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SITE STATISTICS	
Dwelling Unit Mix:	
Efficiency	2
One-Bedroom	4
Two-Bedroom	2
Two-Bedroom Townhomes	5
Total Dwelling Units	16
Areas:	
Commercial Area	4,328 S.F.
Residential Area	14,572 S.F.
Total Gross Area	23,900 S.F.
Densities:	
Lot Area	11,446 or .26 Acres
Lot Area / D.U.	626 SF/unit
Density	64 units/acre
Building Height:	
	Three-Four Stories
Vehicle Parking:	
Underground-Residential	20 stalls
Storage-Commercial	6 stalls
Total	26 stalls
Bicycle Parking:	
Underground	12 stalls
Surface-standard 2'x6'	13 stalls
Total	25 stalls (16 required)

Consultant

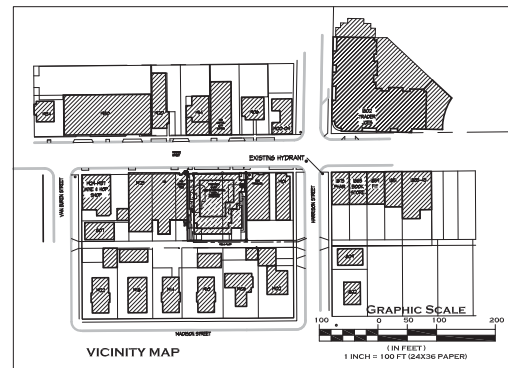
Notes

- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- 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.
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11 (SEE SUBSECTIONS (b)(a) AND (b)(b)).
- ALL CITY SIDEWALK CURBS AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
- SIGNAGE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE URBAN DESIGN COMMISSION OR STATE. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.

Revisions

- Neighborhood Meeting - January 12, 2011
- DAT Meeting - January 20, 2011
- Neighborhood Meeting - Feb. 4, 2011
- UDC Info Submittal - Feb. 23, 2011
- PUD-SIP Submittal - March 2, 2011
- Issued for Bidding - March 4, 2011
- UDC Initial Submittal - March 28, 2011
- UDC Final Submittal - May 4, 2011

Preliminary Drawing  
Not For Construction



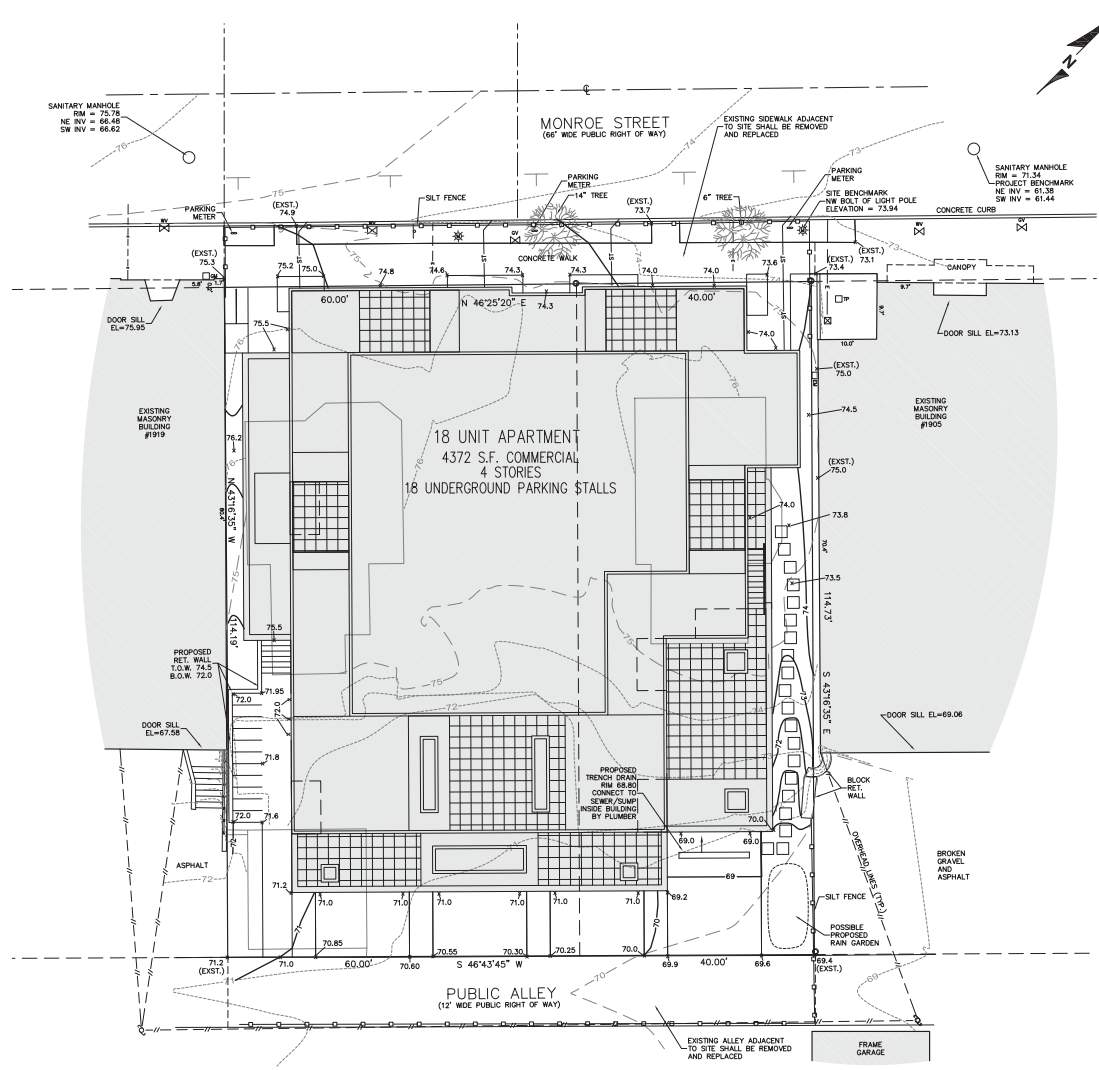
Project Title  
1907-1911 Monroe St.

Drawing Title  
Site Plan

Project No. 1043 Drawing No. C-1.1

1043 C-1.1

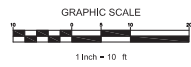
**MONROE STREET DEVELOPMENT**  
 1907, 1911, 1913 MONROE ST. MADISON, WI



- NOTES:**
1. ALL WORK IN THE MONROE STREET AND THE PUBLIC ALLEY SHALL BE DONE IN ACCORDANCE TO THE CITY OF MADISON SPECIFICATIONS AND REQUIREMENTS. THE EXISTING WALK IN MONROE STREET AND THE ALLEY ADJACENT TO THE SITE SHALL BE REMOVED AND REPLACED.
  2. THE PROPOSED SITE IS EXEMPT FROM STORM WATER MANAGEMENT SINCE IT IS ZONED C2. THE DISTURBANCE IS LESS THAN 20,000 SF, AND THERE IS A DECREASE IN PAVEMENT AS COMPARED TO EXISTING CONDITIONS (AS CONFIRMED BY THE CITY OF MADISON ENGINEERING DEPT.).
  3. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY CAPITOL SURVEY.



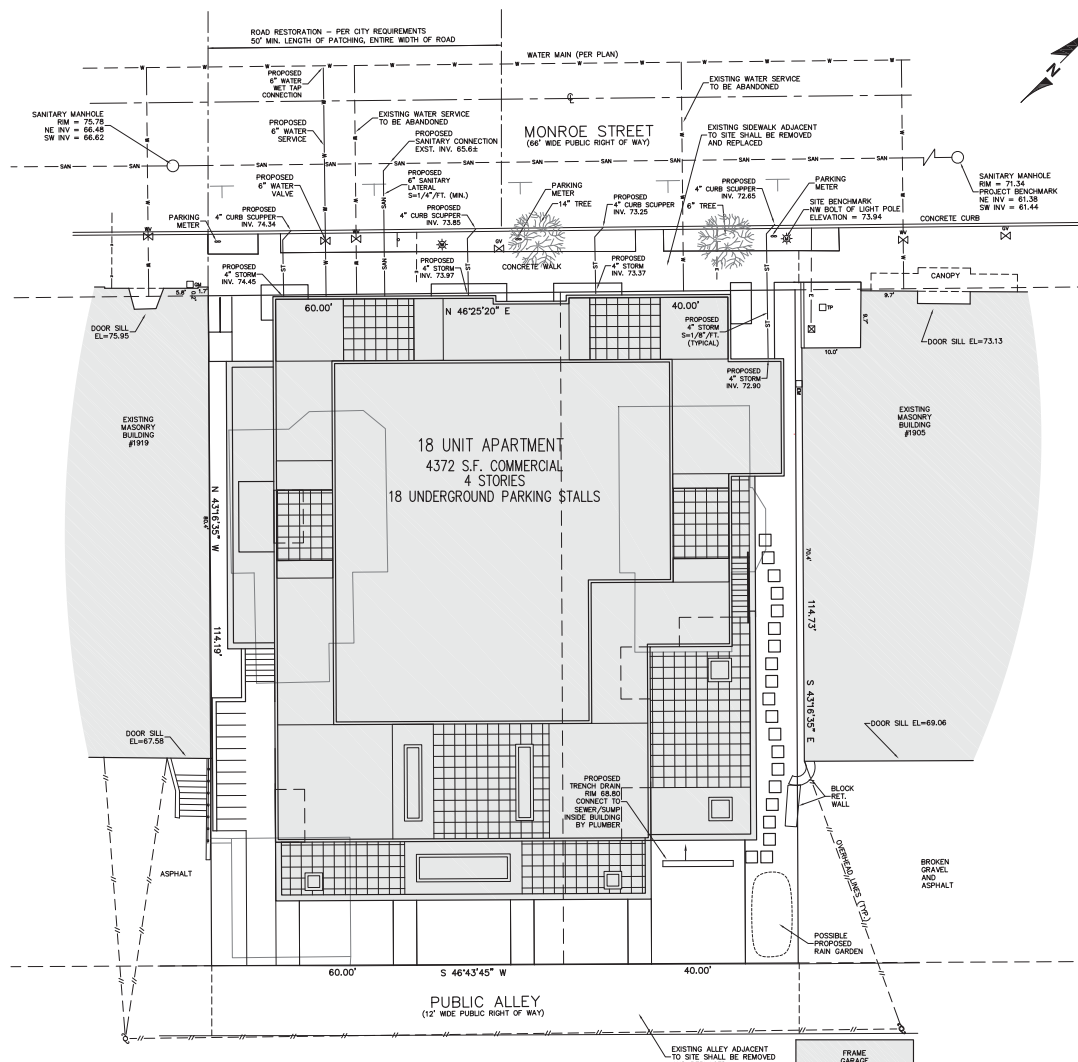
LEGEND	
--- 72 ---	EXISTING CONTOUR
— 75 —	PROPOSED CONTOUR
x 75.5	PROPOSED ELEVATION
— ST —	EXISTING STORM SEWER
- - - ST - - -	PROPOSED STORM SEWER
○ ○ ○ ○	SILT FENCE



**SITE GRADING AND  
 EROSION CONTROL PLAN**

CJE NO.: 1106R2  
 MARCH 02, 2011

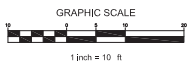
**C2.1**  
 SHEET 1 OF 4



- NOTES.**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
  2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
  3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
  4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
  5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
  6. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY CAPITOL SURVEY.



LEGEND	
---	EXISTING STORM SEWER
- - -	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
- - -	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
- - -	PROPOSED WATER MAIN



Consultant

Notes

Revisions

- Neighborhood Meeting - January 12, 2011
- DAF Meeting - January 20, 2011
- Neighborhood Meeting - Feb. 4, 2011
- UDC Info Submittal - Feb. 23, 2011
- PUD-SIP Submittal - March 2, 2011
- Issued for Bidding - March 4, 2011
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*Preliminary Drawing  
Not For Construction*

Project Title  
**1907-1911 Monroe St.**

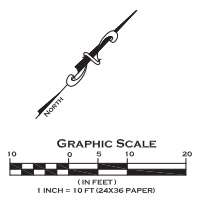
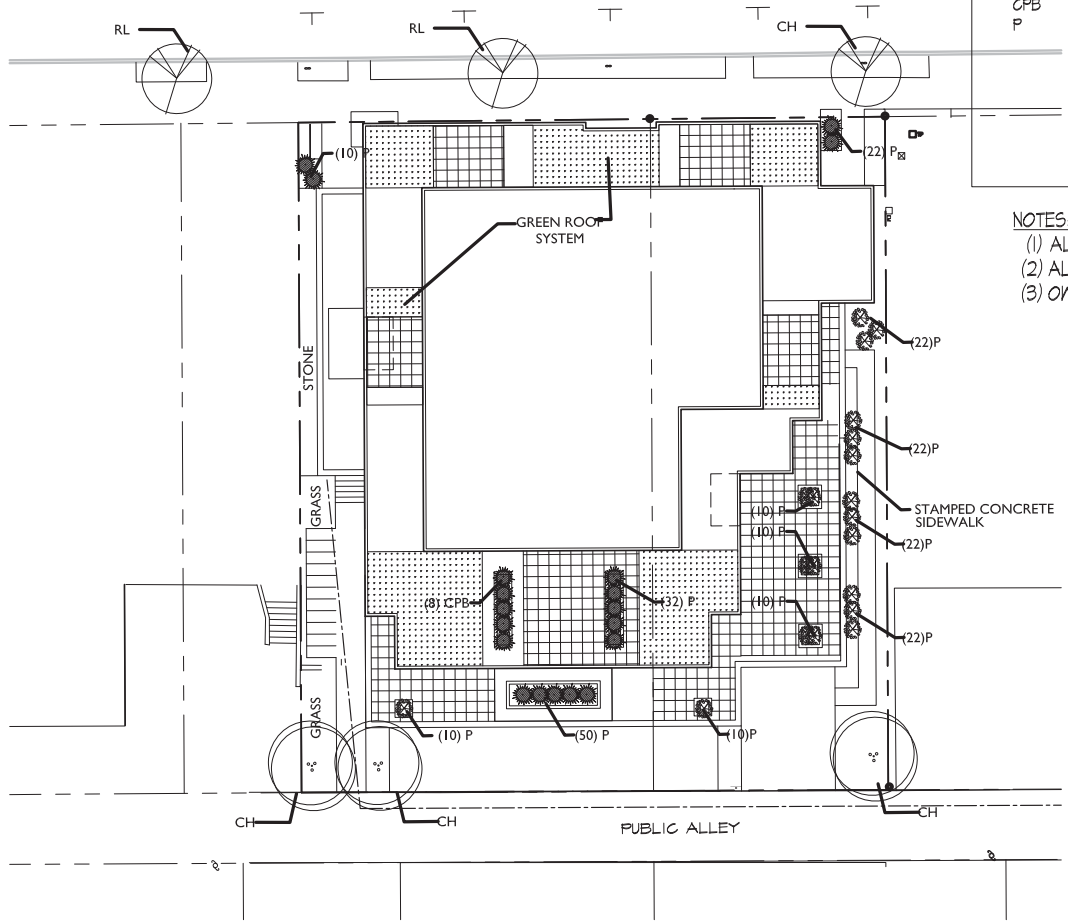
Drawing Title  
**Landscape Plan**

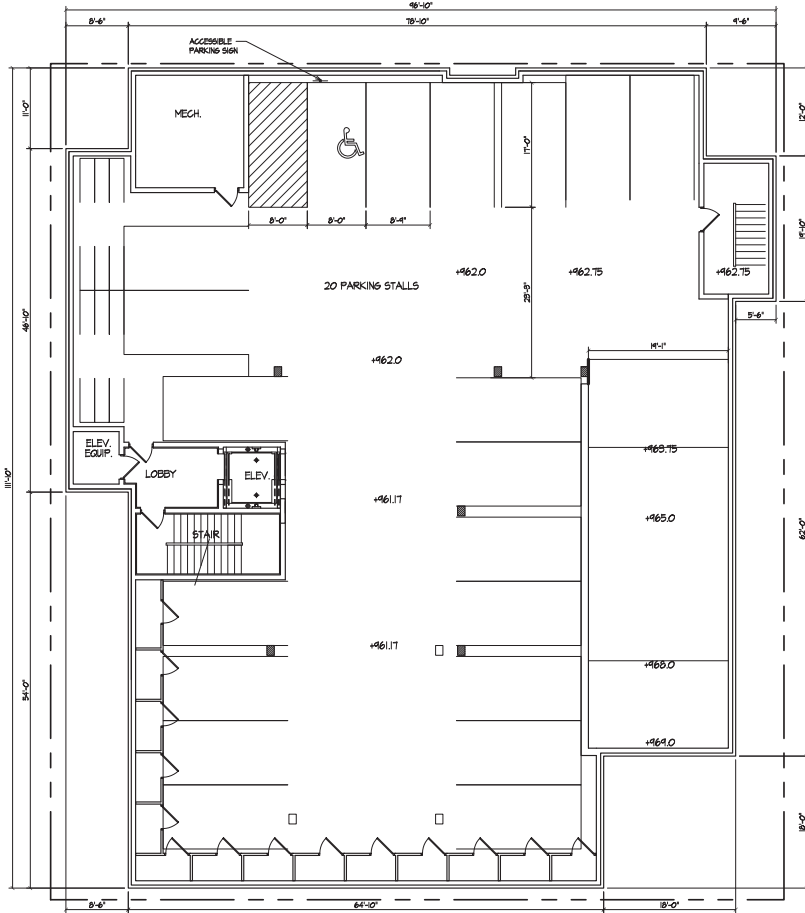
Project No. Drawing No.  
**1043 C-4.1**

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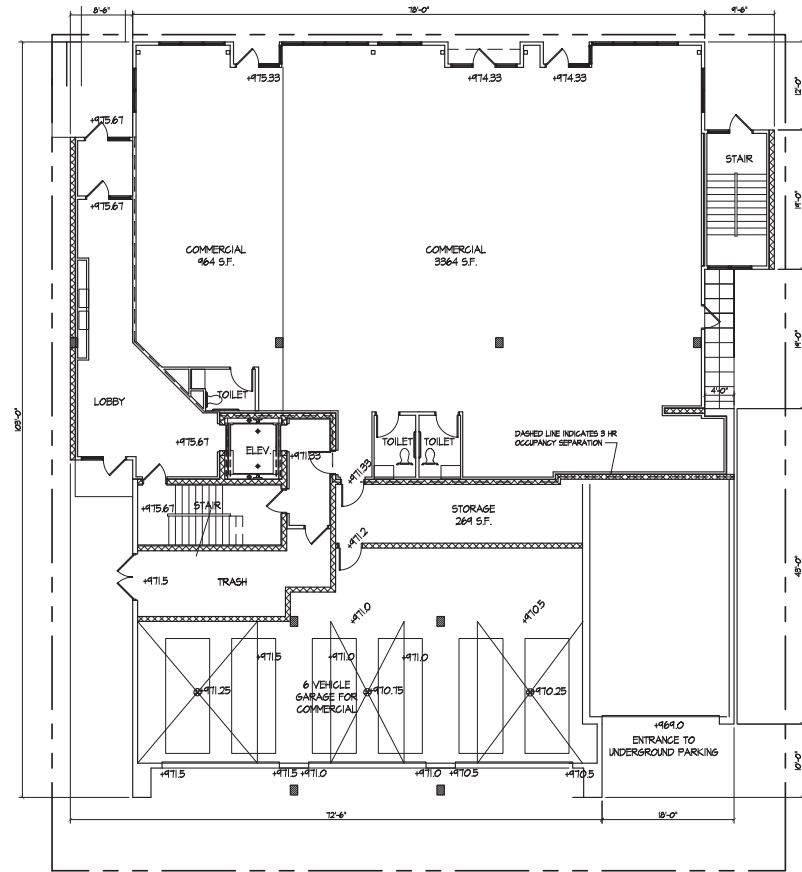
KEY	SIZE	QUANTITY	TYPE	ROOT
CH	2.5"-3"	4	COMMON HACKBERRY	BB
RL	2.5"-3"	2	REDMOND LINDEN	BB
CPB	18"	8	CRIMSON PYGMY BARBERRY	CON
P	1 GAL	252	PERENNIALS (ASSORTED) STELLA DE ORO DAYLILLY JAPANESE BLOOD GRASS PURPLE PALACE CORAL BELLS AUTUMN JOY SEDUM BLUE FESCUE GRASS FANAL ASTILBE KARL FORESTER FEATHER REED GRASS	CON

- NOTES:
- (1) ALL PLANTING BEDS TO RECEIVE PLANTING SOIL MIXTURE
  - (2) ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD BARK 1'=30" MULCH
  - (3) OWNER WILL ACCEPT LANDSCAPE MAINTENANCE AFTER COMPLETION

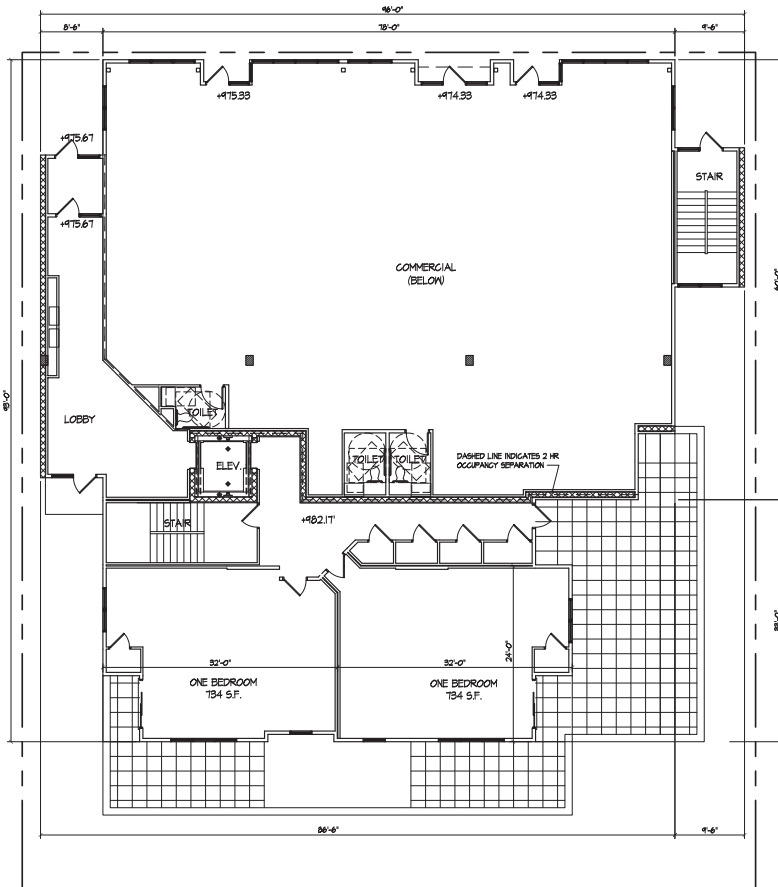




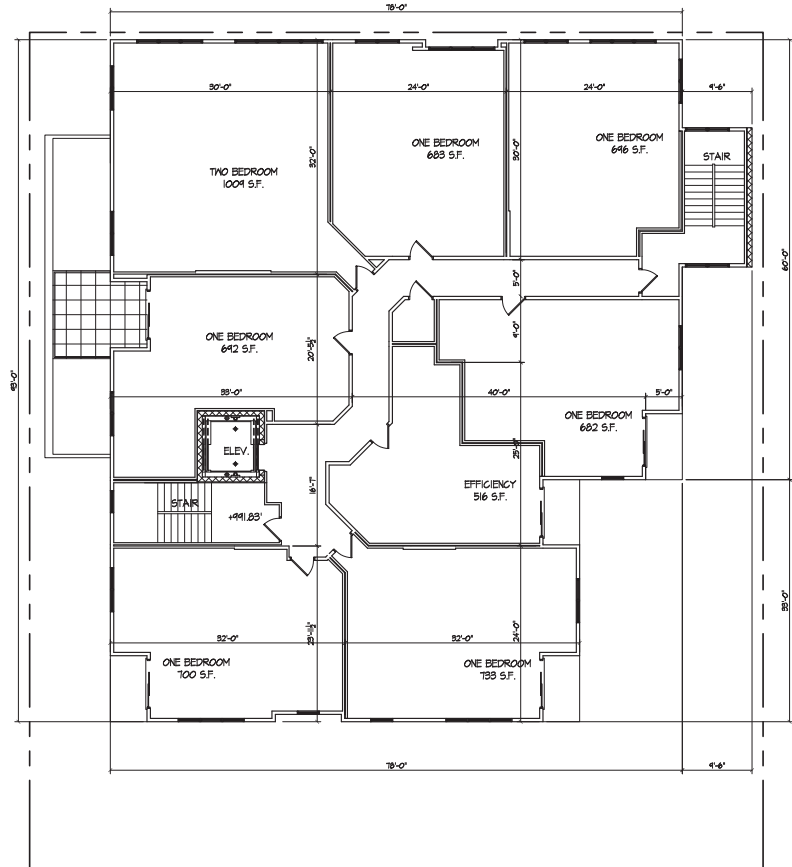
**BASEMENT FLOOR PLAN**  
 1/8" = 1'-0"



**GROUND FLOOR PLAN**  
 1/8" = 1'-0"



FIRST FLOOR PLAN 1,160 S.F. TOTAL (4326 S.F. COMMERCIAL + 2840 S.F. RESIDENTIAL)  
 1/8" = 1'-0"



SECOND FLOOR PLAN 6,136 S.F.  
 1/8" = 1'-0"

Notes

Revisions  
 Revised - April 1, 2011  
 UDC - May 4, 2011

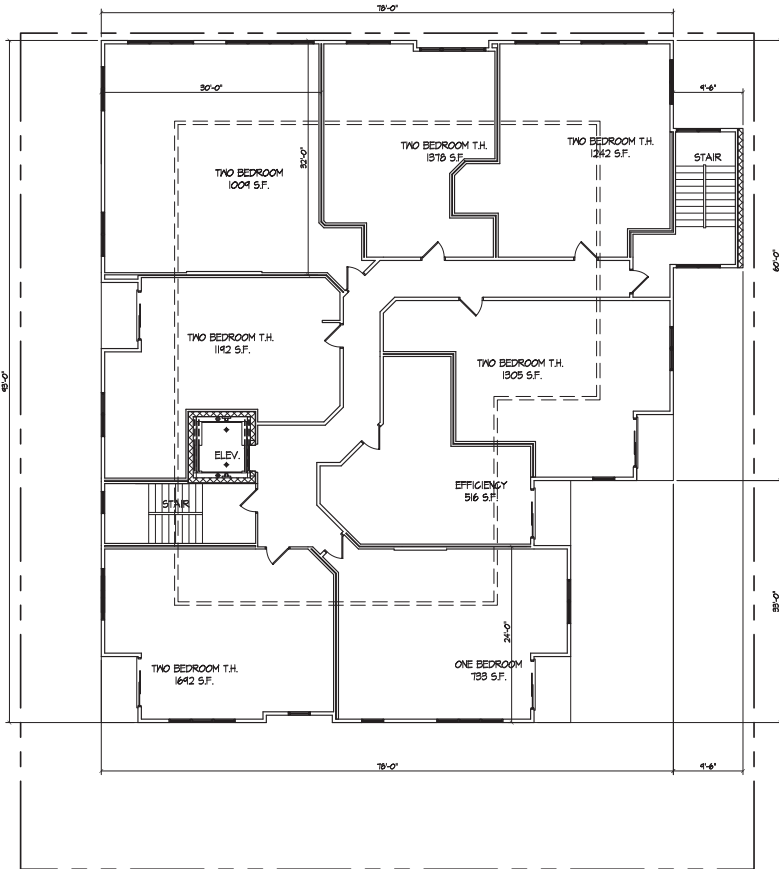
Project Title  
 Empire Photo  
 1907-1911 Monroe Street  
 Madison, WI

Drawing Title  
 First And Second  
 Floor Plan

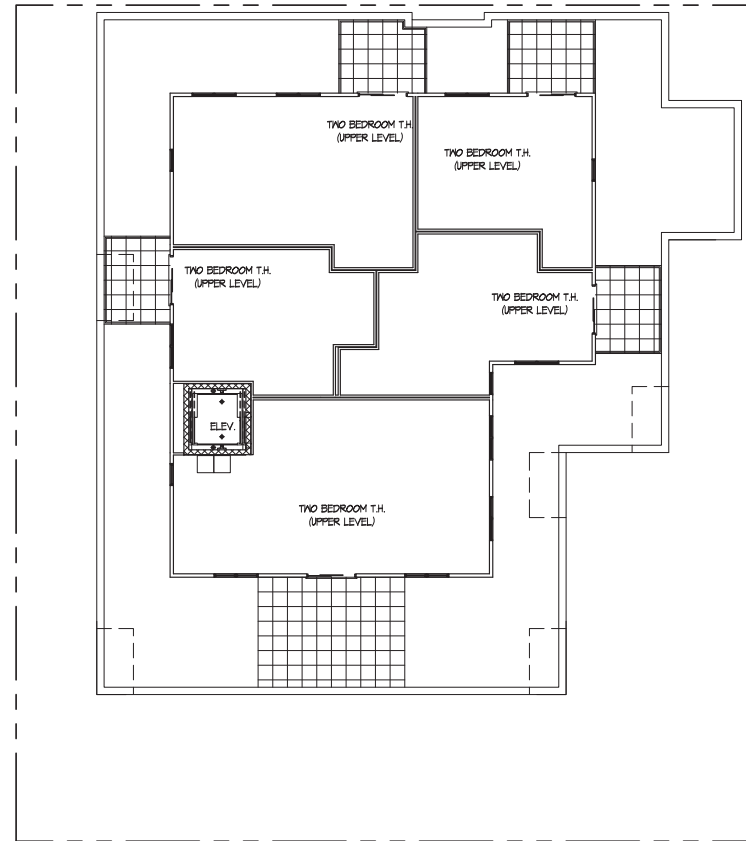
Project No. Drawing No.

1043 A-1.2

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THIRD FLOOR PLAN 6,736 S.F.  
1/8" = 1'-0"



FOURTH FLOOR PLAN 3,260 S.F.  
1/8" = 1'-0"

Revisions  
Revised - April 1, 2011  
UDC - May 4, 2011

Project Title  
Empire Photo  
1907-1911 Monroe Street  
Madison, WI

Drawing Title  
Third And Fourth  
Floor Plan

Project No. Drawing No.

1043

A-13

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Notes



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



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



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



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

Revisions

FUD-SIP Submittal - March 2, 2011  
UDG Initial Submittal - March 30, 2011  
Revised - April 1, 2011

Preliminary Drawing  
Not for Construction

Project Title

Empire Photo  
1907-1911 Monroe Street  
Madison, WI

Drawing Title

Elevations

Project No.

1043

Drawing No.

A-2.1

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MONROE STREET ELEVATION



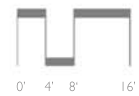
REAR ELEVATION



SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION



1907-1911 Monroe Street  
**Elevations**