



# City of Madison Fire Department

30 West Mifflin Street, 8<sup>th</sup> & 9<sup>th</sup> Floors, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

**Project Address:** 555 West Washington Avenue

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

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

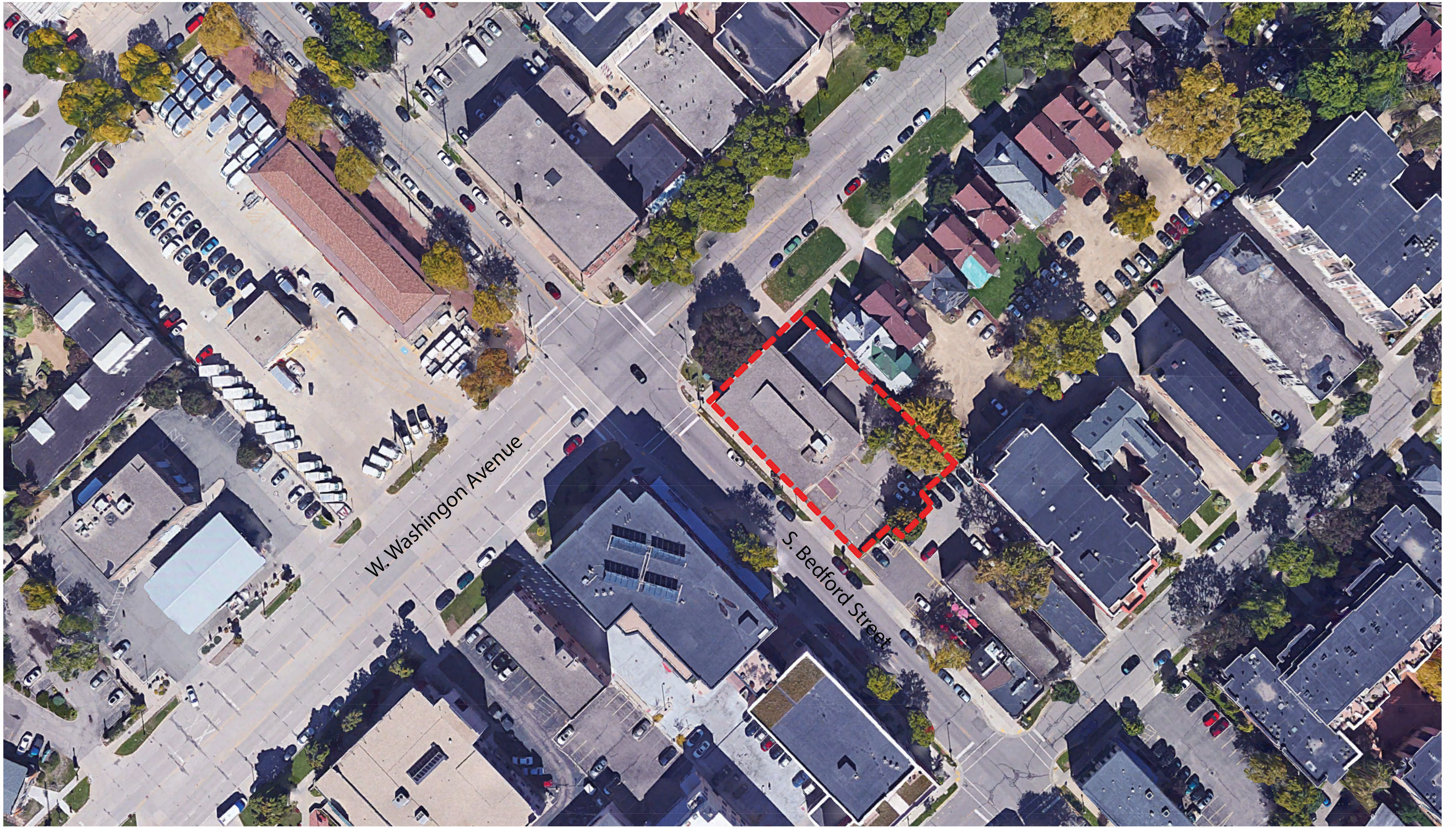
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" 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 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 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 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 checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" 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 type="checkbox"/> N/A <input 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 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <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"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

*Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.*

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.





W. Washington Avenue

S. Bedford Street

Site Aerial  
555 W. Washington Avenue





**knothe • bruce**  
ARCHITECTS

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

ISSUED  
Issued for Land Use - June 20, 2018

PROJECT TITLE  
**BAXTER**  
West Washington  
Development

555 W Washington Ave.  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

**C-1.1**

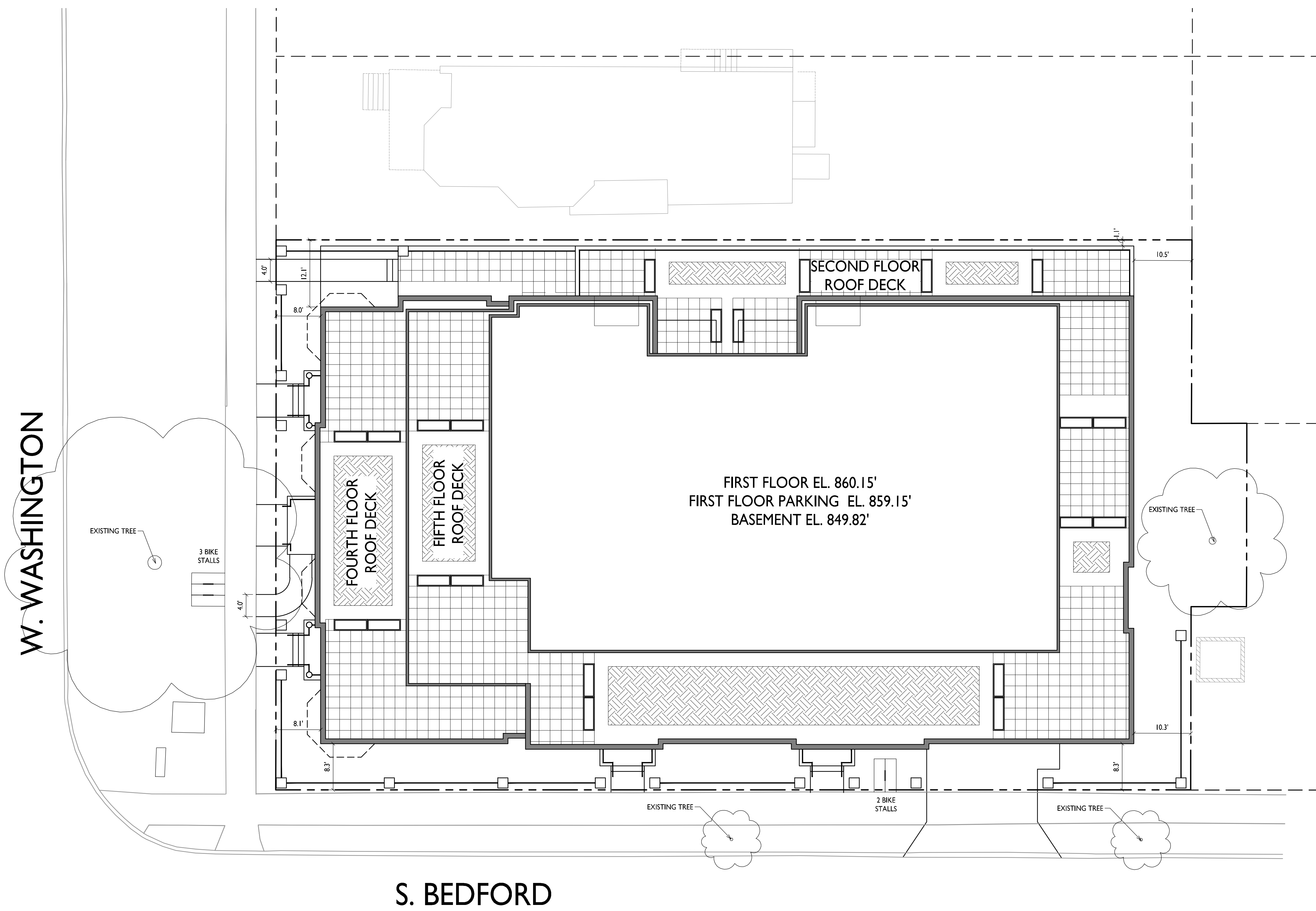
PROJECT NO. **1713**

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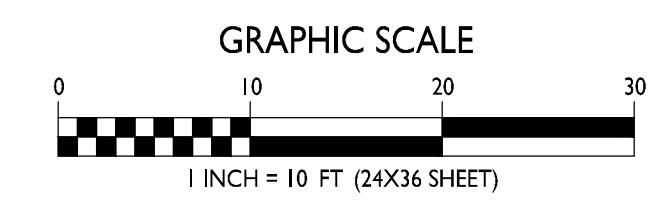
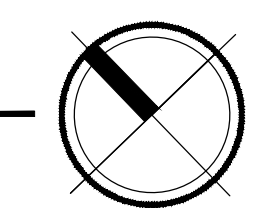
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SITE DEVELOPMENT DATA	
DENSITIES:	
LOT AREA	16,735 SF / .38 ACRES
DWELLING UNITS	45 DU
LOT AREA / D.U.	372 SF / UNIT
DENSITY	128 UNITS/ACRE
BUILDING HEIGHT	3-5 STORIES
LOT COVERAGE	13,747 S.F. = 82% (90% MAX.)
USABLE OPEN SPACE	6,348 S.F. ( 570 S.F. REQ'D)
DWELLING UNIT MIX:	
EFFICIENCY	12
ONE BEDROOM	21
TWO BEDROOM	12
TOTAL DWELLING UNITS	45
VEHICLE PARKING:	
FIRST FLOOR GARAGE	12 STALLS
UNDERGROUND	33 STALLS
TOTAL	45 STALLS
BICYCLE PARKING:	
SURFACE	5 STALLS
FIRST FLOOR GARAGE	6 STALLS
UNDERGROUND GARAGE	39 STALLS (STD. 2'X6')
TOTAL	50 STALLS

- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH 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, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  4. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
  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 OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
  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. 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 THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



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



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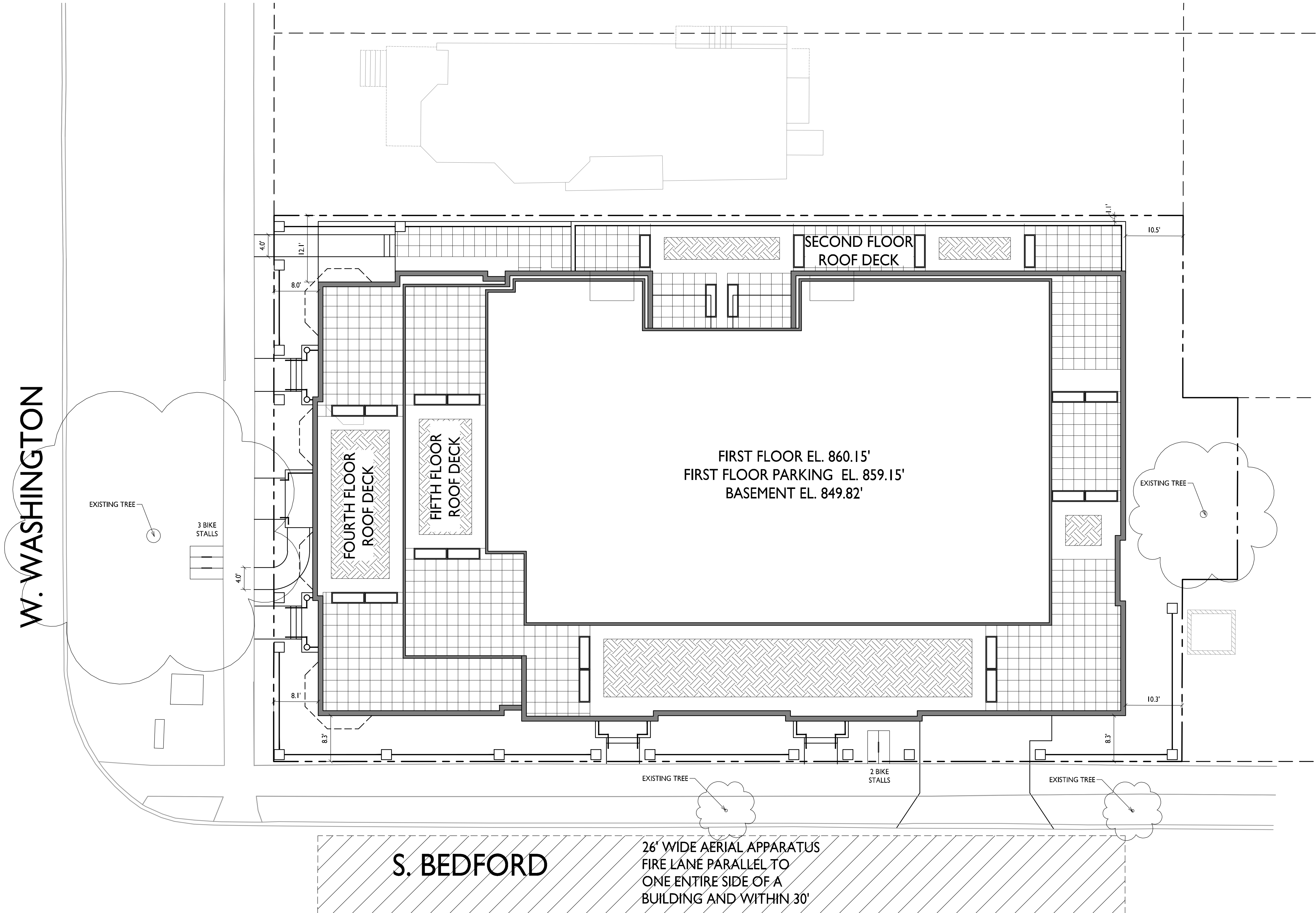
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**BAXTER**  
West Washington  
Development

555 W Washington Ave.  
SHEET TITLE  
**Fire Department  
Access Plan**

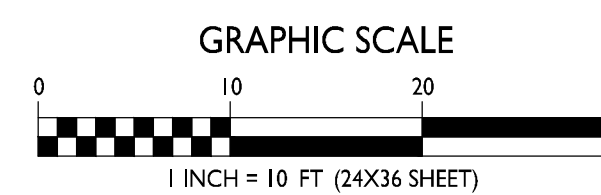
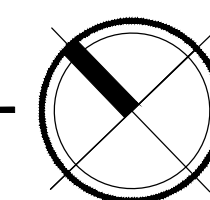
SHEET NUMBER

**C-1.2**

PROJECT NO. **1713**  
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**FIRE DEPARTMENT ACCESS PLAN**  
C-1.2 1" = 10'-0"



**USABLE OPEN SPACE**

ZONING: UMX

REQUIRED OPEN SPACE: 10 S.F. / BEDROOM

DWELLING UNITS: 45      BEDROOMS: 57

10 X 57 = 570 S.F. OPEN SPACE REQUIRED

OPEN SPACE PROVIDED:

BALCONIES/ROOF TERRACES: 3,719 S.F.

SURFACE: 2,629 S.F.

TOTAL: 6,348 S.F.

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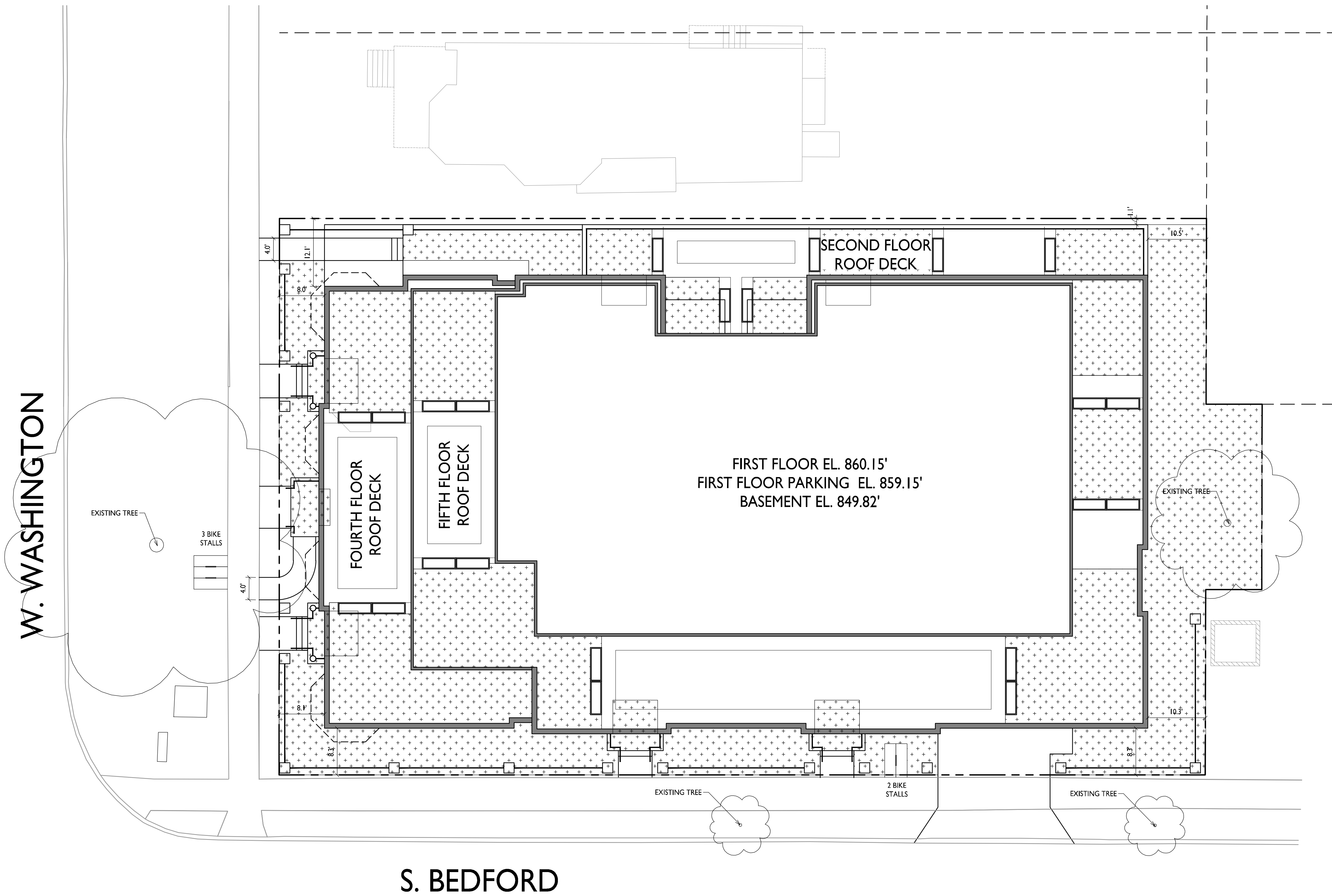
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**BAXTER**  
West Washington  
Development

555 W Washington Ave.  
SHEET TITLE  
**Usable Open  
Space**

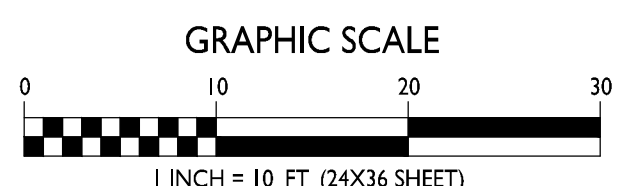
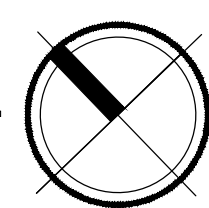
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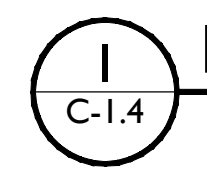
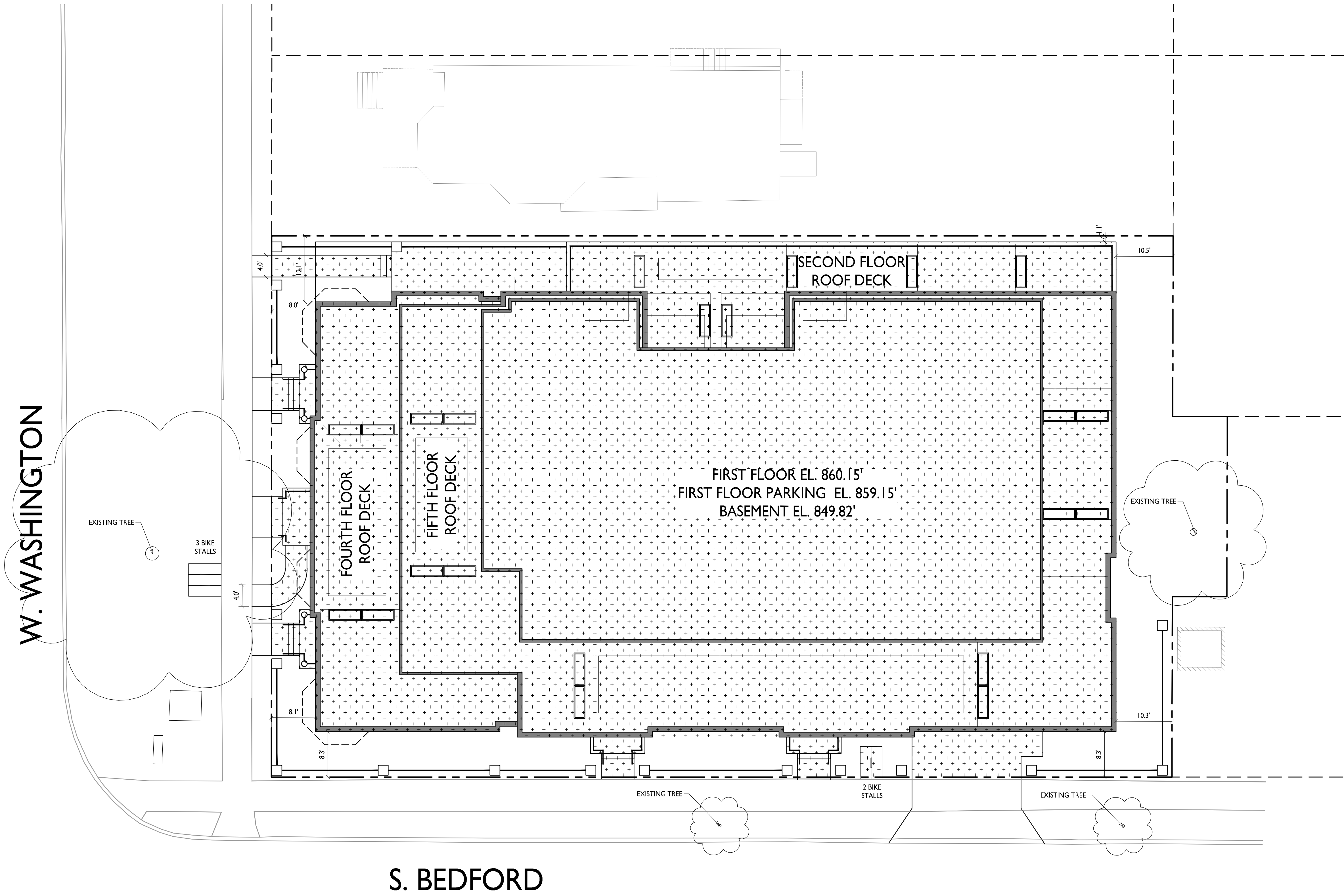
**C-1.3**

PROJECT NO. **1713**  
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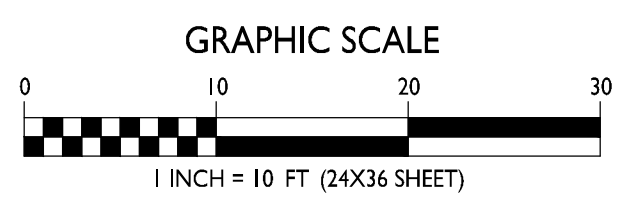
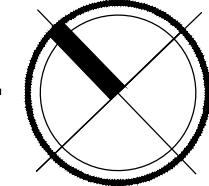
**USABLE OPEN SPACE**  
1" = 10'-0"

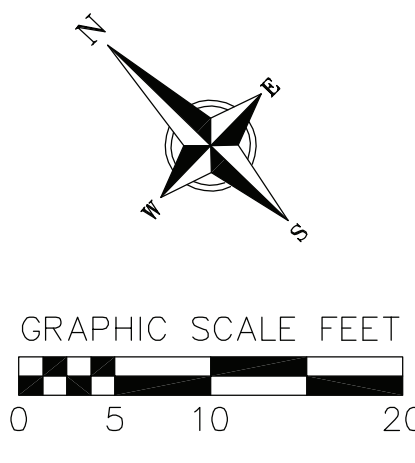
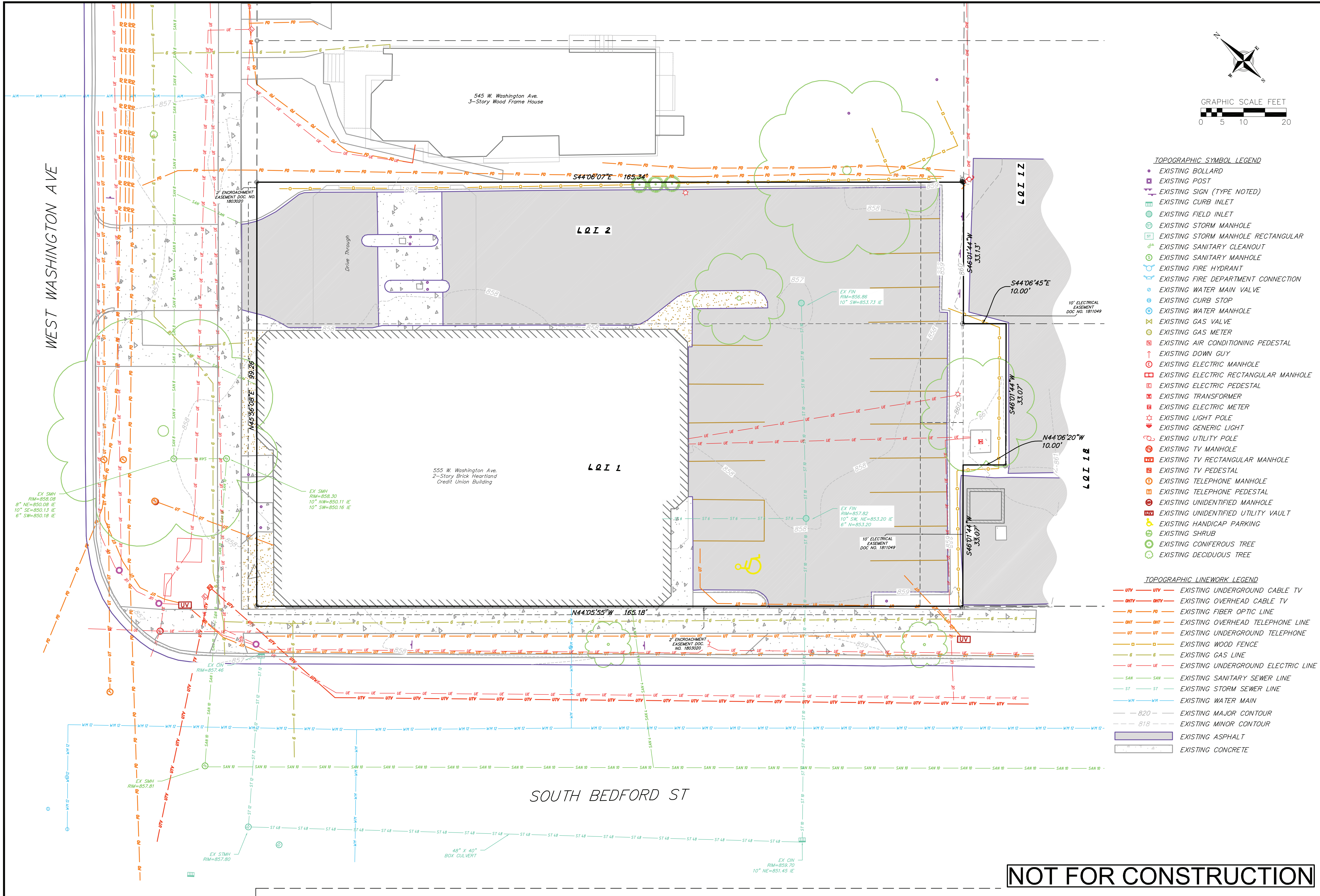




**LOT COVERAGE**

C-1.4 1" = 10'-0"





- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - EXISTING POST
  - ▲ EXISTING SIGN (TYPE NOTED)
  - EXISTING CURB INLET
  - EXISTING FIELD INLET
  - EXISTING STORM MANHOLE
  - EXISTING STORM MANHOLE RECTANGULAR
  - EXISTING SANITARY CLEANOUT
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING FIRE DEPARTMENT CONNECTION
  - EXISTING WATER MAIN VALVE
  - EXISTING CURB STOP
  - EXISTING WATER MANHOLE
  - EXISTING GAS VALVE
  - EXISTING GAS METER
  - EXISTING AIR CONDITIONING PEDESTAL
  - EXISTING DOWN GUY
  - EXISTING ELECTRIC MANHOLE
  - EXISTING ELECTRIC RECTANGULAR MANHOLE
  - EXISTING ELECTRIC PEDESTAL
  - EXISTING TRANSFORMER
  - EXISTING ELECTRIC METER
  - EXISTING LIGHT POLE
  - EXISTING GENERIC LIGHT
  - EXISTING UTILITY POLE
  - EXISTING TV MANHOLE
  - EXISTING TV RECTANGULAR MANHOLE
  - EXISTING TV PEDESTAL
  - EXISTING TELEPHONE MANHOLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING UNIDENTIFIED MANHOLE
  - EXISTING UNIDENTIFIED UTILITY VAULT
  - EXISTING HANDICAP PARKING
  - EXISTING SHRUB
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE

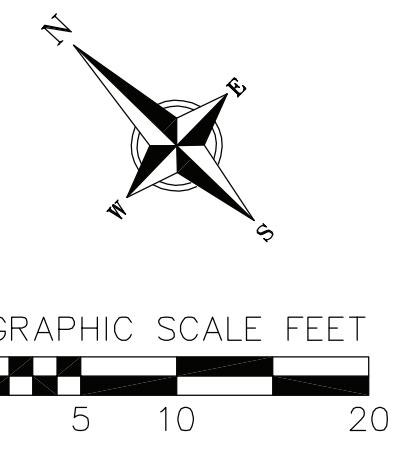
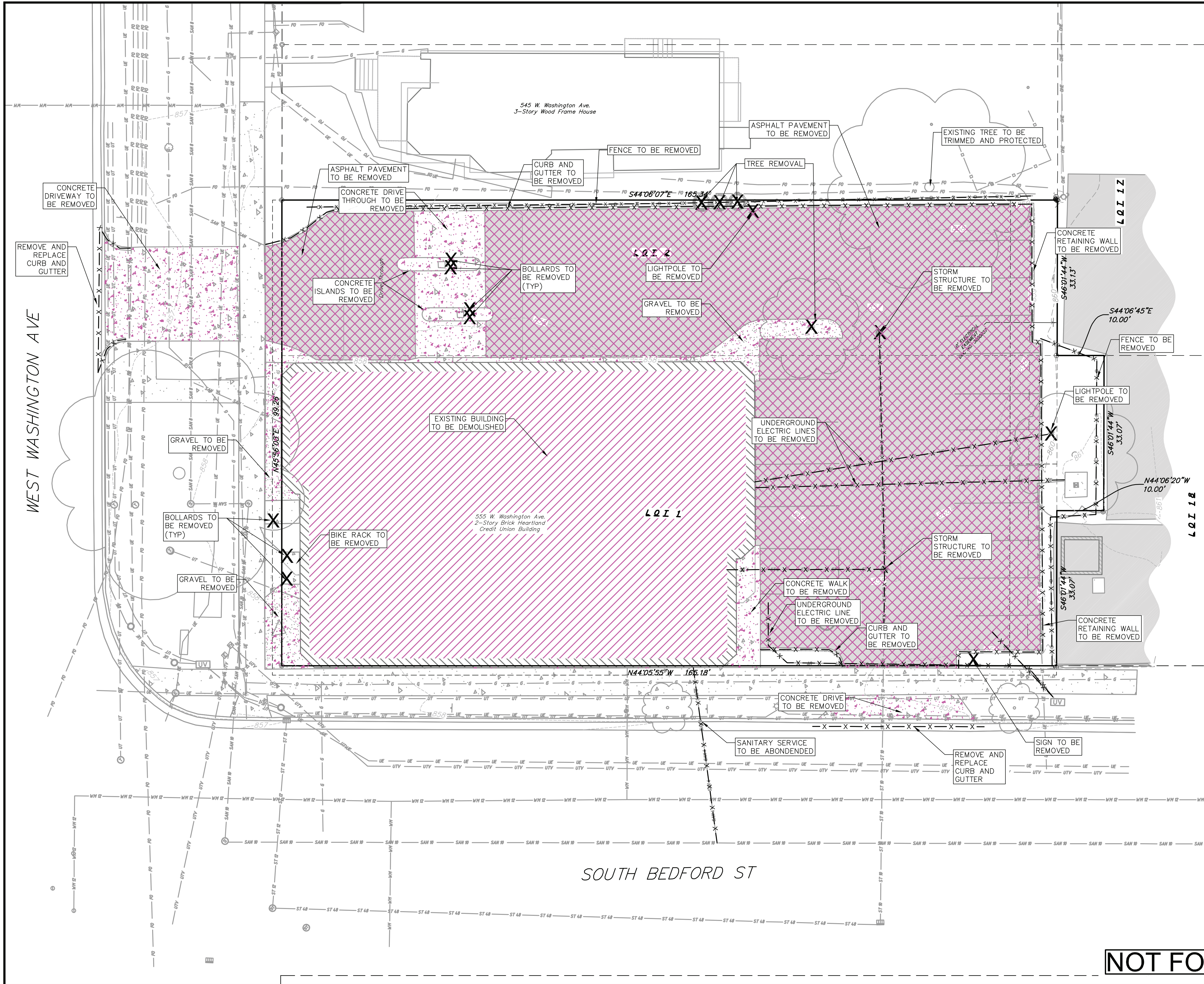
- TOPOGRAPHIC LINWORK LEGEND**
- UTY --- EXISTING UNDERGROUND CABLE TV
  - OHV --- EXISTING OVERHEAD CABLE TV
  - FO --- EXISTING FIBER OPTIC LINE
  - OHT --- EXISTING OVERHEAD TELEPHONE LINE
  - UT --- EXISTING UNDERGROUND TELEPHONE
  - W --- EXISTING WOOD FENCE
  - G --- EXISTING GAS LINE
  - UE --- EXISTING UNDERGROUND ELECTRIC LINE
  - SAN --- EXISTING SANITARY SEWER LINE
  - ST --- EXISTING STORM SEWER LINE
  - WM --- EXISTING WATER MAIN
  - 820 --- EXISTING MAJOR CONTOUR
  - 818 --- EXISTING MINOR CONTOUR
  - --- EXISTING ASPHALT
  - --- EXISTING CONCRETE

REVISIONS	
NO.	DATE

SCALE	AS SHOWN
DATE	06/20/2018
DRAFTER	JARC
CHECKED	JZAM
PROJECT NO.	180133
SHEET	1 OF 4
DWG. NO.	C-1.0

**NOT FOR CONSTRUCTION**





**DEMOLITION PLAN LEGEND**

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

- GENERAL NOTES:**
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
  2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
  3. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
  4. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
  5. CONTRACTOR TO MINIMIZE SITE DEMOLITION AND CONSTRUCTION RELATED DUST TO GREATEST EXTENT PRACTICAL AT ALL TIMES.

- RIGHT-OF-WAY WORK:**
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY ISSUED PLANS.
  2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

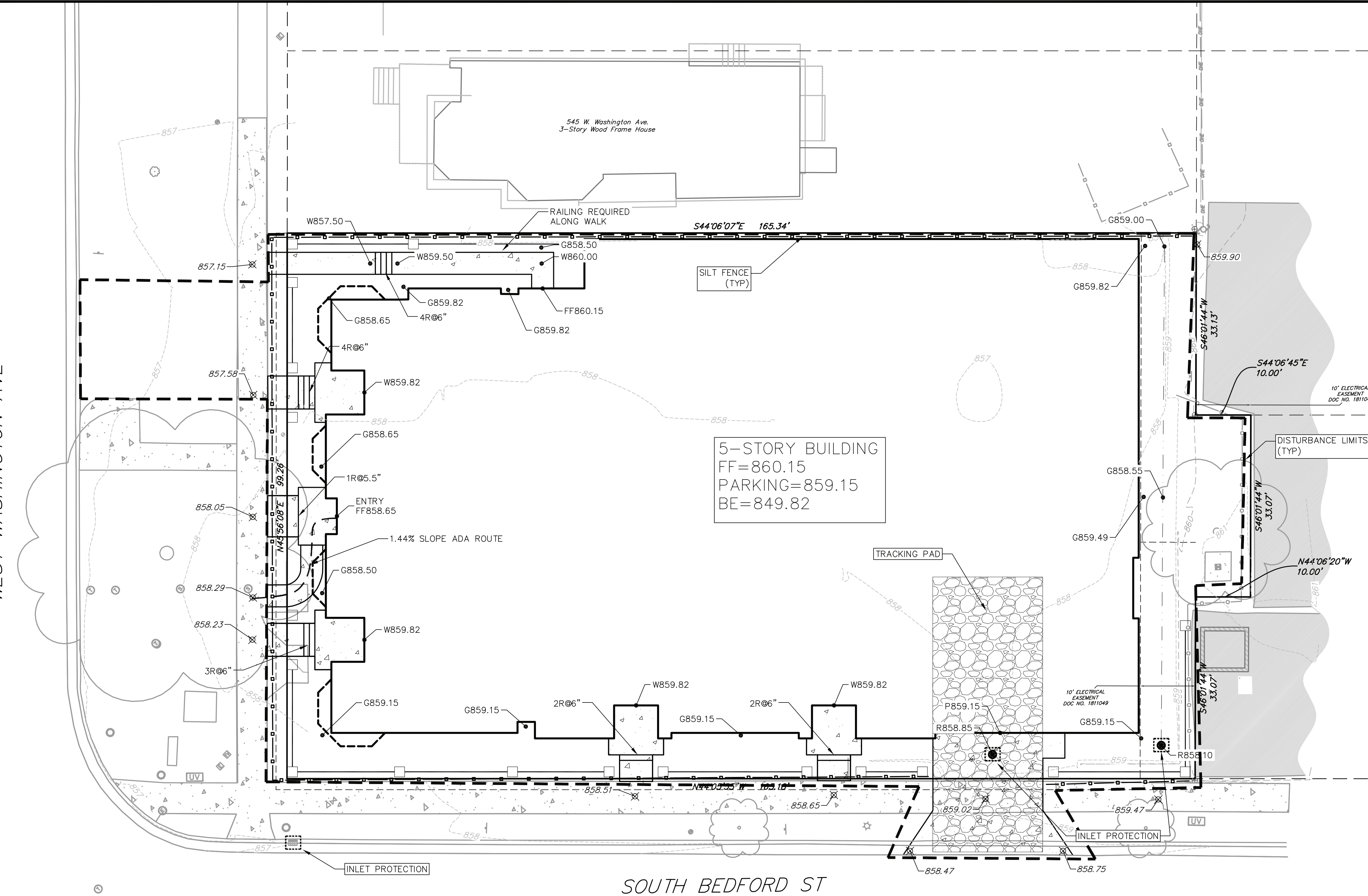
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN
DATE 06/20/2018
DRAFTER JARC
CHECKED JZAM
PROJECT NO. 180133
SHEET 2 OF 4
DWG. NO. C-2.0

**NOT FOR CONSTRUCTION**

WEST WASHINGTON AVE

SOUTH BEDFORD ST



**EROSION CONTROL NOTES:**

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- INSTALL A 50'L X 20"W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- INSTALL WSDOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WSDOT TYPE A IN FIELD INLETS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT

ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

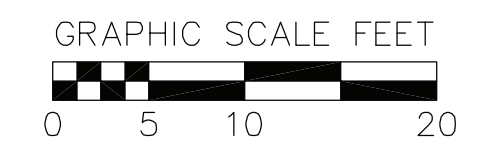
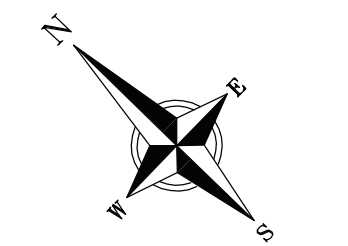
- SEE DETAIL SHEETS FOR ADDITIONAL EROSION CONTROL NOTES.

**RIGHT-OF-WAY WORK:**

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY ISSUED PLANS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

**GRADING PLAN/SITE CONSTRUCTION NOTES:**

- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- TYPICAL SIDEWALK CROSS SECTION IS 1.5% SLOPE. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.



**GRADING AND EROSION CONTROL LEGEND**

- 820 - EXISTING MAJOR CONTOURS
- 818 - EXISTING MINOR CONTOURS
- - - - DITCH CENTERLINE
- - - - SILT FENCE/SILT SOCK
- - - - DISTURBED LIMITS
- - - - ADA ACCESSIBLE ROUTE
- - - - DRAINAGE DIRECTION
- - - - PROPOSED SLOPE ARROWS
- - - - EXISTING SPOT ELEVATIONS
- - - - PROPOSED SPOT ELEVATIONS
- - - - INLET PROTECTION
- - - - TRACKING PAD

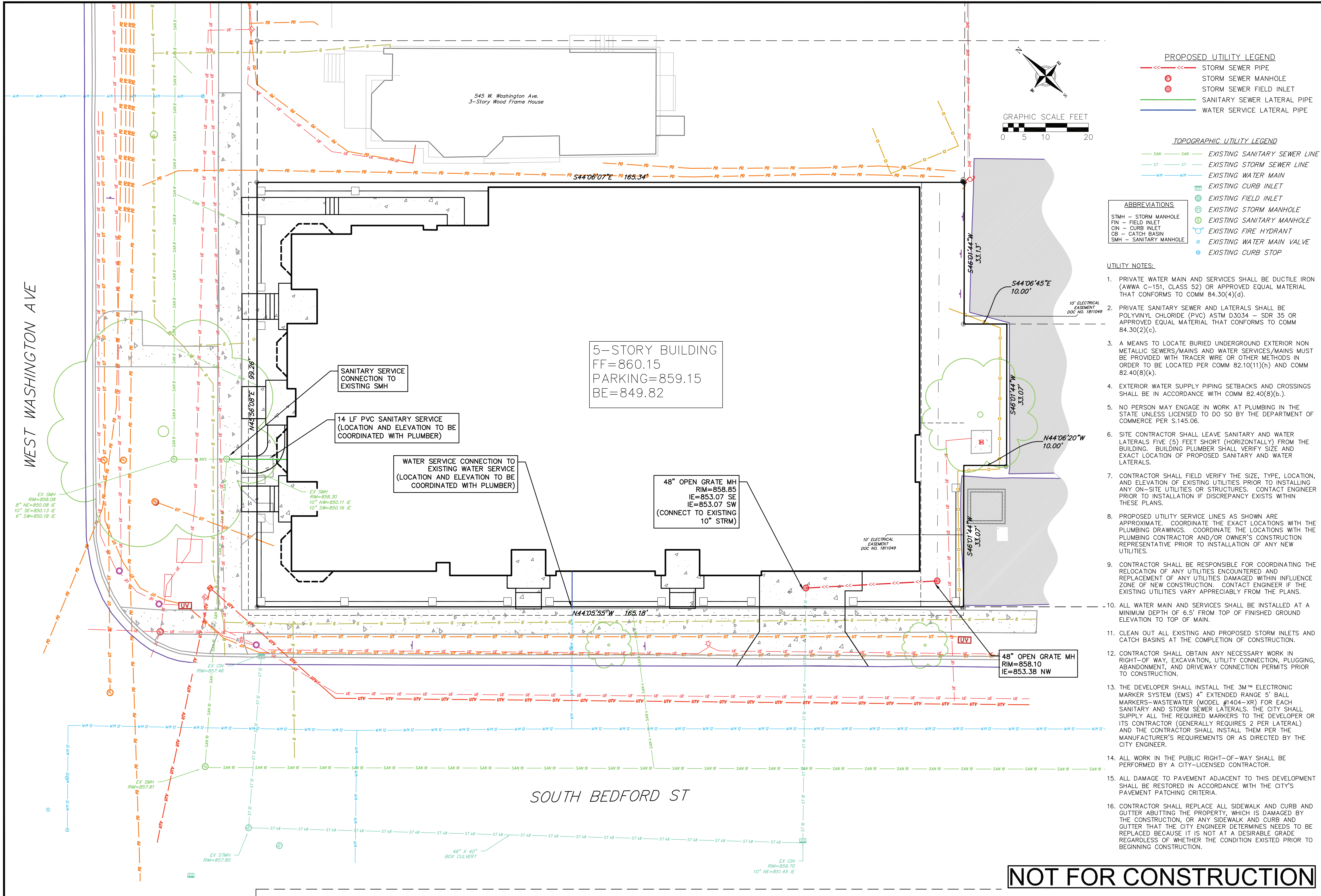
**ABBREVIATIONS**

- TC - TOP OF CURB
- P - PAVEMENT
- W - TOP OF WALK
- R - RISER
- FF - FINISHED FLOOR
- G - GROUND
- FF - FINISHED FLOOR
- BE - BASEMENT ELEVATION
- R - RIM

NO.	DATE	REVISIONS	REMARKS

SCALE	AS SHOWN
DATE	06/20/2018
DRAFTER	JARC
CHECKED	JZAM
PROJECT NO.	180133
SHEET	3 OF 4
DWG. NO.	C-3.0

**NOT FOR CONSTRUCTION**



**PROPOSED UTILITY LEGEND**

- >>> STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE

**TOPOGRAPHIC UTILITY LEGEND**

- SAN EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- WM EXISTING WATER MAIN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP

**ABBREVIATIONS**

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CIN - CURB INLET
- CB - CATCH BASIN
- SMH - SANITARY MANHOLE

- UTILITY NOTES:**
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
  - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
  - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(1)(h) AND COMM 82.40(8)(k).
  - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
  - NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
  - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
  - CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
  - PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
  - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
  - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
  - CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
  - THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5" BALL MARKERS--WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
  - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  - ALL DAMAGE TO PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
  - CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT 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.

5-STORY BUILDING  
FF=860.15  
PARKING=859.15  
BE=849.82

SANITARY SERVICE CONNECTION TO EXISTING SMH

14 LF PVC SANITARY SERVICE (LOCATION AND ELEVATION TO BE COORDINATED WITH PLUMBER)

WATER SERVICE CONNECTION TO EXISTING WATER SERVICE (LOCATION AND ELEVATION TO BE COORDINATED WITH PLUMBER)

48" OPEN GRATE MH  
RIM=858.85  
IE=853.07 SE  
IE=853.07 SW  
(CONNECT TO EXISTING 10" STRM)

48" OPEN GRATE MH  
RIM=858.10  
IE=853.38 NW

**NOT FOR CONSTRUCTION**

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

DATE: 06/20/2018

DRAFTER: JARC

CHECKED: JZAM

PROJECT NO.: 180133

SHEET: 4 OF 4

DWG. NO.: C-4.0







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608.836.3690 Middleton, WI 53562

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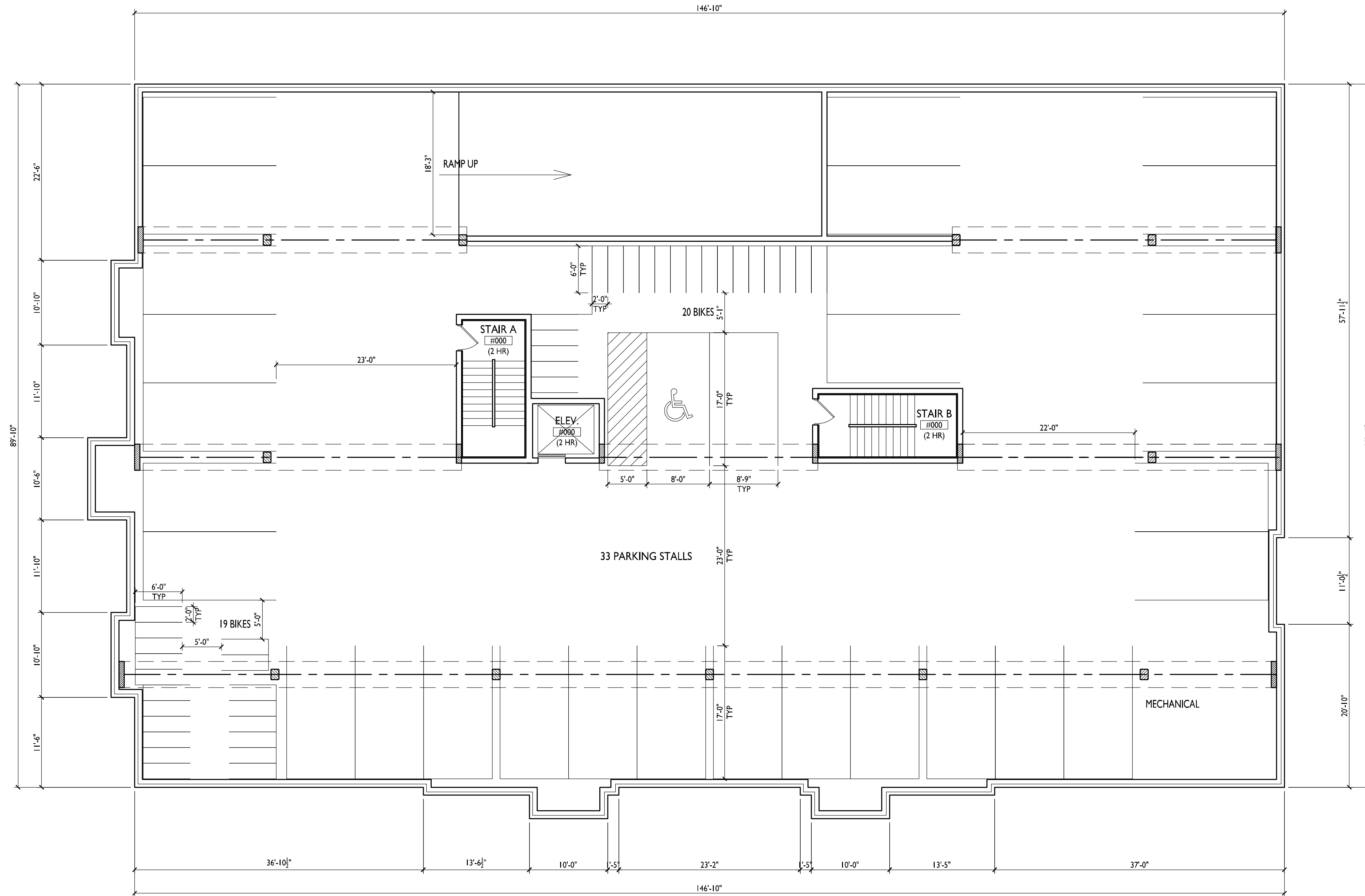
PROJECT TITLE  
**BAXTER**  
West Washington  
Development

555 W Washington Ave.  
SHEET TITLE  
**Basement Plan**

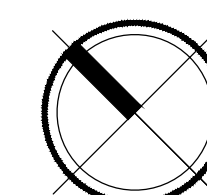
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**A-1.0**

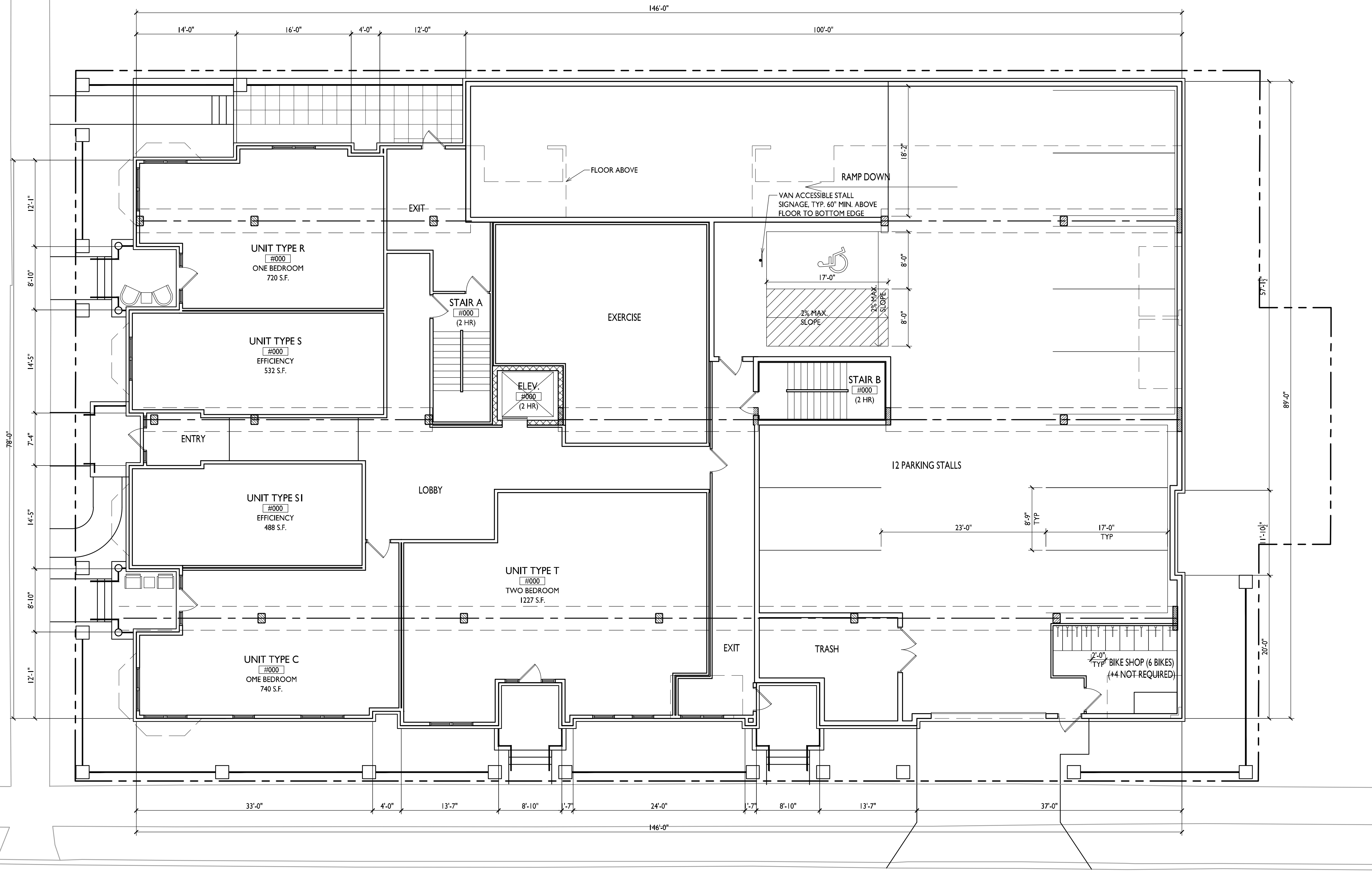
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**I BASEMENT PLAN**  
A-1.0 1/8"=1'-0"

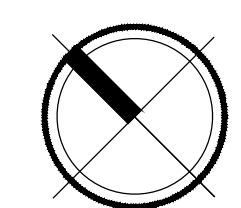


W. WASHINGTON



S. BEDFORD

I FIRST FLOOR PLAN  
A-1.1 1/8"=1'-0"



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PROJECT TITLE  
BAXTER  
West Washington  
Development

555 W Washington Ave.  
SHEET TITLE  
First Floor Plan

SHEET NUMBER

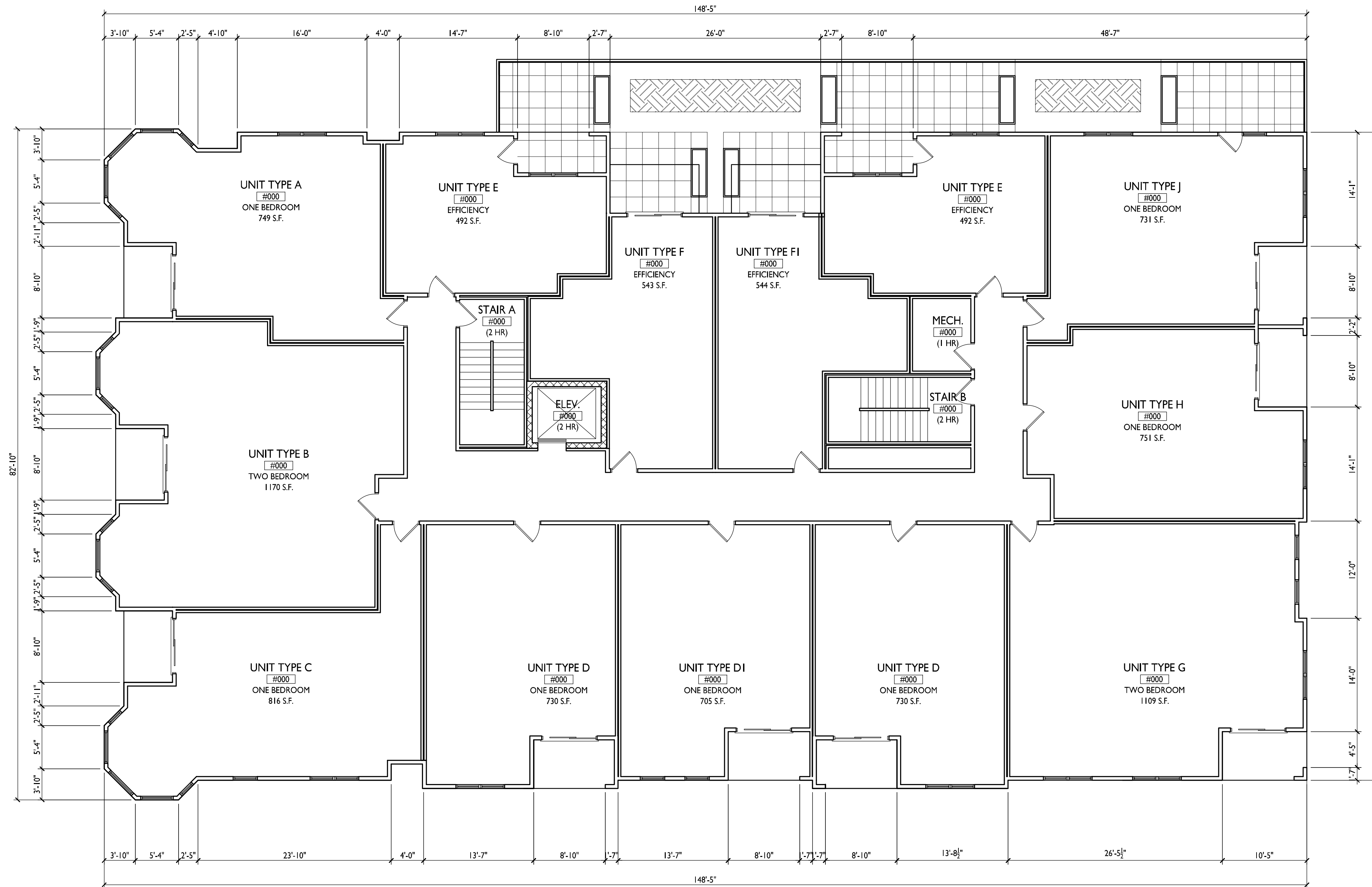
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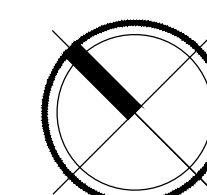
555 W Washington Ave.  
SHEET TITLE  
**Second Floor Plan**

SHEET NUMBER

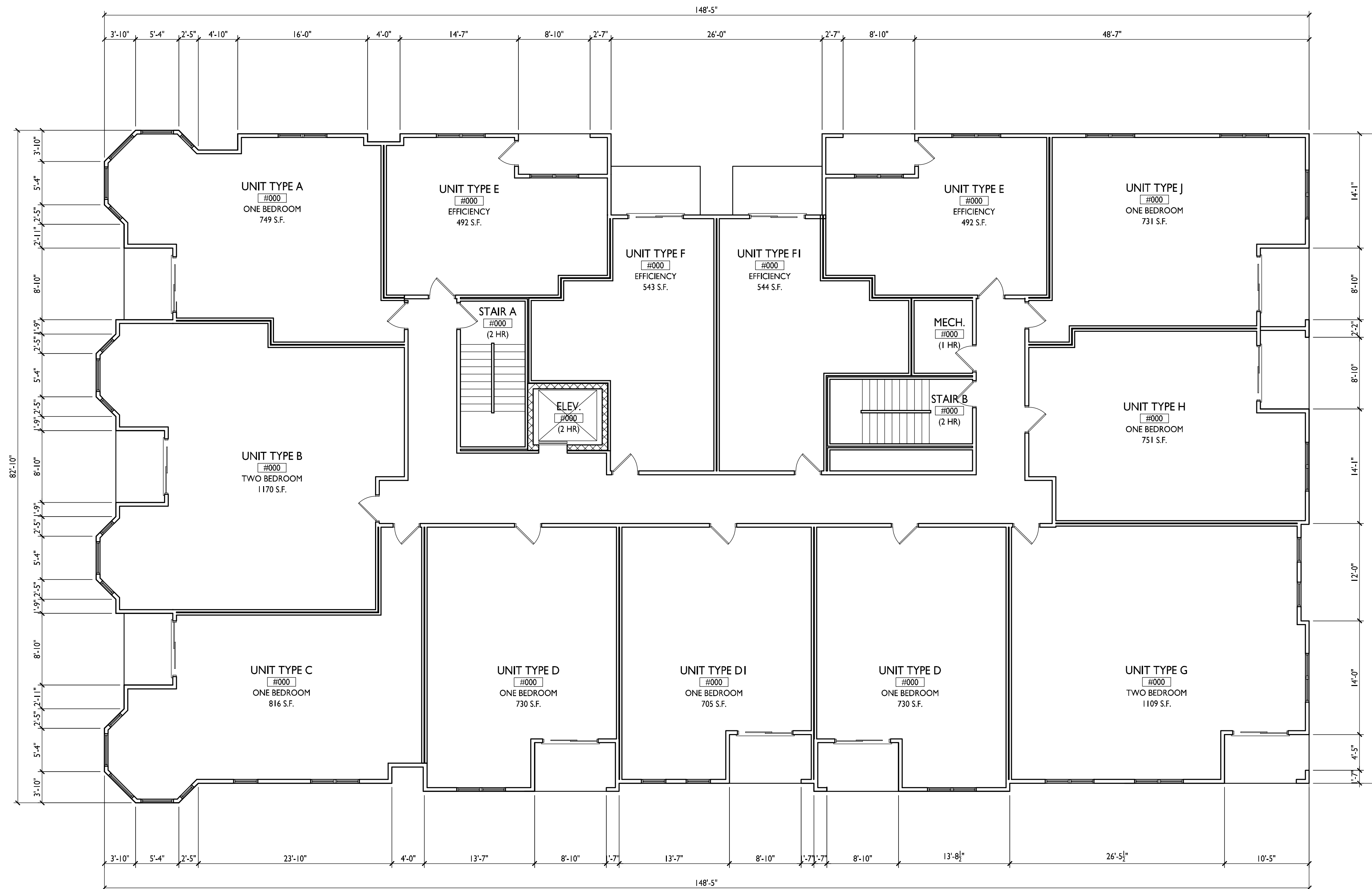
**A-1.2**

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**I** SECOND FLOOR PLAN  
A-1.2 1/8"=1'-0"







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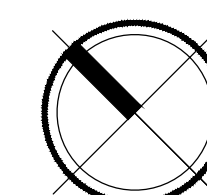
555 W Washington Ave.  
SHEET TITLE  
**Third Floor Plan**

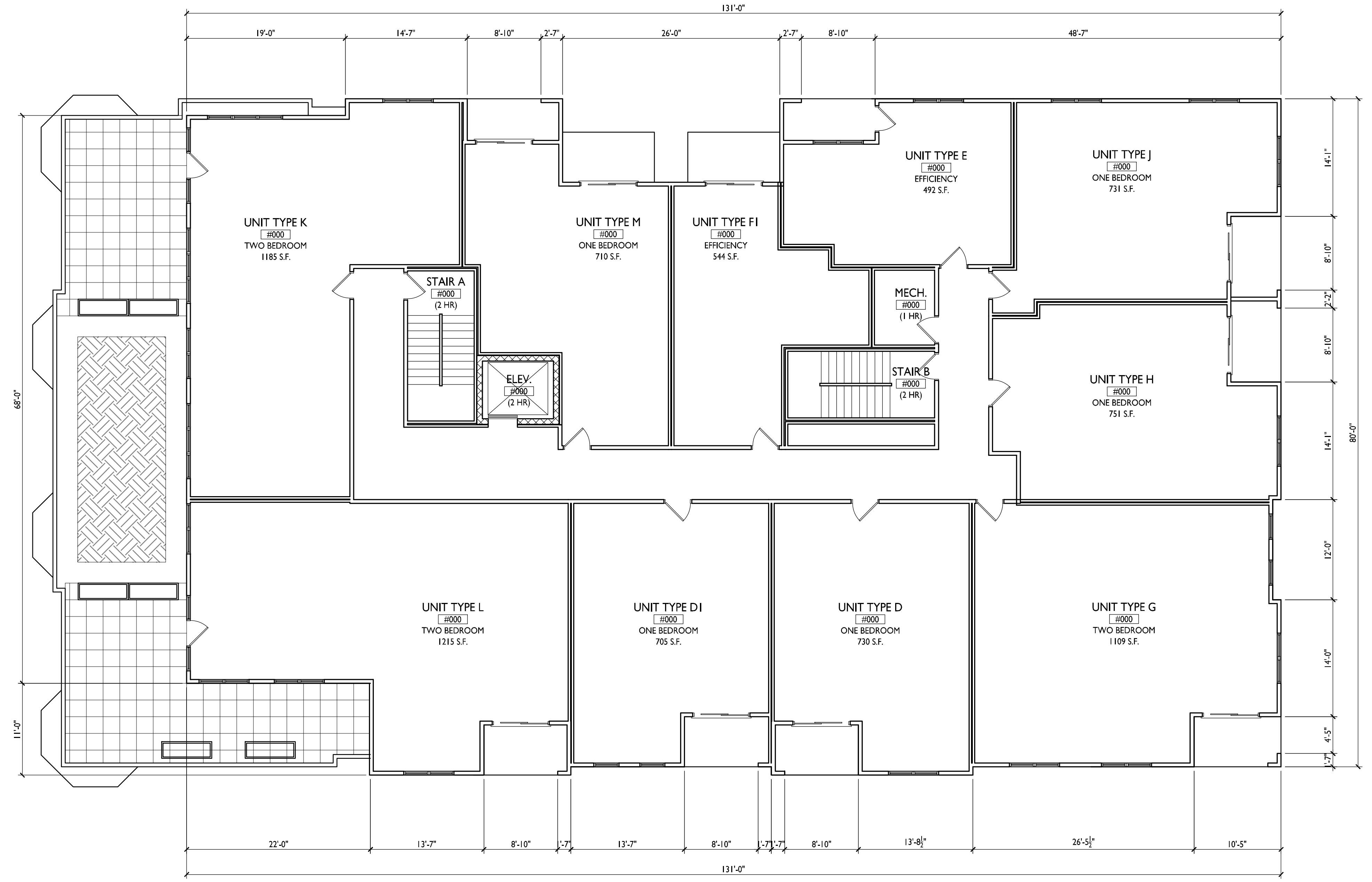
SHEET NUMBER

**A-1.3**

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**THIRD FLOOR PLAN**  
1/8"=1'-0"





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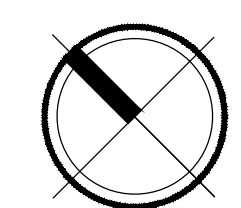
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SHEET TITLE  
**Fourth Floor Plan**

SHEET NUMBER

**A-1.4**

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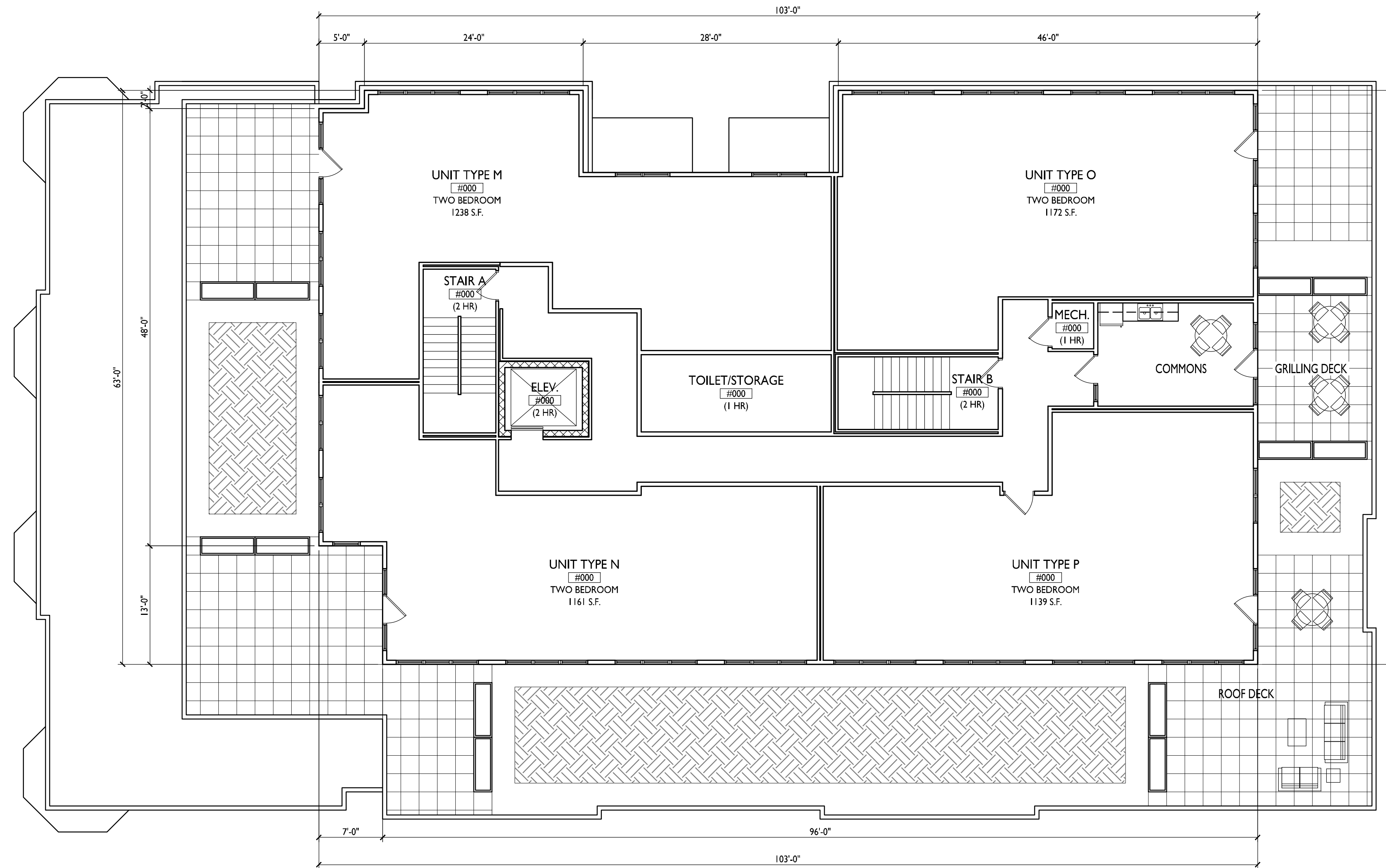
**FOURTH FLOOR PLAN**  
A-1.5 1/8"=1'-0"





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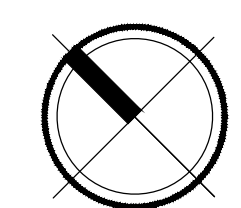
555 W Washington Ave.  
SHEET TITLE  
**Fifth Floor Plan**

SHEET NUMBER

**A-1.5**

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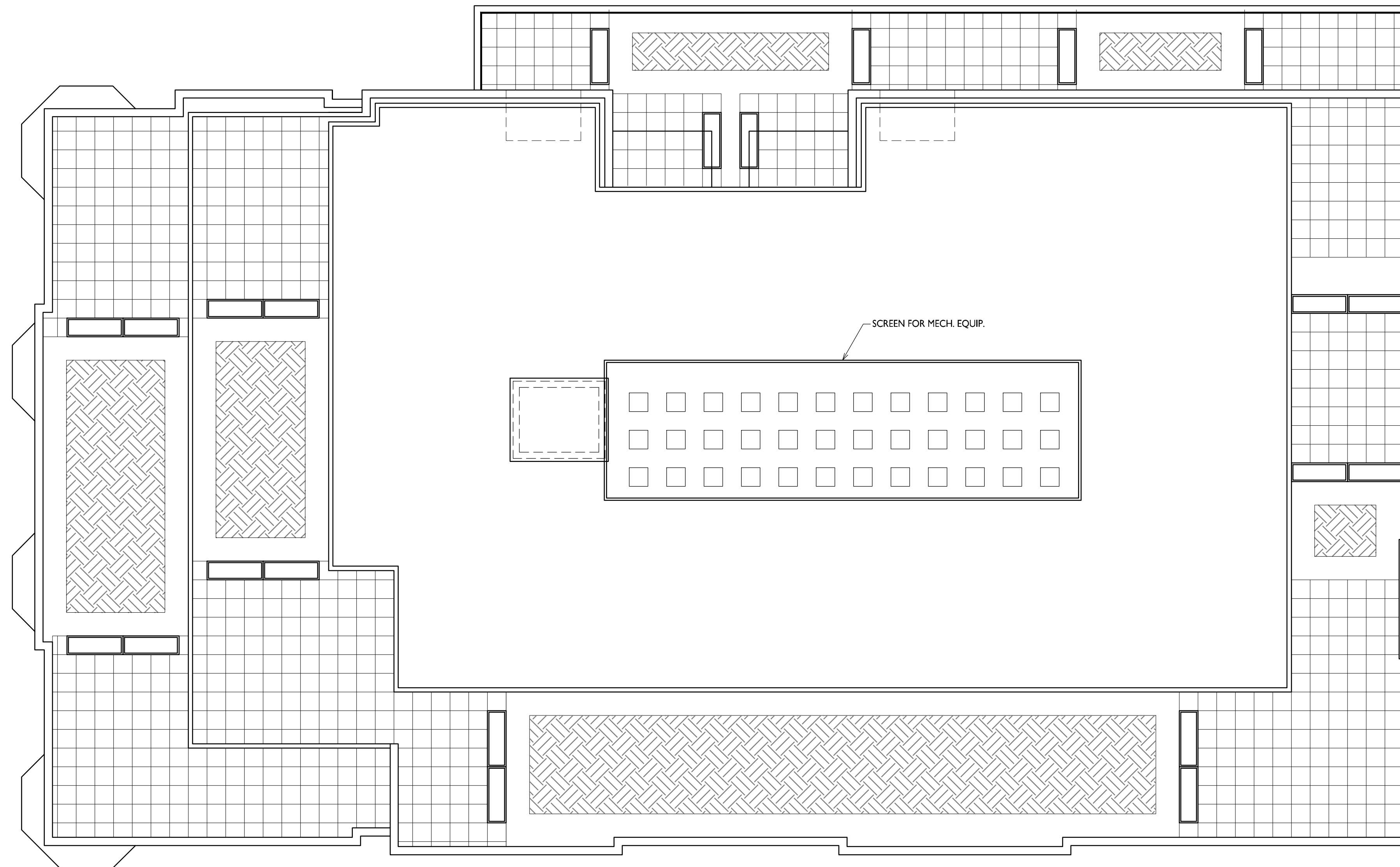
**FIFTH FLOOR PLAN**  
A-1.5 1/8"=1'-0"





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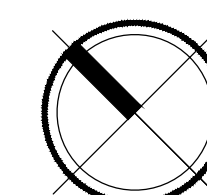
555 W Washington Ave.  
SHEET TITLE  
**Roof Plan**

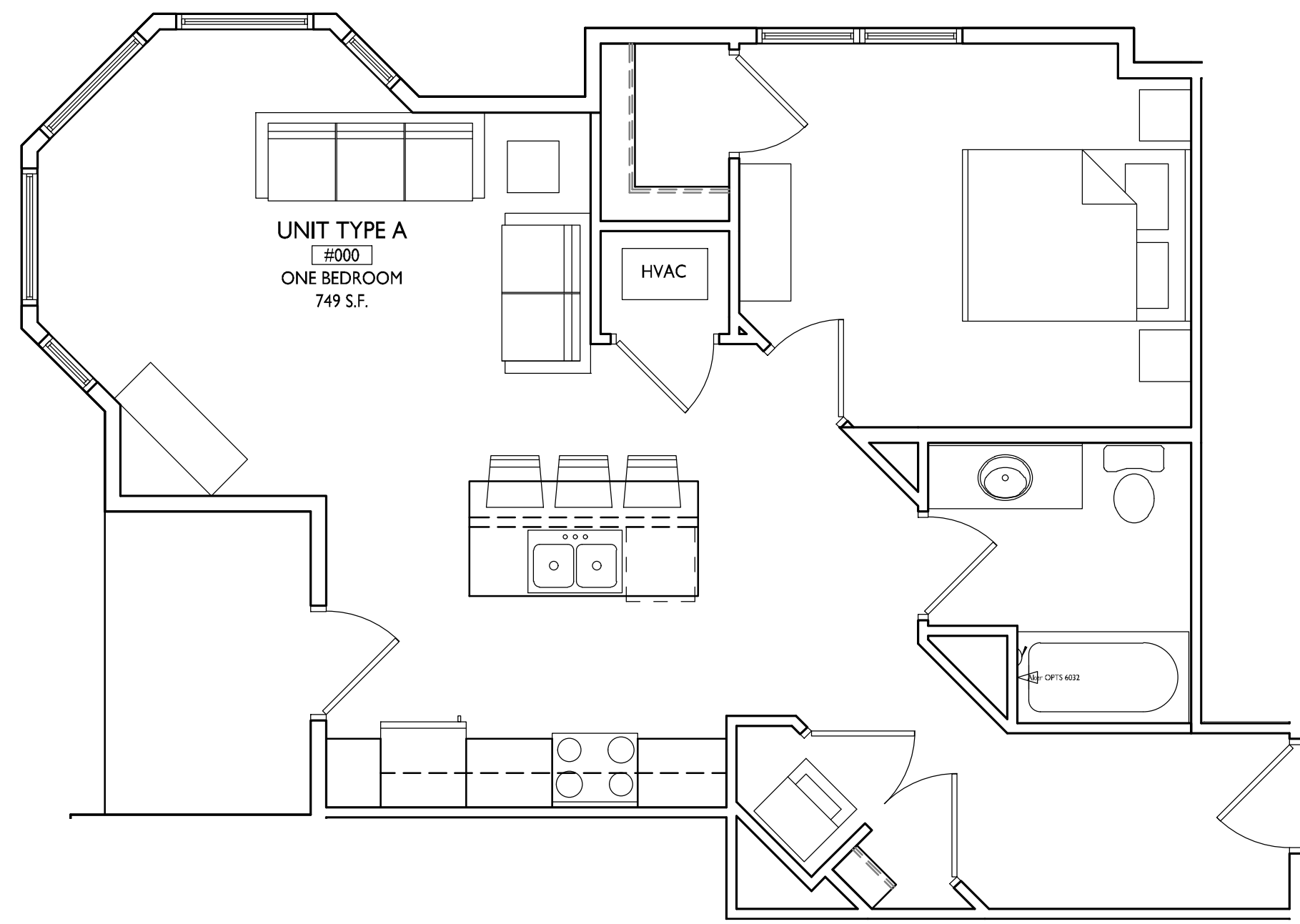
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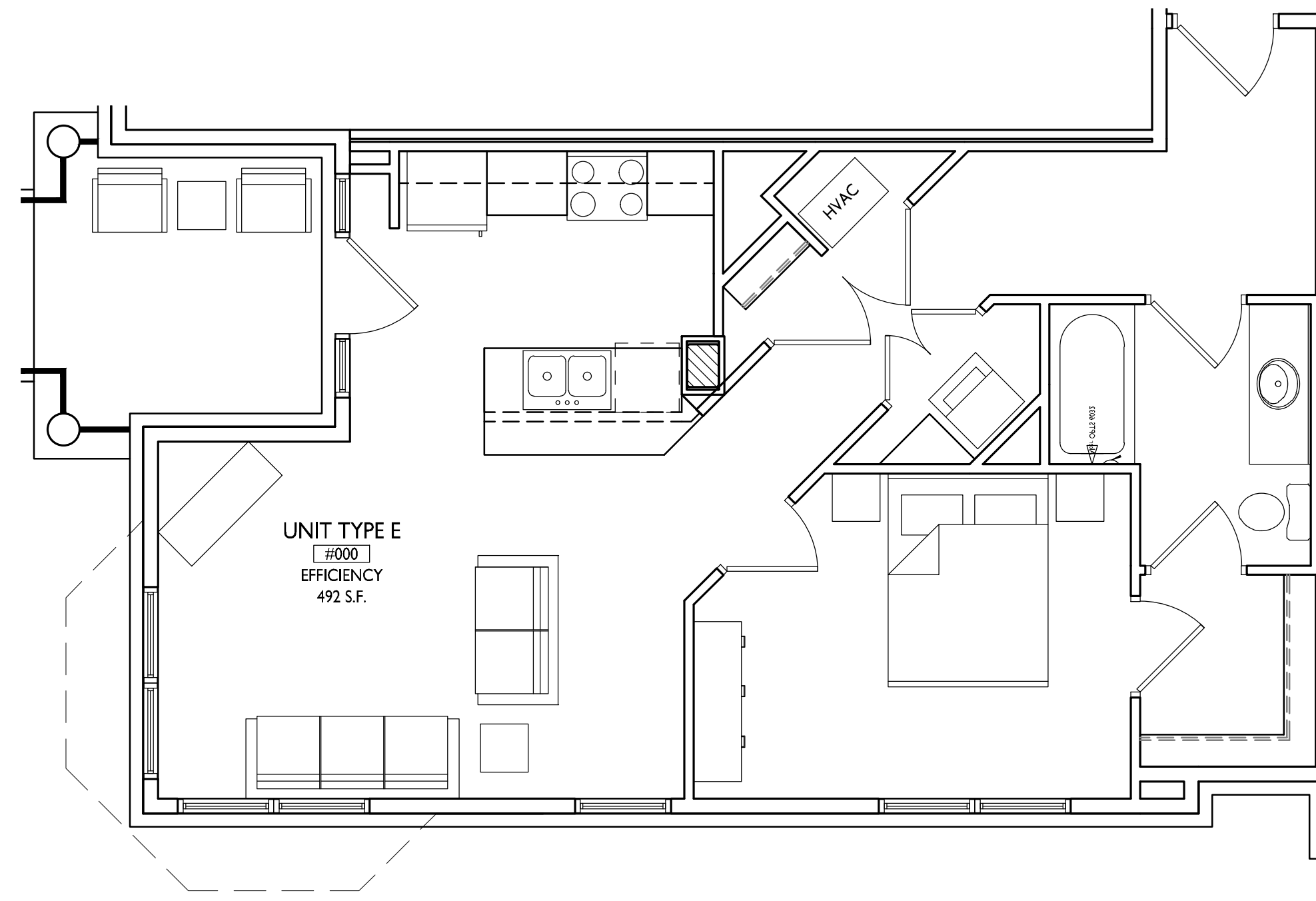
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**ROOF PLAN**  
A-1.6 1/8"=1'-0"

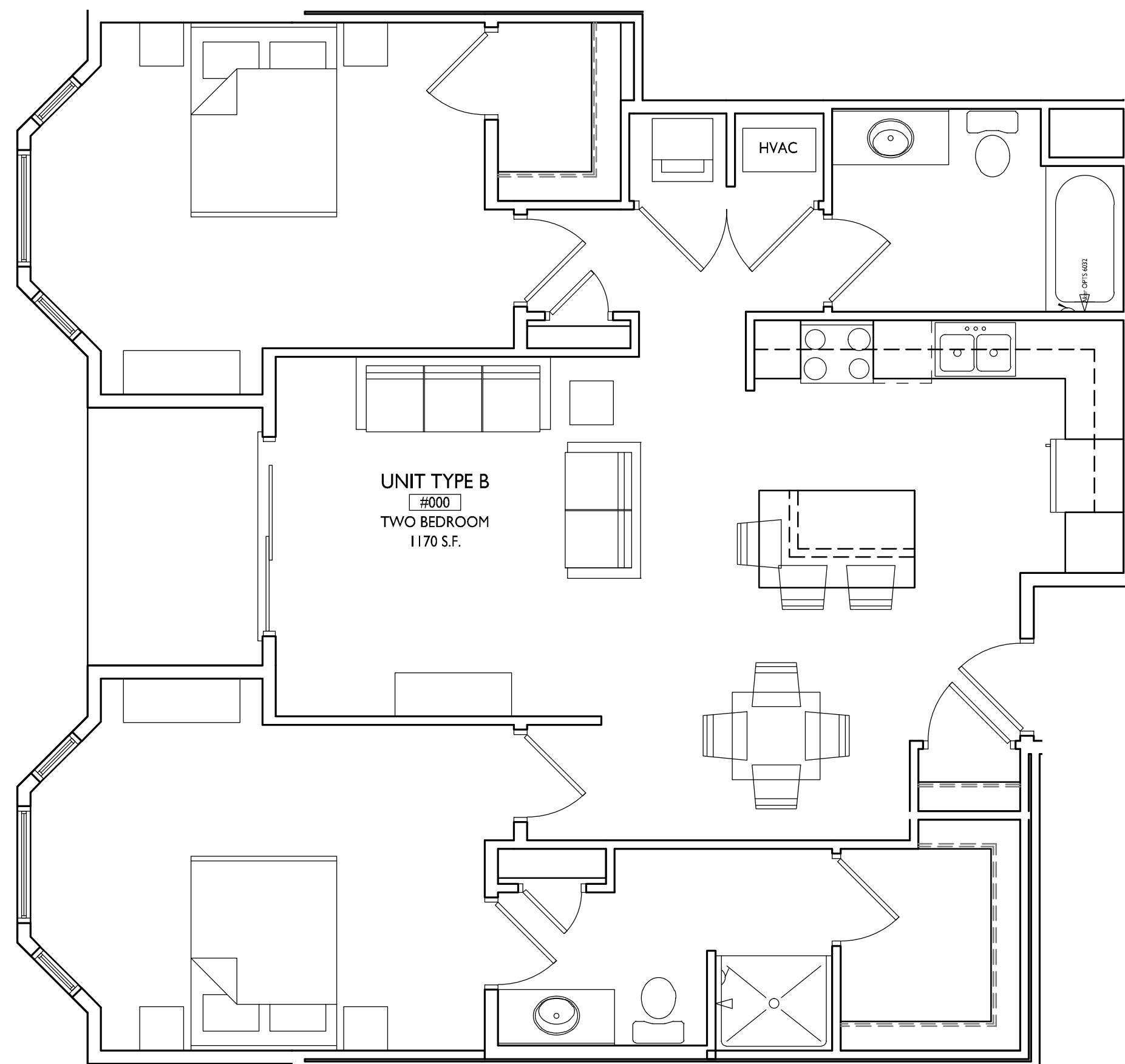




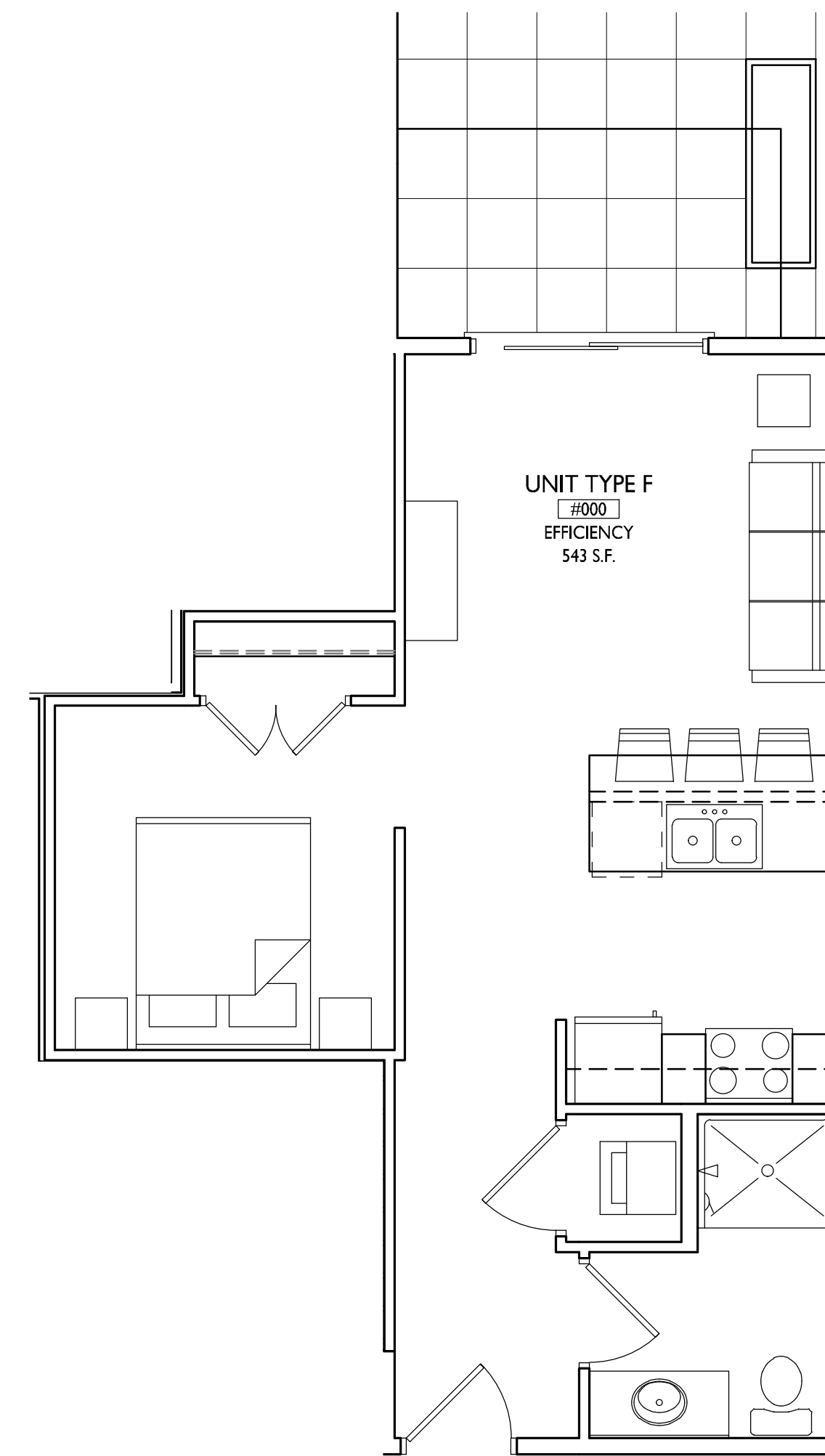
4 UNIT TYPE A  
A-5.1 1/4"=1'-0"



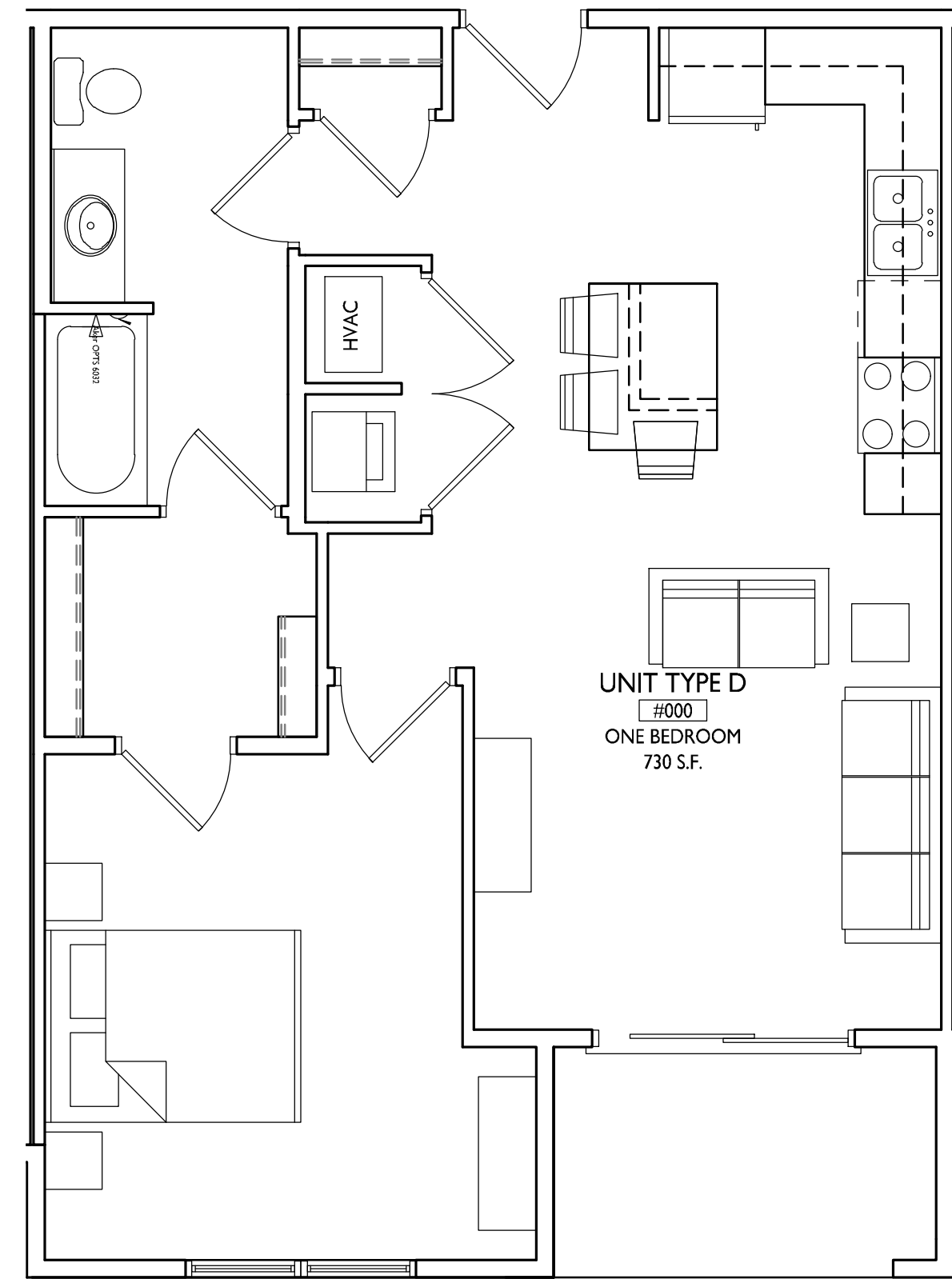
3 UNIT TYPE E  
A-5.1 1/4"=1'-0"



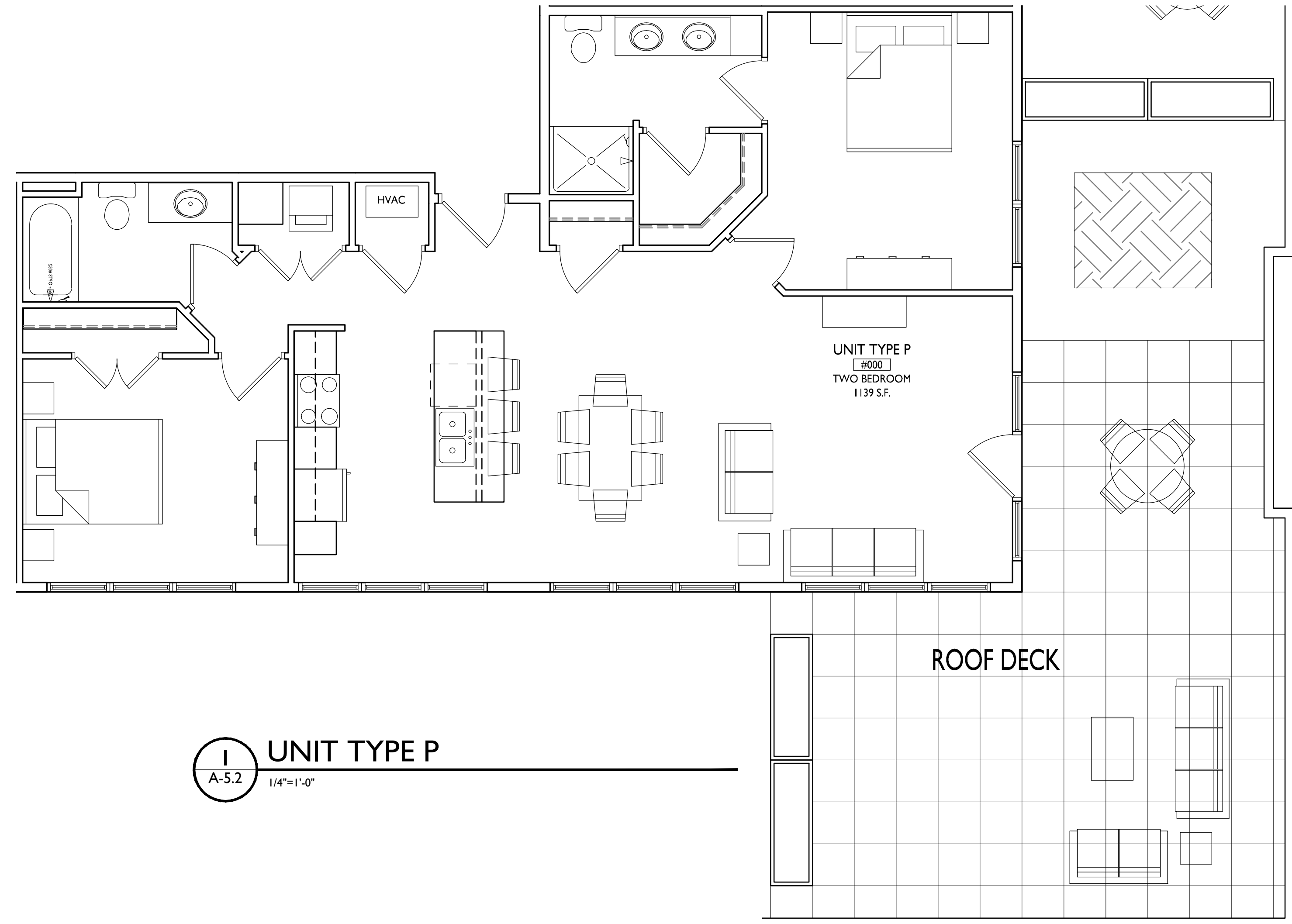
2 UNIT TYPE B  
A-5.1 1/4"=1'-0"



1 UNIT TYPE F  
A-5.1 1/4"=1'-0"



**2** UNIT TYPE D  
A-5.2 1/4"=1'-0"



**1** UNIT TYPE P  
A-5.2 1/4"=1'-0"

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PROJECT TITLE  
**BAXTER**  
West Washington  
Development

555 W Washington Ave.  
SHEET TITLE  
**Typical Unit Plans**

SHEET NUMBER

**A-5.2**

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ROOFTOP SCREENING SYSTEM



1 NorthEast  
A-2.1 1/16" = 1'-0"



TYPICAL MATERIALS

- ALUMINUM WRAPPED FACIA
- COMPOSIT TRIM
- COMPOSITE METAL PANELS
- BRICK VENEER
- ALUMINUM RAILINGS
- VINYL WINDOWS
- CAST STONE SILLS AND BANDS
- MASONRY UNITS
- MASONRY BAND

56' - 3 1/2"  
12' - 2"  
11' - 1 7/8"  
11' - 1 7/8"  
11' - 1 7/8"  
10' - 7 7/8"  
11' - 1 7/8"

2 NorthWest  
A-2.1 1/16" = 1'-0"

ISSUED  
Issued for Land  
Use - June 20,  
2018

PROJECT TITLE

SHEET TITLE

Exterior  
Elevations

SHEET NUMBER

A-2.1



2 SouthWest  
A-2.2 1/16" = 1'-0"



1 SouthEast  
A-2.2 1/16" = 1'-0"

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2018

PROJECT TITLE

SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.2





555 West Washington  
June 20, 2018



555 West Washington  
June 20, 2018



555 West Washington  
June 20, 2018



555 West Washington  
June 20, 2018



555 West Washington  
June 20, 2018