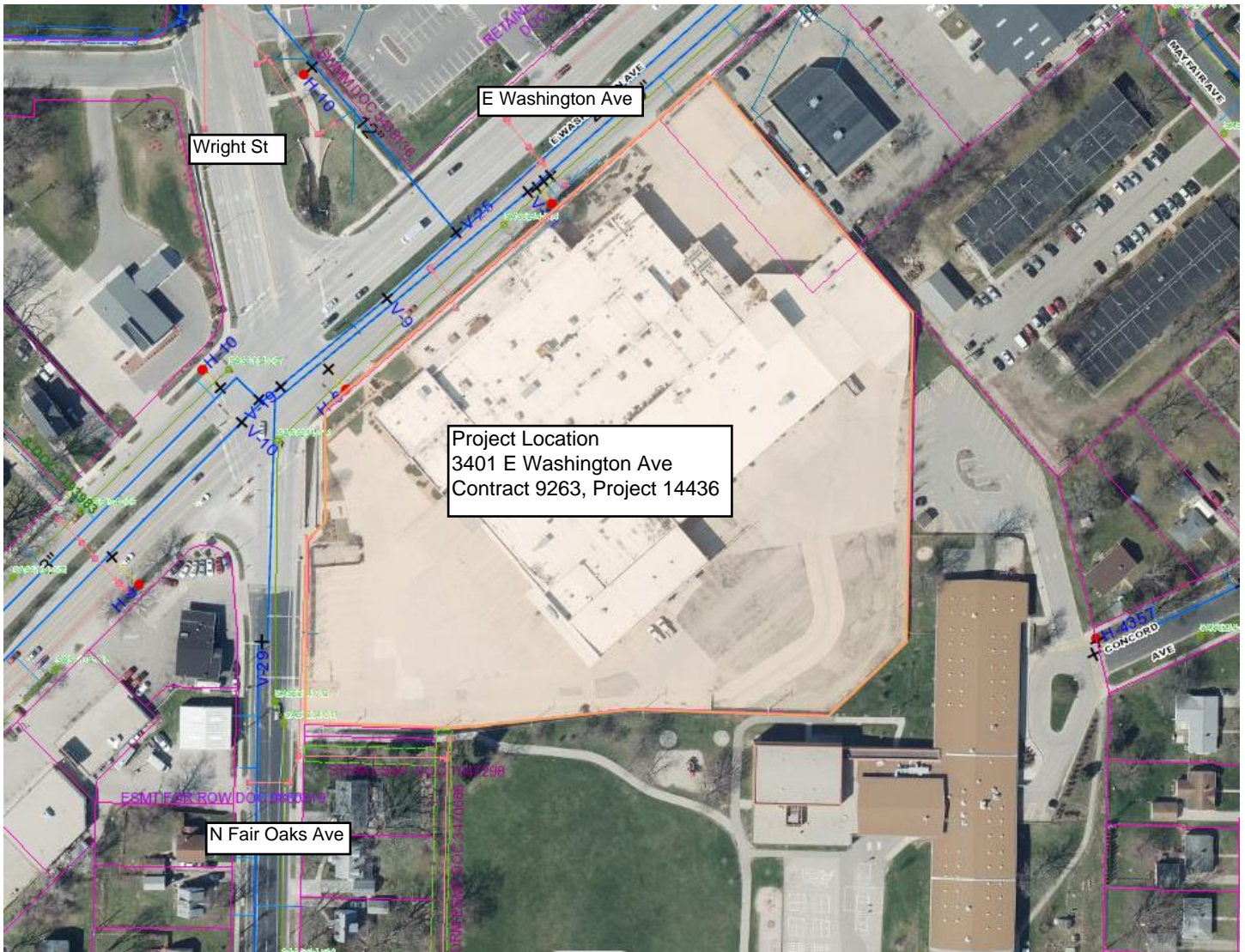


3401 E WASHINGTON AVE – RISE MADISON

Contract No: 9263 / Project No.: 14436

Entity Name: WHPC-Rise-Madison, LLC



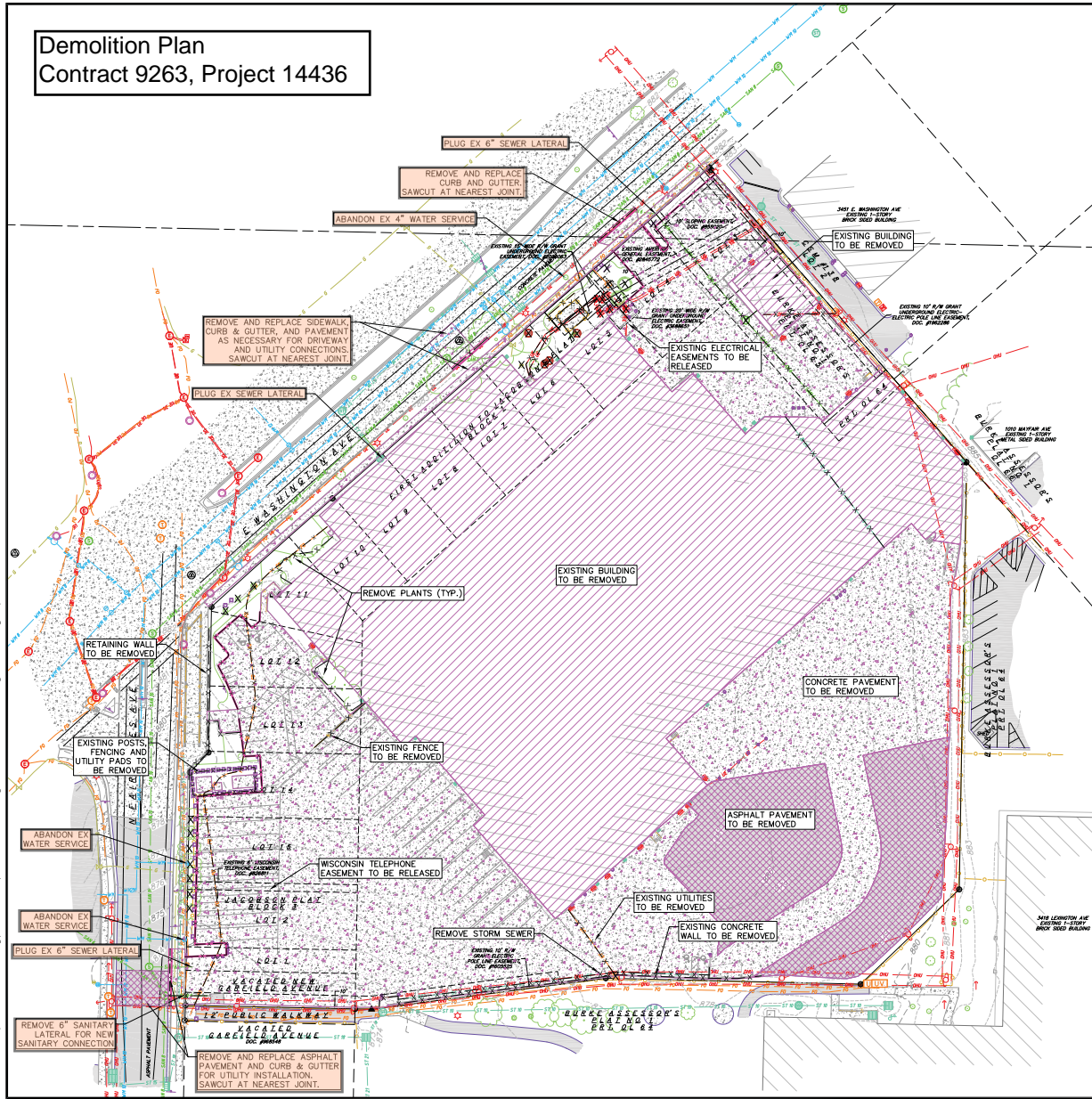
Work in right of way for developer agreement:

- Right of Way dedication or Public Sidewalk Easement for and responsibility for the construction of a six (6)-foot sidewalk, eight (8)-foot terrace, and additional one (1)-foot for maintenance on E Washington Avenue.
- Right of Way dedication or Public Sidewalk Easement for and responsibility for the construction of a five (5)-foot sidewalk, eight (8)-foot terrace, and additional one (1)-foot for maintenance on N Fair Oaks Avenue.
- Sanitary, storm, and water lateral connections to Public mains.
- Tree protection for existing trees and additional tree plantings on N Fair Oaks Avenue as determined by City Forester.
- Temporary lighting on E Washington Avenue as required by Traffic Engineering.
- Earth Retention plans and calculations.

Demolition Plan Contract 9263, Project 14436

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- ### DEMOLITION PLAN LEGEND
- CURB AND GUTTER REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - BUILDING REMOVAL
 - TREE REMOVAL
 - SAWCUT
 - UTILITY STRUCTURE REMOVAL
 - UTILITY LINE REMOVAL

- ### DEMOLITION NOTES:
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
 - IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 - CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
- ### RIGHT-OF-WAY NOTES:
- ALL PUBLIC IMPROVEMENTS OR RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED PER THE PLANS APPROVED AND ISSUED BY THE CITY ENGINEERING (CONTRACT 9145, CITY PROJECT 14032)
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



Planners | engineers | architects

Phone: (608) 261-5898

Demolition Plan

3401 E Washington Ave

City of Madison

Dane County, WI

NO.	DATE	REVISIONS	REMARKS

DATE: 10/05/2022

DRAWER: AMEA

CHECKED: MMAR

PROJECT NO: 210302

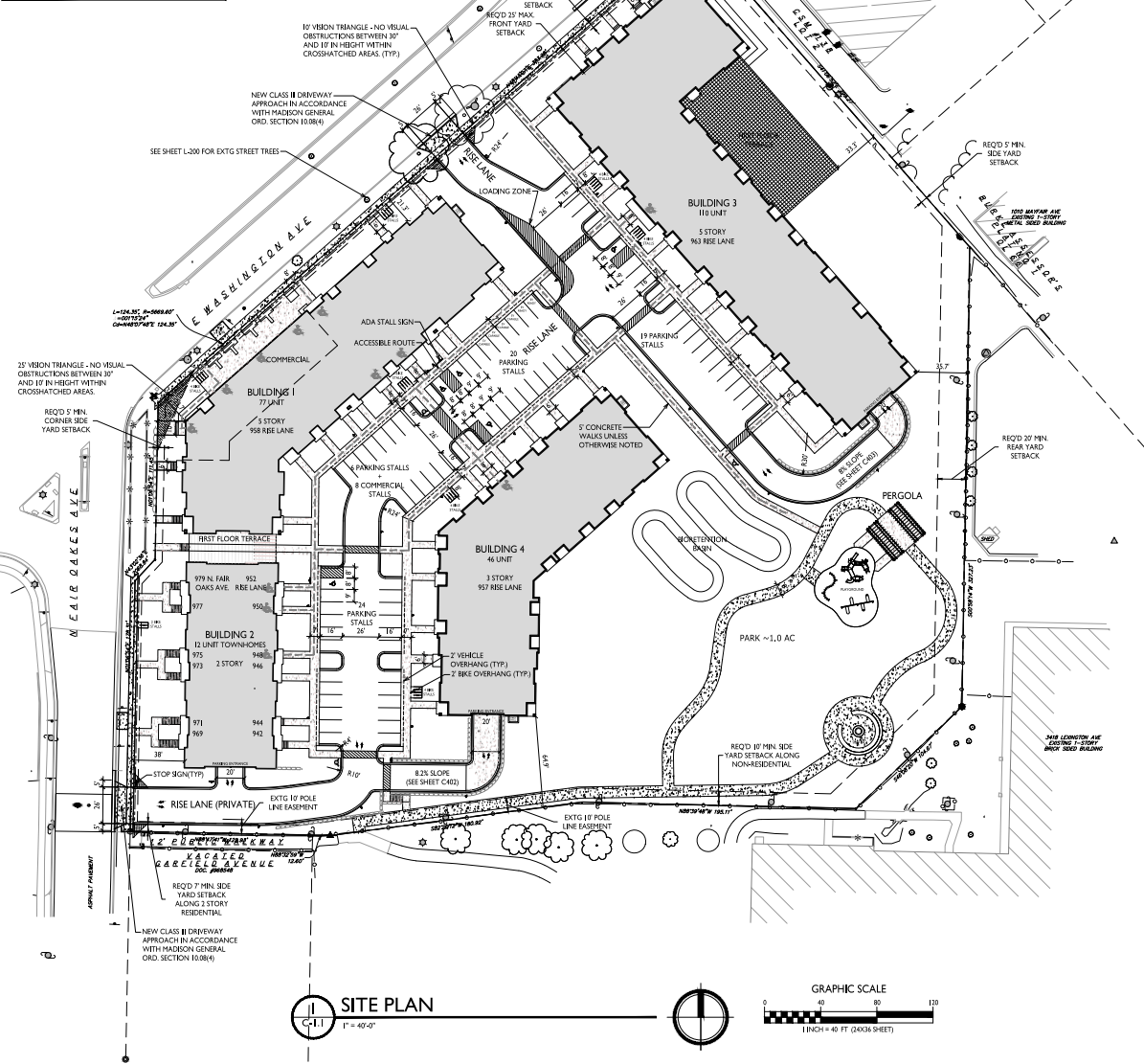
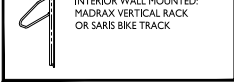
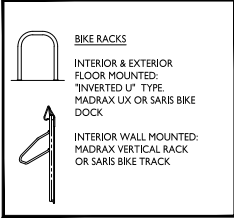
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Site Plan Contract 9263, Project 14436

- ~Construction of six-foot sidewalk, eight-foot terrace, and one-foot maintenance on E Washington Ave.
- ~Construction of five-foot walk, eight-foot terrace, and one-foot maintenance on N Fair Oaks Ave.
- ~Tree protection and additional trees on N Fair Oaks as determined by City Forester.
- ~Temporary lighting on E Washington Ave per Traffic Engineering

GENERAL NOTES

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET 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 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 ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13(C) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; NO EXCAVATION IS PERMITTED WITHIN 3 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 1/2 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (562-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/SP/SPFCS/SPFCS
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISBURGE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS 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 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(C) 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 DUMPING OF POISONOUS MATERIALS ON 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 BREACHED BEFORE THE EXPOSITION, GRADING OR 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.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NOTICES SHOWN ON THIS SITE PLAN TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REVIEWED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.



SHEET INDEX

SITE	
C-1.1	SITE PLAN
C-1.2	OVERALL SITE LIGHTING
C-1.3	IRREVERSIBLE ACCESS
C-1.4	LOT COVERAGE
C-1.5	LANDSCAPE PLAN
C-1.6	EXISTING CONDITIONS
C-2.0	DRAINAGE PLAN
C-4.0	OVERALL GRADING PLAN
C-4.1	GRADING PLAN-NORTH
C-4.2	GRADING PLAN-SOUTH
C-4.3	GRADING PLAN-EAST
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C-5.1	UTILITY PLAN-NORTH
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C-5.3	UTILITY PLAN-YARD/STREET TABLES
C-6.0	CONSTRUCTION DETAILS
C-6.1	CONSTRUCTION DETAILS
C-6.2	CONSTRUCTION DETAILS
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C-7.0	OVERALL LANDSCAPE PLAN
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ARCHITECTURAL

BUILDING #1	
A-1.01	BASEMENT PLAN
A-1.02	BASIMENT PLAN
A-1.03	FIRST FLOOR PLAN
A-1.04	SECOND FLOOR PLAN
A-1.05	THIRD FLOOR PLAN
A-1.06	FOURTH FLOOR PLAN
A-1.07	FIFTH FLOOR PLAN
A-1.08	ROOF PLAN

Site Development Data:																															
Zoning	Resizing from IL (Industrial Limited) to C-2 (Commercial Corridor/Transitional District)																														
Densities:	277,859 S.F./37.32 ACRES																														
Lot Area	245 units																														
Dwelling Unit	1,134 S.F./D.U.																														
Lot Area (D.U.)	38.4 units/Acre																														
Density																															
Lot Coverage	141,211 S.F. (51%)																														
Usable Open Space	135,423 S.F. (53 S.F./D.U.)																														
Commercial Area	4,350 S.F. (Approx.)																														
Commercial Surface Parking	9 stalls																														
Building Storey Height	2-5 stories																														
<table border="1"> <thead> <tr> <th>Dwelling Unit Mix:</th> <th>Bldg 1</th> <th>Bldg 2</th> <th>Bldg 3</th> <th>Bldg 4</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>One Bedroom</td> <td>34</td> <td>-</td> <td>44</td> <td>24</td> <td>102</td> </tr> <tr> <td>Two Bedroom</td> <td>24</td> <td>2</td> <td>53</td> <td>22</td> <td>99</td> </tr> <tr> <td>Three Bedroom</td> <td>19</td> <td>12</td> <td>11</td> <td>12</td> <td>44</td> </tr> <tr> <td>Total Dwelling Units</td> <td>77</td> <td>12</td> <td>110</td> <td>46</td> <td>245 D.U.</td> </tr> </tbody> </table>		Dwelling Unit Mix:	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Totals	One Bedroom	34	-	44	24	102	Two Bedroom	24	2	53	22	99	Three Bedroom	19	12	11	12	44	Total Dwelling Units	77	12	110	46	245 D.U.
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Parking Ratio	87 stalls/D.U.																														
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ISSUED
Last Use & LUDC Submitted - May 16, 2022
Issued for SPV: October 6, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment
ACCELA-INDUSE-2022-00047

E Washington Avenue
& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Site Plan

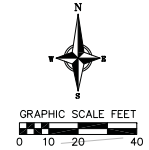
SHEET NUMBER

C-1.1

PROJECT NO. 2209
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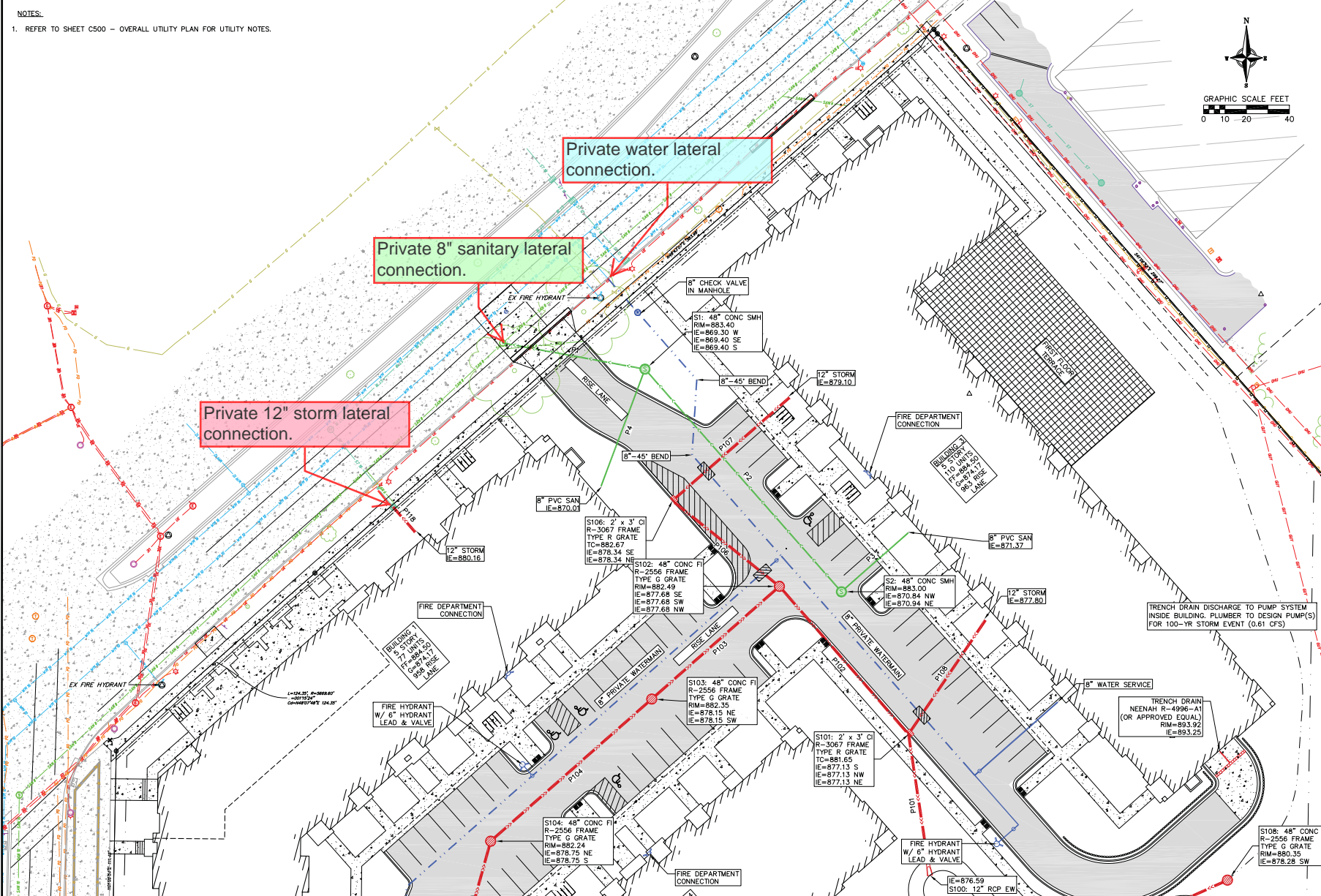
Utility Plan North
Contract 9263, Project 14436

NOTES:
1. REFER TO SHEET C500 - OVERALL UTILITY PLAN FOR UTILITY NOTES.



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08 Oct 2022 - 12:46: M:\vickonah housing preservation\corp\110002_001_e.washington.eva\CADD\110002_001_e.washington.eva\Utility-Plan.dwg by: zjam



vierbicher
planners | engineers | architects
Phone: (608) 261-8898

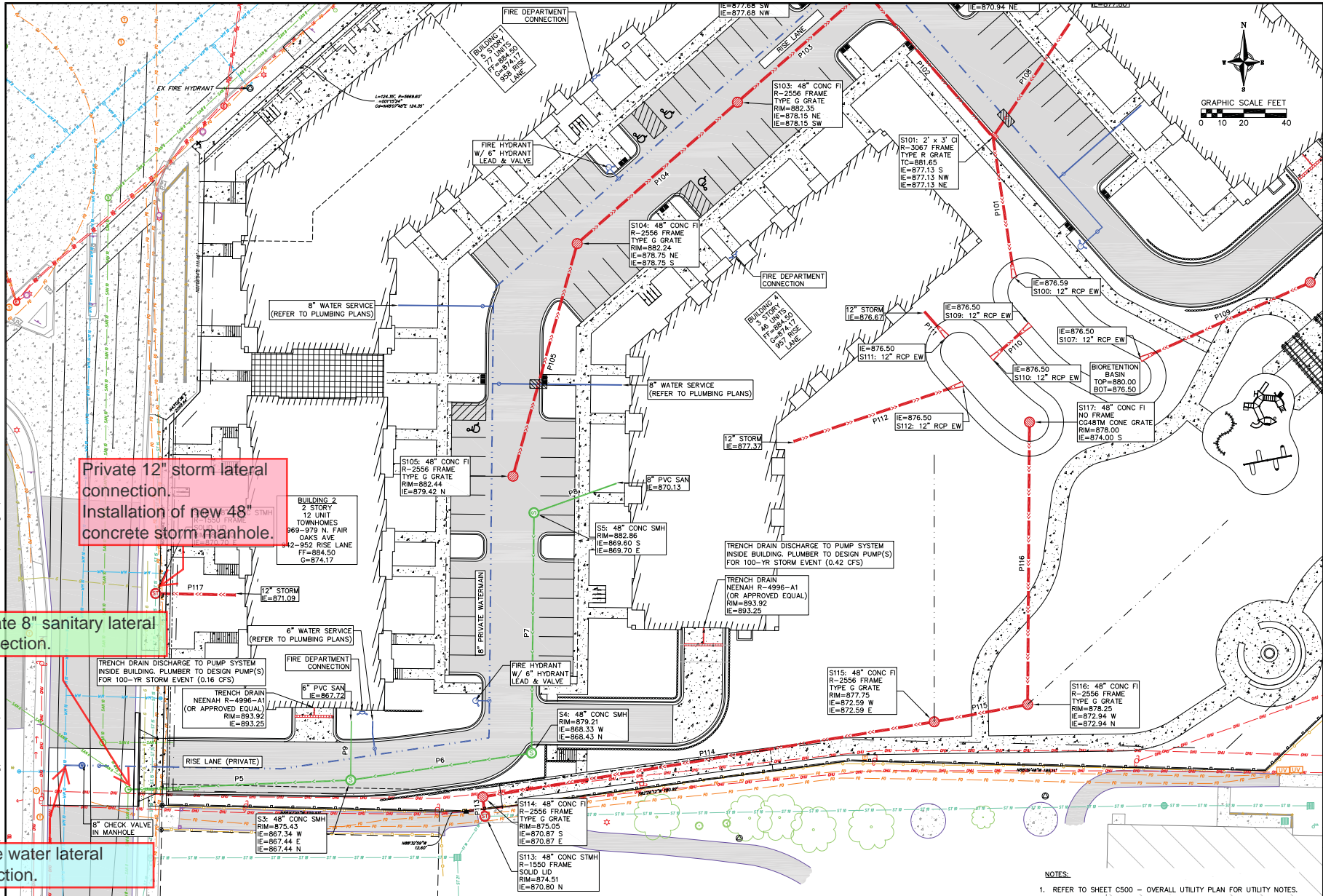
Utility Plan - North
3401 E Washington Ave
City of Madison
Dane County, WI

NO.	DATE	REVISIONS	REMARKS

DATE: 10/05/2022
DRAWN: JZAM
CHECKED: JZAM
PROJECT NO: 210302

C501

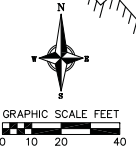
Utility Plan South
 Contract 9263, Project 14436



Private 12" storm lateral connection.
 Installation of new 48" concrete storm manhole.

Private 8" sanitary lateral connection.

Private water lateral connection.



NO.	DATE	REVISIONS	REMARKS

NOTES:
 1. REFER TO SHEET C500 - OVERALL UTILITY PLAN FOR UTILITY NOTES.