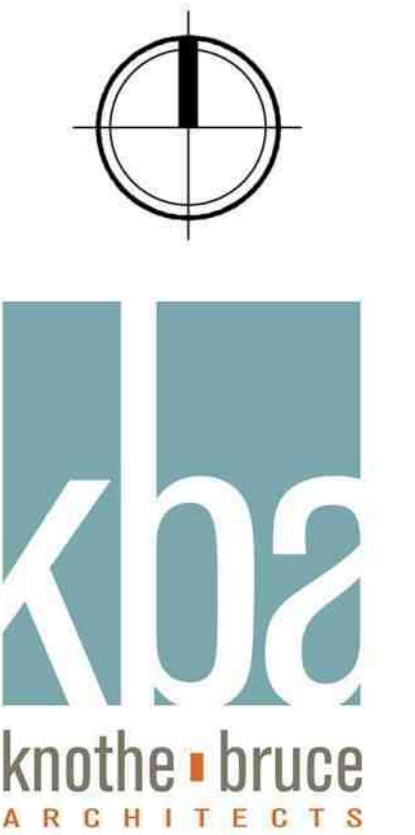
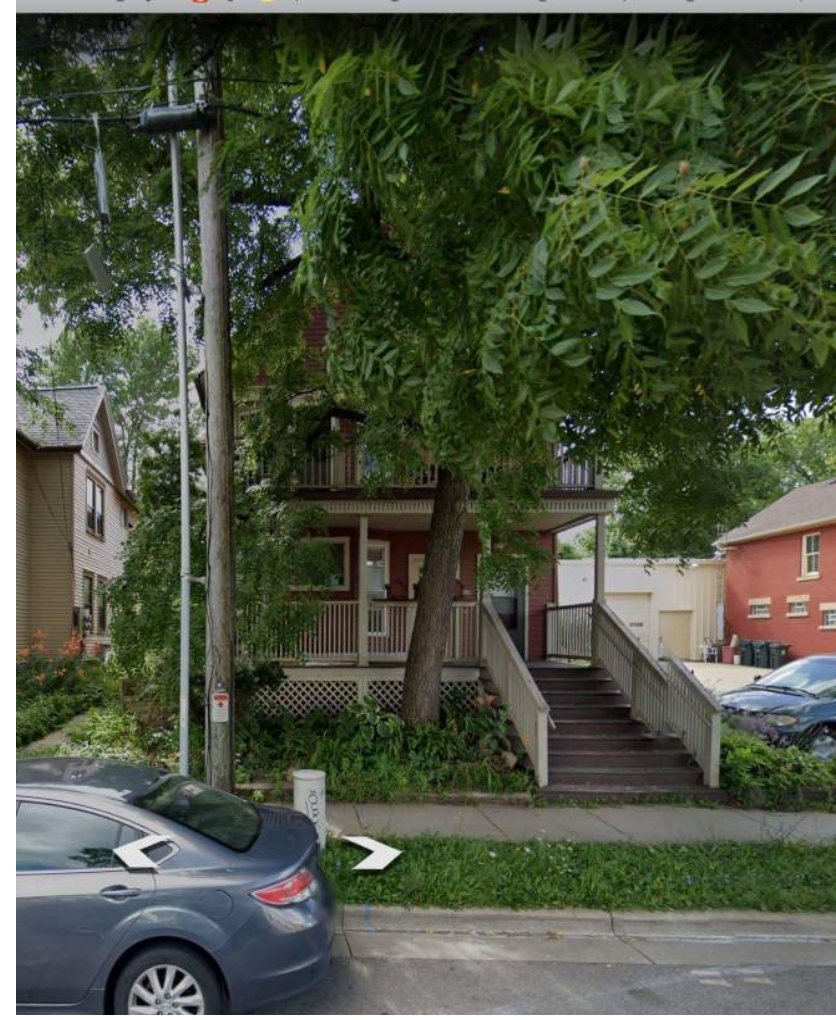


Site Locator Aerial Map
81 -821 Williamson Street
February 24, 2020





839



831



825

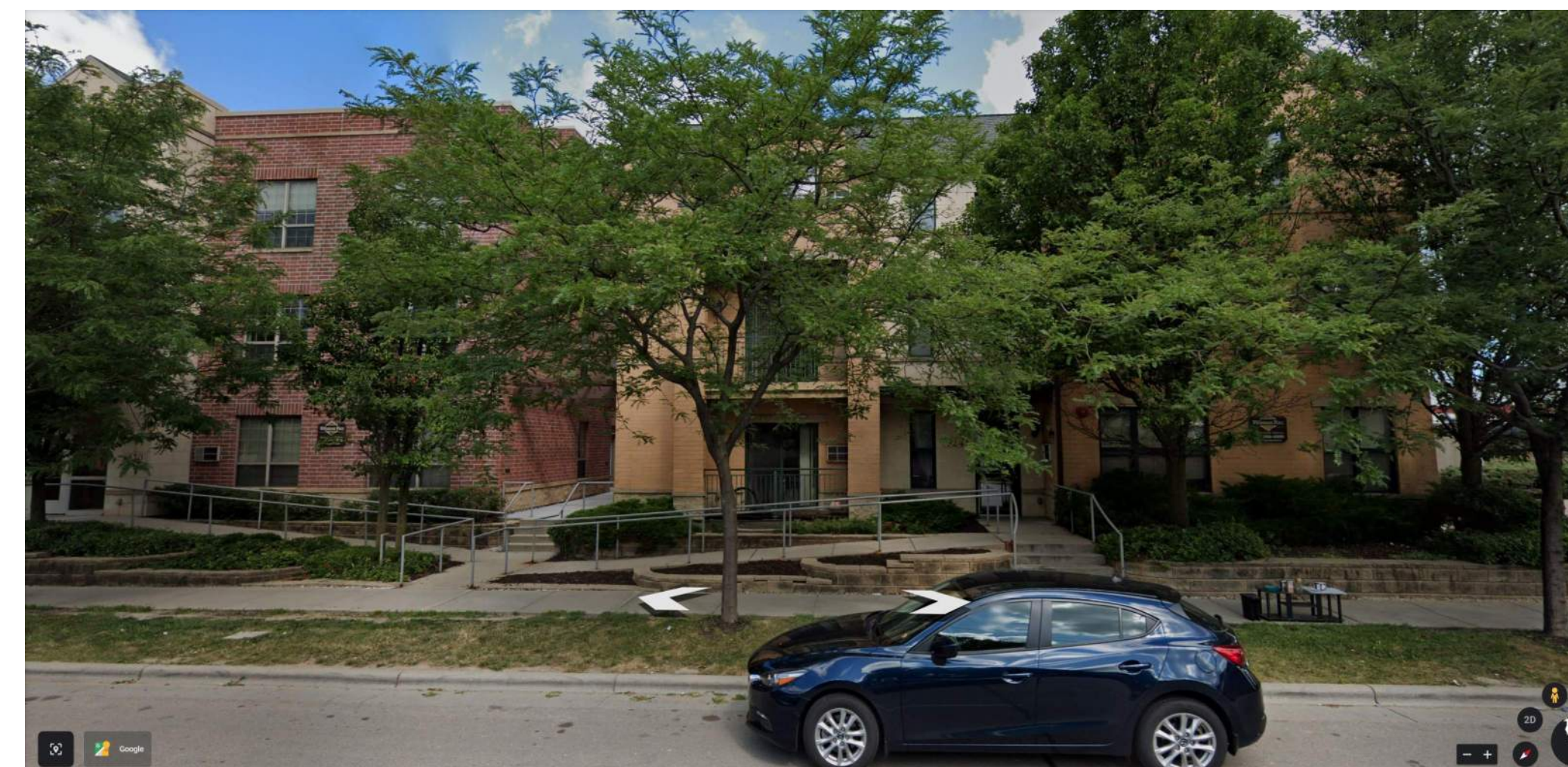


817-821 (project site)
Williamson St.



813

811

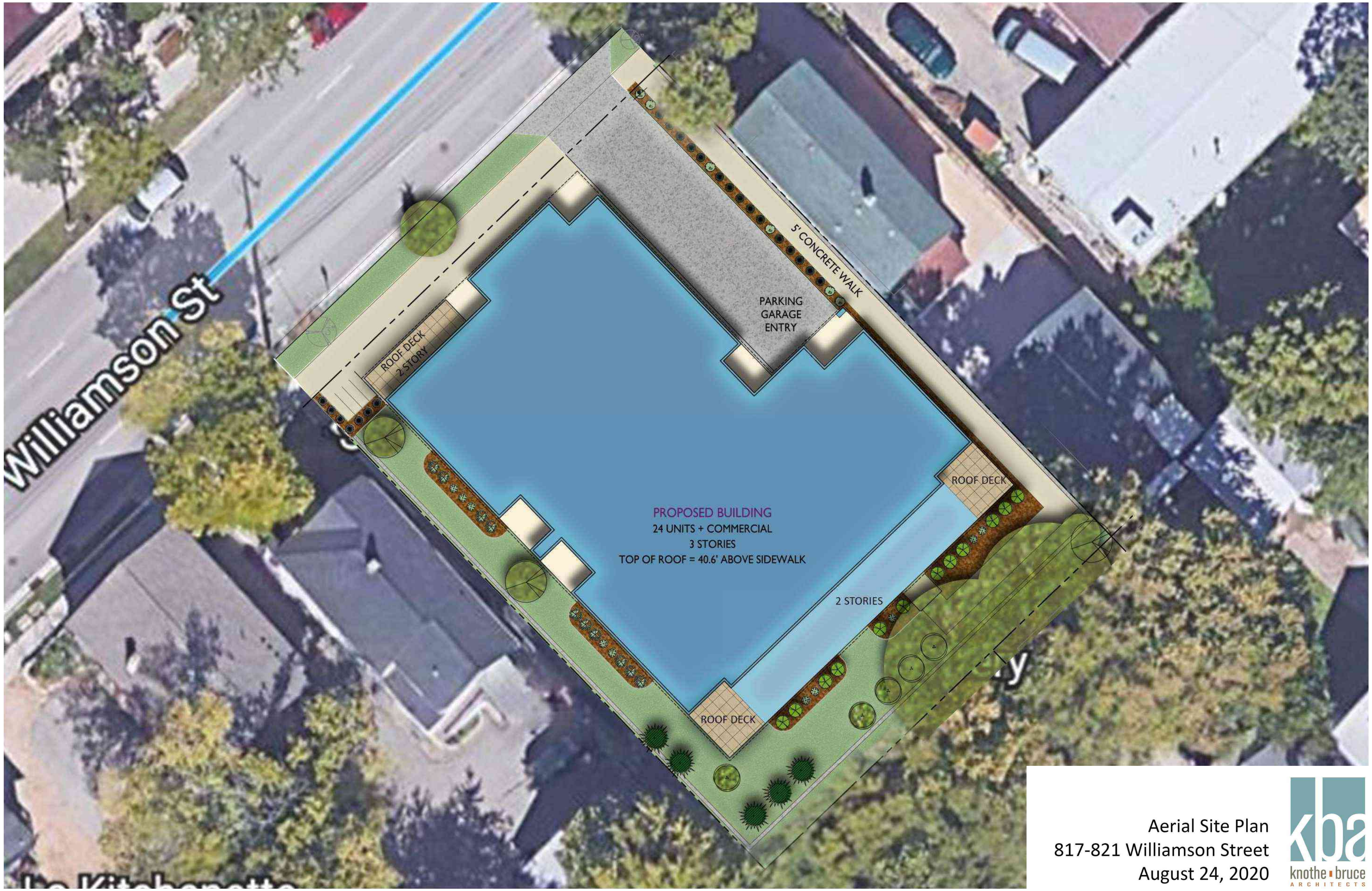


across the street from proposed project
Williamson St.



808

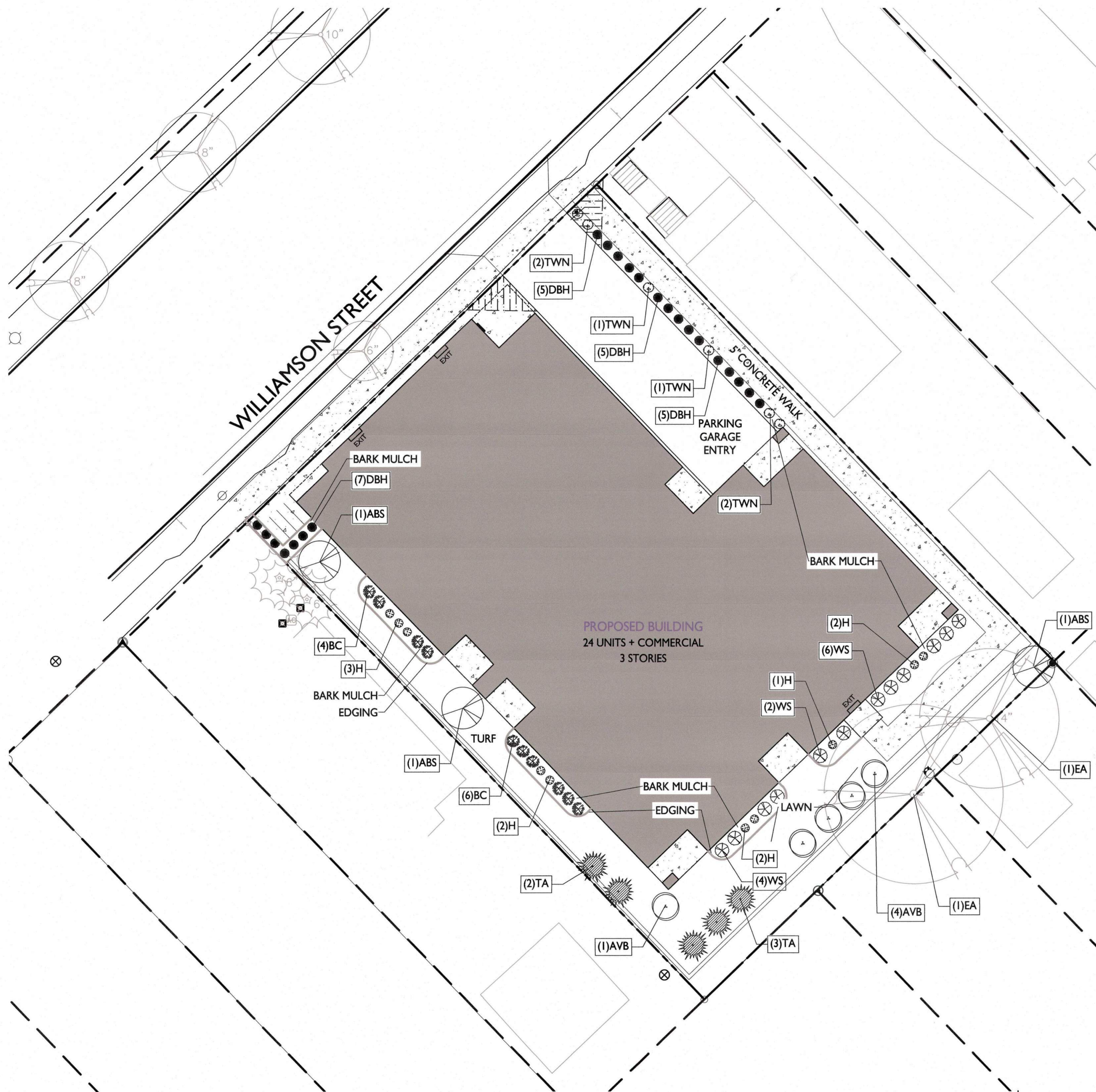
Intersection of Williamson St. & S. Livingston St. looking East



PROPOSED BUILDING
24 UNITS + COMMERCIAL
3 STORIES
TOP OF ROOF = 40.6' ABOVE SIDEWALK

Aerial Site Plan
817-821 Williamson Street
August 24, 2020





PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
EA	(2)	12" +	Canopy Trees Existing Aspen	EX
ABS	(3)	2"	Ornamental Trees Autumn Brilliance Serviceberry	BB
AVB	(55)	34"	Deciduous Shrubs 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'	Upright evergreen Shrubs Emerald Arborvitae	BB
H	(32)	1 G	Perennials 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.

LANDSCAPE WORKSHEET

Landscape Points Required

Developed Area = 9,015 SF
 Landscape Points: $9,015 / 300 \times 5 =$ 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.)

ISSUED
 Issued for Land Use Submittal - May 6, 2020

PROJECT TITLE
John Fontain Development



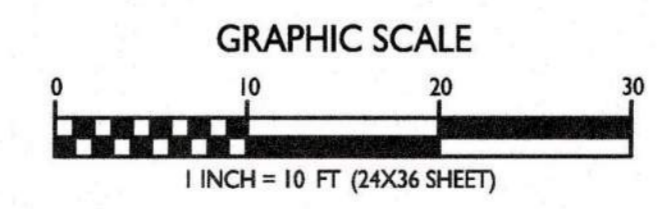
817-821 Williamson St
 Madison, Wisconsin

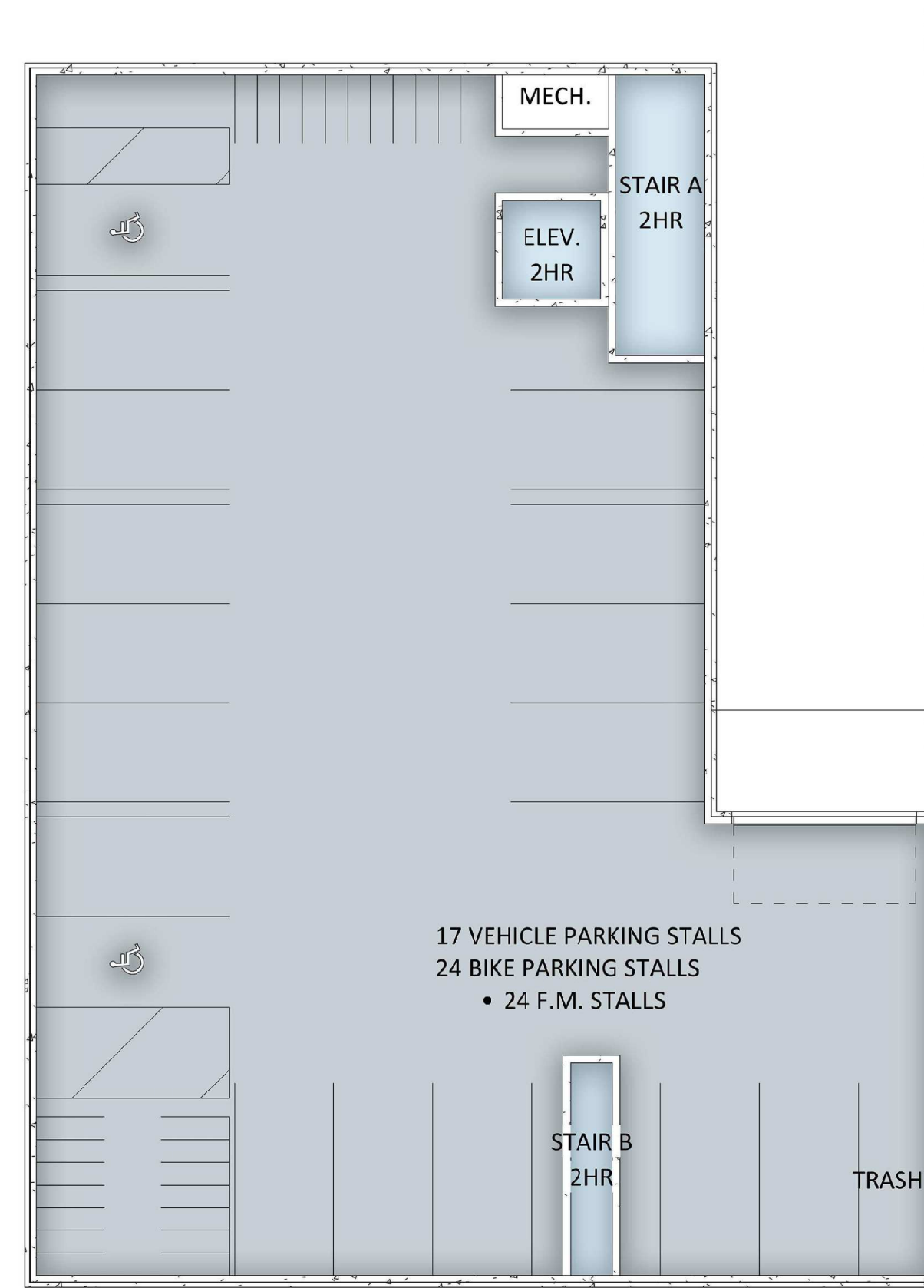
SHEET TITLE
Landscape Plan

SHEET NUMBER

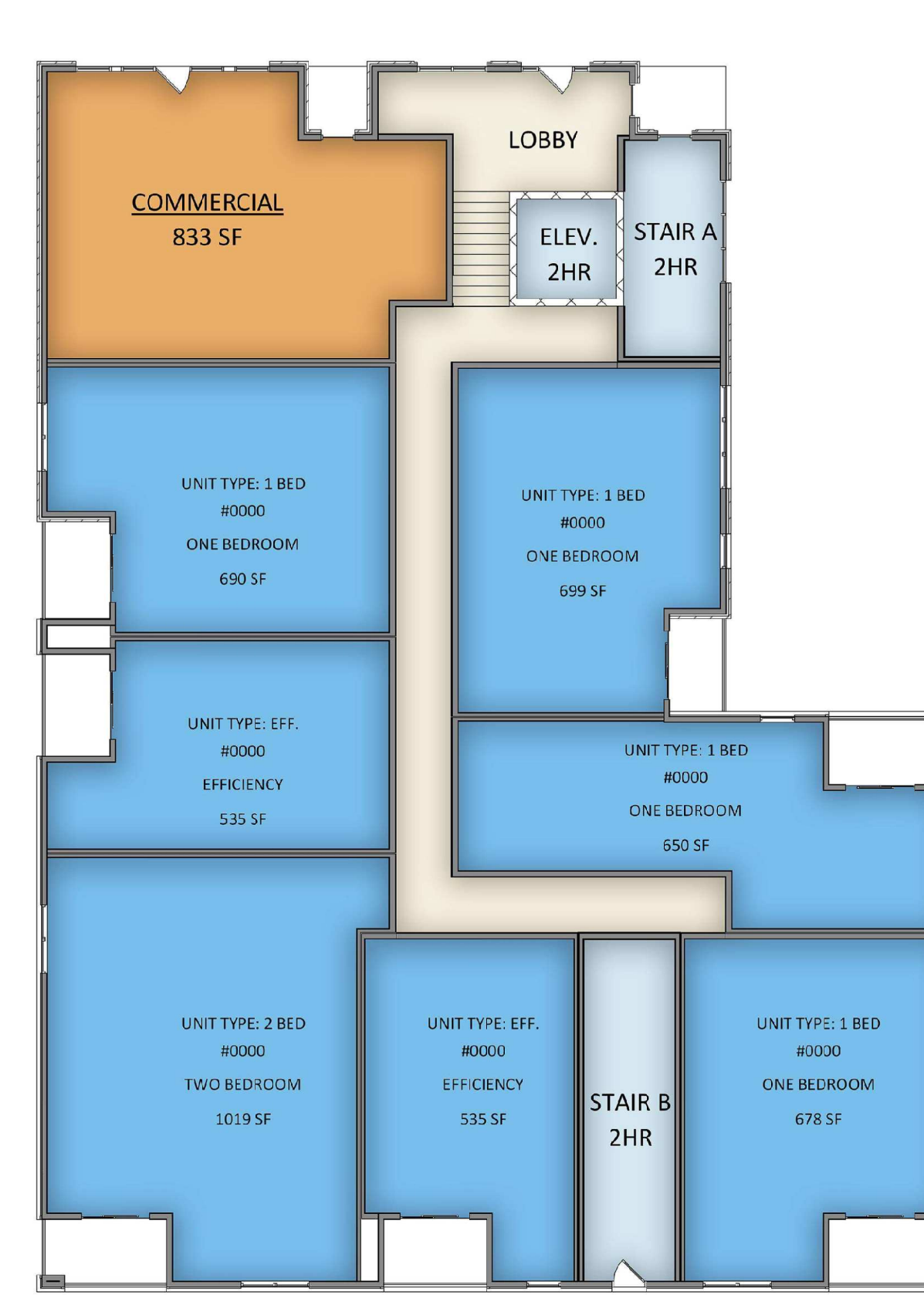
L-1.1

PROJECT NO. **2003**
 © Knothe & Bruce Architects, LLC

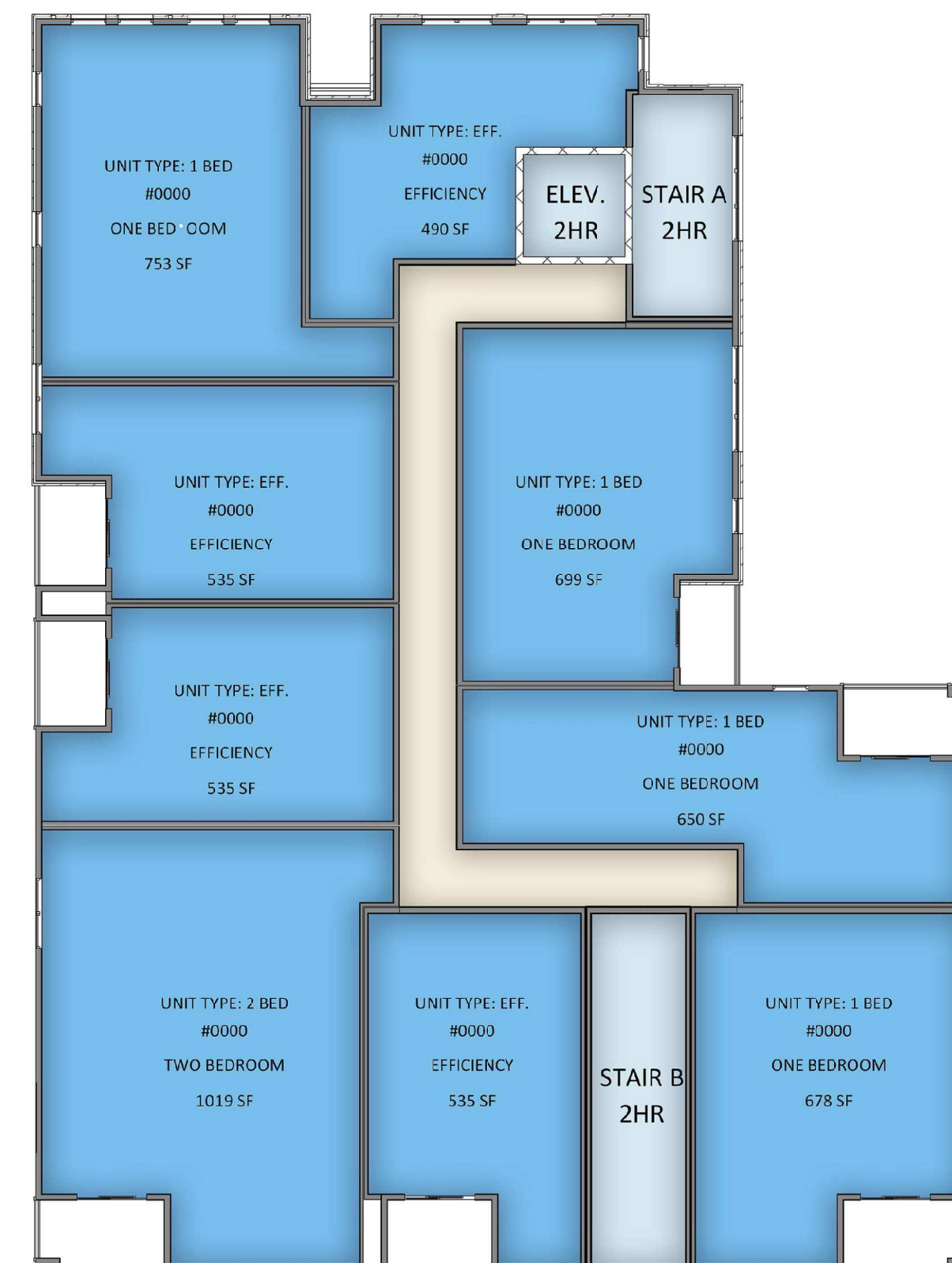




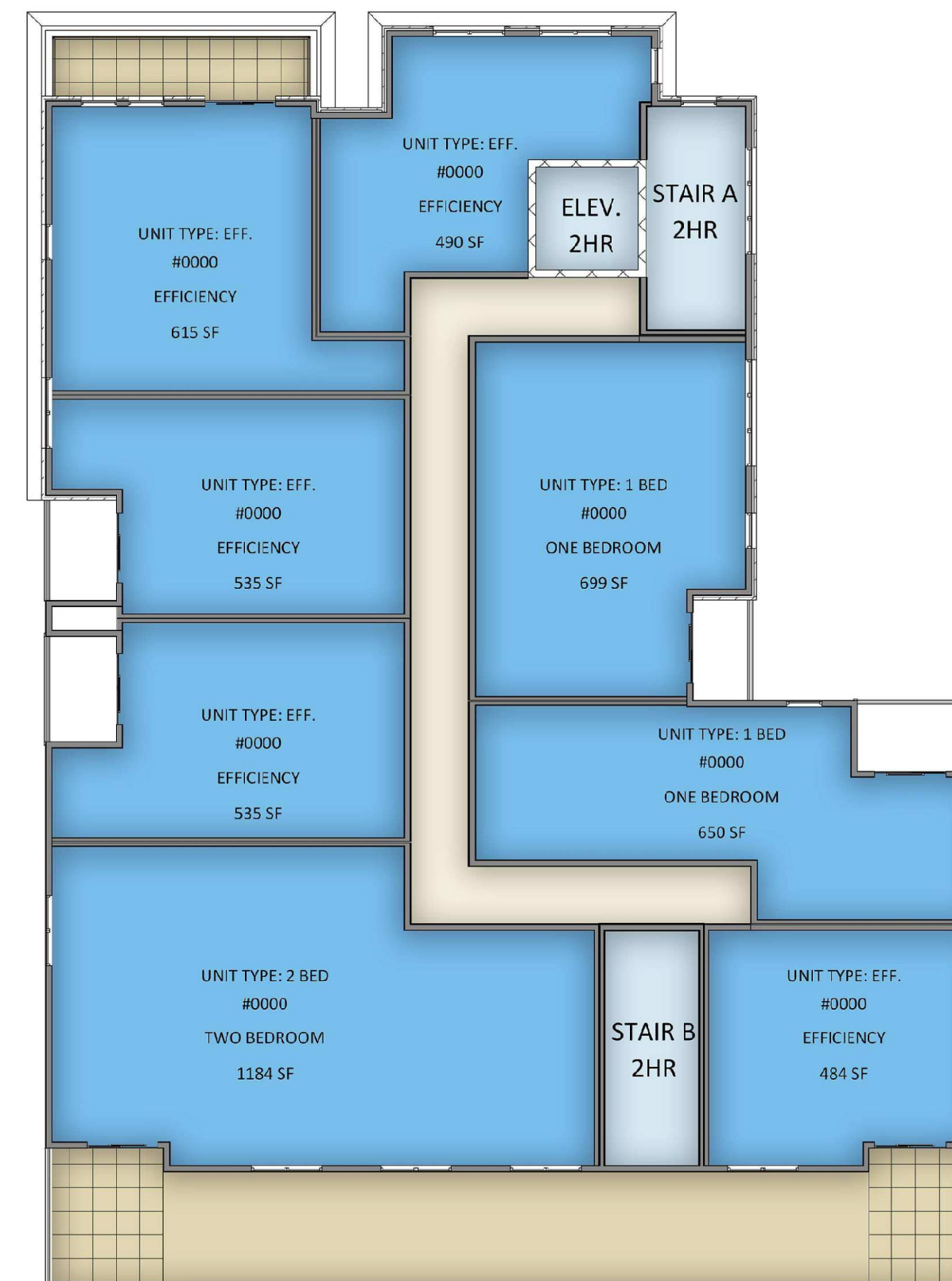
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Colored Floor Plans
817-821 Williamson Street
August 24, 2020





John Fontain Development
817-821 Williamson Street, Madison Wisconsin





John Fontain Development
817-821 Williamson Street, Madison Wisconsin





John Fontain Development
817-821 Williamson Street, Madison Wisconsin





John Fontain Development
817-821 Williamson Street, Madison Wisconsin





Proposed Development

Existing Building





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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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-2.4

PROJECT NUMBER 2003

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knothe • bruce
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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**

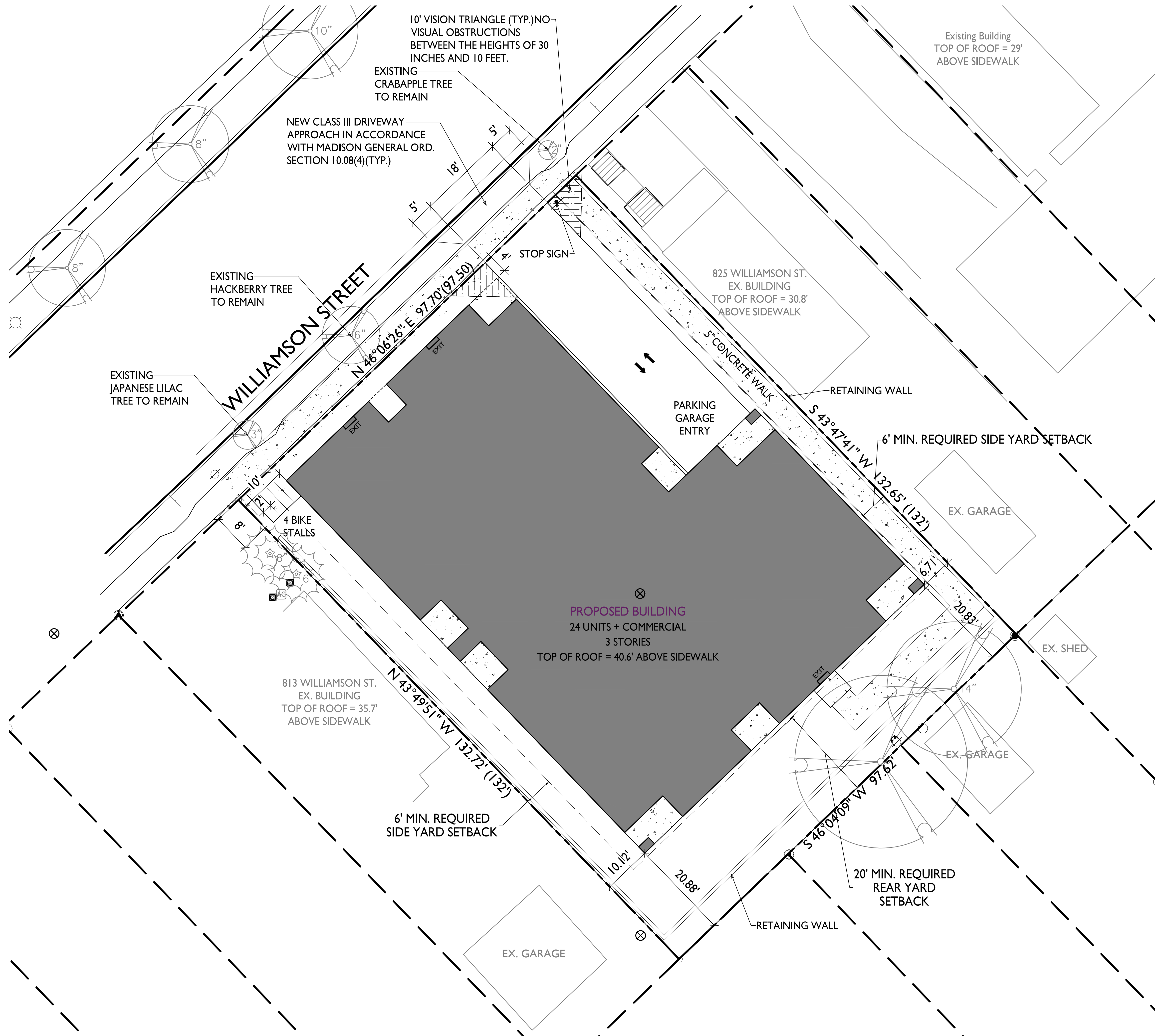
817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **2003**

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

