

SHEET INDEX

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Revisions

ISSUED FOR PLAN COMMISSION - APRIL 27, 2005

Project Title

Blackhawk Lofts

Drawing Title

Site Plan

Project No.

0452

Drawing No.

C-1.1

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SITE DATA

PROPOSED ZONING: FRO / R4
LOT AREA: 78,521 SF. OR 1.8 ACRES
LOT AREA PER UNIT: 2,617 SF. / UNIT
DENSITY: 16.7 UNITS / ACRE
PARKING STALLS RATIO: 2.1 STALLS / UNIT
USABLE OPEN SPACE: 16,440 SF.
USABLE OPEN SPACE RATIO: 548 SF. / UNIT

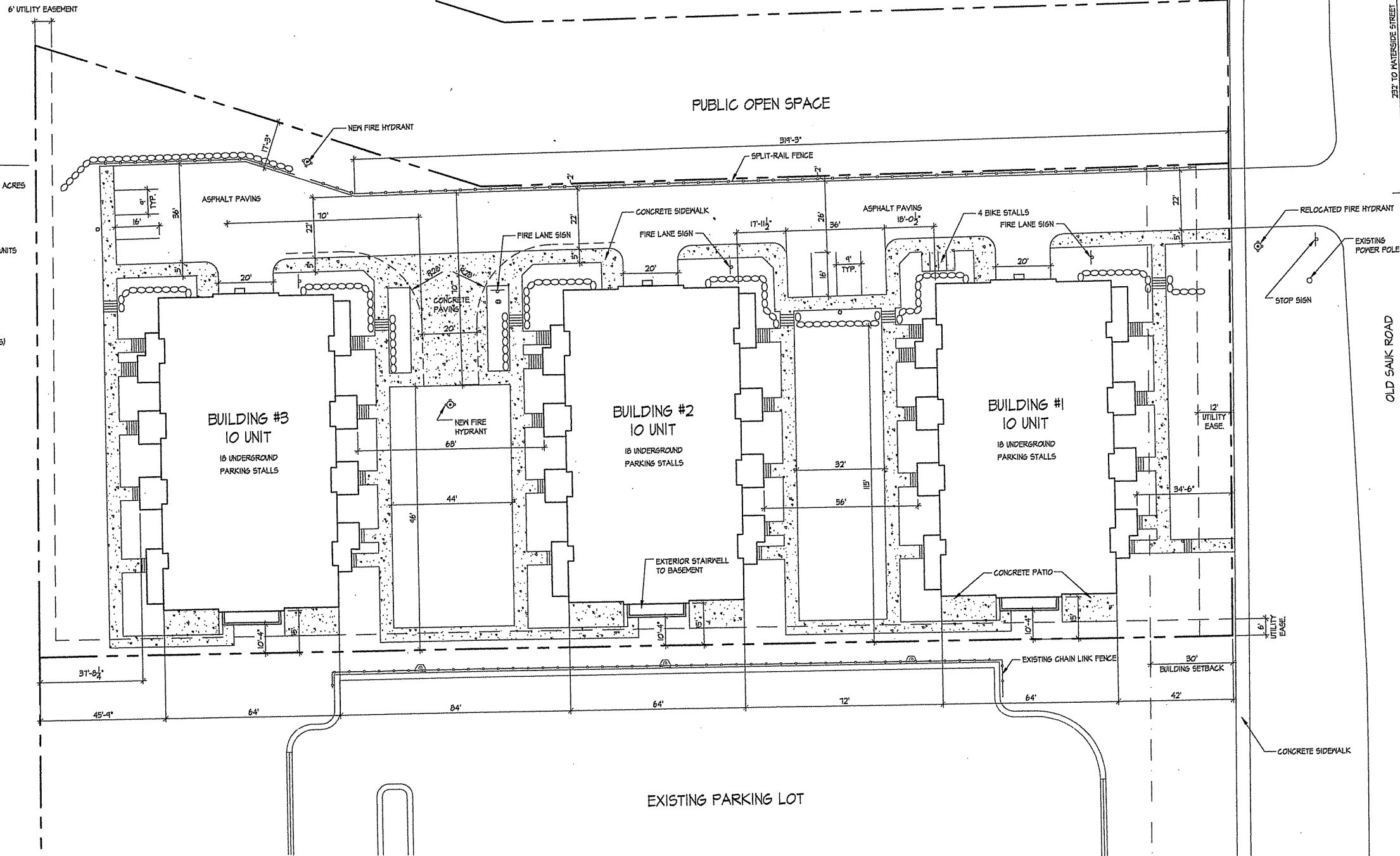
DWELLING UNIT MIX: 30, 2 BEDROOM UNITS

SITE COVERAGE: 24,910 SF (32%)
BUILDING COVERAGE: 22,622 SF (29%)
PAVEMENT COVERAGE: 30,181 SF (39%)
OPEN SPACE

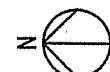
BIKE PARKING:
VISITOR SURFACE BIKE STALLS = 4
UNIT BIKE PARKING = 30
(LOCATED IN BASEMENT STORAGE UNDER STAIRS)
BIKE STALLS PER UNIT = 1.1 / UNIT

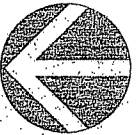
REQUIRED PARKING:
30 2 BEDROOM UNITS x 1.75 = 53 STALLS
COMMON 1 PER 4 UNITS = 8 STALLS
TOTAL REQUIRED STALLS = 61 STALLS

PROVIDED PARKING:
UNDERGROUND PARKING = 54 STALLS
SURFACE PARKING = 8 STALLS
TOTAL PROVIDED STALLS = 62 STALLS



1 SITE PLAN
C-1.1
1" = 20'-0"





SCALE: 1" = 20'

DATE: 4-27-05
REV:

FN: 05-03-103
DRAW BY: SSM

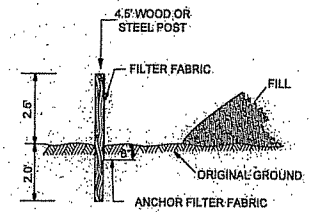
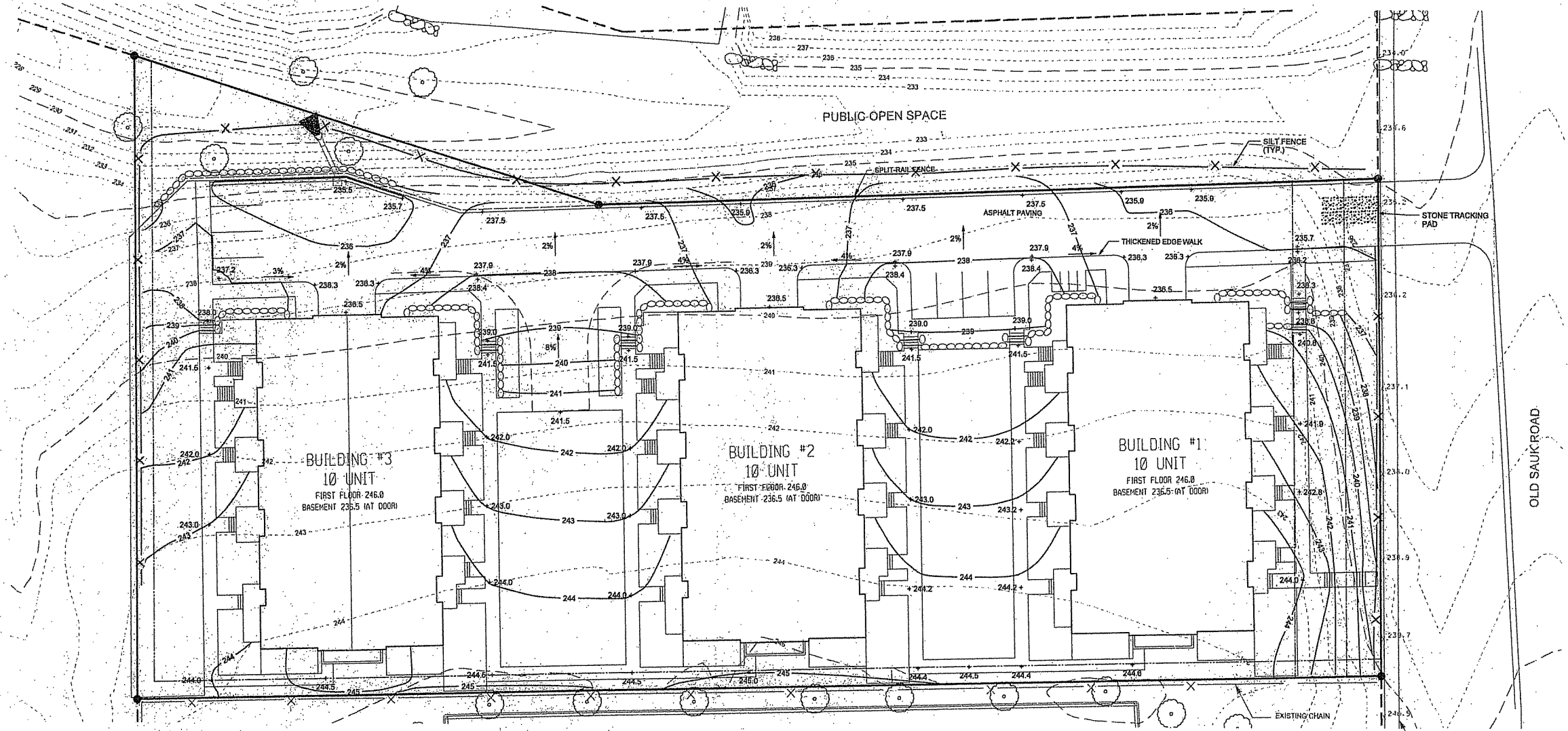
SITE GRADING AND EROSION CONTROL PLAN
BLACKHAWK LOFTS CONDOMINIUMS
LOT 285 FIFTH ADDITION TO BLACKHAWK SUBDIVISION
CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.
7630 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

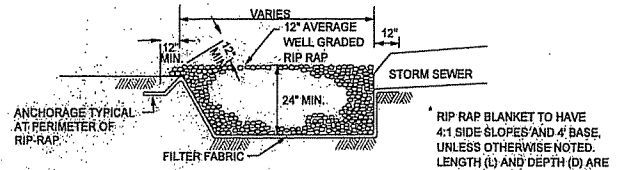


SITE GRADING AND EROSION CONTROL NOTES

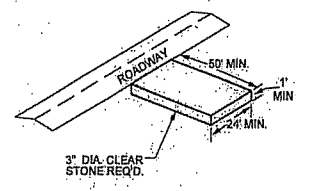
- 1) Spot grades and parking lot slopes have been rounded off to the nearest tenth on the Site Grading Plan.
- 2) All site grading and erosion control shall conform with the "City of Madison Standard Specifications" and all addendums issued prior to the contract bid date.
- 3) Stone tracking pad shall be installed at the designated location at the commencement of construction. Stone tracking pad shall be a minimum of 20 feet wide, 50 feet long and 1 foot thick, constructed with a minimum of 3" clear stone. Endwalls shall be maintained in a condition which will prevent backing of mud onto public right-of-way.
- 4) Silt fences shall be installed at the start of site grading and maintained until the site has been stabilized.
- 5) Area disturbed within any street right-of-way shall be restored with 4" topsoil, fertilizer, seed, and mulch.
- 6) Disturbed areas outside the street right-of-way shall be restored with topsoil, seed, fertilizer and mulch.
- 7) All 4:1 slopes shall receive North American Green 875 erosion mat or approved equal. Erosion mats shall be installed per section 210 of the City of Madison Standard Specifications.
- 8) Public streets shall be cleaned daily as necessary.
- 9) Erosion control shall be the responsibility of the Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum measures that will be acceptable.
- 10) The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
- 11) The contractor shall install an inlet filter as soon as the storm structure is set. Contractor shall inspect each inlet filter after every rainfall and clean as necessary. The filter shall be maintained thru curb and pavement finishing. The filter shall be removed upon restoration of disturbed areas.



SILT FENCE DETAIL
NOT TO SCALE



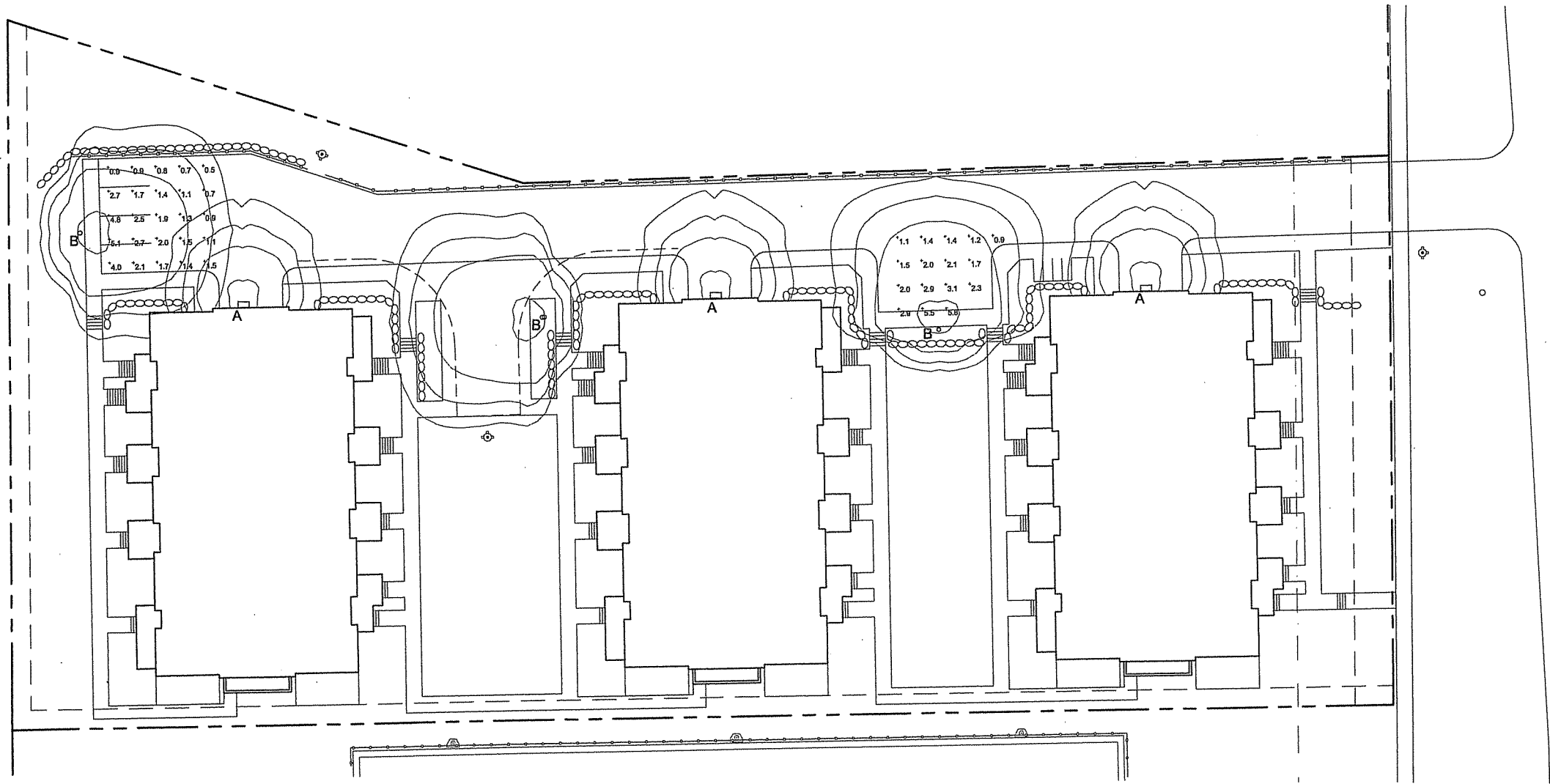
STORM ENDWALL RIP RAP
NOT TO SCALE



STONE TRACKING PAD DETAIL
NOT TO SCALE

LIGHT FIXTURE SCHEDULE						
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp
	A	3	RUUD LIGHTING	E4407	RECTANGULAR SECURITY / PROJECTION CUTOFF	70 WATT MH
	B	3	RUUD LIGHTING	MAC417SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot #2	+	1.8 fc	5.1 fc	0.5 fc	10.2:1	3.7:1
Lot #3	+	2.4 fc	5.8 fc	0.9 fc	6.4:1	2.6:1



C-1.4

SITE LIGHTING PLAN

1" = 20'-0"



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Notes



Revisions

ISSUED FOR PLAN COMMISSION - APRIL 21, 2005

Project Title

Blackhawk Lofts

Drawing Title

Landscape Plan

Project No.

0452

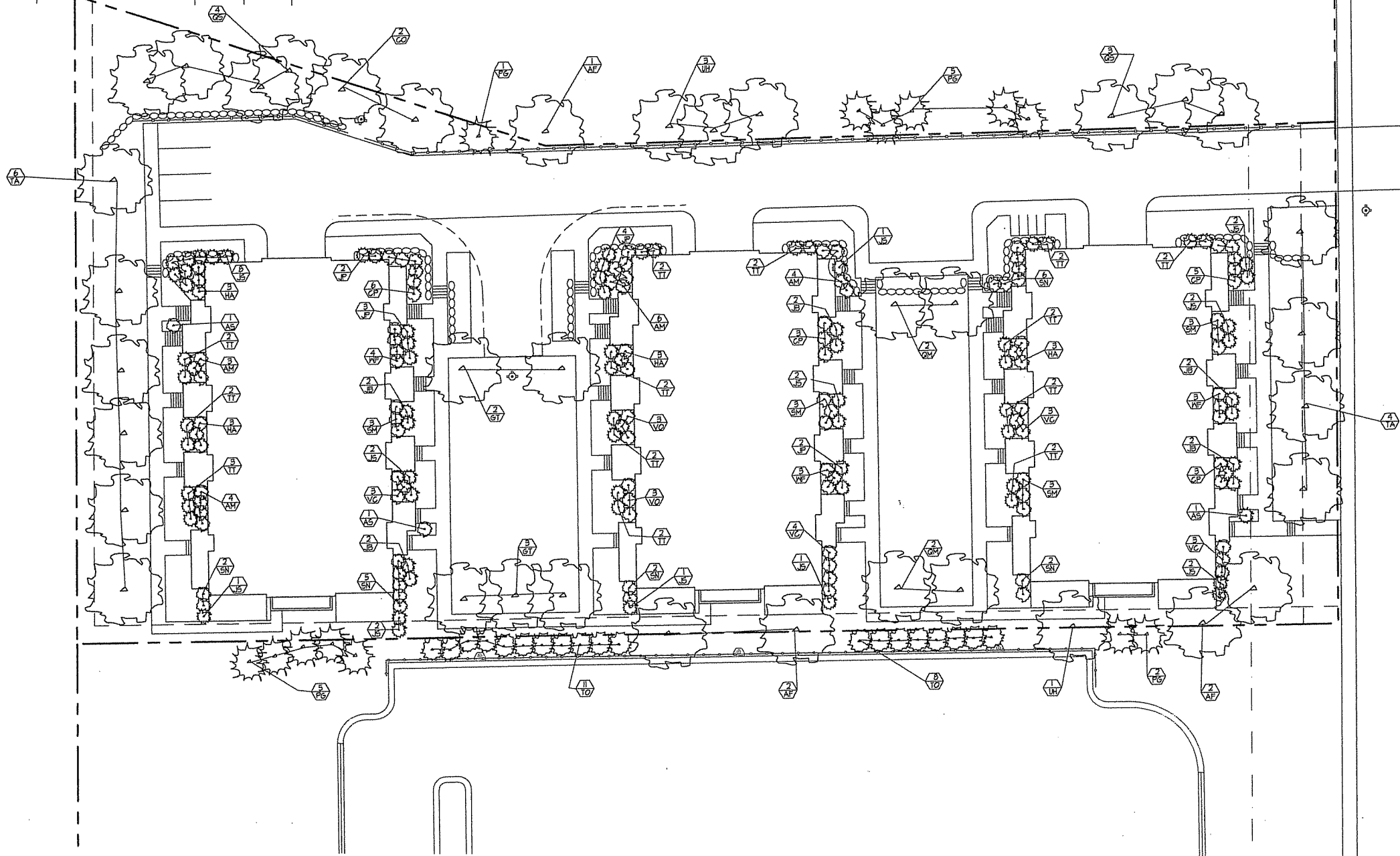
Drawing No.

L-1.1

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SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.
AF	5	Acer x freemanii 'Jefferson'	Autumn Blaze Maple	2'-2 1/2' cal.	B1B
CO	2	Celtis occidentalis	Common Hackberry	2'-2 1/2' cal.	B1B
BT	5	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2'-2 1/2' cal.	B1B
OS	1	Quercus x schubertii	Hybrid Oak	2'-2 1/2' cal.	B1B
GM	4	Quercus muhlenbergii	Chickadee Oak	2'-2 1/2' cal.	B1B
LA	10	Lilja americana 'Sentry'	Sentry American Linden	2'-2 1/2' cal.	B1B
UH	4	Ulmus 'Homestead'	Homestead Elm	2'-2 1/2' cal.	B1B
AM	11	Aralia nudicaulis 'Elata'	Glossy Black Chokeberry	24" ht.	B1B or Cont.
AS	8	Amelanchier alnifolia	Running Serviceberry	24" ht.	B1B or Cont.
CP	11	Cornus pumila	Dwarf Dogwood	24" ht.	B1B or Cont.
HA	12	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24" ht.	B1B or Cont.
SN	11	Spirea japonica 'Halimada Silver'	Halimada Silver Spirea	24" ht.	B1B or Cont.
SP	12	Spirea neeari 'Polio'	Neon Lime	24" ht.	B1B or Cont.
VC	5	Viburnum carlesii 'Compactum'	Compact Korean Spice Viburnum	24" ht.	B1B or Cont.
VO	6	Viburnum opulus 'Compactum'	Compact European Cranberrybush Viburnum	24" ht.	B1B or Cont.
WF	10	Malpighia Florida 'Dark Horse'	Dark Horse Malpighia	24" ht.	B1B or Cont.
UB	10	Juniperus sabinia 'Blue Forest'	Blue Forest Juniper	24" spread	B1B or Cont.
JS	24	Juniperus sabinia 'Skandia'	Skandia Juniper	24" spread	B1B or Cont.
JP	1	Juniperus procumbens 'Nana'	Japagarden Juniper	24" spread	B1B or Cont.
TT	21	Taxus x media 'Taxifolius'	Taxifolius Yew	24" spread	B1B or Cont.
TD	14	Thuja occidentalis 'Tectum'	Tectum Arbor Vitae	4" ht.	B1B
PS	13	Picea glauca 'Densata'	Black Hills Spruce	4" ht.	B1B

PLANT LEGEND

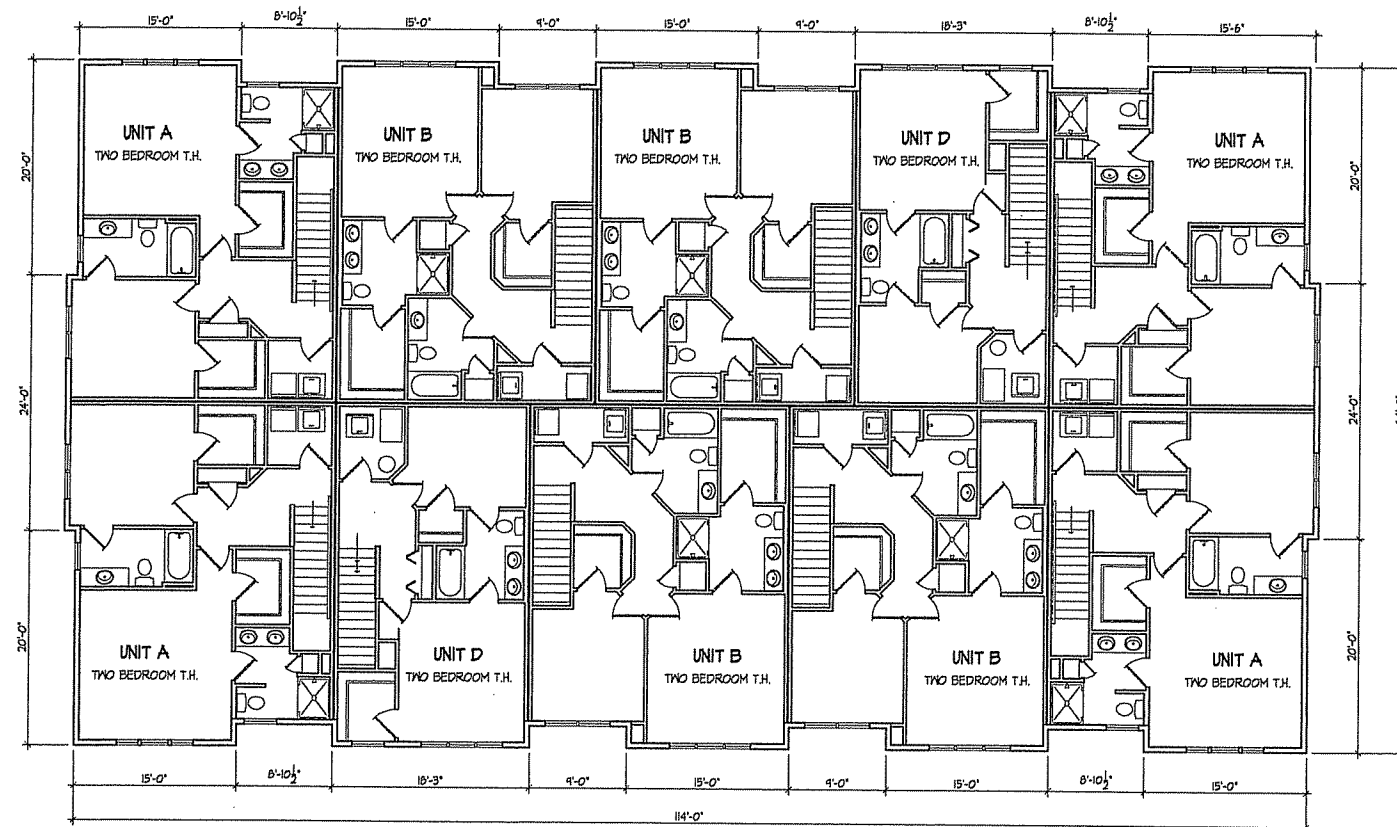


LANDSCAPE PLAN

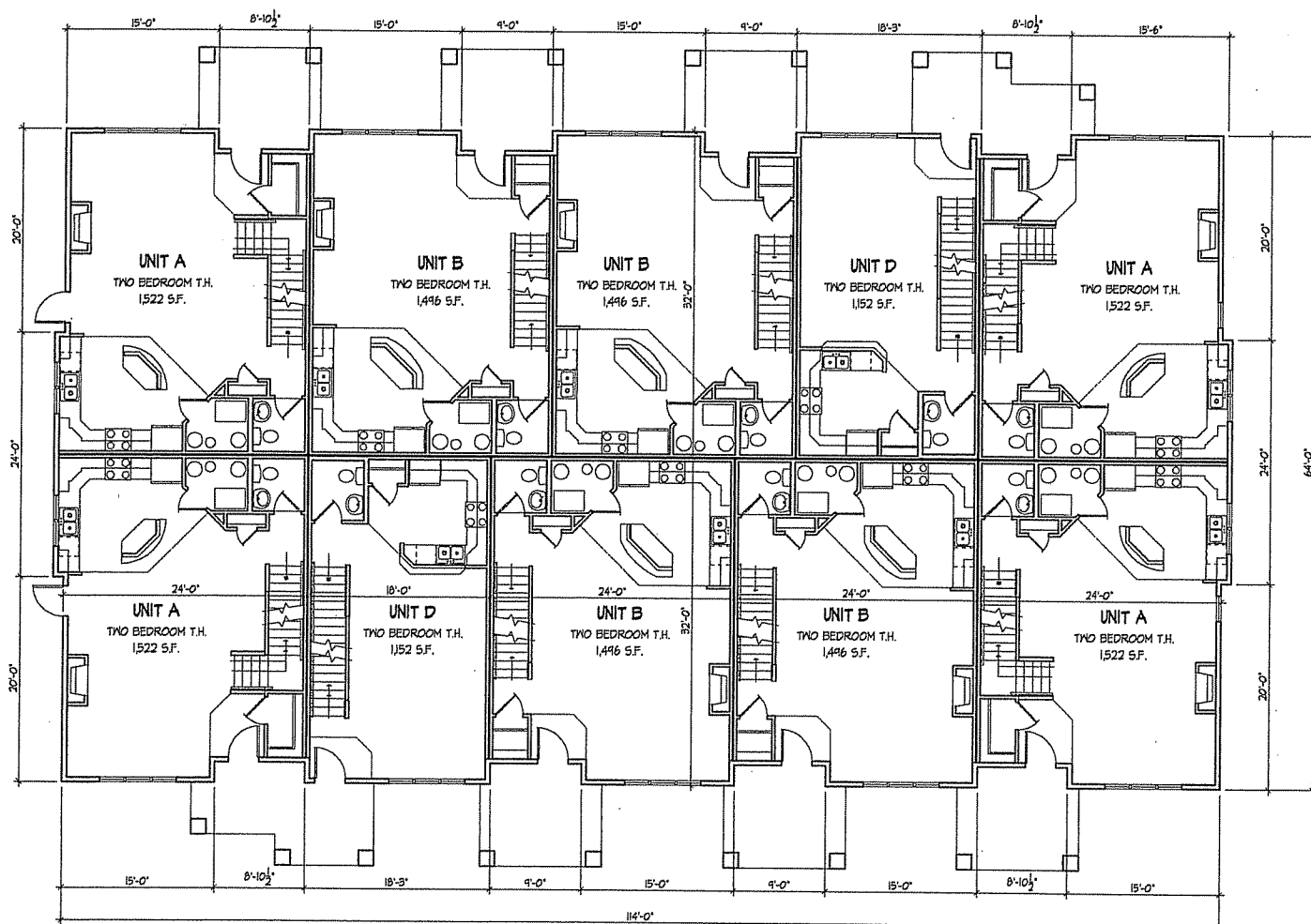
1" = 20'-0"

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Notes



2 SECOND FLOOR PLAN
1/8" = 1'-0"



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

Revisions
ISSUED FOR PLAN COMMISSION - APRIL 21, 2005

Project Title
Blackhawk Lofts

Drawing Title
Floor Plans

Project No.
0452

Drawing No.
A-1.1

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Notes



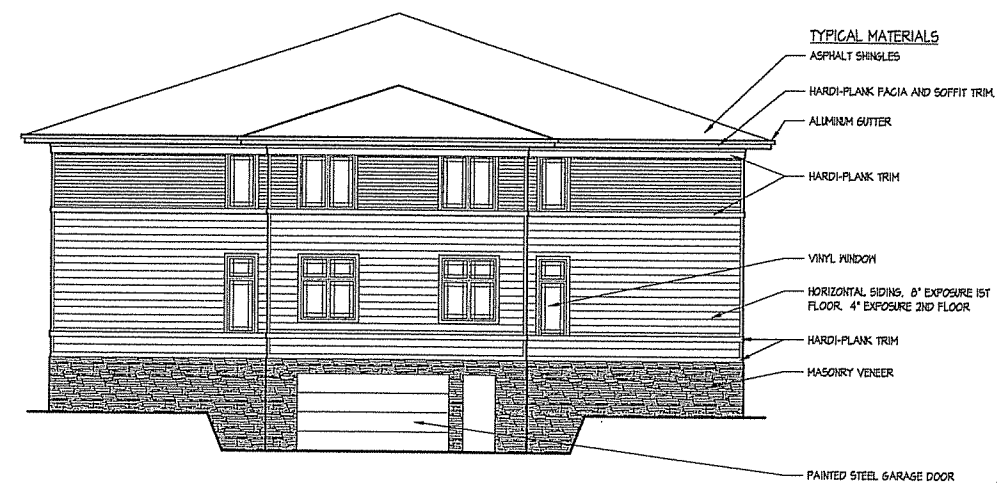
1
A-2.1
1/8" = 1'-0"

TYPICAL FRONT ELEVATION



3
A-2.1
1/8" = 1'-0"

TYPICAL WEST ELEVATION



2
A-2.1
1/8" = 1'-0"

TYPICAL EAST ELEVATION

Revisions

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Project Title

Blackhawk Lofts

Drawing Title

Elevations

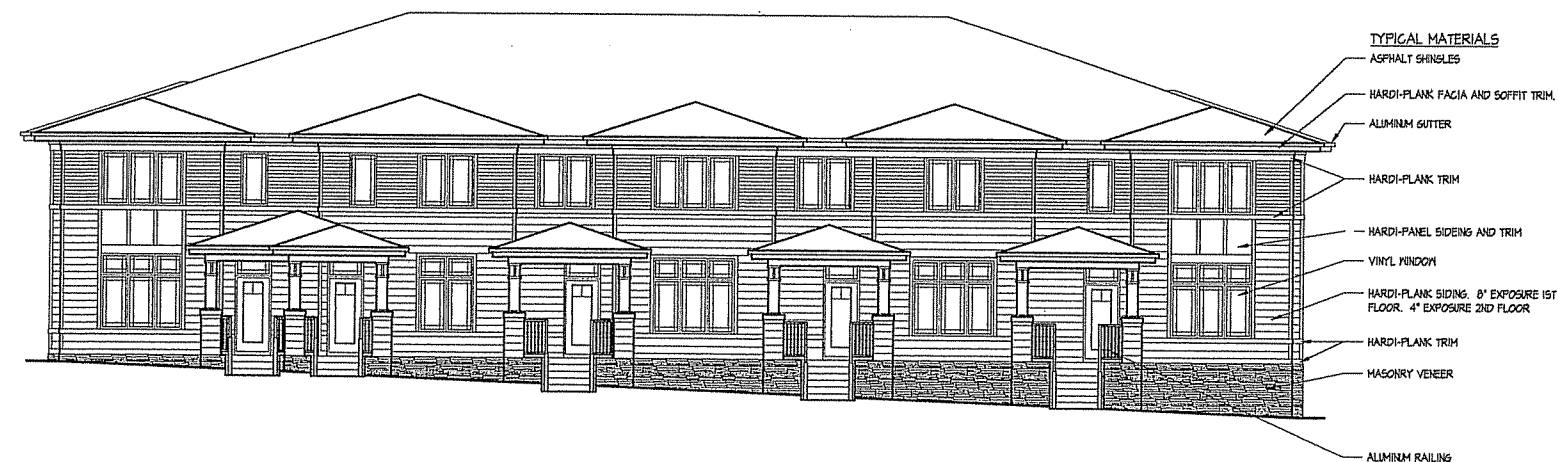
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0452

Drawing No.

A-2.1

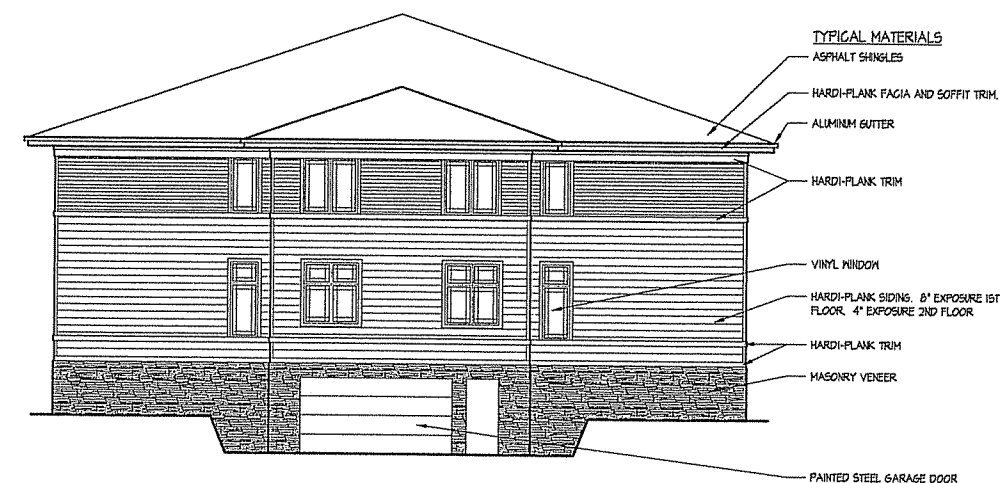
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1
A-2.1
1/8" = 1'-0"



3
A-2.1
1/8" = 1'-0"



2
A-2.1
1/8" = 1'-0"