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KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Ste. 201
 Middleton, Wisconsin 53562
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Consultant

Notes

Site Development Data:

Commercial Space	Existing Papa Ph's Space	2,000 sf
	New Construction	4,000 sf
Dwelling Unit Mix:	Existing apartments	2
	One-Bedroom	3
	One-Bedroom + Den	0
	Two-Bedroom	22
	Two-Bedroom + Den	0
	Three-Bedroom	0
	Total dwelling Units	47

Details:

Lot Area	45,732 SF or 1.05 acres
Lot Area (D.U.)	970 SF/acre
Density	45 units/acre

Building Heights:

2.3 and 4 Stories

Floor Area Ratio:

Total Floor Area (excluding parking)	67,800 S.F. Residential
	6,000 S.F. Commercial
	71,800 S.F. Total

Floor Area Ratio

1.05

Required Parking Standards (R-S)

Commercial Area (17,000 sf)	20 spaces
One Bedrooms (3 X 1.25 Units)	3.75 spaces
One Bedroom + Den (0 X 1.5 Units)	12 spaces
Two Bedrooms (22 X 1.50 Units)	33 spaces
Two Bedrooms + Den (0 X 1.75 Units)	10.5 spaces
Three Bedrooms (0 X 1.75 Units)	10.5 spaces
Total Required Parking	89.75 spaces

Bicycle Parking

Residential (1 space/unit)	47 spaces
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Provided Parking and Ratios:

Vehicular parking (underground)	57 stalls	or	1.28 stalls/unit
Vehicular parking (surface)	31 stalls	or	68 stalls/unit
Total Vehicular Parking	88 stalls	or	1.02 stalls/unit
Bicycle parking (underground)	25 stalls	or	5 stalls/unit
Bicycle parking (surface)	22 stalls	or	5 stalls/unit
Total Bicycle Parking	47 stalls	or	1.0 stalls/unit

Revisions
 5/16 SUBMITTAL - FEBRUARY 07, 2007

Project Title
2601 Monroe Street

SITE PLAN
 1" = 30'-0"

Drawing Title
Site Plan

Project No. **0522** Drawing No. **C-1.1**

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Contract

Notes

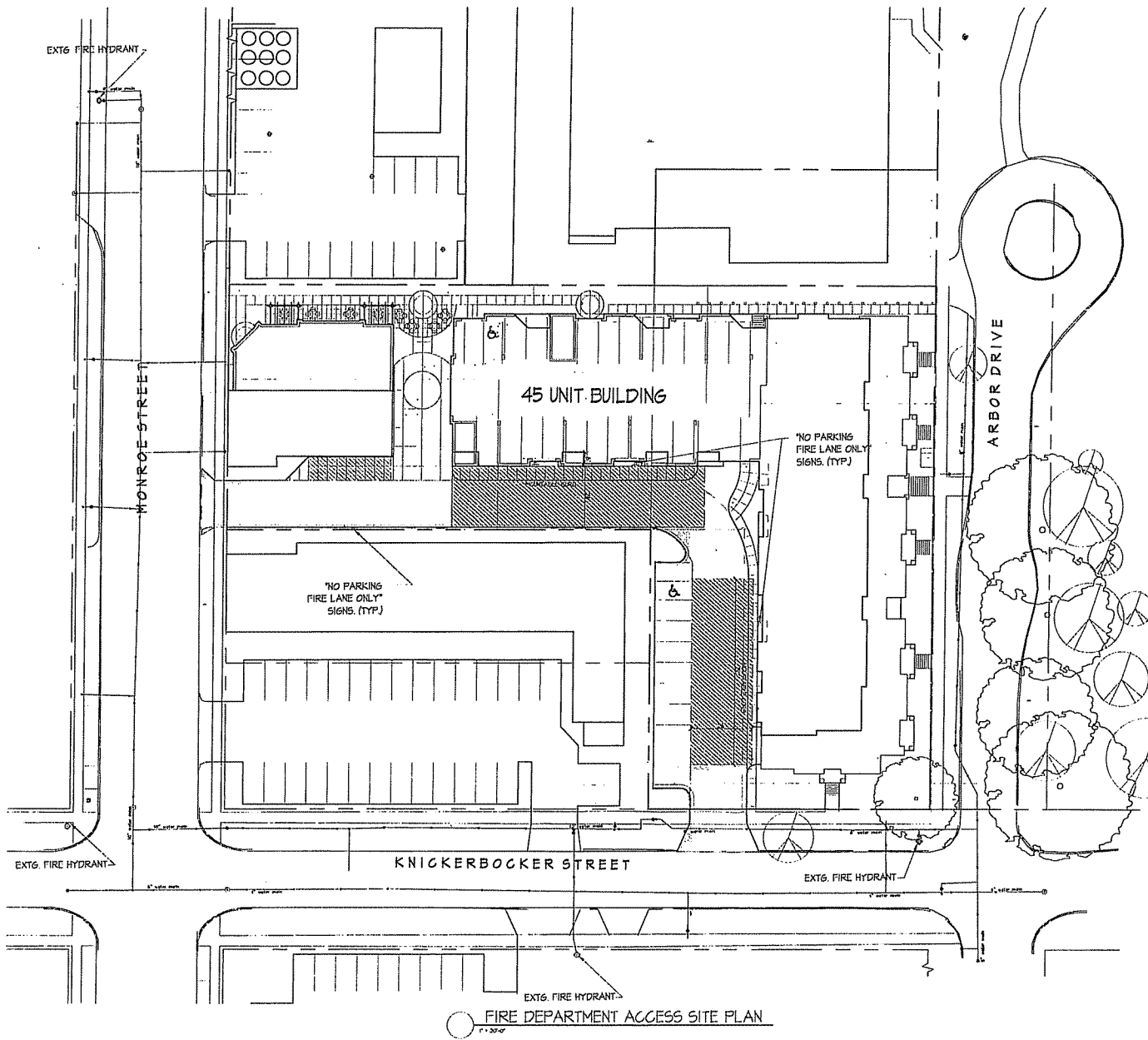
1. [Hatched Area] 20' WIDE AERIAL APPROPRIATE FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 50'
2. [Dashed Area] 20' TO 30' WIDE FIRE LANE. SEE PLAN FOR ACTUAL WIDTH

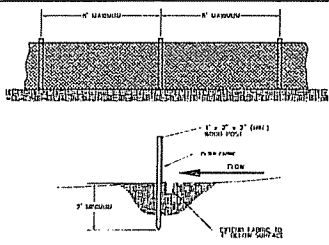
Revisions
 SIP SUBMITTAL - FEBRUARY 07, 2007

Project Title
 2607 Monroe Street

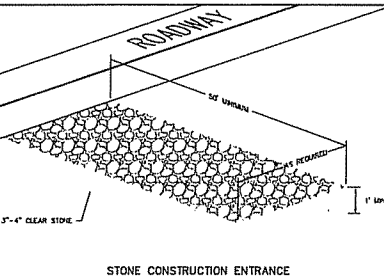
Drawing Title
Fire Dept. Access Site Plan
 Project No. 0522 Drawing No. C-1.2

Site Plan shall be used in conjunction with the Fire Dept. Access Site Plan. The Fire Dept. Access Site Plan shall be used to determine the location of fire hydrants and fire department access points. The Fire Dept. Access Site Plan shall be used to determine the location of fire department access points. The Fire Dept. Access Site Plan shall be used to determine the location of fire department access points.

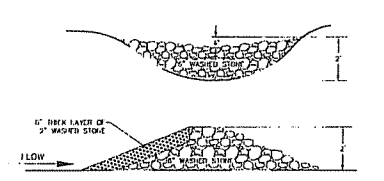




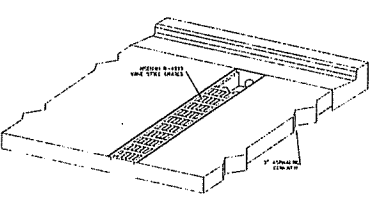
SILT FENCE CONSTRUCTION



STONE CONSTRUCTION ENTRANCE



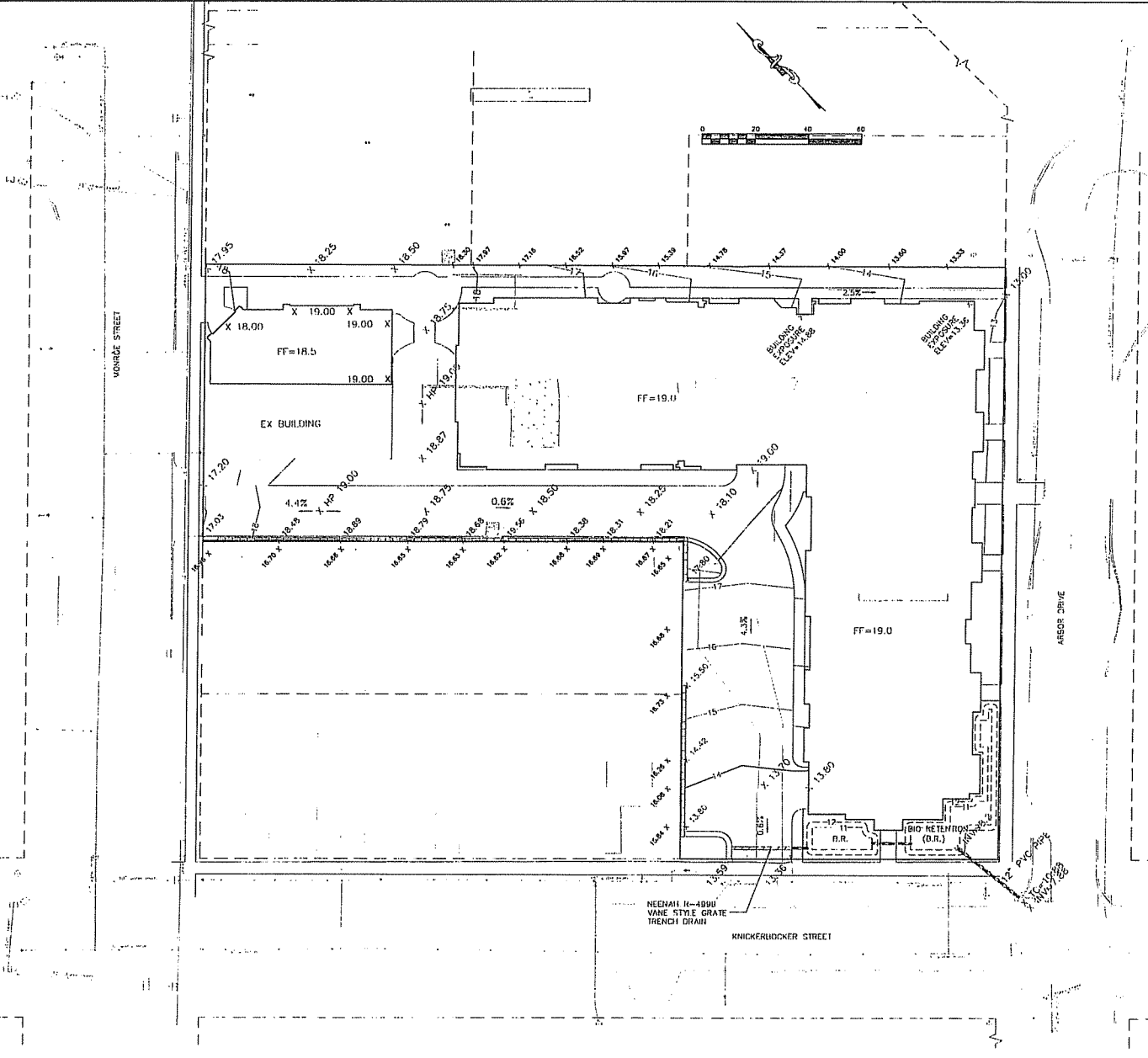
ROCK CHECK DAM



TRENCH DRAIN DETAIL

LEGEND

---	EXISTING MAJOR CONTROL
---	EXISTING MINOR CONTROL
---	PROPOSED MAJOR CONTROL
---	PROPOSED MINOR CONTROL
---	SEWER SEWER
---	WETLAND BOUNDARY
---	SILT FENCE



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www.burseinc.com

APPROVAL	DATE
PROJECT MANAGER	
DESIGNER	
CHECKER	
DATE	
PROJECT	

2607 Monroe Street Condominiums
Madison, Wisconsin
J. Michael Real Estate

PROJECT #:	BSE1020-08
PLOT DATE:	2-21-07
REVISION DATES:	
ISSUE DATES:	

GRADING AND
EROSION CONTROL
PLAN

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DRAWING NUMBER
C-2.1

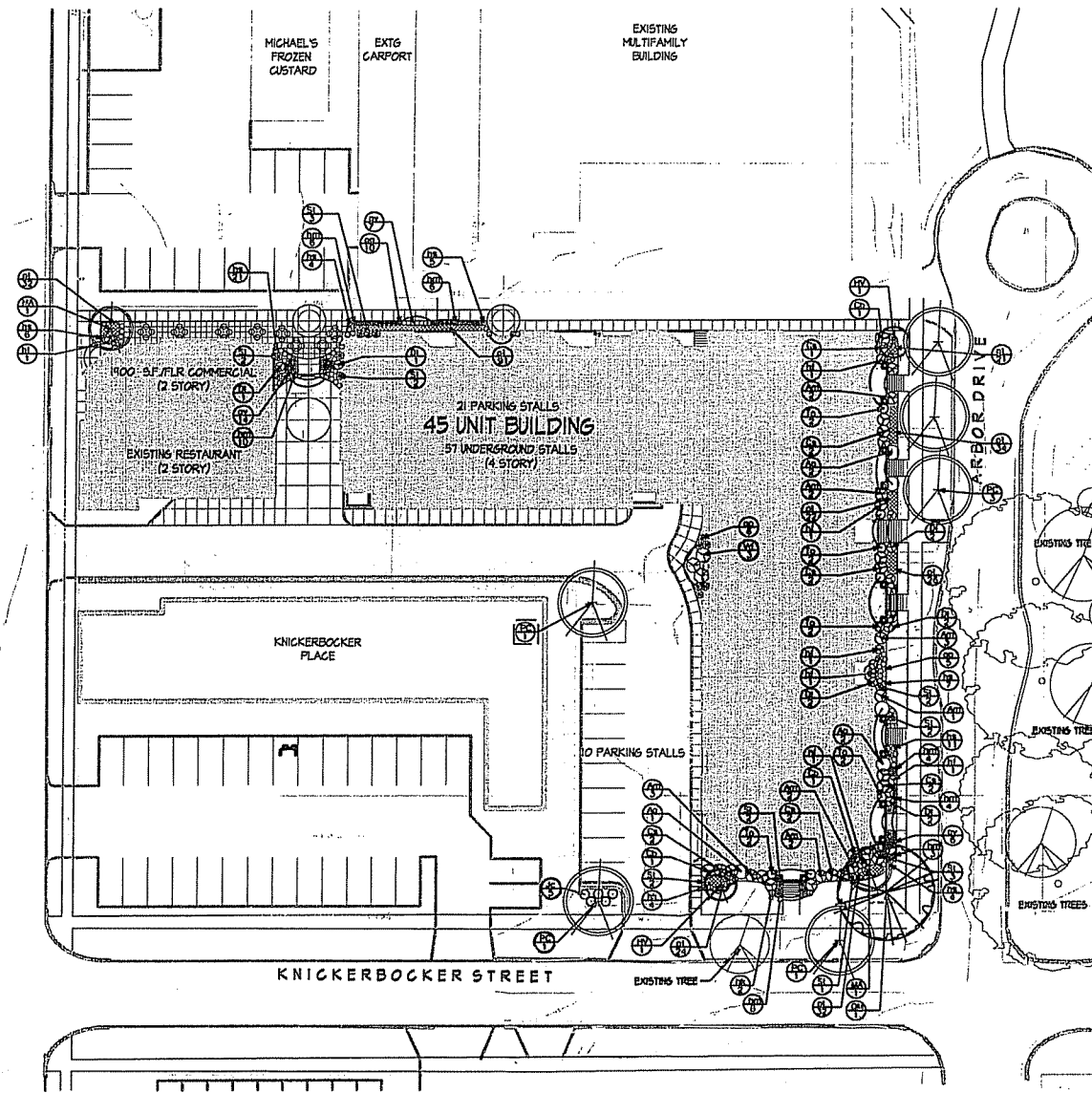
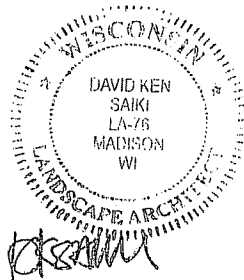
Key	Botanical Name	Common Name	Quantity	Size	Spec
Deciduous Trees					
HV	<i>Hamamelis virginica</i>	Vernal Witchhazel	2	36" H/Cent/DB	
MA	<i>Malus 'Adirondack'</i>	Adirondack Crabapple	2	1 1/2" Cal.	
PC	<i>Pyrus calleryana 'Aristocrata'</i>	Anisocarp Pear	8	1 1/2" Cal.	
QM	<i>Quercus macrocarpa</i>	Bur Oak	1	1-2" DBH	
Deciduous Shrubs					
An	<i>Aronia arbutifolia 'Brilliantissima'</i>	Brilliantissima Red Chokeberry	5	36" H/Cent.	
Am	<i>Aronia melanocarpa var. nana</i>	Black Chokeberry	15	36" H/Cent.	
Ca	<i>Cornus hybrid</i>	Baylor Red-Flowered Dogwood	4	36" H/Cent.	
Cs	<i>Cornus sericea 'Flaviramea'</i>	Yellow Twin Dogwood	11	36" H/Cent.	
Di	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	10	18" H/Cent.	Space 3-4' O.C.
SI	<i>Sorbus ilicifolia 'Rainy Queen'</i>	Priny Queen Sorbus	15	24" H/Cent.	
Vt	<i>Viburnum dentatum 'Blue Muffin'</i>	Blue Muffin Viburnum	3	36" H/Cent.	
Evergreen Shrubs					
To	<i>Thuja occidentalis 'Brabant'</i>	Brabant Arborvitae	10	4" H/DB	
Jc	<i>Juniperus chinensis 'Kaltus Compacta'</i>	Kaltus Compact Juniper	5	18" H/Cent.	
Perennials/Grasses/Groundcovers					
an	<i>Asiabe arundin 'White Gloria'</i>	White Gloria Asiabe	21		
av	<i>Asiabe 'Victoria in Pink'</i>	Asiabe Victoria in Pink	27		
hm	<i>Hostera macrantha 'Palace Purple'</i>	Conchells Palace Purple	41		
hk	<i>Hostia 'Krossa Regal'</i>	Hostia Krossa Regal	6	1 Di. Pot.	
hl	<i>Hostia 'Frances Williams'</i>	Frances Williams Hostia	7	1 Di. Pot.	
hs	<i>Hostia 'Sirenetes'</i>	Sirenetes Hostia	58	1 Di. Pot.	
pl	<i>Pachyzandra terminalis Green Carpet</i>	Japanese Pachyzandra	282		

NOTES:

REQUIRED TREES PER CITY OF MADISON LANDSCAPE POINT SYSTEM HAVE LABELS IN SQUARES ON THE PLAN.

PLANTS USED TOWARD POINTS IN LANDSCAPE WORKSHEET HAVE CIRCLED LABELS ON THE PLAN.

LANDSCAPE POINTS			
1 CANOPY TREE REQUIRED FOR 10 PARKING SPACES			
10 PARKING SPACES REQUIRE 49.5 POINTS OF LANDSCAPE ELEMENTS			
LANDSCAPE ELEMENTS			
ELEMENT	QUANTITY	POINT VALUE	POINTS ACHIEVED
CANOPY TREE 2-2 1/2" CAL.	1	35	35
DECIDUOUS SHRUB	3	2	6
EVERGREEN SHRUB	5	3	15
TOTAL POINTS			56



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Notes

Revisions
 NEIGHBORHOOD MEETING - JAN 11, 2007
 ISSUED TO PLANNING - FEB. 07, 2007

Project Title
2607 Monroe Street

Drawing Title
Landscape Plan

Project No.
0522

Drawing No.
L-1.1

Developer to work with Parks Dept. to provide additional landscape trees along the southern side of Arbor Drive.

PRELIMINARY NOT FOR CONSTRUCTION

TO OBTAIN LOCATION OF UNDERGROUND UTILITIES CALL 800-442-8511

CALL DIGGERS HOTLINE 1-800-442-8511

TOLL FREE

CONTRACTOR MUST OBTAIN PERMITS FROM CITY OF MADISON

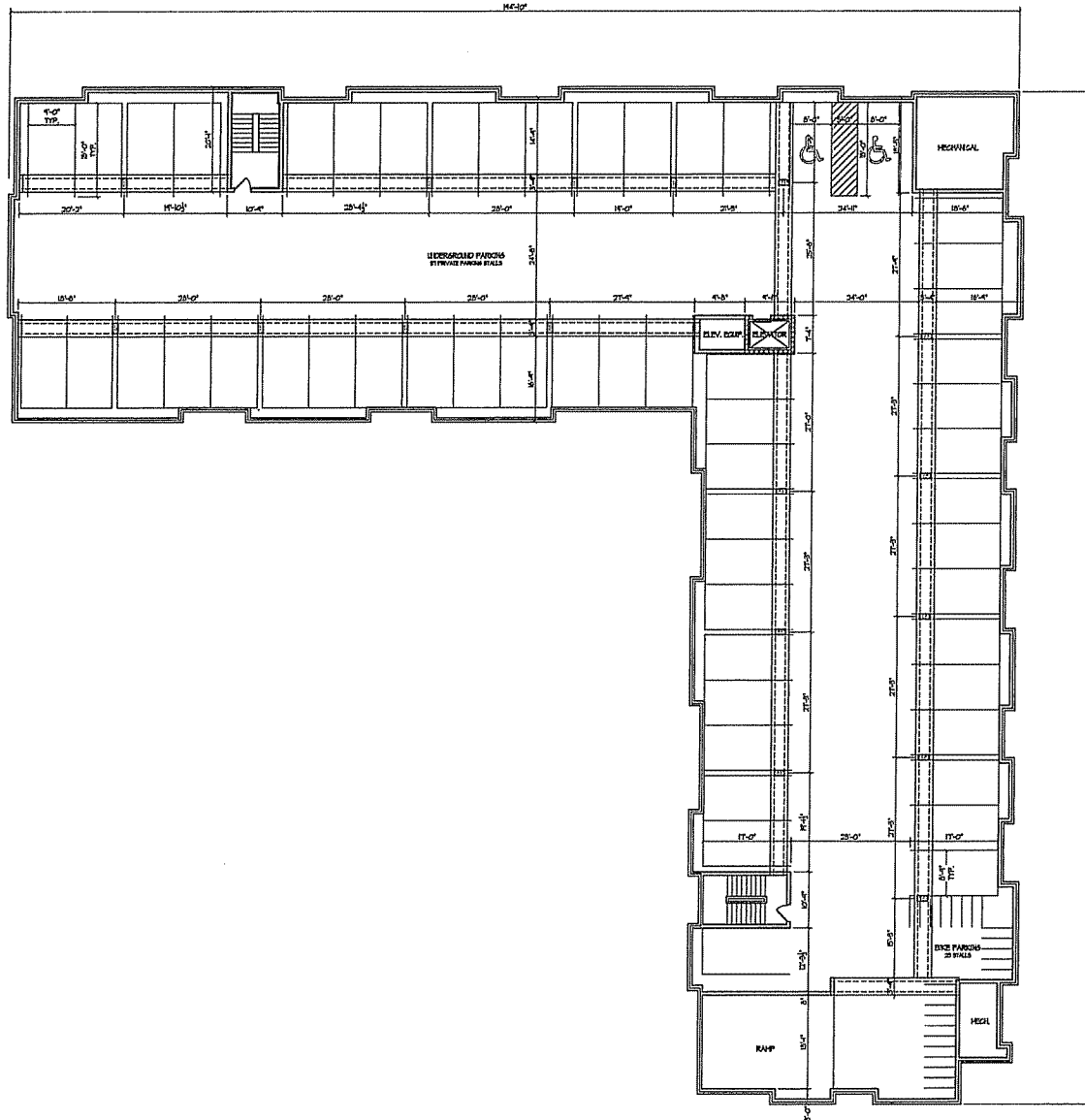
NOTES: SEE SHEET L-1.1 FOR REQUIRED TREE SPECIFICATIONS AND TREE SIZES. SEE SHEET L-1.2 FOR TREE PLACEMENT AND TREE SIZES. SEE SHEET L-1.3 FOR TREE PLACEMENT AND TREE SIZES.

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Notes



Revisions
 SIP Submittal - February 7, 2007

Project Title
 2607 Monroe Street

Drawing Title
 Basement Plan

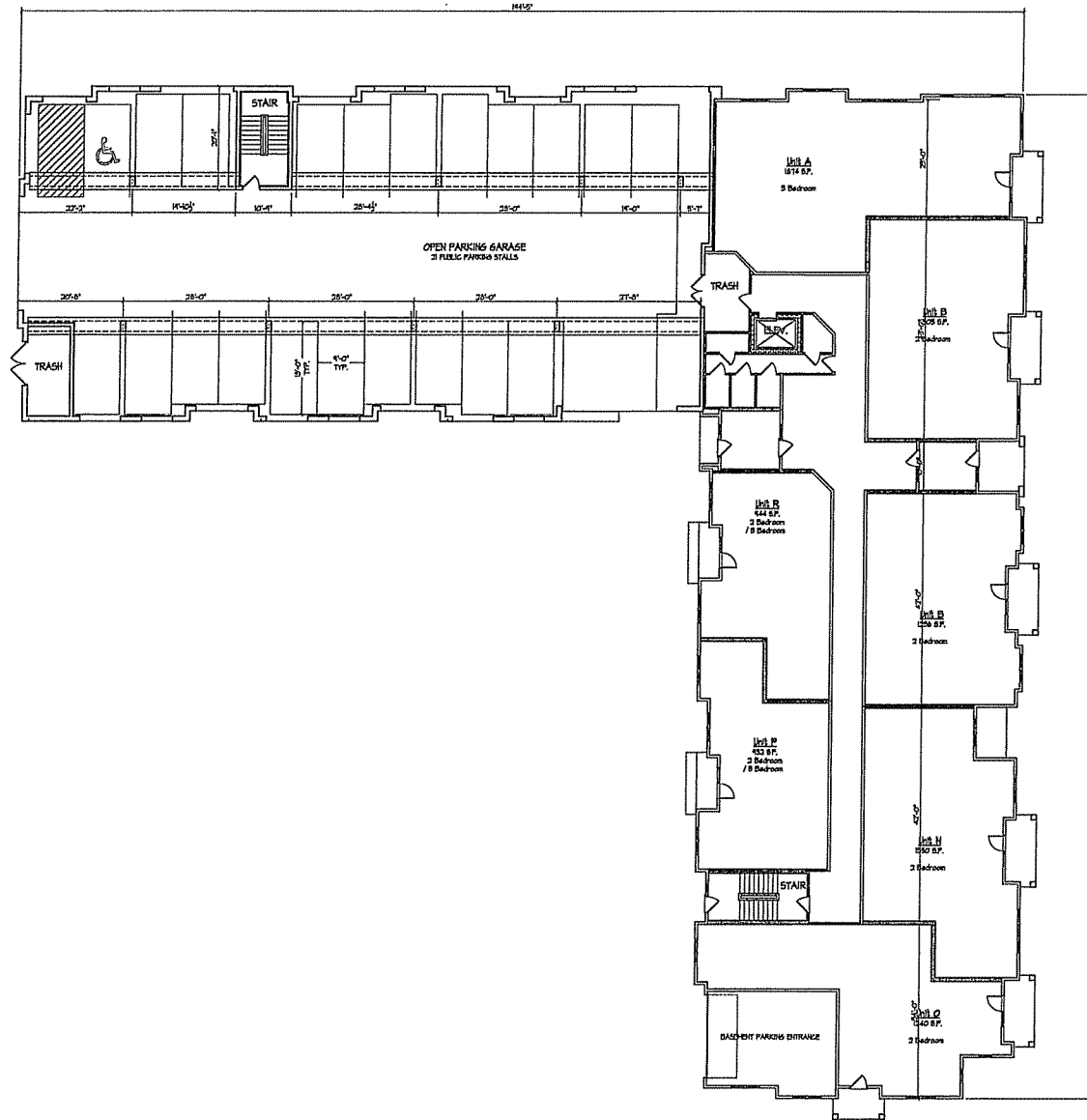
Project No. 0522 Drawing No. A-1.0

BASEMENT PLAN
 0522 - 1.0

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Notes



Revisions
SIP Exhibit 2a1 - February 7, 2007

Project Title
2607 Monroe Street

Drawing Title
First Floor Plan

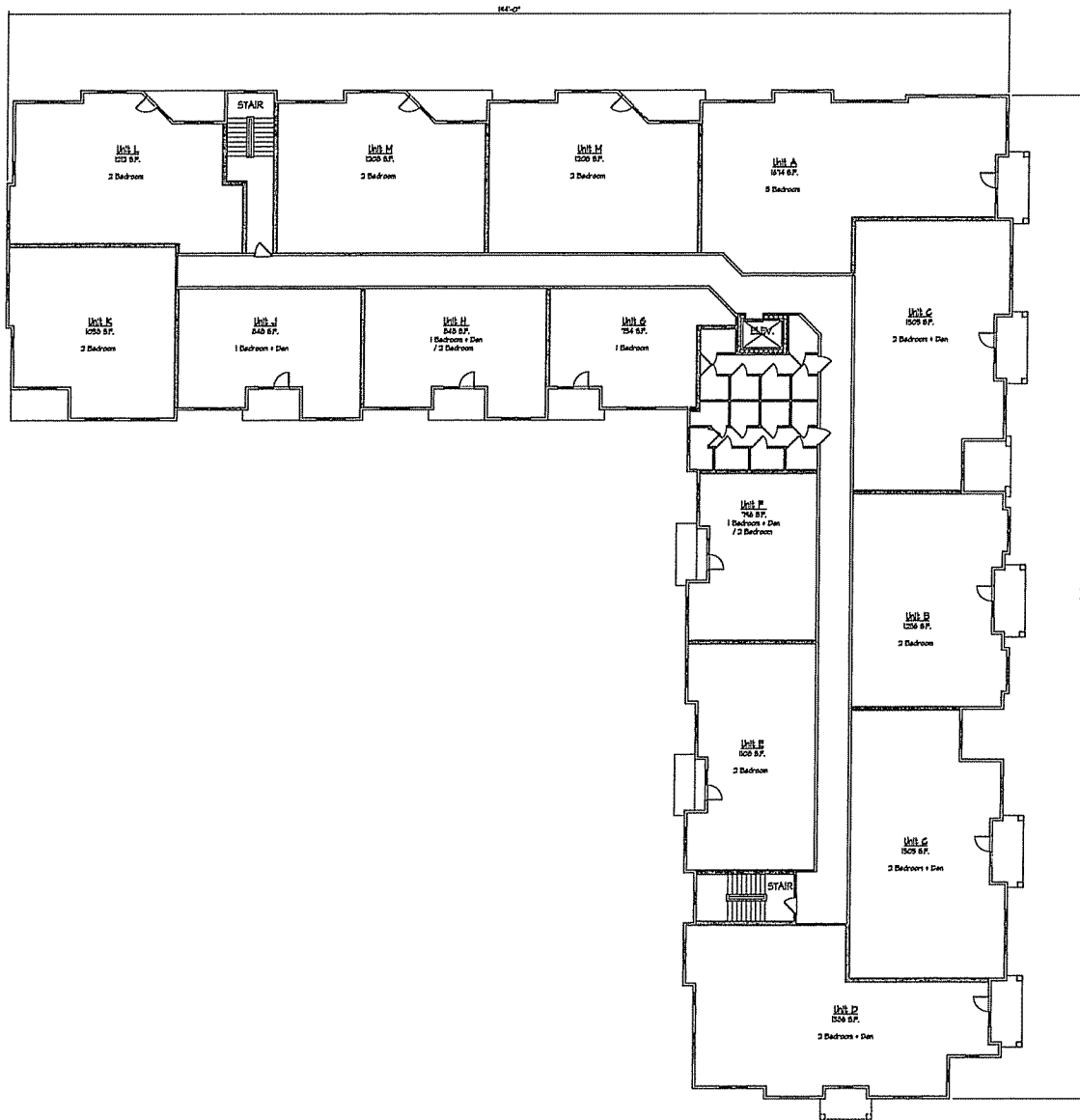
Project No. 0522 Drawing No. A-1.1

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

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Contractor

Notes



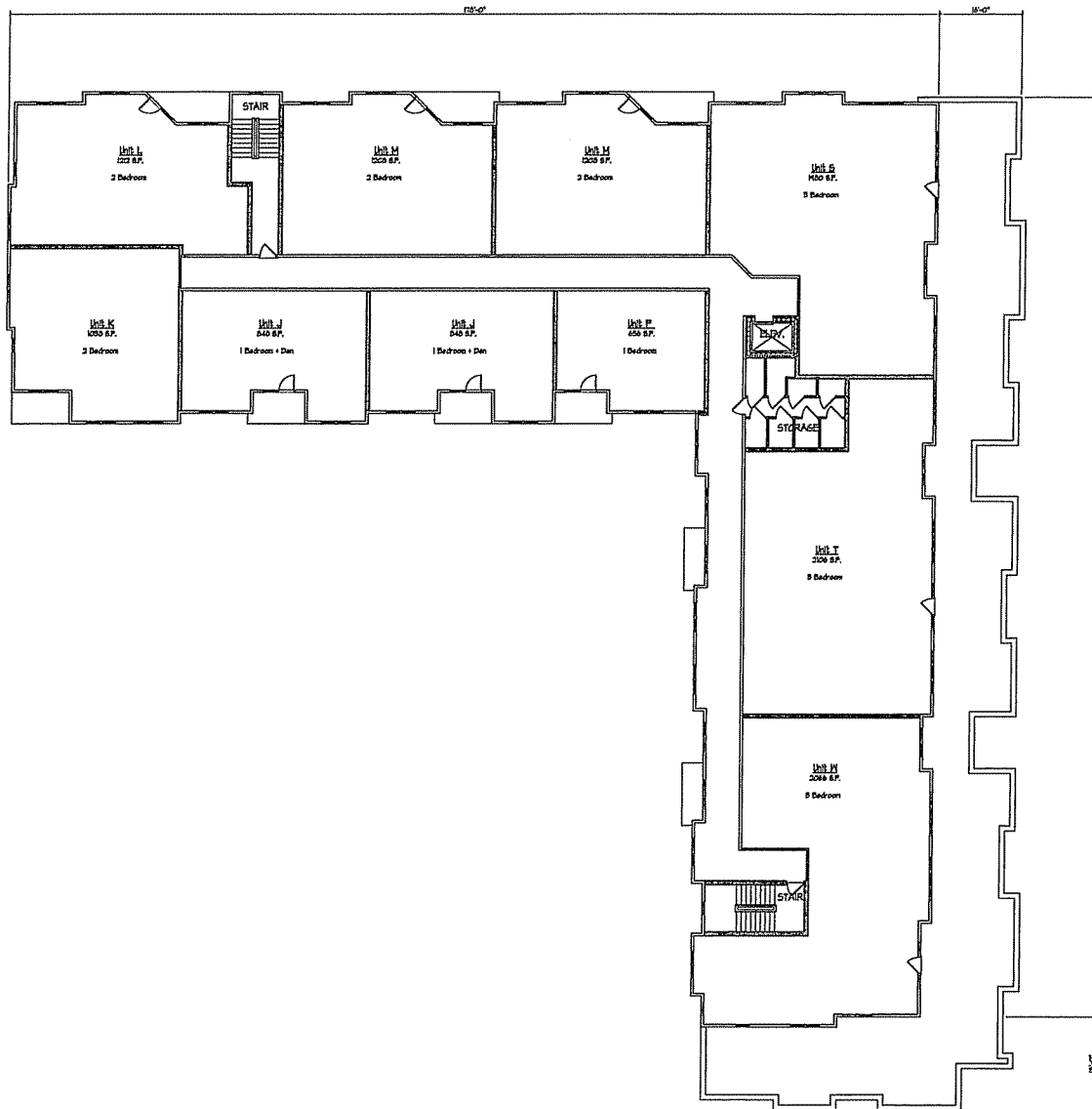
Revisions
SIP Submittal - February 7, 2007

Project Title
2601 Monroe Street

Drawing Title
Second & Third Floor
Plans

Project No. Drawing No.

0522 A-1.2



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Notes

Revisions
 SIP Submittal - February 7, 2007

Project Title
 2607 Monroe Street

Drawing Title
 Fourth Floor Plan

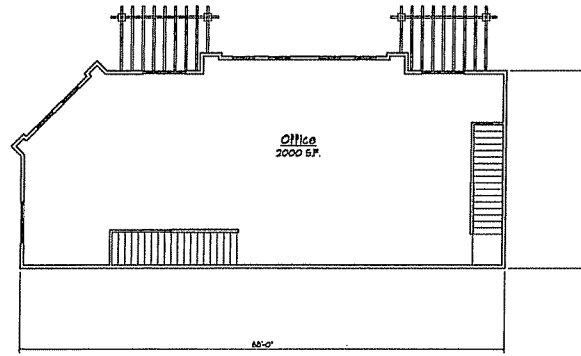
FOURTH FLOOR PLAN
 1/8" = 1'-0"

Project No. 0522
 Drawing No. A-13

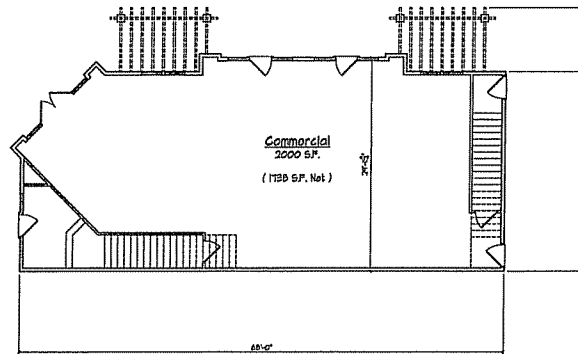
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Notes



○ SECOND FLOOR PLAN
1/8" = 1'-0"



○ FIRST FLOOR PLAN
1/8" = 1'-0"

Revisions
SIP Submittal - February 7, 2007

Project Title
2607 Monroe Street

Drawing Title
Commercial Building

Project No. Drawing No.
0522 A-1.4

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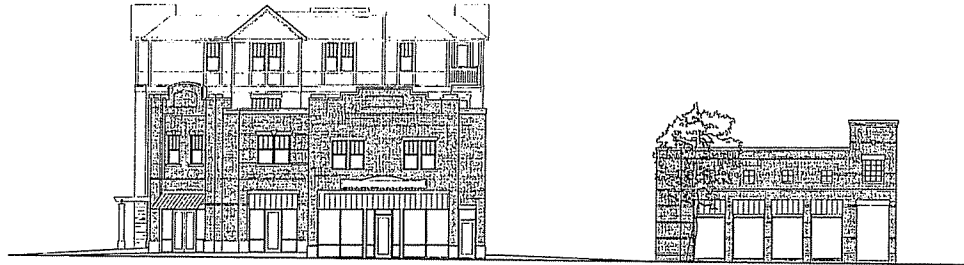
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Consultant

Notes



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



NORTHWEST COMMERCIAL ELEVATION (MONROE ST.)
 1/8" = 1'-0"



NORTHWEST ELEVATION (MONROE ST.)
 1/8" = 1'-0"

Revisions
 SIP Submitted - February 7, 2007

Project Title
 2607 Monroe Street

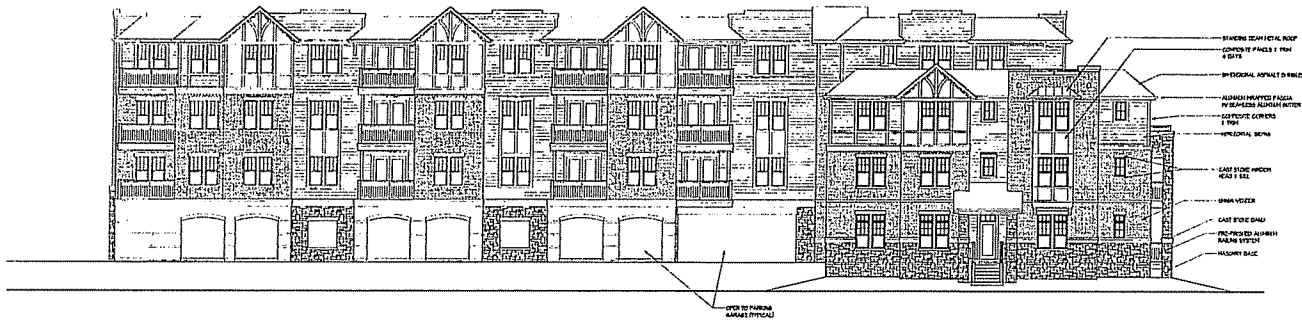
Drawing Title
 Elevations

Project No. 0522 Drawing No. A-2.1

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Notes



○ **SOUTHWEST ELEVATION (KNICKERBOCKER ST.)**
1/8" = 1'-0"

Revisions
BER/LSM/ital - February 7, 2007



○ **SOUTHEAST ELEVATION (ARBOR DR.)**
1/8" = 1'-0"

Project Title
2607 Monroe Street

Drawing Title
Elevations

Project No. **0522** Drawing No. **A-2.2**

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