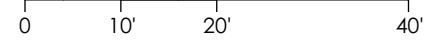


SITE MAP

SHEET INDEX

- C1 COVER, SITE DEMOLITION PLAN
- C2 SITE PLAN
- C3 GRADING & UTILITY PLAN
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE PLANTING IMAGES
- A1 FLOOR PLANS
- A2 BUILDING ELEVATIONS
- A3 BUILDING MATERIALS & DETAILS
- SM1 EXISTING HOUSE PHOTOS
- SM2 URBAN CONTEXT PHOTOS
- SM3 AREA MAP
- SM4 URBAN CONTEXT SECTIONS
- SM5 SHADOW STUDY
- SM6 GROUND USEABLE OPEN SPACE

EXISTING SITE & DEMOLITION PLAN

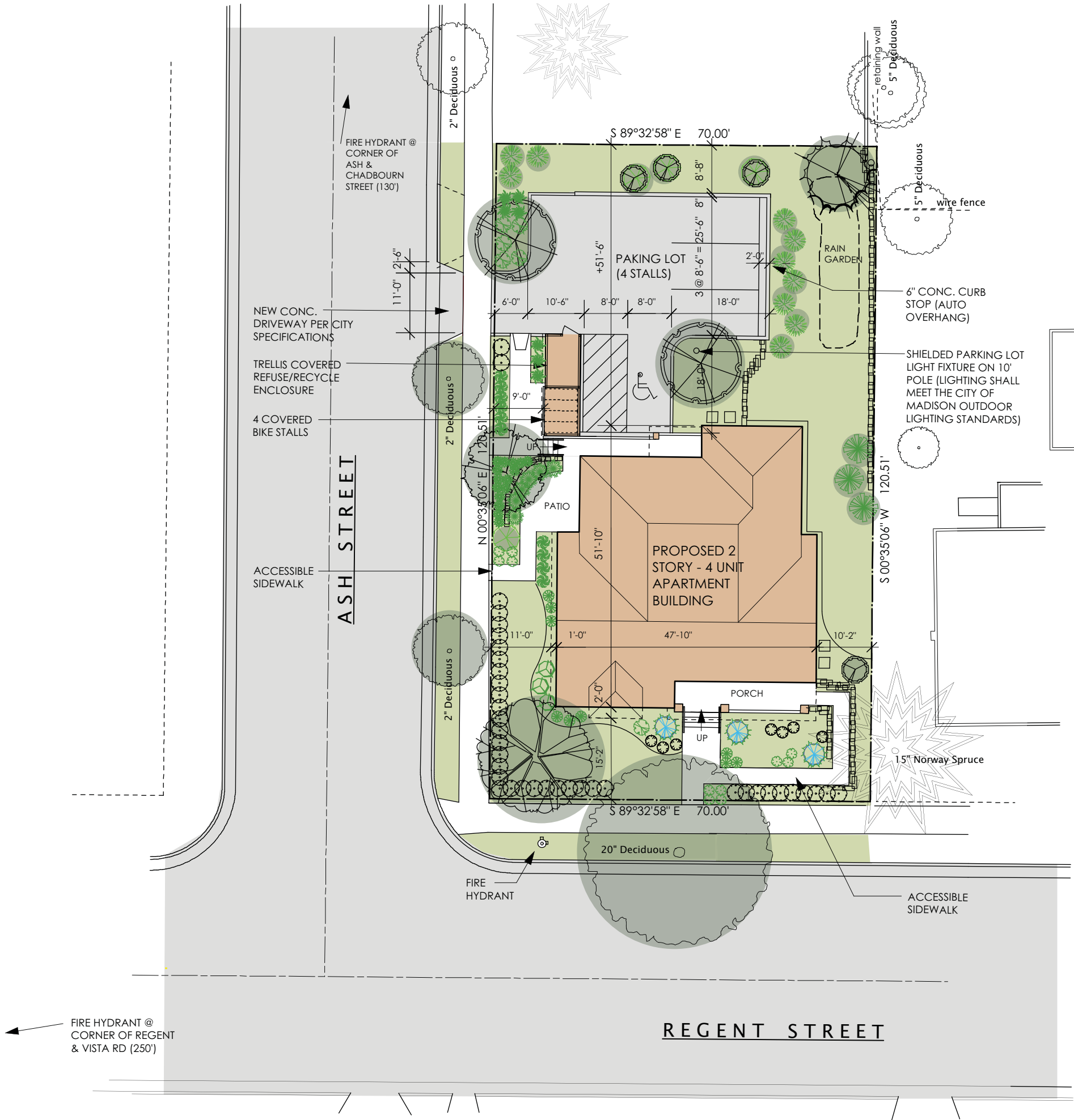


REV. 1/7/13
12/27/12

APARTMENT BUILDING
2224 Regent Street, Madison WI 53726

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON WI
608-238-6900

C1



SITE STATISTICS

SITE ACREAGE: 8,400 sq. ft. (0.19 acres)

UNITS/ACRE: 21.05

GROUND USEABLE OPEN SPACE: 2,211 sq. ft.

PORCH & DECK AREA OPEN SPACE: 210 sq. ft.

PARKING PROVIDED: 4 STALLS

BIKE PARKING PROVIDED: 4 STALLS

SITE AREA:

BUILDING FOOTPRINT	2,109 sq. ft.	25.1%
PAVEMENT & SIDEWALKS	2,466 sq. ft.	29.4%
PERVIOUS AREA	3,825 sq. ft.	45.5%

LEGAL DESCRIPTION:

Legal Description of Unplatted lands of Record: Document No. 4746045

Part of Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 21, Township 7 North, Range Nine (9) East, in the City of Madison described as follows: Beginning at the quarter post between Section 21 and 22, running thence West on the quarter line and in the center of the public Highway 381 feet to the point of beginning, thence continuing west along said quarter line 70 feet; thence North at right angles with the quarter line 158 1/2 feet; thence East 70 feet; thence South 158 1/2 feet to the point of beginning.

Measured Description:

Commencing at the East 1/4 Corner of Section 21, T7N, R9E, as marked by a Brass Cap City of Madison Monument, thence N 89°34'51" W, along the South line of the SE 1/4 of the NE 1/4 of said Section 21, 450.32 feet; thence N 00°35'06" E, along the Easterly right-of-way line of Ash Street extended, 31.63 feet to a point at the intersection of the Northerly right-of-way line of Regent Street and the Easterly right-of-way line of Ash Street, said point being the Point of Beginning of this description; thence N 00°35'06" E, along the Easterly right-of-way line of Ash Street, 120.51 feet; thence S 89°32'58" E, 70.00 feet; thence S 00°35'06" W, 120.51 feet; thence N 89°32'58" W, 70.00 feet to the point of beginning.

This description contains 8,436 square feet, or 0.19 acres.

BUILDING STATISTICS

(4) 2 BEDROOM APARTMENTS = 8 BEDROOMS TOTAL

NUMBER OF STORIES (ABOVE GRADE): 2

BUILDING HEIGHT: 27'

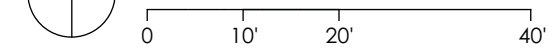
CONSTRUCTION TYPE: 5A

AUTOMATIC SPRINKER SYSTEM PER NFPA 13R

BUILDING AREA:

LOWER LEVEL	2,088 sq. ft.
1ST	2,109 sq. ft.
2ND	2,114 sq. ft.
TOTAL	6,311 sq. ft.

SITE PLAN











REV. 1/7/13
12/27/12

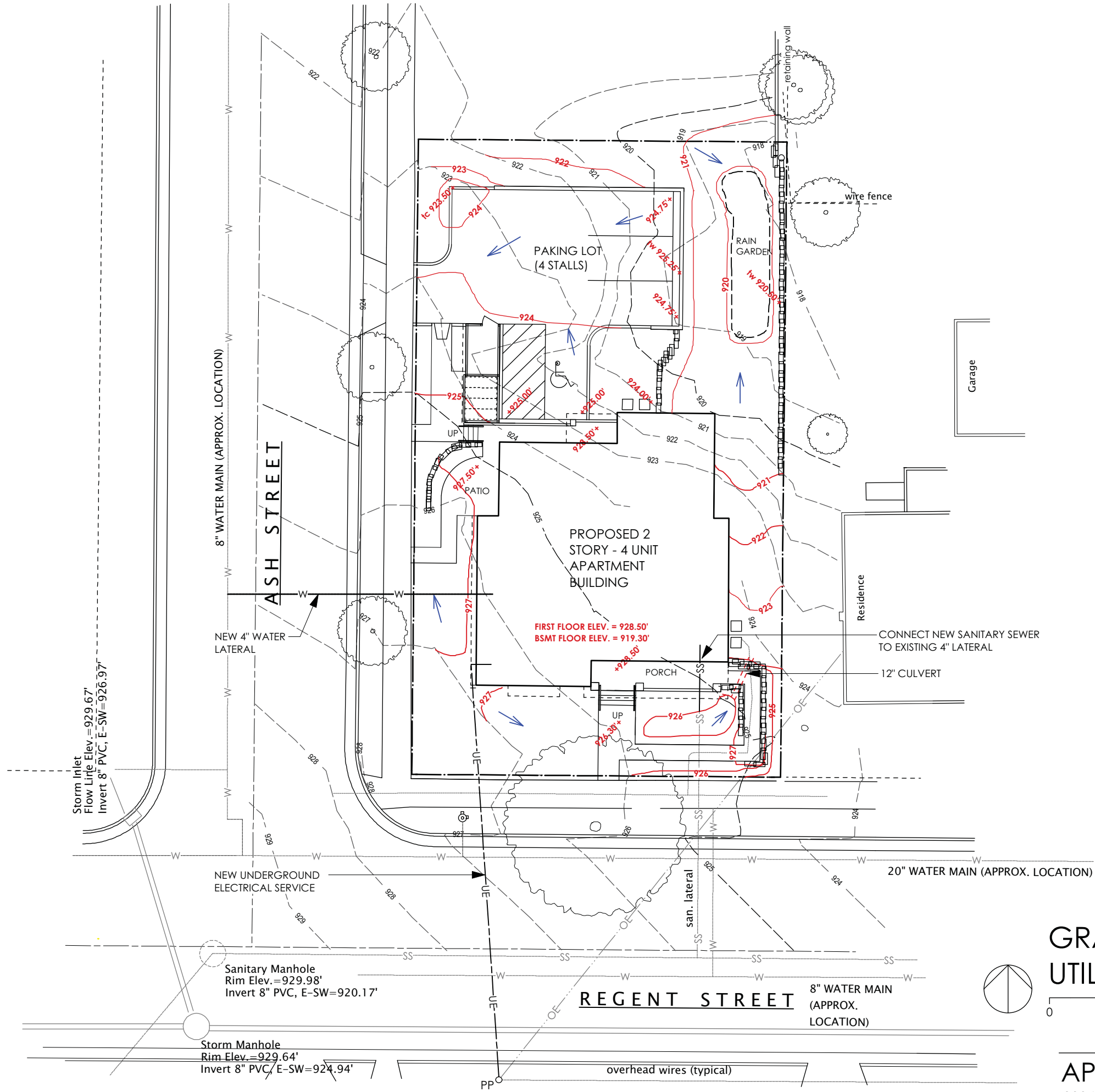
APARTMENT BUILDING
2224 Regent Street, Madison WI 53726

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON WI
608-238-6900

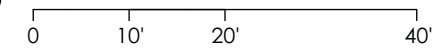
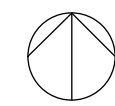


SITE LEGEND:

- 100.00+ NEW SPOT ELEVATIONS
-  FIRE HYDRANT
-  SURFACE DRAINAGE
-  WATER LINE
-  SANITARY SEWER
-  OVERHEAD ELECTRIC
-  STORM SEWER
-  UNDERGROUND ELECTRIC
-  POWER POLE



GRADING & UTILITY PLAN



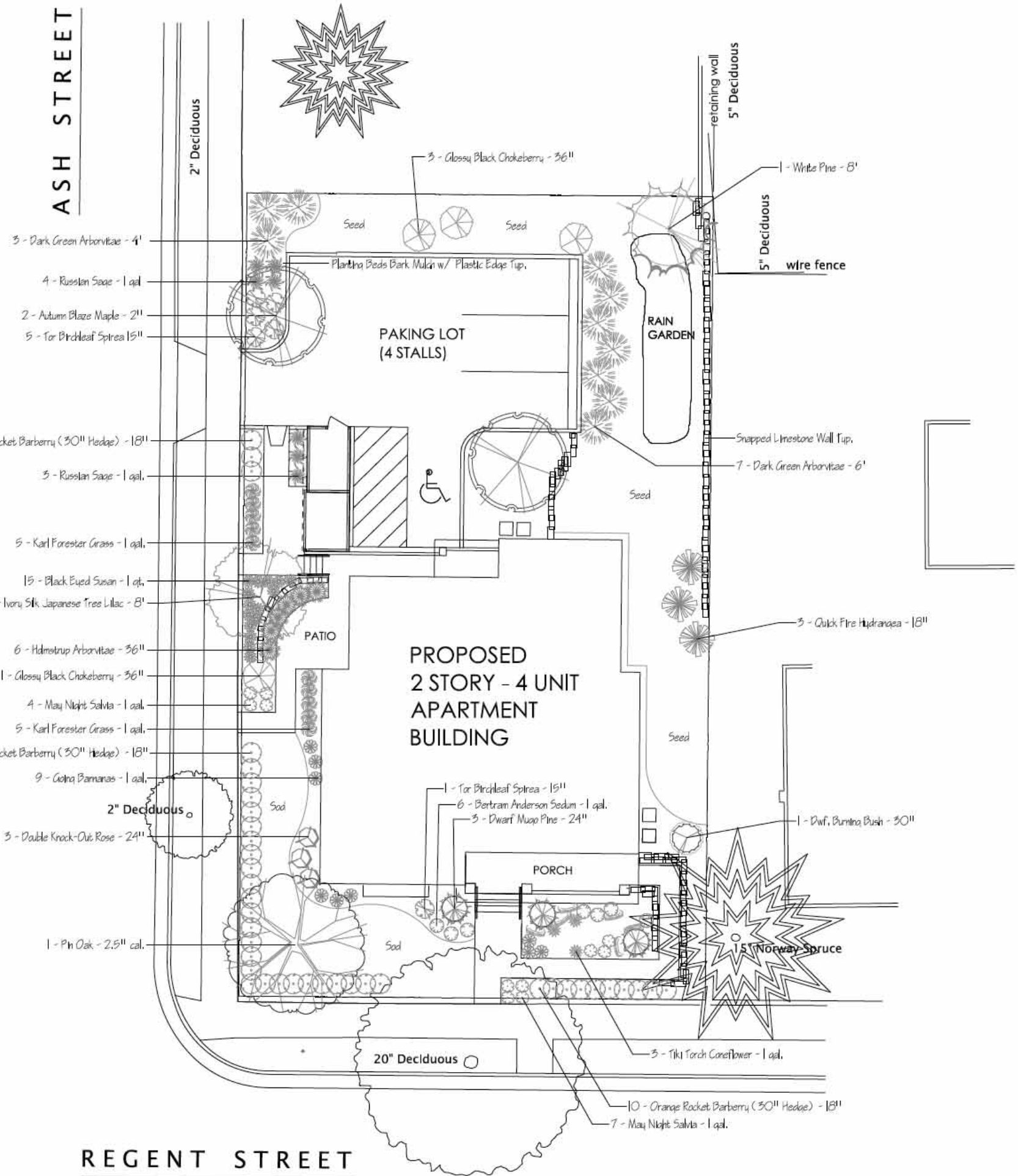
REV. 1/7/13
12/27/12

APARTMENT BUILDING
2224 Regent Street, Madison WI 53726

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON WI
608-238-6900

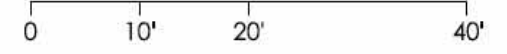
C3

ASH STREET



REGENT STREET

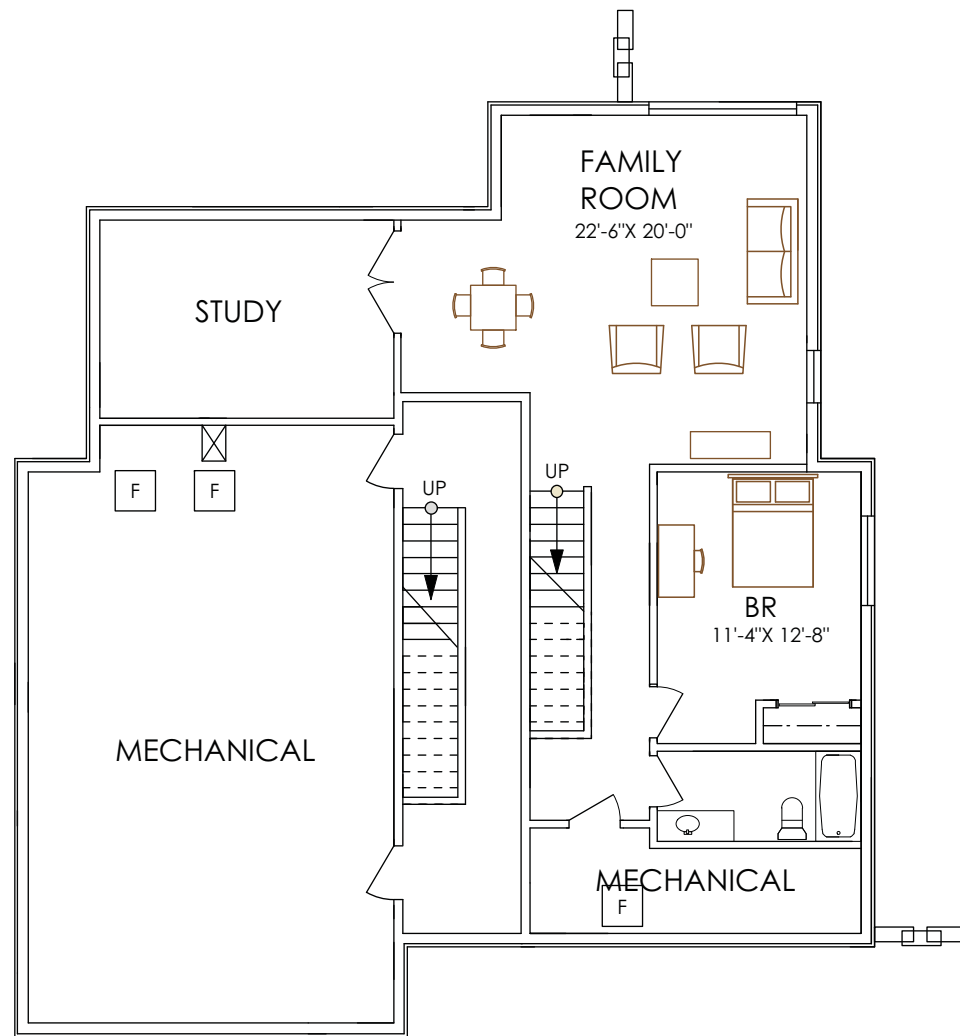
LANDSCAPE PLAN



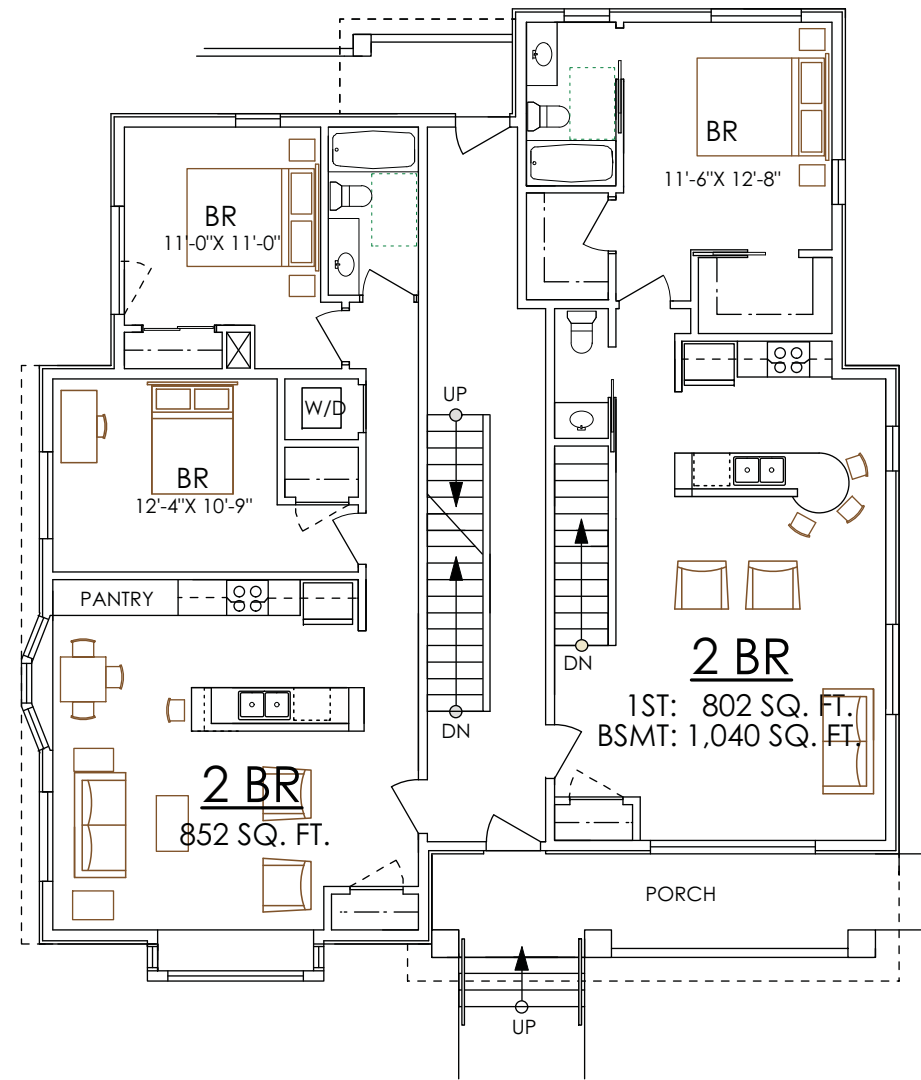
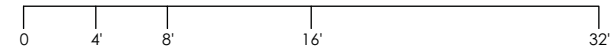
	7395 HWY. PD VERONA, WI PH. 608-845-5111 FAX 608-845-3335 glacierlandscapeinc.com										
	A LANDSCAPE PLAN FOR: Apartment Building 2224 Regent Street Madison, WI										
Drawn By: edb	DATE: 12.27.12										
<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1-07-13</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Date	1	1-07-13						
No.	Date										
1	1-07-13										
L1											

REGENT STREET—FOUR UNIT LANDSCAPE CONCEPT

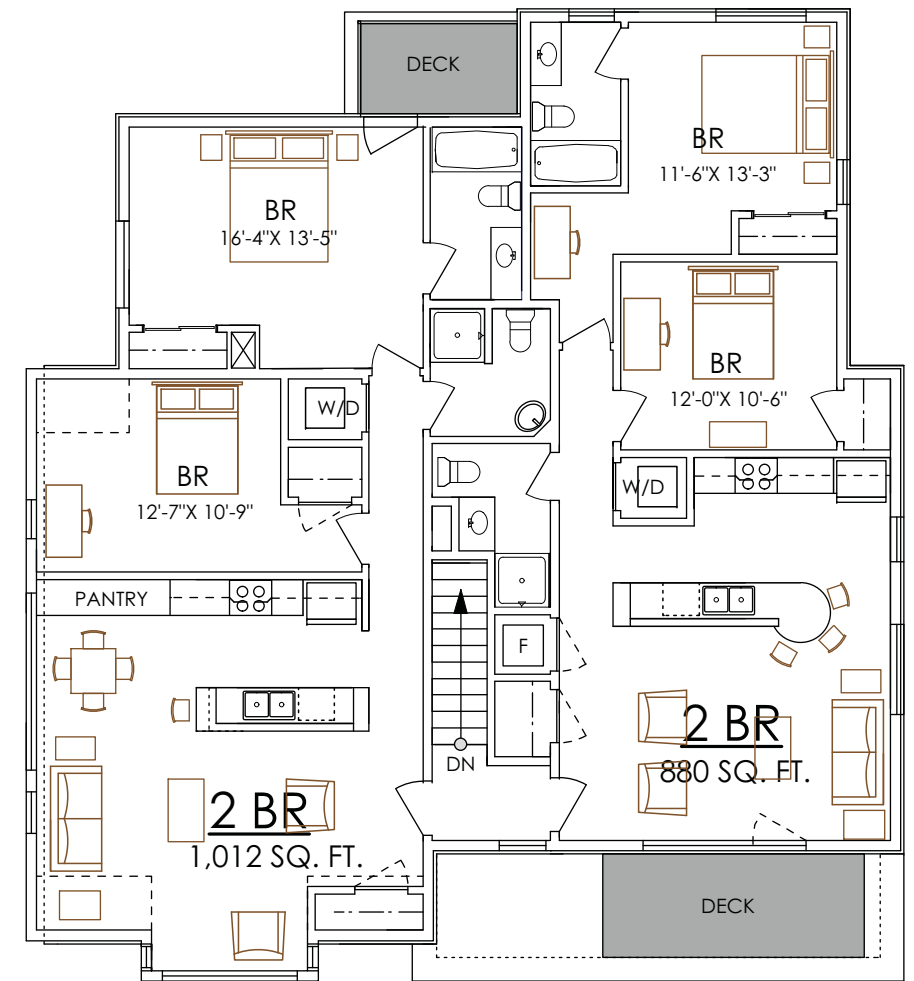
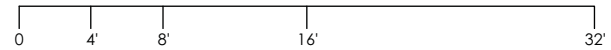




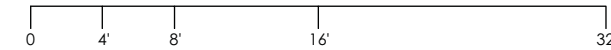
BASEMENT FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



REV. 1/7/13
12/27/12



REAR ELEVATION

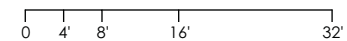
SIMULATED
DIVIDED LITE CLAD
WINDOWS
PAINTED WOOD
FASCIA



ASH STREET ELEVATION



REGENT STREET ELEVATION

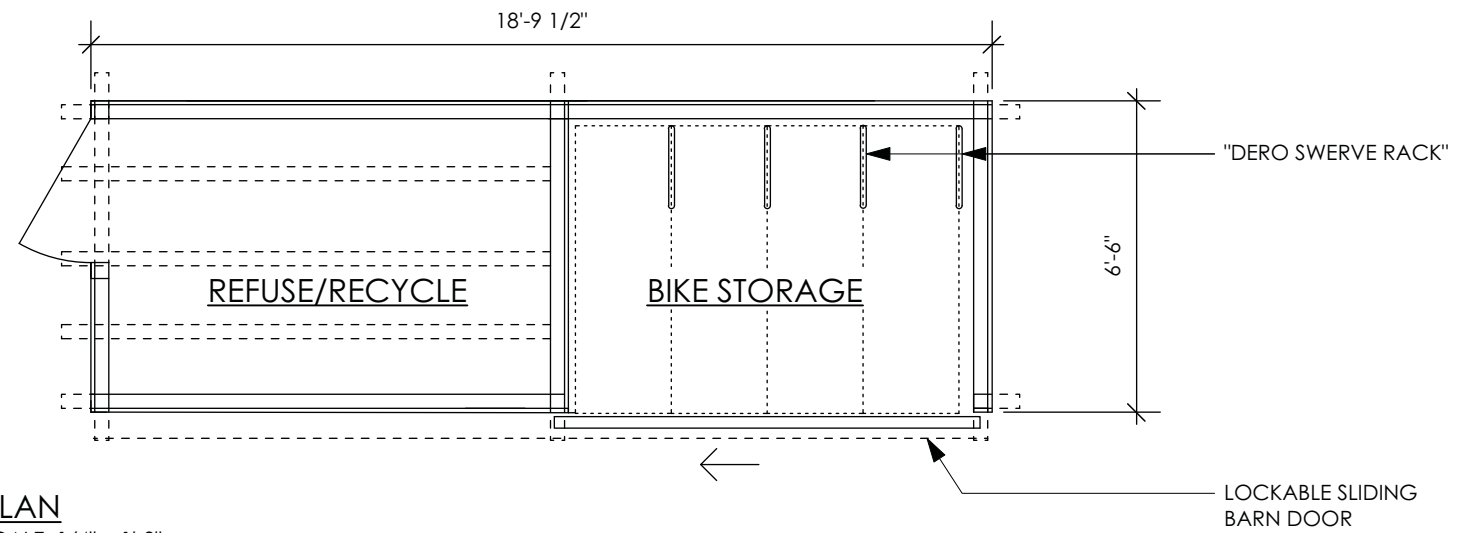


ASPHALT SHINGLES
CEDAR SHAKES
DECORATIVE
METAL RAILING
VENEER STONE
6" CUT STONE
BAND

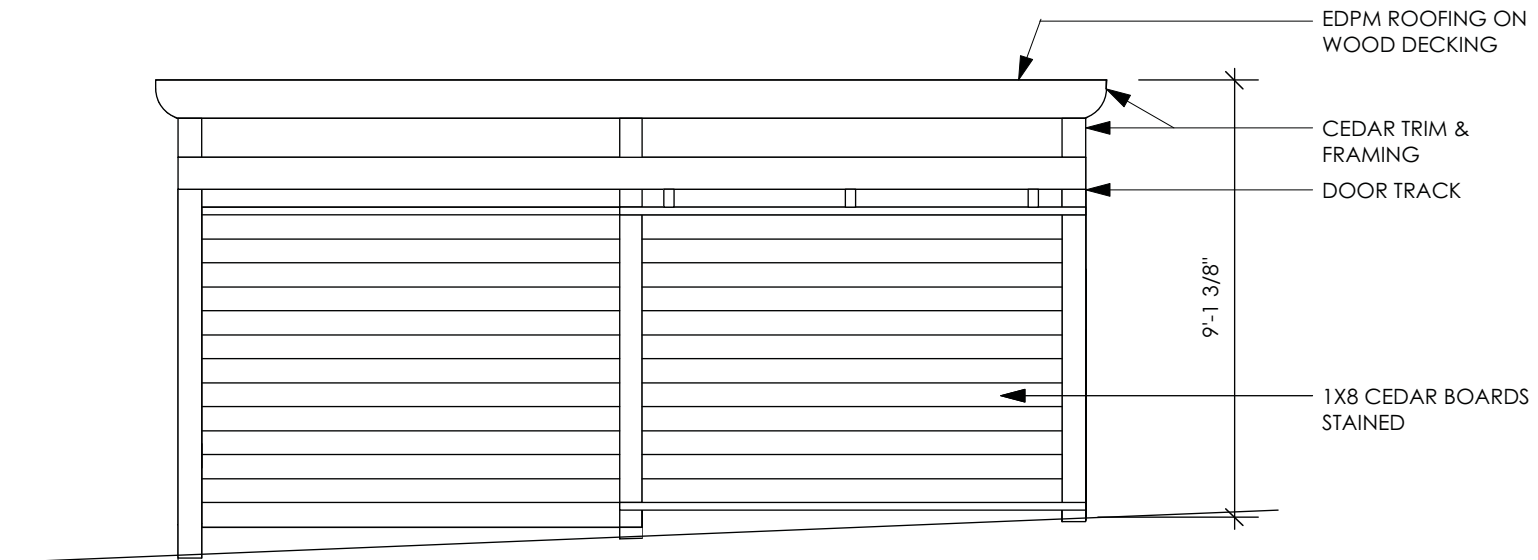


EAST SIDE ELEVATION

BIKE STORAGE & REFUSE/RECYCLE ENCLOSURE



PLAN
SCALE: 1/4" = 1'-0"

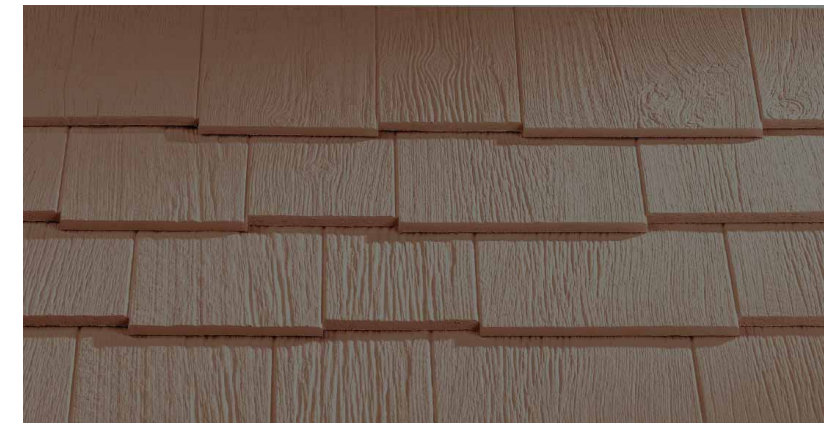


ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS



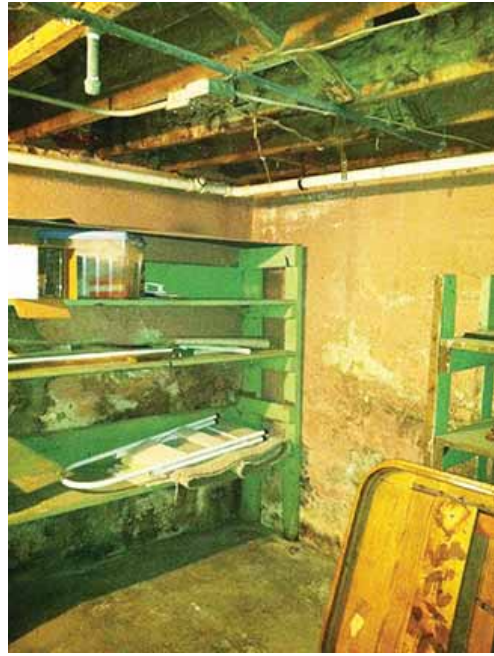
DIMENSION SHINGLES



"LP SMARTSIDE" CEDAR SHAKES



STONE VENEER



BASEMENT



KITCHEN



FRONT & WEST ELEVATION



2ND FLOOR (7'-0" CEILING)



2ND FLOOR BATHROOM (ONLY BATHROOM IN THE HOUSE)



REAR ELEVATION

EXISTING HOUSE PHOTOS

APARTMENT BUILDING
2224 Regent Street, Madison WI 53726

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON WI
608-238-6900

SM1

12/27/12



NORTH SIDE OF REGENT STREET



SOUTH SIDE OF REGENT STREET



REGENT STREET LOOKING EAST



ASH STREET LOOKING WEST



CORNER HOUSE AT ASH & CHADBOURN STREET



ASH STREET LOOKING EAST

URBAN CONTEXT PHOTOS

APARTMENT BUILDING
2224 Regent Street, Madison WI 53726

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON WI
608-238-6900

SM2

12/27/12



AREA MAP

NO SCALE

- FRONT YARD BLOCK AVERAGING
- 13'-9"
 - 13'-11"
 - 23'-11"
 - 20'-1"
 - 10'-5"
 - 8'-10"
 - 90'-11" / 6 = 15'-2"

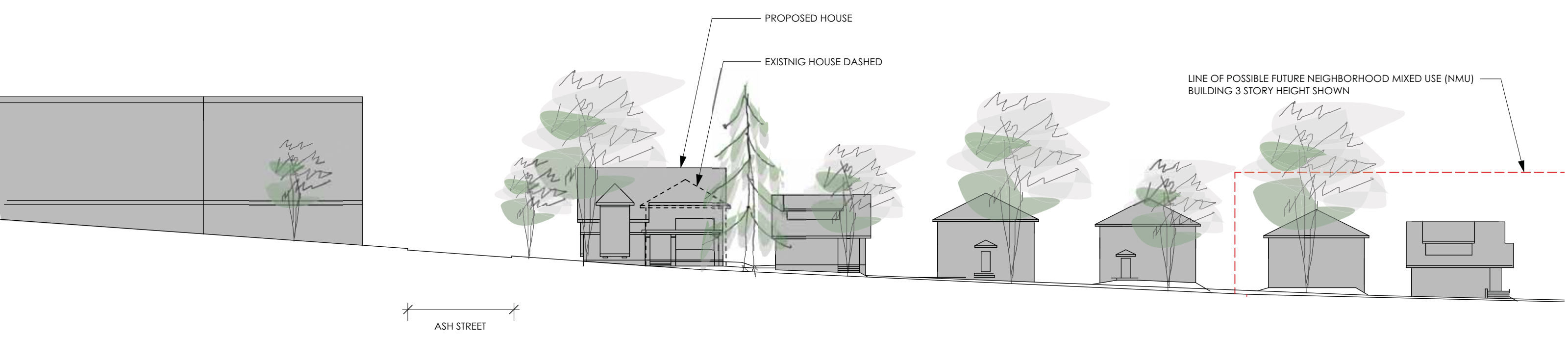
APARTMENT BUILDING
 2224 Regent Street, Madison WI 53726

FERCH ARCHITECTURE
 2704 GREGORY STREET, MADISON WI
 608-238-6900

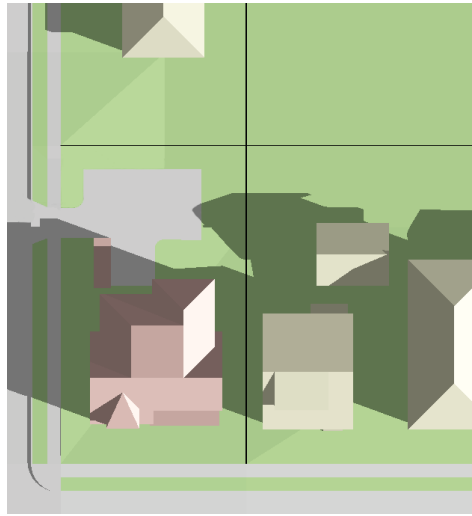
SM3



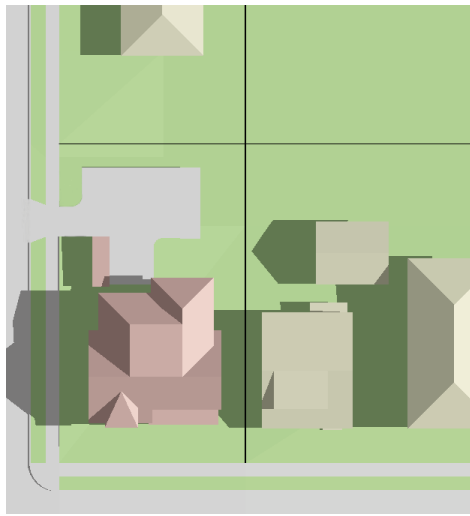
ASH STREET ELEVATION



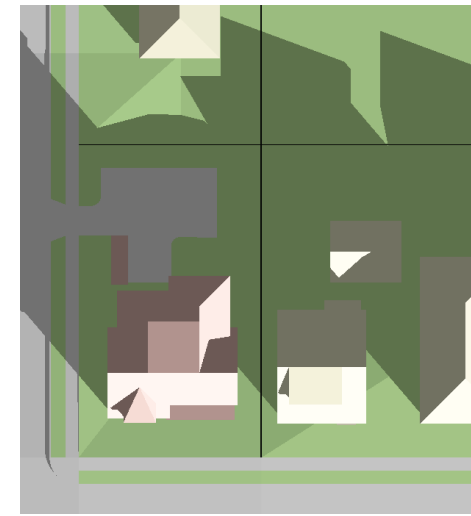
REGENT STREET ELEVATION



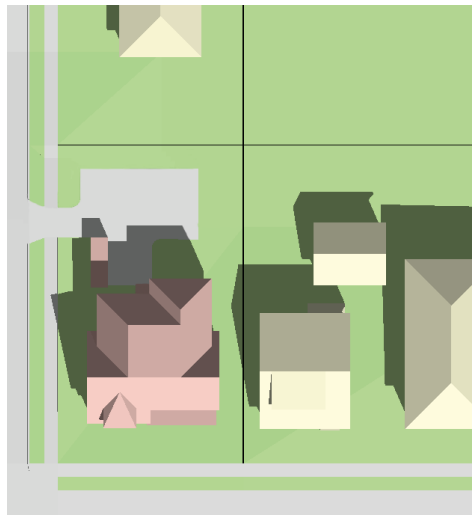
March 21st &
Sept. 21st 9:00 am



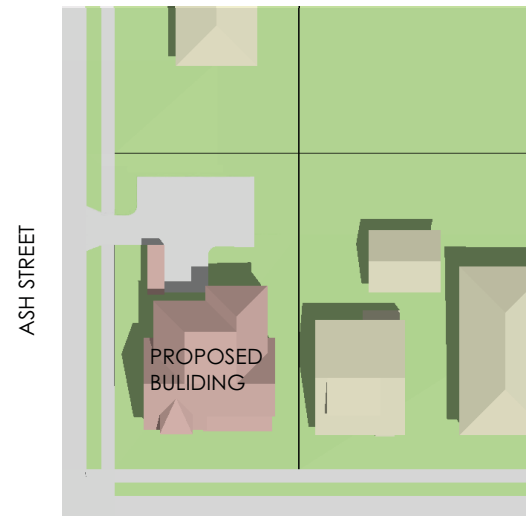
June 21st 9:00 am



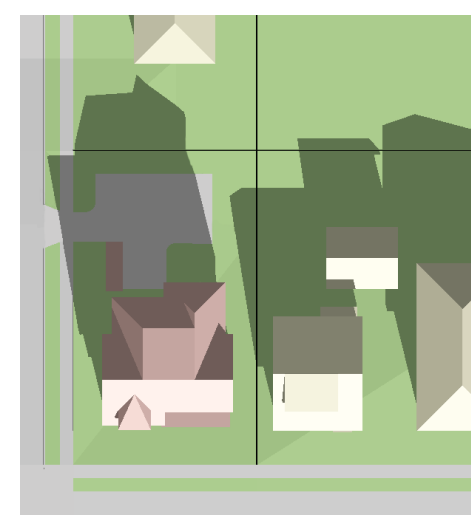
Dec. 21st 10:00 am



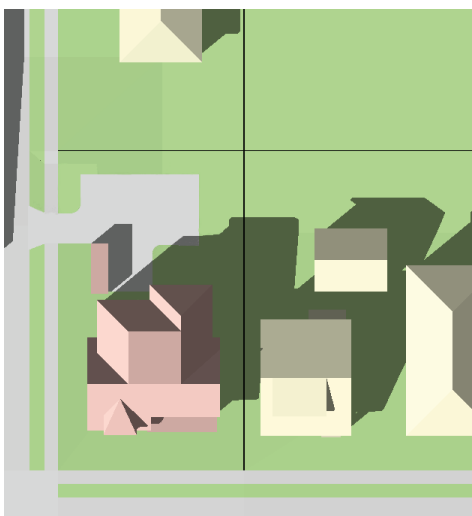
March 21st &
Sept. 21st 12:00 pm



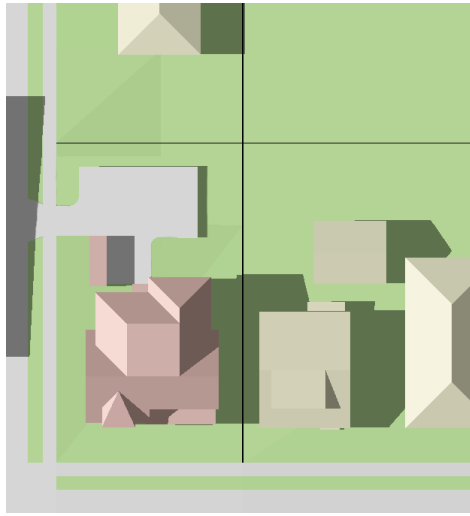
June 21st 12:00 pm



Dec. 21st 12:00 pm



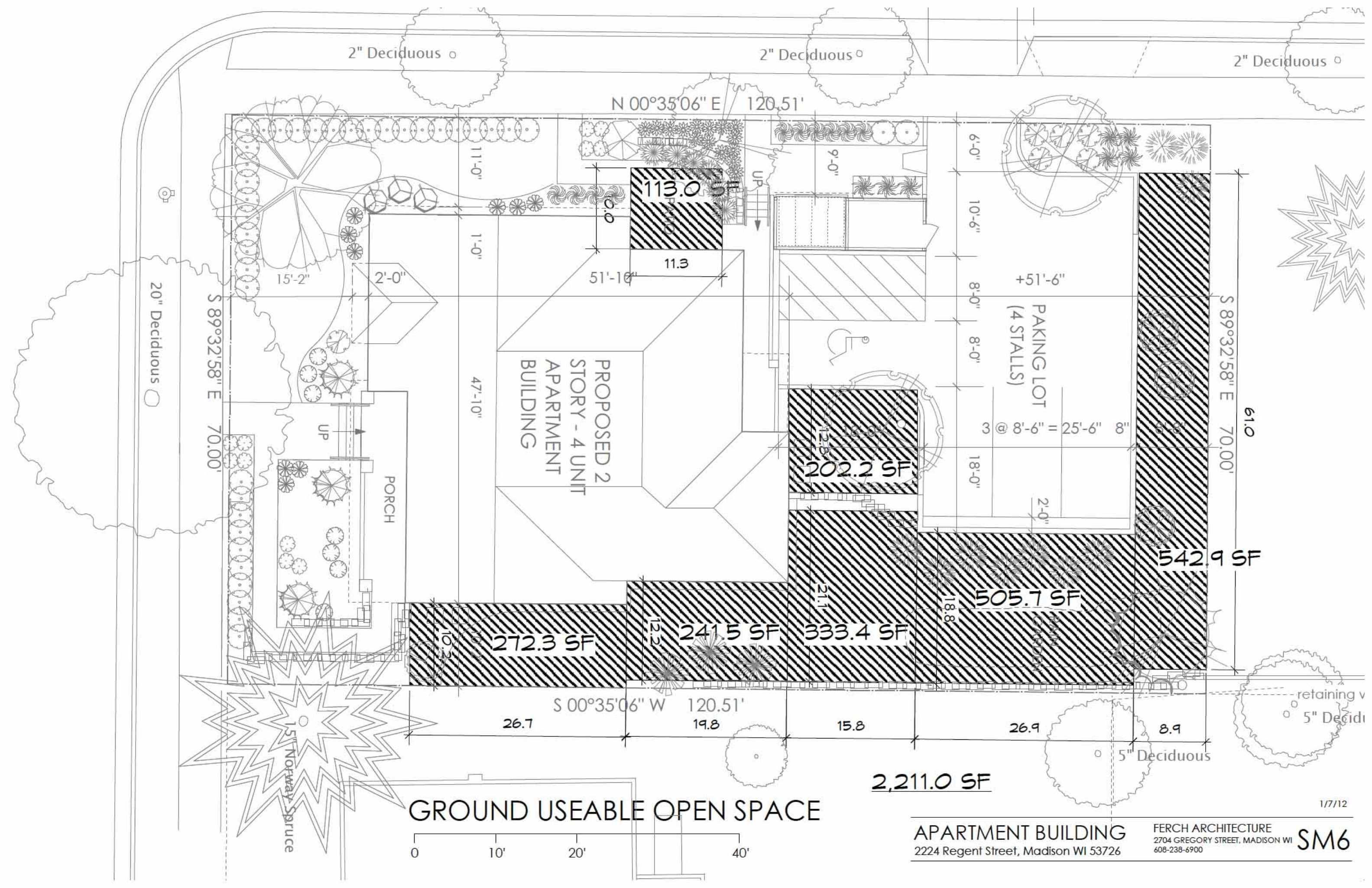
March 21st &
Sept. 21st 5:00 pm



June 21st 5:00 pm



Dec. 21st 3:00 pm



2" Deciduous

2" Deciduous

2" Deciduous

N 00°35'06" E 120.51'

113.0 SF

11.3

PROPOSED 2
STORY - 4 UNIT
APARTMENT
BUILDING

PAKING LOT
(4 STALLS)

3 @ 8'-6" = 25'-6" 8"

202.2 SF

542.9 SF

272.3 SF

241.5 SF

333.4 SF

505.7 SF

S 00°35'06" W 120.51'

26.7

19.8

15.8

26.9

8.9

retaining v

5" Decid

2,211.0 SF

GROUND USEABLE OPEN SPACE

0 10' 20' 40'

APARTMENT BUILDING
2224 Regent Street, Madison WI 53726

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON WI
608-238-6900

SM6

1/7/12

20" Deciduous

S 89°32'58" E 70.00'

PORCH

15' Norway Spruce

UP

UP

15'-2"

2'-0"

47'-10"

1'-0"

11'-0"

51'-10"

11.3

6'-0"

10'-6"

8'-0"

8'-0"

18'-0"

+51'-6"

2'-0"

S 89°32'58" E 70.00'

61.0

5" Deciduous