

## **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 Wi

817-821 Williamson St.

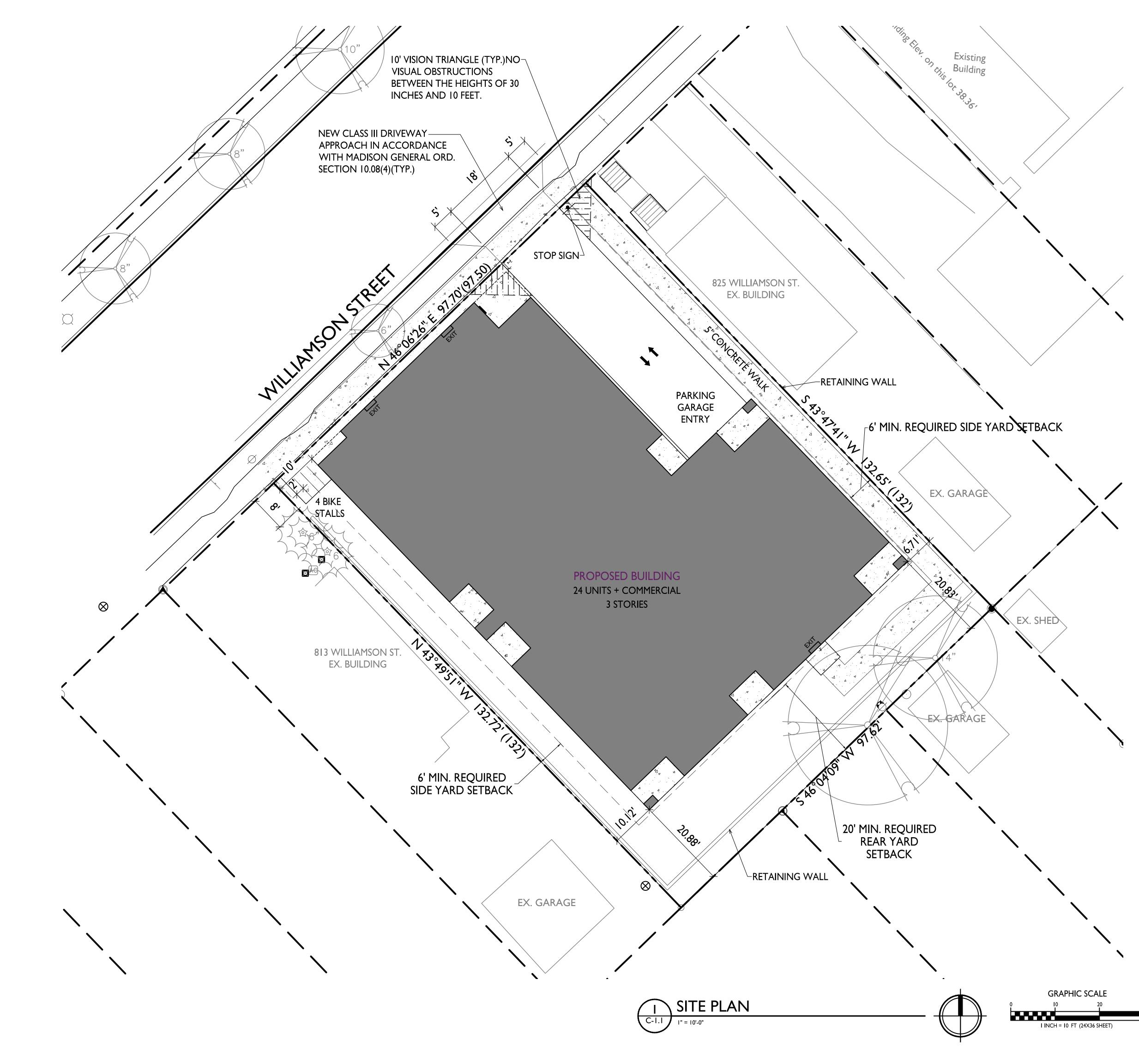
Contact Name & Phone #: Kevin Burow 608-836-3690

#### FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

<ol> <li>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?     </li> </ol>	X Yes Yes X Yes	☐ No ☐ No ☐ No	□ N/A X N/A N/A
<ul> <li>2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?</li> <li>a) Is the fire lane a minimum unobstructed width of at least 20-feet?</li> <li>b) Is the fire lane unobstructed with a vertical clearance of at least 13<sup>1</sup>/<sub>2</sub>-feet?</li> <li>c) Is the minimum inside turning radius of the fire lane at least 28-feet?</li> <li>d) Is the grade of the fire lane not more than a slope of 8%?</li> <li>e) Is the fire lane posted as fire lane? (Provide detail of signage.)</li> <li>f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)</li> <li>g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)</li> </ul>	X Yes X Yes X Yes X Yes Yes Yes Yes Yes	□ No □ No □ No □ No □ No ☑ No ☑ No ☑ No	□ N/A □ N/A □ N/A □ N/A □ N/A □ N/A □ N/A
<ul><li>3. Is the fire lane obstructed by security gates or barricades? If yes:</li><li>a) Is the gate a minimum of 20-feet clear opening?</li><li>b) Is an approved means of emergency operations installed, key vault, padlock or key switch?</li></ul>	☐ Yes ☐ Yes ☐ Yes	X No No No	N/A N/A 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?	Yes Yes	X No No	N/A X 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.	Yes	X No	N/A
<ul> <li>6. Is any part of the building greater than 30-feet above the grade plane?</li> <li>If yes, answer the following questions: <ul> <li>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%</li> <li>b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?</li> <li>c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?</li> <li>d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature)</li> </ul> </li> </ul>	Yes Yes Yes Yes Yes	□ No □ No □ No ☑ No	□ N/A □ N/A □ N/A □ N/A □ N/A
<ul> <li>canopy width of tree species)</li> <li>e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?</li> <li>f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?</li> </ul> 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	X Yes X Yes X Yes	X No No No No	□ N/A □ N/A □ 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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#### SITE DEVELOPMENT DATA TSS (TRADITIONAL SHOPPING STREET DISTRICT) HIS-TL (THIRD LAKE RIDGE HISTORIC DISTRICT) ZONING DENSITIES: LOT AREA 12,870 S.F./ .29 ACRES DWELLING UNITS 24 UNITS LOT AREA / D.U. 536 S.F./UNIT 81 UNITS/ACRE DENSITY PROVIDED 3,677(153 S.F./UNIT) ZONING REQUIREMENTS 960 S.F.(40 S.F./UNIT) USABLE OPEN SPACE 9,015 S.F. (70%) 10,940 S.F. (85% MAX.) LOT COVERAGE 3 STORIES/44' 3 STORIES/40' **BUILDING HEIGHT** 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 ONE BEDROOM 13 TWO BEDROOM TOTAL 24 DWELLING UNITS VEHICLE PARKING STALLS UNDERGROUND GARAGE 18 STALLS PARKING RATIO .75 STALLS/UNIT ZONING REQUIREMENTS PROVIDED **BICYCLE PARKING:** GARAGE LONG-TERM 24 24 (2'X6' FLOOR MOUNT) 2 (10% OF TOTAL UNITS) SURFACE GUEST SURFACE COMMERCIAL <u>I (1/2,000 S.F.)</u> 27 BIKE STALLS 28 BIKE STALLS TOTAL

ISSUED Issued for Land Use Submittal - May 6, 2020

GENERAL NOTES:

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.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

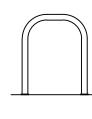
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

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

## PROJECT TITLE John Fontain Development

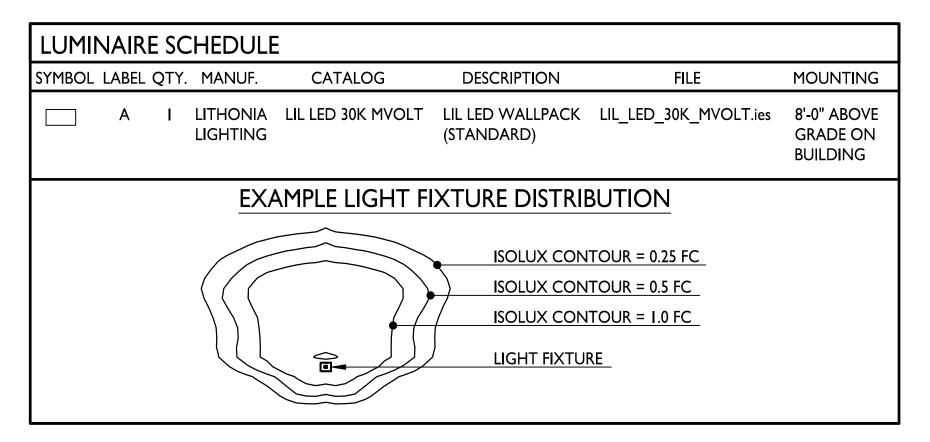
817-821 Williamson St Madison, Wisconsin SHEET TITLE Site Plan

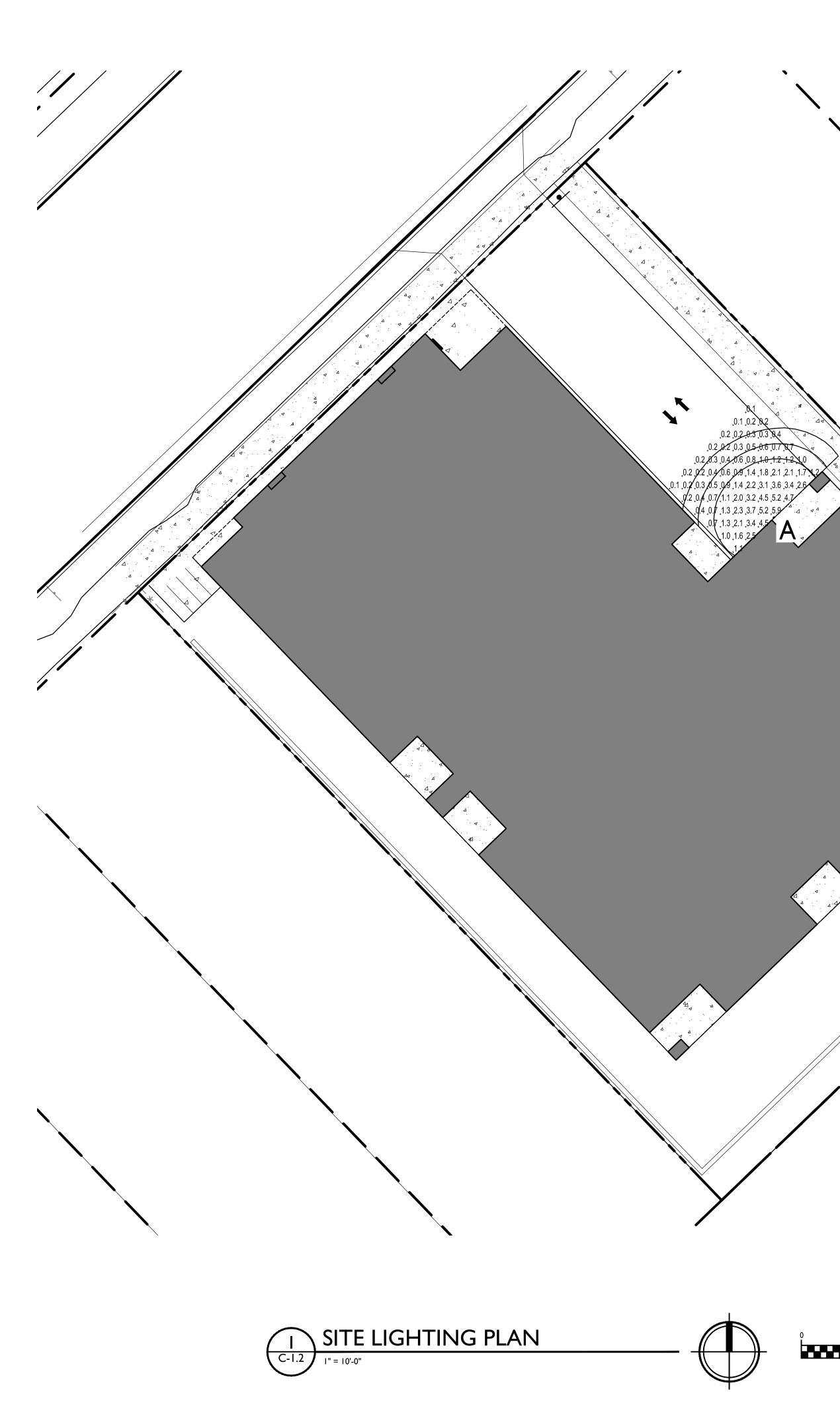
SHEET NUMBER

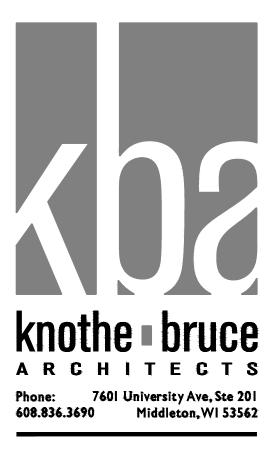
C-1.1

PROJECT NO. 2003 © Knothe & Bruce Architects, LLC

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Garage Entrance Lighting	+	I.4 fc	5.9 fc	0.1 fc	59.0:I	14.0:1







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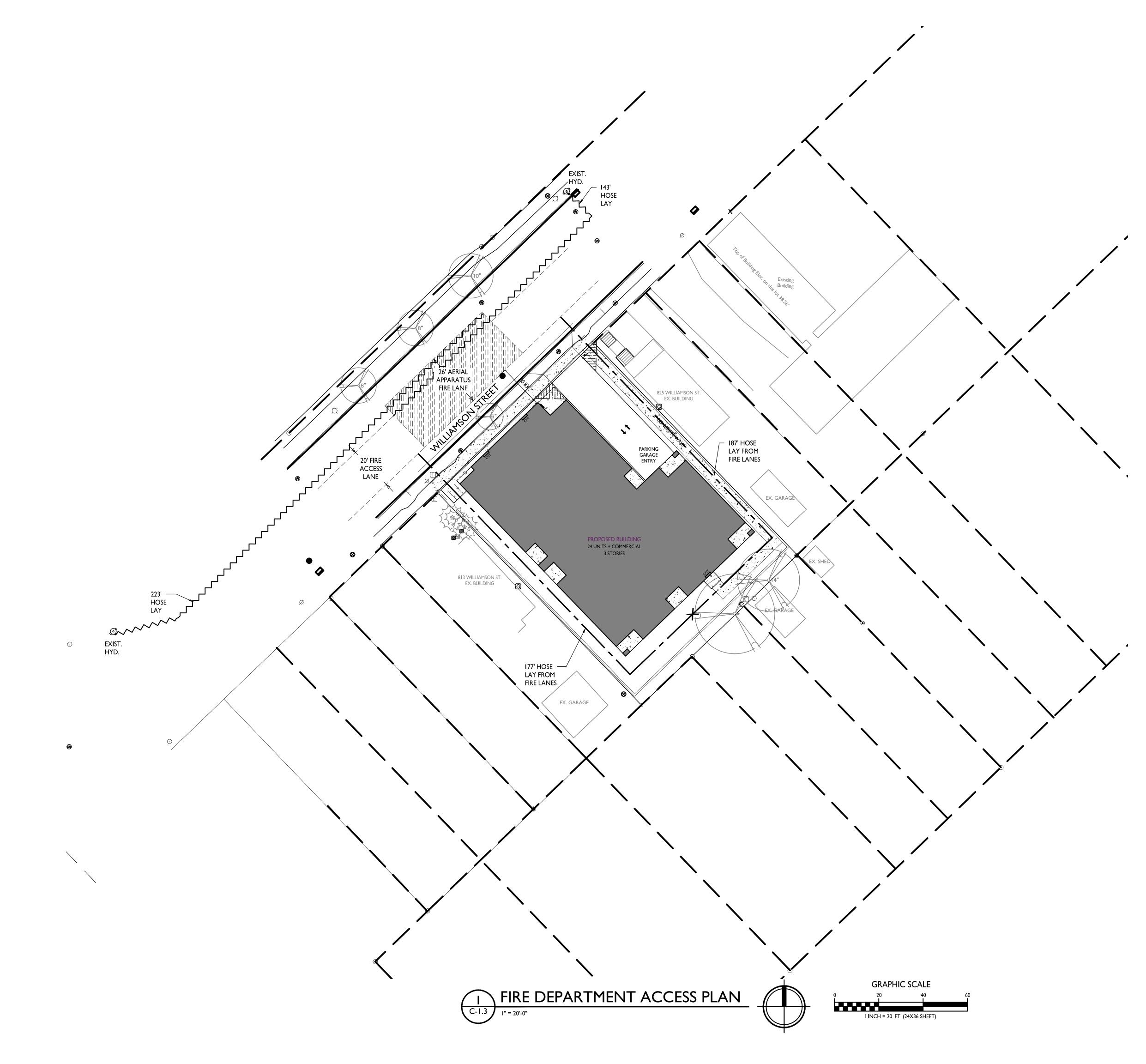
PROJECT TITLE John Fontain Development

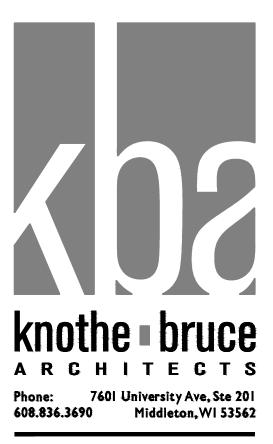
817-821 Williamson St Madison, Wisconsin SHEET TITLE Site Lighting Plan

SHEET NUMBER

C-1.2 PROJECT NO. 2003 © Knothe & Bruce Architects, LLC

GRAPHIC SCALE 0 10 20 I INCH = 10 FT (24X36 SHEET)  $\bigcirc$ 



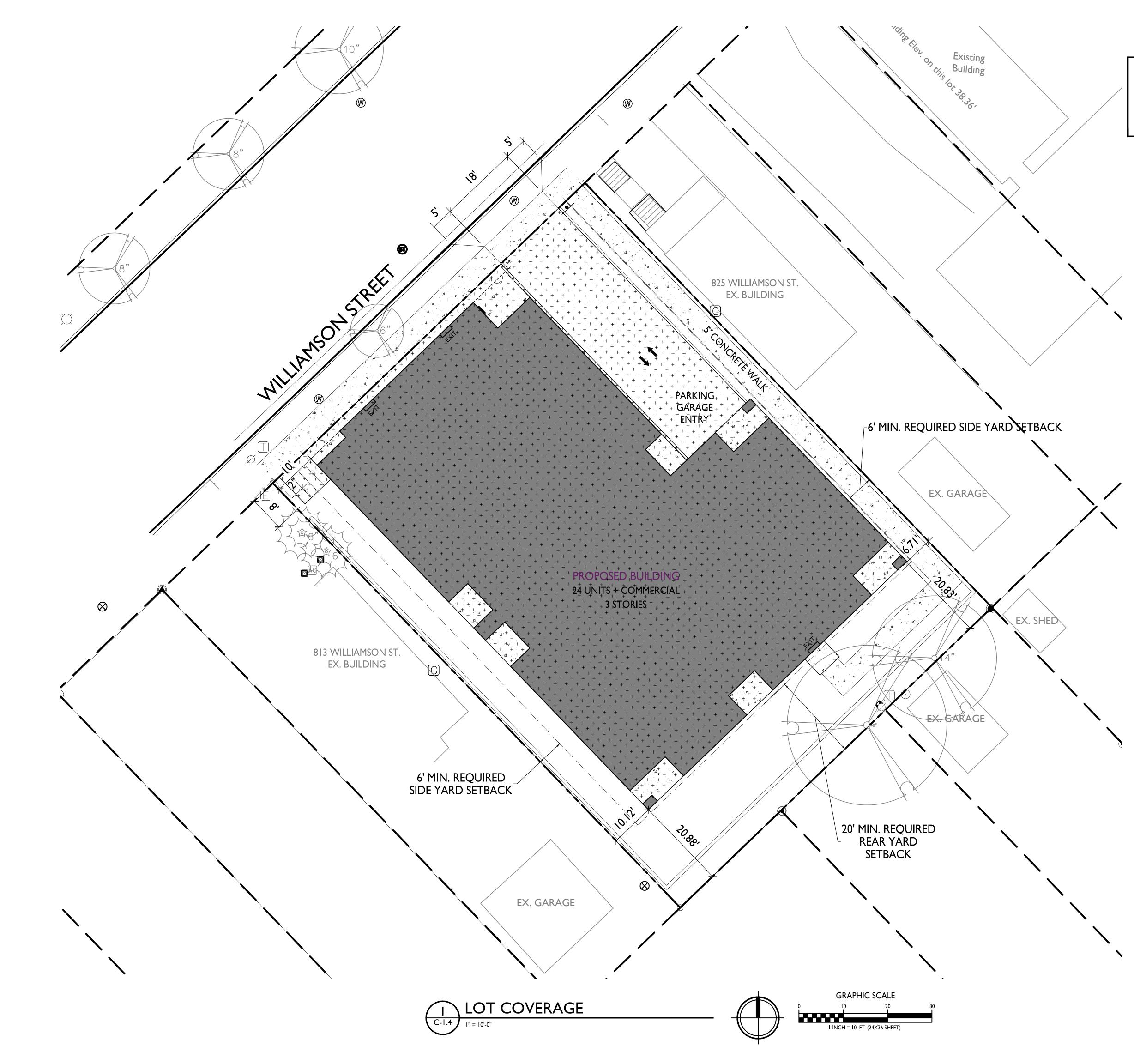


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PROJECT TITLE John Fontain Development

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

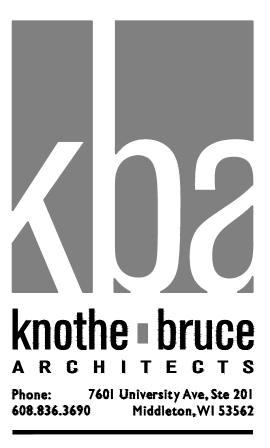
C-1.3 PROJECT NO. 2003 © Knothe & Bruce Architects, LLC



## LOT COVERAGE

ZONING: TSS - TRADITIONAL SHOPPING STREET DISTRICT

TOTAL LOT AREA MAX. ALLOWED PROPOSED LOT COVERAGE 12,870 S.F. 10,940 S.F.(85%) 9,015 S.F. (70%)



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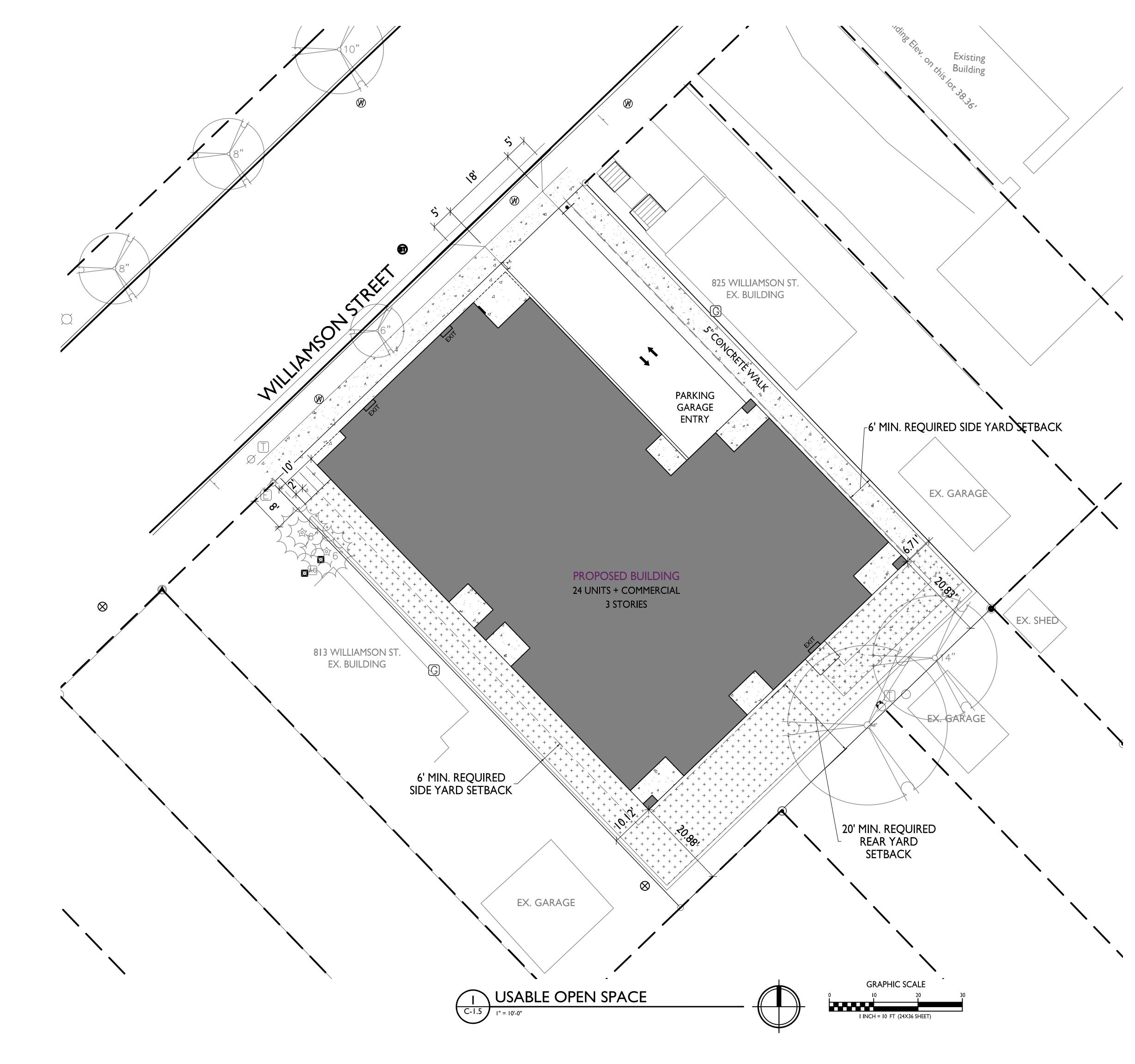
PROJECT TITLE John Fontain Development

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

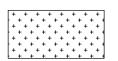
SHEET NUMBER

C-1.4 PROJECT NO.

PROJECT NO. 2003 © Knothe & Bruce Architects, LLC



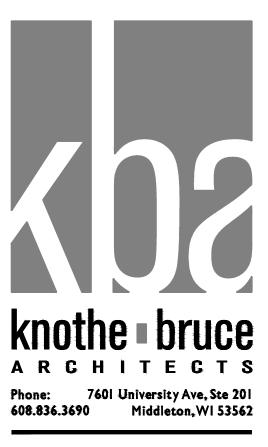
## USABLE OPEN SPACE



ZONING: TSS - TRADITIONAL SHOPPING STREET DISTRICTOPEN SPACE REQUIREMENT40 S.F / UNITDWELLING UNITS24960 S.F. REQUIRED

OPEN SPACE PROVIDED ROOF DECK BALCONIES 18 X 60 S.F. = SURFACE TOTAL

240 S.F. 1,080 S.F. <u>2,357 S.F.</u> 3,677 S.F. PROVIDED



ISSUED Issued for Land Use Submittal - May 6, 2020

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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M M 

#### **GENERAL NOTES:**

- 1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE L EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERAL CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJE
- 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AN REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- 5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME RECOMMENDATION/PLAN OF THE CITY.
- 6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EX BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF T TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WIT START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADIS FOR PUBLIC WORKS CONSTRUCTION http://www.cityofmadison.com/business/pw/documents/stdspecs/2018/part1.pdf. ANY TRE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR W REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

#### **DEMOLITION NOTES:**

- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCT THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATION
- 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- 3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/ THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MA UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. TH FOR PAYING ALL FEES AND CHARGES.
- 4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFO GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR A OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS THE ENGINEER OF ANY DISCREPANCIES.
- 5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OF MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING V DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
- 6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION A THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- 7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
- 8. PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED A CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CO RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
- 10. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLI FACILITIES.

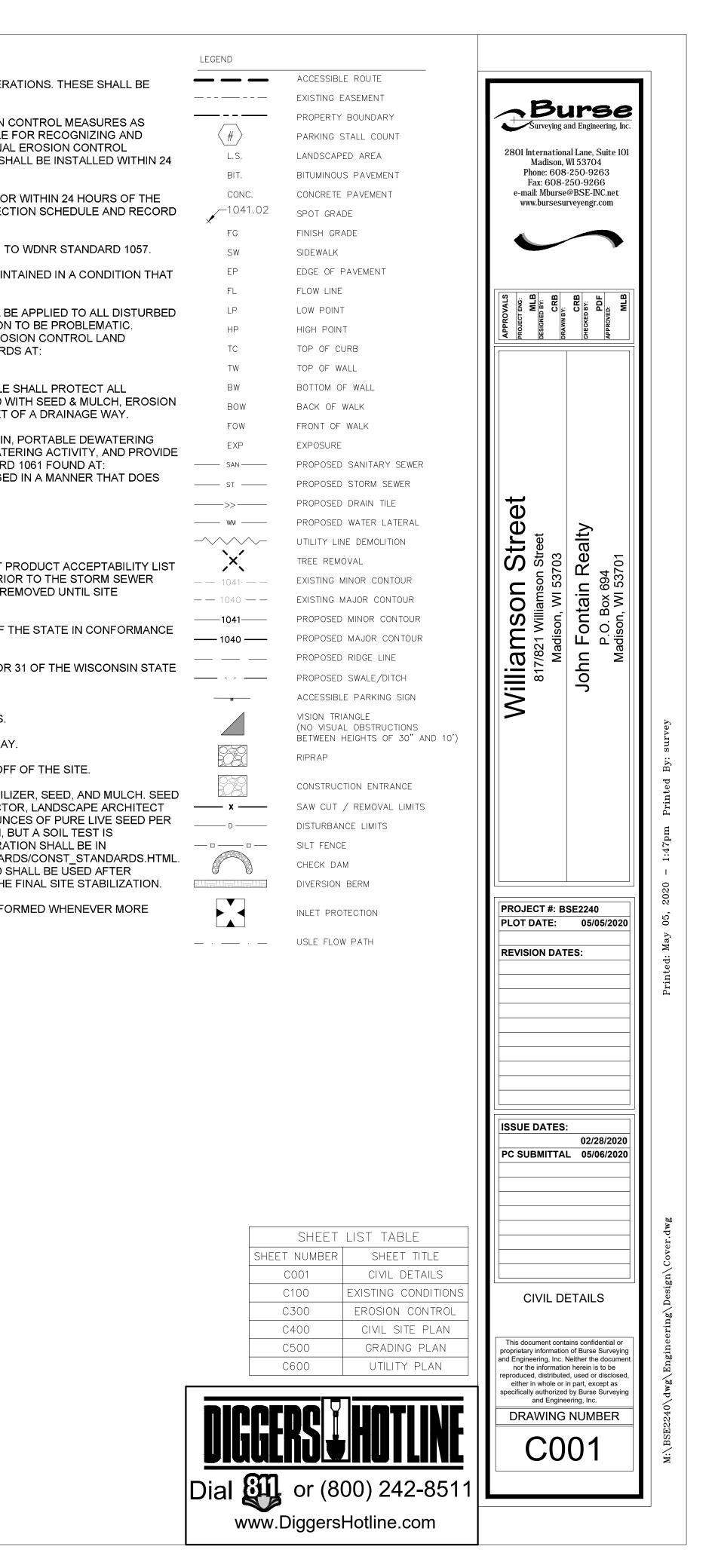
#### SITE PLAN NOTES:

- 1. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- 2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIM RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- 3. TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE,
- 4. CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AN STANDARD SPECIFICATIONS.
- NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD E OPENINGS.

#### **GRADING PLAN NOTES:**

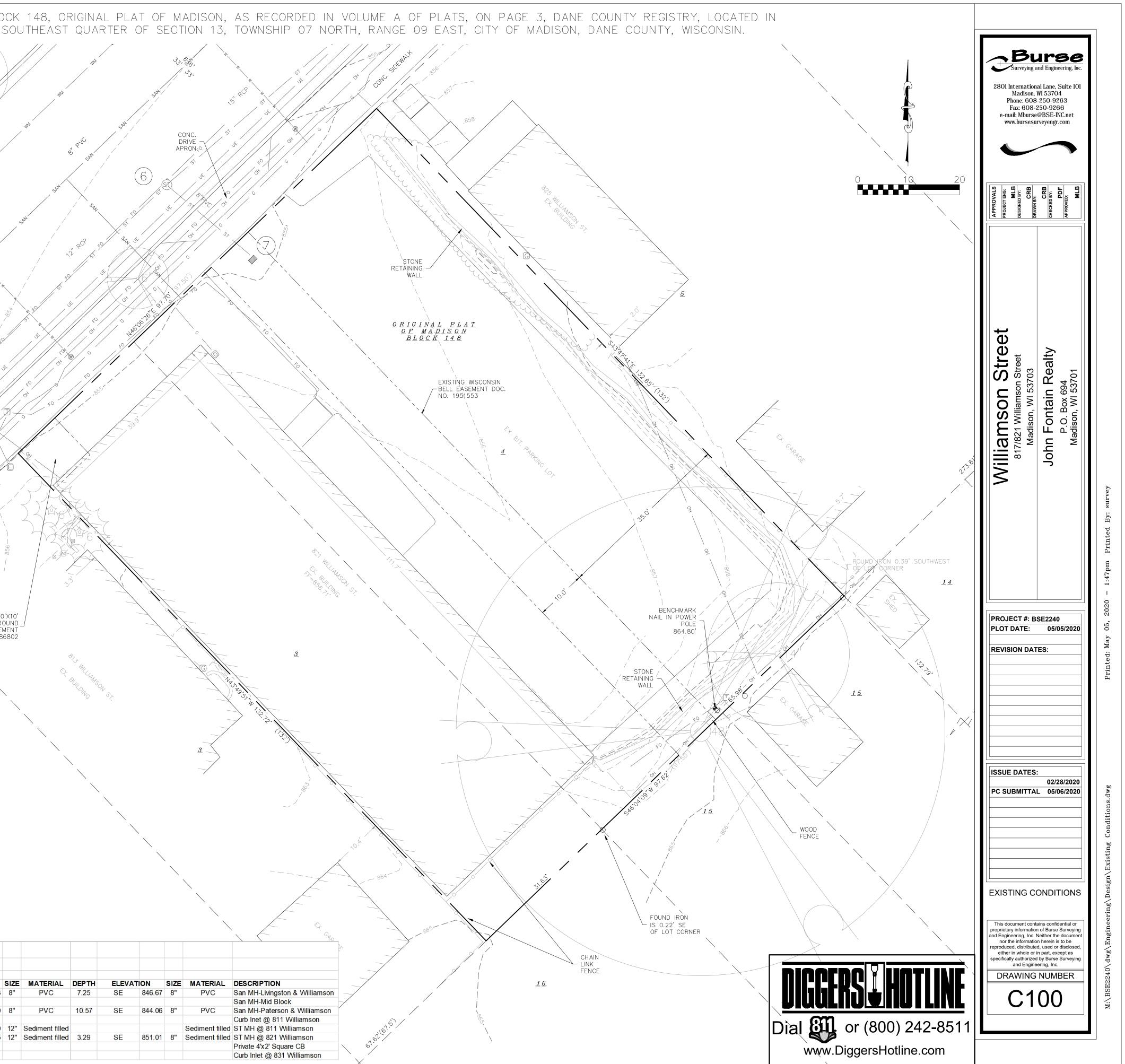
1. ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

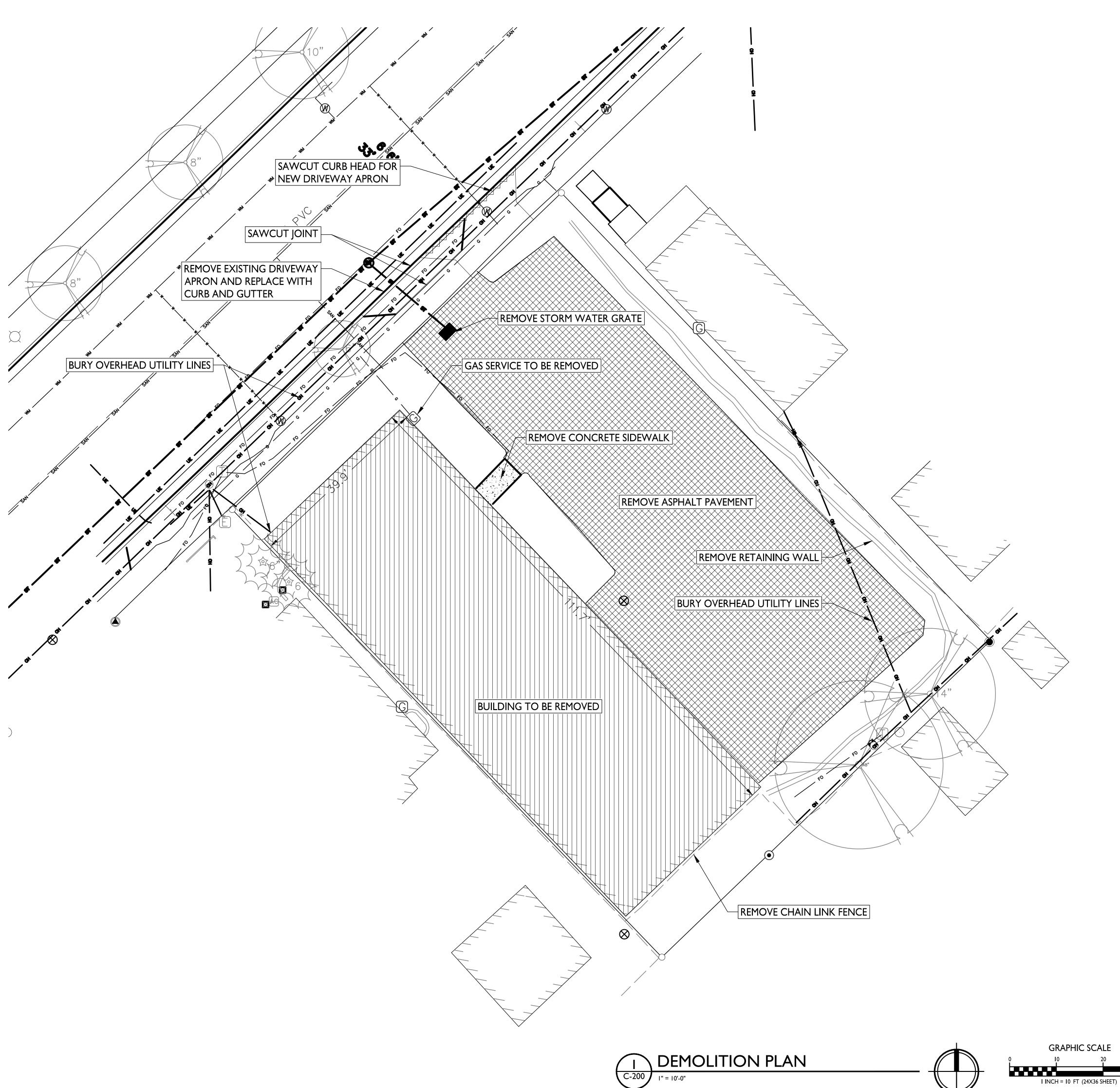
	EROS	ION CONTRO	L NOTES/SPECIFICATIONS:
OR DEMOLITION TO BE ABANDONED	1.		NTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPER. AINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
E LOCATED BY OBSERVED	2.	SHOWN SHALL CORRECTING	NTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION ( L BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL
ALS CALLED OUT TO BE JECT CIVIL ENGINEER.		MEASURES, A HOURS.	AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SH
AND BUILDING SHALL BE	3.	TIME 0.5 INCH	CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OF IES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPEC ALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE AND CITY OF MADISON REPORTING REQUIREMENTS.
E PER THE	4.	REFER TO WD HTTP://DNR.W	ON ENTRANCES - PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING T DNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: /I.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML. THE TRACKING PAD MUST BE MAIN HE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
EXTEND IT AT LEAST 5 FEET FROM F THE OUTSIDE EDGE OF A TREE RY (266-4816) PRIOR TO WITH CITY FORESTRY PRIOR TO THE DISON STANDARD SPECIFICATIONS REE REMOVALS THAT ARE	5.	TEMPORARY S AREAS WHERE APPLICATION APPLICATION	STABILIZATION USING ANIONIC POLYMER. AFTER NOVEMBER 1, 2020, ANIONIC POLYACRYLAMIDE WILL B E THE MUNICIPALITY'S ENGINEER OR WDNR REPRESENTATIVES DEEM STABILIZATION AND/OR EROSION OF POLYACRYLAMIDE WILL BE ACCORDING TO WDNR CONSERVATION PRACTICE STANDARD 1050, EROS OF ANIONIC POLYACRYLAMIDE. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARE /I.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML
R WAIT PERIOD BEFORE A TREE	6.	STOCKPILES.	ILES - A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED V R, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET
D BY ALL GOVERNING CTURES, UTILITIES, ETC., SUCH MOVED SHALL BE UNDERCUT TO TIONS.	7.	BASIN, GEOTE AN ENGINEER HTTP://DNR.W NOT INDUCE E	
ID/OR RELOCATION OF UTILITIES. MAY BE PERFORMED BY THE THE DEVELOPER IS RESPONSIBLE	8.	AT: HTTP://WW SYSTEM RECE	R INLETS - PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT P WW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM. INLET PROTECTION SHALL BE INSTALLED PRIC EIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE RE N IS COMPLETE.
FORMATION AVAILABLE AND ARE ACCURACY. PRIOR TO THE START	9.	BUILDING AND WITH NR151.12	D WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF 1 2(6M).
NS OF EXISTING UTILITIES. NOTIFY	10.	NO SOLID MAT	TERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR R 33 USC 1344 PERMITS.
OR AS THE ONLY OBSTACLES THAT ED FEATURES. GIVE NOTICE TO	11.	EROSION CON	NTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT:
G WITH THE WORK. UTILITIES	12.		/I.GOV/RUNOFF/STORMWATER/TECHSTDS.HTM AND COMPLY WITH ALL CITY OF MADISON ORDINANCES. RACKED ONTO PUBLIC STREETS SHALL BE SWEPT OR SCRAPED CLEAN BY THE END OF EACH WORKDA`
R RELOCATED SHALL BE AND CLOSE COORDINATION WITH	13.		AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OF
D WALKWAYS, ETC. CONTRACTOR D AS SHOWN ON THESE	14.	MIXTURES SH, OR NURSERY ACRE AND SH, RECOMMENDE CONFORMANC SEEDING AND	ED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILI IALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACT CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUN IALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, E ED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORA CE TO WDNR TECHNICAL STANDARD 1059 FOUND AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDAR O SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED S
CONTRACTOR SHALL BE	15.	FOR THE FIRS	15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE ST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFC (7) DAYS OF DRY WEATHER ELAPSE.
DLITION OF THE EXISTING			
IME PER THE	BRAND JOHN F P O BO	DN, WI 53701	
E, WHICHEVER HAS JURISDICTION.	SCHEI	DULE:	
AND PER CITY OF MADISON	JULY 13	2020	SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED.
DETAIL 3.02 FOR COMMERCIAL	JULY 13		EXISTING BUILDING DEMOLITION START.
		T 10, 2020	BUILDING EXCAVATION COMPLETE.
		T 10, 2020	INSTALL MULCH ON DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINT.
	MAY 15,	,	FOUNDATION AND FIRST FLOOR COMPLETE. KEEP MULCH ON DISTURBED AREAS.
		/BER 20, 2021	BUILDING COMPLETE.
		/BER 20, 2021	REMOVAL OF ASPHALT SURROUNDING BUILDING.
		,	
	SEPTEM	IBER 28, 2021	ASPHALT REPLACED AROUND BUILDING.

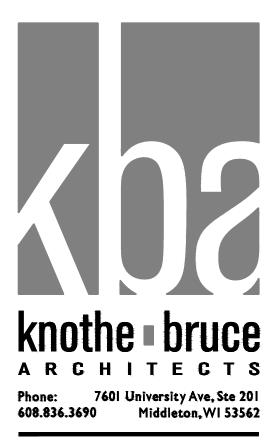


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	lbs./ft.									
	SPOT ELEVATION OVERHEAD UTILITY WIRE				/					
	BURIED GAS LINE			1					/	/
WM	WATER MAIN					/			WW	
	SANITARY SEWER			. /	$\int$					
	- STORM SEWER - BURIED TELEPHONE				3"			WW		
UE	BURIED ELECTRIC			-2	5 \ //		nn <	'n		
	BURIED CABLE ACCESS TELEVISION LINE				X			h		/
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© ©	GAS VALVE		¤ //						n/ n	
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	STORM SEWER INLET			CON	NC.				¢ P	
Ē	ELECTRIC MANHOLE	SAM		DRI APR	ON S			// / /		<u> </u>
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SN	SANITARY SEWER MANHOLE			/		ON		and the second		\
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	CONIFEROUS TREE (DBH IN INCHES)			/	01					
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	HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.	JEJ .	OT	,	/			EXI	STING 10 NDERGR	י, ג'נ סטו
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	liamson									
<u>SEWI</u>	ER STRUCTURE ELEVATION TAE	<u>LE</u>								
NUMBEI	R RIM/TC         DEPTH         ELEVATION         SIZE         M           853.92         7.21         SW         846.71         8"	ATERIAL DEPTH PVC 7.27	ELEVATI NW		8"	MATERIAL PVC	<b>DEPTH</b> 7.29	ELEVAT NE	ION 846.63	SI 8
2	853.87         9.53         SW         844.34         8"           854.63         10.55         SW         844.08         8"	PVC 9.54 PVC 10.57	NE	844.33	8" 10"	PVC PVC	10.54	NE	844.09	
4	854.18 4.03 NW 850.15	3.36 3.57	SE	850.82		Sediment filled	3.65	SE	850.00	
6 7		liment filled 3.29 PVC 2.04	NW	851.01		Sediment filled Metal	3.35	NE	850.95	
8	854.75         5.36         NW         851.37         8           854.85         2.96         SE         851.89	2.04	SW			Ice covered				







## DEMOLITION PLAN LEGEND CURB & GUTTER REMOVAL CONCRETE REMOVAL ----- SAWCUT UTILITY STRUCTURE REMOVAL $\odot$ ST UTILITY LINE REMOVAL TREE REMOVAL

ISSUED Issued for Land Use Submittal - May 6, 2020

PROJECT TITLE John Fontain Development

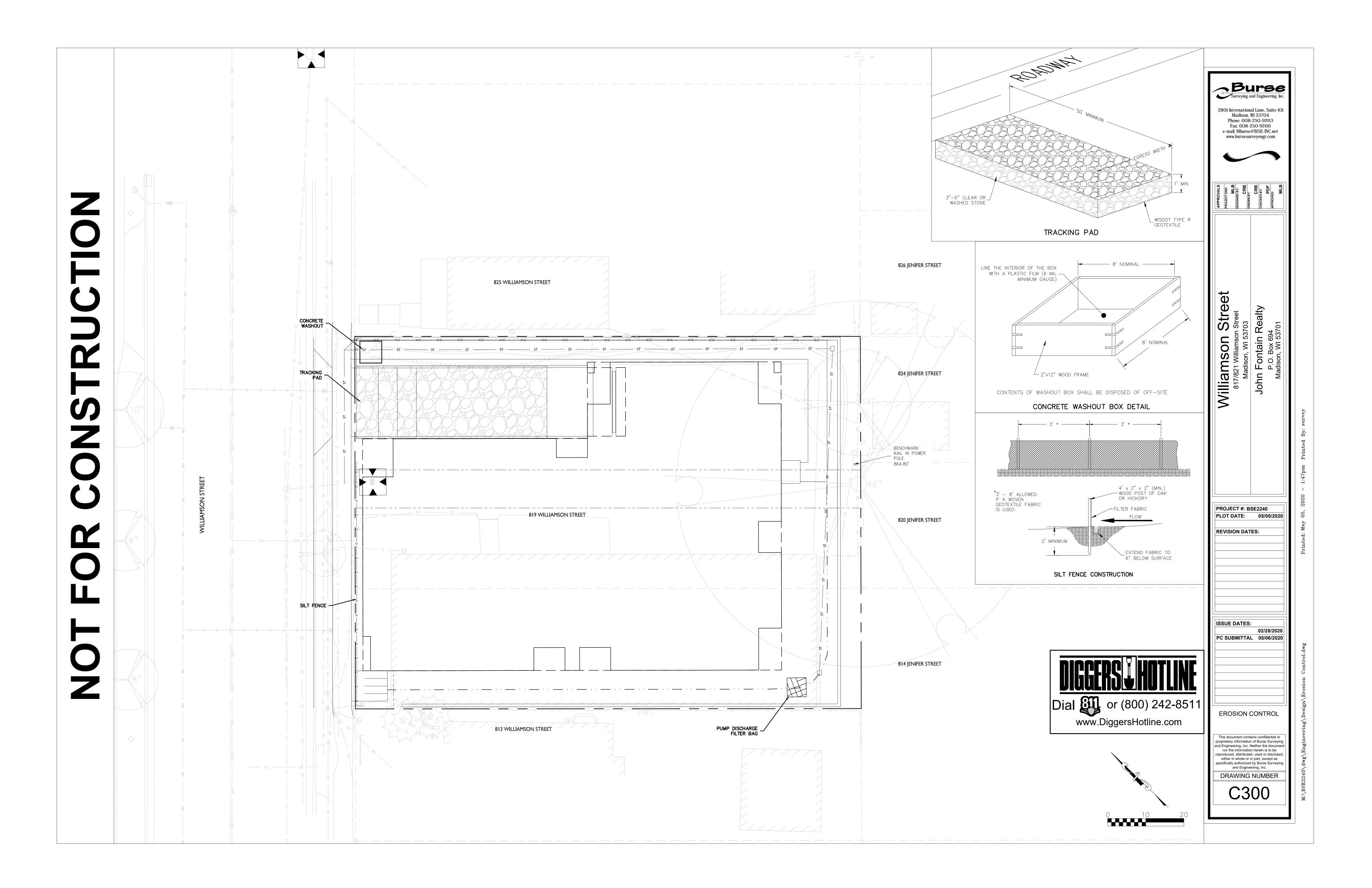
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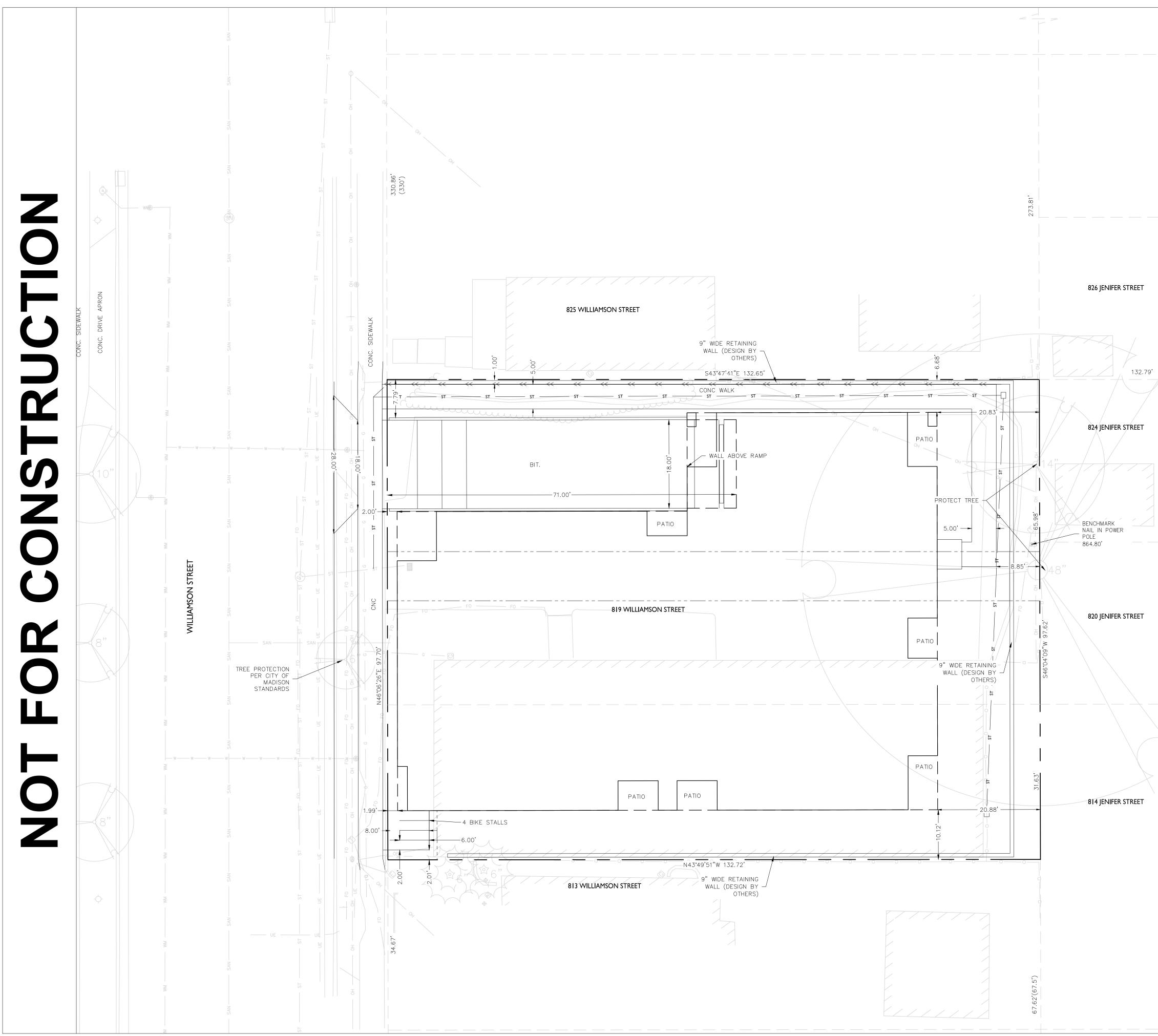
THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER THEY ARE SHOWN ON THESE PLANS OR 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.

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

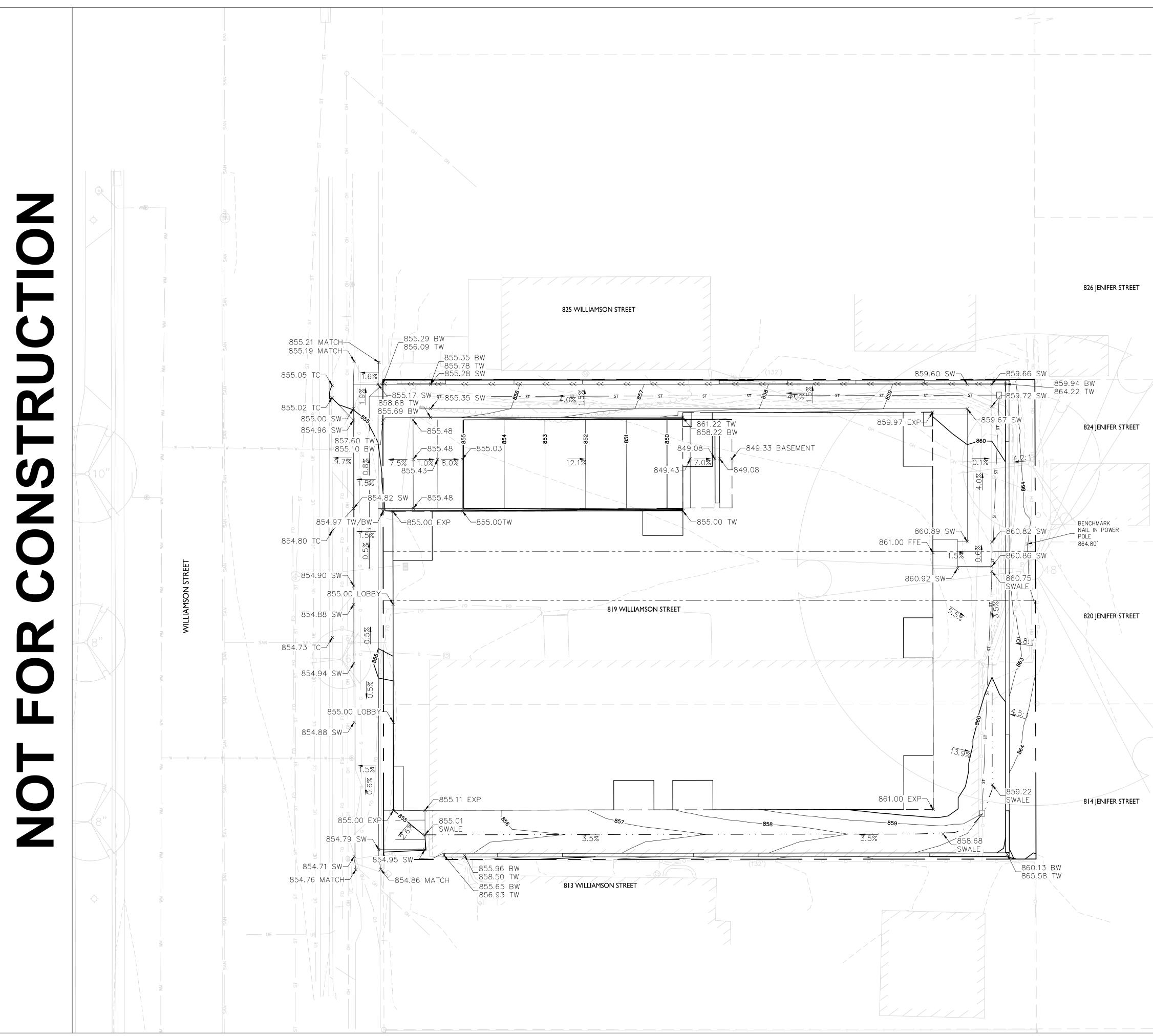
C- 200 PROJECT NO. 2003 © Knothe & Bruce Architects, LLC



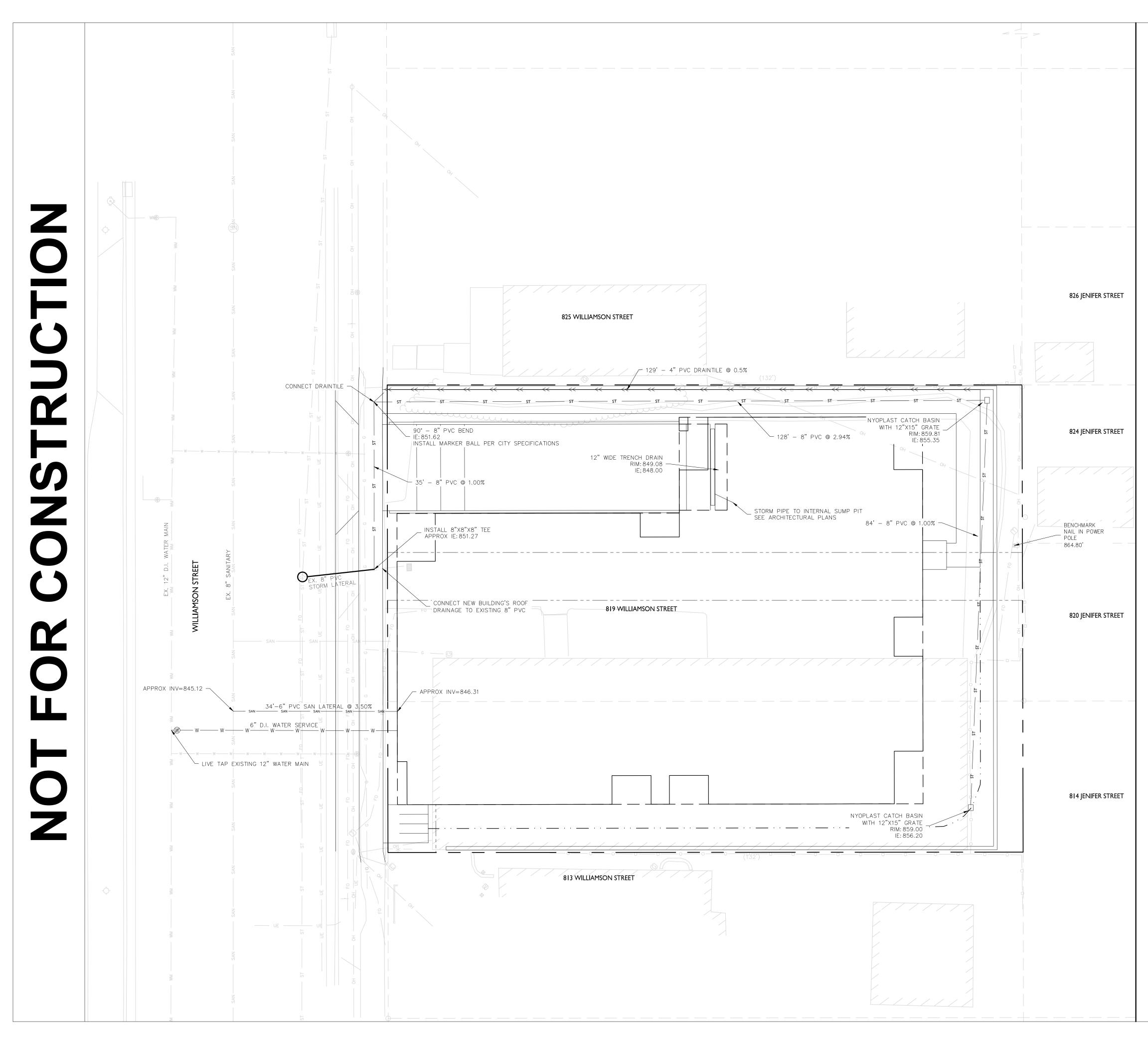




	Barse   Surveying and Engineering, Inc.   3801 International Lane, Suite 101 Madison, WI 53704 Phone: 608-250-9263 Fax: 608-250-9266 E-mail: Mburse@BSE-INC.net www.bursesurveyengr.com Image: Comparison of the second se
	Williamson Street         817/821 Williamson Street         817/821 Williamson Street         Madison, WI 53703         Dohn Fontain Realty         P.O. Box 694         Madison, WI 53701
	PROJECT #: BSE2240         PLOT DATE:       05/05/2020         REVISION DATES:
Dial (Signature)       or (800) 242-8511         www.DiggersHotline.com	ISSUE DATES:         02/28/2020         PC SUBMITTAL       05/06/2020         Image: Comparison of the second secon
	and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc. DRAWING NUMBER C4000



	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.bursesurveyengr.com         ST         BU	
	Williamson Street       APPRO         817/821 Williamson Street       BENG         817/821 Williamson Street       BENG         Madison, WI 53703       Down Street         John Fontain Realty       Down Street         P.O. Box 694       Madison, WI 53701         Madison, WI 53701       CHEGI	Printed By: survey
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Dial Or (800) 242-8511 www.DiggersHotline.com	Image: Constraint of the second se	M:\BSE2240\dwg\Engineering\Design\Grading.dwg



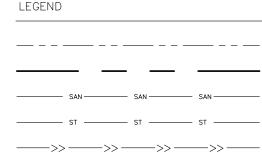
GENERAL NOTES:

- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
- 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- 5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.
- 6. 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 A 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 PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. http://www.cityofmadison.com/business/pw/documents/stdspecs/2018/part1.pdf ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN

UTILITY PLAN NOTES:

- 1. ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
- 2. UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.
- 3. SANITARY SEWER AND WATER MAIN CONSTRUCTION AND MATERIALS SHALL CONFORM WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
- 4. ALL UNUSED EXISTING WATER AND SANITARY LATERALS SERVING THE SUBJECT PROPERTY SHALL BE CAPPED/ABANDONED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.

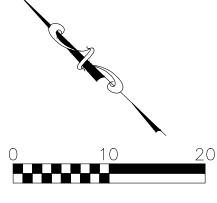
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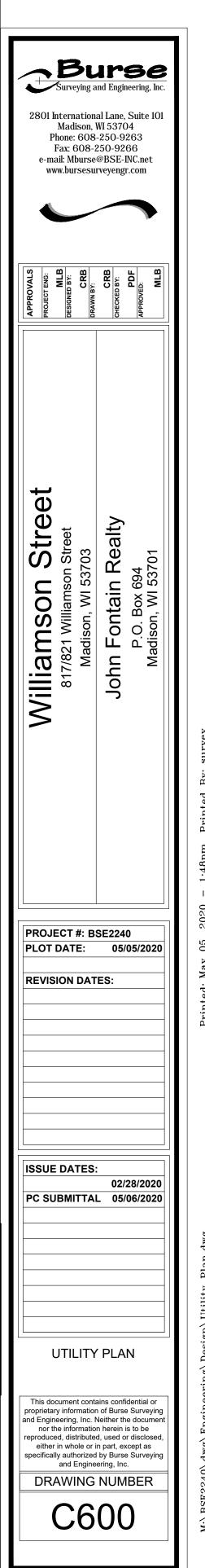


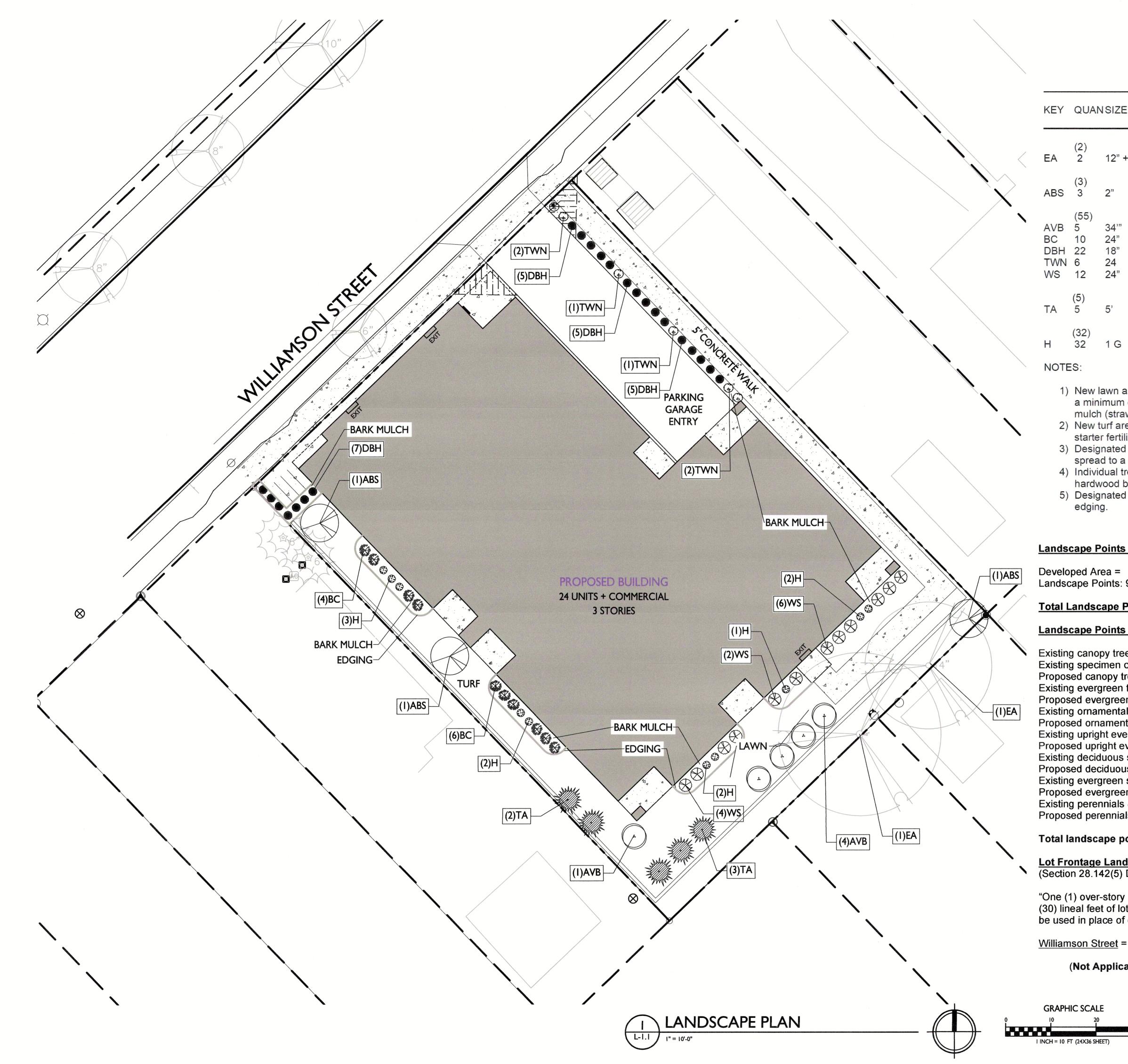
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EXISTING EASEMENT
PROPERTY BOUNDARY
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED DRAINTILE
PROPOSED WATER LATERAL
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING WATER MAIN
EXISTING OVERHEAD FACILITY
EXISTING UNDERGROUND ELECTRI
EXISTING BURIED GAS
EXISTING FIBER OPTIC









### PLANT LIST

QUANSIZE (		COMMON NAME	ROOT	
2) 2	12" +	<u>Canopy Trees</u> Existing Aspen	EX	
3) 3	2"	<u>Ornamental Trees</u> Autumn Brilliance Serviceberry	BB	
55) 5 10 22 5 12	34'" 24" 18" 24 24"	<u>Deciduous Shrubs</u> Arrowood Viburnum Black Chokeberry Dwarf Bush Honeysuckle Tiny Wine Ninebark White Snowberry	BB Pot Pot Pot Pot	
5) 5	5'	<u>Upright evergreen Shrubs</u> Emerald Arborvitae	BB	
32) 32	1 G	<u>Perennials</u> Hosta	BB	

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

Landscape Points: 9,015'/300 x 5 =

#### **Total Landscape Points Required**

### Landscape Points Supplied

Existing canopy trees -2 @ 35 =Existing specimen canopy trees -0 @ 200 =Proposed canopy trees - 0 @ 35 = Existing evergreen trees -0 @ 35 =Proposed evergreen trees -0 @ 35 =Existing ornamental trees - 0 @ 15 = Proposed ornamental trees - 3 @ 15 = Existing upright evergreen shrubs – 0 @ 10 = Proposed upright evergreen shrubs – 5 @ 10 = Existing deciduous shrubs -0 @ 3 =Proposed deciduous shrubs – 55 @ 3 = Existing evergreen shrubs -0 @ 4 =Proposed evergreen shrubs – 0 @ 4 = Existing perennials & grasses 0 @ 2 = Proposed perennials & grasses 32 @ 2 =

#### Total landscape points supplied =

### 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."

#### 98 LF

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

ISSUED Issued for Land Use Submittal - May 6, 2020

<u>394 points</u>

9,015 SF

150 points

<u>150 points</u>

70 points

0 points

0 points

0 points

0 points

0 points

0 points

45 points

50 points

0 points

0 points

0 points

0 points

64 points

165 points

John Fontain Development

PROJECT TITLE

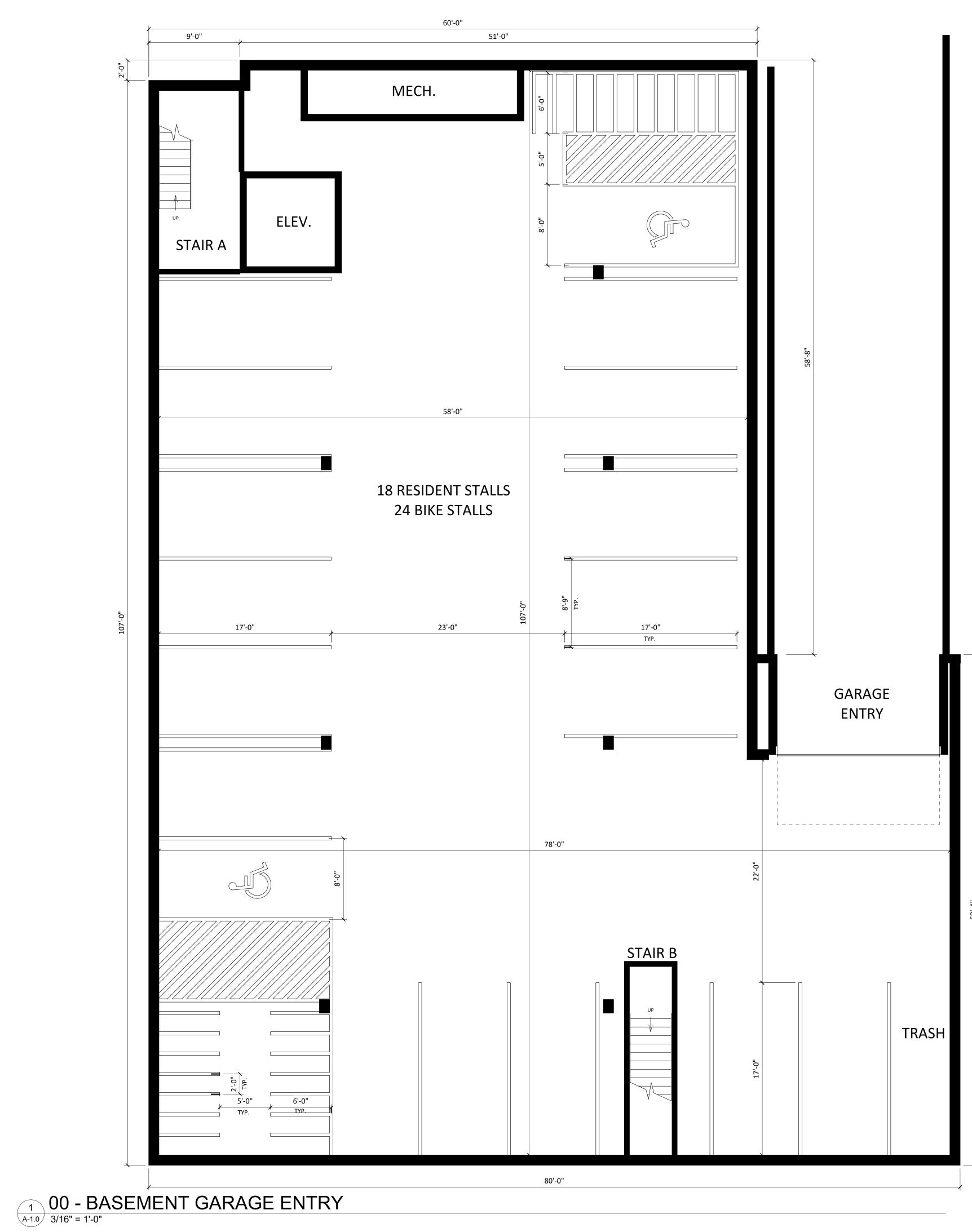
PALLE SKIDMORI Madisor VV 515/200 817-821 Williamson St Madison, Wisconsin SHEET TITLE Landscape Plan SHEET NUMBER L-1.1

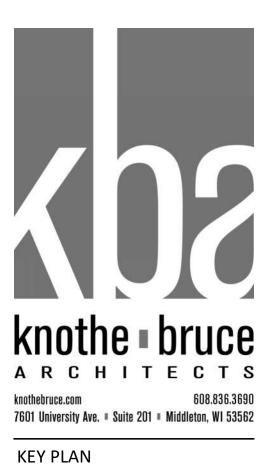
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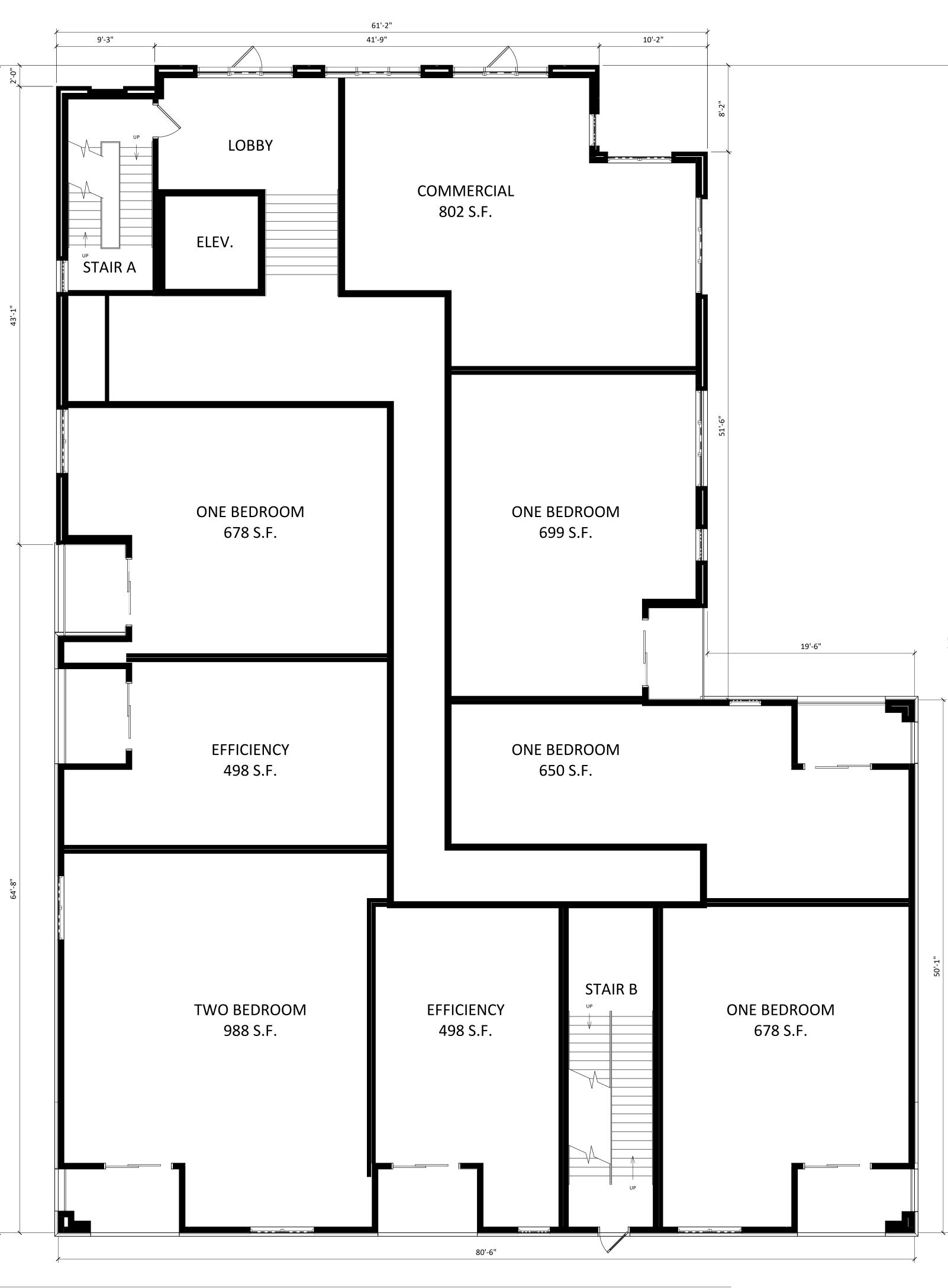


**ISSUED** May 01, 2020

PROJECT TITLE John Fontain Development

817-821 Williamson Street, Madison Wisconsin SHEET TITLE BASEMENT FLOOR PLAN





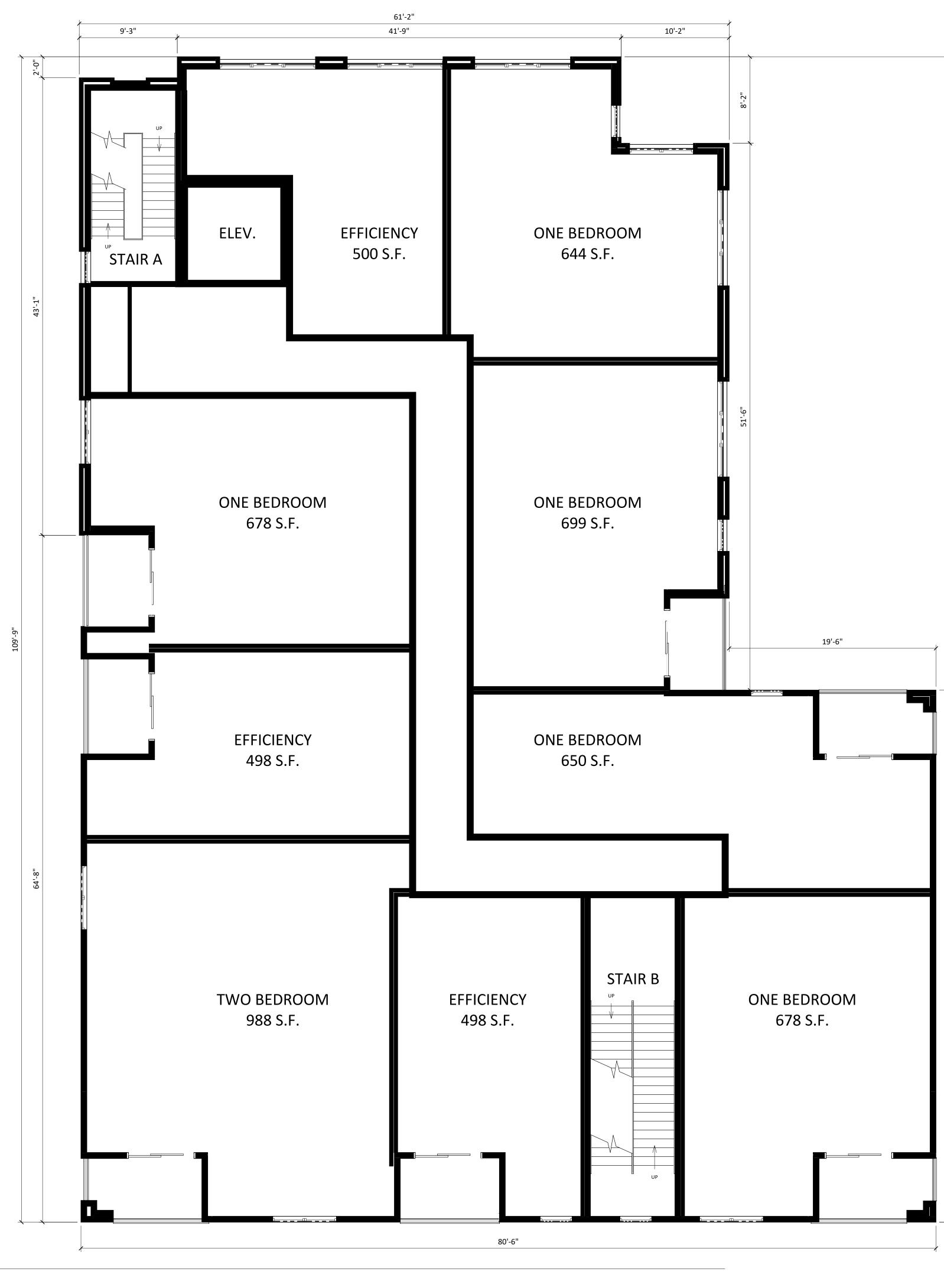


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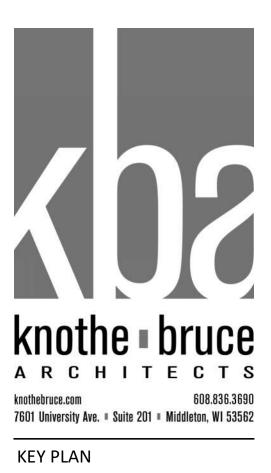
PROJECT TITLE John Fontain Development

817-821 Williamson Street, Madison Wisconsin SHEET TITLE FIRST FLOOR PLAN





1 02 - SECOND FLOOR A-1.2 3/16" = 1'-0"

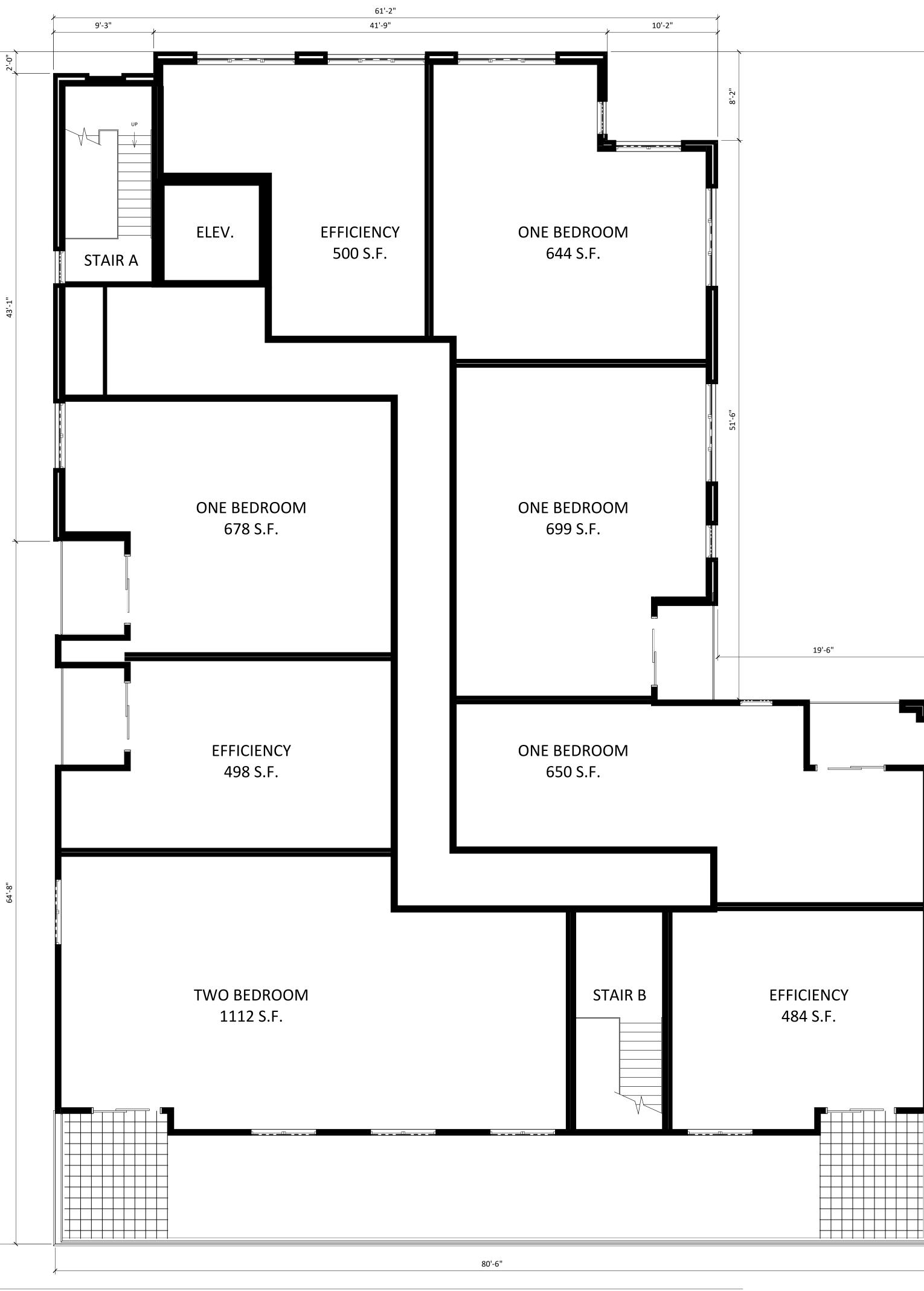


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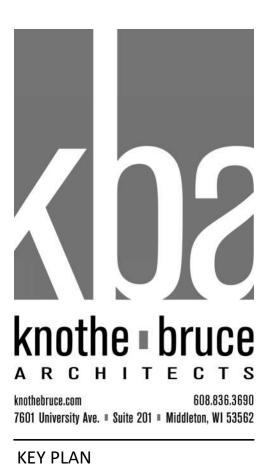
PROJECT TITLE John Fontain Development

817-821 Williamson Street, Madison Wisconsin SHEET TITLE SECOND FLOOR PLAN





## 1 03 - THIRD FLOOR A-1.3 3/16" = 1'-0"



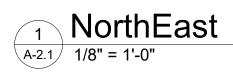
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PROJECT TITLE John Fontain Development

817-821 Williamson Street, Madison Wisconsin SHEET TITLE THIRD FLOOR PLAN









SOLDIER COURSING WINDOW HEADS

knothe • bruce ARCHITECTS 608.836.3690 knothebruce.com 7601 University Ave. = Suite 201 = Middleton, WI 53562

KEY PLAN

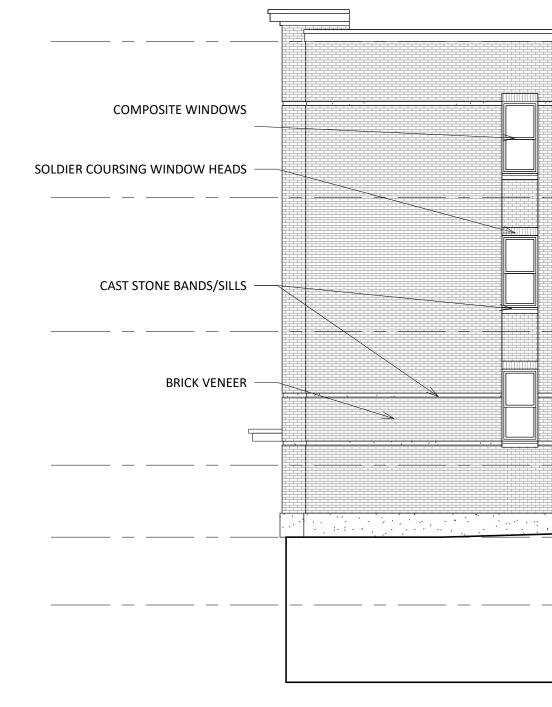
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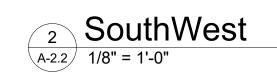
PROJECT TITLE John Fontain Development

817-821 Williamson Street, Madison Wisconsin SHEET TITLE EXTERIOR ELEVATIONS













ISSUED 02/24/20

PROJECT TITLE John Fontain Development

817-821 Williamson Street, Madison Wisconsin SHEET TITLE EXTERIOR ELEVATIONS

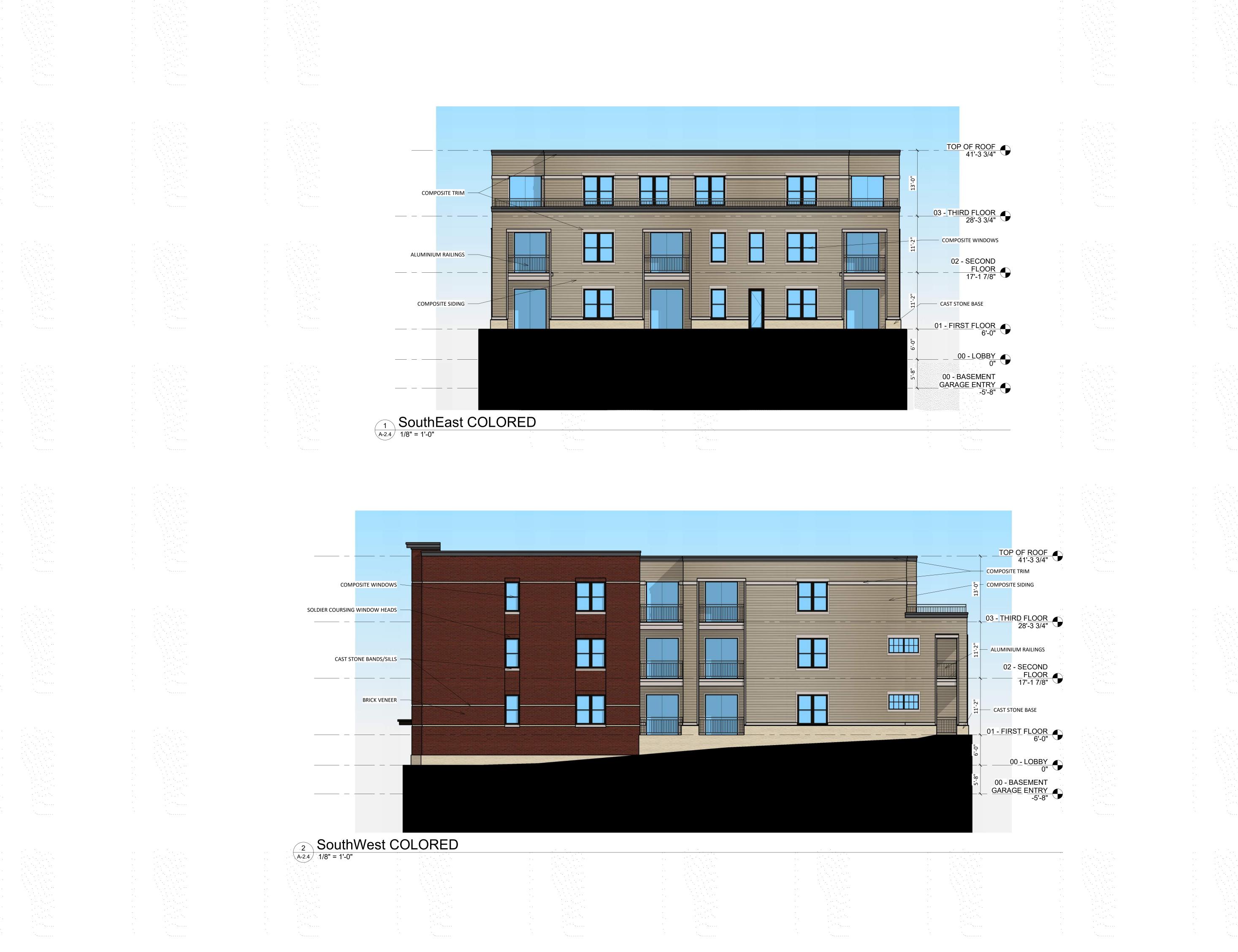




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- THIRD FLOOR 28'-3 3/4"				
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817-821 Williamson Street, Madison Wisconsin RENDER

## John Fontain Development

A-2.5 knothe bruce



817-821 Williamson Street, Madison Wisconsin RENDER

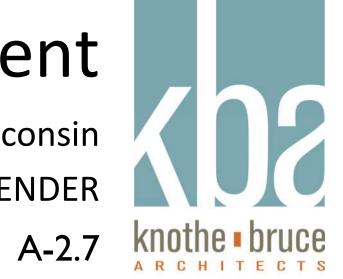
## John Fontain Development

A-2.6 knothe bruce



# John Fontain Development

817-821 Williamson Street, Madison Wisconsin RENDER





# John Fontain Development

817-821 Williamson Street, Madison Wisconsin RENDERS

A-2.8 knothe bruce