

October 22, 2009

Rebecca Cnare, Preservation Planner
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
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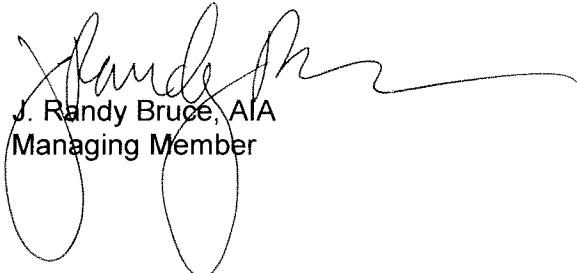
Re: 1252 Williamson Street Redevelopment

Dear Members of the Landmarks Commission,

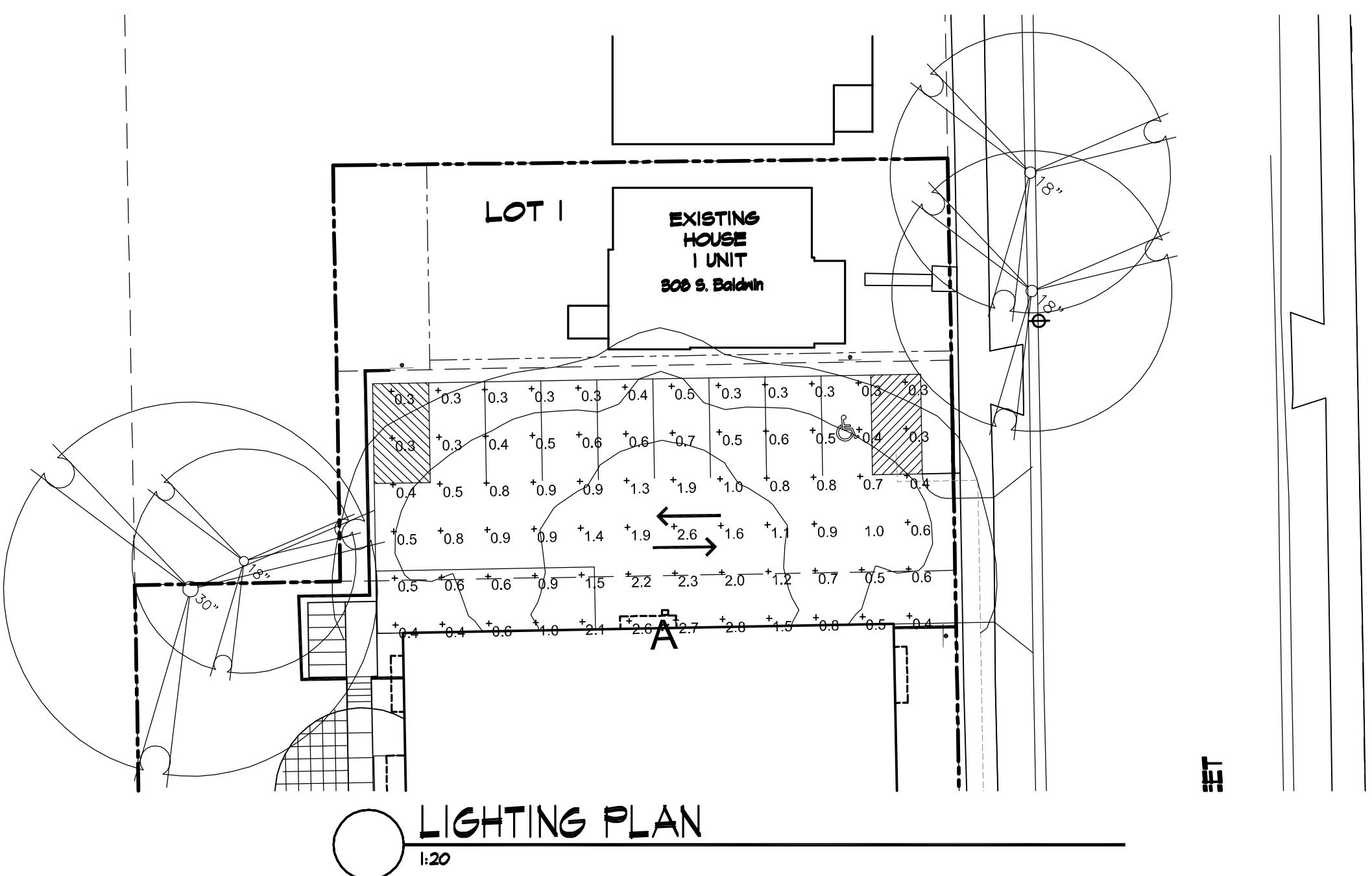
We presented this project to Urban Design Commission on October 21, 2009 for Final Approval. At the meeting UDC strongly recommended the slanted cantilevered bays versus the straight cantilevered bays which were submitted in the earlier landmarks submittal. Therefore, we are we are submitting this drawing set for Landmarks consideration of UDC's recommendation.

Thank you for your review and consideration of this matter.

Yours Very Truly,



J. Randy Bruce, AIA
Managing Member



LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens
<input type="checkbox"/>	A	1	BetaLED	BLD-ARE-3B-068-102-LED-B	6 LIGHT BAR TYPE III BETA EDGE W/BACKLIGHT SHIELD 350 mA	80 WHITE LIGHT EMITTING DIODES (LEDS), EACH WITH COLOR THERMAL INTEGRAL LENS VERTICAL BASE-UP POSITION.	3B-10-07-08.IES	4640
								104 18'-0" ABOVE GRADE ON POLE

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.9 fc	2.8 fc	0.3 fc	9.33:1	3.0:1

Notes

1. 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.

2. 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.

3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).

4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING BASEMENT.

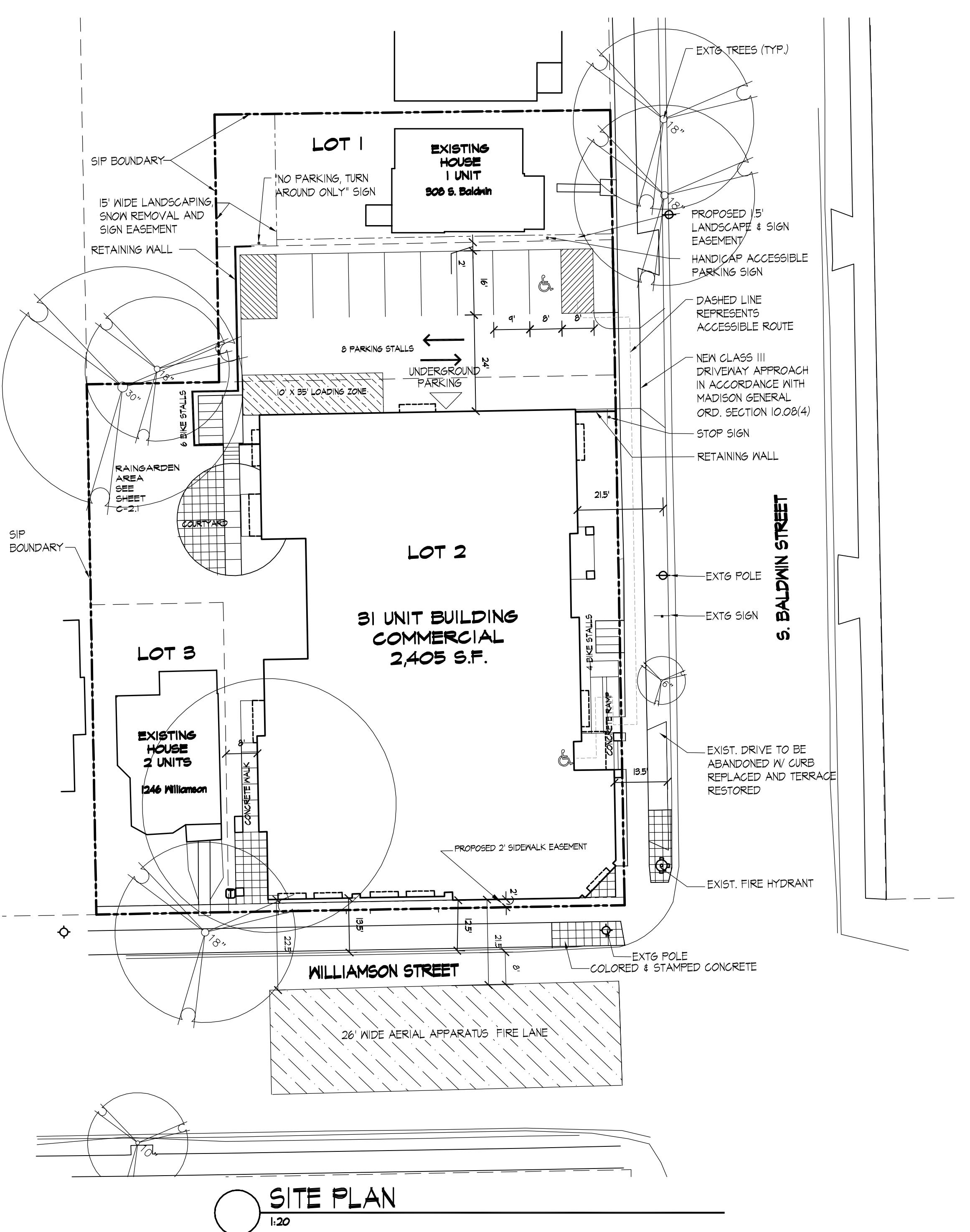
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.

6. COMY 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.

7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 26.11, (SEE SUBSECTIONS (3)(c) AND (3)(h)(2d)).

9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.



SHEET INDEX:	
SITE	
C-1.1	SITE PLAN
C-2.1	GRADING PLAN
L-4.1	PLANTING PLAN
ARCHITECTURAL	
1	BASEMENT & FIRST FLOOR PLAN
2	SECOND & THIRD FLOOR PLAN
3	ELEVATIONS

SITE DEVELOPMENT DATA:				
DENSITIES:				
LOT AREA	23,912 Sq.Ft. / .55 ACRE	LOT 1	LOT 2	LOT 3
COMMERCIAL AREA	2,405 S.F.			
DWELLING UNITS	34 UNITS			
LOT AREA / D.U.	105.0 Sq.Ft. / UNIT			
DENSITY	61.6 UNITS / ACRE			
DWELLING UNIT MIX:				
STUDIO	0	4	0	4
ONE BEDROOM	0	22	0	22
ONE BEDROOM + DEN	0	1	0	1
TWO BEDROOM	0	4	2	6
THREE BEDROOM	1	0	0	1
TOTAL	1	31	2	34
BUILDING HEIGHT:				
3 STORIES (34' - 48' HIGH)				
FLOOR AREA (LOT 2):				
NEW RESIDENTIAL	25,800 S.F.			
COMMERCIAL	2,405 S.F.			
Gross Floor Area	28,205 S.F.			
(Excludes Underground parking)				
FLOOR AREA RATIO =				
1.17				
VEHICLE PARKING STALLS:				
SURFACE	8			
UNDERGROUND	24			
TOTAL	32			
BICYCLE PARKING STALLS:				
SURFACE	10			
UNDERGROUND	21			
TOTAL	31			

Revisions
PUD-SIP Submittal - September 02, 2009
UDC Initial Submittal - September 09, 2009
UDC Final Submittal - October 14, 2009
Landmarks Submittal - October 22, 2009

Project Title
1252 Williamson St.

Drawing Title
Site Plan

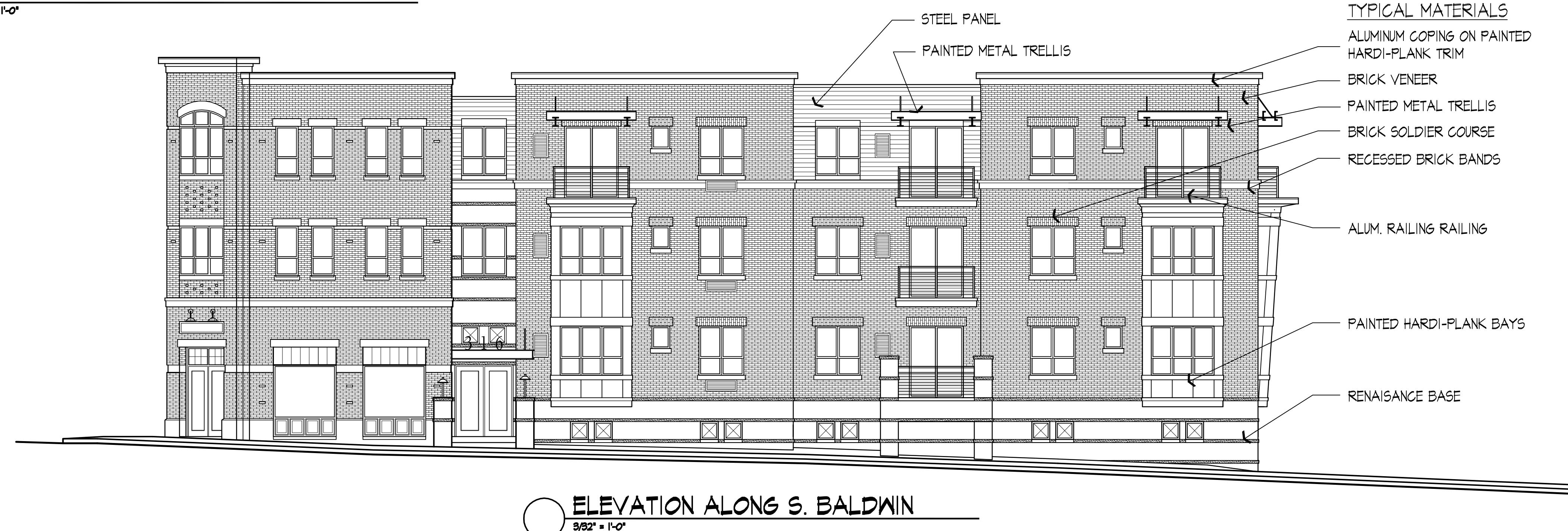
Project No.
0916

Drawing No.
C-1.1

SCALE : 1" INCH = 20 FOOT (24"x36")
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Revisions
PUD-SIP Submittal - Sept. 2, 2004
UDC Initial Submittal - Sept. 9, 2004
UDC Final Submittal - Oct. 14, 2004
Landmarks Submittal - Oct. 22, 2004



Project Title
1252 Williamson Street

Drawing Title
Elevations

Project No. Drawing No.

0916

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