

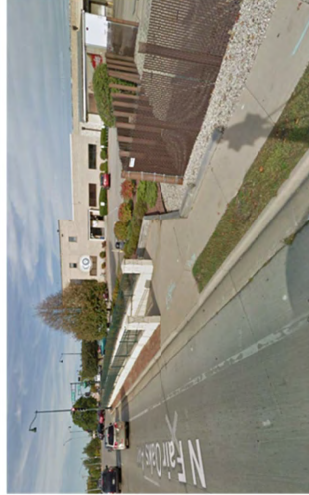
Existing Building to be Removed

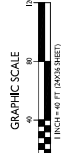
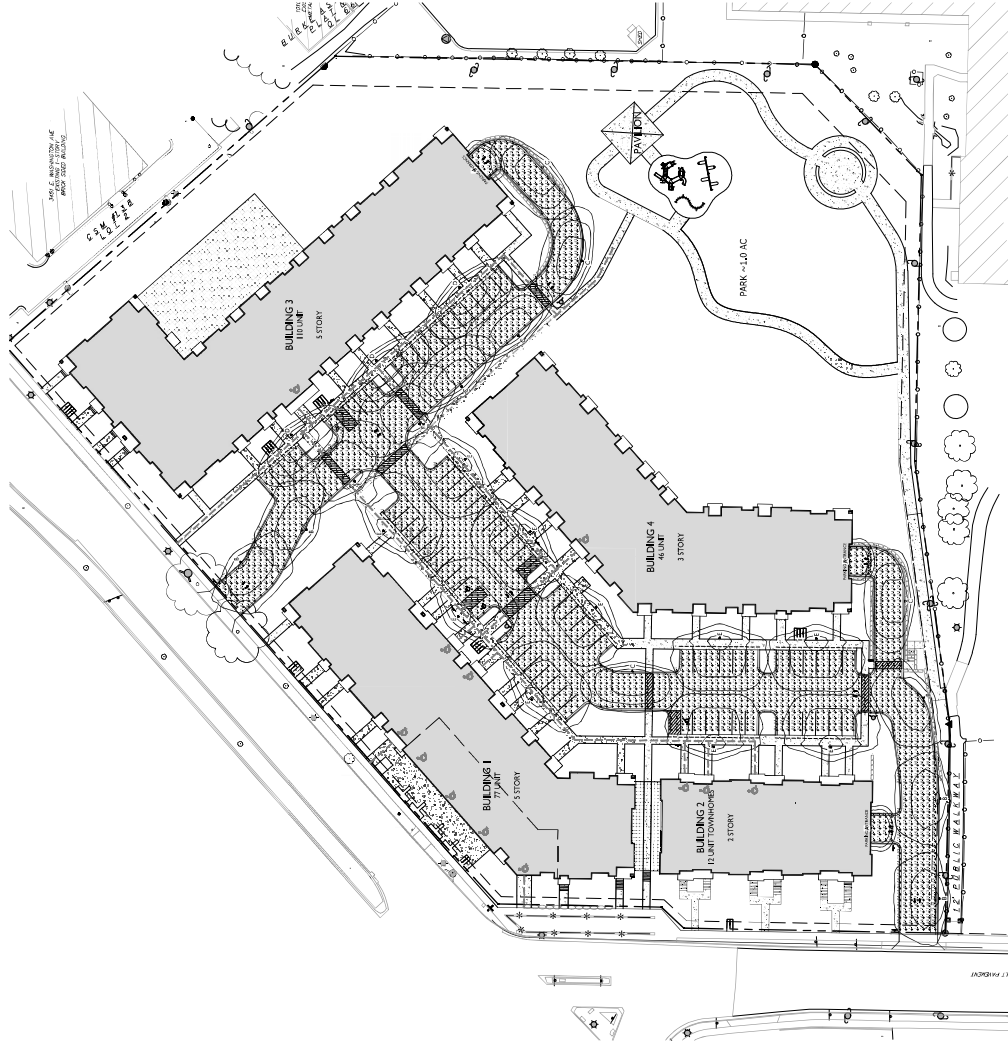
Name: WHPC — Gardener Bakery Site

Number: #2209

Address: 3401 E Washington Ave

3401 W Washington Ave - Context Photos



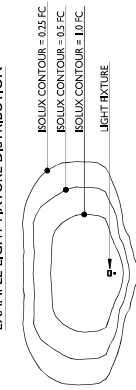


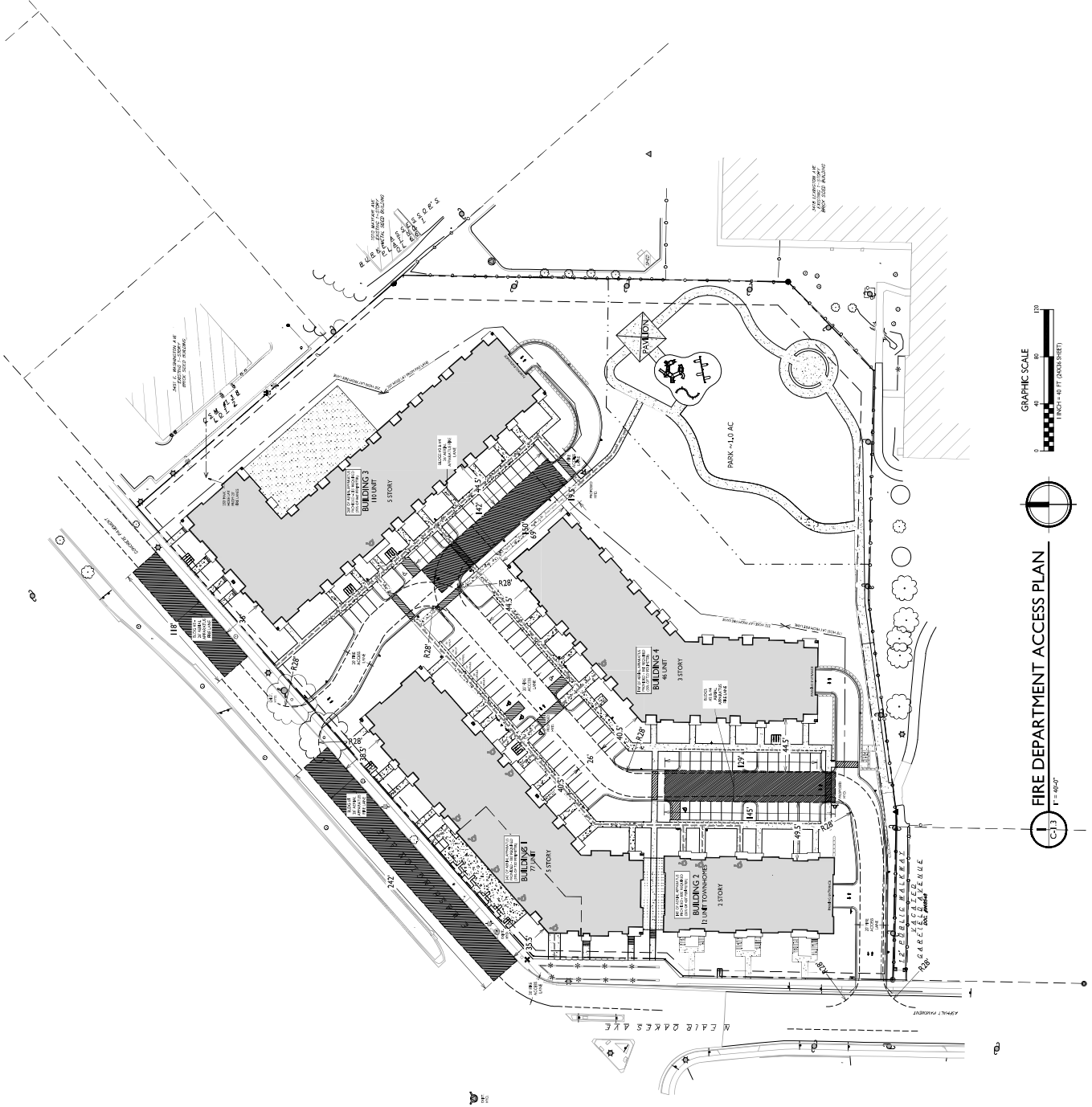
1 SITE LIGHTING PLAN
C-1.2 1"=40'-0"

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Lot and Drive Aisle Lighting	+	0.7 f.c.	18 f.c.	0.3 f.c.	60:1	23:1
Buildings #1 & #2 Parking Garage Entry Security Lighting	+	2.4 f.c.	6.6 f.c.	0.6 f.c.	11.0:1	40:1
Building #3 Parking Garage Entry Security Lighting	+	2.7 f.c.	6.5 f.c.	0.7 f.c.	9.3:1	39:1
Building #4 Parking Garage Entry Security Lighting	+	2.5 f.c.	7.1 f.c.	0.6 f.c.	11.8:1	42:1

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_VF.fxl	8'-6" ABOVE GRADE ON BUILDING
□	B	5	LITHONIA	DSXWPM LED IBC 530 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T3H OPTIC, 3000K SIDE SHIELD	DSXWPM_LED_I0C_530_30K_T3H.fxl	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	6	LITHONIA	DSXWPM LED IBC 530 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T3H OPTIC, 3000K WITH HOUSE SIDE SHIELD	DSXWPM_LED_I0C_530_30K_T3H.fxl	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	D	3	LITHONIA	DSXWPM LED IBC 530 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T25 OPTIC, 3000K WITH HOUSE SIDE SHIELD	DSXWPM_LED_I0C_530_30K_T25.fxl	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	E	10	LITHONIA	DSXWPM LED IBC 700 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T4H OPTIC, 3000K WITH HOUSE SIDE SHIELD	DSXWPM_LED_I0C_700_30K_T4H.fxl	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	F	2	LITHONIA	DSXWPM LED IBC 700 LIGHTING	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T4H OPTIC, 3000K WITH HOUSE SIDE SHIELD	DSXWPM_LED_I0C_700_30K_T4H.fxl	14'-0" POLE ON 2'-0" TALL CONC. BASE

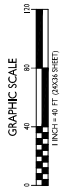
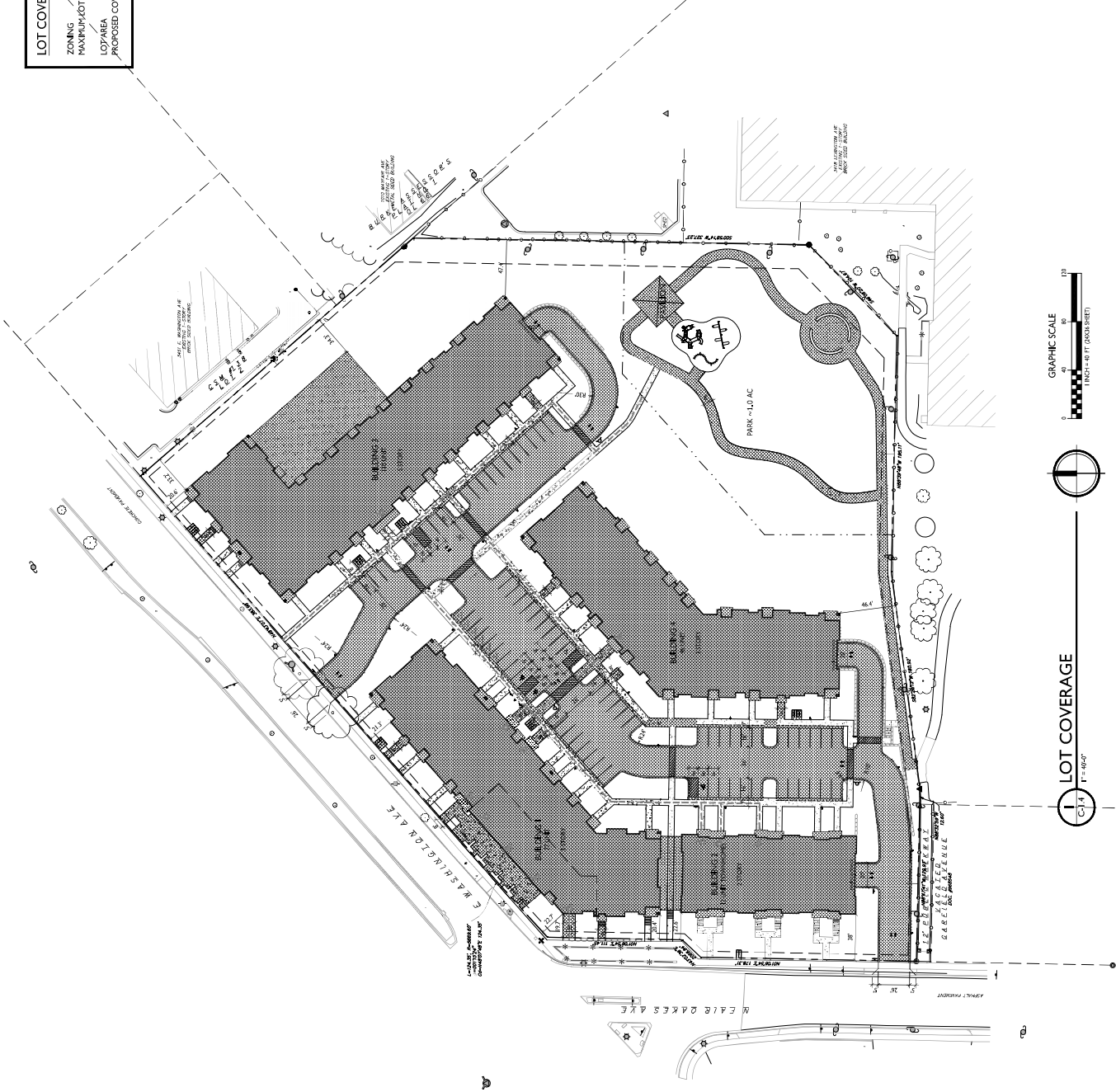
EXAMPLE LIGHT FIXTURE DISTRIBUTION





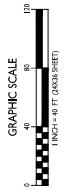
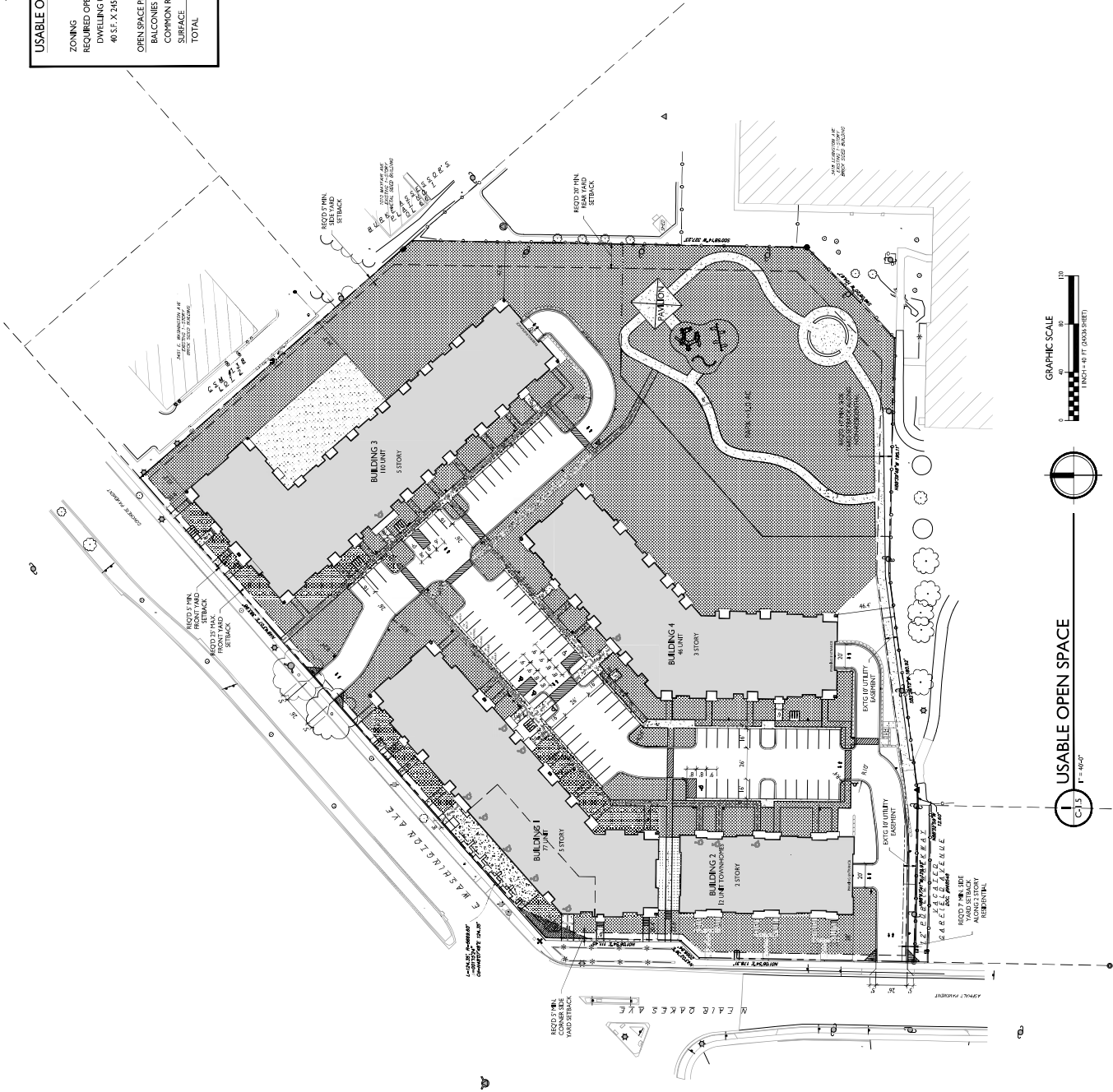
FIRE DEPARTMENT ACCESS PLAN
 C-1.3
 1"=40' FT

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



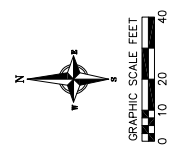
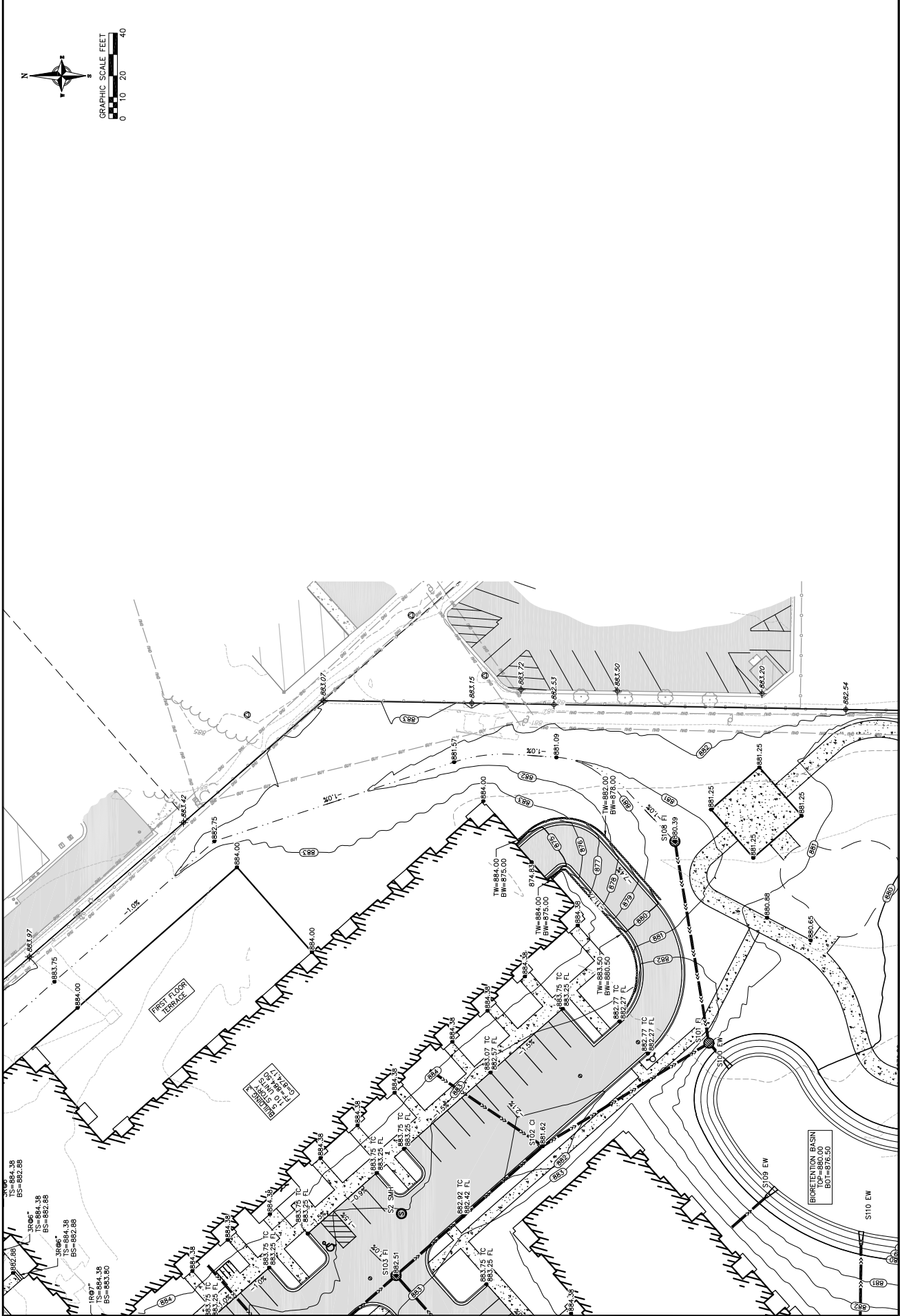
LOT COVERAGE
 C-1.4

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

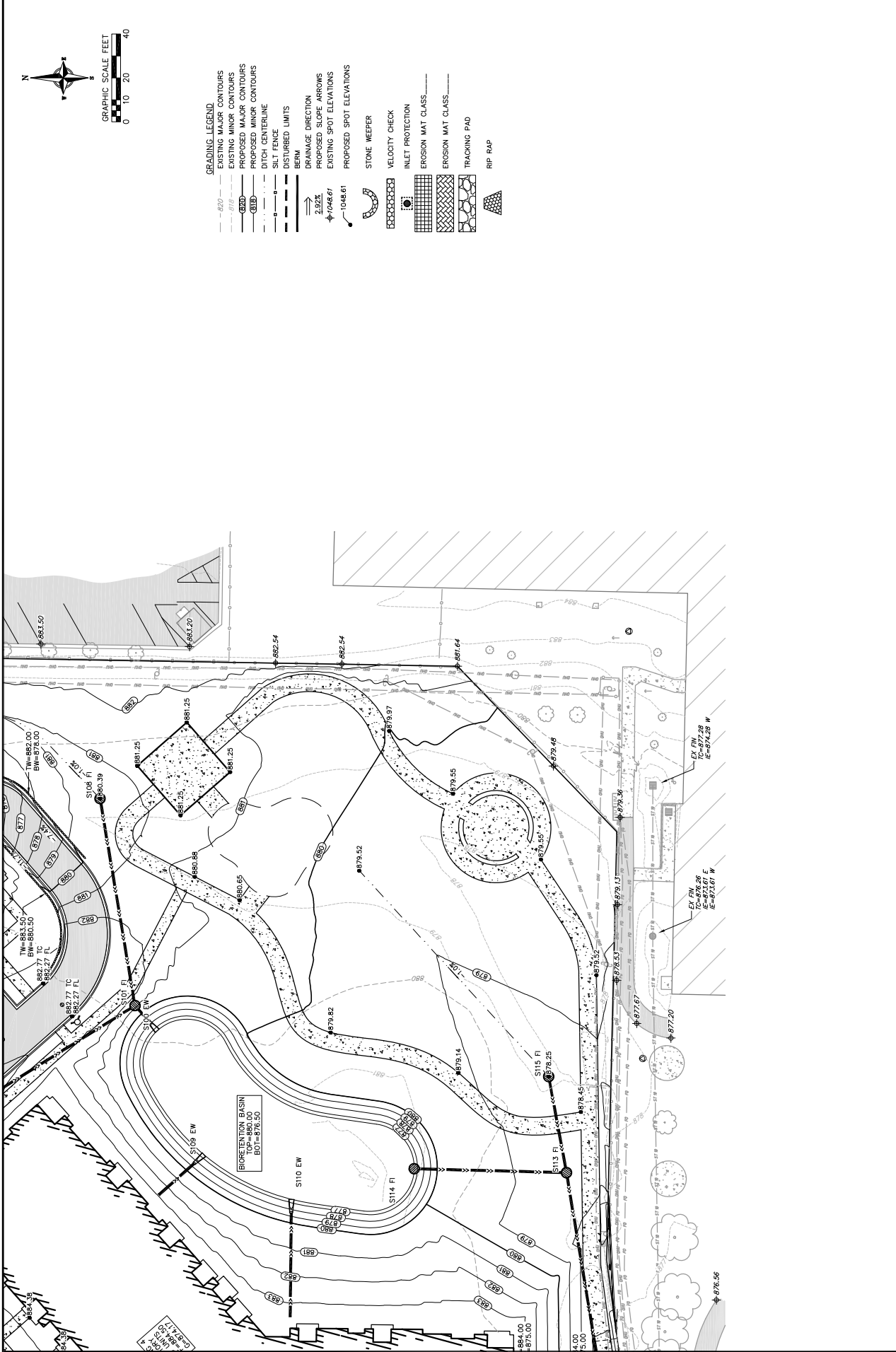


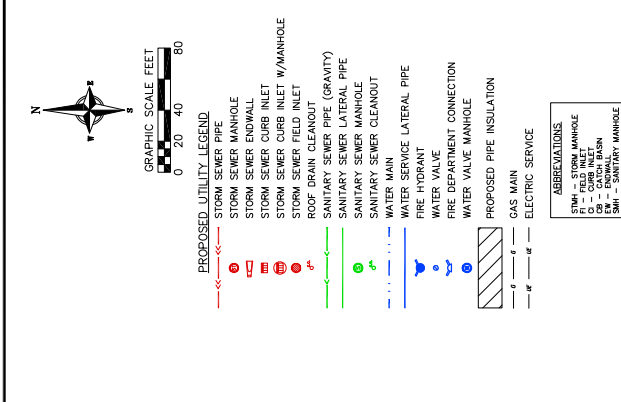
USABLE OPEN SPACE
 C-1.5
 11.5.2022

REVISIONS	
NO.	REMARKS



NO.	DATE	REVISIONS



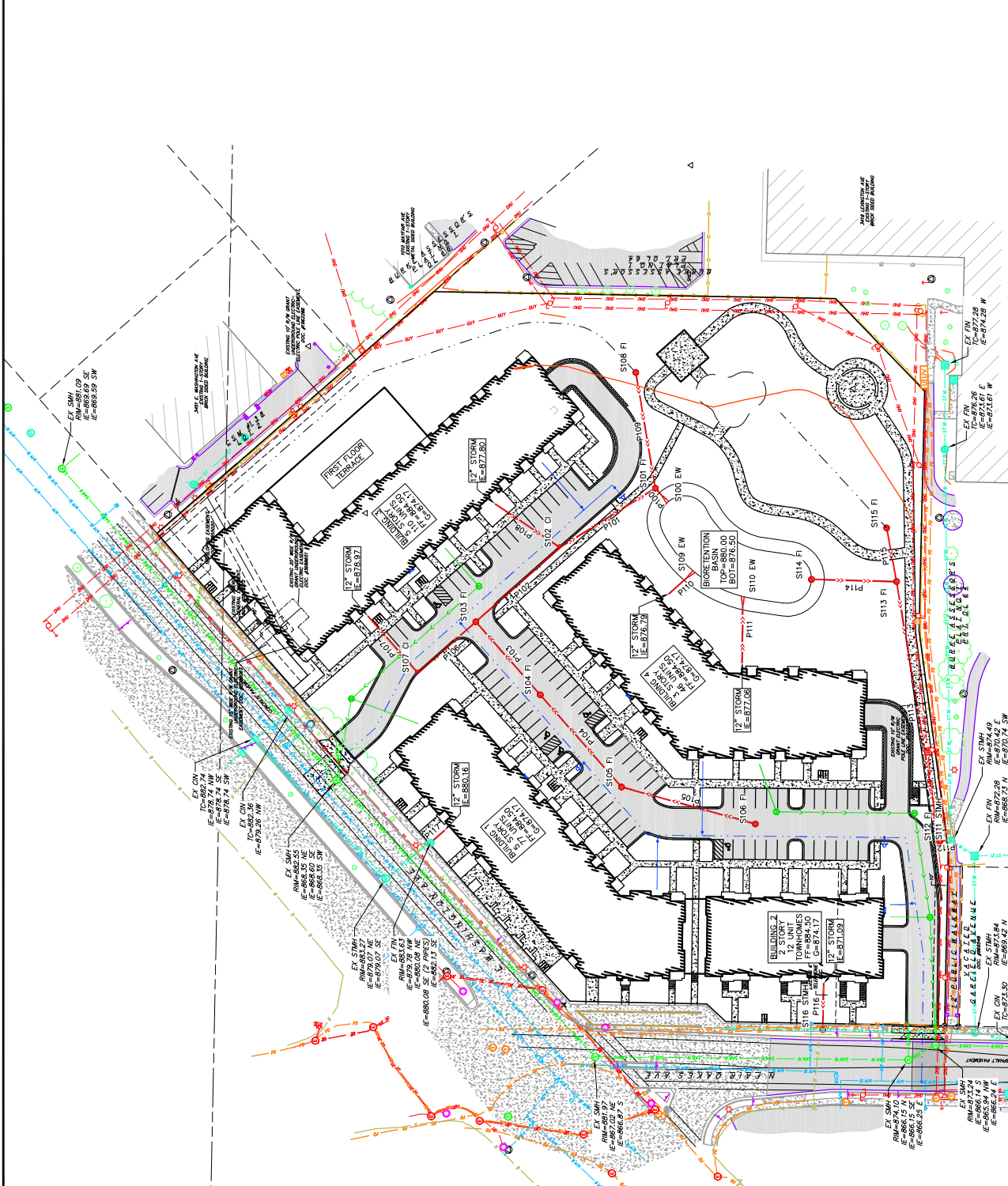


STORM STRUCTURE TABLE

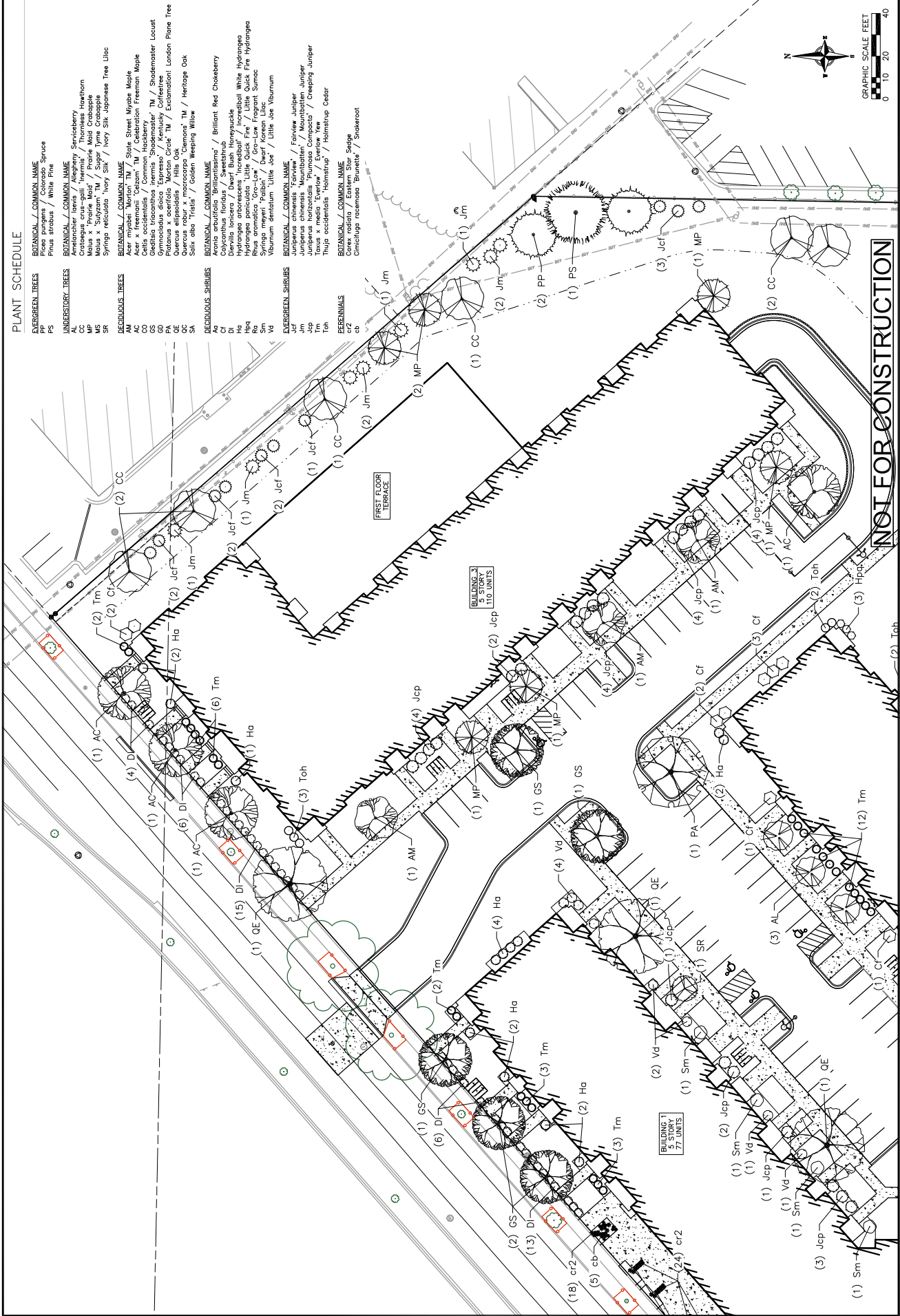
STRUCTURE NAME	STRUCTURE TYPE	FRAME	COVER	RM/FC
S100	12" RSP EW	N/A	N/A	877.87
S101	48" CONC FI	R-2556	TYPE G GRADE	881.21
S102	2' x 3' 0" R-2556	TYPE R GRADE	881.21	
S103	48" CONC FI	R-2556	TYPE G GRADE	882.35
S104	48" CONC FI	R-2556	TYPE G GRADE	882.35
S105	48" CONC FI	R-2556	TYPE G GRADE	882.42
S106	2' x 3' 0" R-2556	TYPE R GRADE	882.42	
S107	2' x 3' 0" R-2556	TYPE R GRADE	882.42	
S108	48" CONC FI	R-2556	TYPE G GRADE	882.85
S109	12" RSP EW	N/A	N/A	878.17
S110	12" RSP EW	N/A	N/A	877.87
S111	48" CONC STM	R-1950	SOLID LD	874.51
S112	48" CONC FI	R-2556	TYPE G GRADE	874.05
S113	48" CONC FI	R-2556	TYPE G GRADE	878.31
S114	48" CONC FI	NO	CONRM CONE GRADE	877.05
S115	48" CONC FI	R-2556	TYPE G GRADE	878.25
S116	48" CONC STM	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	S106	113	878.75	879.42	0.60%
P106	RSP	12"	S106	S107	62	879.42	879.87	0.40%
P107	RSP	12"	S107	S108	52	879.87	879.87	0.00%
P108	RSP	12"	S108	S109	64	879.33	877.68	1.04%
P109	RSP	12"	S109	S110	96	876.69	876.79	1.04%
P110	RSP	12"	S110	S111	27	876.50	877.06	1.04%
P111	RSP	12"	S111	S112	54	876.50	877.06	1.04%
P112	RSP	12"	S112	S113	9	870.80	870.00	1.04%
P113	RSP	12"	S113	S114	214	870.80	873.32	1.04%
P114	RSP	12"	S114	S115	69	873.12	873.85	1.04%
P115	RSP	12"	S115	S116	45	873.12	873.59	1.04%
P116	RSP	12"	S116	S117	37	870.70	871.09	1.04%
P117	RSP	12"	S117	S118	15	880.00	880.36	1.04%

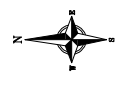


NO.	DATE	REVISIONS



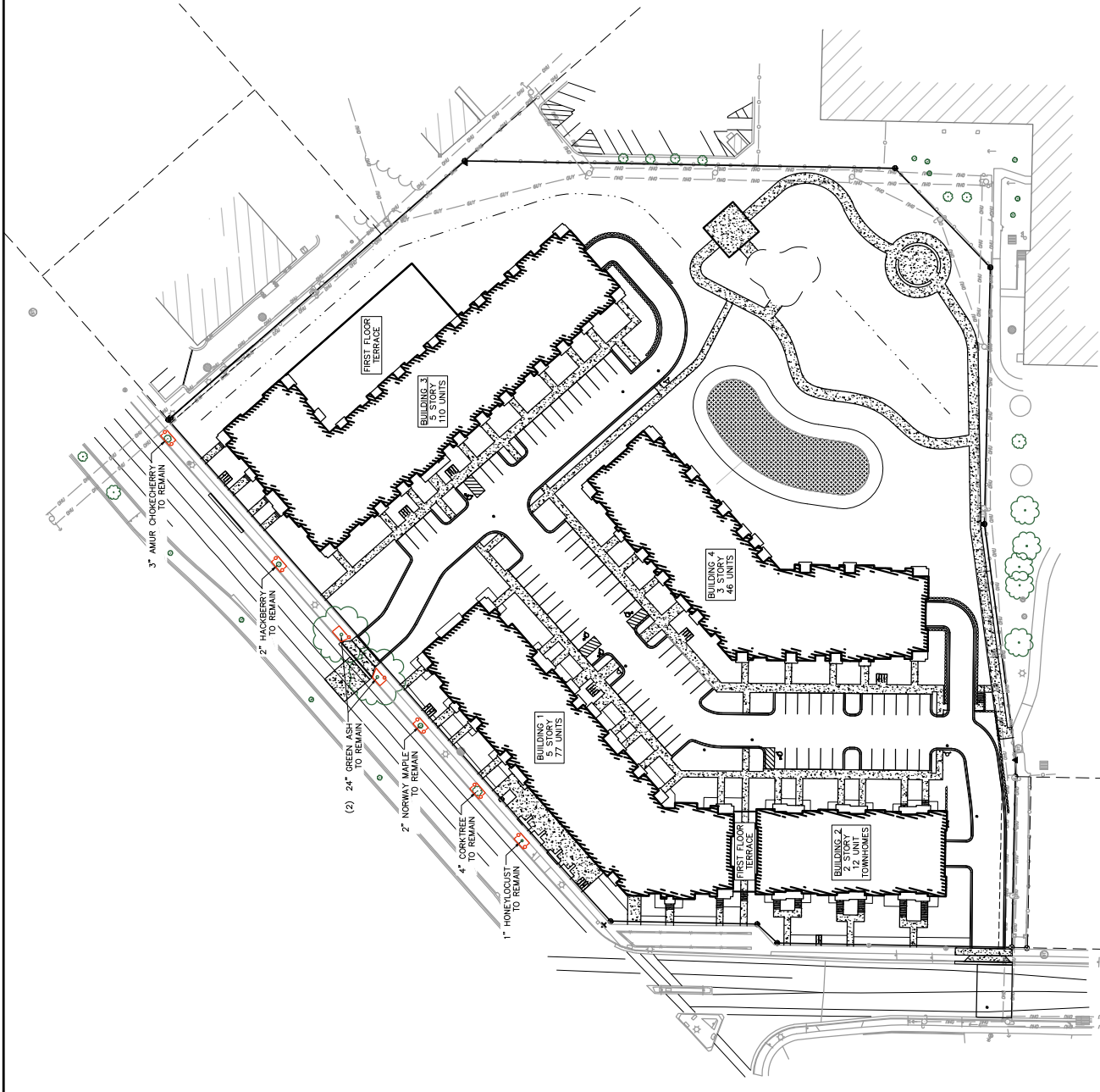
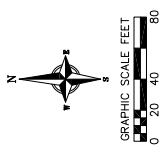
PLANT SCHEDULE

- EVERGREEN TREES**
 - PS Pinus strobus / White Pine
- TEMPERATE TREES**
 - AM Acer x freemanii 'Morton Circle' TM / State Street Maple
 - AC Acer x freemanii 'Cezann' TM / Celebration Freeman Maple
 - CC Celtis occidentalis / Common Hackberry
 - CO Quercus coccinea / Red Oak
 - GD Gymnocladia dioica 'Espresso' / Kentucky Coffeetree
 - PA Platania x acerifolia 'Morton Circle' TM / Exclamation! London Plane Tree
 - QU Quercus rubra / Red Oak
 - SA Salix alba 'Trelitz' / Golden Weeping Willow
- EVERGREEN SHRUBS**
 - Ao Aeonium arboreum 'Brilliantissima' / Brilliant Red Chokeberry
 - Cf Coryphantha floridus / Sweetshrub
 - Ha Hedera helix / English Ivy
 - Hq Hydrangea paniculata 'Incrediball' / Incrediball White Hydrangea
 - Hyd Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
 - Shu Shrub ornamental 'Gr-Low' / Gr-Low Fragrant Sumac
 - Vib Viburnum dentatum 'Little Joe' / Little Joe Viburnum
- TEMPERATE SHRUBS**
 - Jm Juniperus chinensis 'Ezra' / Fairview Juniper
 - Jm Juniperus chinensis 'Mountbatten' / Mountbatten Juniper
 - Jap Juniperus horizontalis 'Purpurea Compacta' / Creeping Juniper
 - Toh Thuja occidentalis 'Hortensia' / Hortensia Cedar
 - Tha Thuja occidentalis 'Hortensia' / Hortensia Cedar
- PERENNIALS**
 - cr2 Corex radiata / Eastern Star Sedge
 - ab Cinnicifuga racemosa 'Brunette' / Shakeroot



GRAPHIC SCALE FEET
0 10 20 40

NOT FOR CONSTRUCTION



- 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 in place and to its root system 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 on the construction site, (either above or below ground) 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 zones (as defined) shall be marked. The marking shall be marked before the demolition project construction begins. The fence shall include the entire width of the protection zone and 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