

New Multi-Family Residential

201-215 North Blount Street Madison, WI 53703



VICINITY MAP
SCALE: NONE



InSite Consulting Architects
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INSITE CONSULTING ARCHITECTS

New Multi-Family Residential
201-215 N Blount St.
Madison, WI 53703



RENAISSANCE PROPERTY GROUP, LLC

ICA NO. RPG 16-003

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02-07-17

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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/OR 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.



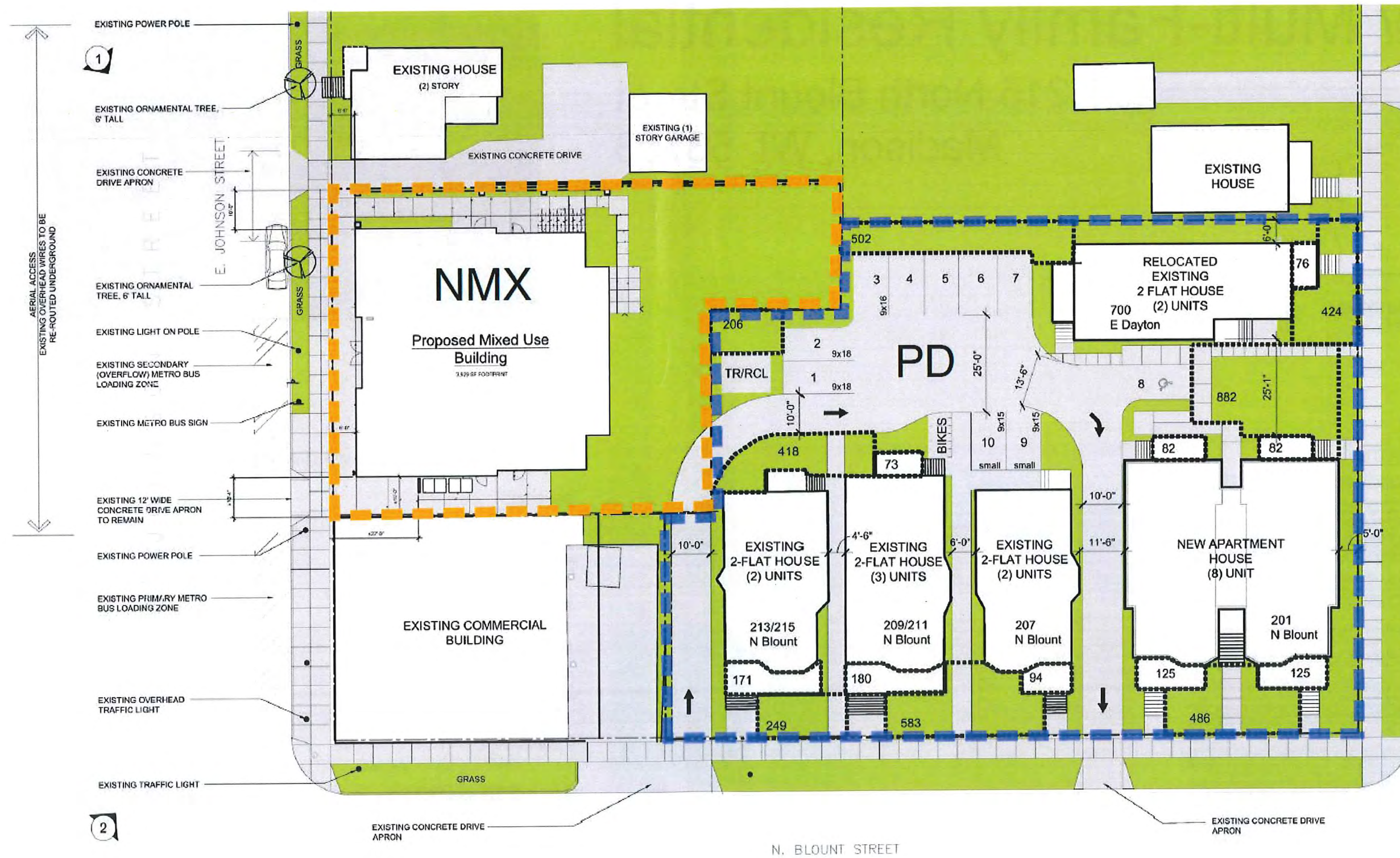
LOCATION MAP

SCALE: NONE

LOCATION

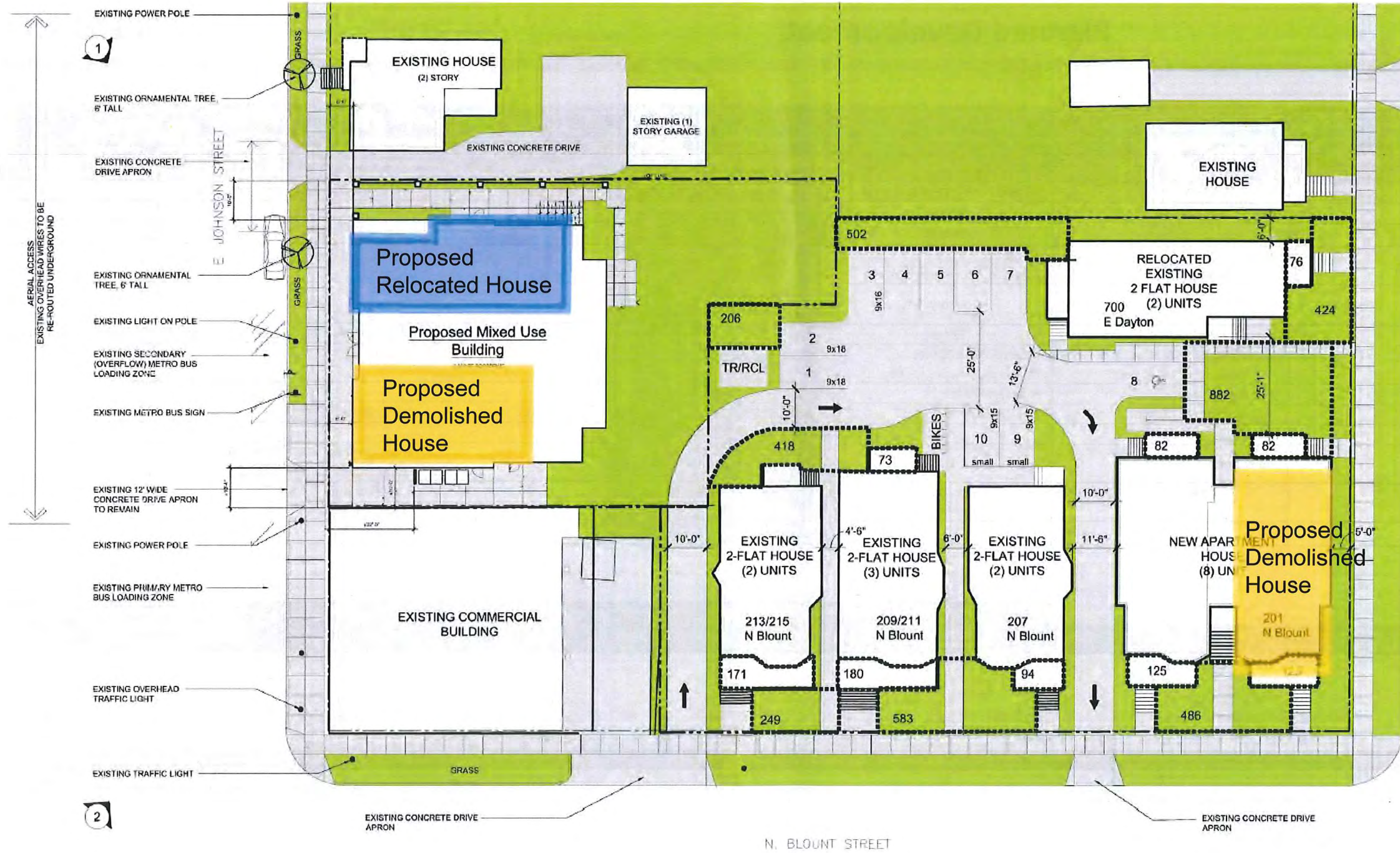


NOT FOR CONSTRUCTION



Proposed Site Plan





Proposed Relocated & Demolished Houses



INSITE CONSULTING ARCHITECTS



RPG

RENAISSANCE PROPERTY GROUP LLC

Zoning Data:

Planned Development

201-213 North Blount

17-Jan-17

	Requirements for new (8) Unit (1 building total)	Requirements for Existing (2-3) Unit Houses (9 units total)	Provided	Notes
Lot Area	4,000	4,000 each = 16,000 sf total	21,867 sf	21,867 (8) unit use 500sf/u + 250sf/br > 2
Lot Width	50 feet	40 feet	132 ft (Dayton) & 176 ft (Blount)	
Front Yard Setback	15 feet	15 feet	15 feet	
Maximum Front Yard Setback	30 feet Max-20% more than blk avg	30 feet Max-20% more than blk avg	15 feet	
Side Yard Setback	10 feet	Two-story: 6 ft	6 feet	
Reverse Side Yard Setback	12 feet	12 feet	5 feet	RBC - note A: more usable as proposed (at backyard and driveway)
Rear Yard Setback	lesser 25% or 20 feet or lesser of 25% of lot depth	lesser 25% or 20 feet or lesser of 25% of lot depth	20 feet	
Maximum Height	2 stories (35 feet)	6 stories (78 feet)	(3) stories = 38 feet	
Maximum Lot Coverage	75% (max.) = 16,400 sf	80% (max.) = 17,494 sf	7623	35% footprint of buildings
Maximum Building Coverage	n/a	n/a	n/a	
Usable Open Space	140 sf / unit = 1,120 sf	320 sf / unit = 1,280 sf	5042 (1192)	total = ground level + (balconies) (total area of balconies only)
Bike Parking	8+1 = 9 total (guest = 1)	2+1 = 3 total (guest = 1)	16 (2'x6') stalls ((11) Interior + (5) exterior)	1/du (2br du) + 1/2 / (+2br) Guest = 1/10 du
Car Parking Minimum	8	6	10 stalls	1 per dwelling

		TRU1 & TRU2	TRU2	TRU1	TRU1 & TRU2	TRU2	TRU1
Residential Building Complex / TRU2	Unit #	Parking Req'd.	Lot Area Req'd.		Bike Req'd.	Open Usable Space Req'd.	
700 E Dayton (relocated/new)	2	1	4,000	4,000	0	640	640
201 N Blount	8	8	4,000	8,000	9	1,120	2,560
207 N Blount	2	1	4,000	4,000	0	640	640
209-211 N Blount	3	3	4,000	4,000	3	960	960
213-215 N Blount	2	1	4,000	4,000	0	640	640
Required		14	20,000	24,000	12	4,000	5,440
Provided	17	10	21,867 sf		16	5,042	

NOTES:

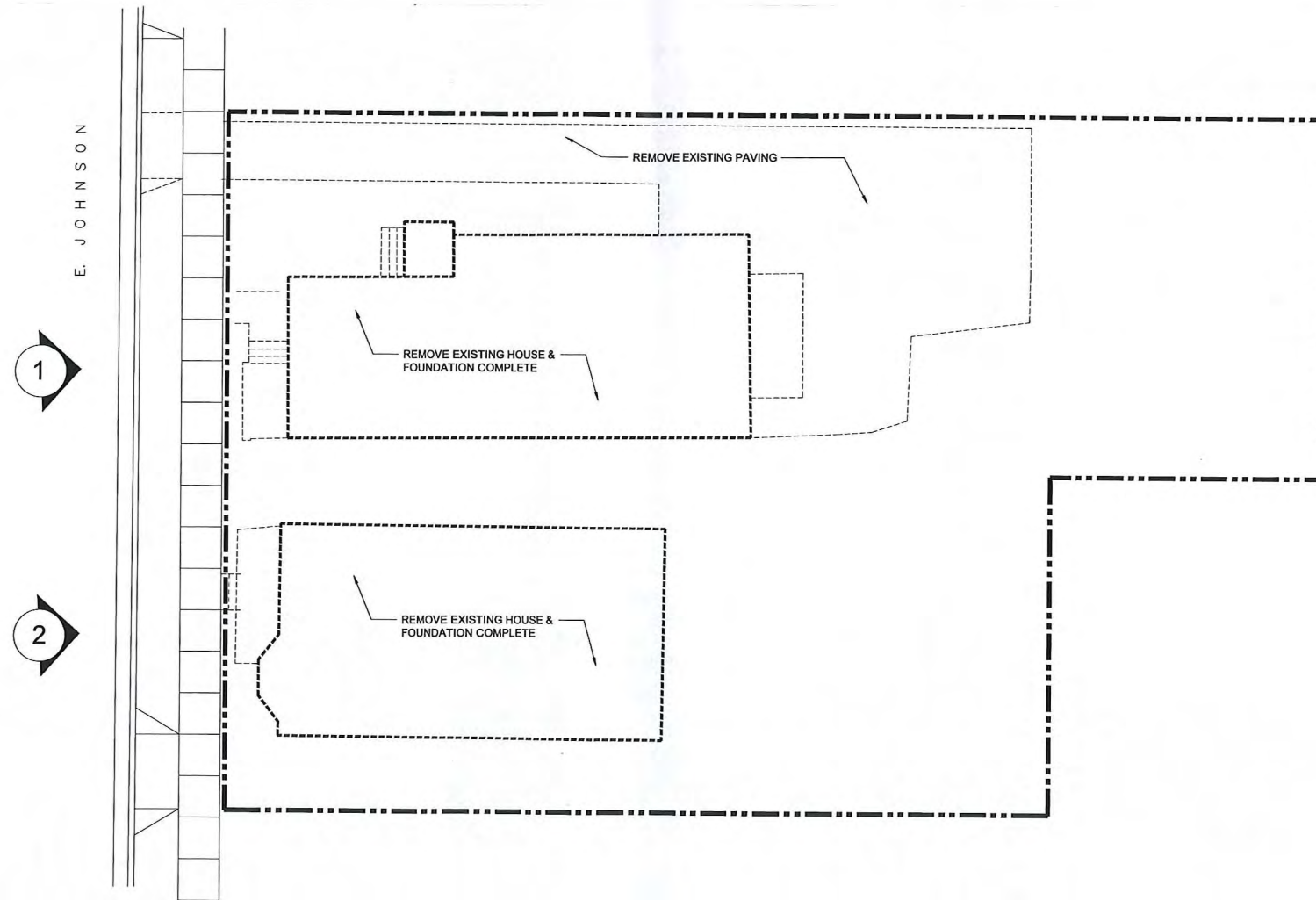
- Multi-family units 5-8 = Permitted Use in TRU2
- Reverse Corner Setback 12' can be modified per supplemental requirements (sec. 28.151)
- Parking Reduction through Administrative action



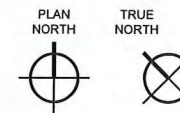
1 711/713 EAST JOHNSON



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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THE KM2 BUILDING
Mixed Use Building
707-713 E. Johnson St.
Madison, WI 53703

ICA NO. RPG 15-001

SITE DEMO PLAN

LAND USE APPLICATION UPDATES
07-25-16

A1.01



E. Johnson Street

E. Dayton Street

N. Blount Street



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Existing Site Plan



RENAISSANCE PROPERTY GROUP LLC





Proposed Landscape Plan



PD Plant Images



Three-flowered Maple



Hetz Juniper



Paperbark Maple



Serviceberry



Feather Reed Grass



Arrowwood Viburnum



Sweetspire



Purple Pavement Rose



Little Devil Ninebark



Judd Viburnum



Oregon Grapeholly



Taunton Yew

PD Plant Schedule

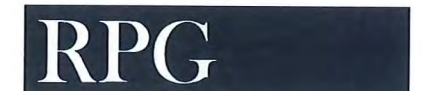
Key	Botanical Name	Common Name	Qty	Size	Spec	Remarks
Overstory Deciduous Tree						
AT	Acer triflorum	Three-flowered Maple	2	2.5" Cal	B&B	
Tall Evergreen Tree						
JVH	Juniperus virginiana 'Hetzii'	Hetz Red Cedar	2	5-6' Ht	B&B	Full plants, matched
Ornamental Tree						
AG	Acer griseum	Paperbark Maple	1	1.5" Cal	B&B	
AGA	Amelanchier x grandifolia 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5	1.5" Cal	B&B	
Deciduous Shrub						
IVL	Itea virginica 'Little Henry'	Little Henry Sweetspire	18	18" Ht	3 Gal	Full plants
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	9	18" Ht	3 Gal	Matched
VD	Viburnum dentatum	Arrowwood Viburnum	1	18" Ht	3 Gal	Full plants
VJ	Viburnum x juddii	Judd Viburnum	11	18" Ht	3 Gal	Full plants, matched
Evergreen Shrub						
MAC	Mahonia aquifolium 'Compactum'	Compact Oregon Grapeholly	13	15" Ht	3 Gal	Full plants, matched
TMT	Taxus x media 'Taunton'	Taunton Yew	14	18" Ht	3 Gal	Full plants, matched
Groundcover, Vine and Ornamental Grass						
cakf	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	15	18" Ht	1 Gal	Matched
csar	Celastris scandens 'Autumn Revolution'	Autumn Revolution Bittersweet	5		1 Gal	
ls	Liriope spicata	Lilyturf	178		4" Pot	

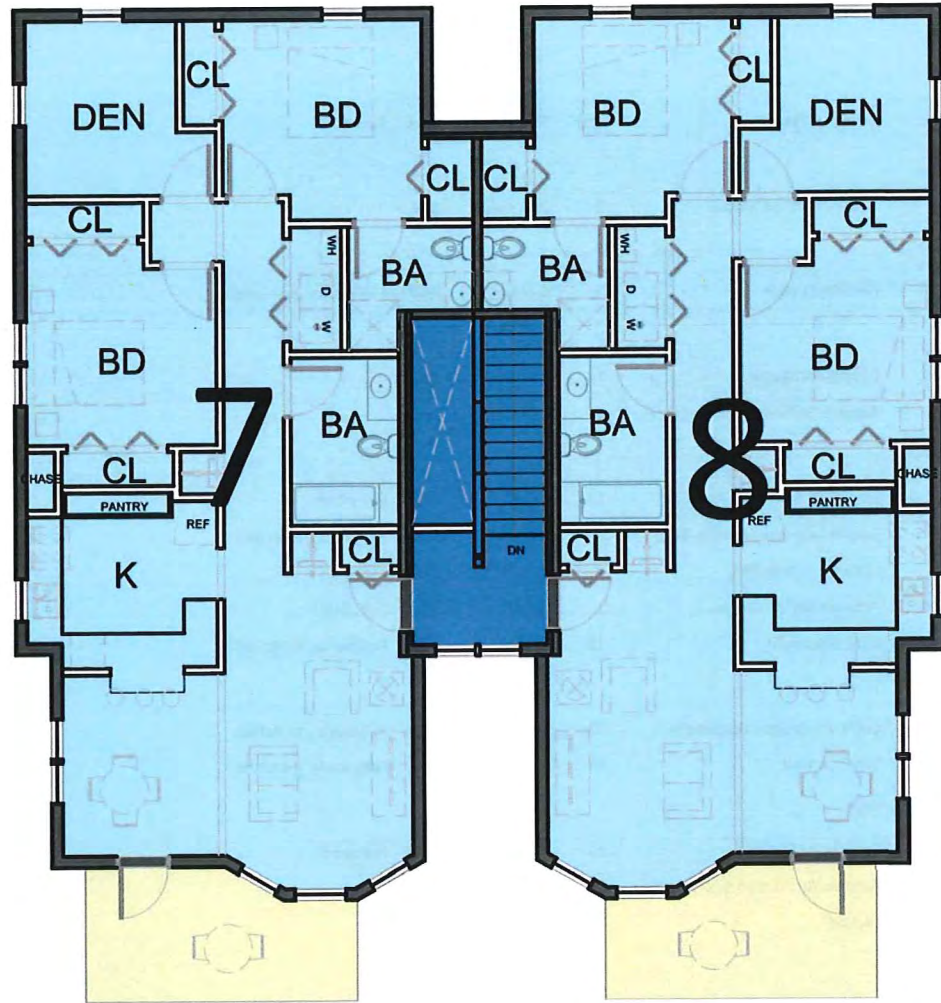
PD Landscape Points Schedule

Plant Type	Pts	Qty	Sub-Total
Overstory Deciduous Trees	35	2	70
Tall Evergreen Trees	35	2	70
Ornamental Trees	15	6	90
Deciduous Shrubs	3	42	126
Evergreen Shrubs	4	27	108
Ornamental Grasses	2	15	30

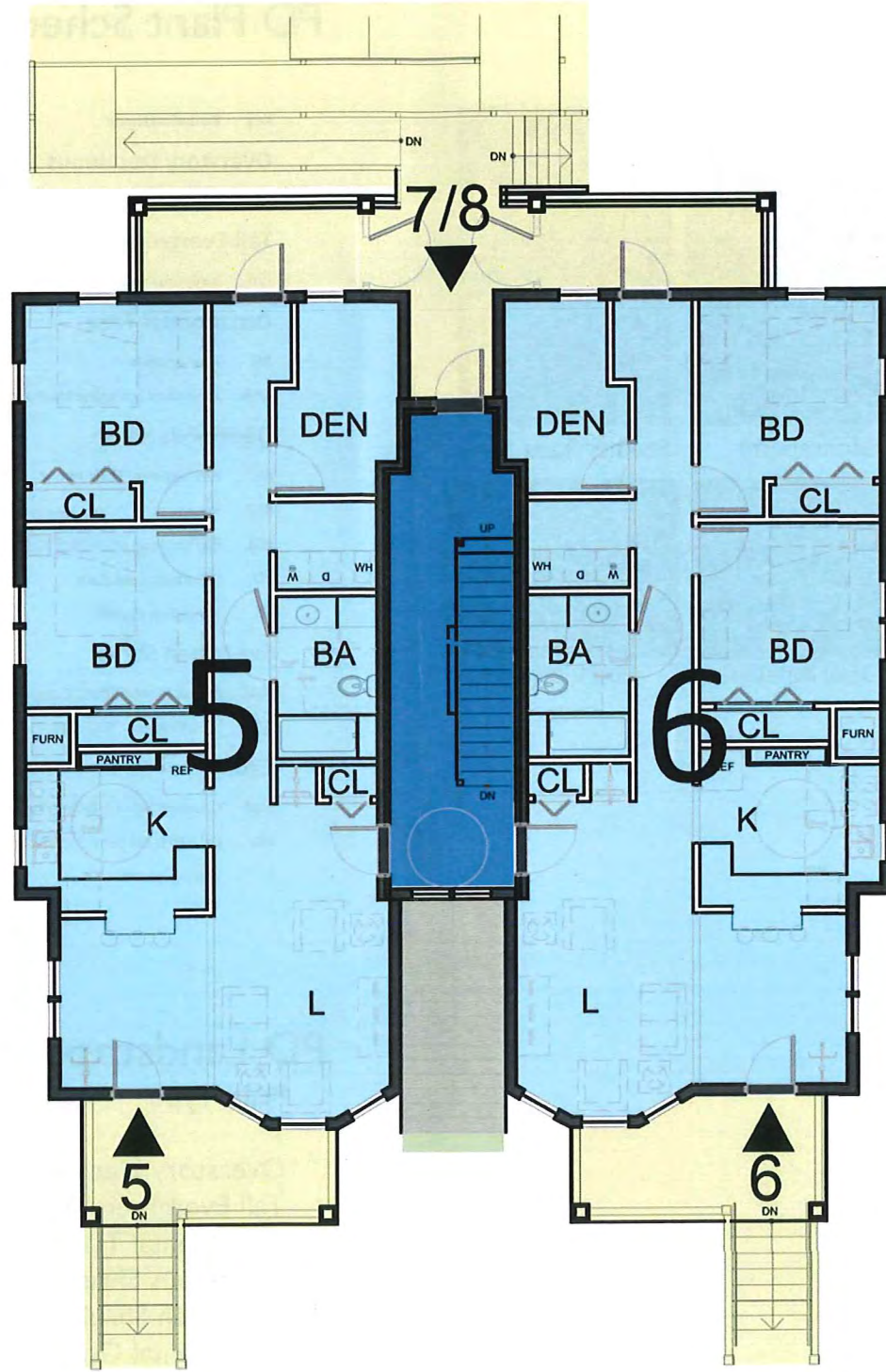
Total Provided 494
 Total Required (Developable Area 13,298 x 5 points/300 sf = 221.63 Say 222

Proposed Planting Schedule

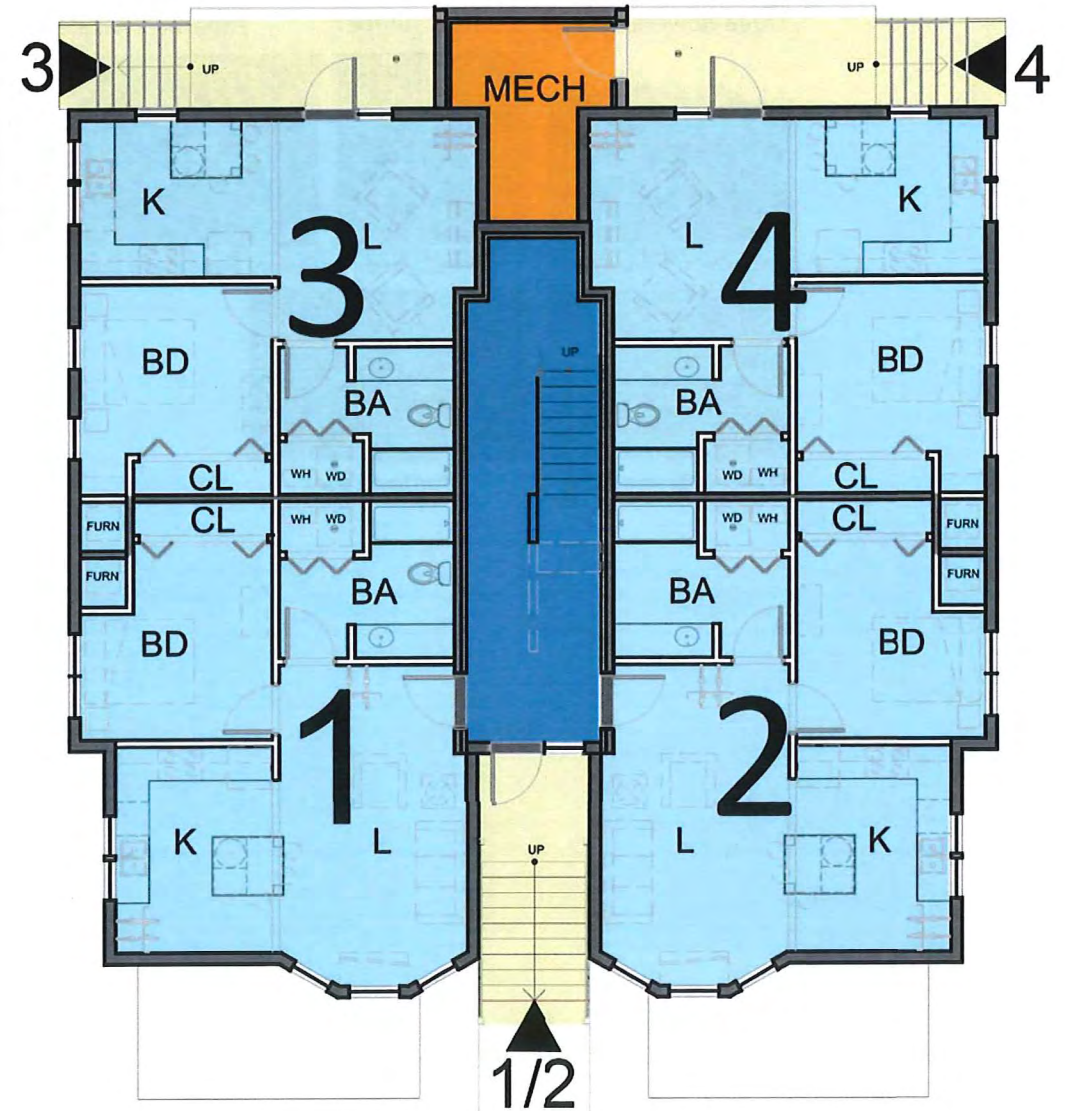




Second Floor



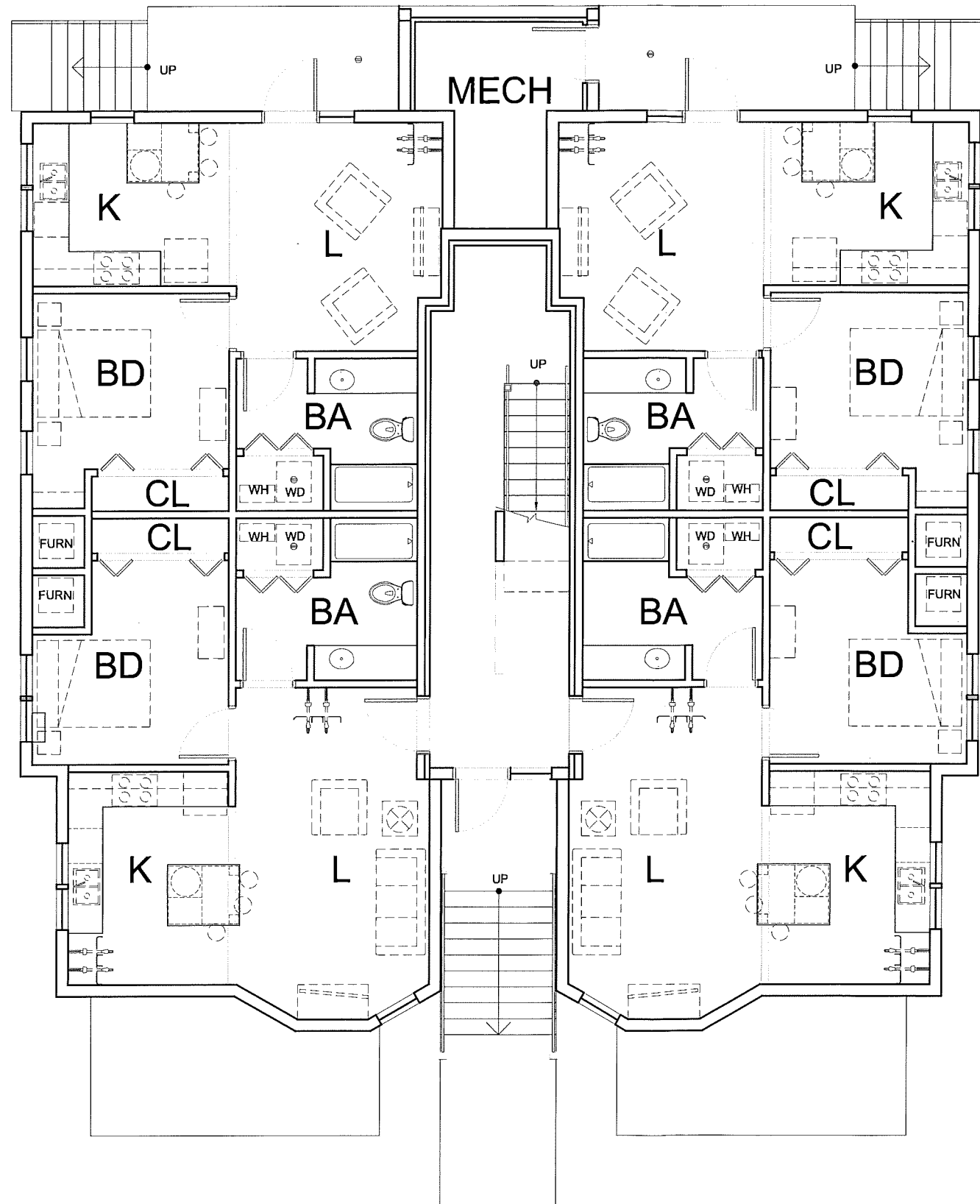
First Floor



Garden Level

Proposed Eight Unit Housing - Floor Plans





1
A2.00
201 NORTH BLOUNT - GARDEN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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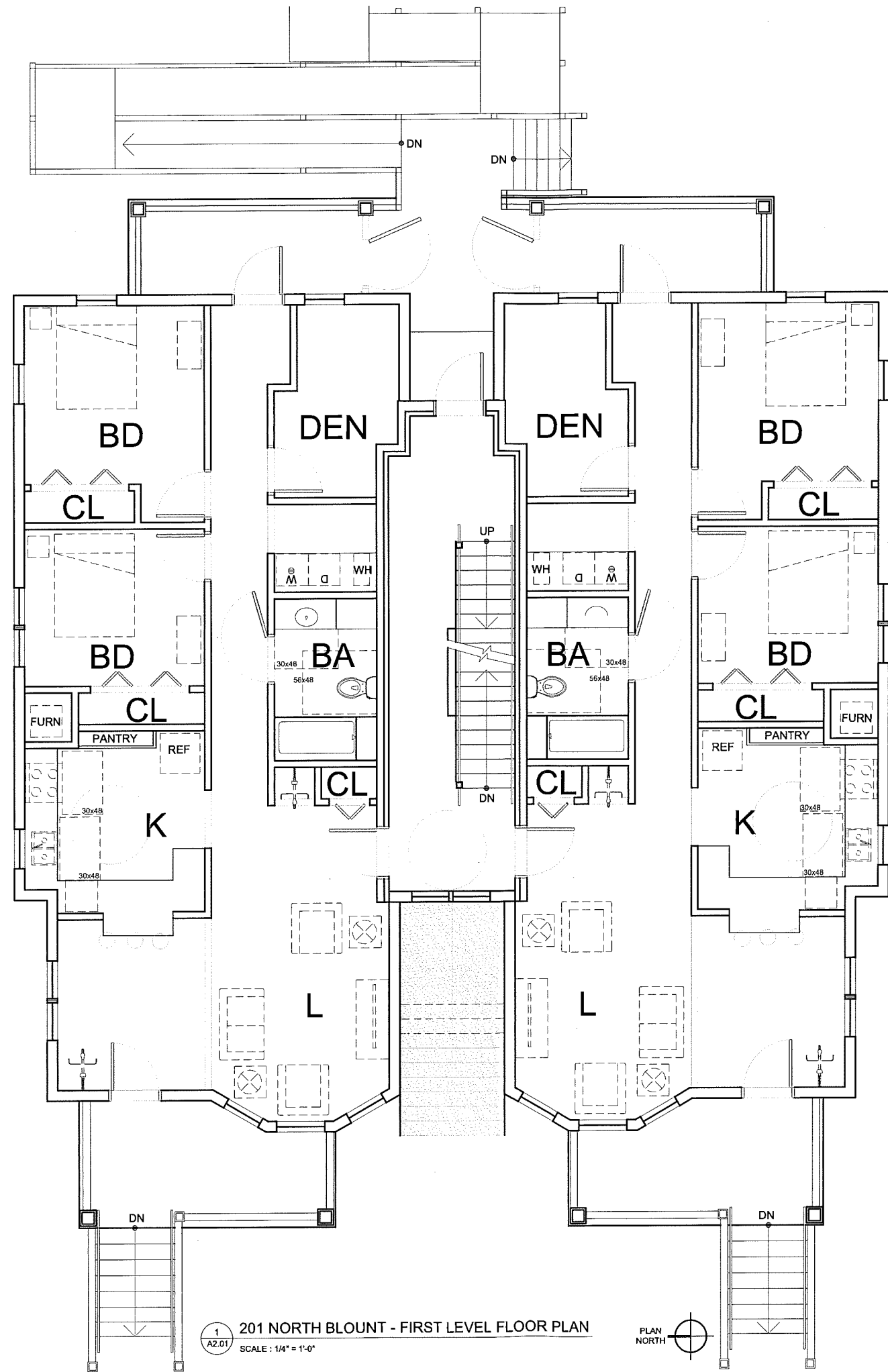
RENAISSANCE PROPERTY GROUP, LLC

ICA NO. RPG 16-003

BASEMENT LEVEL
FLOOR PLAN

02-07-17

A2.00



1 201 NORTH BLOUNT - FIRST LEVEL FLOOR PLAN
 A2.01 SCALE: 1/4" = 1'-0"



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FIRST LEVEL
 FLOOR PLAN

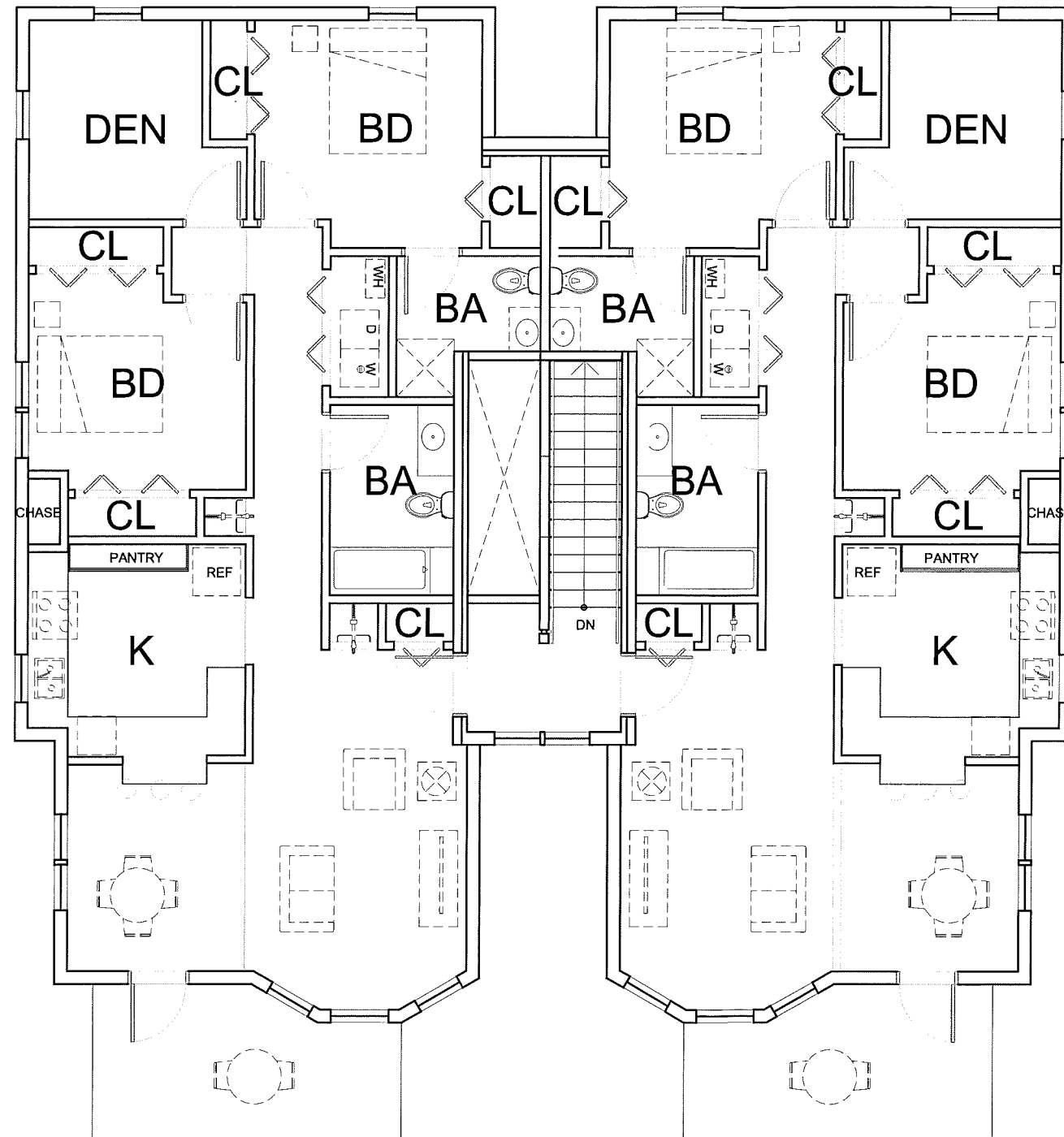
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A2.01



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New Multi-Family Residential
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ICA NO. RPG 16-003

SECOND LEVEL
 FLOOR PLAN

02-07-17

A2.02

1 201 NORTH BLOUNT - SECOND LEVEL FLOOR PLAN
 A2.02 SCALE : 1/4" = 1'-0"



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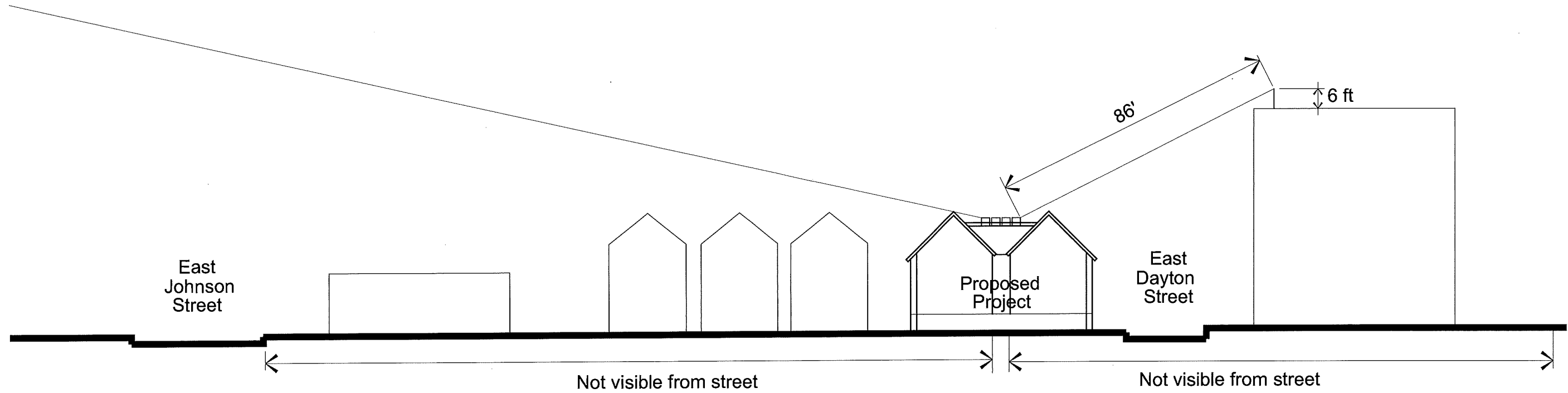


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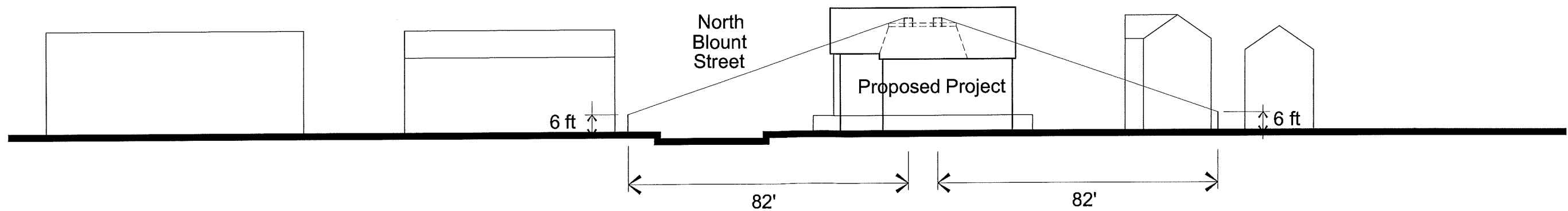
LINES OF SITE
FOR ROOF UNITS

02-07-17

A03.05



VIEW FROM NORTH BLOUNT



VIEW FROM EAST DAYTON

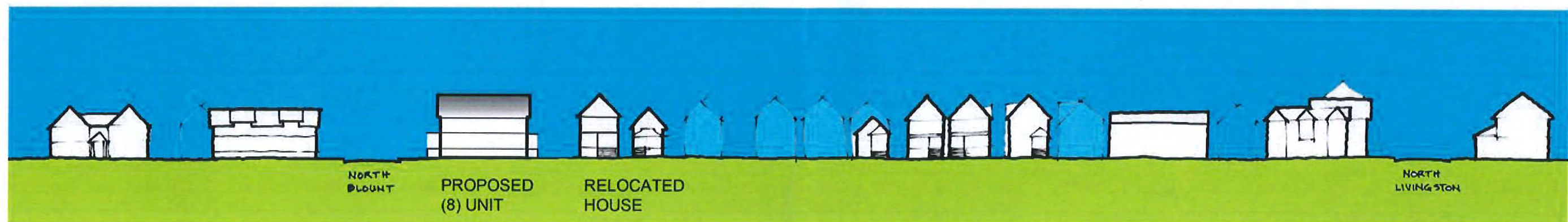
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Street Scape - East Johnson



Street Scape - North Blount



Street Scape - East Dayton

Street Scapes





View from North Blount



INSITE CONSULTING ARCHITECTS

RPG

RENAISSANCE PROPERTY GROUP LLC





View on N. Blount



INSITE CONSULTING ARCHITECTS





View from Corner of N. Blount & E. Dayton



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC



View from Corner of N. Blount & E. Dayton



INSITE CONSULTING ARCHITECTS

RPG

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