



GENERAL NOTES

1. PROVIDE PARKING SPACE STRIPING AND NUMBERING
2. PARKING STALLS TO BE 9'-0" IN WIDTH BY 18'-0" IN LENGTH WITH A 3'-0" BACKUP
3. SLOPE CONCRETE SLAB TO CATCH BASINS 1/4"/FT. MIN.
4. PROVIDE SAWCUT CONTROL JOINTS @ 10'-0" O.C. AND AT OUTSIDE CORNERS OF INTERIOR WALLS. COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR
5. REFER TO LIGHTING DRAWINGS FOR LOCATIONS AND EXTENTS OF LIGHT FIXTURES
6. BICYCLE PARKING STALLS TO BE 7'-0" W X 6'-0" D.
7. SCOOTER PARKING STALLS TO BE 3'-0" W X 6'-0" D AND SHALL BE REPRESENTED BY STRIPING ON CONCRETE SURFACE
8. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS AND EXTENTS OF LANDSCAPING AND HARDSCAPE
9. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY SERVICE ENTRIES, LOCATIONS, METERS AND CLEARANCES REQUIRED BY UTILITY COMPANY AND/OR EQUIPMENT SUPPLIED BY CONTRACTOR OR SUBCONTRACTOR AND AS OTHERWISE MANDATED BY APPLICABLE CODE OR AUTHORITY HAVING JURISDICTION FOR REVIEW BY ARCHITECT
10. DESIGN/BUILD CONTRACTORS TO VERIFY THAT SOUND LEVELS OF ALL EQUIPMENT MEET OR EXCEED ALLOWABLE SOUND ORDINANCES FOR MUNICIPALITY
11. GENERAL CONTRACTOR TO COORDINATE ALL ROUGH OPENINGS IN PRECAST PANELS WITH ARCHITECT, SUBCONTRACTORS AND PRECAST SUPPLIER
12. GENERAL CONTRACTOR TO PROVIDE PARKING LOT WHEEL STOPS WHERE SHOWN OR REQUIRED BY AUTHORITY HAVING JURISDICTION
13. GC TO COORDINATE CATCH BASIN LOCATIONS AND ELEVATIONS WITH PLUMBING DESIGN/BUILD CONTRACTOR
14. ISOLATE PLASTERS AND COLUMNS FROM FLOOR SLAB
15. THE CONTRACTOR SHALL RECONSTRUCT THE SIDEWALKS ALONG ADJACENT STREETS WHICH ARE DAMAGED DUE TO THE CONSTRUCTION OF THIS DEVELOPMENT.
16. ALL PROPOSED SIDEWALK AND CURB GRABES ALONG N. PATERSON STREET SHALL BE COORDINATED WITH THE PROPOSED EAST WASHINGTON AND PATERSON STREET REDESIGN.
17. THE CONTRACTOR, ARCHITECT, AND ENGINEER SHALL COORDINATE THE PROPOSED 2013 EAST WASHINGTON AVENUE MEDIAN AND ROADWAY IMPROVEMENTS WITH CITY OF MADISON ENGINEERING AND TRAFFIC ENGINEERING.
18. REVIEW PROPOSED STORM CONNECTIONS WITH CITY OF MADISON ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

DRAWING NOTES

BUILDING SUMMARY:
 7,000 S.F. COMMERCIAL/RETAIL
 3,000 S.F. LOBBY
 63,800 S.F. PARKING
 55,000 S.F. GROCERY STORE
 7,000 S.F. OWNER OCCUPIED HOUSING
 8,000 S.F. LIVE/WORK HOUSING

AUTO PARKING STALLS:
 DEDICATED GROCERY: 138
 HC: 10
 (VAN ACCESSIBLE: 2)

BIKE PARKING STALLS: 165
 OUTSIDE PARKING STRUCTURE:
 GROUND LEVEL (MADRAX): 124
 INSIDE PARKING STRUCTURE:
 1ST FLOOR PARKING (MADRAX): 41

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

PLAN COMMISSION SUBMITTAL

bark DESIGN **GEBHARDT DEVELOPMENT**

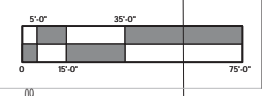
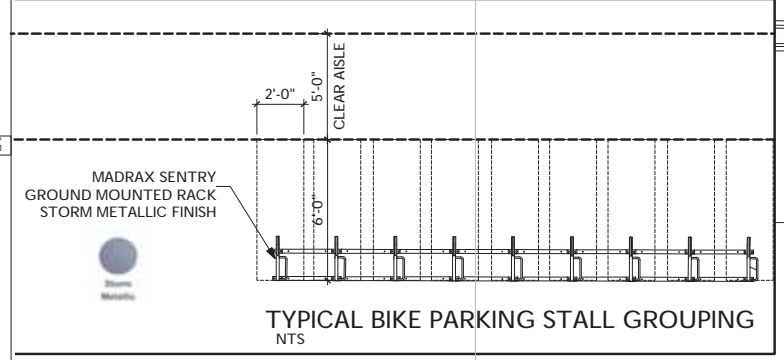
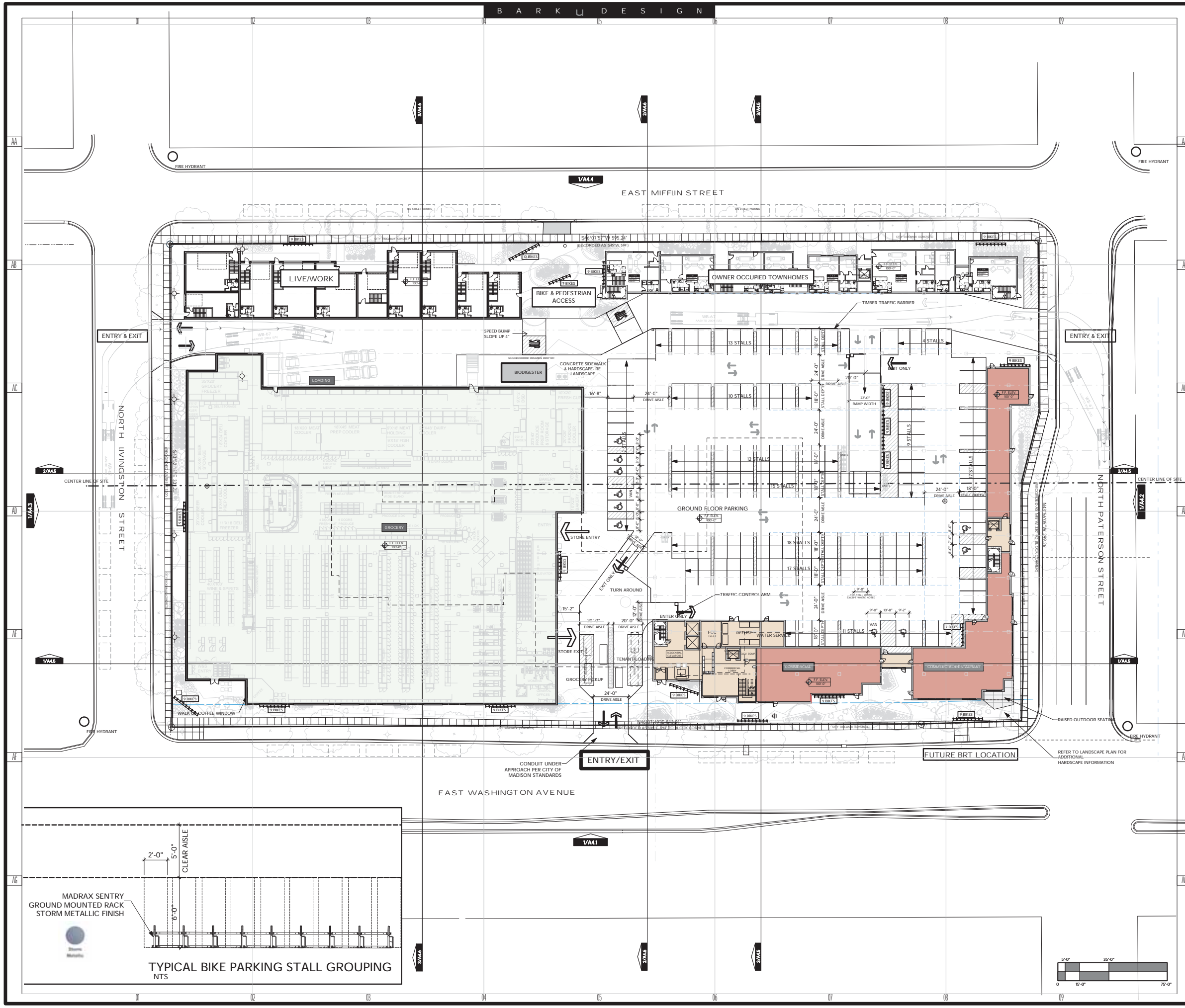
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 STUDIO@BARK-DESIGN.COM
 608.333.1926

DATE: 02.20.14

THE GALAXIE
 800N BLOCK EAST WASHINGTON AVENUE
 MADISON, WI

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

A101-C





GENERAL NOTES

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

DRAWING NOTES

BUILDING SUMMARY:
 12,300 S.F. COMMERCIAL/OFFICE
 8,000 S.F. LOBBY/MEETING SPACE
 57,200 S.F. PARKING
 7,000 S.F. OWNER OCCUPIED HOUSING
 8,000 S.F. LIVE/WORK HOUSING

AUTO PARKING STALLS: 131

BIKE PARKING STALLS
 INSIDE PARKING STRUCTURE: 51

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

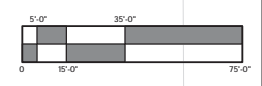
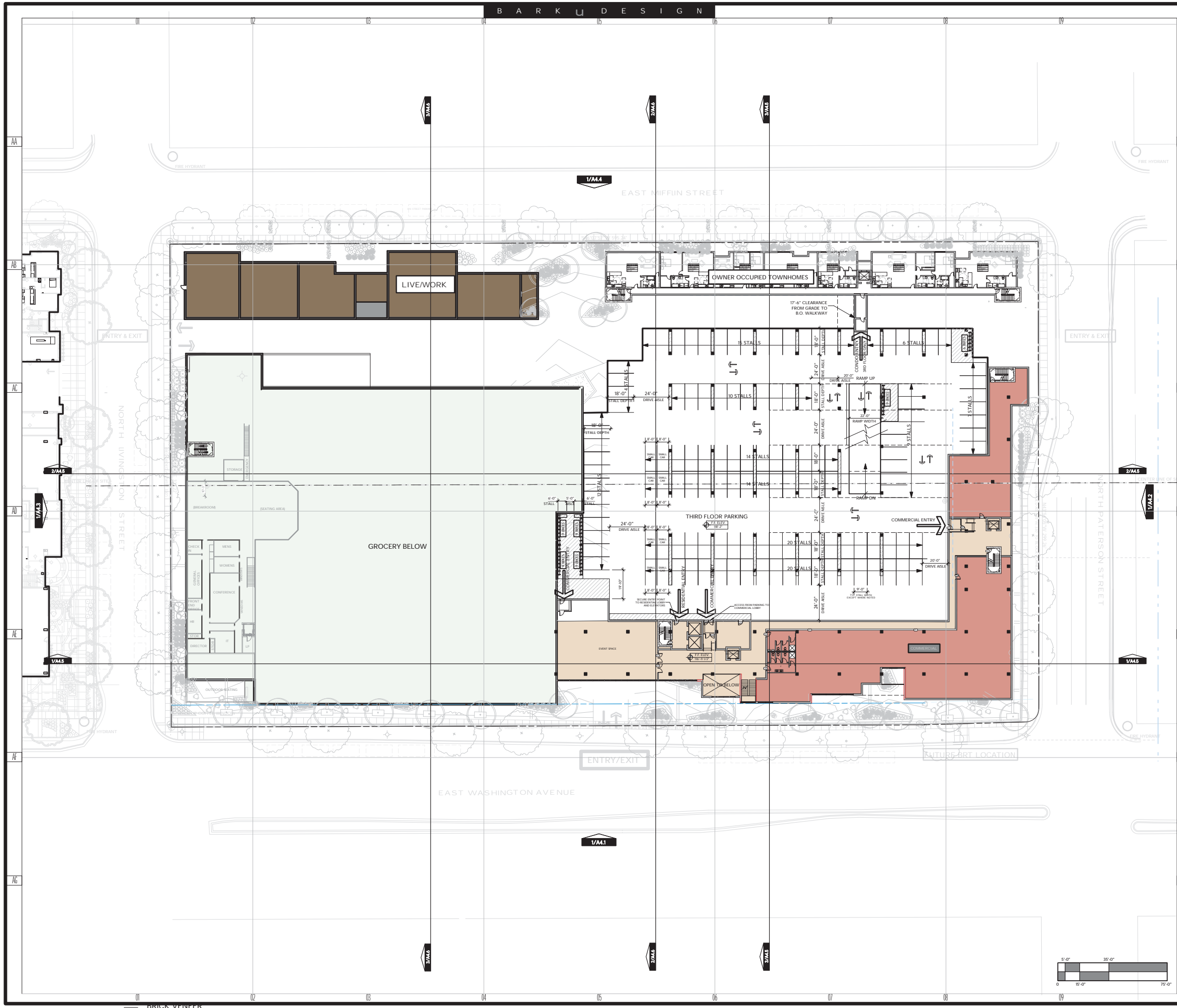


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THE GALAXIE
 800N BLOCK EAST WASHINGTON AVENUE
 MIDCOAST, VA

SECOND FLOOR COMMERCIAL/THIRD FLOOR PARKING PLAN
 SCALE: 1/8"=1'-0"

A102-C



BRICK VENEER



GENERAL NOTES

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

DRAWING NOTES

BUILDING SUMMARY:

- 32,000 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

AUTO PARKING STALLS (4TH): 132

- BIKE PARKING STALLS
- INSIDE PARKING STRUCTURE:
- 1ST FLOOR PARKING (MADRAX): 51

CODE NOTES

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08.21.13	DAT REVIEW SET
12.29.13	INFORMATIONAL UDC
01.29.14	INITIAL UDC

ARCHITECT	STRUCTURAL ENGINEER
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PLAN COMMISSION SUBMITTAL



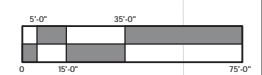
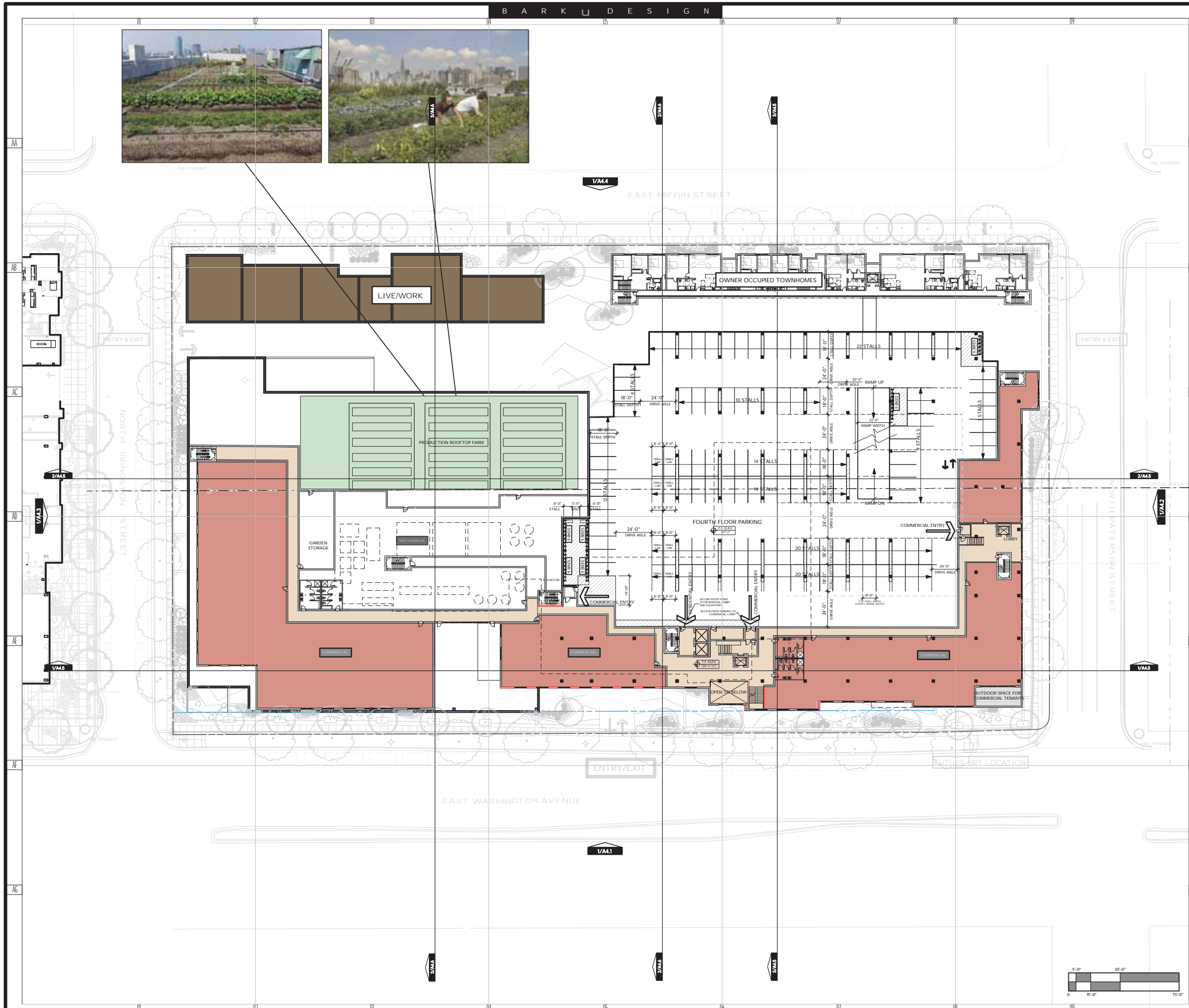
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THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

THIRD FLOOR COMMERCIAL/FOURTH FLOOR PARKING PLAN

A103-C

SCALE 1/8"=1'-0"





GENERAL NOTES

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

DRAWING NOTES

AUTO PARKING STALLS (5TH): 136
BIKE PARKING STALLS:
 INSIDE PARKING STRUCTURE: 42

CODE NOTES

DATE	DESCRIPTION
05.01.13	PRELIMINARY REVIEW SET
08.21.13	DATE REVIEW SET
12.29.13	INFORMATIONAL LDC
01.29.14	INITIAL LDC

ARCHITECT	STRUCTURAL ENGINEER
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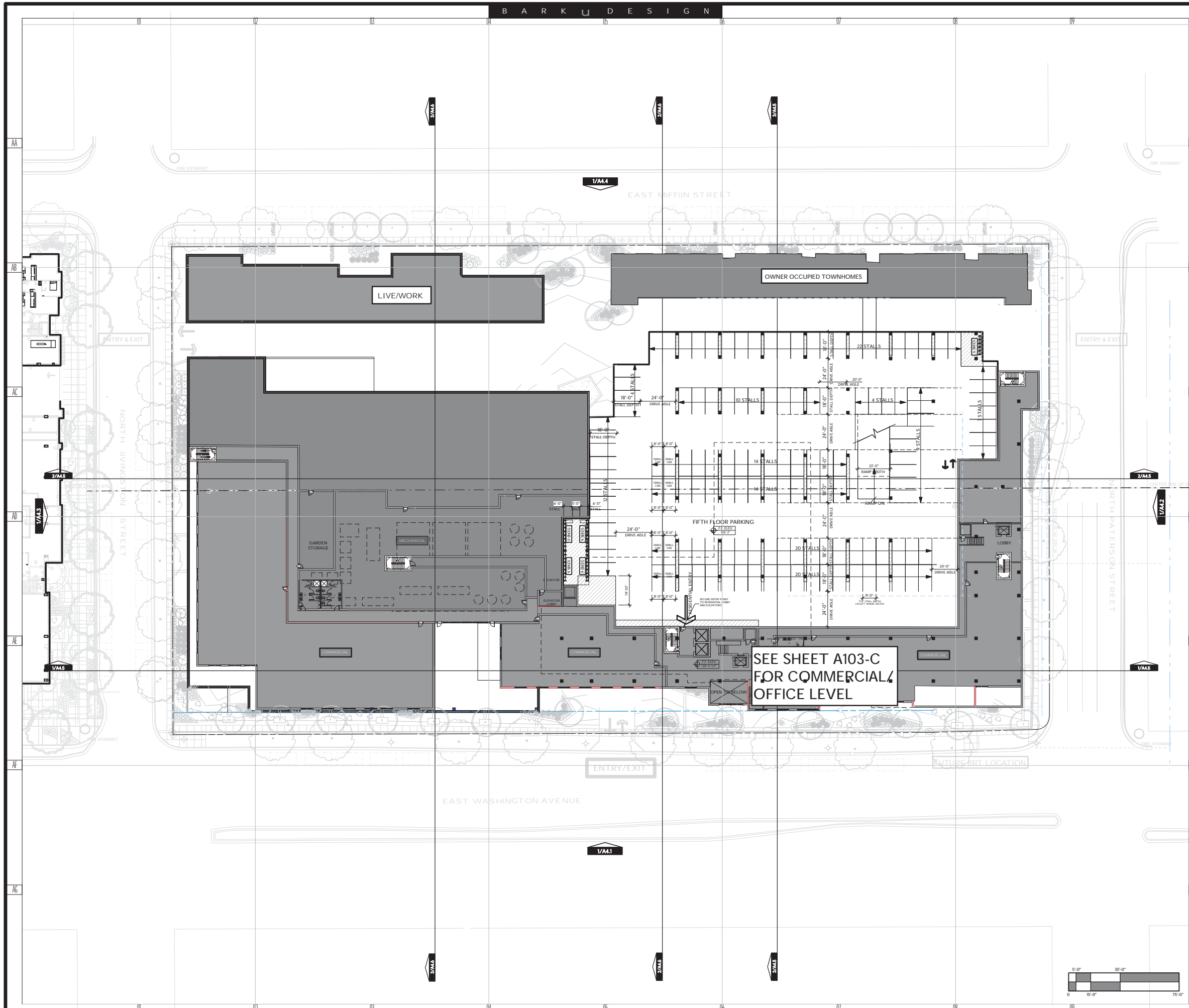
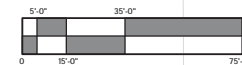
PLAN COMMISSION SUBMITTAL

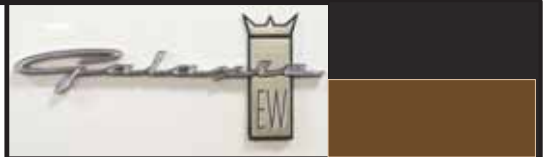


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THE GALAXIE
 800N BLOCK EAST WASHINGTON AVENUE
 MIDLOTHIAN, VA
 FIFTH FLOOR PARKING FLOOR PLAN

A105-P





GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
2. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, SPRINKLER, OR OWNER PROVIDED WORK.
4. DO NOT SCALE DOCUMENTS. HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
5. ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS & SPRINKLER LINES TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT.
6. EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
7. CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK.
8. CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS.

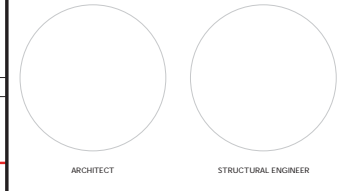
DRAWING NOTES

1. REFER TO SHEET A8.1 FOR UNIT DETAILS
2. WALL TYPES: REFER TO SHEET A0.2
3. PROVIDE GYP. BD. SOFFITS AND CHASES AS REQUIRED TO CONCEAL ROOF DRAIN LINES AND DUCTWORK
4. PROVIDE 4'-0" HIGH ALUMINUM CORNER GUARDS MECHANICALLY FASTENED AT OUTSIDE DRYWALL CORNERS IN COMMON AREAS
5. PROVIDE SAWCUT CONTROL JOINTS @ 10'-0" O.C. AND AT OUTSIDE CORNERS OF INTERIOR WALLS. COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR
6. COORDINATE SECURITY CAMERA LOCATIONS WITH OWNER AND MANAGEMENT COMPANY
7. DESIGN/BUILD CONTRACTORS TO VERIFY THAT SOUND LEVELS OF ALL EQUIPMENT MEET OR EXCEED ALLOWABLE SOUND ORDINANCES FOR MUNICIPALITY.
8. GENERAL CONTRACTOR TO COORDINATE ALL CHASE WALLS, OPENINGS AND SLEEVES IN CONCRETE SLABS AND WALLS
9. TYPE A UNITS ARE HATCHED GRAY

CODE NOTES

1. REFER TO SHEETS A0.1, A0.2 FOR DETAILED BUILDING CODE ANALYSIS
2. STAIRWELLS TO BE PRESSURIZED PER SECTION 909
3. GENERAL CONTRACTOR AND ARCHITECT TO VERIFY THAT ALL ACCESSIBLE ELEMENTS (INCLUDING SIGNAGE) SHOWN GRAPHICALLY AND/OR OTHERWISE REQUIRED BY SPECIFICATIONS, NOTES, BUILDING CODE OR AUTHORITY HAVING JURISDICTION ARE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR IN ACCORDANCE WITH 2003 ANS I A117.1
4. AREA OF REFUGE IN ELEVATOR LOBBY TO BE PROVIDED WITH SIGNAGE AND COMMUNICATION DEVICES IN ACCORDANCE WITH 2009 IBC SECTION 1007.6
5. ELEVATOR LOBBY WALLS TO BE CONSTRUCTED AS 1 HOUR RATED SMOKE BARRIERS. RE: A0.2
6. ELEVATOR LOBBY TO MEET REQUIREMENTS OF SECTION 3007
7. REFER TO SHEET A9.1 FOR CLEARANCE AND UNIT DETAILS

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



PLAN COMMISSION SUBMITTAL



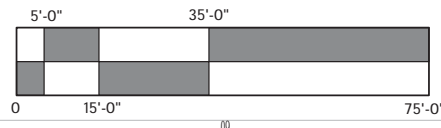
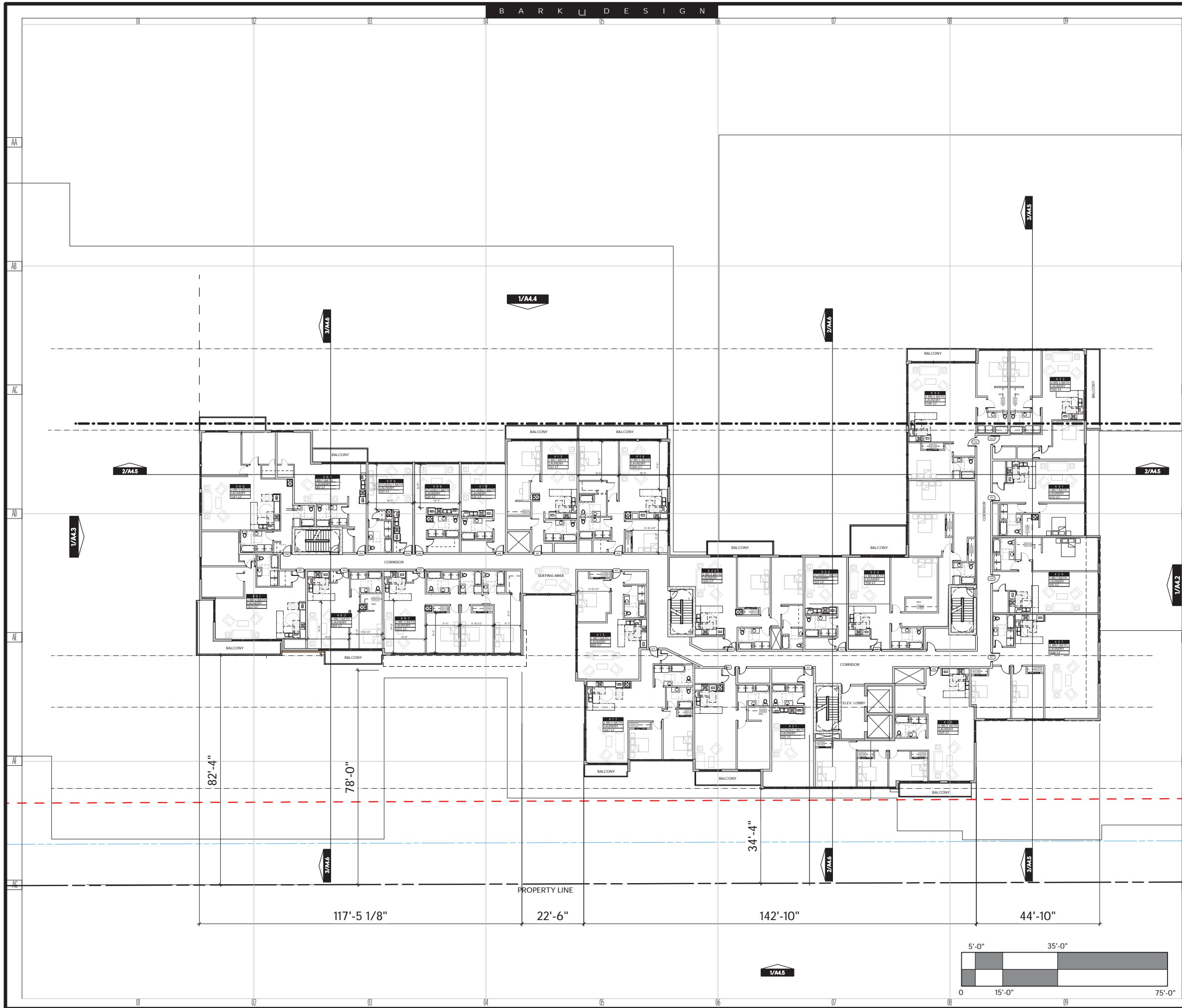
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608.333.1926

DATE
02.20.14

THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MADISON, VA

FLOORS 4,7- RESIDENTIAL PLAN

A 10 4 - [R]





GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
2. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, SPRINKLER, OR OWNER PROVIDED WORK.
4. DO NOT SCALE DOCUMENTS. HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
5. ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS & SPRINKLER LINES TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT.
6. EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
7. CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK.
8. CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS.

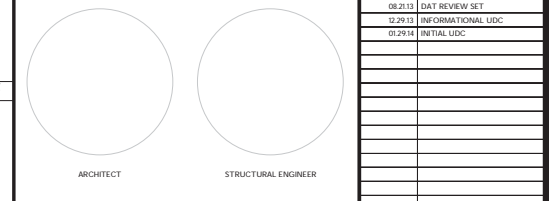
DRAWING NOTES

1. REFER TO SHEET A8.1 FOR UNIT DETAILS
2. WALL TYPES: REFER TO SHEET A0.2
3. PROVIDE GYP. BD. SOFFITS AND CHASES AS REQUIRED TO CONCEAL ROOF DRAIN LINES AND DUCTWORK
4. PROVIDE 4'-0" HIGH ALUMINUM CORNER GUARDS MECHANICALLY FASTENED AT OUTSIDE DRYWALL CORNERS IN COMMON AREAS
5. PROVIDE SAWCUT CONTROL JOINTS @ 10'-0" O.C. AND AT OUTSIDE CORNERS OF INTERIOR WALLS. COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR
6. COORDINATE SECURITY CAMERA LOCATIONS WITH OWNER AND MANAGEMENT COMPANY
7. DESIGN/BUILD CONTRACTORS TO VERIFY THAT SOUND LEVELS OF ALL EQUIPMENT MEET OR EXCEED ALLOWABLE SOUND ORDINANCES FOR MUNICIPALITY.
8. GENERAL CONTRACTOR TO COORDINATE ALL CHASE WALLS, OPENINGS AND SLEEVES IN CONCRETE SLABS AND WALLS
9. TYPE A UNITS ARE HATCHED GRAY

CODE NOTES

1. REFER TO SHEETS A0.1, A0.2 FOR DETAILED BUILDING CODE ANALYSIS
2. STAIRWELLS TO BE PRESSURIZED PER SECTION 909
3. GENERAL CONTRACTOR AND ARCHITECT TO VERIFY THAT ALL ACCESSIBLE ELEMENTS (INCLUDING SIGNAGE) SHOWN GRAPHICALLY AND/OR OTHERWISE REQUIRED BY SPECIFICATIONS, NOTES, BUILDING CODE OR AUTHORITY HAVING JURISDICTION ARE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR IN ACCORDANCE WITH 2003 ANSI A117.1
4. AREA OF REFUGE IN ELEVATOR LOBBY TO BE PROVIDED WITH SIGNAGE AND COMMUNICATION DEVICES IN ACCORDANCE WITH 2009 IBC SECTION 1007.6
5. ELEVATOR LOBBY WALLS TO BE CONSTRUCTED AS 1 HOUR RATED SMOKE BARRIERS. RE: A0.2
6. ELEVATOR LOBBY TO MEET REQUIREMENTS OF SECTION 3007
7. REFER TO SHEET A9.1 FOR CLEARANCE AND UNIT DETAILS

DATE	DESCRIPTION
06.01.13	PRELIMINARY REVIEW SET
08.21.13	DATE REVIEW SET
12.29.13	INFORMATIONAL LDC
01.29.14	INITIAL LDC



PLAN COMMISSION SUBMITTAL



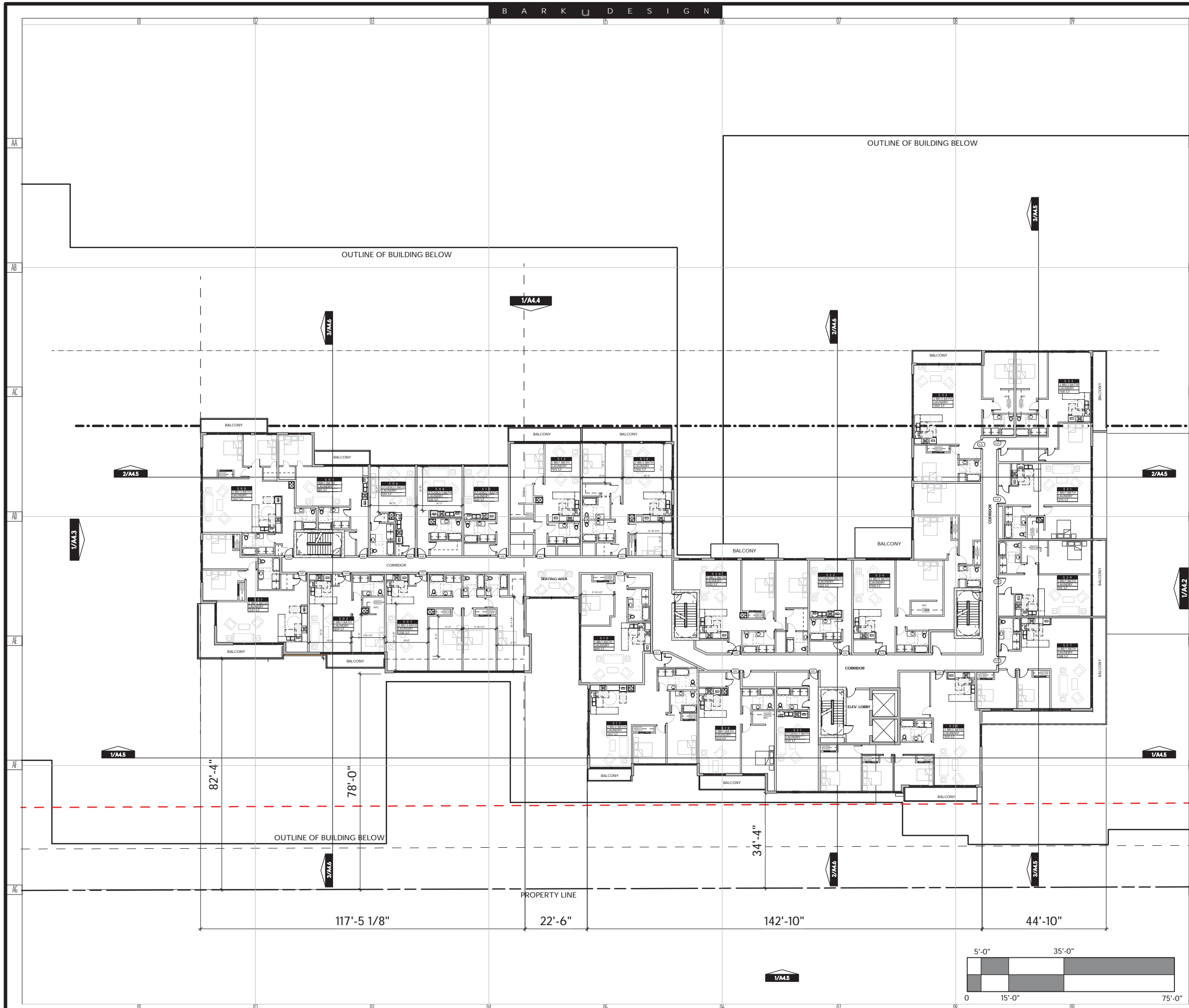
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608.333.1926

DATE
02.20.14

THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MADISON, VA

FLOOR 5- RESIDENTIAL PLAN
SCALE: 1/8"=1'-0"

A105-R





GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
- 2. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, SPRINKLER, OR OWNER PROVIDED WORK.
- 4. DO NOT SCALE DOCUMENTS. HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5. ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS & SPRINKLER LINES TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT.
- 6. EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7. CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK.
- 8. CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS.

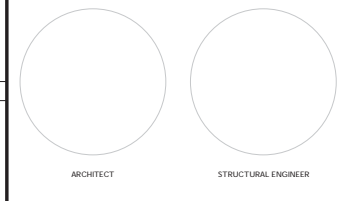
DRAWING NOTES

- 1. REFER TO SHEET A8.1 FOR UNIT DETAILS
- 2. WALL TYPES: REFER TO SHEET A0.2
- 3. PROVIDE GYP. BD. SOFFITS AND CHASES AS REQUIRED TO CONCEAL ROOF RAIN LINES AND DUCTWORK
- 4. PROVIDE 4'-0" HIGH ALUMINUM CORNER GUARDS MECHANICALLY FASTENED AT OUTSIDE DRYWALL CORNERS IN COMMON AREAS
- 5. PROVIDE SAWCUT CONTROL JOINTS @ 10'-0" O.C. AND AT OUTSIDE CORNERS OF INTERIOR WALLS. COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR
- 6. COORDINATE SECURITY CAMERA LOCATIONS WITH OWNER AND MANAGEMENT COMPANY
- 7. DESIGN/BUILD CONTRACTORS TO VERIFY THAT SOUND LEVELS OF ALL EQUIPMENT MEET OR EXCEED ALLOWABLE SOUND ORDINANCES FOR MUNICIPALITY.
- 8. GENERAL CONTRACTOR TO COORDINATE ALL CHASE WALLS, OPENINGS AND SLEEVES IN CONCRETE SLABS AND WALLS
- 9. TYPE A UNITS ARE HATCHED GRAY

CODE NOTES

- 1. REFER TO SHEETS A0.1, A0.2 FOR DETAILED BUILDING CODE ANALYSIS
- 2. STAIRWELLS TO BE PRESSURIZED PER SECTION 909
- 3. GENERAL CONTRACTOR AND ARCHITECT TO VERIFY THAT ALL ACCESSIBLE ELEMENTS (INCLUDING SIGNAGE) SHOWN GRAPHICALLY AND/OR OTHERWISE REQUIRED BY SPECIFICATIONS, NOTES, BUILDING CODE OR AUTHORITY HAVING JURISDICTION ARE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR IN ACCORDANCE WITH 2003 ANS A117.1
- 4. AREA OF REFUGE IN ELEVATOR LOBBY TO BE PROVIDED WITH SIGNAGE AND COMMUNICATION DEVICES IN ACCORDANCE WITH 2009 IBC SECTION 1007.6
- 5. ELEVATOR LOBBY WALLS TO BE CONSTRUCTED AS 1 HOUR RATED SMOKE BARRIERS. RE: A0.2
- 6. ELEVATOR LOBBY TO MEET REQUIREMENTS OF SECTION 3007
- 7. REFER TO SHEET A9.1 FOR CLEARANCE AND UNIT DETAILS

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PLAN COMMISSION SUBMITTAL

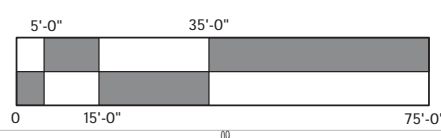
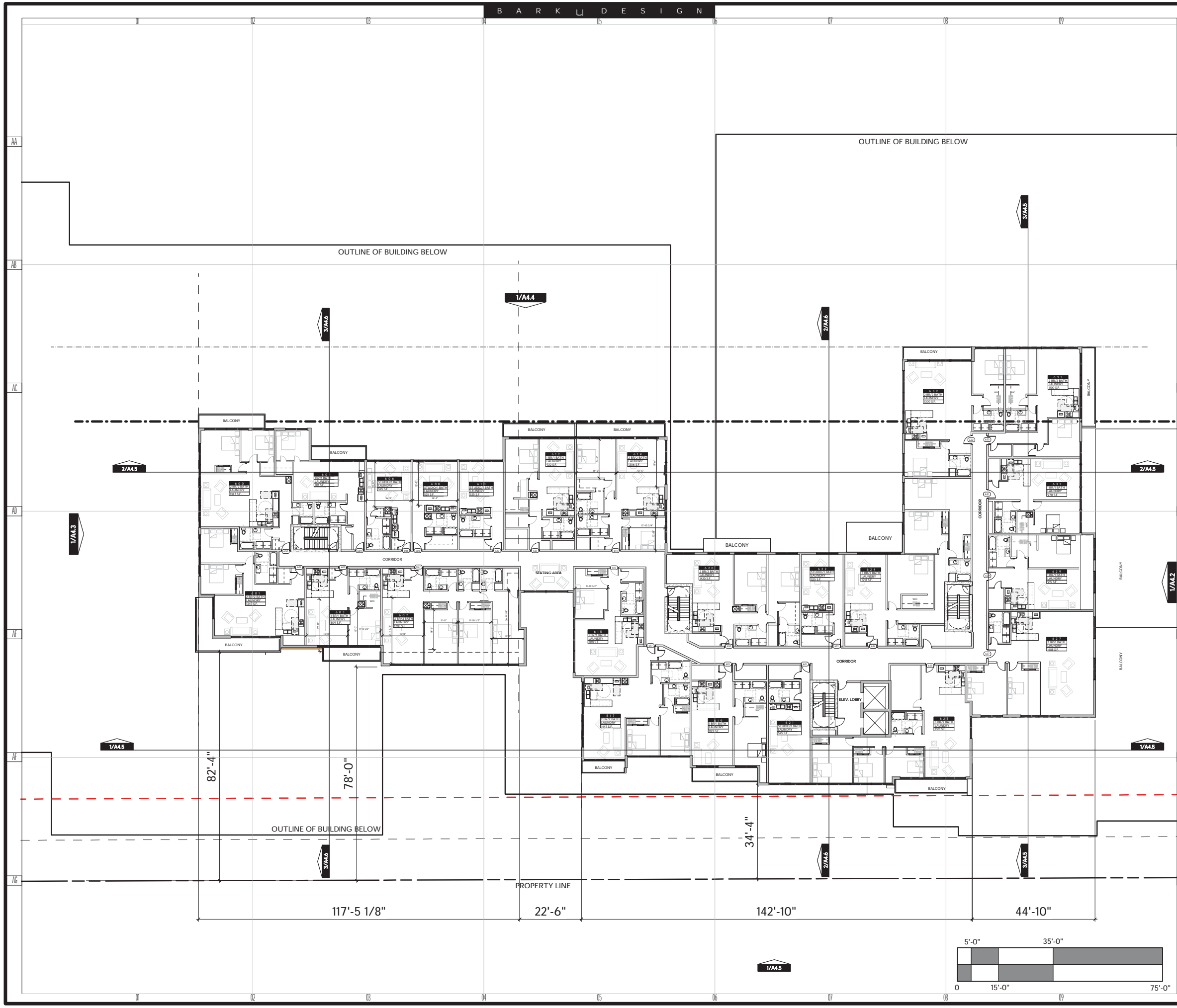


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02.20.14

THE GALAXIE
8000 BLOCK EAST WASHINGTON AVENUE
MCDONOUGH, VA

FLOORS 6, 9, 10- RESIDENTIAL PLAN
SCALE: 1/8"=1'-0"

A106-R





GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
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3. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, SPRINKLER, OR OWNER PROVIDED WORK.
4. DO NOT SCALE DOCUMENTS. HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
5. ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS & SPRINKLER LINES TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT.
6. EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
7. CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK.
8. CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS.

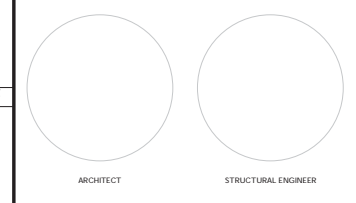
DRAWING NOTES

1. REFER TO SHEET A8.1 FOR UNIT DETAILS.
2. WALL TYPES: REFER TO SHEET A0.2.
3. PROVIDE GYP. BD. SOFFITS AND CHASES AS REQUIRED TO CONCEAL ROOF RAIN LINES AND DUCTWORK.
4. PROVIDE 4'-0" HIGH ALUMINUM CORNER GUARDS MECHANICALLY FASTENED AT OUTSIDE DRYWALL CORNERS IN COMMON AREAS.
5. PROVIDE SAWCUT CONTROL JOINTS @ 10'-0" O.C. AND AT OUTSIDE CORNERS OF INTERIOR WALLS. COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR.
6. COORDINATE SECURITY CAMERA LOCATIONS WITH OWNER AND MANAGEMENT COMPANY.
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8. GENERAL CONTRACTOR TO COORDINATE ALL CHASE WALLS, OPENINGS AND SLEEVES IN CONCRETE SLABS AND WALLS.
9. TYPE A UNITS ARE HATCHED GRAY.

CODE NOTES

1. REFER TO SHEETS A0.1, A0.2 FOR DETAILED BUILDING CODE ANALYSIS.
2. STAIRWELLS TO BE PRESSURIZED PER SECTION 909.
3. GENERAL CONTRACTOR AND ARCHITECT TO VERIFY THAT ALL ACCESSIBLE ELEMENTS (INCLUDING SIGNAGE) SHOWN GRAPHICALLY AND/OR OTHERWISE REQUIRED BY SPECIFICATIONS, NOTES, BUILDING CODE OR AUTHORITY HAVING JURISDICTION ARE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR IN ACCORDANCE WITH 2003 ANSI A117.1.
4. AREA OF REFUGE IN ELEVATOR LOBBY TO BE PROVIDED WITH SIGNAGE AND COMMUNICATION DEVICES IN ACCORDANCE WITH 2009 IBC SECTION 1007.6.
5. ELEVATOR LOBBY WALLS TO BE CONSTRUCTED AS 1 HOUR RATED SMOKE BARRIERS. RE: A0.2.
6. ELEVATOR LOBBY TO MEET REQUIREMENTS OF SECTION 3007.
7. REFER TO SHEET A9.1 FOR CLEARANCE AND UNIT DETAILS.

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**

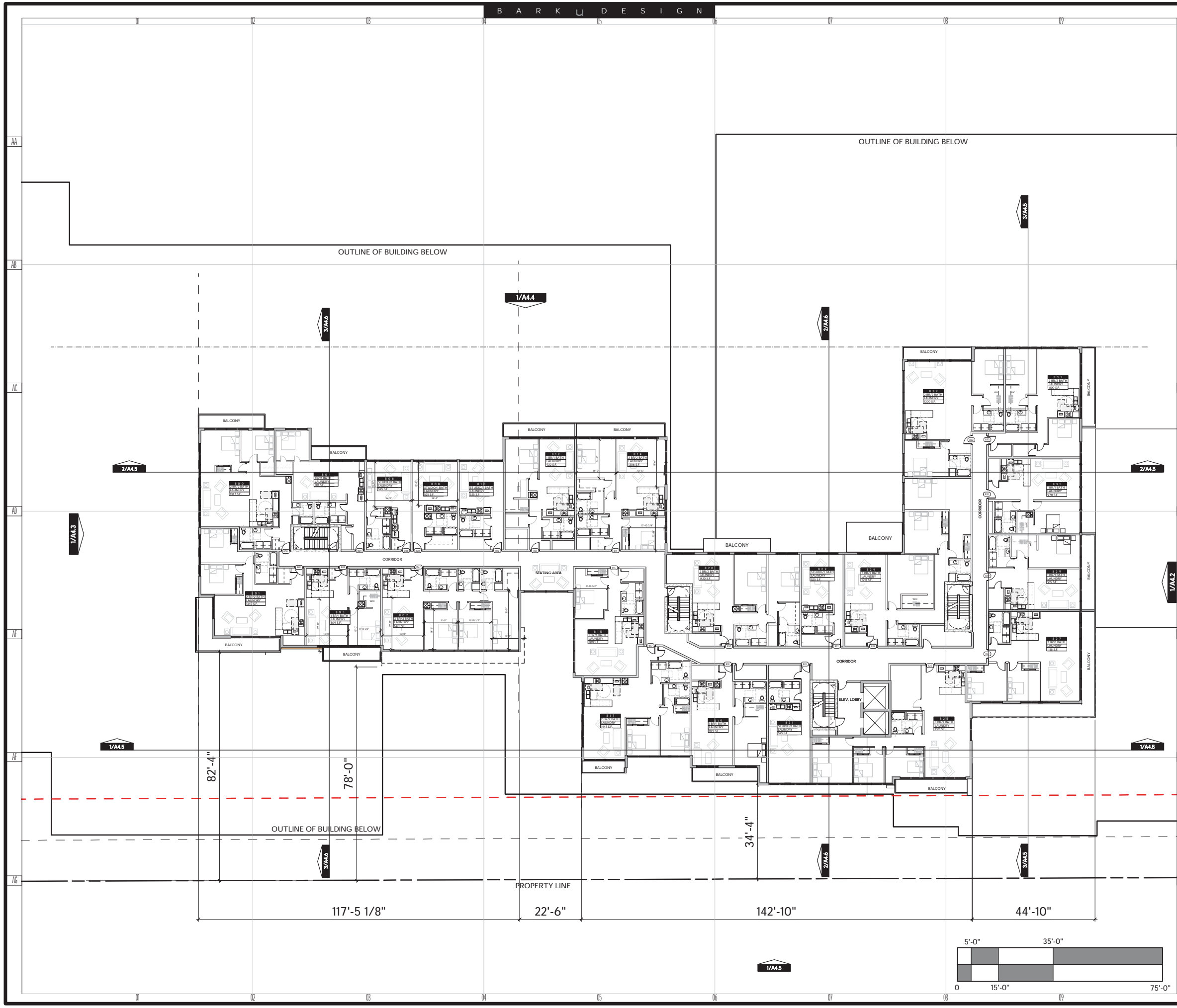
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STUDIO=BARK-DESIGN.COM
608.333.1926

DATE: 02.20.14

THE GALAXIE
8000 BLOCK EAST WASHINGTON AVENUE
MADISON, VA

FLOOR 8- RESIDENTIAL PLAN

A 108-R
SCALE: 1/8"=1'-0"





GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
2. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, SPRINKLER, OR OWNER PROVIDED WORK.
4. DO NOT SCALE DOCUMENTS. HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
5. ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS & SPRINKLER LINES TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT.
6. EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
7. CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK.
8. CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS.

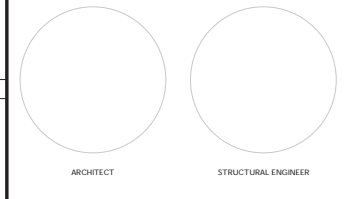
DRAWING NOTES

1. REFER TO SHEET A8.1 FOR UNIT DETAILS
2. WALL TYPES: REFER TO SHEET A0.2
3. PROVIDE GYP. BD. SOFFITS AND CHASES AS REQUIRED TO CONCEAL ROOF DRAIN LINES AND DUCTWORK
4. PROVIDE 4'-0" HIGH ALUMINUM CORNER GUARDS MECHANICALLY FASTENED AT OUTSIDE DRYWALL CORNERS IN COMMON AREAS
5. PROVIDE SAWCUT CONTROL JOINTS @ 10'-0" O.C. AND AT OUTSIDE CORNERS OF INTERIOR WALLS. COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR
6. COORDINATE SECURITY CAMERA LOCATIONS WITH OWNER AND MANAGEMENT COMPANY
7. DESIGN/BUILD CONTRACTORS TO VERIFY THAT SOUND LEVELS OF ALL EQUIPMENT MEET OR EXCEED ALLOWABLE SOUND ORDINANCES FOR MUNICIPALITY.
8. GENERAL CONTRACTOR TO COORDINATE ALL CHASE WALLS, OPENINGS AND SLEEVES IN CONCRETE SLABS AND WALLS
9. TYPE A UNITS ARE HATCHED GRAY

CODE NOTES

1. REFER TO SHEETS A0.1, A0.2 FOR DETAILED BUILDING CODE ANALYSIS
2. STAIRWELLS TO BE PRESSURIZED PER SECTION 909
3. GENERAL CONTRACTOR AND ARCHITECT TO VERIFY THAT ALL ACCESSIBLE ELEMENTS (INCLUDING SIGNAGE) SHOWN GRAPHICALLY AND/OR OTHERWISE REQUIRED BY SPECIFICATIONS, NOTES, BUILDING CODE OR AUTHORITY HAVING JURISDICTION ARE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR IN ACCORDANCE WITH 2003 ANS A117.1
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6. ELEVATOR LOBBY TO MEET REQUIREMENTS OF SECTION 3007
7. REFER TO SHEET A9.1 FOR CLEARANCE AND UNIT DETAILS

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



PLAN COMMISSION SUBMITTAL

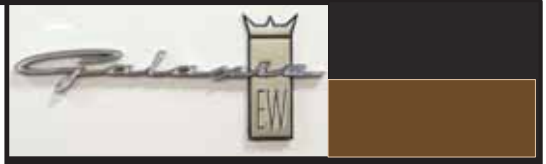


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02.20.14

THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MCDONSON, VA

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





GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
2. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
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4. DO NOT SCALE DOCUMENTS. HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
5. ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS & SPRINKLER LINES TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT.
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7. CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK.
8. CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS.

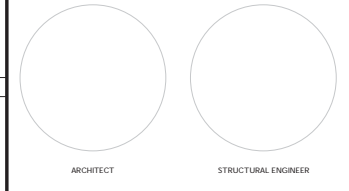
DRAWING NOTES

1. REFER TO SHEET A8.1 FOR UNIT DETAILS
2. WALL TYPES: REFER TO SHEET A0.2
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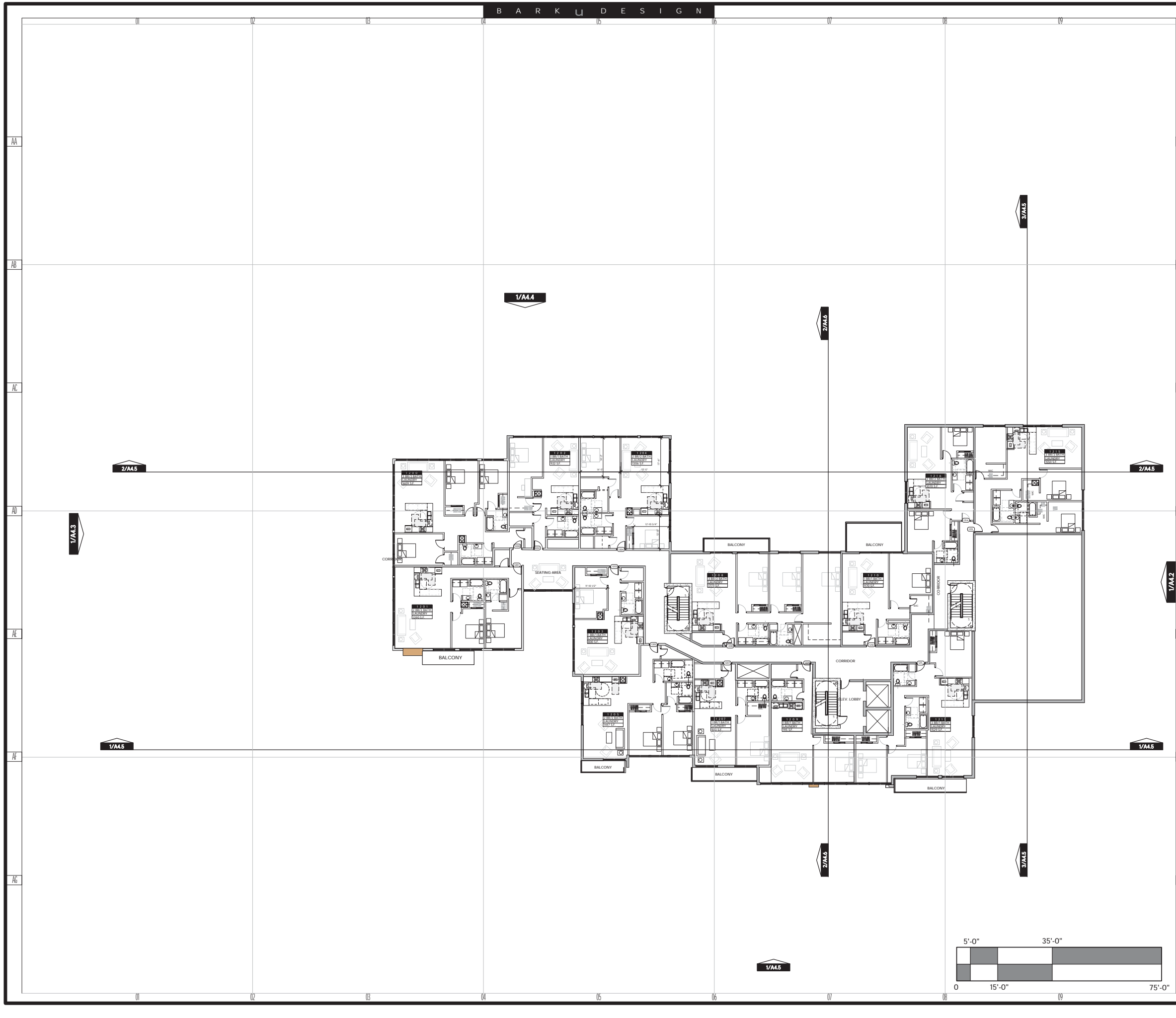
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02.20.14

THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MCDONSON, VA

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





GENERAL NOTES

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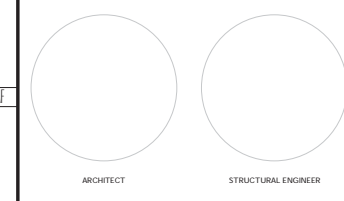
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01.29.14	INITIAL UDC



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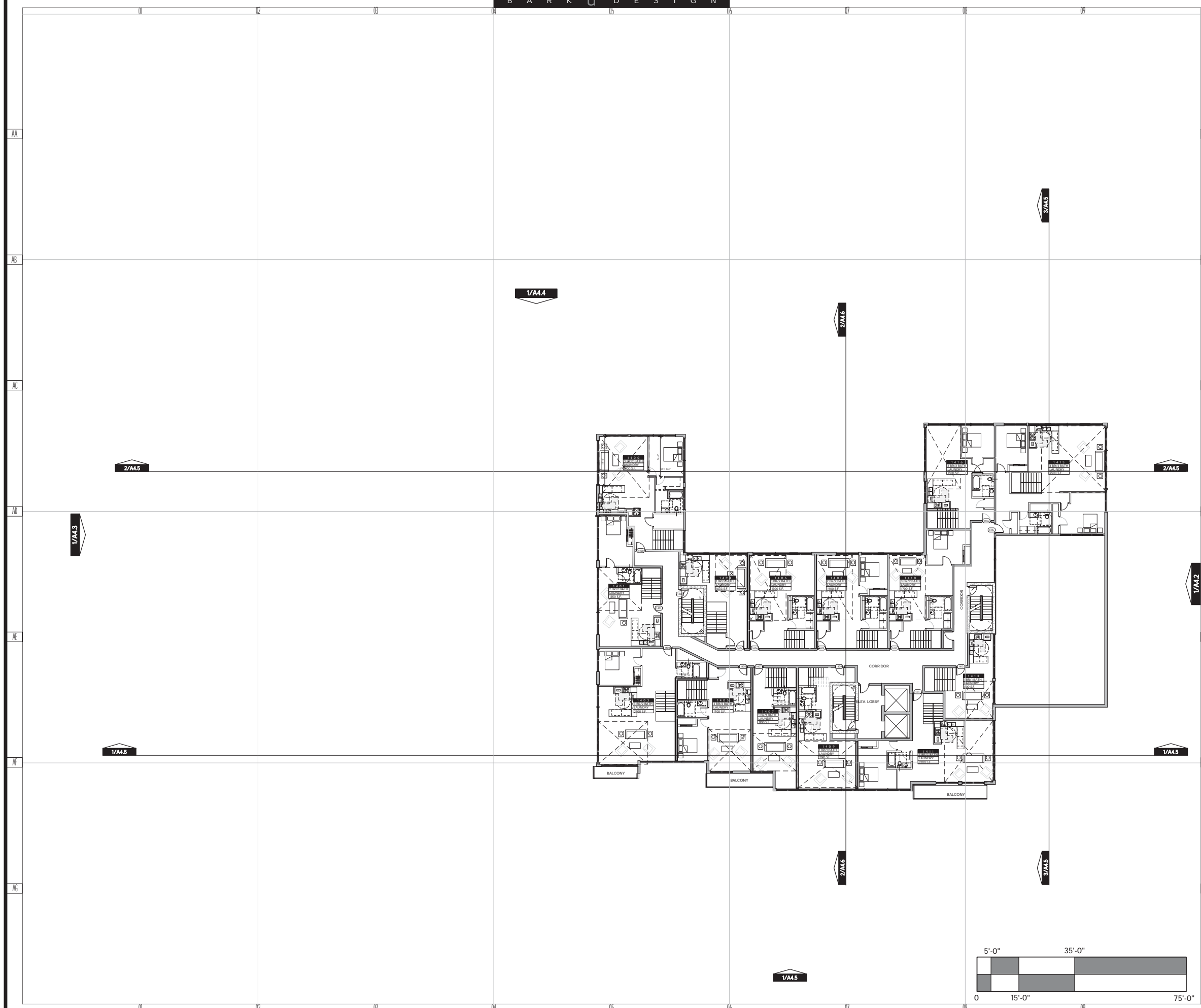
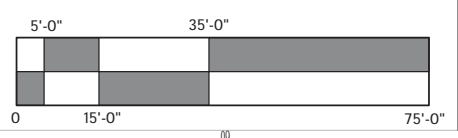
DATE
02.20.14

the GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MCDONOUGH, VA

FOURTEENTH FLOOR RESIDENTIAL PLAN

A114-R

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





GENERAL NOTES

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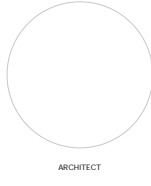
DRAWING NOTES

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9. TYPE A UNITS ARE HATCHED GRAY.

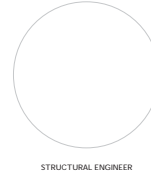
CODE NOTES

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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




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DATE
02.20.14



THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MIDKISSON, VA

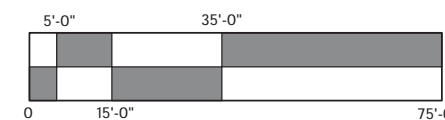
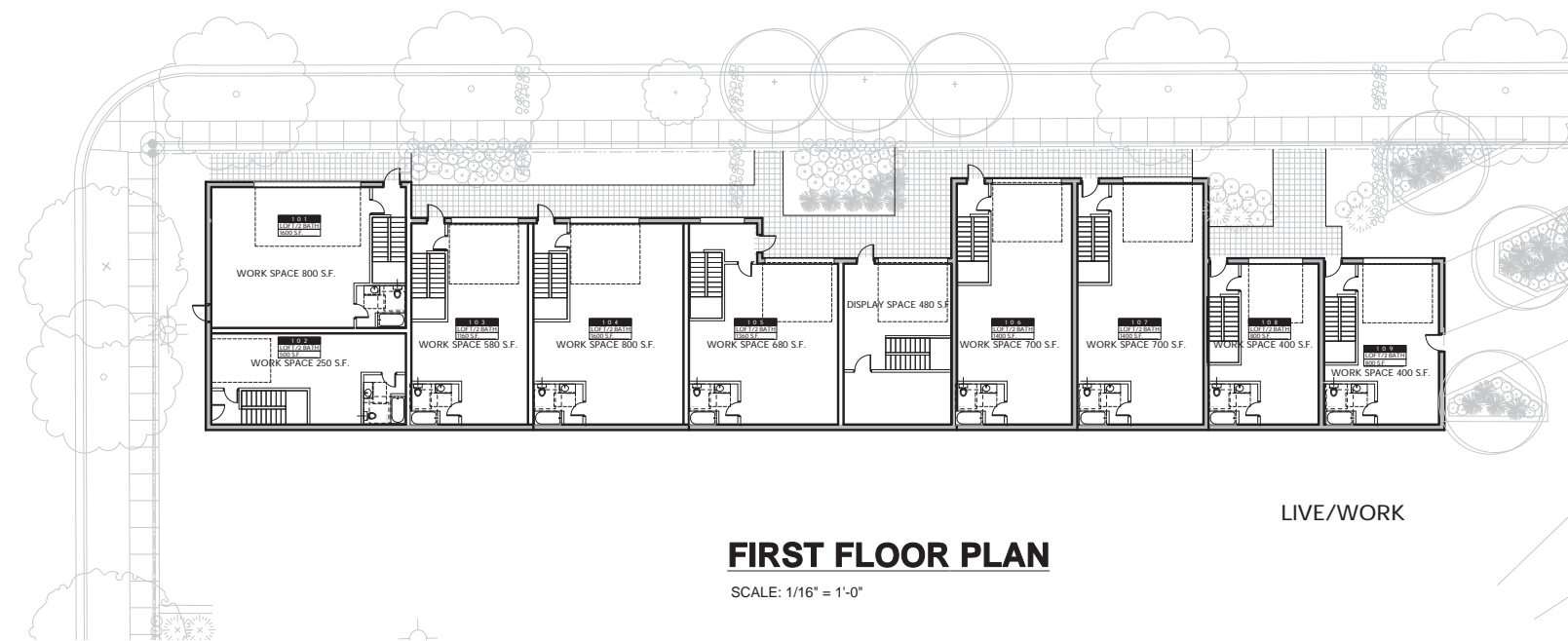
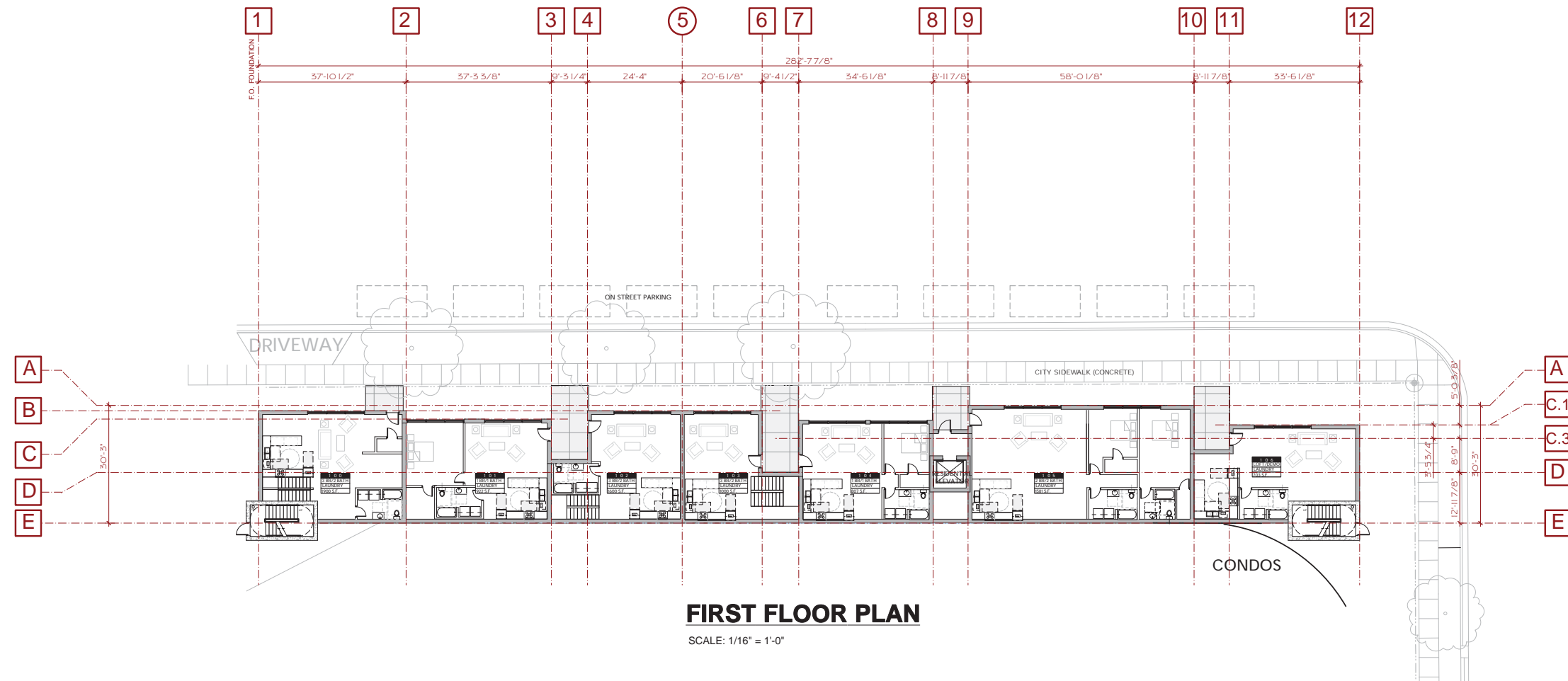
FIFTEENTH FLOOR RESIDENTIAL PLAN
SCALE: 1/8"=1'-0"

A 115 - (R)





GENERAL NOTES



DATE	DESCRIPTION
05.01.13	PRELIMINARY REVIEW SET
08.21.13	DAT REVIEW SET

PLAN COMMISSION SUBMITTAL

bark DESIGN **GEBHARDT DEVELOPMENT**

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DATE: 02.20.14

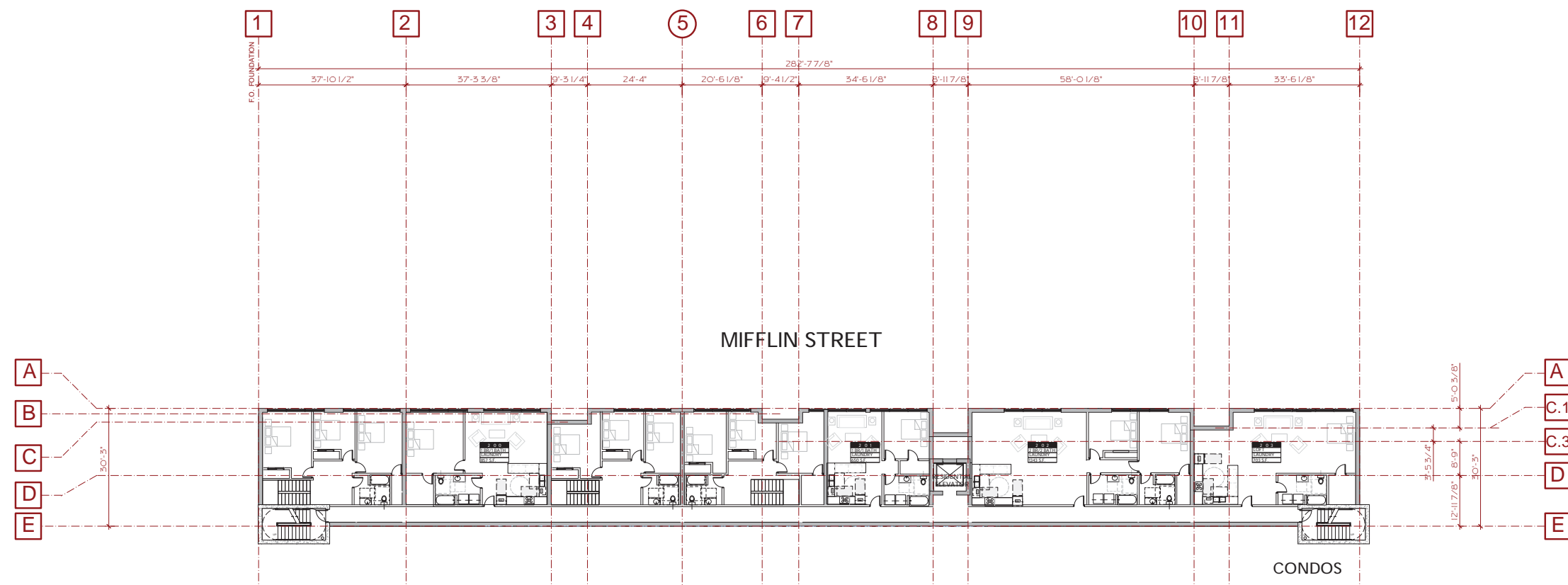
the GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MILWAUKEE, WI

PRELIMINARY FIRST FLOOR PLAN-
CONDOS AND LIVE WORK

M1.1



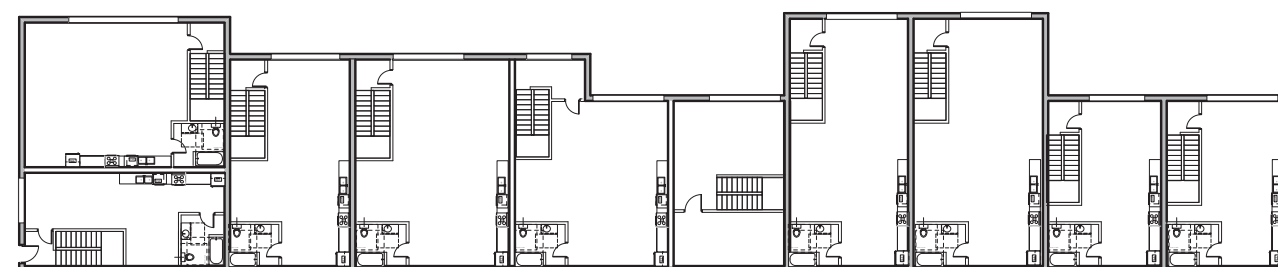
GENERAL NOTES



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

MIFFLIN STREET



LIVE/WORK

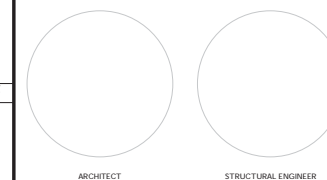
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

DATE DESCRIPTION

05.01.13 PRELIMINARY REVIEW SET

08.21.13 DAT REVIEW SET



PLAN COMMISSION SUBMITTAL



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02.20.14

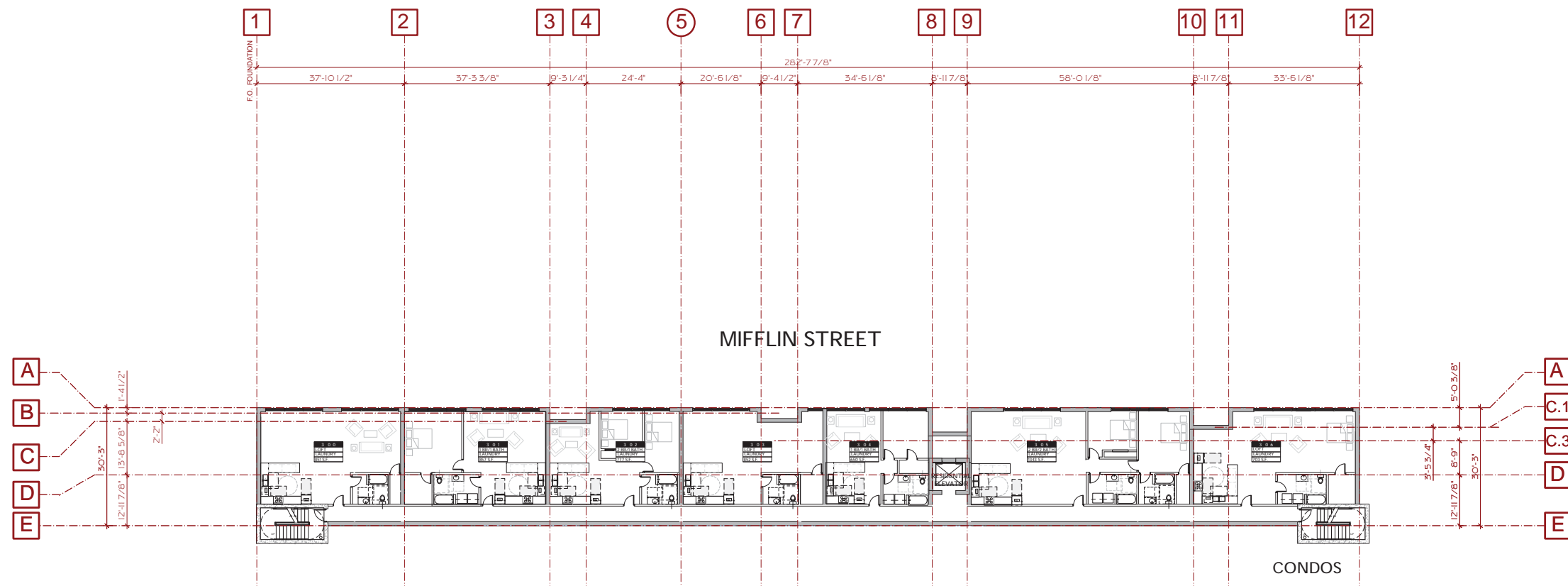
the GALAXIE
8000 BLOCK EAST WASHINGTON AVENUE
MCDONALD, VA

PRELIMINARY SECOND FLOOR PLAN-
CONDOS AND LIVE WORK

M1.2



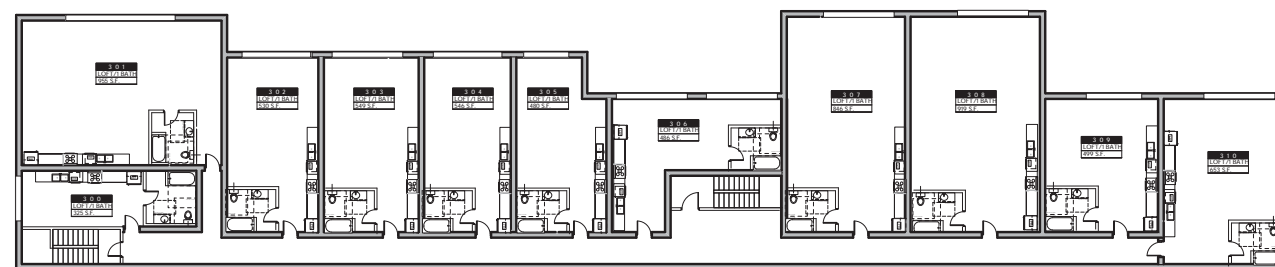
GENERAL NOTES



THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

MIFFLIN STREET



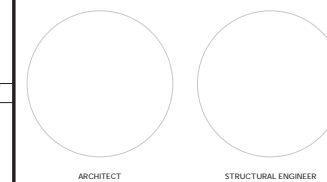
LIVE/WORK

THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

DATE DESCRIPTION

DATE	DESCRIPTION
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08.21.13	DAT REVIEW SET



PLAN COMMISSION SUBMITTAL



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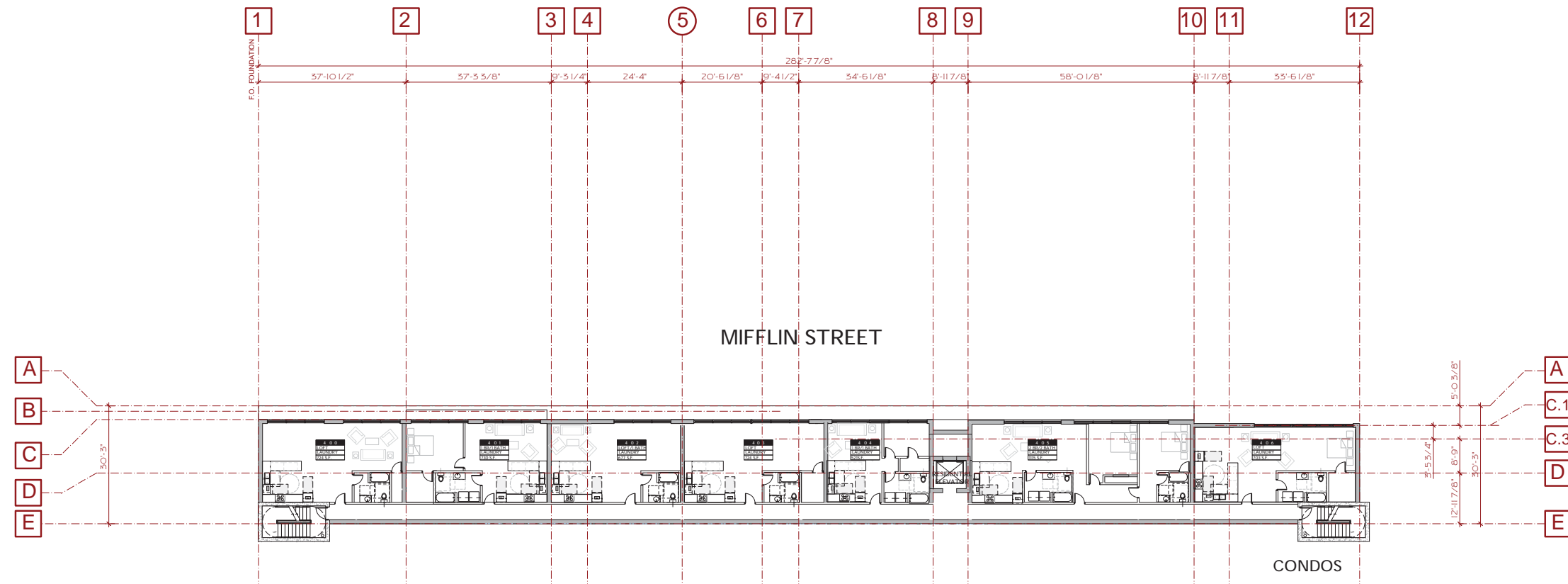
THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MCLEODSV, VA

M1.3

PRELIMINARY THIRD FLOOR PLAN-
CONDOS AND LIVE WORK



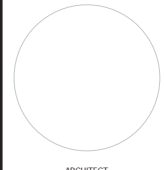
GENERAL NOTES



FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

DATE	DESCRIPTION
05.01.13	PRELIMINARY REVIEW SET
08.21.13	DAT REVIEW SET



PLAN COMMISSION SUBMITTAL

bark DESIGN

G. GEBHARDT DEVELOPMENT

the **GALAXIE**
 8000 BLOCK EAST WASHINGTON AVENUE
 MICHIGAN, MI

PRELIMINARY FOURTH FLOOR PLAN-
 CONDOS

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DATE
02.20.14

M1.4



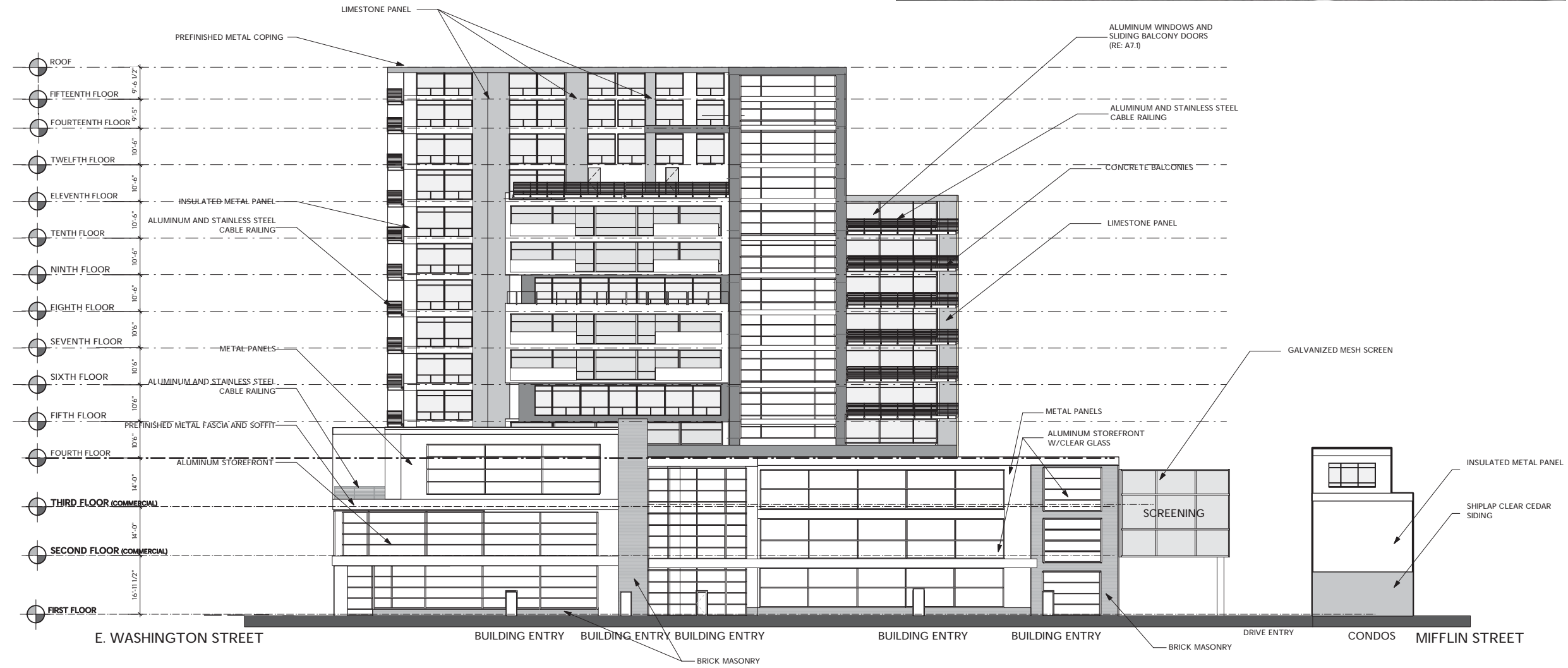
GENERAL NOTES

DRAWING NOTES

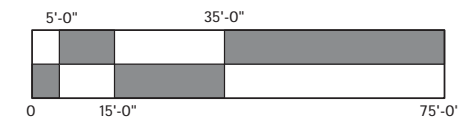
CODE NOTES



- PREFINISHED METAL COPING
- ALUMINUM WINDOWS AND SLIDING BALCONY DOORS (RE: A7.1)
- CONCRETE BALCONIES
- ALUMINUM AND STAINLESS STEEL CABLE RAILING
- LIMESTONE PANEL
- INSULATED METAL PANEL



PATERSON ELEVATION



PLAN COMMISSION SUBMITTAL



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DATE

02.20.14

galaxie
800N BLOCK EAST WASHINGTON AVENUE
MIDWIS, WI

BUILDING ELEVATIONS

A4.2

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



GENERAL NOTES

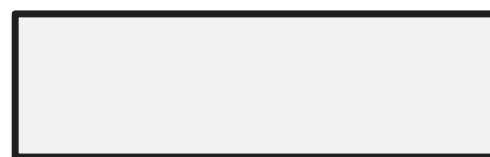
REFER TO SHEETS A4.5, A4.6 FOR ADDITIONAL DIMENSIONS

DRAWING NOTES

CODE NOTES



MIFFLIN STREET CONDOS



RESIDENTIAL METAL PANEL



BRICK



1X8 LAP CLEAR SHIPLAP CEDAR



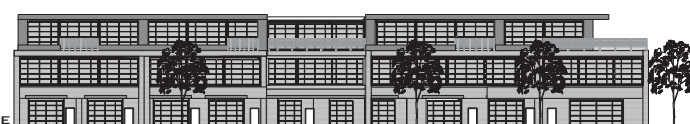
6" OR 8" LAP CLEAR CEDAR



LIVE/WORK UNITS



OWNER-OCCUPIED

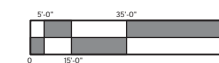


LIVE/WORK



CONSTELLATION

EAST miffl in streetscape



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galaxie
800N BLOCK EAST WASHINGTON AVENUE
MILWAUKEE, WI

BUILDING ELEVATIONS

A4.3

SCALE: 3/8"=1'-0"



GENERAL NOTES

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

DRAWING NOTES

CODE NOTES



N. PATERSON ST.

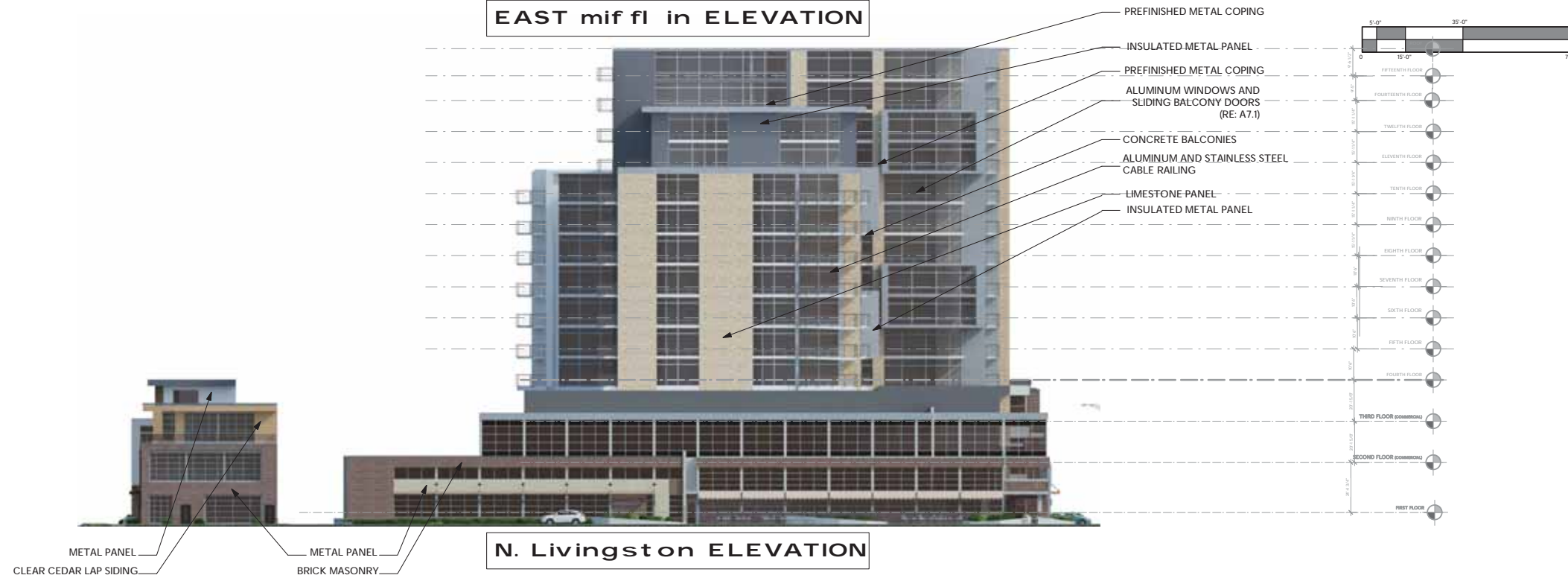
OWNER-OCCUPIED

MID BLOCK PASSAGE

LIVE/WORK

N. LIVINGSTON ST.

EAST mid fl in ELEVATION



OWNER-OCCUPIED



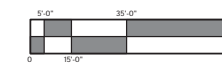
LIVE/WORK

N. LIVINGSTON ST.



CONSTELLATION

EAST mid fl in streetscape



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THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

BUILDING ELEVATIONS

A4.4

SCALE: 3/8"=1'-0"



GENERAL NOTES

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

DRAWING NOTES

CODE NOTES

PLAN COMMISSION SUBMITTAL



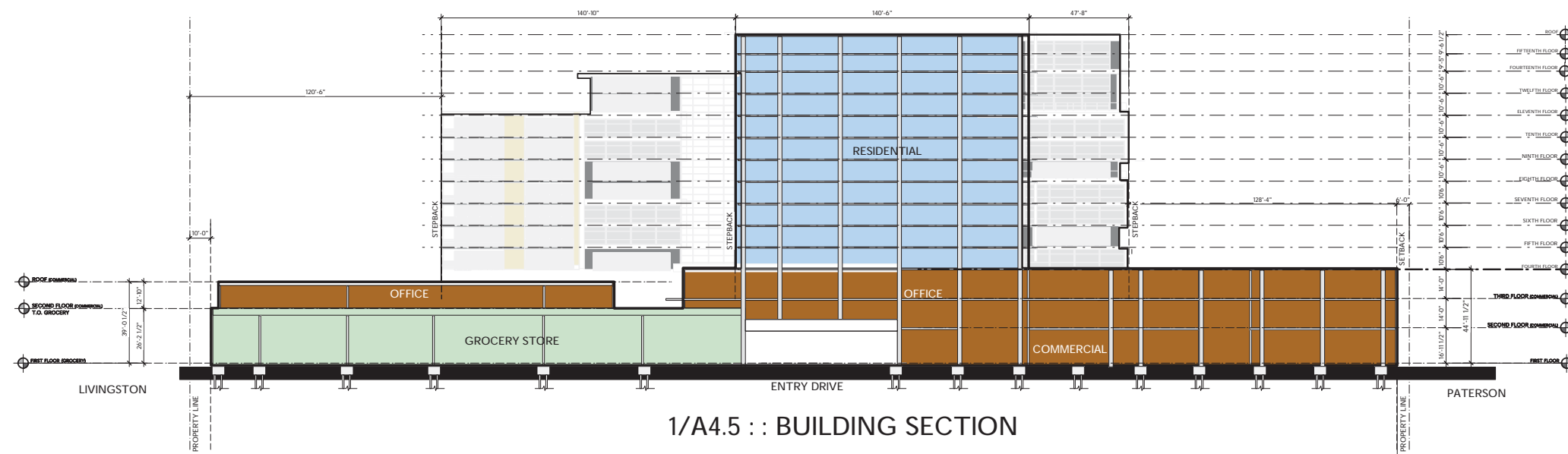
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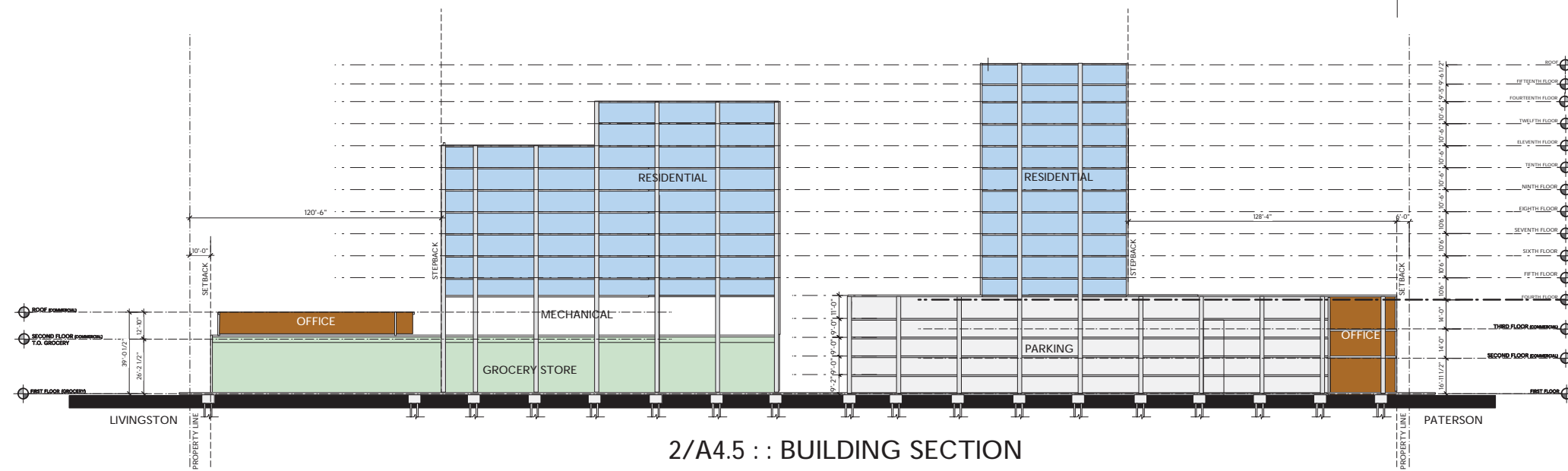
THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

BUILDING SECTIONS

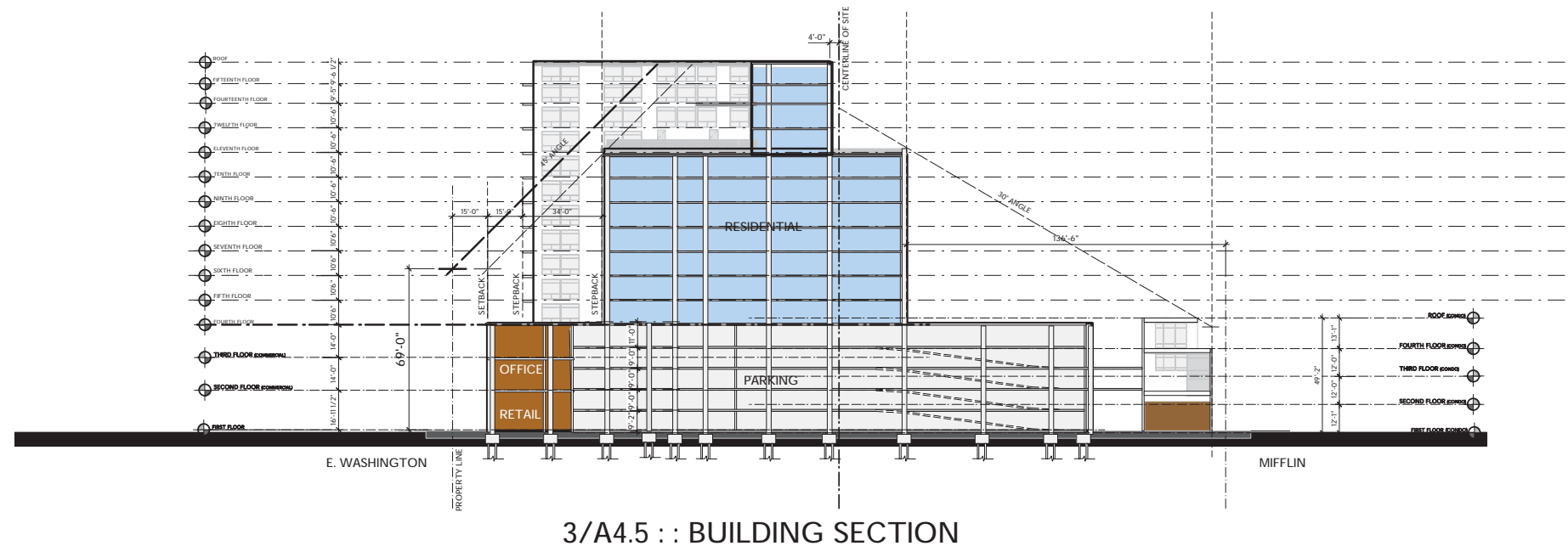
A4.5



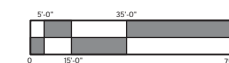
1/A4.5 :: BUILDING SECTION



2/A4.5 :: BUILDING SECTION



3/A4.5 :: BUILDING SECTION

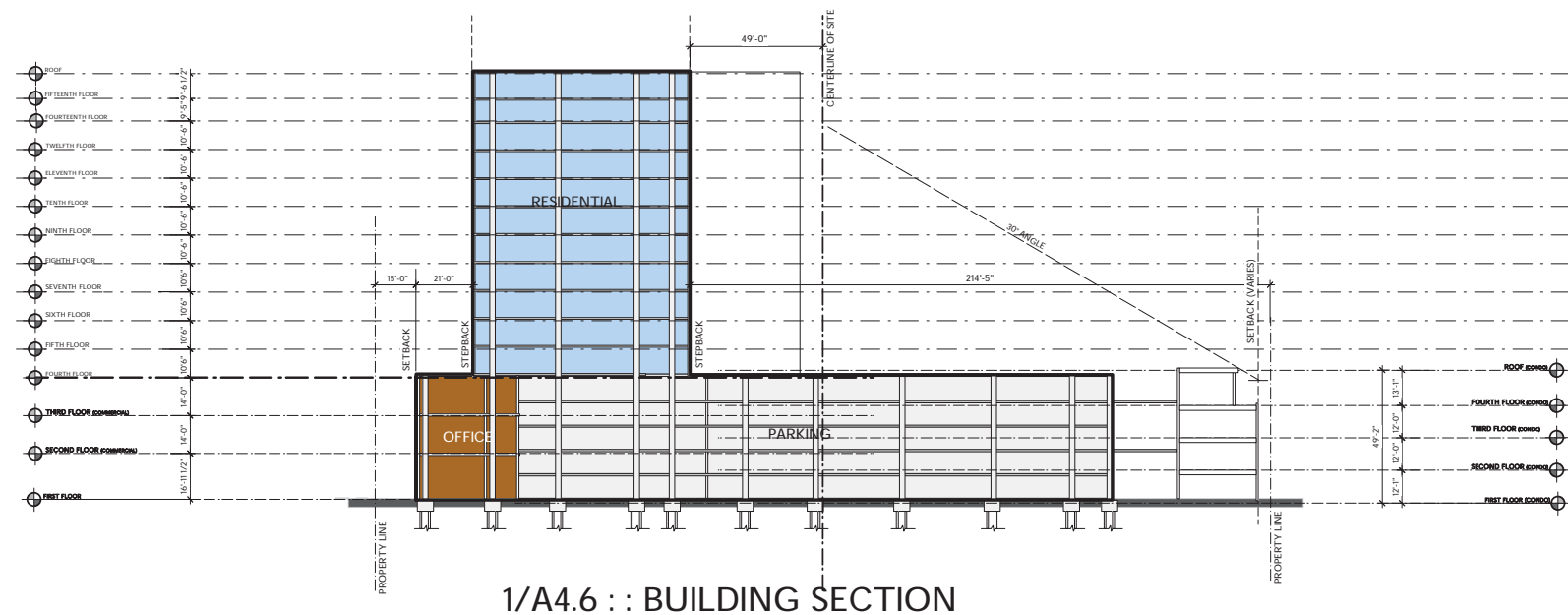




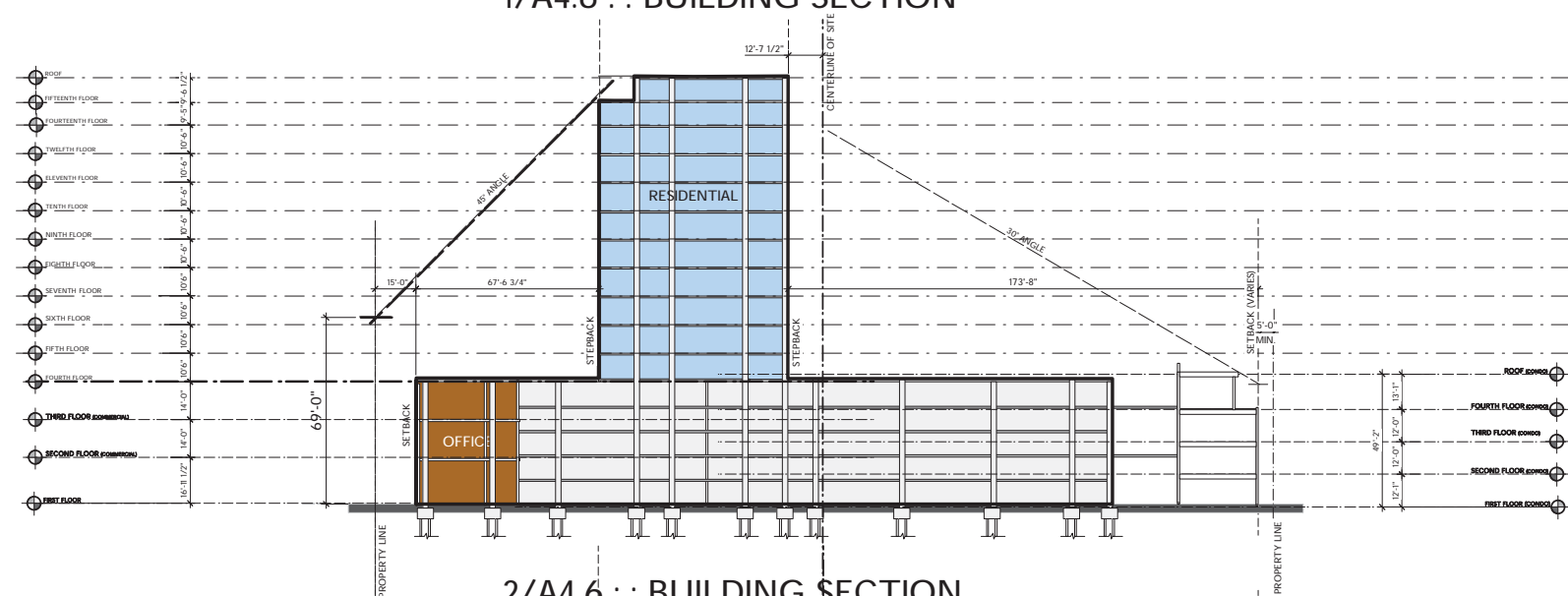
GENERAL NOTES

DRAWING NOTES

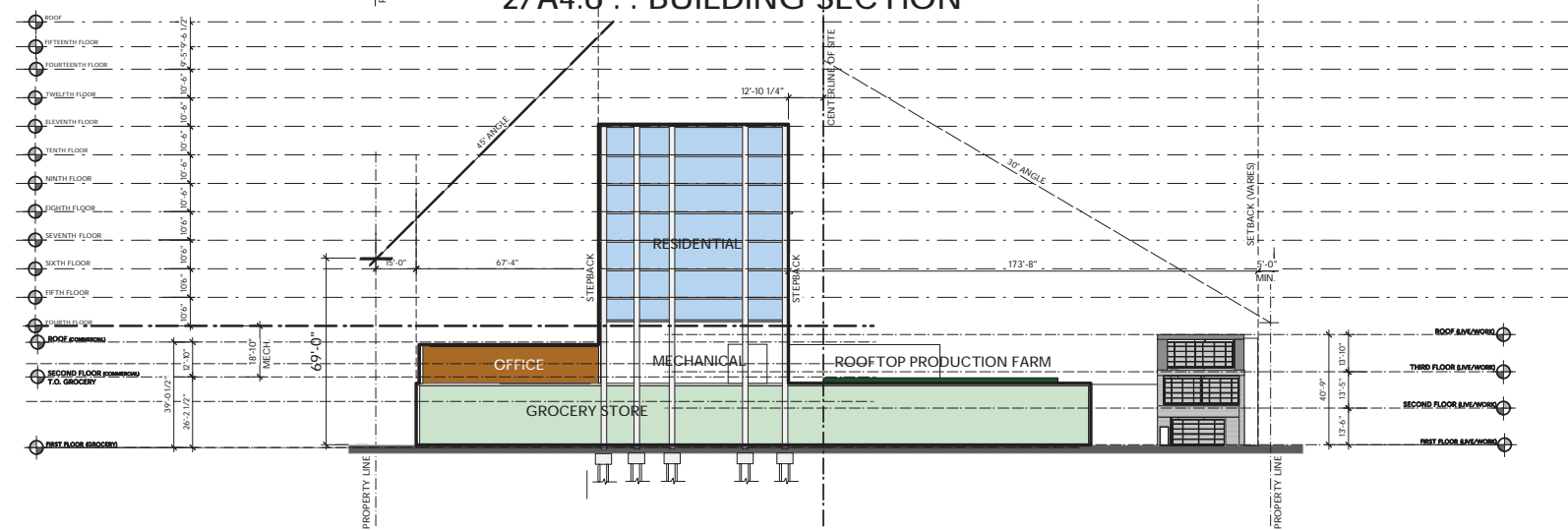
CODE NOTES



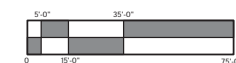
1/A4.6 :: BUILDING SECTION



2/A4.6 :: BUILDING SECTION



3/A4.6 :: BUILDING SECTION



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THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

BUILDING SECTIONS

A4.6



GENERAL NOTES

DRAWING NOTES

CODE NOTES



CORNER OF EAST WASHINGTON AND PATERSON

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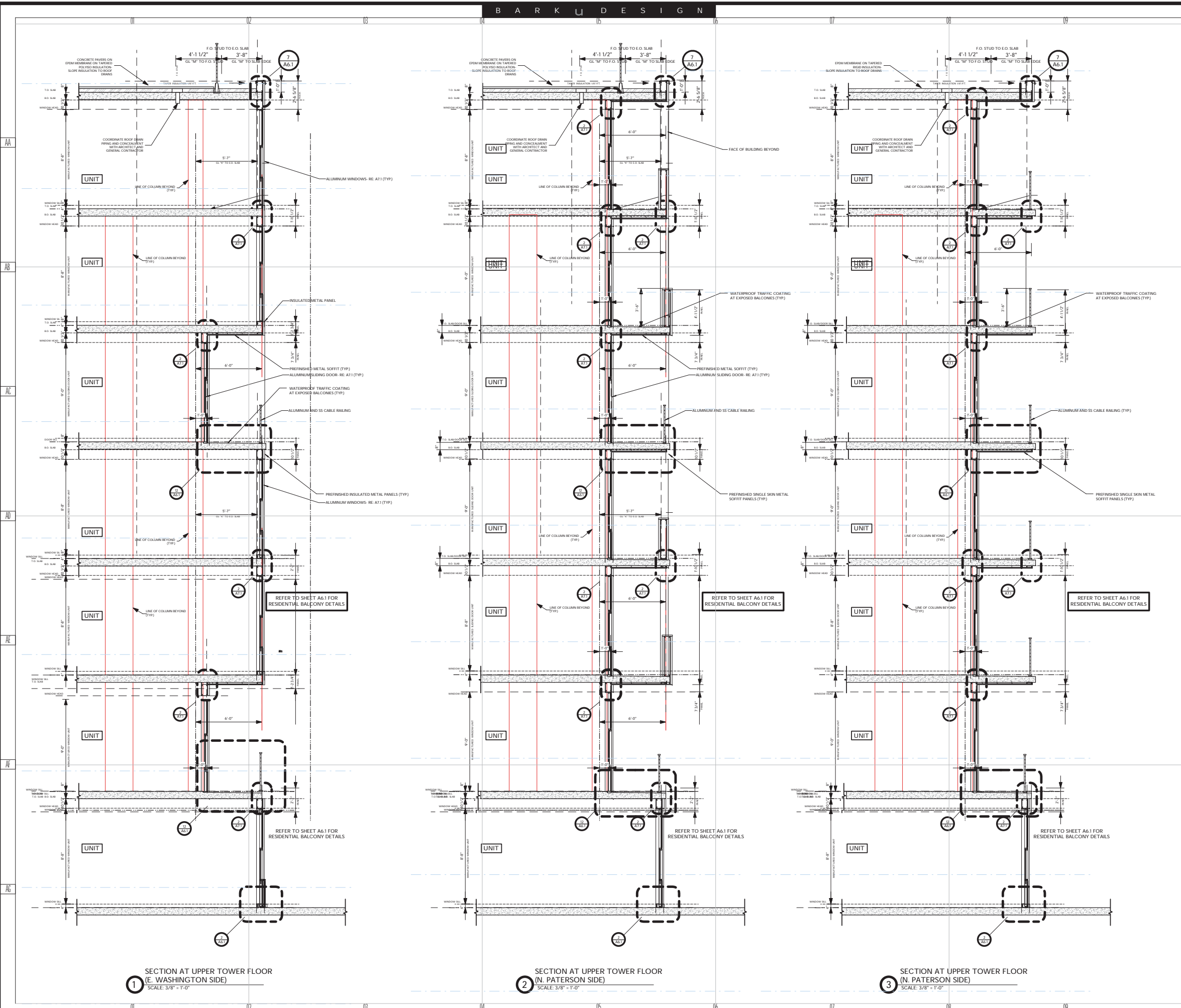
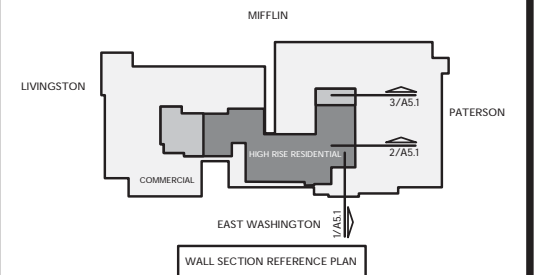
THE GALAXIE
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

BUILDING RENDERINGS

A4.7



GENERAL NOTES

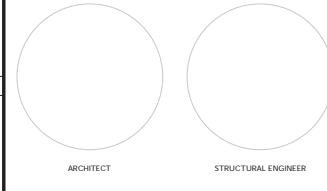


1 SECTION AT UPPER TOWER FLOOR (E. WASHINGTON SIDE) SCALE: 3/8" = 1'-0"

2 SECTION AT UPPER TOWER FLOOR (N. PATERSON SIDE) SCALE: 3/8" = 1'-0"

3 SECTION AT UPPER TOWER FLOOR (N. PATERSON SIDE) SCALE: 3/8" = 1'-0"

DATE	DESCRIPTION
05.01.13	PRELIMINARY REVIEW SET
08.21.13	DATE REVIEW SET
12.29.13	INFORMATIONAL LDC
02.29.14	INITIAL LDC



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DATE: 02.20.14

800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

WALL SECTIONS

SCALE AS NOTED

A5.1



GENERAL NOTES

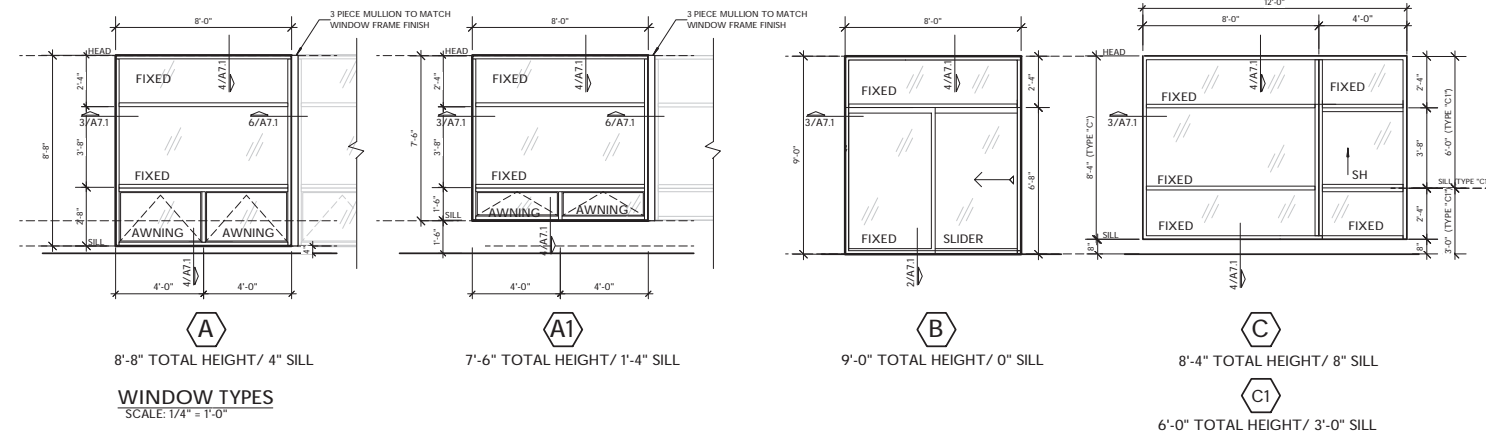
- 1: ALL WINDOWS TO BE LOW-E, INSULATED DOUBLE PANE, ARGON FILLED, THERMALLY BROKEN, WITH DUAL WEATHERSTRIPPING AND INSECT SCREEN.
- 2: ALL WINDOWS AND DOORS TO HAVE CLEAR ANODIZED FINISH
- 3: WINDOWS TO BE INTERIOR GLAZED
- 4: ALL GLASS SHALL BE TEMPERED AT DOOR LOCATIONS AND OTHER LOCATIONS PER 2009 IBC SECTION 2406
- 5: PROVIDE SEALANT AT ALL FIELD MULLED WINDOWS
- 6: PROVIDE INTERIOR AND EXTERIOR SEALANT AT FRAME PERIMETER
- 7: PROVIDE EXPANDABLE FOAM AT ALL VOIDS IN FRAME
- 8: ALL WINDOW ASSEMBLIES TO MEET REQUIREMENTS OF 2009 IBC SECTION 1714.5
- 9: GC TO COORDINATE MULLED UNITS AND PANEL CONNECTIONS AND FLASHING
- 10: PROVIDE WINDOW LIMITING STOPS AT ALL 4TH FLOOR WINDOW LOCATIONS AND AT ALL WINDOWS ADJACENT TO EXTERIOR ROOF DECKS
- 11: PROVIDE REMOVABLE INTERIOR SLIDING DOOR LOCKING MECHANISM AT ALL 4TH FLOOR SLIDING DOOR LOCATIONS AND AT ALL SLIDING DOORS ADJACENT TO EXTERIOR ROOF DECKS

DRAWING NOTES

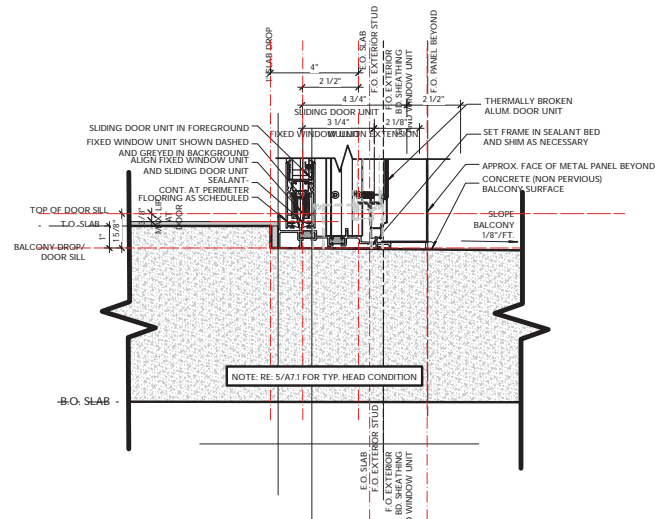
- GLAZING:**
- 1" INSULATED TOTAL THICKNESS
 - EXTERIOR = 3/16" SOLARBAN 60 (CLEAR)
 - 5/8" AIR SPACE (ARGON FILLED)
 - INTERIOR = 3/16" (CLEAR)
- PROVIDE TEMPERED GLASS AT DOORS AND OTHER LOCATIONS PER 2009 IBC SECTION 2406
- FINISH:**
- CLASS II CLEAR ANODIZED OR SELECTED FROM MANUFACTURER'S STANDARD FINISH PALETTE

CODE NOTES

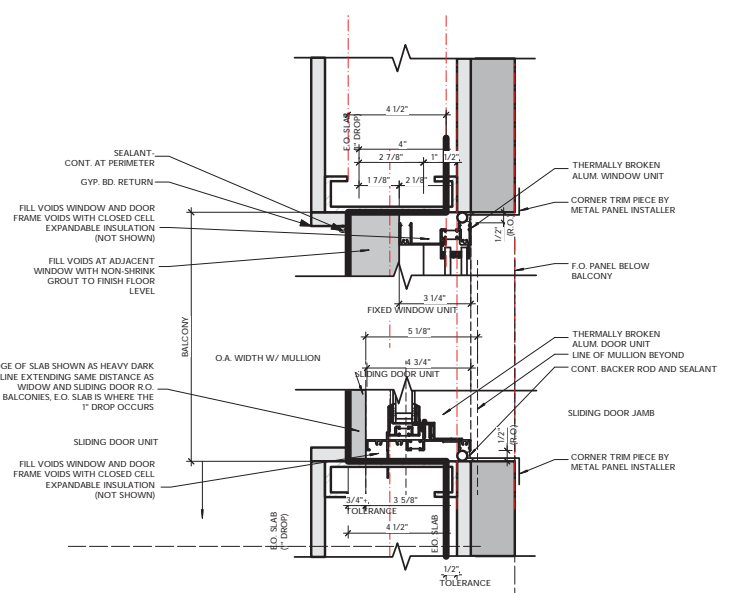
- 1: MAX. THRESHOLD:
- BALCONY SLIDING DOOR- INTERIOR: 3/4"
 - EXTERIOR: 4"
 - BALCONY SWING DOOR- INTERIOR: 1/2"
 - EXTERIOR: 1/2"



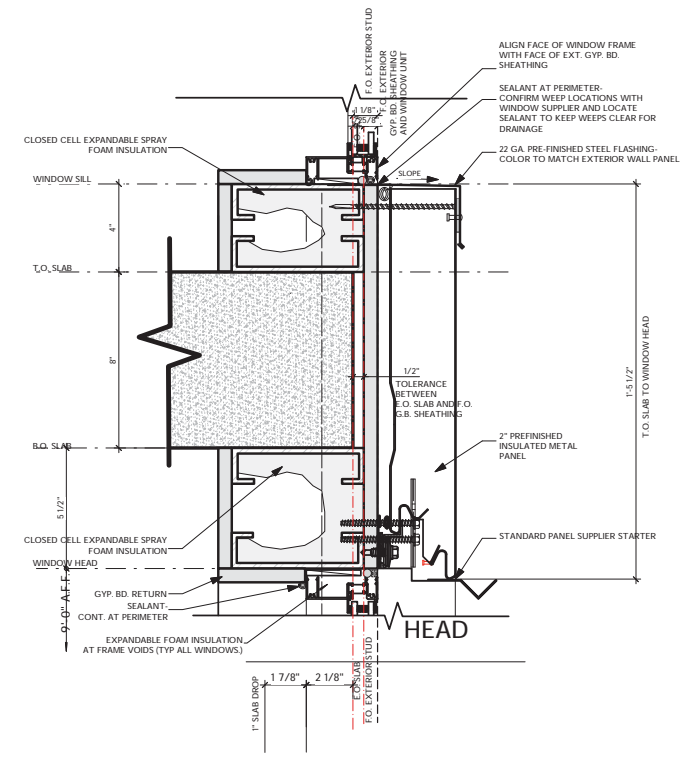
WINDOW TYPES SCALE: 1/4" = 1'-0"



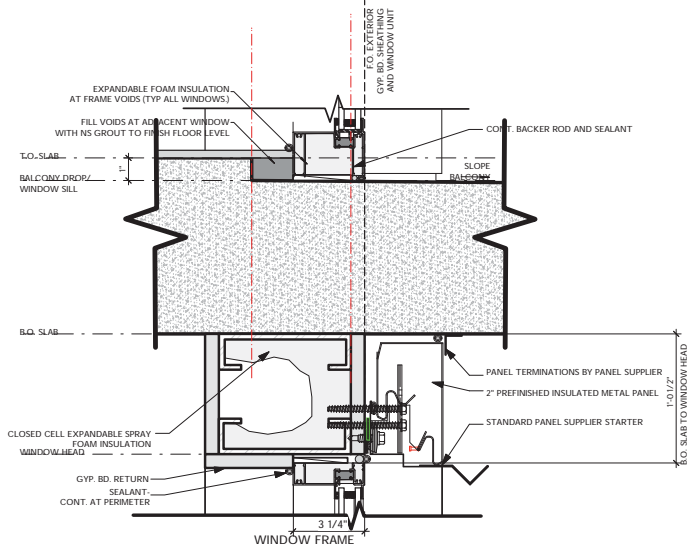
2 THRESHOLD DETAIL AT SLIDING DOORS AT BALCONIES AND TERRACES 1" = 3"



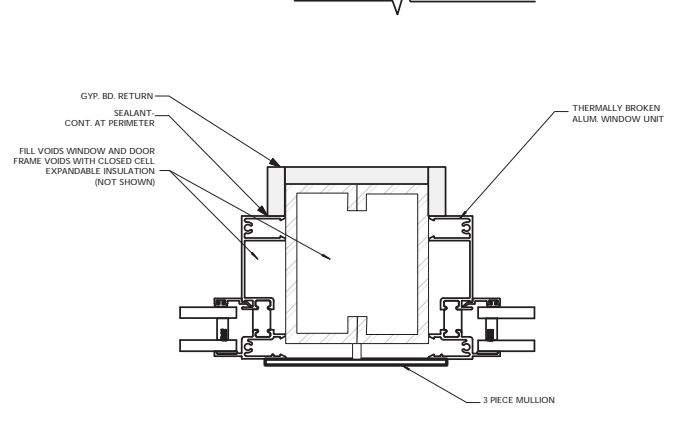
3 PLAN AT SLIDING DOORS AND WINDOWS AT 1" SLAB DROP AT BALCONIES 1" = 3"



4 TYP. WINDOW SILL AND HEAD AT TOWER 1" = 3"



5 WINDOW SILL AND HEAD AT BALCONIES 1" = 3"



6 MULLION DETAIL 1" = 3"

DATE	DESCRIPTION
05.01.13	PRELIMINARY REVIEW SET
08.21.13	DATE REVIEW SET

PLAN COMMISSION SUBMITTAL

bark DESIGN **G. GEBHARDT DEVELOPMENT**

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WINDOW SCHEDULE AND DETAILS **A7.1**