

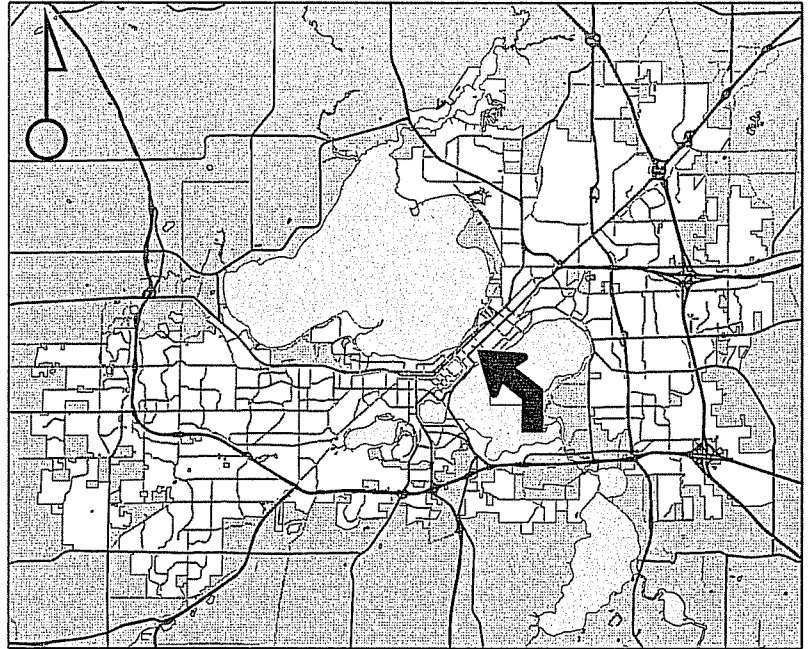


Location  
 754 East Washington Avenue  
 & 741 East Mifflin Street  
 Applicant  
 Gebhardt Developmenty/  
 Christopher Gosch – Bark Design  
 From: C3 To: PUD-GDP-SIP

Existing Use  
 Former auto dealership

Proposed Use  
 Demolish former auto dealership building  
 to allow construction of 12-story mixed-use  
 building w/ 30,000 sq. ft. of commercial  
 space and 215 apartment units

Public Hearing Date  
 Plan Commission  
 09 April 2012  
 Common Council  
 17 April 2012

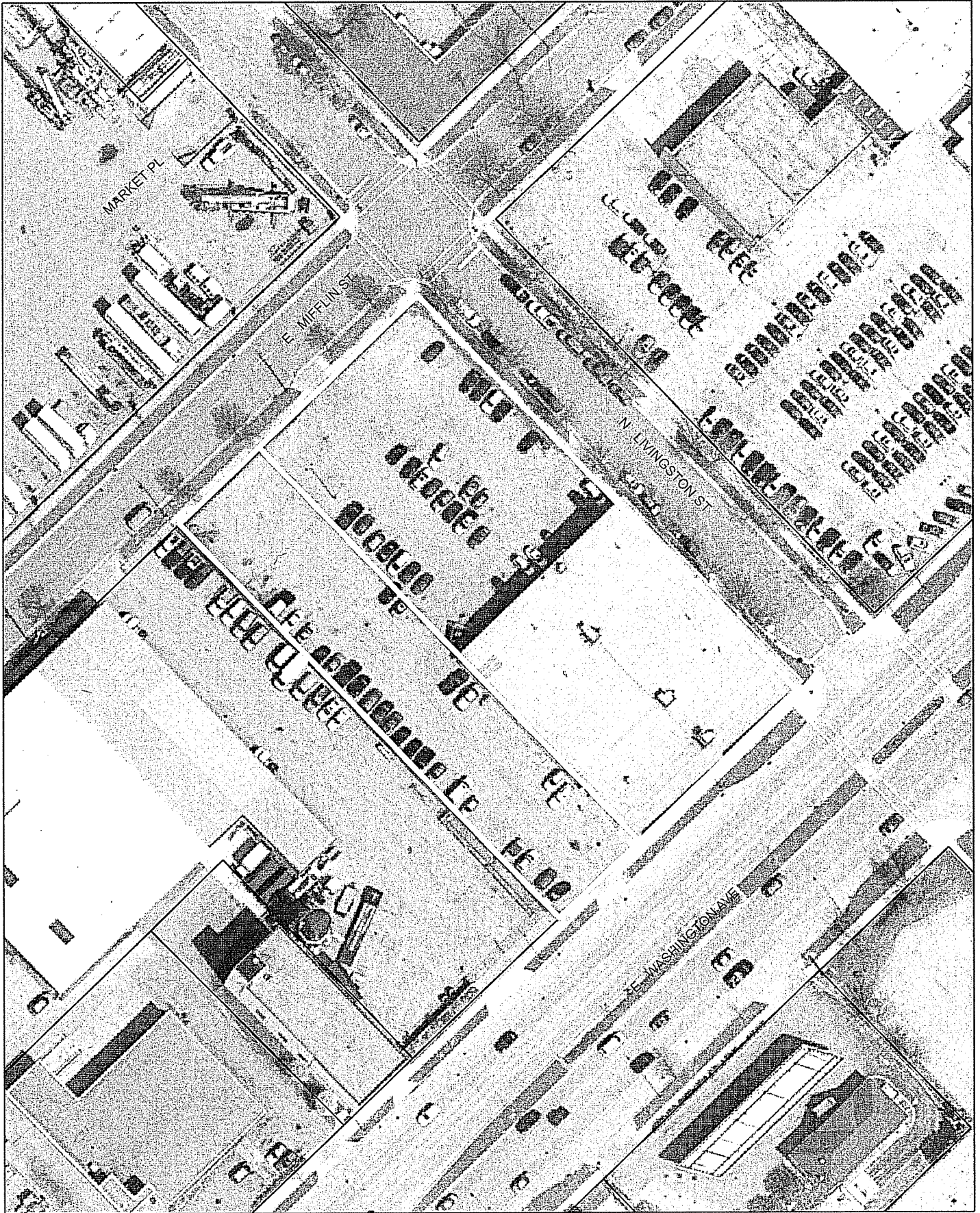


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 March 2012



Date of Aerial Photography : Spring 2010



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1900</u> Receipt No. <u>127561</u>
Date Received	<u>12/14/11</u>
Received By	<u>PA</u>
Parcel No.	<u>0709-133-0202-S, 0210-8</u>
Aldermanic District	<u>2 MANIACI</u>
GQ	<u>UDL 8</u>
Zoning District	<u>C-3</u>
For Complete Submittal	
Application	Letter of Intent <u>/</u>
IDUP	Legal Descript. <u>/</u>
Plan Sets	Zoning Text <u>/</u>
Alder Notification	Waiver <u>/</u>
Nbrhd. Assn Not.	Waiver <u>/</u>
Date Sign Issued	

1. **Project Address:** 741 East Mifflin and 754 East Washington Wash **Project Area in Acres:** 1.5

**Project Title (if any):** The Constellation

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input checked="" type="checkbox"/> <b>Other Requests (Specify):</b> <u>C-3 to PUD/GDP-SIP</u>

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Otto Gebhardt III Company: Gebhardt Development  
 Street Address: 222 North Street City/State: Madison/WI Zip: 53714  
 Telephone: (608) 245-0753 Fax: (608) 245-0770 Email: gebhardtdevelopment@tds.net

Project Contact Person: Christopher Gosch, AIA Company: bark design  
 Street Address: 229 North Street City/State: Madison/WI Zip: 53714  
 Telephone: (608) 333-1926 Fax: ( ) Email: studio@bark-design.com

Property Owner (if not applicant): City of Madison  
 Street Address: 210 Martin Luther King Jr. Blvd. City/State: Madison/WI Zip: 53703

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_

Mixed use infill Development with structured parking, Commercial/Retail, and Apartments

Development Schedule: Commencement 04.12 Completion 08.13

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1900 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

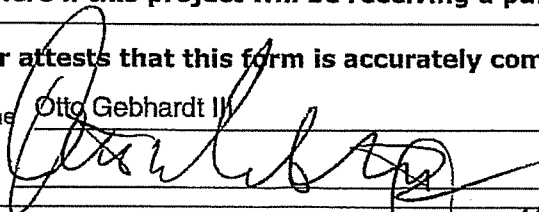
- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of UDD 8 Plan, which recommends: \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: \_\_\_\_\_
  - Refer to Letter of intent \_\_\_\_\_
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
  - Planning Staff: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name Otto Gebhardt III Date 12.13.11

Signature  Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner  Date 12/14/11



**GEBHARDT DEVELOPMENT**  
**222 NORTH STREET**  
**MADISON, WI 53704**  
**608.245.0753**  
GEBHARDTDEVELOPMENT@TDS.NET

**01.11.12**  
**Revised 03.14.12**

Matt Tucker  
Zoning Administrator  
Madison Municipal Building, LL 100  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

**Letter of Intent for Demolition and Rezoning to PUD-GDP/SIP**

**Project name: The Constellation**

Mr. Tucker:

Please consider this our formal letter of intent to pursue PUD-GDP/SIP rezoning for 2 contiguous parcels of property located at 741 East Mifflin and 754 East Washington Avenue. Properties total 65,490 square feet or 1.503 Acres. Site is currently zone C-3 (Highway Commercial) and is currently not occupied except for a seasonal use in the existing showroom building.

**Project Summary:**

Project involves an infill development of a portion of the former Don Miller properties, including the demolition of one existing structure (the former showroom) and construction of a new mixed use development. The remaining property was and is currently an asphalt parking lot.

The site is a partial block bordered by N. Livingston Street, E. Mifflin Street, and the adjacent property to the west and north (across E. Mifflin) is owned and currently in operation by Reynolds Transfer for their business activities.

To the East is the 800 block of East Washington, also part of the Don Miller parcels, which is currently under development. Across E. Mifflin to the East is Reynolds Park, with Breese Stevens field an additional block away on the East Washington side of E. Mifflin.

Across East Washington to the south are commercial properties, including a gas station, Brink's Lounge, and the 800 S East Washington parcels, which are also part of the Don Miller properties and are under development currently.

The Don Miller properties have been identified by the City of Madison as an important gateway to the Downtown District and planning initiatives have been implemented for the Capitol Gateway Corridor,



including the BUILD plan, the Tenney-Lapham Neighborhood Plan, and Urban Design District 8.

The property is currently owned by the City of Madison as part of the Land-Banking program. The City of Madison issued a Request for Proposals for redevelopment of the Don Miller parcels in May of 2011 and Gebhardt Development was selected in July of 2011.

The use and massing of the proposed development are consistent with adopted planning guidelines (UDD 8, TLNA plan and Capitol Gateway Corridor plan) and represent the first major development under the UDD 8 ordinance by a private party in this district.

A request for an additional 2 stories in height above what is allowed by UDD 8 (which translates to approximately 17 feet) has been made to the Alderperson and a resolution altering the ordinance for lot 2b as designated on the map of the District as shown on page 2 of the UDD 8 ordinance has been introduced to the Common Council.

Compliance with other provisions of UDD 8 (including bonus stories) are demonstrated on sheets UDDC1.0 through UDDC1.3 in the attached submittal set.

The anticipated uses for the Commercial areas (+/-30,000 net s.f. total) include retail storefronts, eating establishments, medical and dental clinics, and professional office space, which meet the stated intent of providing additional employment opportunities in the District.

The apartment tenant market for the proposed project are individuals who would be attracted to the proximity to the Downtown District, the Tenney-Lapham neighborhood collective and ease of access to the Dane County Regional Airport. Also included in the demographic are empty nesters who wish to remain in a centrally located area in their City.

As such, with the exception of the townhouses on E. Mifflin Street, the anticipated number of school age children that will increase with this project is minimal, with the thought that existing residents of Tenney-Lapham could relocate to this project and turn over existing single family housing stock.

A request for Tax Incremental Financing has been made by the developer for this project concurrent with the Land Use submittals.

Additionally, a Certified Survey Map for the project has been generated and submitted.

**Building:**

The components of the project are as follows:

- Structured Parking
- Commercial/Retail/Office along East Washington and N. Livingston Streets
- Residential (rental apartment units) along East Washington, N. Livingston, and E. Mifflin streets.

The corner of N. Livingston and East Washington is the focus for pedestrian and bicycle activities at the street level. The intent is to activate the streetscape through gathering spaces, both open and covered, and a porous façade with multiple entry points to the building.

Access to the parking structure will be from 2 separate points off East Washington and N. Livingston Streets. Existing curb cuts along E. Mifflin will be filled in to reinforce the designation and use of that





street as a bike boulevard.

The proposed mixed-use project will have management on site and snow removal, grounds and building maintenance will be the responsibility of the management company.

Trash removal and container storage locations are internally located and hidden from public view and it is anticipated that truck access for trash removal will occur off of N. Livingston.

**Sustainability:**

- High density Brownfield developments served by existing infrastructure and public transit routes are the best solution to use existing resources and slow urban sprawl. This project will benefit the community and region by sparking additional development and business opportunities in an underutilized Corridor.
- The site is accessible by multiple bus, car and bicycle paths and is adjacent to the E. Mifflin bike boulevard.
- Storm water will be collected for irrigation
- High efficiency toilets and faucets installed throughout
- Demolition and construction waste managed carefully for recycling
- Low-VOC products used for flooring, paint, adhesives
- Green roof features at courtyard and roof-top patio
- Solar Panels at the residential tower for energy generation are being pursued
- On site parking for Community Car and solar powered electric car charging stations are being pursued.
- Location scores high in walkability index (see attached) much of the downtown and most of the east isthmus is accessible with a 15 minute walk.
- Community gardens
- Green roofs and usable outdoor space

**LEED:**

Silver equivalency can be achieved (see attached spreadsheet for earned and potential points). This is a function of best building practices as well as an avenue to earn bonus stories per UDD 8.

Apartment units will consist of a combination of 1-3 bedroom units, with the final unit count as shown on the SIP submittal cover sheet. Laundry facilities will be provided in each unit.

Approx. 275 covered automobile parking spaces will be provided. Bicycle parking for tenants, workers, and guests is spread throughout the site at street level and in the parking structure.

**SCHEDULE:**

The design and development team schedule prior to 12.14.11 is as follows:

- 08.25.11 - Presentation of project at TLNA Stakeholder's Meeting
- 09.28.11 Presentation to TLNA Council
- 10.19.11 - Presentation to TLNA Annual Meeting
- 11.02.11 - Presentation to TLNA Steering Committee
- 11.14.11 - Demolition Permit Notification
- 11.23.11 - Informational UDC
- 12.08.11 - Presentation to TLNA



# GEBHARDT DEVELOPMENT

## Proposed Project Schedule:

Demolition of existing structures: 05.15.12  
New Construction start: 05.20.12  
Project completion and occupancy: 08.01.13

## Project Team:

### Owner:

Gebhardt Development  
222 North Street  
Madison, WI 53704  
608.245.0753  
Attn.: Otto Gebhardt III  
[gebhardtdevelopment@gmail.com](mailto:gebhardtdevelopment@gmail.com)

### Architect:

Bark Design  
222 North Street  
Madison, WI 53704  
608.333.1926  
[studio@bark-design.com](mailto:studio@bark-design.com)

### Structural Engineer:

SRI Design  
4610 University Ave.  
Madison, WI 53705  
608.233.9688

### Civil Engineer:

Professional Engineering, LLC  
818 N. Meadowbrook Lane  
Waunakee, WI 53597  
608.849.9378  
Attn.: Roxanne Johnson, P.E., LEED AP  
[Rjohnson@pe-wi.com](mailto:Rjohnson@pe-wi.com)

### Landscape Architect:

Design Studio, etc.  
608.286.9474  
Attn.: Garret Perry, ASLA, LEED AP  
[gperry@designstudioetc.com](mailto:gperry@designstudioetc.com)

### General Contractor:

Ideal Builders





# GEBHARDT DEVELOPMENT

1406 Emil Street  
Madison, WI 53713  
608.271.8111  
Attn.: David Martin  
dmmartin@IdealBuildersinc.com

**Aldermanic District 2:**  
Bridget Maniaci

**Tenney-Lapham Neighborhood Association**  
Richard Linster, President  
David Waugh, Chair of Development Committee

**Project Breakdown:**  
Structured Parking- Approx. 275 stalls  
Retail/Commercial space- Approx. 31,700 s.f.  
Rental Apartments- Approx. 192,024 s.f.

**Amenities:**

- Private and public outdoor space- private balconies, public rooftop terraces
- Wireless Internet
- Covered Automobile and Bicycle Parking
- Laundry Facilities in each unit
- Community Room
- Gardens

**Total Site Area:** 65,490 square feet/ 1.503 Acres.

**Building Area Breakdown:**

1ST (GROUND) FLOOR: 46,650 GSF

29,300 GSF PARKING, MECH., AND STORAGE  
10,350 GSF RETAIL, LOBBY, AND CIRCULATION  
7,000 GSF RESIDENTIAL

2ND FLOOR: 48,909 GSF  
29,300 GSF PARKING, MECH., AND STORAGE  
12,609 GSF OFFICE, LOBBY, AND CIRCULATION  
7,000 GSF RESIDENTIAL

3RD FLOOR: 46,784 GSF  
29,300 GSF PARKING, MECH., AND STORAGE  
12,284 GSF OFFICE, LOBBY, AND CIRCULATION  
5200 GSF RESIDENTIAL

4TH FLOOR  
(PARKING LEVEL): 29,300 GSF  
29,300 GSF PARKING, MECH., AND STORAGE



# GEBHARDT DEVELOPMENT

4TH FLOOR (RESIDENTIAL UNITS):	<u>27,400 GSF</u>
5TH FLOOR (RESIDENTIAL UNITS):	<u>27,400 GSF</u>
6TH FLOOR (RESIDENTIAL UNITS):	<u>21,717 GSF</u>
7TH FLOOR (RESIDENTIAL UNITS):	<u>19,400 GSF</u>
8TH FLOOR (RESIDENTIAL UNITS):	<u>19,400 GSF</u>
9TH FLOOR (RESIDENTIAL UNITS):	<u>17,000 GSF</u>
10TH FLOOR (RESIDENTIAL UNITS):	<u>17,000 GSF</u>
11TH FLOOR (RESIDENTIAL UNITS):	<u>15,520 GSF</u>
12TH FLOOR (RESIDENTIAL UNITS):	<u>15,520 GSF</u>

**TOTALS:**

Parking: 117,200 s.f.  
Commercial/Retail: 35,243 s.f.  
Residential (Tower): 180,357 s.f.  
Residential (Low Density): 17,333 s.f.

Total Square Footage (not including Parking): 232,933 s.f.

Respectfully Submitted,

Otto Gebhardt III

**END**

## **741 East Mifflin and 754 East Washington Avenue**

### **Zoning Text:**

**Legal Description:** The lands subject to this planned unit development shall include those described in the following legal description:

741 East Mifflin Street

251-0709-133-0202-5 Lots 7 and 12, Block 133, Original Plat, City of Madison, Dane County, Wisconsin

754 East Washington Avenue

251-0709-133-0210-8 Lots 8, 9, 10 and 11, Block 133, Original Plat, City of Madison, Dane County, Wisconsin.

#### **A: Statement of Purpose:**

This Planned Unit Development is established to facilitate construction of a 12-story mixed use building with off-street structured parking, approximately 30,000 square feet of commercial space and 215 residential apartments.

#### **B. Permitted Uses:**

1. Multi-family residential use
2. Those uses permitted by the C-2 Commercial and Office Zoning Districts
3. Accessory Uses
  - a: Accessory uses directly associated with permitted uses
  - b: Outdoor seating associated with Commercial space is a permitted use

**C. Lot Area:** 65,490 square feet/ 1.503 Acres.

#### **D. Floor Area Ratio:**

1. Floor area ratios as shown on approved plans.
2. Height of proposed structure as shown on approved plans.

#### **E. Yard Area Requirements:**

- 1: Yard areas will be provided as shown on approved plans.

#### **F. Landscaping:**

- 1: Site Landscaping will be provided as shown on approved plans.

#### **G. Accessory Off-Street Parking & Loading:**

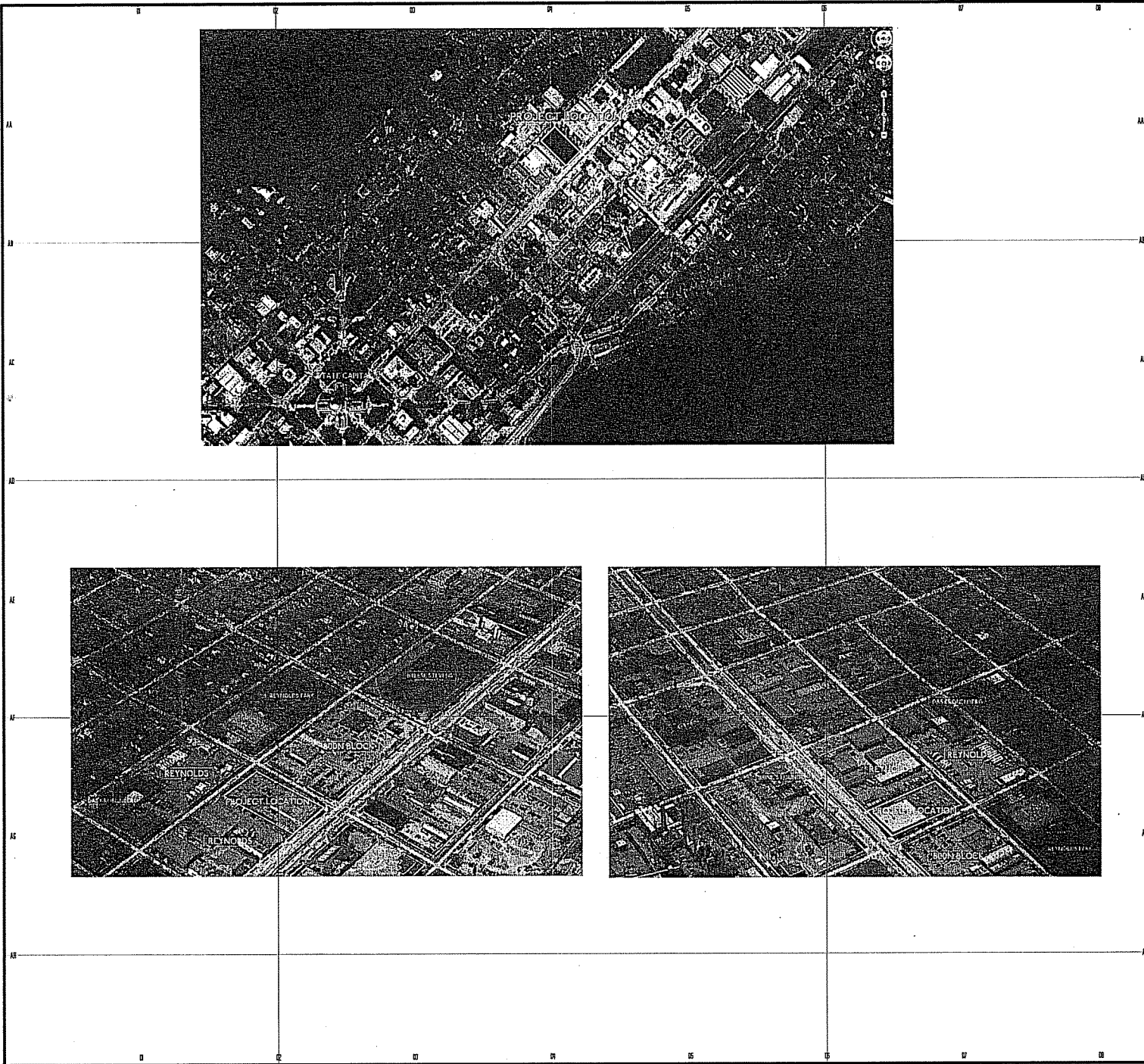
- 1: Accessory off street automobile, bicycle and scooter parking will be provided as shown on the approved plans.
- 2: (2) 10'x35' loading zones will be provided as shown on the approved plans.

#### **H. Lighting:**

- 1: Site Lighting is provided as shown on the approved plans.







GENERAL NOTES

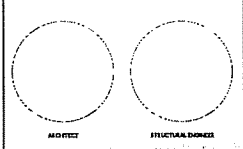
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DRAWING NOTES

Blank area for drawing notes.

CODE NOTES

Blank area for code notes.



DATE	DESCRIPTION
03/28/12	PRELIMINARY REVIEW SET
03/28/12	REVISION SET
03/28/12	APPROVAL SET
03/28/12	PERMISSION SET
03/28/12	PERMISSION SET
03/28/12	PERMISSION SET

URBAN DESIGN COMMISSION  
LOCAL APPROVAL SUBMITTAL



WWW.BACKDESIGN.COM  
8770 DUMAS DRIVE SUITE 200  
DALLAS, TX 75243  
DATE: 03.28.12

THE "CONSTELLATION"  
794 EAST MERRILL STREET, 794 EAST WASHINGTON AVENUE  
AUSTIN, TX

SITE CONTEXT PHOTOS

SC100

11-13

# The Constellation

## GENERAL NOTES

## DRAWING NOTES

## CODE NOTES

DATE	DESCRIPTION
03.28.12	FINAL PERMIT REVIEW SET
03.28.12	PERMITS REVIEW SET
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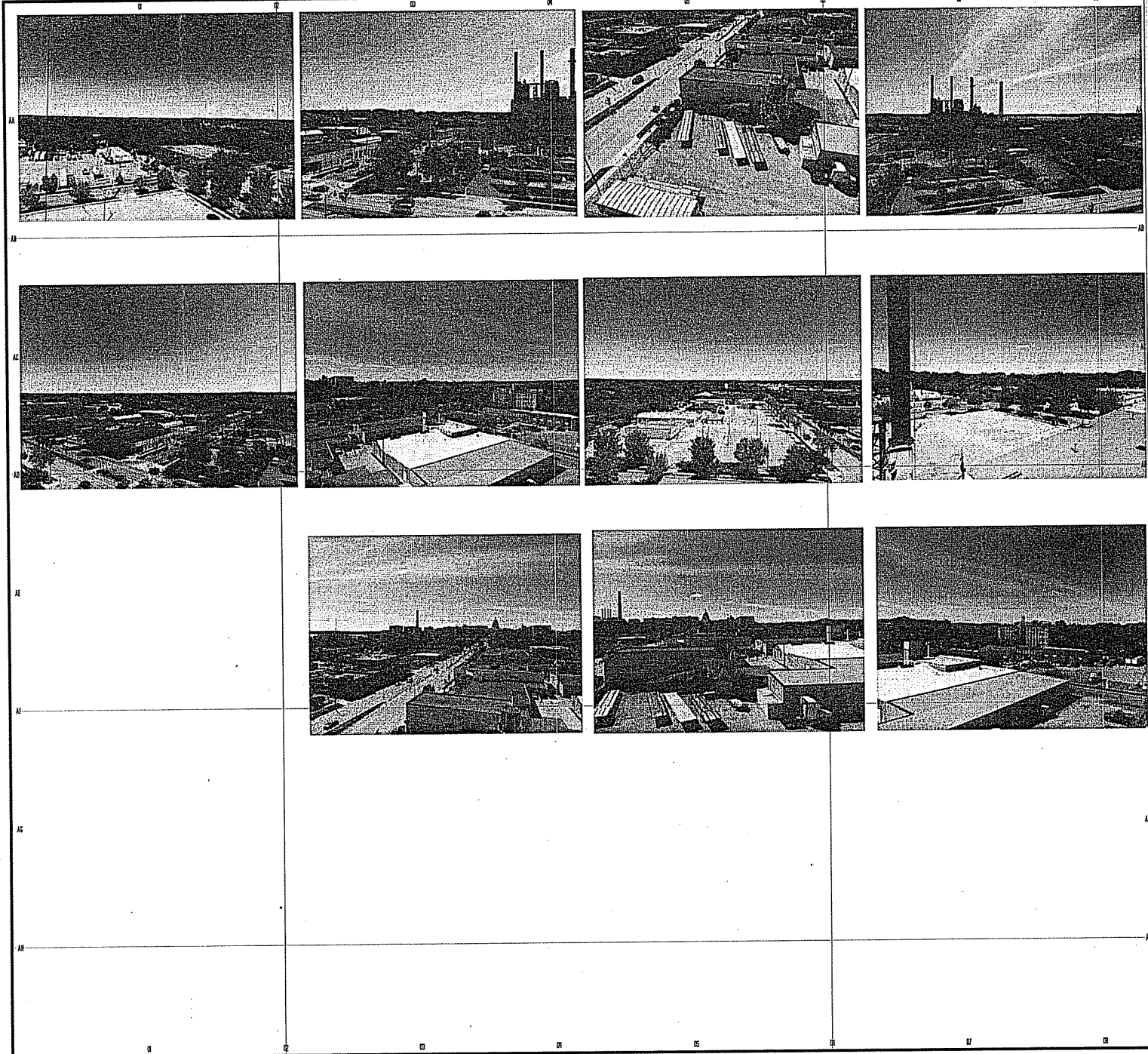
URBAN DESIGN COMMISSION  
FINAL APPROVAL SUBMITTAL

WWW.BARKDESIGN.COM  
800.800.8000  
100 ROLLINGWOOD DRIVE  
DATE: 03.28.12

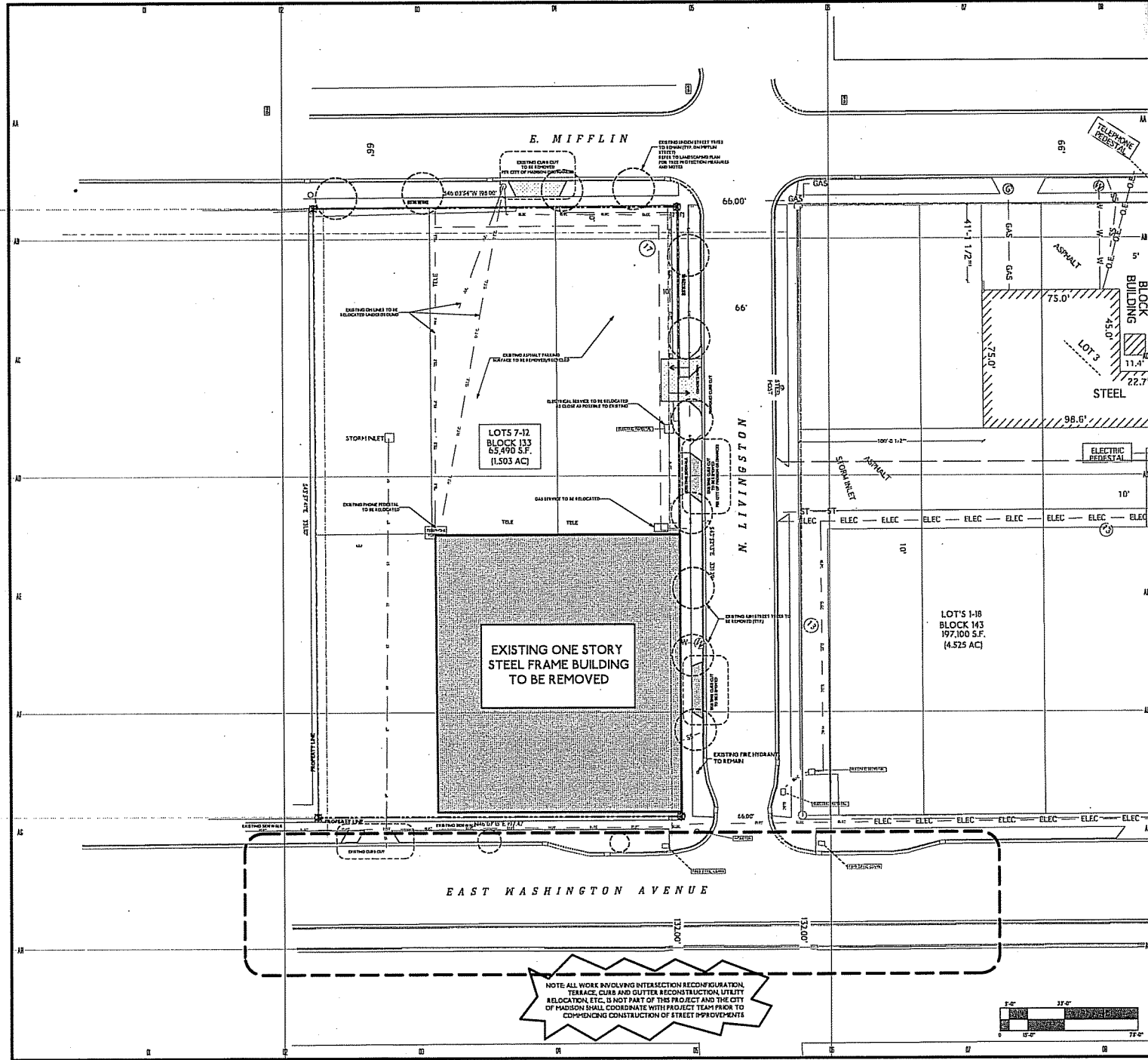
THE "CONSTELLATION"  
740 EAST WATSON STREET, 750 EAST WASHINGTON AVENUE  
MADISON, WI

SITE CONTEXT PHOTOS

SC101







# The Constellation

## GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
2. EXISTING AND STREET TREES TO BE REMOVED, REVIEW AND APPROVAL AND PERMITTING OF STREET REMOVAL TO BE PERFORMED BY DEPARTMENT OF THE CITY PUBLIC WORKS - DEPARTMENT OF PUBLIC WORKS OR 608-264-4781, THE CITY FORESTER, AND/OR THE BOARD OF PUBLIC WORKS.
3. ALL SITE, ROADWAY, AND INFRASTRUCTURE IMPROVEMENTS ALONG EAST WASHINGTON AVENUE RELATING TO THE PROPOSED WORK AT THE ALLOWED TO EAST WASHINGTON INTERSECTION SHALL BE ADDRESSED IN THE DEVELOPER'S AGREEMENT BETWEEN THE CITY OF MADISON AND THE DEVELOPER.

SOILS HAVE BEEN IDENTIFIED AS CONTAMINATED CONTAMINANTS REFER TO PROJECT PROFESSIONAL PHASE REPORT AND ENVIRONMENTAL ENGINEERING REPORTS PRIOR TO COMMENCING ANY SITE DEMOLITION WORK.

## DRAWING NOTES

1. THE CONTRACTOR SHALL RECONSTRUCT THE SIDEWALKS ALONG ADJACENT STREETS WHICH ARE DAMAGED DUE TO THE CONSTRUCTION OF THE DEVELOPMENT.
2. ALL PROPOSED SIDEWALK AND CURB GRADES ALONG EAST WASHINGTON AVENUE SHALL BE COORDINATED WITH THE PROVIDED EAST WASHINGTON PAVEMENT AND STREET DESIGN.
3. THE CONTRACTOR, ARCHITECT, AND ENGINEER SHALL COORDINATE THE PROPOSED 2015 EAST WASHINGTON AVENUE MEDIAN AND ROADWAY IMPROVEMENTS WITH CITY OF MADISON ENGINEERING AND TRAFFIC ENGINEERING.
4. REVIEW PROPOSED STORM CONNECTIONS WITH CITY OF MADISON ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
5. REFER TO SITE UTILITY DOCUMENTATION SHEET C303 FOR ADDITIONAL UTILITY INFORMATION.

**EXISTING SITE:**  
 PERCENTAGE OF PERMEABLE SITE SURFACES: 27.2%  
 PERCENTAGE OF NON-PERMEABLE SITE SURFACES: 72.8%

## CODE NOTES

DATE	DESCRIPTION
03/28/12	WWW.BARKDESIGN.COM
	UTILITY MARK REVISION
	DEMOLITION
	DATE
	03.28.12

URBAN DESIGN COMMISSION  
 FINAL APPROVAL SUBMITTAL

**bark DESIGN** **G. OEBHARDT DEVELOPMENT**

WWW.BARKDESIGN.COM  
 UTILITY MARK REVISION  
 DEMOLITION  
 DATE  
 03.28.12

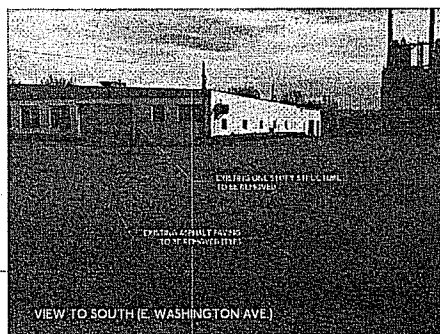
THE "CONSTELLATION"  
 738 East Walnut Street, 75th East Washington Avenue  
 MADISON, WI 53704  
**SITE DEMOLITION PLAN**  
 SCALE: 1"=10'-0"

100

11-13



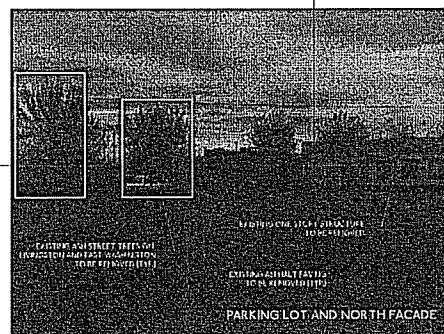
EXISTING OLD SHOP STRUCTURE TO BE DEMOLISHED  
NORTH FACADE



EXISTING OLD SHOP STRUCTURE TO BE DEMOLISHED  
VIEW TO SOUTH (E. WASHINGTON AVE.)



EXISTING / DEMOLISH FACED SECTION  
EXISTING FACED EAST / DEMOLISH SECTION TO BE DEMOLISHED  
VIEW TO EAST

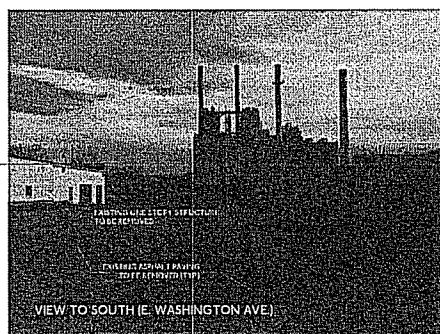


EXISTING / DEMOLISH FACED SECTION  
EXISTING FACED EAST / DEMOLISH SECTION TO BE DEMOLISHED

EXISTING OLD SHOP STRUCTURE TO BE DEMOLISHED

EXISTING / DEMOLISH FACED SECTION TO BE DEMOLISHED

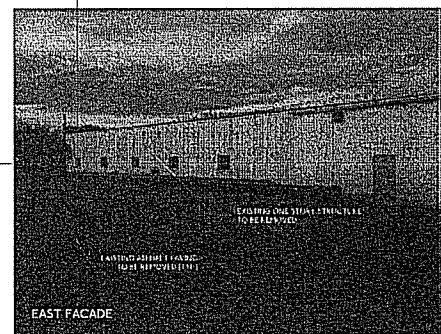
PARKING LOT AND NORTH FACADE



EXISTING / DEMOLISH FACED SECTION TO BE DEMOLISHED

EXISTING / DEMOLISH FACED SECTION TO BE DEMOLISHED

VIEW TO SOUTH (E. WASHINGTON AVE.)



EXISTING / DEMOLISH FACED SECTION TO BE DEMOLISHED

EAST FACADE



EXISTING / DEMOLISH FACED SECTION TO BE DEMOLISHED

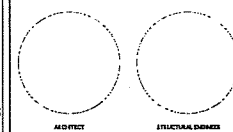
EXISTING / DEMOLISH FACED SECTION TO BE DEMOLISHED

# The Constellation

## GENERAL NOTES

## DRAWING NOTES

## CODE NOTES



DATE	DESCRIPTION
03/28/12	PERMIT REVIEW MET
03/28/12	PERMIT REVIEW MET
03/28/12	PERMIT REVIEW MET
03/28/12	PERMIT REVIEW MET
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03/28/12	PERMIT REVIEW MET
03/28/12	PERMIT REVIEW MET
03/28/12	PERMIT REVIEW MET

URBAN DESIGN COMMISSION  
FIRST APPROVAL SUBMITTED

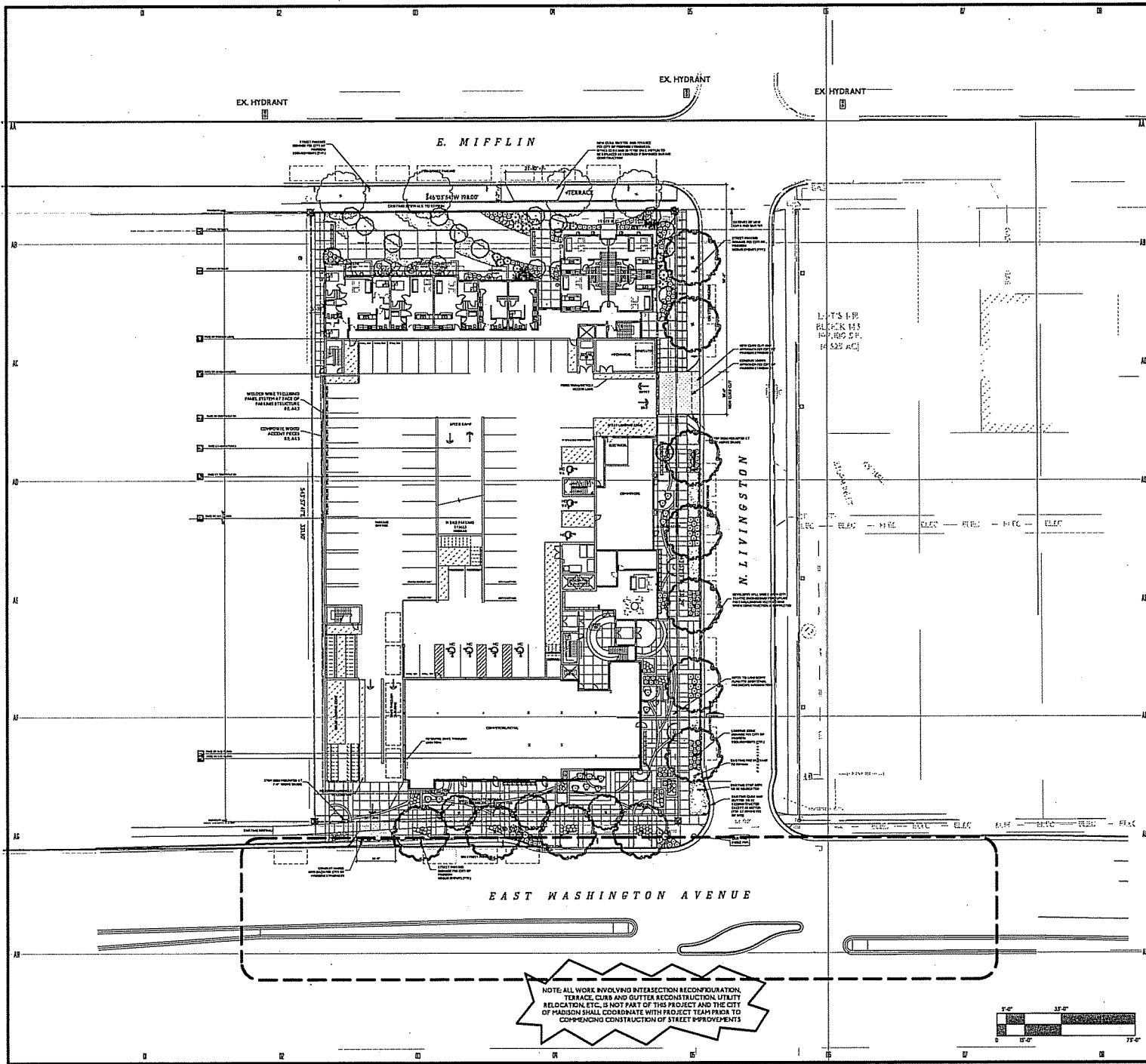
www.barkdesign.com  
1700 W. WASHINGTON STREET, SUITE 100, CHICAGO, IL 60604  
DATE: 03.28.12

**bark** DESIGN

**G** GEBHARDT DEVELOPMENT

THE "CONSTELLATION"  
790 EAST WASHINGTON STREET, 790 EAST WASHINGTON AVENUE & WASHINGTON  
SITE DEMOLITION PHOTOS  
SCALE: NTS

**C101**



11-13

# The Constellation

★

### GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DOCUMENTS AND FIELD BY ADDRESS OF ALL UTILITIES PRIOR TO ANY DEMOLITION, CONSTRUCTION, OR GENERAL RECONSTRUCTION. TO ANY DEMOLITION, CONSTRUCTION, OR GENERAL RECONSTRUCTION. TO ANY DEMOLITION, CONSTRUCTION, OR GENERAL RECONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL RECORDS FOR ALL UTILITIES AND SHALL COORDINATE ALL PORTIONS OF WORK RECORDED IN CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL VERIFY ALL RECORDS FOR ALL UTILITIES AND SHALL COORDINATE ALL PORTIONS OF WORK RECORDED IN CONSTRUCTION DOCUMENTS.
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WORKS HAVE BEEN IDENTIFIED AS CONTAINING CONTAMINANTS. REFER TO PROJECT SPECIFICATIONS, PHASE B REPORT AND ENVIRONMENTAL ENGINEERING REPORTS PRIOR TO COMMENSAL ANY SITE DISTURBANCE WORK.

### DRAWING NOTES

- PROVIDE ALL TRAP FRAMES WITH PLUMB AND MARKINGS.
- MARKERS SHALL BE SET TO 1/8" TOLERANCE AS PER 2009 IBC.
- ALL WORK SHALL BE TO BE SUBJECT TO ALL CITY REGULATIONS.
- PROVIDE ALL TRAP FRAMES WITH PLUMB AND MARKINGS.
- MARKERS SHALL BE SET TO 1/8" TOLERANCE AS PER 2009 IBC.
- ALL WORK SHALL BE TO BE SUBJECT TO ALL CITY REGULATIONS.

### CODE NOTES

DATE	DESCRIPTION

HUMAN DESIGN COMMISSION  
FINAL APPROVAL SUBMITTAL

THE "CONSTELLATION"  
730 EAST WASHINGTON STREET, 750 EAST WASHINGTON AVENUE  
WASHINGTON, DC 20002-4211

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

C110

# The Constellation

## GENERAL NOTES

<b>SETBACKS:</b>	<b>STEPBACKS:</b>
<b>EAST WASHINGTON:</b> REQUIRED: 15'-0" PROVIDED: 15'-0" TO 37'-0"	<b>EAST WASHINGTON:</b> REQUIRED: 15'-0" PROVIDED: 15'-0" TO 78'-0"
<b>N. LIVINGSTON:</b> REQUIRED: 5'-0" PROVIDED: 5'-0" TO 37'-0"	<b>N. LIVINGSTON:</b> REQUIRED: 15'-0" PROVIDED: 15'-0" TO 43'-8"
<b>EAST MIFFLIN:</b> REQUIRED: 5'-0" TO 20'-0" PROVIDED: 19'-0" TO 37'-0"	<b>EAST MIFFLIN:</b> REQUIRED: 3D DEGREE ANGLE PROVIDED: 3D DEGREE ANGLE
<b>MID-BLOCK:</b> REQUIRED: 5'-0" PROVIDED: 5'-4" TO 13'-7"	<b>MID-BLOCK:</b> REQUIRED: NONE PROVIDED: 10'-0"

## DRAWING NOTES

1. PROVIDER SURFACES BOUNDARY LINES TO LANDSCAPE PLANTER FOR OPTIONAL DETAIL.

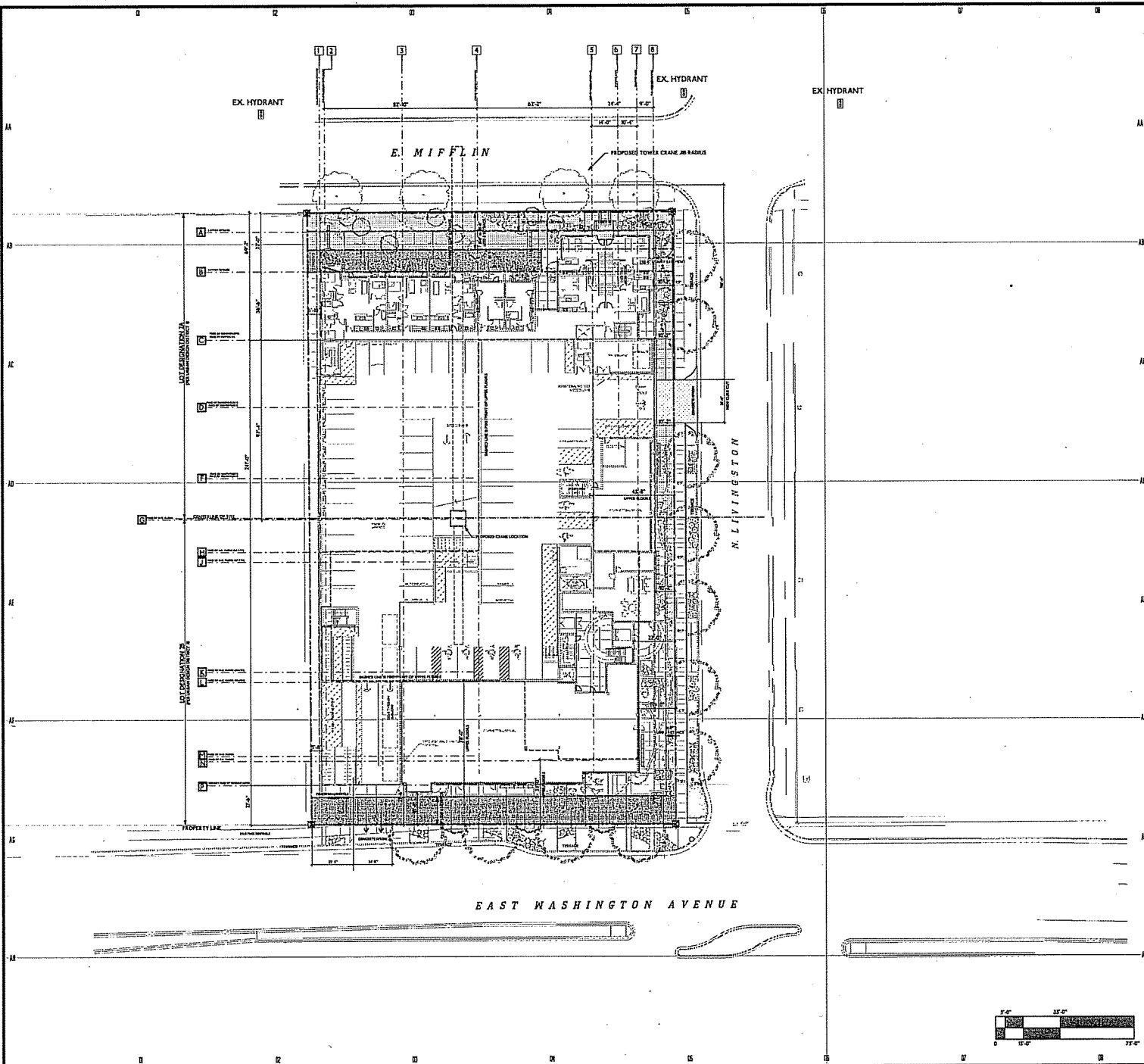
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DATE	DESCRIPTION
03/28/12	WWW PLANSHEET REVIEW SET
	FIELD DATA REVIEW SET
	FIELD PREPARATION, PUBLIC
	FIELD PREPARATION SET
	FIELD PREPARATION SET
	FIELD PREPARATION SET
	FIELD PREPARATION SET
	FIELD PREPARATION SET

BOARD DESIGN COMMISSION  
FIRST APPROVAL COMMITTEE

www.bark.com  
720 EAST MATTIN STREET, SUITE 100  
SARASOTA, FL 34235  
03.28.12

**bark DESIGN**  
**G OEBHARDT DEVELOPMENT**  
THE "CONSTELLATION"  
720 East Mattin Street, 720 East Washington Avenue  
SARASOTA, FL  
SITE LAYOUT AND ACCESS  
SCALE: 1"=10'



11-13

11-13

GENERAL NOTES

DRAWING NOTES

FIRE DEPARTMENT CONNECTION LOCATIONS TO BE DETERMINED BY FIRE DEPARTMENT IN CONJUNCTION WITH DESIGN/BUILD SPRINKLER CONTRACTOR

CODE NOTES

DATE	DESCRIPTION
12/11/12	PRELIMINARY REVIEW SET
12/11/12	REVISION SET
1/15/13	PERMITTING/PLUMBING
1/15/13	PERMITTING/ELECTRICAL
1/15/13	PERMITTING/MECHANICAL
1/15/13	PERMITTING/GENERAL CONTRACTOR

URBAN DESIGN COMMISSION  
PLANNING REVIEW SUBMITTED

**bark** DESIGN  
**G** OEBHARDT DEVELOPMENT  
 WWW.AJLDC.COM  
 1100 EAST WASHINGTON AVENUE, SUITE 200  
 MADISON, WI 53703  
 03.28.12

THE "CONSTELLATION"  
 770 EAST WASHINGTON AVENUE, 750 EAST WASHINGTON AVENUE  
 MADISON, WI 53703  
 FIRE APPARATUS ACCESS  
 SCALE: 1/8" = 1'-0"



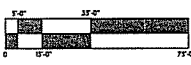
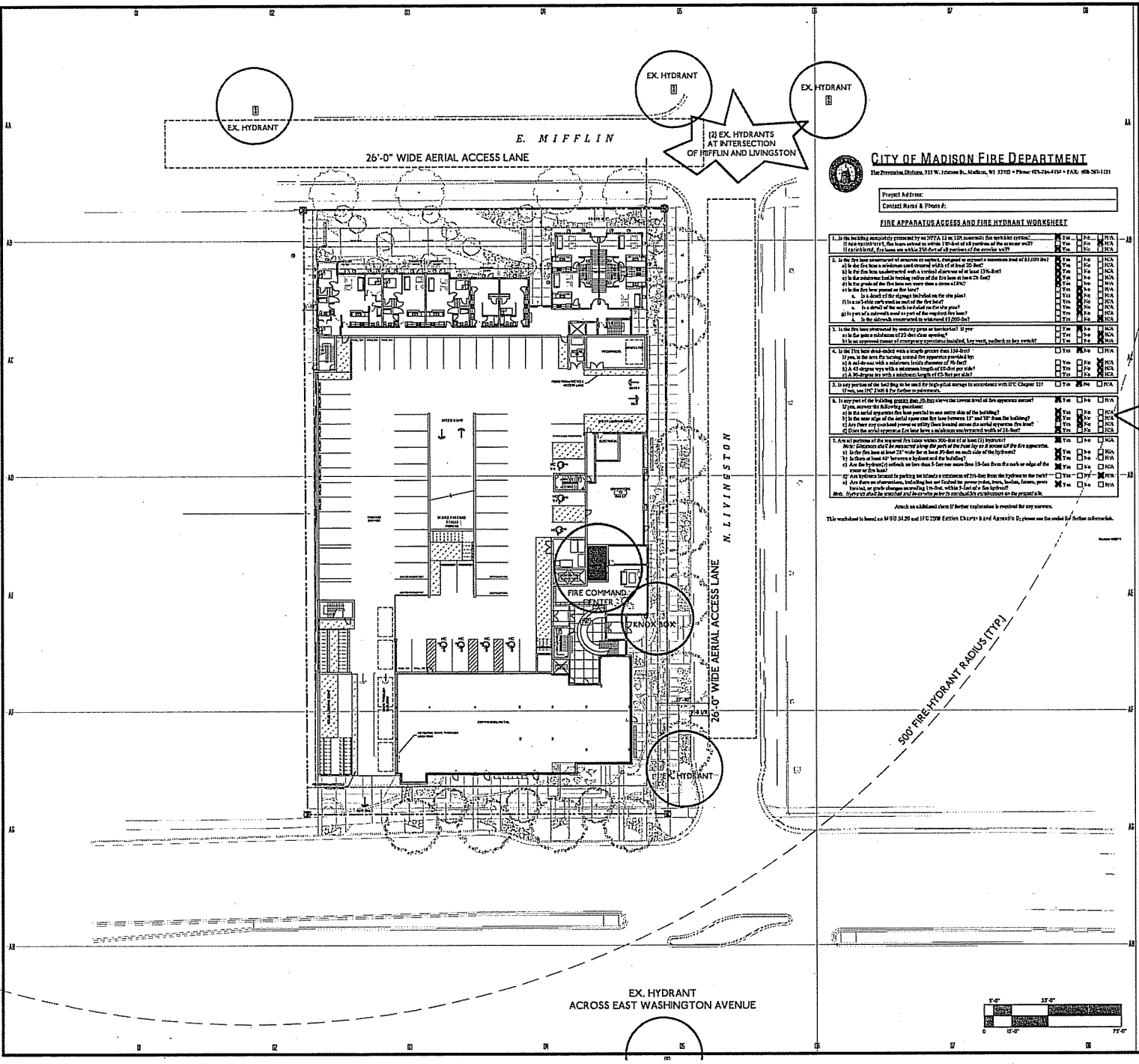
**CITY OF MADISON FIRE DEPARTMENT**  
 The Downtown District, 313 N. Johnson St., Madison, WI 53703 • Phone: (608) 261-4134 • FAX: (608) 261-1133

Project Address: \_\_\_\_\_  
 Contact Name & Phone #: \_\_\_\_\_

**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

1. Is the building automatically protected by an NFPA 11 or 11A (wet/dry) fire sprinkler system?	Yes	No	N/A
1a) Is the system NFPA 11A, fire alarm wet/dry, or a combination of fire alarm and wet/dry?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1b) Is the system NFPA 11, fire alarm wet/dry, or a combination of fire alarm and wet/dry?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the fire hose measurement of pressure or length, changed or greater a maximum total of 22,000 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2a) Is the fire hose a minimum length and pressure of at least 22,000 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2b) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2c) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2d) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2e) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2f) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2g) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2h) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2i) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2j) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2k) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2l) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2m) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2n) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2o) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2p) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2q) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2r) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2s) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2t) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2u) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2v) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2w) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2x) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2y) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2z) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3a) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3b) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3c) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3d) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3e) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3f) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3g) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3h) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3i) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3j) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3k) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3l) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3m) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3n) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3o) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3p) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3q) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3r) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3s) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3t) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3u) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3v) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3w) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3x) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3y) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3z) Is the fire hose under pressure with a vertical clearance of at least 130 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is any portion of the building to be used for high-pile storage in accordance with IFC Chapter 10?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4a) Yes, see IFC 1002.8.5 for further information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4b) No, see IFC 1002.8.5 for further information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is any portion of the building to be used for the storage of flammable or combustible liquids?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5a) Yes, see IFC 1002.8.5 for further information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5b) No, see IFC 1002.8.5 for further information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are all portions of the required fire lanes within 500 feet of at least (1) hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6a) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6b) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6c) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6d) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6e) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6f) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6g) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6h) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6i) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6j) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6k) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6l) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6m) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6n) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6o) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6p) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6q) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6r) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6s) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6t) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6u) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6v) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6w) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6x) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6y) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6z) Is the fire lane at least 20' wide for at least 90 feet on each side of the hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are there any obstructions, including but not limited to power lines, trees, bushes, fences, walls, etc., which are greater than 10 feet high within 5 feet of a fire hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7a) Yes, see IFC 1002.8.5 for further information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7b) No, see IFC 1002.8.5 for further information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attach an affidavit when further explanation is required for any answer.  
 This worksheet is based on MFD 34.20 and IFC 2006 Edition Chapter 10 and Appendix D, please use the codes for further information.



**GENERAL NOTES**

**AUTO PARKING STALLS SUMMARY:**  
 1ST FLOOR 83 STALLS  
 2ND AND 3RD FLOOR PARKING 750/FLOOR = 140 STALLS  
 4TH FLOOR = 73 STALLS  
**TOTAL PARKING STALLS 277**  
 TOTAL SPALL CAR PARKING 83 = 29% OF TOTAL PARKING

**BICYCLE PARKING STALLS SUMMARY:**  
**OUTSIDE PARKING STRUCTURE:**  
 GROUND LEVEL PARKING 15  
 1ST FLOOR PARKING 15  
**INDOOR PARKING STRUCTURE:**  
 2ND-3RD FLOOR:  
 OUTSIDE PARKING STRUCTURE 8 (SPRINKLE AND FLOOR DRAIN)  
 ROOF PARKING STRUCTURE  
 PARKING 20 (CYCLE) 15  
 STAIRWELL STALLS INCLUDE 148  
 WALL MOUNTED BIKE FLOOR DRAIN  
 4TH FLOOR:  
 PARKING 20  
 STAIRWELL STALLS 15  
 WALL MOUNTED 15

**TOTAL PARKING - INDOR/OUTDOOR STALLS 227**  
**TOTAL STAIRWELL STALLS 15**  
**TOTAL WALL MOUNTED STALLS 30**  
**TOTAL PARKING STALLS 277**

**DRAWING NOTES**

**AUTO PARKING STALLS:**  
 GROUND LEVEL 83  
 VAN ACCESSIBLE 3  
 COMPARTMENT CAGES 1  
 ELECTRIC CAR CHARGES 1  
**TOTAL STALLS GROUND LEVEL 83**  
**TOTAL GROUND LEVEL SPALL CAR PARKING 14 (20%)**

**BIKE PARKING STALLS:**  
**OUTSIDE PARKING STRUCTURE:**  
 GROUND LEVEL PARKING 15  
 GROUND LEVEL PARKING 15  
**ROOF PARKING STRUCTURE:**  
 1ST FLOOR PARKING 15 (20%)

**CODE NOTES**

DATE	DESCRIPTION
03.28.12	ARCHITECT
	STRUCTURAL ENGINEER

**URBAN DESIGN COMMISSION**  
**FINAL APPROVAL SUBMITTAL**

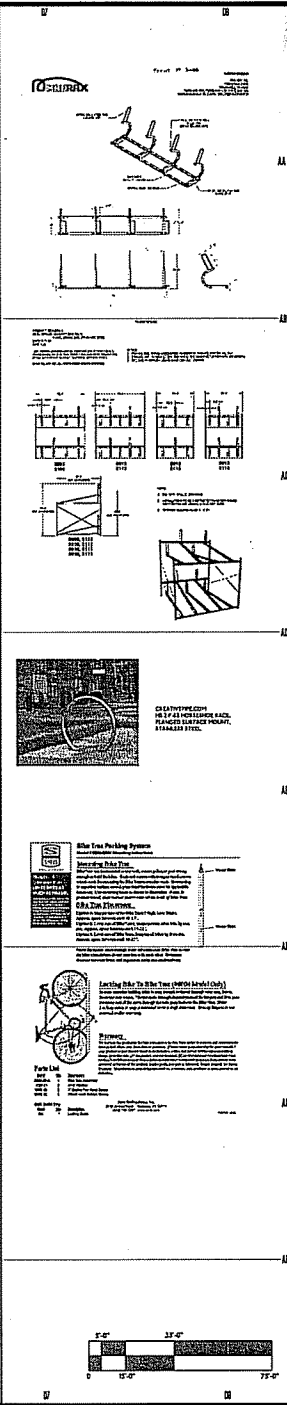
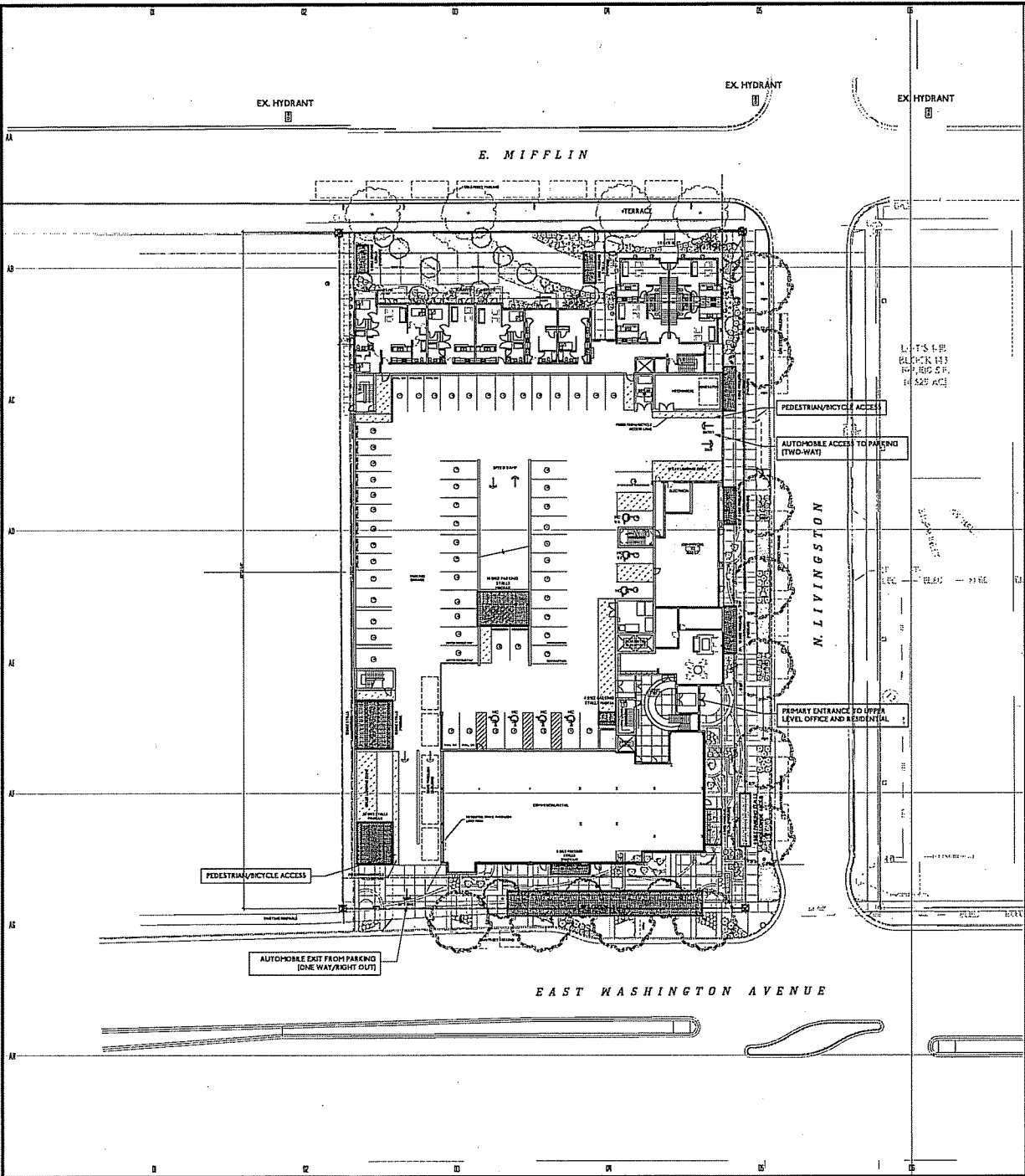
**hark DESIGN** **G. OEBHARDT DEVELOPMENT**

**WWW.HARK-DESIGN.COM**  
**110000 MARK STREET, SEASIDE, CA 94132**

**THE "CONSTELLATION"**  
 704 EAST MERRILL STREET, 750 EAST WASHINGTON AVENUE  
 SUITE 101  
 AUTO AND BICYCLE PARKING AND  
 CIRCULATION - GROUND LEVEL  
 SCALE: 1/8" = 1'-0"

**03.28.12**

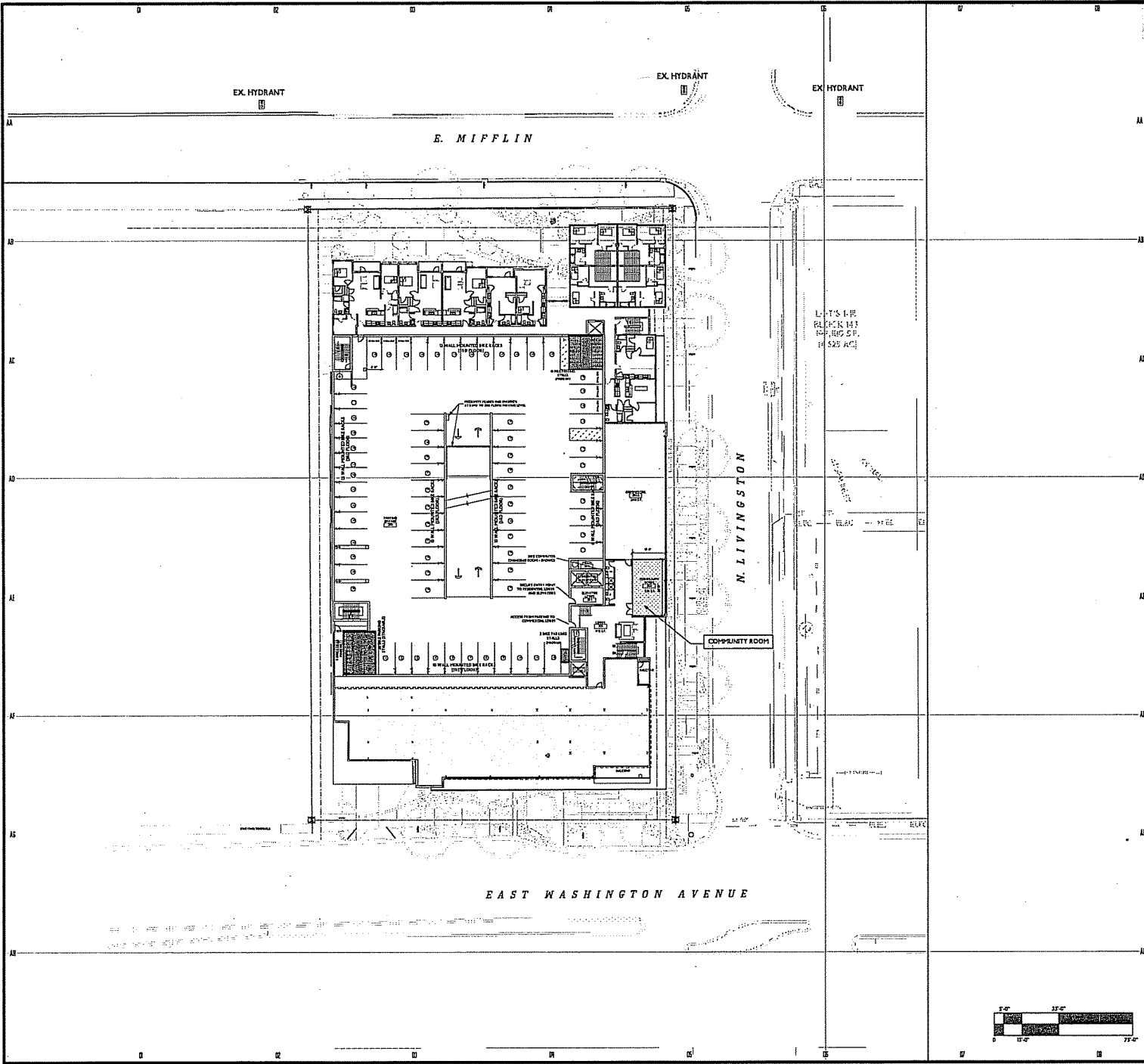
**C-130**



11-13

The Constellation

11-13



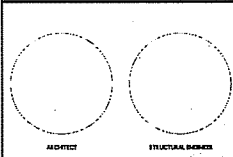
GENERAL NOTES

DRAWING NOTES

**AUTO PARKING STALLS:**  
 2ND AND 3RD FLOOR PARKING - 75/FLOOR = 140 STALLS  
 SMALL CAR PARKING - G/FLOOR = 10 STALLS + 25%

**BICYCLE PARKING STALLS:**  
 2ND-3RD FLOOR:  
 STACKING BY FLOOR = 18  
 STACKING BEE STALLS - 50/FLOOR = 60  
 WALL MOUNTED IN 3RD FLOOR CORNERS

CODE NOTES

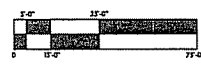


DATE	DESCRIPTION
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08/18	SEALED REVIEW SET
08/18	PERMITS REVIEW SET
08/18	PERMITS REVIEW SET
08/18	PERMITS REVIEW SET
08/18	PERMITS REVIEW SET
08/18	PERMITS REVIEW SET
08/18	PERMITS REVIEW SET
08/18	PERMITS REVIEW SET
08/18	PERMITS REVIEW SET


URBAN DESIGN COMMISSION  
 FINAL APPROVAL SUBMITTAL



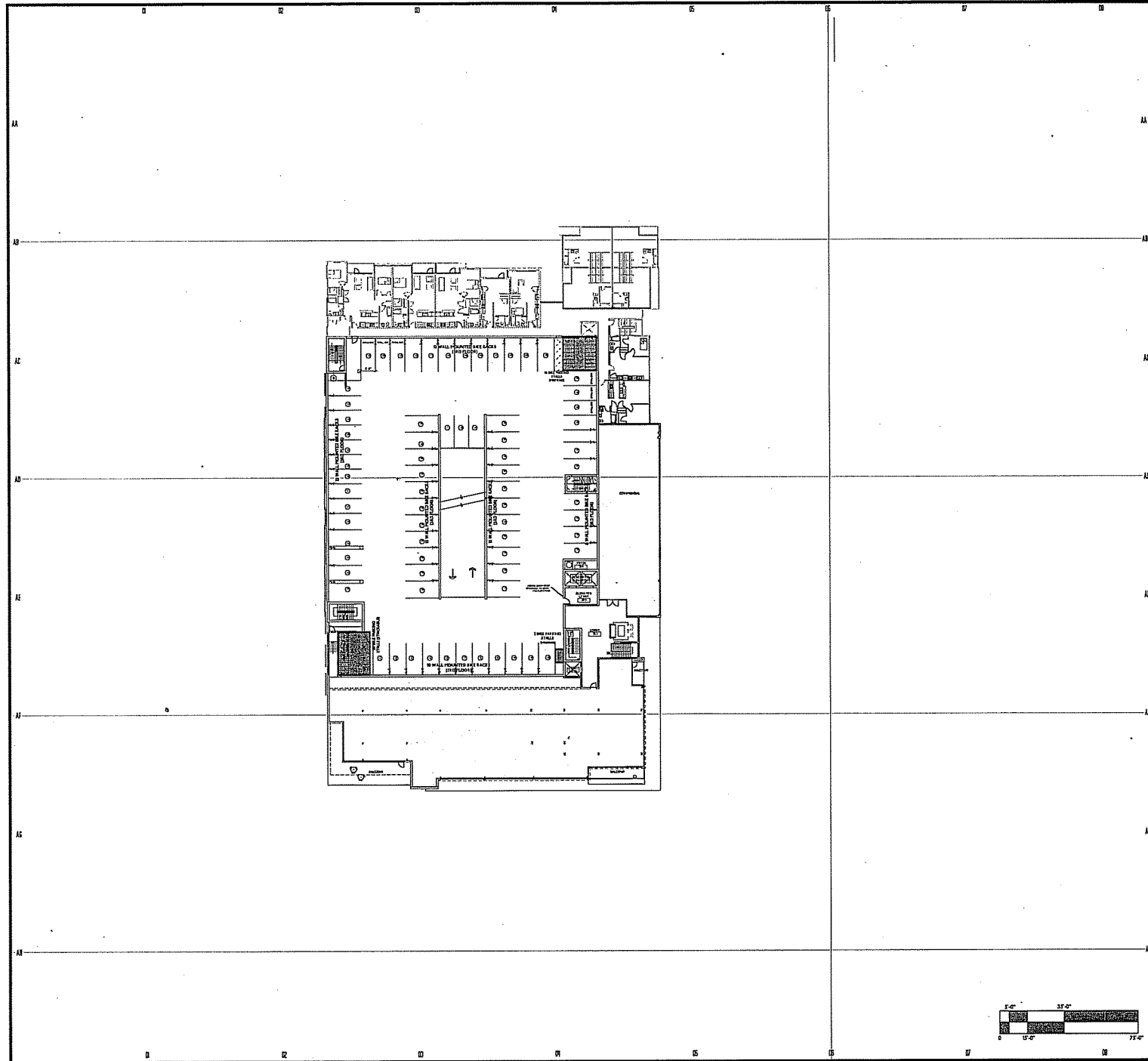

WWW.BARKDESIGN.COM  
 11000 BARK DESIGN WAY  
 BOSTON, MA 02128  
 DATE 03.28.12



**THE CONSTELLATION**  
 700 EAST MIFFLIN STREET, 750 EAST WASHINGTON AVENUE  
 SUITE 201  
 BOSTON, MA  
 AUTO AND BICYCLE PARKING AND  
 CIRCULATION- 2ND AND 3RD PARKING LEVELS  
 SCALE: 1/8"=1'-0"







*The Constellation* 

11-13

GENERAL NOTES

DRAWING NOTES

AUTO PARKING STALLS:  
 4TH FLOOR PARKING 73  
 SMALL CAR 4'8" (DWS)  
 BICYCLE PARKING STALLS:  
 4TH FLOOR  
 WALL MOUNTED  
 STANDING BICYCLE STALLS 30  
 WALL MOUNTED 42

CODE NOTES

DATE	DESCRIPTION
03.28.12	PRELIMINARY REVIEW SET
04.10.12	FOR REVIEW SET
05.01.12	FOR INFORMATIONAL LOG
05.01.12	FOR APPROVAL SET
05.01.12	FOR APPROVAL SET
05.01.12	FOR APPROVAL SET
05.01.12	FOR APPROVAL SET
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05.01.12	FOR APPROVAL SET
05.01.12	FOR APPROVAL SET
05.01.12	FOR APPROVAL SET



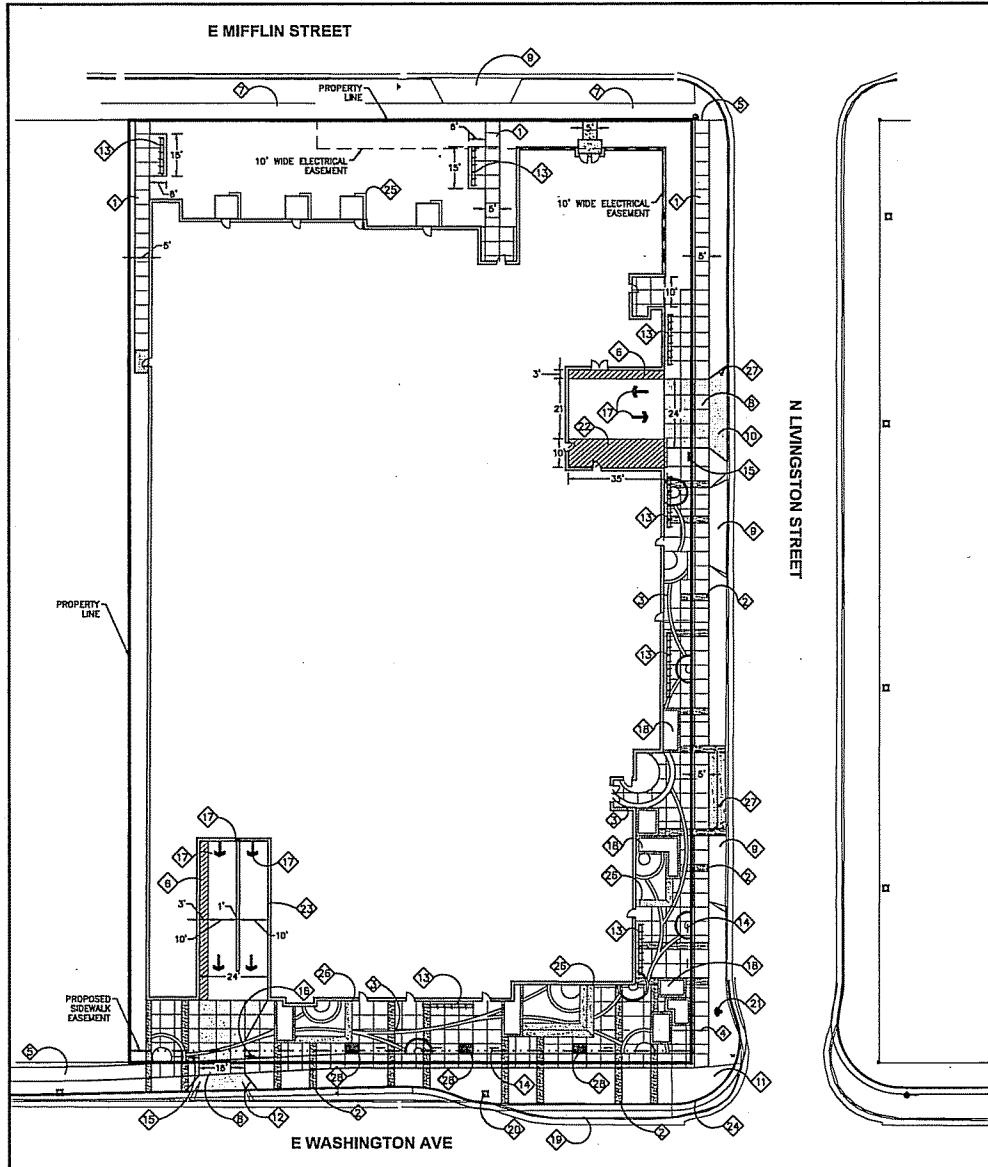
URBAN DESIGN COMMISSION  
 PROJECT LOCAL SUBMITTAL

**bark** DESIGN  **OEBHARDT** DEVELOPMENT

WWW.BARKDESIGN.COM  
 11000 WALKER STREET, SUITE 100  
 HOLLYWOOD, CA 91606  
 DATE: 03.28.12

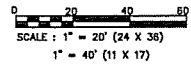
THE "CONSTELLATION"  
 730 EAST WASHINGTON STREET, 750 EAST WASHINGTON AVENUE  
 SUITE 101  
 AUTO AND BICYCLE PARKING AND CIRCULATION  
 FOURTH PARKING LEVEL  
 SCALE: 1/4" = 1'-0"

**CF32**



**PLAN KEY**

- 1 CONCRETE SIDEWALK (C400)
- 2 PAVER BAND (TYP) (C400)
- 3 COLORED CONCRETE BAND (TYP) (C400)
- 4 CONTRACTION/EXPANSION JOINT ACCORDING TO CITY STANDARDS (C400)
- 5 CONNECT TO EXISTING SIDEWALK
- 6 3' WIDE WALKWAY
- 7 EXISTING SIDEWALK TO REMAIN
- 8 SIDEWALK TO BE 7" THICK IN DRIVEWAY SECTION
- 9 EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/CURB REPLACED & TERRACE RESTORED
- 10 NEW DRIVEWAY APPROACH SHALL BE IN ACCORDANCE WITH CITY STANDARDS
- 11 EXISTING ACCESSIBLE RAMP TO REMAIN. NEW RAMP TO BE INSTALLED BY CITY WITH EAST WASHINGTON PROJECT.
- 12 NEW DRIVEWAY OPENING TO BE CONSTRUCTED BY CITY WITH EAST WASHINGTON PROJECT
- 13 MADRAX BICYCLE RACK, SEE SHEET C130
- 14 HORSESHOE BICYCLE RACK (TYP), SEE SHEET C130
- 15 7" HIGH STOP SIDA, TYP.
- 16 ONE WAY SIGN
- 17 PAVEMENT MARKING
- 18 RAISED PLANTER, TYP. (C401)
- 19 EXISTING CURB LINE TO BE RELOCATED BY CITY WITH EAST WASHINGTON PROJECT
- 20 EXISTING LIGHT POLE TO REMAIN
- 21 EXISTING FIRE HYDRANT
- 22 LOADING ZONE
- 23 DRIVE THRU
- 24 PROPOSED CURB LINE FOR E. WASHINGTON. IMPROVEMENTS TO BE DESIGNED BY THE CITY OF MADISON. CURB SHOWN FOR REFERENCE ONLY.
- 25 PATIO SCREEN WALL, TYP. (C401)
- 26 STEPS AT CAFE SEATING (C400)
- 27 RELOCATE EXISTING SIGN
- 28 6"x6" TREE GRATE WITH STRUCTURAL SOIL TREE PIT BELOW



**PAVEMENT KEY**

- 1 CONCRETE PAVEMENT (C400)
- 2 CONCRETE STEPS

DATE	03-29-12
ISSUED/REVISION	
DOC. SUBMITTAL	

818 N Meadownbrook Ln  
 Waunakee, WI 53197  
 Phone (609) 849-8378  
 Fax (609) 231-2129

**PROFESSIONAL ENGINEERING**

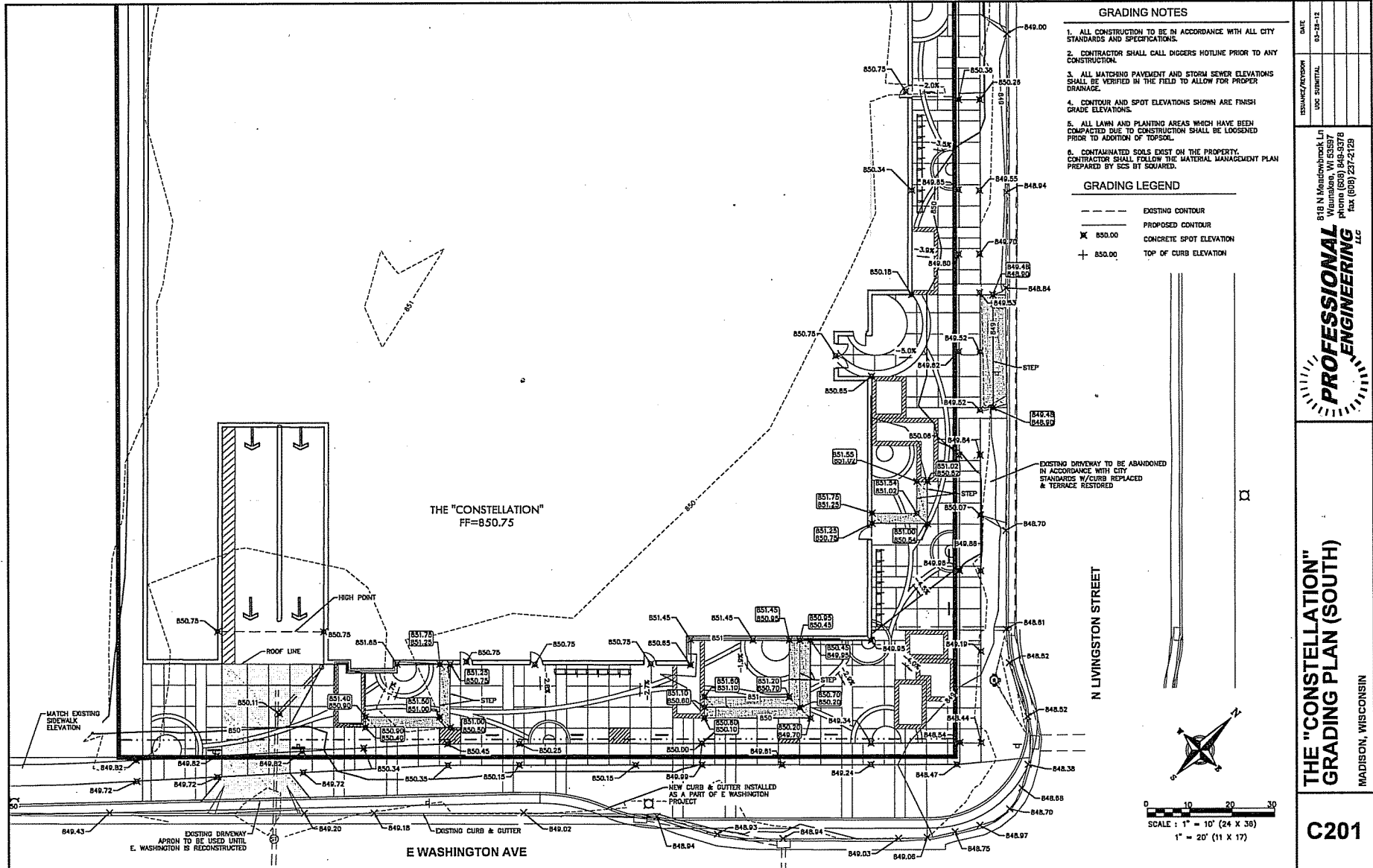
**"THE CONSTELLATION"  
 CIVIL SITE PLAN**

MADISON, WISCONSIN

**C200**

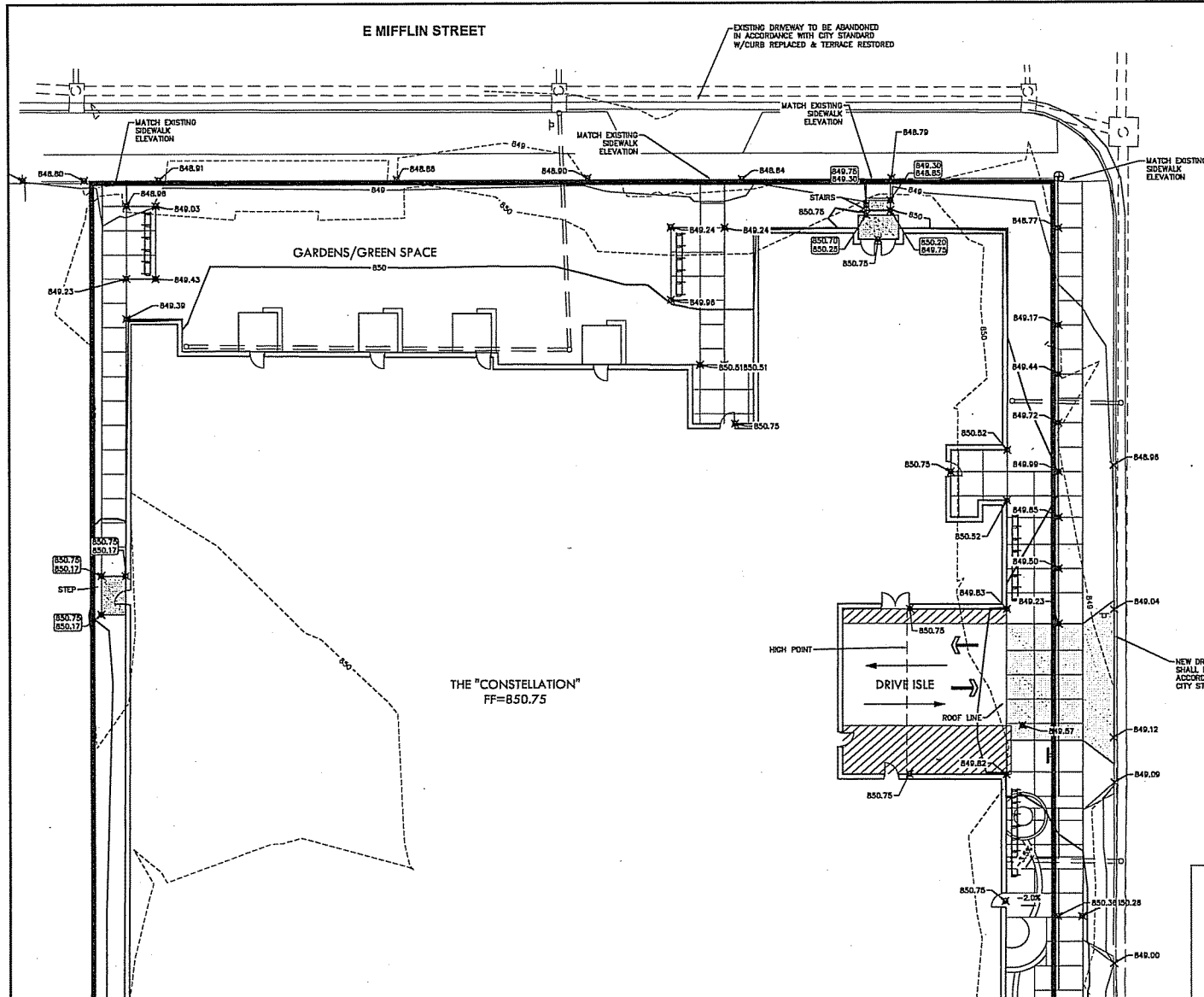
11-13

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DATE: 03-23-12  
 DRAWN BY: JACOBSON  
 CHECKED BY: JACOBSON  
 818 N Meadowbrook Ln  
 Wausau, WI 54987  
 Phone (608) 849-5976  
 Fax (608) 272-2128  
**PROFESSIONAL ENGINEERING**  
 LLC

**THE "CONSTELLATION"**  
**GRADING PLAN (SOUTH)**  
 MADISON, WISCONSIN  
**C201**



**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 FRESH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
6. CONTAMINATED SOILS EXIST ON THE PROPERTY. CONTRACTOR SHALL FOLLOW THE MATERIAL MANAGEMENT PLAN PREPARED BY SCS BY SQUARED.

**GRADING LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- x 850.00 CONCRETE SPOT ELEVATION
- + 850.00 TOP OF CURB ELEVATION

ISSUANCE/REVISION	DATE
UNC SUBMITTAL	03-23-12

818 N Meadowbrook Ln  
Wauwata, WI 53587  
Phone (608) 949-8378  
Fax (608) 237-2129

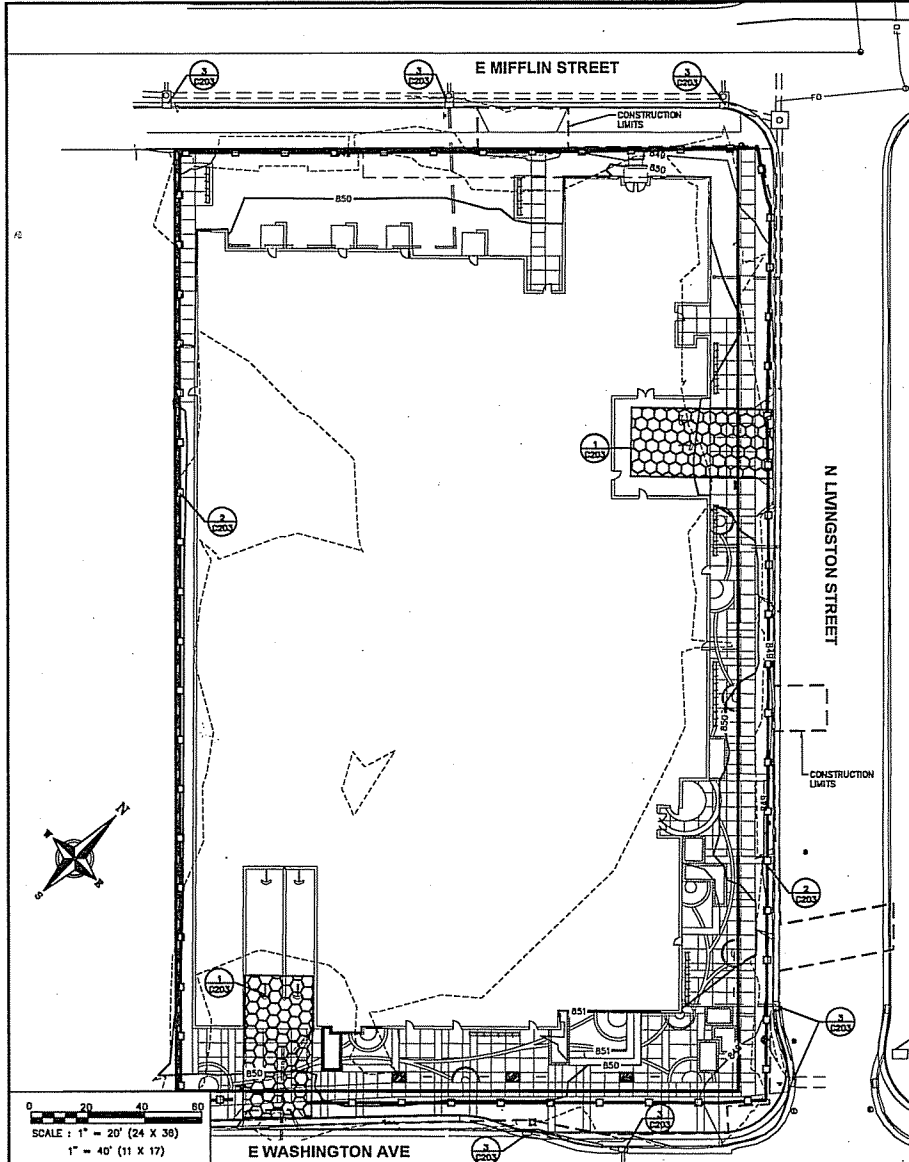
**PROFESSIONAL ENGINEERING LLC**

**THE "CONSTELLATION" GRADING PLAN (NORTH)**

MADISON, WISCONSIN

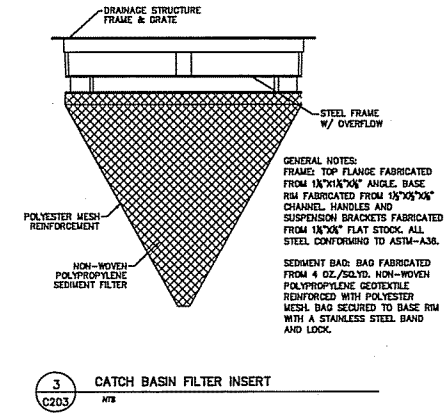
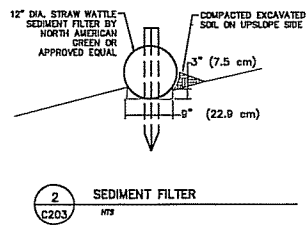
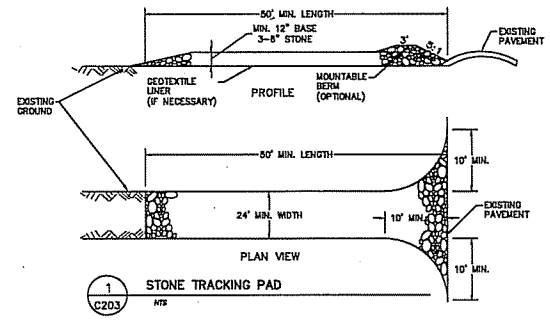
**C202**

11-13



**EROSION CONTROL NOTES**

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER DRAINAGE AND THE APPROPRIATE WISCONSIN OUR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-8" WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH A CATCH BASIN FILTER INSERT MANUFACTURED BY MARATHON MATERIALS OR APPROVED EQUAL. A STANDARD SEDIMENT BAG SHALL BE USED DURING CONSTRUCTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SOODED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



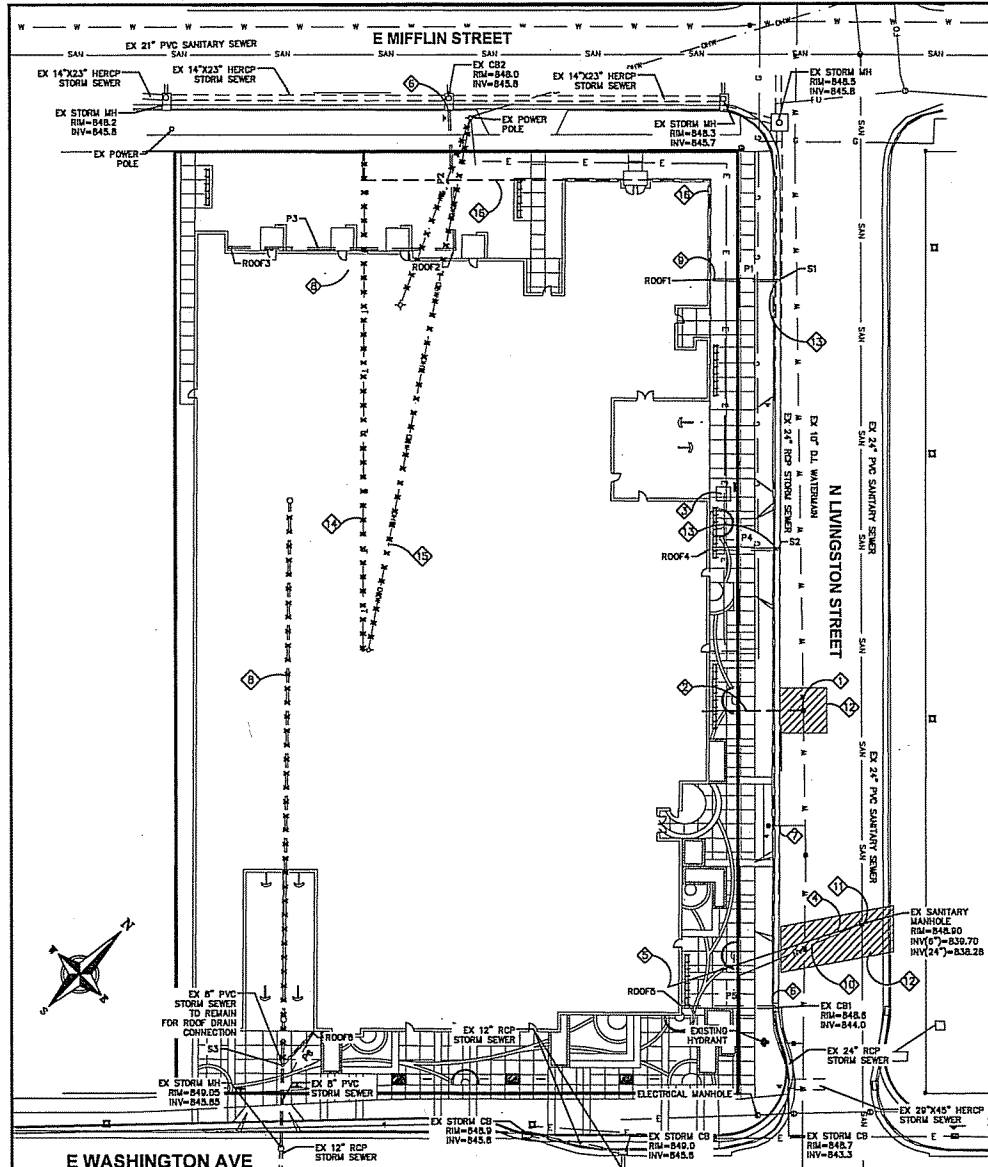
DATE	01-24-12
ISSUANCE/REVISION	
DATE SUBMITTAL	
818 N Mendota Road Ln Waunakee, WI 53597 phone (608) 849-8378 fax (608) 237-2129	

**PROFESSIONAL ENGINEERING**

**THE "CONSTELLATION" EROSION CONTROL PLAN**

MADISON, WISCONSIN

**C203**



UTILITY NOTES

- 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 EDITION.
- 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 PLUMBING/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-1112 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 FITNESS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.0'. 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.

STRUCTURE TABLE					
STRUCTURE NAME:	SIZE	RIM	PIPES IN:	PIPES OUT	CASTING:
EX CB1	CONNECT TO EXISTING STRUCTURE	848.60	P5, 10" INV IN = 845.50		EXISTING
EX CB2	CONNECT TO EXISTING STRUCTURE	848.30	P2, 8" INV IN = 847.00		EXISTING
ROOF1	CONNECT TO ROOF DRAIN	850.80		P1, 8" INV OUT = 847.24	-
ROOF2	CONNECT TO ROOF DRAIN	850.80	P3, 8" INV IN = 847.54	P2, 8" INV OUT = 847.54	-
ROOF3	CONNECT TO ROOF DRAIN	850.80		P3, 8" INV OUT = 848.47	-
ROOF4	CONNECT TO ROOF DRAIN	850.48		P4, 10" INV OUT = 846.99	-
ROOF5	CONNECT TO ROOF DRAIN	850.04		P5, 10" INV OUT = 845.85	-
ROOF6	CONNECT TO ROOF DRAIN	850.43		P6, 8" INV OUT = 846.81	-
S1	STORM SEWER TAP	848.82	P1, 8" INV IN = 847.00		-
S2	STORM SEWER TAP	848.60	P4, 10" INV IN = 846.75		-
S3	CONNECT TO EXISTING PIPE	850.10	P6, 8" INV IN = 848.20		-

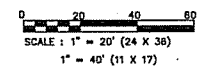
Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
P1	8"	23'	1.05%	SCH 40 PVC
P2	8"	49'	1.11%	SCH 40 PVC
P3	8"	79'	1.18%	SCH 40 PVC
P4	10"	24'	1.04%	SCH 40 PVC
P5	10"	32'	1.06%	SCH 40 PVC
P6	8"	16'	2.84%	SCH 40 PVC

PLAN KEY

- ◆ CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- ◆ 8" WATER SERVICE, VERIFY SIZE WITH ARCHITECT
- ◆ EXISTING ELECTRIC PEDESTAL TO BE RELOCATED
- ◆ 8" SANITARY LATERAL 72 FT @ 3.0% SLOPE
- ◆ 8" SANITARY INV=844.7 EXTEND 5 FEET INTO BUILDING
- ◆ CONNECT TO EXISTING STORM INLET PER CITY STANDARDS
- ◆ EXISTING 1 1/2" WATER SERVICE TO BE ABANDONED
- ◆ REMOVE EXISTING 8" STORM SEWER
- ◆ CONNECT TO ROOF DOWNSPOUT
- ◆ EXISTING 8" SANITARY SERVICE TO BE ABANDONED
- ◆ CONNECTION TO EXISTING MANHOLE TO BE INSTALLED WITH A CORED HOLE AND BOOT
- ◆ UTILITY PATCH PER CITY REQUIREMENTS
- ◆ CONNECT TO 24" PIPE WITH CORE AND SEAL BOOT PER CITY STANDARDS
- ◆ RELOCATE EXISTING TELEPHONE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE UTILITY
- ◆ RELOCATE EXISTING OVERHEAD ELECTRIC. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY
- ◆ RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 2, 1987 IN VOLUME 9474 OF RECORDS, PAGE 85 AS DOCUMENT NO. 1894731. (10' WIDE UNDERGROUND ELECTRIC EASEMENT, LOT 8-6, BLOCK 133). (10' X 10' UNDERGROUND ELECTRIC EASEMENT, LOT 10, BLOCK 133)

LEGEND

- T — T — T — EX TELEPHONE
- SAN — EX SANITARY SEWER
- OHV — OHV — EX OVERHEAD ELECTRIC
- W — W — W — EX WATER
- G — G — G — EX GAS UNDERGROUND
- S — S — S — EX STORM SEWER



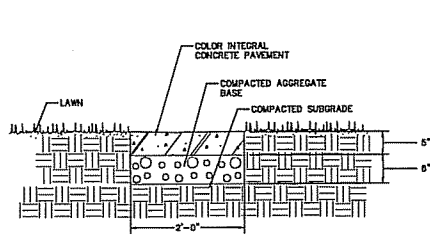
DATE: 03-29-12  
 UFG: SUBMITTAL

818 N Meadsworth Ln  
 Waukesha, WI 53597  
 phone (888) 849-8378  
 fax (608) 217-2129

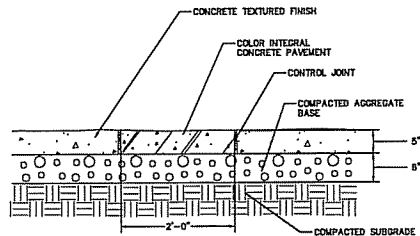
**PROFESSIONAL ENGINEERING LLC**

**THE "CONSTELLATION" UTILITY PLAN**  
 MADISON, WISCONSIN

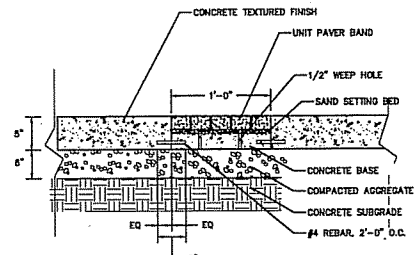
**C300**



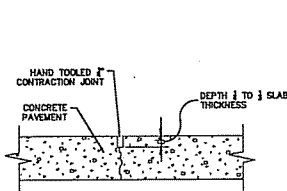
1 COLORED CONCRETE BAND SECTION - IN LAWN AREA  
C400 NTS



2 COLORED CONCRETE BAND SECTION - IN CONCRETE  
C400 NTS

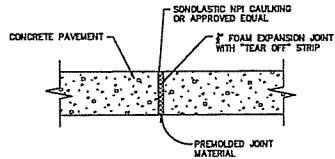


3 PAVER BAND SECTION  
C400 NTS



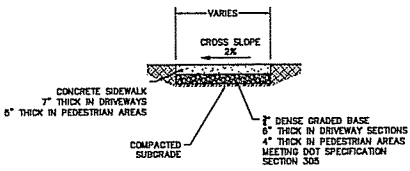
- NOTES:
1. JOINTS TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS.
  2. ALL JOINTS TO BE TOOLED WITH 1/2" RADIUS UNLESS SAW CUT
  3. DO NOT SEAL OR FILL CONTRACTION JOINTS.

4 CONTRACTION JOINT  
C400 NTS

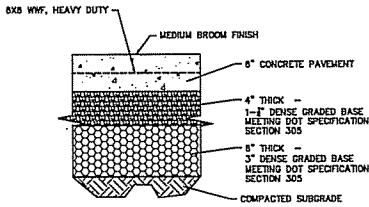


- NOTES:
1. ALL JOINTS TO BE TOOLED WITH 1/2" RADIUS UNLESS SAW CUT
  2. PLACE WHERE INDICATED OR WHERE PAVEMENT ABUTS FOUNDATIONS, CURBS, COLUMNS OR OTHER IMMovable OBJECTS, OR WHERE OPERATIONS ARE STOPPED FOR MORE THAN 1 HOUR. PLACE IN MANNER CONSISTENT WITH CONTROL JOINT LAYOUT.
  3. CAULKING OF ALL EXTERIOR SITE WORK BY SITE CONTRACTOR.

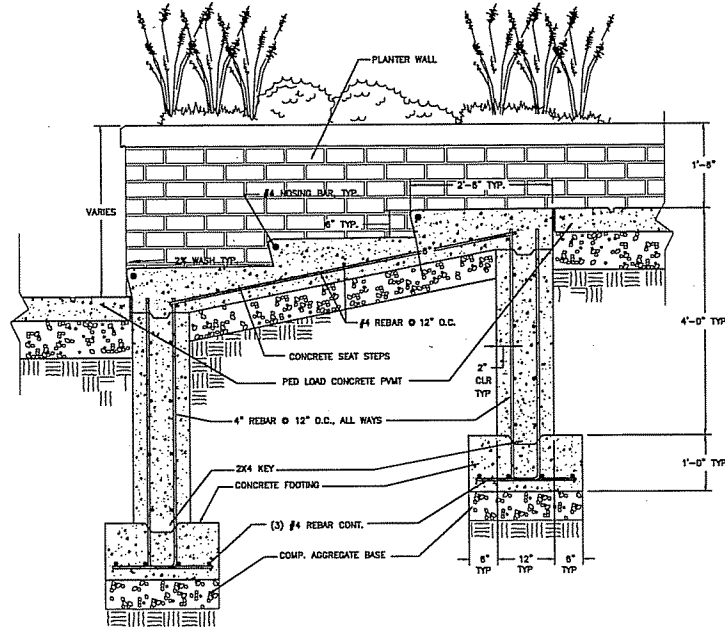
5 EXPANSION JOINT - SECTION  
C400 NTS



6 SIDEWALK SECTION  
C400 NTS



7 CONCRETE PAVEMENT SECTION  
C400 NTS



8 STEPS AT CAFE SEATING - SECTION  
C400 NTS

DATE: 03-29-12  
ISSUED/REVISION: UCC SUBMITTAL

818 N Mendota Brook Ln  
Wauwatosa, WI 53097  
Phone (262) 649-9376  
Fax (262) 237-2129

**PROFESSIONAL ENGINEERING** LLC

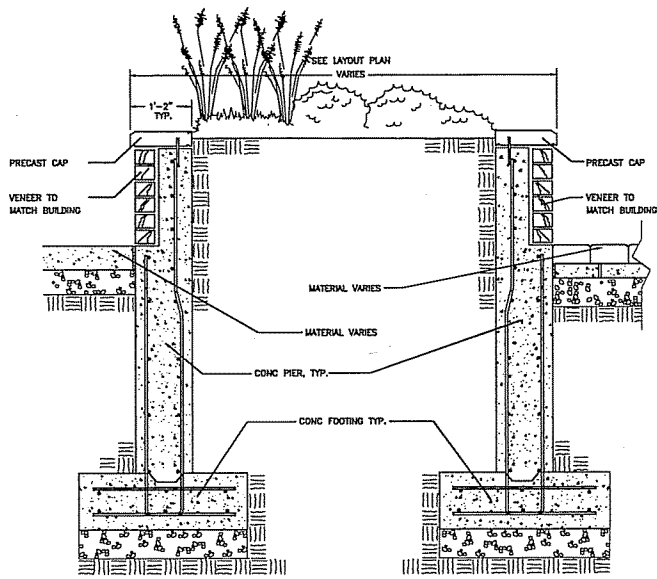
**THE "CONSTELLATION"**  
**DETAILS**

MADISON, WISCONSIN

C400

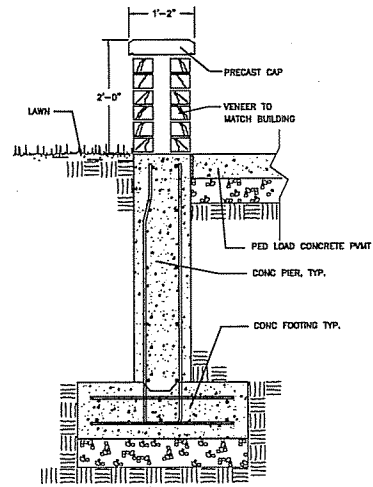
11-13





NOTE: PROVIDE WALL TIES AS NEEDED

1  
C401  
RAISED PLANTER - SECTION  
M/S



2  
C401  
PATIO SCREEN WALL - SECTION  
M/S

ISSUANCE/REVISION	DATE
INC. SUPPLEMENTAL	05-23-12

818 N Meadowbrook Ln  
Wauwatese, WI 53597  
phone (608) 949-8378  
fax (608) 237-2128

**PROFESSIONAL ENGINEERING** LLC

THE "CONSTELLATION"  
DETAILS  
MADISON, WISCONSIN

C401

11-13