

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: October 31, 2012

UDC MEETING DATE: November 7, 2012

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

PROJECT ADDRESS: 619, 625 Henry Street, 145, 140 Iota Court

ALDERMANIC DISTRICT: Bridget Maniacit, District #2

OWNER/DEVELOPER (Partners and/or Principals)

Chris Houden

6417 Normandy Lane

Madison, Wisconsin

ARCHITECT/DESIGNER/OR AGENT:

Knothe & Bruce Architects, LLC

7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee Required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

LAND USE APPLICATION - (PUD-SIP)

Submitted October 17, 2012



The Waterfront
625 North Henry Street
Madison, Wisconsin

Applicant: JCH Properties
Contact: Randy Bruce
Address: c/o Knothe Bruce, LLC
7601 University Ave, Ste 201
Middleton, WI 53562
Phone: (608) 836-3690

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Zoning Request

Planned Unit Development: General Development Plan/Specific Implementation Plan

Project Information

Applicant

JCH Properties, LLC.
6417 Normandy Lane
Madison, WI 53719
Phone: (608) 271-8864
Fax: (608) 277-9021
Chris Houden
chrish@selectpub.com

Design Team

Architect:

Knothe Bruce Architects
7601 University Avenue
Suite 201
Middleton, WI 53562
Phone: (608) 836-3690
Fax: (608) 836-6934
Randy Bruce
rbruce@knothebruce.com

Landscape Architect:

Ken Saiki Design
303 South Patterson
Suite One
Madison, WI 53703
Phone: (608) 251-3600
Fax: (608) 251-2330
Ken Saiki
ksaiki@ksd-la.com

Engineer:

Vierbicher & Associates
999 Fourier Drive Ste 201
Madison, WI 53717
Phone: (608) 826-0532
Fax: (608) 826-0530
Dave Glusick
dglu@vierbicher.com

Additional Team Members:

Schaeffer Consulting LLC.
282 alpine meadow cir
Madison, WI 53575
Phone: (608) 212-5869
Carol Schaeffer
carole@schaefferconsult.com

Planner:

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
Phone: (608) 255-3988
Fax: (608) 255-0814
Brian Munson
bmunson@vandewalle.com

Michael Best & Friedrich
P O Box 1806
Madison, WI 53701-1806
Phone: (608) 283-2246
Fax: (608) 283-2275
Bill White
wfwhite@mbf-law.com

Existing Conditions

Addresses/PIN:	145 Iota Court	0709-144-1004-1
	625 North Henry Street	0709-144-1004-1
	619 North Henry Street	0709-144-1005-9
	140 Iota Court	0709-144-1002-5
	148 Langdon Street	0709-144-1010-8
	150 Langdon Street	0709-144-1009-1
Aldermanic District:	District 2 Alder Maniaci	
Neighborhood Association:	State-Langdon Neighborhood	
Alder/Neighborhood Notification:	July 24, 2012	
Concept Design UDC Presentation:	September 5, 2012	
Pre-Application Conference:	October 8, 2012	
Legal Description:	See Exhibit A	
Lot Area:	.91 Acres	
Existing Land Use:	Residential	
Existing Zoning:	Downtown Design Zone 4 R6 High Density Residential	
Comp. Plan Designation:	Langdon District (h)	
Surrounding Uses:	High Density Residential	
Development Schedule:	2013-2014 Construction	

Building Conditions

A specialized outside consultant team is currently evaluating the existing buildings and will develop a report detailing the existing building conditions and recommendations for the restoration of 150 Langdon Street. This report will be forwarded to the City as soon as it is available.

Project Description

The Waterfront is an 84 unit infill redevelopment student housing project, located in the heart of the Langdon Street district. The primary building consists of a seven story residential project is design to blend the best of modern housing with the character and massing of the surrounding historic district. This project features underground parking for cars, bikes & mopeds, energy efficient & green building techniques, several levels of rooftop terraces, and a carefully designed street level massing and character.

As a part of the redevelopment proposal, the existing Cliff Dwellers building at 140 Iota Court will be renovated to bring the architecture in line with the surrounding neighborhood. The front façade is completely revised with a more articulated face, a well-defined building entry and roof forms to make the building more compatible with the neighboring buildings. The existing through-the-wall air conditioning sleeves will be removed and replaced with a concealed system. The rear façade is renovated as well with the recessed horizontal strips of balconies replaced with a lighter glass façade and French balconies. Reinvestment in the building interiors will include all new floor and wall finishes, lighting, cabinetry and counter tops.

As part of the redevelopment proposal, the building at 150 Langdon will be renovated. We have engaged a historic architectural consultant to provide a more detailed description of the building condition and proposed renovations. Generally, it is planned that the exterior facades will be cleaned, masonry tuck-pointed, windows repaired or replaced, original building entries and or window openings re-installed and if possible, fire escapes removed. Interior renovations will include new floor and wall finishes, replacement of inappropriate doors, casing and trim, and restoration of the entry and entry stairway. The mechanical systems will be evaluated and restored as needed.

The streetscape and landscaping plan creates significant improvements to the fire access for this and adjoining properties while formalizing and enhancing the Mid-Block Langdon Street Walkway.

Additional Design Components:

- \$30,000,000-35,000,000 of new tax base

 - 84 units (~280-285 bedrooms)

 - Infill development removes existing surface parking lot

- Architecture responds and compliments surrounding neighborhood

 - Four to five Story building mass at street level broken into multiple building forms to match the scale, mass, rhythm, and setback of adjoining buildings

 - Complimentary design, materials, colors

 - Individual unit entrances where feasible

 - Units vary from one bedroom to six bedroom configurations offering a wide variety of living arrangements

 - 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

 - Building features internal and external security systems

 - Additional site lighting improves surrounding properties.

- Creation of fire access lane serving adjoining properties

- Extension & Improvement of the mid-block informal walkway

- Integration & Preservation of Existing Buildings

 - Restoration of 150 Langdon Street

 - Exterior and interior remodel and upgrade of Cliff Dwellers building

- No viewshed impacts

- Significant energy efficiency upgrades

 - Sustainable design opportunities

 - Green roof systems for stormwater filtration/pre-treatment

- Upgrades to Iota Court and Henry Street streetscapes

 - Langdon Street pedestrian scale lighting

 - Widened sidewalks, benches, bike racks, enhanced terrace treatments & landscaping

 - Permeable pavement & filtration opportunities

- Transit/Alternative Transportation Supportive

 - Integrated Bike Parking/Storage

 - Moped Parking in building

 - Community car/shared car parking stall for building residents

Conformance with Adopted Plans

2006 Comprehensive Plan

Designation: Langdon District (h)
Density: 16-60+ du/acre
Height: 2-8 stories

Analysis: Overall the Comprehensive Plan calls for the creation of greater densities for select locations (Objective 75), an increase in Student Housing located within walking distance of campus (Objective 76, Policy 4), and allow housing rehabilitation and redevelopment to respond to changes in the housing market (Objective 76, Policy 6). It also supports the exploration and creation of City programs to rehabilitate historic downtown residential properties (Objective 75, Policy 7).

The Comprehensive Plan Langdon District calls for a range of multi-family types and densities; as further defined in adopted neighborhood or special area plans. The designation also calls for historic preservation areas in strategic locations; as further defined in adopted neighborhood or special area plans.

Desirable Downtown Characteristics (excerpt)

- Very high quality urban architecture, site design and urban design.
- All development should comply with the Comprehensive Plan, City adopted detailed neighborhood development plans, special area plans and urban design guidelines for the Downtown area and its sub districts.
- Buildings should be spaced close together and placed close to the street.
- Stepbacks are recommended when needed to provide additional space between the upper floors of taller buildings to prevent a “walled in” look, or to maintain adequate access to sunlight along public sidewalks.
- Very high quality pedestrian, bicycle and streetscape amenities.
- Very high quality public open spaces, including smaller squares and plazas maintained on private property.
- Emphasis on historic preservation and neighborhood conservation as defined in City adopted neighborhood, special area, and other special plans, such as historic preservation plans, and/or City zoning regulations and historic and urban design guidelines.
- Emphasis on multi modal travel, especially for pedestrians, bicyclists and transit users.
- Should be developed using Transit Oriented Development standards.
- On street, structured and underground parking encouraged.

2012 Downtown Plan

Designation: Langdon Neighborhood
Bonus Height Zone E (5+2)

Analysis: The overall Downtown Plan calls for projects that enhance the economic value of downtown, provide a range of transit supporting densities, and preserve and enhance viewsheds & historic neighborhoods while maintaining a quality urban environment.

The Langdon Neighborhood is identified as a traditionally student-oriented section of the downtown featuring a range of housing densities and formats. The majority of the neighborhood is also part of the Langdon Street National Register Historic District with

many contributing buildings and several local landmarks. While this is one of the most densely developed areas of the city there are selected sites that can accommodate additional higher-density residential redevelopment while preserving the historic and architectural heritage of the area.

The property is located within the area designated as Height Bonus Area E. This designation allows for the potential addition of two floors of bonus height for projects that exhibit unique circumstances and supply exceptional design.

The property is also adjacent to the Langdon Mid-Block Path, an informal pedestrian path through the neighborhood. The plan encourages that this path be formalized as a public pathway with a coordinated design that will make it safer and more attractive.

2012 Zoning Code Re-Write:

Downtown Design Districts

<i>Designation:</i>	<i>Zone 4</i>
Height:	5 Stories
Floor Area Ratio:	3.0 Max
Yard Requirements:	
Front Yard:	12' Minimum
Side Yard:	12' Minimum on one side, 10' for balance
Rear Yard:	20' Minimum

Analysis: The Downtown Design Zone 4, while technically still in place, has largely been replaced by the Downtown Plan and the adopted gap language removing the height and floor area maximums. The yard requirements are met for the project, as shown on the proposed plans.

Downtown District (Pending)

Designation: Downtown Residential 2 (DR-2)
Bonus Height Zone E (5+2)

Analysis:

General Requirements

Parking:	Parking is located under the building, including 65 vehicle stalls, 24 exterior bicycle stalls, 229 interior bicycle parking stalls, 31 moped stalls, and one community car designated stall.
Entrances:	The primary building entrance fronts onto Henry Street, with individual unit entrances for some of the first floor units located along Iota Court and the Langdon "alley".
Façade Articulation:	The façade features a variety of materials, stepbacks, breaks and height variations.

Height:	Ground Floor Height: 9.0' Upper Floor Heights: 9.0'
Articulation:	Ground Floor and upper floors exceed 15% window openings. (30% Average)
Materials:	Brick & Stone predominate material for floors 1-5 Metal panels used for floor 6-7
<i>Yard Requirements:</i>	Met
<i>Lot Coverage:</i>	59%
<i>Useable Open Space:</i>	
625 North Henry	11,052 square feet
150 Langdon	none
140 Iota Court	1,126 square feet
<i>Residential Point System:</i>	2.13 average point value

Conditional Use Standards

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare. (Am. by Ord. 13,232, 2-11-03)

The project strives to improve the public health, safety, and general welfare through supplying modern, energy efficient apartments that meet market demand; while improving the overall environment with enhanced landscaping, lighting, security. Implementation of the project will directly benefit adjoining properties through the creation of a fire access lane serving several adjoining sites.

2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services. (Cr. by Ord. 13,012, 2-26-02)

The site is currently fully served with municipal services and implementation of the project will create opportunities for greater efficiency through public streetscape and access enhancements.

3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

The proposed high density residential use is compatible with the adjoining medium to high density residential buildings.

4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed project will improve access to adjoining properties and will not impede their on-going use or future redevelopment.

5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

The project is well served by municipal utilities and roads and will enhance the pedestrian and vehicular circulation on site.

6. That measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both onsite and on the public streets. (Am. by Ord. 13,422, 10-24-03)

The project includes accommodations for vehicular and bicycle access to the site and will encourage transit alternatives through the use of a community car and proximity to existing transit.

7. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The project is being submitted as a PUD; however it meets the standards of Downtown Residential District 2 (DR-2).

8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:

Not applicable.

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:

a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and

b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and

c. May consider the use of the proposed building as it relates to the City's Land Use Plan.

The proposed project is consistent with the residential nature of the underlying zoning and City Land Use Plan.

PUD Standards

1. Character And Intensity Of Land Use. In a planned unit development district the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:

a. Are compatible with the physical nature of the site or area.

The design and configuration of the project is compatible architecturally and physically with the surrounding area. The overall design approach has been developed to create a building that respects the historic nature of the neighborhood and matches the massing guidelines called for in the Downtown Plan.

b. Would produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan.

The project's use of compatible architecture and durable materials results in a redevelopment project that fits the neighborhood aesthetic while stabilizing and enhancing the tax base and offering students a full range of housing choices and amenities.

c. Would not adversely affect the anticipated provision for school or other municipal service unless jointly resolved.

The project will create positive tax base growth in support of school and municipal services and will have comparable impacts to the existing development pattern.

d. Would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it unless jointly resolved. A traffic demand management plan and participation in a transportation management association may provide a basis for addressing traffic and parking demand concerns. (Am. by Ord. 13,422, 10-24-03)

The project encourages multi-modal transportation by creating transit supportive density with ample bike and moped parking. The project also includes a parking stall designated for a community car.

2. Economic Impact. Planned unit development district shall not adversely affect the economic prosperity of the City or the area of the City where the planned unit development is proposed, including the cost of providing municipal services. (Am. by Ord. 12,415, 7-23-99; Am. by Ord. 13,012, 2-26-02)

The proposed project will generate approximately \$30-35,000,000 of additional tax base for the area while implementing the goals of the Comprehensive and Downtown Plans.

3. Preservation And Maintenance Of Open Space. In a planned unit development district adequate provision for the improvement and continuing preservation and maintenance of attractive open space shall be made.

The project includes rooftop terraces for project residents and implements the Mid-Block Langdon Walkway, per the Downtown Plan.

4. Implementation Schedule. A planned unit development district shall include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point.

The project will be implemented as one phase with commencement in 2013 and completion in 2015.

Bonus Height Justification

The project includes a request for two additional floors of residential uses, consistent with the designation of the site within the Height Bonus Area F. In addition to meeting the Conditional Use and PUD Standards, as stated above, the project exhibits exceptional design in the following components:

- 1) Compatibility with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
- 2) A demonstrated higher quality building than could be achieved without the bonus stories, including bonus stories that enhance the near and long views cited above.

Architectural

The design of the building has been developed to compliment the surrounding area through the creation of compatible architecture broken into several smaller scale masses through use of setbacks, materials, and style changes. It reflects the existing setbacks along Henry Street and slightly increases the setbacks along Iota Court.

Additional Architectural Components:

- Four to five Story building mass at street level broken into multiple building forms to match the scale, mass, rhythm, and setback of adjoining buildings
- Complimentary design, materials, colors
- Individual unit entrances where feasible
- Units vary from one bedroom to six bedroom configurations offering a wide variety of living arrangements
- 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
- Infill development removes existing surface parking lot
- No viewshed impacts

Site Design

The project proposes a new streetscape along Henry Street and Iota Court featuring pedestrian scale lighting, pervious pavement, benches, and urban landscape treatments. It also creates a new corridor for pedestrian and fire access along the Langdon "alleyway" to the east of the site. This new corridor will function as enhanced access and an extension of the Langdon Area Mid-Block path.

Additional Site Design Components:

- Langdon Street pedestrian scale lighting
- Widened sidewalks, benches, bike racks, enhanced terrace treatments & landscaping
- Permeable pavement & filtration opportunities
- Coordinated site plan improvements along several street frontages that were previously disconnected to address existing site maintenance (snow removal, cleaning) and safety issues

Additional Enhancements

The project design also features a series of enhancements targeted at the overall livability and quality of the built environment within and adjacent to the project.

- **Enhanced Security**
Building features internal and external security systems
Additional site lighting improves surrounding properties.

- **Transit/Alternative Transportation Supportive**
Integrated Bike Parking/Storage
Moped Parking in building
Community car/shared car parking stall for building residents

- **Significant energy efficiency upgrades**
Sustainable design opportunities
Green roof systems for stormwater filtration/pre-treatment

3) Ensure that the scale, massing and design of new buildings compliment and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them.

The project strives to create a building that fits into the surroundings with compatible architecture and site features. The greater project will also include the exterior restoration of the 150 Langdon Street building, a building noted as contributing to the district, and an exterior restoration to the Cliff Dwellers building, a building noted as non-contributing.

- **Integration & Preservation of Existing Buildings**
Restoration of 150 Langdon Street
Exterior and exterior remodel and upgrade of Cliff Dwellers building

Zoning Text

<u>Floor Area Ratio:</u>	As shown on approved plans.
<u>Permitted Uses:</u>	
625 N Henry	84 Apartment Units Leasing/Maintenance Office
150 Langdon	13 Apartment Units
140 Iota Court	37 Apartment Units
<u>Height</u>	As shown on approved plans.
<u>Yard Requirements:</u>	Yard areas will be provided as shown on approved plans.
<u>Landscaping:</u>	Site landscaping areas will be provided as shown on approved plans.
<u>Accessory Off-Street Parking & Loading:</u>	Accessory off-street parking and loading will be provided as shown on approved plans.
<u>Lighting:</u>	Site lighting will be provided as shown on approved plans.
<u>Signage:</u>	Signage for the project shall be limited to the maximum permitted in the R6 zoning district for the residential uses and as per the in the C2 zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator.
<u>Alterations and Revisions:</u>	No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

General Project Components

<u>Community Car</u>	One parking stall within the building will be designated for use by a shared "community car".
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Exhibit A: Legal Description

Lot Four (4), Hanks' Replat of Lots 1 and 2 and the Southwest 82 feet of Lots 3, 4 and 5, Block Sixty (60), in the City of Madison, Dane County, Wisconsin. The Northeast 5 feet of Lots Five (5) and Six (6), EXCEPT the Southeast 8 feet thereof of said Hanks' Replat of Lots 1 and 2 and the Southwest 82 feet of Lots 3, 4 and 5, Block Sixty (60), in the City of Madison, Dane County, Wisconsin. (145 Iota Court, Tax Parcel No. 251/0709-144-1003-3).

TOGETHER WITH Lot Seven (7), and the Southeast 8 feet of Lot Six (6), Hanks' Replat of Lots 1 and 2 and the Southwest 82 feet of Lots 3, 4 and 5, Block Sixty (60), in the City of Madison, Dane County, Wisconsin. (619 N. Henry Street, Tax Parcel No. 251/0709-144-1005-9).

TOGETHER WITH Lots Five (5) and Six (6), EXCEPTING THEREFROM the Northeast 5 feet thereof and the Southeast 8 feet of Lot Six (6), Hanks' Replat of Lots 1 and 2 and the Southwest 82 feet of Lots 3, 4 and 5, Block Sixty (60), in the City of Madison, Dane County, Wisconsin. (625 N Henry Street, Tax Parcel No. 251/0709-144-1004-1).

TOGETHER WITH Part of Lot Six (6), Block Sixty (60), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at a point on the Southwest line of said lot and distant thereon 310 feet Northwest from the most southerly corner of said lot; thence Northeast parallel with the Southeast line of said lot, 60 feet; thence Northwest parallel with the Southwest line of said lot to low water mark of Lake Mendota; thence Southwesterly along said lot water mark to the Southwest line of said lot; thence Southeast along the said Southwest line to the point of beginning.

TOGETHER WITH Lot Ten (10), Hanks' Replat of Lots 1 and 2 and the Southwest 82 feet of Lots 3, 4 and 5, Block Sixty (60), in the City of Madison, Dane County, Wisconsin. (140 Iota Court, Tax Parcel No. 251/0709-144-1002-5).

TOGETHER WITH part of Lot Six (6) Block Sixty (60), Original Plat, City of Madison, Dane County, Wisconsin described as follows: Commencing at a point on the Southwest line of said Lot 6, which is 232 feet Northwesterly of South corner of said Lot 6; thence Northeasterly on a line parallel to Langdon Street a distance of 50 feet; thence Southeasterly on a line parallel to Northeast line of said Lot 6 a distance of 32 feet; thence Northeasterly to a point which is 6 ½ feet Southwest of the Northeast line of said Lot 6; thence Northwesterly along a line parallel to the lot line between Lots 6 and 7, 110 feet; thence Southwesterly parallel to Langdon Street to the Southwest line of said Lot 6; thence Southeasterly along said Southwest line 78 feet to the point of beginning.

TOGETHER WITH right of way and easement as contained in instrument recorded December 11, 1924, in Volume 65 of Misc., Page 160, as Document No. 441969. (148 Langdon Street, Tax Parcel No. 251/0709-144-1010-8).

TOGETHER WITH the Northwest 100 feet of the Southeast 232 feet of the Southwest 50 feet of Lot Six (6), Block Sixty (60), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH a non-exclusive right-of-way as set forth in Agreement recorded December 11, 1924, in Volume 65 of Misc., Page 160, as Document No. 441969. (150 Langdon Street, Tax Parcel No. 251/0709-144-1009-1).

DOWNTOWN DESIGN STANDARDS – 619 Henry St., 625 Henry St., 145 Iota Court, 140 Iota Court

This site is located in the Downtown Design Zone 4. The following is a discussion of the project design as it relates to the design criteria outlined in the Downtown Design Zone guidelines:

Exterior Building Design

Massing: The building is a five to seven story residential building designed to blend the best of modern housing with the character and massing of the surrounding historic district. The building heights at the street step down to respond to the sloping site to maintain an appropriate scale. The upper levels have a significant step-back from the street facades to limit their visibility and impact on the neighboring properties.

The building has been defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The lower levels of the building are composed of brick and stone while the upper levels have a more simple metal and glass expression.

Orientation: The building is directly oriented to the public sidewalks and streets on two sides of the building. The building also addresses the private lane and pedestrian path on the east side of the site.

Building Components: The building has a clear architectural hierarchy. The lower five floors are a highly detailed masonry architecture. The upper levels of metal and glass create a visual termination for the building. The mechanical equipment is screened from view in the penthouse.

Articulation: The building is articulated into simple massing elements with deep vertical and horizontal step-backs. The masonry detailing and well composed window patterns provide further modulation of the architecture that is compatible with the surrounding neighborhood.

Openings: The size and rhythm of the window openings within the body of the building express the residential architecture and are consistent with the existing buildings in the area.

Materials: Traditional brick and stone masonry on the lower levels provide a timeless exterior that fits the neighborhood fabric. A more contemporary metal and glass are used on the upper levels for a lighter expression. The materials are durable and are used in a consistent manner across all the building facades.

Entry Treatment: The building has clearly defined pedestrian entries on three public facades. Large stone archways on Henry and Iota define the entry courtyards.

Terminal Views and High Visibility corners: The Henry Street entry courtyard and stone arch provide the terminal view for Lakelawn.

Additional Requirements for Bonus Stories: The highly articulated massing, the extensively detailed masonry, the durable and high quality materials, the finely composed facades and the significant step-backs at the upper levels all contribute to the excellent architecture of the building.

Site Design/Function

Semi-Public Spaces: The street-side setback has been devoted to a thoughtfully designed and landscaped semi-public space. Multiple entries and courtyards activate those spaces and provide an area for occupants to interact with the street.

Landscaping: A highly detailed landscaping plan has been provided for the street-side setbacks. A hardscape plan is integrated to formalize the pedestrian and vehicular access off Langdon Lane. The roof levels of the building incorporate generous green roof areas.

Lighting: Exterior lighting will be used to provide aesthetic lighting at the street level and to provide security in areas not visible to the street.

Interior Building Design

Mix of Dwelling Unit Types: A range of dwelling unit sizes from studio to six-bedroom apartments are provided to appeal to a variety of household size.

Dwelling Unit Size, Type and Layout: The apartment units are sized and will be designed so that adequate living areas and proper furniture layout can be provided for each apartment. Bedroom sizes vary but are generally sized for single occupants.

Interior Entryway: The main Henry Street entry provides an inviting space with clear access and visibility into the ample lobby.

Usable Open Space: Both private and public open spaces are provided. A large roof top terrace at the penthouse level is provided for social gatherings. Additional terraces are provided for private open spaces on the roof levels created as the building steps down in heights. Private balconies are included for most apartments with varying sizes. Balconies that would impact adjacent neighbors are minimized.

Trash Storage: A centrally located trash chute will be located on each floor for the convenience of the residents. The trash is then collected at the first floor level of the building. The refuse disposal company will have access to the trash room from the garage entry area.

Resident Parking for Vehicles, Bicycles and Mopeds: A reasonable level of vehicular parking is provided below the building to provide parking for the development. A significant level of secure bicycle and moped parking is provided in the basement for residents. Guest bicycle parking is provided at the site perimeter.

Building Security and Management: The building will be professionally managed with on-site management and will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

Consultant

Notes

- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, (SEE SUBSECTIONS (B)(6) AND (B)(1)(2A)) - SEE A-1(F) FOR BIKE RACK INFORMATION
- EXTERIOR STAIRS TO HAVE SINGLE ALUMINUM HANDRAILS EACH SIDE
 - 1 1/2" DIA.
 - POWDER COAT FINISH - COLOR TBD
 - RETURN ENDS TO GRADE W/ FLOOR FLANGE MOUNTING
 - SEE DETAIL III/A-9.11 FOR TYP. RAILING EXTENSIONS AT TOP AND BOTTOM
- ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.

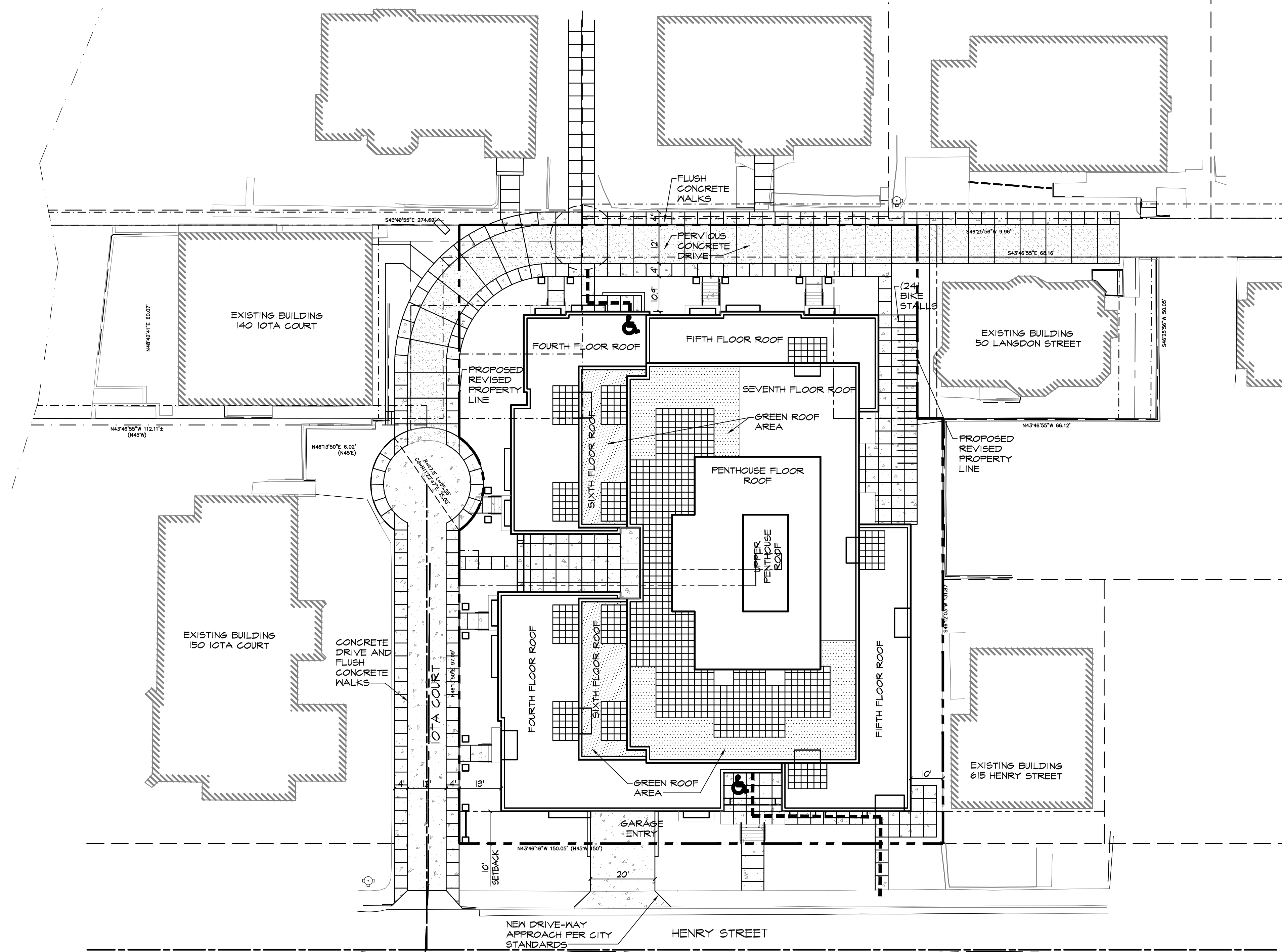
Revisions

Land Use Application - October 11, 2012
 UDC Submittal - October 31, 2012

SITE STATISTICS-DEVELOPMENT TOTAL	
Dwelling Unit Mix:	
Studio	34
One-Bedroom	16
Two-Bedroom	16
Three-Bedroom	34
Four-Bedroom	23
Five-Bedroom	9
Six-Bedroom	2
Total Dwelling Units	134
Areas:	
Total Gross Floor Area	146,022 S.F.
Densities:	
Lot Area	39,160 or .91 acres
Lot Area/D.U.	247 SF/Units
Density	147 Units/Acre
FAR	3.67
Vehicle Parking:	
Underground-Residential	66 stalls (Including 2 accessible stalls)
Bike Parking:	
Underground 2'x6'	55 stalls
Underground Wall Hung	174 stalls
Surface 2'x6'	24 stalls
Total	253 stalls
Moped Parking:	
Underground	31 stalls
Surface	0 stalls
Total	31

SITE STATISTICS - PROPOSED DEVELOPMENT	
Dwelling Unit Mix:	
Proposed Development	1
One-Bedroom	15
Two-Bedroom	34
Three-Bedroom	23
Four-Bedroom	9
Five-Bedroom	2
Six-Bedroom	84
Total Dwelling Units	84
Areas:	
Total Gross Floor Area	118,299 S.F.
Building Height:	
	Eight Stories
	Seven residential and
	Eighth floor
penthouse/	common space
Vehicle Parking:	
Underground-Residential	66 stalls (Including 2 accessible stalls)
Bike Parking:	
Underground 2'x6'	55 stalls
Underground Wall Hung	174 stalls
Surface 2'x6'	24 stalls
Total	253 stalls
Moped Parking:	
Underground	31 stalls
Surface	0 stalls
Total	31

SITE STATISTICS - 150 Langdon Street	
Dwelling Unit Mix:	
Studio	8
One-Bedroom	4
Two-Bedroom	1
Total Dwelling Units	13
Areas:	
Total Gross Floor Area	5,253 S.F.
Building Height:	
	Three Stories
Vehicle Parking:	
Underground-Residential	None
SITE STATISTICS - 140 IOTA COURT	
Studio	26
One-Bedroom	11
Total Dwelling Units	37
Areas:	
Total Gross Floor Area	22,470 S.F.
Building Height:	
	Seven Stories
Vehicle Parking:	
Underground-Residential	None



A SITE PLAN
 1"=20'-0"

SHEET INDEX			
C-1.0	OVERALL SITE PLAN	A-1.P.1	PARKING LEVEL I PLAN
C-1.1	FIRE ACCESS PLAN	A-1.0	GROUND FLOOR PLAN
		A-1.1	FIRST FLOOR PLAN
C-2.0	EXISTING CONDITIONS	A-1.2	SECOND - FOURTH FLOOR PLANS
C-2.1	EROSION CONTROL PLAN	A-1.3	FIFTH FLOOR PLAN
C-2.2	DEMOLITION PLAN	A-1.4	SIXTH FLOOR PLAN
C-2.3	GRADING PLAN	A-1.5	SEVENTH FLOOR PLAN
C-2.4	SITE UTILITY PLAN	A-1.6	EIGHTH FLOOR PLAN
L-1.0	LANDSCAPE PLAN	A-1.1A	140 IOTA COURT TYP. FLOOR PLAN
		A-2.1	HENRY STREET ELEVATION
		A-2.2	IOTA COURT ELEVATION
		A-2.3	NORTHEAST ELEVATION
		A-2.4	SOUTHEAST ELEVATION
		A-2.5	PARTIAL DETAILED ELEVATIONS
		A-2.6	140 IOTA COURT ELEVATIONS

Project Title

Houden - Iota Court

625 N. Henry St.

Drawing Title

Overall Site Plan

Project No.



0804

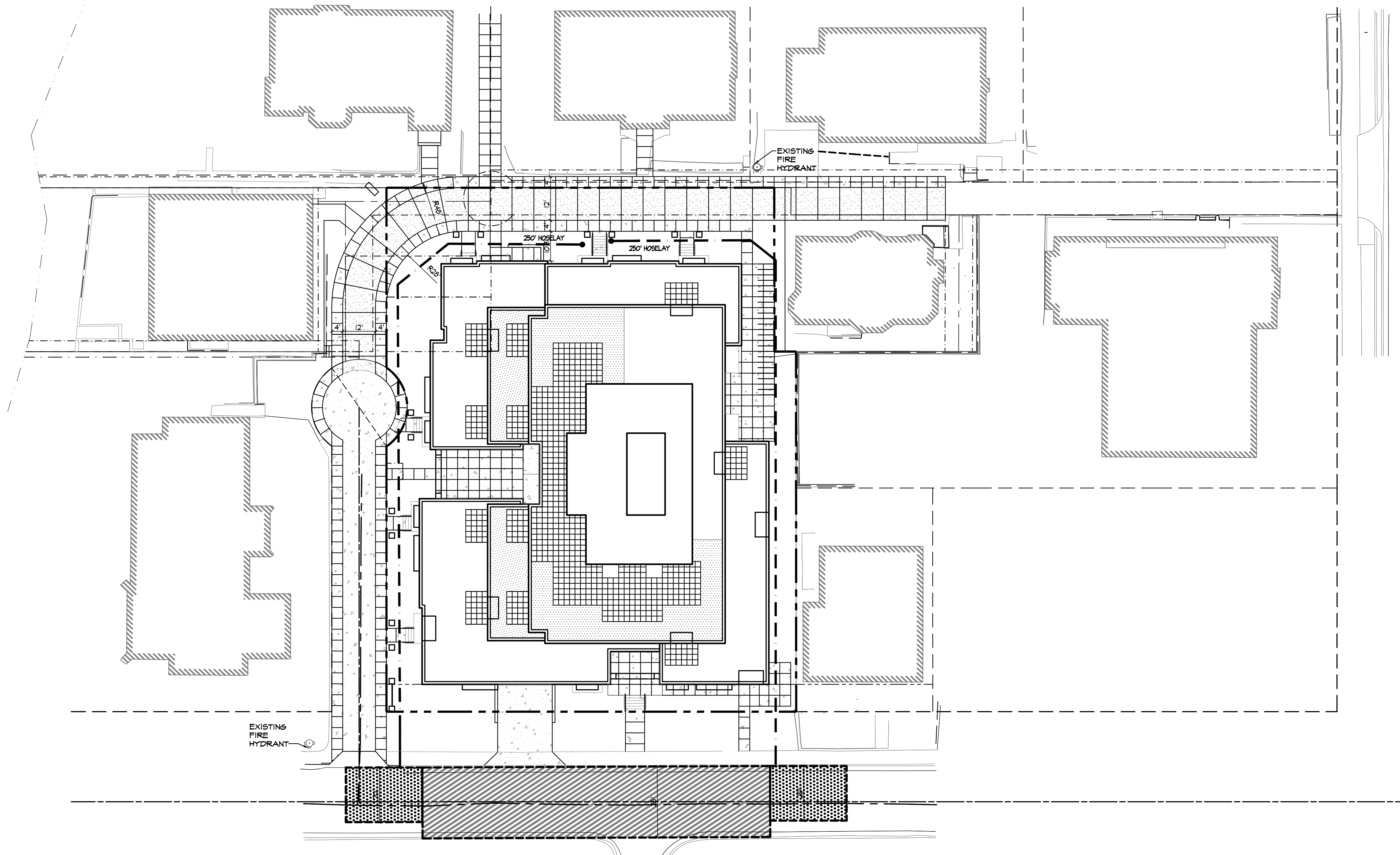
Drawing No.

C-1.0

Consultant

Notes

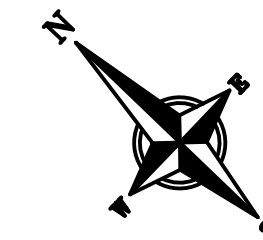
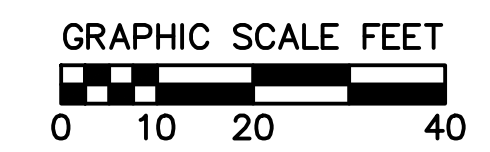
1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING.
2.  = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH.)
3. VARIOUS LINETYPES REPRESENT 250' HOSELAYS.



Revisions

- Land Use Application - October 11, 2012
UDC Submittal - October 31, 2012

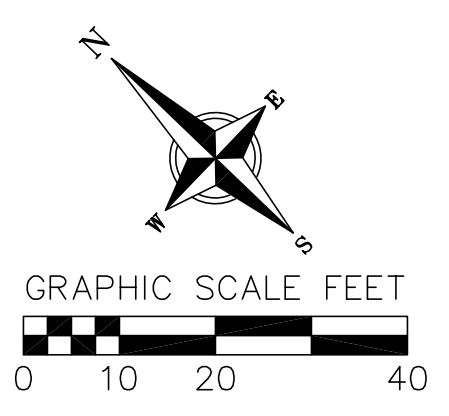
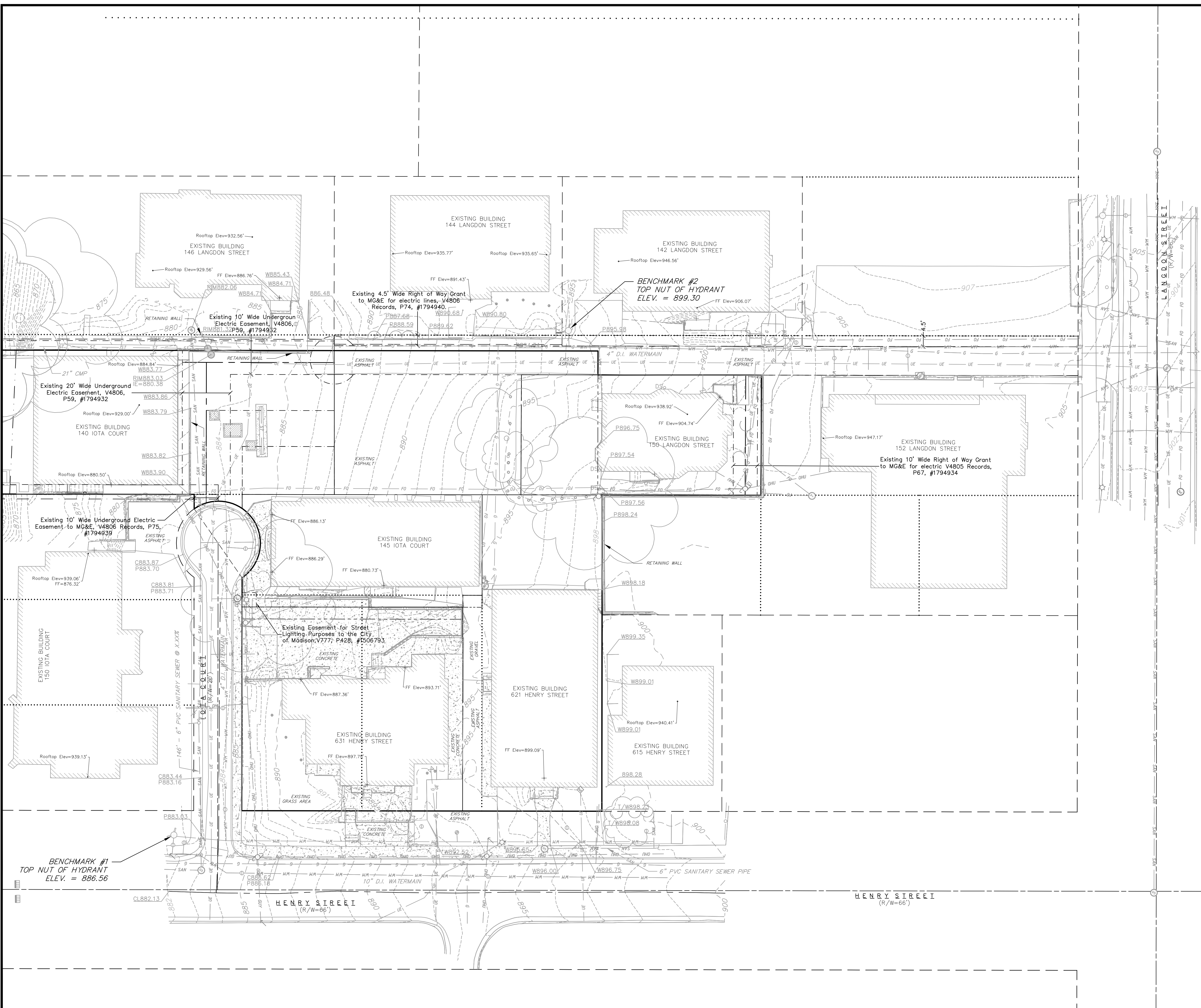
A FIRE ACCESS PLAN
1"=20'-0"



Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
Fire Access Plan

Project No. **0804** Drawing No. **C-1.1**



TOPOGRAPHIC SYMBOL LEGEND

- ⊠ EXISTING CURB INLET
- ⊠ EXISTING ENDWALL
- ⊠ EXISTING FIELD INLET
- ⊠ EXISTING ROOF DRAIN CLEANOUT
- ⊠ EXISTING STORM MANHOLE
- ⊠ EXISTING SANITARY CLEANOUT
- ⊠ EXISTING SANITARY MANHOLE
- ⊠ EXISTING SEPTIC VENT
- ⊠ EXISTING FIRE HYDRANT
- ⊠ EXISTING WATER MAIN VALVE
- ⊠ EXISTING CURB STOP
- ⊠ EXISTING WATER MANHOLE
- ⊠ EXISTING GAS VALVE
- ⊠ EXISTING AIR CONDITIONING PEDESTAL
- ⊠ EXISTING DOWN GUY
- ⊠ EXISTING ELECTRIC MANHOLE
- ⊠ EXISTING ELECTRIC PEDESTAL
- ⊠ EXISTING TRANSFORMER
- ⊠ EXISTING GUY POLE
- ⊠ EXISTING LIGHT POLE
- ⊠ EXISTING UTILITY POLE
- ⊠ EXISTING TV PEDESTAL
- ⊠ EXISTING TELEPHONE MANHOLE
- ⊠ EXISTING TELEPHONE PEDESTAL
- ⊠ EXISTING UNIDENTIFIED MANHOLE
- ⊠ EXISTING HANDICAP PARKING
- ⊠ EXISTING SHRUB
- ⊠ EXISTING CONIFEROUS TREE
- ⊠ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- OHTV — OHTV — EXISTING OVERHEAD CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- — — — — EXISTING RETAINING WALL
- — — — — EXISTING CHAIN LINK FENCE
- — — — — EXISTING GENERAL FENCE
- x — x — EXISTING WIRE FENCE
- □ — □ — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- GUY — GUY — EXISTING GUY LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- OGU — OGU — EXISTING OVERHEAD GENERAL UTILITIES
- FM — FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- — — — — EXISTING EDGE OF TREES
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- — — — — EXISTING WETLAND DELINEATION
- 820 — — — — EXISTING MAJOR CONTOUR
- 818 — — — — EXISTING MINOR CONTOUR
- W899.01 — — — — EXISTING SPOT ELEVATION

BENCHMARKS

- BENCHMARK #1:
TOP NUT OF FIRE HYDRANT
ELEV. = 886.56'
- BENCHMARK #2:
TOP NUT OF FIRE HYDRANT
ELEV. = 899.30'

EXISTING CONDITIONS

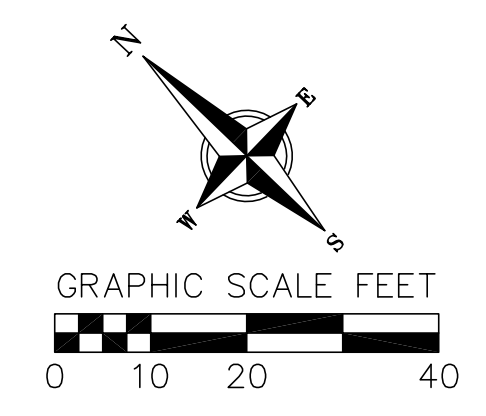
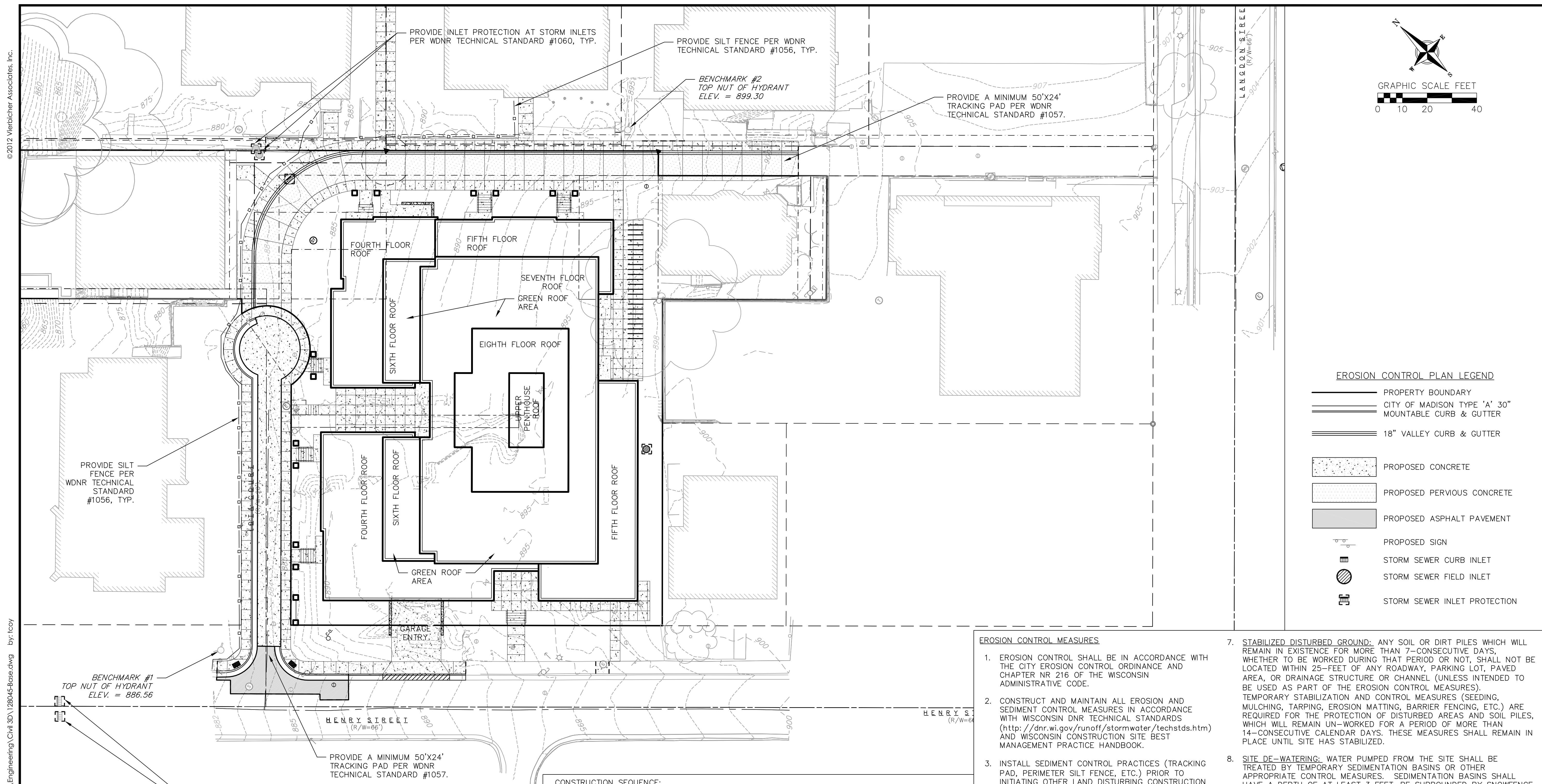
Houden Iota Court
625 N. Henry Street
City of Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
	1	10-17-12	CITY SUBMITTAL

SCALE	AS SHOWN
DATE	10-17-12
DRAFTER	ACAR
CHECKED	JDOY
PROJECT NO.	128045
SHEET	1 OF 5
DWG. NO.	C2.0

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planners | advisors
REEDSBURG - MADISON - FRANK DU CHEN
999 First Street, Reedburg, IL 62450
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16 Oct 2012 - 5:59pm M:\Select Publishing\128045_lota Court Development\Engineering\Civil 3D\128045-Base.dwg by: tcoy



EROSION CONTROL PLAN LEGEND

	PROPERTY BOUNDARY
	CITY OF MADISON TYPE 'A' 30" MOUNTABLE CURB & GUTTER
	18" VALLEY CURB & GUTTER
	PROPOSED CONCRETE
	PROPOSED PERVIOUS CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SIGN
	STORM SEWER CURB INLET
	STORM SEWER FIELD INLET
	STORM SEWER INLET PROTECTION

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EROSION CONTROL PLAN

Houden Iota Court
 625 N. Henry Street
 City of Madison, Dane County, Wisconsin

- EROSION CONTROL MEASURES**
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
 - CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
 - INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 - A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
 - STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
 - SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
 - WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
 - INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL SITE RESTORATION HAS BEEN ESTABLISHED.
 - SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
 - SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.

- CONSTRUCTION SEQUENCE:**
- INSTALL SILT FENCING.
 - INSTALL INLET PROTECTION ON EXISTING INLETS.
 - PERFORM SITE DEMOLITION AND REMOVE PAVEMENT.
 - INSTALL TRACKING PAD.
 - STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
 - ROUGH GRADE SITE FOR BUILDING PAD, DRIVE AND WALKS.
 - CONSTRUCT UNDERGROUND UTILITIES.
 - INSTALL INLET PROTECTION ON NEW INLETS.
 - CONSTRUCT BUILDING FOUNDATION AND BACKFILL.
 - CONSTRUCT PAVED AREAS.
 - FINAL GRADE SITE, TOPSOIL, SEED, FERTILIZER, AND MULCH.
 - REMOVE SILT FENCE AND INLET PROTECTION.
- SEEDING RATES:**
- TEMPORARY:**
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
- FERTILIZING RATES:**
- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- MULCHING RATES:**
- TEMPORARY AND PERMANENT:**
- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS
	1	10-16-12	CITY SUBMITTAL

SCALE: AS SHOWN

DATE: 10-17-12

DRAFTER: ACAR

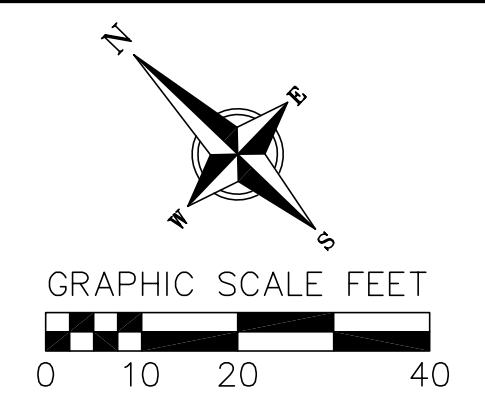
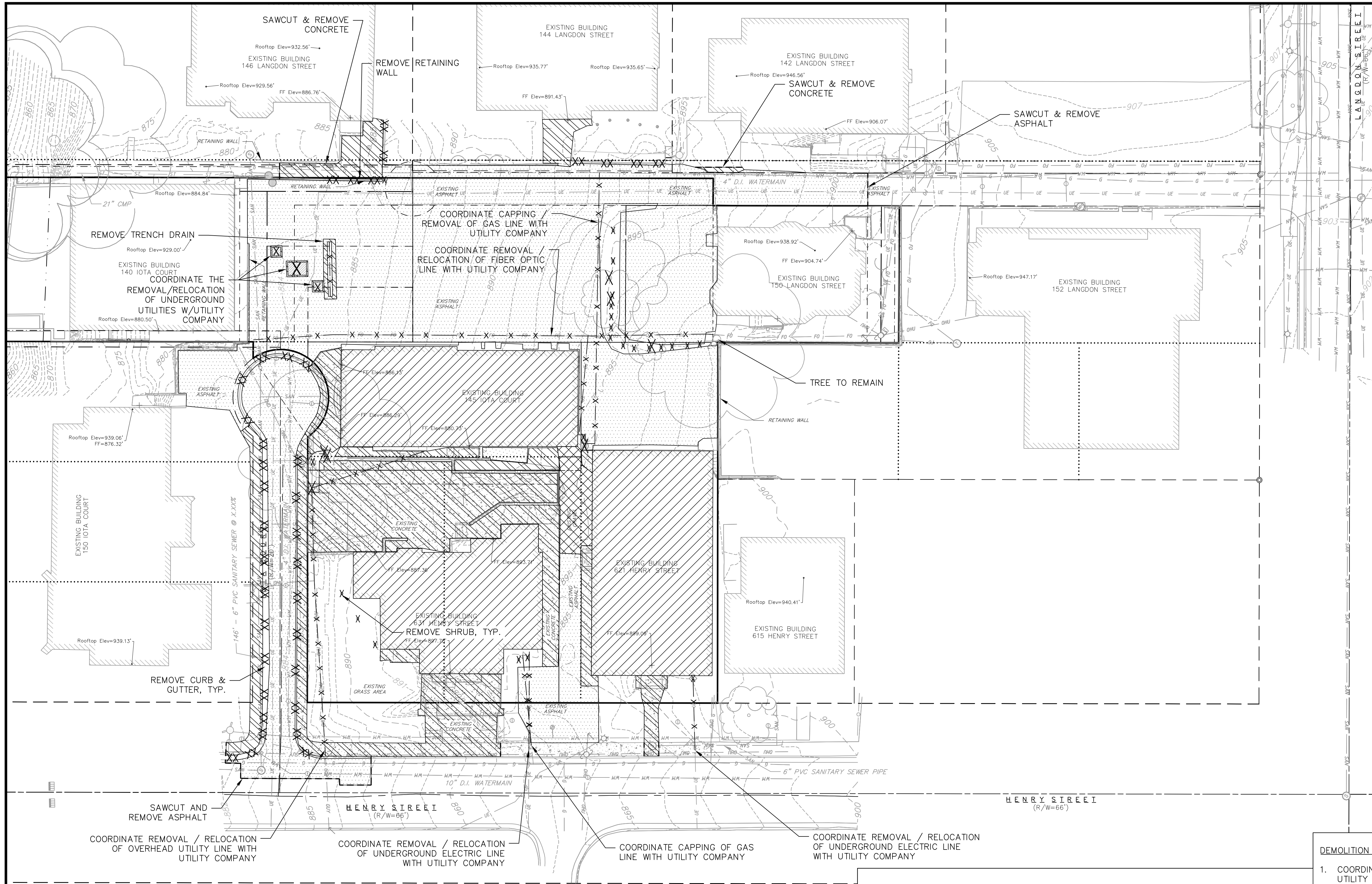
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PROJECT NO.: 128045

SHEET: 2 OF 5

DWG. NO.: C2.1

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DEMOLITION PLAN LEGEND

- X CURB STOP REMOVAL
- X WATER MAIN VALVE REMOVAL
- X GAS VALVE REMOVAL
- X ELECTRICAL PEDESTAL REMOVAL/RELOCATION
- X LIGHT POLE REMOVAL/RELOCATION
- X UTILITY POLE REMOVAL/RELOCATION
- X UNIDENTIFIED MANHOLE REMOVAL
- X SHRUB REMOVAL/RELOCATION
- X TREE REMOVAL/RELOCATION
- X BOLLARD REMOVAL/RELOCATION
- X SIGN REMOVAL/RELOCATION
- XX XX CURB AND GUTTER REMOVAL
- XX XX CONCRETE RETAINING WALL REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- GRAVEL REMOVAL
- SAWCUT
- TREE PROTECTION FENCING
- FIBER OPTIC LINE REMOVAL/RELOCATION
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING EDGE OF TREES



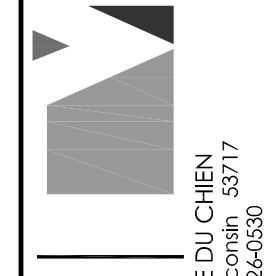
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 TOLL FREE
 TELEFAX: 1-800-338-3860
 TDC (FOR HEARING IMPAIRED):
 1-800-542-2289
 MS. STATUTE 182.0175 (1979)
 REQUIRES MINIMUM OF 3 WORKING DAYS
 NOTICE BEFORE YOU EXCAVATE.

DEMOLITION NOTES:

- COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- CONTRACTOR TO COORDINATE REMOVAL OR RELOCATION OF OVERHEAD LINE AND UTILITY POLE.
- CONTRACTOR TO ABANDON ALL WELLS LOCATED ON THIS PROPERTY IF NO VALID WELL OPERATION PERMIT HAS BEEN OBTAINED FROM THE MADISON WATER UTILITY.

GENERAL NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
- PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.



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 REEDSBURG - MADISON - FARMER DU CHIEN
 999 - 15th Street, Suite 33717
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DEMOLITION PLAN

Houden Iota Court
 625 N. Henry Street
 City of Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
	1	10-16-12	CITY SUBMITTAL

SCALE: AS SHOWN

DATE: 10-17-12

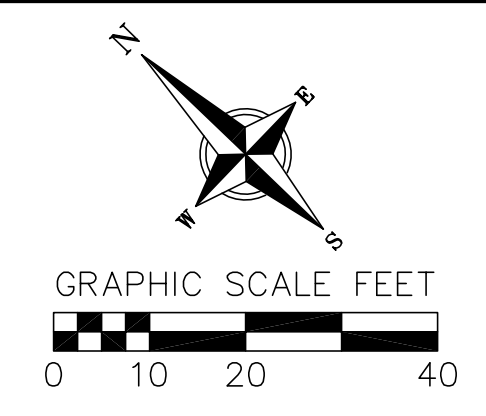
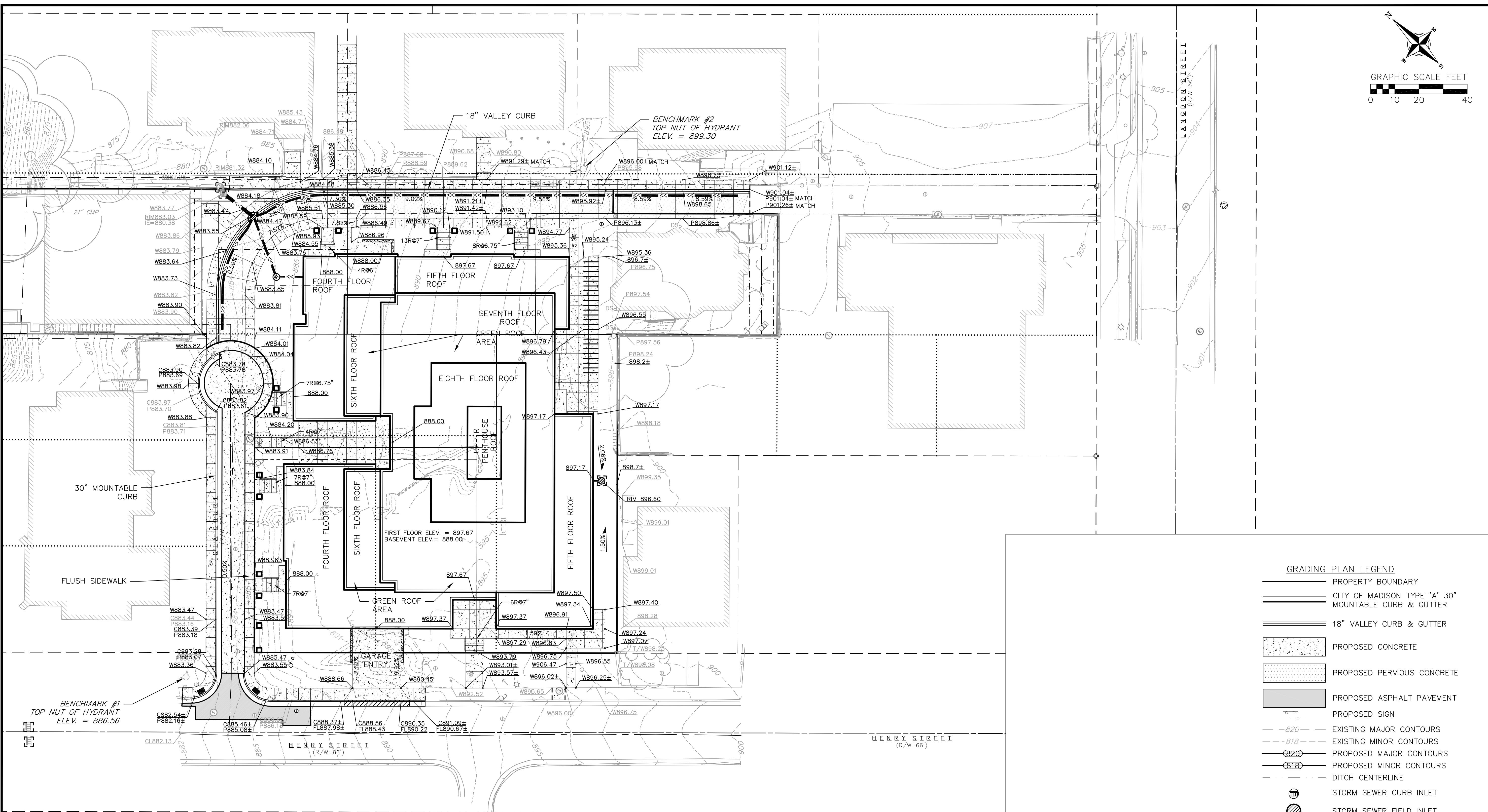
DRAFTER: ACAR

CHECKED: JDOY

PROJECT NO.: 128045

SHEET: 3 OF 5

DWG. NO.: C2.2



GRADING PLAN LEGEND

	PROPERTY BOUNDARY
	CITY OF MADISON TYPE 'A' 30" MOUNTABLE CURB & GUTTER
	18" VALLEY CURB & GUTTER
	PROPOSED CONCRETE
	PROPOSED PERVIOUS CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SIGN
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	DITCH CENTERLINE
	STORM SEWER CURB INLET
	STORM SEWER FIELD INLET
	SANITARY SEWER MANHOLE
	WATER VALVE
	PROPOSED SLOPE ARROWS
	8 STAIRS @ 7" RISER HEIGHT
	PROPOSED SPOT ELEVATION
	PAVEMENT ELEV.
	BACK OF CURB ELEV.
	CONCRETE SIDEWALK ELEV.
	TOP OF RETAINING WALL ELEV.
	BOTTOM OF RETAINING WALL ELEV.
	EXISTING SPOT ELEVATION
	SAWCUT
	ADA ACCESSIBLE ROUTE

- SITE PAVING NOTES**
- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - HEAVY-DUTY CONCRETE TO BE 7" THICK, CONSTRUCTED ON A BASE OF 6" COMPACTED SAND OR CRUSHED STONE.

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REEDSBURG - MADISON - FRASER DU CHEN
999 Wisconsin Avenue, Suite 1000
Reedsburg, WI 53959
Phone: (608) 854-5532 Fax: (608) 854-5530

GRADING PLAN
Houden Iota Court
625 N. Henry Street
City of Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
	1	10-16-12	CITY SUBMITTAL

SCALE: AS SHOWN

DATE: 10-17-12

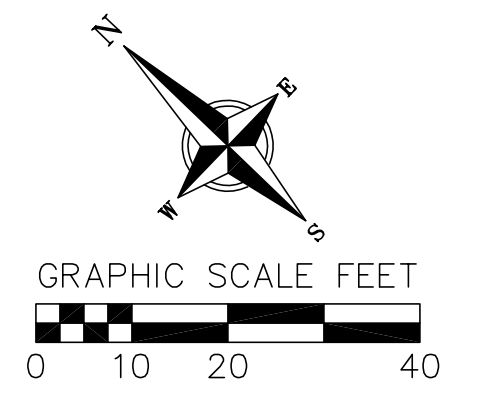
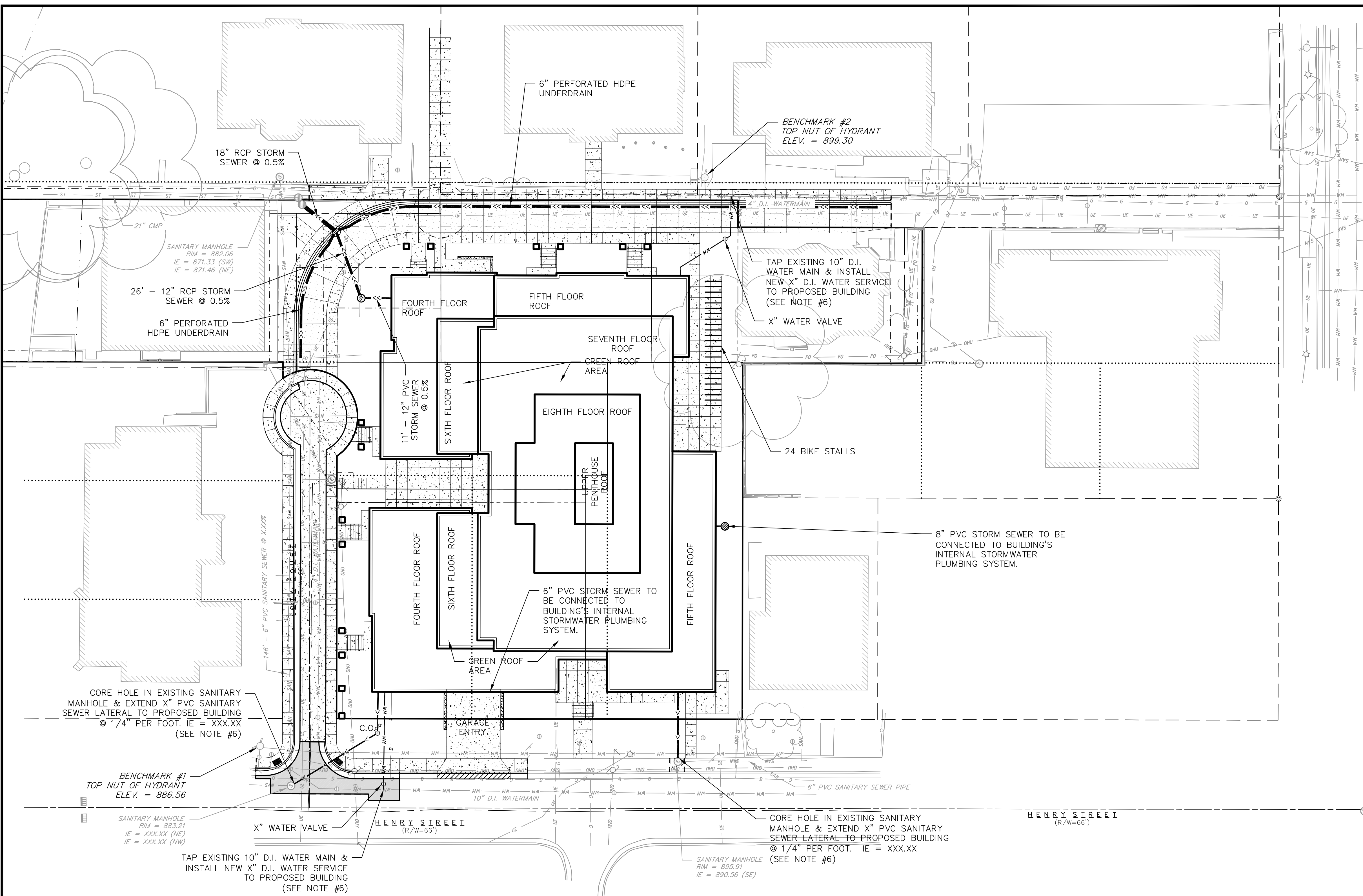
DRAFTER: ACAR

CHECKED: JDOY

PROJECT NO.: 128045

SHEET: 4 OF 5

DWG. NO.: C2.3



vierbicher engineers | architects
 planners | engineers | architects
 REEDSBURG - MADISON - FRAIBURG DU CHEN
 999 First Street
 Phone: (608) 824-5332 Fax: (608) 824-5330

UTILITY PLAN
 Houden Iota Court
 625 N. Henry Street
 City of Madison, Dane County, Wisconsin

- UTILITY NOTES:**
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
 - NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
 - PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.

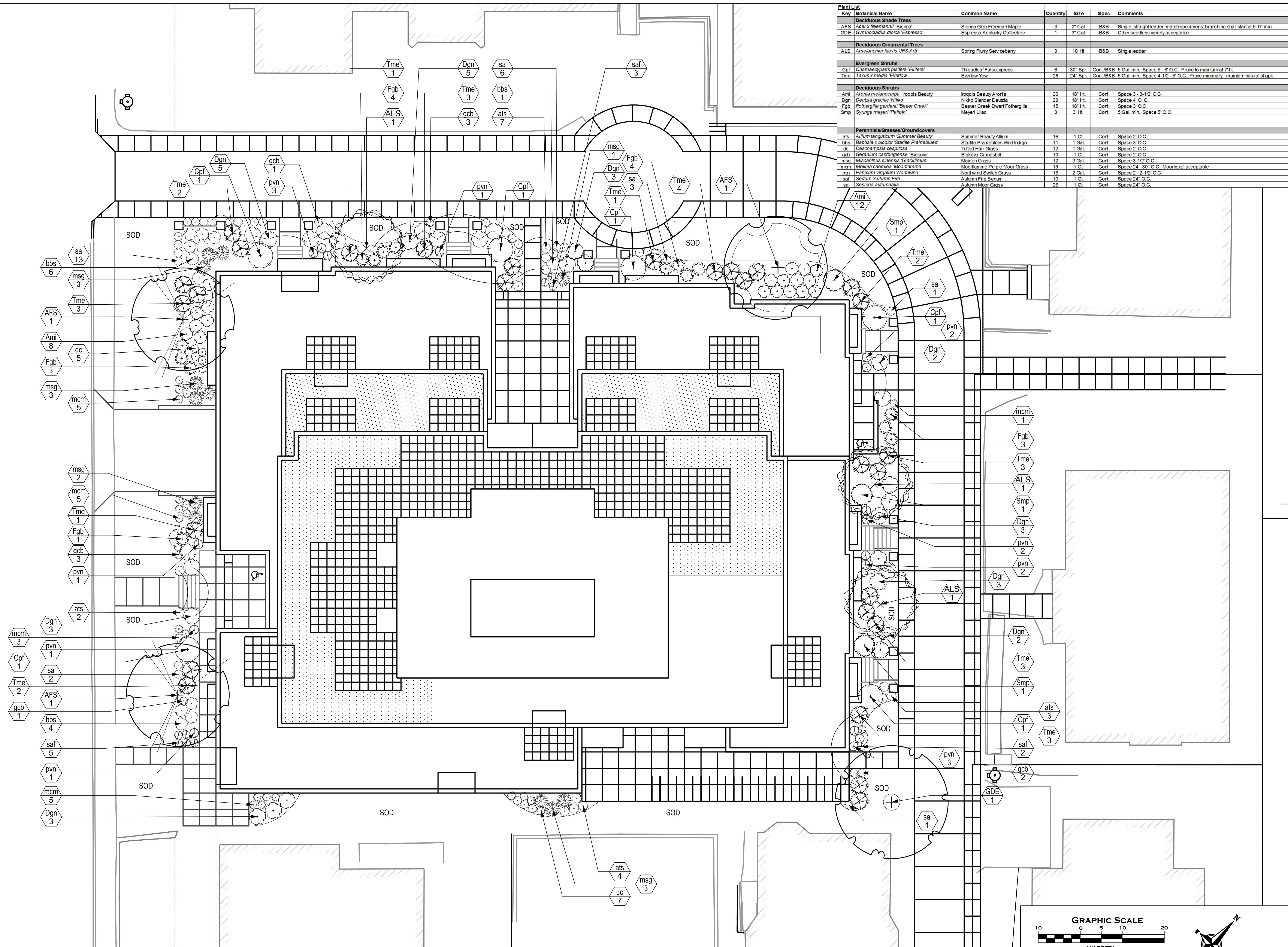
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- CONTRACTOR TO PROVIDE CITY OF MADISON A PUMPING PLAN DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER OR MASTER PLUMBER TO ACCOMMODATE THE 100 YEAR STORM EVENT.

UTILITY PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED PERVIOUS CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER MANHOLE
- WATER VALVE
- PROPOSED PIPE INSULATION
- STORM SEWER PIPE
- SANITARY SEWER PIPE (GRAVITY)
- WATER MAIN

REVISIONS		NO.	DATE	REMARKS
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SCALE		AS SHOWN		
DATE		10-17-12		
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CHECKED		JDOY		
PROJECT NO.		128045		
SHEET		5 OF 5		
DWG. NO.		C2.4		

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	1	3" Cal.	B&B	Other seedless variety acceptable
Deciduous Ornamental Trees						
ALS	<i>Amelanchier laevis</i> 'JFS-Arb'	Spring Flury Serviceberry	3	10' Ht.	B&B	Single leader
Evergreen Shrubs						
Cpf	<i>Chamaecyparis pisifera</i> 'Filifera'	Threadleaf Falsecypress	6	30" Spr.	Cont./B&B	5 Gal. min. Space 5 - 6' O.C. Prune to maintain at 7' ht.
Tme	<i>Taxus x media</i> 'Everlow'	Everlow Yew	28	24" Spr.	Cont./B&B	5 Gal. min. Space 4-1/2 - 5' O.C. Prune minimally - maintain natural shape
Deciduous Shrubs						
Ami	<i>Aronia melanocarpa</i> 'Iroquois Beauty'	Iroquois Beauty Aronia	20	18" Ht.	Cont.	Space 3 - 3-1/2' O.C.
Dgn	<i>Deutzia gracilis</i> 'Nikko'	Nikko Slender Deutzia	29	18" Ht.	Cont.	Space 4' O.C.
Fgb	<i>Fothergilla gardenii</i> 'Beaver Creek'	Beaver Creek Dwarf Fothergilla	15	18" Ht.	Cont.	Space 3' O.C.
Smp	<i>Syringa meyeri</i> 'Palibin'	Meyer Lilac	3	3' Ht.	Cont.	5 Gal. min. Space 5' O.C.
Perennials/Grasses/Groundcovers						
als	<i>Allium tanguticum</i> 'Summer Beauty'	Summer Beauty Allium	16	1 Qt.	Cont.	Space 2' O.C.
bbs	<i>Baptisia x bicolor</i> 'Starfire Prairieblues'	Starfire Prairieblues Wild Indigo	11	1 Gal.	Cont.	Space 3' O.C.
dc	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	12	1 Gal.	Cont.	Space 2' O.C.
gcb	<i>Geranium carabrigiense</i> 'Blokovo'	Blokovo Cranesbill	10	1 Qt.	Cont.	Space 2' O.C.
msg	<i>Miscanthus sinensis</i> 'Gracillimus'	N Maiden Grass	12	3 Gal.	Cont.	Space 3-1/2' O.C.
mcm	<i>Molinia caerulea</i> 'Moorflam'	Moorflamme Purple Moor Grass	19	1 Qt.	Cont.	Space 24 - 30" O.C. 'Moorhexe' acceptable
pvn	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	16	2 Gal.	Cont.	Space 2 - 2-1/2' O.C.
saf	<i>Sedum 'Autumn Fire'</i>	Autumn Fire Sedum	10	1 Qt.	Cont.	Space 24" O.C.
sa	<i>Sesleria autumnalis</i>	Autumn Moor Grass	26	1 Qt.	Cont.	Space 24" O.C.



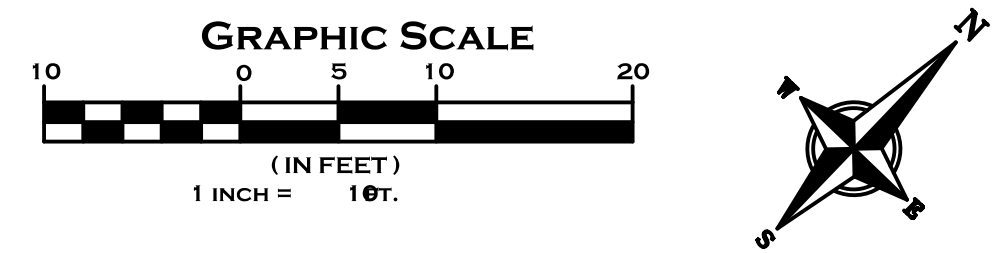
Revisions
 Issued For Xxxxxx - January 1, 2012

Project Title
 Houden Iota Court

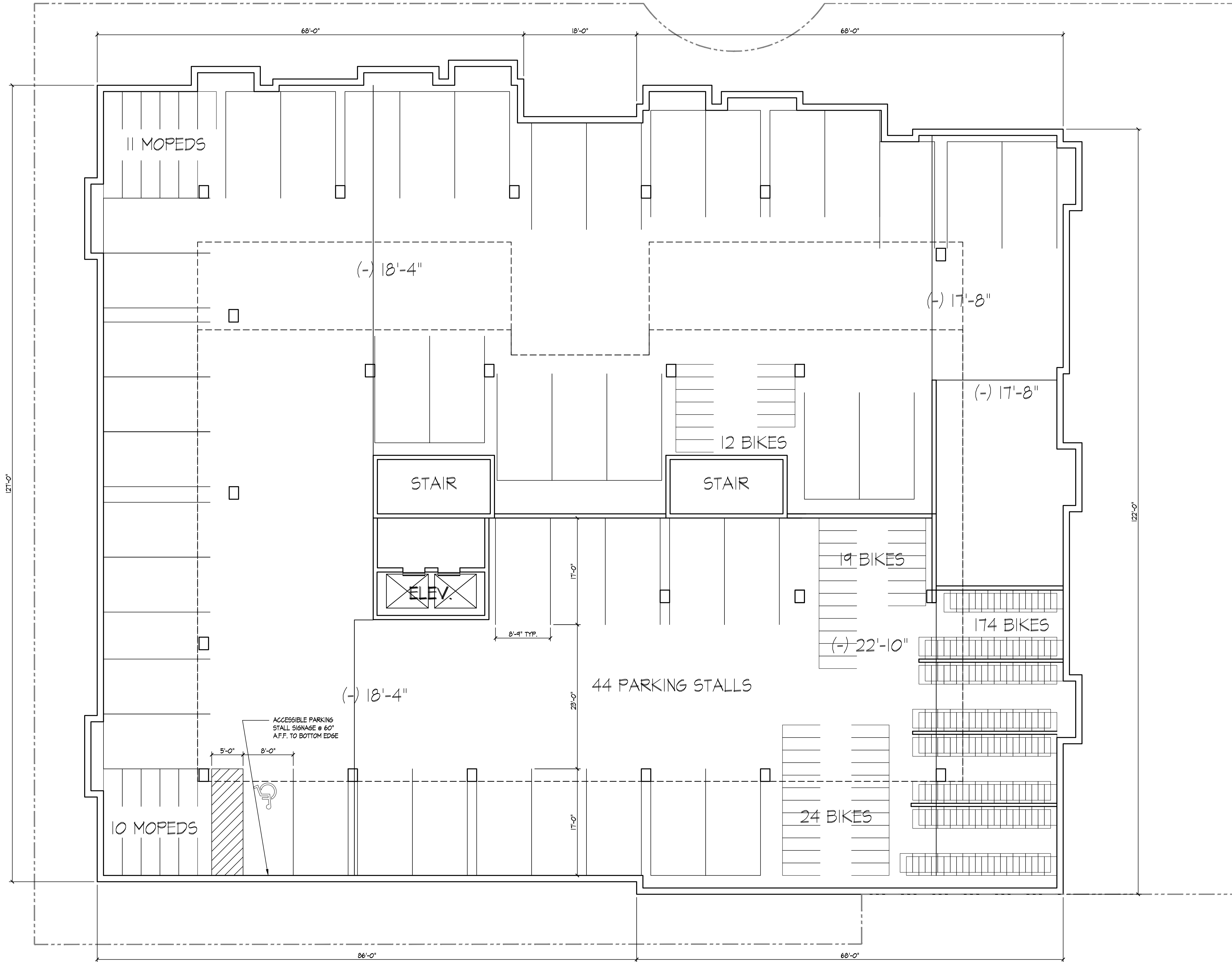
625 N. Henry St.
 Drawing Title
 Overall Site Plan

Project No. 0834 Drawing No. L-1.0

PLANTING PLAN
 1"=10'-0"



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Revisions
 Land Use Application - October 17, 2012

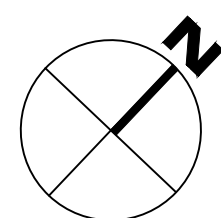
Project Title
 Houden - Iota Court

625 N. Henry St.
 Drawing Title
 Parking Level | Plan

Project No. Drawing No.

0834 A-1.PI

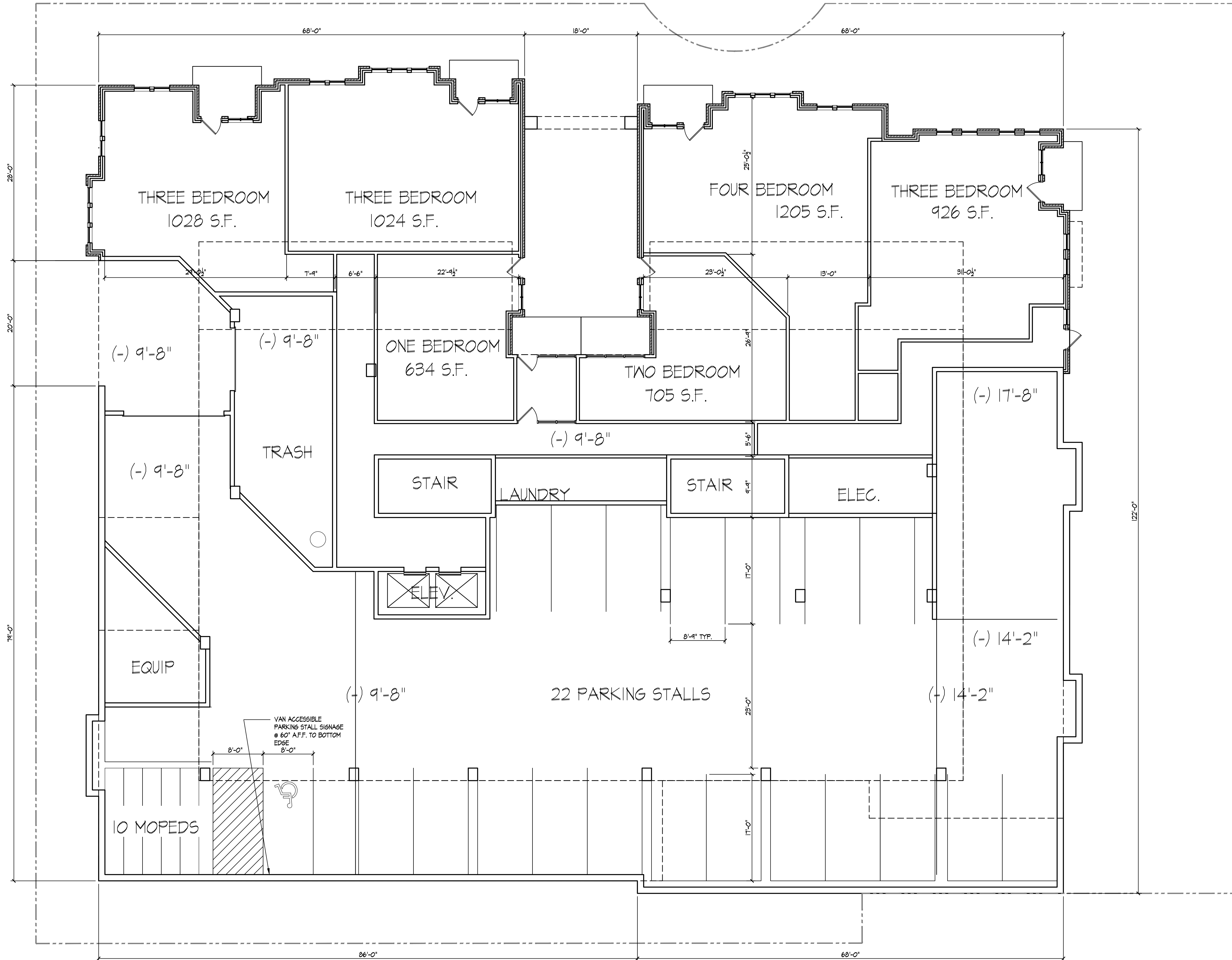
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PARKING LEVEL | PLAN
 1/8" = 1'-0"

Consultant

Notes



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Land Use Application - October 17, 2012

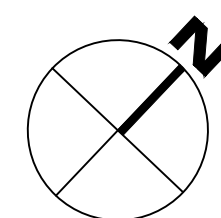
Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
Ground Floor Plan

Project No. Drawing No.

0834 A-1.0

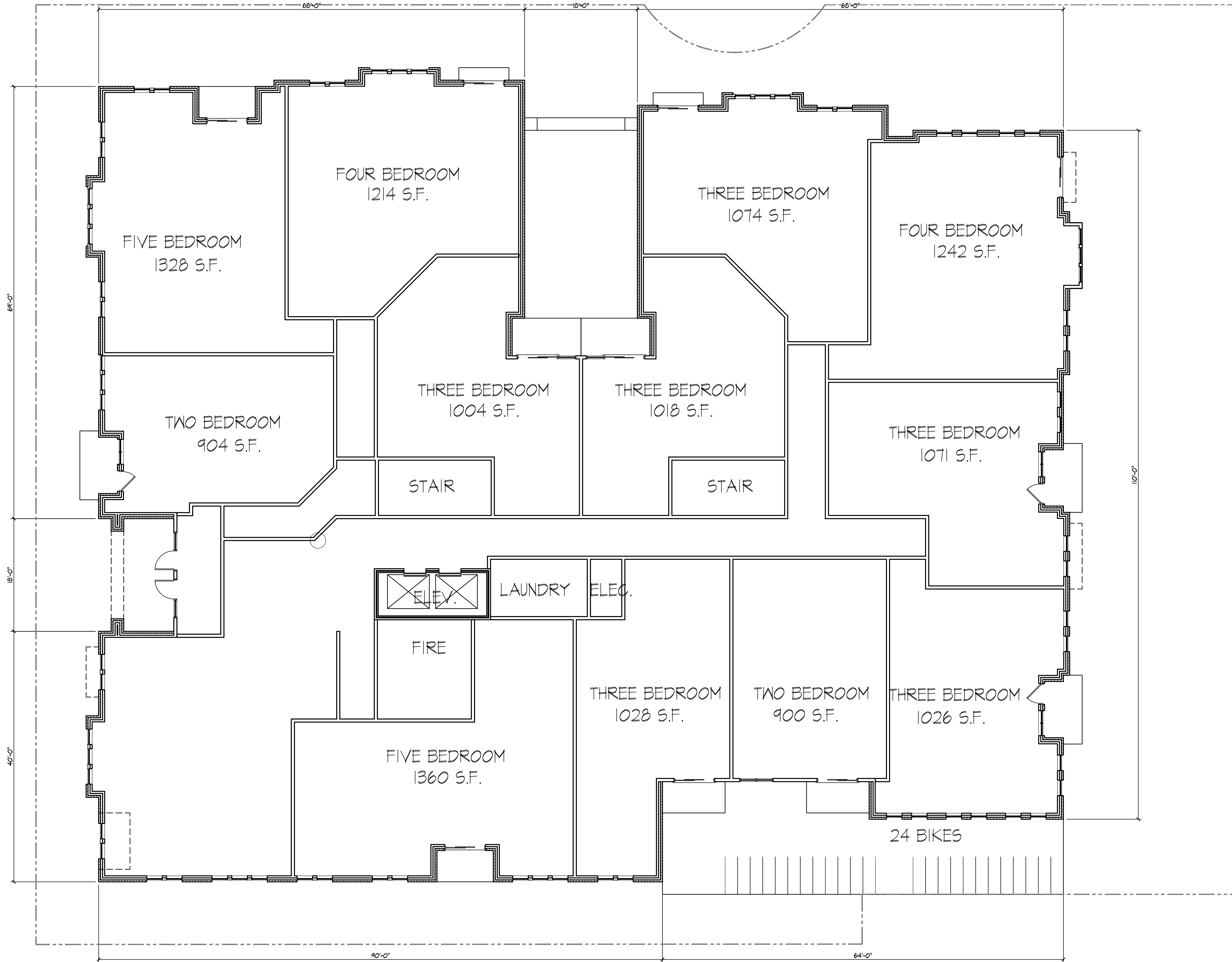
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GROUND FLOOR PLAN
1/8" = 1'-0"

Consultant

Notes



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Land Use Application - October 17, 2012

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
First Floor Plan

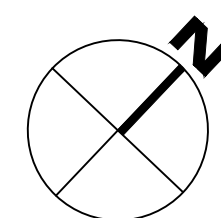
Project No.

Drawing No.

0834

A-1.1

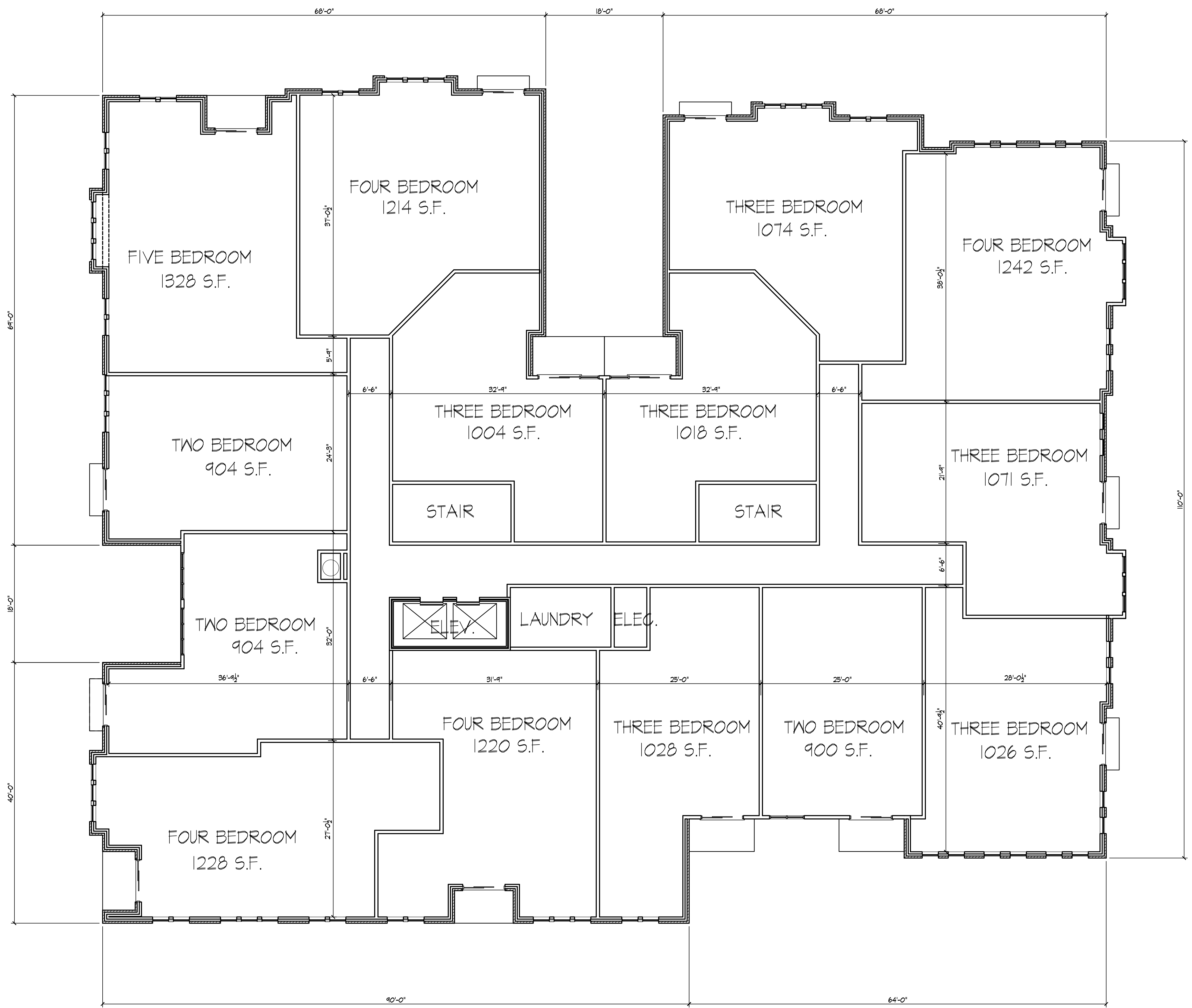
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FIRST FLOOR PLAN
1/8" = 1'-0"

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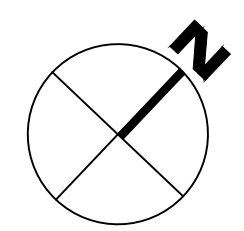
Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
Second - Fourth Plan

Project No. Drawing No.

0834 A-1.2

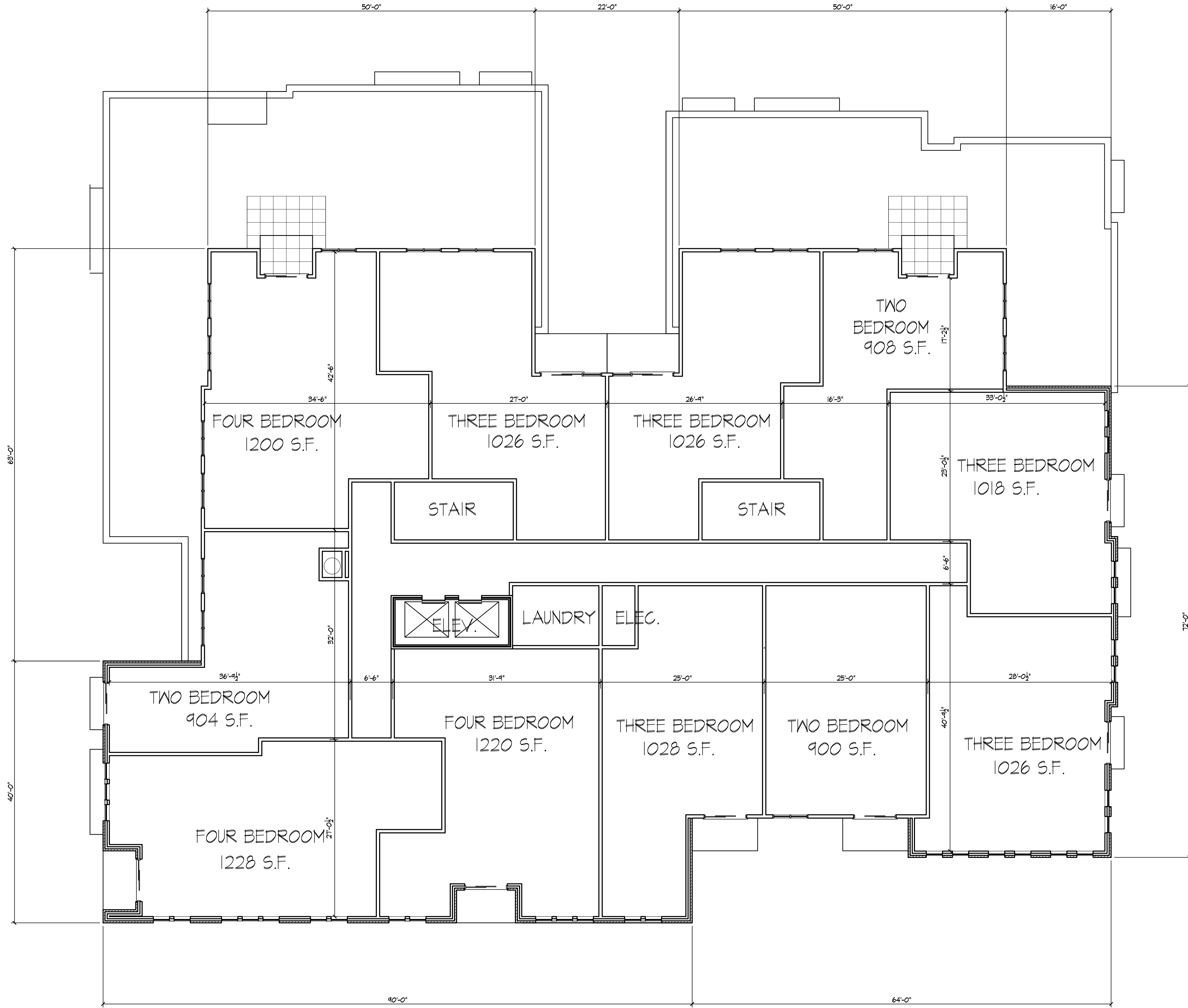
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SECOND - FOURTH FLOOR PLANS
1/8" = 1'-0"

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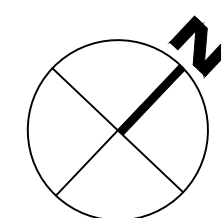
Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
Fifth Floor Plan

Project No. Drawing No.

0834 A-1.3

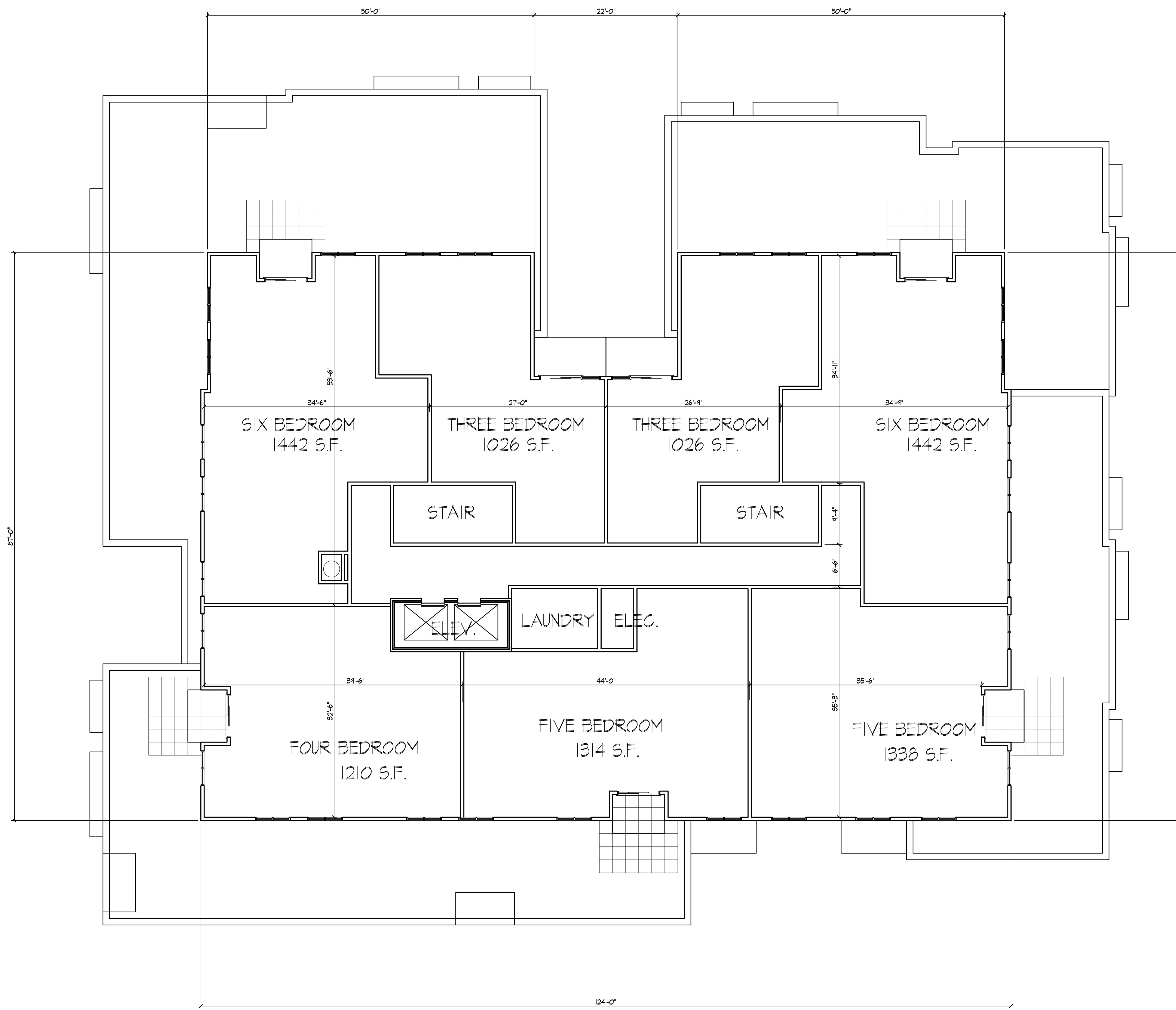
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FIFTH FLOOR PLAN
1/8" = 1'-0"

Consultant

Notes



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Land Use Application - October 17, 2012

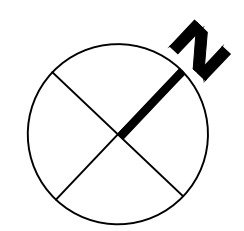
Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
Sixth Floor Plan

Project No. Drawing No.

0834 A-1.4

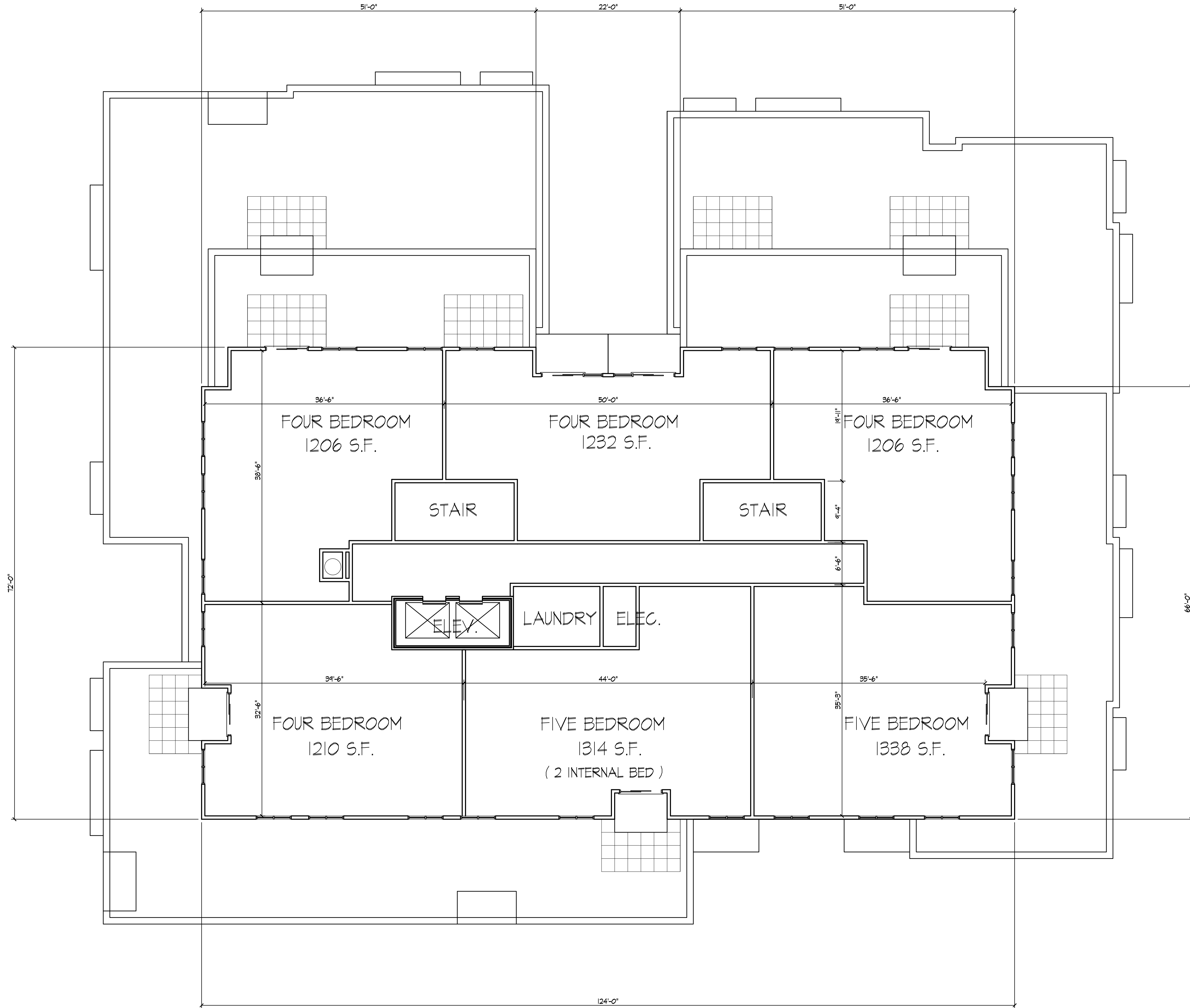
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SIXTH FLOOR PLAN
1/8" = 1'-0"

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Project Title

Houden - Iota Court

625 N. Henry St.

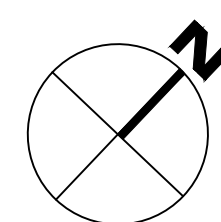
Drawing Title
Seventh Floor Plan

Project No.

0834

Drawing No.

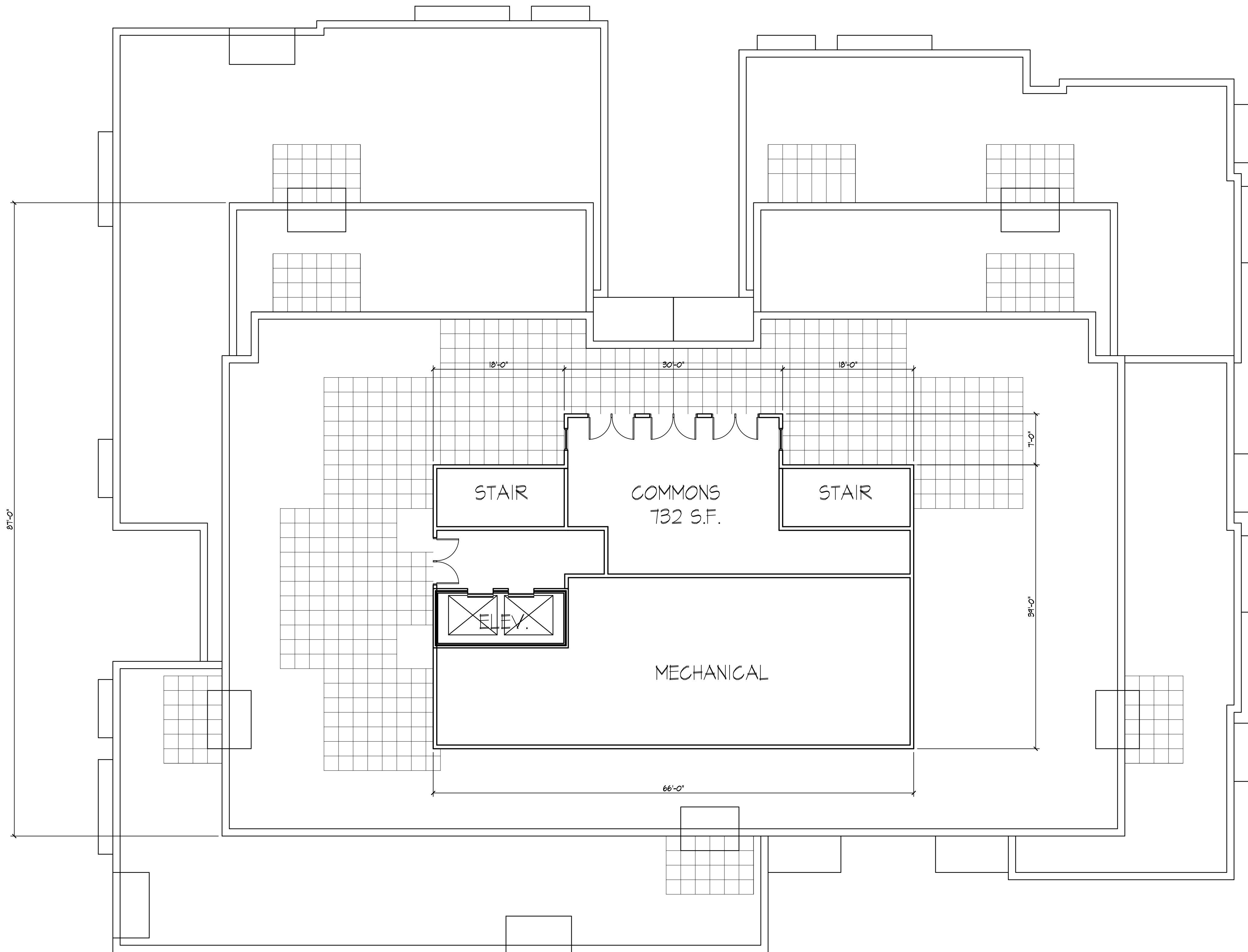
A-1.5



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

Consultant

Notes



Revisions

Land Use Application - October 17, 2012

Project Title

Houden - Iota Court

625 N. Henry St.

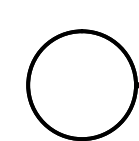
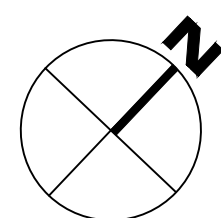
Drawing Title
Penthouse Floor Plan

Project No.

0834

Drawing No.

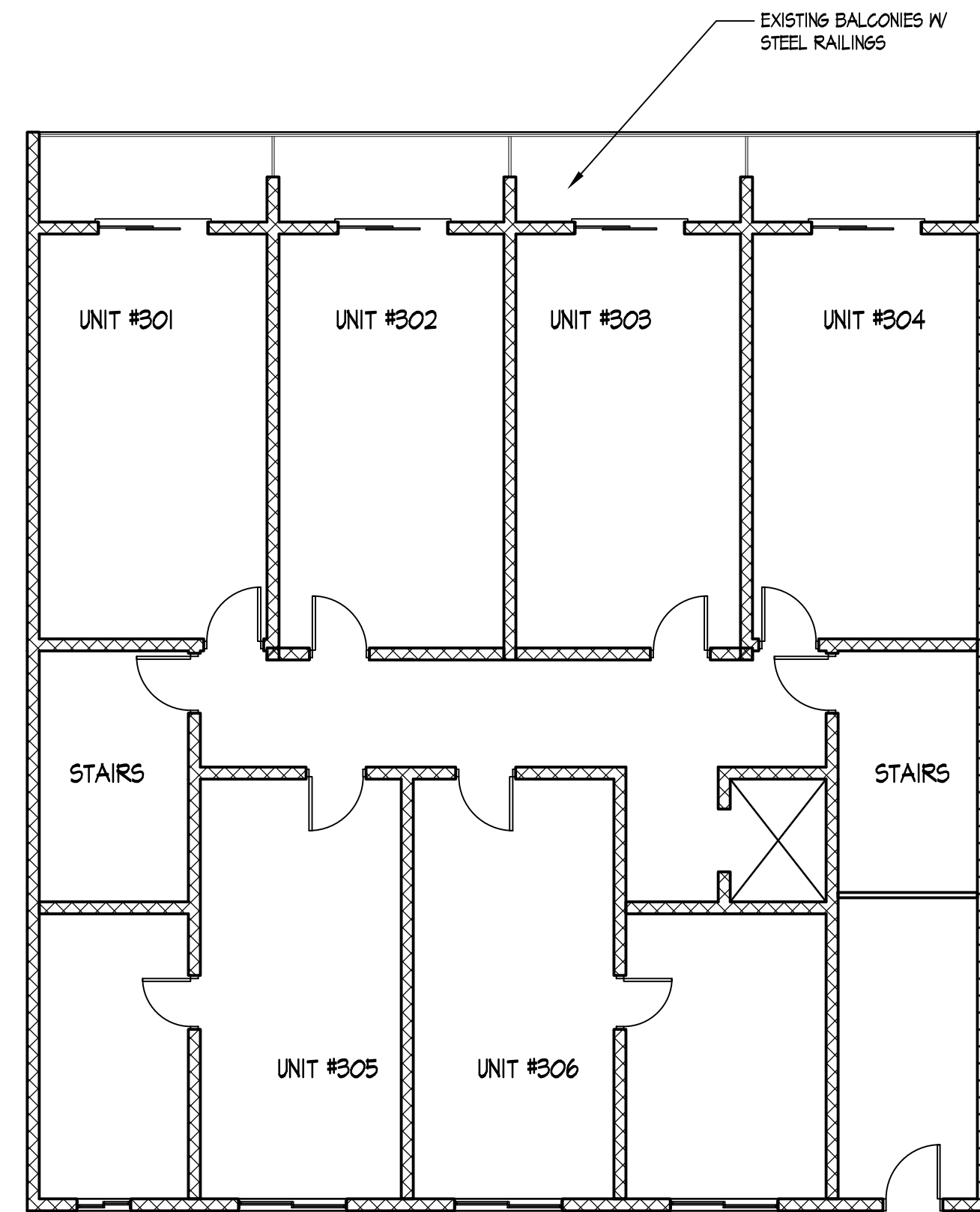
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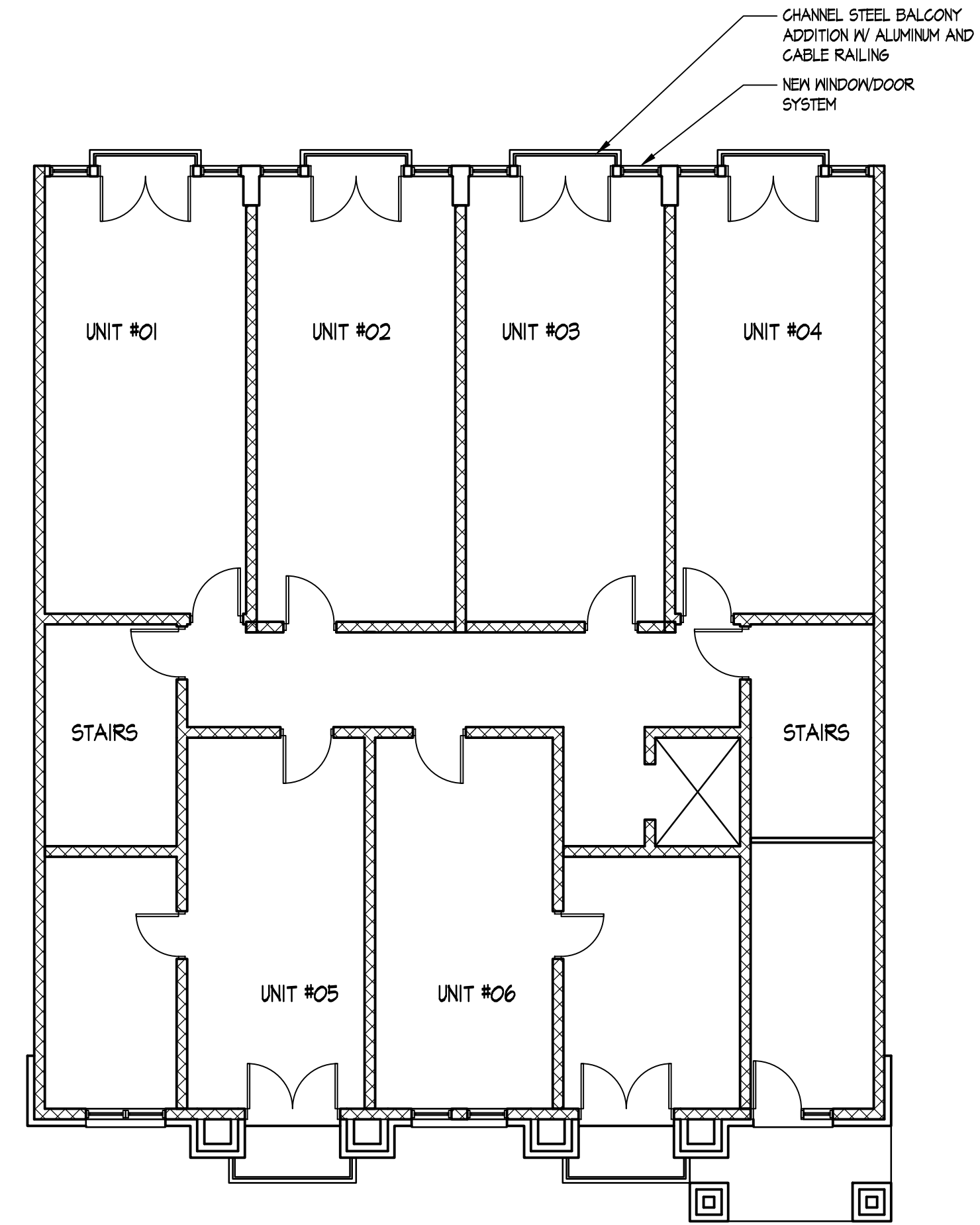
PENTHOUSE FLOOR PLAN
1/8" = 1'-0"

Consultant

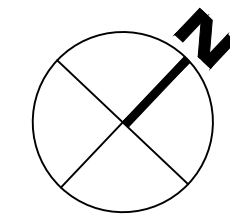
Notes



○ TYPICAL EXISTING FLOOR PLAN
1/8" = 1'-0"



○ TYPICAL NEW FLOOR PLAN
1/8" = 1'-0"



Revisions
Land Use Application - October 17, 2012

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
140 Iota Ct
Typical Floor Plan

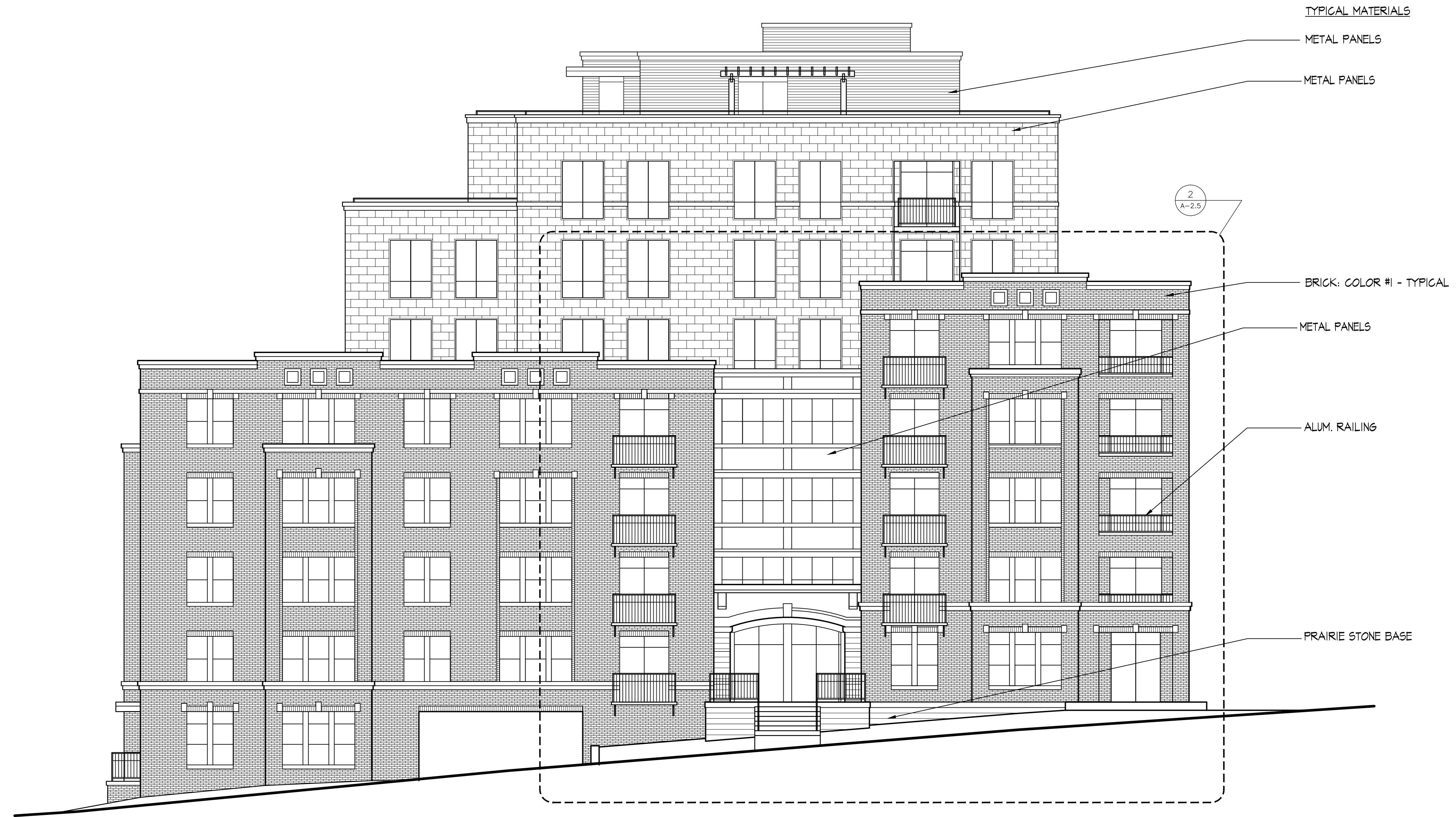
Project No. Drawing No.

0834 A-1.1A

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ELEVATION ALONG HENRY STREET
1/8" = 1'-0"

Revisions
Land Use Application - October 17, 2012

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
**Elevation along
Henry Street**

Project No.
0834

Drawing No.
A-2.1

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Revisions
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ELEVATION ALONG IOTA COURT
1/8" = 1'-0"

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
**Elevation along
Iota Court**

Project No. Drawing No.
0834 A-2.2

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NORTHEAST ELEVATION
1/8" = 1'-0"

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Land Use Application - October 17, 2012

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
NorthEast Elevation

Project No. Drawing No.
0834 A-2.3

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SOUTHEAST ELEVATION
1/8" = 1'-0"

Project Title
Houden - Iota Court

Drawing Title
SouthEast Elevation

Project No. Drawing No.
0834 A-2.4

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2 PARTIAL HENRY STREET DETAILED ELEVATION
A-2.5 3/16" = 1'-0"



1 PARTIAL NORTHEAST DETAILED ELEVATION
A-2.5 3/16" = 1'-0"

Revisions
Land Use Application - October 17, 2012

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
Partial Elevations

Project No. Drawing No.
0834 A-2.5

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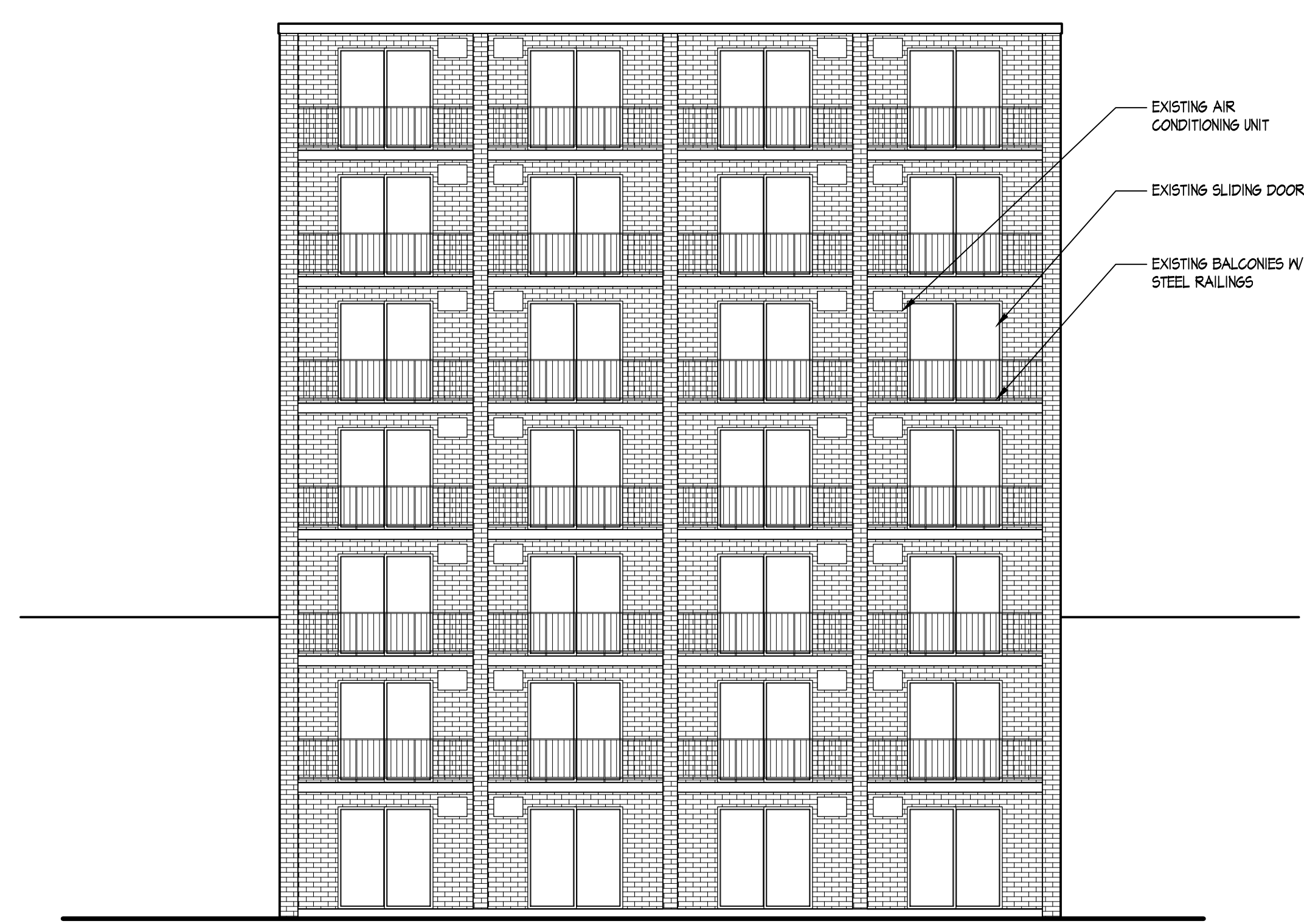
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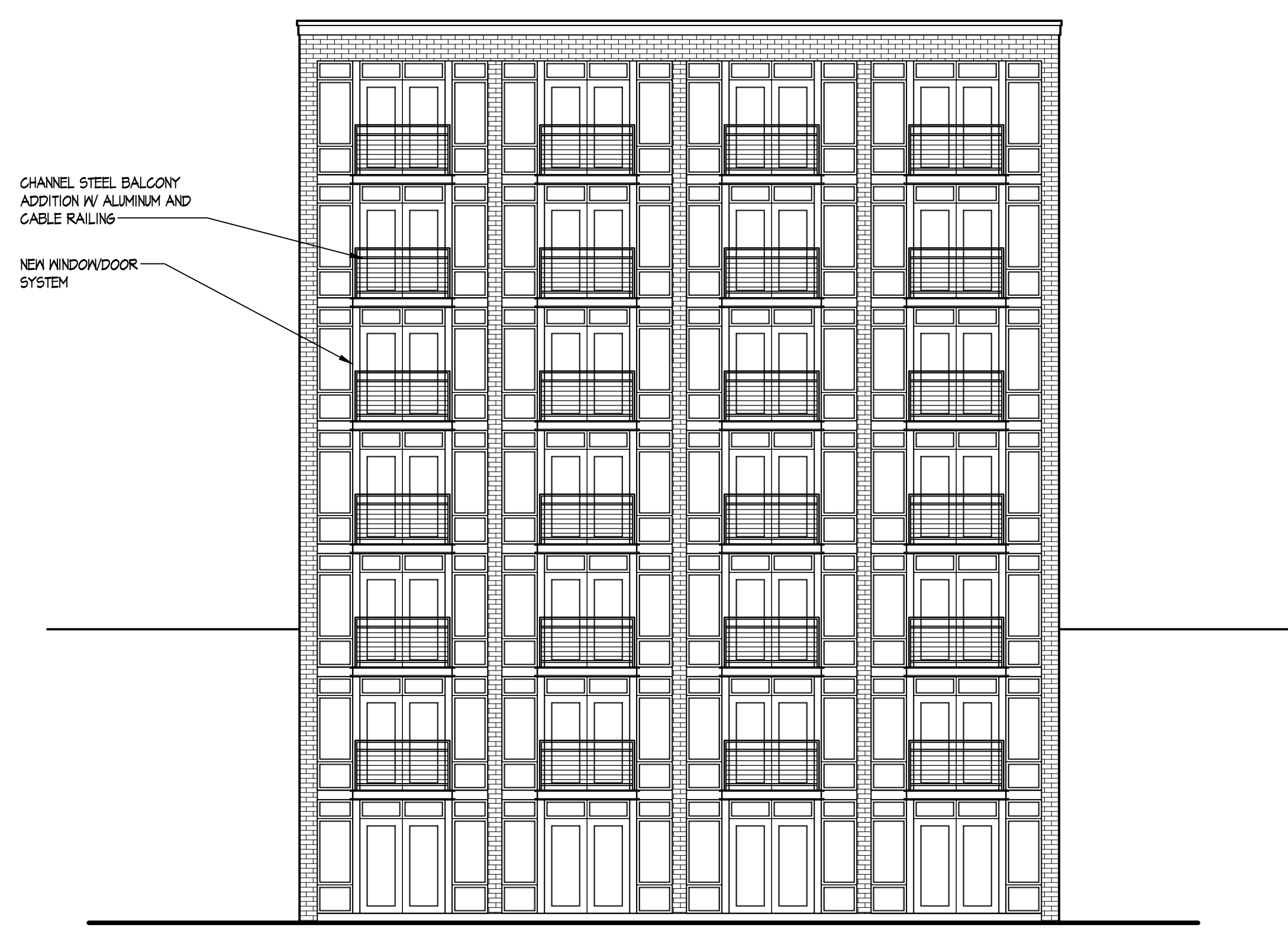
EXISTING SOUTHEAST ELEVATION
1/8" = 1'-0"



NEW SOUTHEAST ELEVATION
1/8" = 1'-0"



EXISTING NORTHWEST ELEVATION
1/8" = 1'-0"



NEW NORTHWEST ELEVATION
1/8" = 1'-0"

Revisions
Land Use Application - October 17, 2012

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
140 Iota Ct Elevations

Project No. Drawing No.
0834 A-2.6

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Henry Street Elevation



Iota Court Elevation



Iota Court Development
Elevations



PERSPECTIVE LOOKING NORTHWEST AT HENRY STREET

148 Langdon Street
Perspectives

October 7, 2012
#0804

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& BRUCE**
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