

I. 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.

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.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:  
CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.

11. 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).

**SHEET INDEX**

SITE		ARCHITECTURAL	
C-1.1	SITE PLAN	A-1.0	BASEMENT/LOWER PARKING
C-1.2	SITE LIGHTING	A-1.1	LEVEL 1 UPPER PARKING
C-1.3	FIRE DEPARTMENT ACCESS	A-1.2	LEVEL 2 PLAN
C-1.4	LOT COVERAGE	A-1.3	LEVEL 3 PLAN
C-200	EXISTING SITE & DEMO PLAN	A-1.4	LEVEL 4 PLAN
C-300	SITE & UTILITY PLAN	A-1.5	LEVEL 5 PLAN
C-400	GRADING PLAN	A-1.6	LEVEL 6 PLAN
L-1.1	LANDSCAPE PLAN	A-2.1	EXTERIOR ELEVATIONS
		A-2.2	EXTERIOR ELEVATIONS
		A-2.3	ELEVATIONS COLORED
		A-2.4	ELEVATIONS COLORED
		A-2.5	EXTERIOR RENDERINGS

**Site Development Data:**

Zoning		TE - Traditional Employment	
Densities:			
Lot Area	16,279 S.F./0.37 ACRES		
Dwelling Units	46 units		
Lot Area / D.U.	354 S.F./D.U.		
Density	124 units/Acre		
Lot Coverage	PROVIDED 13,717 S.F. (84.2%)	ZONING 85% Max.	
Building Height	5 stories/63'-0"	5 Stories	
Commercial Area	2,656 S.F.		
<b>Dwelling Unit Mix:</b>			
Studio	14		
One Bedroom	23		
Two Bedroom	9		
Total Dwelling Units	46		
<b>Vehicle Parking Stalls:</b>			
Underground Garage	48		
<b>Bicycle Parking:</b>			
Long-Term Covered Garage	46		
Short-Term Guest - Surface	5		
Commercial - Surface	5		
Total	56		

**BIKE RACKS**

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

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

**GRAPHIC SCALE**

0 10 20 30

1" = 10'-0"

1" INCH = 10' FT (24X36 SHEET)

**SITE PLAN**

1" = 10'-0"

**Building I**  
46 UNIT  
48 UNDERGROUND STALLS  
5 STORY

**Williamson St**

**S Blount St**

**5' FRONT YARD SETBACK**

**EXTG CRABAPPLE TREE TO REMAIN**

**NEW CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH MADISON GENERAL ORD. SECTION 10.08(4) (PARKING ACCESS TO LOWER RAMP)**

**EXTG JACK PEAR TO BE REMOVED FOR DRIVE ENTRANCE**

**5' SIDE YARD SETBACK**

**EXISTING RETAINING WALL**

**10' X 6' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREAS. (VISION CLEARANCE TRIANGLE REDUCTION WILL BE SUBMITTED)**

**STOP SIGN (TYP)**

**11.5' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREAS. (VISION CLEARANCE TRIANGLE REDUCTION WILL BE SUBMITTED)**

**ACCESSIBLE ROUTE**

**2 BIKE STALLS**

**8 BIKE STALLS**

**EXTG 2" DIA. HACKBERRY TREE TO REMAIN**

**EXTG 2" DIAM. COFFEE TREE TO REMAIN**

**EXTG 20" DIAM. ASH TREE TO BE REMOVED TO ALLOW FOR DRIVE ENTRANCE**

**5' SIDE YARD SETBACK**

**EXISTING CURB CUT WIDENED TO PROVIDE CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH MADISON GENERAL ORD. SECTION 10.08(4) (PARKING ACCESS TO UPPER RAMP)**

**STOP SIGN (TYP)**

**NEW 48" WIDE EGRESS CONC. PATHWAY**

**5' REAR YARD SETBACK**

**EXISTING FENCE**

**EXISTING RETAINING WALL**

**TRAFFIC LIGHT POLES**

**HANDRAIL**

**EXIT FOR APARTMENT LOBBY**

**POWER POLE**

**5' FRONT YARD SETBACK**

**5' SIDE YARD SETBACK**

**5' REAR YARD SETBACK**

**EXISTING FENCE**

**EXISTING RETAINING WALL**

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<b><u>SHEET INDEX</u></b>	
<b>C-1.1</b>	<b>SITE PLAN</b>
<b>C-1.2</b>	<b>SITE LIGHTING</b>
<b>C-1.3</b>	<b>FIRE DEPARTMENT ACCESS</b>
<b>C-1.4</b>	<b>LOT COVERAGE</b>
<b>C-200</b>	<b>EXISTING SITE &amp; DEMO PLAN</b>
<b>C-300</b>	<b>SITE &amp; UTILITY PLAN</b>
<b>C-400</b>	<b>GRADING PLAN</b>
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<b><u>ARCHITECTURAL</u></b>	
<b>A-1.0</b>	<b>BASEMENT/LOWER PARKING PLAN</b>
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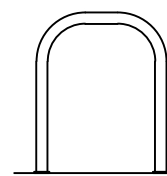
<u>Densities:</u>	FE - Traditional Employment
Lot Area	16,279 S.F./0.37 ACRES
Dwelling Units	46 units
Lot Area / D.U.	354 S.F./D.U.
Density	124 units/Acre

	<u>PROVIDED</u>	<u>ZONING REQ'D</u>
Lot Coverage	13,717 S.F. (84.2%)	85% Max.
Building Height	5 stories/63'-0"	5 Stories/68' Max.
Commercial Area	2,656 S.F.	

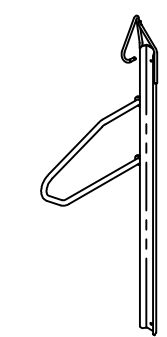
Studio	14
One Bedroom	23
Two Bedroom	9
<b>Total Dwelling Units</b>	<b>46</b>

<u>Vehicle Parking Stalls:</u>	
Underground Garage	48

Long-Term Covered Garage	46
Short-Term Guest - Surface	5
Commercial - Surface	5
<u>Total</u>	<u>56</u>



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



INTERIOR WALL MOUNTED:  
MADRAX VERTICAL RACK  
OR SARIS BIKE TRACK



**knothe ■ bruce**  
ARCHITECTS

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

For LUA &amp; Landmarks Submittal - Feb. 13, 2023

John Fontaine  
Realty

SHEET TITLE  
**Site Plan**




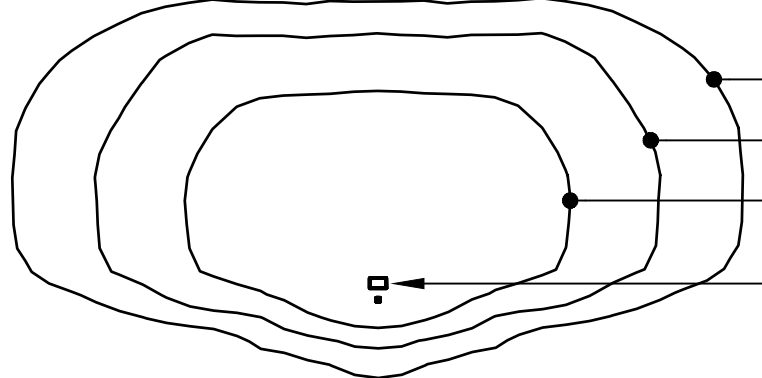
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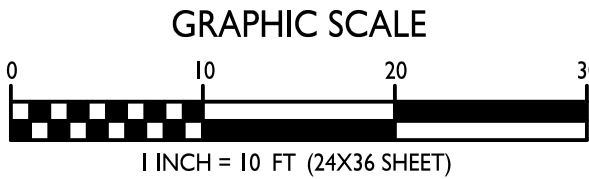
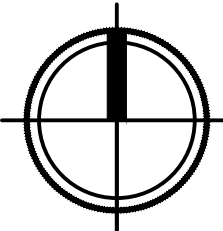
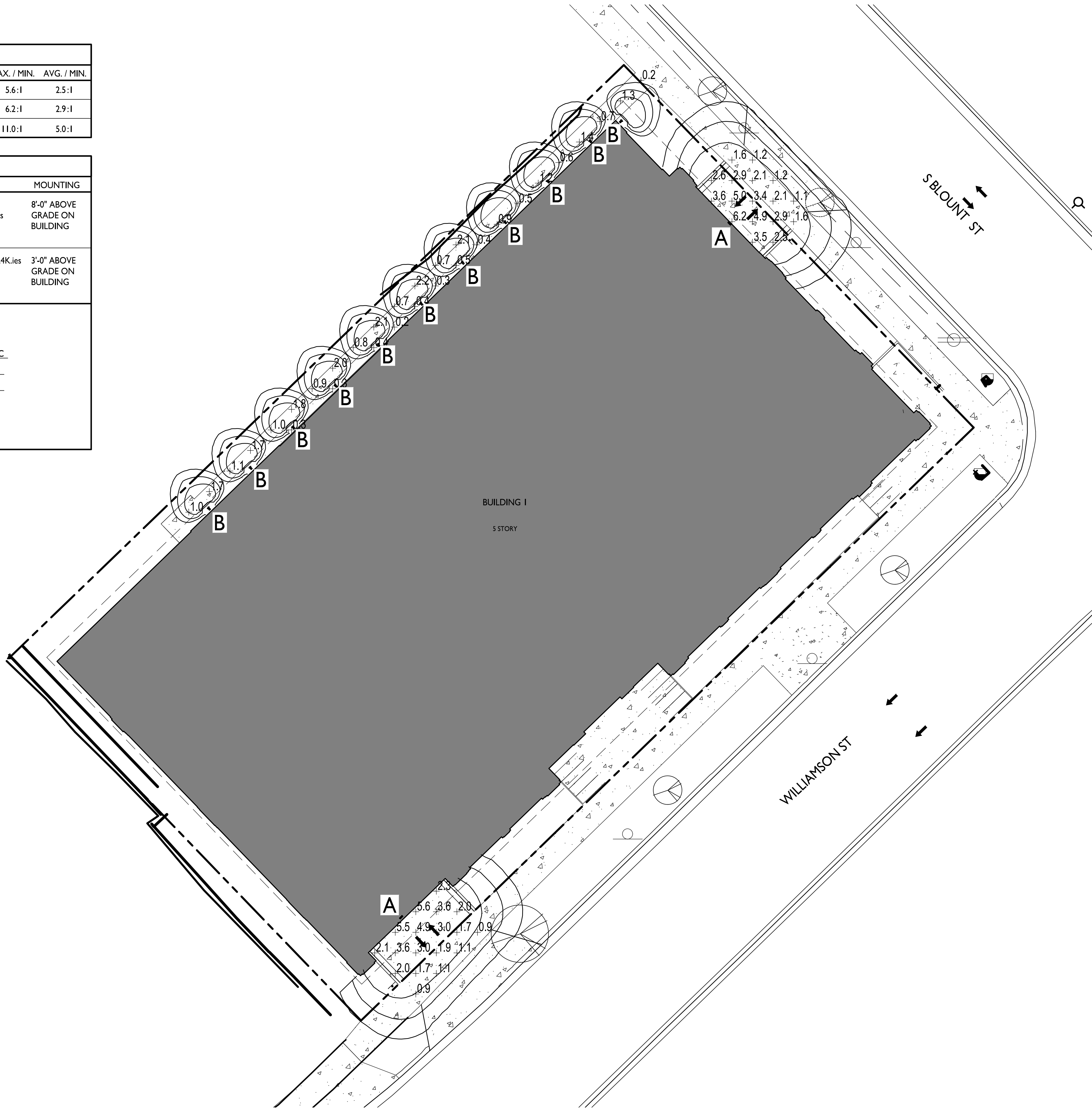
# C-1.1

2215

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LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
North Parking Garage Entry Security Lighting	+	2.8 fc	6.2 fc	1.1 fc	5.6:1	2.5:1
South Parking Garage Entry Security Lighting	+	2.6 fc	5.6 fc	0.9 fc	6.2:1	2.9:1
Walkway Egress Lighting	+	1.0 fc	2.2 fc	0.2 fc	11.0:1	5.0:1

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	MOUNTING
	A	2	LITHONIA LIGHTING	WVPXI LED P1 30K MVOLT	WVPXI LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS	8'-0" ABOVE GRADE ON BUILDING
 	B C	11	FC / SSL LIGHTING	FCSL102-120V-4K-SS	EXTERIOR DIE-CAST ALUMINUM STEP LIGHT FOR MASONRY APPLICATIONS	3'-0" ABOVE GRADE ON BUILDING
<div>EXAMPLE LIGHT FIXTURE DISTRIBUTION</div> <div></div>						





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ISSUED  
For LUA & Landmarks Submittal - Feb. 13, 2023

PROJECT TITLE  
John Fontain  
Realty

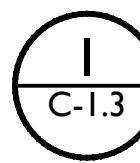
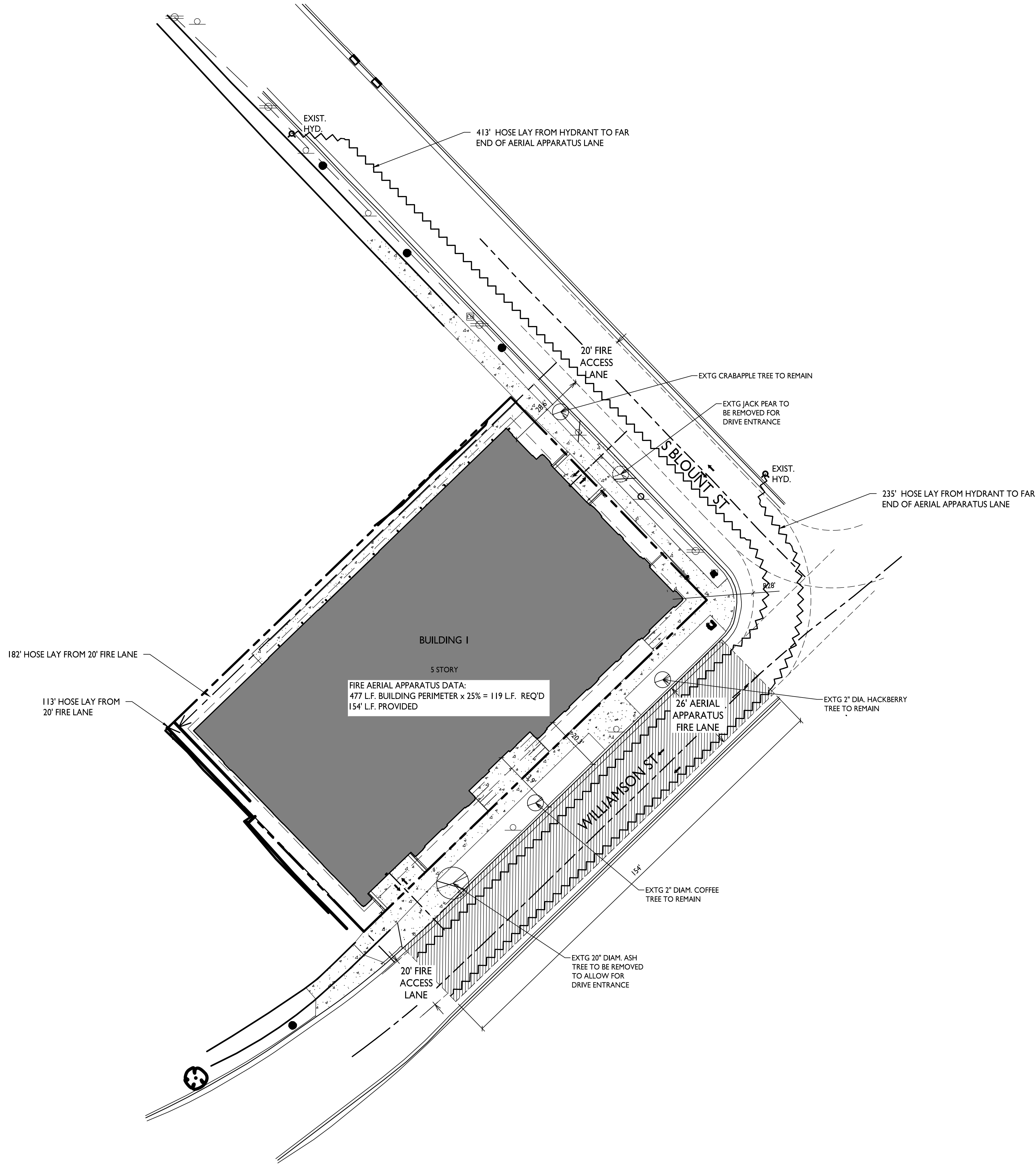
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Madison, WI  
SHEET TITLE  
Fire Department  
Access Plan

SHEET NUMBER

C-1.3

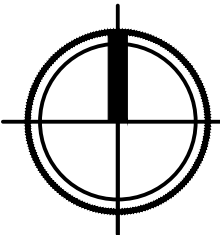
PROJECT NO. 2215

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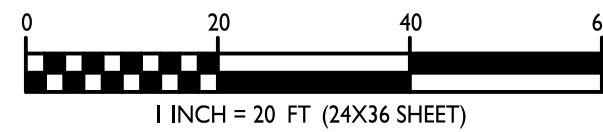


FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

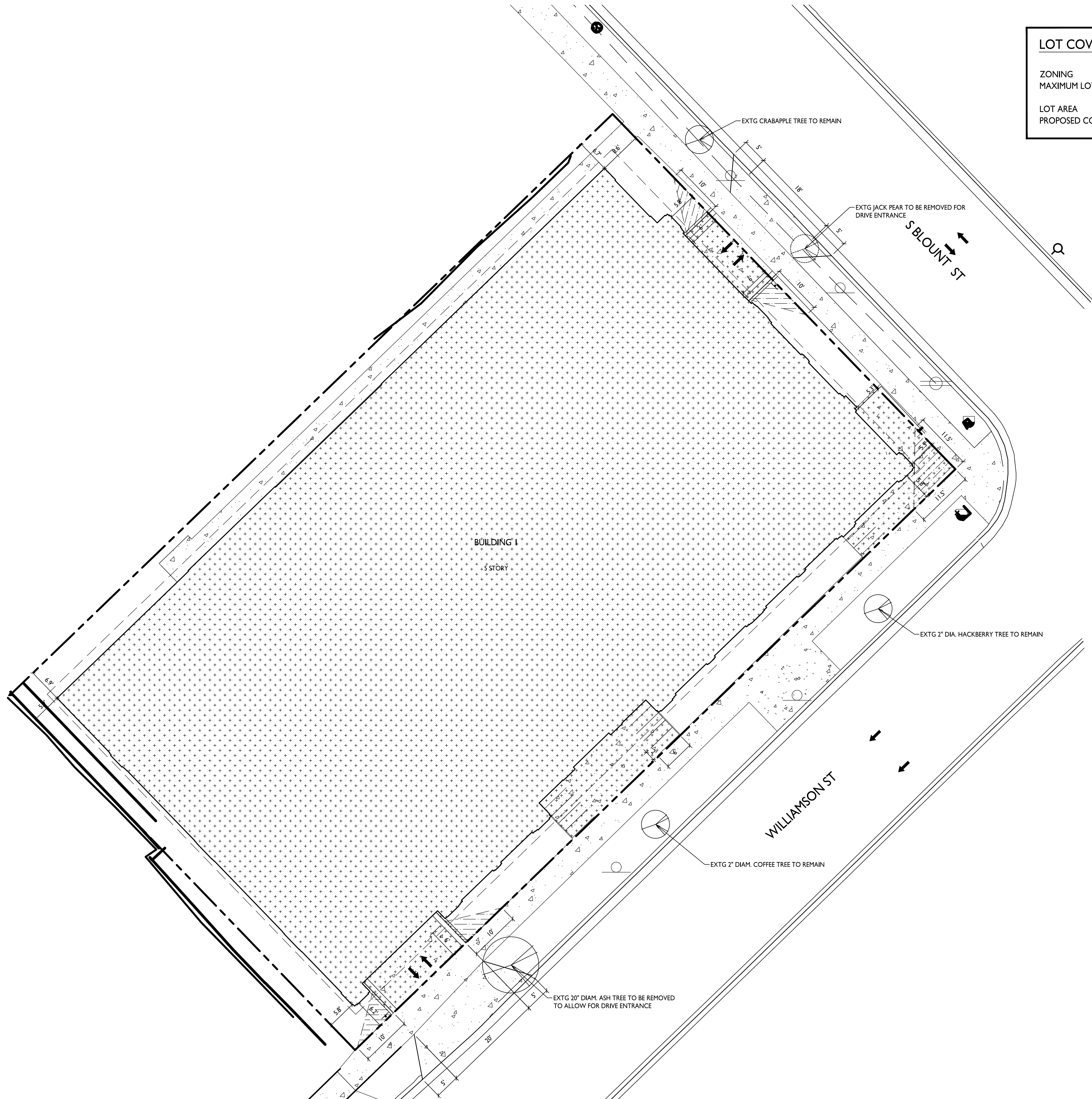


GRAPHIC SCALE



1 INCH = 20 FT. (24X36 SHEET)





LOT COVERAGE	
ZONING	TRADITIONAL EMPLOYMENT (TE)
MAXIMUM LOT COVERAGE	85%
LOT AREA	16,279 S.F.
PROPOSED COVERAGE	13,717 S.F. / 84.2%

kb2

knothe • bruce  
ARCHITECTS

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

ISSUED  
For LUA & Landmarks Submittal - Feb. 13, 2023

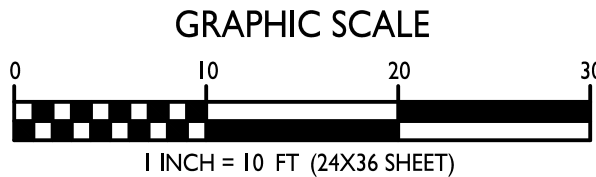
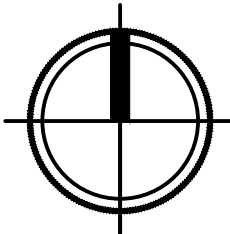
PROJECT TITLE  
John Fontain  
Realty

654 Williamson St,  
Madison, WI  
SHEET TITLE  
Lot Coverage

SHEET NUMBER

C-1.4  
PROJECT NO. 2215  
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1  
C-1.4  
LOT COVERAGE  
1" = 10'-0"





V:\Project\2023\123.0184\_30\CAD\123.0184\_Plan.dwg GILBERTO CASTANEDA, EXISTING SITE & DEMOLITION PLAN, 2023/02/13, 10:24 AM, ARCH FULL BLEED D 36.00 X 24.00 INCHES



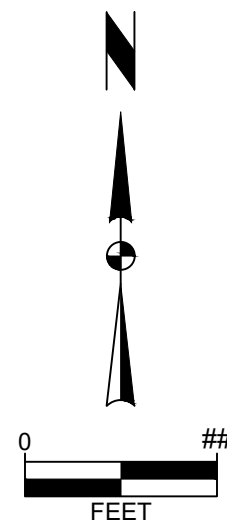
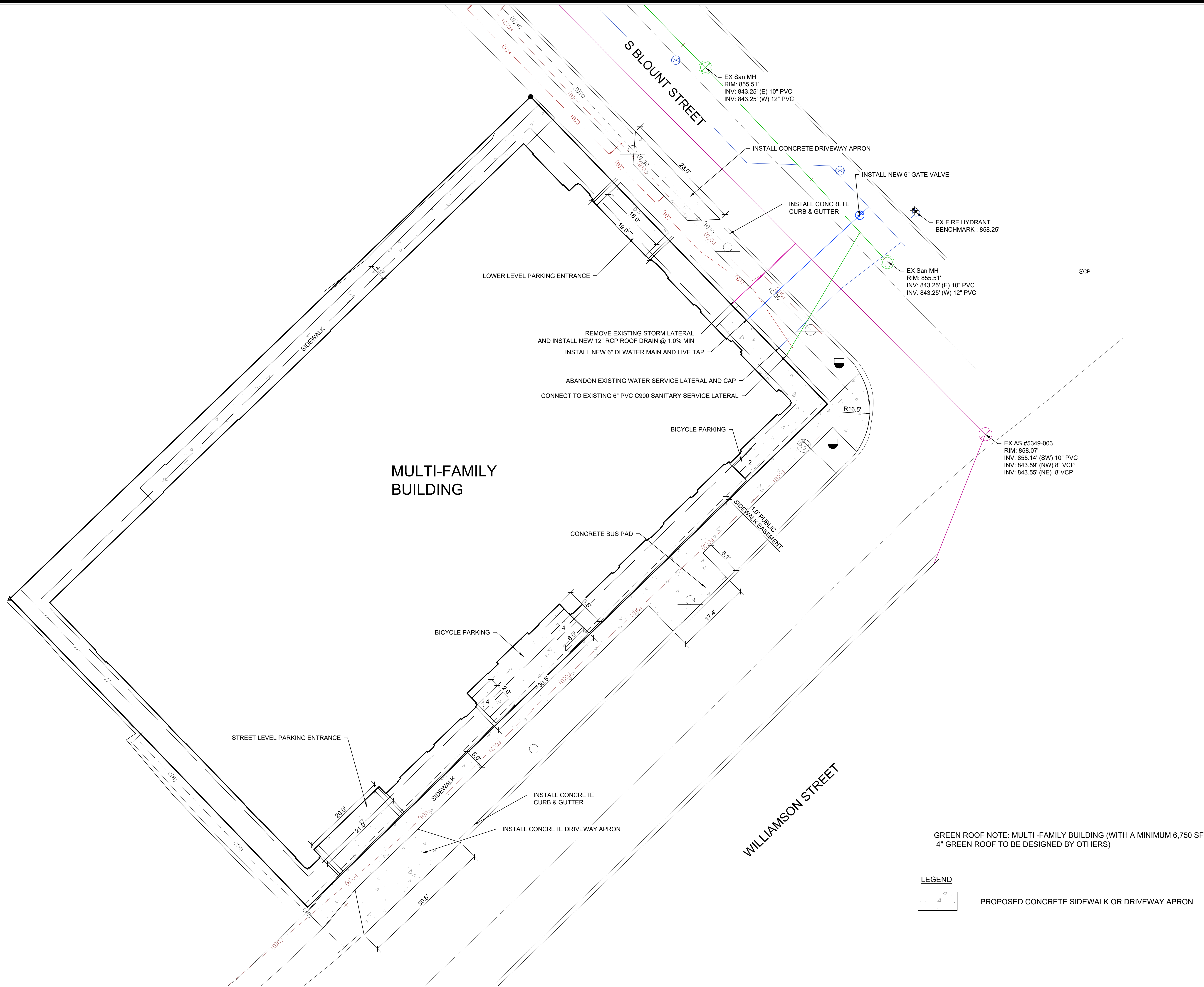
654 WILLIAMSON STREET		CITY OF MADISON, DANE, WISCONSIN	
EXISTING SITE & DEMOLITION PLAN		SNYDER & ASSOCIATES, INC.	
		Project No: 123.0184.30	
Sheet C200		Sheet C200	

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 100'	T-R-S: TTN-RRW-SS
Technician: GCB	Date: 02-13-23	Project No: 123.0184.30	

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
515-964-2020 | www.snyder-associates.com



V:\Projects\2023\123.0184\_30\CADD\123.0184\_Plan.dwg GILBERTO CASTANEDA, SITE & UTILITY PLAN, 2023/02/13, 10:24 AM, ARCH, FULL BLEED, D (36.00" X 24.00" INCHES)



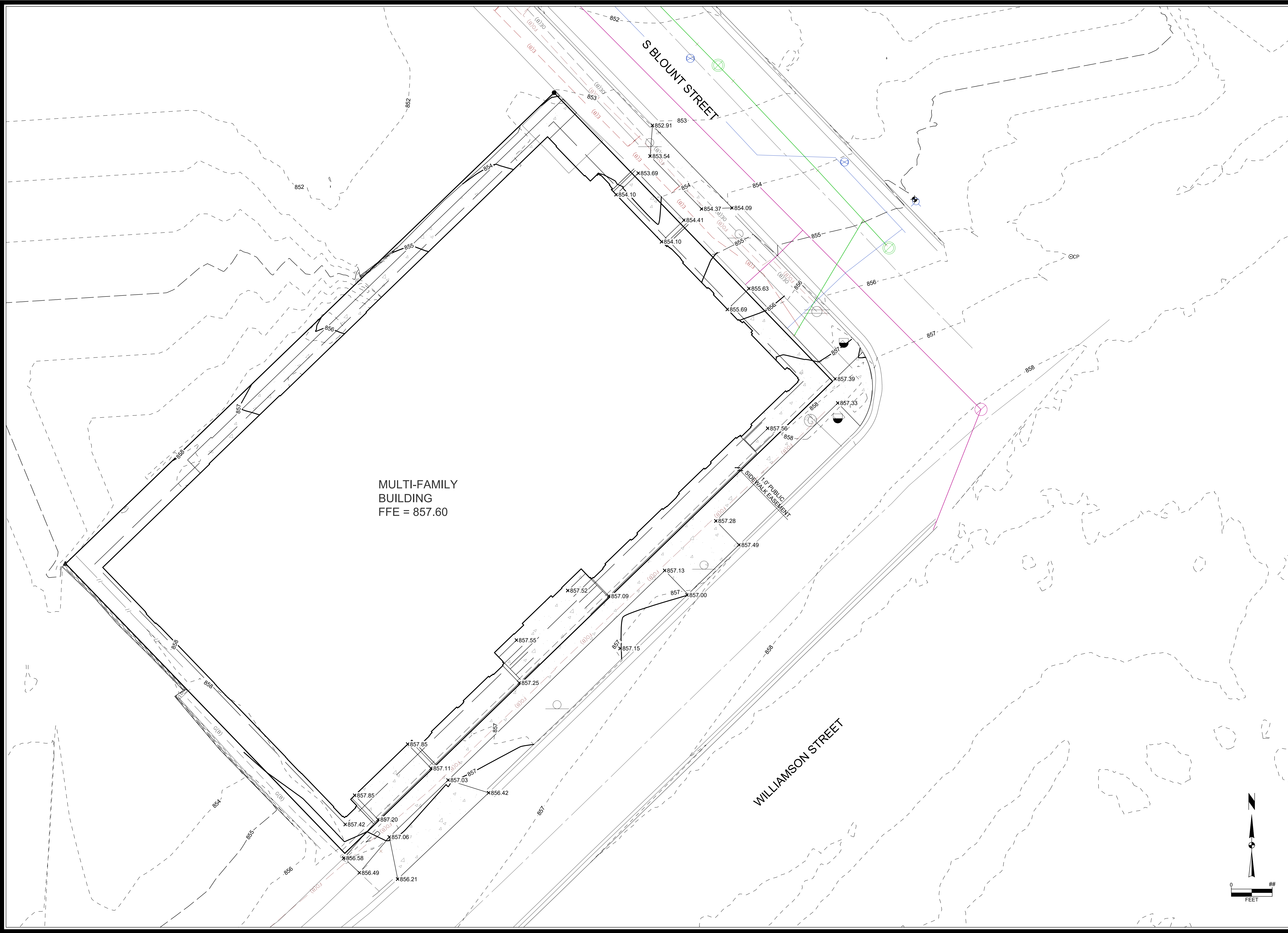
654 WILLIAMSON STREET		CITY OF MADISON, DANE, WISCONSIN	
SITE & UTILITY PLAN		T-T-N-RRW-SS	
SNYDER & ASSOCIATES, INC.		Project No: 123.0184.30	
Project No: 123.0184.30		Sheet C300	

**SNYDER & ASSOCIATES**


5010 VOEGES ROAD  
MADISON, WISCONSIN 53718  
515-964-2020 | www.snyder-associates.com



V:\Project\2021\123.0184\_30\CADD\123.0184\_Plan.dwg GILBERTO CASTANEDA, GRADING PLAN, 2023/02/13, 10:24 AM, ARCH FULL BLEED D (36.00 X 24.00 INCHES)



654 WILLIAMSON STREET		CITY OF MADISON, DANE, WISCONSIN		Sheet C400	
GRADING PLAN		REVISION		DATE	
		Checked By: MLC		Scale: 1" = 10'	
		Date: 02-13-23		T-R-S: TTN-RRW-SS	
		Technician GCB		Project No: 123.0184.30	
		Engineer: BCA		BY	
		MARK			



**SNYDER & ASSOCIATES**

Project No: 123.0184.30

Sheet C400

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
515-964-2020 | www.snyder-associates.com



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**KEY**

KEY	SIZE	QUANTITY
CSA	2 1/2"	(8) 4
PER	2 1/2"	4
RJC	2"	(8) 3
TSC	2"	5
GVB	18"	(55) 30
KCJ	18"	25
HRD	1 G	(62) 22
SWD	1 G	40

**NOTES:**

- 1) Lawn areas to be fertilized, and
- 2) Planting bed
- 3) Individual tree mulch spread
- 4) Designated p

**LANDSCAPE PLAN**

1" = 10'-0"

**GRAPHIC SCALE**

0 10 20 30

1 INCH = 10 FT (24X36 SHEET)

**LANDSCAPE POINTS REQUIRED**

Developed Area =  
Landscape Points: 1,500

**Total Landscape Points**

**Landscape Points Summary**

Existing canopy trees -  
Proposed canopy trees -  
Existing evergreen trees -  
Proposed evergreen trees -  
Existing ornamental trees -  
Proposed ornamental trees -  
Existing upright evergreen trees -  
Proposed upright evergreen trees -  
Existing deciduous shrubs -  
Proposed deciduous shrubs -  
Existing evergreen shrubs -  
Proposed evergreen shrubs -  
Existing perennials & ground covers -  
Proposed perennials & ground covers -

**Total landscape points**

**Lot Frontage Landscape**

(Section 28.142(5) Dev

"One (1) over-story deciduous tree (30') lineal feet of lot frontage to be used in place of one

**Williamson Street & So**

Over story trees  
Shrubs required

Over story trees  
Ornamental/Evergreen  
Shrubs supplied

<h2 style="text-align: center;">PLANT LIST</h2> <h3 style="text-align: center;">654 Williamson Street, Madison</h3>					
KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
<b>(8) Canopy Trees</b>					
CSA	2 ½"	4	Columnar Swedish Aspen	Populus Tremula 'Erecta'	BB
PER	2 ½"	4	Pyramidal English Oak	Quercus Robar "Fastigiata"	BB
<b>(8) Ornamental Trees</b>					
RJC	2"	3	Red Jade Crab	Malus 'Red Jade'	BB
TSC	2"	5	Tina Sargent Crab	Tina Malus Sargentii 'Tina'	BB
<b>(55) Evergreen Shrubs</b>					
GVB	18"	30	Green Velvet Boxwood	Buxus 'Green Velvet'	Con
KCJ	18"	25	Kalloy Compact Juniper	Juniperus C 'Kallay's Compact'	Con
<b>(62) Perennials</b>					
HRD	1 G	22	Happy Returns Day Lily	Heemerocallis 'Happy Returns'	Con
SWD	1 G	40	Summer Wine Day Lily	Heemerocallis 'Summer Wine'	Con

**NOTES:**

- Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mat mulch.
- Planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3"
- Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging

VISION TRIANGLE: NO OBSTRUCTIONS  
BETWEEN THE HEIGHT OF 30" AND 10'  
WITHIN HATCHED AREAS.

Over story trees supplied  
Ornamental/Evergreen trees supplied  
Shrubs supplied

ISSUED  
For LUA & Landmarks Submittal - Feb. 13, 2023

PROJECT TITLE  
John Fontain  
Realty

654 Williamson St,  
Madison, WI

SHEET TITLE  
**Landscape Plan**

SHEET NUMBER

PROJECT NO. 2215



KEY PLAN

ISSUED

PROJECT TITLE  
**654 WILLIAMSON ST**

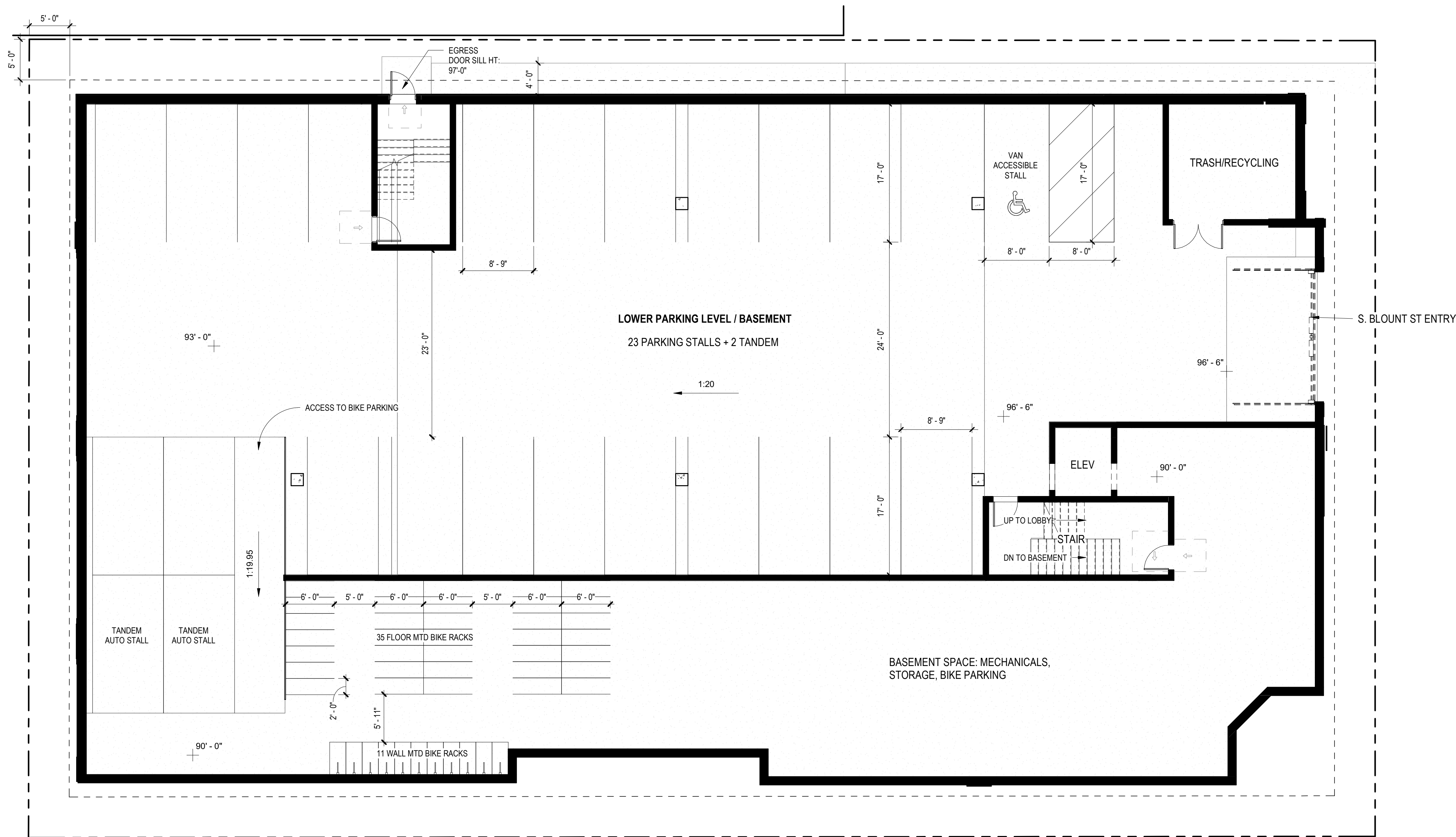
654 Williamson St  
Madison, WI 53703  
SHEET TITLE

**BASEMENT/  
LOWER PARKING  
PLAN**

SHEET NUMBER

**A1.0**  
PROJECT NUMBER **2215**

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KEY PLAN

ISSUED

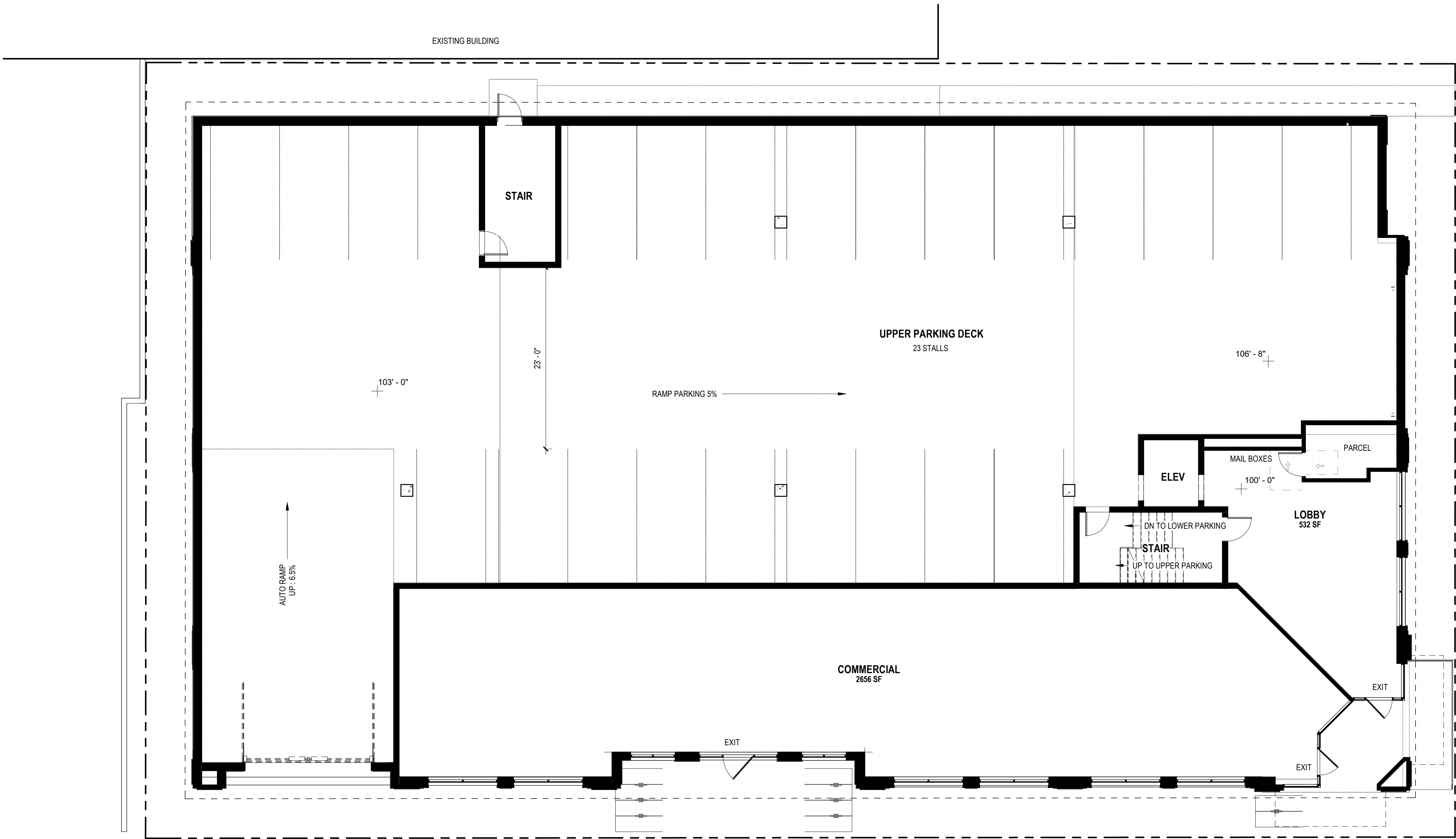
PROJECT TITLE  
654 WILLIAMSON  
ST

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
LEVEL 1 /UPPER  
PARKING FLOOR  
PLAN

SHEET NUMBER

A1.1  
PROJECT NUMBER 2215

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NOT FOR CONSTRUCTION



KEY PLAN

ISSUED

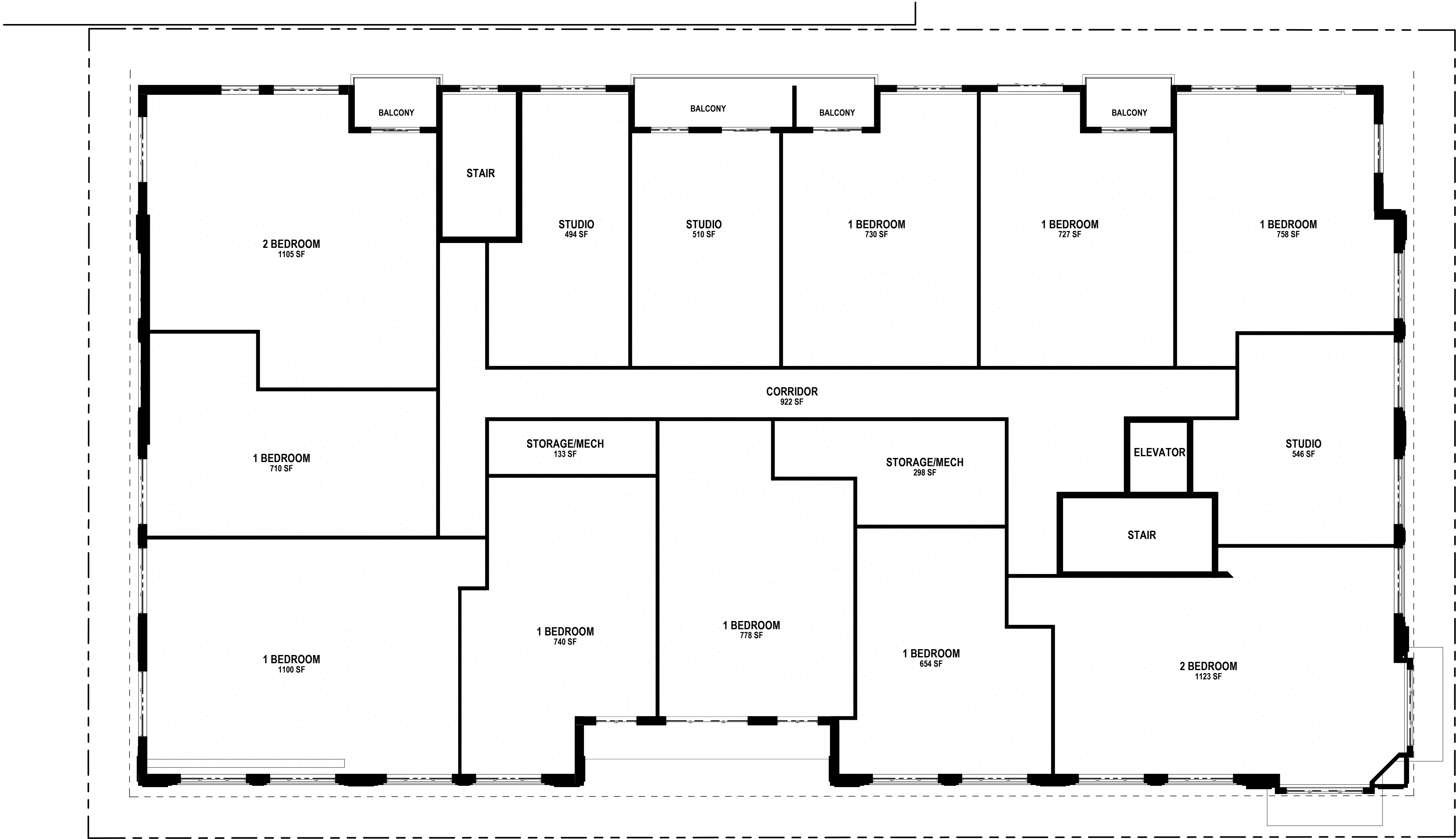
PROJECT TITLE  
654 WILLIAMSON  
ST

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
LEVEL 2 PLAN

SHEET NUMBER

A1.2  
PROJECT NUMBER 2215

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KEY PLAN

ISSUED

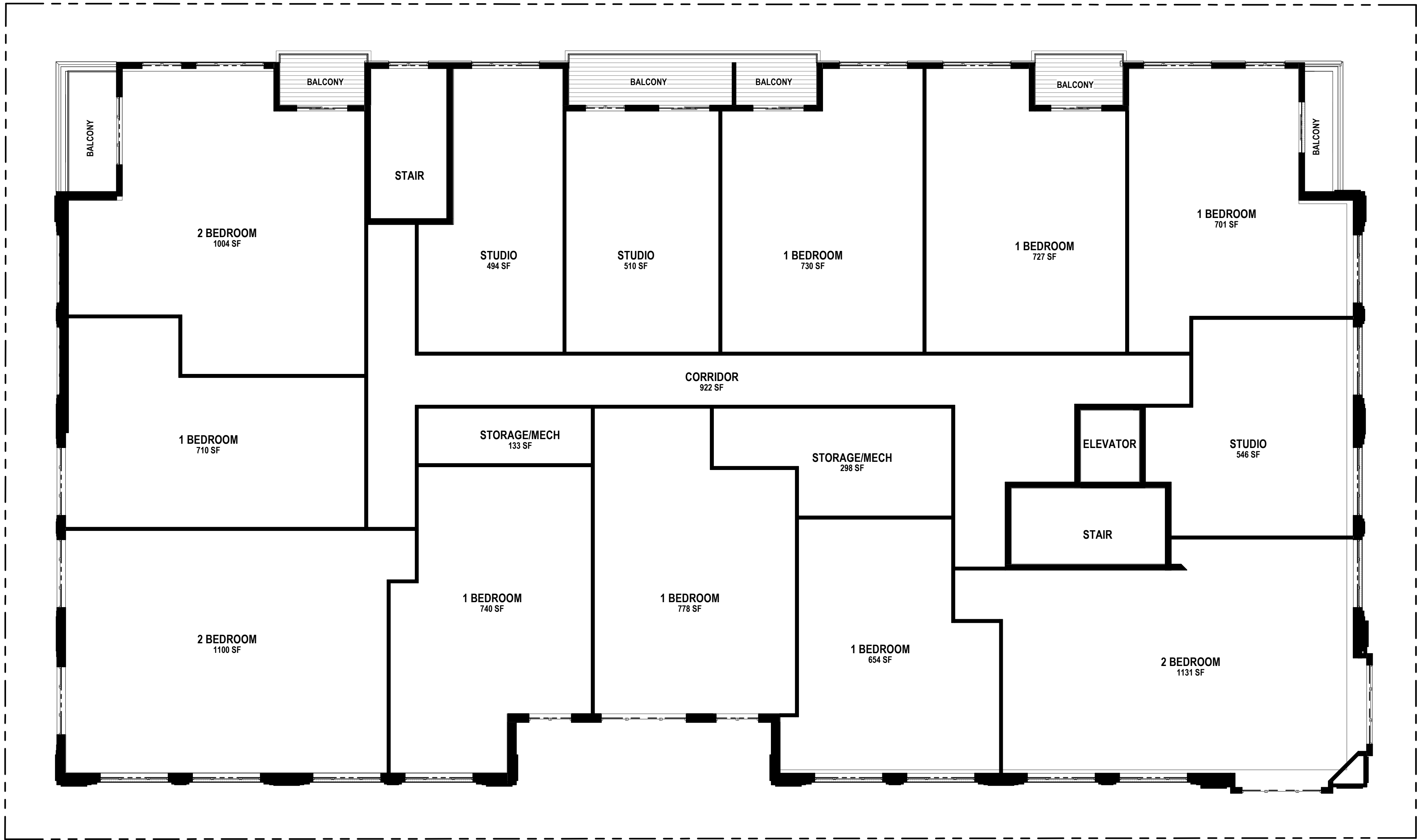
PROJECT TITLE  
654 WILLIAMSON  
ST

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
LEVEL 3 PLAN

SHEET NUMBER

A1.3  
PROJECT NUMBER 2215

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KEY PLAN

ISSUED

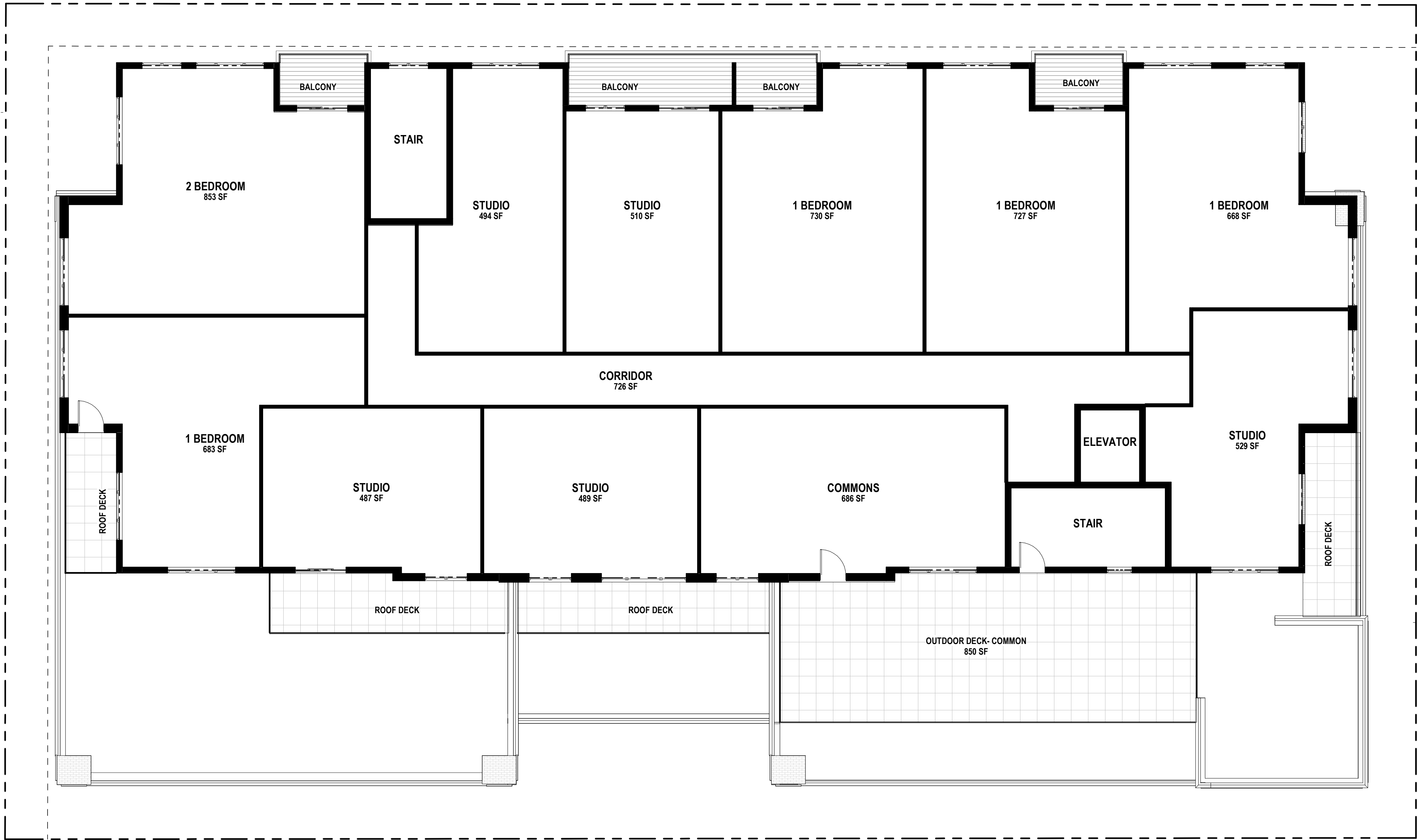
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654 WILLIAMSON  
ST

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
LEVEL 4 PLAN

SHEET NUMBER

A1.4  
PROJECT NUMBER 2215

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KEY PLAN

ISSUED

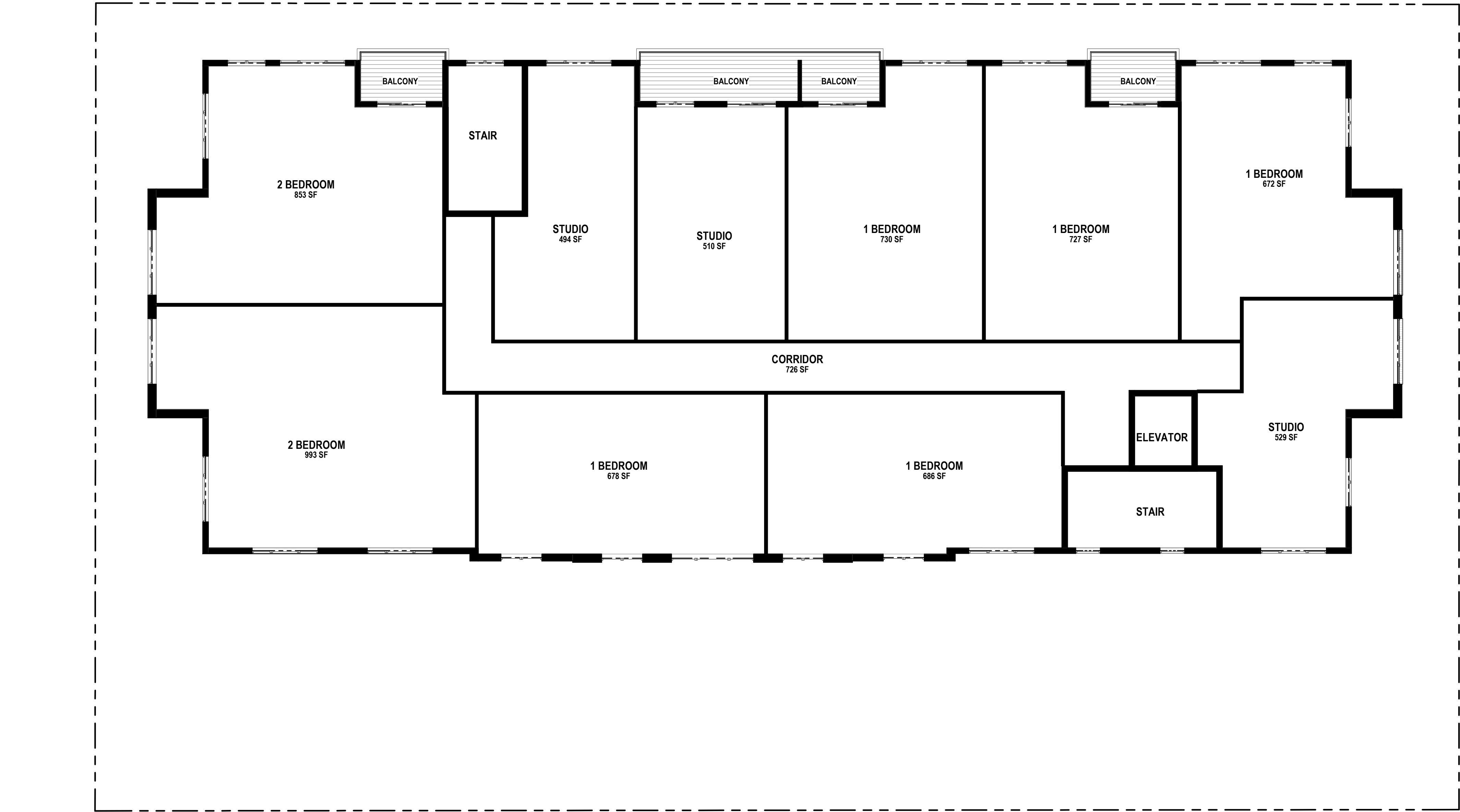
PROJECT TITLE  
654 WILLIAMSON  
ST

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
LEVEL 5 PLAN

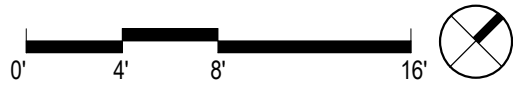
SHEET NUMBER

A1.5  
PROJECT NUMBER 2215

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KEY PLAN

ISSUED

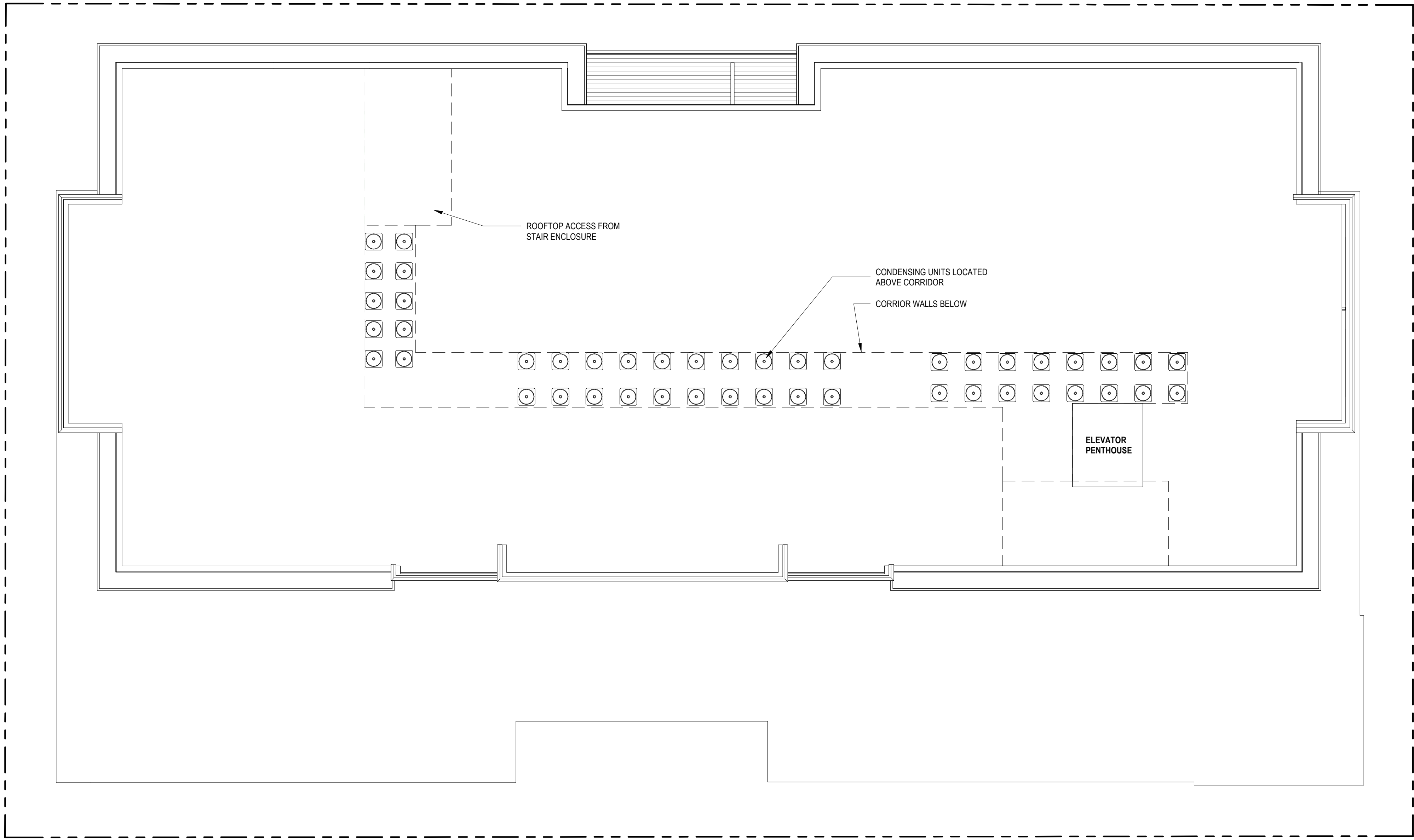
PROJECT TITLE  
654 WILLIAMSON  
ST

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
ROOF PLAN

SHEET NUMBER

A1.6  
PROJECT NUMBER 2215

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NOT FOR CONSTRUCTION

KEY PLAN

ISSUED

- 4 LANDMARKS EXT. 02/27/23  
UPDATES  
3 LUA & LANDMARKS 02/13/23  
SUBMITTAL

PROJECT TITLE  
**654**  
**WILLIAMSON**  
**ST**

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
**EXTERIOR**  
**ELEVATIONS**

SHEET NUMBER

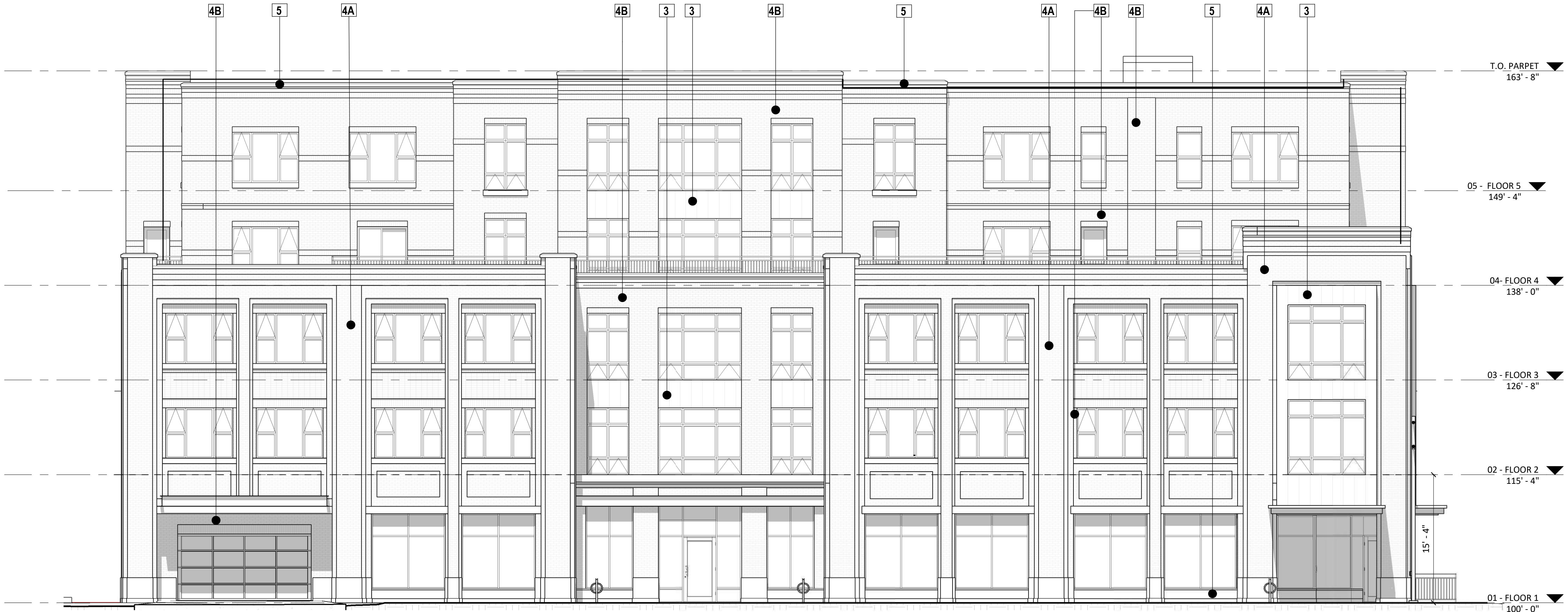
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PROJECT NUMBER **2215**

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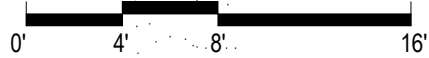
EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL
(#2) - METAL FASCIA AND TRIM	CMG	WEATHERED ZINC COLOR
(#3) - VERTICAL STANDING SEAM METAL	CMG	WEATHERED ZINC COLOR
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING
(#4A) - BRICK VENEER	TBD	LIGHT RED- VARIETY
(#4B) - BRICK VENEER	TBD	BURGUNDY- VARIETY
(#5) - CAST STONE BANDS & HEADERS	OLDCASTLE	LIMESTONE
(#6) - COMPOSITE WINDOWS	OKNOPLAST	DARK GRAY
(#7) - ALUM. STOREFRONT	N/A	BLACK- ANNODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#9) - MANUFACTURED STONE UNIT	CORDOVA	LIMESTONE



2 NE ELEVATION- S BLOUNT ST B&W  
A2.1 1/8" = 1'-0"



1 SE ELEVATION- WILLIAMSON ST- B&W  
A2.1 1/8" = 1'-0"



NOT FOR CONSTRUCTION



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL
(#2) - METAL FASCIA AND TRIM	CMG	WEATHERED ZINC COLOR
(#3) - VERTICAL STANDING SEAM METAL	CMG	WEATHERED ZINC COLOR
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING
(#4A) - BRICK VENEER	TBD	LIGHT RED- VARIETY
(#4B) - BRICK VENEER	TBD	BURGUNDY- VARIETY
(#5) - CAST STONE BANDS & HEADERS	OLDCASTLE	LIMESTONE
(#6) - COMPOSITE WINDOWS	OKNOPLAST	DARK GRAY
(#7) - ALUM. STOREFRONT	N/A	BLACK- ANNODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#9) - MANUFACTURED STONE UNIT	CORDOVA	LIMESTONE

KEY PLAN

ISSUED

4 LANDMARKS EXT. UPDATES 02/27/23  
3 LUA & LANDMARKS SUBMITTAL 02/13/23

PROJECT TITLE  
654  
WILLIAMSON  
ST

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

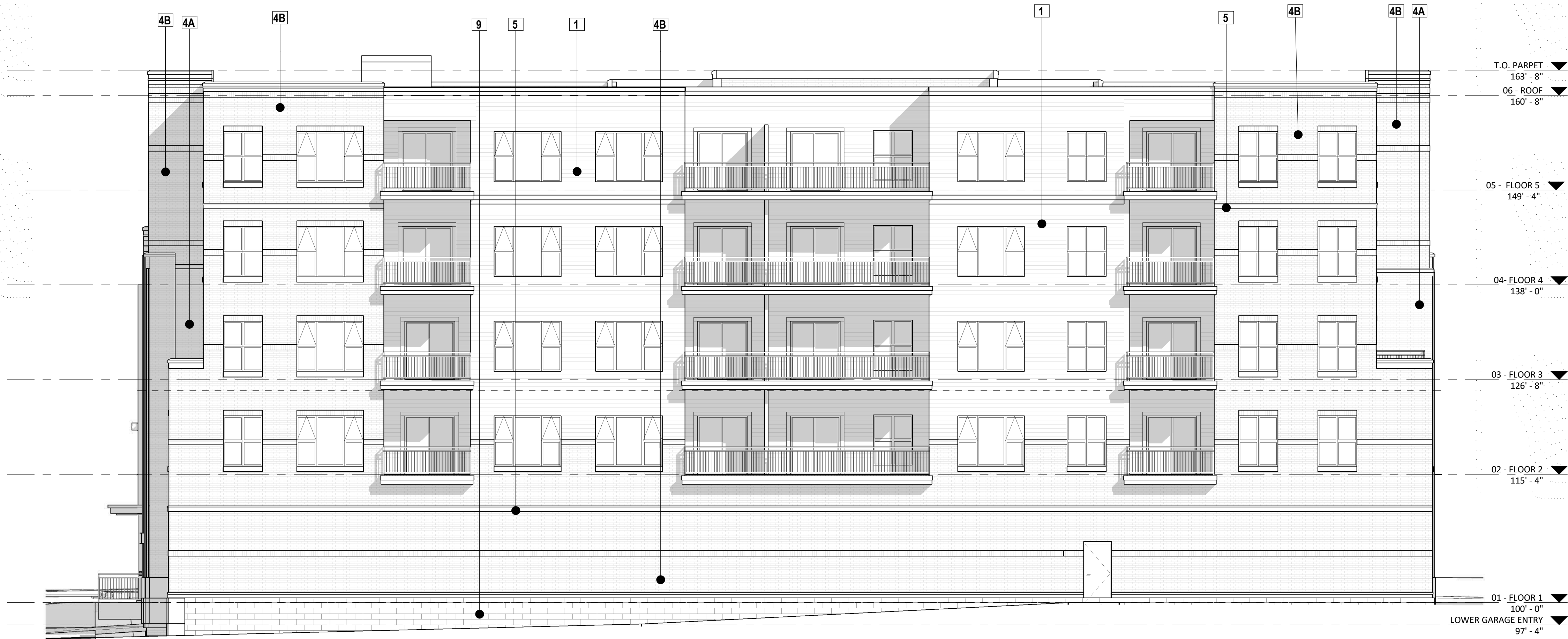
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PROJECT NUMBER 2215

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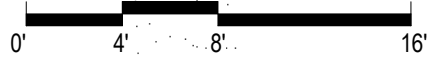
NOT FOR CONSTRUCTION



2 SW ELEVATION - B&W  
A2.2 1/8" = 1'-0"



1 NW ELEVATION - B&W  
A2.2 1/8" = 1'-0"





EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL
(#2) - METAL FASCIA AND TRIM	CMG	WEATHERED ZINC COLOR
(#3) - VERTICAL STANDING SEAM METAL	CMG	WEATHERED ZINC COLOR
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING
(#4A) - BRICK VENEER	TBD	LIGHT RED- VARIETY
(#4B) - BRICK VENEER	TBD	BURGUNDY- VARIETY
(#5) - CAST STONE BANDS & HEADERS	OLDCASTLE	LIMESTONE
(#6) - COMPOSITE WINDOWS	OKNOPLAST	DARK GRAY
(#7) - ALUM. STOREFRONT	N/A	BLACK- ANNODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#9) - MANUFACTURED STONE UNIT	CORDOVA	LIMESTONE

KEY PLAN

ISSUED

4 LANDMARKS EXT. 02/27/23  
UPDATES  
3 LUA & LANDMARKS 02/13/23  
SUBMITTAL

PROJECT TITLE  
654  
WILLIAMSON  
ST

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
ELEVATIONS  
COLORED

SHEET NUMBER  
A2.3  
PROJECT NUMBER 2215

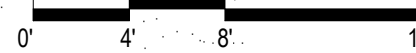
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2 NE ELEVATION- S BLOUNT ST- COLOR  
A2.3 1/8" = 1'-0"



1 SE ELEVATION- WILLIAMSON ST- COLOR  
A2.3 1/8" = 1'-0"





EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL
(#2) - METAL FASCIA AND TRIM	CMG	WEATHERED ZINC COLOR
(#3) - VERTICAL STANDING SEAM METAL	CMG	WEATHERED ZINC COLOR
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING
(#4A) - BRICK VENEER	TBD	LIGHT RED- VARIETY
(#4B) - BRICK VENEER	TBD	BURGUNDY- VARIETY
(#5) - CAST STONE BANDS & HEADERS	OLDCASTLE	LIMESTONE
(#6) - COMPOSITE WINDOWS	OKNOPLAST	DARK GRAY
(#7) - ALUM. STOREFRONT	N/A	BLACK- ANNODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#9) - MANUFACTURED STONE UNIT	CORDOVA	LIMESTONE

KEY PLAN

ISSUED

4 LANDMARKS EXT. UPDATES 02/27/23  
3 LUA & LANDMARKS SUBMITTAL 02/13/23

PROJECT TITLE  
654  
WILLIAMSON  
ST

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
ELEVATIONS  
COLORED

SHEET NUMBER  
A2.4  
PROJECT NUMBER 2215

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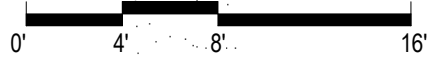
NOT FOR CONSTRUCTION



2 SW ELEVATION - COLOR  
A2.4 1/8" = 1'-0"



1 NW ELEVATION- COLOR  
A2.4 1/8" = 1'-0"







BLOUNT STREET VIEW - LOOKING SOUTH



WILLIAMSON STREET VIEW - LOOKING NORTHWEST



WILLIAMSON STREET VIEW - LOOKING NORTHEAST



WILLIAMSON STREET VIEW - LOOKING WEST

KEY PLAN

ISSUED

NOT FOR CONSTRUCTION

4	LANDMARKS EXT. UPDATES	02/27/23
3	LUA & LANDMARKS SUBMITTAL	02/13/23

PROJECT TITLE  
**654  
WILLIAMSON  
ST**

654 Williamson St  
Madison, WI 53703  
SHEET TITLE  
**RENDERED  
VIEWS**

SHEET NUMBER

**A2.5**  
PROJECT NUMBER **2215**





# 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](mailto:fire@cityofmadison.com)

Project Address: 654 Williamson Street

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? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , 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"/> 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? 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) 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input 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 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
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 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"/> 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 <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.