

December 6, 2017
Revised: February 14, 2018



Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
222 N. Charter St.
KBA Project # 1304

Ms. Heather Stouder:

The following is submitted together with the plans for Plan Commission and staff review.

Organizational structure:

Owner: Stopple Revocable Trust
1202 Regent St.
Madison, WI 53715
608-268-4912
Contact: Jim Stopple
jim@madisonproperty.com

Engineer: Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Joe Doyle
jdoy@vierbicher.com

Landscape Design: Olson Toon Landscaping
4387 Schwartz Rd.
Middleton, WI 53562
(608) 827-9401
Contact: Rich Carlson
rich@olsontoon.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Introduction:

The subject property is located at 222 N. Charter St. This proposal requests a rezoning from TR-U2 zoning to Planned Development zoning to allow the development of a student housing building consistent with the Regent Street - South Campus Neighborhood Plan. The building will bring additional high-quality housing for the UW students to the edge of the UW campus and further reduce the impacts of student housing on the Vilas and Capitol neighborhoods.

An analysis of the neighborhood plan and the rationale for Planned Development zoning is included as an attachment to this letter of intent.

Project Description:

The proposed project is a 12-story student housing building located on Charter Street between W. Johnson St. and W. Dayton St. The location is ideally located to serve the UW students and allows students to walk to most of their destinations.

The small site is efficiently utilized. To lighten the buildings footprint, the first floor is smaller than the upper levels and an arcade surrounds most of the west, south and east elevations. At the northeast corner of the building the arcade provides for the main pedestrian's entry. At the southern face of the building the arcade forms a covered porch for the resident's use taking advantage of the southern exposure and open space that the rail corridor provides. Based on feedback from the Urban Design commission, the current design brings the all-glass wall of the common room to the Charter Street face of the building and interrupting the arcade along Charter Street.

The building has a clearly defined three and four-story base defined by the smooth cast stone masonry with expansive windows. The mid-levels use an exterior of brick, architectural composite metal panels and the break from the building base is further defined along Charter Street with a one-foot offset. The top of the building is also clearly defined and covered in the architectural metal panel. The building steps back at the 12th floor to provide a common room for study and social gatherings that opens onto a generous rooftop terrace. In addition to the open space provided at the rooftop terrace and ground floor level arcade, usable balconies are provided for most apartments.

Bicycle parking is predominately located in the basement with access obtained either from the elevator or a bike ramp along the south stairway. Guest bike and moped parking is also provided under the arcade on the front and rear of the building as is a short-term loading zone on the southeast corner.

Site Development Data:

Densities:

Total Lot Area	5,812 S.F. / .1334 Acres
Dwelling Units	43 units
Bedrooms	96 bedrooms
Density	322 units/acre
	719 bedrooms/acre
Lot Coverage	4,848 S.F. (83.4%)
Usable Open Space	2,451 S.F.
Building Height	12 stories

Dwelling Unit Mix:

One Bedroom	11
Two Bedroom	21
Three Bedroom	1
<u>Four Bedroom</u>	<u>10</u>
Total Dwelling Units	43

Bicycle & Moped Parking:

Bike Surface	4 stalls
Bike Surface Guest	4 stalls
Moped Surface	16 stalls
Bike Underground Garage – Wall Hung	46 stalls
<u>Bike Underground Garage STD. 2'x6'</u>	<u>47 stalls</u>
Total	117 stall

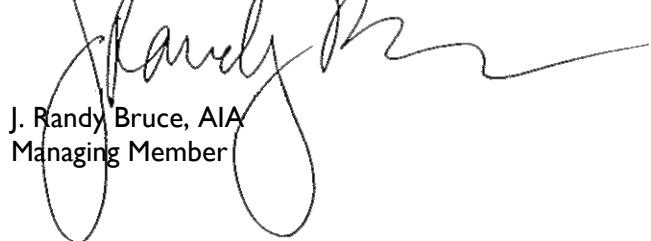
Letter of Intent
222 N. Charter, Madison, WI
February 13, 2018
Page 3 of 3

Project Schedule:

It is anticipated to begin construction in Summer 2018 with completion scheduled for summer 2019.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Randy Bruce".

J. Randy Bruce, AIA
Managing Member

HALO LED ICAT SHALLOW HOUSING for NEW CONSTRUCTION

The H2750ICAT is a dedicated LED new construction housing for use in shallow ceilings where 2x6 joist construction is used. The H2750ICAT is designed to fit in shallow insulated ceilings and can be in direct contact with ceiling insulation*. This AIR-TITE housing design prevents airflow between conditioned and unconditioned spaces for savings on both heating and air conditioning costs. The LED connector system provides high efficacy code compliance when used with designated HALO LED modules and trims.

Catalog #	H2750ICAT/5609930/691WB	Type
Project		Rs
Comments	FRONT MAIN ENTRY EXTERIOR	Date
Prepared by		

DESIGN FEATURES

Housings

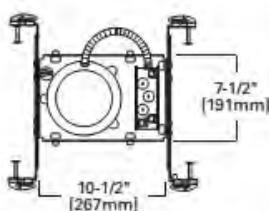
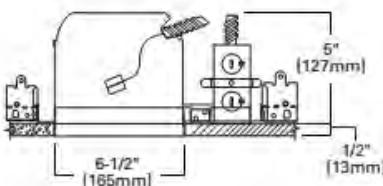
- Aluminum housing for greater heat dissipation. H2750ICAT housing is gasketed to prevent airflow from heated or air conditioned spaces

Plaster Frame

- Galvanized steel frame. Housing adjusts in plaster frame to accommodate up to 1-3/8" ceiling thickness.
- Regressed locking screw for securing hanger bars.
- Cutouts included for easily crimping hanger bars in position.

Slide-N-Side™ Junction Box

- Positioned to accommodate straight conduit runs.
- Seven 1/2" trade size conduit knockouts with true pry-out slots.
- Slide-N-Side wire traps allow non metallic sheathed cable to be installed without tools and without removing knockouts.
- Allows wiring connections to be made outside the box.
- Simply insert the cable directly into the trap after connections are made.
- Accommodates the following standard non-metallic sheathed cable type:
- U.S. #14/2, #14/3, #12/2, #12/3
- Canada: #14/2, #14/3, #12/2



GOT NAIL! Pass -N-Thru™

Bar Hangers

- Bar Hanger features include
 - Pre-installed nail easily installs in regular lumber, engineered lumber and laminated beams.
 - Safety and Guidance system prevents snagging, ensures smooth, straight nail penetration and allows bar hangers to be easily removed if necessary
 - Automatic leveling flange aligns the housing and allows holding the housing in place with one hand while driving nails.
 - Housing can be positioned at any point within 24" joist spans
 - Score lines allow tool-free shortening for 12" joists and bar hangers do not need to be removed for shortening.
 - Bar hangers may be repositioned 90° on plaster frame
 - Integral T-bar clip snaps onto T-bars – no additional clips are required.

LED Module Connection

Halo shallow LED modules simply install with a plug-in 120V/277V rated line voltage wiring connector (UL and CSA Listed Luminaire Disconnect). This non-screw-base connection preserves the high efficacy rating and prevents use of low efficacy incandescent sources (see LED Module specifications).

Caution

LED connection is rated for 120V and 277V input. Installer must verify LED module voltage is compatible with the applicable voltage input. If uncertain, consult a qualified electrician.

Labels

- UL/cUL Listed 1598 Luminaire
- CE Marking - "Conformité Européene" conformity with the Council of European Communities Directives, meeting internationally recognized compliance when used with ML56 Series LED modules
- UL/cUL Listed for Feed Through
- UL/cUL Listed for Damp Location
- UL/cUL Listed for Wet Location with select trims
- UL/cUL Listed for direct contact with insulation and combustible material*
- Rated for 20W maximum

Qualification

May be used with qualified Halo LED modules and designated trims for High Efficacy Luminaire Compliance:

- State of California Title 24
- International Energy Conservation Code (IECC)
- Washington State Energy Code
- New York State Energy Conservation Construction Code - AIR-TITE™ Compliant
- Certified under ASTM-E283 standard for air-tight construction



H2750ICAT

6" New Construction IC AIR-TITE™ Housing

For

Designated Halo LED Modules and Trims

- RA56 Series
- RL56 Series
- ML56 Series

High Efficacy LED Housing

FOR USE IN INSULATED CEILINGS

FOR DIRECT CONTACT WITH INSULATION*

FOR USE IN SHALLOW CEILINGS



Qualified and compliant with select trims. Refer to ENERGY STAR® Qualified Products List and CEC (T24) Appliance Database for listings.

ORDERING INFORMATION - RL56 SERIES

SAMPLE NUMBER: H2750ICAT - RL560WH6927
Order housing, light module, trim and separately.

Housing

H2750ICAT= 6" Dedicated LED Insulated Ceiling, AIR-TITE New Construction Housing for Shallow Ceilings

RL56 Series - Compatible LED Remodel Modules

80 CRI

RL560WH6827= 5"/6" Retrofit Baffle - Trim LED Module, 80CRI, 2700K, Matte White
RL560SN6827= 5"/6" Retrofit Baffle - Trim LED Module, 80CRI, 2700K, Satin Nickel
RL560WH6830= 5"/6" Retrofit Baffle - Trim LED Module, 80CRI, 3000K, Matte White
RL560SN6830= 5"/6" Retrofit Baffle - Trim LED Module, 80CRI, 3000K, Satin Nickel
RL560WH6835= 5"/6" Retrofit Baffle - Trim LED Module, 80CRI, 3500K, Matte White

90 CRI

RL560WH6927= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 2700K, Matte White
RL560SN6927= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 2700K, Satin Nickel
RL560WH6930= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 3000K, Matte White
RL560SN6930= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 3000K, Satin Nickel
RL560WH6935= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 3500K, Matte White

ORDERING INFORMATION - RA56 SERIES

SAMPLE NUMBER: H2750ICAT - RA5606927WH
Order housing, light module, trim and separately.

Housing

H2750ICAT= 6" Dedicated LED Insulated Ceiling, AIR-TITE New Construction Housing for Shallow Ceilings

RA56 Series - Compatible LED Remodel Modules

Very Wide Flood - VWF Models

RA5606927WH= 5"/6" LED Adjustable Gimbal, 90CRI, 2700K, White, Very Wide Flood
RA5606930WH= 5"/6" LED Adjustable Gimbal, 90CRI, 3000K, White, Very Wide Flood

Narrow Flood - NFL Models

RA5606927NFLWH= 5"/6" LED Adjustable Gimbal, 90CRI, 2700K, White, Narrow Flood
RA5606930NFLWH= 5"/6" LED Adjustable Gimbal, 90CRI, 3000K, White, Narrow Flood

ORDERING INFORMATION - ML56 SERIES

SAMPLE NUMBER: H2750ICAT - ML5606830 - 696WB

Order housing, light module, trim and separately.

Housing

H2750ICAT= 6" Dedicated LED Insulated Ceiling, AIR-TITE New Construction Housing for Shallow Ceilings

ML56 LED Light Modules

800 Series / 80 CRI

ML5606827= 5"/6" LED Retrofit Downlight Light Module, 600 lumen, 80CRI, 2700K
ML5606830= 5"/6" LED Retrofit Downlight Light Module, 600 lumen, 80CRI, 3000K
ML5606835= 5"/6" LED Retrofit Downlight Light Module, 600 lumen, 80CRI, 3500K
ML5606840= 5"/6" LED Retrofit Downlight Light Module, 600 lumen, 80CRI, 4000K

800 Series / 90 CRI

ML5606927= 5"/6" LED Retrofit Downlight Light Module, 600 lumen, 90CRI, 2700K
ML5606930= 5"/6" LED Retrofit Downlight Light Module, 600 lumen, 90CRI, 3000K
ML5606935= 5"/6" LED Retrofit Downlight Light Module, 600 lumen, 90CRI, 3500K
ML5606940= 5"/6" LED Retrofit Downlight Light Module, 600 lumen, 90CRI, 4000K

900 Series / 80 CRI

ML5609827= 5"/6" LED Retrofit Downlight Light Module, 900 lumen, 80CRI, 2700K
ML5609830= 5"/6" LED Retrofit Downlight Light Module, 900 lumen, 80CRI, 3000K
ML5609835= 5"/6" LED Retrofit Downlight Light Module, 900 lumen, 80CRI, 3500K
ML5609840= 5"/6" LED Retrofit Downlight Light Module, 900 lumen, 80CRI, 4000K

900 Series / 90 CRI

ML5609927= 5"/6" LED Retrofit Downlight Light Module, 900 lumen, 90CRI, 2700K
ML5609930= 5"/6" LED Retrofit Downlight Light Module, 900 lumen, 90CRI, 3000K
ML5609935= 5"/6" LED Retrofit Downlight Light Module, 900 lumen, 90CRI, 3500K
ML5609940= 5"/6" LED Retrofit Downlight Light Module, 900 lumen, 90CRI, 4000K

1200 Series / 80 CRI

ML5612827= 5"/6" LED Light Module, 1200 lumen, 80CRI, 2700K
ML5612830= 5"/6" LED Light Module, 1200 lumen, 80CRI, 3000K
ML5612835= 5"/6" LED Light Module, 1200 lumen, 80CRI, 3500K
ML5612840= 5"/6" LED Light Module, 1200 lumen, 80CRI, 4000K

1200 Series / 90 CRI

ML5612927= 5"/6" LED Light Module, 1200 lumen, 90CRI, 2700K
ML5612930= 5"/6" LED Light Module, 1200 lumen, 90CRI, 3000K
ML5612935= 5"/6" LED Light Module, 1200 lumen, 90CRI, 3500K
ML5612940= 5"/6" LED Light Module, 1200 lumen, 90CRI, 4000K

ML56 LED Trims

690 Series - 6" LED Trims

Non-Conductive "Dead Front" Baffles
691WB= 6" LED Trim, Polymer "Dead-Front", Shallow White Baffle & Flange (For use with 600 Series LED Light Modules only)

Semi-Regressed Eyeballs

694WB= 6" LED Directional Trim, White Eyeball, Baffle & Flange
694SNB= 6" LED Directional Trim, Satin Nickel Eyeball, Baffle & Flange
694TBZB= 6" LED Directional Trim, Tuscan Bronze Eyeball, Baffle & Flange

Shallow Baffle

696WB= 6" LED Trim, White Shallow Baffle & Flange

ML56 System Accessories

ML56CLIP= 6" Friction Clip Kit - For use with non-torsion spring housings. 6" clips included.

WW6955C= Wall Wash Insert - Specular Kick Reflector for 695WW (1 included with trim). For double wall washing or replacement.

TRM690WH= 6" LED Oversize Trim Ring for use with 59" series trims, White 6.9" I.D., 9.5" O.D.
Ring slips over LED trim. Inset design allows 6" trim to fit into oversize ring for an even trim surface

EBA560PK= Replacement screwbase adapter to LED disconnect with cap

ML56-1200 Series Beam Forming Optic Media

BFR56NFL= Beam forming reflector kit, narrow flood, 25° nominal

BFR56MH= Media holder, accepts one 3.45" lens. Requires BFR56NFL & L345SF, order separately.

L345SF= 3.45" diameter soft focus lens. Requires BFR56NFL and BFR56MH, order separately.

Solite® is a registered trademark of AGC Flat Glass North America.

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V.

Operating temperature -30°C to 40°C.

1kV surge protection standard.

INSTALLATION

Surface mount to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

Five-year limited warranty.

Full warranty terms located at www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx.

Note: Specifications are subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Catalog
Number

Notes

Type

Outdoor General Purpose

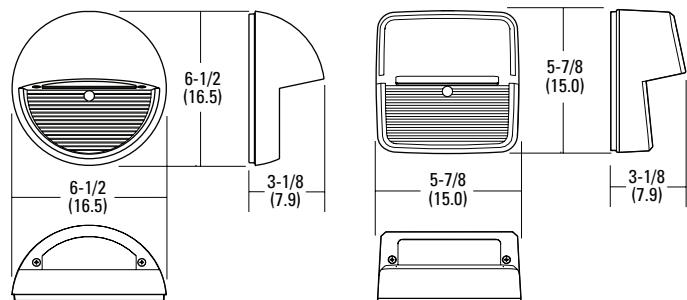
OLSR & OLSS

LED STEP LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: OLSS DDB

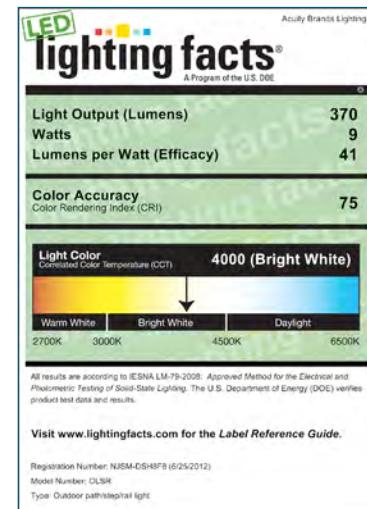
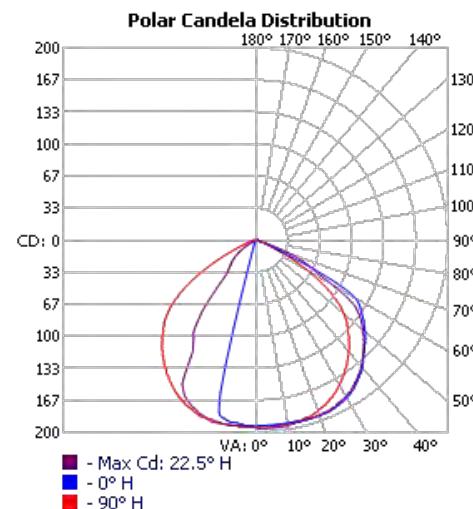
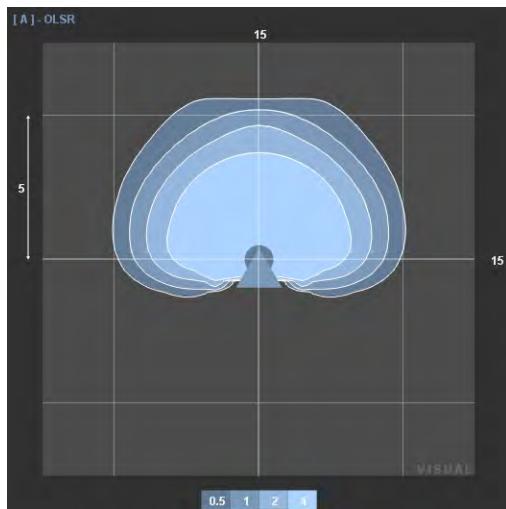
Series	Color temperature (CCT)	Voltage	Finish
OLSR OLSS	Step light round Step light square	(blank) 4000K	(blank) MVOLT (120V-277V)
			DDB WH Dark bronze White

OLSR & OLSS LED Step Light

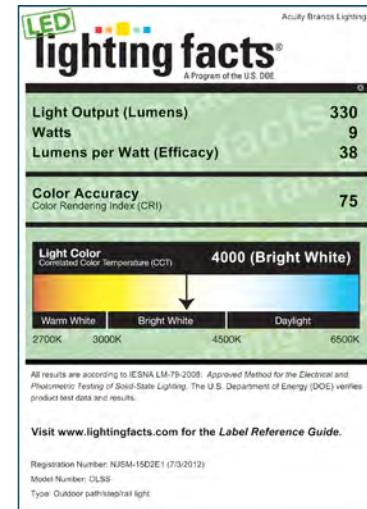
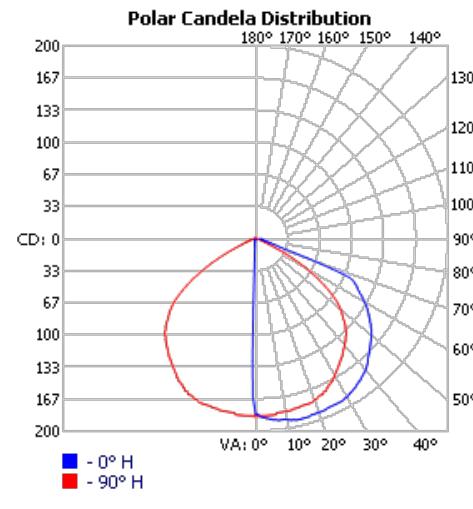
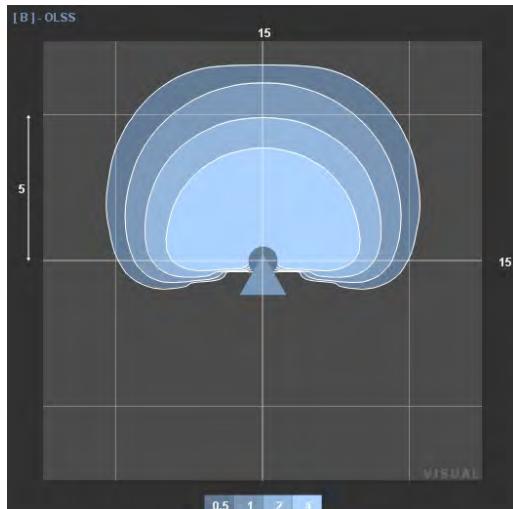
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

OLSR



OLSS



QISLR-QISS

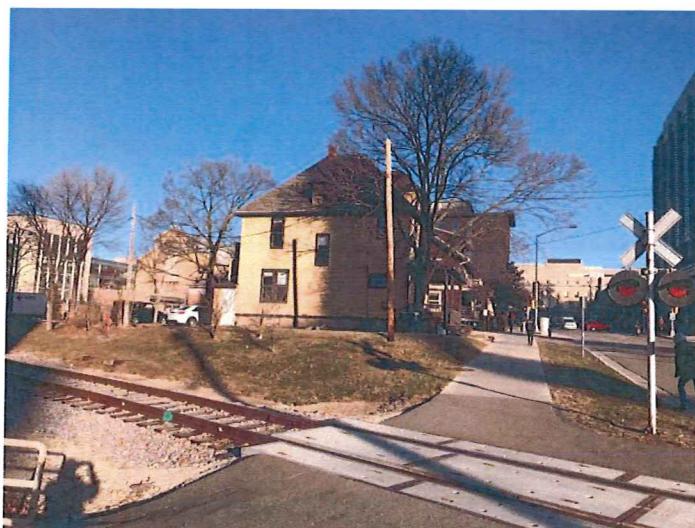


Demolition Photos

Address: 222 N. Charter St

KBA Job #: 1304

Exterior:



Interior:



Analysis of the Regent Street/South Campus Plan relating to a proposed development at 222 N. Charter St.

February 26, 2018

**Prepared by WhiteFish Partners and Knothe & Bruce
Architects for Madison Property Management**

The property located on 222 N. Charter is a five bedroom house built in 1901. It is situated on a 5,800 square foot lot and is owned by Madison Property Management (MPM).

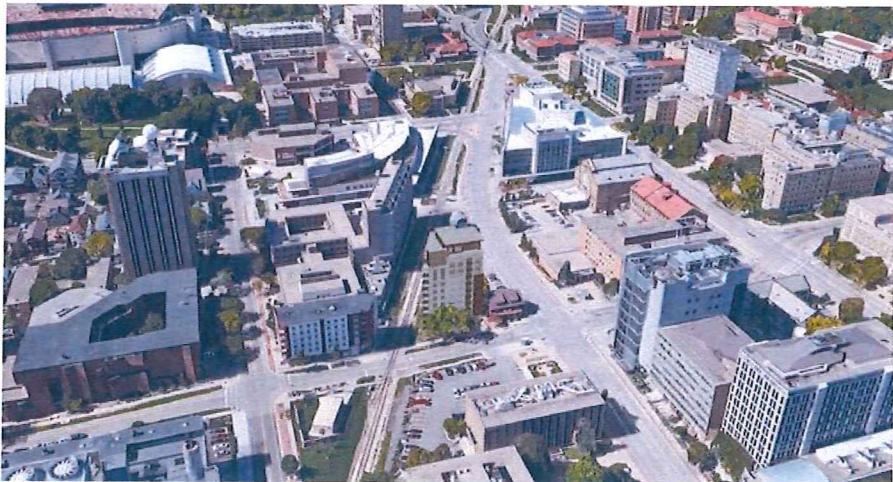


The property is currently zoned TR-U2. The current zoning, and especially the setback requirements, would limit redevelopment of that site to a three to four story building with either 6 three-bedroom units or 9 two-bedroom units; consequently, this limitation makes new construction on this site inconsistent with the goals of the neighborhood plan. In order for a project to move forward with a density that meets the goal of providing high-density housing adjacent to the UW

campus, we believe a planned development zoning is necessary.

Working with Knothe & Bruce Architects, we have studied the 2007 Regent Street/South Campus plan and met with city staff, Vierbicher Consultants (who developed the plan), and Alder Wood to discuss options for the redevelopment of the site.

A fundamental strategy of the plan is the development of high density apartments north of Regent St. to provide more walkable residential choices closer to campus buildings for students. The report indicates “increasing the density of student housing north of Regent St. should serve to attract students currently living south of Regent St. which could open up the area south of Regent St. for more owner-occupancy”. It also notes that “the planning area, which is one of the most convenient off-campus locations, is currently capturing less than 10% of the 35,000 students who seek off-campus housing each year.” Our location is within two blocks of more than 25 different campus buildings including Union South, the Institutes for Discovery, Chemistry, the Education complex, part of the Medical School, Engineering and Computer Science. The plan also points out that, “the South Campus’ main problems were incompatible land uses, underutilized land, and blighted conditions produced by dilapidated buildings....” Our project situated between Dayton and Johnson Streets responds to those issues. It is also why the plan establishes a 12 story maximum height for our zone north of Dayton Street.



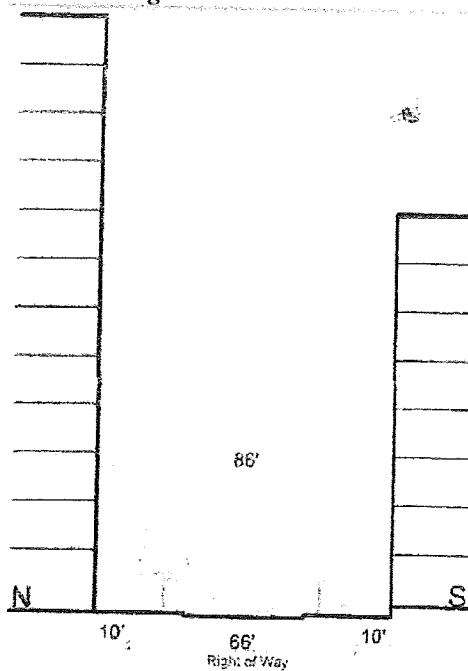
The project design incorporates the concepts of the setback and step back requirements for Charter St. in the neighborhood plan: The Charter St. profile is located on Charter St. at Spring St. That zone has an 8 story maximum height with a 10' setback and a 10' step back on the 4th floor. The Dayton St. profile has a 12 story maximum and a 10' setback with no required step back.

This project incorporates the 12 story maximum height described in the plan for this zone. The neighborhood plan guidelines include the 10-foot setback to provide for a better pedestrian experience. Our design addresses this guideline with a pedestrian level covered arcade on most of the west,

south and Charter Street facades with significant setbacks while allowing for an enlarged floor-plate above. After review by the Urban Design Commission, our first floor setback along Charter Street has been varied from 3-foot to 18-foot providing the engaging pedestrian experience that the neighborhood plan intended. The Charter Street frontage also incorporates a 9-foot terrace, an 8-foot sidewalk pulling the majority of the building back 30 feet or more from the curb. Along the rail corridor, the arcade creates space for a future bike path by allowing for a 14-foot wide easement.

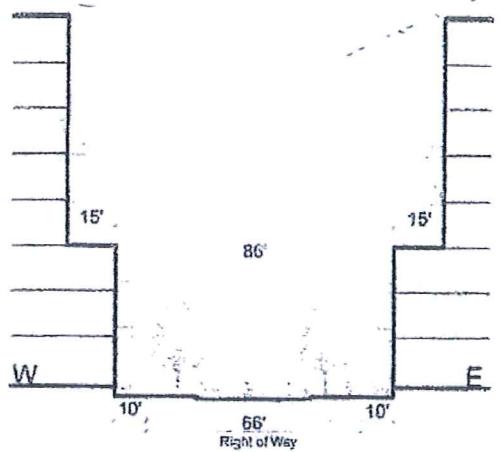
These covered arcades are activated as covered building entries, plaza space for outdoor seating on the south side and as moped and bike parking on the east side. The ground floor arcade has extra height to accentuate the space created, 13 to 14 feet above the bike path easement and 10 ½ feet at the north corner. The interior space will be open for a lobby and commons area with clear views to the street. We believe this design reflects the intent of the plan to create a high quality pedestrian experience on Charter Street and a bike path along the rail corridor.

Urban Design



12: Dayton Street

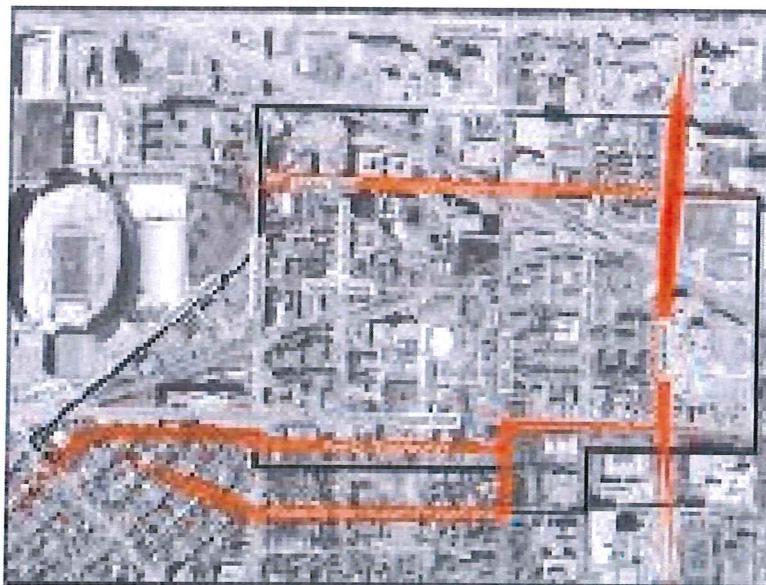
Maximum Stories:	North side: 12 South side: 8
Maximum Building Height:	North side: 172 feet South side: 116 feet
Minimum Stories:	3
Building Stepback:	None required
Building Setback:	10 feet



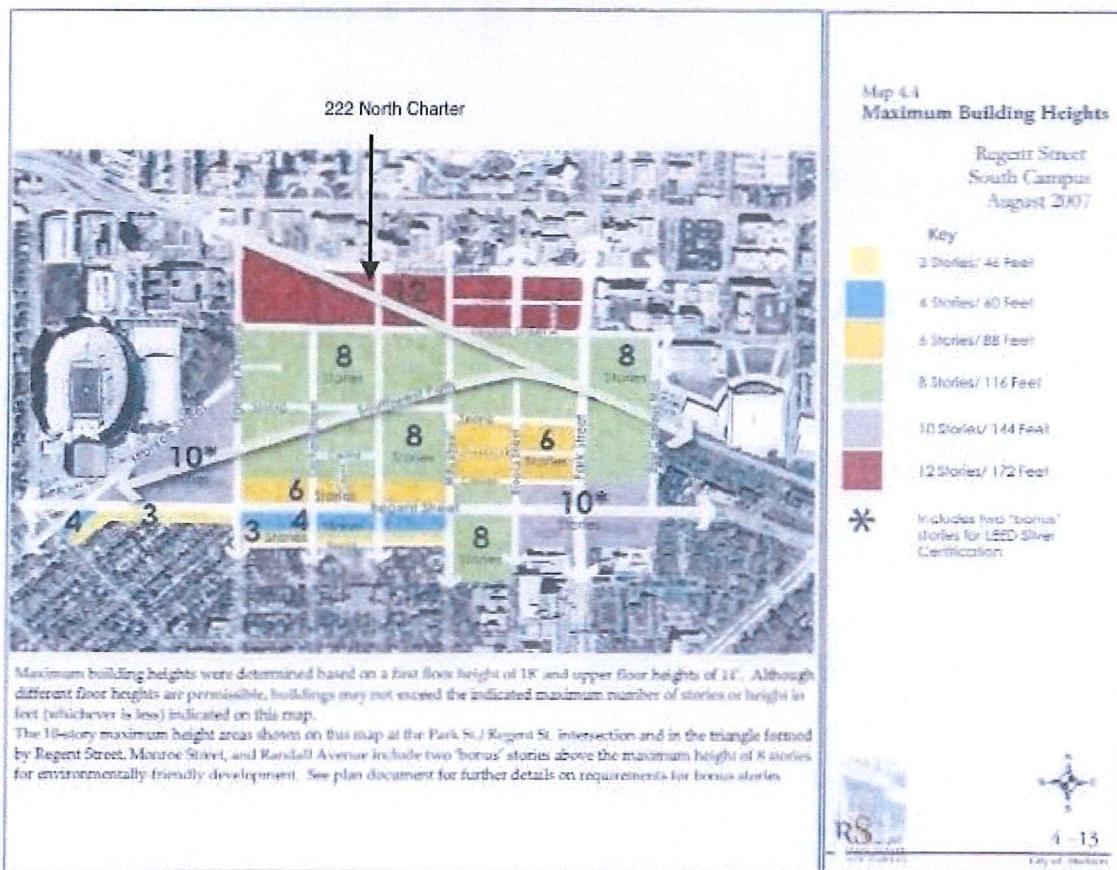
4: Charter Street

Maximum Stories:	8
Maximum Building Height:	116 feet
Minimum Stories:	3
Building Stepback:	15 feet, above the 3rd floor
Building Setback:	10 feet

The neighborhood plan also identifies Dayton St. as the northern perceived edge between the campus and the mixed use area to the south. This is also why the area north of Dayton St., including 222 N. Charter St. is given a higher, 12 story height maximum.



■ Perceived edges in the planning area.



We believe that using Planned Development zoning is justified by meeting 28.098 (b) promotion of integrated land uses allowing for a mixture of residential, commercial and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and (f): facilitation of high quality development that is consistent with the goals, objectives, policies and recommendations of the Comprehensive Plan and adopted neighborhood plans.

The base zoning would not allow for a replacement of the converted house built in 1901 and now a five bedroom rental property; furthermore, it meets the standard for approval of a

zoning map amendment cited in 28.098 (2) (a) 2. redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning requirements. It significantly adds to the city tax base and, as student housing, does not create new traffic and parking demands. The extra height is compatible with the existing character of the surrounding area with the taller UW buildings of Chemistry, Computer Science, Space Science, Geology, and the Charter St. Heating Plant all within one block of the site. Private high rise student apartments also are nearby on Johnson Street.

The 2017 City Housing Strategies report supports additional high density student housing in this district.

The report recommends that the city “provide options for all students who want to live near campus to have access to well maintained housing at a variety of price points”. It also “allow(s) for the development of student focused rental housing at greater density to increase affordability and the number of units in prime locations close to campus”. The analysis also specifically states, “the combination of limited parking and low rates of student car ownership increase the importance of proximity to allow for walking, biking or transit for their commute.” The proposed project is similar in density to the Faust project approved by the city at 311 – 313 N. Frances St. that had a density of 343 du/ac and 764 br/ac. We propose a 12 story, 130 foot tall building with 43 units and 96 bedrooms.

This site and planned project is ideally located to meet the objectives in this year's report.

W. JOHNSON STREET

Kia

The logo for knothe bruce ARCHITECTS. The word "knothe" is in a large, bold, black sans-serif font, with a small gray square graphic to its right. The word "bruce" is in a large, bold, black sans-serif font. Below "knothe" and "bruce" is the word "ARCHITECTS" in a smaller, bold, black sans-serif font.

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED

PROJECT TITLE

222 N. Charter

Street

SHEET TITLE

Fire Department Access Plan

SHEET NUMBER

PROJECT NO.

© Knothe & Bruce Architects, LLC

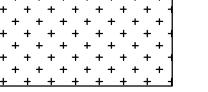


FIRE DEPARTMENT ACCESS PLAN

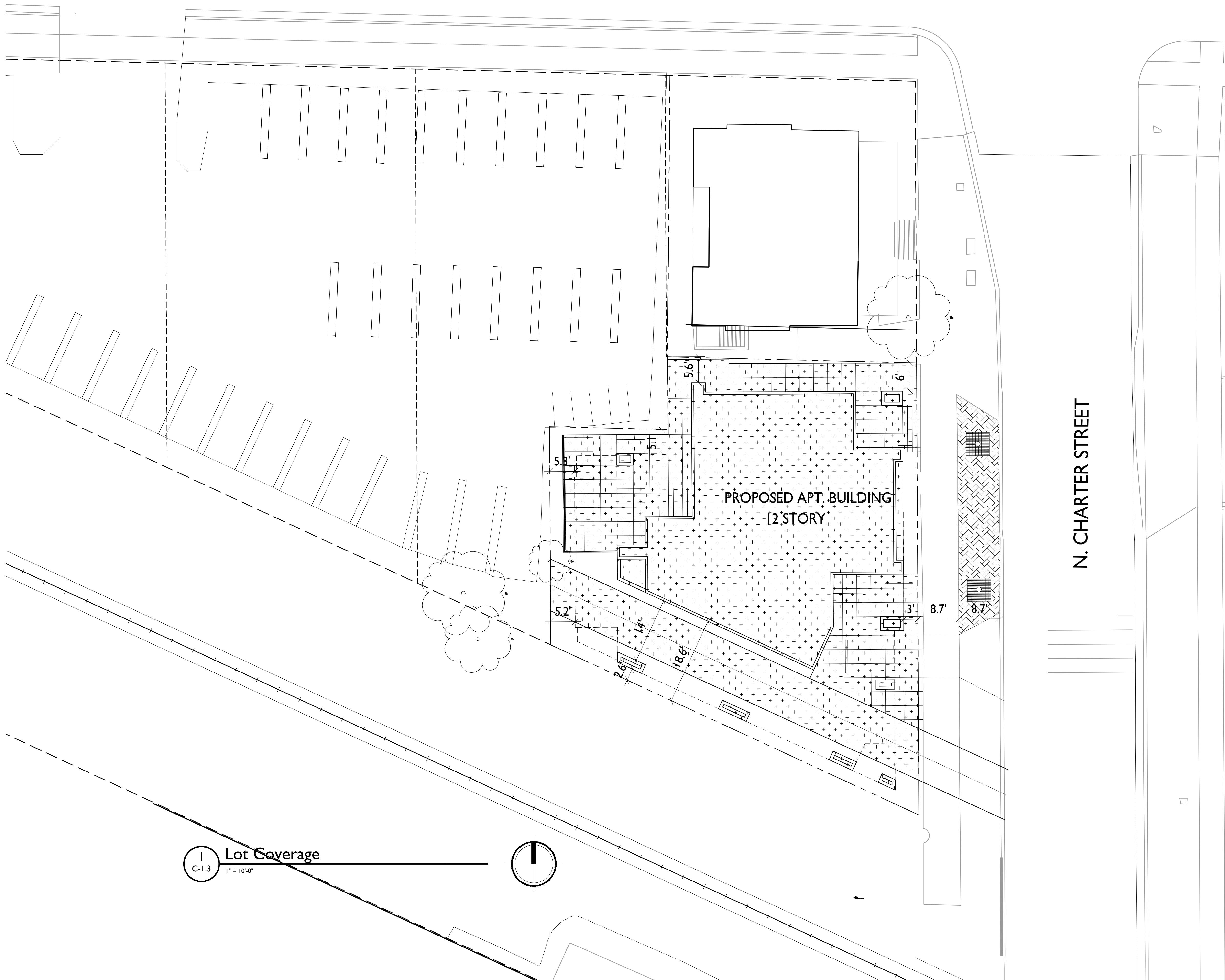
1" = 10'-0"

C-1.2

W. JOHNSON STREET

 **LOT COVERAGE**
TOTAL LOT AREA = 5,812 SF
LOT COVERAGE = 4,848 SF (83.4%)

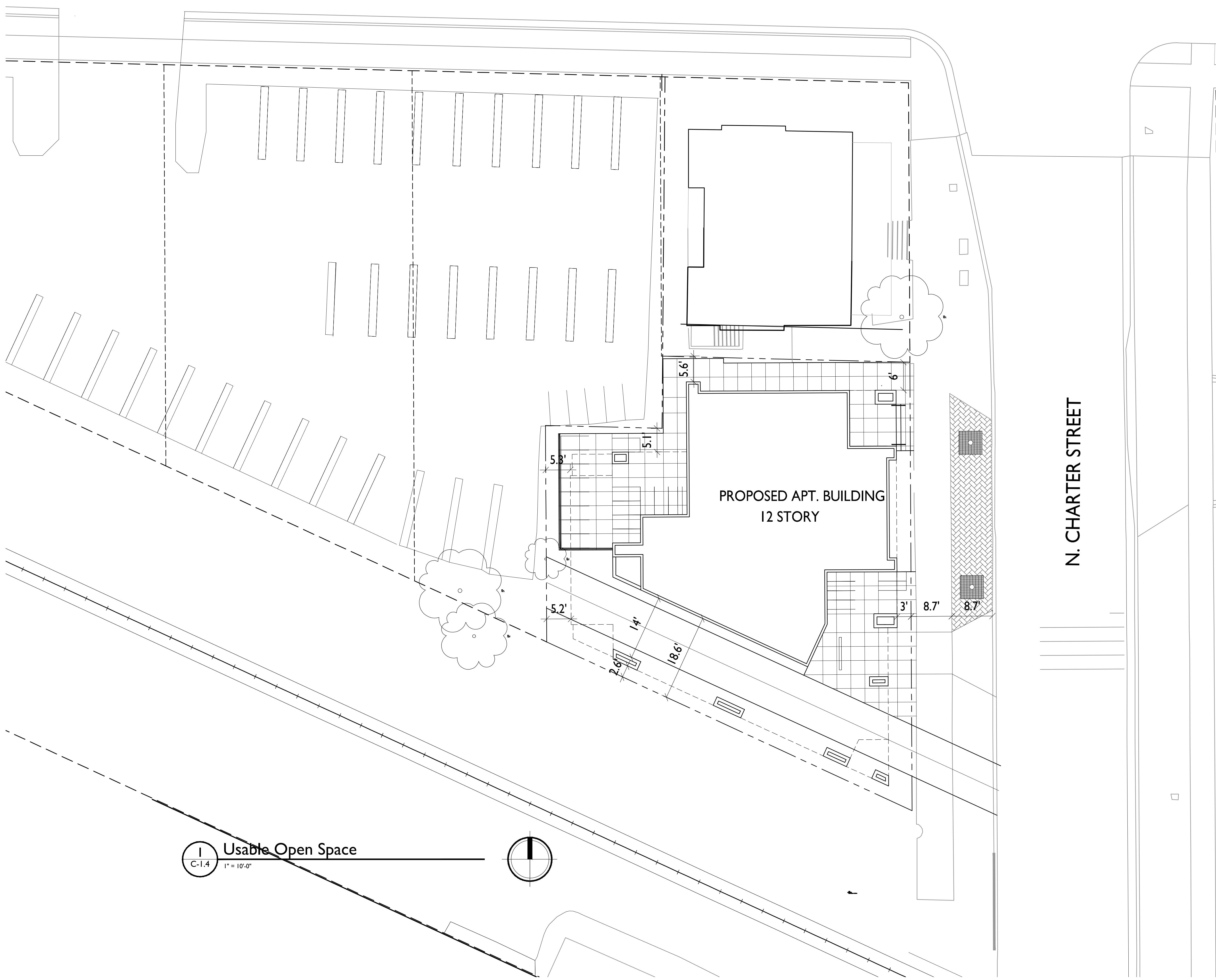
kba
knothe bruce
A R C H I T E C T S
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



W. JOHNSON STREET

USABLE OPEN SPACE
DECKS & BALCONIES, ROOF TERRACE = 2,451 SF

kba
knothe bruce
A R C H I T E C T S
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Issued Land Use Submittal - Dec. 6, 2017
UDC Supplement - February 14, 2018

PROJECT TITLE
222 N. Charter
Street

SHEET TITLE
Usable Open
Space

SHEET NUMBER

C-1.4

PROJECT NO.
© Knothe & Bruce Architects, LLC

PROPOSED APT. BUILDING 12 STORY

 ISSUED
 Issued Land Use Submittal - Dec. 6, 2017
 UDC Supplement - February 14, 2018

 PROJECT TITLE
 222 N. Charter
 Street

 SHEET TITLE
 Site Lighting Plan

SHEET NUMBER

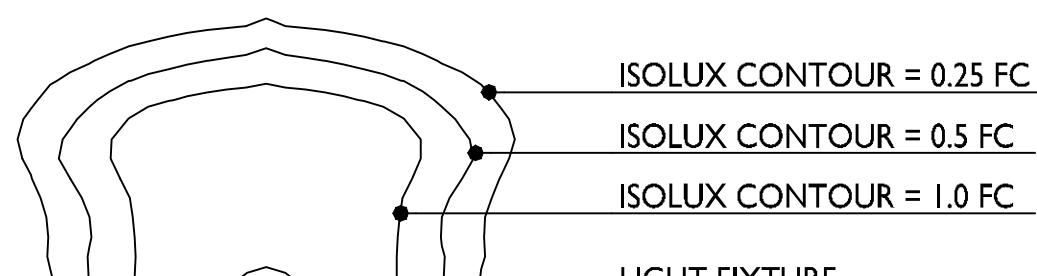
C-1.5

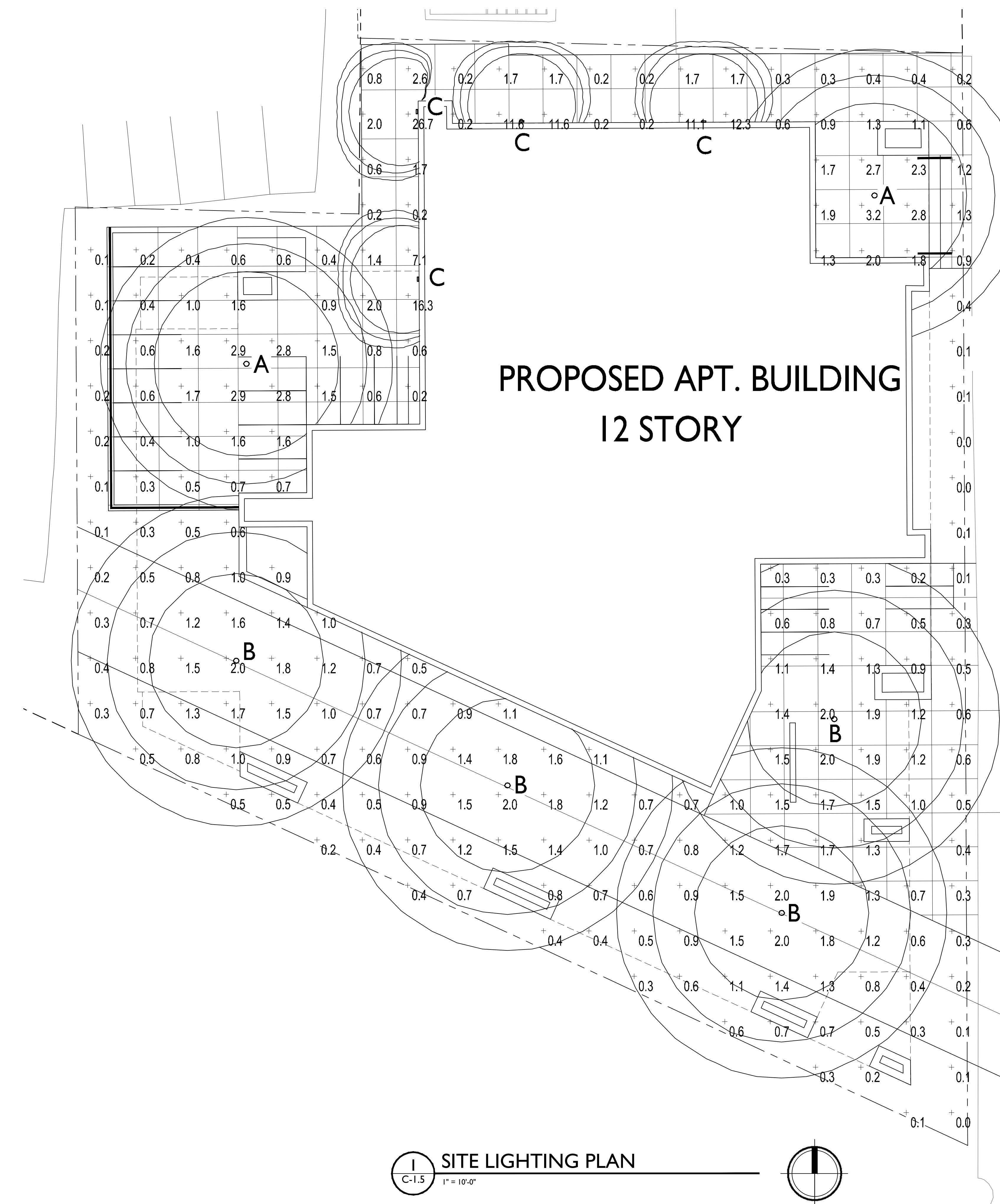
PROJECT NO.

© Knothe & Bruce Architects, LLC

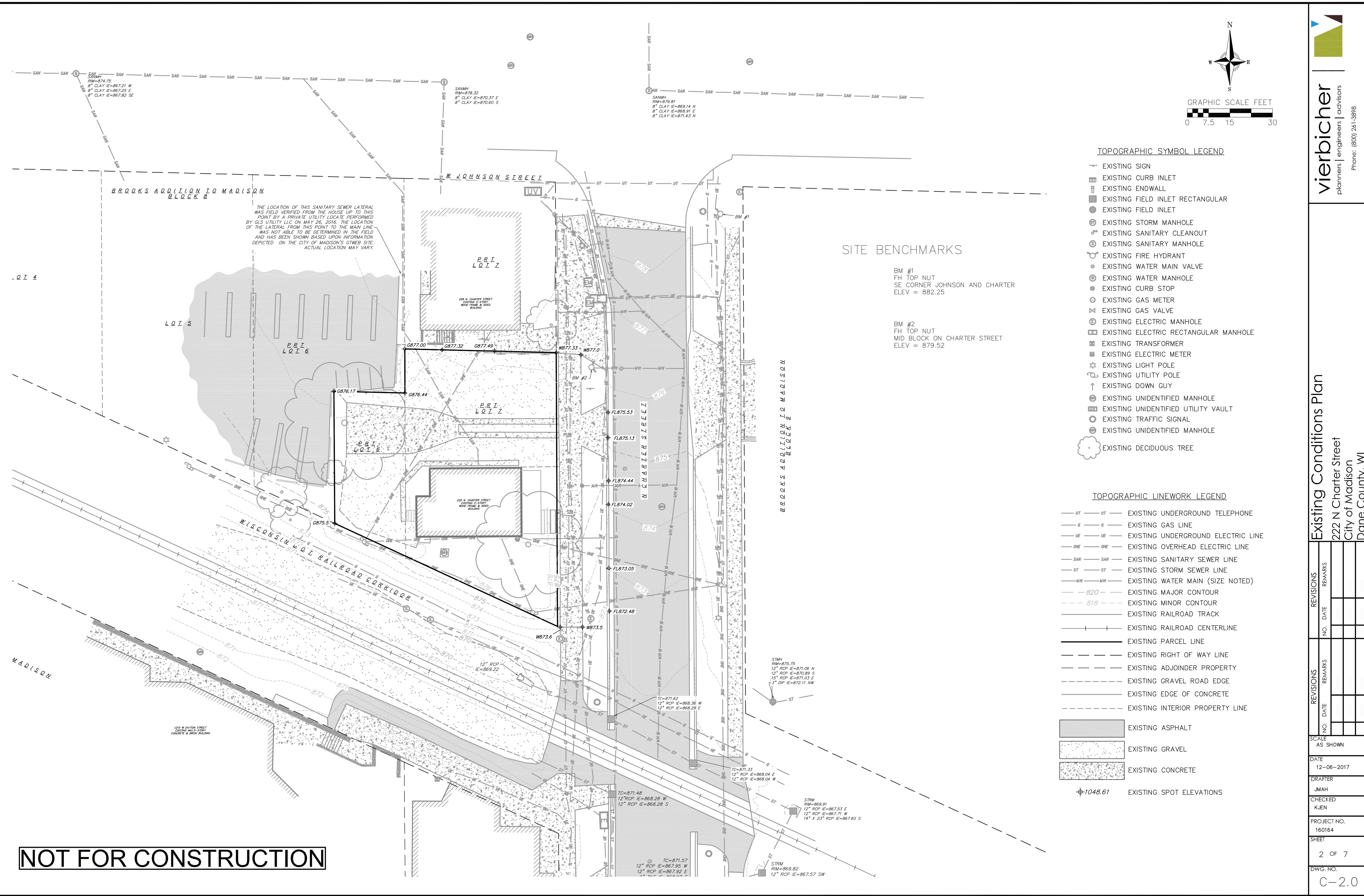
STATISTICS					
DESCRIPTION	SYMBOL	Avg.	Max.	Min.	Max. / Min. Avg. / Min.
Calculation Zone	+	1.3 fc	26.7 fc	0.0 fc	N/A N/A

LUMINAIRE SCHEDULE					
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION
○	A	2	COOPER LIGHTING - HALO	ML5606930-692W	HALO 6 INCH MLS6 LED DOWNLIGHT WITH WHITE REFLECTOR
○	B	4	COOPER LIGHTING - HALO	ML5606930-692W	HALO 6 INCH MLS6 LED DOWNLIGHT WITH WHITE REFLECTOR
□	C	4	LITHONIA LIGHTING	OLSS	OUTDOOR LED SQUARE STEP LIGHT WITH 4000K LEDS AND POLYCARBONATE LENS

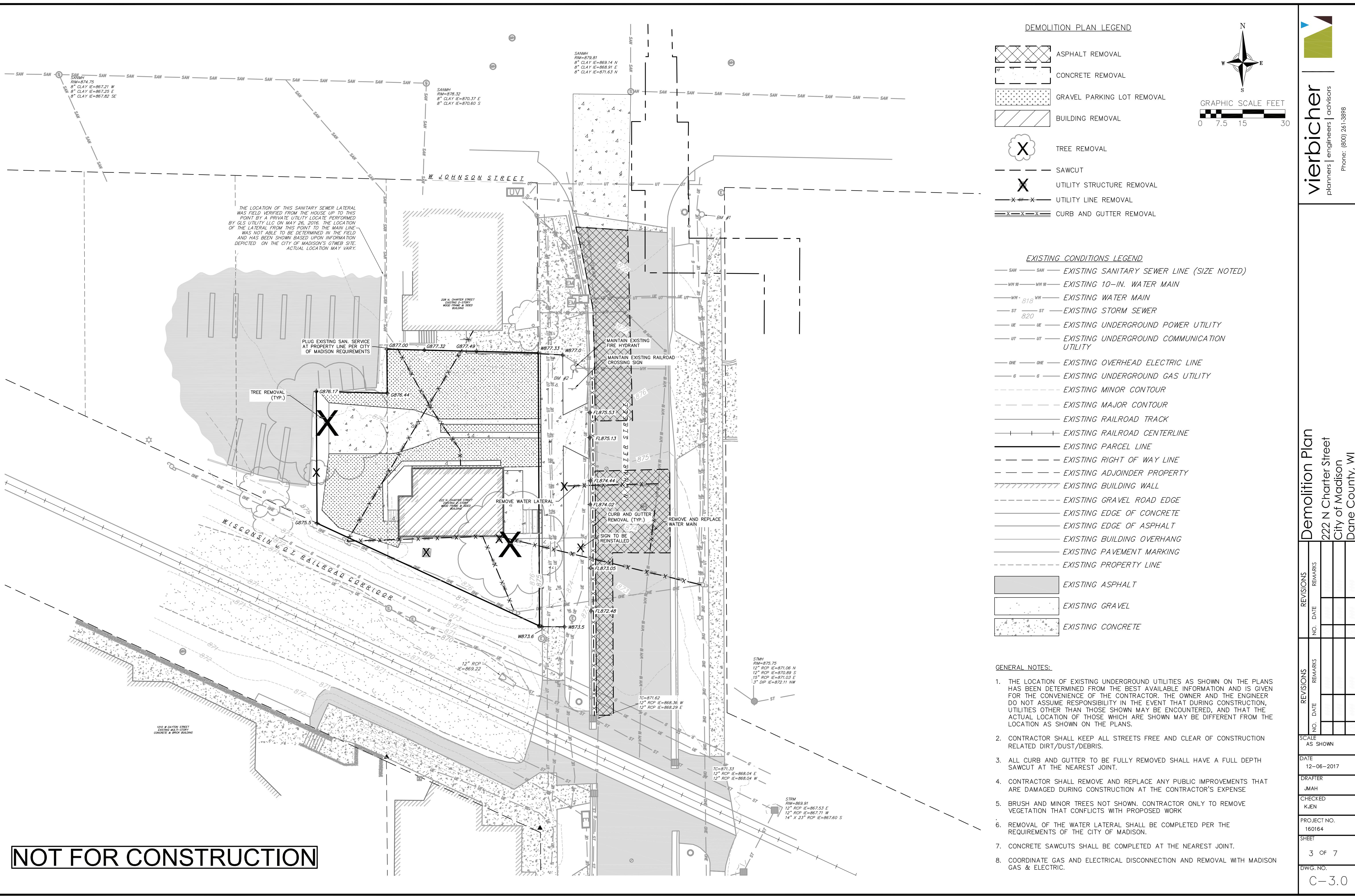
EXAMPLE LIGHT FIXTURE DISTRIBUTION					
 ISOLUX CONTOUR = 0.25 FC ISOLUX CONTOUR = 0.5 FC ISOLUX CONTOUR = 1.0 FC LIGHT FIXTURE					

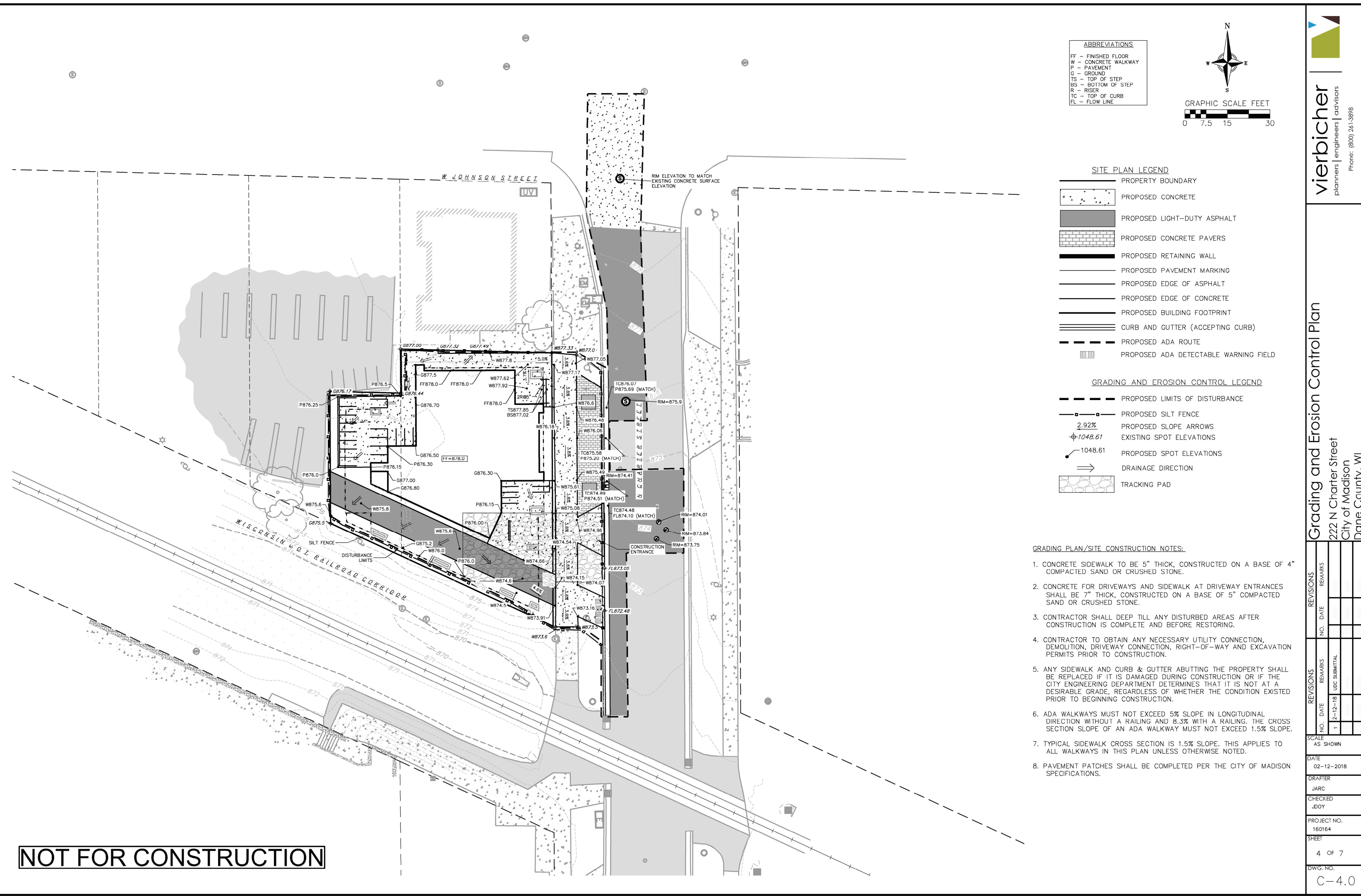


NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION

UTILITY NOTES:

1. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
3. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
4. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
5. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PRIVATE WATER SERVICES SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS AND WATER SERVICES MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
15. 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.
16. PROPOSED UTILITY SERVICE LINES 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.
17. 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.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.0' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
20. CLEAN OUT ALL STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY AND WATER LATERAL LOCATIONS SHALL BE VERIFIED BY THE ARCHITECT FOR CONNECTION LOCATIONS TO THE BUILDINGS.

REVISIONS			REVISIONS			Utility Plan	
NO.	DATE	REMARKS	NO.	DATE	REMARKS		
1	2-12-18	UDC SUBMITTAL					

SCALE
AS SHOWN

DATE
02-12-2018

DRAFTER
JARC

CHECKED
JDOY

PROJECT NO.
160164

SHEET
5 OF 7

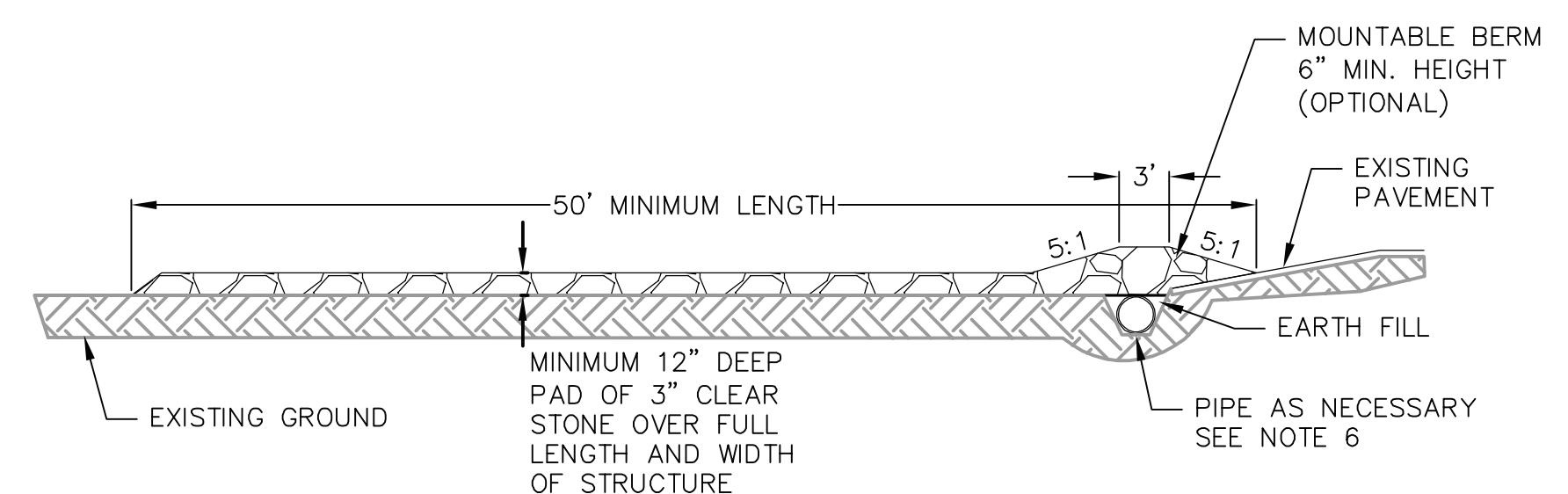
DWG. NO.
C-5.0

EROSION CONTROL MEASURES

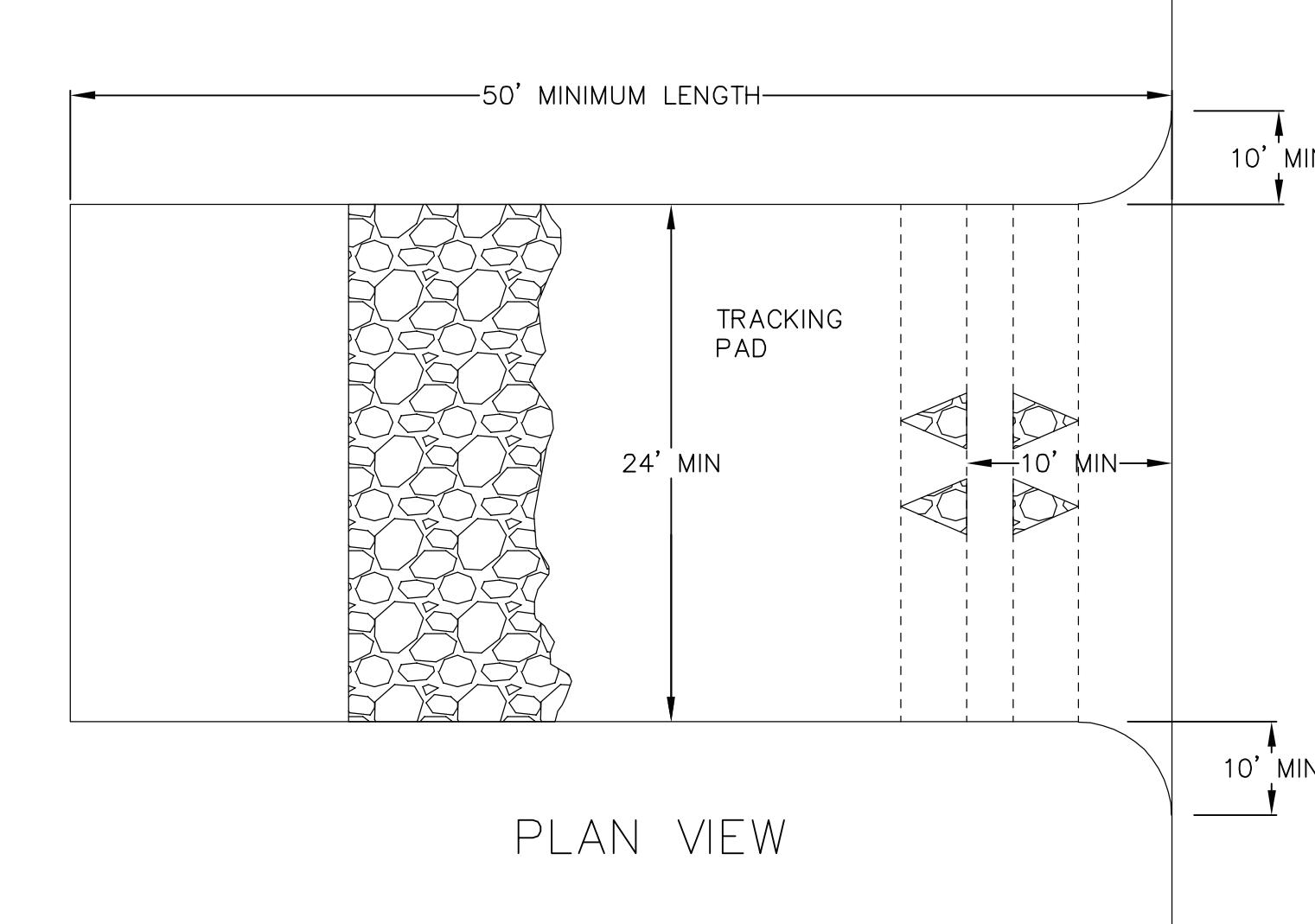
1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. 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.
5. 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.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS 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.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. 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.
9. 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).
10. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
11. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
12. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
14. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
15. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
16. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
17. INSTALL MINIMUM 6'-7" WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
18. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
19. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
20. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
22. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL
3. ROUGH GRADE LOT
4. CONSTRUCT UNDERGROUND UTILITIES
5. CONSTRUCT BUILDING AND SURFACE LOT IMPROVEMENTS
6. RESTORE TERRACES
7. REMOVE SILT FENCE



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

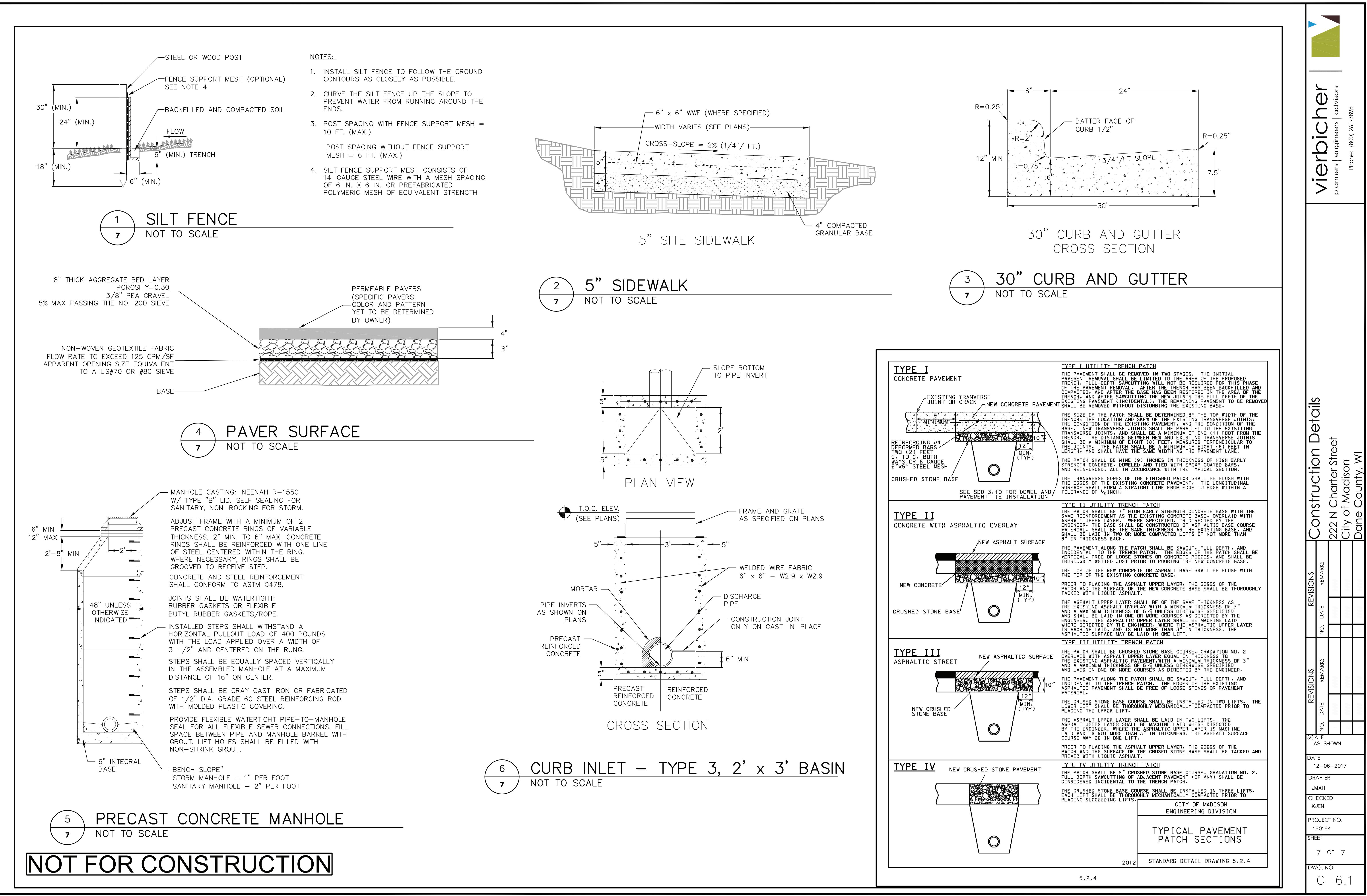
1
6
TRACKING PAD
NOT TO SCALE

NOT FOR CONSTRUCTION

Construction Details
222 N Charter Street
City of Madison
Dane County, WI

SCALE AS SHOWN
DATE 12-06-2017
DRAFTER JMAH
CHECKED KJEN
PROJECT NO. 160164
SHEET 6 OF 7
DWG. NO. C-6.0

vierbicher |
planners | engineers | advisors
Phone: (800) 261-3898



ISSUED
Issued UDC Info Submittal –
Aug 2, 2017
Issued UDC Info Submittal –
November 1, 2017
Issued UDC Info Submittal –
January 22, 2017

PROJECT TITLE
222 N.
Charter
Street

SHEET TITLE
Planting Plan

SHEET NUMBER

L-1.0

PROJECT NO.

©Knothe & Bruce Architects,
LLC

PLANT SCHEDULE				
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	AT	Acer tataricum / Tatarian Maple	15 gal	2
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING QTY
	aha	Amsonia hubrichtii 'Halfway to Arkansas' / Arkansas Blue Star	1 gal	30° o.c. 12
	Aib	Aronia melanocarpa 'Morton' / Iroquois Beauty Black Chokeberry	3 gal	42° o.c. 17
	AU	Aronia melanocarpa 'UCONNAM165' / Lowscape Mound Chokeberry	2 gal	24° o.c. 29
	DC	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	3 gal	36° o.c. 30
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING QTY
	IS	Ilex glabra 'Shamrock' / Inkberry	2 gal	48° o.c. 5
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING QTY
	RV	Rudbeckia fulgida speciosa 'Vivie's Little Suzy' / Coneflower	1 gal	18° o.c. 54
	snc	Salvia nemorosa 'Caradonna' / Cardonna Perennial Salvia	1 gal	18° o.c. 18

PROPOSED APT. BUILDING
12 STORY

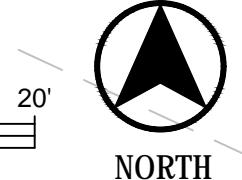
N. CHARTER STREET

FIRE LANE
26' MIN. WIDTH

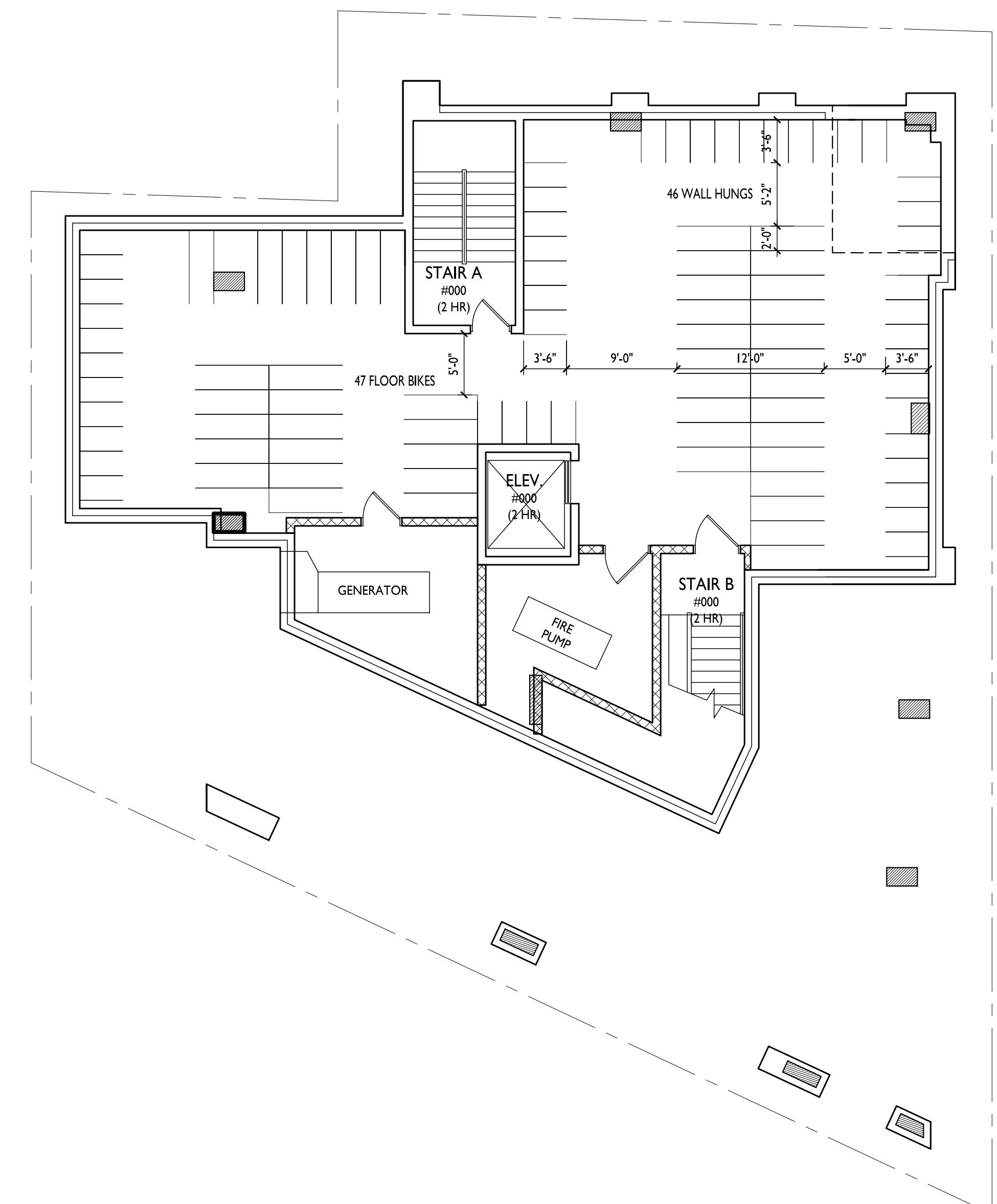
1 Planting Plan

SCALE: 1'-0"0"

0
1' = 10'-0" 10' 20'



NORTH



ISSUED
Land Use Submittal - December 6, 2017
UDC Supplement - February 14, 2018

PROJECT TITLE
**222 N. Charter
Street**

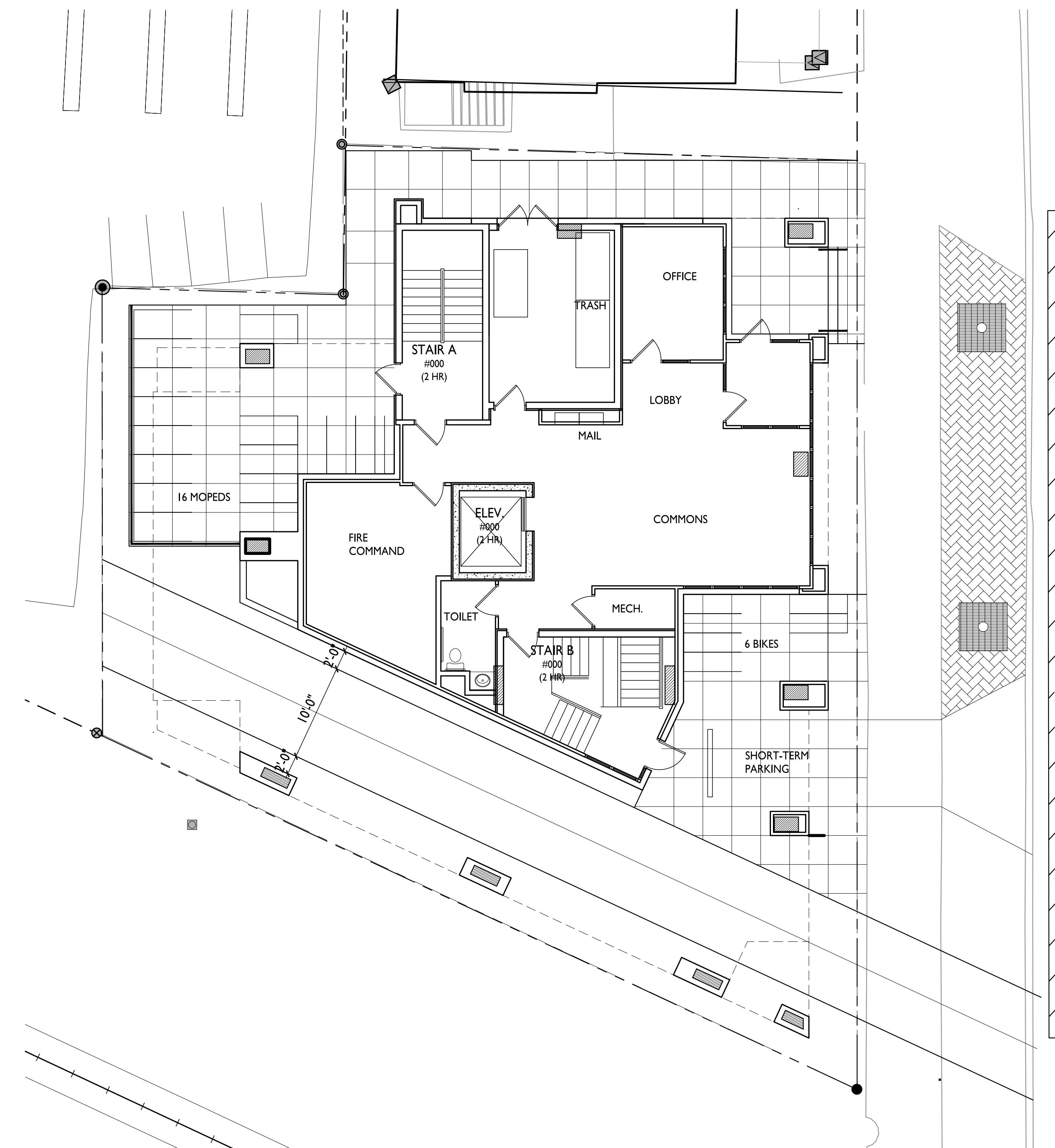
SHEET TITLE
Basement Plan

SHEET NUMBER

1 BASEMENT PLAN
A-1.0 1/8"=1'-0"

A-1.0

PROJECT NO.
© Knothe & Bruce Architects, LLC



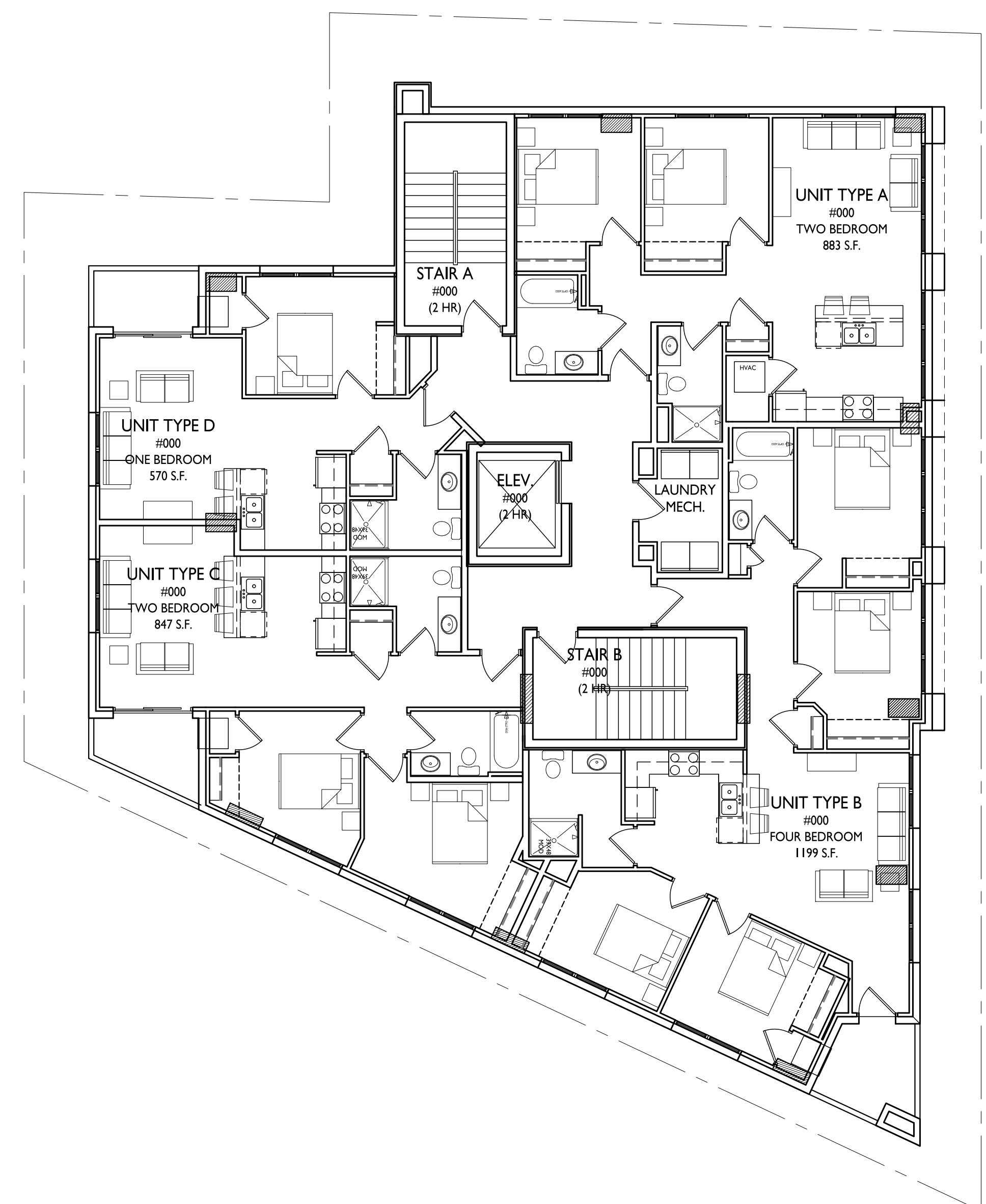
FIRST FLOOR PLAN
A-I.1 1/8"=1'-0"

PROJECT TITLE
**222 N. Charter
Street**

SHEET TITLE
First Floor Plan

SHEET NUMBER

A-I.1



ISSUED
Land Use Submittal - December 6, 2017
UDC Supplement - February 14, 2018

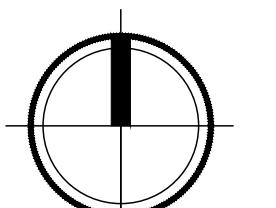
PROJECT TITLE
**222 N. Charter
Street**

SHEET TITLE
**Second & Third
Floor Plan**

SHEET NUMBER

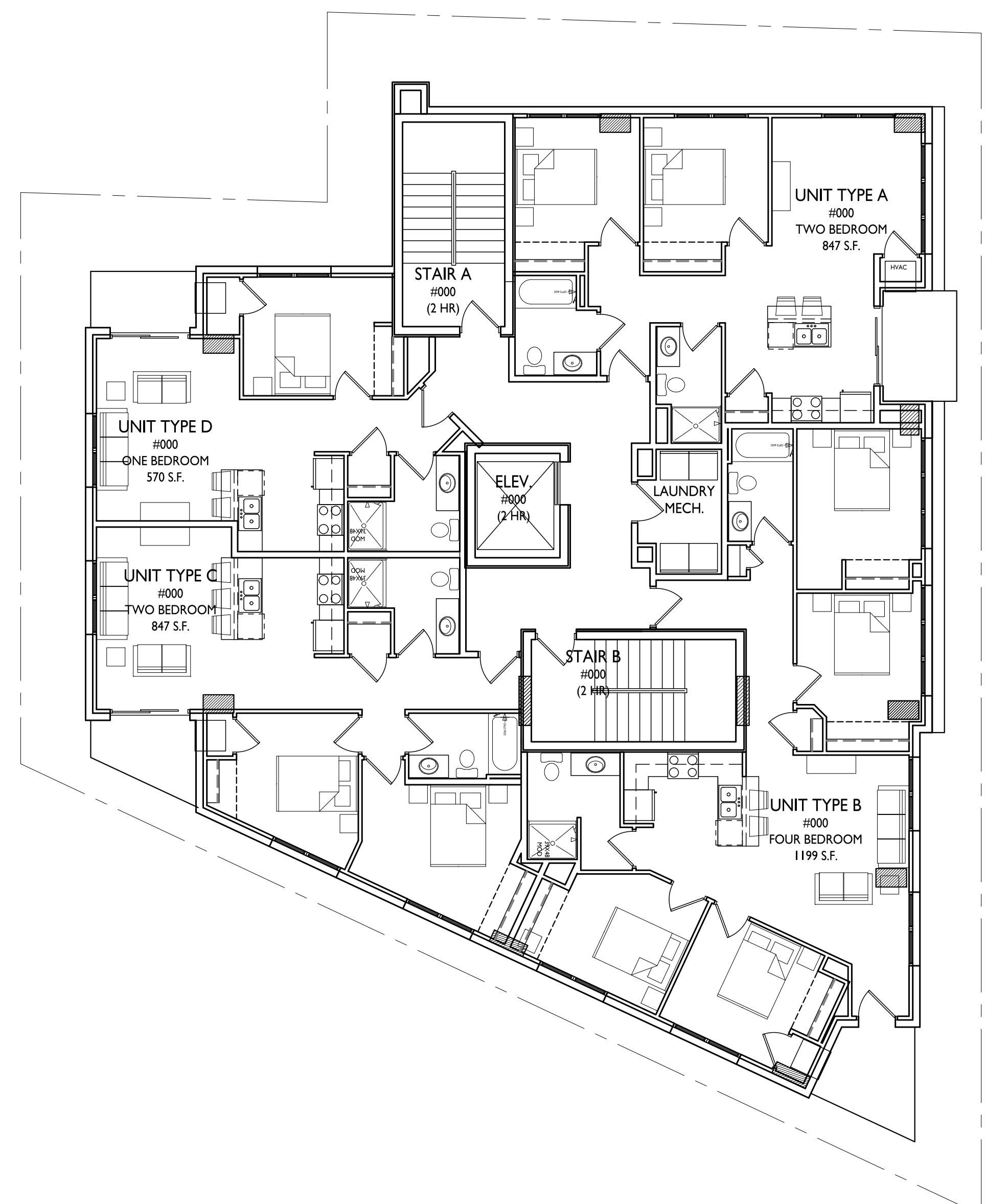
A-1.2

SECOND & THIRD FLOOR PLAN
A-1.2 1/8"=1'-0"



PROJECT NO.

© Knothe & Bruce Architects, LLC

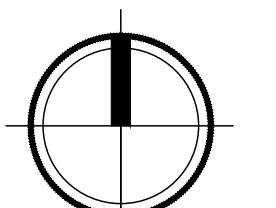


ISSUED
Land Use Submittal - December 6, 2017
UDC Supplement - February 14, 2018

PROJECT TITLE
**222 N. Charter
Street**

SHEET TITLE
**Fourth-Eleventh
Floor Plan**

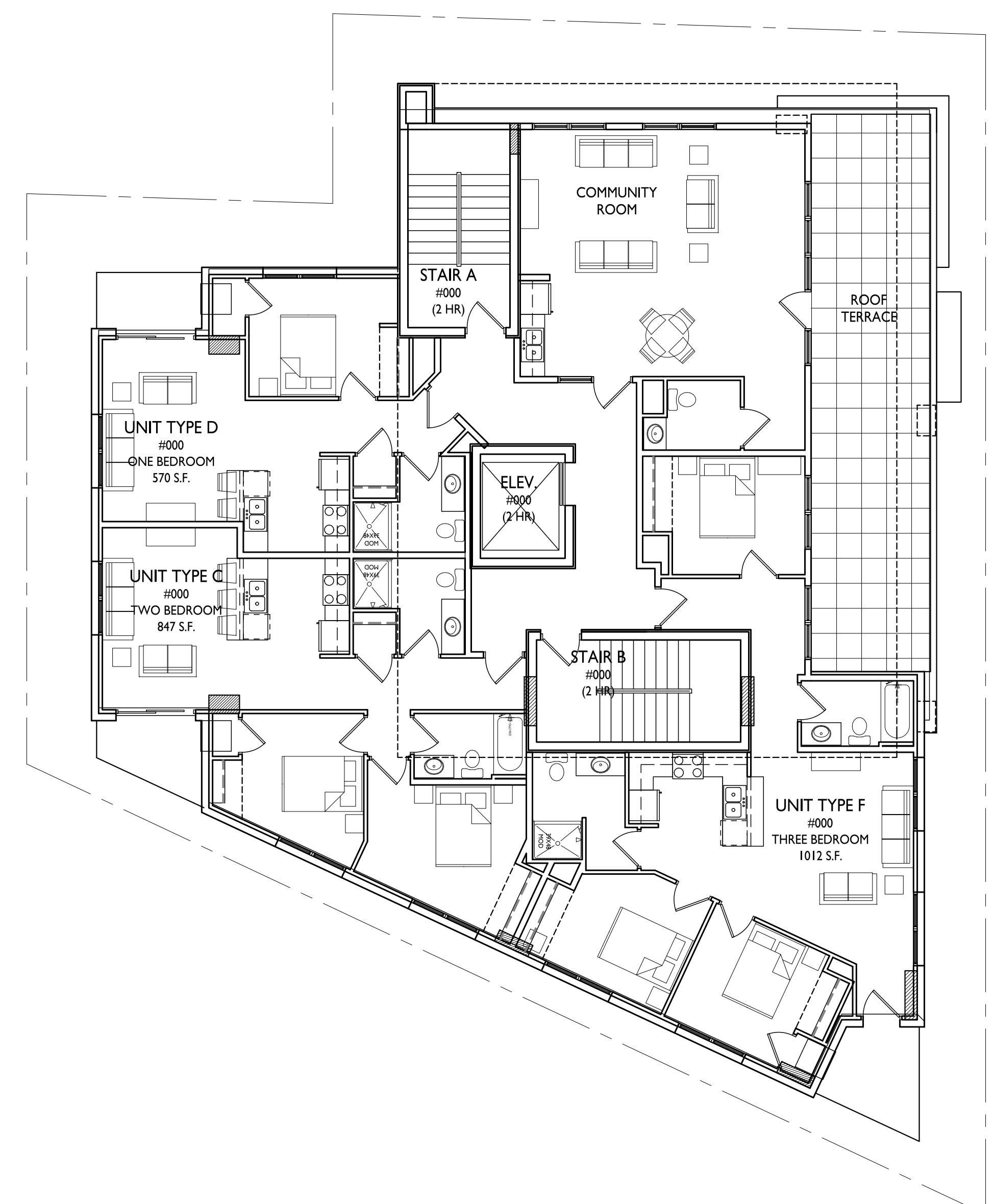
FOURTH-ELEVENTH FLOOR PLAN
A-1.3 1/8"=1'-0"



SHEET NUMBER

A-1.3

PROJECT NO.
© Knothe & Bruce Architects, LLC



ISSUED
Land Use Submittal - December 6, 2017
UDC Supplement - February 14, 2018

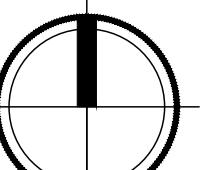
PROJECT TITLE
222 N. Charter
Street

SHEET TITLE
Twelfth Floor Plan

1
A-1.4

TWELFTH FLOOR PLAN

1/8"=1'-0"

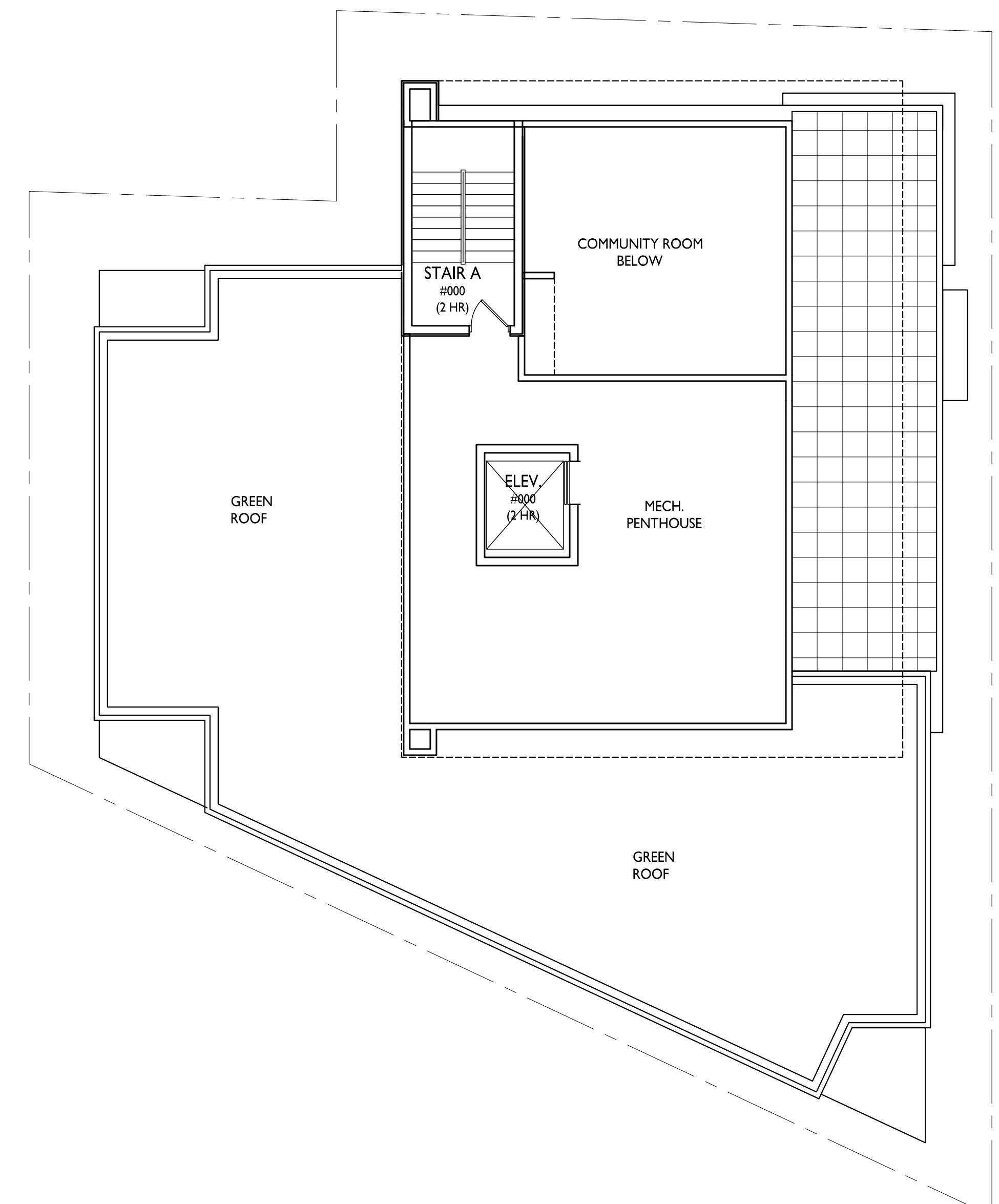


SHEET NUMBER

A-1.4

PROJECT NO.

© Knothe & Bruce Architects, LLC



ISSUED
Land Use Submittal - December 6, 2017
UDC Supplement - February 14, 2018

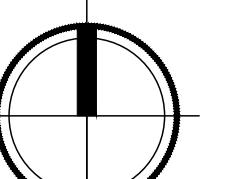
PROJECT TITLE
**222 N. Charter
Street**

SHEET TITLE
Roof Plan

SHEET NUMBER

A-1.5

1
A-1.5 ROOF PLAN
1/8"=1'-0"



PROJECT NO.

© Knothe & Bruce Architects, LLC

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MATERIAL	COLOR
PANEL A	COMPOSITE METAL	REYNOBOND - TERRA DI SIENA
PANEL B	COMPOSITE METAL	CMG - SLATE GRAY
MASONRY VENEER	BRICK VENEER	ACME - CONFEDERATE BLEND
CAST STONE SILLS & HEADS & BANDS	CAST STONE	BUFF
BALCONY DECKS	STEEL	DARK BRONZE
WINDOWS	ALUMINUM	DARK BRONZE
RAILING	ALUM. (GLASS AT ROOF DECK)	DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT	DARK BRONZE
UNIT ENTRY DOORS	ALUMINUM	DARK BRONZE


 1
 A-2.1
 1/8"=1'-0"

ELEVATION ALONG N. CHARTER STREET

TYPICAL MATERIALS

COMPOSITE METAL PANEL B
 COMPOSITE METAL PANEL A
 5' TALL GLASS RAILING
 SOLDIER COURSE
 COMPOSITE METAL PANEL B
 BRICK VENEER
 ALUMINUM RAILINGS
 CAST STONE SILLS
 COMPOSITE METAL PANEL B
 COMPOSITE METAL PANEL B
 CAST STONE


 2
 A-2.1
 1/8"=1'-0"

NORTH ELEVATION

TYPICAL MATERIALS

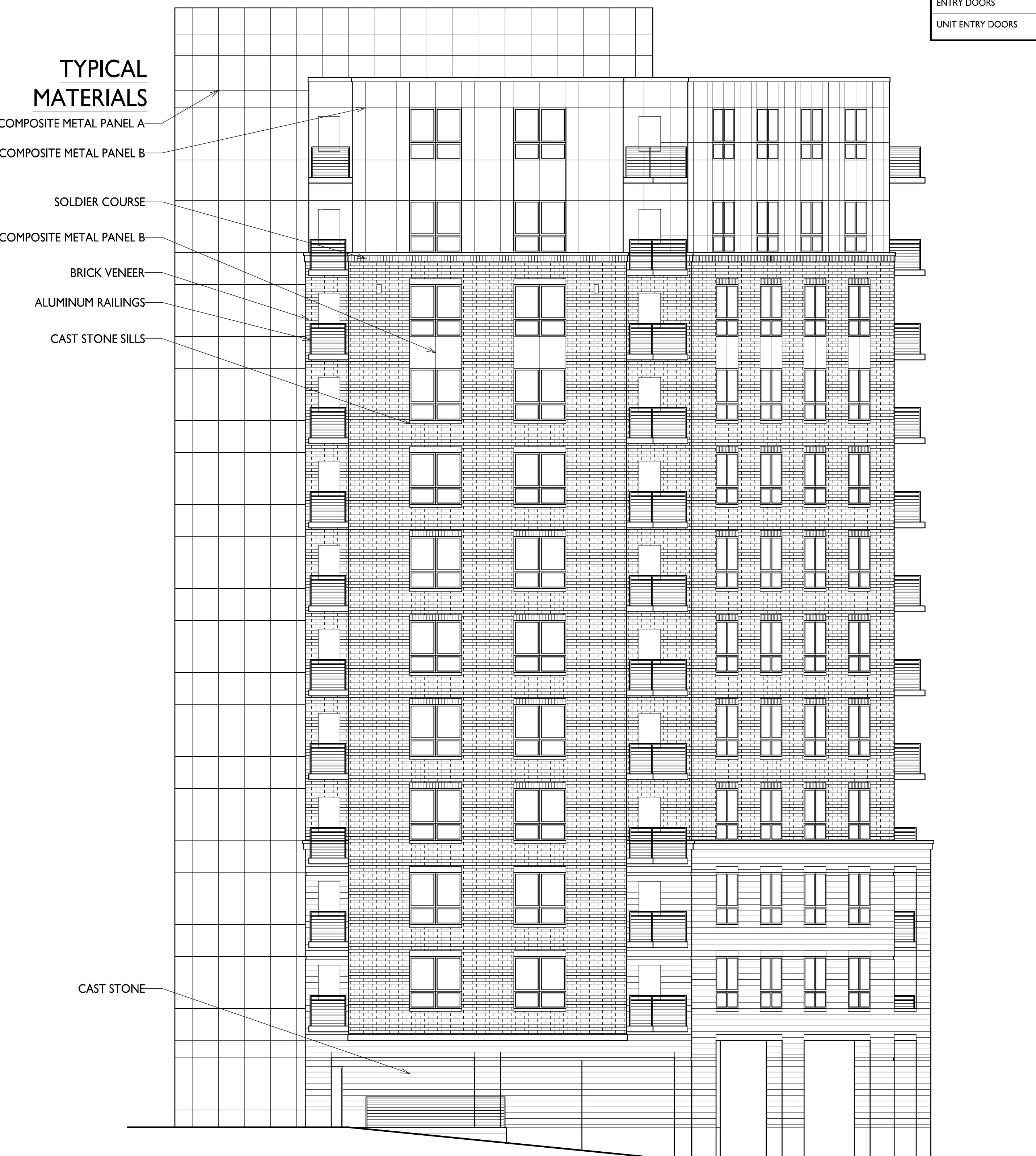
COMPOSITE METAL PANEL A
 5' TALL GLASS RAILING
 SOLDIER COURSE
 COMPOSITE METAL PANEL B
 BRICK VENEER
 ALUMINUM RAILINGS
 COMPOSITE METAL PANEL B
 CAST STONE SILLS

 PROJECT TITLE
 222 N. Charter
 Street

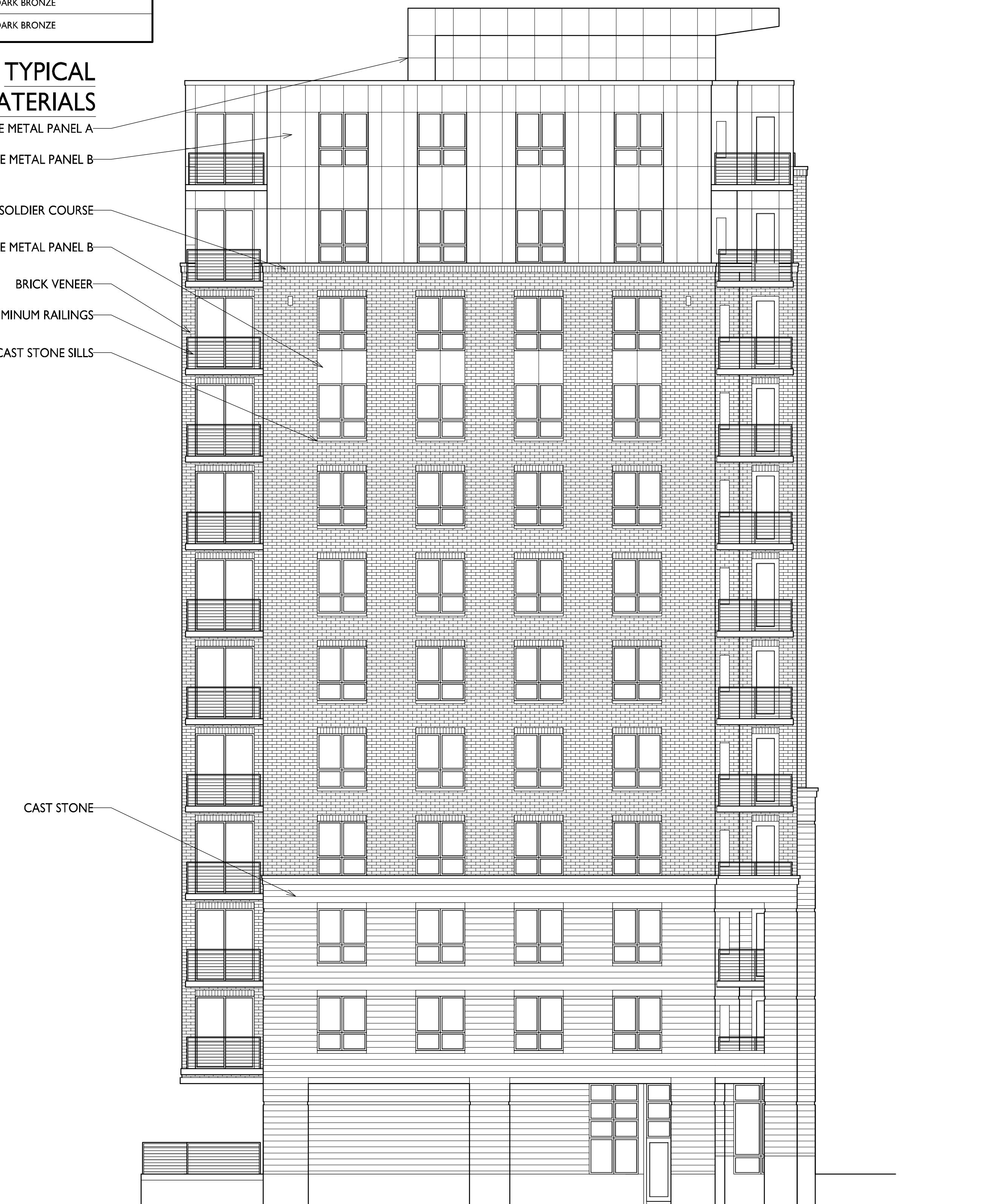
 SHEET TITLE
 Elevations

SHEET NUMBER

A-2.1



EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MATERIAL	COLOR
PANEL A	COMPOSITE METAL	REYNOBOND - TERRA DI SIENA
PANEL B	COMPOSITE METAL	CMG - SLATE GRAY
MASONRY VENEER	BRICK VENEER	ACME - CONFEDERATE BLEND
CAST STONE SILLS & HEADS & BANDS	CAST STONE	BUFF
BALCONY DECKS	STEEL	DARK BRONZE
WINDOWS	ALUMINUM	DARK BRONZE
RAILING	ALUM. (GLASS AT ROOF DECK)	DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT	DARK BRONZE
UNIT ENTRY DOORS	ALUMINUM	DARK BRONZE



1 WEST ELEVATION
 A-2.2 1/8"=1'-0"

2 SOUTH ELEVATION
 A-2.2 1/8"=1'-0"

PROJECT TITLE
 222 N. Charter
 Street

SHEET TITLE
 Elevations

SHEET NUMBER

A-2.2

PROJECT NO.
 © Knothe & Bruce Architects, LLC

Land Use Submittal - December 6, 2017
 UDC Supplement - February 14, 2018

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MATERIAL	COLOR
PANEL A	COMPOSITE METAL	REYNOBOND - TERRA DI SIENA
PANEL B	COMPOSITE METAL	CMG - SLATE GRAY
MASONRY VENEER	BRICK VENEER	ACME - CONFEDERATE BLEND
CAST STONE SILLS & HEADS & BANDS	CAST STONE	BUFF
BALCONY DECKS	STEEL	DARK BRONZE
WINDOWS	ALUMINUM	DARK BRONZE
RAILING	ALUM. (GLASS AT ROOF DECK)	DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT	DARK BRONZE
UNIT ENTRY DOORS	ALUMINUM	DARK BRONZE



East Elevation along N. Charter St

TYPICAL MATERIALS

- COMPOSITE METAL PANEL B
- COMPOSITE METAL PANEL A
- 5' TALL GLASS RAILING
- SOLDIER COURSE
- COMPOSITE METAL PANEL B
- BRICK VENEER
- ALUMINUM RAILINGS
- CAST STONE SILLS
- COMPOSITE METAL PANEL B
- COMPOSITE METAL PANEL B
- CAST STONE



North Elevation

TYPICAL MATERIALS

- COMPOSITE METAL PANEL A
- 5' TALL GLASS RAILING
- SOLDIER COURSE
- COMPOSITE METAL PANEL B
- BRICK VENEER
- ALUMINUM RAILINGS
- COMPOSITE METAL PANEL B
- CAST STONE SILLS
- COMPOSITE METAL PANEL B
- COMPOSITE METAL PANEL B
- CAST STONE

Elevations
222 N. Charter Street
February 14, 2018



West Elevation



South Elevation

Elevations
222 N. Charter Street
February 14, 2018

BUILDING MATERIAL	MATERIAL	COLOR
PANEL A	COMPOSITE METAL	REYNOBOND - TERRA DI SIENA
PANEL B	COMPOSITE METAL	CMG - SLATE GRAY
MASONRY VENEER	BRICK VENEER	ACME - CONFEDERATE BLEND
CAST STONE SILLS & HEADS & BANDS	CAST STONE	BUFF
BALCONY DECKS	STEEL	DARK BRONZE
WINDOWS	ALUMINUM	DARK BRONZE
RAILING	ALUM. (GLASS AT ROOF DECK)	DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT	DARK BRONZE
UNIT ENTRY DOORS	ALUMINUM	DARK BRONZE



222 N Chalte



222 N Charter



