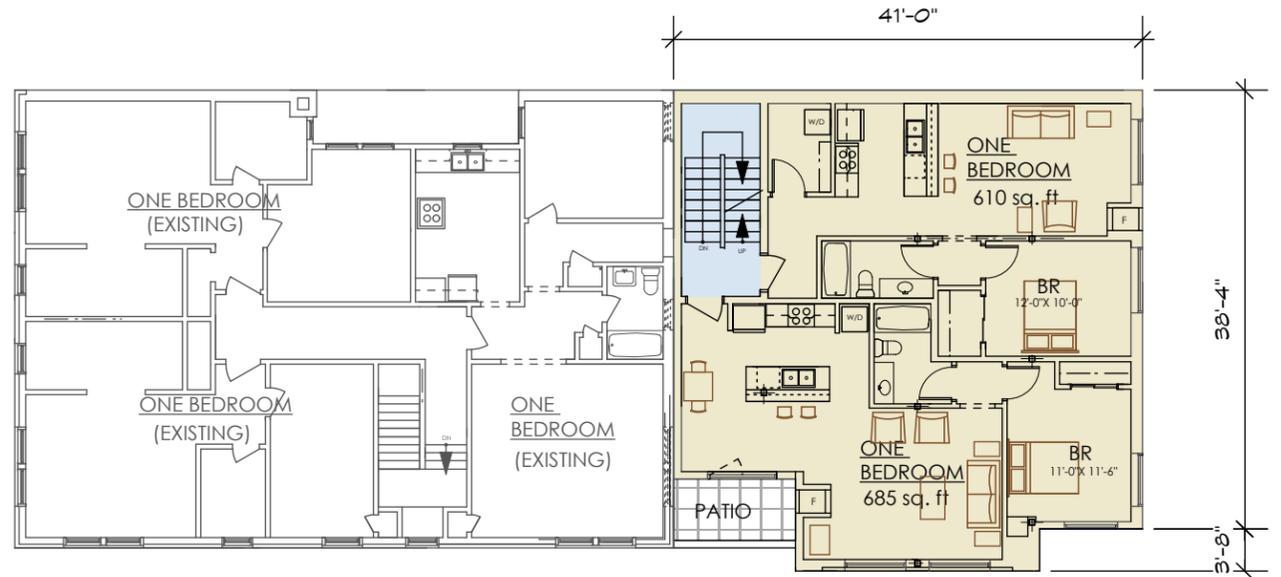
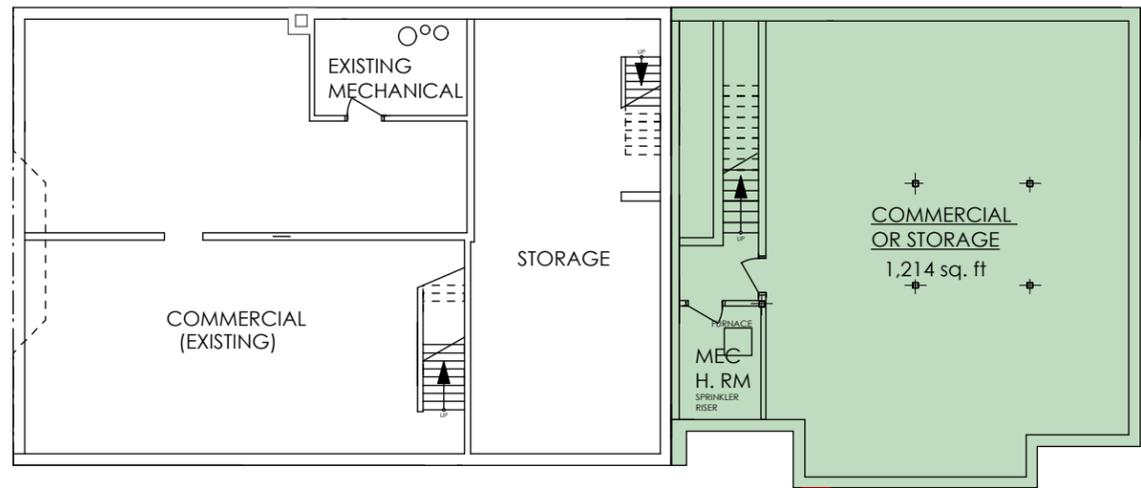


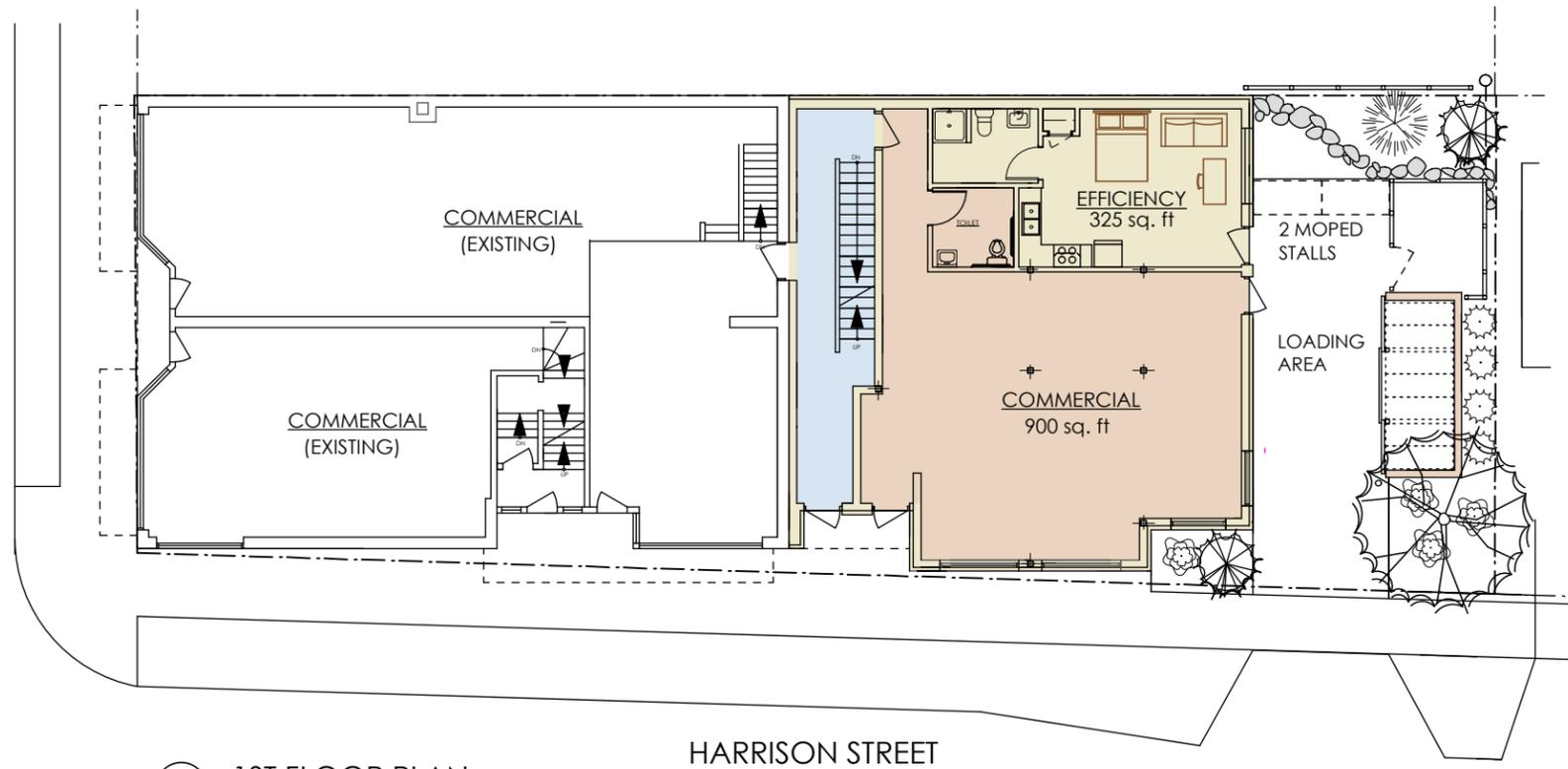
3RD FLOOR PLAN
0 8' 16' 32'



2ND FLOOR PLAN SCALE 1/16" = 1'-0"
0 8' 16' 32'



BASEMENT PLAN
0 8' 16' 32'



1ST FLOOR PLAN
0 8' 16' 32'



HARRISON STREET ELEVATION
 0 8' 16' 32'

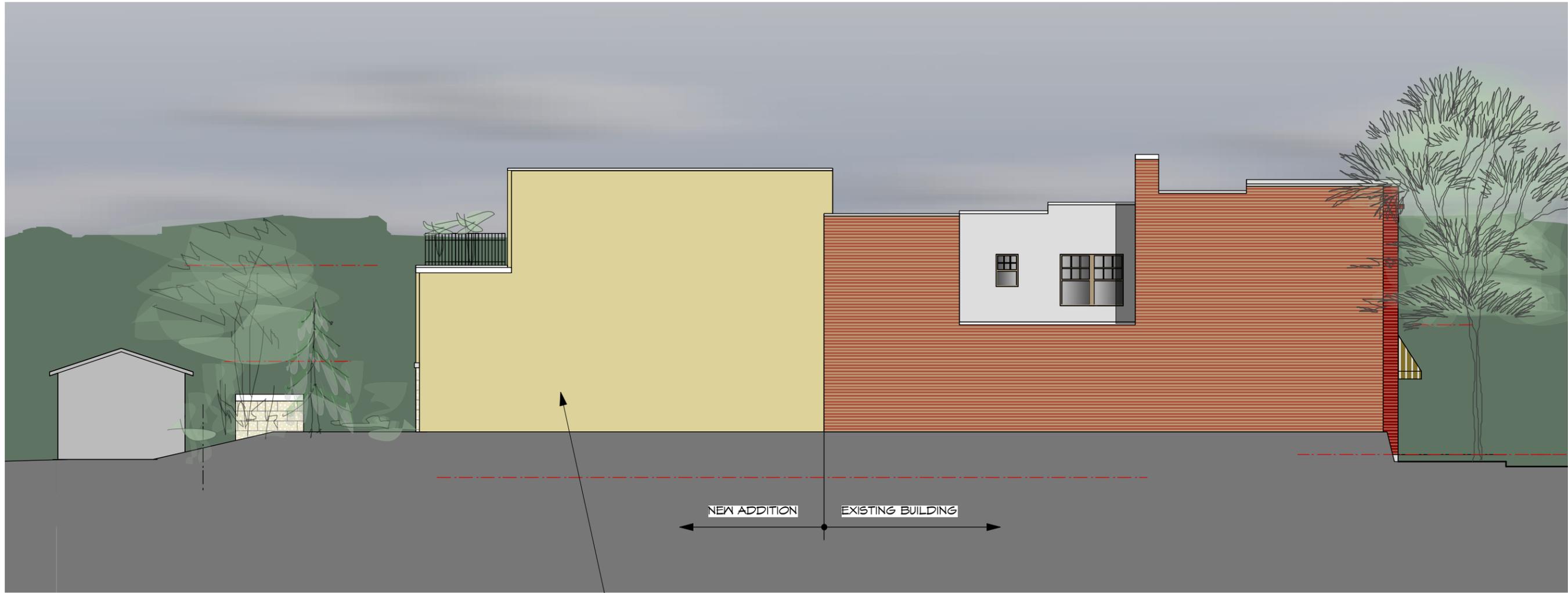


REAR ELEVATION

- PAINTED TRIM
- PAINTED WOOD SUNSCREEN
- NEW PAINTED WOOD FRAME & PANEL TRIM DETAIL
- HORIZ. FIBER CEMENT SIDING
- NEW PAINTED "FYFON" & WOOD CROWN MOLD CORNICE DETAIL
- NEW VINYL WINDOWS W/ SIMULATED DIVIDED LIGHT MULLIONS
- NEW GOOSNECK LIGHTS
- NEW CANVAS AWNING ON NEW ALUM FRAMES W/ TENANT SIGNS & LOGOS ON CANVAS (TYP.)
- PRECAST CONC. BAND
- BURNISHED MASONRY UNITS
- PAINT EXISTING WINDOW FRAMES & WOOD BASE FRAME TRIM ALL THE SAME COLOR



MONROE STREET ELEVATION

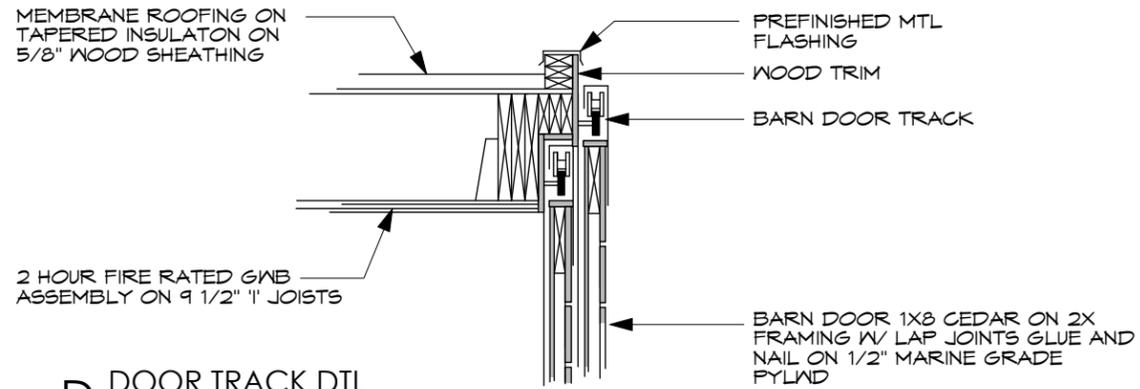


SOUTH ELEVATION

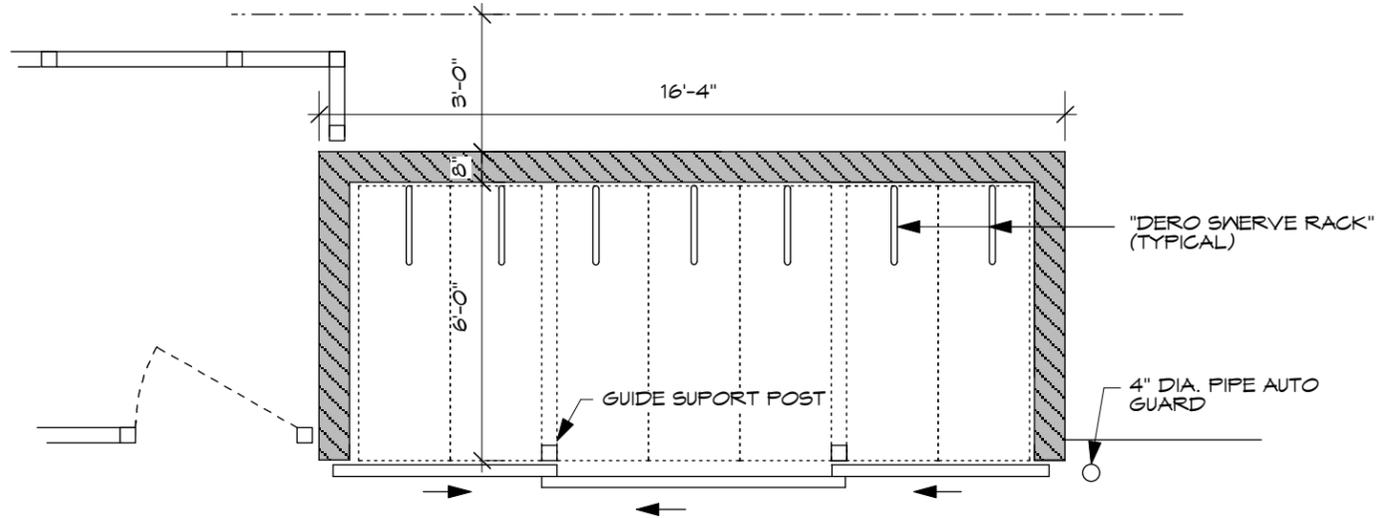
PAINTED CMU

NEW ADDITION EXISTING BUILDING

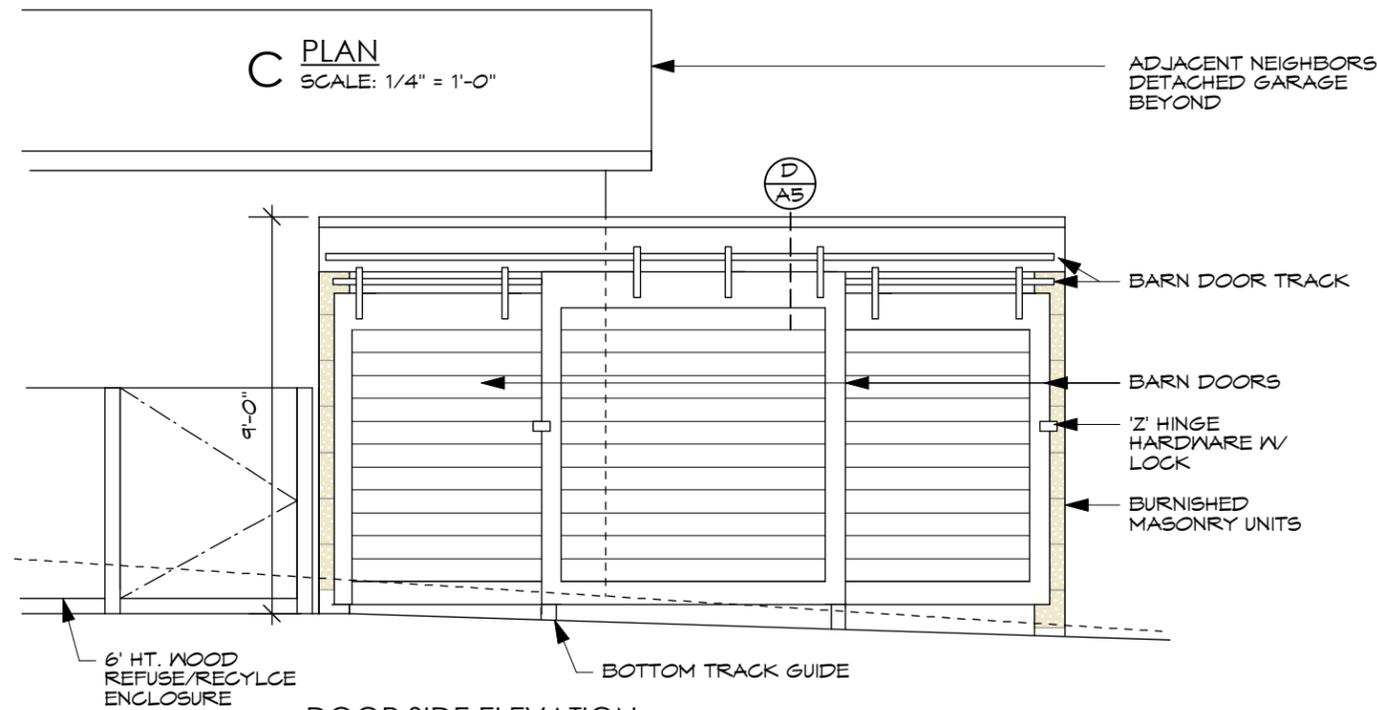
BUILDING ADDITION 2ND & 3RD FLOOR GLASS AREA: 16.8%
 (377 SF. GLASS AREA / 2,241 TOTAL UPPER BUILDING AREA)



D DOOR TRACK DTL
SCALE: 1/2" = 1'-0"

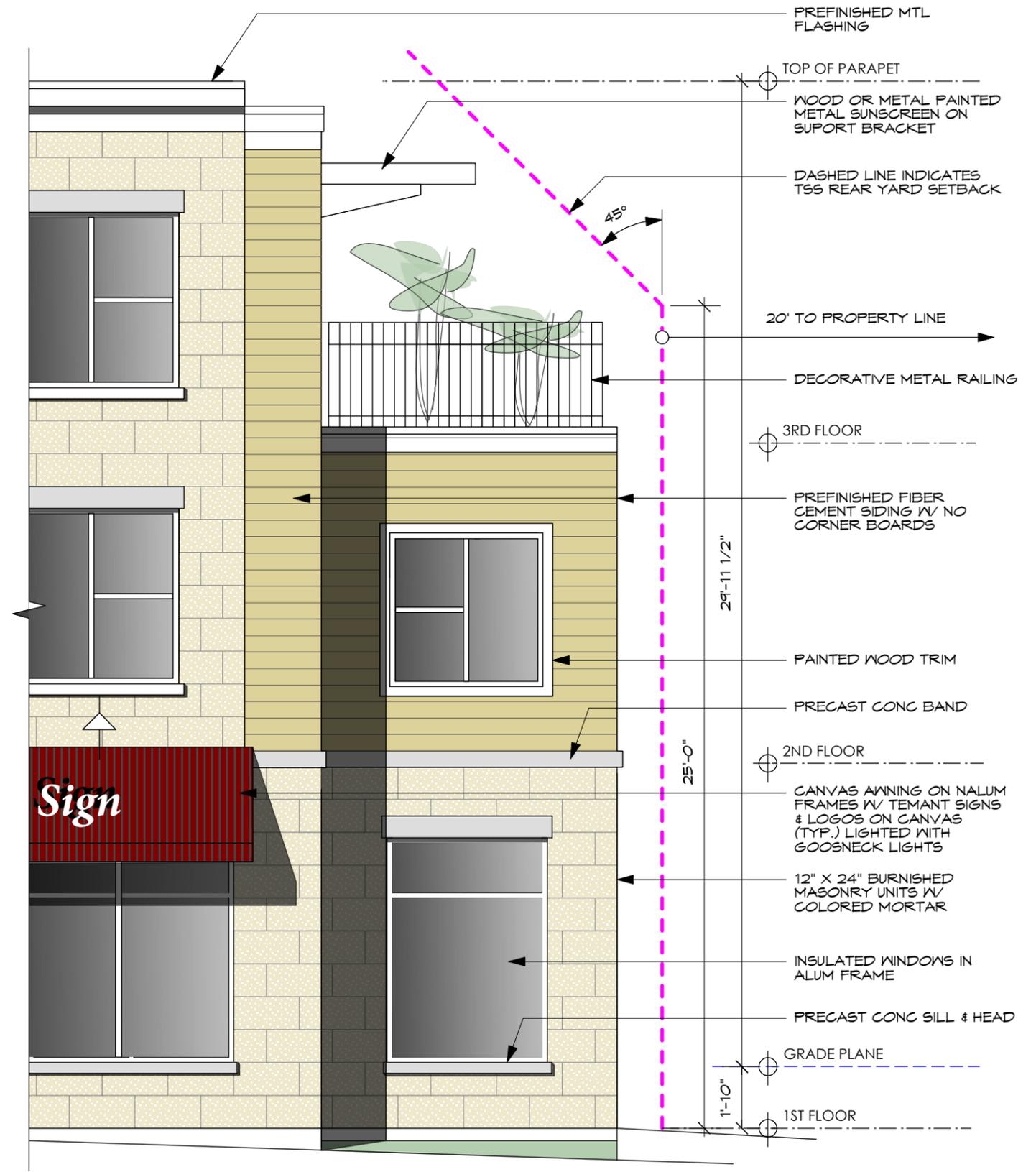


C PLAN
SCALE: 1/4" = 1'-0"



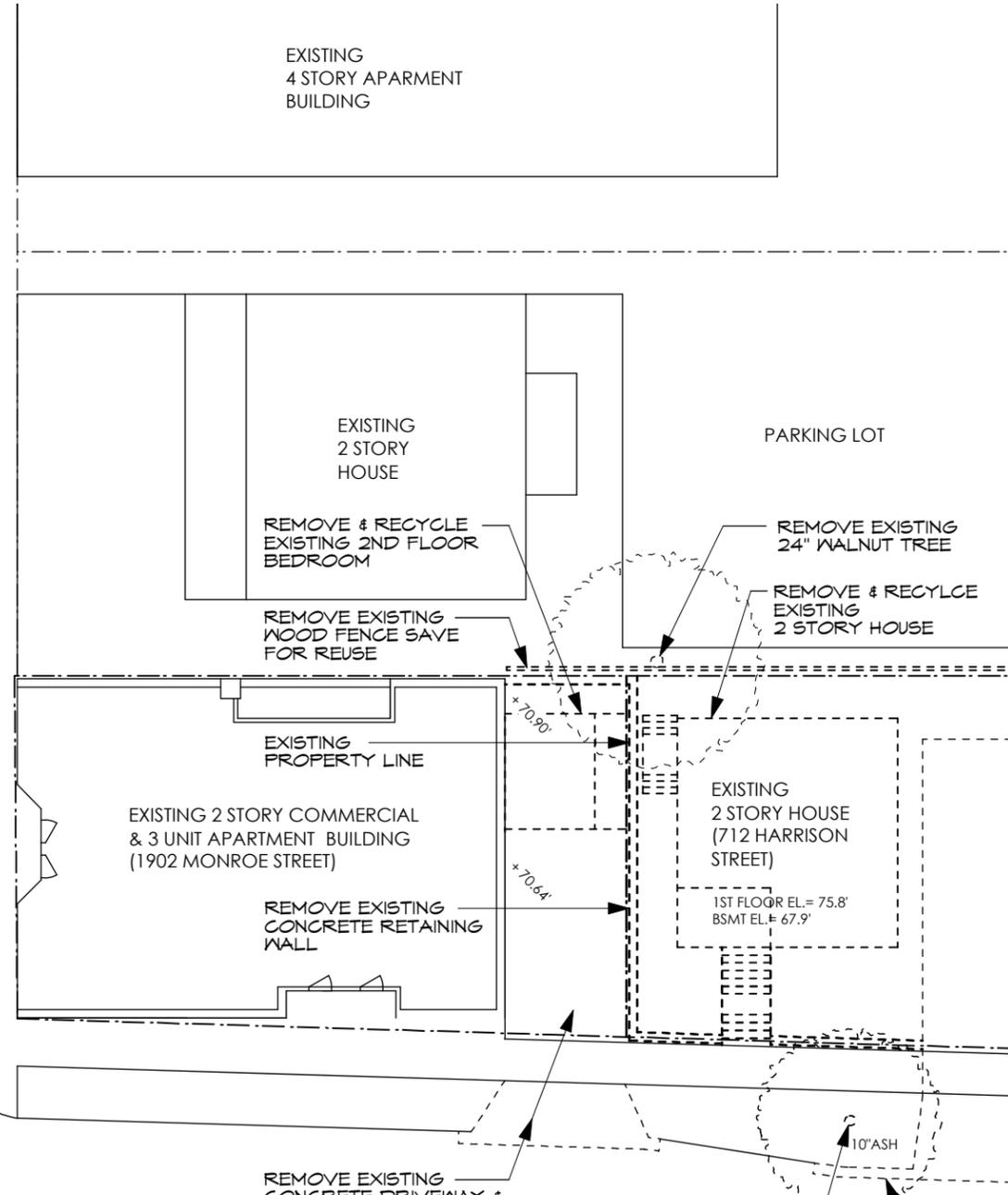
B DOOR SIDE ELEVATION
SCALE: 1/4" = 1'-0"

BIKE STORAGE ENCLOSURE

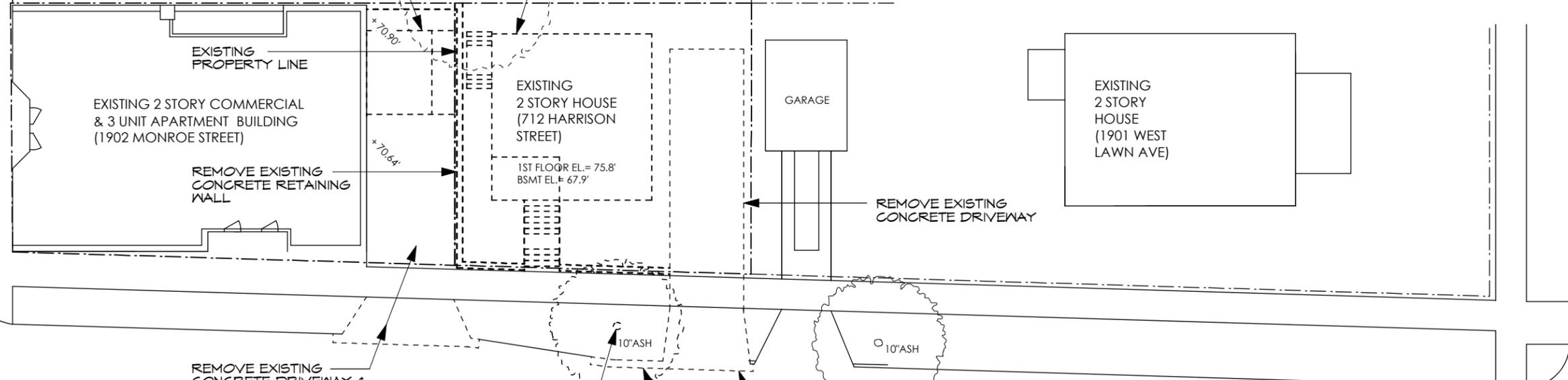


A PARTIAL HARRISON STREET ELEVATION
SCALE: 1/4" = 1'-0"

MONROE STREET



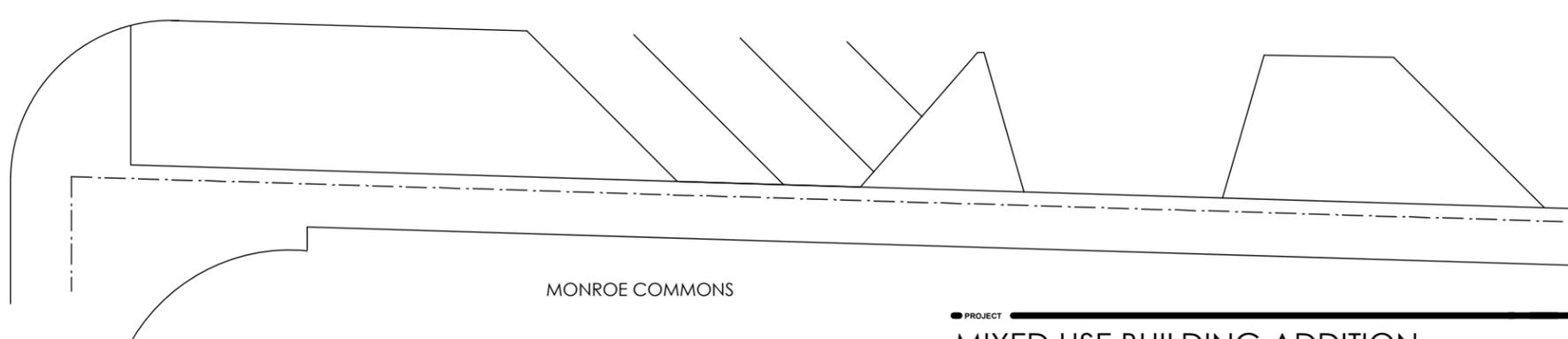
SITE MAP



DEMOLITION SITE PLAN



0 10' 20' 40'



MONROE COMMONS

SHEET INDEX

- C1 COVER, SITE DEMOLITION PLAN
- C2 SITE PLAN
- C3 GRADING & UTILITY PLAN
- L1 LANDSCAPE PLAN
- A1 FLOOR PLANS
- A2 HARRISON ST. ELEVATION
- A3 MONROE ST. & REAR ELEVATION
- A4 SOUTH ELEVATION
- A5 EXTERIOR MATERIALS & DETAILS
- SM1 URBAN CONTEXT PHOTOS
- SM2 EXISTING HOUSE PHOTOS

W LAWN AVE

MONROE STREET

EXISTING
4 STORY APARTMENT
BUILDING

EXISTING
2 STORY
HOUSE

PARKING LOT

EXISTING 2 STORY COMMERCIAL
& 3 UNIT APARTMENT BUILDING
(1902 MONROE STREET)

PROPOSED
3 STORY ADDITION
(712 HARRISON STREET)

41'-0"

2 MOPED
STALLS

LOADING
AREA

21'-5"

10'-0"

GARAGE

REINSTALL
ADJACENT
OWNER'S WOOD
SCREEN FENCE

BOLDER
RETAINING WALL

6' HT. WOOD
REFUSE
ENCLOSURE
FENCE

COVERED BIKE
ENCLOSURE
(7 STALLS)

NEW CONCRETE
DRIVEWAY

EXISTING
2 STORY
HOUSE
(1901 WEST
LAWN AVE)

FIRE
HYDRANT

FIRE
HYDRANT

EXISTING "LOADING
ZONE" SIGN ON
POST

INSTALL NEW CONC. CURB
PER CITY SPECIFICATIONS

EXISTING "2 HOUR PARKING"
SIGN ON POST

REPLACE DAMAGED OR
REMOVE FOR CONSTRUCTION
SIDEWALK PER CITY
SPECIFICATIONS

5'-0" 12'-0" 5'-0"

HARRISON STREET

NEW CONC. DRIVEWAY PER
CITY SPECIFICATIONS

W LAWN AVE

MONROE COMMONS

SITE STATISTICS

SITE ACREAGE: 5,034 sq. ft. (0.11 acres)

SITE AREA:

BUILDING FOOTPRINT	3,904 sq. ft.	77.6%
PAVEMENT & SIDEWALKS	683 sq. ft.	13.6%
COVERED BIKE ENCLOSURE	108 sq. ft.	2.1%
PERVIOUS AREA	339 sq. ft.	6.7%

PORCH & DECK AREA OPEN SPACE: 361 sq. ft.

PARKING REQUIRED: NONE

PARKING PROVIDED: NONE

BIKE PARKING PROVIDED: 7 COVERED STALLS

MOPED STALLS: 2 STALLS

BUILDING STATISTICS

NUMBER OF STORIES (ABOVE GRADE): 3

BUILDING HEIGHT: 29'-11 1/2"

CONSTRUCTION TYPE: 5B

AUTOMATIC SPRINKLER SYSTEM PER NFPA 13R

BUILDING AREA:	NEW ADDITION	EXISTING BUILDING
LOWER LEVEL	1,640 sq. ft.	2,303 sq. ft.
1ST	1,635 sq. ft.	2,270 sq. ft.
MEZZAININE		92 sq. ft.
2ND	1,603 sq. ft.	2,195 sq. ft.
3RD	1,251 sq. ft.	
TOTAL	4,689 sq. ft.	6,860 sq. ft.

APARTMENT UNIT COUNT

NEW ADDITION:

FLOOR	EFF	1BR	2BR	TOTAL
1ST	1			1
2ND	0	2		2
3RD			1	1
TOTAL	1	2	1	4

3 EXISTING 1BR UNITS 3
TOTAL APARTMENT UNITS 7

(8 TOTAL BEDROOMS)

COMMERCIAL AREA:

NEW RETAIL 1ST	900 sq. ft.
NEW RETAIL BSMT	1,214 sq. ft.
EXISTING 'LUCCA'	1,270 sq. ft.
EXISTING 'STRICLY DISCS' 1ST	551 sq. ft.
EXISTING 'STRICLY DISCS' BSMT	1,272 sq. ft.
TOTAL	5,207 sq. ft.



SITE PLAN

0 10' 20' 40'

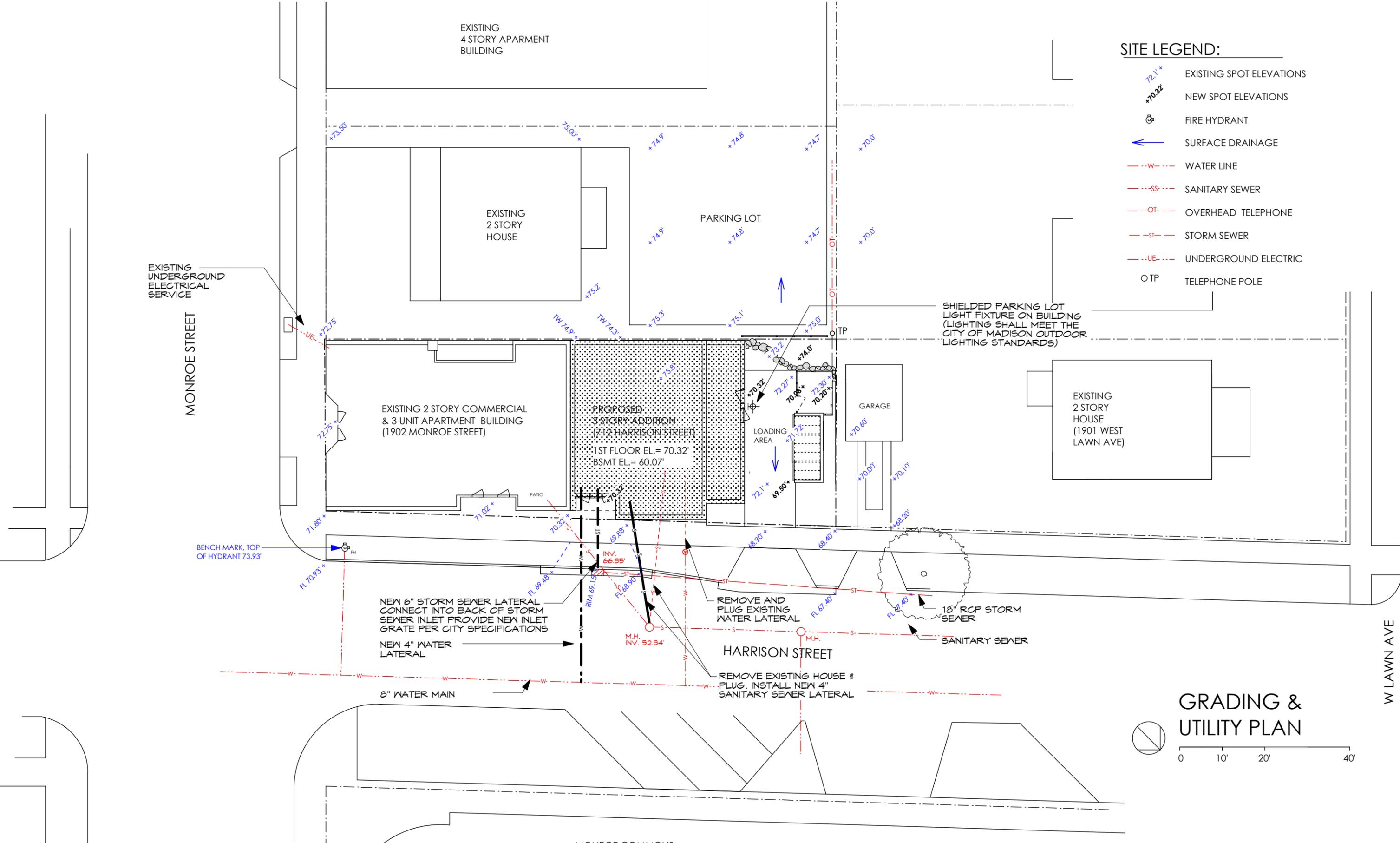
SITE SURVEY INFORMATION HAS BEEN
OBTAINED FROM CERTIFIED SURVEY BY LAND
SURVEYOR DAVID R. CHENEY, MAP NO. 1201.

PROJECT
MIXED USE BUILDING ADDITION
1902 MONROE STREET & 712 HARRISON STREET, MADISON, WI 53711

ARCHITECT
FERCH ARCHITECTURE
2704 Gregory Street, Madison, WI 53711
608-238-6900

No.	Date	Revision	DATE
01115			5/7/13

Project No. _____ Date _____
SHEET NO. **C2**



- SITE LEGEND:**
- 72.11' EXISTING SPOT ELEVATIONS
 - +70.32' NEW SPOT ELEVATIONS
 - FIRE HYDRANT
 - SURFACE DRAINAGE
 - - - W - - - WATER LINE
 - - - SS - - - SANITARY SEWER
 - - - OT - - - OVERHEAD TELEPHONE
 - - - ST - - - STORM SEWER
 - - - UE - - - UNDERGROUND ELECTRIC
 - TELEPHONE POLE

GRADING & UTILITY PLAN





**CITY OF MADISON
LANDSCAPE WORKSHEET**
Section 28.142 Madison General Ordinance

Project Location / Address 1902 MONROE ST, 712 HARRISON ST
 Name of Project MIXED USE BUILDING
 Owner / Contact DAVID FERCH
 Contact Phone 608-238-6900 Contact Email david@fercharchitecture.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and the IG districts as specified in (b) below.

Total square footage of developed area 4,695

Developed area divided by three hundred (300) square feet = 16 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area _____

Developed area divided by six hundred (600) square feet = _____ Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = 80 Total Points Required

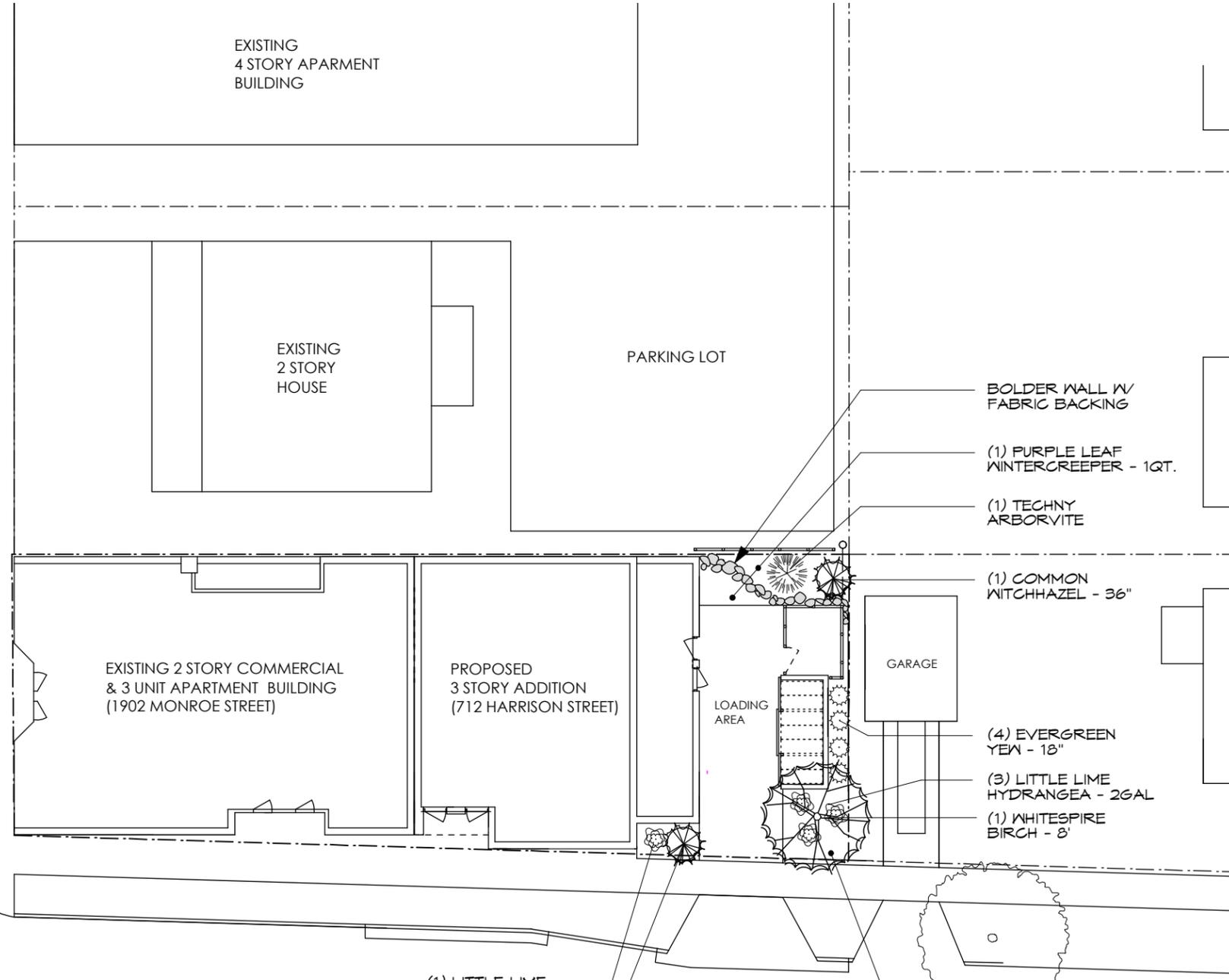
Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one-half (1/2) shall be rounded up.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35	1	35		
Ornamental tree	1 1/2 inch caliper	15	1	15		
Evergreen tree	3 feet tall	15	1	15		
Shrub, deciduous	18" or 3 gallon container size	2	5	10		
Shrub, evergreen	18" or 3 gallon container size	3	4	12		
Ornamental grasses	18" or 3 gallon container size	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.	4	4		
Sub Totals						

Total Number of Points Provided 91

MONROE STREET



BOLDER WALL W/
FABRIC BACKING

(1) PURPLE LEAF
WINTERCREEPER - 1QT.

(1) TECHN
ARBORVITE

(1) COMMON
WITCHHAZEL - 36"

(4) EVERGREEN
YEW - 18"

(3) LITTLE LIME
HYDRANGEA - 2GAL

(1) WHITESPIRE
BIRCH - 8'

(1) LITTLE LIME
HYDRANGEA - 2GAL

(1) DWF. BURRING
BUSH - 36"

(8) RASPBERRY
ICE CORAL BELLS

GENERAL NOTE:

- BARK MULCH ALL PLANTING BEDS.
- FINE GRADE THE CITY TERRACE AREAS AND SEED WITH SHADE TOLERANT GRASS, FERTILIZE AND STRAW MATT.

HARRISON STREET

W LAWN AVE



LANDSCAPE PLAN

0 10' 20' 40'



7395 HWY. PD VERONA, WI
 PH. 608-845-5111
 FAX 608-845-3335
 glacierlandscapeinc.com

MONROE COMMONS

PROJECT

MIXED USE BUILDING ADDITION
 1902 MONROE STREET & 712 HARRISON STREET, MADISON, WI 53711

ARCHITECT

FERCH ARCHITECTURE
 2704 Gregory Street, Madison, WI 53711
 608-238-6900

No.	Date	Revision	DATE
01115			5/7/13
Project No.			Date
SHEET NO.			11



ORIGINAL BUILDING PHOTO



1902 MONROE STREET



HOUSE AT 712 HARRISON STREET



MONROE COMMONS



MONROE STREET



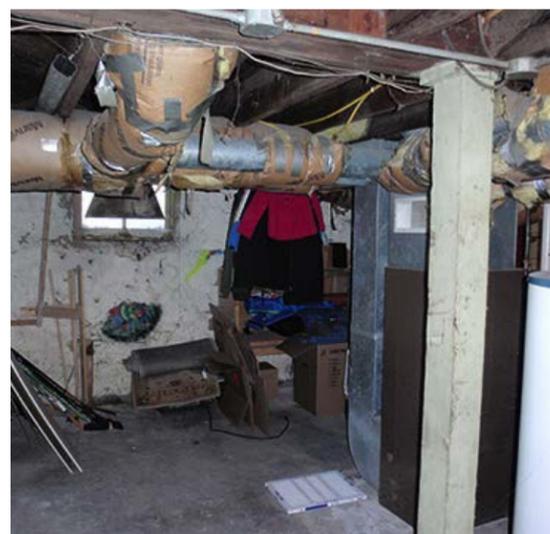
WEST LAWN AVENUE



HARRISON STREET ELEVATION



REAR ELEVATION



BASEMENT



KITCHEN



DINING ROOM



BEDROOM



BATH