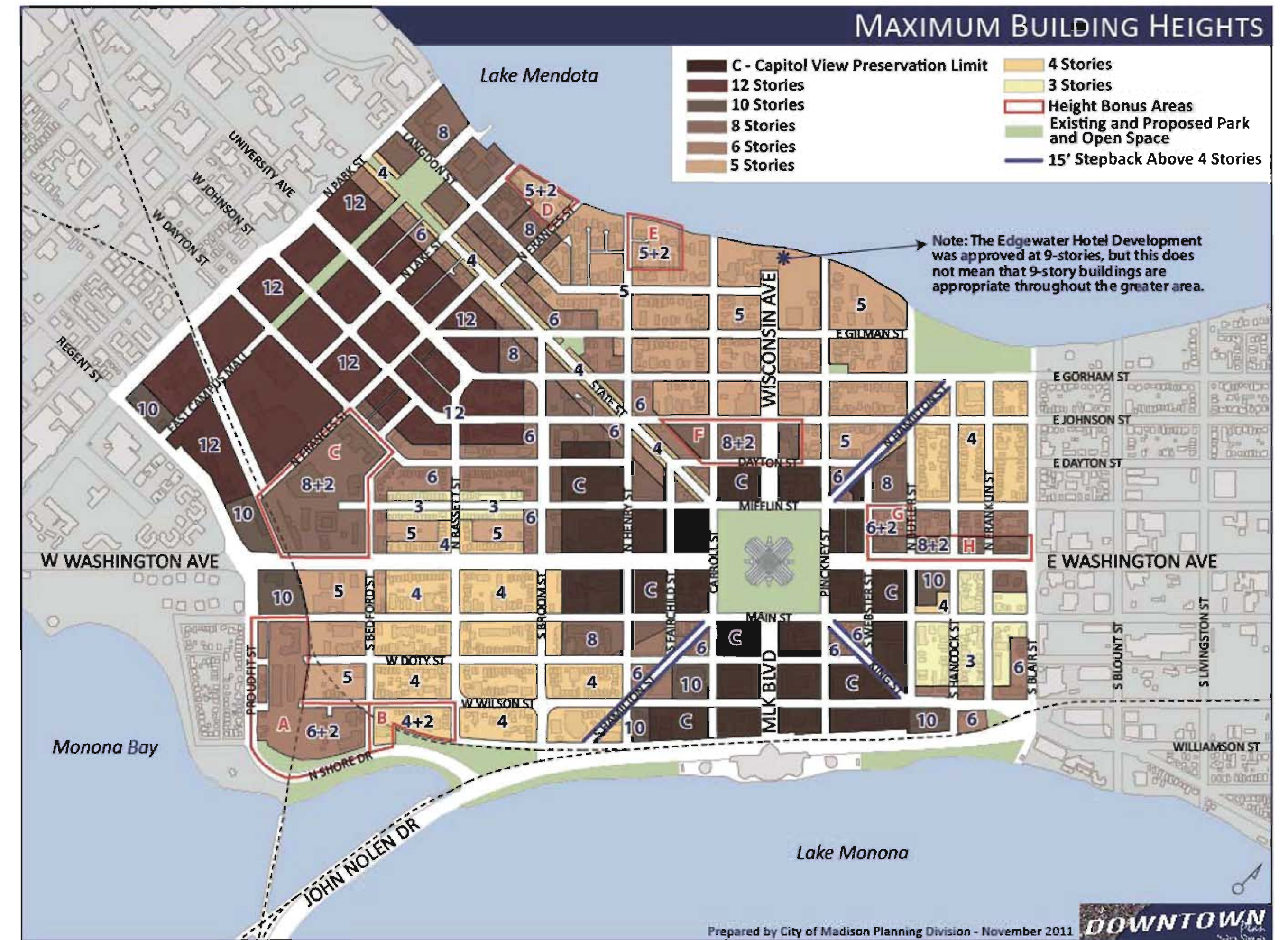


Madison Downtown Plan
page 42



PROJECT SITE

Langdon Mid-Block Path Concept – plan view
page 85

The WATERFRONT
Apartments

Madison Neighborhood Plan

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0 130 260 Feet
1 inch = 133 feet
Proposed



- Non-Contributing Building
- Contributing Building
- - - Historic District Boundary
- Bonus Height Area

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Waterfront Apartments
Figure Ground Site Plan

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Waterfront Apartments
Figure Ground Site Plan

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MADISON DOWN-TOWN PLAN - 5+2 BONUS

PROPOSED DEVELOPMENT

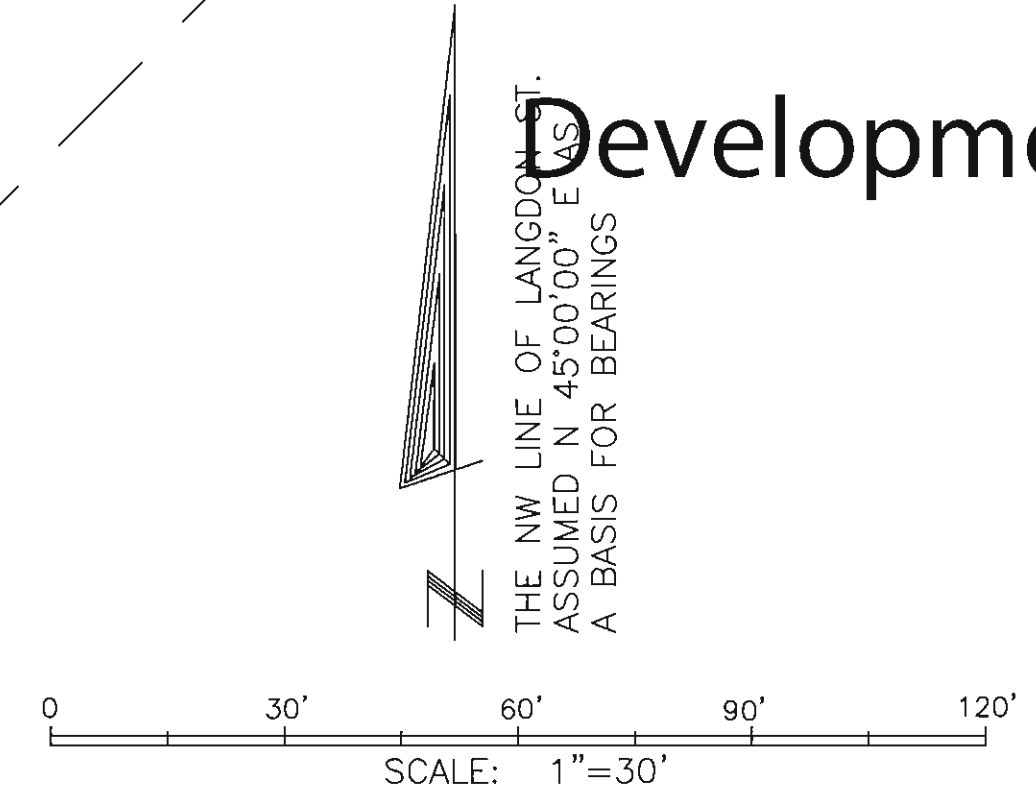
LAKE MEDOTA

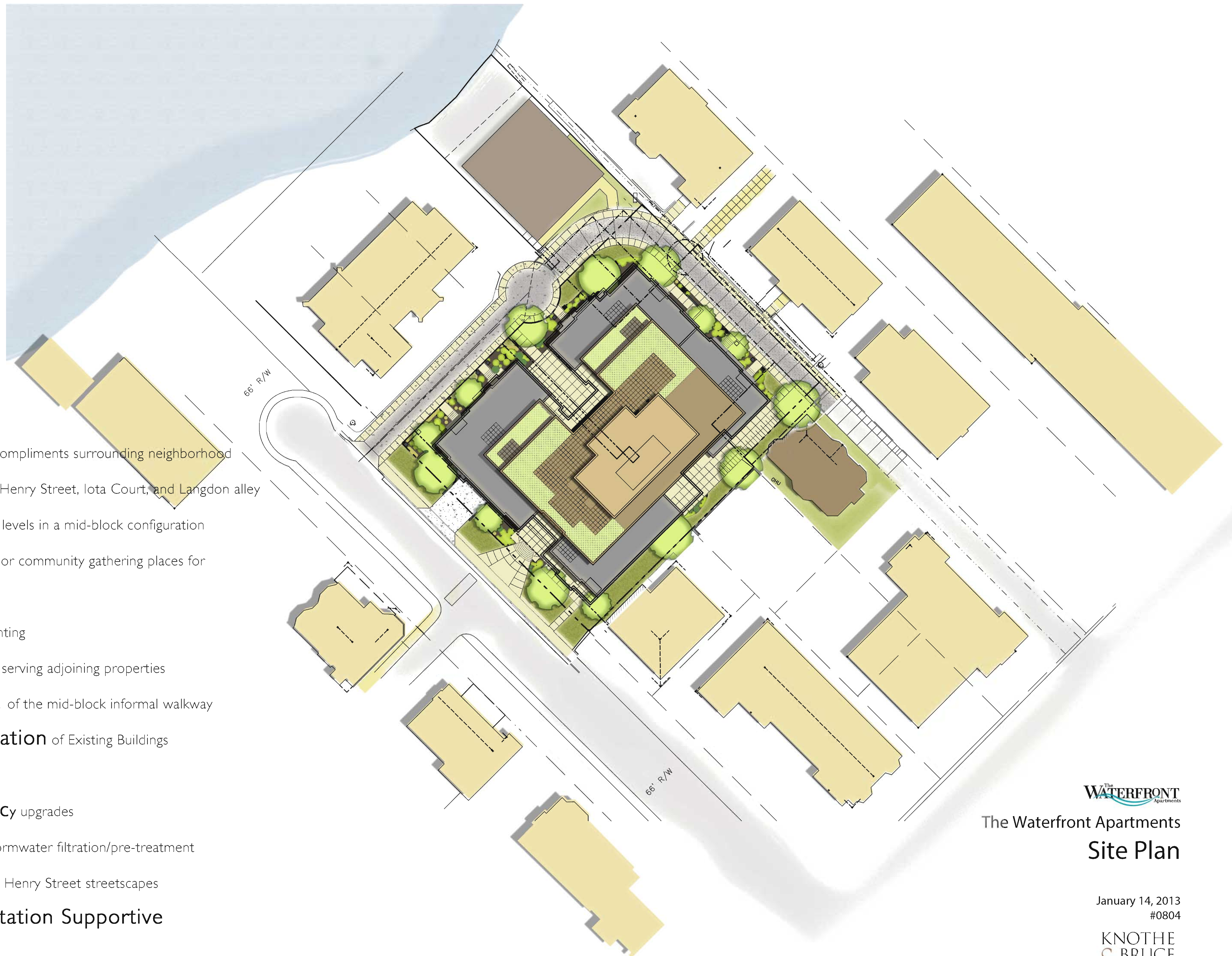


Development Overlay

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- Architecture **responds** and compliments surrounding neighborhood
- Significant **step backs** from Henry Street, Iota Court, and Langdon alley for upper levels placing the higher levels in a mid-block configuration
- Rooftop **terraces** offer outdoor community gathering places for residents on multiple levels
- Enhanced **Security** & Site Lighting
- Creation of **fire access** lane serving adjoining properties
- Extension & **Improvement** of the mid-block informal walkway
- **Integration & Preservation** of Existing Buildings
- No **viewshed** impacts
- Significant **energy efficiency** upgrades
- **Green roof** systems for stormwater filtration/pre-treatment
- **Upgrades** to Iota Court and Henry Street streetscapes
- Transit/Alternative **Transportation Supportive**


The Waterfront Apartments
Site Plan

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Consultant

Notes

Revisions

Issued For Review - December 11, 2012

Project Title
 Houden Iota Court

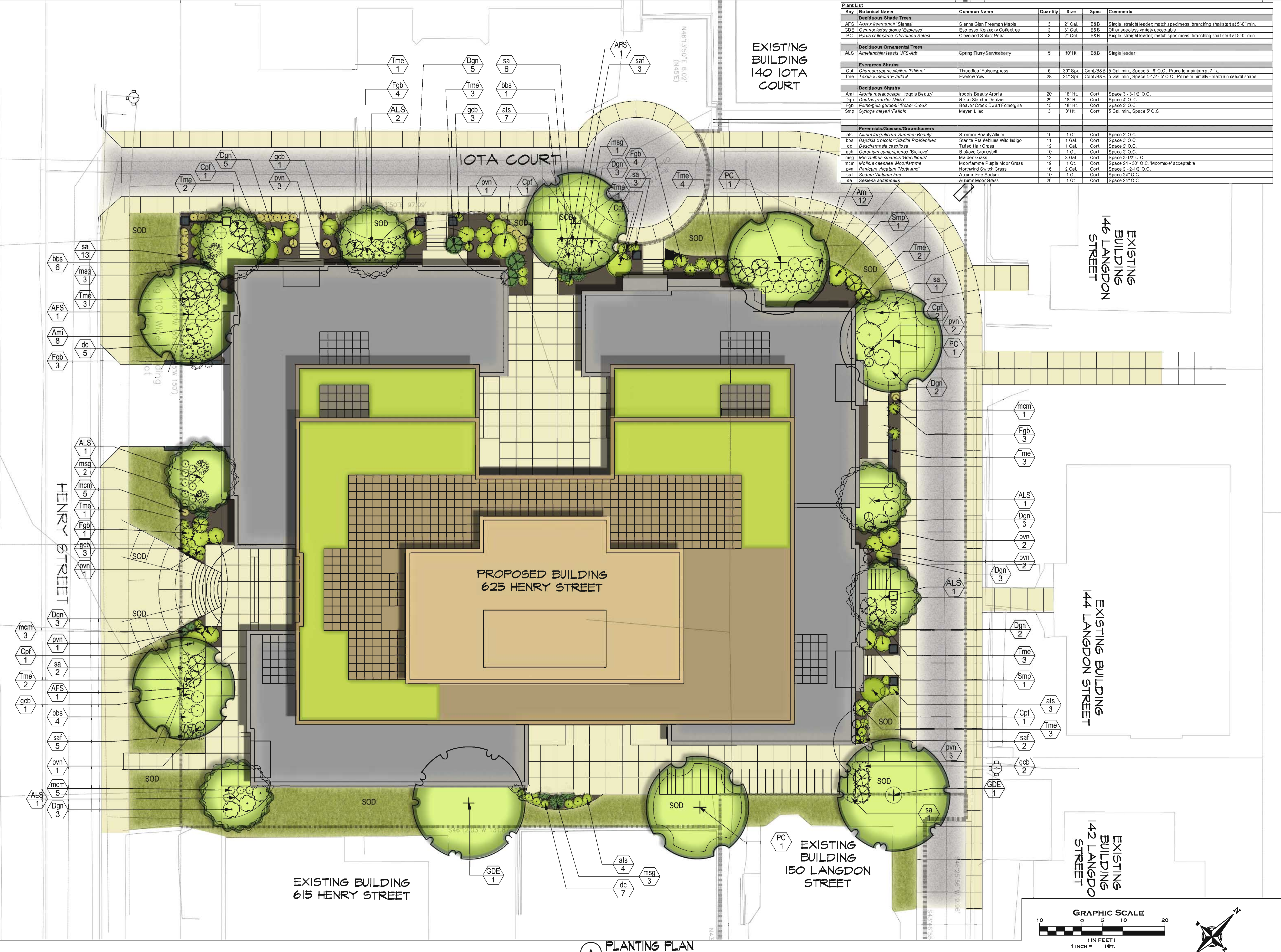
625 N. Henry St.
 Drawing Title
 Landscape Plan

Project No. Drawing No.

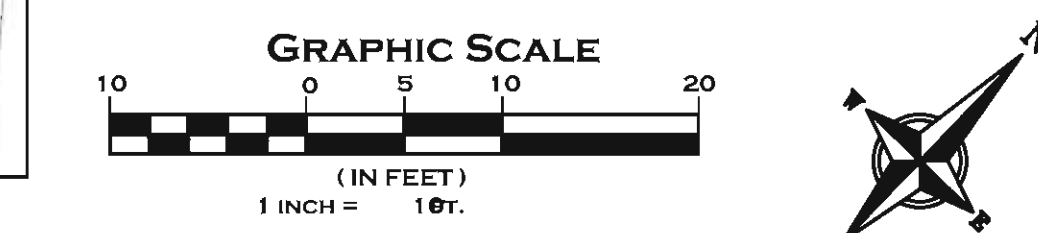
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| Key | Botanical Name | Common Name | Quantity | Size | Spec | Comments |
|--|--|----------------------------------|----------|---------|-----------|---|
| Deciduous Shade Trees | | | | | | |
| AFS | <i>Acer x freemanii</i> 'Sienna' | Sienna Glen Freeman Maple | 3 | 2" Cal | B&B | Single, straight leader, match specimens, branching shall start at 5'-0" min. |
| GDE | <i>Gymnocladus dioica</i> 'Espresso' | Espresso Kentucky Coffeetree | 2 | 3" Cal | B&B | Other seedless variety acceptable |
| PC | <i>Pinus coccinea</i> 'Cleveland Select' | Cleveland Select Pine | 3 | 2" Cal | B&B | Single, straight leader, match specimens, branching shall start at 5'-0" min. |
| Deciduous Ornamental Trees | | | | | | |
| ALS | <i>Amelanchier laevis</i> 'JFS-Art' | Spring Flurry Serviceberry | 5 | 10" Ht. | B&B | Single leader |
| Evergreen Shrubs | | | | | | |
| Cpf | <i>Chamaecyparis nishida</i> 'Futura' | Threadleaf Falsecypress | 6 | 30" Spr | Cort./B&B | 5 Gal. min., Space 5'-6" O.C. Prune to maintain at 7' H. |
| Tme | <i>Taxus x media</i> 'Everlow' | Everlow Yew | 28 | 24" Spr | Cort./B&B | 5 Gal. min., Space 4'-1/2" - 5' O.C. Prune minimally - maintain natural shape |
| Deciduous Shrubs | | | | | | |
| Ami | <i>Aronia melanocarpa</i> 'Inocis Beauty' | Inocis Beauty Aronia | 20 | 18" Ht. | Cort. | Space 3 - 3-1/2' O.C. |
| Dgn | <i>Deutzia gracilis</i> 'Nikko' | Nikko Slender Deutzia | 29 | 18" Ht. | Cort. | Space 4' O.C. |
| Fgb | <i>Fothergilla parsonsii</i> 'Beaver Creek' | Beaver Creek Dwarf Fothergilla | 15 | 18" Ht. | Cort. | Space 3' O.C. |
| Smp | <i>Syringa meyeri</i> 'Palibin' | Meyer Lilac | 3 | 3' Ht. | Cort. | 5 Gal. min., Space 5' O.C. |
| Perennials/Grasses/Groundcovers | | | | | | |
| ats | <i>Allium tanguticum</i> 'Summer Beauty' | Summer Beauty Allium | 16 | 1 Qt. | Cort. | Space 2' O.C. |
| bbs | <i>Baptisia x bicolor</i> 'Starite Prairieblues' | Starite Prairieblues Wild Indigo | 11 | 1 Gal. | Cort. | Space 3' O.C. |
| dc | <i>Deschampsia cespitosa</i> | Tufted Hair Grass | 12 | 1 Gal. | Cort. | Space 2' O.C. |
| gcb | <i>Girardinium carolinense</i> 'Bikowd' | Bikowd Carpetgrass | 10 | 1 Qt. | Cort. | Space 2' O.C. |
| msg | <i>Miscanthus sinensis</i> 'Copacillum' | Maiden Grass | 12 | 3 Gal. | Cort. | Space 3-1/2' O.C. |
| mcm | <i>Molinia caerulea</i> 'Moorflamme' | Moorflamme Purple Moor Grass | 19 | 1 Qt. | Cort. | Space 24 - 30" O.C. 'Moorflame' acceptable |
| pvn | <i>Panicum virgatum</i> 'Northwind' | Northwind Switch Grass | 16 | 2 Gal. | Cort. | Space 2 - 2-1/2' O.C. |
| saf | <i>Sisium</i> 'Autumn Fire' | Autumn Fire Sedum | 10 | 1 Qt. | Cort. | Space 24" O.C. |
| sa | <i>Sesleria autumnalis</i> | Autumn Moor Grass | 26 | 1 Qt. | Cort. | Space 24" O.C. |



PLANTING PLAN
 1/4" = 1'-0"





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Perspective

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The Waterfront Apartments
Henry Street Elevation

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The Waterfront Apartments
Iota Court Elevation

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The Waterfront Apartments
Northeast Elevation

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The Waterfront Apartments
Southeast Elevation

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Enlarged Elevation

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140 Iota Court Southeast Elevation



140 Iota Court Northwest Elevation

Iota Court Development
140 Iota Court Elevation

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The Waterfront Apartments
Visual Field

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Henry Street Elevation



Iota Court Elevation



Northeast Elevation



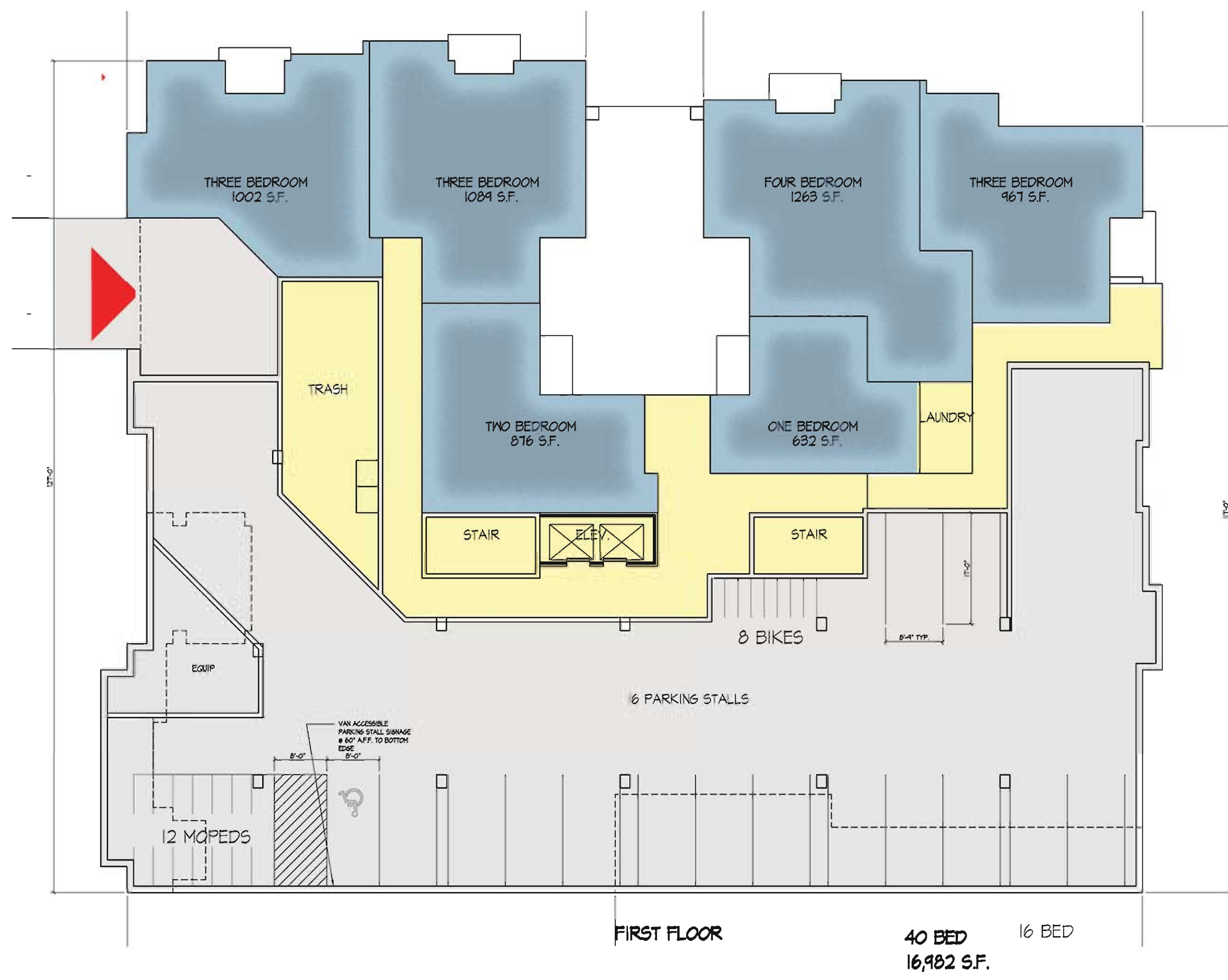
Southeast Elevation

The Waterfront Apartments
Elevations

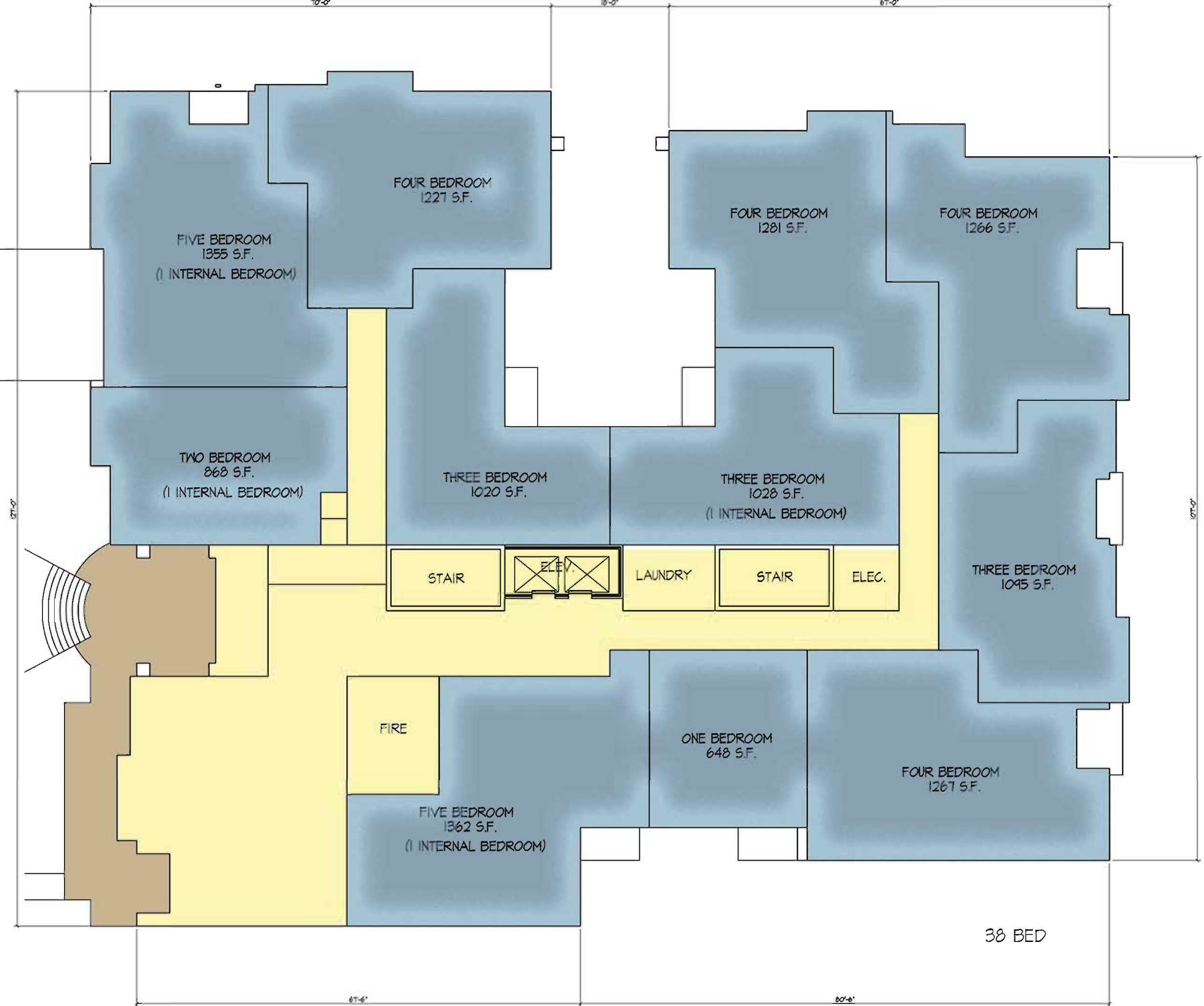
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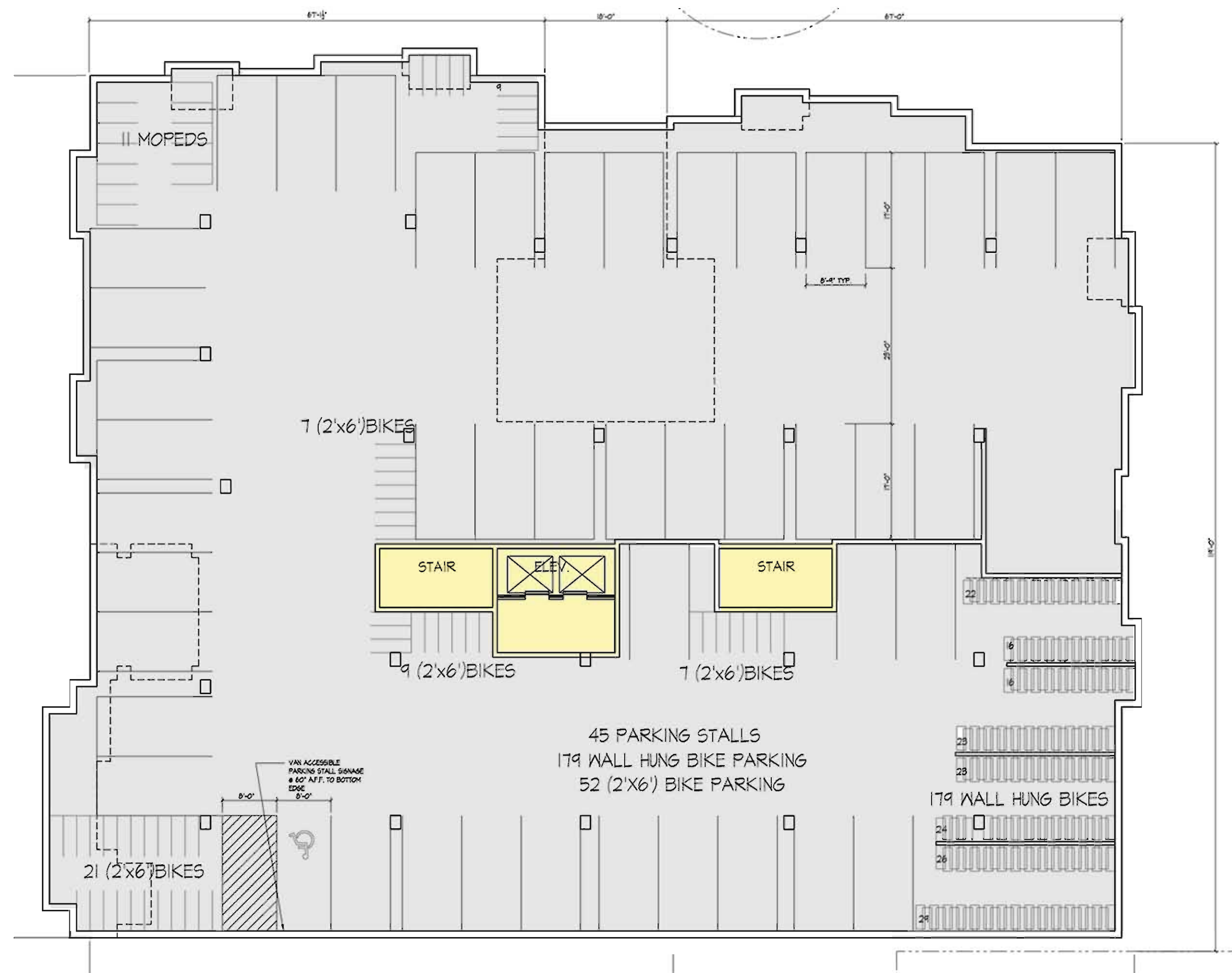
Ground Floor



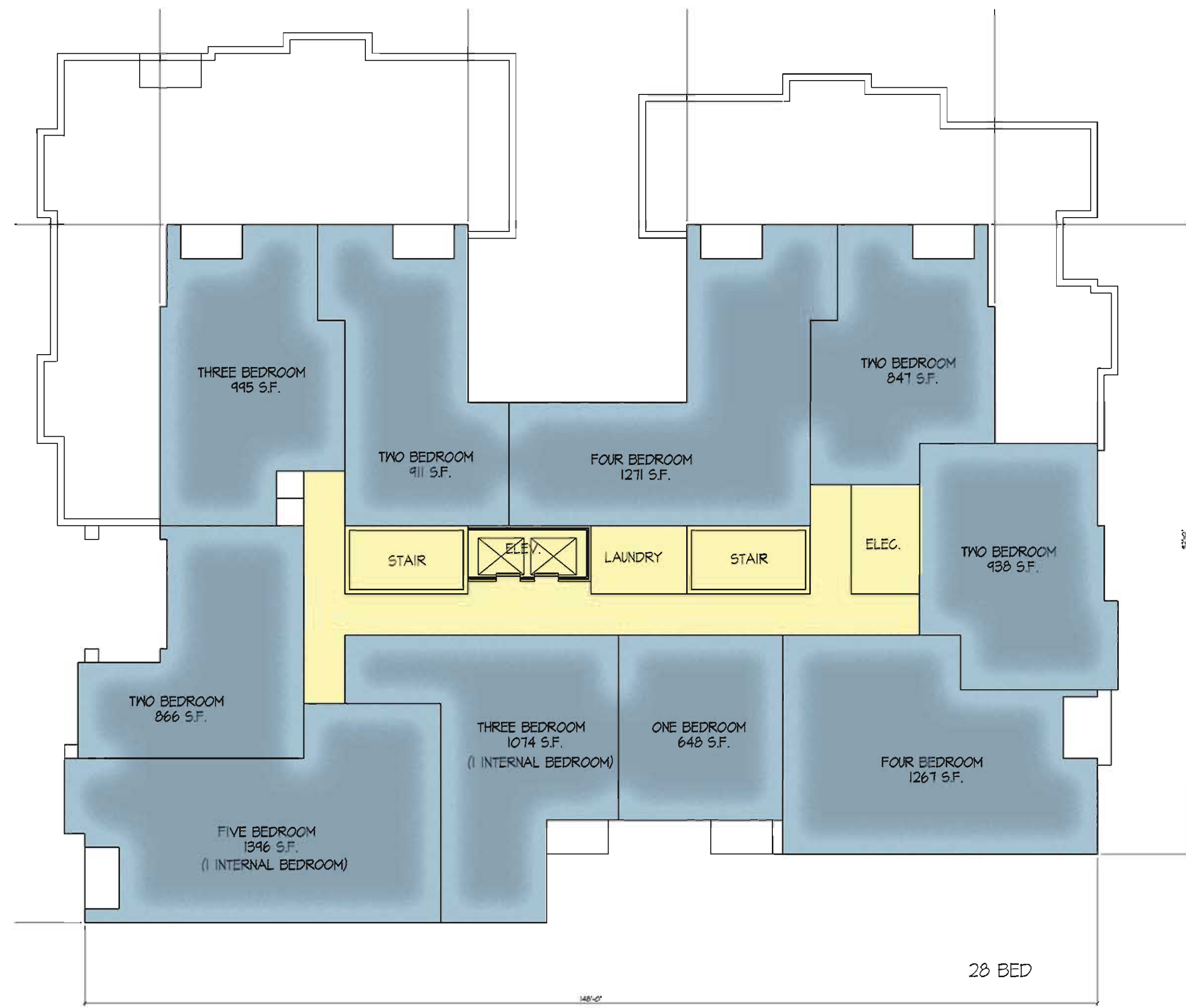
Second-Fourth



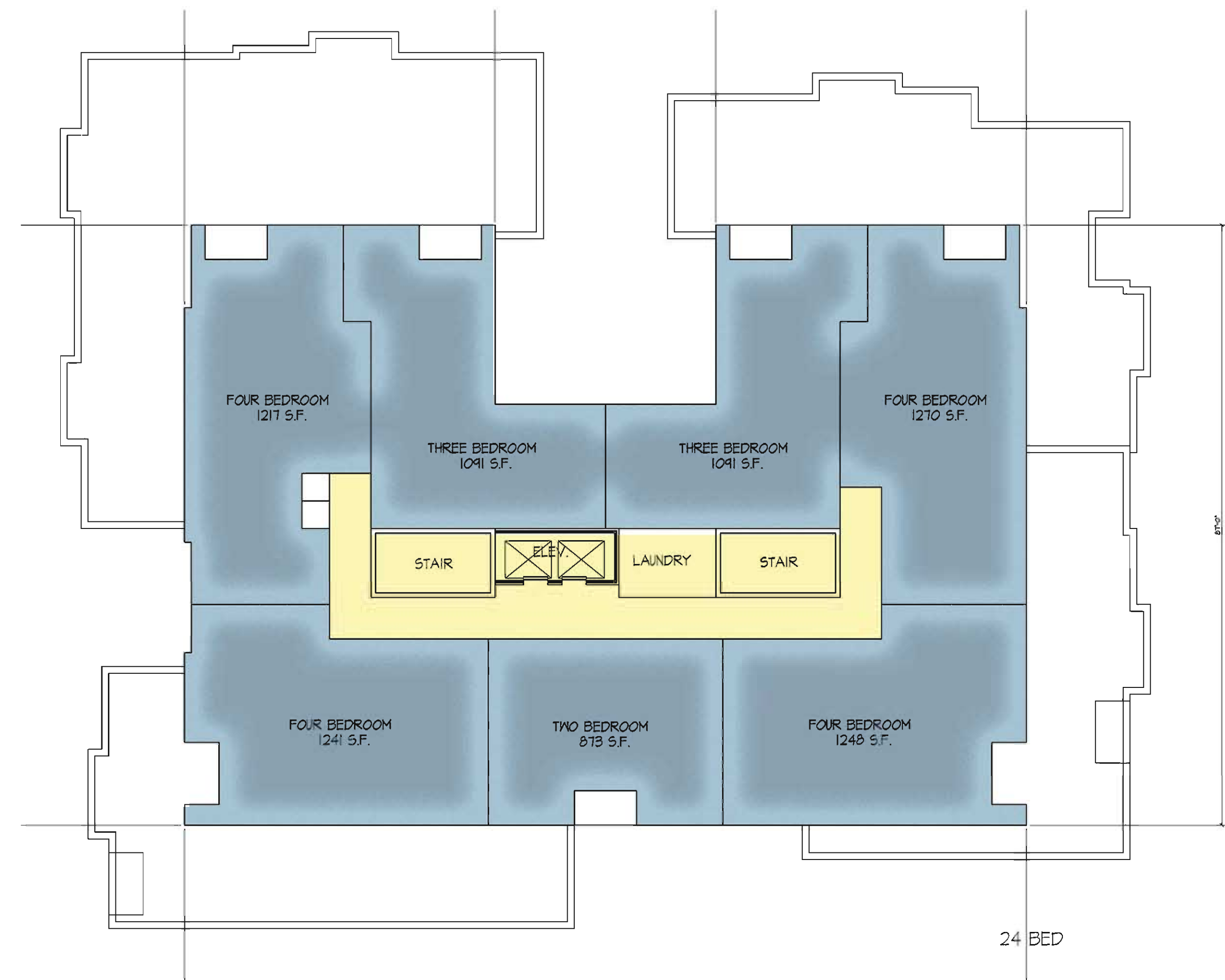
Basement



Sixth



Seventh



Fifth

