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

CONCEPTUAL RENDERING | **1**

Core Spaces Developer · **Antunovich Associates** Architecture, Planning, Interior Design ©

Madison, Wisconsin | **December 18, 2019**

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NOT FOR CONSTRUCTION

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 (266-4816) 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/pw/documents/stdspecs/2018/part1.pdf. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT 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 ONSITE 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 PAVEMENT 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 RECOGNIZING 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 WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: 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 ANIONIC POLYMER. AFTER NOVEMBER 1, 2020, ANIONIC POLYACRYLAMIDE WILL BE APPLIED TO ALL DISTURBED AREAS WHERE THE MUNICIPALITY'S ENGINEER OR WDNR REPRESENTATIVES DEEM STABILIZATION AND/OR EROSION TO BE PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE WILL BE ACCORDING TO WDNR CONSERVATION PRACTICE STANDARD 1050, EROSION CONTROL LAND APPLICATION OF ANIONIC POLYACRYLAMIDE. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: 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 TARPS 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. DEVISES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: 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 I BAG SIZE (SQ-FT)
50	25
100	50
150	75

8. STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/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(6M).
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 BE SWEPT OR SCRAPED 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 WDNR TECHNICAL STANDARD 1059 FOUND AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML. SEEDING AND SODDING 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.

EMERGENCY CONTACT
ROB BAK
CORESPACES
1643 N MILWAUKEE AVE, 5TH FLOOR
CHICAGO, IL 60647
630-730-9453
ROBB@CORESPACES.COM

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.

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, WHICHEVER 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 FINISH 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
	3/4" SOLID IRON ROD FOUND
	1" IRON PIPE FOUND UNLESS NOTED
	FOUND CHISELED "X" IN CONCRETE
	FOUND NAIL
	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
851.23	SPOT ELEVATION
OH	OVERHEAD UTILITY WIRE
G	BURIED GAS LINE
WM	WATER MAIN
SAN	SANITARY SEWER
ST	STORM SEWER
UT	BURIED TELEPHONE
UE	BURIED ELECTRIC
UTV	BURIED CABLE ACCESS TELEVISION LINE
FO	BURIED FIBER OPTIC
	WATER VALVE
	GAS VALVE
G	GAS METER
WW	WINDOW WELL
AC	AIR CONDITIONER
TV	TV PEDESTAL
E	ELECTRIC PEDESTAL
	UTILITY POLE
	LIGHT POLE
	GROUND LIGHT
T	TELEPHONE PEDESTAL
	FIRE HYDRANT
	SIGN
	GUY WIRE
	STORM SEWER INLET
E	ELECTRIC MANHOLE
TP	TELEPHONE MANHOLE
ST	STORM SEWER MANHOLE
	ROUND CATCH BASIN
	RECTANGULAR CATCH BASIN
SN	SANITARY SEWER MANHOLE
( )	INDICATES RECORDED AS
	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

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
FOW	FRONT OF WALK
EXP	EXPOSURE
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
WM	PROPOSED WATER LATERAL
	UTILITY LINE DEMOLITION
	TREE REMOVAL
1041	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
D	DISTURBANCE LIMITS
	SILT FENCE
	CHECK DAM
	DIVERSION BERM
	INLET PROTECTION
	USLE FLOW PATH

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	
PROJECT ENG:	MLB
DESIGNED BY:	CRB
DRAWN BY:	CRB
CHECKED BY:	MLB
APPROVED:	MLB

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

CIVIL DETAILS

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DRAWING NUMBER
C-001

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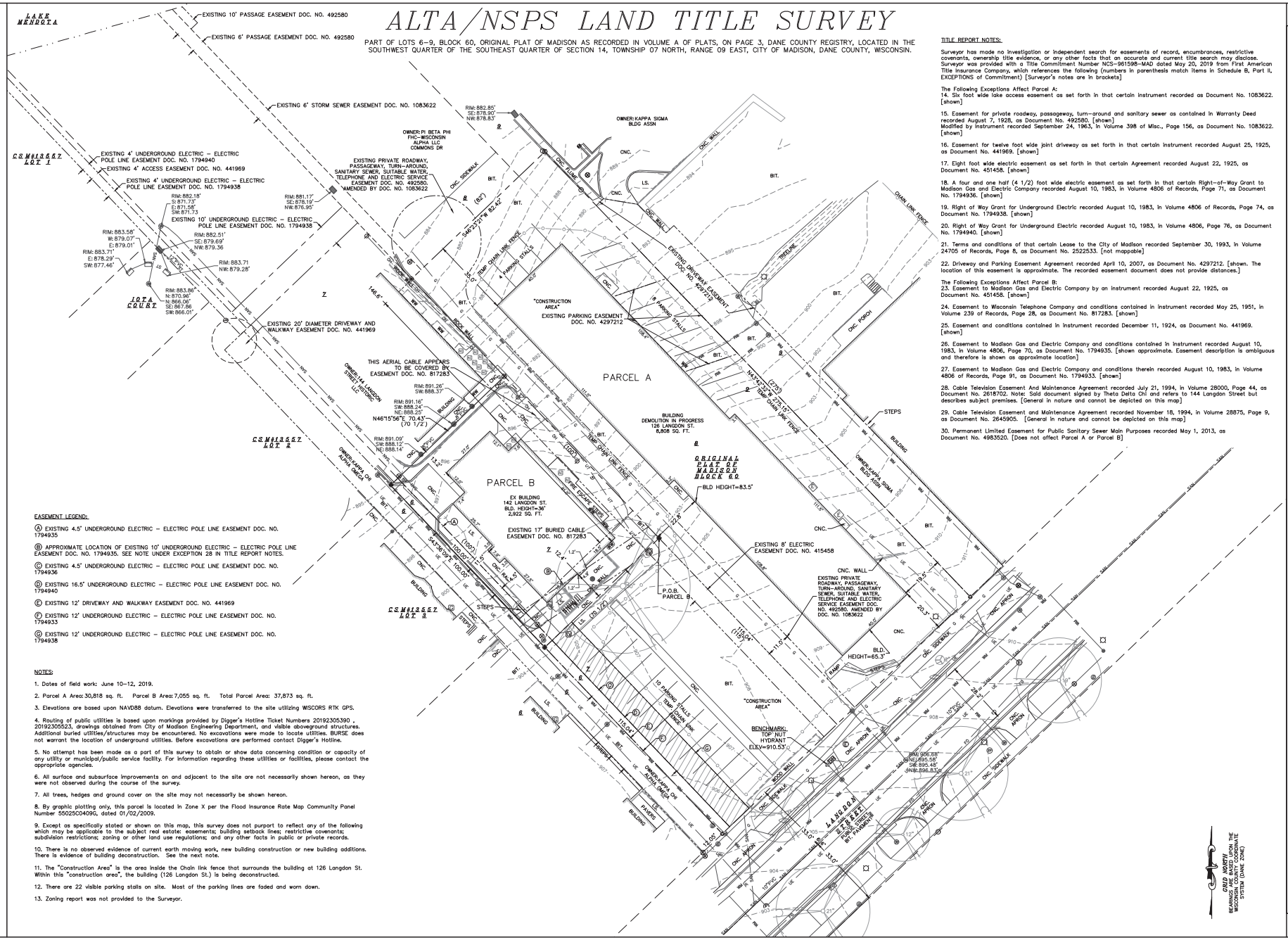
ALTA/NSPS LAND TITLE SURVEY

PART OF LOTS 6–9, BLOCK 60, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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 NCS-961595-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 239 of Records, Page 28, as Document No. 817283. [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. 2618702. 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]

EASEMENT LEGEND:

Ⓐ EXISTING 4.5' UNDERGROUND ELECTRIC – ELECTRIC POLE LINE EASEMENT DOC. NO. 1794935

Ⓑ APPROXIMATE LOCATION OF EXISTING 10' UNDERGROUND ELECTRIC – ELECTRIC POLE LINE EASEMENT DOC. NO. 1794935. SEE NOTE UNDER EXCEPTION 28 IN TITLE REPORT NOTES.

Ⓒ EXISTING 4.5' UNDERGROUND ELECTRIC – ELECTRIC POLE LINE EASEMENT DOC. NO. 1794936

Ⓓ EXISTING 16.5' UNDERGROUND ELECTRIC – ELECTRIC POLE LINE EASEMENT DOC. NO. 1794940

Ⓔ EXISTING 12' DRIVEWAY AND WALKWAY EASEMENT DOC. NO. 441969

Ⓕ EXISTING 12' UNDERGROUND ELECTRIC – ELECTRIC POLE LINE EASEMENT DOC. NO. 1794933

Ⓖ EXISTING 12' UNDERGROUND ELECTRIC – ELECTRIC POLE LINE EASEMENT DOC. NO. 1794938

NOTES:

1. Dates of field work: June 10–12, 2019.

2. Parcel A Area: 30,818 sq. ft. Parcel B Area: 7,055 sq. ft. Total Parcel Area: 37,873 sq. ft.

3. Elevations are based upon NAVD88 datum. Elevations were transferred to the site utilizing WISCORS RTK GPS.

4. Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20192305390 , 20192305523, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. BURSE does not warrant the location of underground utilities. Before excavations are performed contact Digger's Hotline.

5. No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

6. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.

7. All trees, hedges and ground cover on the site may not necessarily be shown hereon.

8. By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C0409G, dated 01/02/2009.

9. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.

10. There is no observed evidence of current earth moving work, new building construction or new building additions. There is evidence of building deconstruction. See the next note.

11. The "Construction Area" is the area inside the Chain link fence that surrounds the building at 126 Langdon St. Within this "construction area", the building (126 Langdon St.) is being deconstructed.

12. There are 22 visible parking stalls on site. Most of the parking lines are faded and worn down.

13. Zoning report was not provided to the Surveyor.

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mbursesr@BSE-INC.net
www.bursesurveyengr.com

APPROVALS:		
PROJECT MGR:	MJB	
SUPERVISOR:	CRB	
SURVEYED BY:	CRB	
DRAWN BY:	MJB	
SUPERVISOR:	MJB	

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

EXISTING CONDITIONS

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DRAWING NUMBER

C-100

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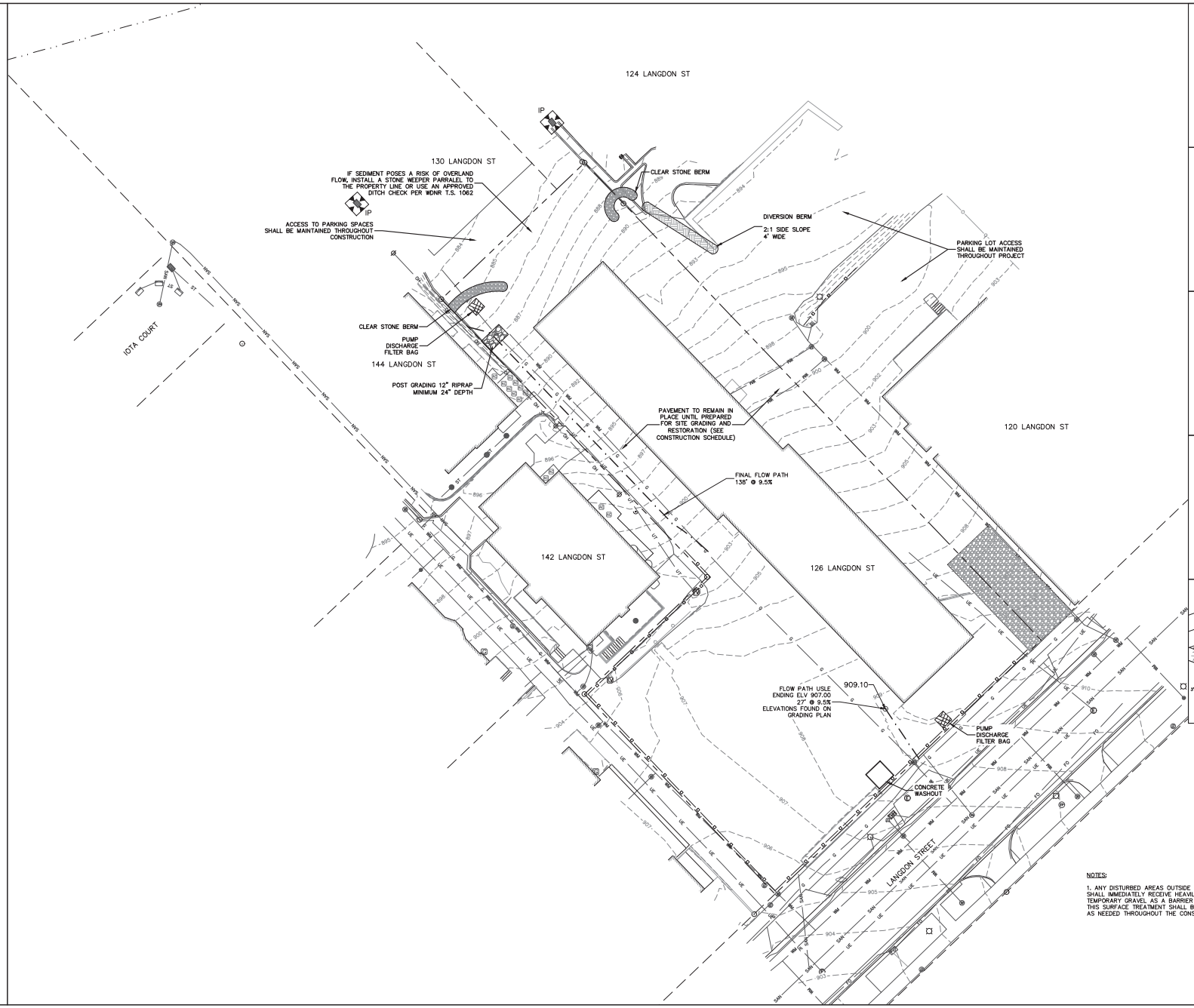
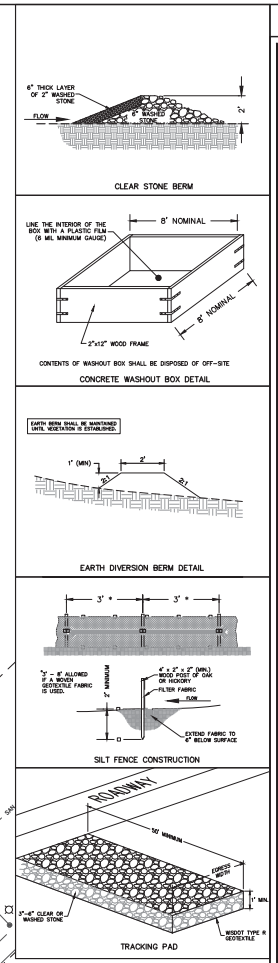


NOTES:

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

0 20 40



CLEAR STONE BERM

CONTENTS OF WASHOUT BOX SHALL BE DISPOSED OF OFF-SITE

CONCRETE WASHOUT BOX DETAIL

EARTH DIVERSION BERM DETAIL

SILT FENCE CONSTRUCTION

TRACKING PAD

Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	
PROJECT MGR	MLB
DESIGNED BY	CRB
DRAWN BY	CRB
CHECKED BY	MLB
APPROVED	MLB

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EROSION CONTROL PLAN

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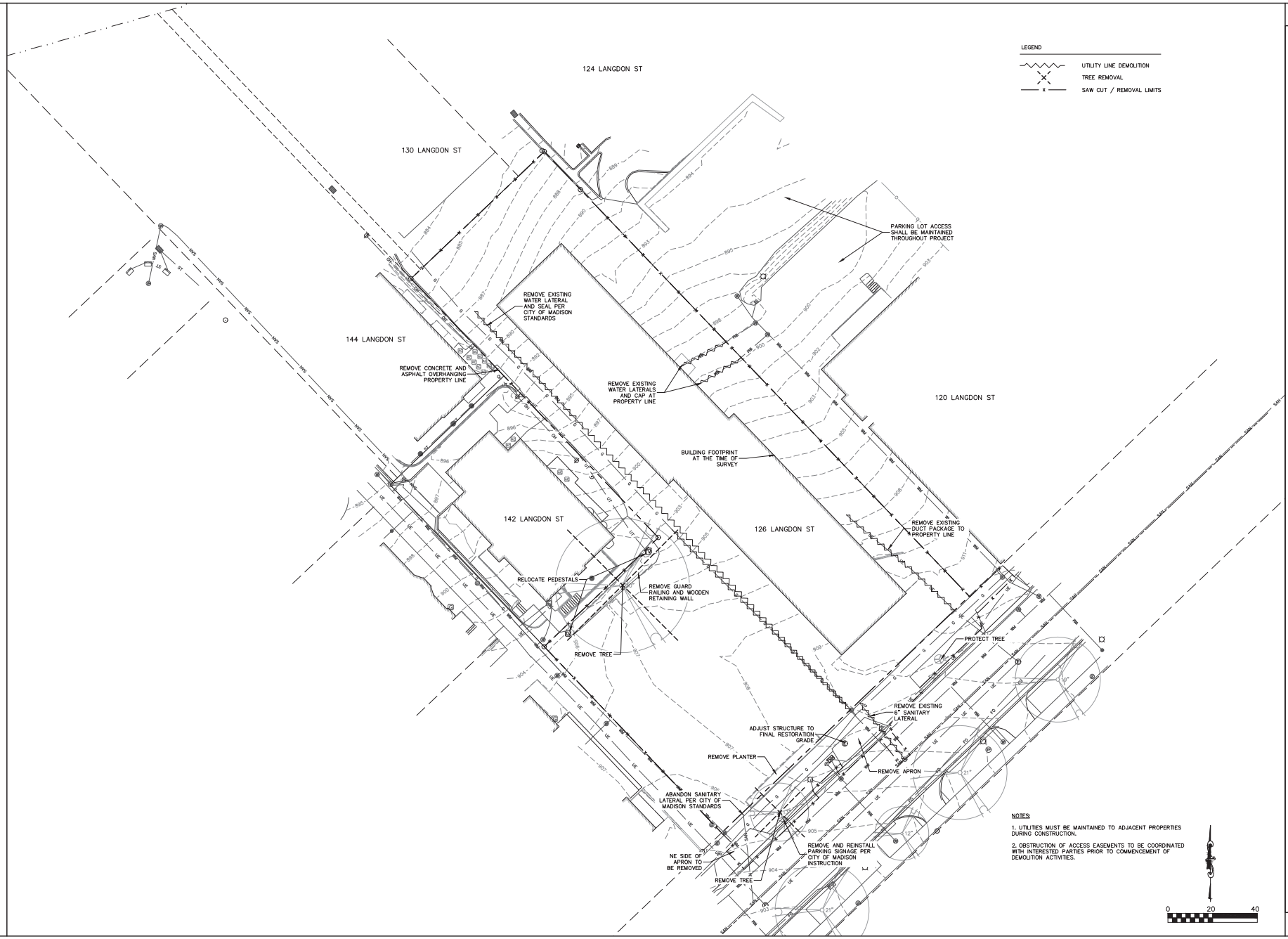

NOTES:

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.

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	
PROJECT MGR	MJB
SURVEYED BY	CRB
DRAWN BY	CRB
DESIGNED BY	MJB
APPROVED BY	MJB

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

DEMOLITION PLAN

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DRAWING NUMBER
C-300

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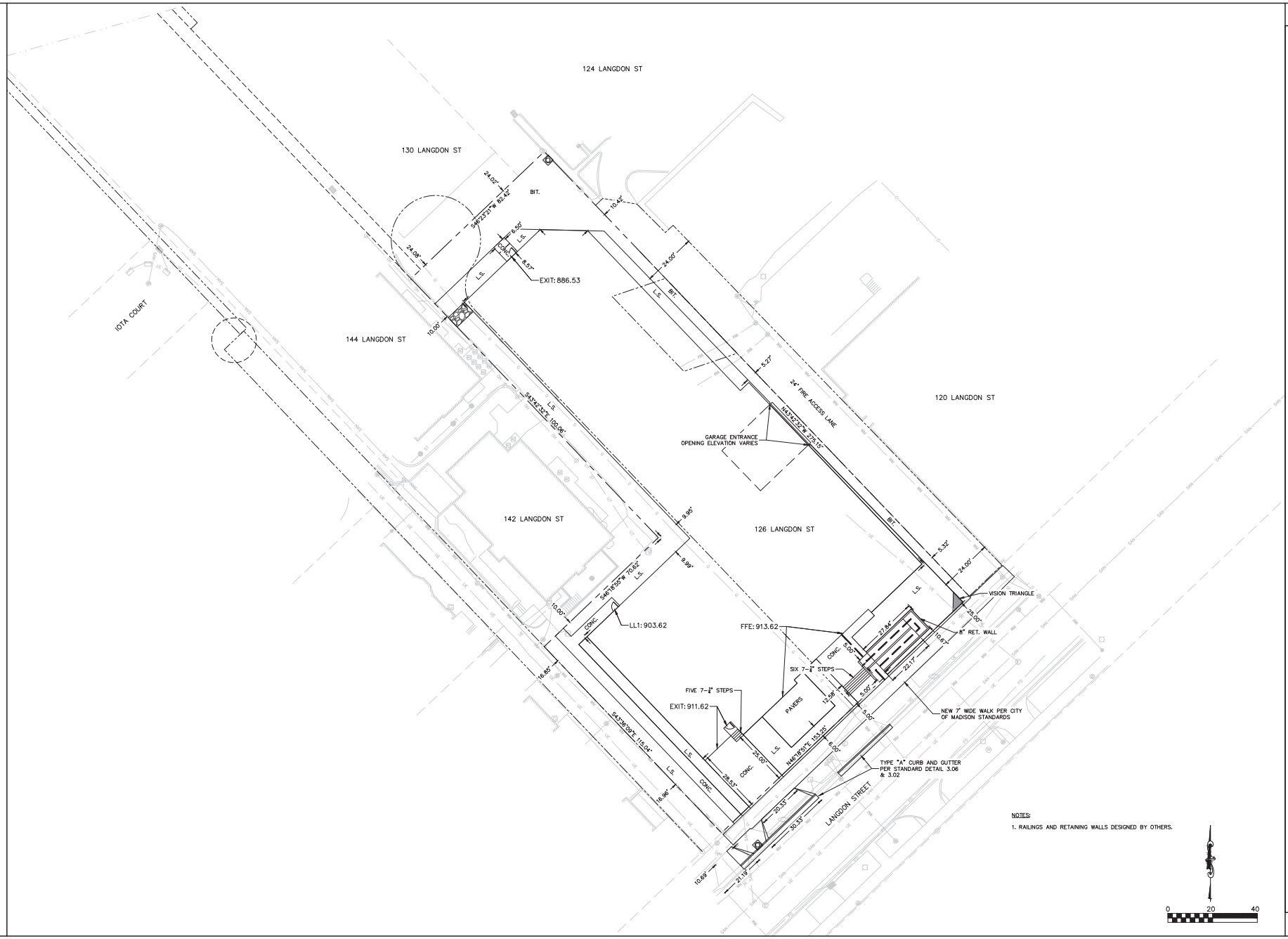

NOTES:

1. RAILINGS AND RETAINING WALLS DESIGNED BY OTHERS.

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	
PROJECT MGR.	MJB
SURVEYED BY	CRB
DRAWN BY	CRB
DESIGNED BY	MJB
APPROVED BY	MJB

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

SITE PLAN

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DRAWING NUMBER
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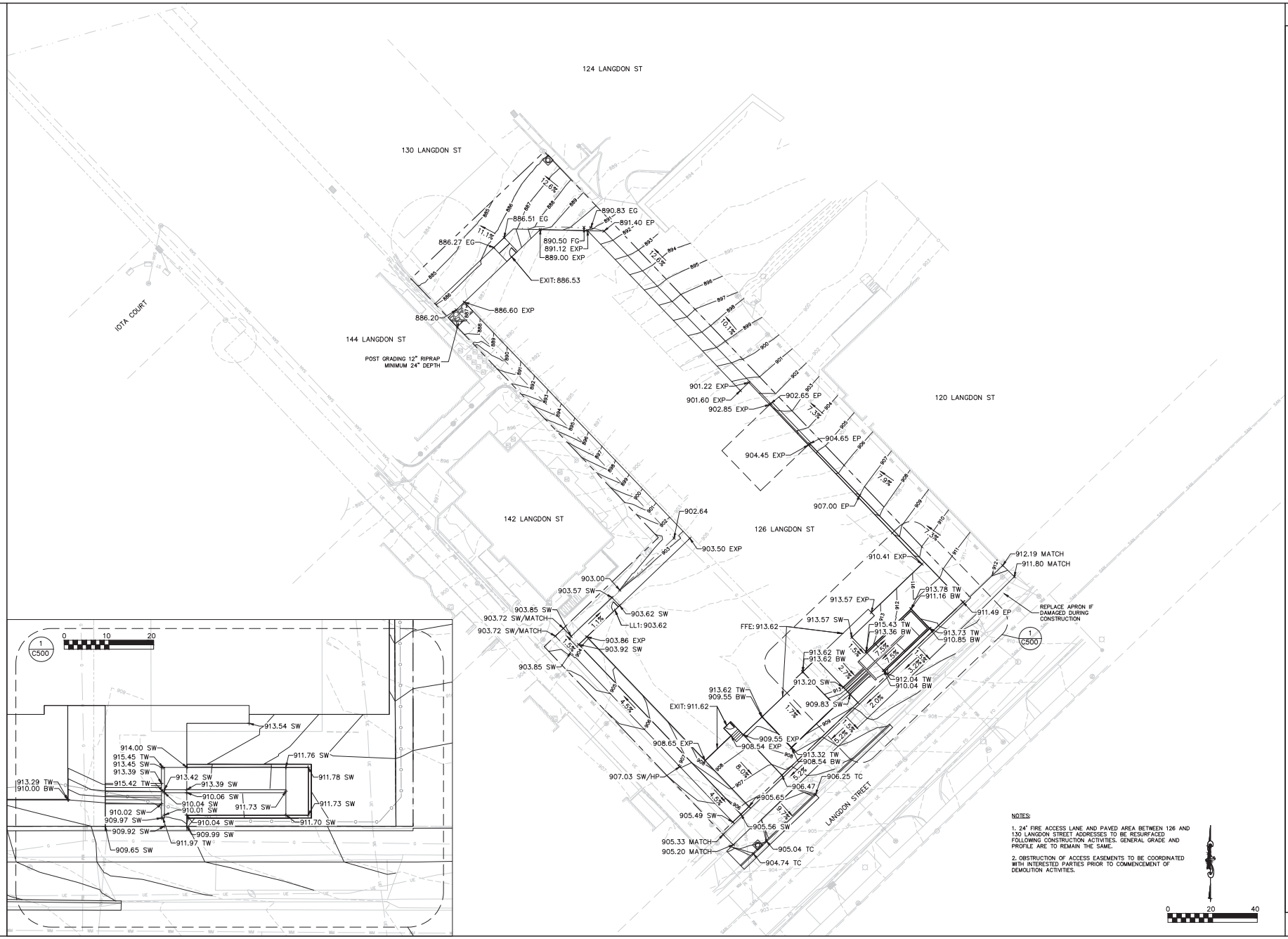

NOTES:

1. 24' FIRE ACCESS LANE AND PAVED AREA BETWEEN 126 AND 130 LANGDON STREET ADDRESSES TO BE RESURFACED FOLLOWING CONSTRUCTION ACTIVITIES. GENERAL GRADE AND PROFILE ARE TO REMAIN THE SAME.

2. OBSTRUCTION OF ACCESS EASEMENTS TO BE COORDINATED WITH INTERESTED PARTIES PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.

Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS
PROJECT MGR: MLB
DESIGNED BY: CRB
DRAWN BY: CRB
CHECKED BY: MLB
APPROVED: MLB

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

GRADING PLAN

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DRAWING NUMBER
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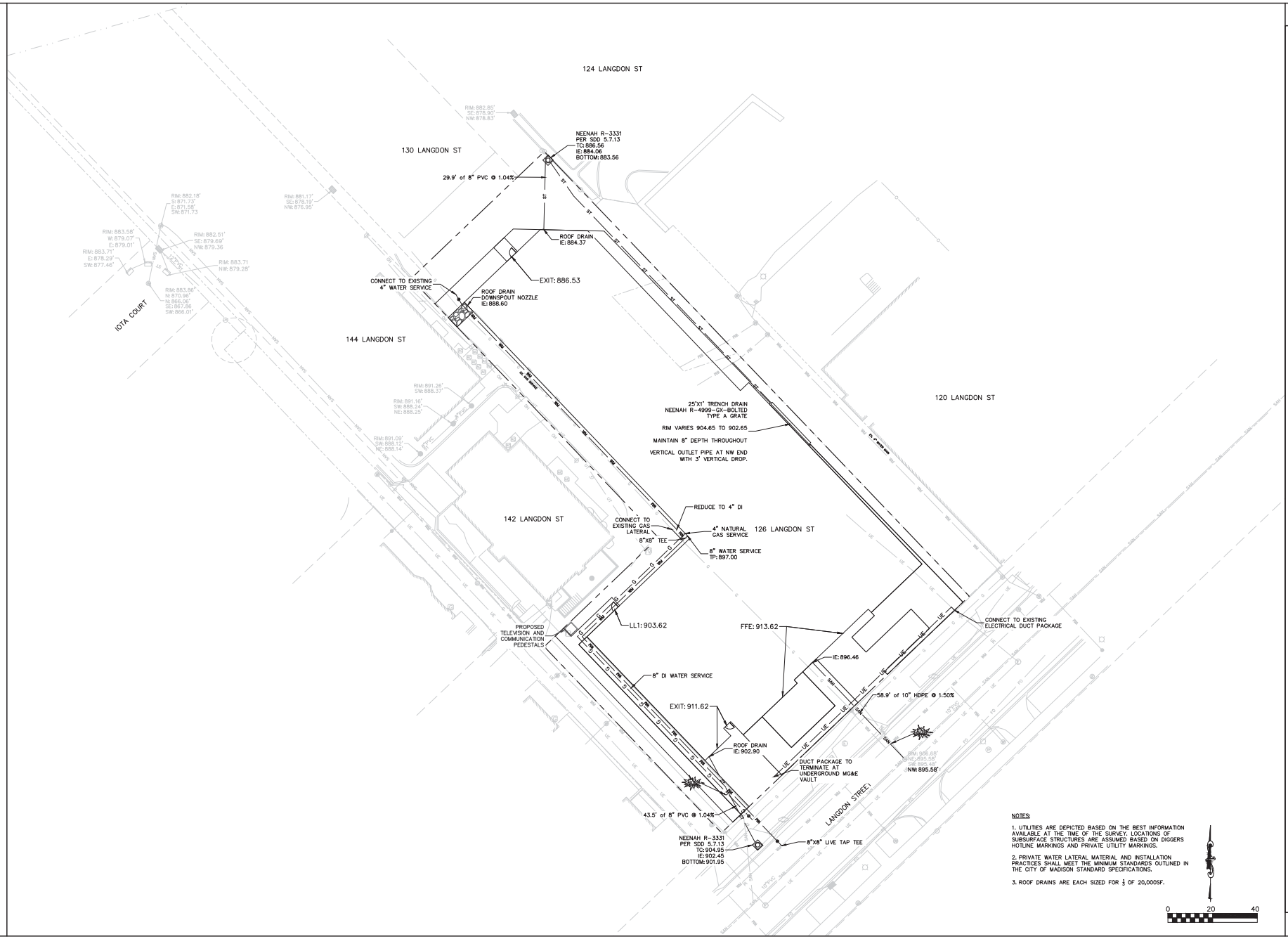

NOTES:

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 ⅓ OF 20,000SF.

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS
PROJECT MGR: MLB
DESIGNED BY: CRB
DRAWN BY: CRB
CHECKED BY: MLB
APPROVED: MLB

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

UTILITY PLAN

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DRAWING NUMBER
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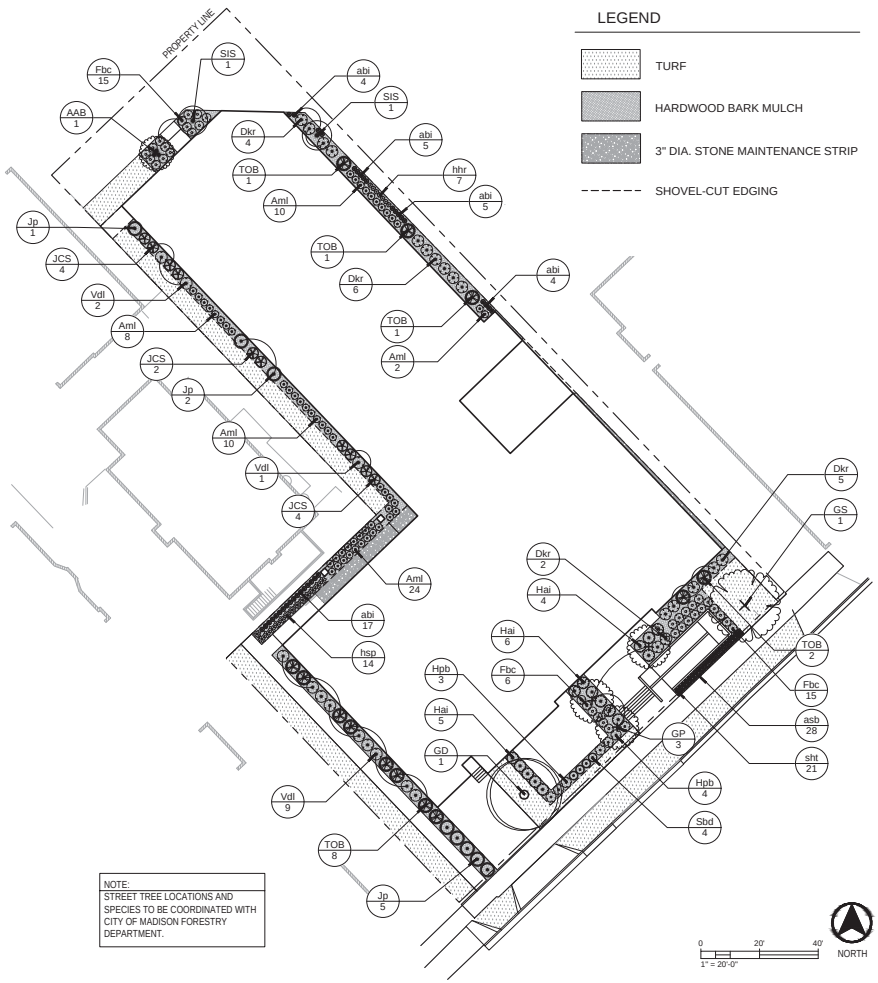

NOTE:
STREET TREE LOCATIONS AND SPECIES TO BE COORDINATED WITH CITY OF MADISON FORESTRY DEPARTMENT.

LEGEND

- TURF
- HARDWOOD BARK MULCH
- 3" DIA. STONE MAINTENANCE STRIP
- SHOVEL-CUT EDGING

LANDSCAPE WORKSHEET

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	6,752	0.16	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			113
		Landscape Points Required	113

Development Frontage - Langdon St.	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	154	5	55

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5		175
Tall Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10	2		20
Shrub, deciduous	3	54		162
Shrub, evergreen	4	5		20
Ornamental Grass/Perennial	2	49		98
		Development Frontage Points Total		475

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15	3		45
Upright Evergreen Shrub	10	21		210
Shrub, deciduous	3	91		273
Shrub, evergreen	4	3		12
Ornamental Grass/Perennial	2	56		112
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
		Foundation Plantings Total		652
		TOTAL LANDSCAPE POINTS		1127

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
** Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees.

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE		QTY
	AAB	Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	MULTI-STEM, 1.5" CAL.		1
	SIS	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	2"Cal		2
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**SIZE**	**SPACING**	**QTY**
	Aml	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	18" HT. (MIN.)	30" o.c.	54
	Dkr	Diervilla x `G2X885411` TM / Kodiak Red Diervilla	3 gal	18" HT. (MIN.)	48" o.c.	17
	Fbc	Fothergilla gardenii `Beaver Creek` / Dwarf Witchalder	3 gal	18" HT. (MIN.)	36" o.c.	36
	Hai	Hydrangea arborescens `Abetwo` / Incrediball Hydrangea	5 gal	24" HT. (MIN.)	48" o.c.	15
	Hpb	Hydrangea paniculata `Bobo` / Bobo Hydrangea	3 gal	18" HT. (MIN.)	42" o.c.	7
	Sbd	Syringa x `Bloomerang Dwarf Purple` / Dwarf Purple Reblooming Lilac	3 gal	18" HT. (MIN.)	36" o.c.	4
	Vdl	Viburnum dentatum `KLMseventeen` TM / Little Joe	5 gal	24" HT. (MIN.)	48" o.c.	12
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**SIZE**	**SPACING**	**QTY**
	Jp	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	5 gal		60" o.c.	8
HERBACEOUS PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**SIZE**	**SPACING**	**QTY**
	asb	Allium tanguticum `Summer Beauty` / Summer Beauty Allium	1 gal		12" o.c.	28
	abi	Amsonia tabernaemontana `Blue Ice` / Blue Ice Blue Star	1 gal		18" o.c.	35
	hhr	Hemerocallis x `Happy Returns` / Happy Returns Daylily	1 gal		18" o.c.	7
	hsp	Heuchera x `Spellbound` / Spellbound Coral Bells	1 gal		30" o.c.	14
ORNAMENTAL GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**SIZE**	**SPACING**	**QTY**
	sht	Sporobolus heterolepis `Tara` / Prairie Dropseed	1 gal		18" o.c.	21

PLANT SCHEDULE

UPRIGHT EVERGREENS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JCS	Juniperus chinensis `Spartan` / Spartan Juniper	B & B	5` HT. (MIN.)	10
	TOB	Thuja occidentalis `Bail John` / Technito Arborvitae	B & B	4` HT. (MIN.)	13
DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	GP	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	B & B	3"Cal	3
	GS	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	3"Cal	1
	GD	Gymnocladus dioica `Espresso` / Espresso Kentucky Coffeetree	B & B	3"Cal	1

1 Landscape Plan and Plant Schedule
SCALE: 1" = 20'-0"

12/18/2019 9:09:00 AM

APPROVAL STAMPS:

No.	Date	Description
1	12/18/19	UDC Submittal

SUBMISSIONS & REVISIONS

OWNER
CORE SPACES
1643 N. MILWAUKEE AVENUE
CHICAGO, IL 60647
(773) 969-5740

ARCHITECT
ANTUNOVICH ASSOCIATES
224 WEST HURON STREET, SUITE 7E
CHICAGO, ILLINOIS 60610
MAIN: 312.266.1126
FAX: 312.266.7123
WWW.ANTUNOVICH.COM

STRUCTURAL ENGINEER

M.E.P. & F.P. ENGINEERS

CIVIL ENGINEER
BURSE SURVEYING AND ENGINEERING, INC
2801 INTERNATIONAL LN, STE 101
MADISON, WI 53704
(608) 250-9263

LANDSCAPE ARCHITECT
SAIKI DESIGN
1110 S PARK ST
MADISON, WI 53715
(608) 251-3600

GENERAL CONTRACTOR
THE LANGDON, A HUB ON CAMPUS PROPERTY

PROJECT LOCATION
126 LANGDON STREET, MADISON, WI 53703

DRAWING TITLE
Landscape Plan and Plant Schedule

SEAL

DATE: 12/18/19
DRAWN BY: KB
CHECKED BY: KS
PROJECT NO: 2019-042

DRAWING NO:
L01

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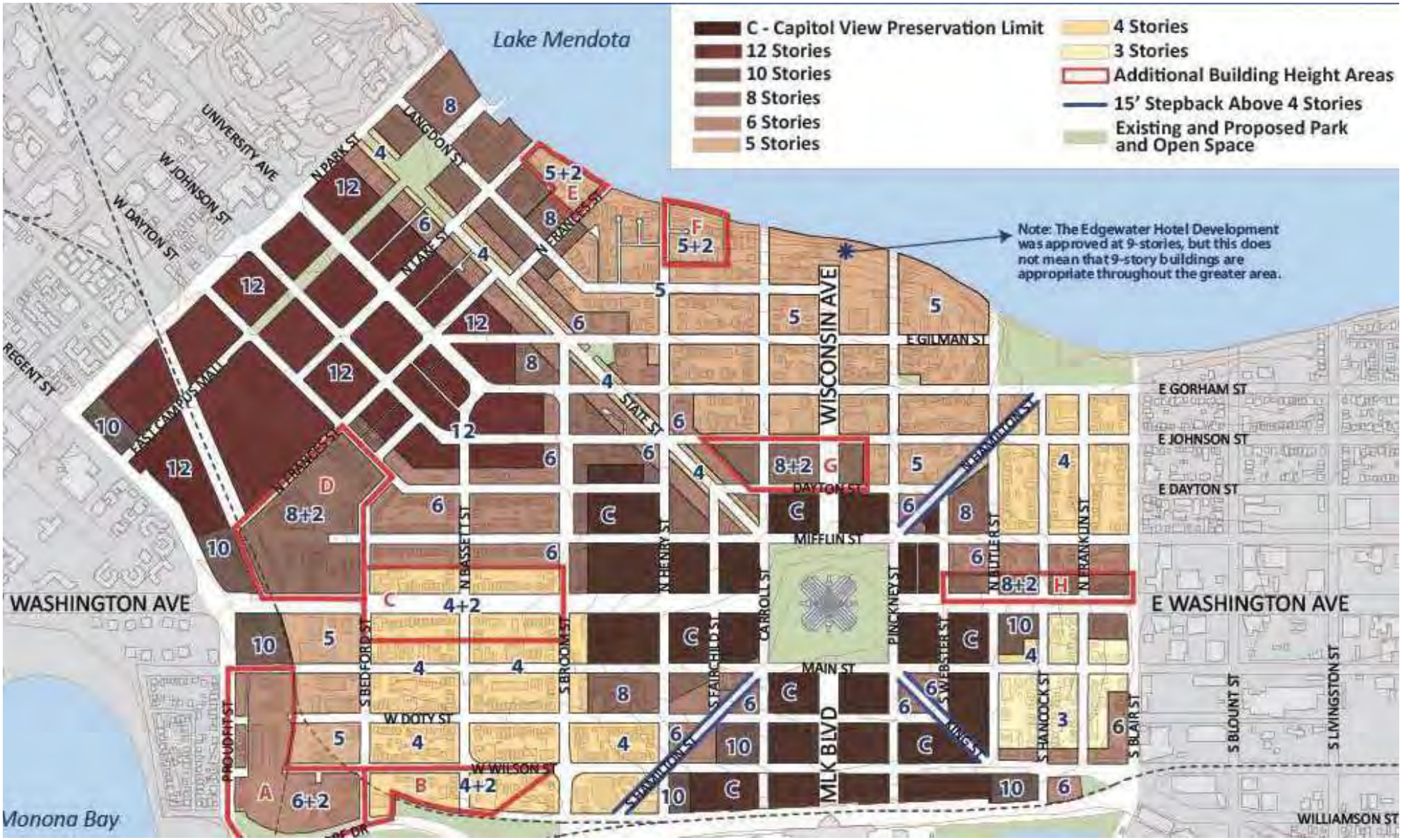

THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

Conditional Use Application

ZONING MAP

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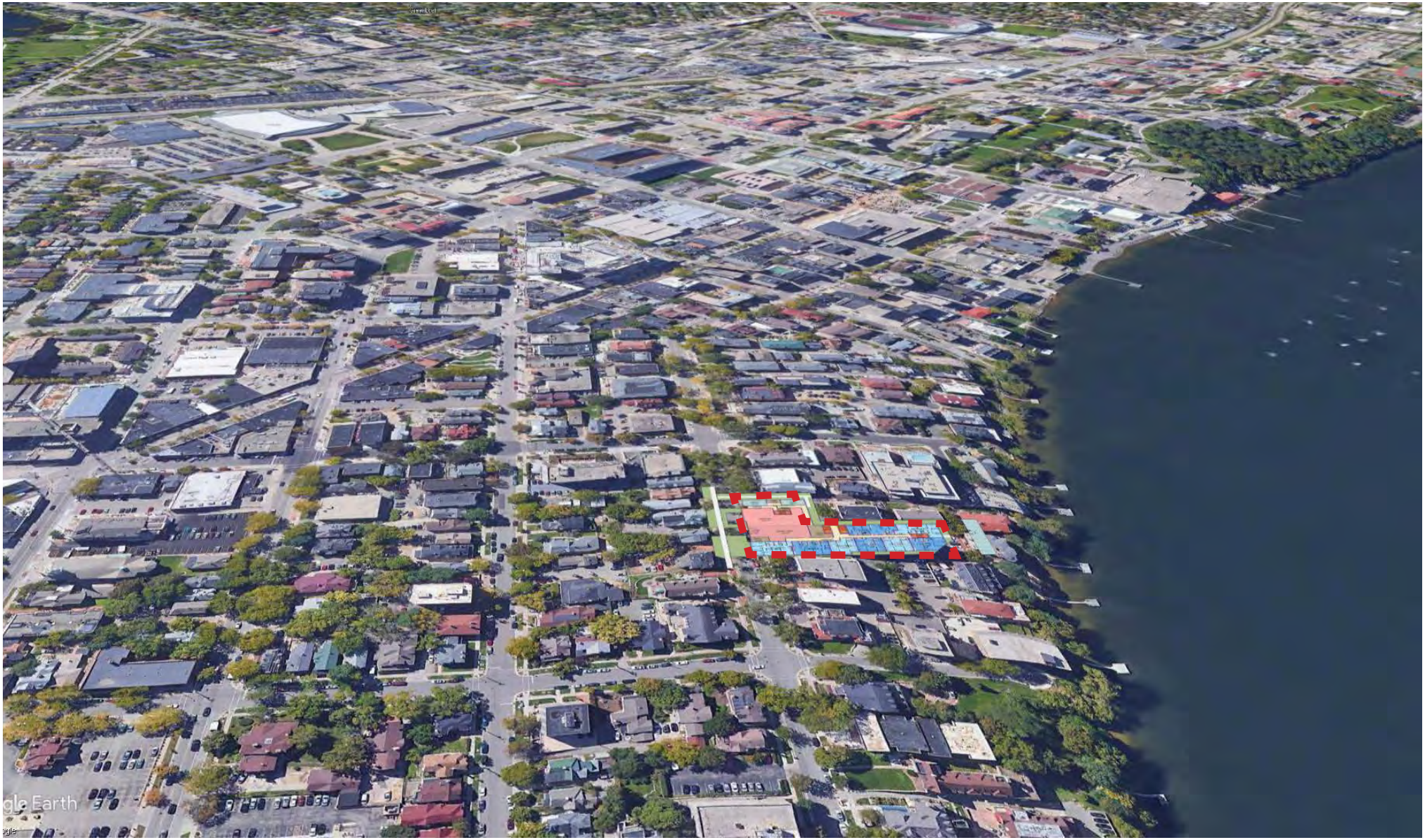
gle Earth

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

LEVEL 1/GROUND

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THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

Conditional Use Application

LOWER LEVEL 1

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THE LANGDON, A HUB ON CAMPUS PROPERTY 126 LANGDON ST

Conditional Use Application

LOWER LEVEL 2

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TYPICAL RESIDENTIAL LEVEL (2-5)

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LEVEL 6 / POOL TERRACE PLAN

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LEVEL 7 PLAN

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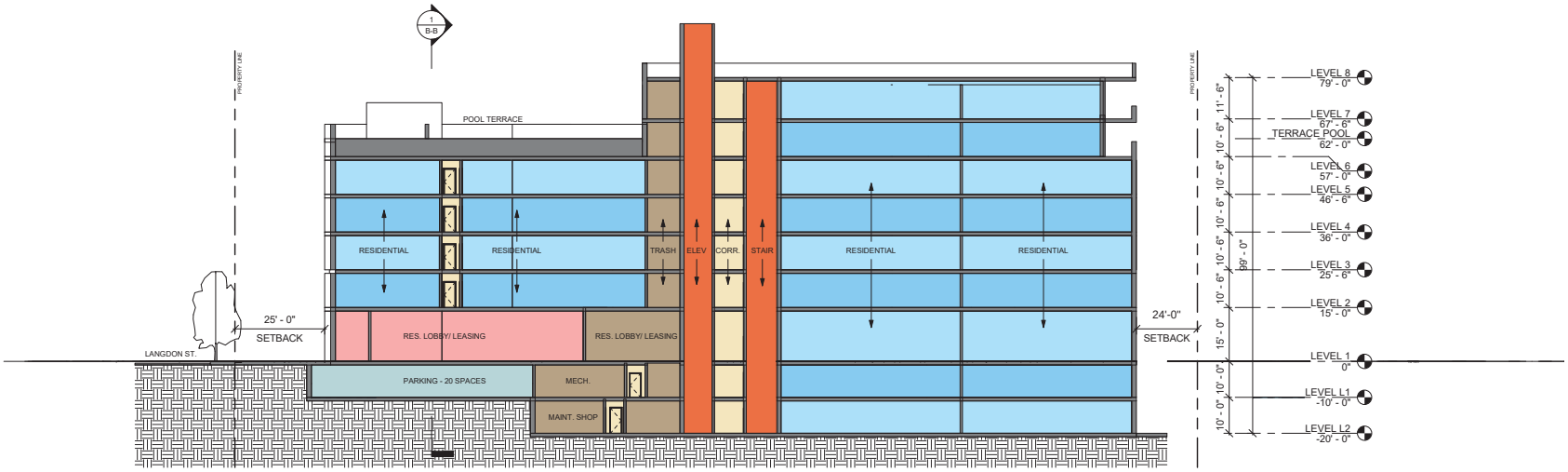
1
B-B
PROPERTY LINE
POOL TERRACE
RESIDENTIAL
RESIDENTIAL
TRASH
ELEV
CORR.
STAIR
RESIDENTIAL
RESIDENTIAL
25' - 0"
SETBACK
24'-0"
SETBACK
LANGDON ST.
RES. LOBBY/ LEASING
RES. LOBBY/ LEASING
PARKING - 20 SPACES
MECH.
MAINT. SHOP
LEVEL 8
79' - 0"
LEVEL 7
67' - 6"
TERRACE POOL
62' - 0"
LEVEL 6
57' - 0"
LEVEL 5
46' - 6"
LEVEL 4
36' - 0"
LEVEL 3
25' - 6"
LEVEL 2
15' - 0"
LEVEL 1
0"
LEVEL L1
-10' - 0"
LEVEL L2
-20' - 0"
11' - 6"
10' - 6"
10' - 6"
10' - 6"
10' - 6"
10' - 6"
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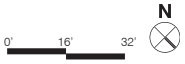
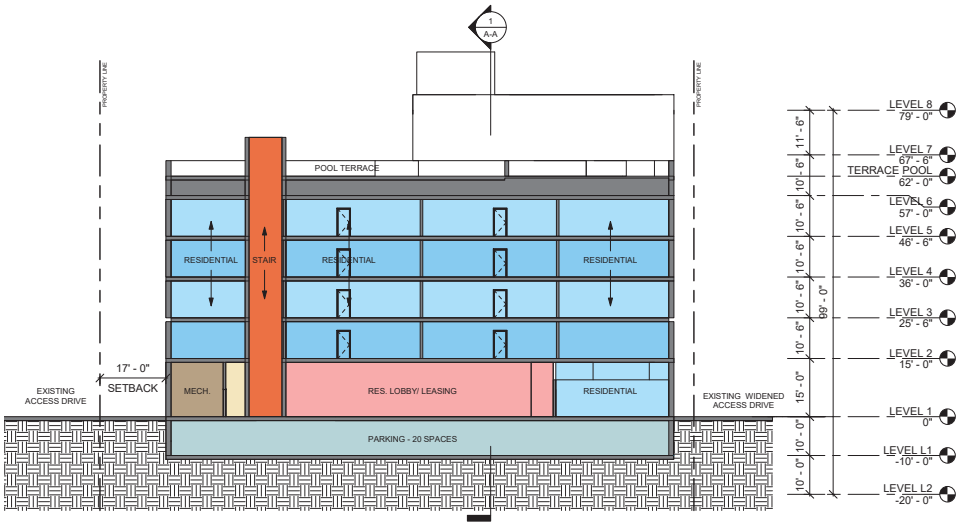
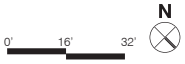
10' - 0"
10' - 0"
89' - 0"


N
0'
16'
32'


1
A-A
PROPERTY LINE
PROPERTY LINE
POOL TERRACE
RESIDENTIAL
STAIR
RESIDENTIAL
RESIDENTIAL
17' - 0"
SETBACK
EXISTING
ACCESS DRIVE
MECH.
RES. LOBBY/ LEASING
RESIDENTIAL
EXISTING WIDENED
ACCESS DRIVE
PARKING - 20 SPACES
LEVEL 8
79' - 0"
LEVEL 7
67' - 6"
TERRACE POOL
62' - 0"
LEVEL 6
57' - 0"
LEVEL 5
46' - 6"
LEVEL 4
36' - 0"
LEVEL 3
25' - 6"
LEVEL 2
15' - 0"
LEVEL 1
0"
LEVEL L1
-10' - 0"
LEVEL L2
-20' - 0"
11' - 6"
10' - 6"
10' - 6"
10' - 6"
10' - 6"
10' - 6"
15' - 0"
10' - 0"
10' - 0"
89' - 0"


N
0'
16'
32'

EXTERIOR FINISH LEGEND

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

NOT TO SCALE

EXTERIOR FINISH LEGEND

BR-1	MODULAR BRICK. COLOR: ANTIQUE WHITE.
BR-2	MODULAR BRICK. COLOR: BURGUNDY.
M-1	METAL TRIM.
M-2	GRAY METAL PANEL.
C-1	METAL CORNICE.
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CA-1	METAL CANOPY.
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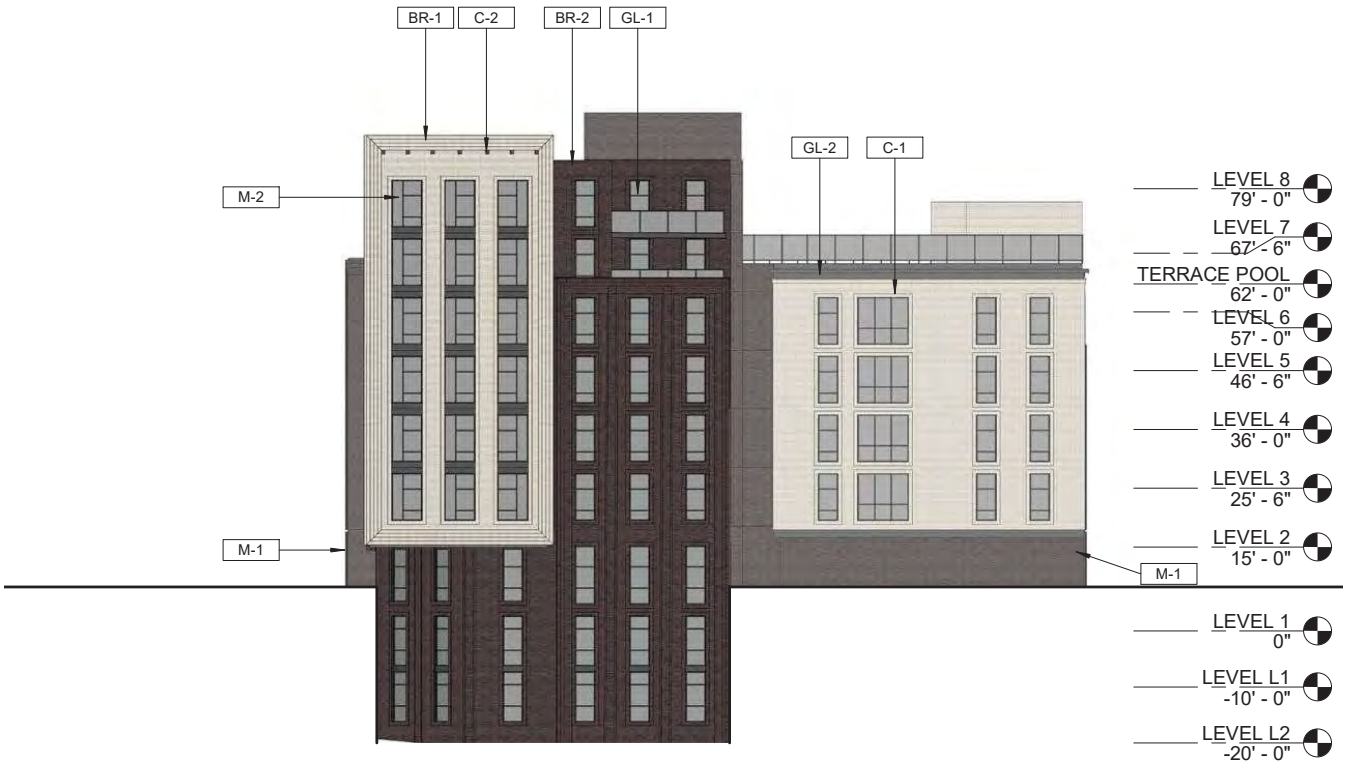
GL-2	GLASS RAIL



NOT TO SCALE

EXTERIOR FINISH LEGEND

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

NOT TO SCALE

EXTERIOR FINISH LEGEND

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

NOT TO SCALE

SUMMER SOLSTICE
June 21

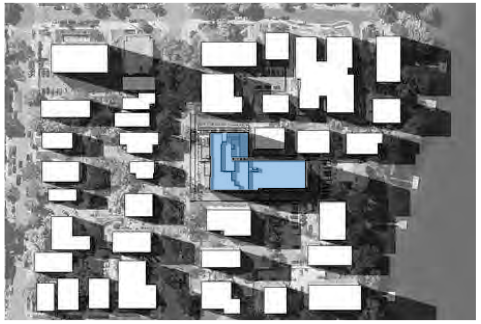
EQUINOX
March 20 and September 22

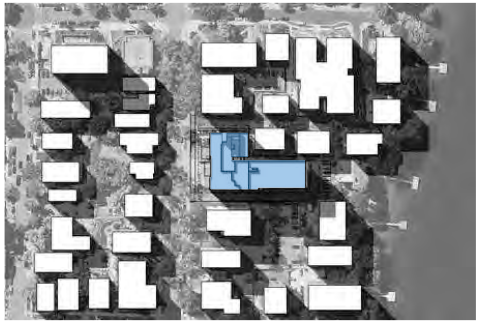
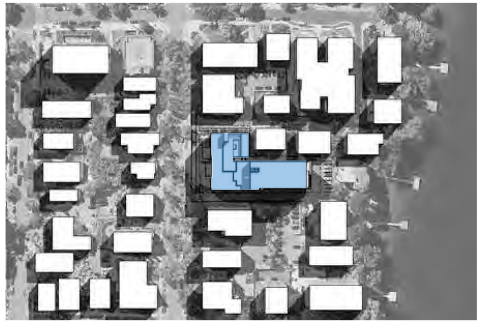
WINTER SOLSTICE
December 21

10:00 AM

12:00 PM

4:00 PM



HUB II
(PROPOSED)

N

LANGDON STREET, NORTHWEST

LANGDON STREET, SOUTHEAST

EXISTING SITE, LOOKING SOUTH

EXISTING SITE

DEAD END
HARKER

EXISTING

PROPOSED

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

CONCEPTUAL RENDERING **32**

Core Spaces Developer · **Antunovich Associates** Architecture, Planning, Interior Design ©

Madison, Wisconsin | **December 18, 2019**

HUB II AT MADISON - LANGDON

12/18/19 SCHEME

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	
													0	5	5	4	4	4	3	3	4	2	2	1	1			
PH													0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PH
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	24	15	7
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	29	18	6
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	61	40	5
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	61	40	4
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	61	40	3
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	61	40	2
1	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	34	21	1
L1	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	24	16	1.5
L2	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	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**	**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%**	**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 (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 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