

SCHEMATIC DESIGN
700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

KAHLER SLATER PROJECT: 217014.00
04/23/2018



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NOT FOR
CONSTRUCTION

Revisions

SCHEMATIC DESIGN

Drawing Date
04/23/2018

700 E JOHNSON ST

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MADISON, WI 53703

Project No. 700 EAST LLC
217014.00

Sheet Title
COVER SHEET

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
dgu@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.

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.

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

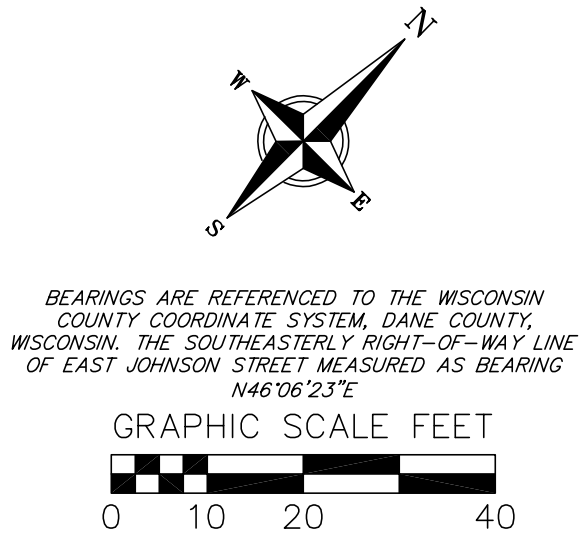
TOPOGRAPHIC HATCHING LEGEND

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



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.

ORIGINAL PLAT OF MADISON
BLOCK 136

EAST JOHNSON STREET

ORIGINAL PLAT
OF MADISON
BLOCK 136

ORIGINAL PLAT OF MADISON
BLOCK 141

N LIVINGSTON STREET

Revisions

Date	Description
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Schematic Design

SCOPE DOCUMENTS

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700 E JOHNSON ST

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MADISON, WI 53703

Project No. 700 EAST LLC
217014.00

Sheet Title

EXISTING CONDITIONS

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

44 East Mifflin Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

Sheet No.

C-1.0

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.



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.

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TOPOGRAPHIC SYMBOL LEGEND

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- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING POST
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

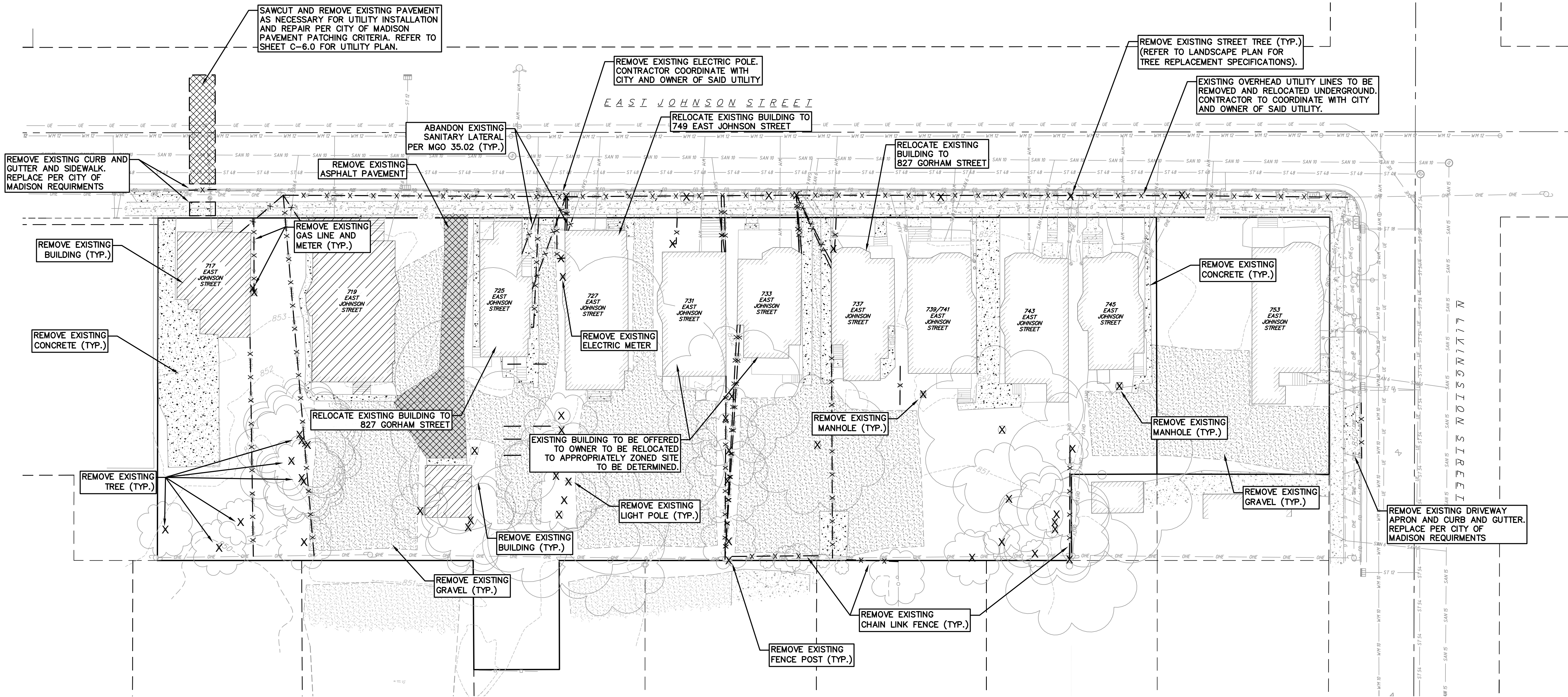
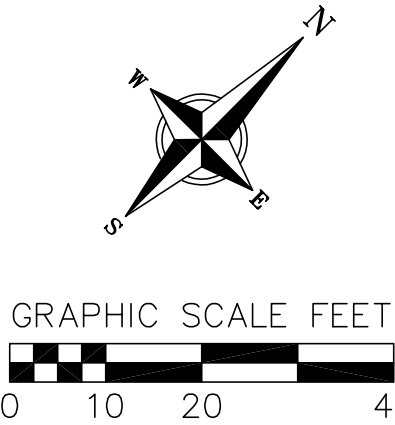
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
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- ADJOINER PROPERTY

TOPOGRAPHIC HATCHING LEGEND

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

DEMOLITION PLAN LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL



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Schematic Design

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DEMOLITION PLAN

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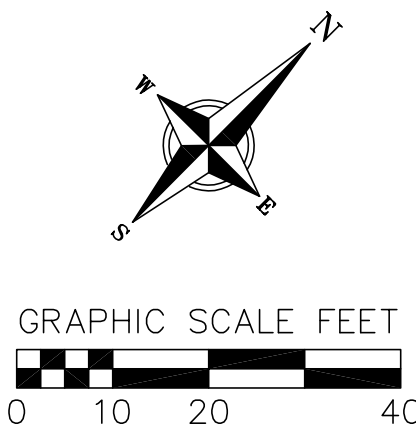
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SITE CONSTRUCTION NOTES:

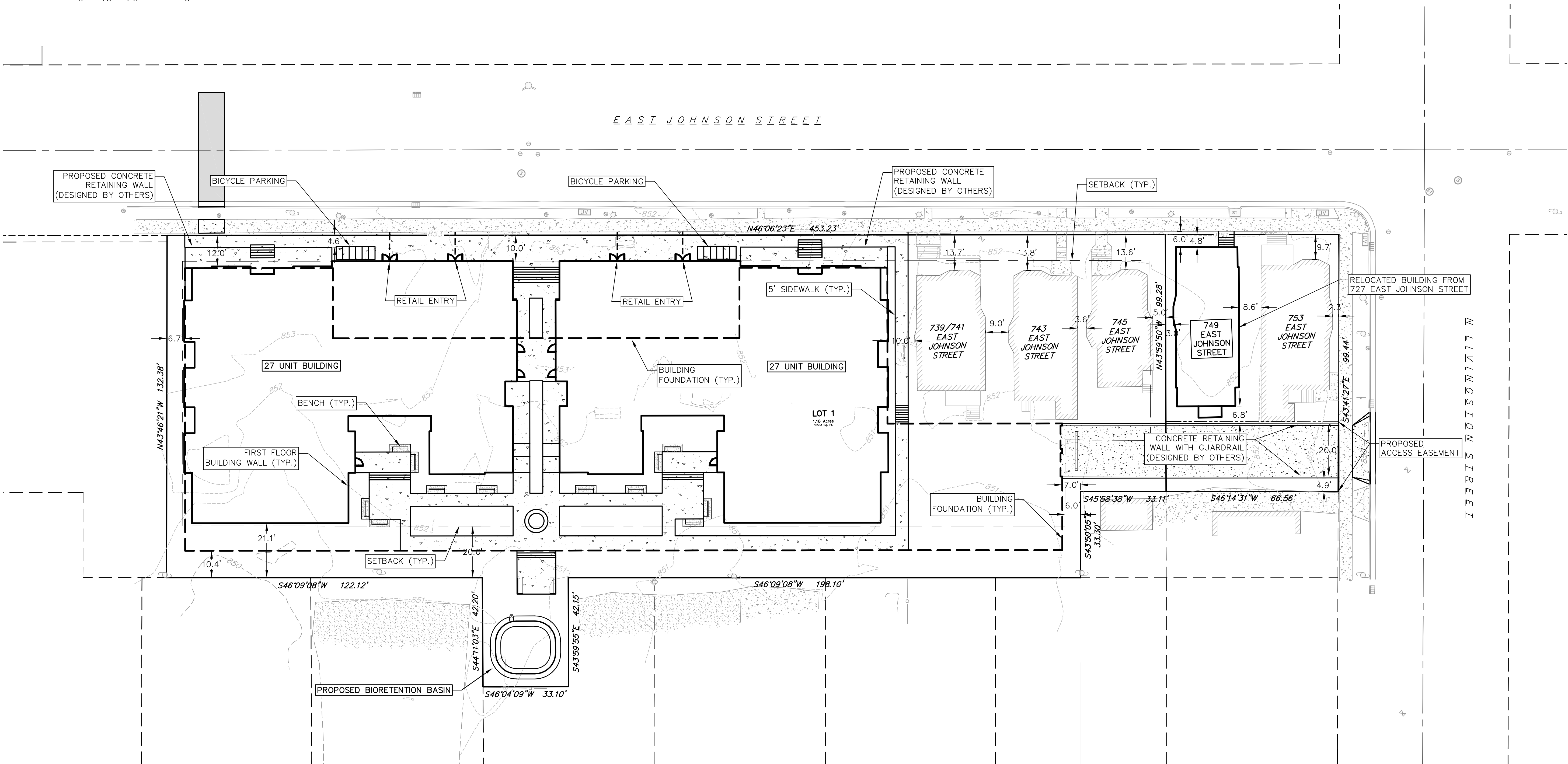
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR 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	1.18 ACRES
LOT COVERAGE	29,115 SF
USEABLE OPEN SPACE	23,010 SF



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SITE PLAN

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C-3.0

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:

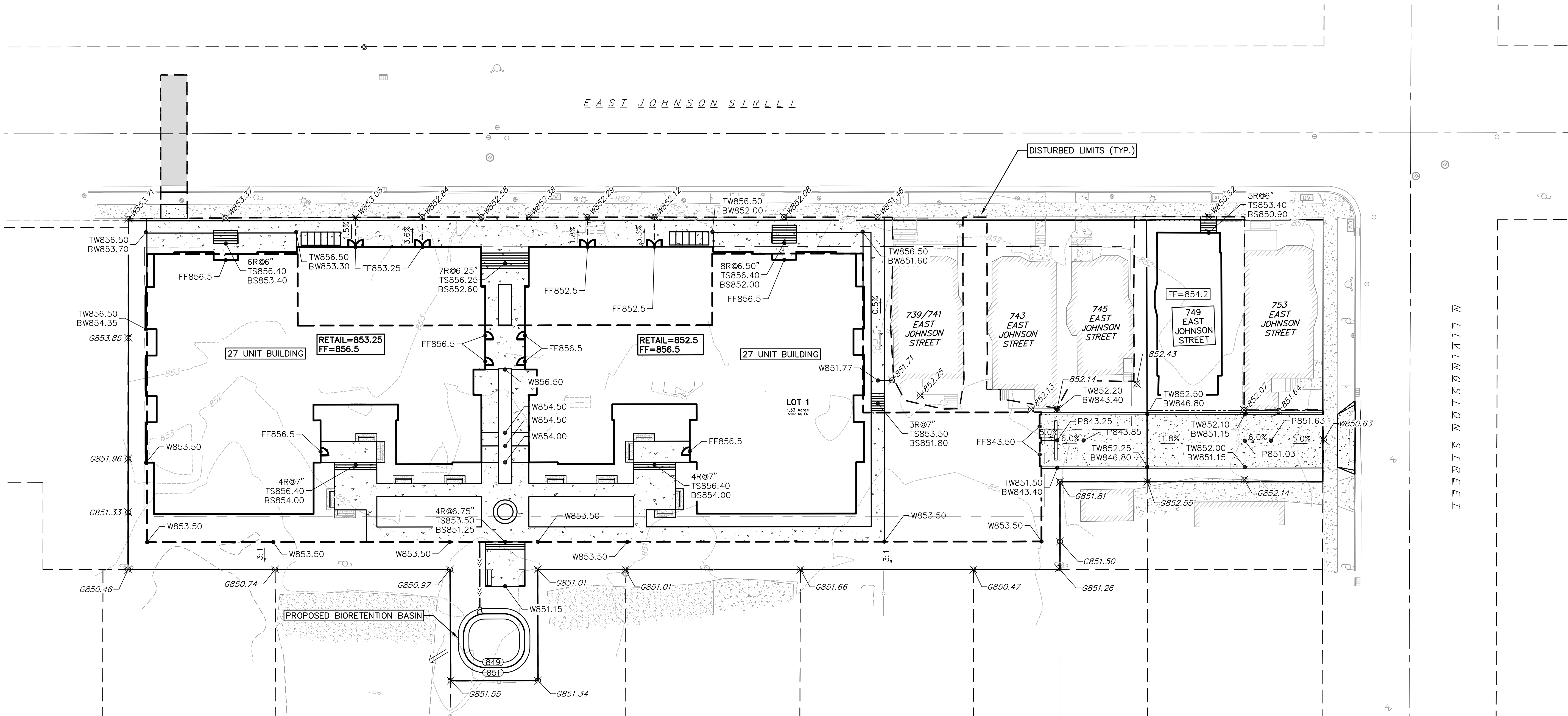
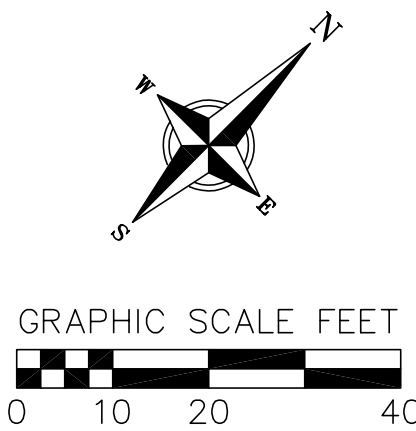
1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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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UTILITY PLAN

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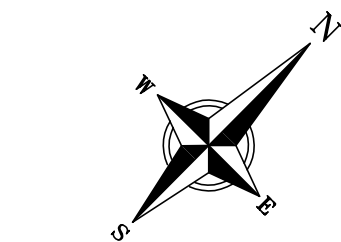
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UTILITY NOTES:

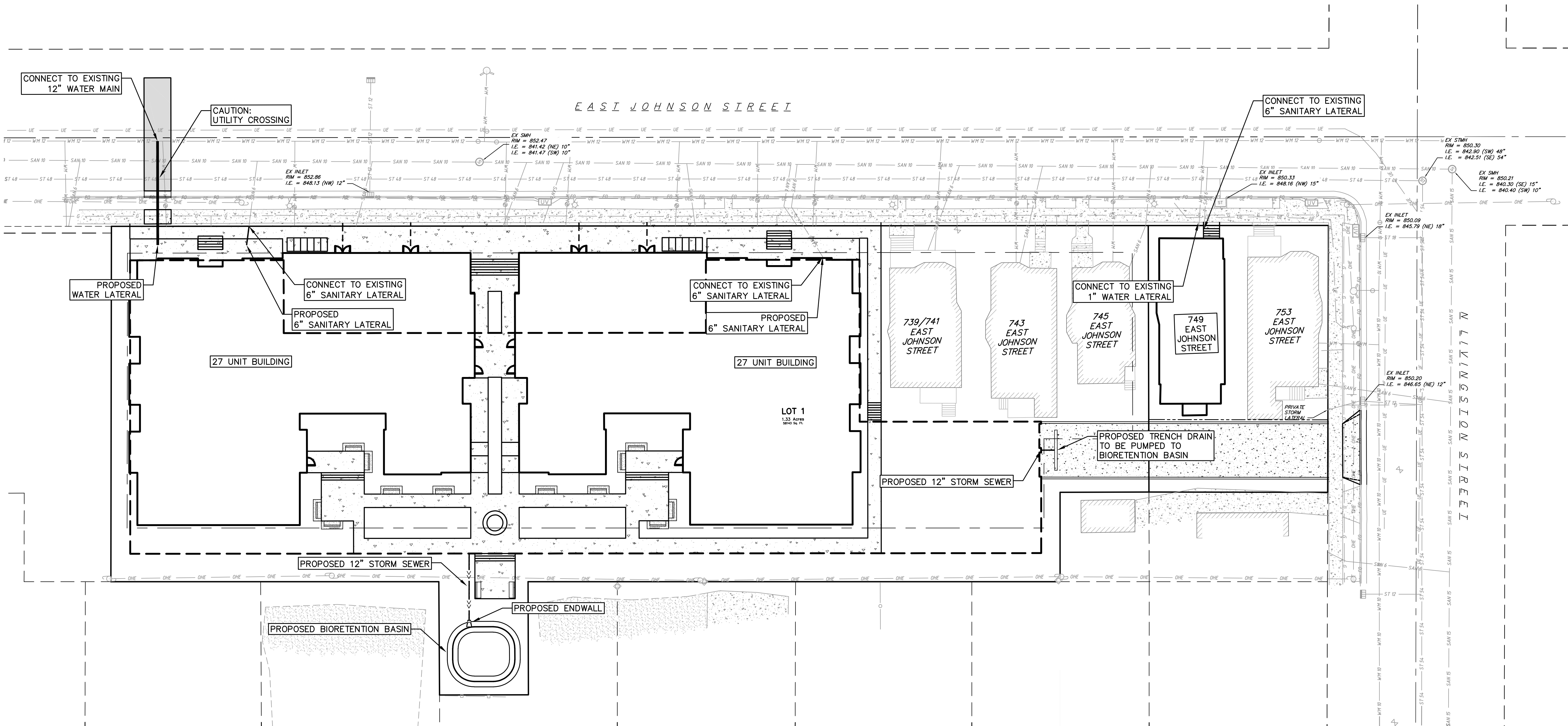
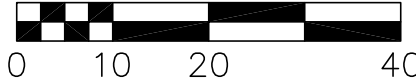
1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A 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).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. 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.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. ALL DAMAGE TO PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
16. 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

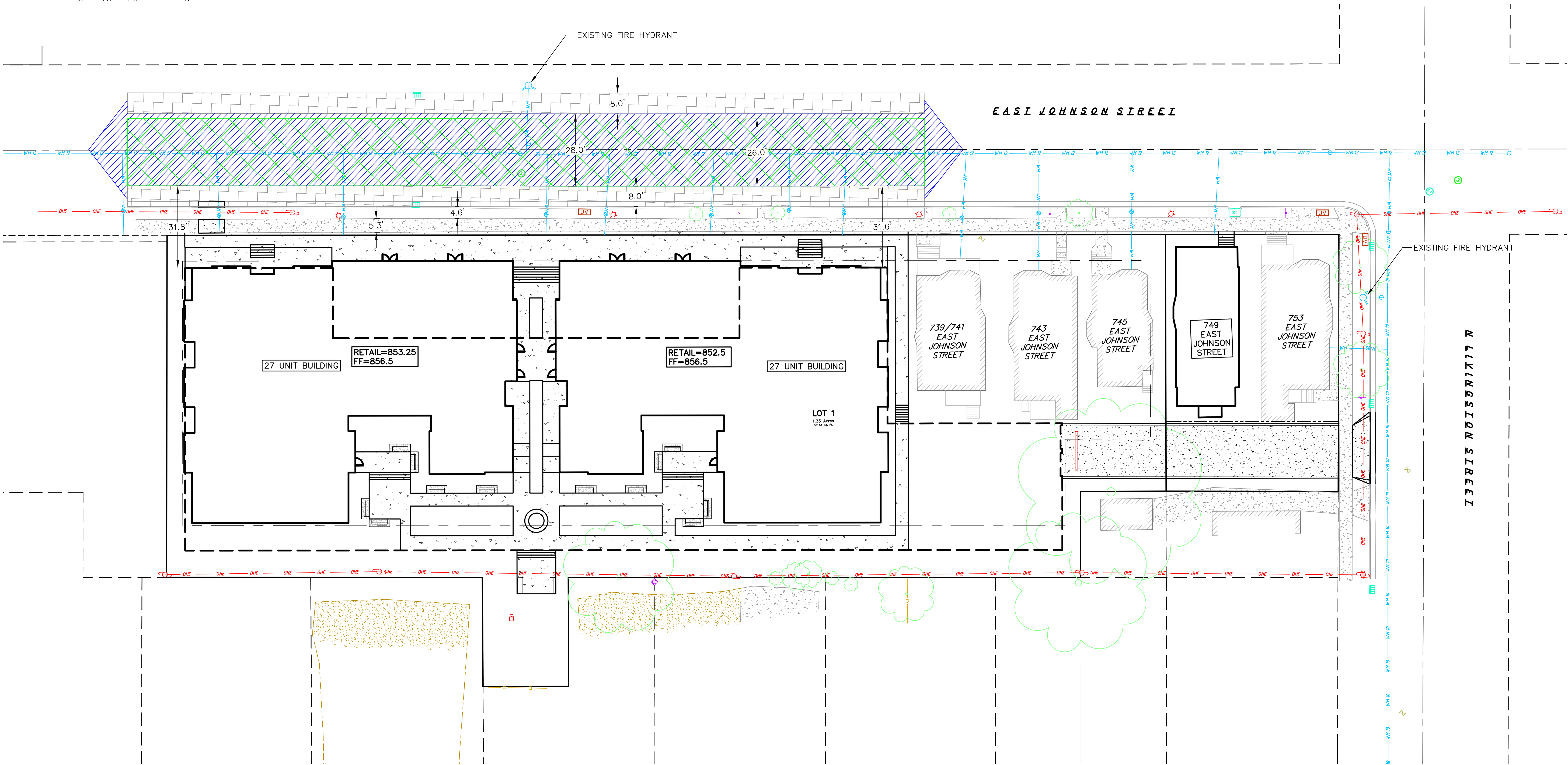
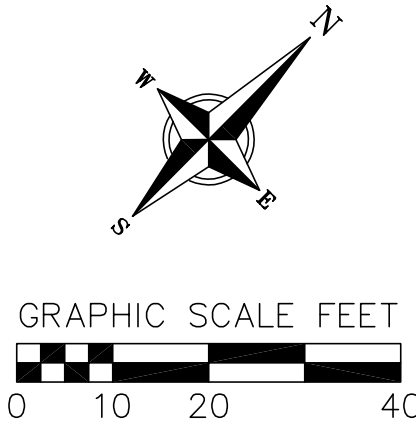


GRAPHIC SCALE FEET



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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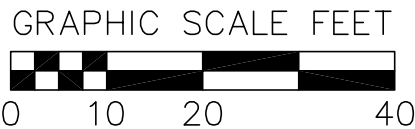
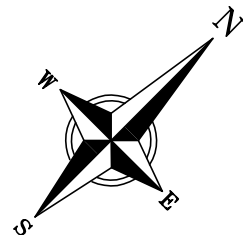
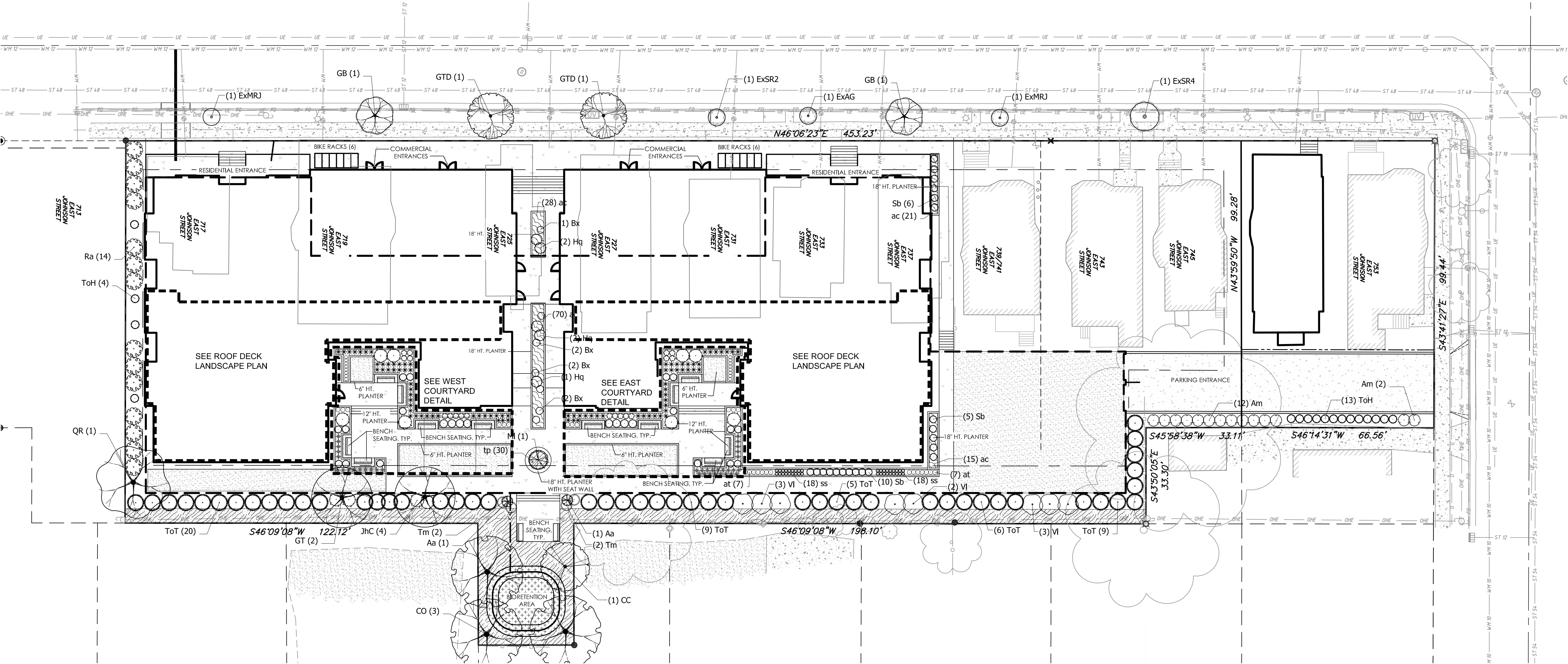
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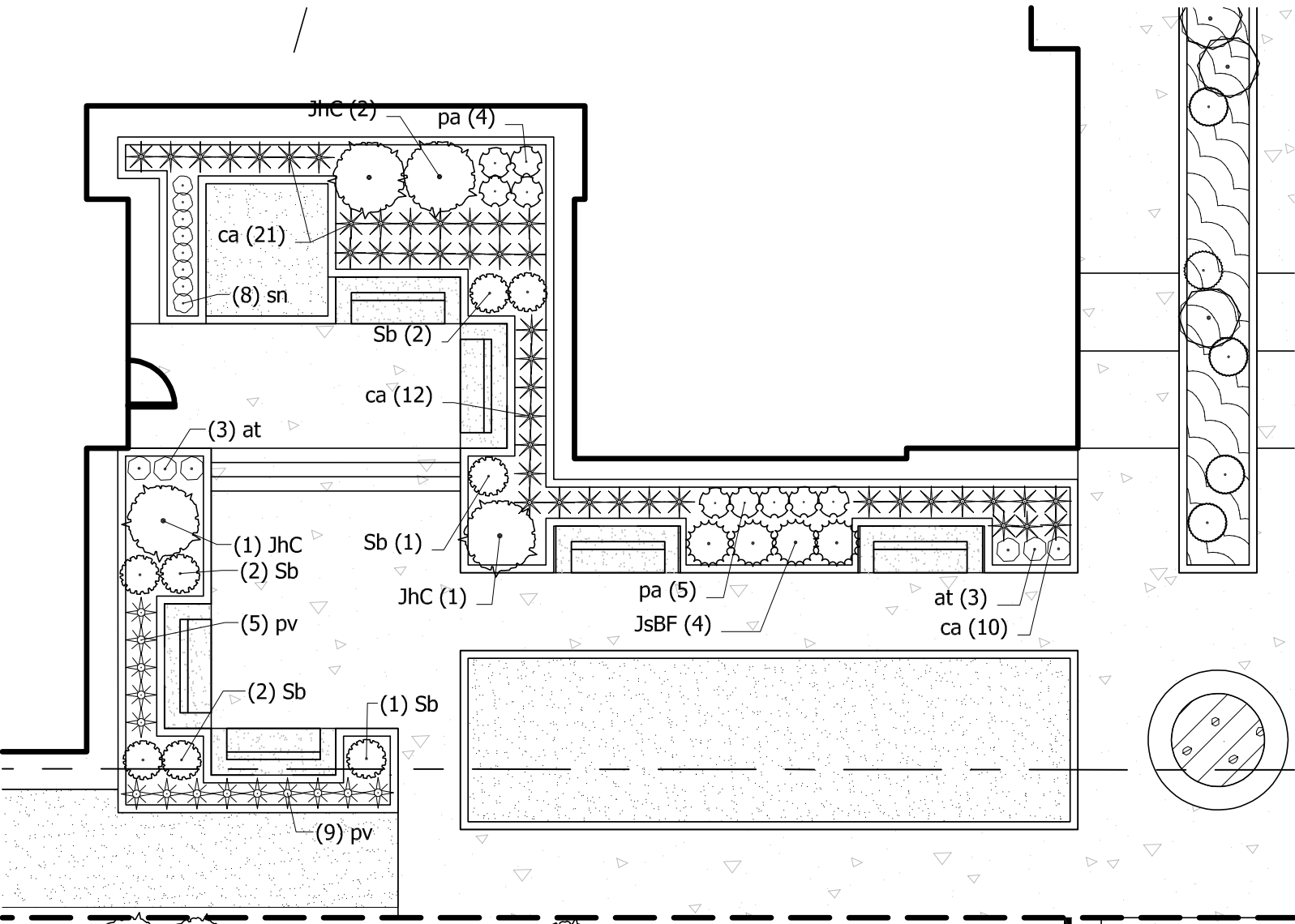
OVERALL SITE LANDSCAPE



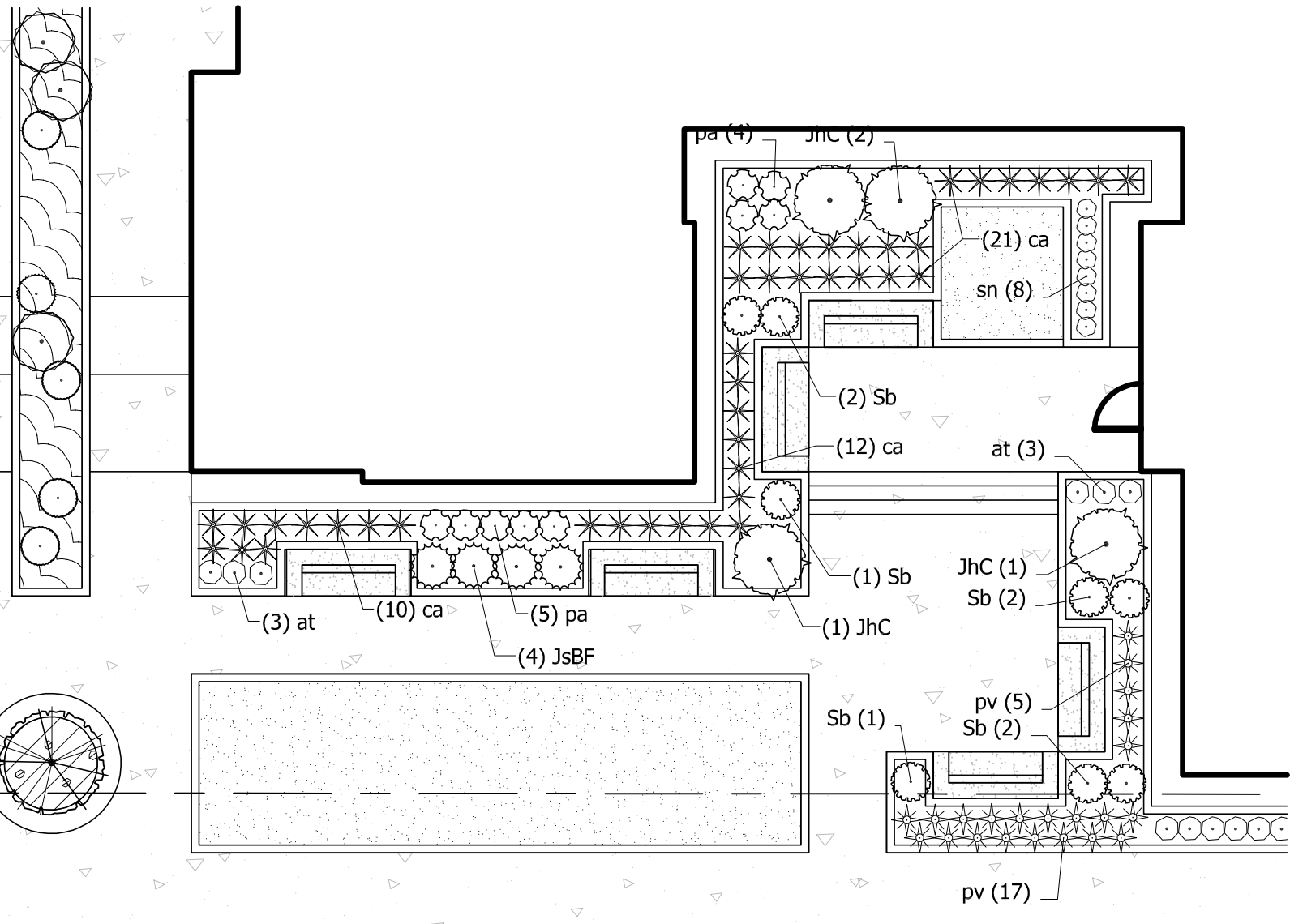
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Revisions	
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WEST COURTYARD DETAIL



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 '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	
ExSR2	Syringa reticulata / Japanese Tree Lilac	Existing	2"Cal		1	
ExSR4	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		2	
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	
Sb	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	
Is	Liatris spicata 'Kobold' / Spike Gayfeather	4" pot	Cont		50	
pv	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal	Cont		36	
pa	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	4" pot	Cont		18	
sn	Salvia nemorosa 'Blue Hill' / Woodland Sage	1 gal	Cont		34	
ss	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 sabina 'Blue Forest' / Blue Forest Juniper	3 gal	4" ht.		8	
Tm	Taxus x media 'Everflow' / 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

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ROOF DECK
LANDSCAPE PLAN

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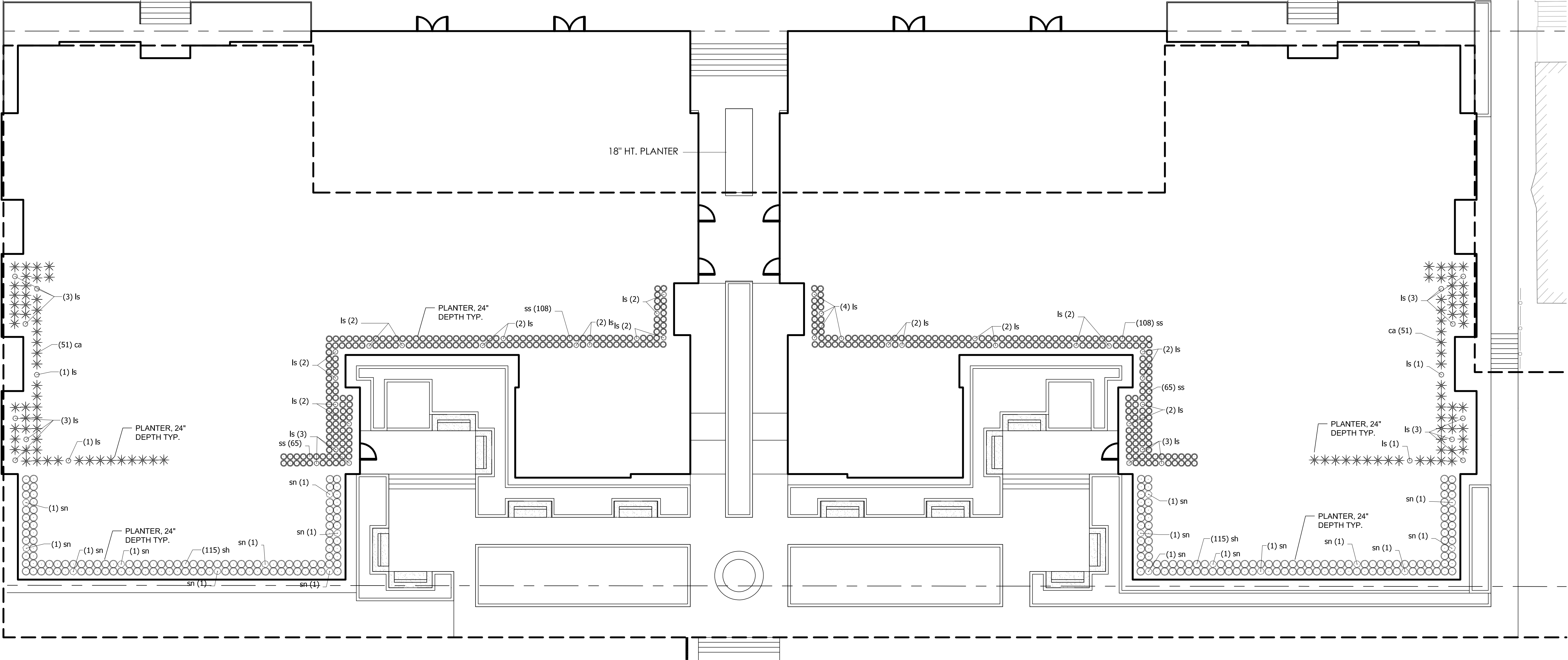
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PLANT SCHEDULE ROOF DECK (QUANTITIES ON L1.0)

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

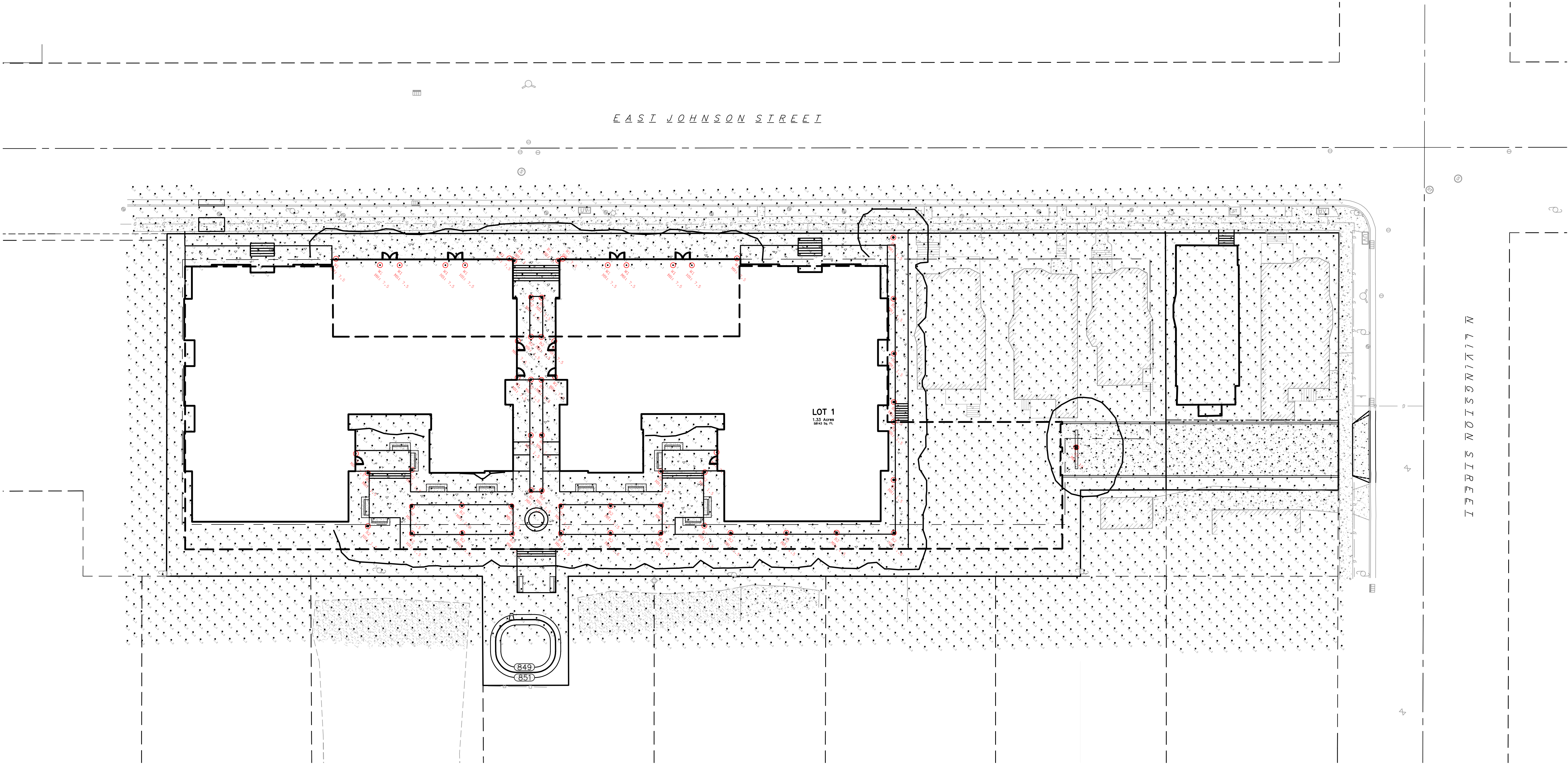
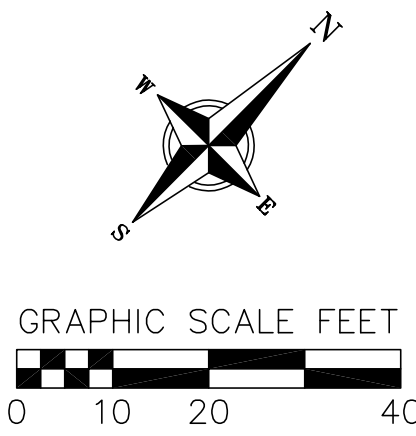
SEED/PLUG SCHEDULE

	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 1/2" 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 3/4" 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/part1.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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AREA GSF		
LEVEL	BUILDING	AREA
00-BASEMENT		28,173 SF
01-FIRST FLOOR	RETAIL A	1,286 SF
01-FIRST FLOOR	RETAIL B	1,556 SF
01-FIRST FLOOR	BUILDING B	9,103 SF
01-FIRST FLOOR	BUILDING A	9,383 SF
02-SECOND FLOOR	BUILDING A	21,318 SF
02-SECOND FLOOR	BUILDING B	10,578 SF
		21,154 SF
03-THIRD FLOOR	BUILDING A	9,270 SF
03-THIRD FLOOR	BUILDING B	9,270 SF
		18,540 SF
GRAND TOTAL GSF		87,185 SF

AREA NLSF - UNITS		
Level		AREA
01-FIRST FLOOR		14,856 SF
02-SECOND FLOOR		18,197 SF
03-THIRD FLOOR		15,468 SF
GRAND TOTAL NLSF		48,521 SF

AREA NLSF - RETAIL		
Level	UNIT NUMBER	AREA
01-FIRST FLOOR	RETAIL A	1,182 SF
01-FIRST FLOOR	RETAIL B	1,413 SF
GRAND TOTAL NLSF		2,595 SF

NOTE: ALL CALCULATIONS BASED ON
13 EXISTING UNITS AND 54 NEW UNITS

CAR PARKING - REQUIRED

EXISTING UNITS (10DWELLING UNIT)	13
UNITS (10DWELLING UNIT)	54
RETAIL A (1400 SF OF RETAIL)	3
RETAIL B (1400 SF OF RETAIL)	4
TOTAL	74
WAVE FIRST 5 STALLS FOR RESIDENTIAL	-5
GRAND TOTAL	69

CAR PARKING - PROVIDED

ADA ACCESSIBLE 9' x 18' - 90 DEGREE	1
ADA ACCESSIBLE 9' x 18' - 90 DEGREE	1
STANDARD 9'x18' - 90 DEGREE	57
STANDARD 9'x18' TANDEM - 90 DEGREE	10
TOTAL	69

BIKE PARKING - REQUIRED

BEDROOMS	BIKE COUNT
1 BEDROOM	10
1 BEDROOM (E)	3
2 BEDROOM	22
2 BEDROOM (E)	3
3 BEDROOM	15
3 BEDROOM (E)	9
5 BEDROOM (E)	2.5
STUDIO	12
TOTAL	76.5

UNITS	UNIT COUNT	BIKE GUEST (1 FOR EVERY 10 UNITS)
EXISTING UNITS	13	2
UNITS	54	6
TOTAL	67	8
GRAND TOTAL REQUIRED BIKE PARKING		84.5

BIKE PARKING - PROVIDED

2 BIKE SINGLE HOOP	90
TOTAL	90

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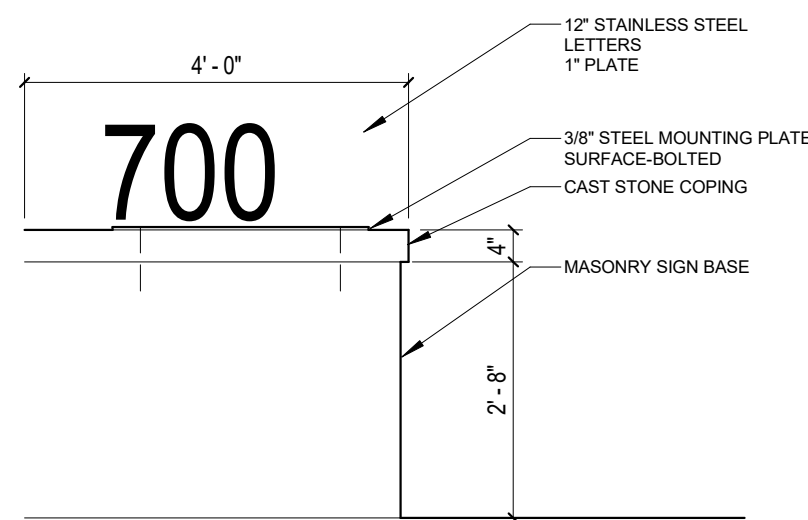
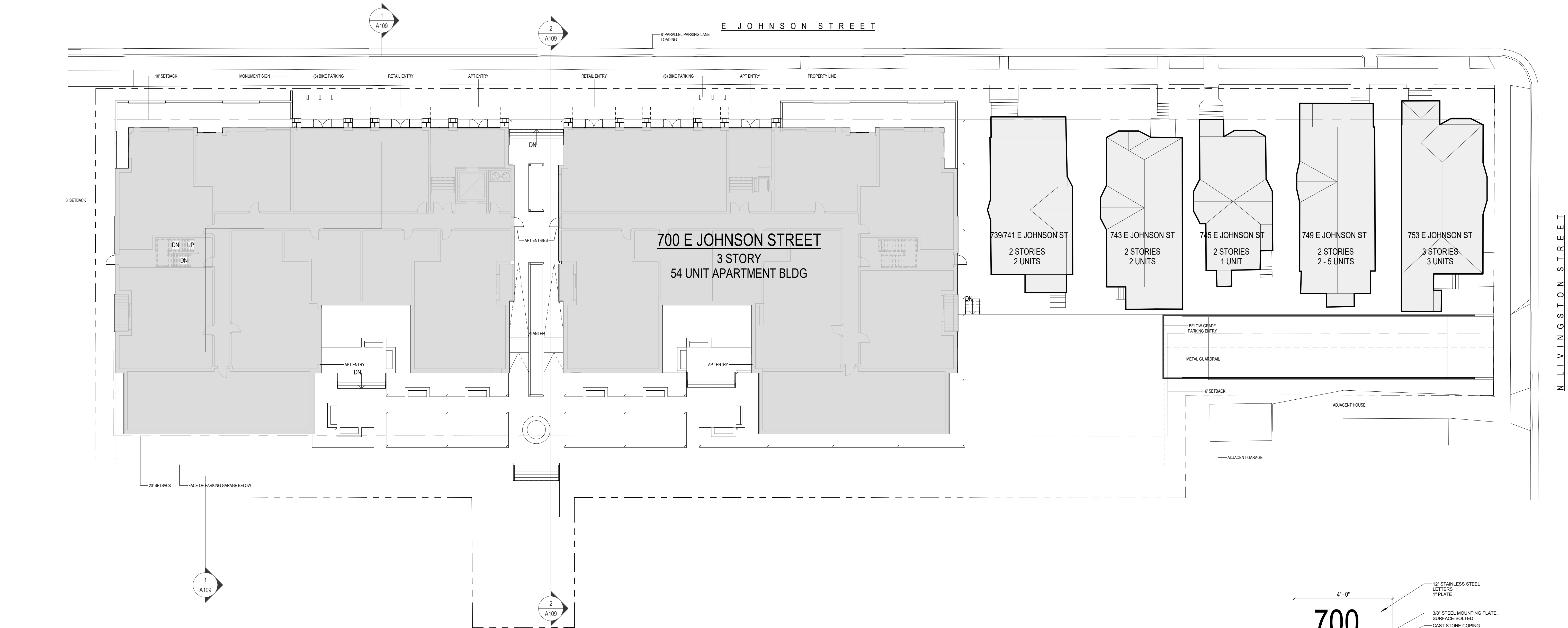
SITE PLAN & BASEMENT PLAN

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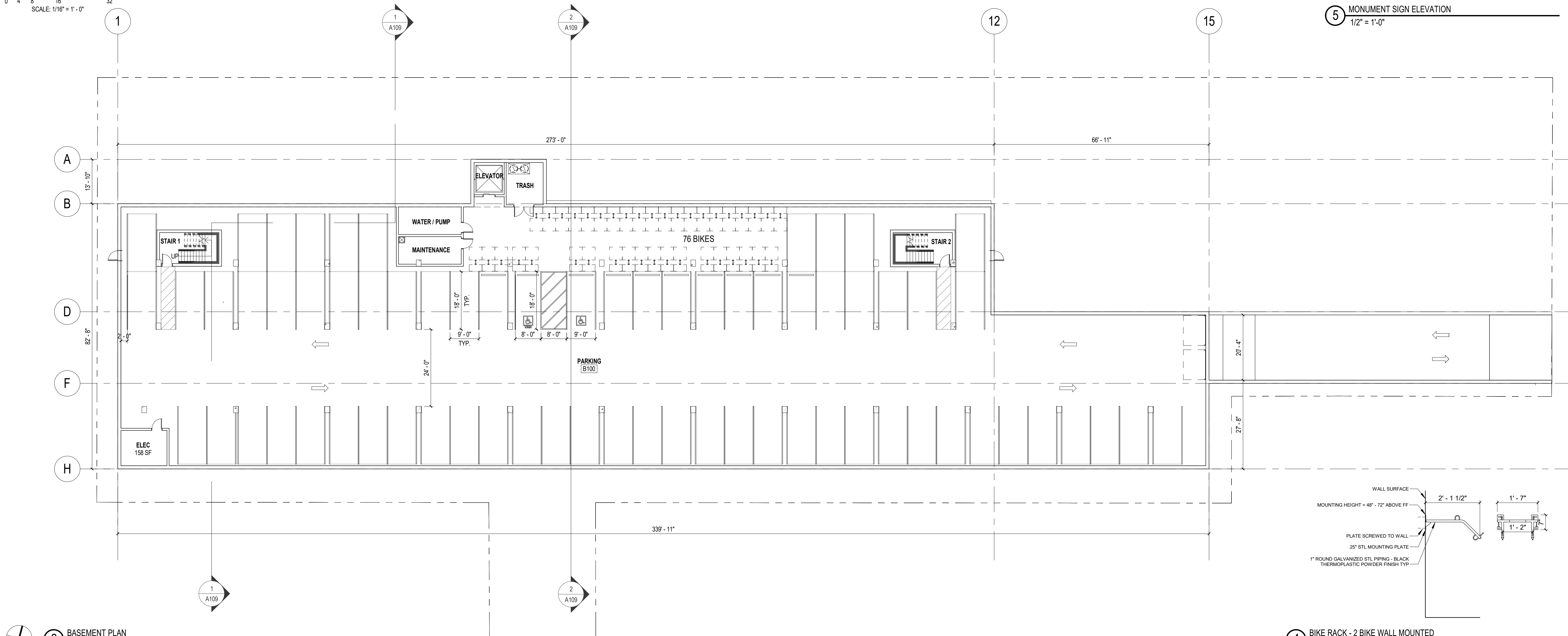
A101



5 MONUMENT SIGN ELEVATION
1/2" = 1'-0"

6 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

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

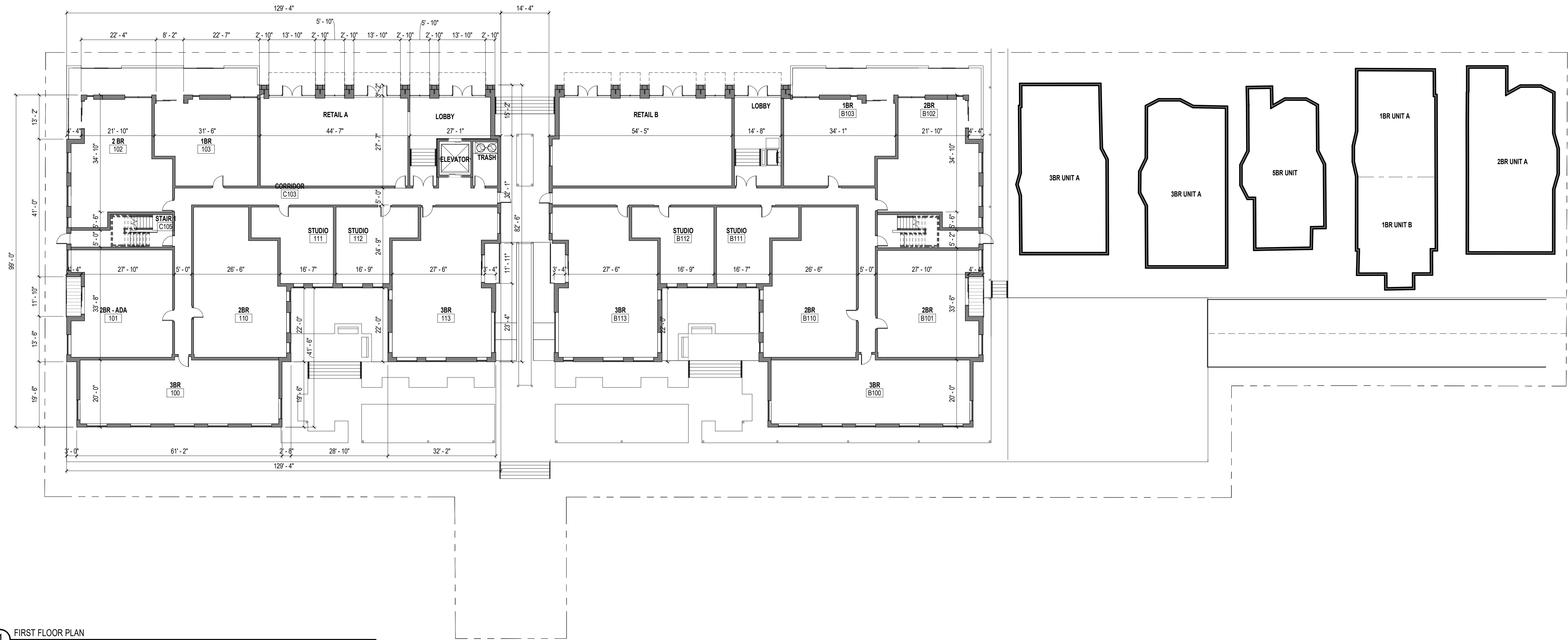


4 BIKE RACK - 2 BIKE WALL MOUNTED
1/2" = 1'-0"

3 BIKE RACK - 2 BIKE BELOW GRADE MOUNTED
1/2" = 1'-0"

2 BASEMENT PLAN
1/16" = 1'-0"

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



NOTE: ALL CALCULATIONS BASED ON
13 EXISTING UNITS AND 54 NEW UNITS

UNIT TYPE			
UNIT TYPE	TOTAL UNIT COUNT	NLSF AREA TOTAL	UNIT TYPE %
1 BEDROOM	10	7,194 SF	15%
2 BEDROOM	22	22,818 SF	47%
3 BEDROOM	10	12,513 SF	26%
STUDIO	12	5,796 SF	12%
TOTAL	54	48,320 SF	100%

UNIT MATRIX		
UNIT NUMBER	BEDROOMS	TOTAL BEDROOM COUNT
100 UNIT	3 BEDROOM	3
101 UNIT ADA	2 BEDROOM	2
102 UNIT	2 BEDROOM	2
103 UNIT	1 BEDROOM	1
110 UNIT	2 BEDROOM	2
111 UNIT	STUDIO	1
112 UNIT	STUDIO	1
113 UNIT	3 BEDROOM	3
200 UNIT	3 BEDROOM	3
201 UNIT	2 BEDROOM	2
202 UNIT	2 BEDROOM	2
203 UNIT	2 BEDROOM	2
204 UNIT	1 BEDROOM	1
205 UNIT	1 BEDROOM	1
210 UNIT	2 BEDROOM	2
211 UNIT	STUDIO	1
212 UNIT	STUDIO	1
213 UNIT	3 BEDROOM	3
301 UNIT	2 BEDROOM	2
302 UNIT	2 BEDROOM	2
303 UNIT	2 BEDROOM	2
304 UNIT	1 BEDROOM	1
305 UNIT	1 BEDROOM	1
310 UNIT	2 BEDROOM	2
311 UNIT	STUDIO	1
312 UNIT	STUDIO	1
313 UNIT	3 BEDROOM	3
B100 UNIT	3 BEDROOM	3
B101 UNIT	2 BEDROOM	2
B102 UNIT	2 BEDROOM	2
B103 UNIT	1 BEDROOM	1
B110 UNIT	2 BEDROOM	2
B111 UNIT	STUDIO	1
B112 UNIT	STUDIO	1
B113 UNIT	3 BEDROOM	3
B200 UNIT	3 BEDROOM	3
B201 UNIT	2 BEDROOM	2
B202 UNIT	2 BEDROOM	2
B203 UNIT	2 BEDROOM	2
B204 UNIT	1 BEDROOM	1
B205 UNIT	1 BEDROOM	1
B210 UNIT ADA	2 BEDROOM	2
B211 UNIT	STUDIO	1
B212 UNIT	STUDIO	1
B213 UNIT	3 BEDROOM	3
B301 UNIT	2 BEDROOM	2
B302 UNIT	2 BEDROOM	2
B303 UNIT	2 BEDROOM	2
B304 UNIT	1 BEDROOM	1
B305 UNIT	1 BEDROOM	1
B310 UNIT	2 BEDROOM	2
B311 UNIT	STUDIO	1
B312 UNIT	STUDIO	1
B313 UNIT	3 BEDROOM	3
TOTAL NEW UNITS		96
EXISTING UNITS		32
TOTAL BEDROOM COUNT		128



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FIRST FLOOR PLAN &
SECOND FLOOR PLAN

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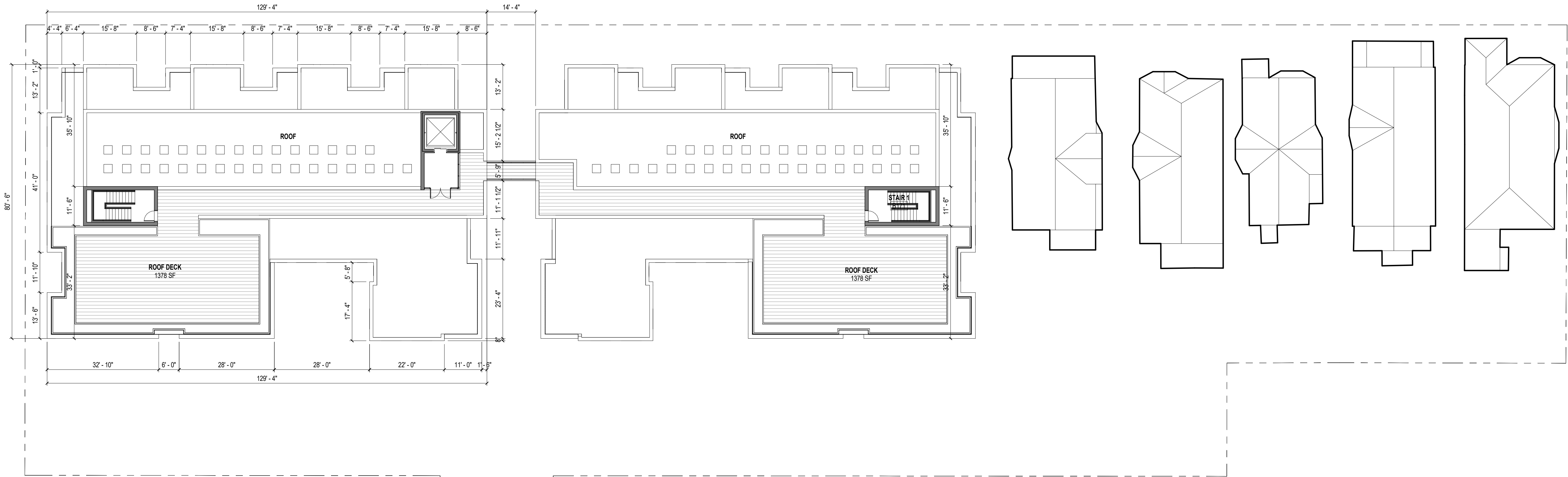
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1 THIRD FLOOR PLAN
1/16" = 1'-0"
0 4 8 16 32
SCALE: 1/16" = 1'-0"



2 BUILDING ROOF PLAN
1/16" = 1'-0"
0 4 8 16 32
SCALE: 1/16" = 1'-0"

NOTE: ALL CALCULATIONS BASED ON
13 EXISTING UNITS AND 54 NEW UNITS

UNIT TYPE			
UNIT TYPE	TOTAL UNIT COUNT	NLSF AREA TOTAL	UNIT TYPE %
1 BEDROOM	10	7,194 SF	15%
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3 BEDROOM	10	12,513 SF	26%
STUDIO	12	5,786 SF	12%
TOTAL	54	48,320 SF	100%

UNIT MATRIX		
UNIT NUMBER	BEDROOMS	TOTAL BEDROOM COUNT
100 UNIT	3 BEDROOM	3
101 UNIT ADA	2 BEDROOM	2
102 UNIT	2 BEDROOM	2
103 UNIT	1 BEDROOM	1
110 UNIT	2 BEDROOM	2
111 UNIT	STUDIO	1
112 UNIT	STUDIO	1
113 UNIT	3 BEDROOM	3
200 UNIT	3 BEDROOM	3
201 UNIT	2 BEDROOM	2
202 UNIT	2 BEDROOM	2
203 UNIT	2 BEDROOM	2
204 UNIT	1 BEDROOM	1
205 UNIT	1 BEDROOM	1
210 UNIT	2 BEDROOM	2
211 UNIT	STUDIO	1
212 UNIT	STUDIO	1
213 UNIT	3 BEDROOM	3
301 UNIT	2 BEDROOM	2
302 UNIT	2 BEDROOM	2
303 UNIT	2 BEDROOM	2
304 UNIT	1 BEDROOM	1
305 UNIT	1 BEDROOM	1
310 UNIT	2 BEDROOM	2
311 UNIT	STUDIO	1
312 UNIT	STUDIO	1
313 UNIT	3 BEDROOM	3
B100 UNIT	3 BEDROOM	3
B101 UNIT	2 BEDROOM	2
B102 UNIT	2 BEDROOM	2
B103 UNIT	1 BEDROOM	1
B110 UNIT	2 BEDROOM	2
B111 UNIT	STUDIO	1
B112 UNIT	STUDIO	1
B113 UNIT	3 BEDROOM	3
B200 UNIT	3 BEDROOM	3
B201 UNIT	2 BEDROOM	2
B202 UNIT	2 BEDROOM	2
B203 UNIT	2 BEDROOM	2
B204 UNIT	1 BEDROOM	1
B205 UNIT	1 BEDROOM	1
B210 UNIT ADA	2 BEDROOM	2
B211 UNIT	STUDIO	1
B212 UNIT	STUDIO	1
B213 UNIT	3 BEDROOM	3
B301 UNIT	2 BEDROOM	2
B302 UNIT	2 BEDROOM	2
B303 UNIT	2 BEDROOM	2
B304 UNIT	1 BEDROOM	1
B305 UNIT	1 BEDROOM	1
B310 UNIT	2 BEDROOM	2
B311 UNIT	STUDIO	1
B312 UNIT	STUDIO	1
B313 UNIT	3 BEDROOM	3
TOTAL NEW UNITS		96
EXISTING UNITS		32
TOTAL BEDROOM COUNT		128

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THIRD FLOOR PLAN &
ROOF PLAN

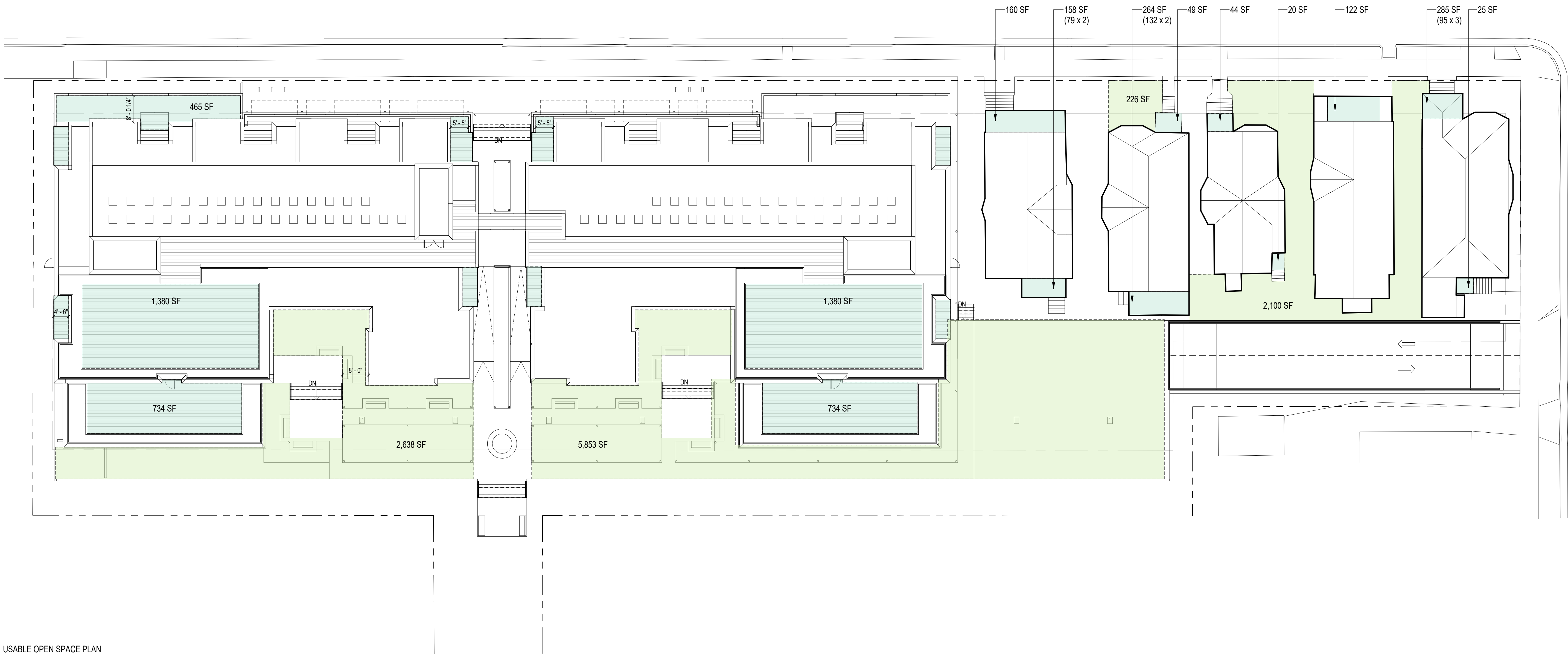
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NOTE: ALL CALCULATIONS BASED ON
13 EXISTING UNITS AND 54 NEW UNITS

REQUIRED OPEN SPACE

UNIT TYPE	TOTAL UNIT COUNT	REQ. OPEN SPACE PER UNIT TYPE	REQ. OPEN SPACE
1 BEDROOM	10	160 SF	1,600 SF
1 BEDROOM (E)	3	160 SF	480 SF
2 BEDROOM	22	320 SF	7,040 SF
2 BEDROOM (E)	3	320 SF	960 SF
3 BEDROOM	10	320 SF	3,200 SF
3 BEDROOM (E)	6	320 SF	1,920 SF
5 BEDROOM (E)	1	320 SF	320 SF
STUDIO	12	160 SF	1,920 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	2,328 SF
01-FIRST FLOOR	BALCONY	107 SF
01-FIRST FLOOR	PODIUM DECK	8,490 SF
01-FIRST FLOOR	PORCH	465 SF
		12,493 SF
02-SECOND FLOOR	BALCONY	469 SF
		469 SF
03-THIRD FLOOR	BALCONY	440 SF
03-THIRD FLOOR	ROOF DECK	1,468 SF
		1,909 SF
04-BUILDING ROOF	ROOF DECK	2,760 SF
		2,760 SF
GRAND TOTAL		17,630 SF

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USABLE OPEN SPACE
PLAN

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A104

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

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

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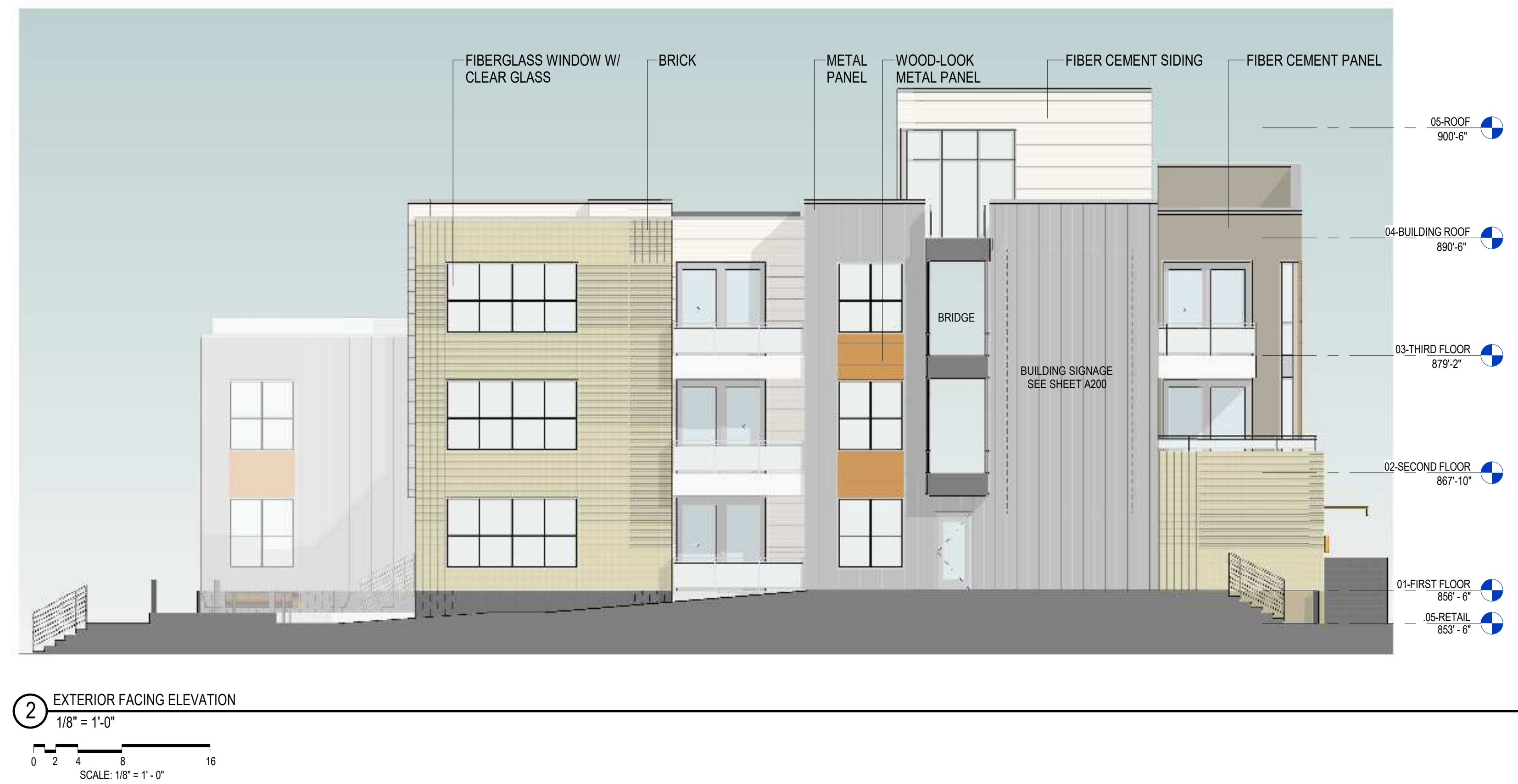
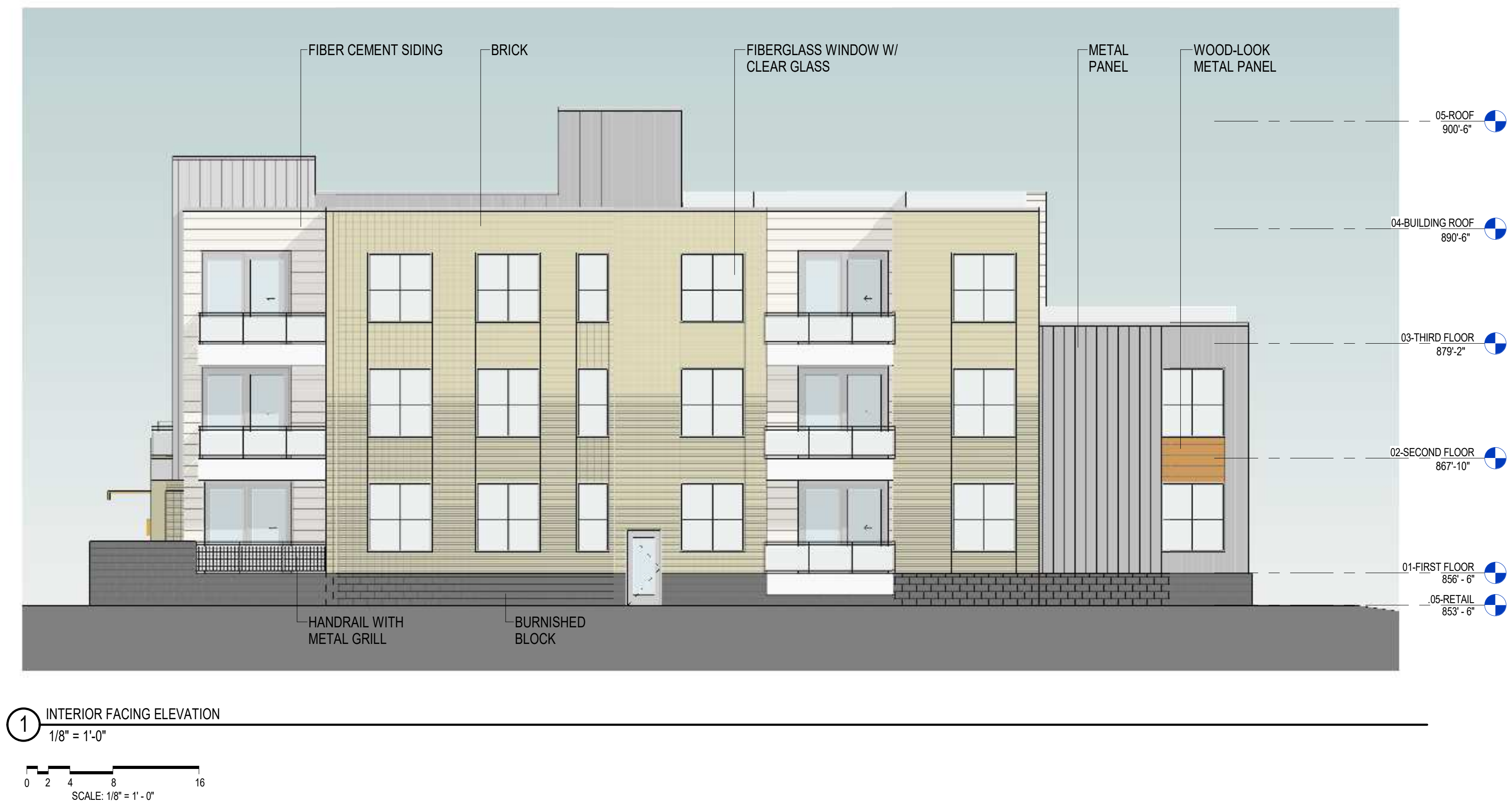
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Project No. 700 EAST LLC
217014.00

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ELEVATIONS

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Drawing Date
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SCHEMATIC DESIGN

Drawing Date
04/23/2018

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217014.00

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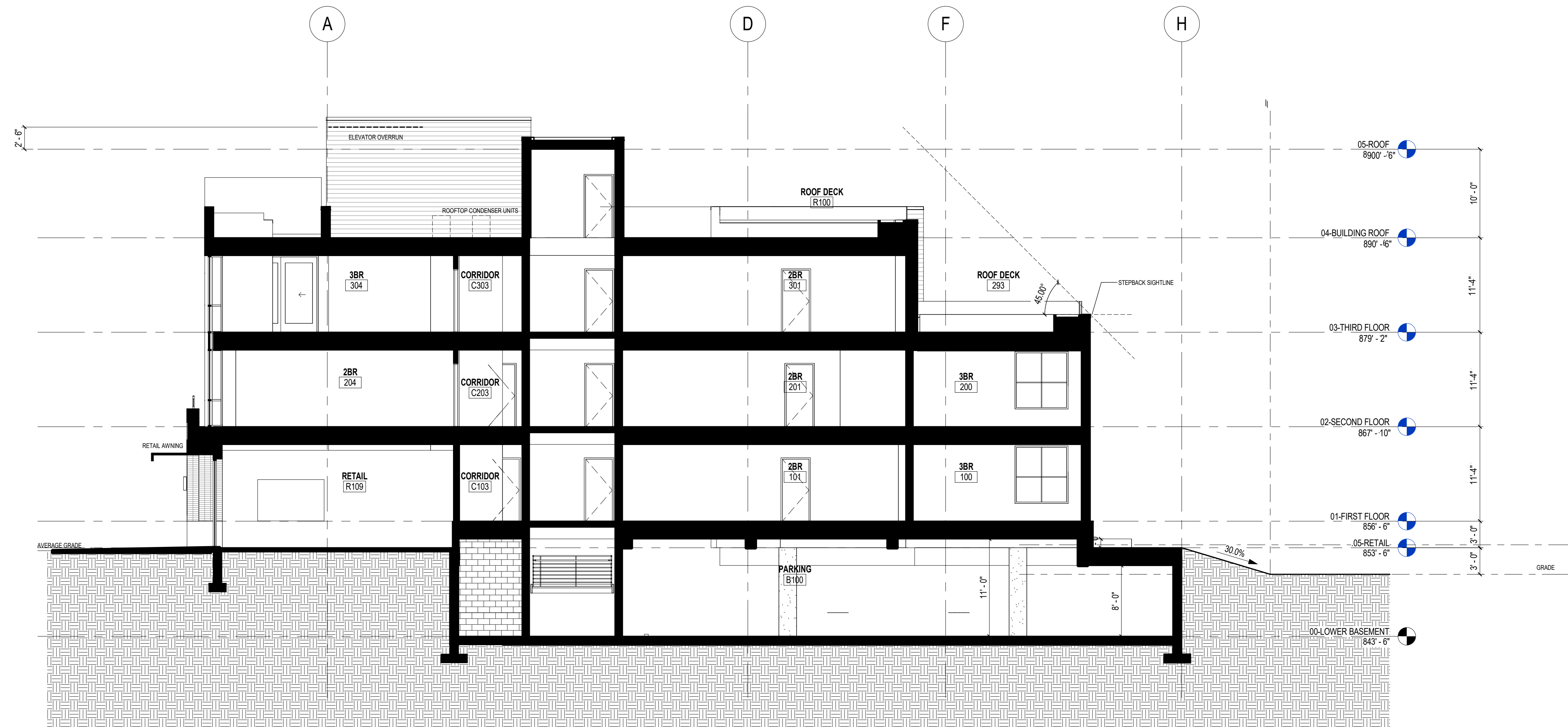
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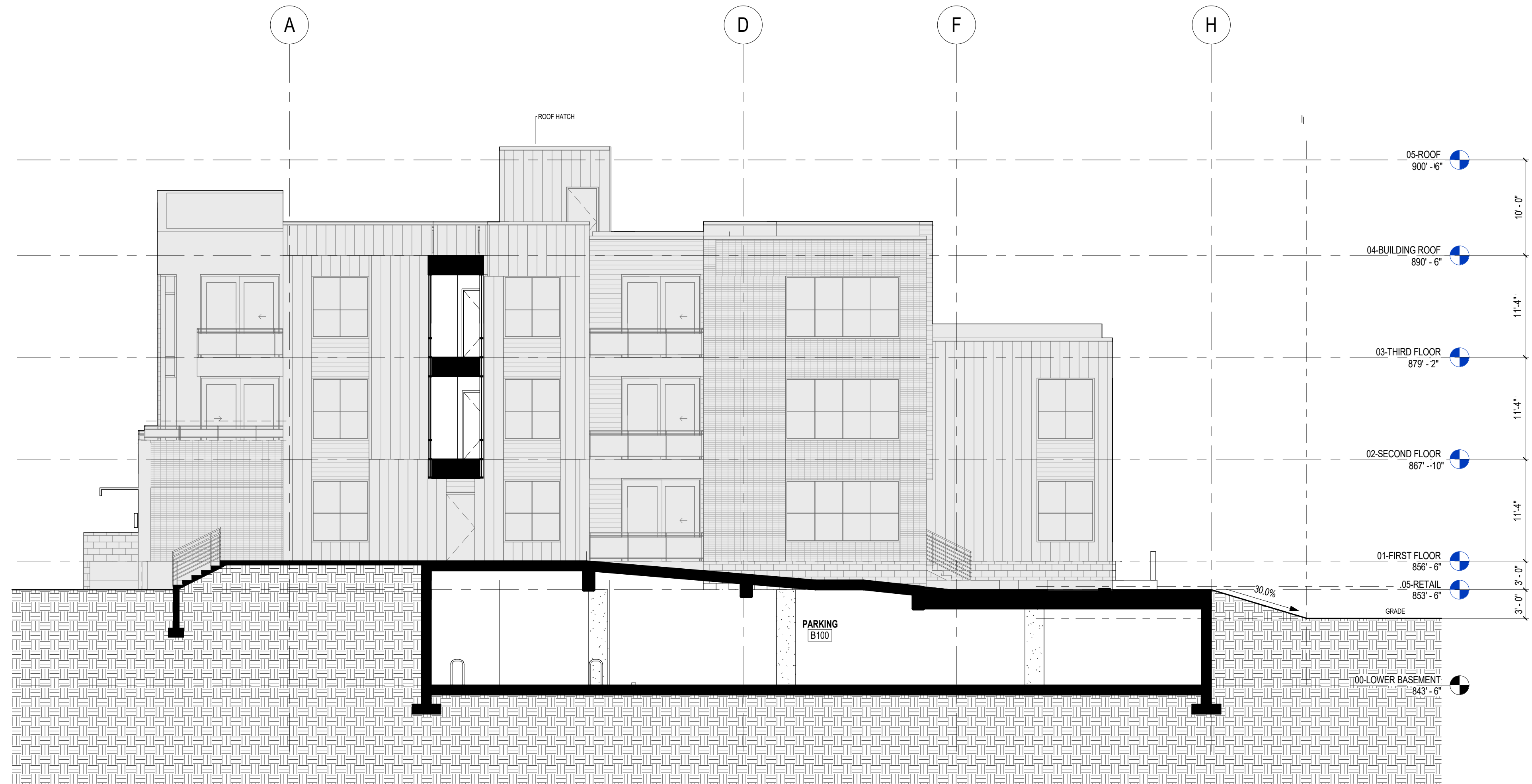
Sheet No.

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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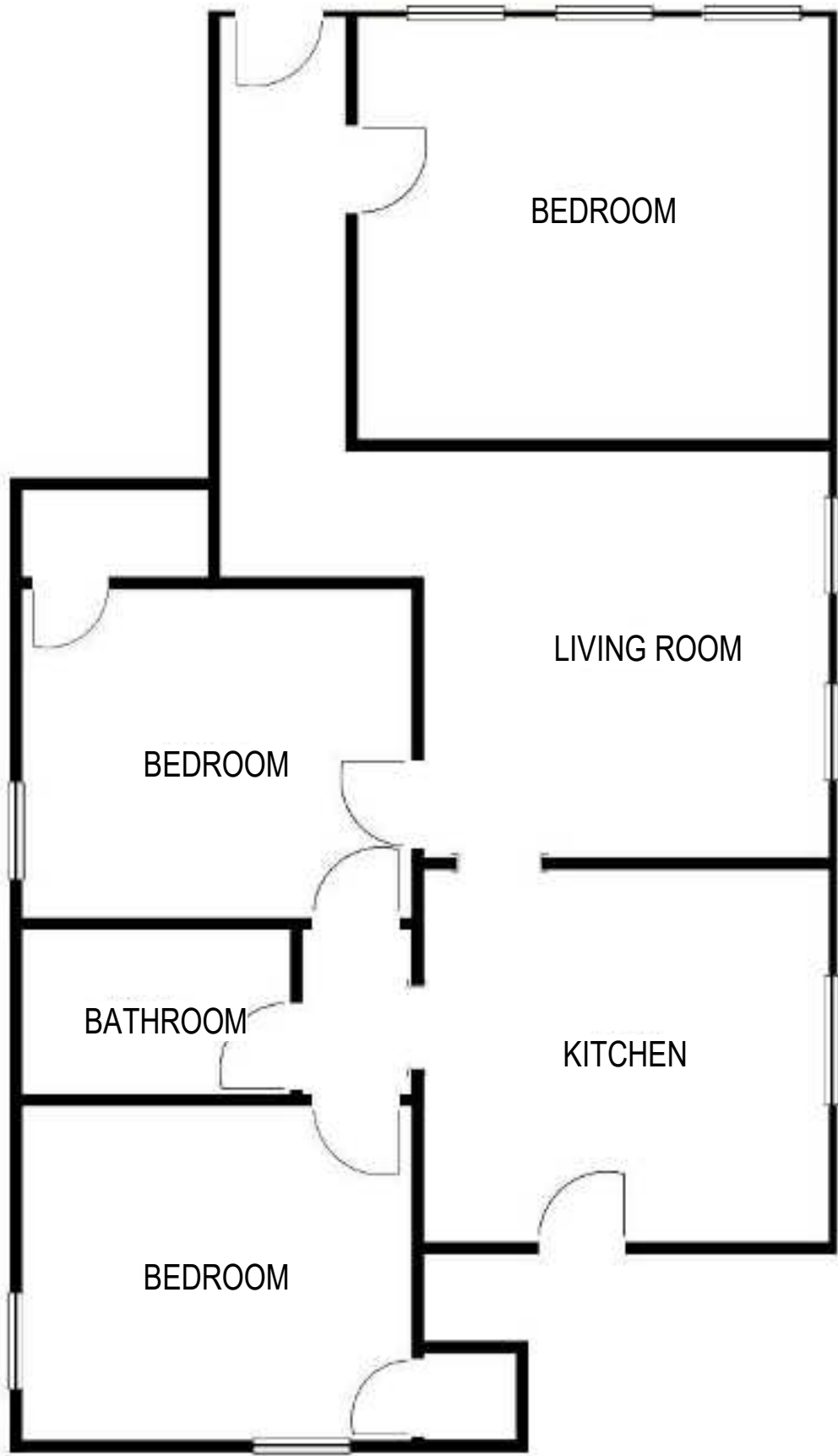
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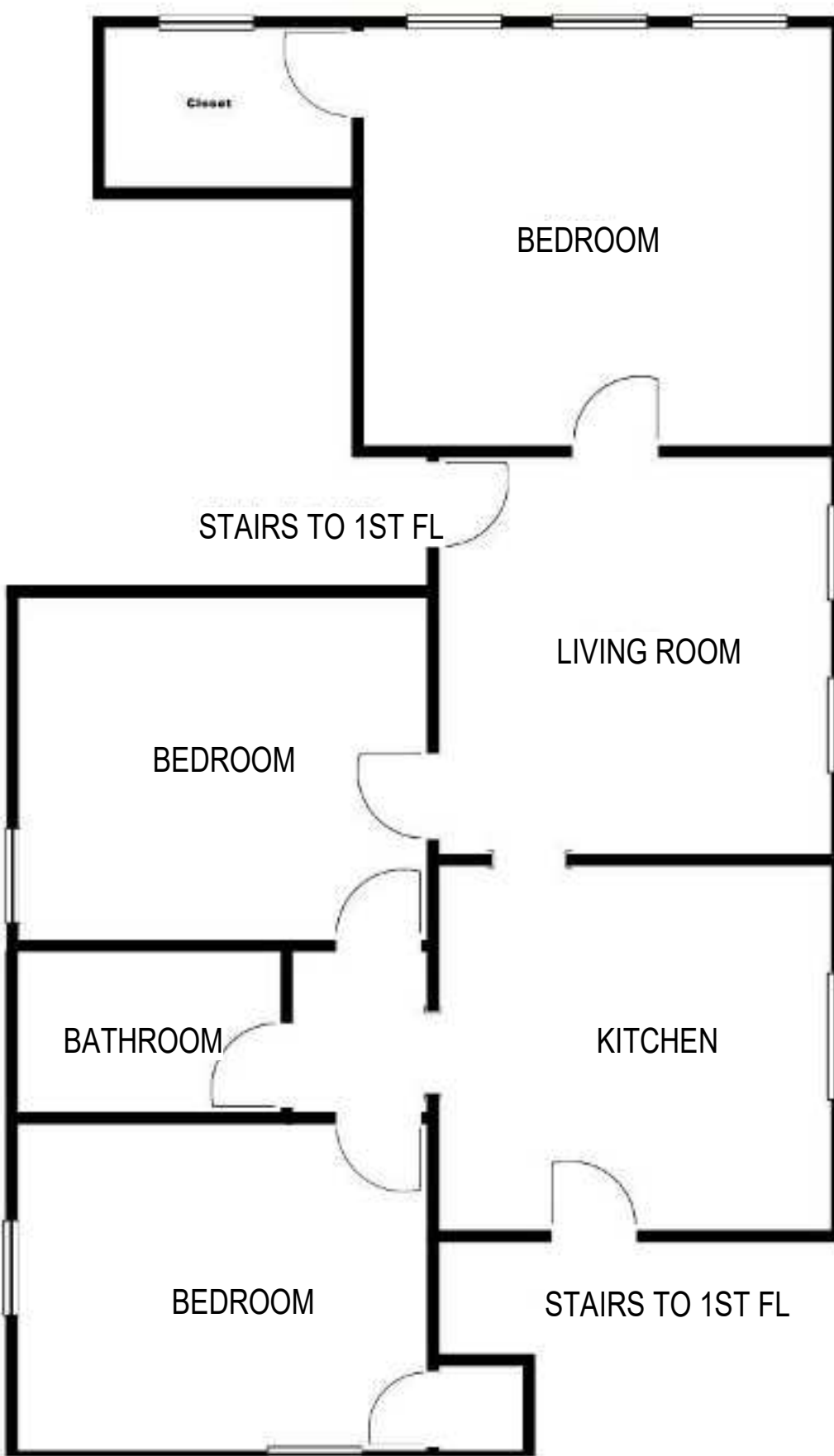
739 / 741 E JOHNSON ST



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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"

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739 / 741 E JOHNSON -
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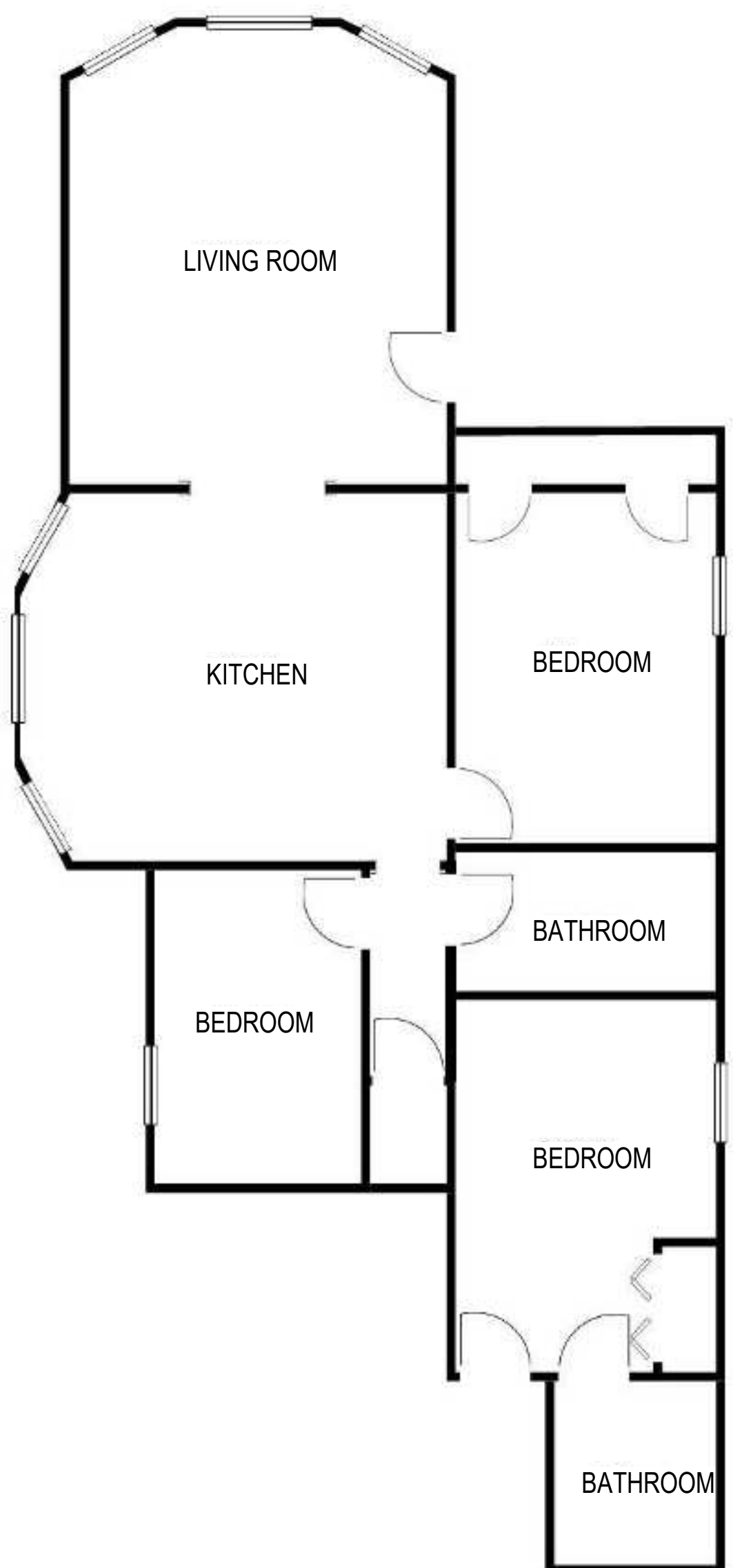
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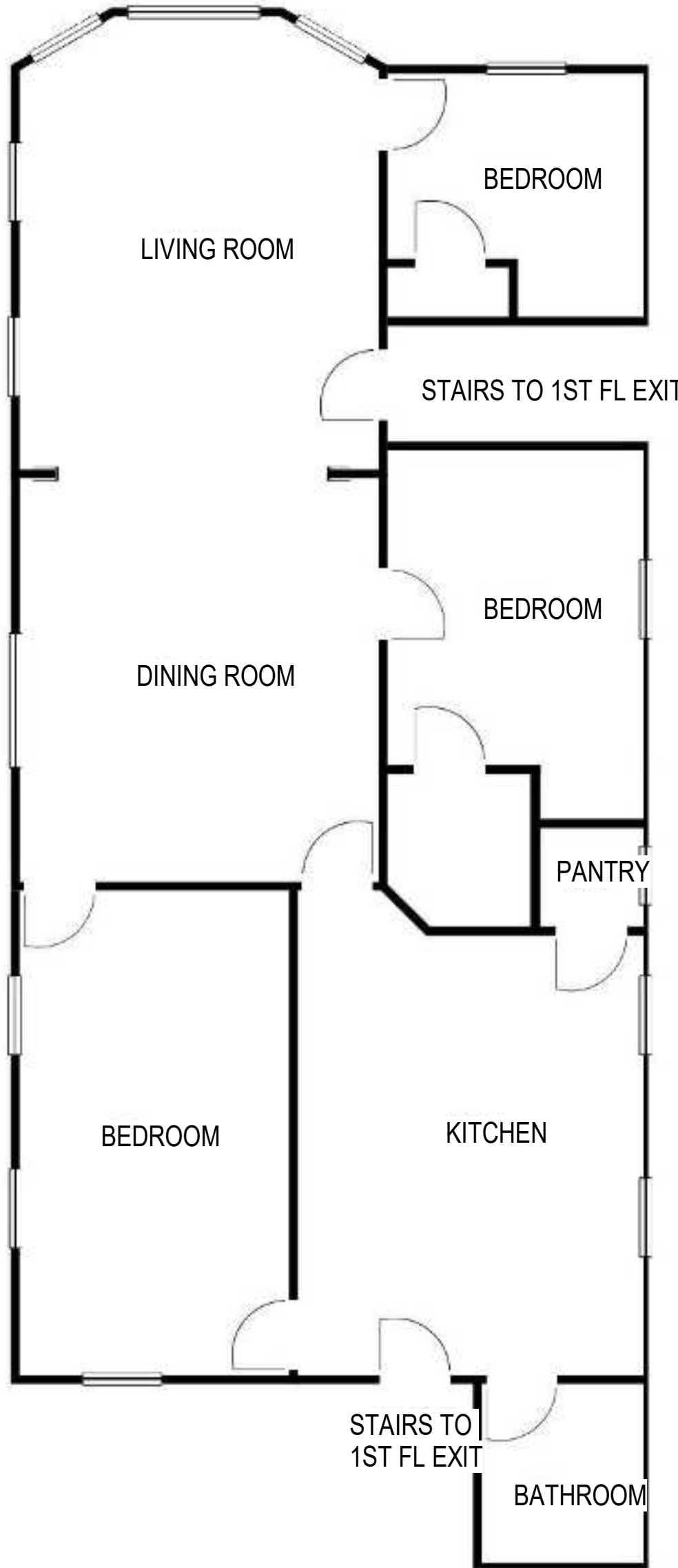
743 E JOHNSON ST



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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"

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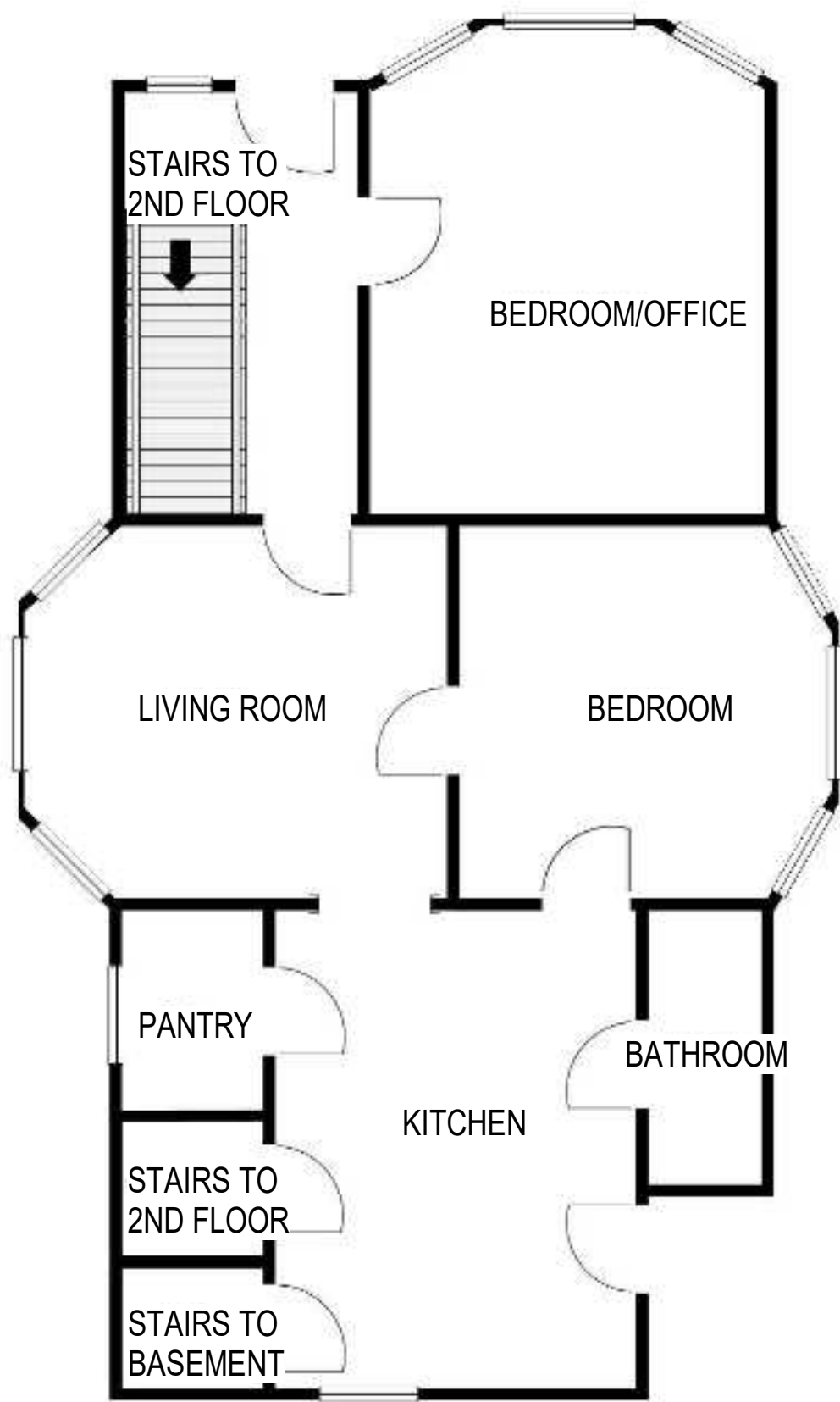
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743 E JOHNSON - FLOOR
PLANS & PHOTOS



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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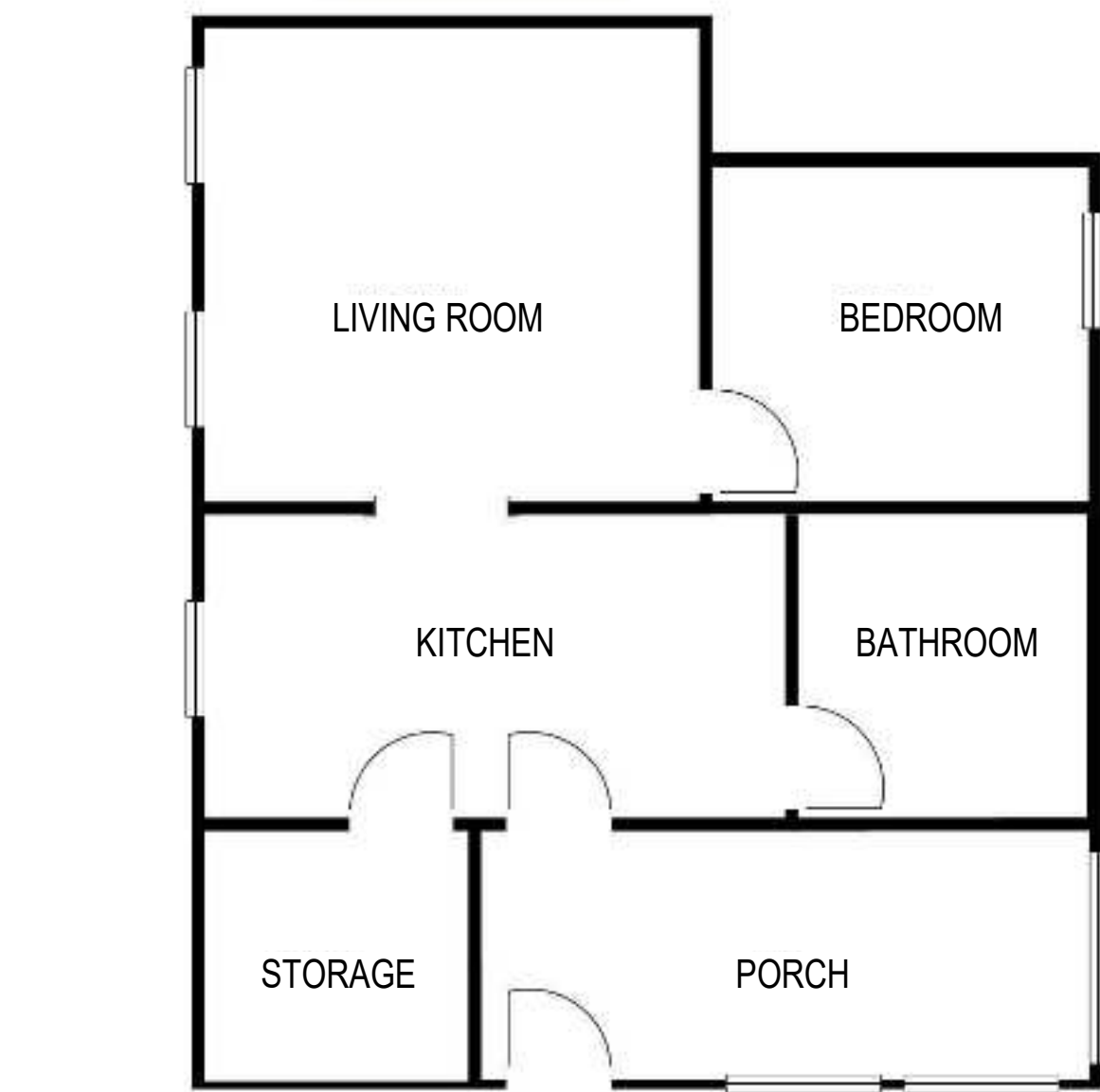
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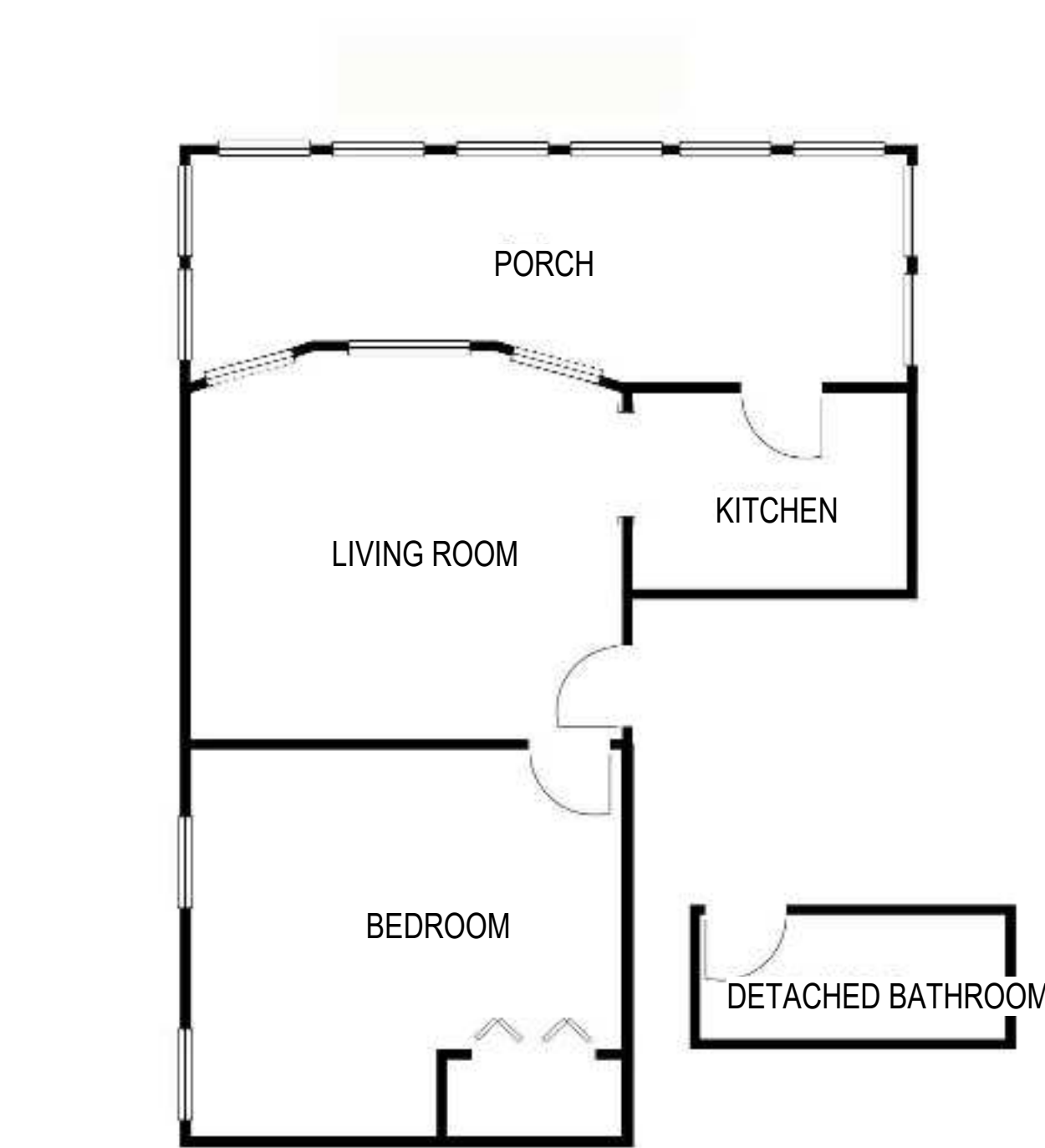
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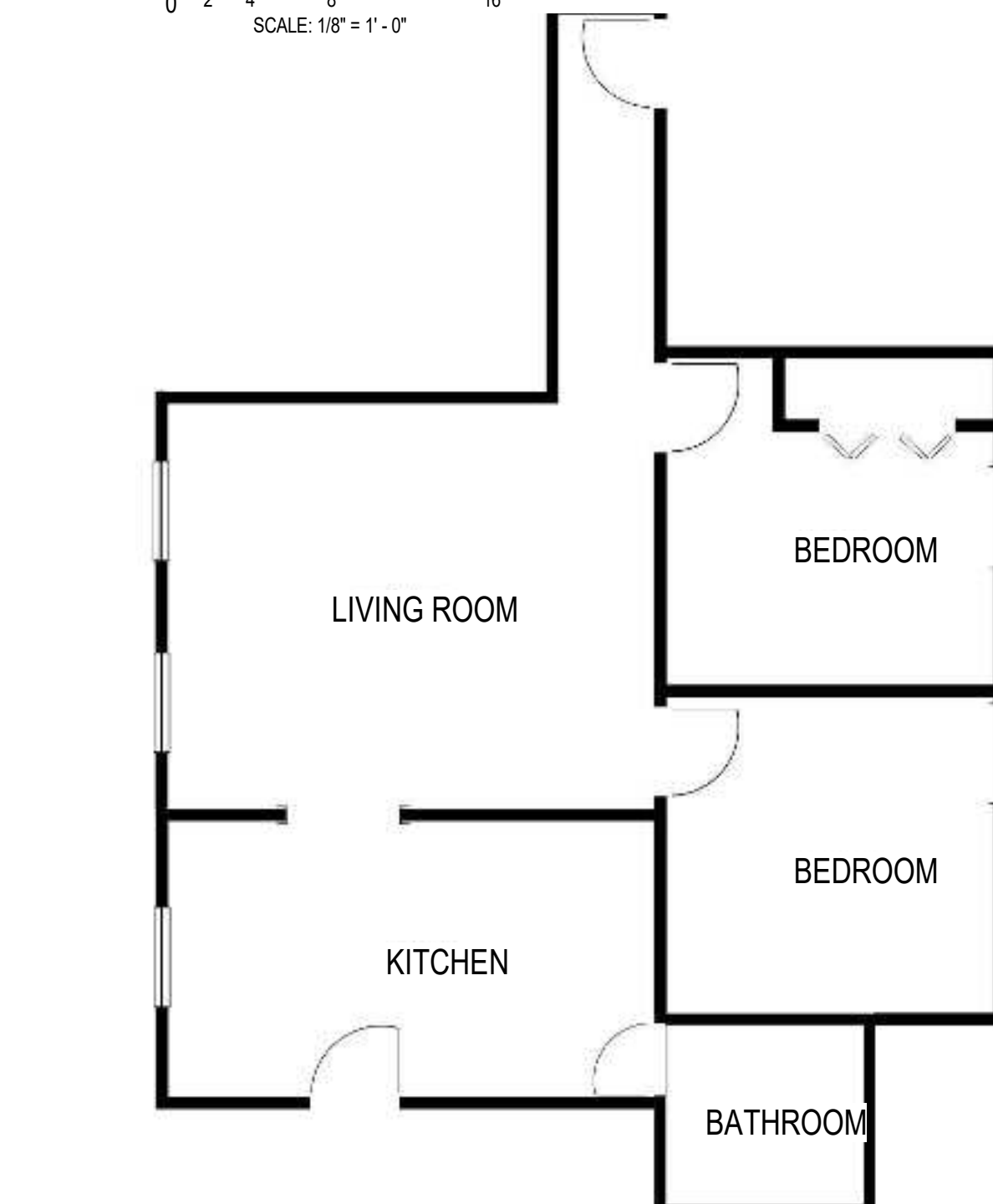
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1/8" = 1'-0"



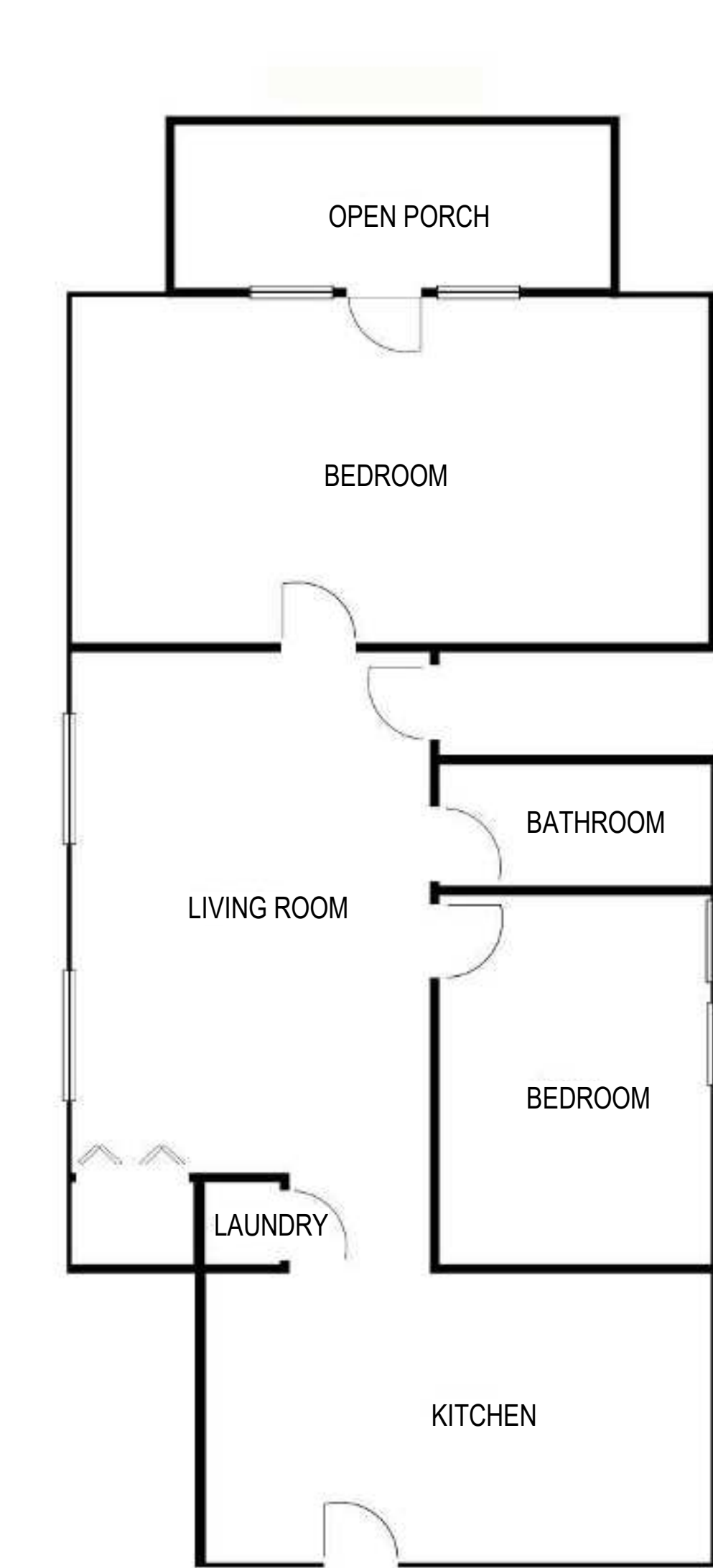
1 749 (727) E JOHNSON ST - FIRST FLOOR UNIT 2
1/8" = 1'-0"



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"

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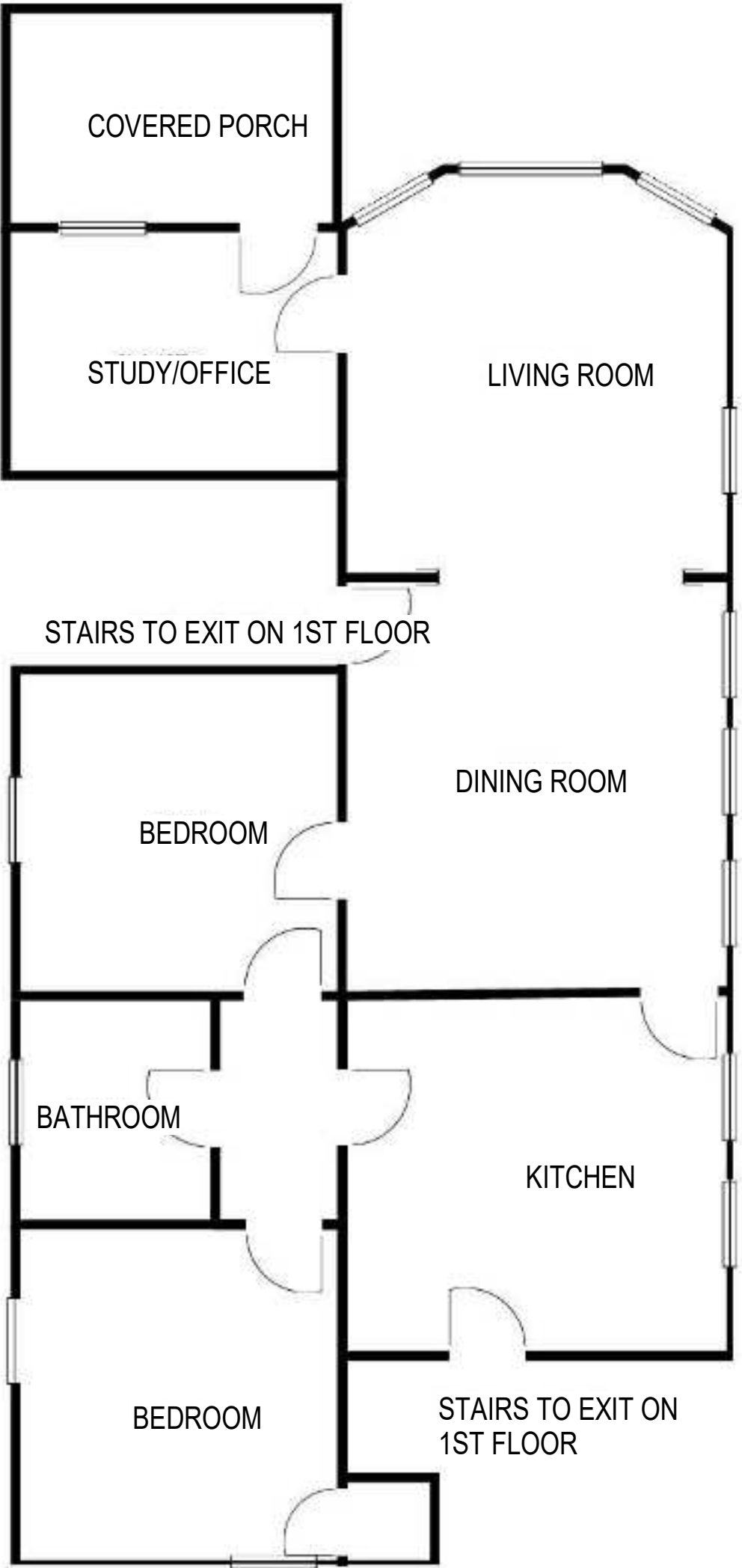
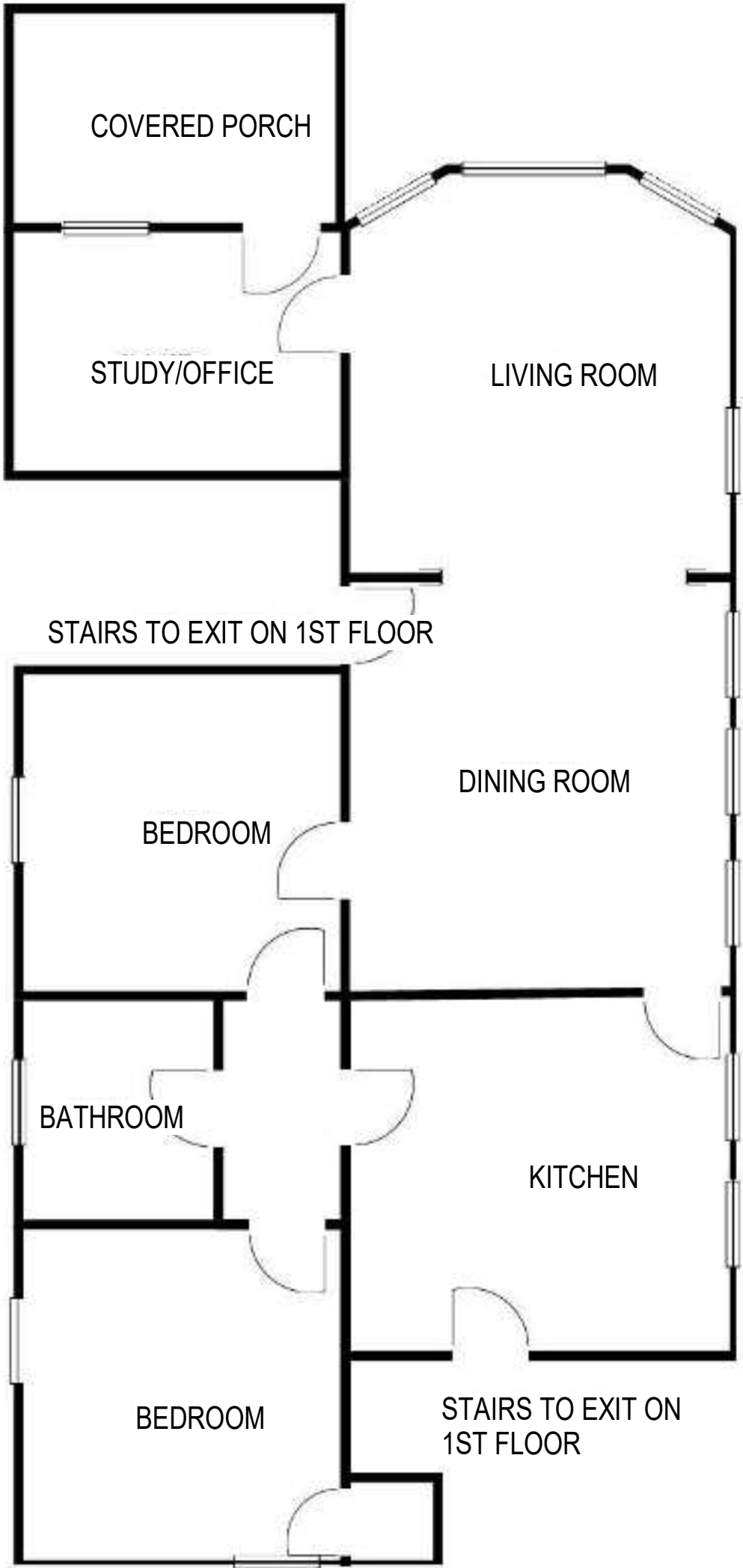
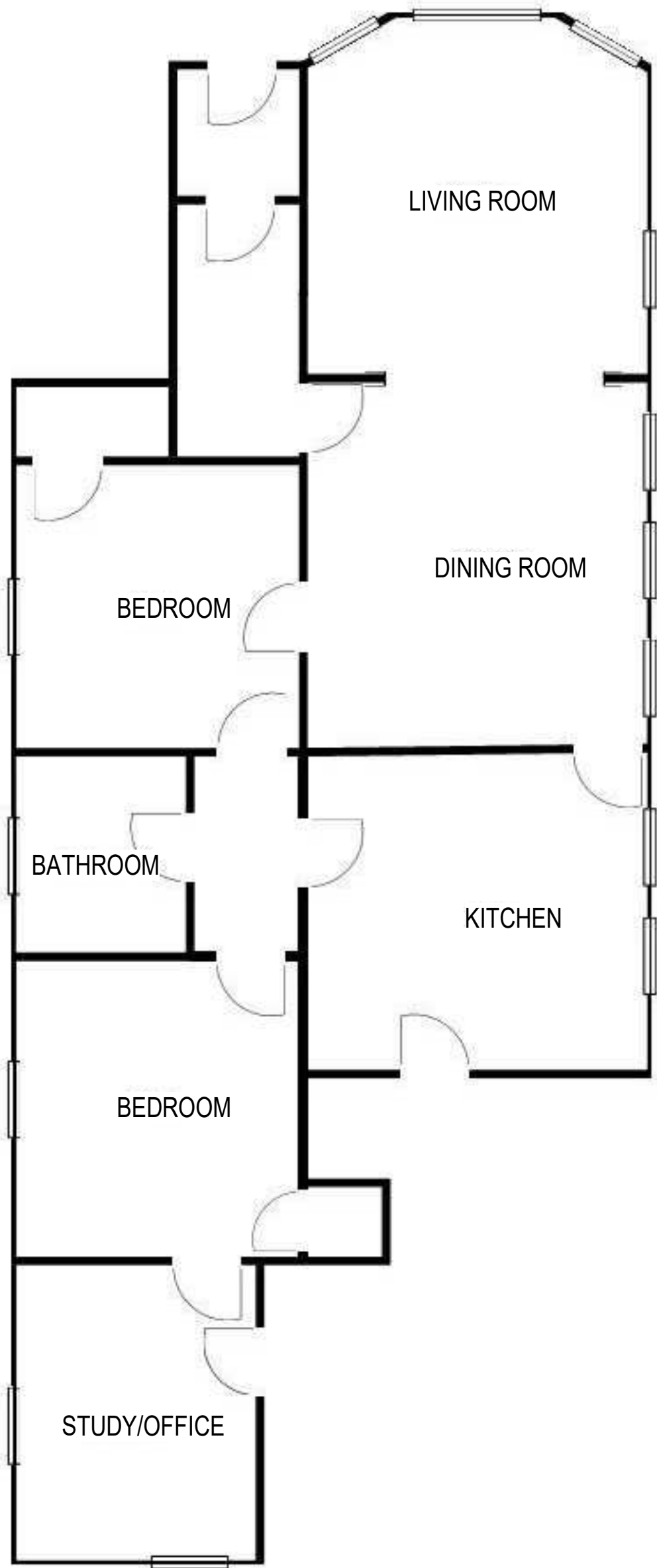
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753 E JOHNSON ST



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753 E JOHNSON - FLOOR
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