LOCATION MAP

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

ALDERMANIC DISTRICT 2:
LEGEL ZELLERS

URBAN DESIGN DISTRICT 8

CURRENT OWNER:
CITY OF MADISON

CURRENT USE:
VACANT LOT

CURRENT ZONING:
TE (TRADITIONAL EMPLOYMENT)

PREVIOUS USE:
AUTO DEALERSHIP AND REPAIR CENTER

PROJECT TEAM

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

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

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

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

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

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

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

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

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PROJECT INFORMATION

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

CURRENT ZONING: TE- TRADITIONAL EMPLOYMENT

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

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

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

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

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

BUILDING GROSS SQUARE FOOTAGE:

BUILDING AREA BREAKDOWN:
TOTAL S.F.: 655,000 S.F.

BREAKDOWN BY COMPONENT:

GROCERY: 50,000 S.F.
PARKING: 292,600 S.F.
COMMERCIAL/RETAIL/OFFICE: 65,500
RENTAL RESIDENTIAL: 220,100
OWNER OCCUPIED RESIDENTIAL: 27,100

BREAKDOWN BY FLOOR:

1ST (GROUND) FLOOR: 138,800 GSF
7,000 S.F. COMMERCIAL/RETAIL
3,000 S.F. LOBBIES, CIRCULATION
63,800 S.F. PARKING, MECH., STORAGE
50,000 S.F.GROCERY STORE
7,000 S.F. OWNER OCCUPIED HOUSING
8,000 S.F. LIVE/WORK HOUSING

2ND FLOOR: 102,500 GSF
27,500 S.F. COMMERCIAL/OFFICE
2,800 S.F. LOBBY
57,200 S.F. PARKING
7,000 S.F. OWNER OCCUPIED HOUSING
8,000 S.F. LIVE/WORK HOUSING

3RD FLOOR: 104,325 GSF
31,000 S.F. COMMERCIAL/RETAIL
2,800 S.F. LOBBIES, CIRCULATION
57,200 S.F. PARKING, MECH., STORAGE
6,100 S.F. OWNER OCCUPIED HOUSING
7,225 S.F. LIVE/WORK HOUSING

4TH FLOOR
(PARKING LEVEL): 57,200 GSF
57,200 GSF PARKING, MECH., AND STORAGE

5TH FLOOR
(PARKING LEVEL): 57,200 GSF
57,200 GSF PARKING, MECH., AND STORAGE

4TH FLOOR
(RESIDENTIAL UNITS): 23,900 GSF
(4) EFFICIENCIES
(9) 1 BEDROOM
(6) 2 BEDROOM
(2) 3 BEDROOM

5TH FLOOR
(RESIDENTIAL UNITS): 23,900 GSF
(4) EFFICIENCIES
(9) 1 BEDROOM
(6) 2 BEDROOM
(2) 3 BEDROOM

6TH FLOOR
(RESIDENTIAL UNITS): 23,900 GSF
(4) EFFICIENCIES
(9) 1 BEDROOM
(6) 2 BEDROOM
(2) 3 BEDROOM

7TH FLOOR
(RESIDENTIAL UNITS): 23,900 GSF
(4) EFFICIENCIES
(9) 1 BEDROOM
(6) 2 BEDROOM
(2) 3 BEDROOM

8TH FLOOR
(RESIDENTIAL UNITS): 23,900 GSF
(4) EFFICIENCIES
(9) 1 BEDROOM
(6) 2 BEDROOM
(2) 3 BEDROOM

9TH FLOOR
(RESIDENTIAL UNITS): 23,900 GSF
(4) EFFICIENCIES
(9) 1 BEDROOM
(6) 2 BEDROOM
(2) 3 BEDROOM

10TH FLOOR
(RESIDENTIAL UNITS): 23,900 GSF
(4) EFFICIENCIES
(9) 1 BEDROOM
(6) 2 BEDROOM
(2) 3 BEDROOM

11TH FLOOR
(RESIDENTIAL UNITS): 13,100 GSF

12TH FLOOR
(RESIDENTIAL UNITS): 13,100 GSF

13TH FLOOR
(RESIDENTIAL UNITS): 10,452 GSF

14TH FLOOR
(RESIDENTIAL UNITS): 10,452 GSF

UNIT INFORMATION

UNIT BREAKDOWN (Tower):

UNIT MIXES

GALAXIE

Floor		4	5	6	7	8	9	10	11	12	14	15			
Eff.	510 s.f.	5	5	5	5	5	5	5	0	0	0			35	17%
1 BR/1 BA	805 s.f.	7	7	7	7	7	7	7	6	6	2			63	31%
2 BR/2 BA	1100 s.f.	8	8	8	8	8	8	8	4	4	7			71	35%
3 BR/2 BA	1750 s.f.	3	3	3	3	3	3	3	4	4	5			34	17%
														0	
														0	
														0	
														0	
														0	
	avg.														
TOTAL	1041 s.f.	23	23	23	23	23	23	23	14	14	14			203	
											2 LEVEL UNITS				

UNIT BREAKDOWN (CONDOS):

	1STFLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:		1	1		2	2
1 BR/1 BATH:	2	2	1	1	6	6
2 BR/1 BATH:						
2 BR/2 BATH:	3	2	2	3	10	20
3 BR/2 BATH:	1	2	2	3	8	24
					26	52

UNIT BREAKDOWN (LIVE/WORK):

	1STFLOOR	2ND FLOOR	3RD FLOOR		TOTAL UNITS	TOTAL BEDROOMS
LOFT:	6	9	9		24	24
1 BR/1 BATH:						
2 BR/1 BATH:						
2 BR/2 BATH:						
3 BR/2 BATH:						
UNITS PER FLOOR	6	9	9		24	24

PROJECT DESIGN SOURCE GUIDELINES

CITY OF MADISON
-URBAN DESIGN DISTRICT 8
NOVEMBER 11, 2009

-TENNEY-LAPHAM NEIGHBORHOOD PLAN
FEBRUARY 5, 2008

-EAST WASHINGTON AVENUE CAPITOL GATEWAY CORRIDOR PLAN
FEBRUARY 5, 2008

-MADISON GENERAL ORDINANCE CHAPTERS 28, 31
JANUARY 2, 2013

-MADISON SUSTAINABILITY PLAN
JUNE 2011

-BEST PRACTICES GUIDE FOR DEVELOPERS, NEIGHBORHOODS & POLICYMAKERS
JUNE 2005

USGBC
-GREEN BUILDING RATING SYSTEM FOR NEW CONSTRUCTION & MAJOR RENOVATIONS
(LEED-NC) VERSION 2.1
2009

PLAN COMMISSION SUBMITTAL

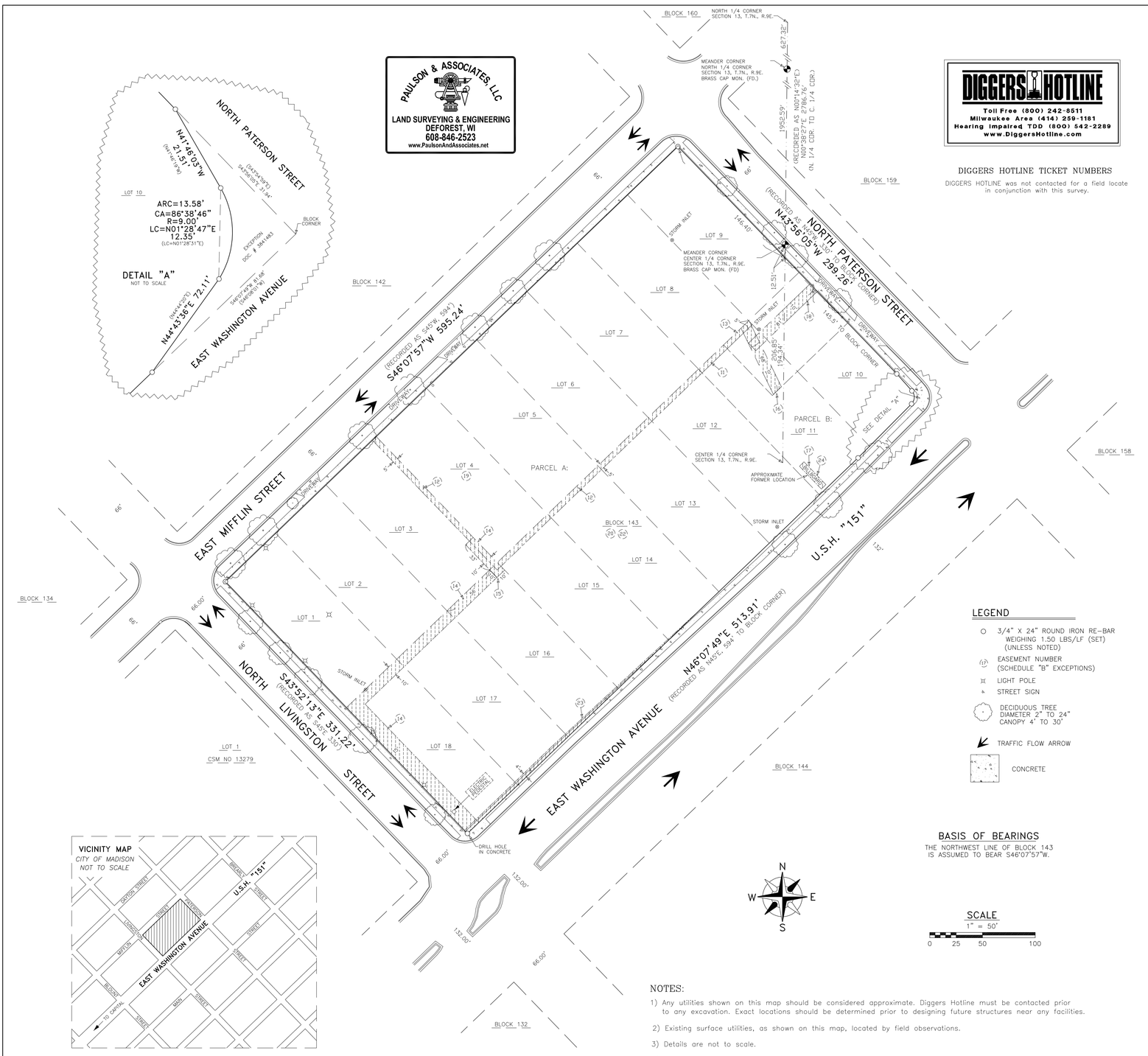
bark DESIGN

GEBHARDT DEVELOPMENT

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

DATE
02.20.14

the galaxie
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI



INSURED / OWNER:

City of Madison

INSURER / TITLE COMPANY

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

SCHEDULE B, SECTION TWO EXCEPTIONS

SEE MAP FOR EASEMENT LOCATIONS AS INDICATED BY (#).

11. Right-of-way Grant to Wisconsin Bell, Inc. recorded December 19, 1986 in Volume 9253 of Records, page 6 as Document No. 1985074. Described as "...The Northwest five feet of the NORTHWESTERLY thirty five feet of Lot 11... Potential error in description.
(5'x66' Buried Communication Facilities easement, Lot 11, Block 143)

12. Right-of-way Grant to Wisconsin Bell, Inc. recorded December 19, 1986 in Volume 9253 of Records, page 7 as Document No. 1985075.
(5' wide Buried Communication Facilities easement, Lots 3, 12-16, Block 143)

13. Right-of-way Grant to Wisconsin Bell, Inc. recorded December 19, 1986 in Volume 9253 of Records, page 9 as Document No. 1985076.
Re-recorded April 10, 1987 in Volume 9811 of Records, page 62 as Document No. 2009683.
(5'x 33' Buried Communication Facilities easement, Lot 11, Block 143)

14. Right-of-way Grant to Madison Gas and Electric Company recorded January 16,, 1987 in Volume 9403 of Records, page 50 as Document No. 1991510.
(15' wide Underground Electric Easement, Lot 18, Block 143)
(10' wide Underground Electric Easement, Lot 17-18, Block 143)
(10'x 56' Underground Electric Easement, Lot 16, Block 143)
(10'x 33' Underground Electric Easement, Lot 13, Block 143)

15. Right-of-way Grant to Madison Gas and Electric Company recorded February 2, 1987 in Volume 9474 of Records, page 77 as Document No. 1994727.
(10'x 10' Underground Electric Easement, Lot 16, Block 143)

16. Right-of-way Grant to Madison Gas and Electric Company recorded December 30, 1996 in Volume 9474, page 86 as Document No. 1994732
Rerecorded February 13, 1987 in Volume 9529 of Record's page 962 as Document No. 1997200.
(10'x 68' Underground Electric Easement, Lot 11, Block 143)

17. Reservation and conditions contained in Warranty Deed recorded February 11, 1987 in Volume 9517 of Records, page 31 as Document No. 1996597.
(Sign Easement, SW 1/2 of Lot 11, the SE 99' of the NE 1/2 of Lot 11 and the SE 99' of Lot 10, Block 143)
Assignment and Assumption Agreement, recorded as Document No. 4234079.
(Billboard/Sign was removed from the property. See map for approximate former location.)
See Exception No. 24 for "TERMINATION OF EASEMENT"

18. Right-of-way Grant to Madison Gas and Electric Company recorded December 30, 1996 as Document No. 2822458
(10'x 81' Underground Electric Easement, Lot 10 – 11, Block 143)

19. Groundwater Use Restriction recorded August 22, 2000 as Document No. 3244593
(Lot 4, Block 143)

20. Redevelopment Plan for the 800 Block East Washington Avenue Redevelopment District recorded September 14, 2005 as Document No. 4107645.
(All of Block 134 is subject to conditions and restrictions, as establish with the plan.)

21. Lease, recorded July 25, 2011 as Document No. 4779394.
This Lease was Terminated, as per Jennifer Frese, City of Madison.

22. A Resolution approving the creation of the Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District, recorded February 20, 2012 as Document No. 4844375.
(All of Block 134 is subject to conditions and restrictions as establish with the plan.)

DOCUMENTS PROVIDED BY THE CITY OF MADISON

23. Public sidewalk easement recorded on September 16, 2013 as Document No. 5024903.
(Easement width varies (4' max) on Lots 14 through 18, Block 143)

24. Termination of Easement recorded on April 29, 2013 as Document No. 4982440.
(SW 1/2 of Lot 11, the SE 99' of the NE 1/2 of Lot 11 and the SE 99' of Lot 10, Block 143)

NOTES:

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

EXISTING DESCRIPTION

PARCEL A:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block 143, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin.
Excepting therefrom that portion described as Parcel B.

Tax Parcel No.: 251/0709-132-1203-4

PARCEL B:

The Southwest 1/2 of Lot 11, the Southeast 99 feet of Lot 10 and the Southeast 99 feet of the Northeast 1/2 of Lot 11, Block 143, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin.
Excepting therefrom that portion of Lots 10 and 11, Block 143, Original Plat of Madison deed to the City of Madison by Warranty Deed recorded November 14, 2003 as Document No. 3841483.

Exception described as follows:
Part of Lots 10 and 11 of Block 143 of the Plat of the City of Madison (1839), in the Southwest 1/4 of the Northeast 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at the east corner of Lot 10; Thence S46°08'01"W, 81.68 feet along the northerly right-of-way of USH 151 (East Washington Avenue); Thence N44°43'20"E, 72.11 feet to a point of curve; Thence northerly 13.58 feet along the arc of a curve concave to the west having a radius of 9.00 feet, (the chord bears N01°28'31"E, 12.35 feet); Thence N41°46'19"W, 21.51 feet to the westerly right-of-way line of N. Paterson Street; Thence S43°54'59"E, 31.94 feet along said west right-of-way to the point of beginning.

NEW DESCRIPTION FOR EXCEPTION:

BEGINNING at the East Corner of Lot 10, Block 143; thence S46°07'49"W (recorded as S46°08'01"W), 81.68 feet along the southeast line of Lot 10, Block 143; thence N44°43'36"E (recorded as N44°44'20"E), 72.11 feet to a point of curvature; thence Northerly 13.58 feet along the arc of said curve to the left with a central angle of 86°38'46", a radius of 9.00 feet and a long chord of N01°28'47"E (recorded as N01°28'31"E), 12.35 feet; thence N41°46'03"W (recorded as N41°46'19"W), 21.51 feet to the southwest right-of-way line of North Paterson Street; thence S43°56'05"E (recorded as S43°54'59"E), 31.94 feet to the POINT OF BEGINNING.
Containing 114 S.F.
Tax Parcel No.: 251/0709-132-1215-9
(NEW DESCRIPTION OF EXCEPTION WAS CREATED TO REFLECT MEASURED BEARINGS AND DISTANCES)

SURVEYOR'S CERTIFICATE

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

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

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

CLIENT:
City of Madison
Attn Jennifer Frese
Dept of Planning & Community & Economic Development
Economic Development Division
Office of Real Estate Services
Madison Municipal Building, Room 312
215 Martin Luther King, Jr. Blvd.
P.O. Box 2983
Madison, WI 53701-2983

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

ALTA/ACSM LAND TITLE SURVEY

CITY OF MADISON PROPERTIES
BEING LOT'S 1-9 AND 12-18, AND PART OF LOTS 10 & 11, BLOCK 143
ORIGINAL PLAT OF MADISON; LOCATED IN THE SW 1/4 OF THE
NE 1/4, THE SE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4
OF THE SE 1/4, SECTION 13, T.7N., R.9E., CITY OF MADISON, DANE COUNTY, WISCONSIN

JOB NO. 13-125	DRAWING NO.	DRAWN BY: TWP
REF: 10-097	REVISIONS: 09-23-13	DATE: 09-03-13

EX 20" DI WATER
EX 8" PVC SANITARY
EX 14"X23" HERCP
EX 12" RCP
EAST MIFFLIN STREET
EX 21" RCP
EX 18" RCP
EX 9"X30" HERCP
N 46°07'57" E 595.24'
EX 54" RCP STORM
EX 24" PVC SANITARY
NORTH LIVINGSTON ST
EX SAN MH
RIM=848.80
I.E. (8" PVC)=838.90
N 43°52'13" W 331.27'
EX 24" RCP STORM
EX 10" WATER
EX SAN MH
RIM=848.64
I.E. (24" PVC)=838.61
EX 8" SANITARY LATERAL
ORIGINAL PLAT OF MADISON
(PRITCHETTE PLAT)
BLOCK 143
BORING 1
BORING 2
BORING 3
BORING 4
BORING 5
BORING 6
BORING 7
BORING 8
BORING 9
BORING 10
BORING 11
BORING 12
BORING 13
BORING 14
S 46°07'49" W 513.91'
EX 24" VP STORM
EX 12" RCP
EX 8" PVC SANITARY
299.26'
S 43°56'05" E
NORTH PATERSON ST
EX 16" WATER
EX STORM MH
RIM=849.16
I.E. (12" RCP)=845.56
EX SAN MH
RIM=849.14
I.E. (8" PVC)=839.79
EX 12" STORM
EX 24" STORM
EAST WASHINGTON AVE.
EX 30" SANITARY

LEGEND

- BORING LOCATION
- STREET SIGN
- HYDRANT
- POWER POLE
- UTILITY PEDESTAL
- LIGHT POLE
- WATER GATE VALVE OR GAS VALVE BOX
- TRAFFIC ELECTRICAL HANDHOLE
- MG&E MANHOLE
- WATER
- GAS UNDERGROUND
- STORM SEWER
- SANITARY SEWER
- ELECTRIC UNDERGROUND
- OVERHEAD WIRES
- ATC UNDERGROUND WIRES
- TELEPHONE/FIBER OPTIC CABLE

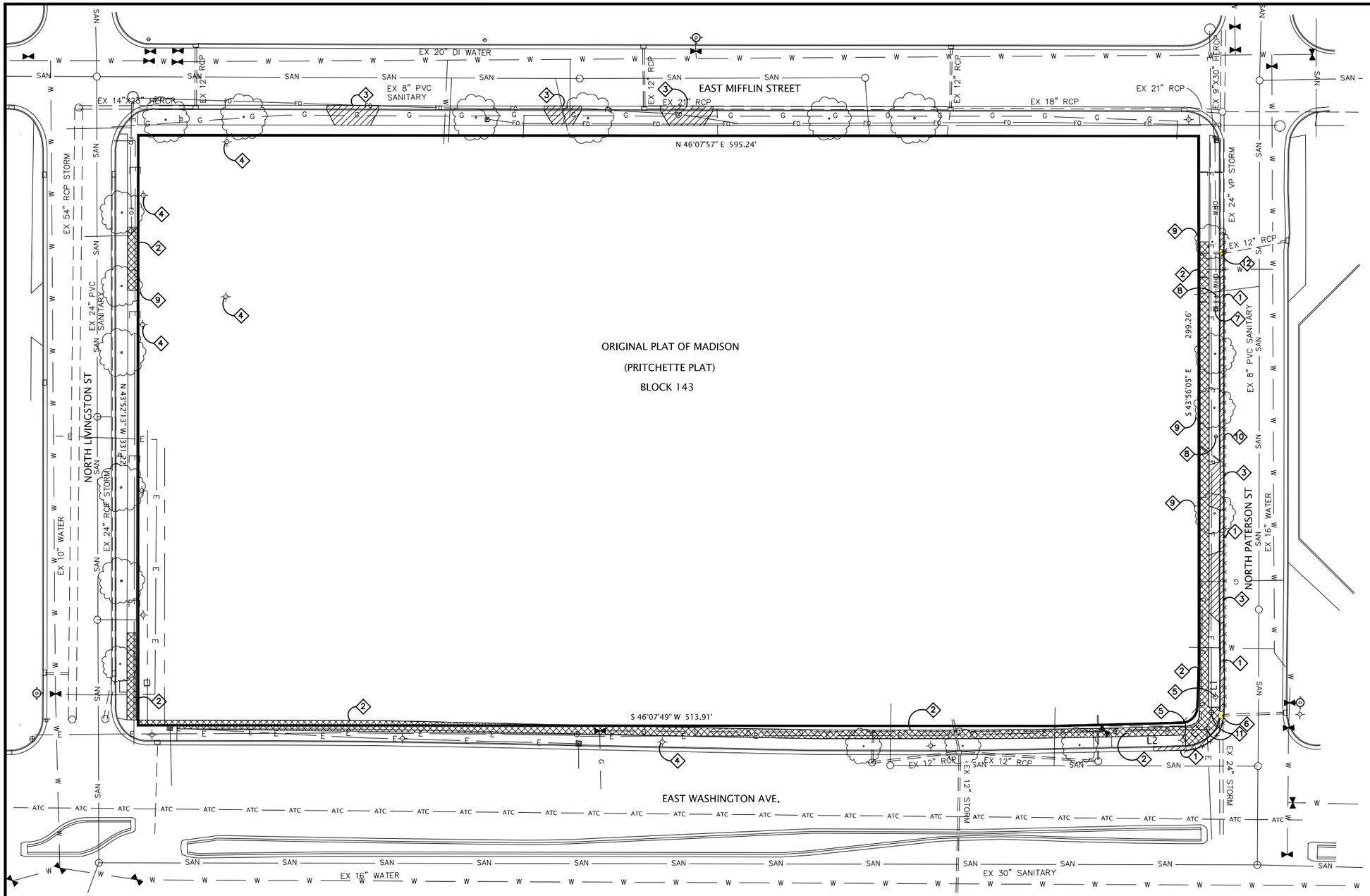
0 30 60 90
SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-11-14

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

THE GALAXIE
EXISTING CONDITIONS
800N BLOCK E WASHINGTON AVE
MADISON, WISCONSIN

C100



PLAN KEY

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

DEMOLITION NOTES

1. PATERSON STREET IMPROVEMENTS TO BE DESIGNED BY THE CITY OF MADISON. ALL DEMOLITION WORK WITHIN THE RIGHT-OF-WAY TO BE IN ACCORDANCE WITH CITY PLANS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE PRIOR TO START OF DEMOLITION.
2. CONTRACTOR TO DISPOSE OF ALL MATERIALS OFF SITE, UNLESS DIRECTED OTHERWISE.
3. ALL MATERIALS, UTILITIES, AND PAVEMENT DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE FACILITIES (INCLUDING BUT NO LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALKS, PAVING, ETC.) THAT IS TO REMAIN.
5. REMOVAL OF AN ASPHALTIC SURFACE, WHERE AN ABUTTTING ASPHALTIC SURFACE IS TO REMAIN IN PLACE, SHALL REQUIRE SAW CUTTING AN EDGE.

LEGEND

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

0 30 60 90

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

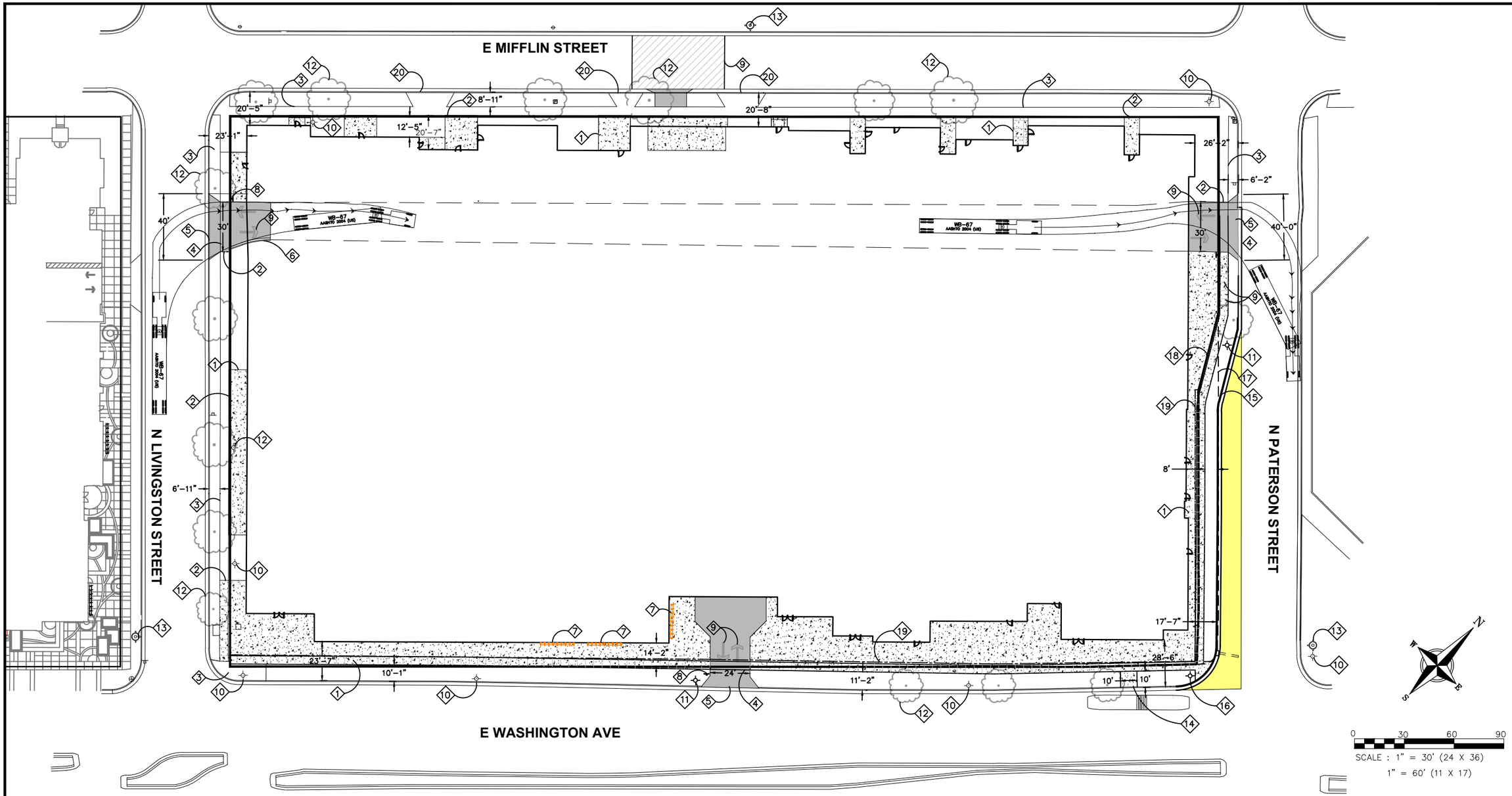
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-11-14

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

THE GALAXIE DEMOLITION PLAN

800N BLOCK E WASHINGTON AVE
MADISON, WISCONSIN

C101



PLAN KEY

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

PAVEMENT KEY

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

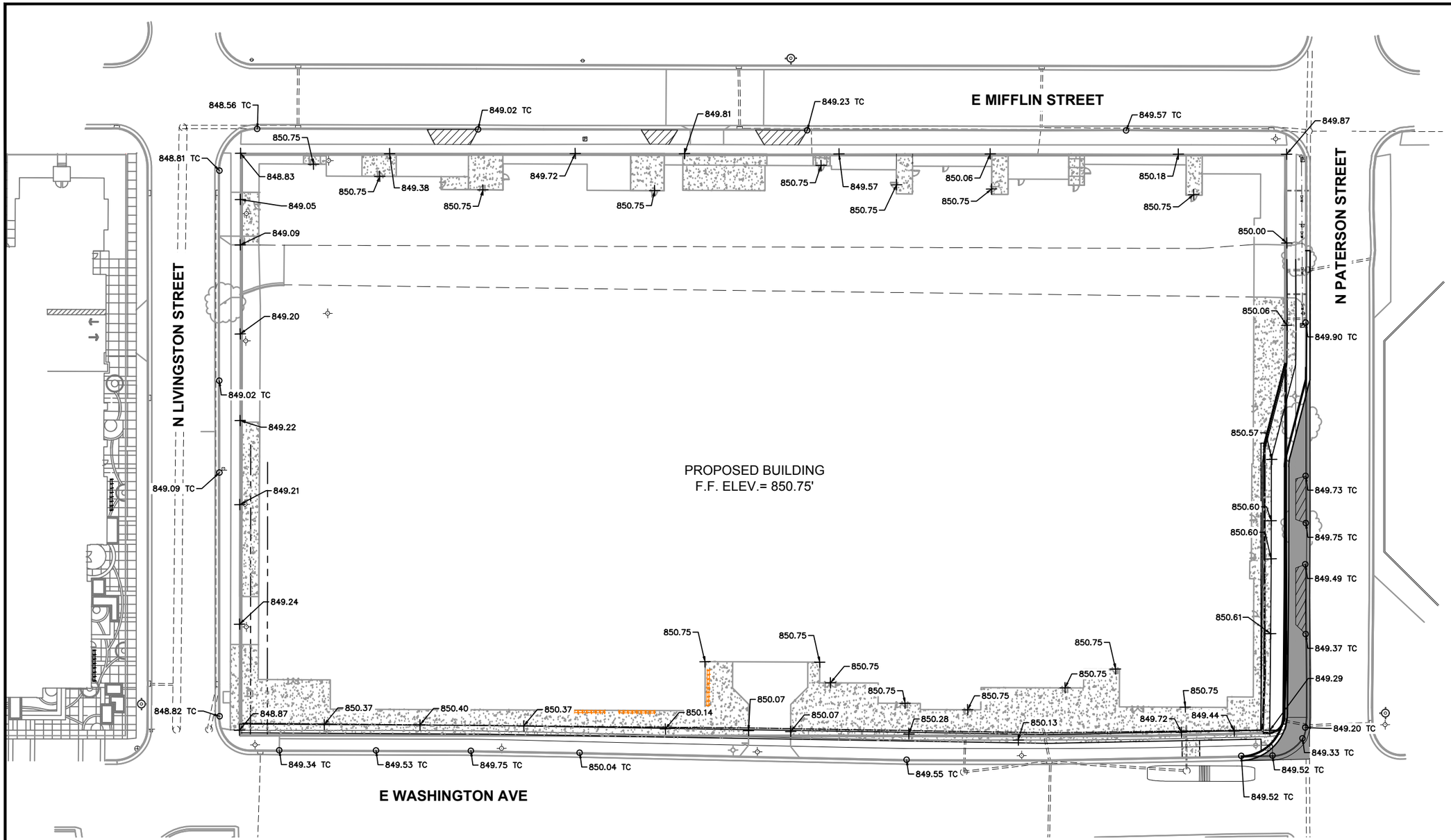
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-11-14

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

THE GALAXIE
CIVIL SITE PLAN

800N BLOCK E WASHINGTON AVE
MADISON, WISCONSIN

C102



GRADING NOTES

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

GRADING LEGEND

———	PROPOSED CONTOUR
× 850.00	SIDEWALK ELEVATION
o 850.00 TC	TOP OF CURB ELEVATION

0 30 60 90

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

1" = 60' (11 X 17)

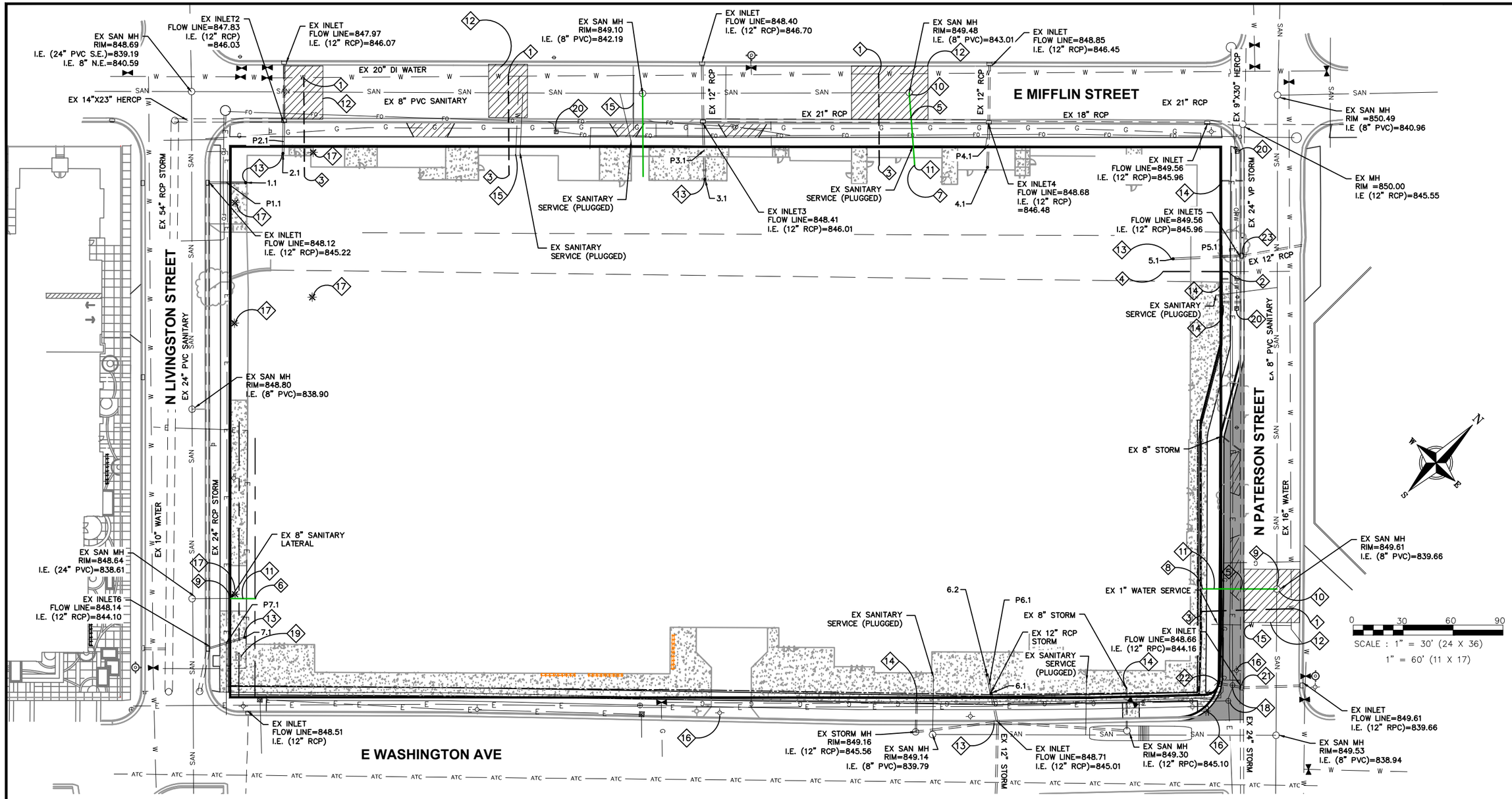
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-11-14

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

THE GALAXIE GRADING PLAN

800N BLOCK E WASHINGTON AVE
MADISON, WISCONSIN

C200



PLAN KEY

1. CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
2. CONNECT TO EXISTING 6" WATER SERVICE
3. 8" WATER SERVICE, VERIFY SIZE WITH ARCHITECT
4. 6" WATER SERVICE, VERIFY SIZE WITH ARCHITECT
5. 8" SANITARY LATERAL @ 1% MIN. SLOPE, VERIFY SIZE WITH ARCHITECT
6. 8" SANITARY INV=841.00. EXTEND 5 FEET INTO BUILDING
7. 8" SANITARY INV=843.50. EXTEND 5 FEET INTO BUILDING
8. 8" SANITARY INV=840.00. EXTEND 5 FEET INTO BUILDING
9. CONNECT TO EXISTING 8" SANITARY SEWER
10. FIELD CORE CONNECTION TO EXISTING MANHOLE & USE CORE-N-SEAL BOOT PER CITY STANDARDS
11. SEE PLUMBING PLANS FOR CLEAN OUT LOCATION
12. UTILITY PATCH PER CITY REQUIREMENTS
13. CONNECT TO ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR.
14. PLUG EXISTING STORM SEWER
15. EXISTING WATER SERVICE TO BE ABANDONED
16. EXISTING LIGHT POLE TO BE RELOCATED
17. EXISTING LIGHT POLE TO BE REMOVED
18. ADJUST MG&E MANHOLE RIM ELEVATION, SEE CITY PLANS
19. EXISTING TRANSFORMER
20. EXISTING UTILITY PEDESTAL
21. ADJUST STORM SEWER STRUCTURE AND REPLACE CASTING, SEE CITY PLANS
22. NEW STORM SEWER INLET, SEE CITY PLANS
23. REPLACE STORM SEWER CASTING WITH NEENAH MODEL R-3290A

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 ADDITION.

4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.

6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

7. ALL STORM SEWER PIPE TO BE ADS-N12 PIPE OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.

8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.

9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.

10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.

11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.

13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.

14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.

15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

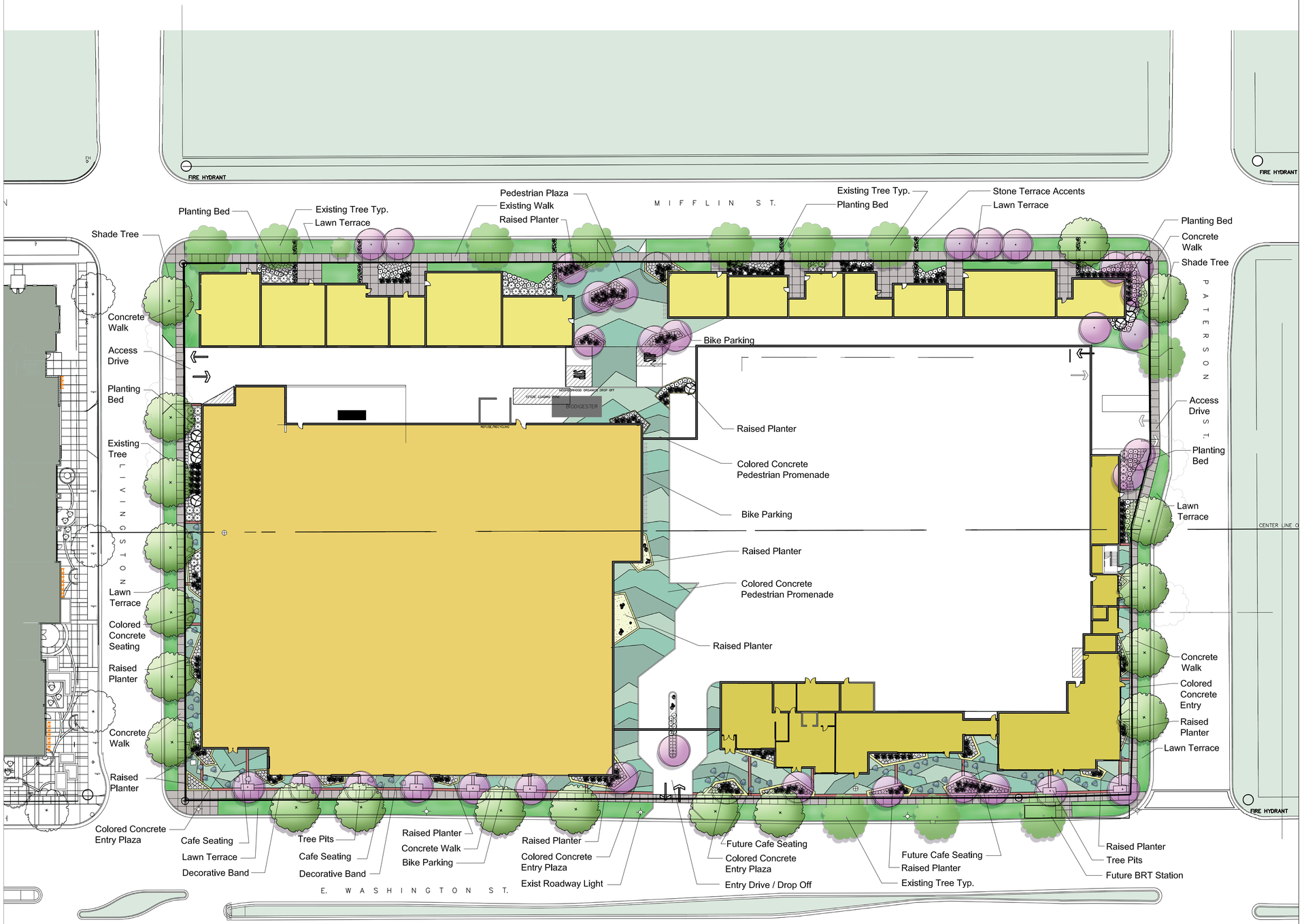
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-11-14

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

THE GALAXIE UTILITY PLAN

800N BLOCK E WASHINGTON AVE
MADISON, WISCONSIN

C300



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION

UDC INFORMATIONAL
NOT FOR CONSTRUCTION

bark DESIGN

GEBHARDT DEVELOPMENT

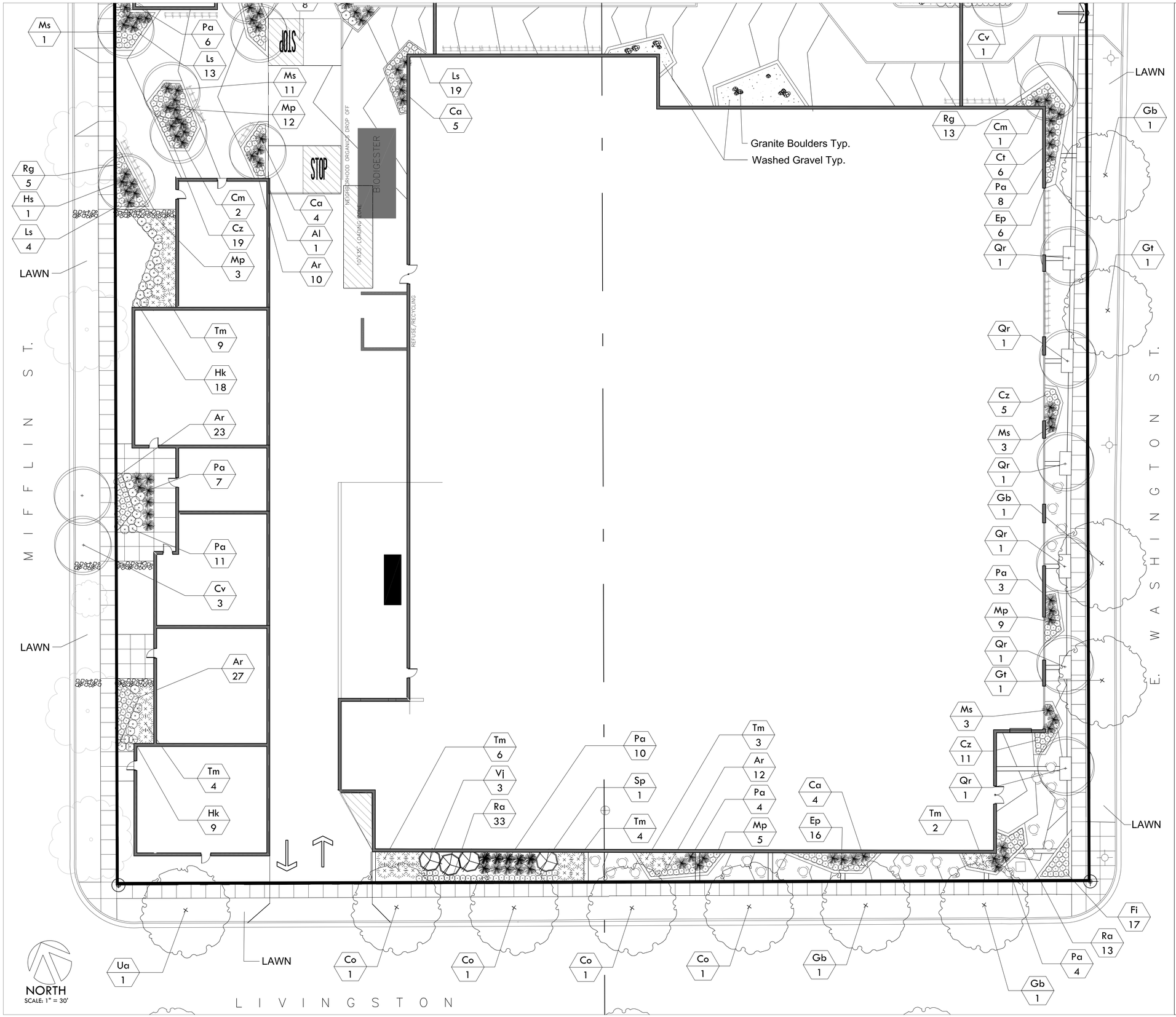
etc design studio

DATE
14_0219

THE GALAXIE
800 N. EAST WASHINGTON, Madison, Wi

SITE PLAN

L100



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
14_0102	SIDEWALK REVISIONS

UDC INFORMATIONAL
NOT FOR CONSTRUCTION

bark DESIGN

GEBHARDT DEVELOPMENT

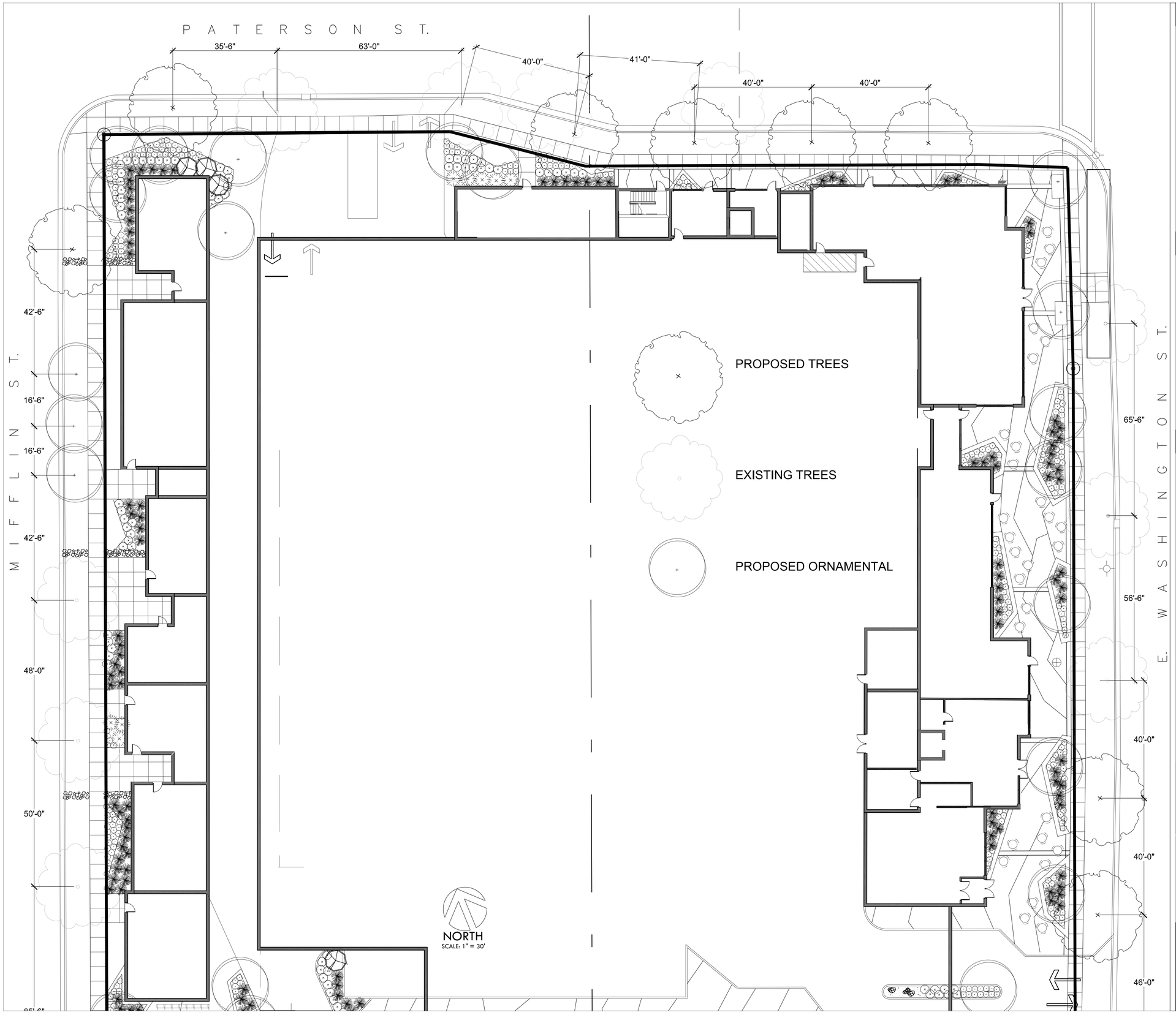
etc. design studio

DATE
14_0219

THE GALAXIE
800 N. EAST WASHINGTON, Madison, Wi

PLANTING PLAN

L102



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
14_0102	SIDEWALK REVISIONS

UDC INFORMATIONAL
NOT FOR CONSTRUCTION

bark DESIGN

GEBHARDT DEVELOPMENT

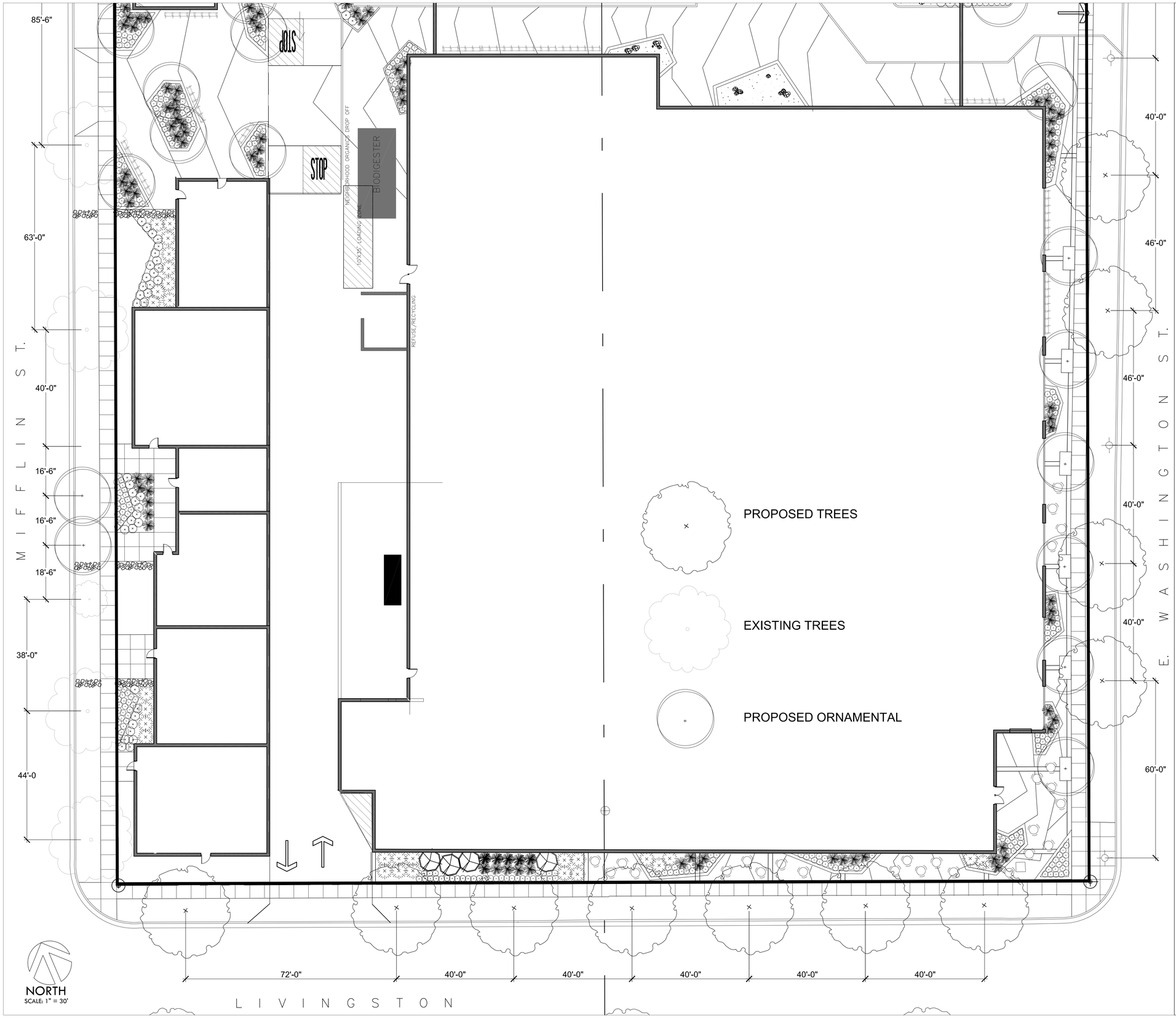
etc. design studio

DATE
14_0219

THE GALAXIE
800 N. EAST WASHINGTON, Madison, Wi

TERRACE TREE DIMENSIONS

L103



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
14_0102	SIDEWALK REVISIONS

UDC INFORMATIONAL
NOT FOR CONSTRUCTION

bark DESIGN

GEBHARDT DEVELOPMENT

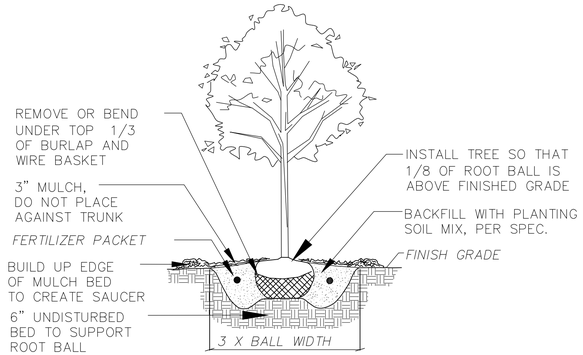
etc. design studio

DATE
14_0219

THE GALAXIE
800 N. EAST WASHINGTON, Madison, Wi

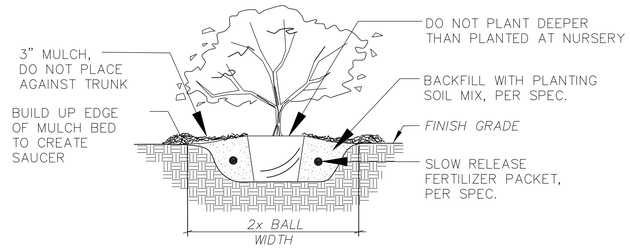
TERRACE TREE DIMENSIONS

L104



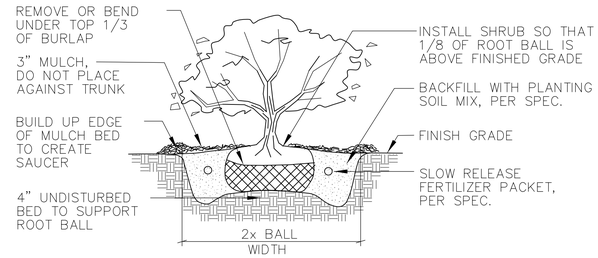
1 L200 B&B TREE PLANTING DETAIL

NTS



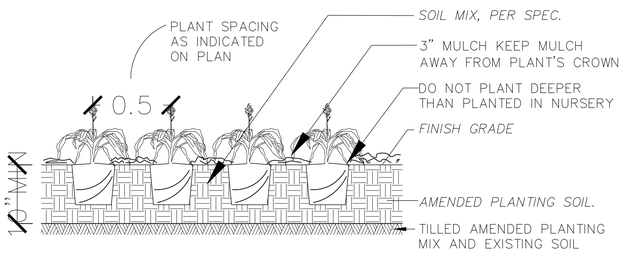
2 L200 CONTAINER PLANTING DETAIL

NTS



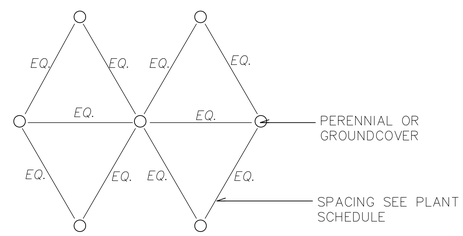
3 L200 B&B SHRUB PLANTING DETAIL

NTS



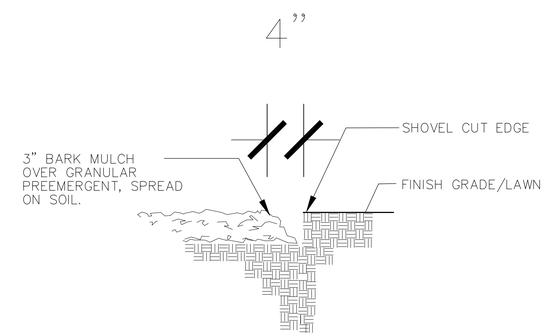
4 L200 GROUNDCOVER / PERENNIAL PLANTING DETAIL

NTS



5 L200 PERENNIAL/GROUNDCOVER SPACING DETAIL

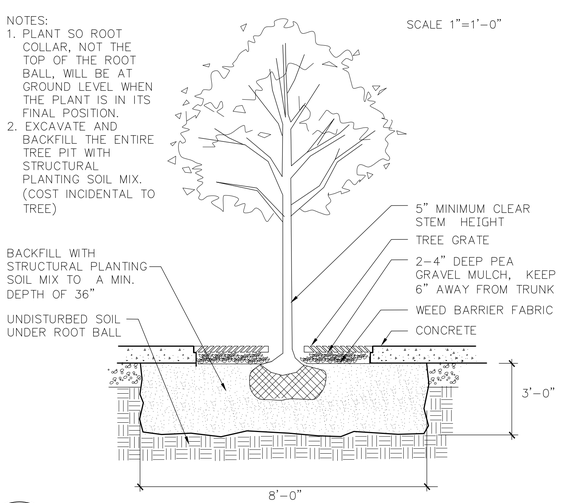
NTS



6 L200 BARK MULCH/SHOVEL CUT EDGE DETAIL

NTS

NOTES:
1. PLANT SO ROOT COLLAR, NOT THE TOP OF THE ROOT BALL, WILL BE AT GROUND LEVEL WHEN THE PLANT IS IN ITS FINAL POSITION.
2. EXCAVATE AND BACKFILL THE ENTIRE TREE PIT WITH STRUCTURAL PLANTING SOIL MIX. (COST INCIDENTAL TO TREE)



7 L200 TREE GRATE PLANTING DETAIL

NTS

PROPOSED PLANTING PALETTE

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

PERENNIALS / GROUNDCOVER / GRASSES

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

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION

UDC INFORMATIONAL
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GEBHARDT DEVELOPMENT

etc design studio

DATE 14_0219

THE GALAXIE
800 N. EAST WASHINGTON, Madison, Wi

STREETSCAPE AND LANDSCAPE PLAN

L200

Bench

Bollard Light

Trash Receptacle

Post Light

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
14_0102	SIDEWALK REVISIONS

UDC INFORMATIONAL
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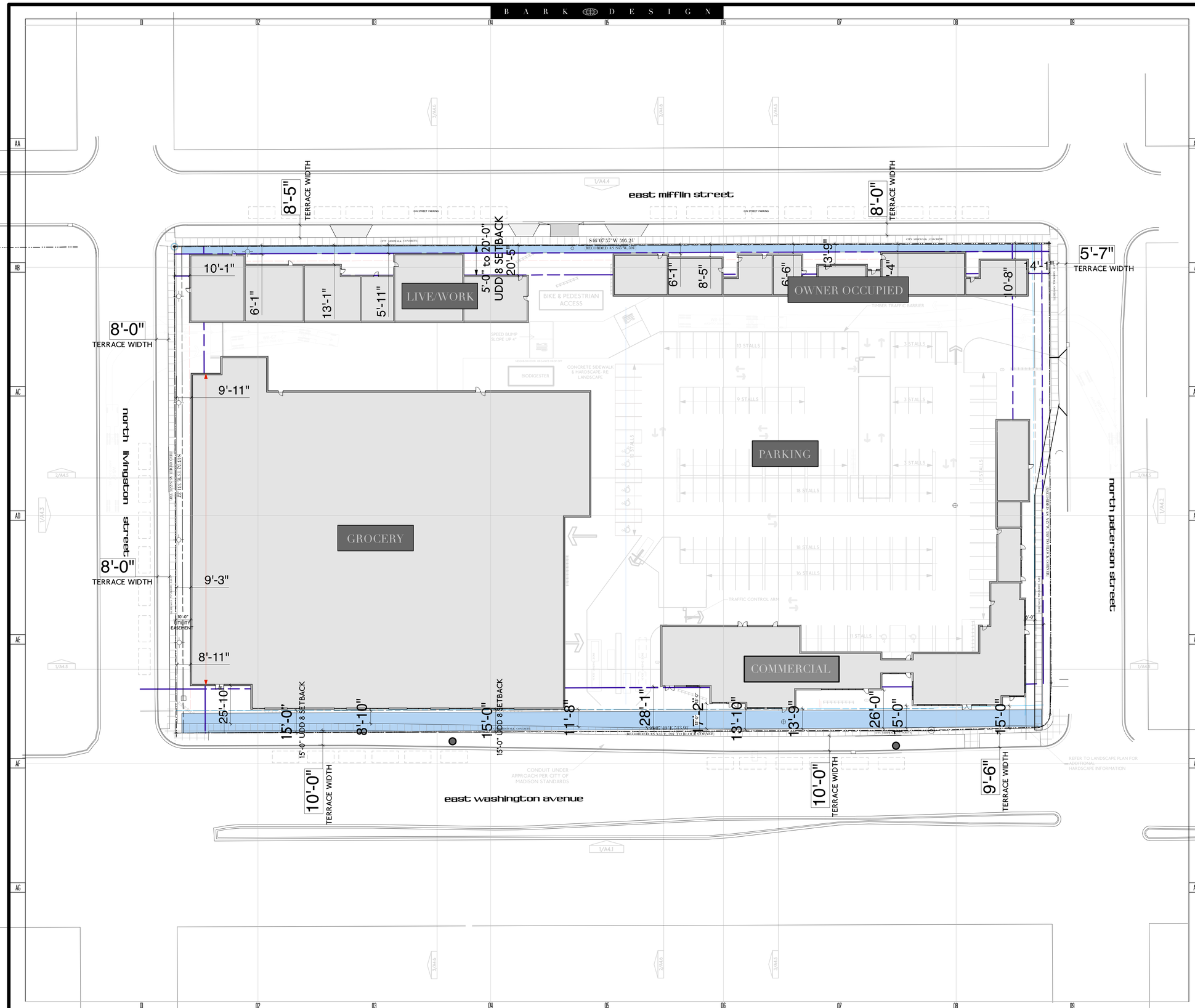
DATE
14_0219

THE GALAXIE
800 N. EAST WASHINGTON, Madison, Wi

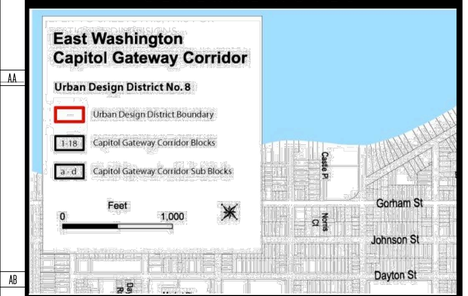
SITE AMENITIES

L201

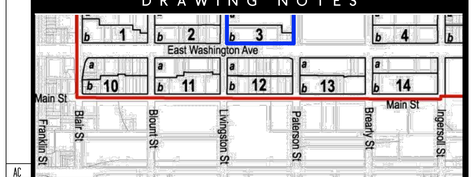


GALAXIE EW

GENERAL NOTES



DRAWING NOTES



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

Block	Maximum Bldg. Height[1] (stories)	Minimum & Maximum Street Level Facade Height (stories)	Minimum Stepback East-West Streets (feet or angle[2])	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet)[3]	Minimum & Maximum Setback North-South Streets (feet)[3]

CODE NOTES

Traditional Employment District	
Lot area (sq. ft.)	6,000
Lot width	50
Front yard setback	none (see frontage requirements)
Side yard setback : Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: other cases	One-story: 5 Two-story: 6 Lot width <40: 10% lot width
Rear yard setback	20
Maximum lot coverage	85%
Minimum height	22, measured to building cornice
Maximum height	5 stories/68
Usable open space - residential	160 sq. ft./unit

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

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

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

DATE	DESCRIPTION
03.01.13	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

bark DESIGN

GEBHARDT DEVELOPMENT

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

DATE 02.20.14

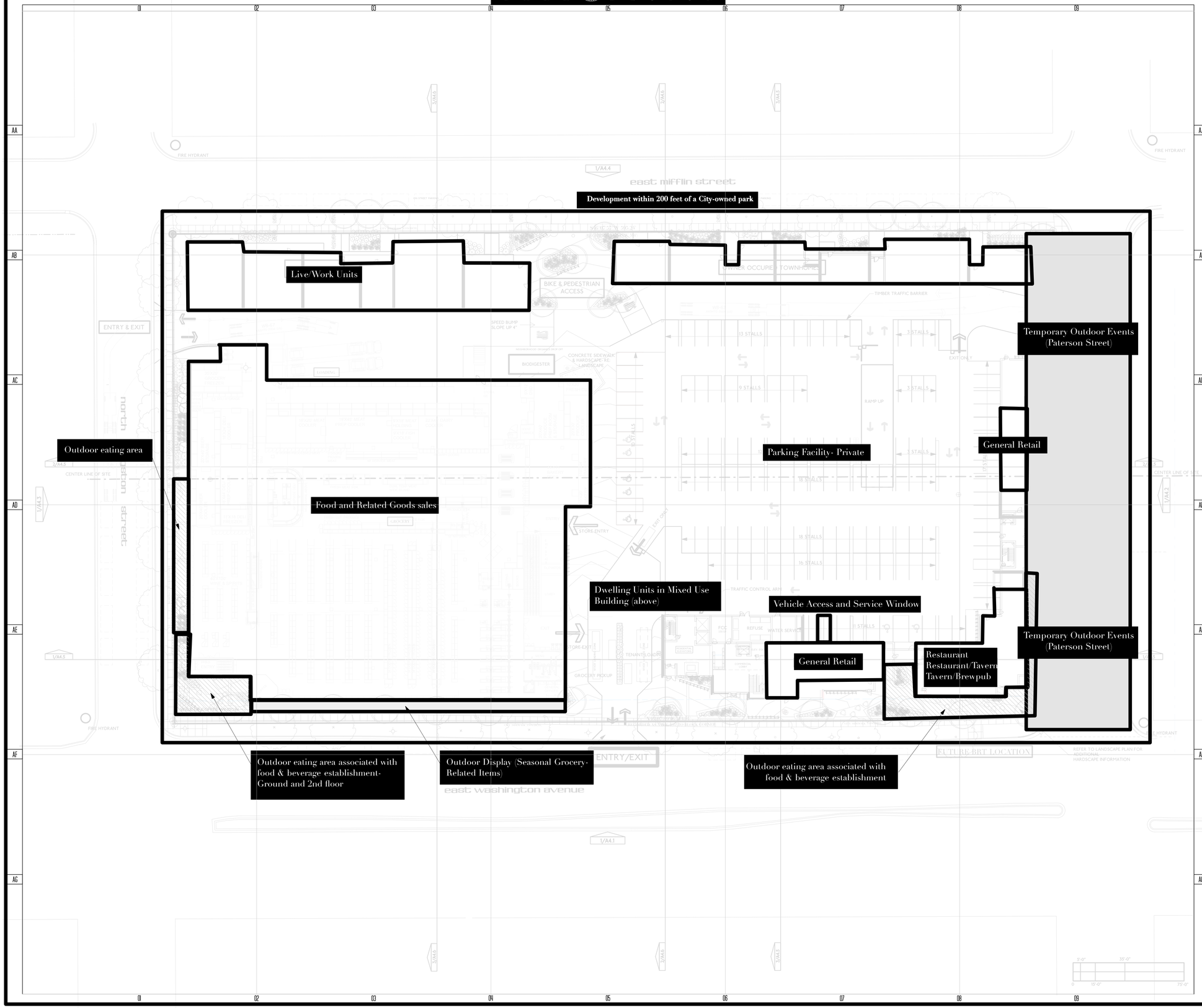
NORTH

the galaxie
800BLOCK EAST WASHINGTON AVENUE
MADISON, WI

BUILDING PLACEMENT AND SETBACK ANALYSIS

SCALE: 1'-30'-0"

C100-Z



GENERAL NOTES

CONDITIONAL USE REQUESTS

(**Per Table 28-F1**)

Conditional Use requests are made for the following uses in the TE District:

(**28.065**)
-Height above 5 stories/68 feet

(**Per Table 28-F1**)

-Food and Related Goods sales
Proposed Use: *35,000 s.f. full service Festival Foods Grocery Store*
-Outdoor display
Proposed Use: *Approx. 1300 s.f. of Seasonal Display of persishable products as an accessory to the Grocery Store along East Washington and Livingston*
-Outdoor eating area associated with food & beverage establishment

DRAWING NOTES

-Market garden
Proposed Use: *3rd floor Rooftop Farm. See Management Plan*
-General Retail
Proposed Use: *Ground Floor locations on East Washington (2200 s.f.) and Paterson (1000 s.f.)*
-Vehicle access sales and services windows
Proposed Use: *To serve one of the General Retail spaces*
-Dwelling Units in Mixed-Use Buildings
Proposed Use: *Rental Apartment and Owner-Occupied units*
-Live-Work Units
Proposed Use: *At corner of Mifflin and Livingston*
-Parking facility, private
Proposed Use: *Internal parking structure for use by Customers, residents, employeees, guests and limited special event functions. See Management Plan*
-Development within 200 feet of a City-owned park (**Breese Stevens Field and Reynolds Field**)

CODE NOTES

The following uses are proposed, but will require separate Conditional Use applications when additional detail can be presented. The intended uses should be considered as part of the overall project plan and approval:
-Restaurant
or
-Restaurant/Tavern
or
-Tavern/Brewpub
Proposed Use: *Corner of East Washington and Paterson designated as a desired restaurant space.*
Roof of 3rd floor commercial is desired as a restaurant with outdoor space.
-Outdoor Eating Area
Proposed Use: *Associated with corner restaurant*
-Temporary outdoor events
Proposed Use: *Paterson Street could potentially hold pedestrian events relating to Breese Stevens Field.*
Additional coordination between Developer and City of Madison Parks Department

DATE	DESCRIPTION
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

bark DESIGN

GEBHARDT DEVELOPMENT

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STUDIO@BARK-DESIGN.COM
608.333.1929

DATE
02.20.14

NORTH

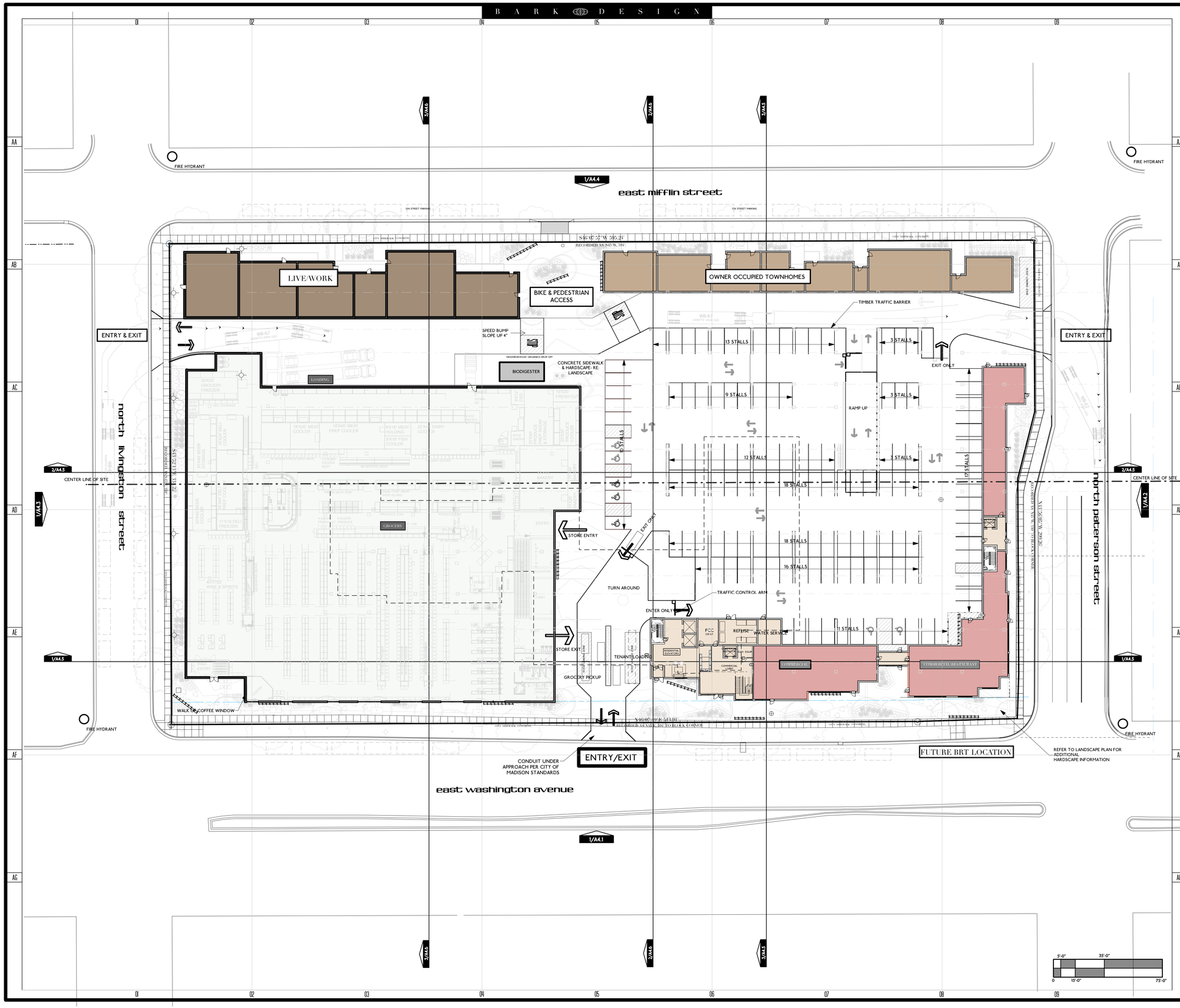
the galaxie
8000 BLOCK EAST WASHINGTON AVENUE
MADISON, WI

CONDITIONAL USE REQUESTS

C200-Z

SCALE: 1"-30'-0"

B A R K D E S I G N



GENERAL NOTES

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

DRAWING NOTES

AUTO PARKING STALLS:
DEDICATED GROCERY: **133**
HC: 7
VAN ACCESSIBLE: 2

BIKE PARKING STALLS: 103
OUTSIDE PARKING STRUCTURE:
GROUND LEVEL (MADRAX): 94
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 9

CODE 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

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

bark DESIGN
GEBHARDT DEVELOPMENT
WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1929

DATE 02.20.14

NORTH

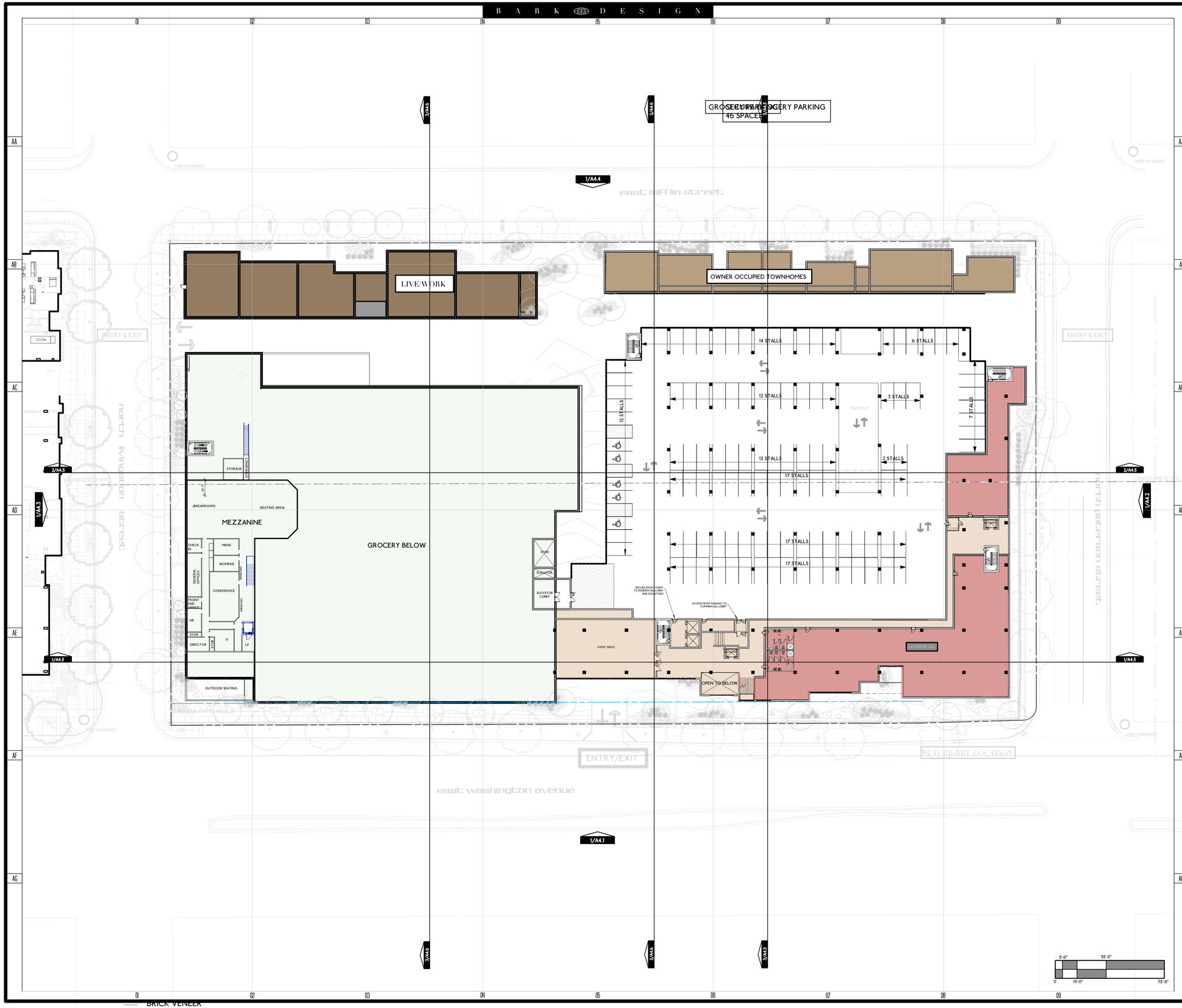
the galaxie
8000 BLOCK EAST WASHINGTON AVENUE
MADISON, WI

FIRST FLOOR AND OVERALL SITE PLAN

SCALE: 1"-30'-0"

A101-C

B A R K D E S I G N



BRICK VENEER

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

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

bark DESIGN

GEBHARDT DEVELOPMENT

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608.333.1929

DATE
02.20.14

NORTH

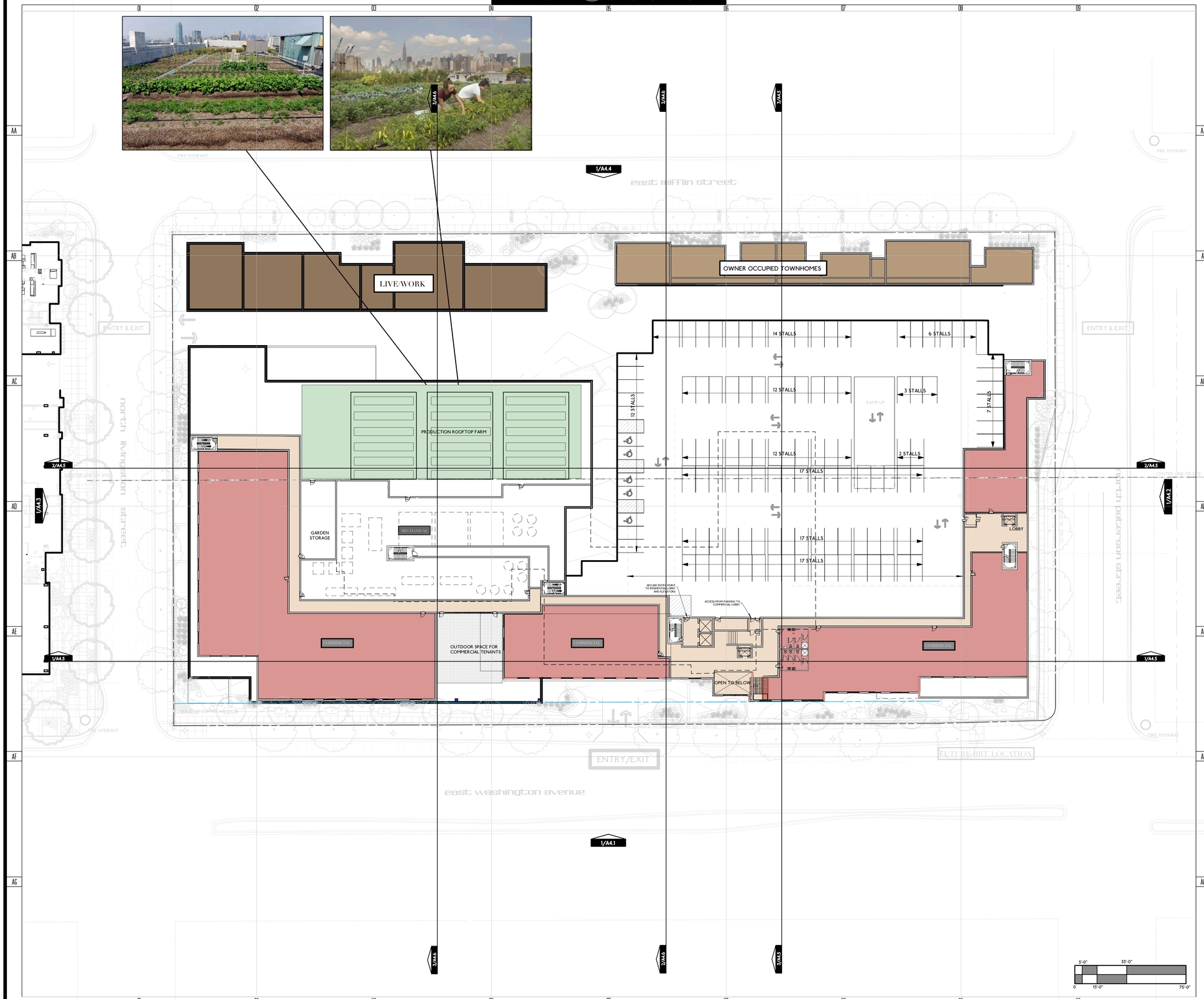
the galaxie
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

SECOND FLOOR PLAN

A102-C

SCALE: 1"-30'-0"

B A R K D E S I G N



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

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

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NORTH

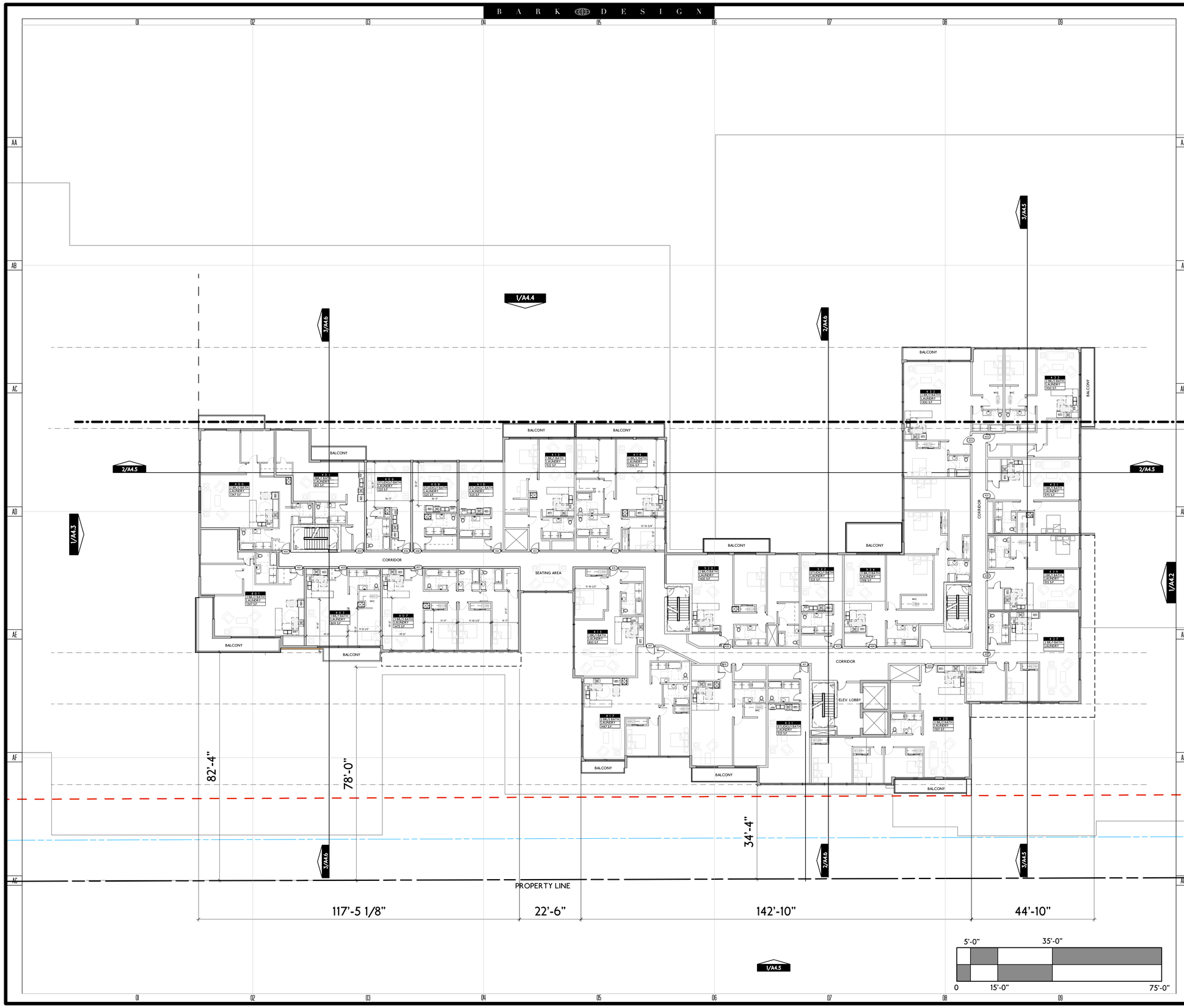
the galaxie
8000 BLOCK EAST WASHINGTON AVENUE
MADISON, WI

THIRD FLOOR PLAN

SCALE: 1"-30'-0"

A103-C

B A R K D E S I G N



GENERAL NOTES

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

DRAWING NOTES

CODE NOTES

ARCHITECT

STRUCTURAL ENGINEER

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

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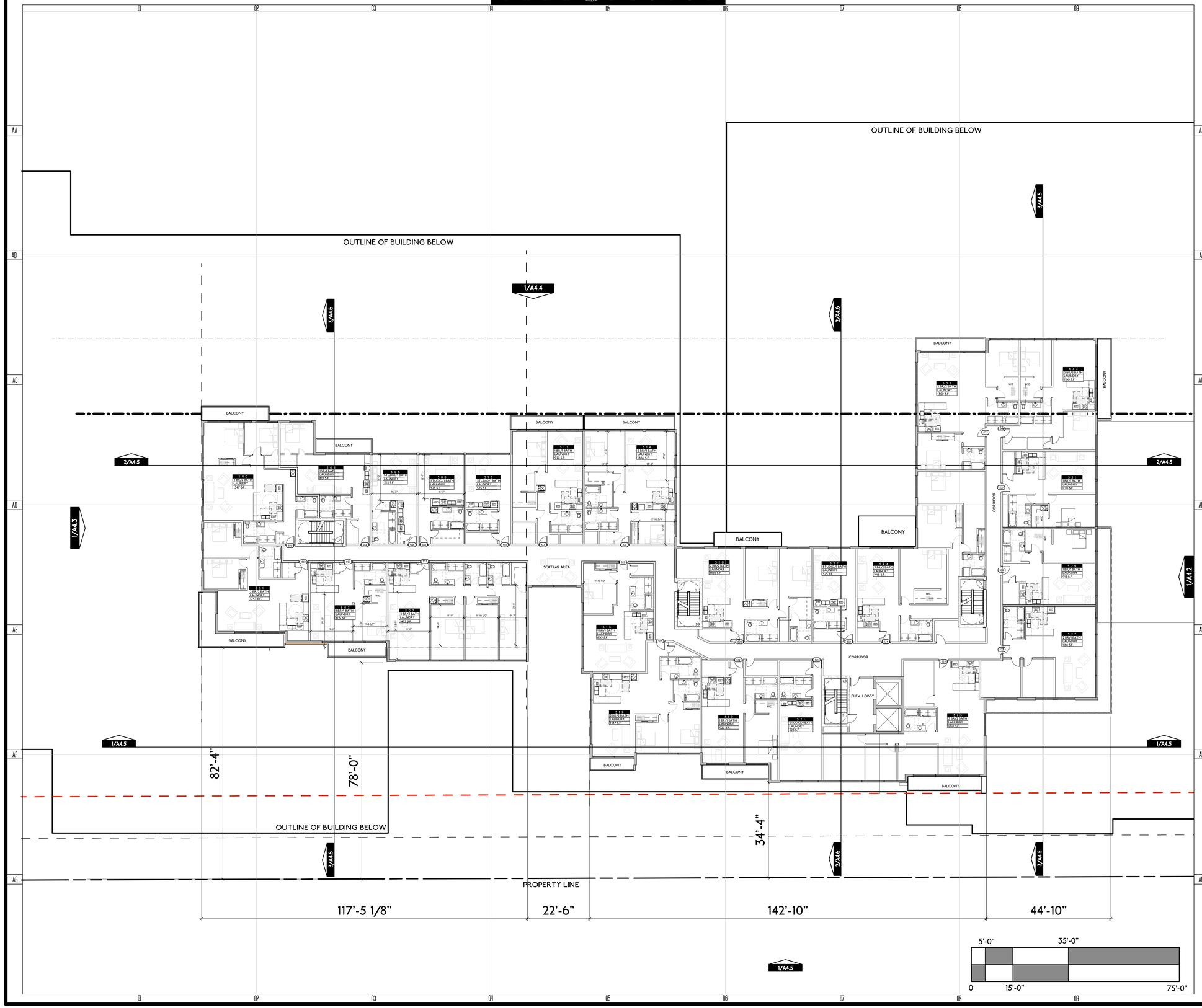
600N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

FLOORS 4,7,8- RESIDENTIAL PLAN

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

A104-R

B A R K D E S I G N



GENERAL NOTES

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

DRAWING NOTES

CODE NOTES

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

ARCHITECT

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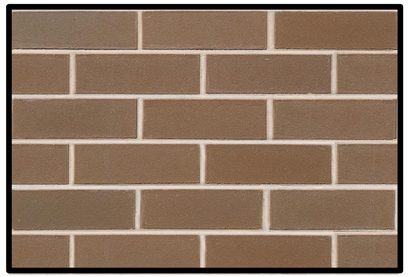
the galaxie
800BLOCK EAST WASHINGTON AVENUE
MADISON, WI

FLOORS 5, 6, 9, 10- RESIDENTIAL PLAN

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

A105-R

LIMESTONE PANEL



BRICK

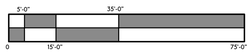
COMMERCIAL METAL PANEL (COR-TEN)

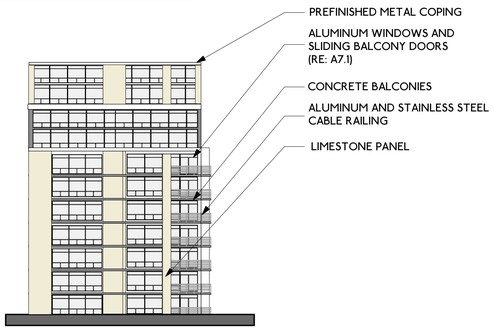
COMMERCIAL AND RESIDENTIAL METAL PANEL

RESIDENTIAL	#17	CLEAR	AA-M10C22A31	Architectural Class II (.4 mils minimum)
COMMERCIAL	#26	LIGHT BRONZE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
COMMERCIAL	#28	MEDIUM BRONZE	AA-M10C22A44	Architectural Class I (.7 mils minimum)

STOREFRONT AND WINDOW FRAMES

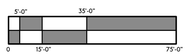
E. WASHINGTON ELEVATION





LIVINGSTON TOWER ELEVATION

E. WASHINGTON/LIVINGSTON ELEVATION



GENERAL NOTES

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

DRAWING NOTES

CODE NOTES

PLAN COMMISSION SUBMITTAL

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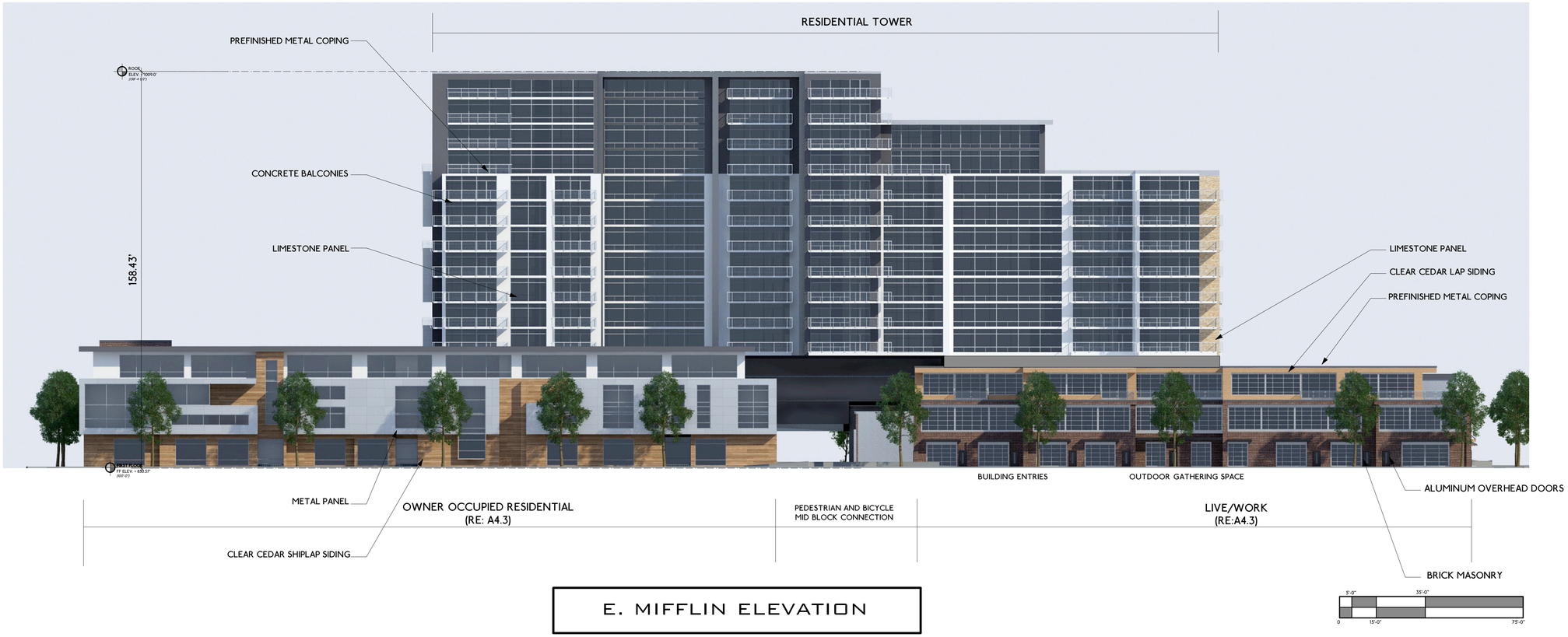
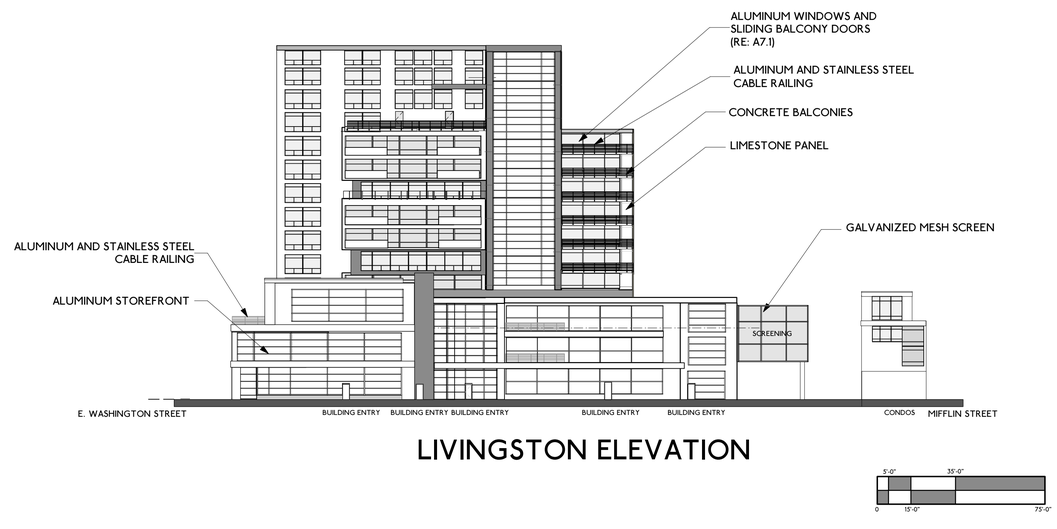
the galaxie
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

BUILDING ELEVATIONS

A4.1



E. MIFFLIN ELEVATION



LIVINGSTON ELEVATION

GENERAL NOTES

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

DRAWING NOTES

CODE NOTES

PLAN COMMISSION SUBMITTAL

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MADISON, WI

BUILDING ELEVATIONS

A4.2

SCALE 1"=30'-0"

MIFFLIN STREET CONDOS

RESIDENTIAL METAL PANEL

BRICK

1X8 LAP CLEAR SHIPLAP CEDAR

6" OR 8" LAP CLEAR CEDAR

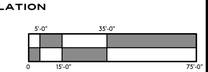
LIVE/WORK UNITS

OWNER-OCCUPIED

LIVE/WORK

CONSTELLATION

EAST MIFFLIN STREETSCAPE



GENERAL NOTES

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

DRAWING NOTES

CODE NOTES

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MADISON, WI

BUILDING ELEVATIONS

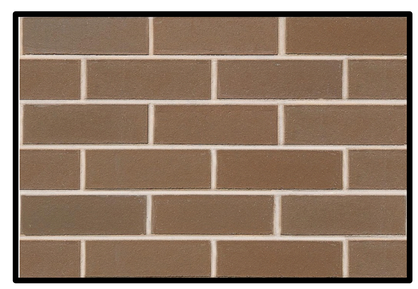
SCALE 1"=30'-0"

A4.3

E. WASHINGTON ELEVATION

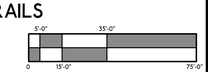
LIVINGSTON ELEVATION

GROCERY
METAL PANEL



BRICK

ALUMINUM CABLE RAILS
W/WOOD CAP



GENERAL NOTES

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

DRAWING NOTES

CODE NOTES

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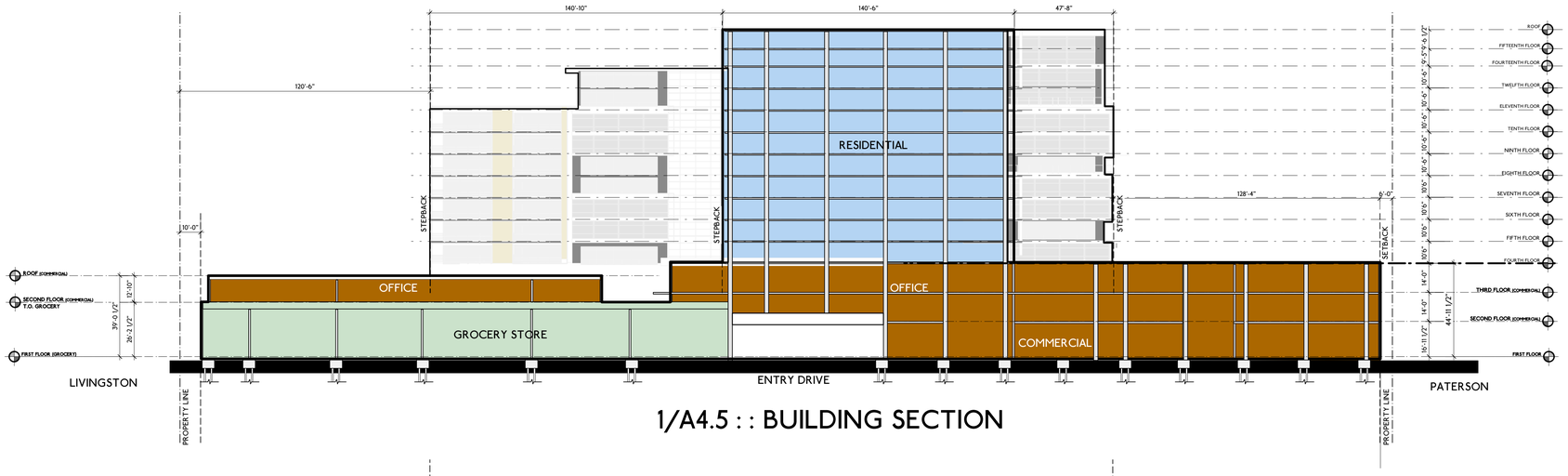
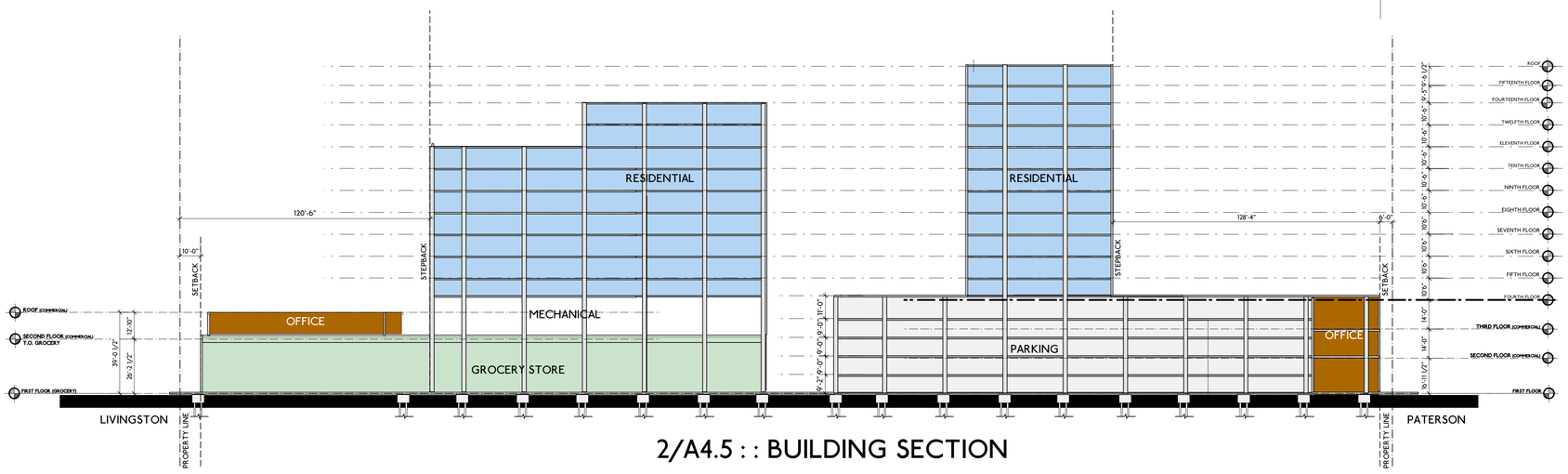
GROCERY ELEVATIONS

SCALE: 1"=30'-0"

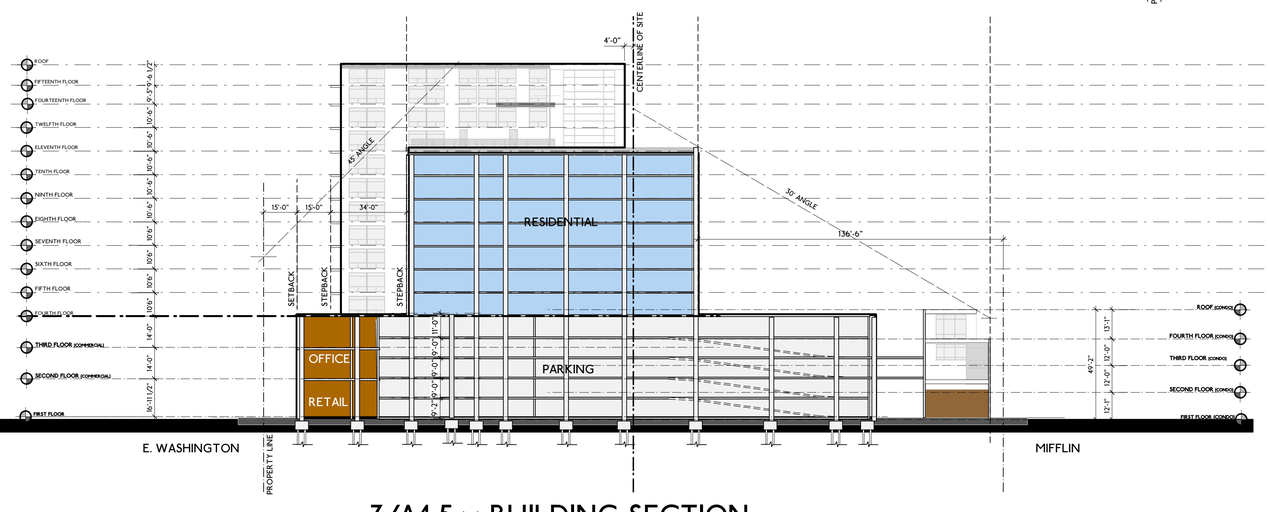
A4.4



1/A4.5 : : BUILDING SECTION



2/A4.5 : : BUILDING SECTION



3/A4.5 : : BUILDING SECTION

GENERAL NOTES

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

DRAWING NOTES

CODE NOTES

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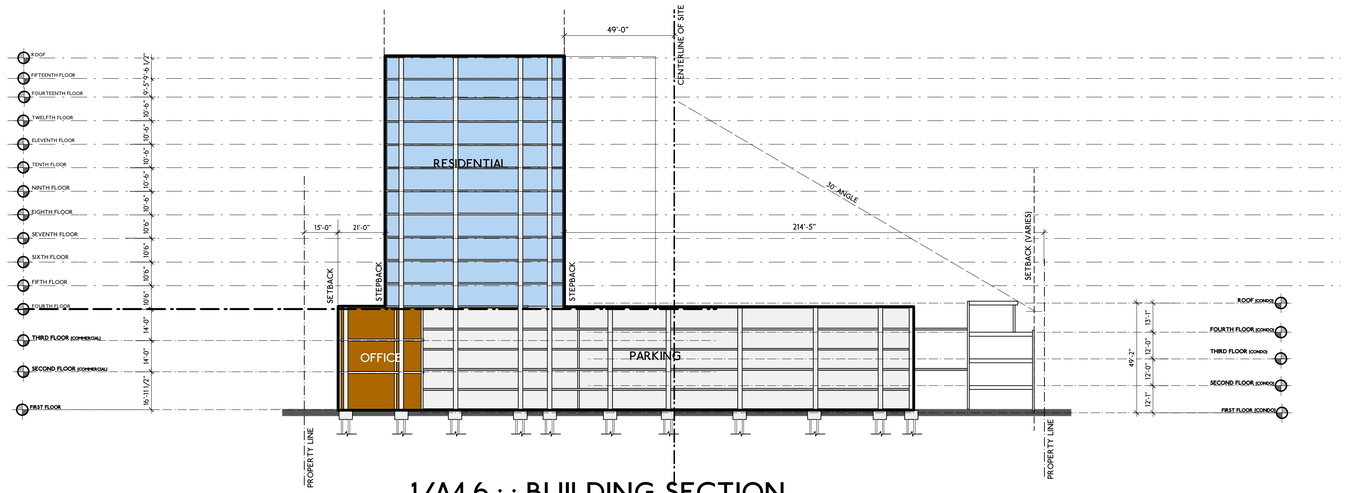
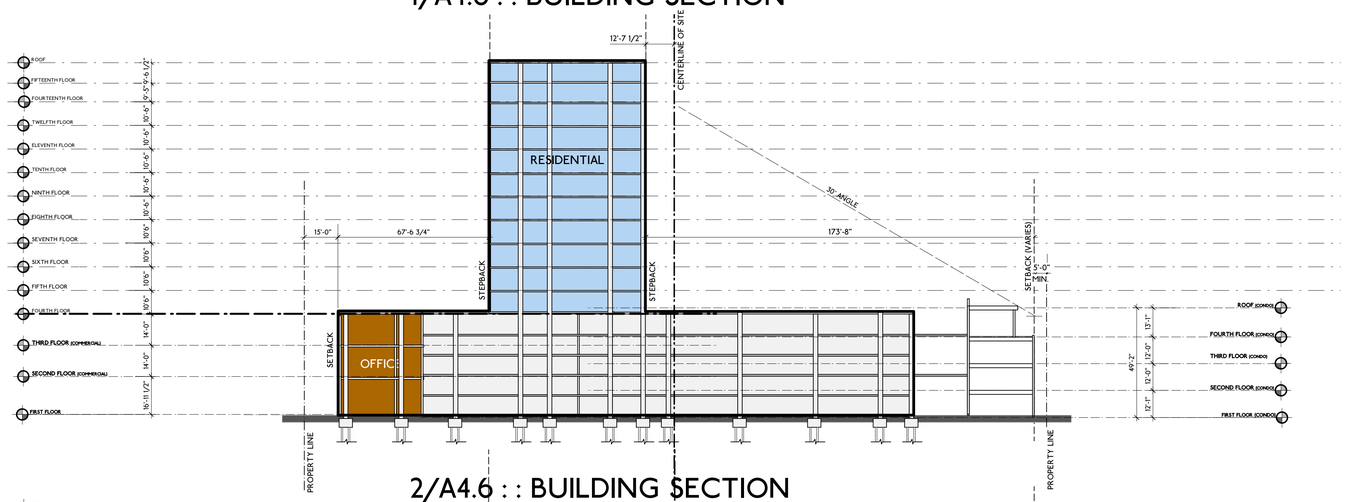
the galaxie
8001 BLOCK EAST WASHINGTON AVENUE
MADISON, WI

BUILDING SECTIONS

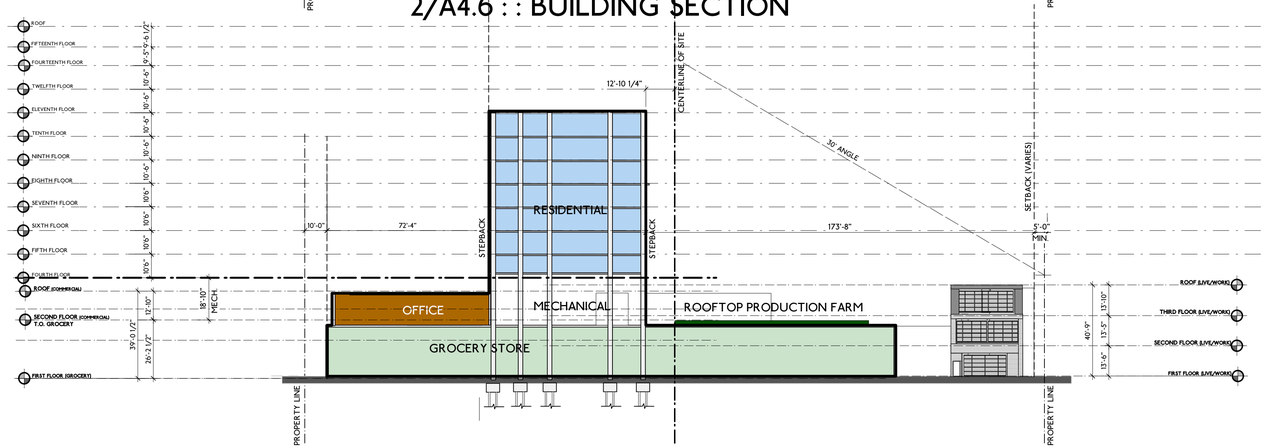
A4.5



1/A4.6 : : BUILDING SECTION



2/A4.6 : : BUILDING SECTION



3/A4.6 : : BUILDING SECTION

5'-0" 35'-0"
0 15'-0" 75'-0"

GENERAL NOTES

DRAWING NOTES

CODE NOTES

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800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

BUILDING SECTIONS

A4.6

CORNER OF EAST WASHINGTON AND PATERSON

GENERAL NOTES

DRAWING NOTES

CODE NOTES

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MADISON, WI

BUILDING RENDERINGS

A4.7

CORNER OF EAST WASHINGTON AND LIVINGSTON

GENERAL NOTES

DRAWING NOTES

CODE NOTES

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BUILDING RENDERINGS

A4.8

CORNER OF MIFFLIN AND LIVINGSTON

GENERAL NOTES

DRAWING NOTES

CODE NOTES

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MADISON, WI

BUILDING RENDERINGS

A4.9

CORNER OF MIFFLIN AND PATERSON

GENERAL NOTES

DRAWING NOTES

CODE NOTES

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the galaxie
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MADISON, WI

BUILDING RENDERINGS

A4.10