







1

EAST ELEVATION - BLDG 1

SCALE: 1/32" = 1'-0"



2

WEST ELEVATION - BLDG 1

SCALE: 1/32" = 1'-0"



3

NORTH ELEVATION - BLDG 1

SCALE: 1/32" = 1'-0"



4

SOUTH ELEVATION - BLDG 1

SCALE: 1/32" = 1'-0"

1

2

3

4

5

A

B

1 EAST ELEVATION - BLDG 2
SCALE: 1/32" = 1'-0"



2 WEST ELEVATION - BLDG 2
SCALE: 1/32" = 1'-0"



3 NORTH ELEVATION - BLDG 2
SCALE: 1/32" = 1'-0"



4 SOUTH ELEVATION - BLDG 2
SCALE: 1/32" = 1'-0"

ARCHITECTS SCHIPPER KASTNER

3716 Ingersoll Ave., Ste. A, Des Moines, IA 50312 office: 515.277.6707

ARCHITECTURE INTERIORS PLANNING

HAWTHORNE STREET DEVELOPMENT
THE ANNEX GROUP

PHASE - NOT FOR CONSTRUCTION

DUBUQUE, IOWA

ISSUE DATE:
1.1.2015
REVISIONS:

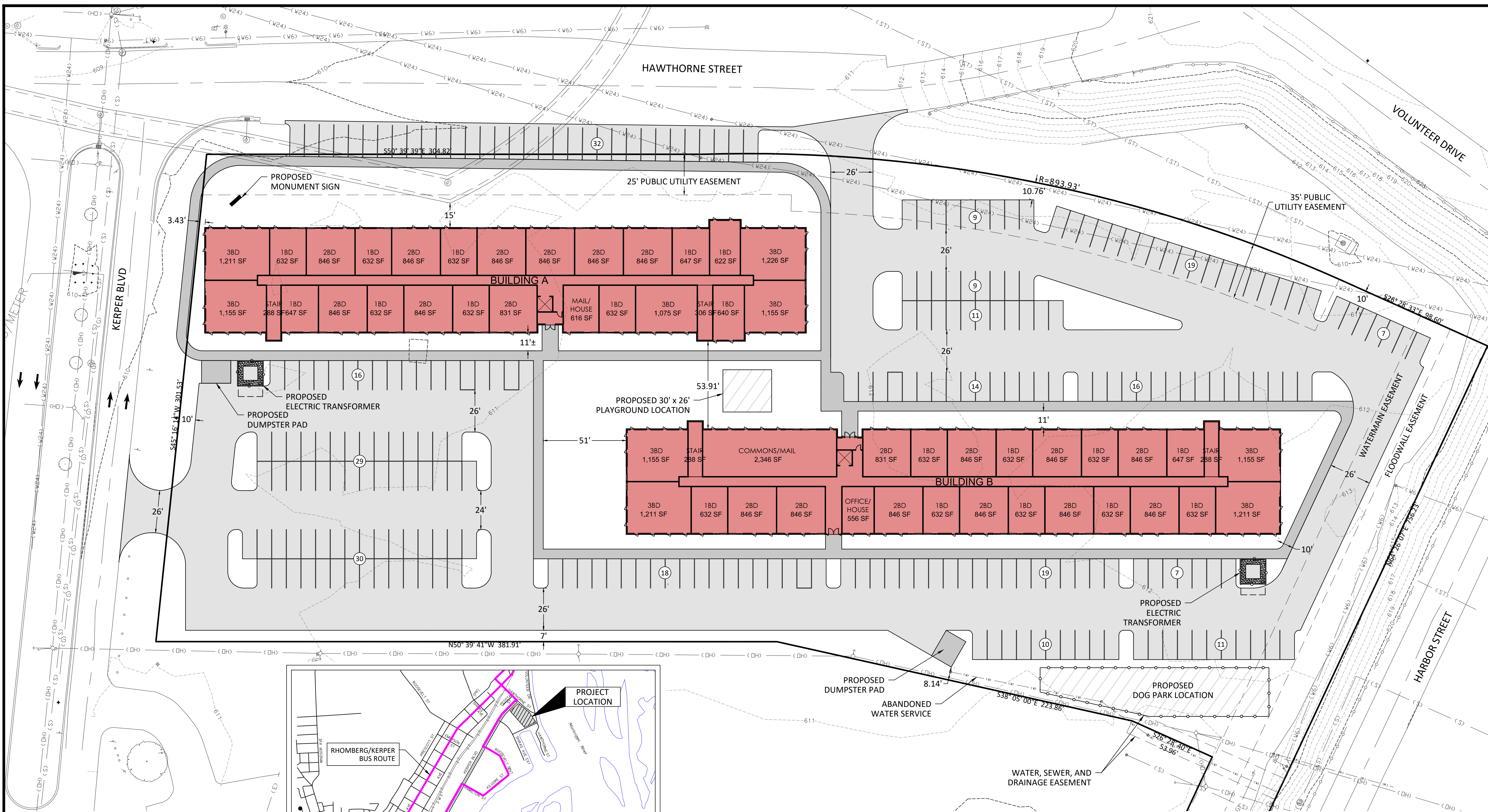
ELEVATIONS - BLDG

8B - 5
PROJECT 00000

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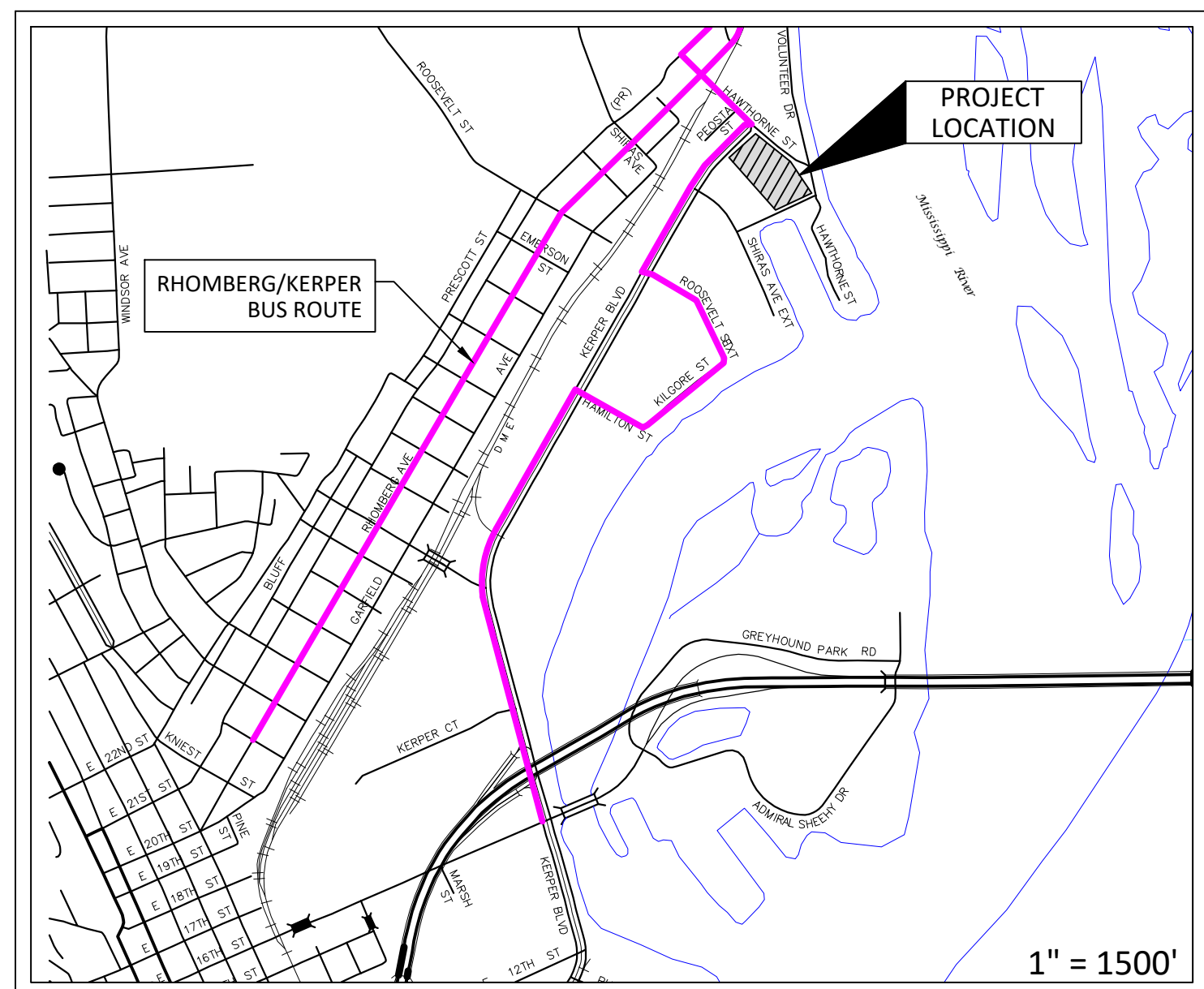
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LEGAL DESCRIPTION

LOT 2 OF BLOCK 2 IN RIVER FRONT SUBDIVISION NO. 3 IN THE CITY OF DUBUQUE, IOWA AS RECORDED ON MAY 4, 1978 IN DOCUMENT NUMBER 4064-78 OF THE DUBUQUE COUNTY RECORDER'S OFFICE, DUBUQUE COUNTY, IOWA.



CITY OF DUBUQUE, IOWA

PURPOSE OF DEVELOPMENT NEW RESIDENTIAL BUILDINGS		PARKING REQUIREMENTS			
ZONING INFORMATION		UNIT TYPE	# UNITS	BEDS	REQUIRED VEHICLE PARKING
CURRENT ZONING	CR - COMMERCIAL RECREATION	3 BEDROOM	37	111	1.25 / UNIT = 47
PROPOSED ZONING	PUD	2 BEDROOM	79	158	1.25 / UNIT = 99
		1 BEDROOM	85	85	1.25/UNIT = 107
		TOTAL	201	354	253
BUILDING SIZE INFORMATION		VEHICLE PARKING PROVIDED= 257			
SITE AREA: 251,102 SF OR 5.76 ACRES		BICYCLE PARKING REQUIRED = 14 SPACES			
EFFECTIVE SITE AREA: 228,766 SF OR 5.25 ACRES					
GROSS BUILDING AREA: 201,852 SF					

APPLICANT INFORMATION

OWNER
CITY OF DUBUQUE
50 W 13TH STREET
DUBUQUE, IA 52001
PHONE: 563.589.4120

DEVELOPER
THE ANNEX GROUP
409 MASSACHUSETTS AVE #300
INDIANAPOLIS, IN 46204
PHONE: 317.506.6537
dhays@theannexgrp.com

AXIOM CONSULTANTS

WWW.AXIOM-CON.COM | (319) 519-6220

ENGINEER:

0 15 30

DRAWING LOG

DATE	DESCRIPTION OF CHANGES
08-31-2023 <td>PUD SUBMITTAL</td>	PUD SUBMITTAL

PROJECT NAME:

UNION AT THE MARINA

CLIENT NAME:

HAWTHORNE ST & KERPER BLVD
DUBUQUE, IA 52001

SHEET NAME:

CONCEPTUAL DEVELOPMENT PLAN

SHEET NO.:

230102

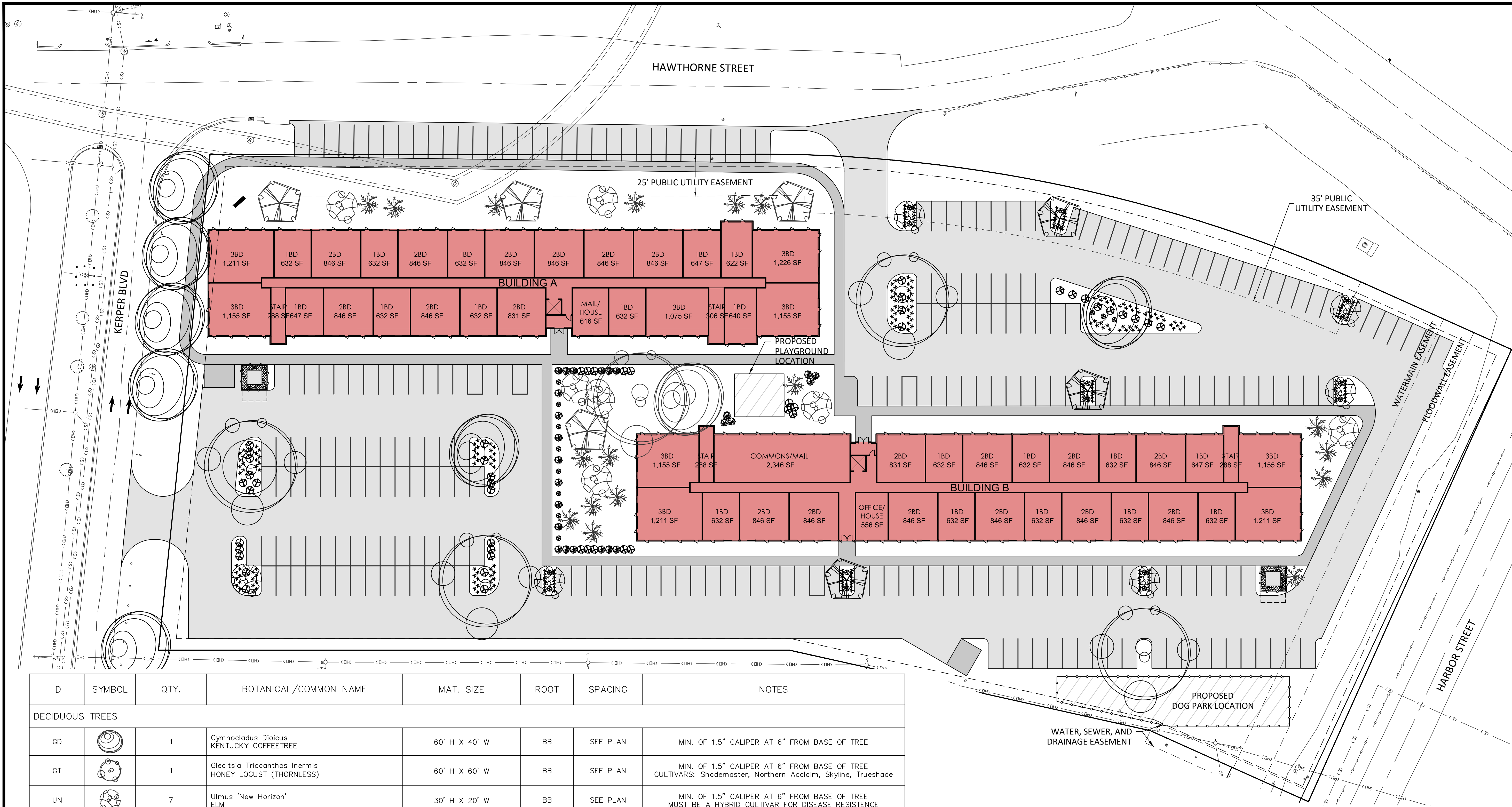
DESIGNED, DETAILED, AND CHECKED BY:

BOELK

SHEET NUMBER:

1 OF 2

NOT FOR CONSTRUCTION



ID	SYMBOL	QTY.	BOTANICAL/COMMON NAME	MAT. SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREES							
GD		1	Gymnocladus Dioicus KENTUCKY COFFEETREE	60' H X 40' W	BB	SEE PLAN	MIN. OF 1.5" CALIPER AT 6" FROM BASE OF TREE
GT		1	Gleditsia Triacanthos Inermis HONEY LOCUST (THORNLESS)	60' H X 60' W	BB	SEE PLAN	MIN. OF 1.5" CALIPER AT 6" FROM BASE OF TREE CULTIVARS: Shademaster, Northern Acclaim, Skyline, Trueshade
UN		7	Ulmus 'New Horizon' ELM	30' H X 20' W	BB	SEE PLAN	MIN. OF 1.5" CALIPER AT 6" FROM BASE OF TREE MUST BE A HYBRID CULTIVAR FOR DISEASE RESISTENCE
MA		4	Maackia Amurensis MAACKIA	25' H X 25' W	BB	SEE PLAN	MIN. OF 3" TRUNK DIAMETER AT 6" ABOVE GRADE AND 30" BALL OR POT
KD		17	Cornus Kousa 'Peve Limbo' KOUSA DOGWOOD	12' H X12' W	BB	SEE PLAN	MIN. OF 1.5" CALIPER AT 6" FROM BASE OF TREE
DECIDUOUS SHRUBS							
LP		8	Spiraea japonica 'Walbumba' MAGIC CARPET	1-2' H X 2-3' W	3 GAL.	SEE PLAN	MIN. OF 18" HEIGHT OR 3 GAL. WHEN PLANTED
SJ		14	Spiraea japonica 'Little Princess' LITTLE PRINCESS SPIREA	4-5' H X 5-7' W	3 GAL.	SEE PLAN	MIN. OF 18" HEIGHT OR 3 GAL. WHEN PLANTED
SM		25	Syringa Meyer 'Palibin' DWARF KOREAN LILAC	5' H X 5-7' W	3 GAL.	SEE PLAN	MIN. OF 18" HEIGHT OR 3 GAL. WHEN PLANTED
ALL PLANTS NURSERY MATCHED, QUALITY SPECIMEN; PLANS SHALL SUPERCEDE PLANT COUNTS							

ENGINEER:

WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG	
DATE	08-31-2023
DESCRIPTION OF CHANGES	PUD SUBMITTAL
REV	

PROJECT NAME:
UNION AT THE MARINA
HAWTHORNE ST & KERPER BLVD
DUBUQUE, IA 52001

CLIENT NAME:
BOELK

SHEET NAME:
CONCEPTUAL LANDSCAPE PLAN

PROJECT NO.:
230102

SHEET NUMBER:
2 OF 2

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