BAKERS PLACE DEVELOPMENT

THE NEUTRAL PROJECT

MGA MICHAEL GREEN ARCHITECTURE | THE NEUTRAL PROJECT | ANGUS-YOUNG ARCHITECTS/ENGINEERS Janesville | Madison

849 E. WASHINGTON
MADISON, WI 53703

BAKERS PLACE DEVELOPMENT

AY PROJECT NUMBER: **71420**

CONCEPTUAL RENDERING:

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PRELIMINARY
NOT FOR CONSTRUCTION

REGULATORY DATA:

BUILDING CODES:
OVERALL BUILDING: 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2013 NFPA 10
2010 NFPA 13

ACCESSIBILITY: 2017 ANSI A117.1

USE AND OCCUPANCY CLASSIFICATION:
LOWER LEVEL: S-2 OCCUPANCY
1ST LEVEL: M OCCUPANCY / R-2 OCCUPANCY
2ND LEVEL: M OCCUPANCY / R-2 OCCUPANCY
3RD THRU 14TH LEVELS: R-2 OCCUPANCY

TYPE OF CONSTRUCTION:
TYPE IA / IB / IIB

FIRE PROTECTION SYSTEM:
AUTOMATIC SPRINKLER SYSTEM - NFPA 13

GENERAL BUILDING HEIGHT AND AREA:

AREA:
MAXIMUM ALLOWABLE AREA: TYPE IA S-2/M R-2 OCCUPANCY - UNLIMITED (PER 506.2 IBC 2021)

TYPE IIB S-2/M R-2 OCCUPANCY - 432,000 SF (PER 506.3 IBC 2021)

PROJECT FLOOR AREAS:

LOWER LEVEL:	33,888 SF
1ST LEVEL:	30,843 SF
2ND LEVEL:	25,928 SF
3RD LEVEL:	23,907 SF
4TH LEVEL:	19,675 SF
5TH - 9TH LEVEL:	19,675 SF x 5 = 98,375 SF
10TH LEVEL:	12,858 SF
11TH LEVEL:	12,858 SF
12TH LEVEL:	6,882 SF
13TH LEVEL:	6,882 SF
14TH LEVEL:	6,882 SF
15TH LEVEL:	6,882 SF

STORIES:
MAXIMUM ALLOWABLE: 12 STORIES (PER 504.4 IBC 2021)
ACTUAL: 14 STORIES
(2 STORIES OF TYPE IA + 12 STORIES TYPE IIB PER 510.2 IBC 2021)

HEIGHT:
MAXIMUM ALLOWABLE: 180' - 0" (PER 504.3 IBC 2021)
ACTUAL: 166' - 0"

THE HEIGHT OF THE BUILDING IS AT 1006' ABOVE SEA LEVEL - THIS FALLS UNDER THE MAXIMUM BUILDING HEIGHT OF 1009' ABOVE SEA LEVEL (DANE COUNTY AIRPORT)

LOCATION MAP:

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
1	UDC + LAND USE APPLICATION	06/05/2021
2	UDC + LAND USE APPLICATION	08/16/2021

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SCHEMATIC DESIGN SIGN-OFF

THESE DRAWINGS HAVE BEEN REVIEWED BY THE OWNER AND ARE ACCEPTED WITH THE CORRECTIONS INDICATED. THE DESIGN CONCEPTS; SITE IMPROVEMENTS; LAYOUT OF WALLS, DOORS AND WINDOWS ON THE FLOOR PLANS; BUILDING SCALE, APPEARANCE AND EXTERIOR MATERIALS WERE REVIEWED. THE CONSTRUCTION BUDGET HAS BEEN REVIEWED AND IS ACCEPTABLE WITH THIS APPROVAL. THE OWNER ACKNOWLEDGES THE COMPLETION OF THE SCHEMATIC DESIGN PHASE OF THE PROJECT AND DIRECTS THE ARCHITECT TO PROCEED WITH THE DESIGN DEVELOPMENT PHASE.

Date

TITLE BLOCK

35	30	25	20	15	10	05
34	29	24	19	14	09	04
33	28	23	18	13	08	03
32	27	22	17	12	07	02
31	26	21	16	11	06	01

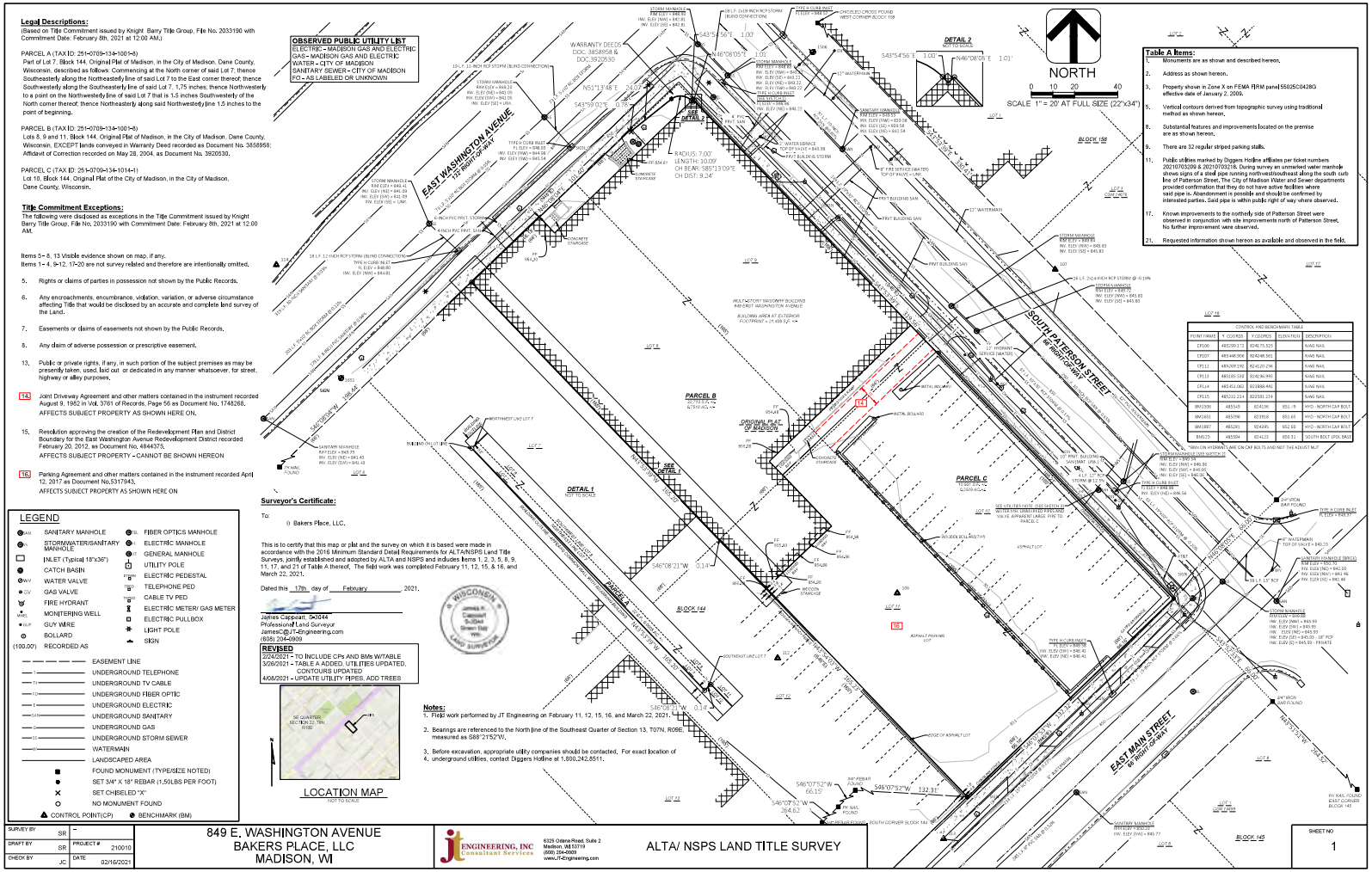
DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

608.756.2326
www.angusyoung.com

COVER SHEET

G001

BIM 360://Bakers Place/71420revAY2020.rvt
Sheet Size: 36" x 42" (Arch E1)



Legal Descriptions:
(Based on Title Commitment issued by Knight Barry Title Group, File No. 2033190 with Commitment Date: February 8th, 2021 at 12:00 AM.)

PARCEL A (TAX ID: 251-0709-134-1001-8)
Part of Lot 7, Block 144, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the North corner of said Lot 7; thence Southeasterly along the Northeasterly line of said Lot 7 to the East corner thereof; thence Southwesterly along the Southeasterly line of said Lot 7, 1.75 inches; thence Northwesterly to a point on the Northwesterly line of said Lot 7 that is 1.5 inches Southwesterly of the North corner thereof; thence Northeasterly along said Northwesterly line 1.5 inches to the point of beginning.

PARCEL B (TAX ID: 251-0709-134-1001-8)
Lots 8, 9 and 11, Block 144, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, EXCEPT lands conveyed in Warranty Deed recorded as Document No. 3858958; Affidavit of Correction recorded on May 28, 2004, as Document No. 3920530.

PARCEL C (TAX ID: 251-0709-134-1014-1)
Lot 10, Block 144, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

Title Commitment Exceptions:
The following were disclosed as exceptions in the Title Commitment issued by Knight Barry Title Group, File No. 2033190 with Commitment Date: February 8th, 2021 at 12:00 AM.

Items 5 - 8, 13 Visible evidence shown on map, if any.
Items 1 - 4, 9-12, 17-20 are not survey related and therefore are intentionally omitted.

5. Rights or claims of parties in possession not shown by the Public Records.
6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
7. Easements or claims of easements not shown by the Public Records.
8. Any claim of adverse possession or prescriptive easement.
13. Public or private rights, if any, in such portion of the subject premises as may be presently taken, used, laid out or dedicated in any manner whatsoever, for street, highway or alley purposes.
14. Joint Driveway Agreement and other matters contained in the instrument recorded August 9, 1982 in Vol. 3761 of Records, Page 56 as Document No. 1748268. AFFECTS SUBJECT PROPERTY AS SHOWN HERE ON.
15. Resolution approving the creation of the Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District recorded February 20, 2012, as Document No. 4844375. AFFECTS SUBJECT PROPERTY - CANNOT BE SHOWN HEREON
16. Parking Agreement and other matters contained in the instrument recorded April 12, 2017 as Document No.5317843. AFFECTS SUBJECT PROPERTY AS SHOWN HERE ON

OBSERVED PUBLIC UTILITY LIST
ELECTRIC - MADISON GAS AND ELECTRIC
GAS - MADISON GAS AND ELECTRIC
WATER - CITY OF MADISON
SANITARY SEWER - CITY OF MADISON
FO - AS LABELED OR UNKNOWN

Table A Items:
1. Monuments are as shown and described hereon.
2. Address as shown hereon.
3. Property shown in Zone X on FEMA FIRM panel 55025C0428G effective date of January 2, 2009.
5. Vertical contours derived from topographic survey using traditional method as shown hereon.
8. Substantial features and improvements located on the premise are as shown hereon.
9. There are 32 regular striped parking stalls.
11. Public utilities marked by Diggers Hotline affiliates per ticket numbers 20210703209 & 20210703216. During survey an unmarked water manhole shows signs of a steel pipe running northwest/southeast along the south curb line of Patterson Street. The City of Madison Water and Sewer departments provided confirmation that they do not have active facilities where said pipe is. Abandonment is possible and should be confirmed by interested parties. Said pipe is within public right of way where observed.
17. Known improvements to the northerly side of Patterson Street were observed in conjunction with site improvements north of Patterson Street. No further improvement were observed.
21. Requested information shown hereon as available and observed in the field.

CONTROL AND BENCHMARK TABLE

POINT NAME	X COORDS	Y COORDS	ELEVATION	DESCRIPTION
CP106	465399.173	824175.525		NAIL NAIL
CP107	465448.908	824248.561		NAIL NAIL
CP113	465499.156	824129.294		NAIL NAIL
CP114	465195.536	824196.993		NAIL NAIL
CP115	465451.662	824888.441		NAIL NAIL
CP115	465232.224	823581.224		NAIL NAIL
BM1500	483540	824156	851.79	HYD - NORTH CAP BOLT
BM1631	483398	823918	850.83	HYD - NORTH CAP BOLT
BM1687	483430	824096	852.68	HYD - NORTH CAP BOLT
BM1625	483504	824123	850.91	SOUTH BOLT UNDERSIDE

*MAG ON HYDRANT LUGS ON CAP BOLTS AND NOT THE ADJUST NUT

Surveyor's Certificate:
To:
i) Bakers Place, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 5, 8, 9, 11, 17, and 21 of Table A thereof. The field work was completed February 11, 12, 15, & 16, and March 22, 2021.

Dated this 17th day of February 2021.

James Cappaert S-3044
Professional Land Surveyor
James@JT-Engineering.com
(608) 204-0909

REVISED
2/24/2021 - TO INCLUDE CPs AND Bldg W/TABLE
3/29/2021 - TABLE A ADDED. UTILITIES UPDATED, CONTOURS UPDATED
4/08/2021 - UPDATE UTILITY PIPES, ADD TREES

Notes:
1. Field work performed by JT Engineering on February 11, 12, 15, 16, and March 22, 2021.
2. Bearings are referenced to the North line of the Southeast Quarter of Section 13, T07N, R09E, measured as S88°21'52"W.
3. Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Diggers Hotline at 1.800.242.8511.

LOCATION MAP
NOT TO SCALE

LEGEND

SAN	SANITARY MANHOLE	FO	FIBER OPTICS MANHOLE
SS	STORMWATER/SANITARY MANHOLE	E	ELECTRIC MANHOLE
	INLET (Typical 18"x36")	GT	GENERAL MANHOLE
	CATCH BASIN		UTILITY POLE
WV	WATER VALVE	EPED	ELECTRIC PEDESTAL
GV	GAS VALVE	TP	TELEPHONE PED
	FIRE HYDRANT	CPED	CABLE TV PED
WELL	MONITERING WELL		ELECTRIC METER/ GAS METER
GUY	GUY WIRE		ELECTRIC PULLBOX
	BOLLARD		LIGHT POLE
(100.00')	RECORDED AS		SIGN

EASEMENT LINE
UNDERGROUND TELEPHONE
UNDERGROUND TV CABLE
UNDERGROUND FIBER OPTIC
UNDERGROUND ELECTRIC
UNDERGROUND SANITARY
UNDERGROUND GAS
UNDERGROUND STORM SEWER
WATERMAIN
LANDSCAPED AREA
FOUND MONUMENT (TYPE/SIZE NOTED)
SET 3/4" X 18" REBAR (1.50LBS PER FOOT)
SET CHISELED "X"
NO MONUMENT FOUND
CONTROL POINT(CP)
BENCHMARK (BM)

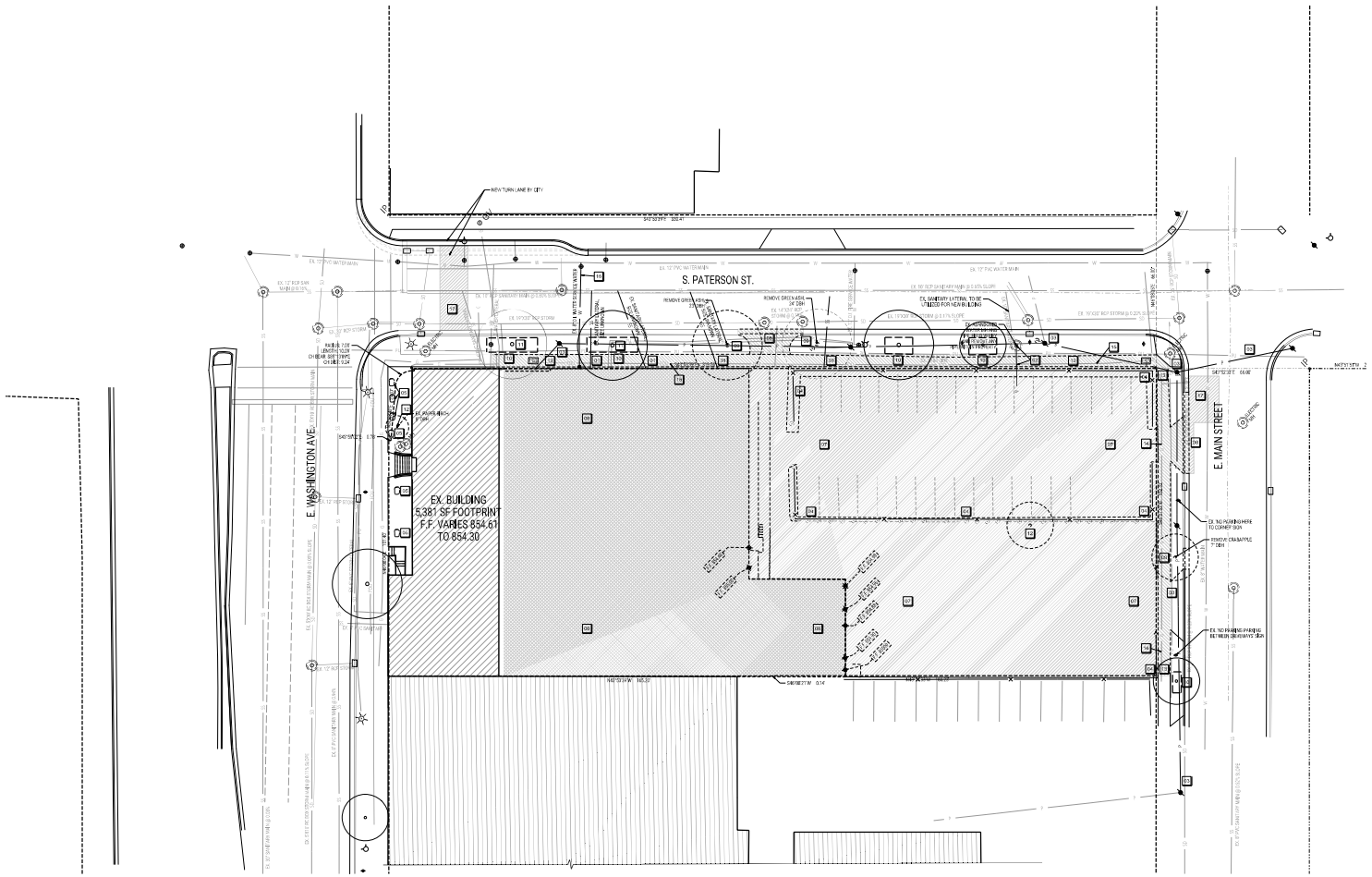
SURVEY BY	SR		
DRAFT BY	SR	PROJECT #	210010
CHECK BY	JC	DATE	02/16/2021

849 E. WASHINGTON AVENUE
BAKERS PLACE, LLC
MADISON, WI

JT ENGINEERING, INC Consultant Services
6325 Odana Road, Suite 2
Madison, WI 53719
(608) 204-0909
www.JT-Engineering.com

ALTA/ NSPS LAND TITLE SURVEY

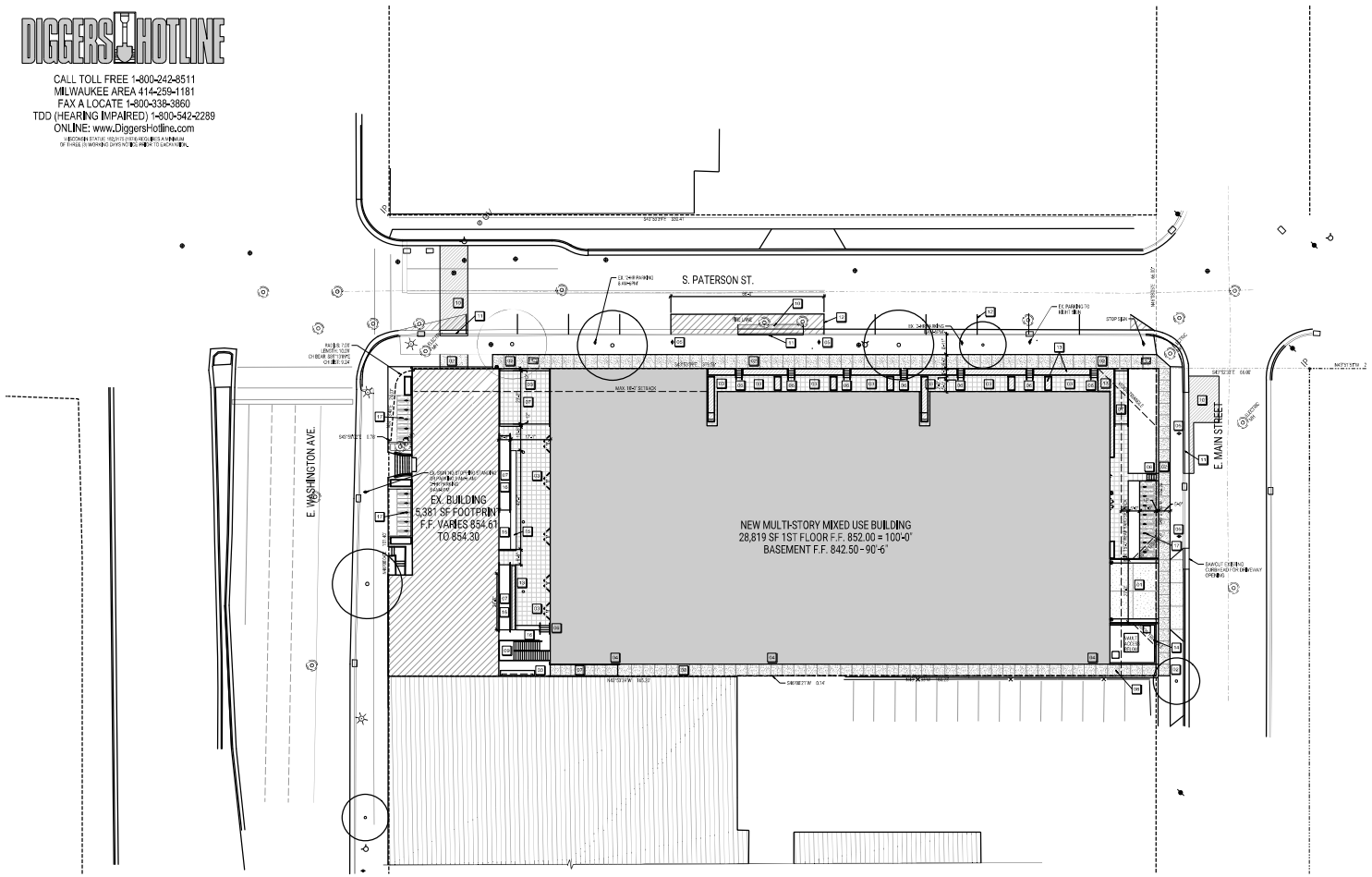
SHEET NO. 1


S. PATERSON ST.
E. WASHINGTON AVE
E. MAIN STREET
EX. BUILDING
5,381 SF FOOTPRINT
F.F. VARIES 854.61
TO 854.30
NEW TURN LANE BY CITY
REMOVE GREEN ASH
24" DBH
EX. SANITARY LATERAL TO BE
UTILIZED FOR NEW BUILDING
EX. WATER LATERAL TO BE
UTILIZED FOR NEW BUILDING
EX. TRANSFORMER TO BE
RELOCATED BY MGE
EX. GAS METER TO BE
RELOCATED BY MGE
EX. GAS LINE TO BE
RELOCATED BY MGE
EX. GAS METER
EX. PHONE BOX
EX. TREE
EX. TREE
EX. TREE

DIGGERS HOTLINE

CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com

WISCONSIN STATUTES 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE BEFORE YOU EXCAVATE.



SITE LAYOUT PLAN
SCALE: 1"=10'-0"

KEYNOTES

K1	NEW DRIVEWAY, BASE PER 7" CONCRETE PAVEMENT AND ALT.-H PAVERS. SEE CURB OPENING DETAIL ON SHEET C201.
K2	NEW PUBLIC SIDEWALK-WALL SIDEWALK TO REPLACE EXISTING, 8" THICK CONCRETE IN ACCORDANCE WITH CITY OF MADISON SPECIFICATIONS, PROVIDE CROSS SLOPE OF 1/4".
K3	NEW PEDESTAL PAVER SYSTEM
K4	NEW MURAL WALL DESIGN TO BE DETERMINED.
K5	NEW SIGN, NO PARKING - FIRE LANE
K6	NEW STAIRS WITH HANDRAIL
K7	NEW RAMP WITH HANDRAIL
K8	NEW 4" THICK CONCRETE SIDEWALK
K9	NEW STAIRCASE FROM LEVEL 3 COURTYARD, SEE ARCHITECTURAL
K10	NEW PAVEMENT PATCH FOR UTILITY WORK AND CURB AND GUTTER REPLACEMENT. SEE DETAIL ON SHEET C201.
K11	REPLACE CURB AND GUTTER WITH SAME PROFILE, RELOCATE AS SEE DETAIL ON SHEET C201.
K12	NEW PAVEMENT STRIPING, COORDINATE WITH CITY OF MADISON TRAFFIC ENGINEERING, TYP.
K13	PRE-WEATHERED STEEL PLANTERS, 24" HIGH, TYP.
K14	PRE-WEATHERED STEEL RETAINING WALL, 24" HIGH
K15	NEW BARTOP
K16	NEW STEEL STRUCTURAL BASE WITH WOOD DECKING FOR RAMP AND STAIRS WHERE KEYNOTED.
K17	NEW VORTYBIKE RACK BY MADRAX, OR APPROVED EQUAL, TYP. (8 TOTAL)

SITE GENERAL NOTES

1. TRUE NORTH MAY VARY FROM PROJECT NORTH.
2. CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION, AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
4. FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
5. COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
6. BUILDING SHALL BE PROTECTED WHERE ALL AND PERPENDICULAR TO EXISTING BUILDING AND/OR PROPERTY LINE AS SHOWN ON DRAWINGS.
7. ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4,000 PSI ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI UNLESS NOTED OTHERWISE.

SITE SYMBOL LEGEND

	SIGN
	BOLLARD
	FIRE HYDRANT
	MANHOLE/CATCH BASIN/INLET
	CURB INLET
	NEW FLARED END SECTION WITH RIPRAP AND GUARD
XXX.XX	NEW SPOT ELEVATION (FEET)
TC XXX.XX / EC XXX.XX	NEW TOP OF CURB EL EVATION (FEET) / NEW BOTTOM OF CURB ELEVATION (FEET)
TS XXX.XX / ES XXX.XX	NEW TOP OF STEP (FEET) / NEW BOTTOM OF STEP (FEET)
RE EL XXX.XX	RIM OR INVERT ELEVATION (FEET)
	WATER VALVE OR GAS VALVE
	GAS METER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
TR	TRANSFORMER
E / CT	ELECTRIC METER AND CT CABINET
	NEW STRUCTURE OR ADDITION
	EXISTING STRUCTURE

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

BAKERS PLACE DEVELOPMENT - SITE CALCULATIONS

Total Property	**43,644 sf**	**1.00 ac**	
Address: 849 E Washington Ave		**Parcel #070913410018**	
Zoning District:		TE - Traditional Employment District Wellhead Protection Overlay District #24 UDC District #6 Marquette Neighborhood Association Aldermanic District 6	
Setbacks:	Front Yard None Corner Lots None Side Yard None Rear Yard 20'		
Maximum Building Height (UDC Block "2A along E Washington):	12 stories, min. 3 stories to max. 5 stories Street Level Façade, min. 15' stepback on E Washington, min. 5' to max. 20' stepback on Paterson.		
Maximum Building Height (UDC Block "2B along E Washington):	8 stories, min. 3 stories to max. 5 stories Street Level Façade, min. 15' stepback on E Washington, min. 5' to max. 20' stepback on Paterson.		
Building Height Provided:	8 to 14 Stories		
Maximum Lot Coverage	85%	37,097 sf	
Lot Area / Dwelling Unit	264 sf/unit		
Density:	214 Units/Acre		
Usable Open Space - residential only: 20 sf/bedroom			
	1-bed units:	62	1,240
	2-bed units:	56	2,240
	3-bed units:	15	500
	micro units:	35	700
	studio units:	46	920
Total Usable Open Space Required, sf			6,000
Total Usable Open Space Provided, sf			8,714

Existing Site:			
Existing Buildings	21,349 sf	0.49 ac	
Existing Pavement	21,518 sf	0.49 ac	
Total Existing Impervious	42,867 sf	0.98 ac	98%
Remainder Greenspace	777 sf	0.02 ac	2%

Proposed Site:			
Existing and New Building (including Elevated Green Roof Areas)	34,200 sf	0.79 ac	
New Pavement	7,649 sf	0.18 ac	
Total New & Existing Impervious	41,849 sf	0.96 ac	96%
Remainder Greenspace	1,795 sf	0.04 ac	4%
Vegetated Roof Greenspace (above ground level)	11,430 sf	0.26 ac	26%
Total Reduction in Impervious Area	-1,018 sf		

PARKING REQUIREMENTS

	Qty. (Units, Capacity or SF)	Minimum Automobile Parking Calculation	Min. Auto Required	25% Reduction	Maxim Automobile Parking Calculation	Max. Auto Permitted	Minimum Bicycle Parking Calculation	Min. Bicycle Required
Commercial/Retail Space	6,980	1 per 400 sf floor area	17	13	1 per 250 sf floor area	28	1 per 2,000 sf floor area	3
Food/Beverage	60	15% of capacity	9	7	40% of capacity	24	5% of capacity	3
Multi-Family 2-Bedroom or Less	199	1 per dwelling	199	149	2.5 pr dwelling	498	1 per unit	199
Multi-Family 3-Bedroom	15	1 per dwelling	15	11	2.5 pr dwelling	38	1.5 per unit	23
Multi-Family Guest	214						1 per 10 units	21

Total Min. Automobile Parking Required, Excluding Reduction	240	180	Total Max. Automobile Parking Permitted: 587
Rideshare Reduction: 5 .875 units per Electric Vehicle	-31		
Total Min. Automobile Parking with EV Reduction	149		

Automobile Parking Summary:	
Basement P1 ADA	4
Basement P1 Compact	2
Basement P1 Standard	50
Ground Level ADA	1
Ground Level Compact	1
Ground Level Standard	12
Automated Parking, West Side w/Pit	32
Automated Parking, South Side w/Pit	42
Total Automobile Parking Provided:	**144**
EV Ride Share Program (included in 144 total)	**8**

Bicycle Parking Summary:	
2nd Floor Secure Parking Area	272
Exterior Bike Stalls	36
Total Bicycle Parking Provided:	**308**

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS		
NO:	DESCRIPTION:	DATE:
1	UDC + LAND USE APPLICATION	05/03/2021
2	UDC + LAND USE APPLICATION	06/15/2021

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PROJECT NUMBER
71420

APPROVED BY
JAD

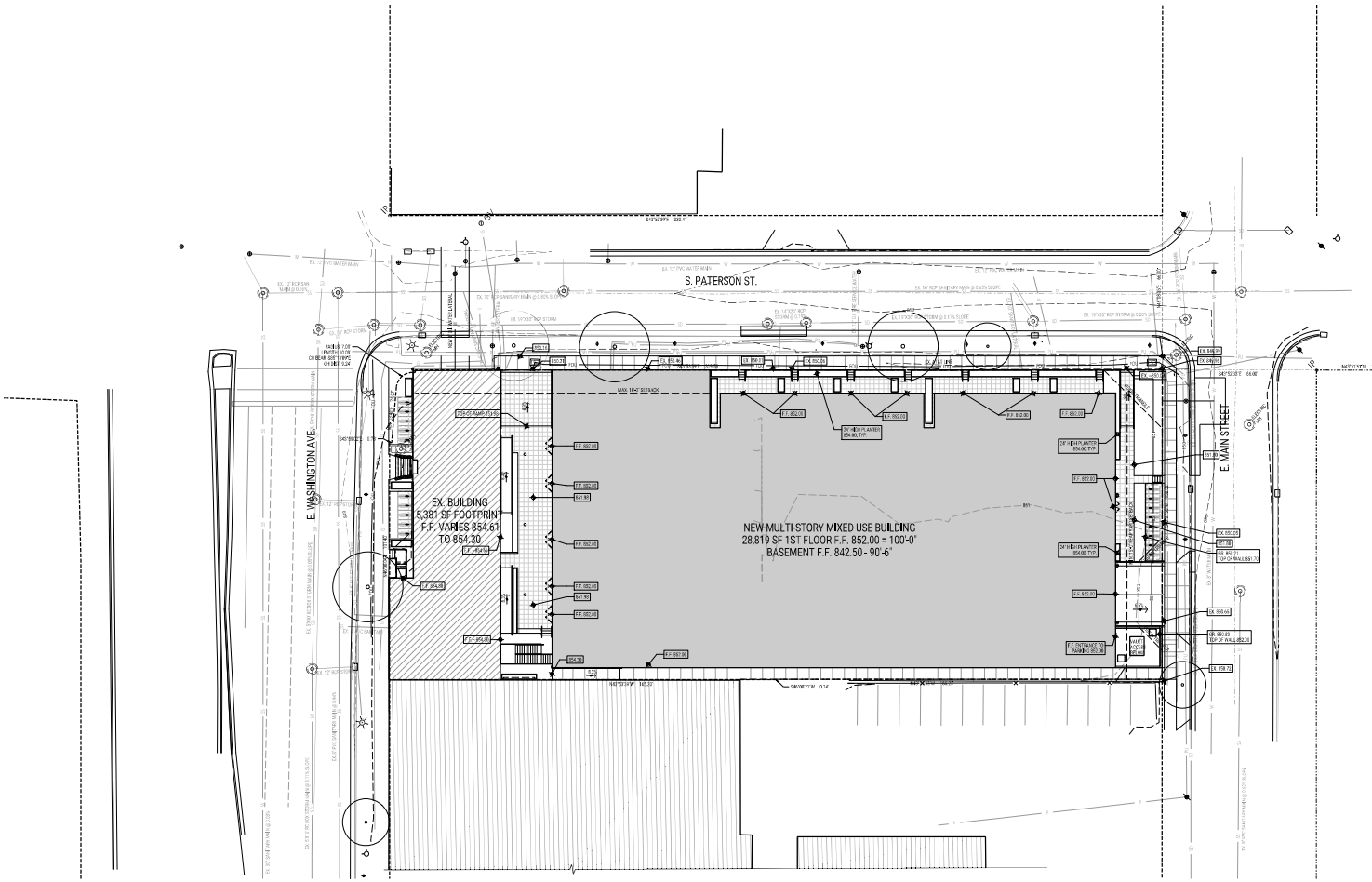
REVIEWED BY
JAD

DRAWN BY
KAU

SITE LAYOUT PLAN

C101

SCALE: 1"=10'-0"
PLOTTED BY: kaleu
X:\71420\acad\71420sht\C101.dgn
ORIGINAL SIZE: 24" x 36"


S. PATERSON ST.
E. WASHINGTON AVE
E. MAIN STREET
EX. BUILDING
5,381 SF FOOTPRINT
F.F. VARIES 854.61
TO 854.30
NEW MULTI-STORY MIXED USE BUILDING
28,819 SF 1ST FLOOR F.F. 852.00 = 100'-0"
BASEMENT F.F. 842.50 - 90'-6"
MAX. HEAT SETBACK
F.F. 852.00
F.F. 852.30
F.F. 852.60
F.F. 853.00
F.F. 853.30
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F.F. 854.00
F.F. 854.30
F.F. 854.61
F.F. 855.00
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F.F. 854.30
F.F. 854.61
F.F. 855.00
F.F. (ENTRANCE TO PARKING) 852.00
EX. 850.00
EX. 850.50
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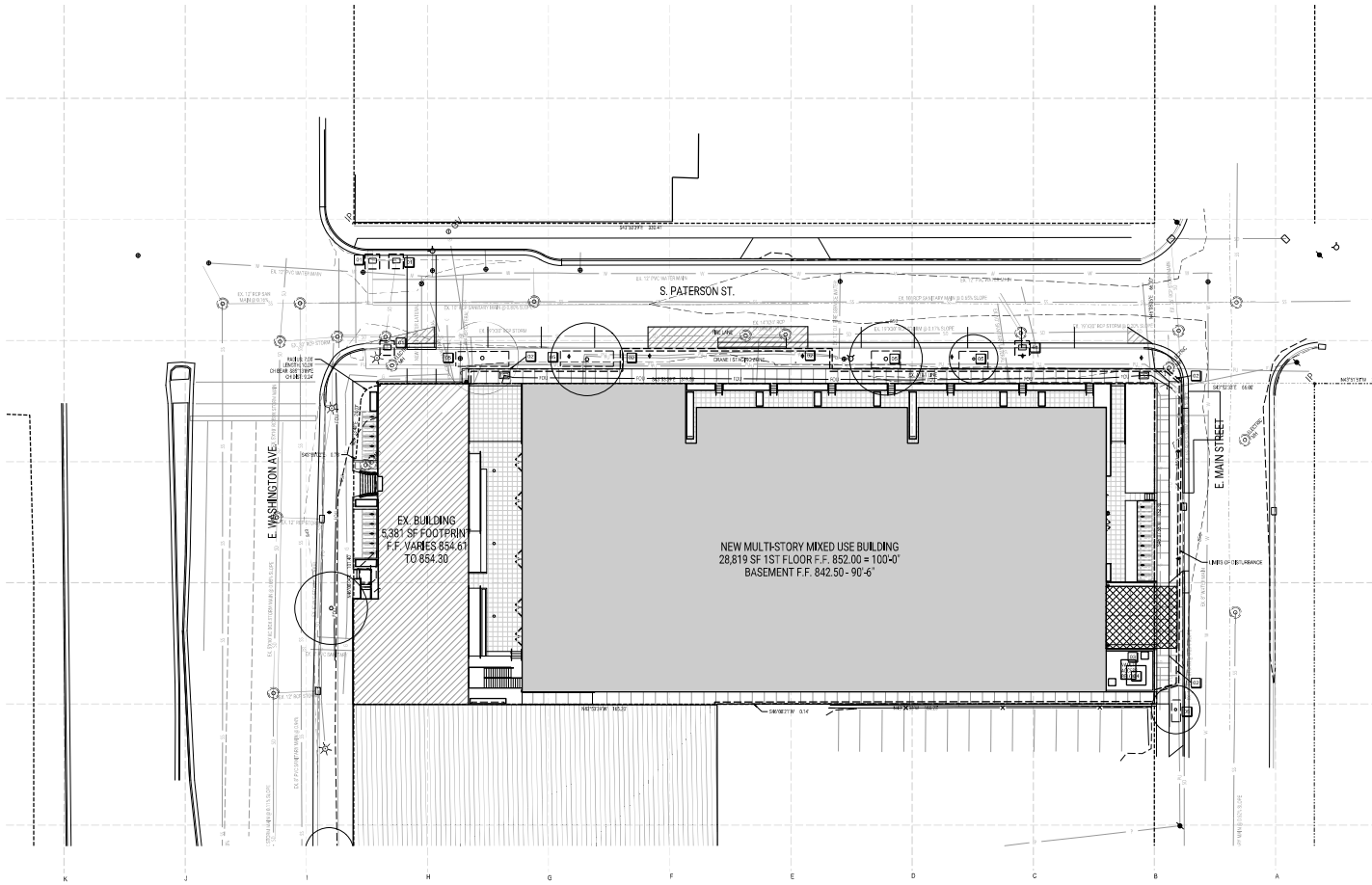
EX.



EROSION CONTROL PLAN

SCALE: 1"=20'-0"

DIGGERS HOTLINE

CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com
WISCONSIN STATUTE REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

EROSION CONTROL LEGEND

	SEDIMENT LOG
	INLET PROTECTION
	CONCRETE WASHOUT ZONE
	TRACKING PAD

KEYNOTES

01 NEW STORM INLET PROTECTION, TYP, SEE DETAIL 11/C801

02 NEW CONSTRUCTION FENCING WITH SEDIMENT LOG

03 NEW STONE TRACKING PAD, TYP, SEE DETAIL 8/C801

04 CONCRETE WASHOUT STRUCTURE, SEE DETAIL 8/C801

05 ON THE PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST FIVE (5) FEET OR SIXTY PERCENT OF THE ENTIRE WIDTH OF THE TREE TRUNK, DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

GENERAL NOTES

1. SEE DETAIL 11/C801 FOR DEWATERING DETAIL.

EROSION CONTROL NOTES

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
1	UDC + LAND USE APPLICATION	05/05/2021
2	UDC + LAND USE APPLICATION	06/16/2021

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PROJECT NUMBER
71420

APPROVED BY
JAD

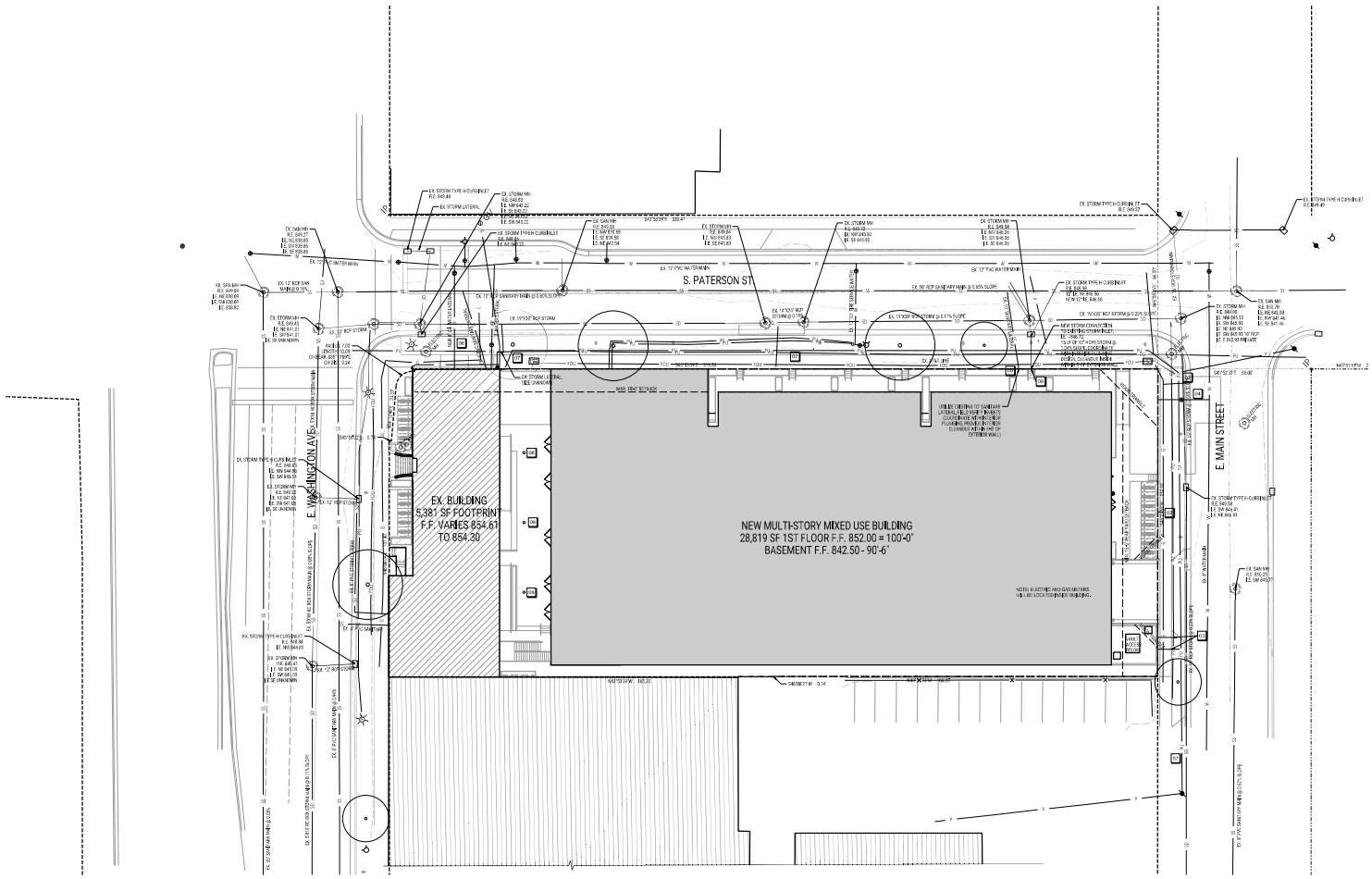
REVIEWED BY
JAD

DRAWN BY
KAU

EROSION CONTROL PLAN

C302

PLOTTED BY: kaleb
X:\71420\cad\71420sht302.dgn
ORIGINAL SIZE: 24" x 36"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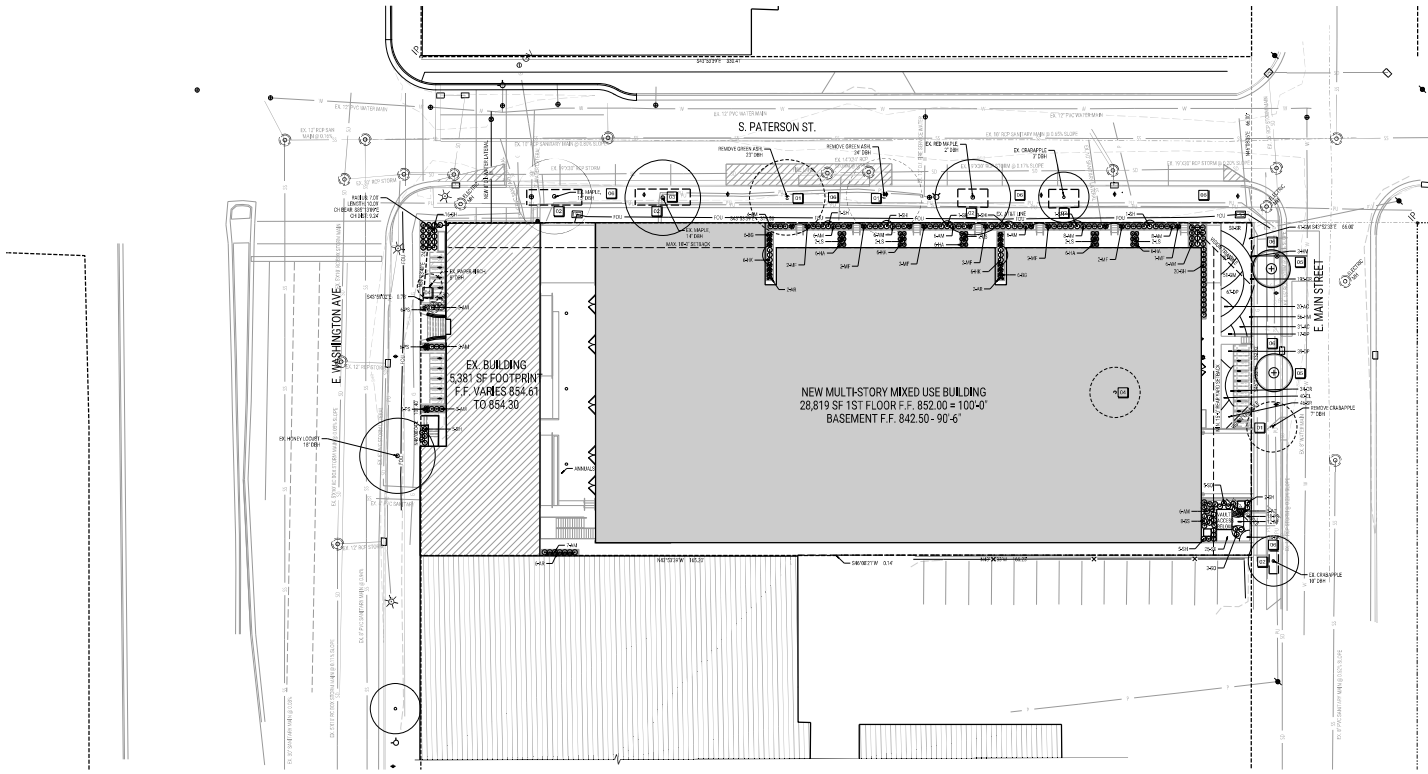
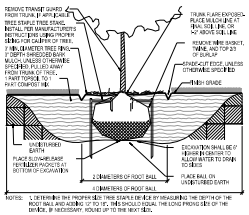
NEW MULTI-STORY MIXED USE BUILDING
28,819 SF 1ST FLOOR F.F. 852.00 = 100'-0"
BASEMENT F.F. 842.50 - 90'-6"
MAX. NEW SETBACK
EX. 12" PVC WATER MAIN
EX. 10"/12" RCP STORM @ 0.5% SLOPE
EX. 15"/30" RCP STORM @ 0.17% SLOPE
EX. 10"/30" RCP STORM @ 0.22% SLOPE
EX. 8" RCP SANITARY MAIN @ 0.65% SLOPE
EX. 8" PVC SANITARY MAIN @ 0.5% SLOPE
EX. 8" PVC SANITARY MAIN @ 0.75% SLOPE
EX. 12" RCP STORM
EX. 10" RCP STORM
EX. 8" PVC SANITARY
EX. STORM TYPE H CURB INLET
EX. STORM TYPE H CURB INLET DT
EX. STORM MH
EX. SAN MH
EX. STORM LATERAL
EX. SAN LATERAL
EX. 12" PVC WATER MAIN
EX. 8" PVC SANITARY MAIN
EX. 12" RCP STORM
EX. 10" RCP STORM
EX. 8" PVC SANITARY
EX. STORM TYPE H CURB INLET



1ST LEVEL LANDSCAPE PLAN

LANDSCAPE DESIGN BY:
MARK DRYER, TREE DESCRIPTIONS BY NO HARVEST LOGS, LLC, A.D. ADEY

SCALE: 1"=10'-0"

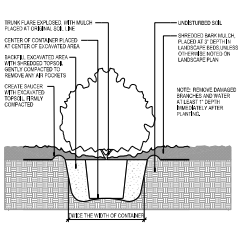


NOTES: 1. DETERMINE THE PROPER SIZE THIS IS DONE BY MEASURING THE DEPTH OF THE ROOT BALL AND ADDING 12" TO IT. THIS SHOULD EQUAL THE LONG PRONG SIDE OF THE SPADE, IF NECESSARY, ROUND UP TO THE NEXT SIZE.

2. IN EXTREME WIND AND/OR LOOSE SOIL CONDITIONS, USE THREE TREE STAPLE DEVICES PER TREE AND/OR ROUND UP TO THE NEXT SIZE.

31 C601 B.B. SHRUB AND TREE PLANTING DETAIL

SCALE: NONE



26 C601 CONTAINER PLANTING IN LANDSCAPE BED

SCALE: 1"=1'-0"

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MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
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ONLINE: www.DiggersHotline.com
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LANDSCAPE SYMBOL LEGEND

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN SHRUB OR TREE
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL
	EXISTING VEGETATION
	EXISTING EVERGREEN

NOTE ALL SYMBOLS MAY NOT BE USED IN THIS SET.

LANDSCAPE GENERAL NOTES

1. TRUE NORTH MAY VARY FROM PROJECT NORTH.
2. CONSTRUCTION PHASING, STAGING AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, ELEVATIONS AND DIMENSIONS.
4. DESIGNED ROUTING SHALL BE CALLED TO MINIMIZE UTILITIES PRIOR TO ANY DISTURBANCE.
5. RESTORE ALL AREAS TO SEEDED LAWN UNLESS NOTED OTHERWISE.
6. ALL PLANTING BEDS SHALL RECEIVE 3" THICK SHREDDED BARK MULCH AND BLACK ANODIZED ALUMINUM EDGING.
7. ALL INDIVIDUAL TREES SHALL RECEIVE A 2'-0" DIAMETER, 3" THICK SHREDDED BARK MULCH TREE RING WITH SPADE CUT EDGE. MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
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81. ALL PLANTING BEDS SHALL RECEIVE 3" THICK SHREDDED BARK MULCH AND BLACK ANODIZED ALUMINUM EDGING, UNLESS OTHERWISE NOTED.
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KEYNOTES

01 CONTRACTOR SHALL CONTACT CITY OF MADISON FORESTRY DEPARTMENT AT 608-266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT FOR TWO (2) ASH TREES, 25-24" DBH ENS CONSTRUCTION ACCESS ON PATERSON STREET, AND ONE (1) CRABAPPLE 7" DBH ON EAST MAY NEED TO NEW DRIVEWAY OPENING.

02 ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE PLACED AT THE EDGE OF THE TREE PROTECTION ZONE AS SHOWN ON THE PLANS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AREA IN WHICH THE TREE GROWS AND SHALL BE PLACED AT THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

03 STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

04 CLEAR AND GRUB EXISTING ELM AND BIRCH TREE

05 NEW CITY-SELECTED STREET TREE ORNAMENTAL TREE, SUCH AS 1.5" CAL. CRABAPPLE, TO BE COORDINATED WITH CITY FORESTER

06 SOD ANY ROW DISTURBED DURING CONSTRUCTION.

City of Madison Landscape Requirements

Total SF Developed Area (Paved Areas and Greenspace, Excluding Building)	9,548 sf	
Site Zoned "E". Provide 5 landscape point per 1000 sf Developed Area	10	Landscape Points Required

Plant Type / Element	Points	Proposed Landscaping: Quantity	Points Achieved
Shrub, Deciduous, #3 Gallon (2-2.5" in ...	3	65	260
Ornamental / Flowering Tree, 6'-8' Gallon (4.5-5cms powder) with some species, ground level landscaping)	2	621	1,242
Total Number of Points Provided:			2,128

LANDSCAPE PLANT LEGEND - GROUND LEVEL

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
SHRUBS:						
AM	Aronia melanocarpa UCONNAM01 PPAF	Low Scape Hound Black Chokeberry	15"H.	2-3 Gallon	3-4' H X 3-4' W	72
LS	Ligustrum vicaryi 'Sunday'	Straight Talk Privet	4'H.	36"	10' H x 3' W	10
MI	Microbiota 'Kazmiti'	Fuchibel Siberian Carpet Cypress	12" Dept.	Cont.	1-2' H x 3' W	13
GRASSES:						
CK	Carex oshimensis 'Everillo' PPAF	Everillo Dwarf Variegated Japanese Sedge	Gallon		10" H x 12" W	109
HK	Hakonechloa macra 'Aureola'	Aureola Grass	Gallon		18" H x 24" W	6
HA	Hakonechloa macra 'All Gold'	Golden Hakone Grass	Gallon		18" H x 24" W	30
SH	Sporobolus heterolepsis 'Tara'	Tara Prairiedrop	1 Gallon		2' H x 18" W	49
SS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gallon		3' H x 18" W	16
PERENNIALS:						
AC	Allium cernuum	Nodding Pink Onion	4.5" Pot		18-24" H x 12" W	51
AT	Asclepias tuberosa	Butterfly Weed	4.5" Pot		18" H x 12" W	5
CL	Coreopsis lanceolata	Lanceleaf Coreopsis	4.5" Pot		18" H x 12" W	75
DP	Dianthus purpureus	Purple Pinks Dianthus	4.5" Pot		12" H x 12" W	123
GM	Geranium maculatum	Wild Geranium	4.5" Pot		18-24" H x 18-24" W	167
HM	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	4.5" Pot		18" H x 12" W	39
NF	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	4.5" Pot		12" H x 18" W	12
PTB	Phlox subulata 'Emerald Blue'	Emerald Blue Creeping Phlox	4.5" Pot		3-6" H x 12" W	36
SE	Symphyotrichum ericoides 'Snow Flurry'	Snow Flurry Aster	4.5" Pot		6-8" H x 2-4" W	25
SR	Sedum 'Ray Glow'	Ray Glow Sedum	4.5" Pot		8" H x 12" W	156
VINES:						
AR	Aristolochia macrophylla	Dutchman's Pipe Vine	1 Gallon		30' H	16

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

NO.	DESCRIPTION:	DATE:
1	UDC + LAND USE APPLICATION	05/05/2021
2	UDC + LAND USE APPLICATION	06/16/2021

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
JAD

DRAWN BY
KAU

1ST LEVEL LANDSCAPE PLAN

C601

SCALE: 1"=10'-0"
PLOTTED BY: kaleb
K:\71420\cad\71420sht001.dgn
ORIGINAL SIZE: 24" x 36"

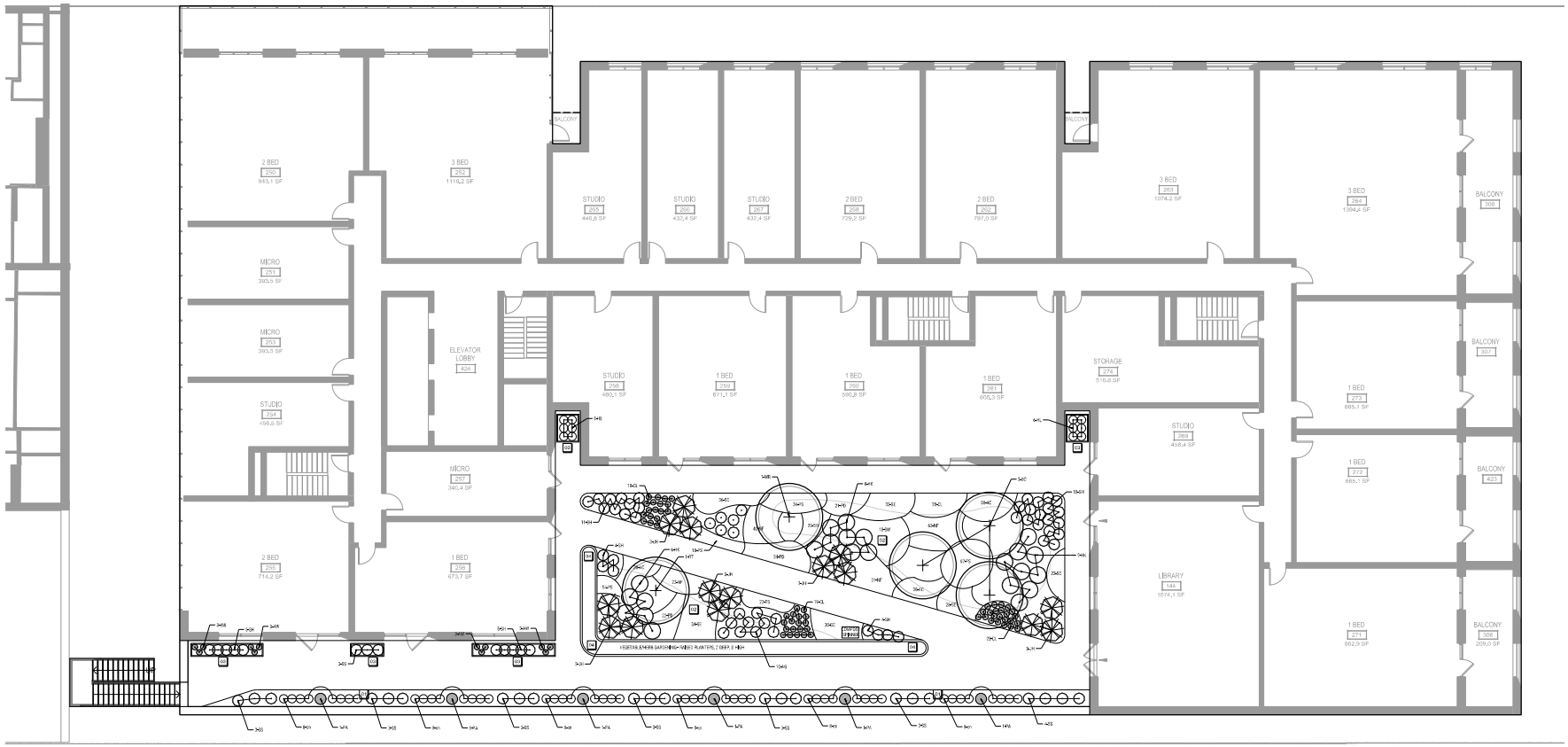
LANDSCAPE SYMBOL LEGEND

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN SHRUB OR TREE
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL
	EXISTING VEGETATION
	EXISTING EVERGREEN

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

LANDSCAPE PLANT LEGEND - 3RD FLOOR ROOF

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
TREES:						
BC	*Betula nigra 'ClimZak'*	Cinnamon Cloth Heat® Brown Birch	6' High Multistem	B.B.	5' H x 3' W	3
NR	*Malus 'Ruby Tears'*	Ruby Tears Crabapple	1.5" Cal. Prunetto	B.B.	8-10' H x 10-15' W	1
RT	*Rhus typhina 'Bailtiger'*	Tiger Eyes Cutleaf Staghorn Sumac	Multistem Tree	B.B.	6' H x 6' W	1
SHRUBS:						
HK	*Hypericum kalmianum*	St. John's Wort	4.5 Gallon	Container	3-4' H x 3-4' W	25
JH	*Juniperus horizontalis 'Mother'*	Mother Horizontal Juniper	12" High	5 Gallon	6" H x 6' W	15
GRASSES:						
AG	*Andropogon gerardi 'Blackhawks'*	Blackhawks Big Bluestem	Gallon		6' H x 24" W	10
SH	*Sporobolus heterolepis 'Tara'*	Tara Prairie Dropseed	1 Gallon		2' H x 30" W	47
SS	*Schizachyrium scoparium 'The Blues'*	The Blues Little Bluestem	1 Gallon		3' H x 18" W	25
PERENNIALS:						
AC	*Allium cernuum*	Nodding Pink Onion	4.5" Pot		18-24" H x 12" W	96
AW	*Allium 'Windy City'*	Windy City Allium	4.5" Pot		15-17" W x 15" W	12
CL	*Clematis 'Emmitella'*	Emmitella Clematis	4.5" Pot		72" H x 72" W	99
CS	*Calamintha nepeta ssp. nepeta*	Calamint	4.5" Pot		18" H x 24" W	48
HL	*Hosta 'Lancifolia'*	Lancelleaf Hosta	1 Gallon		12-24" H / W	12
WF	*Nepeta faassenii 'Walkers Low'*	Walker's Low Catmint	4.5" Pot		18" H x 18" W	157
PL	*Perovskia atriplicifolia 'Denim 'n Lace'*	Denim 'n Lace Russian Sage	4.5" Pot		28-32" H x 3' W	6
PG	*Penstemon digitalis*	Beardtongue	4.5" Pot		3' H x 18" W	77
PS	*Phlox stolonifera 'Emerald Blue'*	Emerald Blue Creeping Phlox	4.5" Pot		3-4" H x 1-2' W	150
SC	*Sedum telephium 'Chocolate Ball'*	Chocolate Ball Sedum	4.5" Pot		3-6" H x 12" W	88
SE	*Symphyotrichum ericoides 'Snow Flurry'*	Snow Flurry Aster	4.5" Pot		6-8" H x 2-4' W	94
SW	*Solidago 'Wichita Mountains'*	Wichita Mountains Goldenrod	4.5" Pot		2-3' H x 2' W	38



3RD LEVEL LANDSCAPE PLAN

LANDSCAPE DESIGN BY: MARK OWEN, PERSPECTIVES BY MD AND KATIE IDELL, AAT ASLA

SCALE: 1/8"=1'-0"

KEYNOTES

- 01 6" EXTENSIVE GREEN ROOF SYSTEM
- 02 6" BERMING TO 31" DEEP INTENSIVE GREEN ROOF SYSTEM, TREES LOCATED ON COLUMN LINES.
- 03 31" HIGH PREVEGETATED STEEL PLANTERS. TYP.
- 04 36" HIGH PREVEGETATED STEEL PLANTERS FOR VEGETABLE GARDENING.

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THE NEUTRAL PROJECT

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849 E. WASHINGTON
MADISON, WI 53703

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
JAD

DRAWN BY
KAU

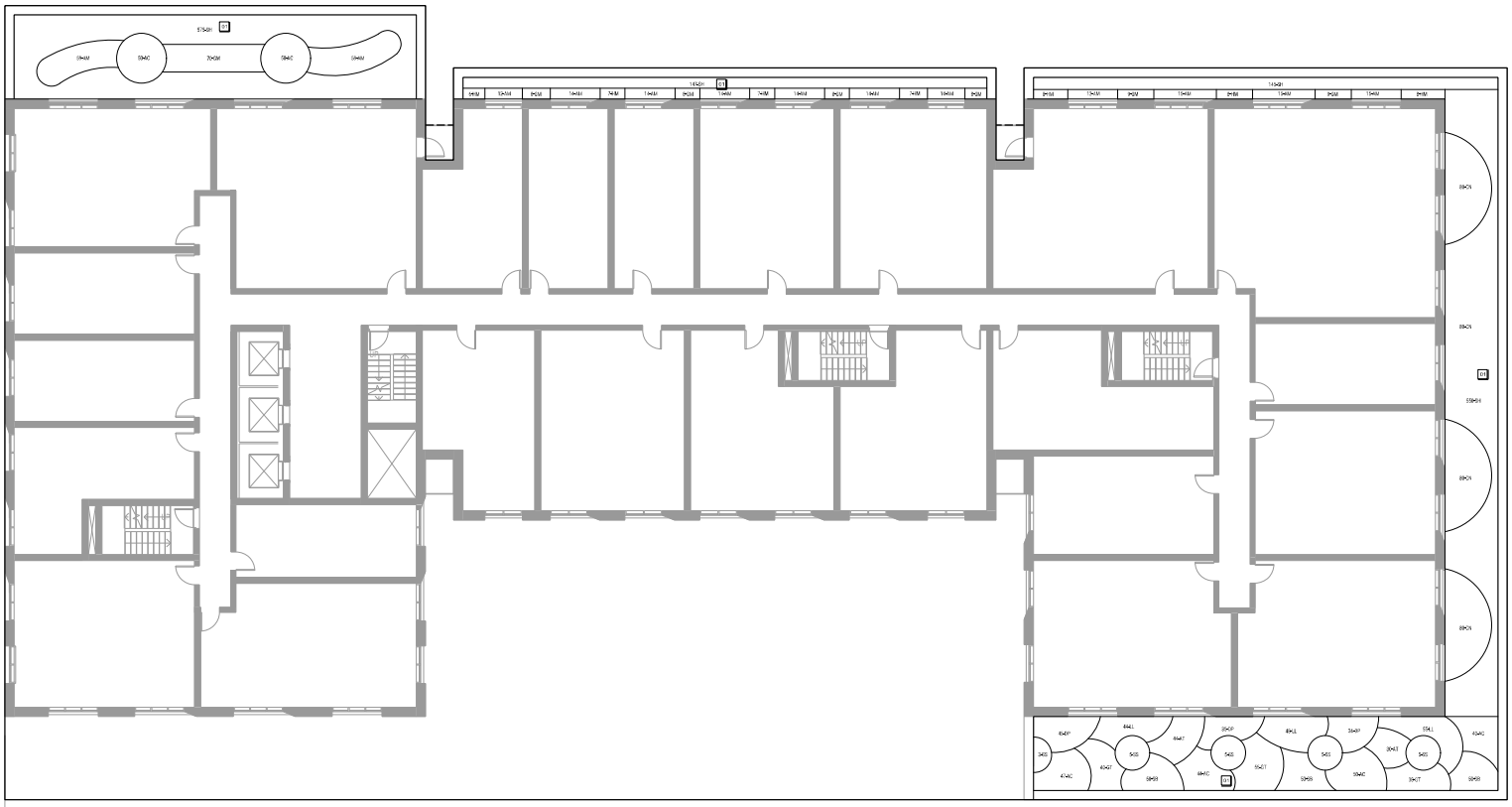
3RD LEVEL LANDSCAPE PLAN

C603

PLOTTED BY: kaleb
X:\71420\rvt\71420cn2020.dgn
ORIGINAL SIZE: 24" x 36"

LANDSCAPE PLANT LEGEND - 4TH FLOOR ROOF

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
TREES:						
GRASSES:						
SH	Sporobolus heterolepsis 'Tara'	Tara Dropseed	1 Gallon		2' H x 18" W	1417
SS	Schizachyrium scoparium 'Jazz'	Jazz Little Bluestem	1 Gallon		3' H x 18" W	23
PERENNIALS:						
AC	Allium cernuum	Nodding Pink Onion	4.5" Pot		18-24" H x 12" W	181
AM	Alchemilla mollis 'Auslevel'	Auslevel Lady's Mantle	4.5" Pot		12-18" H x 20" W	371
AT	Asclepias tuberosa	Butterfly Weed	4.5" Pot		18" H x 12" W	85
CN	Calamintha nepeta ssp nepeta	Calamint	4.5" Pot		18" H x 24" W	320
DP	Delea purpurea	Purple Prairie Clover	4.5" Pot		12" H x 12" W	116
GM	Geranium maculatum	Wild Geranium	4.5" Pot		1-2' H x 1.5-2' W	120
GT	Geum triflorum	Prairie Smoke	4.5" Pot		12" H x 12" W	133
HM	Hibiscus moscheutos 'Purple Palace'	Purple Palace Coral Bells	4.5" Pot		18" H x 12" W	91
LL	Liatris ligulistylis	Meadow Blazingstar	4.5" Pot		3-4' H x 1-2' W	147
SB	Sedum 'Blue Spruce'	Blue Spruce Sedum	4.5" Pot		9" H x 18" W	150



NORTH

4TH LEVEL LANDSCAPE PLAN

LANDSCAPE DESIGN BY: MARK DWYER, PRINCIPAL/PARTNER BY MD AND KATIE KOELL, ALA, ASLA

SCALE: 1/16"=1'-0"

KEYNOTES

01 INTENSIVE GREEN ROOF SYSTEM

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
JAD

DRAWN BY
KAU

4TH LEVEL LANDSCAPE PLAN

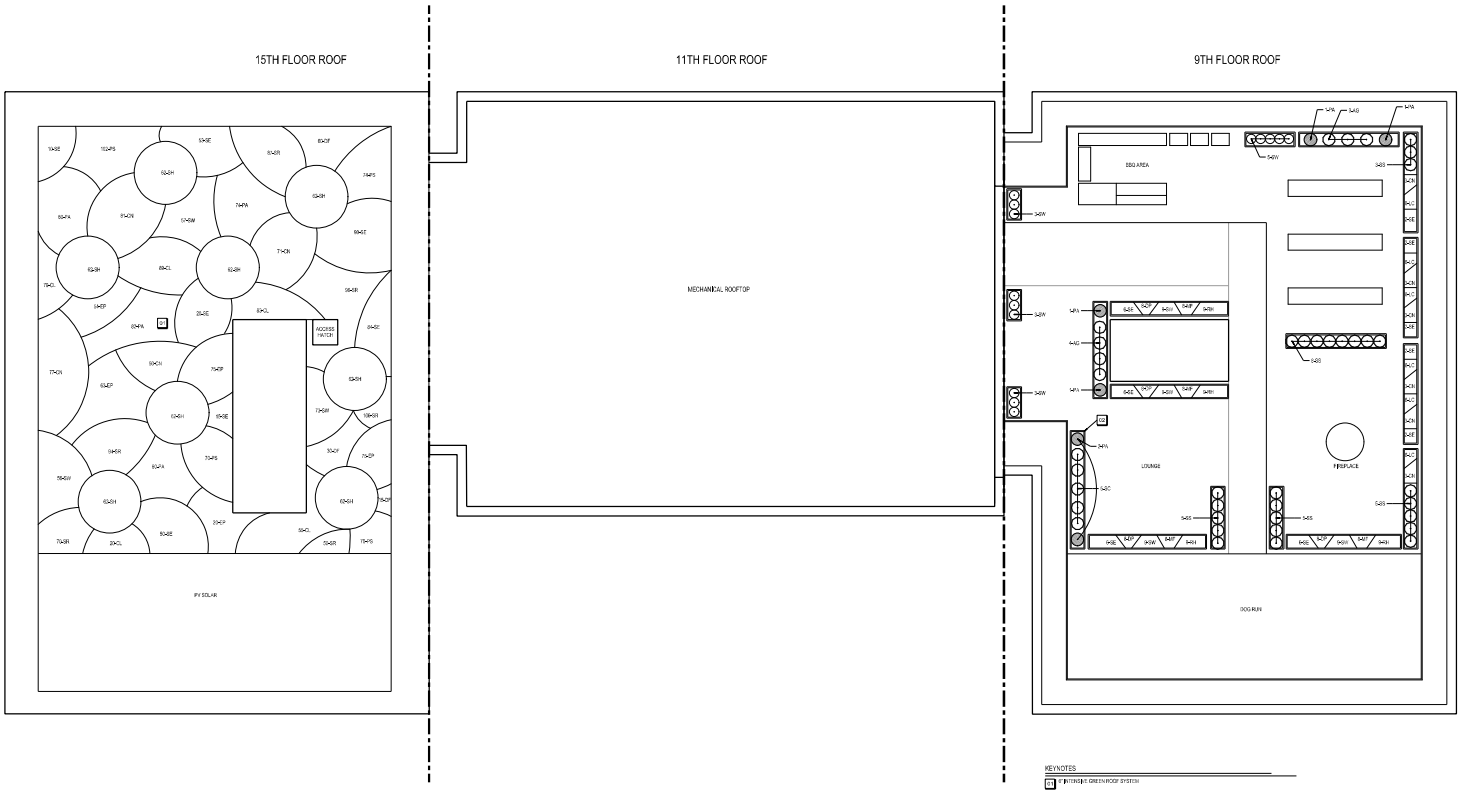
C604

PLOTTED BY: kaleo X:\71420\acad\71420sht604.dgn

GENERAL SIZE: 24" x 36"

LANDSCAPE PLANT LEGEND - 9TH THUR 15TH FLOOR ROOF

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
GRASSES:						
AG	*Andropogon gerardi 'Dancing Wind'*	Dancing Wind Big Bluestem	Gallon		5' H x 24" W	7
CB	*Calamagrostis brachytricha*	Korean Feather Reed Grass	Gallon		4' H x 2' W	
SH	*Sporobolus heterolepsis 'Tara'*	Tara Dropseed	1 Gallon		2' H x 15" W	466
SS	*Schizachyrium scoparium 'Standing Ovation'*	Standing Ovation Little Bluestem	1 Gallon		3' H x 18" W	31
SC	*Schizachyrium scoparium 'The Blues'*	The Blues Little Bluestem	1 Gallon		3' H x 18" W	
PERENNIALS:						
CL	*Coreopsis lanceolata*	Lanceleaf Coreopsis	4.5" Pot		15" H x 15" W	326
CN	*Calamintha nepeta ssp nepeta*	Calamint	4.5" Pot		18" H x 24" W	257
DF	*Dianthus 'Feuerhexe' Fenwitch*	Fenwitch Cheddar Pink	4.5" Pot		6" H x 12" W	105
DP	*Dalea purpurea*	Purple Prairie Clover	4.5" Pot		12" H x 12" W	32
EP	*Echinacea pallida*	Pale Purple Coneflower	Plug		30" H x 18" W	287
LC	*Liatris cylindracea*	Dwarf Blazing Star	4.5" Pot		12" H x 6-12" W	36
MF	*Monarda fistulosa*	Wild Beebalm / Bee Balm	4.5" Pot		3-4' H x 3-4' W	32
PA	*Perovskia dropkuvskia 'Deem 'n Lace'*	Deem 'n Lace Russian Sage	4.5" Pot		28-32" H x 5' W	282
PS	*Phlox subulata 'Emerald Blue'*	Emerald Blue Creeping Phlox	4.5" Pot		3-6" H x 1-2' W	316
RH	*Rudbeckia hirsuta*	Wild Petunia	4.5" Pot		12" H x 12" W	45
SE	*Symphyotrichum ericoides 'Snow Flurry'*	Snow Flurry Aster	4.5" Pot		6-8" H x 2-4' W	336
SR	*Sedum 'Ruby Glow'*	Ruby Glow Sedum	4.5" Pot		8" H x 12" W	503
SW	*Solidago 'Wichita Mountains'*	Wichita Mountains Goldenrod	4.5" Pot		2-3' H x 2' W	239



KEYNOTES

4.1 6" INTENSIVE GREEN ROOF SYSTEM

5.01 24"H x 60"H PREFABRICATED STEEL PLANTERS, TYP.

NORTH

9TH THRU 15TH LEVEL LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

LANDSCAPE DESIGN BY: MARK DRYER, PRESCRIPTIONS BY NO MAN'S LAND, MADISON, WISCONSIN

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PROJECT NUMBER
71420

APPROVED BY
JAD

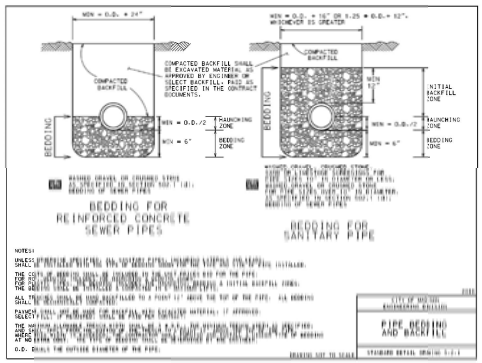
REVIEWED BY
JAD

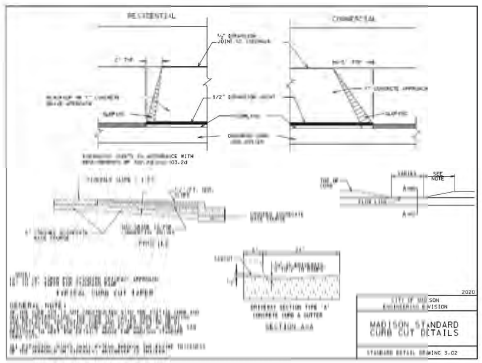
DRAWN BY
KAU

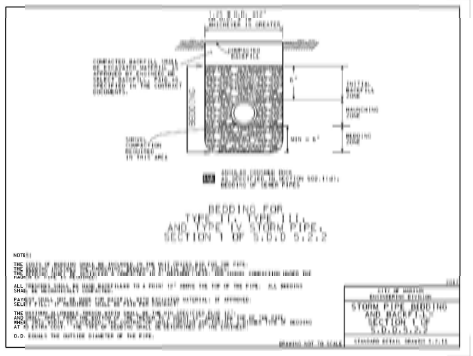
9TH THRU 15TH LEVEL LANDSCAPE PLAN

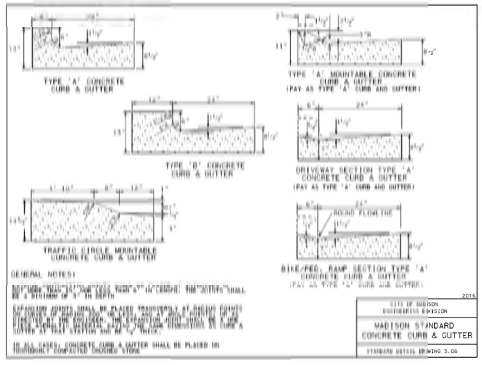
C611

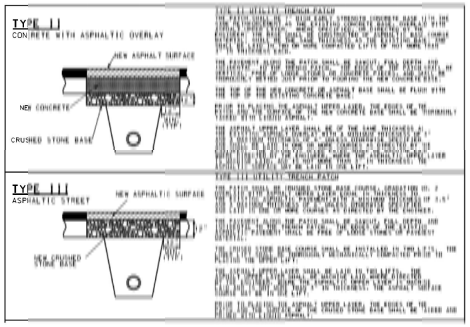
PLOTTED BY: kaleb
X:\71420\acad\71420s001.dgn
SCALE: 1/8"=1'-0"
ORIGINAL SIZE: 24" x 36"

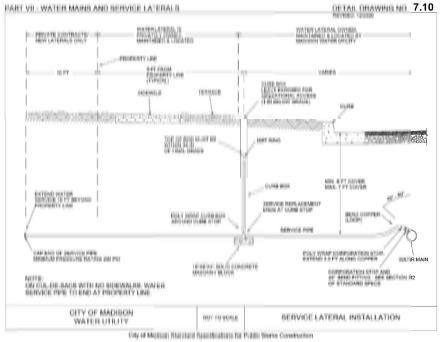


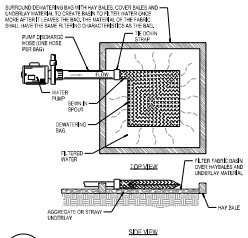




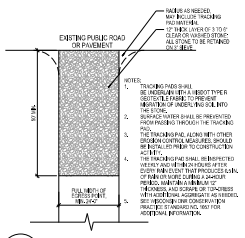




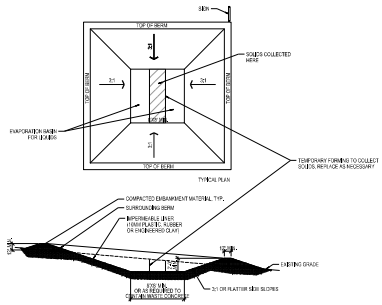


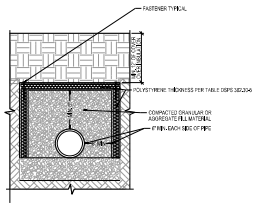


10 C801 DEWATERING BAG DETAIL
SCALE: NOT TO SCALE



05 C801 STONE TRACKING PAD DETAIL
SCALE: 1"=20'-0"





13 C801 TRENCH INSULATION BOX DETAIL
SCALE: 1"=1'-0"

CONCRETE WASHOUT AREA INSTALLATION NOTES:
1. SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASH-OUT AREA(S), TO BE PLACED A MIN. OF 50' FROM STORM SEWER INLETS, BODIES OF WATER, AND INLETS.
2. THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT(S).
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO DRIVERS OF CONCRETE MIXING AND PUMP TRUCKS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES:
1. THE CONCRETE WASHOUT AREA SHALL BE REMAINED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN ADEQUATE CAPACITY FOR WASHED CONCRETE.
2. UPON COMPLETION OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROPRIATE MANNER.
3. WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE'S EROSION CONTROL MEASURES.
4. INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN OUT OR COVER WASHOUT AREA PRIOR TO FORECASTED STORM EVENTS TO PREVENT OVERFLOW.

08 C801 CONCRETE WASHOUT AREA
SCALE: NOT TO SCALE

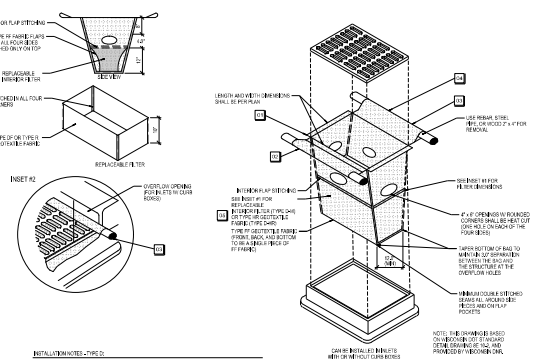
REPLACABLE INTERIOR FILTER DESIGN CRITERIA			
EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE SIZE (AVERAGE), MM	FILTERING FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COURSE (SAND)	2.0MM	FF	D-DH
MEDIUM (SILT LOAM)	0.05DH-0.005	DF	D-DH
FINE (CLAY)	0.005H	HR	D-DH
		R	D-DH

*ONE ACCEPTABLE TYPE MAY BE USED WHERE TWO ARE REQUIRED. MPS STANDARDS OR INFILTERS MAY BE USED WHERE TYPE IS THE REQUIRED MIN. STANDARD

KEY NOTES
- 101 SIDE FLAPS SHALL BE A MINIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHING.
- 102 FRONT LIFTING FLAPS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
- 103 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4, THIS REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- 104 GEOTEXTILE FABRIC TYPE FF FOR R APS, TOP AND BOTTOM OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG ONE PIECE.
- 105 FOR TYPE D-HR, GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTERING BAG, GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTERING BAG WITH FRONT, BACK AND BOTTOM BEING ONE PIECE.

GENERAL NOTES
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WATER ENTERING BAG OR WHICH BYPASS INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET, ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

INSTALLATION NOTES - TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC ON THE FLOW LINE TO WITHIN 2" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW NOTCH, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THIS TIES SHALL BE PLACED AT A MINIMUM OF 6" FROM THE BOTTOM OF THE BAG.



11 C801 STORM DRAIN INLET PROTECTION - TYPE D-M AND D-HR
SCALE: 1"=1'-0"

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

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MADISON, WI 53703

THE NEUTRAL PROJECT

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2	UDC + LAND USE APPLICATION	06/15/2021

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PROJECT NUMBER
71420

APPROVED BY
JAD

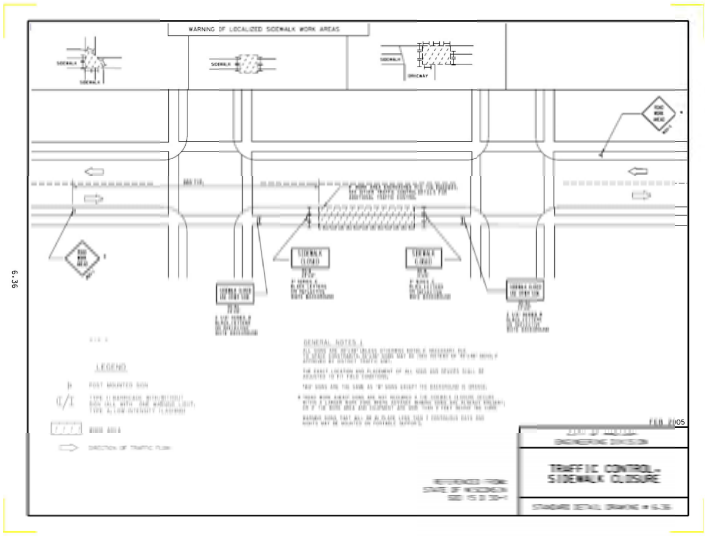
REVIEWED BY
JAD

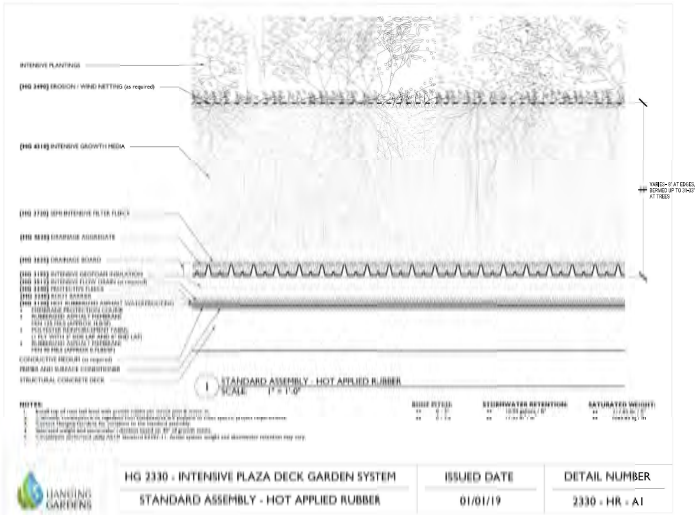
DRAWN BY
KAU

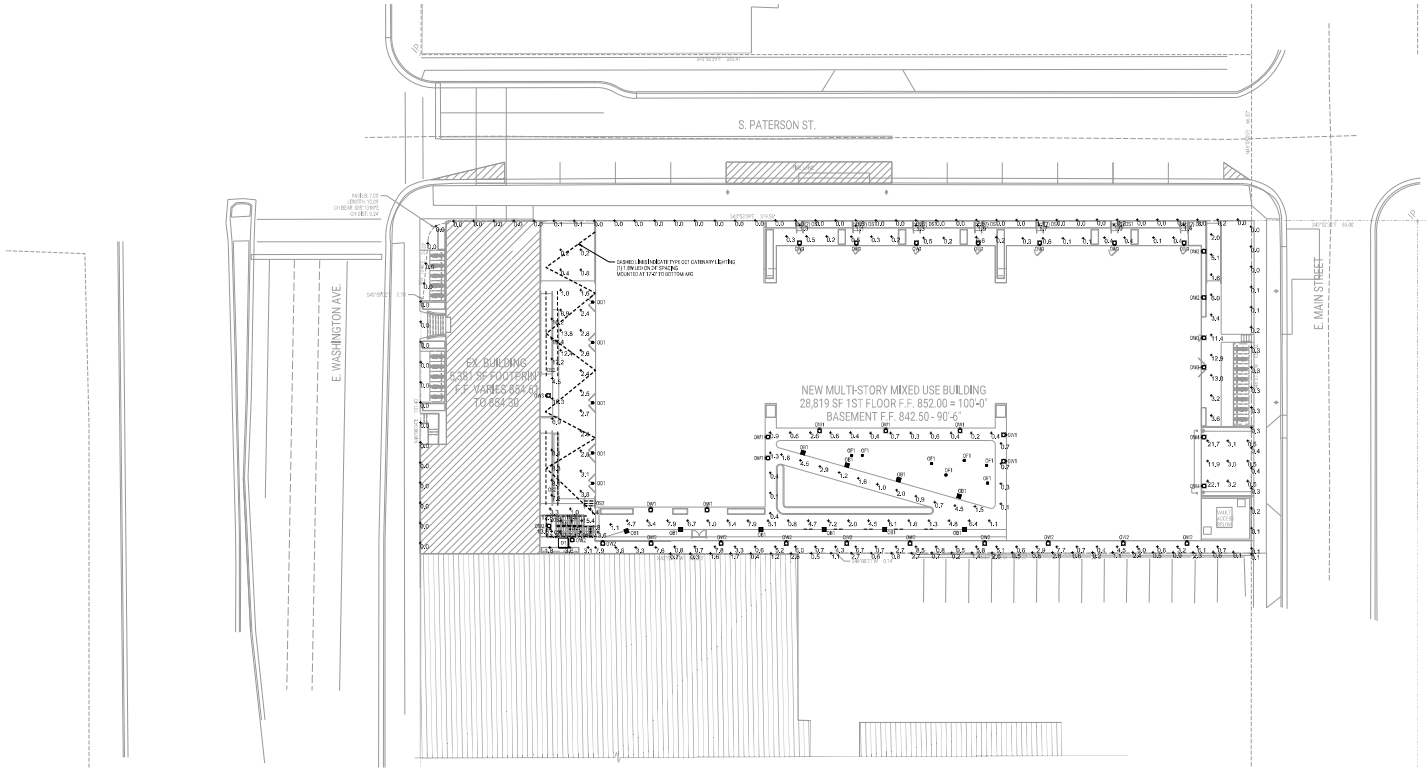
SITE DETAILS

C801

SCALE: 1.5"=1'-0"
PLOTTED BY: kaleb
X:\71420\acad\71420sht801.dgn
GRAPHIC SIZE: 24" x 36"




INTENSIVE PLANTING
(HG 3490) EROSION / WIND NETTING (as required)
(HG 4510) INTENSIVE GROWTH MEDIA
(HG 3720) SEPA INTENSIVE FILTER FLEECE
(HG 5010) DRAINAGE AGGREGATE
(HG 3610) DRAINAGE BOARD
(HG 3190) INTENSIVE GEOTEXTILE INSULATION
(HG 3810) INTENSIVE FLOW CRAIN (as required)
(HG 3390) PROTECTION FLEECE
(HG 3190) ROOT BARRIER
(HG 3190) MODIFIED BITUMEN ASPHALT WATERPROOFING
1 PRIMER AND PROTECTION COATING
2 RUBBERIZED ASPHALT MEMBRANE
3 RUBBERIZED ASPHALT MEMBRANE
FIRE RETARDANT FABRIC (1 PLY WITH 3" SIDE LAP AND 6" END LAP)
4 RUBBERIZED ASPHALT MEMBRANE
FIRE RETARDANT FABRIC
FIRE RETARDANT FABRIC (1 PLY WITH 3" SIDE LAP AND 6" END LAP)



SITE LIGHTING PHOTOMETRIC CALCULATIONS

SCALE: 1"=20'-0"

Schedule								
Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
OB1	LIGMAN	LM-1002-1-T-4-W30	Light linear FT one side ballast	12 LED 3000K	1	2263	0.9	20.4
OC1		0.5inch_DWL_3.1mA			1	45	0.9	1.8
OD1	LIGHTCRAFTER BY LIGMAN	RSHDL1000SSCOTOU	6 INCH LED DOWN LIGHT	LED	1	1039	0.9	10.4
OF1	ELK LIGHTING, INC.	5104-BSA-17	MACHINED CYLINDRICAL METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH 11 LEDS, ONE CLEAR DOMICAL PROJECTION LENS OVER EACH LED, ONE CLEAR HEMISPHERICAL RECESSED CENTER TOWARD LED, MOUNTED BLACK PLASTIC OPTIC MOUNTING FRAME, CLEAR MICRO-PRISMATIC FLAT GLASS LENS IN MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME, LENS TRIMS OUT.	THREE WHITE LIGHT EMITTING DIODES (LEDS), OMNI AT THE HORIZON.	3	Absolute	0.9	6.82
OS1	WP Lighting	3.5-24V/30W-CxBA	IN-GROUND FOR GROUND, CEILINGS, WALLS, AND STAIRS		1	160	0.9	2
OS2	Acuity Lighting		FLEXIBLE DIRECT VIEW LED STRIP		1	107	0.9	3.4
OW1	SIEGA Converted by SUNCAST 1-(25,28)11 / *-*-P,	03-3118-X3	LED WALL PACK	LED 3.6W	1	166	0.9	6
OW2	SIEGA Converted by SUNCAST 1-(64,68)16 / *-*-P,		LED WALL PACK	LED 6.6W	1	367	0.9	11
OW3	LIGMAN	LOM-0068-W50	68W 9000lms, One wall luminaire	5x40 LED 3000K	5	1190	0.9	54
OW4	LIGMAN	LOM-0068-W50	68W 12000lms, One wall luminaire	5x40 LED 3000K	4	1190	0.9	72

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BAKER REAR LANDING	+	5.9 fc	15.3 fc	4.7 fc	3.3:1	2.7:1
BAKER REAR RAMP	+	16.8 fc	17.2 fc	15.2 fc	1.1:1	1.2:1
EAST WALK	+	5.7 fc	13.2 fc	0.8 fc	16.1:1	6.9:1
GARAGE ENTRANCE	+	7.4 fc	65.1 fc	0.5 fc	44.2:1	14.8:1
LEVEL 1 PATH	+	2.1 fc	4.5 fc	0.7 fc	6.4:1	2.9:1
LEVEL 1 SOUTH MEWALK	+	4.9 fc	7.8 fc	0.8 fc	9.8:1	5.9:1
LEVEL 1 UNIT WALKS	+	6.6 fc	7.8 fc	5.1 fc	20.0:1	6.9:1
MEWS	+	5.1 fc	15.8 fc	0.3 fc	69.0:1	17.0:1
MEWS LOWER STAIRS	+	16.9 fc	19.7 fc	13.4 fc	1.7:1	1.1:1
MEWS SOUTH LANDING	+	5.7 fc	13.6 fc	1.8 fc	10.5:1	3.1:1
MEWS SOUTH RAMP	+	7.8 fc	8.3 fc	7.2 fc	1.2:1	1.1:1
MEWS STAIRS LANDING	+	11.7 fc	13.2 fc	11.2 fc	1.0:1	1.0:1
MEWS UPPER STAIRS	+	15.2 fc	17.3 fc	13.2 fc	1.4:1	1.2:1
PROPERTY LINE	+	0.4 fc	2.8 fc	0.0 fc	N/A	N/A
SOUTH SIDEWALK	+	5.3 fc	8.5 fc	0.4 fc	21.3:1	5.3:1
SOUTH SIDEWALK RAMP	+	5.8 fc	7.3 fc	3.3 fc	2.4:1	1.7:1
TOWNHOUSE PATIO	+	6.3 fc	9.5 fc	0.2 fc	23.7:1	1.5:1
UNIT STAIRS	+	5.3 fc	7.2 fc	3.3 fc	1.2:1	1.2:1
UNIT STAIRS	+	5.1 fc	7.2 fc	3.1 fc	1.2:1	1.2:1
UNIT STAIRS	+	5.3 fc	7.2 fc	3.3 fc	1.2:1	1.2:1
UNIT STAIRS	+	5.3 fc	7.2 fc	3.3 fc	1.2:1	1.2:1
UNIT STAIRS	+	5.7 fc	7.7 fc	3.7 fc	1.2:1	1.2:1
UNIT STAIRS	+	5.3 fc	7.2 fc	3.3 fc	1.2:1	1.2:1
UNIT STAIRS	+	5.4 fc	7.4 fc	3.4 fc	1.2:1	1.2:1

SITE LIGHTING GENERAL NOTES

1. EXISTING STREET LIGHTING FIXTURES ARE NOT SHOWN NOR FACTORED INTO PHOTOMETRIC CALCULATIONS.
2. LEVEL 3 ROOFTOP GARDEN AREAS SUPERIMPOSED ONTO SITE PLAN AND CALCULATED INTO OVERALL SITE LIGHTING CALCULATIONS.
3. TYPE OW1 FIXTURES ARE TO BE WALL MOUNTED ABOVE UNIT DOORS AT 7'-6" TO BOTTOM APP.
4. TYPE OW2 FIXTURES ARE TO BE WALL MOUNTED AT 7'-6" TO BOTTOM APP, UNLESS NOTED OTHERWISE.
5. TYPE OW3 FIXTURES ARE TO BE WALL MOUNTED ABOVE MAIN ENTRY DOORS AT 8'-2" TO BOTTOM APP.
6. TYPE OW4 FIXTURES ARE TO BE MOUNTED AT 11'-6" TO BOTTOM APP.
7. TYPE OD1 DOWNLIGHTS ARE TO BE MOUNTED IN SOFFIT OF STAIRWELL AT 15'-6" APP.
8. TYPE OS1 FIXTURES ARE TO BE MOUNTED TO SIDE OF STAIRWELL AT EVERY OTHER STEP FOR SAFETY AT ALL ENTRANCES.
9. TYPE OS2 LED TAPE FIXTURES ARE INDICATED BY DASHED LINES AND TO BE INTEGRATED INTO UNDERSIDE OF HANDRAILINGS AND MOUNTED STAIR STEPS IN MEWS AREA.
10. TYPE OB1 BOLLARD TO BE MOUNTED WITH LANDSCAPING ALONG MAIN PATHWAY ON LEVEL 3.
11. TYPE OF1 SPOTLIGHTS ARE TO BE AIMED ONTO TREE CANOPY AND TIMECLOCK CONTROLLED TO TURN OFF AFTER 11PM.
12. TYPE OC1 CATENARY LED LIGHTING TO BE STRUNG AT APPROXIMATELY 17'-0" AFG WITH 24" SPACING ON EACH 1.2AF BULB.

KEYNOTES

01 TYPE OW2 LIGHT FIXTURE TO BE MOUNTED TO SIDE OF STAIRWELL SUCH THAT BOTTOM OF FIXTURE IS FLUSH WITH BOTTOM OF STAIRWALL

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PROJECT NUMBER
71420

APPROVED BY
JAD

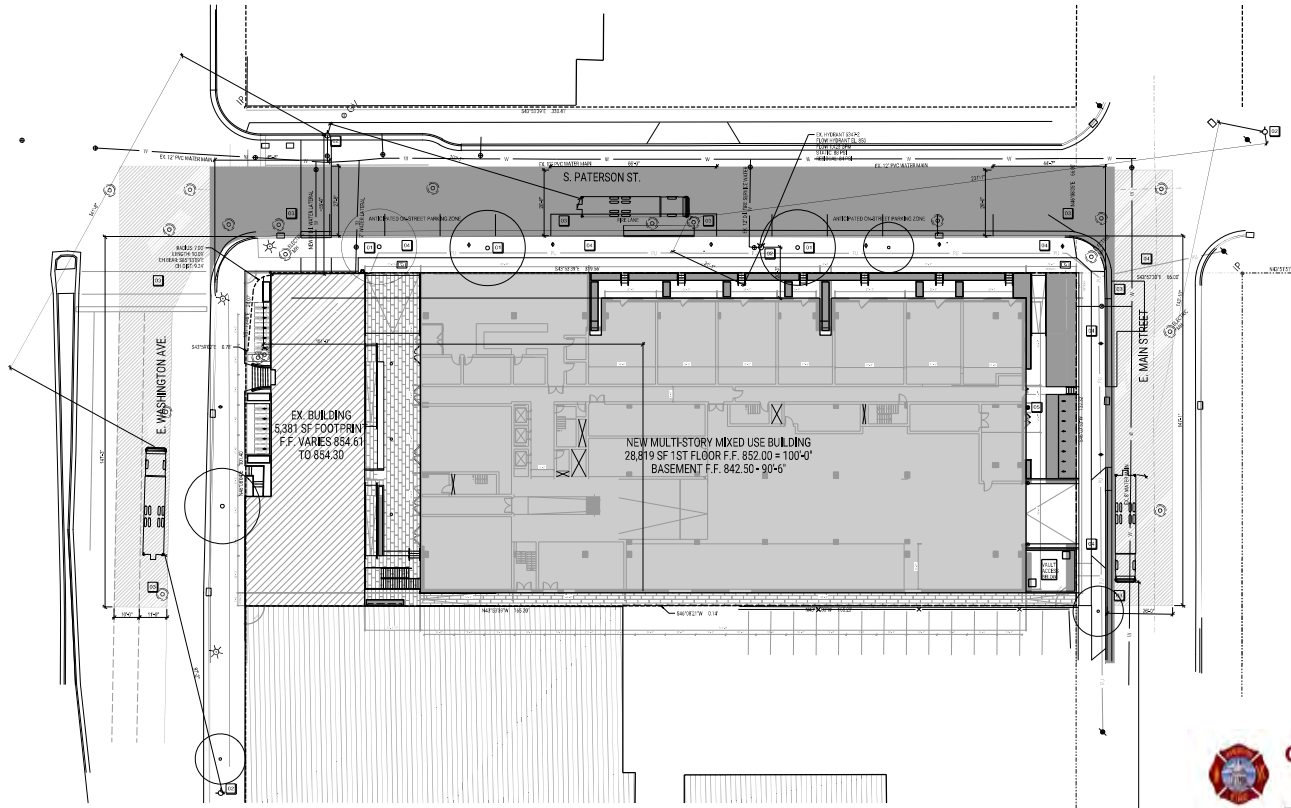
REVIEWED BY
JAD

DRAWN BY
KJS

SITE LIGHTING PHOTOMETRIC CALCULATIONS

ES11

SCALE: 1"=20'-0"
PLOTTED BY: ksmes
X:\71420\acad\71420ab1S11.dgn
GENERAL SIZE: 24" x 36"



TRUE NORTH

NORTH

FIRE ACCESS PLAN

SCALE: 1"=20'-0"

KEYNOTES

- 01 STREET TREE PAVING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PAVING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE, ANSI A300 - PART 1 STANDARDS FOR PRUNING.
- 02 EXISTING FIRE HYDRANT
- 03 AERIAL ACCESS LANE
- 04 OVERHEAD POWER LINES TO BE BURIED
- 05 FDC LOCATION

GENERAL NOTES

MIN BUILDING PERIMETER AT GROUND LEVEL: 795 LF
25% OF PERIMETER = 199 LF MINIMUM AERIAL APPARATUS FIRE LANE
AERIAL APPARATUS FIRE LANE PROVIDED ALONG LAKE AND EAST SIDE OF PATERSON: 208 LF

DIGGERS HOTLINE

CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com
WISCONSIN STATUTE REQUIRES (1969) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

SITE SYMBOL LEGEND

	SIGN
	BOLLARD
	FIRE HYDRANT
	WATER VALVE/MANHOLE/CATCH BASIN/INLET
	CURB INLET
	NEW FLARED END SECTION WITH RIPRAP AND GUARD
XXX.XX	NEW SPOT ELEVATION (FEET)
TC XXX.XX / BC XXX.XX	NEW TOP OF CURB ELEVATION (FEET) / NEW BOTTOM OF CURB ELEVATION (FEET)
TS XXX.XX / BS XXX.XX	NEW TOP OF STEP (FEET) / NEW BOTTOM OF STEP (FEET)
RIM E XXX.XX	RIM OR INVERT ELEVATION (FEET)
	WATER VALVE OR GAS VALVE
	GAS METER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
TR	TRANSFORMER
E CT	ELECTRIC METER AND CT CABINET
	NEW STRUCTURE OR ADDITION
	EXISTING STRUCTURE

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 | Fax: 608-267-1100 | Email: fireboy@cityofmadison.com

Project Address: 849 E. Washington - Bakers Place
Contact Name & Phone #: Angus Young, Katie Udell, 608-756-2326, k.udell@angusyoung.com

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an [illegible] system(s)? If yes, all portions of the existing building? If sprinklered, fire lanes are required to within 150 feet of all portions of the exterior wall?	[illegible]	[illegible]	[illegible]
2. Is the fire lane constructed of asphalt or concrete and designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of 26 feet? b) Is the fire lane located such that the building is within reach of a 30-foot ladder? 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-sible 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.)	[illegible]	[illegible]	[illegible]
3. Isthe 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, redlock or key switch?	Yes	No	N/A
4. Isthe Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D.103?	Yes	No	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	No	N/A
6. Is any part or the building greater than 30-feet above the gradeplane? 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's c) Are there any overhead power or utility lines located across the aerialapparatus 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 o'trees exceeding 20" in heights?	Yes	No	N/A
7. Are all portions of the required fire lanes within 500-feet of at last (2) hyrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. 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 3-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 5%-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the property site.	Yes	No	N/A

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.

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Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

THE NEUTRAL PROJECT

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
JAD

DRAWN BY
KAU

FIRE ACCESS PLAN

F101

SCALE: 1"=20'-0"
PLOTTED BY: kaleb
A:\71420\cad\71420sht101.dgn
GENERAL SIZE: 24" x 36"

SOUTH PATERSON STREET ELEVATION

849 E WASHINGTON AVE | BAKERS PLACE

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GREEN ARCHITECTURE

THE NEUTRAL PROJECT

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NO:	DESCRIPTION:	DATE:
1	UDC + LAND USE APPLICATION	05/05/2021
2	UDC + LAND USE APPLICATION	06/16/2021

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PROJECT NUMBER
71420

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
MATA

PROJECT CONTEXT

A001

BIM 360://Bakers Place/71420mV-A2020.rvt
Sheet Size: 30" x 42" (Arch E1)

EAST WASHINGTON AND PATERSON ST

849 E WASHINGTON AVE | BAKERS PLACE

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GREEN ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
1	UDC + LAND USE APPLICATION	05/05/2021
2	UDC + LAND USE APPLICATION	06/16/2021

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PROJECT NUMBER
71420

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
MGA

PROJECT CONTEXT

A002

Sheet Size: 30" x 42" (Arch E1)

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EAST MAIN ST + SOUTH PATERSON STREET

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GIBEN ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
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DRAWN BY
MGA

PROJECT CONTEXT

A003

Sheet Size: 30" x 42" (Arch E1)

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BAKERS PLACE MEWS

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849 E. WASHINGTON
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ISSUANCES / REVISIONS

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DRAWN BY
MGA

PROJECT CONTEXT

A004

Sheet Size: 30" x 42" (Arch E1)
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LEVEL 3 COURTYARD + COMMUNITY GARDEDEN

849 E WASHINGTON AVE | BAKERS PLACE

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71420

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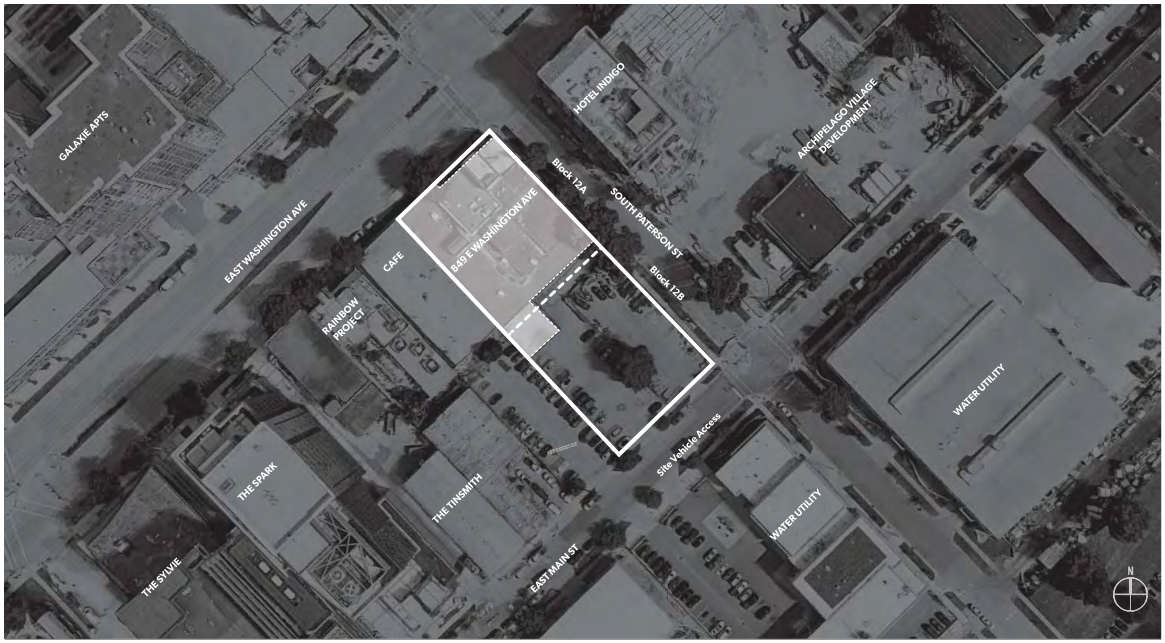
PROJECT CONTEXT

A005

Sheet Size: 30" x 42" (Arch E1)

BIM 360://Bakers Place/71420revA2020.rvt

MADISON CONTEXT



SITE | CONTEXT

SITE INFO

Site Area | 43,890 SF
849 E Washington

Zoning
Traditional Employment District (TE)
Capital Gateway Corridor
Urban Design District 8

Site Limitations
157 foot height restriction
(1009' above sea level)

NOTE: Zoning from Sec. 33.24(15)(e) for East Washington Capital Gateway Corridor Urban Design District 08. Height Restriction based on Dane County Regional Airport height restriction

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MADISON, WI 53703

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AYA

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PROJECT CONTEXT

A006

Sheet Size: 30" x 42" (Arch E1)

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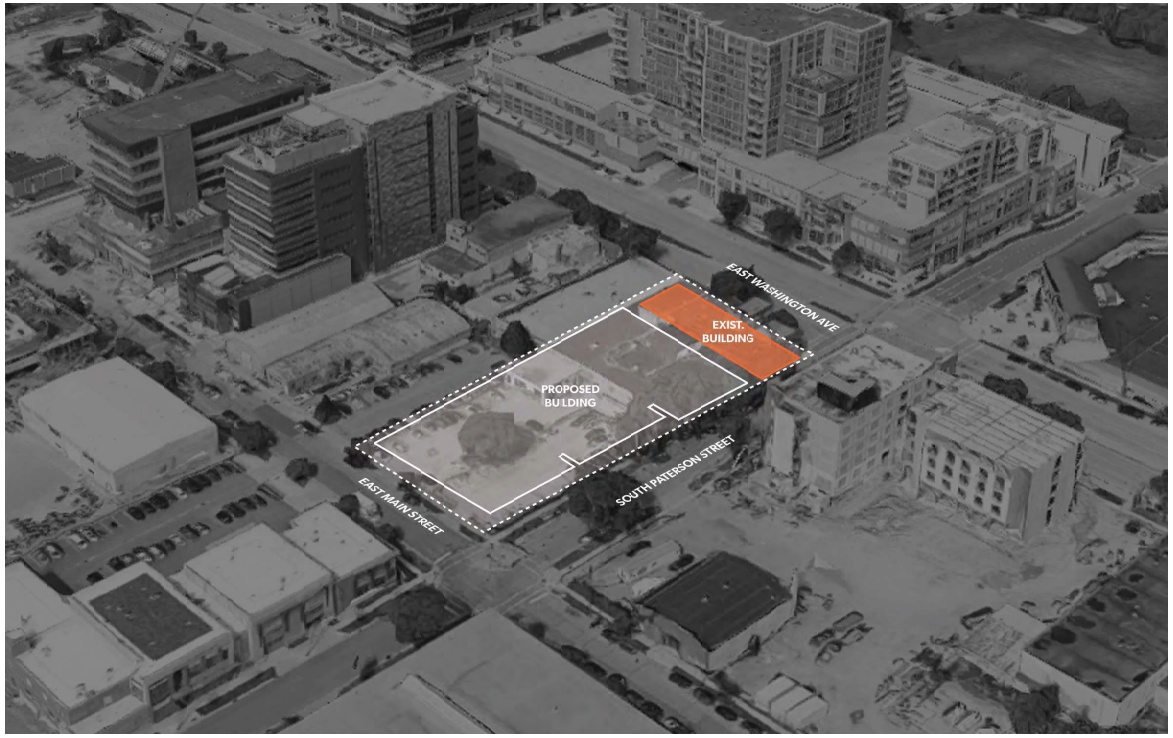
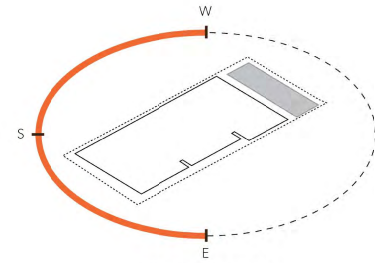
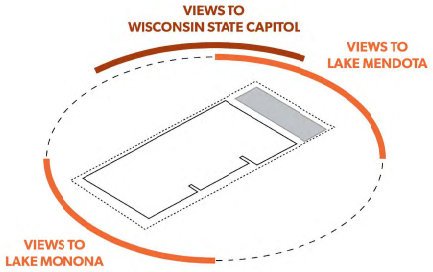




SOLAR ORIENTATION



VIEWS

DESIGN APPROACH | SITE CONSIDERATIONS

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GREEN ARCHITECTURE

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PROJECT CONTEXT

A007

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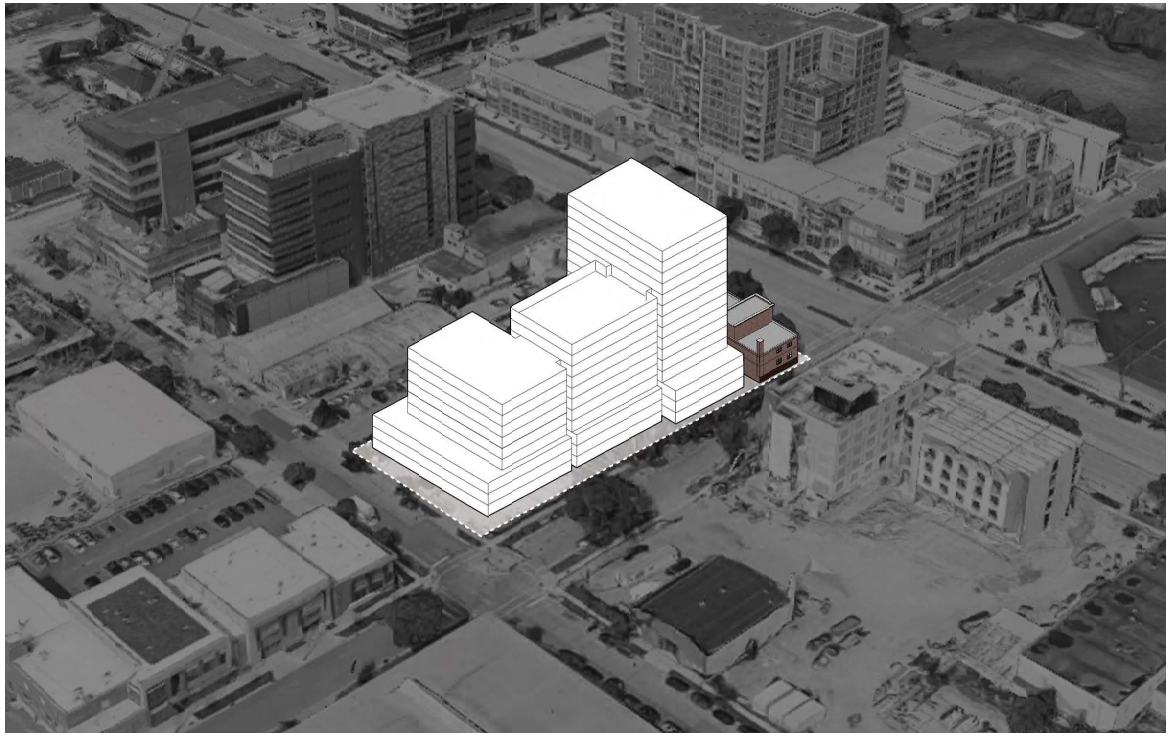

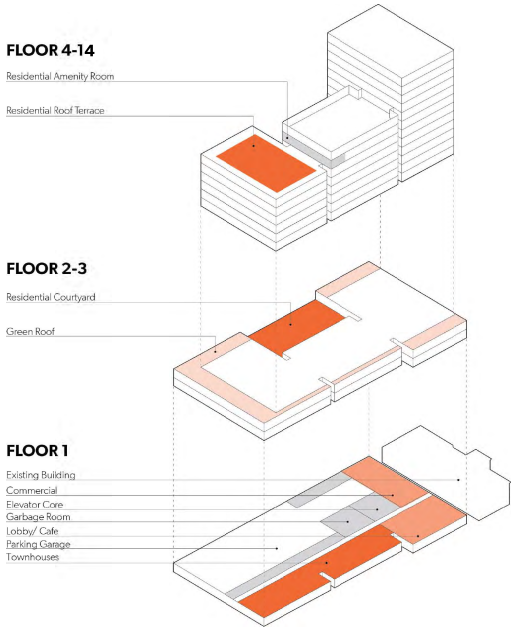

DESIGN APPROACH | MASSING

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

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MADISON, WI 53703

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PROJECT NUMBER
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APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
MKTA

PROJECT CONTEXT

A008

Sheet Size: 30" x 42" (Arch E1)
BIM 360://Bakers Place/71420revA2020.rvt

1. THE SYLVIE

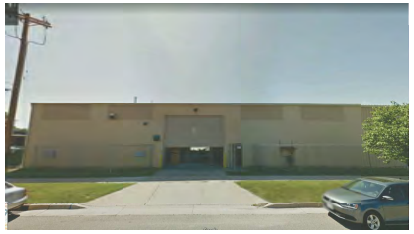
2. THE SPARK

3. MADISON MOVING + STORAGE

4. BLACK LOCUST CAFE + JARDIN

5. THE RAINBOW PROJECT

6. THE TINSMITH



7. MADISON WATER UTILITY

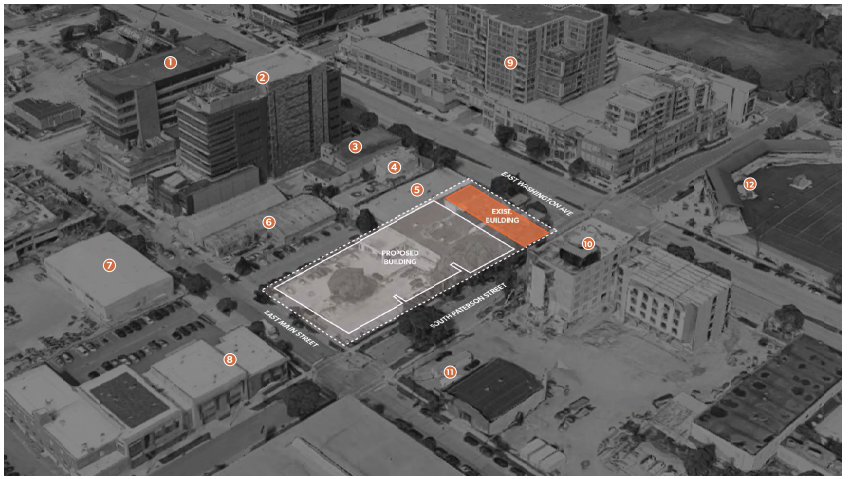
8. MADISON WATER UTILITY

9. GALAXIE APARTMENTS

10. HOTEL INDIGO

11. MADISON WATER UTILITY

12. BREESE STEVENS FIELD



SITE | ADJACENT BUILDINGS

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

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MICHAEL GIBBONS ARCHITECTURE

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71420

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
MTA

PROJECT CONTEXT

A009

Sheet Size: 30" x 42" (Arch E1)

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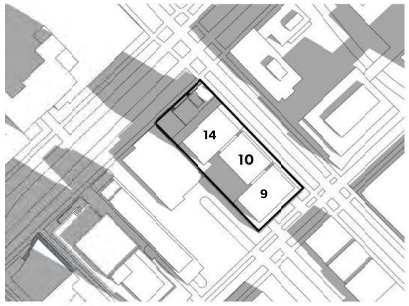

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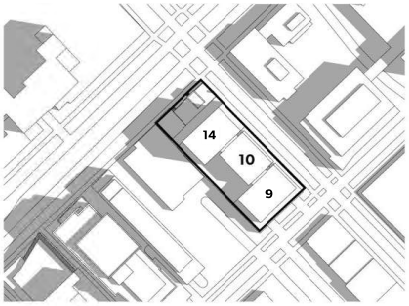
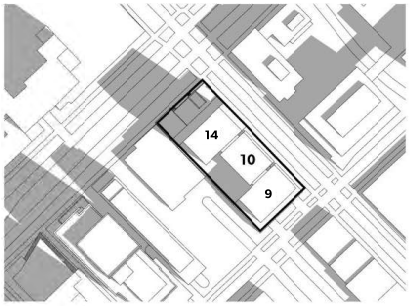
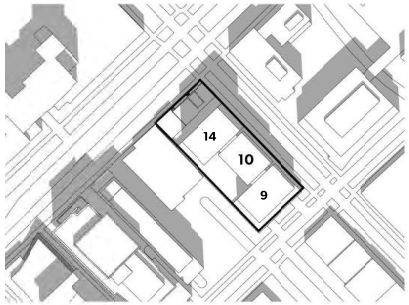


JUNE 22 9:00AM

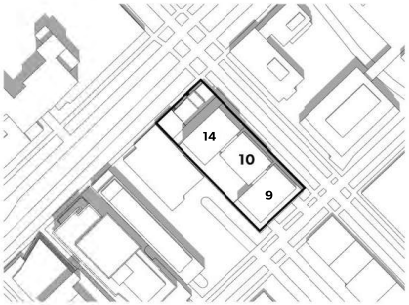


SEPTEMBER 23 9:00AM

DECEMBER 22 9:00AM



MARCH 21 12:00PM



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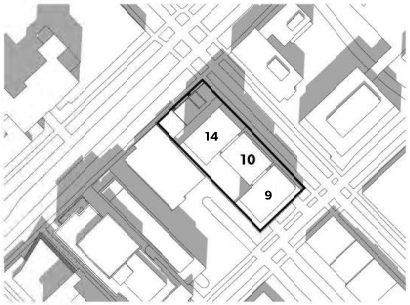

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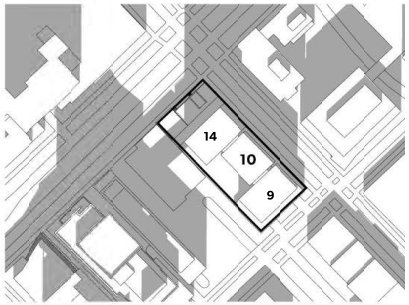

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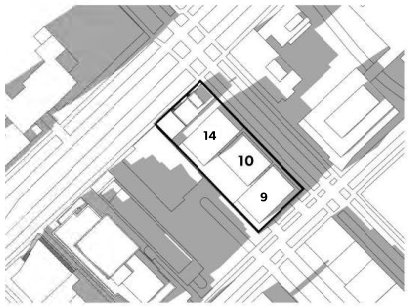

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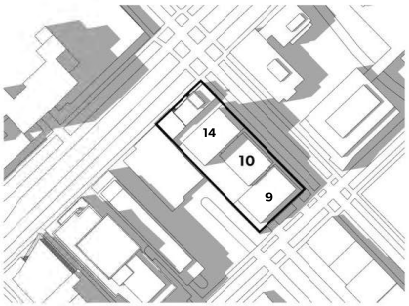
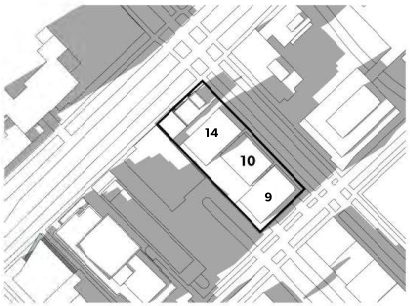
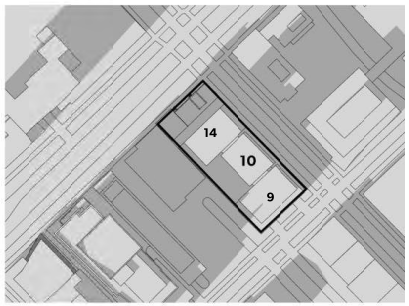


JUNE 22 3:00PM



SEPTEMBER 23 3:00PM



DECEMBER 22 3:00PM

SITE | SHADOW STUDY

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GIEVE ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

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PROJECT NUMBER
71420

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
MKTA

PROJECT CONTEXT

A010

Sheet Size: 30" x 42" (Arch E1)

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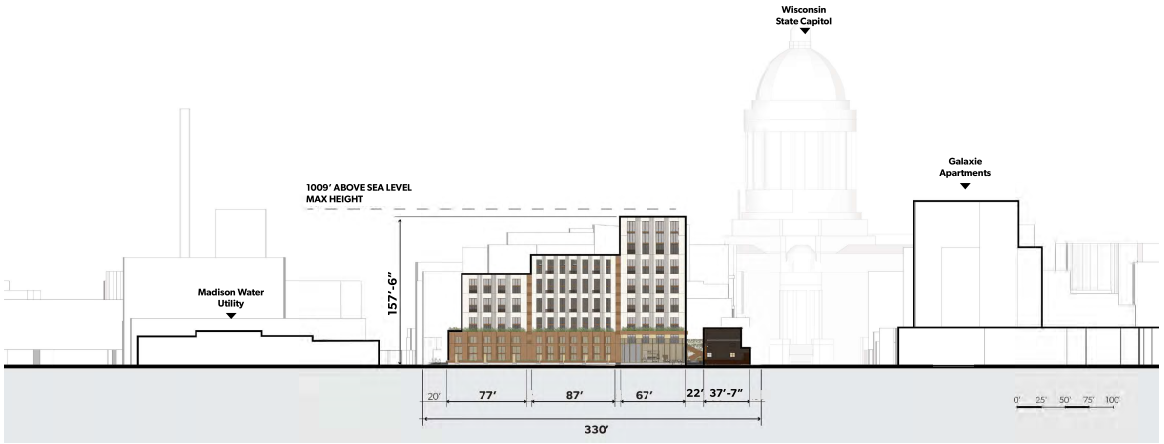
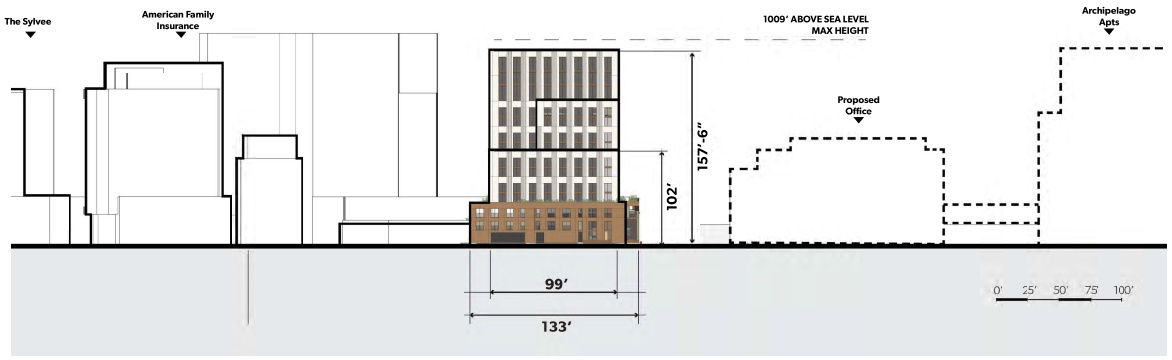
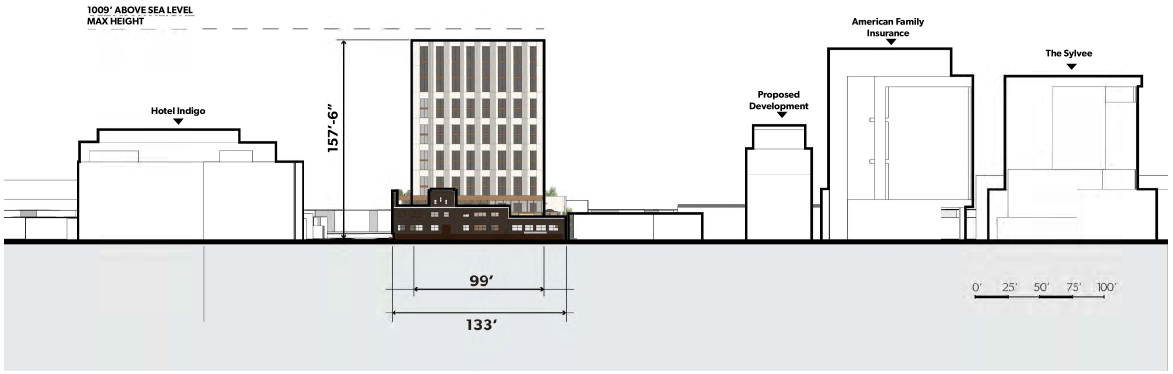


SOUTH PATERSON ELEVATION



EAST MAIN ELEVATION



EAST WASHINGTON ELEVATION

SITE | CONTEXTUAL ELEVATIONS

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Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

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AYA

DRAWN BY
MMTA

PROJECT CONTEXT

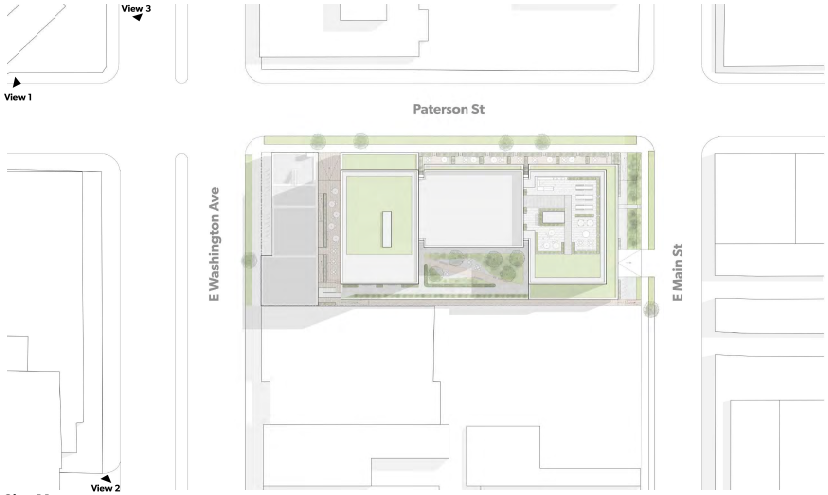
A011

Sheet Size: 30" x 42" (Arch E1)
BIM 360://Bakers Place/71420m4V2020.rvt

VIEW 1 | Paterson Street

VIEW 2 | E Washington Ave looking North East

VIEW 3 | E Washington Ave looking South East



Site Map

SITE | LONG VIEWS

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

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MICHAEL GIBEN ARCHITECTURE

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AYA

REVIEWED BY
AYA

DRAWN BY
MKTA

PROJECT CONTEXT

A012

Sheet Size: 30" x 42" (Arch E1)

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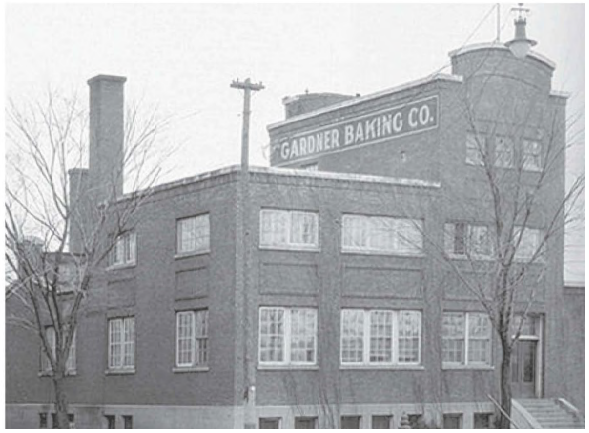

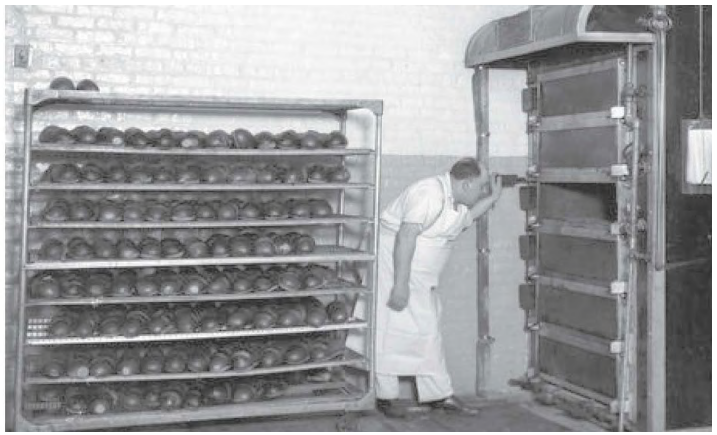

SITE | GARDNER BAKING CO. HISTORICAL PHOTOS

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BIM 360://Bakers Place/71420nv-A2020.rvt

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BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GREBY ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
1	UDC + LAND USE APPLICATION	05/05/2021
2	UDC + LAND USE APPLICATION	06/16/2021

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PROJECT NUMBER
71420

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
MGA

PROJECT CONTEXT

A013

SCIENCE HALL
1887 - BRICK MASONRY

THE CARDINAL HOTEL
1908 - BRICK MASONRY

BELMONTE GOTEL
1924 - BRICK MASONRY

NORTH HALL
1851 - STONE

MADISON HOTEL
1838 - BRICK MASONRY

BIEDERSTAEDT GROCERY
187K - BRICK MASONRY

GARDNER BAKING CO.
1952 - BRICK MASONRY

MADISON CANDY CO.
1903 - BRICK MASONRY

KLUETER WHOLESALE GROCERY
1916 - BRICK MASONRY

CAPITOL BUILDING
1917 - STONE

CHURCHILL BUILDING
1915 - BRICK

AMERICAN EXCHANGE BUILDING
1871 - STONE

MADISON CONTEXT | MATERIALITY + PROPORTION

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GIBEN ARCHITECTURE

THE NEUTRAL PROJECT

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PROJECT NUMBER
71420

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
MATA

PROJECT CONTEXT

A014

BIM 360://Bakers Place/71420revA1_2020.rvt
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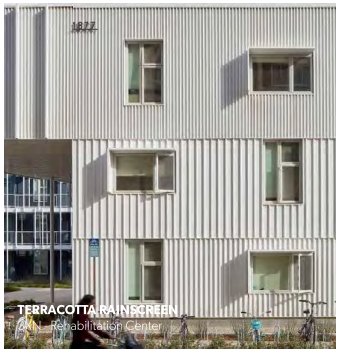

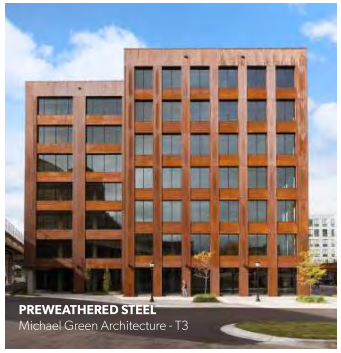

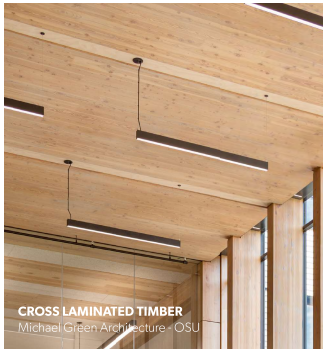

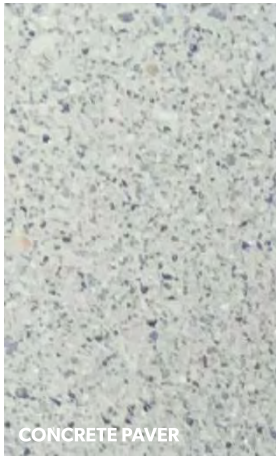

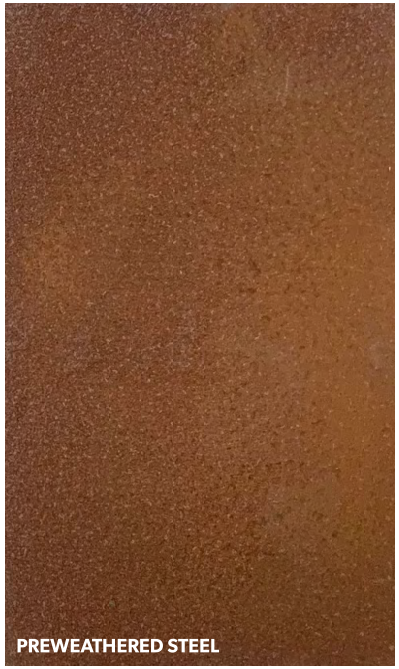

MATERIALITY | PALETTE

PRELIMINARY - NOT FOR CONSTRUCTION

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Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GREEN ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

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PROJECT NUMBER
71420

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
MTA

PROJECT CONTEXT

A015

Sheet Size: 30" x 42" (Arch E1)

BIM 360://Bakers Place/71420m4-A2020.rvt

PREWEATHERED STEEL | TOWNHOMES

WHITE FLAT AND CORRUGATED METAL PANEL | UPPER RESIDENTIAL

WOOD BACKED CURTAINWALL | COMMERCIAL

S PATERSON ST ELEVATION

METAL PANEL

PREWEATHERED STEEL

CLT + WOOD BACKED CURTAIN WALL

EXISTING BUILDING

MATERIALITY | FACADE DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

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ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GIBEN ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
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PROJECT NUMBER
71420

APPROVED BY
AYA

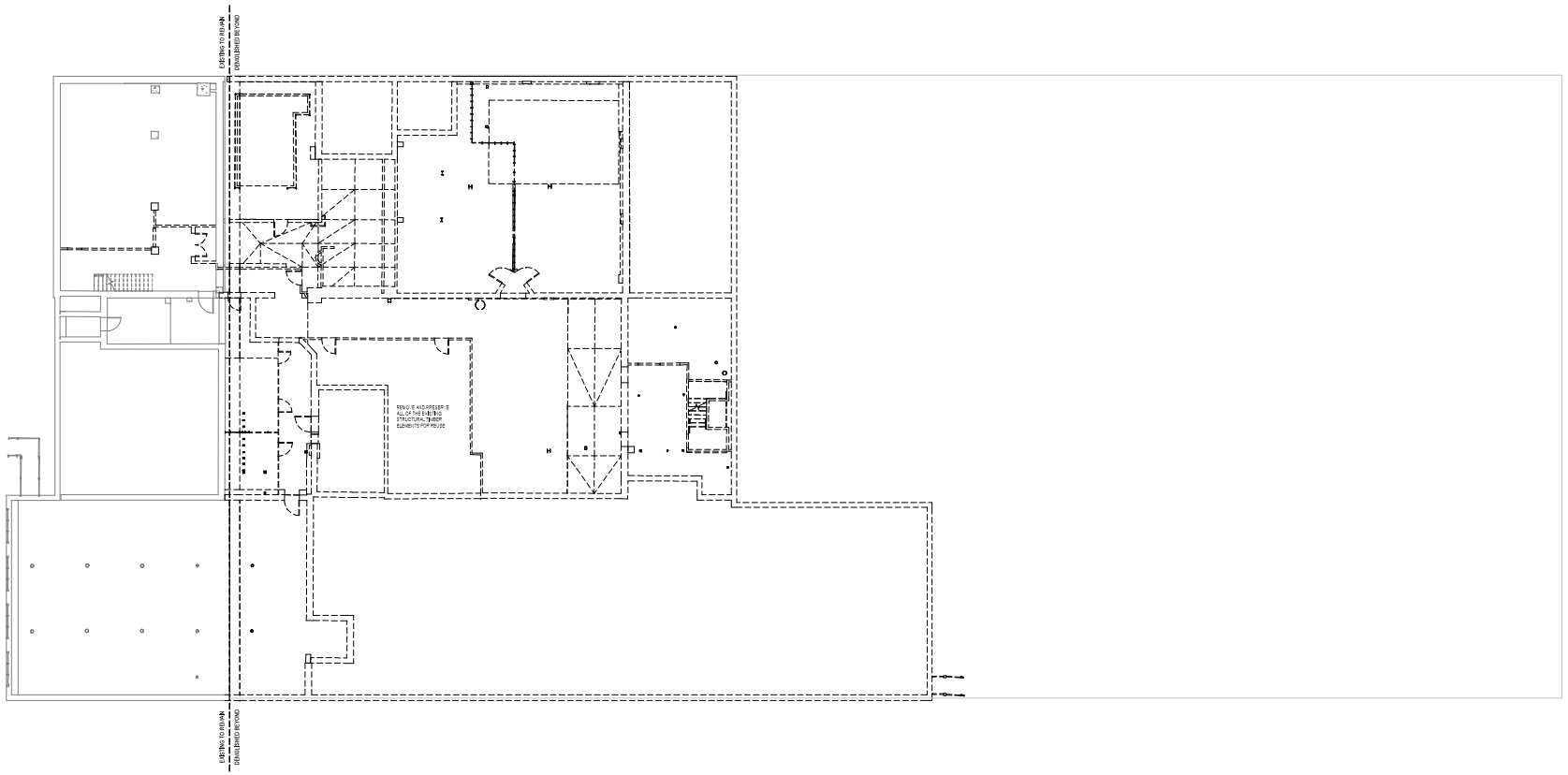
REVIEWED BY
AYA

DRAWN
MGA

PROJECT CONTEXT

A016

BIM 360://Bakers Place/71420revA2020.rvt
Sheet Size: 30" x 42" (Arch E1)



TRUE NORTH

NORTH

LOWER LEVEL FLOOR DEMOLITION PLAN - (EXISTING BUILDING)

SCALE: 1" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GIBEN ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
1	UDC + LAND USE APPLICATION	05/03/2021
2	UDC + LAND USE APPLICATION	06/16/2021

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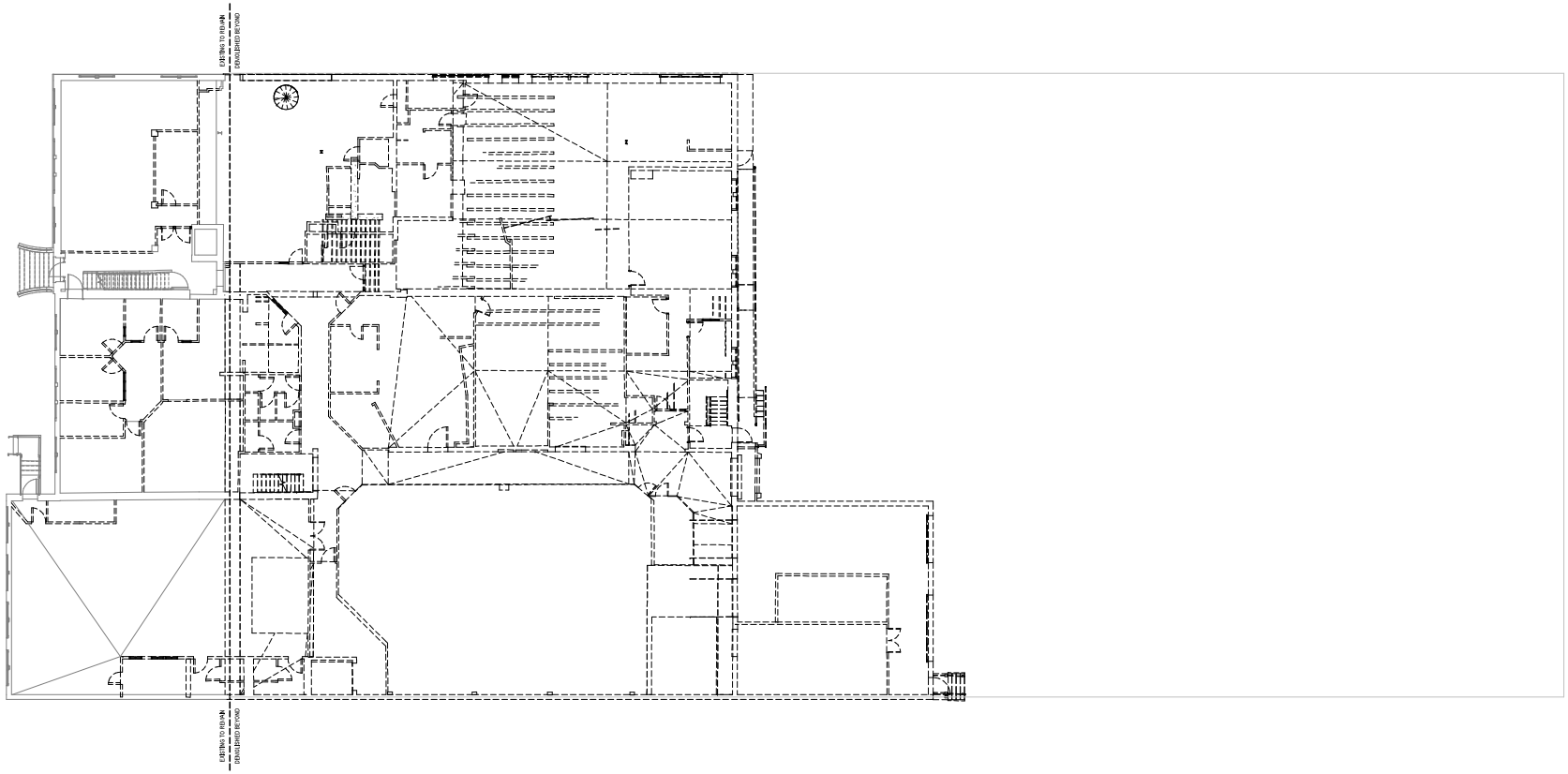
LOWER LEVEL FLOOR DEMOLITION PLAN - (EXISTING BUILDING)

AD100

Sheet Size: 30" x 42" (Arch E1)

BIM 360://Bakers Place/71420revAD200.rvt



TRUE NORTH
NORTH

1ST LEVEL FLOOR DEMOLITION PLAN - (EXISTING BUILDING)
SCALE: 1" = 10'-0"

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
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ISSUANCES / REVISIONS

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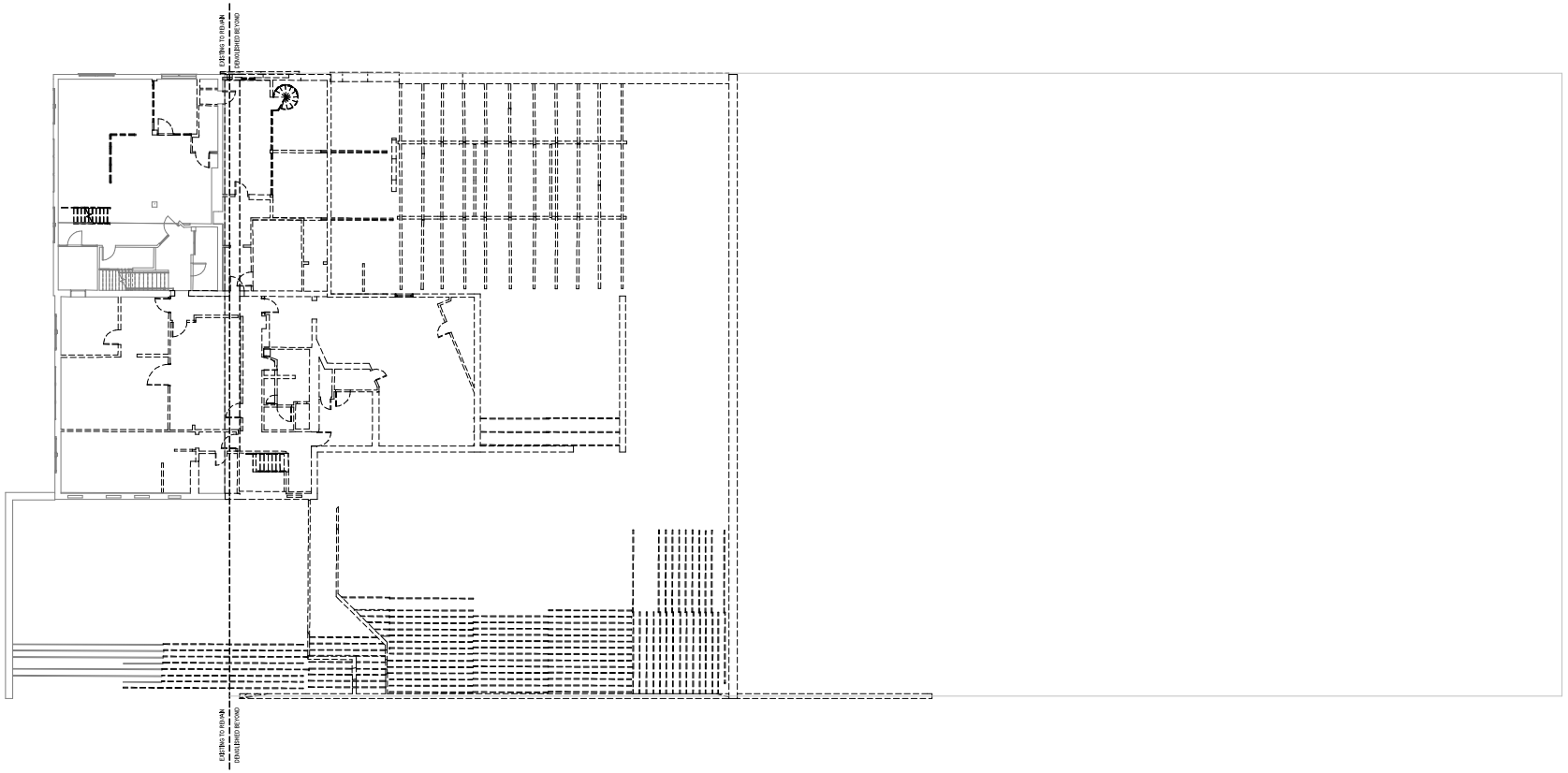
1ST LEVEL FLOOR DEMOLITION PLAN - (EXISTING BUILDING)

AD101

Sheet Size: 30" x 42" (Arch E1)
BIM 360://Bakers Place/71420revAY-AD200.rvt



TRUE NORTH
NORTH

2ND LEVEL FLOOR DEMOLITION PLAN - (EXISTING BUILDING)
SCALE: 1" = 10'-0"

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
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MICHAEL GIBEN ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

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REVIEWED BY
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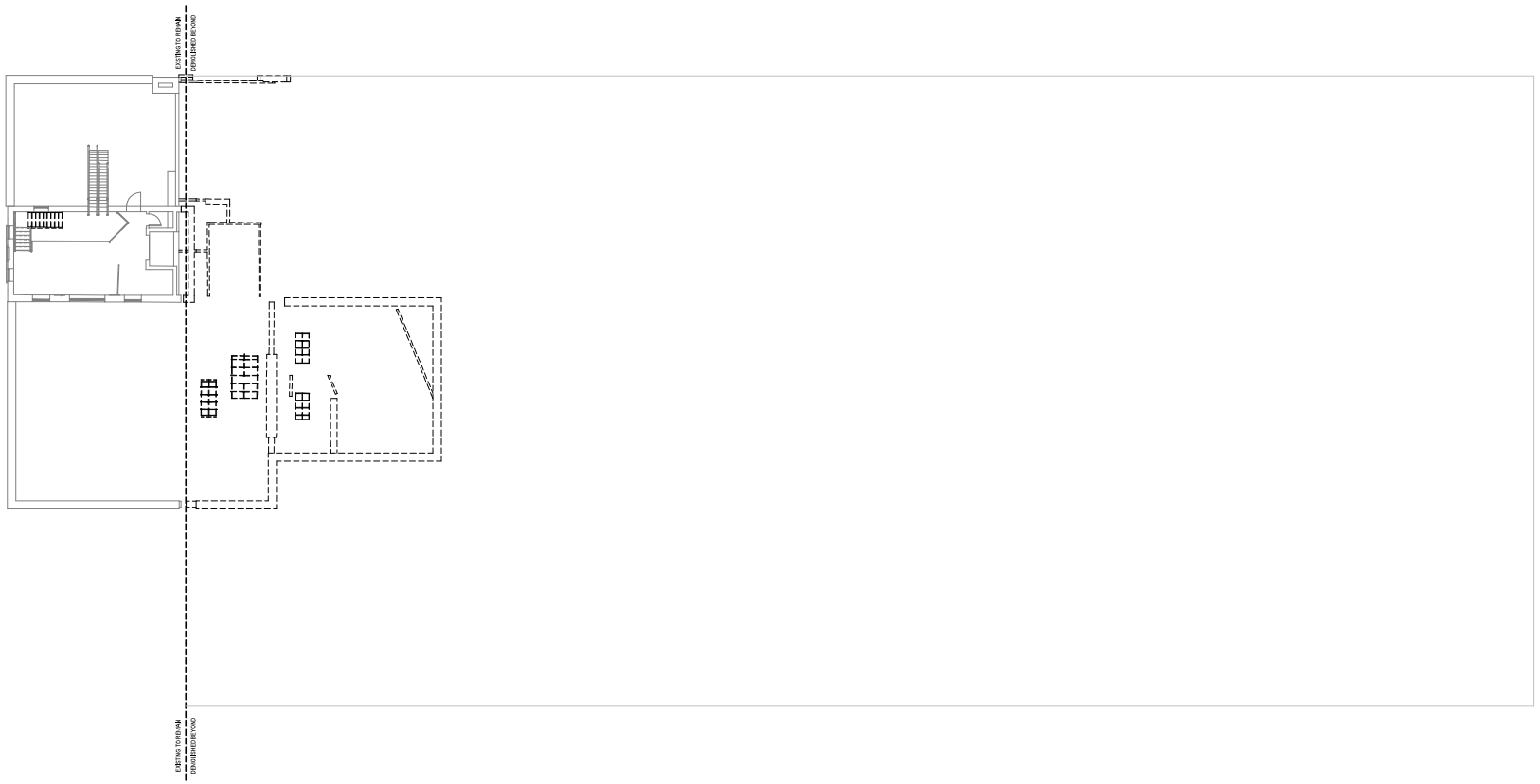
DRAWN BY
MGA

2ND LEVEL FLOOR DEMOLITION PLAN - (EXISTING BUILDING)

AD102

Sheet Size: 30" x 42" (Arch E1)

BIM 360://Bakers Place/71420revAD2021.rvt



TRUE NORTH
NORTH

3RD LEVEL FLOOR DEMOLITION PLAN - (EXISTING BUILDING)

SCALE: 1" = 10'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Sheet Size: 30" x 42" (Arch E1)

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BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

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MICHAEL GIBEN ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

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2	UDC + LAND USE APPLICATION	06/16/2021

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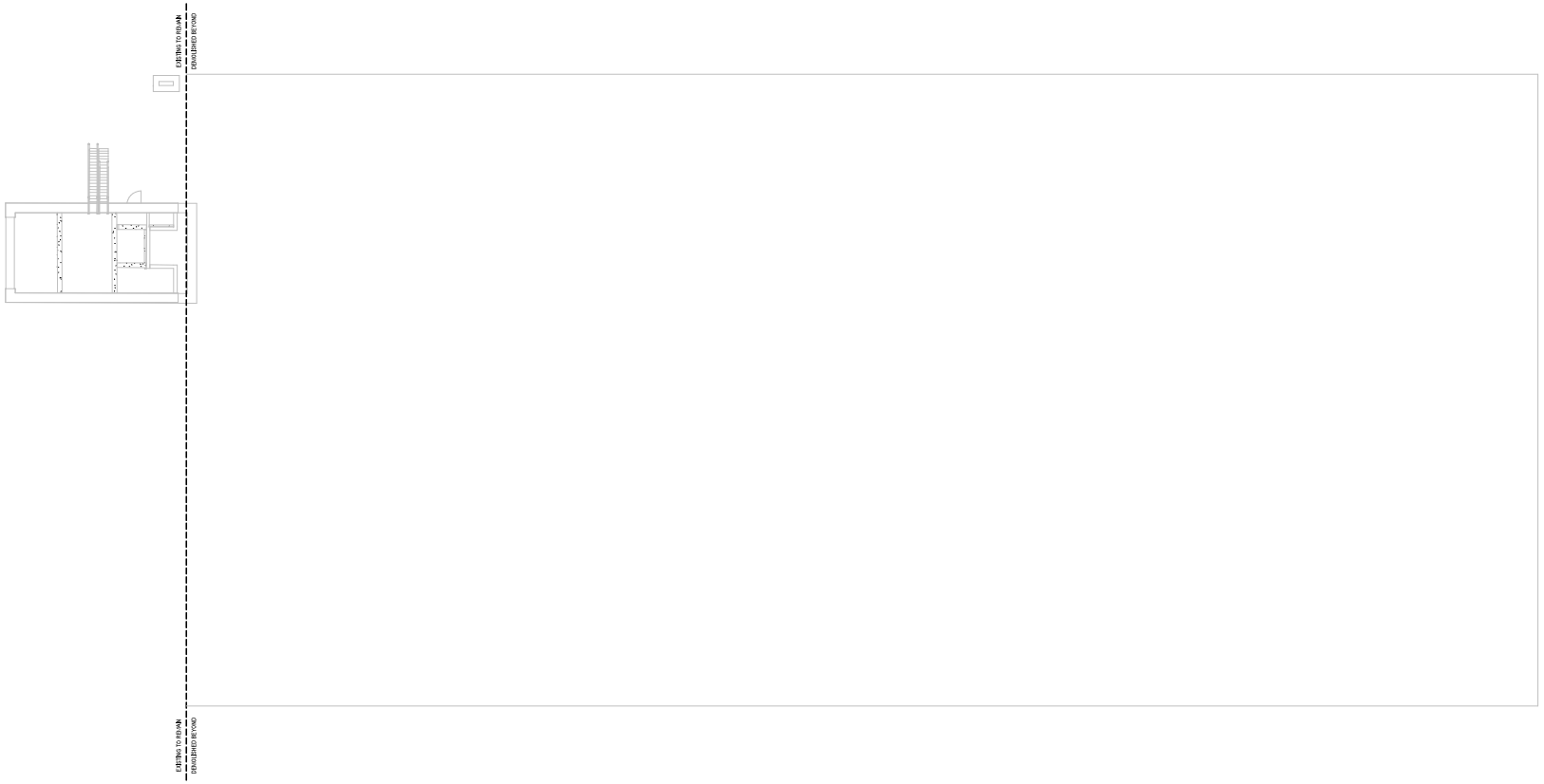
AYA

REVIEWED BY
AYA

DRAWN BY
MGA

3RD LEVEL FLOOR DEMOLITION PLAN - (EXISTING BUILDING)

AD103



TRUE NORTH
NORTH

ROOF LEVEL DEMOLITION PLAN - (EXISTING BUILDING)
SCALE: 1" = 10'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Sheet Size: 30" x 42" (Arch E1)

BIM 360://Bakers Place/71420revAD220.rvt

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BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

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ISSUANCES / REVISIONS

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2	UDC + LAND USE APPLICATION	06/16/2021

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REVIEWED BY
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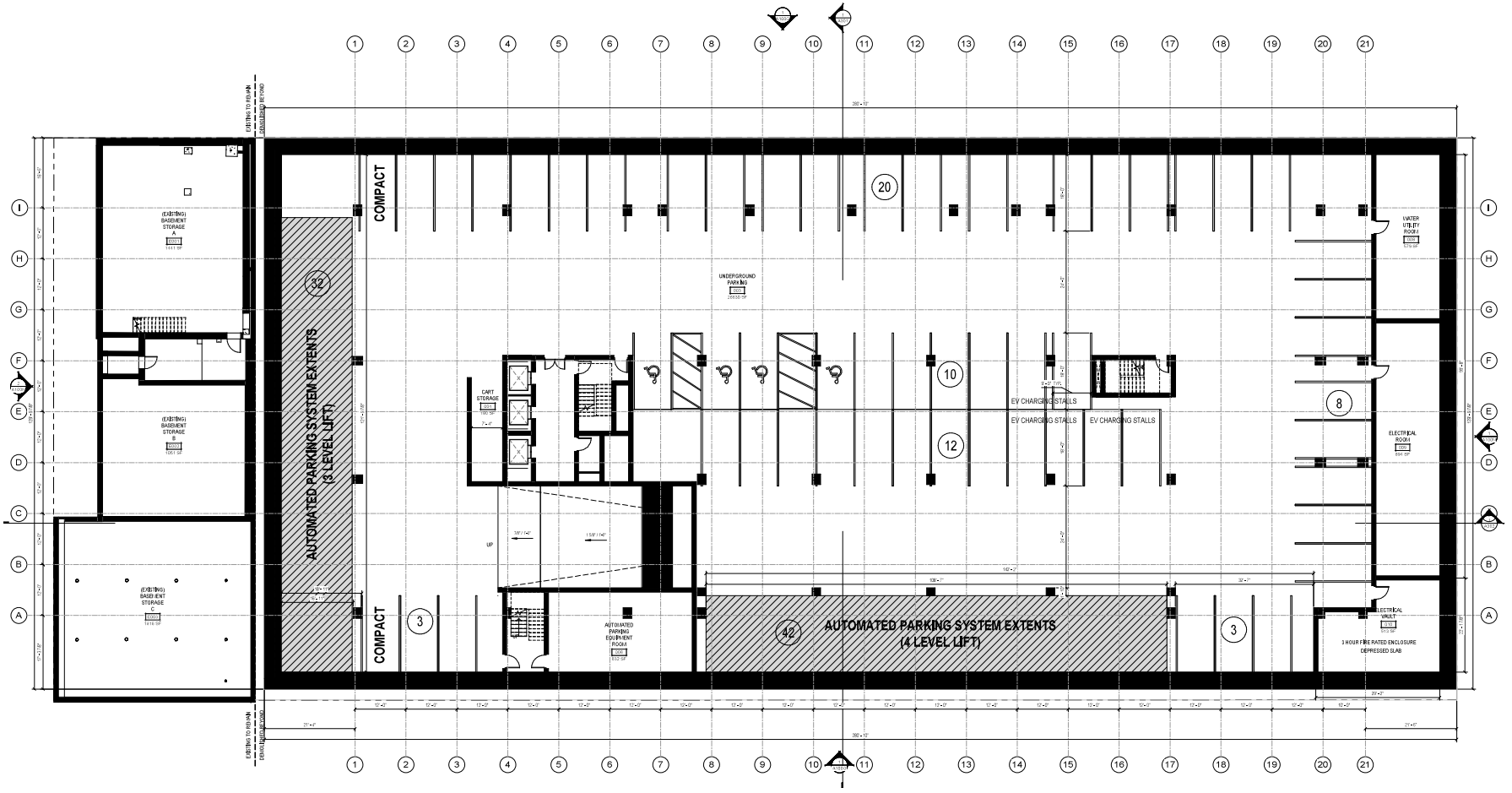
DRAWN BY
MGA

ROOF LEVEL DEMOLITION PLAN - (EXISTING BUILDING)

AD104

VEHICLE PARKING SUMMARY:

LOWER LEVEL:	
ADA STALLS:	4 STALLS
COMPACT STALLS:	2 STALLS
STANDARD STALLS:	50 STALLS
1ST LEVEL:	
ADA STALLS:	1 STALL
COMPACT STALLS:	1 STALL
STANDARD STALLS:	12 STALLS
AUTOMATED PARKING:	
WEST SIDE W/ PIT:	32 STALLS
SOUTH SIDE W/PIT :	42 STALLS
TOTAL STALLS PROVIDED	**144 STALLS**



TRUE NORTH

NORTH

LOWER LEVEL FLOOR PLAN

SCALE: 1" = 10'-0"

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA MICHAEL GIEVE ARCHITECTURE

THE NEUTRAL PROJECT

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71420

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MGA

LOWER LEVEL FLOOR PLAN

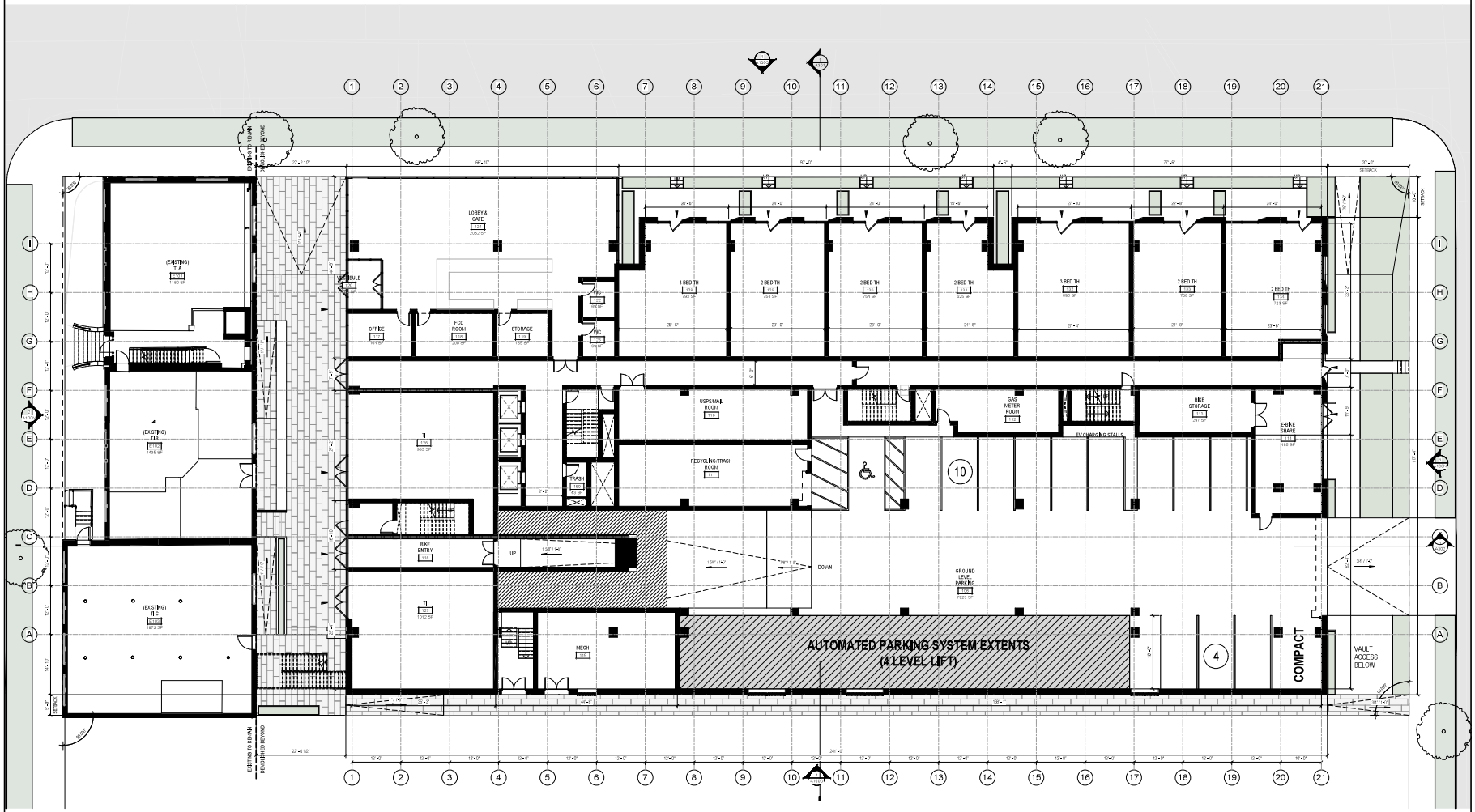
A100

Sheet Size: 30" x 42" (Arch E1)

BIM 360://Bakers Place/71420rvt-A2020.rvt

VEHICLE PARKING SUMMARY:

LOWER LEVEL:	
ADA STALLS:	4 STALLS
COMPACT STALLS:	2 STALLS
STANDARD STALLS:	50 STALLS
1ST LEVEL:	
ADA STALLS:	1 STALL
COMPACT STALLS:	1 STALL
STANDARD STALLS:	12 STALLS
AUTOMATED PARKING:	
WEST SIDE W/ PIT:	32 STALLS
SOUTH SIDE W/PIT :	42 STALLS
TOTAL STALLS PROVIDED	**144 STALLS**



1ST LEVEL FLOOR PLAN

SCALE: 1" = 10'-0"

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Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GIEVE ARCHITECTURE

THE NEUTRAL PROJECT

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PROJECT NUMBER
71420

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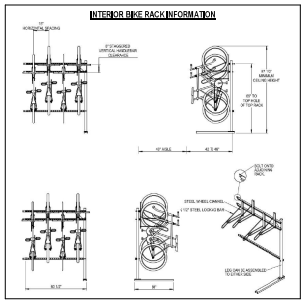
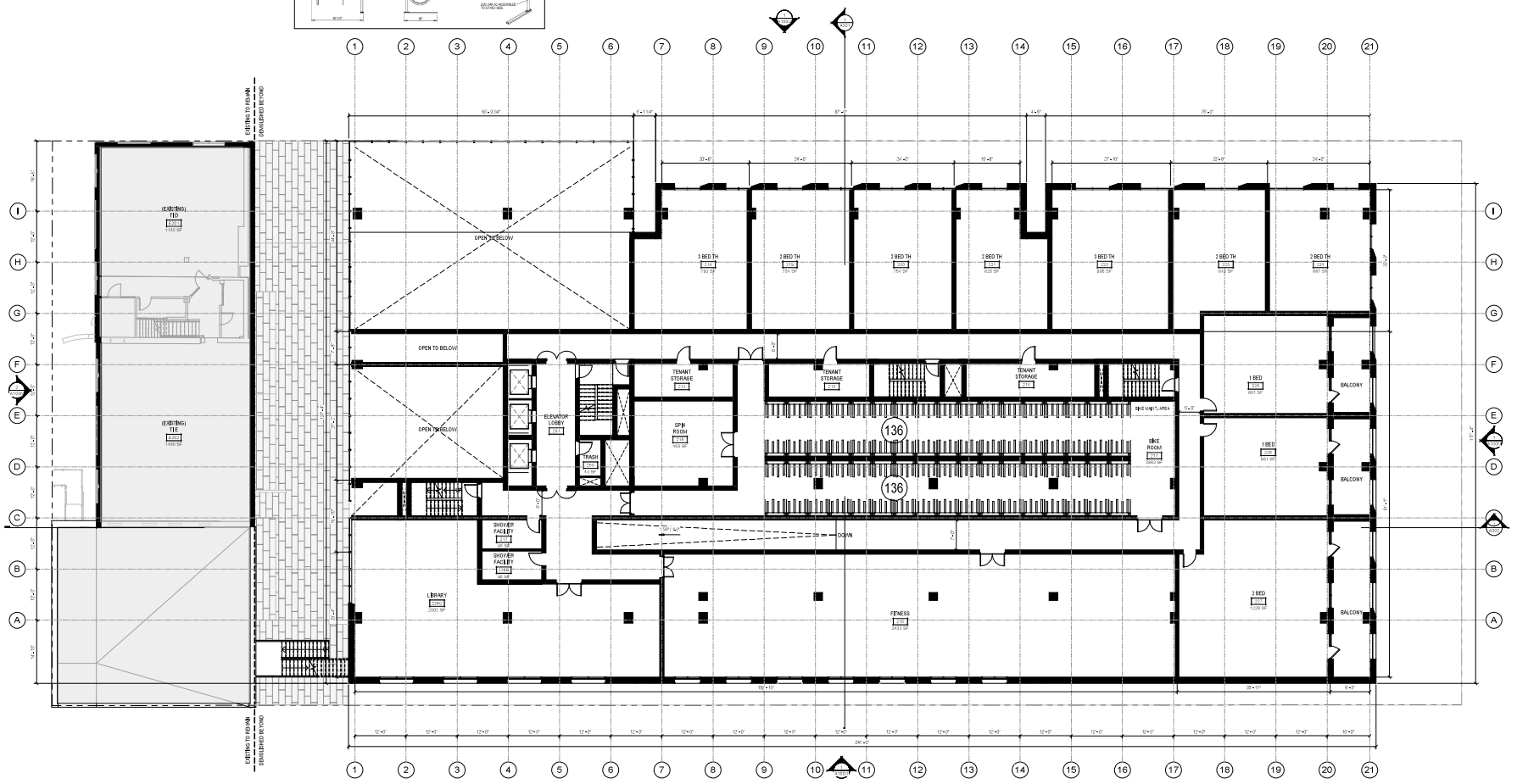
DRAWN BY
MGA

1ST LEVEL FLOOR PLAN

A101

BIM 360://Bakers Place/71420m4-A2020.rvt
Sheet Size: 30" x 42" (Arch E1)





TRUE NORTH NORTH

2ND LEVEL FLOOR PLAN

SCALE: 1" = 10'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

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THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GIEVE ARCHITECTURE

THE NEUTRAL PROJECT

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REVIEWED BY
AYA

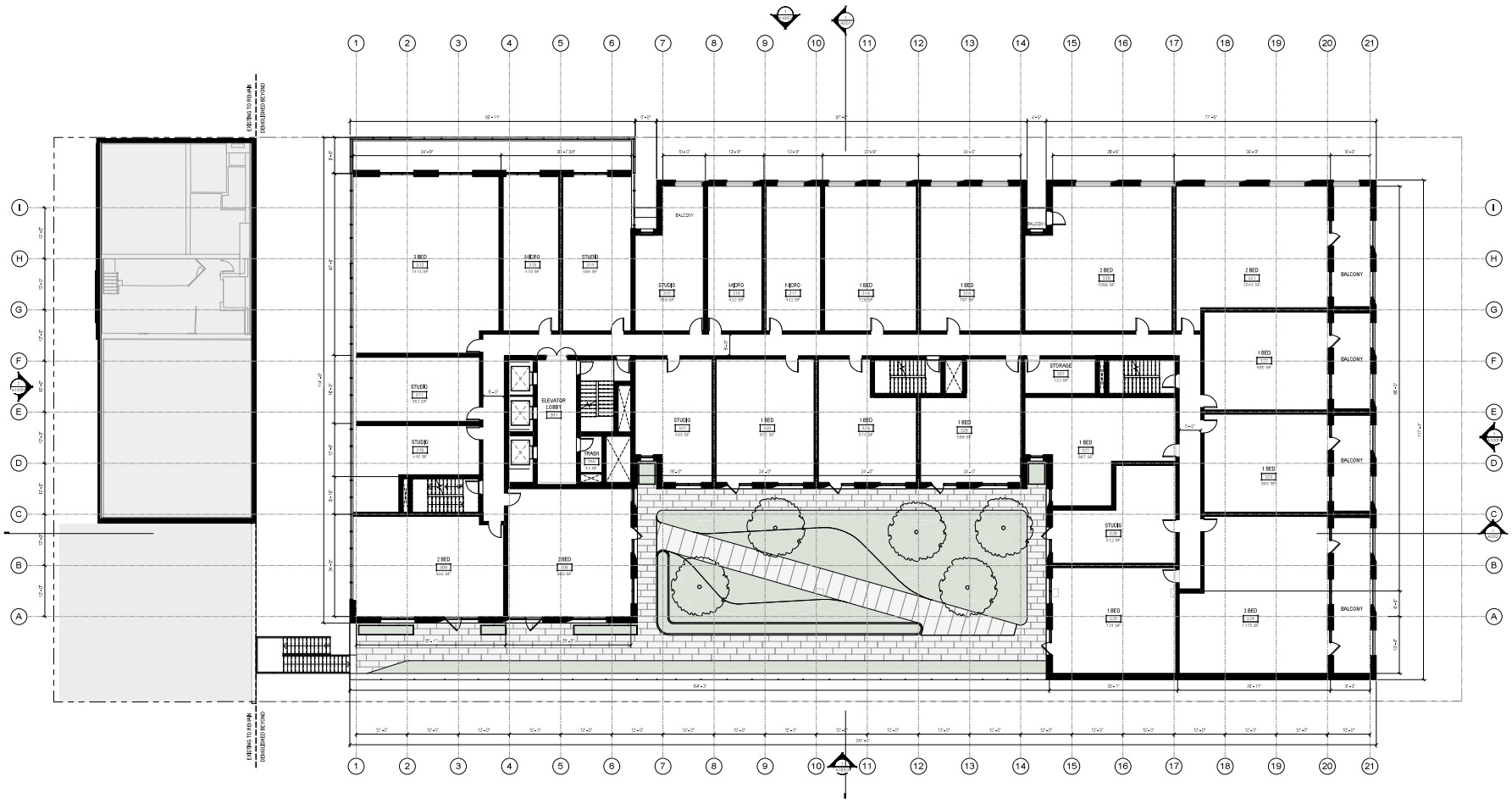
DRAWN BY
MGA

2ND LEVEL FLOOR PLAN

A102

Sheet Size: 30" x 42" (Arch E1)

BIN 360 //Bakers Place/71420rvt-A2020.rvt



TRUE NORTH

NORTH

3RD LEVEL FLOOR AND OUTDOOR COURTYARD ROOF PLAN

SCALE: 1" = 10'-0"

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ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

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MICHAEL GIEVE ARCHITECTURE

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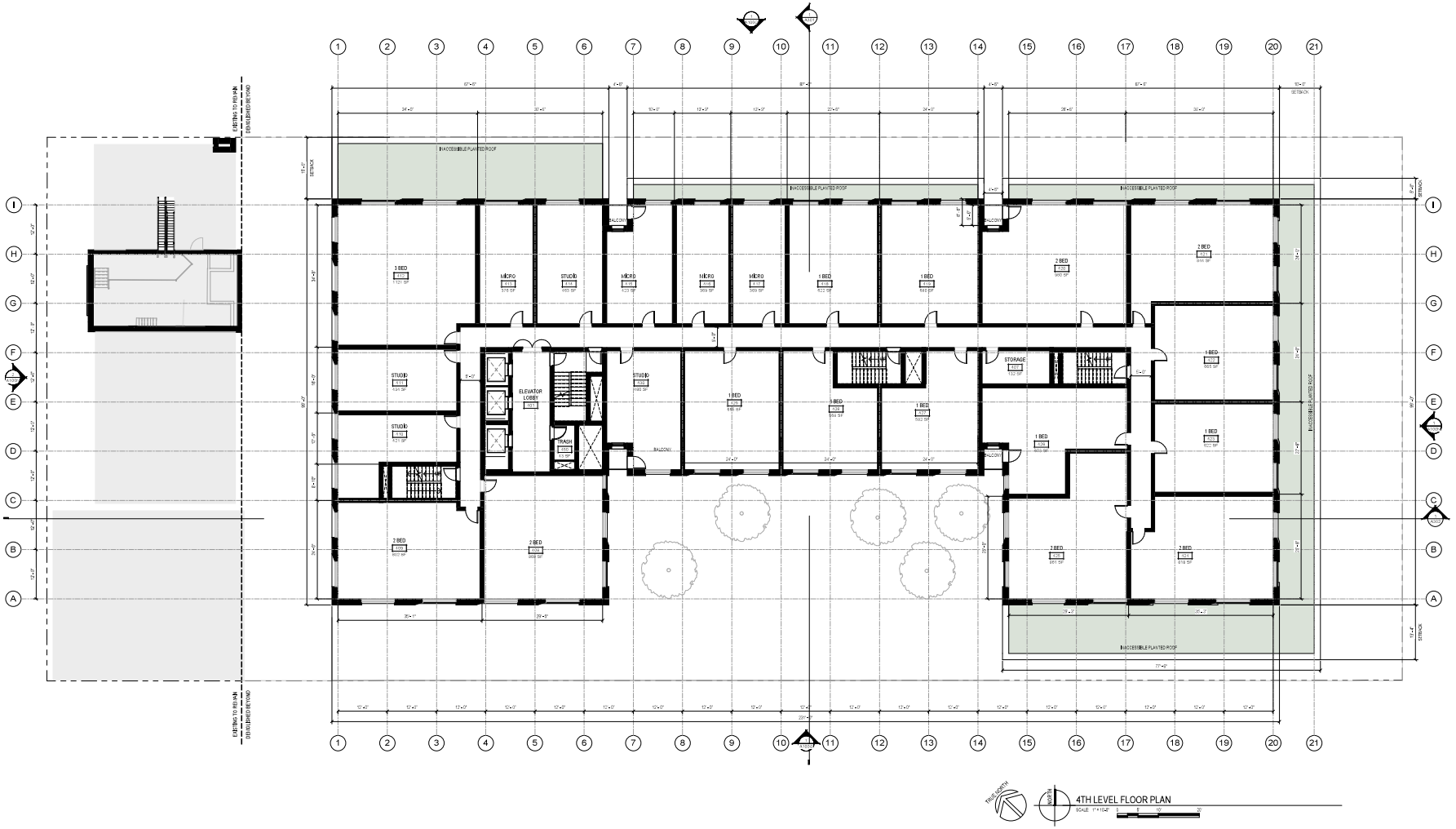
MGA

3RD LEVEL FLOOR AND OUTDOOR COURTYARD ROOF PLAN

A103

Sheet Size: 30" x 42" (Arch E1)

BIM 360://Bakers Place/71420rvt-A2020.rvt



TRUE NORTH NORTH

4TH LEVEL FLOOR PLAN

SCALE: 1" = 10'-0"

0 5 10 20

PRELIMINARY - NOT FOR CONSTRUCTION

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ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON
MADISON, WI 53703

MGA
MICHAEL GEBHART ARCHITECTURE

THE NEUTRAL PROJECT

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
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2	UDC + LAND USE APPLICATION	06/16/2021

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APPROVED BY
AYA

REVIEWED BY
Checker

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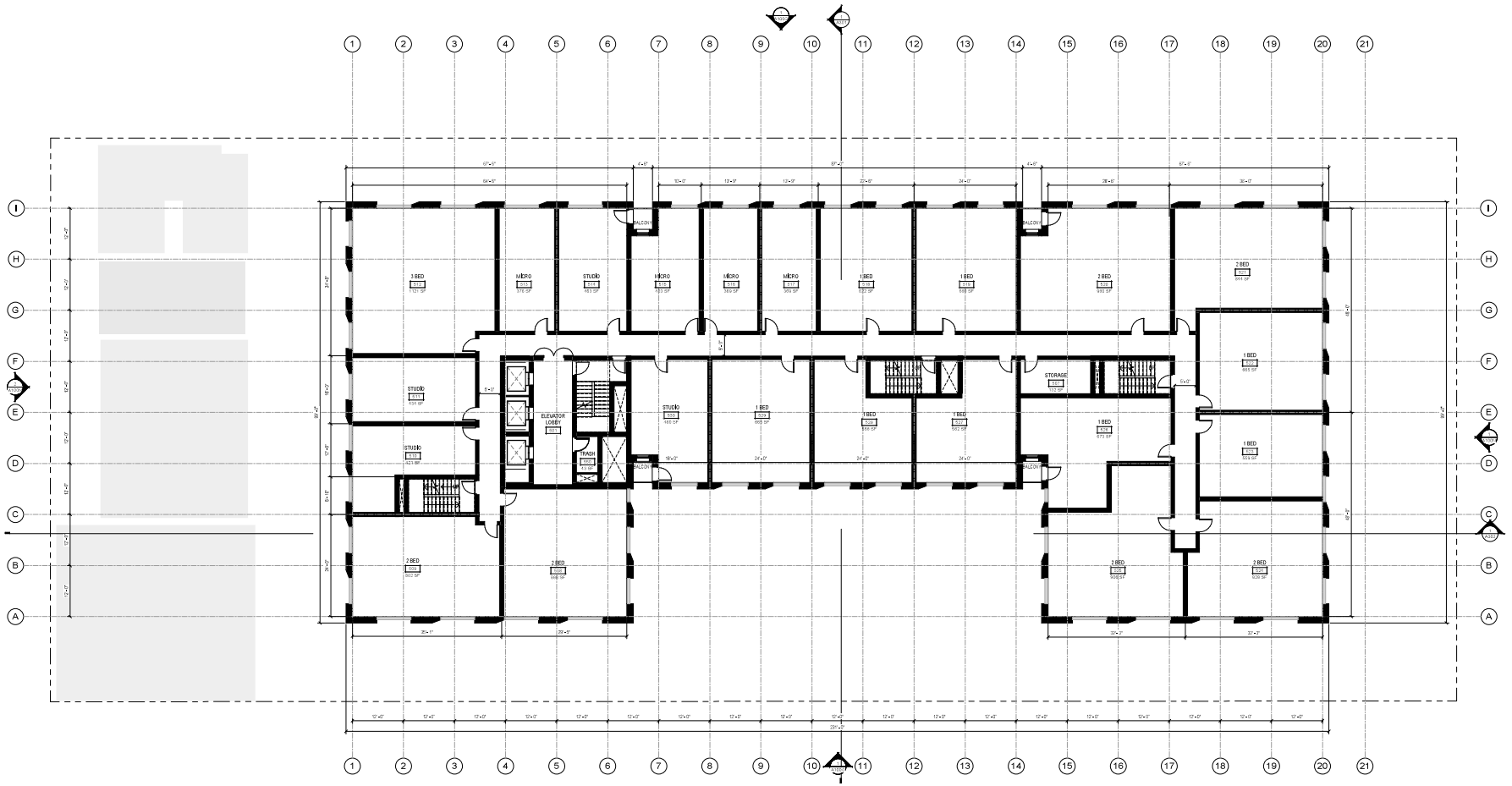
MGA

4TH LEVEL FLOOR PLAN

A104

Sheet Size: 30" x 42" (Arch E1)

BIM 360://Bakers Place/71420rvt-A2020.rvt



TRUE NORTH
NORTH
5TH THRU 9TH LEVEL FLOOR PLAN
SCALE: 1" = 10'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Sheet Size: 30" x 42" (Arch E1)

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1	UDC + LAND USE APPLICATION	05/05/2021
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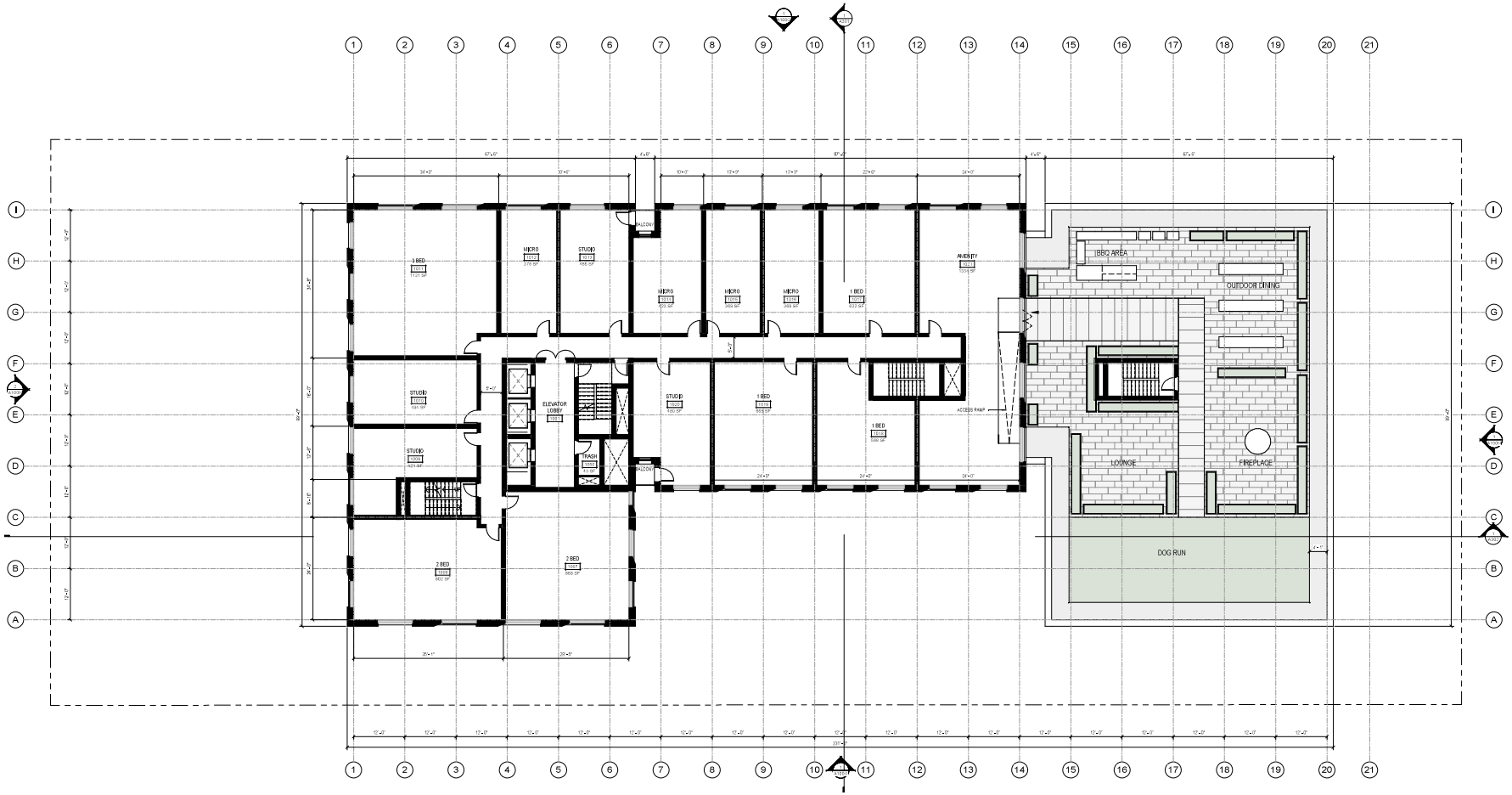
MYA

5TH THRU 9TH LEVEL FLOOR PLAN

A105



10TH LEVEL FLOOR AND ROOF PLAN

SCALE: 1" = 10'-0"

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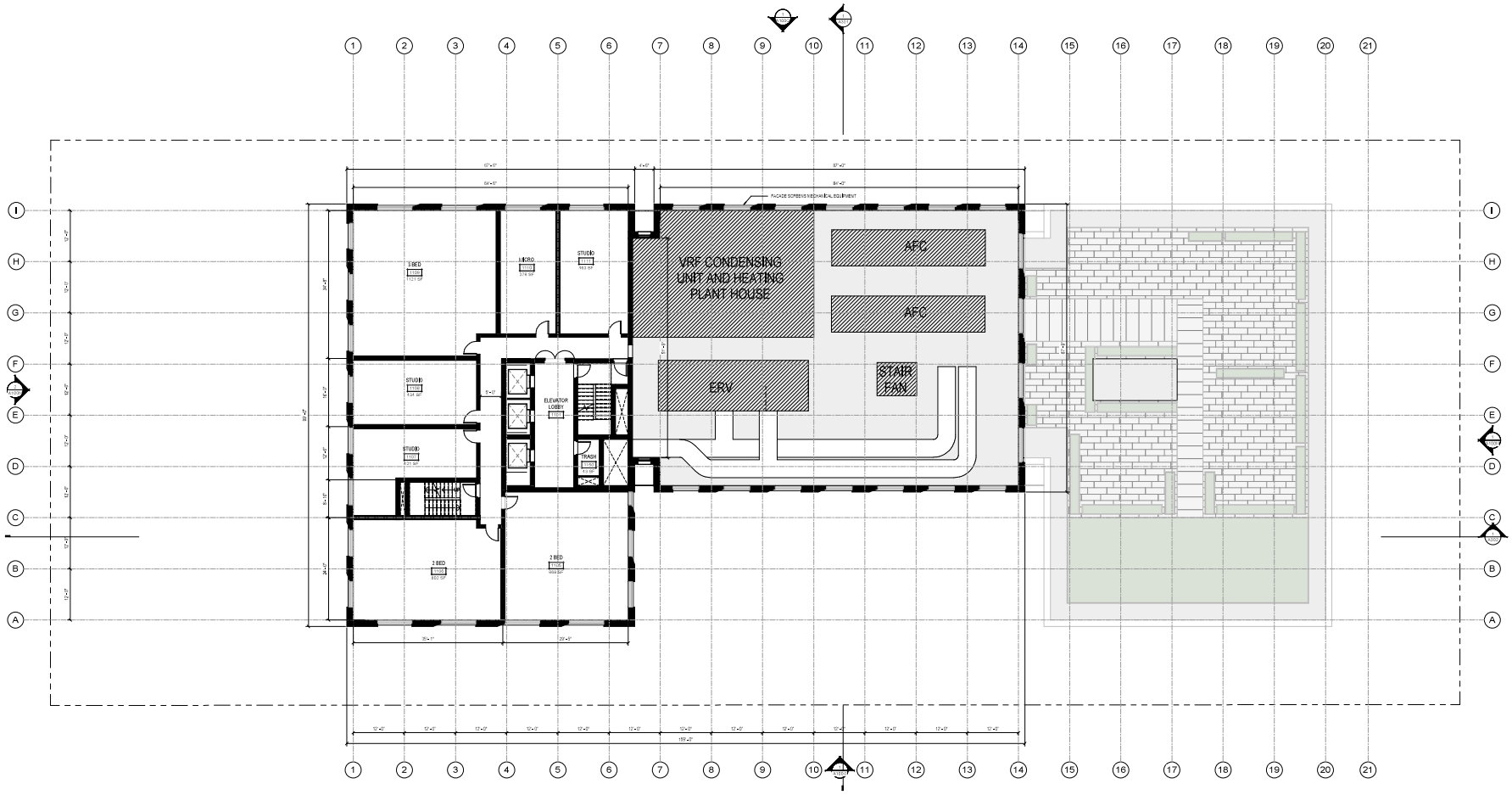
10TH LEVEL FLOOR AND ROOF PLAN

A106



11TH LEVEL FLOOR AND OUTDOOR ROOF PLAN

SCALE: 1" = 10'-0"

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11TH LEVEL FLOOR AND OUTDOOR ROOF PLAN

A107

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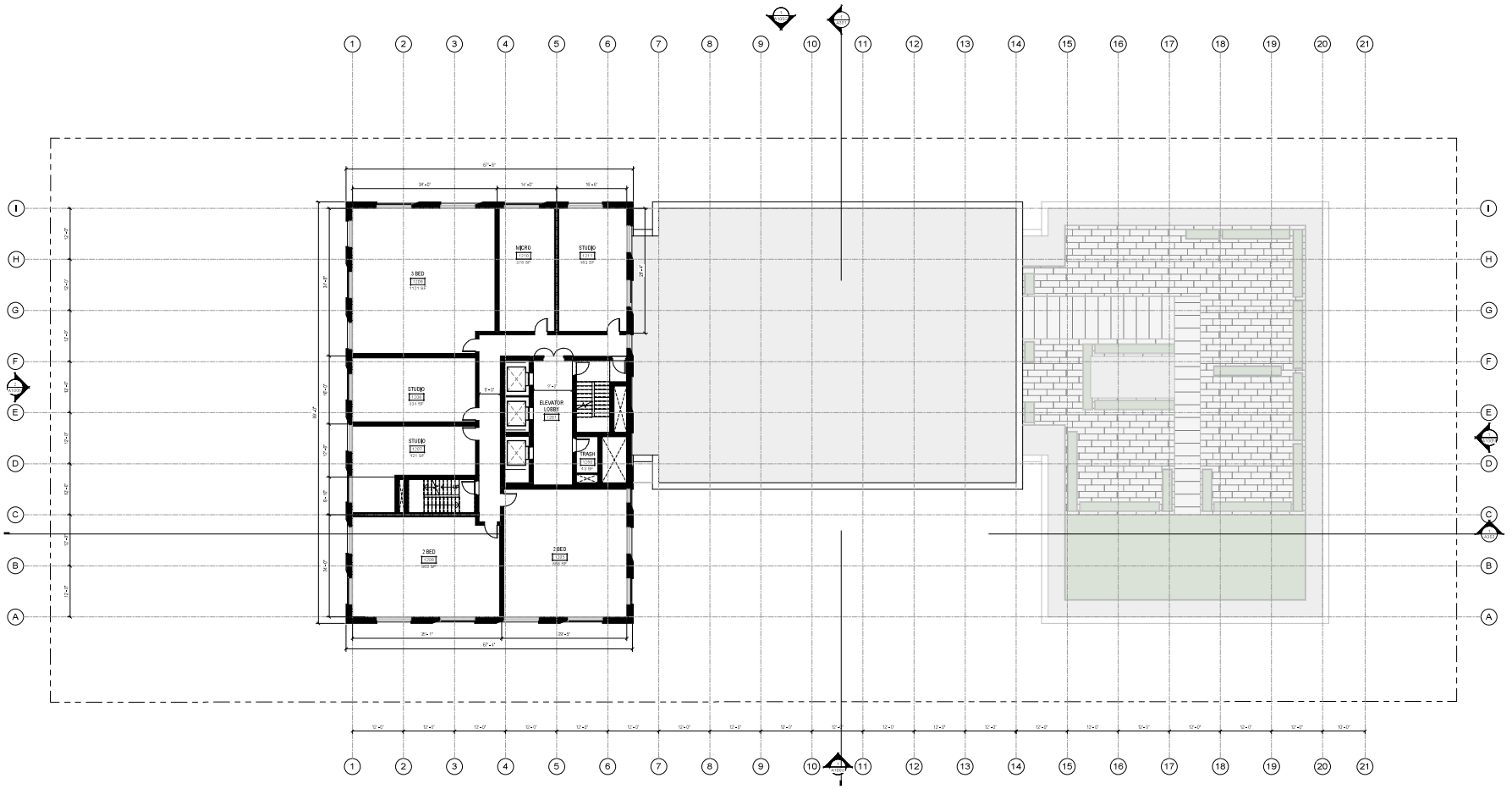

12TH THRU 13TH LEVEL FLOOR PLAN

SCALE: 1" = 10'-0"

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12TH THRU 13TH LEVEL FLOOR PLAN

A108

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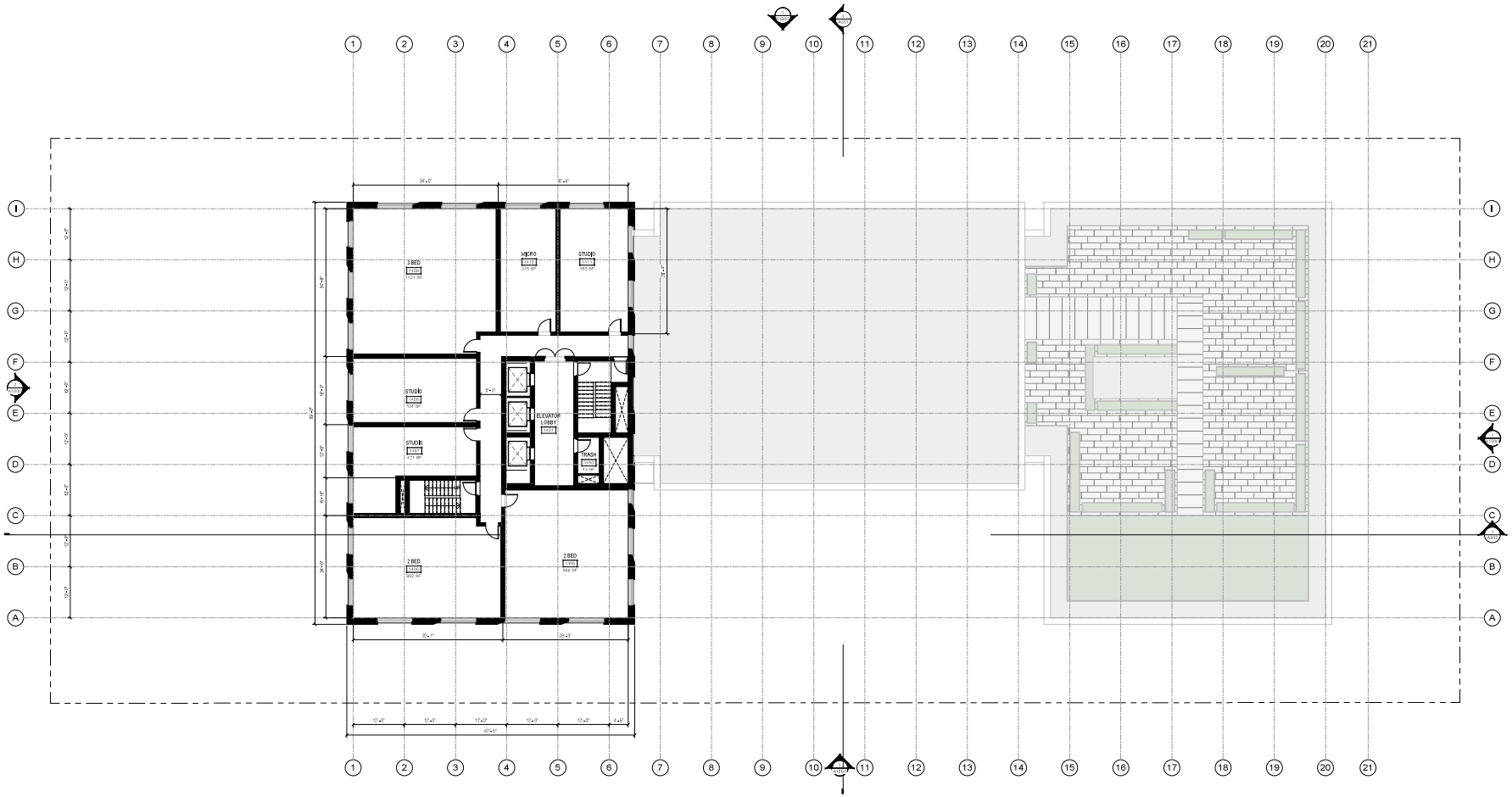

14TH LEVEL FLOOR PLAN

SCALE 1" = 1'-0"

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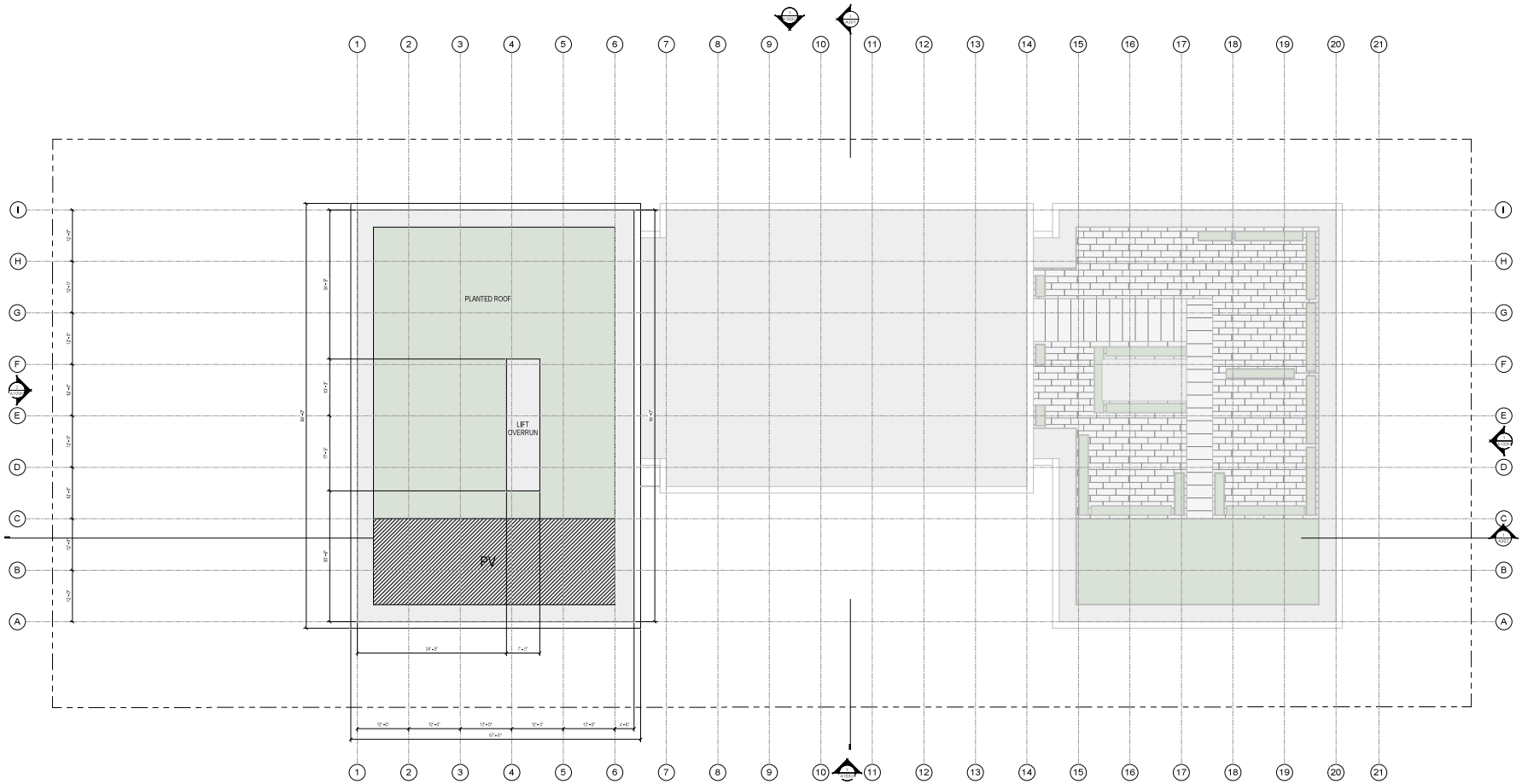
14TH LEVEL FLOOR PLAN

A109



15TH LEVEL ROOF PLAN

SCALE 1" = 10'-0"

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15TH LEVEL ROOF PLAN

A110

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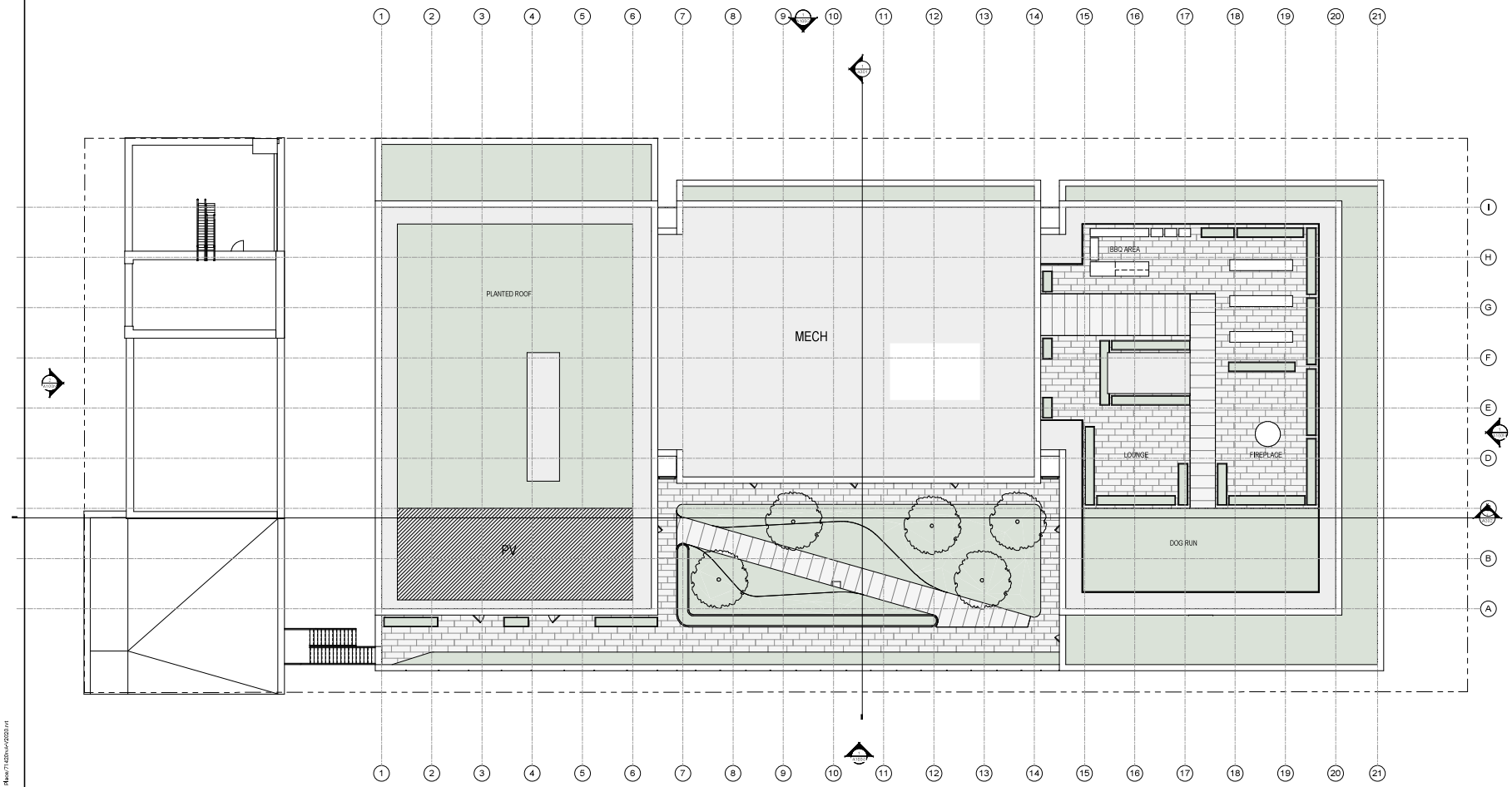

OVERALL ROOF PLAN

SCALE 1" = 10'-0"

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OVERALL ROOF PLAN

A111

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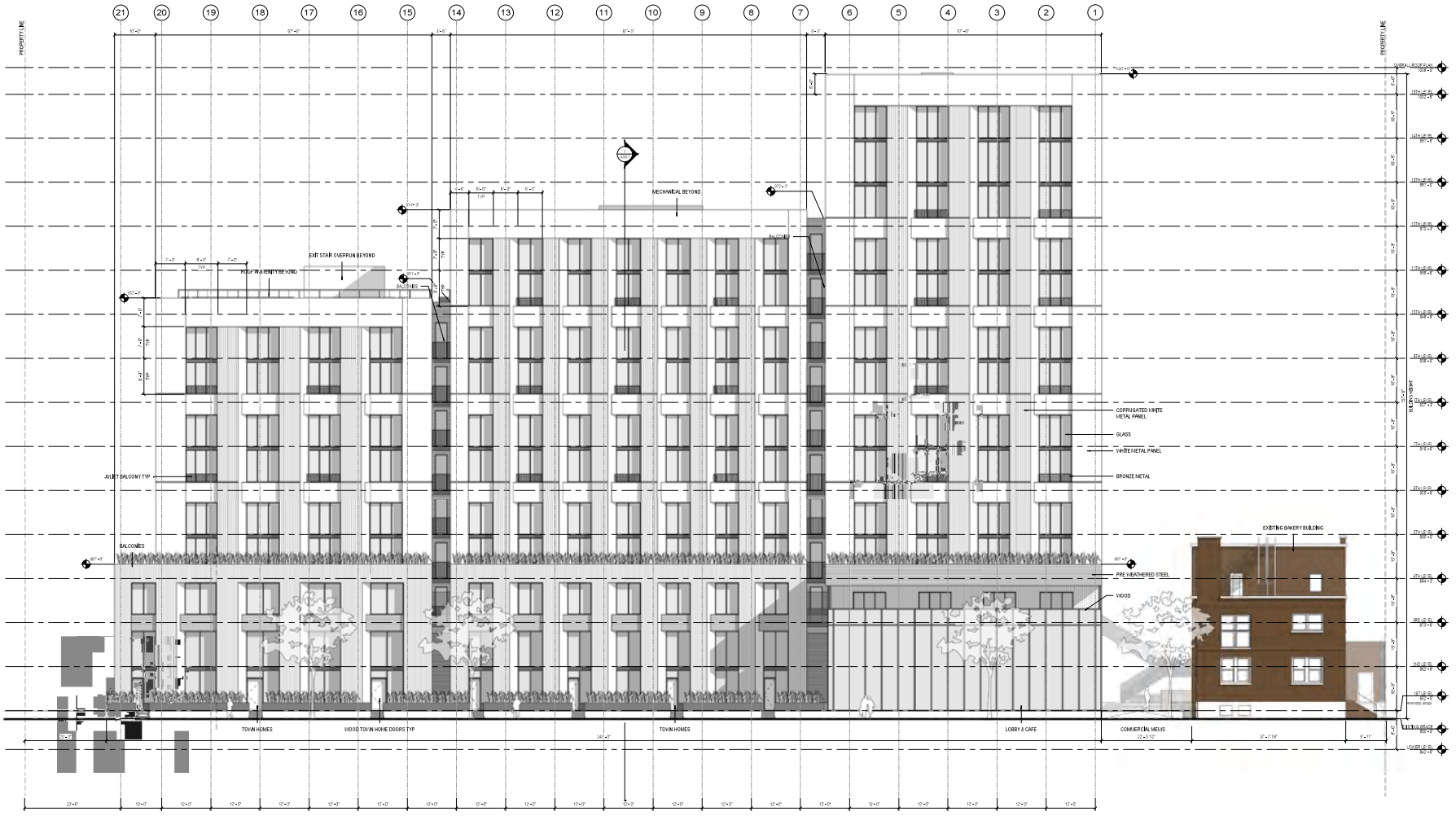

1 / A201 NORTH ELEVATION
SCALE: 1" = 10'-0"

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NORTH ELEVATION

A201

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1 / A202 SOUTH ELEVATION
SCALE: 1" = 10'-0"

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SOUTH ELEVATION

A202

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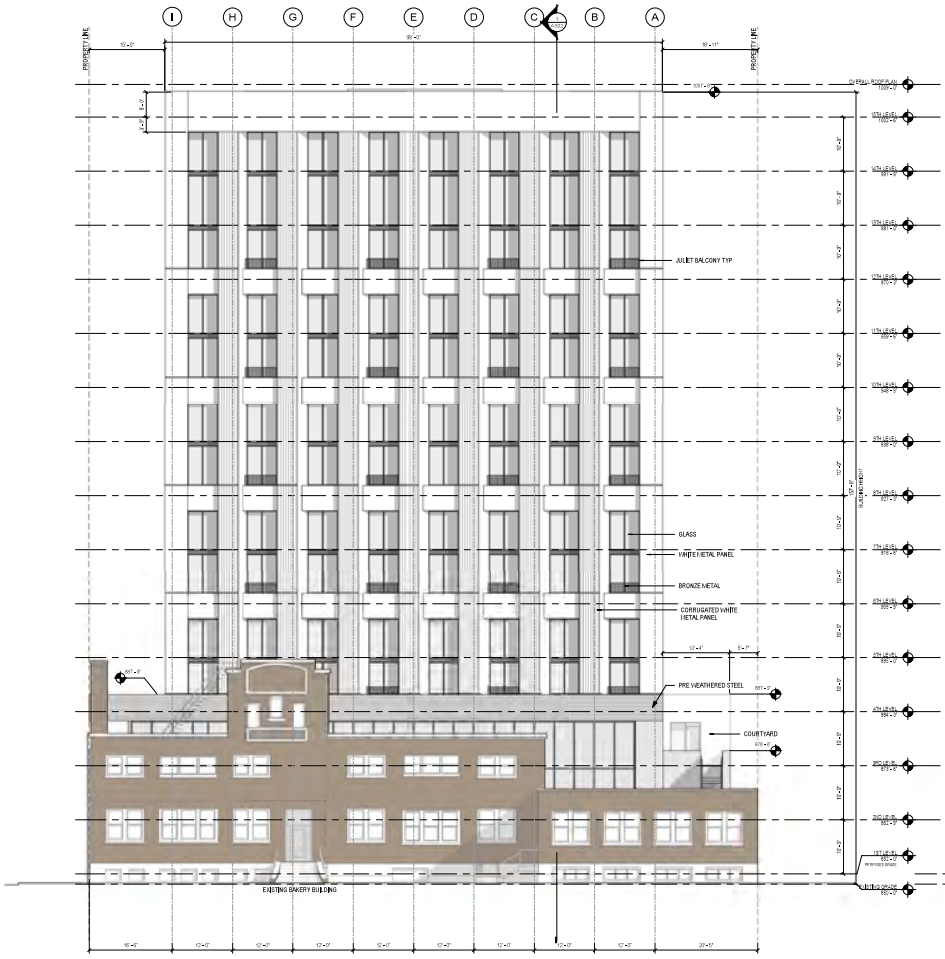
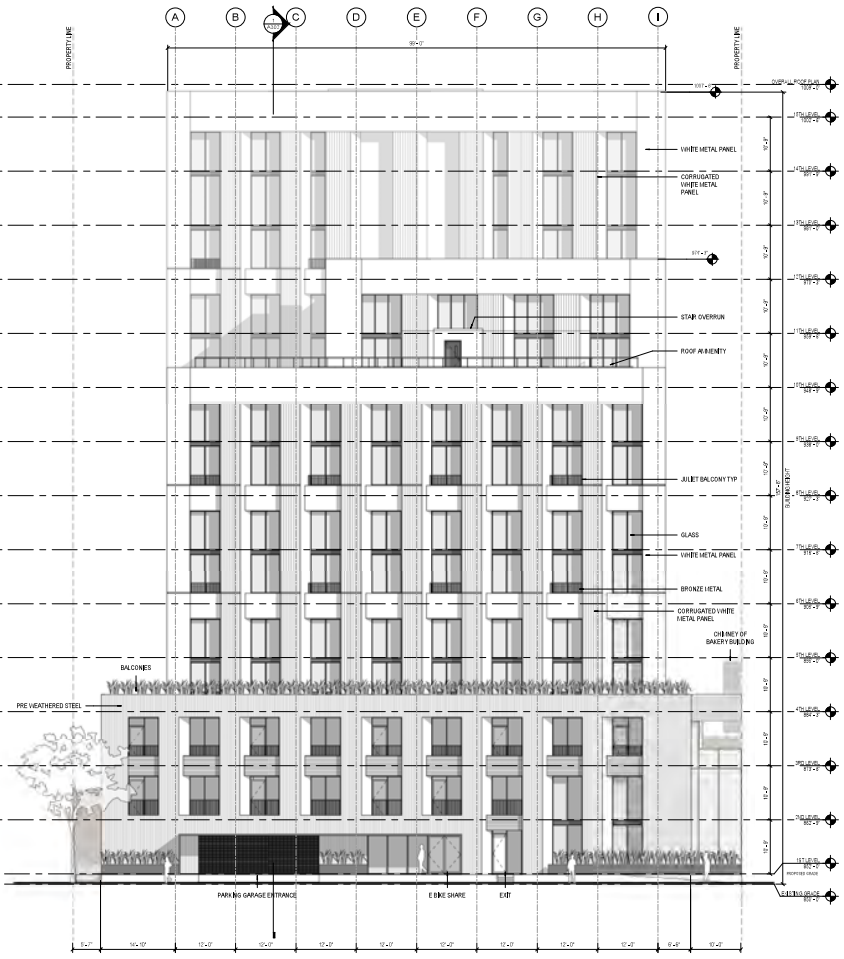


1 A203 WEST ELEVATION
SCALE: 1" = 10'-0"



2 A203 EAST ELEVATION
SCALE: 1" = 10'-0"

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EAST AND WEST ELEVATIONS

A203

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Sheet Size: 30" x 42" (Arch E1)

1 A204 RENDERED NORTH ELEVATION

SCALE: 1" = 10'-0"

MATERIAL LEGEND

PRE WEATHERED STEEL	WHITE METAL PANEL	CORRUGATED WHITE METAL PANEL	WOOD	BRONZE METAL	GLASS

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MGA MICHAEL GREEN ARCHITECTURE

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RENDERED NORTH ELEVATION

A204

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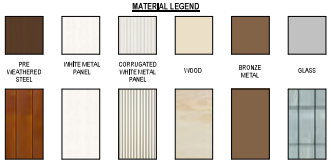
Sheet Size: 30" x 42" (Arch E1)

1 / A205 RENDERED SOUTH ELEVATION

SCALE: 1" = 10'-0"

MATERIAL LEGEND



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RENDERED SOUTH ELEVATION

A205

1 A206 RENDERED WEST ELEVATION
SCALE: 1" = 10'-0"

2 A206 RENDERED EAST ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LEGEND

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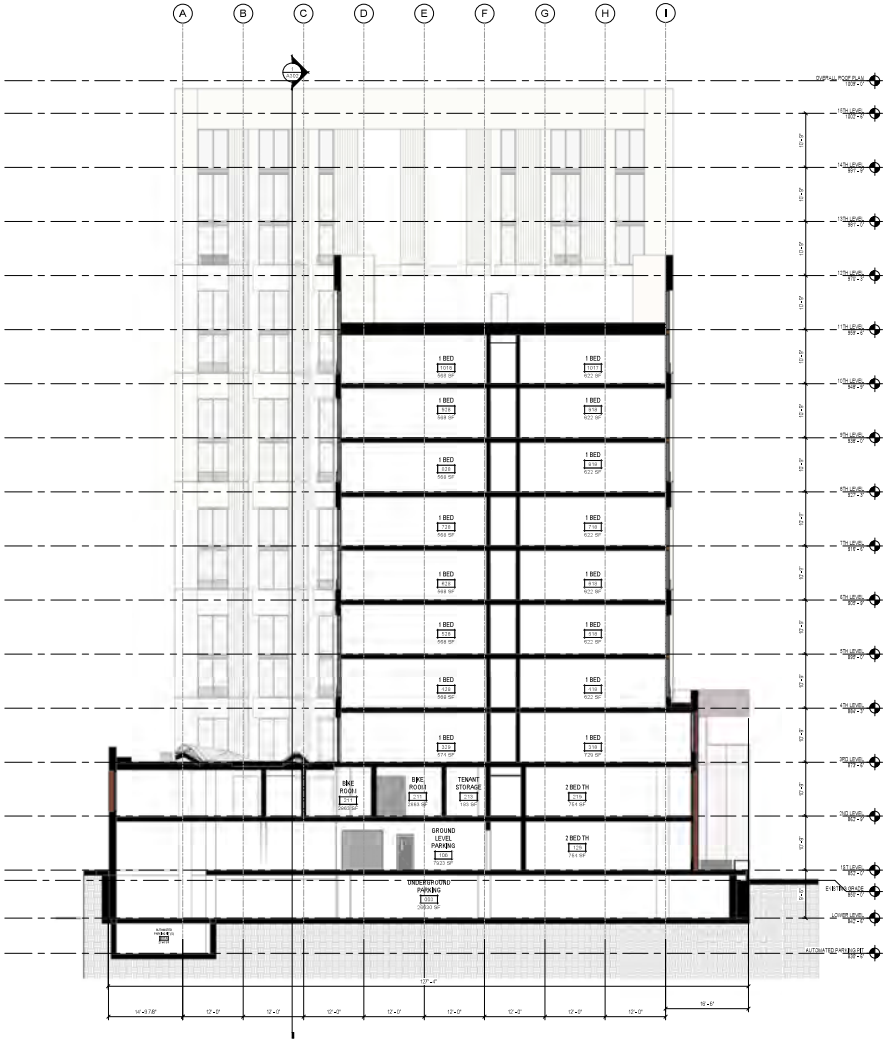
RENDERED EAST AND WEST ELEVATIONS

A206



1 / A301 CROSS SECTION

SCALE: 1" = 10'-0"

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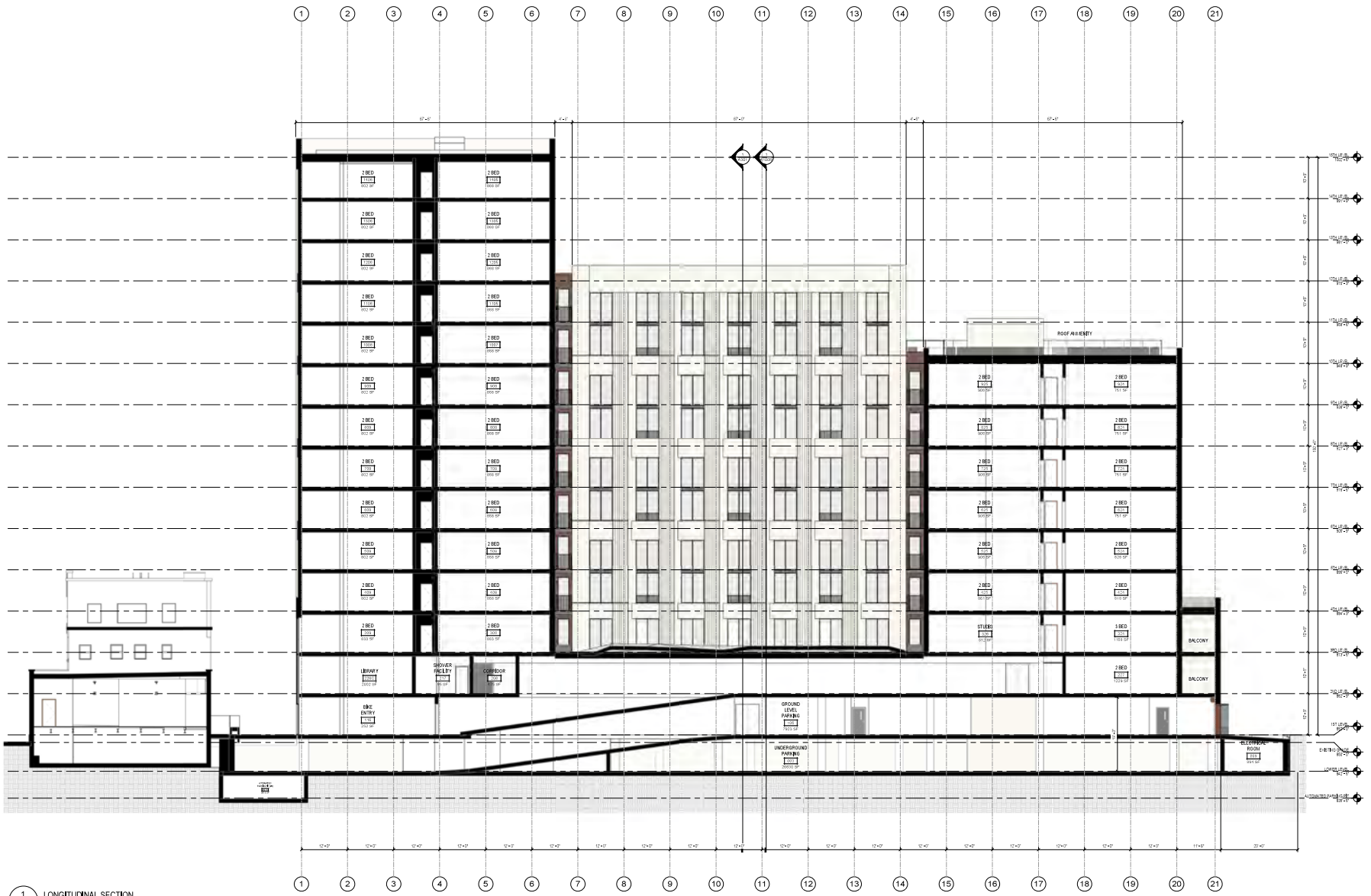
BUILDING CROSS SECTION

A301



1 / A302 LONGITUDINAL SECTION
SCALE: 1" = 16'-0"

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BUILDING LONGITUDINAL SECTION

A302

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