



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: _____	<input type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: _____	
Combined Schedule Plan Commission Date (if applicable): _____	

1. Project Address: 223 AND 219 West Gilman Street
Project Title (if any): Chabad House Addition and Renovation

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Rabbi Menachem Mendel Matusof Company: Chabad Lubavitch, Inc
 Street Address: 223 West Gilman Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 257-1757 Fax: (608) 231-3790 Email: rabbimendel@jewishuwmadison.com

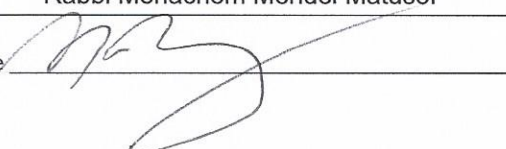
Project Contact Person: Hamid Noughani Company: Assemblage Architects
 Street Address: 7427 Elmwood Avenue City/State: Middleton, WI Zip: 53597
 Telephone: (608) 827-5047 Fax: (608) 827-6960 Email: noughani@assemblagearchitects.com

Project Owner (if not applicant) : _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: (____) _____ Fax: (____) _____ Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on Sept. 9, 2015.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Rabbi Menachem Mendel Matusof Relationship to Property Owner
 Authorized Signature  Date 6/28/16

Design Narrative:

CHABAD HOUSE Serving the University of Wisconsin
223 and 219 West Gilman
Madison, Wisconsin

The existing Chabad House (Chabad Lubavitch, Inc) is located at 223 West Gilman Street. The building was constructed in circa 1890's (assumed) as a single family house and has received an addition in 2008 to accommodate Chabad House and the Rabbi's family needs. The building is a wood framed structure with brick veneer and the original form and façade will remain intact in this project. The Chabad House serves the UW student population as a community center offering student support and occasional meals. It currently serves as a student center and private residence for the Rabbi and his family.

As Chabad House needs grew, in particular the necessity for a larger gathering space, Rabbi Mendel purchased 219 W. Gilman Street in 2013. The property was used as student rental housing till 2015.

This project consist of an addition to the existing building (223 Gilman) linking the first floors functions to accommodate the program requirements for a larger gathering space, modest food service, and the Rabbi's office and library. The second floor of the addition provides a guest suite for visiting guests and scholars, as well as a separate apartment. The second floor of 223 Gilman will be rearranged to accommodate the bedroom egress requirements that is affected by the addition.

The (219 Gilman) addition is set back from Gilman to allow for an outdoor area as an extension of the gathering space and creates a modest urban terrace. The primary entrance will remain at 223 Gilman Street which currently provides an accessible entrance.

The site is designed to accommodate two parking spaces for the Rabbi and his family. A site wall defines the property form the adjacent city surface parking lot. The vehicular path between the parking lot and the new addition replaces the required easement that provides access to the adjacent property (Hopcat Restaurant).

The building form is developed to respect the residential scale of the neighborhood. The proportions and scaling are abstracted from the existing Chabad House. The addition utilizes

Assemblage Architects
Design Narrative 223 and 219 W Gilman Street
Chabad House

the traditional material of brick selected to be complimentary to the existing brick, combined with contemporary Richlite panels, a sustainable and low-maintenance product. Paint and material colors are selected to complement the existing structure.

Overall the building is designed to accommodate the program, provide the required access to the adjacent property, respects the residential scale and material of the neighborhood, and contributes to urban landscape by providing a modest urban garden.

Attachments:

Historic Building Evaluation of 219 Gilman Street Evaluation
by Historic Preservation Architect Charles Quagliana, AIA

Chabad House - Jewish Student Center Addition and Renovation

233 West Gilman Street
Madison, Wisconsin 53703



Rohr
CHABAD HOUSE
Serving the University of Wisconsin



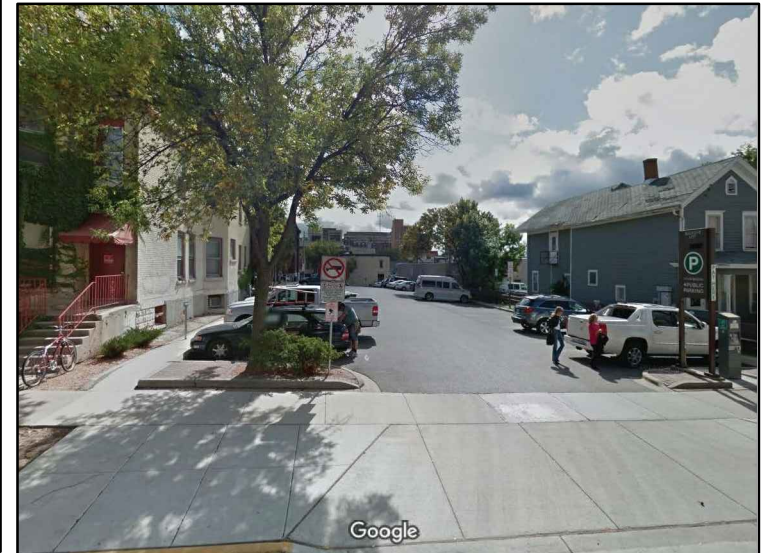
EXISTING BUILDING AND PARK ON GILMAN



223 West Gilman



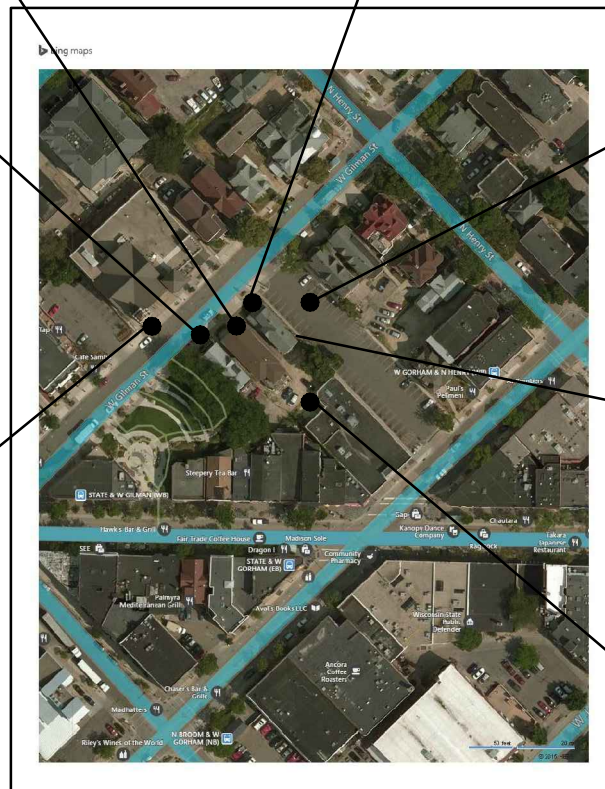
219 West Gilman



PARKING LOT



LUTHERAN CHURCH ACROSS STREET



BETWEEN 219 W. GILMAN AND PARKING LOT



BACK OF HOP CAT

Chabad House

ALL OF LOT 5 AND PART OF LOT 4, BLOCK 58, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 4) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 5) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 6) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20162802927, 20162802933 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 7) Elevations are based upon NAVD88 datum. Surveyor transferred elevations to the site with RTK GPS surveying observing the WISCORS network.
- 8) Date of field work: 07-08-2016
- 9) Total parcel area = 9,654 square feet

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9266
Fax: 608-250-9266
e-mail: mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECTS	DATE
MBL	MBL	PDF
MBL	MBL	PDF
MBL	MBL	PDF

CHABAD HOUSE
223 W GILMAN ST
MADISON, WI 53703
CHABAD LUBAVITCH, INC.
1722 REGENT ST
MADISON, WI 53726

PROJECT #: BSE1880
PLOT DATE: 08/01/2016

REVISION DATES:

ISSUE DATES:
08/01/2016

EXISTING CONDITIONS

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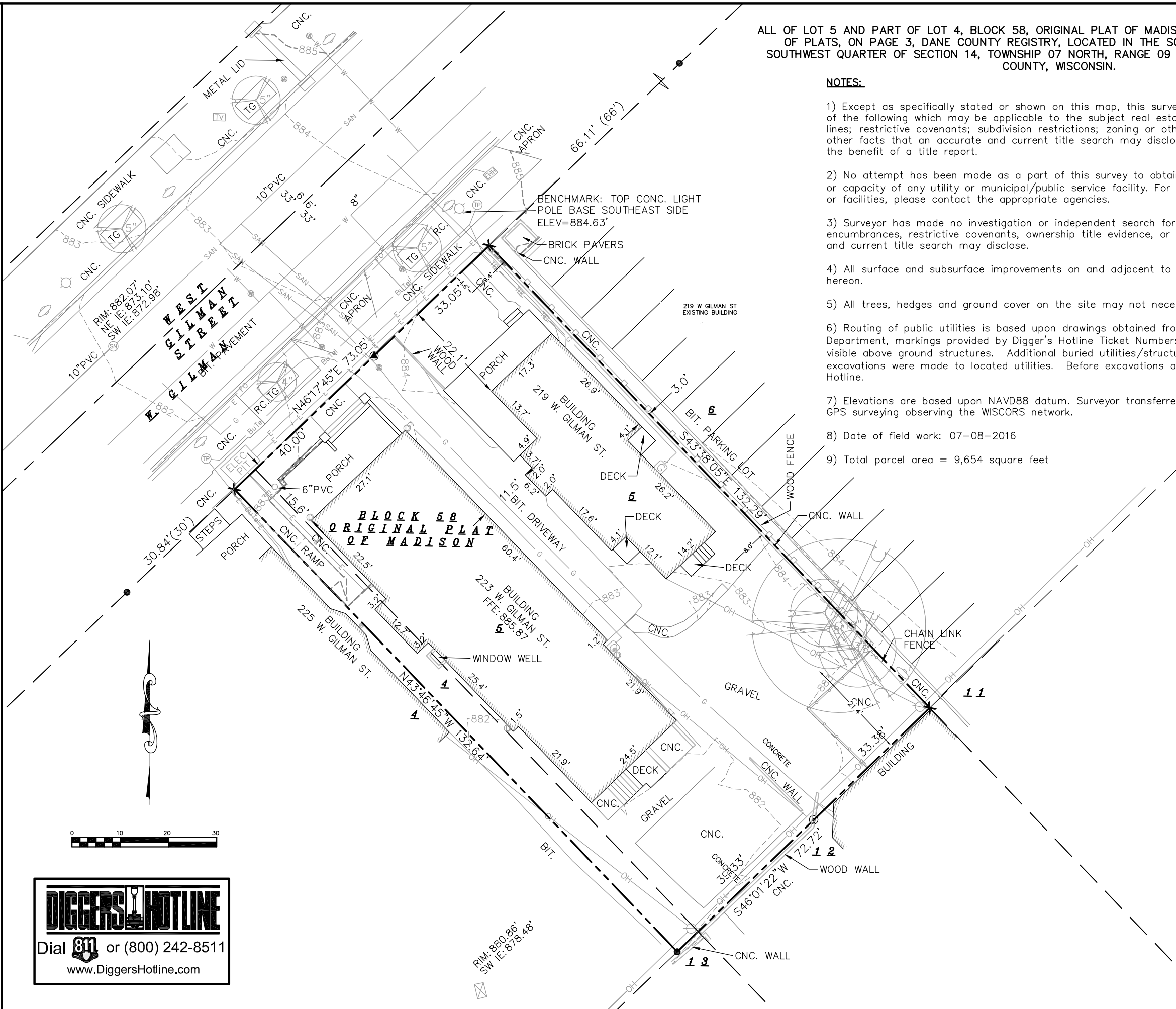
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APPROVALS	DATE	BY
PROJECTED BY:	MLB	PDF
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DATE:	MLB	PDF

CHABAD HOUSE
223 W GILMAN ST
MADISON, WI 53703

CHABAD LUBAVITCH, INC.
1722 REGENT ST
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DEMOLITION PLAN



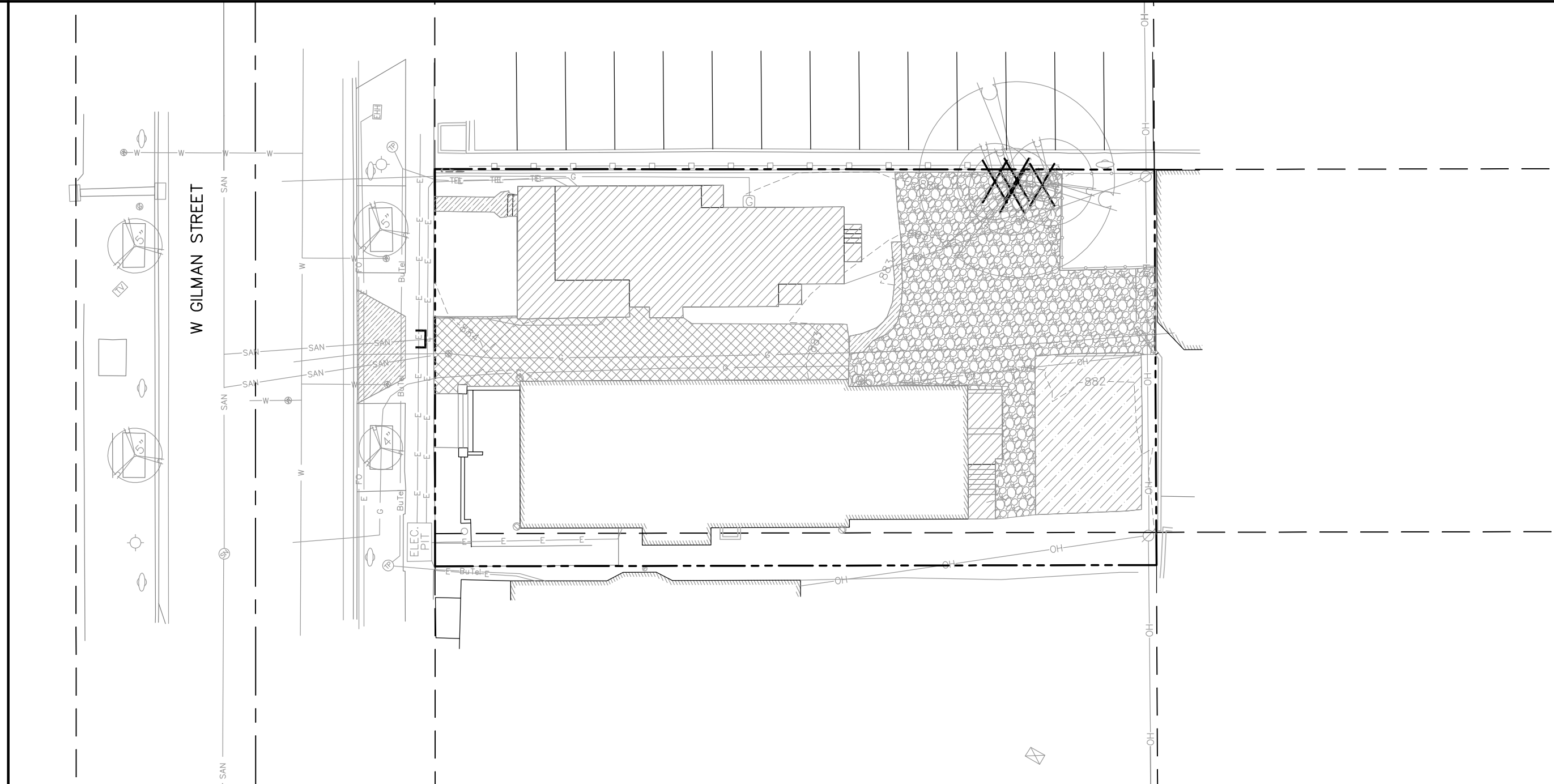
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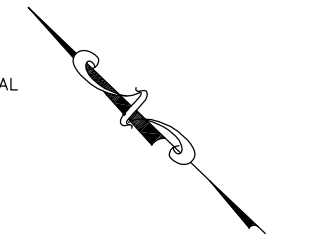
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- DEMOLITION NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 - THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 - THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
 - ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER COPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
 - CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
 - PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 - THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
 - DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES

LEGEND

- REMOVE BITUMINOUS PAVEMENT
- RAZE BUILDING
- REMOVE UTILITY LINE
- REMOVE CONCRETE
- REMOVE GRAVEL
- REMOVE TREE
- PERMANENTLY PLUG/CAP LATERAL



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CONSTRUCT NEW DRIVEWAY APRON PER CITY STANDARD SPECIFICATIONS SAWCUT EXISTING CURB HEAD AS NEEDED

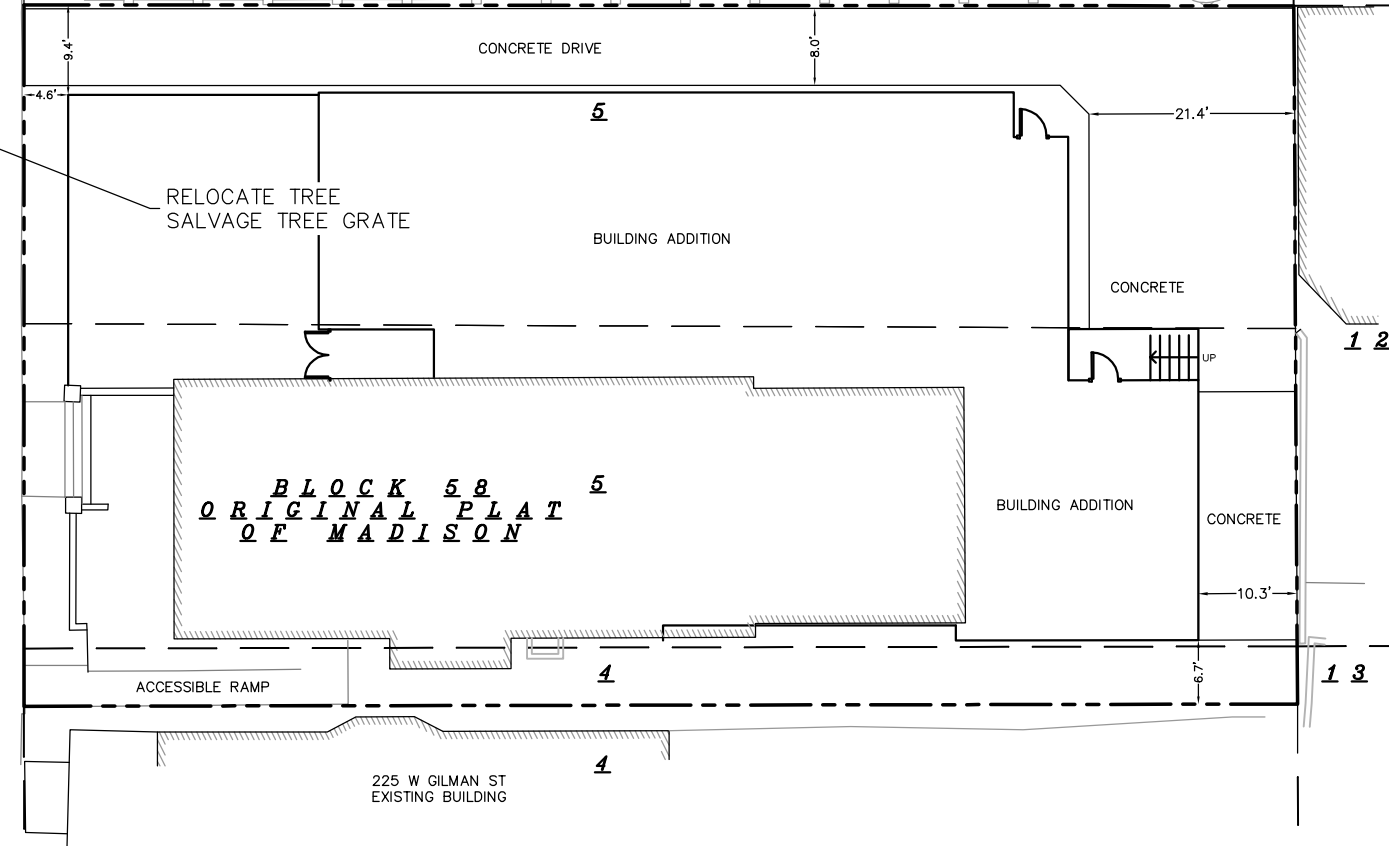
W GILMAN STREET

REPLACE DRIVEWAY CURB AND APRON WITH STANDARD TYPE A CURB AND CONCRETE TERRACE PER CITY STANDARD SPECIFICATIONS

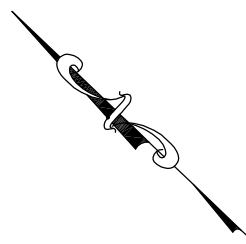
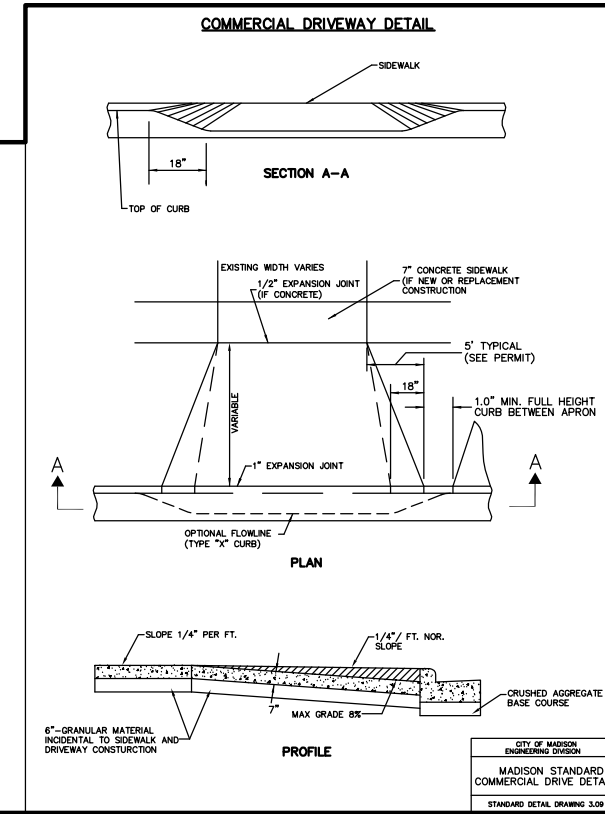
RELOCATE EXISTING PARKING METER PER THE DIRECTION OF TRAFFIC ENGINEERING

6 PUBLIC PARKING LOT

TRASH DUMPSTER ACCESS POINT



BLOCK 58 ORIGINAL PLAT OF MADISON



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MB	MB	MB	MB	MB

CHABAD HOUSE
223 W GILMAN ST
MADISON, WI 53703

CHABAD LUBAVITCH, INC.
1722 REGENT ST
MADISON, WI 53726

PROJECT #: BSE1880
PLOT DATE: 08/01/2016

REVISION DATES:

ISSUE DATES:

CIVIL SITE PLAN

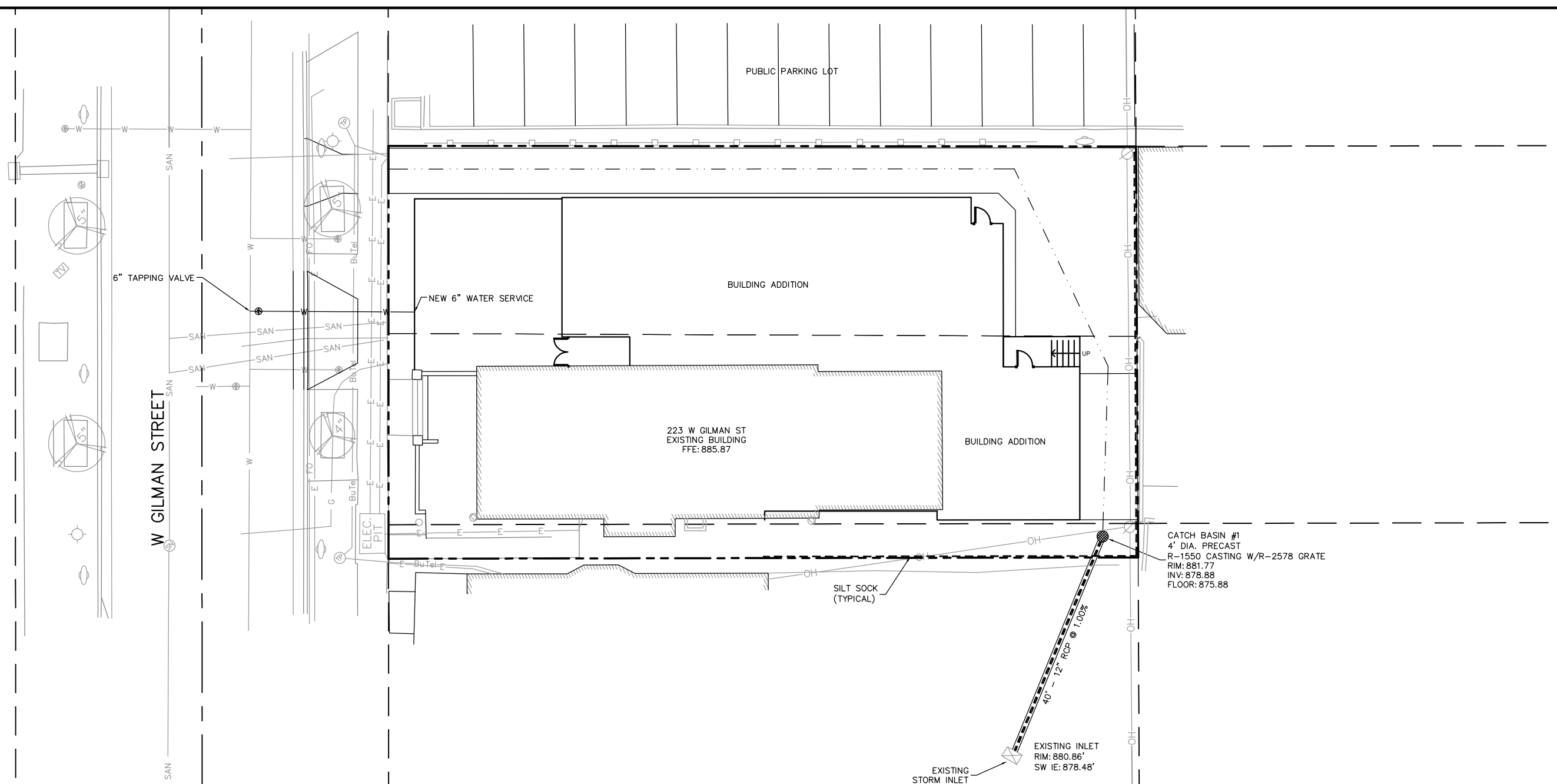
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CITY OF MADISON
ENGINEERING DIVISION
MADISON STANDARD
COMMERCIAL DRIVE DETAILS
STANDARD DETAIL DRAWING 3.09



CATCH BASIN #1
 4' DIA. PRECAST
 R-1550 CASTING W/R-2578 GRATE
 RIM: 881.77
 INV: 878.88
 FLOOR: 875.88

EXISTING INLET
 RIM: 880.86'
 SW IE: 878.48'

40' - 12" RCP @ 1.00%

SILT SOCK
 (TYPICAL)

223 W GILMAN ST
 EXISTING BUILDING
 FFE: 885.87

BUILDING ADDITION

BUILDING ADDITION

PUBLIC PARKING LOT

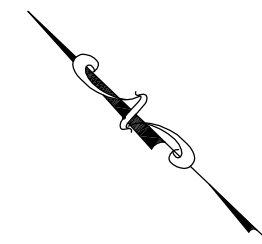
W GILMAN STREET

6" TAPPING VALVE

NEW 6" WATER SERVICE

NOTES:

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.



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DATE:		

CHABAD HOUSE
 223 W GILMAN ST
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CHABAD LUBAVITCH, INC.
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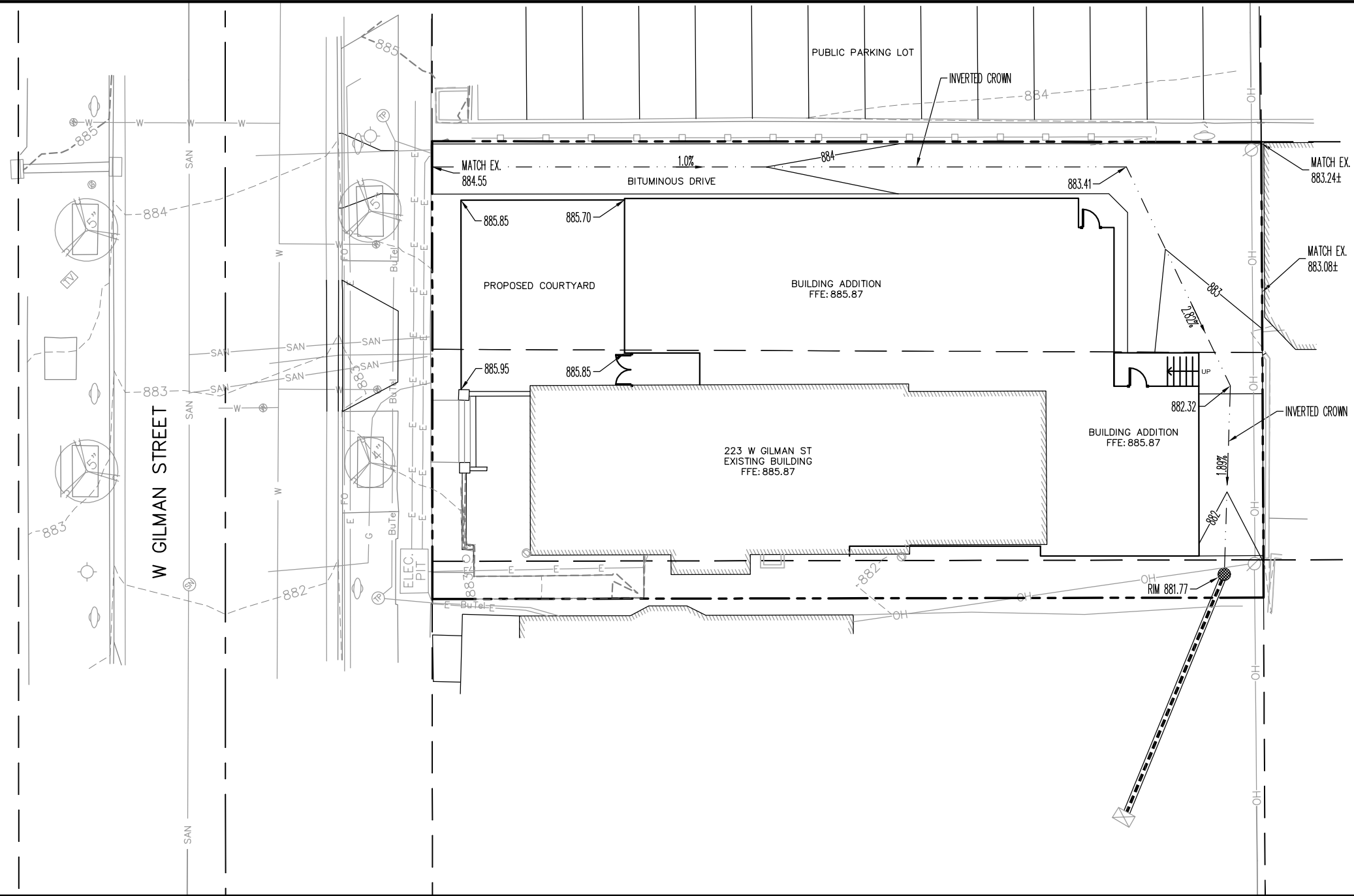
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UTILITY PLAN

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MLB	BSE1880	08/01/2016
PDF		
PDF		
MLB		
MLB		

CHABAD HOUSE
 223 W GILMAN ST
 MADISON, WI 53703

CHABAD LUBAVITCH, INC.
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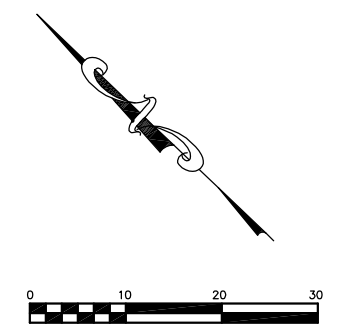
GRADING PLAN

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LEGEND

---984---	EXISTING MINOR CONTOUR
---985---	EXISTING MAJOR CONTOUR
—984—	PROPOSED MINOR CONTOUR
—985—	PROPOSED MAJOR CONTOUR
-----	STORM SEWER
855.00 EP	PROPOSED EDGE OF PAVEMENT ELEVATION
855.00 SW	PROPOSED SIDEWALK ELEVATION
855.00 TC	PROPOSED TOP OF CURB ELEVATION
855.0	PROPOSED LOT LINE ELEVATION

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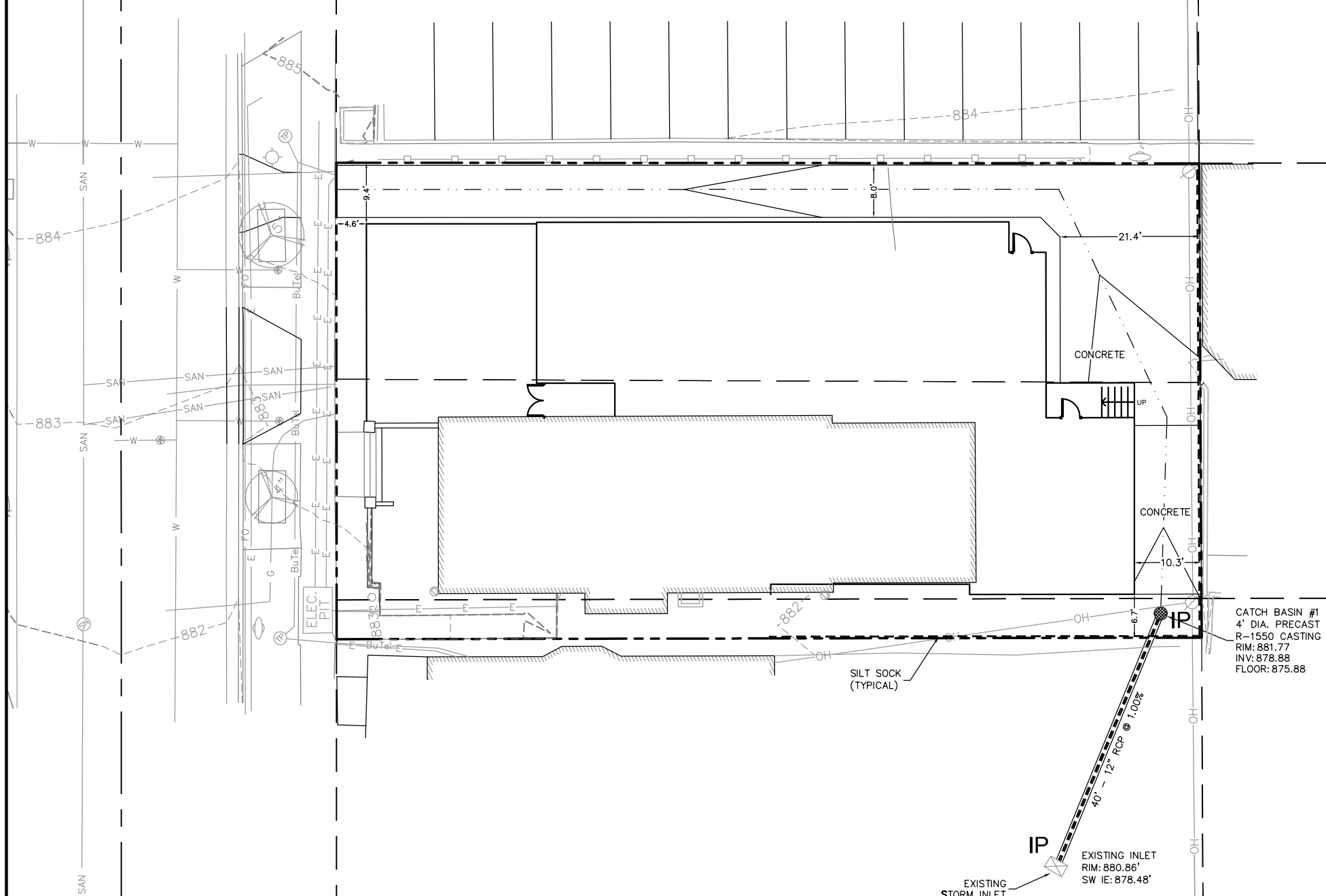
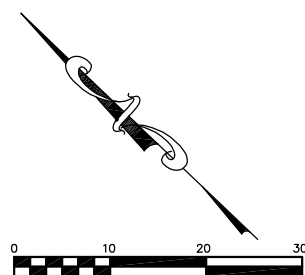
Erosion Control Notes/Specifications:

- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- 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. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. 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.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Inspection schedule and record keeping shall comply with NR 216.46(9), Wis. Adm. Code.
- Construction Entrances – Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
- Soil Stockpiles – A row of silt fence placed downslope and at least 10 feet away from the stockpile shall protect all stockpiles. Soil stockpiles that are inactive for more than 14 consecutive days shall be stabilized with seed & mulch, erosion mat, polymer, or covered with tarps or similar material. No stockpile shall be placed within 20 feet of a drainage way.
- Dewatering – Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devices shall comply with WDNR Technical Standard 1061 found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
- Storm Sewer Inlets – Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
- Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
- No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and restoration shall be in conformance with WDNR Technical Standard 1059 found at http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact
 Bauer and Rafter Builders
 4801 Tradewinds Parkway, #201
 Madison, WI 53718
 (608) 222-8941

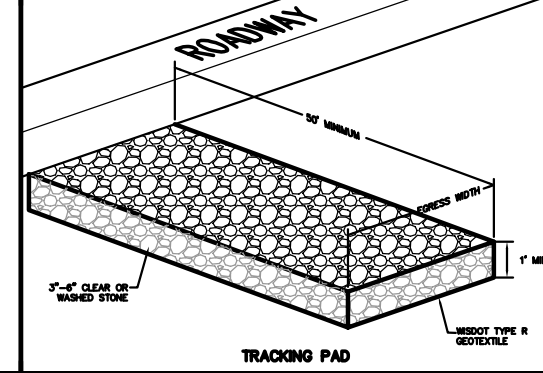
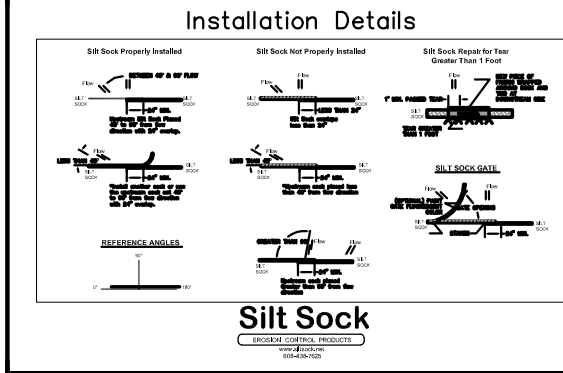
Schedule:

October 1, 2016	Install silt fence and construction entrance. Begin disturbance of site ground cover.
May 1, 2017	Base course installed. Apply seed and mulch to all disturbed areas.
July 1, 2017	Vegetation established.



LEGEND

---884---	EXISTING MINOR CONTOUR
---885---	EXISTING MAJOR CONTOUR
—884—	PROPOSED MINOR CONTOUR
—885—	PROPOSED MAJOR CONTOUR
---	STORM SEWER
[Pattern]	EROSION MATTING
---	SILT SOCK
[Pattern]	ROCK CHECK DAM
[Symbol]	INLET FILTER
[Pattern]	TRACKING PAD
[Pattern]	PUMP DISCHARGE FILTER BAG LOCATION
[Pattern]	CONCRETE MANAGEMENT LOCATION



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APPROVALS:	DATE:
PROJECT:	DATE:
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
IN CHARGE:	DATE:

CHABAD HOUSE
 223 W GILMAN ST
 MADISON, WI 53703

CHABAD LUBAVITCH, INC.
 1722 REGENT ST
 MADISON, WI 53726

PROJECT #: BSE1880
PLOT DATE: 08/01/2016

REVISION DATES:

ISSUE DATES:

08/01/2016

EROSION CONTROL

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DRAWING NUMBER
C-5.1



APPROVALS	PROJECTED BY	DATE
MBL	MBL	
DESIGNED BY	DATE	
PDF	PDF	
DRAWN BY	DATE	
MBL	MBL	
CHECKED BY	DATE	
MBL	MBL	
APPROVED BY	DATE	
MBL	MBL	

CHABAD HOUSE
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08/01/2016

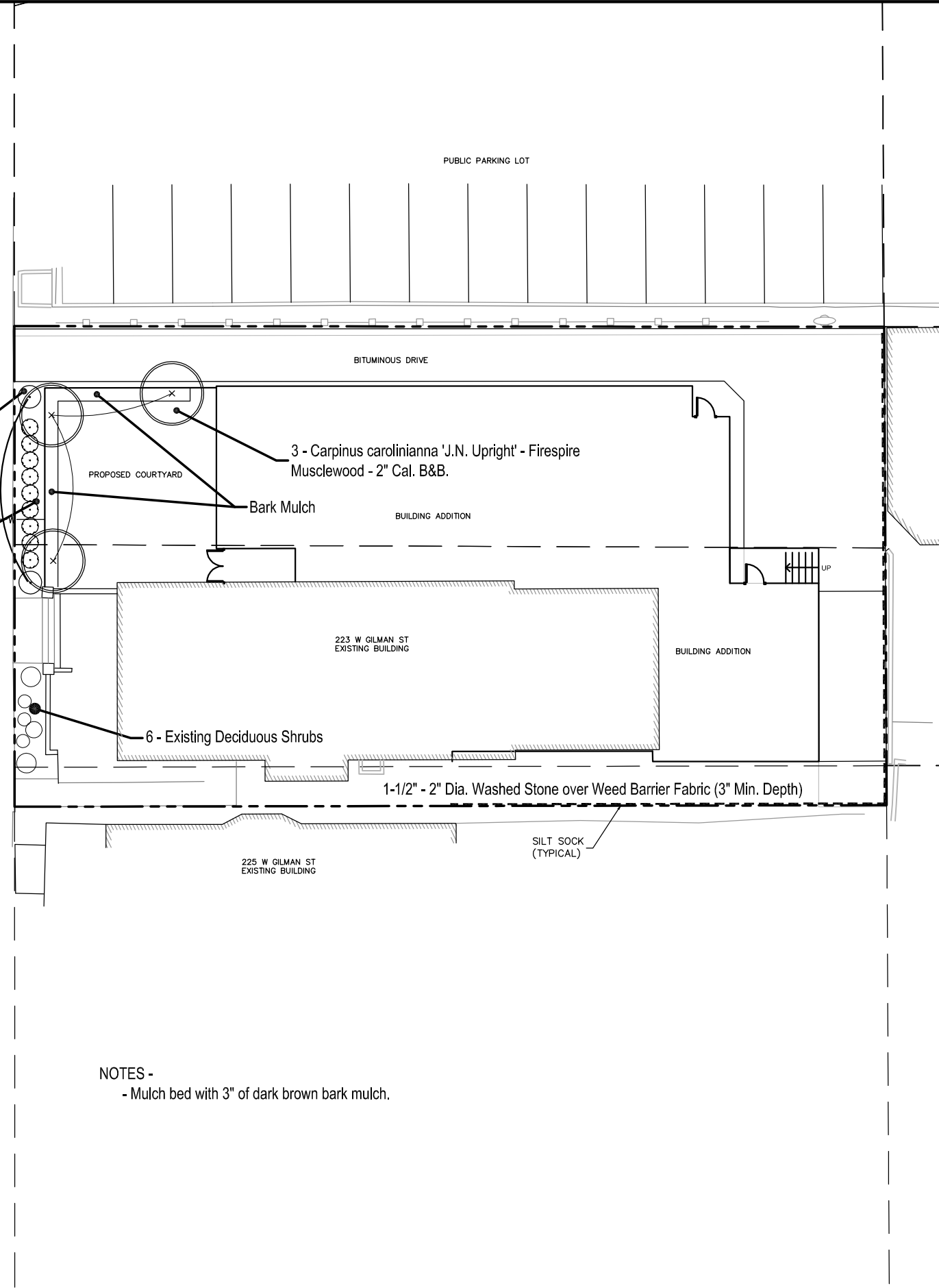
LANDSCAPING PLAN

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DRAWING NUMBER
C-6.0

Printed: Aug 01, 2016 - 3:20pm Printed By: Peter

M:\BSE1880\Engineering\BSE1880Eng.dwg



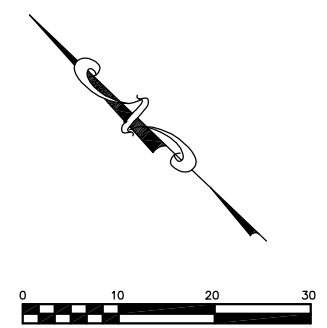
Relocate street tree & tree grate per City review

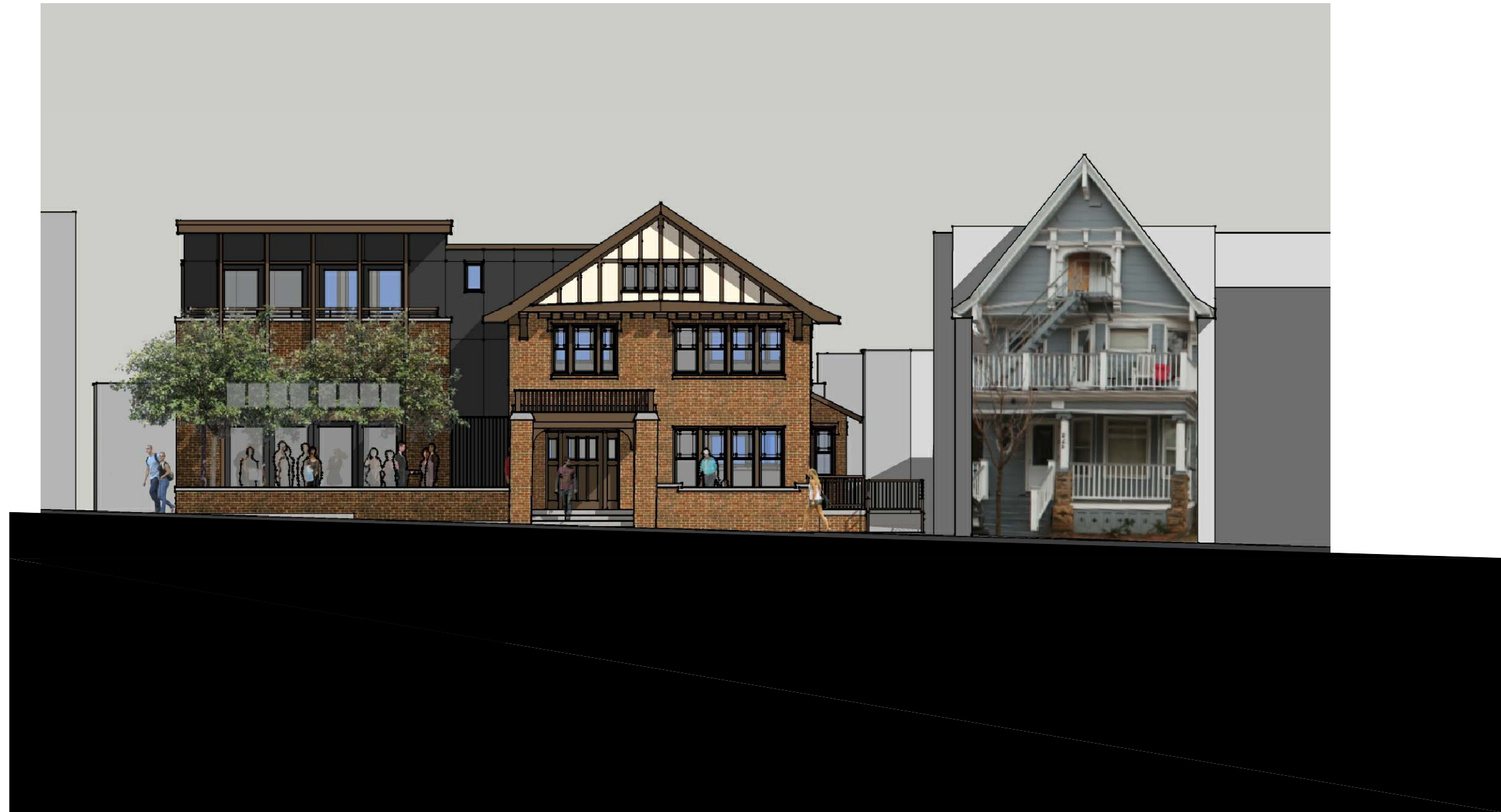
2 - Physocarpus opulifolius 'Donna May' -
Little Devil Ninebark - 2' Ht. - Cont.

9 - Buxus microphylla var. koreana x sempervirens 'Green Gem' -
Green Gem Boxwood - 18" Ht. - Cont.

NOTES -
- Mulch bed with 3" of dark brown bark mulch.

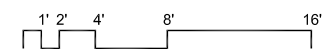
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NORTH ELEVATION

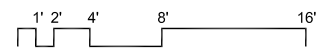
3/32" = 1'-0"





SOUTH ELEVATION

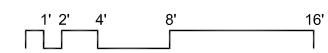
3/32" = 1'-0"





EAST ELEVATION

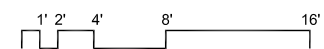
3/32" = 1'-0"

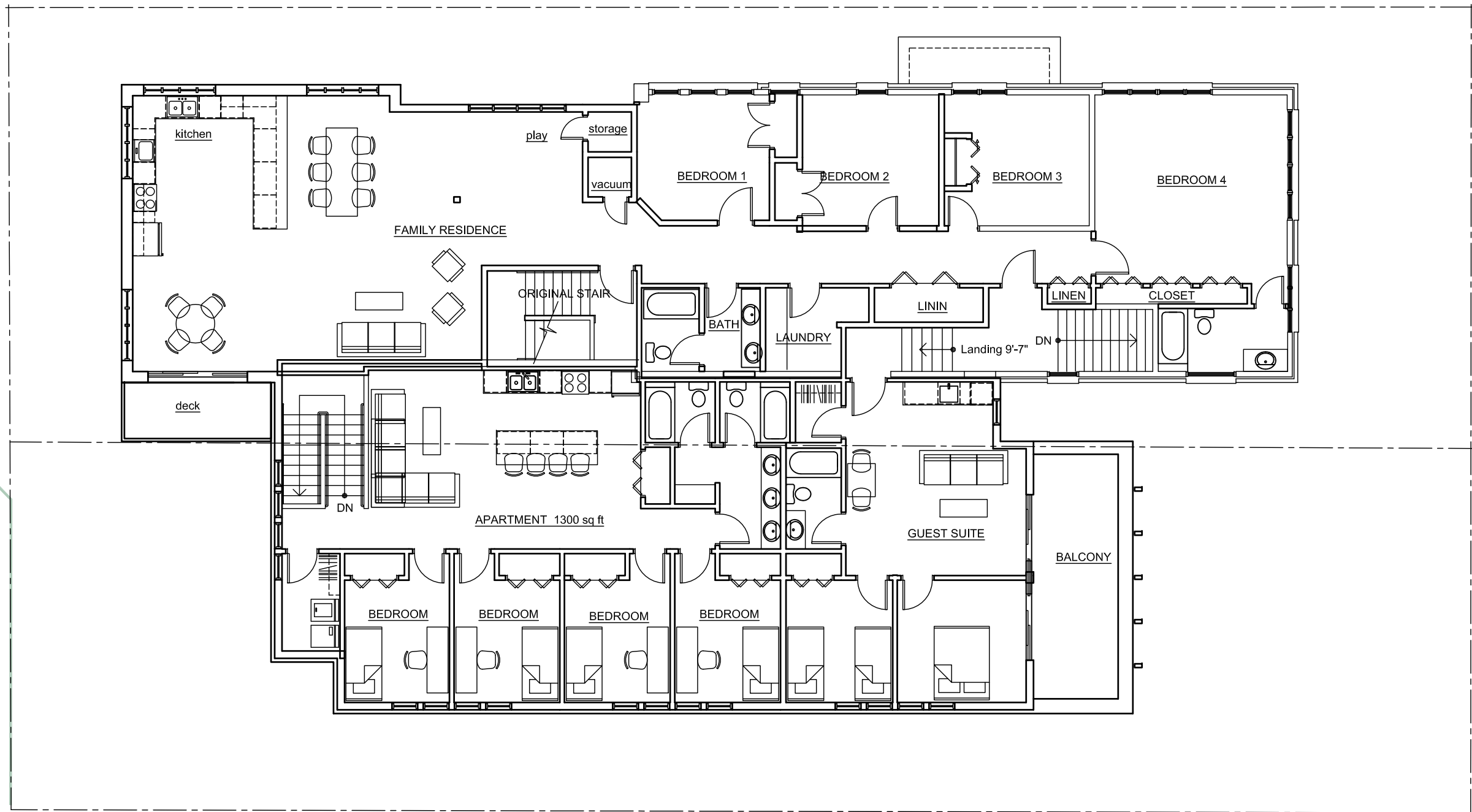




SOUTH ELEVATION

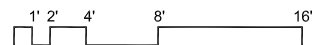
3/32" = 1'-0"

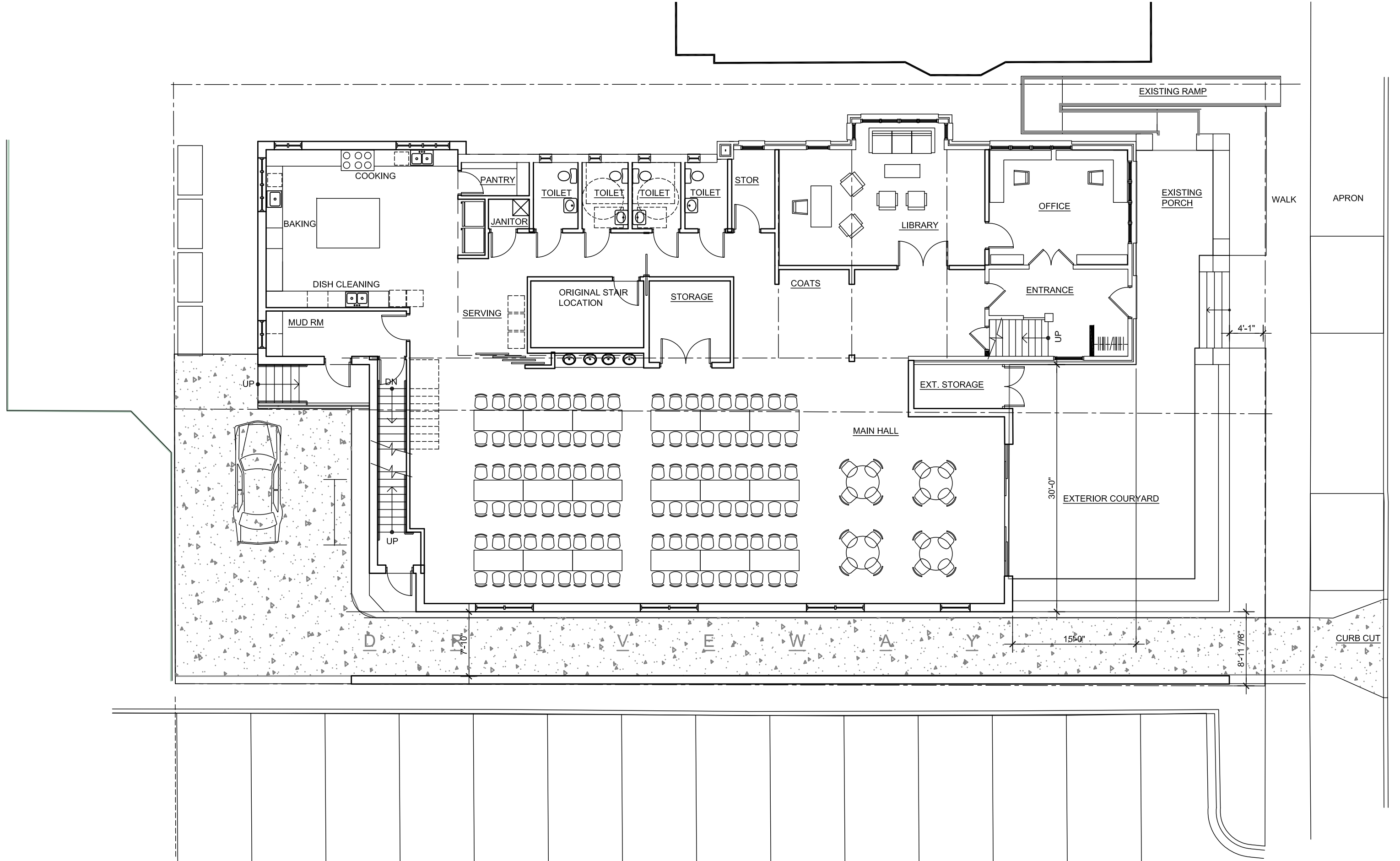




SECOND FLOOR PLAN
3/32" = 1'-0"

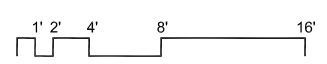
assemblage ARCHITECTS
6-28-2016

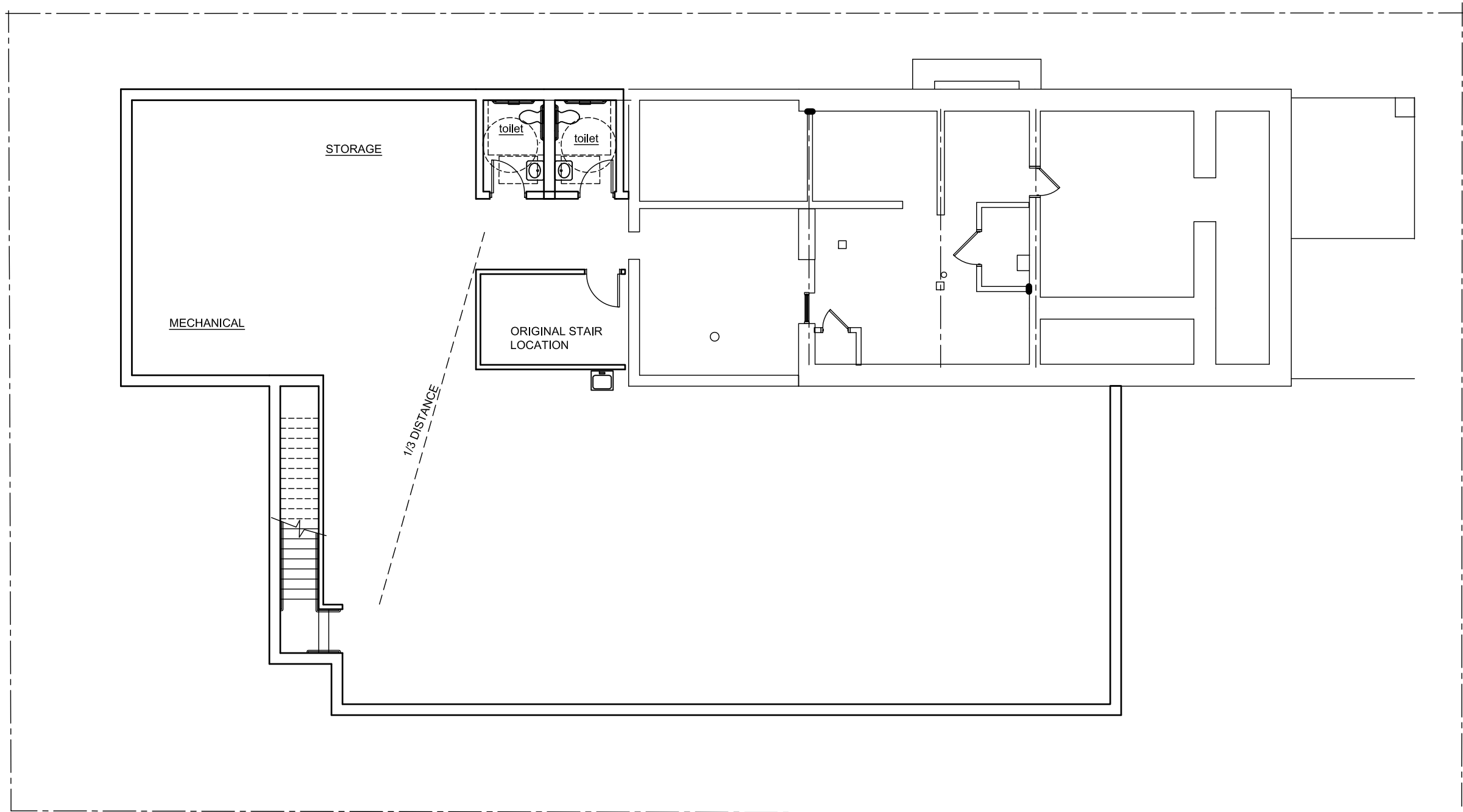




FIRST FLOOR PLAN
3/32" = 1'-0"

assemblage ARCHITECTS
6-28-2016





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

assemblage ARCHITECTS
 6-28-2016

