

# Conditional Use Application



**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST Conditional Use Application

Core Spaces Developer • Antunovich Associates Architecture, Planning, Interior Design®

**CONCEPTUAL RENDERING**

Madison, Wisconsin | December 18, 2019



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GENERAL 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 STANDARD SPECIFICATIONS.
5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (268-4818) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION <http://www.cityofmadison.com/business/aw/documents/StdSpecs/2018/sep11.pdf>. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR MAT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN

DEMOLITION NOTES:

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. 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.
4. 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 ON-SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. 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 BUILDINGS.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC 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.
7. 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.
8. PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAYEMENT 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.
10. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. LOCATION OF THE PREVIOUS 126 LANGDON STREET GAS SERVICE IS UNKNOWN. SERVICE WAS TERMINATED PRIOR TO THE SURVEY AND NOT MARKED BY DIGGERS HOTLINE. IT IS PRESUMED THAT THE GAS LATERAL REMAINS BURIED ON THE PROPOSED CONSTRUCTION SITE.

EROSION CONTROL NOTES/SPECIFICATIONS:

1. 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.
2. 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 RECONSTRUCTING 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.
3. 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 AND CITY OF MADISON REPORTING REQUIREMENTS.
4. CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WORN'S STANDARD 1057. REFER TO WORN'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](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.
5. TEMPORARY STABILIZATION USING ANONIC POLYMER. AFTER NOVEMBER 1, 2020, ANONIC POLYACRYLAMIDE WILL BE APPLIED TO ALL DISTURBED AREAS WHERE THE MUNICIPALITY'S ENGINEER OR WORN REPRESENTATIVES DETERMINE STABILIZATION AND/OR EROSION TO BE PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE WILL BE ACCORDING TO WORN CONSERVATION PRACTICE STANDARD 1050. EROSION CONTROL LAND APPLICATION OF ANONIC POLYACRYLAMIDE. REFER TO WORN'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
6. 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 TARPIS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
7. 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 WORN TECHNICAL STANDARD 1061 FOUND AT: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](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.

- | PUMP SIZE (MAX GPM) | TYPE (BAG SIZE (50-FIT)) |
|---------------------|--------------------------|
| 50                  | 25                       |
| 100                 | 50                       |
| 150                 | 75                       |
7. STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: <http://www.dot.wiscnson.gov/business/engrsvr/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 SITE STABILIZATION IS COMPLETE.
  9. BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6)(d).
  10. 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.
  11. 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.
  12. ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEPED OR SCRAPPED CLEAN BY THE END OF EACH WORKDAY.
  13. ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
  14. 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 TO WORN TECHNICAL STANDARD 1059 FOUND AT [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). SEEDING AND SOODING 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.
  15. 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.
  16. PAVEMENT AROUND BUILDING FOOTPRINT TO REMAIN IN PLACE UNTIL GRADING AND SITE RESTORATION IS SCHEDULED TO TAKE PLACE, IF PAVEMENT IS TO BE REMOVED IT SHALL BE REPLACED WITH BREAKER RUN IN ORDER TO STABILIZE EXISTING SOILS.

SCHEDULE:

- | MAY 1, 2020     | SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED.                     |  |
|-----------------|---|--|
| MAY 1, 2020     | TOP SOIL REMOVAL START.   |  |
| MAY 15, 2020    | BUILDING EXCAVATION COMPLETE.                                       |  |
| MAY 16, 2020    | INSTALL MULCH ON DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINT.     |  |
| MARCH 15, 2021  | FOUNDATION AND FIRST FLOOR COMPLETE. KEEP MULCH ON DISTURBED AREAS. |  |
| AUGUST 8, 2021  | BUILDING COMPLETE.  |  |
| AUGUST 10, 2021 | REMOVAL OF ASPHALT SURROUNDING BUILDING.                            |  |
| AUGUST 15, 2021 | ASPHALT REPLACED AROUND BUILDING.                                   |  |

EMERGENCY CONTACT:

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SITE PLAN NOTES:

1. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
3. TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHOEVER HAS JURISDICTION.
4. CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
5. NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

1. ALL GRADES ARE FRESH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

1. ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
2. UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	EROSION CONTROL PLAN
C-300	DEMOLITION PLAN
C-400	SITE PLAN
C-500	GRADING PLAN
C-600	UTILITY PLAN

LEGEND	
● MAG NAIL SET	AC AIR CONDITIONER
● 3/4" SOLID IRON ROD FOUND	TV PEDESTAL
● 1" IRON PIPE FOUND UNLESS NOTED	⊠ ELECTRIC PEDESTAL
× FOUND CHISELED "x" IN CONCRETE	⊞ UTILITY POLE
● FOUND NAIL	⊞ LIGHT POLE
○ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	⊞ GROUND LIGHT
⊕ 851.23 SPOT ELEVATION	⊞ TELEPHONE PEDESTAL
—OH— OVERHEAD UTILITY WIRE	⊞ FIRE HYDRANT
—G— BURIED GAS LINE	—GUY—
—W— WATER MAIN	⊞ GUY WIRE
—SW— SANITARY SEWER	⊞ STORM SEWER INLET
—ST— STORM SEWER	⊞ ELECTRIC MANHOLE
—UT— BURIED TELEPHONE	⊞ TELEPHONE MANHOLE
—E— BURIED ELECTRIC	⊞ STORM SEWER MANHOLE
—UTV— BURIED CABLE ACCESS TELEVISION LINE	⊞ ROUND CATCH BASIN
—F— BURIED FIBER OPTIC	⊞ RECTANGULAR CATCH BASIN
● WATER VALVE	⊞ SANITARY SEWER MANHOLE
● GAS VALVE	( ) INDICATES RECORDED AS
⊞ GAS METER	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
⊞ WINDOW WELL	

LEGEND

---	ACCESSIBLE ROUTE
----	EXISTING EASEMENT
- - - - -	PROPERTY BOUNDARY
⊕	PARKING STALL COUNT
L.S.	LANDSCAPE
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
1041.02	SPOT GRADE
FG	FINISH GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FWW	FRONT OF WALK
EXP	EXPOSURE
—SAN—	PROPOSED SANITARY SEWER
—ST—	PROPOSED STORM SEWER
—W—	PROPOSED WATER LATERAL
~X~	UTILITY LINE DEMOLITION
X	TREE REMOVAL
--- 1041.01 ---	EXISTING MINOR CONTOUR
--- 1040 ---	EXISTING MAJOR CONTOUR
--- 1041 ---	PROPOSED MINOR CONTOUR
--- 1040 ---	PROPOSED MAJOR CONTOUR
---	PROPOSED RIDGE LINE
---	PROPOSED SWALE/DITCH
---	ACCESSIBLE PARKING SIGN
△	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30" AND 10')
⊞	RIP RAP
⊞	CONSTRUCTION ENTRANCE
—X—	SAW CUT / REMOVAL LIMITS
⊞	DISTURBANCE LIMITS
⊞	SILT FENCE
⊞	CHECK DAM
⊞	DIVERSION BERM
⊞	INLET PROTECTION
---	USLE FLOW PATH



PROJECT NO.	DATE
REVISIONS	
DATE	
BY	
CHECKED	
APPROVED	

THE LANGDON, A HUB ON CAMPUS PROPERTY  
126 Langdon Street  
Madison, WI 53703

Core Campus Manager, LLC  
2234 W. North Avenue  
Chicago, IL 60647

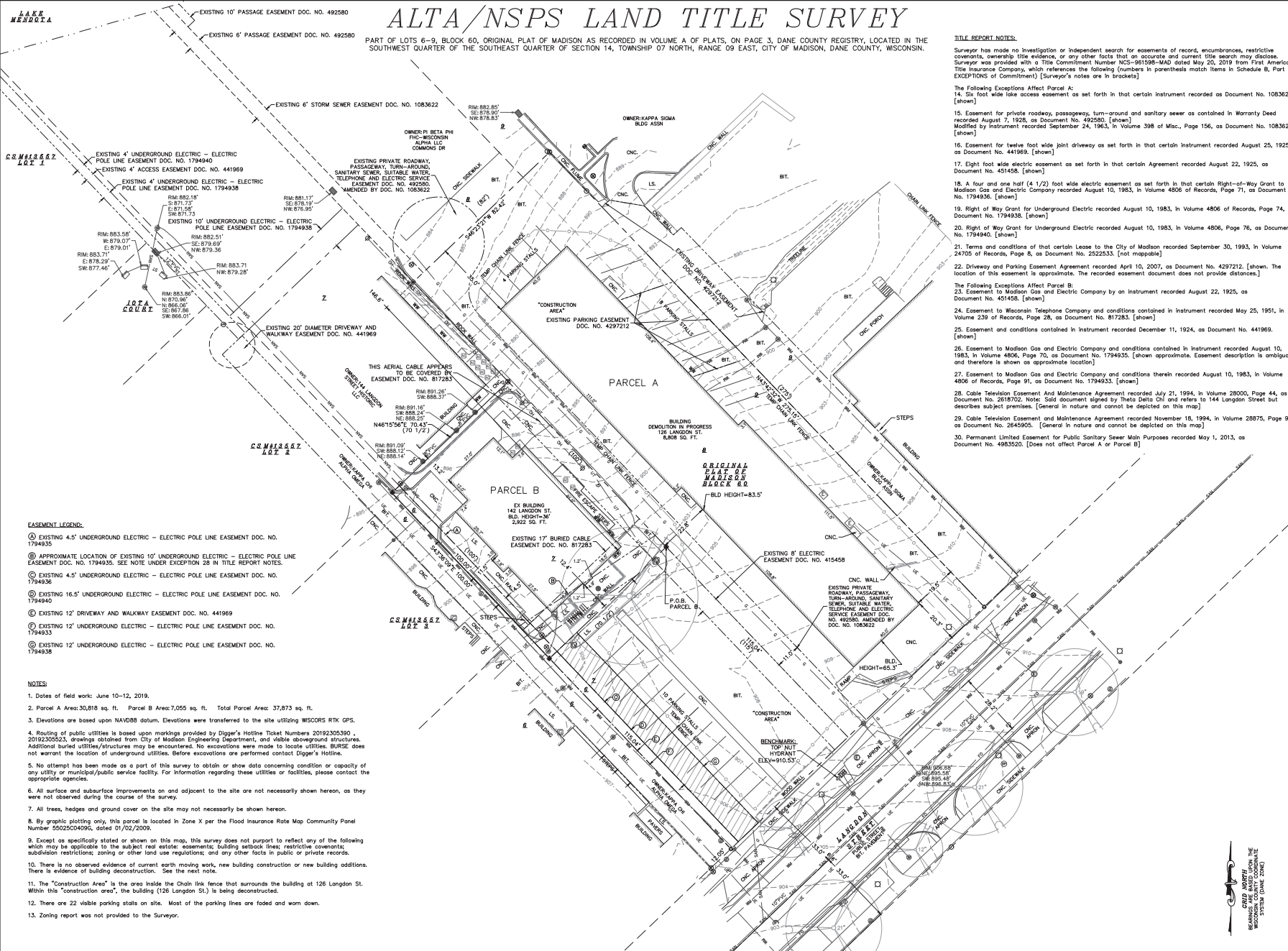
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12/16/2019	

CIVIL DETAILS

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DRAWING NUMBER
C-001

NOT FOR CONSTRUCTION



**TITLE REPORT NOTES:**

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. Surveyor was provided with a Title Commitment Number NCN-891096-MAD dated May 20, 2019 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B, Part II, EXCEPTIONS of Commitment) (Surveyor's notes are in brackets)

The Following Exceptions Affect Parcel A:

14. Six foot wide lake access easement as set forth in that certain instrument recorded as Document No. 1083622. [shown]

15. Easement for private roadway, passageway, turn-around and sanitary sewer as contained in Warranty Deed recorded August 7, 1928, as Document No. 492580. [shown]

Modified by instrument recorded September 24, 1963, in Volume 398 of Misc., Page 156, as Document No. 1083622. [shown]

16. Easement for twelve foot wide joint driveway as set forth in that certain instrument recorded August 25, 1925, as Document No. 441969. [shown]

17. Eight foot wide electric easement as set forth in that certain Agreement recorded August 22, 1925, as Document No. 451458. [shown]

18. A four and one half (4 1/2) foot wide electric easement as set forth in that certain Right-of-Way Grant to Madison Gas and Electric Company recorded August 10, 1983, in Volume 4806 of Records, Page 71, as Document No. 1794936. [shown]

19. Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806 of Records, Page 74, as Document No. 1794938. [shown]

20. Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806, Page 76, as Document No. 1794940. [shown]

21. Terms and conditions of that certain Lease to the City of Madison recorded September 30, 1993, in Volume 24705 of Records, Page 8, as Document No. 2522533. [not mappable]

22. Driveway and Parking Easement Agreement recorded April 10, 2007, as Document No. 4297212. [shown. The location of this easement is approximate. The recorded easement document does not provide distances.]

The Following Exceptions Affect Parcel B:

23. Easement to Madison Gas and Electric Company by an instrument recorded August 22, 1925, as Document No. 451458. [shown]

24. Easement to Wisconsin Telephone Company and conditions contained in instrument recorded May 25, 1951, in Volume 139 of Records, Page 28, as Document No. 817983. [shown]

25. Easement and conditions contained in instrument recorded December 11, 1924, as Document No. 441969. [shown]

26. Easement to Madison Gas and Electric Company and conditions contained in instrument recorded August 10, 1983, in Volume 4806, Page 70, as Document No. 1794935. [shown approximate. Easement description is ambiguous and therefore is shown as approximate location]

27. Easement to Madison Gas and Electric Company and conditions therein recorded August 10, 1983, in Volume 4806 of Records, Page 91, as Document No. 1794933. [shown]

28. Cable Television Easement and Maintenance Agreement recorded July 21, 1994, in Volume 28000, Page 44, as Document No. 2818722. Note: Said document signed by Theta Delta Chi and refers to 144 Langdon Street but describes subject premises. General in nature and cannot be depicted on this map.

29. Cable Television Easement and Maintenance Agreement recorded November 18, 1994, in Volume 28875, Page 9, as Document No. 2645905. [General in nature and cannot be depicted on this map]

30. Permanent Limited Easement for Public Sanitary Sewer Main Purposes recorded May 1, 2013, as Document No. 4983520. [Does not affect Parcel A or Parcel B]

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THE LANGDON, A HUB ON CAMPUS PROPERTY  
126 Langdon Street  
Madison, WI 53703

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2234 W. North Avenue  
Chicago, IL 60647

PROJECT #: BSE2172  
PLOT DATE: 12/16/2019

REVISION DATES:


ISSUE DATES:

12/16/2019

EXISTING CONDITIONS

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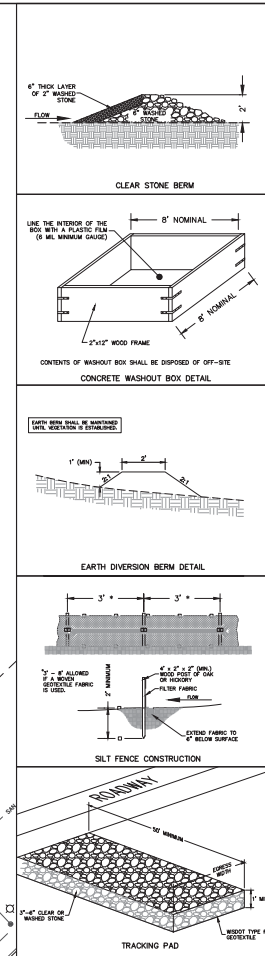
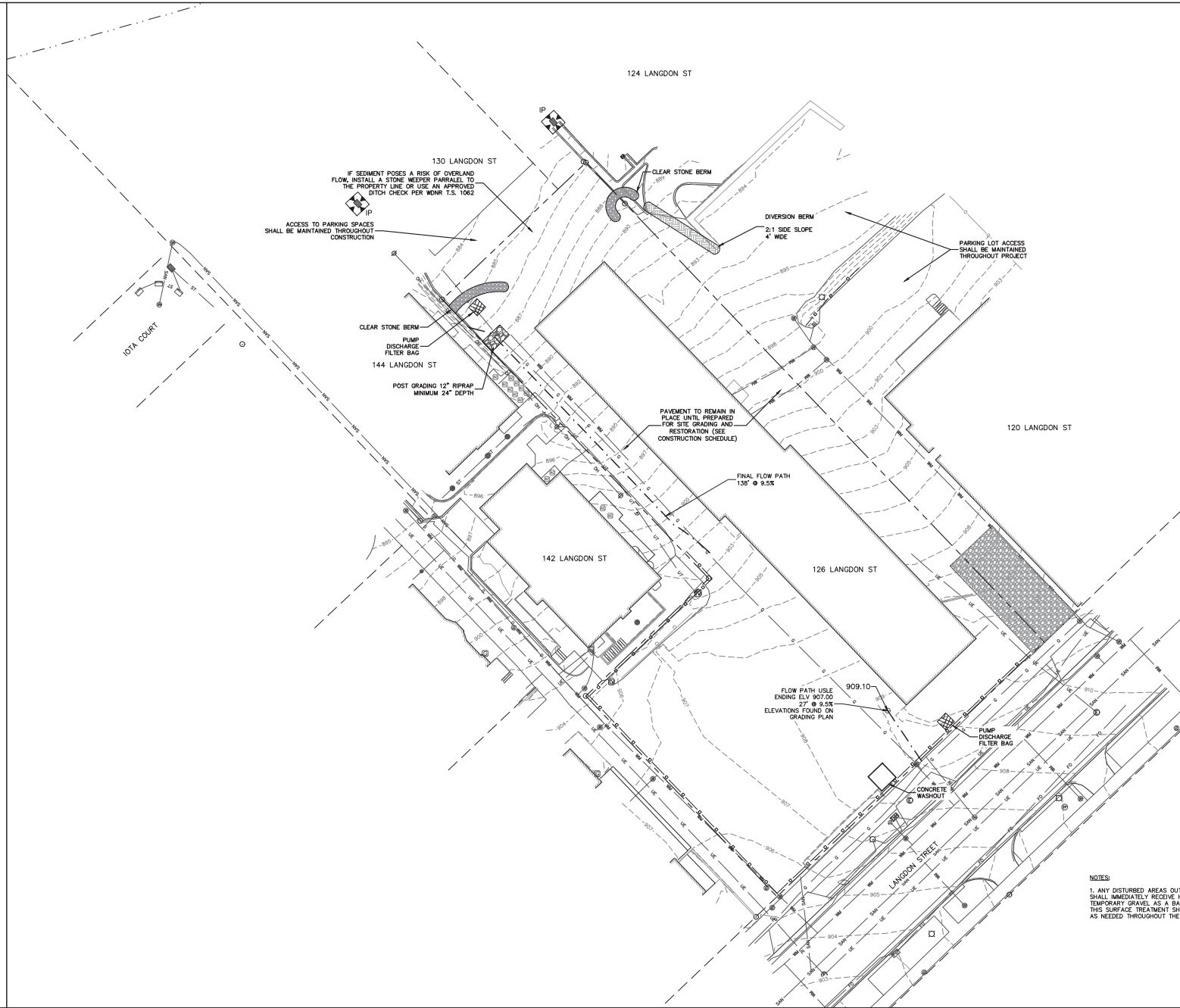
DRAWING NUMBER  
**C-100**

OPEN AND  
BEARINGS ARE BASED UPON THE  
MADISON (DANE COUNTY)  
SYSTEM

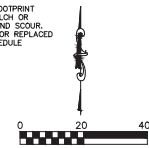
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NOT FOR CONSTRUCTION



NOTES:  
1. ANY DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINT SHALL IMMEDIATELY RECEIVE HEAVILY-APPLIED MULCH OR TEMPORARY GRAVEL AS A BARRIER TO EROSION AND SCOUR. THIS SURFACE TREATMENT SHALL BE MAINTAINED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION SCHEDULE.



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PROJECT	12/16/2019
PROPOSED	12/16/2019
DATE	12/16/2019

THE LANGDON, A HUB ON CAMPUS PROPERTY  
126 Langdon Street  
Madison, WI 53703  
**Core Campus Manager, LLC**  
2234 W. North Avenue  
Chicago, IL 60647

PROJECT #:	BSE2172
PLOT DATE:	12/16/2019
REVISION DATES:	
ISSUE DATES:	12/16/2019

EROSION CONTROL PLAN

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DRAWING NUMBER  
**C-200**

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UTILITY LINE DEMOLITION

TREE REMOVAL

SAW CUT / REMOVAL LIMITS

1. UTILITIES MUST BE MAINTAINED TO ADJACENT PROPERTIES DURING CONSTRUCTION.
2. OBSTRUCTION OF ACCESS EASEMENTS TO BE COORDINATED WITH INTERESTED PARTIES PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.

APPROVALS	
DESIGNED BY:	MILB
CHECKED BY:	CRB
DATE	CRB
DATE	MILB
DATE	MILB

Madison, WI 53703

---

**Core Campus Manager, LLC**  
2234 W. North Avenue  
Chicago, IL 60647

12/10/2019

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C-300

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2801 International Lane, Suite 101 Madison, WI 53704 Phone: 608.250.9263 Fax: 608.250.9266 e-mail: <a href="mailto:Burse@BSE-INC.net">Burse@BSE-INC.net</a> <a href="http://www.burseengineering.com">www.burseengineering.com</a>																	
																	
APPROVAL _____ (signature) _____ (name)	CHECKED _____ (signature) _____ (name)																
DATE _____ (month/year)	CDS _____ (signature)																
PREPARED BY _____ (signature)	DATE _____ (month/year)																
PROJECT NO. _____ (signature)	MAP _____ (signature)																
<div style="display: flex; justify-content: space-between; padding: 10px;"> <div style="width: 45%;"> <p style="font-size: 1.2em; margin: 0;"><b>THE LANGDON, A HUB ON CAMPUS PROPERTY</b></p> <p style="margin: 5px 0 0 40px;">126 Langdon Street Madison, WI 53703</p> </div> <div style="width: 45%; text-align: right;"> <p style="font-size: 1.2em; margin: 0;"><b>Core Campus Manager, LLC</b></p> <p style="margin: 5px 0 0 40px;">2234 W. North Avenue Chicago, IL 60647</p> </div> </div>																	
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<p style="font-size: 1.2em; margin: 0;"><b>SITE PLAN</b></p>																	
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<p><b>DRAWING NUMBER</b></p> <p style="font-size: 1.5em; margin: 0;"><b>C-400</b></p>																	

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APPROVED _____ (signature) _____ (print name)	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">THE LANGDON, A HUB ON CAMPUS PROPERTY</p> <p style="text-align: center;">126 Langdon Street Madison, WI 53703</p> </div> <div style="width: 45%;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">Core Campus Manager, LLC</p> <p style="text-align: center;">2234 W. North Avenue Chicago, IL 60647</p> </div> </div>
PROJECT #: BSE2172	
PLOT DATE: 12/16/2019	
REVISION DATES:	
ISSUE DATES:	
GRADING PLAN	
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DRAWING NUMBER <div style="font-size: 2em; font-weight: bold; margin-top: 5px;">C-500</div>	



124 LANGDON ST

130 LANGDON ST

144 LANGDON ST

142 LANGDON ST

126 LANGDON ST

120 LANGDON ST

IOTA COURT

LANGDON STREET

NEENAH R-3331  
PER SDO 5.7.13  
TO: 886.56  
IE: 884.06  
BOTTOM: 883.56

29.9' of 8" PVC @ 1.04%

ROOF DRAIN  
IE: 884.37

EXIT: 886.53

CONNECT TO EXISTING  
4" WATER SERVICE

ROOF DRAIN  
DOWNSPOUT NOZZLE  
IE: 886.60

25'x1' TRENCH DRAIN  
NEENAH R-4999-GX-BOLTED  
TYPE A GRATE  
RM VARIES 904.65 TO 902.65  
MAINTAIN 8" DEPTH THROUGHOUT  
VERTICAL OUTLET PIPE AT NW END  
WITH 3" VERTICAL DROP.

REDUCE TO 4" DI

CONNECT TO EXISTING GAS  
LATERAL  
8"x8" TEE

4" NATURAL  
GAS SERVICE

8" WATER SERVICE  
91:897.00

PROPOSED  
TELEVISION AND  
COMMUNICATION  
PEDESTALS

LL1: 903.62

8" DI WATER SERVICE

EXIT: 911.62

ROOF DRAIN  
IE: 902.90

DUCT PACKAGE TO  
TERMINATE AT  
UNDERGROUND M&E  
VAULT

58.9' of 10" HDPE @ 1.50%

CONNECT TO EXISTING  
ELECTRICAL DUCT PACKAGE

IE: 896.46

RM: 895.68  
N: 895.08  
S: 895.08  
NW: 895.58

NEENAH R-3331  
PER SDO 5.7.13  
TO: 884.95  
IE: 902.45  
BOTTOM: 901.95

43.5' of 8" PVC @ 1.04%

8"x8" LIVE TAP TEE

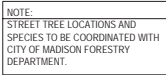
NOTES

1. UTILITIES ARE DEPICTED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. LOCATIONS OF SUBSURFACE STRUCTURES ARE ASSUMED BASED ON DIGGERS HOTLINE MARKINGS AND PRIVATE UTILITY MARKINGS.
2. PRIVATE WATER LATERAL MATERIAL AND INSTALLATION PRACTICES SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. ROOF DRAINS ARE EACH SIZED FOR  $\frac{1}{3}$  OF 20,000SF.

0 20 40

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<p style="font-weight: bold; margin: 0;">UTILITY PLAN</p>																					
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DECIDUOUS





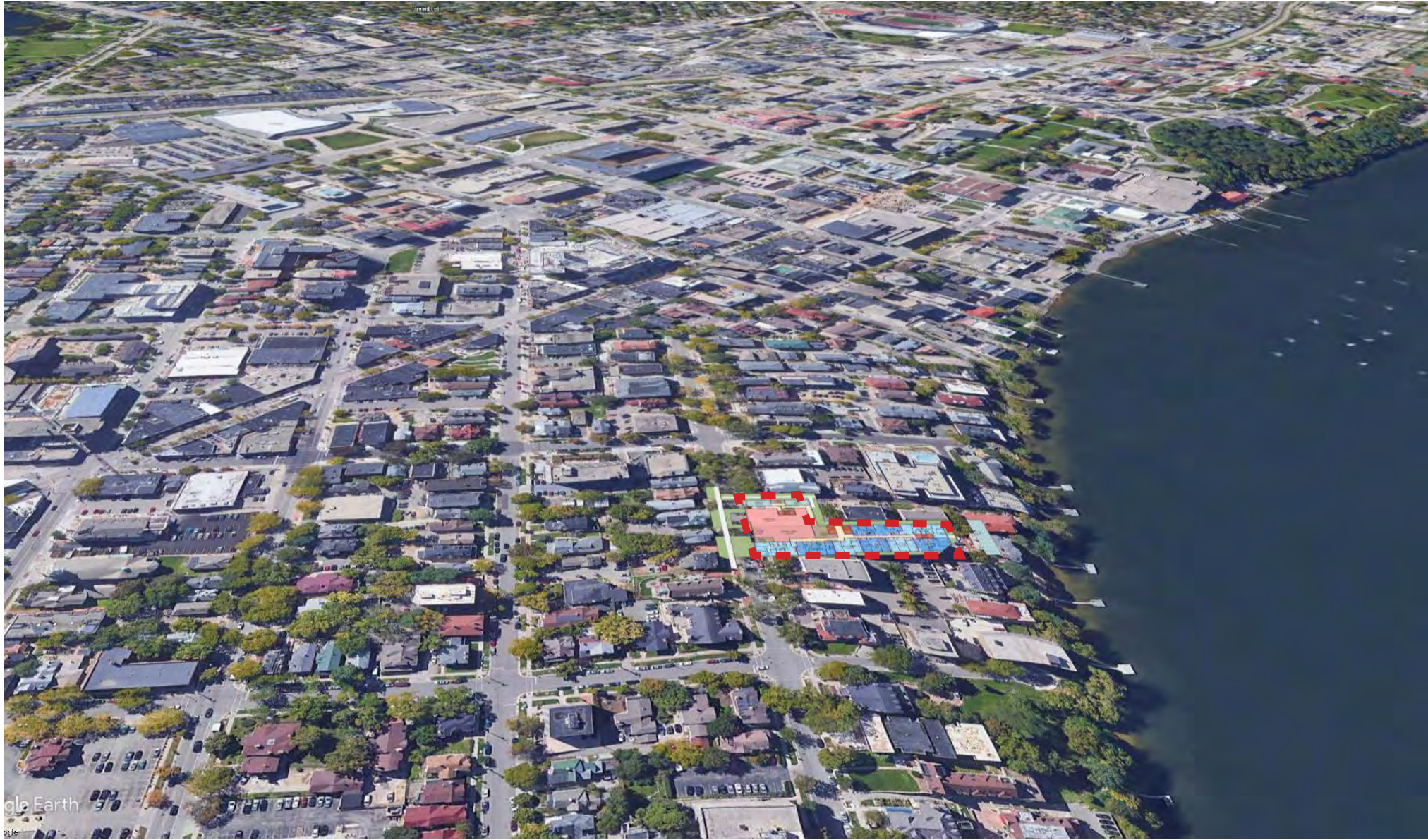
## THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

Conditional Use Application

ZONING MAP

11





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST

Conditional Use Application

Core Spaces    Developer    •    Antunovich Associates    Architecture, Planning, Interior Design ®

Madison, Wisconsin    |    December 18, 2019





## THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

Conditional Use Application

OVERALL SITE

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# **THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST    Conditional Use Application

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**LEVEL 1/GROUND**

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**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST Conditional Use Application

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**LOWER LEVEL 1** 15

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## THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

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### Conditional Use Application

## LOWER LEVEL 2

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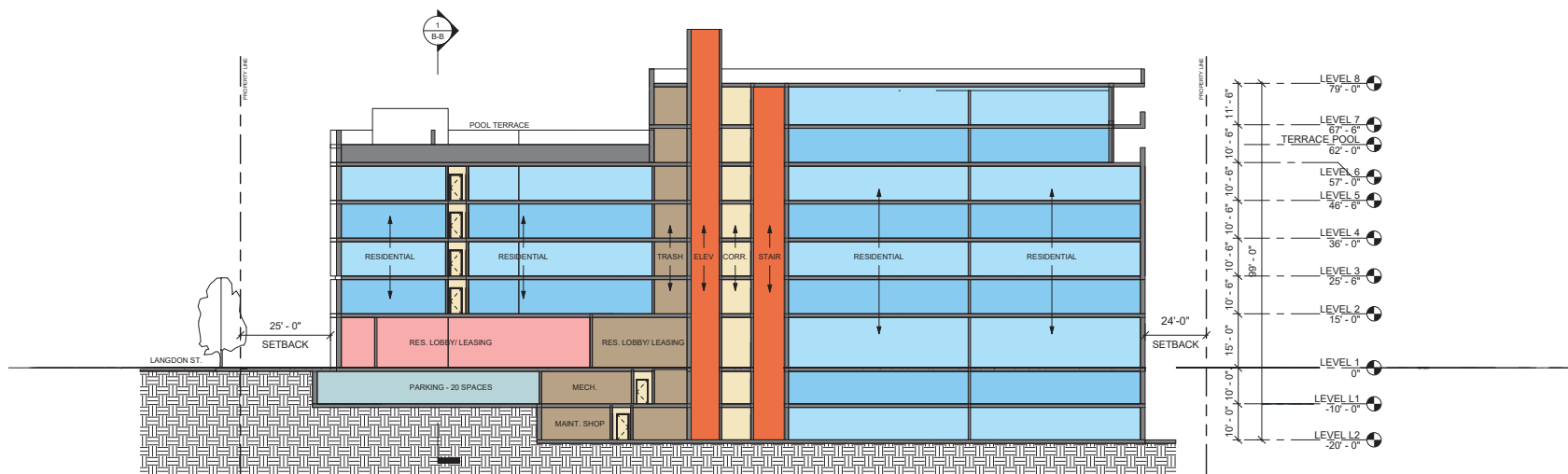


**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST Conditional Use Application

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**LEVEL 7 PLAN**

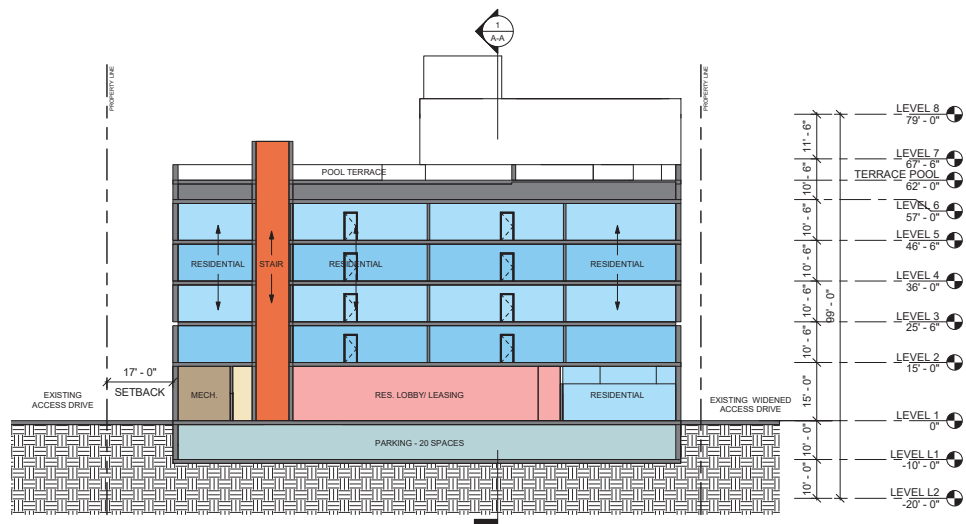
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# THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST Conditional Use Application

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# EXTERIOR FINISH LEGEND

<b>BR-1</b>	MODULAR BRICK. COLOR: ANTIQUE WHITE.
<b>BR-2</b>	MODULAR BRICK. COLOR: BURGUNDY.
<b>M-1</b>	METAL TRIM.
<b>M-2</b>	GRAY METAL PANEL.
<b>C-1</b>	METAL CORNICE.
<b>C-2</b>	METAL CORNICE.
<b>CA-1</b>	METAL CANOPY.
<b>GL-1</b>	ALUMINUM OPERABLE WINDOWS.
<b>GL-2</b>	GLASS RAIL

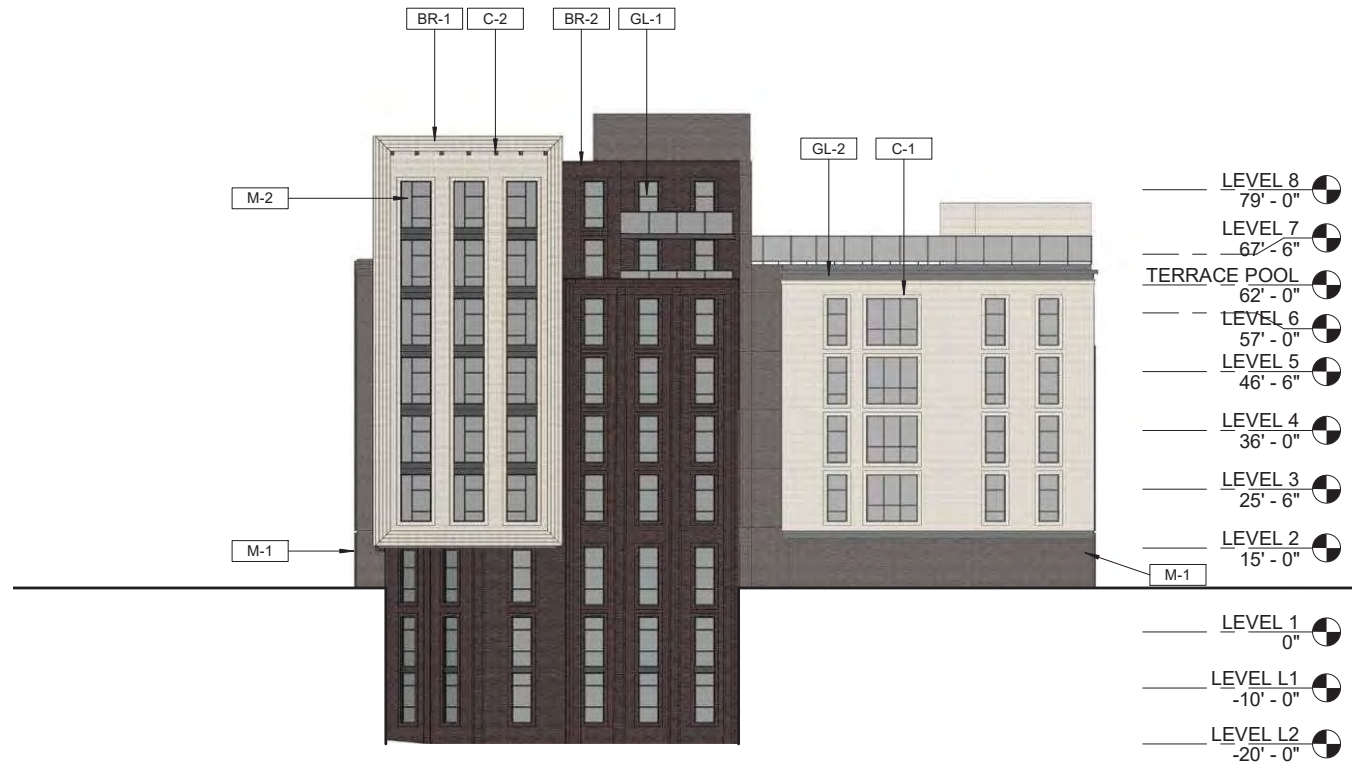


NOT TO SCALE



# EXTERIOR FINISH LEGEND

<b>BR-1</b>	MODULAR BRICK. COLOR: ANTIQUE WHITE.
<b>BR-2</b>	MODULAR BRICK. COLOR: BURGUNDY.
<b>M-1</b>	METAL TRIM.
<b>M-2</b>	GRAY METAL PANEL.
<b>C-1</b>	METAL CORNICE.
<b>C-2</b>	METAL CORNICE.
<b>CA-1</b>	METAL CANOPY.
<b>GL-1</b>	ALUMINUM OPERABLE WINDOWS.
<b>GL-2</b>	GLASS RAIL.



NOT TO SCALE

# EXTERIOR FINISH LEGEND

<b>BR-1</b>	MODULAR BRICK. COLOR: ANTIQUE WHITE.
<b>BR-2</b>	MODULAR BRICK. COLOR: BURGUNDY.
<b>M-1</b>	METAL TRIM.
<b>M-2</b>	GRAY METAL PANEL.
<b>C-1</b>	METAL CORNICE.
<b>C-2</b>	METAL CORNICE.
<b>CA-1</b>	METAL CANOPY.
<b>GL-1</b>	ALUMINUM OPERABLE WINDOWS.
<b>GL-2</b>	GLASS RAIL



NOT TO SCALE

## THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

Conditional Use Application

ELEVATION - NORTH



# EXTERIOR FINISH LEGEND

<b>BR-1</b>	MODULAR BRICK. COLOR: ANTIQUE WHITE.
<b>BR-2</b>	MODULAR BRICK. COLOR: BURGUNDY.
<b>M-1</b>	METAL TRIM.
<b>M-2</b>	GRAY METAL PANEL.
<b>C-1</b>	METAL CORNICE.
<b>C-2</b>	METAL CORNICE.
<b>CA-1</b>	METAL CANOPY.
<b>GL-1</b>	ALUMINUM OPERABLE WINDOWS.
<b>GL-2</b>	GLASS RAIL



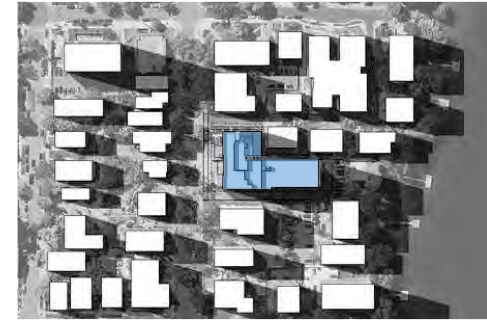
NOT TO SCALE

SUMMER SOLSTICE  
June 21

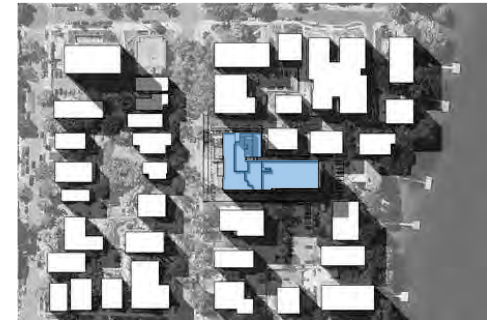
EQUINOX  
March 20 and September 22

WINTER SOLSTICE  
December 21

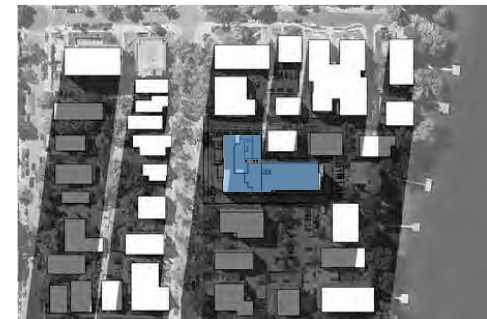
10:00 AM



12:00 PM



4:00 PM



HUB II  
(PROPOSED)



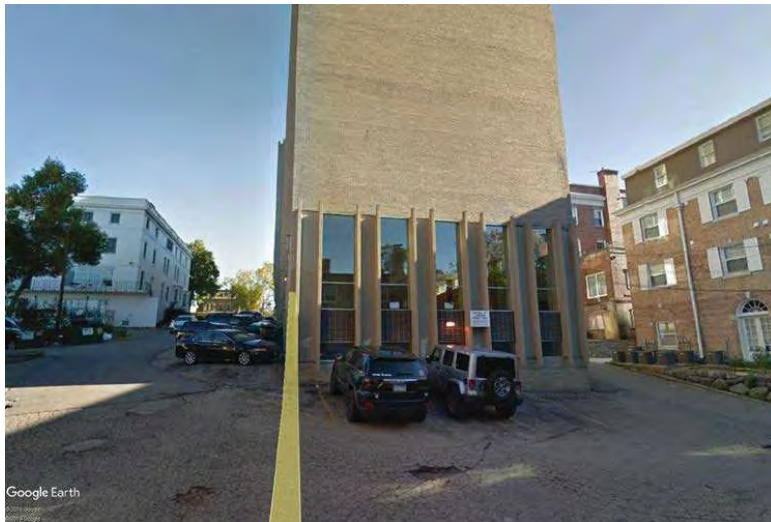




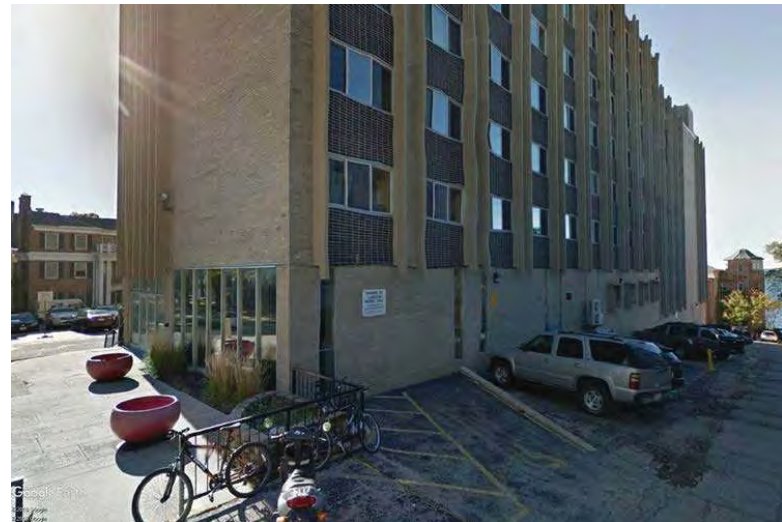
LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST



EXISTING SITE, LOOKING SOUTH



EXISTING SITE

## THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

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Conditional Use Application

EXISTING SITE

Madison, Wisconsin | December 18, 2019





## THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST Conditional Use Application

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**BUILDING CONTEXT**

Madison, Wisconsin | December 18, 2019





EXISTING



PROPOSED





## THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

Conditional Use Application

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CONCEPTUAL RENDERING

Madison, Wisconsin | December 18, 2019





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST

Conditional Use Application

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**CONCEPTUAL RENDERING**

Madison, Wisconsin | December 18, 2019





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Conditional Use Application

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Madison, Wisconsin    |    December 18, 2019





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**CONCEPTUAL RENDERING**

Madison, Wisconsin | December 18, 2019



<b>HUB II AT MADISON - LANGDON</b>
<b>12/18/19 SCHEME</b>

PROJECT AREA ANALYSIS																		
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL							TERRACE / GREEN ROOF	MECHANICAL AREA	PARKING / LOADING			REQUIRED BIKE SPACES	GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA
			UNITS	BEDS	RSF	COMMON	AMENITY	GSF	BALCONY			AREA	BIKE SPACES	SPACES				
Mech PH	15'-0"	#REF!									0					0	0	0
7	11'-6"	99'-0"	6	24	6,996	1,707		8,703	193	0						8,896	8,703	8,703
6/ POOL TERRACE	10'-6"	87'-6"	6	29	6,953	1,856		8,809	193	5,298						14,300	8,809	8,809
5	10'-6"	77'-0"	14	61	17,558	2,629		20,187								20,187	20,187	20,187
4	10'-6"	66'-6"	14	61	17,558	2,629		20,187								20,187	20,187	20,187
3	10'-6"	56'-0"	14	61	17,558	2,629		20,187								20,187	20,187	20,187
2	10'-6"	45'-6"	14	61	17,558	2,629		20,187								20,187	20,187	20,187
1	15'-0"	35'-0"	8	34	9,469	4,231	5,145	18,845				483				19,328	19,328	18,845
L1	10'-0"	20'-0"	7	24	8,177	3,155	0	11,332				9,236		20		20,568	20,568	11,332
L2	10'-0"	10'-0"	5	18	5,596	2,729		8,325				2,061		0		10,386	10,386	8,325
TOTAL			88	373	107,423	24,194	5,145	136,762	386	5,298	0	11,780	0	20		154,226	148,542	136,762
Average Unit Size				1,221														
NSF Per Bed				288														
Bed Per Unit				4.4														
Typical Residential Floor Efficiency				83%														

ENCLOSED BIKE PARKING COUNT: 157  
 BIKE PARKING AT GRADE: 15

TOTAL = 167

Bike parking estimates per 28.141 - Parking and Loading Standards:  
 1 per unit up to 2-bedrooms, 1/2 space per add'l bedroom; 1 guest  
 space per 10 units.



## UNIT MATRIX - 12/18/19

### HUB II AT MADISON - LANGDON

LEVEL	UNITS													OCCUPANTS													BATH		LEVEL	
	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	TOTAL UNITS	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	TOTAL OCCUPANTS	VS OCCUPANTS			
PH													0	5	5	4	4	4	3	3	4	2	2	1	1					
7	0	1	0	1	0	1	0	3	0	0	0	0	6	0	5	0	4	0	3	0	12	0	0	0	0	0	0	0	0	PH
6	0	2	0	1	0	1	0	3	0	0	0	0	7	0	10	0	4	0	3	0	12	0	0	0	0	0	24	15	7	
5	1	4	2	2	2	0	0	3	0	0	0	0	14	5	20	8	8	8	0	0	12	0	0	0	0	0	29	18	6	
4	1	4	2	2	2	0	0	3	0	0	0	0	14	5	20	8	8	8	0	0	12	0	0	0	0	0	61	40	5	
3	1	4	2	2	2	0	0	3	0	0	0	0	14	5	20	8	8	8	0	0	12	0	0	0	0	0	61	40	4	
2	1	4	2	2	2	0	0	3	0	0	0	0	14	5	20	8	8	8	0	0	12	0	0	0	0	0	61	40	3	
1	0	3	0	1	0	1	0	3	0	0	0	0	14	5	20	8	8	8	0	0	12	0	0	0	0	0	61	40	2	
L1	0	3	0	1	0	1	0	3	0	0	0	0	8	0	15	0	4	0	3	0	12	0	0	0	0	0	34	21	1	
L2	0	1	1	0	0	1	0	3	0	0	0	0	6	0	5	4	0	0	3	0	12	0	0	0	0	0	24	16	1.5	
	0	0	0	0	1	1	1	2	0	0	0	0	5	0	0	0	0	4	3	3	8	0	0	0	0	0	18	11	L2	
Total:	4	23	9	11	9	5	1	26	0	0	0	0	88	20	115	36	44	36	15	3	104	0	0	0	0	0	373	241		
	4.5%	26.1%	10.2%	12.5%	10.2%	5.7%	1.1%	29.5%	0.0%	0.0%	0.0%	0.0%	100.0%	5%	31%	10%	12%	10%	4%	1%	28%	0%	0%	0%	0%	0%	100%			

UNIT TYPE AND BATHROOM RATIO													
	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3 BR / 3 BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO	TOTAL BATHS
Bath Per Unit	4	3	4	3	2	3	2	2	2	1	1	1	
Unit Type Count	4	23	9	11	9	5	1	26	0	0	0	0	
Total	16.0	69.0	36.0	33.0	18.0	15.0	2.0	52.0	0.0	0.0	0.0	0.0	241

64.6%  
1.55