



PROJECT LOCATION

location map

PARCEL ADDRESSES:
802 & 854 EAST WASHINGTON AVENUE
MADISON, WI 53703

ALDERMANIC DISTRICT 2:
TEBELL ZELLERS

URBAN DESIGN DISTRICT 8

CURRENT OWNER:
CITY OF MADISON

CURRENT USE:
VACANT LOT

CURRENT ZONING:
TE (TRADITIONAL EMPLOYMENT)

PREVIOUS USE:
AUTO DEALERSHIP AND REPAIR CENTER

project team

OWNER/DEVELOPER:
GEBHARDT DEVELOPMENT
222 NORTH STREET
MADISON, WI 53704
ATTN: OTTO GEBHARDT III
608.245.0753

GENERAL CONTRACTOR:
KBS CONSTRUCTION
3841 KIPP STREET
MADISON, WI 53718
ATTN: DEREK RINABARGER
608.838.6100

ARCHITECT:
BARK DESIGN
229 NORTH STREET
MADISON, WI 53704
ATTN: CHRISTOPHER GOSCH
608.333.1926

SOILS TESTING:
CGC, INC.
2921 PERRY STREET
MADISON, WI 53713
ATTN: DAVID STAAB, P.E., LEED AP
608.288.4100

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC
818 N. MEADOWBROOK LANE
WALUNAKEE, WI 53597
ATTN: ROXANNE JOHNSON, P.E., LEED AP
608.849.9378

LANDSCAPE ARCHITECT:
DESIGN STUDIO, ETC.
ATTN: GARRET PERRY
GPERRY@DESIGNSTUDIOETC.COM
608.358.6344

STRUCTURAL ENGINEER:
PERCE ENGINEERS
10 WEST MIFFLIN SUITE 205
MADISON, WI 53703
ATTN: CARL FINK
608.256.7304

SIGNAGE CONSULTANT:
RYAN SIGNS
3007 PERRY STREET
MADISON, WI 53713
ATTN: MARY BETH GROWNEY
608.271.7979

sheet index

- ALTA SURVEY
- C100 EXISTING CONDITIONS
- C101 DEMOLITION PLAN
- C102 CIVIL SITE PLAN
- C200 GRADING
- C300 UTILITY PLAN
- L100 STREETScape AND LANDSCAPE PLAN
- L101 PLANTING PLAN
- L102 PLANTING PLAN
- L103 TERRACE TREE LOCATION PLAN
- L104 TERRACE TREE LOCATION PLAN
- L200 LANDSCAPE DETAILS
- L201 SITE AMENITIES
- C-100 Z BUILDING SETBACK ANALYSIS
- C-200 Z CONDITIONAL USE REQUESTS
- C-300 Z "STREET WALL" ANALYSIS
- A101-C FIRST FLOOR/SITE PLAN
- A102-P SECOND FLOOR PARKING PLAN
- A102-C SECOND FLOOR PLAN/THIRD FLOOR PARKING PLAN
- A103-C THIRD FLOOR PLAN/FOURTH FLOOR PARKING PLAN
- A105-P FIFTH FLOOR PARKING PLAN
- A104-R FLOORS 4, 7 TOWER PLAN
- A105-R FLOOR 5 TOWER PLAN
- A106-R FLOORS 6, 9, 10 TOWER PLAN
- A108-R FLOOR 8 TOWER PLAN
- A111-R ELEVENTH TOWER PLAN
- A112-R TWELFTH TOWER PLAN
- A114-R FOURTEENTH TOWER PLAN
- A115-R FIFTEENTH TOWER PLAN
- M1.1 MIFFLIN- LIVE WORK AND CONDO PRELIMINARY FIRST FLOOR PLAN
- M1.2 MIFFLIN- LIVE WORK AND CONDO PRELIMINARY SECOND FLOOR PLAN
- M1.3 MIFFLIN- LIVE WORK AND CONDO PRELIMINARY THIRD FLOOR PLAN
- M1.4 MIFFLIN- CONDO PRELIMINARY FOURTH FLOOR PLAN
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING ELEVATIONS
- A4.3 BUILDING ELEVATIONS
- A4.4 BUILDING ELEVATIONS
- A4.5 BUILDING SECTIONS
- A4.6 BUILDING SECTIONS
- A4.7 BUILDING RENDERINGS
- A4.8 BUILDING RENDERINGS
- A4.9 BUILDING RENDERINGS
- A4.10 BUILDING RENDERINGS
- A5.1 WALL SECTIONS
- A5.2 WALL SECTIONS
- A6.1 RAILING AND BALCONY DETAILS
- A6.1 WALL AND METAL PANEL DETAILS
- A7.1 WINDOW TYPES AND SCHEDULE

project information

PROPOSED USE/OCCUPANCY: MIXED USE: OFFICE/COMMERCIAL/RETAIL/RESIDENTIAL APARTMENTS/PARKING

CURRENT ZONING: TE- TRADITIONAL EMPLOYMENT

TOTAL SITE AREA: APPROXIMATELY 193,475 SQ. FT. OR 4.5 ACRES

LANDSCAPED AREA: APPROX. 12,200 S.F. (20% OF SITE AT GRADE)

TOTAL USABLE OPEN SPACE: REQUIRED: 333x20 S.F. = 6660 S.F.; 25% AT GRADE = 1665 S.F.

USABLE OPEN SPACE (AT GRADE): APPROX. 3,130 S.F.

BALCONIES AND TERRACES (ABOVE GRADE): APPROX. 22,000 S.F.

BUILDING AREA BREAKDOWN:
TOTAL S.F.: 670,000 S.F.

BREAKDOWN BY COMPONENT:

GROCERY: 55,000 S.F.
PARKING: 292,600 S.F.
COMMERCIAL/RETAIL/OFFICE: 77,500
RENTAL RESIDENTIAL: 220,100
OWNER OCCUPIED RESIDENTIAL: 27,100

BREAKDOWN BY FLOOR:

BUILDING GROSS SQUARE FOOTAGE:

FLOOR	RESIDENTIAL UNITS	GROSS SQUARE FOOTAGE (GSF)	DETAILS
1ST (GROUND) FLOOR	(4) EFFICIENCIES (2) 1 BEDROOM (2) 2 BEDROOM (2) 3 BEDROOM	138,800 GSF	7,000 S.F. COMMERCIAL/RETAIL 3,000 S.F. LOBBIES, CIRCULATION 63,800 S.F. PARKING, MECH., STORAGE 50,000 S.F. GROCERY STORE 7,000 S.F. OWNER OCCUPIED HOUSING 8,000 S.F. LIVE/WORK HOUSING
2ND FLOOR	(4) EFFICIENCIES (2) 1 BEDROOM (2) 2 BEDROOM (2) 3 BEDROOM	102,500 GSF	27,500 S.F. COMMERCIAL/OFFICE 2,800 S.F. LOBBY 57,200 S.F. PARKING 7,000 S.F. OWNER OCCUPIED HOUSING 8,000 S.F. LIVE/WORK HOUSING
3RD FLOOR	(4) EFFICIENCIES (2) 1 BEDROOM (2) 2 BEDROOM (2) 3 BEDROOM	104,325 GSF	31,000 S.F. COMMERCIAL/RETAIL 2,800 S.F. LOBBIES, CIRCULATION 57,200 S.F. PARKING, MECH., STORAGE 4,900 S.F. OWNER OCCUPIED HOUSING 7,225 S.F. LIVE/WORK HOUSING
4TH FLOOR (PARKING LEVEL)	(RESIDENTIAL UNITS)	57,200 GSF	57,200 GSF PARKING, MECH. AND STORAGE
5TH FLOOR (PARKING LEVEL)	(RESIDENTIAL UNITS)	57,200 GSF	57,200 GSF PARKING, MECH. AND STORAGE
4TH FLOOR (RESIDENTIAL UNITS)	(4) EFFICIENCIES (2) 1 BEDROOM (2) 2 BEDROOM (2) 3 BEDROOM	23,900 GSF	
5TH FLOOR (RESIDENTIAL UNITS)	(4) EFFICIENCIES (2) 1 BEDROOM (2) 2 BEDROOM (2) 3 BEDROOM	23,900 GSF	
6TH FLOOR (RESIDENTIAL UNITS)	(4) EFFICIENCIES (2) 1 BEDROOM (2) 2 BEDROOM (2) 3 BEDROOM	23,900 GSF	
7TH FLOOR (RESIDENTIAL UNITS)	(4) EFFICIENCIES (2) 1 BEDROOM (2) 2 BEDROOM (2) 3 BEDROOM	23,900 GSF	

unit information

UNIT BREAKDOWN (Tower):

EFFICIENCY	FLOOR UNITS										UNITS	BEDROOMS
	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR	13TH FLOOR		
1 BR/1 BATH	7	7	7	7	7	7	7	5	5	5	64	64
1 BR/2 BATH/1 DEN												
2 BR/2 BATH	8	8	8	8	8	8	8	4	4	4	68	136
2 BR/2 BATH/1 DEN												
3 BR/2 BATH	3	3	3	3	3	3	3	4	4	4	33	99
4 BR/2 BATH										1	1	4
UNITS PER FLOOR	23	23	23	23	23	23	23	13	13	14	201	338

UNIT BREAKDOWN (CONDOS):

LOFT:	FLOOR UNITS				TOTAL UNITS	TOTAL BEDROOMS
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR		
1 BR/1 BATH	1	1	3	4	8	8
2 BR/1 BATH	2	2	2	2	8	8
2 BR/2 BATH	1	1	2	1	6	12
3 BR/2 BATH	3				3	9
TOTAL:	7	4	7	7	25	52

UNIT BREAKDOWN (LIVE/WORK):

LOFT:	FLOOR UNITS			TOTAL UNITS	TOTAL BEDROOMS
	1ST FLOOR	2ND FLOOR	3RD FLOOR		
1 BR/1 BATH	9		11	20	20
2 BR/1 BATH					
2 BR/2 BATH					
3 BR/2 BATH	9		11	20	20
UNITS PER FLOOR					

AUTO PARKING STALLS:

1ST FLOOR:
DEDICATED GROCERY: 138
HC: 10
(VAN ACCESSIBLE: 2)

2ND FLOOR:
DEDICATED GROCERY: 45
RETAIL: 79
TOTAL STALLS : 124

3RD FLOOR
TOTAL STALLS (COMMERCIAL) : 131

4TH FLOOR
RESIDENTIAL: 132

5TH FLOOR
RESIDENTIAL: 136

BIKE PARKING STALLS:

GROUND LEVEL
OUTSIDE PARKING STRUCTURE:
GROUND LEVEL (MADRAX): 124
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 41

2ND FLOOR
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

3RD FLOOR
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

4TH FLOOR
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

5TH FLOOR
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

TOTAL BIKE PARKING STALLS : 360

TOTAL PARKING STALLS (GROCERY) : 183
TOTAL PARKING STALLS (RETAIL) : 79
TOTAL PARKING STALLS (COMMERCIAL) : 131
TOTAL PARKING STALLS (RESIDENTIAL) : 268
TOTAL PARKING STALLS : 661

PROJECT DESIGN SOURCE GUIDELINES

- CITY OF MADISON**
-URBAN DESIGN DISTRICT 8
NOVEMBER 11, 2009
- TENNEY-LAPHAM NEIGHBORHOOD PLAN**
FEBRUARY 5, 2008
- EAST WASHINGTON AVENUE CAPITOL GATEWAY CORRIDOR PLAN**
FEBRUARY 5, 2008
- MADISON GENERAL ORDINANCE CHAPTERS 28, 31**
JANUARY 2, 2013
- MADISON SUSTAINABILITY PLAN**
JUNE 2011
- BEST PRACTICES GUIDE FOR DEVELOPERS, NEIGHBORHOODS & POLICYMAKERS**
JUNE 2005
- USGBC**
-GREEN BUILDING RATING SYSTEM FOR NEW CONSTRUCTION & MAJOR RENOVATIONS (LEED-NC) VERSION 2.1
2009

PLAN COMMISSION SUBMITTAL

WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1926

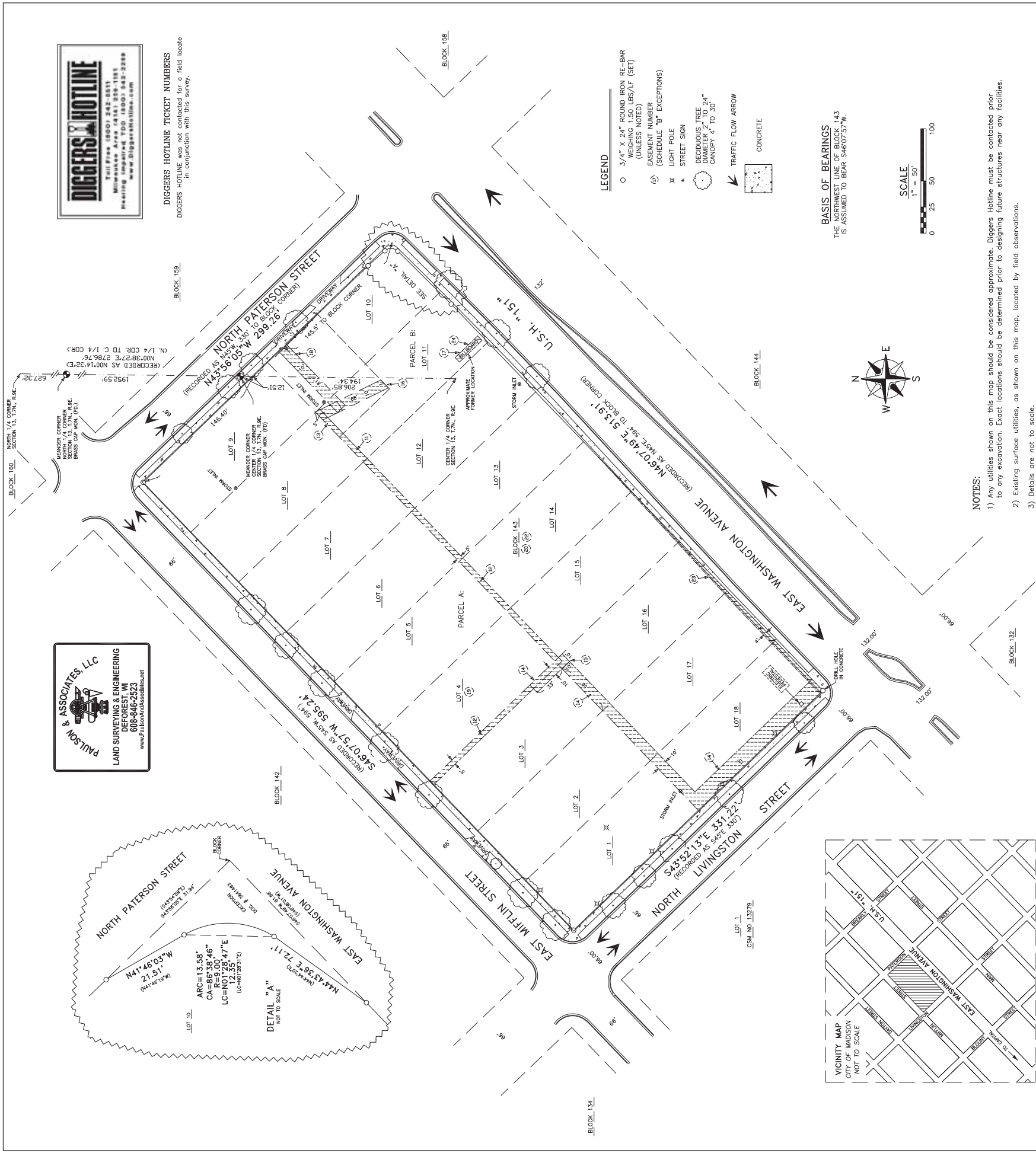
DATE
02.20.14

THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI



DIGGERS HOTLINE TICKET NUMBERS
 DIGGERS HOTLINE was not contacted for a field locate in conjunction with this survey.

DIGGERS HOTLINE TICKET NUMBERS
 DIGGERS HOTLINE was not contacted for a field locate in conjunction with this survey.



- LEGEND**
- 3/4" x 24" ROUND IRON RE-BAR (UNLESS NOTED)
 - ① EASEMENT NUMBER (SCHEDULE "B" EXCEPTIONS)
 - ✕ LIGHT POLE
 - ▲ STREET SIGN
 - DECIDUOUS TREE (DIAMETER 2" TO 24" CANOPY 4' TO 30')
 - ↖ TRAFFIC FLOW ARROW
 - CONCRETE

BASIS OF BEARINGS
 THE NORTHWEST LINE OF BLOCK 143 IS ASSUMED TO BEAR S46°07'57"W.



NOTES:

- 1) Any utilities shown on this map should be considered approximates. Diggers Hotline must be contacted prior to any excavation. Exact locations should be determined prior to designing future structures near any facilities.
- 2) Existing surface utilities, as shown on this map, located by field observations.
- 3) Details are not to scale.
- 4) No buildings exist on the surveyed property.
- 5) Extensive grading recently occurred on the subject property, potentially obscuring existing observable utilities, improvements, occupation or use.
- 6) No observable evidence of tenants in possession of the property.
- 7) Boundaries established from prior Don Miller Properties ALTA/ACSM Land Title Survey Dated 6-28-11, Revised 7-20-11.

EXISTING DESCRIPTION

- PARCEL A:**
 Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block 143, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin. Excepting therefrom that portion described as Parcel B.
 Tax Parcel No.: 251/0709-132-1203-4
- PARCEL B:**
 The Southwest 1/2 of Lot 11, the Southeast 99 feet of Lot 10 and the Southeast 99 feet of the Northeast 1/2 of Lot 11, Block 143, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin. Excepting therefrom that portion of Lots 10 and 11, Block 143, Original Plat of Madison deed to the City of Madison by Warranty Deed recorded November 14, 2003 as Document No. 3541483.
 Exception described as follows:
 Part of Lots 10 and 11 of Block 143 of the Plat of the City of Madison (1839), in the Southwest 1/4 of the Northeast 1/4 of Section 13, 17N, R9E, City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at the east corner of Lot 10; Thence S46°08'01"W, 81.66 feet along the northerly right-of-way of U.S.H. 151 (East Washington Avenue); Thence N44°43'20"E, 72.11 feet to a point of curve; Thence northerly 13.58 feet along the arc of a curve concave to the west having a radius of 9.00 feet, (the chord bears N01°28'31"E, 12.35 feet); Thence N41°46'19"W, 21.51 feet to the westerly right-of-way line of N. Paterson Street; Thence S43°54'59"E, 31.94 feet along said west right-of-way to the point of beginning.
NEW DESCRIPTION FOR EXCEPTION:
 BEGINNING at the East Corner of Lot 10, Block 143; thence S46°07'49"W (recorded as S46°08'01"W), 81.66 feet along the southeast line of Lot 10, Block 143; thence N44°43'36"E (recorded as N44°44'20"E), 72.11 feet to a point of curvature; thence Northerly 13.58 feet along the arc of said curve to the left with a central angle of 86°38'46", a radius of 9.00 feet and a long chord of N01°28'47"E (recorded as N01°28'31"E), 12.35 feet; thence N41°46'03"W (recorded as N41°46'19"W), 21.51 feet to the southwest right-of-way line of North Paterson Street; thence S43°56'05"E (recorded as S43°54'59"E), 31.94 feet to the POINT OF BEGINNING.
 Containing 114 S.F.
 Tax Parcel No.: 251/0709-132-1215-9
 (NEW DESCRIPTION OF EXCEPTION TO REFLECT MEASURED BEARINGS AND DISTANCES)

SURVEYOR'S CERTIFICATE

To City of Madison and First American Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title surveys, jointly established and adopted by ALTA and NSPS, and includes no Table "A" items thereof. The field work was completed on August 22th and 23th, 2013.
 Date of Plat or Map: August 23th, 2013.

Daniel A. Paulson, Registered Land Surveyor No. S-1699
 Date _____

PAULSON & ASSOCIATES, LLC
 136 WEST HOLM STREET DEFOREST, WI 53532 (608)846-2523
 WWW.PAULSONANDASSOCIATES.NET

ALTA/ACSM LAND TITLE SURVEY
 CITY OF MADISON PROPERTIES
 BEING LOTS 1-9 AND 12-18, AND PART OF LOTS 10 & 11, BLOCK 143 ORIGINAL PLAT OF MADISON, LOCATED IN THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4, SECTION 13, 17N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN
 JOB NO. 13-125 DRAWING NO. 10-097 REVISIONS: 09-23-13 DATE: 09-03-13

SURVEYOR
 PAULSON & ASSOCIATES, LLC
 Daniel A. Paulson
 136 West Holm Street
 DeForest, WI 53532
 dan@paulsonllc.net

CLIENT:
 City of Madison
 Altn. Jennifer Frese
 Economic Development Division
 Office of Real Estate Services
 Madison Municipal Building, Room 312
 215 Marquette P.O. Box 2983
 Madison, WI 53703-2983

INSURED / OWNER:
 City of Madison

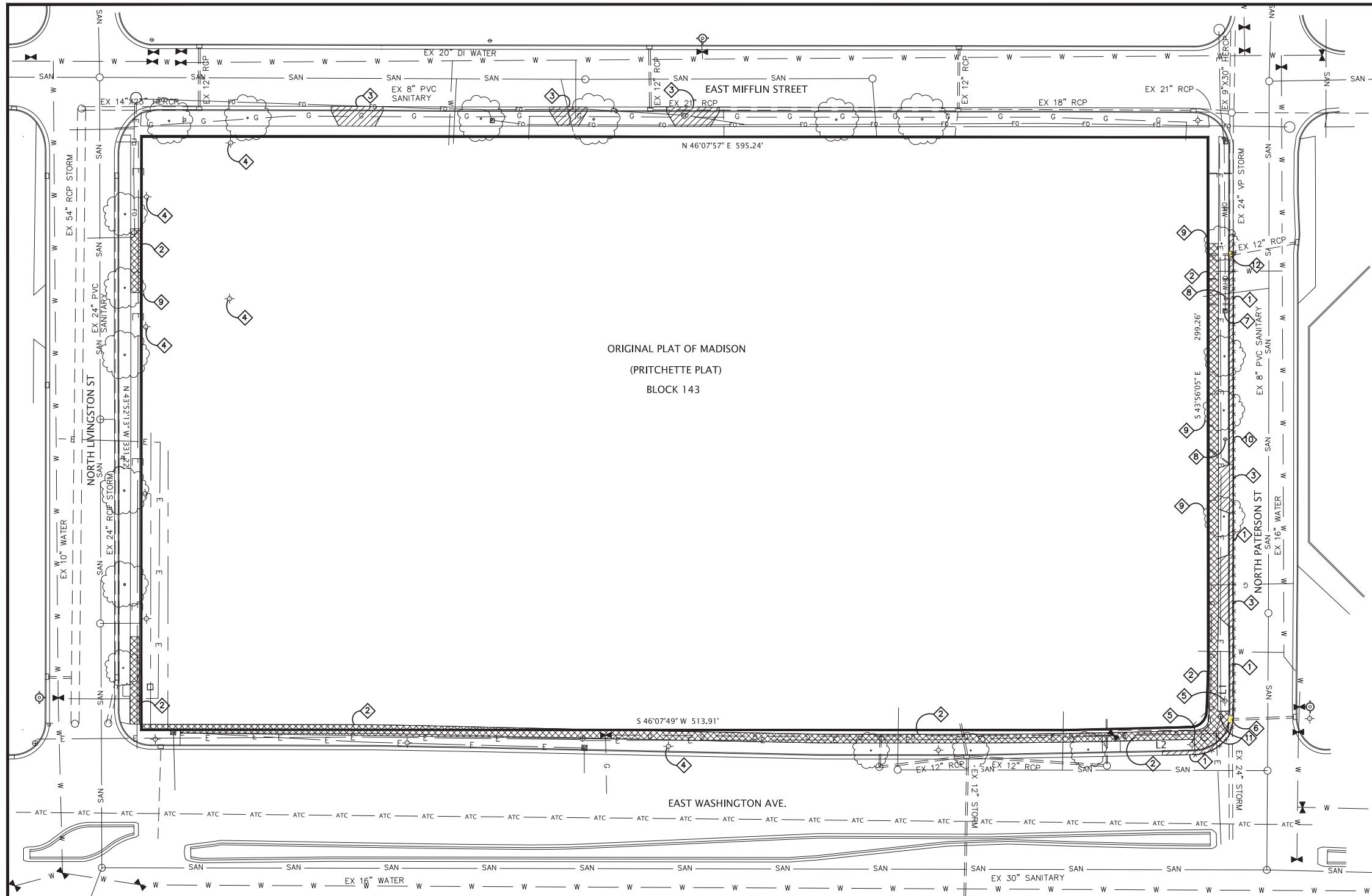
INSURER / TITLE COMPANY
 First American Title Company Commitment Number: NCS-621019-MAD Dated July 26, 2013

SCHEDULE B, SECTION TWO EXCEPTIONS
 SEE MAP FOR EASEMENT LOCATIONS AS INDICATED BY (#).

11. Right-of-way Grant to Wisconsin Bell, Inc. recorded December 19, 1986 in Volume 9253 of Records, page 6 as Document No. 1985074. Described as "...The Northwest five feet of the NORTHWESTERLY thirty five feet of Lot 11... Potential error in description.
 (5'x66' Buried Communication Facilities easement, Lot 11, Block 143)
12. Right-of-way Grant to Wisconsin Bell, Inc. recorded December 19, 1986 in Volume 9253 of Records, page 7 as Document No. 1985075.
 (5' wide Buried Communication Facilities easement, Lots 3, 12-16, Block 143)
13. Right-of-way Grant to Wisconsin Bell, Inc. recorded December 19, 1986 in Volume 9253 of Records, page 9 as Document No. 1985076.
 Re-recorded April 10, 1987 in Volume 9811 of Records, page 62 as Document No. 2009663.
 (5'x 33' Buried Communication Facilities easement, Lot 11, Block 143)
14. Right-of-way Grant to Madison Gas and Electric Company recorded January 16, 1987 in Volume 9403 of Records, page 50 as Document No. 1991510.
 (15' wide Underground Electric Easement, Lot 18, Block 143)
 (10' wide Underground Electric Easement, Lot 17-18, Block 143)
 (10'x 56' Underground Electric Easement, Lot 16, Block 143)
 (10'x 33' Underground Electric Easement, Lot 13, Block 143)
15. Right-of-way Grant to Madison Gas and Electric Company recorded February 2, 1987 in Volume 9474 of Records, page 77 as Document No. 1994727.
 (10'x 10' Underground Electric Easement, Lot 16, Block 143)
16. Right-of-way Grant to Madison Gas and Electric Company recorded December 30, 1996 in Volume 9474, page 86 as Document No. 1994732
 Re-recorded February 13, 1997 in Volume 9529 of Record's page 962 as Document No. 1997200.
 (10'x 66' Underground Electric Easement, Lot 11, Block 143)
17. Reservation and conditions contained in Warranty Deed recorded February 11, 1987 in Volume 9517 of Records, page 31 as Document No. 1996597.
 (Sign Easement, SW 1/2 of Lot 11, the SE 99' of the NE 1/2 of Lot 11 and the SE 99' of Lot 10, Block 143)
 Assignment and Assumption Agreement, recorded as Document No. 4234079.
 (Billboard/Sign was removed from the property. See map for approximate former location.)
 See Exception No. 24 for "TERMINATION OF EASEMENT"
18. Right-of-way Grant to Madison Gas and Electric Company recorded December 30, 1996 as Document No. 2822458
 (10'x 81' Underground Electric Easement, Lot 10 - 11, Block 143)
19. Groundwater Use Restriction recorded August 22, 2000 as Document No. 3244593
 (Lot 4, Block 143)
20. Redevelopment Plan for the 800 Block East Washington Avenue Redevelopment District recorded September 14, 2005 as Document No. 4107645.
 (All of Block 134 is subject to conditions and restrictions, as establish with the plan.)
21. Lease, recorded July 25, 2011 as Document No. 4779394.
 This Lease was Terminated, as per Jennifer Frese, City of Madison.
22. A Resolution approving the creation of the Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District, recorded February 20, 2012 as Document No. 4844375.
 (All of Block 134 is subject to conditions and restrictions as establish with the plan.)

DOCUMENTS PROVIDED BY THE CITY OF MADISON

23. Public sidewalk easement recorded on September 16, 2013 as Document No. 5024903.
 (Easement width varies (4' max) on Lots 14 through 18, Block 143)
24. Termination of Easement recorded on April 29, 2013 as Document No. 4982440.
 (SW 1/2 of Lot 11, the SE 99' of the NE 1/2 of Lot 11 and the SE 99' of Lot 10, Block 143)



ORIGINAL PLAT OF MADISON
(PRITCHETTE PLAT)
BLOCK 143



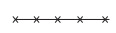
PLAN KEY

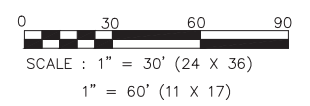
- 1 REMOVE CONCRETE CURB AND GUTTER
- 2 REMOVE SIDEWALK
- 3 EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED & TERRACE RESTORED
- 4 REMOVE LIGHT POLE AND BASE
- 5 REMOVE TRAFFIC LIGHT POLE AND BASE
- 6 REPLACE STORM INLET CASTING, SEE CITY PLANS
- 7 REMOVAL PEDESTAL
- 8 REMOVE POWER POLE
- 9 REMOVE TREE
- 10 SAW CUT EXISTING ASPHALT
- 11 ADJUST MG&E MANHOLE RIM ELEVATION
- 12 REPLACE STORM SEWER CASTING W/NEENAH MODEL R-3290A

DEMOLITION NOTES

1. PATERSON STREET IMPROVEMENTS TO BE DESIGNED BY THE CITY OF MADISON. ALL DEMOLITION WORK WITHIN THE RIGHT-OF-WAY TO BE IN ACCORDANCE WITH CITY PLANS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE PRIOR TO START OF DEMOLITION.
2. CONTRACTOR TO DISPOSE OF ALL MATERIALS OFF SITE, UNLESS DIRECTED OTHERWISE.
3. ALL MATERIALS, UTILITIES, AND PAVEMENT DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALKS, PAVING, ETC.) THAT IS TO REMAIN.
5. REMOVAL OF AN ASPHALTIC SURFACE, WHERE AN ABUTTING ASPHALTIC SURFACE IS TO REMAIN IN PLACE, SHALL REQUIRE SAW CUTTING AN EDGE.

LEGEND

-  REMOVE CONCRETE SIDEWALK
-  REMOVE CURB AND GUTTER
-  SAWCUT ASPHALT



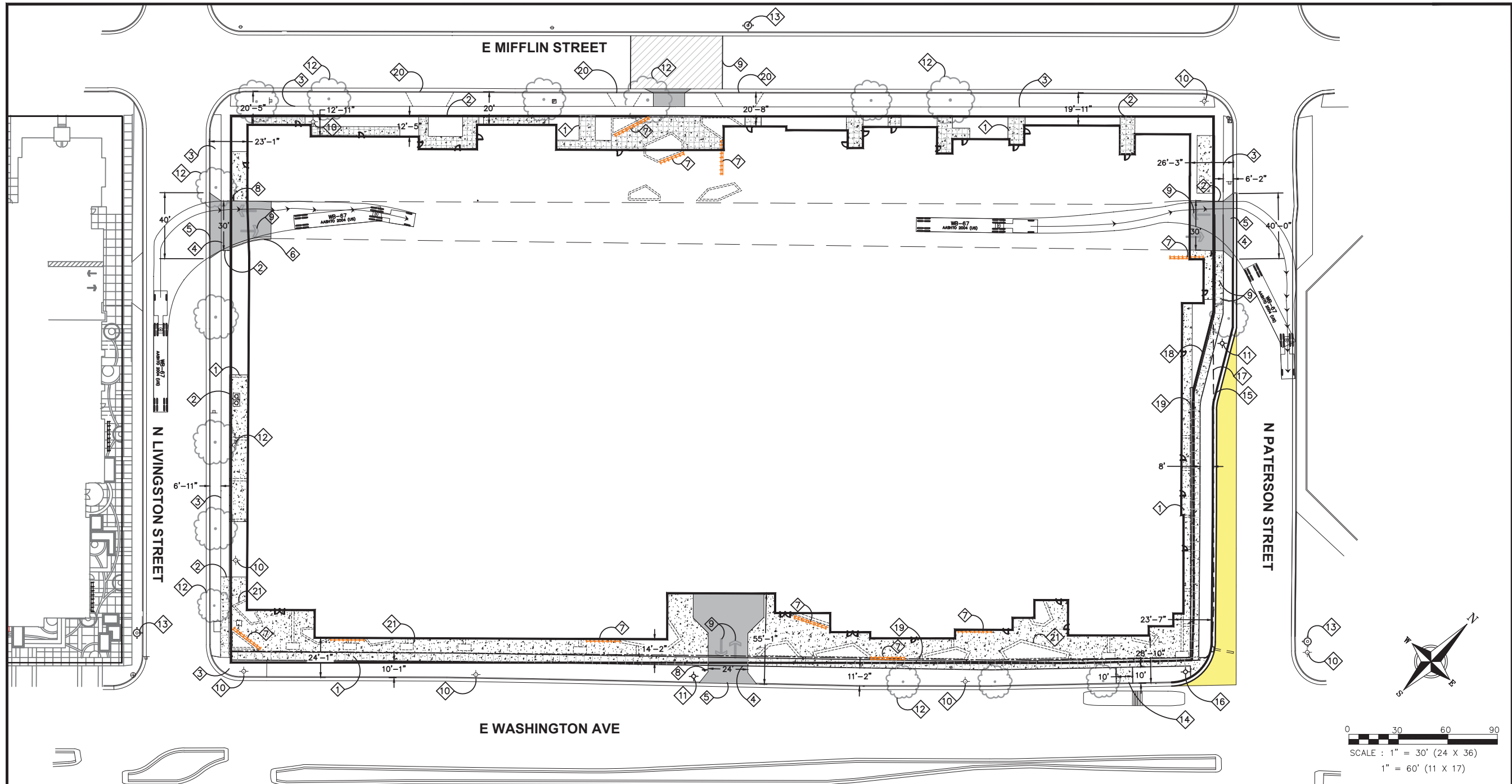
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-27-14

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

**THE GALAXIE
DEMOLITION PLAN**
800N BLOCK E WASHINGTON AVE
MADISON, WISCONSIN

C101



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-27-14

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC



0 30 60 90
 SCALE : 1" = 30' (24 X 36)
 1" = 60' (11 X 17)

PLAN KEY

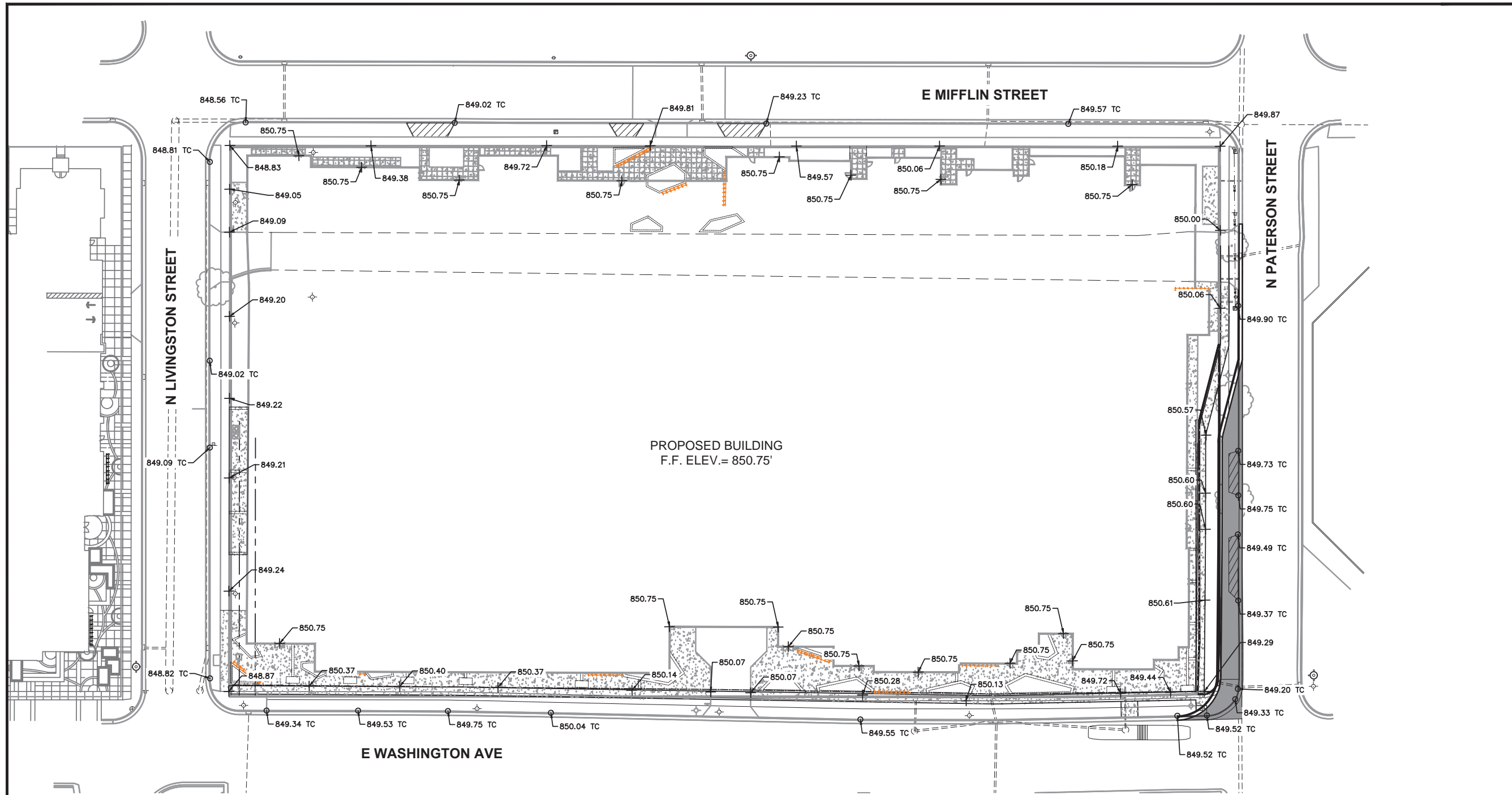
- | | | | |
|--|---------------------------------------|---|--|
| ① CONCRETE SIDEWALK, TYP. | ⑥ 18" CURB & GUTTER | ⑫ EX TREE, TYP. | ⑰ EXISTING PROPERTY LINE |
| ② MATCH EXISTING SIDEWALK, TYP. | ⑦ BICYCLE RACK | ⑬ EXISTING FIRE HYDRANT | ⑱ PROPOSED PROPERTY LINE |
| ③ EXISTING SIDEWALK TO REMAIN, TYP. | ⑧ 7' HIGH STOP SIGN, TYP. | ⑭ BUS STOP | ⑲ PROPOSED SIDEWALK EASEMENT |
| ④ SIDEWALK TO BE 7" THICK IN DRIVEWAY SECTION | ⑨ PAVEMENT MARKING | ⑮ PROPOSED CURB LINE FOR N PATERSON STREET. IMPROVEMENTS TO BE DESIGNED BY THE CITY OF MADISON. CURB SHOWN FOR REFERENCE ONLY | ⑳ EXISTING DRIVEWAY TO BE ABANDONED, SEE DEMOLITION PLAN |
| ⑤ NEW DRIVEWAY APPROACH SHALL BE IN ACCORDANCE WITH CITY STANDARDS | ⑩ EXISTING LIGHT POLE TO REMAIN, TYP. | ⑯ RELOCATED LIGHT POLE | ㉑ PLANTERS (TYP) SEE LANDSCAPE PLANS |
| | ⑪ RELOCATED LIGHT POLE | ⑰ RELOCATED TRAFFIC LIGHT, SEE CITY OF MADISON PLANS | |

PAVEMENT KEY

- ① CONCRETE PAVEMENT
- ② N PATERSON STREET IMPROVEMENTS TO BE DESIGNED BY THE CITY OF MADISON. SHOWN FOR REFERENCE ONLY.
- ③ CONCRETE

THE GALAXIE CIVIL SITE PLAN
 800N BLOCK E WASHINGTON AVE
 MADISON, WISCONSIN

C102



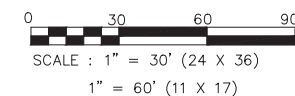
PROPOSED BUILDING
F.F. ELEV. = 850.75'

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- PROPOSED CONTOUR
- X 850.00 SIDEWALK ELEVATION
- o 850.00 TC TOP OF CURB ELEVATION



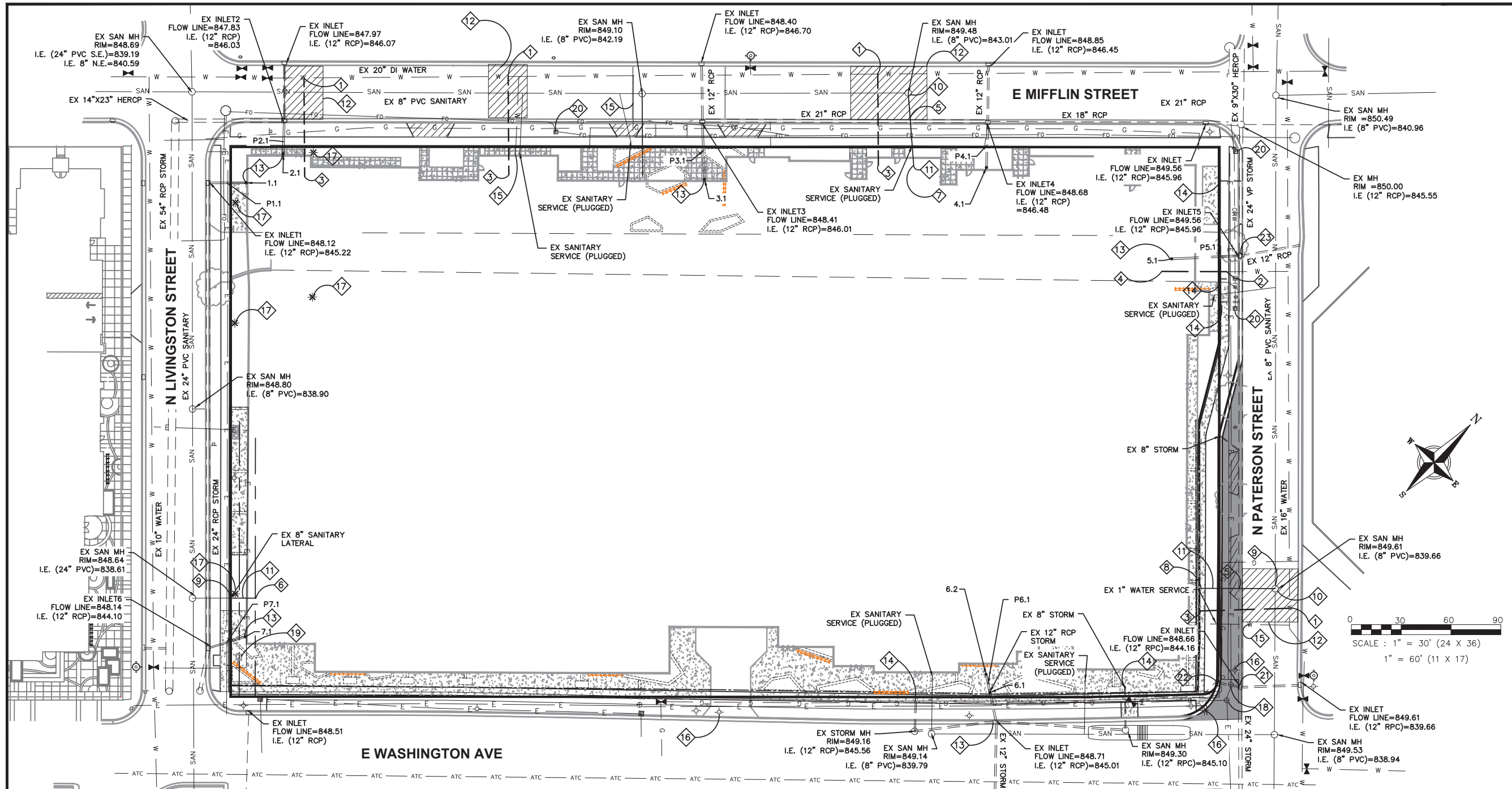
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-27-14

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

**THE GALAXIE
GRADING PLAN**
800N BLOCK E WASHINGTON AVE
MADISON, WISCONSIN

C200



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-27-14

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129



SCALE: 1" = 30' (24 X 36)
 1" = 60' (11 X 17)

PLAN KEY

- 1. CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- 2. CONNECT TO EXISTING 6" WATER SERVICE
- 3. 8" WATER SERVICE, VERIFY SIZE WITH ARCHITECT
- 4. 6" WATER SERVICE, VERIFY SIZE WITH ARCHITECT
- 5. 8" SANITARY LATERAL @ 1% MIN. SLOPE, VERIFY SIZE WITH ARCHITECT
- 6. 8" SANITARY INV=841.00. EXTEND 5 FEET INTO BUILDING
- 7. 8" SANITARY INV=843.50. EXTEND 5 FEET INTO BUILDING
- 8. 8" SANITARY INV=840.00. EXTEND 5 FEET INTO BUILDING
- 9. CONNECT TO EXISTING 8" SANITARY SEWER
- 10. FIELD CORE CONNECTION TO EXISTING MANHOLE & USE CORE-N-SEAL BOOT PER CITY STANDARDS
- 11. SEE PLUMBING PLANS FOR CLEAN OUT LOCATION
- 12. UTILITY PATCH PER CITY REQUIREMENTS
- 13. CONNECT TO ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR.
- 14. PLUG EXISTING STORM SEWER
- 15. EXISTING WATER SERVICE TO BE ABANDONED

UTILITY NOTES

- 16. EXISTING LIGHT POLE TO BE RELOCATED
- 17. EXISTING LIGHT POLE TO BE REMOVED
- 18. ADJUST MG&E MANHOLE RIM ELEVATION, SEE CITY PLANS
- 19. EXISTING TRANSFORMER
- 20. EXISTING UTILITY PEDESTAL
- 21. ADJUST STORM SEWER STRUCTURE AND REPLACE CASTING, SEE CITY PLANS
- 22. NEW STORM SEWER INLET, SEE CITY PLANS
- 23. REPLACE STORM SEWER CASTING WITH NEENAH MODEL R-3290A
- 1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- 2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- 3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- 4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- 5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- 6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- 7. ALL STORM SEWER PIPE TO BE ADS-N12 PIPE OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.
- 8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- 9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- 10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- 11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- 12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- 13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- 14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- 15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- 16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

THE GALAXIE
UTILITY PLAN
 800N BLOCK E WASHINGTON AVE
 MADISON, WISCONSIN

C300

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION

UDC SUBMITTAL
NOT FOR CONSTRUCTION

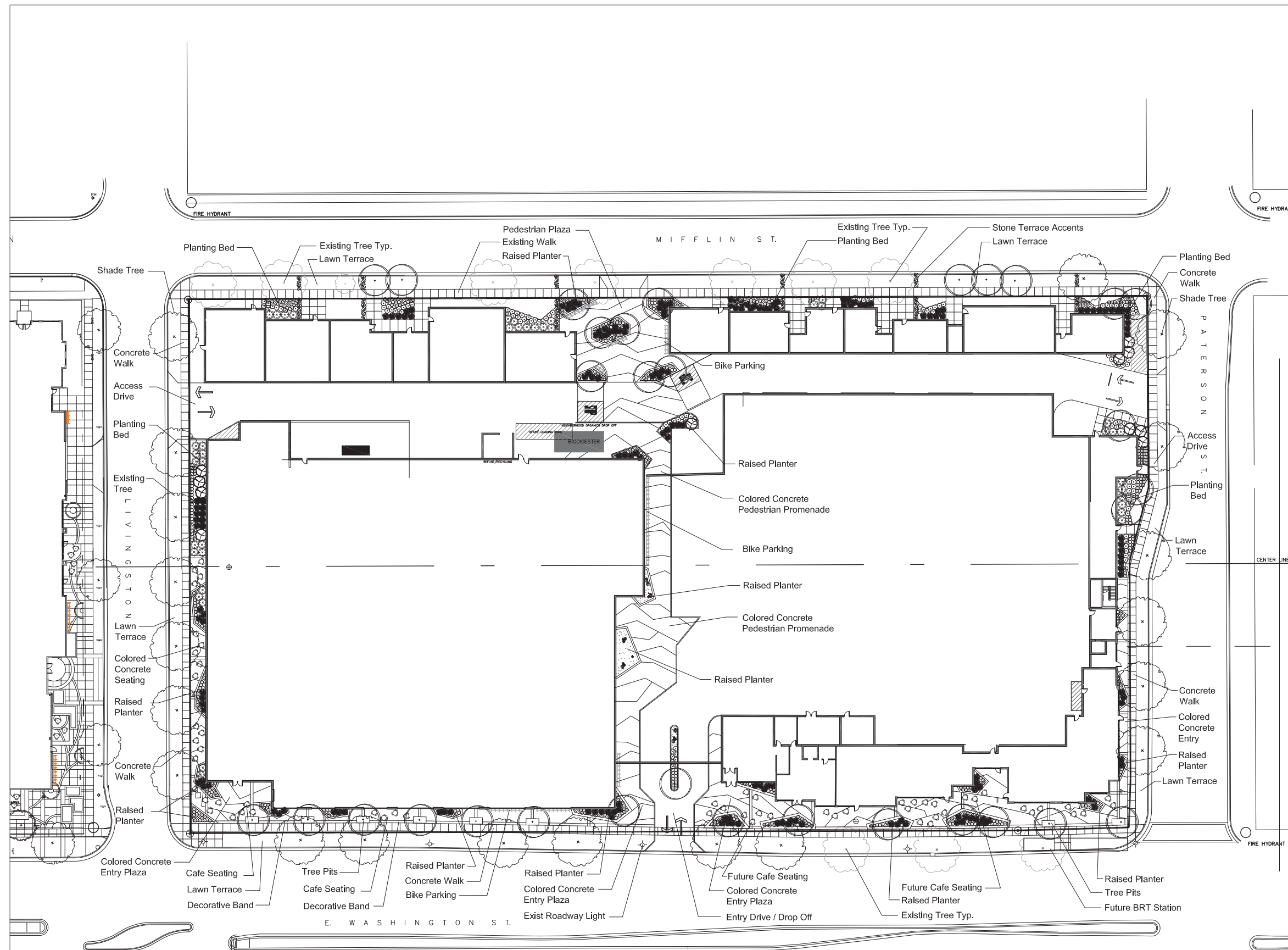


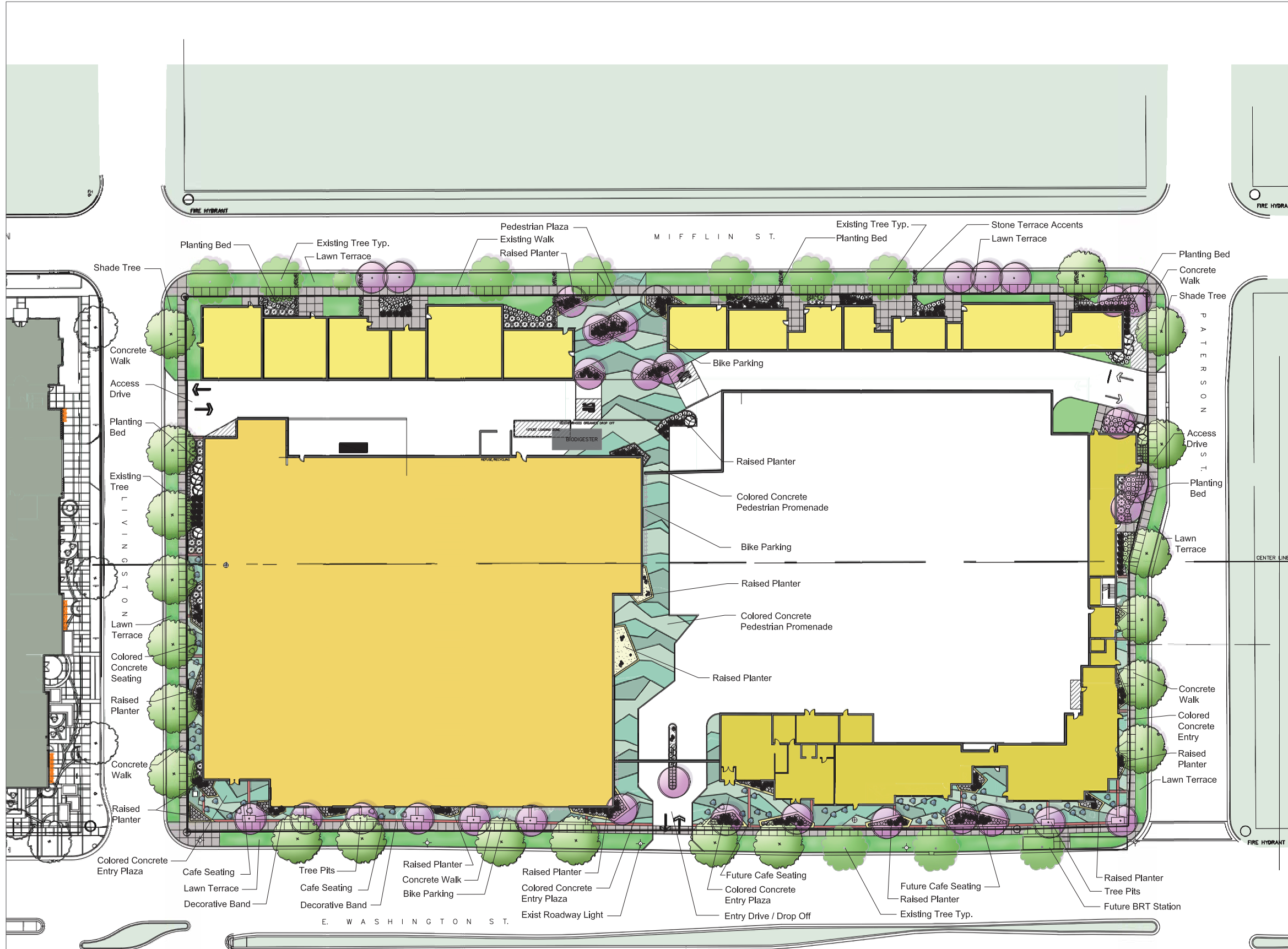
DATE
14_0227

THE GALAXIE
800 N. EAST WASHINGTON, Madison, WI

SITE PLAN

L100





GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION

UDC SUBMITTAL
NOT FOR CONSTRUCTION



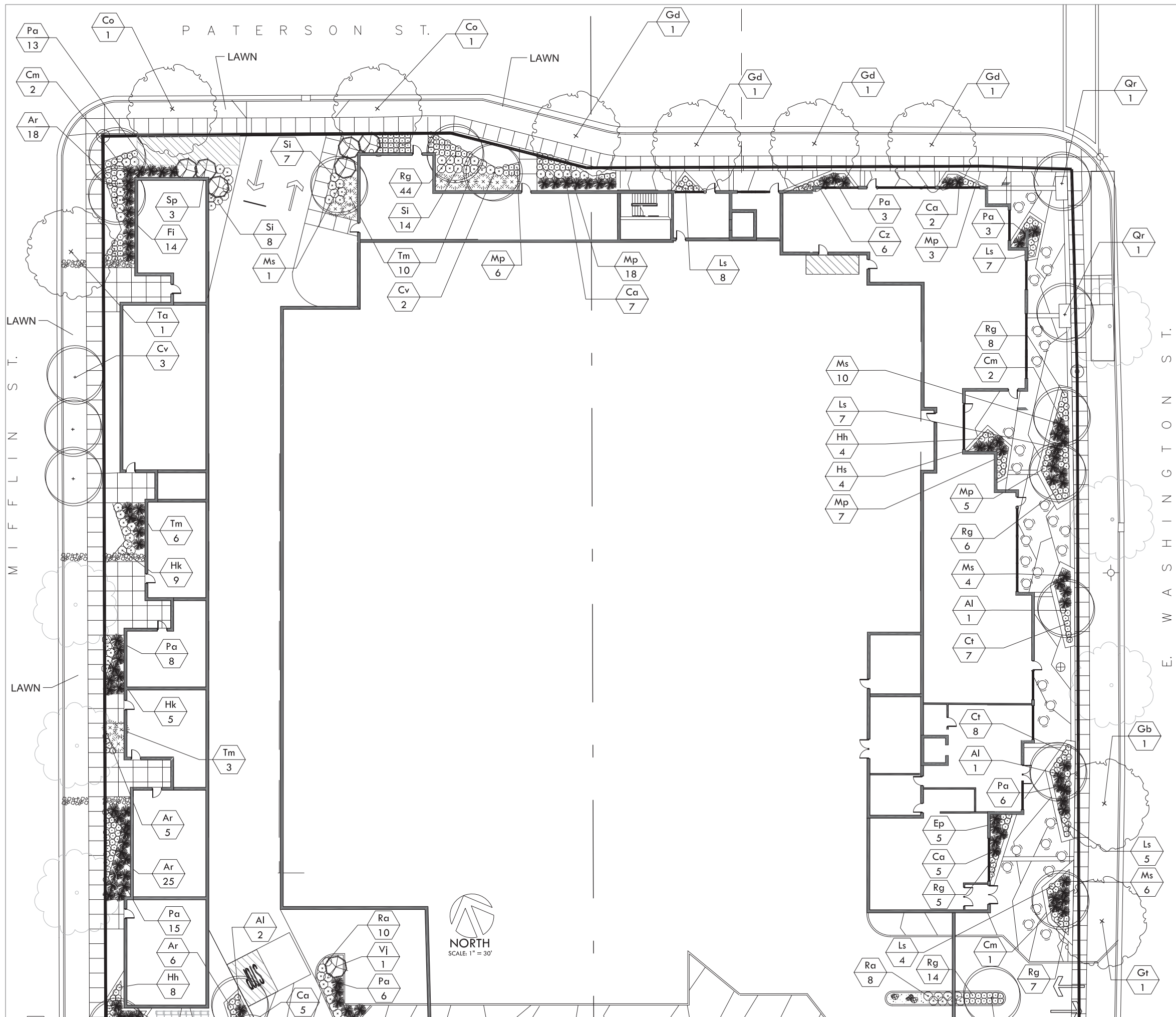
DATE
14_0227

THE GALAXIE
800 N. EAST WASHINGTON, Madison, WI

SITE PLAN

L100





GENERAL NOTES

DRAWING NOTES

CODE NOTES

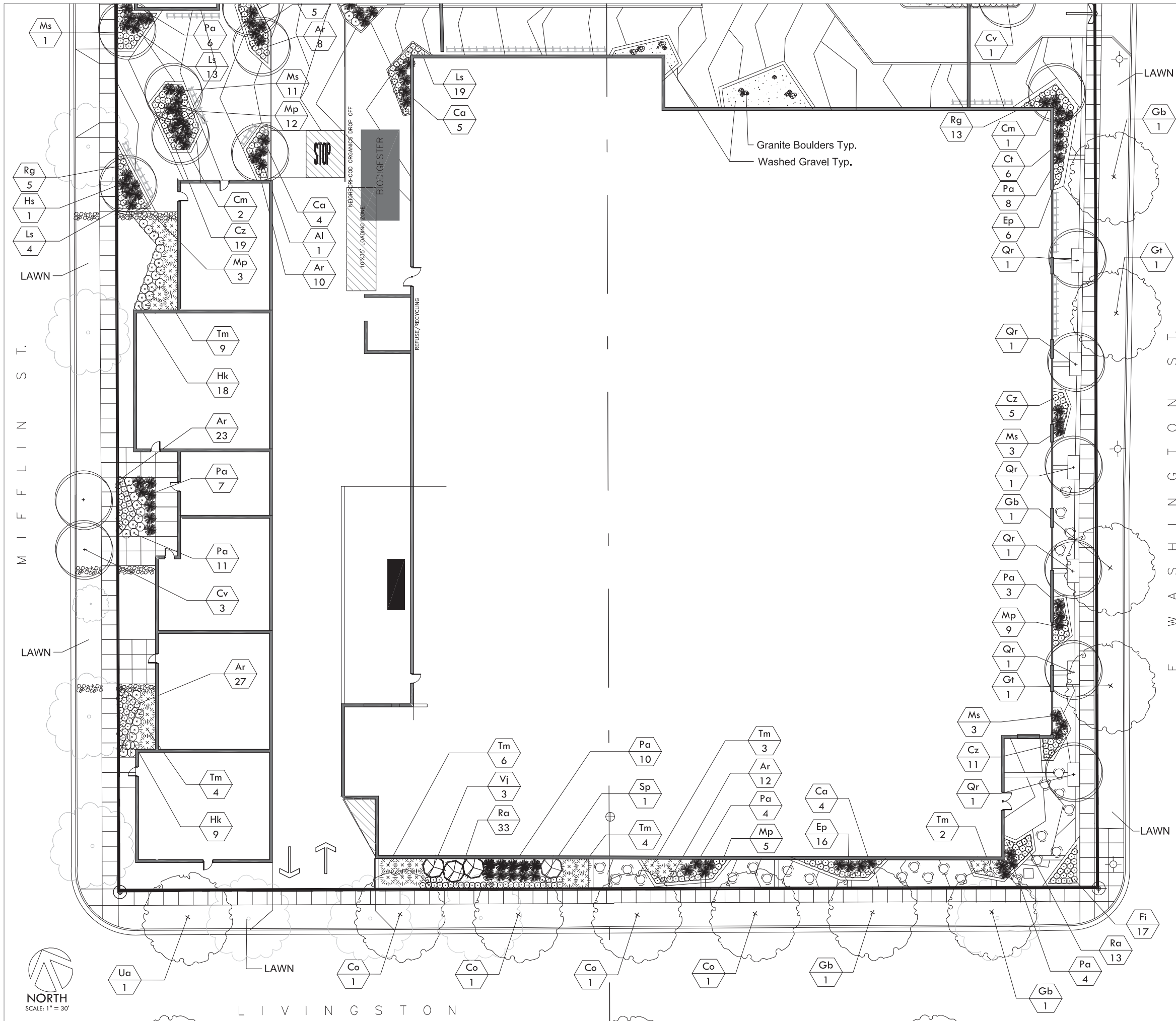
DATE	DESCRIPTION
14_0102	SIDEWALK REVISIONS

UDC SUBMITTAL
 NOT FOR CONSTRUCTION

THE GALAXIE
 800 N. EAST WASHINGTON, Madison, WI

PLANTING PLAN

L101



GENERAL NOTES

DRAWING NOTES

CODE NOTES

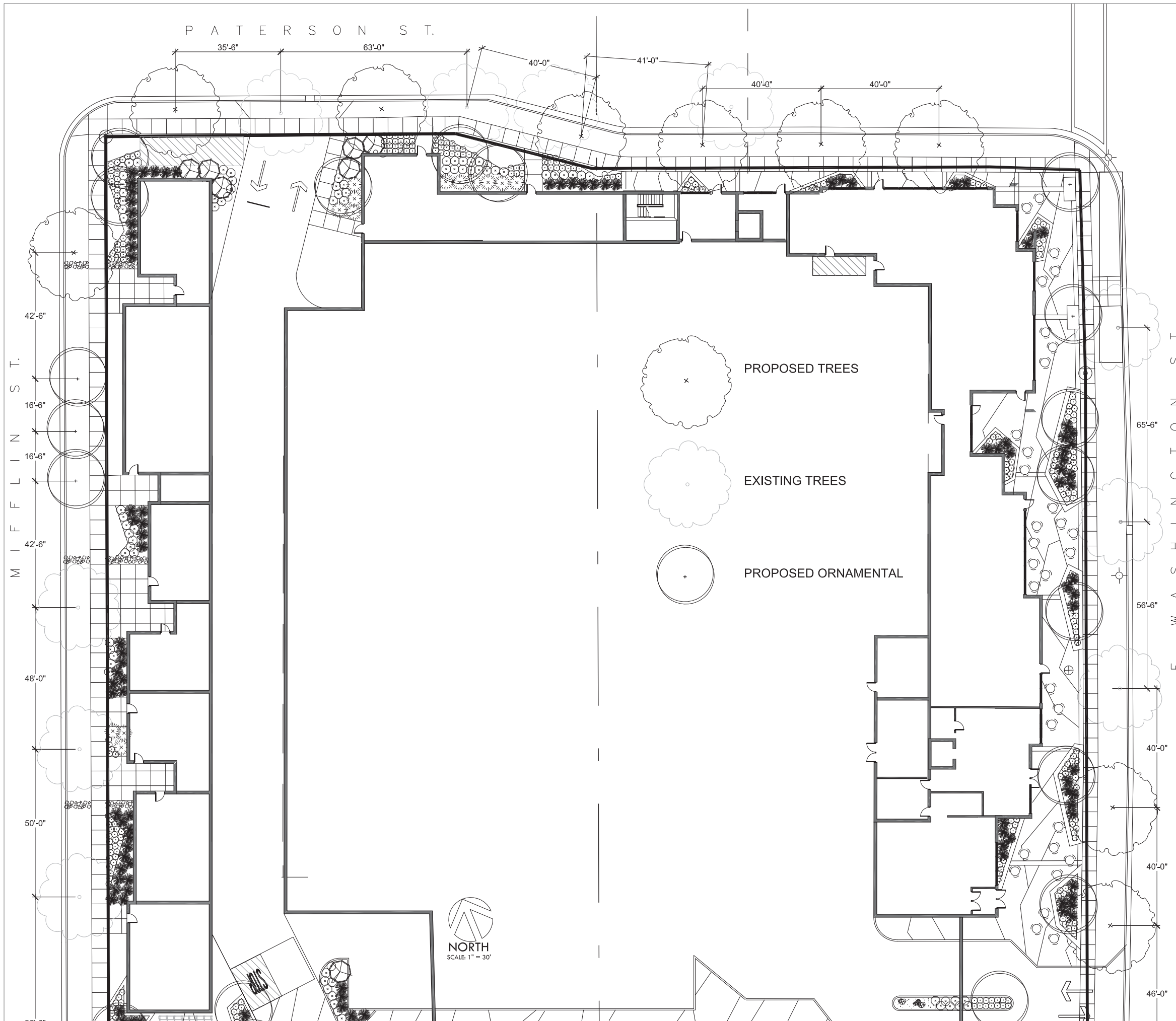
DATE	DESCRIPTION
14_0102	SIDEWALK REVISIONS

UDC SUBMITTAL
NOT FOR CONSTRUCTION

THE GALAXIE
800 N. EAST WASHINGTON, Madison, WI

PLANTING PLAN

L102



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
14_0102	SIDEWALK REVISIONS

UDC SUBMITTAL
NOT FOR CONSTRUCTION



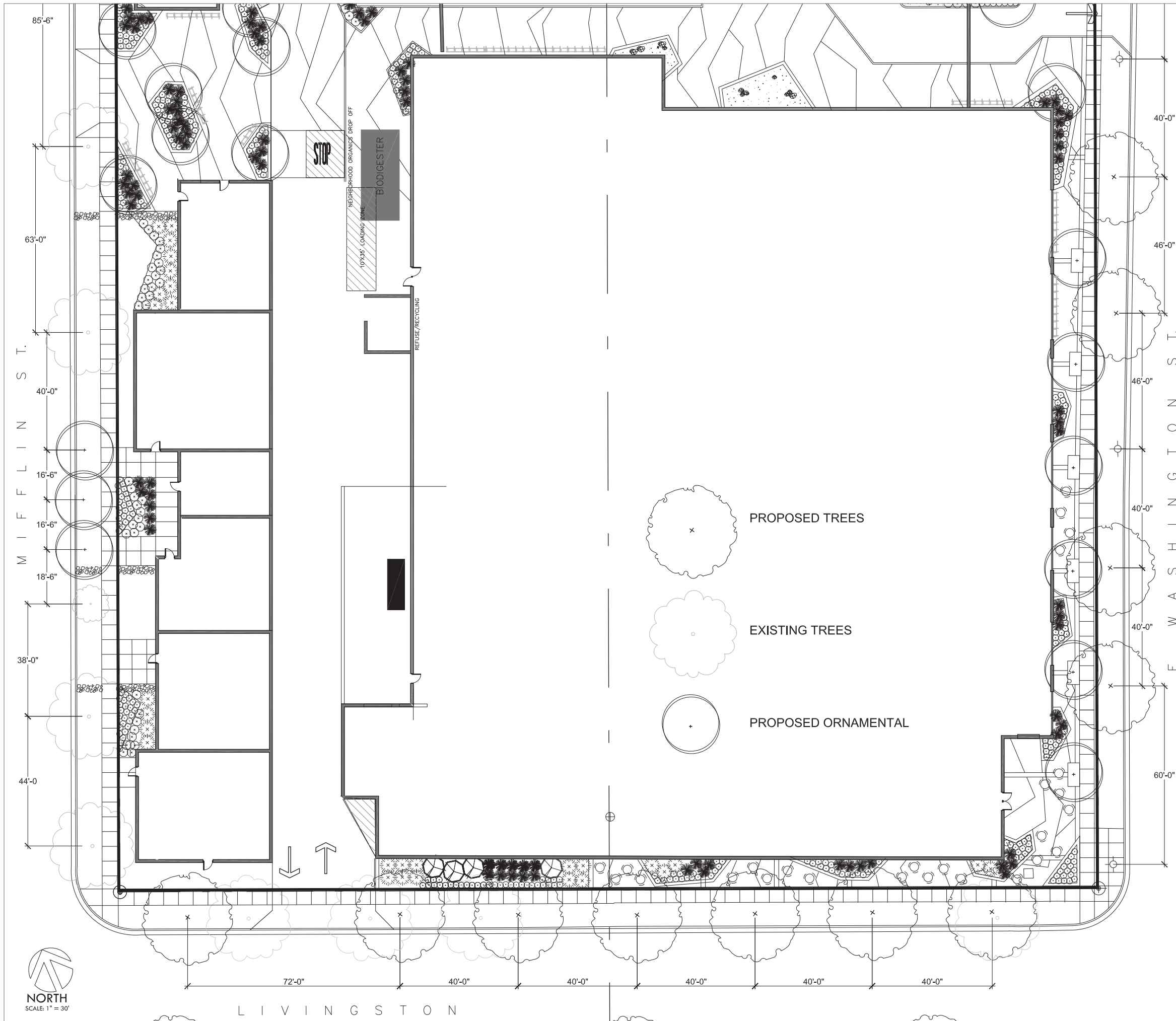


DATE
14_0227

THE GALAXIE
800 N. EAST WASHINGTON, Madison, WI

TERRACE TREE DIMENSIONS

L103



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
14_0102	SIDEWALK REVISIONS

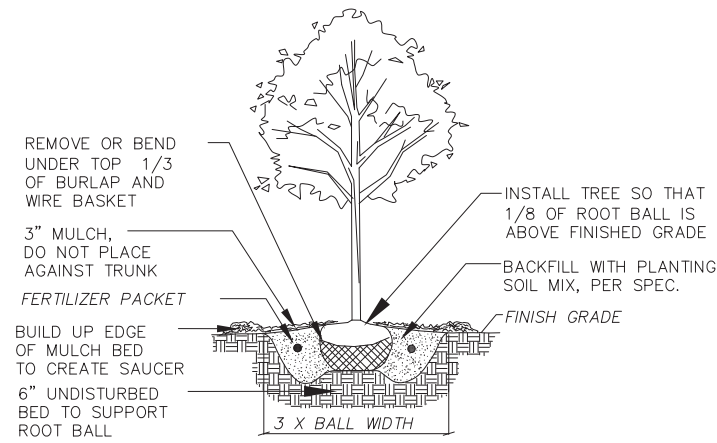
UDC SUBMITTAL
NOT FOR CONSTRUCTION

DATE
14_0227

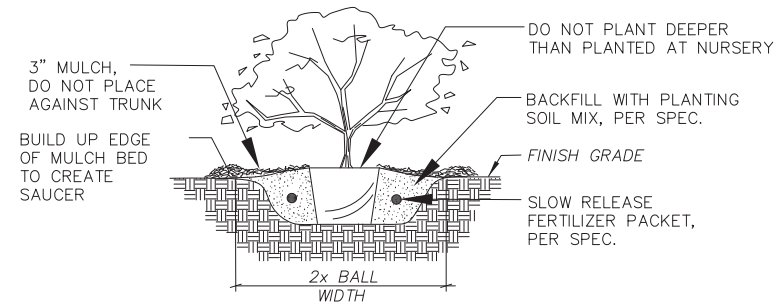
THE GALAXIE
800 N. EAST WASHINGTON, Madison, WI

TERRACE TREE DIMENSIONS

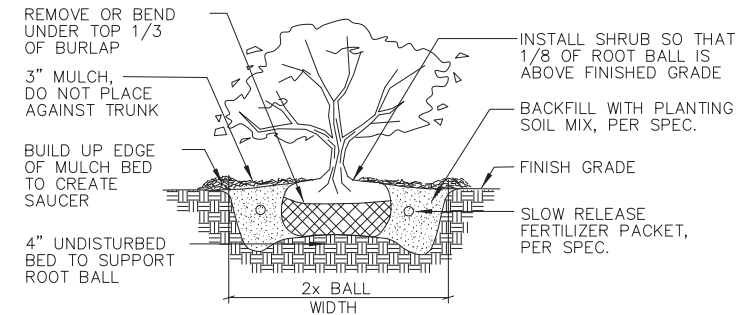
L104



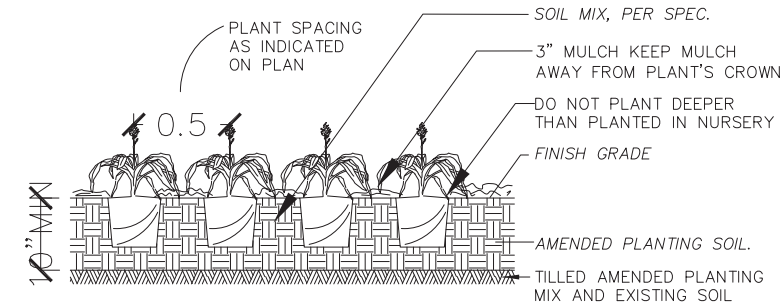
1 B&B TREE PLANTING DETAIL
 L200 NTS



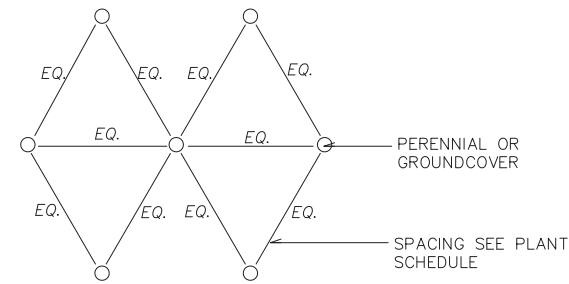
2 CONTAINER PLANTING DETAIL
 L200 NTS



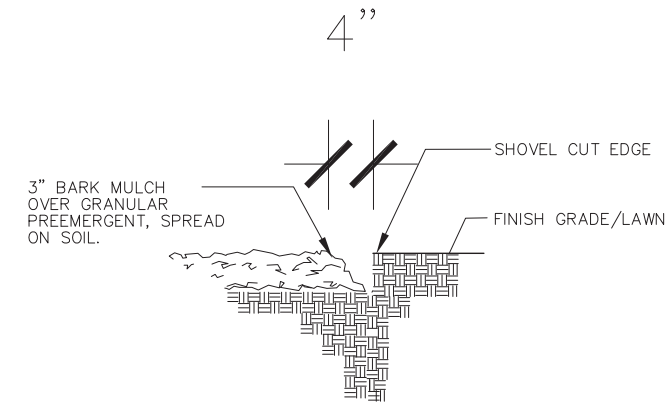
3 B&B SHRUB PLANTING DETAIL
 L200 NTS



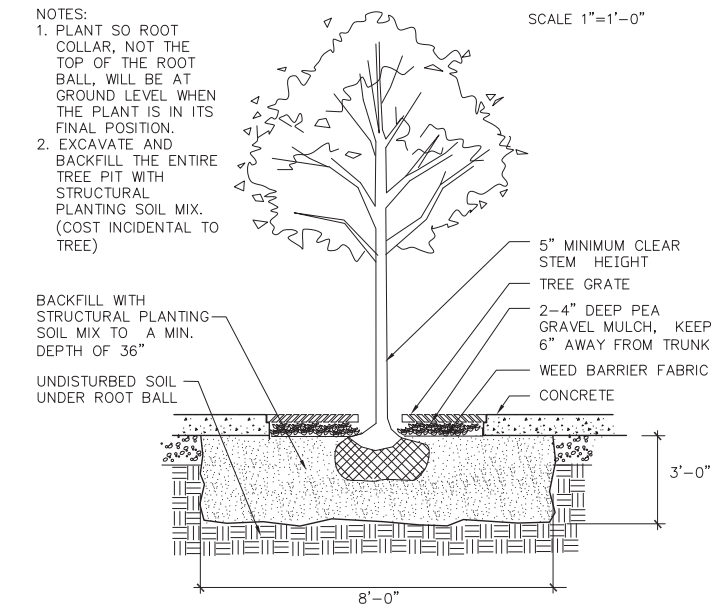
4 GROUNDCOVER / PERENNIAL PLANTING DETAIL
 L200 NTS



5 PERENNIAL/GROUNDCOVER SPACING DETAIL
 L200 NTS



6 BARK MULCH/SHOVEL CUT EDGE DETAIL
 L200 NTS



7 TREE GRATE PLANTING DETAIL
 L200 NTS

PROPOSED PLANTING PALETTE				
Code	Scientific Name	Common Name	Size	Cont.
TREES				
Al	Amelanchier laevis	Allegheny Serviceberry	3"	cal.
Cm	Cornus mas	Cornelian Cherry Dogwood	7'-9"	B&B
Co	Celtis occidentalis	Hackberry	3"	B&B
Cv	Crataegus verdis 'Winter King'	Winterking Hawthorne	3"	B&B
Gt	Gleditsia tricanthos 'Skyline'	Skyline Honeylocust	3"	cal.
Gd	Gymnocladus dioicus	Kentucky Coffee Tree	3"	cal.
Gb	Ginkgo biloba	Ginkgo	3"	cal.
Ms	Malus sp.	Standard Apple mix var.	7'-9"	B&B
Qr	Quercus x waqrei 'Long'	Regal Prince Oak	2 1/2"	cal.
Ta	Tillia americana	American Sentry Linden	2 1/2"	cal.
Ua	Ulmus x 'New Horizon'	New Horizon Elm	3"	cal.
SHRUBS				
Fi	Forsythia x inter. 'Cortasol'	Gold Tide Forsythia	3 gal.	pot
Ra	Rhus aromatica 'Gro-Low'	Grow-Low Sumac	2 gal.	pot
Rn	Rosa 'Nearly Wild'	Nearly Wild Rose	1 gal.	pot
Hk	Hypericum kalmianum 'Ames'	Ames St. Johns Wort	3 gal.	pot
Sp	Syringa petula 'Miss Kim'	Miss Kim Lilac	2 gal.	pot
Tm	Taxus x media 'Taunton'	Tauton Yew	5 gal.	pot
Si	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	2 gal.	pot
Vj	Viburnum x juddii	Juddii Viburnum	5 gal.	pot

PERENNIALS / GROUNDCOVER / GRASSES				
Ar	Astilbe arendsii 'Rheinland'	Rheinland Astilbe	1 gal.	pot
Ca	Calamagrostis arundinacea	Karl Forester Fther.Rd.Grass	1 gal.	pot
Ct	Chrysanthemum Tanacetum	Painted Daisy	1 qt.	pot
Cz	Coreopsis 'Zagreb'	Zagreb Coreopsis	1 gal.	pot
Ep	Echinacea purpurea	Purple Coneflower	1 qt.	pot
Hs	Helicotrichon sempervirens	Blue Oat Grass	1 gal.	pot
Hh	Hemerocallis 'Happy Ret.'	Happy Returns Daylily	1 gal.	pot
Ls	Liatris spicata 'Kobold'	Kobold Blazing Star	1 qt.	pot
Ms	Miscianthus 'Flame Grass'	Flame Grass	1 gal.	pot
Mp	Monarda 'Petite Delight'	Petite Delight Bee Balm	1 qt.	pot
Pa	Pennesetum alop. 'Hamel'	HamelN Dwf. Fountaingrass	1 qt.	pot
Rg	Rudbeckia 'Goldstrum'	Blackeyed Susan	1 qt.	pot

DATE	DESCRIPTION

UDC SUBMITTAL
 NOT FOR CONSTRUCTION



DATE
 14_0227

THE GALAXIE
 800 N. EAST WASHINGTON, Madison, WI

STREETSCAPE AND LANDSCAPE PLAN

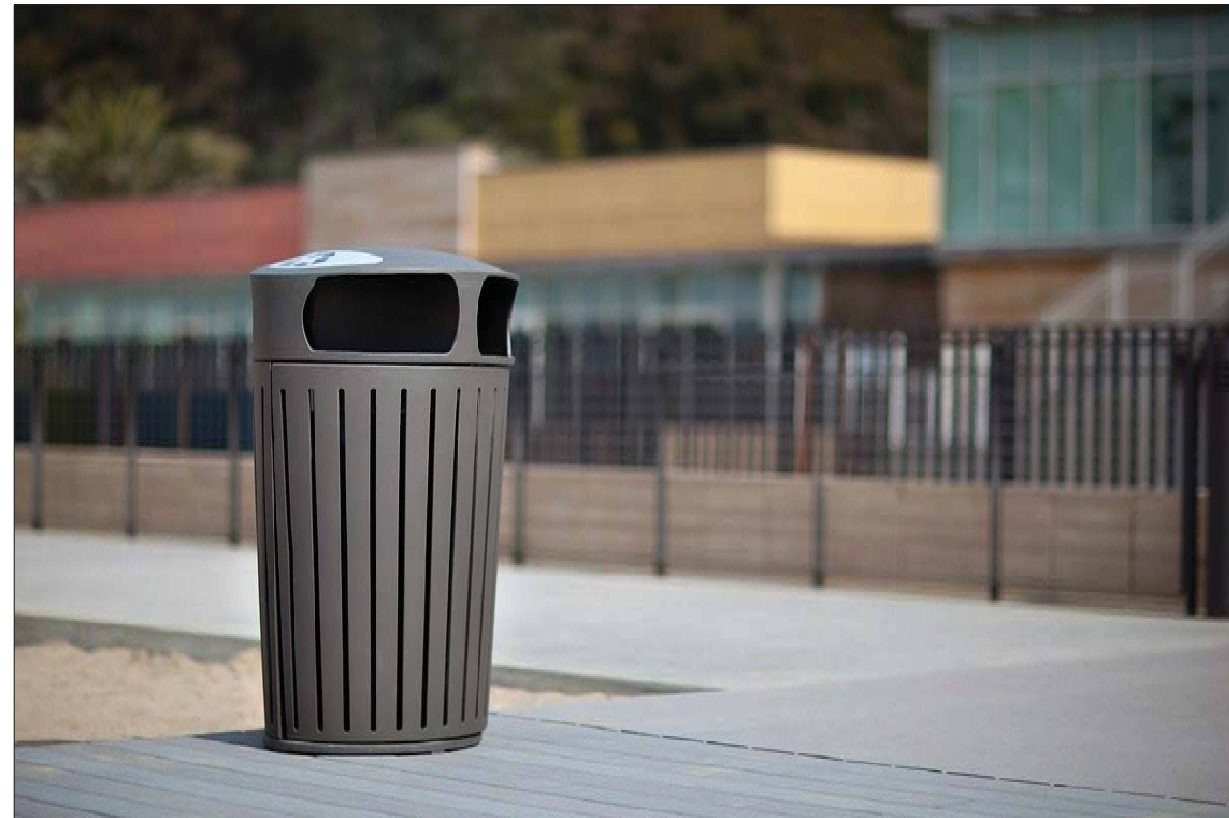
L200



Bench



Bollard Light



Trash Receptacle



Post Light

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
14_0102	SIDEWALK REVISIONS

UDC SUBMITTAL
NOT FOR CONSTRUCTION



DATE
14_0227

THE GALAXIE
800 N. EAST WASHINGTON, Madison, WI

SITE AMENITIES

L201



GENERAL NOTES



3 Building Height, Location (Distance from Property Line and Setback)

Block	Maximum Side Height (stories)	Minimum & Maximum Street Level Facade Height (stories)	Minimum Setback East-West Streets (feet or more)	Minimum Setback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet)	Minimum & Maximum Setback North-South Streets (feet)
3.a	3 - 3 ^{1/2}	2-3	30'	15	5-20	5-10
3.b	8"	3-5	15	15	15	5-10

Traditional Employment District

Lot area (sq. ft.)	4,000
Lot width	30
Front yard setback	See Use Storage requirement
Side yard setback	When buildings abut residentially-zoned lots of side lot line: Minimum side yard required in the adjacent residential district.
Side yard setback other cases	See notes 7 See notes 8 Lot width + 40% for walls
Rear yard setback	20
Maximum lot coverage	87%
Maximum height	22, measured to building outline
Maximum height	7 meters/23
Double street corner - residential	100 sq. ft. min.

TERRACE WIDTHS:
DIMENSIONS SHOWN FROM B.O. CURB TO F.O. CITY SIDEWALK (CITY SIDEWALK IS 5'-0" WIDE).

BUILDING SETBACKS:
DIMENSIONS SHOWN FROM F.O. CITY SIDEWALK TO F.O. BUILDING

UDD8 SETBACKS:
DIMENSIONS SHOWN FROM PROPERTY LINE TO F.O. BUILDING

DATE	DESCRIPTION
05.01.13	PRELIMINARY REVIEW SET
08.21.13	DAT REVIEW SET
12.29.13	INFORMATIONAL UDC
01.29.14	INITIAL UDC

PLAN COMMISSION SUBMITTAL

bark DESIGN **G. GEBHARDT DEVELOPMENT**

WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1926

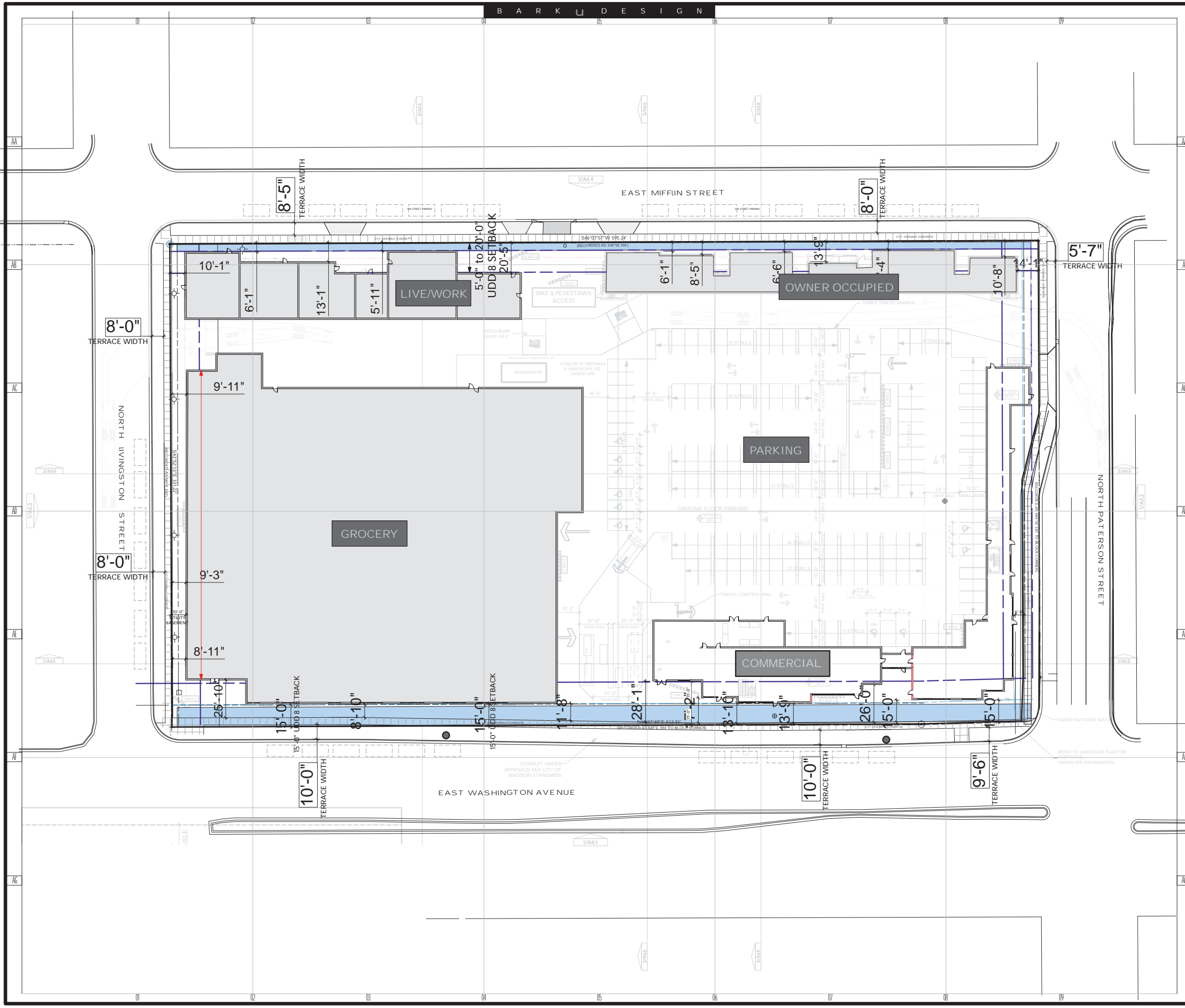
DATE
02.20.14

THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

BUILDING PLACEMENT AND SETBACK ANALYSIS

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

C100-Z





GENERAL NOTES

CONDITIONAL USE REQUESTS

- (Per Table 28-F1)**
- Conditional Use** requests are made for the following uses in the TE District:
 - (28.065)** -Height above 5 stories/68 feet
- (Per Table 28-F1)**
- Food and Related Goods sales**
Proposed Use: 55,000 s.f. full service Festival Foods Grocery Store
- Outdoor display**
Proposed Use: Approx. 1,300 s.f. of Seasonal Display of perishable products as an accessory to the Grocery Store along East Washington and Livingston
- Outdoor eating area associated with food & beverage establishment**
Proposed Use: Approx. 1,000 s.f. of 2nd floor rooftop seating area at the intersection of Livingston and East Washington
- Market garden**
Proposed Use: 3rd floor Rooftop Farm. See Management Plan
- General Retail**
Proposed Use: Ground Floor locations on East Washington (2,200 s.f.) and Paterson (1,000 s.f.)
- Vehicle access sales and services windows**
Proposed Use: To serve one of the General Retail spaces
- Dwelling Units in Mixed-Use Buildings**
Proposed Use: Rental Apartment and Owner-Occupied units
- Live-Work Units**
Proposed Use: At corner of Mifflin and Livingston
- Parking facility, private**
Proposed Use: Internal parking structure for use by Customers, residents, employees, guests and limited special event functions. See Management Plan
- Development within 200 feet of a City-owned park (Breese Stevens Field and Reynolds Field)**
Proposed Use: Mixed-use development

The following uses are proposed, but will require separate Conditional Use applications when additional detail can be presented. The intended uses should be considered as part of the overall project plan and approval:

- Restaurant or -Restaurant/Tavern or -Tavern/Brewpub**
Proposed Use: Corner of East Washington and Paterson designated as a desired restaurant space. Roof of 3rd floor commercial is desired as a restaurant with outdoor space.
- Outdoor Eating Area**
Proposed Use: Associated with corner restaurant
- Temporary outdoor events**
Proposed Use: Paterson Street could potentially hold pedestrian events relating to Breese Stevens Field. Additional coordination between Developer and City of Madison Parks Department

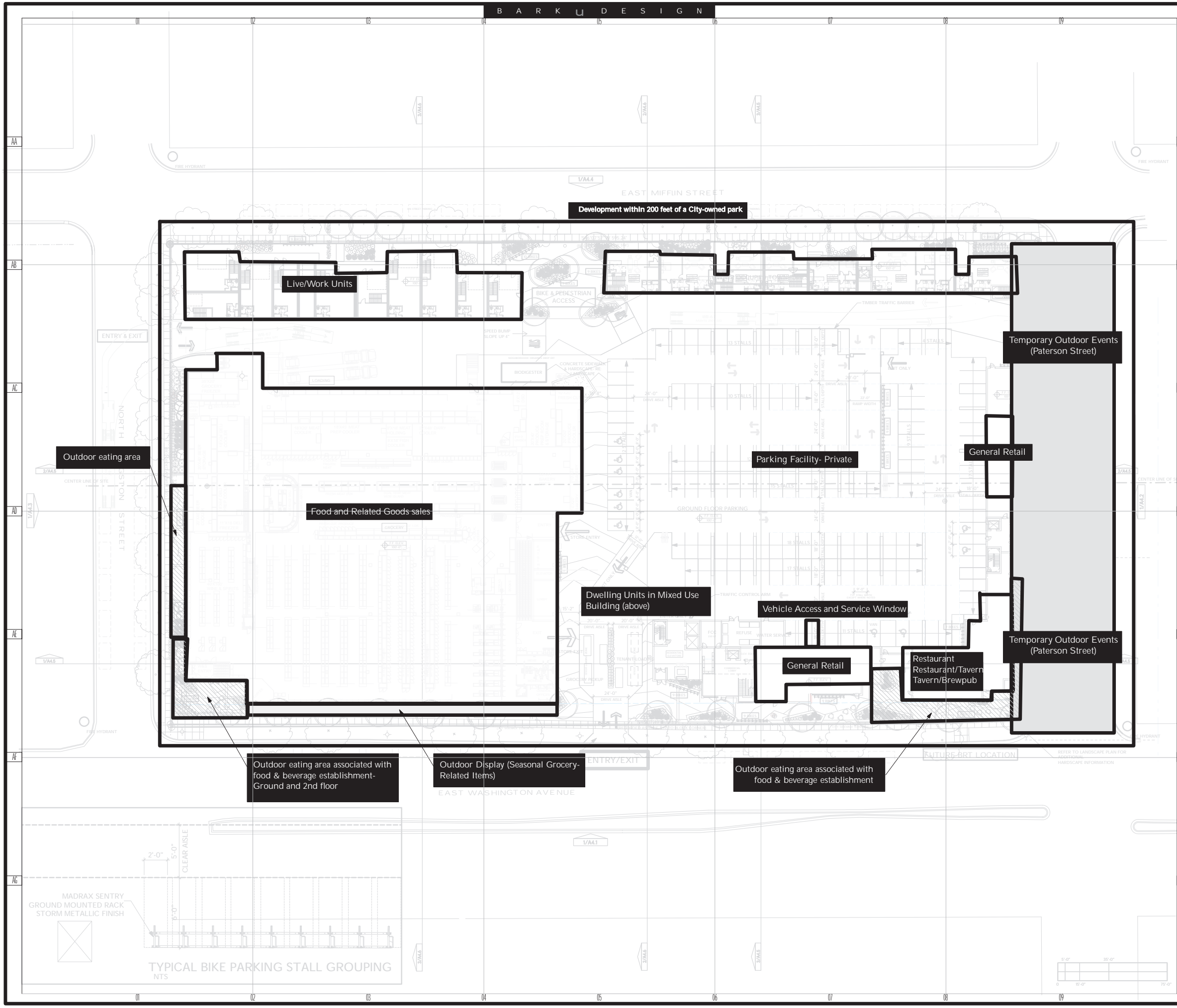
DATE	DESCRIPTION
08.01.13	PRELIMINARY REVIEW SET
08.21.13	DAT REVIEW SET
12.29.13	INFORMATIONAL UDC
01.29.14	INITIAL UDC

PLAN COMMISSION SUBMITTAL

WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1926
DATE
02.20.14

8000 BLOCK EAST WASHINGTON AVENUE
MADISON, WI

CONDITIONAL USE REQUESTS
SCALE: 1/8"=1'-0"



Outdoor eating area

Live/Work Units

Food and Related Goods sales

Development within 200 feet of a City-owned park

Dwelling Units in Mixed Use Building (above)

Parking Facility- Private

Vehicle Access and Service Window

General Retail

General Retail

Restaurant
Restaurant/Tavern
Tavern/Brewpub

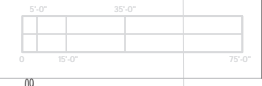
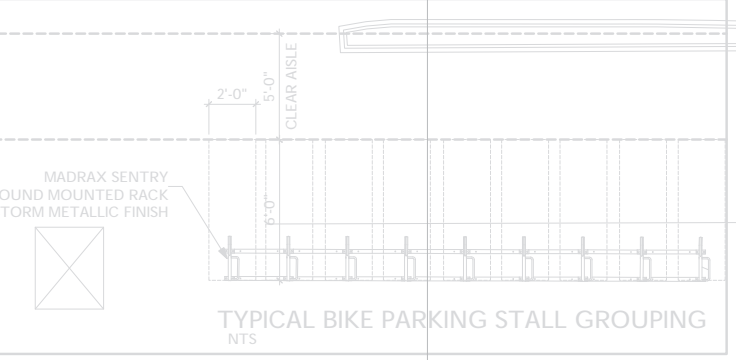
Temporary Outdoor Events
(Paterson Street)

Temporary Outdoor Events
(Paterson Street)

Outdoor eating area associated with food & beverage establishment- Ground and 2nd floor

Outdoor Display (Seasonal Grocery-Related Items)

Outdoor eating area associated with food & beverage establishment





GENERAL NOTES

REFER TO SHEETS A4.5, A4.6 FOR ADDITIONAL DIMENSIONS

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
05.01.13	PRELIMINARY REVIEW SET
08.21.13	DAT REVIEW SET
12.29.13	INFORMATIONAL UDC
01.29.14	INITIAL UDC

ARCHITECT	STRUCTURAL ENGINEER
-----------	---------------------

PLAN COMMISSION SUBMITTAL



WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1926

DATE

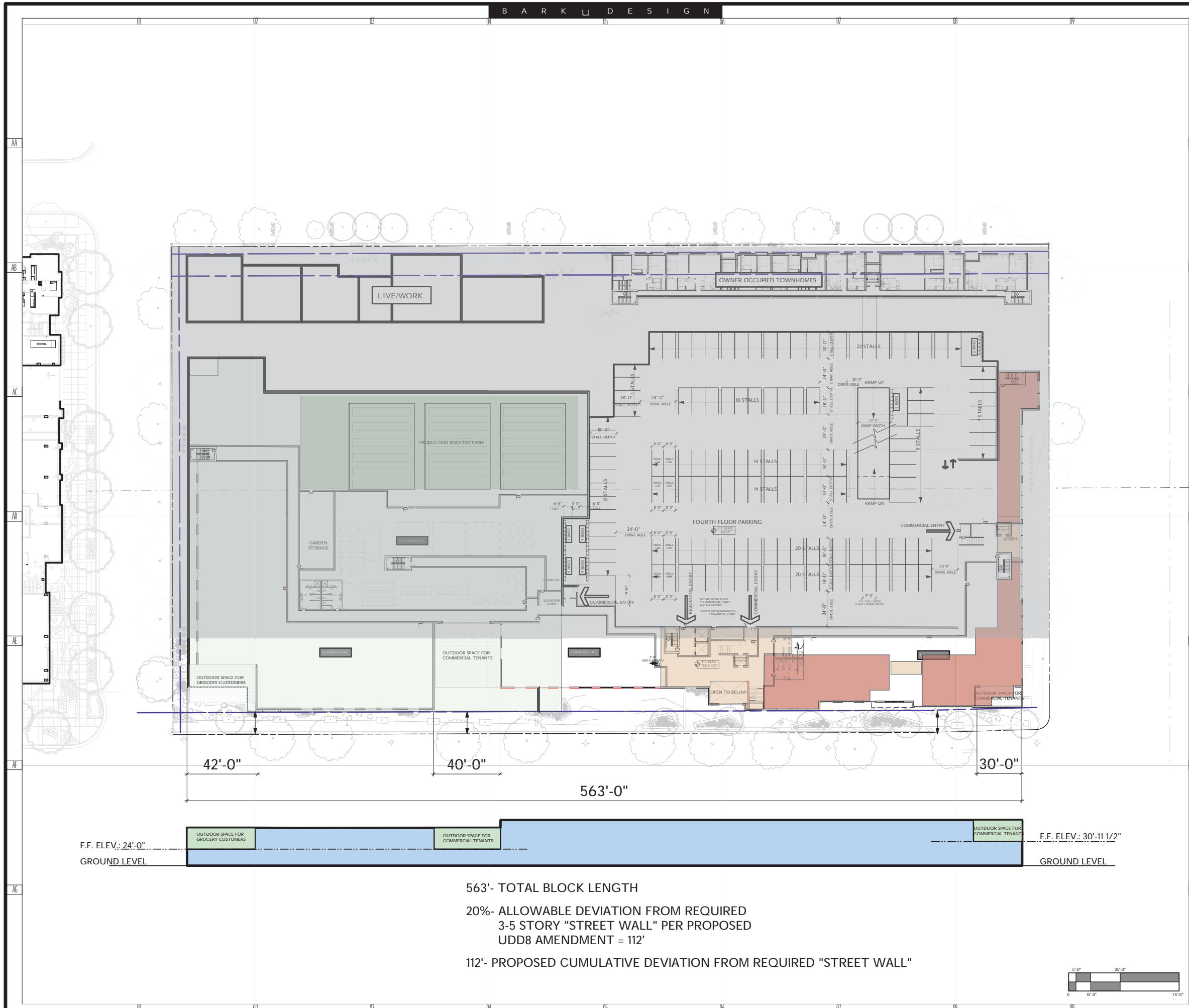
02.20.14

THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MCDONOUGH, VA

ZONING ANALYSIS- third floor

C300-Z

SCALE 1/8"=1'-0"



F.F. ELEV.: 24'-0"
GROUND LEVEL

F.F. ELEV.: 30'-11 1/2"
GROUND LEVEL

563'- TOTAL BLOCK LENGTH
 20%- ALLOWABLE DEVIATION FROM REQUIRED
 3-5 STORY "STREET WALL" PER PROPOSED
 UDD8 AMENDMENT = 112'
 112'- PROPOSED CUMULATIVE DEVIATION FROM REQUIRED "STREET WALL"

