

SIGMA PHI EPSILON FRATERNITY HOUSE

237 LANGDON STREET

Lot 8, Except the Southwesterly 8' thereof,
Block 59, Original Plat of Madison

Lying in the SW 1/4 of the SE 1/4 of Section 14, T07N, R09E,
City of Madison, Dane County, Wisconsin



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Cunningham + Associates, Architects
DIMENSION IV - MADISON, Architects

ZONING REVIEW Madison Zoning Code

Sigma Phi Epsilon Fraternity House
237 Langdon Street

Lot 8, except the southwesterly 8' thereof, block 59, original plat of Madison lying in the
S.W. 1/4 of the S.E. 1/4 of section 14, T07N, R09E, City of Madison, Dane County, WI.

ZONING: R-6, General Residential District
Fraternity houses are allowed with a Conditional Use Permit. The former Fraternity house
(now demolished) on this property had a Conditional Use Permit.

PROJECT TABULATIONS:

Lot Area: 7692 SF
Building Height: 3 stories + basement, 40'-10"
Building Area: Measured to outside face/Measured to inside face of exterior walls.
B: 3032 SF/2771 SF
1st: 3037 SF/2771 SF
2nd: 3047 SF/2843 SF
3rd: 2987 SF/2843 SF
Total: 12103 SF/11228 SF

LOT AREA: 7692 SF:

Minimum lot area = (300 sf/room x 18 rooms) + (450 sf/apt. x 1 apt.) = 5850 SF
5850 sf < 7692 sf, OK
Minimum lot area = 1/2 x 12103 sf (total building area)
6058 sf < 7692 sf, OK

SETBACKS:

Req'd. Front yard: 20'
Req'd. Side yard: 5' + (2'/flr. abv. 1st flr.) = 9'
Req'd. Rear yard: 30' or 45% of bldg. hgt. = 18'-5": 30'

OPEN SPACE:

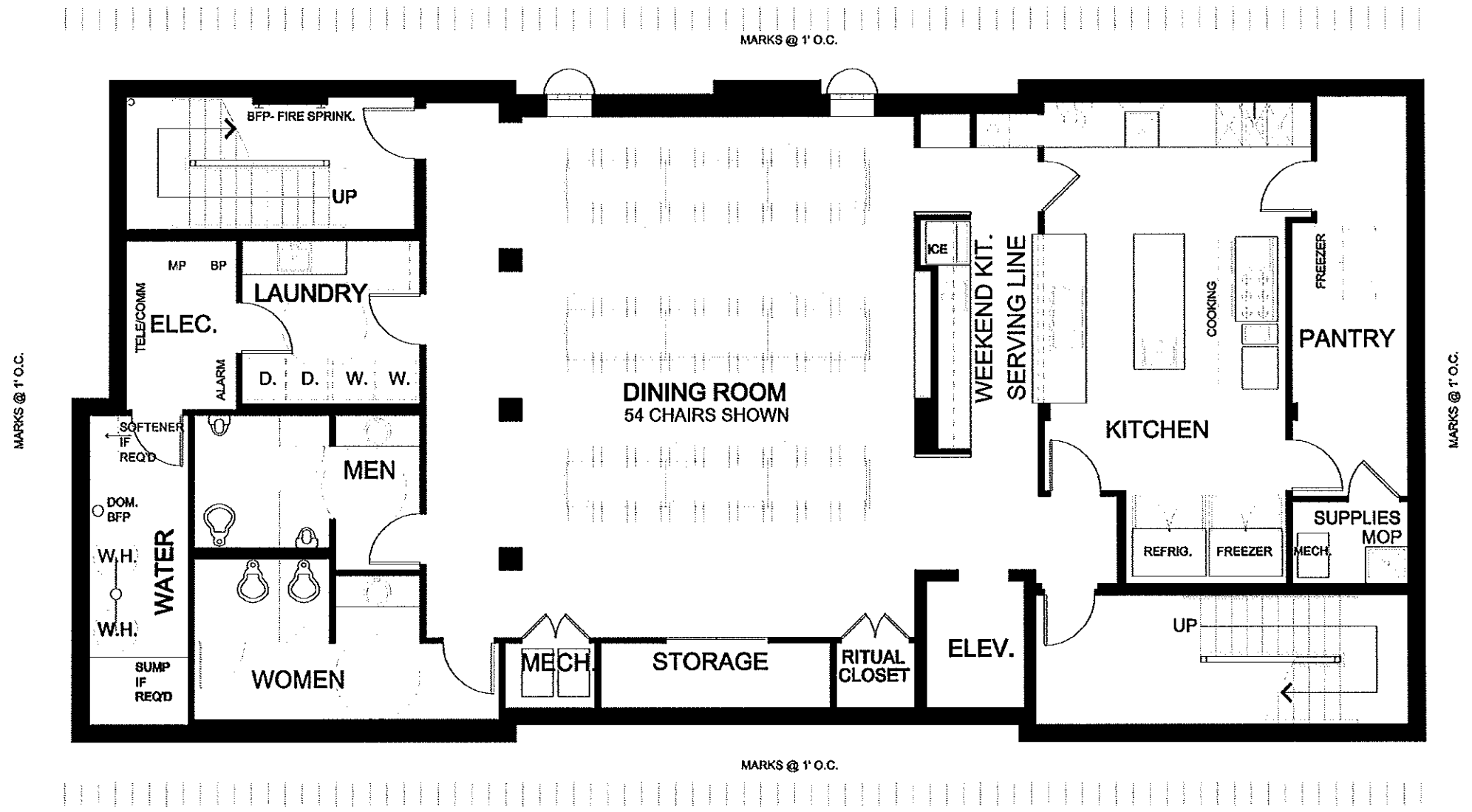
Req'd. usable open space = 70 sf/room incl. apt. = 70 sf x 19 rooms = 1330 sf.
Actual usable open space = >1330 sf, refer to hatched area on site plan.
Usable open space is a paved patio/basketball court inaccessible to cars.

PARKING/LOADING:

Req'd. auto parking: No requirement
Req'd. bike parking: 1 space per 3 rooms = 7 total spaces
Req'd. loading space: 1 (10'x35')

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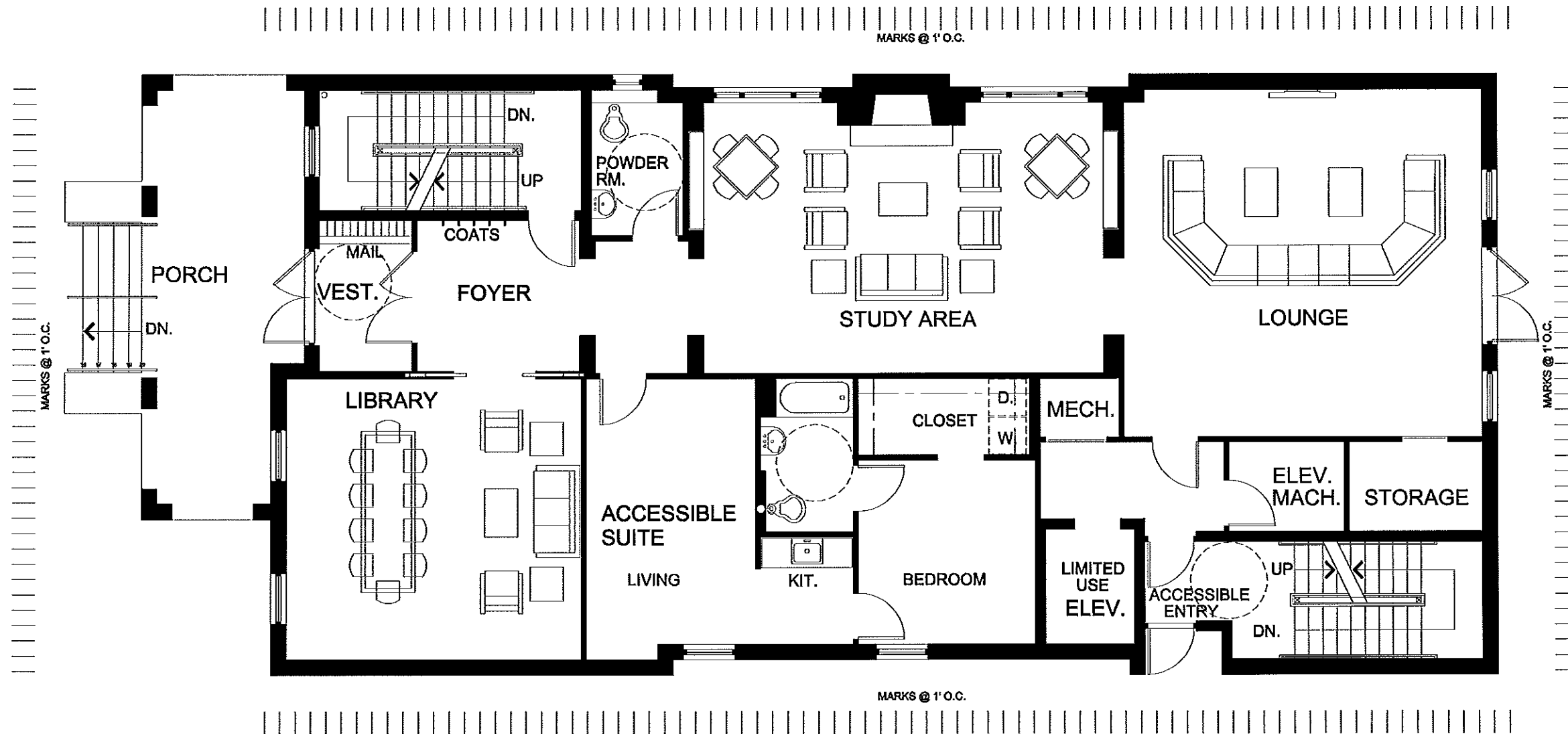
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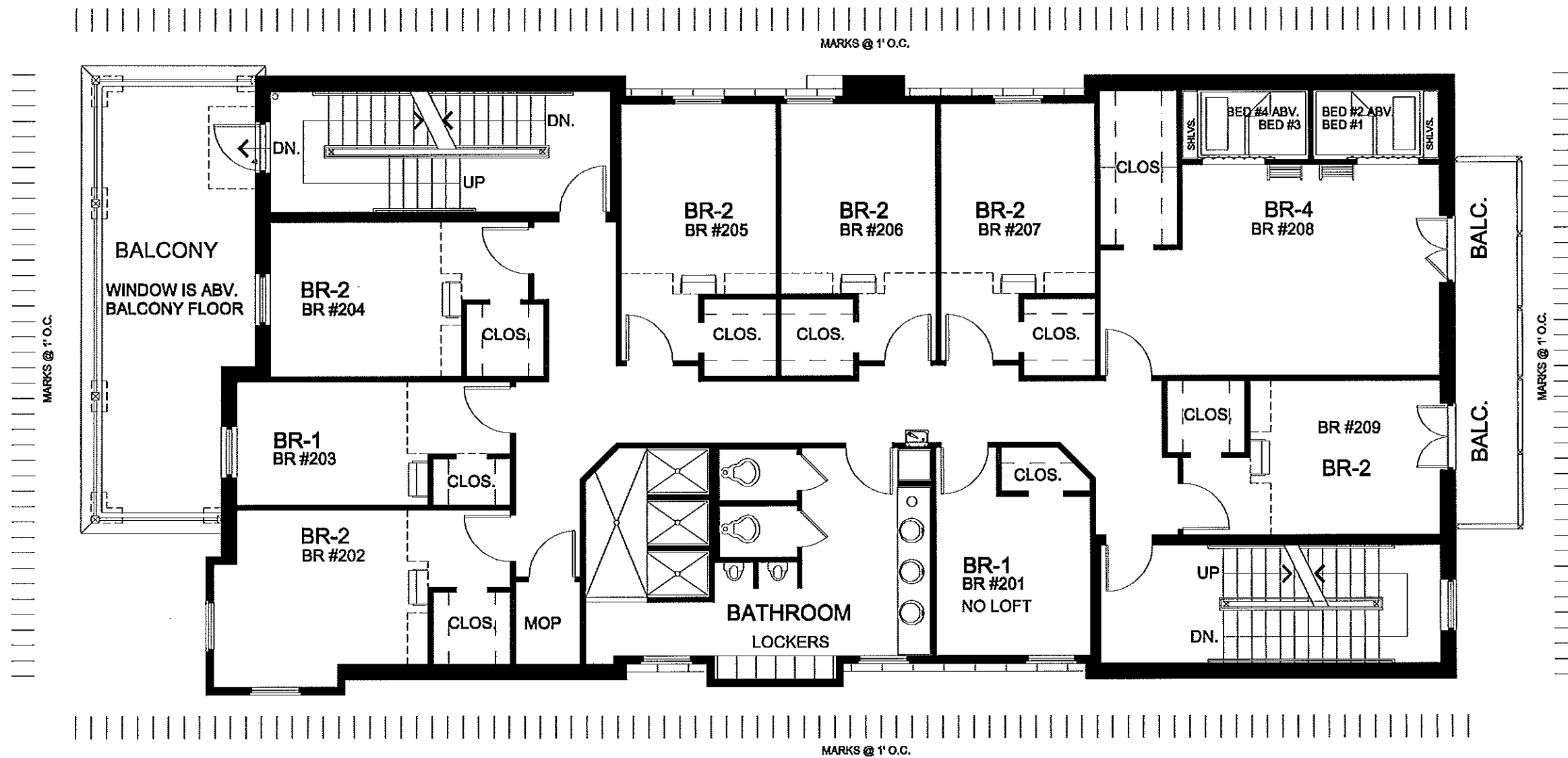
BASEMENT PLAN
 MARCH 24, 2010 1/4" = 1' - 0"



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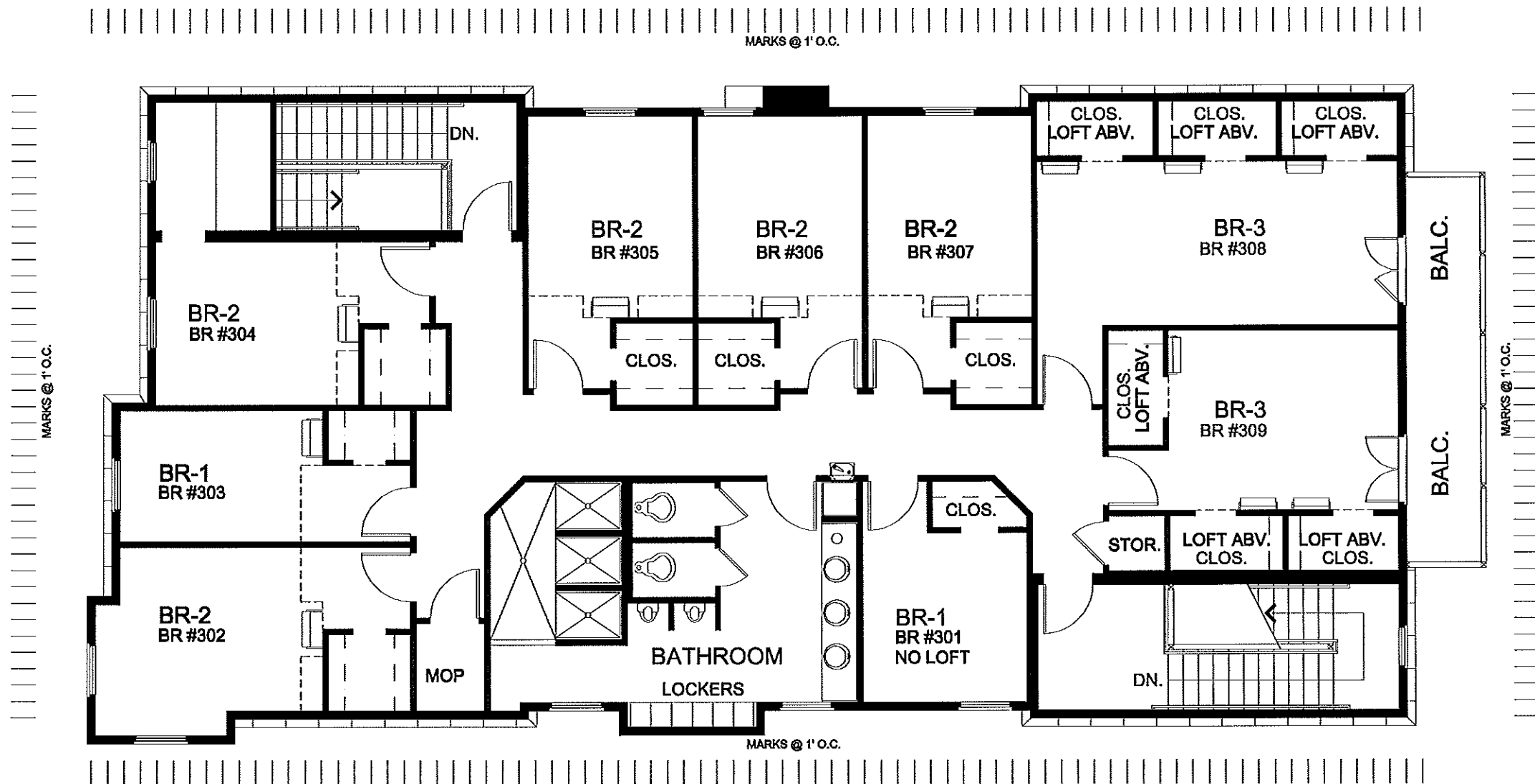
1ST FLOOR PLAN
 MARCH 24, 2010 1/4" = 1' - 0"



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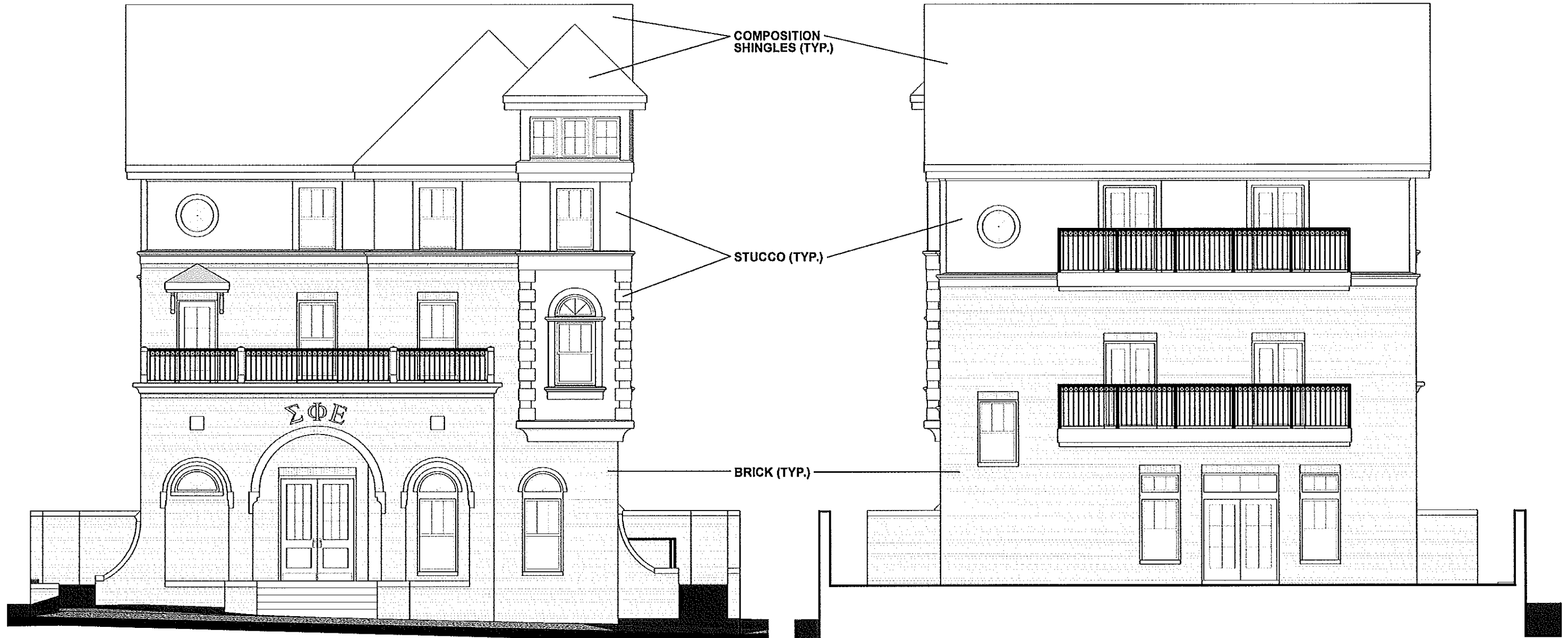
 **2ND FLOOR PLAN**
 MARCH 24, 2010 1/4" = 1' - 0"



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3RD FLOOR PLAN
 MARCH 24, 2010 1/4" = 1' - 0"



NORTH ELEVATION

SOUTH ELEVATION

MARCH 24, 2010 1/4" = 1'-0"

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EAST ELEVATION
MARCH 24, 2010 1/4" = 1'-0"

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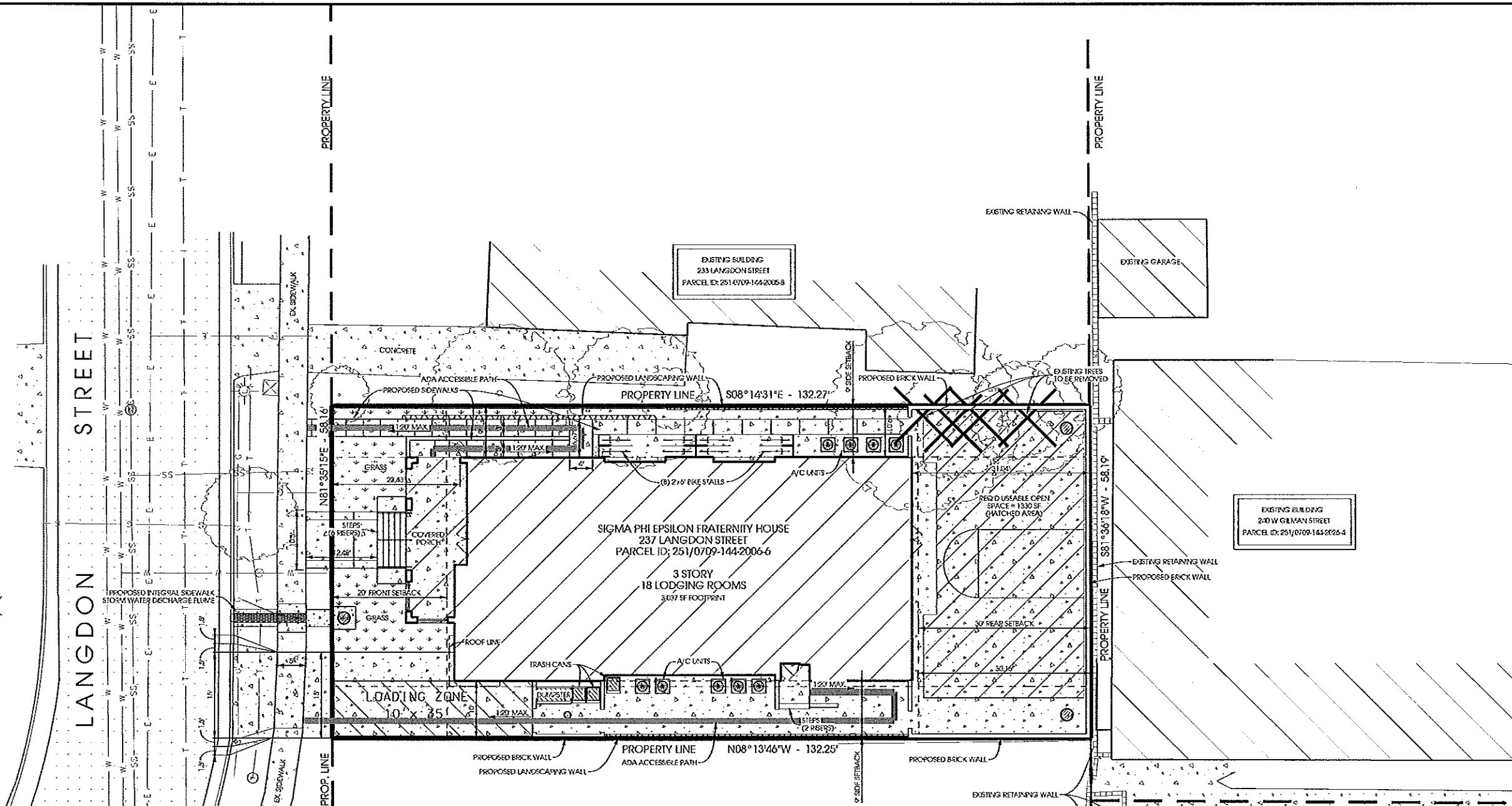
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WEST ELEVATION
MARCH 24, 2010 1/4" = 1'-0"

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Parking Lot Plan Site Information Block

Site Address:	237 Langdon Street
Parcel Number:	0709-144-2006-6
Legal Description:	Lot 8, Except the southwesterly 8' thereof, block 59, Original Plat of Madison Lying in the S.W. 1/4 of the S.E. 1/4 of Section 14, T07N, R09E, City of Madison, Dane County, WI.
Site Acreage:	0.176 Acres (7,692 SF)
Number of building stories (above grade):	3 Stories + Basement
Building Height:	40'-10"
OLHR type of construction:	VA - Wood Frame protected
Total square footage of building:	3,037 SF
Use of property:	Fraternity House
Property Class:	Commercial
Gross square feet of building (total):	12,103 SF (3 Stories + Basement)
Number of Bedrooms:	18
Number of Apartments:	1
Req'd Usable Open Space:	1,330 sq. ft. (1330 sq. ft. provided)
Number of bicycle stalls shown:	8
Req'd Bike Parking:	1 space per 3 rooms + 1 per dwelling unit = 7 spaces (8 Provided)
Number of parking stalls:	No Requirement
Req'd Loading Zones:	(1) 10'x35' (1 Provided)

GENERAL SITE NOTES:

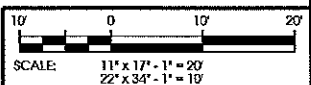
- CONTRACTORS SHALL OBTAIN NECESSARY CITY OF MADISON PERMITS AND APPROVALS FOR WORK WITHIN THE STREET RIGHT OF WAY.
- ALL SITE INFORMATION IS BASED ON AVAILABLE DATA FROM LOCAL GOVERNMENTAL AGENCIES AND UTILITY COMPANIES. ALL SITE INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- PLUMBING CONTRACTOR SHALL VERIFY LOCATION, SIZE AND DEPTH OF SANITARY SEWER, STORM SEWER, AND WATER MAINS AND COORDINATE ALL LATERAL CONNECTIONS TO MAINS WITH LOCAL MUNICIPALITY.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF GAS MAINS AND COORDINATE GAS LATERAL CONNECTIONS, ROUTE TO BUILDING, AND PLACEMENT OF GAS METER WITH THE LOCAL GAS COMPANY.
- CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF PRIMARY DISTRIBUTION SERVICE AND COORDINATE EXTENSION OF SERVICE TO THE BUILDING AND LOCATION OF TRANSFORMER WITH THE LOCAL ELECTRIC COMPANY.
- REMOVE ALL TOPSOIL AND UNSUITABLE MATERIAL FROM WITHIN BUILDING AND PAVED AREA LIMITS. FILL TO REQUIRED SUBGRADE LEVELS WITH STRUCTURAL GRANULAR MATERIAL CONTRACTED TO A MINIMUM OF 95% OF ASTM D-1557 THE MODIFIED PROCTOR.
- EXCAVATIONS FOR FOOTING SHALL BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT OF FOUNDATION CONSTRUCTION.
- SOILS ENGINEER SHALL BE PRESENT DURING ALL OPERATIONS AND REPRESENTATIVE NUMBER OF FIELD DENSITY TESTS SHALL BE TAKEN AS SITE IS FILLED IN.
- ALL CURB DIMENSIONS ARE TO BACK OF CURB, TYP.
- ALL CURB RADII ARE TO BACK OF CURB, TYP.

Zoning Summary

Zoning Classification:	R-8 (General Residential District) DDZ4
Setbacks:	
Front Yard	20'
Side Yard	9'
Rear Yard	30'
Floor Area Ratio:	2.0

COVERAGE LEGEND

	ASPHALT
	CONCRETE
	GRASS
	GRAVEL
	LANDSCAPING MULCH



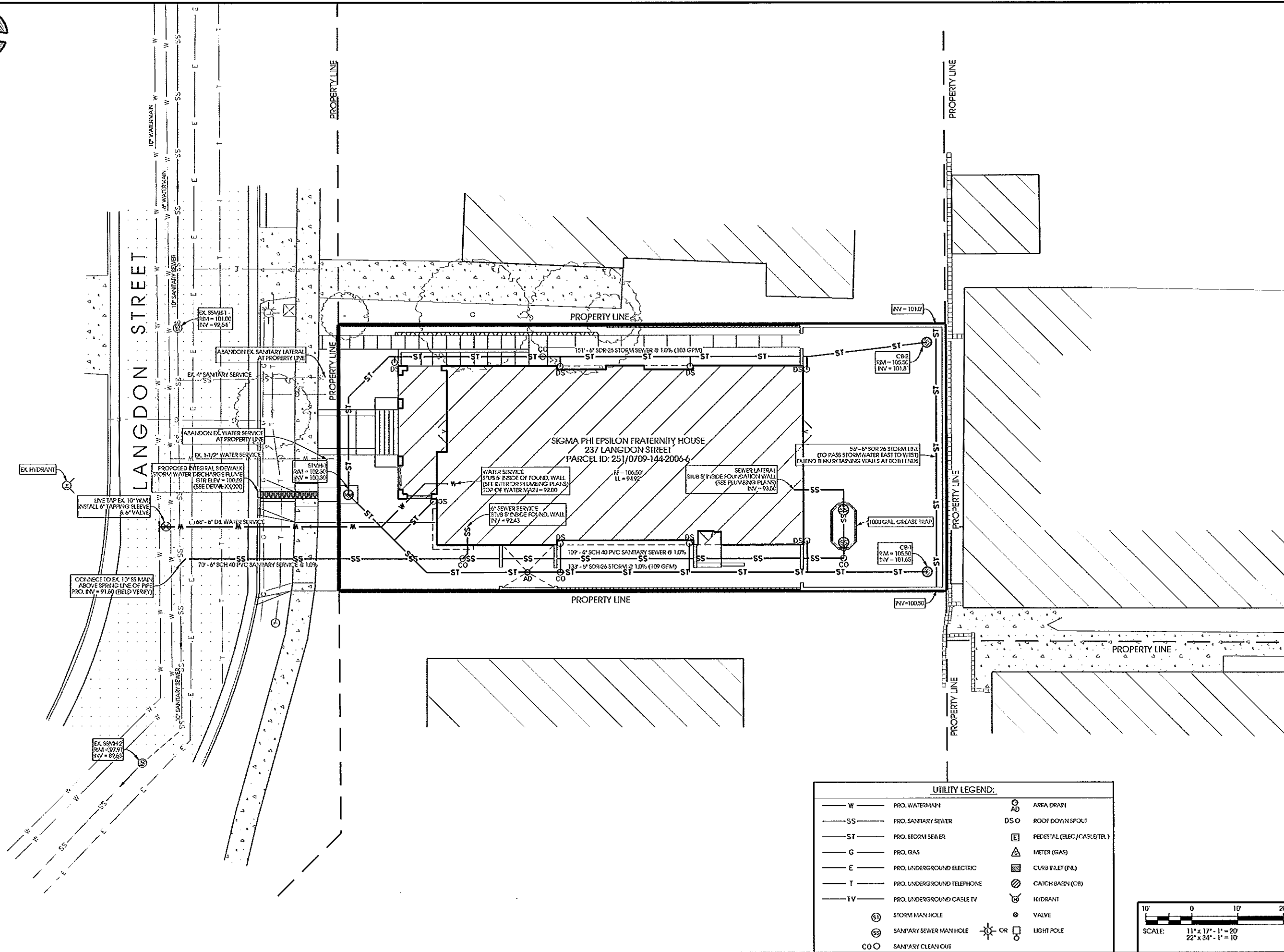
Edge
Consulting Engineers, Inc.
624 Water Street
Palo Alto, CA 94301
415.354.1449
www.edgeconsulting.com

SITE / PARKING LOT PLAN
SIGMA PHI EPSILON FRATERNITY
MADISON, WISCONSIN

ISSUE DATE:	CITY SUBMITTAL: 03-29-10
REVISIONS:	
DRAWN BY:	ANF
CHECKED BY:	AJO
PLOT DATE:	3/29/2010
PROJECT NUMBER:	4543
FILE NAME:	C20.dgn
SHEET NUMBER:	
CR.O	



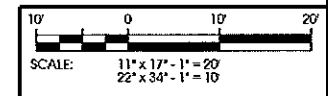
NORTH



SIGMA PHI EPSILON FRATERNITY HOUSE
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PARCEL ID: 251/0709-144-2006-6

UTILITY LEGEND:

— W —	PRO. WATER MAIN	○ AD	AREA DRAIN
— SS —	PRO. SANITARY SEWER	DSO	ROOF DOWN SPOUT
— ST —	PRO. STORM SEWER	⊠	FEDERAL (ELEC./CABLE/TEL)
— G —	PRO. GAS	⊠	METER (GAS)
— E —	PRO. UNDERGROUND ELECTRIC	⊠	CURB INLET (IN)
— T —	PRO. UNDERGROUND TELEPHONE	⊠	CATCH BASIN (CB)
— TV —	PRO. UNDERGROUND CABLE TV	⊠	HYDRANT
⊙	STORM MAN HOLE	⊙	VALVE
⊙	SANITARY SEWER MAN HOLE	⊙	LIGHT POLE
CO ○	SANITARY CLEAN OUT		



Edge
Consulting Engineers, Inc.
624 Water Street
P.O. Box 1449
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UTILITY PLAN
SIGMA PHI EPSILON FRATERNITY
MADISON, WISCONSIN

SHEET TITLE:

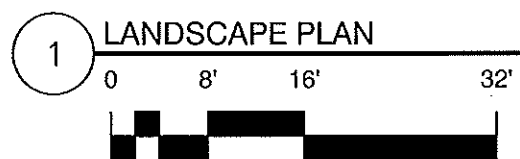
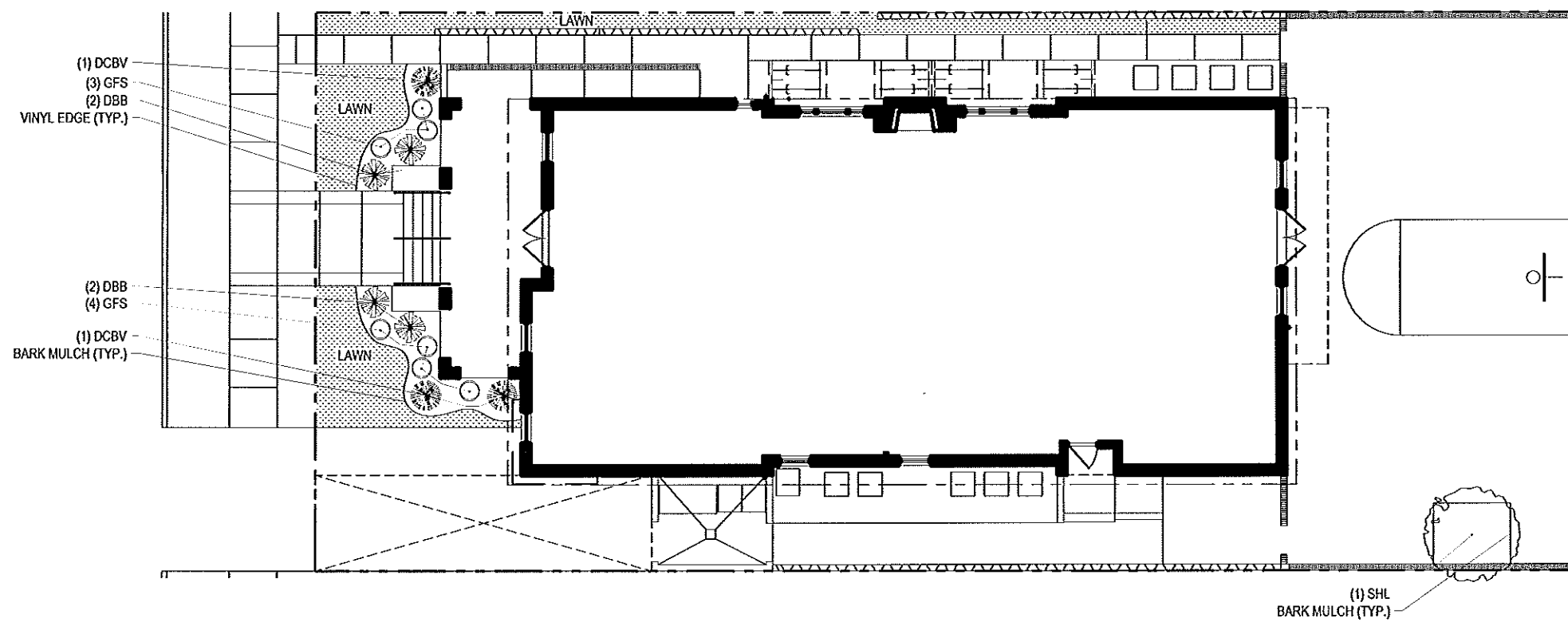
ISSUE DATE:	CITY SUBMITTAL: 03-29-10
REVISIONS:	
DRAWN BY:	AMF
CHECKED BY:	AJO
PLOT DATE:	3/29/2010
PROJECT NUMBER:	4543
FILE NAME:	C4.0.dgn
SHEET NUMBER:	C4.0

PLANT MATERIAL LIST

KEY	COMMON NAME	SIZE	ROOT	QUANTITY
SHL	SKYLINE HONEYLOCUST	2 1/2'	BB	1
AVB	ARROW WOOD VIBURNUM	36"	BB	1
DBB	DWARF BURNING BUSH	24"	POT	4
DCBV	DWARF CRANBERRYBUSH VIBURNUM	30"	POT	2
GFS	GOLD FLAME SPIREA	15"	POT	7

NOTES

1. LAWN AREAS SHALL BE FINE GRADED, FERTILIZED, AND SODDED WITH 1" LOCALLY GROWN SOD.
2. PLANTING BEDS RECEIVE SHREDDED HARDWOOD BARK SPREAD TO A DEPTH OF 3".
3. PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL BED EDGING (VALLEY VIEW BLACK DIAMOND OR EQUAL).
4. RETAINING WALLS BY OTHERS.



**SIGMA PHI
 FRATERNITY**

LANGDON STREET
 MADISON, WI

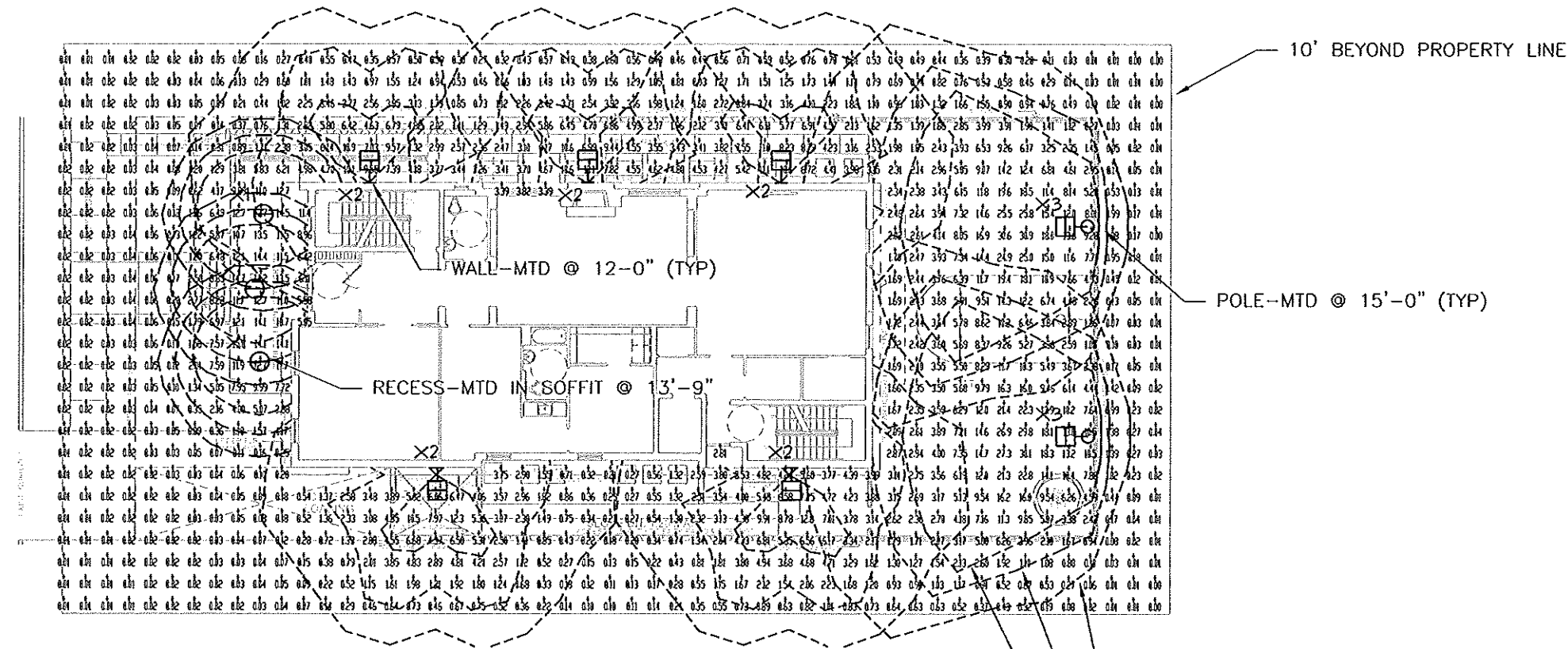
DATE OF ISSUE: 04/01/10

REVISIONS:

PROJECT #: 09127

LANDSCAPE PLAN

L1.0



SAE FRATERNITY (H 1003) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
X1	⊖	Gothan - (1) AHZ 50 H	(1) HXR50/C/U/MED	3350		0.90 3
X2	⊞	Lithonia - (1) TVF1	(1) HXR70/U/MED	5500		0.90 5
X4	⊞⊖	Lithonia - (1)ASFI HF	(1) HVR 150/U/MED	12500		0.90 2

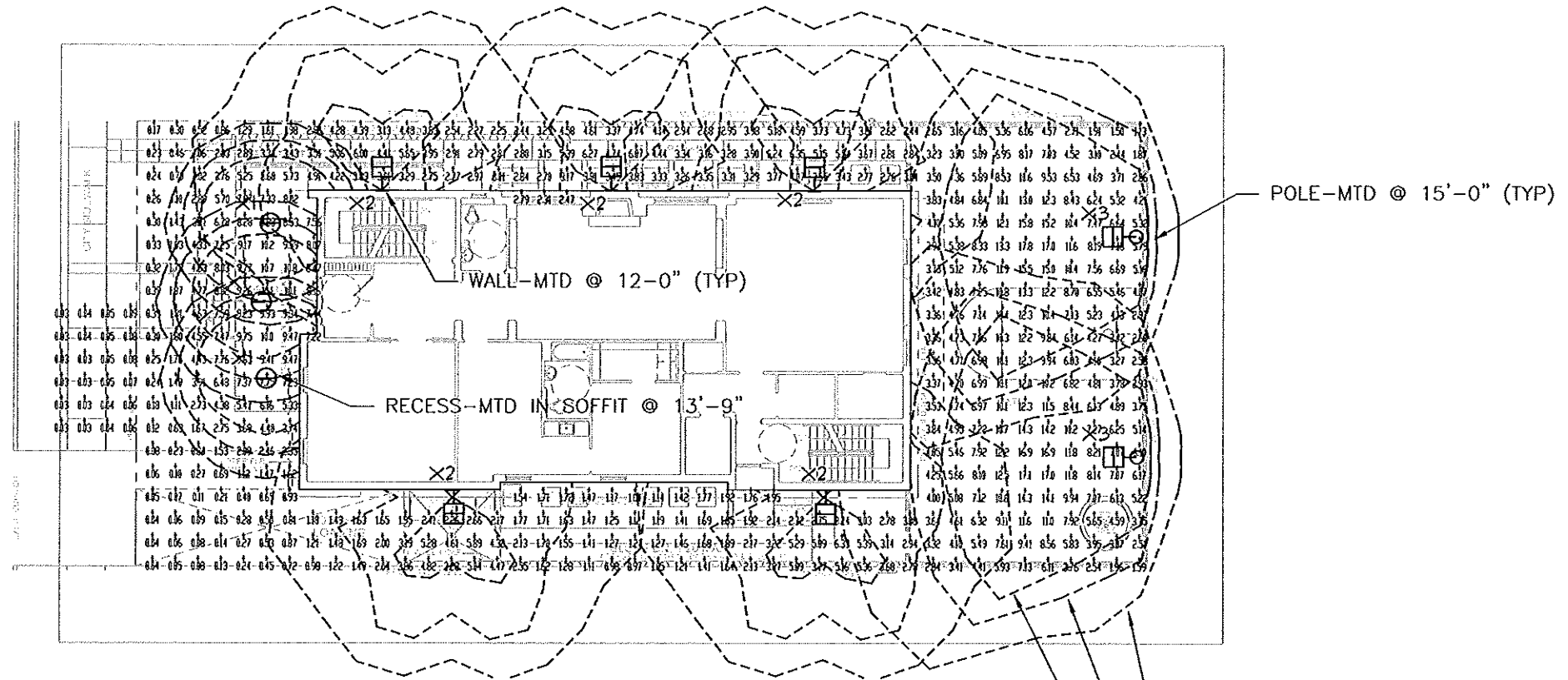
CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Area1	163.10x88.00ft	Grid 4' / H-H	976	3.00	<+>	3.24	30.94	0.00	20075.	20995

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 City of Madison, Dane County, Wisconsin.
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PROPERTY LINE LIGHTING ILLUMINATION PLAN
 APRIL 5, 2010 1" = 20' - 0"

NOTE: FOOT CANDLE NOTES @ 4' ABOVE GROUND

SHEET #
SL-1
 OF 9



SAE FRATERNITY (H 1003) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
X1	⊖	Gotham - (1) AHZ 50 M	(1) MXR50/C/U/MED	3350		0.90	3
X2	⊞	Lithonia - (1) TWFL	(1) MXR70/U/MED	5500		0.90	5
X4	⊞⊖	Lithonia - (1) ASF1 MF	(1) MVR 150/U/MED	12500		0.90	2

CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Areal	163.10x88.00ft	Grid Group / H-H	553	3.00	<+>	4.50	17.77	0.01	1281.9	324.30

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 City of Madison, Dane County, Wisconsin

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SITE LIGHTING ILLUMINATION PLAN
 APRIL 5, 2010 1" = 20' - 0"

NOTE: FOOT CANDLE NOTES ARE AT GROUND LEVEL

SHEET #
SL-2