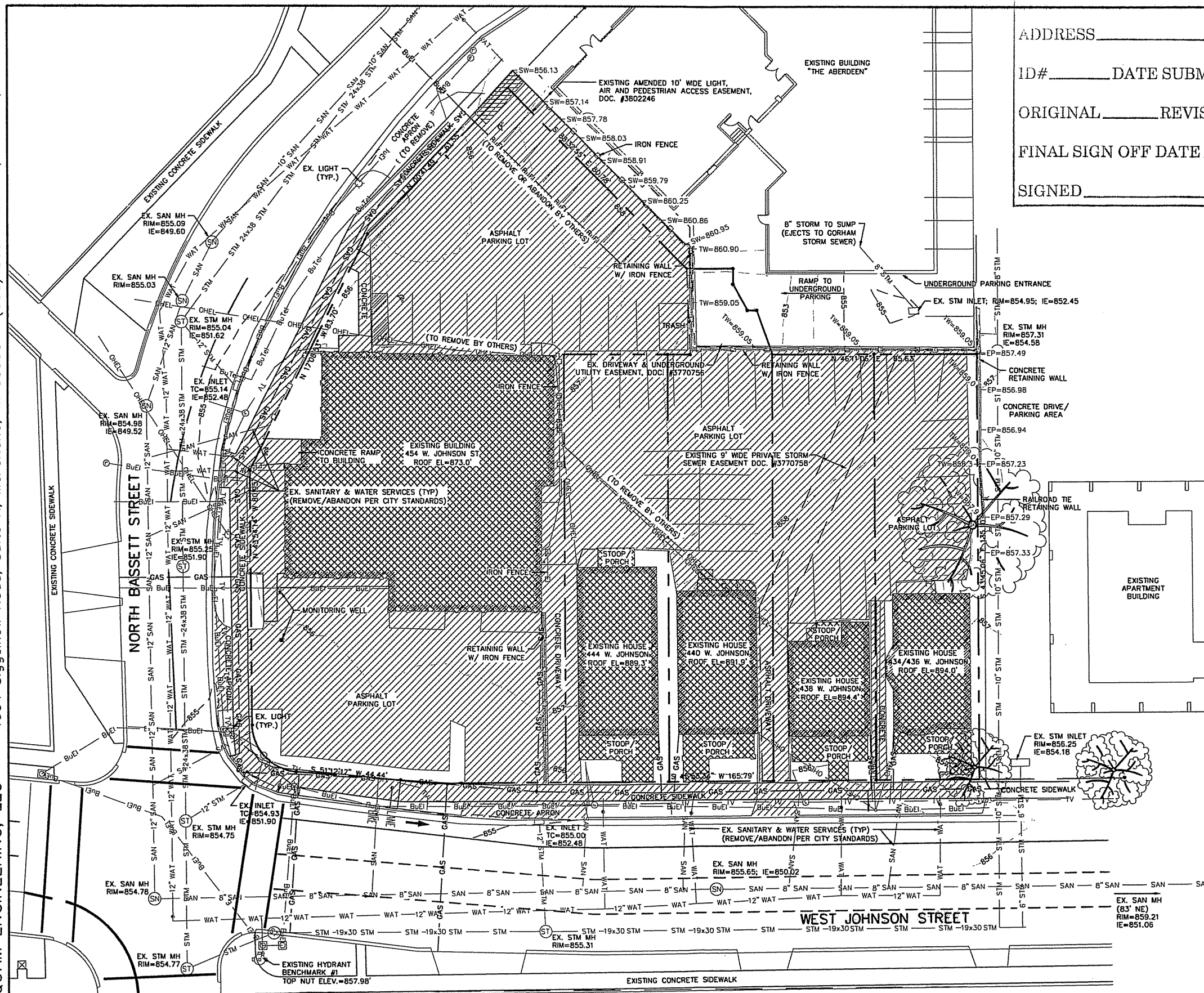
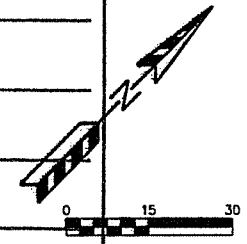


QUAM ENGINEERING, LLC 4604 Siggeikow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \GB-33-10\GB33BASE.DWG

PLAN/PARKING FACILITY APPROVAL

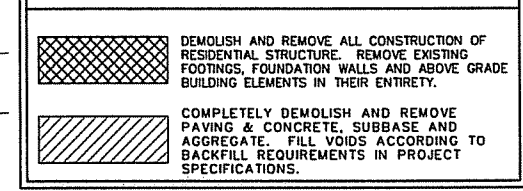
ADDRESS \_\_\_\_\_  
 ID# \_\_\_\_\_ DATE SUBMITTED \_\_\_\_\_  
 ORIGINAL \_\_\_\_\_ REVISION# \_\_\_\_\_  
 FINAL SIGN OFF DATE \_\_\_\_\_  
 SIGNED \_\_\_\_\_



DEMOLITION GENERAL NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE GENERAL CONTRACTOR SHALL EVALUATE THE EXISTING STRUCTURES FOR THE PRESENCE OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE PRESENT, THEY SHALL BE DISPOSED AS REQUIRED BY THE CITY OF MADISON & STATE OF WISCONSIN. HAZARDOUS MATERIALS CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS FROM BUILDING PREMISES.
2. SHUT-OFF, DISCONNECT, REMOVE, SEAL AND CAP UTILITIES ACCORDING TO SPECIFICATIONS. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
3. DEMOLISH ALL FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION THAT ARE WITHIN AREA OF WORK IN THEIR ENTIRETY.
4. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS.
5. ALL EJECTOR PITS, SUMP PITS, MANHOLES, CATCH BASINS AND ALL OTHER STRUCTURES WITHIN AREA OF DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY.
6. BACKFILL AND COMPACTION OF SOIL MATERIAL IN AREA WHERE BUILDING DEMOLITION OCCURED SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. COMPLETELY REMOVE ANY AND ALL ABOVE GROUND STRUCTURES (I.E. FLAG POLES, SIGNS, STOOPS, RAILINGS ETC.) WITHIN AREA OF WORK.
8. GENERAL CONTRACTOR TO PRODUCE A "DECONSTRUCTION" REUSE & RECYCLING PLAN AS REQUIRED BY THE CITY OF MADISON.
9. THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER PRIOR TO DEMOLITION OF EXISTING BUILDINGS.
10. COMPLETELY REMOVE OR ABANDON ANY AND ALL BELOW AND ABOVE GROUND UTILITIES (I.E. TELEPHONE, CABLE, ELECTRIC, GAS, ETC.) WITHIN AREA OF WORK. (BY OTHERS)
11. ALL ABANDONED DRIVEWAYS SHALL BE CLOSED BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH 5-INCH CONCRETE.

SITE DEMOLITION LEGEND



- NOTES:
- 1) UTILITIES SHOWN ARE BASED UPON TOPOGRAPHIC COLLECTION AND CITY OF MADISON RECORD DRAWINGS.

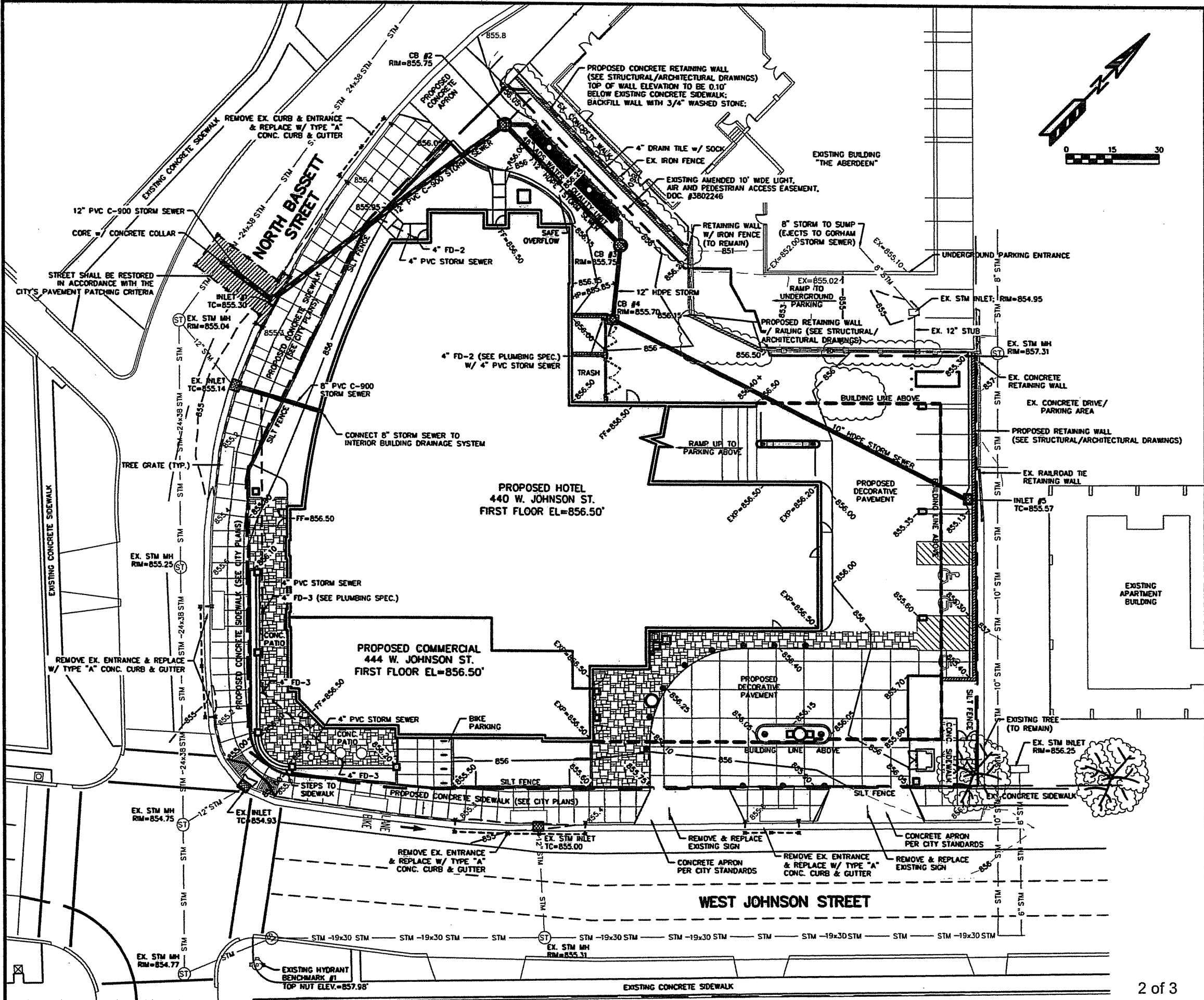
HAMPTON INN & SUITES - 440 W. JOHNSON ST.  
 EXISTING SITE/DEMOLITION PLAN

DATED: FEBRUARY 1, 2012

QUAM ENGINEERING, LLC  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com

4604 Siggeikow Road, Suite A, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

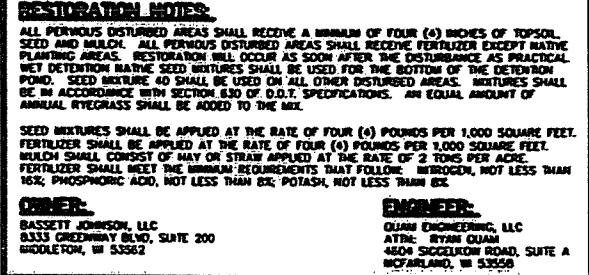
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**EROSION NOTES:**  
 THE EXISTING ASPHALT PAVEMENT SHALL ACT AS THE TRACKING PAD DURING CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A MANNER WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT READING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SHALL BE RESPONSIBLE FOR RECORDING AND CORRECTING ALL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AND CORRECTING ALL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.  
 INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.  
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

**THE SCHEDULE:**  
 APRIL 11, 2012 INSTALL EROSION CONTROL DEVICES.  
 APRIL 11 - JUNE 11, 2012 DEMOLISH EXISTING BUILDINGS AND SIDEWALKS.  
 JUNE 12, 2012 - NOVEMBER 12, 2013 CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. NET DISTURBANCE SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MULCHES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.  
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUMS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ADD, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.  
**OWNER:** BASSETT JOHNSON, LLC  
 8333 CREECHWAY BLVD., SUITE 200  
 WOODLETON, WI 53582  
**ENGINEER:** QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGEKOW ROAD, SUITE A  
 MCFARLAND, WI 53558

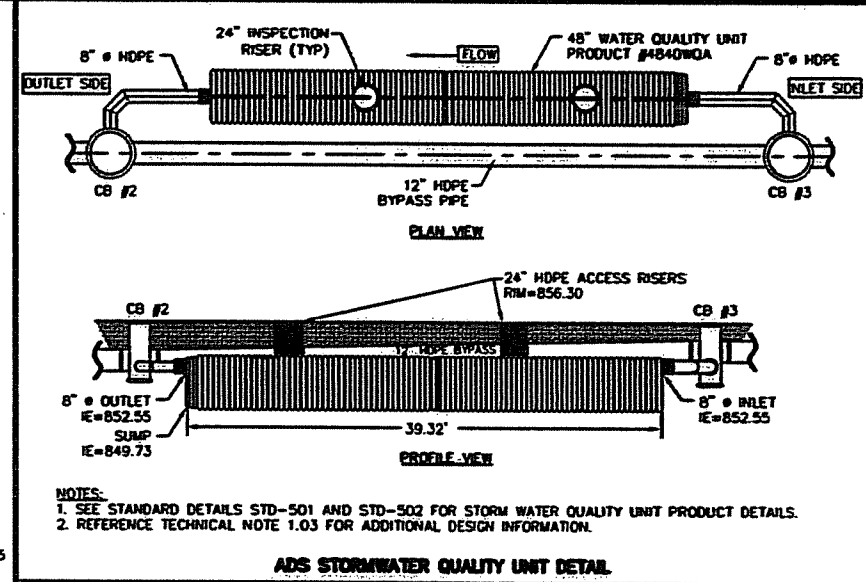
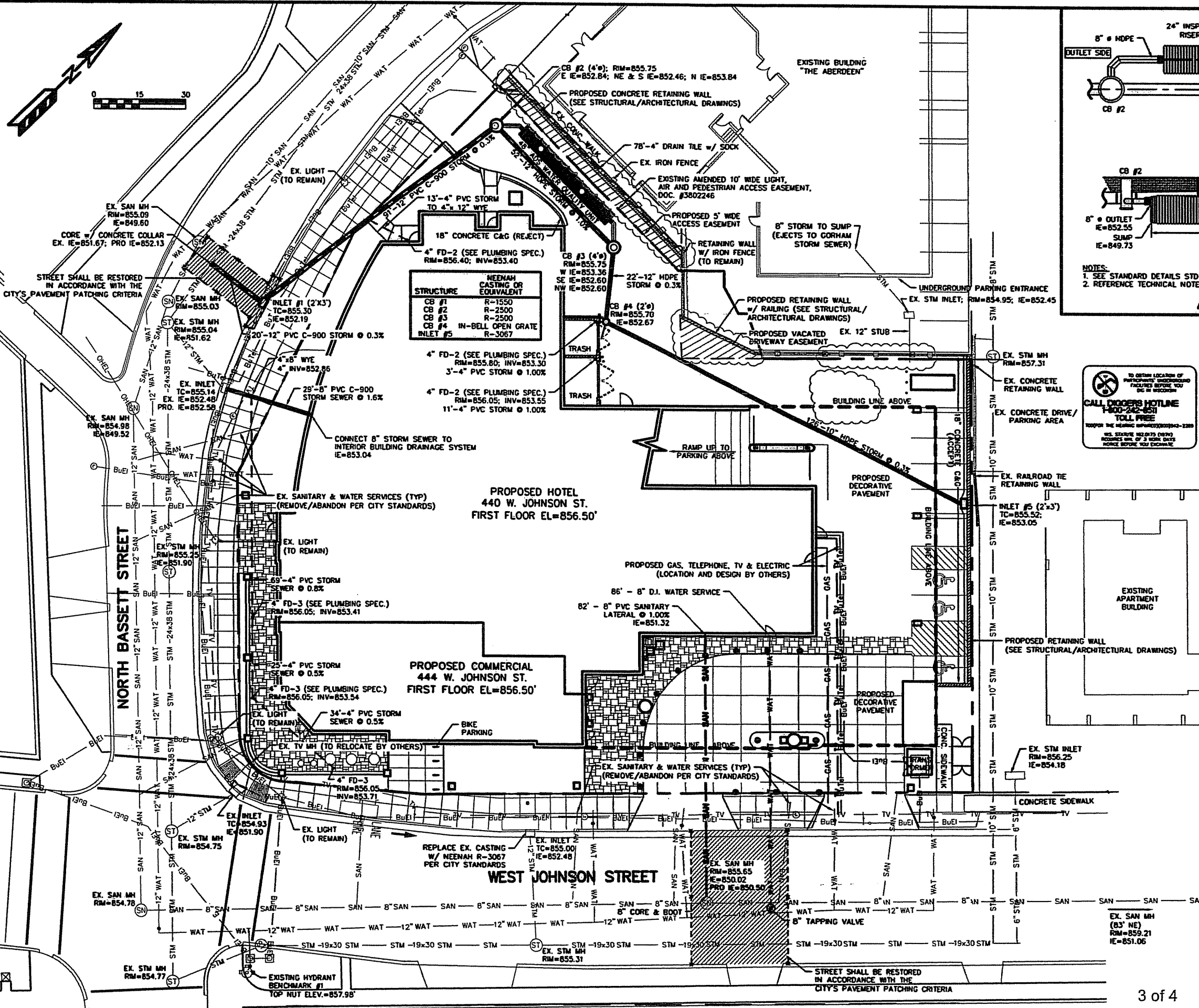


**LEGEND:**

- - - 856 - - - EXISTING MINOR CONTOUR.
- - - 855 - - - EXISTING MAJOR CONTOUR.
- - - 856 - - - PROPOSED MAJOR CONTOUR.
- - - 855 - - - PROPOSED MAJOR CONTOUR.
- - - 855.00 - - - PROPOSED SPOT ELEVATION
- TW=858.0 - - - PROPOSED TOP OF WALL ELEVATION
- FF=856.50 - - - FIRST FLOOR ELEVATION.
- EXP=856.50 - - - BUILDING EXPOSURE ELEVATION.
- [Symbol] - - - INSTALL WOOD TYPE B INLET PROTECTION.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
 1-800-242-6511  
 TOLL FREE  
 TDD/VOICED (FOR THE HEARING IMPAIRED) (800) 242-2289  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE

**HAMPTON INN & SUITES - 440 W. JOHNSON ST.**  
**GRADING AND EROSION CONTROL PLAN**  
 DATED: FEBRUARY 22, 2012 **C2.1-RFP**  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggekow Road, Suite A, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK, CURB AND ASPHALT IN RIGHT-OF-WAY PER CITY'S PATCHING CRITERIA.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$100 NON-REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

**UTILITY NOTES:**

ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2) OF STATE STATUTES.

THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS SHALL BE ABANDONED. THE ABANDONMENT SHALL BE IN CONFORMANCE WITH THE CITY OF MADISON AND WISCONSIN STATE STANDARDS.

THE PROPOSED ELECTRIC, TELEVISION, TELEPHONE AND GAS UTILITY LOCATIONS ARE SHOWN FOR PICTORIAL PURPOSES AND ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

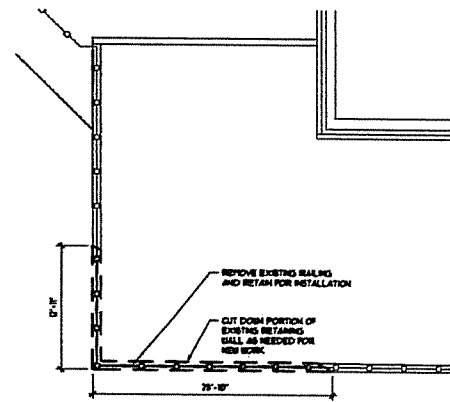
THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE EXISTING WATER METERS PRIOR TO DEMOLITION OF EXISTING BUILDINGS.

CONTRACTOR SHALL VERIFY THE EXISTING STORM SEWER INVERT AT THE NORTH BASSETT STREET STORM SEWER CONNECTION PRIOR TO THE INSTALLATION OF STORM SEWER.

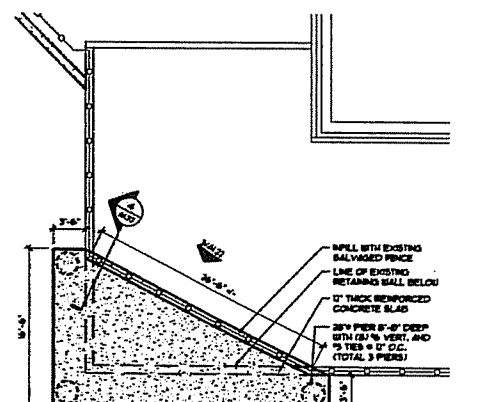
**HAMPTON INN & SUITES - 440 W. JOHNSON ST.**  
UTILITY PLAN  
DATED: FEBRUARY 21, 2012 **C3.1-RFP**

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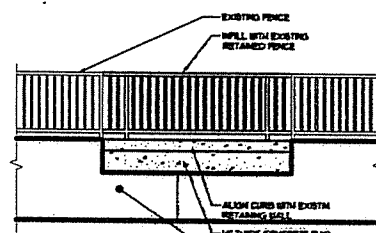
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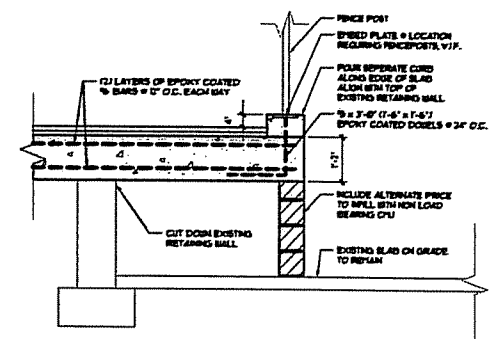
1 DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



2 CONCRETE PAD PLAN  
SCALE: 1/8" = 1'-0"



3 ELEVATION - CONCRETE PAD  
SCALE: 1/8" = 1'-0"



4 DETAIL - CONCRETE PAD  
SCALE: 1/2" = 1'-0"

**REQUEST FOR PROPOSAL (RFP)**  
**No. 2 - GENERAL SCOPE REVISIONS**

**GENERAL SCOPE REVISIONS:**

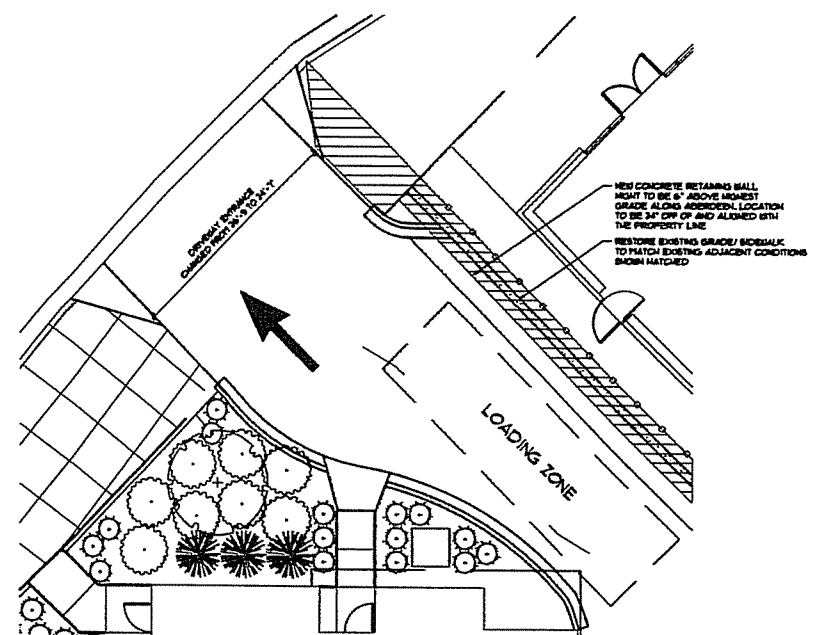
1. DEMOLITION AND REMOVAL OF 34' SECTION OF RETAINING WALL ADJACENT TO PREVIOUS LOCATION OF TRAIL ENCLOSURE AND INSTALLATION OF SUPPORT PIER ON OTHER SIDE OF OPENING NO LONGER NECESSARY.
2. REMOVAL AND REWORK OF APPROXIMATELY 34' FT OF EXISTING GUARD RAIL ASSOCIATED WITH TRAIL NUMBER 1340 LONGER NECESSARY.
3. DEMOLITION AND REWORK TOP PORTION OF RETAINING WALL AS INDICATED ON DETAIL # 4 AS REQUIRED FOR THE INSTALLATION OF NEW STRUCTURAL SLAB.
4. REMOVE AND REWORK EXISTING GUARD RAIL AT NEW LOCATION SHOWN ON DETAIL 3.

**GENERAL SCOPE REVISIONS:**

1. DELETE CURB BARRIERS (ON CUT PLAN DATED JUNE 22, 2007)
2. REVERSE LOCATION OF NEW RETAINING WALL ALONG NORTH SIDE OF PROPERTY. RETAINING WALL WAS PREVIOUSLY SHOWN RUNNING ALONG THE PROPERTY LINE BUT WILL NOW BE LOCATED APPROXIMATELY 36" CLOSER TO THE ADJACENT SITE.
3. REVISION OF THE AREA BETWEEN THE BACK OF THE RETAINING WALL & SIDEWALK WAS ORIGINALLY INTENDED TO BE RECESSED, HOWEVER DUE TO THE SMALL AMOUNT OF AREA (APPROXIMATELY 1' WIDE), PROVIDE CONC. FILL AND PERFORATED DRAIN TILE IN THIS AREA.
4. ADD APPROXIMATELY 11 SF OF ADDITIONAL ASPHALT PAVING BEHIND NEW DRIVE "BRIDGE" OVER ADJACENT SITE.
5. STRAIGHTENED BY MORE STEEP SLOPE LINE CONNECTING CS 14 & DEP.
6. REDUCED LINEAL FOOTAGE OF CURB AND GUTTER AT NORTH BASSETT STREET BRIDGE/DRIVE.
7. REDUCED WIDTH OF DRIVEWAY ON NORTH BASSETT ST. APPROXIMATELY 24"

**NEW ARCHITECTURAL SITE PLAN SCOPE REVISIONS:**

1. ADDED (3) THREE CONCRETE PIERS AND 1" REINFORCED STRUCTURAL SLAB TO BRIDGE THE ADJACENT DRIVEWAY.
2. REWORK EXISTING RETAINING WALL AND EXISTING GUARD RAIL ALONG ADJACENT.
3. ADDED NON-LOADBEARING CHN BELOW "BRIDGE" TO ENCLOSE AREA.



5 DRIVEWAY ENTRANCE  
SCALE: 1/8" = 1'-0"

**GARY BRINK & ASSOCIATES**  
ARCHITECTS  
3401 EXCELSIOR DRIVE  
MADISON, WI 53717  
608-229-1750  
608-229-3654 (FAX)

**PROJECT:**  
W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT  
W. JOHNSON STREET & N. BASSETT STREET  
MIDDLETON, WISCONSIN 53562  
**DEVELOPER:**  
**RAYMOND MANAGEMENT COMPANY**  
833 GREENWAY BLVD., SUITE 200  
MIDDLETON, WISCONSIN 53562

**PROJECT:** 200727  
**DRAWN BY:** BP  
**DATE:**  
**SCALE:** AS NOTED  
3/8" DO NOT 02-07-0

**ARCHITECTURAL**  
**SITE DETAILS**  
**RFP No. 2**  
**A1.22**