

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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Revisions

SCHEMATIC DESIGN

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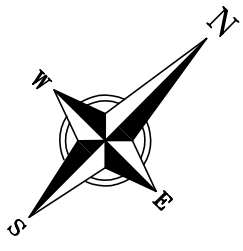
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Project No. 700 EAST LLC
217014.00

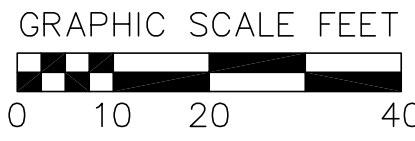
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COVER SHEET

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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.

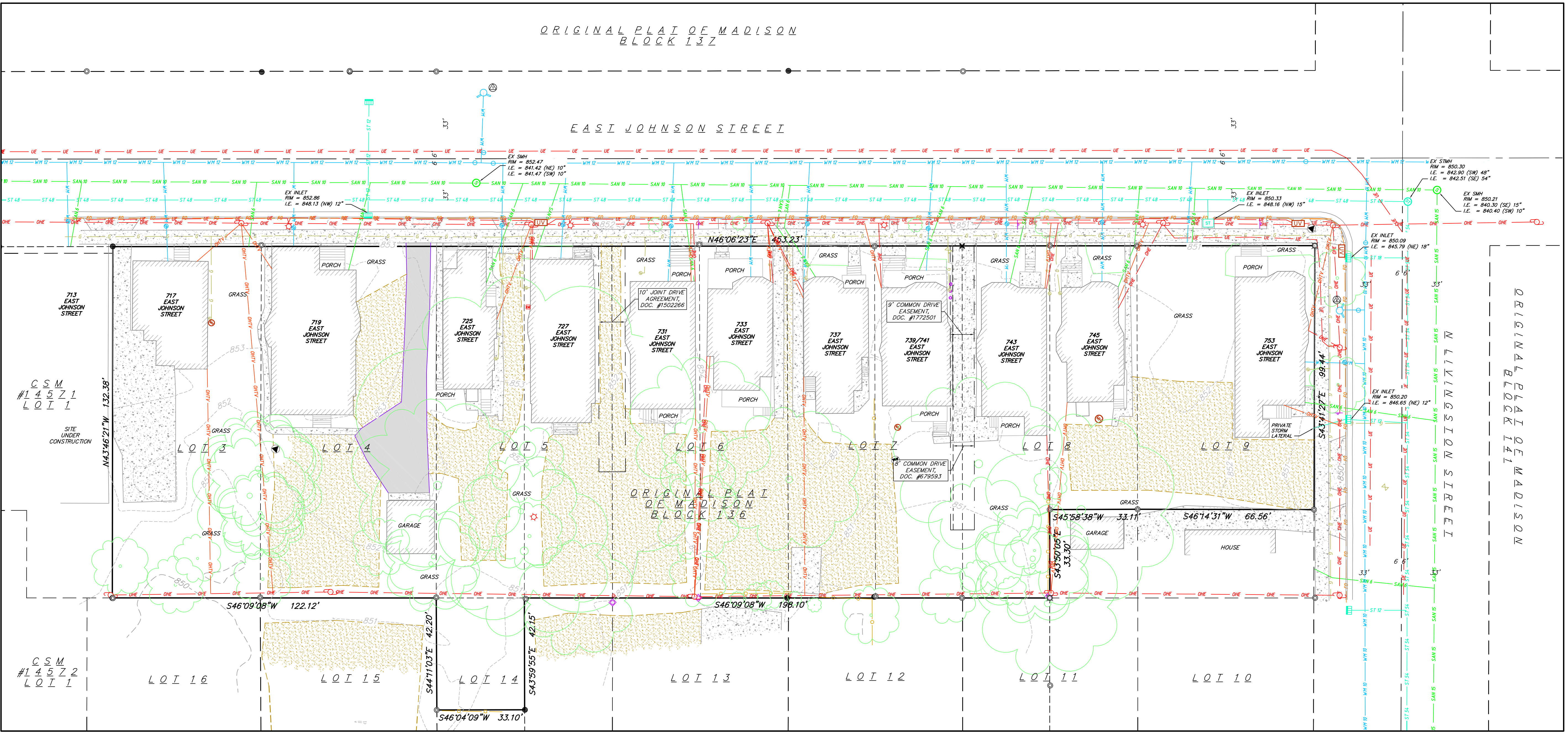
ORIGINAL PLAT OF MADISON
BLOCK 132

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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01/31/2018

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EXISTING CONDITIONS

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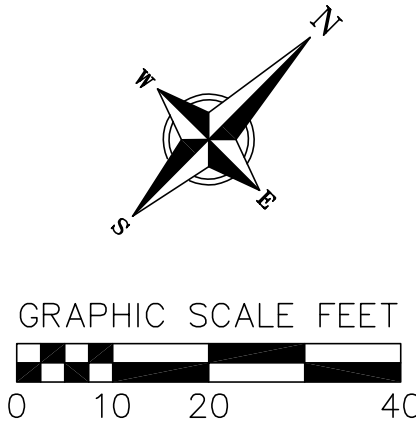
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SITE CONSTRUCTION NOTES:

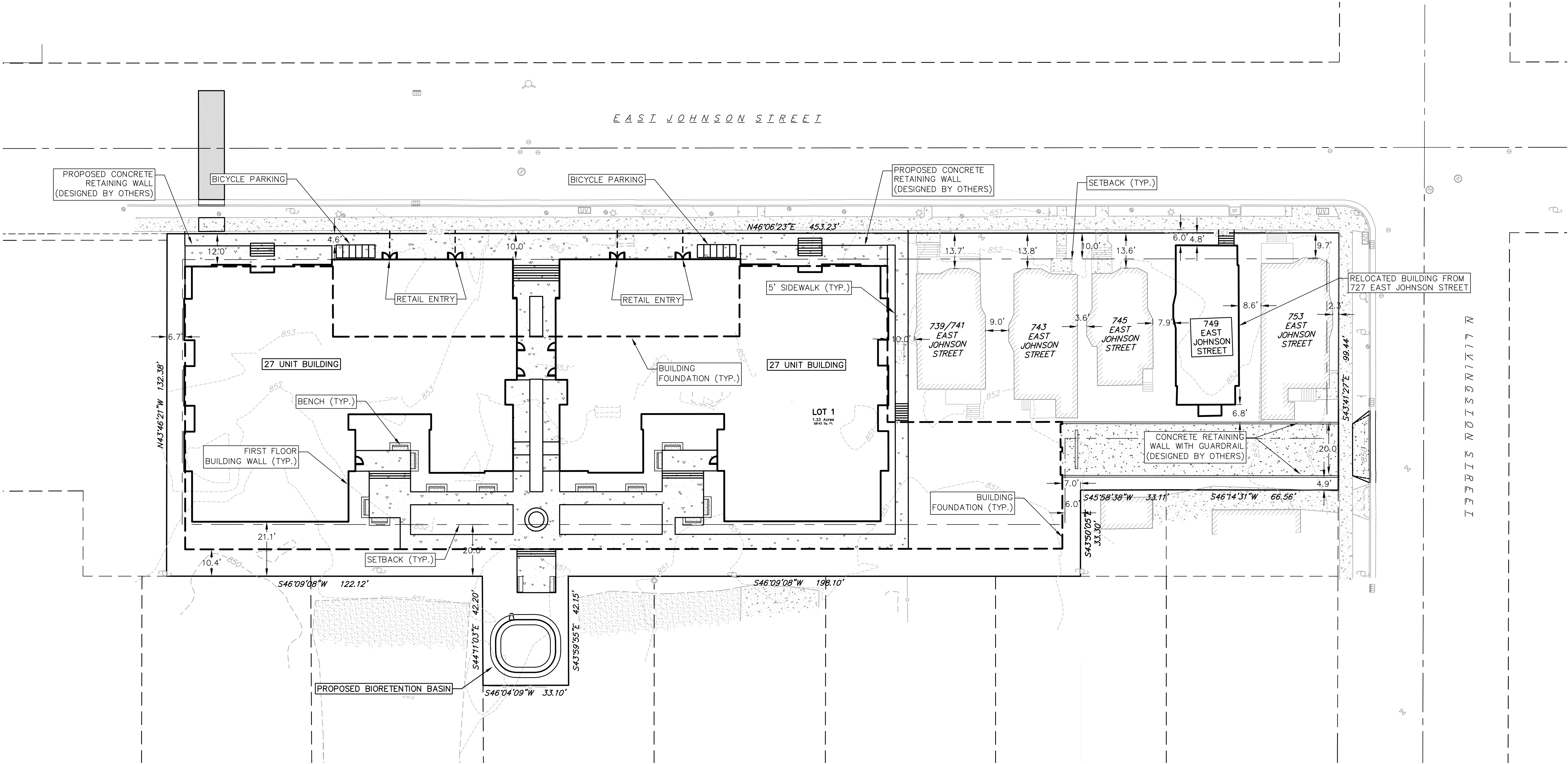
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR 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 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:

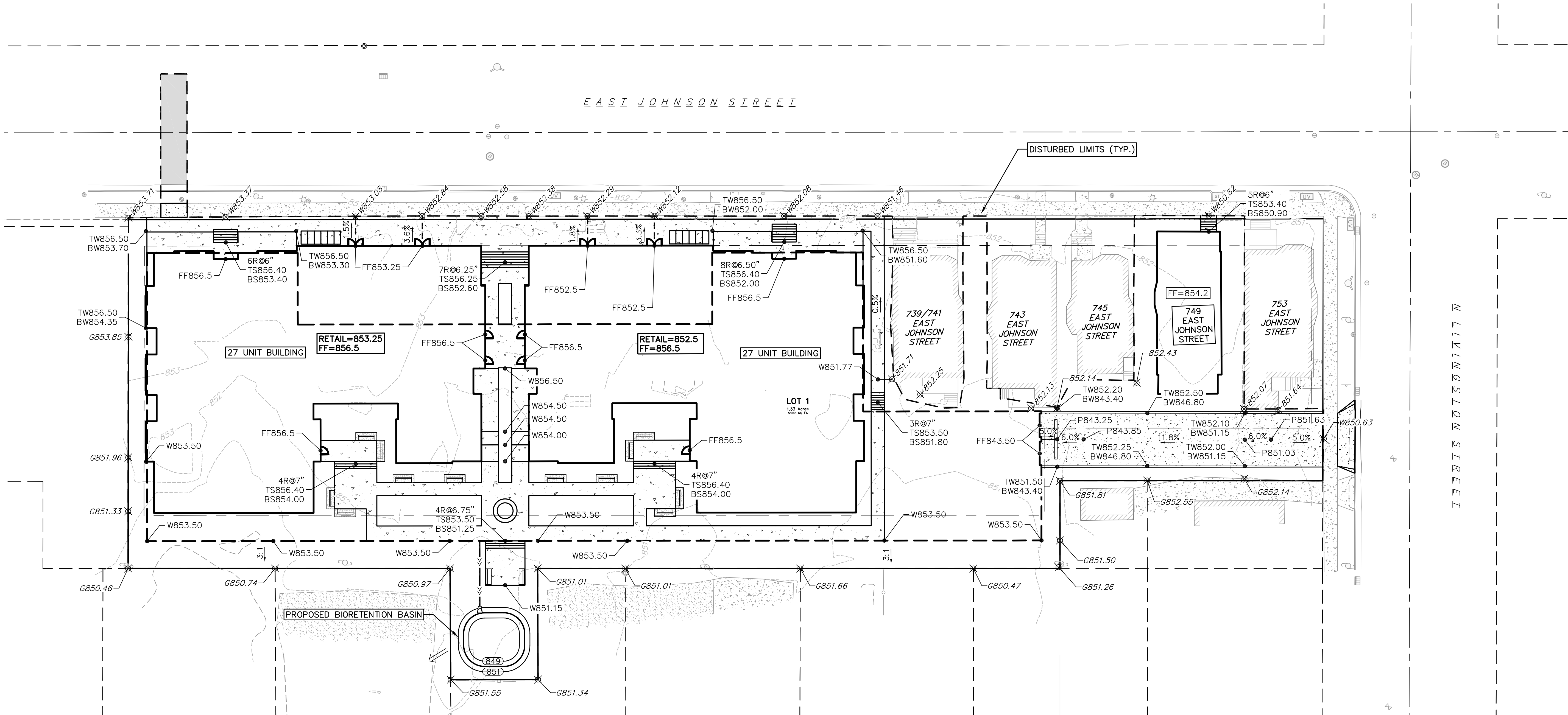
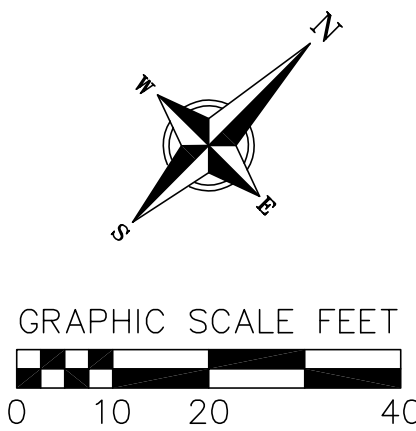
1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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



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GRADING PLAN

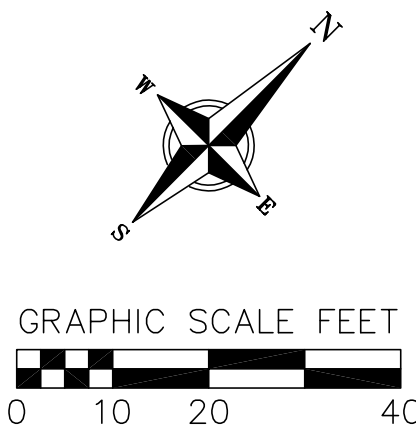
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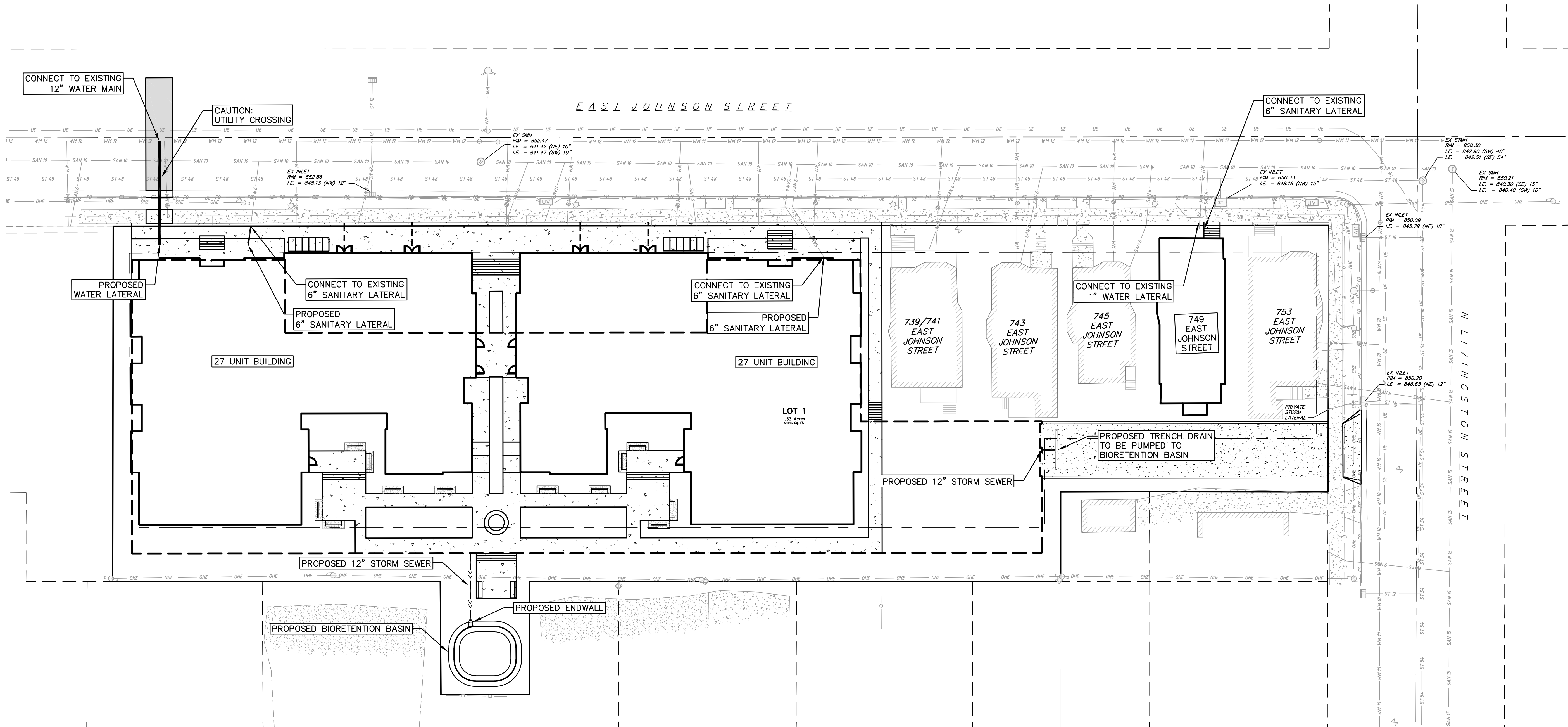
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- PROPOSED UTILITY LEGEND**
- <<--- STORM SEWER PIPE
 - >>--- STORM SEWER ENDWALL
 - SANITARY SEWER LATERAL PIPE
 - WATER SERVICE LATERAL PIPE
 - WATER VALVE

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.



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UTILITY PLAN

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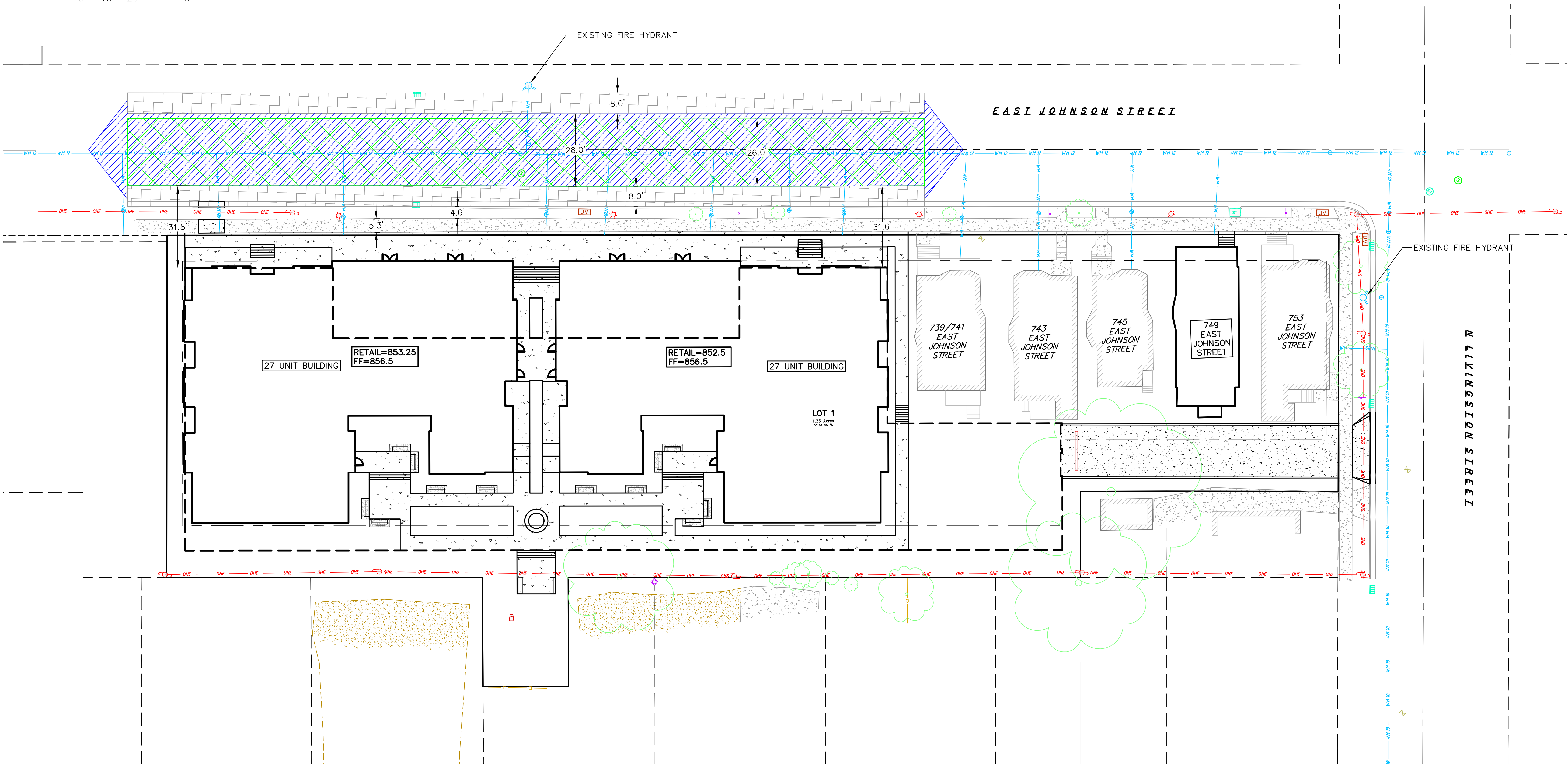
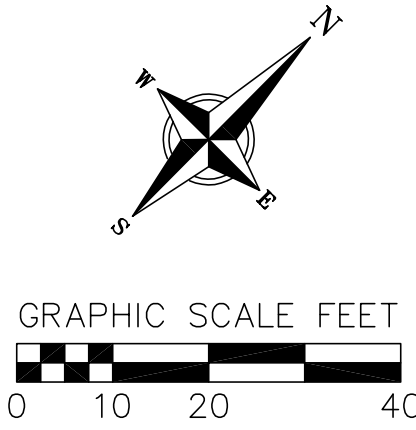
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SITE PLAN LEGEND

- 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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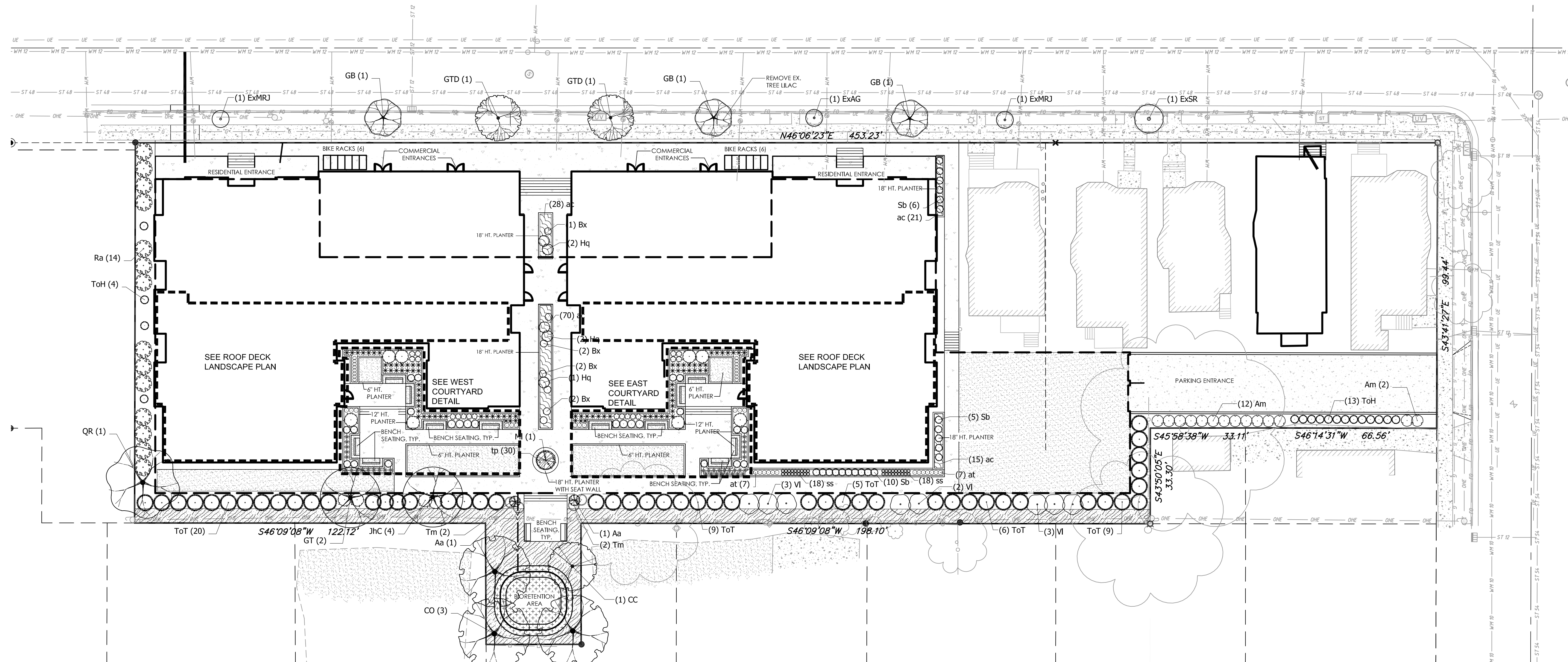
FIRE ACCESS PLAN

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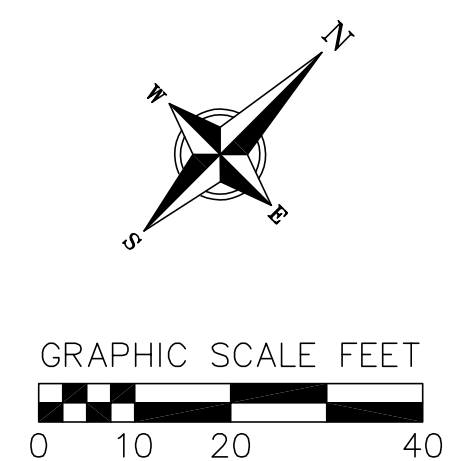
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OVERALL SITE LANDSCAPE

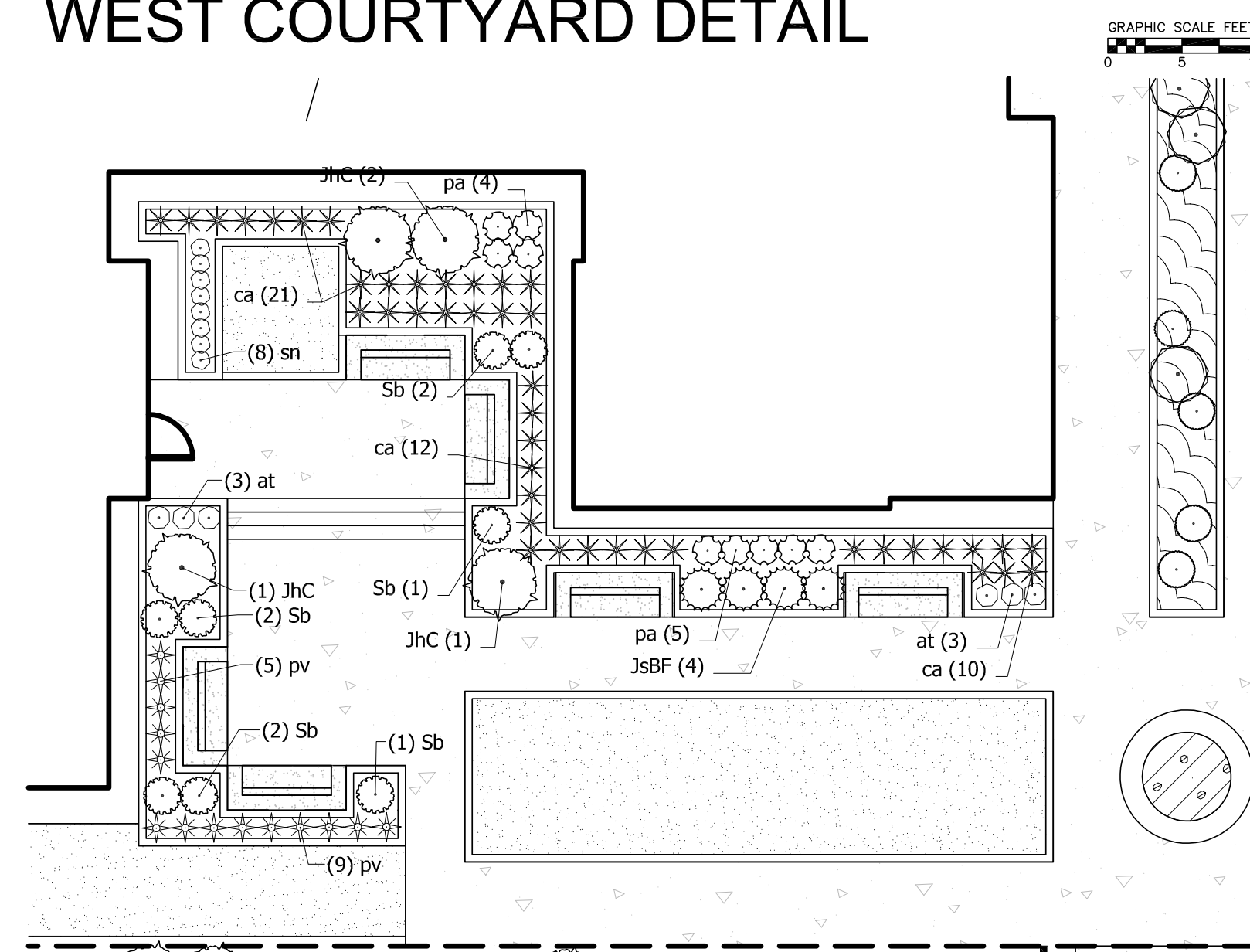


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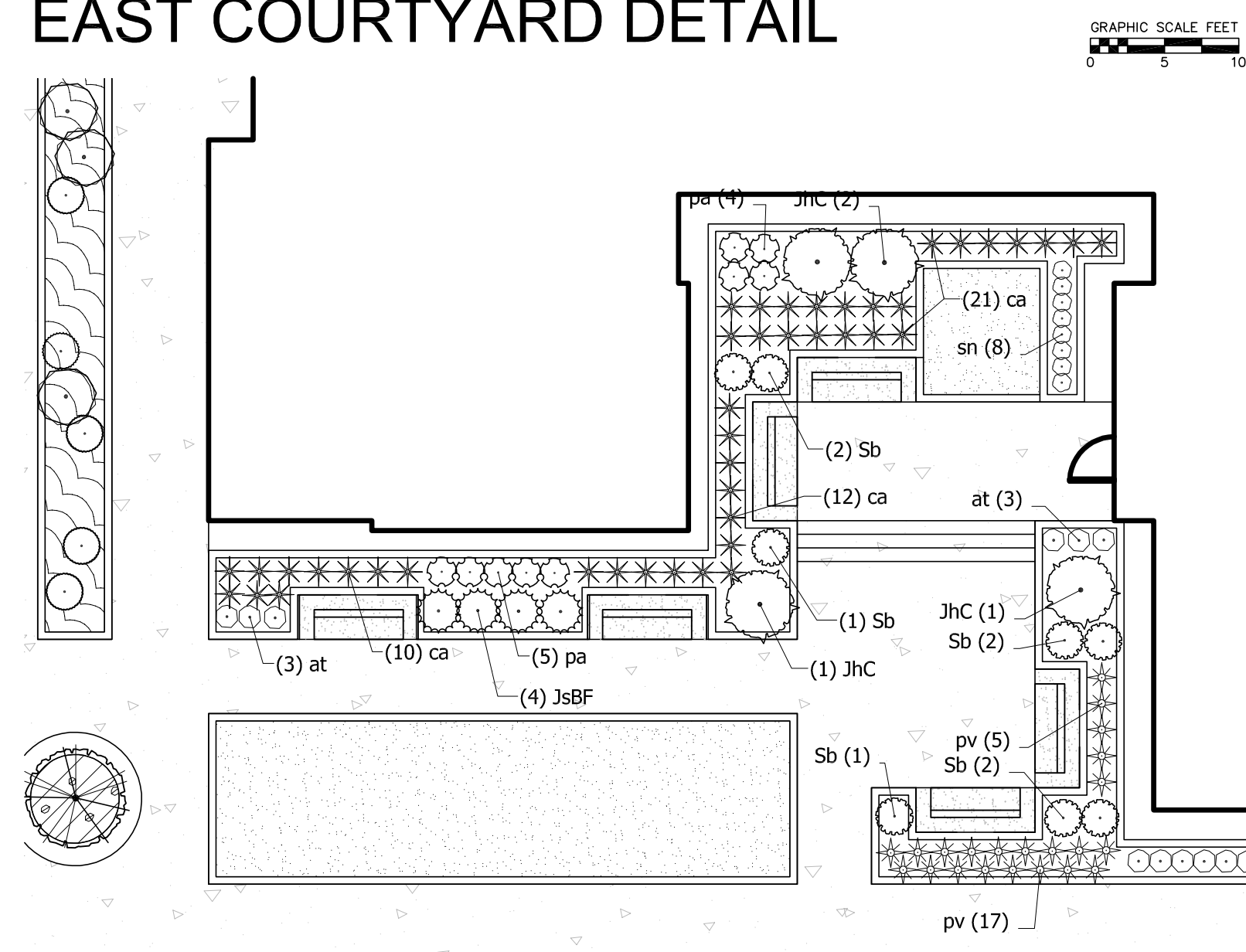
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Date	Description



WEST COURTYARD DETAIL



EAST COURTYARD DETAIL



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 'Bail 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	
Ra		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont		15	
Sl		Spiraea betulifolia 'Tor' / Birchleaf Spirea	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	
ls		Liatris spicata 'Kobold' / Spike Gayfeather	4" pot	Cont		50	
pv		Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal	Cont		36	
sn		Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	4" pot	Cont		18	
ss		Salvia nemorosa 'Blue Hill' / Woodland Sage	1 gal	Cont		34	
sh		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	
BV		Buxus x 'Green Mound' / Green Mound Boxwood	5 gal	Cont		7	
JnC		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 'Everlow' / 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

Schematic Design

SCOPE DOCUMENTS

Drawing Date

01/31/2018

700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

Project No. 700 EAST LLC

217014.00

Sheet Title

LANDSCAPE PLAN

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L-1.0

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Date	Description
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ROOF DECK
LANDSCAPE PLAN

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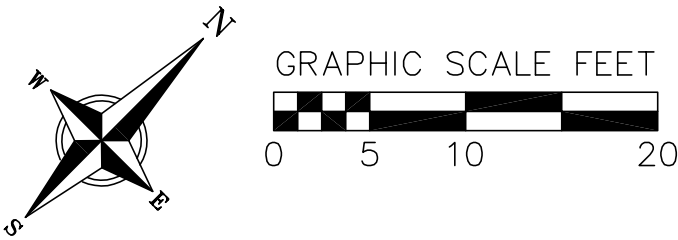
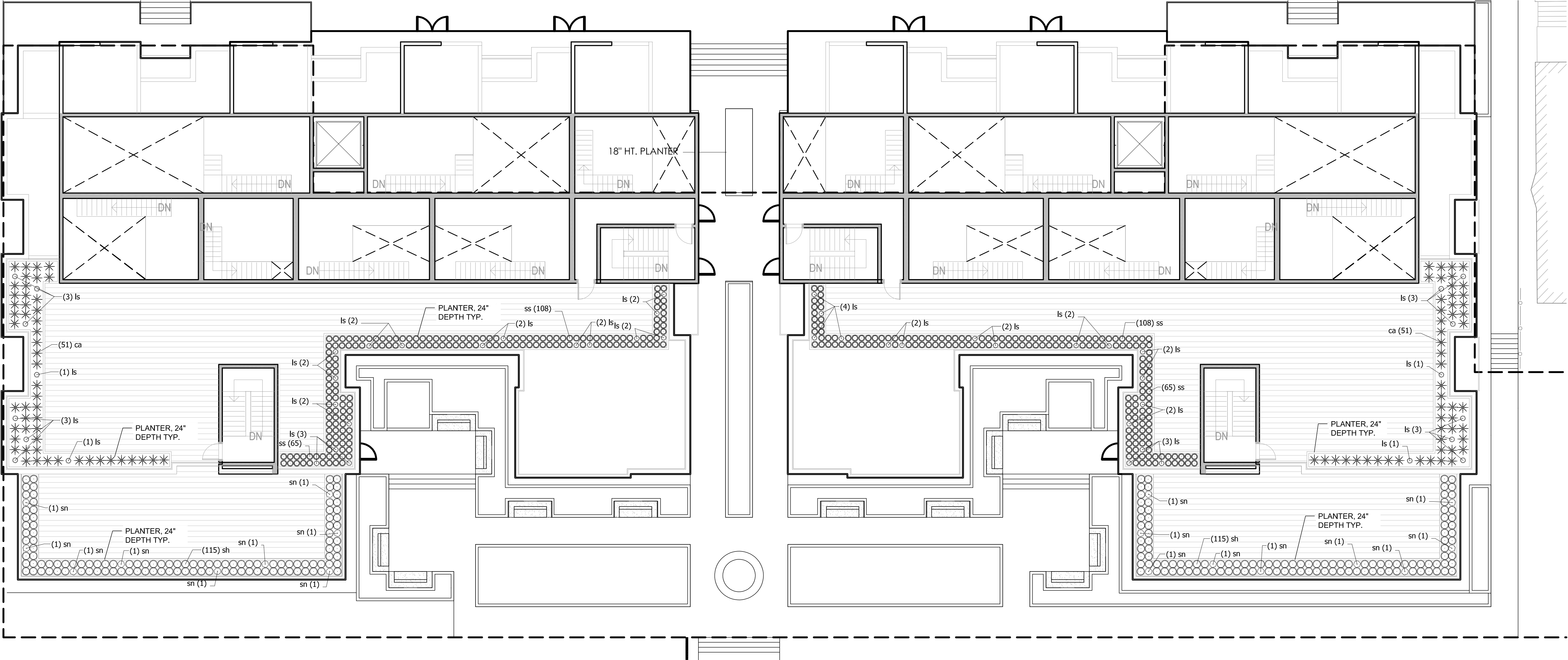
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PLANT SCHEDULE ROOF DECK (QUANTITIES ON L1.0)

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
ls	Liatris spicata 'Kobold' / Spike Gayfeather
sn	Salvia nemorosa 'Blue Hill' / Woodland Sage
ss	Schizachyrium scoparium / Little Bluestem Grass
sh	Sporobolus heterolepis 'Tara' / Prairie Dropseed

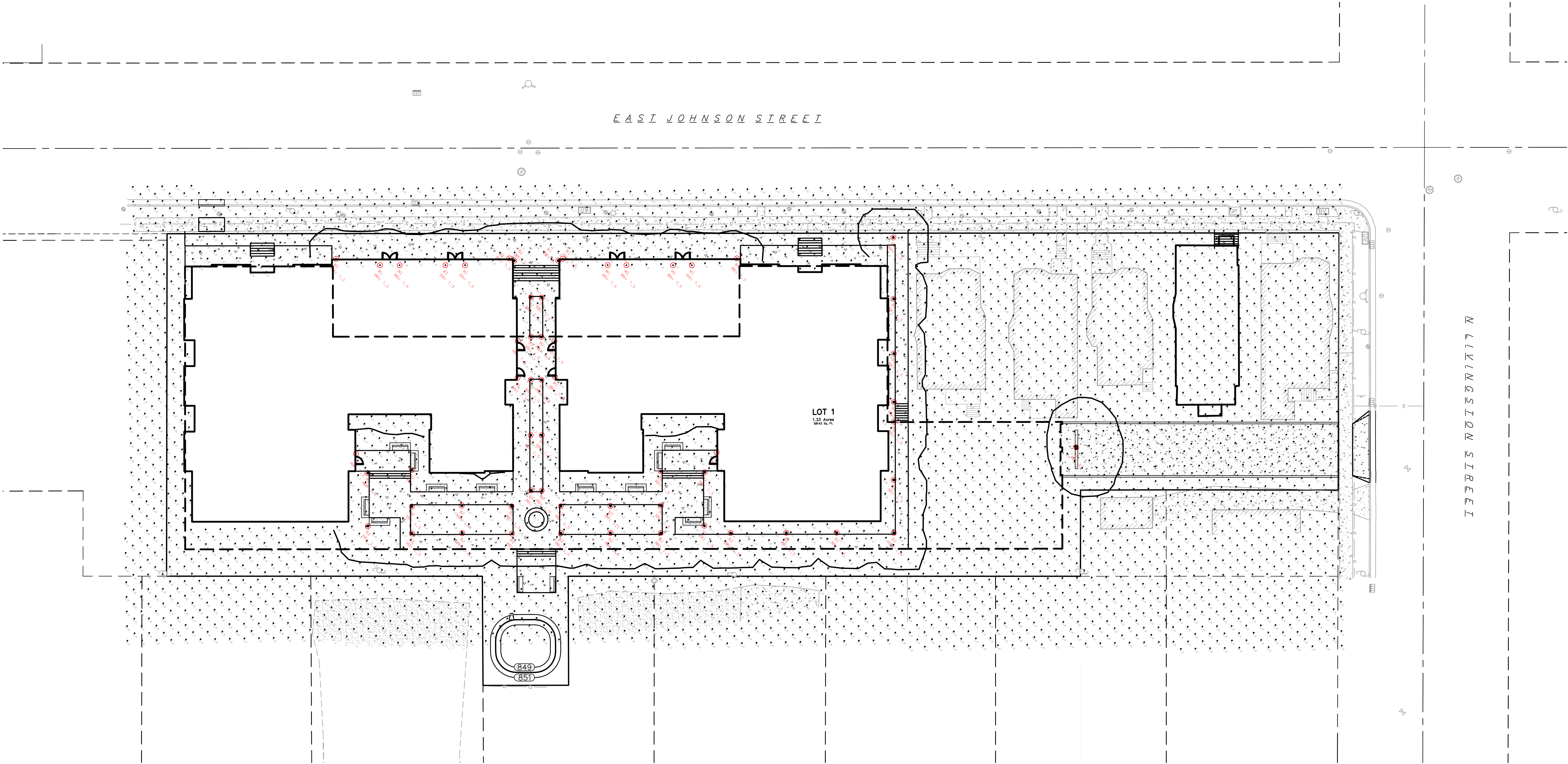
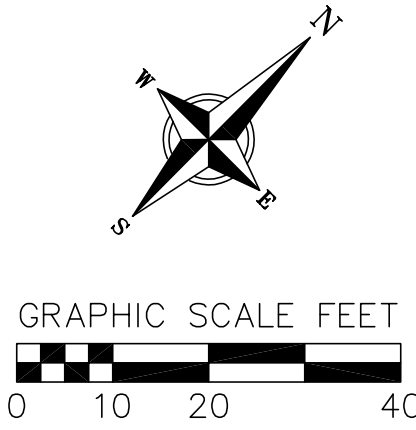
SEED/PLUG SCHEDULE

	TURF GRASS SOD	4,327 sf	
	Festuca rubra rubra / Creeping Red Fescue	1,082 sf	25% - sod
	Lolium perenne / Perennial Ryegrass	1,082 sf	25% - sod
	Poa pratensis / Kentucky Bluegrass	2,164 sf	50% - sod
	BIO RETENTION BASIN PLUG PLANTING	576 sf	
	Asclepias incarnata / Swamp Milkweed	60	10% flat 12" oc
	Carex comosa / Bottlebrush Sedge	60	10% flat 12" oc
	Carex cristatella / Crested Oval Sedge	60	10% flat 12" oc
	Coreopsis tripteris / Tall Coreopsis	60	10% flat 12" oc
	Elymus virginicus / Virginia Wild Rye	60	10% flat 12" oc
	Iris virginica / Blue Flag Iris	60	10% flat 12" oc
	Lobelia cardinalis / Cardinal Flower	60	10% flat 12" oc
	Rudbeckia triloba / Browneyed Susan	60	10% flat 12" oc
	NO MOW LAWN SEED	3,013 sf	100% -

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.
8. Edge beds with commercial grade aluminum landscape edging.
9. Provide 24" stone maintenance strip around building. Mulch with ¾" washed stone to 3" depth min. over weed barrier fabric. Extend to adjacent paving where no plantings are shown.
10. Final street tree species & locations to be developed in coordination with City Forester/Fire and final street design/terrace width.
11. Protection of Existing Street Trees: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any street tree is necessary, contractor shall contact City Forestry (266.4816) prior to excavation to assess the impact to the tree and root system. Tree pruning/removal shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction: <http://www.cityofmadison.com/business/pw/documents/stdspecs/2013/portl.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by forestry, to notify the alder of the change in the tree plan.

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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LIGHTING PLAN

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CAR PARKING - REQUIRED

EXISTING UNITS	13
UNITS	54
RETAIL	6
TOTAL	74
WAIVE FIRST 6 STALLS FOR RESIDENTIAL	5
GRAND TOTAL	69

CAR PARKING - PROVIDED

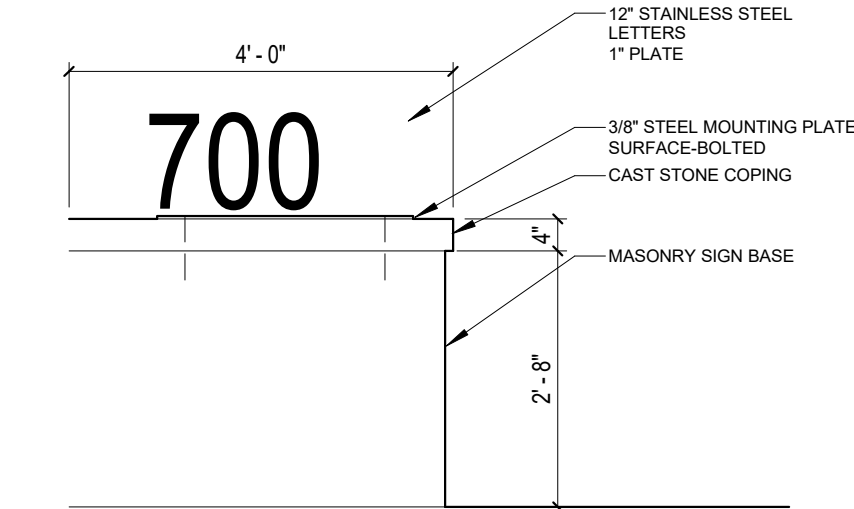
COMPACT 8' x 18' - 90 DEGREE	34
STANDARD 9' x 18' - 90 DEGREE	33
ADA ACCESSIBLE 9' x 18' - 90 DEGREE	2
ADA VAN ACCESSIBLE 9' x 18' - 90 DEGREE	1
TOTAL	70

BIKE PARKING - REQUIRED

UNIT NUMBER	BEDROOMS	BIKE COUNT	TOTAL BIKE STALLS
100 UNIT	3 BEDROOM	1.5	3
101 UNIT	2 BEDROOM	1	2
102 UNIT	2 BEDROOM	1	2
103 UNIT	1 BEDROOM	1	2
110 UNIT	1 BEDROOM	1	2
111 UNIT	STUDIO	1	2
112 UNIT	STUDIO	1	2
113 UNIT	2 BEDROOM	1	2
200 UNIT	3 BEDROOM	1.5	3
201 UNIT	1 BEDROOM	1	2
202 UNIT	3 BEDROOM	1.5	3
203 UNIT	2 BEDROOM	1	2
204 UNIT	2 BEDROOM	1	2
205 UNIT	STUDIO	1	2
210 UNIT ADA	2 BEDROOM	1	2
211 UNIT	STUDIO	1	2
212 UNIT	STUDIO	1	2
213 UNIT	2 BEDROOM	1	2
301 UNIT	1 BEDROOM	1	2
302 UNIT	3 BEDROOM	1.5	3
303 UNIT	2 BEDROOM	1	2
304 UNIT	2 BEDROOM	1	2
305 UNIT	2 BEDROOM	1	2
310 UNIT	2 BEDROOM	1	2
311 UNIT	1 BEDROOM	1	2
312 UNIT	1 BEDROOM	1	2
313 UNIT	2 BEDROOM	1	2
EXISTING UNITS	1 BEDROOM (E)	1	2
EXISTING UNITS	1 BEDROOM (E)	1	2
EXISTING UNITS	1 BEDROOM (E)	1	2
EXISTING UNITS	2 BEDROOM (E)	1	2
EXISTING UNITS	2 BEDROOM (E)	1	2
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	5 BEDROOM (E)	2.5	5
TOTAL			93

BIKE PARKING - PROVIDED

2 BIKE SINGLE HOOP	90
DOUBLE BIKE RACK WALL MOUNTED	22
TOTAL	112



5 MONUMENT SIGN ELEVATION

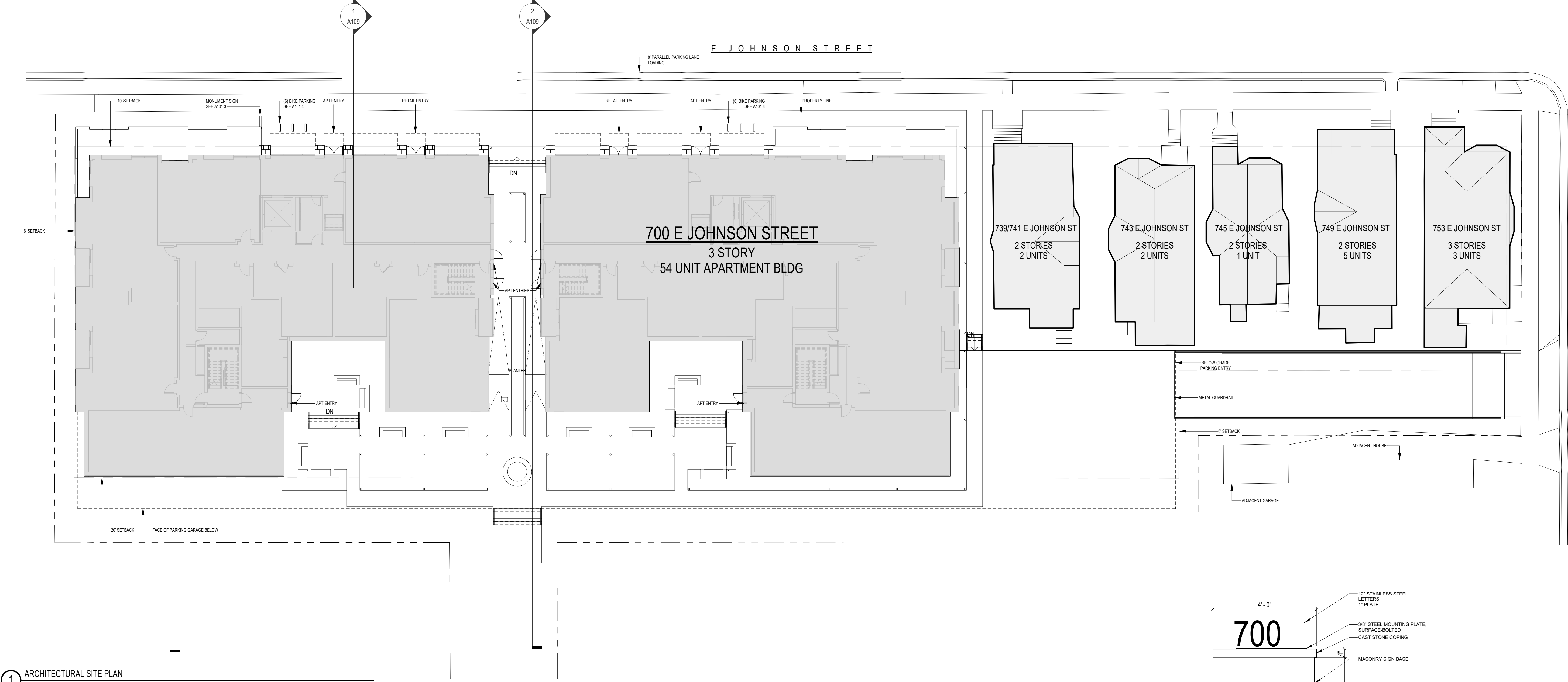
1/2" = 1'-0"

4 BIKE RACK - 2 BIKE WALL MOUNTED

1/2" = 1'-0"

3 BIKE RACK - 2 BIKE BELOW GRADE MOUNTED

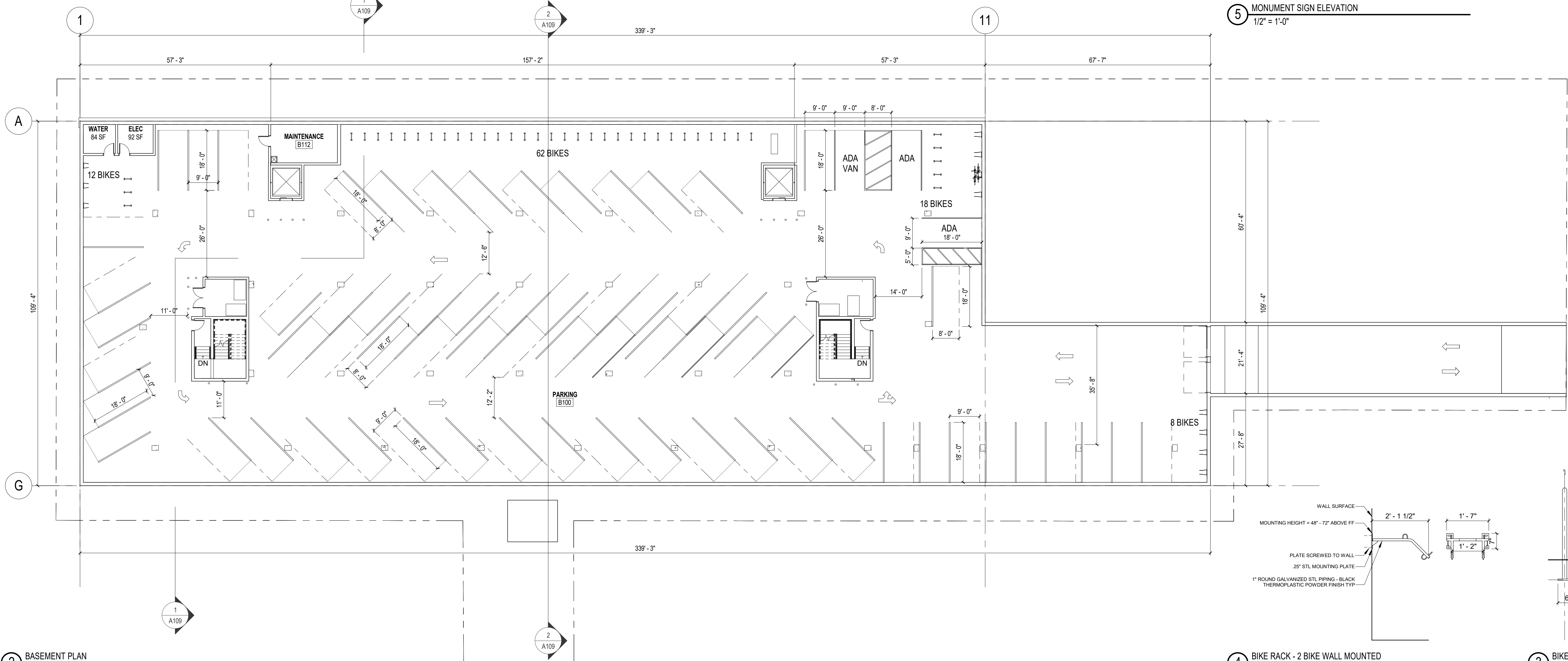
1/2" = 1'-0"



1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

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



2 BASEMENT PLAN

1/16" = 1'-0"

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

Revisions

SCHEMATIC DESIGN

Drawing Date

03/21/2018

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Sheet Title

SITE PLAN & BASEMENT
PLAN

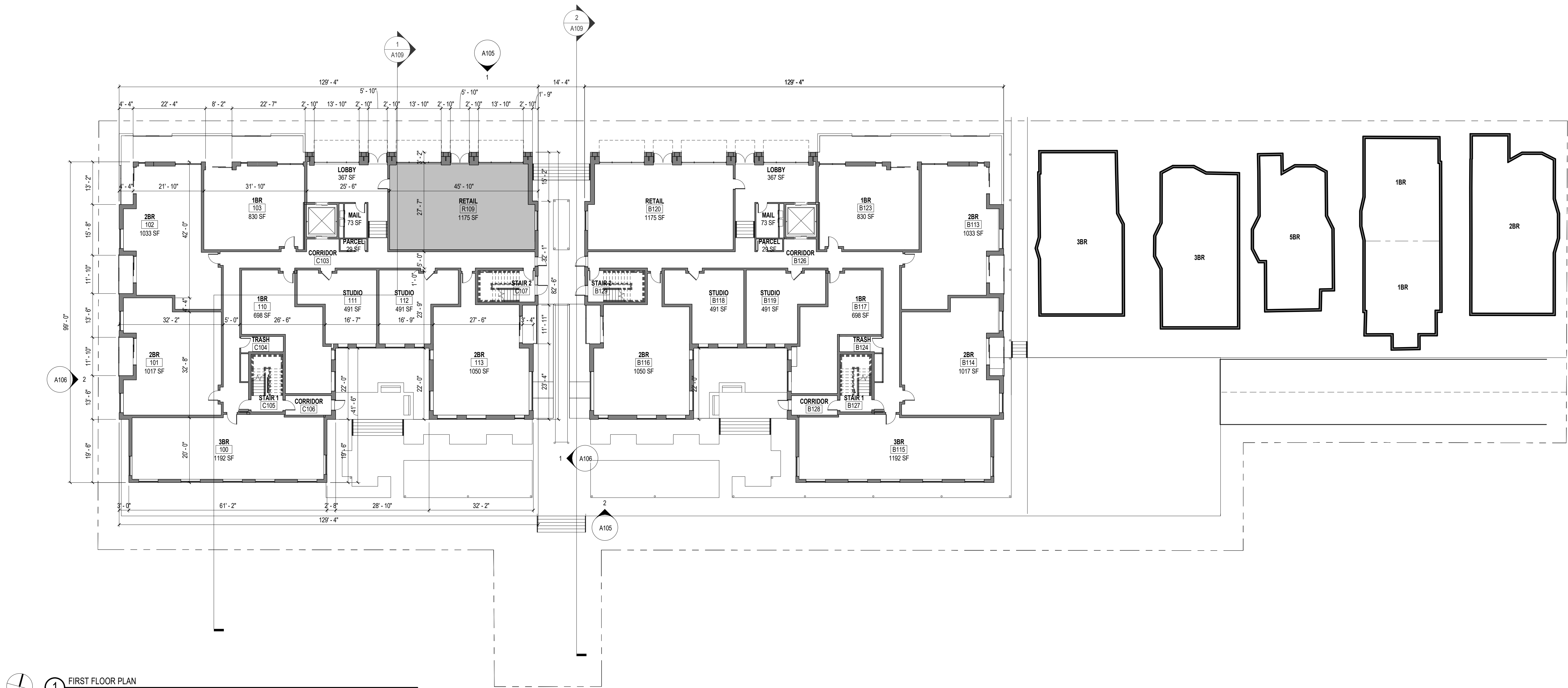
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1 FIRST FLOOR PLAN
1/16" = 1'-0"

UNIT TYPE		
UNIT TYPE	AREA TOTAL	UNIT TYPE %
1 BEDROOM	7,854 SF	17%
2 BEDROOM	22,237 SF	47%
3 BEDROOM	10,152 SF	21%
MEZZANINE	2,280 SF	5%
STUDIO	4,960 SF	10%
TOTAL	47,484 SF	100%

UNIT MATRIX			
UNIT NUMBER	AREA	BEDROOMS	TOTAL BEDROOM COUNT
100 UNIT	1,192 SF	3 BEDROOM	6
101 UNIT	1,017 SF	2 BEDROOM	4
102 UNIT	1,033 SF	2 BEDROOM	4
103 UNIT	830 SF	1 BEDROOM	2
110 UNIT	688 SF	1 BEDROOM	2
111 UNIT	491 SF	STUDIO	2
112 UNIT	491 SF	STUDIO	2
113 UNIT	1,050 SF	2 BEDROOM	4
200 UNIT	1,192 SF	3 BEDROOM	6
201 UNIT	721 SF	1 BEDROOM	2
202 UNIT	1,350 SF	3 BEDROOM	6
203 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
211 UNIT	488 SF	STUDIO	2
212 UNIT	491 SF	STUDIO	2
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	
303 UNIT	795 SF	2 BEDROOM	4
303 UNIT - MEZZ	177 SF	MEZZANINE	
304 UNIT	845 SF	2 BEDROOM	4
304 UNIT - MEZZ	163 SF	MEZZANINE	
305 UNIT	702 SF	2 BEDROOM	4
305 UNIT - MEZZ	137 SF	MEZZANINE	
310 UNIT	781 SF	2 BEDROOM	4
310 UNIT - MEZZ	150 SF	MEZZANINE	
311 UNIT	480 SF	1 BEDROOM	2
311 UNIT - MEZZ	118 SF	MEZZANINE	
312 UNIT	480 SF	1 BEDROOM	2
312 UNIT - MEZZ	117 SF	MEZZANINE	
313 UNIT	1,081 SF	2 BEDROOM	4
EXISTING UNITS			94
TOTAL BEDROOM COUNT			126

Revisions

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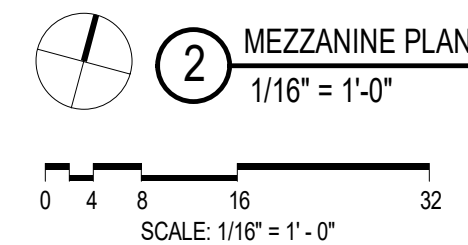
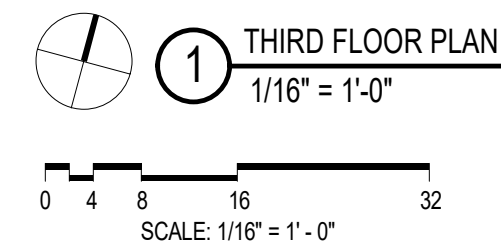
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FIRST FLOOR PLAN &
SECOND FLOOR PLAN

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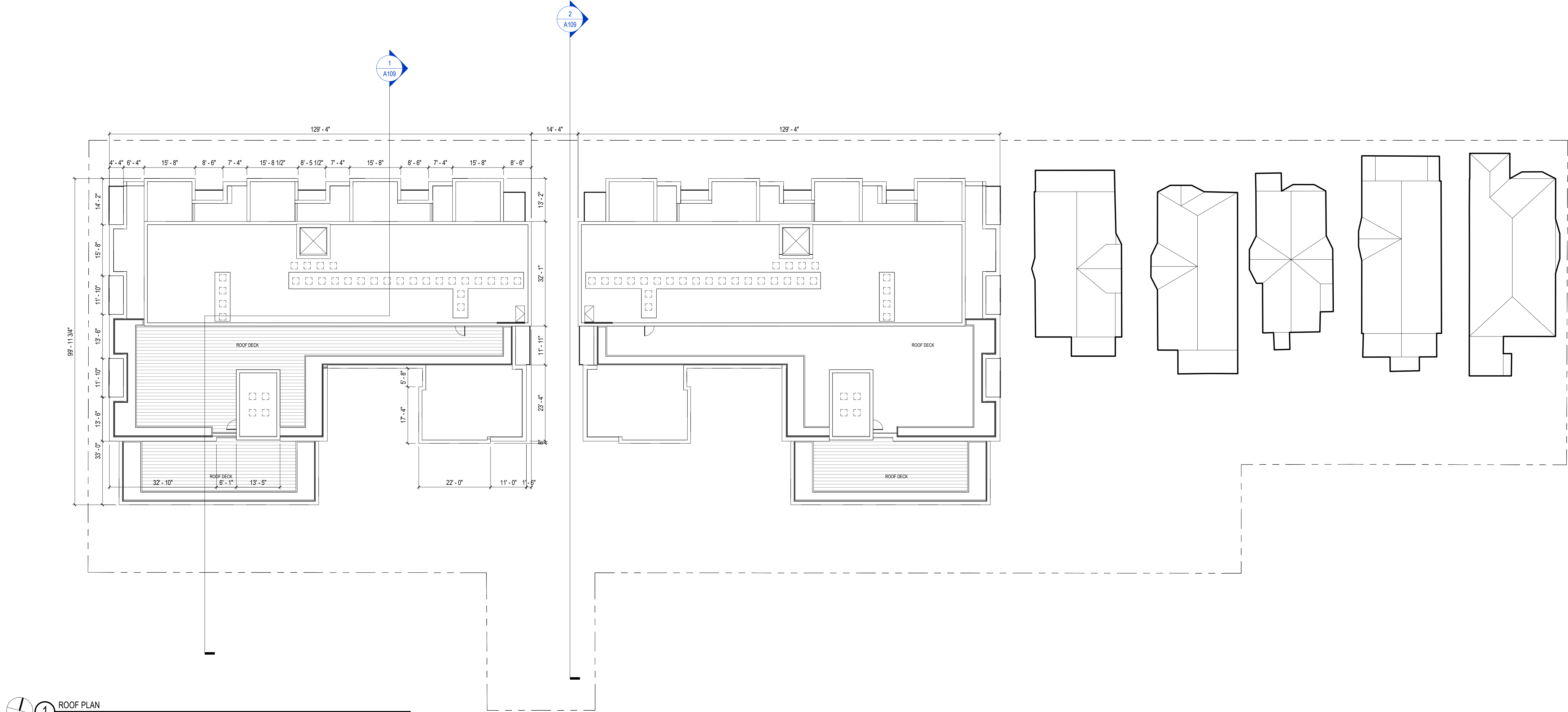
A102



UNIT MIXTURE				TOTAL BEDROOM COUNT
UNIT NUMBER	AREA	BEDROOMS		
100 UNIT	1,192 SF	3 BEDROOM	6	
101 UNIT	1,027 SF	2 BEDROOM	4	
102 UNIT	1,033 SF	2 BEDROOM	2	
103 UNIT	830 SF	1 BEDROOM	2	
110 UNIT	688 SF	1 BEDROOM	2	
111 UNIT	1,360 SF	3 BEDROOM	6	
112 UNIT	401 SF	STUDIO	2	
113 UNIT	1,050 SF	2 BEDROOM	4	
200 UNIT	1,092 SF	3 BEDROOM	6	
201 UNIT	721 SF	1 BEDROOM	2	
202 UNIT	1,360 SF	3 BEDROOM	6	
203 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	
211 UNIT	278 SF	STUDIO	2	
212 UNIT	401 SF	STUDIO	2	
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	278 SF	MEZZANINE	2	
303 UNIT	795 SF	2 BEDROOM	4	
304 UNIT - MEZZ	177 SF	MEZZANINE	2	
305 UNIT	845 SF	2 BEDROOM	4	
306 UNIT - MEZZ	163 SF	MEZZANINE	2	
307 UNIT	702 SF	1 BEDROOM	2	
308 UNIT - MEZZ	137 SF	MEZZANINE	2	
310 UNIT	781 SF	2 BEDROOM	4	
310 UNIT - MEZZ	150 SF	MEZZANINE	2	
311 UNIT	490 SF	1 BEDROOM	2	
311 UNIT - MEZZ	119 SF	MEZZANINE	2	
312 UNIT	480 SF	1 BEDROOM	2	
313 UNIT - MEZZ	117 SF	MEZZANINE	2	
313 UNIT	1,081 SF	2 BEDROOM	4	
EXISTING UNITS				94
TOTAL BEDROOM COUNT				126

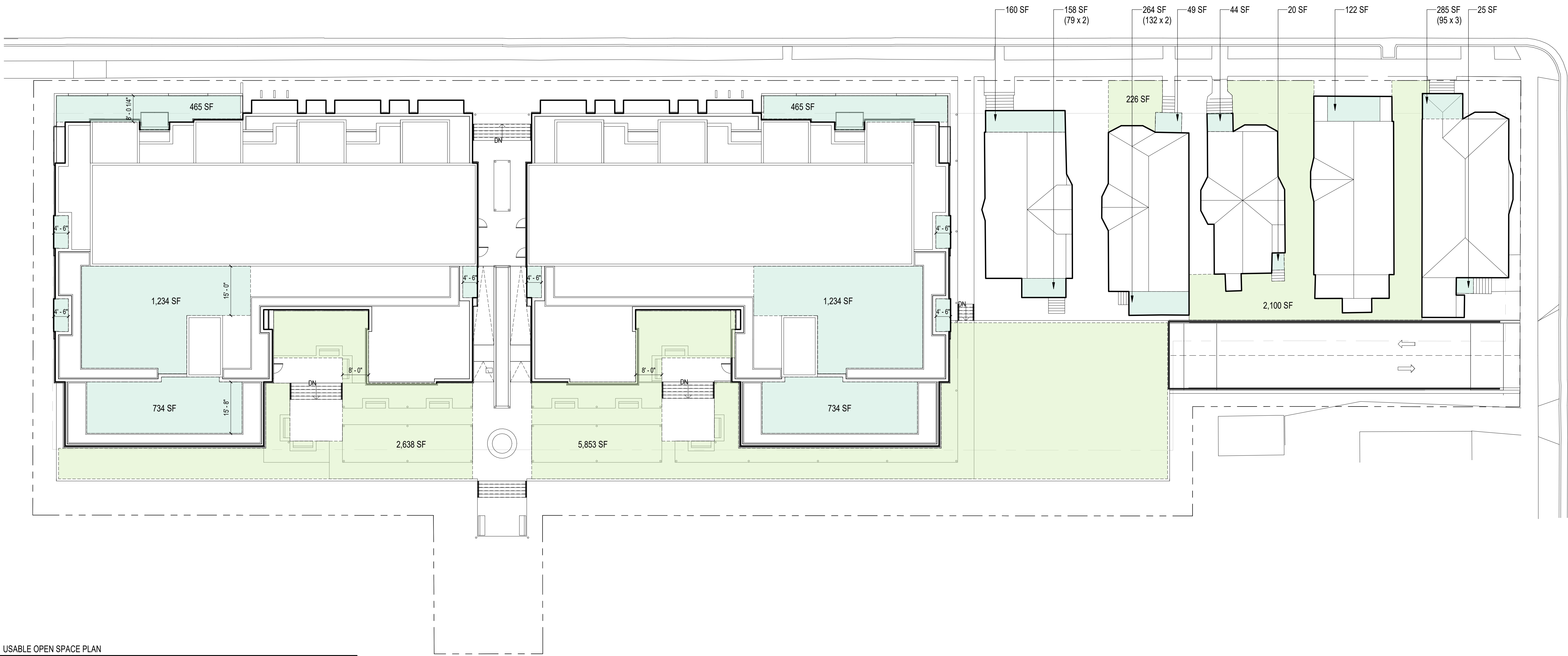
A103

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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

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03/21/2018

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ROOF PLAN & USABLE
OPEN SPACE PLAN

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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"

Revisions

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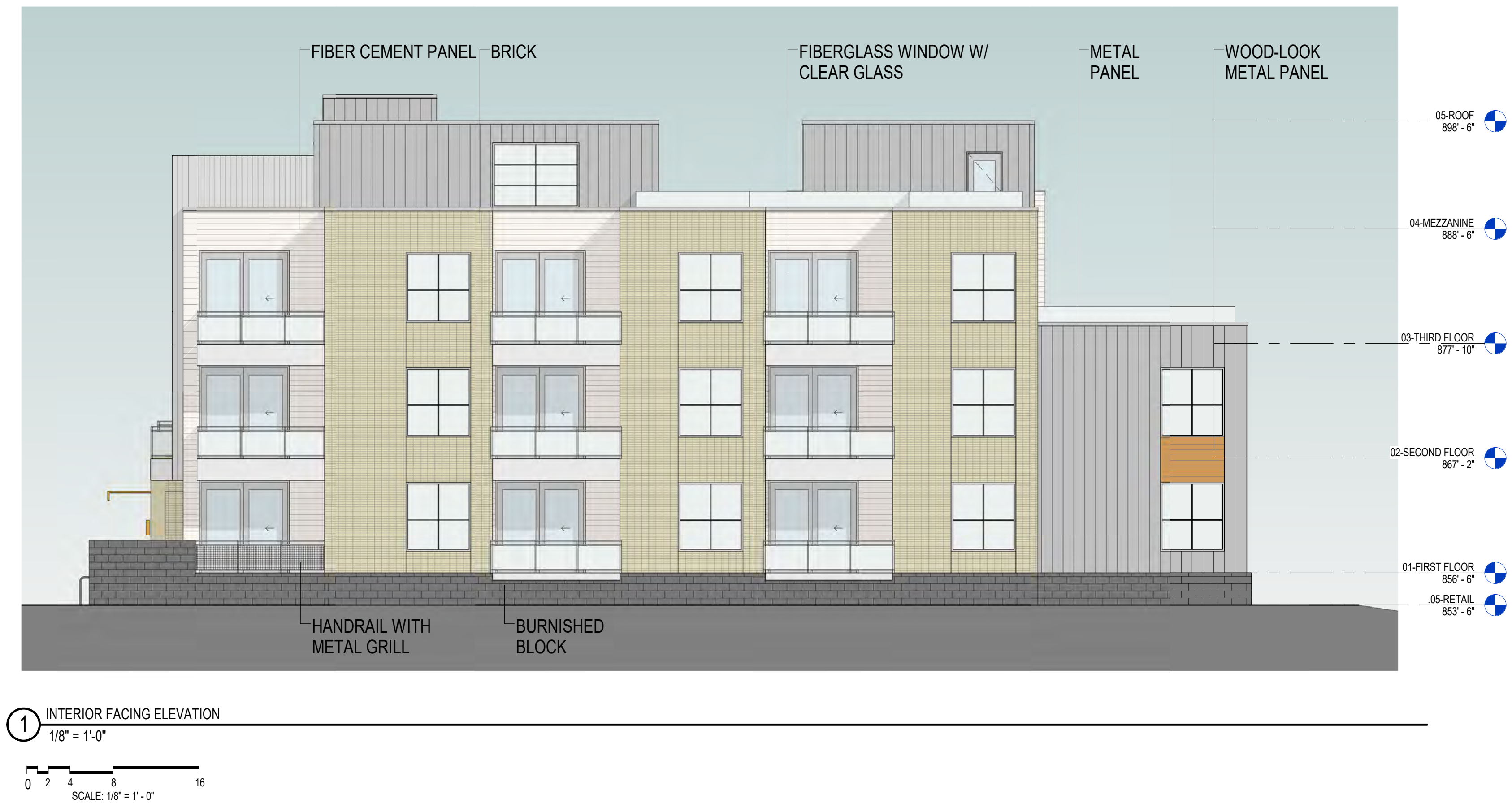
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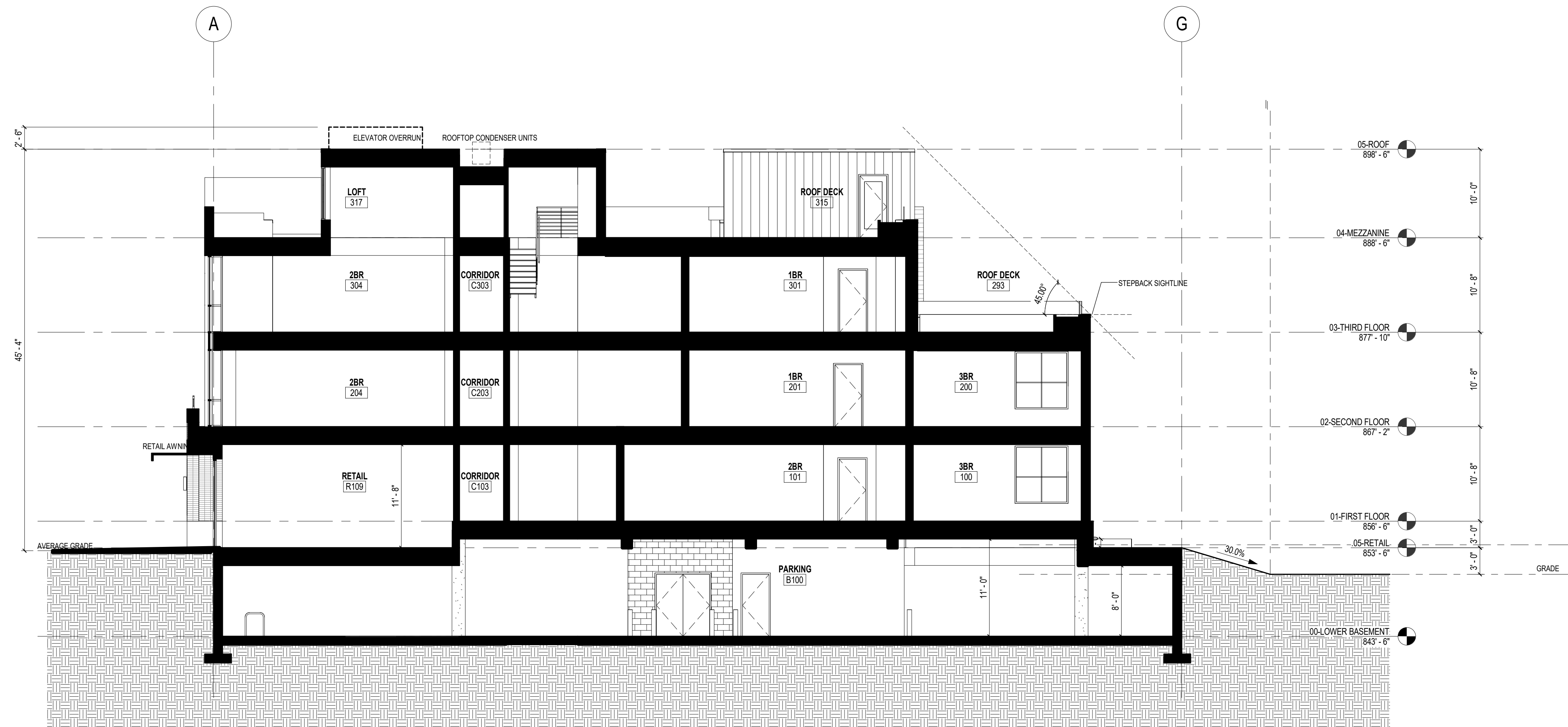
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1 BUILDING SECTION 1
1/8" = 1'-0"



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

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BUILDING SECTIONS

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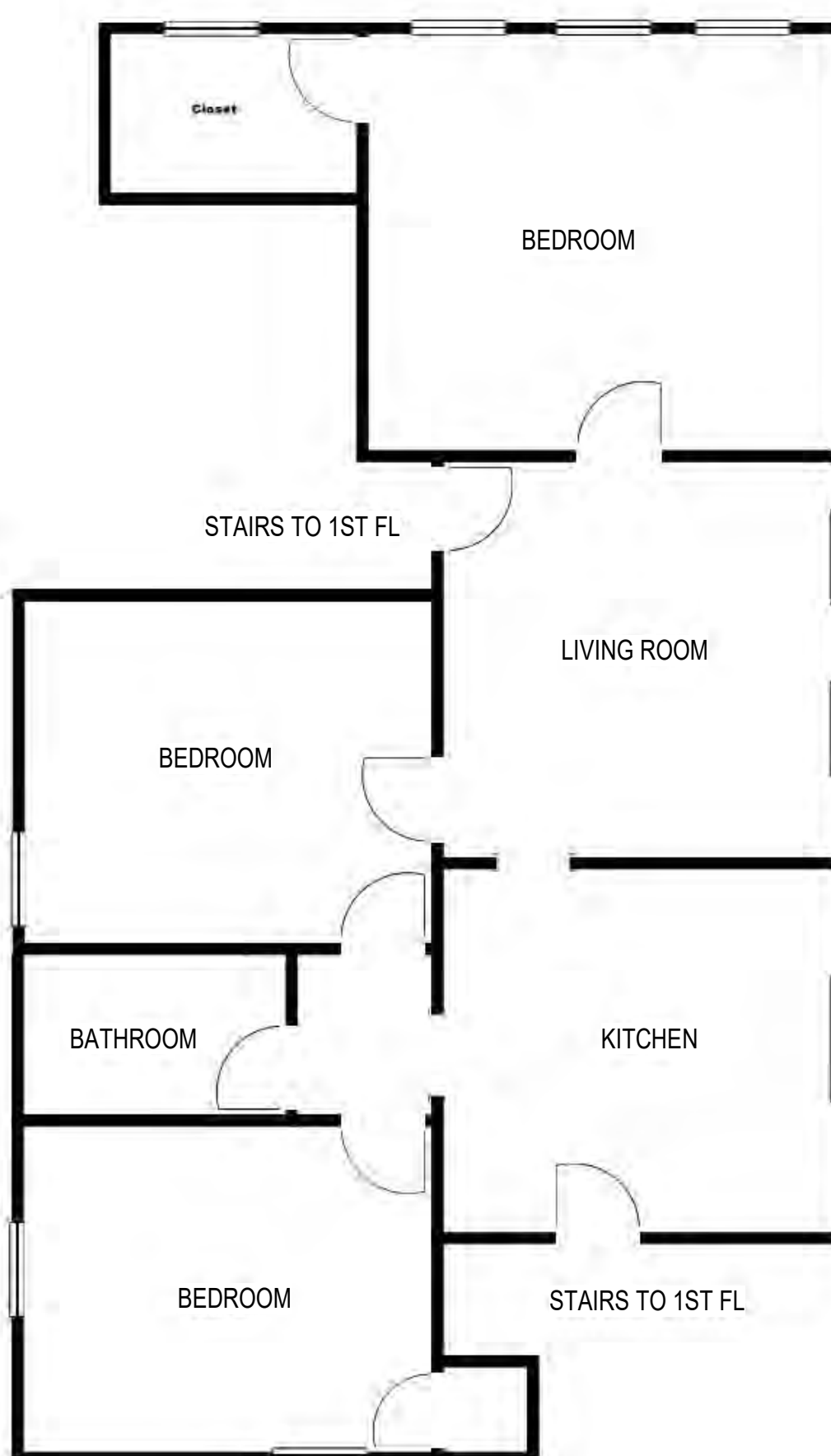
739 / 741 E JOHNSON ST



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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"

Revisions

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739 / 741 E JOHNSON -
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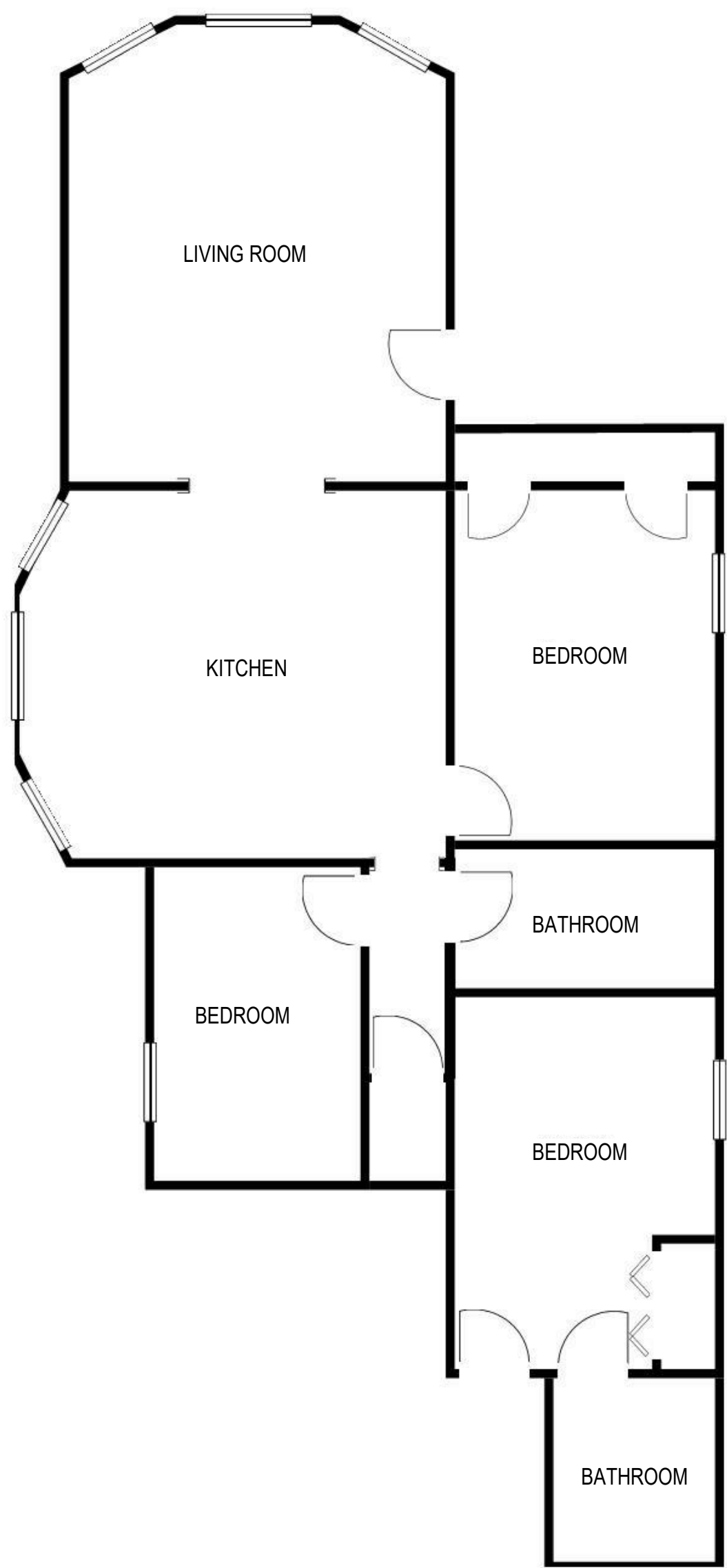
Sheet No.
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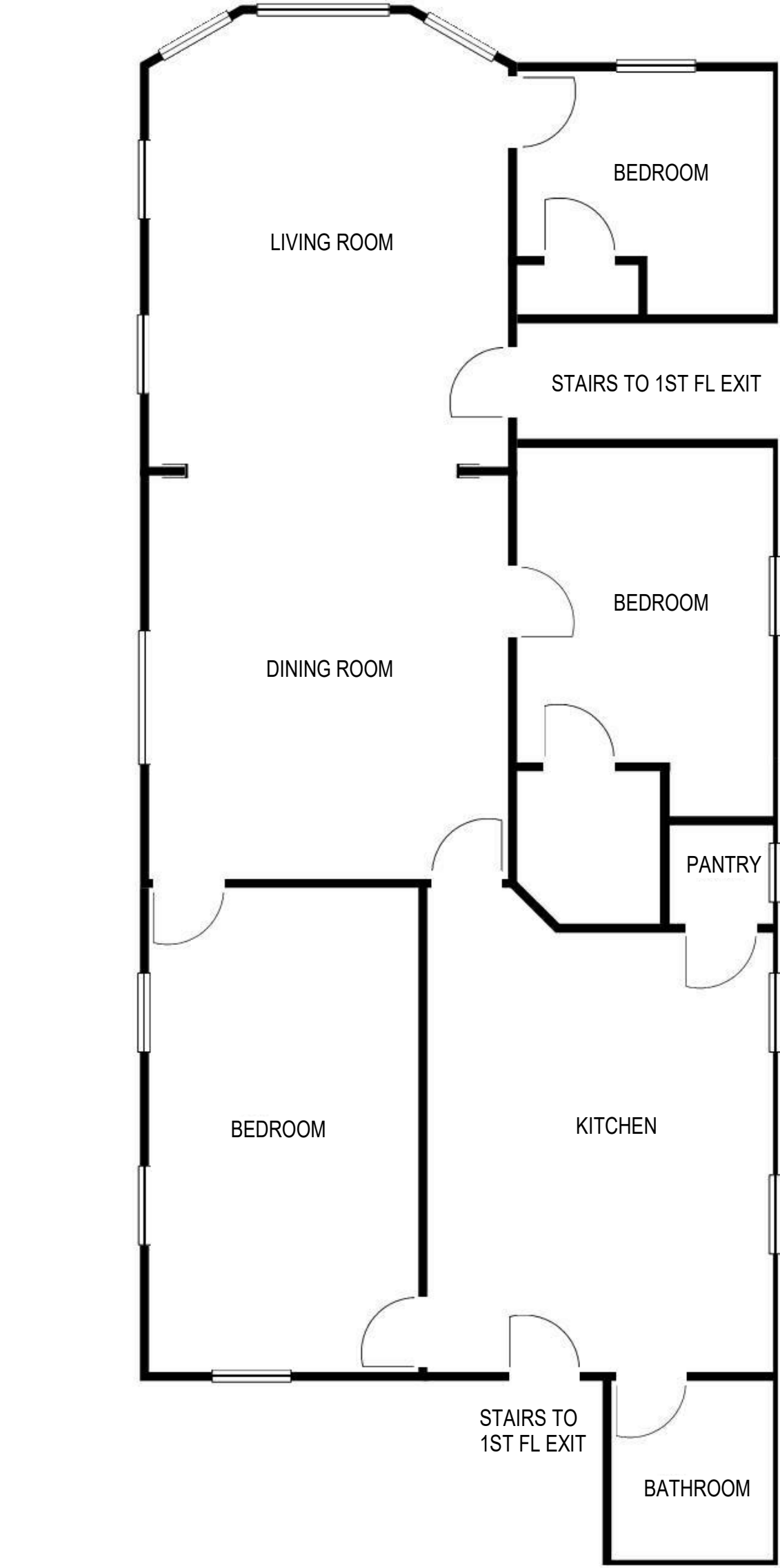
743 E JOHNSON ST



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CONSTRUCTION



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"

Revisions

SCHEMATIC DESIGN

Drawing Date
03/21/2018

700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

Project No. 700 EAST LLC
217014.00

Sheet Title

743 E JOHNSON - FLOOR
PLANS & PHOTOS

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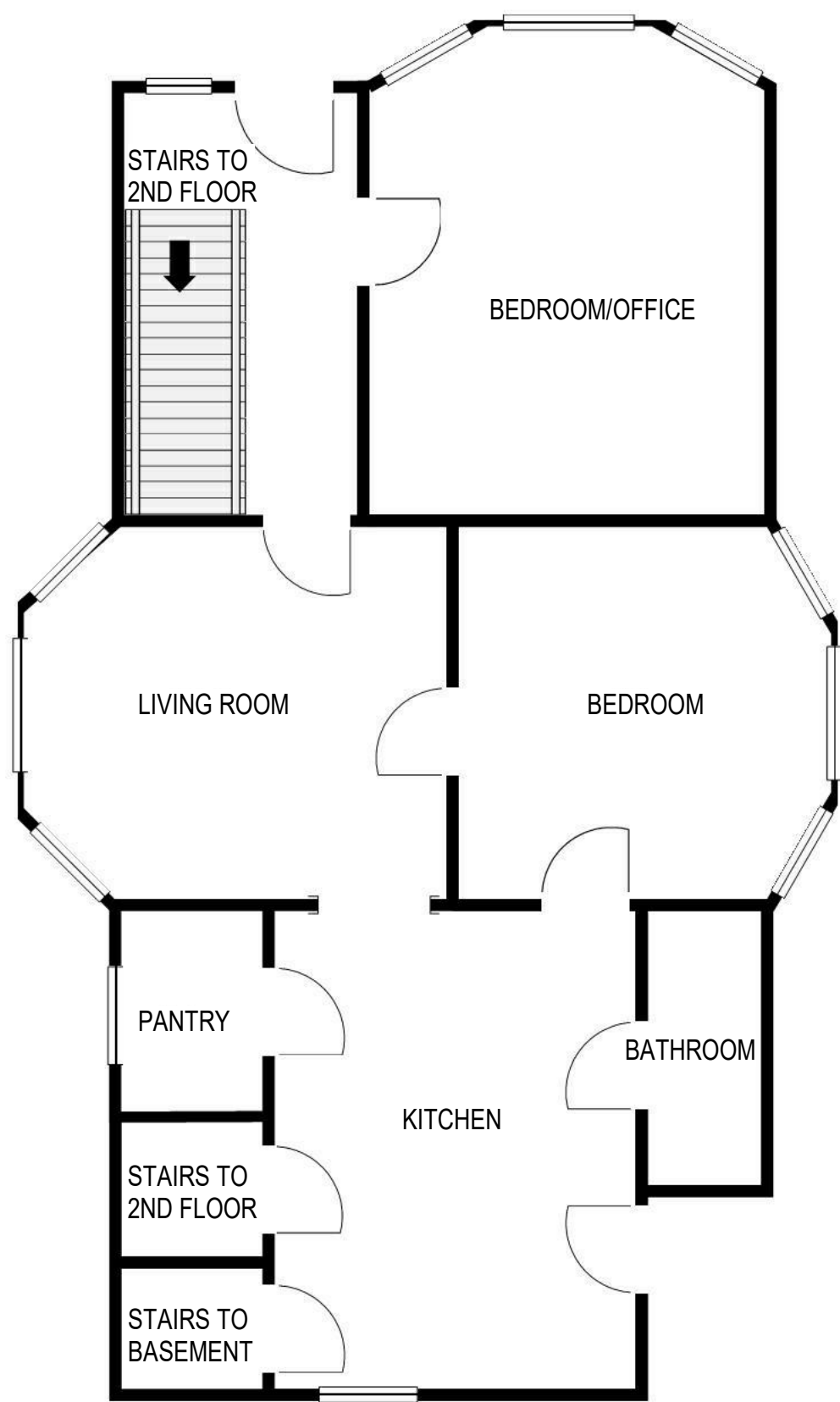
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A111



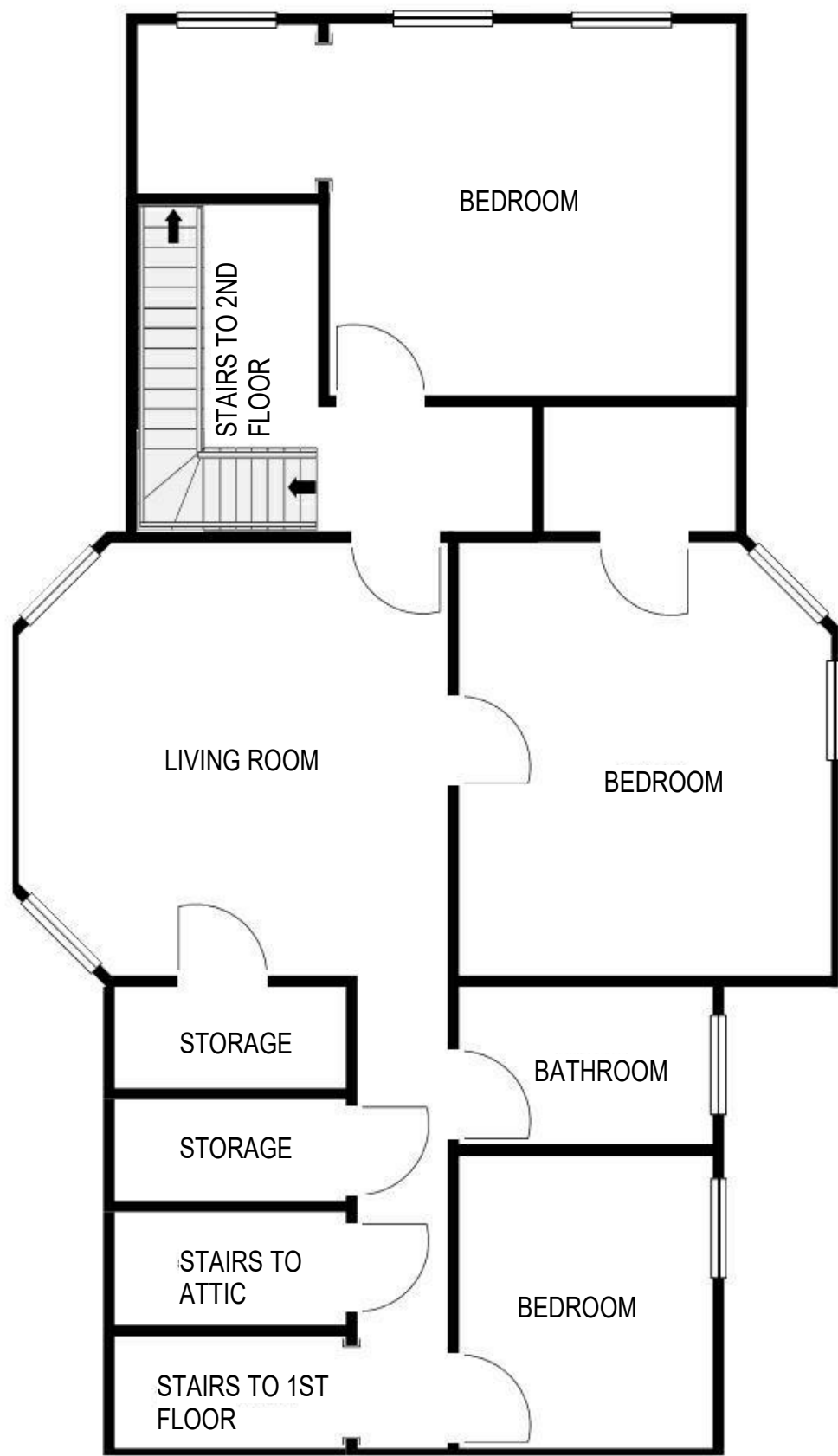
745 E JOHNSON ST



NOT FOR
CONSTRUCTION



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"

Revisions

SCHEMATIC DESIGN

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03/21/2018

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A112



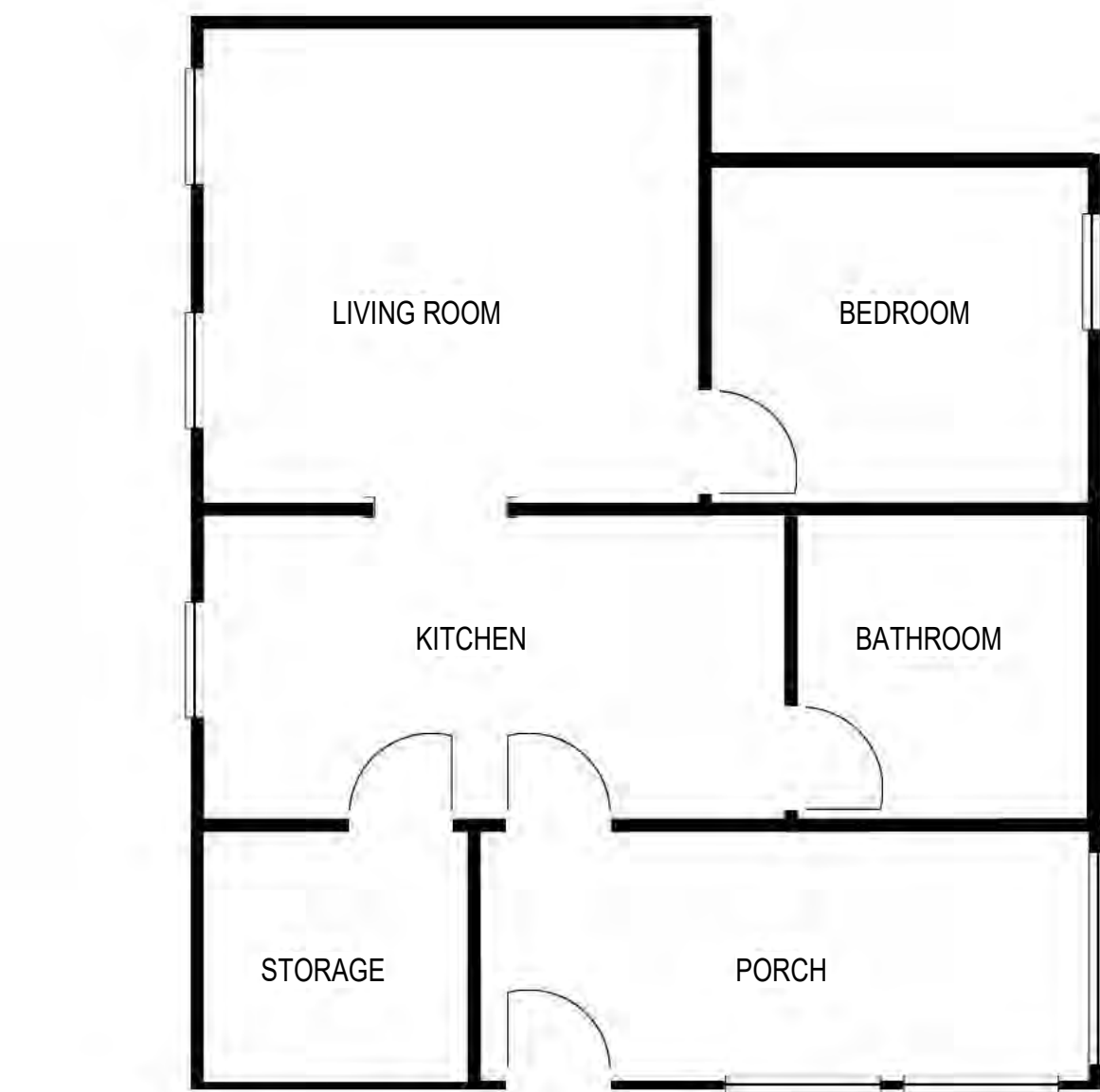
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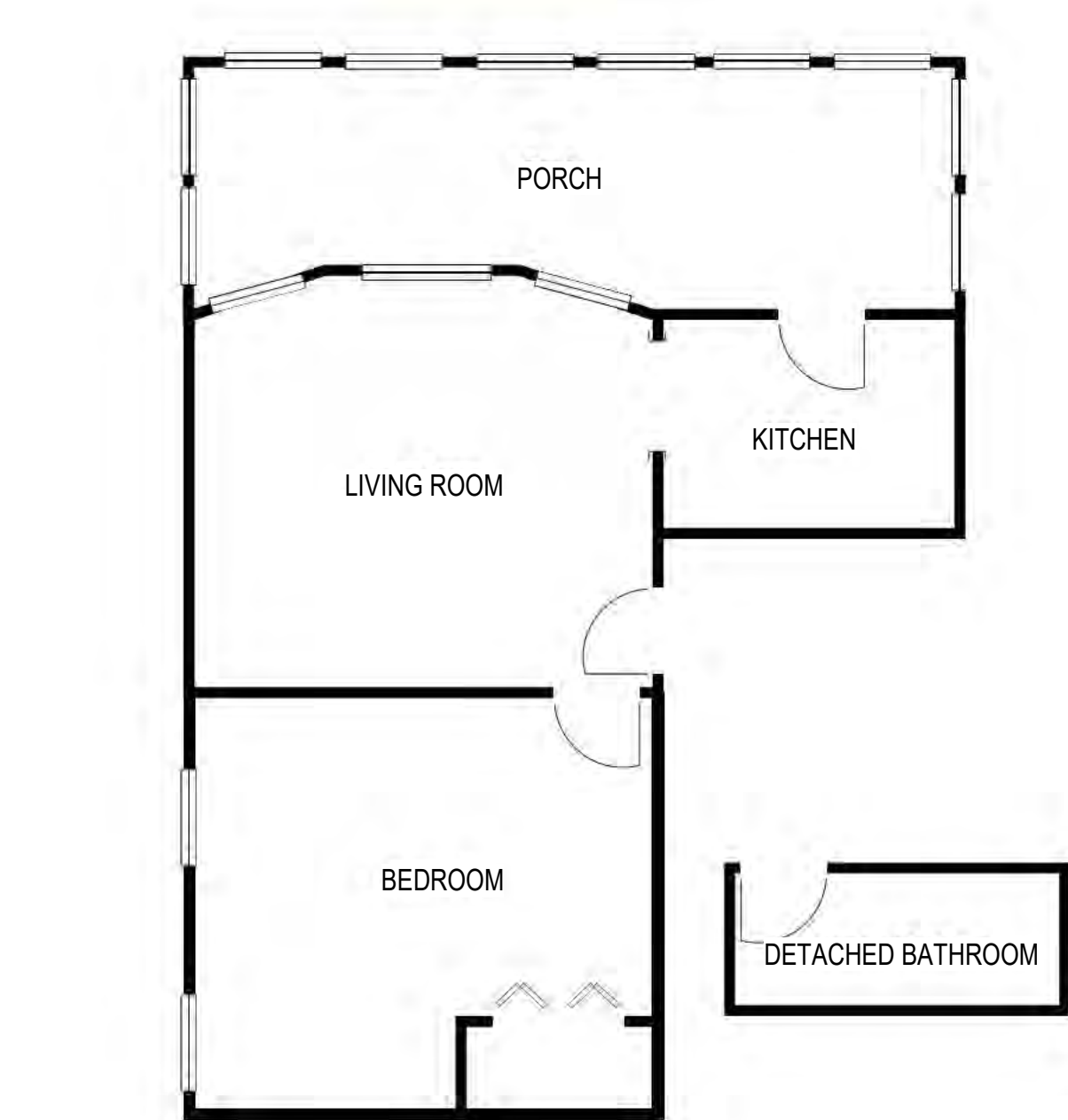
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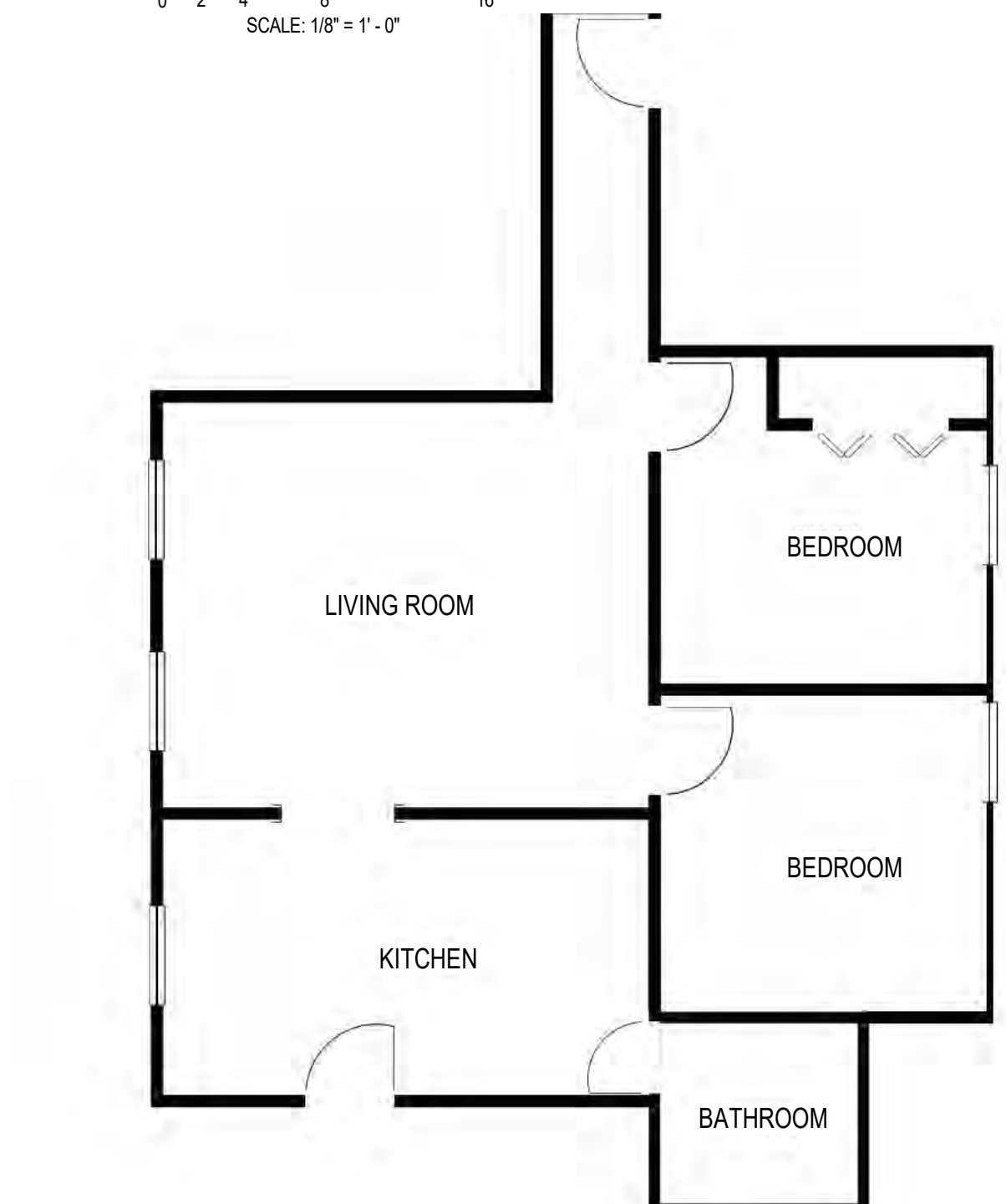
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1/8" = 1'-0"



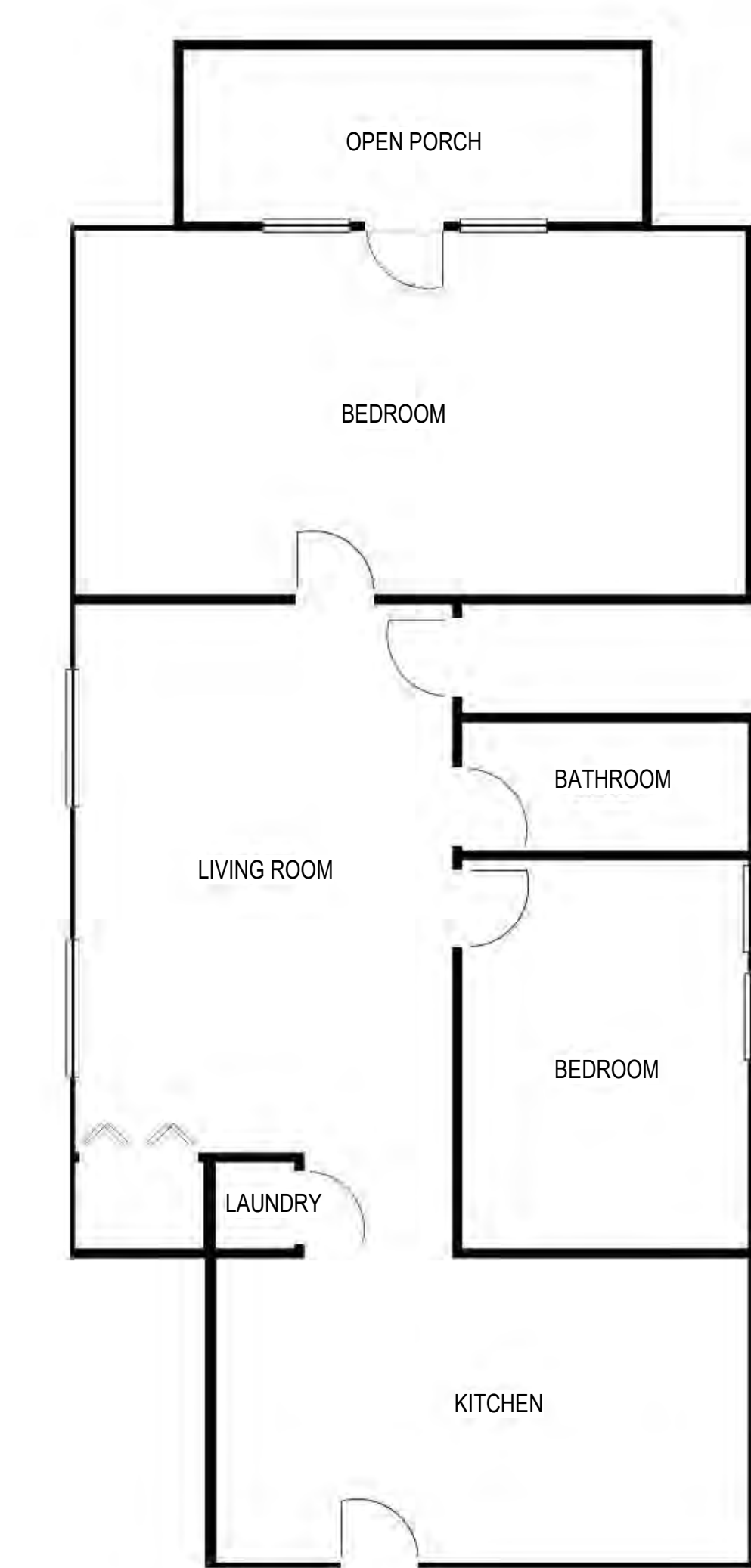
1 749 (727) E JOHNSON ST - FIRST FLOOR UNIT 2
1/8" = 1'-0"



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"

Revisions

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03/21/2018

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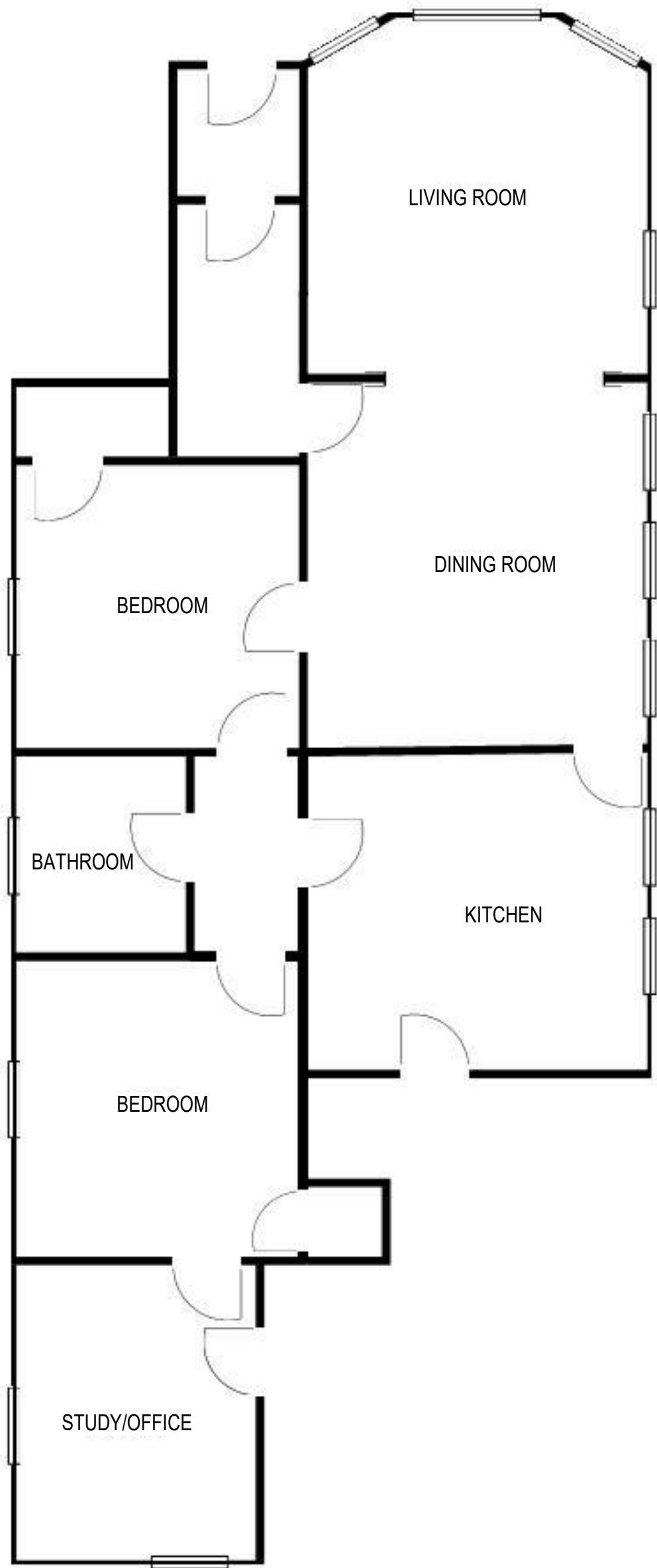
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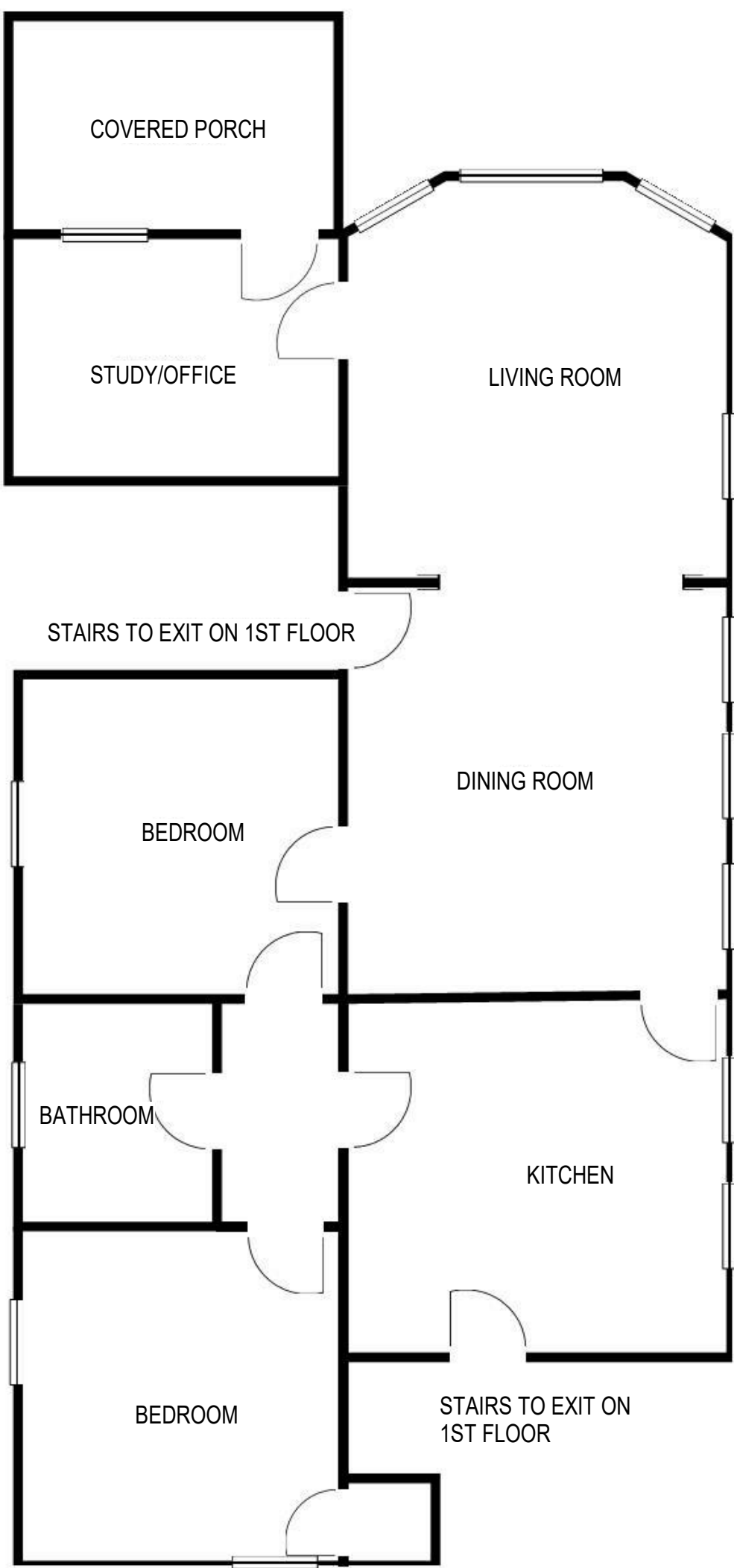
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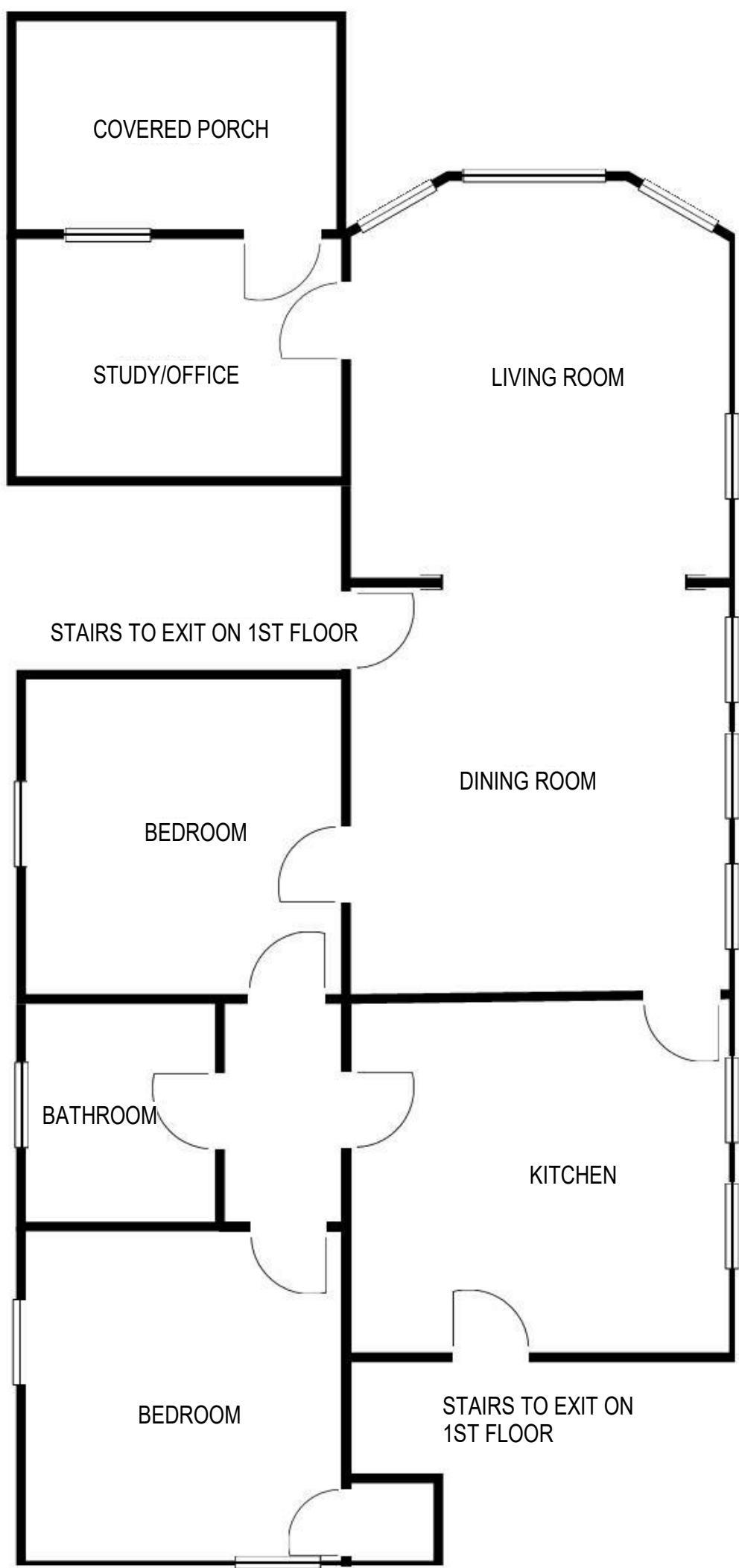
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CONSTRUCTION



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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