

SHEET INDEX

- C-1.1 SITE PLAN
- C-1.2 FIRE DEPARTMENT ACCESS
- C-1.3 SITE LIGHTING PLAN
- C-2.1 GRADING & EROSION CONTROL
- C-3.1 SITE UTILITY PLAN
- C-4.1 PLANTING PLAN
- C-4.2 PAVES PLAN

- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND & THIRD FLOOR PLAN
- A-1.3 FOURTH FLOOR PLAN
- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS

KNOTHE
& BRUCE
ARCHITECTS

7601 University Avenue Suite 201
Middleton, Wisconsin 53562
608-836-3690 Fax 836-6934

Consultant

Notes

1. MAXIMUM SLOPE AT ALL ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT ACCESSIBLE RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES. MAXIMUM SLOPE AT ACCESSIBLE PARKING 5%.
2. ALL DRIVEWAYS, CURB 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 NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES (UNLESS NOTED OTHERWISE) IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH TO BE COLLECTED IN DESIGNATED TRASH ROOMS CONNECTED TO PARKING GARAGE. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. BIKE STALLS TO BE IN ACCORDANCE WITH MADISON GENERAL ORDINANCE 28.11. SEE SUBSECTIONS (B)(6) AND (B)(12a) FOR TYPES OF RACKS ALLOWED.
8. THE APPLICANT SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.

Revisions

Amended SIP Submittal - April 20, 2011

Project Title

2603 Monroe Street &
2628 Arbor Drive
(a.k.a 2605 Monroe Street)

Drawing Title

Site Plan

Project No.

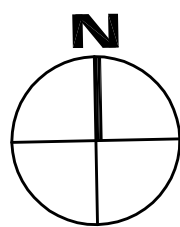
0522

Drawing No.

C-1.1



This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

SITE PLAN
1" = 20'



Consultant

Notes

1.  = 26' WIDE AERIAL APPARATUS
FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING
AND WITHIN 30'.
2.  = 20' TO 28' WIDE FIRE LANE.
(SEE PLAN FOR ACTUAL WIDTH.)

Revisions

Amended SIP Submittal - April 20, 2011

Project Title

2603 Monroe Street &
2628 Arbor Drive
(a.k.a 2605 Monroe Street)

Drawing Title

Fire Dept. Access Plan

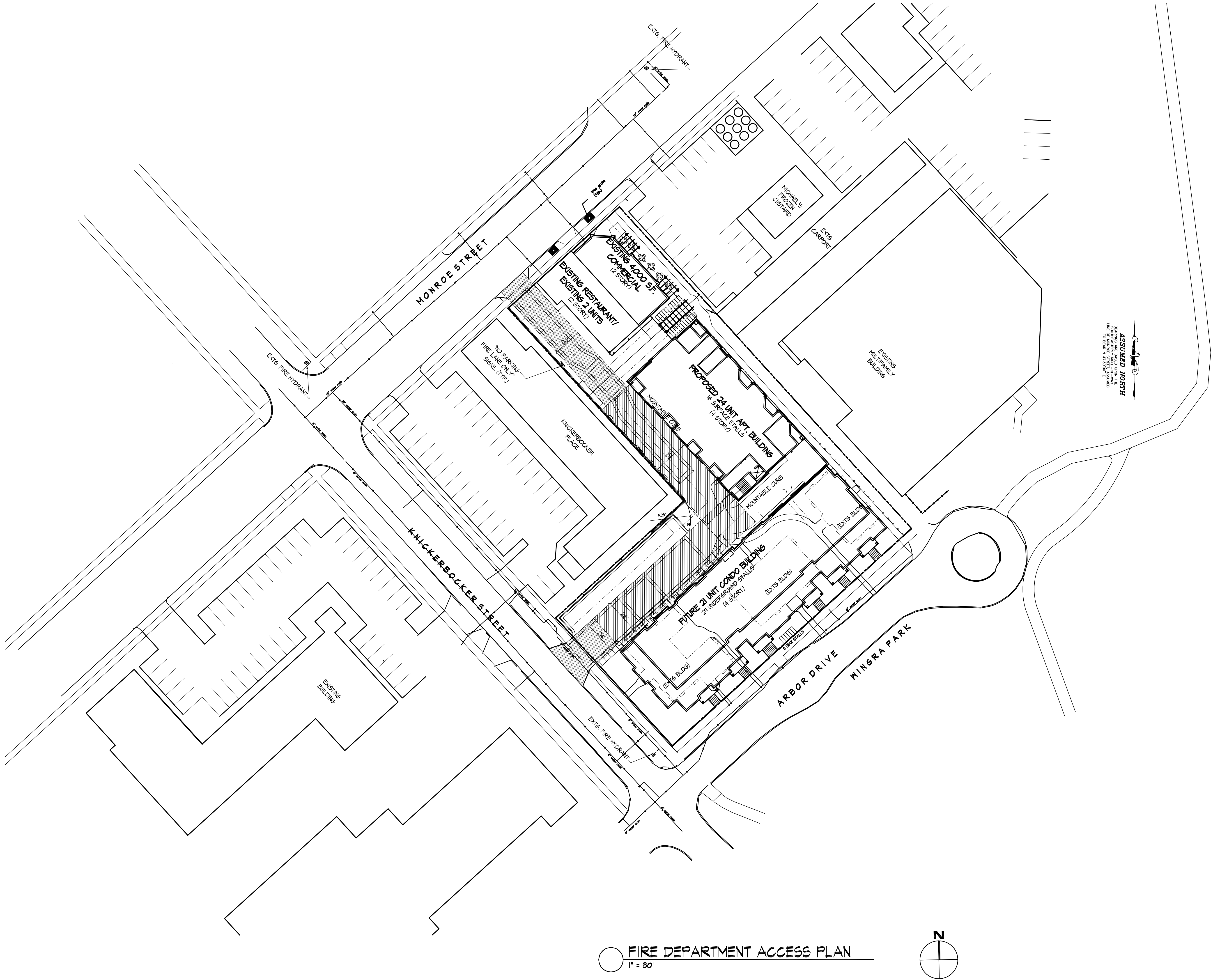
Project No.

0522

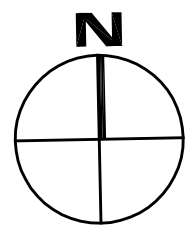
Drawing No.

C-1.2

This document contains confidential or proprietary information of Knothe & Bruce Architects.
Neither the document nor the information herein is to be reproduced, distributed, used, or
disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects.
Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



FIRE DEPARTMENT ACCESS PLAN
1" = 30'



Consultant

Notes
X

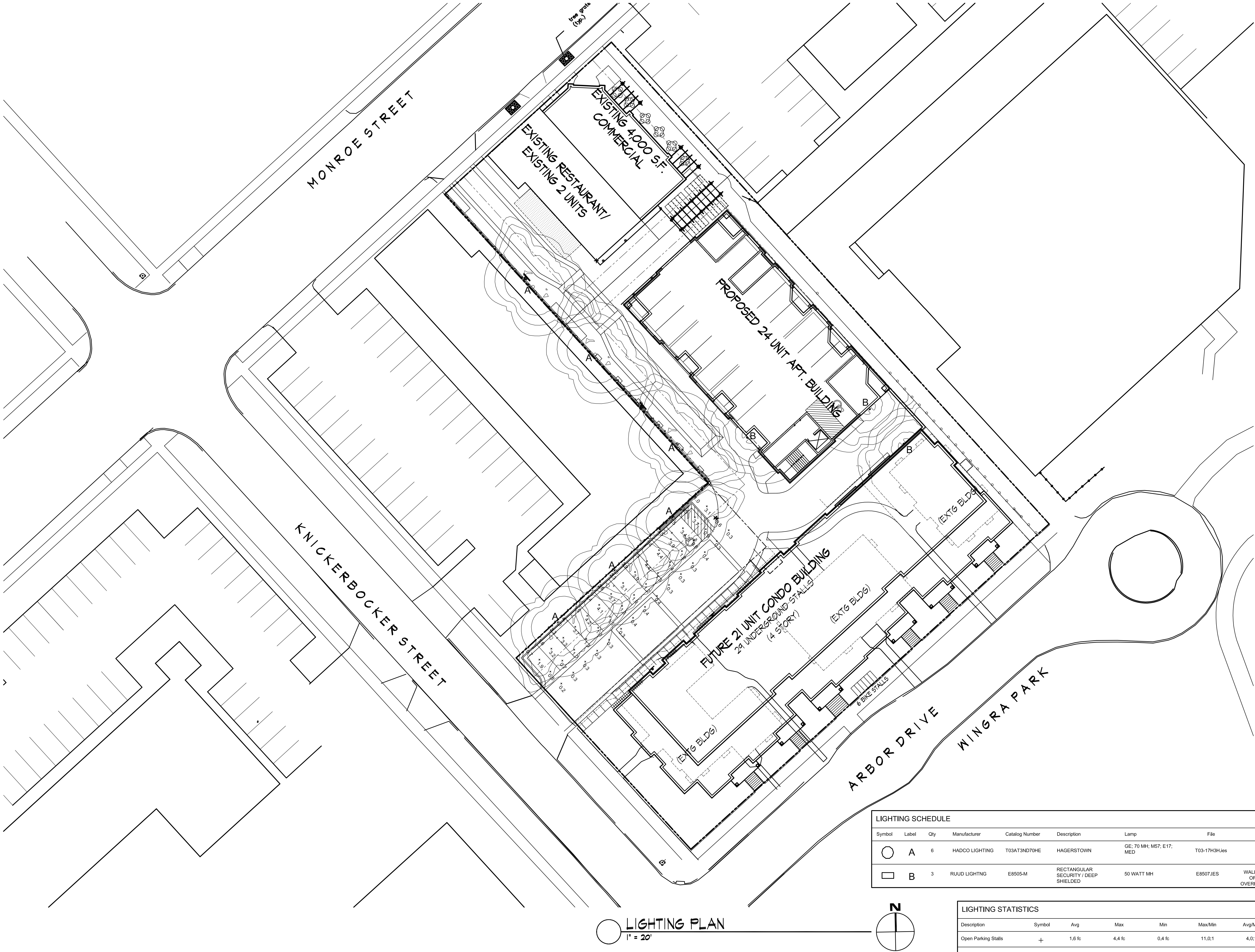
Revisions
Amended SIP Submittal - April 20, 2011

Project Title
2603 Monroe Street &
2628 Arbor Drive
(a.k.a 2605 Monroe Street)

Drawing Title
Lighting Plan

Project No. Drawing No.
0522 C-1.3

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



Erosion Control Notes/Specifications:

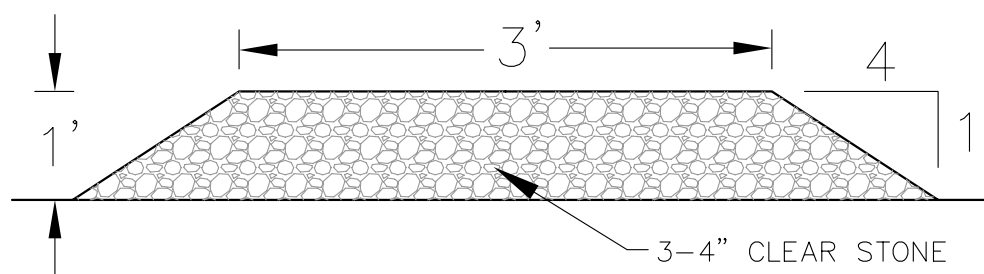
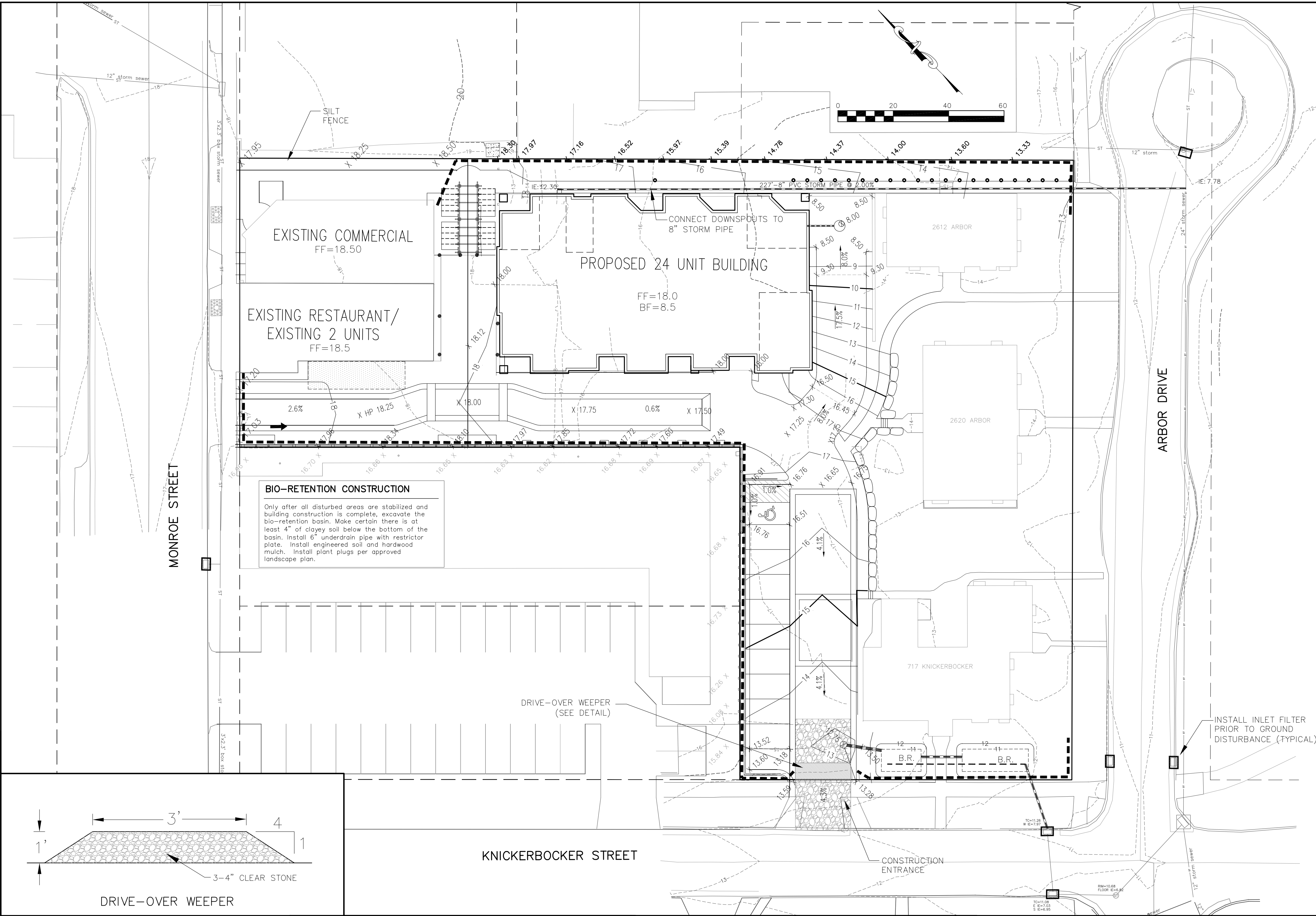
1. Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
2. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
3. All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow on inspection within 24 hours.
4. Construction Entrances – Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>
5. Dewatering – Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Any individual sedimentation basin shall have a depth of at least 3 feet and provide a maximum surface settling rate of 1500 gallons per square foot per day. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
6. Storm Sewer Inlets – Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.htm>. Inlet protection shall be installed prior to the stormsewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
7. Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm> and comply with all City of Madison ordinances.
8. All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
9. All disturbed areas shall be seeded immediately after grading activities have been completed.
10. All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 630 of Wisconsin D.O.T. specifications. Seed mixtures and fertilizer shall be applied at the rate of seven (7) pounds per 1,000 square feet. Mulch shall be applied at the rate of 2 tons per acre and shall be anchored into the soil by discing or other approved method. Crimping shall be performed on the contour to prevent the formation of rills or gullies. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
11. For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact:

James M. Corcoran
2702 Monroe St., Suite 15
Madison, WI 53711
(608) 233-4440

Schedule for Condominium Building:

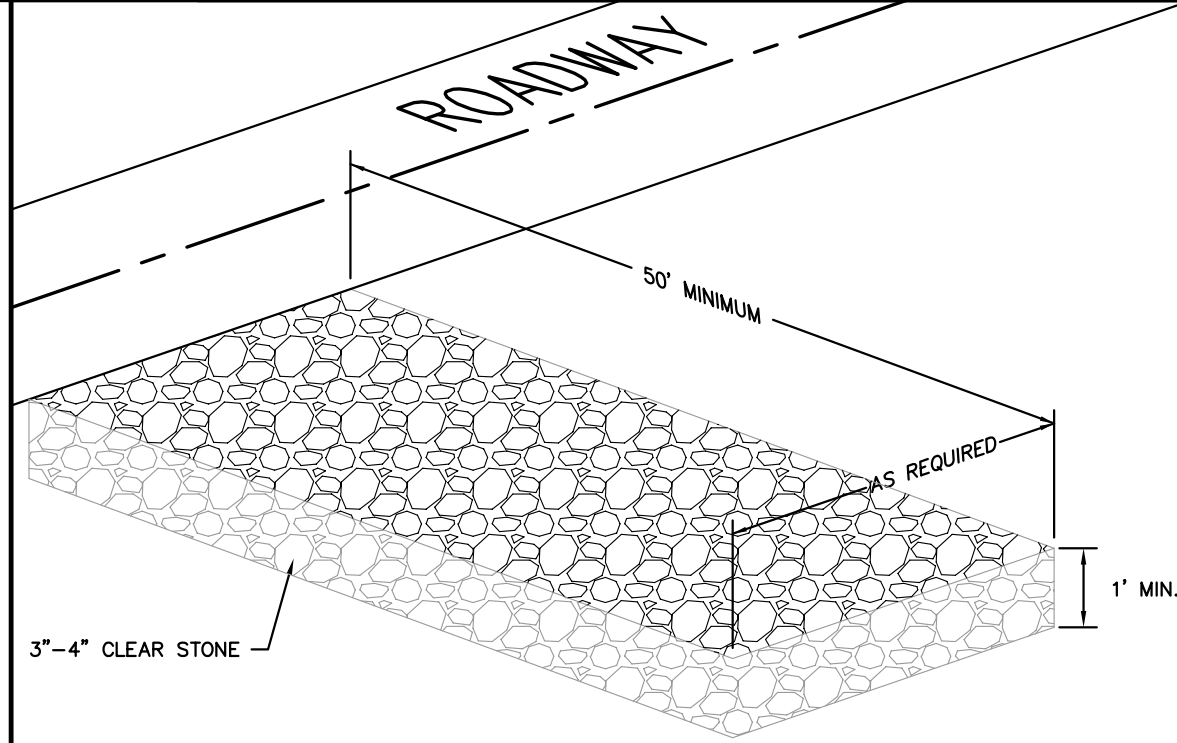
August 15, 2011	Install silt fence and construction entrance. Begin disturbance of site ground cover.
May 1, 2011	Apply seed and mulch to all disturbed areas for winter duration.
July 1, 2011	Vegetation established. Excavate Bio-retention areas and fill with engineered soil.



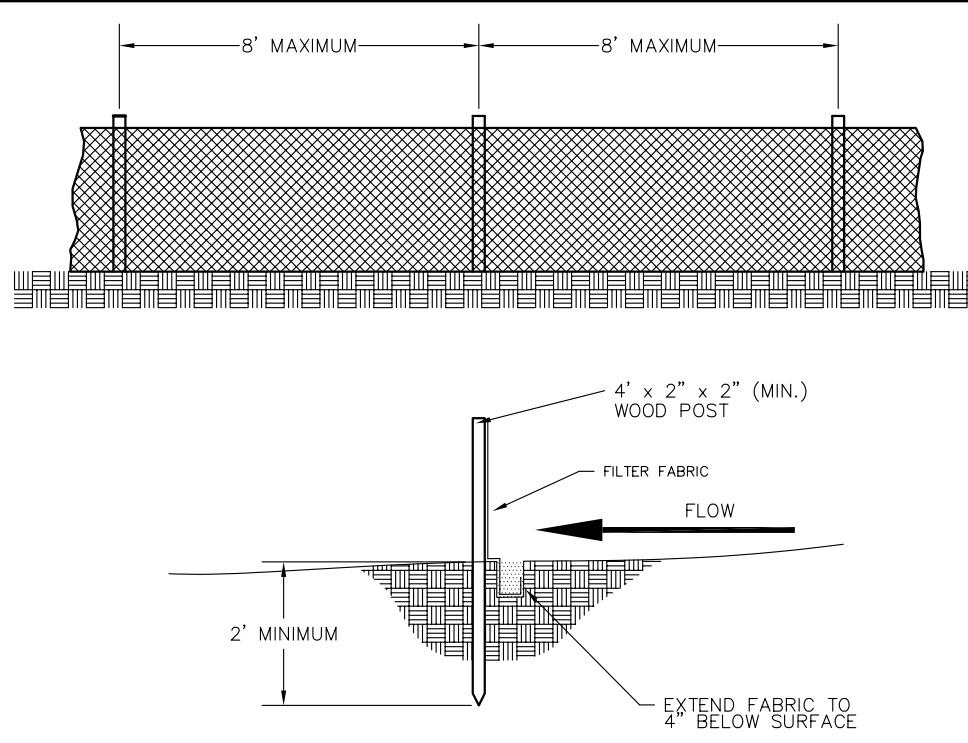
DRIVE-OVER WEEPER

LEGEND

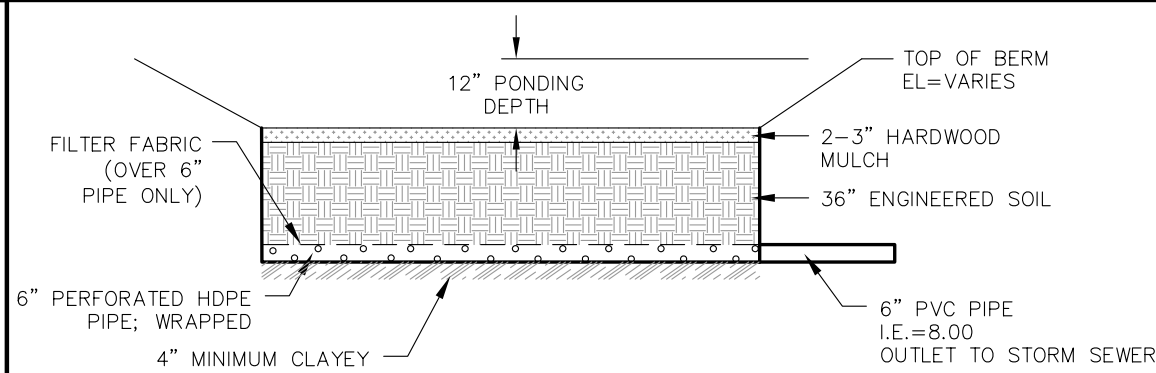
- 984--- EXISTING MINOR CONTOUR
- 985--- EXISTING MAJOR CONTOUR
- 984— PROPOSED MINOR CONTOUR
- 985— PROPOSED MAJOR CONTOUR
- STORM SEWER
- B.R. BIORETENTION AREA
- SILT FENCE
- x 12.15 EXISTING SPOT ELEVATION
- x 10.78 PROPOSED SPOT ELEVATION
- INLET PROTECTION



STONE CONSTRUCTION ENTRANCE



SILT FENCE CONSTRUCTION



BIORETENTION DEVICE
TYPICAL CROSS SECTION

- SURFACE MULCH LAYER**
- SHREDDED HARDWOOD MULCH OR CHIPS SHALL BE USED.
 - THE MULCH SHALL BE FREE OF FOREIGN MATERIAL INCLUDING OTHER PLANT MATERIAL.
- ENGINEERED SOIL SHALL CONSIST OF A MIX OF THE FOLLOWING:**
- 70% - TORPEDO OR MASON SAND.
 - 30% - COMPOST (PER DNR 1000).



1400 E. Washington Ave, Suite 150
Madison, WI 53703
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: burse@bourse.net
www.bursesurveyengr.com

APPROVALS	PROJECT FILE	DESIGNED BY	DATE	CHECKED BY	DATE
	MLB	PDF		MLB	

2605 MONROE STREET

Madison, Wisconsin
JAMES M. CORCORAN
2702 MONROE ST., SUITE 15
MADISON, WI 53711

PROJECT #: BSE1029-06
PLOT DATE: 04-15-11

REVISION DATES:

ISSUE DATES:

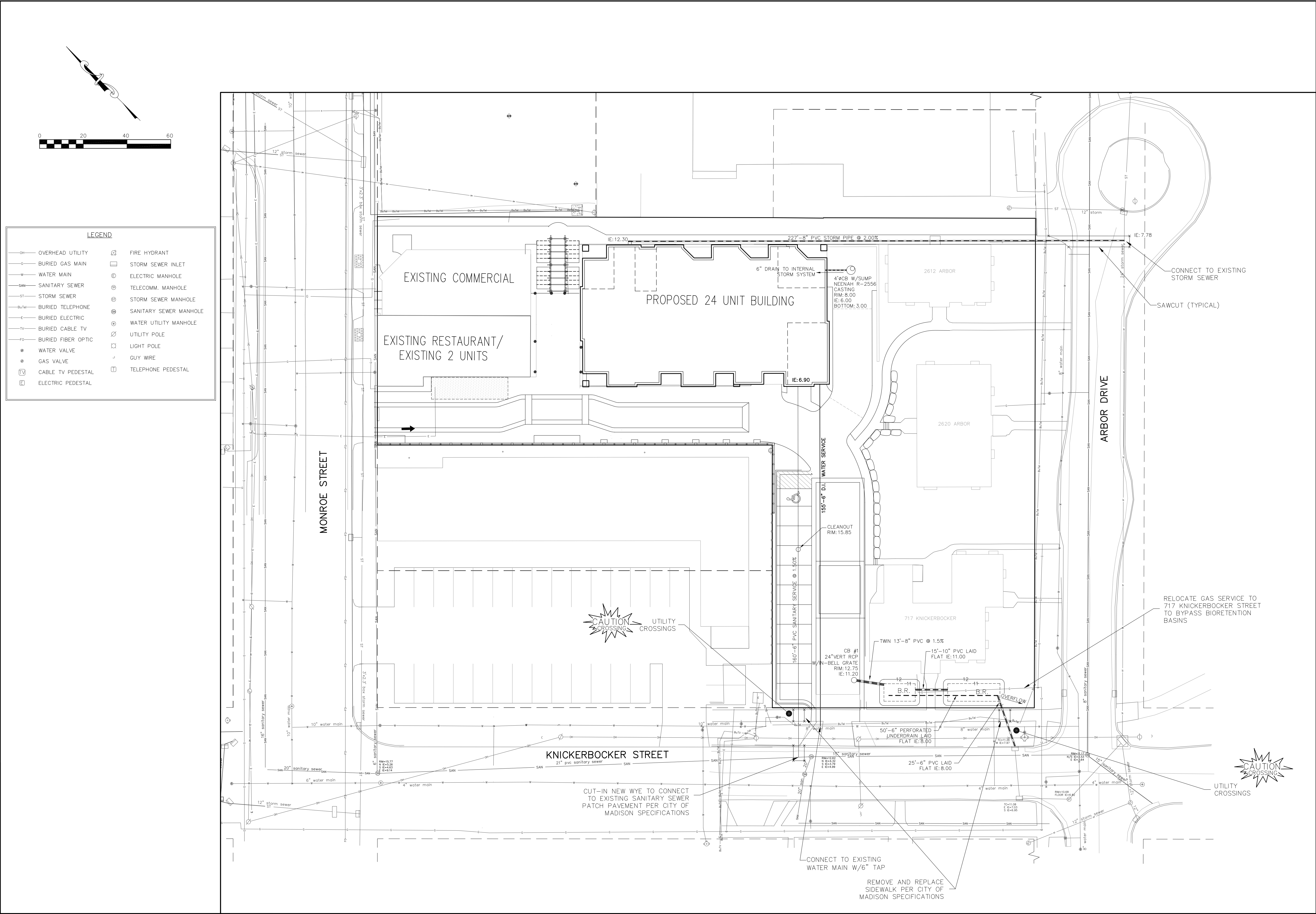
GRADING AND
EROSION CONTROL
PLAN



This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

EXHIBIT

C-2.1



1400 E. Washington Ave, Suite 150
Madison, WI 53703
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: burse@bursesur.com
www.bursesurveyengr.com

APPROVALS	PROJECT FILE	MLB	PDF	MLB	PDF	MLB	PDF
DESIGNED BY							
DRAWN BY							
CHECKED BY							
APPROVED							

2605 MONROE STREET

Madison, Wisconsin
JIM CORCORAN
2702 MONROE ST., SUITE 15
MADISON, WI 53711

PROJECT #: BSE1029-06
PLOT DATE: 04-19-11

REVISION DATES:

NO.	DATE	DESCRIPTION

ISSUE DATES: 04-19-11

NO.	DATE	DESCRIPTION

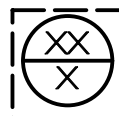
UTILITY PLAN

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER

C-3.1

NOTES:



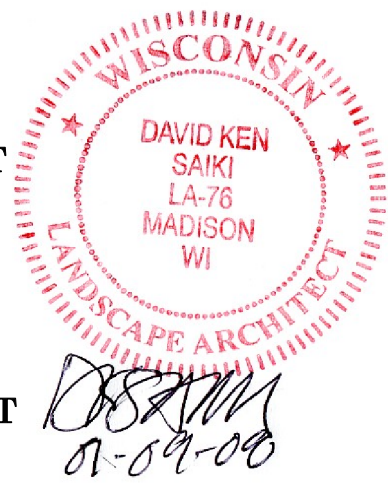
REQUIRED TREES PER CITY OF MADISON LANDSCAPE POINT SYSTEM HAVE LABELS IN SQUARES ON THE PLAN.



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

LANDSCAPE POINTS			
1 CANOPY TREE REQUIRED FOR 12 PARKING SPACES			
12 PARKING SPACES REQUIRE 59.2 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	7	3	21
TOTAL POINTS			62

- LAYOUT AND SPECIES SELECTION FOR TREES IN PARK HAVE BEEN APPROVED BY SI WIDSTRAND, CITY OF MADISON PARKS.
- TERRACE TREE PLANTING ALONG KNICKERBOCKER REQUIRES APPROVAL BY DEAN KAHL, CITY OF MADISON FORESTRY DEPARTMENT. CONTACT CITY FORESTRY DEPARTMENT TO SCHEDULE INSTALLATION SUPERVISION FOR ALL STREET AND PARK TREES (608-266-4816).
- WOONERF SIGNS SHALL BE POSTED ON EITHER END OF THE PRIVATE DRIVE (ONE AT THE MONROE STREET ENTRANCE/EXIT. SIGNAGE SHALL BE STANDARD WOONERF SIGN.



PLANT SCHEDULE

Key	Botanical Name	Common Name	Quantity	Size	Comments
Deciduous Trees					
AB	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	1	5' Ht./B&B	Single Stem; install per City of Madison forestry specifications and details
AG	<i>Amelanchier x grandiflora 'Forest Prince'</i>	Forest Prince Serviceberry	2	5' B&B	Multistemmed; specimen form; match plants
CV	<i>Chionanthus virginicus</i>	White Fringetree	1	5' B&B	Multistemmed; specimen form
HV	<i>Hamamelis vernalis</i>	Vernal Witchhazel	1	36" Ht./Cont./BB	
PC	<i>Pyrus calleryana 'Aristocrat'</i>	Aristocrat Pear	7	1 1/2" Cal.	
QB	<i>Quercus bicolor</i>	Swamp White Oak	7	2-2 1/2" Cal. B&B	Provide per City of Madison Parks department staked locations; coordinate w/ Parks Dept.
QM	<i>Quercus macrocarpa</i>	Bur Oak	1	1-3/4" B&B	
Deciduous Shrubs					
Aa	<i>Aronia arbutifolia 'Brilliantissima'</i>	Brilliantissima Red Chokeberry	3	36" Ht./Cont.	
AI	<i>Aronia melanocarpa 'Inoquois Beauty'</i>	Inoquois Beauty Black Chokeberry	43	36" Ht./Cont.	Plant 3' O.C., Maintained as a hedge at maximum height of 3'.
Am	<i>Aronia melanocarpa var. elata</i>	Black Chokeberry	13	36" Ht./Cont.	
Cb	<i>Cornus baileyi</i>	Bailey Red-Twigged Dogwood	1	36" Ht./Cont.	
Cs	<i>Cornus sericea 'Flaviramea'</i>	Yellow Twig Dogwood	9	36" Ht./Cont.	
CI	<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	35	36" Ht./Cont.	Plant 3' O.C., Maintained as a hedge at maximum height of 3'.
DI	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	11	18" Ht. Cont.	
Sp	<i>Salix purpurea 'Nana'</i>	Dwarf Arctic Blue Willow	4	36" Ht./Cont.	
SI	<i>Spiraea trilobata 'Fairy Queen'</i>	Fairy Queen Spirea	3	24" Ht./Cont.	
Vd	<i>Viburnum dentatum 'Blue Muffin'</i>	Blue Muffin Viburnum	2	36" Ht./Cont.	
Evergreen Shrubs					
Jc	<i>Juniperus chinensis 'Kallys Compacta'</i>	Kallays Compact Juniper	7	18" Ht./Cont.	
To	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Arborvitae	6	4" Ht./BB	
Perennials/Grasses/Groundcovers/Vines					
aa	<i>Astilbe arendsii 'White Gloria'</i>	White Gloria Astilbe	7	1 Qt. Pot	
av	<i>Astilbe 'Visions in Pink'</i>	Astilbe Visions in Pink	19	1 Qt. Pot	
bc	<i>Bergenia cordifolia 'Rosa'</i>	Rose Siberian Tea	42	1 Qt. Pot	
ca	<i>Calamagrostis x acutifolia 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	46	1 Gal. Cont.	
ct	<i>Clematis paniculata</i>	Sweet Autumn Clematis	4	1 Gal. Cont.	
em	<i>Eupatorium maculatum 'Gateway'</i>	Gateway Joe Pye Weed	42	1 Qt. Pot	
ho	<i>Hemerocallis 'Stella d'Oro'</i>	Stella d'Oro Daylily	135	1 Qt. Pot	
hm	<i>Heuchera micrantha 'Palace Purple'</i>	Corabelle Palace Purple	10	1 Qt. Pot	
ht	<i>Hosta 'Frances Williams'</i>	Frances Williams Hosta	6	1 Qt. Pot	
hs	<i>Hosta 'Striptease'</i>	Striptease Hosta	18	1 Qt. Pot	
mh	<i>Monarda hybrid 'Claire Grace'</i>	Claire Grace Monarda	69	1 Qt. Pot	
pt	<i>Pachysandra terminalis 'Green Carpet'</i>	Japanese Pachysandra	127	1 Qt. Pot	
pv	<i>Panicum variegatum 'Shenandoah'</i>	Shenandoah Switch Grass	36	1 Gal. Cont.	Plant 18" O.C.
pge	<i>Parthenocissus quinquefolia 'Englemanni'</i>	Englemanni Virginia Creeper	9	1 Gal. Cont.	
rs	<i>Rudbeckia submontana</i>	Sweet Black Eyed Susan	133	1 Qt. Pot	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	46	1 Gal. Cont.	

MONROE STREET

EXISTING
COMMERCIAL

EXISTING MULTI-UNIT
HOUSING BUILDING

PHASE 2 PHASE 3

EXISTING COMMERCIAL

EXISTING RESTAURANT
(2 STORY)

PROPOSED 24 UNIT BUILDING
16 SURFACE STALLS
(4 STORY)

EXISTING BUILDING

EXISTING
PARKING

KNICKERBOCKER STREET

EXISTING TREE

Existing Path

Potential Future
Path by Others

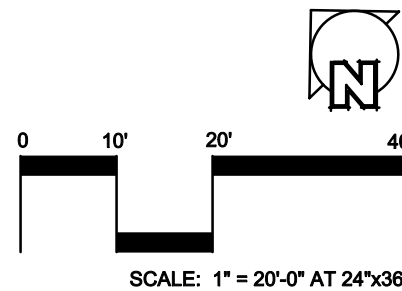
NOTE:
Contractor shall provide Seven (7)
Quercus bicolor (Swamp White
Oak) along this side of Arbor Drive
per agreement with City of Madison
Parks Department.

ARBOR DRIVE

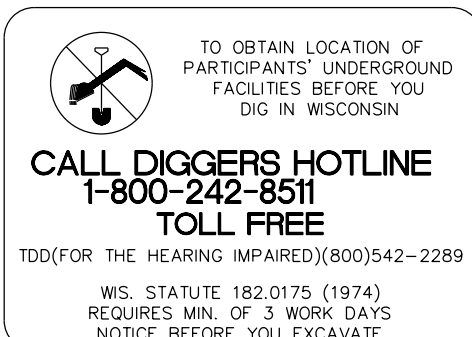
EXISTING TREES

EXISTING TREES

EXISTING TREES



PRELIMINARY
NOT FOR CONSTRUCTION



Project Title
2605 Monroe Street

Drawing Title
Landscape Plan

Project No.
0522

Drawing No.
C-4.1

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

Revisions

NEIGHBORHOOD MEETING - JAN. 11, 2007
ISSUED TO PLANNING - FEB. 07, 2007
ISSUED TO UDC - FEB. 28 2007
PARKING LOT SUBMITTAL - FEB. 20, 2008
SUBMITTAL - MAR. 03, 2008
SUBMITTAL - APR. 20, 2011

Project Title

2605 Monroe Street

Drawing Title

Paving Plan

Project No.

0522

Drawing No.

FOR REFERENCE

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

NOTES:

- 1) WOONERF SIGNS SHALL BE POSTED ON EITHER END OF THE PRIVATE DRIVE (ONE AT THE MONROE STREET ENTRANCE AND ONE AT THE KNICKERBOCKER PLACE ENTRANCE/EXIT. SIGNAGE SHALL BE STANDARD WOONERF SIGN.

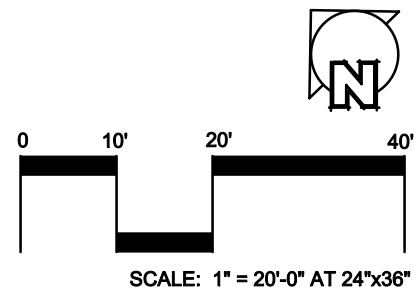
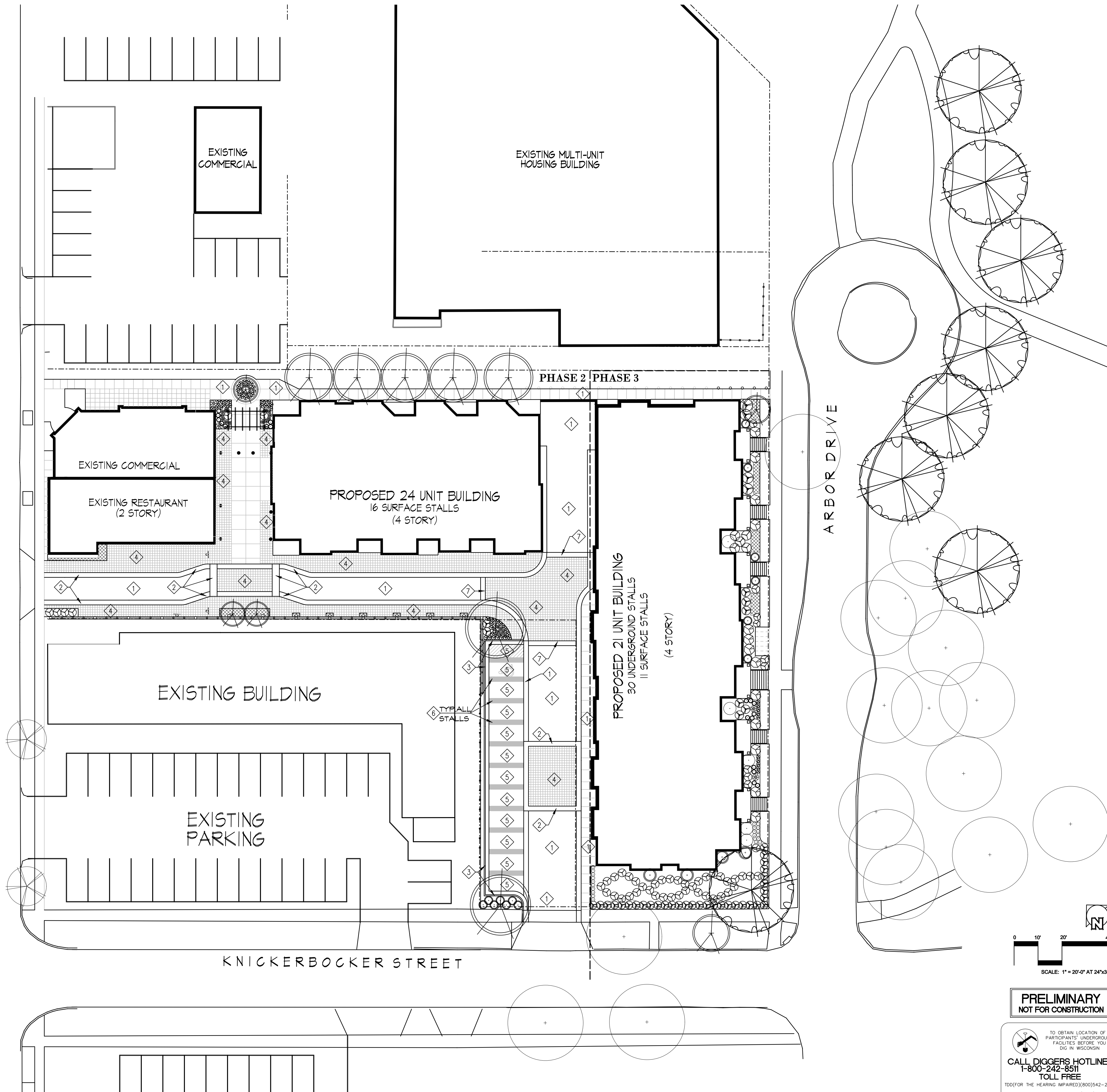


- 2) THIS PAVING PLAN INDICATES FINAL PAVING LAYOUT AND PATTERNING AFTER BOTH PHASE 2 AND PHASE 3 BUILD-OUT. TEMPORARY PAVEMENTS MAY BE INSTALLED BETWEEN PHASES TO ACCOMMODATE FUTURE CONSTRUCTION ACCESS AND STAGING.

PAVING SCHEDULE

- 1 STANDARD CONCRETE PAVEMENT
2 STANDARD CONCRETE ROLLED CURB OR RAMPED SECTION
3 STANDARD CONCRETE 6" CURB AND GUTTER
4 CONCRETE WITH TIGHT SCORING PATTERN FOR PEDESTRIAN AREAS
5 POROUS CONCRETE STANDARD COLOR
6 COLORED CONCRETE OR PAVEMENT MARKING
7 COLORED CONCRETE OR PAVEMENT MARKING

MONROE STREET

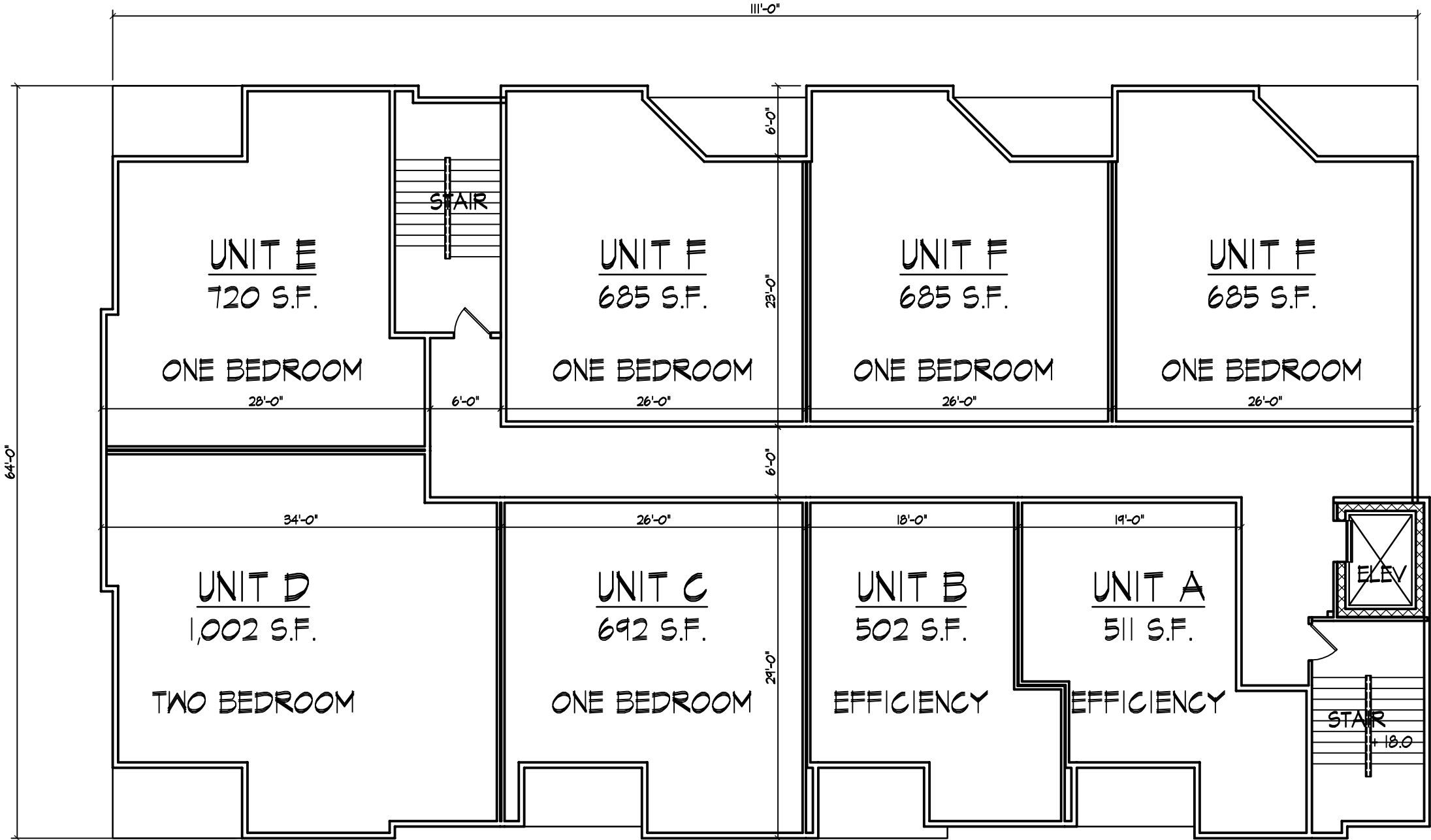


PRELIMINARY
NOT FOR CONSTRUCTION

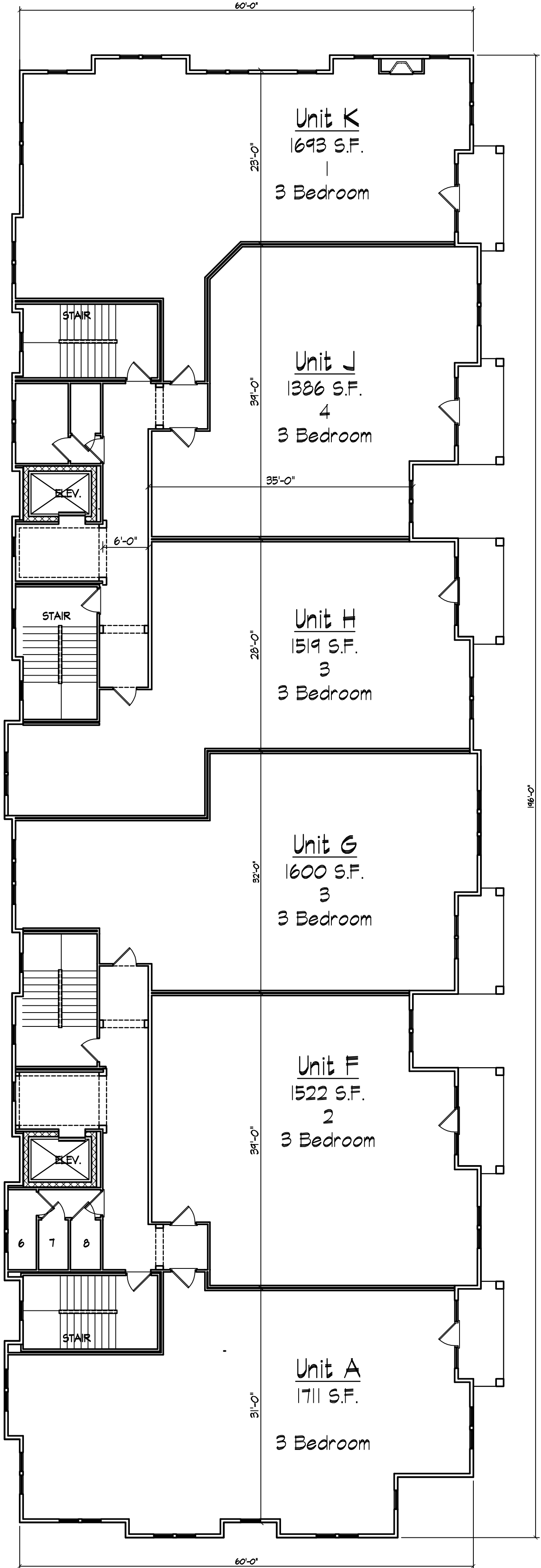
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN.
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



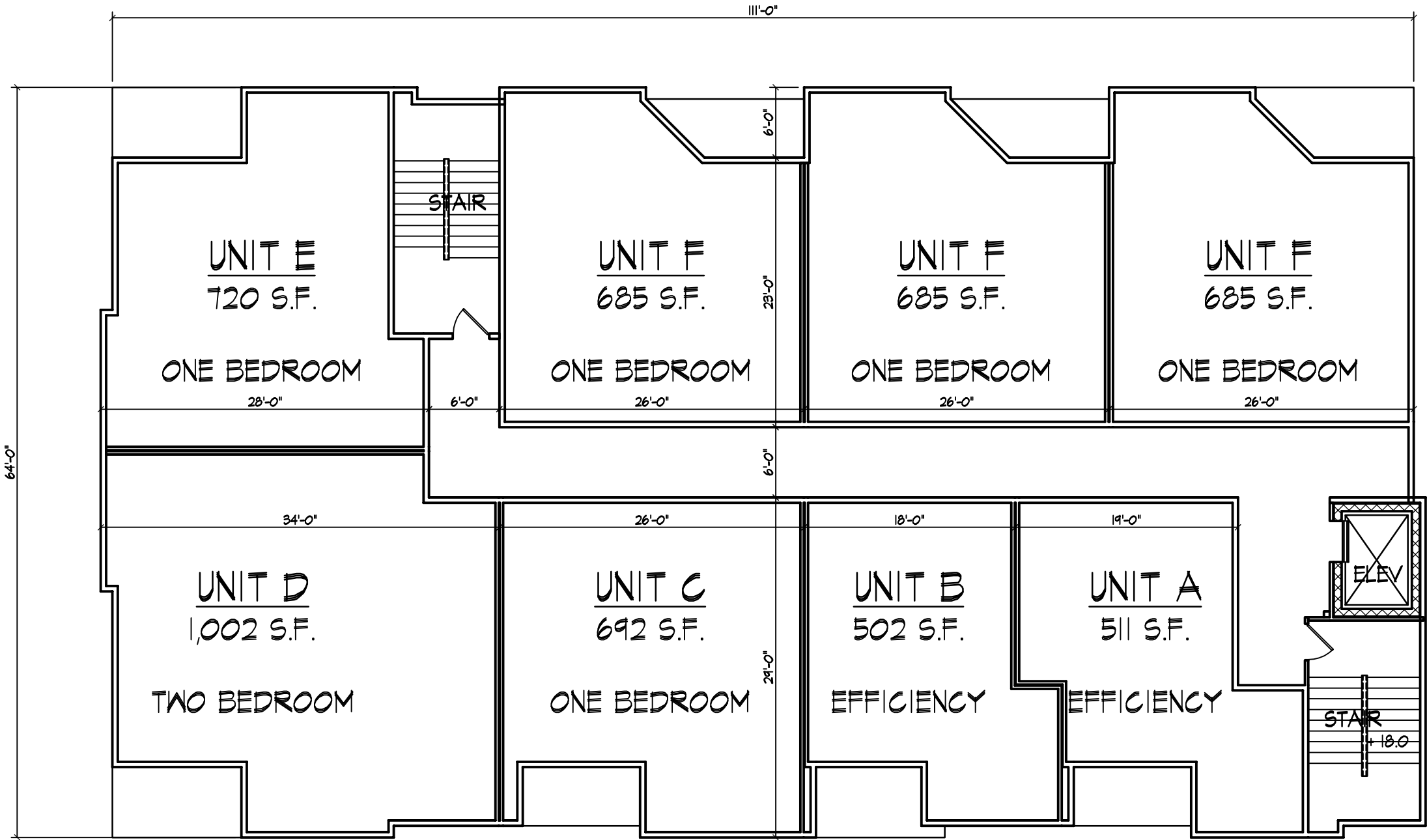




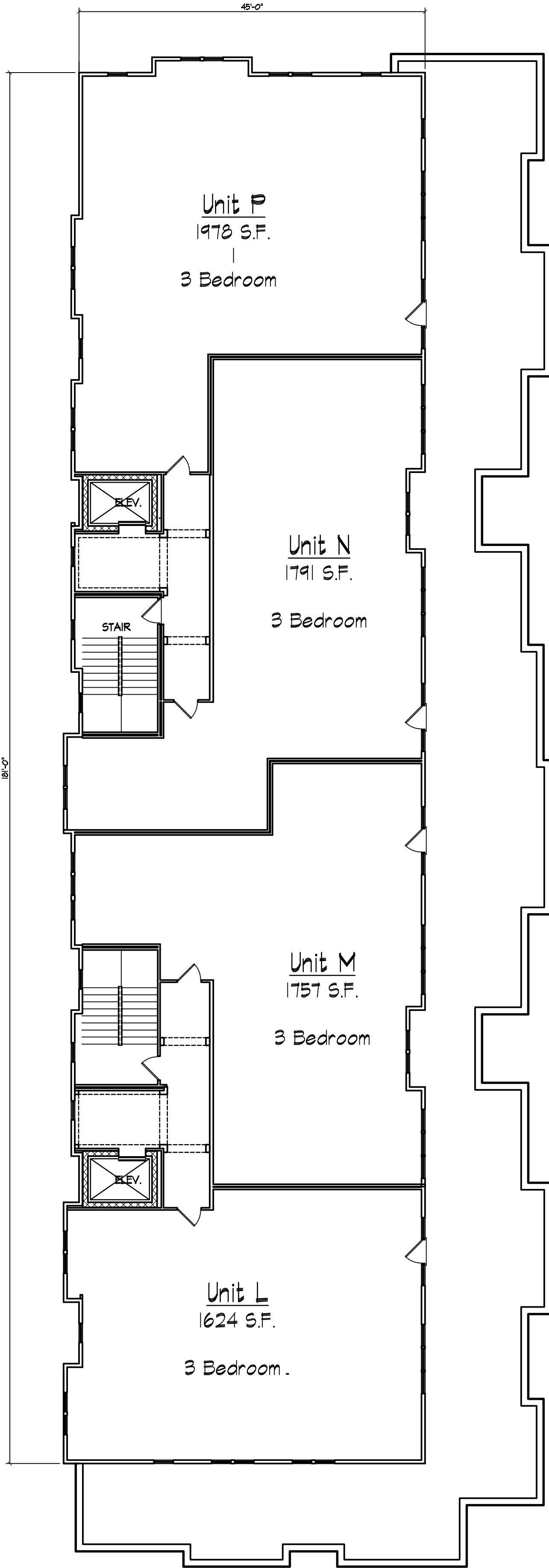
24 UNIT APARTMENT BUILDING



21 UNIT CONDOMINIUM BUILDING



24 UNIT APARTMENT BUILDING



21 UNIT CONDOMINIUM BUILDING



SOUTHWEST ELEVATION (TOWARDS KNICKERBOCKER STREET)
9/32" = 1'-0"



NORTHWEST ELEVATION (TOWARDS MONROE ST.)
9/32" = 1'-0"

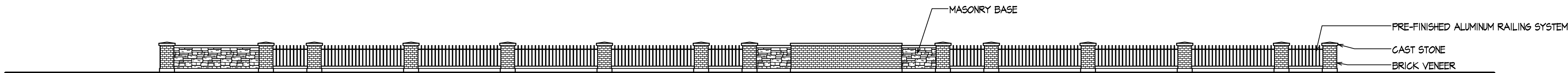


SOUTHEAST ELEVATION (TOWARDS ARBOR DRIVE)
9/32" = 1'-0"

Revisions
Amended SIF Submittal - April 20, 2011



NORTHEAST ELEVATION
9/32" = 1'-0"



FENCE ELEVATION
9/32" = 1'-0"

Project Title
2603 Monroe Street
& 2628 Arbor Drive
(a.k.a. 2605 Monroe Street)

Drawing Title
Elevations
24 Unit Apartment Bldg

Project No.

Drawing No.

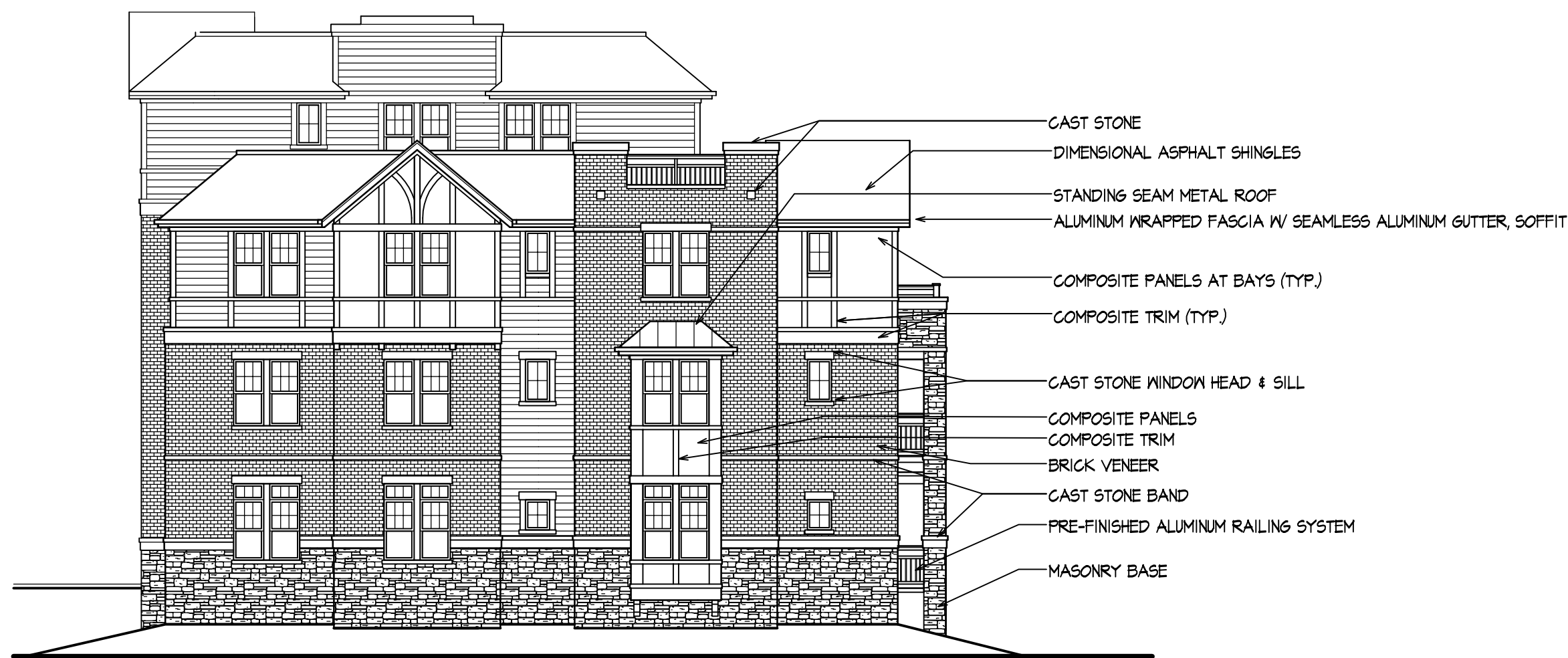
0522

A-2.1

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



SOUTHEAST ELEVATION (ARBOR DR.)
9/32" = 1'-0"



COVERED SURFACE PARKING (TYPICAL)

SOUTHWEST ELEVATION (KNICKERBOCKER ST.)
9/32" = 1'-0"



NORTHEAST ELEVATION
9/32" = 1'-0"



NORTHWEST ELEVATION (TOWARDS MONROE STREET)
9/32" = 1'-0"