BICYCLE PARKING SUMMARY:

SUB LOWER LEVEL PARKING:

56 STALLS - MADRAX VERTICAL WALL MOUNT
80 STALLS - MADRAX HORIZONTAL FLOOR MOUNT

LOWER LEVEL PARKING:

72 STALLS - MADRAX VERTICAL WALL MOUNT
48 STALLS - MADRAX HORIZONTAL FLOOR MOUNT

1ST LEVEL PARKING:

16 STALLS - MADRAX HORIZONTAL FLOOR MOUNT

TOTAL PROVIDED:
272 BICYCLE STALLS

128 VERTICAL
144 HORIZONTAL

VEHICLE PARKING SUMMARY:

SUB LOWER LEVEL PARKING:

12 STANDARD STALLS
8 COMPACT STALLS
1 ADA STALLS

LOWER LEVEL PARKING:

55 STANDARD STALLS
18 COMPACT STALLS
INCLUDING:
3 EV EQUIPPED
13 EV READY
33 MOPED STALLS

1ST LEVEL PARKING:

17 STANDARD STALLS
5 COMPACT STALLS
INCLUDING:
8 EV RIDE SHARE
1 EV READY
2 ADA STALLS

TOTALS:

85 STANDARD STALLS
31 COMPACT STALLS
3 ADA STALLS
11 SPACES
(FROM 33 MOPED STALLS @ 3:1 RATIO)

TOTAL PROVIDED:
129 PARKING SPACES

KEYNOTES

01 ELEVATOR CROCK & SUMP BELOW: 36" X 36"
02 ELECTRICAL VAULT CROCK & SUMP BELOW: 24" X 24" MIN. W/ GALVANIZED STEEL PLATE COVER. SLOPE FLOOR TO CROCK.
03 ACCESS LADDER
04 7'-0" X 9'-11" GALVANIZED STEEL BAR ACCESS GRATE CHIMNEY PER MGA STANDARDS
05 7'-0" X 3'-0" CONCRETE DUCT PACKAGE AND ABOVE GRADE STRUCTURE PER MGA STANDARDS
06 RUBBER WHEEL STOP, TYP.
07 COMPACT CAR SIGNAGE
08 FLOOR MOUNTED HORIZONTAL BIKE STALL
09 WALL MOUNTED VERTICAL BIKE STALL
10 MANRAY ACCESS HATCH AT STAIR LANDING ELEVATION PER MGA STANDARDS
11 CEILING MOUNTED CONVEX PARKING SAFETY MIRROR
12 AREA WELL, OPEN TO GRADE ABOVE
13 FLOOR DRAIN CROCK & PUMP BELOW: 36" X 36" W/ GALVANIZED STEEL PLATE COVER

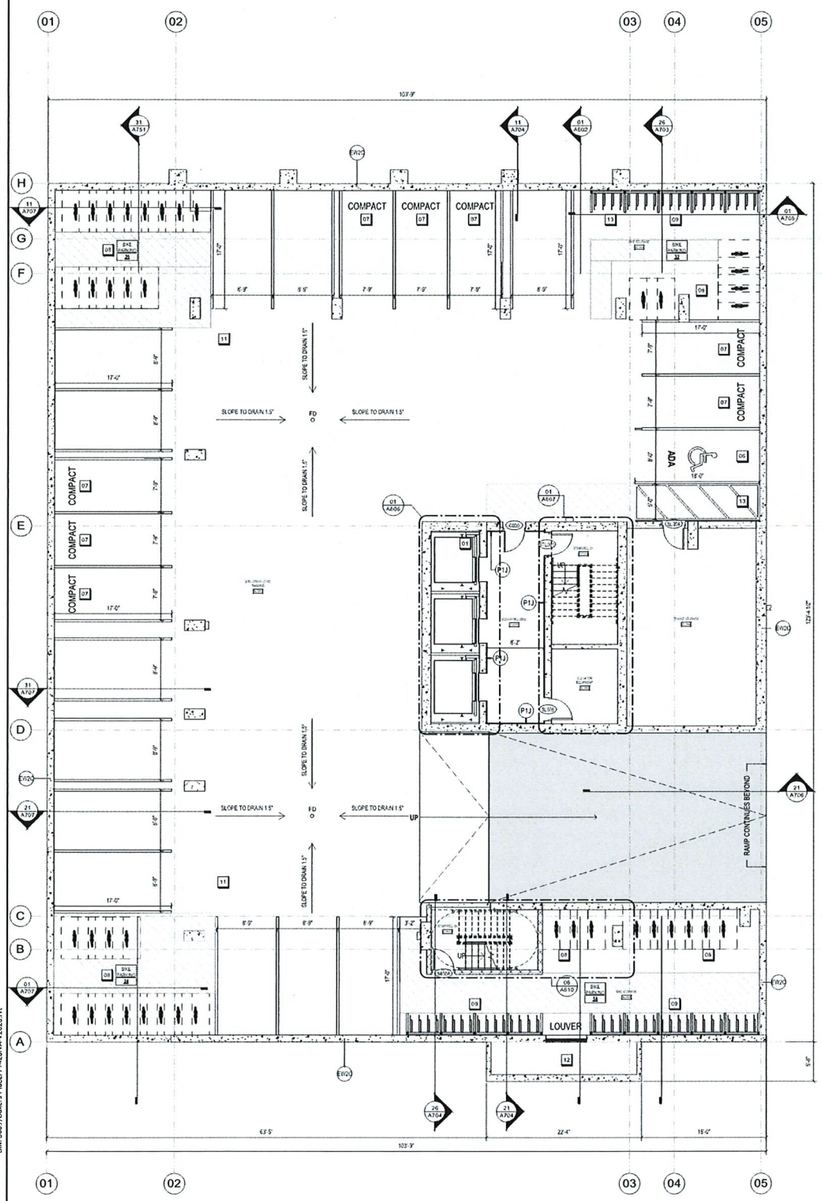
OVERALL FLOOR PLAN GENERAL NOTES:

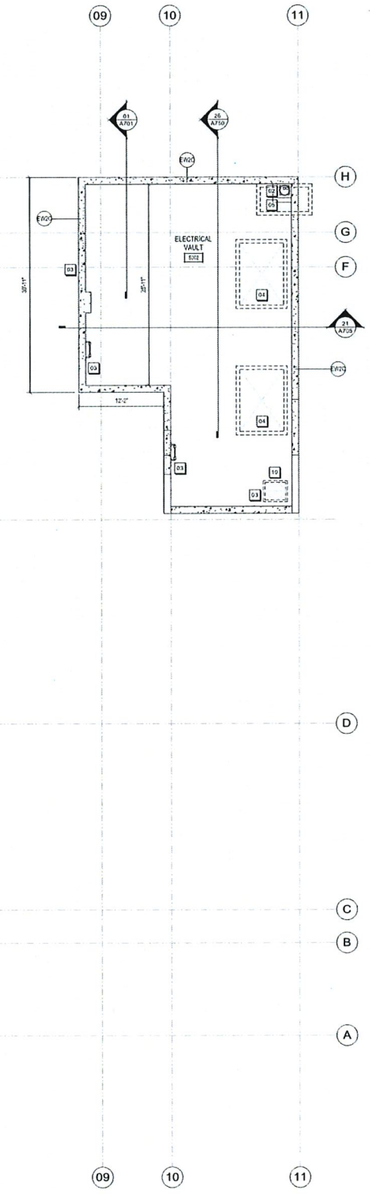
GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION. SEE DIAGRAM BELOW.
3. REFER TO SHEETS A003 AND ELAR200 UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DEFINA BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A304 FOR EXTERIOR WINDOW TYPES & A401-A405 FOR ELEVATION LOCATION
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASS OR DENSGLASS PREGUARD TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLMENT.
10. MASONRY PARTITIONS SHOWN AS "SNOWAL HATCH".
11. PROVIDED UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A701-A702 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPPED TO HAVE A PAINTED FINISH

ACCESSIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT EXITS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". THERE SHALL BE STAIRWELL IDENTIFICATION w/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTS DE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOLS SHALL COMPLY w/ ICC ANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI SCALD TEMPERATURE CONTROLS.





SUB LOWER LEVEL PARKING FLOOR PLAN
SCALE: 1/8" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

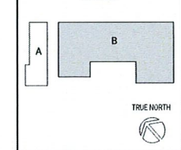
THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN



ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
8	DD BID PACKAGE #1	05/05/2022
11	BID PACKAGE #2	08/04/2022
13	50% CD SET	11/08/2022
14	100% CD SET	12/08/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

SUB LOWER LEVEL PARKING FLOOR PLAN

A099

BIM 360/Bakers Place/71420v-A-V2020.rvt

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

BICYCLE PARKING SUMMARY:

SUB LOWER LEVEL PARKING:

56 STALLS - MADRAX VERTICAL WALL MOUNT
80 STALLS - MADRAX HORIZONTAL FLOOR MOUNT

LOWER LEVEL PARKING:

72 STALLS - MADRAX VERTICAL WALL MOUNT
48 STALLS - MADRAX HORIZONTAL FLOOR MOUNT

1ST LEVEL PARKING:

16 STALLS - MADRAX HORIZONTAL FLOOR MOUNT

TOTAL PROVIDED: *128 VERTICAL*
272 BICYCLE STALLS *144 HORIZONTAL*

VEHICLE PARKING SUMMARY:

SUB LOWER LEVEL PARKING:

12 STANDARD STALLS
8 COMPACT STALLS
1 ADA STALLS

LOWER LEVEL PARKING:

55 STANDARD STALLS
18 COMPACT STALLS
INCLUDING:
3 EV EQUIPPED
13 EV READY
33 MOPED STALLS

1ST LEVEL PARKING:

17 STANDARD STALLS
5 COMPACT STALLS
INCLUDING:
8 EV RIDE SHARE
1 EV READY
2 ADA STALLS

TOTALS:

85 STANDARD STALLS
31 COMPACT STALLS
3 ADA STALLS
11 SPACES
(FROM 33 MOPED STALLS @ 3:1 RATIO)

TOTAL PROVIDED:
129 PARKING SPACES

KEYNOTES

01 ELEVATOR CROCK & SUMP BELOW, 36" X 36"
02 ELECTRICAL VAULT CROCK & SUMP BELOW, 24" X 24" MIN W/ GALVANIZED STEEL PLATE COVER, SLOPE FLOOR TO CROCK
03 ACCESS LADDER.
04 7'-0" X 9'-11" GALVANIZED STEEL BAR ACCESS GRATE CHIMNEY PER MG&E STANDARDS.
05 7'-0" X 3'-0" CONCRETE DUCT PACKAGE AND ABOVE GRADE STRUCTURE PER MG&E STANDARDS.
06 RUBBER WHEEL STOP, TYP.
07 COMPACT CAR SIGNAGE.
08 FLOOR MOUNTED HORIZONTAL BIKE STALL.
09 WALL MOUNTED VERTICAL BIKE STALL.
10 MAXWAY ACCESS HATCH AT STAIR LANDING ELEVATION PER MG&E STANDARDS.
11 CEILING MOUNTED CONVEX PARKING SAFETY MIRROR.
12 AREA WELL, OPEN TO GRADE ABOVE.
13 BUILT UP CONCRETE FLOOR CRICKET.
14 RAMP ACCESS TO EXISTING BUILDING LOWER LEVEL
15 4'-0" X 7'-0" GALVANIZED STEEL BAR VENTILATION GRATE, FREE AREA OF GRATE TO BE 70% OR BETTER.
16 5'-0" X 7'-0" GALVANIZED STEEL BAR VENTILATION GRATE, FREE AREA OF GRATE TO BE 70% OR BETTER.

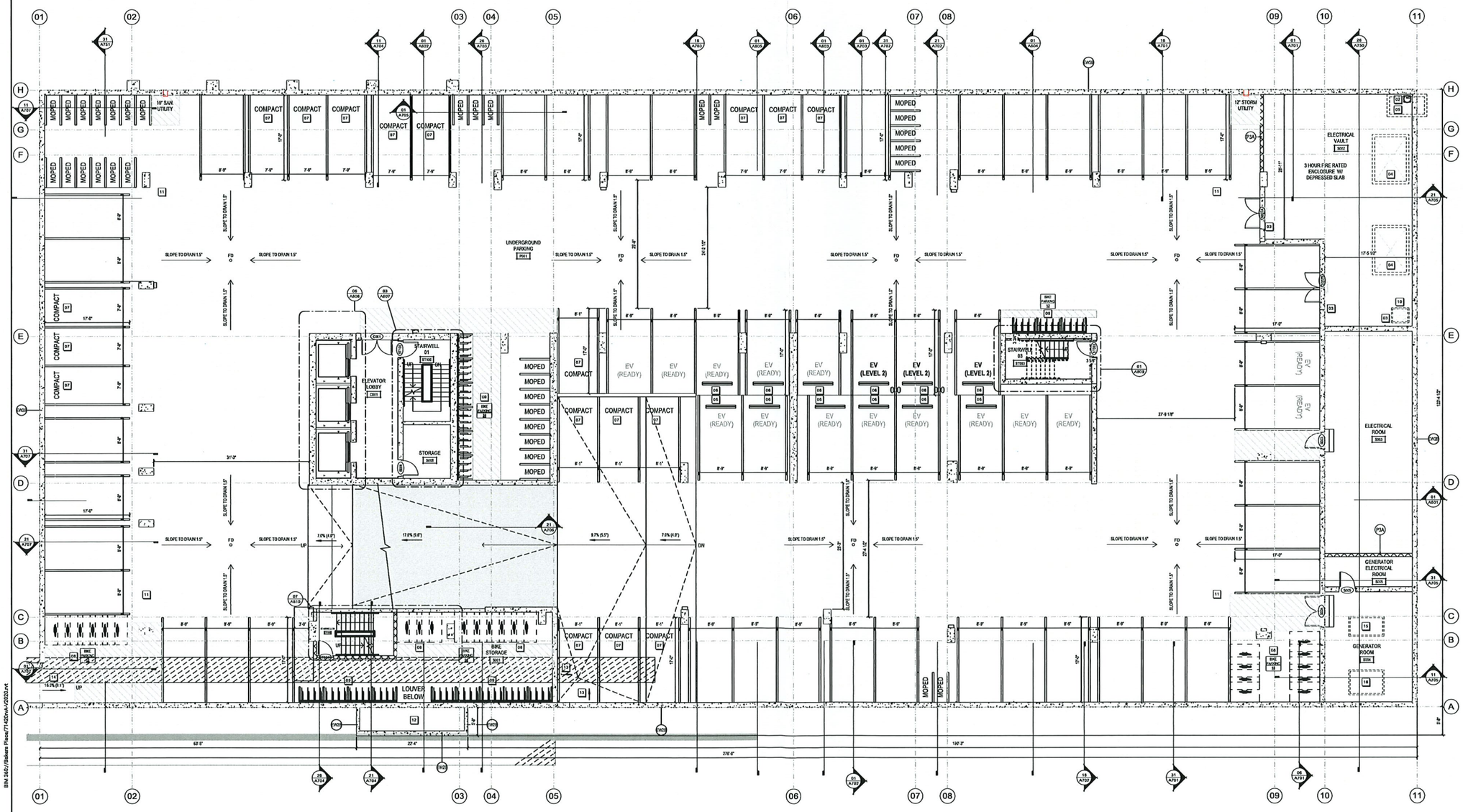
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION. SEE DIAGRAM BELOW.
3. REFER TO SHEETS A333 AND ELARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DESIGN BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A604 FOR EXTERIOR WINDOW TYPES & A603 AXIS FOR ELEVATION LOCATION.
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASROC OR DENSS ASH SHEATHING TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLATION.
10. MASONRY PARTITIONS SHOWN AS 'DIAGONAL HATCH'.
11. PROVIDED UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A313-A352 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPPED TO HAVE A PAINTED FINISH.

ACCESSIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" ARE SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING 'EXIT'. THERE SHALL BE STAIR LEVEL IDENTIFICATION w/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING 'EXIT'.
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOLS SHALL COMPLY w/CC/ANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS.



LOWER LEVEL PARKING FLOOR PLAN
SCALE: 1/8" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc. Structural Engineers
ARUP

KEYPLAN

TRUE NORTH

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
8	DD BID PACKAGE #1	05/05/2022
11	BID PACKAGE #2	08/04/2022
13	50% CD SET	11/08/2022
14	100% CD SET	12/06/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

8/17/2023 11:13:00 AM

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

LOWER LEVEL PARKING FLOOR PLAN

A100

BIM 360://Bakers Place/71420m-A/V2023.rvt

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

BICYCLE PARKING SUMMARY:

SUB LOWER LEVEL PARKING:

56 STALLS - MADRAX VERTICAL WALL MOUNT
80 STALLS - MADRAX HORIZONTAL FLOOR MOUNT

LOWER LEVEL PARKING:

72 STALLS - MADRAX VERTICAL WALL MOUNT
48 STALLS - MADRAX HORIZONTAL FLOOR MOUNT

1ST LEVEL PARKING:

16 STALLS - MADRAX HORIZONTAL FLOOR MOUNT

TOTAL PROVIDED: *128 VERTICAL* *144 HORIZONTAL*
272 BICYCLE STALLS

VEHICLE PARKING SUMMARY:

SUB LOWER LEVEL PARKING:

12 STANDARD STALLS
8 COMPACT STALLS
1 ADA STALLS

LOWER LEVEL PARKING:

55 STANDARD STALLS
18 COMPACT STALLS
INCLUDING:
3 EV EQUIPPED
13 EV READY
33 MOPED STALLS

1ST LEVEL PARKING:

17 STANDARD STALLS
5 COMPACT STALLS
INCLUDING:
8 EV RIDE SHARE
1 EV READY
2 ADA STALLS

TOTALS:

85 STANDARD STALLS
31 COMPACT STALLS
3 ADA STALLS
11 SPACES
(FROM 33 MOPED STALLS @ 3:1 RATIO)

TOTAL PROVIDED:
129 PARKING SPACES

KEYNOTES

01 AREA WELL WITH 4'-6" X 21'-6" GALVANIZED STEEL BAR GRATE COVER, FREE AREA OF GRATE TO BE 70% OR BETTER.
02 6'-0" X 7'-0" GALVANIZED STEEL BAR VENTILATION GRATE, FREE AREA OF GRATE TO BE 70% OR BETTER.
03 3'-0" X 7'-0" GALVANIZED STEEL BAR VENTILATION GRATE, FREE AREA OF GRATE TO BE 70% OR BETTER.
04 7'-0" X 15'-11" GALVANIZED STEEL BAR ACCESS GRATE CHIMNEY PER MGAE STANDARDS.
05 7'-0" X 3'-0" CONCRETE DUCT PACKAGE AND ABOVE GRADE STRUCTURE PER MGAE STANDARDS.
06 RUBBER WHEEL STOP, TYP.
07 COMPACT CAR SIGNAGE.
08 BUILT UP CONCRETE FLOOR CRICKET.
09 MECHANICAL LOUVER, REFER TO ELEVATION SHEETS FOR SIZES
10 FLOOR MOUNTED HORIZONTAL BIKE STALL.
11 TRASH & RECYCLING CHUTES TO PENETRATE THE SECOND FLOOR DECK AND THEN FIRST FLOOR WALL TO DROP INTO THE CONTAINERS BELOW
12 MAINWAY ACCESS HATCH AT STAIR LANDING ELEVATION PER MGAE STANDARDS.

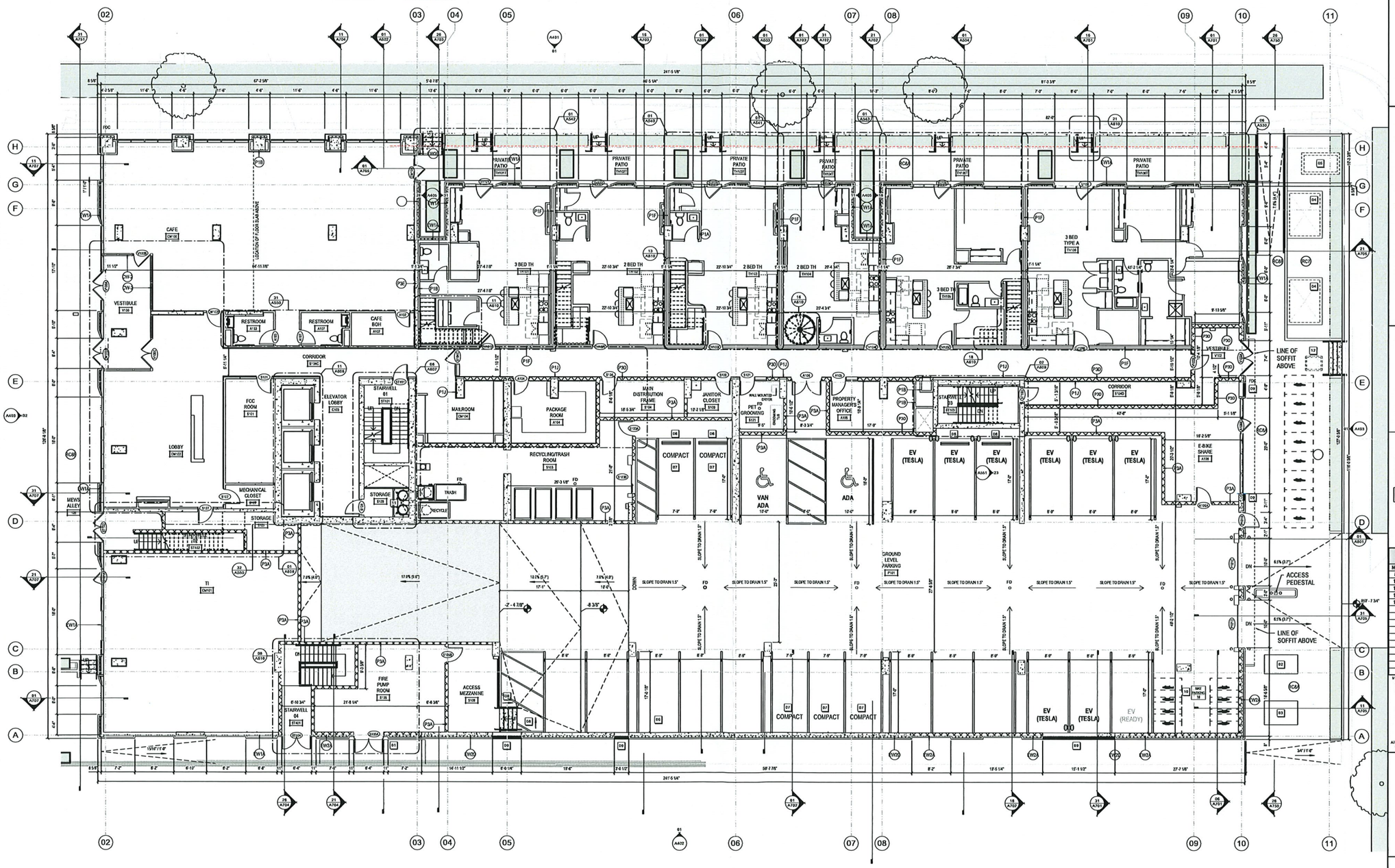
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION. SEE DIAGRAM BELOW.
3. REFER TO SHEETS A303 AND ELEVATED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 7" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DESIGN BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A304 FOR EXTERIOR WINDOW TYPES & A401-A405 FOR ELEVATION LOCATION.
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASROC OR DENSGLASS FIBERGUARD TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLMENT.
10. MASONRY PARTITIONS SHOWN AS "DIAGONAL HATCH".
11. PROVIDED UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A301-A302 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPPED TO HAVE A PAINTED FINISH.

ACCESSIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH EHER LEADING EDGES GREATER THAN 27" AND LESS THAN 80" ARE SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". THERE SHALL BE STAIR LEVEL IDENTIFICATION # TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DESIGNATING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOLS SHALL COMPLY WCCDANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPRATURE CONTROLS.



1ST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN

TRUE NORTH

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
8	DD BID PACKAGE #1	06/06/2022
11	BID PACKAGE #2	08/04/2022
13	50% CD SET	11/08/2022
14	100% CD SET	12/06/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

1ST LEVEL FLOOR PLAN

A101

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

BIM 360://Bakers Place/71420nA-V2020.rvt

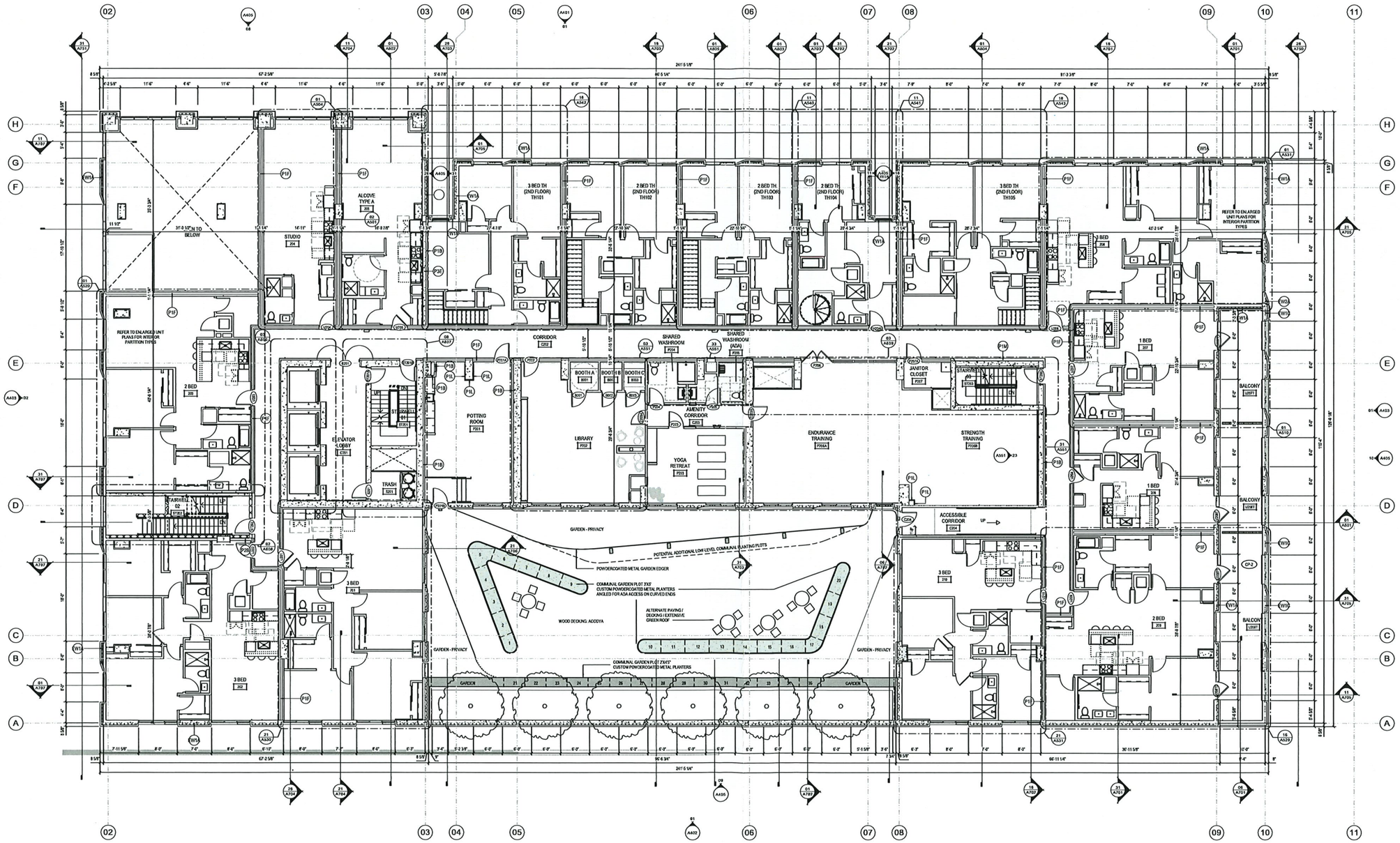
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION, SEE DIAGRAM BELOW.
3. REFER TO SHEETS A303 AND ELARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 7" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DESIGN/BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A304 FOR EXTERIOR WINDOW TYPES & A401-A405 FOR ELEVATION LOCATION.
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASROC OR DENSGLASS FIREGUARD TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLMENT.
10. MASONRY PARTITIONS SHOWN AS "DIAGONAL HATCH".
11. PROVIDED UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A811-A820 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPPED TO HAVE A PAINTED FINISH.

ACCESSIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". THESE SHALL BE STAR LEVEL IDENTIFICATION w/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOLS SHALL COMPLY WITH ICC/ANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS.



2ND LEVEL FLOOR PLAN AND OUTDOOR COURTYARD PLAN
SCALE: 1/8" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

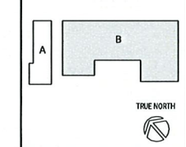
THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN



ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
8	DD BID PACKAGE #1	05/05/2022
11	BID PACKAGE #2	06/04/2022
13	50% CD SET	11/08/2022
14	100% CD SET	12/08/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

9/21/2023 11:13:54 AM

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

2ND LEVEL FLOOR PLAN AND OUTDOOR COURTYARD

A102

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

BIM 360://Bakers Place/71420rvk-V2023.rvt

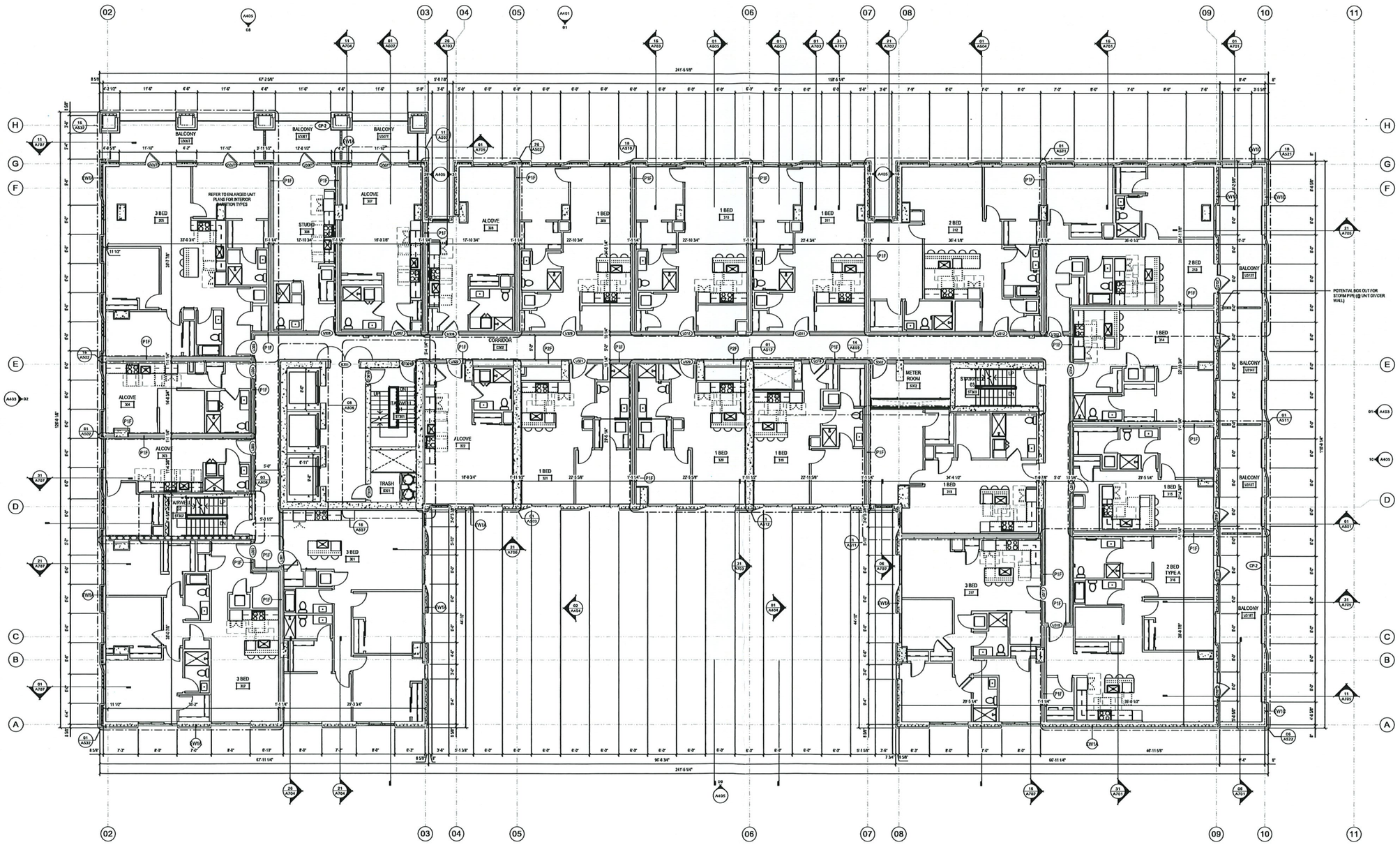
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION, SEE DIAGRAM BELOW.
3. REFER TO S-SHEETS A303 AND ELARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 7" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION
6. REFER TO DESIGN/BUILD MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A504 FOR EXTERIOR WINDOW TYPES & A401-A405 FOR ELEVATION LOCATION.
9. PROVIDE TYPE X FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASROC OR DENSGLASS FIREGUARD TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLMENT.
10. MASONRY PARTITIONS SHOWN AS "DIAGONAL HATCH".
11. PROVIDED UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A311-A322 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND FREPPED TO HAVE A PAINTED FINISH.

ACCESSIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" ARE SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". THESE SHALL BE STAIR LEVEL IDENTIFICATION w/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOLS SHALL COMPLY w/ICC/ANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS.



NORTH

3RD LEVEL FLOOR PLAN

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

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE

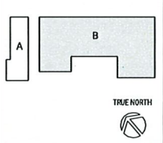
THE NEUTRAL PROJECT

MGA
MICHAEL GREEN ARCHITECTURE

EQUILIBRIUM
Equilibrium Consulting Inc
Structural Engineers

ARUP

KEYPLAN



ISSUANCES / REVISIONS

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11	BID PACKAGE #2	06/04/2022
13	50% CD SET	11/08/2022
14	100% CD SET	12/08/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

3/31/2023 11:13:38 AM

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

3RD LEVEL FLOOR PLAN

A103

BIM 360://Bakers Place/71420cvA/V2020.rvt

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

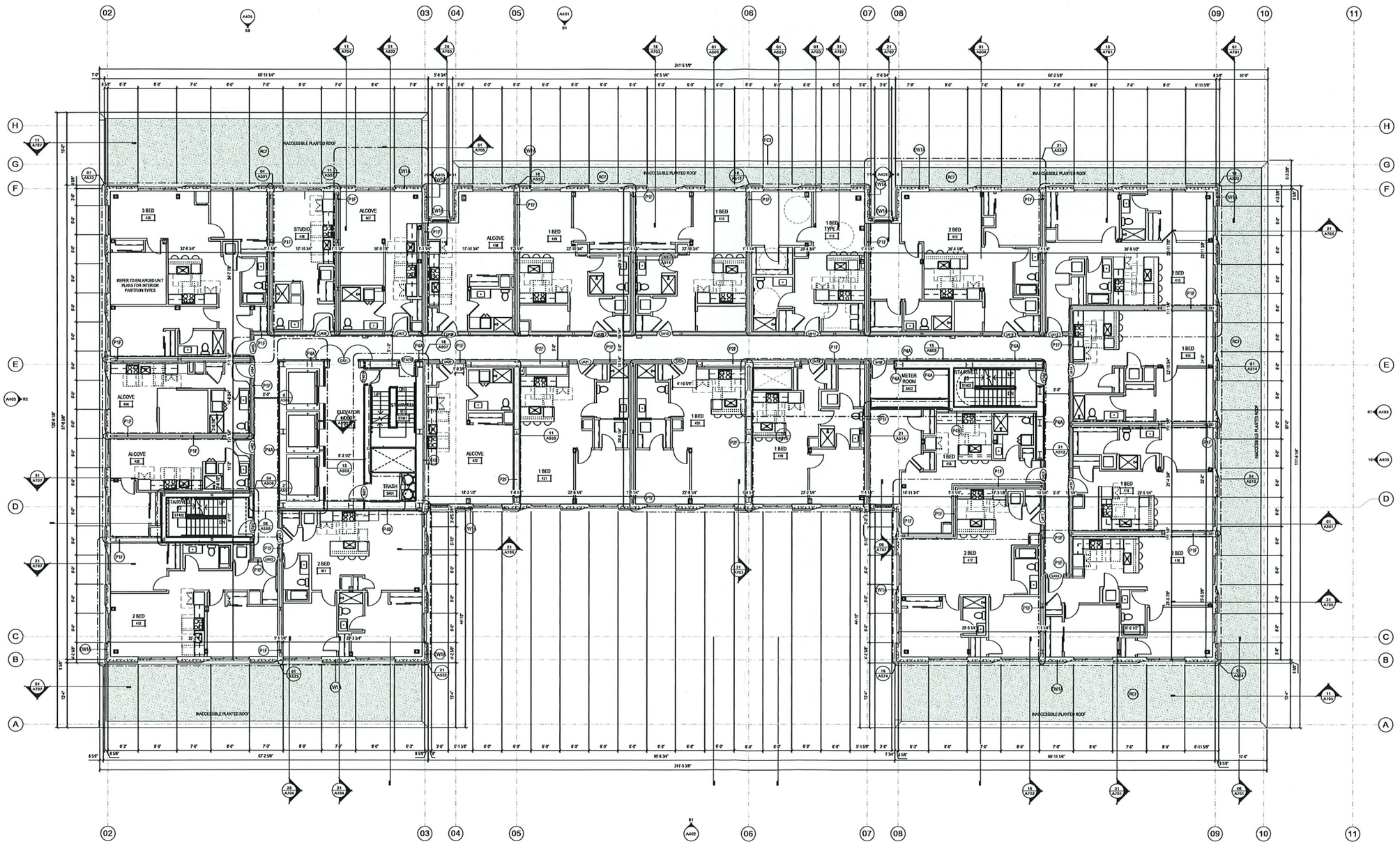
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION. SEE DIAGRAM BELOW.
3. REFER TO SHEETS A503 AND ELARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DESIGN BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A504 FOR EXTERIOR WINDOW TYPES & A403-A405 FOR ELEVATION LOCATION.
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASROC OR DONGLASS FIREGUARD TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLMENT.
10. MASONRY PARTITIONS SHOWN AS "DIAGONAL HATCH".
11. PROVIDED UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A301-A302 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPPED TO HAVE A PAINTED FINISH.

ACCESIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". THERE SHALL BE STAIR LEVEL IDENTIFICATION w/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOL SHALL COMPLY w/ICC/ANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPRATURE CONTROLS.



4TH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

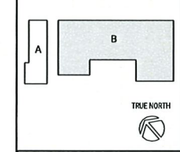
THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN



ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
8	DD BID PACKAGE #1	05/05/2022
11	BID PACKAGE #2	05/04/2022
13	50% CD SET	11/08/2022
14	100% CD SET	12/06/2022
15	FOOTINGS & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

4TH LEVEL FLOOR PLAN

A104

BIM 360://Bakers Place/71420/vA-V2020.rvt

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

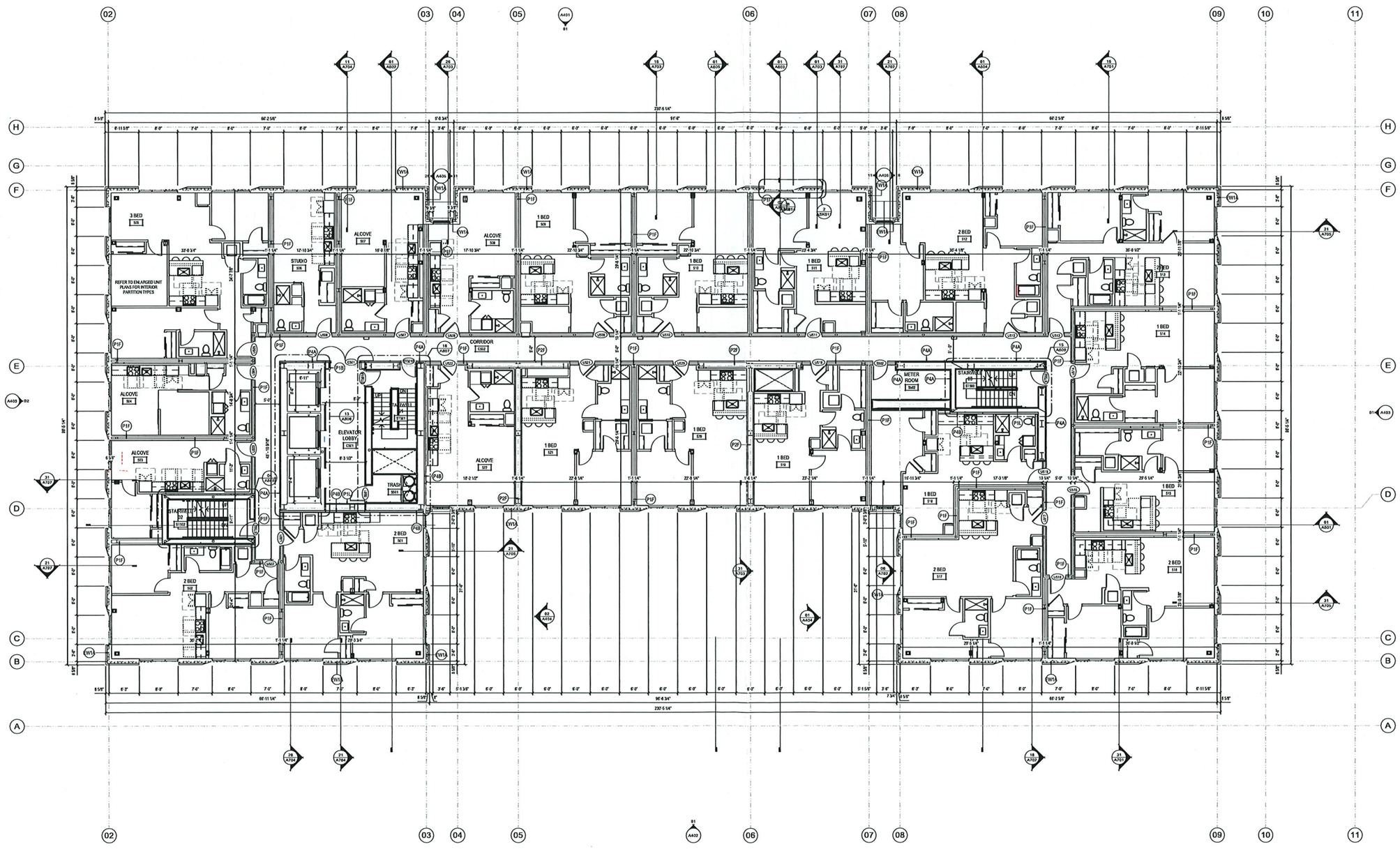
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION. SEE DIAGRAM BELOW.
3. REFER TO SHEETS A333 AND ELARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DESIGN/BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A604 FOR EXTERIOR WINDOW TYPES & A603 AXIS FOR ELEVATION LOCATION.
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASROC OR SIMILAR ARE PROHIBITED TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLATION.
10. MASONRY PARTITIONS SHOWN AS "DIAGONAL HATCH".
11. PROVIDED UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A301-A302 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPPED TO HAVE A PAINTED FINISH.

ACCESSIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". THERE SHALL BE STAIR LEVEL IDENTIFICATION w/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOLS SHALL COMPLY w/ICC/ANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LAND ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS.



5TH THRU 9TH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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ARCHITECTS/ENGINEERS
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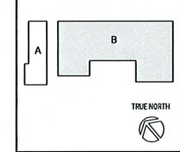
BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN



ISSUANCES / REVISIONS

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11	BID PACKAGE #2	08/04/2022
13	50% CD SET	11/09/2022
14	100% CD SET	12/08/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

5TH THRU 9TH LEVEL FLOOR PLAN

A105

BIM 360://Bakers Place/71420vA/20220.rvt

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

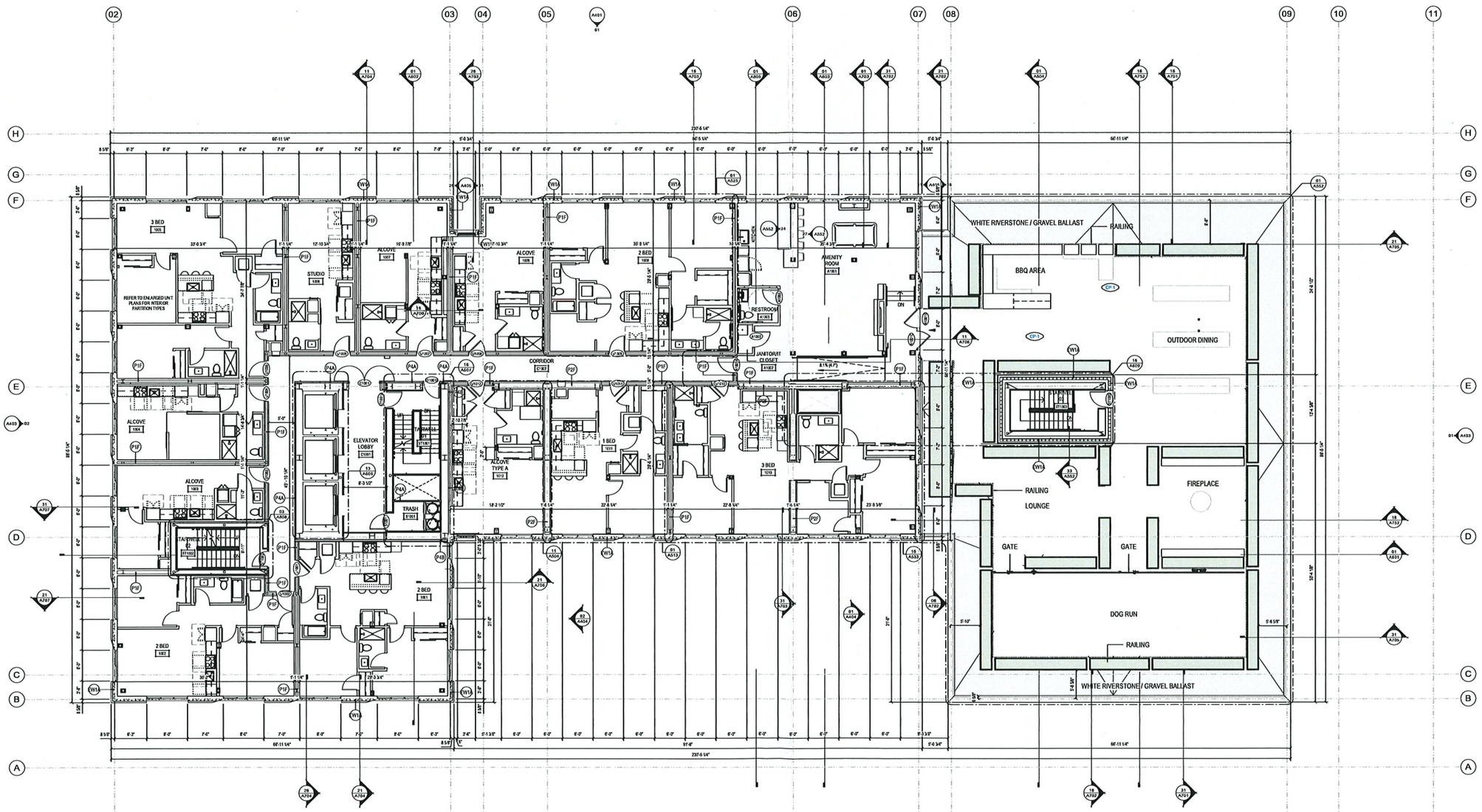
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION. SEE DIAGRAM BELOW.
3. REFER TO SHEETS A3D3 AND ELARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DESIGN-BUILD MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A5A4 FOR EXTERIOR WINDOW TYPES & A4D-A4S FOR ELEVATION LOCATION.
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASROC OR DONGI ASS FIREGUARD TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLMENT.
10. MASONRY PARTITIONS SHOWN AS "DIAGONAL FATOP".
11. PROVIDED UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A3D1-A3D3 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPPED TO HAVE A PAINTED FINISH.

ACCESSIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". THERE SHALL BE STAIR LEVEL IDENTIFICATION w/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOL SHALL COMPLY w/CC/ANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPRATURE CONTROLS.



10TH LEVEL FLOOR AND ROOF PLAN
SCALE: 1/8" = 1'-0"

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Janesville | Madison

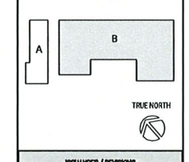
THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN



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15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

10TH LEVEL FLOOR AND ROOF PLAN

A110

BIM 360://Bakers Place/71420nvk-V2020.rvt

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

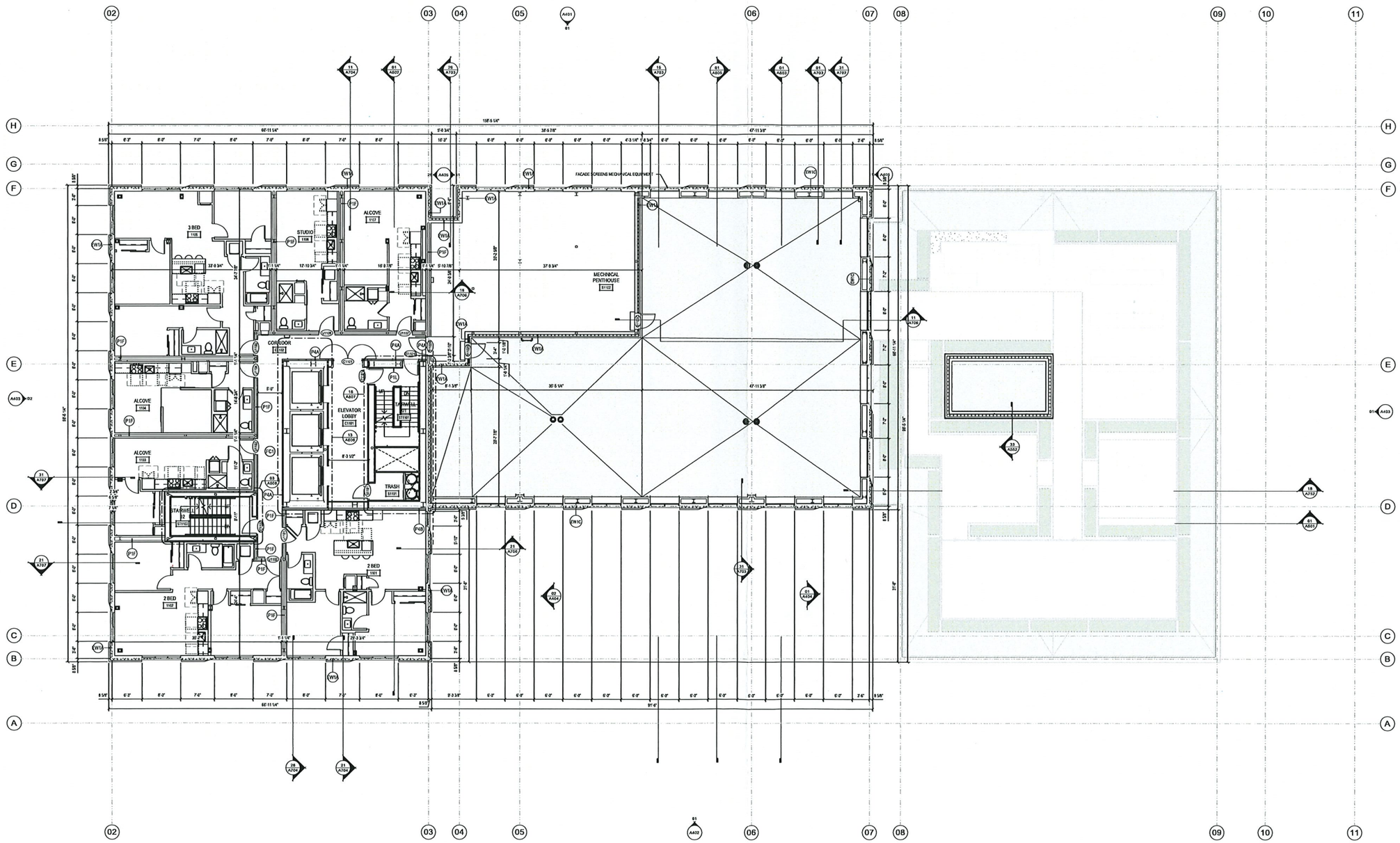
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION. SEE DIAGRAM BELOW.
3. REFER TO SHEETS A302 AND ELARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DESIGN BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A304 FOR EXTERIOR WINDOW TYPES & A403-A405 FOR ELEVATION LOCATION.
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASROC OR DONGS ASS FIREGUARD TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLMENT.
10. MASONRY PARTITIONS SHOWN AS "DIAGONAL FATCH".
11. PROVIDED UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A301-A303 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPPED TO HAVE A PAINTED FINISH.

ACCESSIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND SHALLE STATING "EXIT". THERE SHALL BE STAIR LEVEL IDENTIFICATION w/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOLS SHALL COMPLY w/CODAND A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS.



11TH LEVEL FLOOR AND OUTDOOR ROOF PLAN
SCALE: 1/8" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

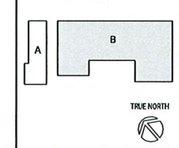
THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN



ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
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11	BID PACKAGE #2	09/04/2022
13	50% CD SET	11/09/2022
14	100% CD SET	12/08/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

8/17/2023 11:54:44 AM

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

11TH LEVEL FLOOR AND OUTDOOR ROOF PLAN

A111

BIM 360://Bakers Place/71420rvk-V2020.rvt

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

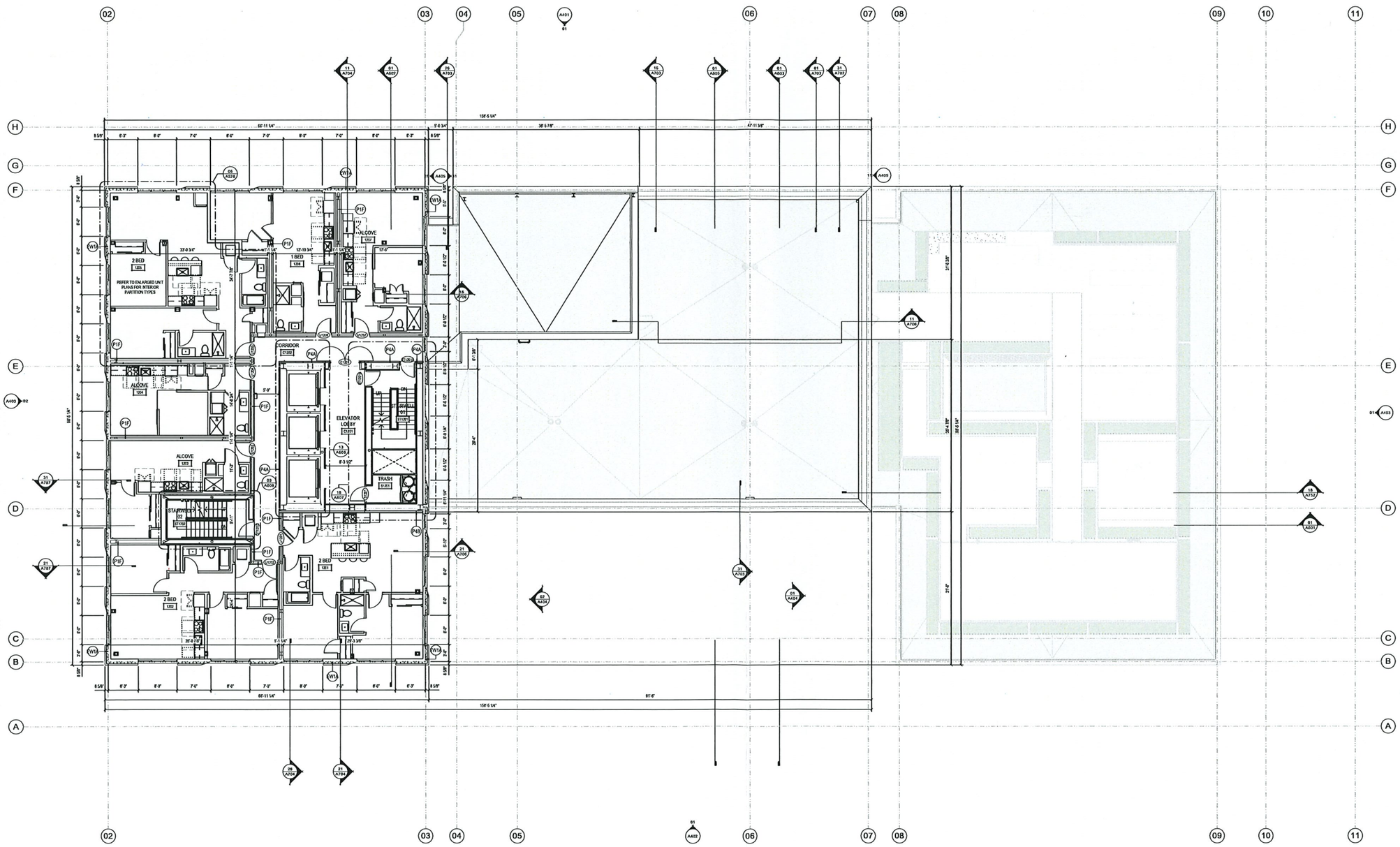
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION. SEE DIAGRAM BELOW.
3. REFER TO SHEETS A003 AND ENLARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DESIGN BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A204 FOR EXTERIOR WINDOW TYPES & A403-A405 FOR ELEVATION LOCATION.
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASROC OR DONSOLAS FIREGUARD TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLMENT.
10. MASONRY PARTITIONS SHOWN AS "DIAGONAL HATCH".
11. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
12. REFERENCE SHEETS A301-A303 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPPED TO HAVE A PAINTED FINISH.

ACCESIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITH THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLYING WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". THERE SHALL BE STAIR LEVEL IDENTIFICATION w/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOLS SHALL COMPLY w/ICC/ANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPRATURE CONTROLS.



12TH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN

A B

TRUE NORTH

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
8	CD BID PACKAGE #1	05/05/2022
11	BID PACKAGE #2	08/04/2022
13	50% CD SET	11/08/2022
14	100% CD SET	12/06/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

12TH LEVEL FLOOR PLAN

A112

BIM 360://Bakers Place/71420-vA-V2020.rvt

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

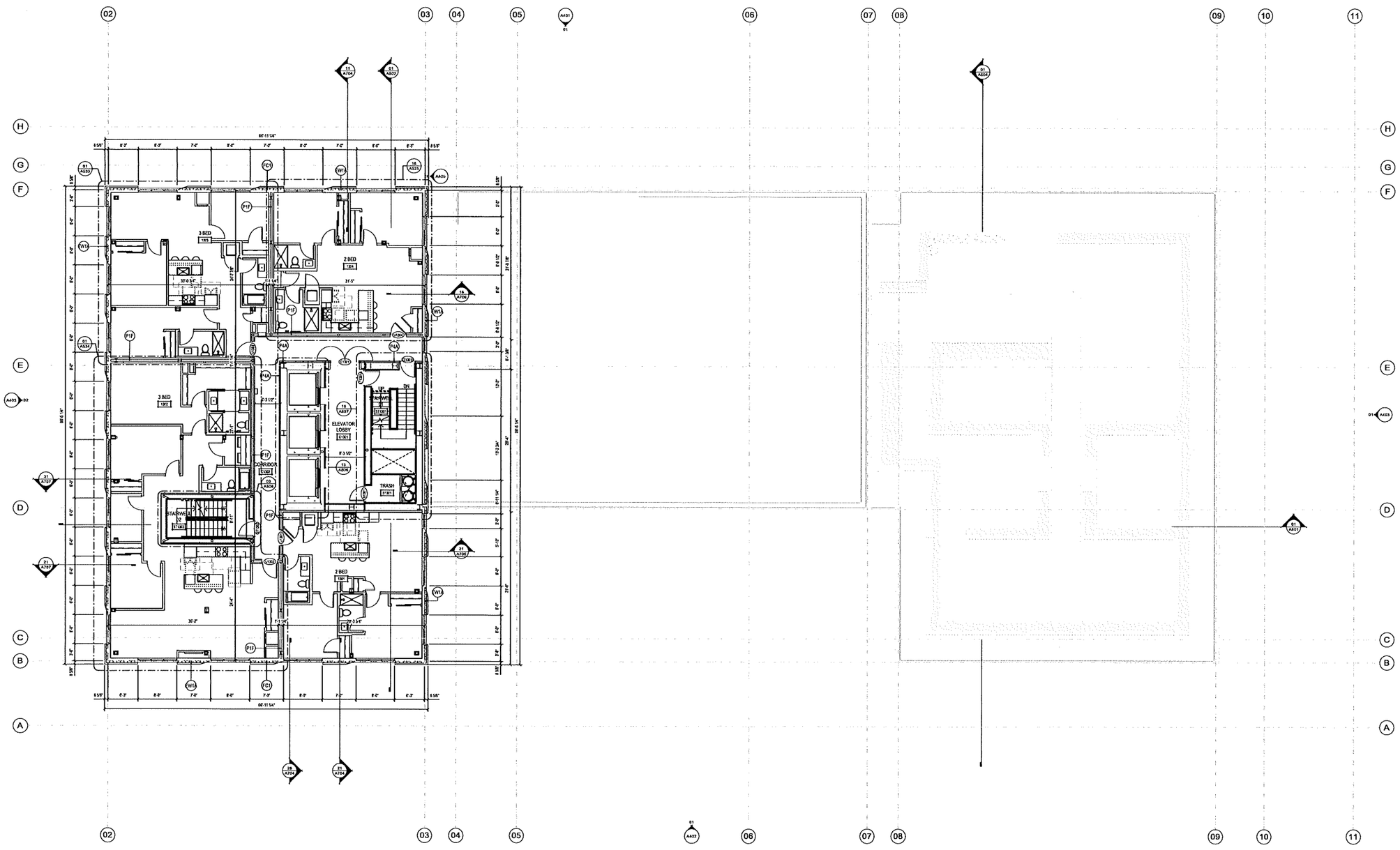
OVERALL FLOOR PLAN GENERAL NOTES:

GENERAL

1. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH.
2. EXTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM THE EXTERIOR FACE OF STUD OR FOUNDATION. SEE DIAGRAM BELOW.
3. REFER TO SHEETS A301 AND BEARDED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
4. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
6. REFER TO DESIGN BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER U.L. LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A501 FOR EXTERIOR WINDOW TYPES & A501 AND FOR ELEVATION LOCATION.
9. PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS. GLASS OR GLASS/GLASS FIREGUARD TO BE USED AT STAIR SHAFT WALLS, ELEVATOR SHAFT WALLS, OR OTHER LOCATIONS THAT HAVE EXTENDED EXPOSURE TO WEATHER ELEMENTS DURING CONSTRUCTION PRIOR TO ROOF INSTALLMENT.
13. MASONRY PARTITIONS SHOWN AS "DIAGONAL HATCH".
11. PROVIDED U.L. RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FRESTOP ALL RATED PARTITIONS
12. REFERENCE SHEETS A301-A303 FOR PARTITION TYPES.
13. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND FREEPRED TO HAVE A PAINTED FINISH.

ACCESSIBLE NOTES:

1. VARIATIONS OF FLOOR FINISH TO BE 1/2" OR LESS. CHANGES BETWEEN 1/4" AND 1/2" TO BE BEVELED AT A SLOPE OF 1:2 OR LESS.
2. OBJECTS PROTRUDING INTO THE PATH OF TRAVEL WITHIN THEIR LEADING EDGES GREATER THAN 27" AND LESS THAN 80" AFF SHALL PROJECT 4" MAX INTO THE PATH OF TRAVEL.
3. BRAILLE LETTERING COMPLIANT WITH ICC/ANSI A117.1 SHALL BE USED IN CONJUNCTION WITH VISUAL SIGNAGE OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. THE SIGN SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". THERE SHALL BE STAIR LEVEL IDENTIFICATION w/ TACTILE DYNAMIC TIRS PROVIDED AT EACH FLOOR LANDING. EXIT DOORS DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE SHALL HAVE TACTILE SIGN STATING "EXIT".
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOLS SHALL COMPLY w/CC/ANSI A117.1.
5. DIRECTIONAL SIGNAGE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS
6. THE BUILDING WATER SHALL BE CONNECTED TO ANTI-SCALD TEMPERATURE CONTROLS



13TH THRU 14TH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

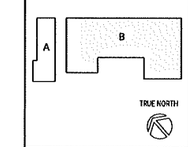
THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN



ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
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11	BID PACKAGE #2	08/04/2022
13	50% CD SET	11/04/2022
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15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

13TH THRU 14TH LEVEL FLOOR PLAN

A113

BIM 360://Bakers Place/71420rvt-V2020.rvt

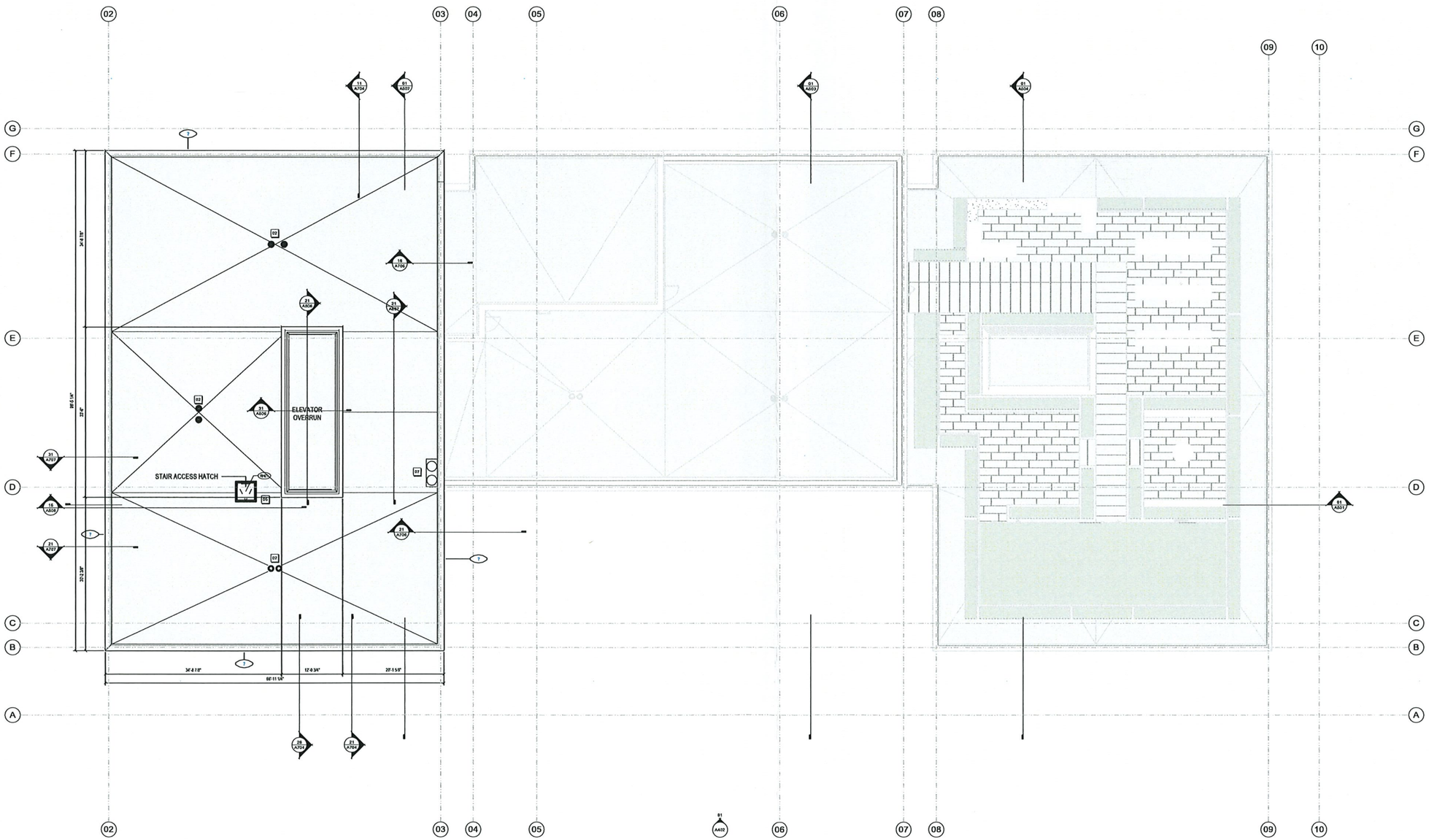
Sheet Size: 30" x 42" (Arch E1)

KEYNOTES

01	ROOF DRAIN, TYP.
02	ROOF DRAIN AND OVERFLOW, TYP.
03	THRU-WALL SCUPPER WITH DOWNSPOUT.
04	OVERFLOW THRU-WALL SCUPPER.
05	ROOF HATCH FROM RATED STAIR ENCLOSURE
06	SLOPE CONCRETE TO DRAIN LOCATIONS AT 1/4"x12".
07	TRASH & RECYCLING CHUTE EXHAUST VENT.

ROOF PLAN GENERAL NOTES:

1. REFER TO ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH ROOF. GENERAL CONTRACTOR SHALL FLASH ALL ROOF PENETRATIONS AND MECHANICAL SUPPORTS IN ACCORDANCE WITH THE DRAWINGS MANUFACTURER'S RECOMMENDATIONS TO OBTAIN ROOF WARRANTY.



15TH LEVEL ROOF PLAN
SCALE: 1/8" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE

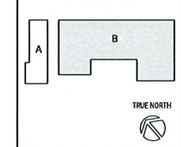
THE NEUTRAL PROJECT

MGA
MICHAEL GREEN ARCHITECTURE

EQUILIBRIUM
Equilibrium Consulting Inc
Structural Engineers

ARUP

KEYPLAN



ISSUANCES / REVISIONS

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11	BID PACKAGE #2	08/04/2022
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14	100% CD SET	12/08/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

3/27/2023 11:51:17 AM

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

15TH LEVEL ROOF PLAN

A115

BIM 360://Bakers Place/71420rvA-V2020.rvt

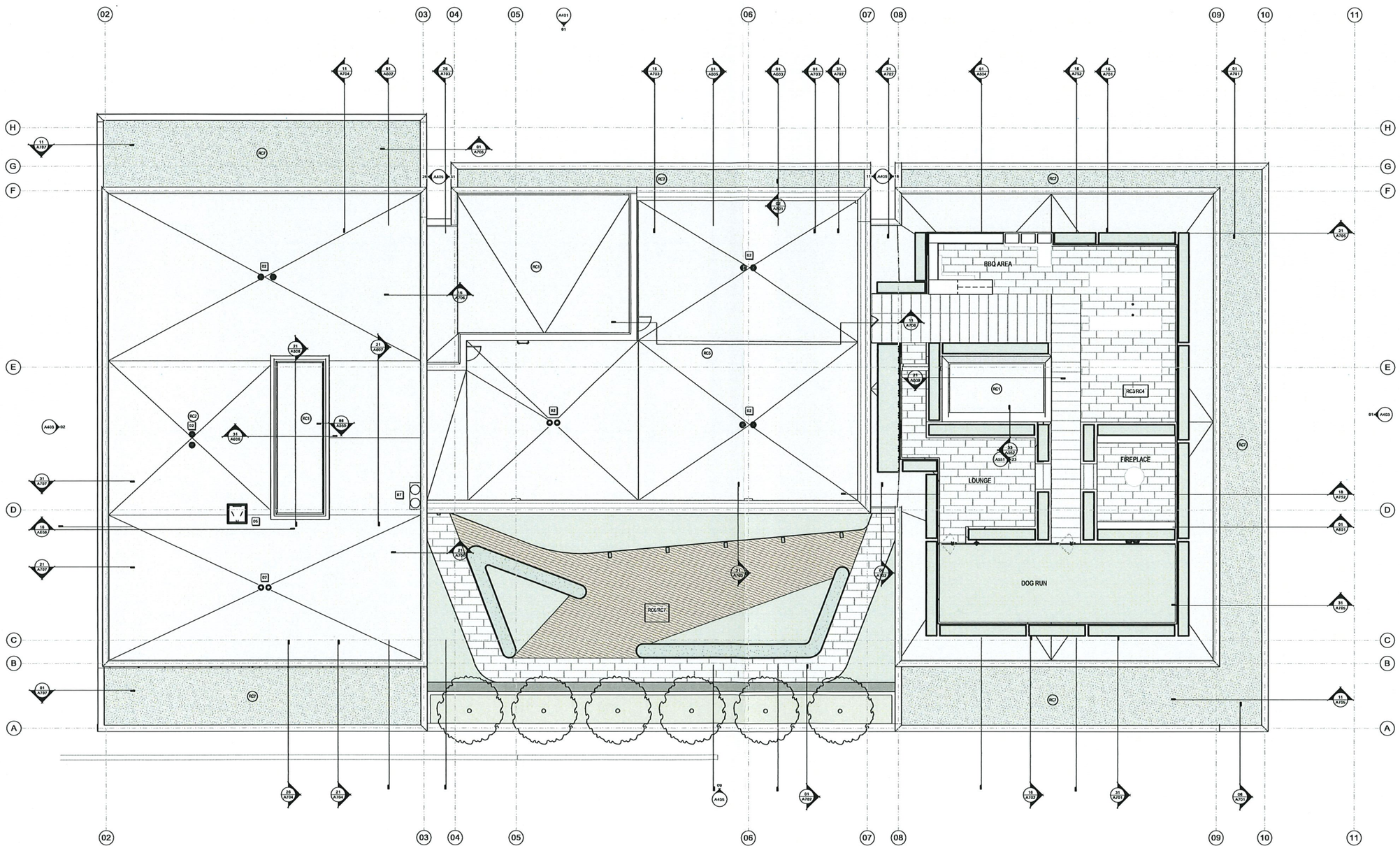
Sheet Size: 36" x 42" (Arch E1)

KEYNOTES

- 01 ROOF DRAIN, TYP.
- 02 ROOF DRAIN AND OVERFLOW, TYP.
- 03 THRU-WALL SCUPPER WITH DOWNSPOUT.
- 04 OVERFLOW THRU-WALL SCUPPER.
- 05 ROOF HATCH FROM RATED STAIR ENCLOSURE
- 06 SLOPE CONCRETE TO DRAIN LOCATIONS AT 1/4"/1'-0".
- 07 TRASH & RECYCLING CHUTE EXHAUST VENT.

ROOF PLAN GENERAL NOTES:

1. REFER TO ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH ROOF. GENERAL CONTRACTOR SHALL FLASH ALL ROOF PENETRATIONS AND MECHANICAL SUPPORTS IN ACCORDANCE WITH THE DRAWINGS MANUFACTURER'S RECOMMENDATIONS TO OBTAIN ROOF WARRANTY.



OVERALL ROOF PLAN

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

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE

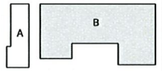
THE NEUTRAL PROJECT

MGA
MICHAEL GREEN ARCHITECTURE

EQUILIBRIUM
Equilibrium Consulting Inc
Structural Engineers

ARUP

KEYPLAN



TRUE NORTH

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
8	DD BID PACKAGE #1	05/05/2022
11	BID PACKAGE #2	06/04/2022
13	50% CD SET	11/08/2022
14	100% CD SET	12/08/2022
15	FOOTING & FOUNDATION SET	12/15/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

3/27/2023 11:53:31 AM

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

OVERALL ROOF PLAN

A116

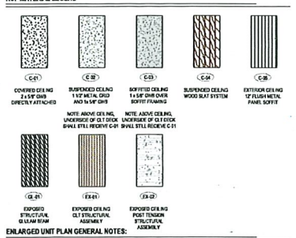
Sheet Size: 30" x 42" (Arch E1)

BIM 360://Bakers Place/71420vA-V2023.rvt

ENLARGED UNIT REFLECTED CEILING PLAN NOTES:

1. LINE OF BULKHEAD TO ALIGN WITH WALLS, OTHER BULKHEADS AND UPPER KITCHEN CABINETS, TYP.
2. ALIGN BULKHEADS WITH DOOR OPENINGS.
3. LOCATION OF DROPPED CEILINGS TO BE FURTHER COORDINATED WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION.

RCP MATERIAL LEGEND



ENLARGED UNIT PLAN GENERAL NOTES:

A. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH. SEE FLOOR PLAN FOR APPLICABLE DIMENSIONS. ALL DIMENSIONS TO EXTERIOR WALL IS TO OUTSIDE OF STUD.
B. REFER TO SHEET A303 AND ELARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
C. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
D. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION. ALL PARTITIONS ARE TO BE 1"1/4 UNLESS NOTED OTHERWISE.
E. REFER TO DESIGN-BUILD MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING.
F. SEE SHEET A306 AND ELARGED UNIT PLANS FOR FINISH SELECTIONS.
G. REFER TO SHEET A304 FOR EXTERIOR WINDOW TYPES & A611-A615 FOR ELEVATION LOCATION.

ENLARGED UNIT PLAN NOTES:

GENERAL:

A. ALL PLUMBING CONTROLS TO HAVE SINGLE LEVER TYPE HARDWARE (KITCHEN AND BATH).
B. 1/2" MAX THRESHOLD OR CHANGE OF FLOOR ELEVATION ALLOWED. EXCEPTION UNIT DECKS.
C. PROVIDE 3 1/2" SOUND ATTENUATION FIRE BLANKET AROUND ALL WASTE STACKS.
D. PROVIDE CONTINUED CONCRETE TOPPING OR OTHER MATERIAL EQUIVALENT BELOW ALL SHOWER/TUB MODULES FOR COMPLETION OF THE RATED FLOOR/CEILING ASSEMBLY. CONTRACTOR TO WORK WITH MUNICIPLE INSPECTORS FOR WHAT IS ACCEPTABLE IF MODULES ARE PLACED PRIOR TO CONCRETE TOPPING.
E. SEE INDIVIDUAL SHEETS FOR TYPICAL WALL REINFORCING DETAIL AND CLEARANCE FOR APPLIANCE AND PLUMBING FIXTURES.
F. FOR DOOR PAIRS, BOTH LEAVES SHALL BE SAME TYPE.
G. LOCATE CLOSERS TOWARD INSIDE OF SPACES AWAY FROM CORRIDORS.
H. RATED FLOOR/CEILING MUST BE PROVIDED ABOVE ALL DROP CEILINGS OR MAINTAIN HOURLY RATING IN RATED FIXTURES AND FIRE DAMPERS.
I. WHERE FINISHED CABINETS MEET WALLS, PROVIDE SCRIBE OR TRIM STRIP TO WALL PROVIDE CONT SEALANT BETWEEN ALL COUNTERTOPS/BACKSPLASHES/ SIDE SPLASHES & WALLS.
J. ALL APPLIANCES TO BE ELECTRIC.
K. ELECTRICAL CONTRACTOR TO PROVIDE ALL UNITS WITH ROCK TYPE SWITCHES.
L. WINDOW COVERINGS TO BE SUPPLIED BY GENERAL CONTRACTOR FOR ALL UNITS.
M. PROVIDE BLOCKING FOR KITCHEN CABINETS, BATHROOM ACCESSORIES, SHOWER CURTAINS, AND DOOR WALL STOPS.
N. PROVIDE ACCESSIBLE SIGNAGE FOR ALL DWELLING UNIT ENTRIES WITH VISUAL CHARACTERS AND BRAILLE CHARCTERS. UNIT ENTRY SIGNAGE SHALL BE MOUNTED 60" MAXIMUM ABOVE THE FLOOR TO TOP OF THE SIGNAGE AND LOCATED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. UNITS WITH EXTERIOR ACCESS REQUIREMENTS WILL ALSO APPLY.
O. PROVIDE BLOCKING IN ALL UNITS FOR FUTURE GRAB BARS LOCATED IN SHOWERS, TUBS, AND TOILETS.
P. ALL BEDROOM ROOM CLOSET POLES AND SHELVING TO BE BY GENERAL CONTRACTOR.
Q. HARD WIRED HIGH-SPEED INTERNET SERVICE SHALL BE PROVIDED TO EACH UNIT.
R. ELECTRICAL OUTLETS AND CABLE / DATA OUTPUTS TO BE SET TO A MINIMUM OF 18" AFF.

KITCHEN:

A. SLIDE IN ELECTRIC RANGE WANTS FIP HARDWARE.
B. U-SHAPED KITCHENS MUST PROVIDE MIN 5'-0" CLEAR BETWEEN OPPOSING CABINET/APPLIANCE FACES.
C. ALL OTHER KITCHEN STYLES TO HAVE MIN 48" CLEAR BETWEEN OPPOSING CABINET/APPLIANCE FACES.
D. (2) ROWS OF BLOCKING AT ALL UPPER CABINETS.

LAUNDRY:

A. WASHERS AND DRYERS TO HAVE FLEXIBLE HOSE AND VENT (METAL) CONNECTIONS ALLOWING UNITS TO SLIDE FORWARD TO BE FLUSH IN/OUTSIDE FACE OF LAUNDRY WHERE APPLICABLE.

BATHROOMS:

A. PROVIDE BLOCKING AT ALL AREAS TO RECEIVE WALL MOUNTED EQUIPMENT (I.E. TOWEL BARS, TOILET PAPER HOLDER, ETC.) BLOCKING TO EXCEED ITEM LENGTH TO BE ATTACHED BY 2" MIN.
B. BATHROOM WALLS TO HAVE BLOCKING FOR FUTURE GRAB BARS.
C. VANITIES AND LAVATORIES SHALL HAVE A MINIMUM OF 2'-0" FROM THE CENTERLINE OF THE FIXTURE TO THE CLOSEST ADJACENT WALL.
D. WATER CLOSETS SHALL BE MOUNTED 1'-6" FROM THE CLOSEST ADJACENT WALL AND 1'-0" AWAY FROM ANY ADJACENT LAVATORY. ALL WATER CLOSETS TO BE AT COMFORT HEIGHT WITH AN ELONGATED BOWL.
E. OFFSET TUB & SHOWER CONTROLS REQUIRED. CENTERLINE OF CONTROLS TO BE LOCATED 9" FROM APRON OF TUB OR SHOWER OR ADJOINING HEADWALL WHICHEVER IS FURTHER.
F. BATHTUBS AND SHOWERS SHALL DELIVER WATER THAT IS 120 DEGREES MAX.
G. PROVIDE SHOWER CURTAIN ROD DETERMINED AND APPROVED BY OWNER WITH NECESSARY BLOCKING NEEDED.
H. ALL VANITY LIGHTING TO BE CENTERED OVER MIRROR LOCATIONS, NOT CENTERED OVER SINK.
I. SHOWER HEADS AND FAUCETS - SHOWER HEADS TO BE A LOW FLOW OF 1.75 GPM OR LESS FAUCETS AERATORS TO BE 1.5 GPM OR LESS.
J. ALL BATHTUB / SHOWER COMPARTMENTS SHALL BE PERMANENTLY LINED WITH NON SKID SURFACE OR PATTERN COVERING 75% OF THE FLOOR.
K. BOTTOM EDGE OF A MIRROR SHALL BE NO MORE THAN 40" AFF.

ENLARGED ACCESSIBLE UNIT PLAN NOTES:

GENERAL:

1. ALL HARDWARE INCLUDING INTERIOR DOORS REQUIRE 5 LBS OF FORCE OR LESS TO ACTIVATE.
2. CLOSETS WITH ADJUSTABLE RODS AND SHELVING TO BE MOUNTED @ 48" AFF MAX.
3. ALL WINDOW/DOOR LOCKS TO HAVE OPENING/CLOSING AND SINGLE POINT LOCKING HARDWARE @ 48" AFF MAX.
4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS & LAVS.

KITCHEN:

1. COMBINATION REFRIGERATOR/FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 34" MAX AFF. ALL CONTROLS AND OPERABLE PARTS TO BE 48" MAX AFF.
2. PROVIDE FRONT CONTROL RANGES, SELF CLEANING OVENS.
3. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE BOTTOM OF WALL CABINETS AS POSSIBLE. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE TOPS OF BASE CABINETS AS POSSIBLE.
4. 50% OF THE SHELF SPACE WITHIN CABINETS SHALL HAVE CLEAR FLOOR SPACE IN FRONT AND IS WITHIN REACH RANGES.
5. KITCHEN SINK TO HAVE 30" MIN. WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINETRY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND UNDER REMOVABLE BASE CABINETRY TO WALL.
6. KITCHEN SINKS TO HAVE 6 1/2" DEEP BOWL MAX.
7. SINK DRAIN/DISPOSAL UNIT TO BE OFFSET, EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.

BATHROOMS:

1. VANITY SINK TO HAVE 30" MIN WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINETRY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND TO HAVE 6 1/2" DEEP BOWL MAX.
2. LAVATORIES TO HAVE 6 1/2" DEEP BOWL MAX.
3. SINK DRAIN TO BE OFFSET, EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.
4. BATH TUB TO HAVE HANDHELD SHOWERSPRAY UNIT ON MIN 60" LONG HOSE WITH NON OPPERATIVE SHUT OFF FEATURE ON CONTROL END.
5. TOILET SEAT HEIGHT TO BE 15"-17" AFF.
6. WATER CLOSETS SHALL HAVE THE FOLLOWING CLEARANCES. 1'-6" TO 1'-6" FROM CENTER LINE OF FIXTURE TO THE WALL AND 1'-6" FROM THE CENTERLINE OF THE FIXTURE TO THE LAVATORY.
7. WATER CLOSET FLUSH CONTROLS TO BE ON OPEN SIDE OF WATER CLOSET (AWAY FROM ADJACENT WALL).
8. THE BATHTUB NEEDS TO HAVE A PERMANENT NON SKID SURFACE.
9. OFFSET TUB & SHOWER CONTROLS REQUIRED. CENTERLINE OF CONTROLS TO BE LOCATED 9" FROM APRON OF TUB OR SHOWER OR ADJOINING HEADWALL WHICHEVER IS FURTHER.

HEARING AND VISUAL IMPAIRED NOTES:

**DESIGN-BUILD CONTRACTORS TO PROVIDE THE NECESSARY ELEMENTS REQUIRED FOR A HEARING AND VISUALLY IMPAIRED UNIT.

ALARMS:

1. PROVIDE ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES INSTALLED IN ACCORDANCE WITH NFPA 72.
2. PROVIDE POWER THAT IS PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM AND BE PERMANENTLY INSTALLED.
3. PROVIDE ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION TO TWO WAY COMMUNICATION SYSTEMS PROVIDE ACCESSIBLE VISIBLE INDICATORS AND NOTIFICATION AS REQUIRED.

SIGNS:

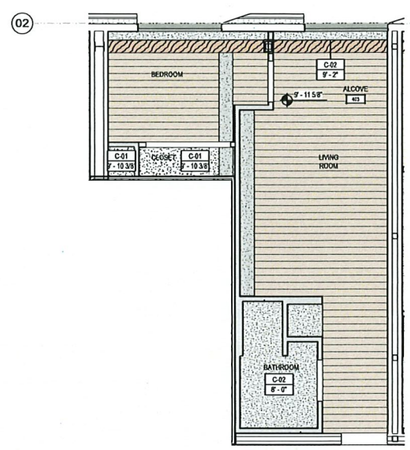
1. PROVIDE TACTILE SIGNS THAT CONTAIN BOTH VISUAL RAISED CHARACTERS AND BRAILLE. VISUAL CHARACTERS SHALL MEET ALL ACCESSIBILITY REQUIREMENTS, INCLUDING FONT, CASE, STYLE, AND VISUAL CHARACTER HEIGHTS.
2. DIRECTIONAL AND INFORMATIONAL SIGNS SHALL BE PROVIDED FOR DIRECTION TO OR INFORMATION ABOUT INTERIOR SPACES AND FACILITIES OF THE SITE.
3. WHERE PICTOGRAMS ARE PROVIDED, THEY WILL REQUIRE TO HAVE TEXT DESCRIPTIONS DIRECTLY BELOW THE PICTOGRAM FIELD.

TELEPHONE:

1. PROVIDE CONNECTION FOR ONE OF THE FOLLOWING TYPES OF COMMUNICATION FOR THE DEAF, TELETYPE (TTY), TELECOMMUNICATIONS DEVICE FOR THE DEAF (TTD), OR TEXT TELEPHONE (TT).

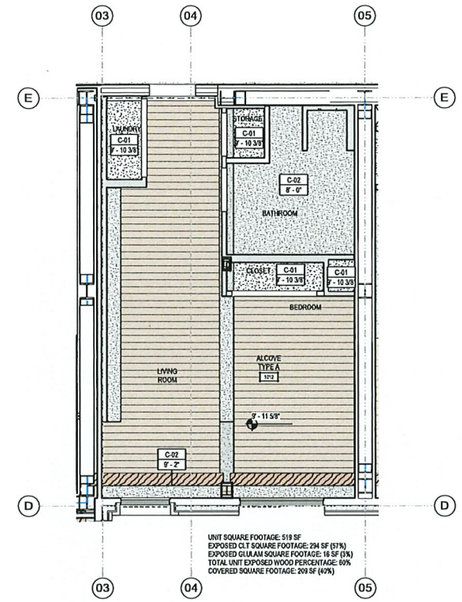
KEYNOTES

01 HEAT PUMP CLOSET WITH ACCESS PANEL.
02 LINEN CLOSET.
03 GWB WRAPPED COLUMN, TYP.
04 COUNTERTOP, SHELF, AND ROD ABOVE WASHER AND DRYER.



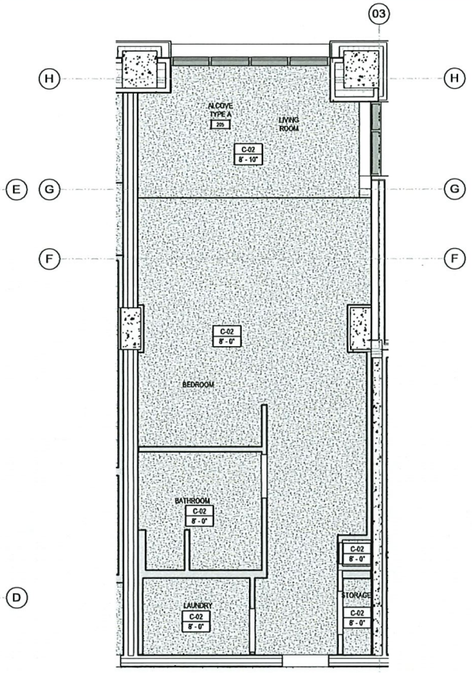
UNIT SQUARE FOOTAGE: 411 SF
EXPOSED CLT SQUARE FOOTAGE: 268 SF (65%)
EXPOSED GLULAM SQUARE FOOTAGE: 18 SF (4%)
TOTAL UNIT EXPOSED WOOD PERCENTAGE: 69%
COVERED SQUARE FOOTAGE: 125 SF (31%)

24 / A504 ALCOVE F - 403-1203 - RCP
SCALE: 1/4" = 1'-0"



UNIT SQUARE FOOTAGE: 519 SF
EXPOSED CLT SQUARE FOOTAGE: 294 SF (57%)
EXPOSED GLULAM SQUARE FOOTAGE: 16 SF (3%)
TOTAL UNIT EXPOSED WOOD PERCENTAGE: 60%
COVERED SQUARE FOOTAGE: 209 SF (40%)

14 / A504 ALCOVE E (ADA - TYPE A) - 1012 - RCP
SCALE: 1/4" = 1'-0"



04 / A504 ALCOVE B (ADA - TYPE A) - 205 - RCP
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

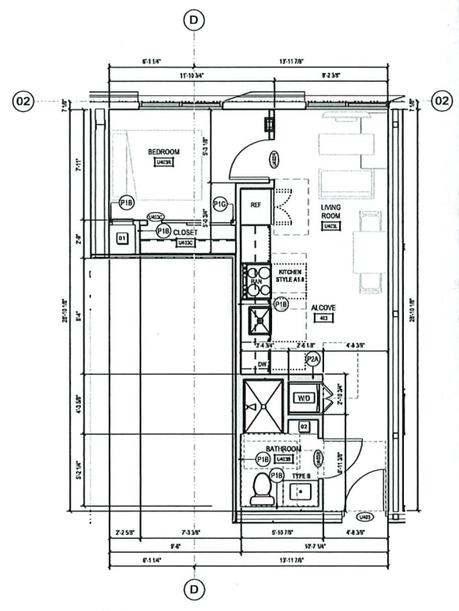
DOOR	WIDTH x HEIGHT	DOOR TYPE	DOOR FINISH	DOOR LITE SIZE	FRAME TYPE	FRAME FINISH	HEAD	JAMB	SILL	FIRE RATED	HARDWARE SET	DESCRIPTION
U403	3' - 0" x 7' - 0"	W1	PT-1	N/A	M1	PT-1	29/A903	29/A903	-	20 MIN.	#	
U403B	2' - 10" x 7' - 0"	W1	PT-1	N/A	W1	PT-1	06/A903	06/A903			40	
U403C	6' - 0" x 7' - 0"	W1	PT-1	N/A	W5	PT-1	06/A903	06/A903			40	
U403R	2' - 10" x 7' - 0"	W1	PT-1	N/A	W1	PT-1	06/A903	06/A903			37	

DOOR SCHEDULE

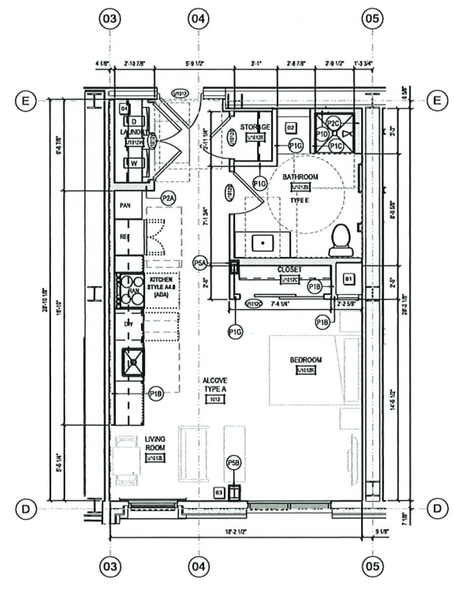
DOOR	WIDTH x HEIGHT	DOOR TYPE	DOOR FINISH	DOOR LITE SIZE	FRAME TYPE	FRAME FINISH	HEAD	JAMB	SILL	FIRE RATED	HARDWARE SET	DESCRIPTION
U1012	3' - 0" x 7' - 0"	W1	PT-1	N/A	M1	PT-1	29/A903	29/A903	-	20 MIN.	35	
U1012B	3' - 0" x 7' - 0"	W1	PT-1	N/A	W1	PT-1	06/A903	06/A903	-	-	37	
U1012C	6' - 0" x 7' - 0"	W1	PT-1	N/A	W5	PT-1	06/A903	06/A903	-	-	40	
U1012S	3' - 0" x 7' - 0"	W1	PT-1	N/A	W1	PT-1	06/A903	06/A903	-	-	41	
U1012W	5' - 0" x 7' - 0"	W1	PT-1	N/A	W4	PT-1	06/A903	06/A903	-	-	39	

DOOR SCHEDULE

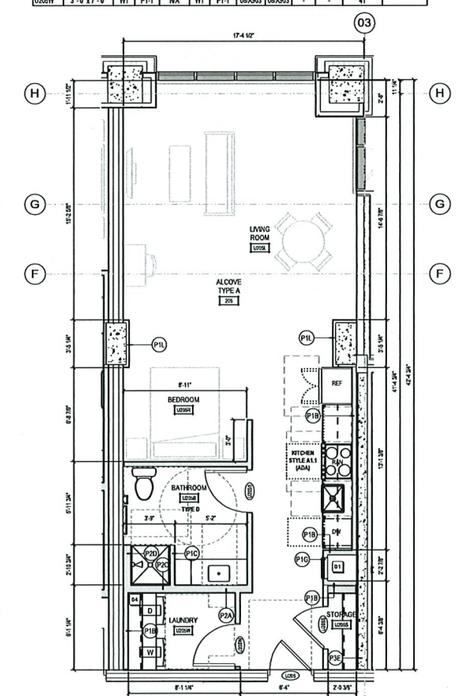
DOOR	WIDTH x HEIGHT	DOOR TYPE	DOOR FINISH	DOOR LITE SIZE	FRAME TYPE	FRAME FINISH	HEAD	JAMB	SILL	FIRE RATED	HARDWARE SET	DESCRIPTION
U205	3' - 0" x 7' - 0"	W1	PT-1	N/A	M1	PT-1	29/A903	29/A903	-	20 MIN.	36	
U205B	3' - 0" x 7' - 0"	W1	PT-1	N/A	W1	PT-1	06/A903	06/A903	-	-	37	
U205S	3' - 0" x 7' - 0"	W1	PT-1	N/A	W5	PT-1	06/A903	06/A903	-	-	41	
U205W	3' - 0" x 7' - 0"	W1	PT-1	N/A	W1	PT-1	06/A903	06/A903	-	-	41	



21 / A504 ALCOVE F - 403-1203
SCALE: 1/4" = 1'-0"



11 / A504 ALCOVE E (ADA - TYPE A) - 1012
SCALE: 1/4" = 1'-0"



01 / A504 ALCOVE B (ADA - TYPE A) - 205
SCALE: 1/4" = 1'-0"

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

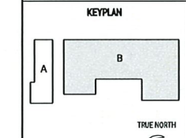
THE NEUTRAL PROJECT

BAKERS PLACE DEVELOPMENT

10 S. PATERSON STREET
MADISON, WI 53703

BAKERS PLACE
THE NEUTRAL PROJECT
MGA MICHAEL GREEN ARCHITECTURE
EQUILIBRIUM Equilibrium Consulting Inc Structural Engineers
ARUP

KEYPLAN



ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
8	DD BID PACKAGE #1	05/05/2022
11	BID PACKAGE #2	08/04/2022
13	50% CD SET	11/08/2022
14	100% CD SET	12/06/2022
	CITY VARIANCE SUBMITTAL	02/27/2023

3/14/2023 10:06:16 AM
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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
BMA

DRAWN BY
FM

ENLARGED UNIT PLANS - ALCOVE

A504

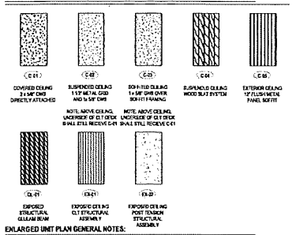
BIM 360://Bakers Place/71420v4-V20220.rvt

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

ENLARGED UNIT REFLECTED CEILING PLAN NOTES:

1. LINE OF BULKHEAD TO ALIGN WITH WALLS, OTHER BULKHEADS AND UPPER KITCHEN CABINETS, TYP.
2. ALIGN BULKHEADS WITH DOOR OPENINGS.
3. LOCATION OF DROPPED CEILINGS TO BE FURTHER COORDINATED WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION.

RCP MATERIAL LEGEND



ENLARGED UNIT PLAN GENERAL NOTES:

A. INTERIOR WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH. SEE FLOOR PLAN FOR APPLICABLE DIMENSIONS. ALL DIMENSIONS TO EXTERIOR WALL IS TO OUTSIDE OF STUD.
B. REFER TO SHEET A303 AND ELARGED UNIT PLANS FOR DOOR AND DOOR HARDWARE SCHEDULE.
C. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
D. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION. ALL PARTITIONS ARE TO BE 3"1/4" UNLESS NOTED OTHERWISE.
E. REFER TO DESIGN-BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TREATED PER UL LISTING
F. SEE SHEET A303 AND ELARGED UNIT PLANS FOR FINISH SELECTIONS.
G. REFER TO SHEET A304 FOR EXTERIOR WINDOW TYPES & A401-A405 FOR ELEVATION LOCATION.

ENLARGED UNIT PLAN NOTES:

GENERAL:

A. ALL PLUMBING CONTROLS TO HAVE SINGLE LEVER TYPE HARDWARE (KITCHEN AND BATH)
B. 1/2" MAX THRESHOLD OR CHANGE OF FLOOR ELEVATION ALLOWED. EXCEPTION UNIT DECKS
C. PROVIDE 3 1/2" SOUND ATTENUATION FIRE BLANKET AROUND ALL WASTE STACKS.
D. PROVIDE CONTINUED GYPCRETE TOPPING OR OTHER MATERIAL EQUIVALENT BELOW ALL SHOWER/TUB MODULES FOR COMPLETION OF THE RATED FLOOR/CEILING ASSEMBLY. CONTRACTOR TO WORK WITH MUNICIPLE INSPECTORS FOR WHAT IS ACCEPTABLE IF MODULES ARE PLACED PRIOR TO GYPSUM TOPPING.
E. SEE INDIVIDUAL SHEETS FOR TYPICAL WALL REINFORCING DETAIL AND CLEARANCE FOR APPLIANCE AND PLUMBING FIXTURES.
F. FOR DOOR PAIRS, BOTH LEAVES SHALL BE SAME TYPE.
G. LOCATE CLOSERS TOWARD INSIDE OF SPACES AWAY FROM CORRIDORS.
H. RATED FLOOR/CEILING MUST BE PROVIDED ABOVE ALL DROP CEILINGS OR MAINTAIN HOURLY RATING WRAPPED FIXTURES AND FIRE DAMPERS.
I. WHERE FINISHED CABINETS MEET WALLS, PROVIDE SCRIBE OR TRIM STRIP TO WALL PROVIDE CONT SEALANT BETWEEN ALL COUNTERTOPS/BACKSPLASH-SSI SIDE SPLASHES & WALLS
J. ALL APPLIANCES TO BE ELECTRIC
K. ELECTRICAL CONTRACTOR TO PROVIDE ALL UNITS WITH ROCK TYPE SWITCHES.
L. WINDOW COVERINGS TO BE SUPPLIED BY GENERAL CONTRACTOR FOR ALL UNITS.
M. PROVIDE BLOCKING FOR KITCHEN CABINETS, BATHROOM ACCESSORIES, SHOWER CURTAINS, AND DOOR WALL STOPS.
N. PROVIDE ACCESSIBLE SIGNAGE FOR ALL DWELLING UNIT ENTRIES WITH VISUAL CHARACTERS AND BRAILLE CHARCTERS. UNIT ENTRY SIGNAGE SHALL BE MOUNTED 60" MAXIMUM ABOVE THE FLOOR TO TOP OF THE SIGNAGE AND LOCATED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. UNITS WITH EXTERIOR ACCESS REQUIREMENTS WILL ALSO APPLY.
O. PROVIDE BLOCKING IN ALL UNITS FOR FUTURE GRAB BARS LOCATED IN SHOWERS, TUBS, AND TOILETS.
P. ALL BEDROOM ROOM CLOSET POLES AND SHELVING TO BE BY GENERAL CONTRACTOR.
Q. HARD WIRED HIGH SPEED INTERNET SERVICE SHALL BE PROVIDED TO EACH UNIT.
R. ELECTRICAL OUTLETS AND CABLE / DATA OUTPUTS TO BE SET TO A MINIMUM OF 18" A.F.F.

KITCHEN:

A. SLIDE IN ELECTRIC RANGE W/ANTI-TIP HARDWARE.
B. U-SHAPED KITCHENS MUST PROVIDE MIN 5'-0" CLEAR BETWEEN OPPOSING CABINET/APPLIANCE FACES.
C. ALL OTHER KITCHEN STYLES TO HAVE MIN 42" CLEAR BETWEEN OPPOSING CABINET/APPLIANCE FACES.
D. (2) ROWS OF BLOCKING AT ALL UPPER CABINETS.

LAUNDRY:

A. WASHERS AND DRYERS TO HAVE FLEXIBLE HOSE AND VENT (METAL) CONNECTIONS ALLOWING UNITS TO SLIDE FORWARD TO BE FLUSH W/OUTSIDE FACE OF LAUNDRY WHERE APPLICABLE.

BATHROOMS:

A. PROVIDE BLOCKING AT ALL AREAS TO RECEIVE WALL MOUNTED EQUIPMENT (I.E. TOWEL BARS, TOILET PAPER HOLDER, ETC.) BLOCKING TO EXCEED ITEM LENGTH TO BE ATTACHED 6'-0" MIN.
B. BATHROOM WALLS TO HAVE BLOCKING FOR FUTURE GRAB BARS.
C. VANITIES AND LAVATORIES SHALL HAVE A MINIMUM OF 2'-0" FROM THE CENTERLINE OF THE FIXTURE TO THE CLOSET ADJACENT WALL.
D. WATER CLOSETS SHALL BE MOUNTED 9'-0" FROM THE CLOSET ADJACENT WALL AND 1'-0" AWAY FROM ANY ADJACENT LAVATORY. ALL WATER CLOSETS TO BE AT COMFORT HEIGHT WITH AN ELONGATED BOWL.
E. OFFSET TUB & SHOWER CONTROLS REQUIRED. CENTERLINE OF CONTROLS TO BE LOCATED 9" FROM APRON OF TUB OR 6-SHWER OR ADJOINING HEADWALL WHICHEVER IS FURTHER.
F. BATHTUBS AND SHOWERS SHALL DELIVER WATER THAT IS 120 DEGREES MAX.
G. PROVIDE SHOWER CURTAIN ROD DETERMINED AND APPROVED BY OWNER WITH NECESSARY BLOCKING NEEDED.
H. ALL VANITY LIGHTING TO BE CENTERED OVER MIRROR LOCATIONS, NOT CENTERED OVER SINK.
I. SHOWER HEADS AND FAUCETS - SHOWERHEADS TO BE A LOW FLOW OF 1.75 GPM OR LESS. FAUCETS AERATORS TO BE 1.5 GPM OR LESS.
J. ALL BATHTUB / SHOWER COMPARTMENTS SHALL BE PERMANENTLY LINED WITH NON-SKID SURFACE OR PATTERN COVERING 75% OF THE FLOOR.
K. BOTTOM EDGE OF A MIRROR SHALL BE NO MORE THAN 40" A.F.F.

ENLARGED ACCESSIBLE UNIT PLAN NOTES:

GENERAL:

1. ALL HARDWARE, INCLUDING INTERIOR DOORS REQUIRE 5 LBS OF FORCE OR LESS TO ACTIVATE.
2. CLOSETS WITH ADJUSTABLE RODS AND SHELVING TO BE MOUNTED @ 48" A.F.F. MAX.
3. ALL WINDOW/DOOR LOCKS TO HAVE OPENING/CLOSING AND SINGLE POINT LOCKING HARDWARE @ 48" A.F.F. MAX.
4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS & LAVS.

KITCHEN:

1. COMBINATION REFRIGERATOR/FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54" MAX A.F.F. ALL CONTROLS AND OPERABLE PARTS TO BE 48" MAX A.F.F.
2. PROVIDE PRUNT CONTROL RANGES, SELF-CLEANING OVENS
3. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE BOTTOM OF WALL CABINETS AS POSSIBLE. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE TOPS OF BASE CABINETS AS POSSIBLE.
4. 50% OF THE SHELF SPACE WITHIN CABINETS SHALL HAVE CLEAR FLOOR SPACE IN FRONT AND IS WITHIN REACH RANGES.
5. KITCHEN SINK TO HAVE 30" MIN. WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH, BASE CABINETRY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND UNDER REMOVABLE BASE CABINETRY TO WALL.
6. KITCHEN SINKS TO HAVE 6 1/2" DEEP BOWL MAX.
7. SINK DRAIN/DISPOSAL UNIT TO BE OFFSET, EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.

BATHROOMS:

1. VANITY SINK TO HAVE 30" MIN WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH, BASE CABINETRY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. FINISHED FLOOR AND WALLS EXTEND TO HAVE 6 1/2" DEEP BOWL MAX.
2. LAVATORIES TO HAVE 6 1/2" DEEP BOWL MAX.
3. SINK DRAIN TO BE OFFSET, EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED AND JACKETED TO PROTECT INSULATION.
4. BATH TUB TO HAVE HANDHELD SHWER/SPRAY UNIT ON MIN 60" LONG HOSE WITH NON-OPPERATIVE SHUT-OFF FEATURE ON CONTROL END.
5. TOILET SEAT HEIGHT TO BE 15"-19" AFF.
6. WATER CLOSETS SHALL HAVE THE FOLLOWING CLEARANCES, 1'-4" TO 6" FROM CENTER LINE OF FIXTURE TO THE WALL AND 15" FROM THE CENTERLINE OF THE FIXTURE TO THE LAVATORY.
7. WATER CLOSET FLUSH CONTROLS TO BE ON OPEN SIDE OF WATER CLOSET (AWAY FROM ADJACENT WALL)
8. THE BATHTUB NEEDS TO HAVE A PERMANENT NON-SKID SURFACE.
9. OFFSET TUB & SHOWER CONTROLS REQUIRED. CENTERLINE OF CONTROLS TO BE LOCATED 9" FROM APRON OF TUB OR SHOWER OR ADJOINING HEADWALL WHICHEVER IS FURTHER.

HEARING AND VISUAL IMPAIRED NOTES:

**DESIGN-BUILD CONTRACTORS TO PROVIDE THE NECESSARY ELEMENTS REQUIRED FOR A HEARING AND VISUALLY IMPAIRED UNIT.

ALARMS:

1. PROVIDE ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES INSTALLED IN ACCORDANCE WITH NFPA 72.
2. PROVIDE POWER THAT IS PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM AND BE PERMANENTLY INSTALLED.
3. PROVIDE ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION TO TWO WAY COMMUNICATION SYSTEMS PROVIDE ACCESSIBLE VISIBLE INDICATORS AND NOTIFICATION AS REQUIRED.

SIGNS:

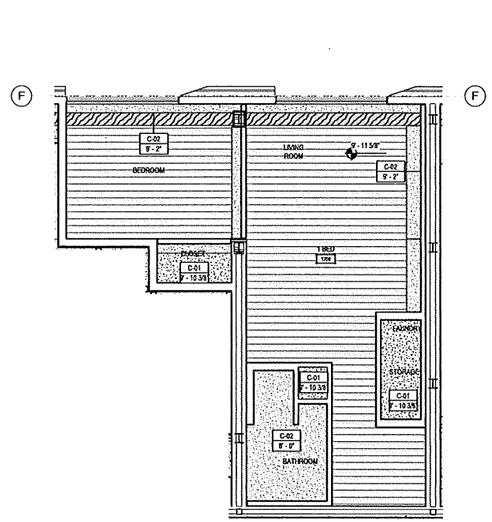
1. PROVIDE TACTILE SIGNS THAT CONTAIN BOTH VISUAL RAISED CHARACTERS AND BRAILLE.
2. VISUAL CHARACTERS SHALL MEET ALL ACCESSIBILITY REQUIREMENTS, INCLUDING FONT, CASE, STYLE, AND VISUAL CHARACTER HEIGHTS.
3. DIRECTIONAL AND INFORMATIONAL SIGNS SHALL BE PROVIDED FOR DIRECTION TO OR INFORMATION ABOUT INTERIOR SPACES AND FACILITIES OF THE SITE.
4. WHERE PICTOGRAMS ARE PROVIDED, THEY WILL REQUIRE TO HAVE TEXT DESCRIPTORS DIRECTLY BELOW THE PICTOGRAM FIELD.

TELEPHONE:

1. PROVIDE CONNECTION FOR ONE OF THE FOLLOWING TYPES OF COMMUNICATION FOR THE DEAF, TELETYPE (TTY), TELECOMMUNICATIONS DEVICE FOR THE DEAF (TDD), OR TEXT TELEPHONE (TT)

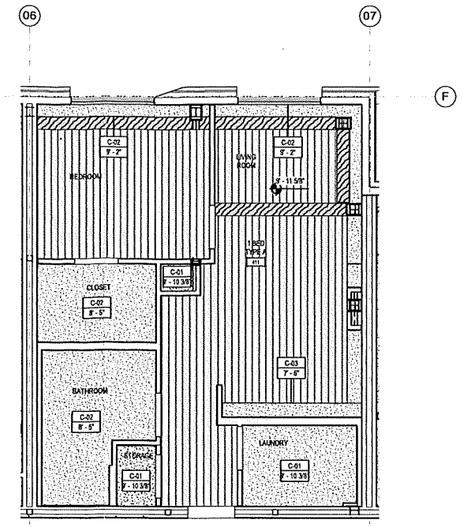
KEYNOTES

D1 HEAT PUMP CLOSET WITH ACCESS PANEL.
D2 LINEN CLOSET
D3 GWB WRAPPED COLUMN, TYP.
D4 COUNTERTOP, SHELF, AND ROD ABOVE WASHER AND DRYER.



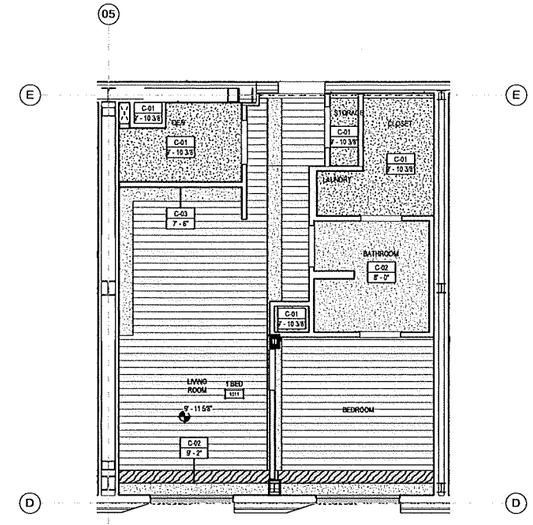
UNIT SQUARE FOOTAGE: 518 SF
EXPOSED CLT SQUARE FOOTAGE: 337 SF (65%)
EXPOSED GLULAM SQUARE FOOTAGE: 22 SF (4%)
TOTAL UNIT EXPOSED WOOD PERCENTAGE: 69%
COVERED SQUARE FOOTAGE: 157 SF (31%)

29 A513 — 1 BED K - 1206 - RCP
SCALE: 1/4" = 1'-0"



UNIT SQUARE FOOTAGE: 675 SF
EXPOSED CLT SQUARE FOOTAGE: 360 SF (53%)
EXPOSED GLULAM SQUARE FOOTAGE: 32 SF (5%)
TOTAL UNIT EXPOSED WOOD PERCENTAGE: 58%
COVERED SQUARE FOOTAGE: 283 SF (42%)

19 A513 — 1 BED J (ADA - TYPE A) - 411 - RCP
SCALE: 1/4" = 1'-0"

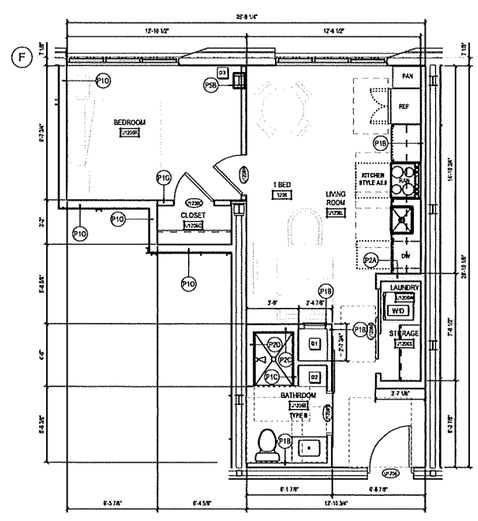


UNIT SQUARE FOOTAGE: 648 SF
EXPOSED CLT SQUARE FOOTAGE: 346 SF (53%)
EXPOSED GLULAM SQUARE FOOTAGE: 20 SF (3%)
TOTAL UNIT EXPOSED WOOD PERCENTAGE: 56%
COVERED SQUARE FOOTAGE: 282 SF (44%)

04 A513 — 1 BED I - 1011 - RCP
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

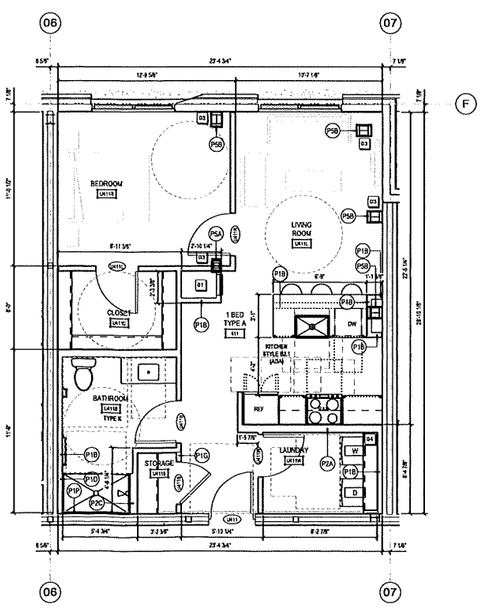
DOOR	WIDTH x HEIGHT	DOOR TYPE	DOOR FINISH	DOOR LITE SIZE	FRAME TYPE	FRAME FINISH	HEAD	JAMB	SILL	FIRE RATED	HARDWARE SET	DESCRIPTION
U1206	3'-0" x 7'-0"	W1	PT-1	N/A	M1	PT-1	29A903	29A903	-	20 MIN.	35	
U1206B	3'-0" x 7'-0"	W1	PT-1	N/A	W5	PT-1	06A903	06A903	-	-	37	
U1206C	2'-10" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	41	
U1206R	2'-10" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	37	
U1206S	6'-0" x 7'-0"	W1	PT-1	N/A	W5	PT-1	06A903	06A903	-	-	40	



26 A513 — 1 BED K - 1206
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

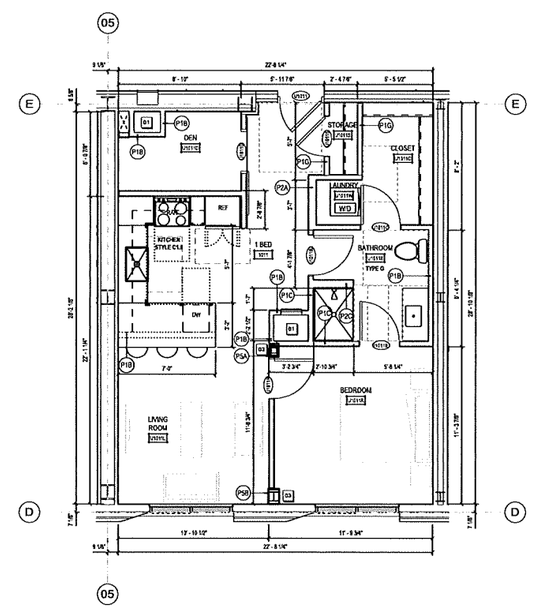
DOOR	WIDTH x HEIGHT	DOOR TYPE	DOOR FINISH	DOOR LITE SIZE	FRAME TYPE	FRAME FINISH	HEAD	JAMB	SILL	FIRE RATED	HARDWARE SET	DESCRIPTION
U411	3'-0" x 7'-0"	W1	PT-1	N/A	M1	PT-1	29A903	29A903	-	20 MIN.	35	
U411B	3'-0" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	37	
U411C	3'-0" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	41	
U411R	3'-0" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	37	
U411S	3'-0" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	36	
U411W	3'-0" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	41	



16 A513 — 1 BED J (ADA - TYPE A) - 411
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DOOR	WIDTH x HEIGHT	DOOR TYPE	DOOR FINISH	DOOR LITE SIZE	FRAME TYPE	FRAME FINISH	HEAD	JAMB	SILL	FIRE RATED	HARDWARE SET	DESCRIPTION
U1011	3'-0" x 7'-0"	W1	PT-1	N/A	M1	PT-1	29A903	29A903	-	20 MIN.	35	
U1011B1	2'-10" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	37	
U1011B2	2'-10" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	37	
U1011C	2'-10" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	41	
U1011D	3'-2" x 7'-0"	W1	PT-1	N/A	W3	PT-1	06A903	06A903	-	-	36	
U1011R	2'-10" x 7'-0"	W1	PT-1	N/A	W1	PT-1	06A903	06A903	-	-	37	
U1011S	2'-10" x 7'-0"	W1	PT-1	N/A	W5	PT-1	06A903	06A903	-	-	41	



01 A513 — 1 BED I - 1011
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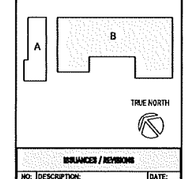

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REVIEWED BY
BMA

DRAWN BY
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ENLARGED UNIT PLANS - 1 BED

A513

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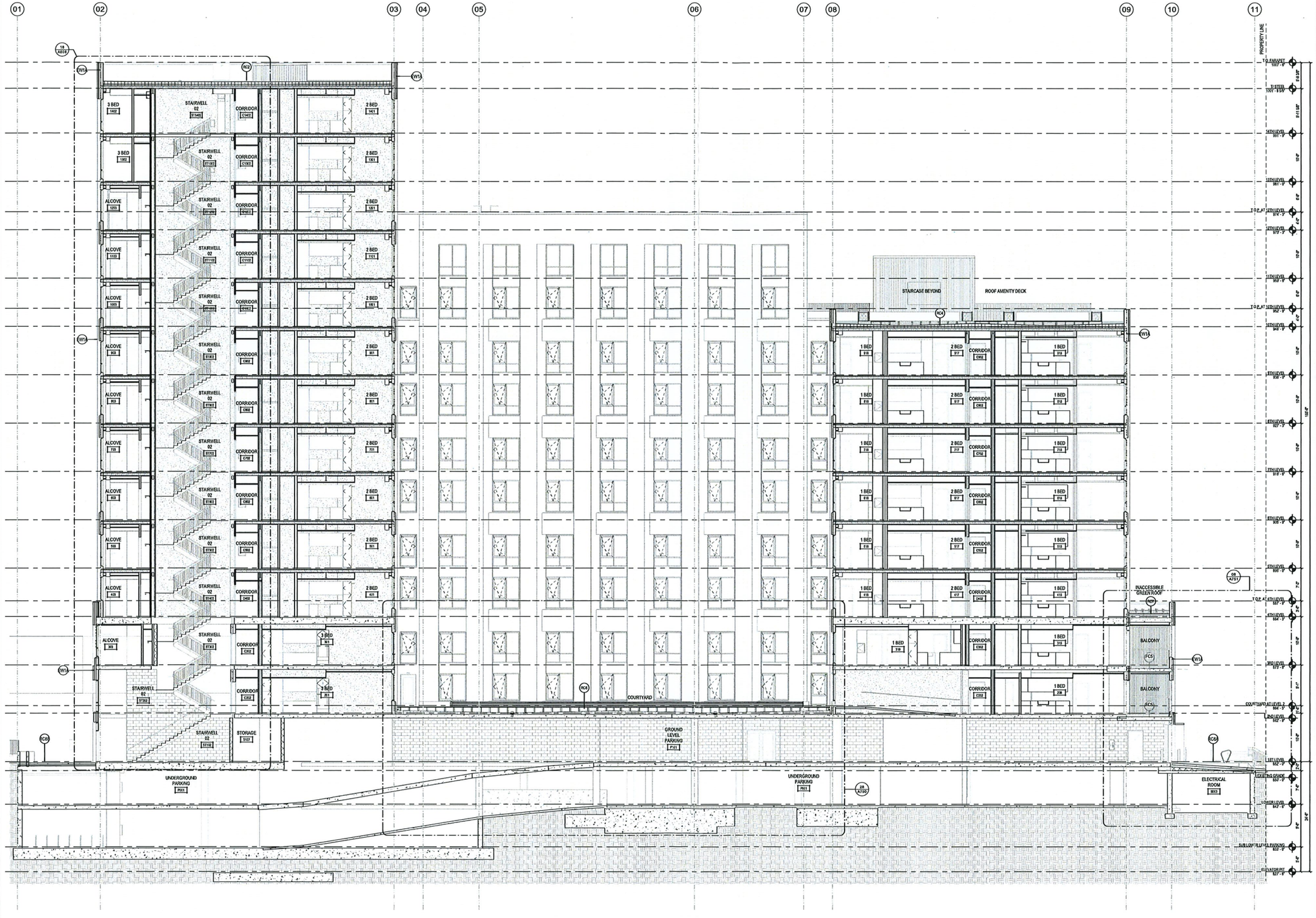

01 A601 LONGITUDINAL SECTION
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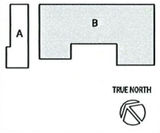

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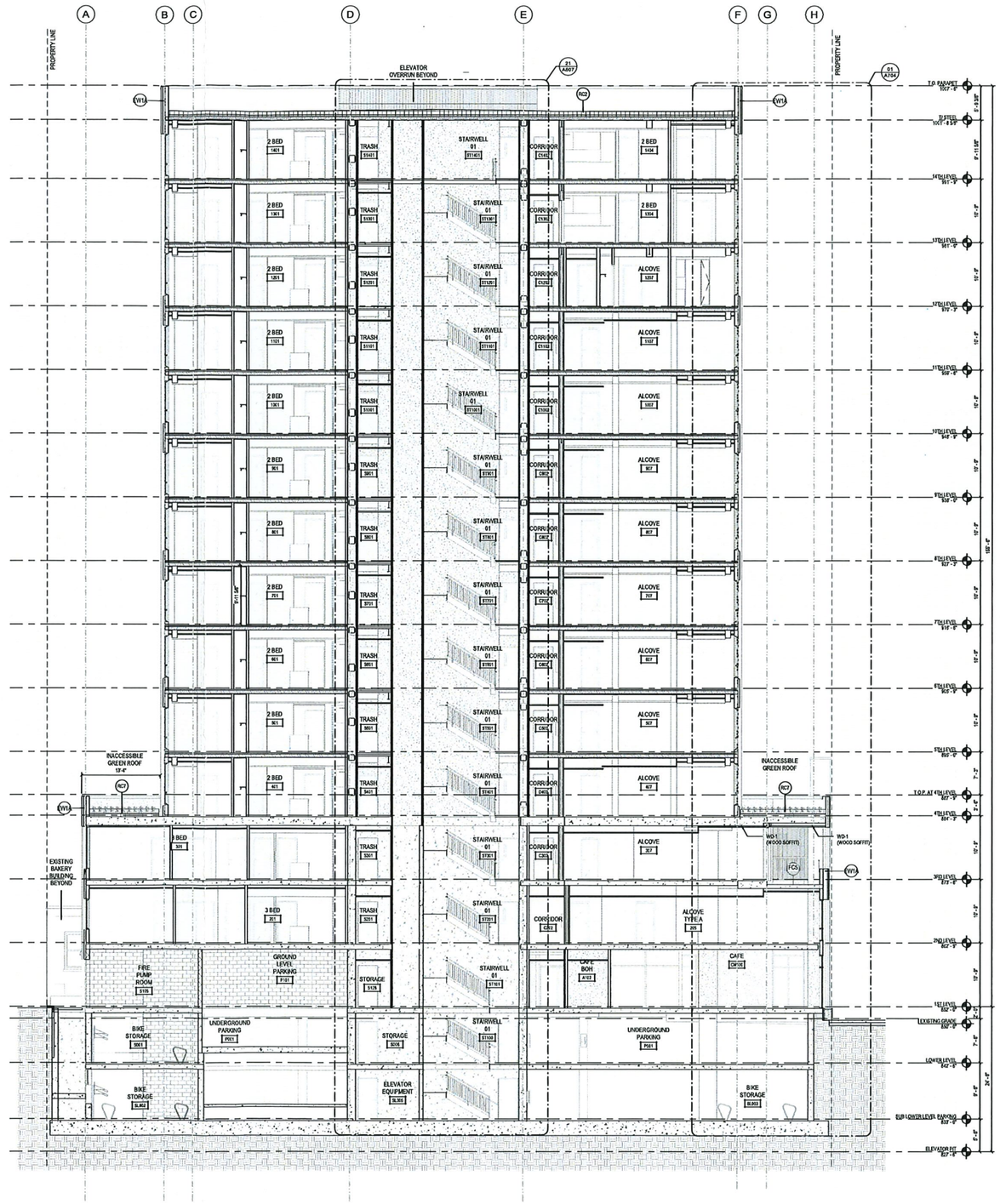

01 A602 CROSS SECTION
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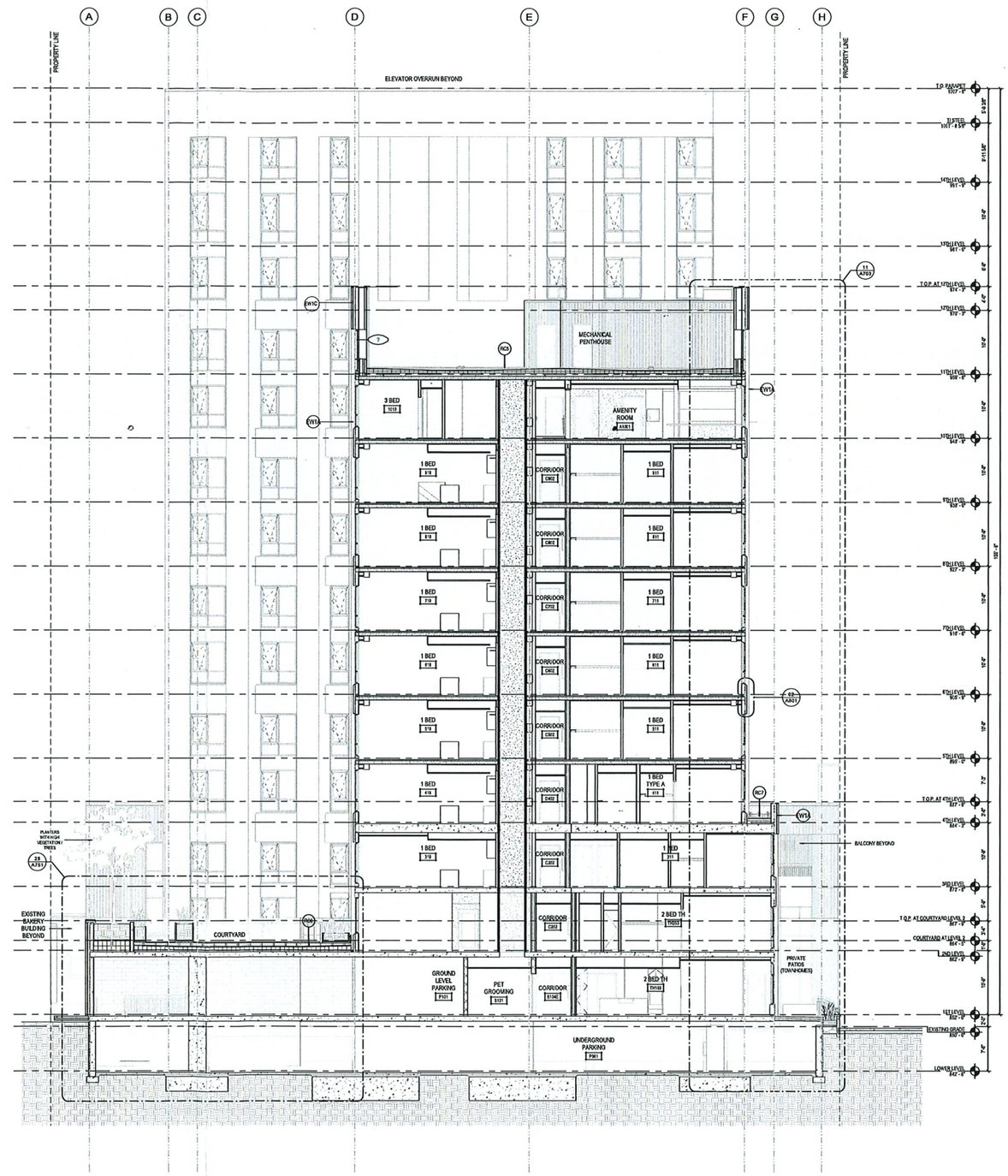

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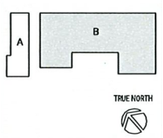

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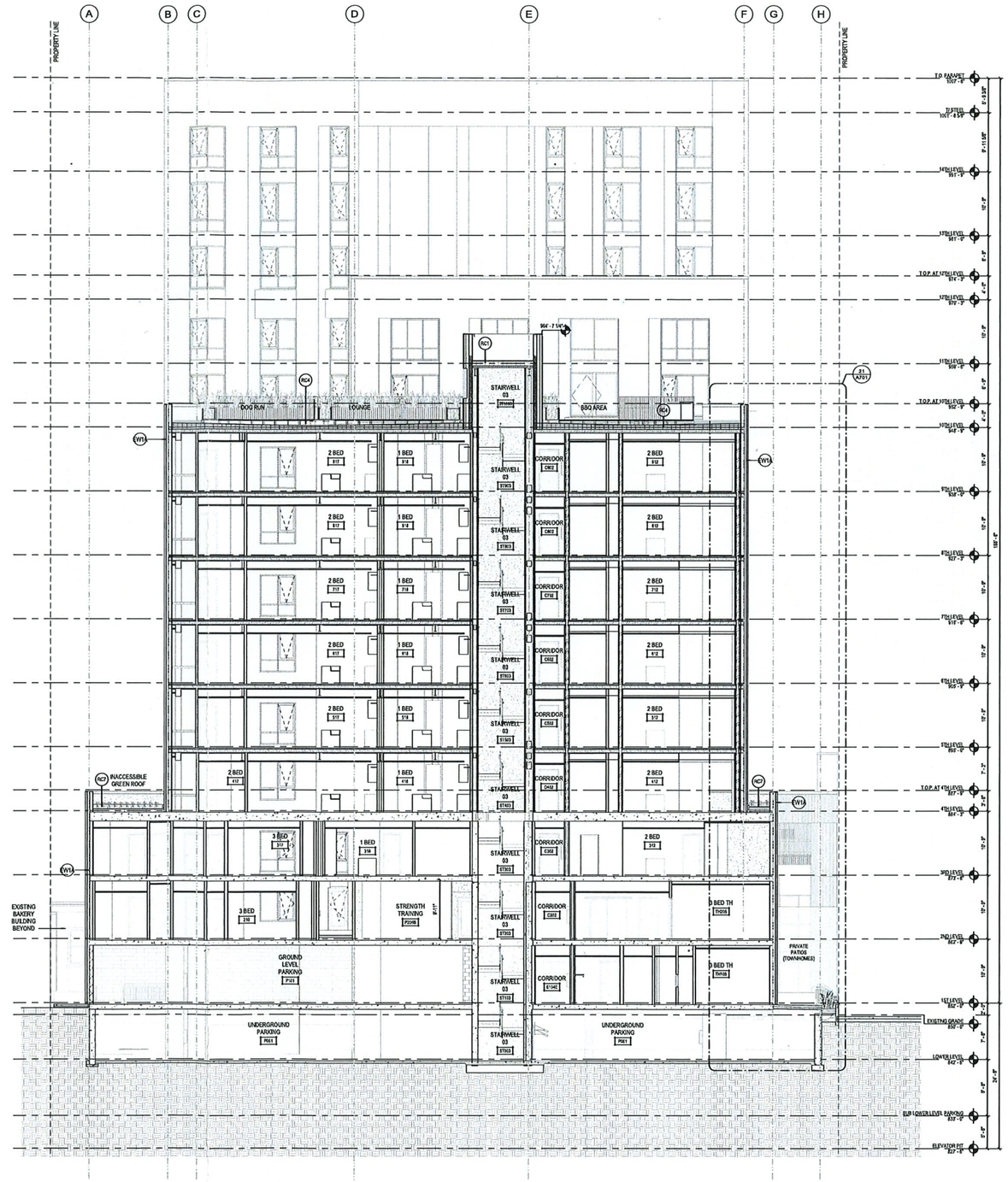

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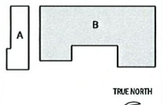

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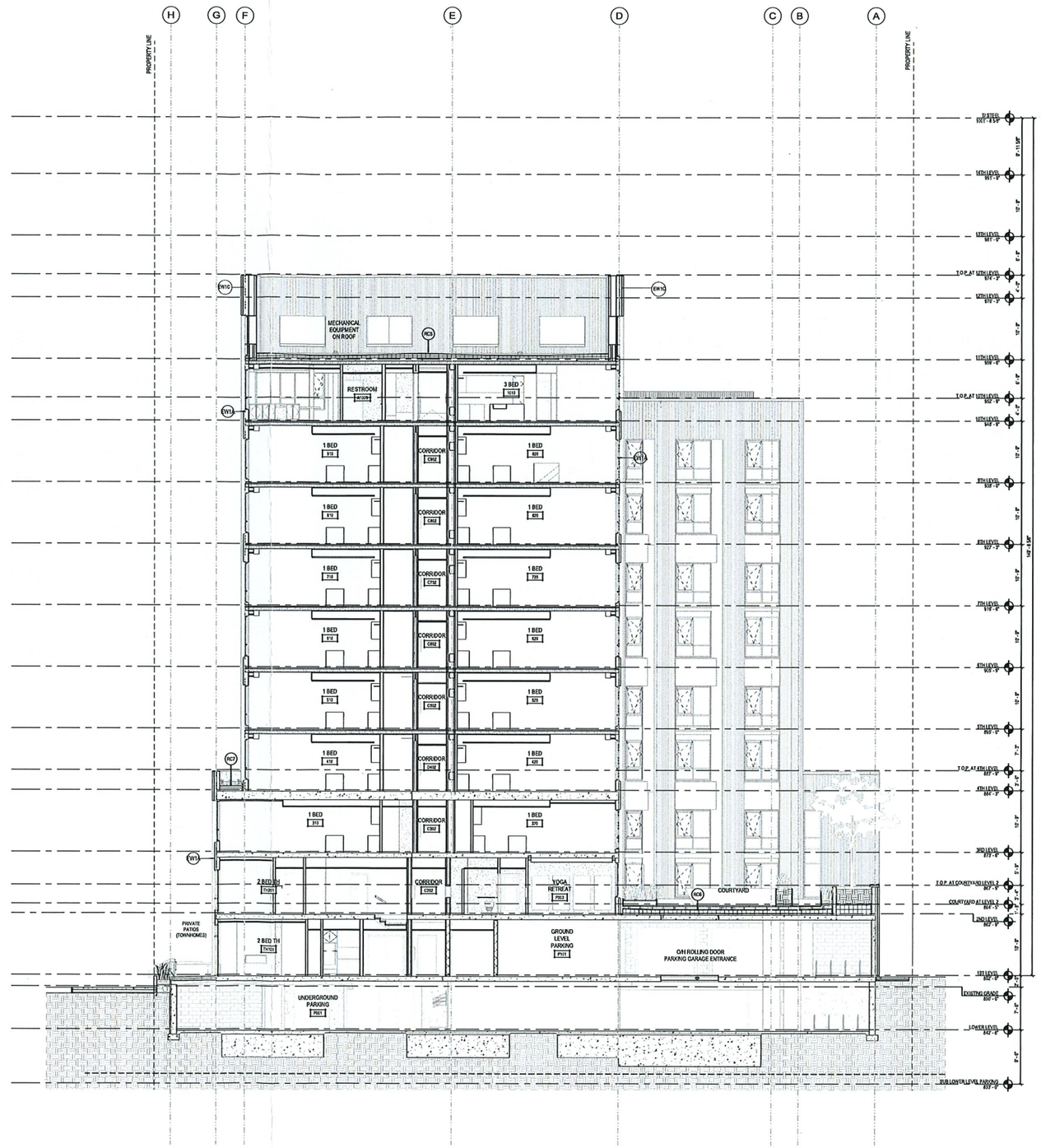

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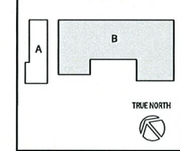

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