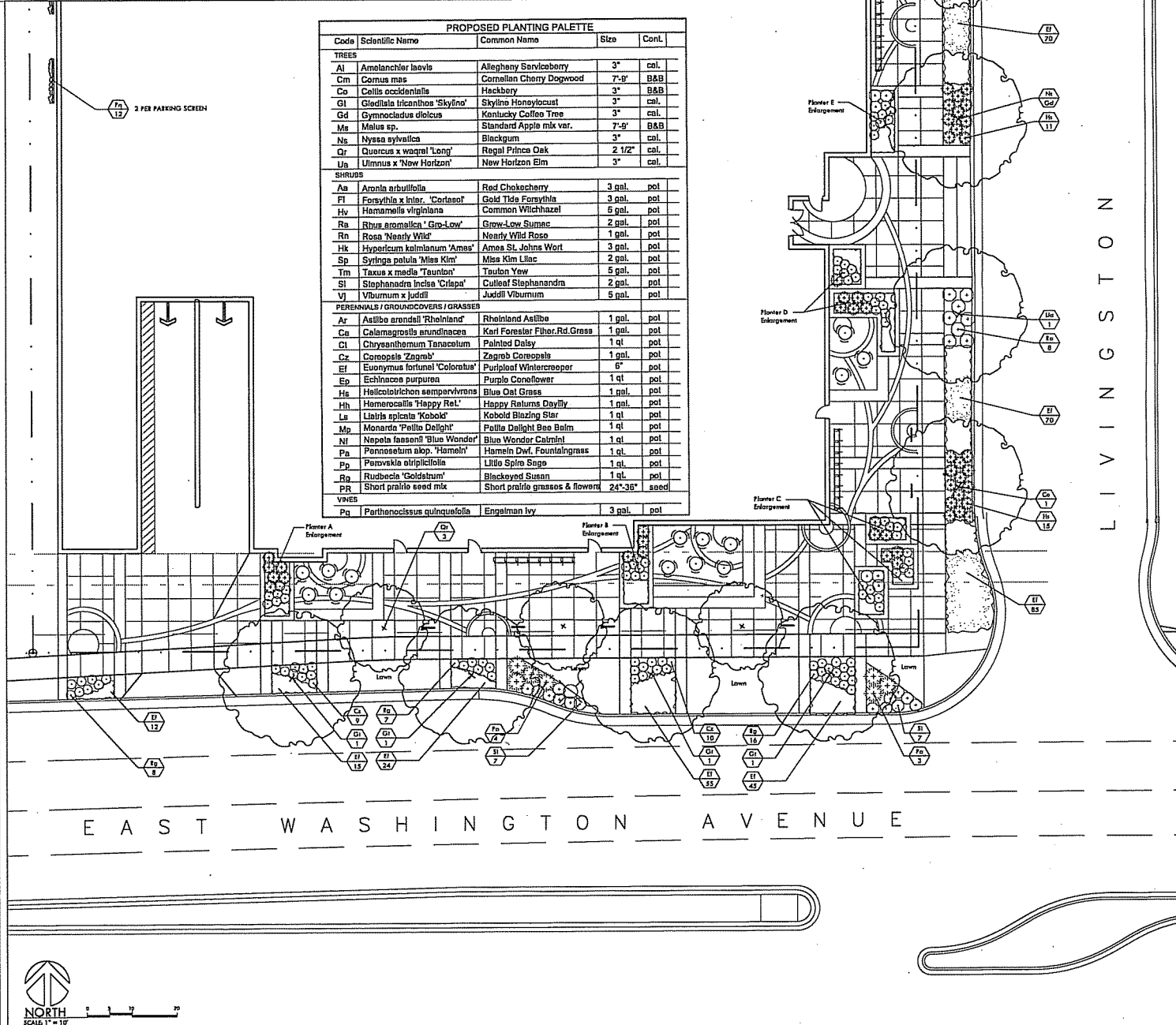


PROPOSED PLANTING PALETTE				
Code	Scientific Name	Common Name	Size	Cont.
TREES				
Al	<i>Amelanchier laevis</i>	Allegheny Serviceberry	3"	cal.
Cm	<i>Comus mas</i>	Cornelian Cherry Dogwood	7'-9"	B&B
Co	<i>Cellis occidentalis</i>	Hackberry	3"	B&B
Gl	<i>Gleditsia tricanthos</i> 'Skyline'	Skyline Honeylocust	3"	cal.
Gd	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	3"	cal.
Ms	<i>Malus sp.</i>	Standard Apple mix var.	7'-9"	B&B
Ns	<i>Nyssa sylvatica</i>	Blackgum	3"	cal.
Qr	<i>Quercus x waughl</i> 'Long'	Regal Prince Oak	2 1/2"	cal.
Ua	<i>Ulmus x New Horizon</i>	New Horizon Elm	3"	cal.
SHRUBS				
Aa	<i>Aronia arbutifolia</i>	Red Chokecherry	3 gal.	pot.
Fi	<i>Forsythia x inter.</i> 'Cortaso'	Gold Tide Forsythia	3 gal.	pot.
Hv	<i>Hamamelis virginiana</i>	Common Witchhazel	5 gal.	pot.
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Grow-Low Sumac	2 gal.	pot.
Rn	<i>Rosa</i> 'Nearly Wild'	Nearly Wild Rose	1 gal.	pot.
Hk	<i>Hypericum kalimianum</i> 'Ames'	Ames St. Johns Wort	3 gal.	pot.
Sp	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	2 gal.	pot.
Tm	<i>Taxus x media</i> 'Taunton'	Taunton Yew	5 gal.	pot.
Sl	<i>Stephanandra incis</i> 'Crispa'	Culleaf Stephanandra	2 gal.	pot.
Vj	<i>Viburnum x juddii</i>	Juddii Viburnum	5 gal.	pot.
PERENNIALS / GROUNDCOVERS / GRASSES				
Ar	<i>Astilbe arendell</i> 'Rheinland'	Rheinland Astilbe	1 gal.	pot.
Ca	<i>Calamagrostis arundinacea</i>	Karl Forester Fiber.Rd.Grass	1 gal.	pot.
Ct	<i>Chrysanthemum Tanacetum</i>	Painted Daisys	1 qt.	pot.
Cz	<i>Coreopsis</i> 'Zagreb'	Zagreb Coreopsis	1 gal.	pot.
Ef	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	6"	pot.
Ep	<i>Echinacea purpurea</i>	Purple Coneflower	1 qt.	pot.
Hs	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 gal.	pot.
Hh	<i>Hemerocallis</i> 'Happy Ret.'	Happy Returns Daylily	1 gal.	pot.
Ls	<i>Liatris spicata</i> 'Kobeck'	Kobeck Blazing Star	1 qt.	pot.
Mp	<i>Monarda</i> 'Pavlo Dalight'	Pavlo Dalight Bee Balm	1 qt.	pot.
Nl	<i>Napaea fensholtii</i> 'Blue Wonder'	Blue Wonder Calicot	1 qt.	pot.
Pa	<i>Panicum scop</i> 'Hamel'	Hamel Dwf. Fountaingrass	1 qt.	pot.
Pp	<i>Panicum stripicillifolia</i>	Lilto Spilo Sage	1 qt.	pot.
Rg	<i>Rudbeckia</i> 'Goldatum'	Blackeyed Susan	1 qt.	pot.
PR	Short prairie seed mix	Short prairie grasses & flowers	24"-36"	seed
VINES				
Pq	<i>Parthenocissus quinquefolia</i>	Engelman Ivy	3 gal.	pot.



GENERAL NOTES

- Contractor shall contact City Forestry at least one week prior to restoring terrace to review tree planting locations (terrace cutouts).
 - Contractor shall contact City Forestry at least one week prior to planting terrace trees to coordinate nursery stock inspection and to review planting specifications
 - Contractor shall contact City Forestry if any excavation is required within five feet of the street trees on E Millin to review impacts to the root system.
- Dean Kahl-Forestry Operations Supervisor
 City of Madison Parks Division
 1402 Wings Creek Parkway
 Madison, WI 53715
 608-266-4891

DRAWING NOTES

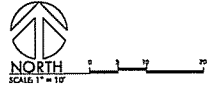
CODE NOTES

DATE	DESCRIPTION
06.16.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC SET
01.24.12	UDC BATHAL SUBMITTAL

DATE
03.28.12

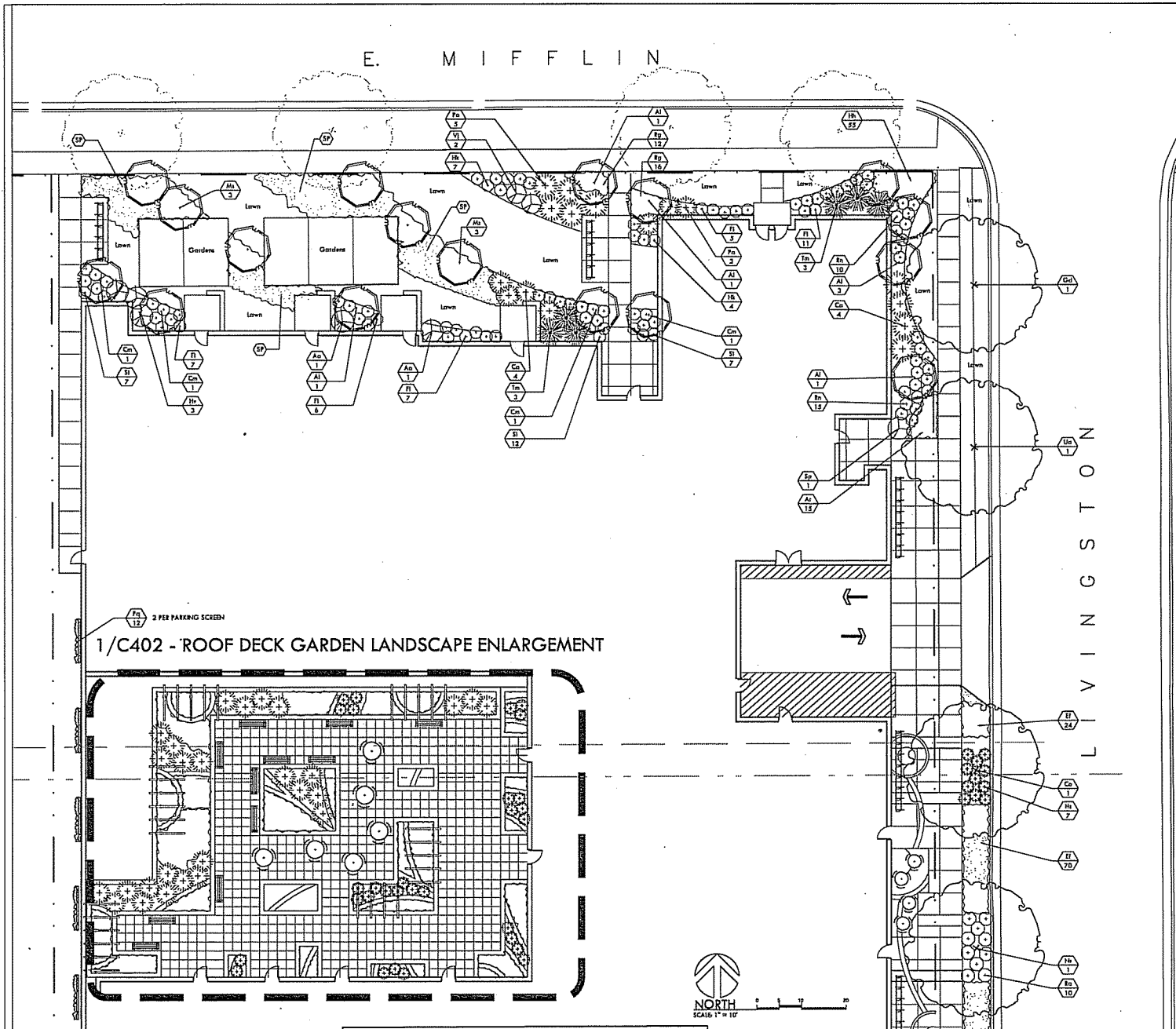
THE "CONSTELLATION"
 700 N. EAST WASHINGTON, Madison, WI

LANDSCAPE PLAN



11-13

11-13



GENERAL NOTES

- 1) Contractor shall contact City Forestry at least one week prior to restoring terrace to review tree planting locations (terrace cutouts).
- 2) Contractor shall contact City Forestry at least one week prior to planting terrace trees to coordinate nursery stock inspection and to review planting specifications
- 3) Contractor shall contact City if any excavation is required within five feet of the street trees on E Mifflin to review impacts to the root system.

Dean Kahl-Forestry Operations Supervisor
 City of Madison Parks Division
 1402 Wingo Creek Parkway
 Madison, WI 53715
 608-266-4891

DRAWING NOTES

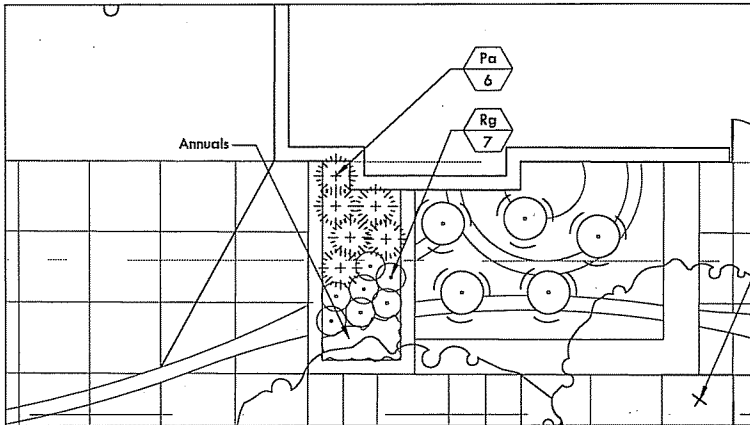
CODE NOTES

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.23.11	DATE REVIEW SET
11.11.11	INFORMATIONAL UDC SET
01.24.12	UDC INITIAL SUBMITTAL

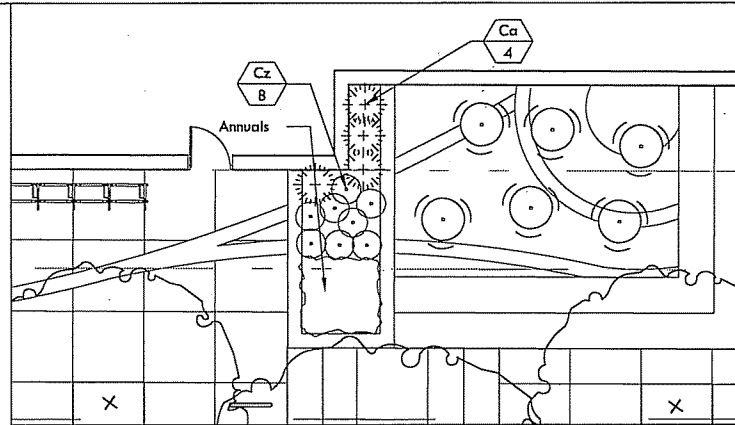
bark DESIGN	GEBHARDT DEVELOPMENT	design studio <small>ARCHITECTS</small> DATE
		03.28.12

THE "CONSTELLATION"
 700 N. EAST WASHINGTON, Madison, WI

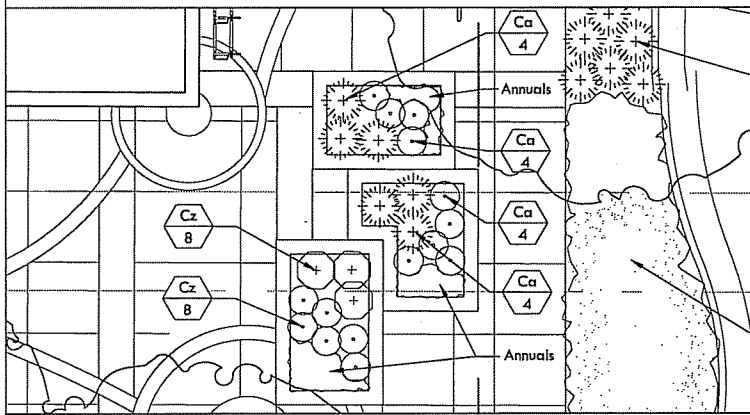
LANDSCAPE PLAN



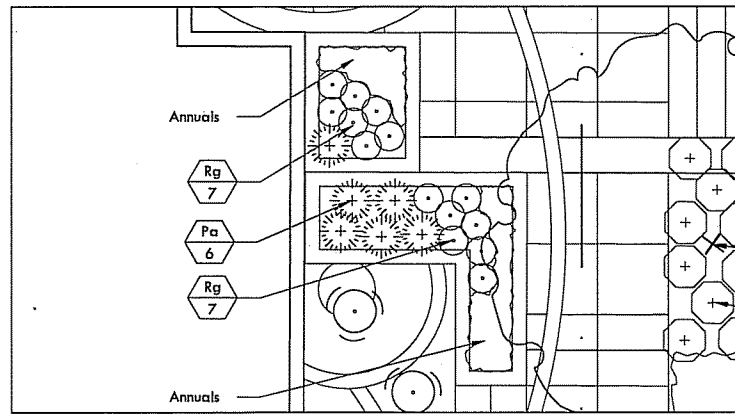
PLANTER A ENLARGEMENT PLAN



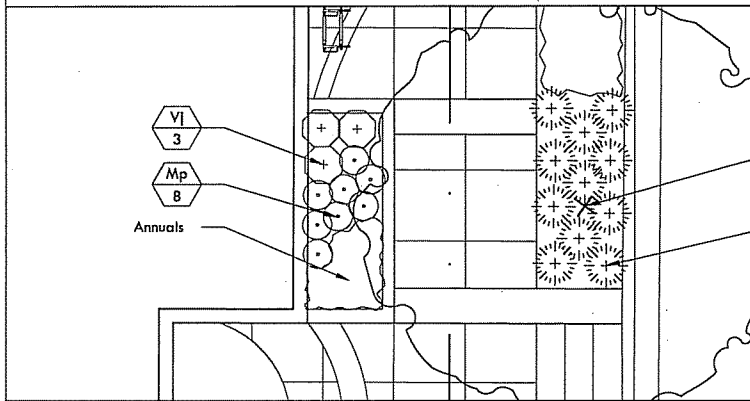
PLANTER B ENLARGEMENT PLAN



PLANTER C ENLARGEMENT PLAN



PLANTER D ENLARGEMENT PLAN



PLANTER E ENLARGEMENT PLAN

GENERAL NOTES



SCALE: 1" = 10'

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
09.18.11	PRELIMINARY REVIEW SET
11.23.11	DWG REVIEW SET
11.11.11	INFORMATIONAL UDC SET
01.25.12	UDC INITIAL SUBMITTAL

bark
DESIGN

G. GEBHARDT
DEVELOPMENT

designstudio

DATE
03.28.12

THE "CONSTELLATION"
700 N. EAST WASHINGTON, Madison, WI

LANDSCAPE ENLARGEMENTS

11-13

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
09.18.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC SET
01.25.12	UDC PARTIAL SUBMITTAL

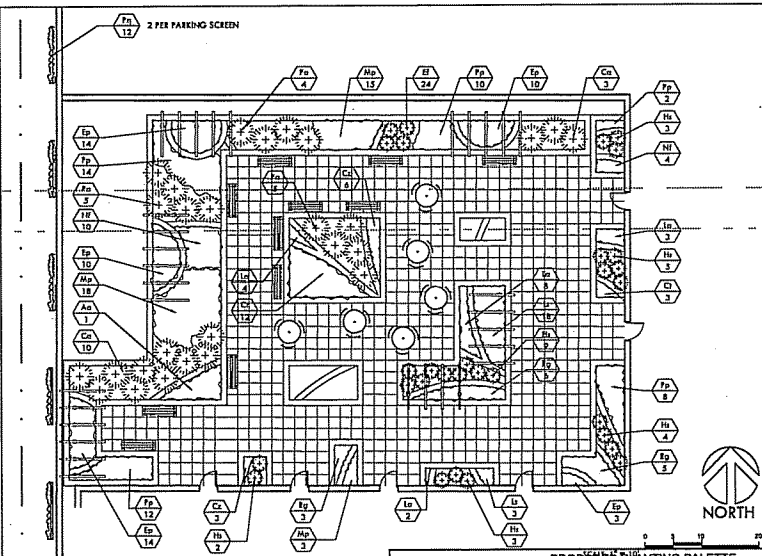




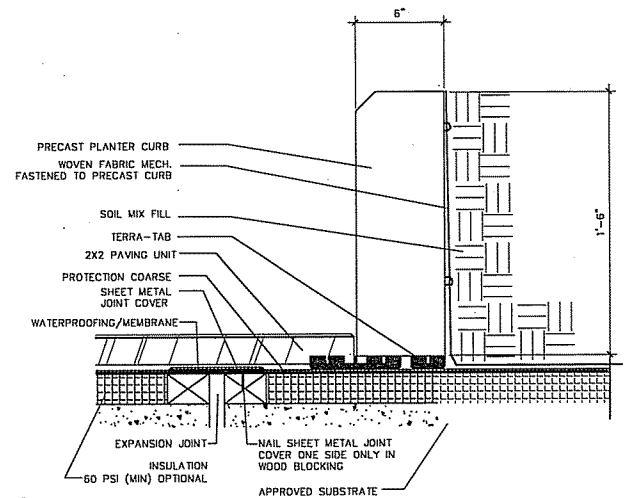
DATE: 03.28.12

THE "CONSTELLATION"
700 N. EAST WASHINGTON, Madison, WI

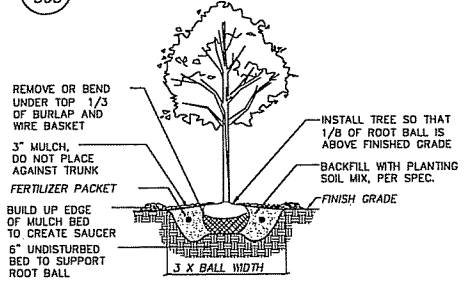
LANDSCAPE DETAILS



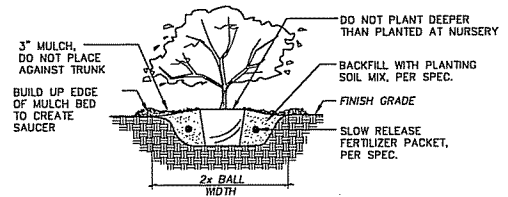
1/C503 - ROOF DECK GARDEN LANDSCAPE ENLARGEMENT PLAN



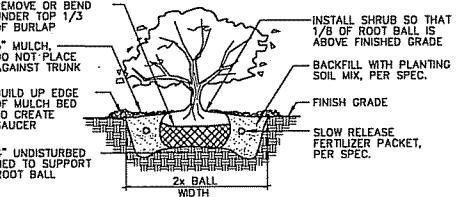
2 B&B TREE PLANTING DETAIL NTS



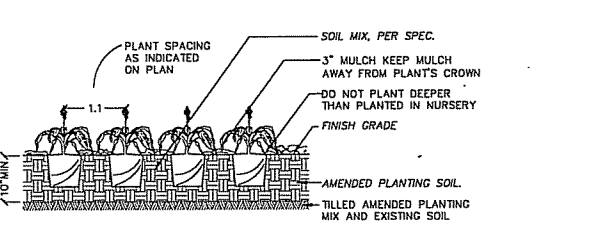
3 B&B TREE PLANTING DETAIL NTS



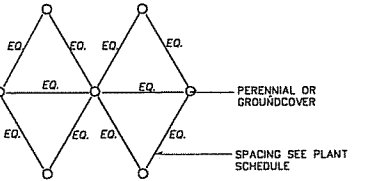
4 CONTAINER PLANTING DETAIL NTS



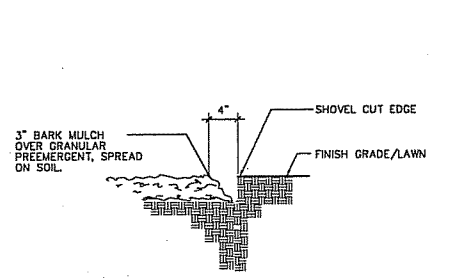
5 B&B SHRUB PLANTING DETAIL NTS



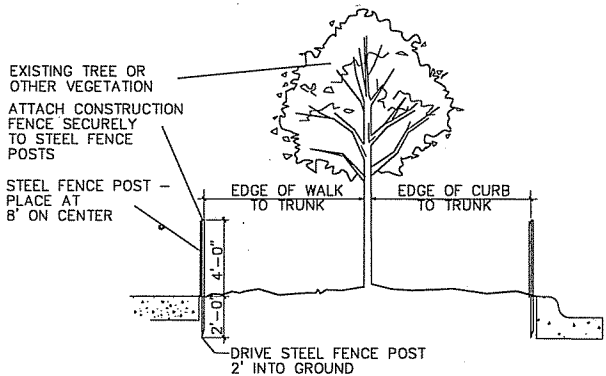
6 GROUNDCOVER / PERENNIAL PLANTING DETAIL NTS



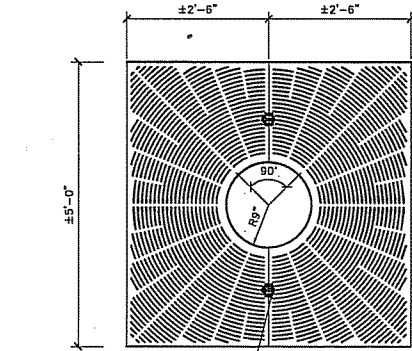
7 PERENNIAL/GROUNDCOVER SPACING DETAIL NTS



8 BARK MULCH/SHOVEL CUT EDGE DETAIL NTS



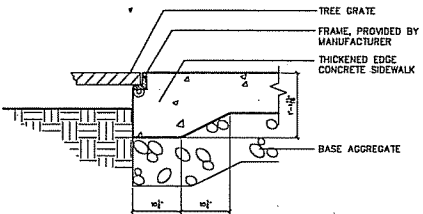
1 TREE PROTECTION DETAIL
504 NTS



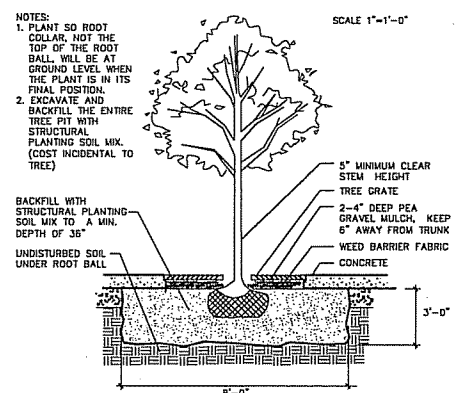
TREE GRATE HALVES BOLTED TOGETHER w/ (2) 1/2-13 X 3 STNLS. STL. HEX. BOLT AND HEX. NUT w/ WASHERS

NOTE: LIGHT OPENINGS ARE NOT REQUIRED. MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B FINISH: NO PAINT

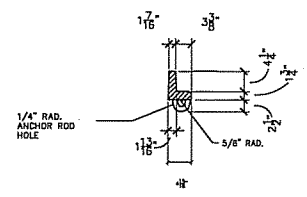
2 TREE GRATE DETAIL
504 NTS



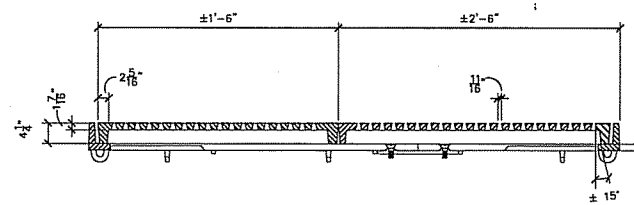
3 TREE GRATE INSTALLATION DETAIL
504 NTS



4 TREE GRATE PLANTING DETAIL
504 NTS



TREE GRATE FRAME - SECTION



TREE GRATE & FRAME - SECTION

5 TREE GRATE FRAME DETAIL
504 NTS

GENERAL NOTES

DRAWING NOTES

CODE NOTES

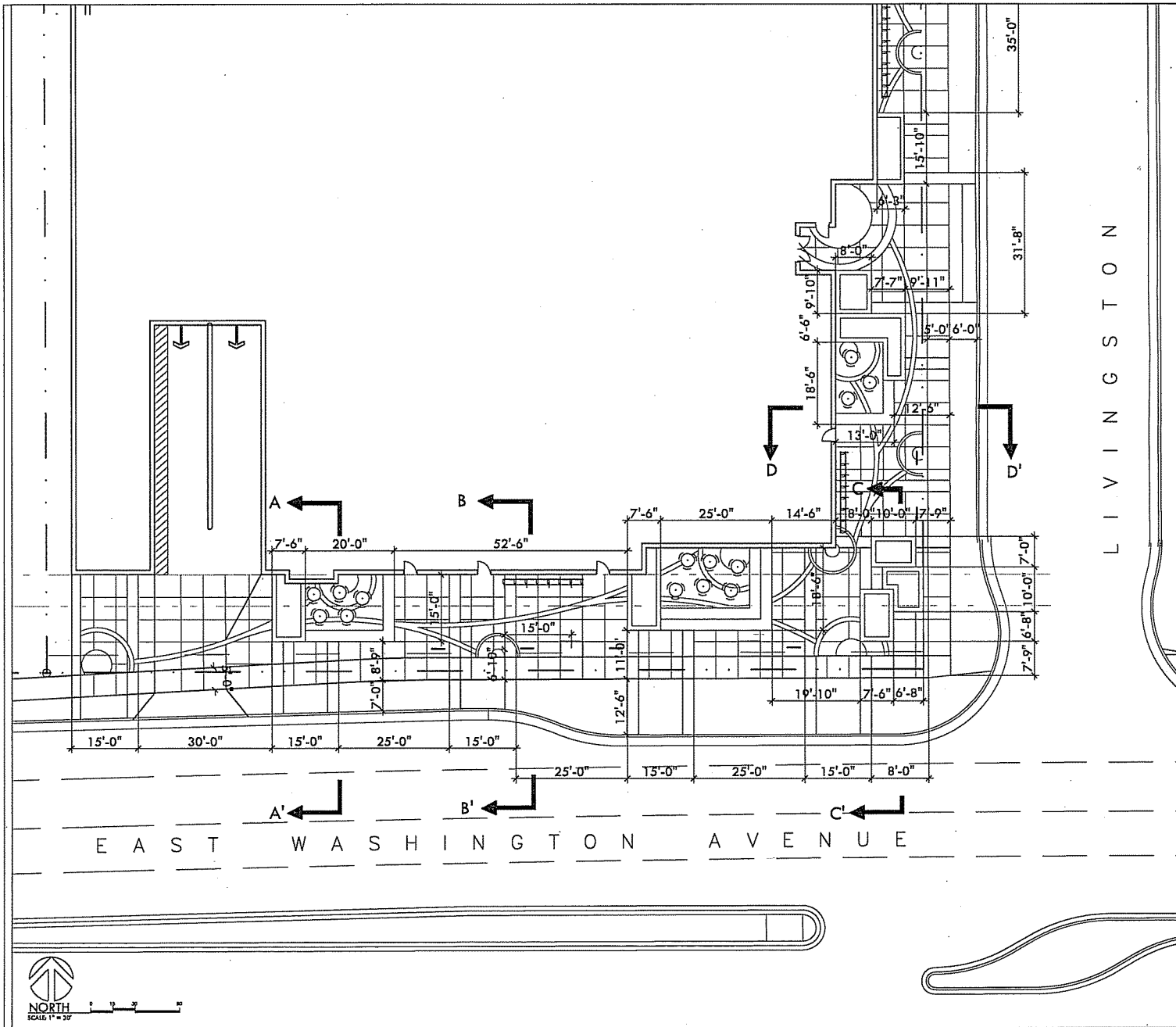
DATE	DESCRIPTION
06.16.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
12.11.11	INFORMATIONAL LOG SET
01.25.12	LOG RPTAL SUBMITTAL



03.28.12

THE "CONSTELLATION"
700 N. EAST WASHINGTON, Madison, WI

LANDSCAPE DETAILS



L I V I N G S T O N

GENERAL NOTES

DRAWING NOTES

CODE NOTES

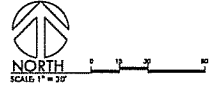
DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.02.11	DAY REVIEW SET
11.11.11	INFORMATIONAL UDC SET
01.24.12	UDC FINAL SUBMITTAL



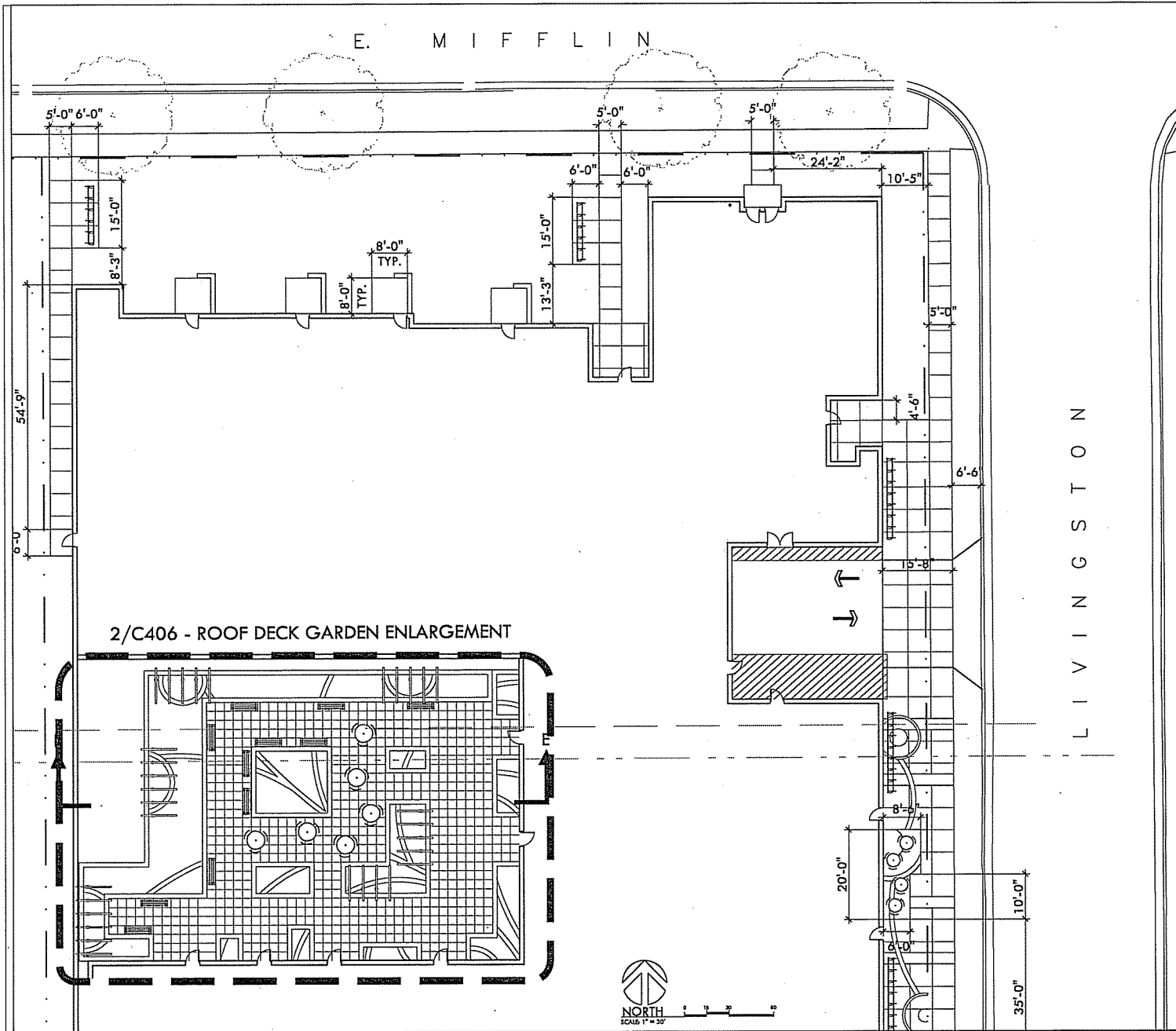
DATE
03.28.12

THE "CONSTELLATION"
700 N. EAST WASHINGTON, Madison, WI

SITE LAYOUT PLAN

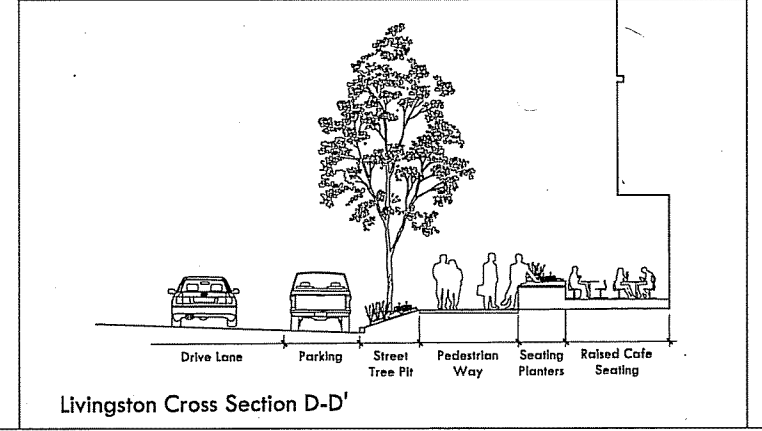
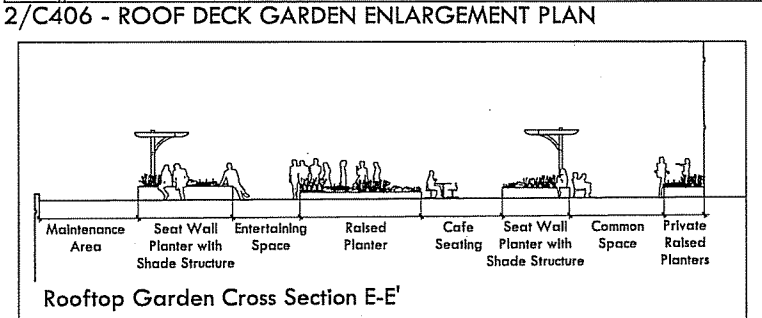
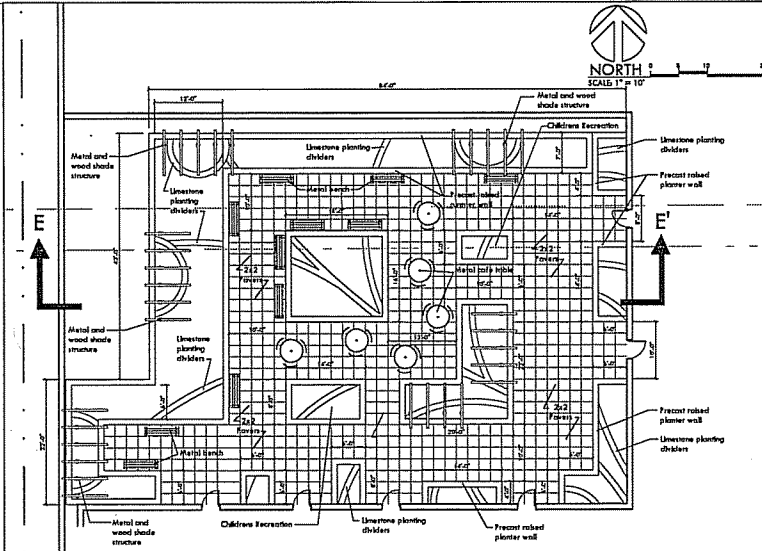
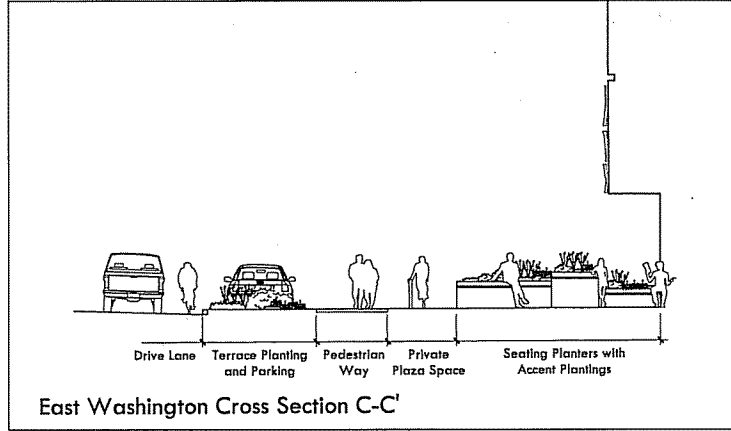
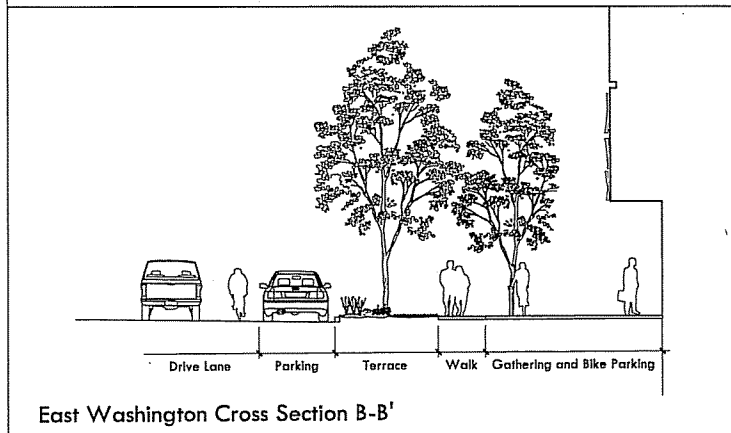
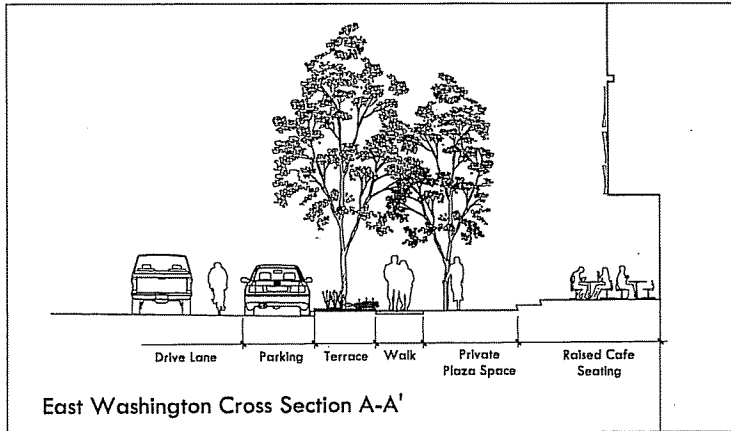


11-13



GENERAL NOTES																							
DRAWING NOTES																							
CODE NOTES																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; font-size: 8px;">DATE</th> <th style="text-align: left; font-size: 8px;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="font-size: 8px;">09.18.11</td> <td style="font-size: 8px;">PRELIMINARY REVIEW SET</td> </tr> <tr> <td style="font-size: 8px;">11.23.11</td> <td style="font-size: 8px;">DAY REVIEW SET</td> </tr> <tr> <td style="font-size: 8px;">11.31.11</td> <td style="font-size: 8px;">INFORMATIONAL LDD SET</td> </tr> <tr> <td style="font-size: 8px;">01.24.12</td> <td style="font-size: 8px;">LDD PARTIAL SUBMITTAL</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION	09.18.11	PRELIMINARY REVIEW SET	11.23.11	DAY REVIEW SET	11.31.11	INFORMATIONAL LDD SET	01.24.12	LDD PARTIAL SUBMITTAL													
DATE	DESCRIPTION																						
09.18.11	PRELIMINARY REVIEW SET																						
11.23.11	DAY REVIEW SET																						
11.31.11	INFORMATIONAL LDD SET																						
01.24.12	LDD PARTIAL SUBMITTAL																						
THE "CONSTELLATION" 700 N. EAST WASHINGTON, Madison, WI																							
DATE: 03.28.12																							
SITE LAYOUT PLAN																							

11-13



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.03.11	DATE REVIEW SET
11.11.11	INFORMATIONAL UDC SET
01.23.12	UDC FINAL SUBMITTAL

DATE: 03.28.12

THE "CONSTELLATION"
700 N. EAST WASHINGTON, Madison, WI

ENLARGEMENT AND SECTIONS

urban design commission

lighting design documentation

THE "CONSTELLATION"

700 N. EAST WASHINGTON, madison, wi

The **Nocturnal Lighting** of most buildings that one sees consists predominantly of the interior lighting coming through the fenestration and glazing. This aspect of **stray light pollution** produces **visual clutter** and often tempts building designers to “**over light**” architectural facades in order to gain visual dominance - contributing to **visual chaos**.

However, visual clues about **building form** and **material texture** need not be overdone to be measurably noticed. Indeed, subtlety, especially in a densely populated urban context, often adds a distinctly **refined character to architecture** simply by not calling immediate attention to itself. Night Lighting, therefore, is to be interwoven within the **physical fabric of the neighborhood**, rather than a self-referential blazing element.

Therefore, the goal of the lighting emphasis for this project is to induce a refined definition of the **life and character** of the building and neighborhood - continuing the evident **strong sense of community** underpinning - by visually embedding the project site lighting into the urban nocturnal environment with **appropriate balance**. Other major neighborhood restoration projects within city of Madison - such as the **Park and State Street Revitalization initiatives** have been referenced as exemplary guidelines to gain insight and enhanced sensitivity for the design goals of the **greater Madison community** and **Urban Development Commission's** unified vision.

The following pages describes an initial lighting emphasis, in characteristic **companionship with the neighborhood culture**, for the multi-building exterior and encompassing urban site. Later refinements to the building facade lighting will occur as proposed design elements are further developed and general consensus is achieved.

The goal for these guidelines is to allow for the evolution of a distinct place that builds on the strengths of its **culturally diverse** neighborhood with **local residents, businesses** and the **Capitol building** influencing the property improvements. The recommendations of the Urban Development Commission (UDC) have also been incorporated in the initial exterior lighting design.

The illumination guidelines referenced are drafted directly from the **Madison City Street and Lighting Ordinances** (Chapter 10) and general exterior lighting principles presented as best practices in the latest lighting handbook of the **Illuminating Engineering Society of North America (IES)**, tempered with the lighting experience of the project design team.

Anticipated **light trespass** and **pollution issues** have been addressed with the lighting design intent and also comply with the guidelines put forth by the **International Dark-Sky Association (IDA)**.

Aspects of **energy efficiency, minimal maintenance** and system component **durability** have been interwoven within the guidelines and specifications to assure a long-lasting functional lighting system.

Aesthetic compatibility of the lighting emphasis with architectural features and materials will also be governed by design team member's and Owner's approval and consensus.

Criteria for the project lighting refers to Madison City Ordinance – Section 10.085 " Outdoor Lighting" that regulates all outdoor lighting installed on residential site and commercial site property. The purpose of this ordinance is to create standards for outdoor lighting that do not interfere with the reasonable use of commercial site and residential site property, that prevent light trespass and conserve energy yet maintain night time safety.

Installation of outdoor lighting is not mandatory but if installed, it shall be in conformance with the provisions of the ordinance, the building code and all other codes and regulations as applicable and under appropriate permit and inspection.

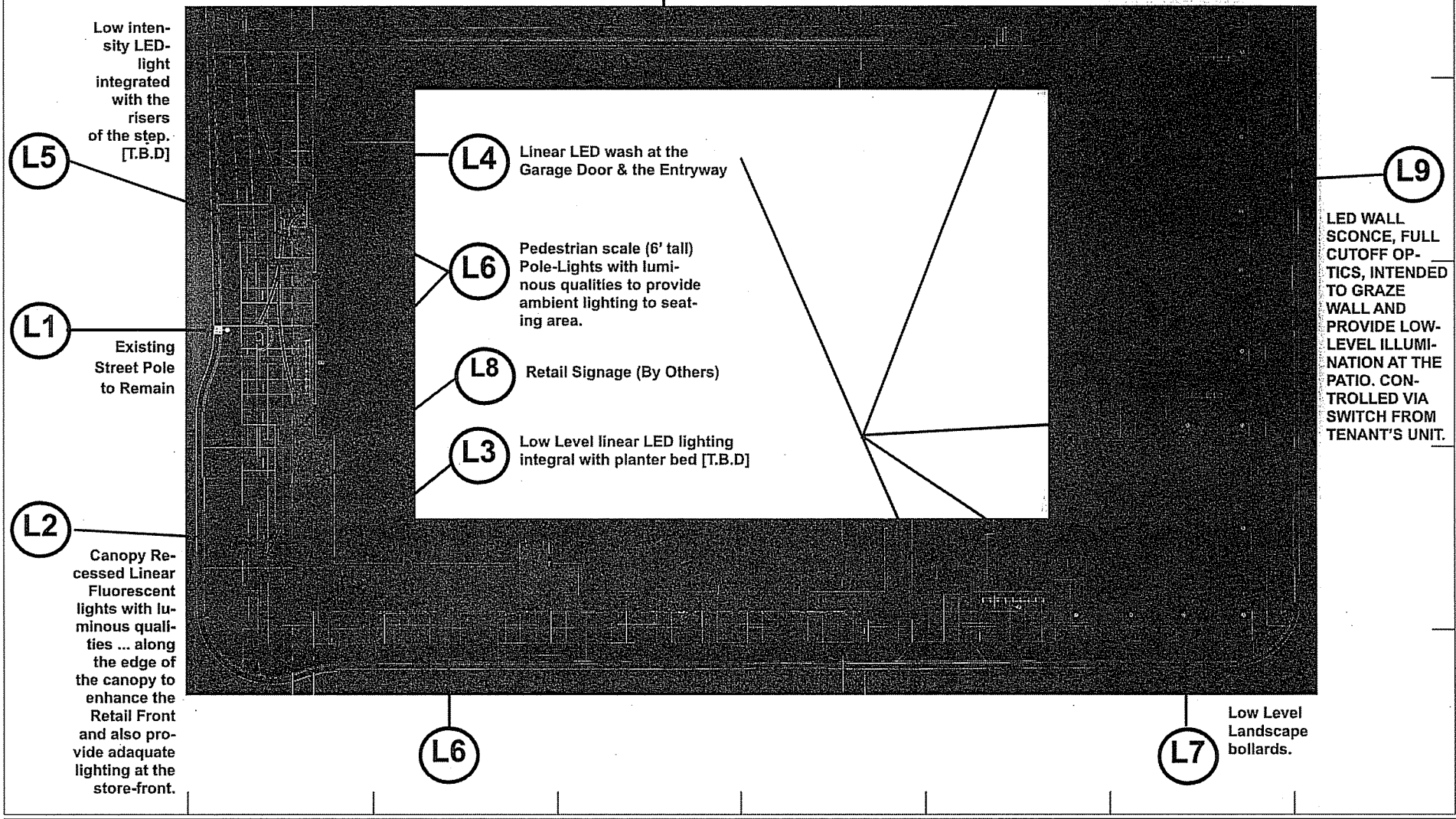
Highlights of the Ordinance Requirements:

1. The maximum allowable light trespass shall be 0.5 horizontal footcandles four (4) feet above the ground. The point of measurement of this offending light shall be at any point at the outer wall of an adjacent building occupied for residential or public use, or at any point greater than 10 feet from the adjacent lot line. This measurement shall not include any ambient, natural light.
2. All fixtures greater than 1,000 initial lumens (equivalent to 70 watts incandescent) shall be full cutoff, or shall be shielded or installed so that there is not a direct line of sight between the light source or its reflection and a point five (5) feet or higher above the ground at the property boundary. The light source shall not be of such intensity so as to cause discomfort or annoyance.
3. Trees and shrubbery shall not be located where they significantly reduce or block the lighting of parking facilities or roadways.
4. Outdoor lighting fixtures may be used to illuminate buildings and structures; recreational areas, sports fields and courts; parking lots; parking structures, garages, or ramps; landscape areas; outdoor merchandizing areas; building overhangs and open canopies.
5. An outdoor lighting system for illuminating buildings and structures shall have a maximum connected lighting load of five (5) watts per lineal foot. Watts shall mean lamp wattage and ballast consumption. Such lighting shall be shielded or installed so as to illuminate the building, and not the sky.
6. For an outdoor merchandizing area, the maximum initial illumination level in 75% of the lot shall not exceed 20 footcandles. A contiguous area not to exceed 25% of the lot may be illuminated to a level which shall not exceed 40 footcandles. The maximum initial illumination level under an outdoor canopy shall not exceed 50 footcandles at any point.

7. Illuminance Requirements:

Level of Activity	General Parking & Pedestrian Area				Vehicle Use Area (Driveway)		
	Min. Footcandles ¹ on Pavement	Max Avg Footcandles ¹ on Pavement	Max Uniformity Ratio ¹ (Avg:Min)	Max. Watts ² /Sq Foot Lighting Load ³	Minimum Footcandles ¹ on Pavement	Max Avg Footcandles ¹ on Pavement	Maximum Uniformity Ratio ¹ (Avg:Min)
High	0.6 fc	3.75 fc	5:1	.12	.67 fc	2.5 fc	5:1
Med	0.4 fc	2.5 fc	5:1	.10	.33 fc	1.5 fc	5:1
Low	0.2 fc	1.5 fc	5:1	.08	.125 fc	1.0 fc	5:1

West Facade Parking Structure Screen



Low intensity LED-light integrated with the risers of the step. [T.B.D]

L5

L4

Linear LED wash at the Garage Door & the Entryway

L9

LED WALL SCONCE, FULL CUTOFF OPTICS, INTENDED TO GRAZE WALL AND PROVIDE LOW-LEVEL ILLUMINATION AT THE PATIO. CONTROLLED VIA SWITCH FROM TENANT'S UNIT.

L1

Existing Street Pole to Remain

L6

Pedestrian scale (6' tall) Pole-Lights with luminous qualities to provide ambient lighting to seating area.

L8

Retail Signage (By Others)

L2

Canopy Recessed Linear Fluorescent lights with luminous qualities ... along the edge of the canopy to enhance the Retail Front and also provide adequate lighting at the store-front.

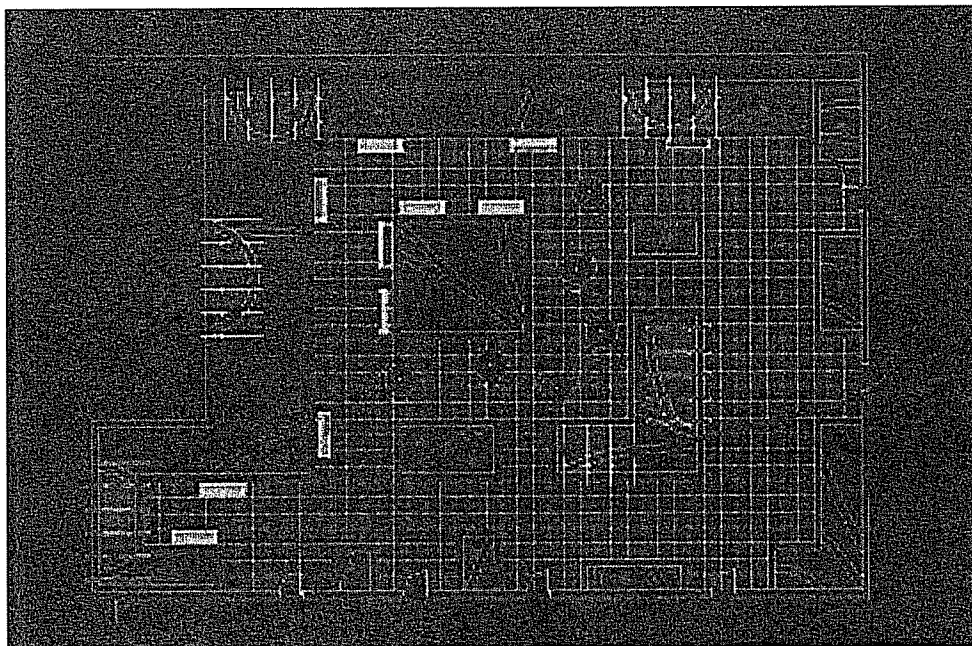
L3

Low Level linear LED lighting integral with planter bed [T.B.D]

L6

L7

Low Level Landscape bollards.



L3

L5

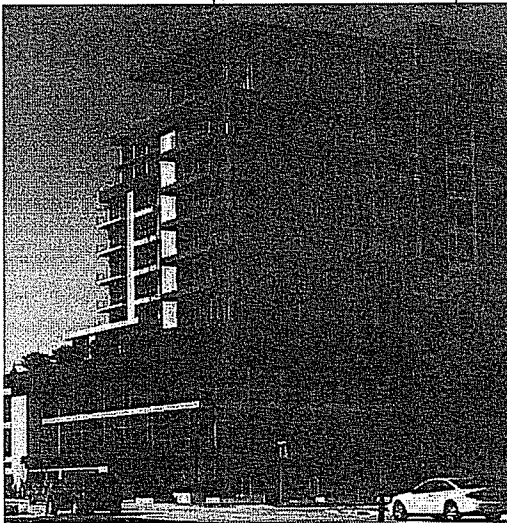
L12

Roof Terrace:

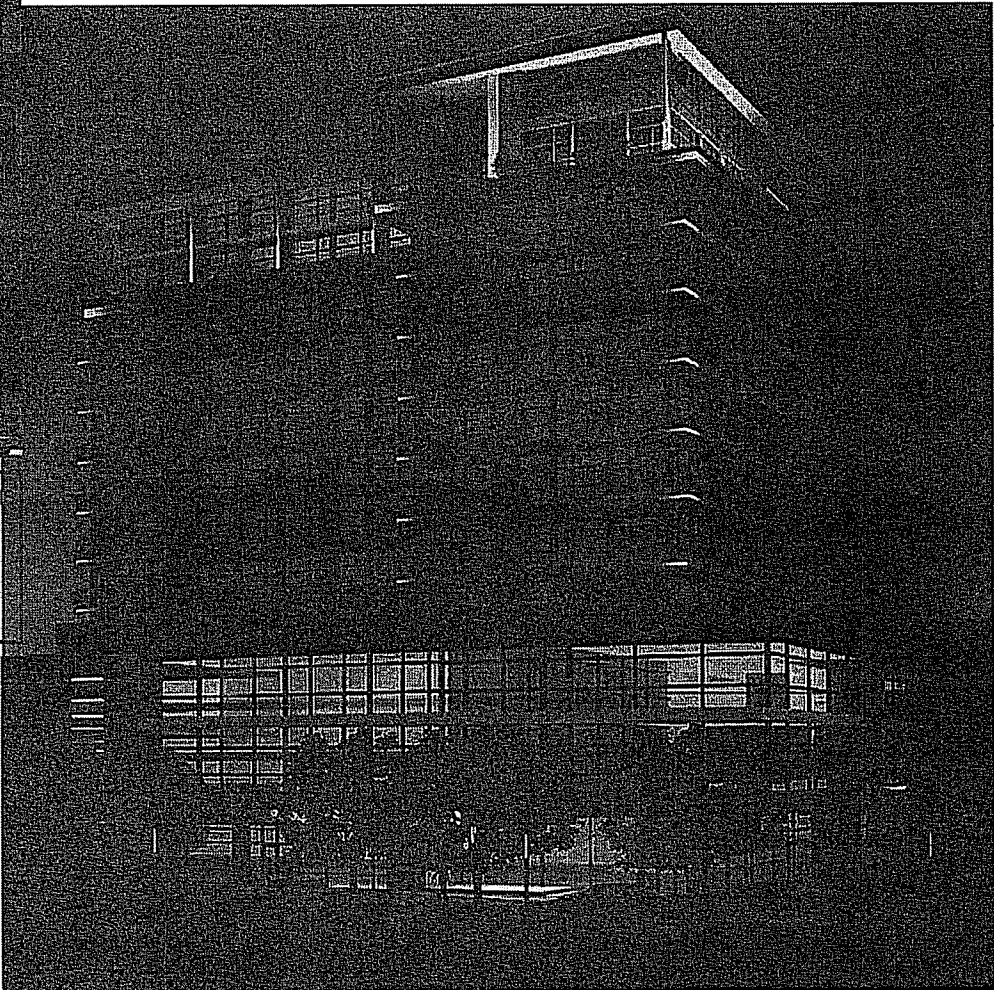
Low Level Landscape Lighting [Fixture Type L3 & L5] integral with Planter-beds, accompanied with low-wattage LED uplights [Fixture Type L12] for selected Trees will be installed.

Pergola mounted low wattage LED fixture heads [Fixture type L12] aimed downwards will be installed.

Exact placement of the lighting equipment will be made at a later date.



NOTE THAT THE RENDERED IMAGE ON THE RIGHT FROM EARLIER ITERATION OF SCHEMATIC DESIGN. ALTHOUGH THIS IMAGE MAY NOT EXACTLY MATCH THE MOST CURRENT DESIGN, OVER ALL LIGHTING DESIGN INTENT STILL REMAINS THE SAME.



L11

ACCENTING OF SOLID BRICK WALL

- Option 1:
Upgrading of wall with linear LED fixture from the bottom of the wall.
- Option 2:
Alternatively an opportunity for an Art-work

L10

Top Two floors lit with enhanced brightness, and possibly with a cool white or light blue color light source

L9

Corners lit with a bright and warm white color light source to give external uniformity to the Architectural form, contrasting with less or differential light emitting from room interiors

Bottom Two floors assumed to be brighter in appearance because of the retail space

L6

luminous stick-pole lights at pedestrian level

West Façade Parking Structure Screen

The West Façade Parking Structure Screen will provide adequate illumination for the parking area:

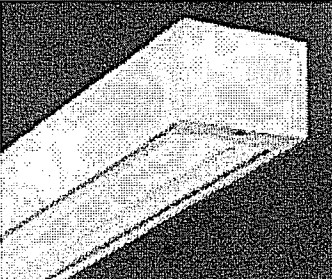
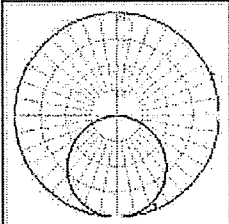

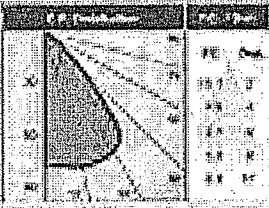
First, it will provide adequate illumination for the parking area by allowing natural light to filter in for at least the first 10-15 feet during daylight hours with minimal electric light required along the perimeter. This means that the screen or "scrim" will need to be translucent to the degree that it will conceal the interior parking area while providing diffused light within. This can be accomplished with either a woven polymer, perforated sheet or wire mesh material with a weave pattern sufficiently open to prevent a taut drum-skin acoustical effect.

Secondly, the screen will also serve to restrict electric light from exiting the fenestration at night and help to establish a visual rhythm both inside and outside of the structure.

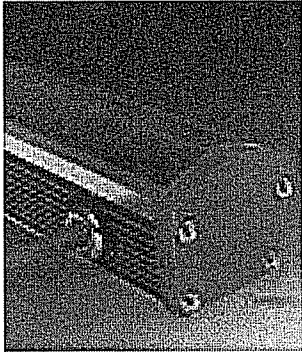
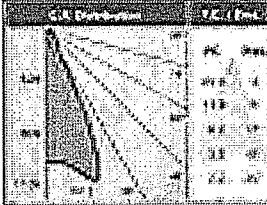
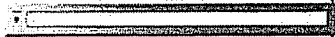
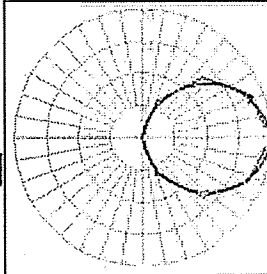
The screen considered for this submittal is segmented and lighted artistically with linear LED focused strips. These luminaires are located on the top and bottom of alternating "sheets" of stretched metal mesh which are also angled inward and outward alternately.

Inside of the parking structure, the lighting will automatically diminish to 50% brightness when no occupancy is detected. Upon occupancy, the basic lighting will rise to full brightness during the day to minimize contrast with the brighter exterior conditions. Half brightness at night is recommended as it is more compatible with human visual preferences.

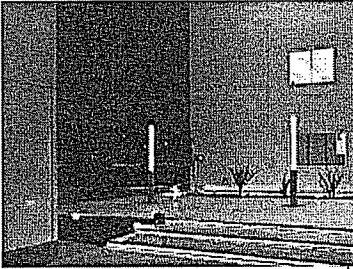
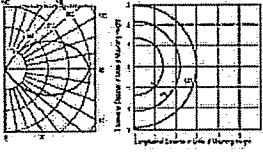

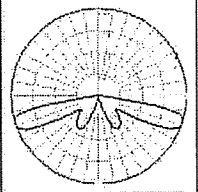
Preliminary Lighting Fixture Schedule

Luminaire Designation and Description with Lighting Emphasis Design Intent Notation	Generic Luminaire Image (Actual Luminaire To Be Determined in Design Development Phase)	Restricted Photometric Distribution Pattern or Specific Requirements	Quantity & Fixture Wattage	Total Wattage of All Fixtures (Watts)
<p>L1 - Existing Standard Street Lighting Pole to Remain - City Maintained and Operated</p>	<p>Standard City of Madison Cut-Off Street Lighting Luminaire</p>	<p>Standard City of Madison Cut-Off Luminaire</p>		
<p>L2 - Narrow Linear Luminaire Fitted with LED T8 Lamps Mounted Within an Extruded Channel Recessed in the Soffit to Accent Building Perimeter and Adjacent Walkway Areas.</p>		 <p>Color: 3500 Kelvin</p>	<p>42 - Luminaires Each at 23 Watts =</p>	<p>966</p>
<p>L3 - Low Level Linear LED Integral to Planter Form and Directed Downward to Illuminate Surrounding Pavement. Minimum IP 65 Rating.</p>		 <p>Color: 3000 Kelvin</p>	<p>20 Luminaires Each at 1.8 Watts =</p>	<p>36</p>

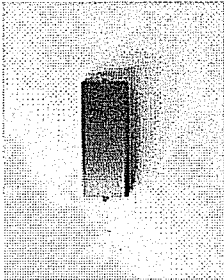

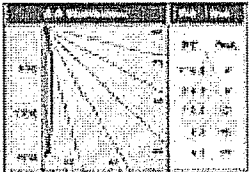
Preliminary Lighting Fixture Schedule

Luminaire Designation and Description with Lighting Emphasis Design Intent Notation	Generic Luminaire Image (Actual Luminaire To Be Determined in Design Development Phase)	Restricted Photometric Distribution Pattern or Specific Requirements	Quantity & Fixture Wattage	Total Wattage of All Fixtures (Watts)
<p>L4 - Continuous Linear LED Downlight Wash for Parking Garage Entrance with Minimum IP 65 Rating. Luminaire to be provided with a Brushed Aluminum Finish and Remote Power Supplies as Required per Length.</p>			<p>14 Luminaires Each at 26 Watts =</p>	<p>364</p>
<p>L5 - Step light Luminaire to Accentuate the Raised Seating Areas. Luminaire to be Custom Fitted at the Center of the Top Riser and Powered with Remote Mounted Power Supplies.</p>		 <p>Color: 3000 Kelvin</p>	<p>18 Luminaires Each at 4 Watts =</p>	<p>72</p>


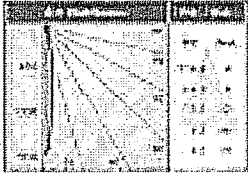

Preliminary Lighting Fixture Schedule

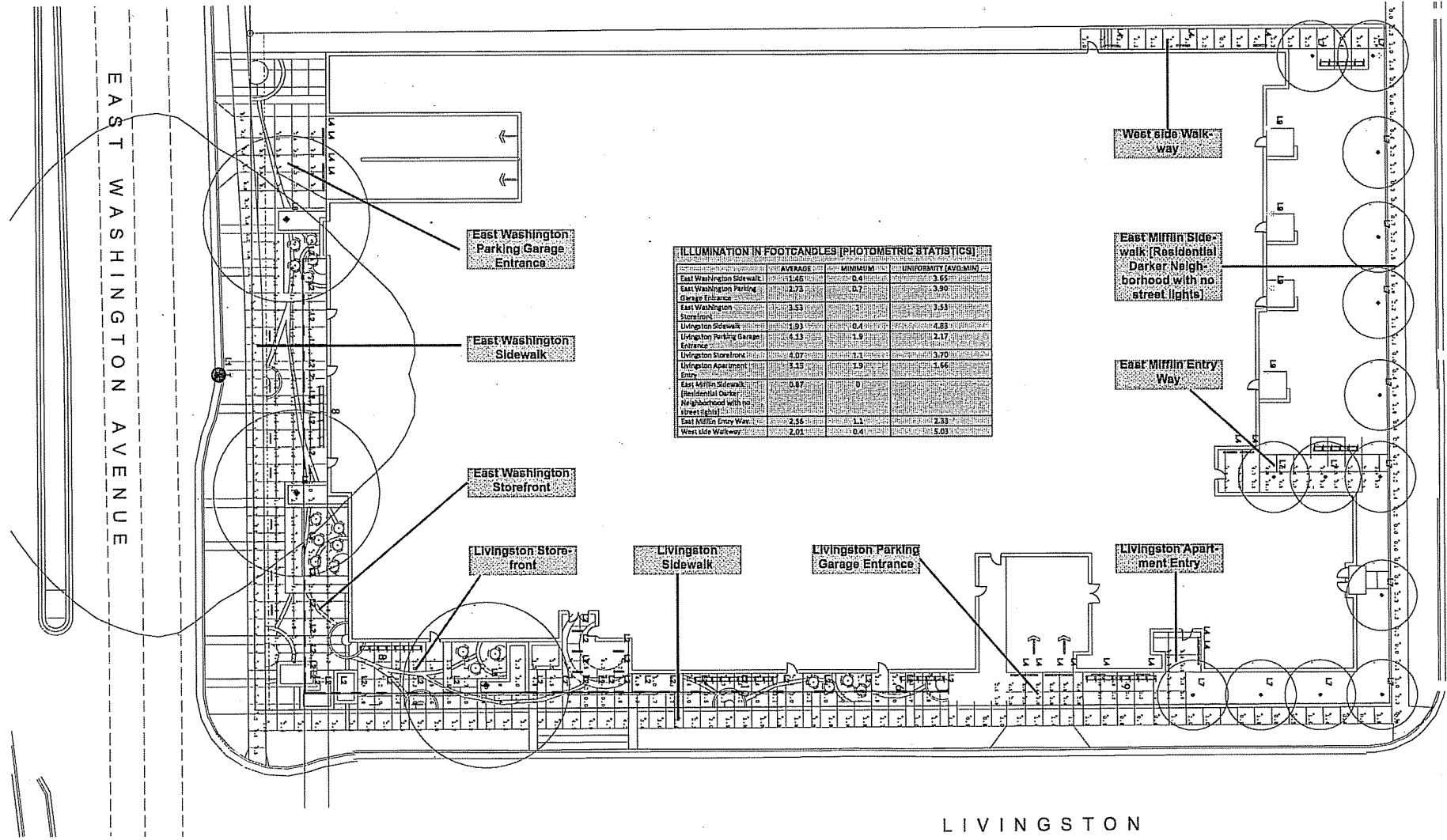
Luminaire Designation and Description with Lighting Emphasis Design Intent Notation	Generic Luminaire Image (Actual Luminaire To Be Determined in Design Development Phase)	Restricted Photometric Distribution Pattern or Specific Requirements	Quantity & Fixture Wattage	Total Wattage of All Fixtures (Watts)
<p>L6 - Human Scale short Poles with Luminous Optics. Note that the light output of this luminaire is higher than 1000 lumens allowed by City of Madison ordinance for non-cut off fixtures. However only three fixtures of this type are utilized, while all other fixtures meeting ordinance requirements. We feel the luminous character of the fixture will aid the attractiveness of the space and offer lively ambiance to the front of the stores.</p>		 <p>Color: 3500 Kelvin</p>	<p>3 Luminaires Each at 19 Watts =</p>	<p>57</p>
<p>L7 - Low Level Bollard with Full Cut-Off Optics to Provide a General Ambient Light for the Residential Walkways on the North Side of the Property. Bollard is to be Finished in Brushed Aluminum with Metal Halide Light Source.</p>		 <p>Color: 3000 Kelvin</p>	<p>12 Luminaires Each at 43 Watts =</p>	<p>516</p>
<p>L8 - Retail Self-Illuminated Signage by Others and Not a Part of This Contract Unless Directed Otherwise</p>	<p>Unavailable at UDC Submittal Time</p>	<p>Not Applicable</p>		

Preliminary Lighting Fixture Schedule

Luminaire Designation and Description with Lighting Emphasis Design Intent Notation	Generic Luminaire Image (Actual Luminaire To Be Determined in Design Development Phase)	Restricted Photometric Distribution Pattern or Specific Requirements	Quantity & Fixture Wattage	Total Wattage of All Fixtures (Watts)
<p>L9 - Corner Accent Rectangular Lights are Recommended to Accentuate the Structural Extents of the Building without Resorting to Exterior Washes of the Facades. The Height of these Fixtures Vary with the Thickness of the Planes they Illuminate. They are Designed to be Extremely Long Life Light Elements that Have an Enclosure Matching the Finish of the Soffit Material they are Mounted on. These Shallow Luminaires are Basically Low Glare Wall Grazers with Subtle LED Lighting Embedded within to Eliminate the Possibility of Stray Light Entering the Apartments.</p>		<p>The Design Intent for these Custom Luminaires is to Provide "Warm Edges" Defining the Corners of the Building Structure. The Finish of Each Luminaire will Blend in with the Surrounding Surface Finishes by Day. Light is Projected from One Side Only and they are Mounted at the Very Edges of the Corners Indicated. Color: 3000 Kelvin</p>	<p>52 Luminaires Each at 13.4 Watts =</p>	<p>697</p>
<p>L10 - - Linear Narrow "Cool Blue" Light Distribution Luminaires Mounted on the Exterior Column Bases to Provide Subtle Uplighting for the Underside of the Roof Overhang. The Exact Spacing of these Luminaires is to be Coordinated with the Fenestration Geometry to Eliminate the Possibility of Light Entering the Occupied Spaces and to Restrict the Beam Pattern to the Overhang Soffit Only with No Light Trespass. LED is Recommended for Durable Long Life and Accurate Beam spread Control in Contrasting Blue Color Light.</p>		 <p>Mounted at the Very Bottom Edges of the Columns Indicated to Highlight them as well as the Underside of the Overhang Soffit. Color: 6500 Kelvin</p>	<p>16 Luminaires Each at 8 Watts =</p>	<p>128</p>

Preliminary Lighting Fixture Schedule

Luminaire Designation and Description with Lighting Emphasis Design Intent Notation	Generic Luminaire Image (Actual Luminaire To Be Determined in Design Development Phase)	Restricted Photometric Distribution Pattern or Specific Requirements	Quantity & Fixture Wattage	Total Wattage of All Fixtures (Watts)
<p>L11 - - Linear Narrow "Cool Blue" Light Distribution Luminaires Mounted on the Exterior Column Bases to Provide Subtle Uplighting for the Underside of the Roof Overhang. The Exact Spacing of these Luminaires is to be Coordinated with the Fenestration Geometry to Eliminate the Possibility of Light Entering the Occupied Spaces and to Restrict the Beam Pattern to the Overhang Soffit Only with No Light Trespass. LED is Recommended for Durable Long Life and Accurate Beam spread Control in Contrasting Blue Color Light.</p>		 <p>Mounted at the Very Bottom Edges of the Columns Indicated to Highlight them as well as the Underside of the Overhang Soffit. Color: 6500 Kelvin</p>	<p>2 Luminaires Each at 8 Watts =</p>	<p>16</p>
<p>L12 - Low Level LED Landscape Lighting to Accent the Foliage of the Planters in Addition to L3 Mentioned Above. Tree Mounted Luminaires are Recommended to Minimize Stray Light and Effectively Accentuate the Roof Terrace Pagodas.</p>		<p>Light Distribution Determined by Foliage Illuminated and Louver/Lenses used to Focus and Pattern Light Beams.</p>	<p>24 Luminaires Each at 3 Watts =</p>	<p>72</p>
<p>Total Connected Load for Exterior Luminaires [Site as well as Building mounted]</p>				<p>2934 Watts</p>
<p>Building Perimeter is approximately 1000 ft. Hence Lighting Energy utilized per foot of building perimeter =</p>				<p>2.93 Watts/ Foot</p>



ILLUMINATION IN FOOTCANDLES (PHOTOMETRIC STATISTICS)

Area	AVERAGE	MINIMUM	UNIFORMITY (AVERAGE)
East Washington Sidewalk	1.46	0.4	3.65
East Washington Parking Garage Entrance	2.75	0.7	3.90
East Washington Storefront	3.33	-	3.53
Livingston Sidewalk	1.93	0.4	4.83
Livingston Parking Garage Entrance	4.13	1.9	2.17
Livingston Storefront	4.07	1.1	3.70
Livingston Apartment Entry	5.15	1.9	1.66
East Mifflin Sidewalk (Residential Darker Neighborhood with no street lights)	0.47	0	-
East Mifflin Entry Way	2.36	1.1	2.23
West Side Walkway	2.05	0.4	5.03

LIVINGSTON

APPROXIMATE SCALE - 1" = 15'-0"

URBAN DESIGN DISTRICT 8 COMPLIANCE

Constellation

11-13

ITEM #	COMPLIANCE	HOW ACHIEVED	COMMENTS
REQUIREMENTS			
PARCELS 2A + 2B per Map of District on Page 2			
1. Building Height			
<i>a. Requirements</i>			
I. The height of new buildings shall be as shown in 3. below	1.a.i	NO	10+2 Ordinance change introduced- See sheet UDDC1.2
II. New buildings shall incorporate a front facade setback as shown in 3. below	1.a.ii	YES	See Attached Setback/Stepback Diagrams
III. Any non-habitable space from architectural features shall not be included in the height calculation	1.a.iii	YES	See Attached Setback/Stepback Diagrams Roof overhangs and balconies ARE NOT Included
2. Building Location and Orientation			
<i>a. Requirements</i>			
I. The setback for new buildings shall be as shown in 3. below. The Urban Design Commission, however, may allow greater setbacks to allow for the development of additional usable public open spaces, such as pedestrian plazas, as long as design elements are included to maintain a uniform character in the District.	2.a.i	YES	See Attached Setback/Stepback Diagrams Request for additional setback on Milfin Street to provide for gardens
3. Building Height, Location (Distance from Property Line) and Stepback			
<i>a. Maximum Bldg. Height (stories)</i>			
2a	3+30d	YES	See Attached Setback/Stepback Diagrams
2b	8+BS	NO	See Attached Setback/Stepback Diagrams
<i>b. Minimum & Maximum Street Level Facade Height (stories)</i>			
2c	2 to 3	YES	See Attached Setback/Stepback Diagrams
2d	3 to 5	YES	See Attached Setback/Stepback Diagrams
<i>c. Minimum Stepback East-West Streets (feet or Streets angle)</i>			
2e	30d	YES	See Attached Setback/Stepback Diagrams
2f	15	YES	See Attached Setback/Stepback Diagrams
<i>d. Minimum Stepback North-South Streets (feet or Streets angle)</i>			
2g	15	YES	See Attached Setback/Stepback Diagrams
2h	15	YES	See Attached Setback/Stepback Diagrams
<i>e. Minimum & Maximum Setback East-West Streets (feet)</i>			
2i	5 to 20	YES	See Attached Setback/Stepback Diagrams
2j	15	YES	See Attached Setback/Stepback Diagrams
<i>f. Minimum & Maximum Setback North-South Streets (feet)</i>			
2k	5 to 10	YES	See Attached Setback/Stepback Diagrams
2l	5 to 10	YES	See Attached Setback/Stepback Diagrams
4. Parking and Service Areas			
<i>a. Requirements</i>			
I. Off-street parking facilities for new buildings shall be located behind or on the sides of the building and the distance from the property line shall be the same as for buildings, as shown in 3. Additional access points off of East Washington shall not be permitted.	4.a.i	YES	Parking covered on 3 sides and top. Existing curb cut on East Washington utilized. Setback of parking from property line = 8'-0" +/- > 5'-0" Required
II. At least one (1) tree island, sized and landscaped pursuant to the Zoning Code, shall be provided for each twelve (12) parking spaces. This requirement is in addition to any other landscaping requirements of the Zoning Code.	4.a.ii	N/A	N/A No Surface Parking Provided
III. All trash areas shall be screened from public view.	4.a.iii	YES	Internal trash area off N. Livingston provided
5. Landscaping and Open Space			
<i>a. Requirements</i>			
I. Landscaping within the East Washington Avenue setback and terraces and medians shall follow the approved palette and design concept.	5.a.i	YES	All proposed landscaping is part of the approved City of Madison Forestry palette and will be reviewed and approved by Dean Kahl.
II. The street face shall be dominated by canopy trees in both the building setback and the public right of way.	5.a.ii	YES	
III. The type, number, and location of canopy trees in the building setback shall be coordinated with the type, number and location of canopy trees in the public right of way.	5.a.iii	YES	
IV. When planted, canopy trees shall have a caliper and height relationship consistent with the provisions of Table 1 of Section 1.2.1 of the American Standard for Nursery Stock (ANSI Z60.1-2004).	5.a.iv	YES	Per Meeting with Staff and FD- Coordinate Locations of trees to minimize interference- Livingston to be aerial access lane FROM FD: Would like 20' between canopies for aerial equipment
V. Terraces shall have a minimum width of ten (10) feet to accommodate growth of canopy trees.	5.a.v	N/A	Per Staff: Applies only to new construction in the terrace
VI. If a public sidewalk is within six (6) feet of the public street, canopy trees shall be planted on the building side of the sidewalk.	5.a.vi	N/A	No Condition exists on site as described
VII. Unless existing infrastructure interferes, canopy trees shall be planted at a spacing of no greater than forty (40) feet on center.	5.a.vii	YES	See Landscape Plans

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
	PRELIMINARY REVIEW SET
	DESIGN REVIEW SET
	PERFORMANCE SPEC
	PERFORMANCE SET
	PERFORMANCE SET
	USE FINAL APPROVAL SUBMITTAL

URBAN DESIGN COMMISSION
LOCAL APPLICANT SUBMITTAL

SEBHARDT DEVELOPMENT

WWW.BARKDESIGN.COM
1790 EAST WASHINGTON AVENUE
MADISON, WI 53703
TEL: 608.226.1212
DATE: **03.28.12**

THE "CONSTELLATION"
790 EAST WASHINGTON STREET, 790 EAST WASHINGTON AVENUE & EAST WASHINGTON STREET, MADISON, WI
URBAN DESIGN DISTRICT 8 COMPLIANCE

6. Site Lighting and Furnishings				
a. Requirements				
I. Cut-off light fixtures shall be used to illuminate the site	8.a.i	YES	See Lighting Plans	
7. Building Massing and Articulation				
a. Requirements				
I. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the primary street shall receive complementary design attention.	7.a.i	YES		
II. Blank building walls with little detail or variety along primary facades shall be avoided. Improvements to these buildings shall include details at the street level to create a more comfortable pedestrian scale and character	7.a.ii	YES		
III. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Details shall include window and door trim, recessed entries, awnings, and/or other features	7.a.iii	YES		
IV. Mechanical equipment shall be screened from view by using screen designs that are architecturally integrated with the building design	7.a.iv	YES	Rooftop Penthouse	Will contain mech. and Elevator equipment
8. Materials and Colors				
a. Requirements				
I. Exterior materials shall be durable high-quality materials and appropriate for external use.	8.a.i	YES		
9. Windows and Entrances				
a. Requirements				
I. The ground floors of commercial retail buildings shall have at least sixty percent (60%) of the street wall area devoted to windows to enhance the pedestrian character of the primary street.	9.a.i	YES	Approx. 80% of street walls are windows	
II. Office buildings and other non-retail buildings should have at least forty percent (40%) of the street wall devoted to windows.	9.a.ii	YES	Approx. 75% of street walls are windows	
III. Windows on the ground floor shall be transparent and unobstructed and shall not be darkly tinted, colored, or have a mirrored finish.	9.a.iii	YES	All Windows to be clear glass	
10. Signage				
NO Requirements Noted				
N/A				
11. Restoration/Preservation Activities				
N/A for proposed project				
N/A				
12. Upper Level Development Standards				
NO REQUIREMENTS OR GUIDELINES DESIGNATED- ASSUME ALL REQUIREMENTS				
stories that exceeds a footprint of one hundred thirty (130) feet on any side parallel to East Washington Avenue and two hundred (200) feet on any side perpendicular to East Washington Avenue shall have a setback of forty-five degrees (45°), unless the Urban Design Commission approves a maximum increase in the footprint due to structural or other constraints	12.a	YES		
b. Bonus stories may be allowed as follows: I. Two (2) bonus stories on Blocks 2b, 3b, 4b, 12b, 13b, 14a, 14b, 15, 16, 17c, and 18c	12.b		See Sheet UDDC 1.1	
c. Bonus stories may be granted if it is determined that the provision of at least one (1) element from I. or a combination of elements from II. provides sufficient public benefit to warrant the additional height	12.c	BONUS STORIES REQUESTED	Determination by Staff per the Ordinance to allow bonus stories	
BONUS STORIES OPTIONS				
SECTION I				
I - LEED Gold certification, or equivalent		N/A		
I - Inclusion of at least fifteen percent (15%) of dwelling units for families with incomes not greater than sixty (60%) Area Median Income (AMI) for rental units and/or an income not greater than eighty percent (80%) AMI for owner-occupied units. Area Median Income is the median annual income calculated by the U.S. Department of Housing and Urban Development for the metropolitan area that includes the City of Madison		N/A		
I - Structured parking that includes spaces shared by multiple users from multiple lots and that accommodates a substantial space for public use by patrons of both on- and off-site uses. BPP		N/A		
I - On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, five (5) square feet of bonus area is available		YES	Seating Areas on Livingston and East Washington are provided. Gardens are provided on Millin	
SECTION II				
II - Mid-block and through-block public pedestrian, bike, and/or vehicular connections		MEET	Auto entry points off E. Washington and N. Livingston	Good circulation for site, but does not specifically meet intent 10% of units are 3 bedroom units with windows in all bedrooms and in unit laundry.
II - Substantial amount of family-supporting housing, including at least ten percent (10%) of dwelling units with three (3) or more bedrooms, outdoor recreation spaces, and/or other family-related amenities.		MEET		
II - On sites with designated historic structures and/or structures eligible for designation, the incorporation, preservation, or rehabilitation of such structures in the development		N/A		
II - Adequately sized community meeting rooms available free of charge for neighborhood, public, or other community meetings or on-site daycare facilities in conjunction with family-supportive housing or employment uses		MEET	540 s.l. Community Room at Livingston Entry point on 2nd floor	See Sheet A1.02
I - Minimum of fifty percent (50%) vegetative roof cover		N/A		
II - LEED Silver certification or equivalent		MEET		See sheet UDDC1.1
II - On-site publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, ten (10) square feet of bonus area is available		PROVIDED, BUT DOESN'T QUALIFY	4th story landscaped plaza available to residents and for public events	Not visible from the street

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
03/28/12	ISSUED FOR PERMIT REVIEW SET
03/28/12	ISSUED FOR REVIEW SET
03/28/12	ISSUED FOR PERMIT REVIEW SET
03/28/12	ISSUED FOR PERMIT REVIEW SET
03/28/12	ISSUED FOR PERMIT REVIEW SET
03/28/12	ISSUED FOR PERMIT REVIEW SET

URBAN DESIGN COMMISSION
FINAL APPROVAL SUBMITTAL




WWW.BARKDESIGN.COM
11700 EAST WASHINGTON AVENUE
SUITE 100
MADISON, WI 53704
DATE: 03.28.12



 79 East Wells Street, 750 East Washington Avenue
 MADISON, WI 53704
 URBAN DESIGN DISTRICT 8 - COMPLIANCE

3. Building Height, Location (Distance from Property Line) and Setback			
SEE REQUIREMENTS			
4. Parking and Service Areas			
b. Guidelines			
I. For existing properties, parking in the front should be relocated, if possible, to the side and/or rear of the building. When not possible, walkways, landscaping, architectural features, and lighting should be provided to make those areas more attractive and inviting. Decorative fences, walls and/or landscaped edges should screen front parking areas from the public sidewalk. Screening should not exceed three and one-half (3 1/2) feet in height.	4-b.i	N/A	
II. All parking areas should be well landscaped and appropriately lighted.	4-b.ii	N/A	
III. All parking areas should include walkways to allow safe pedestrian access to the building entrance.	4-b.iii	YES	See Plans
IV. Shared parking areas are encouraged. Whenever possible, adjoining parking lots should be linked to provide internal traffic circulation.	4-b.iv	YES	Additional discussion with Staff required
V. Driveways along the District should be minimized to improve traffic flow and reduce pedestrian conflicts.	4-b.v	YES	See Site Plan
VI. Pedestrian areas and customer parking areas should be separated from loading service, and drive-through areas.	4-b.vi	YES	See Site Plan
VII. If possible, trash areas should be located inside buildings.	4-b.vii	YES	Trash area located inside building with access off Livingston
VIII. Any new parking ramps fronting on East Washington Avenue should include ground-floor commercial uses with attractive commercial facade design. The facade design for the upper stories should obscure the parking ramp and present an attractive building face for the District. The design of parking ramps should also complement the quality and design of the buildings they serve.	4-b.viii	YES	See Plans
IX. Entryways to parking ramps should be accessed from side streets whenever possible. Entryways/exits onto East Millin Street and East Main Street shall not be permitted unless no other option exists.	4-b.ix	YES	No access from East Millin provided. Existing curb cuts off East Washington and Livingston are utilized
X. Bicycle parking should be distributed throughout a development site. Some short-term visitor bicycle parking should be located near the building entrance.	4-b.x	YES	See Site Plan
5. Landscaping and Open Space			
b. Guidelines			
I. Property owners are encouraged to provide well-designed landscaped outdoor spaces for the use and enjoyment of employees and customers.	5-b.i	YES	See Site/Landscaping Plan
II. Landscaping and fencing should be designed to complement the character of the building and provide a pleasing relationship with adjoining properties and the public sidewalk.	5-b.ii	YES	See Site/Landscaping Plan
III. The use of attractive landscaping is encouraged to establish continuity between buildings and to define the block face where there are no buildings.	5-b.iii	YES	See Site/Landscaping Plan
IV. The use of rain gardens and bio-retention basins to collect runoff and filter pollutants is encouraged, where practical.	5-b.iv	YES	See Site Utility/Landscaping Plan
V. Landscape islands, open spaces, and porous pavements should be provided, where practical, for additional stormwater infiltration.	5-b.v	YES	See Site Utility/Landscaping Plan
VII. When space permits, canopy trees should be located on both sides of the public sidewalk.	5-b.vii	ND	
6. Site Lighting and Furnishings			
b. Guidelines			
I. Pedestrian use areas should be adequately, but not excessively lit. Low-level building and landscape accent lighting is encouraged, where appropriate.	6-b.i	YES	See Site Lighting/Landscaping Plan
II. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) should be designed to complement the character of the building and provide a pleasing relationship with adjoining properties and the public sidewalk.	6-b.ii	YES	See Site/Landscaping Plan
7. Building Massing and Articulation			
b. Guidelines			
I. "Green" building design that promotes energy efficiency is encouraged.	7-b.i	YES	
II. Building facades should be designed to create a visual distinction between the upper and lower floors of the building.	7-b.ii	YES	See Plans
III. A positive visual termination at the top of the building with decorative cornices or parapets should be provided.	7-b.iii	YES	
IV. Buildings should be designed as products of their own time. Copying historic appearance and details is discouraged.	7-b.iv	YES	See Plans
V. Franchise businesses are encouraged to modify their corporate designs, if necessary, to fit the District's character.	7-b.v	N/A	
VI. Where possible, existing one-story buildings should be renovated with extended facades and parapets to increase building height and provide a more pleasing scale for the District.	7-b.vi	N/A	

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
03/28/12	WWW.BARKDESIGN.COM
03/28/12	STUDIO BARK DESIGN.COM
03/28/12	BURKARD

URBAN DESIGN COMMISSION
 DESIGN APPROVAL SUBMITTAL

bark DESIGN

G OEBHARDT DEVELOPMENT

WWW.BARKDESIGN.COM
 STUDIO BARK DESIGN.COM
 BURKARD

03.28.12

THE "CONSTELLATION"
 740 East Millin Street, 750 East Washington Avenue
 WASHINGTON, DC 20002
 URBAN DESIGN DISTRICT 8
 COMPLIANCE

FIGURE 2

BONUS STORY REQUEST QUALIFICATIONS (PER UDD8 ORDINANCE)

ITEM 4 - SUBSTANTIAL AMOUNT OF FAMILY-SUPPORTING HOUSING, INCLUDING AT LEAST TEN PERCENT (10%) OF DWELLING UNITS WITH THREE (3) OR MORE BEDROOMS, OUTDOOR RECREATION SPACES, AND/OR OTHER FAMILY-RELATED AMENITIES.

INCLUDED IN PROJECT:
 - (2) 3 BEDROOM UNITS (BK)
 - ALL UNITS HAVE BEDROOM WINDOWS
 - RESIDENT RECREATION/OUTDOOR SPACE LOCATED ON 4TH FLOOR

ITEM 5 - ADEQUATELY SIZED COMMUNITY MEETING ROOMS AVAILABLE FREE OF CHARGE FOR NEIGHBORHOOD, PUBLIC OR OTHER COMMUNITY MEETINGS OR ON-SITE DAYCARE FACILITIES IN CONJUNCTION WITH FAMILY-SUPPORTIVE HOUSING OR EMPLOYMENT USES.

INCLUDED IN PROJECT:
 - 300 S.F. COMMUNITY ROOM LOCATED ON SECOND FLOOR OF COMMERCIAL STRUCTURE OFF THE MAIN ENTRANCE TO BUILDING

ITEM 6 - LEED SILVER CERTIFICATION OR EQUIVALENT.

INCLUDED IN PROJECT:
 - CHECKLIST WITH PROPOSED ITEMS TO MEET LEED SILVER THRESHOLD ON THIS SHEET. SPECIFIC DESIGN ELEMENTS AND IMPLEMENTATION OF QUALIFYING ITEMS TO BE REVIEWED BY DESIGN TEAM AND PLANNING STAFF

UDD 8 COMMENTS AND CLARIFICATIONS

1. DEVELOPER WILL PROVIDE 20% OF UNITS FOR INCOMES AT 60% OF COUNTY CMR FOR THE DURATION OF THE MIDWEST DISASTER BOND RELIEF FINANCING INSTRUMENT

2. AN EXISTING M/G-E EASEMENT ALONG E. MIFFLIN AND N. LIVINGSTON PREVENTS PROPOSED STRUCTURES FROM BEING PLACED ON THE 10' SETBACK MARK. A 4'-6" TOLERANCE WILL BE NEEDED.

3. THE E. MIFFLIN SETBACK IS MET WITH THE THREE STORY COMPONENT AND THE SETBACK IS INCREASED TO PROVIDE SPACE FOR GARDENS. THIS MEETS THE INTENT OF UDD8 PER THE FOLLOWING:

1. THE SETBACK FOR NEW BUILDINGS SHALL BE AS SHOWN IN 1.1.1.1, UNLESS THE SUBMITTER HAS A WRITTEN REQUEST THAT ALLIES DECREASE SETBACK TO ALLOW FOR THE DEVELOPMENT OF ADDITIONAL USABLE PUBLIC OPEN SPACES, SUCH AS PERmitted FROM PLAZAS, AS LONG AS SUCH REQUESTS ARE INCLUDED TO MAINTAIN A LANDSCAPE CHARACTER IN THE DISTRICT.

4. RECONSTRUCTION OF THE EAST WASHINGTON/N. LIVINGSTON INTERSECTION IS SHOWN ON THE SUBMITTAL SET. THE EFFECT OF THE SITE WORK AND LANDSCAPING RELATIVE TO UDD 8 HAS BEEN COORDINATED WITH CITY ENGINEERING AND PLANNING STAFF.

5. ALL STREET TREES AND LANDSCAPE PLANTINGS TO BE REVIEWED BY CITY OF MADISON FORESTRY AND CITY OF MADISON FIRE DEPARTMENT.

6. BUS AND/OR POTENTIAL TRANSIT STOP LOCATIONS WERE PROPOSED BY THE DEVELOPER AT LOCATIONS ALONG EAST WASHINGTON AND N. LIVINGSTON. CITY AGENCIES DETERMINED THAT NEITHER WERE NEEDED OR REQUIRED FOR THIS PROJECT.

LEED CHECKLIST

LEED 2009 for New Construction and Major Renovations				Project Name				
Project Checklist				Date				
231	Sustainable Sites		Possible Points: 26	121	Materials and Resources, Continued		Possible Points: 13	
Y	N	Prereq 1	Construction Activity Pollution Prevention	Y	N	Grnd 4	Recycled Content	1 to 2
Y	N	Grnd 1	Site Selection	Y	N	Grnd 5	Regional Materials	1 to 2
Y	N	Grnd 2	Development Density and Community Connectivity	Y	N	Grnd 6	Rapidly Renewable Materials	1
Y	N	Grnd 3	Brownfield Redevelopment	Y	N	Grnd 7	Certified Wood	1
Y	N	Grnd 4.1	Alternative Transportation--Public Transportation Access					
Y	N	Grnd 4.2	Alternative Transportation--Bicycle Storage and Changing Rooms					
Y	N	Grnd 4.3	Alternative Transportation--Low-Emitting and Fuel-Efficient Vehicles					
Y	N	Grnd 4.4	Alternative Transportation--Parking Capacity					
Y	N	Grnd 5.1	Site Development--Protect or Restore Habitat					
Y	N	Grnd 5.2	Site Development--Maximize Open Space					
Y	N	Grnd 6.1	Stormwater Design--Quantity Control					
Y	N	Grnd 6.2	Stormwater Design--Quality Control					
Y	N	Grnd 7.1	Heat Island Effect--Non-roof					
Y	N	Grnd 7.2	Heat Island Effect--Roof					
Y	N	Grnd 8	Light Pollution Reduction					
8 2	Water Efficiency		Possible Points: 10	121	Indoor Environmental Quality		Possible Points: 13	
Y	N	Prereq 1	Water Use Reduction--20% Reduction	Y	N	Prereq 1	Minimum Indoor Air Quality Performance	1
Y	N	Grnd 1	Water Efficient Landscaping	Y	N	Prereq 2	Environmental Tobacco Smoke (ETS) Control	1
Y	N	Grnd 2	Innovative Wastewater Technologies	Y	N	Grnd 1	Outdoor Air Delivery Monitoring	1
Y	N	Grnd 3	Water Use Reduction	Y	N	Grnd 2	Increased Ventilation	1
8	Energy and Atmosphere		Possible Points: 35	Y	N	Grnd 3.1	Construction IAQ Management Plan--During Construction	1
Y	N	Prereq 1	Fundamental Commissioning of Building Energy Systems	Y	N	Grnd 3.2	Construction IAQ Management Plan--Before Occupancy	1
Y	N	Prereq 2	Minimum Energy Performance	Y	N	Grnd 3.3	Construction IAQ Management Plan--Ongoing	1
Y	N	Prereq 3	Fundamental Refrigerant Management	Y	N	Grnd 4.1	Low-Emitting Materials--Adhesives and Sealants	1
Y	N	Grnd 1	Optimize Energy Performance	Y	N	Grnd 4.2	Low-Emitting Materials--Paints and Coatings	1
Y	N	Grnd 2	On-Site Renewable Energy	Y	N	Grnd 4.3	Low-Emitting Materials--Flooring Systems	1
Y	N	Grnd 3	Enhanced Commissioning	Y	N	Grnd 4.4	Low-Emitting Materials--Composite Wood and Agrifiber Products	1
Y	N	Grnd 4	Enhanced Refrigerant Management	Y	N	Grnd 5	Indoor Chemical and Pollutant Source Control	1
Y	N	Grnd 5	Measurement and Verification	Y	N	Grnd 6.1	Controllability of Systems--Lighting	1
Y	N	Grnd 6	Green Power	Y	N	Grnd 6.2	Controllability of Systems--Thermal Comfort	1
8 2	Materials and Resources		Possible Points: 14	Y	N	Grnd 7.1	Thermal Comfort--Design	1
Y	N	Prereq 1	Storage and Collection of Recyclables	Y	N	Grnd 7.2	Thermal Comfort--Ventilation	1
Y	N	Grnd 1.1	Building Reuse--Maintain Existing Walls, Floors, and Roof	Y	N	Grnd 8.1	Daylight and Views--Daylight	1
Y	N	Grnd 1.2	Building Reuse--Maintain 50% of Interior Non-Structural Elements	Y	N	Grnd 8.2	Daylight and Views--Views	1
Y	N	Grnd 2	Construction Waste Management					
Y	N	Grnd 3	Materials Reuse					
1	Innovation and Design Process		Possible Points: 6					
Y	N	Grnd 1.1	Innovation in Design: Specific Title					
Y	N	Grnd 1.2	Innovation in Design: Specific Title					
Y	N	Grnd 1.3	Innovation in Design: Specific Title					
Y	N	Grnd 1.4	Innovation in Design: Specific Title					
Y	N	Grnd 1.5	Innovation in Design: Specific Title					
Y	N	Grnd 2	LEED Accredited Professional					
1	Regional Priority Credits		Possible Points: 4					
Y	N	Grnd 1.1	Regional Priority: Specific Credit					
Y	N	Grnd 1.2	Regional Priority: Specific Credit					
Y	N	Grnd 1.3	Regional Priority: Specific Credit					
Y	N	Grnd 1.4	Regional Priority: Specific Credit					
51 8	Total		Possible Points: 110					

Constellation

GENERAL NOTES

DRAWING NOTES

CODE NOTES

UDD 8 HEIGHT ORDINANCE MODIFICATION ISSUED FOR PARCEL 2B

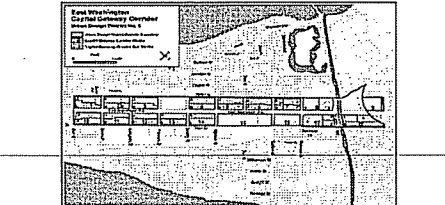
CITY OF MADISON, WISCONSIN

AN ORDINANCE PRESENTED REFERRED 11/11/11 INTRODUCED PASSED PC, UDC

Amending Sections 22.24(1)(c), 22.24(1)(e), 22.24(1)(g), 22.24(1)(h), 22.24(1)(i), 22.24(1)(j), 22.24(1)(k), and 22.24(1)(l) of the Madison General Ordinances to change the maximum height for a portion of a block in Urban Design District B.

Ordinated by: Katherine Hixonon
 Date: October 26, 2011
 SPONSOR: Axtel Madison
DRAFTERS ANALYSIS: This amendment divides Block 2b into two parts, Block 2b-a and Block 2b-b, in order to increase the maximum height for buildings in the new Block 2b from 8 stories to 10 stories. As in the case for the 8-story limit, the 10-story limit does allow bonus stories in certain circumstances.

The Common Council of the City of Madison do hereby enact as follows:
 1. Subdivision (c) and (h) of Subsection 11(1) of Section 22.24 of the Madison General Ordinances is amended to read as follows:



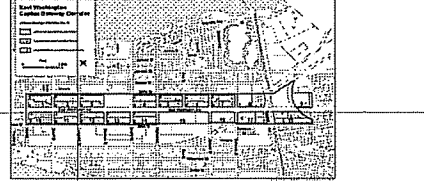
Approved as to form

Michael P. May, City Attorney

Page 2
 Paragraph 3. added that any Height Location Ordinance from Property Line and not...
 Paragraph 4. added that any Height Location Ordinance from Property Line and not...

Block	Maximum Story Height (feet)	Maximum Building Height (feet)	Maximum Building Height (feet)	Maximum Building Height (feet)	Maximum Building Height (feet)	Maximum Building Height (feet)
2b-a	10	10	10	10	10	10
2b-b	8	8	8	8	8	8

- Subdivision (c) of Paragraph 11, amended "Upper Level Development Elements" of Subsection 11(1) of Section 22.24 amended "Urban Design District" of the Madison General Ordinances is amended to read as follows:
- For buildings in Blocks 2b, 2b-a, 2b-b, 2b-c, 2b-d, 2b-e, 2b-f, 2b-g, 2b-h, 2b-i, 2b-j, 2b-k, 2b-l, 2b-m, 2b-n, 2b-o, 2b-p, 2b-q, 2b-r, 2b-s, 2b-t, 2b-u, 2b-v, 2b-w, 2b-x, 2b-y, 2b-z, any upper stories that exceed a height of one hundred fifty (150) feet on any side located in East Washington Avenue and the District CDZ are subject to the same height restrictions as any building that has a height of forty feet (40) feet on any side located in the District CDZ.
- Subdivision (g) of Paragraph 11, amended "Upper Level Development Elements" of Subsection 11(1) of Section 22.24 amended "Urban Design District" of the Madison General Ordinances is amended to read as follows:
- Two (2) bonus stories on Blocks 2b, 2b-a, 2b-b, 2b-c, 2b-d, 2b-e, 2b-f, 2b-g, 2b-h, 2b-i, 2b-j, 2b-k, 2b-l, 2b-m, 2b-n, 2b-o, 2b-p, 2b-q, 2b-r, 2b-s, 2b-t, 2b-u, 2b-v, 2b-w, 2b-x, 2b-y, 2b-z.



DATE	DESCRIPTION
	DATE PREPARED REVIEW MET
	DATE DATE REVIEW MET
	DATE APPROVALS/REVISED
	DATE APPROVALS/REVISED
	DATE APPROVALS/REVISED

URBAN DESIGN COMMISSION

URBAN DESIGN DISTRICT B

hark DESIGN **G** OEBHARDT DEVELOPMENT

WWW.BARKDESIGN.COM 5770-B BARK DRIVE 53711

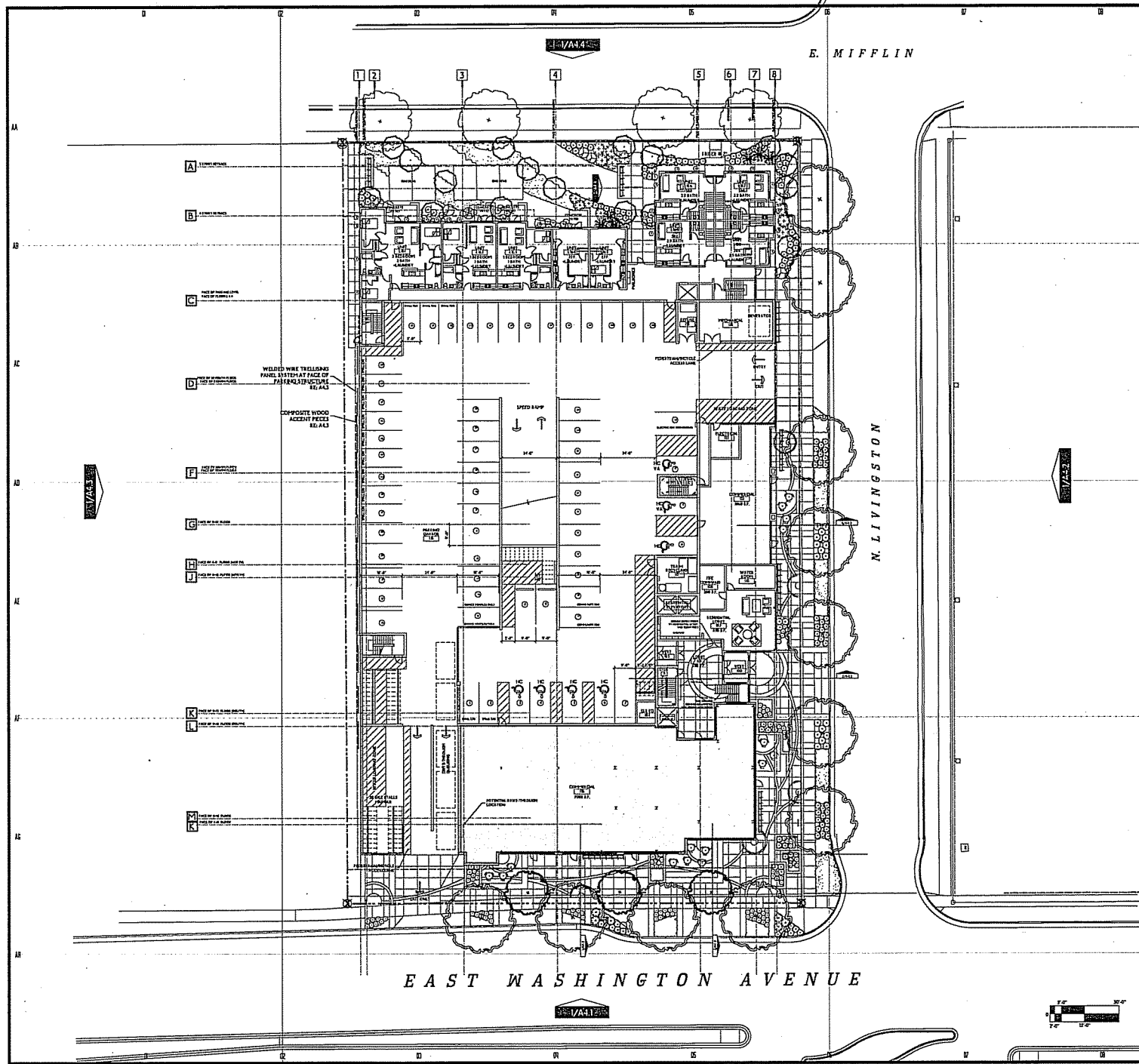
DATE: 03.28.12

THE "CONSTELLATION"
 740 East Walnut Street, 750 East Washington Avenue, Block 2b

URBAN DESIGN DISTRICT B COMPLIANCE

11-13

11-13



The Constellation

GENERAL NOTES

- 1 CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION IN GENERAL AND STRUCTURAL DRAWINGS THE PRECEDENCE OVER OTHERS.
- 2 CONTRACTOR SHALL COORDINATE ALL PORTALS OF WORKS EXISTING IN CONSTRUCTION WITH OTHERS.
- 3 CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, AND EQUIPMENT TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- 4 ALL STRUCTURAL STEEL SHALL BE FABRICATED AND WELDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC CODE OF PRACTICE FOR STRUCTURAL STEEL CONNECTIONS.
- 5 ALL STRUCTURAL STEEL SHALL BE COATED WITH GALV. BLACK PAINT AND ALL WELDS SHALL BE COATED WITH GEL. BLACK PAINT.
- 6 EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IF THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIAL DEFECTS OR WORKMANSHIP.
- 7 CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROVIDE TO THE ARCHITECT PRIOR TO PERFORMING ANY RETAINED WALL WORK.
- 8 CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH THE CHAIRMAN AND CITY OF PHOENIX.
- 9 CONTRACTOR TO COORDINATE ALL WORK TO BE PERFORMED AHEAD OF THE EXISTING BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE CITY OF PHOENIX AND THE CHAIRMAN AND CITY OF PHOENIX.

DRAWING NOTES

- 1 FLOOR STALLS THIS LEVEL TO BE 8'0\"/>

REFER TO SHEET C102 FOR BUILDING SETBACKS, STEPBACKS, AND EASEMENTS

REFER TO SHEET C130 FOR BUILDING ACCESS AND BIKE PARKING

FLOOR LEVEL NOTES

FLOOR SUPPORT:
 AUTO PARKING (SEE PLAN)
 AUTO PARKING (SEE PLAN)
 COVERED STALLS NOT INCLUDING VESTIBULES, CLOSETES, STALLS OR EAST WASHINGTON AND N. LIVINGSTON

BUILDING SF. PER USE:
 PARKING STRUCTURE: 33,000 SF.
 LEVEL 1: 100,000 SF.
 CORNER: 100,000 SF.
 SUBTOTAL: 330,000 SF.
 TOTAL: 660,000 SF.

LEFT SUPPORT:
 OFFICE (SEE PLAN)
 MEETING (SEE PLAN)
 CONFERENCE (SEE PLAN)
 STORAGE (SEE PLAN)
 TOTAL: 1,000 SF.

DATE	DESCRIPTION
03/28/12	PRIOR REVIEW SET
03/28/12	CONSTRUCTION SET
03/28/12	PERMIT SET
03/28/12	CONSTRUCTION SET
03/28/12	PERMIT SET
03/28/12	CONSTRUCTION SET
03/28/12	PERMIT SET

URBAN DESIGN COMMISSION
 APPROVAL

bark DESIGN DEBHARDT DEVELOPMENT

WWW.AISC-10101.COM
 STEEL MARK REGISTRATION
 03.28.12

THE 'CONSTELLATION'
 740 EAST WASHINGTON STREET, 750 EAST WASHINGTON AVENUE
 SUITE 100
 PHOENIX, AZ 85004

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

11-13

The Constellation

GENERAL NOTES

DRAWING NOTES

REFER TO SHEET C131 FOR BUILDING ACCESS AND BIKE PARKING

FLOOR LEVEL NOTES

FLOOR SUPPLY #1 (FLOOR LEVELS 2 AND 3):
AUTO PARKING STALLS
BICYCLE PARKING
* COVERED STALLS NOT INCLUDED
* VERTICAL CUSTOMER STALLS ON EAST WASHINGTON AND ALYCE STREET

BUILDING S.F. PER USE:
PARKING STRUCTURE: 70,300 S.F.
LOBBY: 1,100 S.F.
CORPORATE OFFICE: 100,000 S.F.
RESIDENTIAL: 7000 S.F.
TOTAL: 171,400 S.F.

UNIT SUPPLY #1 (FLOOR LEVELS 2 + 3) OF PENTON TOWER CENTER

DATE	DESCRIPTION
07/14	PRELIMINARY REVIEW SET
08/14	REVISED REVIEW SET
09/14	FOR PERMITTING
10/14	FOR PERMITTING
11/14	FOR PERMITTING
12/14	FOR PERMITTING
01/15	FOR PERMITTING
02/15	FOR PERMITTING
03/15	FOR PERMITTING
04/15	FOR PERMITTING
05/15	FOR PERMITTING
06/15	FOR PERMITTING
07/15	FOR PERMITTING
08/15	FOR PERMITTING
09/15	FOR PERMITTING
10/15	FOR PERMITTING
11/15	FOR PERMITTING
12/15	FOR PERMITTING
01/16	FOR PERMITTING
02/16	FOR PERMITTING
03/16	FOR PERMITTING
04/16	FOR PERMITTING
05/16	FOR PERMITTING
06/16	FOR PERMITTING
07/16	FOR PERMITTING
08/16	FOR PERMITTING
09/16	FOR PERMITTING
10/16	FOR PERMITTING
11/16	FOR PERMITTING
12/16	FOR PERMITTING
01/17	FOR PERMITTING
02/17	FOR PERMITTING
03/17	FOR PERMITTING
04/17	FOR PERMITTING
05/17	FOR PERMITTING
06/17	FOR PERMITTING
07/17	FOR PERMITTING
08/17	FOR PERMITTING
09/17	FOR PERMITTING
10/17	FOR PERMITTING
11/17	FOR PERMITTING
12/17	FOR PERMITTING
01/18	FOR PERMITTING
02/18	FOR PERMITTING
03/18	FOR PERMITTING
04/18	FOR PERMITTING
05/18	FOR PERMITTING
06/18	FOR PERMITTING
07/18	FOR PERMITTING
08/18	FOR PERMITTING
09/18	FOR PERMITTING
10/18	FOR PERMITTING
11/18	FOR PERMITTING
12/18	FOR PERMITTING
01/19	FOR PERMITTING
02/19	FOR PERMITTING
03/19	FOR PERMITTING
04/19	FOR PERMITTING
05/19	FOR PERMITTING
06/19	FOR PERMITTING
07/19	FOR PERMITTING
08/19	FOR PERMITTING
09/19	FOR PERMITTING
10/19	FOR PERMITTING
11/19	FOR PERMITTING
12/19	FOR PERMITTING
01/20	FOR PERMITTING
02/20	FOR PERMITTING
03/20	FOR PERMITTING
04/20	FOR PERMITTING
05/20	FOR PERMITTING
06/20	FOR PERMITTING
07/20	FOR PERMITTING
08/20	FOR PERMITTING
09/20	FOR PERMITTING
10/20	FOR PERMITTING
11/20	FOR PERMITTING
12/20	FOR PERMITTING
01/21	FOR PERMITTING
02/21	FOR PERMITTING
03/21	FOR PERMITTING
04/21	FOR PERMITTING
05/21	FOR PERMITTING
06/21	FOR PERMITTING
07/21	FOR PERMITTING
08/21	FOR PERMITTING
09/21	FOR PERMITTING
10/21	FOR PERMITTING
11/21	FOR PERMITTING
12/21	FOR PERMITTING
01/22	FOR PERMITTING
02/22	FOR PERMITTING
03/22	FOR PERMITTING
04/22	FOR PERMITTING
05/22	FOR PERMITTING
06/22	FOR PERMITTING
07/22	FOR PERMITTING
08/22	FOR PERMITTING
09/22	FOR PERMITTING
10/22	FOR PERMITTING
11/22	FOR PERMITTING
12/22	FOR PERMITTING
01/23	FOR PERMITTING
02/23	FOR PERMITTING
03/23	FOR PERMITTING
04/23	FOR PERMITTING
05/23	FOR PERMITTING
06/23	FOR PERMITTING
07/23	FOR PERMITTING
08/23	FOR PERMITTING
09/23	FOR PERMITTING
10/23	FOR PERMITTING
11/23	FOR PERMITTING
12/23	FOR PERMITTING
01/24	FOR PERMITTING
02/24	FOR PERMITTING
03/24	FOR PERMITTING
04/24	FOR PERMITTING
05/24	FOR PERMITTING
06/24	FOR PERMITTING
07/24	FOR PERMITTING
08/24	FOR PERMITTING
09/24	FOR PERMITTING
10/24	FOR PERMITTING
11/24	FOR PERMITTING
12/24	FOR PERMITTING
01/25	FOR PERMITTING
02/25	FOR PERMITTING
03/25	FOR PERMITTING
04/25	FOR PERMITTING
05/25	FOR PERMITTING
06/25	FOR PERMITTING
07/25	FOR PERMITTING
08/25	FOR PERMITTING
09/25	FOR PERMITTING
10/25	FOR PERMITTING
11/25	FOR PERMITTING
12/25	FOR PERMITTING
01/26	FOR PERMITTING
02/26	FOR PERMITTING
03/26	FOR PERMITTING
04/26	FOR PERMITTING
05/26	FOR PERMITTING
06/26	FOR PERMITTING
07/26	FOR PERMITTING
08/26	FOR PERMITTING
09/26	FOR PERMITTING
10/26	FOR PERMITTING
11/26	FOR PERMITTING
12/26	FOR PERMITTING
01/27	FOR PERMITTING
02/27	FOR PERMITTING
03/27	FOR PERMITTING
04/27	FOR PERMITTING
05/27	FOR PERMITTING
06/27	FOR PERMITTING
07/27	FOR PERMITTING
08/27	FOR PERMITTING
09/27	FOR PERMITTING
10/27	FOR PERMITTING
11/27	FOR PERMITTING
12/27	FOR PERMITTING
01/28	FOR PERMITTING
02/28	FOR PERMITTING
03/28	FOR PERMITTING
04/28	FOR PERMITTING
05/28	FOR PERMITTING
06/28	FOR PERMITTING
07/28	FOR PERMITTING
08/28	FOR PERMITTING
09/28	FOR PERMITTING
10/28	FOR PERMITTING
11/28	FOR PERMITTING
12/28	FOR PERMITTING
01/29	FOR PERMITTING
02/29	FOR PERMITTING
03/29	FOR PERMITTING
04/29	FOR PERMITTING
05/29	FOR PERMITTING
06/29	FOR PERMITTING
07/29	FOR PERMITTING
08/29	FOR PERMITTING
09/29	FOR PERMITTING
10/29	FOR PERMITTING
11/29	FOR PERMITTING
12/29	FOR PERMITTING
01/30	FOR PERMITTING
02/30	FOR PERMITTING
03/30	FOR PERMITTING
04/30	FOR PERMITTING
05/30	FOR PERMITTING
06/30	FOR PERMITTING
07/30	FOR PERMITTING
08/30	FOR PERMITTING
09/30	FOR PERMITTING
10/30	FOR PERMITTING
11/30	FOR PERMITTING
12/30	FOR PERMITTING
01/31	FOR PERMITTING
02/31	FOR PERMITTING
03/31	FOR PERMITTING
04/31	FOR PERMITTING
05/31	FOR PERMITTING
06/31	FOR PERMITTING
07/31	FOR PERMITTING
08/31	FOR PERMITTING
09/31	FOR PERMITTING
10/31	FOR PERMITTING
11/31	FOR PERMITTING
12/31	FOR PERMITTING

URBAN DESIGN COMMISSION
FINAL APPROVAL DOCUMENT

bark DESIGN

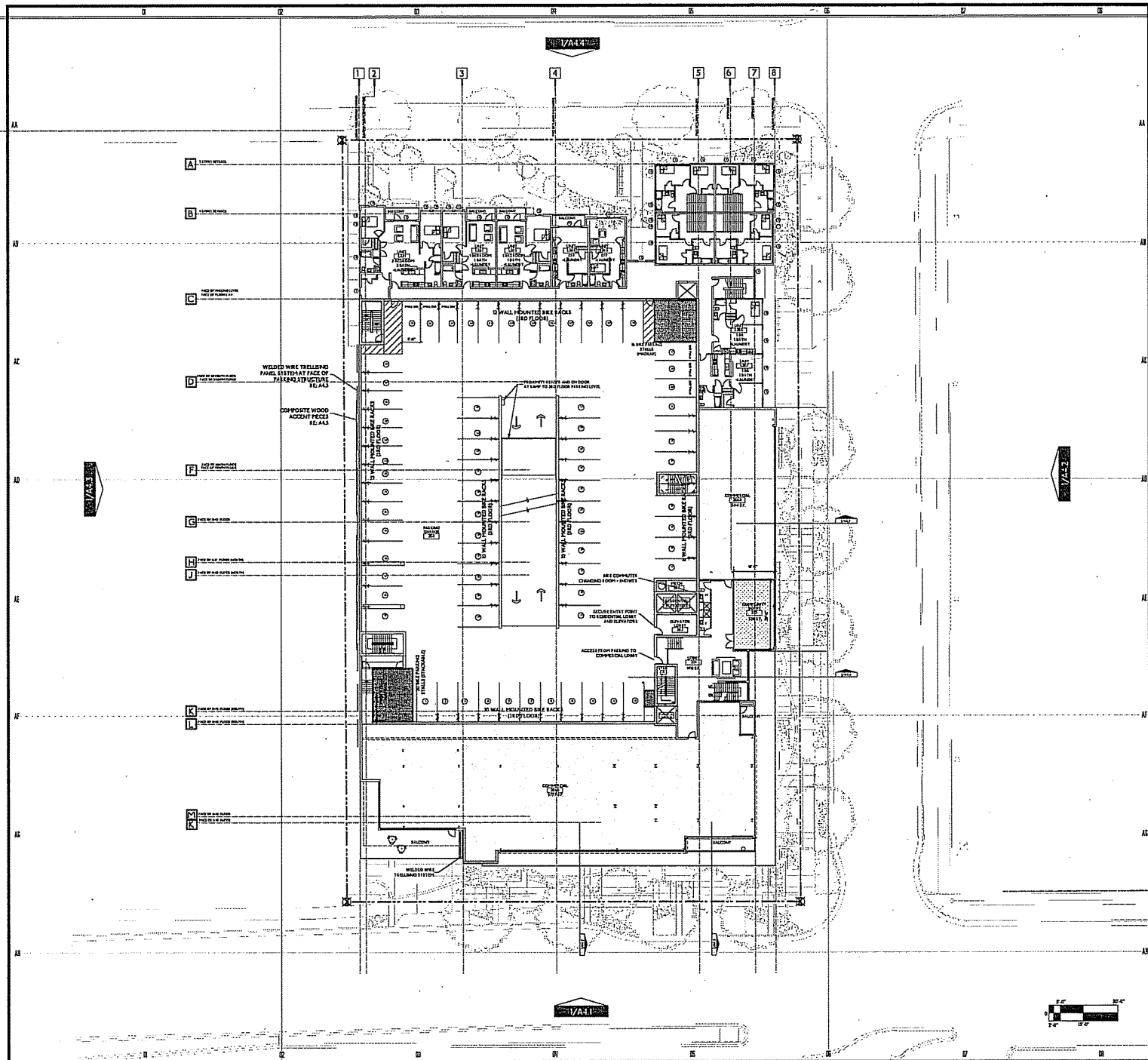
DEBHARDT DEVELOPMENT

WWW.BARK-DESIGN.COM
11000 BARK DESIGN WAY
BETHESDA, MD 20814
301.281.1212

03.28.12

THE CONSTELLATION
740 EAST MARYLAND STREET, 750 EAST WASHINGTON AVENUE
DALLAS, TX 75202
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

A1.2



11-13



GENERAL NOTES

DRAWING NOTES

REFER TO SHEET C132 FOR BUILDING ACCESS AND BIKE PARKING

FLOOR LEVEL NOTES

DATE	DESCRIPTION
03.28.12	ISSUED FOR PERMIT REVIEW
	ISSUED FOR REVIEW SET
	ISSUED FOR PERMIT REVIEW
	ISSUED FOR REVIEW SET
	ISSUED FOR PERMIT REVIEW
	ISSUED FOR REVIEW SET
	ISSUED FOR PERMIT REVIEW
	ISSUED FOR REVIEW SET

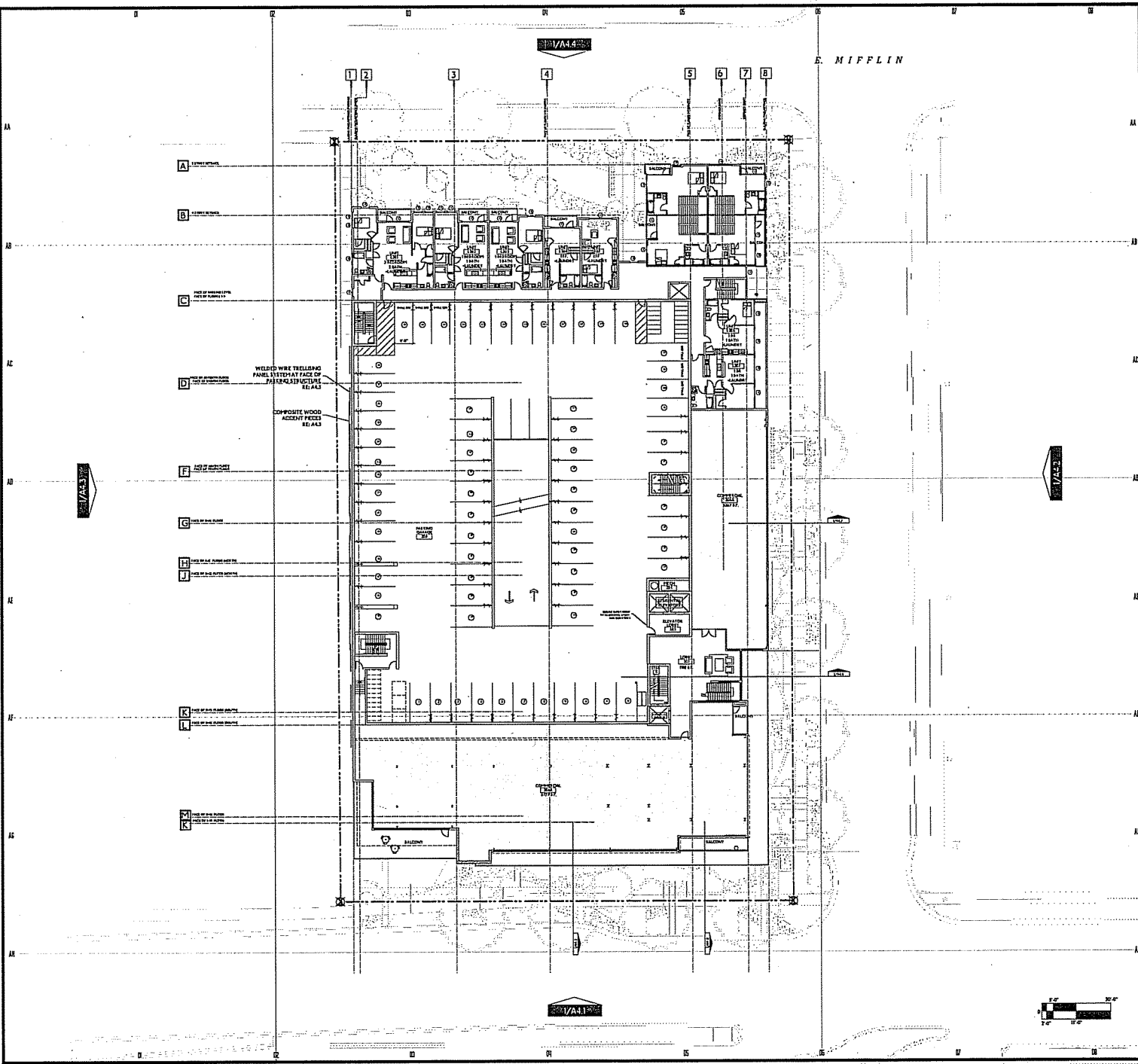
URBAN DESIGN COMMISSION
LOCAL APPROVAL AUTHORITY

bark DESIGN
701 EAST WASHINGTON STREET, 7TH FLOOR, MADISON, WI 53703

DEBHARDT DEVELOPMENT

DATE: 03.28.12

THE "CONSTELLATION"
701 EAST WASHINGTON STREET, 7TH FLOOR, MADISON, WI 53703
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



PLAN A4.1

E. MIFFLIN

The Constellation

GENERAL NOTES

DRAWING NOTES

FLOOR LEVEL NOTES

BUILDING S.F. PER USE:
 RESIDENTIAL: 27,400 S.F.
 TOTAL: 27,400 S.F.

EFF. = 14
 1BR/1BATH = 8
 1BR/1DEN/1BATH = 4
 1BR/1DEN/2BATH = 1
 2BR/1BATH = 0
 2BR/2BATH = 2
 3BR/2BATH = 3

TOTAL UNITS = 32

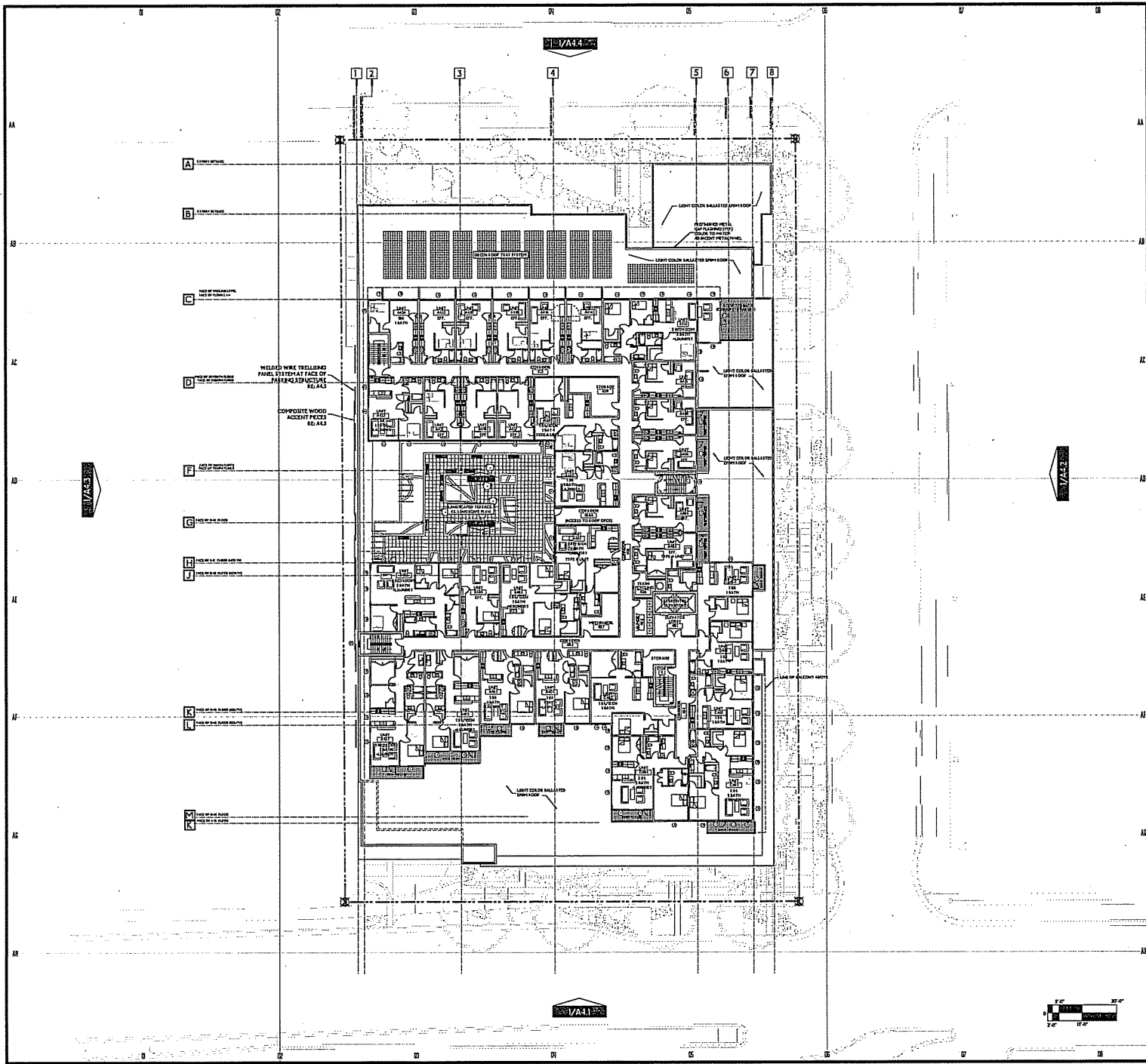
DATE	DESCRIPTION
03/28/12	PRELIMINARY REVIEW SET
	FIELD SET REVIEW SET
	31% PERFORMING LOCAL
	50% PERFORMING LOCAL
	PERFORMING LOCAL
	PERFORMING LOCAL
	PERFORMING LOCAL
	PERFORMING LOCAL
	PERFORMING LOCAL
	PERFORMING LOCAL
	PERFORMING LOCAL

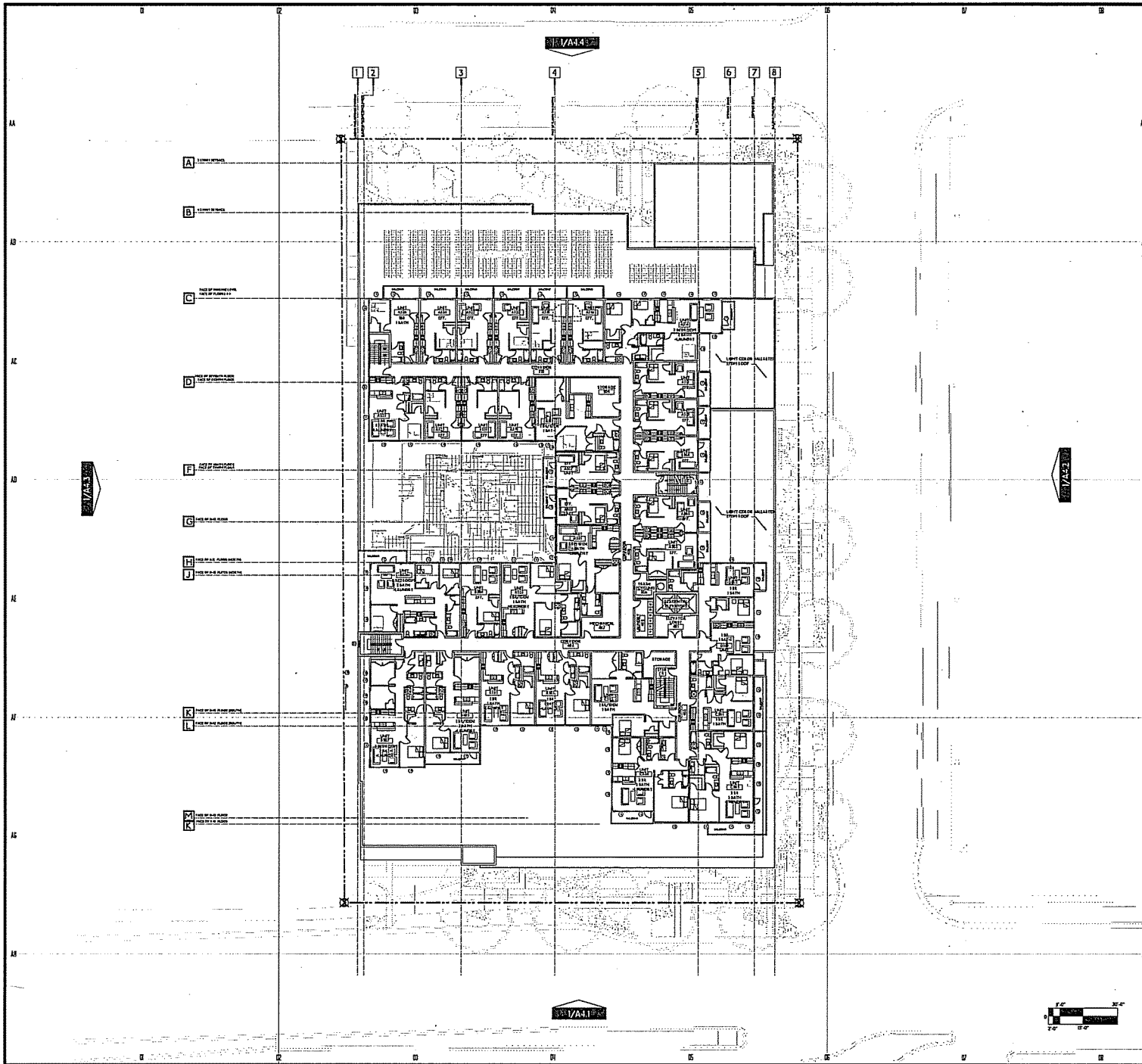
URBAN DESIGN COMMISSION
 FINAL APPROVAL SUBMITAL

www.bark.com
 DEBARDT DEVELOPMENT
bark DESIGN

THE 'CONSTELLATION'
 740 East Martin Street, 754 East Washington Avenue
 MILWAUKEE, WI
FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

WWW.BARK.COM
 DEBARDT DEVELOPMENT
 03.28.12





The Constellation

11-13

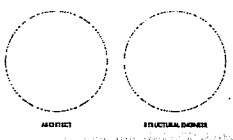
GENERAL NOTES

DRAWING NOTES

FLOOR LEVEL NOTES

BUILDING S.F. PER USE:
RESIDENTIAL: 37,400 S.F.
TOTAL: 37,400 S.F.

- UNIT SUMMARY**
- 27A/B
 - 27A/B/TH/7
 - 27B/D/D/4/TH/4
 - 28A/C/D/TH/1
 - 28A/C/D/TH/2
 - 28A/C/D/TH/3
 - 28A/C/D/TH/4
 - 28A/C/D/TH/5
- TOTAL UNITS: 231**



DATE	DESCRIPTION
8/10/10	PRELIMINARY REVIEW SET
8/10/10	DATE REVIEW SET
8/10/10	REVISIONS FOR COMMENT
8/10/10	FOR REVIEW SET
8/10/10	FOR REVIEW SET
8/10/10	FOR REVIEW SET
8/10/10	FOR REVIEW SET

URBAN DESIGN COMMISSION
LOCAL APPROVAL SUBMITTAL

bark DESIGN **DEBHARDT DEVELOPMENT**

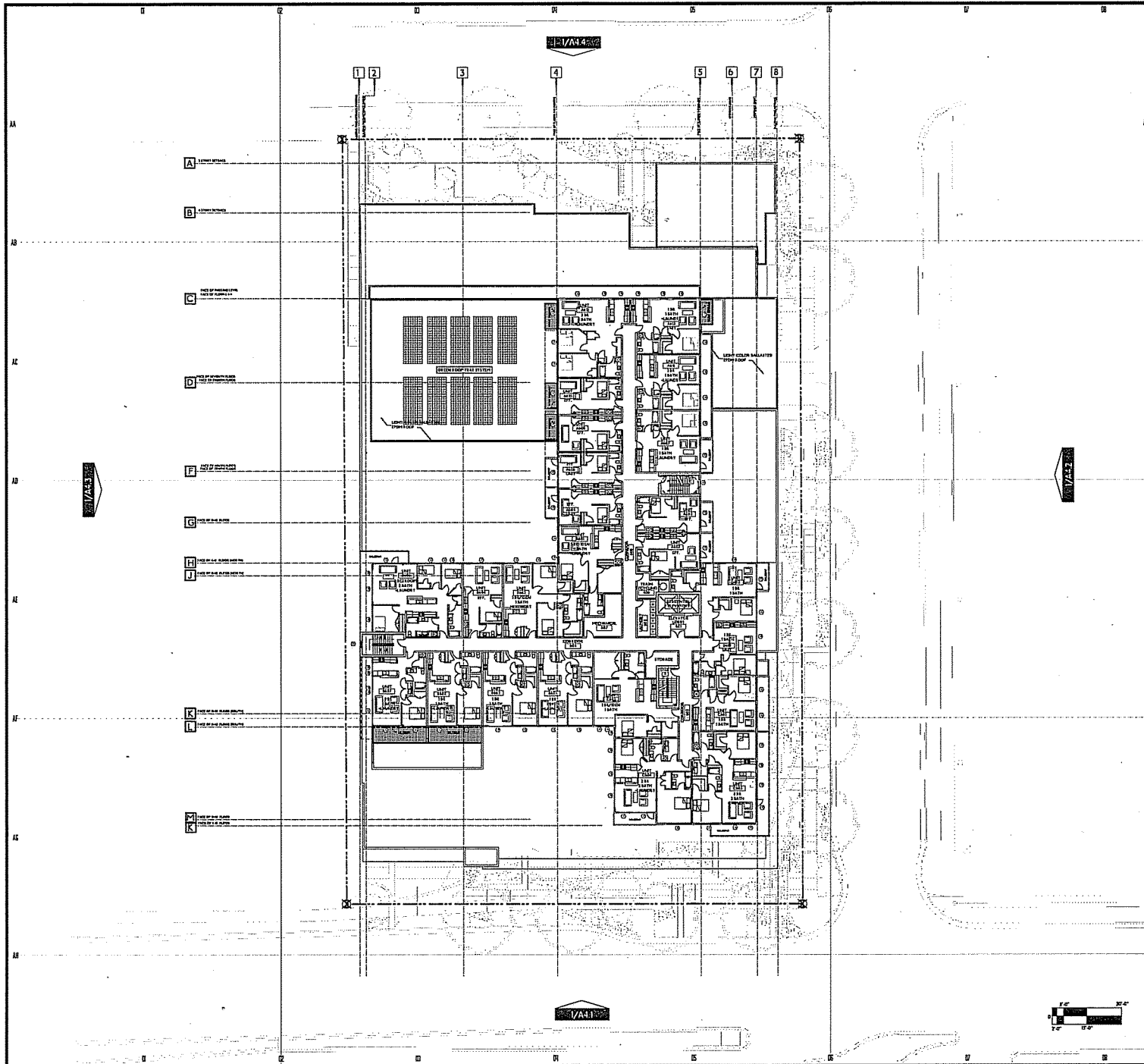
WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM 608.732.1325

DATE: 03.28.12

THE 'CONSTELLATION'
794 East Martin Street, 794 East Washington Avenue, Waterloo, NY
FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

115

11-13



The Constellation

GENERAL NOTES

DRAWING NOTES

FLOOR LEVEL NOTES

BUILDING S.F. PER USE:
 RESIDENTIAL: 21717 S.F.
 TOTAL: 21717 S.F.

UNIT SUPPLY
 207A
 207B
 207C
 207D
 207E
 207F
 207G
 207H
 207I
 207J
 207K
 207L
 207M
 207N
 207O
 207P
 207Q
 207R
 207S
 207T
 207U
 207V
 207W
 207X
 207Y
 207Z

[TOTAL UNITS = 11]

DATE	DESCRIPTION
07/10/10	PRELIMINARY COVER SHEET
08/10/10	100% PERMITS SET
09/10/10	100% PERMITS REVIEW
10/10/10	100% PERMITS REVIEW
11/10/10	100% PERMITS REVIEW
12/10/10	100% PERMITS REVIEW
01/11/11	100% PERMITS REVIEW
02/11/11	100% PERMITS REVIEW
03/11/11	100% PERMITS REVIEW
04/11/11	100% PERMITS REVIEW
05/11/11	100% PERMITS REVIEW
06/11/11	100% PERMITS REVIEW
07/11/11	100% PERMITS REVIEW
08/11/11	100% PERMITS REVIEW
09/11/11	100% PERMITS REVIEW
10/11/11	100% PERMITS REVIEW
11/11/11	100% PERMITS REVIEW
12/11/11	100% PERMITS REVIEW
01/12/12	100% PERMITS REVIEW
02/12/12	100% PERMITS REVIEW
03/12/12	100% PERMITS REVIEW
04/12/12	100% PERMITS REVIEW
05/12/12	100% PERMITS REVIEW
06/12/12	100% PERMITS REVIEW
07/12/12	100% PERMITS REVIEW
08/12/12	100% PERMITS REVIEW
09/12/12	100% PERMITS REVIEW
10/12/12	100% PERMITS REVIEW
11/12/12	100% PERMITS REVIEW
12/12/12	100% PERMITS REVIEW

URBAN DESIGN COMMISSION
 PRELIMINARY APPROVAL

WWW.BARK-DESIGN.COM
 11000 BARK DESIGN COURT
 CALIFORNIA
 92528.12

bark DESIGN

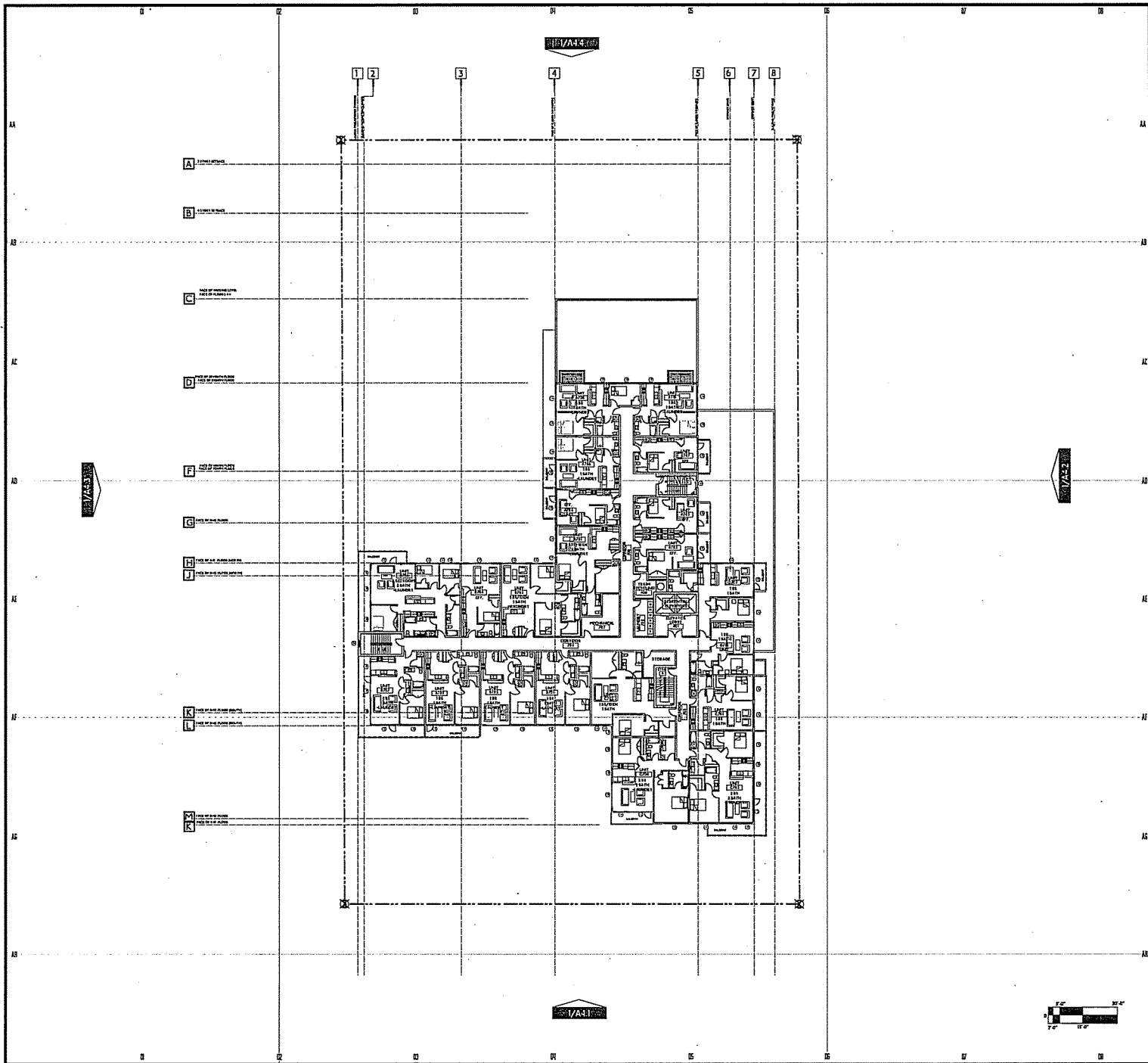
G BEBHARDT DEVELOPMENT

03.28.12

THE CONSTELLATION
 791 EAST WASHINGTON STREET, 791 EAST WASHINGTON AVENUE S
 MADISON, WI

SIXTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

VI.6



The Constellation

11-13

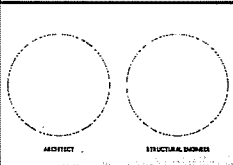
GENERAL NOTES

DRAWING NOTES

FLOOR LEVEL NOTES

BUILDING S.F. PER USE:
RESIDENTIAL: 19,400 S.F.
TOTAL: 19,400 S.F.

UNIT SUPPLY
01/10
02/10/01/10
03/10/02/10/03
04/10/03/10/04
05/10/04/10/05
06/10/05/10/06
07/10/06/10/07
08/10/07/10/08
09/10/08/10/09
10/10/09/10/10
11/10/10/10/11
12/10/11/10/12
13/10/12/10/13
14/10/13/10/14
15/10/14/10/15
16/10/15/10/16
17/10/16/10/17
18/10/17/10/18
19/10/18/10/19
20/10/19/10/20
21/10/20/10/21
22/10/21/10/22
23/10/22/10/23
24/10/23/10/24
25/10/24/10/25
26/10/25/10/26
27/10/26/10/27
28/10/27/10/28
29/10/28/10/29
30/10/29/10/30
31/10/30/10/31
32/10/31/10/32
33/10/32/10/33
34/10/33/10/34
35/10/34/10/35
36/10/35/10/36
37/10/36/10/37
38/10/37/10/38
39/10/38/10/39
40/10/39/10/40
41/10/40/10/41
42/10/41/10/42
43/10/42/10/43
44/10/43/10/44
45/10/44/10/45
46/10/45/10/46
47/10/46/10/47
48/10/47/10/48
49/10/48/10/49
50/10/49/10/50
51/10/50/10/51
52/10/51/10/52
53/10/52/10/53
54/10/53/10/54
55/10/54/10/55
56/10/55/10/56
57/10/56/10/57
58/10/57/10/58
59/10/58/10/59
60/10/59/10/60
61/10/60/10/61
62/10/61/10/62
63/10/62/10/63
64/10/63/10/64
65/10/64/10/65
66/10/65/10/66
67/10/66/10/67
68/10/67/10/68
69/10/68/10/69
70/10/69/10/70
71/10/70/10/71
72/10/71/10/72
73/10/72/10/73
74/10/73/10/74
75/10/74/10/75
76/10/75/10/76
77/10/76/10/77
78/10/77/10/78
79/10/78/10/79
80/10/79/10/80
81/10/80/10/81
82/10/81/10/82
83/10/82/10/83
84/10/83/10/84
85/10/84/10/85
86/10/85/10/86
87/10/86/10/87
88/10/87/10/88
89/10/88/10/89
90/10/89/10/90
91/10/90/10/91
92/10/91/10/92
93/10/92/10/93
94/10/93/10/94
95/10/94/10/95
96/10/95/10/96
97/10/96/10/97
98/10/97/10/98
99/10/98/10/99
100/10/99/10/100



DATE	DESCRIPTION
01/10	PRELIMINARY DESIGN SET
02/10	SCHEMATIC DESIGN SET
03/10	CONCEPTUAL DESIGN SET
04/10	PRELIMINARY DESIGN SET
05/10	SCHEMATIC DESIGN SET
06/10	CONCEPTUAL DESIGN SET
07/10	PRELIMINARY DESIGN SET
08/10	SCHEMATIC DESIGN SET
09/10	CONCEPTUAL DESIGN SET
10/10	PRELIMINARY DESIGN SET
11/10	SCHEMATIC DESIGN SET
12/10	CONCEPTUAL DESIGN SET
01/11	PRELIMINARY DESIGN SET
02/11	SCHEMATIC DESIGN SET
03/11	CONCEPTUAL DESIGN SET
04/11	PRELIMINARY DESIGN SET
05/11	SCHEMATIC DESIGN SET
06/11	CONCEPTUAL DESIGN SET
07/11	PRELIMINARY DESIGN SET
08/11	SCHEMATIC DESIGN SET
09/11	CONCEPTUAL DESIGN SET
10/11	PRELIMINARY DESIGN SET
11/11	SCHEMATIC DESIGN SET
12/11	CONCEPTUAL DESIGN SET
01/12	PRELIMINARY DESIGN SET
02/12	SCHEMATIC DESIGN SET
03/12	CONCEPTUAL DESIGN SET
04/12	PRELIMINARY DESIGN SET
05/12	SCHEMATIC DESIGN SET
06/12	CONCEPTUAL DESIGN SET
07/12	PRELIMINARY DESIGN SET
08/12	SCHEMATIC DESIGN SET
09/12	CONCEPTUAL DESIGN SET
10/12	PRELIMINARY DESIGN SET
11/12	SCHEMATIC DESIGN SET
12/12	CONCEPTUAL DESIGN SET
01/13	PRELIMINARY DESIGN SET
02/13	SCHEMATIC DESIGN SET
03/13	CONCEPTUAL DESIGN SET
04/13	PRELIMINARY DESIGN SET
05/13	SCHEMATIC DESIGN SET
06/13	CONCEPTUAL DESIGN SET
07/13	PRELIMINARY DESIGN SET
08/13	SCHEMATIC DESIGN SET
09/13	CONCEPTUAL DESIGN SET
10/13	PRELIMINARY DESIGN SET
11/13	SCHEMATIC DESIGN SET
12/13	CONCEPTUAL DESIGN SET

URBAN DESIGN COMMISSION
LEGAL APPROVAL - SUBMITTAL

WWW.ALEX-911.COM
11000 BARK DESIGN GROUP
610.732.1225

bark DESIGN

G OEBHARDT DEVELOPMENT

DATE: 03.28.12

THE CONSTELLATION
740 EAST WASHINGTON STREET, 750 EAST WASHINGTON AVENUE
DALLAS, TX 75201

SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

117

The Constellation

GENERAL NOTES

DRAWING NOTES

FLOOR LEVEL NOTES

DATE	DESCRIPTION
11/15/12	PRELIMINARY REVIEW SET
11/15/12	REVISIONS
11/15/12	ISSUE FOR PERMITS
11/15/12	ISSUE FOR CONSTRUCTION
11/15/12	ISSUE FOR OCCUPANCY
11/15/12	ISSUE FOR RECORD SET
11/15/12	ISSUE FOR LIFE TIME SYSTEMS REPORT

URBAN DESIGN COMMISSION
PLAT APPROVAL SUBMITTAL

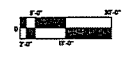
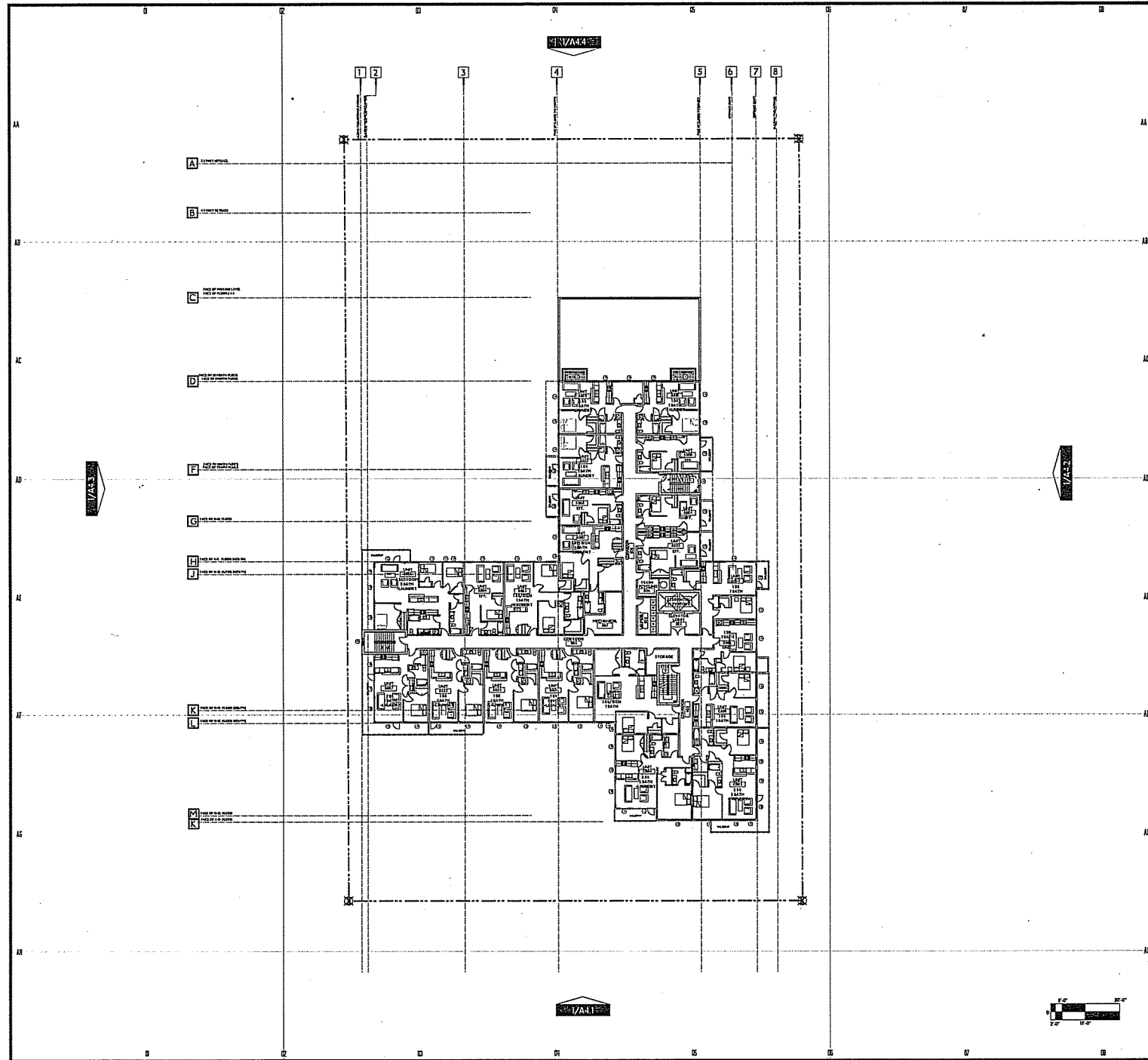
bark DESIGN

G. DEBHARDT DEVELOPMENT

WWW.BARK-DESIGN.COM
11000 MARK SHERMAN BLVD
SUITE 100
MINNEAPOLIS, MN 55425
03.28.12

THE "CONSTELLATION"
701 East Martin Street, 7th East Washington Avenue
SUITE 100
MINNEAPOLIS, MN 55414

EIGHTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



11-13



GENERAL NOTES

DRAWING NOTES

FLOOR LEVEL NOTES

BUILDING S.F. PER FLOOR:
RESIDENTIAL: 17,000 S.F.
TOTAL: 17,000 S.F.

UNIT SUPPLY:
01/11
02/11/12
03/11/12
04/11/12
05/11/12
06/11/12
07/11/12
08/11/12
09/11/12
10/11/12
11/11/12
12/11/12
TOTAL UNITS: 17

DATE	DESCRIPTION
01/11/12	PREPARED REVIEW SET
02/11/12	DATE REVIEW SET
03/11/12	DATE REVIEW SET
04/11/12	DATE REVIEW SET
05/11/12	DATE REVIEW SET
06/11/12	DATE REVIEW SET
07/11/12	DATE REVIEW SET
08/11/12	DATE REVIEW SET
09/11/12	DATE REVIEW SET
10/11/12	DATE REVIEW SET
11/11/12	DATE REVIEW SET
12/11/12	DATE REVIEW SET

URBAN DESIGN COMMISSION
FINAL APPROVAL SUBMITTAL

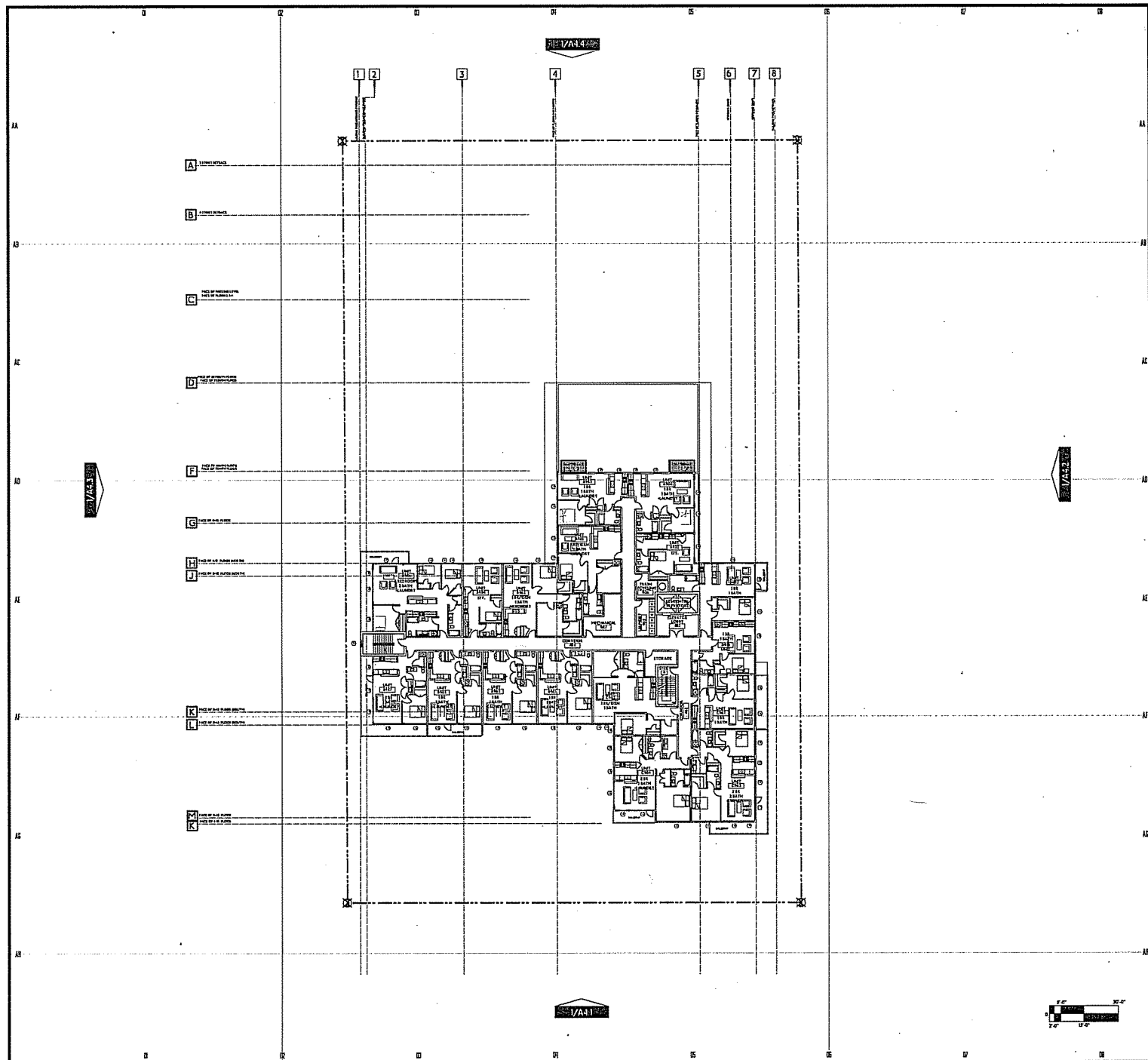
bark DESIGN **DEBHARDT DEVELOPMENT**

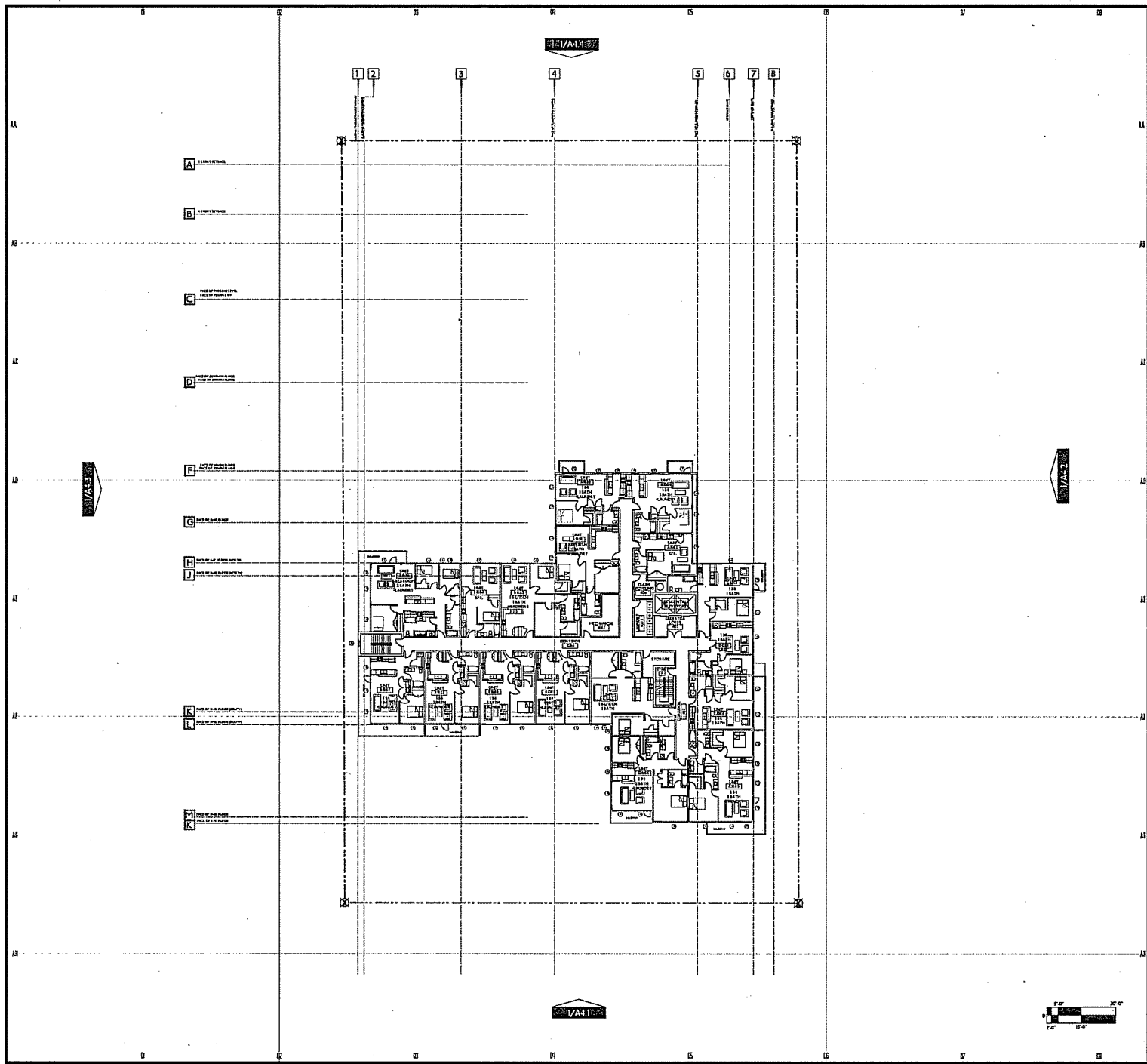
WWW.BARKDESIGN.COM
1700 EAST WASHINGTON AVENUE
ALEXANDRIA, VA 22304
DATE: 03.28.12

THE "CONSTELLATION"
791 EAST WASHINGTON STREET, 791 EAST WASHINGTON AVENUE
ALEXANDRIA, VA

NINTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

A1.9





The Constellation

GENERAL NOTES

DRAWING NOTES

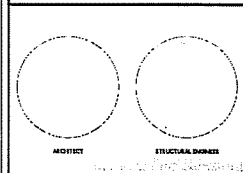
FLOOR LEVEL NOTES

BUILDING S.F. PER FLOOR:
RESIDENTIAL: 17,000 S.F.

TOTAL: 17,000 S.F.

UNIT SUPPLY:
 177 x 1
 87/16 x 11/8
 84/12 x 10/16 x 11/8
 84/12 x 10/16 x 11/8
 84/12 x 10/16 x 11/8
 84/12 x 10/16 x 11/8
 84/12 x 10/16 x 11/8
 84/12 x 10/16 x 11/8
 84/12 x 10/16 x 11/8

TOTAL UNITS: 17



DATE	DESCRIPTION
07/10	PRELIMINARY SET
08/10	1ST REVIEW SET
09/10	2ND REVIEW SET
10/10	3RD REVIEW SET
11/10	4TH REVIEW SET
12/10	5TH REVIEW SET

URBAN DESIGN COMMISSION
FINAL APPROVAL: PENDING

bark DESIGN

G DEBHARDT DEVELOPMENT

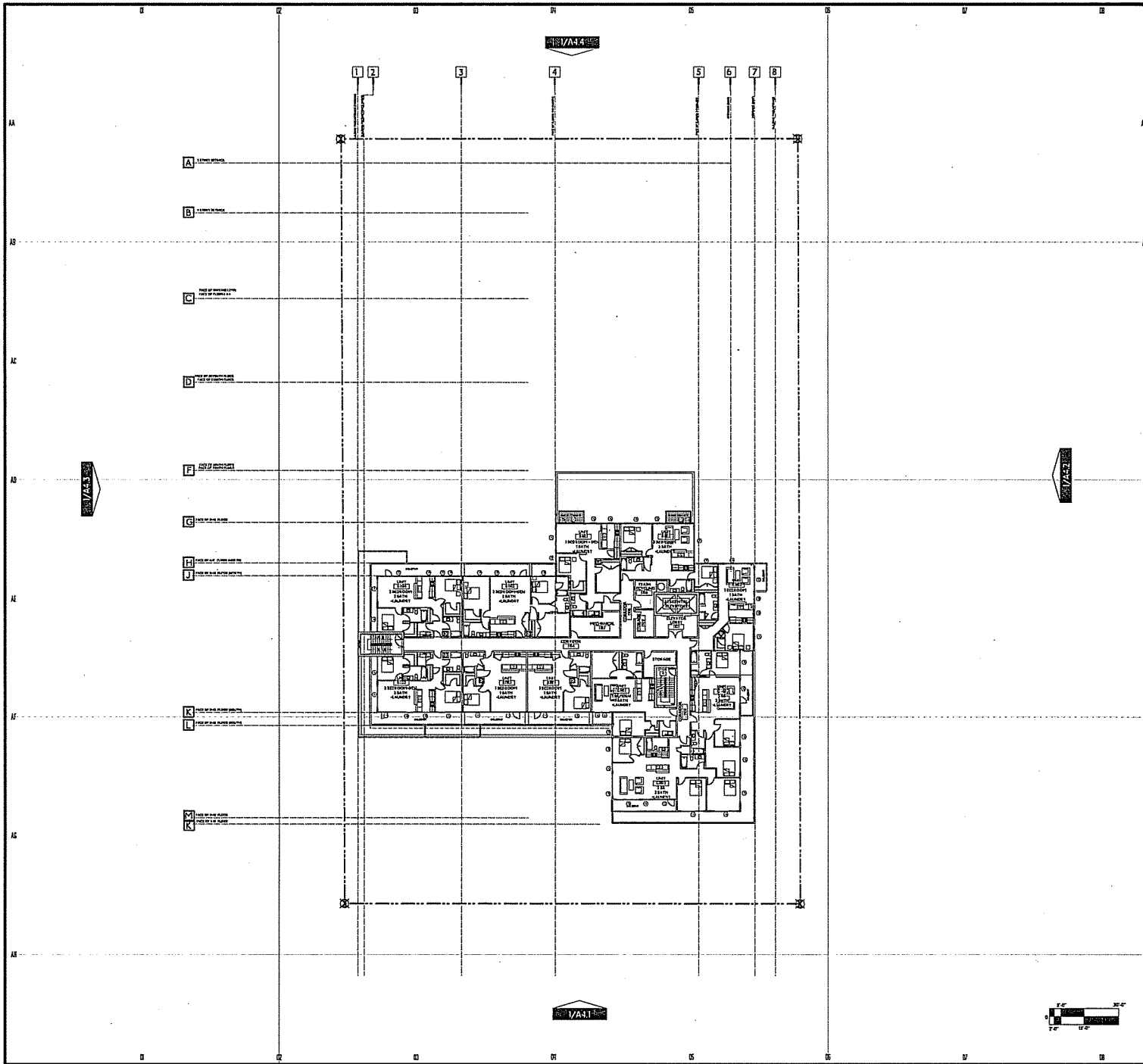
WWW.AJEC-DESIGN.COM
 STUDIO MAX GREENBERG
 610.221.1332

DATE: 03.28.12

THE CONSTELLATION
 750 EAST MICHIGAN STREET, 751 EAST WASHINGTON AVENUE &
 WASHINGTON VI

TENTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

11-10



The Constellation

GENERAL NOTES

DRAWING NOTES

FLOOR LEVEL NOTES

BUILDING S.F. PER USE	
RESIDENTIAL: 15,520 S.F.	
TOTAL: 15,520 S.F.	

UNIT 11PHS141	777 S.F.
11L/12PHS1	781 S.F.
11L/12PHS2	781 S.F.
11L/12PHS3	781 S.F.
11L/12PHS4	781 S.F.
11L/12PHS5	781 S.F.
11L/12PHS6	781 S.F.
11L/12PHS7	781 S.F.
11L/12PHS8	781 S.F.
11L/12PHS9	781 S.F.
11L/12PHS10	781 S.F.
11L/12PHS11	781 S.F.
11L/12PHS12	781 S.F.
11L/12PHS13	781 S.F.
11L/12PHS14	781 S.F.
11L/12PHS15	781 S.F.
TOTAL: 15,520 S.F.	

DATE	DESCRIPTION
11/11/12	BY: (signature) CHECKED: (signature)
	DATE REVIEW SET
	DATE APPROVAL SET
	DATE CONSTRUCTION SET
	DATE FLOOR PLAN SET
	DATE LAYOUT/SECTION SYSTEM/ANNOTATION

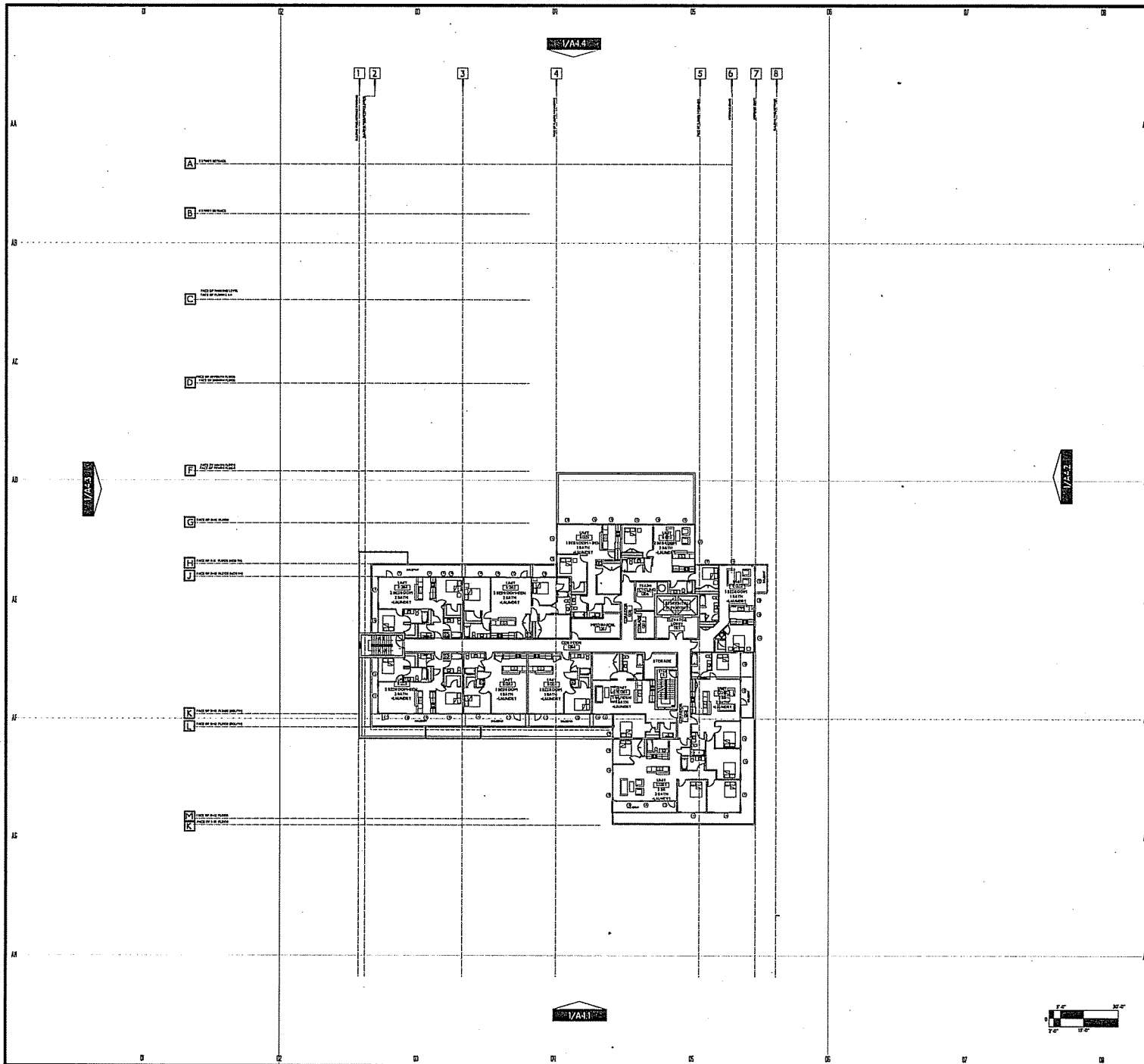
CURRAN DESIGN COMMISSION
FINAL APPROVAL SUBMITTAL

bark
DESIGN

WWW.BARK-DESIGN.COM
 STUDIO@BARK-DESIGN.COM
 603.225.1212

THE "CONSTELLATION"
794 EAST WATSON STREET, 794 EAST WASHINGTON AVENUE
BALTIMORE, MD
ELEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

11-13



The Constellation

GENERAL NOTES

DRAWING NOTES

FLOOR LEVEL NOTES

BUILDING S.F. PER USE:
RESIDENTIAL: 15,320 S.F.
TOTAL: 15,320 S.F.

UNIT EQUIPMENT
 277-0
 280/276-2
 281/275/276/277-1
 282/274/275-1
 283/273/274
 284/272/273
 285/271/272-1
 286/270-1
 TOTAL UNITS: 6

DATE	DESCRIPTION
11/15/12	FINAL APPROVAL SUBMITTAL
11/15/12	FINAL APPROVAL SUBMITTAL
11/15/12	FINAL APPROVAL SUBMITTAL
11/15/12	FINAL APPROVAL SUBMITTAL
11/15/12	FINAL APPROVAL SUBMITTAL
11/15/12	FINAL APPROVAL SUBMITTAL
11/15/12	FINAL APPROVAL SUBMITTAL
11/15/12	FINAL APPROVAL SUBMITTAL
11/15/12	FINAL APPROVAL SUBMITTAL
11/15/12	FINAL APPROVAL SUBMITTAL

URBAN DESIGN COMMISSION
FINAL APPROVAL SUBMITTAL

hark DESIGN **DEBHARDT DEVELOPMENT**

WWW.LALICK-DESIGN.COM
 STUDIO@LALICK-DESIGN.COM
 603.233.1823

DATE: 03.28.12

THE CONSTELLATION
 790 EAST MORTON STREET, 750 EAST WASHINGTON AVENUE
 BALTIMORE, MD

TWELFTH FLOOR PLAN
 SCALE: 1/8"=1'-0"

VI-12

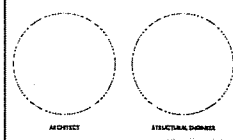
The Constellation

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
03.28.12	PRELIMINARY DESIGN SET
	SCHEMATIC DESIGN SET
	ARCHITECTURAL DESIGN SET
	MECHANICAL DESIGN SET
	ELECTRICAL DESIGN SET
	PLUMBING DESIGN SET
	STRUCTURAL DESIGN SET
	LANDSCAPE ARCHITECTURE SET



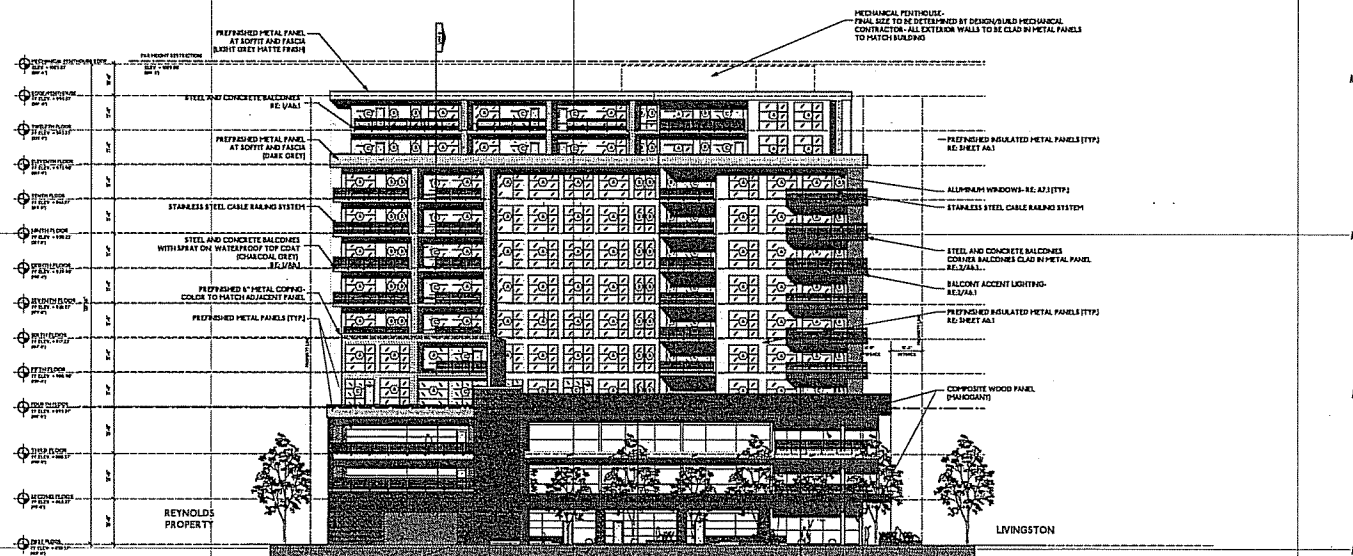
URBAN DESIGN COMMISSION
CITY OF WASHINGTON

hark DESIGN **GEBHARDT DEVELOPMENT**

WWW.HARKDESIGN.COM
STUDIO@HARKDESIGN.COM
301.332.1212
DATE
03.28.12

THE "CONSTELLATION"
734 EAST MERTON STREET, 734 EAST WASHINGTON AVENUE
MURKIN, MD

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



PLANTERS TO MATCH BUILDING WINDOW
RE: SITE DRAWINGS

BRICK VENEER STONE
MORTAR COLOR TO MATCH BRICK COLOR
BRICK AND MORTAR FINISH
TO BE PROVIDED BY GENERAL CONTRACTOR
FOR REVIEW PRIOR TO INSTALLATION

RECESSED LIGHTING IN SOFFIT
RE: LIGHTING PLAN

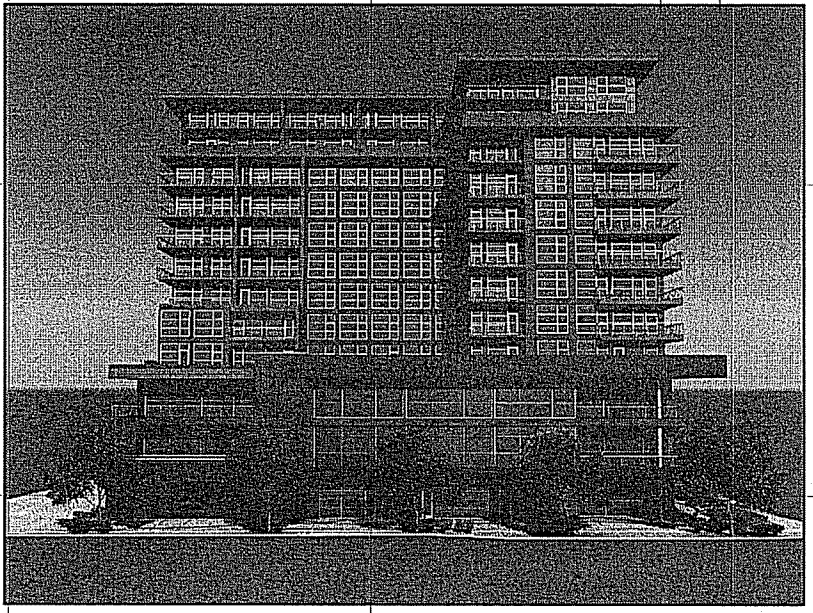
REYNOLDS PROPERTY

LIVINGSTON

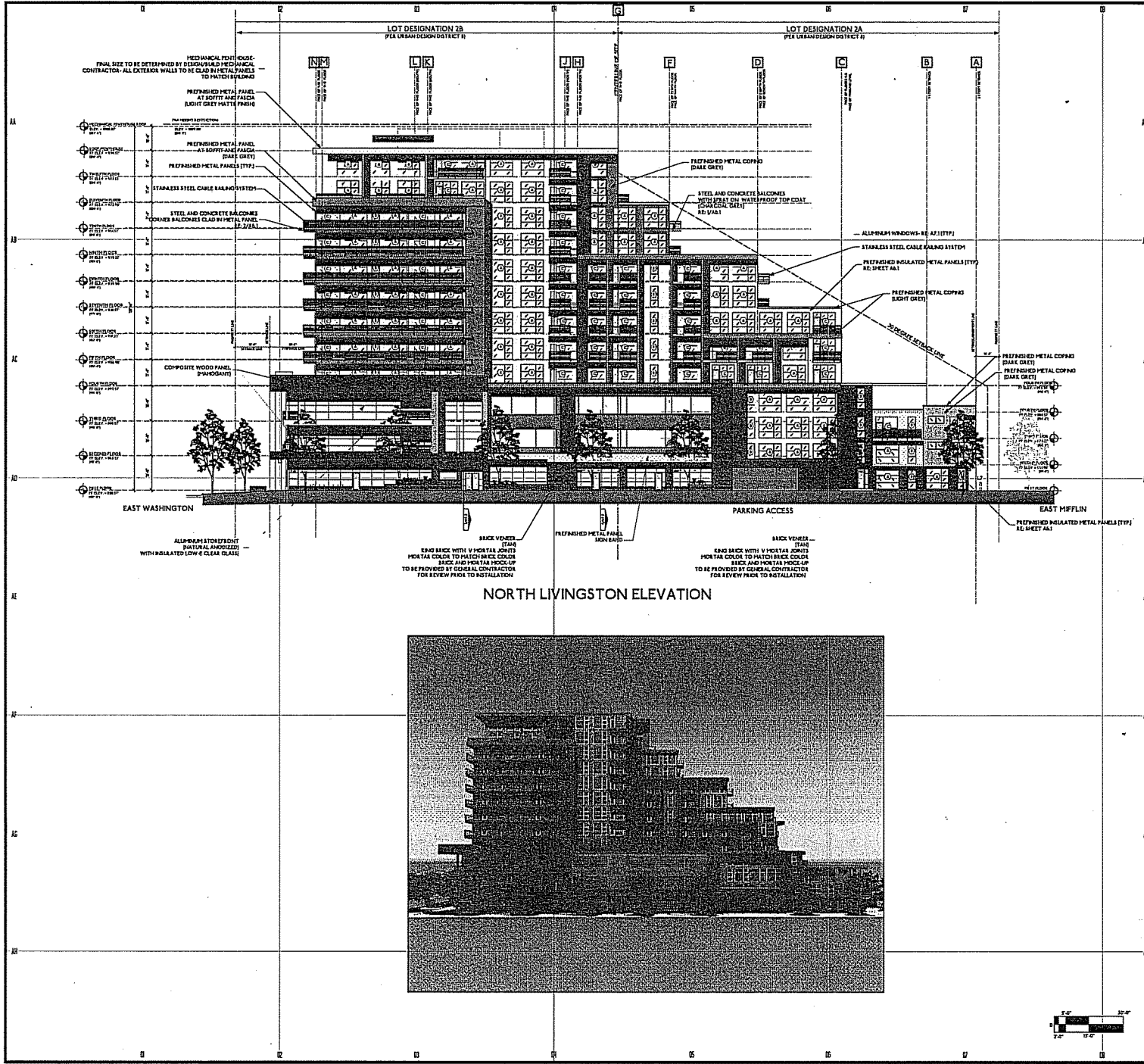
3/8" STEEL CABLE RAILINGS

ALLUMINUM STOREFRONT
(DIAPHRAGM WALLS)
WITH INSULATED LOW-E CLEAR GLASS

EAST WASHINGTON ELEVATION



11-13



The Constellation

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION

URBAN DESIGN COMMISSION
FINAL APPROVAL SUBMITTAL

WWW.BARKDESIGN.COM
WWW.GERHARDTDEVELOPMENT.COM

03.28.12

THE "CONSTELLATION"
 794 EAST WASHINGTON STREET, 794 EAST WASHINGTON AVENUE & HICKORY WY
 BUILDING ELEVATIONS SCALE 1/8" = 1'-0"

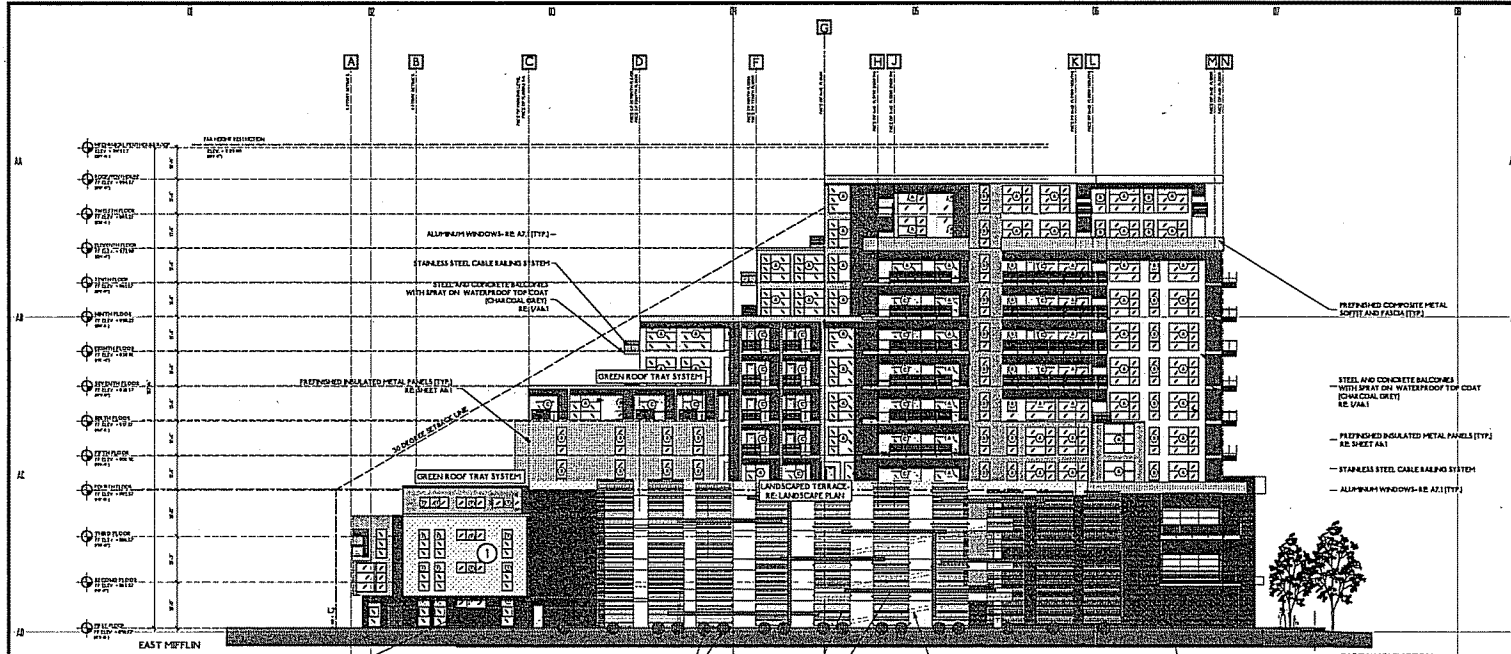
112

The Constellation

GENERAL NOTES

DRAWING NOTES

CODE NOTES



EAST MIFFLIN EAST WASHINGTON

BACK VENEER STAIN
 STAIN BACK WITH VERTICAL JOINTS
 HORIZONTAL COLOR TO MATCH BACK COLOR
 BACK AND HORIZONTAL PROCK-UP
 TO BE PROVIDED BY GENERAL CONTRACTOR
 FOR REVIEW PRIOR TO INSTALLATION

GREEN ROOF TRAY SYSTEM

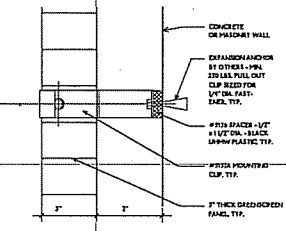
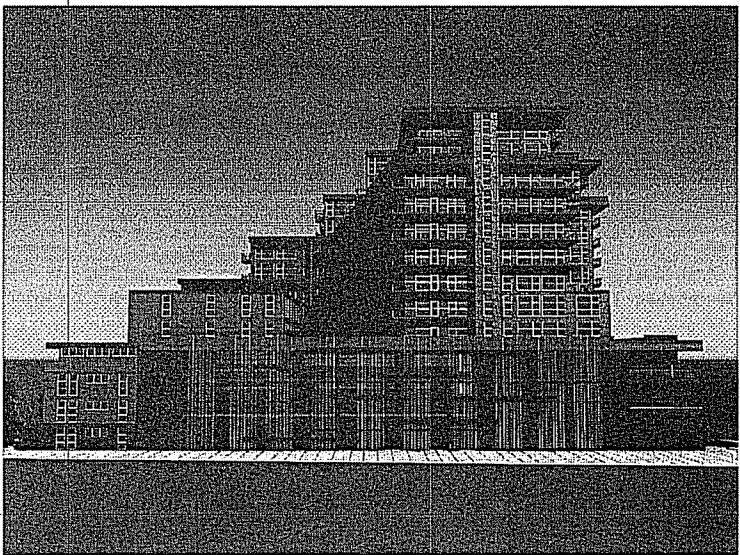
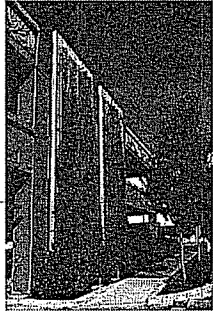
RE-LANDSCAPE PLAN

PARKING AREA BEYOND

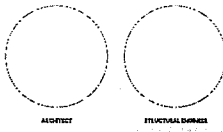
WELDED WIRE TRELLISING
 PANEL, FITTED AT FACE OF
 PARKING STRUCTURE
 RE-AS
 COMPOSITE WOOD
 ACCENT PIECES

REYNOLDS ELEVATION

BACK VENEER STAIN
 STAIN BACK WITH VERTICAL JOINTS
 HORIZONTAL COLOR TO MATCH BACK COLOR
 BACK AND HORIZONTAL PROCK-UP
 TO BE PROVIDED BY GENERAL CONTRACTOR
 FOR REVIEW PRIOR TO INSTALLATION



DATE	DESCRIPTION
11.15.12	PRELIMINARY REVIEW SET
11.15.12	REVISIONS
11.15.12	FINAL APPROVAL SUBMITTAL
11.15.12	CONSTRUCTION SET
11.15.12	FINAL APPROVAL SUBMITTAL
11.15.12	CONSTRUCTION SET



URBAN DESIGN COMMISSION
 FINAL APPROVAL SUBMITTAL

bark DESIGN

G GERHARDT DEVELOPMENT

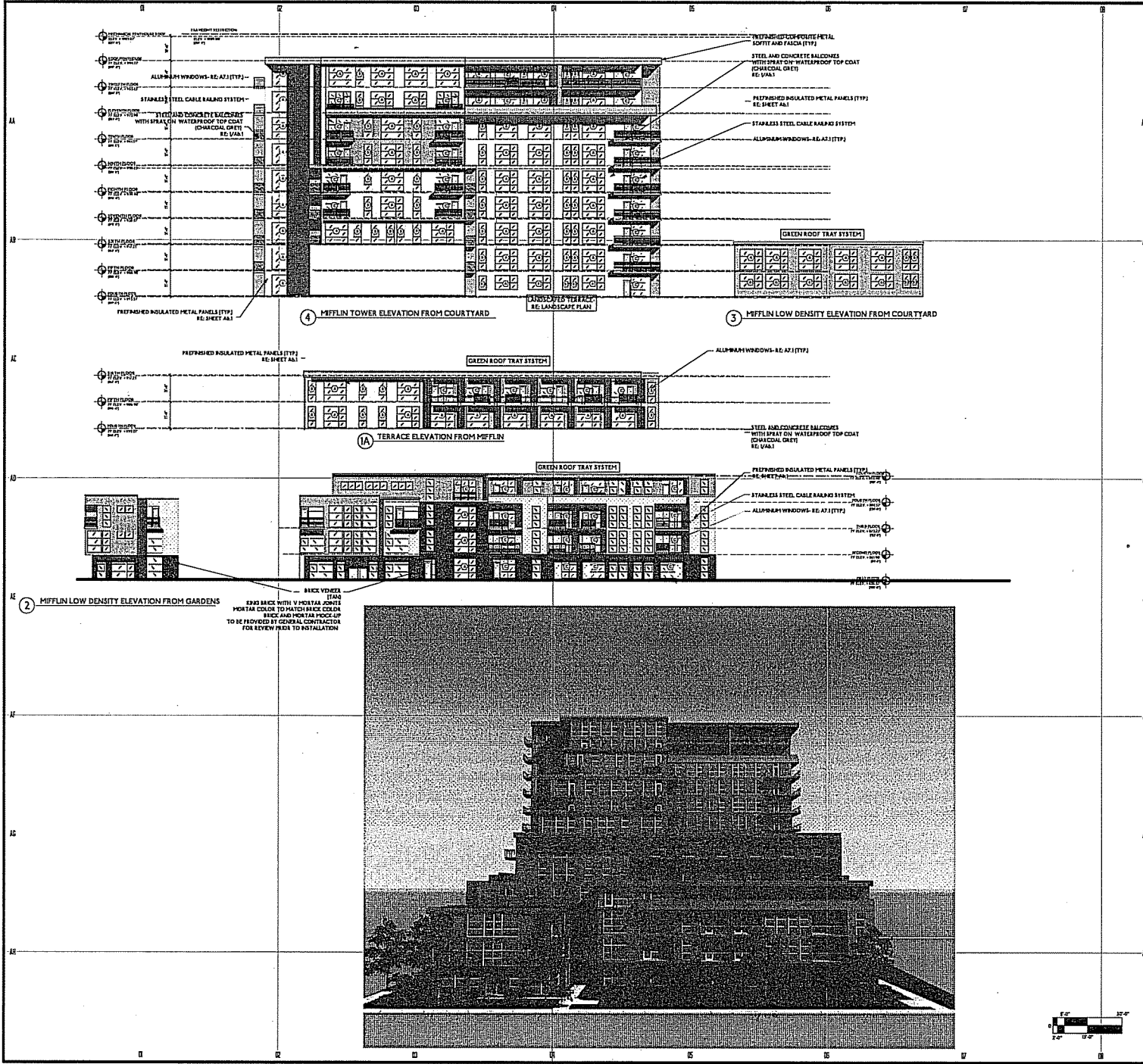
WWW.BARKDESIGN.COM
 8700 BARK CIRCLE, SUITE 100
 WASHINGTON, DC 20032

03.28.12

THE "CONSTELLATION"
 774 EAST MAIN STREET, 754 EAST WASHINGTON AVENUE
 WASHINGTON, DC

BUILDING ELEVATIONS
 SCALE 1/8"=1'-0"

11-13



The Constellation

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
	ARCHITECT
	STRUCTURAL ENGINEER

URBAN DESIGN COMMISSION
FINAL APPROVAL SUBMITTAL

hark DESIGN

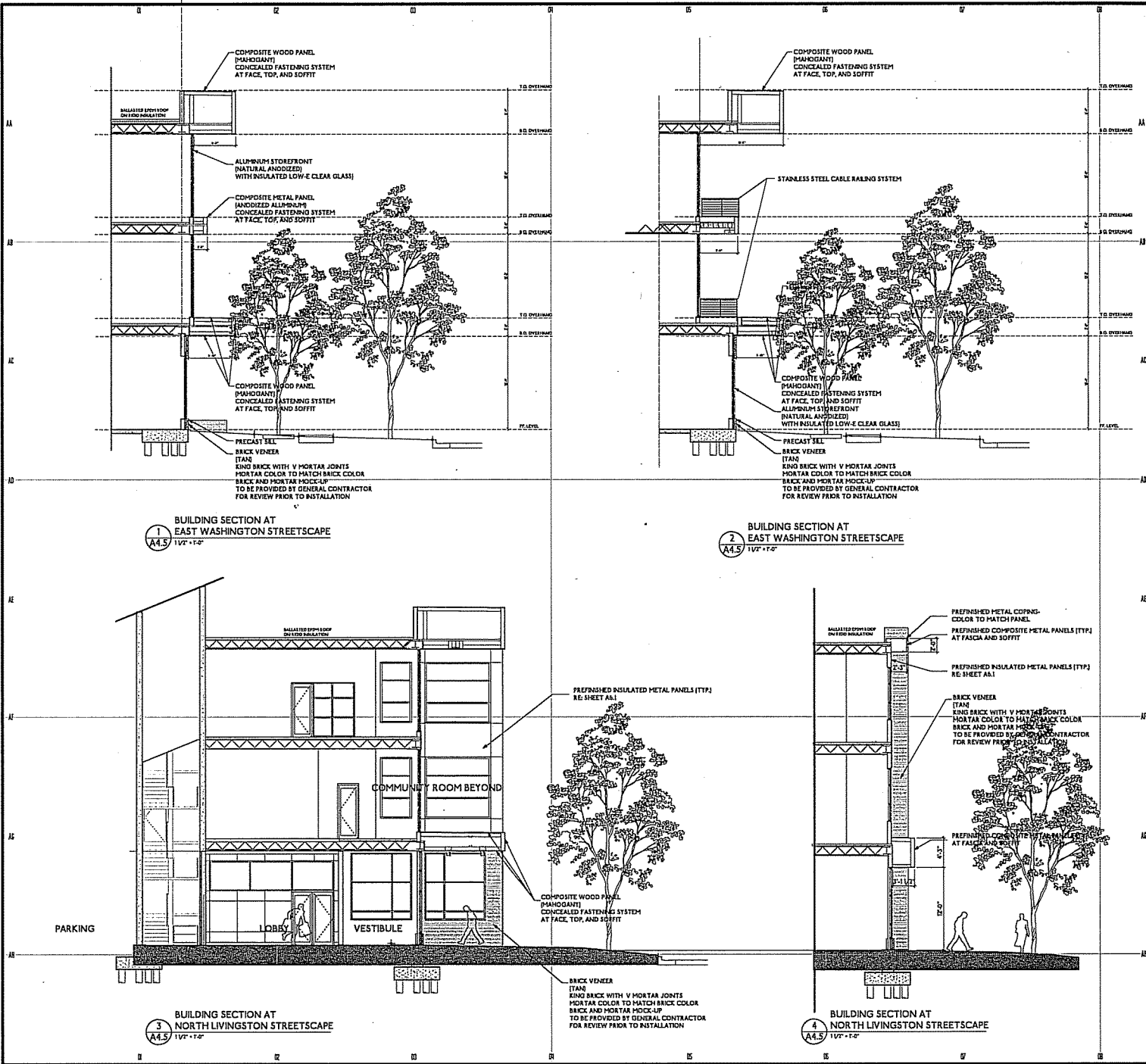
GEBHARDT DEVELOPMENT

WWW.HARKDESIGN.COM
STUDIOS@HARKDESIGN.COM
863.324.1075

THE "CONSTELLATION"
790 East Mifflin Street, 754 East Washington Avenue
LAKESIDE, WI

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

03.28.12



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
11/13/2018	PREPARED FOR REVIEW SET
11/13/2018	SET REVIEW SET
11/13/2018	REVISION: GENERAL NOTE
11/13/2018	REVISION: PROJECT SET
11/13/2018	REVISION: PRELIMINARY

URBAN DESIGN COMMISSION
FINAL APPROVAL SUBMITTAL

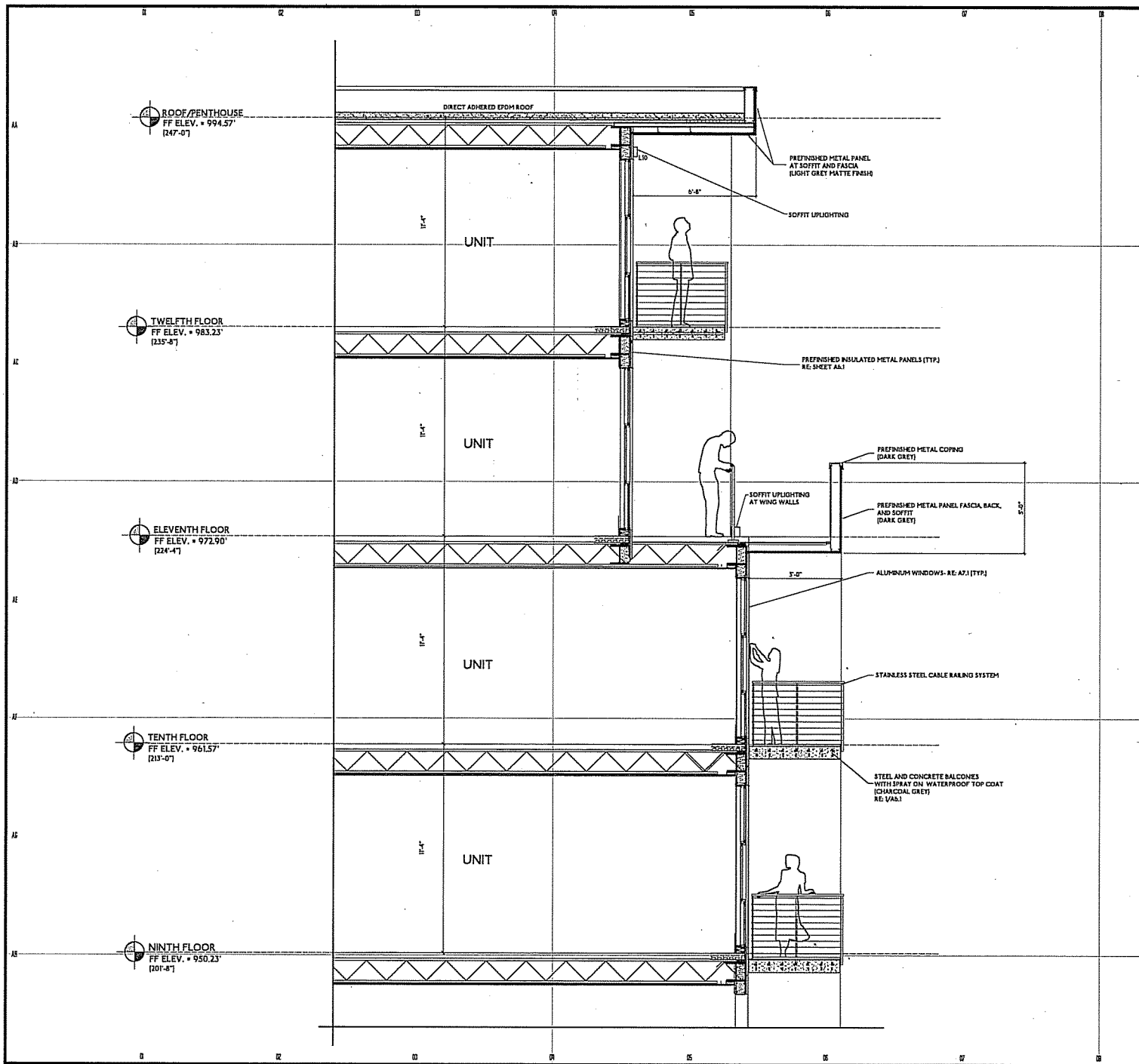
bark DESIGN

G. OEBHARDT DEVELOPMENT

WWW.BARKDESIGN.COM
5700 PINE BLVD. SUITE 100
PHILADELPHIA, PA 19141

THE "CONSTELLATION"
700 East Market Street, 754 East Washington Avenue
PHILADELPHIA, PA 19106

BUILDING SECTIONS AND DETAILS



The Constellation

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
03/28/12	PREPARED BY: [Signature]
	CHECKED BY: [Signature]
	DESIGNED BY: [Signature]
	DATE PLOTTED: 03/28/12
	SCALE: 1/8" = 1'-0"

URBAN DESIGN COMMISSION
FINAL APPROVAL SUBMITTAL

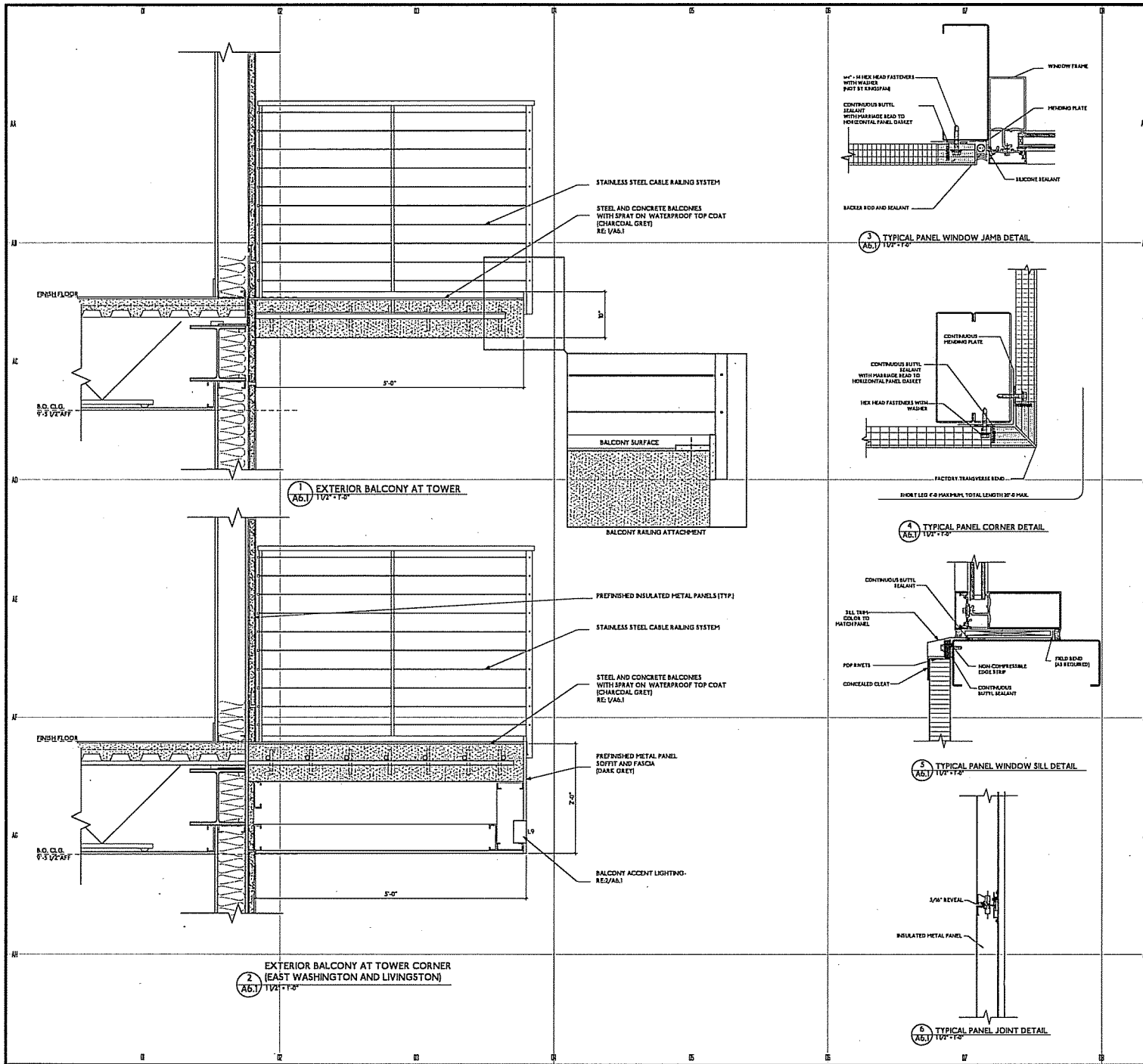
hark DESIGN **G** **DEBHARDT** DEVELOPMENT

THE "CONSTELLATION"
790 EAST WASHINGTON STREET, 75th EAST WASHINGTON AVENUE & WASHINGTON ST
LANSING, MI

WWW.HARKDESIGN.COM
WWW.DEBHARDTDEVELOPMENT.COM

DATE: 03.28.12

BUILDING SECTIONS AND DETAILS



The Constellation

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
01/10/12	PRELIMINARY REVIEW SET
02/01/12	REVISIONS
02/01/12	INFORMAL LOG
02/01/12	FINAL PROCEED SET
02/01/12	FOR PERIODIC SET
02/01/12	FOR PERIODIC SET

ARCHITECT: [Redacted]

STRUCTURAL ENGINEER: [Redacted]

URBAN DESIGN COMMISSION
URBAN APPEAL COMMITTEE

hark DESIGN **G BERHARDT DEVELOPMENT**

WWW.HARKDESIGN.COM
WWW.BERHARDTDEVELOPMENT.COM

DATE: 03.28.12

THE "CONSTELLATION"
794 EAST WASHINGTON STREET, 754 EAST WASHINGTON AVENUE & LIVINGSTON ST.

WALL DETAILS

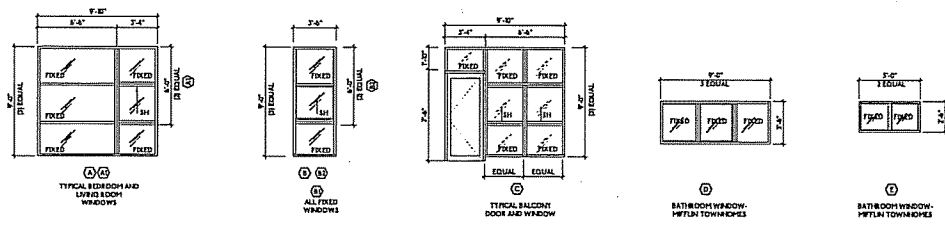
A6.1

11-13

11-13



WINDOW TYPES
SCALE: 1/4" = 1'-0"

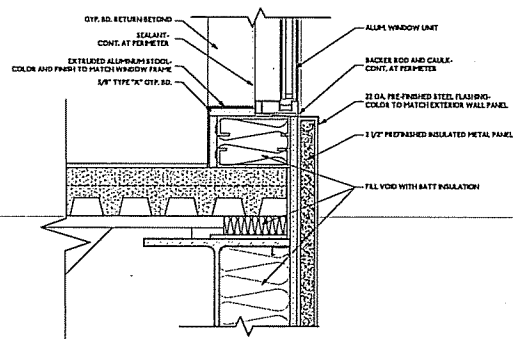


- NOTES:**
1. ALL WINDOWS TO BE LOW-E INSULATED DOUBLE PANE AIRGAP FILLED, THERMALLY BRIDGED, WITH DUAL WEATHERSTRIPS AND ROBERT SCHEIDL.
 2. ALL WINDOWS AND DOORS TO HAVE CLEAR ANODIZED FINISH.
 3. WINDOWS TO BE INTERIOR GLAZED.
 4. ALL GLASS SHALL BE TYPIFIED AT DOOR LOCATIONS AND OTHER LOCATIONS PER 2009 IBC SECTION 2106.
 5. PROVIDE SEALANT AT ALL FIELD PAILED WINDOWS.
 6. PROVIDE INTERIOR AND EXTERIOR SEALANT AT FRAME PERIMETER.
 7. PROVIDE EXPANDABLE FOAM AT ALL Voids AT FRAME.
 8. ALL WINDOW ASSEMBLIES TO MEET REQUIREMENTS OF 2009 IBC SECTION 2115.

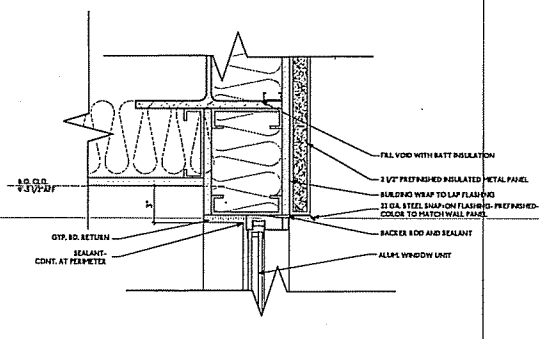
GENERAL NOTES

DRAWING NOTES

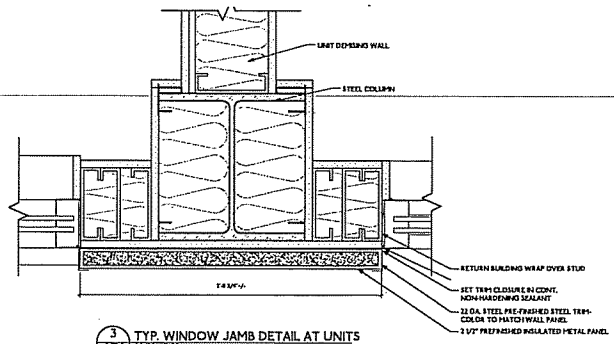
CODE NOTES



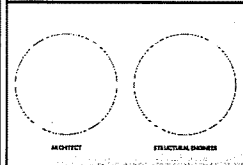
1 TYP. WINDOW SILL DETAIL AT UNITS
1/4" = 1'-0"



2 TYP. WINDOW HEAD DETAIL AT UNITS
1/4" = 1'-0"



3 TYP. WINDOW JAMB DETAIL AT UNITS
1/4" = 1'-0"



DATE	DESCRIPTION
03/28/12	PREPARED LOWEN SET
03/28/12	REVIEW SET
03/28/12	REVISIONS
03/28/12	REVISIONS
03/28/12	REVISIONS
03/28/12	REVISIONS
03/28/12	REVISIONS
03/28/12	REVISIONS
03/28/12	REVISIONS
03/28/12	REVISIONS

URBAN DESIGN COMMISSION
FINAL APPROVAL SUBMITTAL

hark DESIGN **GEBHARDT DEVELOPMENT**

THE "CONSTELLATION"
710 East Martin Street, 730 East Washington Avenue
LITTLE ROCK, AR 72201

WINDOW SCHEDULE AND DETAILS

A7.1