-2.2
1/8" = 1'-0"



W. DAYTON STREET

N. CARROLL STREET

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING

EXISTING ADJACENT BUILDING

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NEW HOTEL AND RESTAURANT
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MADISON, WI. 53703



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SHEET TITLE:
FOURTH FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm
A-2.3
1/8" = 1'-0"



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 MADISON, WI. 53703



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SHEET TITLE:

FIFTH FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm

A-2.4
 1/8" = 1'-0"



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SHEET TITLE:

SIXTH-EIGHTH FLOOR CONSTRUCTION PLAN

PROJECT #: #P#

A-2.5
 1/8" = 1'-0"



EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW



122 STATE ST.
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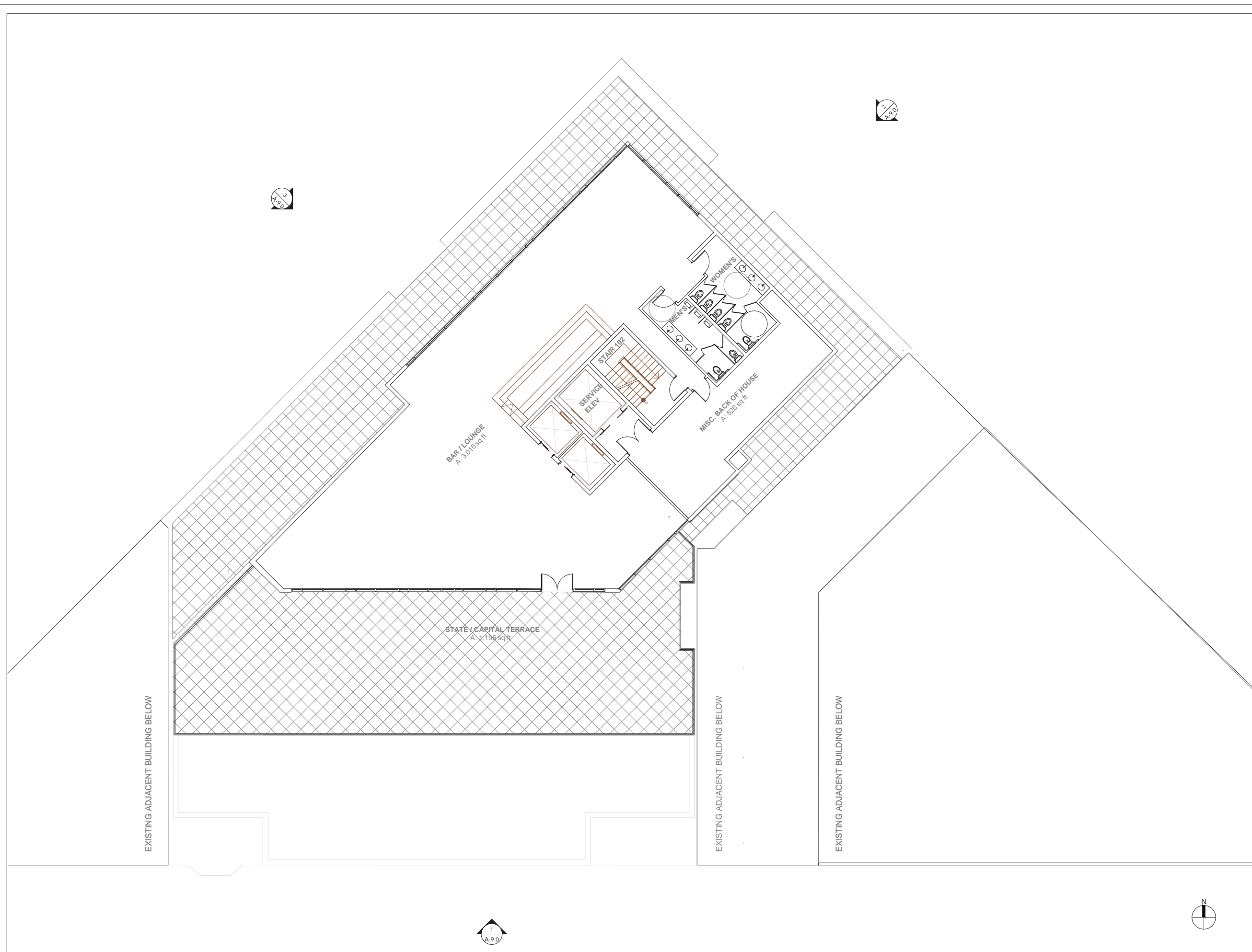
SHEET TITLE:

NINTH FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm

A-2.6

1/8" = 1'-0"



122 STATE ST.
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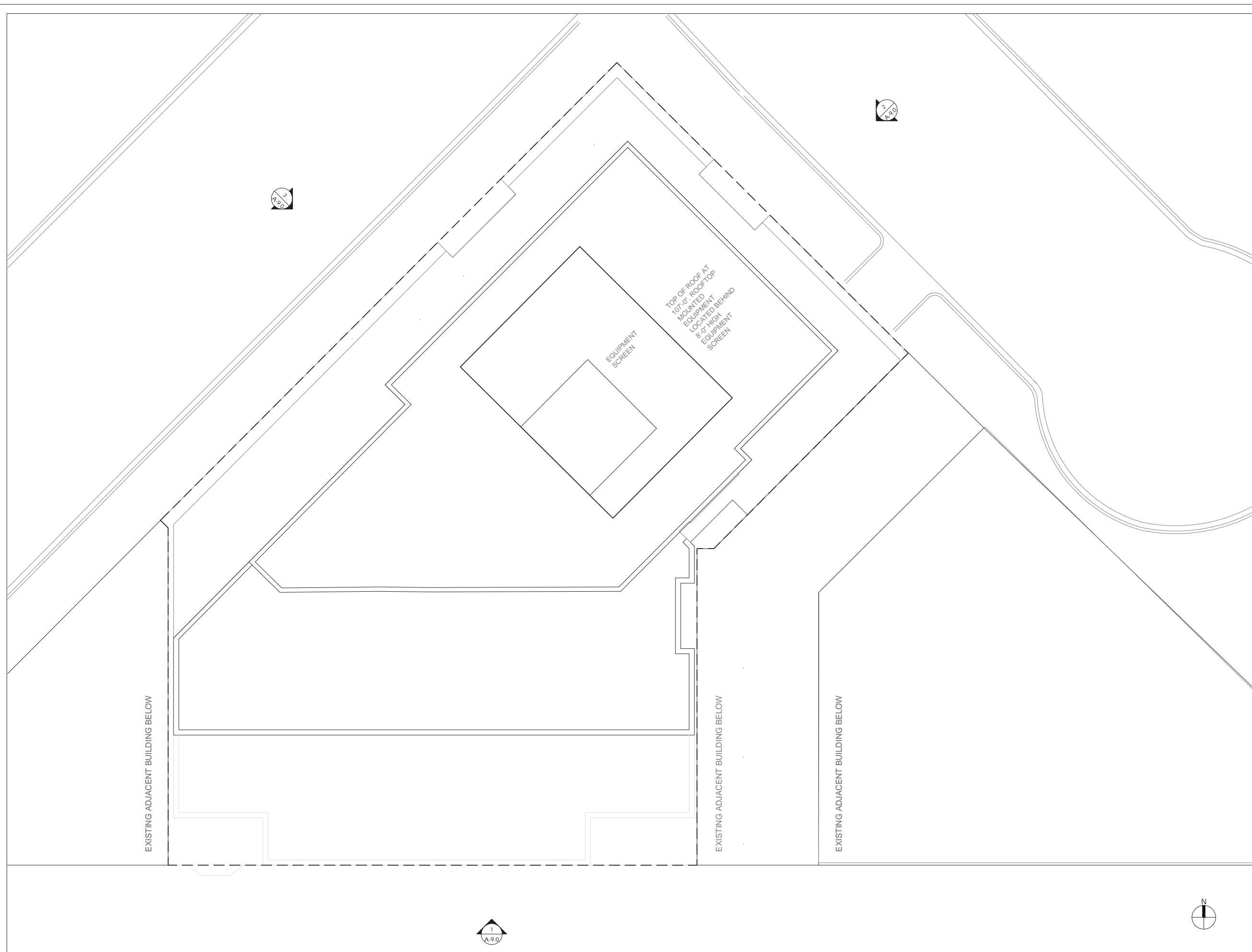
SHEET TITLE:

ROOF PLAN

PROJECT #: #Pm

A-2.7

1/8" = 1'-0"



EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW



122 STATE ST. NEW HOTEL AND RESTAURANT

122 STATE ST.
MADISON, WI. 53703



CONSULTANTS:

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SHEET TITLE:

STATE STREET
EXTERIOR ELEVATIONS

PROJECT #: #PIn

A-9.0

1/16" = 1'-0"

TOP OF ROOF AT 107'-0". ROOFTOP MOUNTED EQUIPMENT LOCATED BEHIND 8'-0" HIGH EQUIPMENT SCREEN

BRONZE LOUVERED SCREEN

METAL PANEL CORNICE BRONZE

BRONZE SPANDREL PANEL
BRONZE MUNTINS
METAL PANEL, PATTERN TO MATCH GLASS

GLASS
LIMESTONE

GLASS BRONZE MUNTINS

TOP OF HVAC/RTU ENCLOSURE 115'-0" (WP)

T.O. TOP OF BAR 107'-0" (WP)

T.O. ROOF PARAPET 95'-0" (WP)

FLOOR 09 91'-0" (WP)

FLOOR 08 80'-0" (WP)

FLOOR 07 69'-0" (WP)

FLOOR 06 58'-0" (WP)

FLOOR 05 47'-0" (WP)

FLOOR 04 36'-0" (WP)

FLOOR 03 25'-0" (WP)

FLOOR 02 14'-0" (WP)

FLOOR 01 (LOWER) -3'-0" (WP)

122 STATE ST. NEW HOTEL AND RESTAURANT

122 STATE ST.
MADISON, WI. 53703



CONSULTANTS:

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SEAL

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SHEET TITLE:

NORTH CARROLL STREET
EXTERIOR ELEVATIONS

PROJECT #: #PIn

A-9.0

1/16" = 1'-0"

TOP OF ROOF AT 107'-0". ROOFTOP MOUNTED EQUIPMENT LOCATED BEHIND 8'-0" HIGH EQUIPMENT SCREEN

BRONZE SPANDREL PANEL



- TOP OF HVAC/RTU ENCLOSURE 115'-0" (WP)
- T.O. TOP OF BAR 107'-0" (WP)
- T.O. ROOF PARAPET 95'-0" (WP)
- FLOOR 09 91'-0" (WP)
- FLOOR 08 80'-0" (WP)
- FLOOR 07 69'-0" (WP)
- FLOOR 06 58'-0" (WP)
- FLOOR 05 47'-0" (WP)
- FLOOR 04 36'-0" (WP)
- FLOOR 03 25'-0" (WP)
- FLOOR 02 14'-0" (WP)
- FLOOR 01 (LOWER) 0'-0" (WP)

122 STATE ST.
NEW HOTEL AND
RESTAURANT

122 STATE ST.
MADISON, WI. 53703



CONSULTANTS:

1	ISSUED FOR PLANNING	06/20/18
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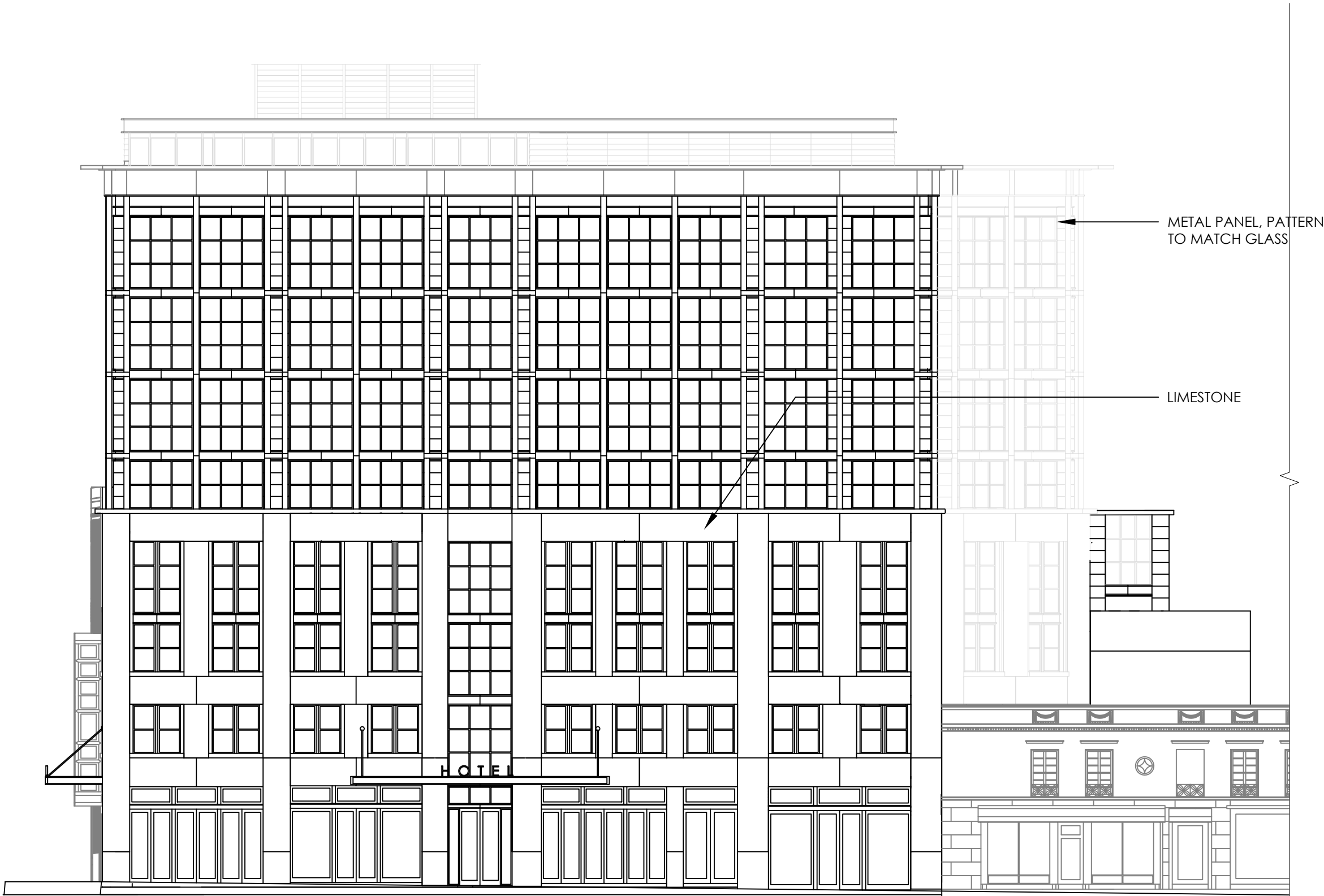
SHEET TITLE:

WEST DAYTON STREET
EXTERIOR ELEVATIONS

PROJECT #: #PIn

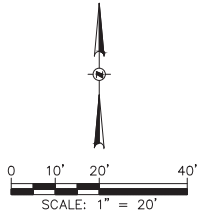
A-9.0

1/16" = 1'-0"



GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY BIRRENKOTT SURVEYING INC. ON OCTOBER 21, 2015. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
2. VERTICAL DATUM IS BASED ON XXX.
3. BENCHMARKS
 - 1.
 - 2.
4. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.



122 STATE ST.
NEW HOTEL AND RESTAURANT

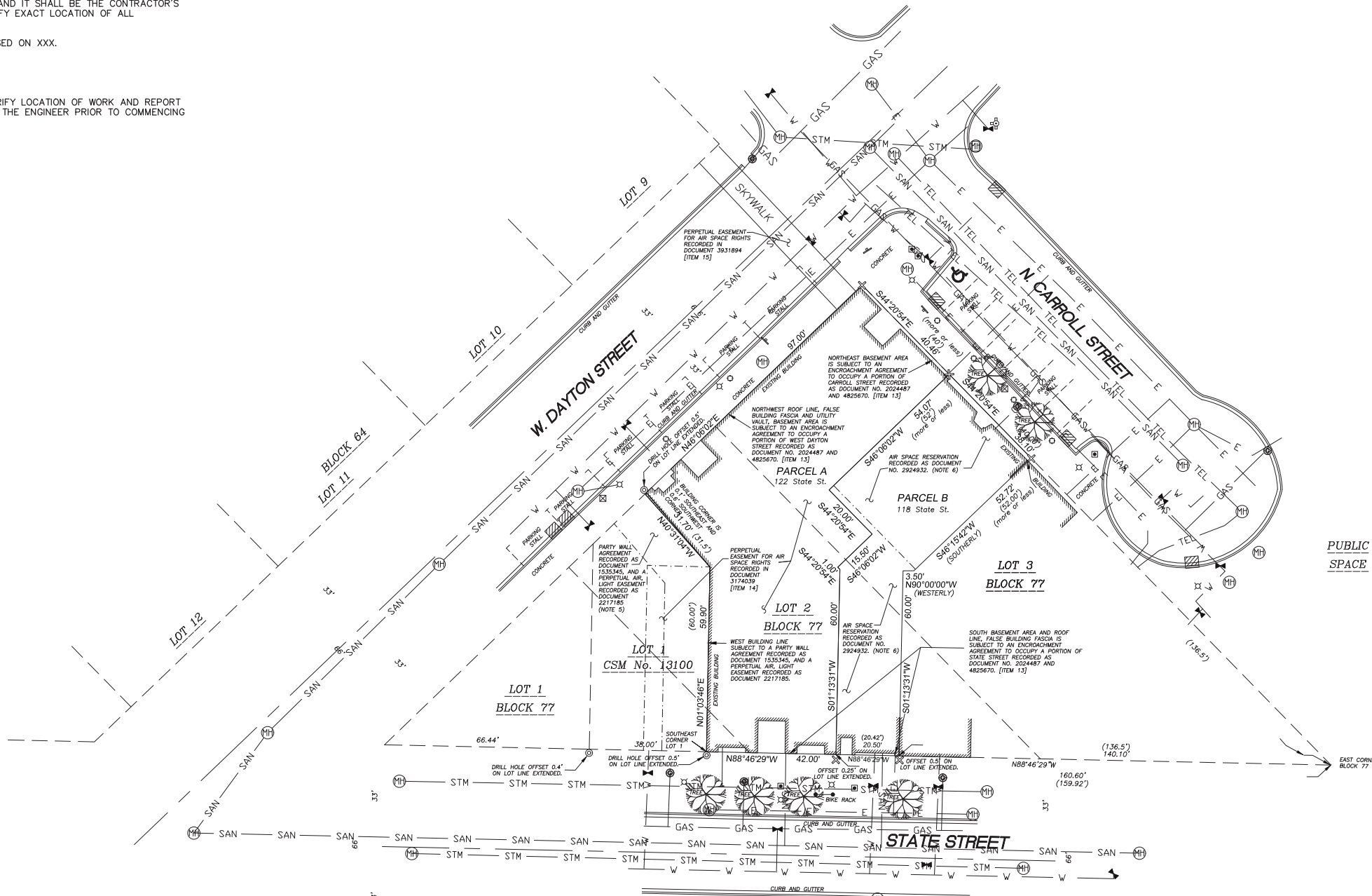
122 STATE ST.
MADISON, WI 53703



CONSULTANTS:

STRUCTURAL/CIVIL ENGINEER:
GRAEF
5126 W. TERRACE DRIVE
MADISON, WI 53718
P. 604.242.1550

MEP ENGINEER:
CDA
46 RIVERSIDE AVE.
WESTPORT, CT 06880
P. 203.299.0250



- Legend:**
- ⊙ FOUND DRILL HOLE IN CONCRETE
 - ✂ SET CHISELED 'X' IN CONCRETE
 - ⊘ WATER SHUTOFF
 - ⊕ FIRE HYDRANT
 - ⊕ MANHOLE (SAN, STORM, MG&E)
 - ⊕ CURB INLET
 - ⊕ LIGHT POLE
 - ⊕ PARKING STALL # SIGN
 - ⊕ TRAFFIC SIGN
 - ⊕ PARKING METER
 - ⊕ FLUSH BOX
 - ⊕ GAS VALVE
 - ♿ HANDICAP PARKING STALL
- EASEMENT LINE
 - SAN --- SANITARY SEWER
 - STM --- STORM SEWER
 - W --- WATER MAIN
 - E --- BURIED ELECTRIC
 - TEL --- BURIED TELEPHONE
 - TV --- BURIED TELEVISION
 - GAS --- BURIED GAS

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

1	LANDUSE APPLICATION	08.05.2017
#	REVISION / ISSUE	DATE

SEAL

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SHEET TITLE:
EXISTING CONDITIONS PLAN

PROJECT #: #Pin
C100

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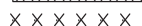





GENERAL NOTES

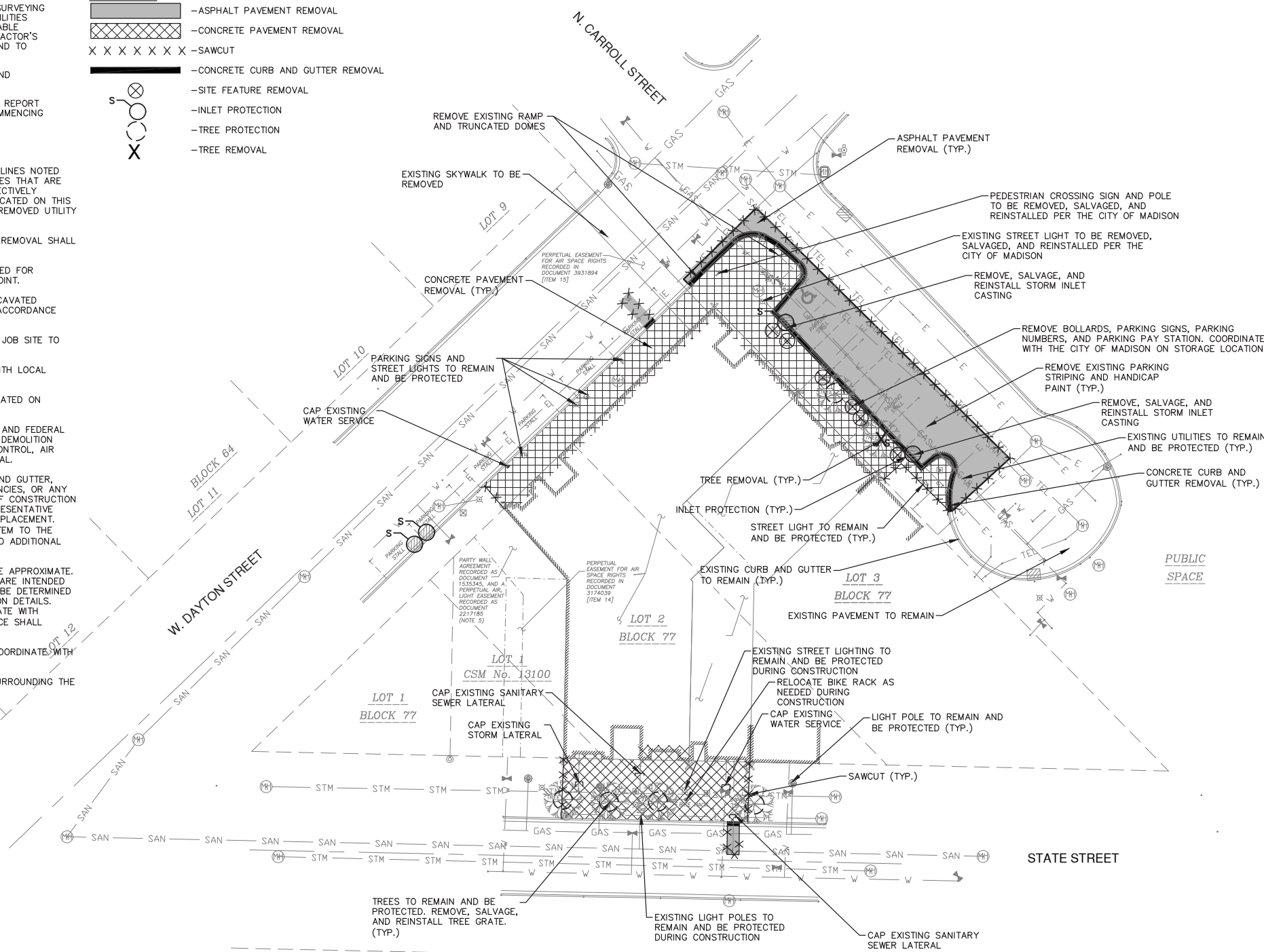
1. THE BASE SURVEY WAS PREPARED BY BIRRENKOTT SURVEYING INC. ON OCTOBER 21, 2015. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

REMOVAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINES NOTED FOR ABANDONMENT OR REMOVAL. EXISTING UTILITIES THAT ARE TO BE ABANDONED OR REMOVED SHALL BE RESPECTIVELY ABANDONED OR REMOVED TO THE LOCATIONS INDICATED ON THIS PLAN. ALL UTILITY STRUCTURES LOCATED ALONG REMOVED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
2. ASPHALT AND CONCRETE PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.
3. CONCRETE CURB AND GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT.
4. ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
6. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH LOCAL ORDINANCES FOR DUST CONTROL.
7. UTILITIES SHALL BE REMOVED TO LOCATIONS INDICATED ON PLANS.
8. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS APPLICABLE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO EROSION CONTROL, AIR POLLUTION, NOISE POLLUTION, AND WASTE DISPOSAL.
9. CONTRACTOR SHALL REPLACE PAVEMENT, CURB AND GUTTER, TREES, LAWN AREA, ANY ABOVE GROUND APPETENCIES, OR ANY OTHER ITEM THAT WAS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES AS DEEMED BY OWNERS REPRESENTATIVE THAT WAS NOT CALLED OUT FOR REMOVAL OR REPLACEMENT. CONTRACTOR SHALL REPLACE/REPAIR DAMAGED ITEM TO THE SATISFACTION OF OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
10. TREE PROTECTION FENCING LOCATIONS SHOWN ARE APPROXIMATE. ALL EXISTING TREES OUTSIDE OF PROJECT LIMITS ARE INTENDED TO REMAIN. FINAL LOCATIONS OF FENCING SHALL BE DETERMINED IN THE FIELD AND AS IDENTIFIED ON CONSTRUCTION DETAILS. ADDITIONAL FENCING MAY BE REQUIRED. COORDINATE WITH OWNER'S REPRESENTATIVE. TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
11. REMOVE ALL PLANTER POTS AND TRASH CANS. COORDINATE WITH THE CITY OF MADISON ON FINAL LOCATION.
12. CONTRACTOR SHALL FILL ALL EXISTING VAULTS SURROUNDING THE BUILDING THAT ARE TO BE ABANDONED.

LEGEND

-  - ASPHALT PAVEMENT REMOVAL
-  - CONCRETE PAVEMENT REMOVAL
-  - SAWCUT
-  - CONCRETE CURB AND GUTTER REMOVAL
-  - SITE FEATURE REMOVAL
-  - INLET PROTECTION
-  - TREE PROTECTION
-  - TREE REMOVAL

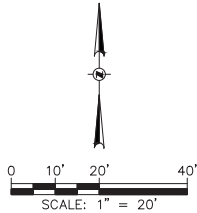


EROSION CONTROL NOTES

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MADISON, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
5. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
 1. INSTALL INLET PROTECTION.
 2. REMOVE EXISTING PAVEMENT AND UTILITIES NOTED FOR REMOVAL
 3. PERFORM MASS EXCAVATION
 4. COMPLETE BUILDING CONSTRUCTION, INSTALLING ALL OTHER UTILITIES, AND FINAL GRADING.
 5. PAVE PARKING LOTS, DRIVES, AND SIDEWALKS.
 6. REMOVE EROSION CONTROL DEVICES ONCE THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED AS APPROVED BY THE ENGINEER.
6. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS" AND IN ACCORDANCE WITH CITY OF MADISON ENGINEERING DEPARTMENT. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
7. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
8. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
9. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES.
10. NOTIFY THE CITY OF MADISON WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
11. NOTIFY THE CITY OF MADISON OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
12. OBTAIN PERMISSION IN WRITING FROM THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN. NOTIFY WDNR AT LEAST FIVE WORKING DAYS PRIOR TO IMPLEMENTING CHANGES TO THE EROSION CONTROL PLAN.
13. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
14. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.

NOTICE: In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

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CONSULTANTS:

STRUCTURAL/CIVIL ENGINEER:
GRAEF
5126 W. TERRACE DRIVE
MADISON, WI 53718
P. 604.242.1550

MEP ENGINEER:
CDA
46 RIVERSIDE AVE.
WESTPORT, CT 06880
P. 203.299.0250

1	LANDUSE APPLICATION	08.05.2017
#	REVISION / ISSUE	DATE

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:
DEMOLITION AND EROSION CONTROL PLAN

PROJECT #: #Ph
C200

X:\MID\2016\20165029\CAD\Site\dwg\001_C_200_Demo_Plan_5029 9/1/2017 4:23 PM

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY BIRRENKOTT SURVEYING INC. ON OCTOBER 21, 2015. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. DIMENSIONS AND RADII ARE SHOWN FROM FACE OF CURB TO BUILDING FACE OR TO RIGHT-OF-WAY LINE WITHIN THE SIDEWALK.
3. CONTRACTOR SHALL MATCH EXISTING SIDEWALK JOINTING PATTERN.
4. CONTRACTOR SHALL COORDINATE WITH THE CITY OF MADISON ON ANY RELOCATION AND REINSTALLATIONS OF STREET LIGHTS, SIGNS, AND PAY STATION.
5. ALL PROPOSED WORK WITHIN RIGHT-OF-WAY WILL NEED TO MEET CITY OF MADISON STANDARDS AND SPECIFICATIONS.

LAND USE SUMMARY

TOTAL PARCEL AREA	9,835 S.F.	0.23 ACRES
RIGHT-OF-WAY PAVED AREA	4,995 S.F.	0.11 ACRES
RIGHT-OF-WAY LANDSCAPED AREA	0 S.F.	0.00 ACRES
TOTAL SITE AREA	14,830 S.F.	0.34 ACRES

BUILDING SUMMARY

BASEMENT	10,366 S.F.
1ST FLOOR/LOBBY/LOWER LOBBY	10,366 S.F.
2ND FLOOR	10,242 S.F.
3RD FLOOR	10,115 S.F.
4TH FLOOR	10,115 S.F.
5TH FLOOR	10,188 S.F.
6TH FLOOR	8,270 S.F.
7TH FLOOR	8,270 S.F.
8TH FLOOR	8,165 S.F.
PENTHOUSE/TERR	8,563 S.F.
ROOF/MECH	5,050 S.F.
GROSS BUILDING	99,650 S.F.
OVERALL BUILDING SITE	10,336 S.F.
LOT COVERAGE	100%
USEABLE OPEN SPACE	0 S.F.
LANDSCAPE AREA	0 S.F.
PAVED AREA	0 S.F.

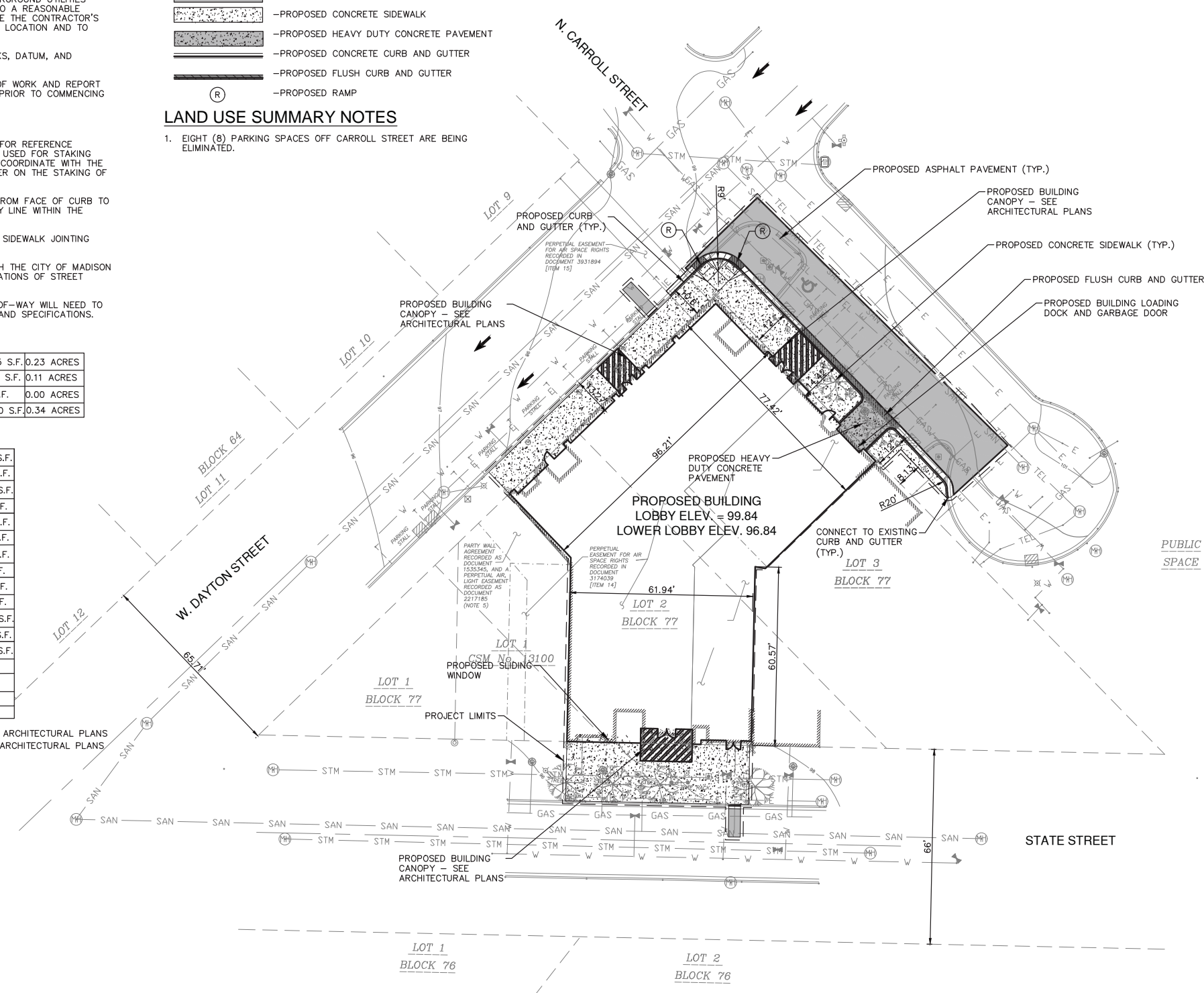
UNIT SIZE BREAKDOWN BY BEDROOM = SEE ARCHITECTURAL PLANS
 NUMBER AND SIZE OF TENANT UNIT = SEE ARCHITECTURAL PLANS

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FLUSH CURB AND GUTTER
- PROPOSED RAMP

LAND USE SUMMARY NOTES

1. EIGHT (8) PARKING SPACES OFF CARROLL STREET ARE BEING ELIMINATED.



122 STATE ST.
 NEW HOTEL AND RESTAURANT

122 STATE ST.
 MADISON, WI 53703



CONSULTANTS:

STRUCTURAL/CIVIL ENGINEER:
 GRAEF
 5126 W. TERRACE DRIVE
 MADISON, WI 53718
 P. 604.242.1550

MEP ENGINEER:
 CDA
 46 RIVERSIDE AVE.
 WESTPORT, CT 06880
 P. 203.299.0250

1	LANDUSE APPLICATION	08.05.2017
#	REVISION / ISSUE	DATE

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SHEET TITLE:
 OVERALL SITE PLAN

PROJECT #: #Pin
C300

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NOTICE:
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122 STATE ST.
NEW HOTEL AND RESTAURANT

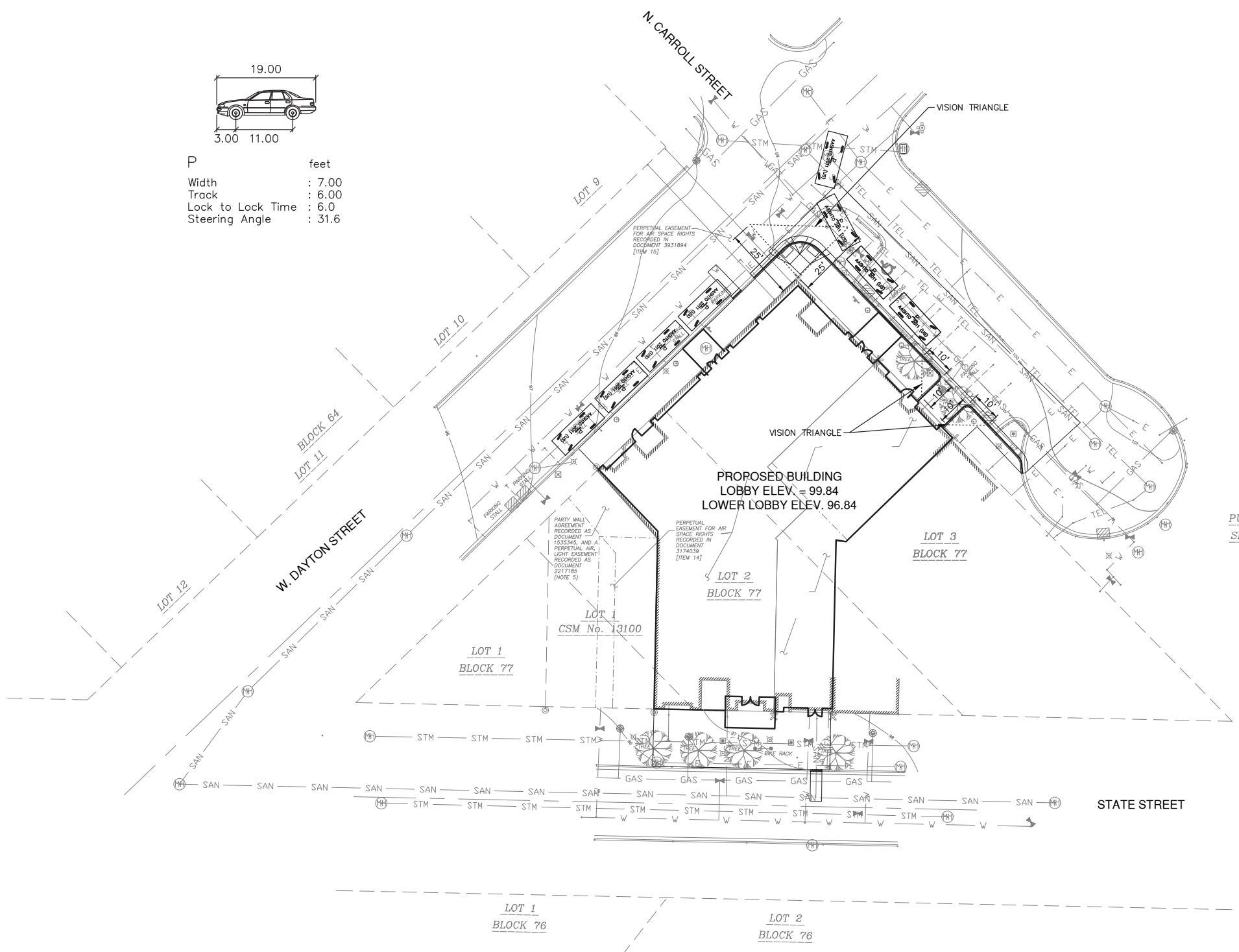
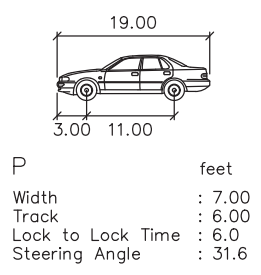
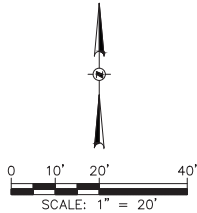
122 STATE ST.
MADISON, WI 53703



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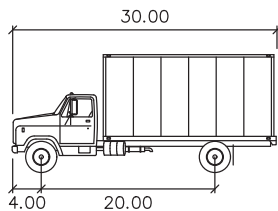
SHEET TITLE:
AUTO TURN EXHIBIT - CARS

PROJECT #: #Pin
C301

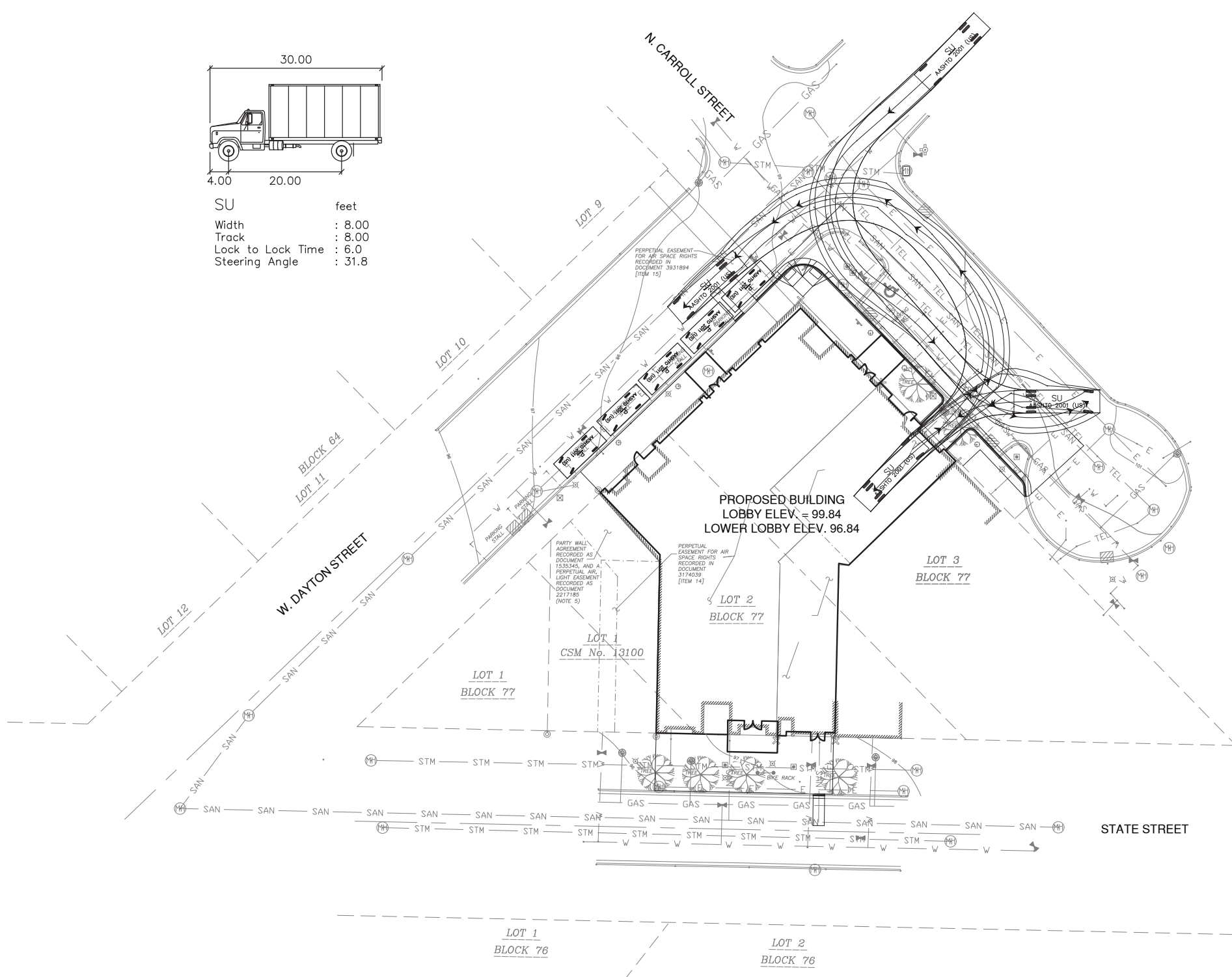
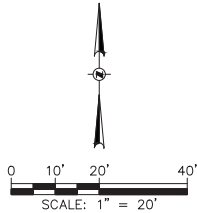
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SU feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8



PROPOSED BUILDING
 LOBBY ELEV. = 99.84
 LOWER LOBBY ELEV. 96.84

PUBLIC
 SPACE

122 STATE ST.
 NEW HOTEL AND RESTAURANT
 122 STATE ST.
 MADISON, WI 53703



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 5126 W. TERRACE DRIVE
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SHEET TITLE:
 AUTO TURN EXHIBIT - TRUCK






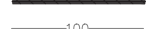

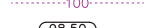
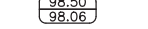
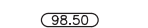
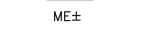
PROJECT #: #Pin
C302

NOTICE:
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LEGEND

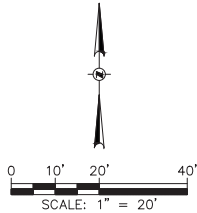
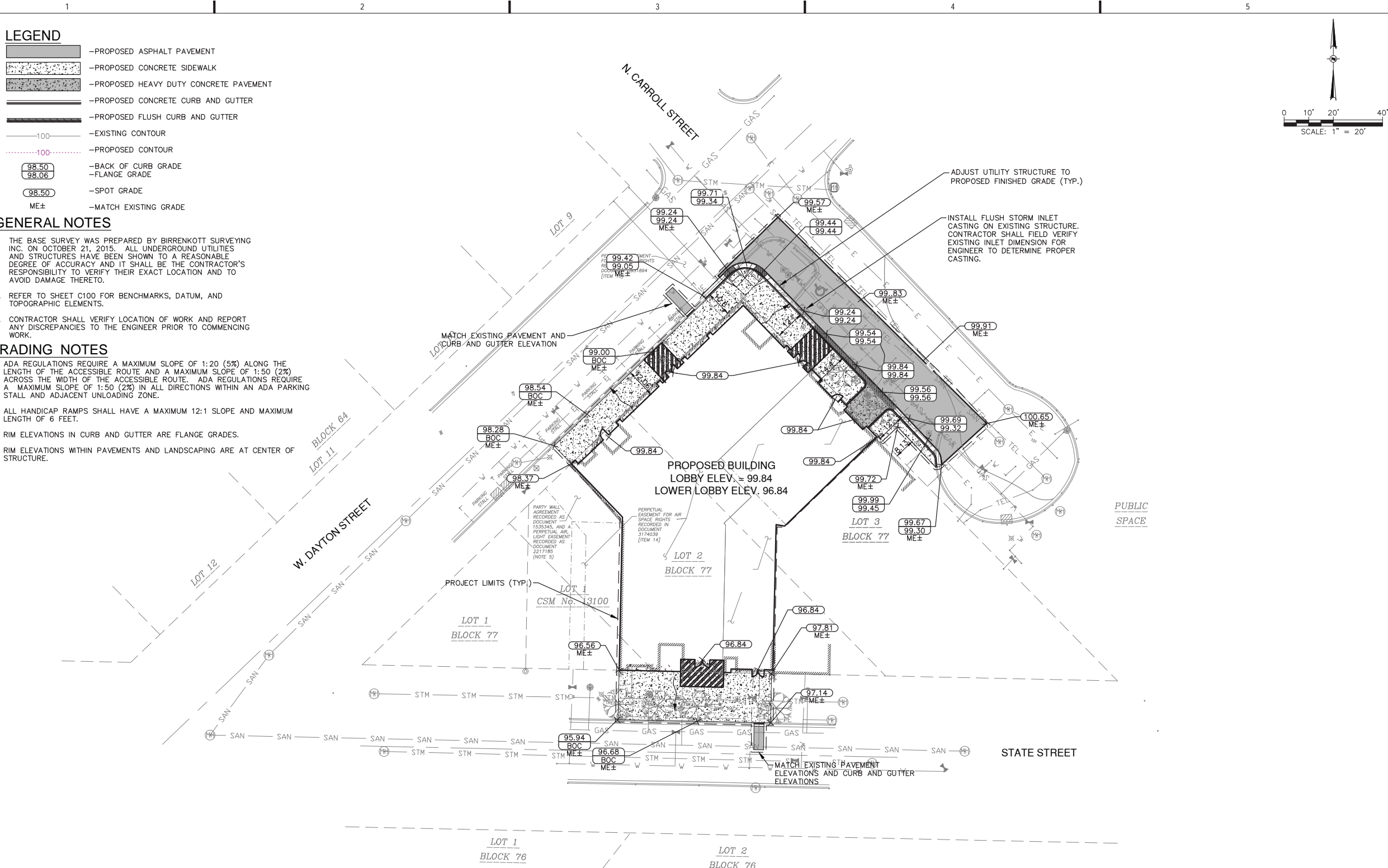
-  -PROPOSED ASPHALT PAVEMENT
-  -PROPOSED CONCRETE SIDEWALK
-  -PROPOSED HEAVY DUTY CONCRETE PAVEMENT
-  -PROPOSED CONCRETE CURB AND GUTTER
-  -PROPOSED FLUSH CURB AND GUTTER
-  -EXISTING CONTOUR
-  -PROPOSED CONTOUR
-  -BACK OF CURB GRADE
-  -FLANGE GRADE
-  -SPOT GRADE
-  -MATCH EXISTING GRADE

GENERAL NOTES

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2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

GRADING NOTES

1. ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ACCESSIBLE ROUTE AND A MAXIMUM SLOPE OF 1:50 (2%) ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE. ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS WITHIN AN ADA PARKING STALL AND ADJACENT UNLOADING ZONE.
2. ALL HANDICAP RAMPS SHALL HAVE A MAXIMUM 12:1 SLOPE AND MAXIMUM LENGTH OF 6 FEET.
3. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.
4. RIM ELEVATIONS WITHIN PAVEMENTS AND LANDSCAPING ARE AT CENTER OF STRUCTURE.



122 STATE ST.
NEW HOTEL AND RESTAURANT

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MADISON, WI 53703



CONSULTANTS:

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MADISON, WI 53718
P. 604.242.1550

MEP ENGINEER:
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46 RIVERSIDE AVE.
WESTPORT, CT 06880
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SHEET TITLE:
SITE GRADING PLAN

PROJECT #: #Pin
C400

NOTICE:
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GENERAL NOTES

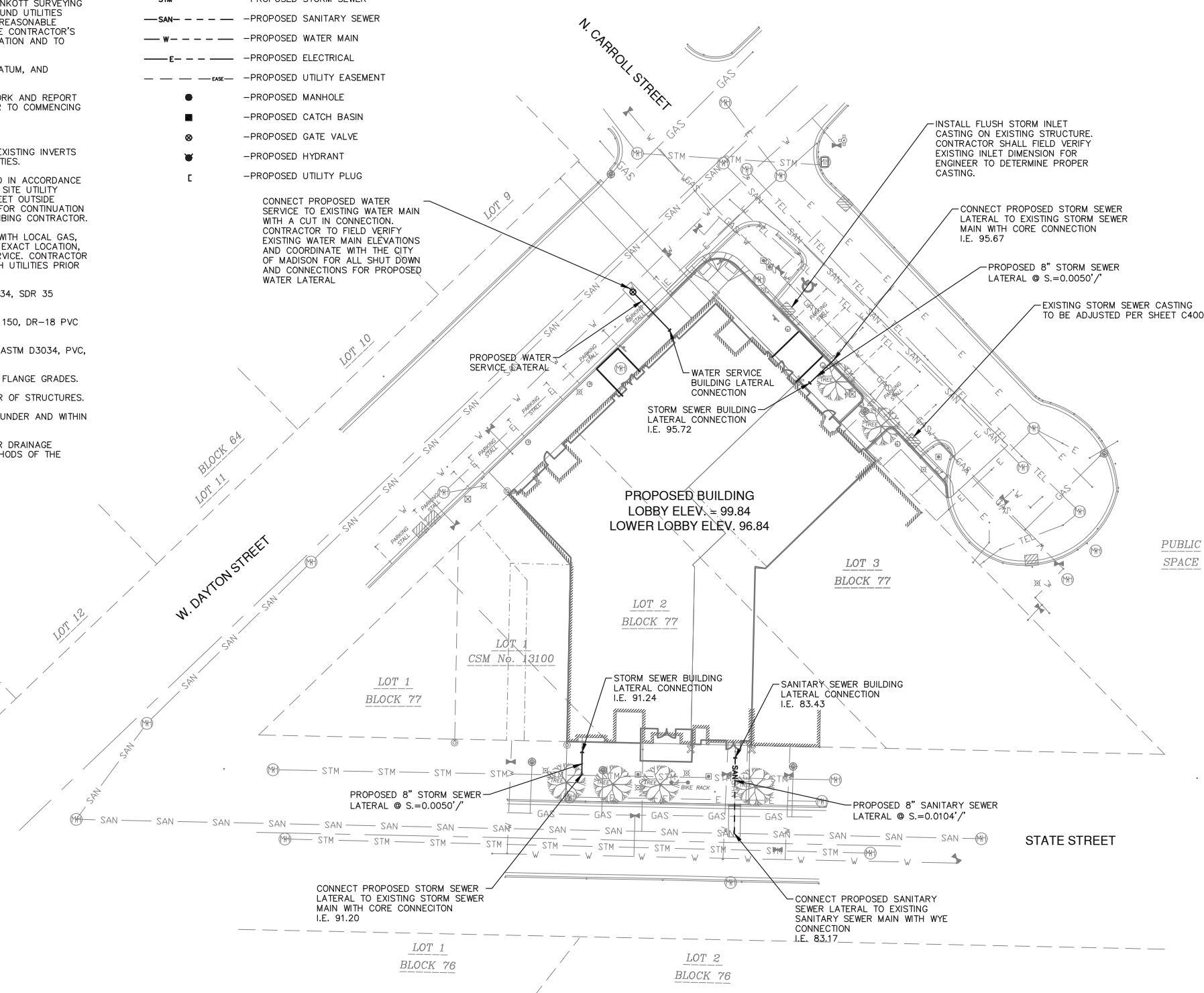
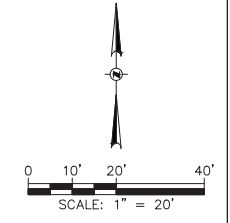
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UTILITY NOTES

1. CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
2. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR.
3. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION, SIZE AND DEPTH OF EXISTING AND NEW SERVICE. CONTRACTOR SHALL COORDINATE ANY MODIFICATIONS WITH UTILITIES PRIOR TO STARTING CONSTRUCTION.
4. SANITARY SEWER SHALL BE PVC, ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
5. WATER MAIN SHALL BE AWWA C900, CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.
6. BUILDING ROOF DRAINS SHALL BE SDR-35, ASTM D3034, PVC, UNLESS OTHERWISE NOTED.
7. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.
8. PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURES.
9. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.
10. CONTRACTOR SHALL MAINTAIN STORM SEWER DRAINAGE DURING CONSTRUCTION BY MEANS AND METHODS OF THE CONTRACTOR.

LEGEND

- STM--- --PROPOSED STORM SEWER
- SAN--- --PROPOSED SANITARY SEWER
- W--- --PROPOSED WATER MAIN
- E--- --PROPOSED ELECTRICAL
- CASE--- --PROPOSED UTILITY EASEMENT
- --PROPOSED MANHOLE
- --PROPOSED CATCH BASIN
- ⊙ --PROPOSED GATE VALVE
- ⊕ --PROPOSED HYDRANT
- ⌈ --PROPOSED UTILITY PLUG



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CONSULTANTS:

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MEP ENGINEER:
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1	LANDUSE APPLICATION	08.05.2017
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SHEET TITLE:
SITE UTILITY PLAN

PROJECT #: #Ph
C500

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LEGEND

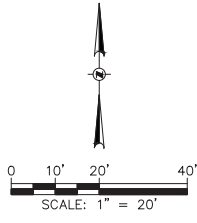
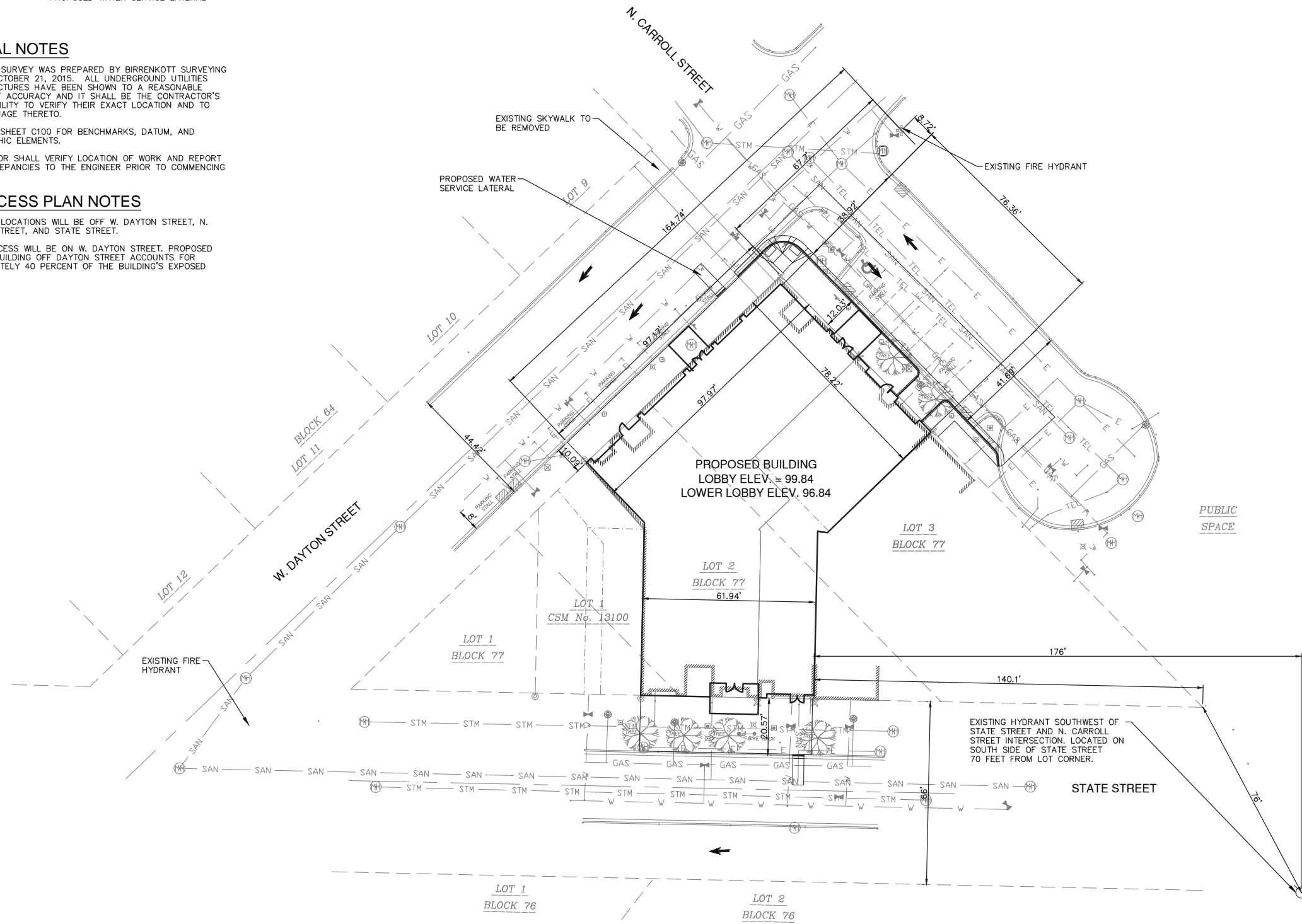
--- W --- PROPOSED WATER SERVICE LATERAL

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FIRE ACCESS PLAN NOTES

1. FIRE LANE LOCATIONS WILL BE OFF W. DAYTON STREET, N. CARROLL STREET, AND STATE STREET.
2. AERIAL ACCESS WILL BE ON W. DAYTON STREET. PROPOSED FACE OF BUILDING OFF DAYTON STREET ACCOUNTS FOR APPROXIMATELY 40 PERCENT OF THE BUILDING'S EXPOSED PERIMETER.



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SHEET TITLE:
FIRE ACCESS PLAN

PROJECT #: #Pin
C600

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DAYTON/CARROLL CORNER PERSPECTIVE



CARROLL STREET PERSPECTIVE



STATE STREET WEST-FACING PERSPECTIVE

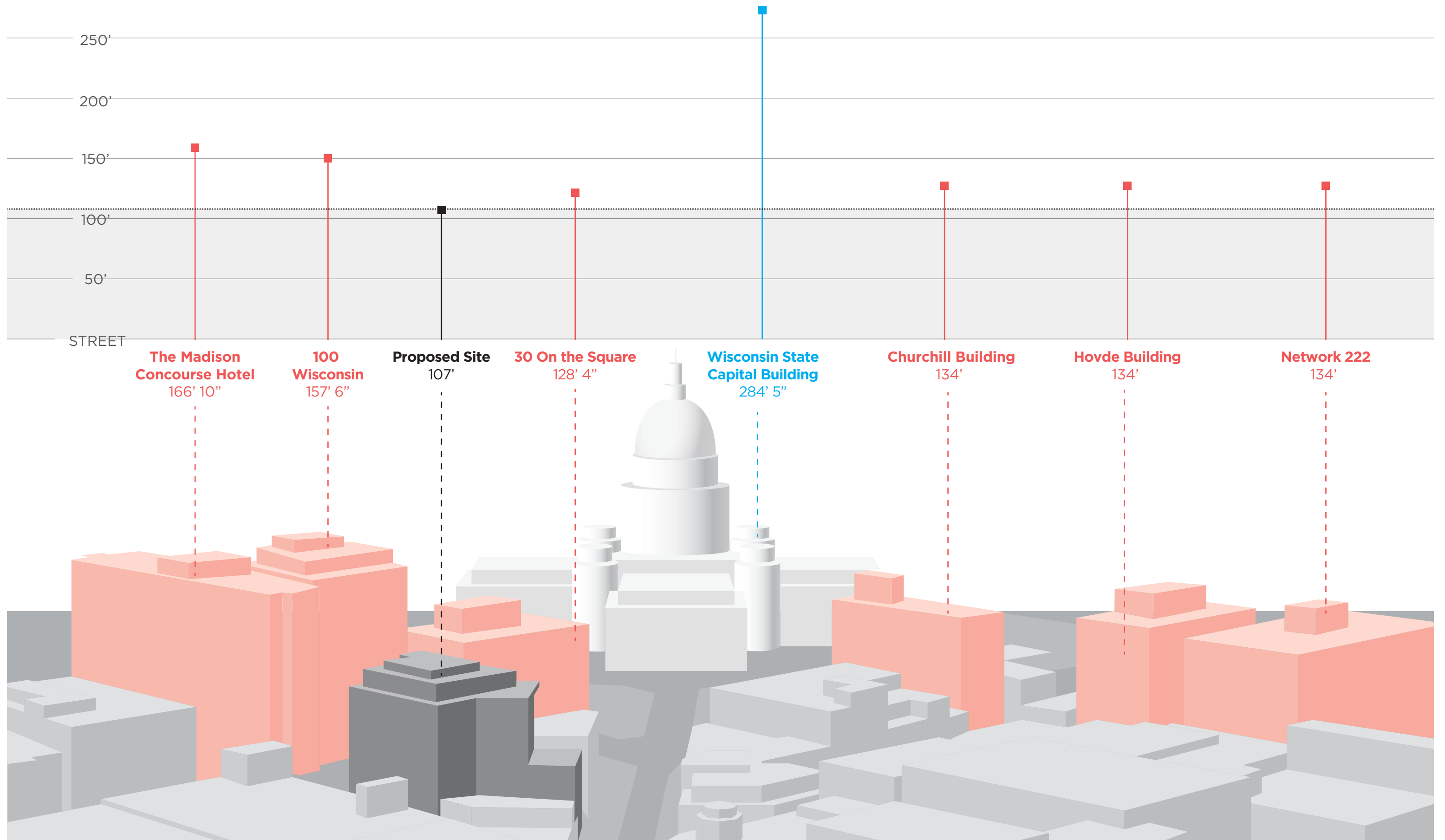


STATE STREET EAST-FACING PERSPECTIVE



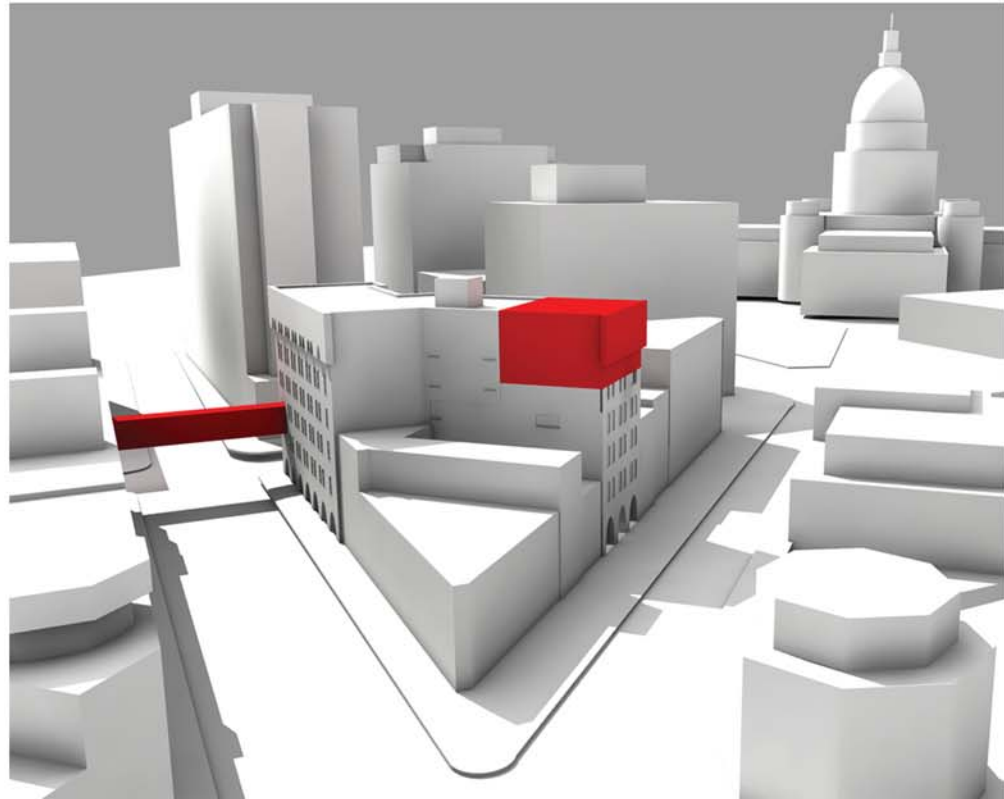
DAYTON STREET PERSPECTIVE



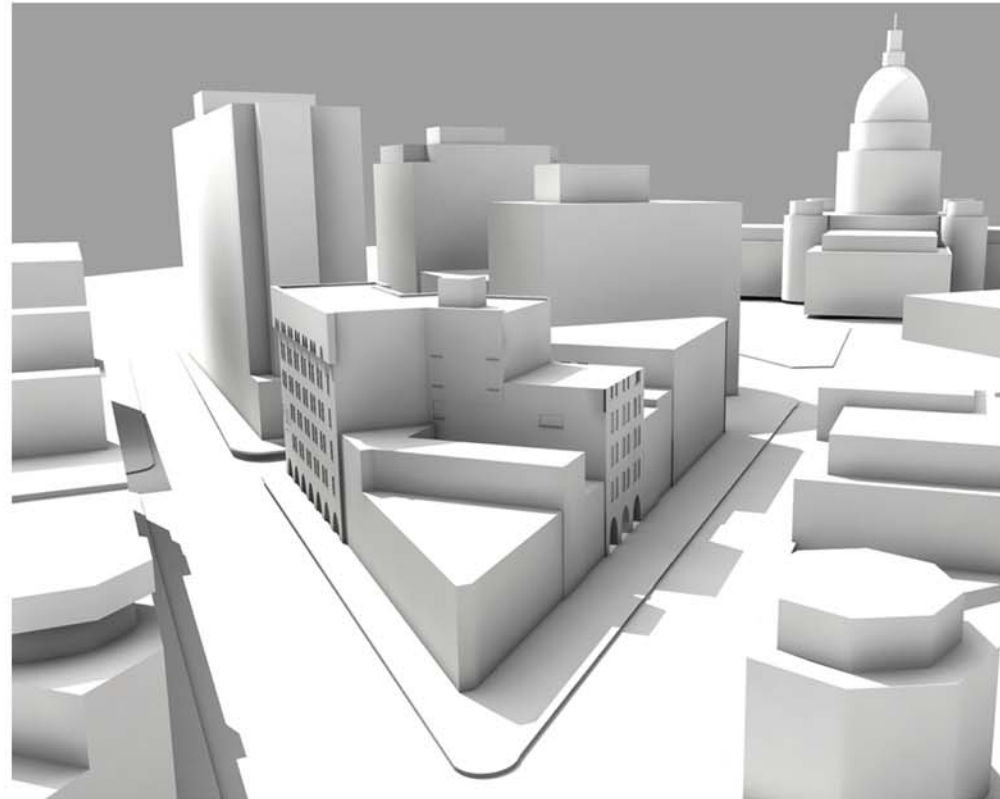


BUILDING HEIGHT DIAGRAM





EXISTING BUILDING VOLUME TO BE REMOVED



RESULTANT BUILDING VOLUME



PROPOSED NEW BUILDING

VIEW FROM BASCOM HILL LOOKING EAST TOWARD SITE



VIEW FROM LANGDON & CARROLL LOOKING SOUTHEAST TOWARD SITE



VIEW FROM STATE & JOHNSON LOOKING EAST TOWARD SITE



VIEW FROM WEST WASHINGTON & CARROLL LOOKING NORTHWEST TOWARD SITE

