

SCHEMATIC DESIGN
700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

KAHLER SLATER PROJECT: 217014.00
03/21/2018



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NOT FOR
CONSTRUCTION

Revisions

SCHEMATIC DESIGN

Drawing Date
03/21/2018

700 E JOHNSON ST

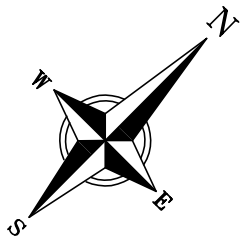
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Project No. 700 EAST LLC
217014.00

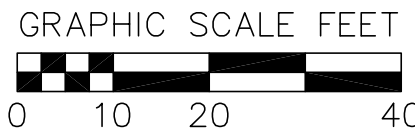
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COVER SHEET

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Sheet No.
G000



BEARINGS ARE REFERENCED TO THE WISCONSIN
COUNTY COORDINATE SYSTEM, DANE COUNTY,
WISCONSIN, THE SOUTHEASTERLY RIGHT-OF-WAY LINE
OF EAST JOHNSON STREET MEASURED AS BEARING
N46°00'23"E



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND
AND OVERHEAD, ARE APPROXIMATE ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE
EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN
ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL
BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT
BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE
AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

- SURVEY LEGEND**
- FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - ✕ FOUND CHISELED "X"
 - FOUND 1" Ø IRON PIPE
 - SET 3/4"Ø x 18" SOLID IRON
RE-ROD, WT. 1.50 lbs./ft. MIN.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING LIGHT POLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING CURB STOP
- BENCHMARK (SEE BENCHMARK NOTES)
- EXISTING BOLLARD
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING POST
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING 6" SANITARY SEWER LINE
- EXISTING 10" SANITARY SEWER LINE
- EXISTING 15" SANITARY SEWER LINE
- EXISTING 12" STORM SEWER LINE
- EXISTING 18" STORM SEWER LINE
- EXISTING 48" STORM SEWER LINE
- EXISTING 54" STORM SEWER LINE
- EXISTING 12" D.I. WATER MAIN
- EXISTING 10" D.I. WATER MAIN
- EXISTING 1" WATER SERVICE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- PROPERTY BOUNDARY
- ADJOINER PROPERTY
- EXISTING ACCESS EASEMENT

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE PAVEMENT/SIDEWALK/PAD
- ASPHALT PAVEMENT
- GRAVEL
- EXISTING BUILDING

DESCRIPTION:

Part of Lots 3 through 9 and 14, inclusive, of Block 136 of the Original Plat, located in the NW¼ & SE¼ of the SW¼ of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

NOTES:

- The parcels surveyed contain 1.33 Acres or 58,143 sq. ft. more or less.
- This survey was prepared based upon information provided in the Title Commitment No. NCS-843068-MAD from First American Title Insurance Company, Effective date, December 15, 2017 at 7:00 am.
- This survey is based upon field survey work performed between December 18 and December 21, 2017. Any changes in site conditions after December 21, 2017 are not reflected by this survey.
- Elevations depicted on this survey are based upon NAVD88 Datum.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
- Invert elevation for sanitary and storm sewer per asbuilt data from WisDOT Project No. 5992-09-12.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20175006660, 20175006665, 20175006675, 20175006682, 20175006689, 20175006697, 20175006704, 20175006710, 20175006712, 20175006716, 20175006717, 20175006721, 20175006723, 20175006727, and 20175006732. Location of buried private utilities are not within the scope of this survey.

SURVEYED FOR:
700 EAST LLC
C/O SELECT PUBLISHING
CHRIS HOUDEN
6417 NORMANDY LANE
MADISON, WI 53719

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: DAVID N. GULLICKSON
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3966
dgul@vierbicher.com

PROJECT BENCHMARKS:

- BENCHMARK 1 - ELEV.=856.55':
TOP NUT OF FIRE HYDRANT LOCATED ADJACENT TO AND ACROSS THE STREET FROM 725 WEST JOHNSON STREET.
- BENCHMARK 2 - ELEV.=852.91':
TOP NUT OF FIRE HYDRANT LOCATED ADJACENT TO AND ON THE EASTERLY SIDE OF 753 WEST JOHNSON STREET.

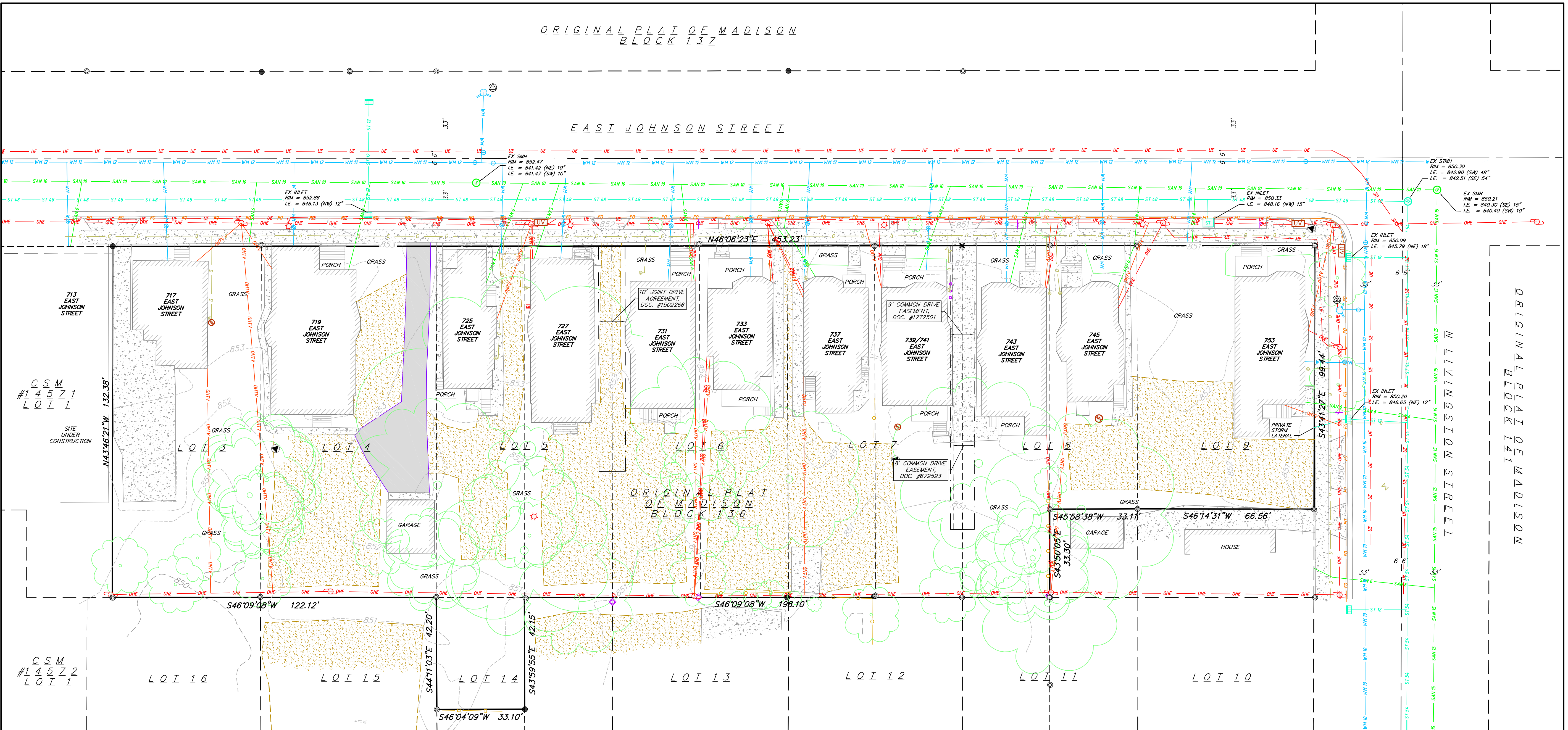
ORIGINAL PLAT OF MADISON
BLOCK 132

EAST JOHNSON STREET

ORIGINAL PLAT
OF MADISON
BLOCK 136

ORIGINAL PLAT OF MADISON
BLOCK 141

N LIVINGSTON STREET



Revisions	
Date	Description

Schematic Design

SCOPE DOCUMENTS

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EXISTING CONDITIONS

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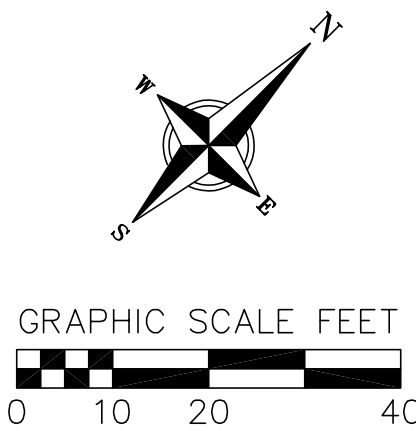
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SITE CONSTRUCTION NOTES:

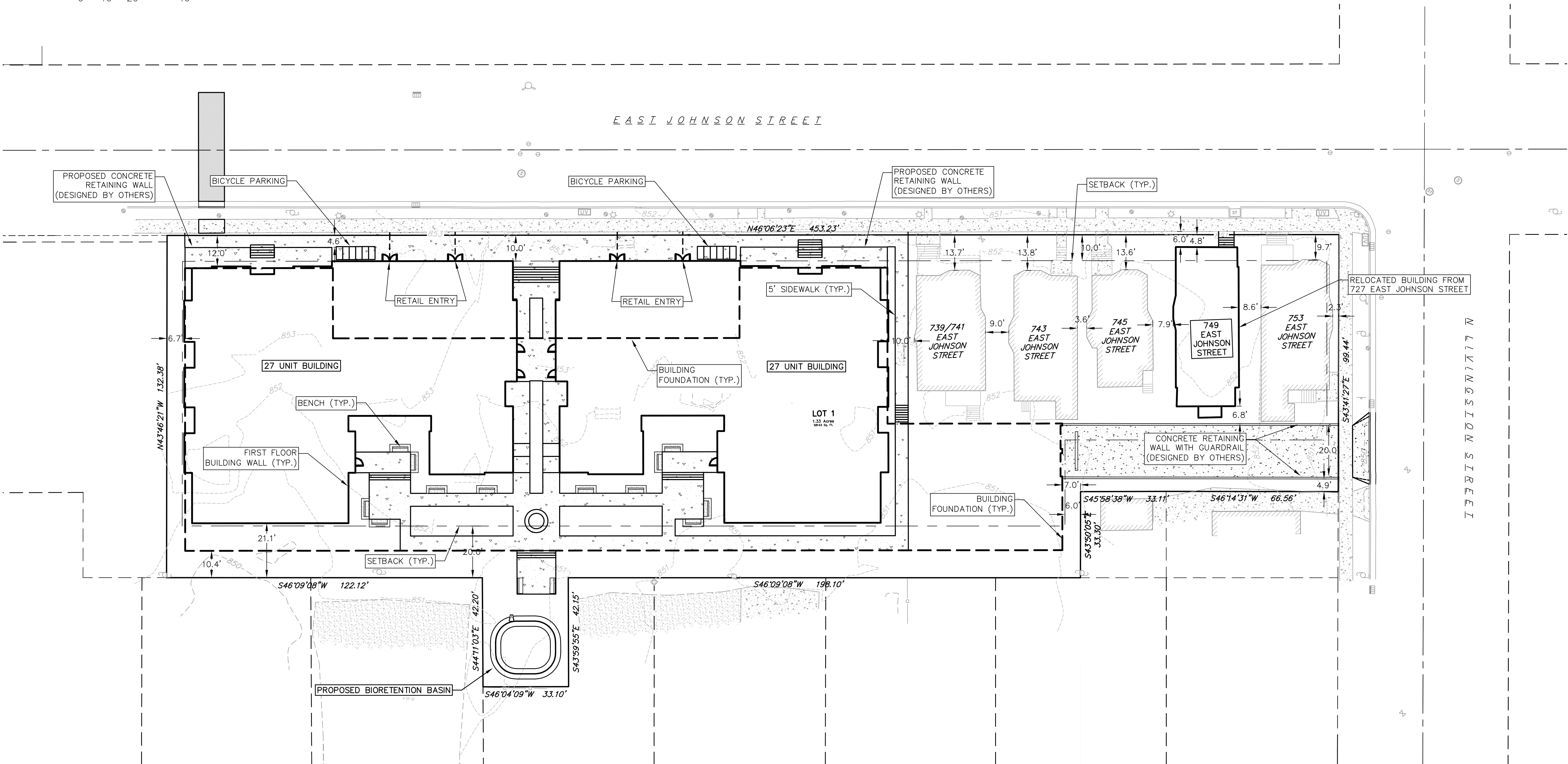
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
4. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
5. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- ACCESSIBLE ROUTE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRAVEL



LAND USE SUMMARY	
EXISTING HOUSING TO REMAIN ON SITE	5 HOUSES, 13 UNITS
NEW RESIDENTIAL	57,600 GSF, 54 UNITS
TOTAL HOUSING UNITS	67 UNITS
NEW PARKING	29,500 GSF, 67 STALLS
LOT SIZE	1.33 ACRES
LOT COVERAGE	29,115 SF
USEABLE OPEN SPACE	23,010 SF



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SITE PLAN

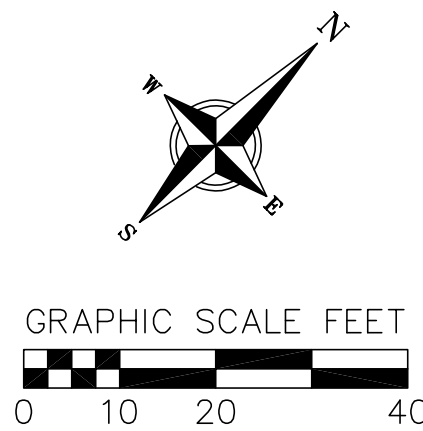
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GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- ==> DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- +1048.61 EXISTING SPOT ELEVATIONS
- +1048.61 PROPOSED SPOT ELEVATIONS
- DISTURBED LIMITS

ABBREVIATIONS

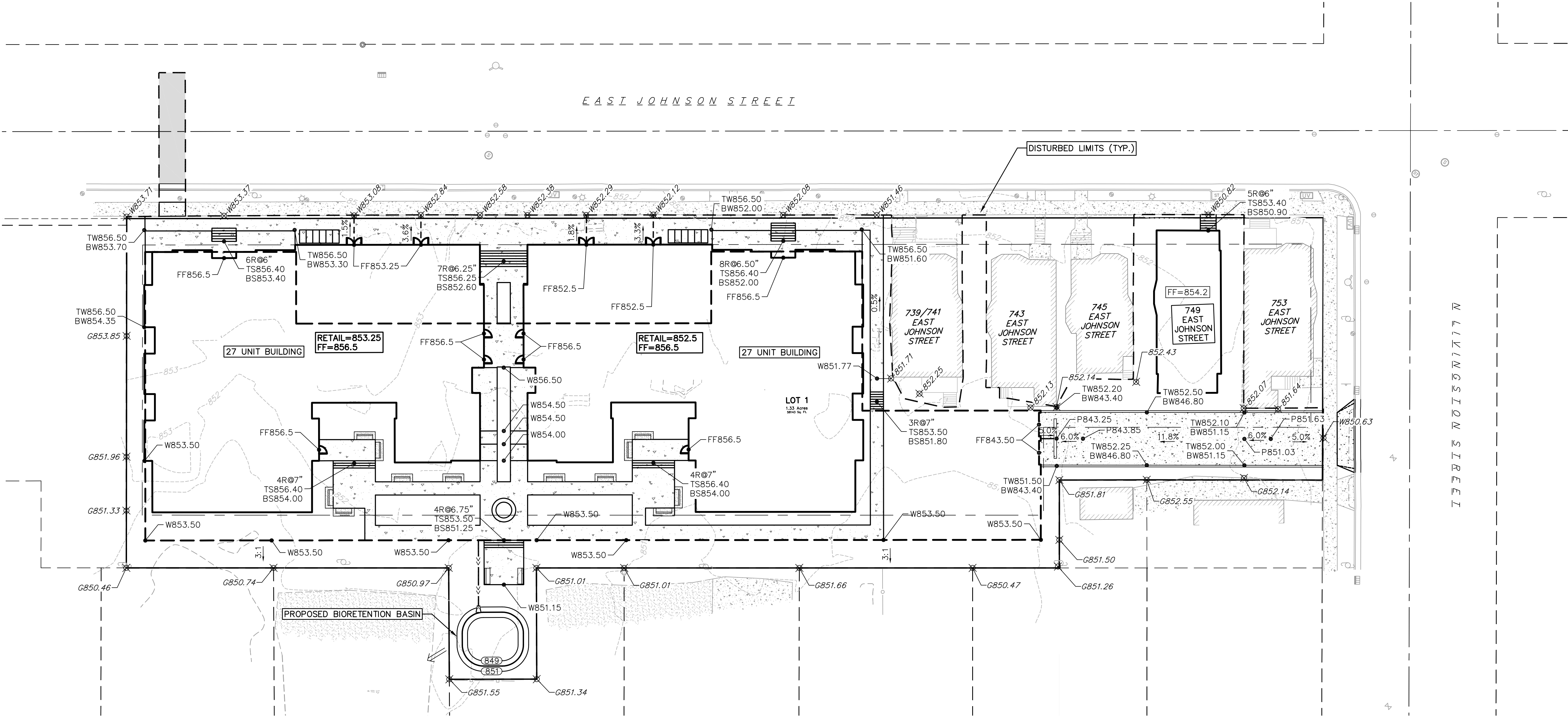
- FF - FINISHED FLOOR
- W - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- R - RISER
- TS - TOP OF STEP
- BS - BOTTOM OF STEP
- G - GROUND

GRADING PLAN/SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
3. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
4. ADA REQUIREMENTS SPECIFY PARKING STALLS SLOPE MUST BE LESS THAN 2% IN ANY DIRECTION. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SECTION SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
5. TYPICAL SIDEWALK CROSS SECTION IS 1.5% SLOPE. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.

RIGHT-OF-WAY WORK:

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECCOMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



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GRADING PLAN

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UTILITY PLAN

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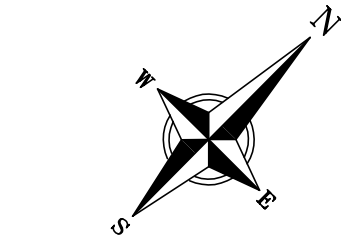
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UTILITY NOTES:

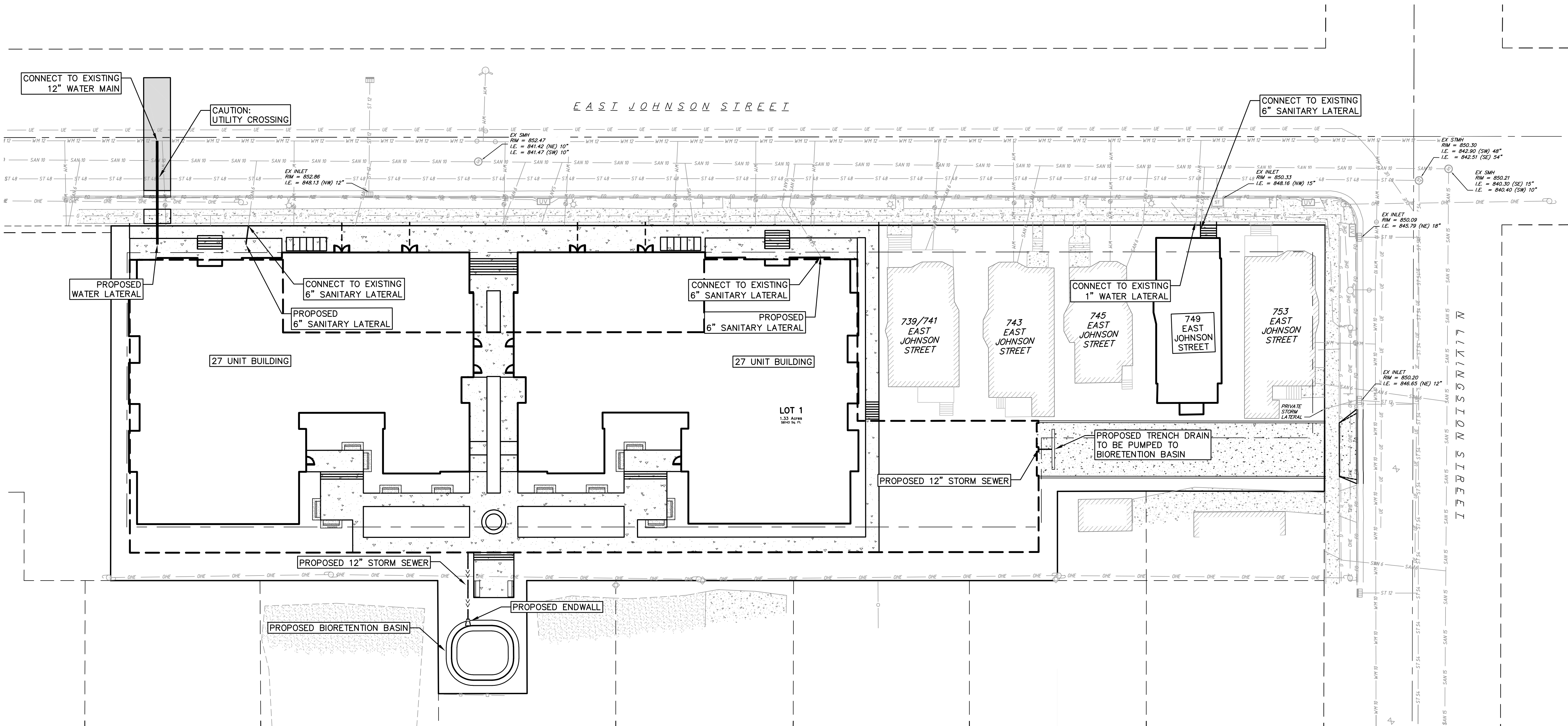
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
- NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
- CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER ENDWALL
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE
- WATER VALVE

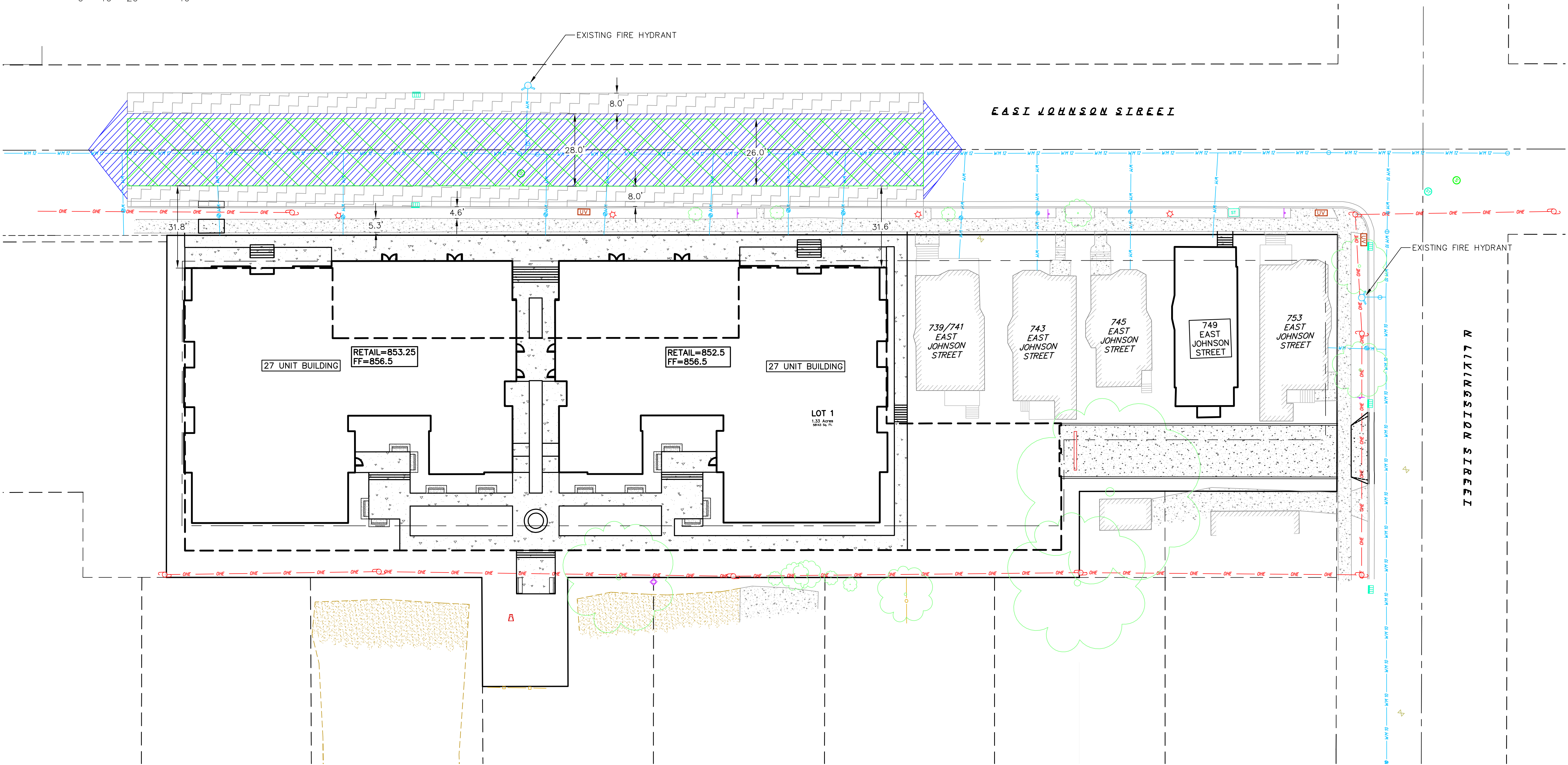
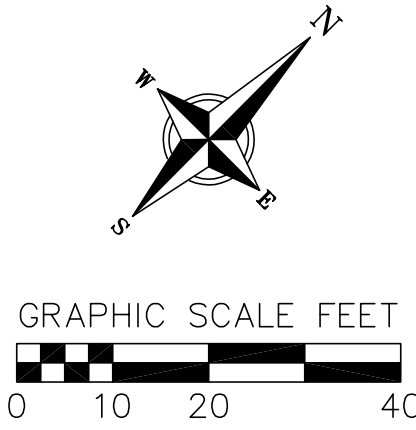


GRAPHIC SCALE FEET



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- PROPOSED CONCRETE
- FIRE ACCESS LANE (20' MIN)
- 26' FIRE APPARATUS LANE
- PARALLEL PARKING AREA (8' WIDE)
- EXISTING DECIDUOUS TREE



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FIRE ACCESS PLAN

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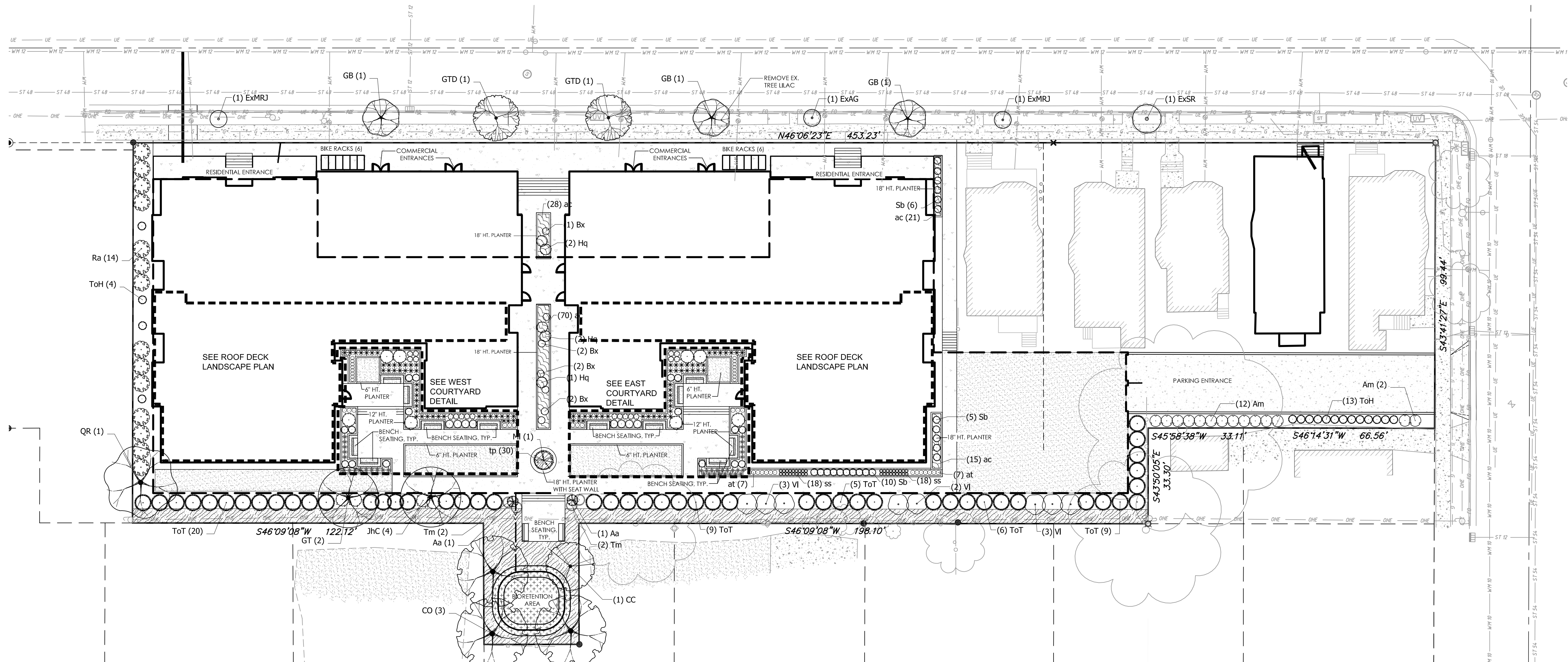
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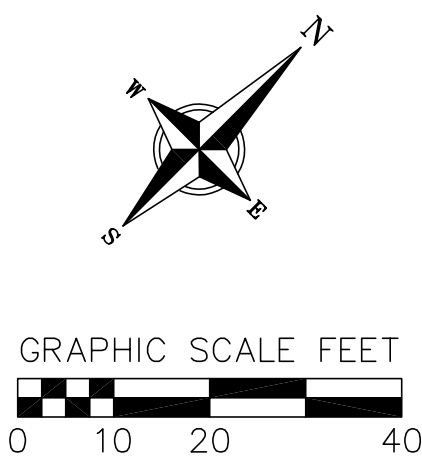
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OVERALL SITE LANDSCAPE



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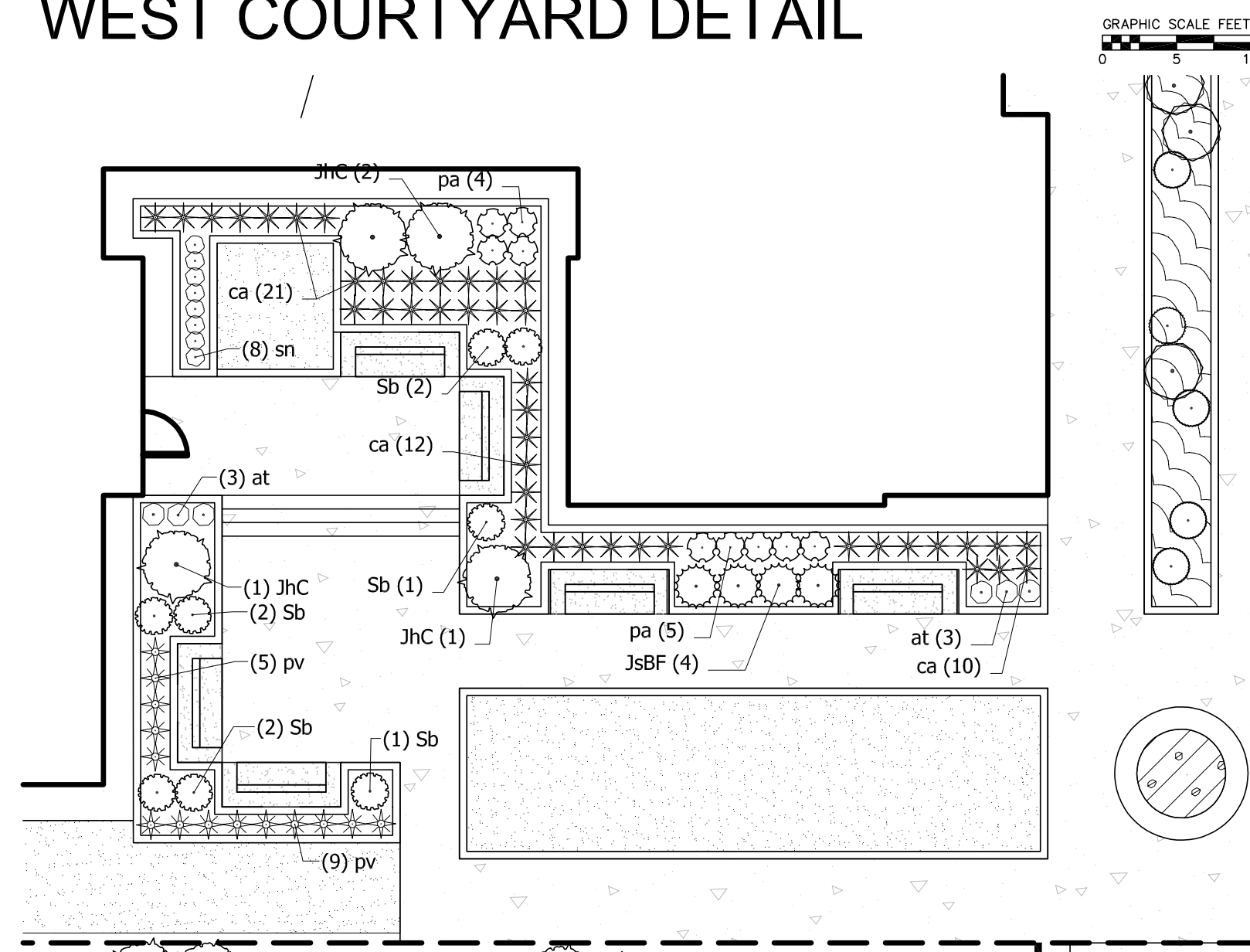
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Date	Description



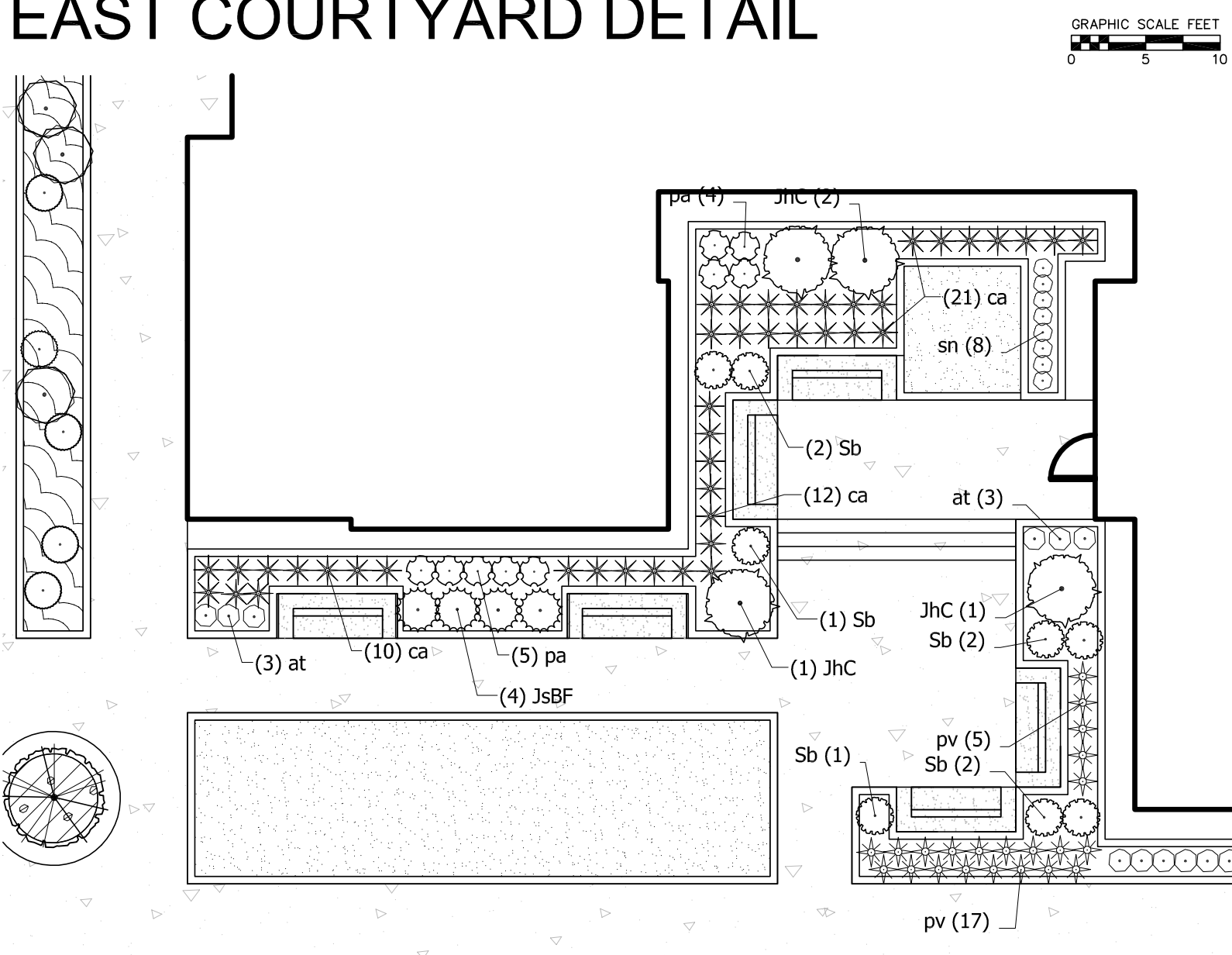
PLANT SCHEDULE

DECIDUOUS TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
CO		Celtis occidentalis / Common Hackberry	B & B	2.5" Cal		3	
GT		Gleditsia triacanthos inermis 'Harve' TM / Northern Acclaim Thornless Honey Locust	B & B	2" Cal		2	
QR		Quercus rubra / Red Oak	B & B	2.5" Cal		1	
EVERGREEN TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
ToT		Thuja occidentalis 'Ball John' / Technito Arborvitae	B & B		5' ht.	49	
ToH		Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B		6' ht.	17	
EXISTING TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
EXAG		Amelanchier x grandiflora / Apple Serviceberry	Existing	2" Cal		1	
EXMRJ		Malus x 'Red Jewel' / Crab Apple	Existing	2" Cal		2	
EXSR		Syringa reticulata / Japanese Tree Lilac	Existing	4" Cal		1	
STREET TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
GB		Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5" Cal		3	
GTD		Gleditsia triacanthos 'Draves' / Street Keeper Honey Locust	B & B	2.5" Cal		2	
UNDERSTORY TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
Aa		Amelanchier alnifolia 'Obelisk' / Standing Ovation Serviceberry	B & B	1.5" Cal		2	
CC		Carpinus caroliniana / American Hornbeam	B & B	1.5" Cal		1	
MI		Malus x 'Lancelot' TM / Lancelot Crab Apple	10 gal	1" Cal		1	
SHRUBS		BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Am		Aronia melanocarpa elata / Glossy Black Chokeberry	5 gal	Cont		14	
Hq		Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea	3 gal	Cont		5	
Rh		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont		1	
Sb		Spiraea betulifolia 'Tor' / Birchleaf Spiraea	3 gal	Cont		37	
VI		Viburnum lentago / Nannyberry Viburnum	7 gal	Cont		8	
ANNUALS/PERENNIALS		BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
at		Amsonia tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 gal	Cont		26	
ca		Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont		188	
Li		Liatris spicata 'Kobold' / Spike Gayfeather	4" pot	Cont		50	
pv		Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal	Cont		36	
Per		Pervoskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	4" pot	Cont		18	
ss		Salvia nemorosa 'Blue Hill' / Woodland Sage	1 gal	Cont		34	
sn		Schizachyrium scoparium / Little Bluestem Grass	1 gal	Cont		382	
sh		Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal	Cont		230	
EVERGREEN SHRUBS		BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Bx		Buxus x 'Green Mound' / Green Mound Boxwood	5 gal	Cont		7	
JHC		Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	3 gal	Cont		12	
JsBF		Juniperus sabin 'Blue Forest' / Blue Forest Juniper	3 gal	4" ht.		8	
Tm		Taxus x media 'Evelrow' / Yew	5 gal	Cont		4	
GROUND COVERS		BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
ac		Asarum canadense / Canadian Wild Ginger	flat	2" pot		18" o.c.	134
tp		Thymus praecox 'Purple Carpet' / Purple Carpet Creeping Thyme	flat	2" pot		12" o.c.	30

WEST COURTYARD DETAIL



EAST COURTYARD DETAIL



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LANDSCAPE PLAN

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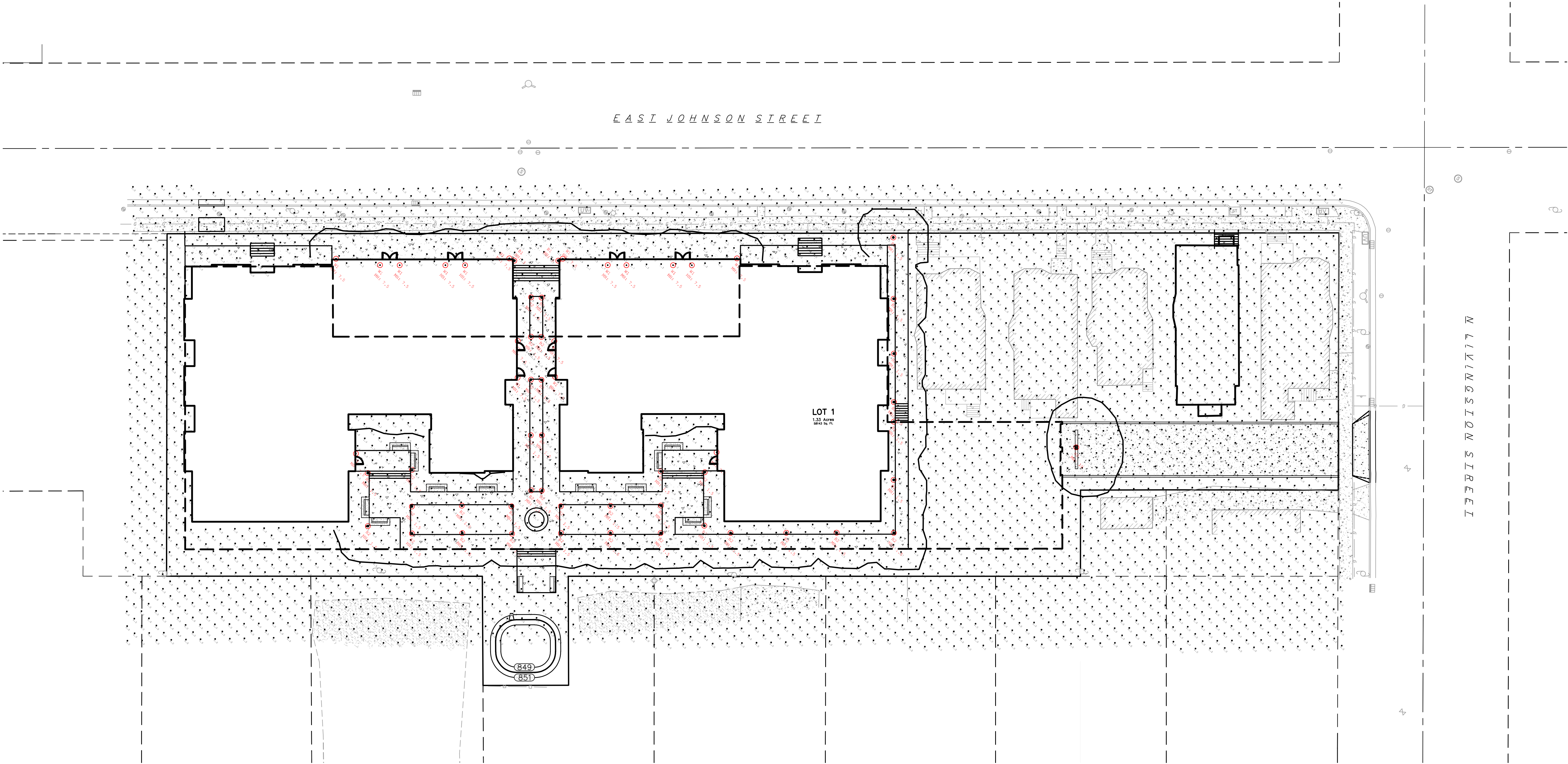
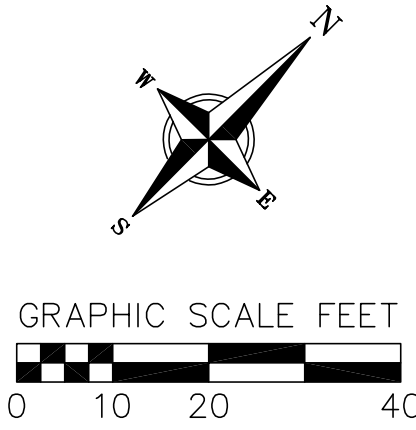
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Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
	2	B1	PWY-EDG-5M-xx-02-E-UL-350-40K A	PWY-EDG-5M-xx-02-E-UL-350-40K 36 INCH HEIGHT	21.3	1779	0.900
	38	B2	PWY-EDG-5M-xx-02-E-UL-350-40K B	PWY-EDG-5M-xx-02-E-UL-350-40K 18 INCH HEIGHT	21.3	1779	0.900
	18	W1	W1 LACYN-120-L07-27K-CR80-W-R	LACYN-A-L07-27K-CR80-CR80-RD-WH-DA1-NA	8.5	633	0.900
	1	W2	W2 LDWP-FC-3B-ED-7040	LDWP-FC-3B-ED-7040	27.2	1884	0.900



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Date	Description

Schematic Design

SCOPE DOCUMENTS

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01/31/2018

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Project No. 700 EAST LLC

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LIGHTING PLAN

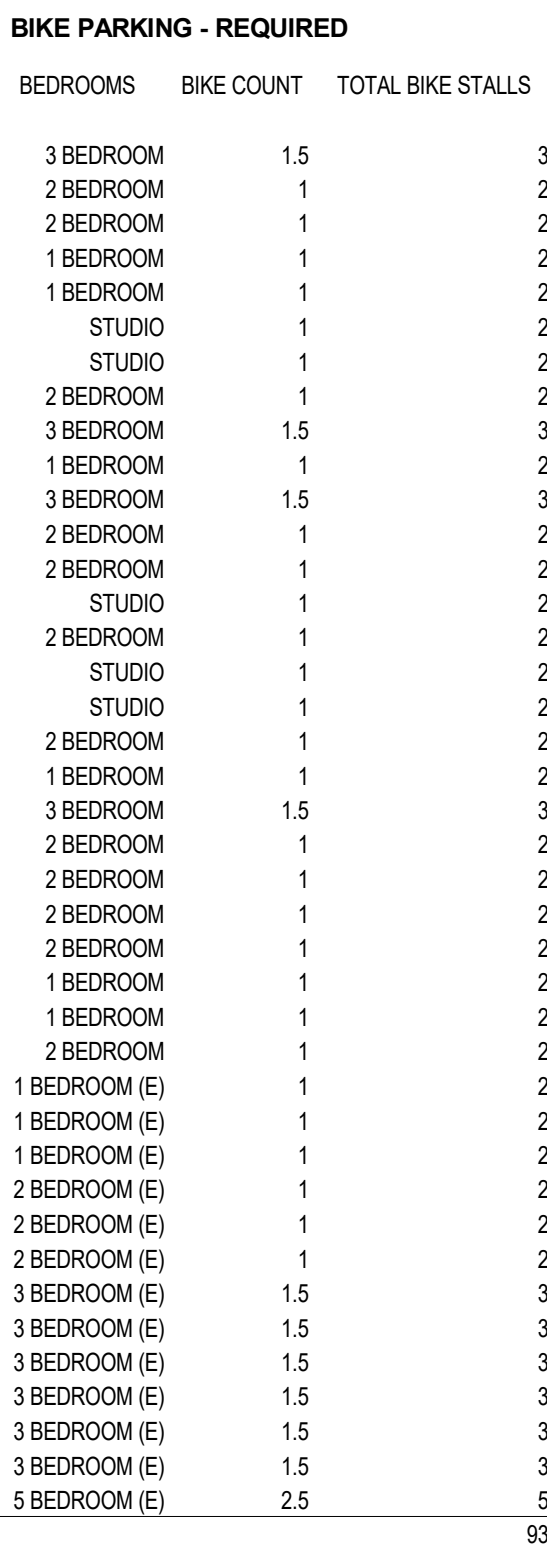
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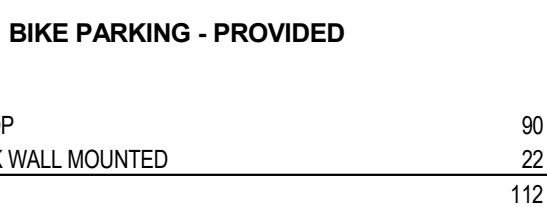
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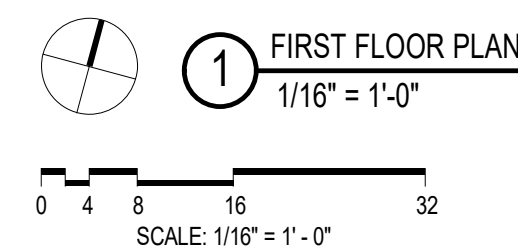


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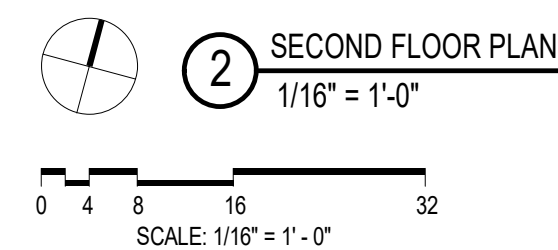


0 4 8 16 32
SCALE: 1/16" = 1' - 0"

A101



UNIT MATRIX				TOTAL BEDROOM COUNT
UNIT NUMBER	AREA	BEDROOMS		
100 UNIT	1,192 SF	3 BEDROOM		6
101 UNIT	1,077 SF	2 BEDROOM		4
102 UNIT	1,033 SF	2 BEDROOM		4
103 UNIT	830 SF	1 BEDROOM		2
110 UNIT	698 SF	1 BEDROOM		2
111 UNIT	491 SF	STUDIO		1
112 UNIT	491 SF	STUDIO		1
113 UNIT	1,050 SF	2 BEDROOM		4
200 UNIT	1,192 SF	3 BEDROOM		6
201 UNIT	721 SF	1 BEDROOM		2
203 UNIT	1,350 SF	3 BEDROOM		6
204 UNIT	944 SF	2 BEDROOM		4
204 UNIT	1,017 SF	2 BEDROOM		4
205 UNIT	518 SF	STUDIO		2
210 UNIT ADA	784 SF	2 BEDROOM		4
212 UNIT	488 SF	STUDIO		1
212 UNIT	491 SF	STUDIO		1
213 UNIT	1,070 SF	2 BEDROOM		4
301 UNIT	708 SF	1 BEDROOM		2
302 UNIT	1,343 SF	3 BEDROOM		6
302 UNIT - MEZZ	276 SF	MEZZANINE		0
303 UNIT	795 SF	2 BEDROOM		4
303 UNIT - MEZZ	177 SF	MEZZANINE		0
304 UNIT	845 SF	2 BEDROOM		4
304 UNIT - MEZZ	163 SF	MEZZANINE		0
305 UNIT	752 SF	2 BEDROOM		4
305 UNIT - MEZZ	137 SF	MEZZANINE		0
310 UNIT	781 SF	2 BEDROOM		4
310 UNIT - MEZZ	150 SF	MEZZANINE		0
311 UNIT	480 SF	1 BEDROOM		2
311 UNIT - MEZZ	119 SF	MEZZANINE		0
312 UNIT	480 SF	1 BEDROOM		2
312 UNIT - MEZZ	117 SF	MEZZANINE		0
313 UNIT	1,081 SF	2 BEDROOM		4
EXISTING TOTAL				94
TOTAL BEDROOM COUNT				32



Revisions

SCHEMATIC DESIGN

Drawing Date
03/21/2018

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Project No.	700 EAST LLC
217014.00	

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FIRST FLOOR PLAN & SECOND FLOOR PLAN

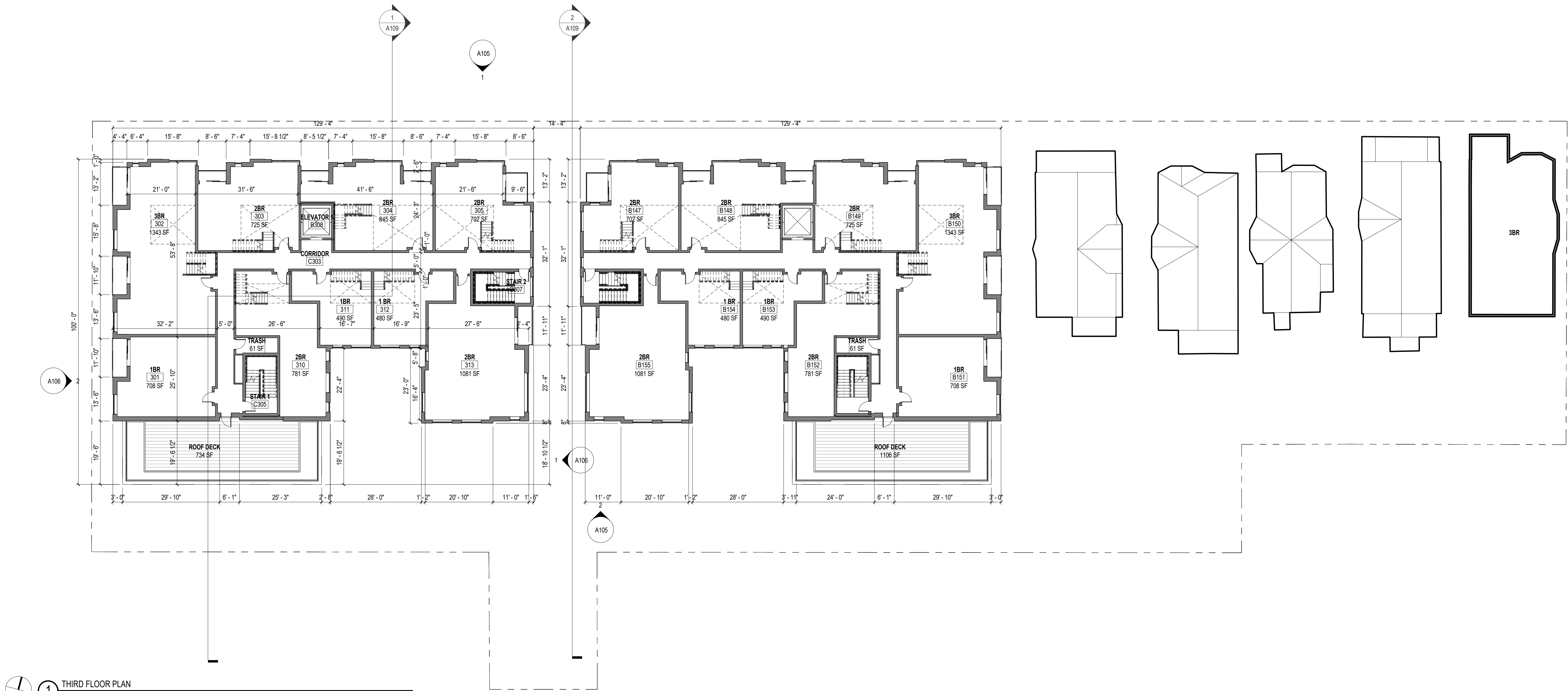
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A102

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1 THIRD FLOOR PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

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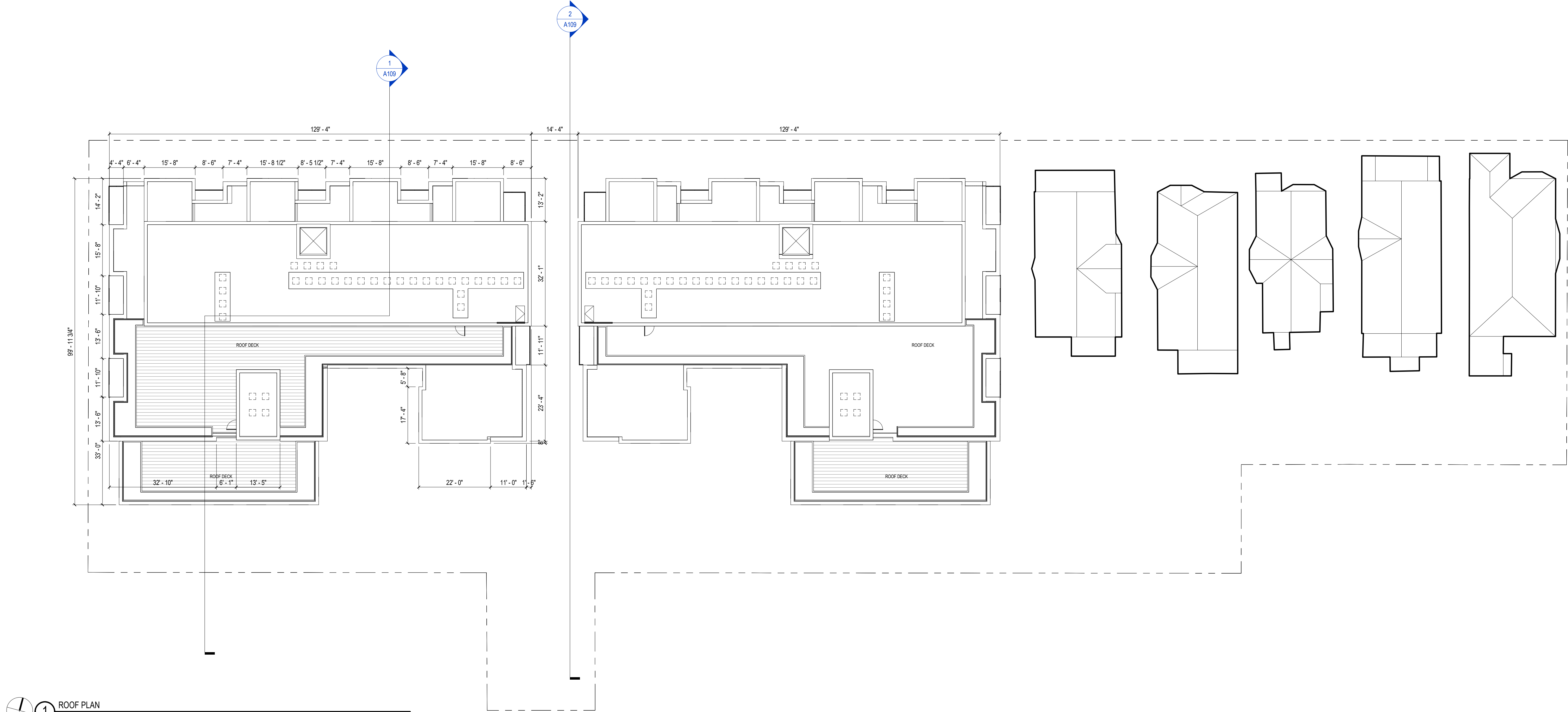
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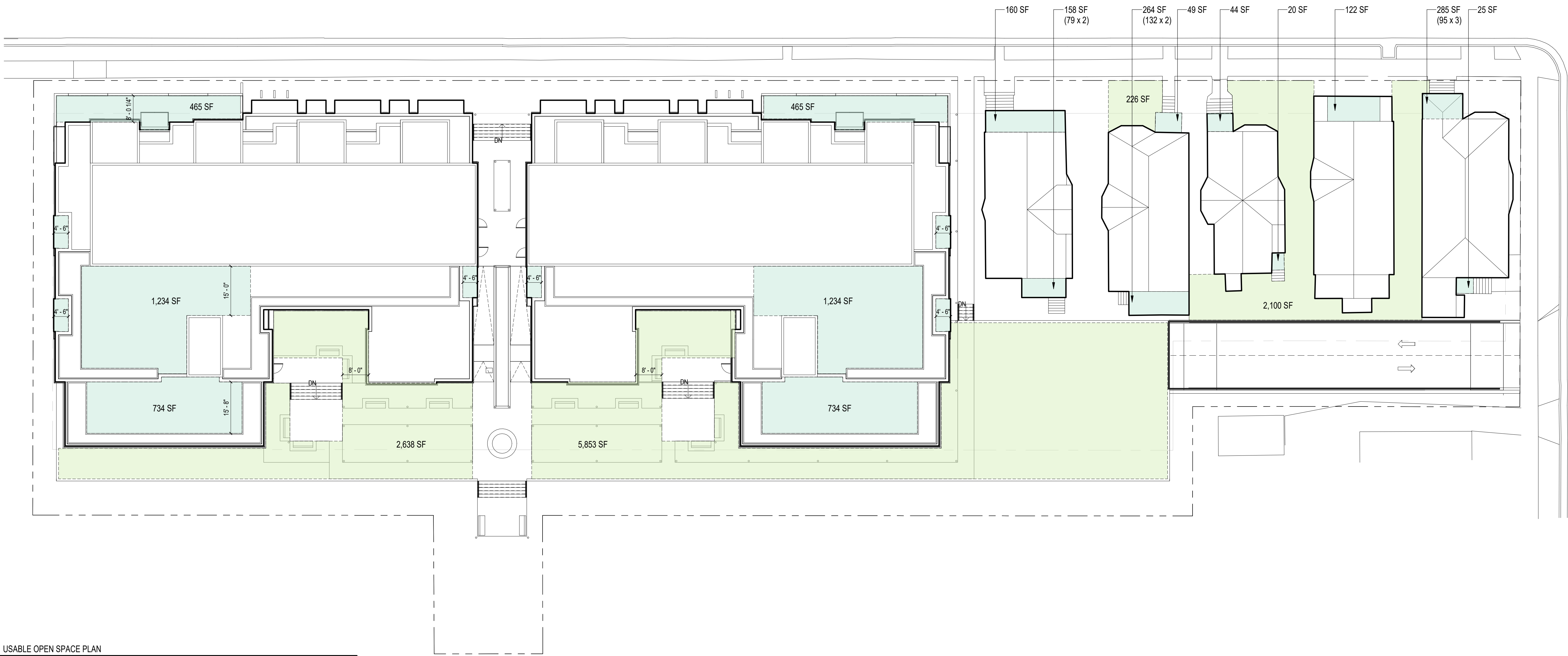
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1 ROOF PLAN
1/16" = 1'-0"

0 4 8 16 32
SCALE: 1/16" = 1'-0"



2 USABLE OPEN SPACE PLAN
1/16" = 1'-0"

0 4 8 16 32
SCALE: 1/16" = 1'-0"

REQUIRED OPEN SPACE				
UNIT TYPE	TOTAL UNIT COUNT	REQ. OPEN SPACE PER UNIT TYPE	REQ. OPEN SPACE	
1 BEDROOM	12	160 SF	1,920 SF	
1 BEDROOM (E)	3	160 SF	480 SF	
2 BEDROOM	24	320 SF	7,680 SF	
2 BEDROOM (E)	3	320 SF	960 SF	
3 BEDROOM	8	320 SF	2,560 SF	
3 BEDROOM (E)	6	320 SF	1,920 SF	
5 BEDROOM (E)	1	320 SF	320 SF	
STUDIO	10	160 SF	1,600 SF	
TOTAL	67		17,440 SF	

PROVIDED OPEN SPACE		
LEVEL	TYPE	AREA
01-FIRST FLOOR	(E) BALCONY	1,105 SF
01-FIRST FLOOR	(E) GROUND	2,325 SF
01-FIRST FLOOR	BALCONY	213 SF
01-FIRST FLOOR	PODIUM DECK	8,450 SF
01-FIRST FLOOR	PORCH	530 SF
		13,094 SF
02-SECOND FLOOR	BALCONY	427 SF
		427 SF
03-THIRD FLOOR	BALCONY	547 SF
03-THIRD FLOOR	ROOF DECK	1,468 SF
		2,015 SF
04-MEZZANINE	ROOF DECK	2,469 SF
		2,469 SF
GRAND TOTAL		17,974 SF

Revisions

SCHEMATIC DESIGN

Drawing Date
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ROOF PLAN & USABLE
OPEN SPACE PLAN

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A104

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1 JOHNSON STREET ELEVATION
1/8" = 1'-0"
0 2 4 8 16
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"
0 2 4 8 16
SCALE: 1/8" = 1'-0"

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ELEVATIONS

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A107



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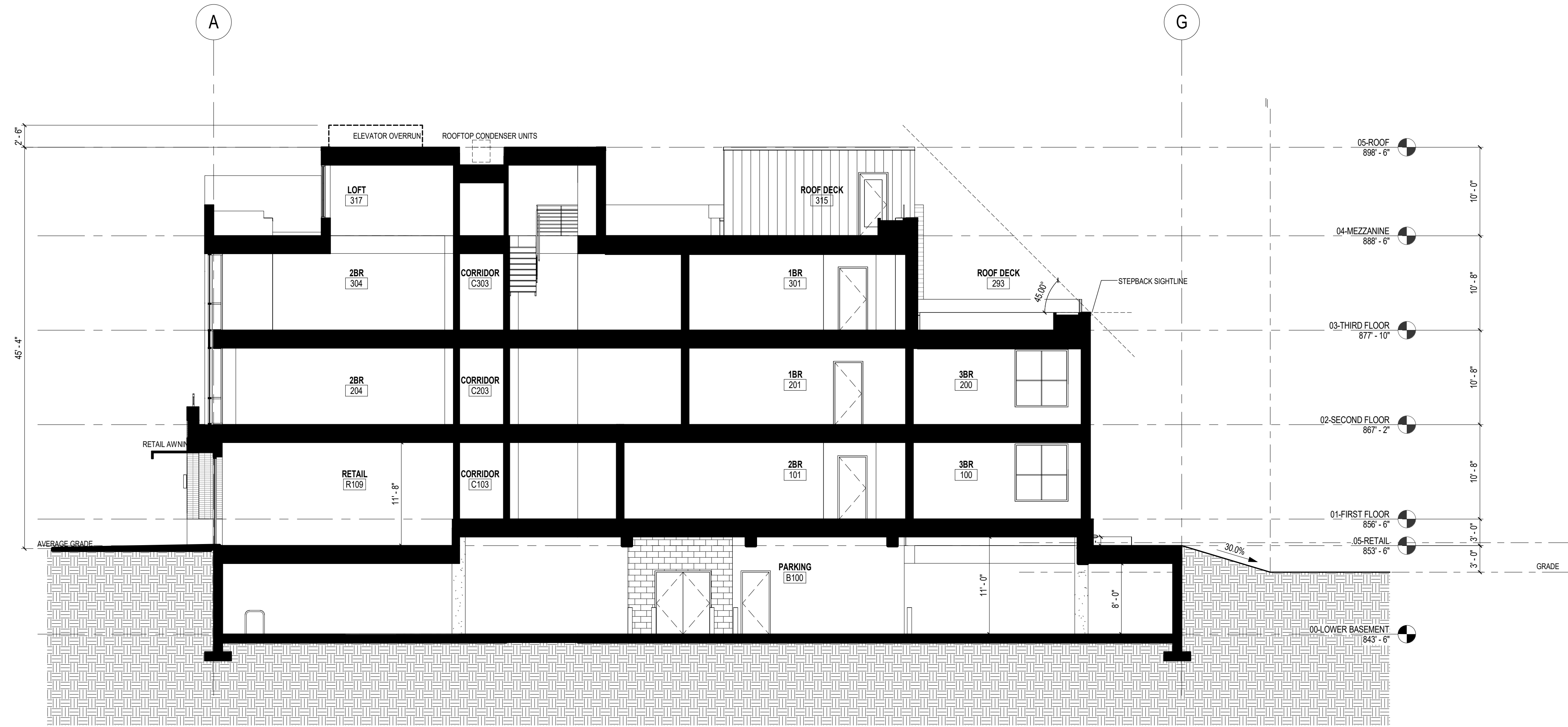
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A108

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1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

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BUILDING SECTIONS

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A109



739 / 741 E JOHNSON ST



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1 741 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



2 739 E JOHNSON ST - SECOND FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

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SCHEMATIC DESIGN

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03/21/2018

700 E JOHNSON ST

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739 / 741 E JOHNSON -
FLOOR PLANS &
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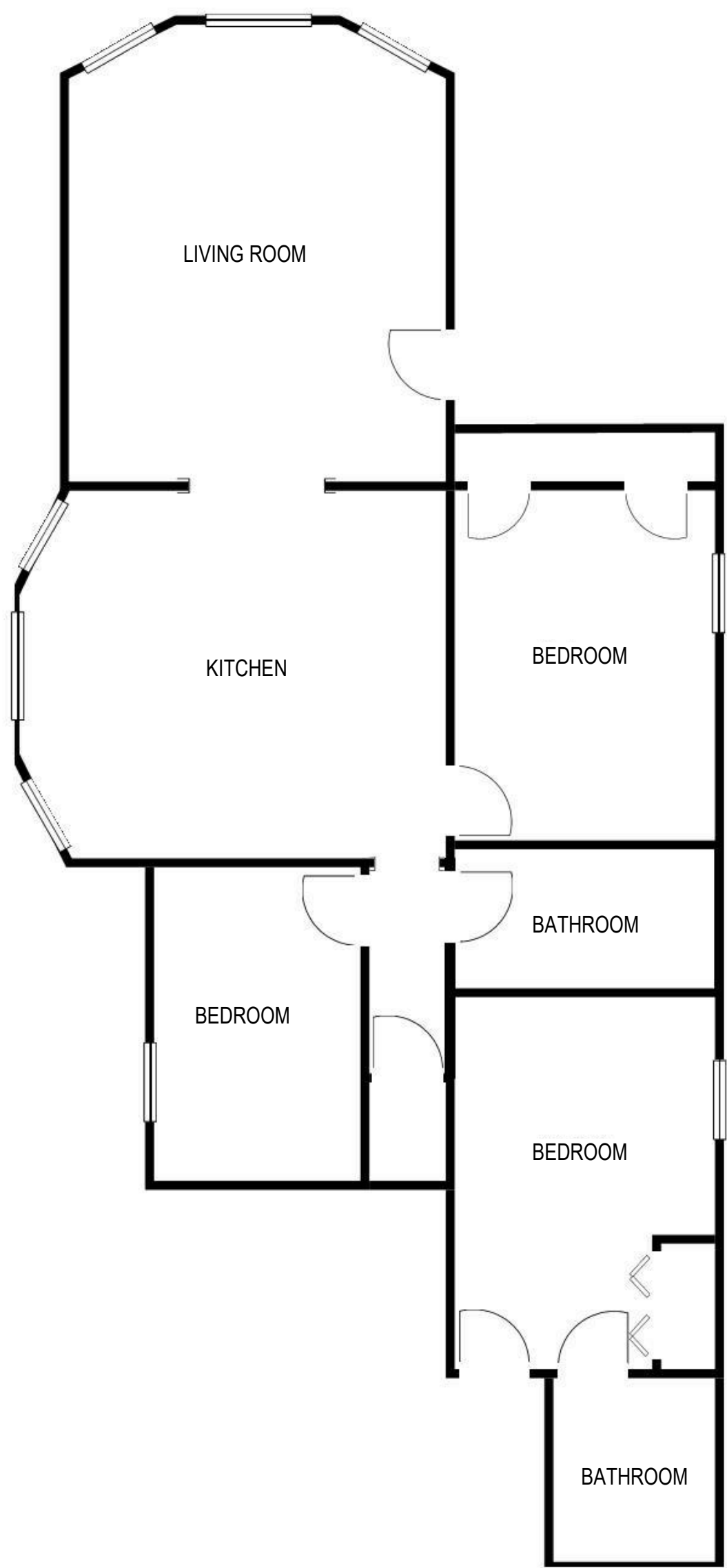
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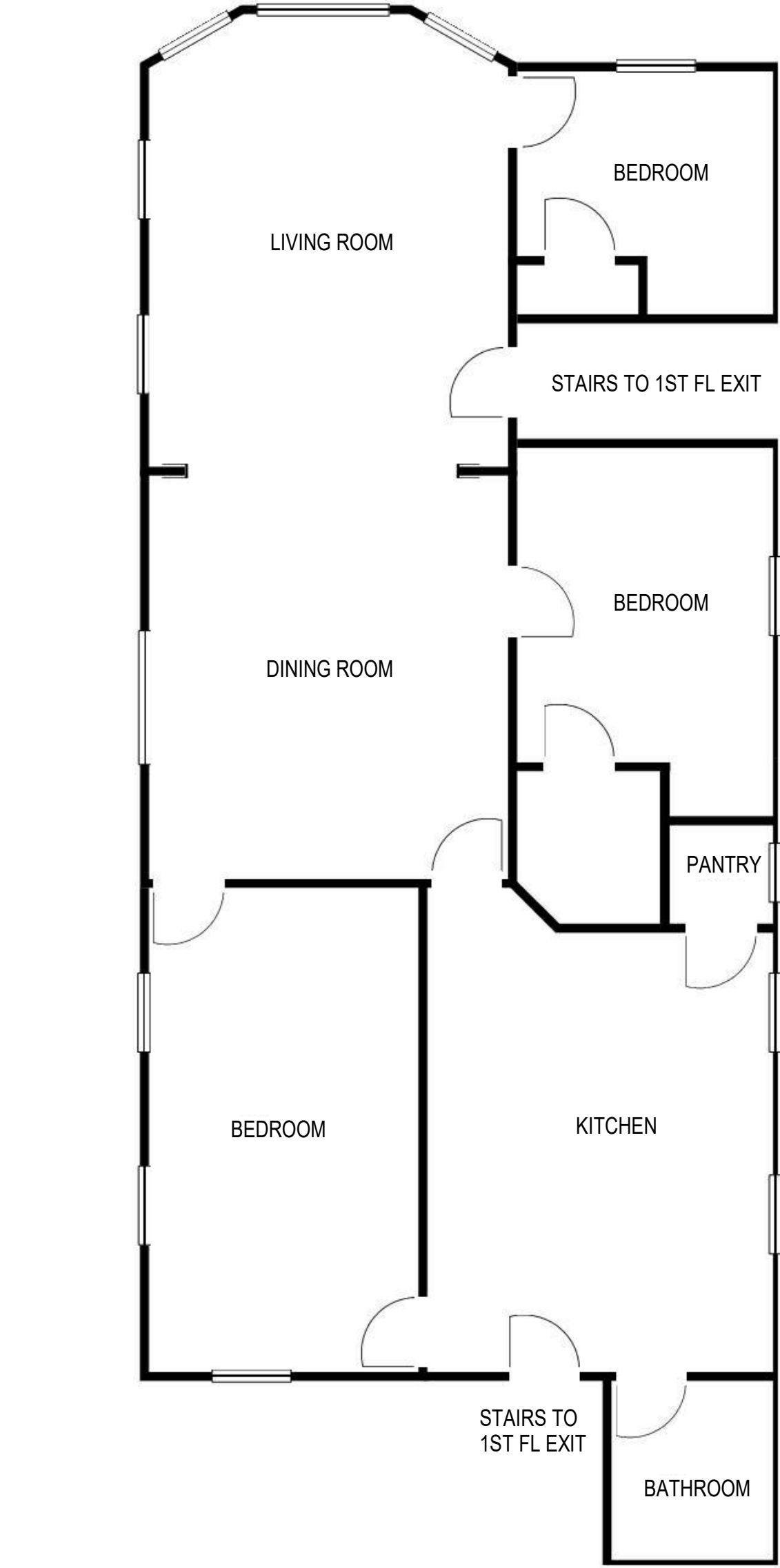
743 E JOHNSON ST



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1 743 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



2 743 E JOHNSON ST - SECOND FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

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743 E JOHNSON - FLOOR
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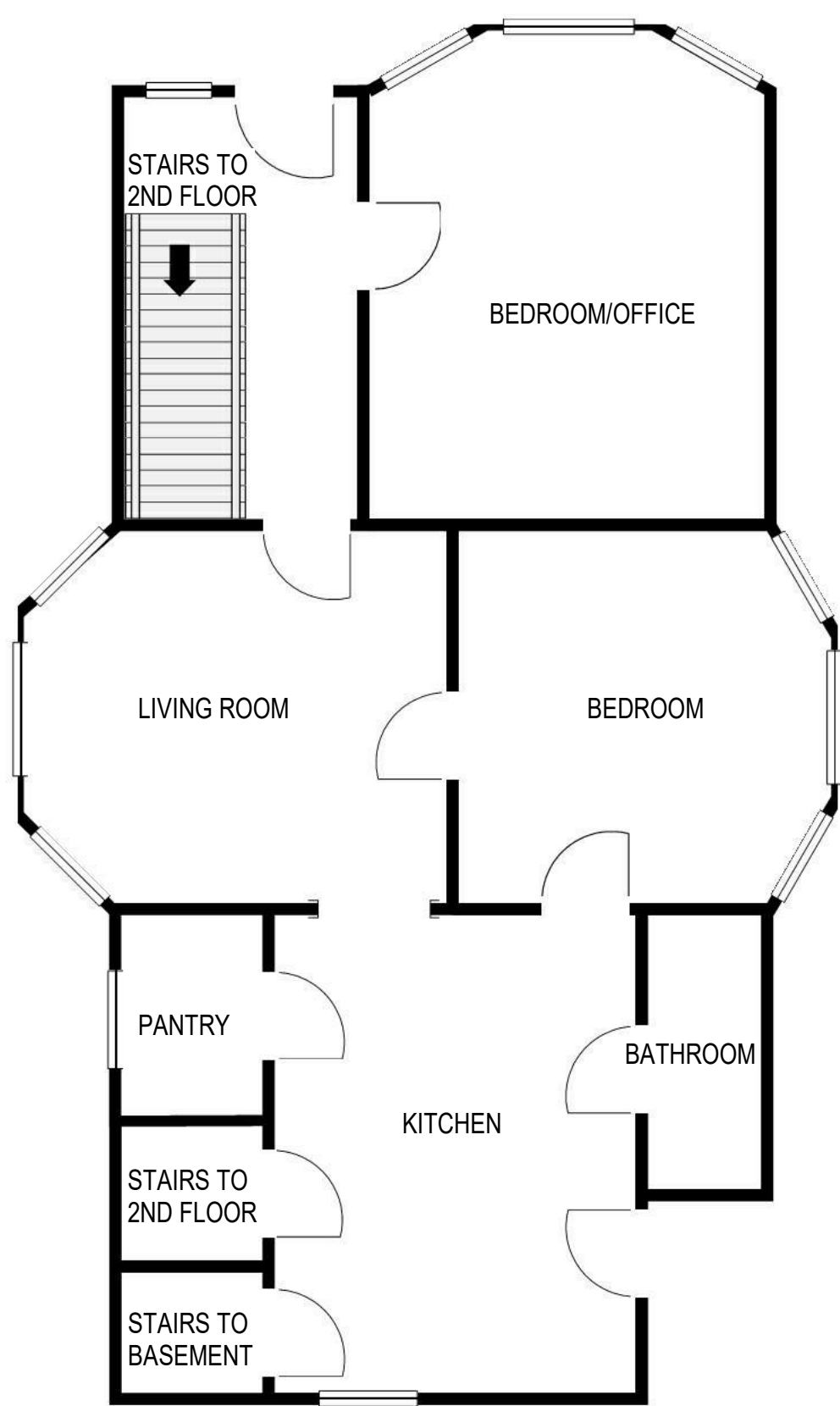
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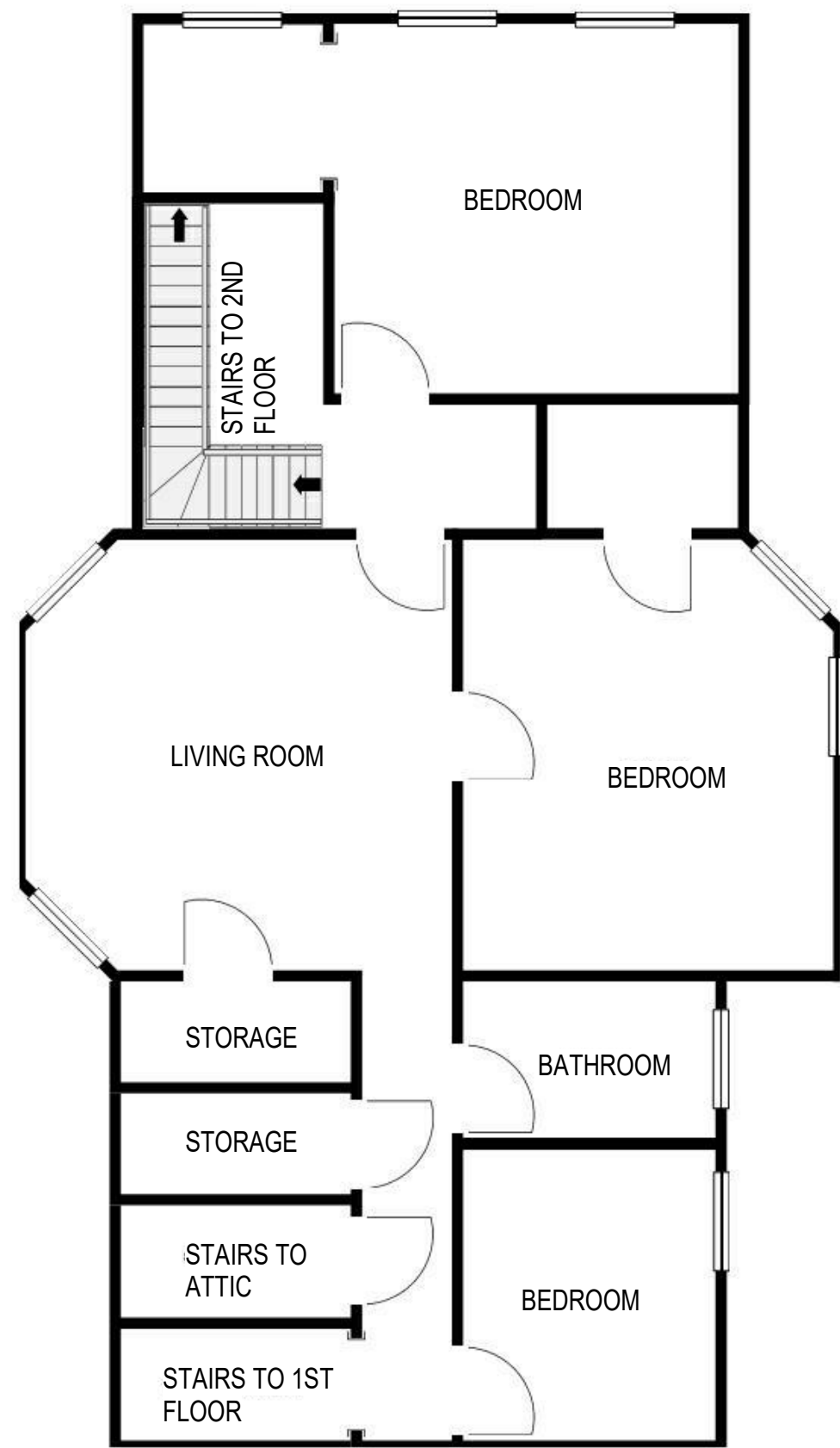
745 E JOHNSON ST



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1 745 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



2 745 E JOHNSON ST - SECOND FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

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745 E JOHNSON - FLOOR
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A112



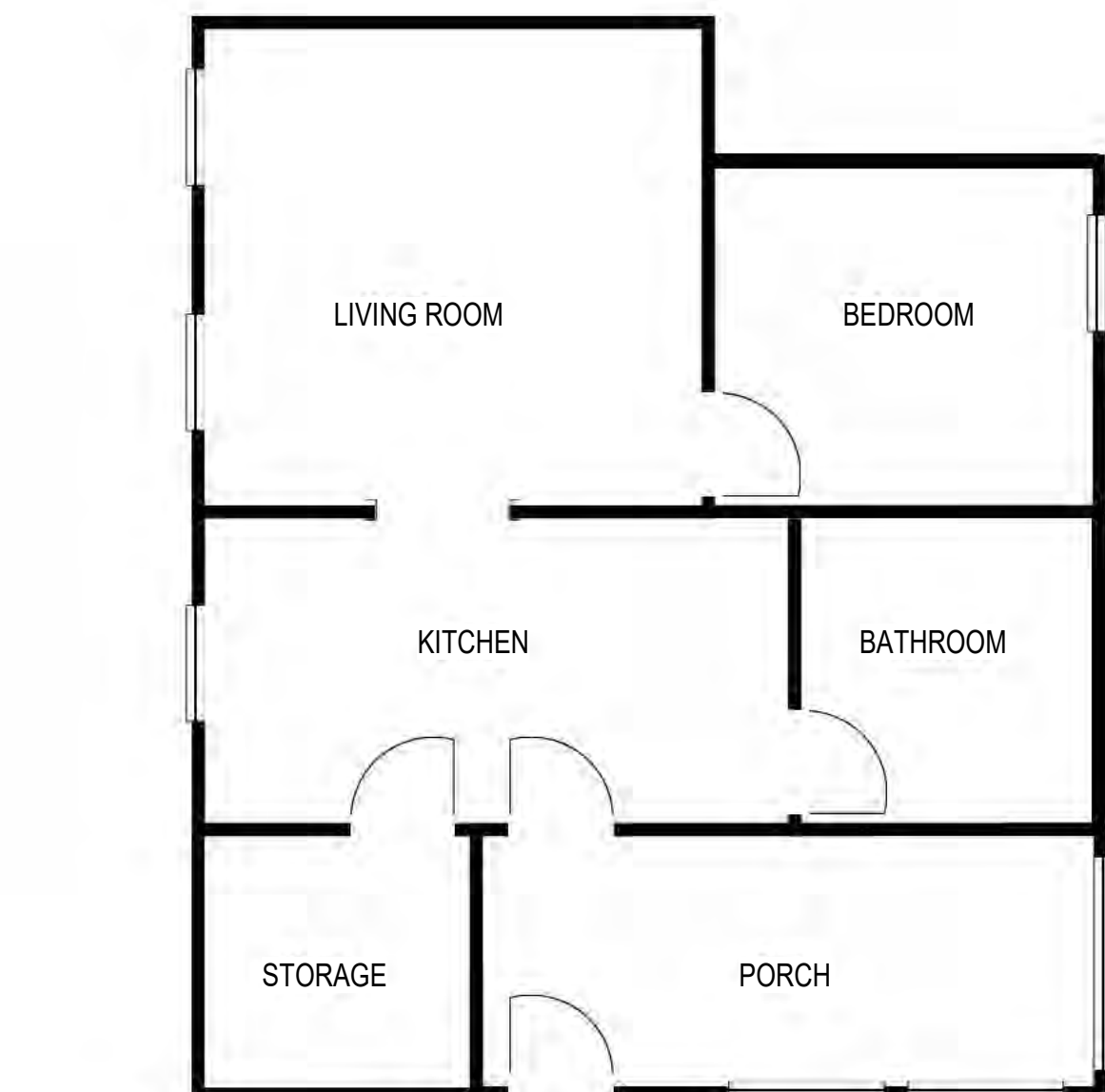
749 (727) E JOHNSON ST



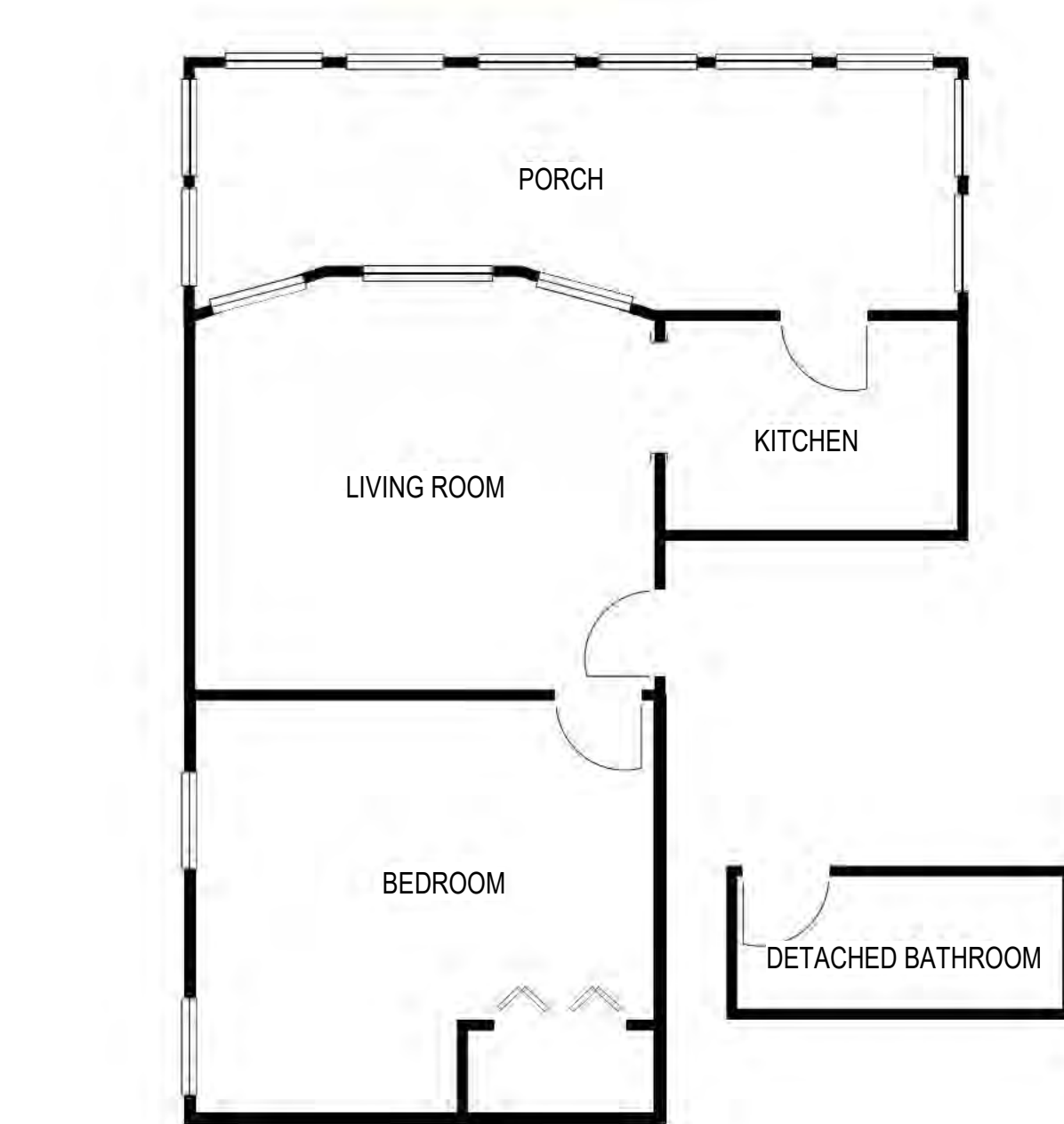
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1 749 (727) E JOHNSON ST - FIRST FLOOR UNIT 1
1/8" = 1'-0"



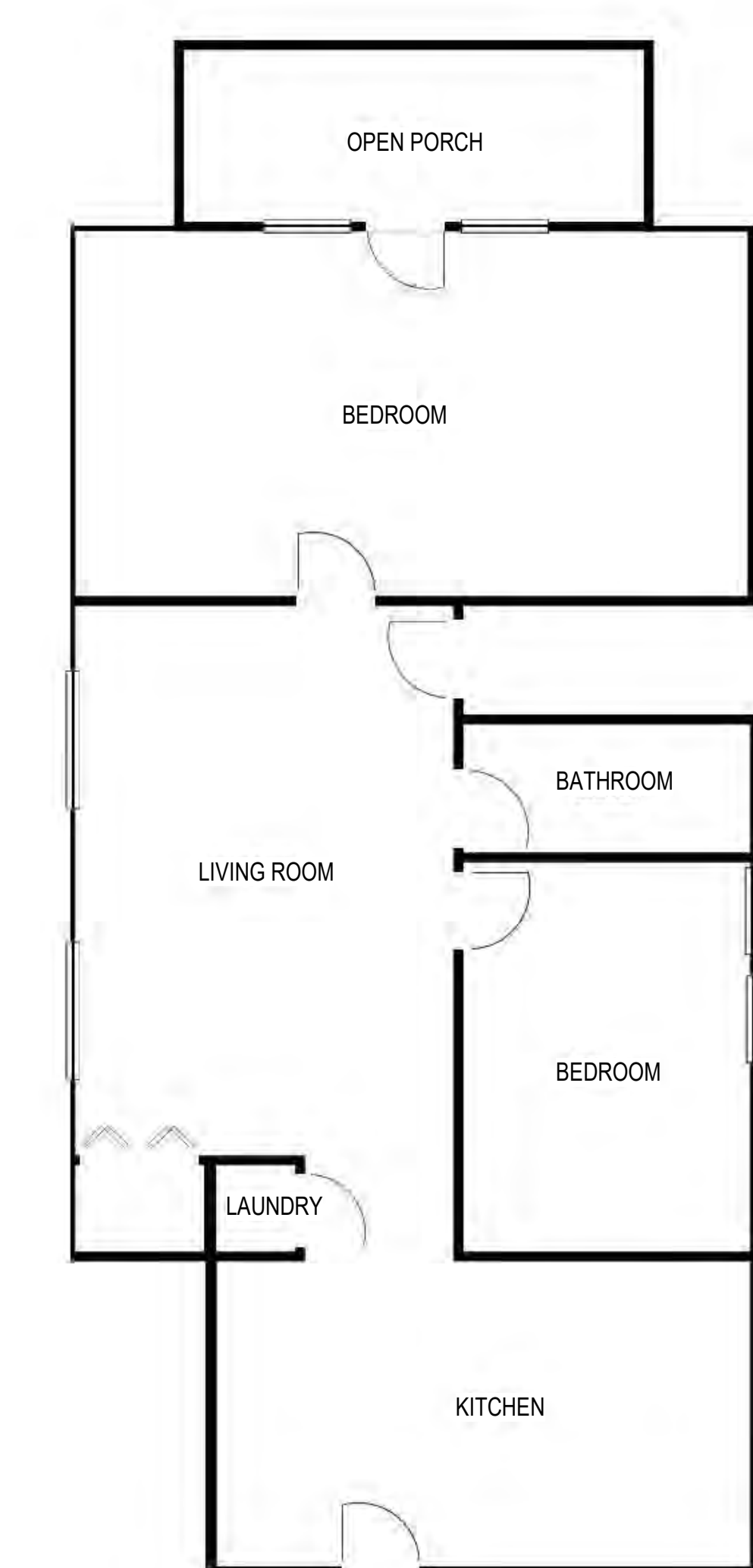
1 749 (727) E JOHNSON ST - FIRST FLOOR UNIT 2
1/8" = 1'-0"



1 749 (727) E JOHNSON ST - SECOND FLOOR UNIT 3
1/8" = 1'-0"



1 749 (727) E JOHNSON ST - SECOND FLOOR UNIT 4
1/8" = 1'-0"



1 749 (727) E JOHNSON ST - THIRD FLOOR UNIT 5
1/8" = 1'-0"

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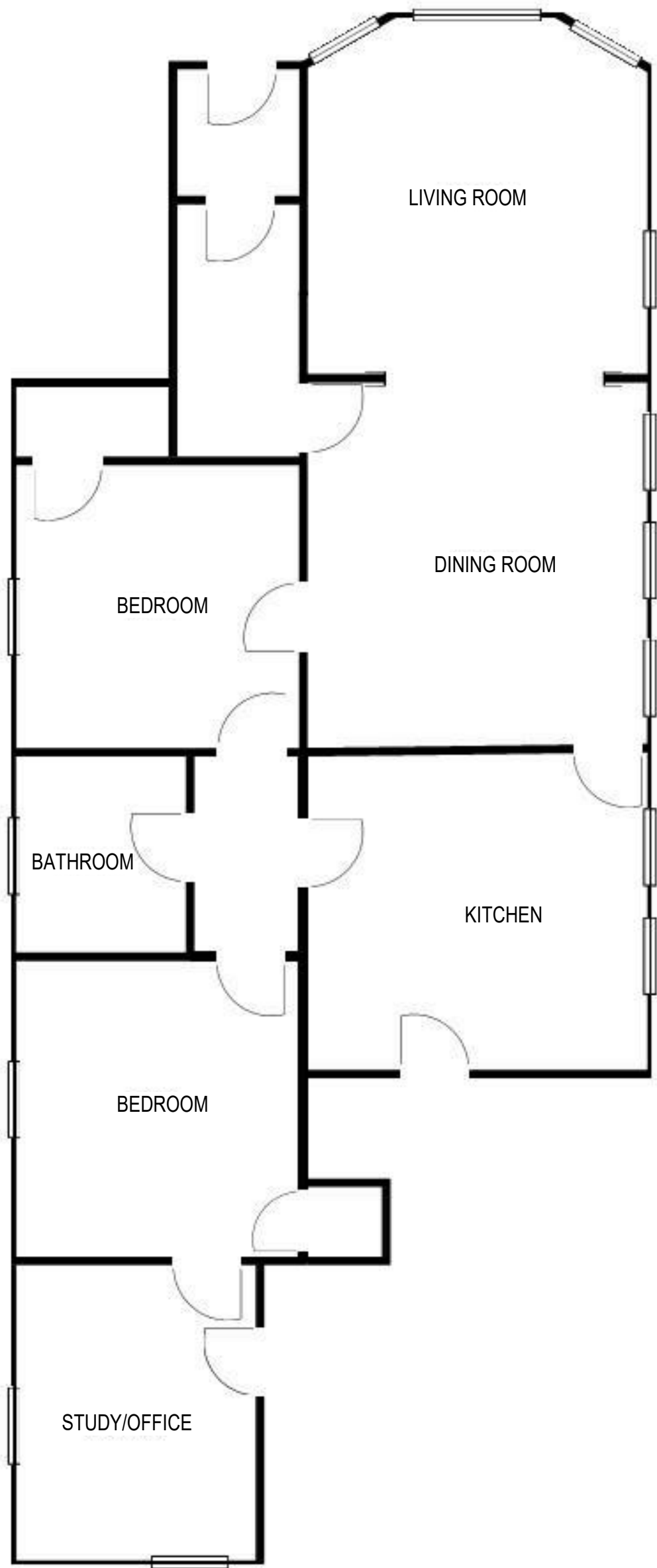
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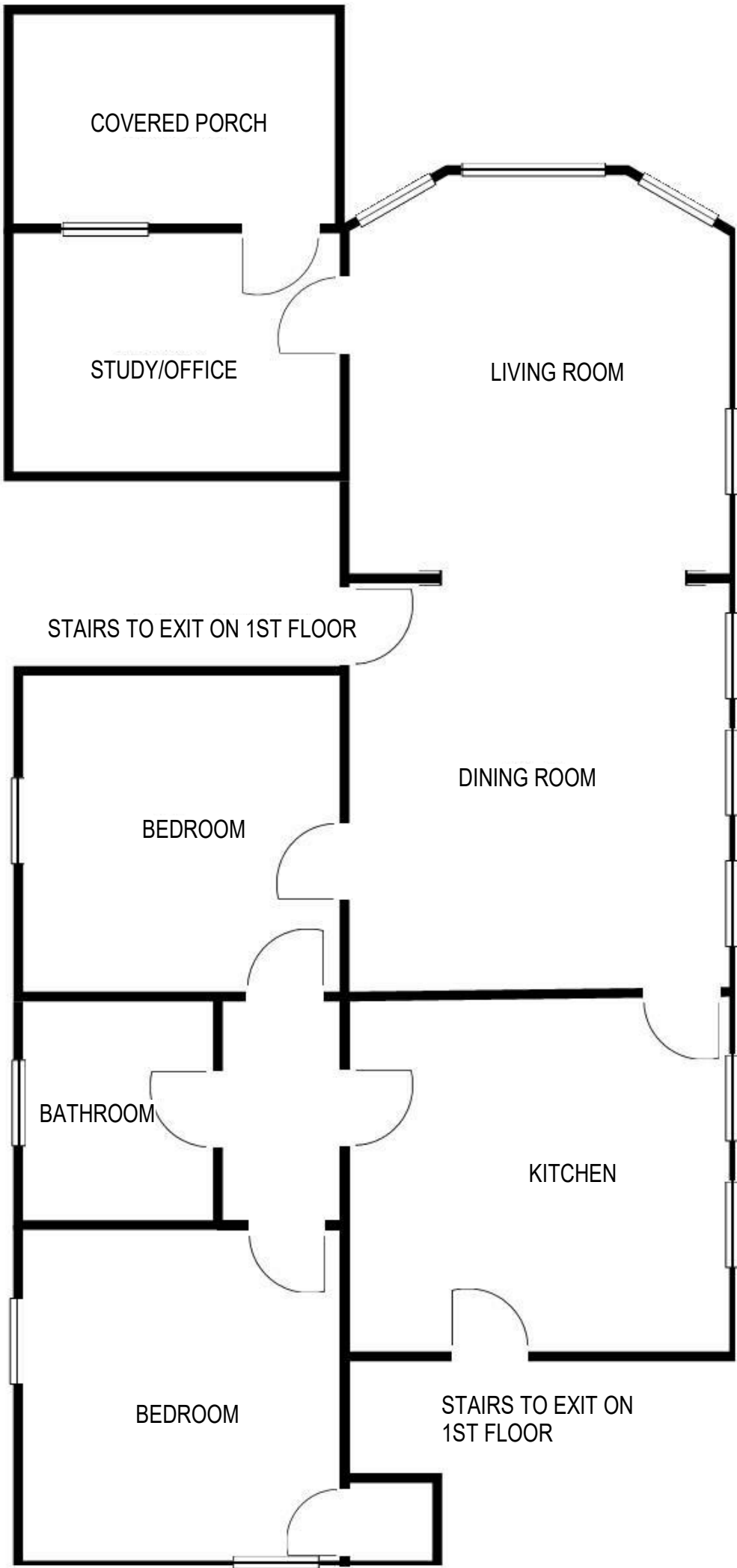
753 E JOHNSON ST



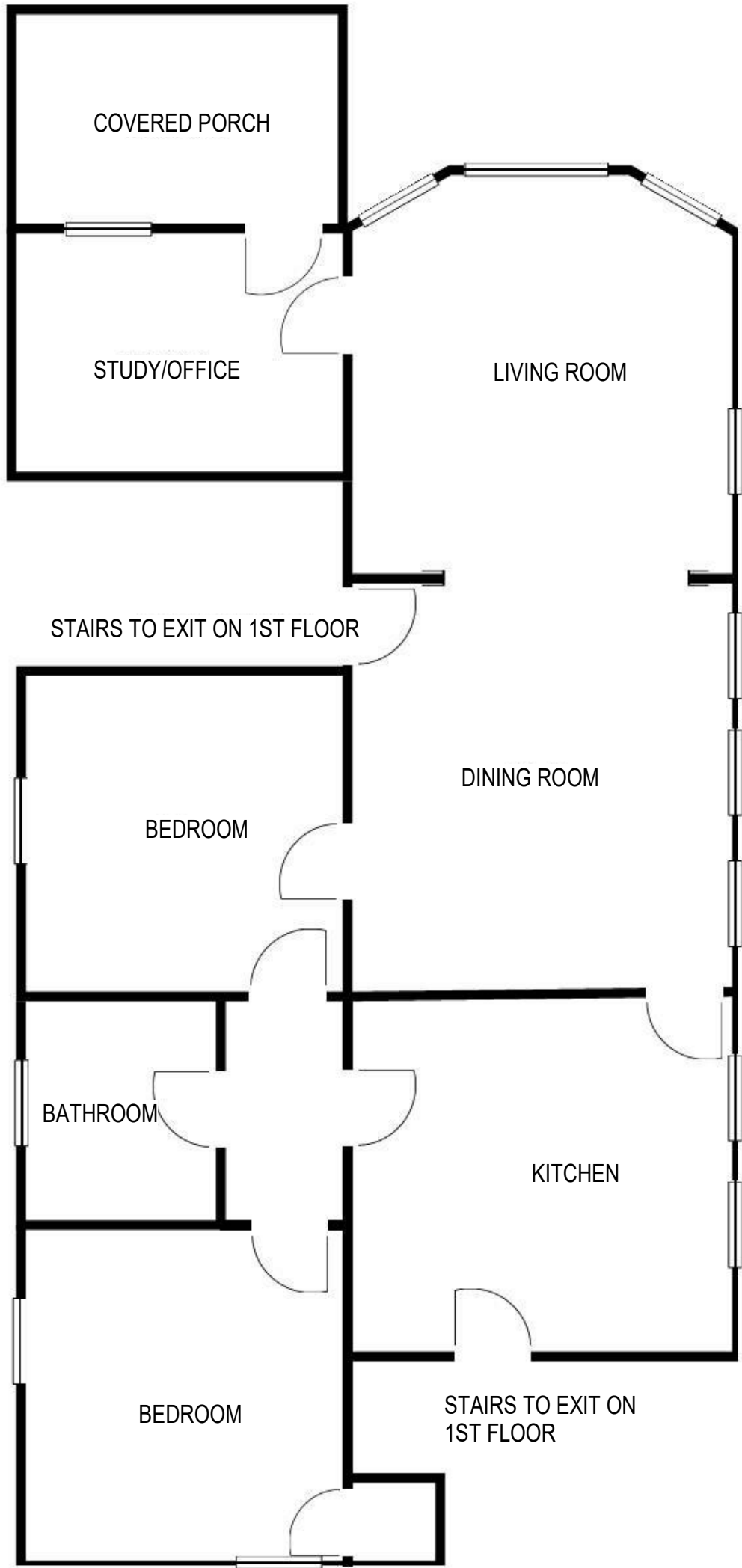
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1 753 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



2 763 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



3 753 E JOHNSON ST - THIRD FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

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753 E JOHNSON - FLOOR
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A114