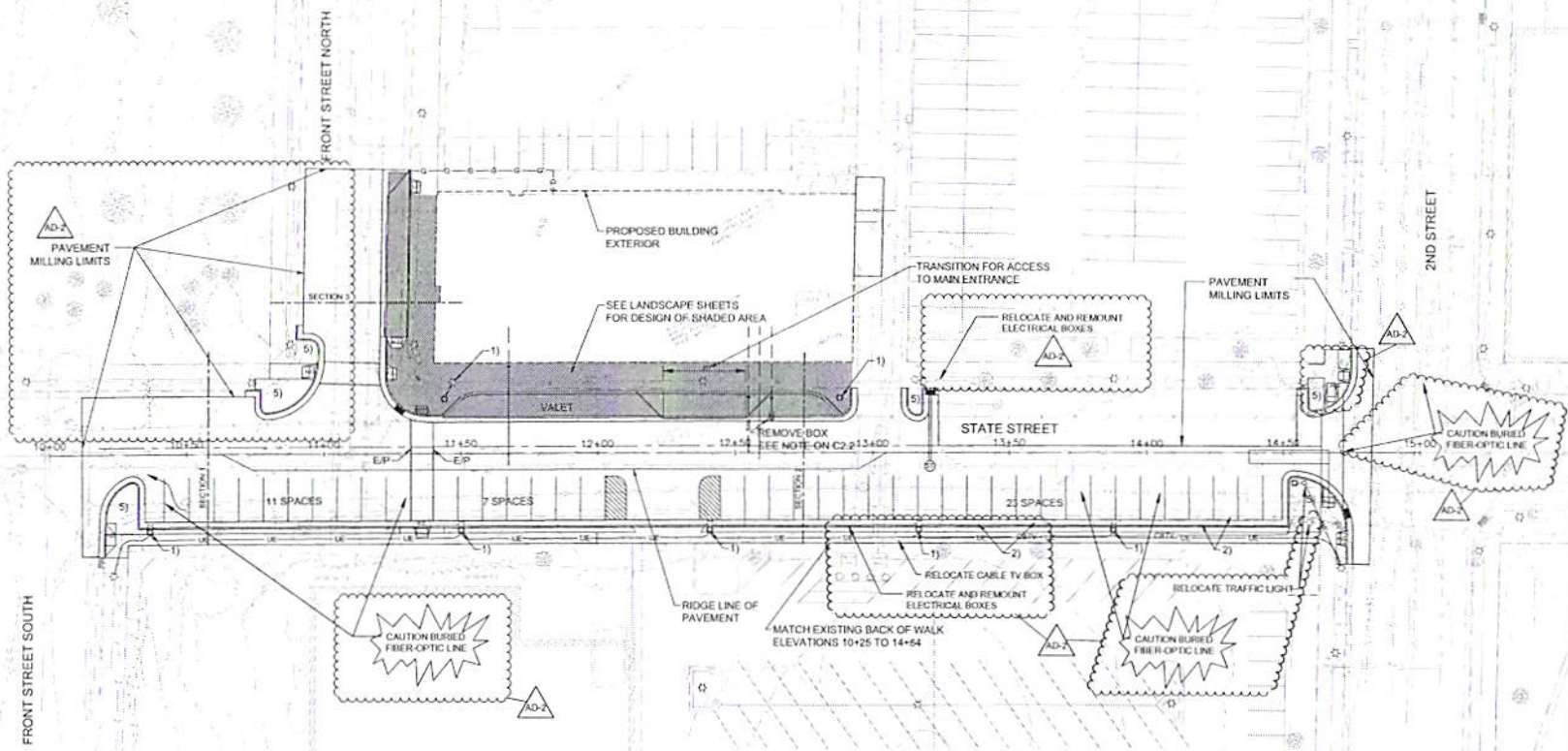


- NOTES:
- 1) LIGHT POLE RELOCATE
 - AD-2 2) RELOCATED CABLE AND ELECTRICAL IN E OF SIDEWALK. SEE SHEET C3.0.
 - 3) ALL PARKING SPACES ARE 9'X18'
 - 4) ALL PARKING SPACES ARE 9'X18'
 - 5) INSTALL HOLLAND STONE TO MATCH CITY PAVERS AND REINSTALL ADJACENT BLOCK WITHIN 2' TO MATCH NEW CONSTRUCTION. SEE SHEET L1.0 AND L1.1 FOR LOCATIONS.
 - 6) STATION 10+00 IS THE INTERSECTION OF THE CENTERLINE OF FRONT STREET SOUTH RIGHT-OF-WAY (R/W) AND STATE STREET R/W
 - AD-2 7) NEW CURB MUST MATCH ALL EXISTING CURB
 - AD-2 8) PVC SLEEVES SHALL BE INSTALLED TO MOUNT EXISTING AND NEW SIGN POSTS.
 - AD-2 9) CURB HEADS SHALL BE ADJUSTED IN FIELD TO DRAIN BUMP OUT CORNERS.
 - AD-2 10) PRIOR TO PAVING, CONTRACTOR SHALL SUBMIT PAVEMENT STRIPING PLAN TO CITY OF LA CROSSE FOR APPROVAL.



The Kubisa Wachs Architects, Inc.
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La Crosse, WI 54601
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THE CHARMANT

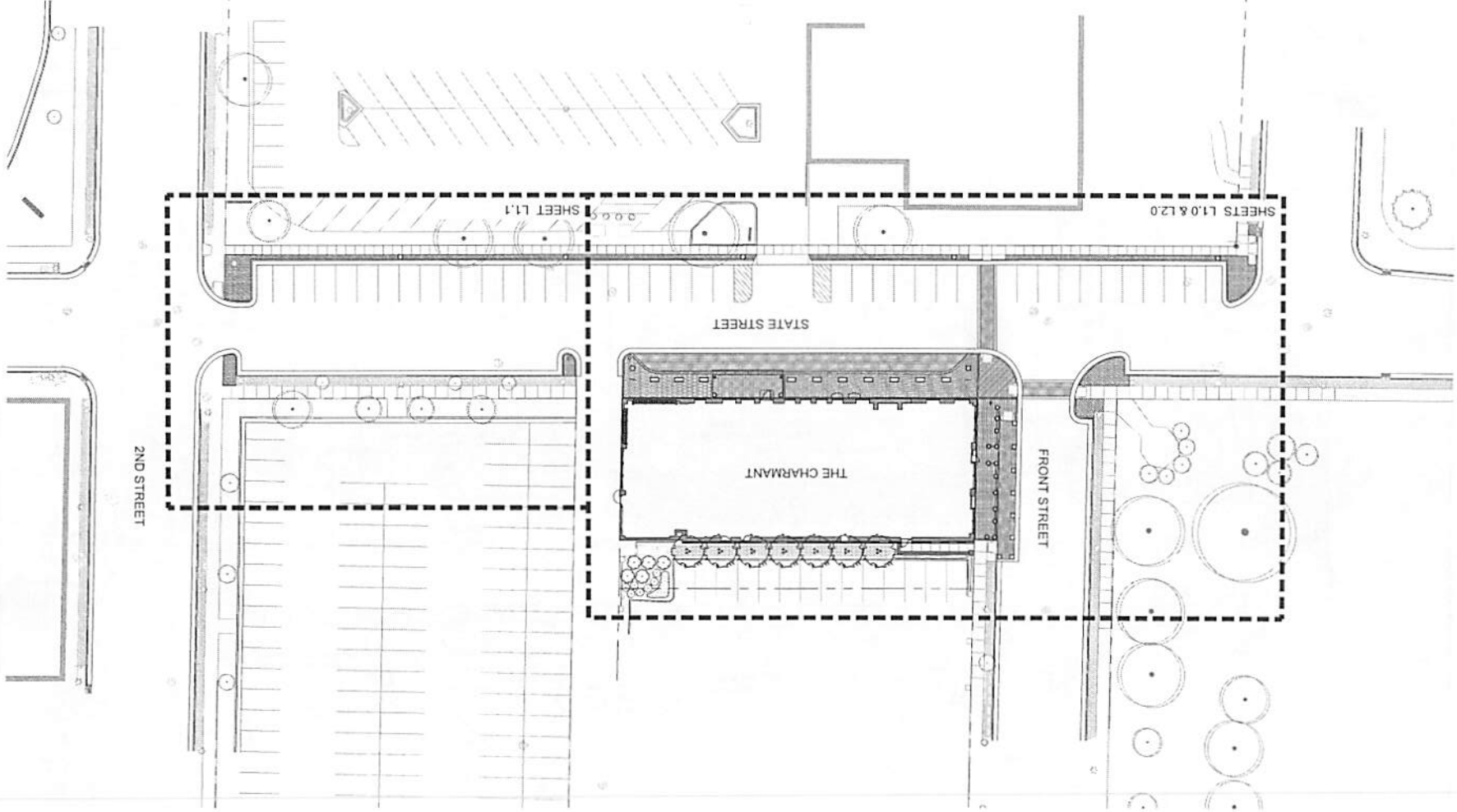
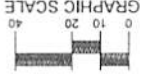
- 100 West Street
La Crosse, WI 54601
- OWNER
WEBER HOLDINGS
- ARCHITECT
TKWA
- GENERAL CONTRACTOR
CD SMITH CONSTRUCTION SERVICES
- MECHANICAL CONTRACTOR
SIMONE DEARY DESIGN GROUP
- ELECTRICAL CONTRACTOR
ARNOLD & OSHERDAN, INC.
- LANDSCAPE ARCHITECT
DAVY ENGINEERING CO.
- STRUCTURAL ENGINEER
THE MATRIX GROUP
- INTERIOR DESIGNER
MEP ASSOCIATES, LLC
- MECHANICAL CONTRACTOR
SHINER & ASSOCIATES, INC.
- GENERAL CONTRACTOR
NEXT STEP DESIGN
- PROJECT ARCHITECT
R. A. SMITH NATIONAL, INC.

DATE: July 30, 2014
PROJECT NUMBER: 200713

Overall Street Plan



OVERALL LANDSCAPE PLAN



THE LOCATION OF EXISTING UTILITY MAINS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNIDENTIFIED UTILITIES IN THE PROJECT AREA. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR FOR THE LOCATION OF ANY NEW UTILITIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF ANY NEW UTILITIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF ANY NEW UTILITIES.

TKWA

THE CHARMANT
 100 CHARMANT STREET
 PROVIDENCE, RI 02903
 PROJECT NO. 14-001
 DESIGNER: R. A. SMITH NATIONAL, INC.
 DATE: JULY 30, 2014

WEER HOLDINGS
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

CD SMITH CONSTRUCTION SERVICES
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

STONE DEARY DESIGN GROUP
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

AMICO & GHEGAN, INC.
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

DAVEY ENGINEERING CO.
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

THE MATRIX GROUP
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

MEP ASSOCIATES, LLC
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

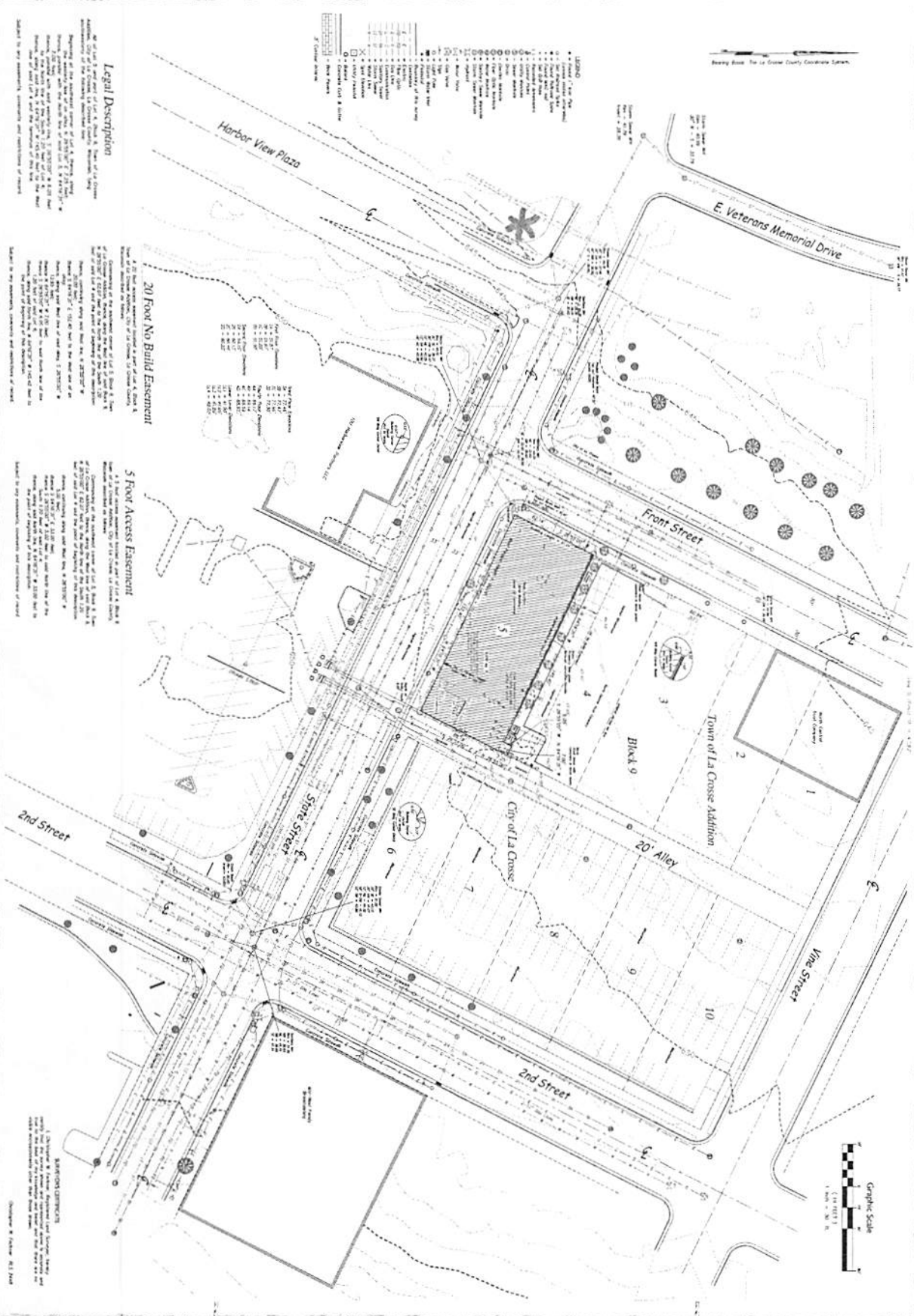
SHNER & ASSOCIATES, INC.
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

NEST STEP DESIGN
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

R. A. SMITH NATIONAL, INC.
 100 CHARMANT STREET
 PROVIDENCE, RI 02903

Overall Landscape Plan
 PROJECT NO. 14-001
 DATE: JULY 30, 2014

L0.0



Ross Acquisition LLC
 All of Lot 5 & part of Lot 4, Block 9
 Town of La Crosse Addition
 City of La Crosse, La Crosse County, WI
 101 State Street

OWNER: ROSS ACQUISITION LLC
 PROJECT NO: 2014-001
 SHEET NO: 1 OF 1
 DATE: 5-28-14

The Funke Candy Company Building

**C R Coulee Region
 L S Land Surveyors**

917 SOUTH 4TH STREET - P.O. BOX 1954
 LA CROSSE, WISCONSIN 54601
 PHONE: (608) 784-1614 FAX: (608) 784-1408
 www.couleeregionlandsurveyors.com

APPLICABLE CODES

- Wisconsin Enforced Commercial Building Code - IRC 2003 Edition, Level 3 Alteration
- National Fire Protection Association, NFPA 121 Life Safety Code - Latest Edition
- American with Disabilities Act and ICC/ANSI A117.1 2003
- City of La Crosse - Zoning Ordinance & Administrative Code

ZONING

- COMMUNITY BUSINESS

OCCUPANCY

LOWER LEVEL: ASSEMBLY
 FIRST FLOOR: ASSEMBLY & RESTAURANT
 SECOND FLOOR: RESIDENTIAL R1
 THIRD FLOOR: RESIDENTIAL R1
 FOURTH FLOOR: RESIDENTIAL R1
 FIFTH FLOOR: RESIDENTIAL R1, ROOF DECK ASSEMBLY (ACCESSORY USE TO R1)

COMPLIANCE CHECK	MIN Units	Water Closets	Wardrobe Water Closets	Lavatories	Bath Tubs	Shower	Drinking Fountains	Service Sinks
PROVIDED	3	1	2	1	1	1	1	1

OCCUPANCY SEPARATIONS

MIXED USE & OCCUPANCY PER 508
 - PER 508.2.4 SEPARATION OF OCCUPANCIES - NO SEPARATION
 - EXCEPTION R1 R1 DWELLING SLEEPING UNITS (DSU) SHALL BE SEPARATED FROM OTHER DSU PER 423
 - PER 423.3 WALLS SEPARATING DSU FROM OTHER DSU & OTHER OCCUPANCIES TO BE FIRE PARTITIONS
 - PER 423.3 HORIZONTAL SEPARATION
 - FLOOR ASSEMBLIES SEPARATING D UNITS FROM B UNITS IN A BUILDING, OR FLOOR ASSEMBLIES SEPARATING D OR B UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES PER 712. PER 712.3 FIRE RESISTANCE EXCEPTION - D UNITS AND B UNITS IN DSU BUILDINGS WITH NFPA 13, THEN 1/2 HOUR RATING REQUIRED

SEPARATED OCCUPANCIES PER 508.4
 - PER TABLE 508.4 SEPARATION BETWEEN A AND R1 = 1 HOUR
 - PER 508.4.4 SEPARATION BETWEEN A & R OCCUPANCY
 - INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED PER TABLE 508.4
 - PER 508.4.1 CONSTRUCTION
 - HORIZONTAL ASSEMBLIES CONSTRUCTED PER 712 HORIZONTAL ASSEMBLIES
 - 712 CONTINUITY
 - SUPPORTING CONSTRUCTION TO BE PROTECTED TO AFFORD FIRE RATING OF HORIZONTAL ASSEMBLY SUPPORTED
 - FLUORESCENT COATING AT CAST IRON COLUMNS ON FIRST FLOOR AND LOWER LEVEL STEEL COLUMNS 1 HOUR RATED

FIRE EQUIPMENT ACCESS

FIRE EQUIPMENT ACCESS ON 3 SIDES OF BUILDING

ALLOWABLE HEIGHT & BUILDING AREAS

ALLOWABLE BUILDING HEIGHT PER 504
 - A2 ASSEMBLY OCCUPANCY: FIRST FLOOR RESTAURANT/CAFÉ 3 STOREYS, 1500 SF FLOOR, 57' HEIGHT
 - R1 RESIDENTIAL OCCUPANCY: 3-4 FLOORS GUEST ROOMS, 4 STOREYS, 18,000 SF FLOOR, 57' HEIGHT
 - AUTO SPROWLER AREA INCREASE PER 504.2 PER NFPA 13 CAN ADD 1 STORY AND ADD 20' IN HEIGHT
 - TOTAL HEIGHT OF BUILDING TO TOP OF STAIR #1 - 77'-0", WHICH IS LESS THAN 77', WHICH QUALIFIES AS NOT A HIGH RISE BUILDING

EGRESS PER 505.3
 - PER 104 COMMON PATH OF EGRESS TRAVEL 77' MAX.

BUILDING AREA MODIFICATIONS PER 506
 - 506.3 AUTOMATIC SPROWLER AREA INCREASE PER NFPA 13 = 200% OF FLOOR AREA
 - A2 ASSEMBLY OCCUPANCY: 1500 SF = 15,000 SF = 20,000 SF MAX AREA PER FLOOR
 - R1 RESIDENTIAL OCCUPANCY: 18,000 SF = 32,000 SF = 48,000 SF MAX AREA PER FLOOR

EXIT WIDTH

1. 78 OCCUPANTS ON OCCUPIED ROOF DECK PLUS 27 FOR GUESTROOM - 87 OCCUPANTS ON 5TH FLOOR - 32 STAIRS = 14.57' REQUIRED STAIR WIDTH
 2. LOWER LEVEL OCCUPANTS 125 - SECOND FLOOR OCCUPANT 42 = 181 OCCUPANTS = 32 STAIRS = 21.2' REQUIRED STAIR WIDTH
 - PROVIDED 65" (per stair width) STAIR WIDTH IN STAIR 1 AND 2. CODE MINIMUM STAIR WIDTH = 44"

1. TOTAL BUILDING OCCUPANCY 655 = 0.15 = R1 35' OF REQUIRED DOOR EXITS
 - PROVIDED 152'

NUMBER OF STORIES

5 STOREYS - LOWER LEVEL

EMERGENCY LIGHTING

EMERGENCY LIGHTING PROVIDED PER IBC 1003.2.11 & NFPA 101-6-8.1 IN ALL CORRIDORS, STAIRS, AND PASSAGEWAYS THROUGHOUT THE BUILDING

TYPE OF CONSTRUCTION

TYPE III-B, FULLY SPROWLERED PER NFPA 13

ELEMENT	HOURS	REF PAGE	ELEMENT	HOURS	REF PAGE
EXTERIOR BEARING WALLS ≥ 3"	2	TABLE 601 & 602	ELEVATOR HOISTWAYS	2	TABLE 601
EXTERIOR WALLS NON LOAD BEARING ≥ 1 1/2"	0	TABLE 602	FLOORS BETWEEN GUEST ROOMS	1/2	TABLE 601
INTERIOR BEARING WALLS	0	TABLE 602	FLOORS BETWEEN ASSEMBLY 1ST FLOOR AND GUEST ROOM R1	1	TABLE 601
CORRIDOR WALLS	1/2	708	ROOF	0	TABLE 1505.1
STAIRS 3 STOREYS OR LESS	1	708.4	ROOF COVERING CLASS	C	TABLE 1505.1
STAIRS	2	707.4 AND 1505.3.2	COLUMNS ON LOWER LEVEL AND FIRST FLOOR	1	TABLE 601
5TH FLOOR NON LOAD BEARING	1	602	FIRE PUMP ROOM	2	

FIRE SEPARATION

FIRE RATING REQUIRED FOR BUILDING ELEMENTS PER TABLE 601:
 - ALL ELEMENTS FOR TYPE III-B ARE 0 HOUR WITH THE EXCEPTION OF EXTERIOR BEARING WALLS TO BE 2 HOUR AND EXTERIOR NON LOAD BEARING TO BE 1 HOUR.
 - PER TABLE 602 FIRE RATING REQUIRED FOR TYPE III-B EXTERIOR WALLS BASED ON SEPARATION DISTANCE FOR ASSEMBLY AND RESIDENTIAL FOR 17' TO 30' = 1 HOUR
 OPENINGS PER 705.0 BASED ON FIRE SEPARATION DISTANCE OF 20' TO 35' = NO LIMIT, THERE IS A 20' NO BUILD EASEMENT.
 - VERTICAL SEPARATION OF OPENINGS NOT APPLICABLE PER EXCEPTION #1 (SPROWLERED)
 ELECTRICAL ROOM 610A TO BE 1 HOUR FIRE RATED.

FIRE SUPPRESSION

FIRE SUPPRESSION - NFPA 13 - FULL AUTOMATIC SPROWLER SYSTEM

DETECTION, ALARM & COMMUNICATION SYSTEMS

FIRE ALARM SYSTEM REQUIRED PER NFPA 6.18, 25, 6.26 - 6.4.1 AND NFPA 7-6.1
 NOTIFICATION - GENERAL ALARM ALLEGED THROUGHOUT BUILDING PER NFPA 6.18, 25, 6.26 - 6.4.1,
 REMOTELY LOCATED PERMANENTLY MONITORED.

MANUAL FIRE EXTINGUISHERS

PORTABLE FIRE EXTINGUISHERS INSTALLED PER NFPA 8, 12, 25, 629 - 3.5, 606.1, & LOCAL AUTHORITY

BUILDING AREAS (GSF)

HEATED / VENTILATED AREA		UNHEATED / UNVENTILATED AREA	
LOWER LEVEL	9479		
FIRST	9317		
SECOND	9326		
THIRD	9326		
FOURTH	9282		
FIFTH	4623	ROOF DECK AND PRIVATE DECKS	1833
SIXTH	177		
TOTAL	51833	TOTAL	1833

ISOLATION OF HAZARDS

ALL MECHANICAL SPACES UTILIZE SEALED COMBUSTION EQUIPMENT, NO RATED ENCLOSURE REQUIRED

INTERIOR FINISH REQUIREMENTS

PER 803 WALL & CEILING FINISHES

SPROWLERED	EXIT ENCL. & PASSAGEWAYS	CORRIDORS	ROOMS & ENCL. SPACES
A1 & A2	B	B	C
R1	B	C	C
	SMOKE DEVELOPED	FLAME SPREAD	
CLASS A	0-25	0-450	
CLASS B	25-75	0-450	
CLASS C	75-200	0-450	

PER 804 INTERIOR FLOOR FINISH

CLASS 1 0.45 WATTS/CM²
 CLASS 2 0.22 WATTS/CM²

PER 804.1 MINIMUM CRITICAL RADIANT FLUX
 EXIT ENCLOSURES, EXIT PASSAGEWAYS, CORRIDORS FOR A & R1 = CLASS II

PER 808 DECORATIVE MATERIALS AND TRIM
 A/F/L: CURTAINS, GRAPHEDES, HANGINGS, AND OTHER DECORATIVE MATERIALS PER NFPA 701, SECTION 808.2

PER 808.1.2 COMBUSTIBLE DECORATIVE MATERIALS
 PERMISSIBLE AMOUNT OF DECORATIVE MATERIALS MEETING THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, SHALL NOT EXCEED 10% OF THE SPECIFIC WALL OR CEILING TO WHICH IT IS ATTACHED



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DAVEY ENGINEERING CO

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THE MATRIX GROUP

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SKENNER & ASSOCIATES, INC

101 Main Street
 La Crosse, WI 54601

KEY STEP DESIGN

101 Main Street
 La Crosse, WI 54601

R. A. SMITH NATIONAL, INC

101 Main Street
 La Crosse, WI 54601

DATE

July 30, 2014

PROJECT NUMBER

200713

CODE SHEET

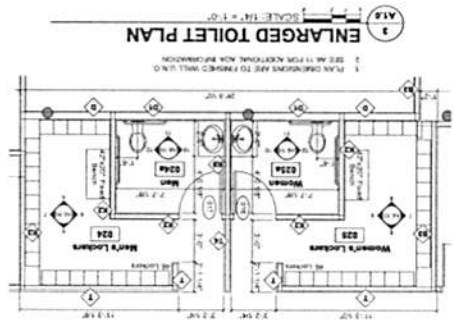
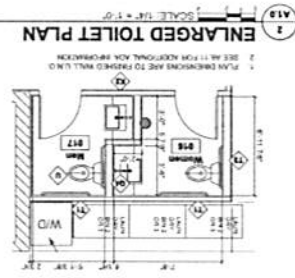
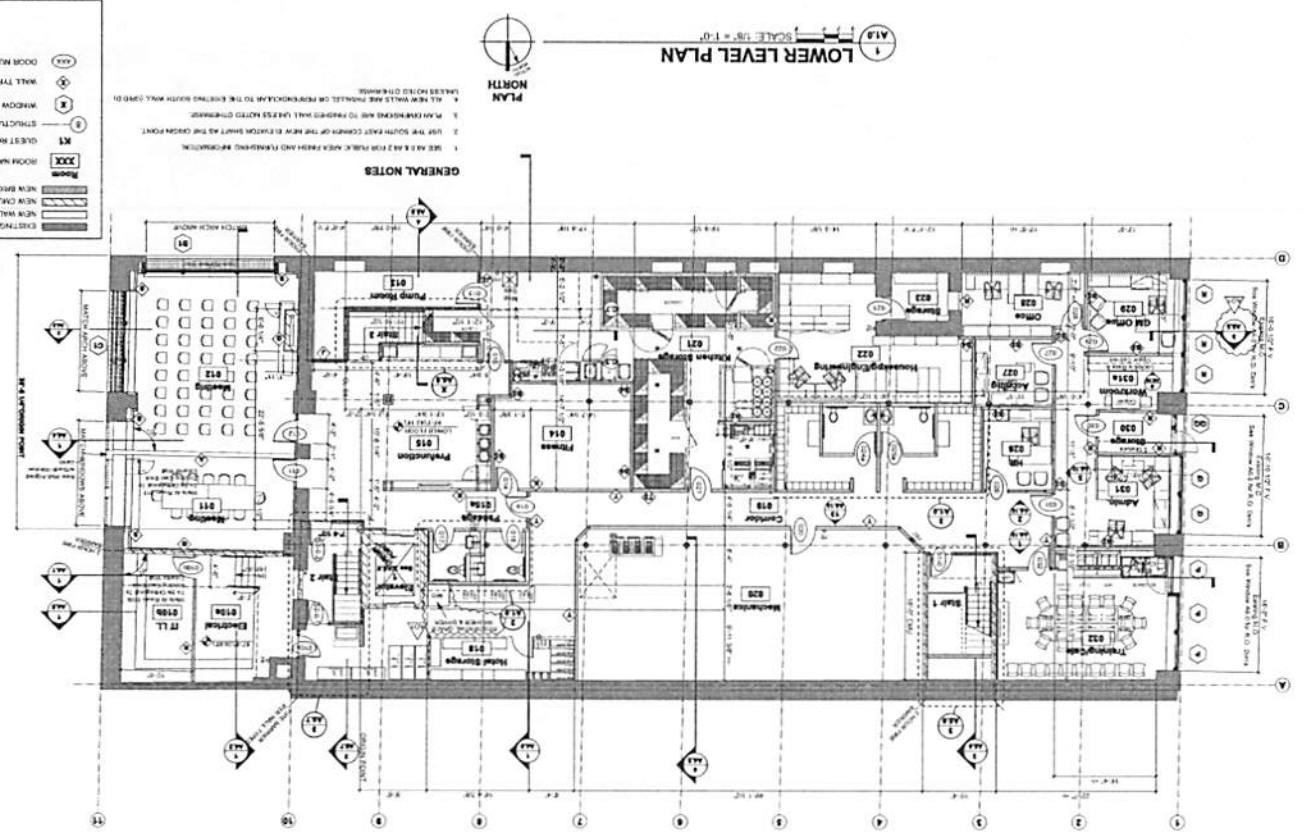
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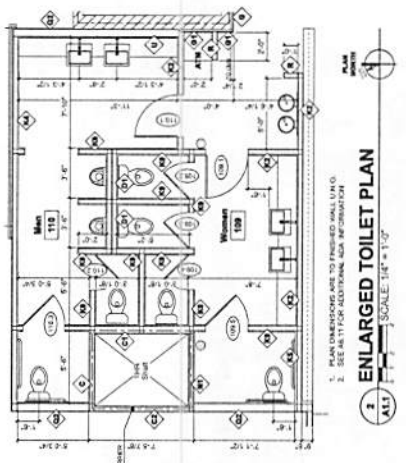
SYMBOL KEY

	ROOM NAME & NUMBER
	DOOR NUMBER (SEE A1.0)
	WALL TYPE (SEE A1.0)
	WINDOW TYPE (SEE A1.0)
	STRUCTURAL GRID LINE
	QUEST ROOM TYPE
	EXISTING WALL
	NEW WALL
	NEW BRICK WALL

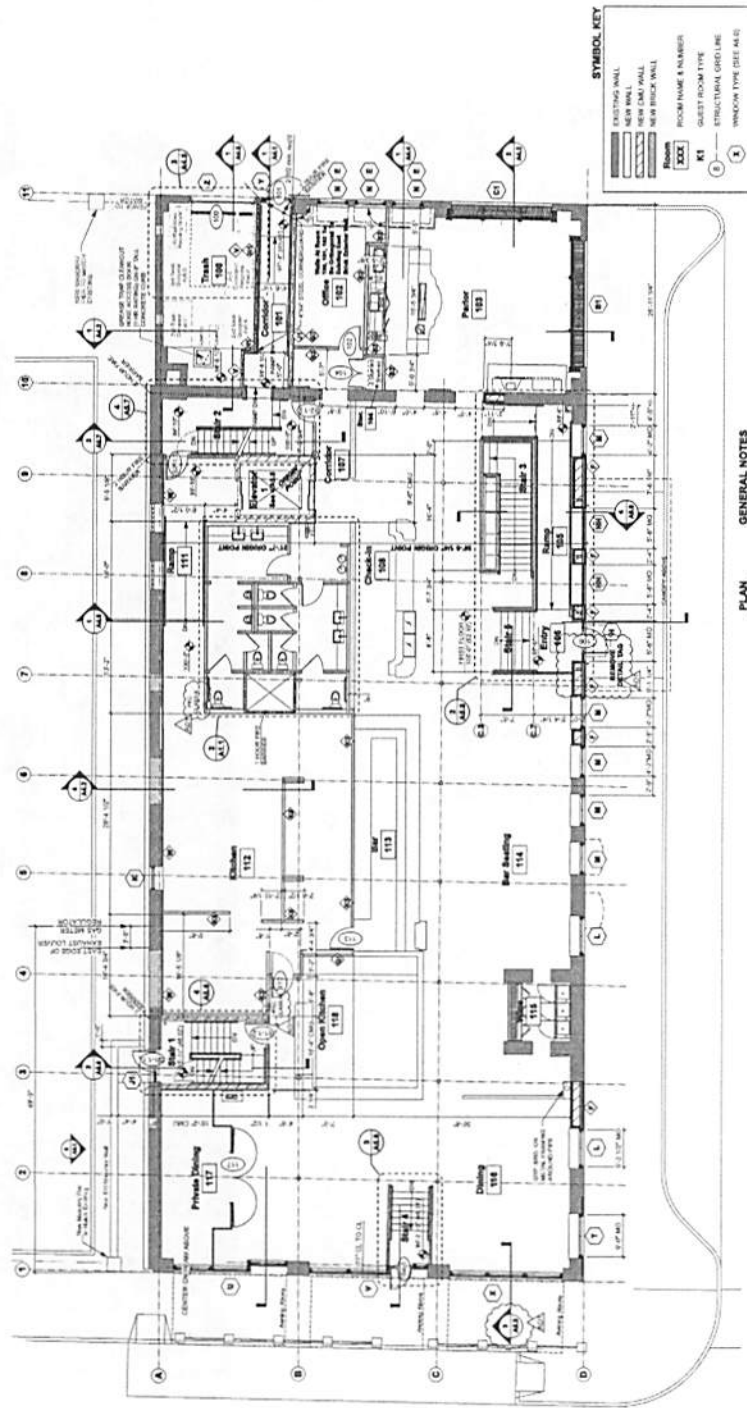
GENERAL NOTES

- SEE A1.0 FOR FLOOR AREA AND FINISHING INFORMATION.
- USE THE SOUTH END CORNER OF THE MAIN ELEVATION SHEET AS THE GRID POINT.
- PLAN DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE.
- ALL NEW WALLS ARE FINISHED ON PERPENDICULAR TO THE FINISHED EXISTING WALL UNLESS NOTED OTHERWISE.





1. PLAN DIMENSIONS ARE TO FINISHED WALL LINES.
 2. SEE A1.1 FOR ADDITIONAL ROOM INFORMATION.
ENLARGED TOILET PLAN
 SCALE: 1/4" = 1'-0"



SYMBOL KEY

EXISTING WALL	NEW CHALK WALL
NEW CHALK WALL	NEW BRICK WALL
ROOM NAME & NUMBER	GUEST ROOM TYPE
STRUCTURAL GRIDLINE	WINDOW TYPE (SEE A1.2)
WALL TYPE (SEE A1.2)	DOOR NUMBER (SEE A1.2)

- GENERAL NOTES**
- SEE A1.1 FOR FINISH AND DIMENSION INFORMATION.
 - PLAN DIMENSIONS ARE TO FINISHED WALL LINES UNLESS NOTED OTHERWISE.
 - ALL NEW WALLS USE FINISH L.S. OR CONFORM TO THE EXISTING SOUTH WALL GRID UNLESS NOTED OTHERWISE.



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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 Columbia, MD 21034
 P: 410.271.0039 | F: 410.271.2504

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 CD SMITH CONSTRUCTION SERVICES, INC.
 200 E. Johns Street
 Baltimore, MD 21202
 P: 410.527.2000
 WWW.CDSMITHCONSTRUCTION.COM

DESIGNER
 SIMEONE DEARY DESIGN GROUP
 100 N. Howard Street
 Baltimore, MD 21201
 P: 410.527.2000
 WWW.SIMEONODEARYDESIGN.COM

GENERAL CONTRACTOR
 ARNOLD & SHERIDAN, INC.
 1117 N. York Street
 Baltimore, MD 21205
 P: 410.527.2000
 WWW.ARNSHERIDAN.COM

MECHANICAL ENGINEER
 DAVY ENGINEERING CO.
 1730 N. Market Street
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 WWW.DAVYENGINEERING.COM

ELECTRICAL ENGINEER
 THE MATRIX GROUP
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 WWW.THEMATRIXGROUP.COM

PLUMBING ENGINEER
 MEP ASSOCIATES, LLC
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 Baltimore, MD 21205
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 WWW.MEPASSOCIATES.COM

ACoustical ENGINEER
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 1117 N. York Street
 Baltimore, MD 21205
 P: 410.527.2000
 WWW.SHINERASSOCIATES.COM

ARCHITECT
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 WWW.RASMITHNATIONAL.COM

DATE
 July 30, 2014
 PROJECT NUMBER
 200713
 SHEET TITLE
2ND FLOOR & FINISH PLANS
 GREAT WORKS
A1.2

SYMBOL KEY

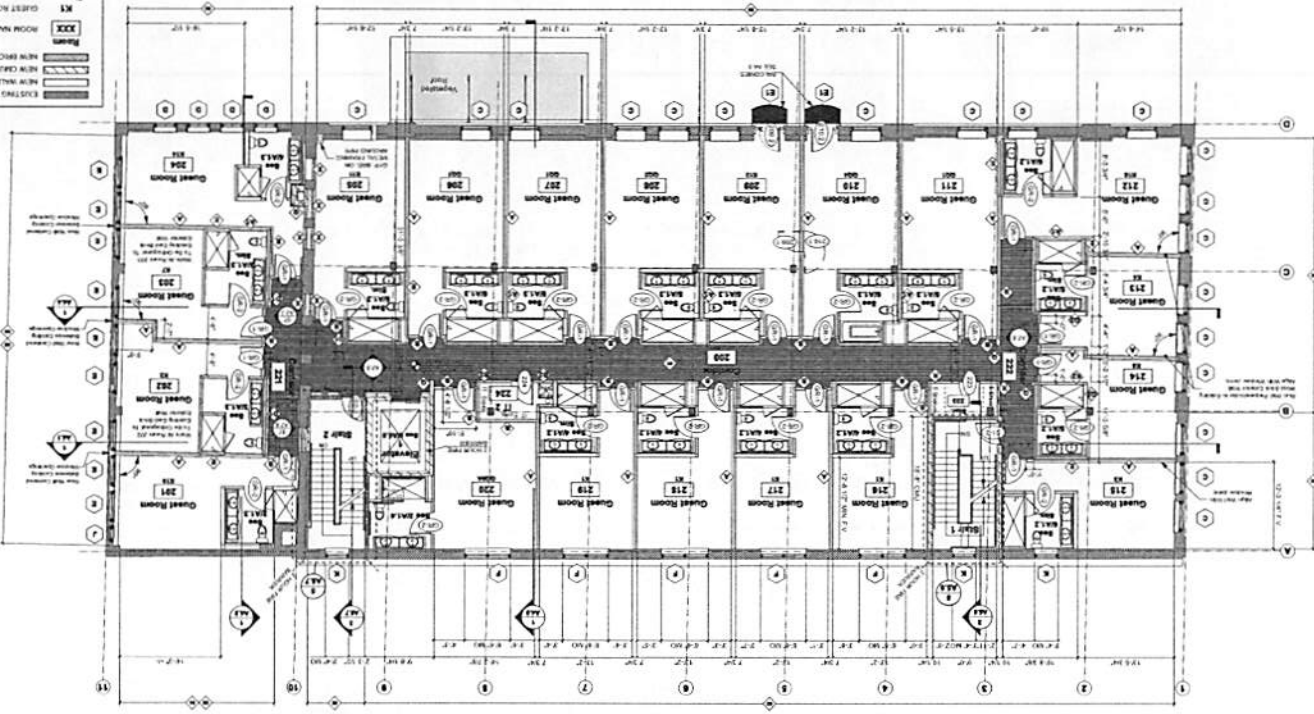
	NEW BRICK WALL
	NEW CAST WALL
	NEW WALL
	EXISTING WALL
Room	
	ROOM NAME & NUMBER
	STRUCTURAL GRID LINE
	GUEST ROOM TYPE
	WINDOW TYPE (SEE A1.2)
	WALL TYPE (SEE A1.2)
	DOOR NUMBER (SEE A1.2)
	CARPET
	RECYCLED WOOD FLOOR

GENERAL NOTES

- REFER TO SECTIONS A1.1 THROUGH A1.5 FOR FINISH REQUIREMENTS.
- DOOR SWELCHES SHALL BE INSTALLED AT THE INTERSECTION OF WALLS AND BETWEEN CHANGING UNITS AND TRAILER UNITS.
- WALLS IN RECYCLED WOOD FINISHED WALLS SHALL BE RECYCLED WOOD FINISHES. THE FINISHES SHALL BE IDENTIFIED BY THE FINISH SCHEDULE.
- ALL FINISH WALLS SHALL BE FINISHED TO THE EXTERIOR SURFACE WITH GYP SOAKED Gypsum BOARD.



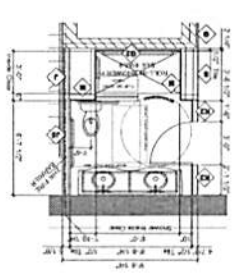
1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



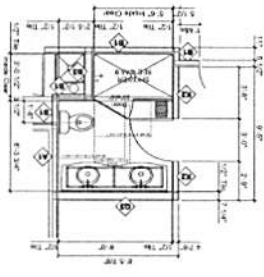
KEY NOTES

- CONCRETE REINFORCEMENT SHALL BE REINFORCED TO THE EXTERIOR SURFACE OF THE WALL.
- RECYCLED WOOD FINISHES SHALL BE IDENTIFIED BY THE FINISH SCHEDULE.
- WALLS IN RECYCLED WOOD FINISHED WALLS SHALL BE RECYCLED WOOD FINISHES. THE FINISHES SHALL BE IDENTIFIED BY THE FINISH SCHEDULE.
- ALL FINISH WALLS SHALL BE FINISHED TO THE EXTERIOR SURFACE WITH GYP SOAKED Gypsum BOARD.
- REFER TO SECTIONS A1.1 THROUGH A1.5 FOR FINISH REQUIREMENTS.
- DOOR SWELCHES SHALL BE INSTALLED AT THE INTERSECTION OF WALLS AND BETWEEN CHANGING UNITS AND TRAILER UNITS.
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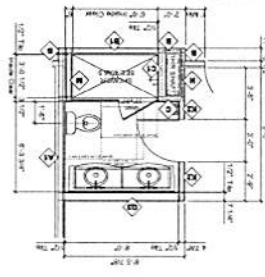
2 BATHROOM PLAN - TYPE B
 SCALE: 1/8" = 1'-0"



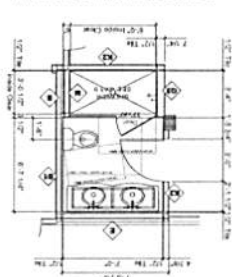
3 BATHROOM PLAN - TYPE B
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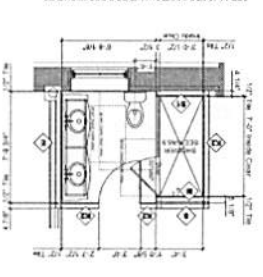
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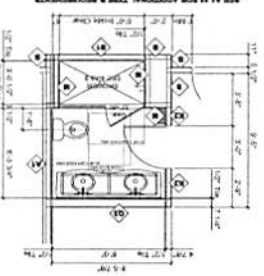
5 BATHROOM PLAN - TYPE B
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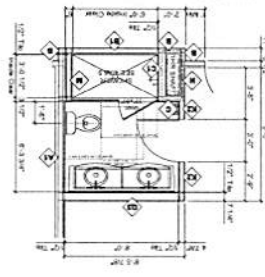
6 BATHROOM PLAN - TYPE B
 SCALE: 1/8" = 1'-0"



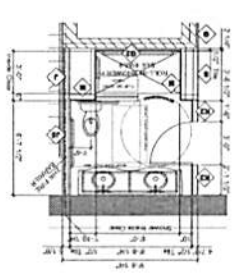
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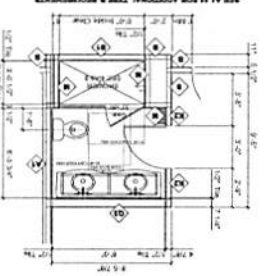
8 BATHROOM PLAN - TYPE B
 SCALE: 1/8" = 1'-0"



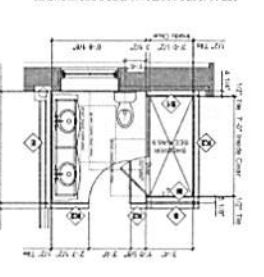
9 BATHROOM PLAN - TYPE B
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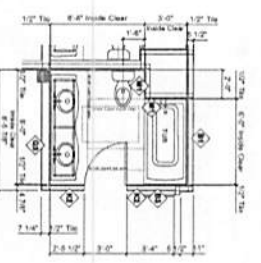


10 BATHROOM PLAN - TYPE B
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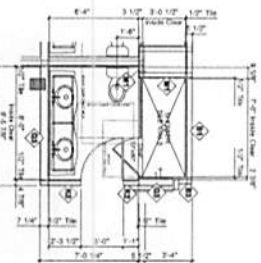


11 BATHROOM PLAN - TYPE B
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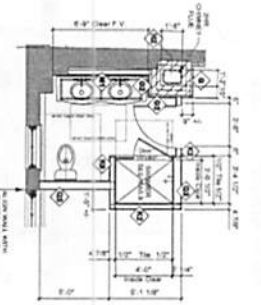




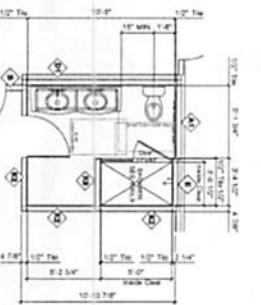
BATHROOM PLAN - TYPE B
 SEE A1.1 FOR ADDITIONAL TYPE B REQUIREMENTS
 SCALE: 1/8" = 1'-0"



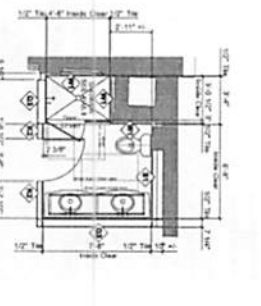
BATHROOM PLAN - TYPE B
 SEE A1.1 FOR ADDITIONAL TYPE B REQUIREMENTS
 SCALE: 1/8" = 1'-0"



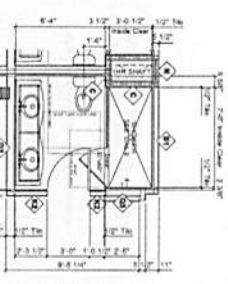
BATHROOM PLAN - TYPE B
 2HR FLUE
 SEE A1.1 FOR ADDITIONAL TYPE B REQUIREMENTS
 SCALE: 1/8" = 1'-0"



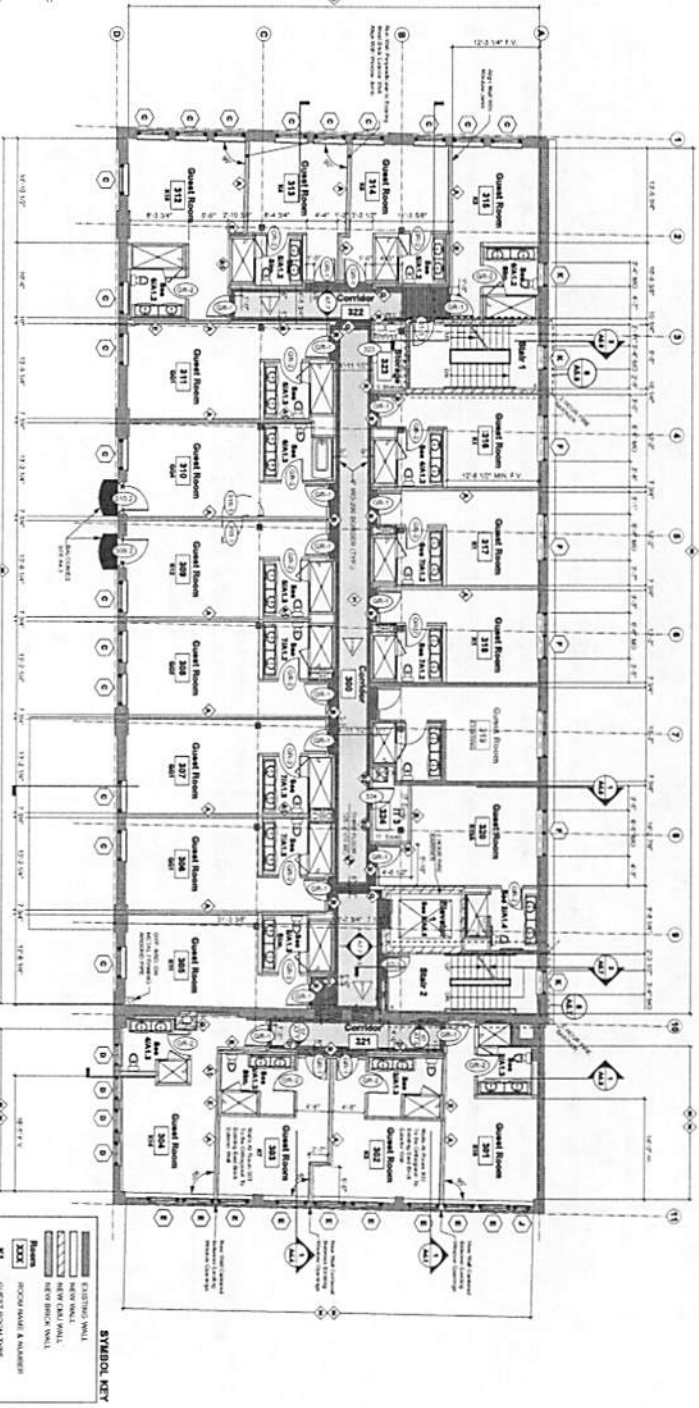
BATHROOM PLAN - TYPE B
 SEE A1.1 FOR ADDITIONAL TYPE B REQUIREMENTS
 SCALE: 1/8" = 1'-0"



BATHROOM PLAN - TYPE B
 SEE A1.1 FOR ADDITIONAL TYPE B REQUIREMENTS
 SCALE: 1/8" = 1'-0"



BATHROOM PLAN - TYPE B
 SEE A1.1 FOR ADDITIONAL TYPE B REQUIREMENTS
 SCALE: 1/8" = 1'-0"
 1HR SHAFT



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

KEY NOTES

- COMPONENTS INCLUDE:
 - 1. FLOOR: EXISTING UNPAVED FLOORING TO BE REMOVED AND REFINISHED WITH 1/2" x 3/4" x 12" POLISHED CONCRETE PLANKS AND 1/2" x 3/4" x 12" POLISHED CONCRETE PLANKS.
 - 2. WALL: TYPE 2 8" CMU WITH 1" MIN. GROUT JOINTS.
 - 3. CEILING: 15' x 15' GRID WITH 1/2" x 1/2" x 1/2" POP AND FINISH WITH 5/8" x 5/8" x 1/2" Gypsum Board.
 - 4. PARTITION: 1/2" x 1/2" x 1/2" POP AND FINISH WITH 5/8" x 5/8" x 1/2" Gypsum Board.
 - 5. DOOR: 2 1/4" x 6 1/2" x 1 3/4" SOLID CORE DOORS WITH 1 3/4" x 3 1/2" x 1 3/4" SOLID CORE DOOR HANDLES.
 - 6. WINDOW: 1/2" x 1/2" x 1/2" POP AND FINISH WITH 5/8" x 5/8" x 1/2" Gypsum Board.
 - 7. STAIR: 15' x 15' GRID WITH 1/2" x 1/2" x 1/2" POP AND FINISH WITH 5/8" x 5/8" x 1/2" Gypsum Board.
 - 8. STAIR: 15' x 15' GRID WITH 1/2" x 1/2" x 1/2" POP AND FINISH WITH 5/8" x 5/8" x 1/2" Gypsum Board.
 - 9. STAIR: 15' x 15' GRID WITH 1/2" x 1/2" x 1/2" POP AND FINISH WITH 5/8" x 5/8" x 1/2" Gypsum Board.
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 - 50. STAIR: 15' x 15' GRID WITH 1/2" x 1/2" x 1/2" POP AND FINISH WITH 5/8" x 5/8" x 1/2" Gypsum Board.



GENERAL NOTES

1. REFER TO SPECIFIC ROOM FLOOR FINISHES FOR FINISHES PERMITS.
2. PROVIDE SCHEDULES FOR FINISHES PERMITS FOR FINISHES PERMITS.
3. PROVIDE SCHEDULES FOR FINISHES PERMITS FOR FINISHES PERMITS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE EXISTING BIDDING DOCUMENTS AND THE PERMITS REQUIRED FOR THE EXISTING BIDDING DOCUMENTS.
5. PROVIDE SCHEDULES FOR FINISHES PERMITS FOR FINISHES PERMITS.
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SYMBOL KEY

EXISTING WALL	NEW WALL
NEW BRICK WALL	NEW BRICK WALL
EXISTING DOOR	NEW DOOR
EXISTING WINDOW	NEW WINDOW
EXISTING STAIR	NEW STAIR
EXISTING ELEVATOR	NEW ELEVATOR
EXISTING MECHANICAL	NEW MECHANICAL
EXISTING ELECTRICAL	NEW ELECTRICAL
EXISTING PLUMBING	NEW PLUMBING
EXISTING FIRE	NEW FIRE
EXISTING OTHER	NEW OTHER

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THE CHARMANT

OWNER: WENERS HOLDINGS

GENERAL CONTRACTOR: CD SMITH CONSTRUCTION

MECHANICAL DESIGN GROUP: SINOCHEM DEAN DESIGN GROUP

ARCHITECT: ARNOLD & OSBERG, INC.

ENGINEER: DAVY ENGINEERING CO.

CONSTRUCTION ADMINISTRATOR: THE MATRIX GROUP

GENERAL CONTRACTOR: MGP ASSOCIATES, LLC

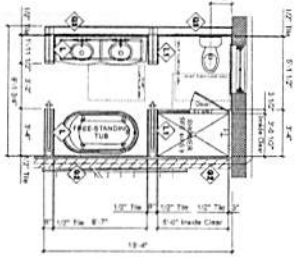
ARCHITECT: R. A. SMITH NATIONAL, INC.

DATE: July 30, 2014

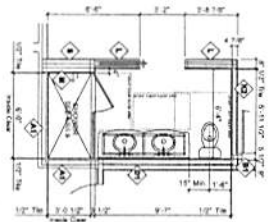
PROJECT NUMBER: 200713

SHEET TITLE: THIRD FLOOR & FINISH PLANS

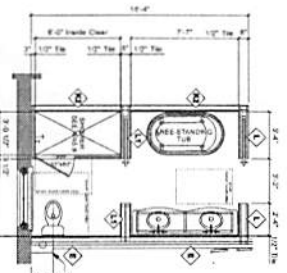
A1.3



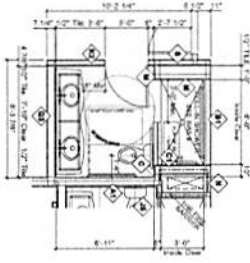
SEE A1.11 FOR ADDITIONAL TYPE B REQUIREMENTS
BATHROOM PLAN - TYPE B
 SCALE: 1/4" = 1'-0"



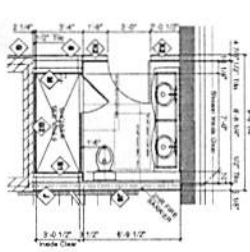
SEE A1.11 FOR ADDITIONAL TYPE B REQUIREMENTS
BATHROOM PLAN - TYPE B
 SCALE: 1/4" = 1'-0"



SEE A1.11 FOR ADDITIONAL TYPE B REQUIREMENTS
BATHROOM PLAN - TYPE B
 SCALE: 1/4" = 1'-0"

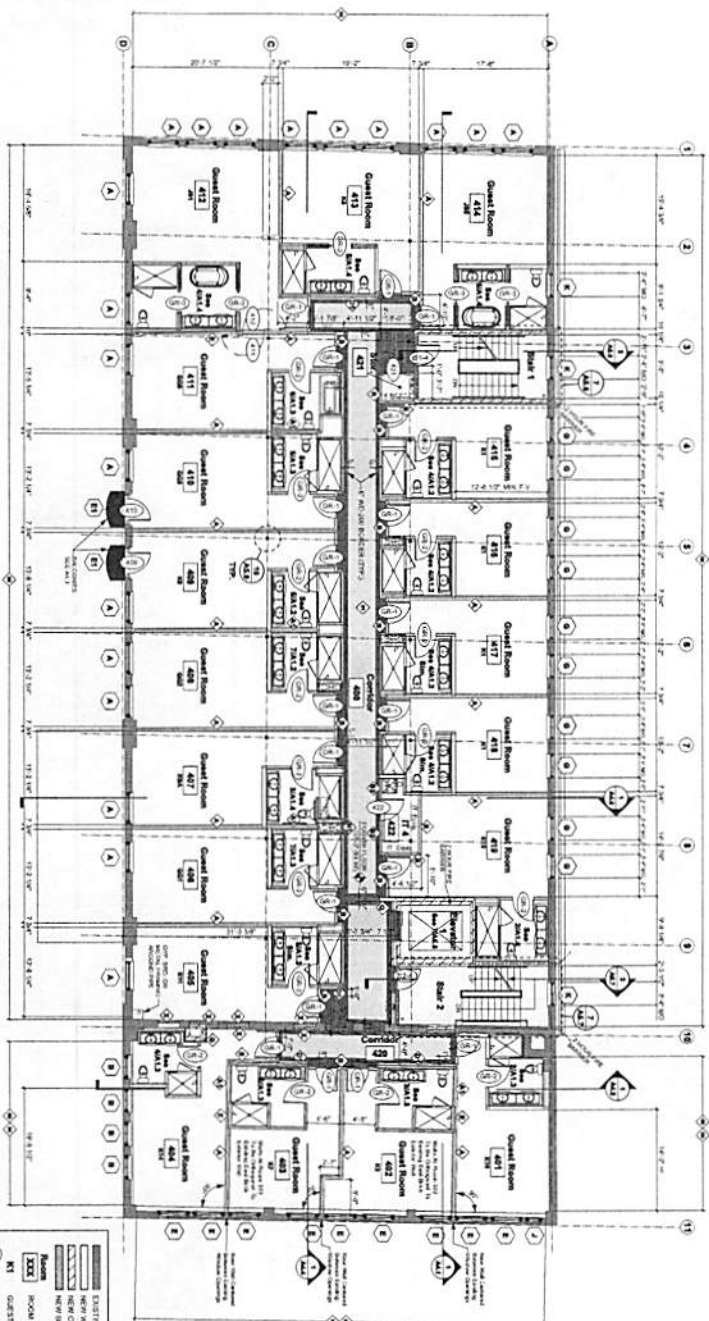


SEE A1.11 FOR ADDITIONAL ADA REQUIREMENTS
BATHROOM PLAN - ADA
 SCALE: 1/4" = 1'-0" 1HR SHAFT



SEE A1.11 FOR ADDITIONAL TYPE B REQUIREMENTS
BATHROOM PLAN -TYPE B
 SCALE: 1/4" = 1'-0"

- KEY NOTES**
- ◆ CONCRETE INCLUDE
 - ◆ FLOOR EXISTING WOOD FLOORING TO BE REMOVED AND REPAIRED WITH 3/4" TYPICAL SUBFLOORING AND 1/2" TYPICAL FINISH FLOORING. ALL WALLS TO BE 2" TYPICAL MASONRY OR INSULATED CONCRETE PANELS. EXISTING INTERIOR WALLS TO BE REMOVED AND RECONSTRUCTED WITH 1/2" TYPICAL MASONRY OR INSULATED CONCRETE PANELS. EXISTING INTERIOR WALLS TO BE REMOVED AND RECONSTRUCTED WITH 1/2" TYPICAL MASONRY OR INSULATED CONCRETE PANELS.
 - ◆ EXISTING INTERIOR PAINTS TO BE REMOVED AND REPAIRED WITH 1/2" TYPICAL MASONRY OR INSULATED CONCRETE PANELS.
 - ◆ PREPARE EXISTING INTERIOR UNPAINTED BRICK FOR REPAIR AND FINISH WITH 1/2" TYPICAL MASONRY OR INSULATED CONCRETE PANELS.
 - ◆ PREPARE INTERIOR CONCRETE COLUMNS AND BEAMS FOR PAINTING.



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



- GENERAL NOTES**
1. REFER TO SPECIFIC ROOM TYPE DRAWINGS FOR FURTHER SPECIFICATIONS.
 2. PROVIDE TO MATCH FLOOR FINISHES AT ALL WALLS AND CORNERS.
 3. PROVIDE THE ROOMS WITH SUFFICIENT VENTILATION (SEE A1.11).
 4. ALL NEW WALLS SHALL BE CONSTRUCTED WITH 1/2" TYPICAL MASONRY OR INSULATED CONCRETE PANELS.
 5. ALL NEW WALLS SHALL BE CONSTRUCTED WITH 1/2" TYPICAL MASONRY OR INSULATED CONCRETE PANELS.

SYMBOL KEY

	EXISTING WALL
	NEW CORE WALL
	NEW PARTITION WALL
	ROOM NAME & NUMBER
	GUEST ROOM TYPE
	STRUCTURAL GRID LINE
	WINDOW TYPE (SEE A1.11)
	WALL TYPE (SEE A1.11)
	DOOR NUMBER (SEE A1.11)
	RECYCLED WOOD FLOOR
	CABINET

DATE: July 30, 2014
 PROJECT: 200713
 SHEET TITLE: FINISH FLOOR & FINISH PLANS
A1.4

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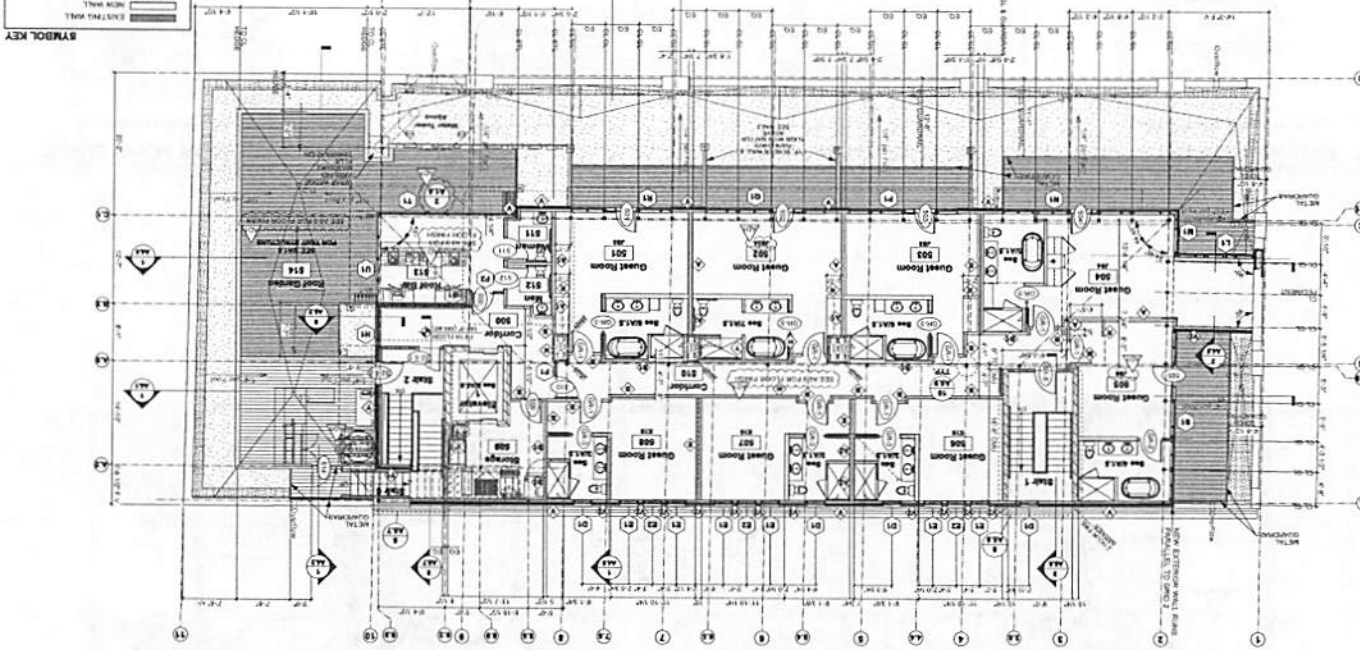
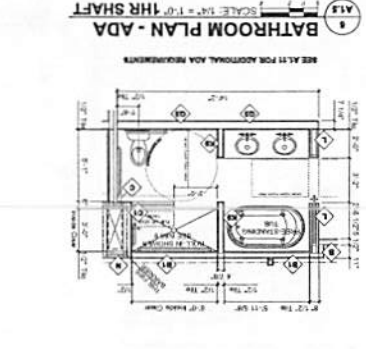
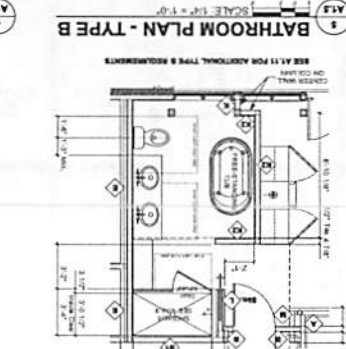
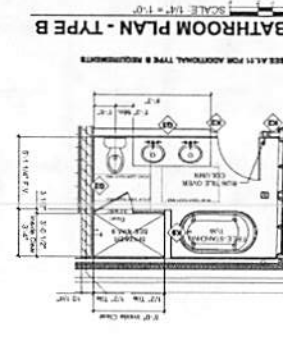
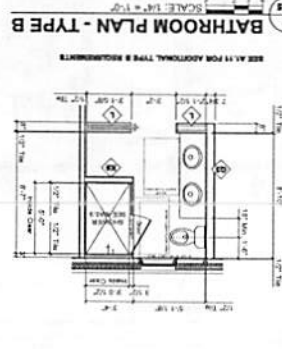
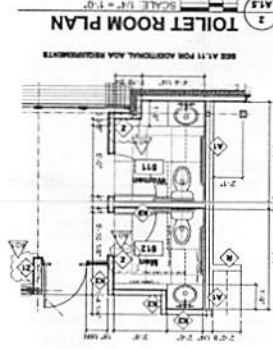
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DATE: July 30, 2014
 PROJECT: 200713
 SHEET TITLE: FINISH FLOOR & FINISH PLANS



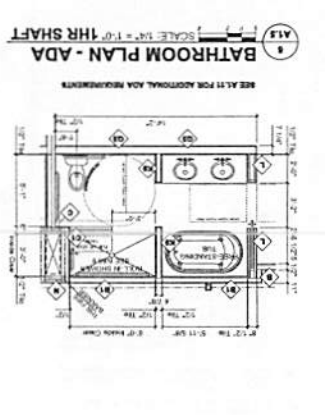
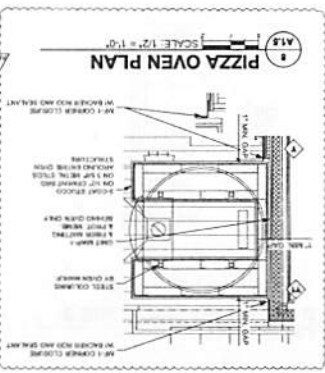
SYMBOL KEY

[Pattern]	REFLECTED WOOD FLOOR
[Pattern]	DOOR NUMBER (SEE A1.1)
[Symbol]	WALL TYPE (SEE A1.2)
[Symbol]	WINDOW TYPE (SEE A1.2)
[Symbol]	STRUCTURAL GRID LINE
[Symbol]	ROOM NAME & NUMBER
[Symbol]	NEW BRICK WALL
[Symbol]	NEW CMU WALL
[Symbol]	NEW WALL
[Symbol]	EXISTING WALL

- GENERAL NOTES**
- REFER TO FLOORING FROM THE DOWNERS FOR FURTHER INFORMATION.
 - REMOVE 30 MINUTE RADIATION BARRIER BETWEEN EXISTING WALLS AND NEW WALLS.
 - REMOVE 30 MINUTE RADIATION BARRIER BETWEEN EXISTING WALLS AND NEW WALLS.
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- KEY NOTES**
- REMOVE 30 MINUTE RADIATION BARRIER BETWEEN EXISTING WALLS AND NEW WALLS.
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 - REMOVE 30 MINUTE RADIATION BARRIER BETWEEN EXISTING WALLS AND NEW WALLS.



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 Phone: 303.440.1234
 Fax: 303.440.1235
 www.trkwva.com

CONSTRUCTION SERVICES
 801 Adams Street
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.construction.com

STRUCTURAL ENGINEER
 SIMONE DEARY DESIGN
 GROUP
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 Phone: 303.440.1234
 Fax: 303.440.1235
 www.trkwva.com

ARCHITECTURAL ENGINEER
 ARNOLD & SHERRIDAN, INC.
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 Phone: 303.440.1234
 Fax: 303.440.1235
 www.trkwva.com

MECHANICAL ENGINEER
 DAY ENGINEERING CO.
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 Phone: 303.440.1234
 Fax: 303.440.1235
 www.trkwva.com

ELECTRICAL ENGINEER
 THE MATTER GROUP
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 Phone: 303.440.1234
 Fax: 303.440.1235
 www.trkwva.com

MEP ASSOCIATES, LLC
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 Phone: 303.440.1234
 Fax: 303.440.1235
 www.trkwva.com

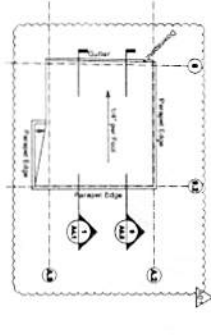
GENERAL CONTRACTOR
 SHINER & ASSOCIATES, INC.
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 Phone: 303.440.1234
 Fax: 303.440.1235
 www.trkwva.com

GENERAL CONTRACTOR
 R. & SMITH NATIONAL, INC.
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 Phone: 303.440.1234
 Fax: 303.440.1235
 www.trkwva.com

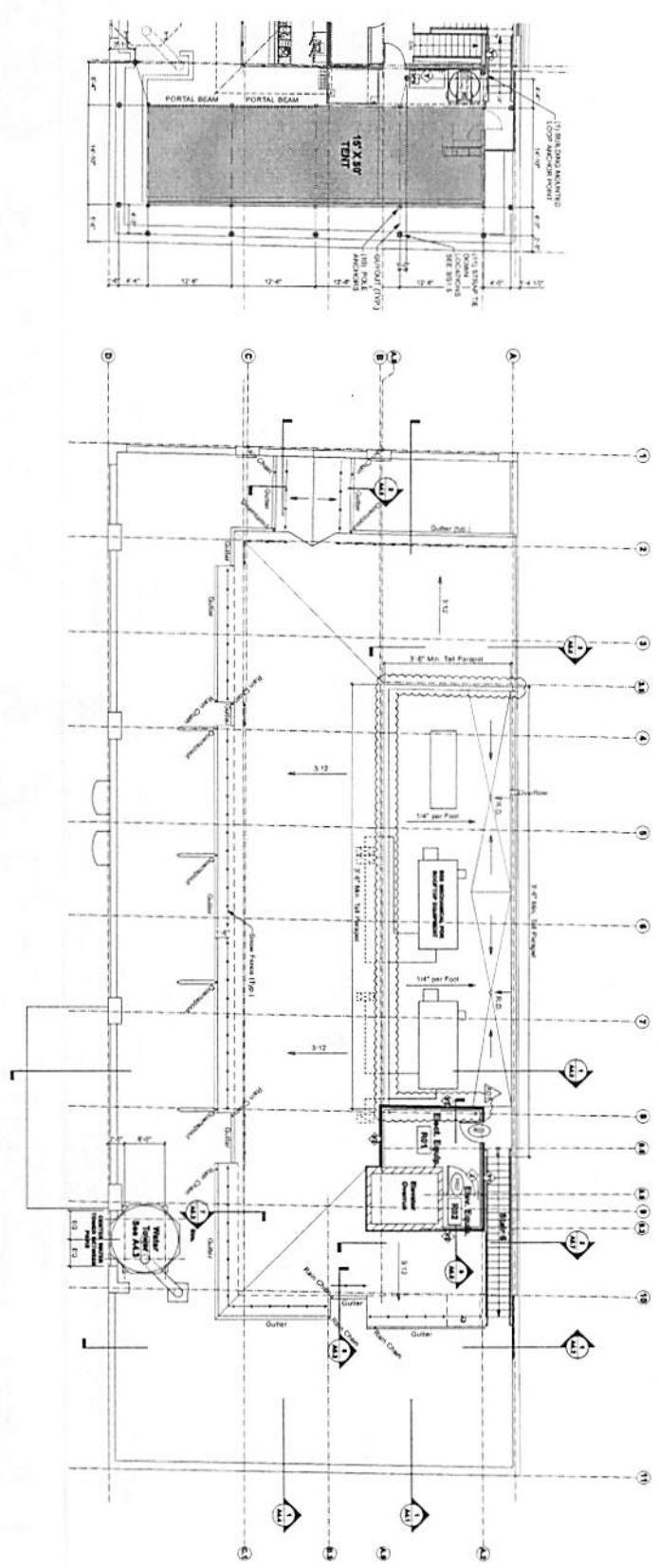
DATE
 July 30, 2014
PROJECT NUMBER
 200713
PROJECT TITLE
 ROOF PLAN

REVISIONS

PROJECT NUMBER
 200713
PROJECT TITLE
 ROOF PLAN



1 ELEVATOR ROOF PLAN
 SCALE: 1/8" = 1'-0"



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

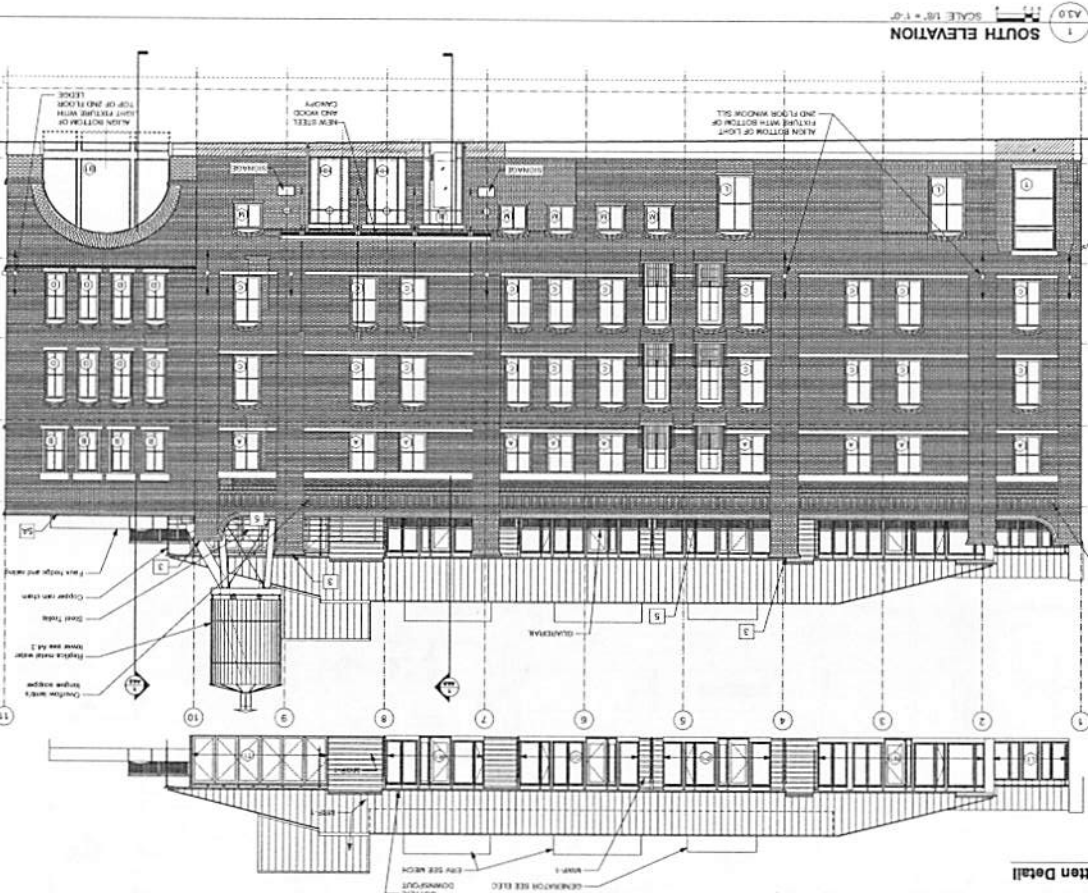
2 TENT PLAN @ ROOF DECK
 SCALE: 1/8" = 1'-0"



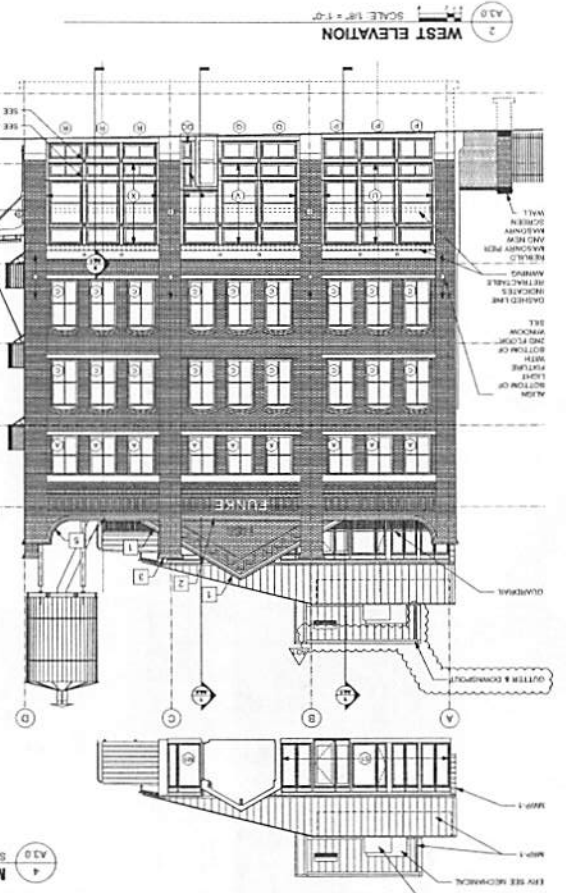
GENERAL NOTES

- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT TO OWNER.
- OWNER TO VERIFY ALL EXISTING CONDITIONS AND REPORT TO OWNER.
- OWNER TO VERIFY ALL EXISTING CONDITIONS AND REPORT TO OWNER.
- OWNER TO VERIFY ALL EXISTING CONDITIONS AND REPORT TO OWNER.

A1.6



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



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

SYMBOL KEY

W	WALL OR BUILDING SECTION (SEE DETACHED SHEET)
CJ	CONTROL JOINT
DS	DOWN-SPOUT
MR 1	METAL FLOORING - SEE SPEC.
MR 2	METAL WALL PANEL - SEE SPEC.

WINDOW NOTES

1. NEW ALUMINUM CLAD WOOD WINDOWS. ALL QUESTIONS ON FRAME HARDWARE EXCEPT THE ONE OPEN, & MATERIAL FINISHES. SEE WINDOW DETAIL SHEETS FOR MORES.
2. ALL THE EXISTING WINDOWS WILL BE REMOVED. THE INTENT IS TO MATCH THE HISTORIC (THE EXISTING HISTORIC PHOTOGRAPHS. SEE WINDOW DETAIL SHEETS FOR MORES).
3. EXTERIOR & INTERIOR FINISHES TO MATCH THE TRUE DIVIDED LITE, WHERE SHOWN.

CONSTRUCTION NOTES

1. XXXXXXXX
2. MOUNTING ELEVATION INDICATED IS TO CENTER OF JACK.

LIGHT FIXTURE NOTES

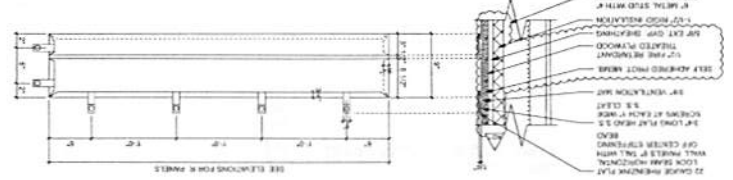
1. LIGHT FIXTURE TYPE CALL INDICATES THE LIGHT FIXTURE TYPE. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

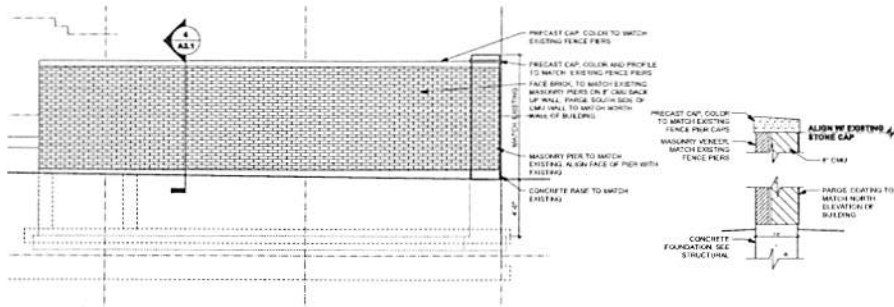
GENERAL NOTES

1. FIELD CONDITIONS APPLY FROM DRAWINGS. ALL CONDITIONS TO BE VIEWED IN FIELD AFTER DEMOLITION AND MASONRY RESTORATION.
2. REFER TO SHEETS MR 3 AND MR 1 FOR MASONRY RESTORATION.
3. REFER TO SHEETS MR 3 AND MR 1 FOR MASONRY RESTORATION.

COPING SYMBOL KEY

1A	COPING TYPE 1, SEE SAA 7
2	COPING TYPE 2, SEE SAA 7
3	COPING TYPE 3, SEE SAA 7
4	COPING TYPE 4, SEE SAA 7
5A	COPING TYPE 5A, SEE SAA 7
5B	COPING TYPE 5B, SEE SAA 7





3 MASONRY SCREEN WALL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 WALL DETAIL
SCALE: 3/4" = 1'-0"

CONSTRUCTION NOTES

1) XXXXXXX

LIGHT FIXTURE NOTES

1. LIGHT FIXTURE TYPE, QAF, INDICATES THE LIGHT FIXTURE TYPE. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

2. MOUNTING ELEVATION INDICATED IS TO CENTER OF J-BOX.

GENERAL NOTES

1. FIELD CONDITIONS MAY VARY FROM DRAWINGS. ALL CONDITIONS TO BE VERIFIED IN FIELD AFTER DEMOLITION AND MASONRY RESTORATION.

2. REFER TO SHEETS MR3.0 AND MR3.1 FOR MASONRY RESTORATION.

COPING SYMBOL KEY

1	COPING TYPE 1, SEE 3/4A.7	5A	COPING TYPE 5A, SEE 3/4A.7
2	COPING TYPE 2, SEE 3/4A.7	5	COPING TYPE 5, SEE 3/4A.7
3	COPING TYPE 3, SEE 3/4A.7	5B	COPING TYPE 5B, SEE 3/4A.7
4	COPING TYPE 4, SEE 3/4A.7		

SYMBOL KEY

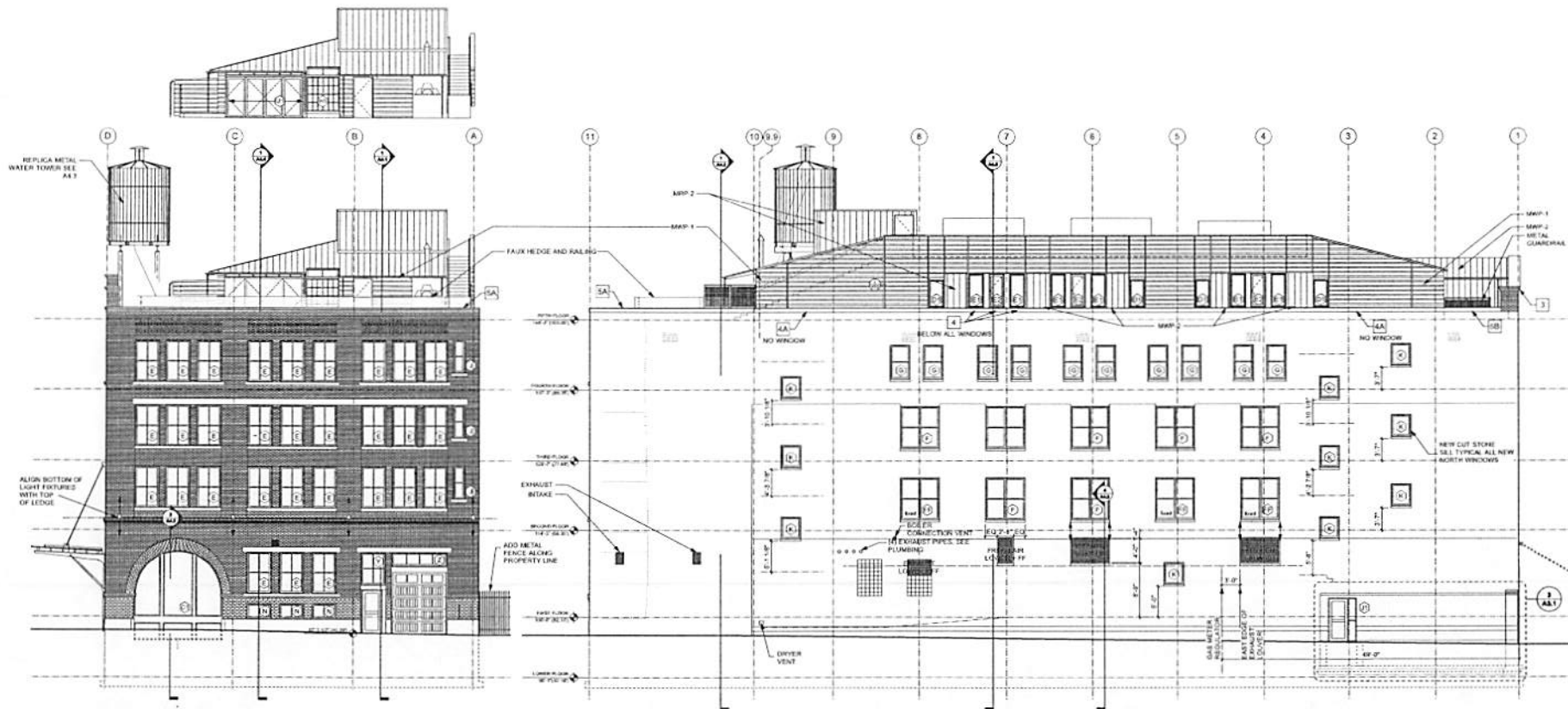
⊙	WINDOW TYPE (SEE A3.1)	⊙	WALL OR BUILDING SECTION (SEE DESIGNATED SHEET)
CJ	CONTROL JOINT	□	CANOPY OUTSIDE LIGHT FIXTURE - SEE LIGHTING PLANS
DS	DOWN SPOUT	⊕	OB OUTSIDE LIGHT FIXTURE - SEE LIGHTING PLANS
MR-1	METAL ROOFING - SEE SPEC.		
MWP-1 & MWP-2	METAL WALL PANEL - SEE SPEC.		

WINDOWS NOTES

1. NEW ALUMINUM CLAD WOOD WINDOWS. ALL GUEST ROOM OPERABLE WINDOWS MAY ONLY OPEN 4" MAXIMUM. PROVIDE 4" MAXIMUM OPENING LIMIT HARDWARE EXCEPT 5TH SOUTH AND WEST WINDOW NO LIMITER.

2. ALL THE EXISTING WINDOWS WILL BE REMOVED. THE INTENT IS TO MATCH THE HISTORIC DETAILS BASED ON HISTORIC PHOTOGRAPHS. SEE WINDOW DETAIL SHEETS FOR PROFILES, TRIM, GLASS LIGHT OPENINGS AND SIGHT LINES.

3. NEW WINDOWS TO INCLUDE EXTERIOR & INTERIOR FINISHES TO SIMULATE TRUE DIVIDED LITES, WHERE SHOWN.



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

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



The Rakus Wustka Architects, Inc.
101 18th Street
Madison, WI 53702
P: 608.277.0030 F: 608.277.2904

THE CHARMANT

101 State Street
1st Floor
Madison, WI 53703

OWNER
WEBER HOLDINGS
101 18th Street
Madison, WI 53703
P: 608.277.0030

ARCHITECT
THE RAKUS WUSTKA ARCHITECTS, INC.
101 18th Street
Madison, WI 53703
P: 608.277.0030

INTERIOR DESIGNER
SIMEONE DEARY DESIGN GROUP
400 N. Walnut Street
Madison, WI 53703
P: 608.277.0030

STRUCTURAL ENGINEER
ARNOLD & O'SHERIDAN, INC.
400 N. Walnut Street
Madison, WI 53703
P: 608.277.0030

CIVIL ENGINEER
DAVEY ENGINEERING CO.
101 18th Street
Madison, WI 53703
P: 608.277.0030

MECHANICAL ENGINEER
THE MATRIX GROUP
1111 Chicago Street
Madison, WI 53703
P: 608.277.0030

MECHANICAL WELL DESIGNER
MEP ASSOCIATES, LLC
101 18th Street
Madison, WI 53703
P: 608.277.0030

SCULPTURAL CONSULTANT
SHINER & ASSOCIATES, INC.
101 18th Street
Madison, WI 53703
P: 608.277.0030

REVISIONS CONSULTANT
NEXT STEP DESIGN
101 18th Street
Madison, WI 53703
P: 608.277.0030

LANDSCAPE ARCHITECT
R. A. SMITH NATIONAL, INC.
101 18th Street
Madison, WI 53703
P: 608.277.0030

REVISIONS

NO.	DATE	DESCRIPTION

DATE
July 30, 2014

PROJECT NUMBER
200713

BUILDING ELEVATIONS - PROPOSED

PROJECT NUMBER
A3.1

The Rakus Wustka Architects, Inc.

EXHIBIT C

Living Wage Resolution

[attached]

Living Wage

FILE # 2003-0001-000

REPORT OF COMMITTEE

To the Honorable Mayor and Common Council of the City of La Crosse:

Your Judiciary & Administrative Committee and Finance & Personnel Committee on April 8, 2003, having under consideration the annexed resolution approving a living wage for construction contracts and development agreements that are financed in part with City funds which benefit primarily a single business organization so that families and individuals meet a certain minimum level of decency, recommends the same be adopted as second amended.

Respectfully submitted,

Richard P. Becker, Chmn
Charles Clemence
Dave Goodin
Jon M. Olson
Todd Olson
Robert Slaback

David R. Morrison, Chmn.
Joe Ledvina
Douglas Farmer
Mark Johnsrud
Mark Meyer

REPORT AND
RESOLUTION ADOPTED

APR 10 2003
BY COUNCIL

APR 23 2003

RT
MP
Mayor

SECOND AMENDED RESOLUTION

WHEREAS, La Crosse is and will continue to be a business friendly community,
and

WHEREAS, City of La Crosse taxpayers subsidize low wage jobs through increased taxes for health and human services for the poor, and

WHEREAS it should be a basic right of all workers to earn a living wage in accordance with State law and in order to provide for their families and to meet a certain minimum level of decency, and

~~WHEREAS, the City of La Crosse lets many contracts each year for maintenance, construction and repair projects and considering the impact that these projects have on the taxpaying citizens of the City, these contracts should not allow the work to be performed at any wage less than a living wage.~~

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that said living wage be not less than 110 percent of the annual income of a family of four, based on the U.S. Department of Health and Human Services most recent poverty guidelines, which wage at the current time would be \$9.73 ~~\$8.11~~ per hour.



BE IT FURTHER RESOLVED that in order for said living wage to be carried out according to the intent of this resolution, the City of La Crosse shall not enter into any development agreement or capital expenditure for the primary benefit of a single business or organization, unless it is demonstrated that the majority of the full-time jobs created or supported by the expenditure will command wages equal to or greater than this living wage amount.

BE IT FURTHER RESOLVED that this living wage policy should not apply to any job that is subject to the prevailing wage laws, in which event said applicable prevailing wage law shall apply, and that the same not displace or disrupt the past practices of utilizing union labor wages in such cases.

BE IT FURTHER RESOLVED that this resolution shall not in any way be used or is the same intended to reduce wages received by full-time skilled and unskilled workers.

BE IT FURTHER RESOLVED that the living wage previously referred to herein include the basic wage plus fringe benefits in accordance with the methodology utilized for public construction contracts for what is known as the prevailing wage in order to meet Davis-Bacon requirements as well as Wisconsin public construction contract requirements.

BE IT FURTHER RESOLVED that fringe benefits include health insurance, retirement, life insurance, vacation and some contributions to training funds and do not include employer payments or contributions required by other federal, state or local laws, such as the employer's contribution to social security or some disability payments.

~~BE IT FURTHER RESOLVED that this resolution shall not apply to non-profit, tax-exempt organizations, which are exempt from state and federal income tax.~~

Typed: 4-9-03

Approved:

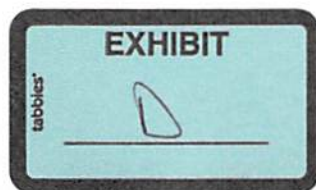
EXHIBIT D

Description of Public Improvements

None.

PUBLIC IMPROVEMENTS

None



The Charmant Hotel
Capital Budget
7.21.2014

Description	Firm	Cost
<u>Site Acquisition</u>		
101 State Street	Weber Holdings	\$ 1,500,000
<u>Design</u>		
Land Surveying	CRLS	\$ 5,000
Civil Engineering	SEH/Davvy	\$ 20,000
Landscape Architect	TBD	\$ 25,000
Acoustical Consulting	Shiner	\$ 33,674
Food Service Design	Next Step Design	\$ 42,900
Geotechnical	Braun	\$ 6,650
Plumbing Existing Conditions	Bernie Buchner	\$ 900
Technical Consultant	Grove Networks	\$ 40,000
Sustainability Consultant	Mike Lemmon	\$ 5,000
Architectural, Engineering, Structural	TKWA & Matrix Group	\$ 990,650
Masonry Restoration Evaluation	Building Restoration, Inc.	\$ 3,000
Interior Design	SDDG	\$ 455,000
Branding	Liska + Associates	\$ 160,000
<u>Construction</u>		
Hard Construction Cost	CD Smith	\$ 14,500,000
Model Room Construction	CD Smith	-
FF&E Guestrooms	SDDG/Gettys	\$ 1,791,511
FF&E Public Spaces	SDDG/Gettys	\$ 773,218
FF&E Model Room	SDDG/Gettys	\$ 81,553
OS&E	Aparium/Gettys	\$ 900,000
Technology	Grove/Others	\$ 725,000
Site Holdings Costs		\$ 100,000
Off-Site Structured Parking	TBD	\$ 871,200
<u>Pre-Opening</u>		
Technical & Pre-Opening Services	Aparium	\$ 230,000
Procurement Agent	Gettys	\$ 180,000
Hotel & Restaurant Pre-Opening		\$ 800,000
<u>Permits</u>		
Included in General Conditions		\$ -
<u>Project Financing</u>		
Appraisal		\$ 10,000
Construction Interest	CD Smith	\$ 407,380.96
Working Capital		\$ 305,000
<u>Other Project Costs</u>		
Legal Fees		\$ 30,000
Real Estate Taxes	City of La Crosse	\$ 24,000
Historic Consultant	Heritage Research	\$ 30,000
Accounting	SVA	\$ 30,000
Other Predevelopment Costs		\$ 25,000
Exterior Signage		\$ 75,000
<u>Insurance</u>		
General Liability	Robertson Ryan	\$ 10,000
Builder's Risk	Roberston Ryan	\$ 15,000
<u>Geothermal Add-Ons</u>		
Geo Well Design	MEP	\$ 13,240
Geo Well Drilling	Tri County Well	\$ 53,745
Geo Permit	Tri County Well	\$ 1,500
<u>Off-site Laundry Facility</u>		
Equipment	TBD	\$ 100,000
Construction	TBD	\$ 50,000
<u>Development Fees</u>		
Fees	Weber Holdings	\$ 1,000,000
Total		\$ 26,420,122





	Description	Start	Complete
1	Mobilization	September 15, 2014	September 19, 2014
2	Demolition	September 22, 2014	October 31, 2014
3	MEP Rough In	October 12, 2014	February 6, 2015
4	5th Floor Addition	November 3, 2014	December 12, 2014
5	2nd Floor Framing & Rough In	October 13, 2014	November 21, 2014
6	3rd Floor Framing & Rough In	November 3, 2014	December 12, 2014
7	4th Floor Framing & Rough In	November 24, 2014	January 2, 2015
8	5th Floor Framing & Rough In	December 15, 2014	January 23, 2015
9	Lower Level Framing & Rough In	December 29, 2014	February 6, 2015
10	1st Floor Framing & Rough In	January 12, 2015	February 20, 2015
11	2nd Floor Finishes	December 15, 2014	February 9, 2015
12	3rd Floor Finishes	January 19, 2015	March 13, 2015
13	4th Floor Finishes	February 16, 2015	April 10, 2015
14	5th Floor Finishes	March 16, 2015	May 8, 2015
15	Lower Level Finishes	April 20, 2015	June 12, 2015
16	1st Floor Finishes	May 11, 2015	June 26, 2015
17	Tuck-pointing	March 16, 2015	May 29, 2015
18	Street Work	May 4, 2015	June 19, 2015
19	Occupancy Permit		July 2, 2015
20	FF&E & Training	July 6, 2014	July 31, 2015
21	Opening Date		July 31, 2015

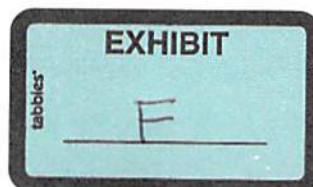


EXHIBIT G-1
MONETARY OBLIGATION EXAMPLE
 (Charmant Hotel Development Agreement)
 (without WEDC funding)

Tax Year (Valuation Date)	Base Year 1/1/2015	Guarantee 1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020
Base Value of Property	0.00	0.00	0.00	0.00	0.00	0.00
New Construction 2015 (0.5% appreciation)		7,000,000.00	7,035,000.00	7,070,175.00	7,105,525.88	7,141,053.50
<u>Total Assessed Value (Value Increment)</u>		<u>7,000,000.00</u>	<u>7,035,000.00</u>	<u>7,070,175.00</u>	<u>7,105,525.88</u>	<u>7,141,053.50</u>
Mill Rate	0.028	0.028	0.028	0.028	0.028	0.028
<i>Tax Increment</i>		<i>196,000.00</i>	<i>196,980.00</i>	<i>197,964.90</i>	<i>198,954.72</i>	<i>199,949.50</i>
<i>Maximum tax increment available for disbursement</i>		<i>150,000.00</i>	<i>150,000.00</i>	<i>150,000.00</i>	<i>150,000.00</i>	<i>150,000.00</i>
City's Retainage of Cash Grant Disbursements:						
<u>City's Allocation of Tax Increment (15%)</u>		<u>22,500.00</u>	<u>22,500.00</u>	<u>22,500.00</u>	<u>22,500.00</u>	<u>22,500.00</u>
<i>City's Cumulative Retainage (\$112.5K Max.)</i>		<i>22,500.00</i>	<i>45,000.00</i>	<i>67,500.00</i>	<i>90,000.00</i>	<i>112,500.00</i>
<i>Cash Grants yet to be Retained (\$112.5K Max.)</i>	<i>112,500.00</i>	<i>90,000.00</i>	<i>67,500.00</i>	<i>45,000.00</i>	<i>22,500.00</i>	<i>0.00</i>
Developer's Cash Grant Disbursements:						
<u>Developer's Allocation of Tax Increment (85%)</u>		<u>127,500.00</u>	<u>127,500.00</u>	<u>127,500.00</u>	<u>127,500.00</u>	<u>127,500.00</u>
<i>Developer's Cumulative Cash Grants (\$637.5K Max.)</i>		<i>127,500.00</i>	<i>255,000.00</i>	<i>382,500.00</i>	<i>510,000.00</i>	<i>637,500.00</i>
<i>Developer's Aggregate Cash Grants Unpaid (\$637.5K Max.)</i>	<i>637,500.00</i>	<i>510,000.00</i>	<i>382,500.00</i>	<i>255,000.00</i>	<i>127,500.00</i>	<i>0.00</i>
Payment Date		9/1/2017	9/1/2018	9/1/2019	9/1/2020	9/1/2021

Note 1: Assume base value is zero; cash grants based on improvements only.

Note 2: Assume 0.5% appreciation of assessed value.

Note 3: max. tax increment available without WEDC funding = \$150K per year

Note 4: Maximum cash grants are paid by September 1, 2021



EXHIBIT G-2
MONETARY OBLIGATION EXAMPLE
 (Charmant Hotel Development Agreement)
 (with WEDC funding)

Tax Year (Valuation Date)	Base Year 1/1/2015	Guarantee 1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025
Base Value of Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
New Construction 2015 (0.5% appreciation)		7,000,000.00	7,035,000.00	7,070,175.00	7,105,525.88	7,141,053.50	7,176,758.77	7,212,642.57	7,248,705.78	7,284,949.31	7,321,374.05
Total Assessed Value (Value Increment)		7,000,000.00	7,035,000.00	7,070,175.00	7,105,525.88	7,141,053.50	7,176,758.77	7,212,642.57	7,248,705.78	7,284,949.31	7,321,374.05
Mill Rate	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Tax Increment		196,000.00	196,980.00	197,964.90	198,954.72	199,949.50	200,949.25	201,953.99	202,963.76	203,978.58	204,998.47
Maximum tax increment available for disbursement		75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00
City's Retainage of Cash Grant Disbursements:											
City's Allocation of Tax Increment (15%)		11,250.00	11,250.00	11,250.00	11,250.00	11,250.00	11,250.00	11,250.00	11,250.00	11,250.00	11,250.00
City's Cumulative Retainage (\$112.5K Max.)		11,250.00	22,500.00	33,750.00	45,000.00	56,250.00	67,500.00	78,750.00	90,000.00	101,250.00	112,500.00
Cash Grants yet to be Retained (\$112.5K Max.)	112,500.00	101,250.00	90,000.00	78,750.00	67,500.00	56,250.00	45,000.00	33,750.00	22,500.00	11,250.00	0.00
Developer's Cash Grant Disbursements:											
Developer's Allocation of Tax Increment (85%)		63,750.00	63,750.00	63,750.00	63,750.00	63,750.00	63,750.00	63,750.00	63,750.00	63,750.00	63,750.00
Developer's Cumulative Cash Grants (\$637.5K Max.)		63,750.00	127,500.00	191,250.00	255,000.00	318,750.00	382,500.00	446,250.00	510,000.00	573,750.00	637,500.00
Developer's Aggregate Cash Grants Unpaid (\$637.5K Max.)	637,500.00	573,750.00	510,000.00	446,250.00	382,500.00	318,750.00	255,000.00	191,250.00	127,500.00	63,750.00	0.00
Payment Date		9/1/2017	9/1/2018	9/1/2019	9/1/2020	9/1/2021	9/1/2022	9/1/2023	9/1/2024	9/1/2025	9/1/2026

Note 1: Assume base value is zero; cash grants based on improvements only.
 Note 2: Assume 0.5% appreciation of assessed value.
 Note 3: max. tax increment available with WEDC funding = \$75K per year
 Note 4: Maximum cash grants are paid by September 1, 2026

GUARANTY

The undersigned unconditionally guarantees to the **City of La Crosse, Wisconsin**, a municipal corporation of the State of Wisconsin, whose address is City Hall, 400 La Crosse Street, La Crosse, Wisconsin 54601 (the "**City**"), payment when due whether by stated maturity, demand, acceleration or otherwise, of all existing and future indebtedness to the City of **The Charmant Hotel, LLC** (jointly and severally the "**Developer**"), howsoever this indebtedness has been or may be incurred or evidenced, whether absolute or contingent, direct or indirect, voluntary or involuntary, liquidated or unliquidated, joint and several, and whether or not known to the undersigned at the time of this Guaranty or at the time any future indebtedness is incurred (the "**Indebtedness**").

The Indebtedness guaranteed by this Guaranty includes without limit: (a) all Indebtedness of the Developer to the City, including Indebtedness evidenced by any promissory notes; (b) all obligations or liabilities of the Developer to the City arising under any guaranty where the Developer has guaranteed the payment of Indebtedness owing to the City from a third party; (c) all obligations or liabilities of the Developer to the City arising out of any other agreement by the Developer, including without limit any development agreement and/or any agreement to indemnify the City for environmental liability or to clean up hazardous waste; (d) all Indebtedness, obligations or liabilities for which the Developer would otherwise be liable to the City were it not for the invalidity, irregularity or unenforceability of them because of any bankruptcy, insolvency or other law or order of any kind; (e) all amendments, modifications, renewals and/or extensions of any of the above, including without limit amendments, modifications, renewals and/or extensions that are evidenced by new or additional instruments, documents or agreements; and (f) all costs and expenses of collecting Indebtedness, including without limit reasonable attorney fees.

The undersigned waive(s) notice of acceptance of this Guaranty and presentment, demand, protest, notice of protest, dishonor, notice of dishonor, notice of default, notice of intent to accelerate or demand payment of any Indebtedness, and diligence in collecting any Indebtedness. The undersigned agree(s) that the City may (a) modify the terms of any Indebtedness, (b) compromise, extend, increase, accelerate, or renew any or all Indebtedness, (c) forbear to enforce payment of any or all Indebtedness, or (d) permit the Developer to incur additional Indebtedness, all without notice to the undersigned and without affecting the unconditional obligation of undersigned under this Guaranty. The undersigned further waive(s) any and all other notices to which the undersigned might otherwise be entitled. The undersigned acknowledge(s) and agree(s) that the liabilities created by this Guaranty are direct and are not conditioned upon the City's pursuit of any remedy it may have against the Developer, any other person, or any security or collateral. The obligations of the undersigned under this Guaranty will not be affected or impaired by the invalidity, irregularity or unenforceability of any or all of the Indebtedness because of any bankruptcy, insolvency or other law or order of any kind or for any other reason. Additionally, no defense or setoff available at any time to the Developer will be a defense or setoff to the obligations of the undersigned under this Guaranty.

The undersigned deliver(s) this Guaranty based solely on the undersigned's independent investigation of the Developer's financial condition and the undersigned is (are) not relying on any information furnished by the City. The undersigned assume(s) full responsibility for obtaining any further information concerning the Developer's financial condition, the status of the Indebtedness, or any other matter that the undersigned may deem necessary or appropriate from time to time. The undersigned waive(s) any duty on the City's part, and agree(s) that it is not relying upon nor expecting the City to disclose to the undersigned any fact now or later known by the City, whether relating to (a) the Developer's operations or its conditions, (b) the existence, liabilities or financial condition of any co-guarantor of the Indebtedness, (c) the occurrence of any default with respect to the Indebtedness, or otherwise, notwithstanding any effect these facts may have upon the undersigned's risk under this Guaranty or the undersigned's rights against the City. The undersigned knowingly accept(s) the full range of risk encompassed in this Guaranty, which risk includes without limit the possibility that the Developer may incur Indebtedness to the City after the Developer's financial condition or its ability to pay its debts as they mature, has deteriorated.



The undersigned represent(s) and warrant(s) that: (a) the City has made no representation to the undersigned as to the Developer's creditworthiness; and (b) the undersigned has (have) established adequate means of obtaining from the Developer on a continuing basis financial and other information pertaining to the Developer's financial condition. The undersigned shall keep itself adequately informed of any facts, events or circumstances that might in any way affect the risks of the undersigned under this Guaranty.

The undersigned subordinate(s) any claim of any nature that the undersigned now or later has (have) against the Developer to and in favor of all Indebtedness. The undersigned shall not accept payment or satisfaction of any claim that the undersigned now or later may have against the Developer without the City's prior written consent. Should the undersigned receive any payment, distribution, security, or proceeds upon or with respect to any claim that the undersigned now or may later have against the Developer, the undersigned shall immediately deliver the same to the City in the form received (except for endorsement or assignment by the undersigned where required by the City) for application on the Indebtedness, whether matured or unmatured. Until delivered by the undersigned, such payment, distribution, security, or proceeds will be held in trust by the undersigned as the property of the City. The undersigned further assign(s) to the City as collateral for the obligations of the undersigned under this Guaranty all claims of any nature that the undersigned now or later has (have) against the Developer with full right on the City's part, in its own name or in the name of the undersigned, to collect and enforce these claims.

The undersigned agree(s) that no security now or later held by the City for the payment of any Indebtedness, whether from the Developer, any guarantor, or otherwise, and whether in the nature of a security interest, pledge, lien, assignment, setoff, suretyship, guaranty, indemnity, insurance or otherwise, will affect in any manner the unconditional obligation of the undersigned under this Guaranty. The City, in its sole discretion, without notice to the undersigned, may release, exchange, enforce and otherwise deal with any security without affecting in any manner the unconditional obligation of the undersigned under this Guaranty. The undersigned acknowledge(s) and agree(s) that the City has no obligation to acquire or perfect any lien on or security interest in any asset(s), whether realty or personalty, to secure payment of the Indebtedness, and the undersigned is (are) not relying upon any assets(s) in which the City has or may have a lien or security interest for payment of the Indebtedness.

The undersigned acknowledge(s) that the effectiveness of this Guaranty is not conditional on any or all of the Indebtedness being guaranteed by anyone else.

Until the Indebtedness is irrevocably paid in full, the undersigned waive(s) any and all rights to be subrogated to the City's position or have the benefit of any lien, security interest or other guaranty now later held by the City for the Indebtedness or to enforce any remedy that the City now or later has against the Developer or any other person. Until the Indebtedness is irrevocably paid in full, the undersigned shall have no right to reimbursement, indemnity, contribution or other right of recourse to or with respect to the Developer or any other person. The undersigned shall indemnify and hold harmless the City from and against any and all claims, actions, damages, costs and expenses, including without limit reasonable attorney fees, incurred by the City in connection with the undersigned's exercise of any right of subrogation, contribution, indemnification or recourse with respect to this Guaranty. The City has no duty to enforce or protect any rights which the undersigned may have against the Developer or any other person and the undersigned assume(s) full responsibility for enforcing and protecting these rights.

Notwithstanding any provision of the preceding paragraph or anything else in this Guaranty to the contrary, if any of the undersigned is or becomes an "insider" or "affiliate" (as defined in Section 101 of the United States Bankruptcy Code (11 U.S.C. §101 et seq.), as it may be amended (the "Bankruptcy Code")) with respect to the Developer, then that undersigned irrevocably and absolutely waives any and all rights of subrogation, contribution, indemnification, recourse, reimbursement and any similar rights against the Developer (or any other guarantor) with respect to this Guaranty, whether such rights arise under an express or implied contract or by operation of law. It is the intention of the parties that the undersigned shall not be (or be deemed to be) a "creditor" (as defined in Section 101 of the Bankruptcy Code) of the Developer (or any other guarantor) by

reason of the existence of this Guaranty in the event that the Developer becomes a debtor in any proceeding under the Bankruptcy Code. This waiver is given to induce the City to enter into certain written contracts with the Developer included in the Indebtedness. The undersigned warrant(s) and agree(s) that none of the City's rights, remedies or interests will be impaired directly or indirectly because of any of the undersigned's status as an "insider" of the Developer, and the undersigned shall take any action and shall execute any document that the City may request in order to effectuate this warranty to the City.

If two or more guarantors guarantee any Indebtedness, the obligation of the undersigned will be several and also joint. The City may enforce this Guaranty against each of the undersigned severally, any two or more jointly, or some severally and/or some jointly. The City, in its sole discretion, may release any one or more of the guarantors for any consideration which the City deems adequate. The City may fail or choose not to prove a claim against the estate of any bankrupt, insolvent, incompetent, or deceased guarantor; and after failing or choosing not to prove a claim, and without notice to any other guarantor, the City may extend or renew any or all Indebtedness and may permit the Developer to incur additional Indebtedness without affecting the unconditional obligation of the remaining guarantor(s). However, such action by the City will not be deemed to affect any right to contribution that may exist among the guarantors.

Any of the undersigned may terminate their obligation under this Guaranty as to future Indebtedness (except as provided below) by (a) delivering written notice of termination to the City and (b) receiving from the City Clerk, 400 La Crosse Street, La Crosse, Wisconsin, 54601, of the City written acknowledgement of delivery. The termination will not be effective until the 45th day following the City's written acknowledgement of delivery (the "Termination Date"). Any termination will not affect in any way the terminating guarantor's unconditional obligations as to (a) any Indebtedness existing at the Termination Date, which includes any modifications, extensions or renewals of such existing Indebtedness and (b) any Indebtedness created after the Termination Date if that Indebtedness was created pursuant to any commitment or agreement of the City that existed as of Termination Date. The terminating guarantor shall remain obligated for such existing and/or committed Indebtedness of Developer until fully and irrevocably paid to the City.

Any guarantor termination will not affect the unconditional obligations of the remaining guarantor(s) regardless of whether or not the remaining guarantors knew of the termination. The City has no duty to give notice of termination by any guarantor(s) to any remaining guarantor(s). In the event that the Developer sues, makes a claim, or files an action against the City because the City modifies or terminates the Indebtedness or refuses to extend additional credit to the Developer following any guarantor termination, the undersigned (including the terminating guarantor) shall indemnify and hold harmless the City against all claims, damages, costs and expenses, including without limit reasonable attorney fees related to such suit, claim or action.

Notwithstanding any prior revocation, termination, surrender or discharge of this Guaranty (or of any lien, pledge or security interest securing this Guaranty) in whole or in part, the effectiveness of this Guaranty, and all liens, pledges and security interests securing this Guaranty, will automatically continue or be reinstated, as the case may be, in the event that (a) any payment received or credit given by the City in respect of the Indebtedness is returned, disgorged or rescinded as a preference, impermissible setoff, fraudulent conveyance, diversion of funds or otherwise under any applicable state or federal law, including without limit, laws pertaining to bankruptcy or insolvency, in which case this Guaranty, and all liens, pledges and security interests securing this Guaranty will be enforceable against the undersigned as if the returned, disgorged or rescinded payment or credit had not been received or given by the City, and whether or not the City relied upon this payment or credit or changed its position as a consequence of it; or (b) any liability is imposed, or sought to be imposed against the City relating to the environmental condition of, or the presence of hazardous or toxic substances on, in or about, any property given as collateral to the City by the Developer, whether this condition is known or unknown, now exists or later arises (excluding only conditions caused by the wrongful act or omission of the City after it acquires such property (foreclosure, in lieu of foreclosure or otherwise)), in which case this Guaranty, and all liens, pledges and security interests securing this Guaranty will be enforceable against the undersigned to the extent of all liability, costs and expenses (including without limit reasonable attorney fees) incurred by the City as the direct or indirect result of any environmental condition or hazardous or toxic substances. In the event of

continuation or reinstatement of this Guaranty and the liens, pledges and security interests securing it, the undersigned agree(s) upon demand by the City to execute and deliver to the City those documents that the City determines are appropriate to further evidence (in the public records or otherwise) this continuation or reinstatement, although the failure of the undersigned to do will not affect in any way the reinstatement or continuation. If the undersigned do(es) not execute and deliver to the City upon demand such documents, the City and each City official or employee is irrevocably appointed (which appointment is coupled with an interest) the true and lawful attorney of the undersigned (with full power of substitution) to execute and deliver such documents in the name and on behalf of the undersigned. For purposes of this Guaranty, "environmental condition" includes without limitation, conditions existing with respect to the surface or ground water, drinking water supply, land surfaces or subsurfaces and the air; and "hazardous or toxic substances" will include any and all substances now or later determined by any federal, state or local authority to be hazardous or toxic, or otherwise regulated by any of these authorities.

The undersigned further agree(s) that, with respect to the limitation, if any, stated in the Additional Provisions below on the amount of principal guaranteed under the Guaranty, (a) the limitation will not limit the amount of the Developer's Indebtedness to the City; (b) any payments by the undersigned will not reduce the maximum liability of the undersigned under this Guaranty; and (c) the liability of the undersigned to the City will at all times be deemed to be the aggregate liability of the undersigned under this Guaranty and any other guaranties previously or later given to the City by the undersigned and not expressly revoked, modified or invalidated in writing.

The undersigned waive(s) any right to require the City to: (a) proceed against any person, including without limit the Developer; (b) proceed against or exhaust any security or collateral provided by the Developer or any other person; (c) give notice of the terms, time and place of any public or private sale of personal property security held from the Developer or any other person or otherwise comply with the provisions of revised Article 9 of the Uniform Commercial Code as adopted by Wisconsin or other applicable jurisdiction; (d) pursue any other remedy in the City's power; or (e) make any presentments or demands for performance, or give any notices of nonperformance, protests, notices of protest, or notices of dishonor in connection with any other obligations or evidences of Indebtedness held by the City as security, or in connection with any other obligations or evidences of Indebtedness that constitute in whole or in part Indebtedness or in connection with the creation of new or additional Indebtedness.

The undersigned authorize(s) the City, either before or after termination of this Guaranty, without notice to or demand on the undersigned and without affecting the undersigned's liability under this Guaranty, from time to time to: (a) apply any security and direct the order or manner of sale of it, including without limit a non-judicial sale permitted by the terms of the controlling security agreement, mortgage or deed of trust, as the City in its discretion may determine; (b) release or substitute any one or more of the endorsers or any other guarantors of the Indebtedness; and (c) apply payments received by the City from the Developer to any Indebtedness of the Developer to the City, in such order as the City will determine in its sole discretion, whether or not this Indebtedness is covered by this Guaranty, and the undersigned waive(s) any provision of law regarding application of payments which specifies otherwise. The City may without notice assign this Guaranty in whole or in part. Upon the City's request, the undersigned agree(s) to provide to the City copies of the undersigned's financial statements and filed federal income tax returns.

The undersigned waive(s) any defense based upon or arising by reason of (a) any disability or other defense of the Developer or any other person; (b) the cessation or limitation from any cause whatsoever, other than final and irrevocable payment in full, of the Indebtedness; (c) any lack of authority of any officer, director, member, partner, agent or other person acting or purporting to act on behalf of the Developer which is a corporation, limited liability company, partnership or other type of entity, or any defect in the Developer's formation; (d) the application by the Developer of the proceeds of any Indebtedness for purposes other than those purposes represented by the Developer to the City or intended or understood by the City or the undersigned; (e) any act or omission by the City that directly or indirectly results in or aids the discharge of the Developer or any Indebtedness by operation of law or otherwise; or (f) any modification of the Indebtedness in any form

whatsoever, including without limit any modification made after effective termination, and including without limit, renewal, extension, acceleration, or other change in time for payment of the Indebtedness, or other change in the terms of the Indebtedness, including without limit increase or decrease of the interest rate. The undersigned waive(s) any defense the undersigned may have based upon any election of remedies by the City which destroys the undersigned's subrogation rights or the undersigned's right to proceed against the Developer for reimbursement, including without limit any loss of rights the undersigned may suffer by reason of any rights, powers or remedies of the Developer in connection with any anti-deficiency, appraisal or valuation laws or any other laws limiting, qualifying or discharging any Indebtedness.

The undersigned acknowledge(s) that the City has the right to sell, assign, transfer, negotiate, or grant participations in all or any part of the Indebtedness and any related obligations, including without limit this Guaranty. In connection with exercise of that right, the City may disclose any documents and information that the City now or later acquires relating to the undersigned and this Guaranty, whether furnished by the Developer, the undersigned or otherwise. The undersigned further agree(s) that the City may disclose these document and information to the Developer.

The total obligation under this Guaranty shall be **UNLIMITED** unless specifically limited in the Additional Provisions of this Guaranty and this obligation (whether unlimited or limited to the extent indicated in the Additional Provisions) will include, **IN ADDITION TO** any limited amount of principal guaranteed, any and all interest on all Indebtedness and any and all costs and expenses of any kind, including without limit reasonable attorney fees, incurred by the City at any time(s) for any reason in enforcing any of the duties connected with this Guaranty, the Indebtedness or any other guaranty of the Indebtedness (including without limit reasonable attorney fees and other expenses incurred in any suit involving the conduct of the City, the Developer or the undersigned). All of these costs and expenses will be payable immediately by the undersigned when incurred by the City, without demand, and until paid will bear interest at the highest per annum rate applicable to the Indebtedness, but not in excess of the maximum rate permitted by law. Any reference in this Guaranty to attorney fees will be deemed a reference to fees, charges, costs and expenses of both the City's attorneys and outside counsel and paralegals, whether or not a suit or action is instituted, and to court costs if a suit or action is instituted, and whether attorney fees or court costs are incurred at the trial court level, in a bankruptcy, arbitration, administrative or probate proceeding, or otherwise. Any reference in the Additional Provisions or elsewhere (a) to this Guaranty being secured by certain collateral will **NOT** be deemed to limit the total obligation of the undersigned under this Guaranty or (b) to this Guaranty being limited in any respect will **NOT** be deemed to limit the total obligation of the undersigned under any prior or later guaranty given by the undersigned to the City.

The undersigned unconditionally and irrevocably waive(s) each and every defense and setoff of any nature that, under the principles of guaranty or otherwise, would operate to impair or diminish in any way the obligation of the undersigned under this Guaranty, and acknowledge(s) that each such waiver is by this reference incorporated into each security agreement, collateral assignment, pledge and/or other document from the undersigned now or later securing this Guaranty and/or the Indebtedness., and acknowledge(s) that the effectiveness of this Guaranty is subject to no conditions of any kind.

This Guaranty will remain effective with respect to successive transactions which will either continues the Indebtedness, increase or decrease it, or from time to time create new Indebtedness after all or any prior Indebtedness has been satisfied, until this Guaranty is terminated in the manner and to the extent provided above.

The undersigned warrant(s) and agree(s) that each of the waivers set forth are made with the undersigned's full knowledge of their significance and consequences, and that under the circumstances, the waivers are reasonable and not contrary to public policy or law. If any of these waivers are determined to be contrary to applicable public policy or law, these waivers will be effective only to the extent permitted by law.

This Guaranty constitutes the entire agreement of the undersigned and the City with respect to the subject matter of this Guaranty. No waiver, consent, modification or change of the terms of this Guaranty will bind any of the undersigned or the City unless in writing and signed by the waiving party or an authorized officer of the waiving party, and then this waiver, consent, modification or change will be effective only in the specific instance and to for the specific purpose given. This Guaranty will inure to the benefit of the City and its successors and assigns. This Guaranty will be binding on the undersigned and the undersigned's heirs, legal representatives, successors and assigns, including without limit any debtor in possession or trustee in bankruptcy for any of the undersigned. The undersigned has (have) knowingly and voluntarily entered into this Guaranty in good faith for the purpose of inducing the City to extend credit or make other financial accommodations to the Developer, and the undersigned acknowledge(s) that the terms of this Guaranty are reasonable. If any provision of this Guaranty is unenforceable in whole or in part for any reason, the remaining provisions will continue to be effective.

ADDITIONAL PROVISIONS:

THIS GUARANTY WILL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF WISCONSIN. THE UNDERSIGNED AND THE CITY EXPRESSLY AGREE TO (a) BE SUBJECT TO THE PERSONAL JURISDICTION OF THE STATE OF WISCONSIN, (b) ACCEPT VENUE IN ANY FEDERAL OR STATE COURT IN LA CROSSE COUNTY, WISCONSIN, AND (c) WAIVE ANY RIGHT TO TRIAL BY JURY

Notwithstanding anything to the contrary contained herein:

-this Guaranty is limited only to obligations of The Charmant Hotel, LLC (Developer) under the Charmant Hotel Development Agreement dated ____ with the City of LaCrosse, Wisconsin (Development Agreement);

-this Guaranty is limited to amounts actually received by Developer as Monetary Obligations under that Development Agreement; and

-this Guaranty may only be exercised after a default by Developer under the Development Agreement has been declared, with notices to Developer and Guarantors, and the expiration of any cure periods thereunder, and only if Developer has not made the cure within that time.

This Guaranty shall automatically terminate if the Development Agreement is terminated under the provisions of Section 8.13 of that document.

Any financial information which Guarantor is obligated to provide shall be provided to the City's financial advisor, so as to prevent, to the fullest extent available, such private documents from becoming Open Records. Notices to Guarantor must be personally served or sent certified, registered mail or by FedEx or similar overnight carrier to Guarantor's address below with a copy to _____.

The undersigned have signed this Guaranty on _____, 2014.

GUARANTORS:

By: _____
Donald J. Weber

By: _____
Roxanne M. Weber

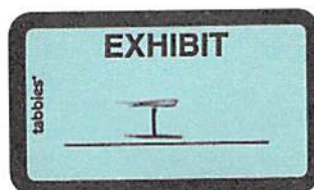
GUARANTORS' ADDRESS:

145 17th Place South
La Crosse WI 54601
25649-0007\15671794.2

EXHIBIT I

Class II Wage Scale Email

[attached]



Matty, Stephen

From: Patros, Nathan
Sent: Tuesday, September 30, 2014 12:08 PM
To: Matty, Stephen
Cc: Buddenhagen, Brenda; Peterson, Amy
Subject: RE: File: A14-00402 Charmant Hotel Development Agreement
Attachments: La Crosse County Income Averages.pdf

Here you go Stephen,

Class II is the average between Class I and Class III. Class III is La Crosse County's estimated household income, plus the margin of error. The attached document was downloaded from the US Census website. Links to each source are in the table below.

*($\$46,058 + \441 margin of error)

Class	Hourly (2080 hrs)	Yearly	Description	Source
I	\$22.36	\$46,499	Estimated Household Income-La Crosse County, American Community Survey 5-Year Estimates*	<u>US Census: INCOME IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS) 2008-2012 American Community Survey 5-Year Estimates (\$46,058 + margin of error \$441)</u>
II	\$17.48		Mean average between Class I and Class II	
III	\$12.61	\$26,235	Living wage based on 110% of the poverty guidelines for a family of 4	<u>U.S. Department of Health and Human Services: 2014 Poverty Guidelines</u>

*I used the lessor of the three averages - La Crosse County Household Income ($\$46,058 + \441 margin of error). See attachment.

Nathan Patros
Associate Planner - Economic Development
City of La Crosse Planning Department
400 La Crosse St.
La Crosse, WI 54601
(608) 789-4908
www.grandrivergreatcity.com



S1901

INCOME IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS)

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	La Crosse County, Wisconsin				
	Households		Families		Married-couple families
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total	46,058	+/-441	27,781	+/-541	22,099
Less than \$10,000	6.2%	+/-0.7	3.0%	+/-0.7	0.8%
\$10,000 to \$14,999	5.9%	+/-0.6	2.3%	+/-0.6	0.8%
\$15,000 to \$24,999	11.5%	+/-0.9	6.2%	+/-1.1	4.0%
\$25,000 to \$34,999	10.6%	+/-0.8	8.1%	+/-1.0	6.1%
\$35,000 to \$49,999	15.0%	+/-1.1	13.0%	+/-1.3	11.1%
\$50,000 to \$74,999	19.6%	+/-1.0	22.2%	+/-1.4	23.3%
\$75,000 to \$99,999	14.5%	+/-0.9	20.3%	+/-1.3	23.7%
\$100,000 to \$149,999	11.2%	+/-0.8	16.7%	+/-1.1	20.1%
\$150,000 to \$199,999	3.2%	+/-0.4	4.7%	+/-0.7	5.8%
\$200,000 or more	2.3%	+/-0.4	3.4%	+/-0.6	4.2%
Median income (dollars)	50,771	+/-1,231	68,728	+/-1,694	78,316
Mean income (dollars)	63,620	+/-1,505	80,137	+/-2,280	90,468
PERCENT IMPUTED					
Household income in the past 12 months	21.1%	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	19.8%	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)

Subject	La Crosse County, Wisconsin		
	Married-couple families	Nonfamily households	
	Margin of Error	Estimate	Margin of Error
Total	+/-537	18,277	+/-594
Less than \$10,000	+/-0.4	12.4%	+/-1.5
\$10,000 to \$14,999	+/-0.3	11.3%	+/-1.4
\$15,000 to \$24,999	+/-0.8	20.1%	+/-1.8
\$25,000 to \$34,999	+/-1.0	15.6%	+/-1.4
\$35,000 to \$49,999	+/-1.3	17.8%	+/-1.9
\$50,000 to \$74,999	+/-1.6	14.5%	+/-1.7
\$75,000 to \$99,999	+/-1.4	4.6%	+/-0.9
\$100,000 to \$149,999	+/-1.3	2.2%	+/-0.7
\$150,000 to \$199,999	+/-0.8	1.0%	+/-0.5
\$200,000 or more	+/-0.7	0.5%	+/-0.3
Median income (dollars)	+/-1,499	28,955	+/-1,380
Mean income (dollars)	+/-2,783	36,352	+/-1,456
PERCENT IMPUTED			
Household income in the past 12 months	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	21.4%	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

S1801

INCOME IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS)
2008-2012 American Community Survey 5-Year Estimates

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Subject	United States							
	Households		Families		Married-couple families		Nonfamily households	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total	115,226,802	+/-238,575	76,595,548	+/-216,967	58,428,122	+/-278,062	38,631,254	+/-40,816
Less than \$10,000	7.2%	+/-0.1	4.6%	+/-0.1	1.6%	+/-0.1	13.6%	+/-0.1
\$10,000 to \$14,999	5.4%	+/-0.1	3.2%	+/-0.1	1.6%	+/-0.1	10.3%	+/-0.1
\$15,000 to \$24,999	10.7%	+/-0.1	8.1%	+/-0.1	5.4%	+/-0.1	16.5%	+/-0.1
\$25,000 to \$34,999	10.4%	+/-0.1	9.1%	+/-0.1	7.2%	+/-0.1	13.3%	+/-0.1
\$35,000 to \$49,999	13.7%	+/-0.1	13.2%	+/-0.1	12.1%	+/-0.1	14.7%	+/-0.1
\$50,000 to \$74,999	18.2%	+/-0.1	19.3%	+/-0.1	20.2%	+/-0.1	15.2%	+/-0.1
\$75,000 to \$99,999	12.2%	+/-0.1	14.4%	+/-0.1	16.6%	+/-0.1	7.3%	+/-0.1
\$100,000 to \$149,999	12.8%	+/-0.1	16.0%	+/-0.1	19.6%	+/-0.1	5.7%	+/-0.1
\$150,000 to \$199,999	4.8%	+/-0.1	6.2%	+/-0.1	7.8%	+/-0.1	1.7%	+/-0.1
\$200,000 or more	4.6%	+/-0.1	6.0%	+/-0.1	7.8%	+/-0.1	1.7%	+/-0.1
Median income (dollars)	53,046	+/-85	64,585	+/-190	77,464	+/-181	31,796	+/-70
Mean income (dollars)	73,034	+/-122	85,065	+/-201	99,048	+/-182	46,225	+/-100
PERCENT IMPUTED								
Household income in the past 12 months	27.9%	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	28.3%	(X)	(X)	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)	(X)	25.4%	(X)

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau | American FactFinder

ASPE.hhs.gov
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2014 Poverty Guidelines

One Version of the [U.S.] Federal Poverty Measure

[[Federal Register Notice, January 24, 2013](#) — Full text]

[[Prior Poverty Guidelines and Federal Register References Since 1982](#)]

[[Frequently Asked Questions \(FAQs\)](#)]

[[Further Resources on Poverty Measurement, Poverty Lines, and Their History](#)]

[[Computations for the 2014 Poverty Guidelines](#)]

The following figures are the 2014 HHS poverty guidelines which are scheduled to be published in the Federal Register on January 22, 2014. (Additional information will be posted after the guidelines are published.)

2014 POVERTY GUIDELINES FOR THE 48 CONTIGUOUS STATES AND THE DISTRICT OF COLUMBIA

Persons in family/household	Poverty guideline
1	\$11,670
2	15,730
3	19,790
4	23,850
5	27,910
6	31,970
7	36,030
8	40,090
For families/households with more than 8 persons, add \$4,060 for each additional person.	

2014 POVERTY GUIDELINES FOR ALASKA

Persons in family/household	Poverty guideline
1	\$14,580
2	19,660
3	24,740
4	29,820
5	34,900
6	39,980
7	45,060
8	50,140
For families/households with more than 8 persons, add \$5,080 for each additional person.	

2014 POVERTY GUIDELINES FOR HAWAII

Persons in family/household	Poverty guideline
1	\$13,420
2	18,090
3	22,760
For families/households with more than 8 persons, add \$4,670 for each additional person.	

Persons in family/household	Poverty guideline
4	27,430
5	32,100
6	36,770
7	41,440
8	46,110
For families/households with more than 8 persons, add \$4,670 for each additional person.	

The separate poverty guidelines for Alaska and Hawaii reflect Office of Economic Opportunity administrative practice beginning in the 1966-1970 period. Note that the poverty thresholds — the original version of the poverty measure — have never had separate figures for Alaska and Hawaii. The poverty guidelines are not defined for Puerto Rico, the U.S. Virgin Islands, American Samoa, Guam, the Republic of the Marshall Islands, the Federated States of Micronesia, the Commonwealth of the Northern Mariana Islands, and Palau. In cases in which a Federal program using the poverty guidelines serves any of those jurisdictions, the Federal office which administers the program is responsible for deciding whether to use the contiguous-states-and-D.C. guidelines for those jurisdictions or to follow some other procedure.

The poverty guidelines apply to both aged and non-aged units. The guidelines have never had an aged/non-aged distinction; only the Census Bureau (statistical) poverty thresholds have separate figures for aged and non-aged one-person and two-person units.

Programs using the guidelines (or percentage multiples of the guidelines — for instance, 125 percent or 185 percent of the guidelines) in determining eligibility include Head Start, the Supplemental Nutrition Assistance Program (SNAP), the National School Lunch Program, the Low-Income Home Energy Assistance Program, and the Children's Health Insurance Program. Note that in general, cash public assistance programs (Temporary Assistance for Needy Families and Supplemental Security Income) do NOT use the poverty guidelines in determining eligibility. The Earned Income Tax Credit program also does NOT use the poverty guidelines to determine eligibility. For a more detailed list of programs that do and don't use the guidelines, see the [Frequently Asked Questions \(FAQs\)](#).

The poverty guidelines (unlike the poverty thresholds) are designated by the year in which they are issued. For instance, the guidelines issued in January 2014 are designated the 2014 poverty guidelines. However, the 2014 HHS poverty guidelines only reflect price changes through calendar year 2013; accordingly, they are approximately equal to the Census Bureau poverty thresholds for calendar year 2013. (The 2013 thresholds are expected to be issued in final form in September 2014; a preliminary version of the 2013 thresholds is now available from the Census Bureau.)

The poverty guidelines may be formally referenced as "the poverty guidelines updated periodically in the *Federal Register* by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2)."

Go to [Further Resources on Poverty Measurement, Poverty Lines, and Their History](#)

Go to [Frequently Asked Questions \(FAQs\)](#)

Return to the main [Poverty Guidelines, Research, and Measurement](#) page.

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