

Consultant

Notes

- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(6) AND (B)(12A)) - SEE A-1(F) FOR BIKE RACK INFORMATION
- EXTERIOR STAIRS TO HAVE SINGLE ALUMINUM HANDRAILS EACH SIDE
 - 1 1/2" DIA.
 - POWDER COAT FINISH - COLOR TBD
 - RETURN ENDS TO GRADE W/ FLOOR FLANGE MOUNTING
 - SEE DETAIL III(A-3)) FOR TYP. RAILING EXTENSIONS AT TOP AND BOTTOM
- ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.

Revisions

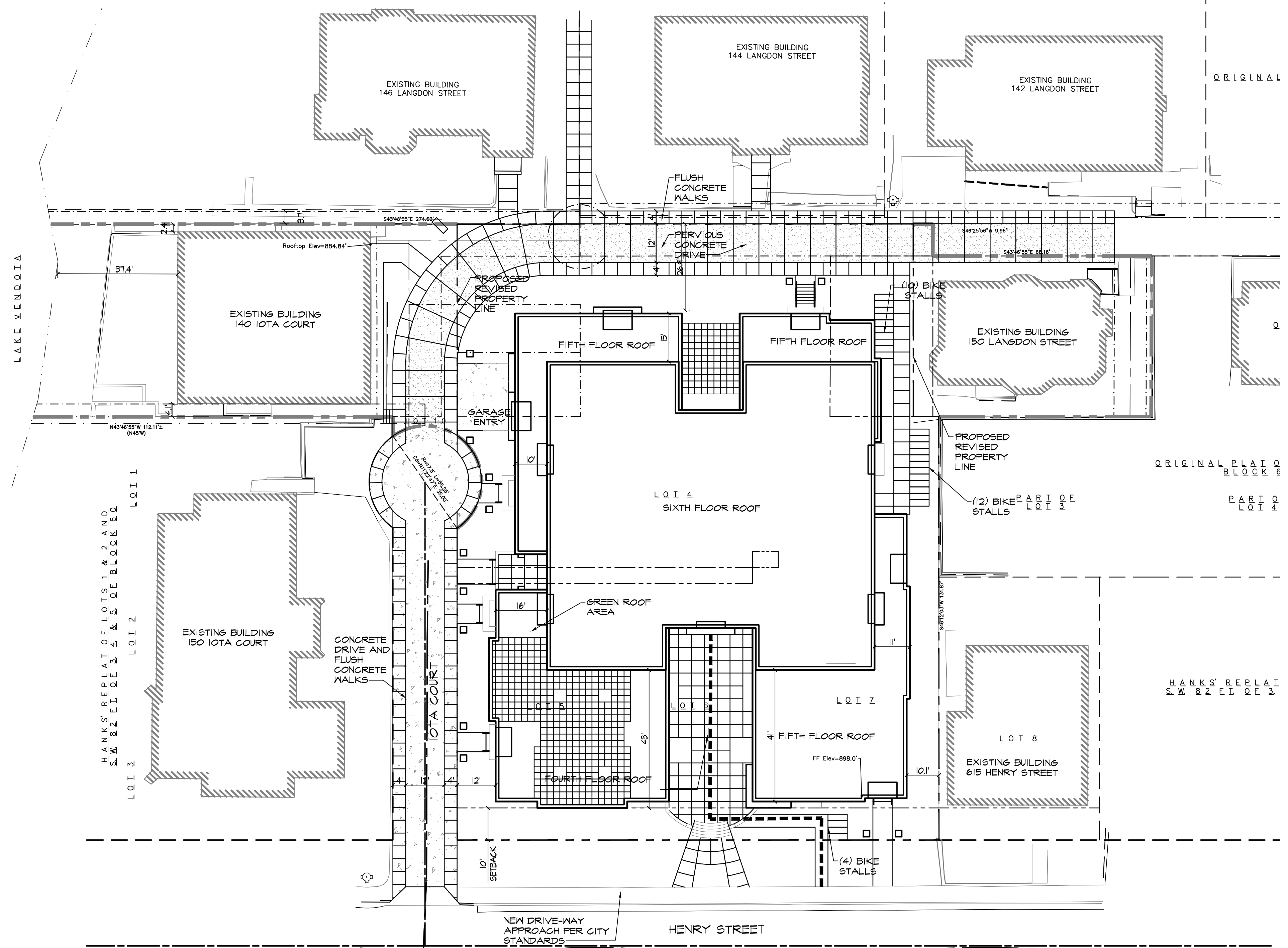
Land Use Application - October 17, 2012
 Revised Land Use Drawings - January 24, 2013

SITE STATISTICS-DEVELOPMENT TOTAL	
Dwelling Unit Mix:	
Studio	34
One-Bedroom	20
Two-Bedroom	16
Three-Bedroom	18
Four-Bedroom	23
Five-Bedroom	10
Total Dwelling Units	121
Areas:	
Total Gross Floor Area	134,151 S.F.
Densities:	
Lot Area	39,160 or .91 acres
Lot Area/D.U.	328 SF/Units
Density	132 Units/Acre
FAR	3.3
Vehicle Parking:	
Underground-Residential	55 stalls (Including 2 accessible stalls)
Bike Parking:	
Underground 2'x6'	36 stalls
Underground Wall Hung	157 stalls
Surface 2'x6'	26 stalls
Total	251 stalls
Moped Parking:	
Underground	36 stalls
Surface	0 stalls
Total	36

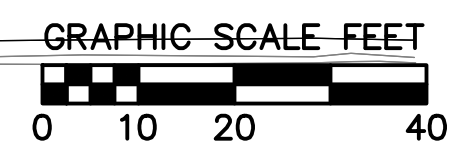
SITE STATISTICS - PROPOSED DEVELOPMENT	
Dwelling Unit Mix:	
Proposed Development	5
One-Bedroom	15
Two-Bedroom	18
Three-Bedroom	23
Four-Bedroom	10
Total Dwelling Units	71
Areas:	
Total Gross Floor Area	106,434 S.F.
Building Height:	
Building Height:	Six Stories
Vehicle Parking:	
Underground-Residential	55 stalls (Including 2 accessible stalls)
Bike Parking:	
Underground 2'x6'	48 stalls
Underground Wall Hung	157 stalls
Surface 2'x6'	26 stalls
Total	231 stalls
Moped Parking:	
Underground	36 stalls
Surface	0 stalls
Total	36

SITE STATISTICS - 150 Langdon Street	
Dwelling Unit Mix:	
Studio	8
One-Bedroom	4
Two-Bedroom	1
Total Dwelling Units	13
Areas:	
Total Gross Floor Area	5,253 S.F.
Building Height:	
Building Height:	Three Stories
Vehicle Parking:	
Underground-Residential	None

SITE STATISTICS - 140 IOTA COURT	
Dwelling Unit Mix:	
Studio	26
One-Bedroom	11
Total Dwelling Units	37
Areas:	
Total Gross Floor Area	22,470 S.F.
Building Height:	
Building Height:	Five Stories
Vehicle Parking:	
Underground-Residential	None



A SITE PLAN
 1"=20'-0"



SHEET INDEX			
C-1.0	OVERALL SITE PLAN	A-2.1a	HENRY STREET ELEVATION (WATERFRONT)
C-1.1	FIRE ACCESS PLAN	A-2.2a	IOTA COURT ELEVATION (WATERFRONT)
C-2.0	EXISTING CONDITIONS	A-2.3a	NORTHEAST ELEVATION (WATERFRONT)
C-2.1	EROSION CONTROL PLAN	A-2.4a	SOUTHEAST ELEVATION (WATERFRONT)
C-2.2	DEMOLITION PLAN	A-1.1b	140 IOTA COURT 1ST & 2ND FLOOR PLAN
C-2.3	GRADING PLAN	A-1.2b	140 IOTA COURT 3rd & 4th FLOOR PLAN
C-2.4	SITE UTILITY PLAN	A-1.3b	140 IOTA COURT 5th -7th FLOOR PLANS
L-1.0	LANDSCAPE PLAN	A-2.1b	140 IOTA COURT ELEVATIONS
A-1.P.1a	PARKING LEVEL 1 PLAN (WATERFRONT)	A-1.0c	150 LANGDON BASEMENT & FIRST FLOOR PLANS
A-1.0a	GROUND FLOOR PLAN (WATERFRONT)	A-1.1c	150 LANGDON 2ND & 3RD FLOOR PLANS
A-1.1a	FIRST FLOOR PLAN (WATERFRONT)	A-2.1c	150 LANGDON EXISTING ELEVATIONS
A-1.2a	SECOND - FOURTH FLOOR PLANS (WATERFRONT)		
A-1.3a	FIFTH FLOOR PLAN (WATERFRONT)		
A-1.4a	SIXTH FLOOR PLAN (WATERFRONT)		
A-1.5a	TYPICAL UNIT PLANS (WATERFRONT)		

Project Title

Houden - Iota Court

625 N. Henry St.

Drawing Title

Overall Site Plan

Project No.



0804

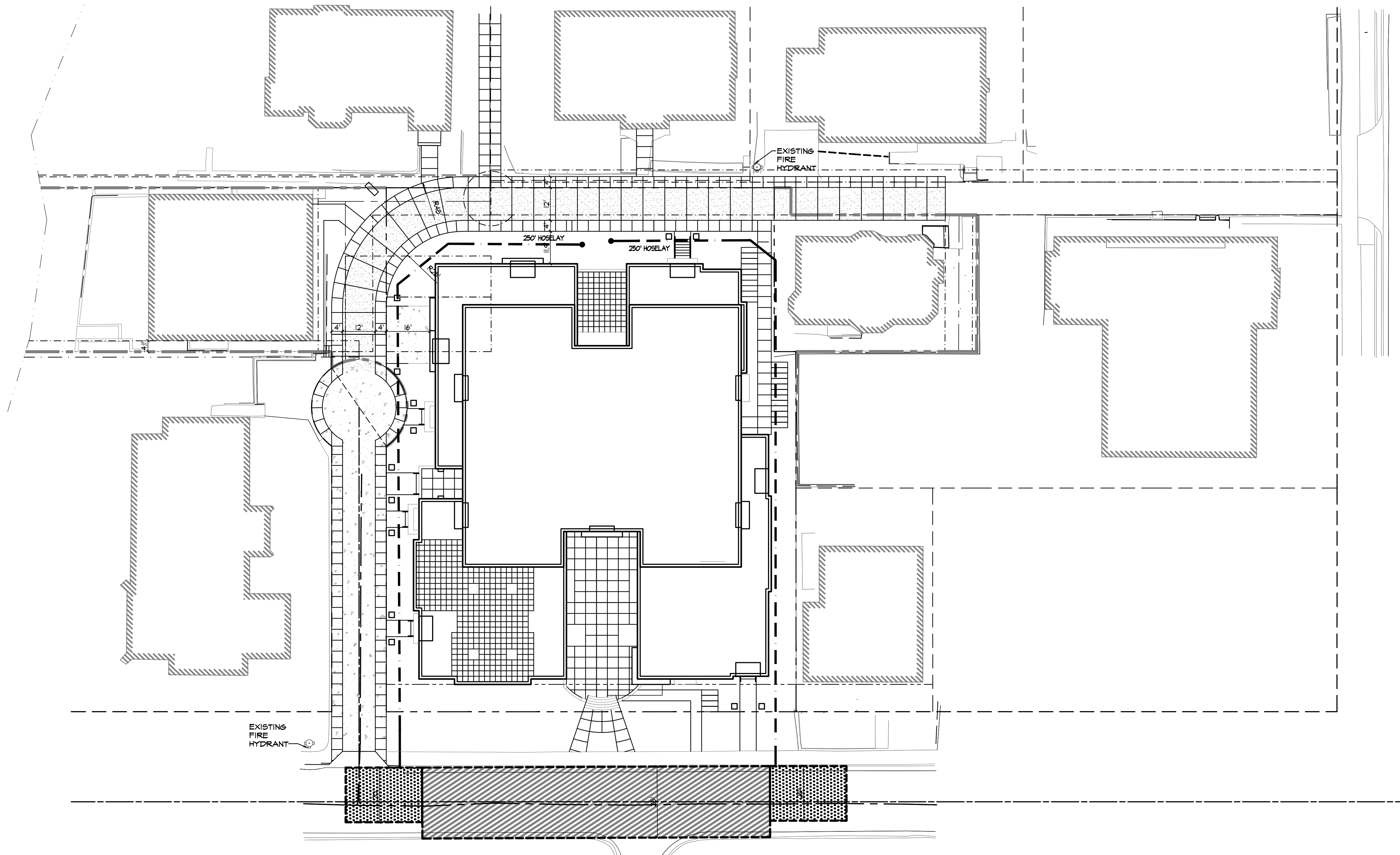
Drawing No.

C-1.0

Consultant

Notes

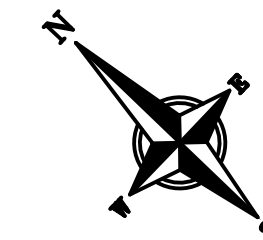
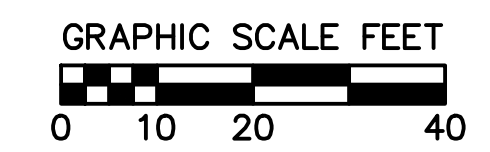
1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING.
2.  = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH.)
3. VARIOUS LINETYPES REPRESENT 250' HOSELAYS.



Revisions

- Land Use Application - October 17, 2012
Revised Land Use Drawings - January 24, 2013

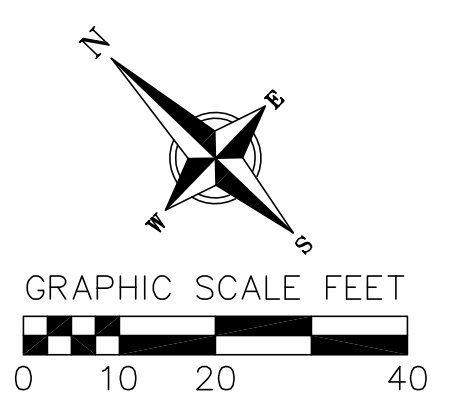
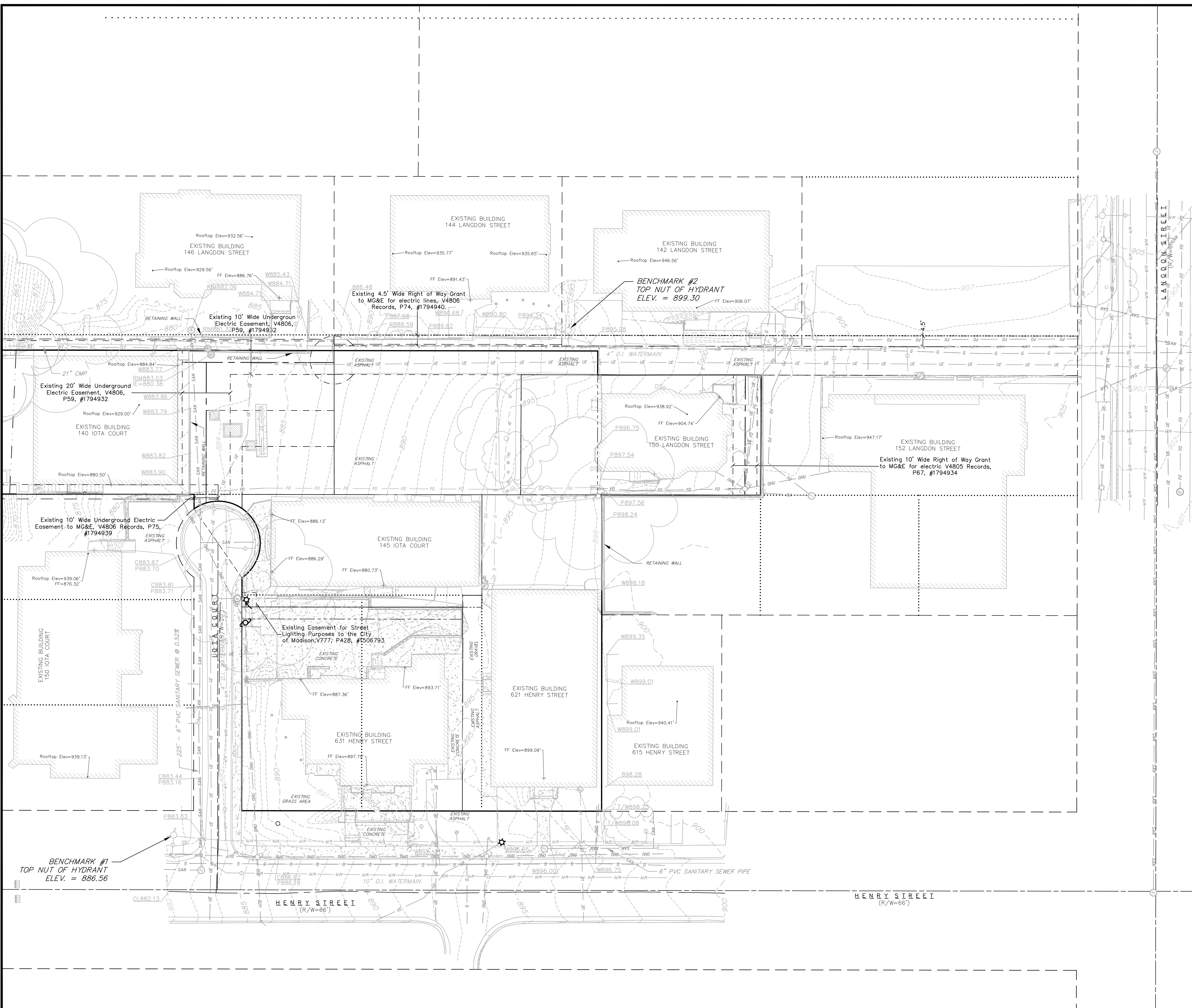
A FIRE ACCESS PLAN
1"=20'-0"



Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
Fire Access Plan

Project No. **0804** Drawing No. **C-1.1**



TOPOGRAPHIC SYMBOL LEGEND

- ⊠ EXISTING CURB INLET
- ⊠ EXISTING ENDWALL
- ⊠ EXISTING FIELD INLET
- ⊠ EXISTING ROOF DRAIN CLEANOUT
- ⊠ EXISTING STORM MANHOLE
- ⊠ EXISTING SANITARY CLEANOUT
- ⊠ EXISTING SANITARY MANHOLE
- ⊠ EXISTING SEPTIC VENT
- ⊠ EXISTING FIRE HYDRANT
- ⊠ EXISTING WATER MAIN VALVE
- ⊠ EXISTING CURB STOP
- ⊠ EXISTING WATER MANHOLE
- ⊠ EXISTING GAS VALVE
- ⊠ EXISTING AIR CONDITIONING PEDESTAL
- ⊠ EXISTING DOWN GUY
- ⊠ EXISTING ELECTRIC MANHOLE
- ⊠ EXISTING ELECTRIC PEDESTAL
- ⊠ EXISTING TRANSFORMER
- ⊠ EXISTING GUY POLE
- ⊠ EXISTING LIGHT POLE
- ⊠ EXISTING UTILITY POLE
- ⊠ EXISTING TV PEDESTAL
- ⊠ EXISTING TELEPHONE MANHOLE
- ⊠ EXISTING TELEPHONE PEDESTAL
- ⊠ EXISTING UNIDENTIFIED MANHOLE
- ⊠ EXISTING HANDICAP PARKING
- ⊠ EXISTING SHRUB
- ⊠ EXISTING CONIFEROUS TREE
- ⊠ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- OHTV — OHTV — EXISTING OVERHEAD CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- — — — EXISTING RETAINING WALL
- — — — EXISTING CHAIN LINK FENCE
- — — — EXISTING GENERAL FENCE
- x — x — EXISTING WIRE FENCE
- □ — □ — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- GUY — GUY — EXISTING GUY LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- OGU — OGU — EXISTING OVERHEAD GENERAL UTILITIES
- FM — FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- — — — EXISTING EDGE OF TREES
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- — — — EXISTING WETLAND DELINEATION
- 820 — — — EXISTING MAJOR CONTOUR
- 818 — — — EXISTING MINOR CONTOUR
- W899.01 — — — EXISTING SPOT ELEVATION

BENCHMARKS

- BENCHMARK #1:
TOP NUT OF FIRE HYDRANT
ELEV. = 886.56'
- BENCHMARK #2:
TOP NUT OF FIRE HYDRANT
ELEV. = 899.30'

EXISTING CONDITIONS

Houden Iota Court
625 N. Henry Street
City of Madison, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	10-17-12		
2	1-23-13		

SCALE: AS SHOWN

DATE: 10-17-12

DRAFTER: ACAR

CHECKED: JDOY

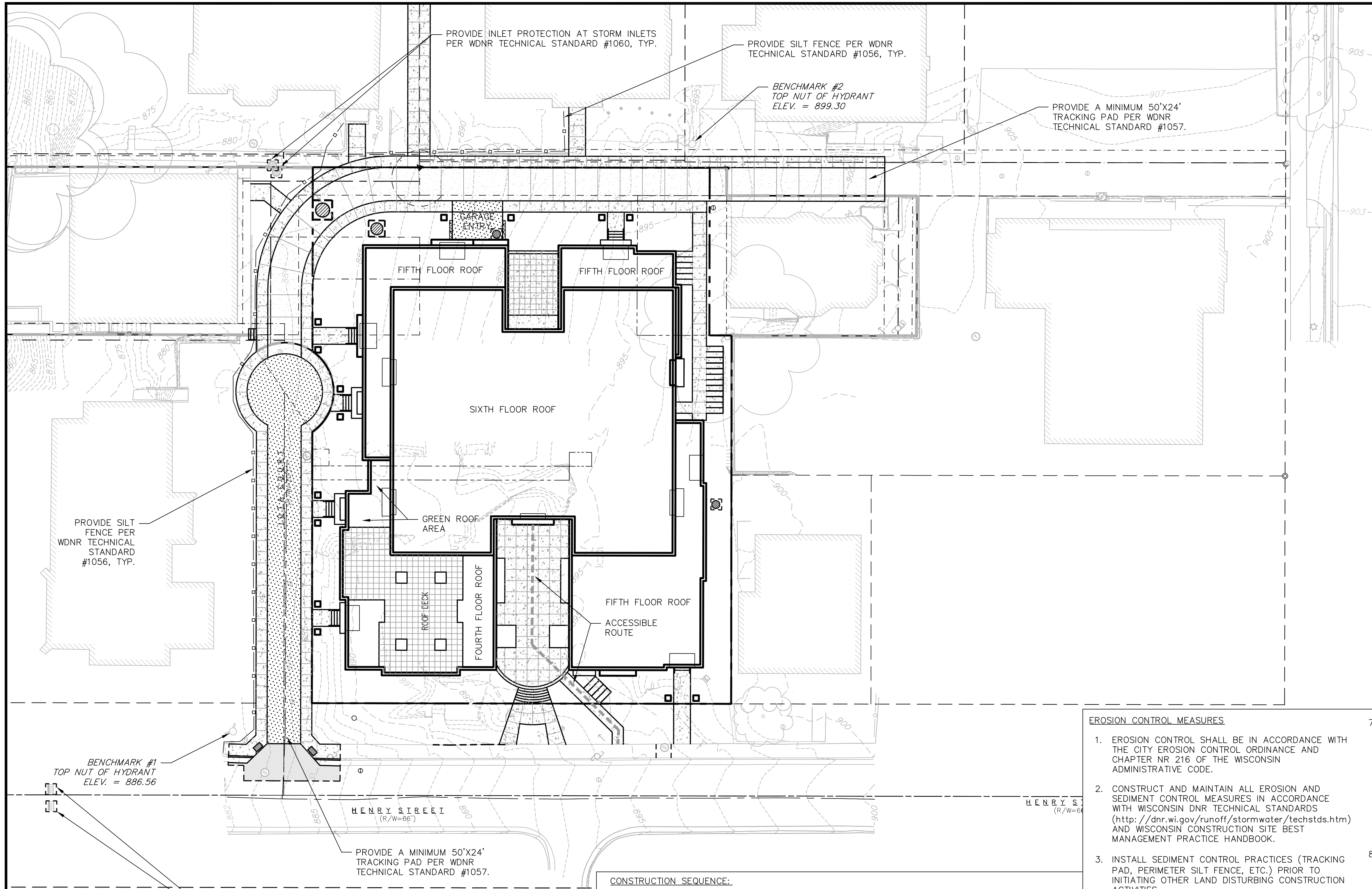
PROJECT NO.: 128045

SHEET: 1 OF 5

DWG. NO.: C2.0

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EROSION CONTROL PLAN LEGEND

- PROPERTY BOUNDARY
- CITY OF MADISON TYPE "A" 30" MOUNTABLE CURB & GUTTER
- 18" VALLEY CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY-DUTY CONCRETE
- PROPOSED PERVIOUS CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- STORM SEWER INLET PROTECTION

- EROSION CONTROL MEASURES**
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
 - 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.
 - INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
 - 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.
 - 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.
 - A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED 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.
 - 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.
 - 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). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
 - WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
 - INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL SITE RESTORATION HAS BEEN ESTABLISHED.
 - SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
 - SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.

- CONSTRUCTION SEQUENCE:**
- INSTALL SILT FENCING.
 - INSTALL INLET PROTECTION ON EXISTING INLETS.
 - PERFORM SITE DEMOLITION AND REMOVE PAVEMENT.
 - INSTALL TRACKING PAD.
 - STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
 - ROUGH GRADE SITE FOR BUILDING PAD, DRIVE AND WALKS.
 - CONSTRUCT UNDERGROUND UTILITIES.
 - INSTALL INLET PROTECTION ON NEW INLETS.
 - CONSTRUCT BUILDING FOUNDATION AND BACKFILL.
 - CONSTRUCT PAVED AREAS.
 - FINAL GRADE SITE, TOPSOIL, SEED, FERTILIZER, AND MULCH.
 - REMOVE SILT FENCE AND INLET PROTECTION.
- SEEDING RATES:**
- TEMPORARY:**
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
- FERTILIZING RATES:**
- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- MULCHING RATES:**
- TEMPORARY AND PERMANENT:**
- USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

EROSION CONTROL PLAN

Houden Iota Court
625 N. Henry Street
City of Madison, Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS
1	10-16-12	CITY SUBMITAL		
2	1-23-13	SITE PLAN REVISION		

SCALE: AS SHOWN

DATE: 10-17-12

DRAFTER: ACAR

CHECKED: JDOY

PROJECT NO.: 128045

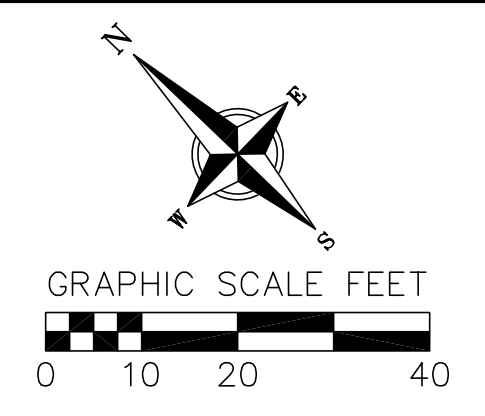
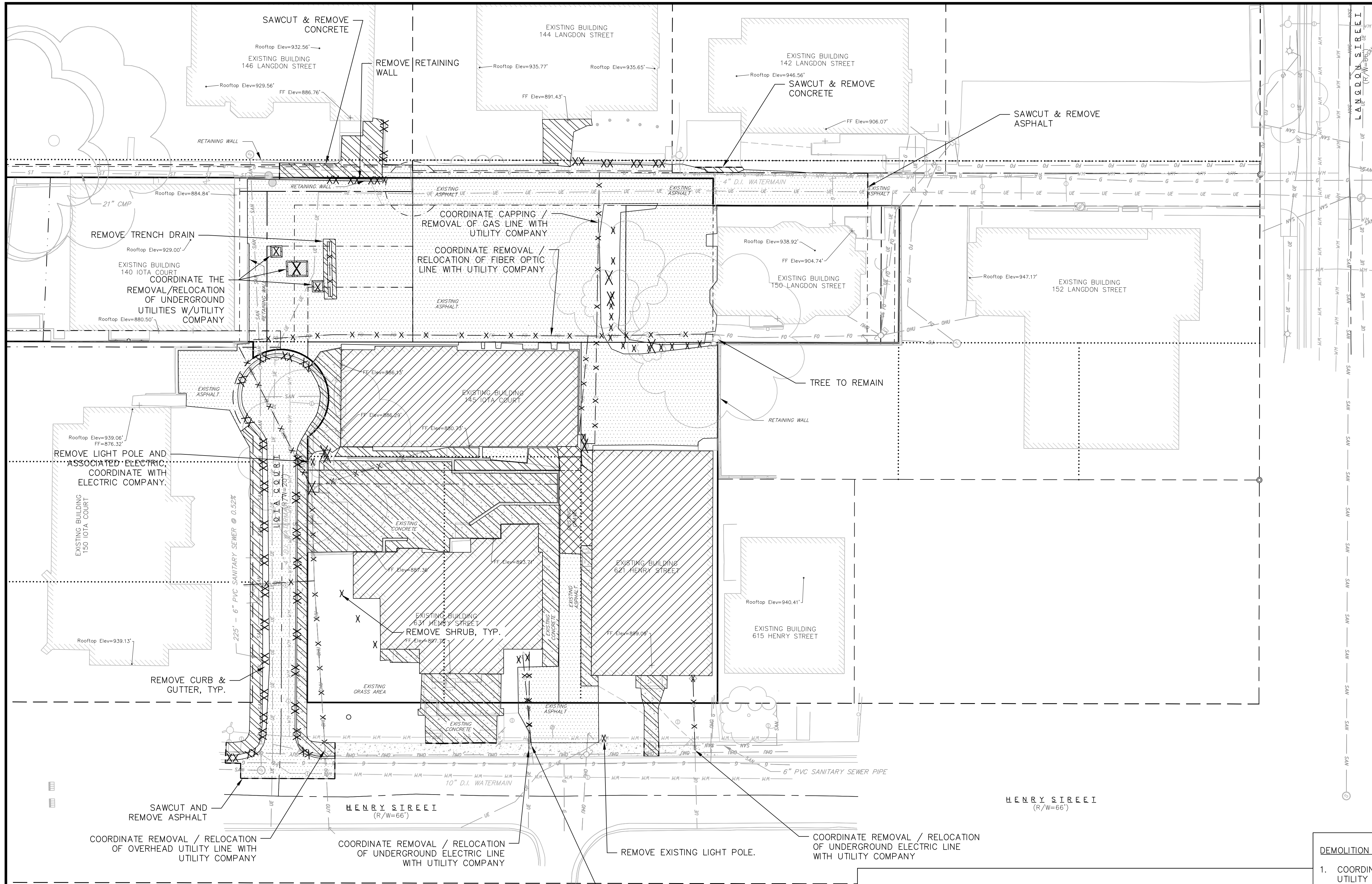
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DEMOLITION PLAN LEGEND

- X CURB STOP REMOVAL
- X WATER MAIN VALVE REMOVAL
- X GAS VALVE REMOVAL
- X ELECTRICAL PEDESTAL REMOVAL/RELOCATION
- X LIGHT POLE REMOVAL/RELOCATION
- X UTILITY POLE REMOVAL/RELOCATION
- X UNIDENTIFIED MANHOLE REMOVAL
- X SHRUB REMOVAL/RELOCATION
- X TREE REMOVAL/RELOCATION
- X BOLLARD REMOVAL/RELOCATION
- X SIGN REMOVAL/RELOCATION
- XX XX CURB AND GUTTER REMOVAL
- XX XX CONCRETE RETAINING WALL REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- GRAVEL REMOVAL
- SAWCUT
- TREE PROTECTION FENCING
- X-X-X- FIBER OPTIC LINE REMOVAL/RELOCATION
- X-X-X- EXISTING CHAIN LINK FENCE
- X-X-X- EXISTING GENERAL FENCE
- X-X-X- EXISTING WOOD FENCE
- X-X-X- EXISTING GAS LINE
- X-X-X- EXISTING UNDERGROUND ELECTRIC LINE
- X-X-X- EXISTING GUY LINE
- X-X-X- EXISTING OVERHEAD ELECTRIC LINE
- X-X-X- EXISTING OVERHEAD GENERAL UTILITIES
- X-X-X- EXISTING EDGE OF TREES



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 TDC (FOR HEARING IMPAIRED):
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 WS. STATUTE 182.0175 (1979)
 REQUIRES MINIMUM OF 3 WORKING DAYS
 NOTICE BEFORE YOU EXCAVATE.

DEMOLITION NOTES:

- COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- CONTRACTOR TO COORDINATE REMOVAL OR RELOCATION OF OVERHEAD LINE AND UTILITY POLE.
- CONTRACTOR TO ABANDON ALL WELLS LOCATED ON THIS PROPERTY IF NO VALID WELL OPERATION PERMIT HAS BEEN OBTAINED FROM THE MADISON WATER UTILITY.

GENERAL NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
- PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.

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DEMOLITION PLAN
 Houden Iota Court
 625 N. Henry Street
 City of Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
	1	10-16-12	CITY SUBMITTAL
	2	1-23-13	SITE PLAN REVISION

SCALE: AS SHOWN

DATE: 10-17-12

DRAFTER: ACAR

CHECKED: JDOY

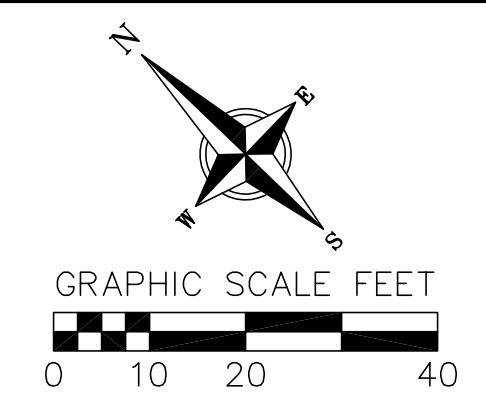
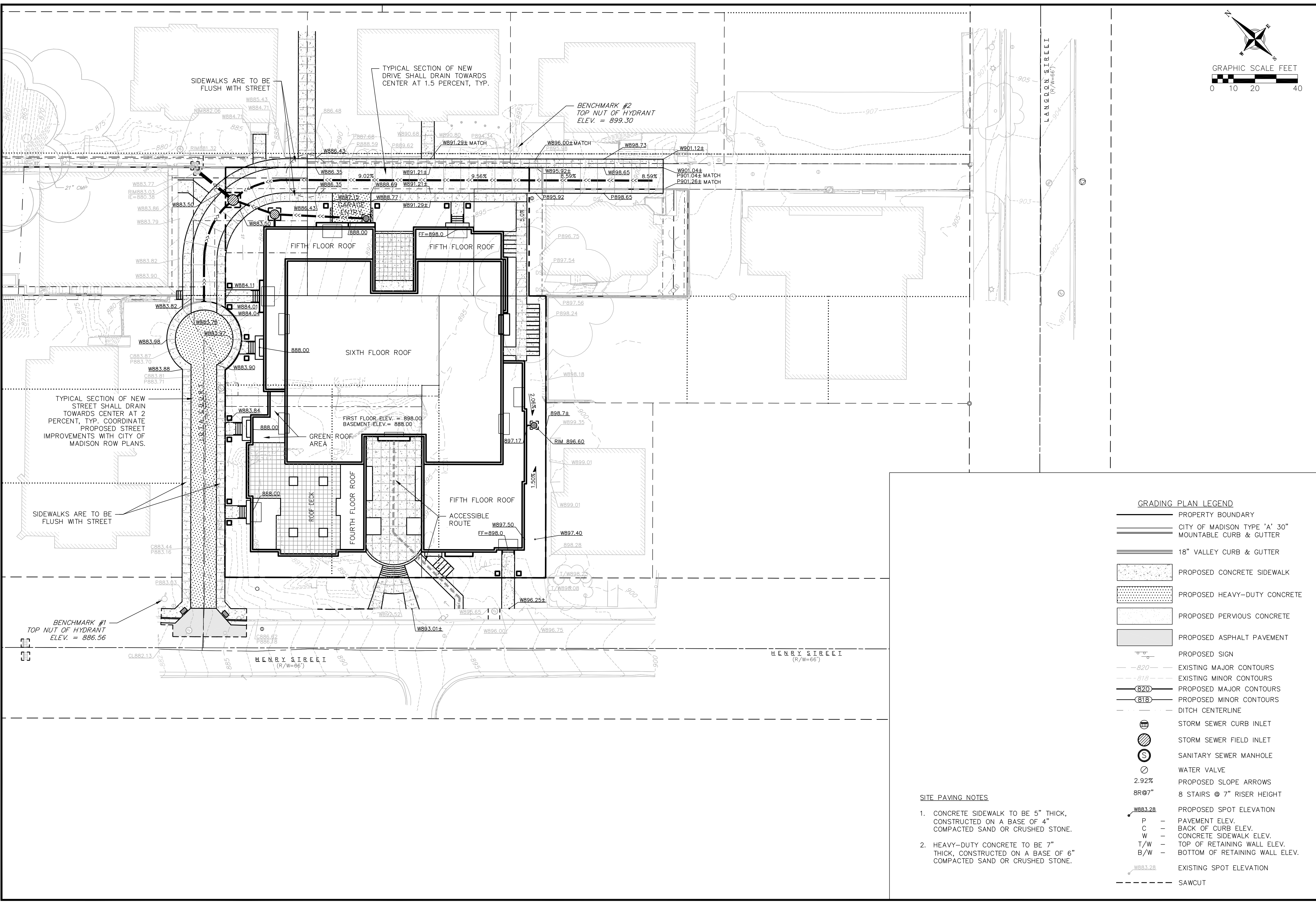
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SHEET: 3 OF 5

DWG. NO.: C2.2

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GRADING PLAN LEGEND

	PROPERTY BOUNDARY
	CITY OF MADISON TYPE 'A' 30" MOUNTABLE CURB & GUTTER
	18" VALLEY CURB & GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY-DUTY CONCRETE
	PROPOSED PERVIOUS CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SIGN
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	DITCH CENTERLINE
	STORM SEWER CURB INLET
	STORM SEWER FIELD INLET
	SANITARY SEWER MANHOLE
	WATER VALVE
	PROPOSED SLOPE ARROWS
	8 STAIRS @ 7" RISER HEIGHT
	PROPOSED SPOT ELEVATION
	P - PAVEMENT ELEV.
	C - BACK OF CURB ELEV.
	W - CONCRETE SIDEWALK ELEV.
	T/W - TOP OF RETAINING WALL ELEV.
	B/W - BOTTOM OF RETAINING WALL ELEV.
	EXISTING SPOT ELEVATION
	SAWCUT

- SITE PAVING NOTES**
- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - HEAVY-DUTY CONCRETE TO BE 7" THICK, CONSTRUCTED ON A BASE OF 6" COMPACTED SAND OR CRUSHED STONE.

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 REEDSBURG - MADISON - FARMER DU CHEN
 999 ...
 Phone: (608) 824-5532 Fax: (608) 824-5530

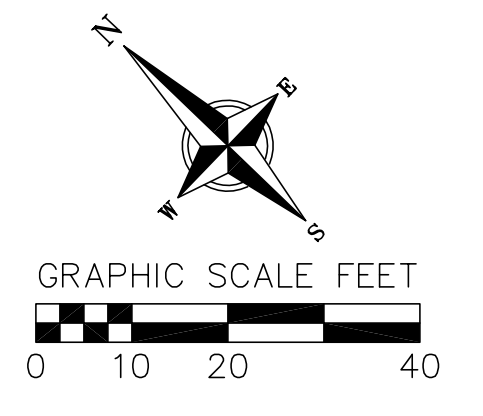
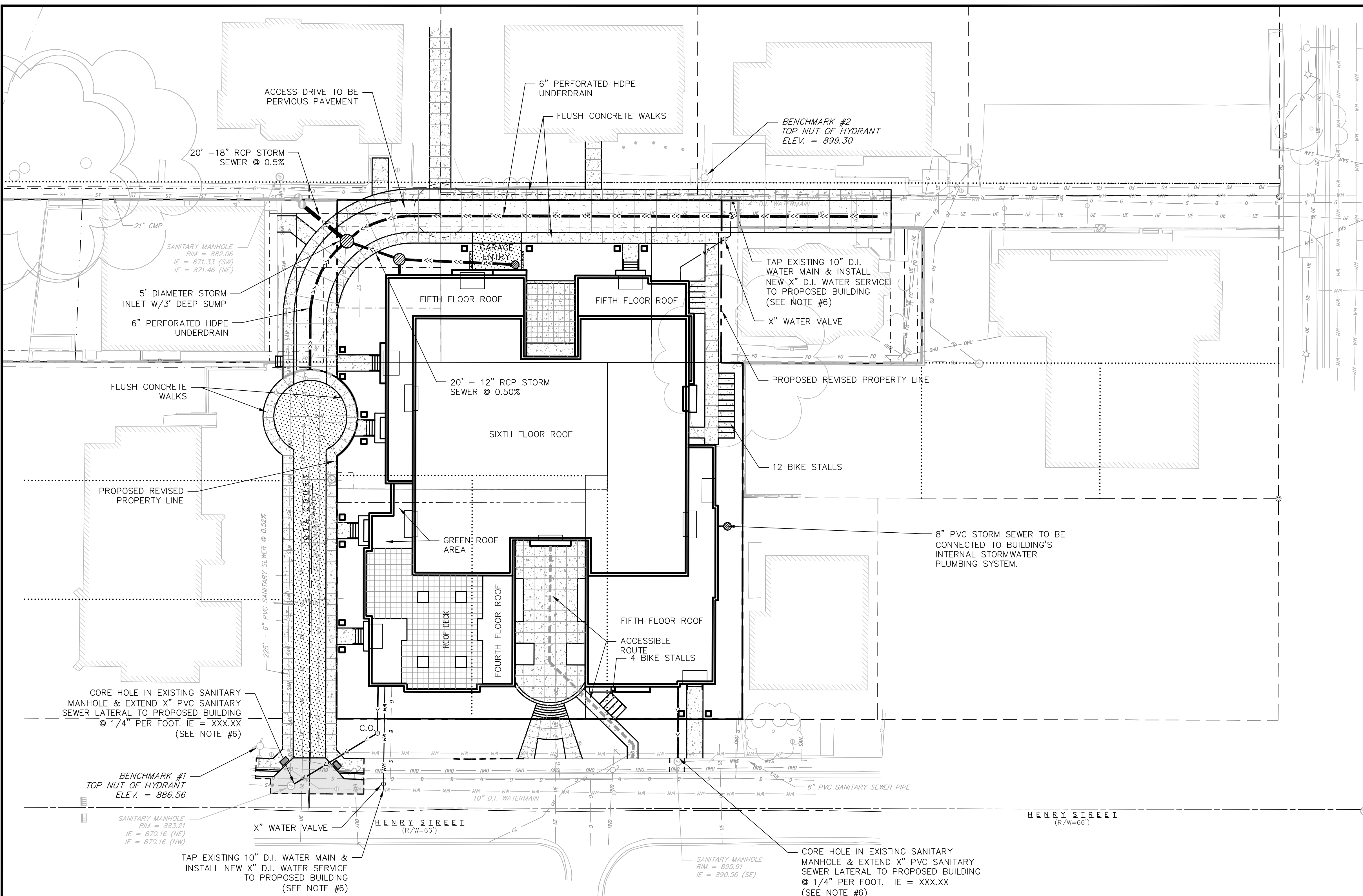
GRADING PLAN
 Houden Iota Court
 625 N. Henry Street
 City of Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
	1	10-16-12	CITY SUBMITTAL
	2	1-23-13	SITE PLAN REVISION

SCALE: AS SHOWN
 DATE: 10-17-12
 DRAFTER: ACAR
 CHECKED: JDOY
 PROJECT NO.: 128045
 SHEET: 4 OF 5
 DWG. NO.: C2.3

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23 Jan 2013 - 4:05p M:\Select Publishing\128045_10to Court Development\Civil 3D\128045-Base.dwg by: tcoy



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999 First Street, Reedburg, IL 62450
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UTILITY PLAN
Houden Iota Court
625 N. Henry Street
City of Madison, Dane County, Wisconsin

- UTILITY NOTES:**
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
 - NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS PRIOR TO CONSTRUCTION.
 - 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.
 - PROPOSED UTILITY SERVICE LINES AS 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.

- 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.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- CONTRACTOR TO PROVIDE CITY OF MADISON A PUMPING PLAN DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER OR MASTER PLUMBER TO ACCOMMODATE THE 100 YEAR STORM EVENT.

UTILITY PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY-DUTY CONCRETE
- PROPOSED PERVIOUS CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER MANHOLE
- WATER VALVE
- PROPOSED PIPE INSULATION
- STORM SEWER PIPE
- SANITARY SEWER PIPE (GRAVITY)
- WATER MAIN

REVISIONS		NO.	DATE	REMARKS
1	10-16-12	CITY SUBMITAL		
2	1-23-13	SITE PLAN REVISION		

SCALE: AS SHOWN

DATE: 10-17-12

DRAFTER: ACAR

CHECKED: JDOY

PROJECT NO.: 128045

SHEET: 5 OF 5

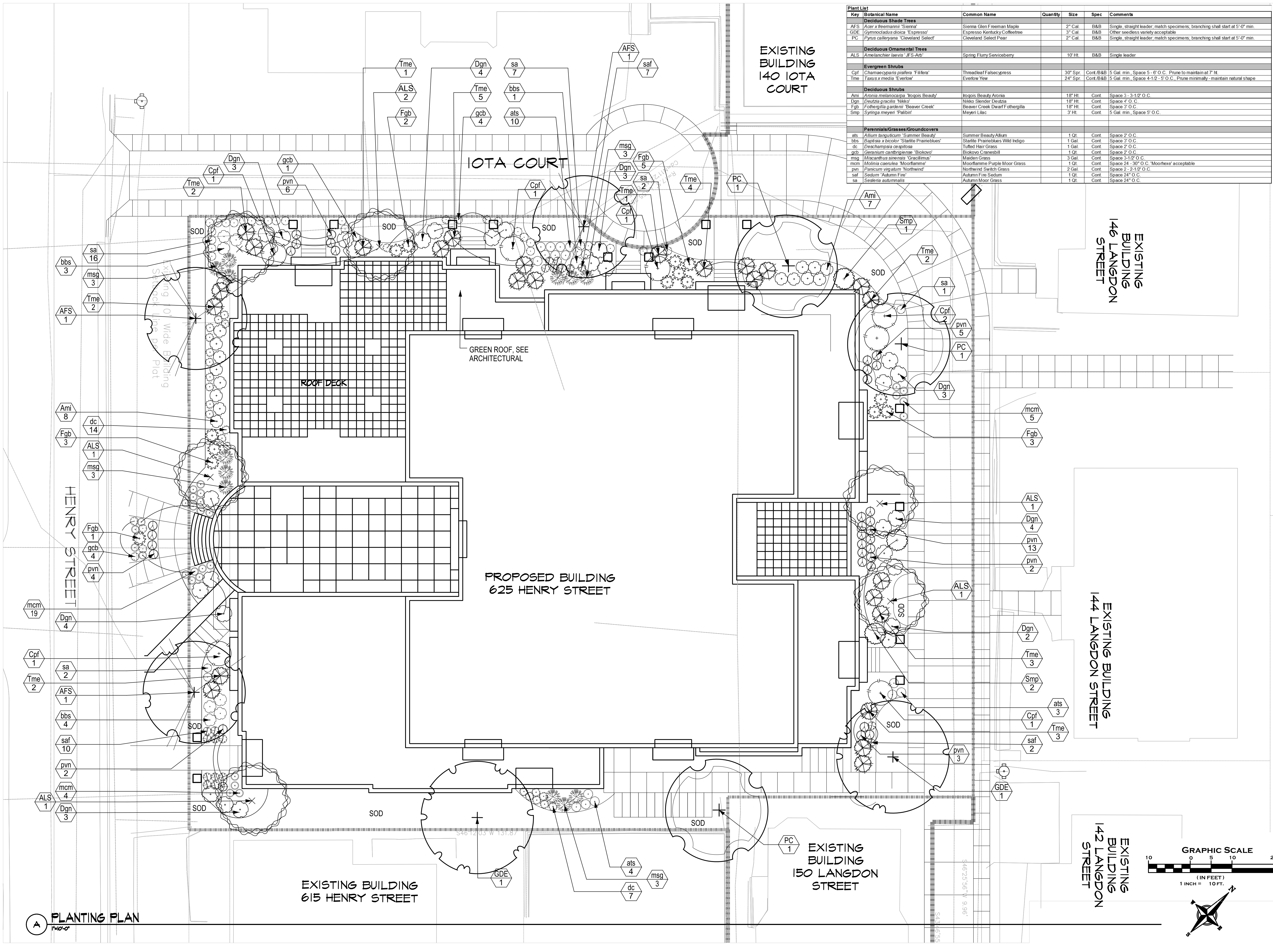
DWG. NO.: C2.4

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Notes



Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Shade Trees						
AFS	<i>Acer x freemanii</i> 'Sienna'	Sienna Glen Freeman Maple	2"	Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.
GDE	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	3"	Cal	B&B	Other seedless variety acceptable
PC	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear	2"	Cal	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.
Deciduous Ornamental Trees						
ALS	<i>Amelanchier laevis</i> 'JFS-Ab'	Spring Flurry Serviceberry	10'	Ht	B&B	Single leader
Evergreen Shrubs						
Cpf	<i>Chamaecyparis pisifera</i> 'Fillera'	Threadleaf Falsecypress	30"	Spr.	Cont. B&B	5 Gal. min. Space 5 - 6' O.C. Prune to maintain at 7' H.
Tme	<i>Taxus x media</i> 'Everlow'	Everlow Yew	24"	Spr.	Cont. B&B	5 Gal. min. Space 4-12 - 5' O.C. Prune minimally - maintain natural shape
Deciduous Shrubs						
Ami	<i>Aronia melanocarpa</i> 'Troquois Beauty'	Troquois Beauty Aronia	18"	Ht	Cont.	Space 3 - 3-1/2' O.C.
Dgn	<i>Deutzia gracilis</i> 'Nikko'	Nikko Slender Deutzia	18"	Ht	Cont.	Space 4' O.C.
Fgb	<i>Fothergilla gardenii</i> 'Beaver Creek'	Beaver Creek Dwarf Fothergilla	18"	Ht	Cont.	Space 3' O.C.
Smp	<i>Syringa meyeri</i> 'Palibor'	Meyer Lilac	3"	Ht	Cont.	5 Gal. min. Space 5' O.C.
Perennial Grasses/Groundcovers						
ats	<i>Allium triquetrum</i> 'Summer Beauty'	Summer Beauty Allium	1 Qt.	Cont.	Cont.	Space 2' O.C.
bbs	<i>Baptisia x bicolor</i> 'Starlite Prairieblues'	Starlite Prairieblues Wild Indigo	1 Gal.	Cont.	Cont.	Space 3' O.C.
dc	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1 Gal.	Cont.	Cont.	Space 2' O.C.
gcb	<i>Geranium carolinense</i> 'Blokovo'	Blokovo Cranesbill	1 Qt.	Cont.	Cont.	Space 2' O.C.
msg	<i>Miscanthus sinensis</i> 'Ornamental'	Miscanthus Grass	3 Gal.	Cont.	Cont.	Space 3-1/2' O.C.
mcm	<i>Molinia caerulea</i> 'Moorlanne'	Moorlanne Purple Moor Grass	1 Qt.	Cont.	Cont.	Space 24 - 30" O.C. 'Moorhexe' acceptable
pvn	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	2 Gal.	Cont.	Cont.	Space 2 - 2-1/2' O.C.
saf	<i>Sedum 'Autumn Fire'</i>	Autumn Fire Sedum	1 Qt.	Cont.	Cont.	Space 24" O.C.
sa	<i>Sedum autumnale</i>	Autumn Moor Grass	1 Qt.	Cont.	Cont.	Space 24" O.C.



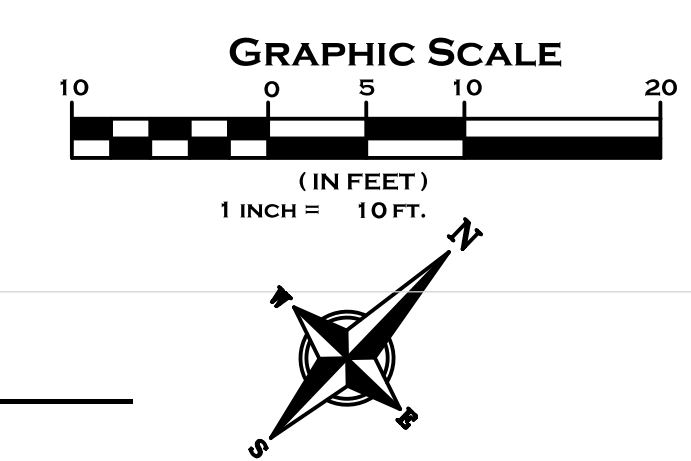
PRELIMINARY
NOT FOR CONSTRUCTION

Revisions
 Land Use Application - October 11, 2012
 Revised Land Use Drawings - January 24, 2018

Project Title
Houden - Iota Court

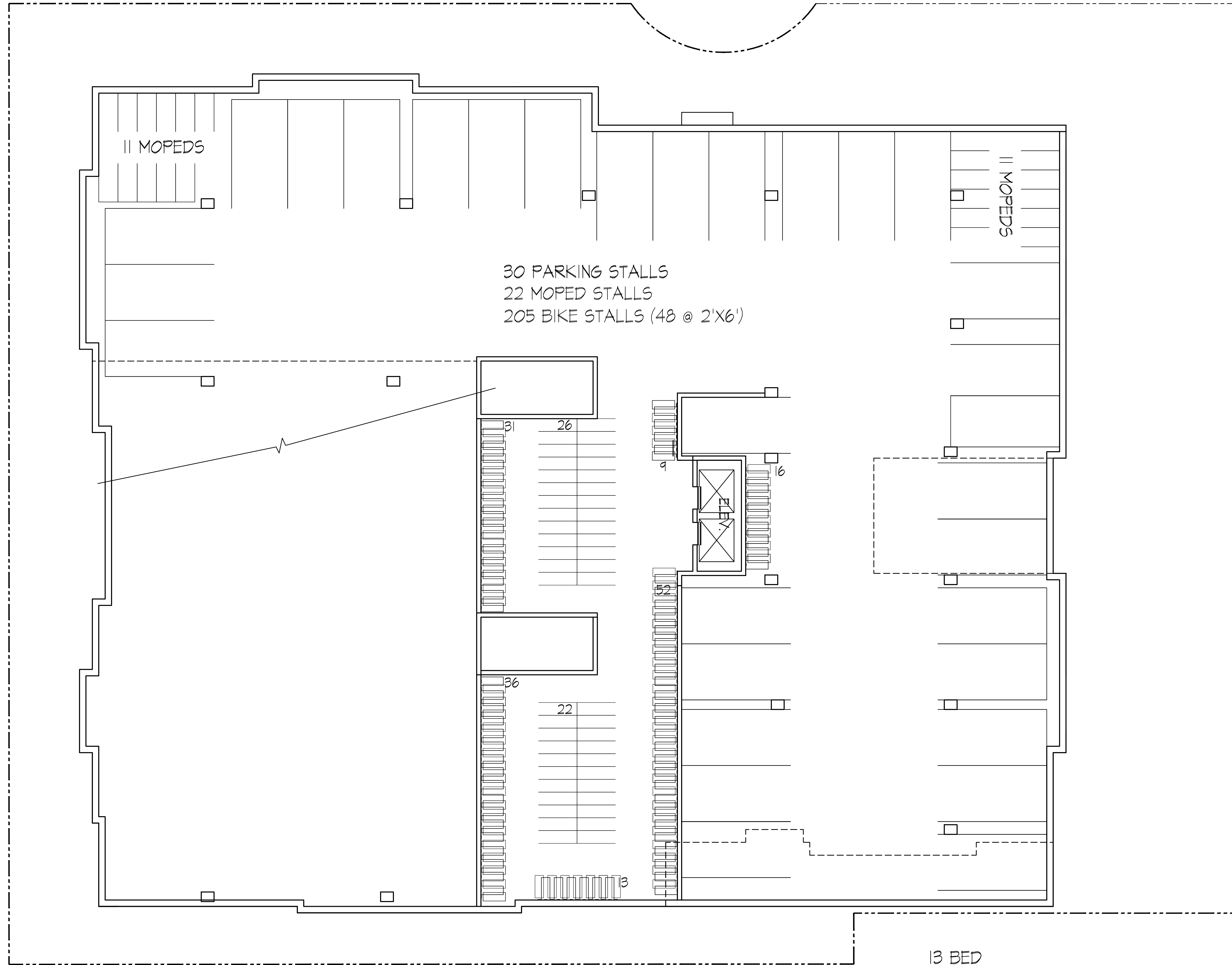
625 N. Henry St.
 Drawing Title
Landscape Plan

Project No. Drawing No.
0804 L-1.0



Consultant

Notes

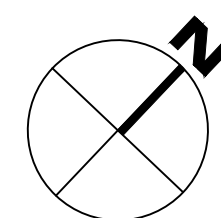


Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
**The Waterfront
Apartments**

625 N. Henry St.
Drawing Title
Parking Level | Plan

Project No. Drawing No.
0804 A-1.Pla

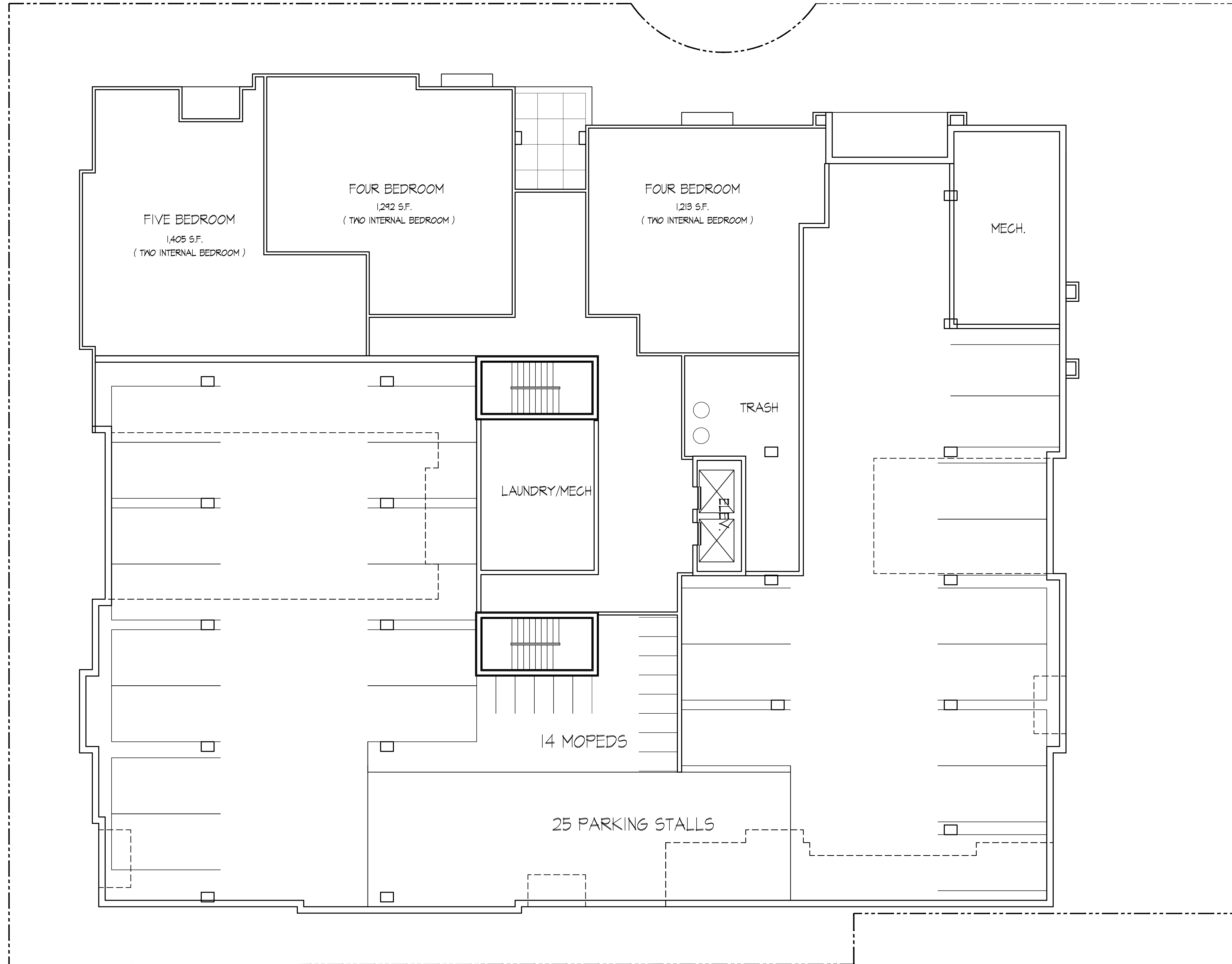


PARKING LEVEL | PLAN
1/8" = 1'-0"

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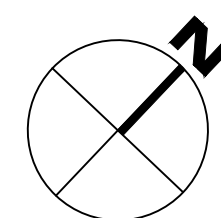
Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
**The Waterfront
Apartments**

625 N. Henry St.
Drawing Title
Ground Floor Plan

Project No. Drawing No.

0804 A-1.0a

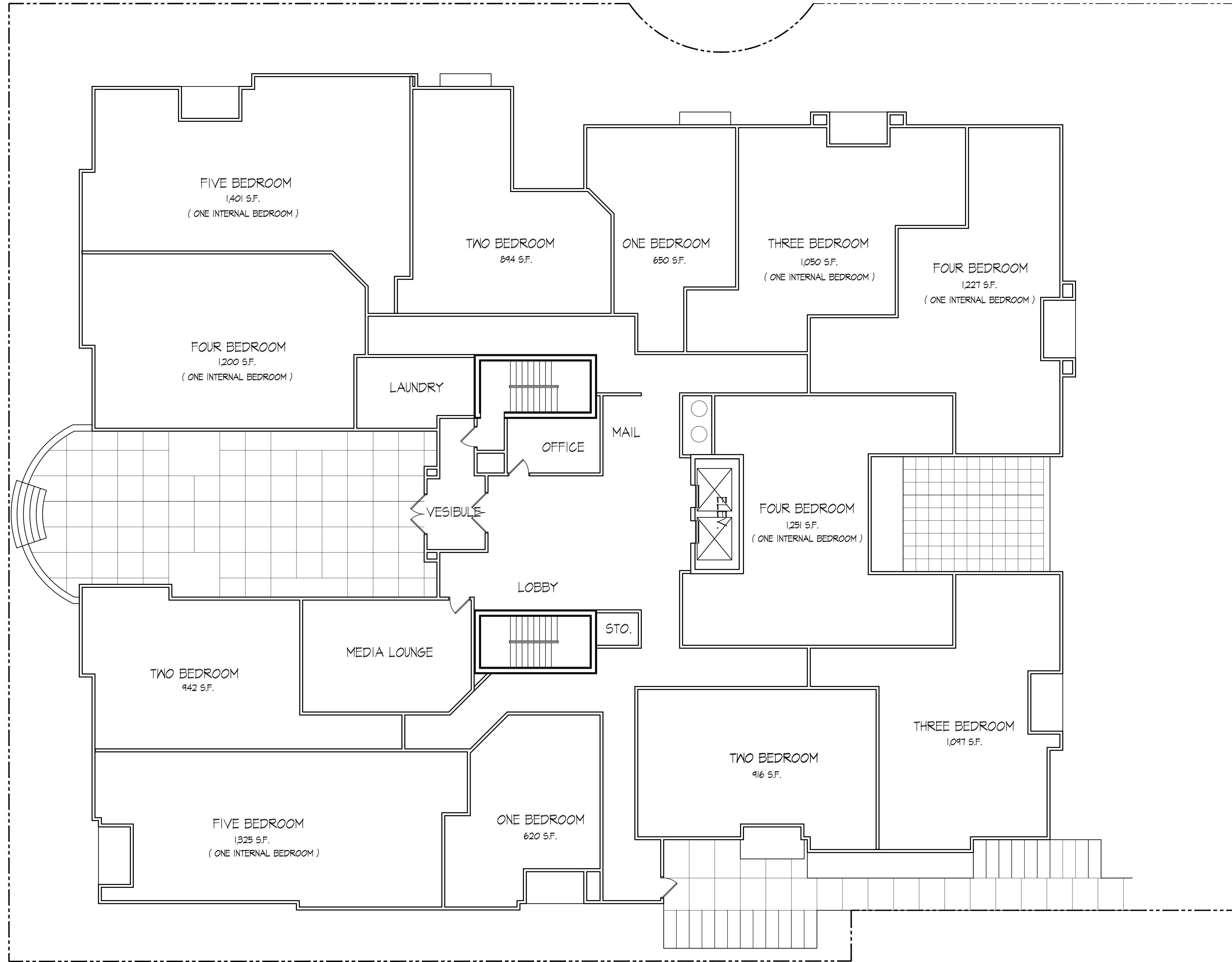


GROUND FLOOR PLAN
1/8" = 1'-0"

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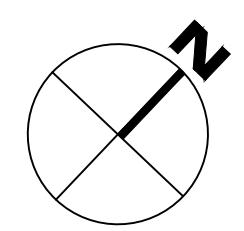


Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
**The Waterfront
Apartments**

625 N. Henry St.
Drawing Title
First Floor Plan

Project No. **0804** Drawing No. **A-1.1a**

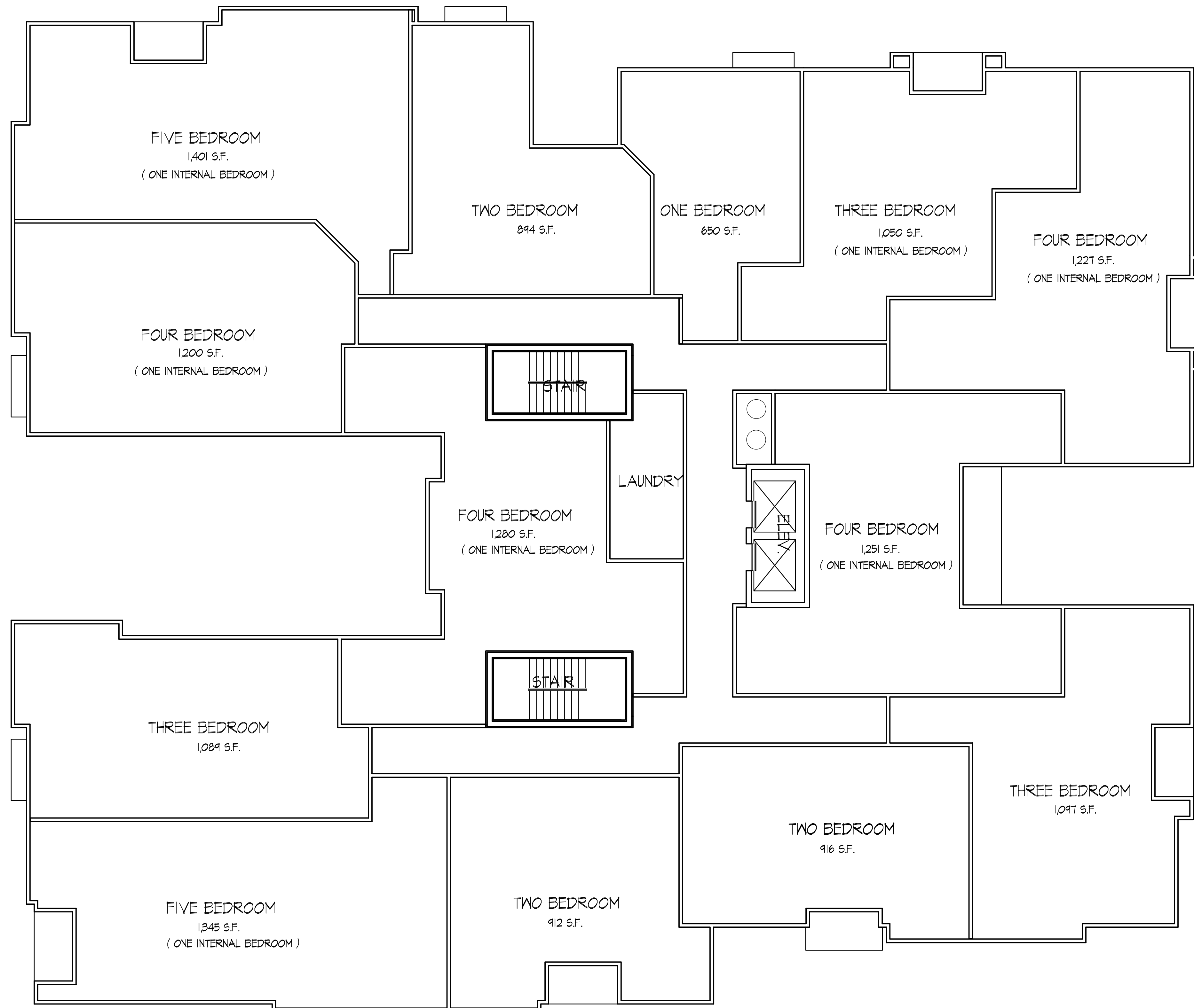


FIRST FLOOR PLAN
1/8" = 1'-0"

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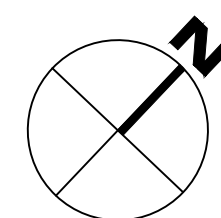


Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
**The Waterfront
Apartments**

625 N. Henry St.
Drawing Title
Second - Fourth Plan

Project No. Drawing No.
0804 A-1.2a

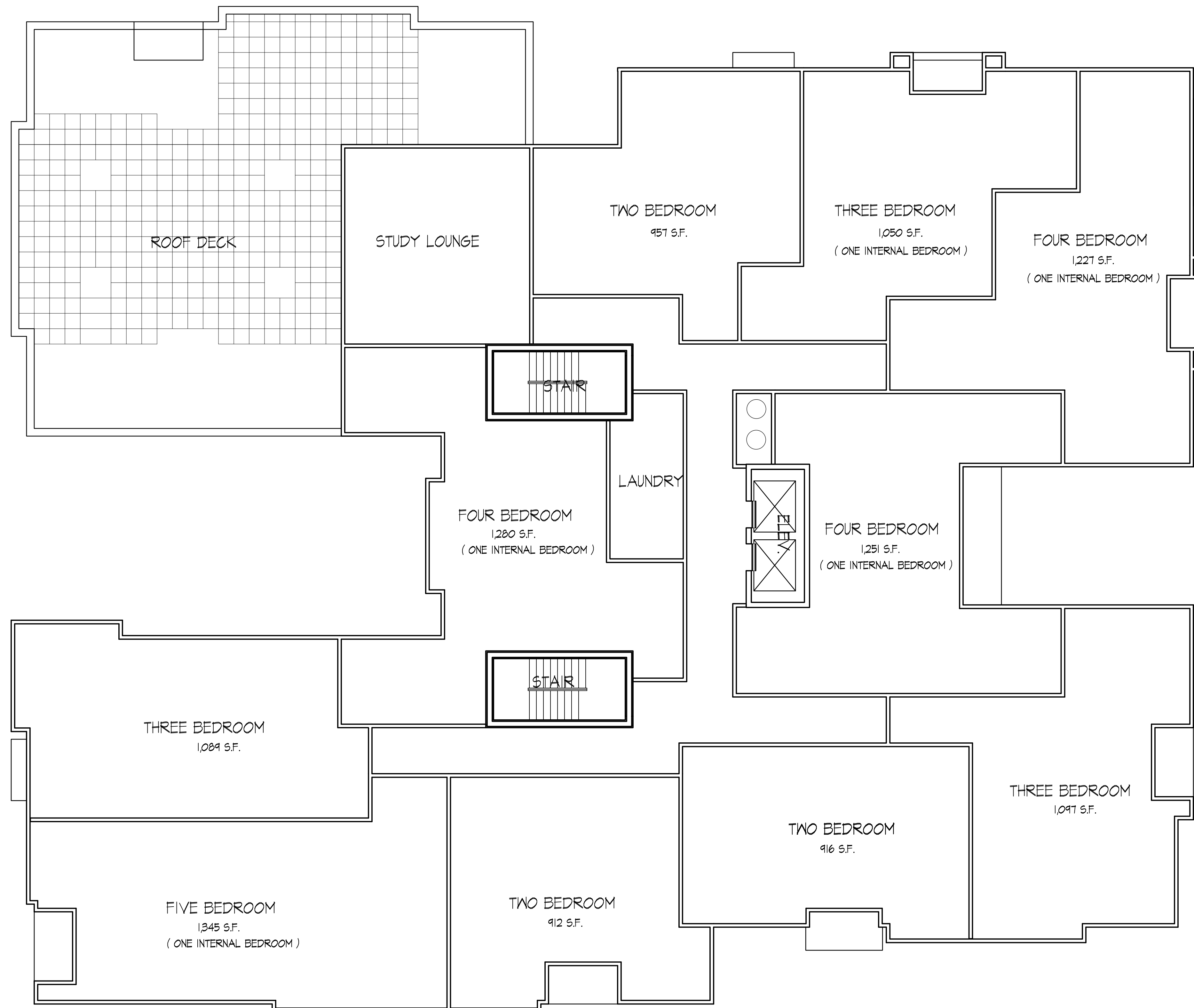


SECOND - FOURTH FLOOR PLANS
1/8" = 1'-0"

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Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
The Waterfront Apartments

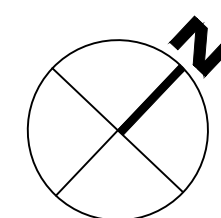
625 N. Henry St.
Drawing Title
Fifth Floor Plan

Project No.

Drawing No.

0804

A-1.3a

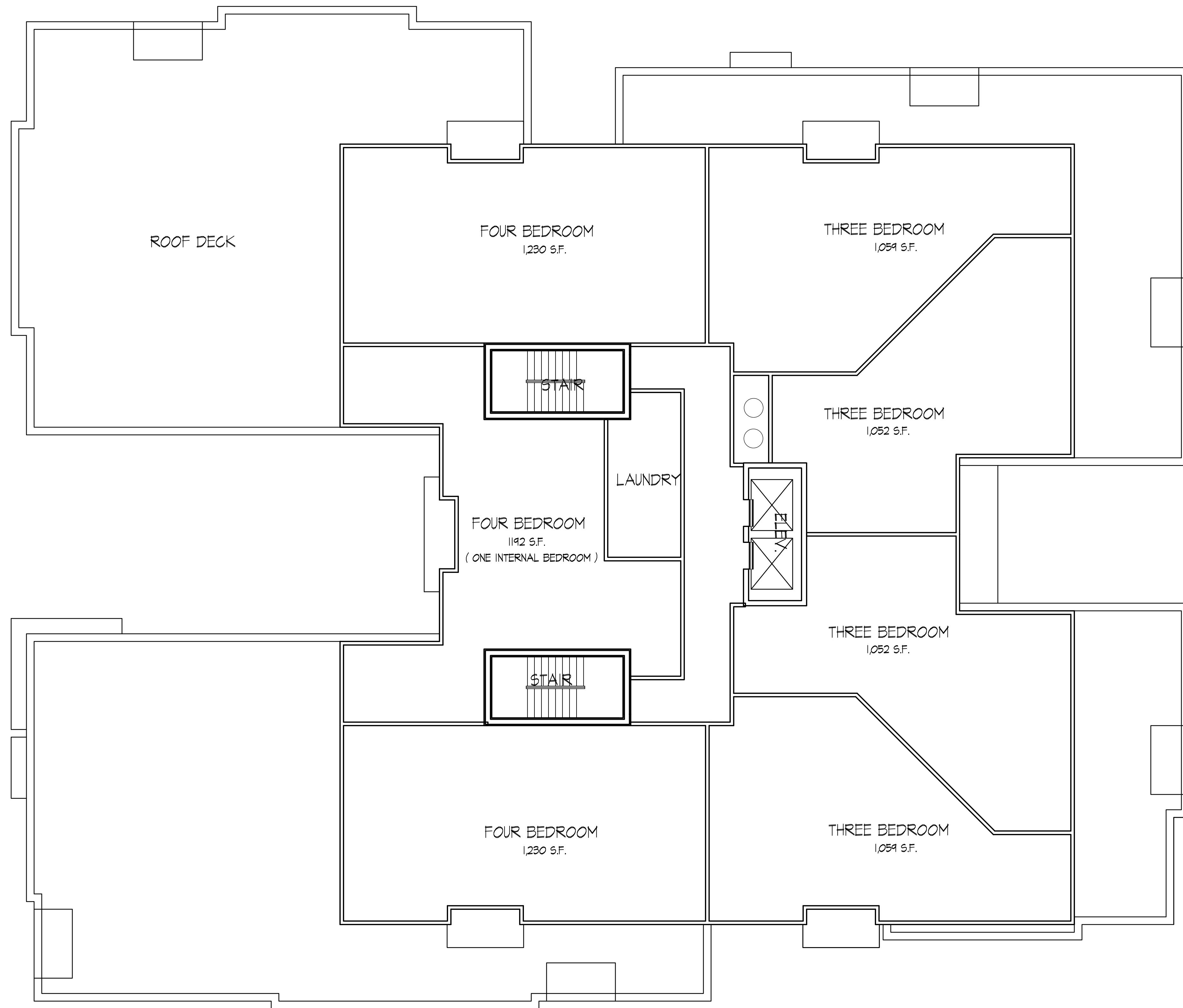


FIFTH FLOOR PLAN
1/8" = 1'-0"

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Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
**The Waterfront
Apartments**

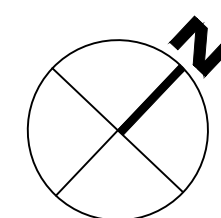
625 N. Henry St.
Drawing Title
Sixth Floor Plan

Project No.

Drawing No.

0804

A-1.4a

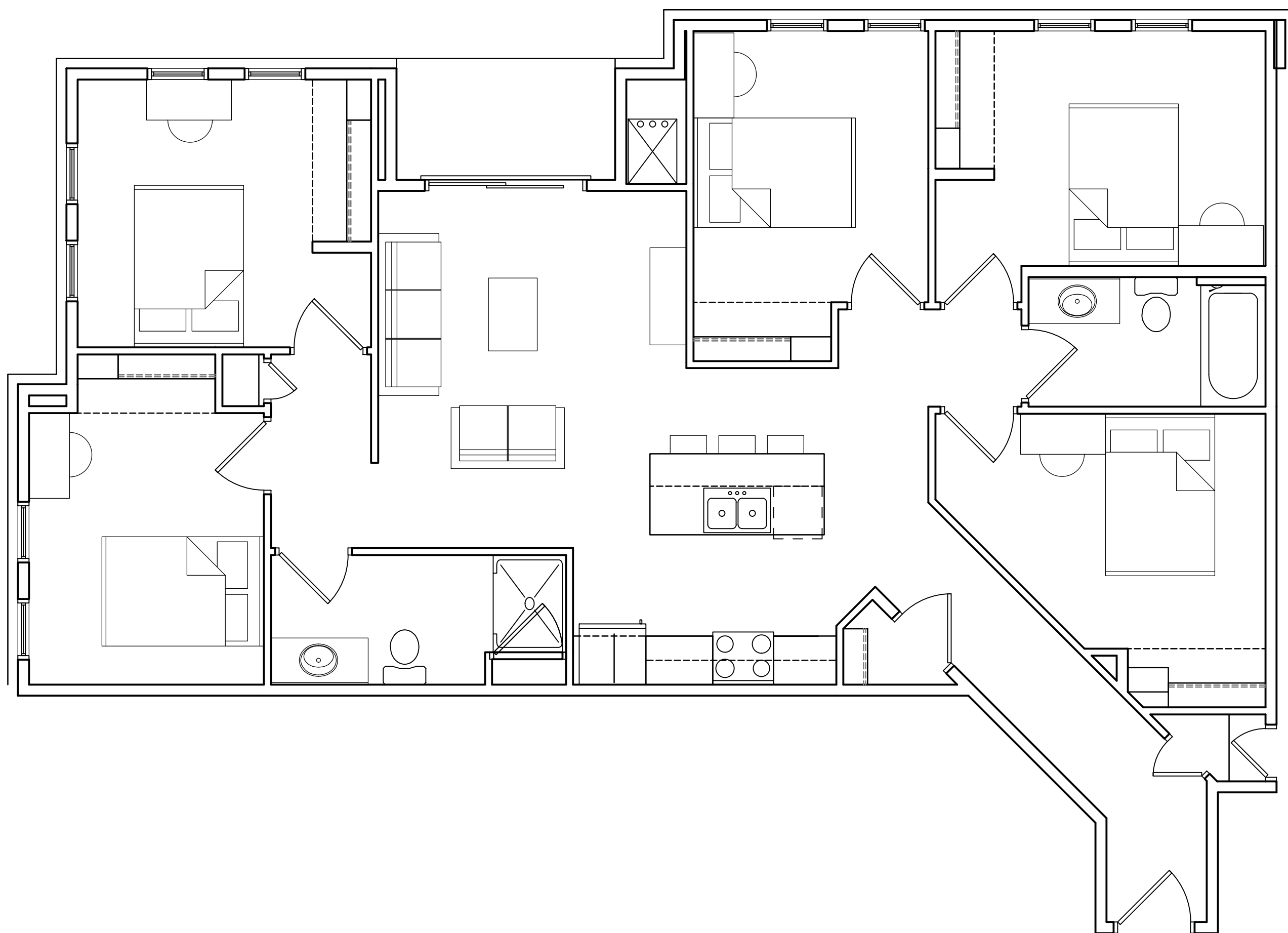


SIXTH FLOOR PLAN
1/8" = 1'-0"

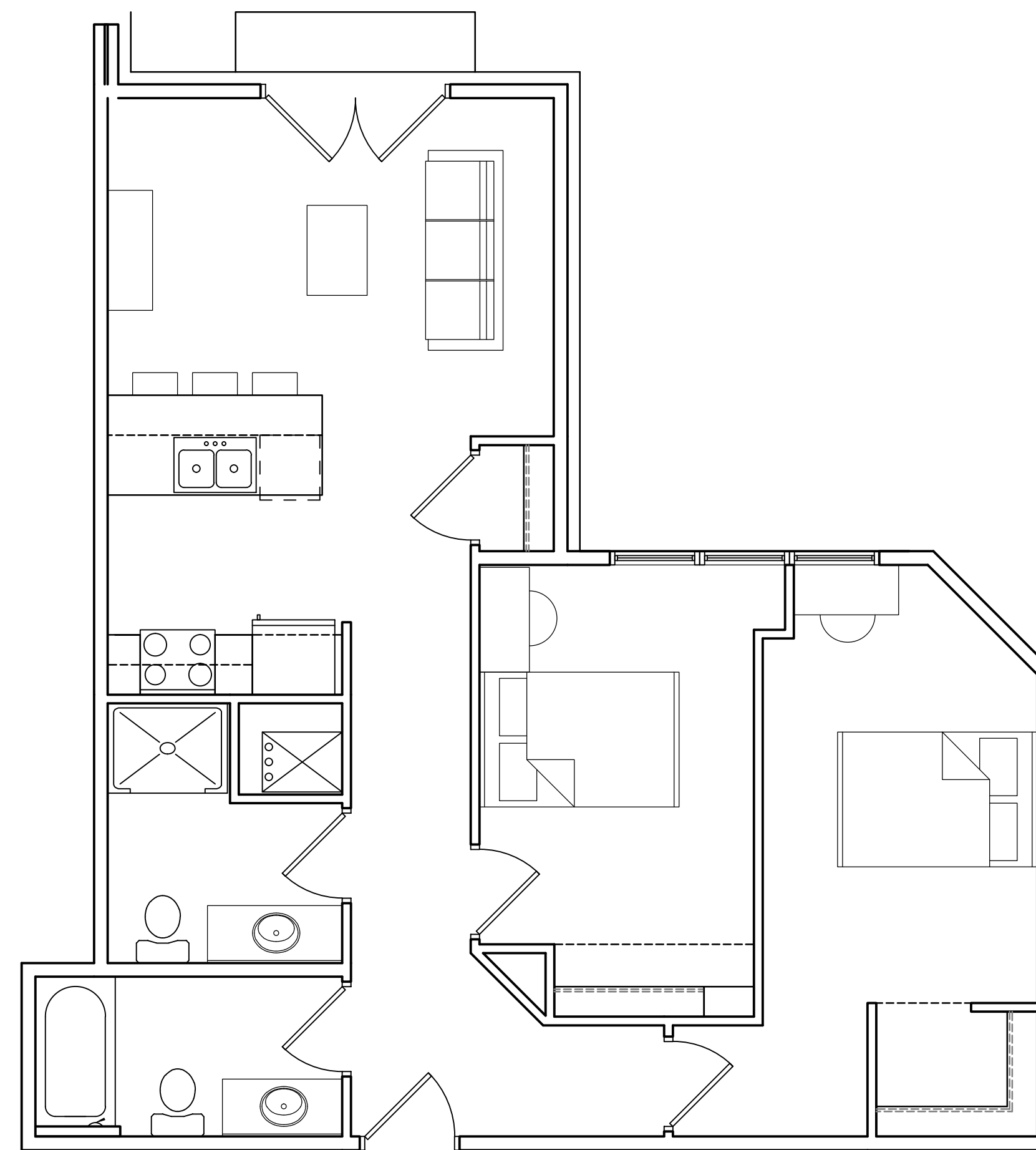
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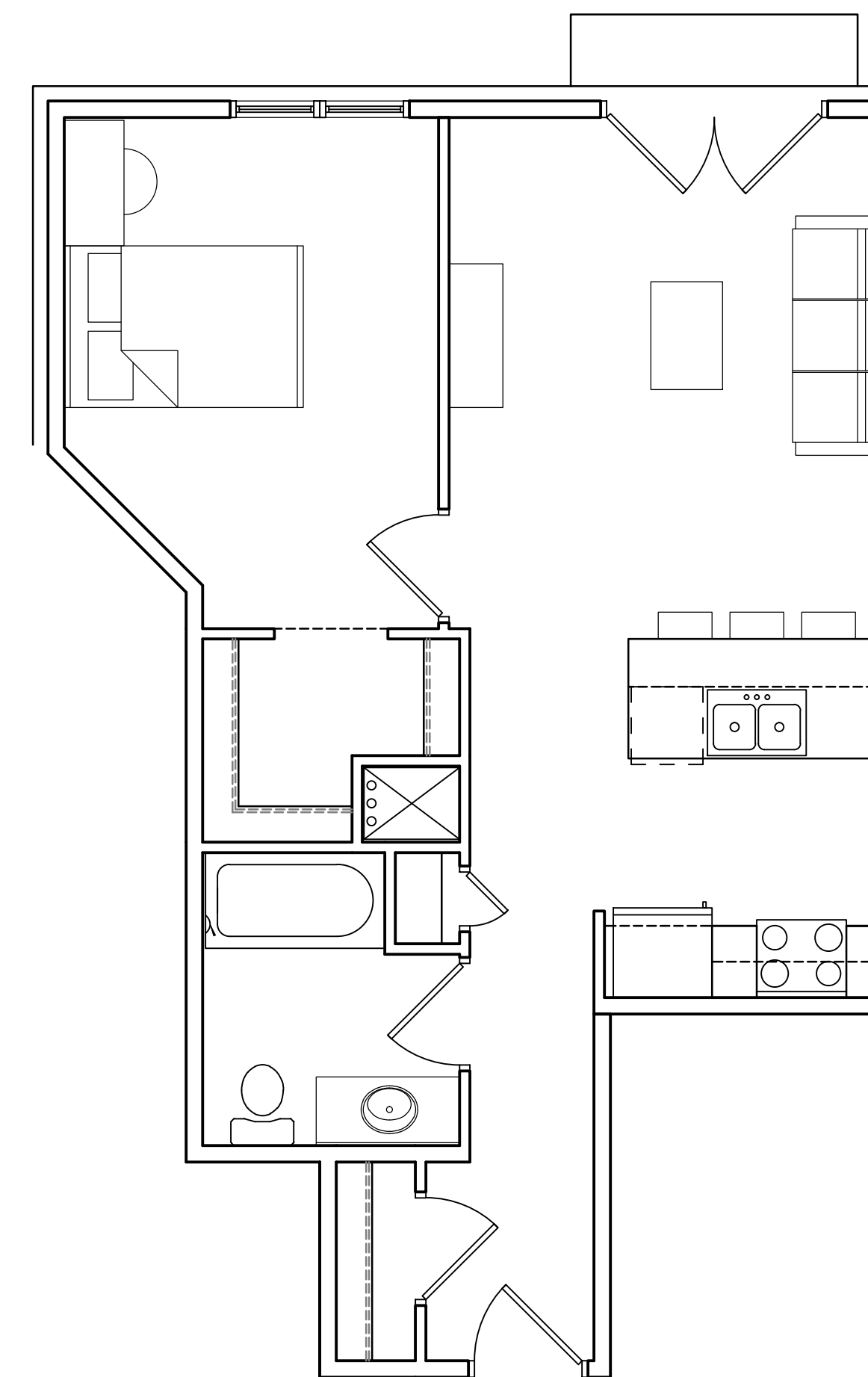
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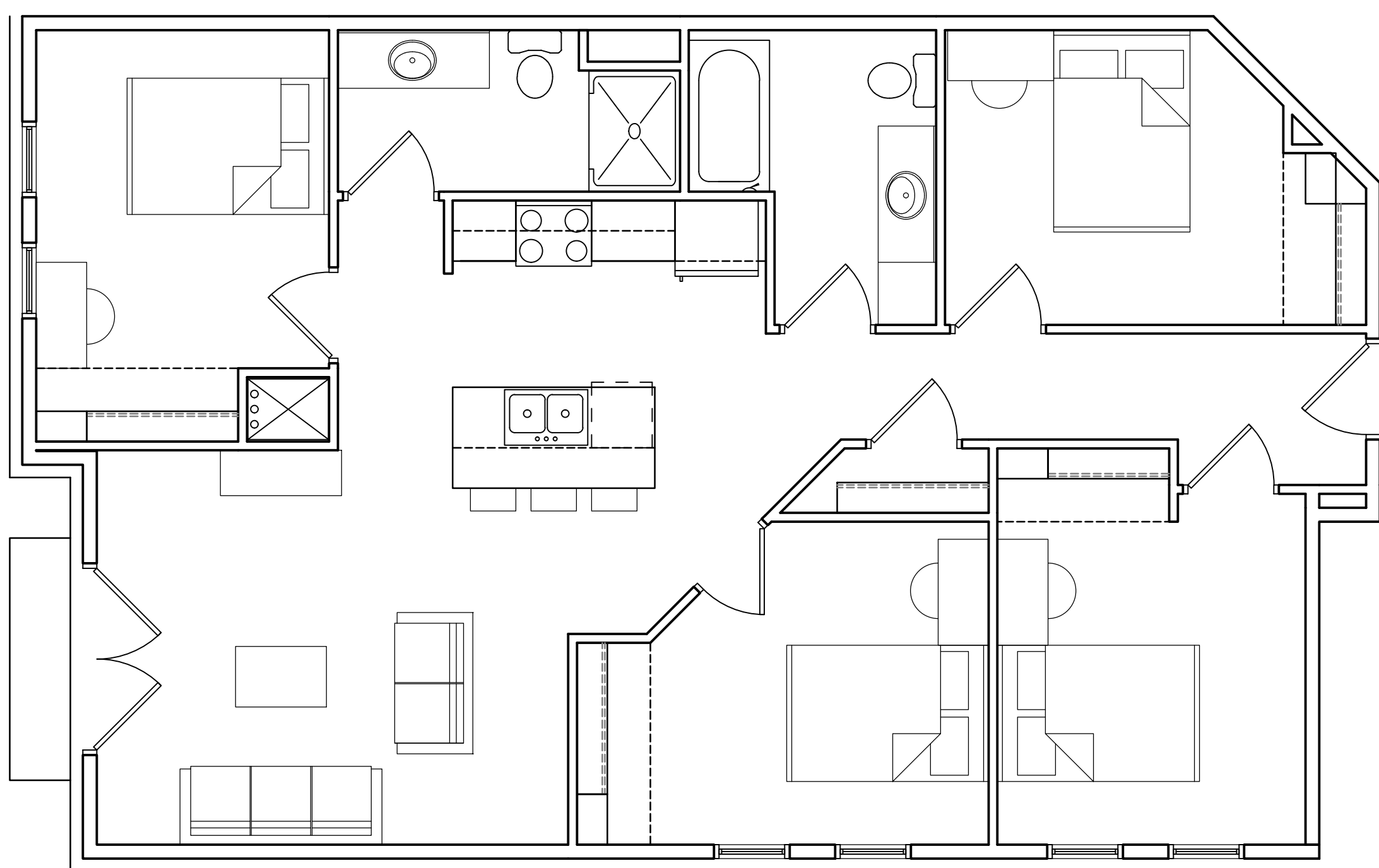
FIVE BEDROOM PLAN
1/4" = 1'-0"



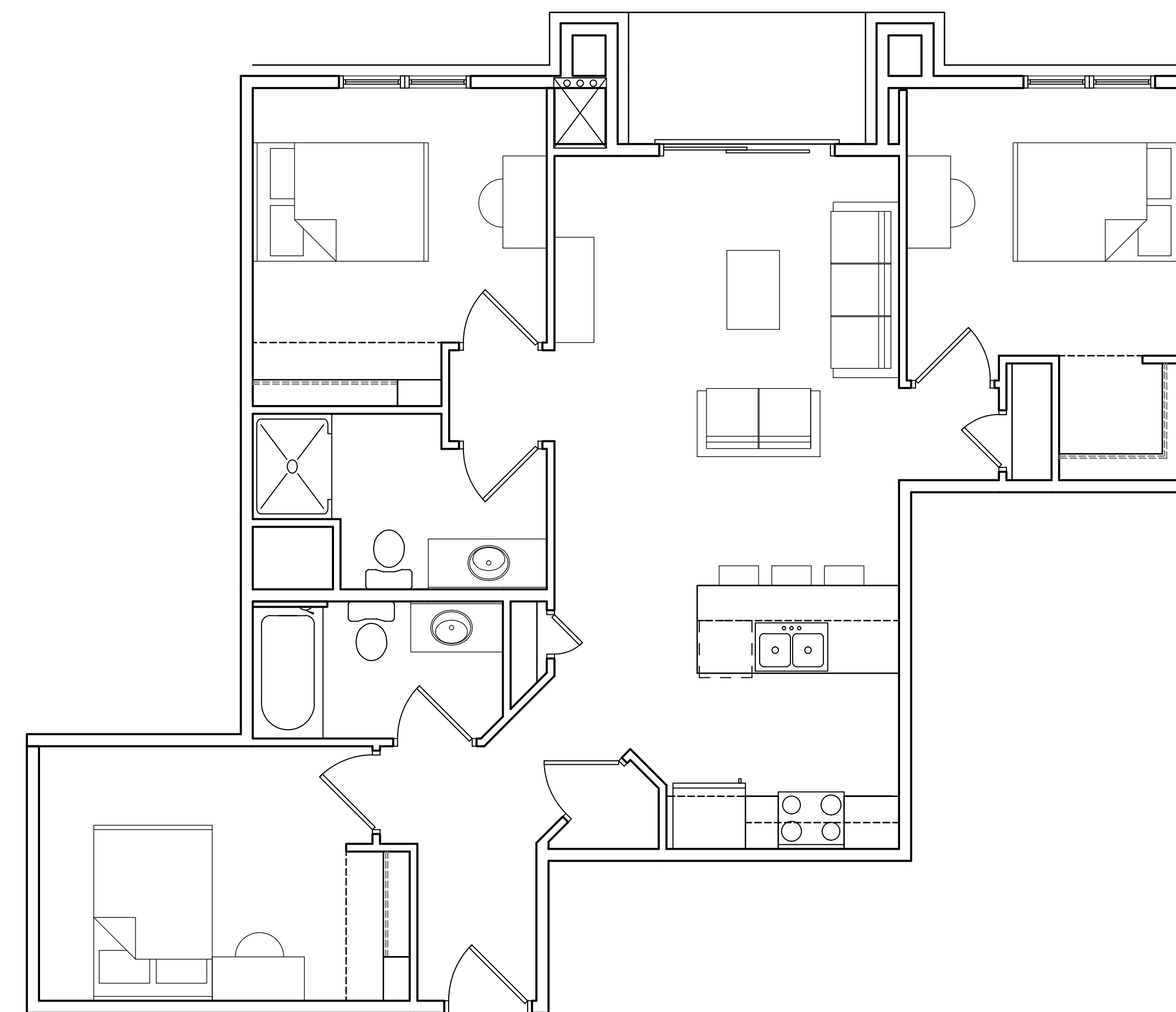
BEDROOM PLAN
1/4" = 1'-0"



ONE BEDROOM PLAN
1/4" = 1'-0"



FOUR BEDROOM PLAN
1/4" = 1'-0"



THREE BEDROOM PLAN
1/4" = 1'-0"

Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
**The Waterfront
Apartments**

625 N. Henry St.
Drawing Title
Typical Unit Plans

Project No. Drawing No.
0804 A-1.5a

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Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

ELEVATION ALONG HENRY STREET
1/8" = 1'-0"

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
**Elevation along
Henry Street**

Project No. Drawing No.

0804 A-2.1a

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ELEVATION ALONG IOTA COURT
1/8" = 1'-0"

Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
**Elevation along
Iota Court**

Project No. Drawing No.

0804 A-2.2a

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NORTHEAST ELEVATION
1/8" = 1'-0"

Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
NorthEast Elevation

Project No. Drawing No.
0804 A-2.3a

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Notes



Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

SOUTHEAST ELEVATION
1/8" = 1'-0"

Project Title
Houden - Iota Court

Drawing Title
SouthEast Elevation

Project No. Drawing No.
0804 A-2.4a

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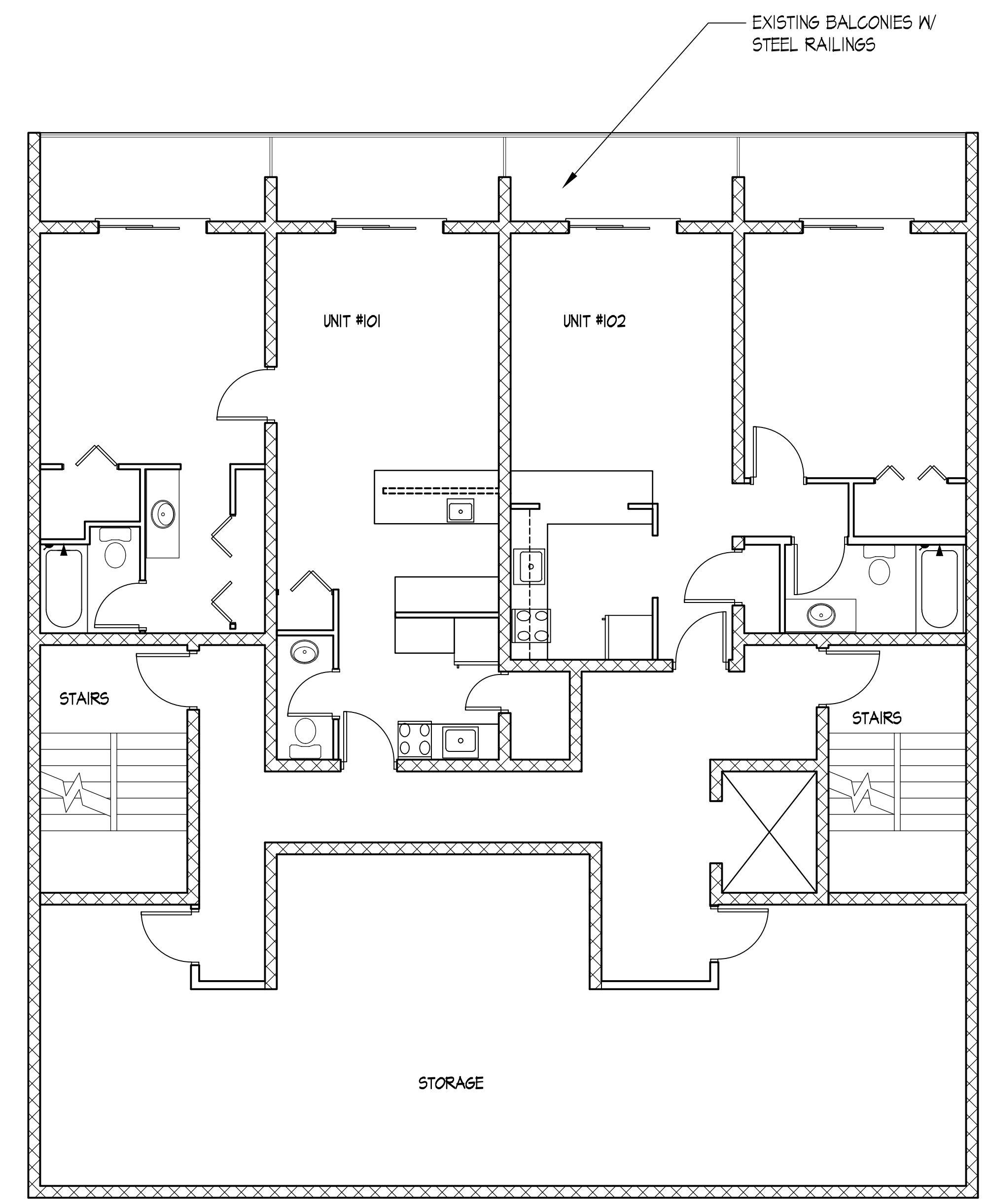
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Revisions
 Land Use Application - October 17, 2012

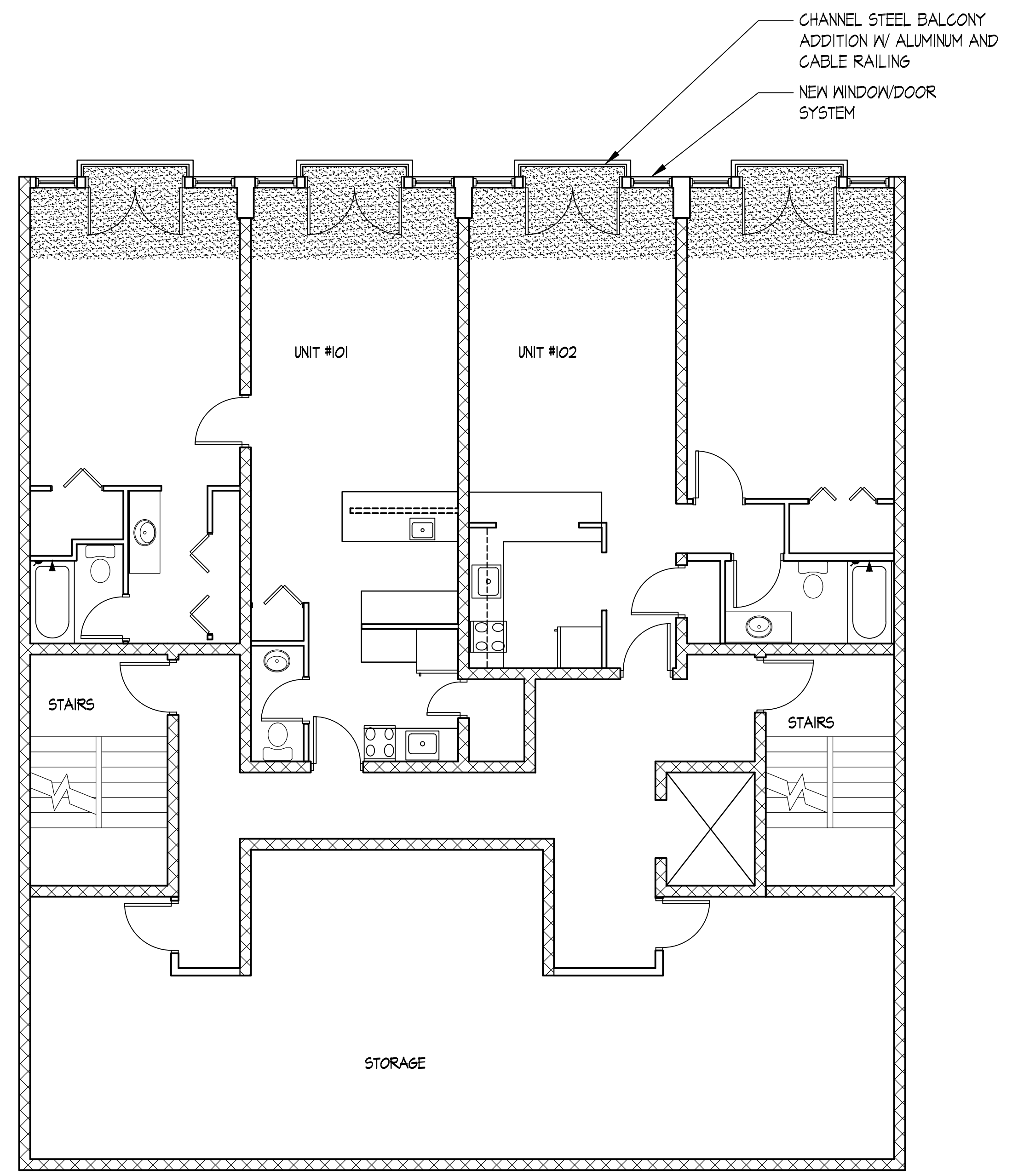
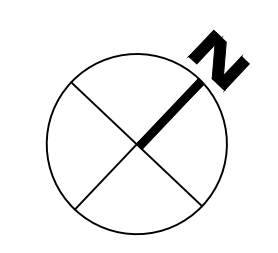
Project Title
 Houden - Iota Court

625 N. Henry St.
 Drawing Title
140 Iota Ct
1st and 2nd Floor Plan
 Project No. Drawing No.
0834 A-1.1b

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EXISTING 1ST AND 2ND FLOOR PLANS
 3/16" = 1'-0"

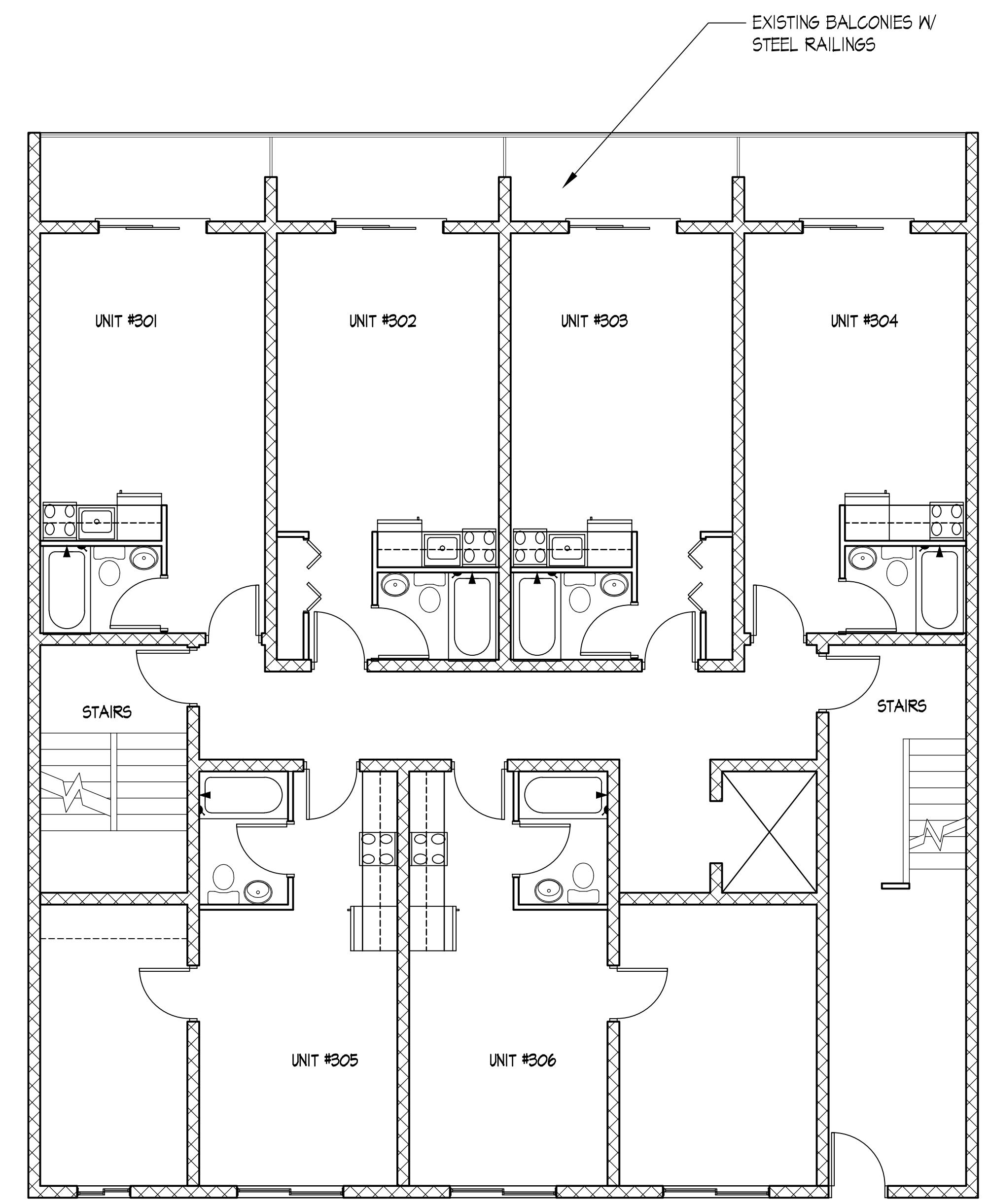


1ST AND 2ND FLOOR PLANS
 3/16" = 1'-0"

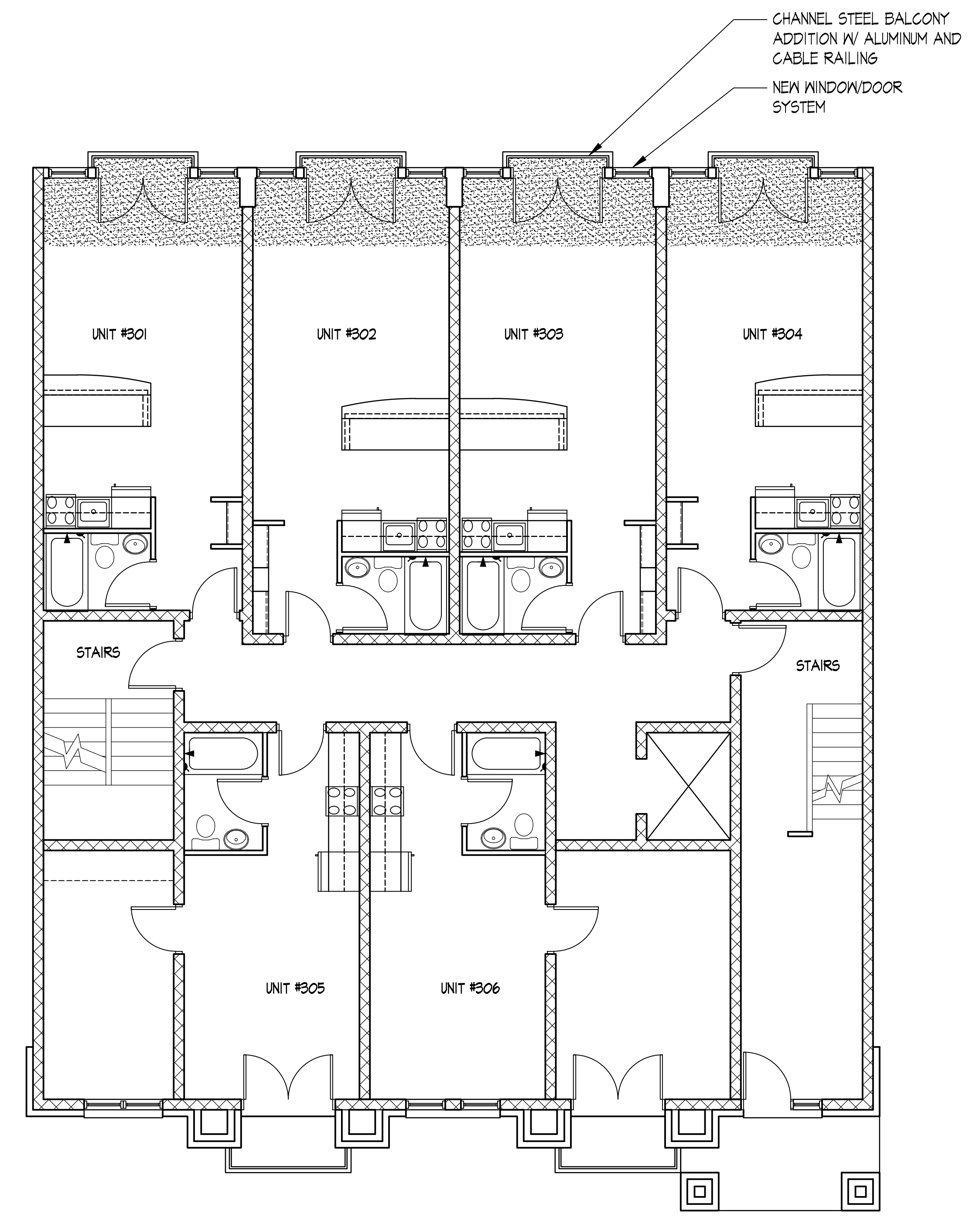
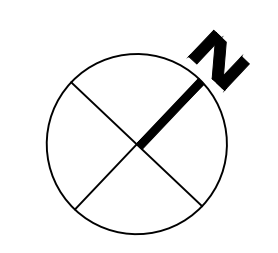
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Notes

Revisions
Land Use Application - October 17, 2012



EXISTING 3RD AND 4TH FLOOR PLANS
3/16" = 1'-0"



3RD AND 4TH FLOOR PLANS
3/16" = 1'-0"

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
140 Iota Ct
3rd and 4th Floor Plan

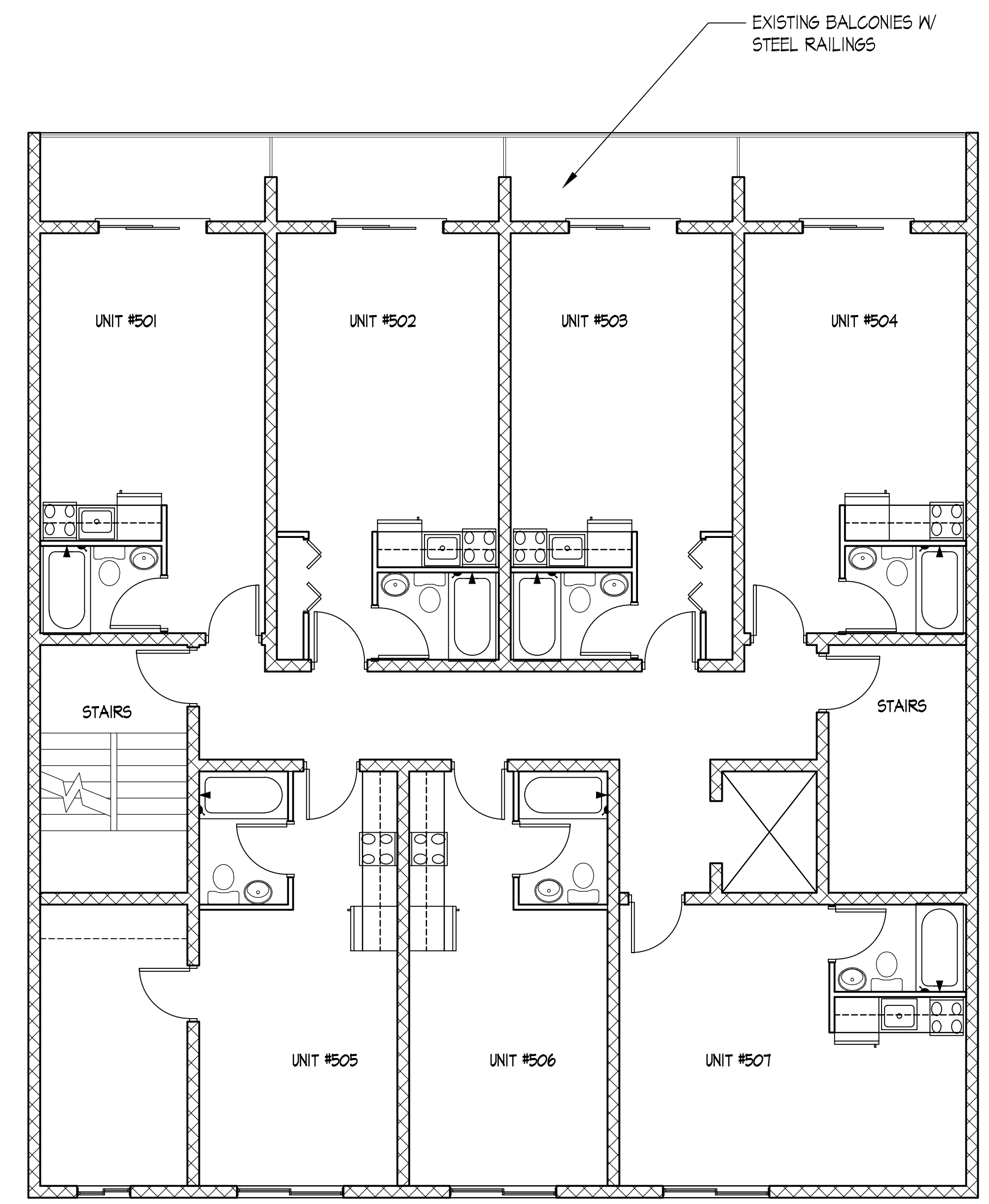
Project No. Drawing No.
0834 A-1.2b

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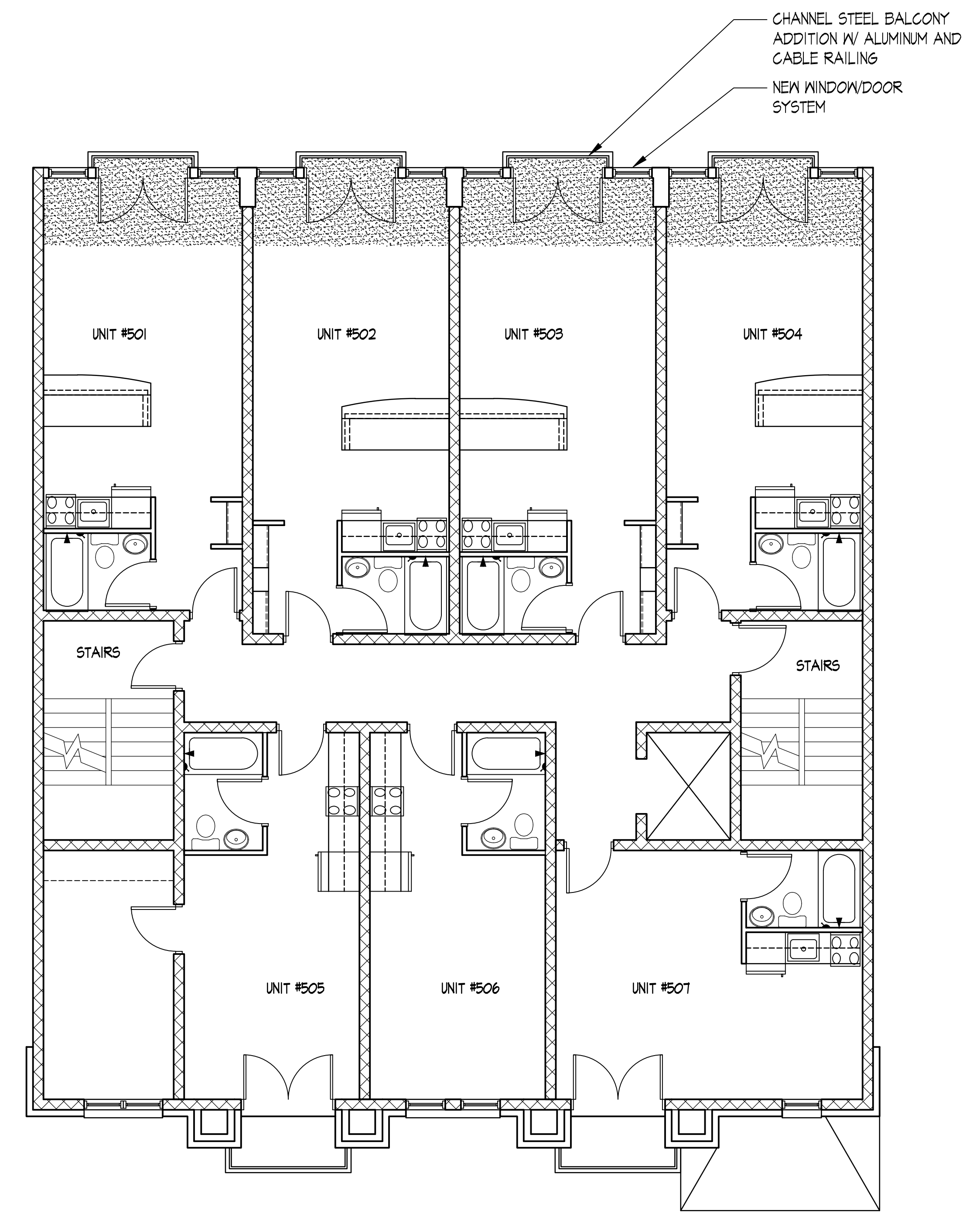
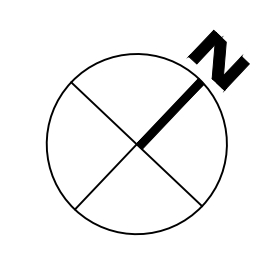
Consultant

Notes

Revisions
Land Use Application - October 17, 2012



EXISTING 5TH - 7TH FLOOR PLANS
3/16" = 1'-0"



5TH - SEVENTH FLOOR PLANS
3/16" = 1'-0"

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
140 Iota Ct
5th - 7th Floor Plan

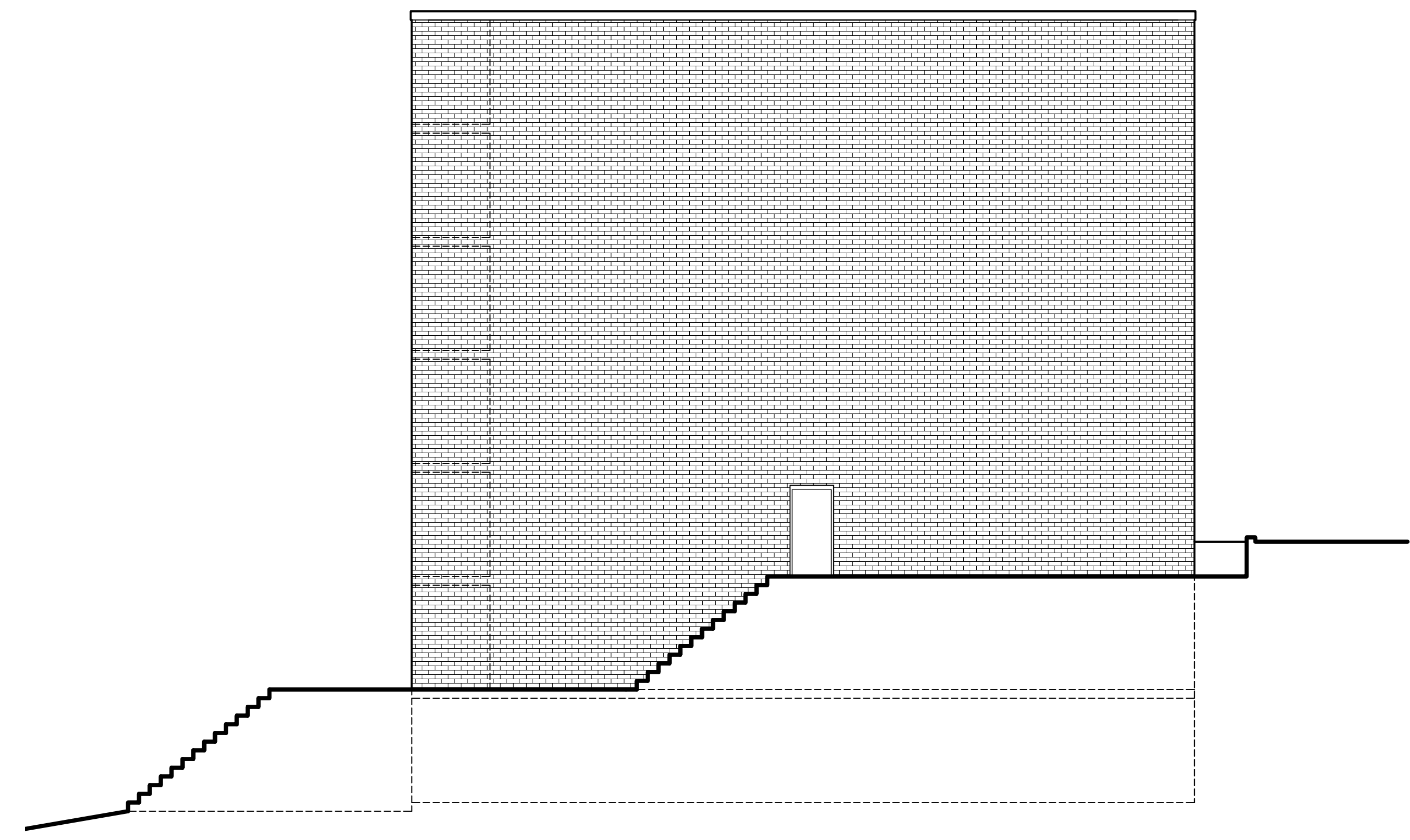
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0834 A-1.3b

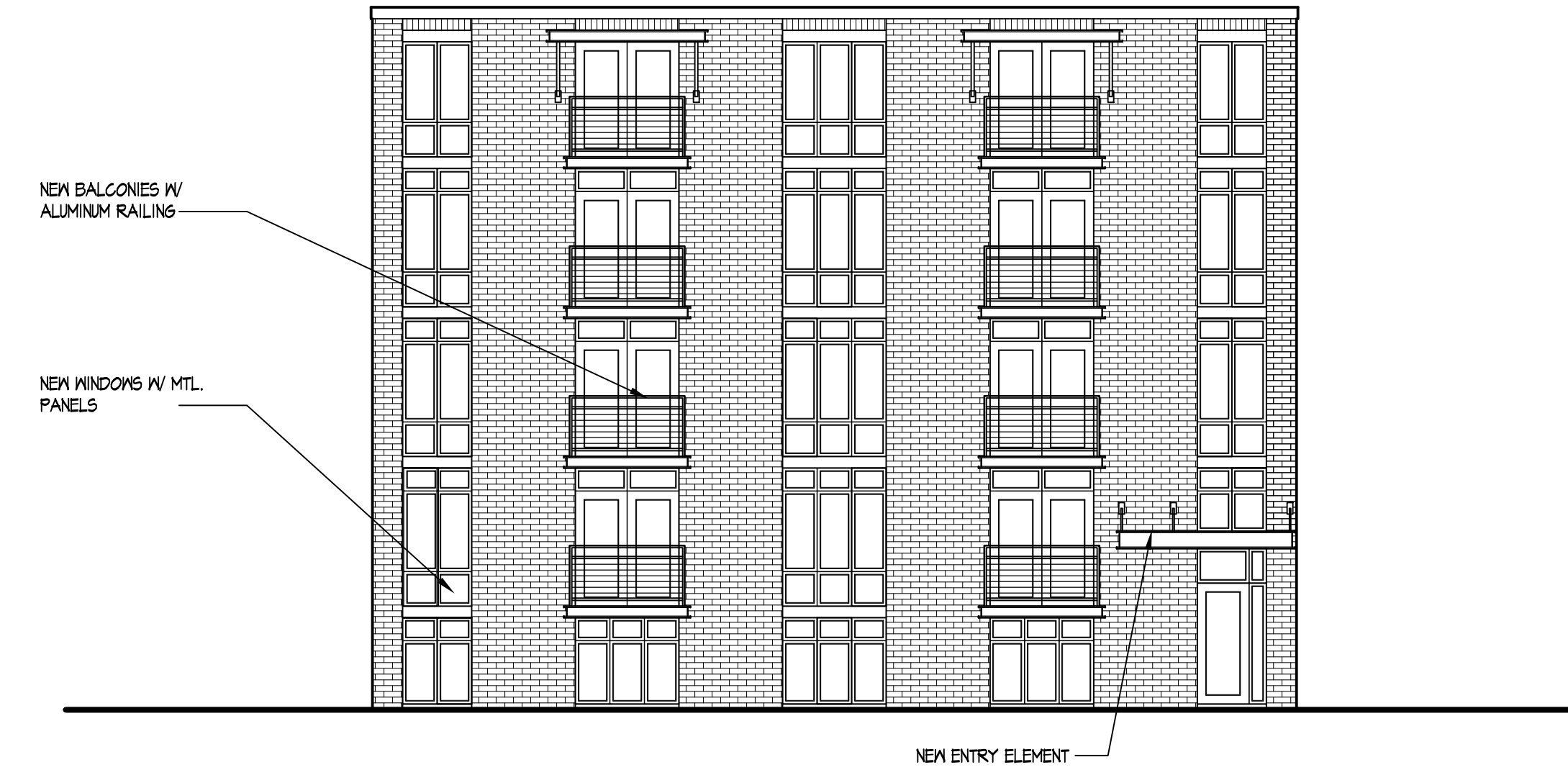
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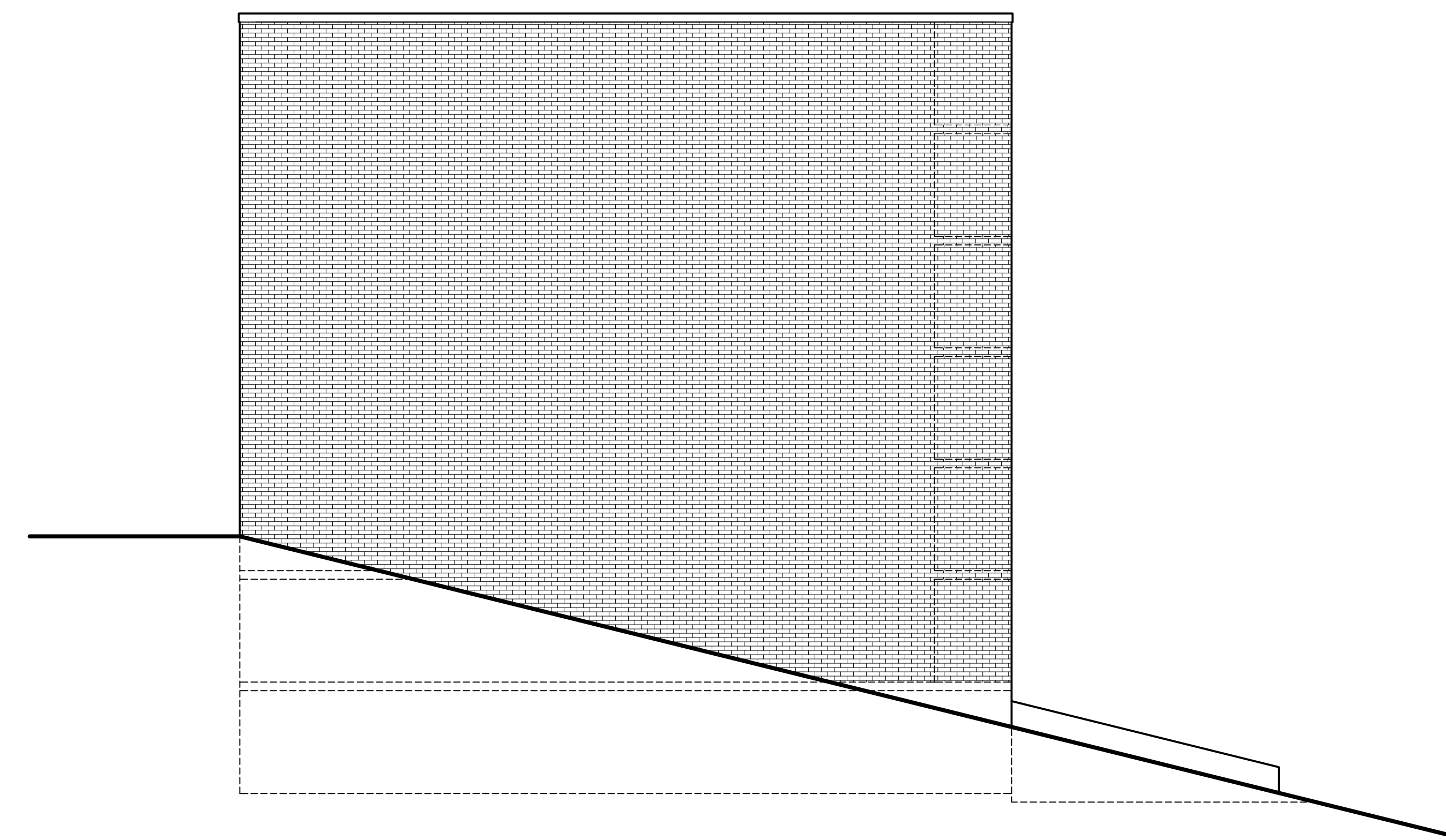
Notes



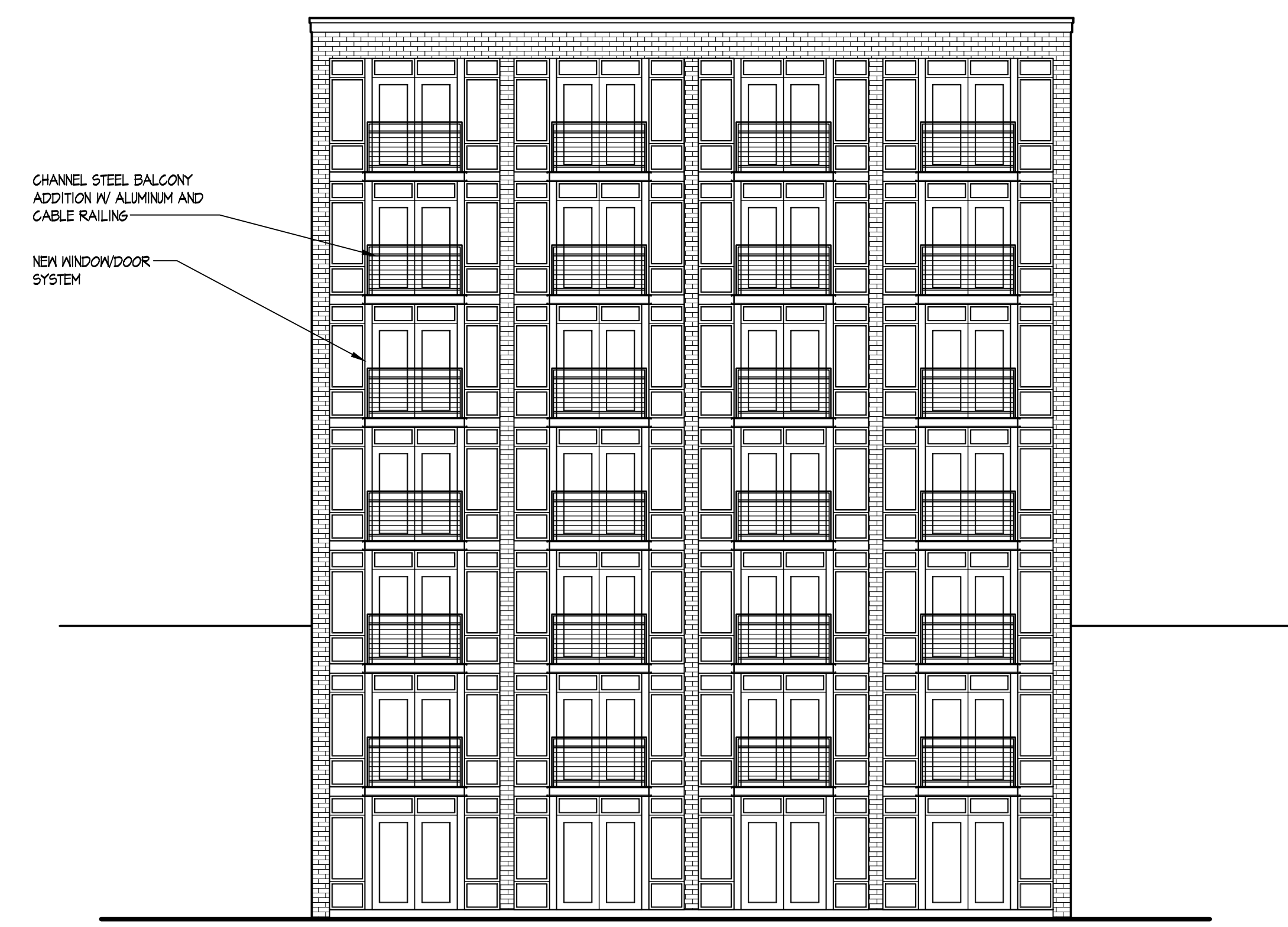
EXISTING SOUTHWEST ELEVATION
1/8" = 1'-0"



NEW SOUTHEAST ELEVATION
1/8" = 1'-0"



EXISTING NORTHEAST ELEVATION
1/8" = 1'-0"



NEW NORTHWEST ELEVATION
1/8" = 1'-0"

Revisions
Land Use Application - October 17, 2012
Revised Land Use Application - January 24, 2013

Project Title
Houden - Iota Court

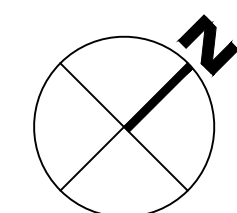
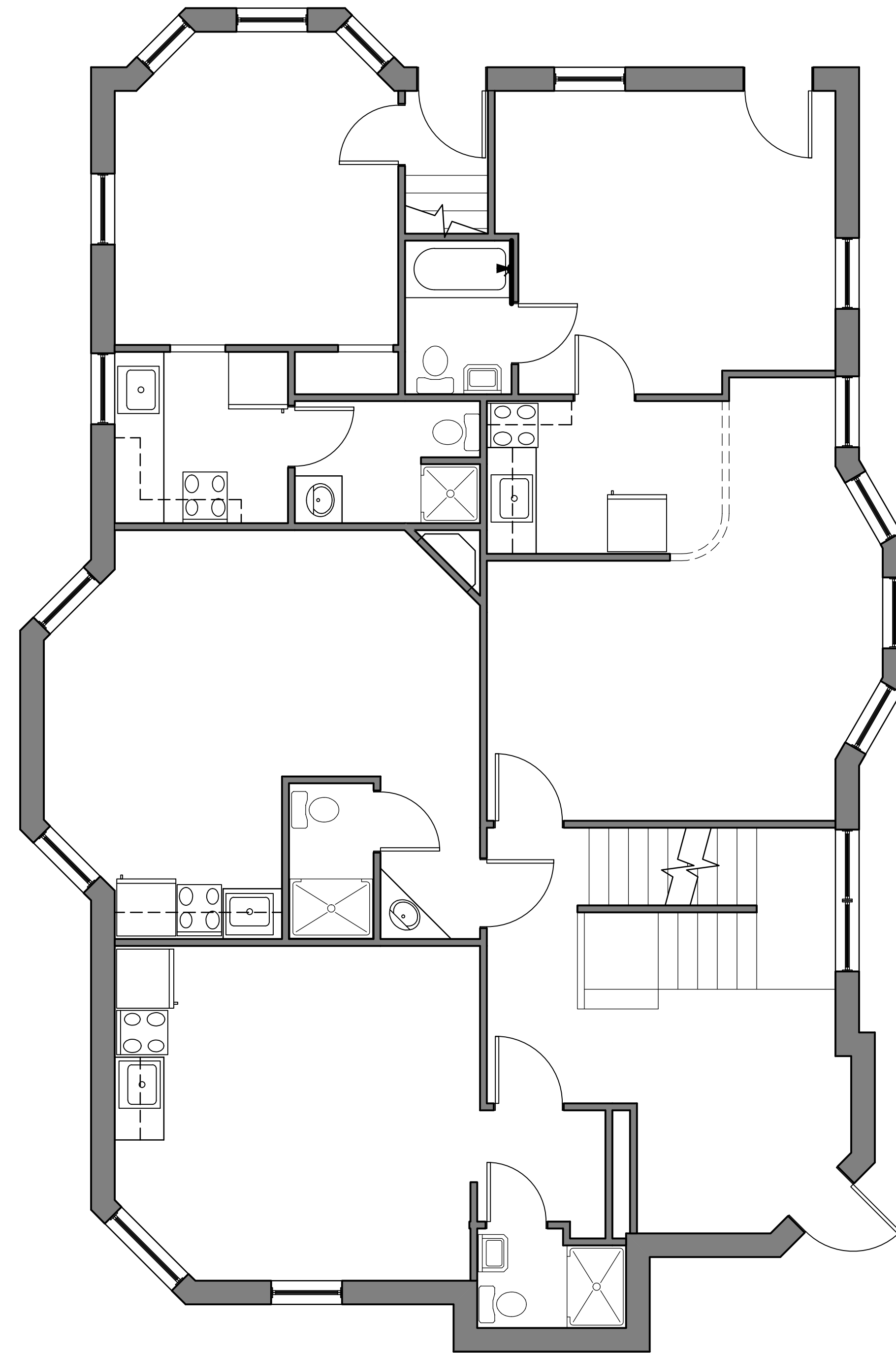
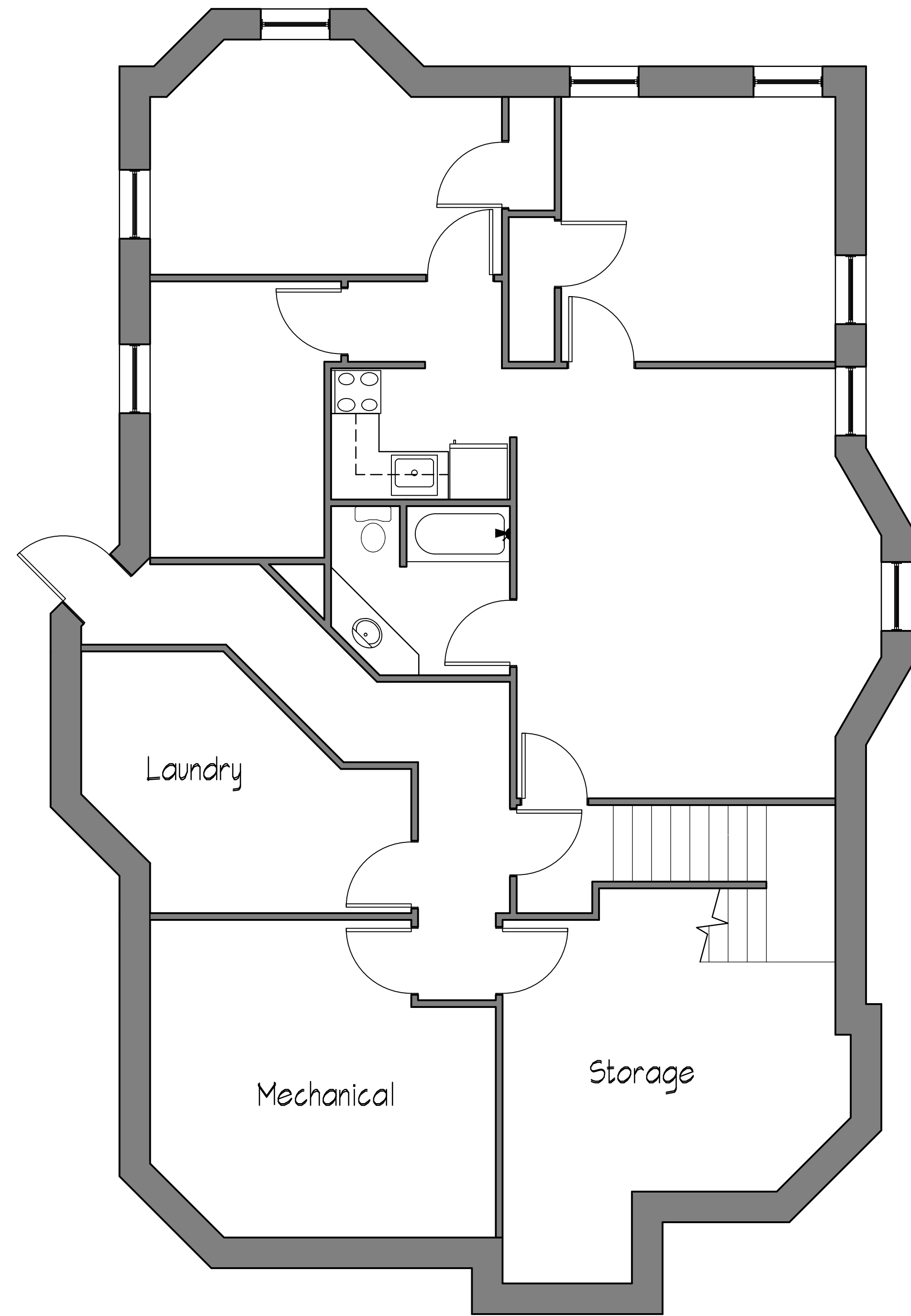
625 N. Henry St.
Drawing Title
140 Iota Ct Elevations

Project No. Drawing No.
0804 A-2.1b

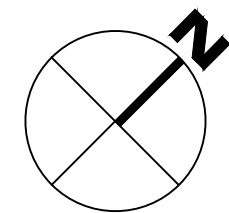
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Notes



BASEMENT FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

Revisions
Land Use Application - October 17, 2012
Revised Land Use Application Drawings- January 24, 2013

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
**150 Langdon
Basement & 1st Flr Plans**

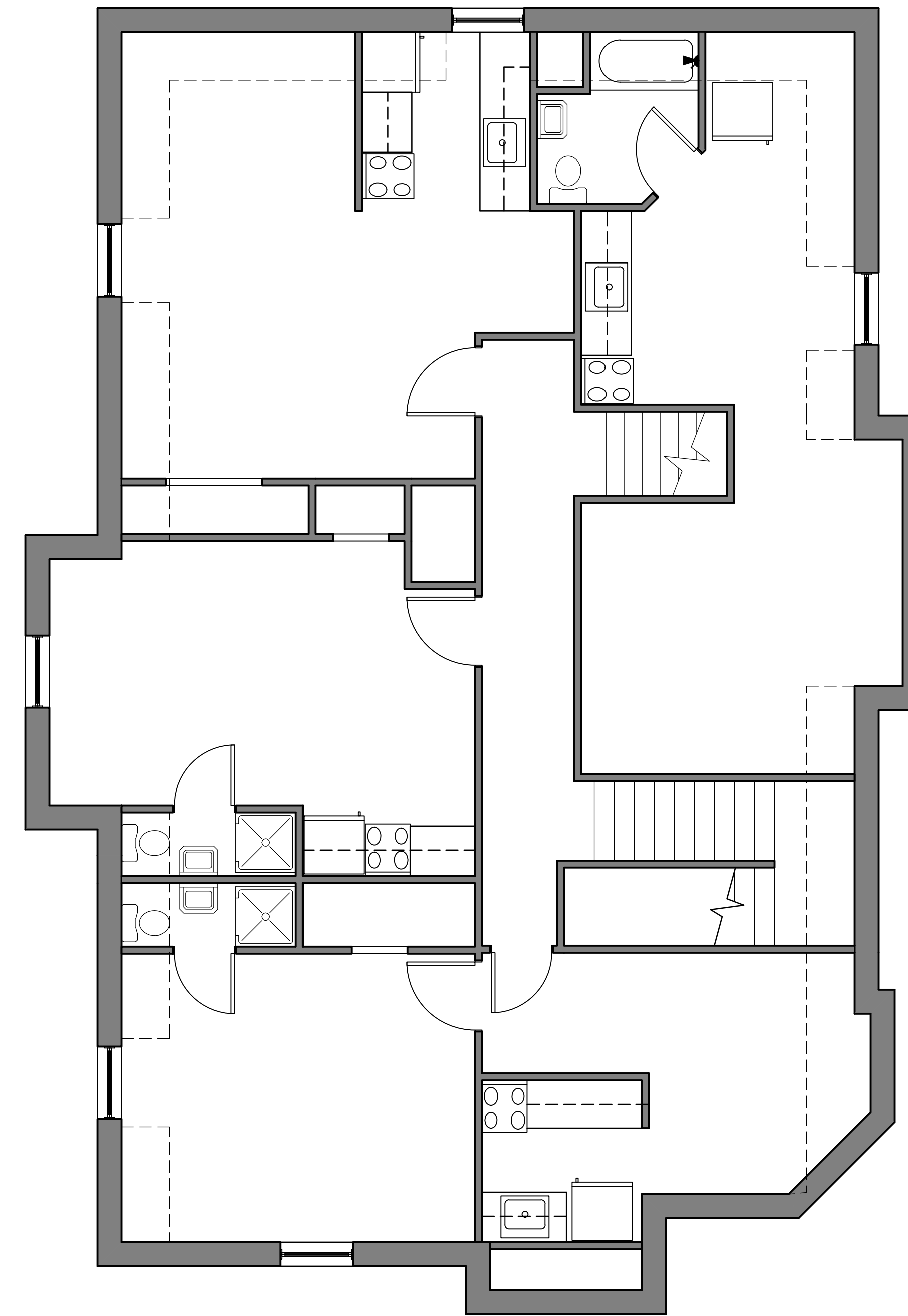
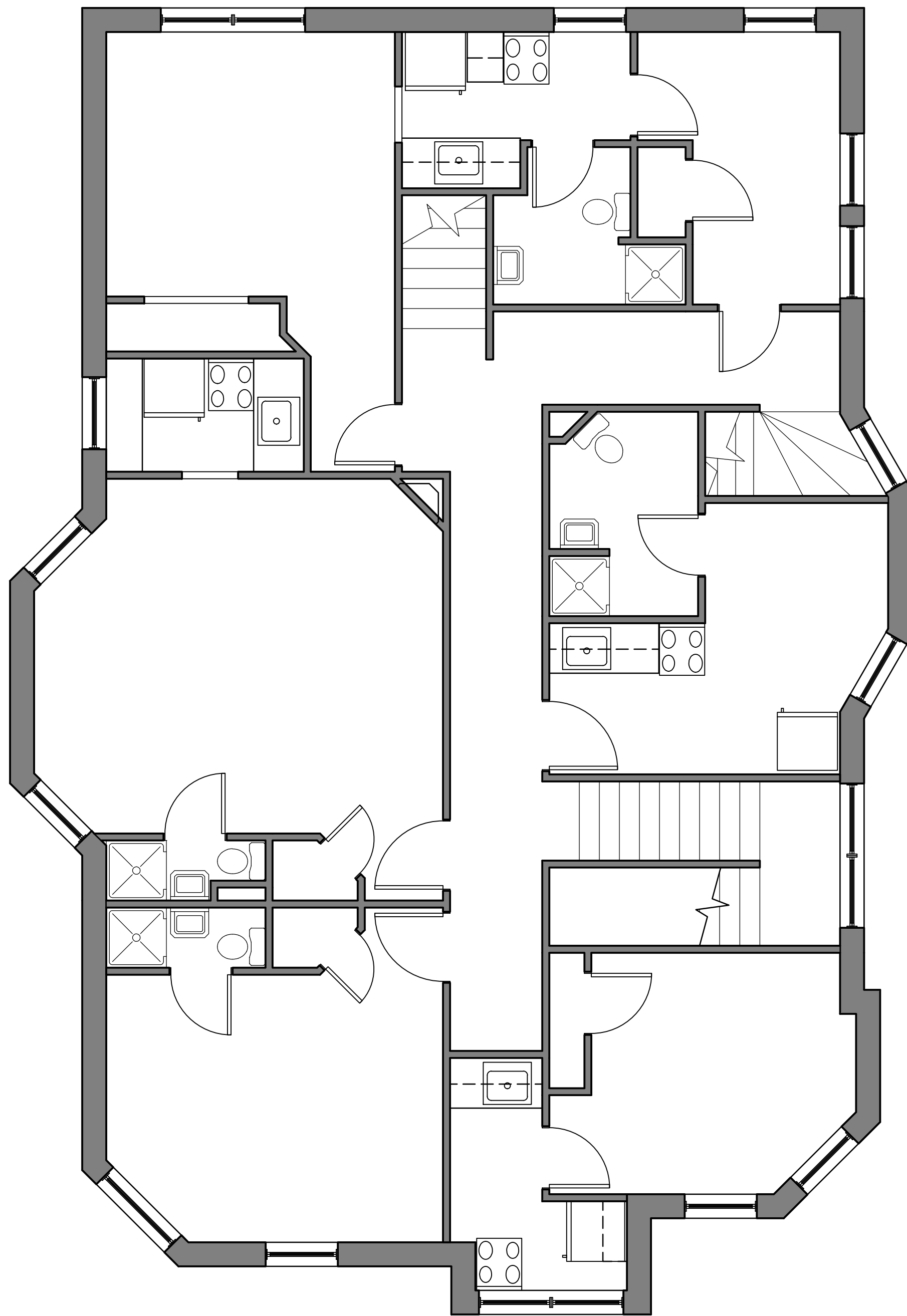
Project No. Drawing No.

0834 A-1.0c

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Notes



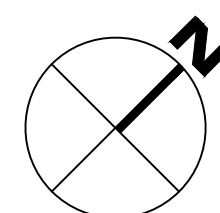
Revisions
Land Use Application - October 17, 2012
Revised Land Use Application Drawings- January 24, 2013

Project Title
Houden - Iota Court

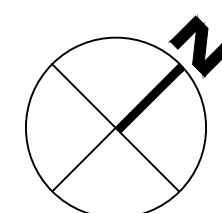
625 N. Henry St.
Drawing Title
150 Langdon
2nd & 3rd Floor Plans
Project No. Drawing No.

0834 A-1.1c

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SECOND FLOOR PLAN
1/4" = 1'-0"



THIRD FLOOR PLAN
1/4" = 1'-0"

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Notes



○ **SOUTHWEST ELEVATION**



○ **NORTHEAST ELEVATION**



○ **SOUTHEAST ELEVATION**



○ **NORTHWEST ELEVATION**

Revisions
Land Use Application - October 17, 2012
Revised Land Use Application Drawings - January 24, 2013

Project Title
Houden - Iota Court

625 N. Henry St.
Drawing Title
**150 Langdon
EXISTING ELEVATIONS**

Project No. Drawing No.

0834 A-2.1c

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