

November 19, 2014

Letter of Intent: 22 S. Carroll - Exterior Renovation

Project Team: Owner: Park Hotel Inc. Agent: The Mullins Group, Ilc Architect: Destree Design Architects Inc.

Existing Conditions, Uses & Hours:

This property is an existing hotel. The use and hours of the building do not change. The project is to renovate the exterior of the building.

Lot Coverage:

There is no change to lot coverage.

Project Schedule:

Construction to begin September 2015, complete Summer of 2106

Estimated Project Cost:

Estimate exterior renovation cost is \$8 million.

Public Subsidy Requested:

None

Building Square footages, Bike Parking, Materials:

Refer to narrative for added building square footage.

There is no change to Auto Parking

There are currently 16 bike parking stalls within 200 ft of the front entry to the hotel. 4 additional stalls will be accommodated in the lower parking ramp.

Employment:

The hotel will remain operational during the phased renovation, which will all the hotel to maintain the current level of employees. The exterior renovation will employ multiple contractors through-out 2015-2016.

Narrative:

We are pleased to submit this project to renovate and refresh the existing exterior façade of 22 S. Carroll Street.

This design concept will transform the building into a gracious structure reminiscent of traditional hotels. The design will integrate the building by creating a strong base, a vertically oriented middle and refined cornice element. The concept begins with a new three story base that engages the street while integrating the 1982 stucco room addition. The new three story base element, with façade additions totaling 2,488 sf, creates a stately solution with a high level of detail using Biesanz stone, granite and bronze finished aluminum. The façade design creates a distinctive entrance to the hotel incorporating a new entry canopy. A strong corner presence is realized with the addition of a new street accessible restaurant vestibule. The proposed first floor storefront fenestration will improve visibility into the building and activate both Carroll and Main streets. Soft fabric awnings, lighting, and rich materials will bring a refreshingly human scale to the street. The façade materials will continue into the existing Valet drop-off to create an exceptional guest entry. In addition to the façade refresh at 22 S. Carroll, as you travel northwest to the next parcel, the rhythm of the limestone and granite columns continue creating an integrated gate element that screens the existing parking.

As the building rises, the articulation weaves the horizontal and vertical elements of the three existing structures. The middle element features new energy efficient windows and dark sky compliant building lighting. The existing stucco will be maintained and repaired. It will receive a limestone color and texture akin to the Biesanz stone. These treatments will continue on the side elevation, visible from Carroll Street, as well as the rear elevations of the hotel. The existing brick will be tuck-pointed and repaired.

The top cornice element of the 9th floor will introduce a curved corner with storefront glazing and similar material and window upgrades. The ninth floor will be extended along Main Street to integrate the existing guest elevators and new guest rooms. This addition, 5,824 sf, along Main Street, is below the Capitol View preservation Height. A conditional use is requested to accommodate the elevator overruns and a small chimney at penetrates the capitol view preservation height.

With these facade improvements, The Park Hotel will continue to serve as Madison's Premier Capitol Square Hotel.

Sincerely,

Melissa Destree, AIA, IIDA Destree Design Architects, Inc.











S. CARROLL STREET DETAIL 2















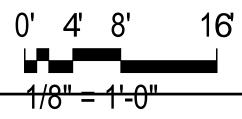






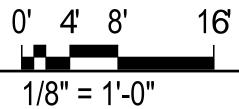












22 S CARROL STREET NORTH ELEVATION-CARROLL ST



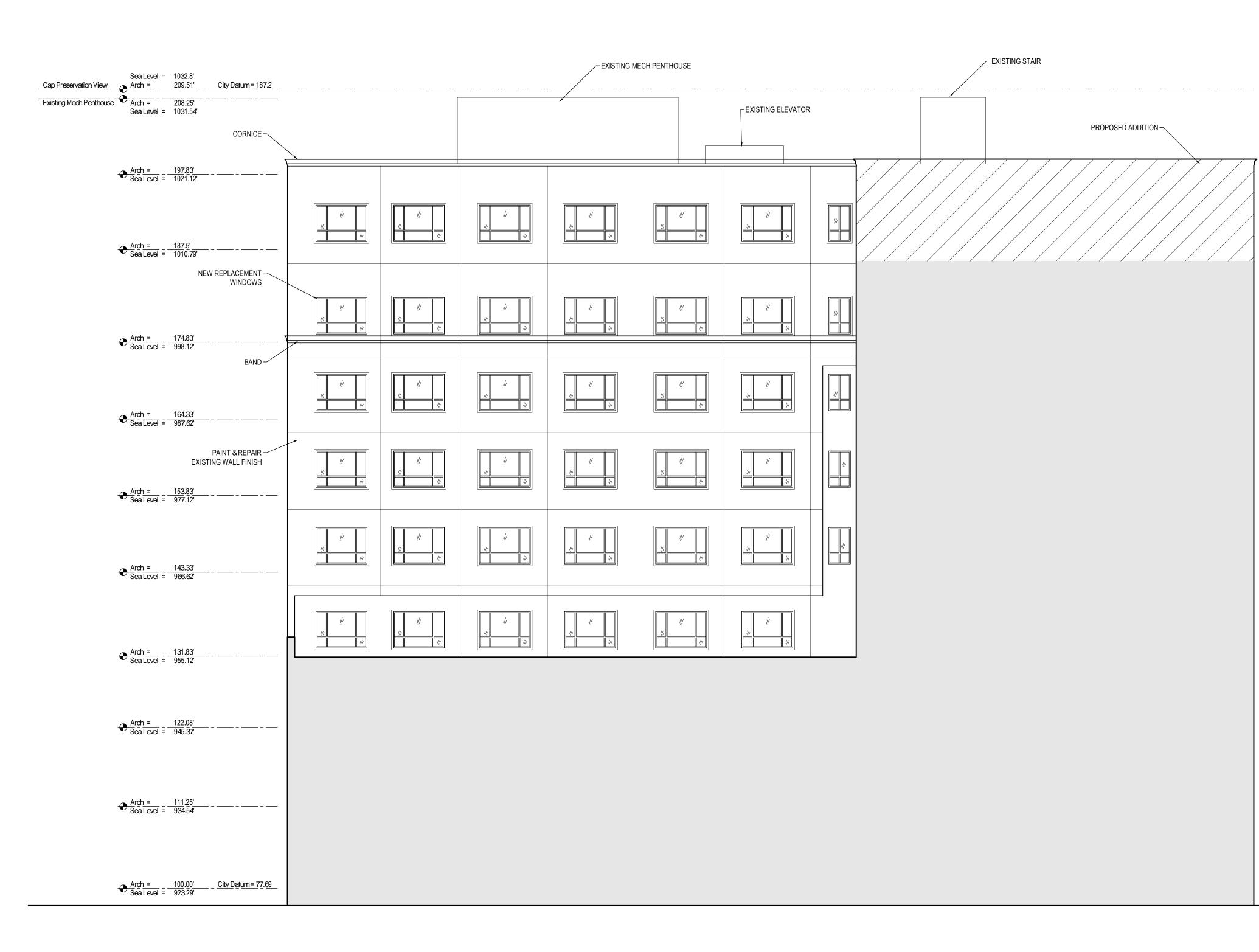


22 S CARROL STREET WEST ELEVATION

0' 4' 8'

1/8" = 1'-0"

16



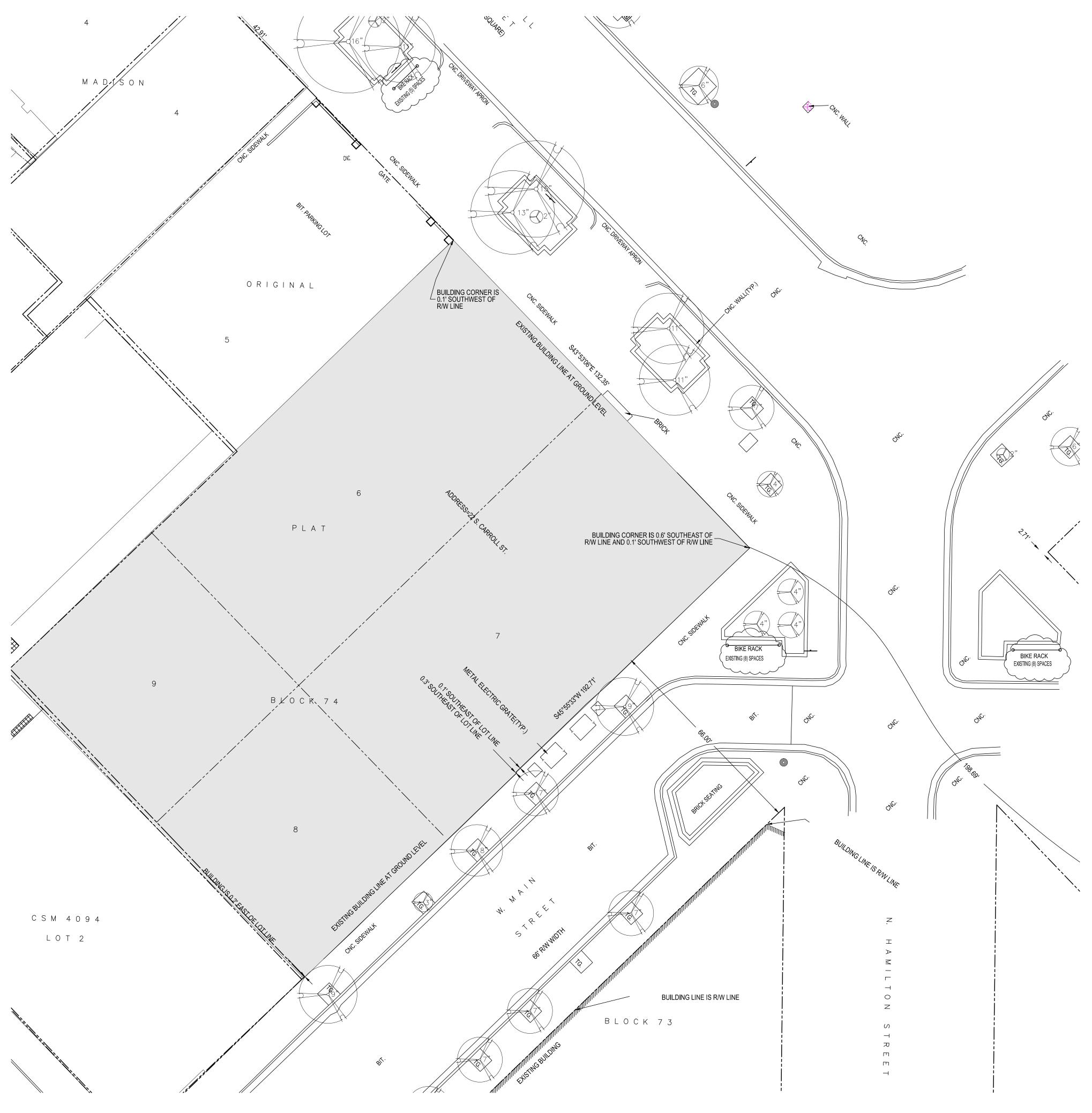


KEY NOTES

A	STUCCO-COLOR 1 -XXX
B	STUCCO-COLOR 2 -XXX
$\langle c \rangle$	EXISTING BRICK
$\langle D \rangle$	LIMESTONE-1 (HONED)
E	LIMESTONE -2 (LEVEE LEDGE)
F	GRANITE-1 (BLACK)
$\langle G \rangle$	GRANITE-2 (GREEN)
H	DARK AND MED BRONZE ALUM WINDOW SYSTEM (OPERABLE)
	DARK AND MED BRONZE ALUM STOREFRONT SYSTEM
 . 	METAL ACCENT SET IN STONE MED BRONZE
К	FABRIC AWNING
$\langle L \rangle$	ALUMN RAILING
$\langle M \rangle$	BRASS ENTRY DOOR
$\langle N \rangle$	48" TALL LED LIGHT FIXTURE
$\langle 0 \rangle$	24" TALL LED LIGHT FIXTURE
P	FLAG POLES
$\langle \mathfrak{c} \rangle$	ALUMN SILL (MED BRONZE)
$\langle R \rangle$	EXISTING WALL LOUVERS
$\langle S \rangle$	EXISTING WALL PACK LIGHT
$\langle T \rangle$	CLAD BRACKET
$\langle U \rangle$	CABLE SUPPORTS
$\langle v \rangle$	METAL CLAD TRIM
$\langle w \rangle$	SIGNAGE
$\langle x \rangle$	METAL CORNICE (MED BRONZE)
Y	METAL CLAD CANOPY (MED BRONZE)

0' 4' 8' 1/8" = 1'-0"

16 22 S CARROL STREET SOUTH ELEVATION

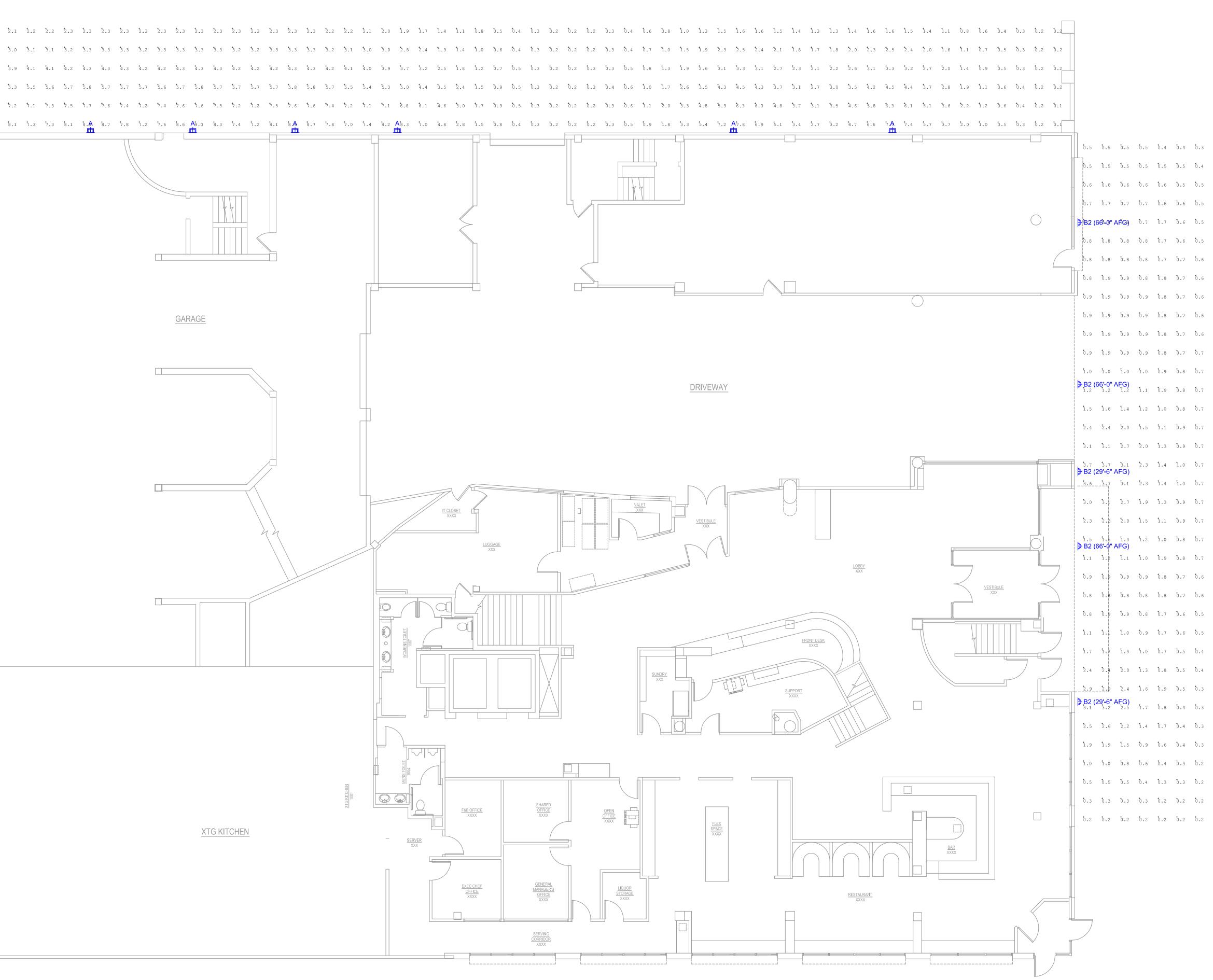




SITE PLAN- SHOWING EXISTING BIKE PARKING

0. 4	[†] 0.6	[†] 0.8	1. 1	1. 4	1.7	1.9	*2
0. 4	• .7	1.0	1.5	⁺ 2.0	⁺ 2.5	2.8	+ 3
0. 5	[†] 0.8	1. 3	⁺ 2.0	[‡] 2.7	⁺ 3.4	* 3.8	* 3
[†] 0.6	1 .0	1.7	⁺ 2.6	* 3.7	4 .5	5.1	* 5
[†] 0.6	1. 1	⁺ 2.0	* 3.4	4.9	6. 2	⁺ 6.9	5
0. 5	[†] 0.9	1.8	⁺ 3.3	5.4	₽.4	A 8.4	*8

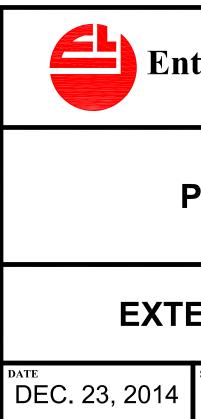
714 5.5 1.9 0.8 0. ₽81.(×3)2.5 0.9 0.4



	Luminaire Schedule								
	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description			
	7	А	SINGLE	2649	0.900	LUMARK + XTOR3A			
ſ	3	B1	SINGLE	6831	0.794	MANNING + DE-143-2F27-1QP75-120-R1-WH (SHORTER			
	5	B2	SINGLE	6831	0.794	MANNING + DE-144-2F39-1QP75-120-R1-WH (LONGER)			

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min					
BALCONY	Illuminance	Fc	12.30	86.0	0.4	30.75					
FRONT SIDEWALK	Illuminance	Fc	1.03	3.7	0.2	5.15					
REAR DRIVE	Illuminance	Fc	3.11	9.0	0.1	31.10					



TER) ER)

 Max/Min

 215.00

 18.50

 90.00

terprise Lighting LTD							
PARK HOTEI	PARK HOTEL						
ERIOR LIGHTING							
^{SCALE} 1/8" = 1'-0"	sheet number E1						

Sentinel

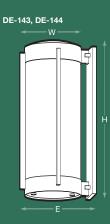
Sentinel stands guard with a white opal acrylic cylinder surrounded by solid aluminum, stainless steel or PVD bars. Glass bottom lens features a blue, amber, or white acrylic insert for interesting color effects. Sealed backplate with gasketing for easy installation.

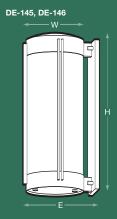
PICTURED: DE-147-PP(BK)-BS-2N60/1QP75-120-WH-CB

DOWNLIGHT TRIM DETAIL

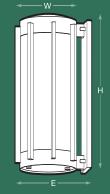


SENTINEL EXTERIOR				RIOR FINISHES LAMPING		LAMPING			DOWNLIGHT				
FIXTURE NO.	I 1	DIMENSIONS		FRAME	BARS	BODY/DOWN	VOLTAGE	DIFFUSER	TRIM	OPTIONS			
SCONCE	н	w	E										
DE-143	23"	10"	12"	PP	BS, PP PVD	2N60/1QP75 2F27/1QP75	120 277	WH	AM, CB, WH	FU, PC			
DE-144	26.5"	12"	14"	PP	BS, PP PVD	2N60/1QP75 2F39/1QP75	120 277	WH	AM, CB, WH	FU, PC			
DE-145	23"	10"	12"	PP	BS, PP PVD	2N60/1QP75 2F27/1QP75	120 277	WH	AM, CB, WH	FU, PC			
DE-146	26.5"	12"	14"	PP	BS, PP PVD	2N60/1QP75 2F39/1QP75	120 277	WH	AM, CB, WH	FU, PC			
DE-147	23"	10"	12"	PP	BS, PP PVD	2N60/1QP75 2F27/1QP75	120 277	WH	AM, CB, WH	FU, PC			
DE-148	26.5"	12"	14"	PP	BS, PP PVD	2N60/1QP75 2F39/1QP75	120 277	WH	AM, CB, WH	FU, PC			
Fluorescent b	allasts rate	ed to -22°I	-	Fluorescent ballasts rated to -22°F. Specify two digit color suffix with "PP" and "PVD" finish option. See page 53.									



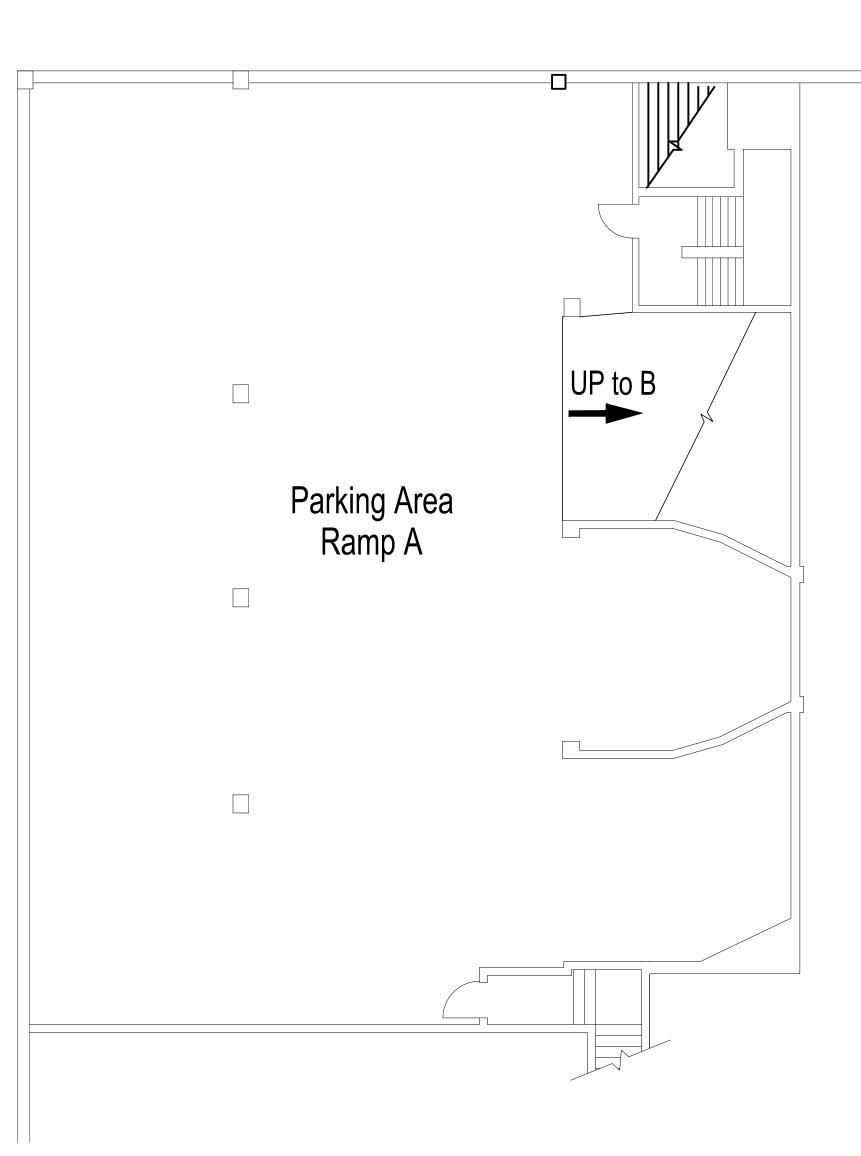


DE-147, DE-148



920.458.2184 47

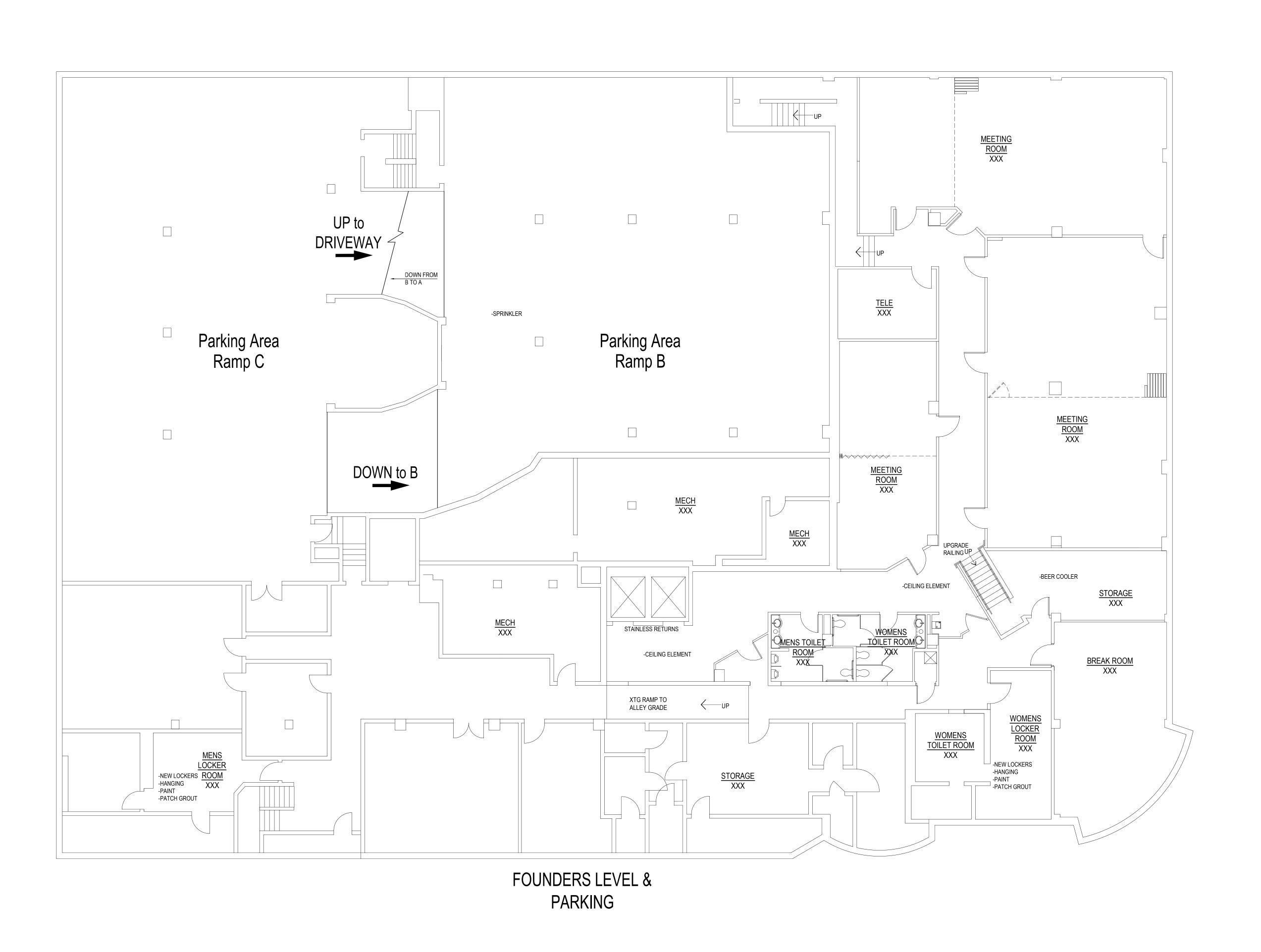




LOWER PARKING

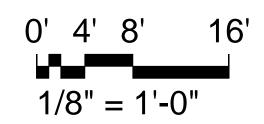
SUB BASEMENT LEVEL PARKING

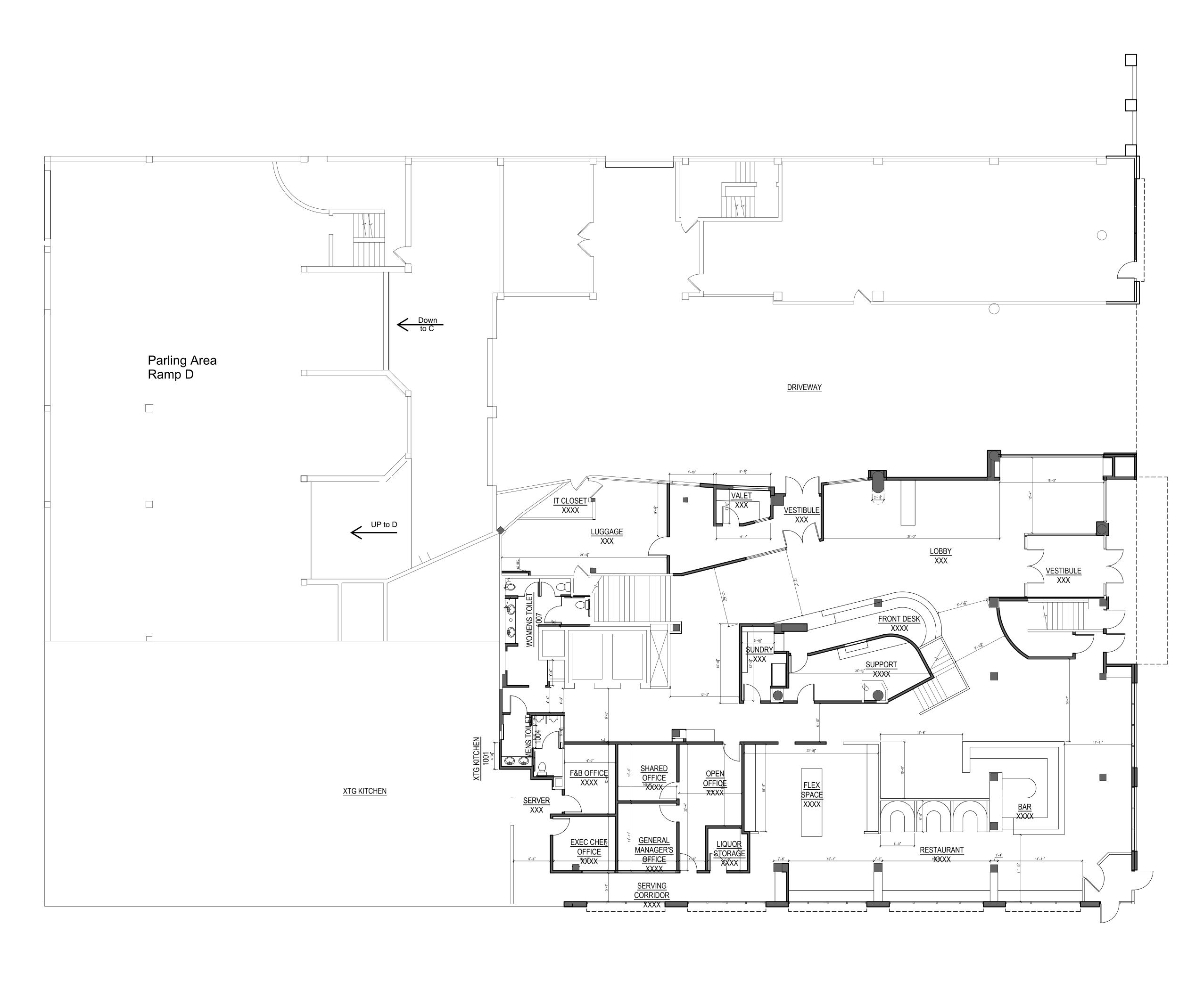
0' 4' 8' 16' 1/8" = 1'-0"



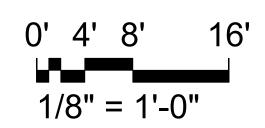


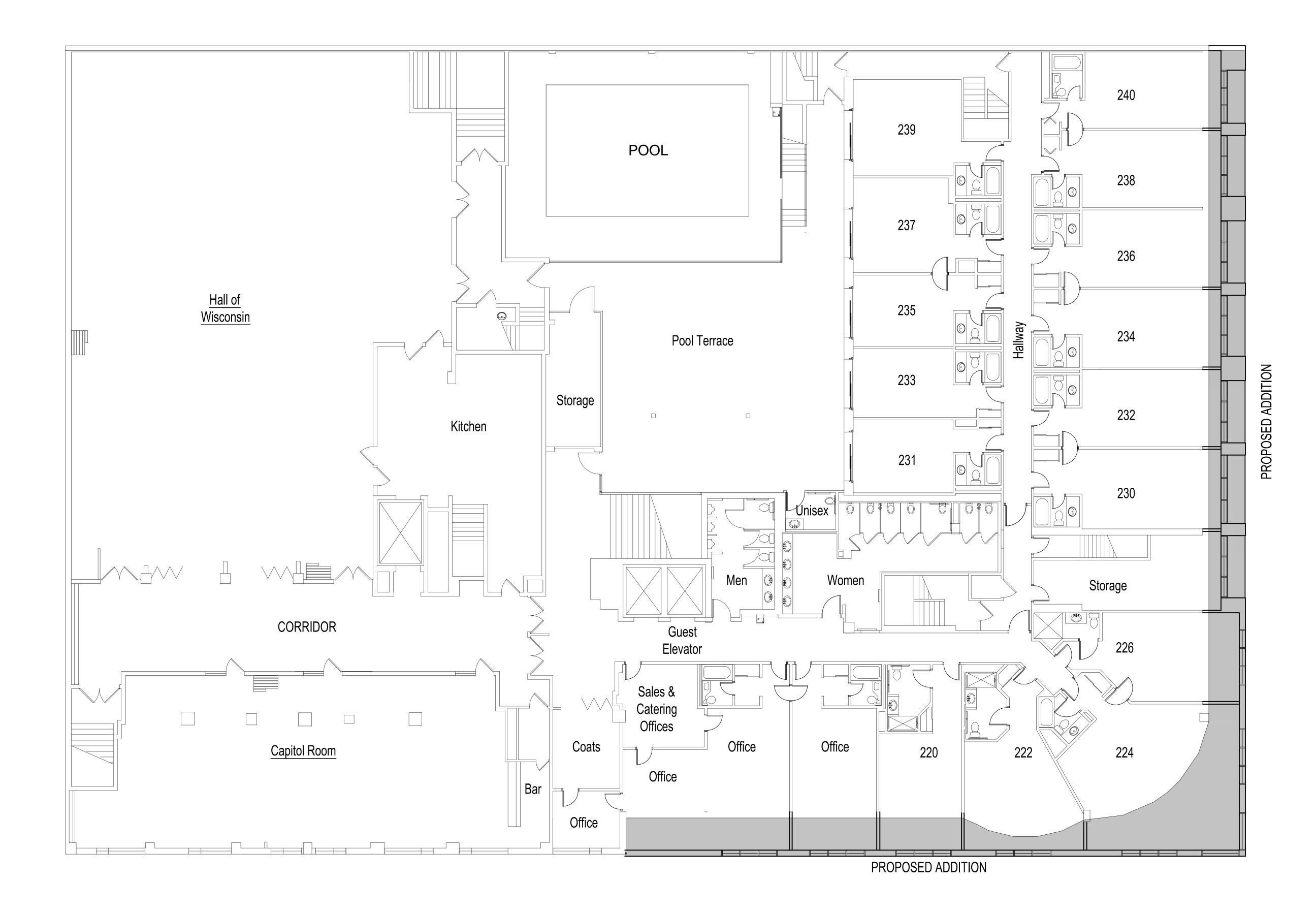
LOWER LEVEL FLOOR PLAN





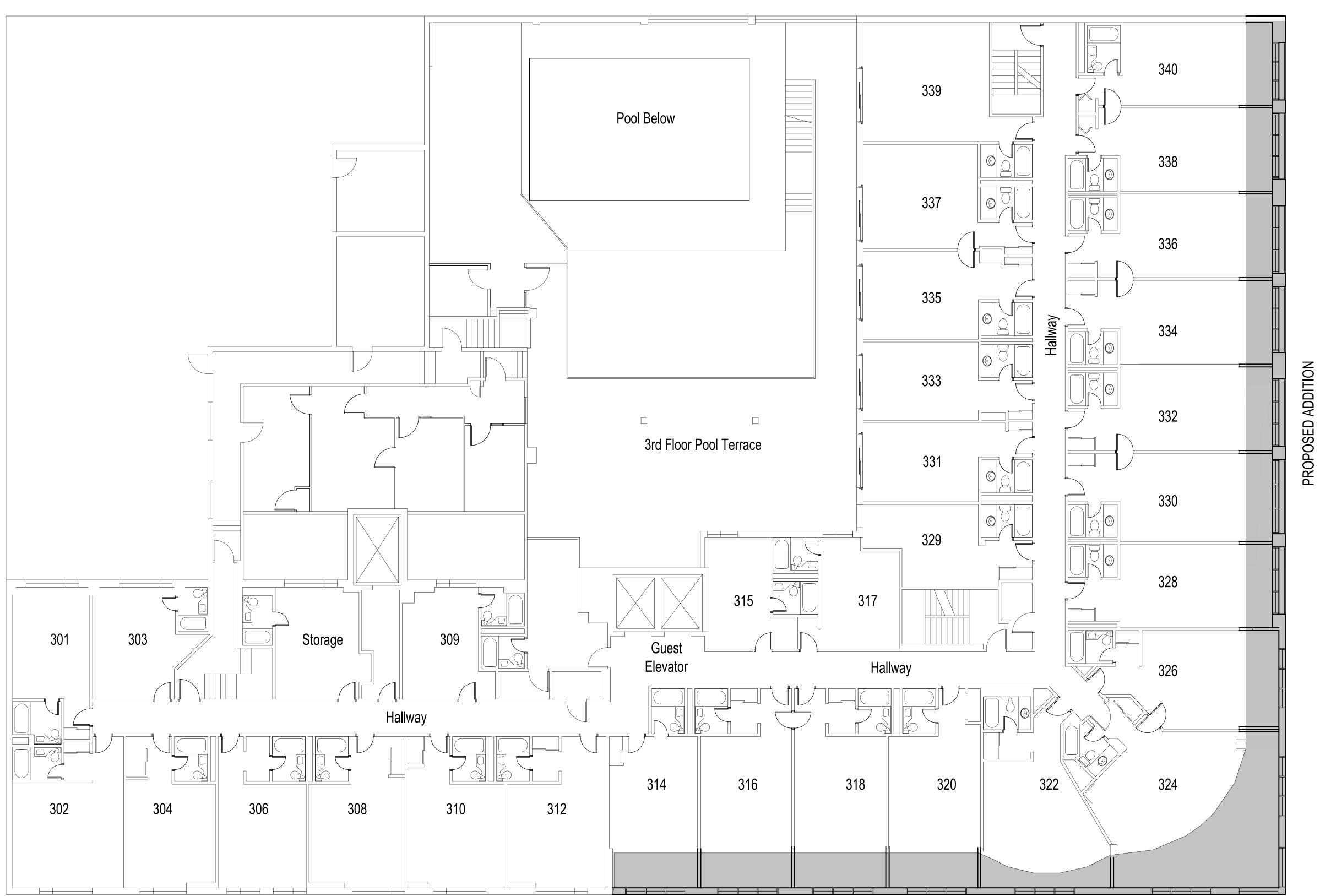






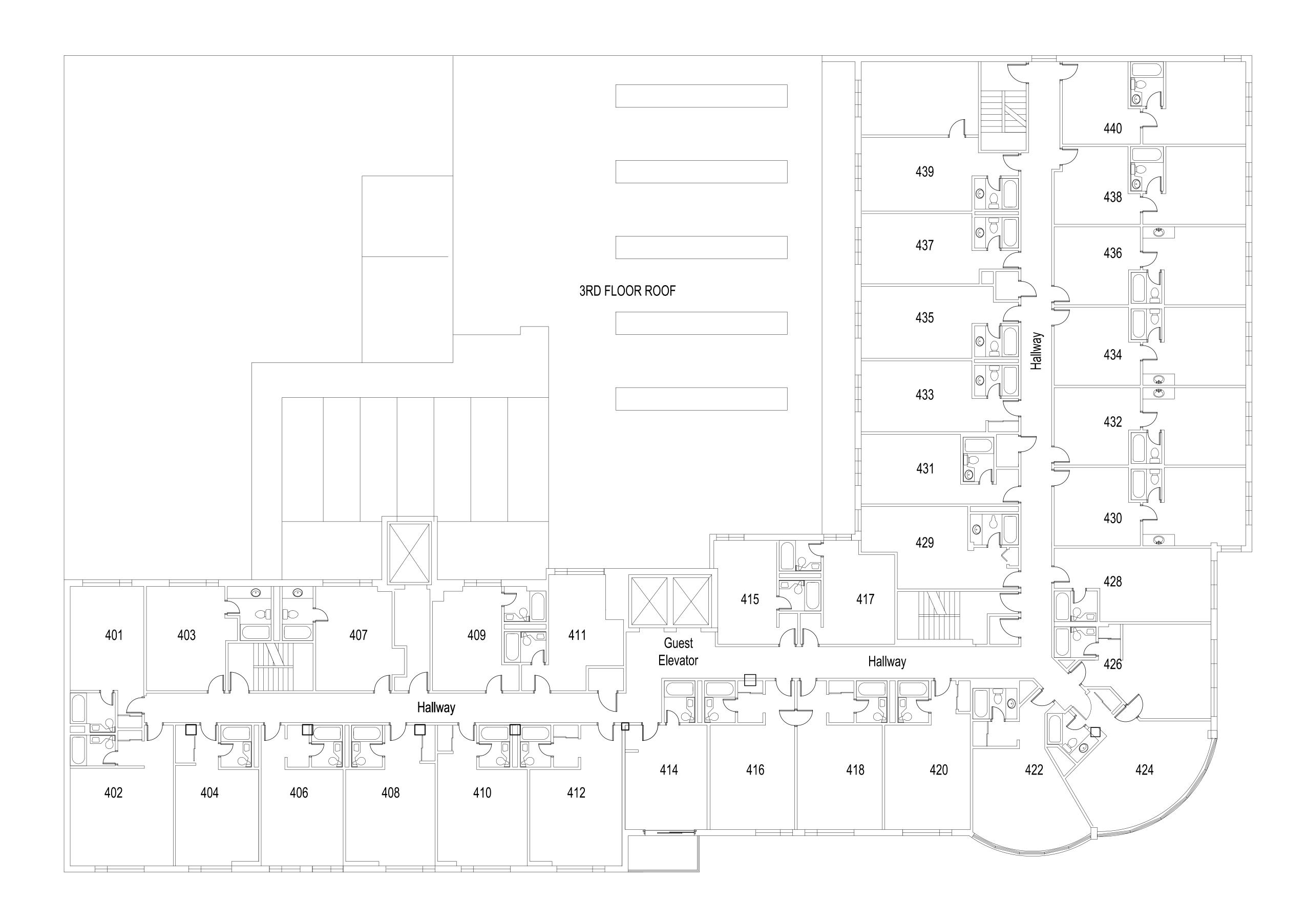


SECOND FLOOR PLAN



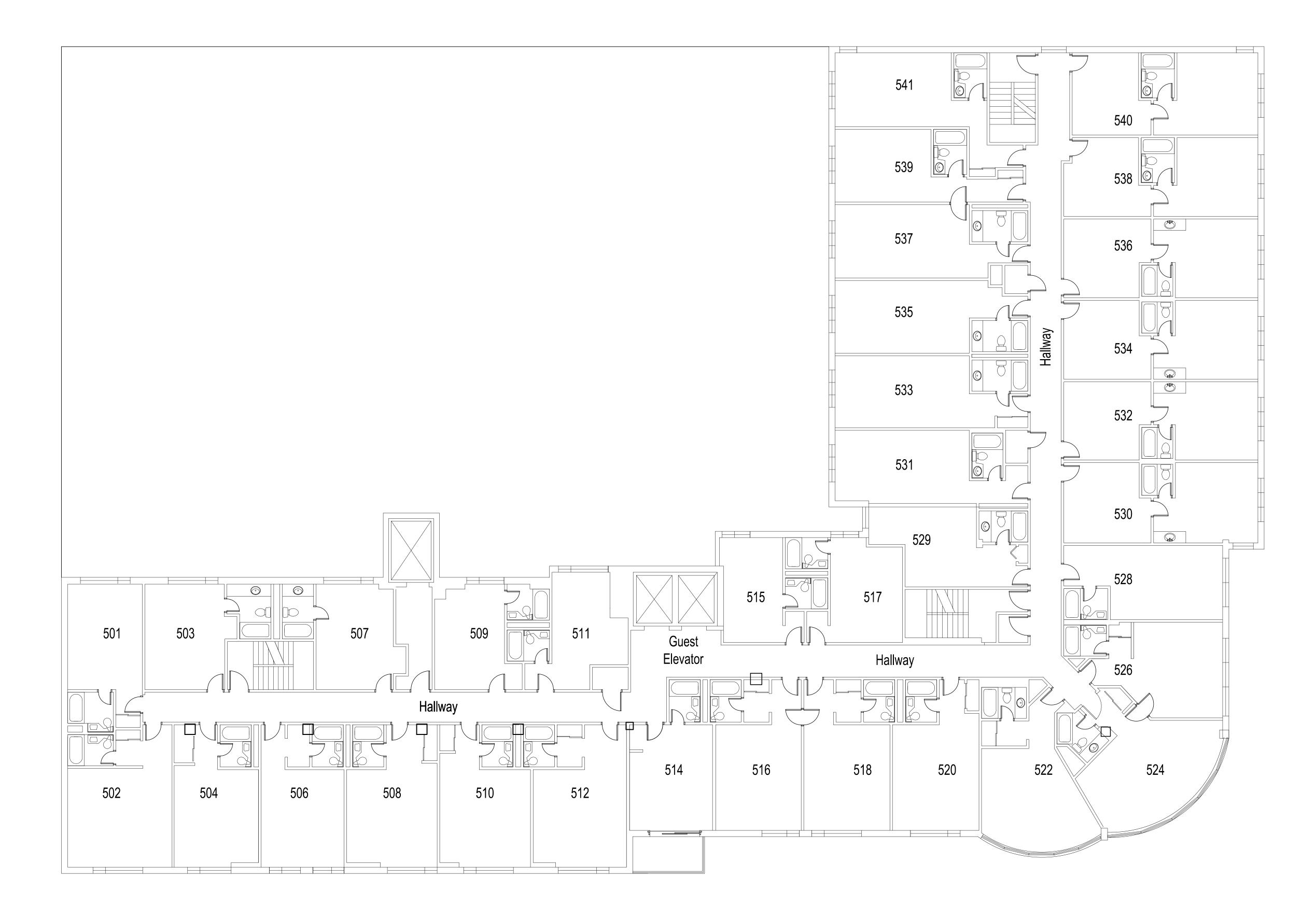


PROPOSED ADDITION





EXISTING FOURTH FLOOR PLAN





EXISTING FIFTH FLOOR PLAN





EXISTING SIXTH FLOOR PLAN





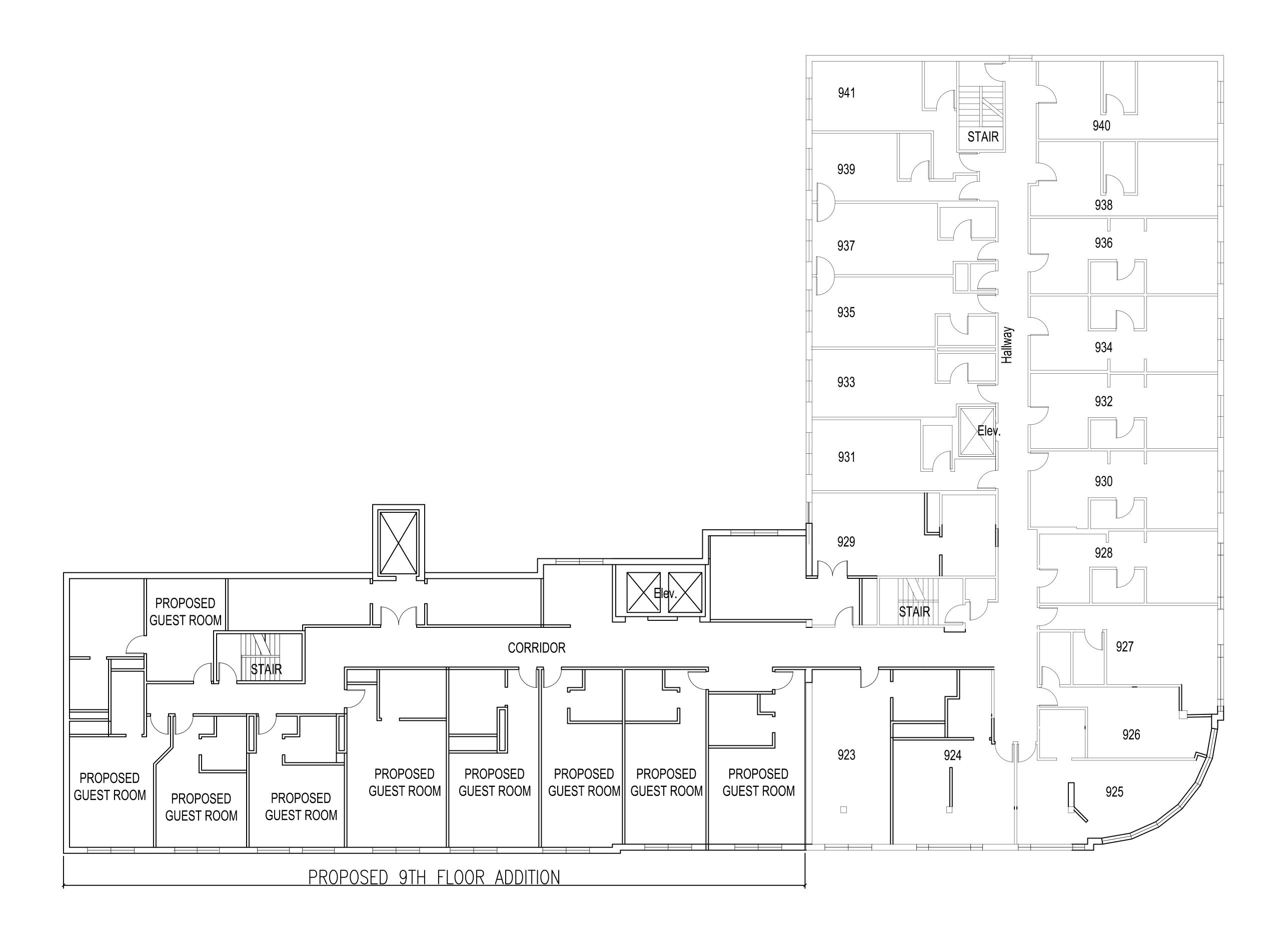
EXISTING SEVENTH FLOOR PLAN





EXISTING EIGHTH FLOOR PLAN





NINTH FLOOR PLAN





ROOF PLAN

SCALE: 1/8" = 1'-0"

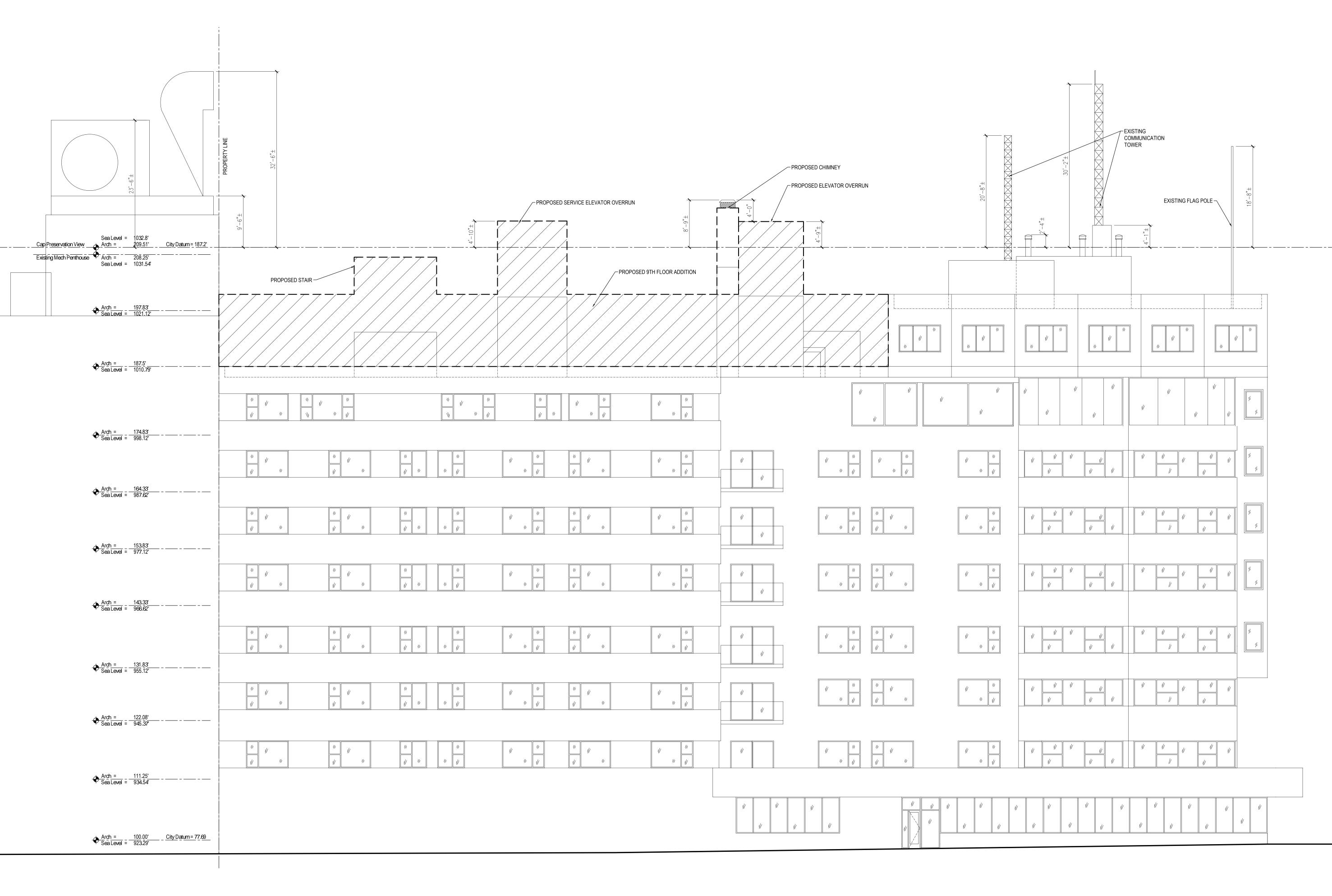
Cap Preservation View	Sea Level =	1032.8' 209.51'	City Datum = 187.2'		
Existing Mech Penthouse	Arch = Sea Level =	208.25' 1031.54'			
	- <mark> </mark>	<u>197.83</u> 1021.12'			_
	Arch = Sea Level = −	<u>187.5'</u> 1010.79'			
	← Ar <u>ch =</u> Sea Level = -	<u>174.83</u> 998.12'			_
		<u>164.33</u> 987.62			
	Arch = Sea Level = -	<u>153.83</u> 977.12'			
		<u>143.33</u> 966.62'			
	-	<u>131.83</u> 955.12			
	Arch = Sea Level =	<u>122.08'</u> 945.37			
	Arch = Sea Level = -	<u>111.25'</u> 934.54			
	Arch = Sea Level =	<u>100.00'</u> 923.29'	_ <u>City Datum = 77.69</u>		



EXISTING CARROLL STREET ELEVATION

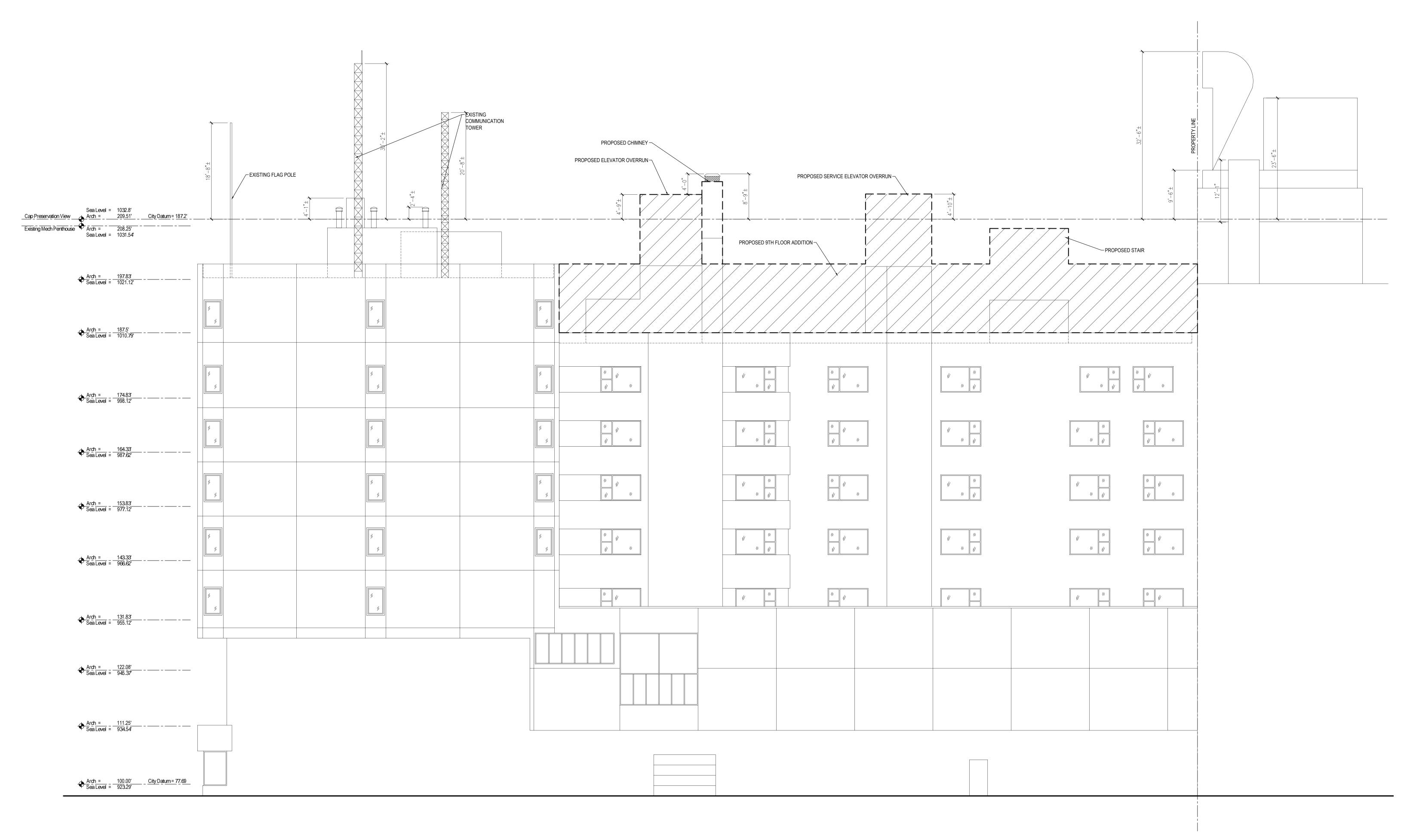
SCALE: 1/8" = 1'-0"







EXISTING MAIN STREET ELEVATION



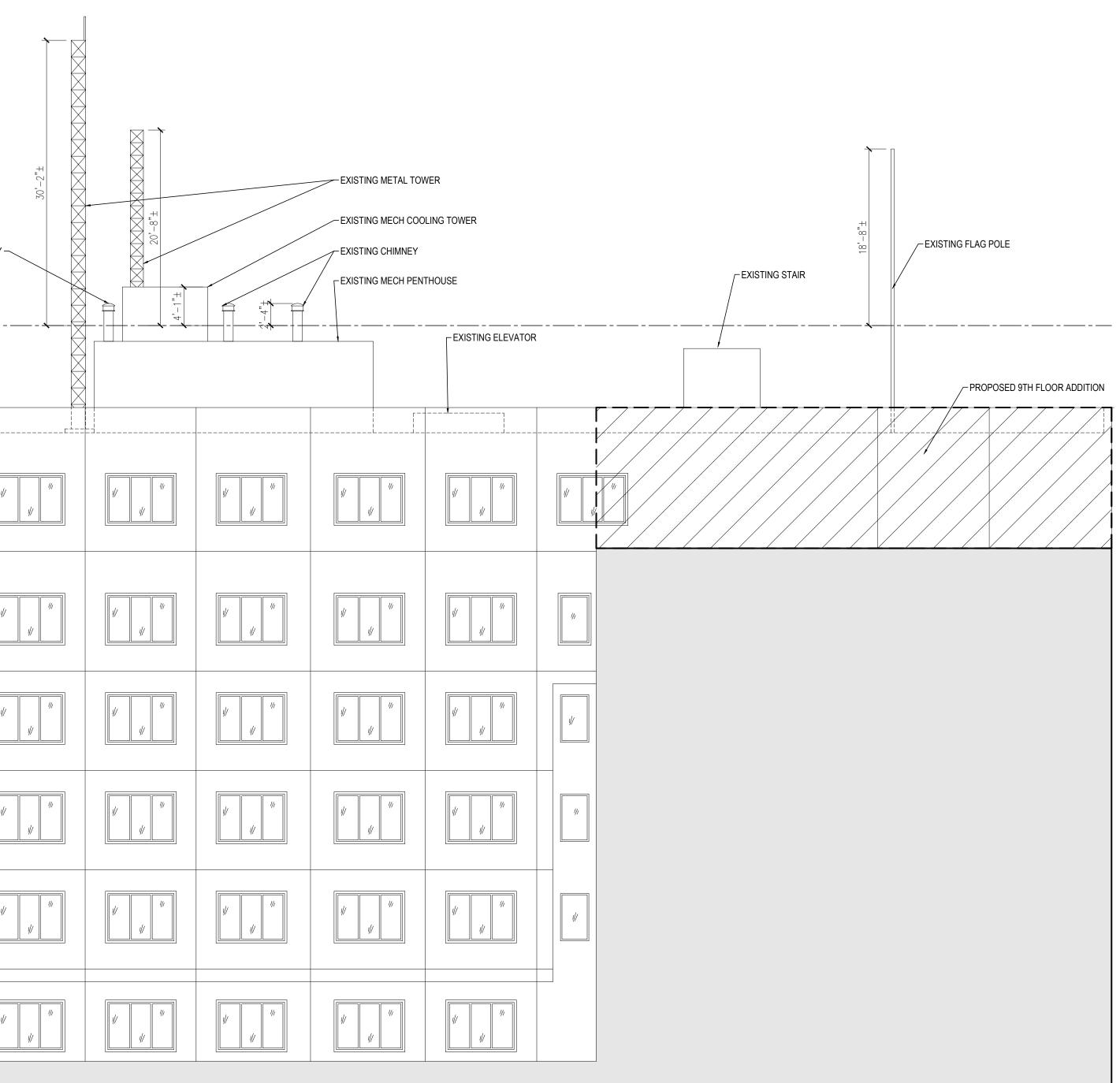


EXISTING NORTH ELEVATION

EXISTING CHIMNEY -

Cap Preservation View	Sea Level =	1032.8' 209.51'	City Datum = 187.2'	 	
Existing Mech Penthouse	Arch = Sea Level =	208.25' 1031.54'			
		<u>197.83</u> 1021.12'			
	Arch = Sea Level =	<u>187.5'</u> 1010. <i>7</i> 9'			
	Arch = Sea Level =	<u>174.83</u> 998.12'			
	Arch = Sea Level =	<u>164.33</u> 987.62'			//
	Arch = Sea Level =	<u>153.83</u> 977.12			<i>"</i>
	Arch = Sea Level =	143.33 966.62'			
	Arch = Sea Level =	<u>131.83</u> 955.12'			
	← Arch = Sea Level =	<u>122.08'</u> 945.37'			
	Arch = Sea Level =	<u>111.25'</u> 934.54'			
	Arch = Sea Level =	<u>100.00'</u> 923.29'	<u>City Datum = 77.69</u>		





EXISTING WEST ELEVATION