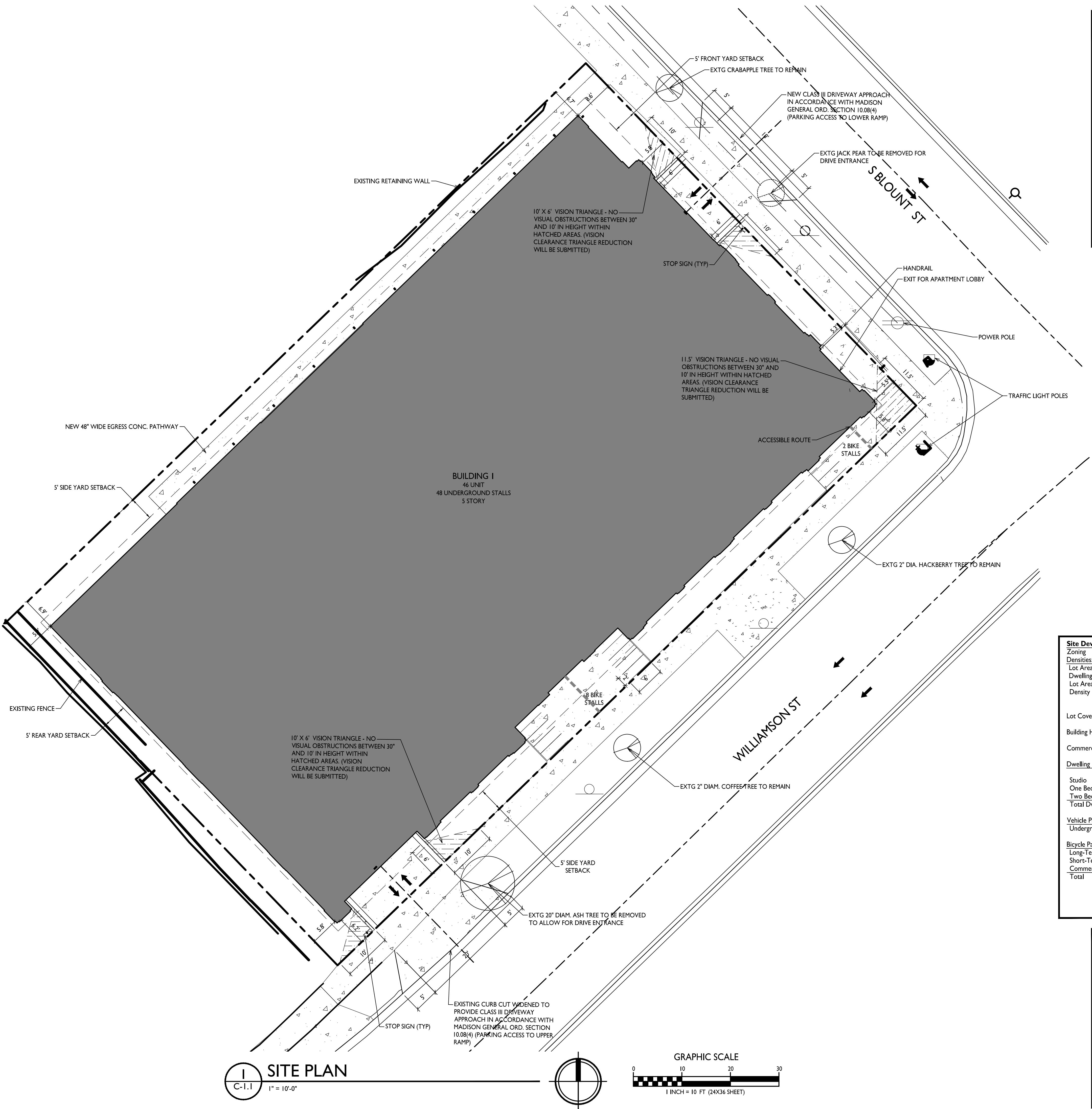


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3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
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5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION 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:
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12. 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 APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.



SHEET INDEX

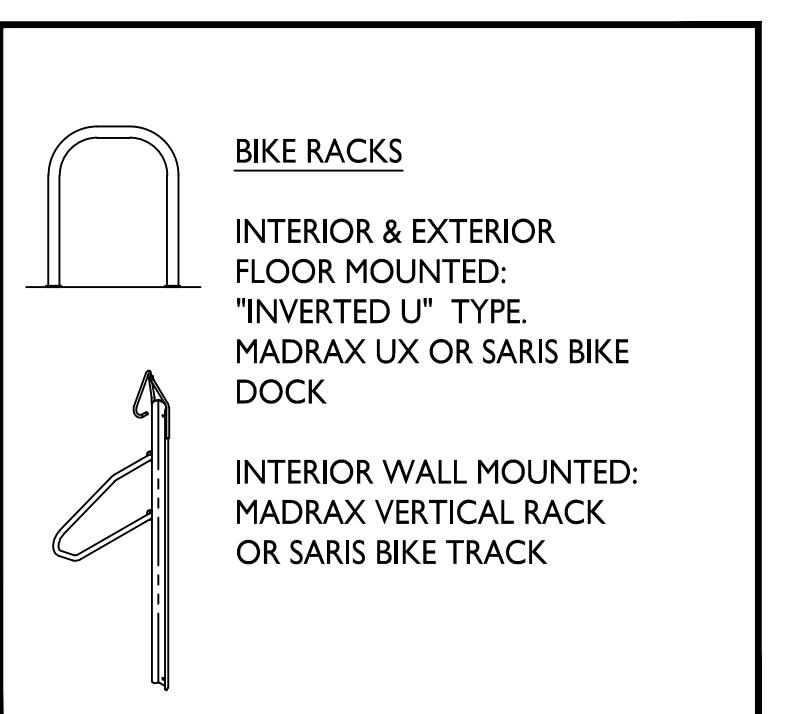
SITE

C-I.1	SITE PLAN
C-I.2	SITE LIGHTING
C-I.3	FIRE DEPARTMENT ACCESS
C-I.4	LOT COVERAGE
C-200	EXISTING SITE & DEMO PLAN
C-300	SITE & UTILITY PLAN
C-400	GRADING PLAN
L-I.1	LANDSCAPE PLAN

ARCHITECTURAL

A-I.0	BASEMENT/LOWER PARKING PLAN
A-I.1	LEVEL 1/UPPER PARKING PLAN
A-I.2	LEVEL 2 PLAN
A-I.3	LEVEL 3 PLAN
A-I.4	LEVEL 4 PLAN
A-I.5	LEVEL 5 PLAN
A-I.6	LEVEL 6 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	<u>PROVIDED</u> 13,717 S.F. (84.2%)	<u>ZONING REQ'D</u> 85% Max.
Building Height	5 stories/63'-0"	5 Stories/68' Max.
Commercial Area	2,656 S.F.	
Dwelling Unit Mix:		
Studio	14	
One Bedroom	23	
Two Bedroom	9	
<u>Total Dwelling Units</u>	<u>46</u>	
Vehicle Parking Stalls:		
Underground Garage	48	
Bicycle Parking:		
Long-Term Covered Garage	46	
Short-Term Guest - Surface	5	
Commercial - Surface	5	
<u>Total</u>	<u>56</u>	



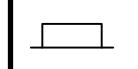
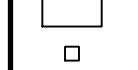
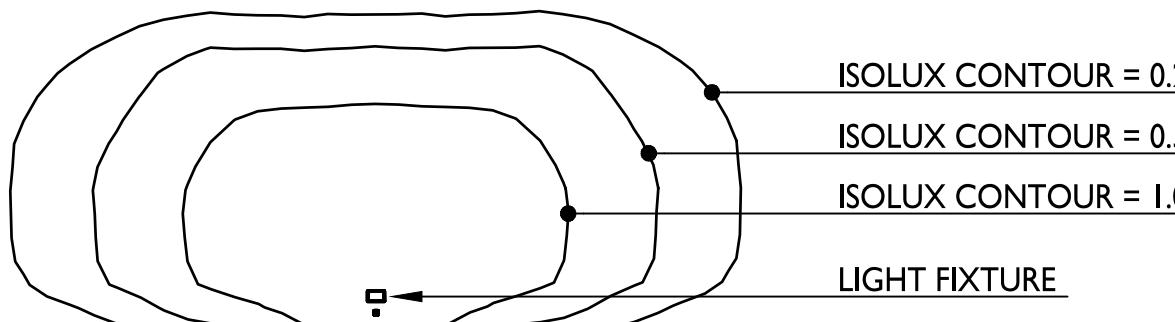
BIKE RACKS

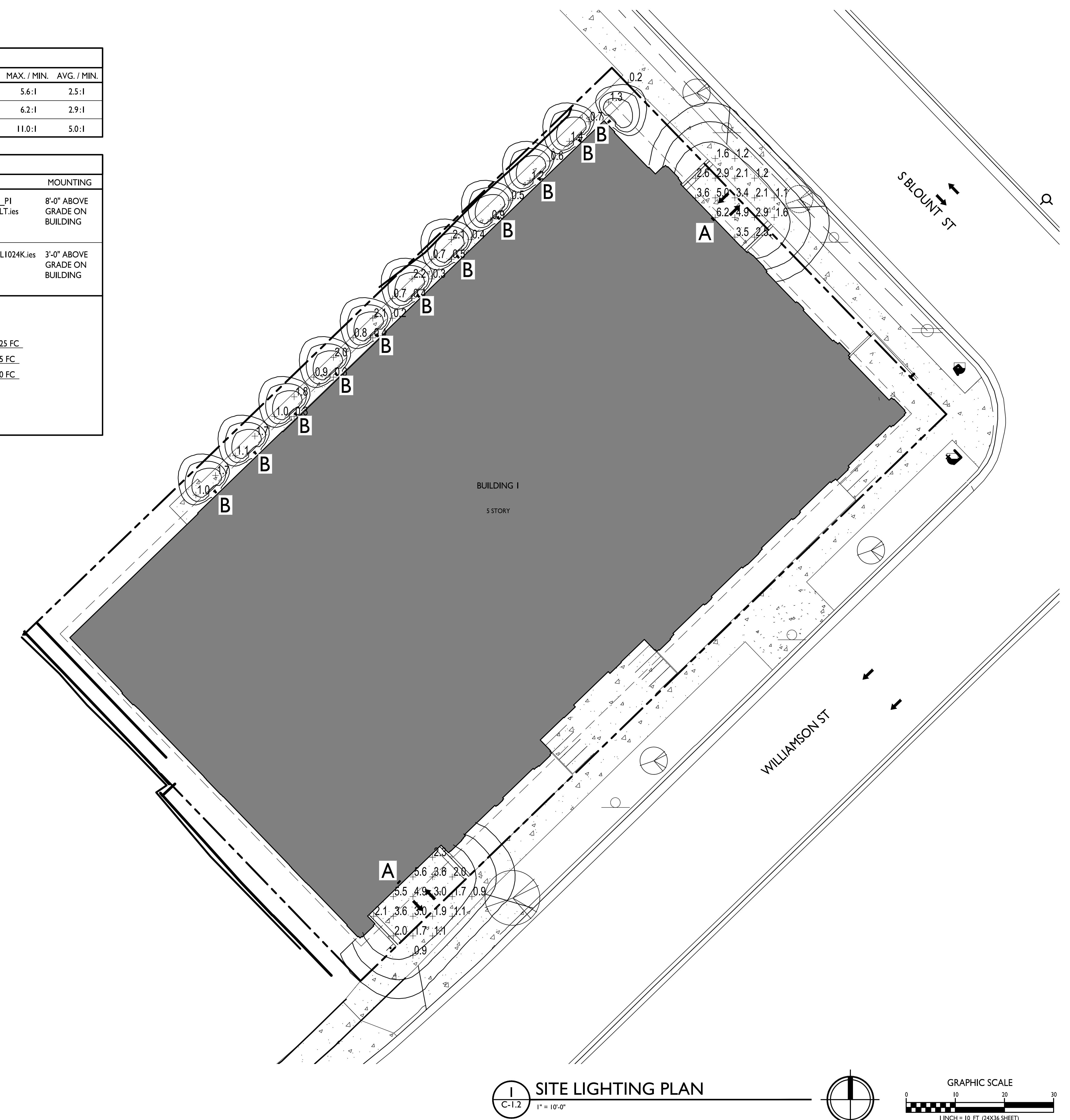
INTERIOR & EXTERIOR
DOOR MOUNTED:
INVERTED U" TYPE.
RADRAX UX OR SARIS BIKE
OCK

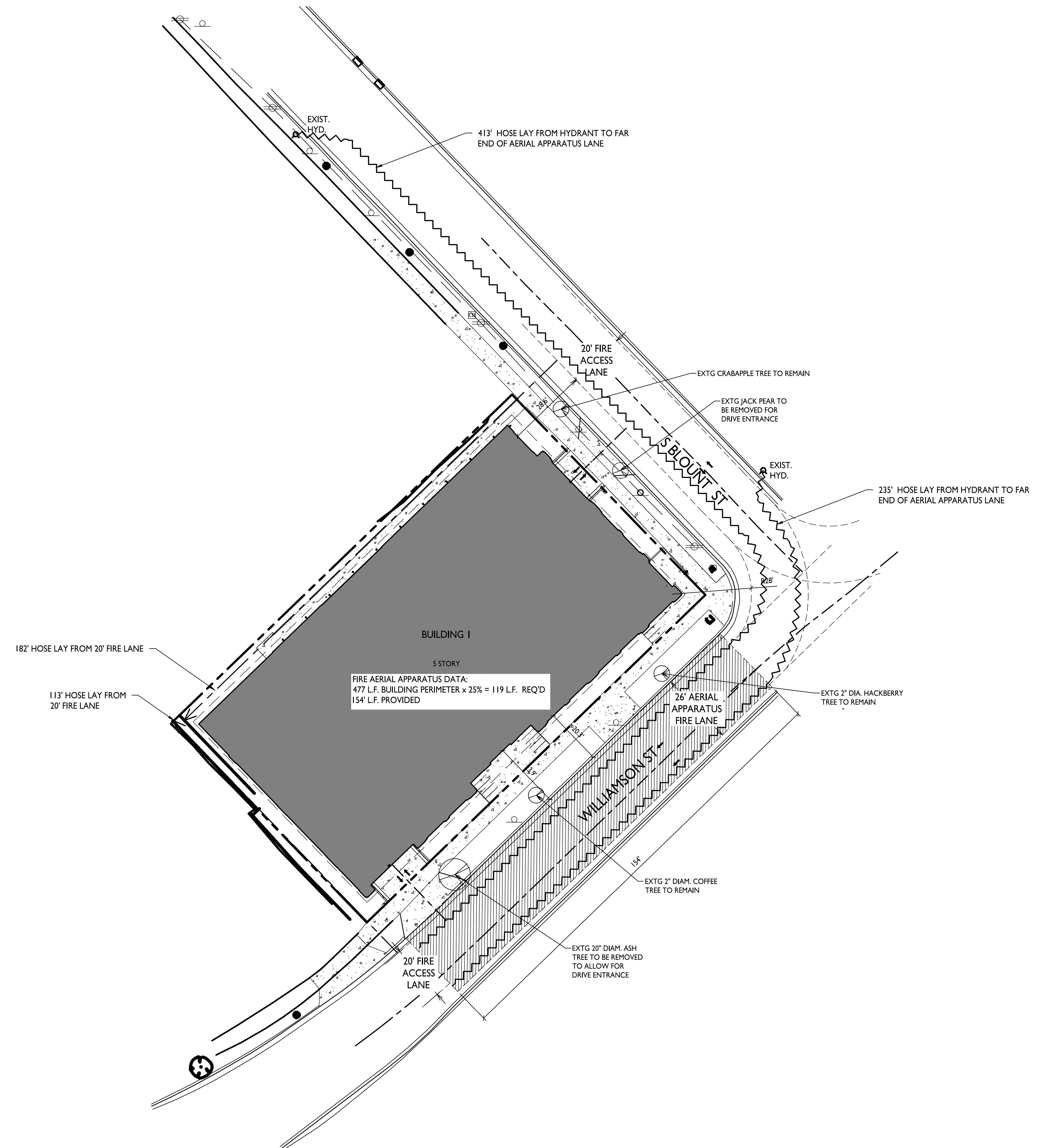
INTERIOR WALL MOUNTED:
RADRAX VERTICAL RACK
SARIS BIKE TRACK

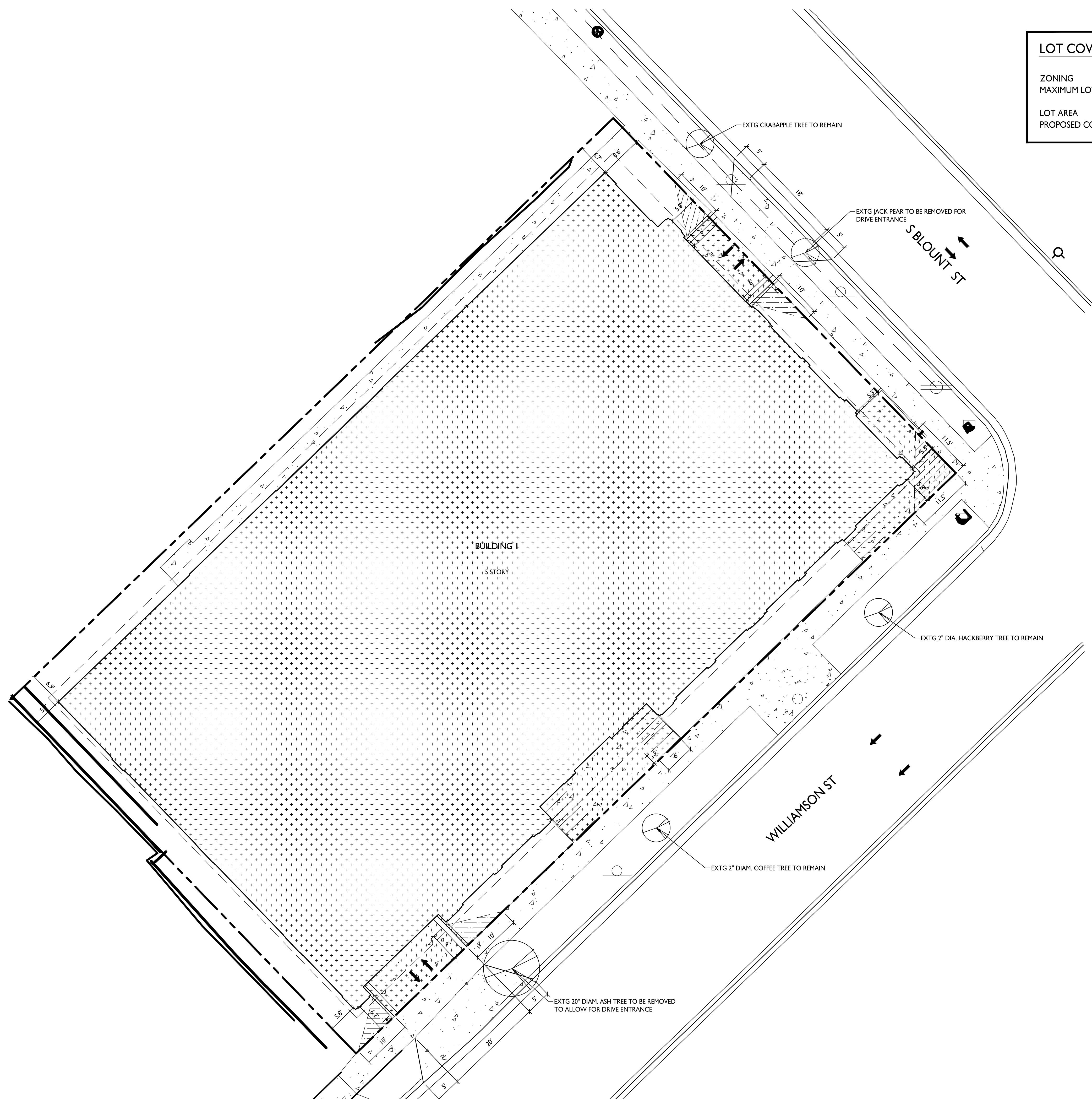
TERIOR WALL MOUNTED:
DRAK VERTICAL RACK
SARIS BIKE TRACK

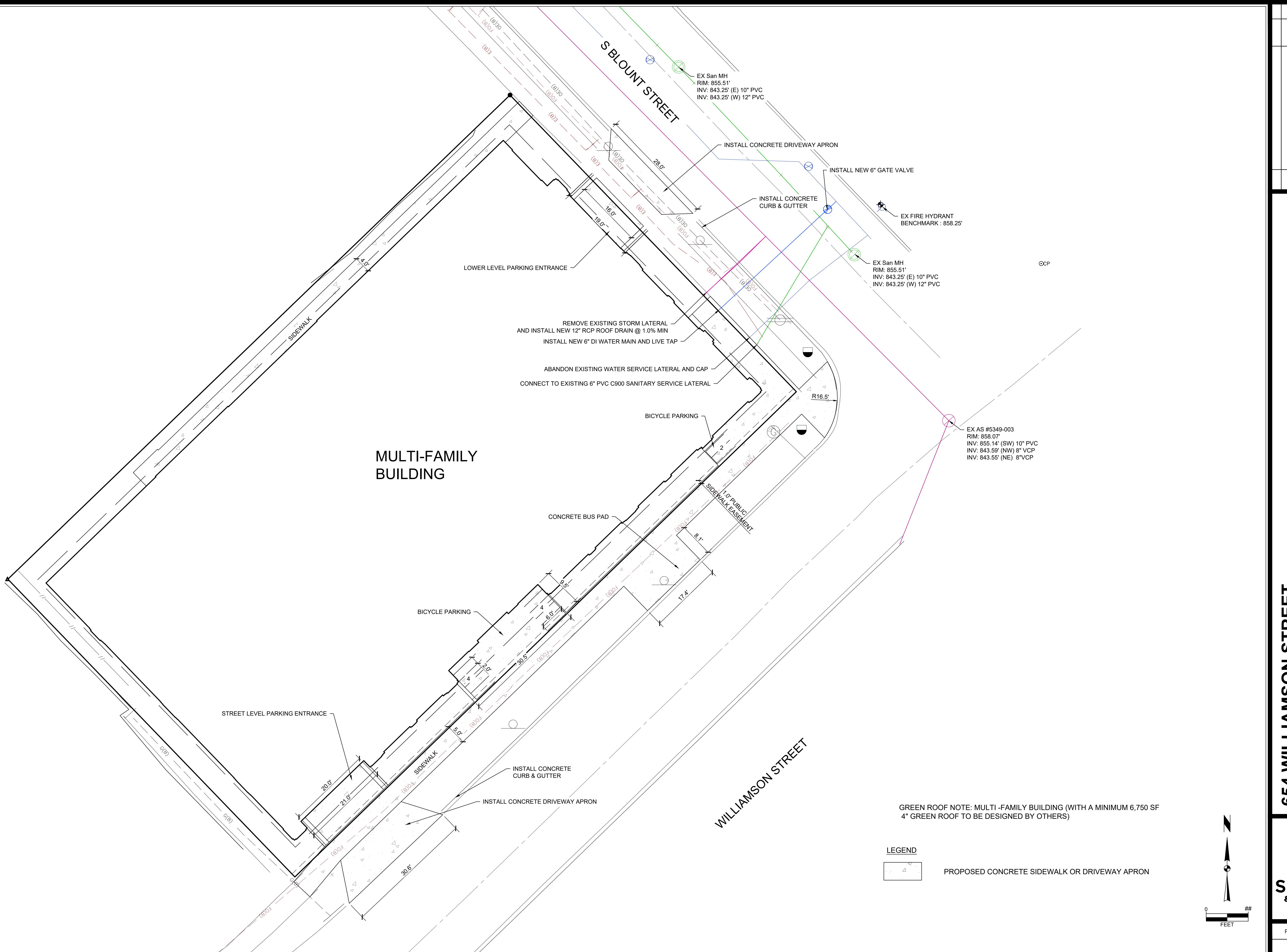
LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
North Parking Garage Entry Security Lighting	+	2.8 fc	6.2 fc	1.1 fc	5.6:1	2.5:1
South Parking Garage Entry Security Lighting	+	2.6 fc	5.6 fc	0.9 fc	6.2:1	2.9:1
Walkway Egress Lighting	+	1.0 fc	2.2 fc	0.2 fc	11.0:1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

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WPXI LED PI 30K MVOLT	WPXI LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS	WPXI_LED_PI _30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	B	11	FC / SSL LIGHTING	FCSL102-120V-4K-SS	EXTERIOR DIE-CAST ALUMINUM STEP LIGHT FOR MASONRY APPLICATIONS	F002035FCSL1024K.ies	3'-0" ABOVE GRADE ON BUILDING
EXAMPLE LIGHT FIXTURE DISTRIBUTION							
 <p>ISOLUX CONTOUR = 0.25 FC ISOLUX CONTOUR = 0.5 FC ISOLUX CONTOUR = 1.0 FC LIGHT FIXTURE</p>							









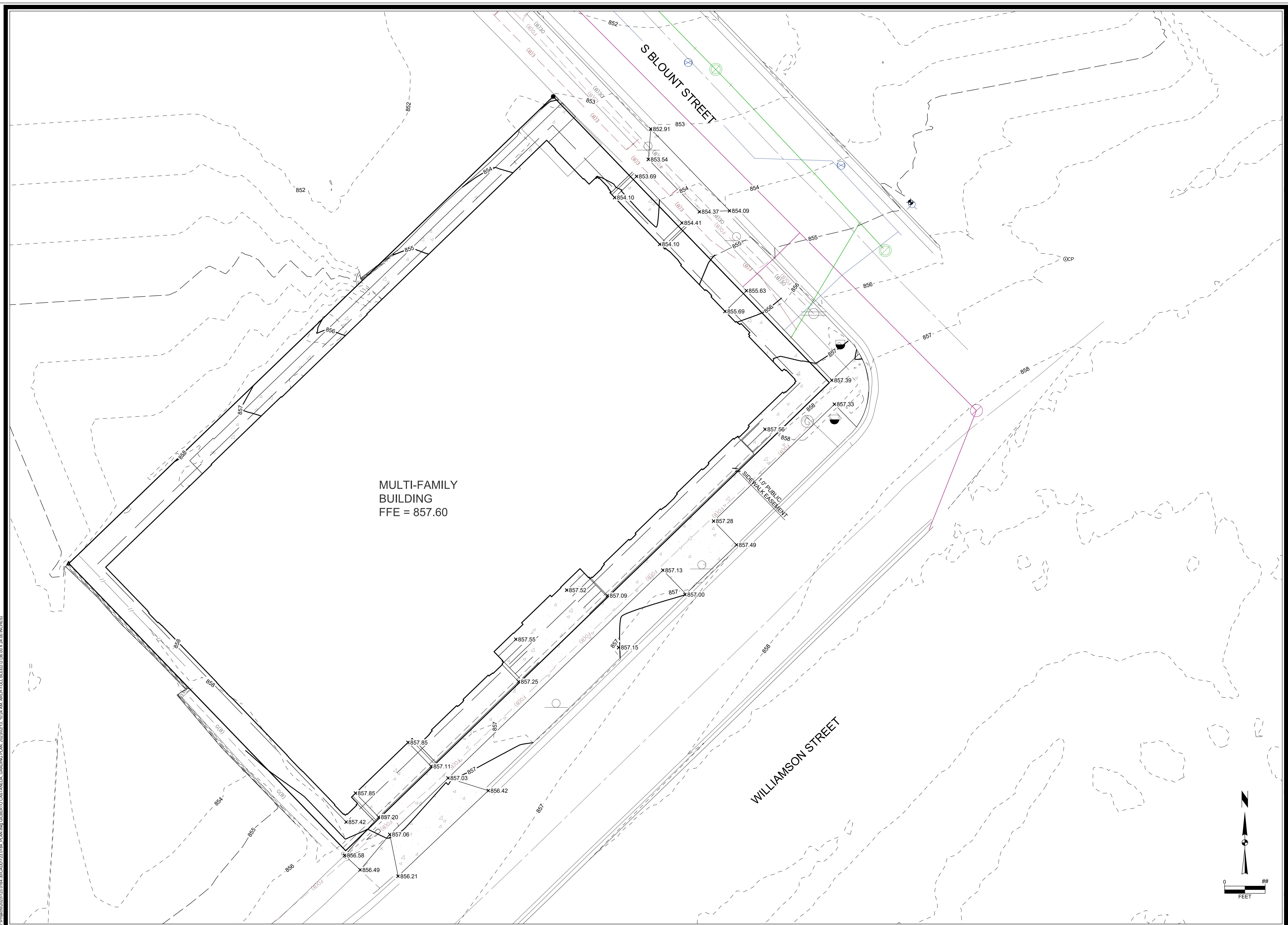
SITE & UTILITY PLAN

SNYDER & ASSOCIATES, INC.

CITY OF MADISON, DANE, WISCONSIN

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

o: 123.0184.30



**SNYDER & ASSOCIATES, INC. |
094 WILLIAMSUN STREET |
GRADING PLAN**

CITY OF MADISON, DANE, WISCONSIN

5010 VOGES ROAD
MADISON, WISCONSIN 53718
515.961.2020 | www.snyder-associates.com

Project No: 123.0184.30
Sheet C400

PLANT LIST
654 Williamson Street, Madison

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
CSA	2 1/2"	(8)	Canopy Trees		
PER	2 1/2"	4	Columnar Swedish Aspen	Populus Tremula 'Erecta'	BB
RJC	2"	(8)	Ornamental Trees	Pyramidal English Oak	BB
TSC	2"	3	Red Jade Crab	Malus 'Red Jade'	BB
GVB	18"	(55)	Tina Sargent Crab	Malus 'Tina Sargentii 'Tina'	BB
KCJ	18"	25	Evergreen Shrubs		
HRD	1 G	(55)	Green Velvet Boxwood	Buxus 'Green Velvet'	Con
SWD	1 G	22	Kallay Compact Juniper	Juniperus C 'Kallay's Compact'	Con
		40	Perennials		
			Happy Returns Day Lily	Hemerocallis 'Happy Returns'	Con
			Summer Wine Day Lily	Hemerocallis 'Summer Wine'	Con

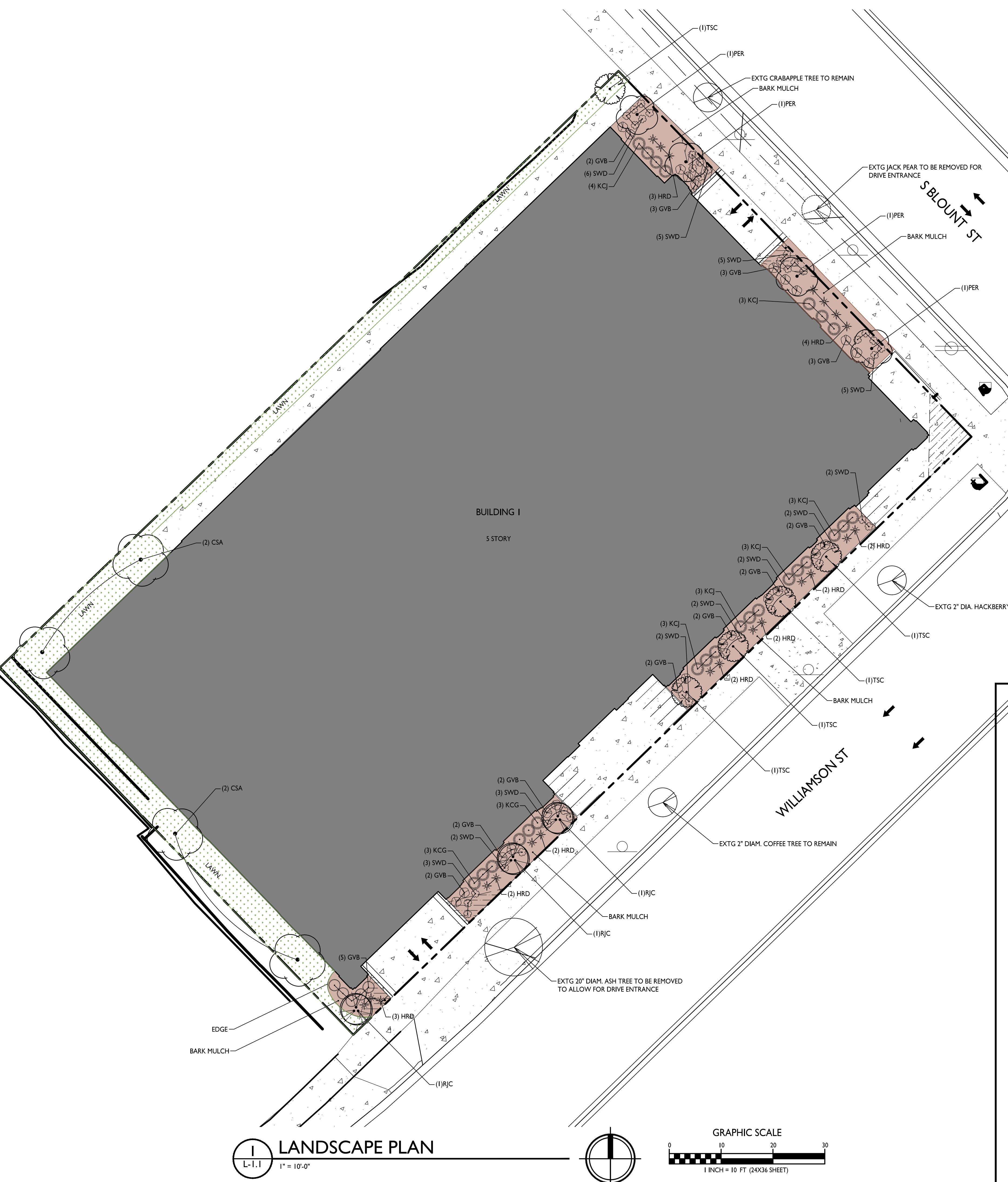
NOTES:

- 1) Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mat mulch.
- 2) Planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
- 3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3".
- 4) 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.**
ISSUED
For LUA & Landmarks Submittal - Feb 13, 2023

GENERAL NOTES:

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LANDSCAPE WORKSHEET
654 Williamson Street

Landscape Points Required

Developed Area =
Landscape Points: 1,506/300 x 5 =

1,506 SF
25 points
Total Landscape Points Required
25 points
Landscape Points Supplied

Existing canopy trees - 0 @ 35 =	0 points
Proposed canopy trees - 8 @ 35 =	280 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 - 8 @ 15 =	120 points
Existing upright evergreen shrubs - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 0 @ 10 =	120 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 0 @ 3 =	0 points
Existing evergreen shrubs - 0 @ 4 =	0 points
Proposed evergreen shrubs - 55 @ 4 =	220 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 62 @ 2 =	124 points

Total landscape points supplied =
744 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) linear 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 & South Blount Street =

263.9 LF

Over story trees required 263.9'/30' = 8.79
Shrubs required (263.9/30') x 5 = 43.98

9 trees
44 shrubs

Over story trees supplied
Ornamental/Evergreen trees supplied
Shrubs supplied

5 trees
8 trees
55 shrubs
PROJECT TITLE
John Fontain
Realty


654 Williamson St,
Madison, WI

SHEET TITLE

Landscape Plan

ISSUED

NOT FOR CONSTRUCTION

PROJECT TITLE
**654 WILLIAMSON
ST**

654 Williamson St
Madison, WI 53703

SHEET TITLE
**BASEMENT/
LOWER PARKIN
PLAN**

SHEET NUMBER

A1.0

PROJECT NUMBER 2215

LOWER PARKING LEVEL / BASEMENT
23 PARKING STALLS + 2 TANDEM

1:20

1:19.95

93'-0" + 23'-0" + 17'-0" + 24'-0" + 17'-0" + 96'-6" + 90'-0" = 280'-0"

5'-0" + 4'-0" + 8'-9" + 8'-9" + 8'-9" + 2'-0" + 5'-11" + 90'-0" = 280'-0"

EGRESS DOOR SILL HT: 97'-0"

VAN ACCESSIBLE STALL

TRASH/RECYCLING

S. BLOUNT ST E

TANDEM AUTO STALL

TANDEM AUTO STALL

35 FLOOR MTD BIKE RACKS

11 WALL MTD BIKE RACKS

UP TO LOBBY

DN TO BASEMENT

ELEV

BASEMENT SPACE: MECHANICALS, STORAGE, BIKE PARKING

1 BASEMENT PLAN
A1.0 1/8" = 1'-0"

KEY PLAN

ISSUED

NOT FOR CONSTRUCTION

PROJECT TITLE
**654 WILLIAMSON
ST**

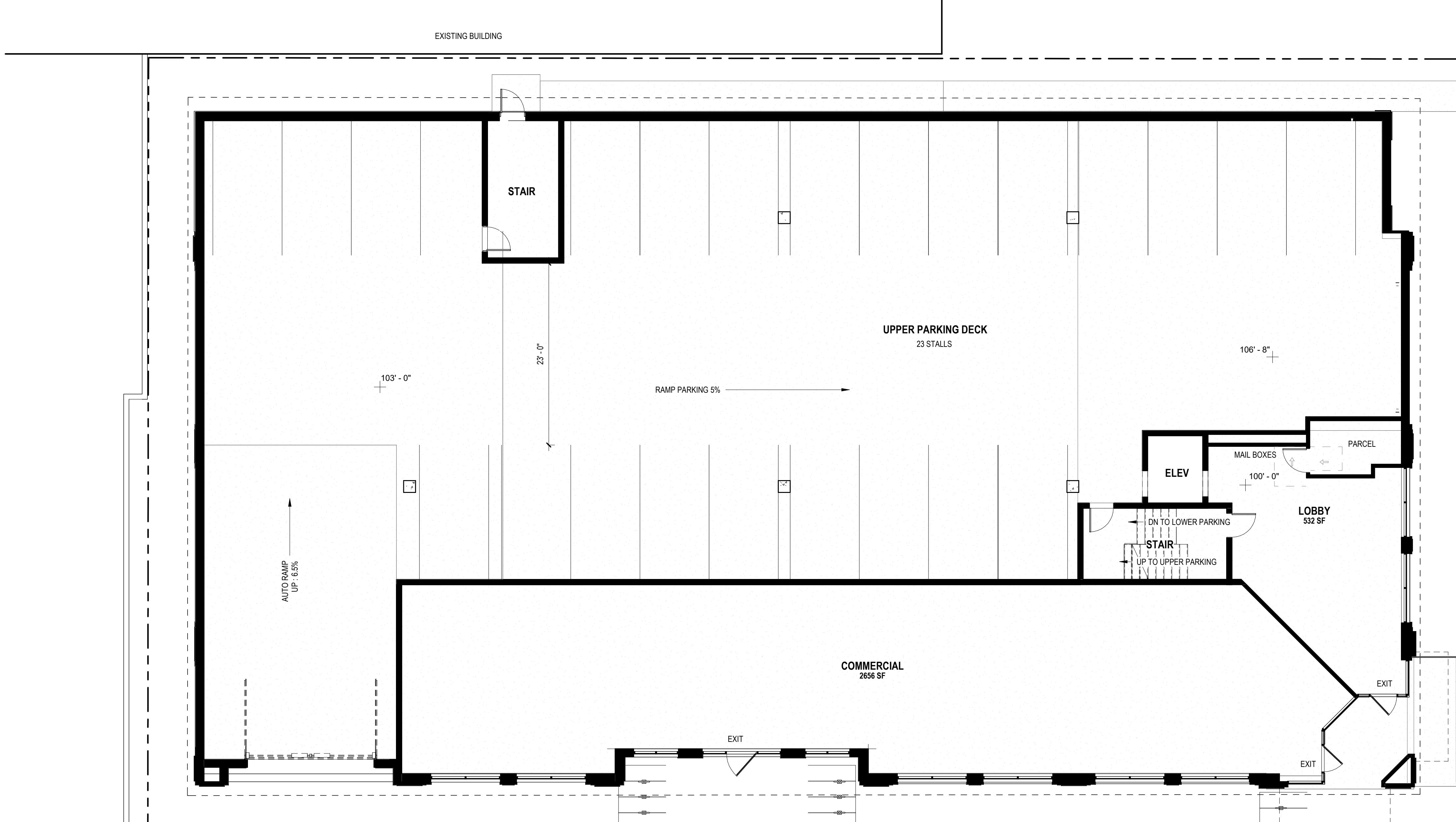
654 Williamson St
Madison, WI 53703
SHEET TITLE
**LEVEL 1 /UPPER
PARKING FLOOR
PLAN**

SHEET NUMBER

A1.1

PROJECT NUMBER **2215**

© Knothe & Bruce Architects, LLC



1
A1.1
FIRST FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

KEY PLAN

ISSUED

NOT FOR CONSTRUCTION

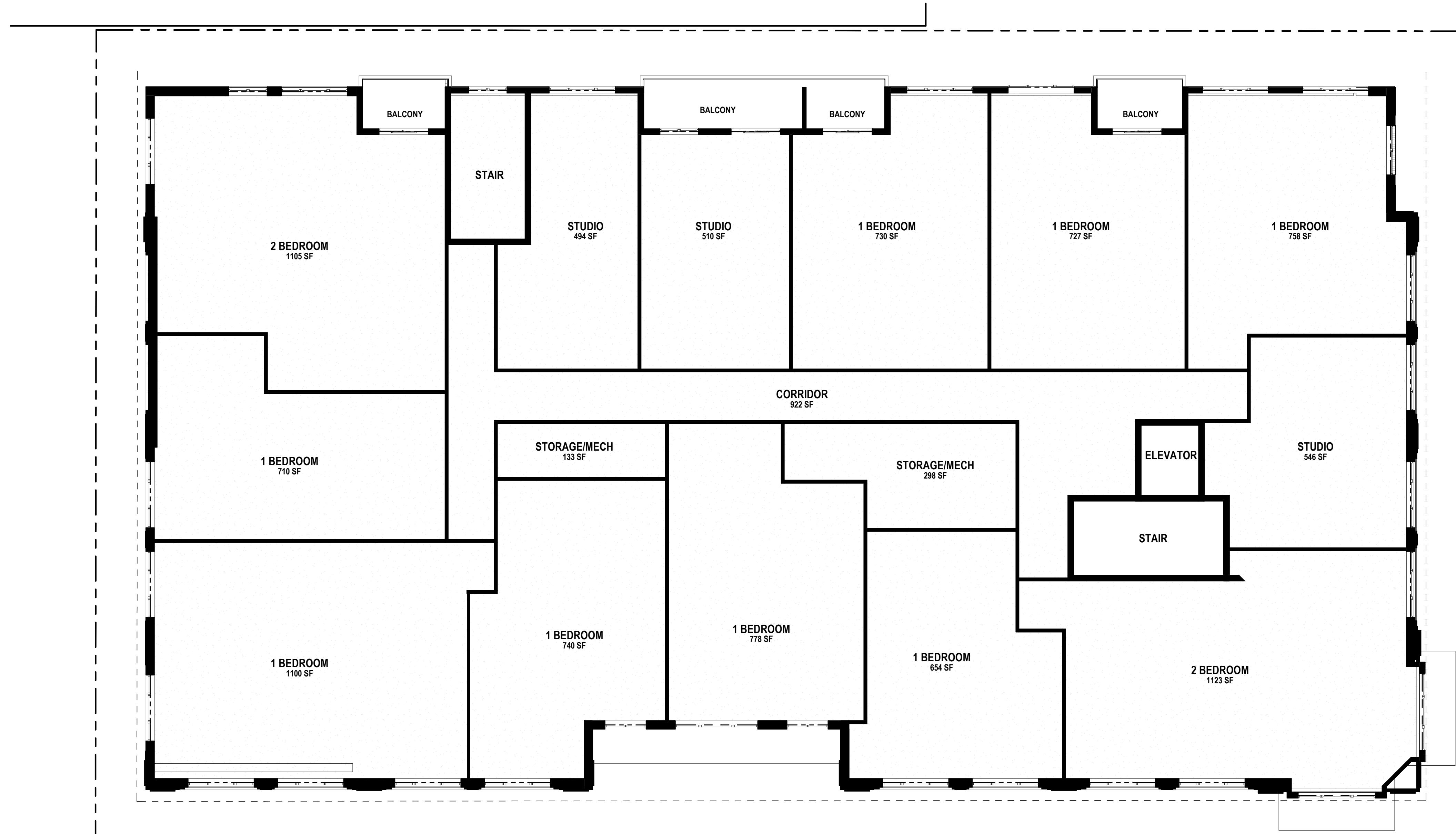
PROJECT TITLE
**654 Williamson
ST**

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

SHEET NUMBER

A1.2

PROJECT NUMBER **2215**



1
A1.2
02 - FLOOR 2
1/8" = 1'-0"

0' 4' 8' 16'

KEY PLAN

ISSUED

NOT FOR CONSTRUCTION

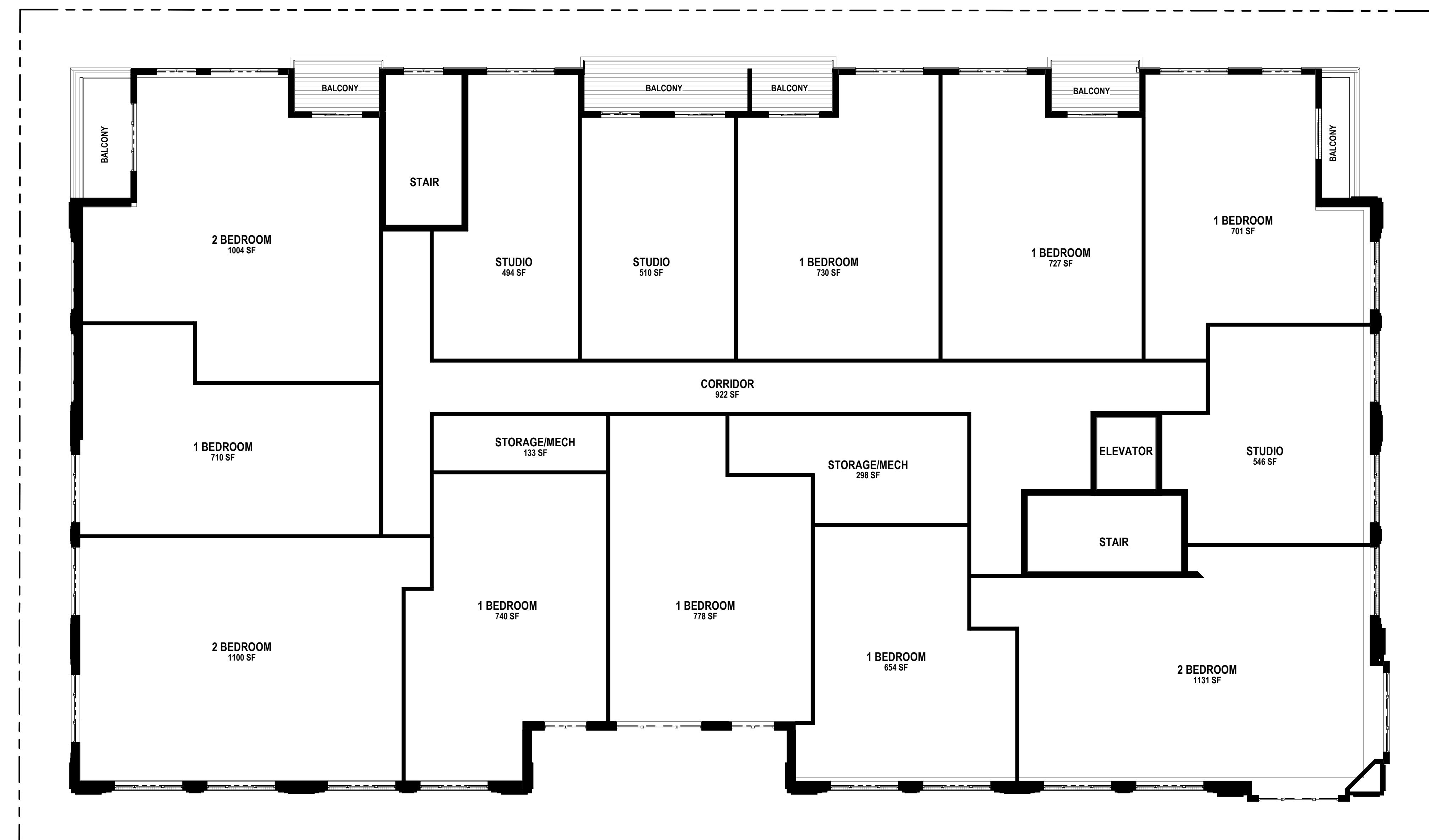
PROJECT TITLE
**654 WILLIAMSON
ST**

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

SHEET NUMBER

A1.3

PROJECT NUMBER **2215**



1
A1.3 03 - FLOOR 3- LUA
1/8" = 1'-0"

0' 4' 8' 16'

KEY PLAN

ISSUED

NOT FOR CONSTRUCTION

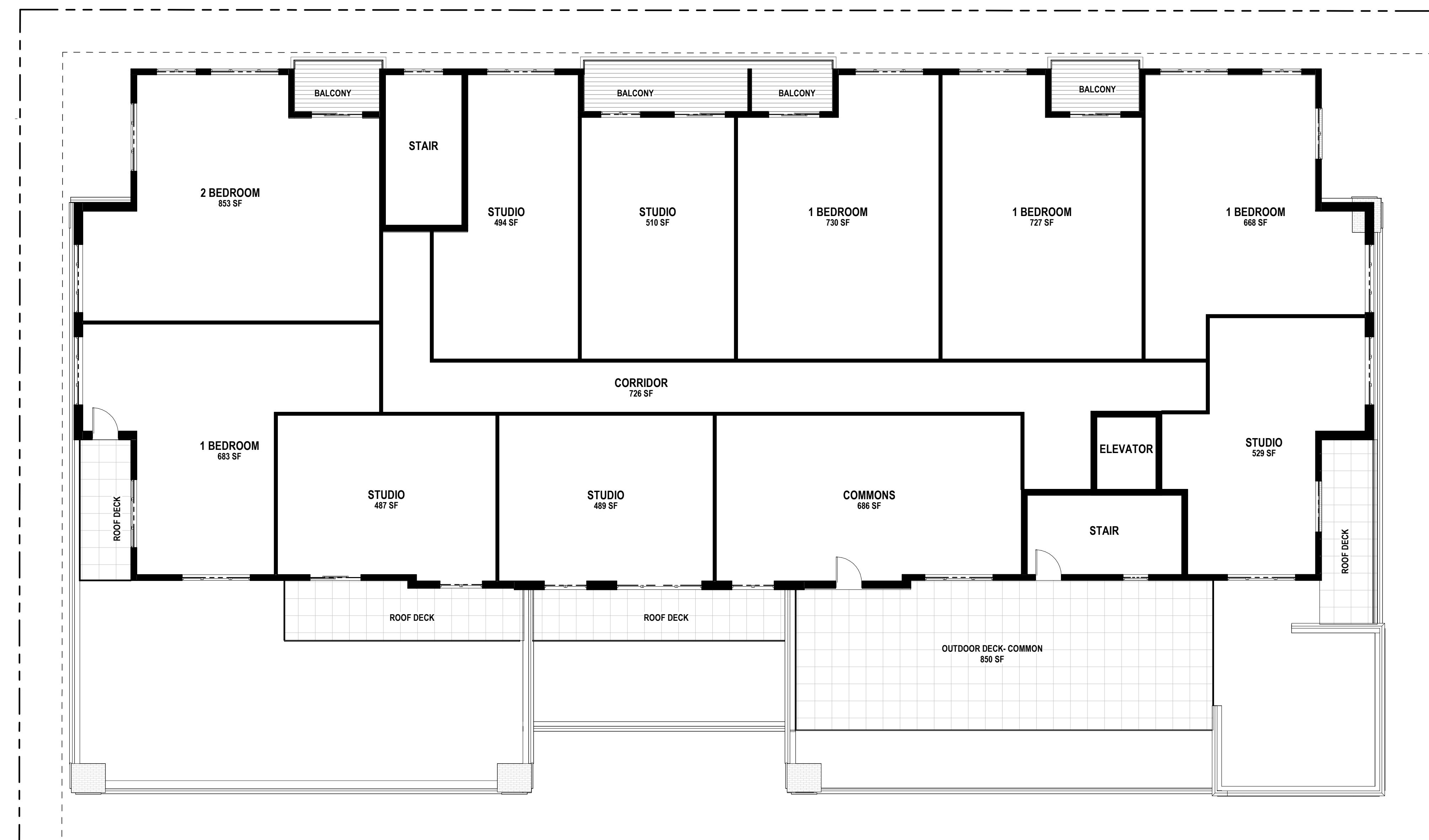
PROJECT TITLE
**654 WILLIAMSON
ST**

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

SHEET NUMBER

A1.4

PROJECT NUMBER **2215**



1
A1.4 04- FLOOR 4 - LUA
1/8" = 1'-0"

0' 4' 8' 16'

KEY PLAN

ISSUED

NOT FOR CONSTRUCTION

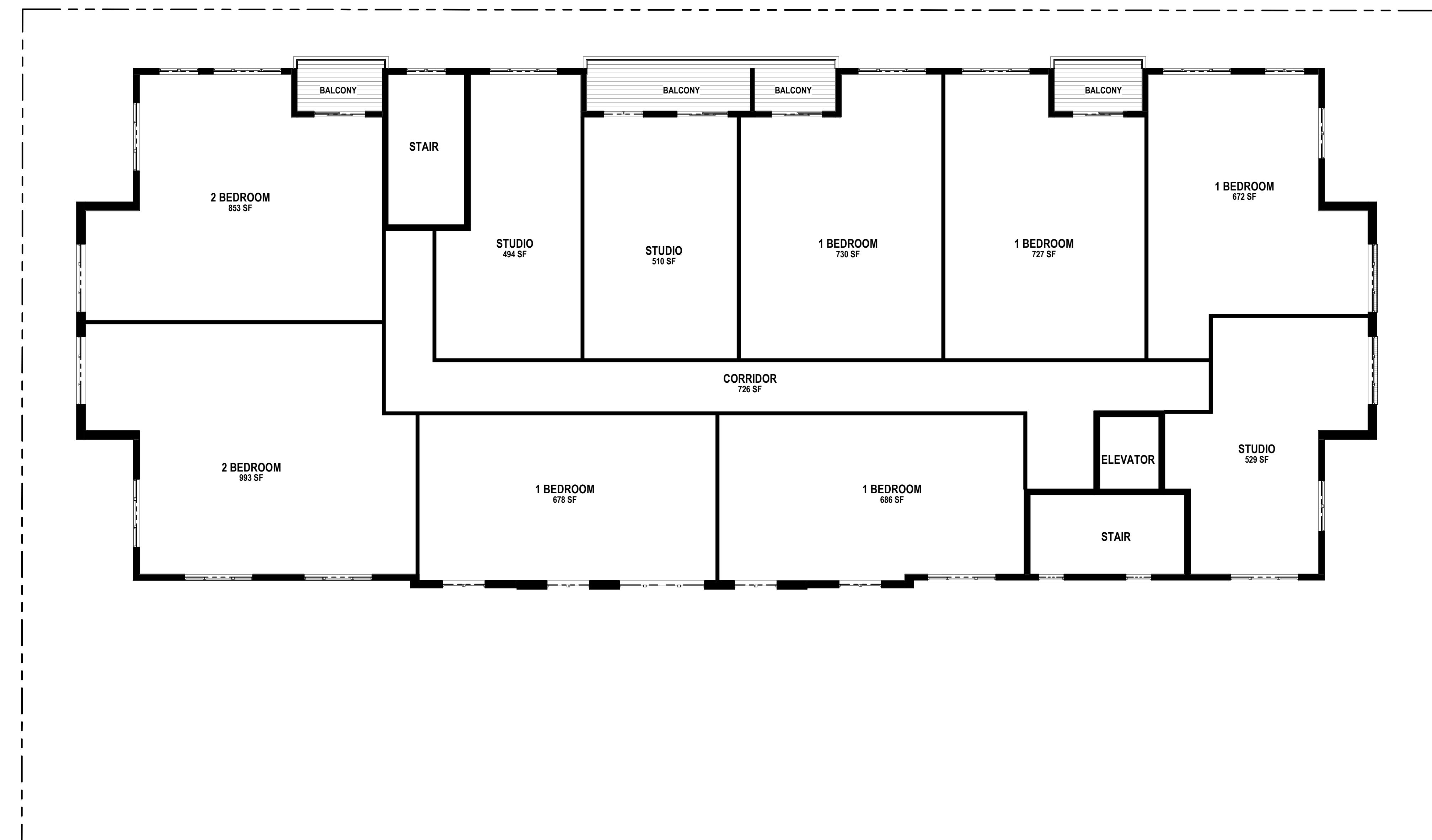
PROJECT TITLE
**654 Williamson
St**

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

SHEET NUMBER

A1.5

PROJECT NUMBER **2215**



1
 A1.5 05 - FLOOR 5 - LUA
 1/8" = 1'-0"

0' 4' 8' 16'

KEY PLAN

ISSUED

NOT FOR CONSTRUCTION

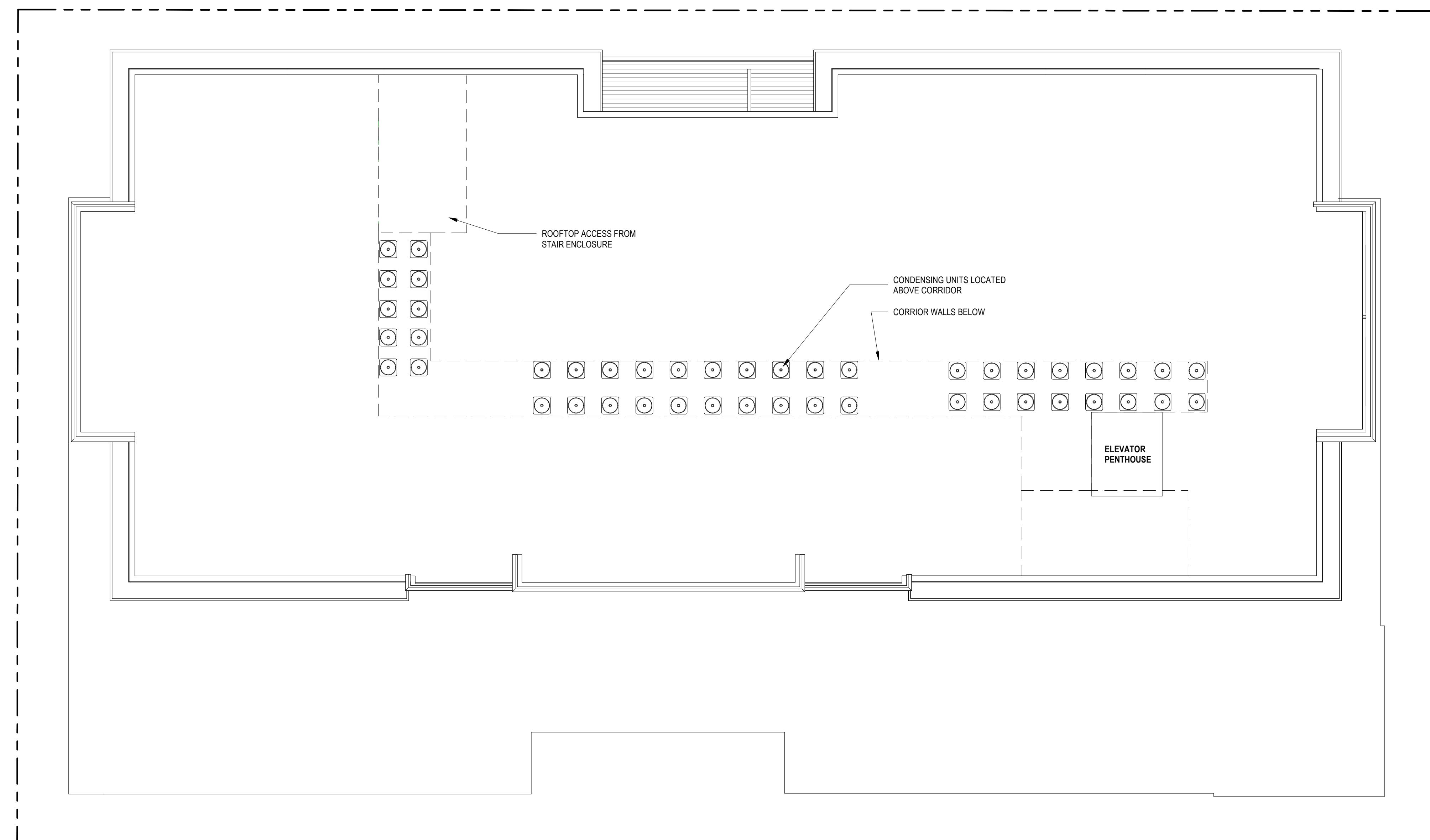
PROJECT TITLE
**654 WILLIAMSON
ST**

654 Williamson St
Madison, WI 53703
SHEET TITLE
ROOF PLAN

SHEET NUMBER

A1.6

PROJECT NUMBER **2215**



1
A1.6
ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16'

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- ANODIZED
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
ST654 Williamson St
Madison, WI 53703ELEVATIONS
COLORED

SHEET NUMBER

A2.3

PROJECT NUMBER 2215

NOT FOR CONSTRUCTION

02/27/23

4 LANDMARKS EXT. UPDATES

3 LUA & LANDMARKS SUBMITTAL 02/13/23

PROJECT TITLE

654
WILLIAMSON
ST654 Williamson St
Madison, WI 53703ELEVATIONS
COLORED

SHEET NUMBER

A2.4

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- ANODIZED
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



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BLOUNT STREET VIEW - LOOKING SOUTH



WILLIAMSON STREET VIEW - LOOKING NORTHWEST



WILLIAMSON STREET VIEW - LOOKING NORTHEAST



WILLIAMSON STREET VIEW - LOOKING WEST

NOT FOR CONSTRUCTION

4 LANDMARKS EXT. UPDATES 02/27/23
3 LUA & LANDMARKS SUBMITTAL 02/13/23PROJECT TITLE
654
WILLIAMSON
ST654 Williamson St
Madison, WI 53703
SHEET TITLE
RENDERED
VIEWS

SHEET NUMBER

A2.5
PROJECT NUMBER 2215

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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: 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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<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	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>			

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.