PROJECT:

HOMEWOOD SUITES

479 COMMERCE DRIVE
MADISON, WISCONSIN 53719

OWNER/DEVELOPER:

RAYMOND MANAGEMENT COMPANY

c/o
770 MINERAL POINT ROAD, SUITE 100
MADISON, WISCONSIN 53717

PHONE: 608-833-4100
FAX: 608-833-1616
PRINCIPLE CONTACT: BARRY PERKEL

ARCHITECT:

GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
PHONE: 608-829-1750
FAX: 608-829-3056
PRINCIPLE CONTACT: GARY BRINK

LANDSCAPE DESIGNER:

KEN SAIKI DESIGN, INC.
303 SOUTH PATERSON, SUITE 1
MADISON, WISCONSIN 53703
PHONE: 608-251-3600
FAX: 608-251-2330
PRINCIPLE CONTACT: KEN SAIKI

CIVIL ENGINEER:

CALKINS ENGINEERING
5010 VOGES ROAD
MADISON, WISCONSIN 53718
PHONE: 608-838-0444
FAX: 608-838-0445
PRINCIPLE CONTACT: JASON SANGER

LEGAL DESCRIPTION:
LOT 1, CERTIFIED SURVEY MAP NO. 11993, AS RECORDED IN VOLUME 73 OF CERTIFIED SURVEY MAPS, ON PAGES 352-358, AS DOCUMENT NUMBER 4257029, DANE COUNTY REGISTRY, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARKING DATA:

SURFACE PARKING:

REG. SURFACE PARKING STALLS	112
HANDICAP PARKING STALLS PROVIDED:	5
TOTAL:	117
REGULAR PARKING STALLS REQUIRED:	114
HANDICAP PARKING STALLS REQUIRED:	5
TOTAL:	119
BIKE STALLS PROVIDED:	12
BIKE STALLS REQUIRED:	12

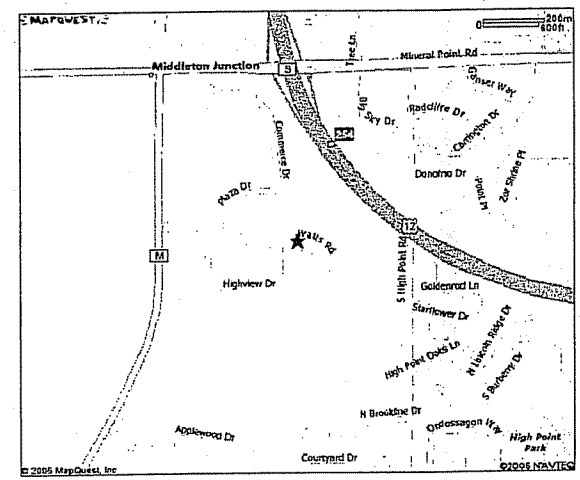
DEVELOPMENT DATA:

LAND AREA:	143,770 S.F. / 3.3005 ACRES
BUILDING AREA:	
LOWER FLOOR:	11,015 SF. (GROSS)
FIRST FLOOR:	28,090 SF. (GROSS)
SECOND FLOOR:	19,550 SF. (GROSS)
THIRD FLOOR:	19,452 SF. (GROSS)
FOURTH FLOOR:	19,452 SF. (GROSS)
TOTAL BUILDING AREA:	97,559 SF. (GROSS)
NUMBER OF GUESTROOMS:	112 / 7 (HC) / 119
BUILDING HEIGHT - 4 STORIES/5 STORIES BACK	
FIN. 1ST FLOOR TO MAIN PARAPET	53'-5"
ZONING DISTRICT	GDP/SIP
FLOOR AREA RATIO:	1.47

SHEET INDEX:

	TITLE SHEET
(2 pgs)	CERTIFIED SURVEY MAPS
C-1.0	GRADING/EROSION CONTROL & UTILITY PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLANTING SCHEDULE
SL-1	PHOTO METRIC SITE LIGHTING PLAN
2.01	SITE PLAN
2.02	FIRE PROTECTION PLAN
2.20	SITE DETAILS
4.00	LOWER LEVEL FLOOR PLAN
4.01	FIRST FLOOR PLAN
4.02	SECOND FLOOR PLAN
4.03	THIRD FLOOR PLAN
4.04	FOURTH FLOOR PLAN & ROOF PLAN
6.01	EXTERIOR BUILDING ELEVATIONS
6.02	EXTERIOR BUILDING ELEVATIONS
6.03	EXTERIOR BUILDING ELEVATIONS
6.04	EXTERIOR BUILDING ELEVATIONS

SITE LOCATION MAP:



JOB #200648
DECEMBER 22, 2006

FORM NO. 985-A

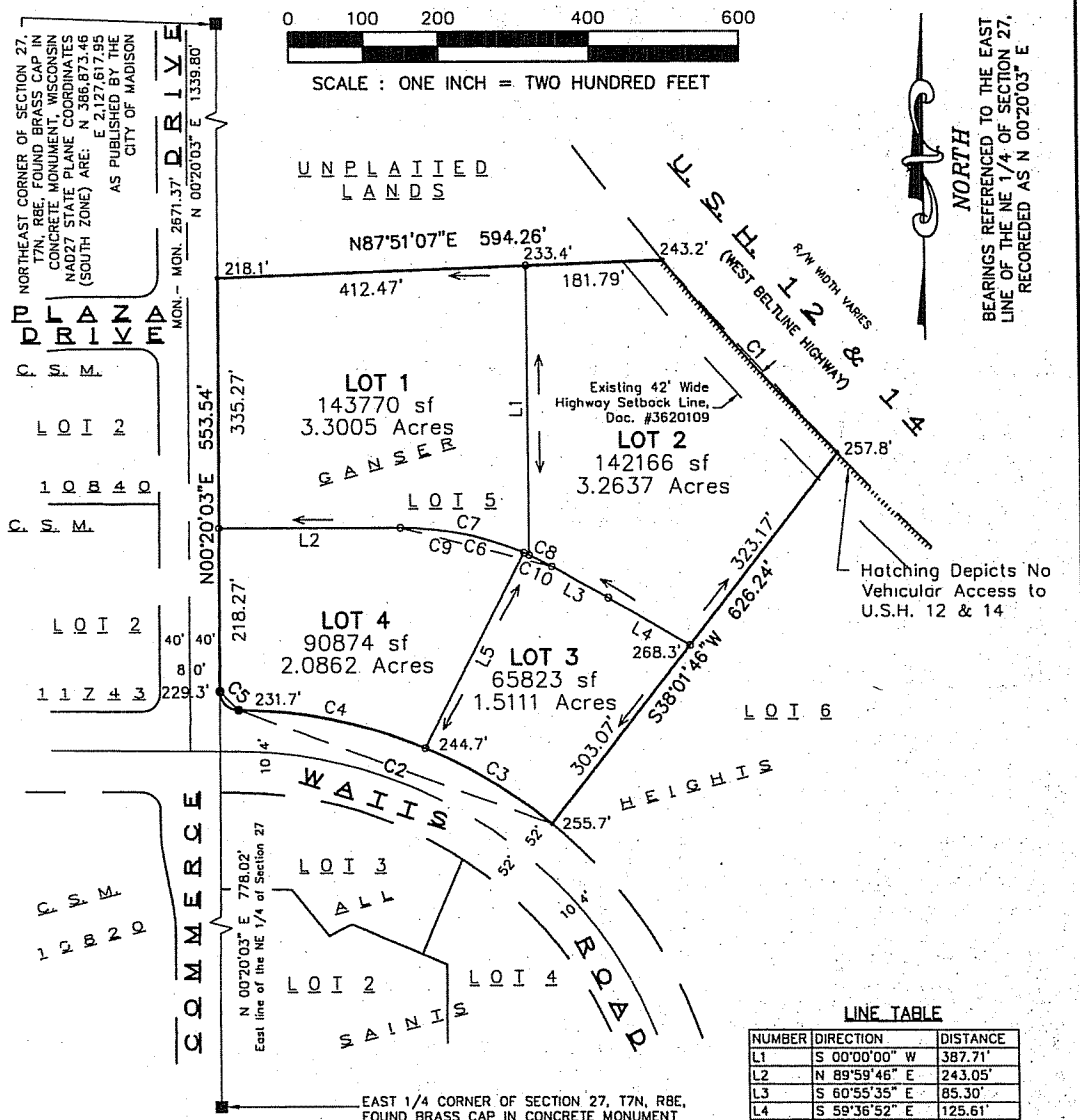
HCMiller Point Evolutionaries

Stock No. 26273

001703

CERTIFIED SURVEY MAP

LOT 5, GANSER HEIGHTS AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46 AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°00'00" W	387.71'
L2	N 89°59'46" E	243.05'
L3	S 60°55'35" E	85.30'
L4	S 59°36'52" E	125.61'
L5	S 27°15'15" W	292.74'

LEGEND

- • 3/4" SOLID IRON ROD FOUND
- ● 1-1/4" SOLID IRON ROD FOUND
- o 3/4" x 18" SOLID IRON RE-ROD SET, 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ← DRAINAGE ARROW

WISCONSIN MICHAEL S. MITZ S-2452 NEW GLARUS, WIS. 10/24/2005 LAND SURVEYOR

Rev: 07/19/2006
Rev: 10/30/2006

NOTES:

1. See sheet 2 for existing easements.
2. See sheets 3 & 4 for new easements.
3. See sheet 5 for additional notes.
4. See sheet 6 for curve table, legal description, and surveyor's certificate.

MAP NO. 11993

DOCUMENT NO. 4257029

VOLUME 73 PAGE 352

Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT
\projects\PER01\CSM\Revised\csm-PER01 revised01.dwg

SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PER01
SHEET 1 OF 7

FORM NO. 985-A

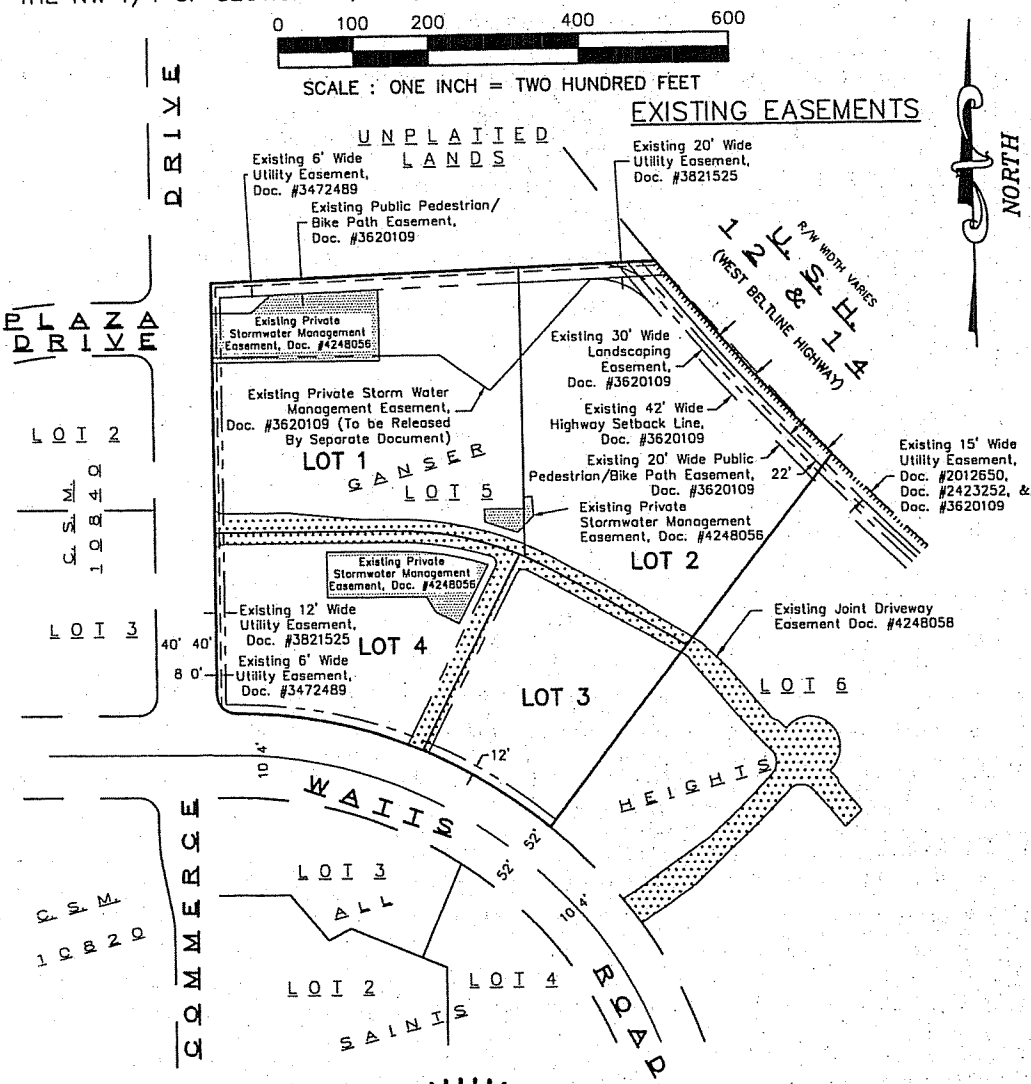
HCMiller Print Evolutionaries

Stock No. 26273

001704

CERTIFIED SURVEY MAP

LOT 5, GANSER HEIGHTS AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46 AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



WISCONSIN MICHAEL S. MARTY S-2452 NEW GLARUS, WIS. LAND SURVEYOR 10/24/2005

Rev: 07/19/2006
Rev: 10/30/2006

MAP NO. 11993

DOCUMENT NO. 4257029

VOLUME 73 PAGE 353

Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT
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PER01
SHEET 2 OF 7

FORM NO. 985-A

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Stock No. 26273

001705

CERTIFIED SURVEY MAP

LOT 5, GANSER HEIGHTS AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46 AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 120 240 360

SCALE : ONE INCH = ONE HUNDRED TWENTY FEET

NORTH

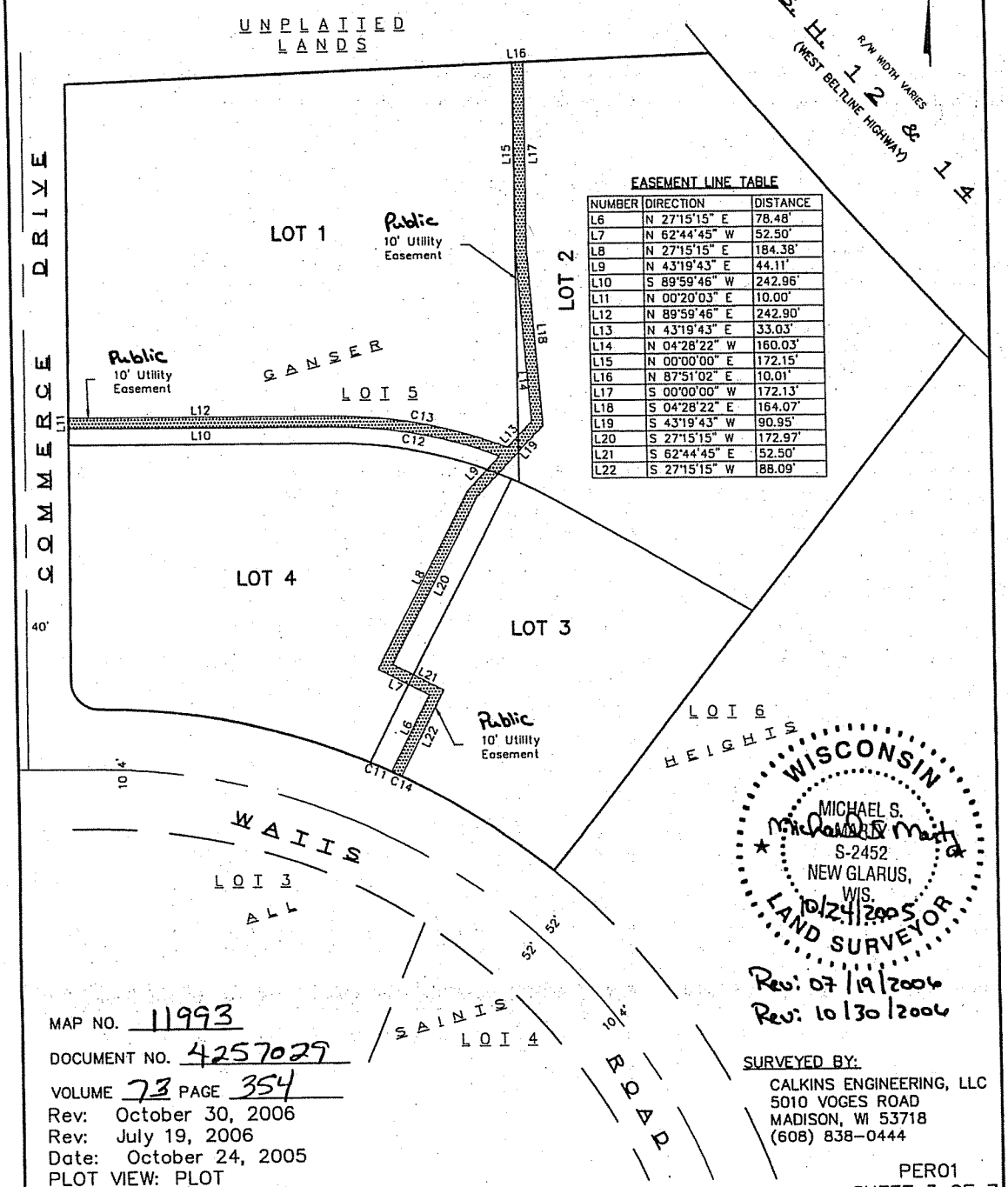
UTILITY EASEMENT DETAIL

EASEMENT CURVE TABLE

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C11	01°51'46"	655.00	21.29	S 66°22'27" E	21.29
C12	20°56'20"	429.50	156.96	N 79°31'58" W	156.09
C13	21°28'30"	439.50	164.73	S 79°15'53" E	163.77
C14	00°52'32"	655.00	10.01	N 65°00'19" W	10.01

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L6	N 27°15'15" E	78.48'
L7	N 62°44'45" W	52.50'
L8	N 27°15'15" E	184.38'
L9	N 43°19'43" E	44.11'
L10	S 89°59'46" W	242.96'
L11	N 00°20'03" E	10.00'
L12	N 89°59'46" E	242.90'
L13	N 43°19'43" E	33.03'
L14	N 04°28'22" W	160.03'
L15	N 00°00'00" E	172.15'
L16	N 87°51'02" E	10.01'
L17	S 00°00'00" W	172.13'
L18	S 04°28'22" E	164.07'
L19	S 43°19'43" W	90.95'
L20	S 27°15'15" W	172.97'
L21	S 62°44'45" E	52.50'
L22	S 27°15'15" W	88.09'



WISCONSIN
MICHAEL S. MATTY
S-2452
NEW GLARUS, WIS.
10/24/2005
LAND SURVEYOR

Rev: 07/19/2006
Rev: 10/30/2006

MAP NO. 11993

DOCUMENT NO. 4257029

VOLUME 73 PAGE 354

Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT
\projects\PER01\CSM\Revised\csm-PER01 revised01.dwg

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PER01
SHEET 3 OF 7

FORM NO. 985-A

HCMiller

Stock No. 26273

001706

CERTIFIED SURVEY MAP

LOT 5, GANSER HEIGHTS AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46 AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 120 240 360

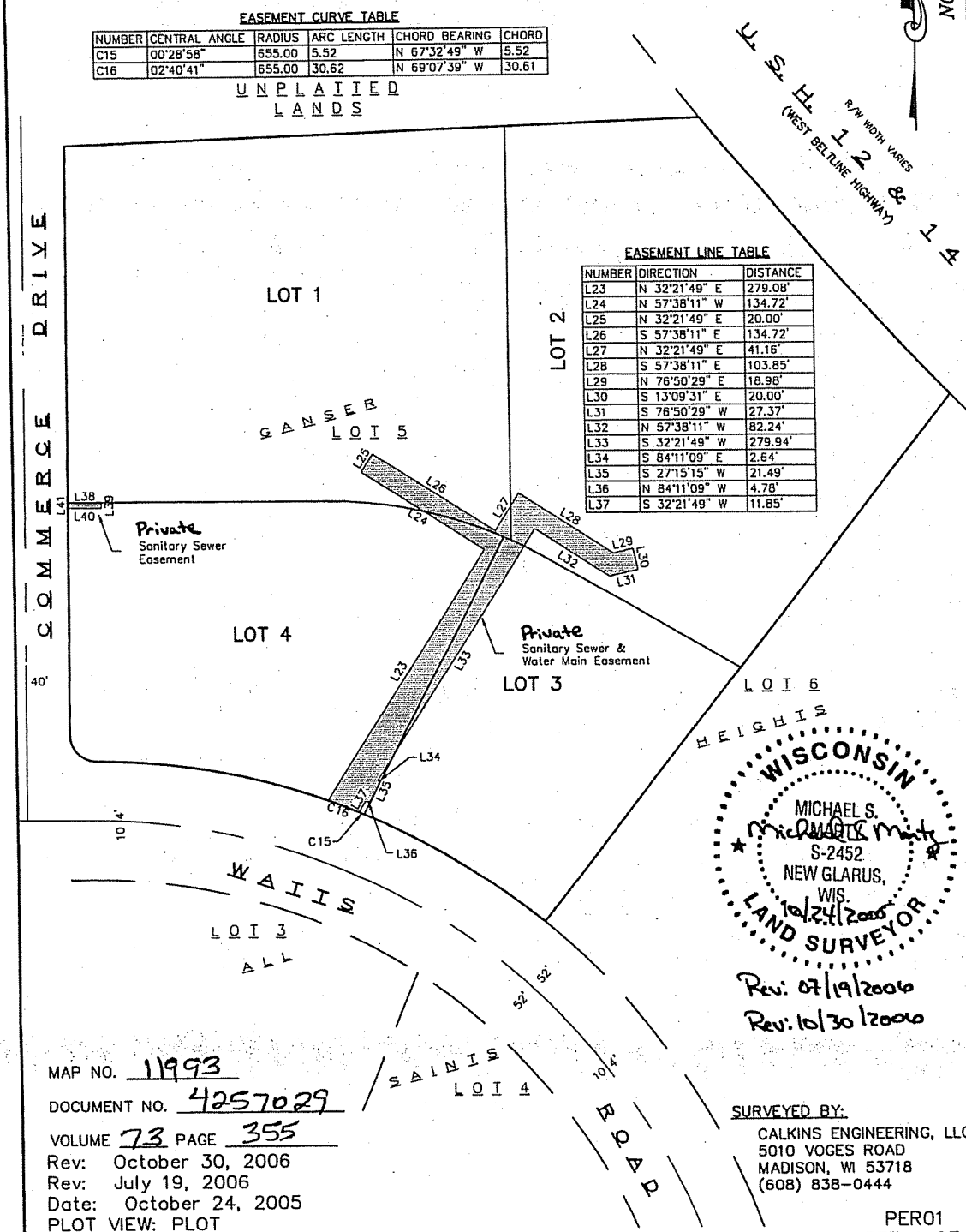
SCALE : ONE INCH = ONE HUNDRED TWENTY FEET

NORTH

SANITARY SEWER & WATER MAIN EASEMENT DETAIL

EASEMENT CURVE TABLE

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C15	00°28'58"	655.00	5.52	N 67°32'49" W	5.52
C16	02°40'41"	655.00	30.62	N 69°07'39" W	30.61



EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L23	N 32°21'49" E	279.08'
L24	N 57°38'11" W	134.72'
L25	N 32°21'49" E	20.00'
L26	S 57°38'11" E	134.72'
L27	N 32°21'49" E	41.16'
L28	S 57°38'11" E	103.85'
L29	N 76°50'29" E	18.98'
L30	S 13°09'31" E	20.00'
L31	S 76°50'29" W	27.37'
L32	N 57°38'11" W	82.24'
L33	S 32°21'49" W	279.94'
L34	S 84°11'09" E	2.64'
L35	S 27°15'15" W	21.49'
L36	N 84°11'09" W	4.78'
L37	S 32°21'49" W	11.85'

WISCONSIN
MICHAEL S. RIMATH
S-2452
NEW GLARUS, WIS.
LAND SURVEYOR
10/24/2005

Rev: 07/19/2006
Rev: 10/30/2006

MAP NO. 11993

DOCUMENT NO. 4257029

VOLUME 73 PAGE 355

Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT
\projects\PER01\CSM\Revised\csm-PER01 revised01.dwg

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PER01
SHEET 4 OF 7

FORM NO. 985-A

HCMiller

Stock No. 26273

001707

CERTIFIED SURVEY MAP

LOT 5, GANSER HEIGHTS AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46 AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. The recorded plat of GANSER HEIGHTS references the following:

-WIS-DOT NOTES:
-Access Restriction Note: Access to U.S.H. 12 is controlled by WIS-DOT project: CA 04-2(1).

-Highway Setback Restriction Note: No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings, and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number my be obtained by contacting the County Highway Department. Special Exception for a reduced Highway Setback of 42' approved by WIS-DOT on December 08, 2002, WISDOT Log No. 1112.

-Noise Note: The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table 1. these levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

-All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of this plat. Easements shall not be required on property lines shared with greenways or public streets.

-The intra block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

-A traffic impact analysis is required for each development on Lots 5, 6, 7, and 8. The vehicle trip generation projected for each new building constructed on Lots 5, 6, 7, and 8 shall be compared to the levels of vehicle trips projected in the report entitled "Watts Road Development Traffic Impact Analysis" prepared by Engineering Solutions, LLC dated March, 2001 on both an individual development basis and with respect to the total vehicle trip generation contemplated by the land use plan amendment dated September 25, 2001.

-The 30 foot wide landscaping easement is reserved for the planting of trees or shrubs by the owner; the construction of buildings here is prohibited and the strip shall not be counted as any required yard. Maintenance of this strip is the responsibility of the owner.

-All buildings and outdoor recreational areas shall comply with M.G.O. Sec. 16.23(3)(d) - Highway Noise Land Use Provisions Policies and Ordinance.

-There shall be no access along the southerly right-of-way line of the West Beltline Highway (U.S.H. 12 & 14).

-The owners of Lots 5, 6, 7, and 8 shall grant a perpetual reciprocal non-exclusive, and unimpeded vehicular and pedestrian easement for crossing and ingress/egress.

-Construction and use of structures upon Lots 5, 6, 7, 8, and Outlot 1 are subject to the terms and provisions of a set of declarations imposed, managed, and administered by the Roman Catholic Diocese of Madison, as recorded in the Dane County Register of Deeds on December 26, 2002, as Document Number 3618895.

-The owner reserves, for itself and its successors and assigns, the right to subject the plat to one or more agreements respecting reciprocal easements and restrictions to promote the common use, operation, and benefit of certain portions of the plat as planned-integrated development.

-As lots develop in this plat, each is responsible for compliance with M.G.O. Chapter 37.

2. All lots created by this certified survey map are required to comply with Chapter 37 of the Madison General Ordinances at the time they develop.

3. Drainage Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure maintained by the lot owner unless modified with approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

4. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without prior written approval of the City Engineer. In the event of the City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

5. Any proposed buildings on Lots 1 and 2 of this certified survey map shall be designed such that traffic-induced interior noise levels will not exceed 52 decibels.

6. One access on Watts Road & Commerce Drive may be granted as determined by the City Traffic Engineer.

7. This Certified Survey Map subject to Declaration of Conditions, Covenants, and Restrictions for Maintenance of Stormwater Management Measures as recorded in Document Number 4248056. See document for restricitions and conditions.

8. This Certified Survey Map subject to Declaration of Private Storm and Sanitary Sewer Easement as recorded in Document Number 4248057. See document for conditions.

9. This Certified Survey Map is subject to Declaration of Drive Easement as recorded in Document Number 4248058. See document for restricitions and conditions.

10. This Certified Survey Map subject to Declaration of Conditions and Covenants as recorded in Document Number 4248059. See document for conditions.

11. Subject to conditions, covenants, restrictions, and reservations contained in Document Numbers 3646766, 3995831, 3869000, 3867620 and 3867621.

WISCONSIN
MICHAEL S. MATTS
S-2452
NEW GLARUS, WIS.
10/24/2005
LAND SURVEYOR

Rev: 07/19/2006
Rev: 10/30/2006

MAP NO. 11993

DOCUMENT NO. 4257029

VOLUME 73 PAGE 356

Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT
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SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PER01
SHEET 5 OF 7

FORM NO. 985-A

HCMiller Print Evolutionaries

Stock No. 26273

001708

CERTIFIED SURVEY MAP

LOT 5, GANSER HEIGHTS AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46 AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	TANGENT BEARING BACK	TANGENT BEARING AHEAD
C1	347.63	3939.72	05°03'20"	S 41°32'22" E	347.52	S 39°00'42" E	S 44°04'02" E
C2	452.81	655.00	39°36'33"	N 69°54'40.5" E	443.85	N 50°06'24" W	N 89°42'57" W
C3	196.61	655.00	17°11'56"	N 58°42'22" W	195.88	N 50°06'24" W	N 67°18'20" W
C4	256.19	655.00	22°24'37"	N 78°30'38.5" W	254.56	N 67°18'20" W	N 89°42'57" W
C5	39.29	25.00	90°03'00"	N 44°41'27" W	35.37	N 89°42'57" W	
C6	210.09	414.00	29°04'33"	S 75°27'51.5" E	207.85		
C7	176.37	414.00	24°24'30"	S 77°47'54" E	175.04		S 65°35'39"E
C8	33.73	414.00	04°40'04"	S 63°15'37" E	33.72	S 65°35'39"E	
C9	168.70	414.00	23°20'50"	S 78°19'43" E	167.53		S 66°39'18" E
C10	41.39	414.00	05°43'43"	S 63°47'26.5" E	41.38	S 66°39'18" E	

OWNER'S CERTIFICATE

Madison West Princeton Lodging Investors I, LLC, as owner, hereby certifies that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this 30th day of OCTOBER, 2006.

Madison West Princeton Lodging Investors I, LLC
By: C.J. Raymond Investments, L.L.C., sole member

By: _____
C.J. Raymond, sole member

State of Wisconsin)
)ss
County of Dane)

Personally came before me this 30th day of October, 2006, the above named C.J. Raymond to me known to be the person who executed the foregoing instrument and acknowledged the same.

Diane Quinn
DIANE QUINN, Notary Public
State of Wisconsin

My Commission expires: April 26, 2009

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Registered Land Surveyor No. 2452, hereby certify that under the direction of Madison West Princeton Lodging Investors I, LLC, owner of said land, I have surveyed, divided, mapped, and dedicated part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Lot 5, GANSER HEIGHTS, as recorded in Volume 58-009A of Plats, on pages 43-46, as Document Number 3620109, Dane County Registry, City of Madison, Dane County, Wisconsin.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing, mapping, and dedicating the same.

Dated this 24th day of October, 2005.
Revised this 19th day of July, 2006.
Revised this 30th day of October, 2006.

Signed: Michael S. Marty
Michael S. Marty, R.L.S. No. 2452

WISCONSIN
MICHAEL S. MARTY
S-2452
NEW GLARUS, WIS.
LAND SURVEYOR

MAP NO. 11993
DOCUMENT NO. 4257029
VOLUME 73 PAGE 357
Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT
\projects\PER01\CSM\Revised\csm-PER01 revised01.dwg

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PER01
SHEET 6 OF 7

FORM NO. 985-A

HCMiller Print Evolutionaries

Stock No. 26273

001709

CERTIFIED SURVEY MAP

LOT 5, GANSER HEIGHTS AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46 AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE

State Bank of Cross Plains ~~Associated Bank~~, a banking association duly organized and existing under and by virtue of the laws of of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said ~~Associated Bank~~ State Bank of Cross Plains has caused these presents to be signed by DAVID EARLL, its Vice President, and countersigned by _____, its _____, at MADISON, Wisconsin this 31st day of OCTOBER, 2006.

~~Associated Bank~~ State Bank of Cross Plains

By: _____ VICE PRESIDENT

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 31st day of October, 2006, DAVID EARLL and _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Diane Quinn

Notary Public, State of Wisconsin
Diane Quinn

My Commission expires: April 26, 2009

CITY OF MADISON APPROVAL

Approved for recording per City of Madison Plan Commission Secretary.

Date: 1 NOVEMBER 2006

Signed: _____ FOR M. OLINGER

COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey Map located in the City of Madison, was hereby approved by Enactment No. RES-06-00990, File I.D. No. 02533, adopted on this 21st day of November, 2006, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Date: November 27, 2006 Maribeth Witzel-Behl

Maribeth L. Witzel-Behl, ~~Interim~~ City Clerk
City of Madison, Dane County, Wisconsin

WISCONSIN MICHAEL S. McCARTY S-2452 NEW GLARUS, WIS. 10/24/2005 LAND SURVEYOR

Rev: 07/19/2006
Rev: 10/30/2006

MAP NO. 11993

DOCUMENT NO. 4257029

VOLUME 73 PAGE 358

Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT
\projects\PER01\CSM\Revised\csm-PER01 revised01.dwg

REGISTER OF DEEDS CERTIFICATE

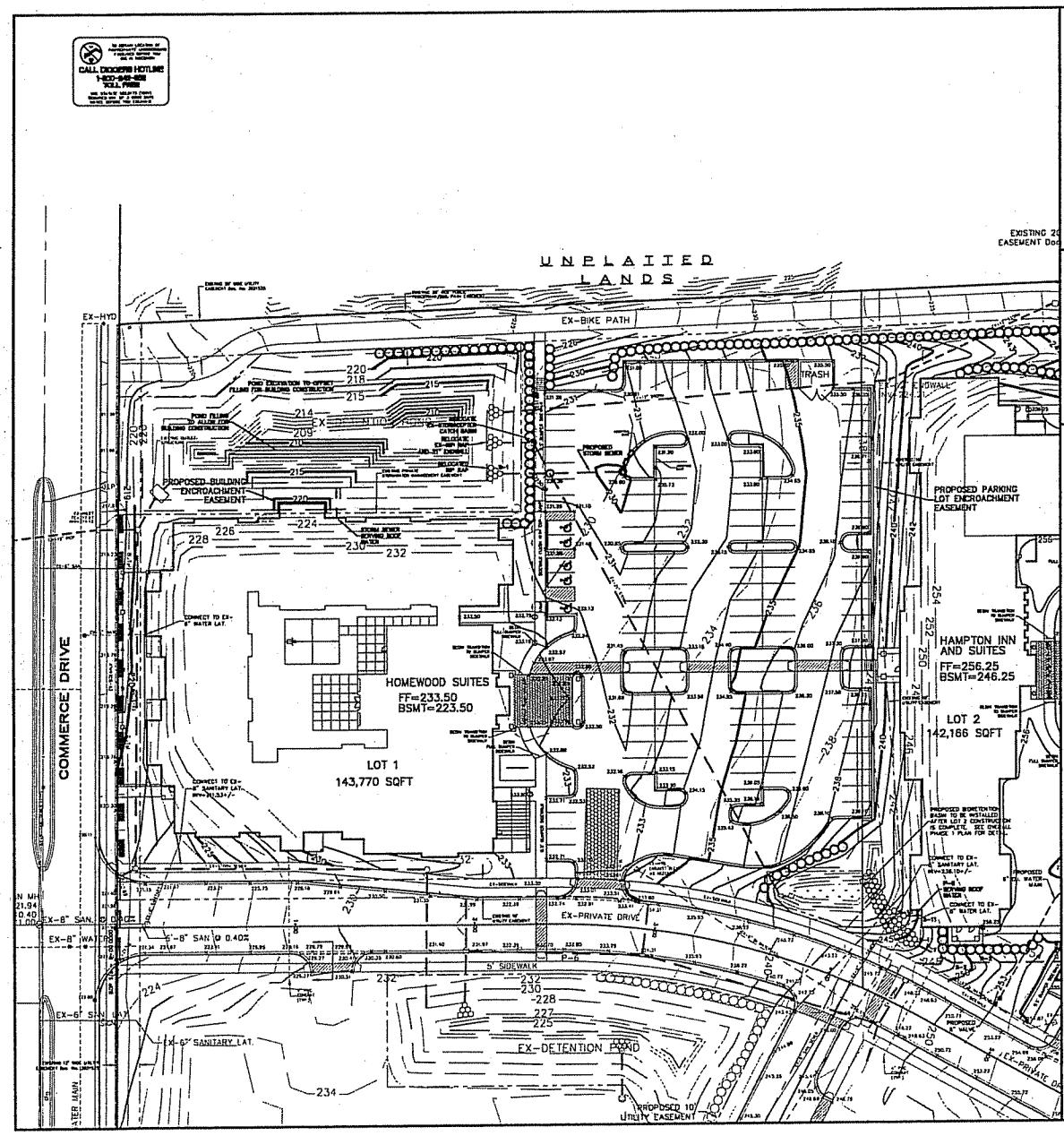
Received for recording on this 27th day of November, 2006, at 3:59 o'clock P.m. and recorded in Volume 73 of Certified Survey Maps on pages 352-358.

Jane Licht by Martha Pistel deputy
Jane Licht, Dane County
Register of Deeds

SURVEYED FOR:
RAYMOND MANAGEMENT CO.
7700 MINERAL POINT ROAD
SUITE 100
MADISON, WI 53717

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PER01
SHEET 7 OF 7



SCALE: 1" = 60' (11"X17")
SCALE: 1" = 30' (24"X36")

0 50 100

LEGEND:

- = STORM SEWER
- = SILT FENCE
- = STONE CONSTRUCTION ENTRANCE
- ⊗1000.00 = PROPOSED SIDEWALK/GROUND GRADE
- ×1000.00 = PROPOSED PAVEMENT GRADE
- ×1000.00 = EXISTING SPOT GRADE

GENERAL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE IS INSTALLED.

SILT FENCE SHALL BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE CITY.

CONTRACTOR SHALL INSPECT AND REPAIR EROSION CONTROL MEASURES WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.

INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.

ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT AS NECESSARY PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.

ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

PRIVATE STORM SEWER SHALL BE ADS N-12.

PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151-CLASS 52).

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).

PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.

BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

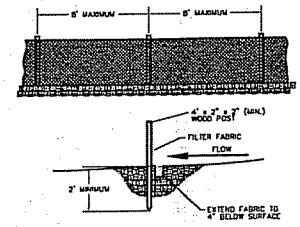
PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY ENGINEER.

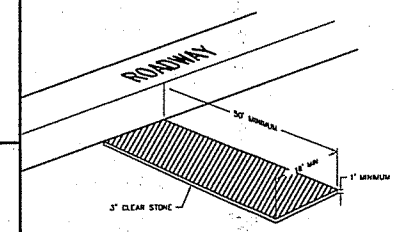
EXISTING CONTOURS, SPOT GRADES, AND UTILITIES INDICATED ARE PER PHASE 1 CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN 7 DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF DOT SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF 3 POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 18%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT A RATE OF 7 POUNDS PER 1,000 SQUARE FEET. MULCHING SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.

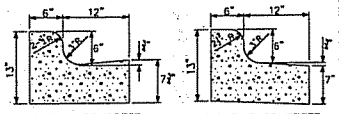
ALL CURB AND GUTTER SHALL BE REJECTING UNLESS OTHERWISE NOTED.



SILT FENCE CONSTRUCTION



STONE CONSTRUCTION ENTRANCE



ACCEPTING CONCRETE CURB & GUTTER

REJECTING CONCRETE CURB & GUTTER

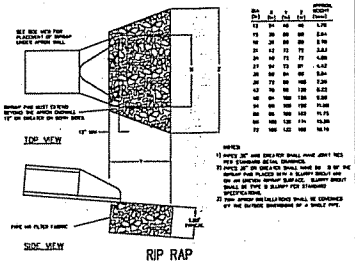
GENERAL NOTES:

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 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.

CURB AND GUTTER



RIP RAP

Calkins Engineering, LLC
Civil Engineers & Land Surveyors
5010 Voges Road
Madison, WI 53718
(608) 838-0444

DATE: 12-22-06

REVISIONS:

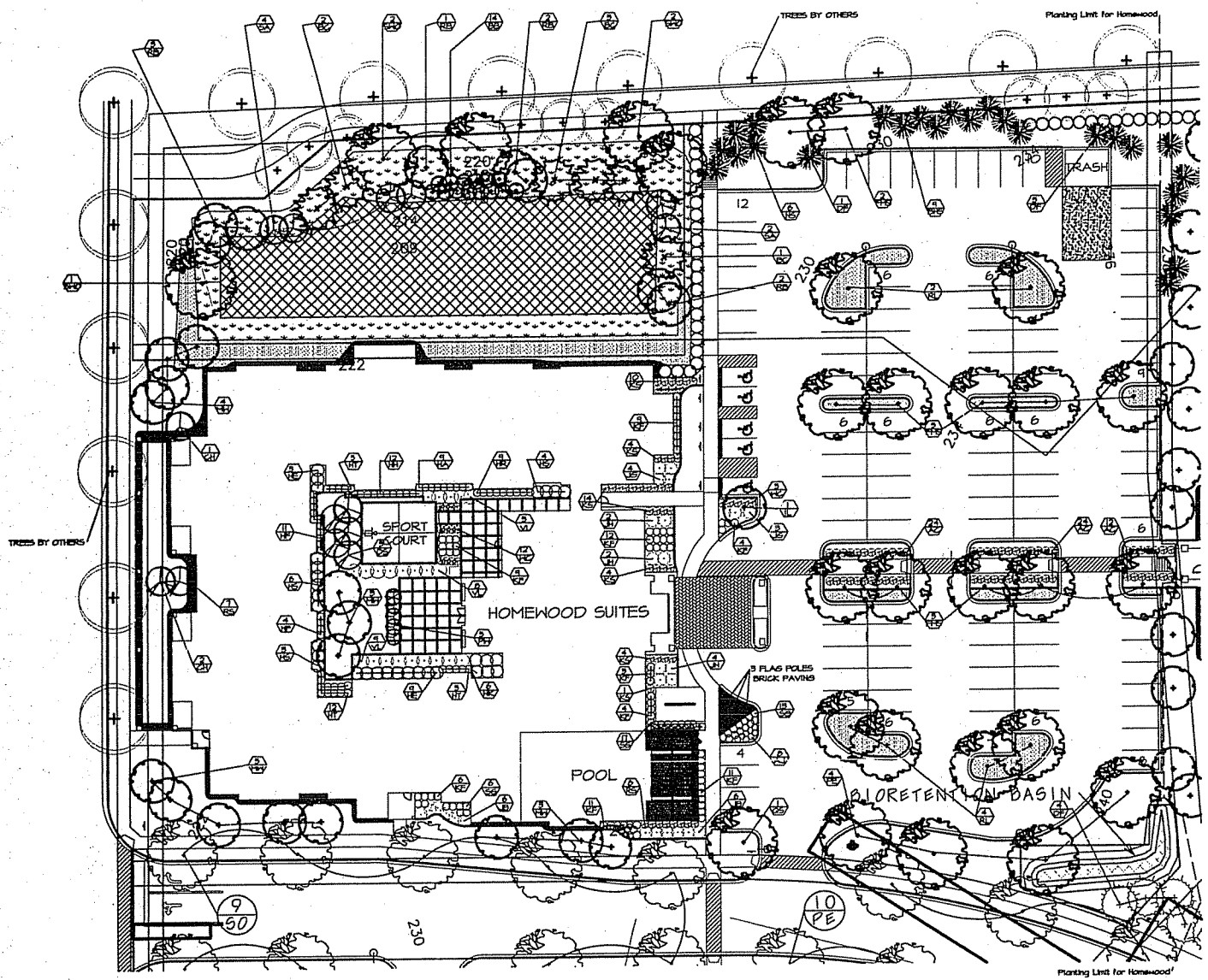
HOMEWOOD SUITES

GRADING, EROSION CONTROL, AND UTILITY PLAN

DRAWING NAME: P:\PROJECTS\CG0402\DESIGN\BASE DWG

FN: CG0402

PAGE C-1.0



NOTES:

All planting beds shall be deep tilled (12-18") to reduce compaction and have organic mulch added and tilled into topsoil.

All mulch in planting beds schll be 3-4 inches of shredded hardwood bark.

Edging in the interior courtyard shall have a shovel dug edge.

= Seed with a 'no mow fescue' seed mix. These areas to be mowed only once or twice a year in order to maintain a meadow like appearance.

= Wet/Mesic prearie seed mix as per specifications.

= Aluminum edging with 6-8 mil. solid plastic weed barrier and gravel mulch

SCALE: 1" = 20' (24"x36")
SCALE: 1" = 40' (11"x17")

GARY BRINK & ASSOCIATES ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

KEN SAIKI DESIGN INC
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600
Fax: 608 251-9330
www.ksd-la.com

HOMEWOOD SUITES
MARKET STREET, MADISON WISCONSIN

RAYMOND MANAGEMENT
7702 MOORLAND POINT RD., SUITE 101, MADISON WISCONSIN

LANDSCAPE PLAN

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PROJECT: 200847
CAD\FILE:
DRAWN BY: BFW
DATE: 12-23-2006

L-1

12/26/2006 2:26:19 PM Q:\2006-040 Ganser GDP\Cad\02 Concept Dev\KSD Planting_Base.dgn

Homewood Suites
REPRESENTATIVE PLANT LIST

key	botanical name	common name	size	root cond.	quant.	remarks
	canopy trees					
FMS	*Acer x fremanii 'Sienna'*	Sienna Glen Maple	2 1/2" Cal.	BB	12	
SWO	*Quercus bicolor*	Swamp White Oak	2 1/2" Cal.	BB	5	
QS	*Quercus x schuettei*	Hybrid Oak	2 1/2" Cal.	BB	1	
RL	*Tilia americana 'Redmond'*	Redmond Linden	2 1/2" Cal.	BB	6	
PE	Ulmus glabra x carpinifolia 'Pioneer'	Pioneer Elm	2 1/2" Cal.	BB	4	
	Intermediate ornamental trees					
SA	*Alnus rugosa*	Speckled Alder	6' Ht.	BB	6	Multi-stem
DS	*Amelanchier arborea*	Downy Serviceberry	8' Ht.	BB	5	Multi-stem
RB	*Betula nigra*	River Birch	1 1/2" Cal.	BB	8	Single Trunk
MW	*Carpinus caroliniana*	Musclewood	1 1/2" Cal.	BB	15	Single Trunk
CH	*Crataeguc crus galli*	Cockspur Hawthorn	5' Ht.	BB	3	Multi-stem
IL	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	1 1/2" Cal.	BB	1	Single Trunk
	evergreen trees					
NS	*Picea abies*	Norway Spruce	48" Ht.	BB	6	
BHS	*Picea glauca var. densata*	Black Hills Spruce	48" Ht.	BB	9	
DF	*Psuedostuga menziesii*	Douglas Fir	48" Ht.	BB	8	
BC	*Taxodium distichum*	Baldcypress	48" Ht.	BB	6	
	deciduous and evergreen shrubs					
PW	*Amelanchier canadensis "Prince William'*	Prince William Sserviceberry	4' Ht.	BB/Cont.	5	
BB	*Cephalanthus occidentalis*	Buttonbush	3' Ht.	BB/Cont.	14	
AC	*Ribes alpinum*	Alpine Currant	18" Ht.	BB/Cont.	60	
KS	*Spiraea fritschiana*	Korean Spirea	18" Ht.	BB/Cont.	37	
RS	*Spiraea Van Houttei 'Renaissance'*	Renaissance Spirea	18" Ht.	BB/Cont.	15	
VL	*Viburnum lantana 'Mohican'*	Mohican Viburnum	3' Ht.	BB/Cont.	21	
WC	*Weigela florida 'Courtalor'*	Carnival Weigela	24" Ht.	BB/Cont.	17	
BJ	*Juniperus communis depressa 'AmiDak'*	Blueberry Delight Juniper	18-24"	BB/Cont.	12	
JH	*Juniperus horizontalis 'Hughes'*	Hughes Juniper	18-24"	BB/Cont.	8	
JG	*Juniperus virginiana 'Grey Owl'*	Grey Owl Juniper	18-24"	BB/Cont.	7	
	ground covers / ornamental grass / perennials					
KF	*Calmagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	Qt.	Cont.	69	
HA	*Hosta 'Albo Marginata'*	Hosta	Qt.	Cont.	9	
HF	*Hosta 'Franzee'*	Hosta	Qt.	Cont.	15	
HH	*Hosta 'Hakyon'*	Hosta	Qt.	Cont.	12	
HK	*Hosta 'Krossa Regal'*	Hosta	Qt.	Cont.	6	
HR	*Hosta 'Royal Standard'*	Hosta	Qt.	Cont.	9	
HS	*Hosta 'Sagae'*	Hosta	Qt.	Cont.	13	
HT	*Hosta seiboldiana 'Thunderbolt'*	Hosta	Qt.	Cont.	22	
HE	*Hosta sieboldiana"Elegans'*	Hosta	Qt.	Cont.	12	
SG	*Panicum virgatum 'North Wind'*	Northwind Switch Grass	Qt.	Cont.	36	
AJ	*Sedum spectible 'Autumn Joy'*	Autumn Joy Stonecrop	Qt.	Cont.	8	

City of Madison - Landscape Worksheet **Homewood Suites**

Number of Parking Stalls	113
Total Sq. Footage of Storage Area	0
Number of Canopy Shade Trees Required - 2" - 2 1/2" cal.	8
No. of Landscape Points Required	508
Points for Loading Area Required	0
Number of Points Required	508

Element	Point Value	Quantity	Points Achieved	Credits Quantity	Points
Canopy Tree: 2" - 21/2"	35	20	700		700
Deciduous Shrub	2	169	338		338
Evergreen Shrub	3	27	81		81
Decorative Wall or Fence (per 10 L.F.)	5	110LF	55		55
Earth Berm (per 10 L.F.)		0	0		0
Avg. Height 30"	5				
Avg. Height 15"	2				
Evergreen Trees	15	29	435		435
3' height minimum			0		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	38	570		570
		Sub-Totals	2179		
				Total Points	2179

GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
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HOMEWOOD SUITES
MARKET STREET, MADISON WISCONSIN

RAYMOND MANAGEMENT
7701 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN

PLANT SPECIES/ COUNT

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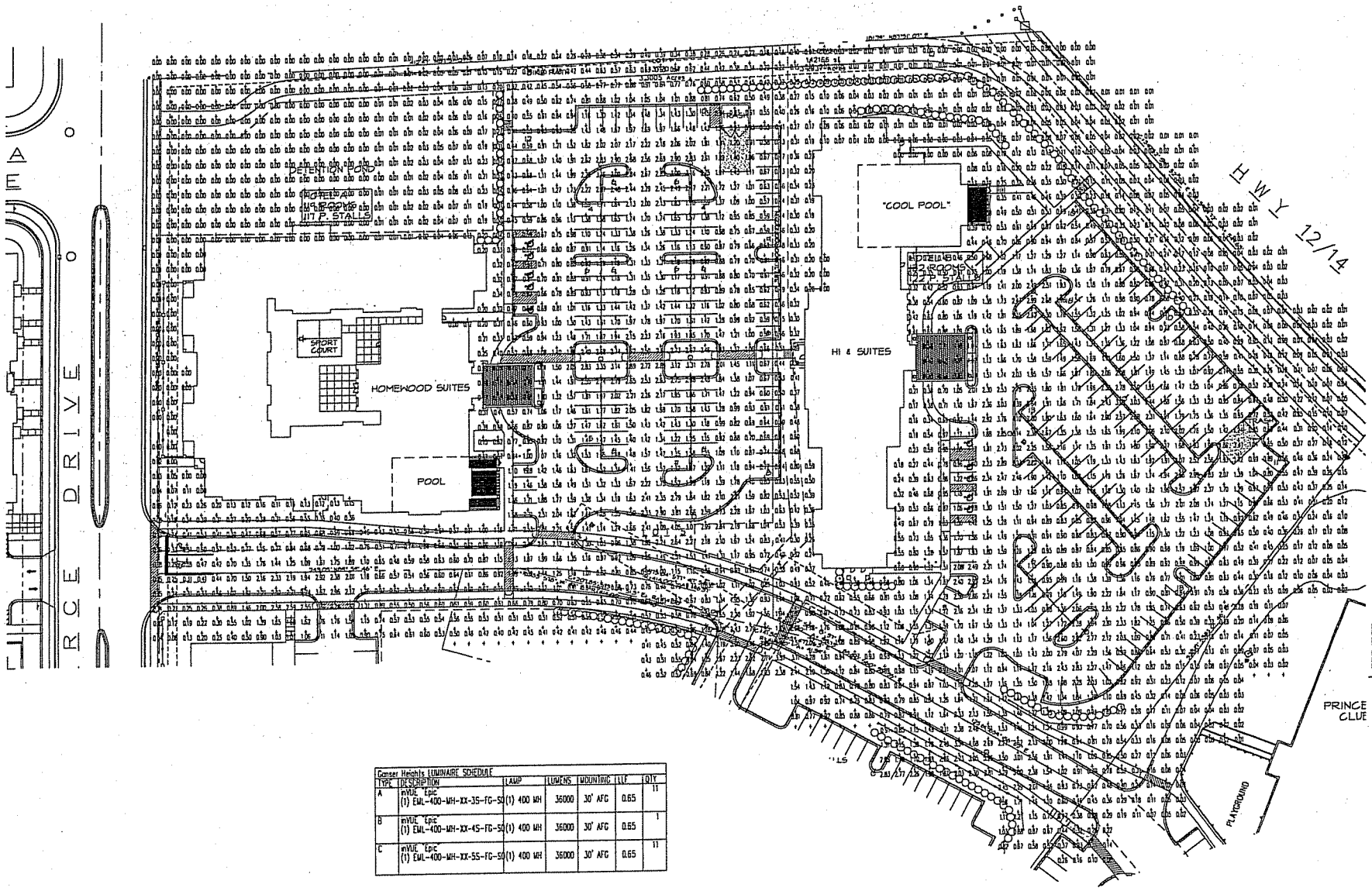
PROJECT: 200647
CAD\FILE:
DRAWN BY:
DATE:

L-2



Ganser Heights LUMINAIRE SCHEDULE						
TYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF	QTY
A	nVUE Epic (1) EML-400-MH-XX-35-FG-50	(1) 400 MH	36000	30' AFG	0.65	11
B	nVUE Epic (1) EML-400-MH-XX-45-FG-50	(1) 400 MH	36000	30' AFG	0.65	1
C	nVUE Epic (1) EML-400-MH-XX-55-FG-50	(1) 400 MH	36000	30' AFG	0.65	11

SITE LIGHTING PLAN

1" = 30'-0"

NORTH

GARY BRINK & ASSOCIATES ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT:
GANSER HEIGHTS GENERAL DEVELOPMENT PLAN
8102 WATTS ROAD MADISON, WISCONSIN

CLIENT:
RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT ROAD, SUITE 100 MADISON, WISCONSIN 53717

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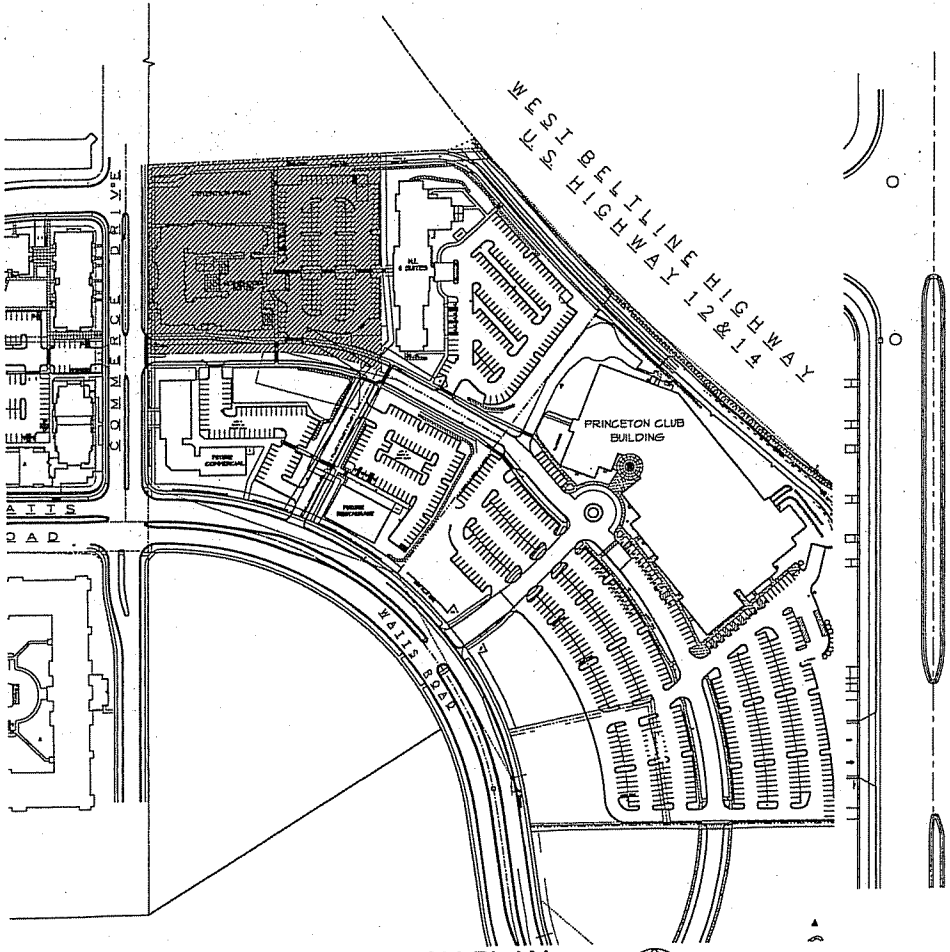
PROJECT: 200509
CADD FILE: SL1-200509
DRAWN BY:
DATE: 12/22/06

SL-1



LOCATION PLAN

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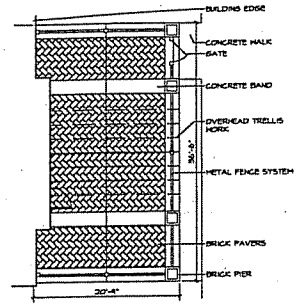
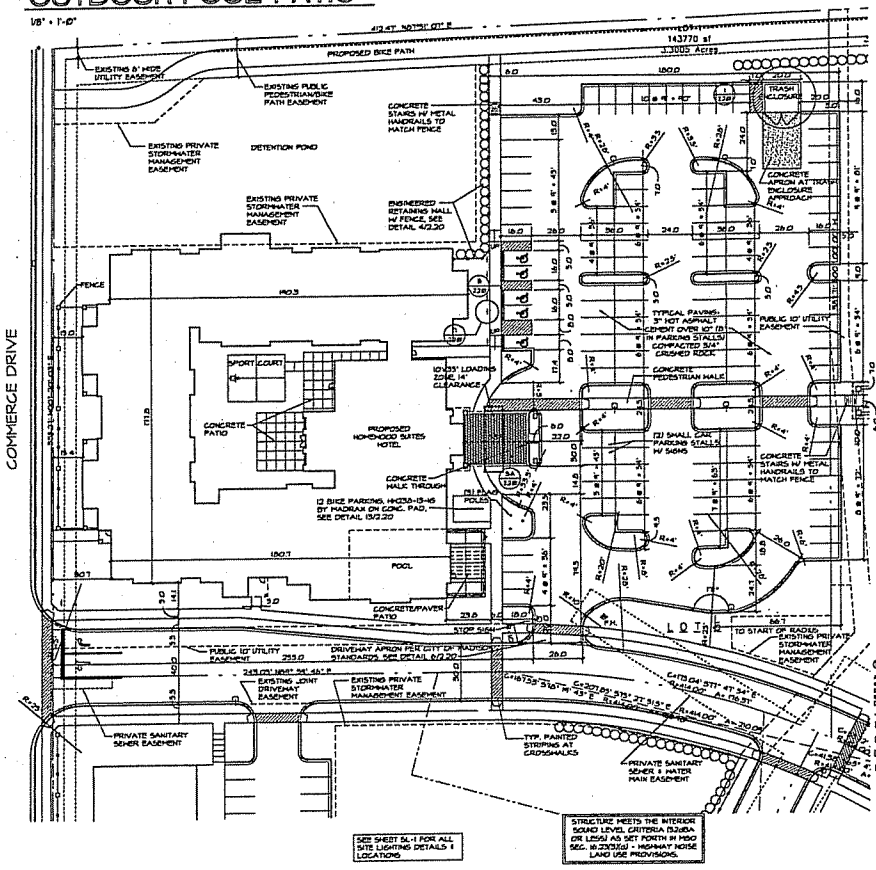


OUTDOOR POOL PATIO

1/8" = 1'-0"



SITE PLAN

1" = 30'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT:
HOMEWOOD SUITES
479 COMMERCE DRIVE MADISON, WISCONSIN 53718

CLIENT:
RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT RD., SUITE 100, MADISON, WISCONSIN 53717

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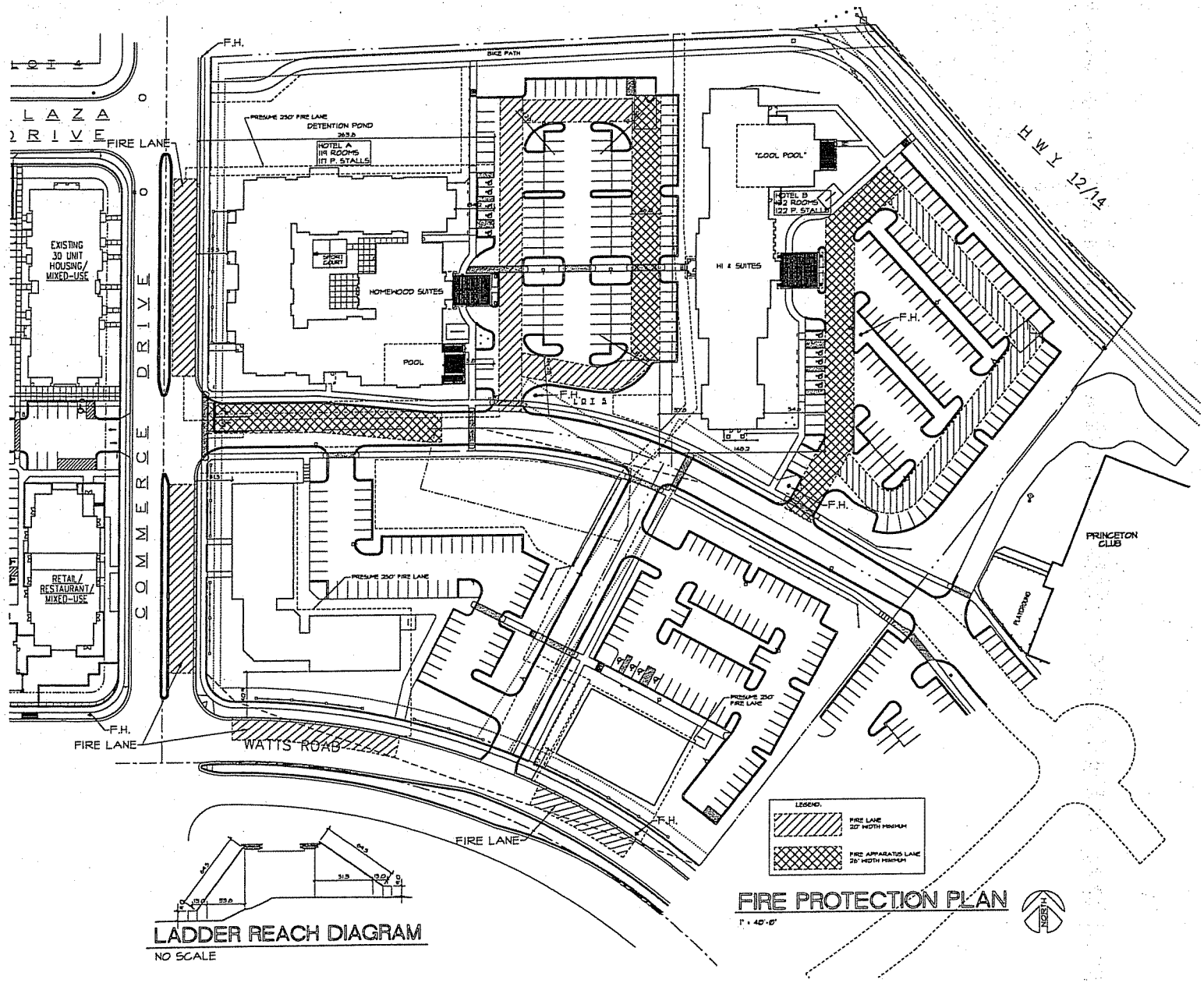
CAD\FILE:	201-200648
DRAWN BY:	TB
DATE:	12/22/08

2.01



LADDER REACH DIAGRAM

NO SCALE

FIRE PROTECTION PLAN

1" = 40'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT:
GANSER HEIGHTS GENERAL DEVELOPMENT PLAN
8102 WATTS ROAD MADISON, WISCONSIN

CLIENT:
RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT ROAD, SUITE 100 MADISON, WISCONSIN 53717

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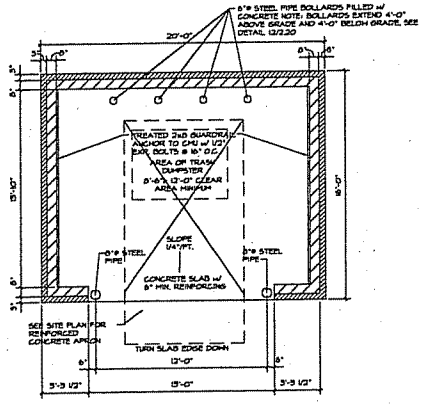
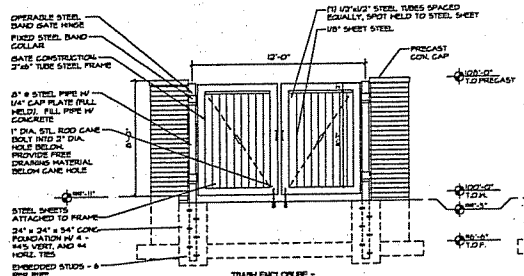
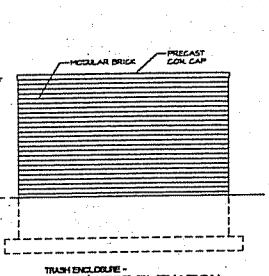
DRAWN BY: DD
DATE: 12/22/06



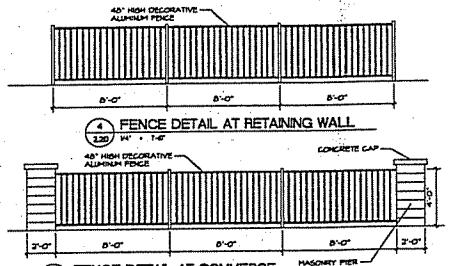
1 / 2.20 TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



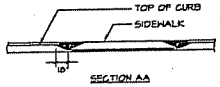
3 / 2.20 TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4"=1'-0"



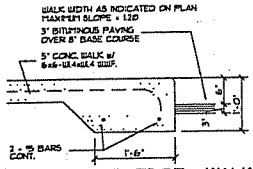
3 / 2.20 TRASH ENCLOSURE - EAST/WEST ELEVATION
SCALE: 1/4"=1'-0"



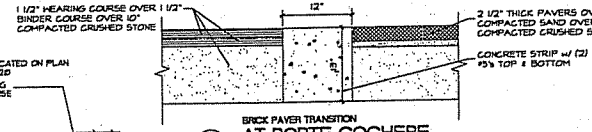
4A / 2.20 FENCE DETAIL AT COMMERCE
1/4" = 1'-0"



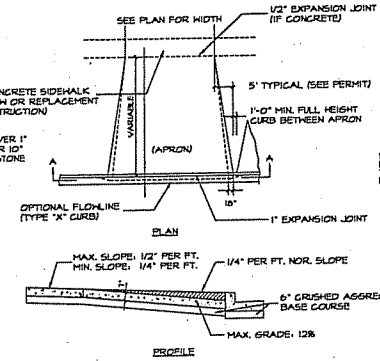
SECTION AA



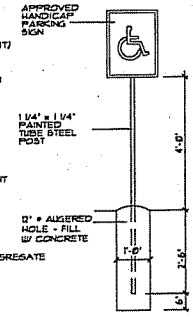
5 / 2.20 THICKENED EDGE • WALK
NO SCALE



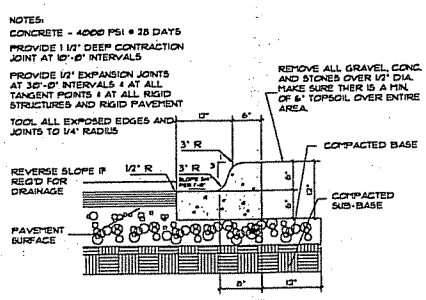
5A / 2.20 BRICK PAVER TRANSITION AT PORTE COCHERE
SCALE: 1'-1'-0"



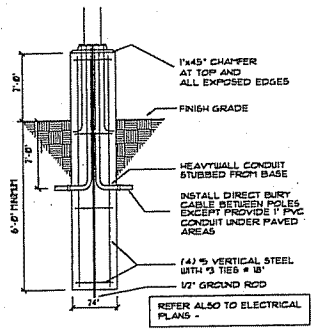
6 / 2.20 COMMERCIAL DRIVEWAY DETAILS
NO SCALE



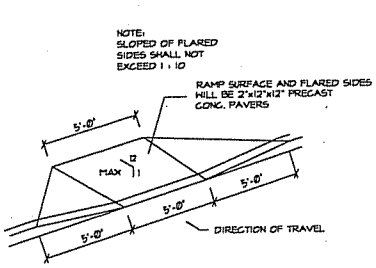
7 / 2.20 TYP. HANDICAP SIGN
NO SCALE



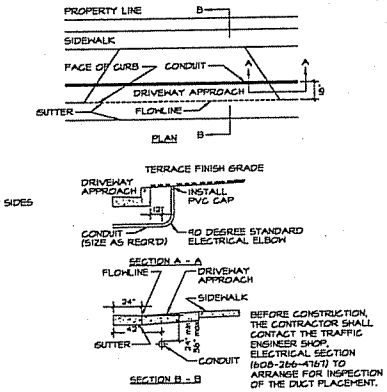
8 / 2.20 TYPICAL CURB DETAIL
NO SCALE



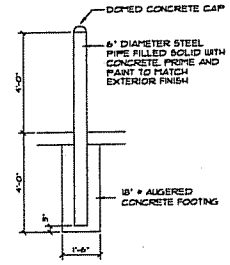
9 / 2.20 LIGHT POLE BASE DETAIL
NO SCALE



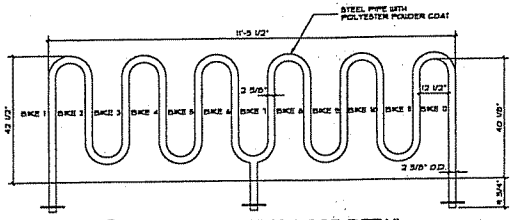
10 / 2.20 H/C RAMP DETAIL
NO SCALE



11 / 2.20 CONDUIT PLACEMENT DETAILS
NO SCALE



12 / 2.20 TYPICAL BOLLARD
NO SCALE



13 / 2.20 BICYCLE PARKING LOOP DETAIL
NO SCALE
MODEL #4238-8-16 BY MADRAX

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8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT: HOMEWOOD SUITES
479 COMMERCE DRIVE MADISON, WISCONSIN 53719

CLIENT: RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

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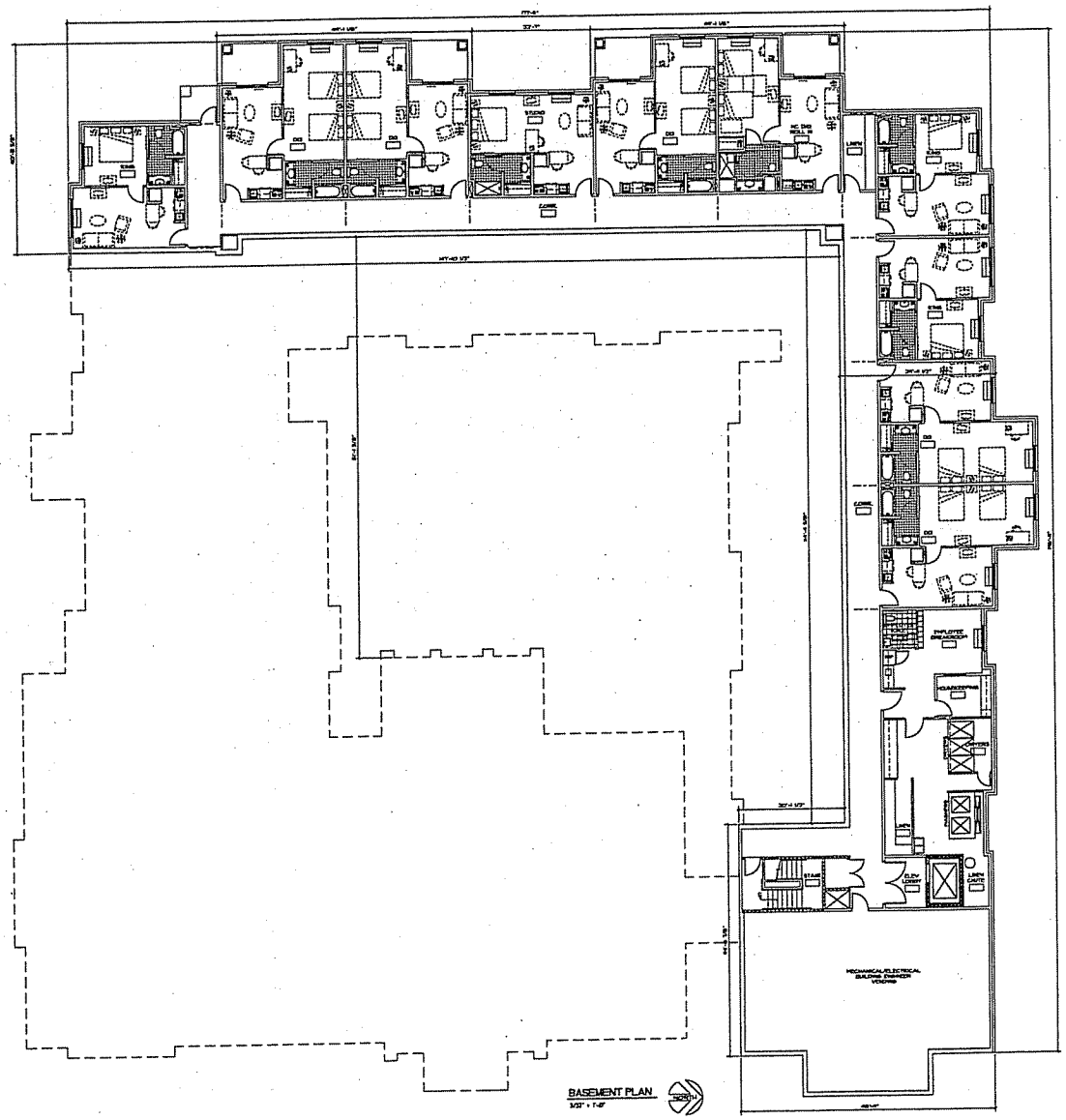
2.20



BASEMENT PLAN

1/32" = 1'-0"

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8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

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HOMEWOOD SUITES
479 COMMERCE DRIVE MADISON, WISCONSIN 53719

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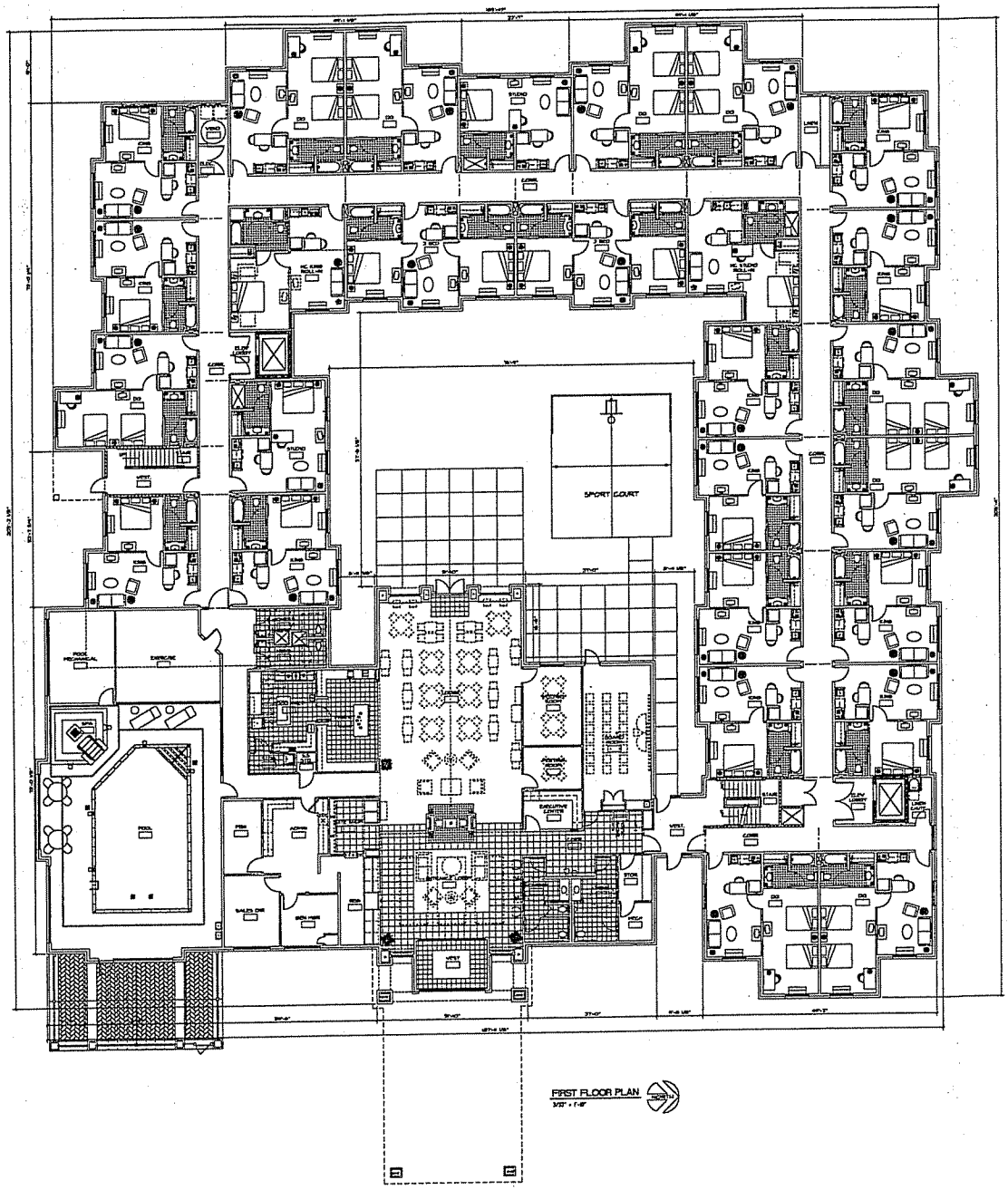
4.00



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

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8401 EXCELSIOR DRIVE
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608-829-3058 (FAX)

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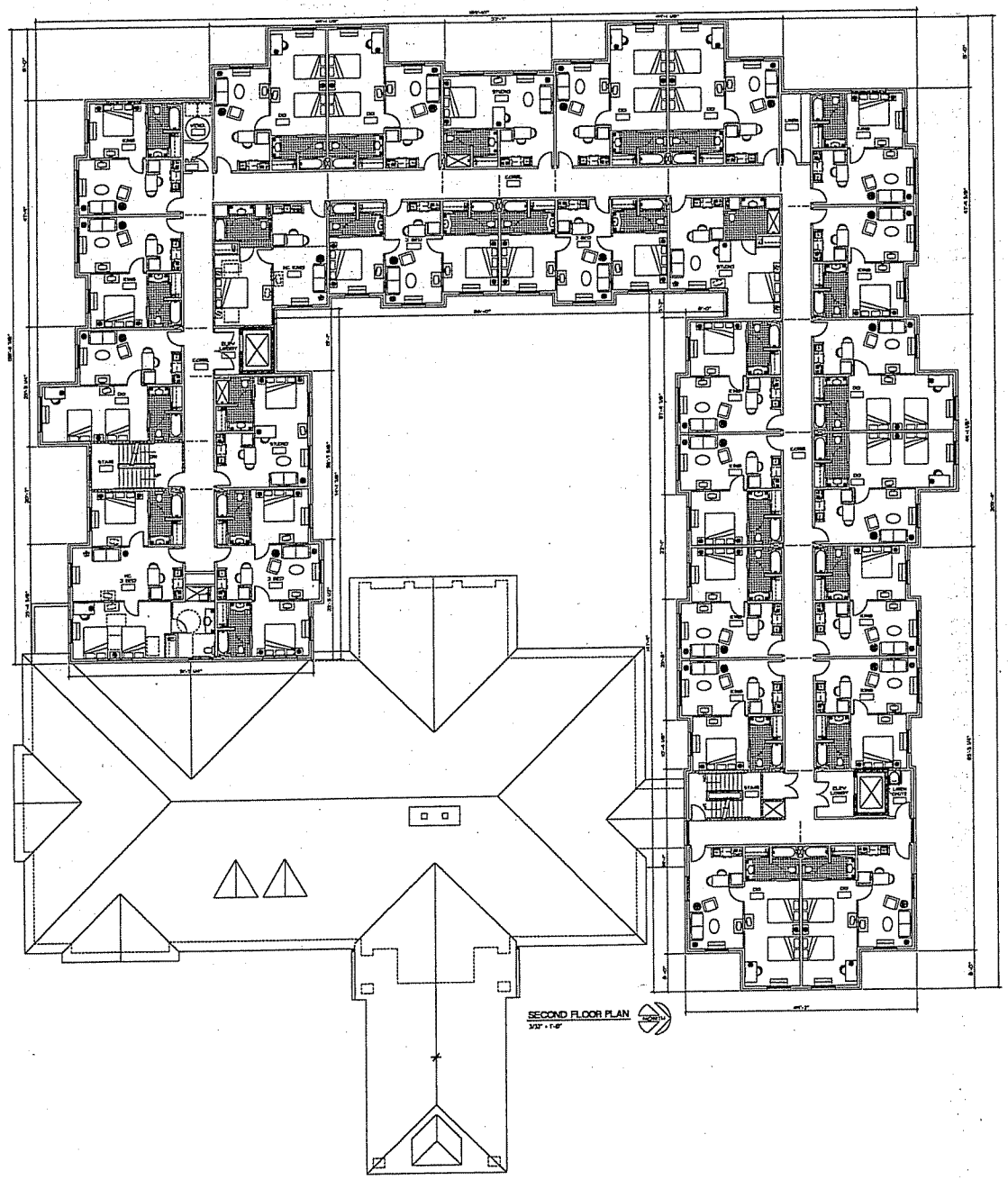
4.01



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

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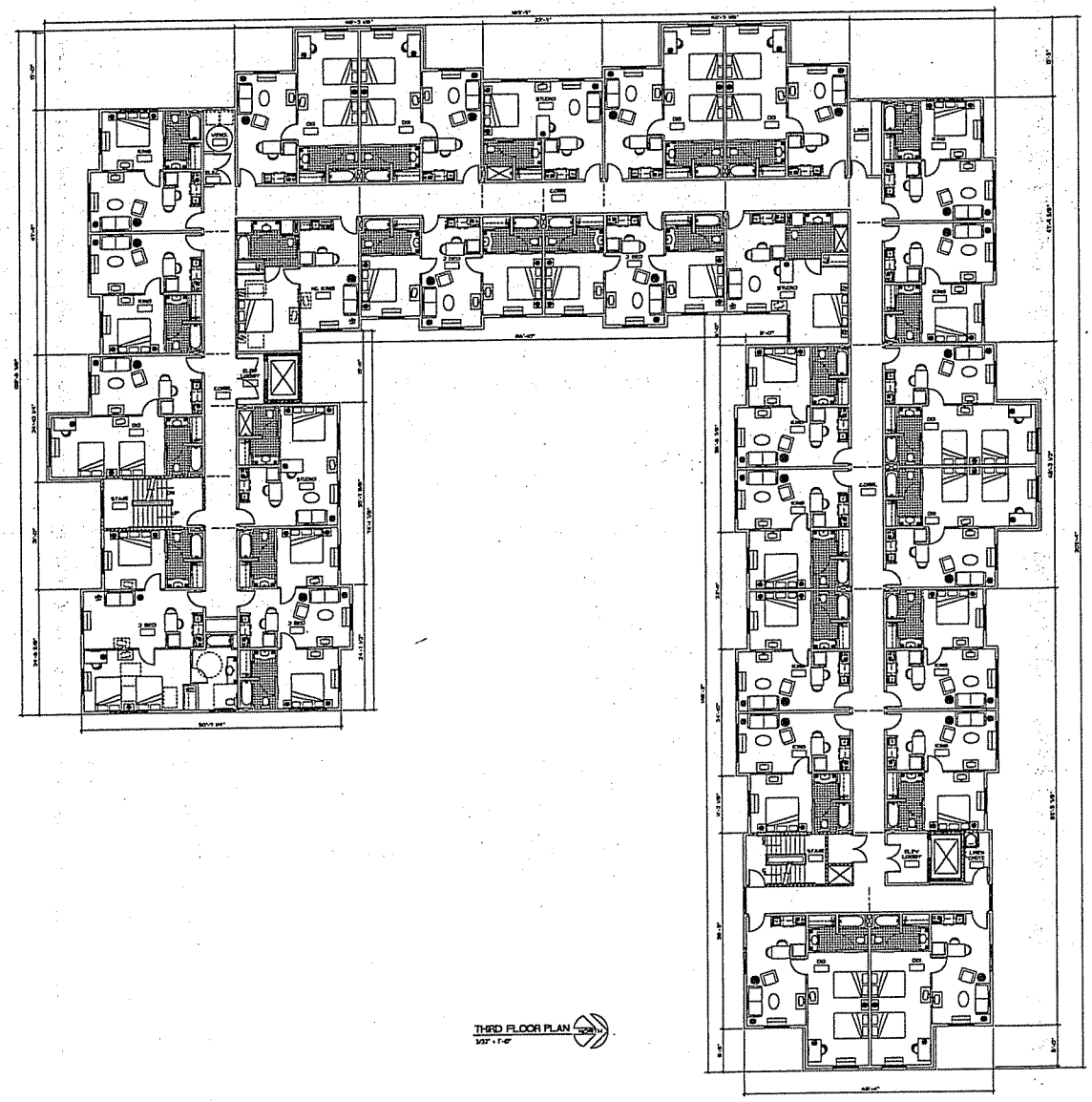
4.02



THIRD FLOOR PLAN

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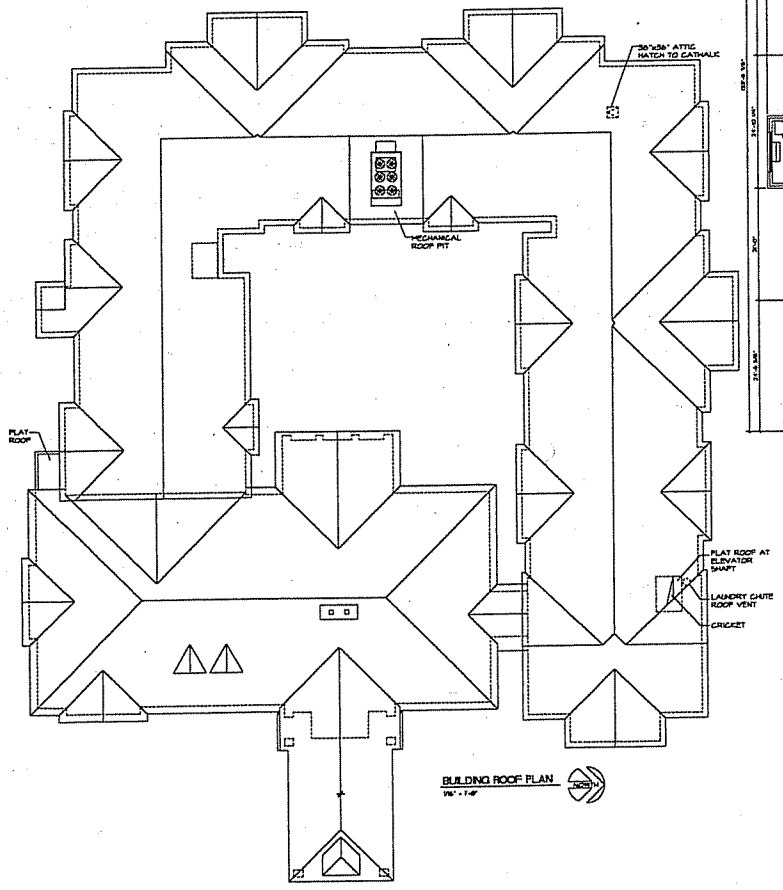
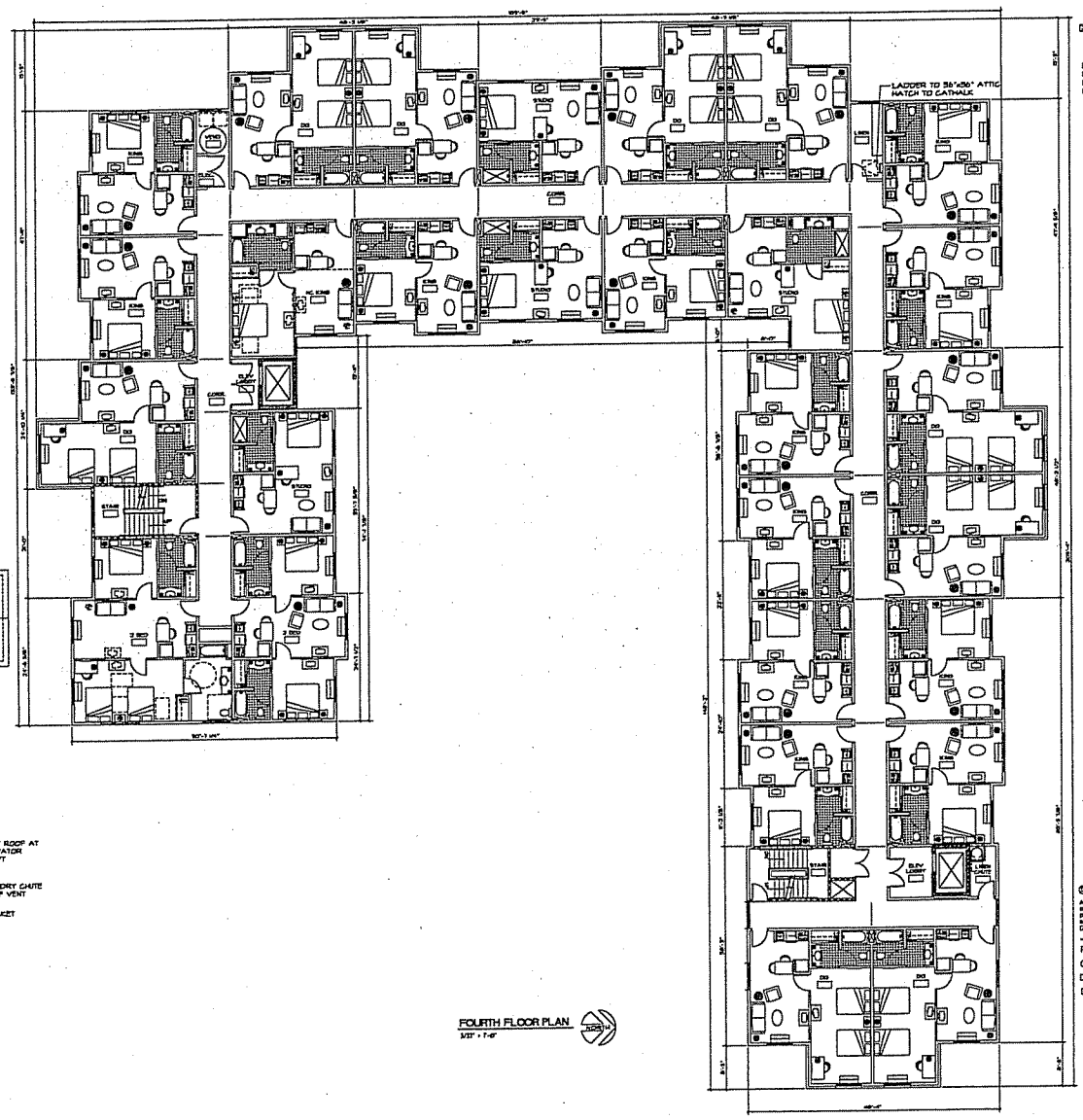
4.03



BUILDING ROOF PLAN
1/8" = 1'-0"



FOURTH FLOOR PLAN
1/8" = 1'-0"

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608-829-3056 (FAX)

PROJECT:
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4.04

A 6.01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

B 6.01 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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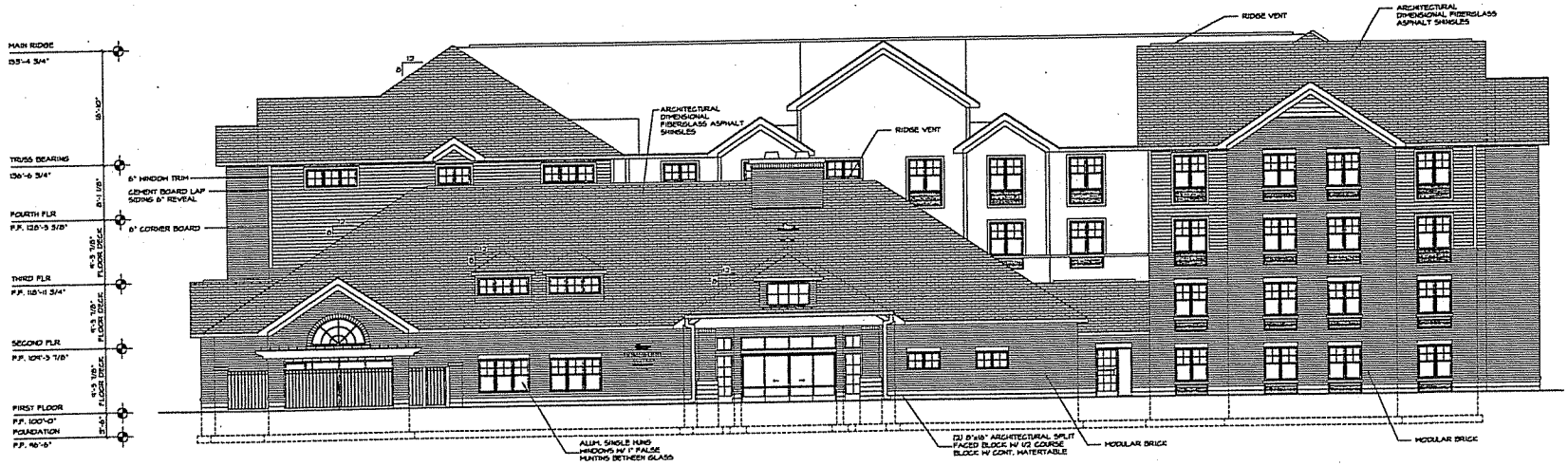
6.01

A 6.02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B 6.02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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608-829-3036 (FAX)

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479 COMMERCE DRIVE MADISON, WISCONSIN 53718

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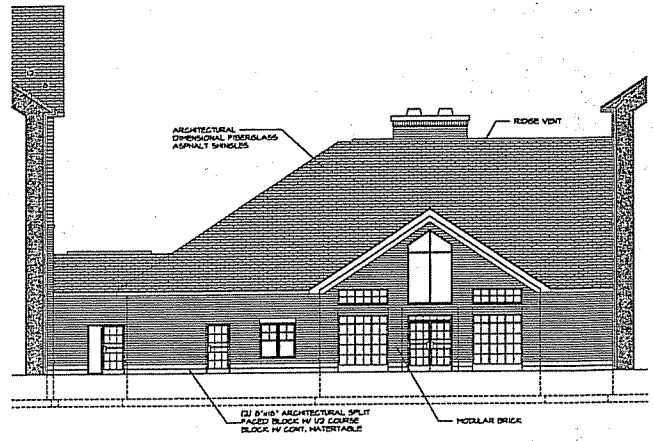
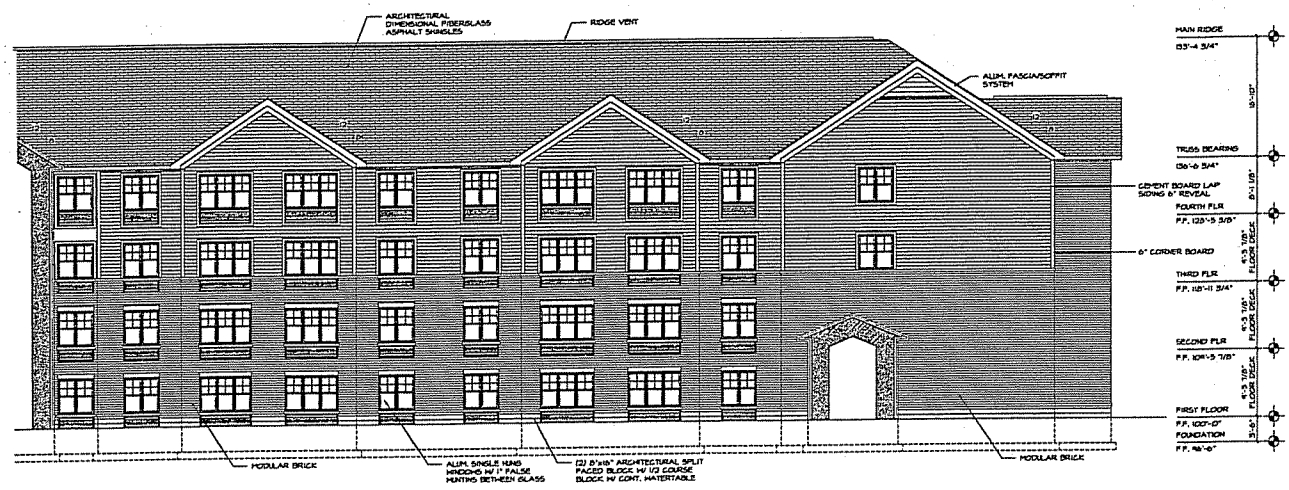
6.02



A 6.03 WEST ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"



B 6.03 SOUTH ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"

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608-829-3056 (FAX)

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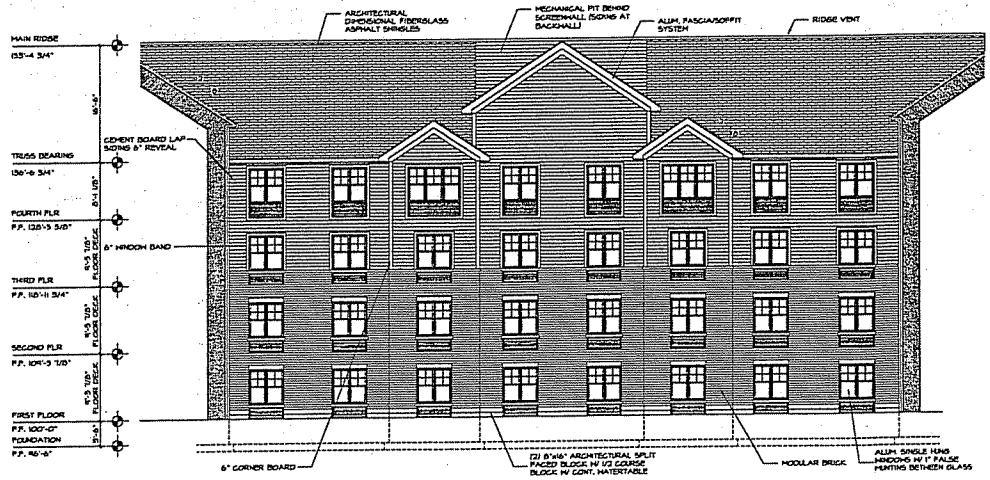
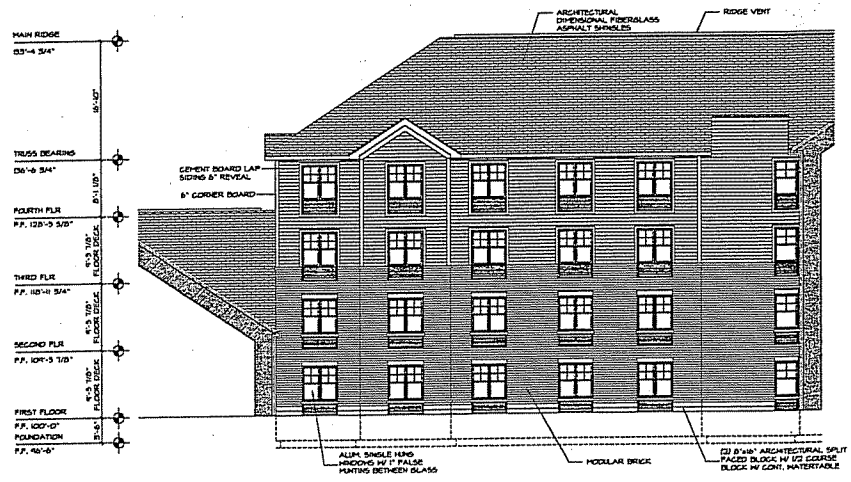
6.03



A 6.04 EAST ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"



B 6.04 NORTH ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"

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6.04