



# The KM2 Building

## Mixed Use Building

707-713 E. Johnson St.  
Madison, WI 53703



### GENERAL NOTES

- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN BUILDING CODE LATEST EDITION.
- CONTRACTOR(S) ARE RESPONSIBLE FOR VERIFICATION OF, AND COORDINATION WITH, ALL DIMENSIONS SHOWN ON THESE DRAWINGS RELATIVE TO EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY DIMENSION(S) OR DISCREPANCIES VERBALLY. A WRITTEN REPORT SHOULD PROMPTLY FOLLOW. CONTRACTOR SHALL CEASE WORK IN THE AFFECTED AREA UNTIL DIRECTED BY THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE ALL METHODS AND EQUIPMENT FOR PROTECTING THE BUILDING, ALL MATERIALS, AND PERSONNEL FROM FIRE OR OTHER DAMAGE PRIOR TO STARTING. THE CONTRACTOR SHALL SUBMIT THE APPROVED METHODS AND EQUIPMENT IN WRITING FOR THE OWNER AND ARCHITECT'S REVIEW PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY AND HEALTH LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SHEATHING, REQUIRED FOR THE SAFETY AND PROPER EXECUTION OF THE WORK.
- EXECUTION OF THE WORK WILL INVOLVE CONSIDERATION FOR ALLOWING THE OWNER TO CONTINUE THE OPERATION OF THE BUILDING AND THE BUSINESS IN THE FACILITY AND ADJACENT FACILITIES. PRIOR TO THE AWARD OF THE CONTRACT, THE CONSTRUCTION SCHEDULE PREPARED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT AND SHALL BE COORDINATED WITH THE FACILITIES DEPARTMENT. OWNER'S APPROVAL OF THE PROPOSED SCHEDULE SHALL SUPERCEDE THE CONTRACT PROVIDED THE OVERALL TIME IS NOT CHANGED.
- THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL SERVICES (ELECTRICAL, MECHANICAL AND PLUMBING) AFFECTED BY THE REPAIR WORK. THE CONTRACTOR SHALL MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL AREAS OF THE BUILDING DIRECTLY AND INDIRECTLY AFFECTED BY THE WORK. THE CONTRACTOR SHALL SUBMIT METHODS AND SCHEDULE OF CONNECTIONS TO THE OWNER FOR APPROVAL PRIOR TO BEGINNING WORK.
- AS THE WORK PROGRESSES, THE CONTRACTOR SHALL PRODUCE "AS-BUILT" DRAWINGS FOR THE INSTALLATION OF ALL REPAIR ITEMS UNDER THE CONTRACT. THE ARCHITECT WILL PROVIDE THE GENERAL CONTRACTOR WITH A SET OF REPRODUCIBLE PLANS FOR THIS PURPOSE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE AS-BUILT DRAWINGS ACCORDING TO THE JOB PROGRESS. EACH PAY REQUEST SUBMITTED BY THE CONTRACTOR SHALL BE ACCOMPANIED BY A COPY OF THE UPDATED AS-BUILT DRAWINGS.
- THE CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" AT 800-242-8511, 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO DIGGING ANY EXCAVATION. "DIGGER'S HOTLINE" WILL CONTACT UTILITY COMPANIES TO LOCATE AND MARK THEIR UNDERGROUND FACILITIES. NO SUCH WORK SHALL COMMENCE PRIOR TO VERIFICATION THAT ALL UTILITIES HAVE RESPONDED.
- PROTECT TREES, SHRUBS, LAWNS, AND OTHER FEATURES WITHIN PROJECT LIMITS. RESTORE DAMAGED FEATURES TO ORIGINAL CONDITION.



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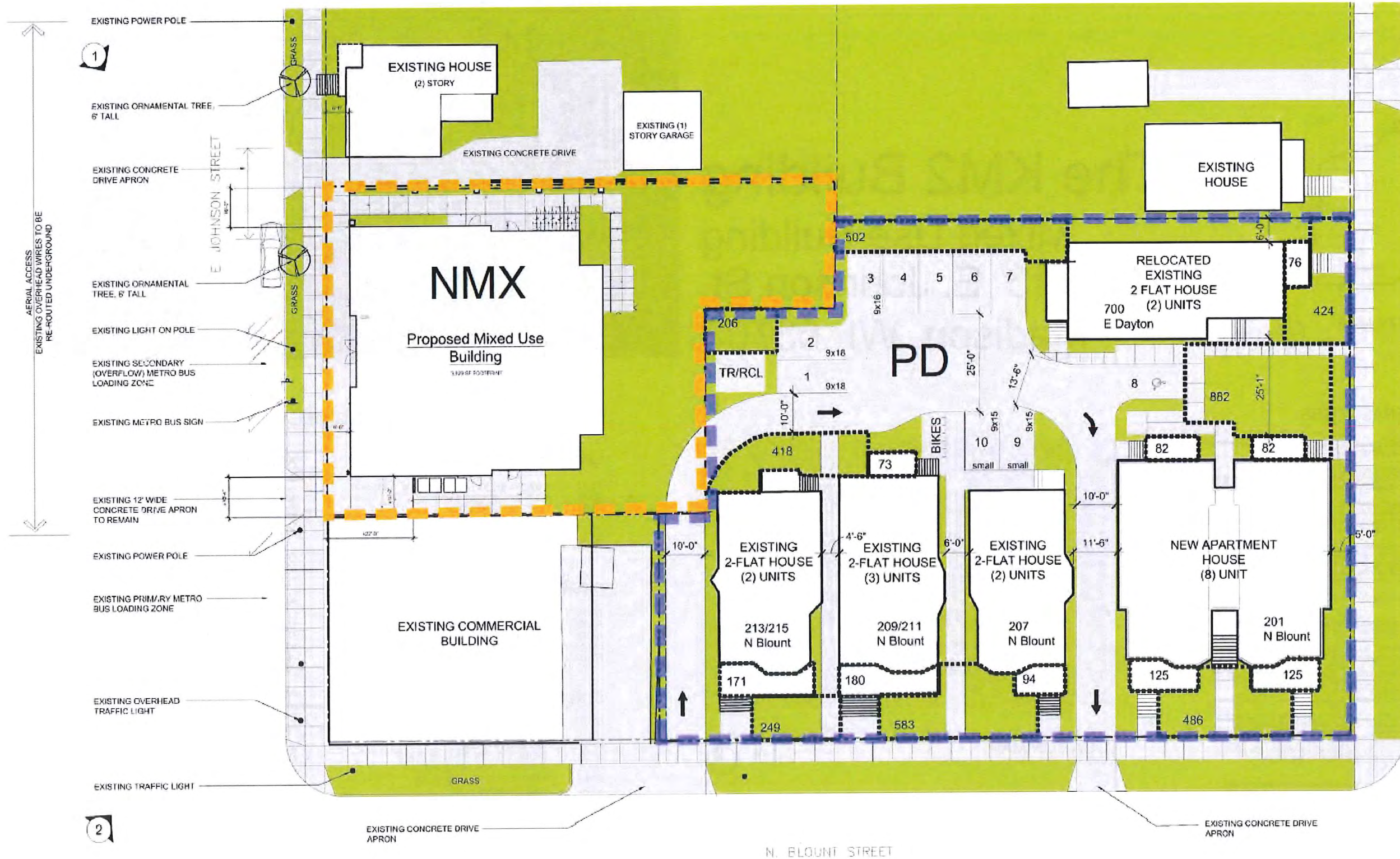
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ICA NO. RPG 15-001

TITLE SHEET, INDEX,  
GENERAL NOTES

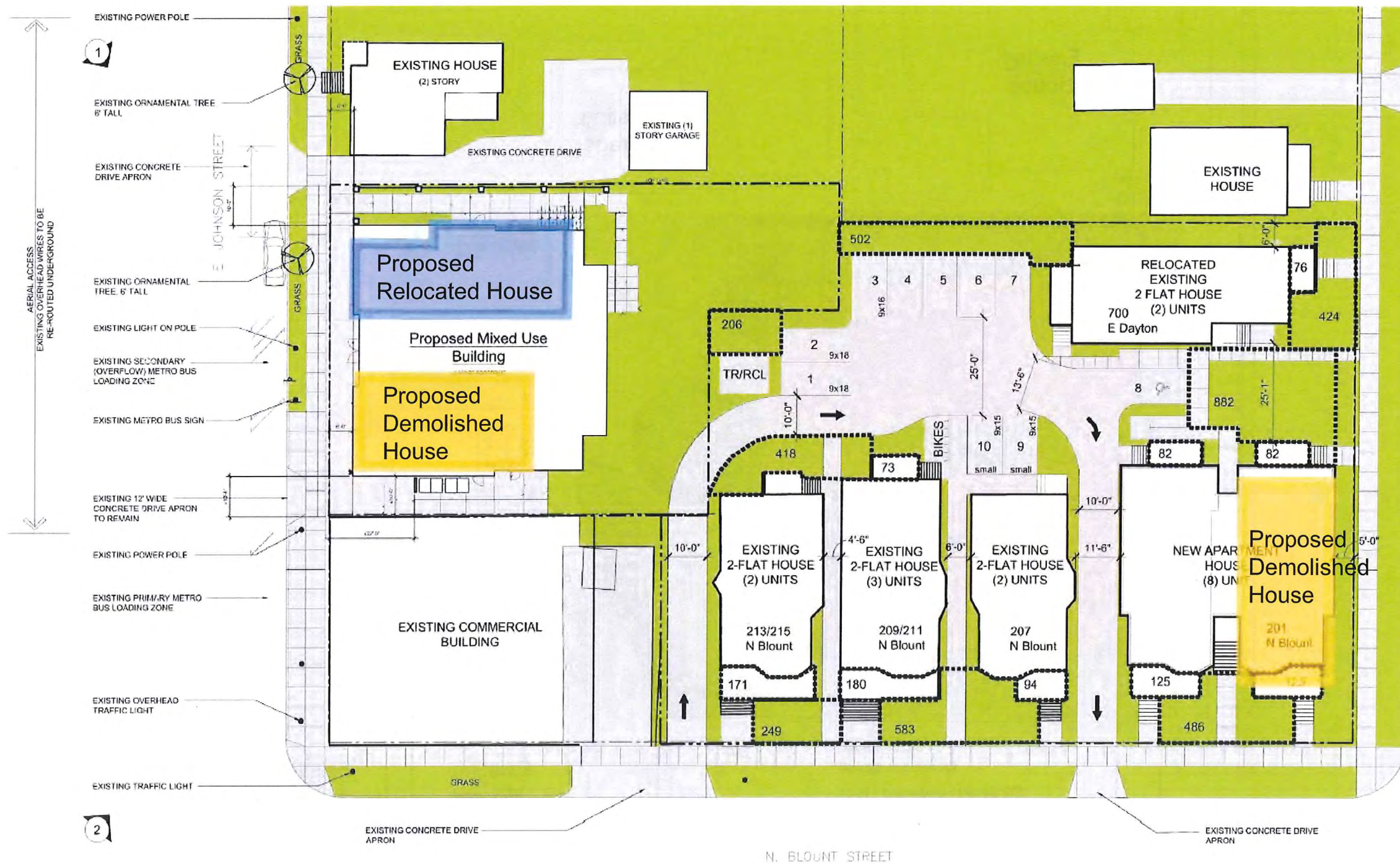
LAND USE APPLICATION UPDATES  
07-25-16

**A0.01**



# Proposed Site Plan





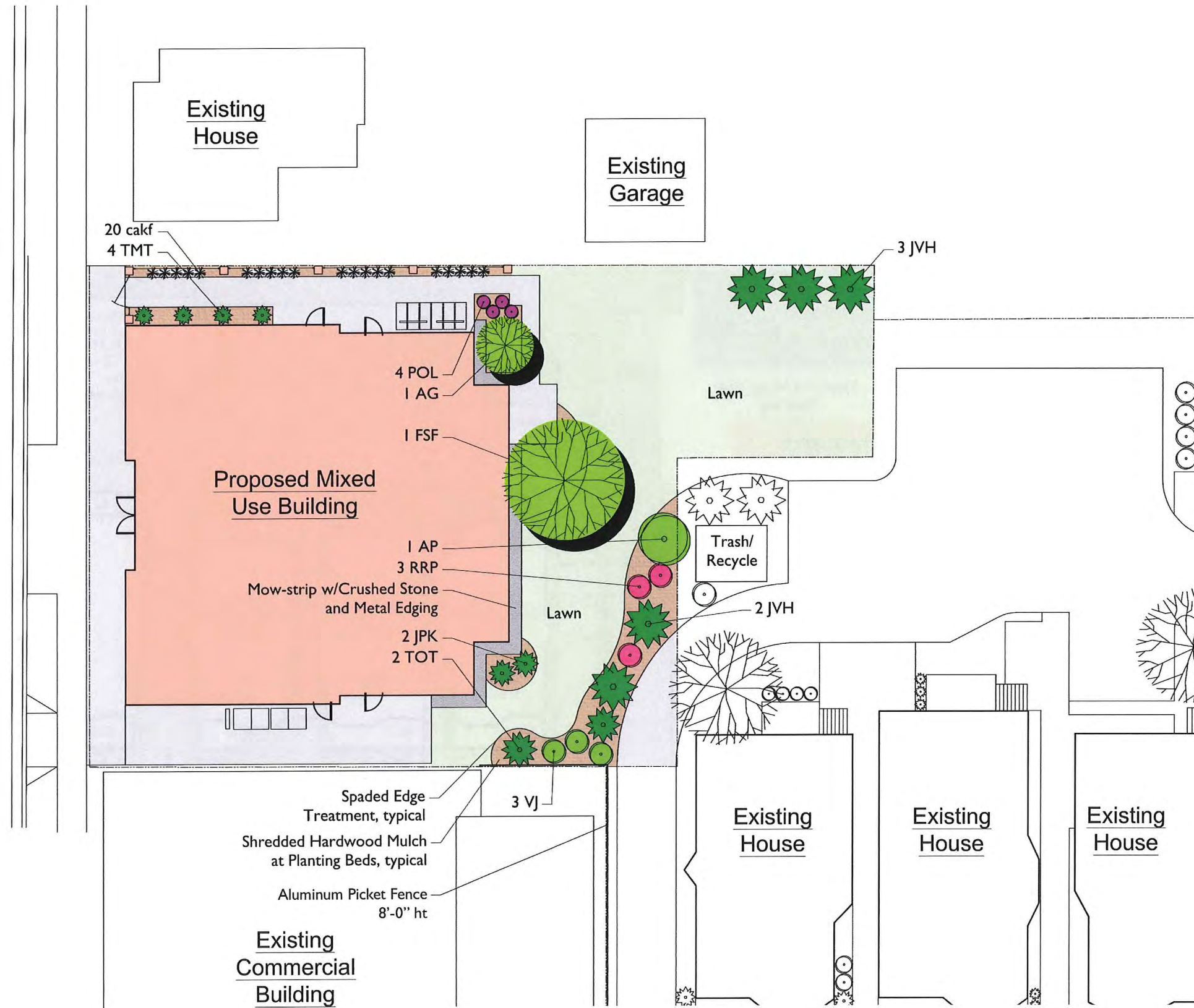
# Proposed Relocated & Demolished Houses



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC



## Proposed Landscape Plan



## Plant Images



Pyramidal Beech



Techny Arborvitae



Paperbark Maple



Serviceberry



Feather Reed Grass



Bottlebrush Buckeye



Sweetspire



Purple Pavement Rose



Little Devil Ninebark



Judd Viburnum



Kallay's Juniper



Oregon Grapeholly



Taunton Yew

## NMX Plant Schedule

Key	Botanical Name	Common Name	Qty	Size	Spec	Remarks
<b>Overstory Deciduous Tree</b>						
FSF	Fagus sylvatica 'Fastigiata'	Pyramidal European Beech	1	2.5" Cal	B&B	
<b>Tall Evergreen Tree</b>						
JVH	Juniperus virginiana 'Hetzii'	Hetz Red Cedar	5	5-6' Ht	B&B	Full plants, matched
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	2	5-6' Ht	B&B	Full plants, matched
<b>Ornamental Tree</b>						
AG	Acer griseum	Paperbark Maple	1	1.5" Cal	B&B	
<b>Deciduous Shrub</b>						
AP	Aesculus parviflora	Bottlebrush Buckeye	1	24" Ht	3 Gal	Full plant
RRP	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	3	18" Ht	3 Gal	Full plants, matched
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	4	18" Ht	3 Gal	Matched
VJ	Viburnum x juddii	Judd Viburnum	3	18" Ht	3 Gal	Full plants
<b>Evergreen Shrub</b>						
JPK	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	2	18" Ht	3 Gal	Full plants
TMT	Taxus x media 'Taunton'	Taunton Yew	4	18" Ht	3 Gal	Full plants, matched
<b>Ornamental Grass</b>						
Cakf	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	20	18" Ht	1 Gal	Matched

## NMX Landscape Points Schedule

Plant Type	Pts	Qty	Sub-Total
Overstory Deciduous Trees	35	1	35
Tall Evergreen Trees	35	7	245
Ornamental Trees	15	1	15
Deciduous Shrubs	3	11	33
Evergreen Shrubs	4	6	24
Ornamental Grasses	2	20	40

Total Provided 392  
 Total Required (Developable Area 5,489 x 5 points/300 sf = 91.48) Say 92

## Proposed Planting Schedule





Johnson Street

713





E. Johnson Street

E. Dayton Street

N. Blount Street



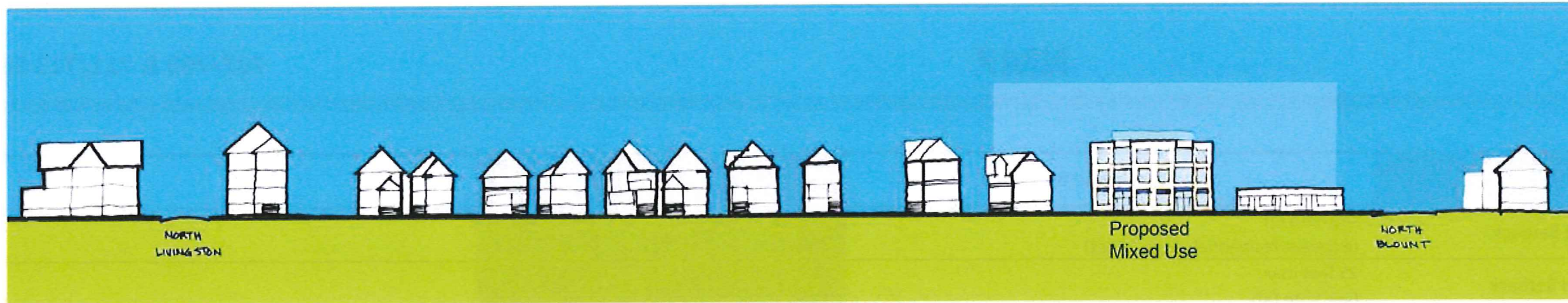
Zoning Data:

**NMX**

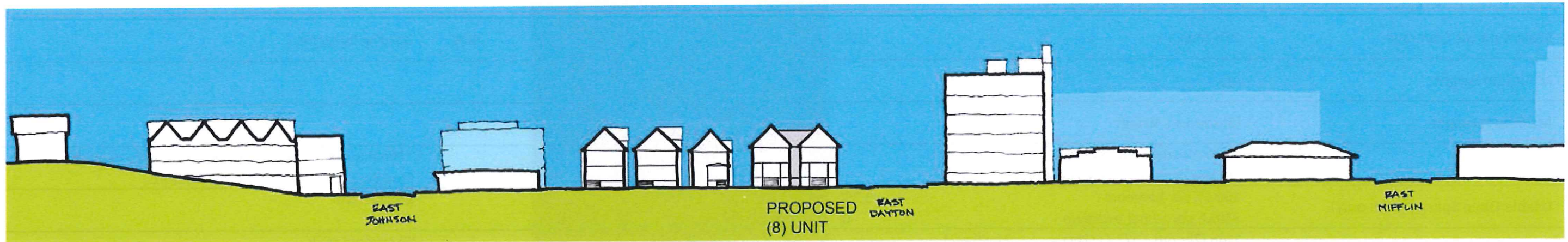
707/709 & 711/713 East Johnson Street

July 25,2016

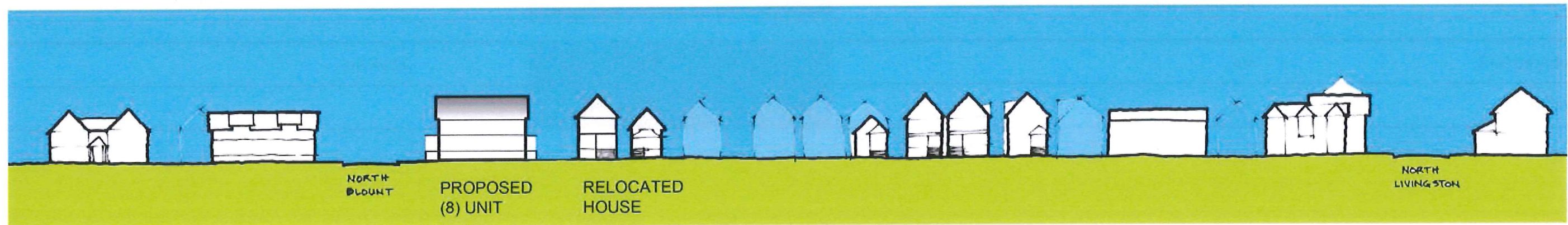
<b>NMX</b>	<b>Requirements</b>	<b>Provided</b>	<b>Notes</b>
Minimum Front Yard Setback	see note (a) (adjacent residential bldgs. 5 feet)	5 feet	
Maximum Front Yard Setback	25 feet max. (see note (a))	5 feet	
Side Yard Setback	see note (a) (adjacent residential bldgs. 6 feet)	10 feet (north side) 10.25 feet (south side)	
Rear Yard Setback	20 feet	28.25 feet	
Maximum Lot Coverage	75% (max.) = 7,343	3929	40% building footprint
Minimum Height	n/a	n/a	
Maximum Height	(3) stories / 40 feet	(3) stories = 36 feet	
Step Backs	Ht. Transition in Residential Districts 25' max at required side & rear yrd set backs	conditional use request *	*There is room to shift building, if necessary to meet Step Back requirements on east sideyard.
Usable Open Space (resid. only)	160 s.f. per bedroom 3,360 320s.f. per >1 per bedroom 0	3575	ground level
Bike Parking	1/du (2br du) + 1/2 / (+2br) = 21 + 0 = 21 Guest = 1/10 du = 3 Commercial = 3	52 (2'x6') stalls	(25) covered stalls (21) in apartment units (6) outside
Car Parking	General Retail 1/400sf = 5.195 Restaurant 15% of capac. = 9.75	(0) car parking stalls	using zoning table 28I-4 to adjust/reduce count requirements
Lot Area (s.f.)	n/a	9790	.225 acres
Lot Width	n/a	87 feet	



Street Scape - East Johnson



Street Scape - North Blount



Street Scape - East Dayton

# Street Scapes



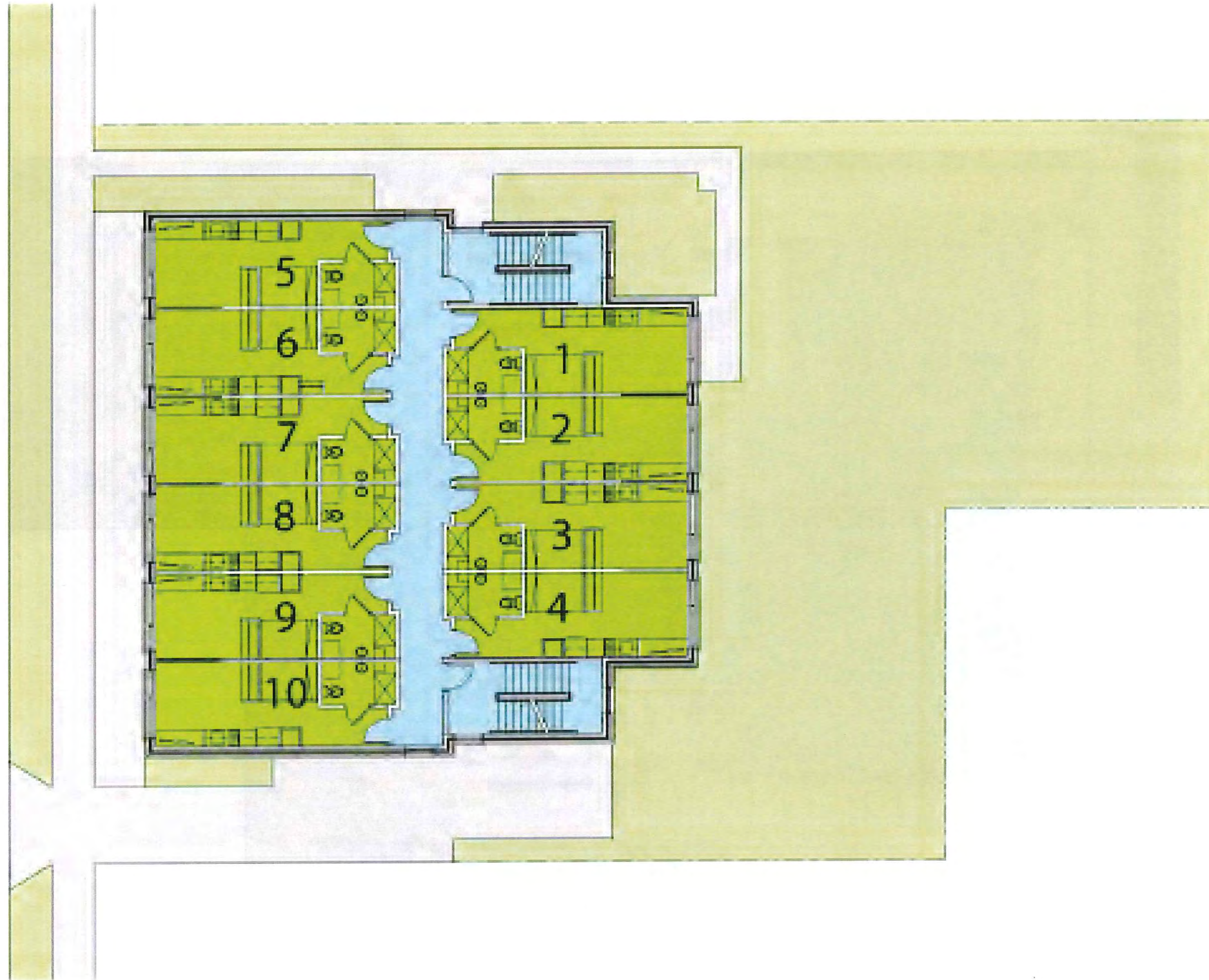
E. JOHNSON



# First Floor Concept



E  
A  
S  
T  
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## Second & Third Floor Concept

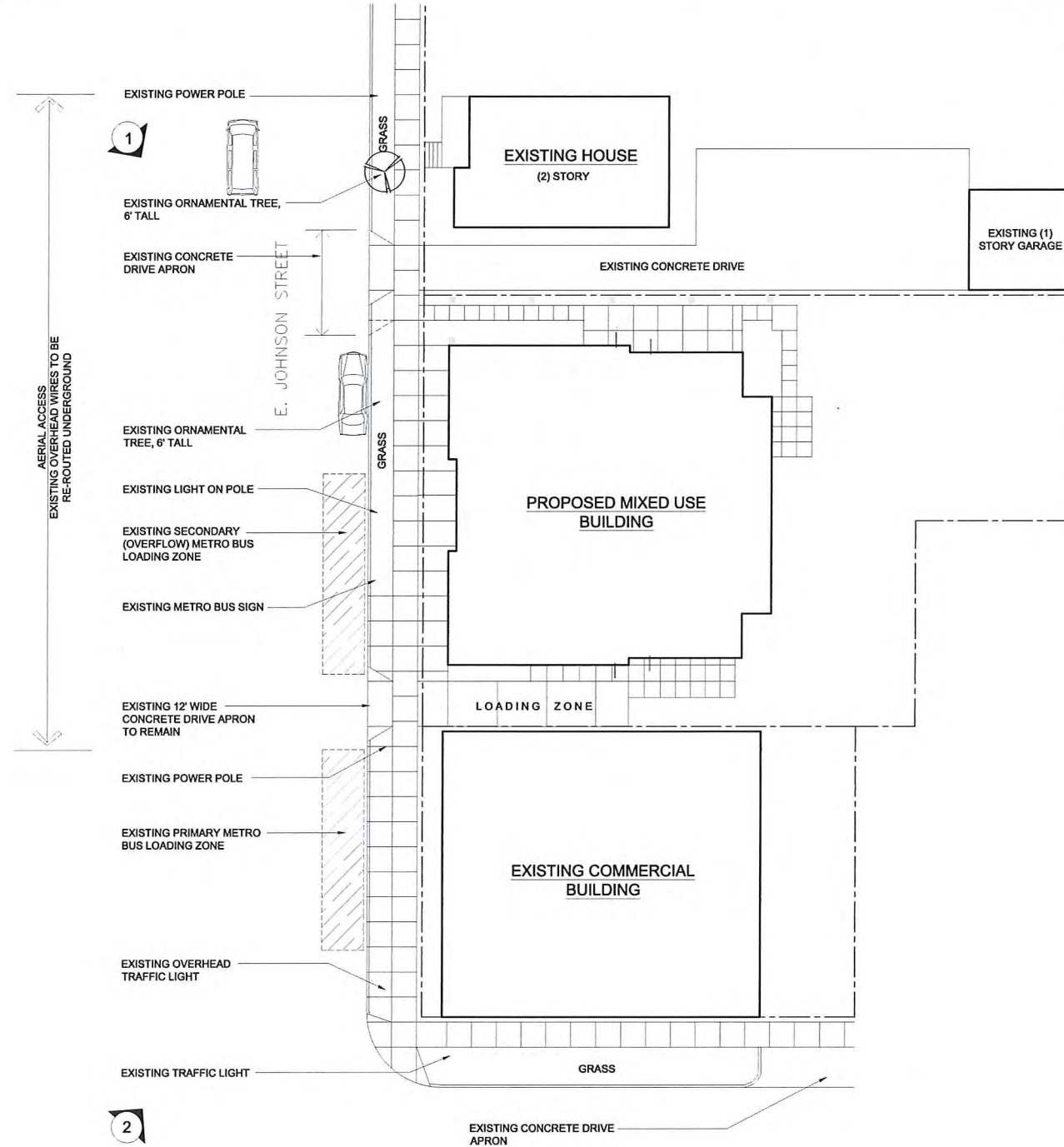




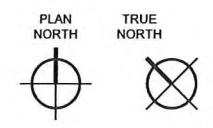
1 VIEW LOOKING SOUTH



2 VIEW LOOKING EAST



1 SITE CONTEXT PLAN  
A1.02 SCALE: 1/16" = 1'-0"



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VIEW LOOKING EAST FROM BLOUNT & JOHNSON STREET



VIEW LOOKING NORTH-EAST FROM BACK LOT



VIEW LOOKING SOUTH ACROSS JOHNSON STREET



INSITE CONSULTING ARCHITECTS

InSite Consulting Architects  
115 E. Main / STE 200  
Madison, Wisconsin 53703  
608-204-0825  
866-297-1762 (fax)  
info@icsarc.com



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EXTERIOR PERSPECTIVES

LAND USE APPLICATION UPDATES  
07-25-16

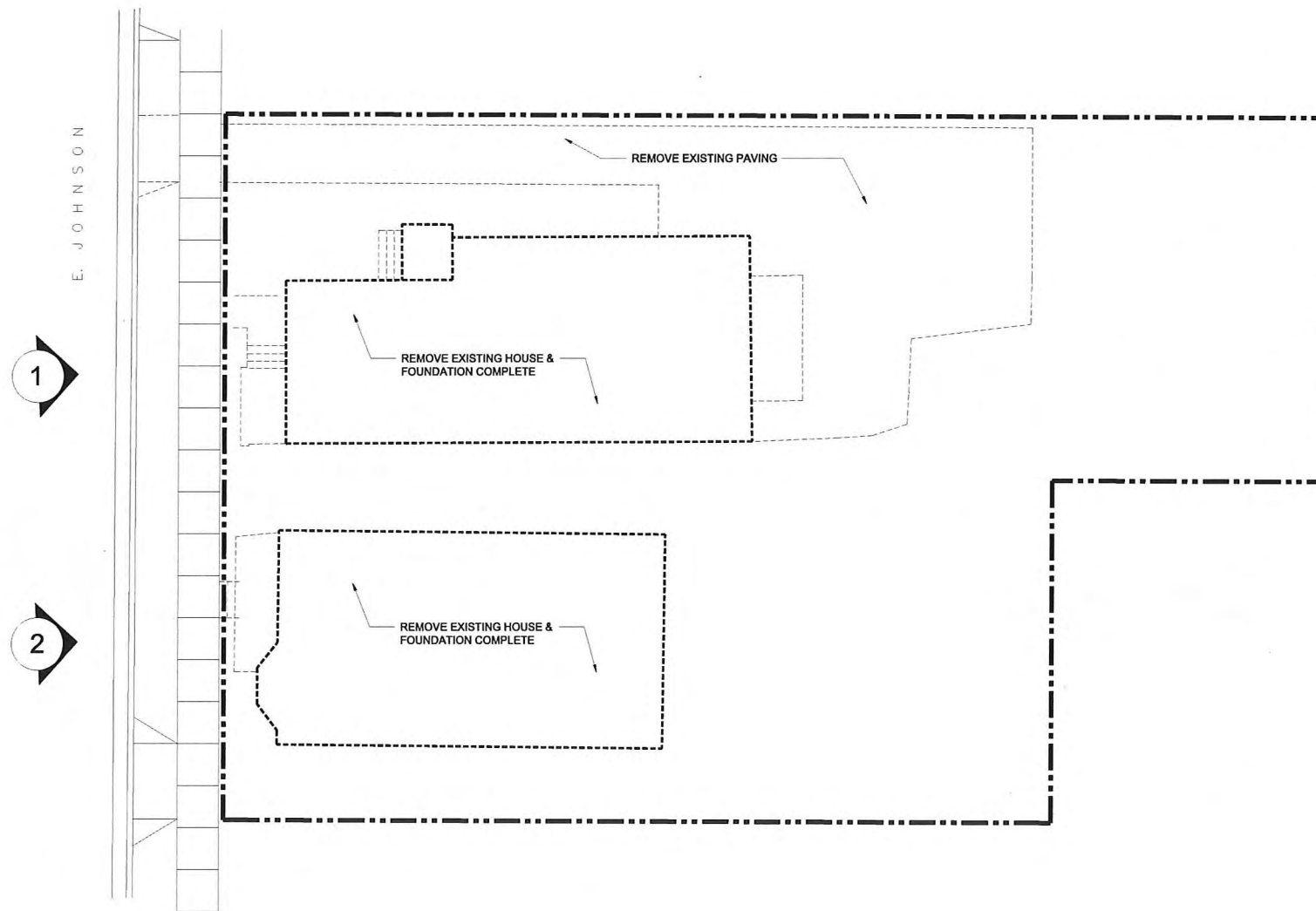
**A3.00**



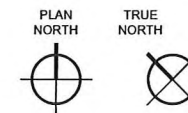
1 711/713 EAST JOHNSON



2 707/709 EAST JOHNSON

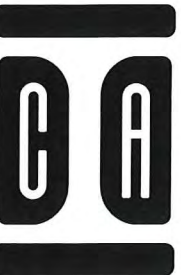


1 SITE DEMO PLAN  
A1.1 SCALE: 1" = 10'-0"



**DEMO NOTES**

1. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK.
2. ITEMS THAT ARE TO BE REMOVED, AND REINSTALLED, OR SAVED ARE TO BE TAGGED AND CAREFULLY STORED (SEE OWNER FOR LOCATION).
3. THE CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF WORK. INCIDENTAL WORK ASSOCIATED, BUT NOT SHOWN ON THE CONSTRUCTION DOCUMENTS, MAY BE REQUIRED OUTSIDE THE PROJECT AREAS. THIS WORK IS PART OF THE CONTRACT, AND IS TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST TO THE OWNER.
4. ALL ITEMS INDICATED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DAMAGED ITEMS ARE TO BE PATCHED & REPAIRED, OR REPLACED AS REQUIRED TO MATCH ADJACENT SURFACE, AT NO ADDITIONAL COST TO THE OWNER.
5. SHORE OPENINGS AS REQUIRED, UPON REMOVAL OF DOORS. SECURE ALL NEW FRAMES PER MANUFACTURERS RECOMMENDATIONS. PROVIDE LINTELS AS REQUIRED, SEE STRUCTURAL DRAWINGS.
6. ALL DIMENSIONS SHOWN ON DEMOLITION PLANS ARE FOR REFERENCE ONLY. COORDINATE LENGTH OF WALL REMOVAL WITH EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS.



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Madison, Wisconsin 53703  
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SITE DEMO PLAN

LAND USE APPLICATION UPDATES  
07-25-16

A1.01



INSITE CONSULTING ARCHITECTS

Mixed Use

Front of Existing Houses on E. Johnson

RPG

RENAISSANCE PROPERTY GROUP LLC



