

Consultant

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SITE STATISTICS

Dwelling Unit Mix:		
Efficiency		2
One-Bedroom		14
Two-Bedroom		2
Total Dwelling Units		18
Areas:		
Commercial Area		3,441 S.F.
Residential Area		16,183 S.F.
Total Gross Area		19,624 S.F.
Densities:		
Lot Area		12,041.0 or .38 Acres
Lot Area / D.U.		672.1 SF/unit
Density		64.3 units/acre
Building Height:		Three Stories
Vehicle Parking:		
Underground-Residential		18 stalls
Surface-Commercial		4 stalls
Total		21 stalls
Bicycle Parking:		
Underground		14 stalls
Surface-standard 2x6'		5 stalls
Total		19 stalls (18 required)

Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:2. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURBS 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.
3. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING.
4. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
5. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
6. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11 (SEE SUBSECTIONS (B)(6) AND (B)(6)(a)).
7. ALL CITY SIDEWALK, CURBS AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
8. ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
9. SIGNAGE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE SIGN DESIGN COMMISSION OR STAFF. SIGN PERMITS MUST BE ISSUED BY THE ZONING DEPARTMENT OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.

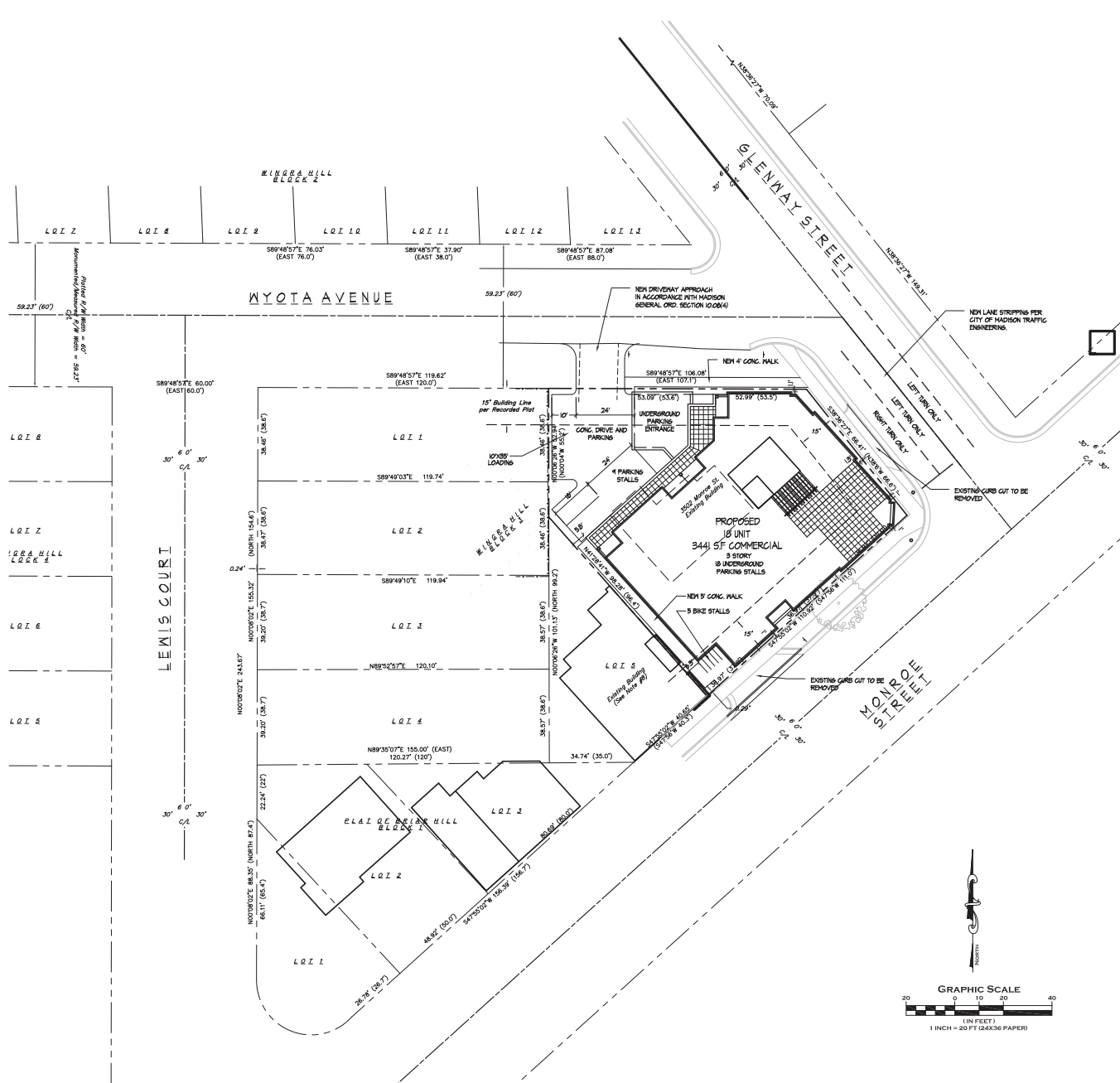
Revisions
 Issued To Planning - May 25, 2011

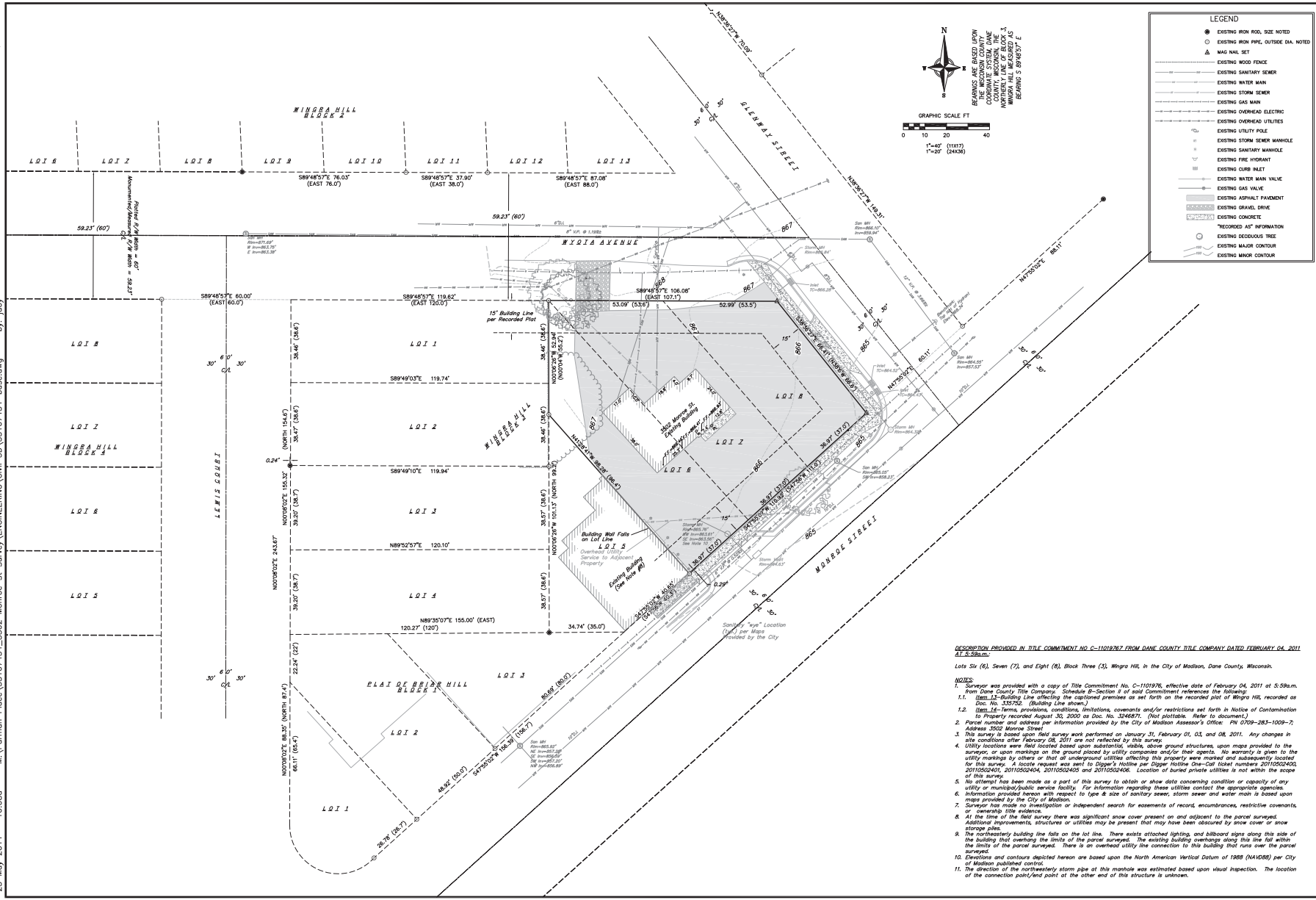
Project Title
Farmen Place
 3502 Monroe Street

Drawing Title
Site Plan

Project No. **1038** Drawing No. **C-1.1**

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DESCRIPTION PROVIDED IN TITLE COMMITMENT NO. C-1019767 FROM DANE COUNTY TITLE COMPANY DATED FEBRUARY 04, 2011 AT 5:59a.m.

Lots Six (6), Seven (7), and Eight (8), Block Three (3), Wingra Hill, in the City of Madison, Dane County, Wisconsin.

NOTES
 1. Surveyor was provided with a copy of Title Commitment No. C-1019767, effective date of February 04, 2011 at 5:59a.m. from Dane County Title Company, Schedule B-Section 8 of said Commitment references the following:
 1.1. Item 13-Building Line affecting the captioned premises as set forth on the recorded plat of Wingra Hill, recorded as Doc. No. 332752. (Building Line shown.)
 1.2. Item 14-Terms, provisions, conditions, limitations, covenants and/or restrictions set forth in Rolls of Contamination to Property recorded August 20, 2000 as Doc. No. 324687. (Not applicable. Refer to document.)
 2. Parcel number and address per information provided by the City of Madison Assessor's Office: PN 0709-283-1009-7; Address 3502 Monroe Street.
 3. This survey is based upon field survey work performed on January 31, February 01, 03, and 08, 2011. Any changes in site conditions after February 08, 2011 are not reflected by this survey.
 4. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger Hotline per Digger Hotline Call Ticket numbers 20110502400, 20110502401, 20110502404, 20110502405 and 20110502406. Location of buried private utilities is not within the scope of this survey.
 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 contact the appropriate agencies.
 6. Information provided hereon with respect to type & size of sanitary sewer, storm sewer and water main is based upon maps provided by the City of Madison.
 7. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or otherwise title evidence.
 8. At the time of the field survey there was significant snow cover present on and adjacent to the parcel surveyed. Additional encumbrances, structures or utilities may be present that may have been obscured by snow cover or snow storage piles.
 9. The northeasterly building line falls on the lot line. There exists attached lighting, and billboard signs along this side of the building that overhang the limits of the parcel surveyed. The existing building overhangs along this line fall within the limits of the parcel surveyed. There is an overhead utility line connection to this building that runs over the parcel surveyed.
 10. Elevation and contours depicted hereon are based upon the North American Vertical Datum of 1988 (NAVD83) per City of Madison published control.
 11. The direction of the northeasterly storm pipe at this manhole was estimated based upon visual inspection. The location of the connection point/end point at the other end of this structure is unknown.

viebicher
 planners | engineers | architects | interior designers
 99 Industrial Ave., Suite 200, Madison, WI 53703
 Phone: (608) 261-0000 Fax: (608) 261-0001

EXISTING CONDITIONS
 PARMEN PLACE
 3502 MONROE STREET
 CITY OF MADISON, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE
 1"=40' (11017)
 1"=20' (24430)

DATE
 5-25-11

DRAWN BY
 TCOY

CHECKED
 JCOY

PROJECT NO.
 35107454

SHEET
 1 OF 3

DWG. NO.
 C-1.0

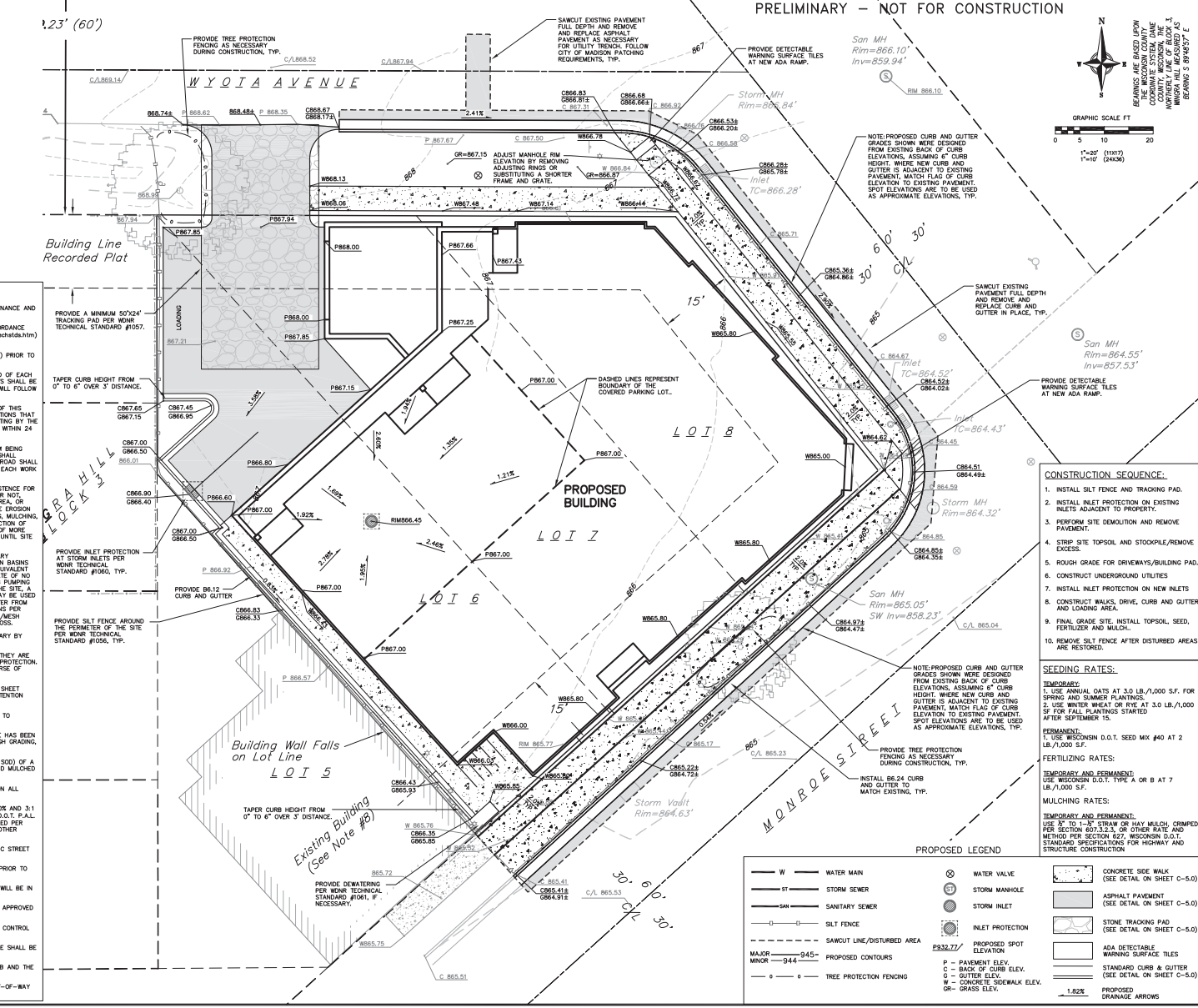
25 May, 2011 10:08a MA:Parman Place 35107454_3502 Monroe St Survey ENGINEERING Civil 3D V107454-base.dwg by: joey ©2009 Verbicher Associates, Inc.

GENERAL NOTES:

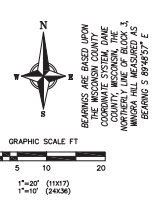
- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION UTILITIES OTHER THAN THOSE 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.

EROSION CONTROL MEASURES

- 1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- 2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN TECHNICAL STANDARD #1057 (INTERIOR/EXTERIOR/ADJACENT/NEIGHBORING) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- 3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.



PRELIMINARY - NOT FOR CONSTRUCTION



CONSTRUCTION SEQUENCE:

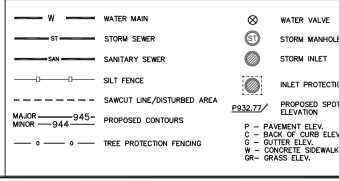
- 1. INSTALL SILT FENCE AND TRACKING PAD.
- 2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
- 3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT.
- 4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.

SEEDING RATES:

- TEMPORARY: 1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- 2. USE WHEAT OR RYE AT 3.0 LB./1,000 S.F. FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT: 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

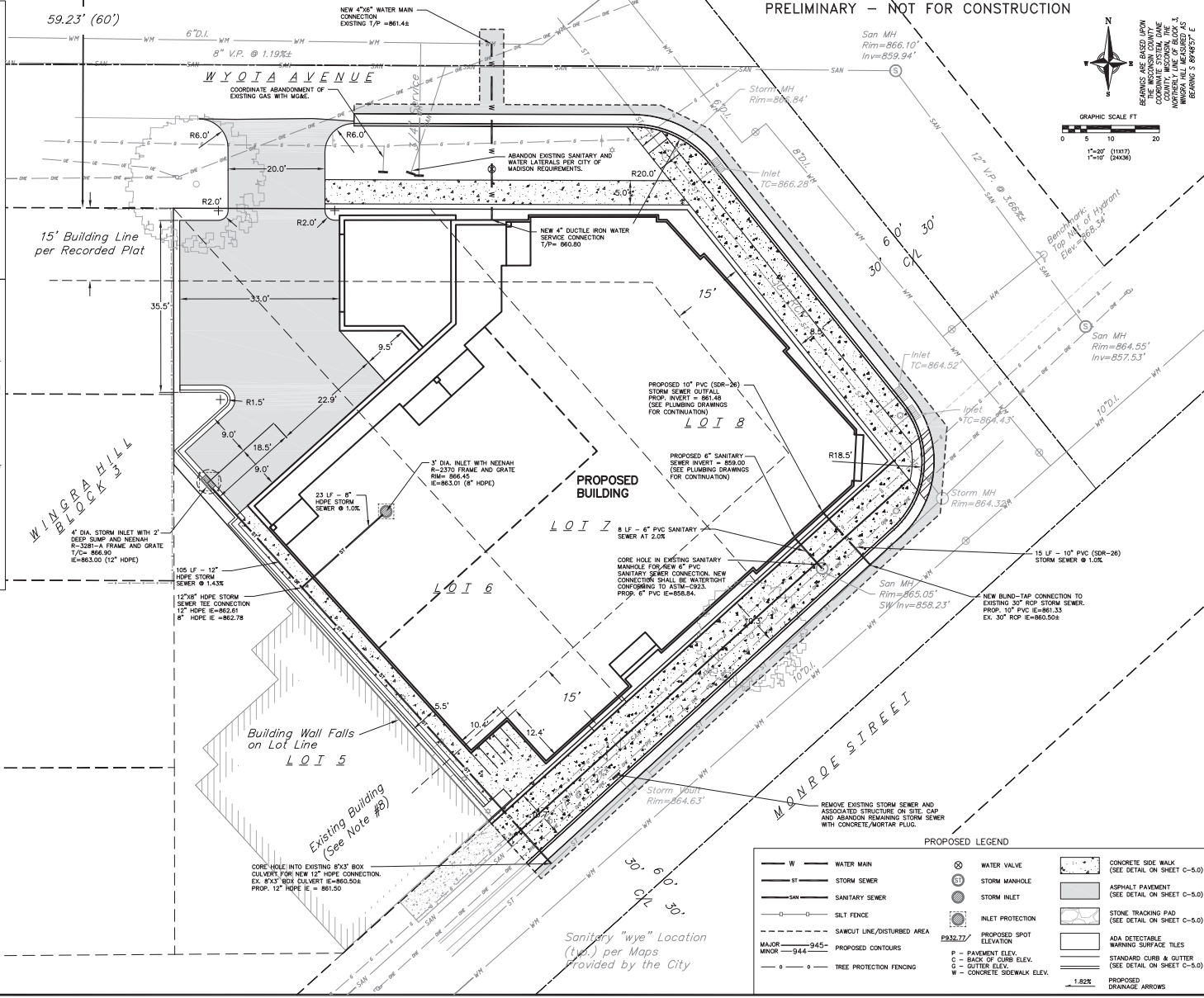
FERTILIZING RATES:

- 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 3" TO 1-1/2" STRAW OR HAY MULCH, CRAPED PER SECTION 627.2 OR OTHER RATE AND METHOD PER SECTION 627. WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



VERBICHER logo and contact info. GRADING AND EROSION CONTROL PLAN. PARMEN PLACE 3502 MONROE STREET CITY OF MADISON, WISCONSIN. REVISIONS table with columns for No., Date, and Description. SCALE: 1"=20' (11077) 1"=10' (24390). DATE: 5-25-11. DRAWN: TOY. CHECKED: JOEY. PROJECT NO.: 35107454. SHEET: 2 OF 3. DWG. NO.: C-2.1.

- GENERAL NOTES:**
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVICTION 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.
 2. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 3. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 4. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
 5. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRICITY DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVICTION OF THE CONTRACTOR ONLY.
 6. 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.
 7. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON AT (608) 266-4751. A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
- UTILITY NOTES:**
1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52).
 2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).
 3. 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.
 4. 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.
 5. 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.
 6. 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.
 7. 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.
 8. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 9. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
 10. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.



PRELIMINARY - NOT FOR CONSTRUCTION



viebicher
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UTILITY PLAN
PARMEN PLACE STREET
3502 MONROE STREET
CITY OF MADISON, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: 1"=20' (1117) (2400)

DATE: 5-25-11

DRAWER: TOY

CHECKED: .JOY

PROJECT NO: 35107454

SHEET: 3 OF 3

DWG. NO.: C-3.1

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Notes

Revisions
Issued To Planning - May 25, 2011

Project Title
Parmen Place
3502 Monroe Street

Drawing Title
Landscape Plan

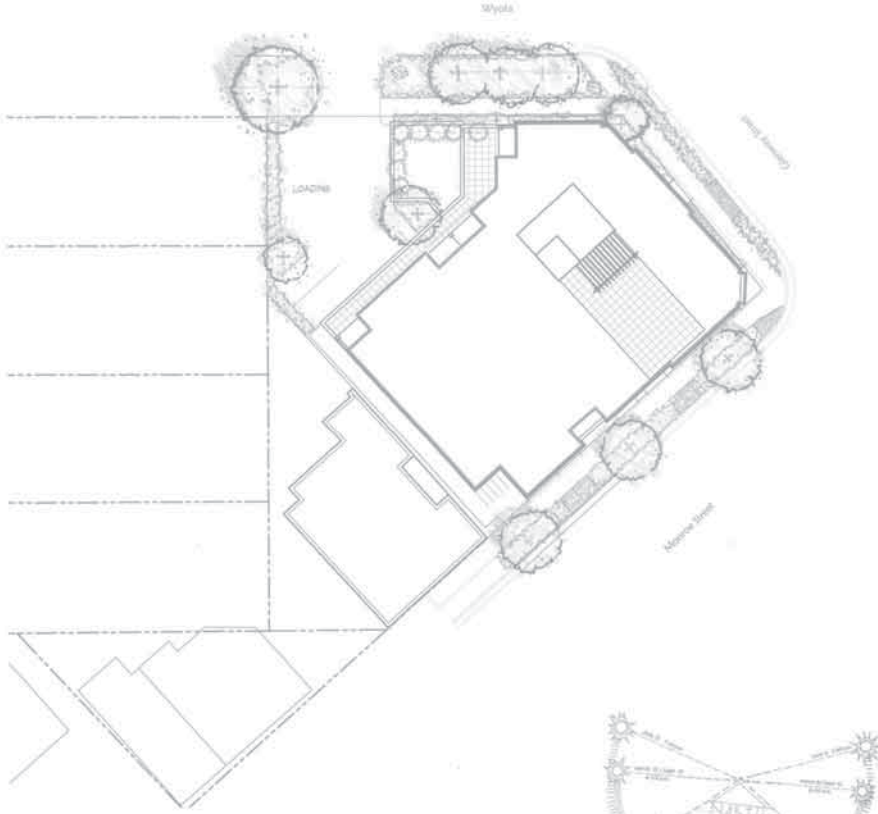
Project No.
1038

Drawing No.
C-4.1

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Preliminary Landscape Plan

Parmen Place
3502 Monroe Street
Madison, Wisconsin



**Second Nature
Landscapes**

SCALE: 1" = 40'
ARCH: PAB
DATE: 07-11-2011
REV 1:
REV 2:

PROJECT
SHEET
1



Consultant

Notes

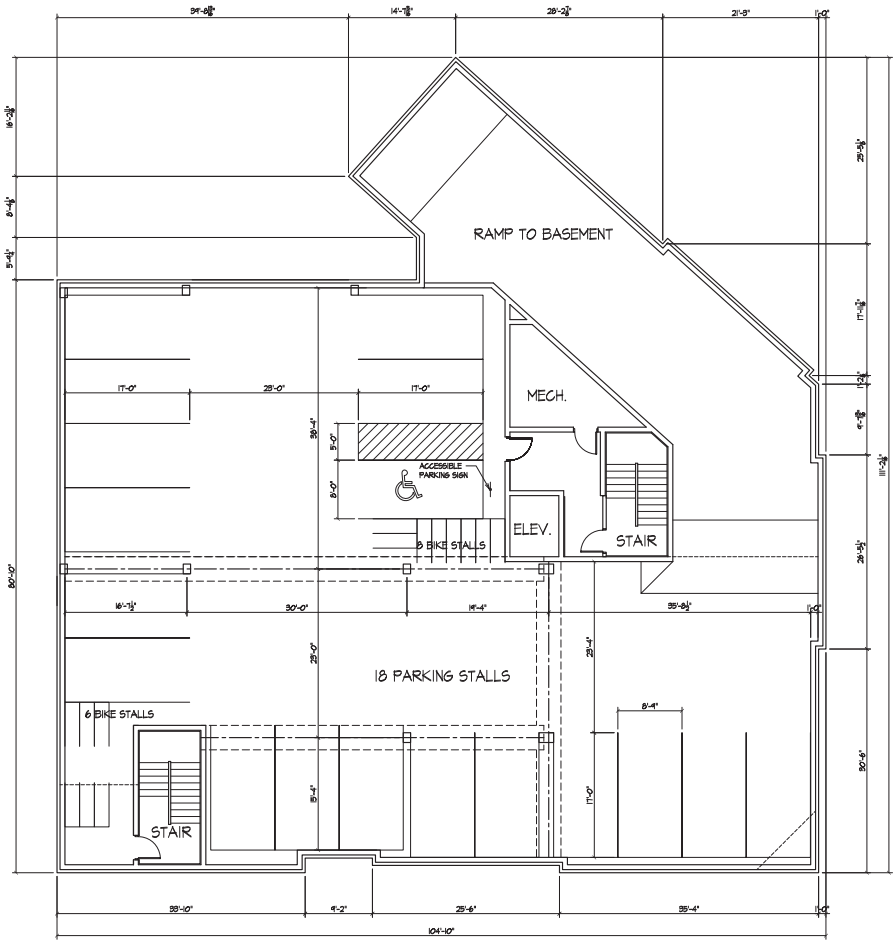
Revisions
 Issued To Planning - May 25, 2011

Project Title
Parmen Place
 18 Unit Building
 Madison, WI

Drawing Title
Basement Plan

Project No. Drawing No.
1038 A-1.0

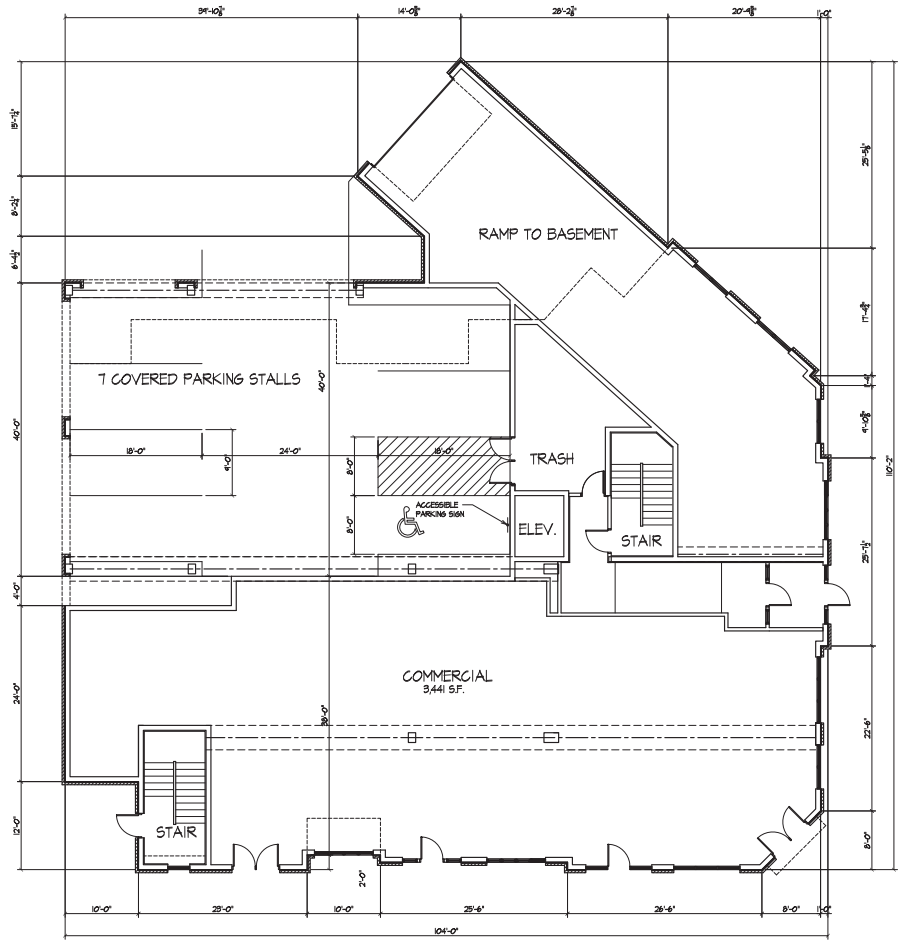
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 **BASEMENT PLAN**
 1/8" = 1'-0"

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Notes



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

Revisions

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Project Title

Parmen Place
18 Unit Building
Madison, WI

Drawing Title

First Floor Plan

Project No.

1038

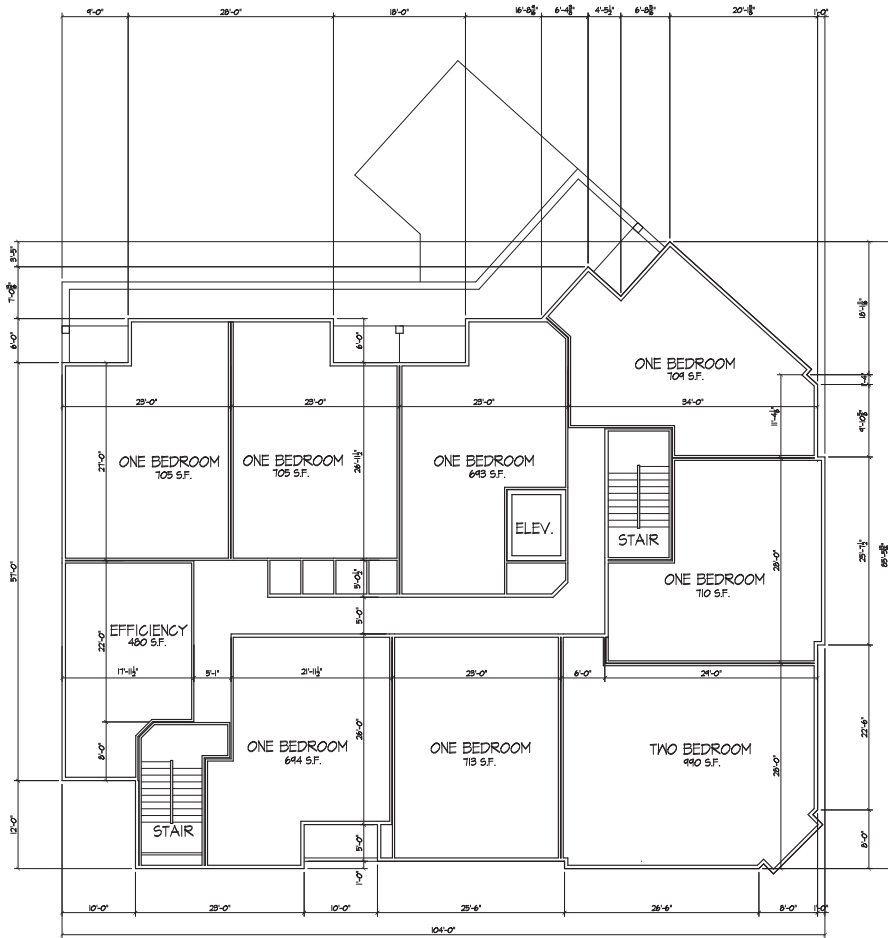
Drawing No.

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Project Title

Parmen Place
 18 Unit Building
 Madison, WI

 SECOND & THIRD FLOOR PLAN
 1/8" = 1'-0"

Drawing Title

Second & Third
 Floor Plan

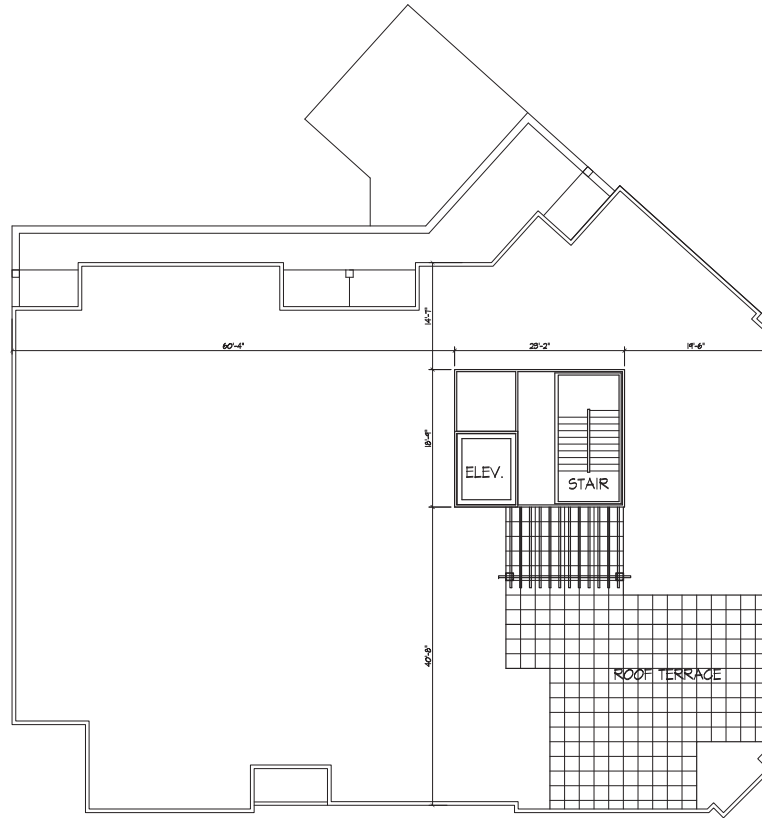
Project No.

1038

Drawing No.

A-1.2

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Notes



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

Revisions

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ELEVATION ALONG GREENWAY
 1/8" = 1'-0"

Project Title

Parmen Place
 18 Unit Building
 Madison, WI

Drawing Title

Elevations

Project No.

103B

Drawing No.

A-2.1

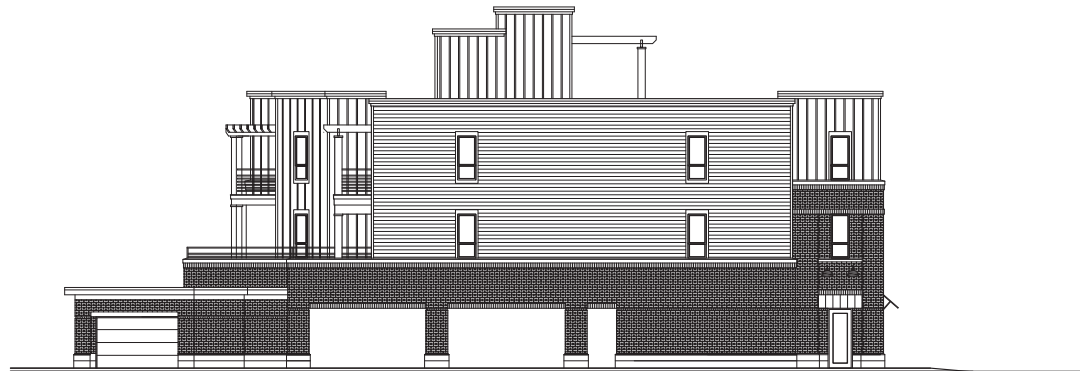
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Notes



○ ELEVATION ALONG MYOTA
1/8" = 1'-0"



○ SOUTHWEST ELEVATION
1/8" = 1'-0"

Revisions

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Project Title

Parmen Place
18 Unit Building
Madison, WI

Drawing Title

Elevations

Project No.

103B

Drawing No.

A-2.2

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