

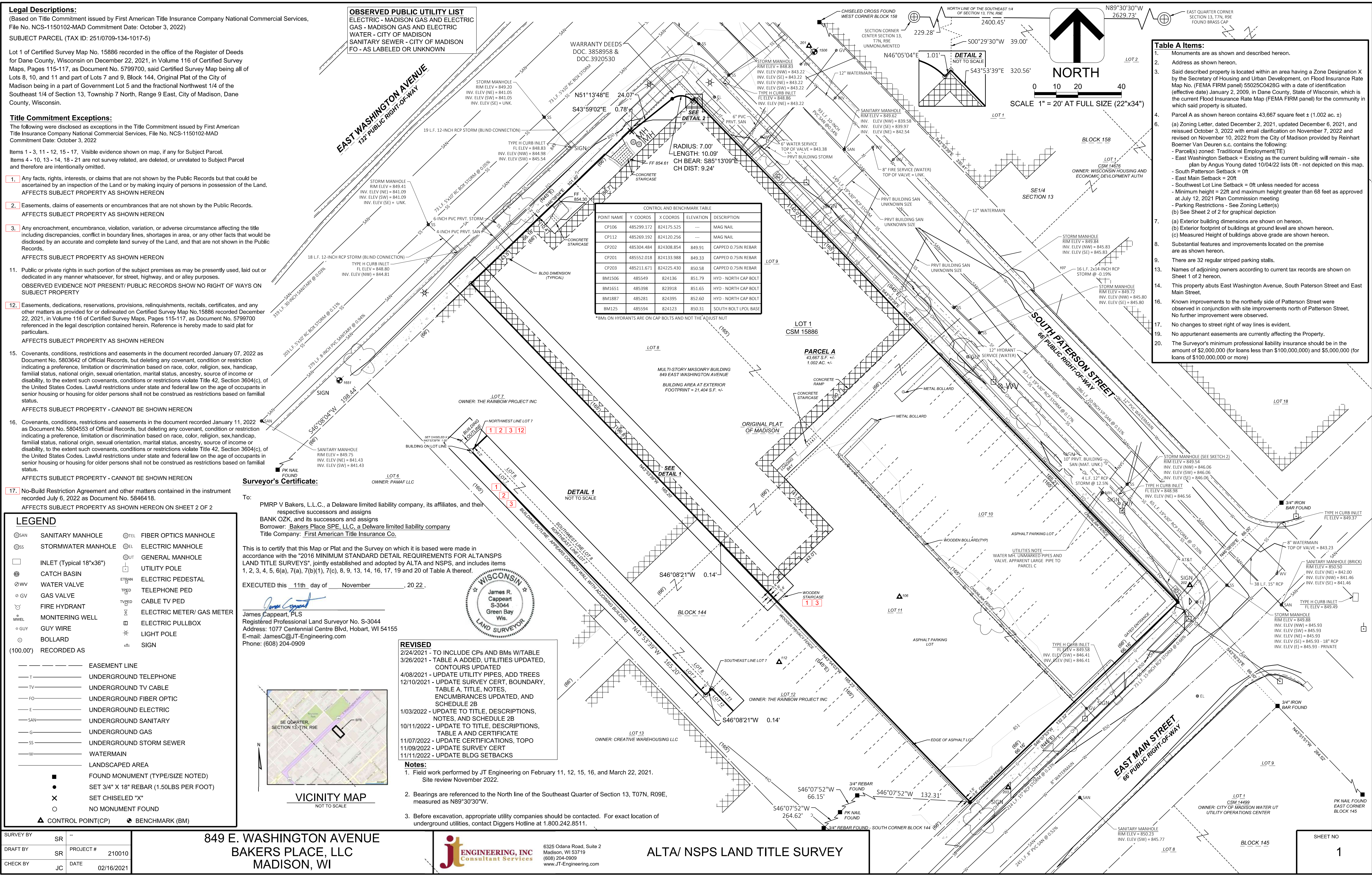
# BAKERS PLACE T.I. CM100



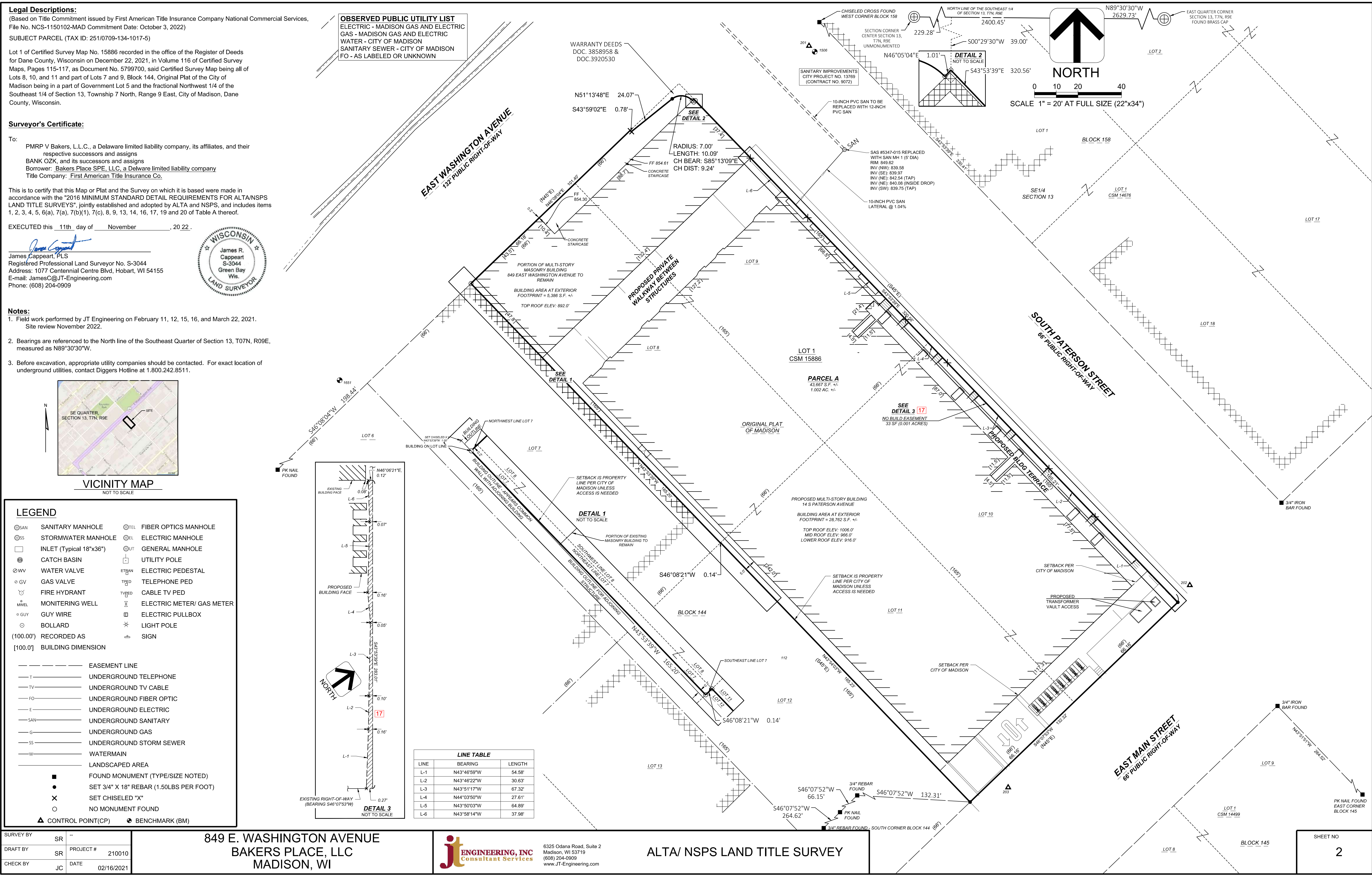
**SHEET LIST:**

|           |   |
|-----------|---|
| C000 -    | SITE SURVEY BY OTHERS                                 |
| C001 -    | SITE SURVEY BY OTHERS                                 |
| C401 -    | SITE UTILITY PLAN                                     |
| C601 -    | 1ST LEVEL LANDSCAPE PLAN                              |
| F101 -    | FIRE ACCESS PLAN                                      |
| CV002.B - | SCOPE SUMMARY   |
| A101 -    | 1ST LEVEL FLOOR PLAN - CONSTRUCTION BULLETIN 10       |
| A401 -    | NORTH ELEVATION - BUILDING PERMIT                     |
| A401.1 -  | NORTH ELEVATION - PROPOSED CHANGES                    |
| A403 -    | EAST AND WEST ELEVATIONS - BUILDING PERMIT            |
| A403.1 -  | EAST AND WEST ELEVATIONS - PROPOSED CHANGES           |
| CV102 -   | PROPOSED FLOOR PLAN - DELIVERIES AND WASTE MANAGEMENT |













Janesville | Madison

THE NEUTRAL  
PROJECT

BAKERS PLACE  
DEVELOPMENT

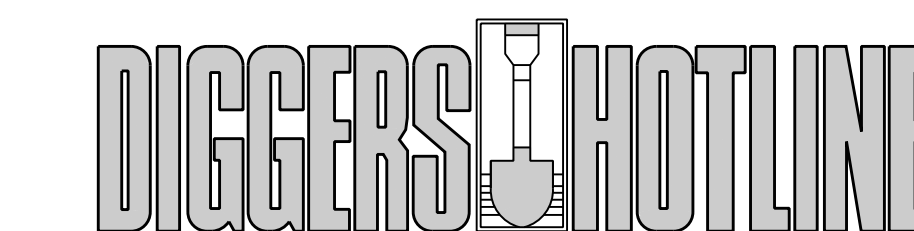
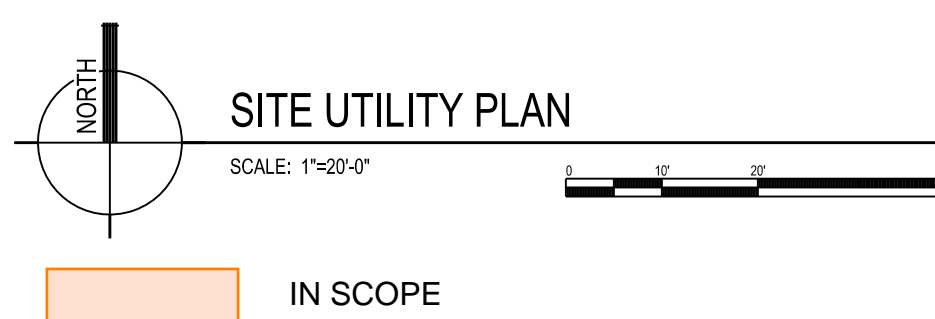
849 E. WASHINGTON AVE.  
&  
10 S. PATERSON  
MADISON, WI 53703

BAKERS  
PLACE






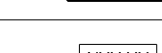
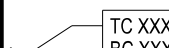
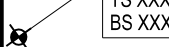

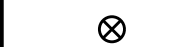



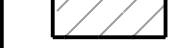



# MGA

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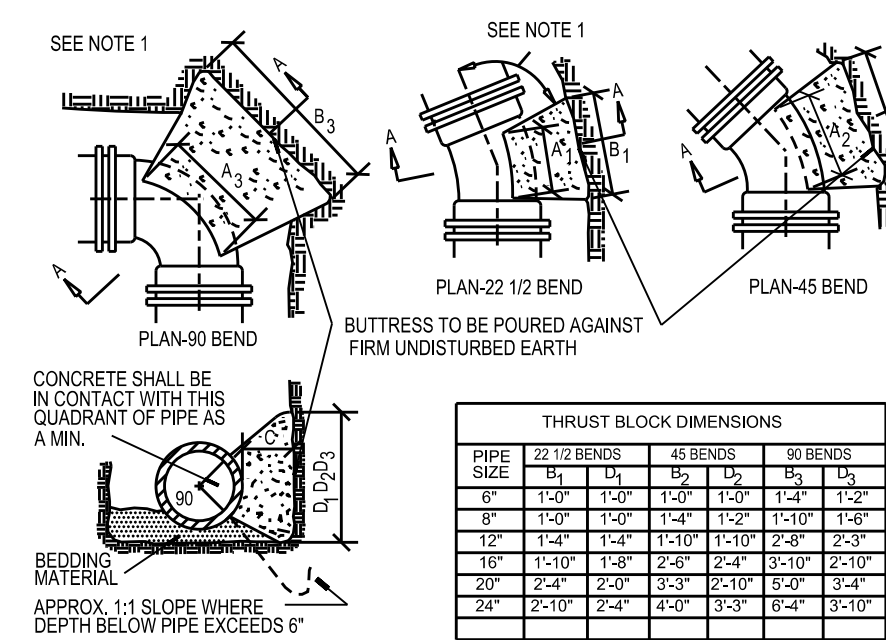
| SITE SYMBOL LEGEND  |  |
|---|--|
|  | SIGN   |
|  | BOLLARD                                      |
|  | FIRE HYDRANT                                 |
|  | MANHOLE/CATCH BASIN/INLET                    |
|  | CURB INLET                                   |
|  | NEW FLARED END SECTION WITH RIPRAP AND GUARD |
|  | NEW SPOT ELEVATION (FEET)                    |
|  | NEW TOP OF CURB ELEVATION (FEET)             |
|  | NEW BOTTOM OF CURB ELEVATION (FEET)          |
|  | NEW TOP OF STEP (FEET)                       |
|  | NEW BOTTOM OF STEP (FEET)                    |
|  | RM OR INVERT ELEVATION (FEET)                |
|  | WATER VALVE OR GAS VALVE                     |
|  | LIGHT POLE                                   |
|  | UTILITY POLE                                 |
|  | NEW STRUCTURE OR ADDITION                    |
|  | EXISTING STRUCTURE                           |

## KEYNOTE:

- |     |  |
|-----|--|
| 001 | NEW 10" PVC SANITARY LATERAL, PROVIDE 2" THICK INSULATION Frost Protection. See DETAIL 131000 TO CITY SANITARY MANHOLE. FIELD VERIFY INVERTS OF PIPE CROSSINGS.  |
| 002 | NEW GAS LATERAL, COORDINATE WITH MGE   |
| 003 | NEW UNDERGROUND POWER TO VAULT IN LOWER LEVEL, COORDINATE WITH MGE   |
| 004 | NEW COMBINED DOMESTIC AND FIRE PROTECTION WATER SERVICE AND VALVE, PROVIDE THRUST BLOCKS AT BEND. See DETAIL C101, PROVIDE TWO LATERALS TO MAIN AND PROVIDE VALVE AT MAIN BETWEEN TWO LATERAL CONNECTIONS. |
| 005 | REPLACE EXISTING 10" SANITARY SEWER MAIN WITH NEW 12" SANITARY SEWER AT SAME INVERTS.  |
| 006 | NEW WATER SERVICE AND VALVE TO EXISTING BUILDING, FIELD VERIFY ENTRANCE WITH NEW 6" PVC SANITARY.  |
| 007 | NEW BURIED UNDERGROUND POWER BY MGE, FIELD VERIFY  |
| 008 | NEW CARD READER  |
| 009 | NEW STORM SEWER CONNECTION TO EXISTING STORM STRUCTURE, FIELD VERIFY   |
| 010 | NEW FDC  |
| 011 | NEW STORM INLET, SEE PLUMBING FOR CONTINUATION   |
| 012 | PROVIDE NEW 6" PVC SANITARY EXT BUILDING, FIELD VERIFY INVERT, CONNECT TO EXISTING 4" SANITARY LATERAL   |
| 013 | INTERCEPT EXISTING ANTICIPATED 4" STORM LATERAL TO AVOID INTERIOR EXISTING CHIMNEY, COORDINATE FINAL LOCATION WITH PLUMBING CONTRACTOR, PROVIDE CLEANOUT INSIDE BUILDING WITH NEW 6" PVC SANITARY          |
| 014 | CAMERA EXISTING SANITARY SEWER TO DETERMINE DAMAGE AND VERIFY SIZE, IF DAMAGED, REPLACE WITH NEW 6" PVC SANITARY   |

### SITE UTILITY PLAN GENERAL NOTES

- [illegible]



- NOTES:  
1. DIMENSION C SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45.  
2. DIMENSION A1, A2, A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.  
3. SHAPE OF BLOCK MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.  
4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE PRIOR TO POURING THRUST BLOCKS.



C401

## ISSUANCES / REVISIONS

[illegible]

12:23:02 PM 3/14/20

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## PROJECT NUMBER

71420

APPROVED BY \_\_\_\_\_

REVIEWED BY

---

DRAWN BY

SITE UTILITY PLAN

# C401

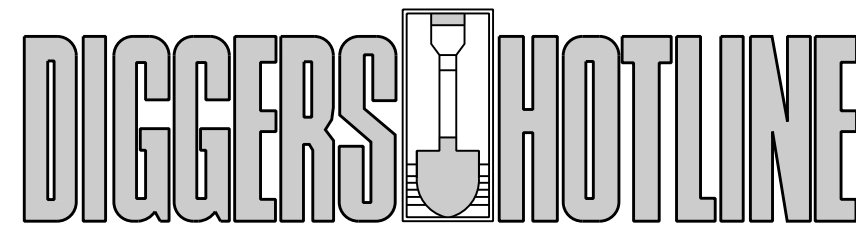
CALE 1°-20°-0°

C:\71420\cad\71420shc401.dgn

EDITED BY: Sharon S.

ORIGINAL SIZE: 24" x 36"





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| LANDSCAPE SYMBOL LEGEND |                         |
|-------------------------|-------------------------|
|                         | SHADE TREE              |
|                         | ORNAMENTAL TREE         |
|                         | EVERGREEN SHRUB OR TREE |
|                         | DECIDUOUS SHRUB         |
|                         | ORNAMENTAL GRASS        |
|                         | PERENNIAL               |
|                         | EXISTING VEGETATION     |
|                         | EXISTING EVERGREEN      |

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

#### LANDSCAPE GENERAL NOTES

1. TRUE NORTH MAY VARY FROM PROJECT NORTH.
2. CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
4. DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
5. RESTORE ALL AREAS TO SOO UNLESS NOTED OTHERWISE.
6. ALL PLANTING BEDS SHALL RECEIVE 3" THICK SHREDDED BARK MULCH AND BLACK ANKIDIZED ALUMINUM EDGING.
7. ALL INDIVIDUAL TREES SHALL RECEIVE 4" OF DIAMETER, 3" THICK SHREDDED BARK MULCH TREE RING WITH SPADE CUT EDGE. MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
8. ALL LAWN TO BE RESTORED WITH SEED AND EROSION MAT OR HYDROMULCH UNLESS NOTED OTHERWISE.
9. WISDOT URBAN TYPE B EROSION MAT SHALL BE PROVIDED ON SLOPES 4:1 OR GREATER.
10. SEE DETAILS 200201 AND 110001 FOR PLANTING DETAILS.
11. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
12. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLANT 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 PLANNING COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ADJACENT PROPERTY OWNERS. STREET TREE REMOVALS SHALL BE COMPLETED PRIOR TO TREE REMOVAL PERMIT BEING ISSUED.
13. AS DESIGNED BY THE SECTION 107.130 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 IN NEARBY AREAS. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (608-481-8181) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. THIS CAN BE FOUND HERE: <https://www.cityofmadison.com/infrastructure/documents/2021Part1.pdf>
14. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DAMAGE, SCALP, OR HARM THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THEY MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 608-481-8181. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
15. SECTION 107.130 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, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPINGS OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
16. SECTION 107.130 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, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPINGS OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
17. 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.
18. STREET TREE PRUNING SHALL ADHERE TO CITY OF MADISON STANDARD SPECIFICATIONS SECTION 209 FOR PUBLIC WORKS CONSTRUCTION. AT LEAST ONE WEEK PRIOR TO STREET TREE PRUNING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT 608-266-4818 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
19. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT, INCLUDING LATERAL CONNECTIONS, SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT 0072, PROJECT 13789).

#### KEYNOTES

1. CONTRACTOR SHALL CONTACT CITY OF MADISON FORESTRY DEPARTMENT AT 608-266-4818 TO ISSUE A STREET TREE REMOVAL PERMIT FOR TWO (2) ASH TREES, 23-24" DBH DUE CONSTRUCTION ACCESS ON PATTERSON STREET, AND ONE (1) CRABAPPLE (7" DBH) (ON EAST MAIN) DUE TO NEW DRIVEWAY OPENING.
2. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING 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.
3. 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.
4. CLEAR AND GRUB EXISTING ELM AND BIRCH TREE.
5. AT LEAST ONE WEEK PRIOR TO STREET TREE PRUNING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT 608-266-4818 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
6. SOO ANY ROW DISTURBED DURING CONSTRUCTION.
7. CONTRACTOR TO COORDINATE WITH OWNER'S URBAN WOOD REUSE CONTRACTOR FOR REUSE AS URBAN WOOD.

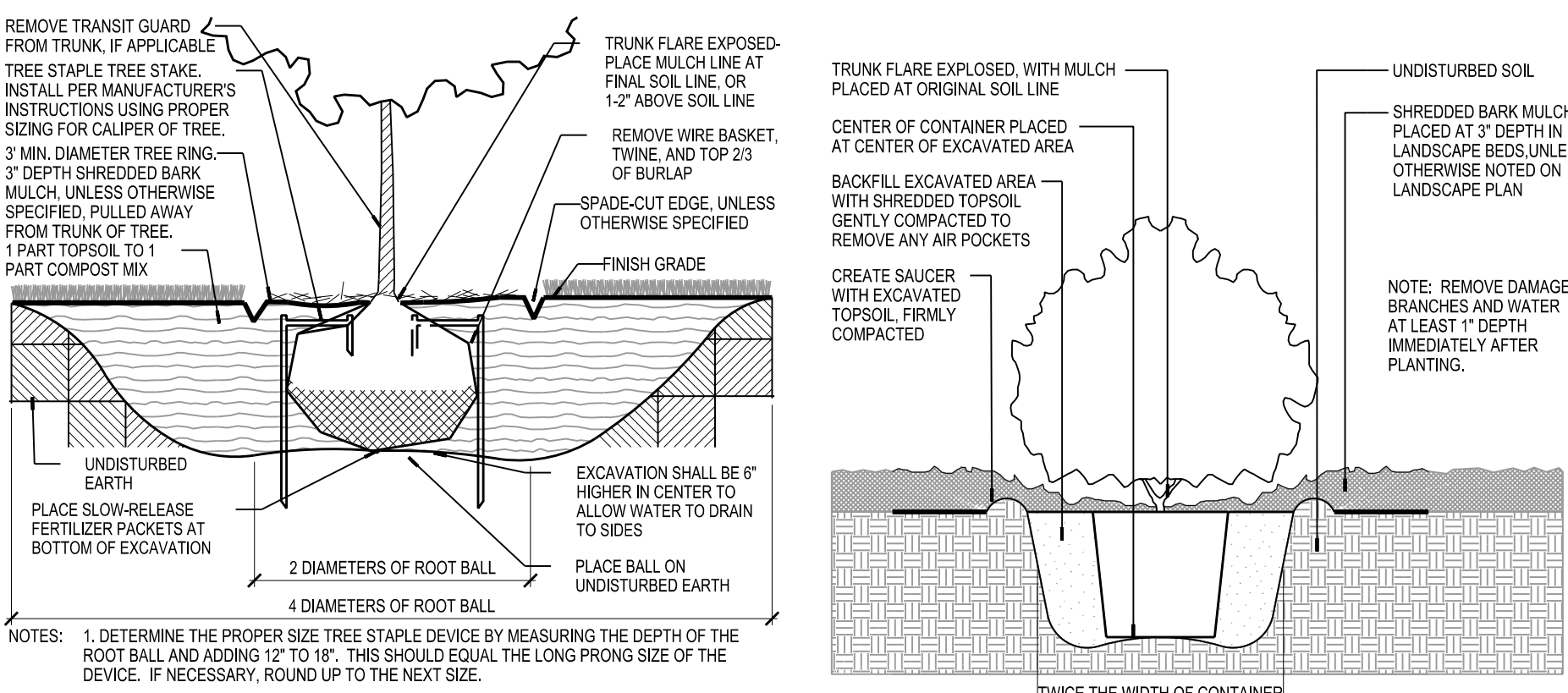
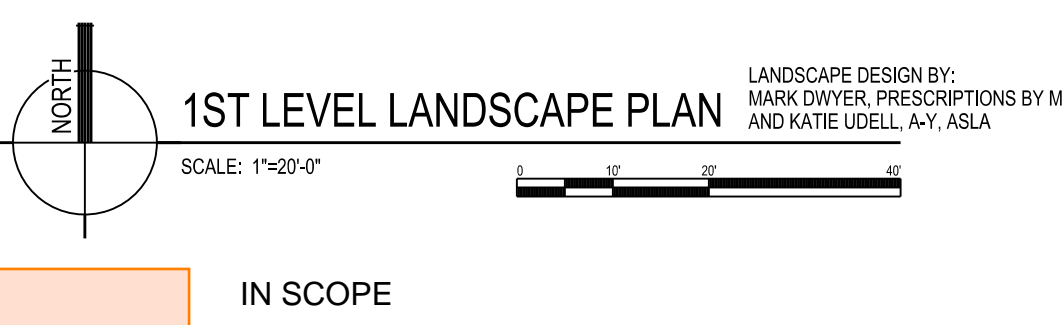
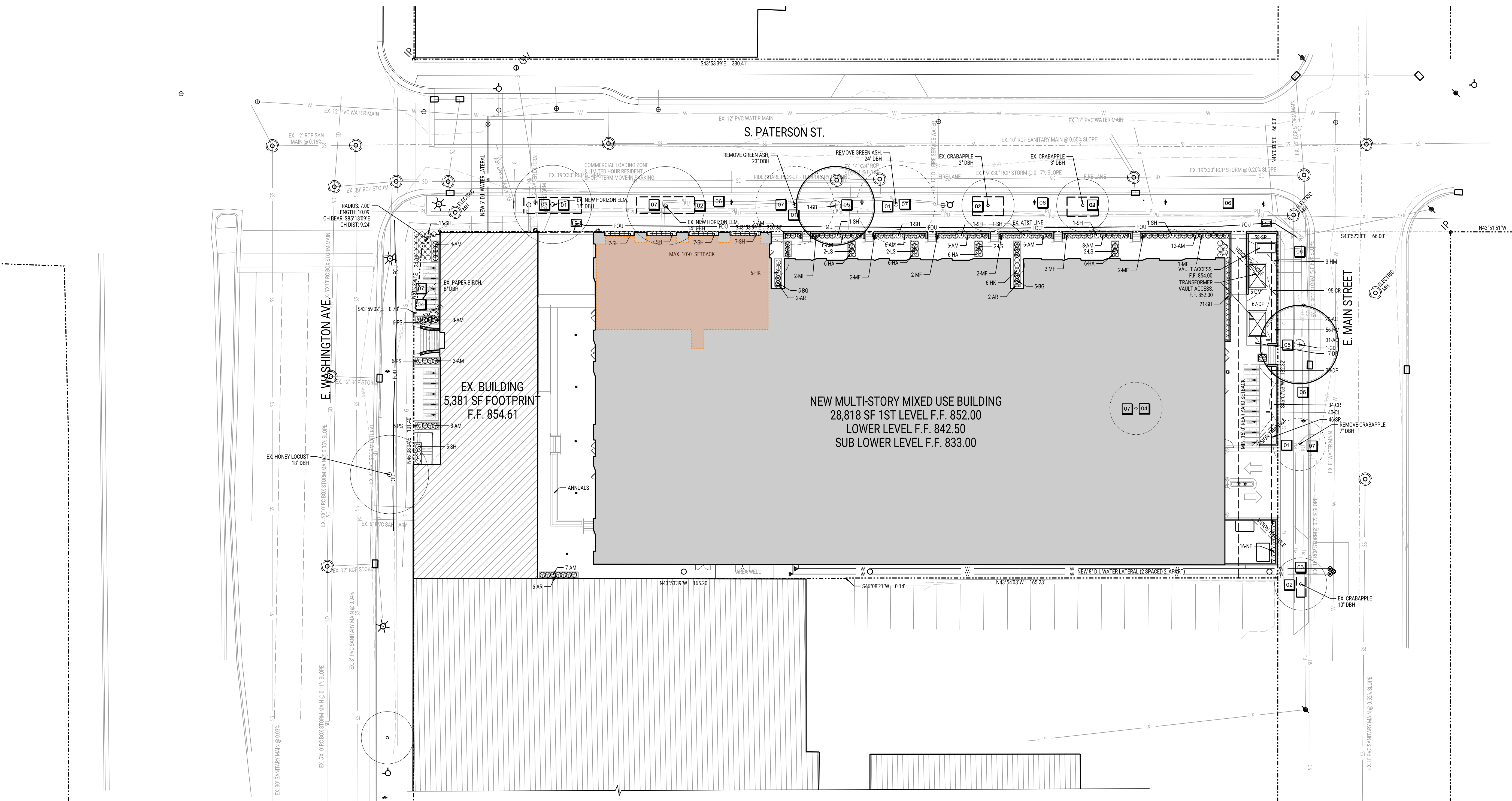
#### LANDSCAPE PLANT LEGEND - GROUND LEVEL

| SYMBOL             | BOTANICAL NAME                                    | COMMON NAME                      | INSTALLED SIZE | ROOT     | MATURE SIZE       | QTY |
|--------------------|---|----------------------------------|----------------|----------|-------------------|-----|
| <b>TREES:</b>      |   |                                  |                |          |                   |     |
| GD                 | <i>Ginkgo biloba 'Princeton Sentry'</i>           | Princeton Sentry Ginkgo          | 2" Cal         | B.B.     | 60' H x 25' W     | 1   |
| GD                 | <i>Gymnocladus dioica 'Espresso'</i>              | Espresso Kentucky Coffeetree     | 2" Cal         | B.B.     | 50' H x 35' W     | 1   |
| <b>SHRUBS:</b>     |   |                                  |                |          |                   |     |
| AM                 | <i>Aronia melanocarpa 'UConnM165' PPAF</i>        | Low Scape Mound Black Chokeberry | 3 Gallon       | 3 Gallon | 1-2' H x 2-3' W   | 66  |
| BG                 | <i>Buxus 'Glencoe'</i>                            | Chicagoland Green Boxwood        | 1 Gallon       | 1 Gallon | 3-4' H x 5' W     | 10  |
| LS                 | <i>Philadelphus 'Illuminati' Tower'</i>           | Tower Mockorange                 | 1 Gallon       | 1 Gallon | 3-4' H x 2' W     | 8   |
| MF                 | <i>Microbiota 'Tuzsball'</i>                      | Fuzzball Siberian Carpet Cypress | 1 Gallon       | 1 Gallon | 1-2' H x 3' W     | 13  |
| <b>GRASSES:</b>    |   |                                  |                |          |                   |     |
| CR                 | <i>Carex radiata</i>                              | Eastern Star Wood Sedge          | Plug           |          | 10" H x 12" W     | 229 |
| HK                 | <i>Hakonechloa macro 'Aureola'</i>                | Hakone Grass                     | Plug           |          | 18" H x 24" W     | 12  |
| HA                 | <i>Hakonechloa macro 'All Gold'</i>               | Golden Hakone Grass              | Plug           |          | 18" H x 24" W     | 24  |
| SH                 | <i>Sporobolus heterolepis 'Tara'</i>              | Tara Dropseed                    | Plug           |          | 2' H x 15" W      | 76  |
| SS                 | <i>Schizachyrium scoparium 'Standing Ovation'</i> | Standing Ovation Little Bluestem | Plug           |          | 3' H x 18" W      | 10  |
| <b>PERENNIALS:</b> |   |                                  |                |          |                   |     |
| AC                 | <i>Allium cernuum</i>                             | Nodding Pink Onion               | Plug           |          | 18-24" H x 12" W  | 51  |
| CL                 | <i>Coreopsis verticillata 'Zagreb'</i>            | Zagreb Coreopsis                 | Plug           |          | 15" H x 15" W     | 40  |
| DP                 | <i>Dalea purpurea</i>                             | Purple Prairie Clover            | Plug           |          | 12" H x 12" W     | 123 |
| GM                 | <i>Geranium maculatum</i>                         | Wild Geranium                    | Plug           |          | 1-2' H x 1.5-2' W | 15  |
| HM                 | <i>Heuchera micrantha 'Purple Palace'</i>         | Purple Palace Coral Bells        | Plug           |          | 18" H x 12" W     | 59  |
| NF                 | <i>Nepeta faasseni 'Walker's Low'</i>             | Walker's Low Catmint             | Plug           |          | 10" H x 16" W     | 16  |
| PS                 | <i>Phlox subulata 'Emerald Blue'</i>              | Emerald Blue Creeping Phlox      | Plug           |          | 3-6" H x 1-2' W   | 18  |
| SR                 | <i>Sedum 'Rosy Glow'</i>                          | Rosy Glow Sedum                  | Plug           |          | 6" H x 12" W      | 104 |
| <b>VINES:</b>      |   |                                  |                |          |                   |     |
| AR                 | <i>Aristolochia macrophylla</i>                   | Dutchman's Pipe Vine             | 4.5" Pot       |          | 30' H             | 10  |

#### City of Madison Landscape Requirements

|  |       |                           |
|--|-------|---------------------------|
| Total SF Developed Area (Paved Areas and Greenspace, Excluding Building) | 9,148 | sf                        |
| Site Zoned TE: Provide 5 landscape point per 300 sf Developed Area       | 152   | Landscape Points Required |

| Plant Type / Element                  | Points | Proposed Landscaping Points |          |
|---------------------------------------|--------|-----------------------------|----------|
|                                       |        | Quantity                    | Achieved |
| Shrub, Deciduous, #3 Gallon, 12-24" H | 3      | 72                          | 216      |
| Total Number of Points Provided:      |        | 216                         |          |



26 CONTAINER PLANTING IN LANDSCAPE BED  
SCALE: 1"=4'-0"

31 B.B. SHRUB AND TREE PLANTING DETAIL  
SCALE: NONE

#### THE NEUTRAL PROJECT

#### BAKERS PLACE DEVELOPMENT

849 E. WASHINGTON AVE.  
&  
10 S. PATERSON  
MADISON, WI 53703

#### BAKERS PLACE



MGA  
MICHAEL GREEN ARCHITECTURE

EQUILIBRIUM

Equilibrium Consulting Inc  
Structural Engineers

#### ISSUANCES / REVISIONS

| NO. | DESCRIPTION:                 | DATE:      |
|-----|------------------------------|------------|
| 8   | 100 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 |
| 16  | ADDENDUM 01                  | 03/02/2023 |
| 17  | PLAN REVIEW FOR CONSTRUCTION | 03/15/2023 |

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#### PROJECT NUMBER

71420

#### APPROVED BY

JAD

#### REVIEWED BY

JAD

#### DRAWN BY

KAU

#### 1ST LEVEL LANDSCAPE PLAN

C601



HYDRANT AT OPPOSITE INTERSECTION

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| SITE SYMBOL LEGEND |  |
|--------------------|--|
|                    | SIGN   |
|                    | BOLLARD                                      |
|                    | FIRE HYDRANT                                 |
|                    | MANHOLE/CATCH BASIN/INLET                    |
|                    | CURB INLET                                   |
|                    | NEW FLARED END SECTION WITH RIPRAP AND GUARD |
|                    | NEW SPOT ELEVATION (FEET)                    |
|                    | NEW TOP OF CURB ELEVATION (FEET)             |
|                    | NEW BOTTOM OF CURB ELEVATION (FEET)          |
|                    | NEW TOP OF STEP (FEET)                       |
|                    | NEW BOTTOM OF STEP (FEET)                    |
|                    | RIM OR INVERT ELEVATION (FEET)               |
|                    | WATER VALVE OR GAS VALVE                     |
|                    | GAS METER                                    |
|                    | LIGHT POLE                                   |
|                    | UTILITY POLE                                 |
|                    | GUY WIRE                                     |
|                    | TRANSFORMER                                  |
|                    | ELECTRIC METER AND CT CABINET                |
|                    | NEW STRUCTURE OR ADDITION                    |
|                    | EXISTING STRUCTURE                           |

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

**AY**  
**ANGUS-YOUNG**  
ARCHITECTS/ENGINEERS  
Janesville | Madison

THE NEUTRAL  
PROJECT

BAKERS PLACE  
DEVELOPMENT

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&  
10 S. PATERSON  
MADISON, WI 53703

BAKERS  
PLACE

THE  
NEUTRAL  
PROJECT

**MGA**  
MICHAEL GREEN ARCHITECTURE

EQUILIBRIUM

Equilibrium Consulting Inc  
Structural Engineers



**City of Madison Fire Department**

30 West Mifflin Street, 8<sup>th</sup> & 9<sup>th</sup> Floors, Madison, WI 53703-2579  
Phone: 608-266-4420 • Fax: 608-267-1100 • Email: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

Project Address: 849 E. Washington - Bakers Place

Contact Name & Phone #: Angus-Young, Katie Uddell, 608-756-2326, [k.uddell@angusyoung.com](mailto:k.uddell@angusyoung.com)

**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

|  |   |  |   |
|--|---|--|---|
| 1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| 2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| a) Is the fire lane a minimum unobstructed width of at least 20-feet?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| c) Is the minimum inside turning radius of the fire lane at least 28-feet?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| d) Is the grade of the fire lane not more than a slope of 8%?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| e) Is the fire lane posted as fire lane? (Provide detail of signage.)  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| f) Is a rollable curb used as part of the fire lane? (Provide detail of curb.)   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| g) Is part of a sidewalk used as part of the required fire lane? (Must support >85,000 lbs.)   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| 3. Is the fire lane obstructed by security gates or barricades? If yes:  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A            |
| a) Is the gate a minimum of 20-feet clear opening?   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> N/A |
| b) Is an approved means of emergency operations installed, key vault, padlock or key switch?   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> N/A |
| 4. Is the fire lane dead-ended with a length greater than 150-feet?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A            |
| If yes, does the area for turning around fire apparatus comply with IFC D103?  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> N/A |
| 5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6?   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> N/A |
| If yes, see IFC 3206.6 for further requirements.   |   |  |   |
| 6. Is any part of the building greater than 30-feet above the grade plane?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| If yes, answer the following questions:  |   |  |   |
| a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| If yes, answer the following questions:  |   |  |   |
| a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| b) Is there at least 40' between a hydrant and the building?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |
| d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb?   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> N/A |
| e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A            |

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

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

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

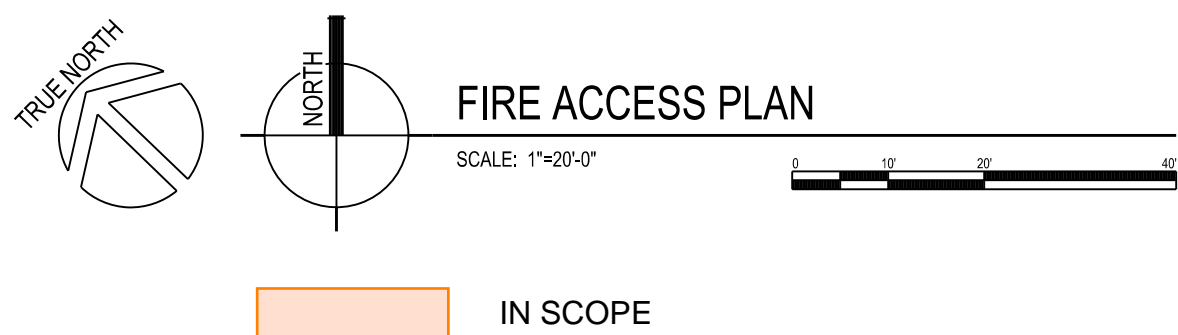
Revised 12/20/14

SCALE 1"=20'-0"

X:\17420\046\17420\F101.dgn

PLOTTED BY: SamsS

ORIGINAL SIZE 24" x 36"



| KEYNOTES |                                   |
|----------|-----------------------------------|
|          | EMPTY                             |
|          | EXISTING FIRE HYDRANT             |
|          | AERIAL ACCESS LANE                |
|          | OVERHEAD POWER LINES TO BE BURIED |
|          | FDC LOCATION                      |

GENERAL NOTES  
NEW BUILDING PERIMETER AT GROUND LEVEL 790.1 LF  
25% OF PERIMETER = 197.5 LF MINIMUM AERIAL APPARATUS FIRE LANE  
AERIAL APPARATUS FIRE LANE PROVIDED ALONG E. MAIN AND EAST SIDE OF PATERSON ST. 230 LF

EX. HYDRANT 5347-4  
FLOW HYDRANT EL. 850  
FLOW 1385 GPM  
STATIC 88 PS  
RESIDUAL 70 PS

ISSUANCES / REVISIONS

| NO. | DESCRIPTION                  | DATE       |
|-----|------------------------------|------------|
| 8   | 100 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 |
| 16  | ADDENDUM D1                  | 03/02/2023 |
| 17  | PLAN REVIEW FOR CONSTRUCTION | 03/15/2023 |

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PROJECT NUMBER

71420

APPROVED BY

JAD

REVIEWED BY

JAD

DRAWN BY

KAU

FIRE ACCESS PLAN

**F101**

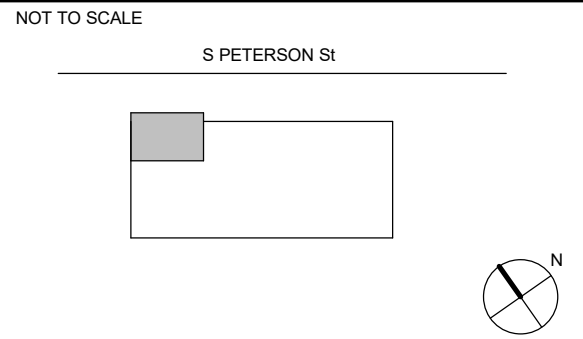


|   |   |
|---|---|
| OWNER, DEVELOPER<br><b>THE NEUTRAL PROJECT, LLC</b>   |   |
| CONTACT: Nate Hobbs<br>ADDRESS: 25 W Main St, Suite 500<br>Madison, WI 53703<br>TEL: 608-227-6108<br>EMAIL: nate@neutral.us |   |
| ARCHITECT<br><b>NEUTRAL STUDIO</b>  | CONTACT: Daniel Glaessel<br>ADDRESS: 25 W Main St, Suite 500<br>Madison, WI 53703<br>TEL: 608-227-6108<br>EMAIL: dg@neutral.us          |
| FIRE PROTECTION<br><b>DAVE JONES LLC</b>  | CONTACT: Brandon Steinmetz<br>ADDRESS: 2225 Kilgus Road<br>Madison, WI 53713<br>TEL: 608-222-8490<br>EMAIL: bsteinmetz@davejonesllc.com |
| PLUMBING<br><b>DAVE JONES LLC</b>   | CONTACT: Travis Kowal<br>ADDRESS: 2225 Kilgus Road<br>Madison, WI 53713<br>TEL: 608-222-8490<br>EMAIL: tkowal@davejonesllc.com          |
| ELECTRICAL<br><b>PIEPER POWER</b>   | CONTACT: Mark Kuberlantz<br>ADDRESS: 2225 Kilgus Road<br>Madison, WI 53713<br>TEL: 608-222-8490<br>EMAIL: mkkuberlantz@pieperpower.com  |
| HVAC<br><b>CAPITOL MECHANICAL</b>   | CONTACT: Mike Hoffman<br>ADDRESS: 1772 Beaver Rd<br>Sun Prairie, WI 53590<br>TEL: 608-241-0242<br>EMAIL: mhoffman@capitolmechanical.com |
| INTERIOR LANDSCAPE<br><b>AMBIUS</b>   | CONTACT: Deb Schuffelrowski<br>ADDRESS: 1848 W Victor Road<br>New Berlin, WI 53151<br>TEL: 608-265-1770<br>EMAIL: deb.paper@ambius.com  |

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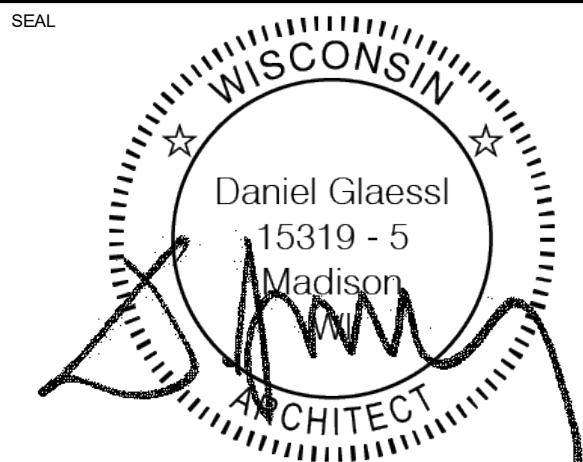
KEY PLAN



FOR PERMIT

ISSUANCES / REVISIONS

| REV. | DESCRIPTION | DATE       | ISSUED BY |
|------|-------------|------------|-----------|
| 0    | PERMIT SET  | 10/02/2025 | DG        |



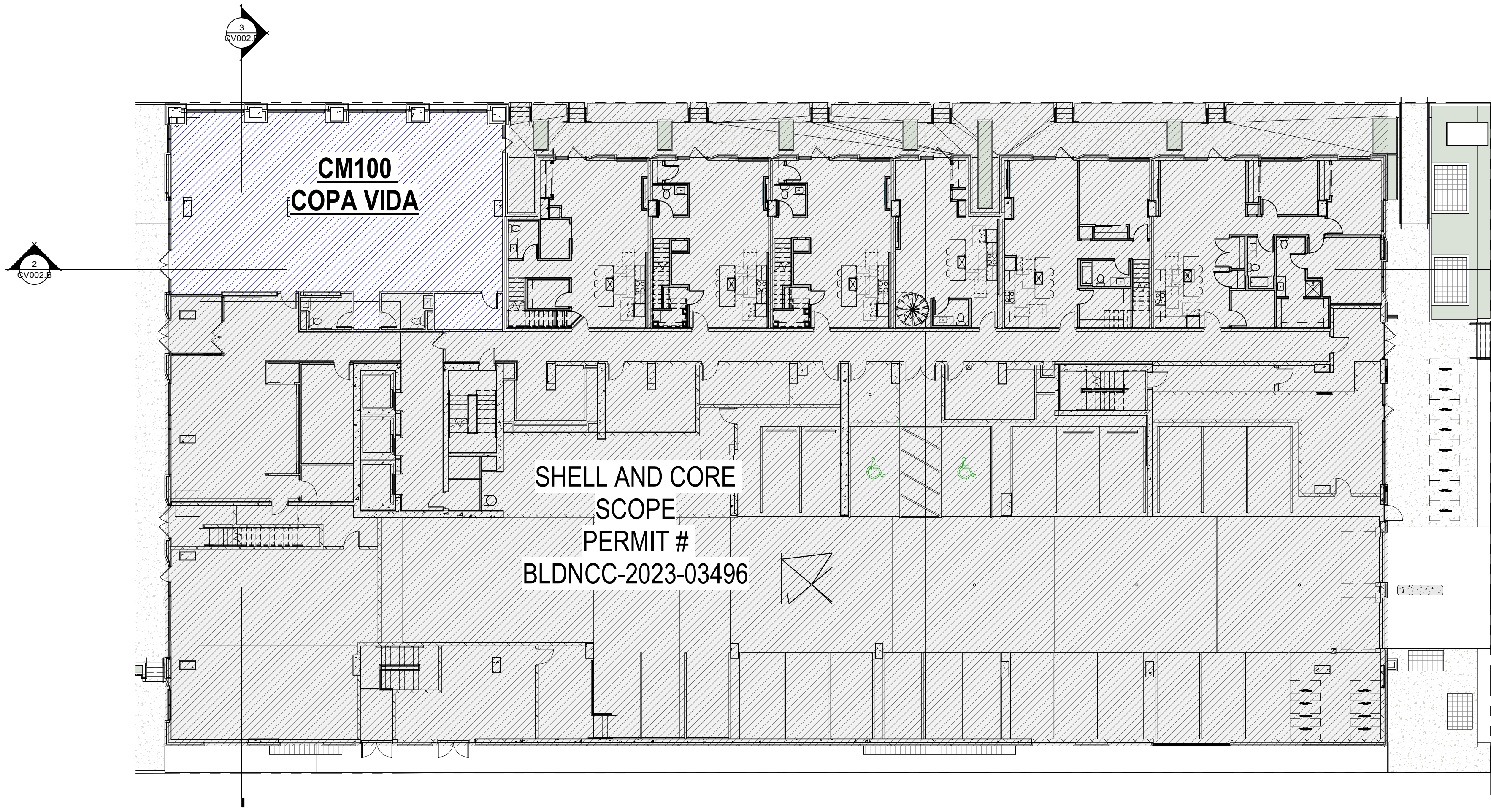
PROJECT  
**BAKERS PLACE T.I.**  
**CM100**  
10 S. PATERSON STREET  
MADISON, WI 53703

SHEET NAME  
SCOPE SUMMARY

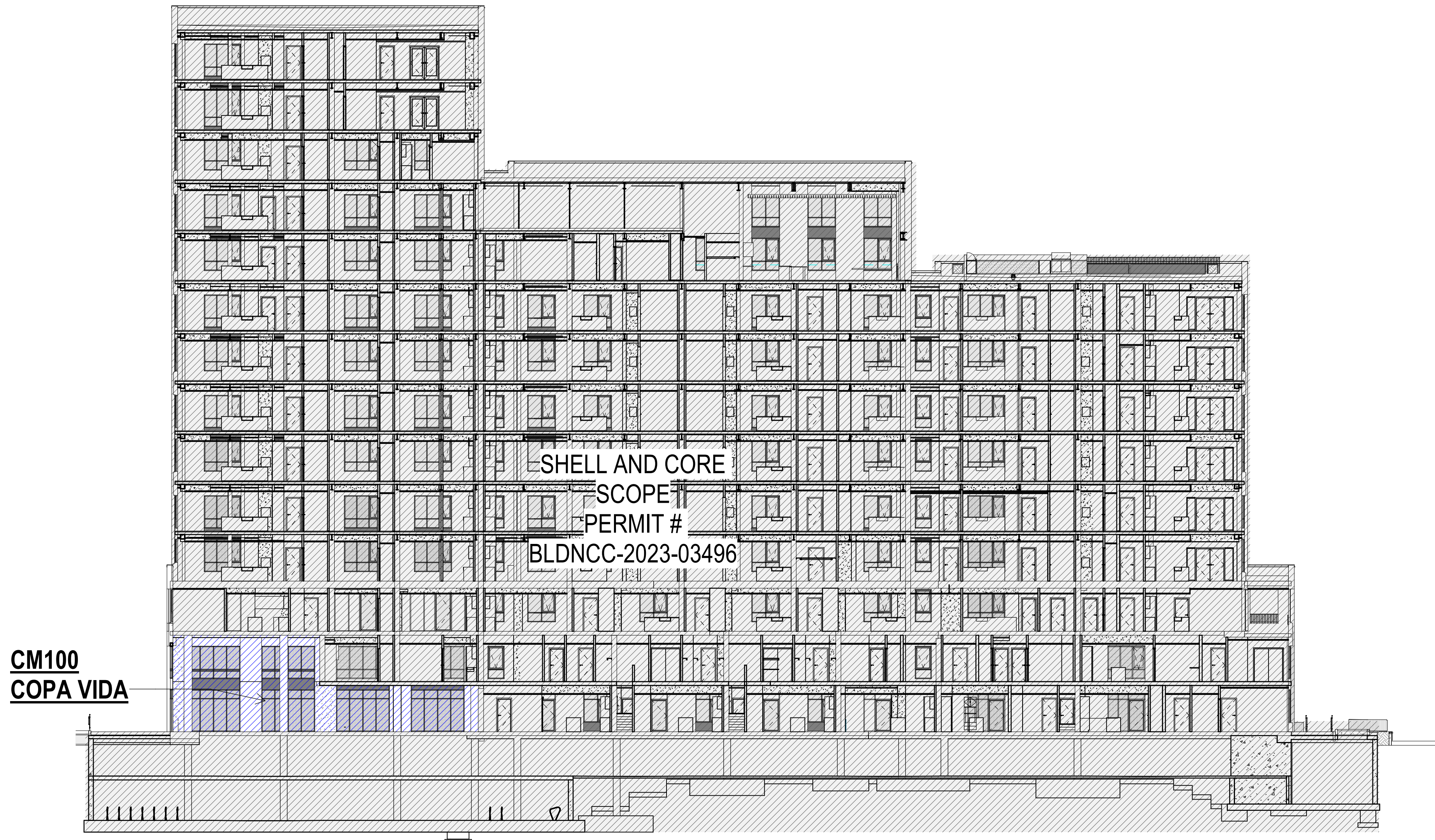
**CV002.B**

|                               |                                    |                    |
|-------------------------------|------------------------------------|--------------------|
| DRAWN BY<br>AF                | REVIEWED BY<br>KK                  | APPROVED BY<br>DG  |
| DRAWING SCALE<br>As Indicated | PAGE FORMAT<br>ARCH E1 (30" X 42") | DATE<br>10/02/2025 |
| REVISION NUMBER<br>0          |                                    |                    |

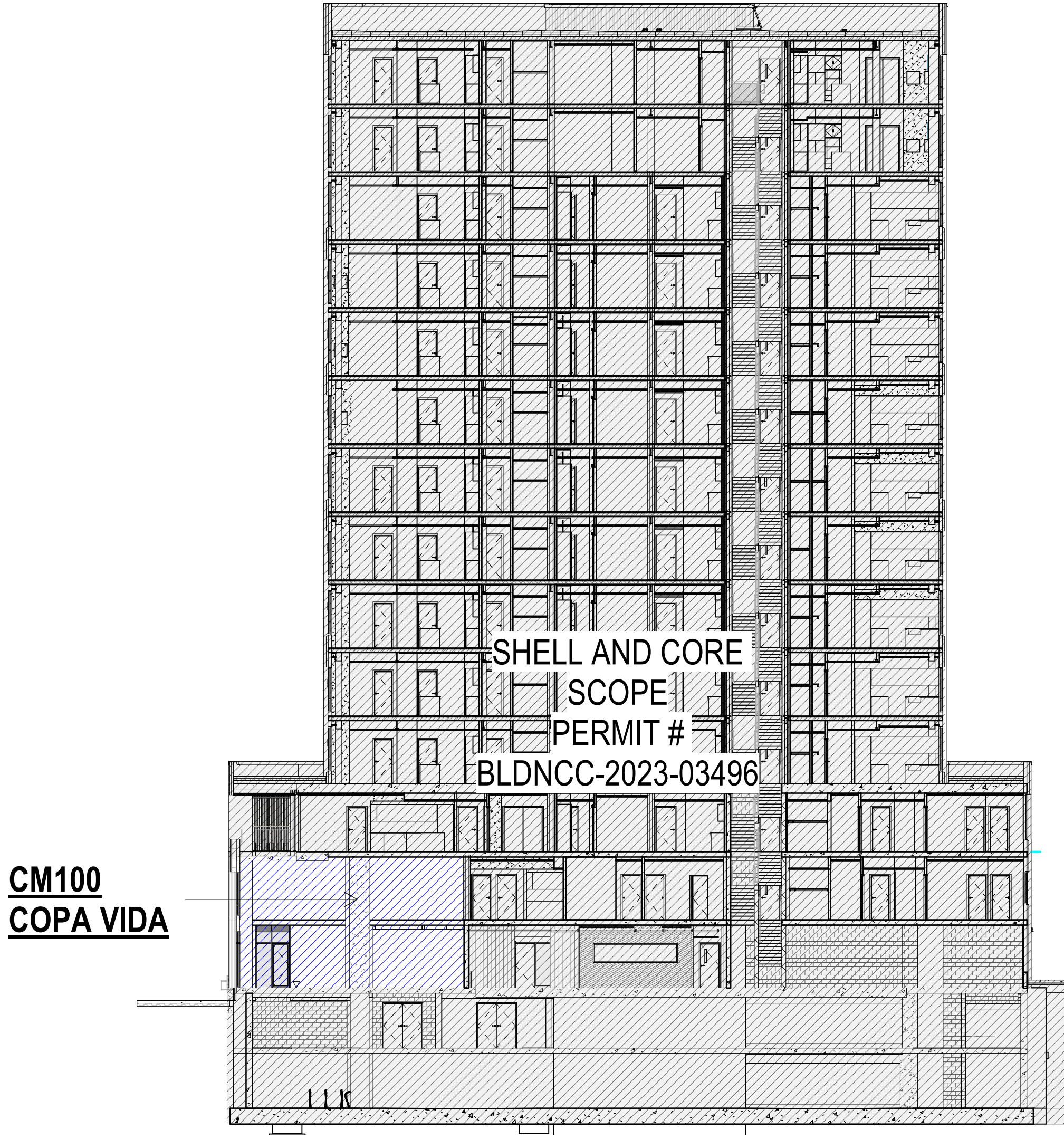
| SCOPE SUMMARY LEGEND |                             |
|----------------------|-----------------------------|
|                      | SCOPE PER TI PERMIT - DATED |
|                      | OUT OF SCOPE                |



① GROUND FLOOR - SCOPE SUMMARY  
1/16" = 1'-0"



② SECTION 1 - SCOPE  
1/16" = 1'-0"



③ SECTION 2 - SCOPE  
1/16" = 1'-0"

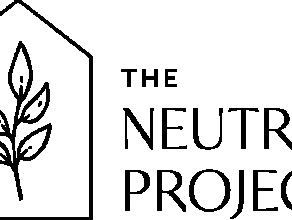


THE NEUTRAL  
PROJECT

BAKERS PLACE  
DEVELOPMENT

10 S. PATERSON STREET  
MADISON, WI 53703

BAKERS  
PLACE



MGA

MICHAEL GREEN ARCHITECTURE

EQUILIBRIUM

Equilibrium Consulting Inc.  
Structural Engineers

ARUP

KEYPLAN



TRUE NORTH

ISSUANCES / REVISIONS

| NO. | DESCRIPTION                  | DATE       |
|-----|------------------------------|------------|
| 11  | 100% CD SET                  | 08/04/2022 |
| 13  | 50% CD SET                   | 11/08/2022 |
| 14  | 100% CD SET                  | 12/08/2022 |
| 15  | FOOTING & FOUNDATION SET     | 12/15/2022 |
| 16  | ADDENDUM 01                  | 03/02/2023 |
| 17  | PLAN REVIEW FOR CONSTRUCTION | 03/15/2023 |
| 18  | CONSTRUCTION BULLETIN 01     | 04/24/2023 |
| 19  | CONSTRUCTION BULLETIN 02     | 05/31/2023 |
| 20  | CONSTRUCTION BULLETIN 03     | 08/25/2023 |
| 21  | CONSTRUCTION BULLETIN 04     | 12/08/2023 |
| 22  | CONSTRUCTION BULLETIN 05     | 02/16/2024 |
| 23  | CONSTRUCTION BULLETIN 06     | 04/16/2024 |
| 24  | CONSTRUCTION BULLETIN 07     | 07/12/2024 |
| 25  | CONSTRUCTION BULLETIN 08     | 10/08/2024 |
| 27  | CONSTRUCTION BULLETIN 10     | 01/13/2025 |

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PROJECT NUMBER

71420

APPROVED BY

JAD

REVIEWED BY

BMA

DRAWN BY

FM

1ST LEVEL FLOOR PLAN

A101

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

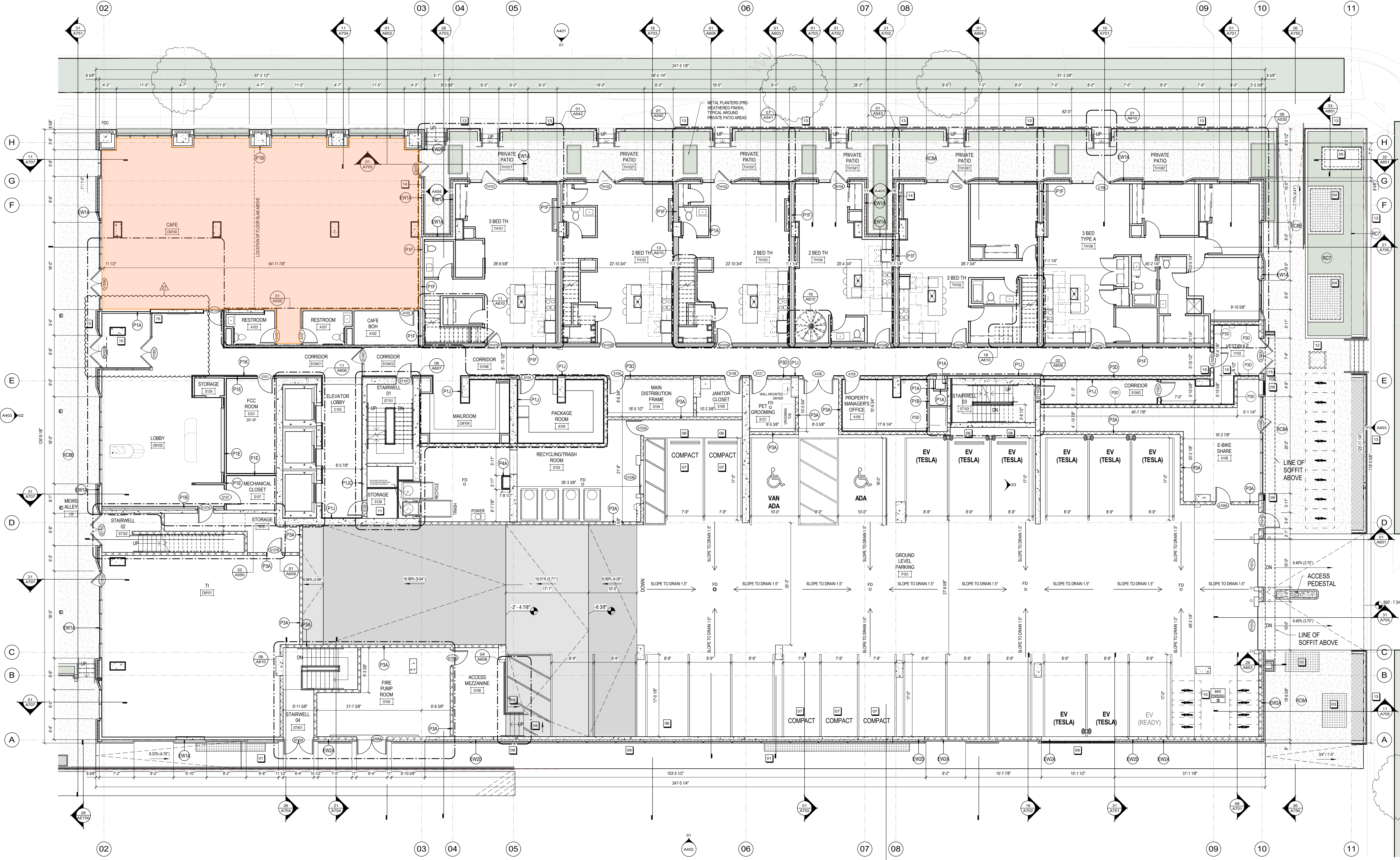
1. AREA WELL WITH GALVANIZED STEEL BAR GRATE COVER, FREE AREA OF GRATE TO BE 70% OR BETTER.
2. 4'-0" X 7'-0" GALVANIZED STEEL BAR VENTILATION GRATE, FREE AREA OF GRATE TO BE 70% OR BETTER.
3. 5'-0" X 7'-0" GALVANIZED STEEL BAR VENTILATION GRATE, FREE AREA OF GRATE TO BE 70% OR BETTER.
4. 7'-0" X 6'-11" GALVANIZED STEEL BAR ACCESS GRATE CHIMNEY PER MGA STANDARDS.
5. 7'-0" X 3'-0" CONCRETE DUCT PACKAGE AND ABOVE GRADE STRUCTURE PER MGA STANDARDS.
6. RUBBER WHEEL STOP, TYP.
7. COMPACT CAR SIGNAGE.
8. BUILT-UP CONCRETE FLOOR CROCKET.
9. 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. MANWAY ACCESS HATCH AT STAIR LANDING ELEVATION PER MGA STANDARDS.
13. PRE-WEATHERED METAL PANEL CLADDING W/ CAP OVER RAISED CONCRETE PLANTER WALLS. REFER TO DETAILS ON SHEET A101.
14. NEW CONCRETE CURBS WITHIN WALL ENCLOSURE OF ALL THREE SIZES BOTH INSET WALLS AT THE NORTH EXTERIOR WALL. REFER TO DETAIL 12ABE1.
15. ADA AUTOMATIC DOOR OPENER LOCATION.

OVERALL FLOOR PLAN GENERAL NOTES:

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 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 SECTION 5.0 MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL. ALL PENETRATIONS THROUGH RATED ASSEMBLY MUST BE FIRE TRACED PER U.L. LISTING.
7. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON LIFE SAFETY PLANS.
8. REFER TO SHEET A304 FOR EXTERIOR WINDOW TYPES & A401A403 FOR ELEVATION LOCATION.
9. PROVIDE TYPE "X" FIRE RATED OPSHIELD BOARD AT ALL FIRE RATED PARTITIONS, GLASS OR DEGLASS FRIEQUARD 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. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS. SEAL ALL WALL PENETRATIONS AT PERIMETER AND PRESTIG OF ALL RATED PARTITIONS.
11. MASONRY PARTITIONS SHOWN IN "DIAGONAL HATCH".
12. ALL MASONRY JOINTS AT CMU WALL TO BE STRUCK AND PREPARED 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 ICCANS 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 PRAISED LETTERS AND BRAILLE STATING "EXIT". THERE SHALL BE STAR LEVEL IDENTIFICATION IN 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 ICCANS 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-SOIL TEMPERATURE CONTROLS.



IN SCOPE


1ST LEVEL FLOOR PLAN

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



| MATERIALS LEGEND                           |                               |                                     |  |
|--|-------------------------------|-------------------------------------|--|
| CONC-1 CONCRETE - EXT HORIZONTAL FINISH    | MET-1 LIGHT COLOR METAL PANEL | MET-3 ALUMINUM (CW)                 |  |
| CONC-2 CONCRETE - EXT VERTICAL FINISH      | MET-1A CORRUGATED VERTICAL    | MET-4 METAL - PRE-FINISHED OR PAINT |  |
| CONC-3 CONCRETE - INT HORIZONTAL FINISH    | MET-1B ACM FLUSH VERTICAL     |                                     |  |
| CP-1 CONCRETE PAVERS                       | MET-1C ACM FLUSH HORIZONTAL   |                                     |  |
| PF-1 PERFORATED METAL PANEL/SCREEN         | MET-1D FLASHING CORING CAP    |                                     |  |
| PFM-1 PRE-FABRICATED METAL (PLANTER BOXES) | MET-1E FLUSH VERTICAL         |                                     |  |
|  | MET-2 DARK COLOR METAL PANEL  |                                     |  |
|  | MET-2A CORRUGATED VERTICAL    |                                     |  |
|  | MET-2B ACM FLUSH VERTICAL     |                                     |  |
|  | MET-2C ACM FLUSH HORIZONTAL   |                                     |  |
|  | MET-2D FLASHING CORING CAP    |                                     |  |

| KEYNOTES |  |
|----------|--|
| 01       | ACCESSIBLE PLANTED ROOF                              |
| 02       | RAISED PLANTERS                                      |
| 03       | GUARDRAIL  |
| 04       | COMMERCIAL MEWS                                      |
| 05       | MECHANICAL LOUVERS                                   |
| 06       | CARAGE LOUVERS                                       |
| 07       | PROVIDE (4) SCOTCH LIGHT BARS TO ILLUMINATE ART WALL |
| 08       | AREA FOR POTENTIAL PUBLIC ART (12" WIDE METAL PANEL) |



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                     | DO 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 |
| 16                    | ADDENDUM 01                  | 03/02/2023 |
| 17                    | PLAN REVIEW FOR CONSTRUCTION | 03/15/2023 |

15/03/2023 8:45 AM  
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|                |       |
|----------------|-------|
| PROJECT NUMBER | 71420 |
| APPROVED BY    | JAD   |
| REVIEWED BY    | BMA   |
| DRAWN BY       | FM    |

NORTH ELEVATION

A401



IN SCOPE

01  
A401 TOWER - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



| MATERIALS LEGEND                           |                               |                                     |  |
|--|-------------------------------|-------------------------------------|--|
| CONC-1 CONCRETE - EXT HORIZONTAL FINISH    | MET-1 LIGHT COLOR METAL PANEL | MET-3 ALUMINUM (CW)                 |  |
|  | MET-1A CORRUGATED VERTICAL    |                                     |  |
|  | MET-1B ACM FLUSH VERTICAL     |                                     |  |
| CONC-2 CONCRETE - EXT VERTICAL FINISH      | MET-1C ACM FLUSH HORIZONTAL   | MET-4 METAL - PRE-FINISHED OR PAINT |  |
| CONC-3 CONCRETE - INT HORIZONTAL FINISH    | MET-1D FLASHING CORING CAP    |                                     |  |
| CP-1 CONCRETE PAVERS                       | MET-1E FLUSH VERTICAL         |                                     |  |
| PF-1 PERFORATED METAL PANELSCREEN          | MET-2 DARK COLOR METAL PANEL  |                                     |  |
| PFM-1 PRE-FABRICATED METAL (PLANTER BOXES) | MET-2A CORRUGATED VERTICAL    |                                     |  |
|  | MET-2B ACM FLUSH VERTICAL     |                                     |  |
|  | MET-2C ACM FLUSH HORIZONTAL   |                                     |  |
|  | MET-2D FLASHING CORING CAP    |                                     |  |

- KEYNOTES
- 01 ACCESSIBLE PLANTED ROOF
  - 02 RAISED PLANTERS
  - 03 GUARDRAIL
  - 04 COMMERCIAL MEWS
  - 05 MECHANICAL LOUVERS
  - 06 GARAGE LOUVERS
  - 07 PROVIDE (4) SCOTCH LIGHT BARS TO ILLUMINATE ART WALL
  - 08 AREA FOR POTENTIAL PUBLIC ART (12" WIDE METAL PANEL)



ANGUS-YOUNG  
ARCHITECTS-ENGINEERS  
Janesville | Madison

THE NEUTRAL  
PROJECT

BAKERS PLACE  
DEVELOPMENT

10 S. PATERSON STREET  
MADISON, WI 53703

BAKERS  
PLACE

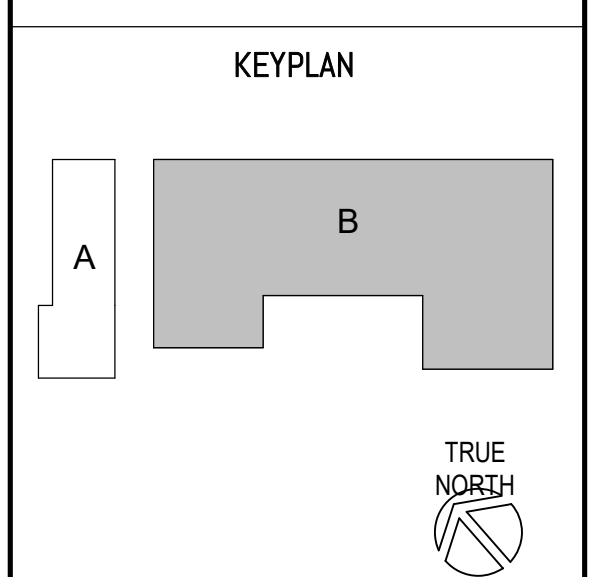


THE  
NEUTRAL  
PROJECT

**MGA**  
MICHAEL GREEN ARCHITECTURE

EQUILIBRIUM  
Equilibrium Consulting Inc  
Structural Engineers

**ARUP**



| ISSUANCES / REVISIONS |                              |            |
|-----------------------|------------------------------|------------|
| NO.                   | DESCRIPTION                  | DATE       |
| 8                     | DO 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 |
| 16                    | ADDENDUM 01                  | 03/02/2023 |
| 17                    | PLAN REVIEW FOR CONSTRUCTION | 03/15/2023 |

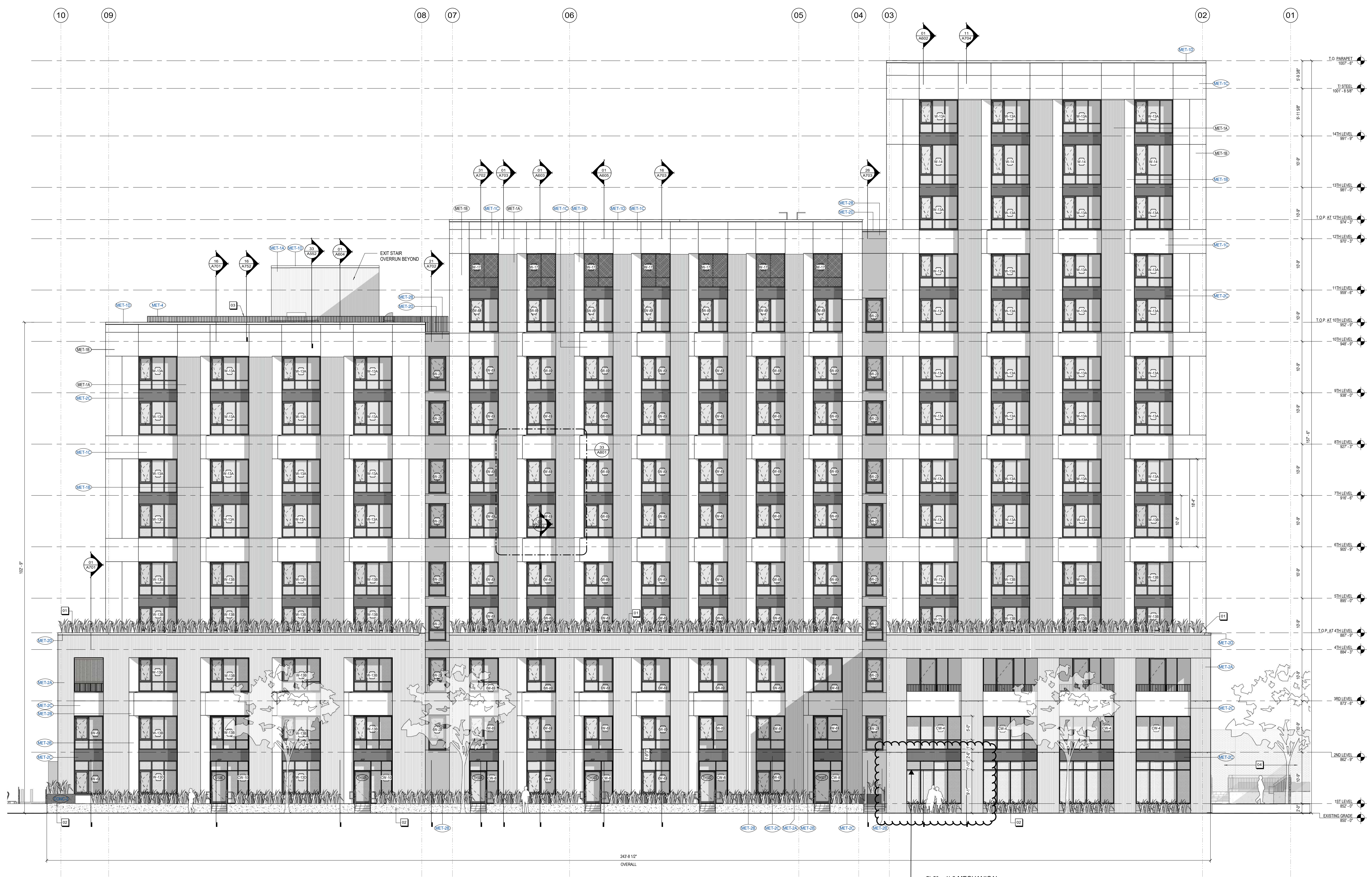
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|                 |       |
|-----------------|-------|
| PROJECT NUMBER  | 71420 |
| APPROVED BY     | JAD   |
| REVIEWED BY     | BMA   |
| DRAWN BY        | FM    |
| NORTH ELEVATION |       |

**A401.1**



5'-6" x 1'-8" MECHANICAL LOUVERS ARE TO BE INSTALLED IN PLACE OF SPANDREL PANELS AT DESIGNATED LOCATIONS.

01 TOWER - NORTH ELEVATION  
A401 SCALE: 1/8" = 1'-0"



| MATERIALS LEGEND                           |                               |                                     |
|--|-------------------------------|-------------------------------------|
| CONC-1 CONCRETE - EXT HORIZONTAL FINISH    | MET-1 LIGHT COLOR METAL PANEL | MET-3 ALUMINUM (CW)                 |
| CONC-2 CONCRETE - EXT VERTICAL FINISH      | MET-1A CORRUGATED VERTICAL    | MET-4 METAL - PRE-FINISHED OR PAINT |
| CONC-3 CONCRETE - INT HORIZONTAL FINISH    | MET-1B ACM FLUSH VERTICAL     |                                     |
| CP-1 CONCRETE PAVERS                       | MET-1C ACM FLUSH HORIZONTAL   |                                     |
| PF-1 PERFORATED METAL PANEL/SCREEN         | MET-1D FLASHING/CORING CAP    |                                     |
| PFM-1 PRE-FABRICATED METAL (PLANTER BOXES) | MET-1E FLUSH VERTICAL         |                                     |
|  | MET-2 DARK COLOR METAL PANEL  |                                     |
|  | MET-2A CORRUGATED VERTICAL    |                                     |
|  | MET-2B ACM FLUSH VERTICAL     |                                     |
|  | MET-2C ACM FLUSH HORIZONTAL   |                                     |
|  | MET-2D FLASHING/CORING CAP    |                                     |

- KEYNOTES
- 01 INACCESSIBLE PLANTED ROOF
  - 02 RAISED PLANTERS
  - 03 GUARDRAIL
  - 04 COMMERCIAL NEWS
  - 05 MECHANICAL LOUVERS
  - 06 GARAGE LOUVERS
  - 07 PROVIDE (4) SCIENCE LIGHT BARS TO ILLUMINATE ART WALL
  - 08 AREA FOR POTENTIAL PUBLIC ART (12" WIDE METAL PANEL)



02 TOWER - WEST ELEVATION  
SCALE: 1/8" = 1'-0"

01 TOWER - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

THE NEUTRAL  
PROJECT

BAKERS PLACE  
DEVELOPMENT

10 S. PATERSON STREET  
MADISON, WI 53703

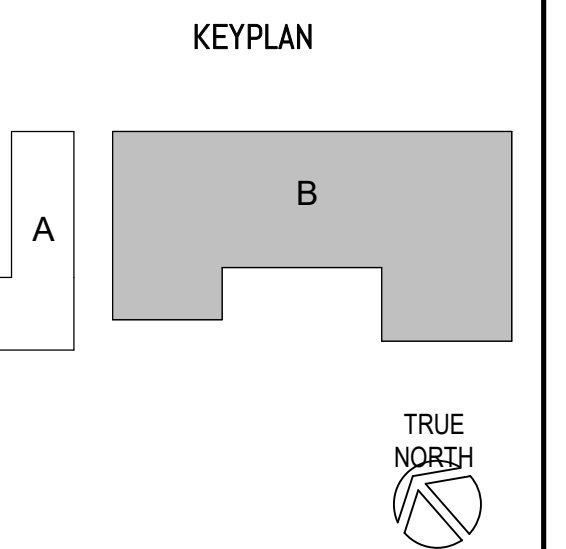
**BAKERS  
PLACE**

THE  
NEUTRAL  
PROJECT

**MGA**  
MICHAEL GREEN ARCHITECTURE

EQUILIBRIUM  
Equilibrium Consulting Inc.  
Structural Engineers

**ARUP**



| ISSUANCES / REVISIONS |                              |            |
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PROJECT NUMBER  
71420

APPROVED BY  
JAD

REVIEWED BY  
BMA

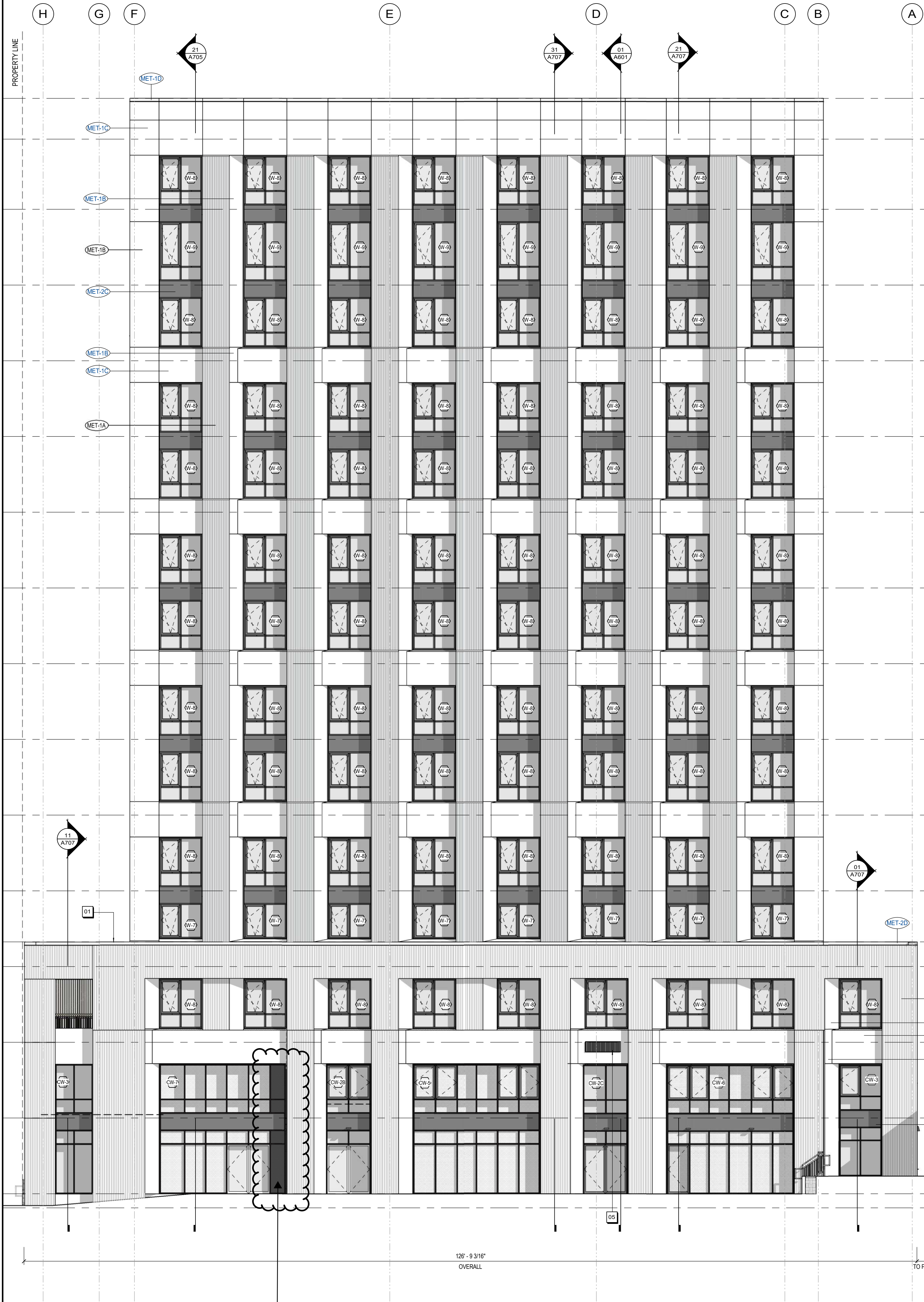
DRAWN BY  
FM

EAST AND WEST ELEVATIONS

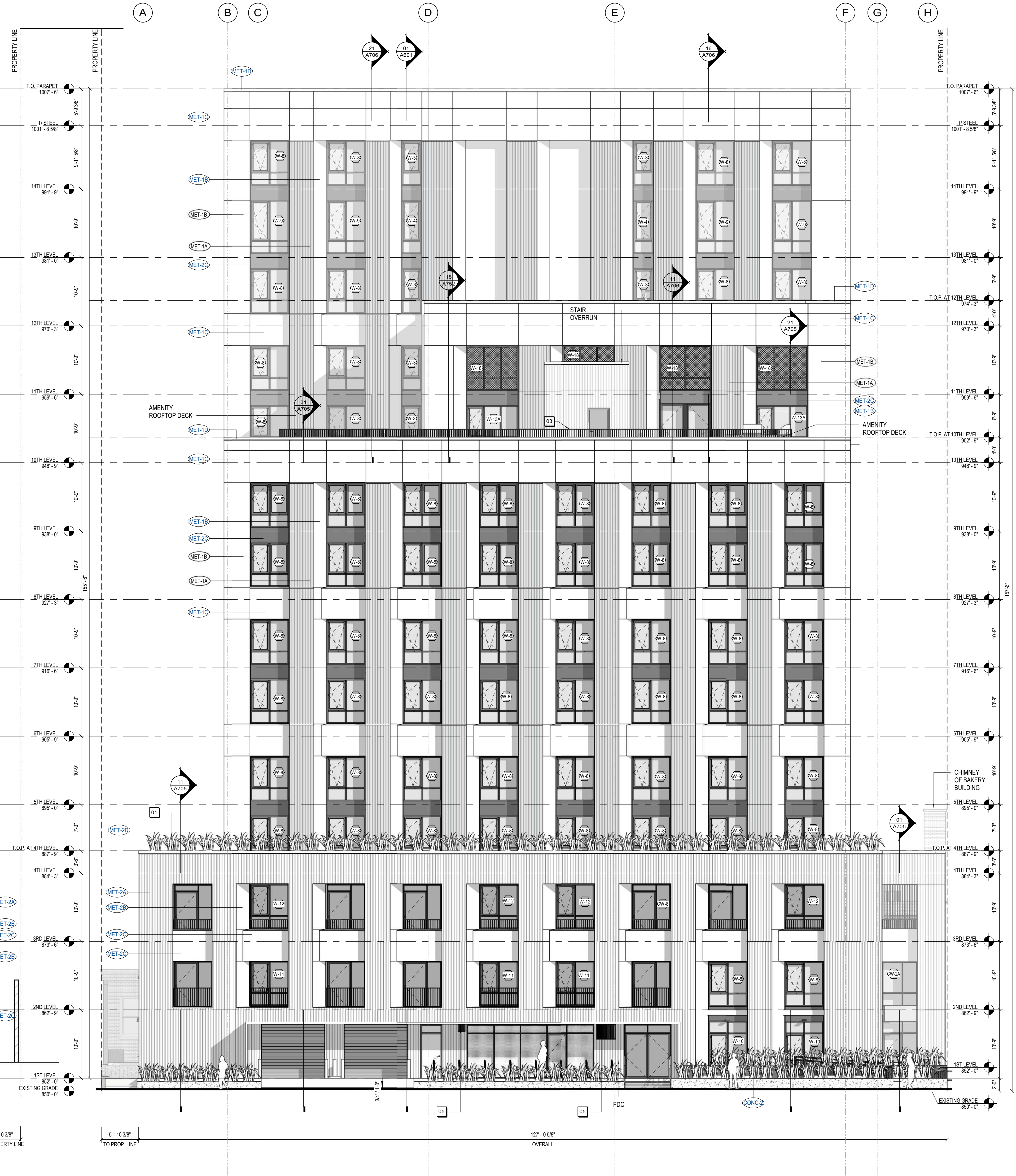


| MATERIALS LEGEND                           |                               |                                     |
|--|-------------------------------|-------------------------------------|
| CONC-1 CONCRETE - EXT HORIZONTAL FINISH    | MET-1 LIGHT COLOR METAL PANEL | MET-3 ALUMINUM (CW)                 |
| CONC-2 CONCRETE - EXT VERTICAL FINISH      | MET-1A CORRUGATED VERTICAL    | MET-4 METAL - PRE-FINISHED OR PAINT |
| CONC-3 CONCRETE - INT HORIZONTAL FINISH    | MET-1B ACM FLUSH VERTICAL     |                                     |
| CP-1 CONCRETE PAVERS                       | MET-1C ACM FLUSH HORIZONTAL   |                                     |
| PF-1 PERFORATED METAL PANEL/SCREEN         | MET-1D FLASHING CORING CAP    |                                     |
| PFM-1 PRE-FABRICATED METAL (PLANTER BOXES) | MET-1E FLUSH VERTICAL         |                                     |
|  | MET-2 DARK COLOR METAL PANEL  |                                     |
|  | MET-2A CORRUGATED VERTICAL    |                                     |
|  | MET-2B ACM FLUSH VERTICAL     |                                     |
|  | MET-2C ACM FLUSH HORIZONTAL   |                                     |
|  | MET-2D FLASHING CORING CAP    |                                     |

- KEYNOTES
- 01 INACCESSIBLE PLANTED ROOF
  - 02 RAISED PLANTERS
  - 03 GUARDRAIL
  - 04 COMMERCIAL NEWS
  - 05 MECHANICAL LOUVERS
  - 06 GARAGE LOUVERS
  - 07 PROVIDE (4) SCISSOR LIGHT BARS TO ILLUMINATE ART WALL
  - 08 AREA FOR POTENTIAL PUBLIC ART (12" WIDE METAL PANEL)



02 TOWER - WEST ELEVATION  
A403 SCALE: 1/8" = 1'-0"



01 TOWER - EAST ELEVATION  
A403 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   | DO BID PACKAGE #1            | 05/05/2022 |
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| 16  | ADDENDUM 01                  | 03/02/2023 |
| 17  | PLAN REVIEW FOR CONSTRUCTION | 03/15/2023 |

PROJECT NUMBER  
71420

APPROVED BY  
JAD

REVIEWED BY  
BMA

DRAWN BY  
FM

EAST AND WEST ELEVATIONS

**A403.1**



OWNER, DEVELOPER  
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STUDIO**  
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TEL: 608-222-8490  
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FIRE PROTECTION  
**DAVE JONES  
LLC**  
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TEL: 608-222-8490  
EMAIL: bsteinnm@davejonesllc.com

PLUMBING  
**DAVE JONES  
LLC**  
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ELECTRICAL  
**PIEPER  
POWER**  
CONTACT: Mark Kuberland  
ADDRESS: 6301 North Trane Rd  
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TEL: 608-285-7072  
EMAIL: Mark.Kuberland@pieperpower.com

HVAC  
**CAPITOL  
MECHANICAL**  
CONTACT: Mike Hoffman  
ADDRESS: 1772 Beaver Rd  
Sun Prairie, WI 53590  
TEL: 608-241-0242  
EMAIL: mhoffman@capitolmechanical.com

INTERIOR LANDSCAPE  
**AMBIUS**  
CONTACT: Deb Schuffelsohn  
ADDRESS: 1848 W Victor Road  
New Berlin, WI 53151  
TEL: 608-222-1170  
EMAIL: deb.paper@ambius.com

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## KEY PLAN

NOT TO SCALE

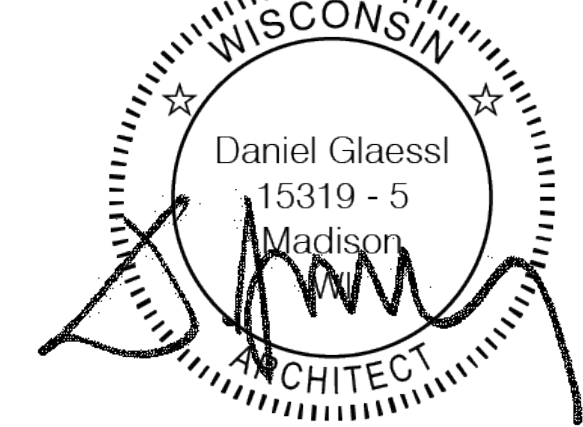
S PETERSON ST

FOR  
PERMIT

## ISSUANCES / REVISIONS

| REV. | DESCRIPTION | DATE       | ISSUED BY |
|------|-------------|------------|-----------|
| 0    | PERMIT SET  | 10/02/2025 | DG        |

SEAL



PROJECT

**BAKERS PLACE T.I.  
CM100**  
10 S. PATERSON STREET  
MADISON, WI 53703

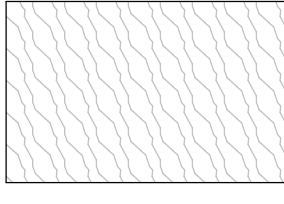
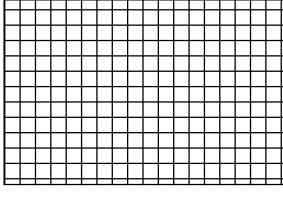
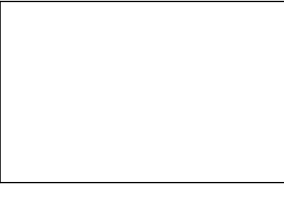
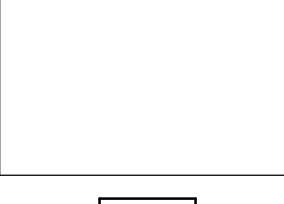
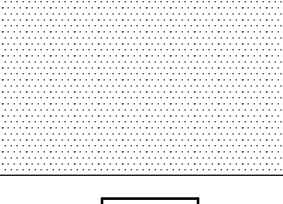
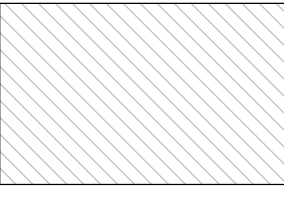
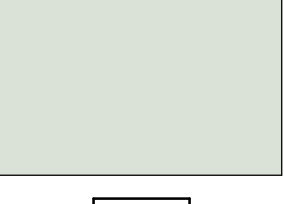
SHEET NAME

PROPOSED FLOOR PLAN

CV102

|                |                   |                   |
|----------------|-------------------|-------------------|
| DRAWN BY<br>AF | REVIEWED BY<br>KK | APPROVED BY<br>DG |
|----------------|-------------------|-------------------|

|                               |                                    |
|-------------------------------|------------------------------------|
| DRAWING SCALE<br>As Indicated | PAGE FORMAT<br>ARCH E1 (30" X 42") |
| REVISION NUMBER<br>0          | DATE<br>10/02/2025                 |

| WALL MATERIAL SCHEDULE  |   |
|---|---|
| <br>WF-01<br>WOOD VANEER PANEL         | <br>WF-02<br>BRIGHT WHITE 4 1/4" x 4 1/4" CERAMIC TILE |
| <br>WF-03<br>PAINTED, TYPICAL INTERIOR |   |
| FLOOR MATERIAL SCHEDULE   |   |
| <br>FF-01<br>POLISHED CONCRETE         | <br>FF-02<br>NON-SLIP FINISH (BOH)                     |
| <br>FF-03<br>NON-SLIP FINISH (FOH)     | <br>VG<br>VEGETATION                                   |

## FOH EQUIPMENT SCHEDULE

|       |                                 |
|-------|---------------------------------|
| AP-01 | 3 GRP SLAYER STEAM              |
| AP-04 | CURTIS G4 TWIN BREWER           |
| AP-05 | MARCO UC10                      |
| AP-06 | MARCO FRA PLUS HCS              |
| AP-07 | MARCO MIX FONT                  |
| AP-08 | HOSHIZAKI ICE MACHINE           |
| AP-09 | POURSTEADY PS-2                 |
| AP-10 | PIUGPRESS Q2                    |
| AP-11 | E68S GBW                        |
| AP-12 | EKAS                            |
| AP-15 | KESERATOR - 8 TAPS              |
| AP-16 | BROOD 2 TAP SYSTEM              |
| AP-17 | CURTIS HOT WATER TOWER FOR PREP |
| AP-18 | 2ND ICE CADDY FOR KEGATOR       |
| AP-19 | 60 PULG REFRIGERATOR            |
| AP-20 | TIER PASTRY DISPLAY CASE        |
| AP-30 | SINK UNDER MOUNT KITCHEN KOLHER |
| AP-34 | REFRIGERATED GRAB AND GO        |

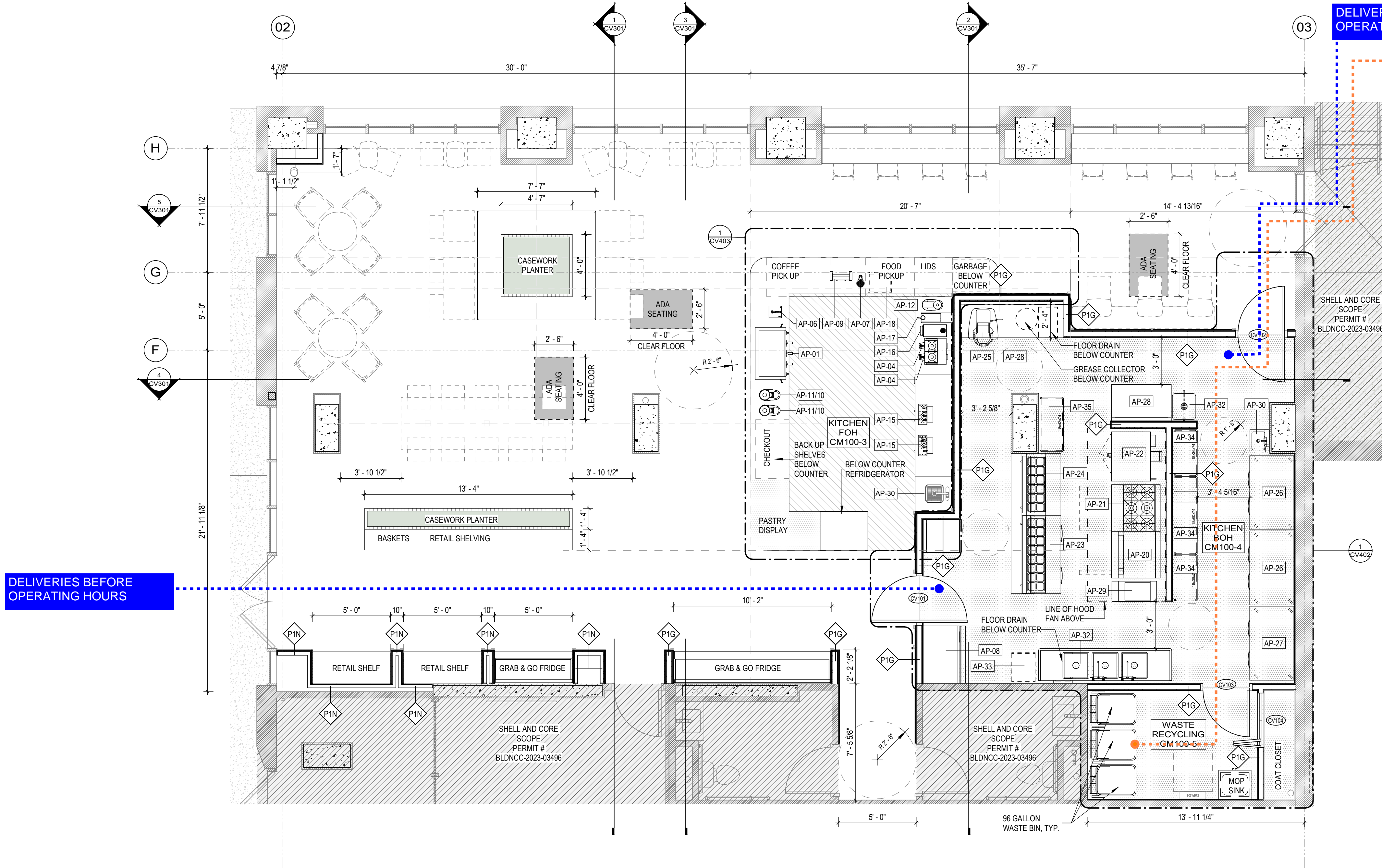
CW-01 COUNTER

## BOH EQUIPMENT SCHEDULE

|       |   |
|-------|---|
| AP-20 | BURNER GAS FLAT TOP                               |
| AP-21 | 6-BURNER IMPERIAL STOVE RANGE                     |
| AP-22 | DOUBLE DECKER GAS OVEN                            |
| AP-23 | 3 DOOR DELI LOW BOY FRIDGE W. SANDWICH PREP TABLE |
| AP-24 | 4 DRAWER DELI PREP FRIDGE LOW BOY                 |
| AP-25 | HOBART STANDMIXER 30 QT                           |
| AP-26 | 2 DOOR REACH IN FRIDGE                            |
| AP-27 | REACH IN FREEZER                                  |
| AP-28 | PREP TABLES                                       |
| AP-29 | DEEP FRYER  |
| AP-30 | HAND SINK   |
| AP-31 | PRODUCE SINK                                      |
| AP-32 | 3 COMPARTMENT SINK                                |
| AP-33 | 24" DISHWASHER                                    |
| AP-30 | STORAGE RACKS                                     |

## MATERIAL SCHEDULE

| WALL FINISHES    |   |
|------------------|---|
| WF-01            | WOOD PANEL, CLASS B                                   |
| WF-02            | BRIGHT WHITE 4" x 4" CERAMIC TILE WITH GROUT TO MATCH |
| WF-03            | PAINT, TYPICAL INTERIOR                               |
| FLOOR FINISHES   |   |
| FF-01            | POLISHED CONCRETE                                     |
| FF-02            | NON-SLIP FINISH (BOH)                                 |
| FF-03            | NON-SLIP FINISH (FOH)                                 |
| CEILING FINISHES |   |
| CB-01            | SOFFITTED CEILING 1X5/8" GNB OVER SOFFIT FRAMING      |
| SC-01            | SLAT CEILING  |
| CO               | CONCRETE CEILING SLAB                                 |
| OTHER            |   |
| ST-01            | QUARTZ SLAB, KITCHEN COUNTERTOP & VANITY COUNTERTOP   |
| CB-01            | LAMINATE CABINET FRONT                                |

DELIVERIES DURING  
OPERATING HOURSWASTE PICK UP  
ON DEMAND

## FLOOR PLAN - PROPOSED

1  
1/4" = 1'-0"