BAKERS PLACE DEVELOPMENT

THE NEUTRAL PROJECT

MGA
A KATERRA DESIGN PARTNER

THE NEUTRAL PROJECT

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

849 E. WASHINGTON
MADISON, WI 53703

BAKERS PLACE DEVELOPMENT

AY PROJECT NUMBER: 71420

CONCEPTUAL RENDERING:

SHEET INDEX:

GENERAL
G001 COVER SHEET

C101 Site Layout Plan
F101 Fire Access Plan
A100 Lower Level Plan
A101 First a Plan
A105 Typical Tower Floor Plan
A301 Building Section
A302 Building Section

REGULATORY DATA:

BUILDING CODES:
OVERALL BUILDING: 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2013 NFPA 10
2010 NFPA 13

ACCESSIBILITY: 2017 ANSI A117.1

USE AND OCCUPANCY CLASSIFICATION:
LOWER LEVEL: S-2 OCCUPANCY
1ST LEVEL: M OCCUPANCY / R-2 OCCUPANCY
2ND LEVEL: M OCCUPANCY / R-2 OCCUPANCY
3RD THRU 14TH LEVELS: R-2 OCCUPANCY

TYPE OF CONSTRUCTION:
TYPE IA & IV-B

FIRE PROTECTION SYSTEM:
AUTOMATIC SPRINKLER SYSTEM - NFPA 13

GENERAL BUILDING HEIGHT AND AREA:

AREA:
MAXIMUM ALLOWABLE AREA: TYPE IA S-2/ M/ R-2 OCCUPANCY - UNLIMITED (PER 506.2 IBC 2021)
TYPE IV-B R-2 OCCUPANCY - 420,660 SF (PER 506.3 IBC 2021)

PROJECT FLOOR AREAS:

LOWER LEVEL:	33,688 SF
1ST LEVEL:	28,882 SF
2ND LEVEL:	25,928 SF
3RD LEVEL:	23,007 SF
4TH LEVEL:	19,675 SF
5TH - 9TH LEVEL:	19,675 SF x 5 - 98,375 SF
10TH LEVEL:	12,858 SF
11TH LEVEL:	12,858 SF
12TH LEVEL:	6,682 SF
13TH LEVEL:	6,682 SF
14TH LEVEL:	6,682 SF
15TH LEVEL:	6,682 SF

STORIES:
MAXIMUM ALLOWABLE: 12 STORIES (PER 504.4 IBC 2021)
ACTUAL: 15 STORIES (3 STORIES OF TYPE IA + 12 STORIES TYPE IV-B PER 510.2 IBC 2021)

HEIGHT:
MAXIMUM ALLOWABLE: 180' - 0" (PER 504.3 IBC 2021)
ACTUAL: 156' - 0"

THE HEIGHT OF THE BUILDING IS AT 1006' ABOVE SEA LEVEL. THIS FALLS UNDER THE MAXIMUM BUILDING HEIGHT OF 1009' ABOVE SEA LEVEL (DANE COUNTY AIRPORT)

LOCATION MAP:

ISSUANCES / REVISIONS		
NO:	**DESCRIPTION:**	**DATE:**
1	UDC + LAND USE APPLICATION	5/5/2021

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SCHEMATIC DESIGN SIGN-OFF

THESE DRAWINGS HAVE BEEN REVIEWED BY THE OWNER AND ARE ACCEPTED WITH THE CORRECTIONS INDICATED. THE DESIGN CONCEPTS; SITE IMPROVEMENTS; LAYOUT OF WALLS, DOORS AND WINDOWS ON THE FLOOR PLANS; BUILDING SCALE, APPEARANCE AND EXTERIOR MATERIALS WERE REVIEWED. THE CONSTRUCTION BUDGET HAS BEEN REVIEWED AND IS ACCEPTABLE. WITH THIS APPROVAL, THE OWNER ACKNOWLEDGES THE COMPLETION OF THE SCHEMATIC DESIGN PHASE OF THE PROJECT AND DIRECTS THE ARCHITECT TO PROCEED WITH THE DESIGN DEVELOPMENT PHASE.

Date

TITLE BLOCK

35	30	25	20	15	10	05
34	29	24	19	14	09	04
33	28	23	18	13	08	03
32	27	22	17	12	07	02
31	26	21	16	11	06	01

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

608.756.2326
www.angusyoung.com

COVER SHEET

G001

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

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

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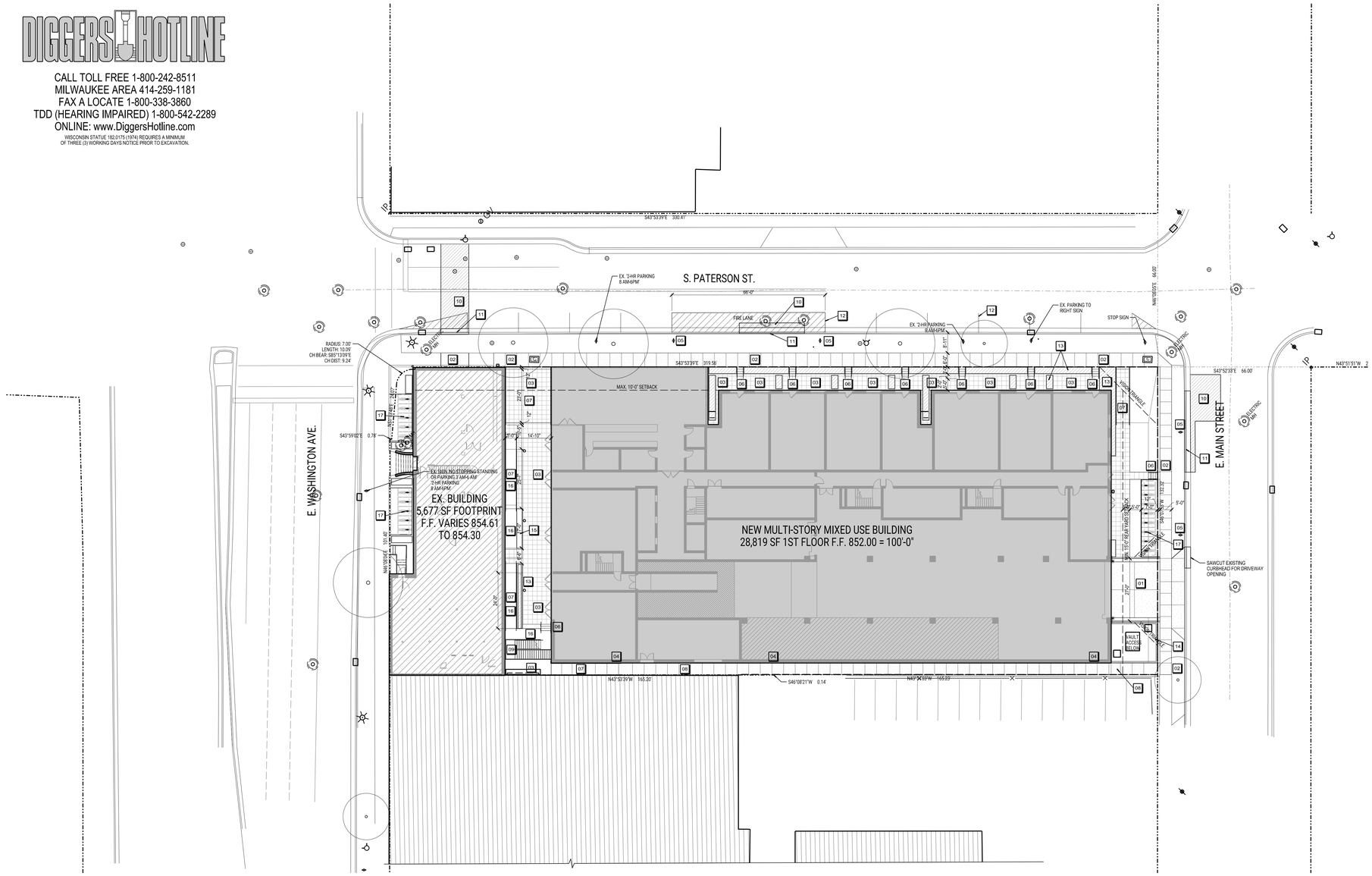
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com

WISCONSIN STATUE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.



SITE LAYOUT PLAN

SCALE: 1"=20'-0"

SITE SYMBOL LEGEND

	SIGN
	BOLLARD
	FIRE HYDRANT
	MANHOLE/CATCH BASIN/INLET
	CURB INLET
	NEW FLARED END SECTION WITH RIPRAP AND GUARD
XXX.XX	NEW SPOT ELEVATION (FEET)
TC XXX.XX BC XXX.XX	NEW TOP OF CURB ELEVATION (FEET) NEW BOTTOM OF CURB ELEVATION (FEET)
TS XXX.XX BS XXX.XX	NEW TOP OF STEP (FEET) NEW BOTTOM OF STEP (FEET)
RE / IE XXX.XX	RIM OR INVERT ELEVATION (FEET)
	WATER VALVE OR GAS VALVE
	GAS METER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
TR	TRANSFORMER
E CT	ELECTRIC METER AND CT CABINET
	NEW STRUCTURE OR ADDITION
	EXISTING STRUCTURE

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

BAKER'S PLACE DEVELOPMENT - SITE CALCULATIONS

Total Property	**43,644 sf**	**1.00 ac**	
Address: 849 E Washington Ave			**Parcel #070913410018**
Zoning District:	TE - Traditional Employment District Wellhead Protection Overlay District #24 UDC District #8 Marquette Neighborhood Association Aldermanic District 6		
Setbacks:	Front Yard None		
	Corner Lots None		
	Side Yard None		
	Rear Yard 20'		
Maximum Building Height (UDC Block 12A along E Washington):	12 stories, min. 3 stories to max. 5 stories Street Level Façade, min. 15' stepback on E Washington, min. 5' to max. 20' stepback on Paterson.		
Maximum Building Height (UDC Block 12B along E Washington):	8 stories, min. 3 stories to max. 5 stories Street Level Façade, min. 15' stepback on E Washington, min. 5' to max. 20' stepback on Paterson.		
Building Height Provided:	8 to 14 Stories		
Maximum Lot Coverage	85%	37,097 sf	
Lot Area / Dwelling Unit	194.20 sf/unit		
Density:	224.2 Units/Acre		
Usable Open Space - residential only:	20 sf/bedroom		
	1-bed units:	70	1,400
	2-bed units:	31	1,240
	3-bed units:	20	1,200
	micro units:	63	1,260
	studio units:	42	840
Total Usable Open Space Required, sf:			5,940
Total Usable Open Space Provided, sf:			8,714

Existing Site:					
Existing Buildings	21,349	sf	0.49	ac	
Existing Pavement	21,518	sf	0.49	ac	
Total Existing Impervious	42,867	sf	0.98	ac	**98%**
Remainder Greenspace	777	sf	0.02	ac	**2%**

Proposed Site:					
Existing and New Building (Including Elevated Green Roof Areas)	34,496	sf	0.79	ac	
New Pavement	7,353	sf	0.17	ac	
Total New & Existing Impervious	41,849	sf	0.96	ac	**96%**
Remainder Greenspace	1,795	sf	0.04	ac	**4%**
Vegetated Roof Greenspace (above ground level)	11,621	sf	0.27	ac	**27%**
Total Reduction in Impervious Area	-1,018	sf			

PARKING REQUIREMENTS

	Qty. (Units, Capacity or SF)	Minimum Automobile Parking Calculation	Min. Auto Required	25% Reduction	Maxium Automobile Parking Calculation	Max. Auto Permitted	Minimum Bicycle Parking Calculation	Min. Bicycle Required
Commercial/Retail Space	6,880	1 per 400 sf floor area	17	13	1 per 250 sf floor area	28	1 per 2,000 sf floor area	3
Food/Beverage	60	15% of capacity	9	7	40% of capacity	24	5% of capacity	3
Multi-Family 2-Bedroom or Less	217	1 per dwelling	217	163	2.5 per dwelling	543	1 per unit	217
Multi-Family 3-Bedroom	9	1 per dwelling	9	7	2.5 per dwelling	23	1.5 per unit	14
Multi-Family Guest	226						1 per 10 units	23

Total Min. Automobile Parking Required, Excluding Reduction	252	189	Total Max. Autcmobile Parking Permitted: 617	Total Min. Bicycle Parking Required: 260
Rideshare Reduction: 5.875 units per Electric Vehicle		-32		
Total Min. Automobile Parking with EV Reduction		157		

Automobile Parking Summary:	
Basement P1 ADA	4
Basement P1 Compact	2
Basement P1 Standard	63
Ground Level ADA	1
Ground Level Compact	1
Ground Level Standard	12
Automated Parking P1, Ground & 2nd Floor	59
Total Automobile Parking Provided:	**142**
EV Ride Share Program (included in 142 total)	**8**

Bicycle Parking Summary:	
2nd Floor Secure Parking Area	272
Exterior Bike Stalls	36
Total Bicycle Parking Provided:	**308**
EV Bicycle Share Program	**TBD**

TRUE NORTH

NORTH

SITE 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. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA), AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
4. FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
5. COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
6. BUILDING SHALL BE ORIENTED PARALLEL AND PERPENDICULAR TO EXISTING BUILDING AND/OR PROPERTY LINE AS SHOWN ON DRAWING.
7. ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4,000 PSI. ALL CONCRETE PAVEMENT SHALL BE 4,500 PSI UNLESS NOTED OTHERWISE.

KEYNOTES

01 NEW DRIVEWAY. BASE BID: 7" CONCRETE PAVEMENT AND ALT. #1 PAVERS. SEE CURB OPENING DETAIL ON SHEET C801.

02 NEW PUBLIC RIGHT-OF-WAY SIDEWALK TO REPLACE EXISTING, 5" THICK CONCRETE IN ACCORDANCE WITH CITY OF MADISON SPECIFICATIONS. PROVIDE CROSS SLOPE OF 1.5%.

03 NEW PEDESTAL PAVER SYSTEM

04 NEW MURAL WALL, DESIGN TO BE DETERMINED.

05 NEW SIGN: NO PARKING - FIRE LANE

06 NEW STAIRS WITH HANDRAIL

07 NEW RAMP WITH HANDRAIL

08 NEW 4" THICK CONCRETE SIDEWALK

09 NEW STAIRCASE FROM LEVEL 3 COURTYARD, SEE ARCHITECTURAL

10 NEW PAVEMENT PATCH FOR UTILITY WORK AND CURB AND GUTTER REPLACEMENT, SEE DETAIL ON SHEET C801.

11 REPLACE CURB AND GUTTER WITH SAME PROFILE, FIELD VERIFY AND SEE DETAIL ON SHEET C801.

12 NEW PAVEMENT STRIPING, COORDINATE WITH CITY OF MADISON TRAFFIC ENGINEERING, TYP.

13 PRE-WEATHERED STEEL PLANTERS, 24" HIGH, TYP.

14 PRE-WEATHERED STEEL RETAINING WALL, 24" HIGH

15 NEW BARTOP

16 NEW STEEL STRUCTURAL BASE WITH WOOD DECKING FOR RAMP AND STAIRS WHERE KEYNOTED.

17 NEW 'LOFTY' BIKE RACK BY MADRAX, OR APPROVED EQUAL, TYP., (36 TOTAL)

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3:49:06 PM 5/4/2021

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PROJECT NUMBER
71420

APPROVED BY
JAD

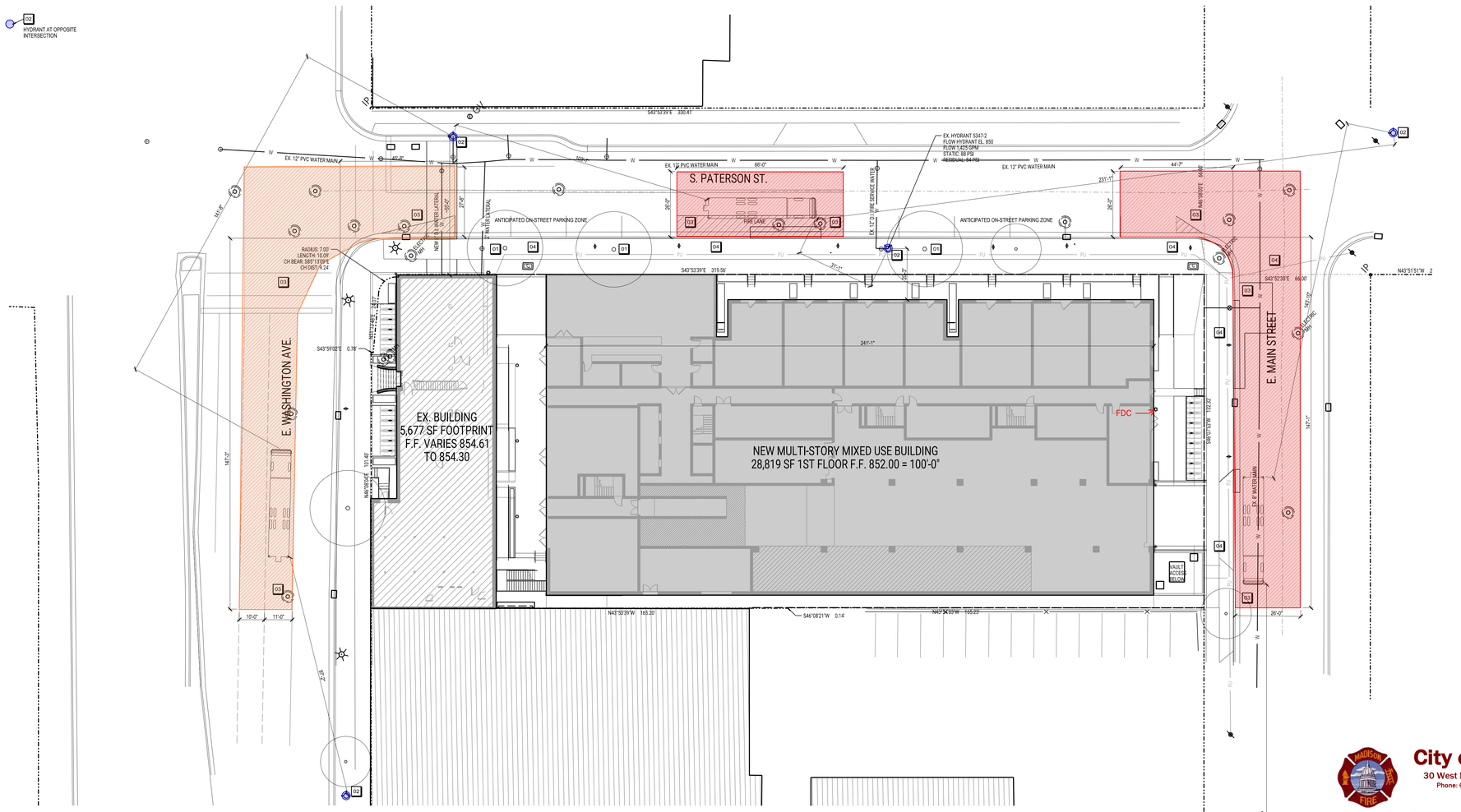
REVIEWED BY
JAD

DRAWN BY
KAU

SITE LAYOUT PLAN

C101

SCALE: 1"=20'-0"
PLOTTED BY: FarasM
X:\71420\cad\71420sdc\C101.dgn
ORIGINAL SIZE 24" x 36"



FIRE ACCESS PLAN

SCALE: 1"=20'-0"

KEYNOTES

- 01 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.
- 02 EXISTING FIRE HYDRANT
- 03 AERIAL ACCESS LANE
- 04 OVERHEAD POWER LINES TO BE BURIED

GENERAL NOTES

NEW BUILDING PERIMETER AT GROUND LEVEL: 795 LF
25% OF PERIMETER = 199 LF MINIMUM AERIAL APPARATUS FIRE LANE.
AERIAL APPARATUS FIRE LANE PROVIDED ALONG E. MAIN AND EAST SIDE OF PATERSON: 258 LF

EX. HYDRANT S347-4
FLOW HYDRANT EL. 850
FLOW 1,385 GPM
STATIC: 88 PSI
RESIDUAL: 82 PSI

DIGGERS HOTLINE

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ONLINE: www.DiggersHotline.com

WISCONSIN STATUE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

SITE SYMBOL LEGEND

	SIGN
	BOLLARD
	FIRE HYDRANT
	MANHOLE/CATCH BASIN/INLET
	CURB INLET
	NEW FLARED END SECTION WITH RIPRAP AND GUARD
XXX.XX	NEW SPOT ELEVATION (FEET)
TC XXX.XX BC XXX.XX	NEW TOP OF CURB ELEVATION (FEET) NEW BOTTOM OF CURB ELEVATION (FEET)
TS XXX.XX BS XXX.XX	NEW TOP OF STEP (FEET) NEW BOTTOM OF STEP (FEET)
RE / IE XXX.XX	RIM OR INVERT ELEVATION (FEET)
	WATER VALVE OR GAS VALVE
	GAS METER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
TR	TRANSFORMER
E CT	ELECTRIC METER AND CT CABINET
	NEW STRUCTURE OR ADDITION
	EXISTING STRUCTURE

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address:	849 E. Washington - Bakers Place
Contact Name & Phone #:	Angus-Young, Katie Udell, 608-756-2326, k.udell@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?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? From E. Washington & E. Main	[ ] Yes	[ ] No	[X] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X] Yes	[ ] No	[ ] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	[ ] Yes	[X] No	[ ] N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ] Yes	[X] No	[ ] N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ] Yes	[X] No	[ ] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[X] No	[ ] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[X] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[X] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	[ ] Yes	[X] No	[ ] N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	[ ] Yes	[ ] No	[X] N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	[ ] Yes	[ ] No	[X] N/A
6. Is any part of the building greater than 30-feet above the grade plane?	[X] Yes	[ ] No	[ ] 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? 15% on E. Main, requesting no parking along street frontage.	[ ] Yes	[X] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? to be buried on Paterson & E Main	[X] Yes	[ ] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[ ] Yes	[X] No	[ ] N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) Existing and new street trees as required by City Forestry Dept.	[X] Yes	[X] No	[ ] N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights? Portions	[X] Yes	[X] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	[X] Yes	[ ] No	[ ] N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? of the hydrants?	[X] Yes	[X] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building? tree limits access on other side.	[X] Yes	[ ] No	[ ] 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?	[X] Yes	[ ] No	[ ] N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	[ ] Yes	[ ] No	[X] N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	[X] Yes	[ ] No	[ ] 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 12/5/2014

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41120-04 9/4/2021

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PROJECT NUMBER
71420

APPROVED BY
JAD

REVIEWED BY
JAD

DRAWN BY
KAU

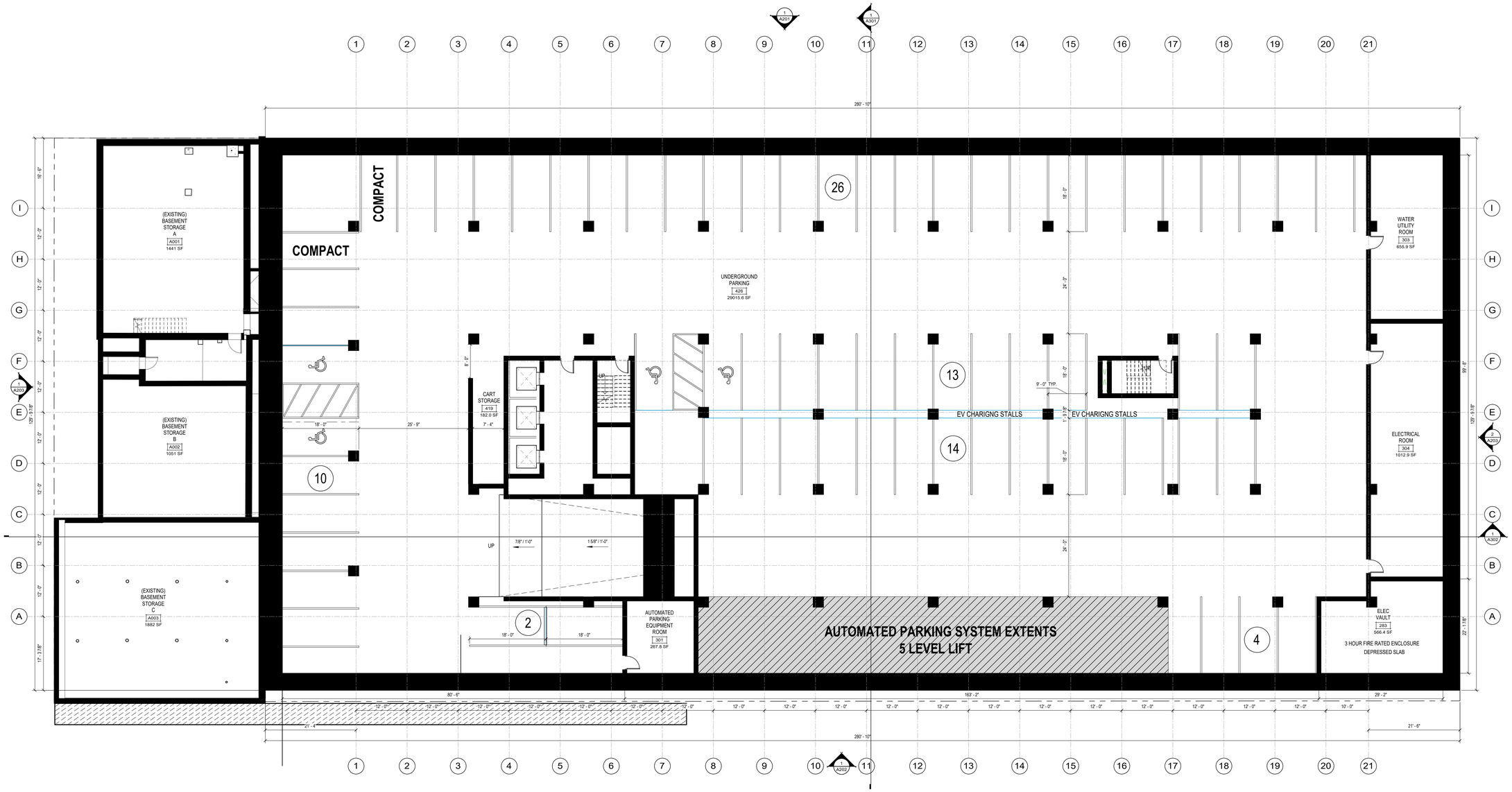
FIRE ACCESS PLAN

F101

SCALE: 1"=20'-0"
PLOTTED BY: kaileu
X:\71420\cad\171420bkF101.dgn
ORIGINAL SIZE 24" x 36"

VEHICLE PARKING SUMMARY:

LOWER LEVEL:	
ADA STALLS:	4 STALLS
COMPACT STALLS:	2 STALLS
STANDARD STALLS:	63 STALLS
1ST LEVEL:	
ADA STALLS:	1 STALL
COMPACT STALLS:	1 STALL
STANDARD STALLS:	12 STALLS
AUTOMATED PARKING:	
LOWER, 1ST & 2ND LEVELS:	59 STALLS
TOTAL STALLS PROVIDED	**142 STALLS**



TRUE NORTH

NORTH

LOWER LEVEL FLOOR PLAN

SCALE: 1" = 10'-0" 0 5' 10' 20'

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PROJECT NUMBER
71420

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
MGA

LOWER LEVEL FLOOR PLAN

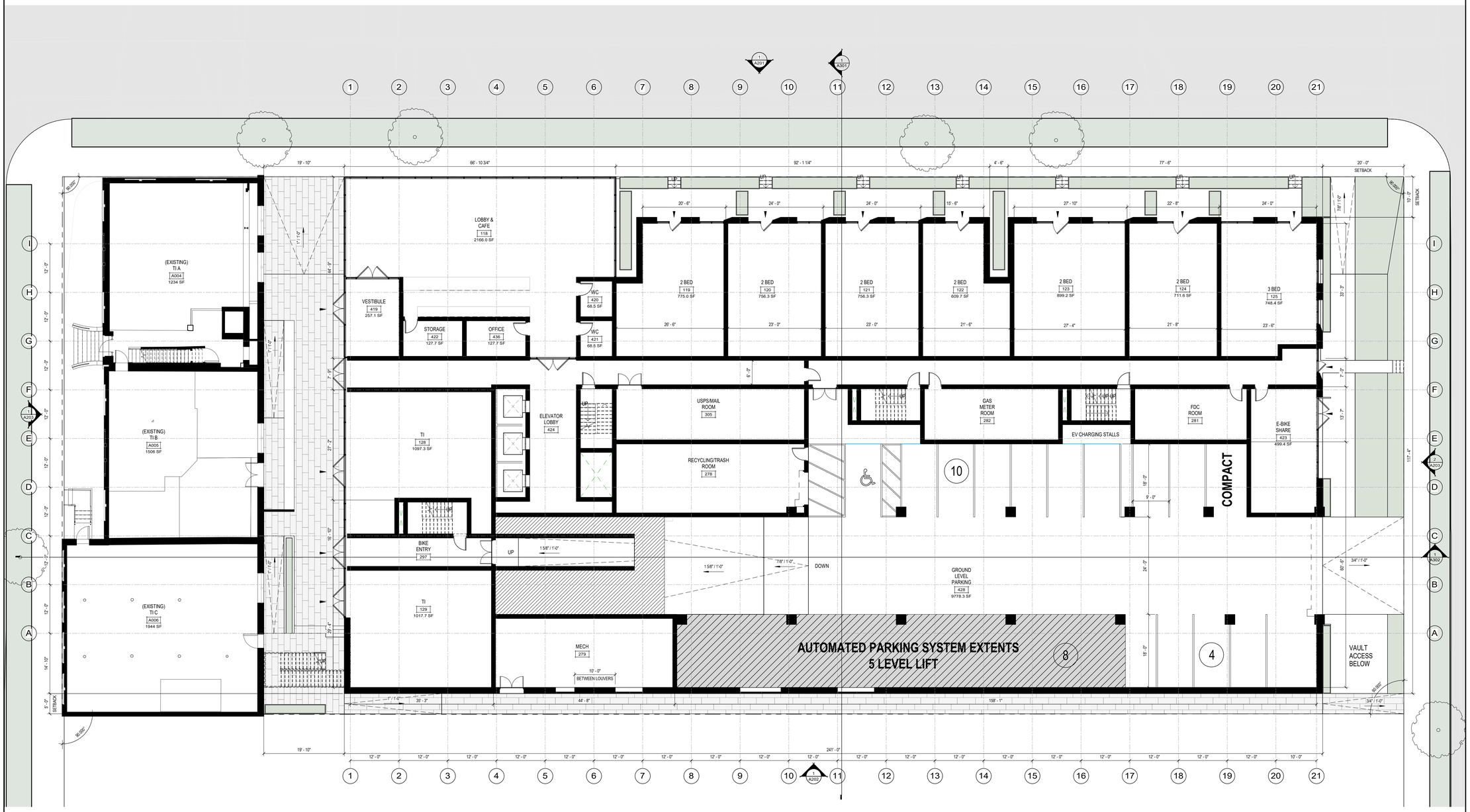
A100

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

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

VEHICLE PARKING SUMMARY:

LOWER LEVEL:	
ADA STALLS:	4 STALLS
COMPACT STALLS:	2 STALLS
STANDARD STALLS:	63 STALLS
1ST LEVEL:	
ADA STALLS:	1 STALL
COMPACT STALLS:	1 STALL
STANDARD STALLS:	12 STALLS
AUTOMATED PARKING:	
LOWER, 1ST & 2ND LEVELS:	59 STALLS
TOTAL STALLS PROVIDED	**142 STALLS**



TRUE NORTH

NORTH

1ST LEVEL FLOOR PLAN

SCALE: 1" = 10'-0"

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

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

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MADISON, WI 53703

MGA
A KATERRA DESIGN PARTNER

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1	UDC + LAND USE APPLICATION	5/5/2021

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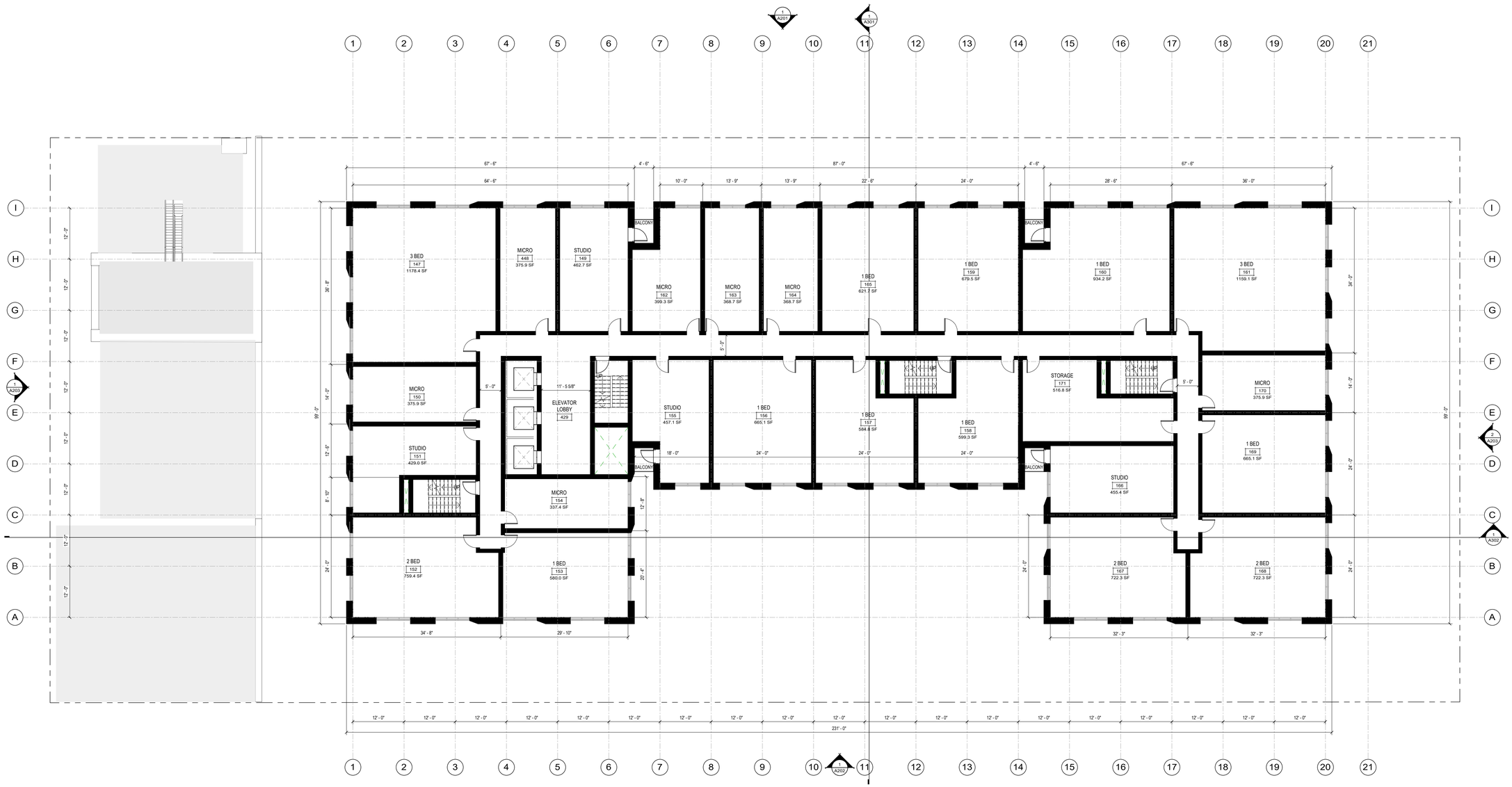
AYA

REVIEWED BY
AYA

DRAWN BY
MGA

1ST LEVEL FLOOR PLAN

A101



5TH THRU 9TH LEVEL FLOOR PLAN

SCALE: 1" = 10'-0" 0 5' 10' 20'

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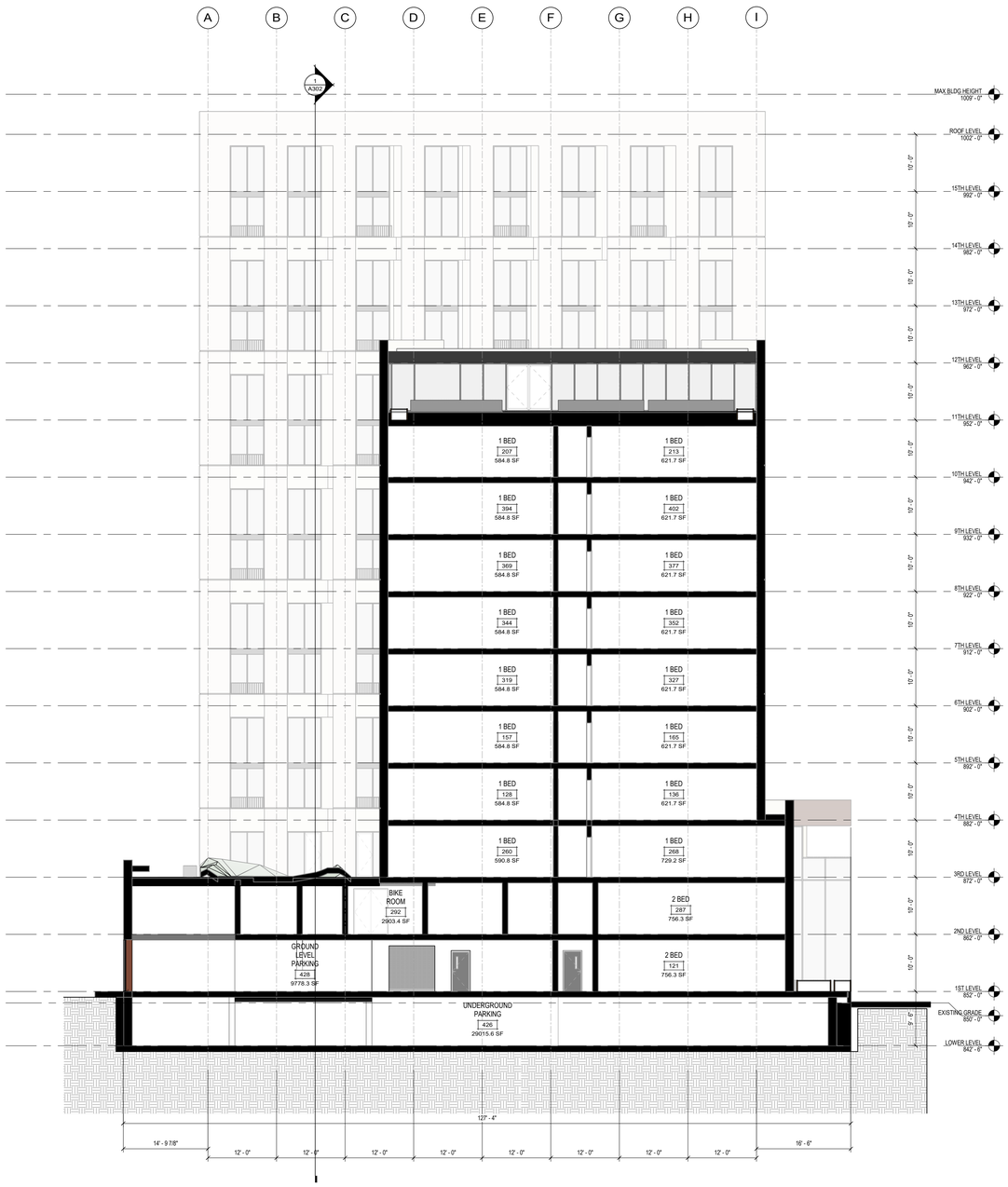
5TH THRU 9TH LEVEL FLOOR PLAN

A105



1 A301 CROSS SECTION

SCALE: 1" = 10'-0"

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BUILDING CROSS SECTION

A301

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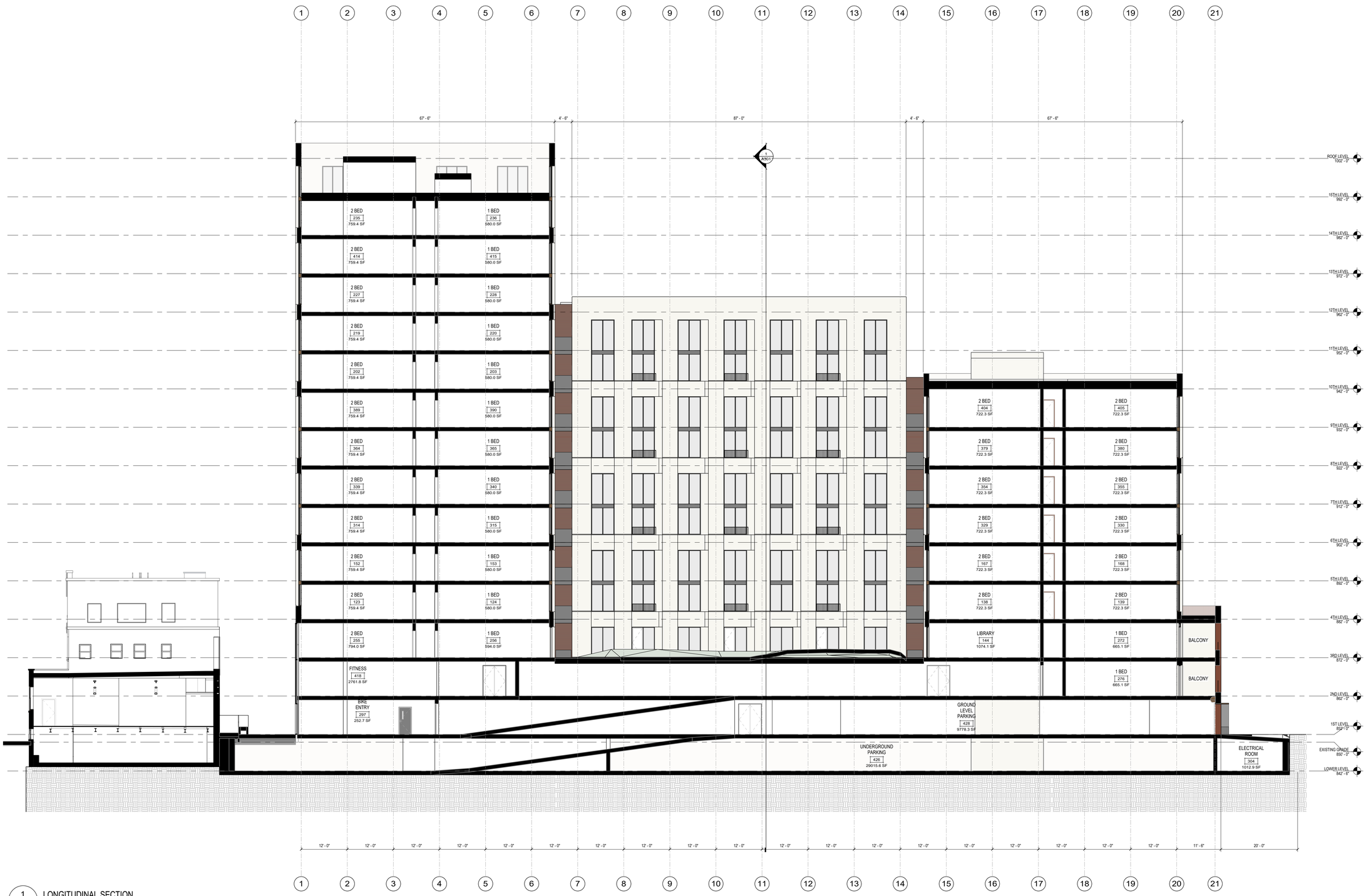
Sheet Size: 30" x 42" (Arch E1)



1 / A302 LONGITUDINAL SECTION

SCALE: 1" = 10'-0"

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BIM 360://Bakers Place/71420v4-V2020.rvt

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BUILDING LONGITUDINAL SECTION

A302