



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 checked="" 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 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

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SITE DEVELOPMENT DATA	
ZONING	TSS (TRADITIONAL SHOPPING STREET DISTRICT) HIS-TL (THIRD LAKE RIDGE HISTORIC DISTRICT)
DENSITIES:	
LOT AREA	12,870 S.F. / 29 ACRES
DWELLING UNITS	24 UNITS
LOT AREA / D.U.	536 S.F./UNIT
DENSITY	81 UNITS/ACRE
USABLE OPEN SPACE	PROVIDED ZONING REQUIREMENTS
LOT COVERAGE	3,677(153 S.F./UNIT) 960 S.F.(40 S.F./UNIT) 9,015 S.F. (70%) 10,940 S.F. (85% MAX.)
BUILDING HEIGHT	3 STORIES/44' 3 STORIES/40' ALLOWED WITH CONDITIONAL USE (28.065(3)(C))
COMMERCIAL AREA	802 S.F.
GROSS FLOOR AREA	27,605 S.F. (INCL. BASEMENT)
FLOOR AREA RATIO	2.14
DWELLING UNIT MIX:	
EFFICIENCY	8
ONE BEDROOM	13
TWO BEDROOM	3
TOTAL	24 DWELLING UNITS
VEHICLE PARKING STALLS	
UNDERGROUND GARAGE	18 STALLS
PARKING RATIO	75 STALLS/UNIT
BICYCLE PARKING:	PROVIDED ZONING REQUIREMENTS
GARAGE LONG-TERM (2'X6' FLOOR MOUNT)	24 24
SURFACE GUEST	3 2 (10% OF TOTAL UNITS)
SURFACE COMMERCIAL	1 1 (1/2,000 S.F.)
TOTAL	28 BIKE STALLS 27 BIKE STALLS

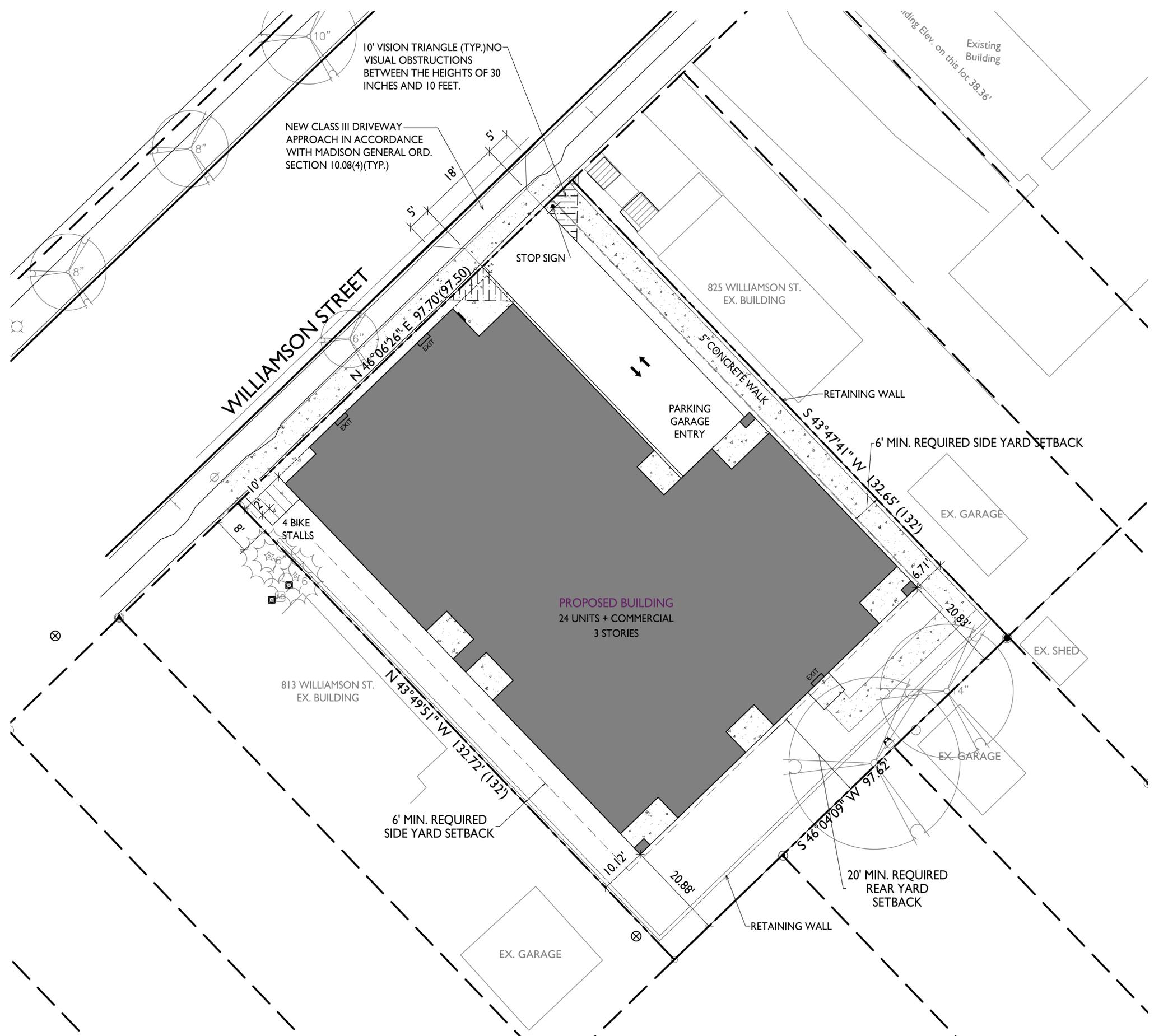
GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH 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.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. EXISTING STREET TREES SHALL BE PROTECTED. 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 THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY 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 SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
6. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

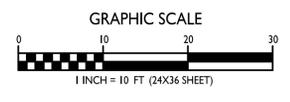
BIKE RACKS:



INTERIOR & EXTERIOR FLOOR MOUNTED:
"INVERTED U" TYPE, MADRAX UX OR SARIS BIKE DOCK



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



ISSUED
Issued for Land Use Submittal - May 6, 2020

PROJECT TITLE
John Fontain
Development

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

SHEET NUMBER

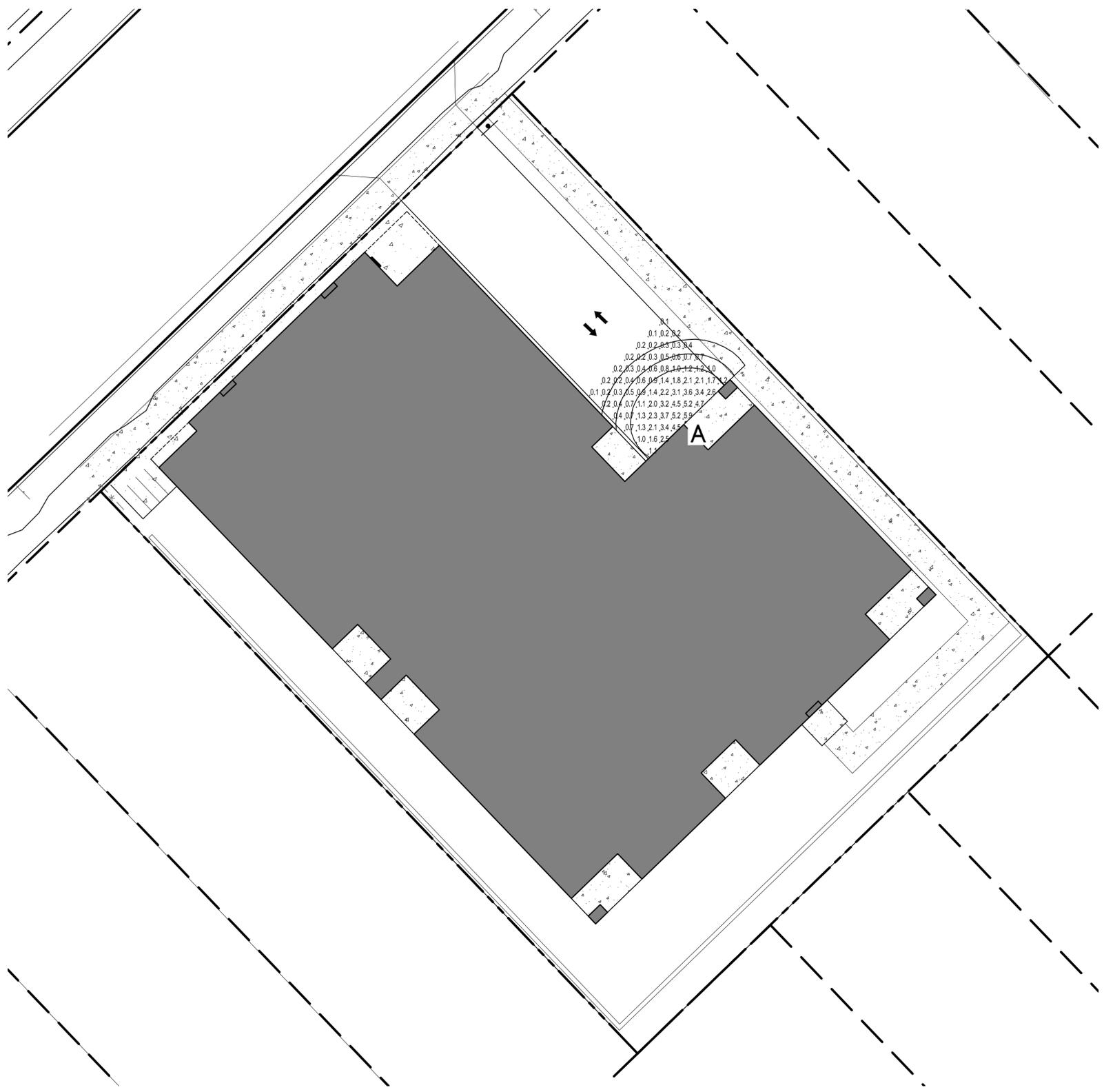
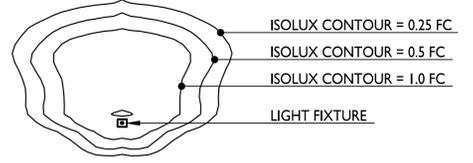
C-1.1

PROJECT NO. 2003
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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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**John Fontain
Development**

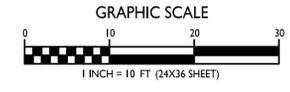
817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2

PROJECT NO. **2003**
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1 SITE LIGHTING PLAN
C-1.2 1" = 10'-0"





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PROJECT TITLE
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Development**

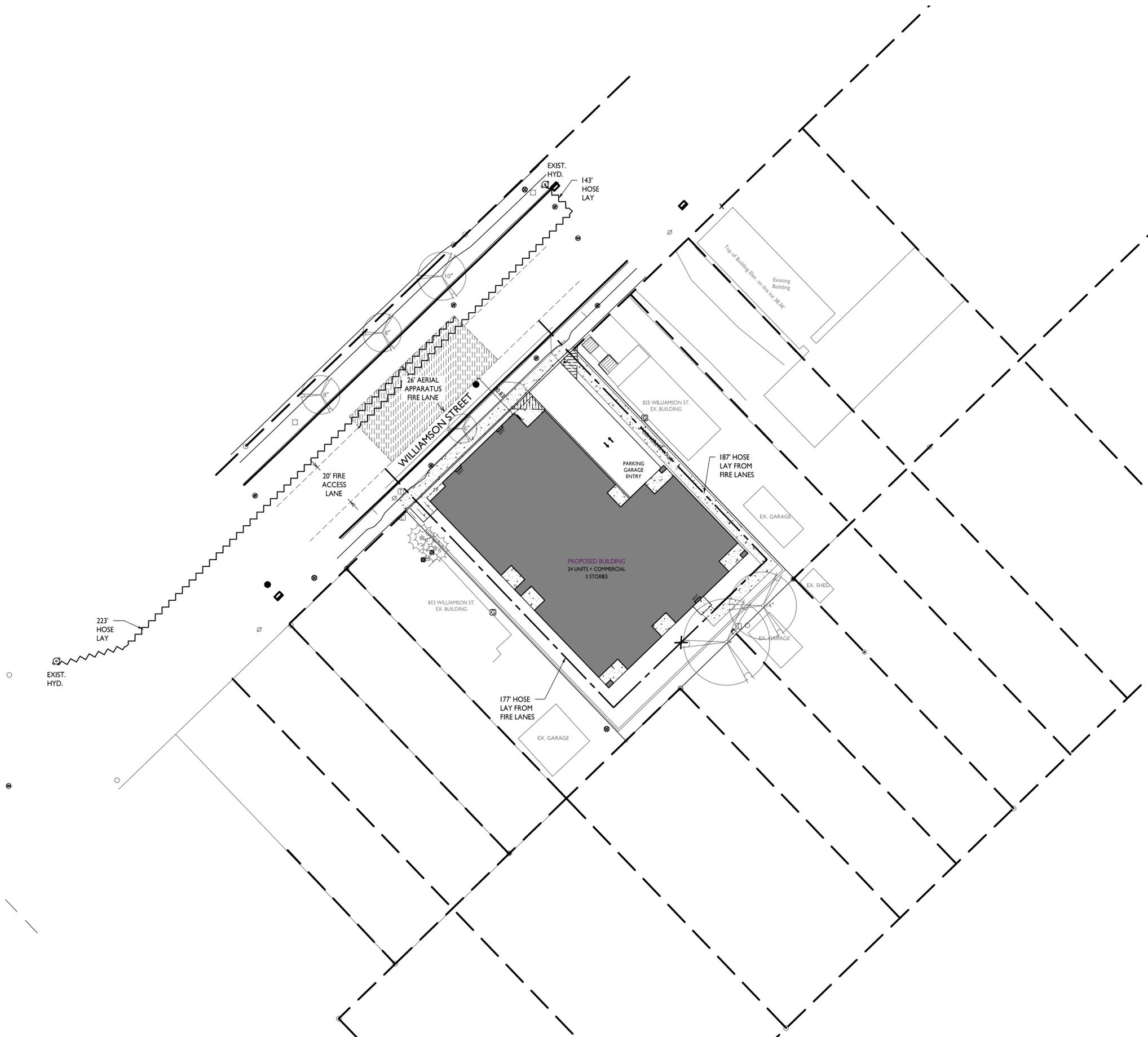
817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER

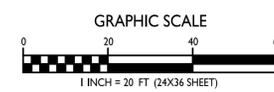
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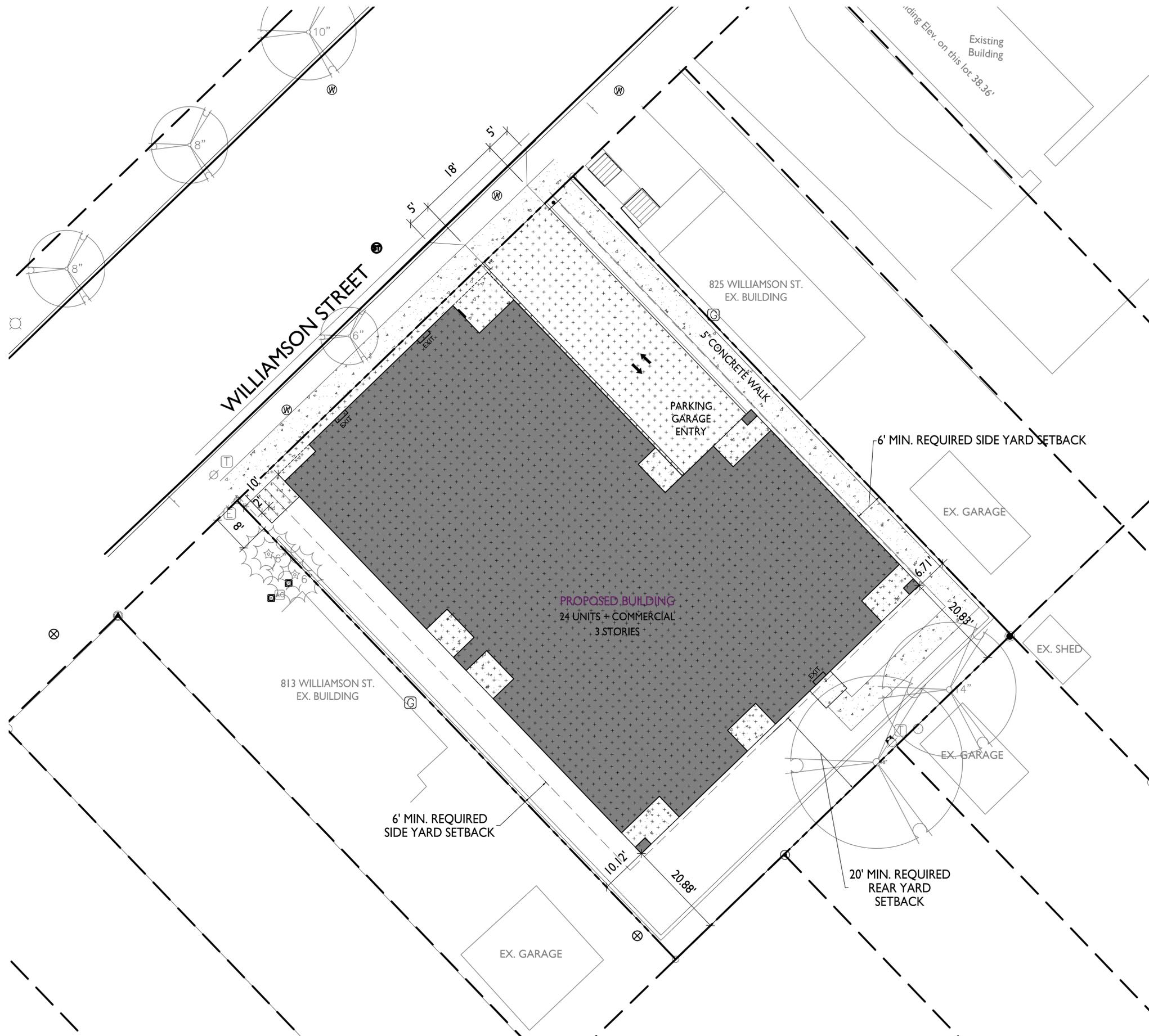
PROJECT NO. **2003**

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





LOT COVERAGE	
ZONING:	TSS - TRADITIONAL SHOPPING STREET DISTRICT
TOTAL LOT AREA	12,870 S.F.
MAX. ALLOWED	10,940 S.F. (85%)
PROPOSED LOT COVERAGE	9,015 S.F. (70%)



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PROJECT TITLE
**John Fontain
Development**

817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
Lot Coverage

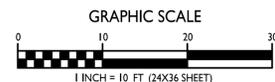
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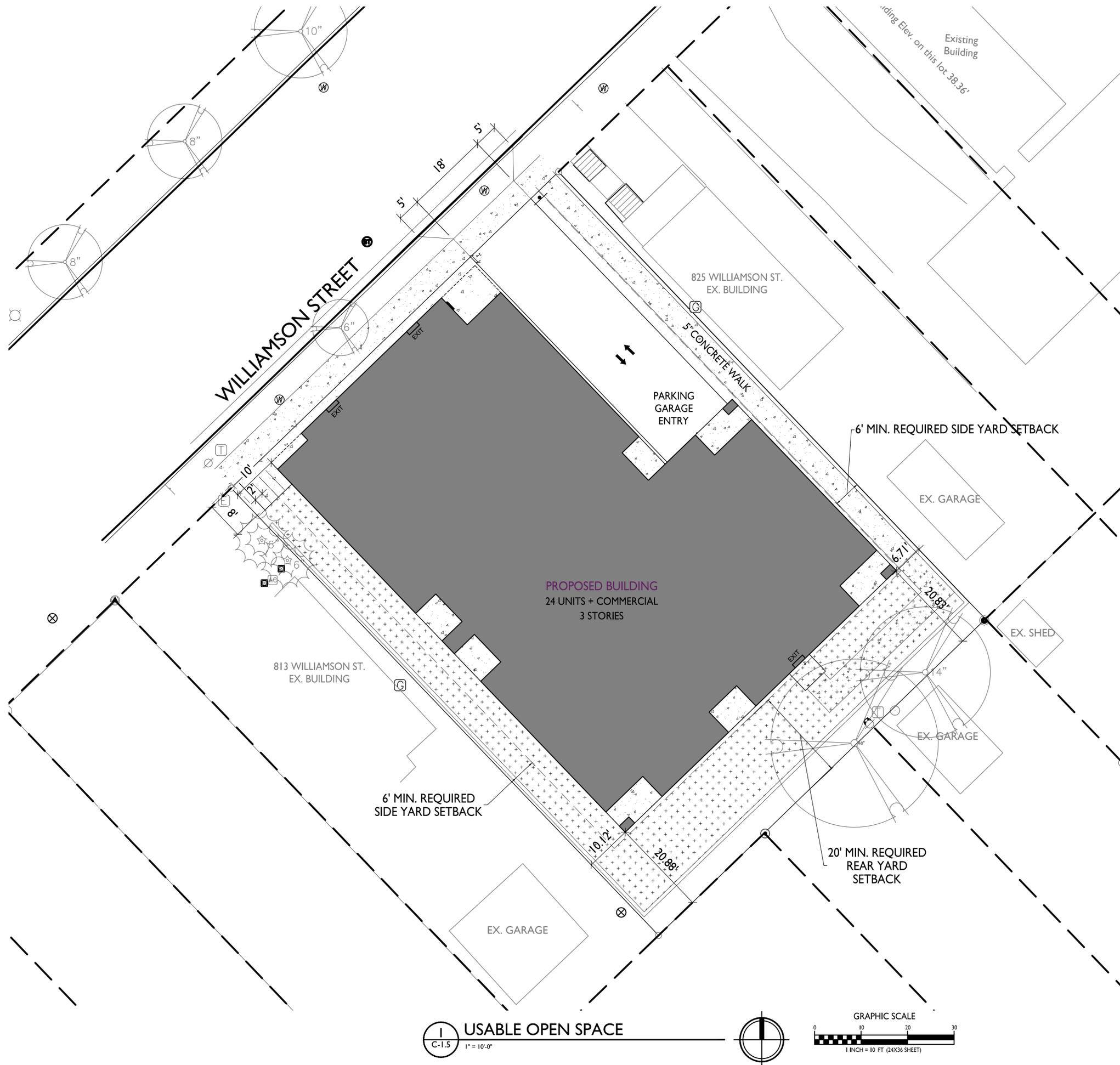
C-1.4

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LOT COVERAGE
1" = 10'-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**

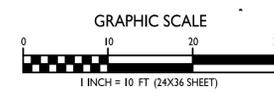
SHEET NUMBER

C-1.5

PROJECT NO. **2003**

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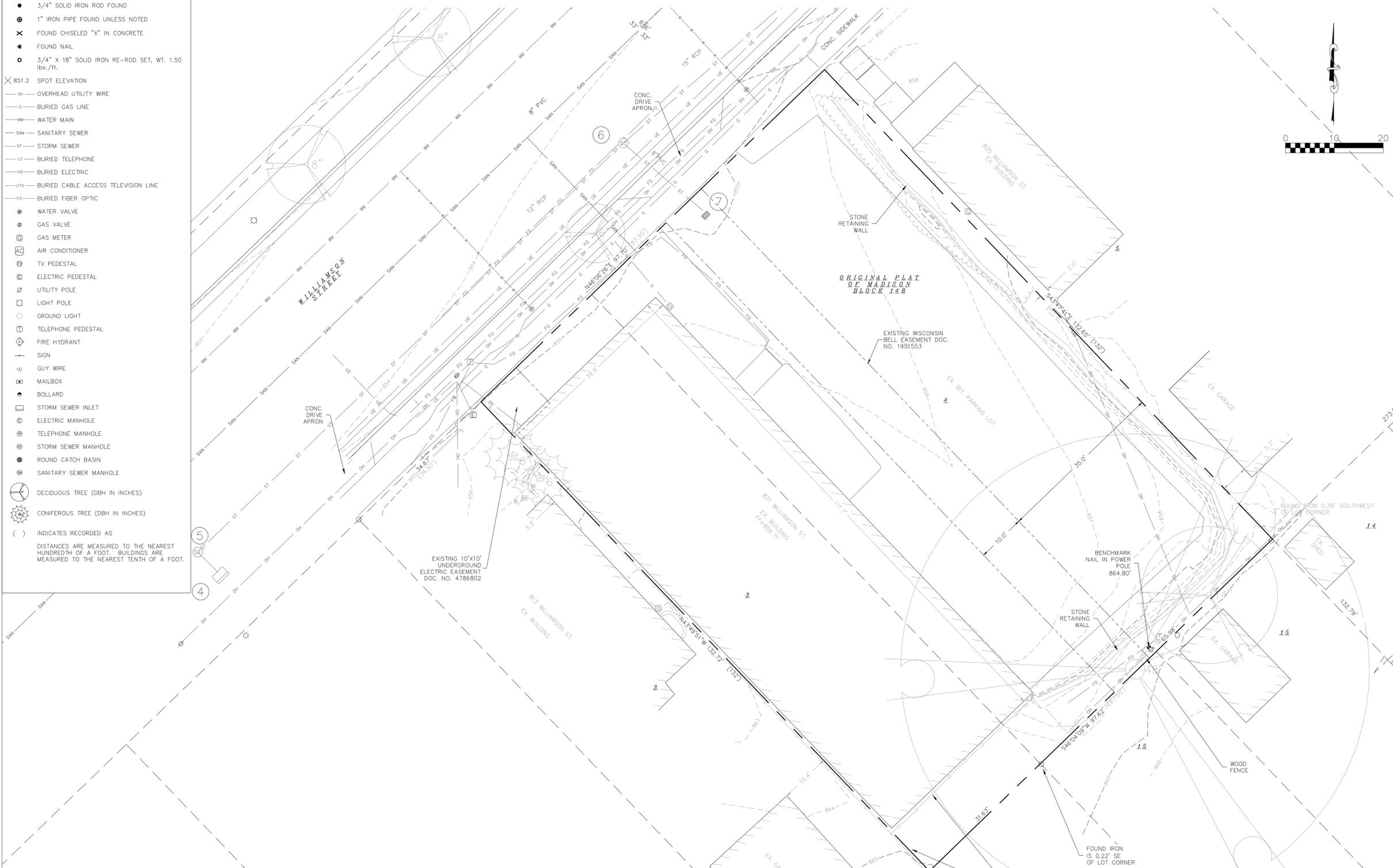
USABLE OPEN SPACE
 C-1.5
 1" = 10'-0"



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	846.67	8" PVC	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	844.06	8" PVC	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					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					ST MH @ 811 Williamson
6	854.30	3.26	SW	851.04	12" Sediment filled	3.29	NW	851.01	12" Sediment filled	3.35	NE	850.95	12" Sediment filled					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
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Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9268
e-mail: Mburse@Burse-INC.net
www.bursesurveyeng.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	MLB	DRWING	CPB	CHECKED BY	MLB	APPROVED	MLB
-----------	-------------	-----	-------------	-----	--------	-----	------------	-----	----------	-----

Williamson Street
8177821 Williamson Street
Madison, WI 53703
John Fontain Realty
P.O. Box 684
Madison, WI 53701

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

REVISION DATES:

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

EXISTING CONDITIONS

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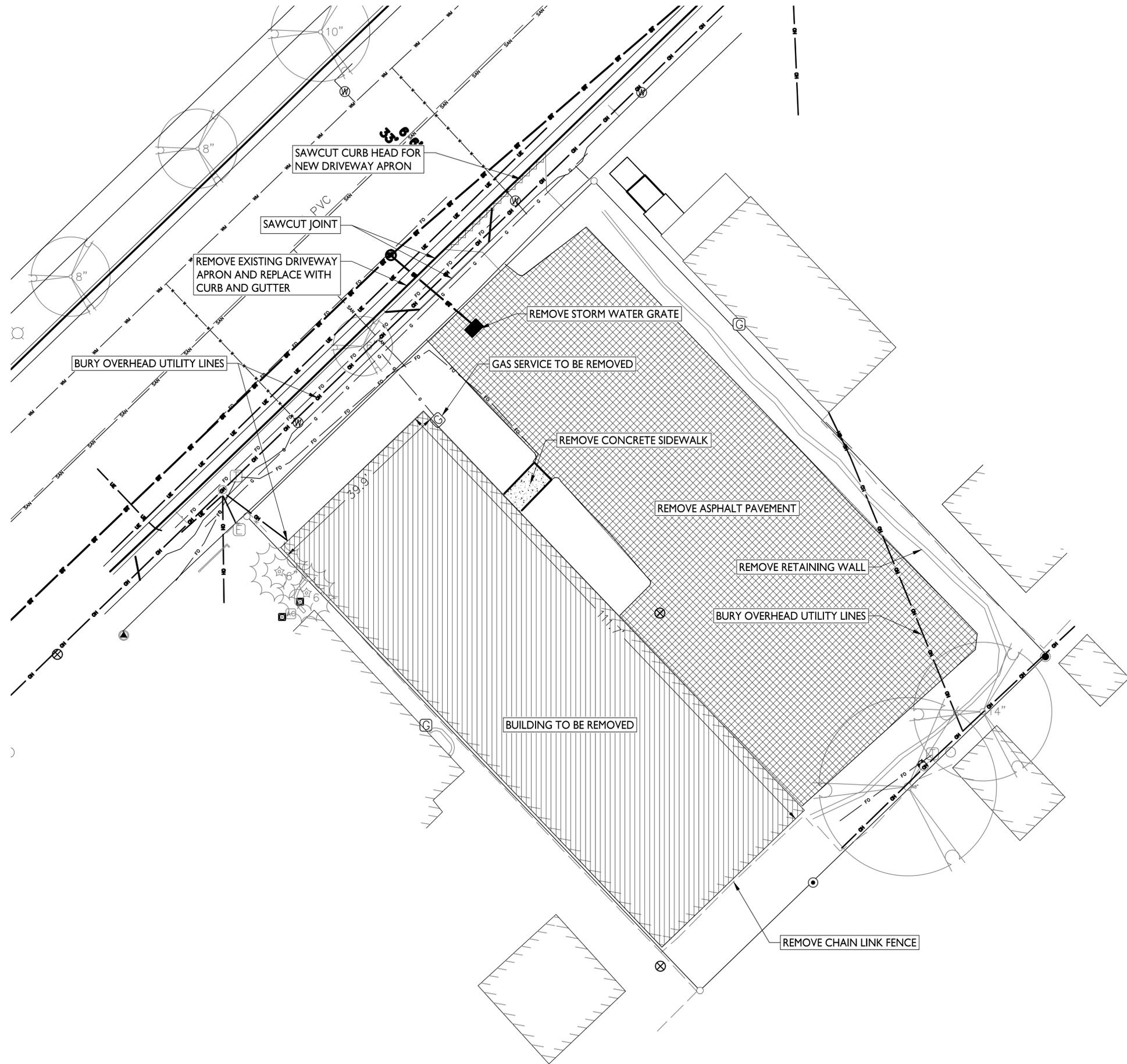
C100

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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

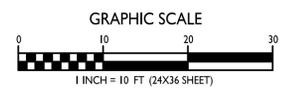
SHEET NUMBER

C- 200

PROJECT NO. **2003**

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DEMOLITION PLAN
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.



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KEY PLAN

ISSUED
May 01, 2020

PROJECT TITLE
**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

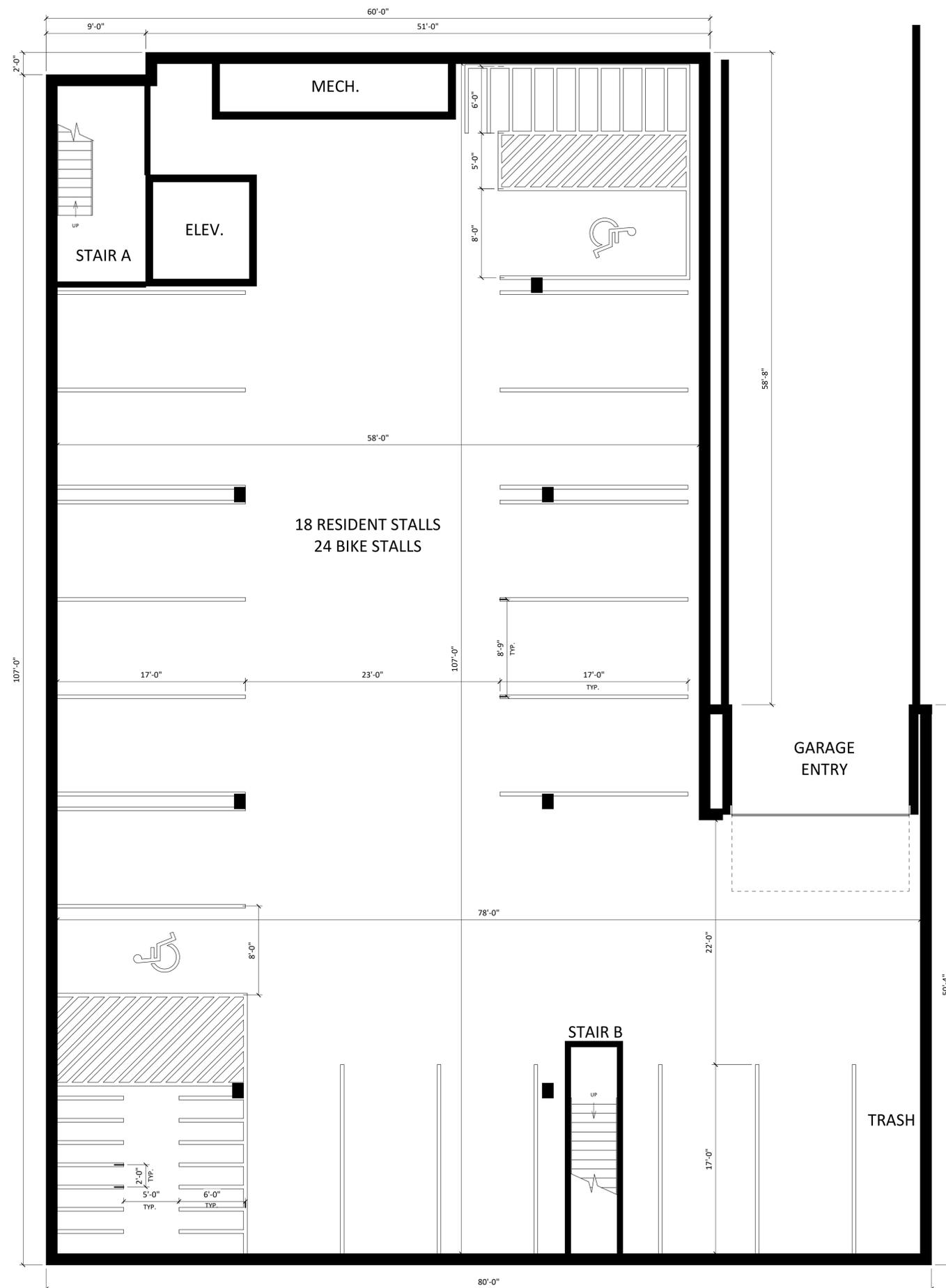
SHEET TITLE
**BASEMENT
FLOOR PLAN**

SHEET NUMBER

A-1.0

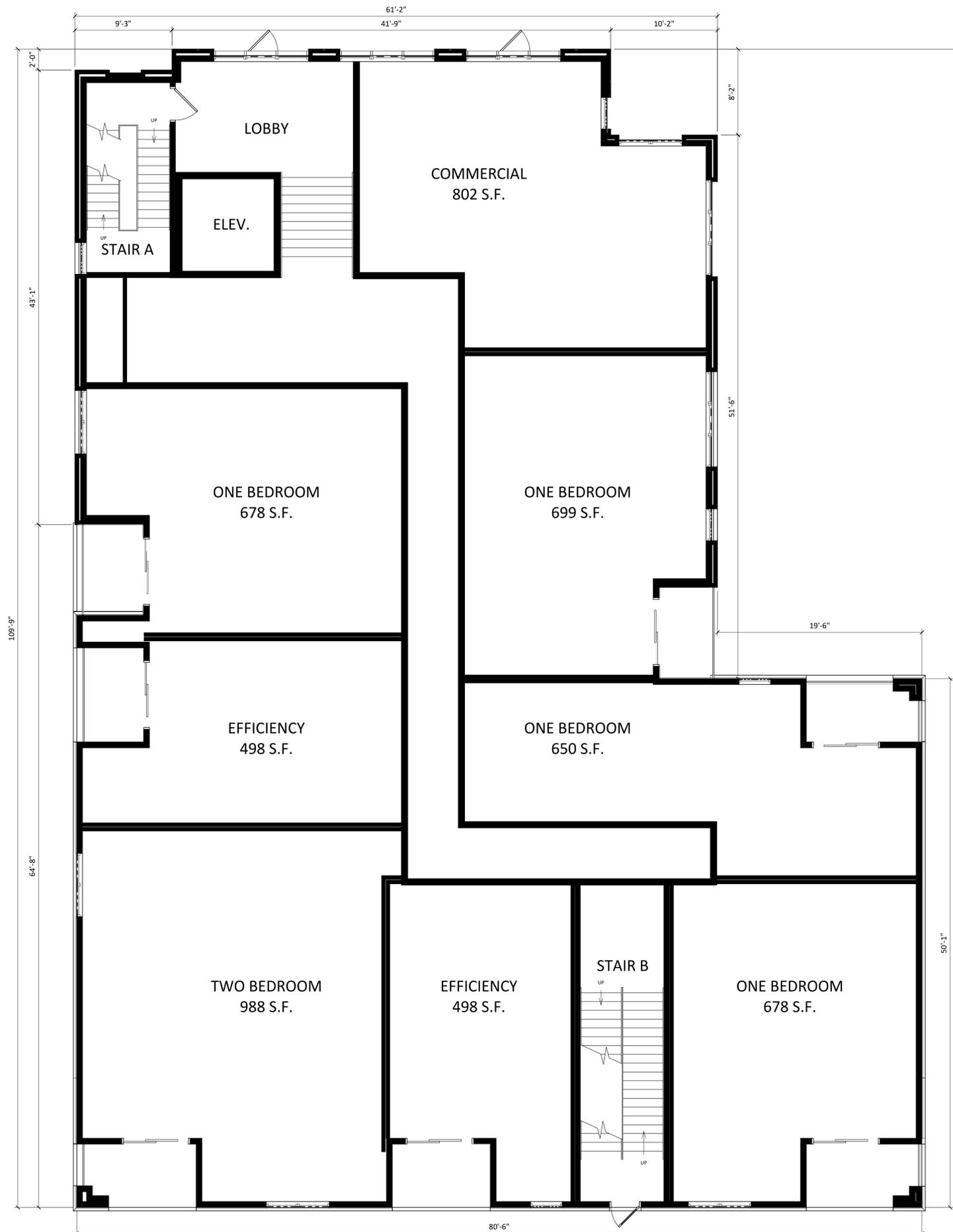
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00 - BASEMENT GARAGE ENTRY

1
A-1.0 3/16" = 1'-0"



1
A-1.1 01 - FIRST FLOOR
3/16" = 1'-0"



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KEY PLAN

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May 01, 2020

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**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

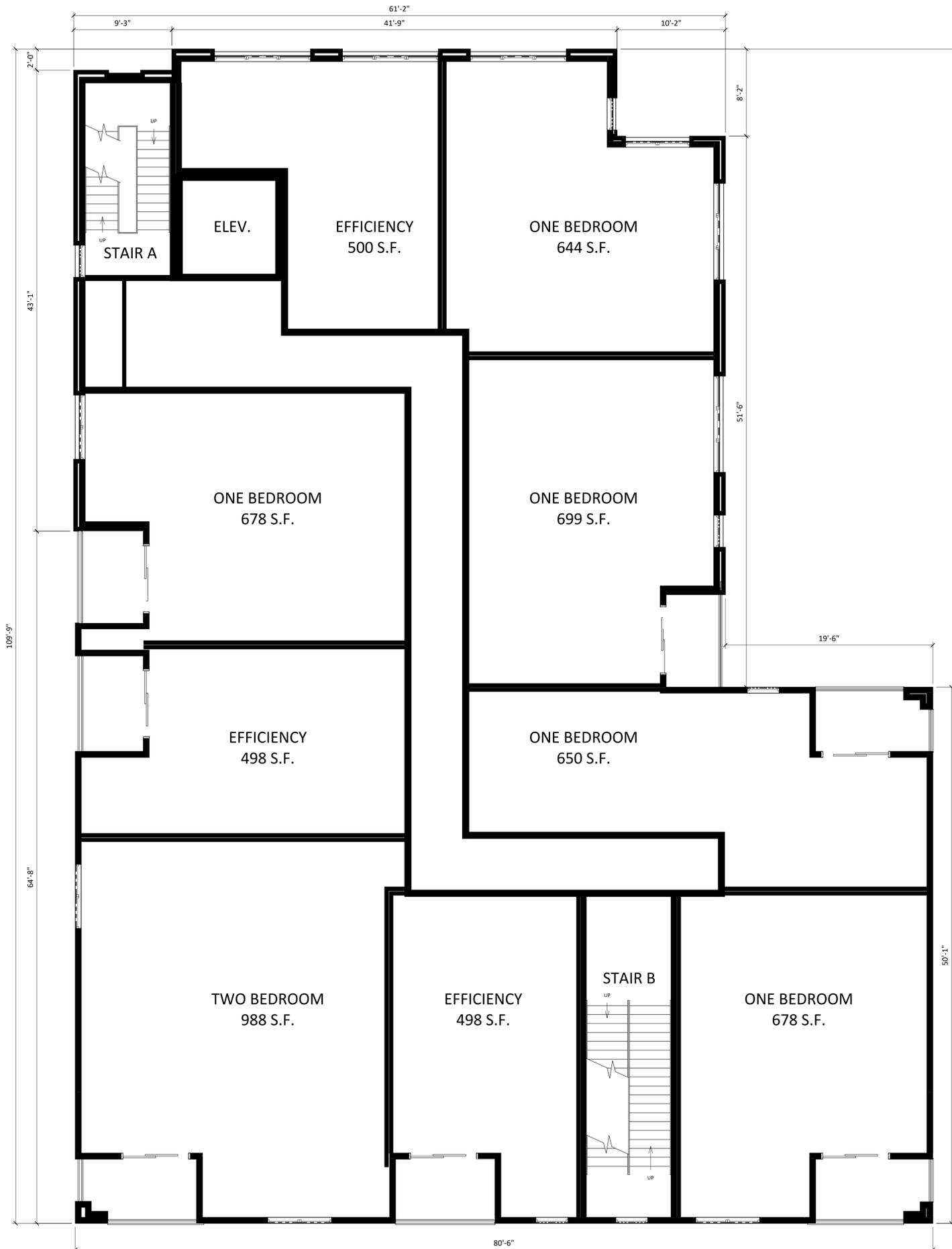
SHEET TITLE
**FIRST FLOOR
PLAN**

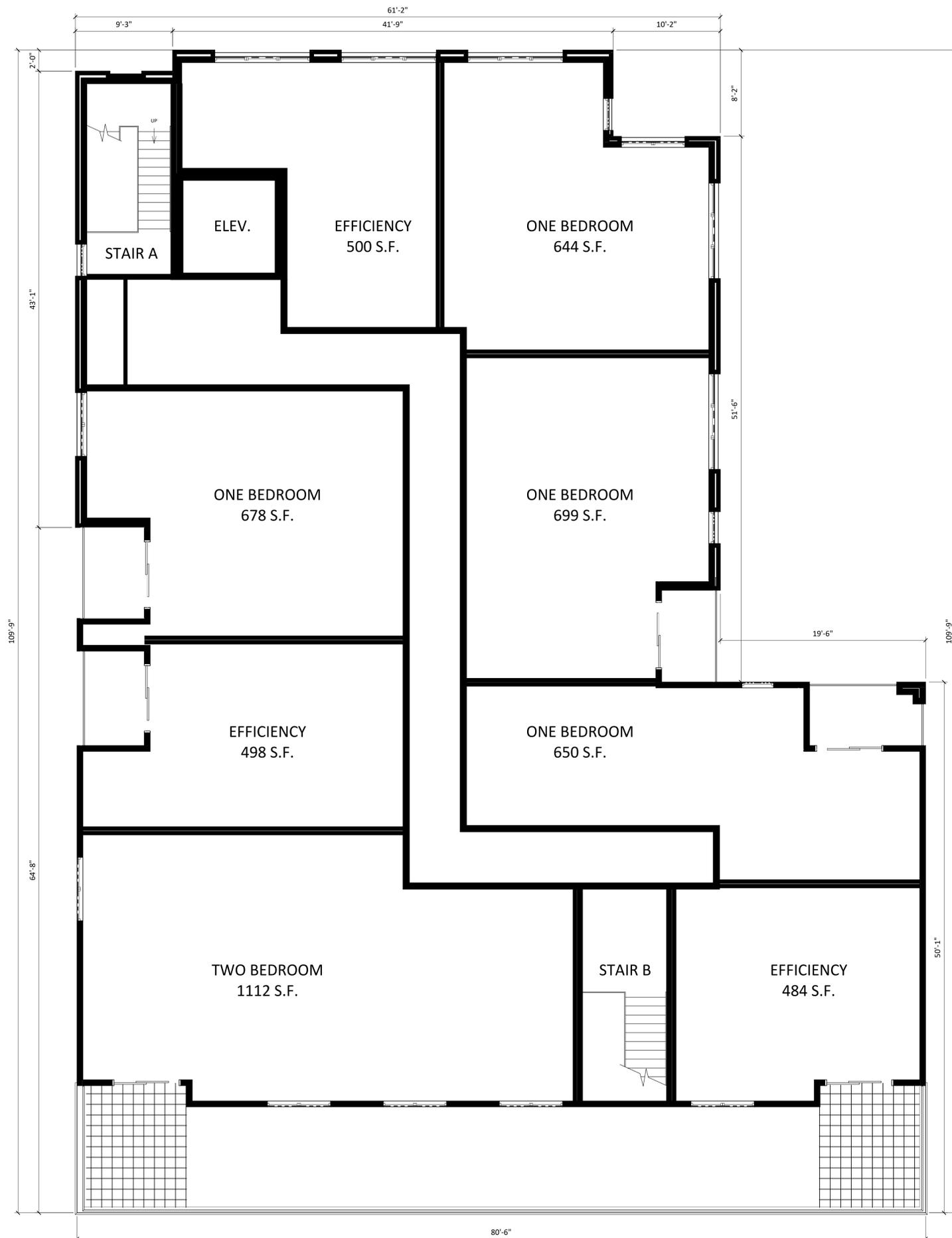
SHEET NUMBER

A-1.1

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"

ISSUED
Issued for xyz - Month DD, YYYY

PROJECT TITLE
**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.1

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"



1 SouthEast COLORED
A-2.4 1/8" = 1'-0"



2 SouthWest COLORED
A-2.4 1/8" = 1'-0"



John Fontain Development

817-821 Williamson Street, Madison Wisconsin

RENDER

A-2.5





John Fontain Development

817-821 Williamson Street, Madison Wisconsin

RENDER

A-2.6





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RENDER

A-2.7





John Fontain Development

817-821 Williamson Street, Madison Wisconsin

RENDERS

A-2.8

