

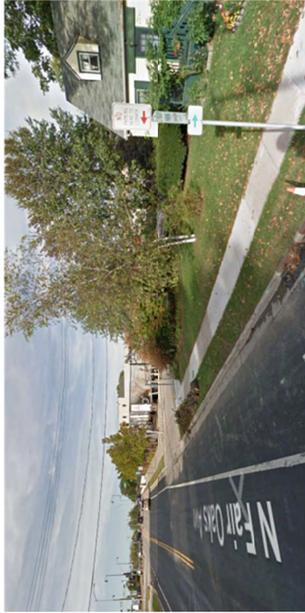
Existing Building to be Removed

Name: WHPC — Gardener Bakery Site

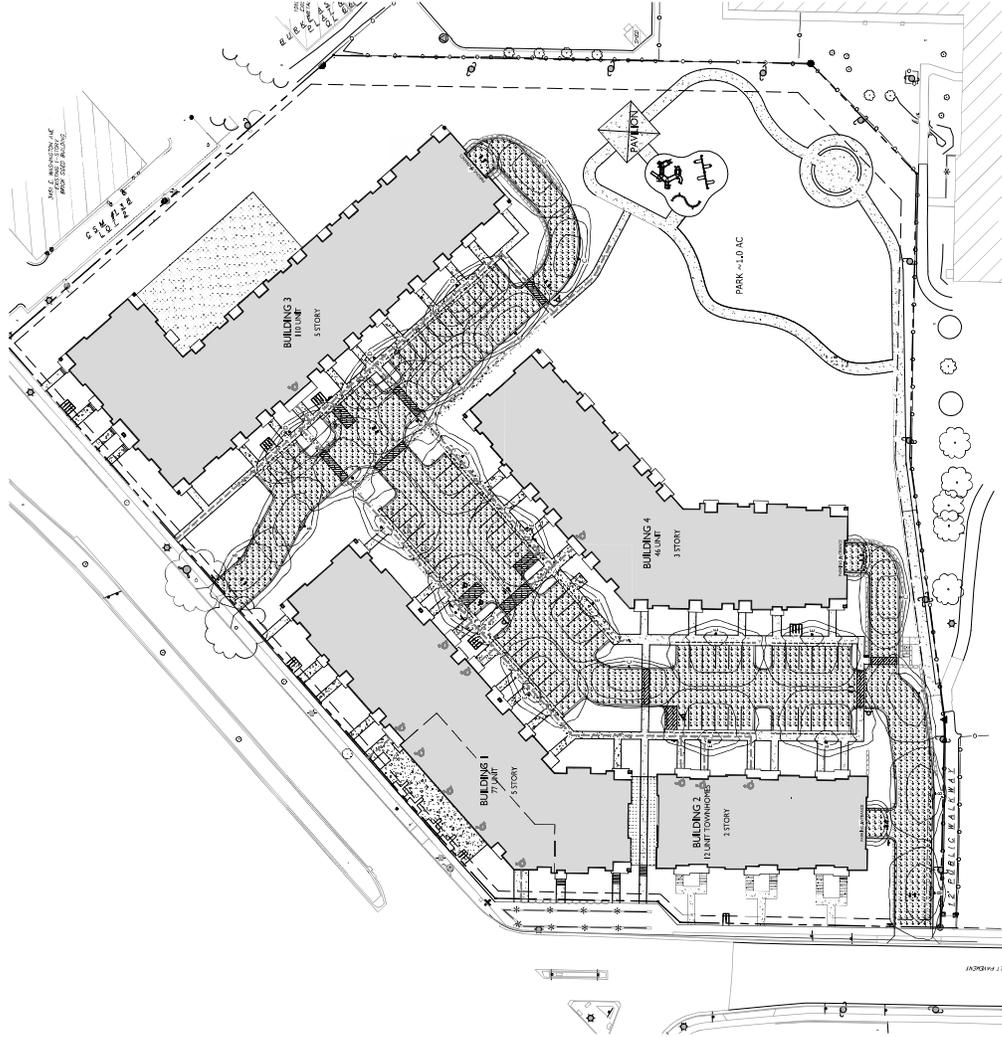
Number: #2209

Address: 3401 E Washington Ave

3401 W Washington Ave - Context Photos







**LIGHT LEVEL STATISTICS**

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Lot and Drive Aisle Lighting	+	0.7 f.c.	1.8 f.c.	0.3 f.c.	6.0:1	2.3:1
Buildings #1 & #2 Parking Garage Entry Security Lighting	+	2.4 f.c.	6.6 f.c.	0.6 f.c.	11.0:1	4.0:1
Building #3 Parking Garage Entry Security Lighting	+	2.7 f.c.	6.5 f.c.	0.7 f.c.	9.3:1	3.9:1
Building #4 Parking Garage Entry Security Lighting	+	2.5 f.c.	7.1 f.c.	0.6 f.c.	11.8:1	4.2:1

**LUMINAIRE SCHEDULE**

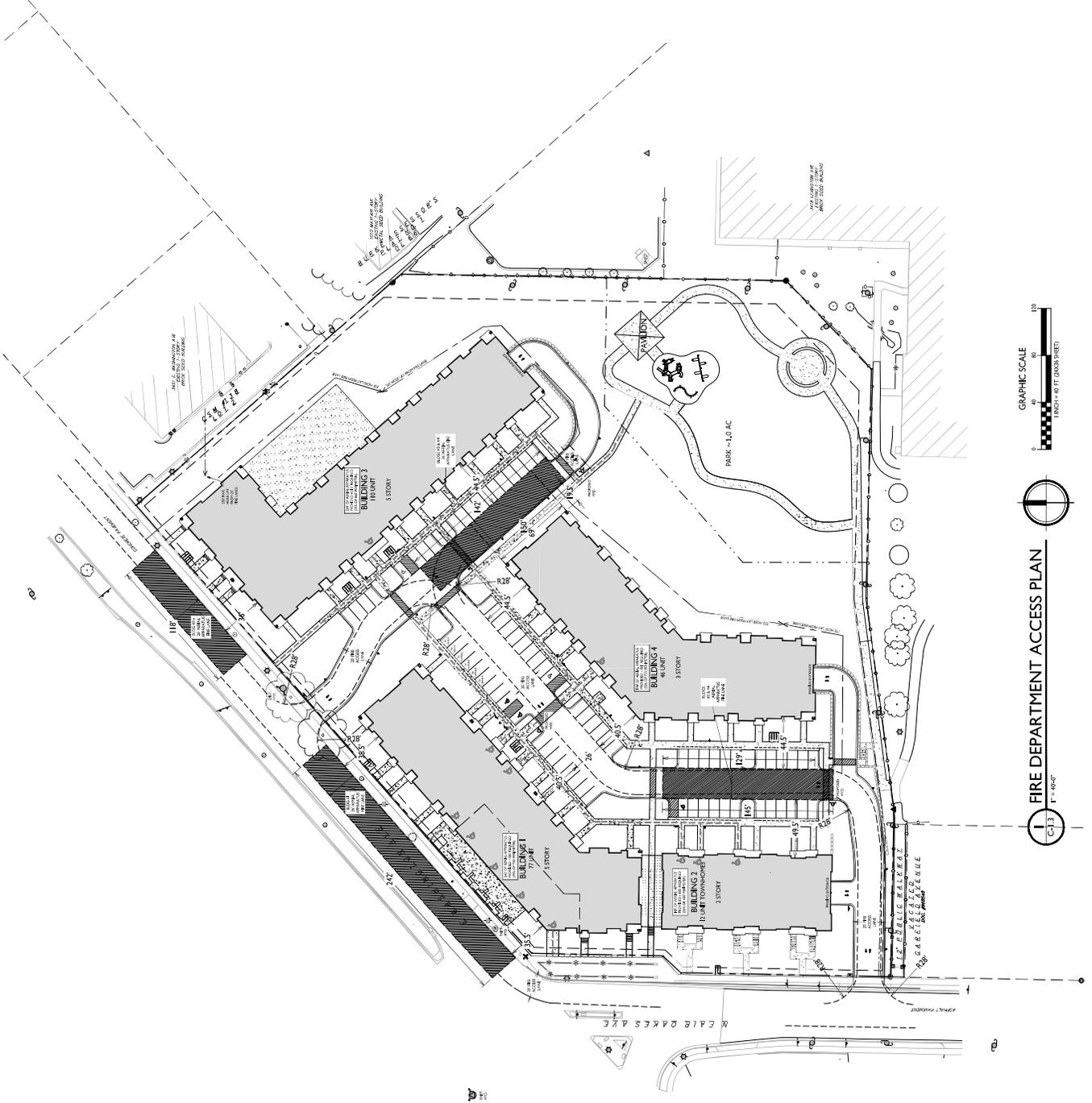
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	3	LITHONIA	WOGEL LED P1 30K LIGHTING	WOGEL LED WITH P1 - PERFORMANCE 3000K, 90CRI, VISUAL COMFORT FORWARD OPTIC	WOGEL_LED_P1_30K_90CRI_VFiles	8'-6" ABOVE GRADE ON BUILDING
□	B	5	LITHONIA	DSXWPM LED IJC 530 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T3H OPTIC, 3000K SIDE SHIELD	DSXWPM_LED_IJC_530_30K_T3H_10LED_LIGHT_ENGINE_3000K_WITH_HOUSE_SIDE_SHIELD	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	6	LITHONIA	DSXWPM LED IJC 530 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T3H OPTIC, 3000K AT 530mA WITH HOUSE SIDE SHIELD	DSXWPM_LED_IJC_530_30K_T3H_10LED_LIGHT_ENGINE_3000K_WITH_HOUSE_SIDE_SHIELD	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	D	3	LITHONIA	DSXWPM LED IJC 530 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T25 OPTIC, 3000K AT 530mA WITH HOUSE SIDE SHIELD	DSXWPM_LED_IJC_530_30K_T25_10LED_LIGHT_ENGINE_3000K_WITH_HOUSE_SIDE_SHIELD	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	E	10	LITHONIA	DSXWPM LED IJC 700 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T4H OPTIC, 3000K AT 700mA WITH HOUSE SIDE SHIELD	DSXWPM_LED_IJC_700_30K_T4H_10LED_LIGHT_ENGINE_3000K_WITH_HOUSE_SIDE_SHIELD	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	F	2	LITHONIA	DSXWPM LED IJC 700 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T4H OPTIC, 3000K AT 700mA	DSXWPM_LED_IJC_700_30K_T4H_10LED_LIGHT_ENGINE_3000K_WITH_HOUSE_SIDE_SHIELD	14'-0" POLE ON 2'-0" TALL CONC. BASE

**EXAMPLE LIGHT FIXTURE DISTRIBUTION**

The diagram shows a light fixture distribution example with three fixtures. It includes foot-candle (f.c.) contours: 0.25 f.c., 0.5 f.c., and 1.0 f.c. The fixtures are labeled as 'LIGHT FIXTURE'.

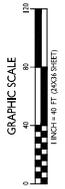
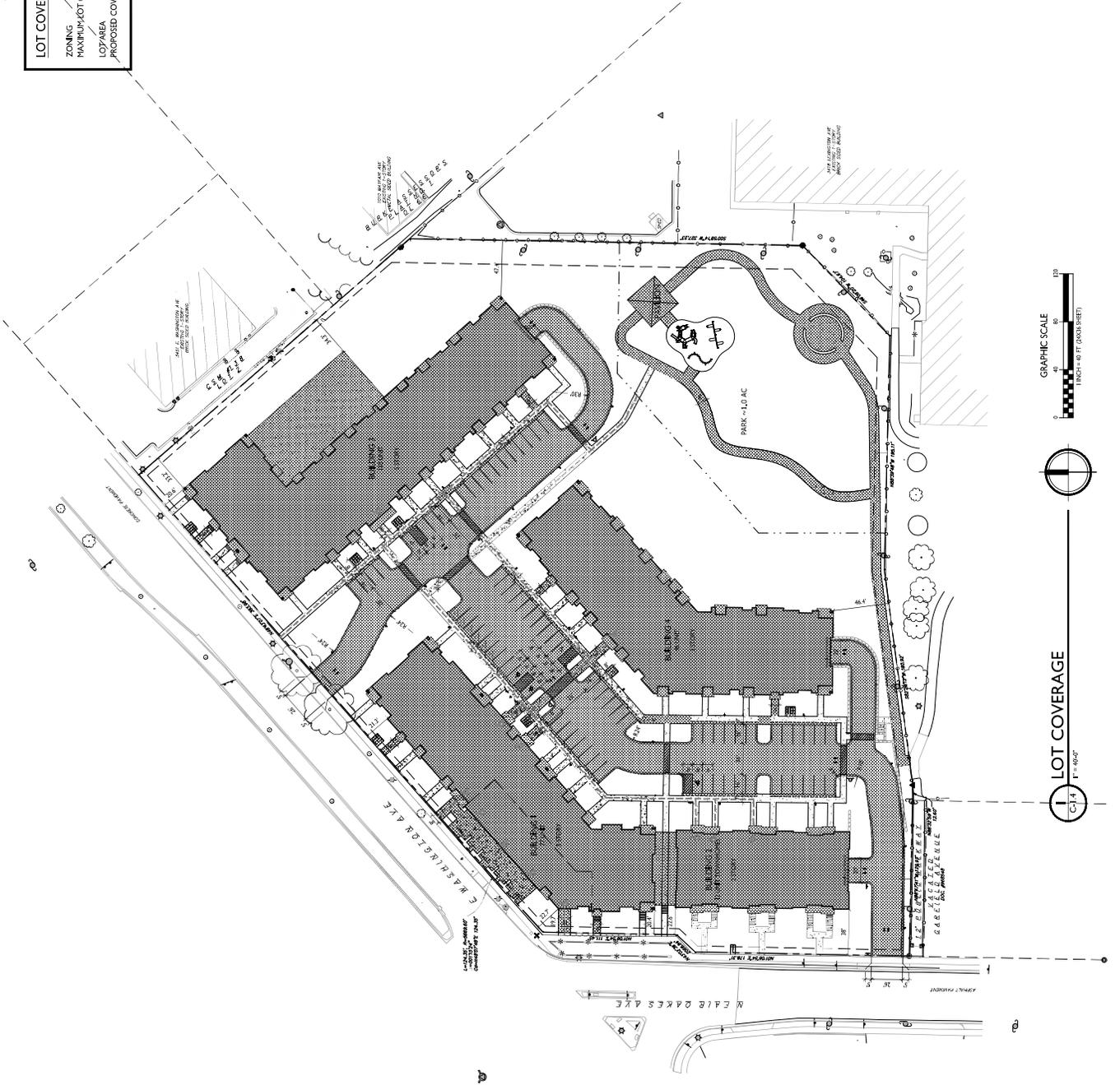


**1 SITE LIGHTING PLAN**  
C-1.2 1'-00" x 11'-00"



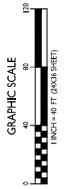
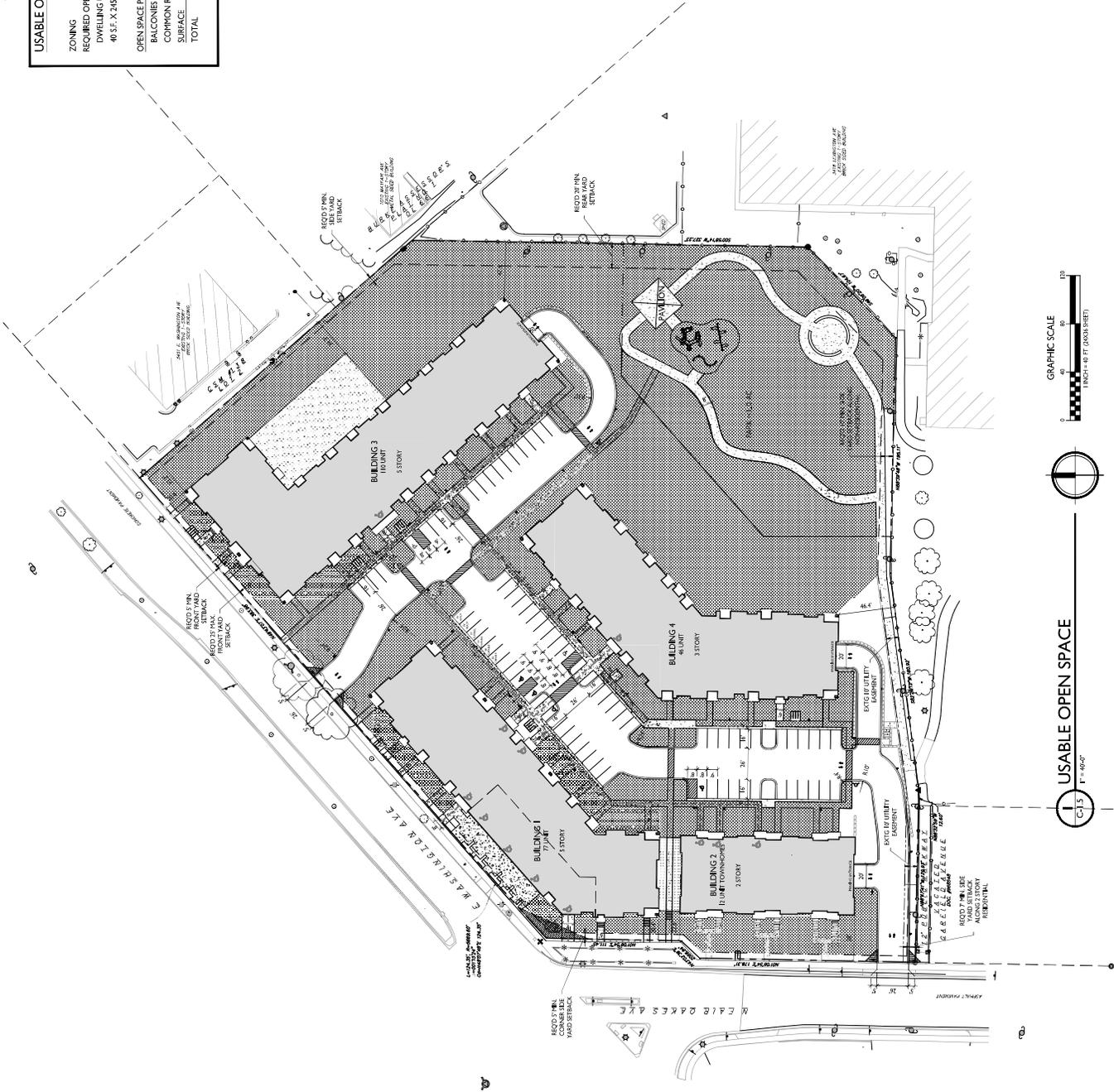
**FIRE DEPARTMENT ACCESS PLAN**  
 C-1.3  
 1"=40' FT

LOT COVERAGE	
ZONING	CC-T
MAXIMUM LOT COVERAGE	85%
LOT AREA	277,859 S.F.
PROPOSED COVERAGE	140,155 S.F. / 50%



**USABLE OPEN SPACE**

<b>ZONING</b>	CC-1
<b>REQUIRED OPEN SPACE</b>	40 SF/D.U.
<b>DWELLING UNITS</b>	245
<b>9800 SF. REQUIRED</b>	9800 SF. REQUIRED
<b>OPEN SPACE PROVIDED</b>	14700 SF. (SEE FLOOR PLANS)
<b>BALCONIES (245 D.U. @ 60 SF.)</b>	8100 SF.
<b>COMMON ROOF DECKS</b>	2462 SF.
<b>SURFACE</b>	14748 SF. PROVIDED
<b>TOTAL</b>	601 SF./D.U.



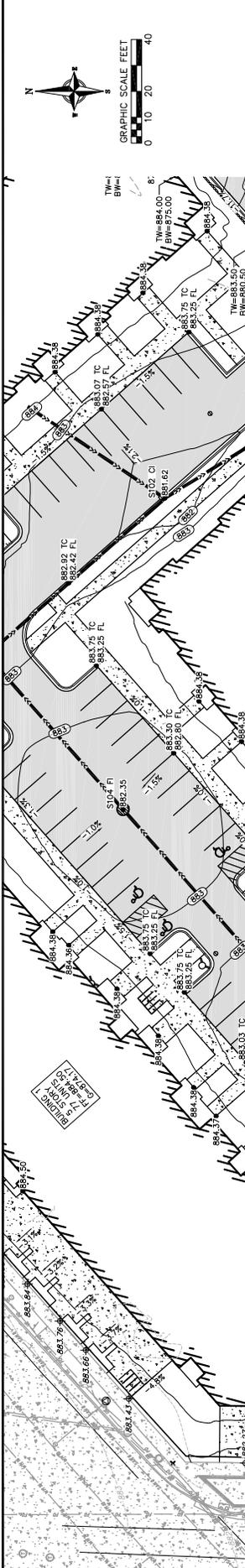
**USABLE OPEN SPACE**  
 C-1.5 11-26-22



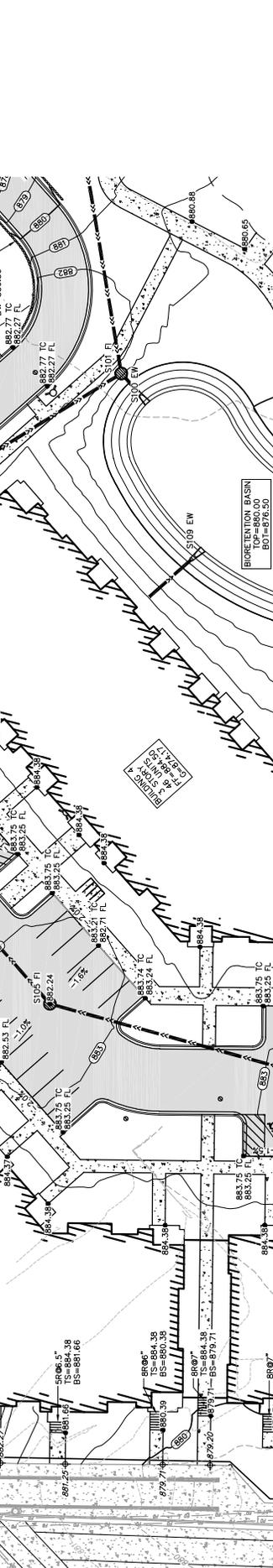








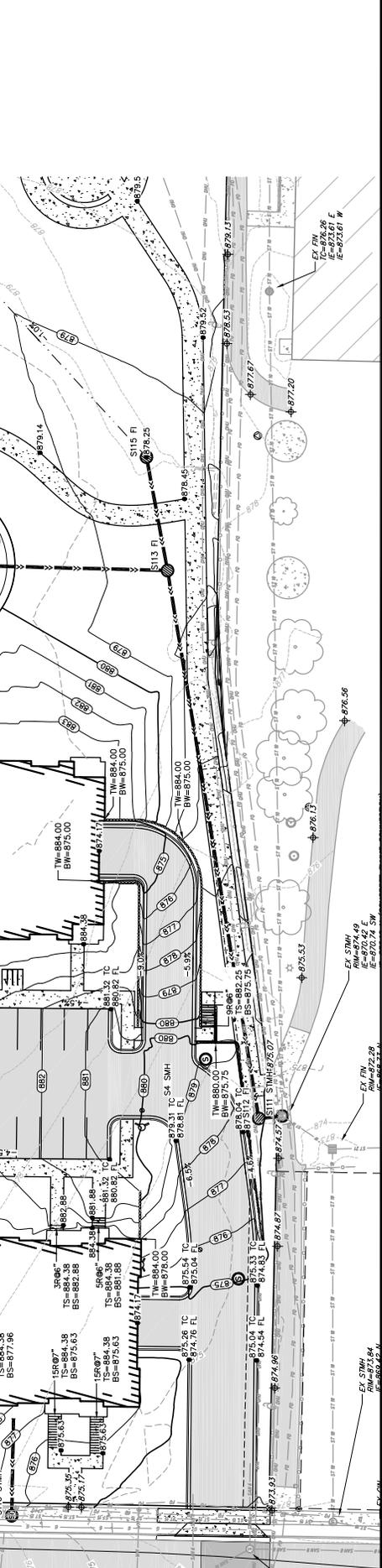
3401 E Washington Ave  
 City of Madison  
 Dane County, WI



**Grading Plan - South**  
 REVISIONS

NO.	DATE	REVISIONS
01	05/16/2022	ISSUED FOR PERMITS

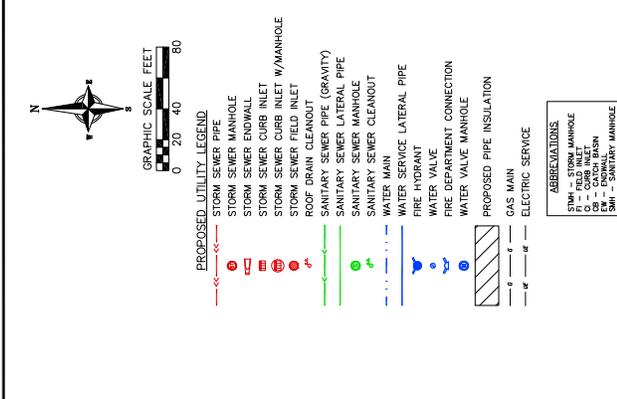
DRAWN: MASH  
 CHECKED: JZAM  
 PROJECT NO.: 210302  
**C402**











STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	FRAME	COVER	RM/TC
S100	12" RSP EW	N/A	N/A	877.87
S101	48" CONC FI	R-2556	TYPE G GRAVE	881.21
S102	2' x 3' 0" R-3067	TYPE R GRAVE	881.62	
S103	48" CONC FI	R-2556	TYPE G GRAVE	882.03
S104	48" CONC FI	R-2556	TYPE G GRAVE	882.35
S105	48" CONC FI	R-2556	TYPE G GRAVE	882.74
S107	2' x 3' 0" R-3067	TYPE R GRAVE	883.42	
S108	48" CONC FI	R-2556	TYPE G GRAVE	883.85
S109	12" RSP EW	N/A	N/A	878.17
S110	12" RSP EW	N/A	N/A	877.87
S111	48" CONC STMI	R-1950	SOLID LD	874.51
S112	48" CONC FI	R-2556	TYPE G GRAVE	876.05
S113	48" CONC FI	R-2556	TYPE G GRAVE	878.31
S114	48" CONC FI	NO	CONRM CONE GRAVE	877.05
S115	48" CONC FI	R-2556	TYPE G GRAVE	878.25
S116	48" CONC STMI	R-1950	SOLID LD	876.20

STORM PIPE TABLE

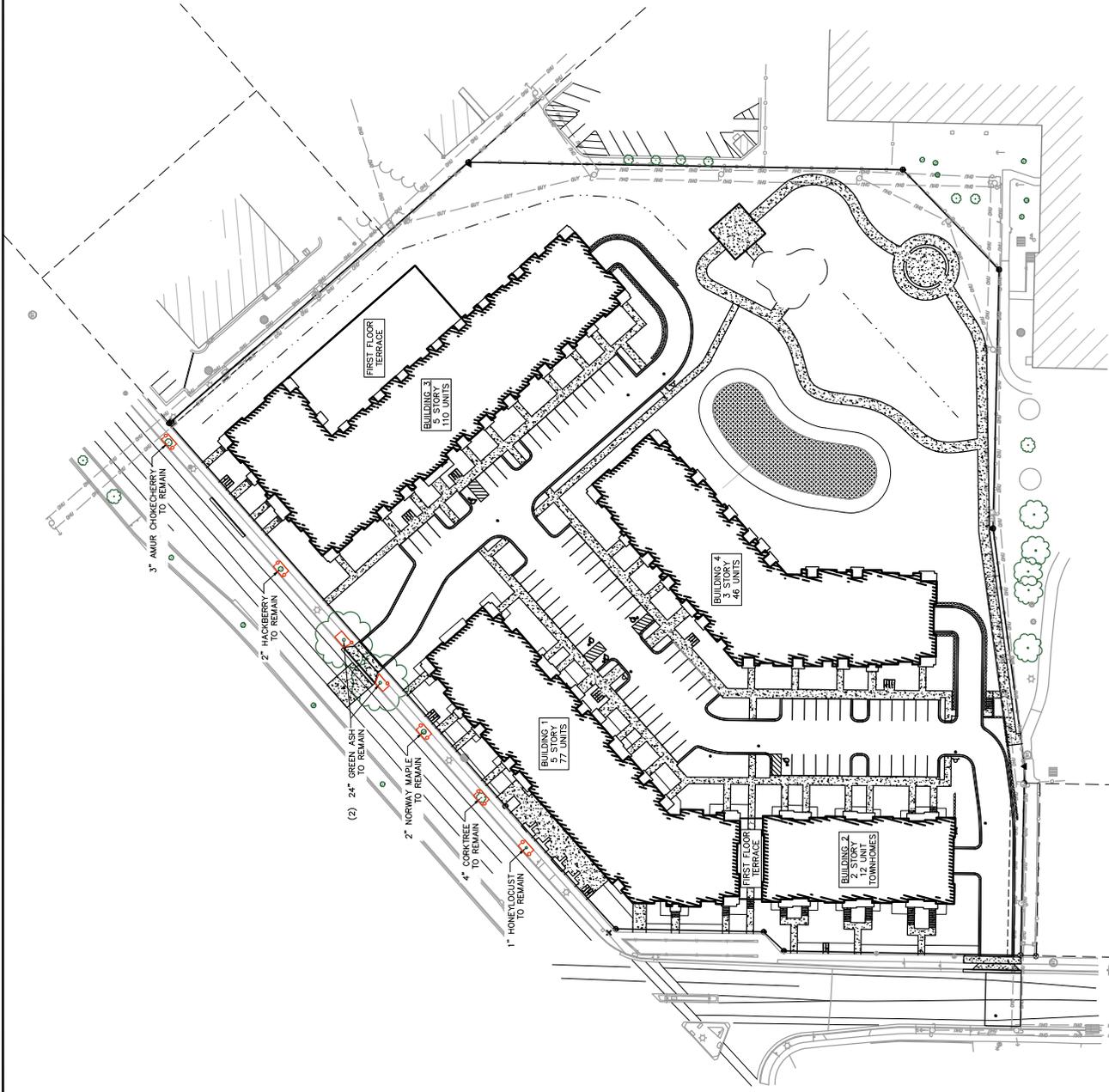
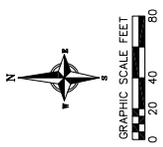
PIPE NAME	PIPE TYPE	PIPE SIZE (IN.)	FROM TO	LENGTH (FT)	START INV	END INV	SLOPE	
P100	RSP	12"	S100	S101	15	876.50	876.58	0.00%
P101	RSP	12"	S101	S102	81	876.59	877.13	0.60%
P102	RSP	12"	S102	S103	92	877.13	877.68	0.60%
P103	RSP	12"	S103	S104	79	877.68	878.35	0.60%
P104	RSP	12"	S104	S105	100	878.15	878.75	0.60%
P105	RSP	12"	S105	S107	62	878.75	879.42	0.60%
P106	RSP	12"	S107	S109	52	879.35	879.87	1.04%
P108	RSP	12"	S102	S102	44	877.13	877.68	1.04%
P109	RSP	12"	S101	S108	96	876.50	876.79	1.04%
P110	RSP	12"	S109	S110	27	876.50	877.06	1.04%
P111	RSP	12"	S110	S112	54	876.50	877.06	1.04%
P112	RSP	12"	S111	S112	9	870.80	870.80	1.04%
P113	RSP	12"	S112	S113	214	870.80	873.12	1.04%
P114	RSP	12"	S113	S114	69	873.12	873.86	1.04%
P115	RSP	12"	S114	S115	45	873.12	873.59	1.04%
P116	RSP	12"	S115	S116	37	873.12	873.59	1.04%
P117	RSP	12"	S116	S117	15	880.00	880.36	1.04%











- CITY OF MADISON FORESTRY NOTES:**
- All excavation tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission shall be reviewed by City Forestry. The City Forestry review period shall include the notification of the Alderperson, who's district is affected by the tree removal(s) prior to a tree removal permit being issued.
  - As defined by Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. The contractor shall protect and maintain the tree trunk and root system within the tree protection zone (TPZ) prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm>
  - Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the tree. Any damage to street trees shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required.
  - Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, materials, equipment, or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited.
  - On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition project construction begins. The fence shall include the entire width of terrace and extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone.
  - 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.

**NOT FOR CONSTRUCTION**