

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 121 LANGDON STREET Aldermanic District: 2

2. PROJECT

Project Title/Description: EXTERIOR REPAIR - 121 LANGDON

This is an application for: (check all that apply)

- ☐ Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows ☒ Landmark
- ☐ Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows ☐ Landmark
- ☐ Demolition
- ☐ Alteration/Addition to a building adjacent to a Designated Landmark
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Landmark Nomination/Rescission of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ Other (specify):

DPCED USE ONLY	Legistar #: <u>53000</u>
	DATE STAMP CITY OF MADISON <u>SEP - 4 2018</u> <u>11:10 AM</u> Planning & Community & Economic Development
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: DAVID FERCH Company: FERCH ARCHITECTURE

Address: 2704 GREGORY ST MADISON, WI 53711

Street City State Zip

Telephone: 608-886-3394 Email: david@fercharchitecture.com

Property Owner (if not applicant): 121 LANGDON STREET GROUP LLC, HAROLD LANGHAMMER

Address: 513 N. LAKE STREET MADISON, WI 53703

Street City State Zip

Property Owner's Signature: Harold Langhammer Date: 9-4-18

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: www.cityofmadison.com/dpced/planning/documents/2018LCMeetingScheduleDates.pdf

FERCH ARCHITECTURE

2704 Gregory Street, Madison, WI 53711 (608) 238-6900

September 3, 2018

Project: 01815

Madison Landmarks Commission
126 S. Hamilton St.
Madison, WI 53701

RE: Letter of Intent – 121 Langdon Street

Dear Madison Landmarks Commission Members:

The owner of the registered landmarks building (John Suhr Residence) at 121 Langdon was issued a notice for needed repair work on the building. Attached is that repair notice and drawings addressing the repairs.

The attached drawings are not quite finished, but I am requesting review at this time to receive input on the design and detail work on the front, south side and porches. The south side porch could be repaired to meet the design of the approved plans in 2008 (last 3 sheets of the drawings), but the owner is willing to make additional design improvements to that porch to be in more conforming to the original building design.

Thank you for your time in reviewing this proposal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "DAVID FERCH", with a stylized flourish at the end.

David Ferch

From: Building Inspection Division
126 S. Hamilton St.
P.O. Box 2984
Madison, Wisconsin 53701-2984

City of Madison
OFFICIAL NOTICE

Notice: An inspection discloses that
certain sections of the City
Ordinances are being violated.

Property Located At:
121 LANGDON STREET

OWNER:
121 LANGDON STREET GROUP
% SHAKESPEARE'S BOOKS
513 N LAKE ST
MADISON WI 53703

Item No.	Violating Section No.
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CORRECTIONS REQUIRED

121 LANGDON STREET

REISSUE

FIELD OBSERVATION

Exterior of house

NOTE:

THIS IS A **REISSUE** OF THE PREVIOUSLY ISSUED NOTICE CB2016-040-01121 DUE TO ITEMS HAVING NOT BEEN PROPERLY IDENTIFIED AND INCLUDED ON THE ORIGINAL NOTICE THAT WAS ISSUED. YOU MAY DISREGARD THE ORIGINAL NOTICE AND NOTE THAT THE DUE DATE FOR THIS CASE HAS BEEN EXTENDED TO JULY 16, 2017.

ALL HISTORIC DISTRICT AND LANDMARK REGULATIONS APPLY.

ALL DIRECTIONS ARE VIEWED LOOKING AT THE FRONT OF THE HOUSE FROM LANGDON ST.

1. 41.09(2)
41.16
41.21(2)

Obtain a Certificate of Appropriateness from the Landmarks Commission *before proceeding with any exterior repairs or alterations to this property*. Because this property is a designated Landmark, any exterior work must be reviewed and approved by the Landmarks Commission, or staff designee, and a Certificate of Appropriateness granted before a Building Permit may be issued and/or before any exterior work may begin. Contact Amy Scanlon, Preservation Planner, to discuss this project and to discuss the approval process. Please also note that failure to comply with any provision of the Landmarks Commission Ordinance, including failure to comply with any conditions of your approval, are subject to a minimum forfeiture of

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\$250 a day and a maximum forfeiture of \$500 a day for each separate violation. [See Madison General Ordinances Sec 41.14(3).]

Compliance with any of the exterior-related items listed in this Official Notice shall be contingent upon these repairs being completed in such a manner that meets all of the criteria and expectations set forth by the Landmarks Commission, by Preservation Planner, Amy Scanlon, and by Madison Building Inspection.

You may contact the Preservation Planner by phone at (608)266-6552 or by email at: ascanlon@cityofmadison.com

2. 29.05(1)
29.08(1)
27.05(2)i

Obtain the required building permit and inspections and repair or rebuild the front porch and roof assembly to a safe and substantial condition. This includes, but is not limited to:

- Repair or replace the damaged and out of plumb masonry piers supporting the front porch roof columns, tuck point the columns as needed, and replace any missing material. Ensure all piers are returned to plumb condition and can support all loads applied to them
- Repair or replace the porch columns - the columns are deteriorating and out of plumb - ensure all columns are returned to plumb condition and can support all loads applied to them
- Repair or replace any deteriorated beams and framing in the front porch roof assembly and return them to a level condition.
- Replace any rotted, missing, or damaged fascia, soffit, trim, or decorative members on the front porch assembly

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OWNER:

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Item No.	Violating Section No.	CORRECTIONS REQUIRED
----------	-----------------------	----------------------

- Eliminate all holes, gaps, and cracks, and repair the crushed areas where the support columns meet the beams
- Ensure that the roof system is weatherproof, rodent proof, and in proper repair

3. 29.05(1)
29.08(1)
27.05(2)(i)

Obtain the required building permit and inspections for the right side porch stairway that was installed without approvals or return the area to its original condition. An inspection found that a non-code complaint right side porch stairway was installed without a building permit or approvals. Some items observed that do not comply with the building code are as follows:

- Use of a 2x4 as top of handrail
- Handrail does not extend to the bottom landing
- Unknown construction of support post footings
- Stair stringers not properly attached to the top beam
- Existing box beam supporting roof system crushed/rotted
- Beam connections not resting on top of support posts
- Drywall screws used in post to footing connection
- Foundation window not safety glass at base of stairs

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Property Located At:

121 LANGDON STREET
SHAKESPEARE'S BOOKS
513 N LAKE ST
MADISON, WI 53703

OWNER:

121 LANGDON STREET GROUP
% SHAKESPEARE'S BOOKS
513 N LAKE ST
MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
4.	29.05(1) 29.08(1) 27.05(2)(i)	<p>Obtain the required building permit and inspections for the work done to repair the rear porch assembly and return the rear porch assembly to a safe and code compliant condition. An inspection found that incorrect rear porch repairs were made without a building permit or approvals. Some items observed that do not comply with the building code are as follows:</p> <ul style="list-style-type: none"> • Open stair risers • Over span of deck support beams • Unknown construction and use of "cookie" support post footings • Missing beam/support post connections • Loose, rotted, and/or missing balusters • Rotted wood in the roof support columns • Rotted/animal damaged wood roof fascias/soffits/trim
5.	27.05(2)(g)2	<p>Tuck point and repair the masonry throughout the building wherever the existing mortar and blocks or bricks are loose, damaged, cracked, or missing. Remove any spray foam that has been installed between bricks. Repairs shall be completed in a workmanlike manner using accepted masonry construction methods and materials. Ensure that the foundation is waterproof, rodent proof, and can support all loads applied to it. Areas to be repaired shall include, but are not limited to:</p> <ul style="list-style-type: none"> • The building block foundation walls • The masonry brick walls, window, and door openings • The rear chimney • The right side chimney

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513 N LAKE ST

MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
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6. 27.05(2)(e) Scrape and repaint the building wherever paint is peeling, chipping, cracking, or missing. All newly painted areas shall closely match the surrounding areas in color and appearance. Areas to be painted include, but are not limited to:

- The first floor front stair risers
- Exterior of the common front entry doors
- Front porch ceiling
- All new wood installation or repairs
- Wherever the existing finish is missing or damaged

7. 27.05(2)(i) Repair the broken sections of wood lattice decorative skirting, and remove and properly relocate the non-conforming metal duct through the front skirt.

8. 27.05(2)(g)2 Replace the missing, rotted, or deteriorated wood fascias, trim, gable end trim, siding, and metal sheeting throughout the building. Ensure that all repairs are weatherproof and rodent proof and painted to match the surrounding areas. Areas needing repair include, but are not limited to:

- The second floor front balconet
- The storm window assemblies in the first floor front bay window system below the balconet
- The framing in the two story bay window system on the right side of the house
- The framing in the third floor mansard roof and rear roof systems

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MADISON WI 53703

OWNER:

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513 N LAKE ST

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Item No.	Violating Section No.	CORRECTIONS REQUIRED
9.	27.05(2)(h)	Remove the plastic cover in the half-moon foundation window on the front of the house, and replace the missing window glass and rotted wood trim and framing, and repair any holes. Ensure that the window system is weatherproof and rodent proof.
10.	27.04(2)(g)	Properly secure and install the loose orange communication wires and open/loose gray communication junction box on the front porch next to the gas meters.
11.	27.05(2)(d)	Repair or rebuild the masonry retaining wall under the right side porch; the wall is leaning and out of plumb.
12.	27.05(2)a 27.05(2)(g)2	Properly re-grade the ground around the perimeter of the foundation so that the rigid insulation is no longer exposed. If the insulation cannot be properly covered via grading, ensure the rigid insulation is properly covered with an approved material and not exposed to ultraviolet light sources.
13.	27.05(2)(a)	Remove the plastic down spout extension assemblies and replace them with a downspout system that conforms with the Landmark requirements for this property.
14.	27.05(2)(h)	Remove the cracked plastic from the foundation window opening toward the front and replace the rotted wood in the middle foundation window assembly next to it on the left side of the house.

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Property Located At:

121 LANGDON STREET

B-1440 THE VINTAGE HOUSE

513 N LAKE ST

MADISON WI 53703

OWNER:

121 LANGDON STREET GROUP

% SHAKESPEARE'S BOOKS

513 N LAKE ST

MADISON WI 53703

Item No.	Violating Section No.	CORRECTIONS REQUIRED
----------	-----------------------	----------------------

This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Building Inspection Division may issue citation(s), and/or refer the situation to the City Attorney's Office.

The Building Inspection Division is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow-up inspection.

THE MADISON GENERAL ORDINANCES REQUIRE THAT A FEE OF \$75.00 BE CHARGED FOR REINSPECTIONS THAT DO NOT RESULT IN FULL COMPLIANCE, INCLUDING REINSPECTIONS RESULTING IN AN EXTENDED DUE DATE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE BILLED AT \$35.00 EACH.

The inspector can be reached by phone at 608-266-4495 or by email at rales@cityofmadison.com

Inspected by: Robert Ales

On: 11-21-2016

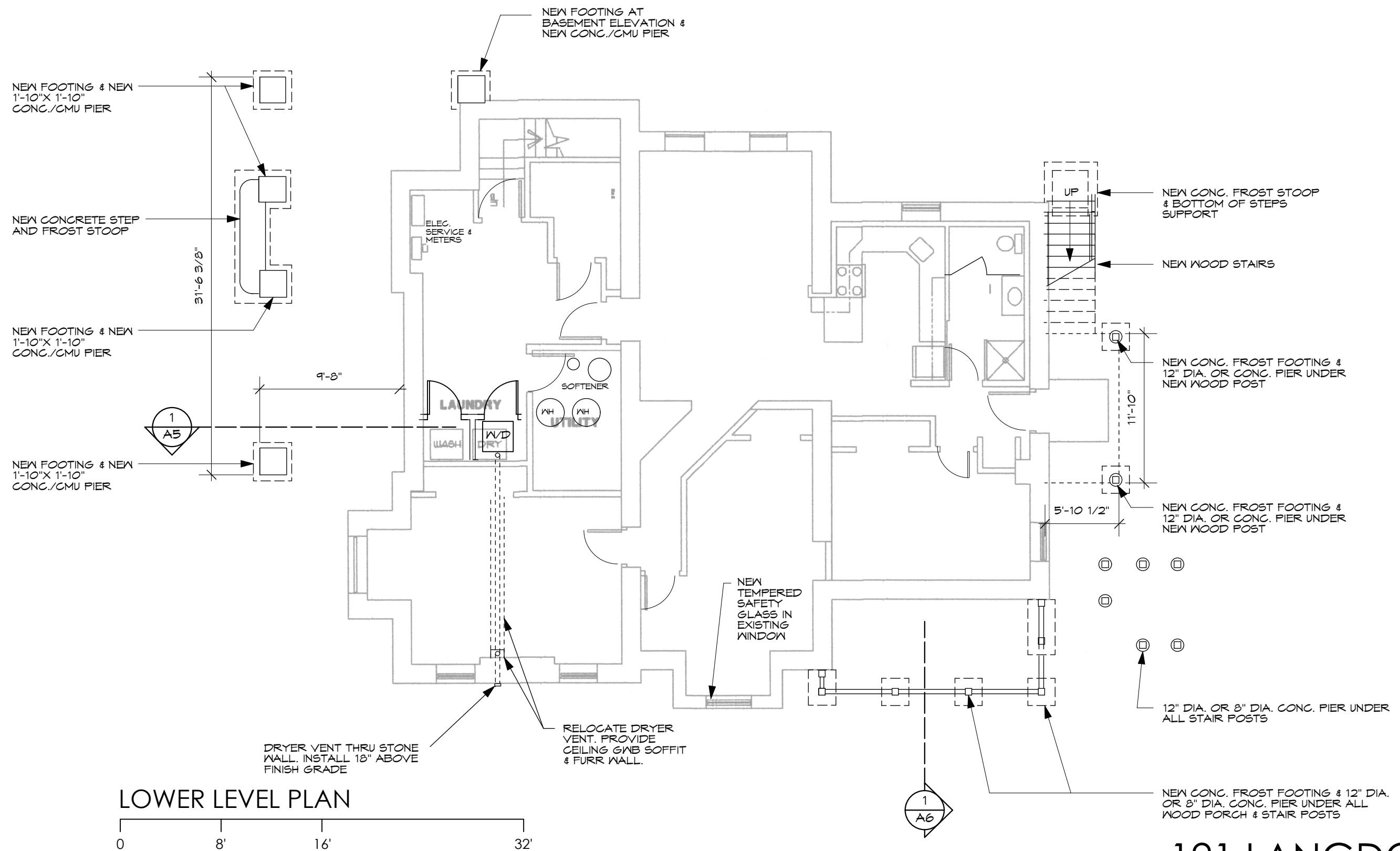
Date Issued: 4-21-2017

The violations shall be corrected on or before:

July 16, 2017

Code Enforcement Officer: _____

Any person violating any provision of the City Ordinances enforced by the Building Inspection Division is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE BUILDING INSPECTION DIRECTOR IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.



121 LANGDON

9/3/18

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

A1

GENERAL NOTE: REPAIR BUILDING WOOD TRIM, BRICK & STONE AND PAINT PER CITY INSPECTION REPORT.

NEW 5" CONC. SIDEWALK

NEW CONCRETE STEP AND FROST STOOP

REPAIR PORCH SEE WALL SECTION 1/A6



PORCH

NEW TREATED WOOD STAIR W/ NEW 1 1/2" DIA. METAL HANDRAIL EA. SIDE

NEW PORCH DECK & GUARDRAIL AT EXISTING PORCH LOCATION.

FUTURE LOCATION OF PLATFORM LIFT

PORCH

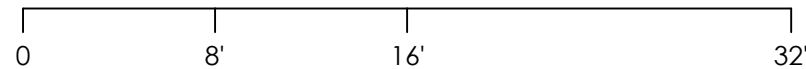
NEW WOOD STAIR W/ METAL/CABLE GUARDRAIL

PORCH

NEW PORCH DECK & FRAMING & NEW DECORATIVE WOOD SUPPORT COLUMNS TO MATCH EXISTING



FIRST FLOOR PLAN



121 LANGDON

9/3/18

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

A2



SIDE PORCH ELEVATION

0 4' 8' 16'

121 LANGDON

9/3/18

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

A3



REAR ELEVATION

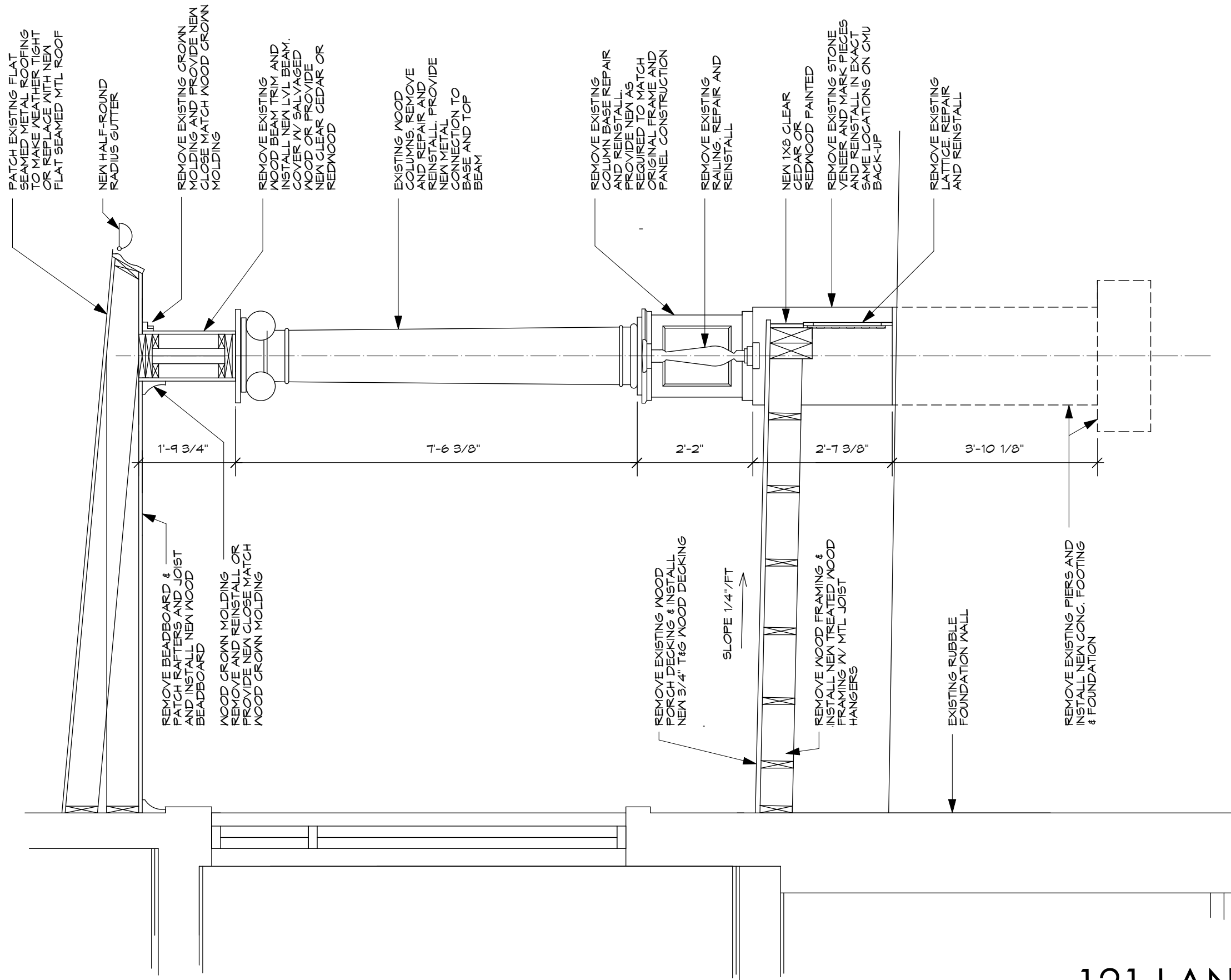
0 4' 8' 16'

121 LANGDON

9/3/18

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

A4



FRONT PORCH

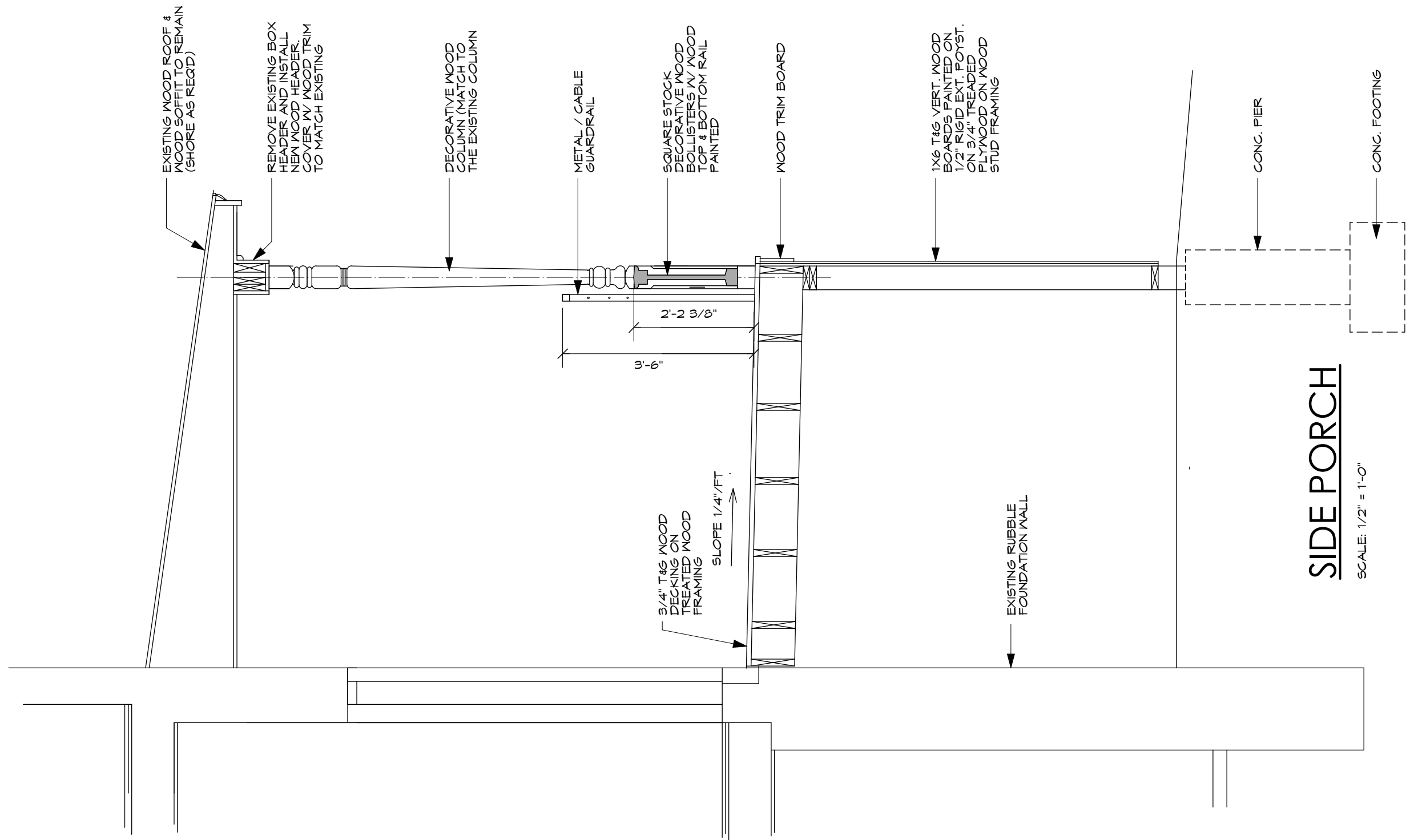
SCALE: 1/2" = 1'-0"

121 LANGDON

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

9/3/18

A5



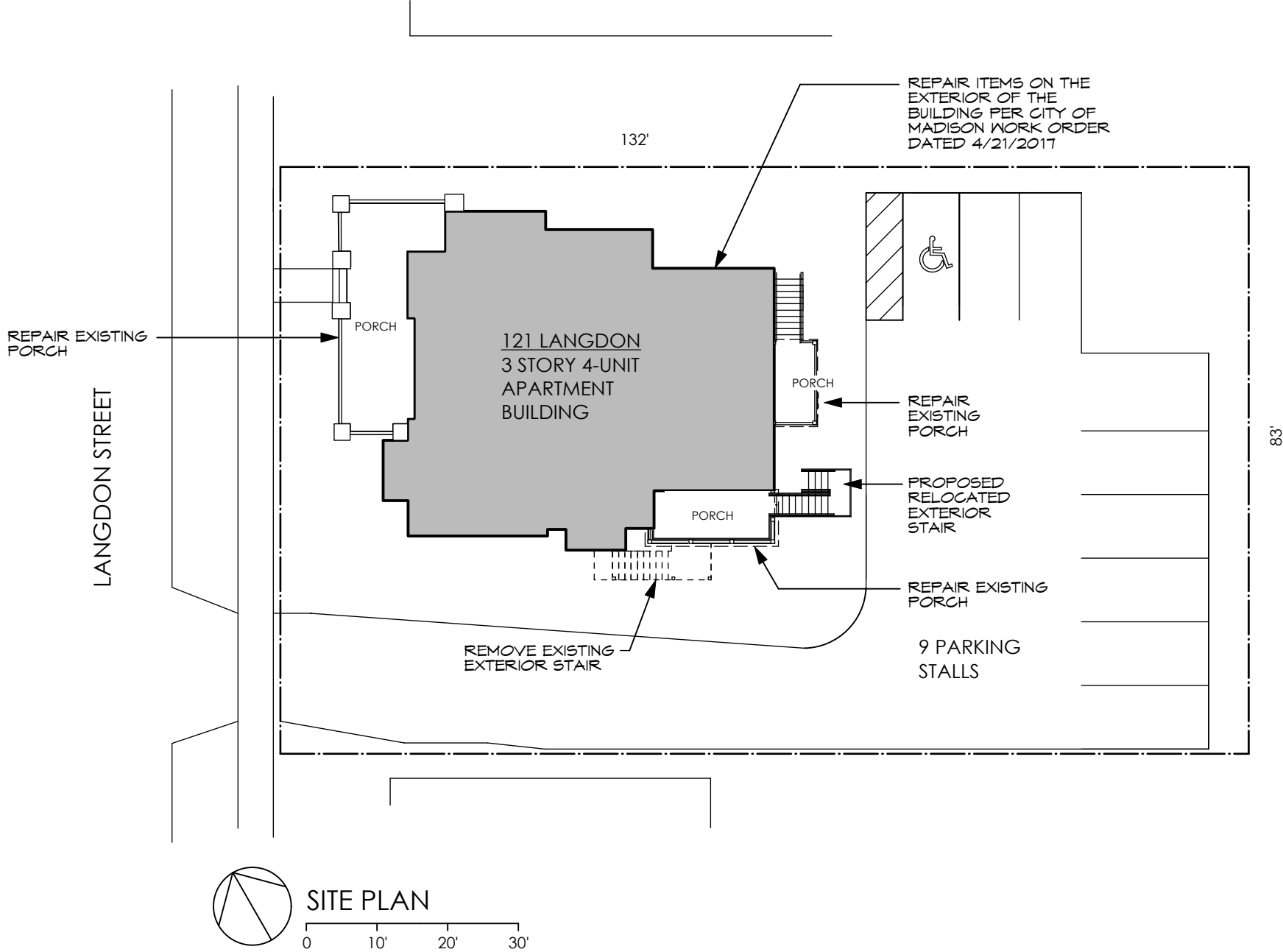
121 LANGDON

9/3/18

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

A6

EXTERIOR REPAIR



SHEET INDEX

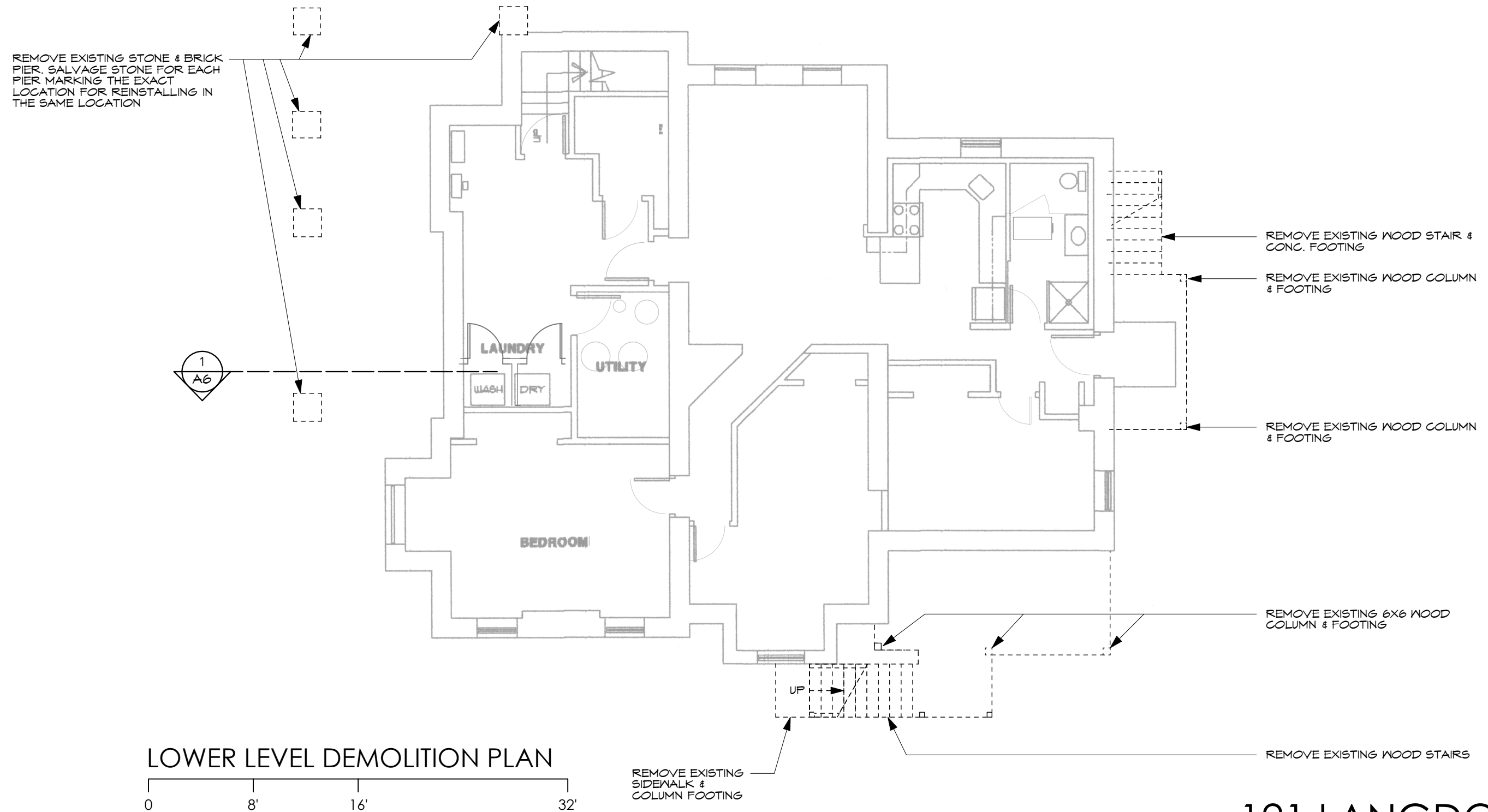
- C1 SITE PLAN, COVER
- P1 EXTERIOR PHOTOS
- P2 FRONT PORCH PHOTO
- P3 SIDE PORCH PHOTO
- P4 REAR PHOTO
- P5 HISTORIC PHOTO
- P6 HISTORIC PHOTO
- D1 LOWER LEVEL DEMOLITION PLAN
- D2 FIRST FLOOR DEMOLITION PLAN
- A1 LOWER LEVEL PLAN
- A2 FIRST FLOOR PLAN
- A3 SIDE PORCH ELEVATION
- A4 REAR PORCH ELEVATION
- A5 FRONT PORCH SECTION
- A6 SIDE PORCH SECTION
- S1 FIRST FLOOR FRAMING PLAN
- S2 SECOND FLOOR FRAMING PLAN

SIDE PORCH SITE PLAN APPROVAL
9/19/2008 (3 PAGES)

121 LANGDON 9/3/18

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

C1



121 LANGDON

9/3/18

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

D1

REMOVE EXISTING WOOD
COLUMNS & BASE SHOWN
DASHED AND SALVAGE
FOR REUSE

REMOVE CONC.
SIDEWALK & STEP

SHORE ROOF AND
REMOVE ROTTED FRONT
BOX BEAM

REMOVE EXISTING WOOD
PORCH FRAMING &
DECKING



REMOVE EXISTING WOOD STAIR

REMOVE EXISTING WOOD COLUMN
(EXISTING PORCH ROOF TO
REMAIN)

REMOVE EXISTING WOOD 1ST
FLOOR DECK EXISTING ROOF TO
REMAIN

REMOVE EXISTING WOOD COLUMN
(EXISTING PORCH ROOF TO
REMAIN)

REMOVE EXISTING WOOD 1ST
FLOOR DECK

REMOVE EXISTING WOOD COLUMN
(EXISTING PORCH ROOF TO
REMAIN, SHORE AS REQUIRED)

REMOVE EXISTING
WOOD STAIRS

FIRST FLOOR DEMOLITION PLAN

0 8' 16' 32'

REV. 8/23/18

121 LANGDON

9/3/18

FERCH ARCHITECTURE
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608-238-6900 david@fercharchitecture.com

D2



121 LANGDON

9/3/18

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P1



FRONT PORCH PHOTO

REV. 8/23/18

121 LANGDON

9/3/18

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SIDE PORCH PHOTO



REAR PORCH PHOTO

121 LANGDON

8/23/18

FERCH ARCHITECTURE
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608-238-6900 david@fercharchitecture.com



Photo: Wisconsin Historical Society, WHS-3280

HISTORIC PHOTO: John Suhr Residence

121 LANGDON

9/3/18

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608-238-6900 david@fercharchitecture.com

P5



Photo: Wisconsin Historical Society, WHS-39049

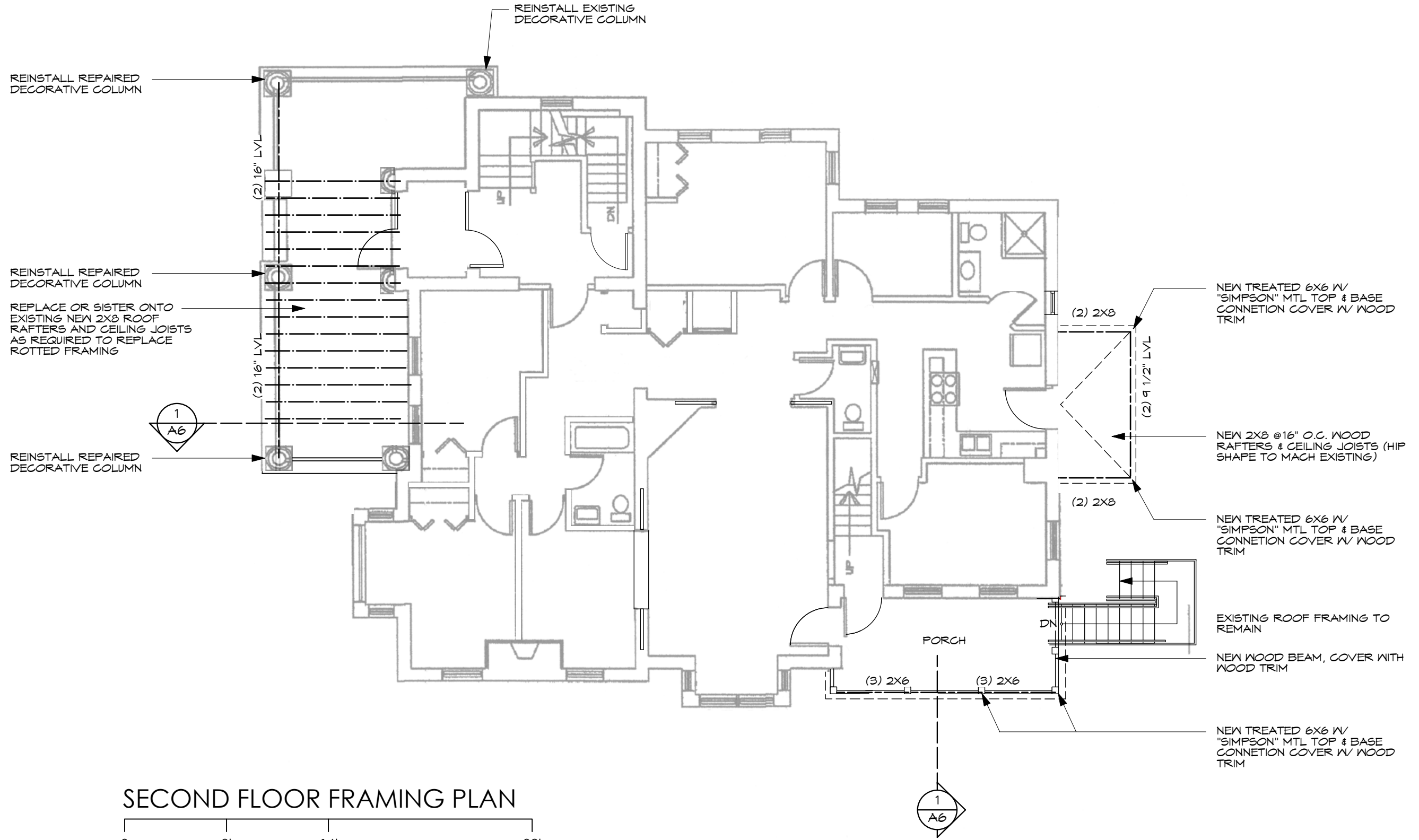
HISTORIC PHOTO: John Suhr Residence

121 LANGDON

9/3/18

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P6



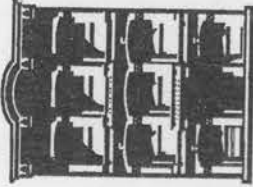
SECOND FLOOR FRAMING PLAN

0 8' 16' 32'

121 LANGDON 9/3/18

FERCH ARCHITECTURE
 2704 GREGORY STREET, MADISON, WI 53711
 608-238-6900 david@fercharchitecture.com

S2



CENTRAL PROPERTIES

513 North Lake Street
Madison, WI 53703
Telephone: 608-255-1767

August 11, 2008

TO: Alderman Verveer
FROM: Harold Langhammer
RE: 121 Langdon Street

Hi Mike. Please sign the application for existing conditional use, and give a call to our office and we will pick it up.

The picture shows the existing garage, stairs and porch. The garage hasn't been used in years and we have it propped up with jacks because the steel beams holding the concrete deck are rusting through. We think it is a hazard as well as unsightly. We want to remove everything that is there and replace it with a simple entry stairs, as shown on the attached drawing.

Kitty Rankin has approved the demolition and building the stairs.

Call me with any questions. Thanks..



City of Madison Site Plan Verification

Admin Pick up Review All Projects User Info Logout

PROJECT 1178: 121 Langdon St

Submitted by: Central Properties
Contact: Harold Langhammer: (608) 255-1767
Project type: Minor Alteration to CU
Description: remove existing carport and deck & replace with parking stalls and entry stairs
Status: completed on 9/19/2008

Project has been completed.

Agency	Status	Requirements	Remarks	Checkout Date	Contact	Reviewed
Zoning	approved		1	8/22/2008	jkirchgatter (266-4429)	8/22/2008
Traffic Engineering	approved			8/20/2008	leach (267-8755)	8/20/2008
Fire	approved			8/20/2008	sstrassburg (608-261-9843)	8/20/2008
Engineering	approved		1 2	8/21/2008	troester (608-267-1995)	8/26/2008
Planning	approved			8/20/2008	bmurphy (608-266-4635)	8/20/2008
Landmarks Commission	approved		1	8/21/2008	bruhlding LM (608-267-8736)	8/21/2008
Engineering Mapping	approved			8/28/2008	epederson (608)266-4056	8/28/2008

Revision	Submit date
original	8/19/2008

Engineering

Note: Supplementary Condition Completed (was Submit revised site plan that clearly identifies existing features vs. new or revised features. The plan submitted was originally submitted in 1997 and it is unclear with the notation of what all exactly is currently proposed as "new" and what was "new" in 1997.)

Note: Supplementary Condition Completed (was If after review of the revised site plan it is determined that 4,000 sf or more of area is being disturbed an Erosion Control & Storm Water Management Permit may be required.)

Top

Landmarks Commission

Note: Supplementary Condition Completed (was 1) Submit a revised site plan detail showing the exact location and dimensions of the parking spaces to be retained in conjunction with the location of the new stairs/deck-- it appears that this new structure will make one of the parking spaces non functional.2) Provide a revised landscaping plan that provides some screening for the parking spaces that will now be exposed to the street-- recommend removing pavement from the parking space mentioned in item one and landscaping that area.3) Kitty Rankin must approve the design of the new stairs/deck-- especially concerned about the underside and the spindly appearance of the 4" x 4" posts that will rise 6+ feet from the ground.4) Provide information on the appearance and condition of the walls of the house once the porch and carport are removed.)

Top

Zoning

Note: Supplementary Condition Completed (was Provide zoning with a copy of the revised site and landscaping plans per Landmarks Commission comments.)

Top

ming

DATE OF PLANS
APR 12 1995
REVISIONS
JUNE 13 1995
AUG 13 2003

121 LANGDON STREET GROUP APARTMENTS
121 LANGDON ST., MADISON, WI 53703

DRAWN BY: Jane Vincent

SHEET NUMBER
1

PARKING LOT PLAN SITE INFORMATION BLOCK

SITE ADDRESS 121 LANGDON ST

SITE SQUARE FOOTAGE 10,800

NUMBER OF BUILDING STORES (ABOVE GROUND) 3

BUILDING HEIGHT 34

TOTAL SQUARE FOOTAGE OF BUILDING 7000

USE OF PROPERTY APARTMENTS

NUMBER OF BICYCLE STALLS SHOWN 4

NUMBER OF PARKING STALLS SHOWN

STALLS ACCESSIBLE	11
TOTAL	9

NUMBER OF TREES SHOWN

LANDSCAPING SCHEDULE		
NO.	ITEM SIZE	NEW - *
1	OAK 20"	
2	BASSWOOD 18"	
3	BASSWOOD 10"	
4	OAK 24"	
5	ARBER VITAE (5' HIGH) *	
6	ARBER VITAE (5' HIGH) *	
7	MAPLE 12"	
8	OAK 14"	
9	MAPLE 10"	
10	MAPLE 10"	
11	ALPINE BUSH	

LOT AREA REQUIRED

4 UNITS @ 600 SQ FT PER UNIT = 2400

10 EXTRA BEDROOMS @ 150 sq ft = 1500 sq ft

TOTAL REQUIRED = 3900 sq ft

LOT AREA PROVIDED

10800 SQ FT

OPEN SPACE BY AREA

A = 670 SQ FT

B = 345 SQ FT

C = 452 SQ FT

D = 501 SQ FT

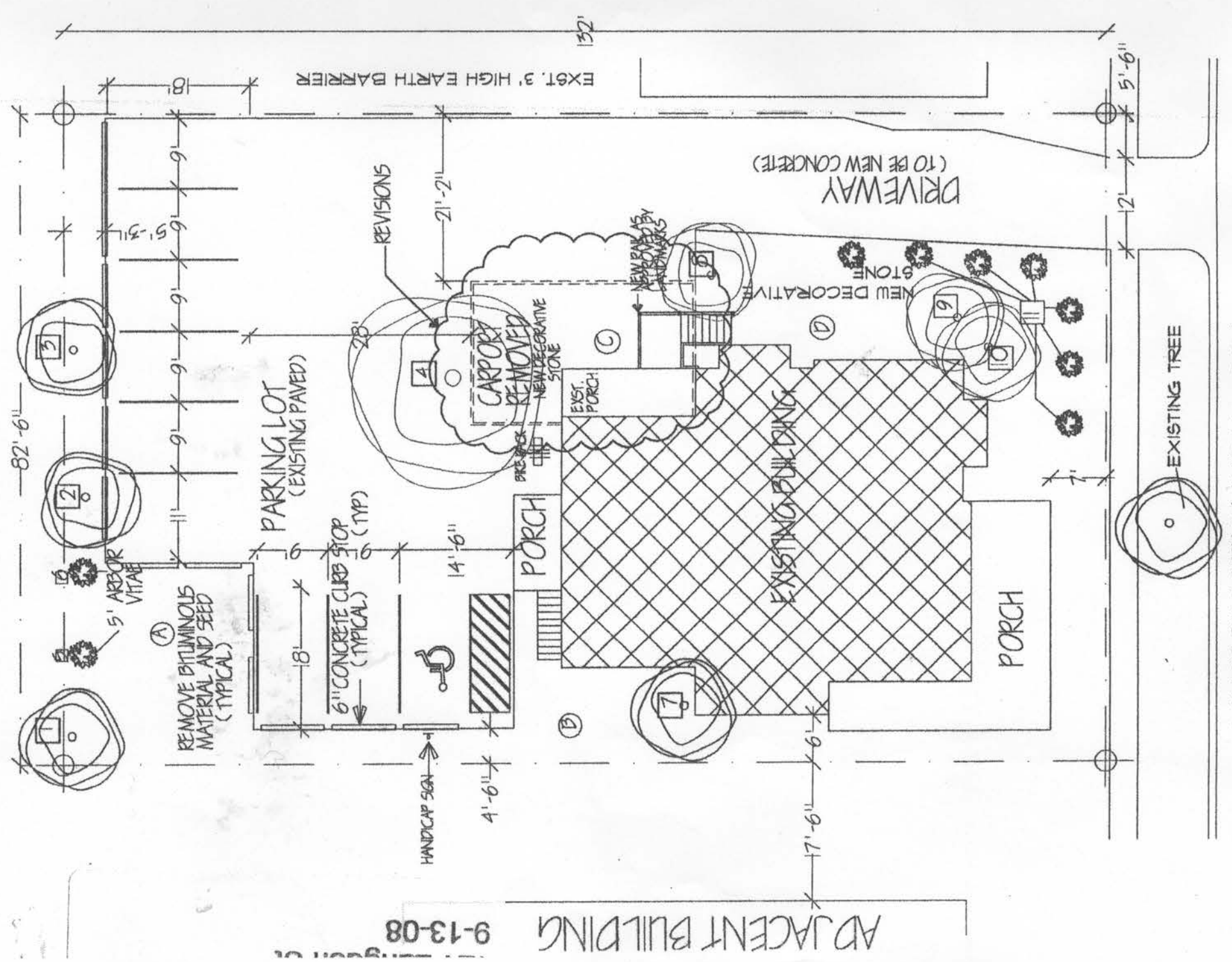
TOTAL = 1868 SQ FT

OPEN SPACE REQUIRED

18 BEDROOMS @ 70 sq ft = 1260 sq ft

TOTAL PROVIDED = 1868 sq ft

SCALE 1" = 20'-0"



121 LANGDON STREET / MADISON, WI 53703

PLAN/PARKING FACILITY APPROVAL

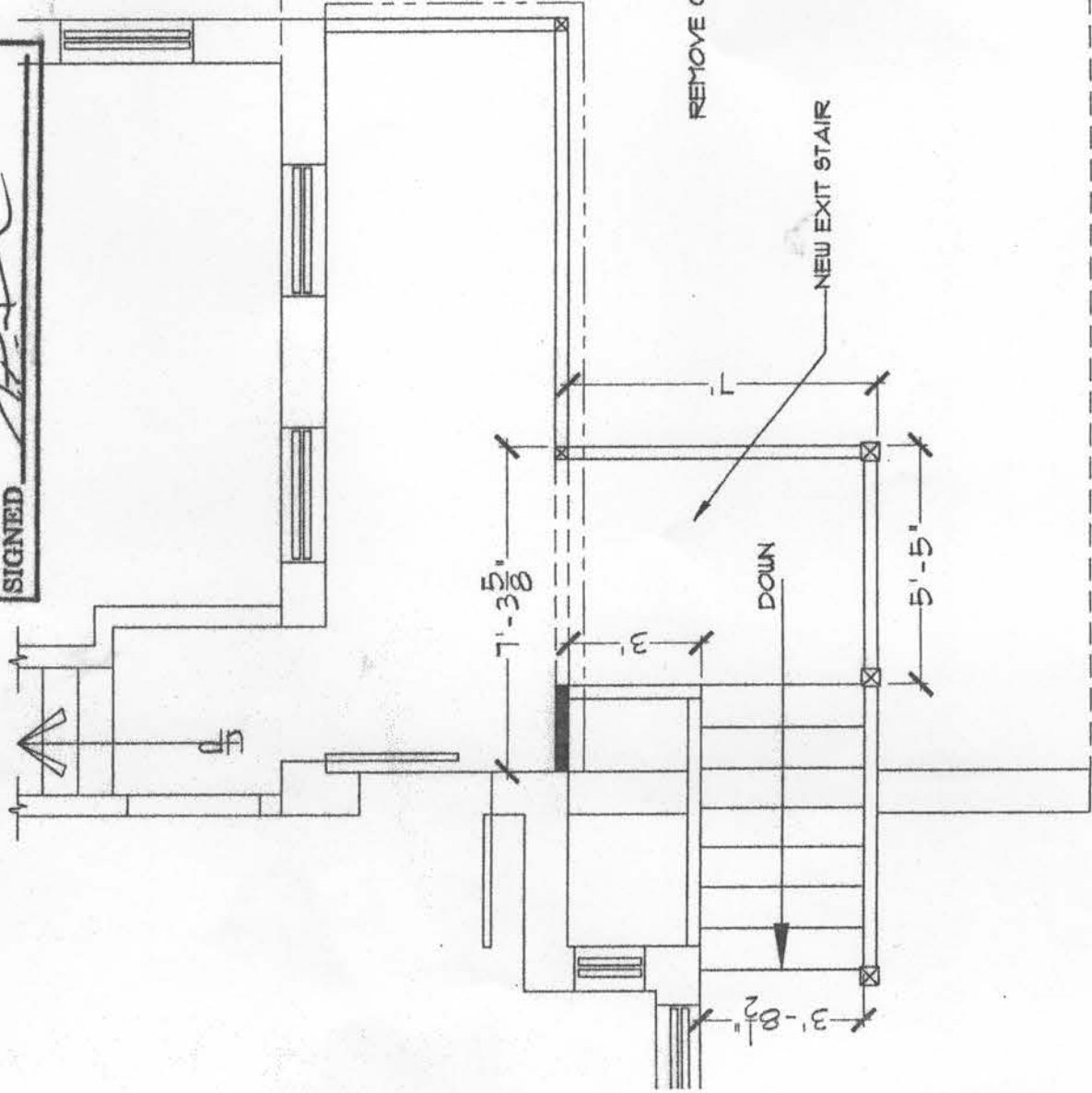
ADDRESS 121 Langdon St.

ID# 1178 DATE SUBMITTED 8/14/08

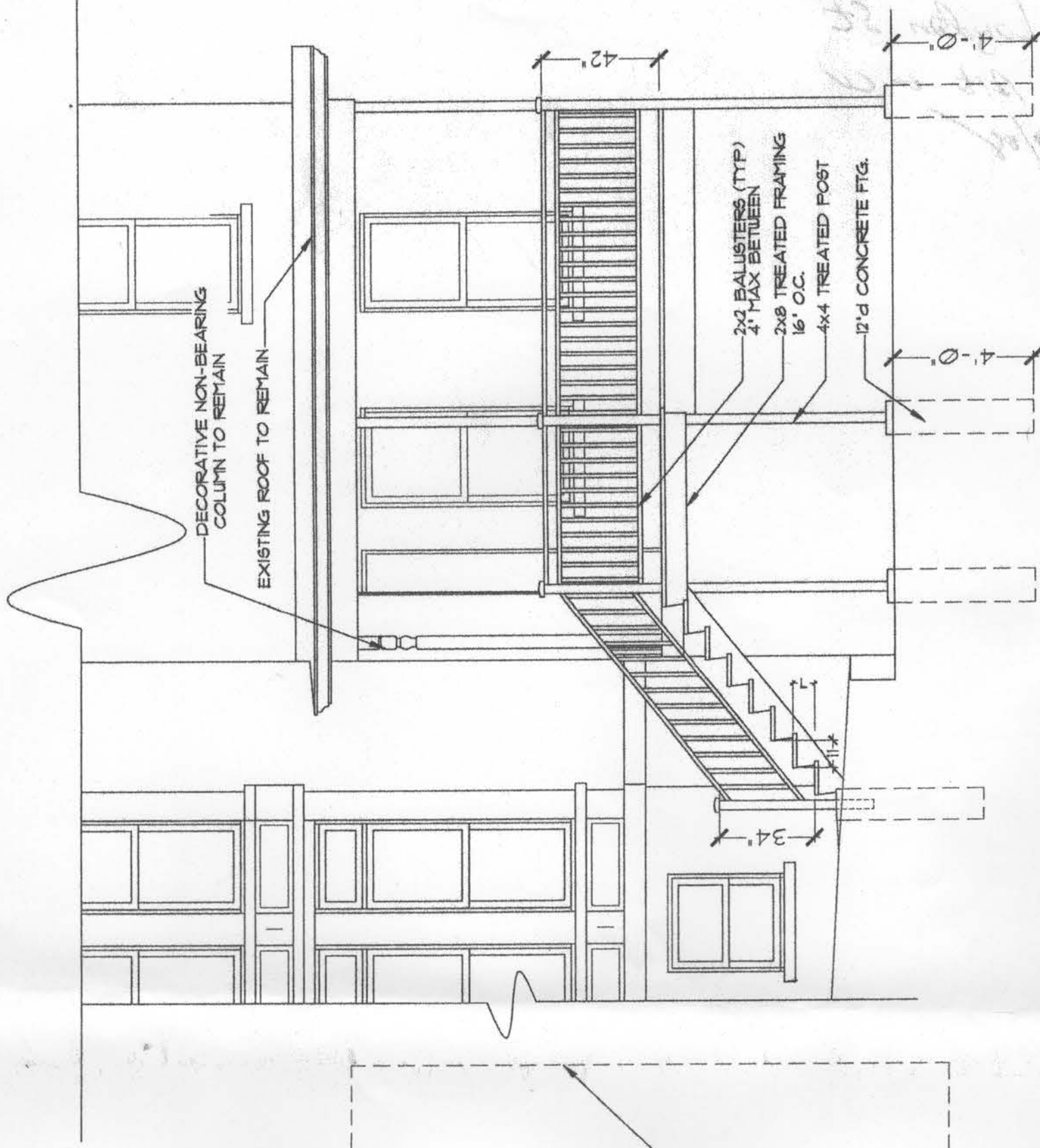
ORIGINAL ✓ REVISION#

FINAL SIGN OFF DATE 9/17/08

SIGNED RPJ



STAIR PLAN



ELEVATION