



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 817-821 Williamson St.

Contact Name & Phone #: Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? It is covering one entire side but is shy of the 25% b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) will be buried e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



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ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Land Use Submittal - May 6, 2020
Issued for Landmarks - August 04, 2020
Issued for Land Use Submittal - August 17, 2020

PROJECT TITLE
**John Fontain
Development**

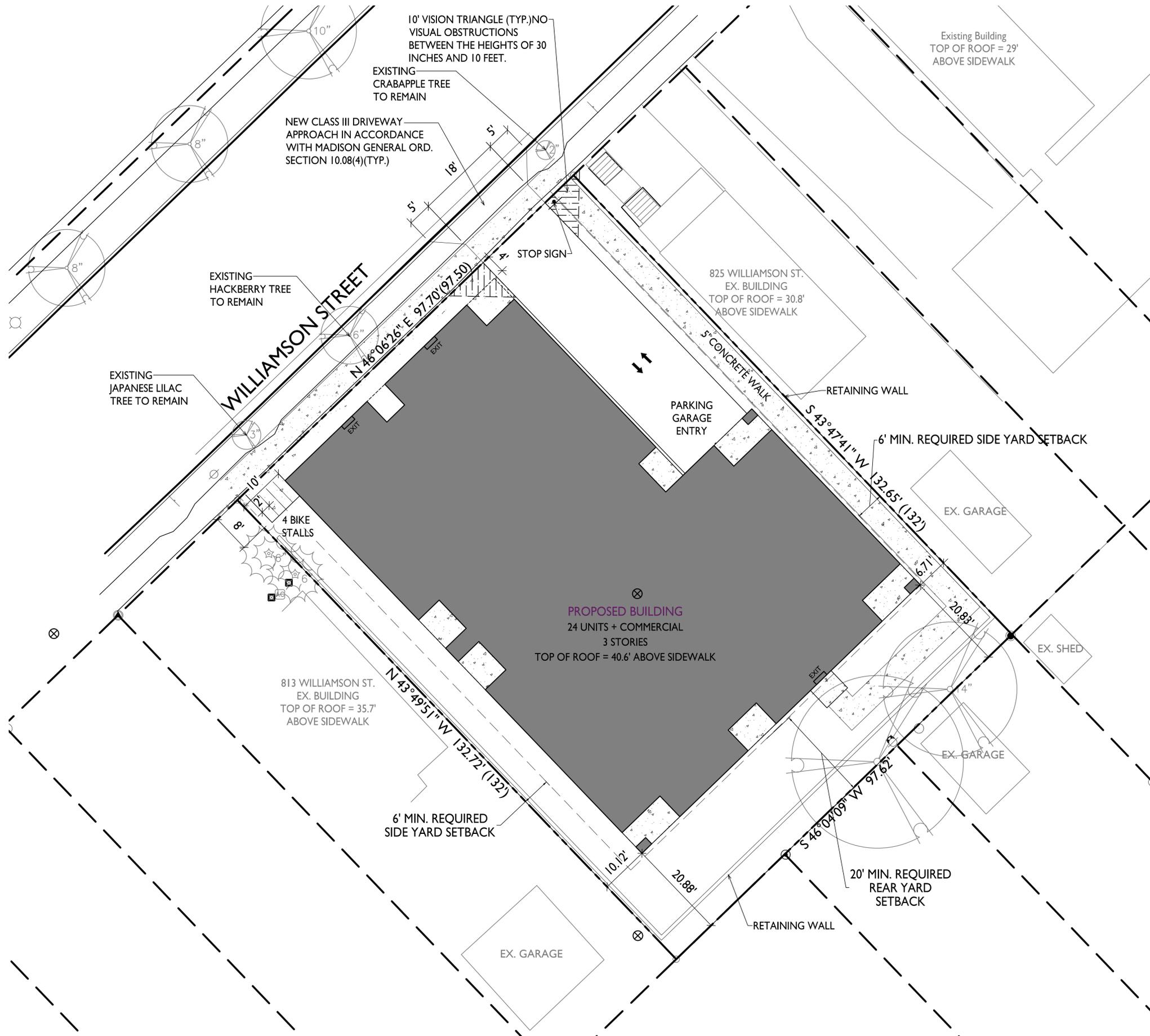
817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

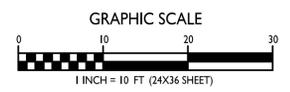
C-1.1

PROJECT NO. **2003**

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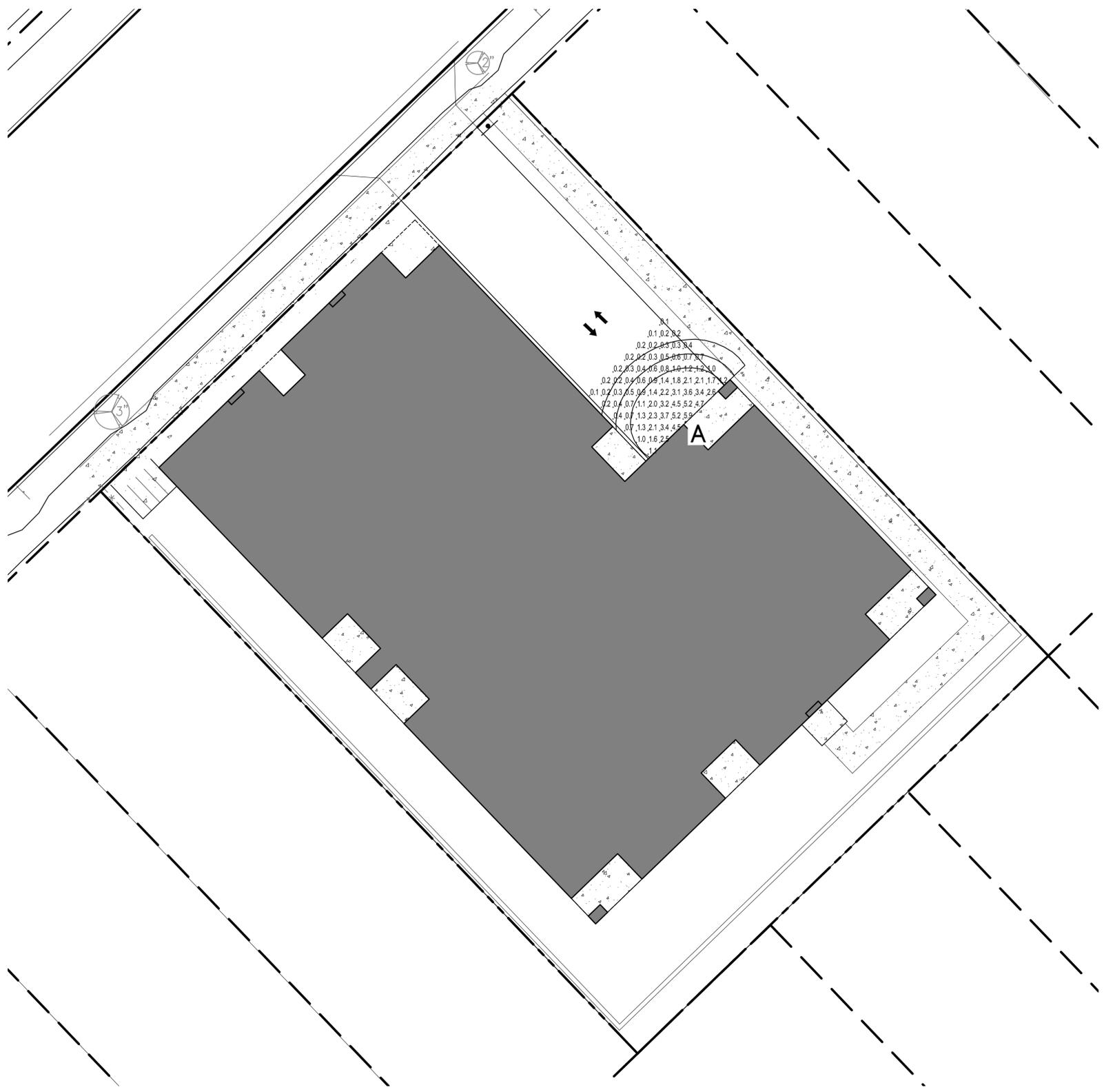
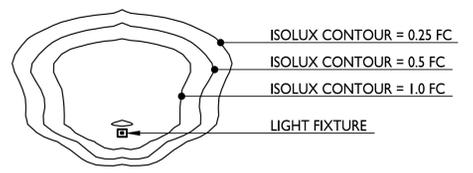
I SITE PLAN
C-1.1 1" = 10'-0"



STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Garage Entrance Lighting	+	1.4 fc	5.9 fc	0.1 fc	59.0:1	14.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	1	LITHONIA LIGHTING	LIL LED 30K MVOLT	LIL LED WALLPACK (STANDARD)	LIL_LED_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION



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PROJECT TITLE
John Fontain Development

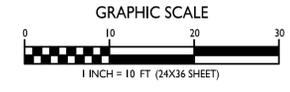
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Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2

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1 SITE LIGHTING PLAN
C-1.2 1" = 10'-0"





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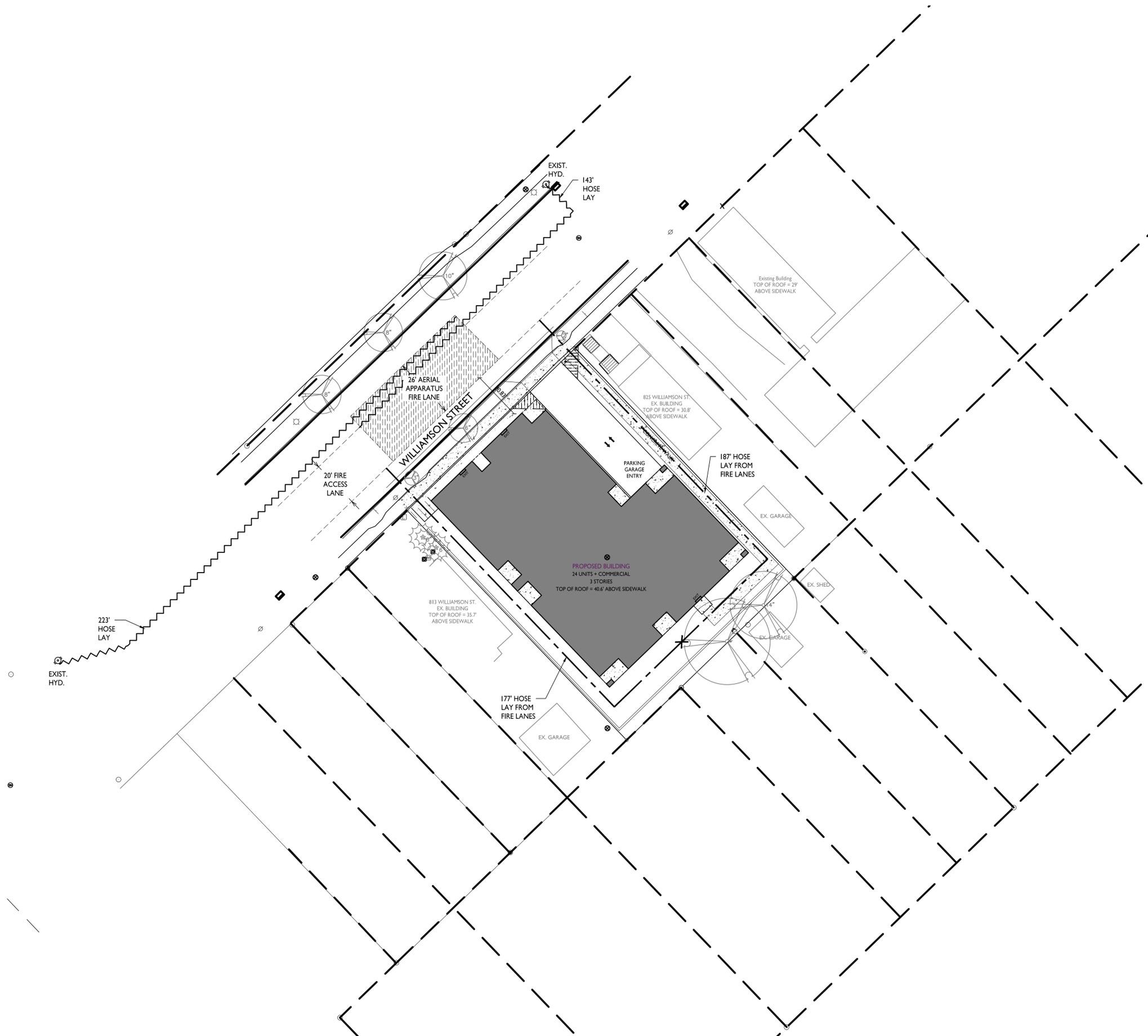
817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER

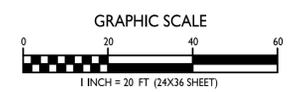
C-1.3

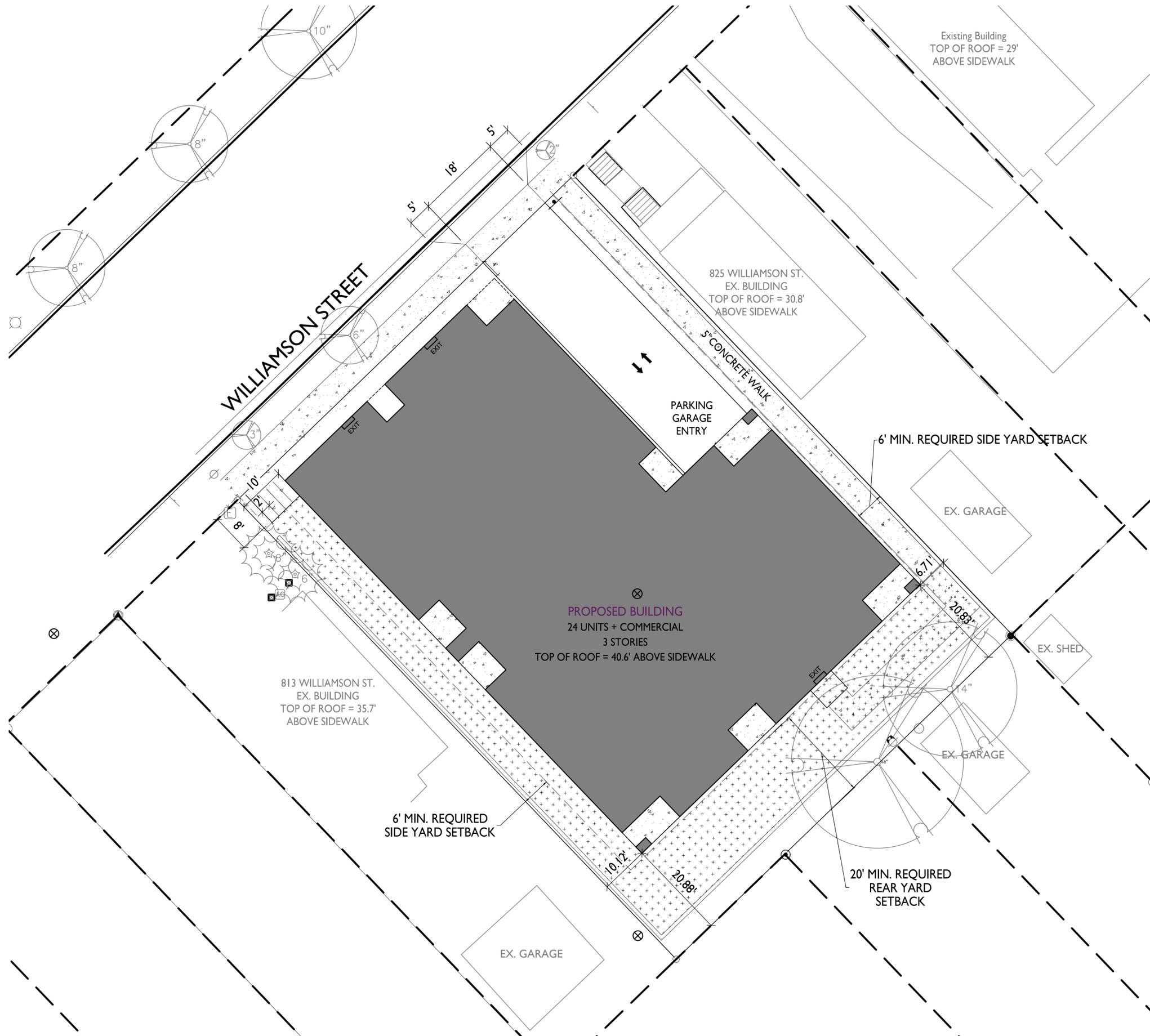
PROJECT NO. **2003**

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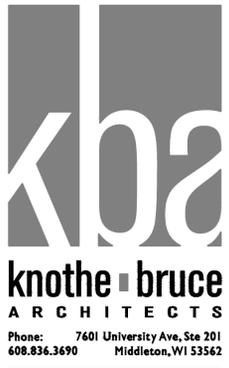


FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 20'-0"





USABLE OPEN SPACE	
ZONING: TSS - TRADITIONAL SHOPPING STREET DISTRICT	
OPEN SPACE REQUIREMENT	40 S.F. / UNIT
DWELLING UNITS	24
	960 S.F. REQUIRED
OPEN SPACE PROVIDED	
ROOF DECK	240 S.F.
BALCONIES 18 X 60 S.F. =	1,080 S.F.
SURFACE	2,357 S.F.
TOTAL	3,677 S.F. PROVIDED



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PROJECT TITLE
**John Fontain
Development**

817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
**Usable Open
Space**

SHEET NUMBER

C-1.5
PROJECT NO. **2003**
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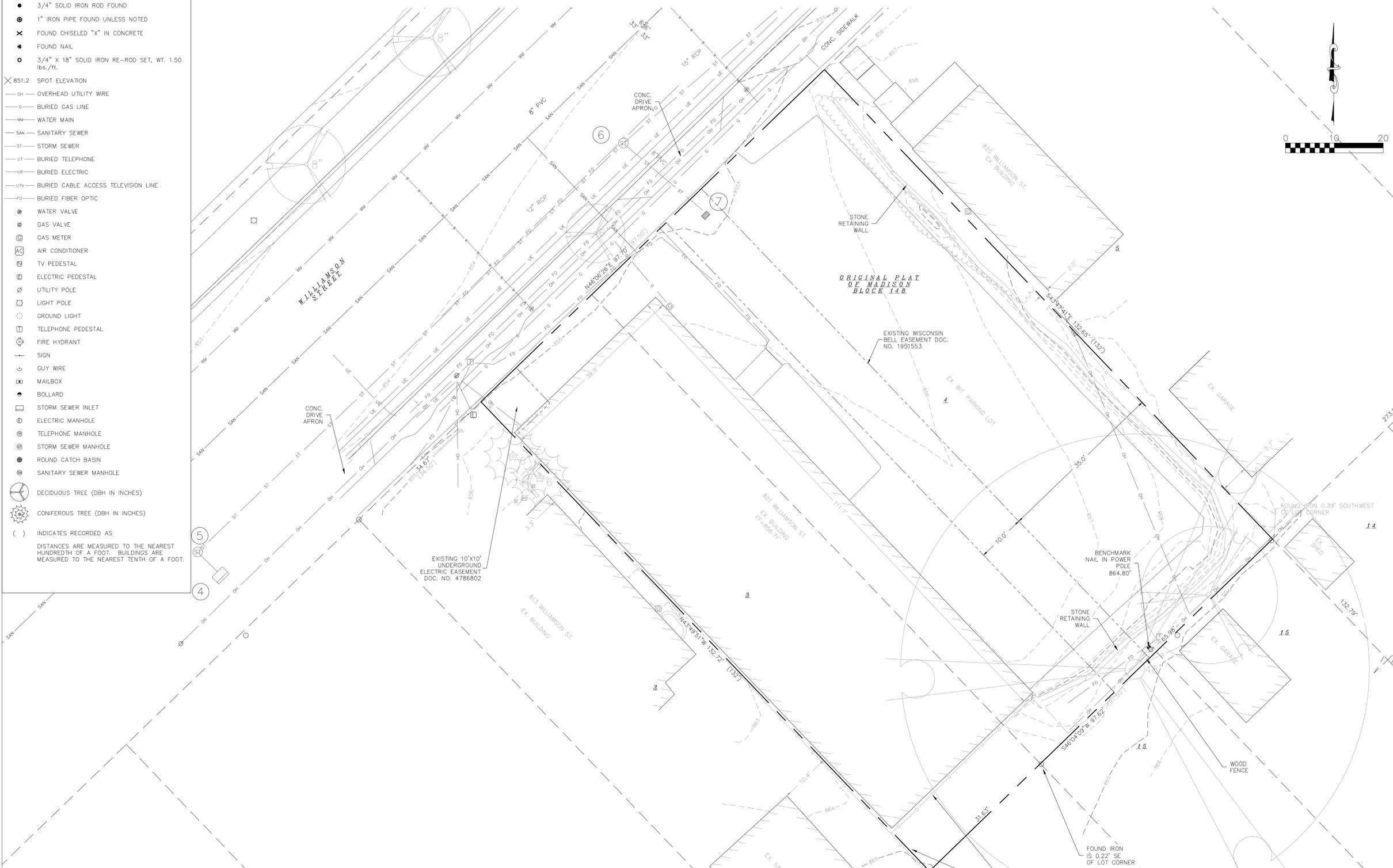
USABLE OPEN SPACE
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

NOT FOR CONSTRUCTION

- LEGEND**
- MAG NAIL SET
 - 3/4" SOLID IRON ROD FOUND
 - ⊙ 1" IRON PIPE FOUND UNLESS NOTED
 - ✕ FOUND CHISELED "X" IN CONCRETE
 - FOUND NAIL
 - 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - × B51.2 SPOT ELEVATION
 - OH — OVERHEAD UTILITY WIRE
 - G — BURIED GAS LINE
 - WM — WATER MAIN
 - SAN — SANITARY SEWER
 - ST — STORM SEWER
 - UT — BURIED TELEPHONE
 - UE — BURIED ELECTRIC
 - UTV — BURIED CABLE ACCESS TELEVISION LINE
 - FO — BURIED FIBER OPTIC
 - ⊙ WATER VALVE
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ AC AIR CONDITIONER
 - ⊙ TV PEDESTAL
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊙ GROUND LIGHT
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ FIRE HYDRANT
 - ⊙ SIGN
 - ⊙ GUY WIRE
 - ⊙ MAILBOX
 - ⊙ BOLLARD
 - ⊙ STORM SEWER INLET
 - ⊙ ELECTRIC MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ STORM SEWER MANHOLE
 - ⊙ ROUND CATCH BASIN
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ DECIDUOUS TREE (DBH IN INCHES)
 - ⊙ CONIFEROUS TREE (DBH IN INCHES)
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

ALL OF LOT 4 AND PART OF LOT 3, BLOCK 148, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Williamson SEWER STRUCTURE ELEVATION TABLE																			
NUMBER	RIM/TC	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DESCRIPTION	
1	853.92	7.21	SW	846.71	8"	PVC	7.27	NW	846.65	8"	PVC	7.29	NE	846.63	8"	PVC	7.25	SE	San MH-Livingston & Williamson
2	853.87	9.53	SW	844.34	8"	PVC	9.54	NE	844.33	8"	PVC	10.54	NE	844.09	8"	PVC	10.57	SE	San MH-Mid Block
3	854.63	10.55	SW	844.08	8"	PVC	10.57	NW	844.06	10"	PVC	10.57	SE	844.06	8"	PVC	10.57	SE	San MH-Paterson & Williamson
4	854.18	4.03	NW	850.15			3.36	SE	850.82										Curb Inlet @ 811 Williamson
5	853.65	3.68	SW	849.97		Sediment filled	3.57	NE	850.08	12"	Sediment filled	3.65	NE	850.00	12"	Sediment filled	3.65	NE	ST MH @ 811 Williamson
6	854.30	3.26	SW	851.04	12"	Sediment filled	3.29	NW	851.01		Sediment filled	3.35	NE	850.95	12"	Sediment filled	3.29	SE	ST MH @ 821 Williamson
7	854.75	3.38	NW	851.37	8"	PVC	2.04	SE	852.71	4"	Metal								Private 4x2' Square CB
8	854.85	2.96	SE	851.89				SW											Curb Inlet @ 831 Williamson

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyeng.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	MLB	DRAWN BY	CPB	CHECKED BY	PDF	APPROVED	MLB
-----------	-------------	-----	-------------	-----	----------	-----	------------	-----	----------	-----

Williamson Street
8177821 Williamson Street
Madison, WI 53703
John Fountain Realty
P.O. Box 694
Madison, WI 53701

PROJECT #: BSE2240
PLOT DATE: 05/05/2020

REVISION DATES:

ISSUE DATES:
02/28/2020
PC SUBMITTAL 05/06/2020

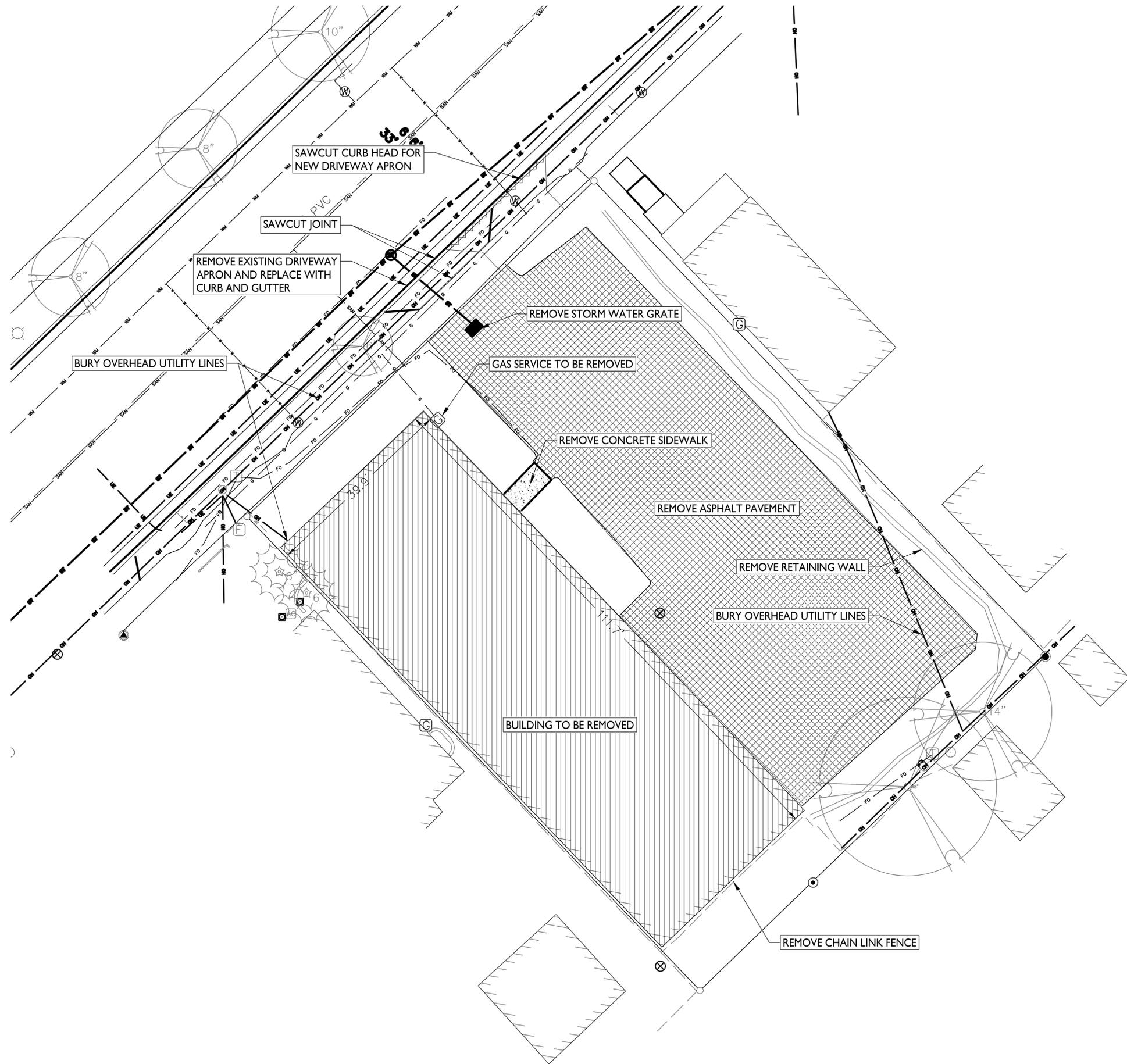
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DRAWING NUMBER

C100

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DEMOLITION PLAN LEGEND

	CURB & GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL
	TREE REMOVAL

ISSUED
 Issued for Land Use Submittal - May 6, 2020

PROJECT TITLE
**John Fontain
 Development**

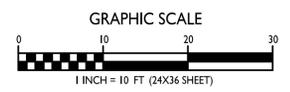
817-821 Williamson St
 Madison, Wisconsin
 SHEET TITLE
Demolition Plan

SHEET NUMBER

C- 200

PROJECT NO. **2003**
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DEMOLITION PLAN
 C-200 1" = 10'-0"



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 THEY ARE 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.

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
EA	(2)	12" +	<u>Canopy Trees</u> Existing Aspen	EX
ABS	(3)	2"	<u>Ornamental Trees</u> Autumn Brilliance Serviceberry	BB
AVB	(55)	34"	<u>Deciduous Shrubs</u> Arrowwood Viburnum	BB
BC	10	24"	Black Chokeberry	Pot
DBH	22	18"	Dwarf Bush Honeysuckle	Pot
TWN	6	24"	Tiny Wine Ninebark	Pot
WS	12	24"	White Snowberry	Pot
TA	(5)	5'	<u>Upright evergreen Shrubs</u> Emerald Arborvitae	BB
H	(32)	1 G	<u>Perennials</u> Hosta	BB

NOTES:

- 1) New lawn areas and existing lawn areas disturbed by construction shall receive a minimum of 4" of topsoil, seed (Madison Parks mix), starter fertilizer, and mulch (straw or straw mat).
- 2) New turf areas shall receive a minimum of 4" of topsoil, seed (no mow turf mix), starter fertilizer, and mulch (straw or straw mat).
- 3) Designated planting beds to be mulched with #2 shredded hardwood bark spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
- 5) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.

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LANDSCAPE WORKSHEET

Landscape Points Required

Developed Area = 9,015 SF
Landscape Points: 9,015/300 x 5 = 150 points

Total Landscape Points Required

150 points

Landscape Points Supplied

Existing canopy trees - 2 @ 35 = 70 points
Existing specimen canopy trees - 0 @ 200 = 0 points
Proposed canopy trees - 0 @ 35 = 0 points
Existing evergreen trees - 0 @ 35 = 0 points
Proposed evergreen trees - 0 @ 35 = 0 points
Existing ornamental trees - 0 @ 15 = 0 points
Proposed ornamental trees - 3 @ 15 = 45 points
Existing upright evergreen shrubs - 0 @ 10 = 0 points
Proposed upright evergreen shrubs - 5 @ 10 = 50 points
Existing deciduous shrubs - 0 @ 3 = 0 points
Proposed deciduous shrubs - 55 @ 3 = 165 points
Existing evergreen shrubs - 0 @ 4 = 0 points
Proposed evergreen shrubs - 0 @ 4 = 0 points
Existing perennials & grasses 0 @ 2 = 0 points
Proposed perennials & grasses 32 @ 2 = 64 points

Total landscape points supplied =

394 points

Lot Frontage Landscape Required

(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Williamson Street =

98 LF

(Not Applicable - Zero lot line - no planting areas along lot frontage.)

PROJECT TITLE

John Fontain Development



817-821 Williamson St
Madison, Wisconsin

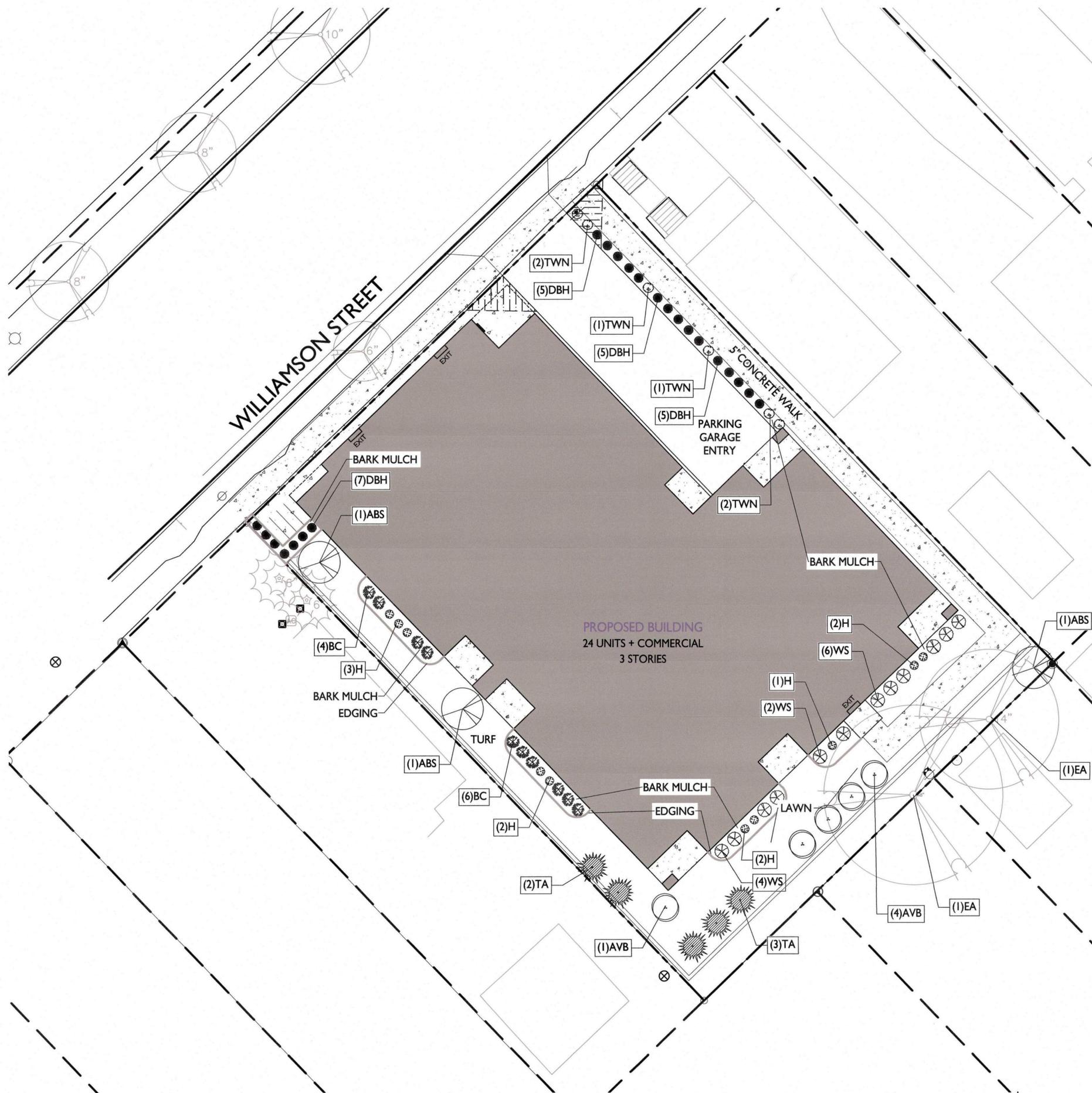
SHEET TITLE
Landscape Plan

SHEET NUMBER

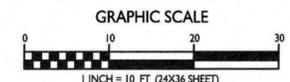
L-1.1

PROJECT NO. **2003**

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LANDSCAPE PLAN
L-1.1 1" = 10'-0"





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KEY PLAN

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PROJECT TITLE
**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

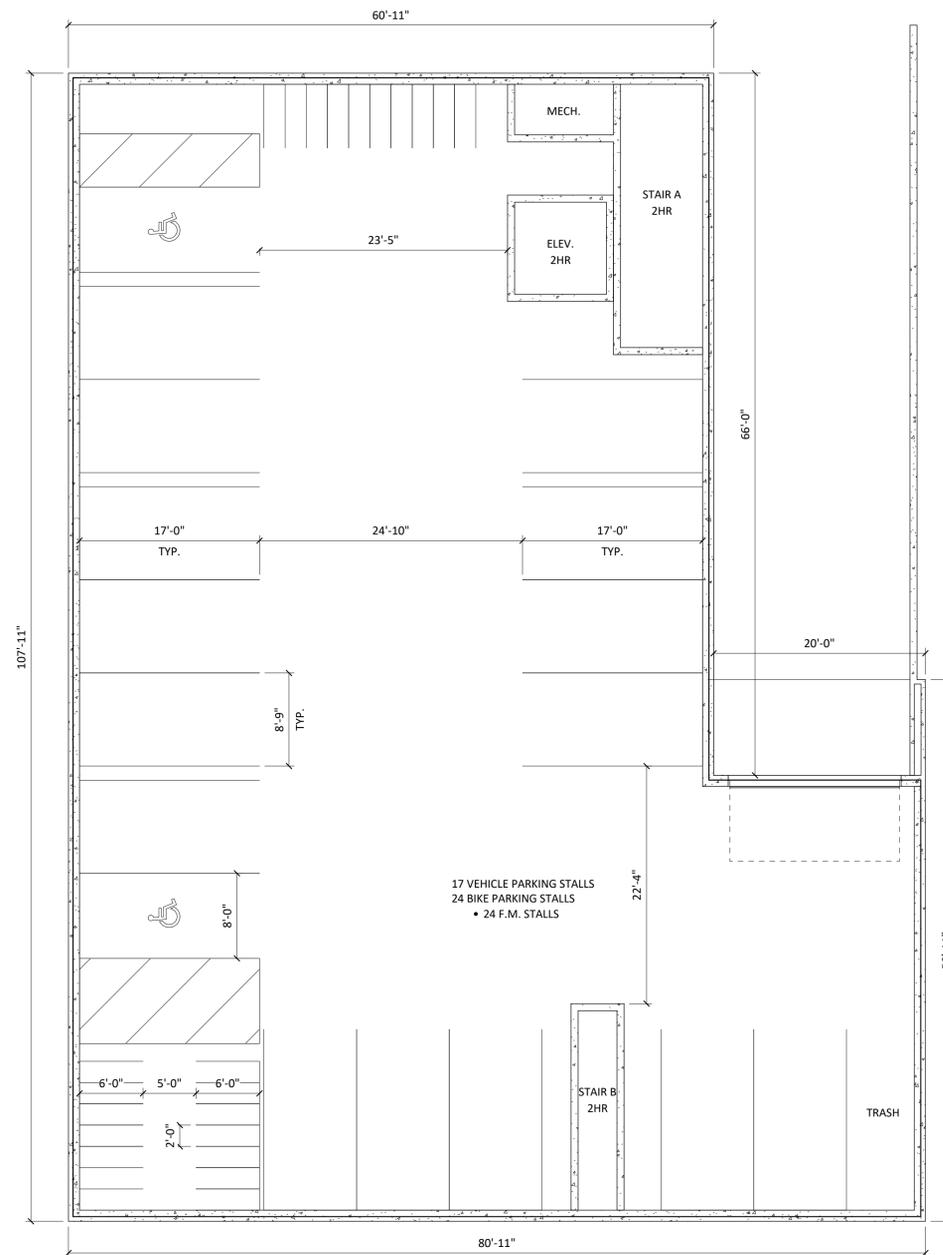
SHEET TITLE
**BASEMENT
FLOOR PLAN**

SHEET NUMBER

A-1.0

PROJECT NUMBER **2003**

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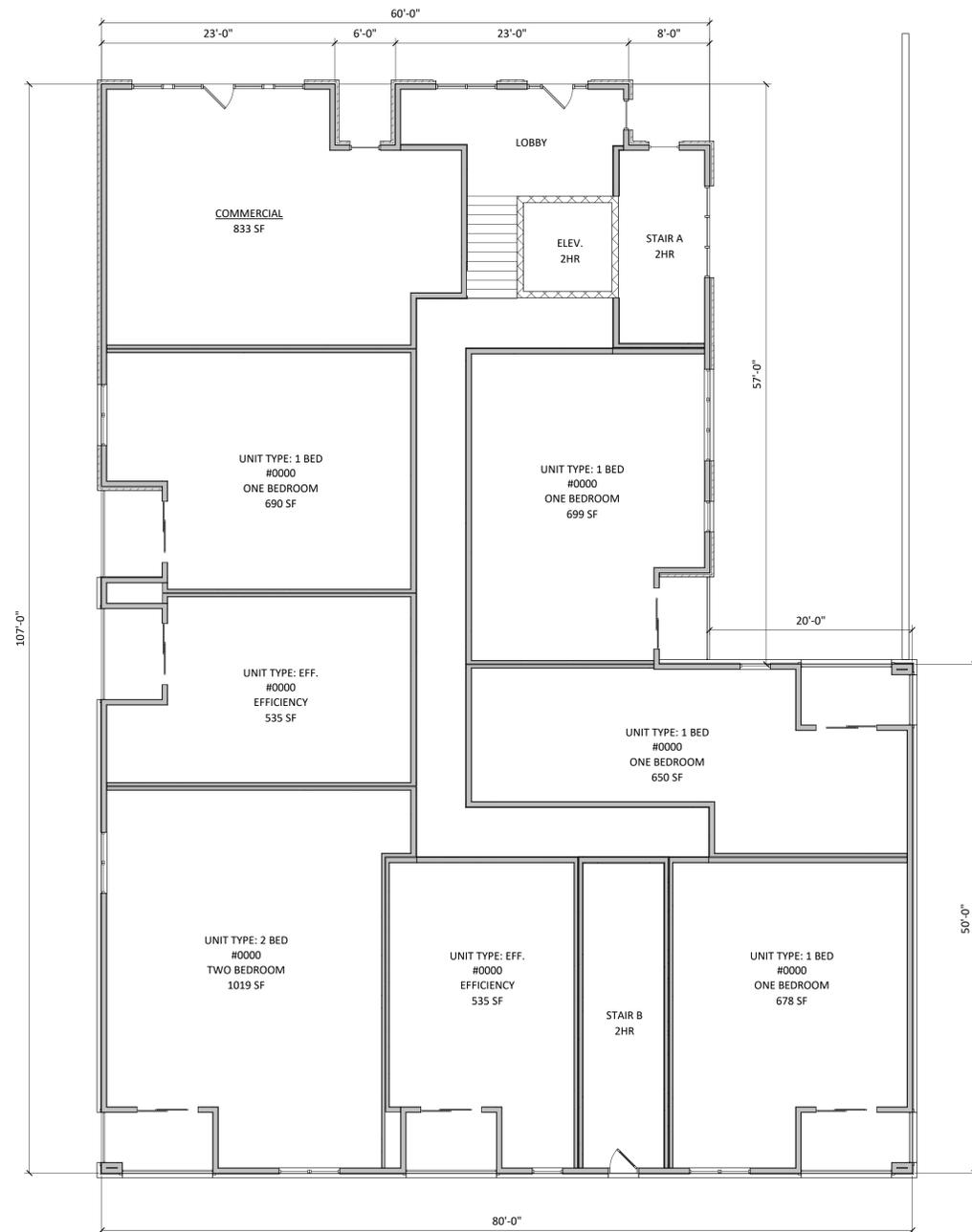
1 BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"



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KEY PLAN



1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"

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PROJECT TITLE
**John Fontain
Development**

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Street, Madison
Wisconsin

SHEET TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER

A-1.1

PROJECT NUMBER 2003

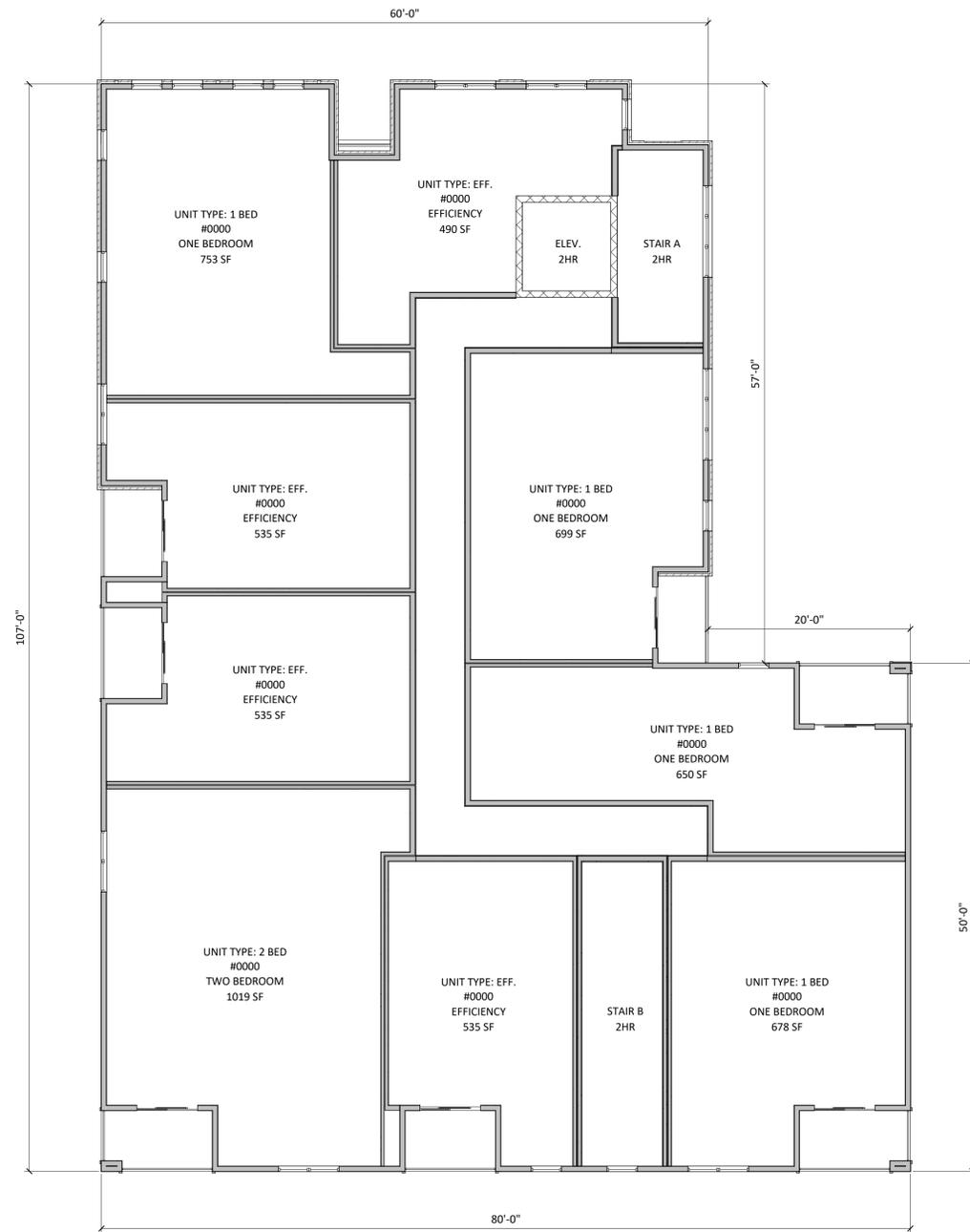
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KEY PLAN



1
A-1.2
SECOND FLOOR PLAN
1/8" = 1'-0"

ISSUED
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PROJECT TITLE
**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

SHEET TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER

A-1.2

PROJECT NUMBER **2003**

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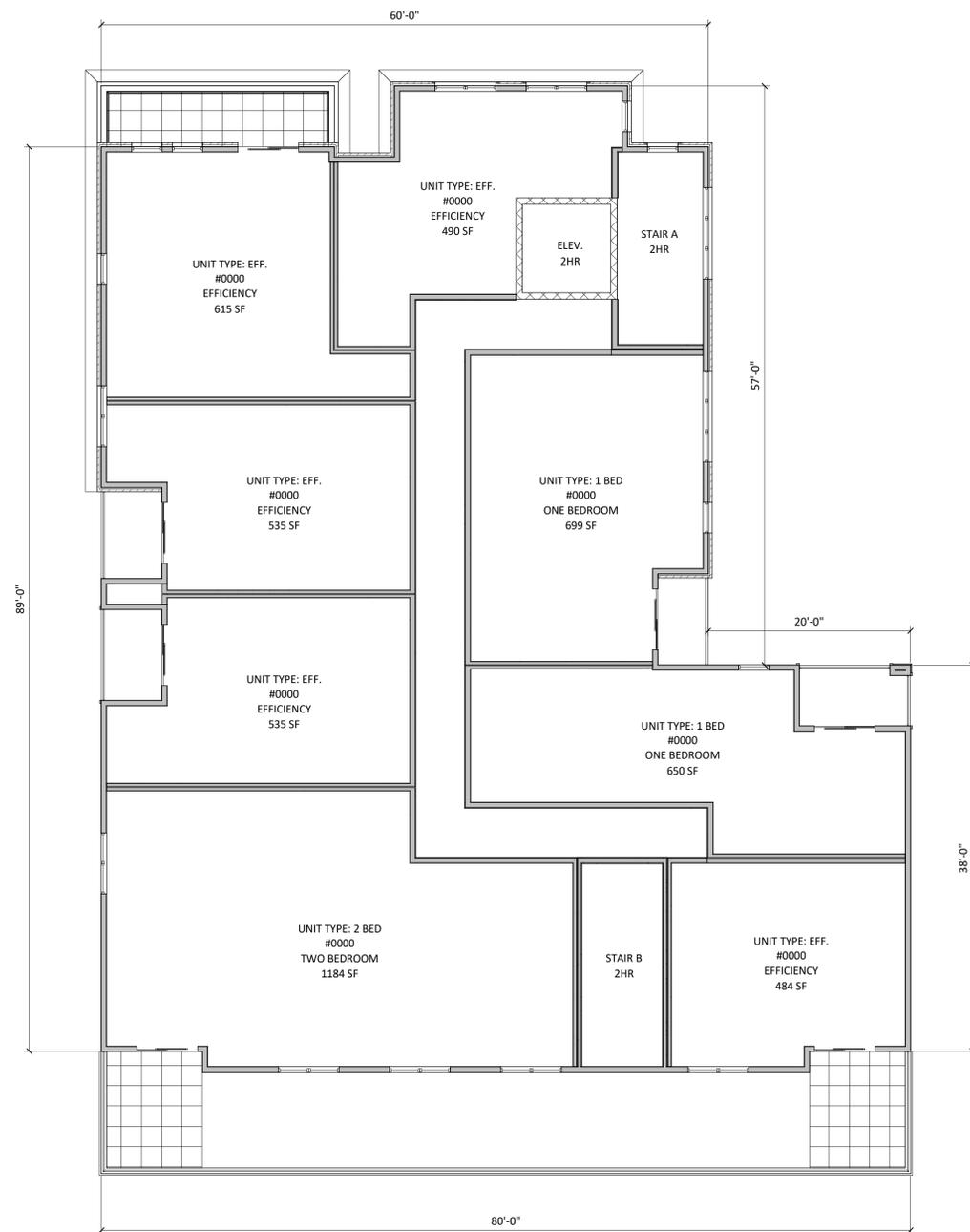
SHEET TITLE
**THIRD FLOOR
PLAN**

SHEET NUMBER

A-1.3

PROJECT NUMBER **2003**

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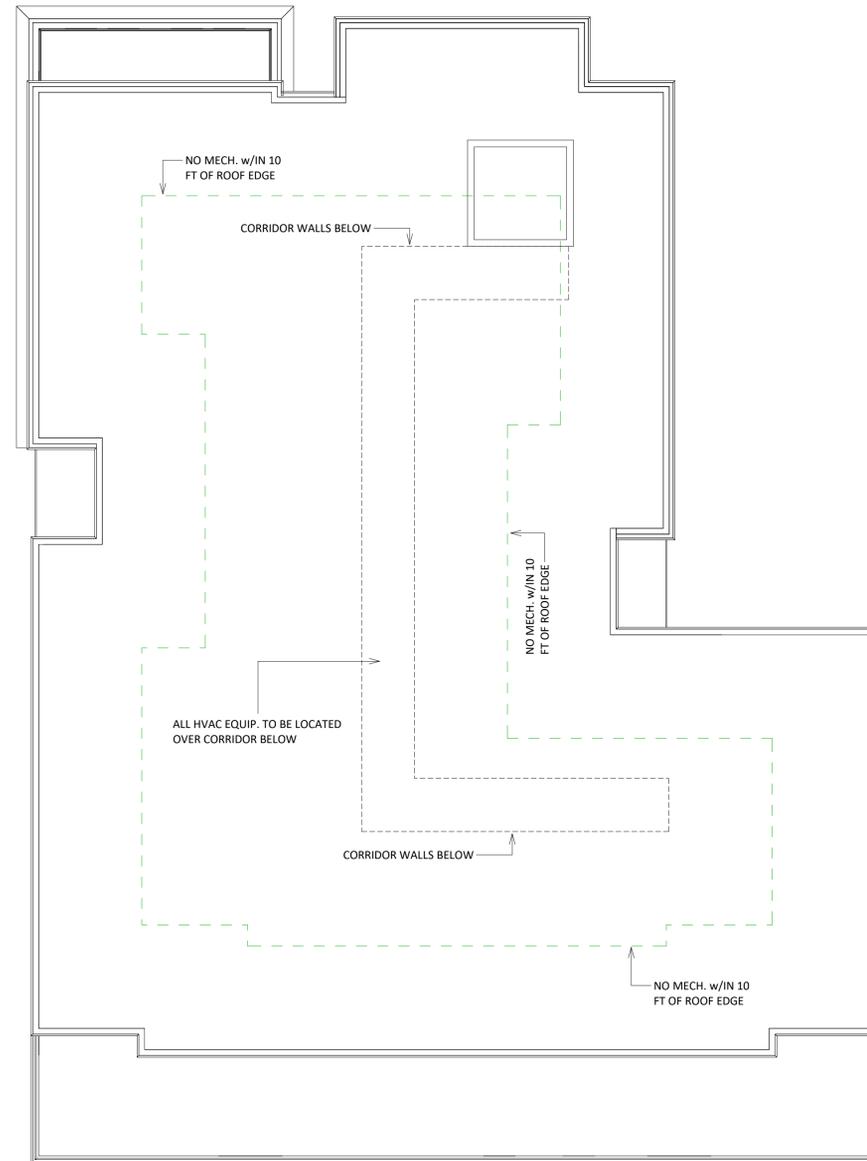
1
A-1.3
THIRD FLOOR PLAN
1/8" = 1'-0"



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KEY PLAN



1 ROOF PLAN
A-1.4 1/8" = 1'-0"

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SHEET TITLE
ROOF PLAN

SHEET NUMBER

A-1.4

PROJECT NUMBER 2003

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1 NorthEast
A-2.1 1/8" = 1'-0"



2 NorthWest
A-2.1 1/8" = 1'-0"

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PROJECT TITLE
**John Fontain
Development**

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Street, Madison
Wisconsin

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.1

PROJECT NUMBER 2003

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1 SouthEast
A-2.2 1/8" = 1'-0"



2 SouthWest
A-2.2 1/8" = 1'-0"

ISSUED
Issued for Landmarks - August 04, 2020

PROJECT TITLE
**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.2

PROJECT NUMBER 2003

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1 NorthEast COLORED
A-2.3 1/8" = 1'-0"



2 NorthWest COLORED
A-2.3 1/8" = 1'-0"

ISSUED
Issued for Landmarks - August 04, 2020

PROJECT TITLE
**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

SHEET TITLE
**EXTERIOR
ELEVATIONS -
COLORED**

SHEET NUMBER

A-2.3

PROJECT NUMBER 2003

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PROJECT TITLE
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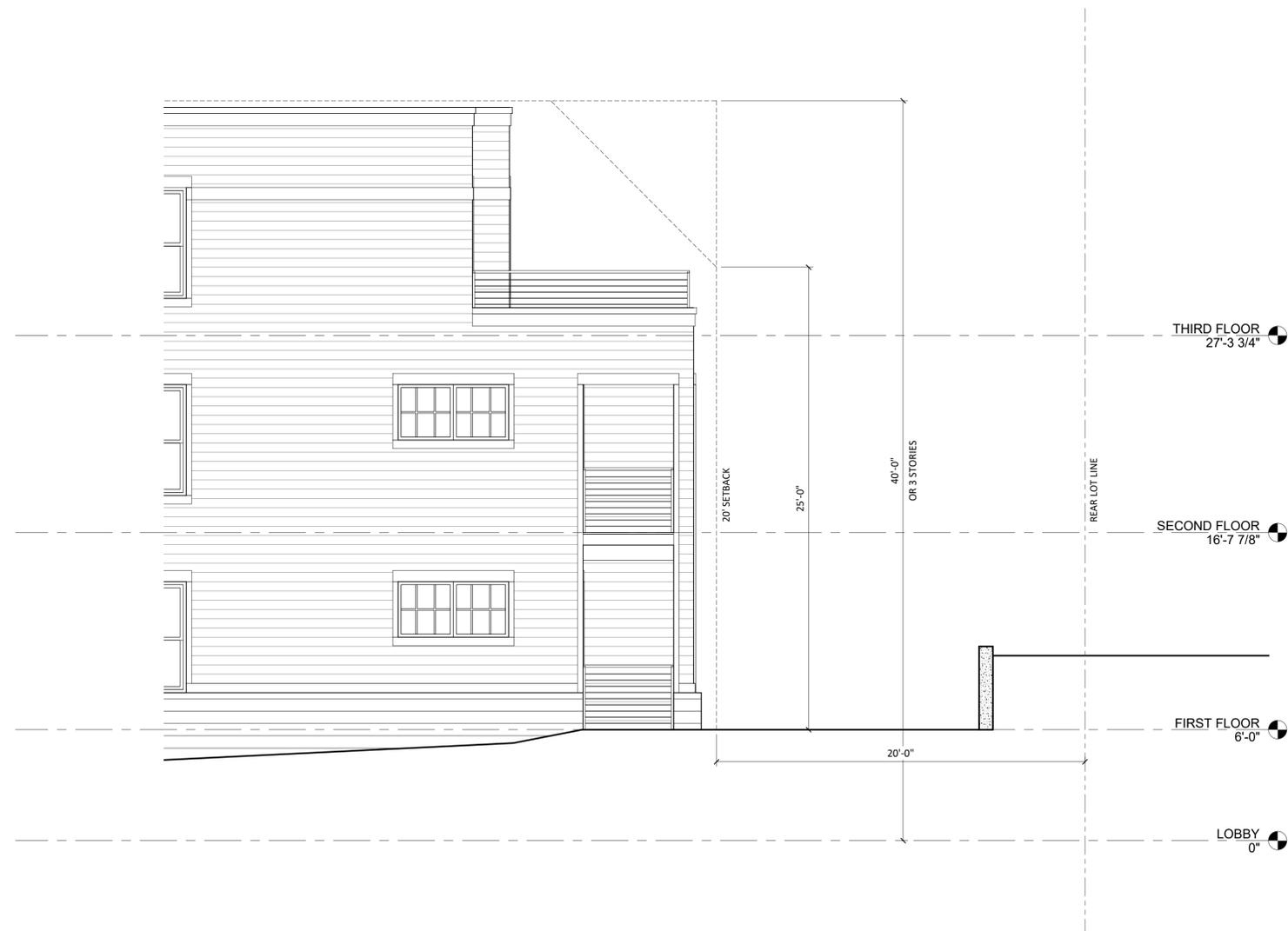
SHEET TITLE
**EXTERIOR
ELEVATIONS -
COLORED**

SHEET NUMBER

A-2.4

PROJECT NUMBER 2003

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1 BUILDING HEIGHT REQUIREMENT - REAR YARD SETBACK
 A-2.7 1/4" = 1'-0"

John Fontain Development

817-821 Williamson Street, Madison Wisconsin
 Building Height Requirements Diagram





John Fontain Development
817-821 Williamson Street, Madison Wisconsin





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APARTMENTS

COMMERCIAL

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