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A4.1 BUILDING ELEVATIONS

PROJECT TEAM

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

CONTRACTOR:
 IDEAL BUILDERS
 1405 EMM STREET
 MADISON, WI 53713
 ATTN: TRAVIS DETTINGER
 608.271.8811

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

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

LANDSCAPE ARCHITECT:
 DESIGN STUDIO, ETC.
 ATTN: GARRET PERRY

SOILS TESTING:
 CGC, INC.
 2921 PERRY STREET
 MADISON, WI 53713
 608.388.4100
 ATTN: DAVID STAAB, P.E., LEED AP

LOCATION MAP

700 N BLOCK EAST WASHINGTON AVENUE
 MADISON, WI



UNIT INFORMATION(Low Density):

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	TOTALS
EFFICIENCY:	0	2	2	2	6
1 BR/1 BATH:	3	12	8	8	31
2 BR/1.5 BATH:	3	0	0	0	3
2 BR/2 BATH:	0	0	0	0	0
3 BR/2 BATH:	1	0	0	0	1
UNITS PER FLOOR:	7	14	10	10	41

UNIT INFORMATION (Tower):

	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	TOTALS
EFFICIENCY:	4	5	5	5	3	3	3	0	0	28
1 BR/1 BATH:	12	12	12	12	10	10	7	9	9	93
2 BR/1 BATH:	2	3	3	3	2	2	3	2	2	22
2 BR/2 BATH:	3	2	2	2	3	3	3	3	3	24
3 BR/2 BATH:	0	0	0	0	1	1	1	1	1	5
UNITS PER FLOOR:	21	22	22	22	18	18	16	13	13	172

TOTAL NUMBER OF UNITS: 213

BUILDING INFORMATION

USE/OCCUPANCY: OFFICE/COMMERCIAL/RESIDENTIAL APARTMENTS/PARKING

GROSS SQUARE FOOTAGE: PARKING: 92,300 S.F.
 COMMERCIAL/RETAIL: 31,700 S.F.
 RESIDENTIAL (TOWER): 173,224 S.F.
 RESIDENTIAL (LOW DENSITY): 18,800 S.F.
 TOTAL SQUARE FOOTAGE (NOT INCLUDING PARKING): 223,724 S.F.

TOTAL SITE AREA: APPROX. 65,490 SQUARE FEET OR 1.503 ACRES

LANDSCAPED AREA: APPROX. 12,100 S.F.
 BALCONIES AND TERRACES: APPROX. 22,000 S.F.
 TOTAL USABLE OPEN SPACE: APPROX. 33,100 S.F. = 50% OF SITE

PARKING:
 AUTOMOBILE PARKING: 268 COVERED SPACES; 7 SPACES (INCLUDING 2 HC VAN STALLS)

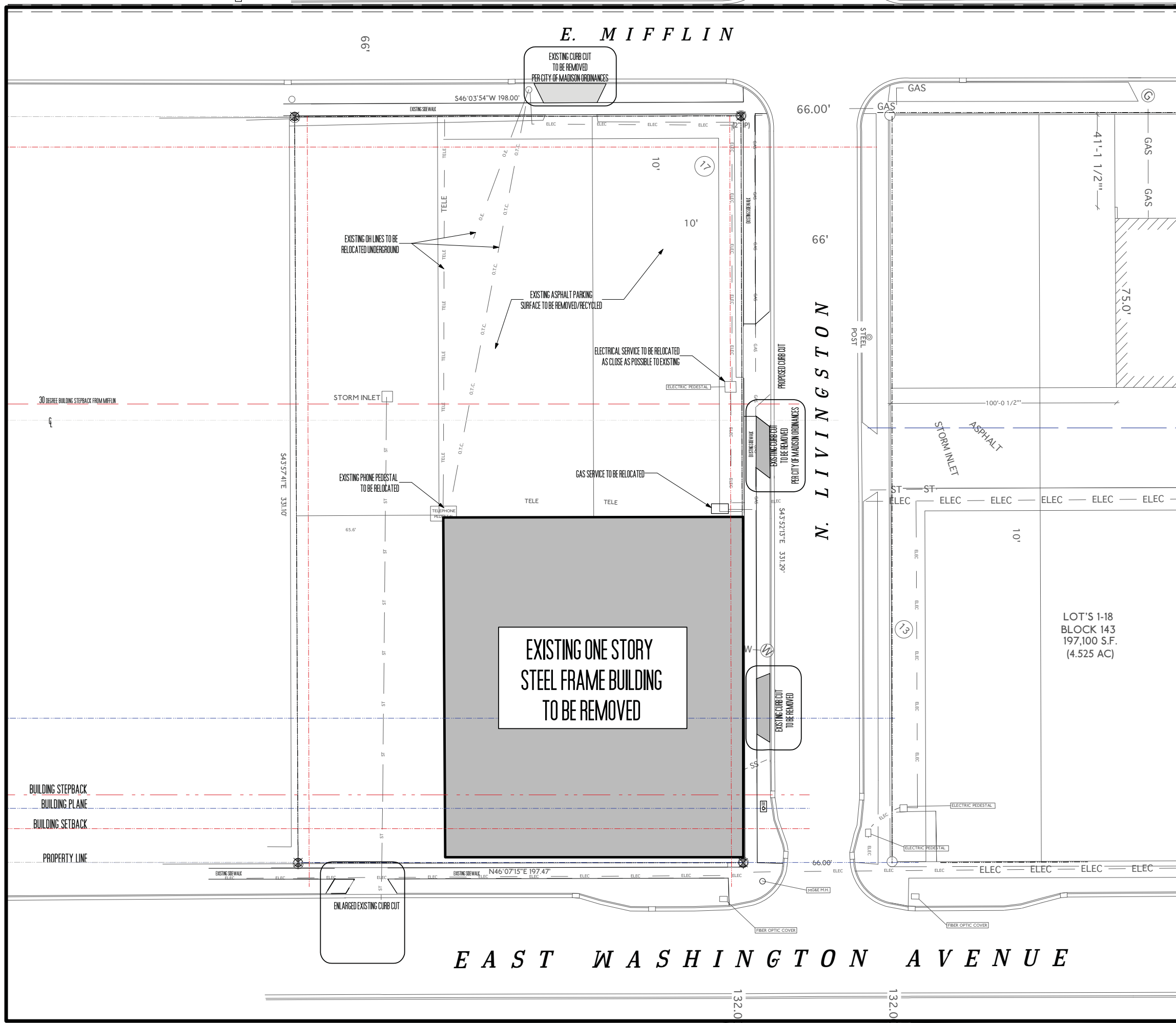
SCOOTER PARKING: 40 COVERED SPACES

BICYCLE PARKING: 214 + 34 VISITOR STALLS

PLAN COMMISSION SUBMITTAL

CITY OF MADISON, WI

		WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM 608.333.1926
		DATE 12.14.11
THE "CONSTELLATION" 741 EAST MIFFLIN STREET, 754 EAST WASHINGTON AVENUE MADISON, WI		
COVER SHEET		



E. MIFFLIN

N. LIVINGSTON

EAST WASHINGTON AVENUE

EXISTING ONE STORY
STEEL FRAME BUILDING
TO BE REMOVED

LOT'S 1-18
BLOCK 143
197,100 S.F.
(4.525 AC)

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
10.11.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.16.11	INFORMATIONAL UDC
12.07.11	REVIEW SET
12.14.11	PLAN COMMISSION SUBMITTAL

PLAN COMMISSION SUBMITTAL
CITY OF MADISON, WI

bark DESIGN **G. GEBHARDT DEVELOPMENT**

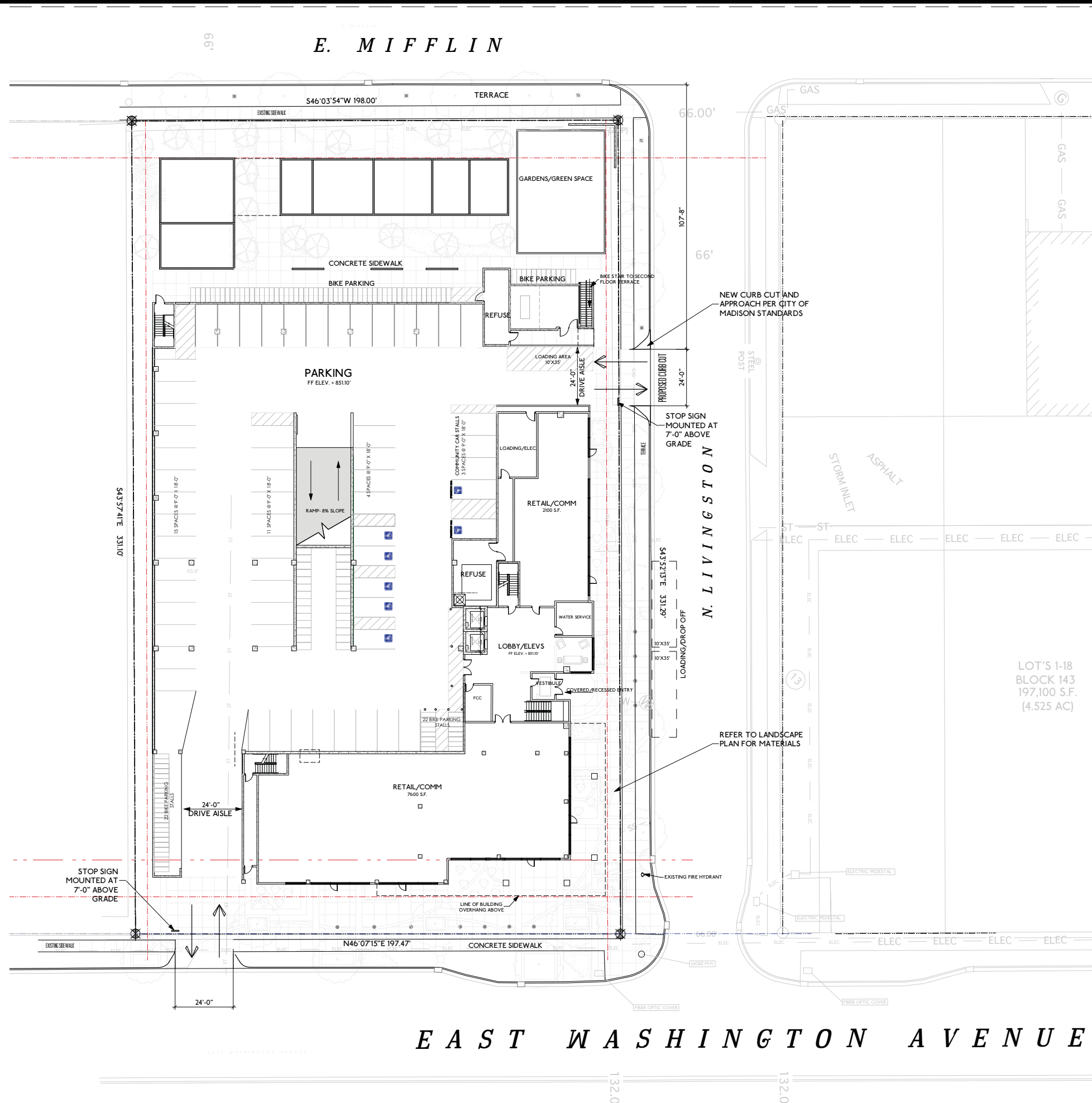
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STUDIO@BARK-DESIGN.COM
608.333.1926

DATE
12.14.11

THE "CONSTELLATION"
741 EAST MIFFLIN STREET, 754 EAST WASHINGTON AVENUE
MADISON, WI

SITE DEMOLITION PLAN

C100



SETBACKS:		STEPBACKS:	
East Washington:	Required: 15'-0"	East Washington:	Required: 15'-0"
	Provided: 15'-0" to 30'-0"		Provided: 15'-0" to 42'-0"
N. Livingston:	Required: 5'-0"	N. Livingston:	Required: 15'-0"
	Provided: 5'-0" to 20'-0"		Provided: 15'-0" to 28'-0"
East Mifflin:	Required: 15'-0"	East Mifflin:	Required: 30 degree angle
	Provided: 15'-4"		Provided: 30 degree angle
Mid-block:	Required: 5'-0"	Mid-block:	Required: none
	Provided: 8'-4" to 13'-2"		Provided: 10'-0"

LOT'S 1-18
BLOCK 143
197,100 S.F.
(4.525 AC)

DATE	DESCRIPTION
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PLAN COMMISSION SUBMITTAL
CITY OF MADISON, WI

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

DATE
12.14.11

THE "CONSTELLATION"
741 EAST MIFFLIN STREET, 754 EAST WASHINGTON AVENUE
MADISON, WI

SITE & FIRST FLOOR PLAN

C101

GENERAL NOTES



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4884 • FAX: 608-267-1133

Project Address: _____
 Contact Name & Phone #: _____

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13-ft-6-in? c) Is the maximum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? f. Is a detail of the signage included on the site plan? g) Is a detail of the curb included on the site plan? h) Is part of an sidewalk used as part of the required fire lane? i. Is the sidewalk constructed to withstand 85,000-lbs?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barriers? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operation provided, key switch, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, is the area for turning around fire apparatus provided by: a) A radius-curb with a minimum inside diameter of 70-feet? b) A 45-degree curb with a minimum length of 60-feet per side? c) A 90-degree curb with a minimum length of 60-feet per side?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building? b) Is the rear edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Does the aerial apparatus fire lane have a minimum unobstructed width of 28-feet?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26" wide for at least 26-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrants (1) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3-ft from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to construction on the project site.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.
 This worksheet is based on MGD 34.29 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

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PLAN COMMISSION SUBMITTAL
 CITY OF MADISON, WI

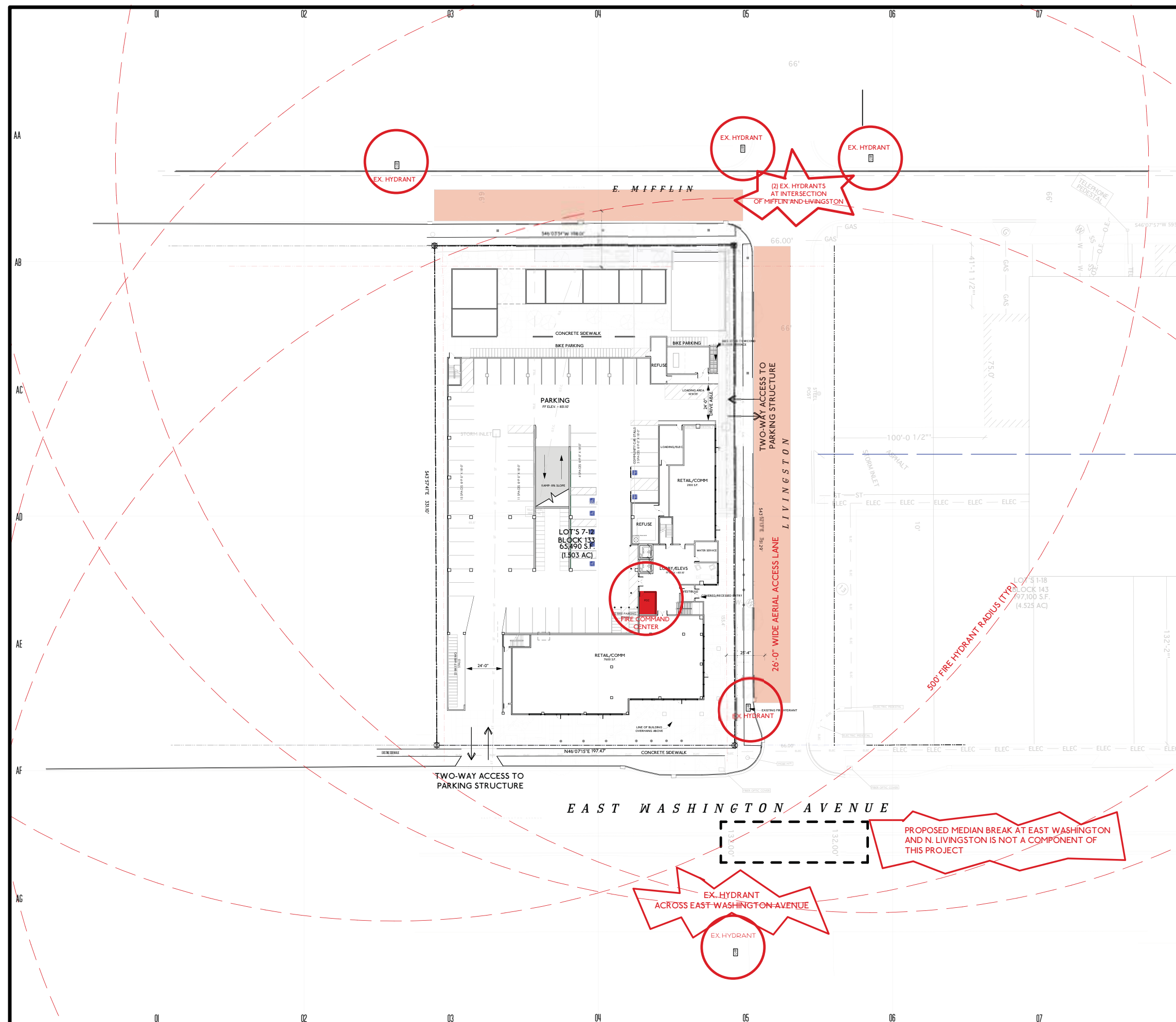
bark DESIGN
G. GEBHARDT DEVELOPMENT

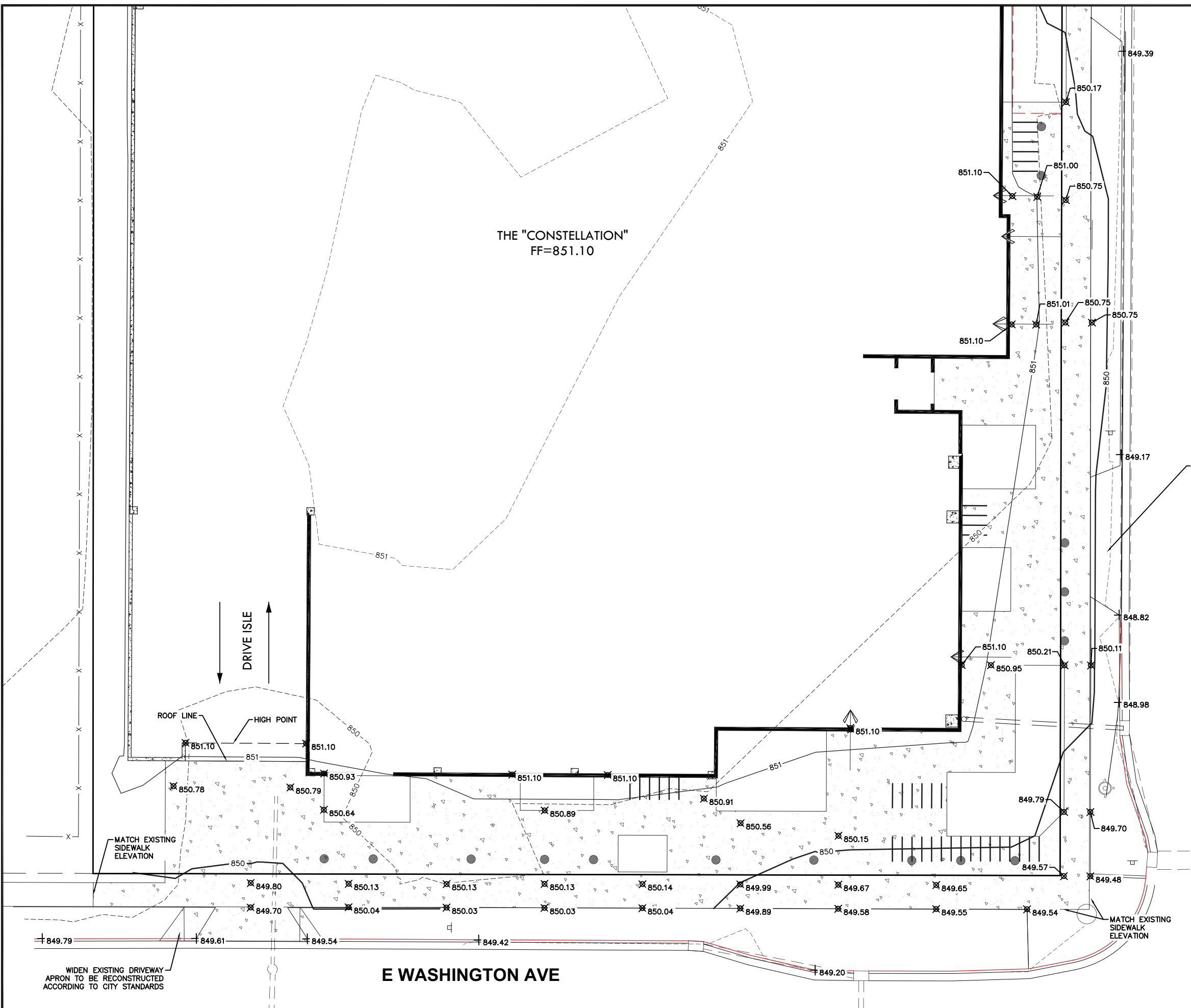
WWW.BARK-DESIGN.COM
 STUDIO@BARK-DESIGN.COM
 608.333.1926
 DATE
 12.14.11

THE "CONSTELLATION"
 741 EAST MIFFLIN STREET, 754 EAST WASHINGTON AVENUE
 MADISON, WI

C102

UTILITIES AND FD ACCESS PLAN





THE "CONSTITUTION"
FF=851.10

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
6. CONTAMINATED SOILS EXIST ON THE PROPERTY. CONTRACTOR SHALL FOLLOW THE MATERIAL MANAGEMENT PLAN PREPARED BY SCS BT SQUARED.

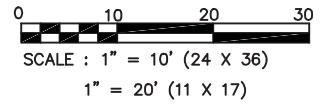
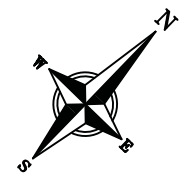
GRADING LEGEND

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

EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/CURB REPLACED & TERRACE RESTORED

N LIVINGSTON STREET

E WASHINGTON AVE



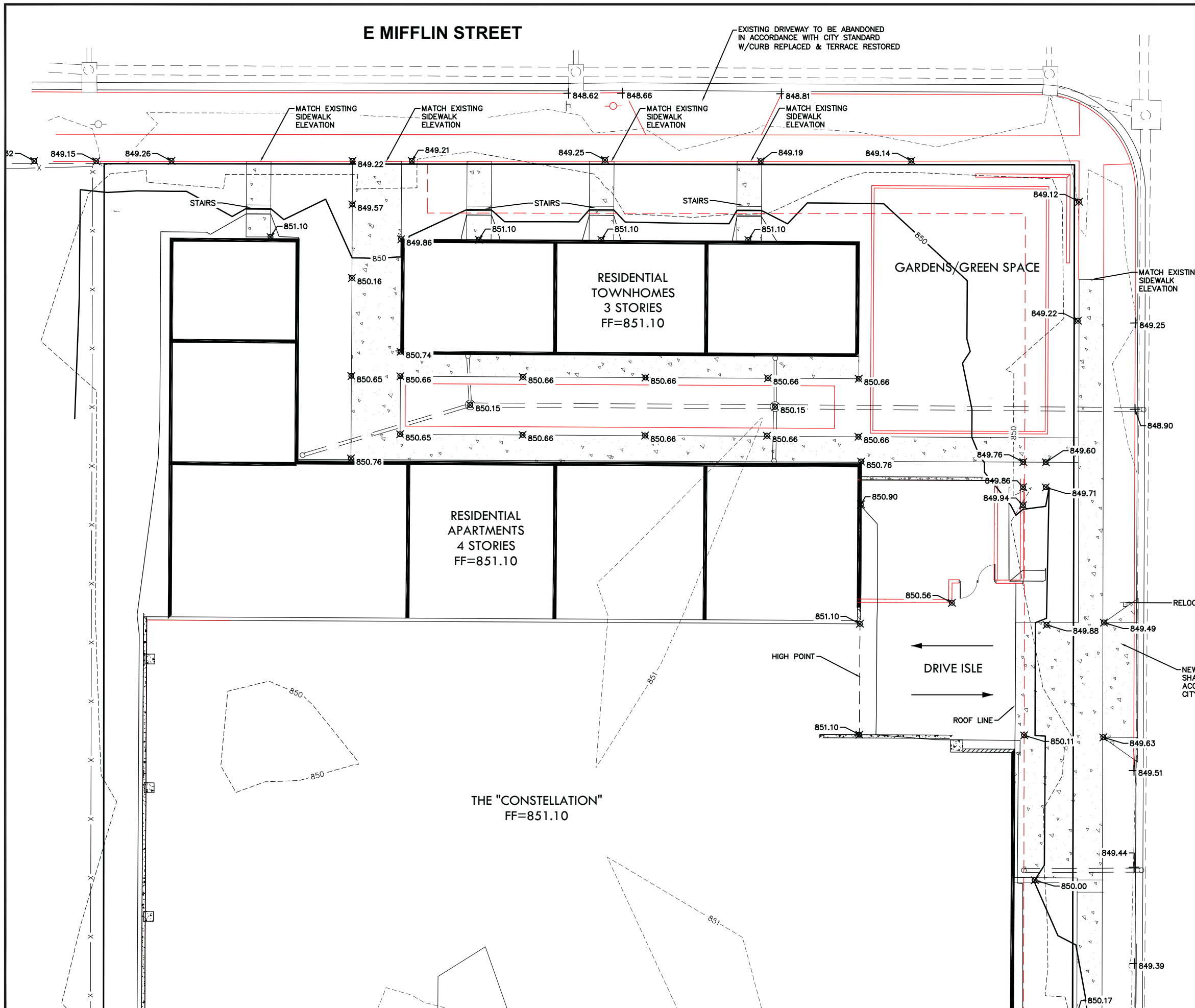
ISSUANCE/REVISION	DATE
PLAN COMMISSION	12-13-11

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

PROFESSIONAL ENGINEERING LLC

THE "CONSTITUTION"
GRADING PLAN
MADISON, WISCONSIN

C200



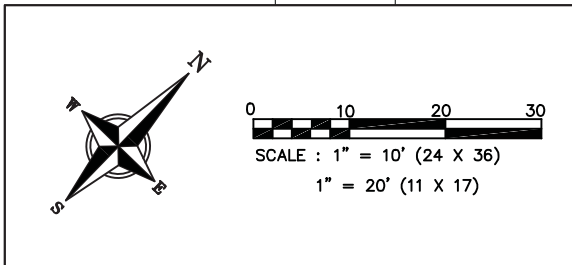
GRADING NOTES

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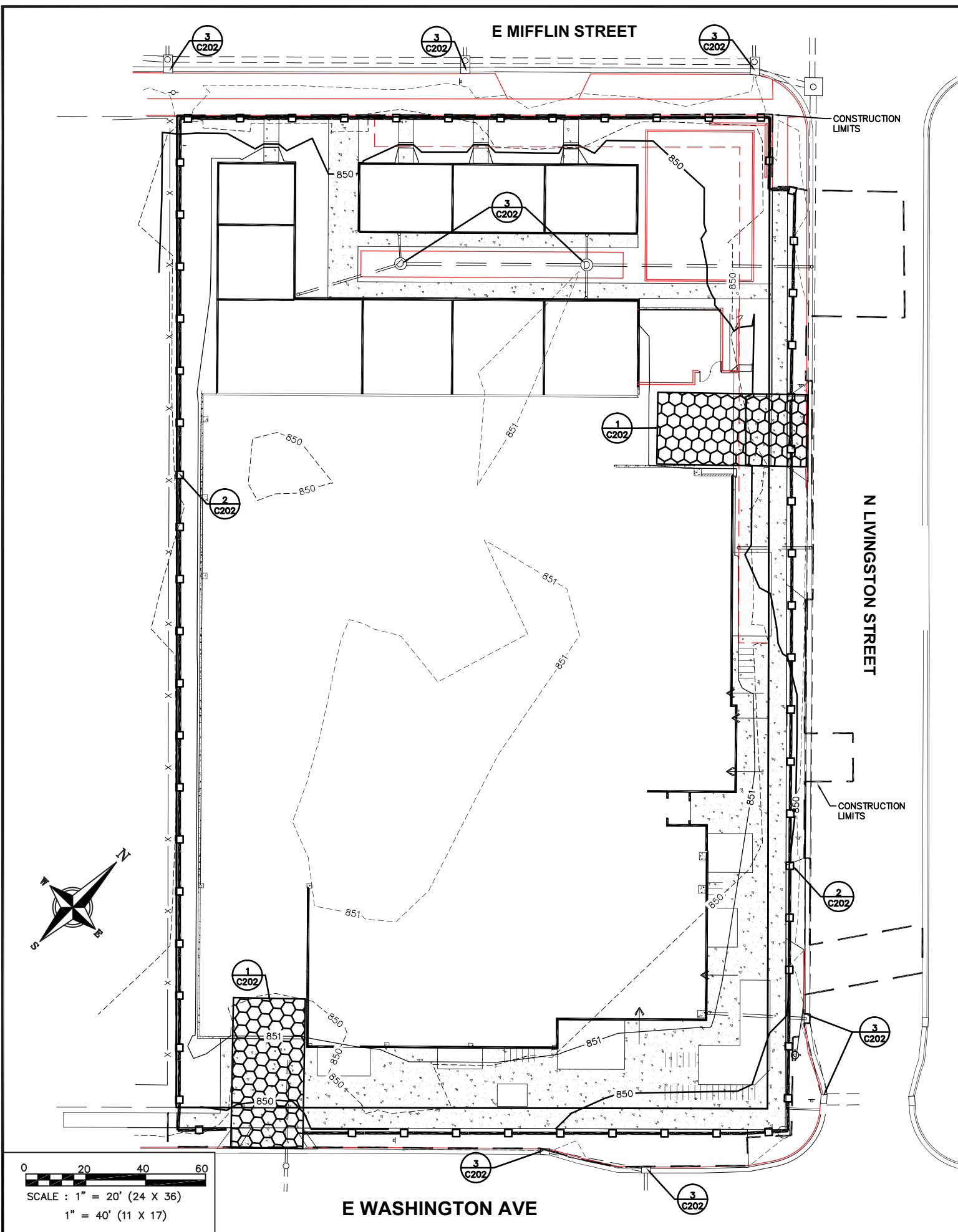
GRADING LEGEND

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

N LIVINGSTON STREET

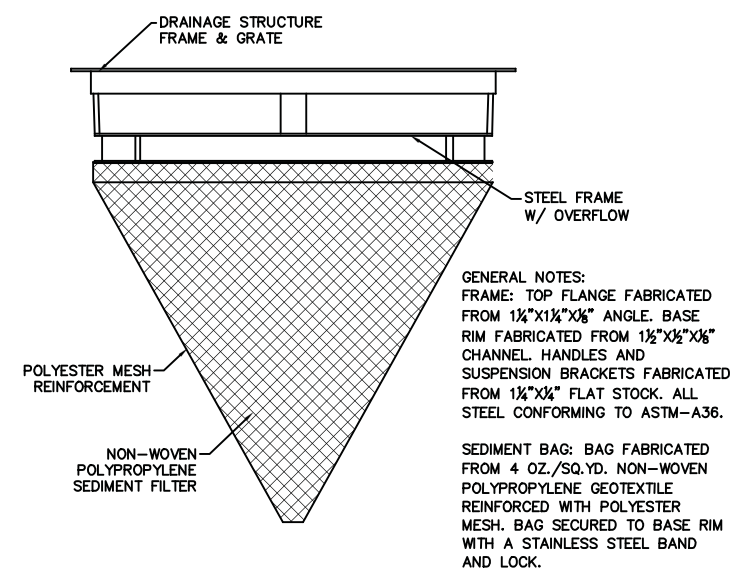
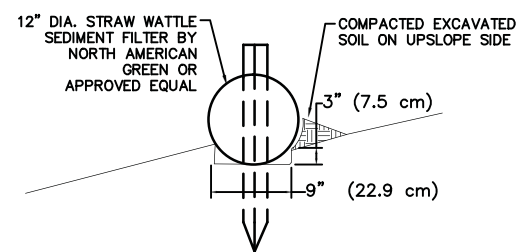
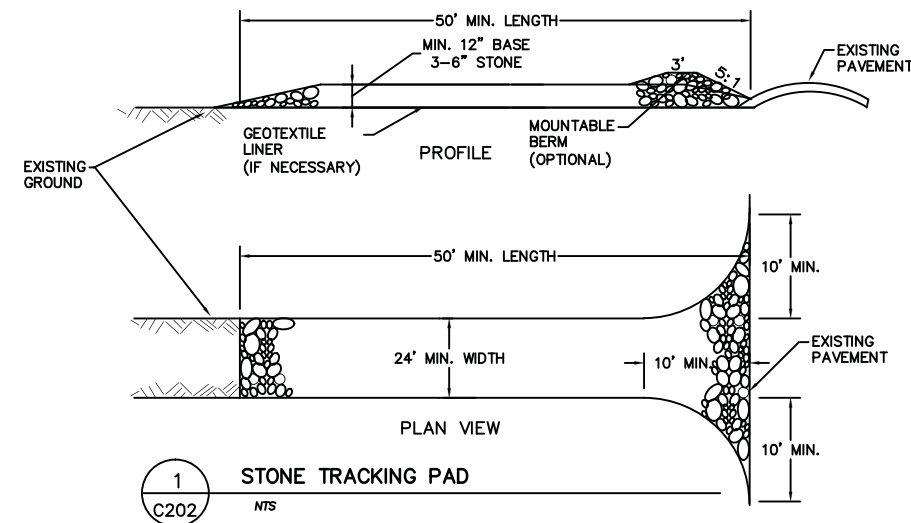


ISSUANCE/REVISION PLAN COMMISSION	DATE 12-13-11	818 N Meadowbrook Ln Waunakee, WI 53597 phone (608) 849-9378 fax (608) 237-2129
THE "CONSTELLATION" GRADING PLAN MADISON, WISCONSIN		
C201		



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 ORDINANCE AND THE APPROPRIATE WISCONSIN DNR 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 TIME, 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 3-6 INCH 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 4H: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 SODED.
- (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.



GENERAL NOTES:
 FRAME: TOP FLANGE FABRICATED FROM 1 1/4"x1 1/4"x1/8" ANGLE. BASE RIM FABRICATED FROM 1 1/2"x1/2"x1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/4"x1/4" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.
 SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL BAND AND LOCK.

ISSUANCE/REVISION	DATE
PLAN COMMISSION	12-13-11

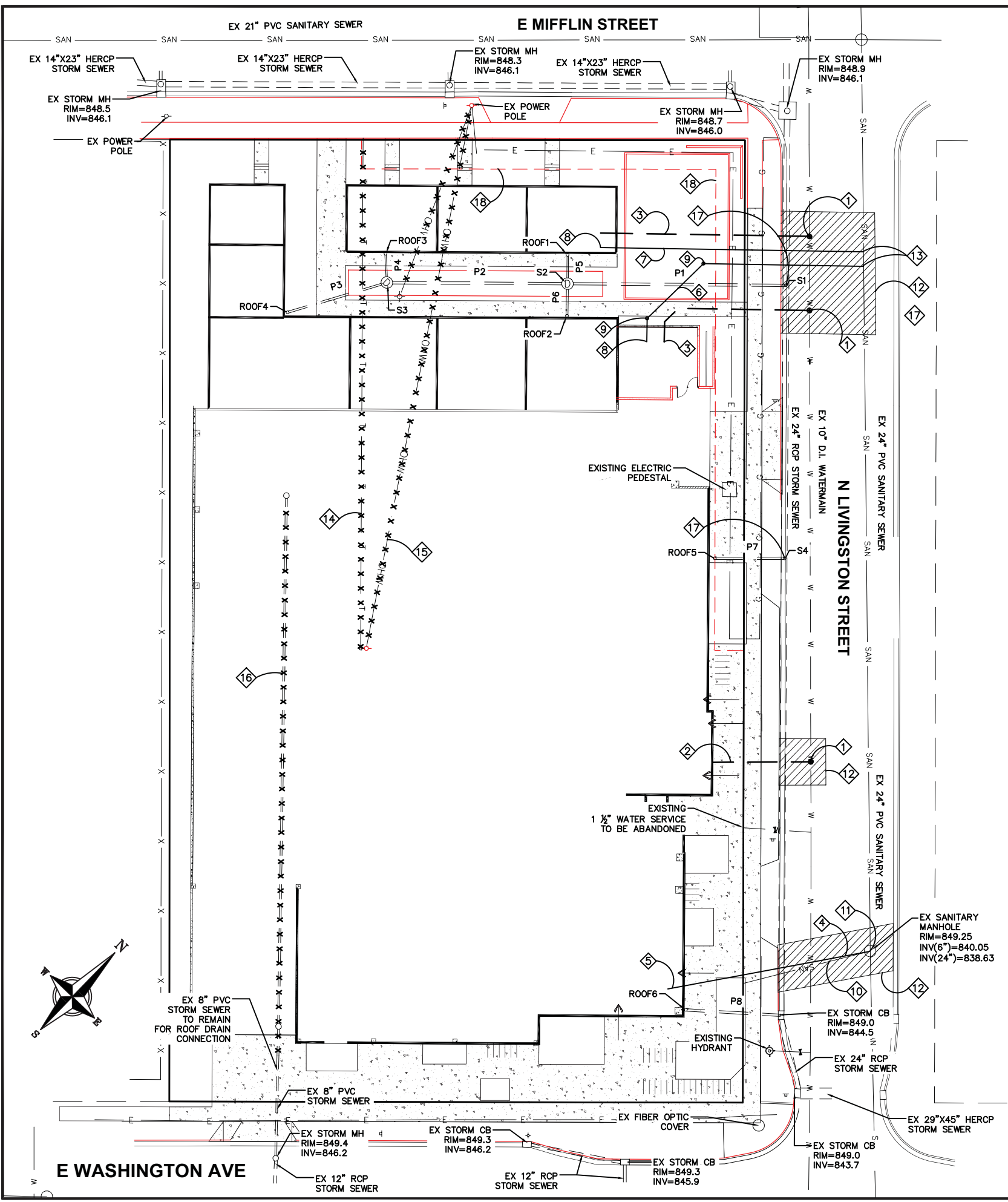
818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

"THE 'CONSTELLATION' EROSION CONTROL PLAN"

MADISON, WISCONSIN

C202



UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- 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.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- 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.
- 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.
- ALL STORM SEWER PIPE TO BE ADS-N12 PIPE OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- 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.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- 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.
- 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.
- 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 CB	EXISTING STRUCTURE	849.00	P8, 10" INV IN =845.75		EXISTING
ROOF1	CONNECT TO ROOF DRAIN	850.75		P5, 6" INV OUT =847.70	-
ROOF2	CONNECT TO ROOF DRAIN	850.75		P6, 8" INV OUT =847.71	-
ROOF3	CONNECT TO ROOF DRAIN	850.75		P4, 6" INV OUT =847.76	-
ROOF4	CONNECT TO ROOF DRAIN	850.75		P3, 8" INV OUT =848.21	-
ROOF5	CONNECT TO ROOF DRAIN	850.05		P7, 10" INV OUT =846.89	-
ROOF6	CONNECT TO ROOF DRAIN	851.10		P8, 10" INV OUT =845.94	-
S1	STORM SEWER TAP	848.90	P1, 10" INV IN =847.10		-
S2	3' DIA CB	850.15	P2, 10" INV IN =847.54 P5, 6" INV IN =847.64 P6, 8" INV IN =847.64	P1, 10" INV OUT =847.54	IN BELL GRATE
S3	3' DIA CB	850.15	P3, 8" INV IN =848.00 P4, 6" INV IN =847.70	P2, 10" INV OUT =847.91	IN BELL GRATE
S4	STORM SEWER TAP	849.44	P7, 10" INV IN =846.75		-

Pipe Table

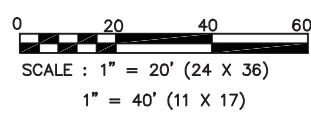
NAME	SIZE	LENGTH	SLOPE	MATERIAL
P1	10"	76'	0.59%	SCH 40 PVC
P2	10"	63'	0.60%	SCH 40 PVC
P3	8"	36'	0.60%	SCH 40 PVC
P4	6"	10'	0.60%	SCH 40 PVC
P5	6"	10'	0.60%	SCH 40 PVC
P6	8"	12'	0.60%	SCH 40 PVC
P7	10"	24'	0.58%	SCH 40 PVC
P8	10"	33'	0.59%	SCH 40 PVC

PLAN KEY

- ① CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- ② 8" WATER SERVICE, VERIFY SIZE WITH ARCHITECT
- ③ 6" WATER SERVICE, VERIFY SIZE WITH ARCHITECT
- ④ 8" SANITARY LATERAL 70 FT @ 3.0% SLOPE
- ⑤ 8" SANITARY INV=845.1 EXTEND 5 FEET INTO BUILDING
- ⑥ 6" SANITARY LATERAL 90 FT @ 2% SLOPE
- ⑦ 6" SANITARY LATERAL 90 FT @ 2% SLOPE
- ⑧ 6" SANITARY INV=845.1 EXTEND 5 FEET INTO BUILDING
- ⑨ CLEAN OUT
- ⑩ EXISTING 6" SANITARY SERVICE
- ⑪ CONNECTION TO EXISTING MANHOLE TO BE INSTALLED WITH A CORED HOLE AND BOOT
- ⑫ UTILITY PATCH PER CITY REQUIREMENTS
- ⑬ CONNECT TO EXISTING SANITARY SEWER MAIN
- ⑭ RELOCATE EXISTING TELEPHONE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE UTILITY
- ⑮ RELOCATE EXISTING OVERHEAD ELECTRIC. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY
- ⑯ REMOVE EXISTING 8" STORM SEWER
- ⑰ CONNECT TO 24" PIPE WITH CORE AND SEAL BOOT PER CITY STANDARDS

LEGEND

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



PROFESSIONAL ENGINEERING
LTC

THE "CONSTELLATION" UTILITY PLAN
MADISON, WISCONSIN

C300

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

ISSUANCE/REVISION
PLAN COMMISSION

DATE
12-13-11

RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 2, 1987 IN VOLUME 9474 OF RECORDS, PAGE 85 AS DOCUMENT NO. 1994731. (10' WIDE UNDERGROUND ELECTRIC EASEMENT, LOT 8-9, BLOCK 133). (10' X 10' UNDERGROUND ELECTRIC EASEMENT, LOT 10, BLOCK 133)



Bike Parking



Seat Walls



Cafe Tables



Trash Receptacles



Accent Bands



Paver Bands



Benches

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC SET
11.12.14	PLAN COMMISSION SUBMITTAL

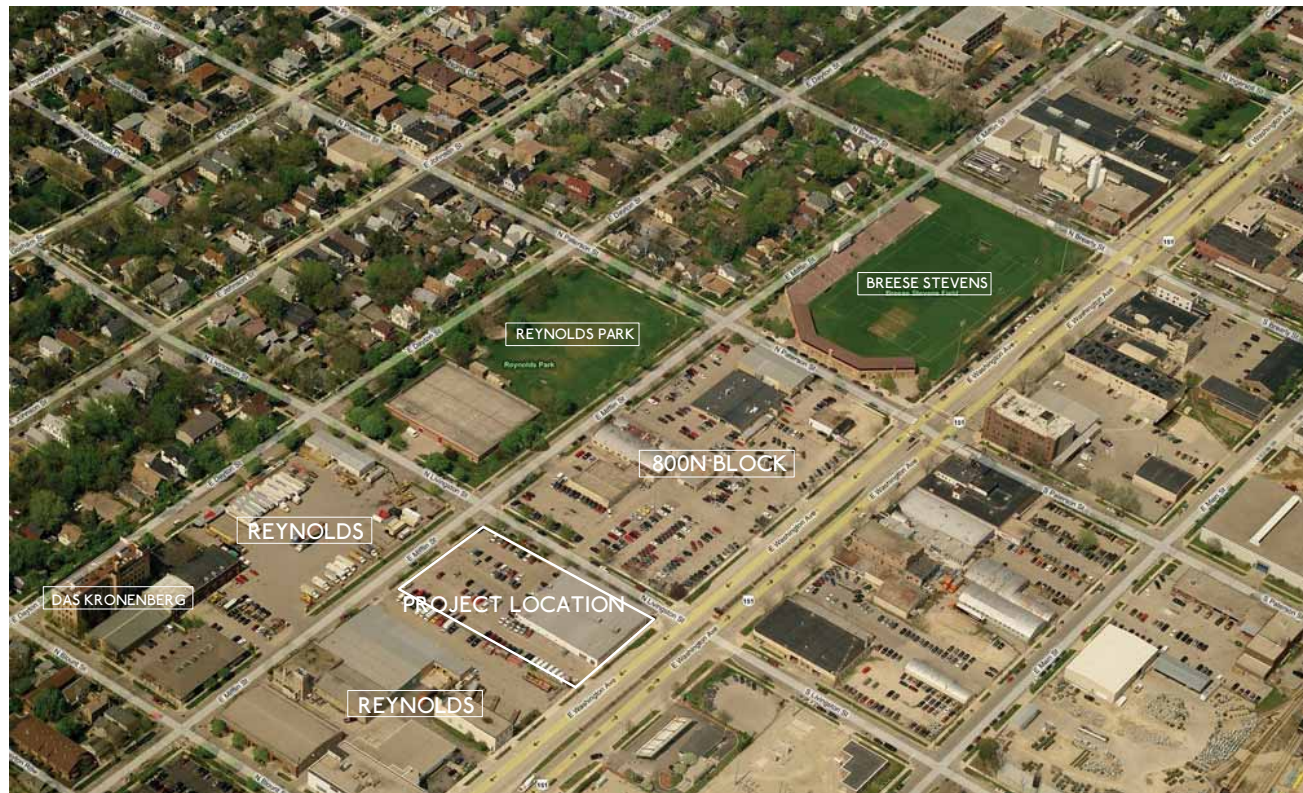
PLAN COMMISSION SUBMITTAL
NOT FOR CONSTRUCTION



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

AMENITIES AND MATERIALS

C402



DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
10.11.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.16.11	INFORMATIONAL UDC
12.07.11	REVIEW SET
12.14.11	PLAN COMMISSION SUBMITTAL

PLAN COMMISSION SUBMITTAL
CITY OF MADISON, WI



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DATE
12.14.11

THE "CONSTELLATION"
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MADISON, WI

SITE CONTEXT PHOTOS

SC1.0



DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
10.11.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.16.11	INFORMATIONAL UDC
12.07.11	REVIEW SET
12.14.11	PLAN COMMISSION SUBMITTAL

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THE "CONSTELLATION"
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MADISON, WI

SITE CONTEXT PHOTOS

SC1.1



EXISTING ONE STORY STRUCTURE
TO BE REMOVED

NORTH FACADE



EXISTING ONE STORY STRUCTURE
TO BE REMOVED

VIEW TO SOUTH (E. WASHINGTON AVE.)



EXISTING ONE STORY STRUCTURE
TO BE REMOVED

VIEW TO EAST



EXISTING ONE STORY STRUCTURE
TO BE REMOVED

PARKING LOT AND NORTH FACADE



EXISTING ONE STORY STRUCTURE
TO BE REMOVED

VIEW TO SOUTH (E. WASHINGTON AVE.)



EXISTING ONE STORY STRUCTURE
TO BE REMOVED

EAST FACADE

PLAN COMMISSION SUBMITTAL
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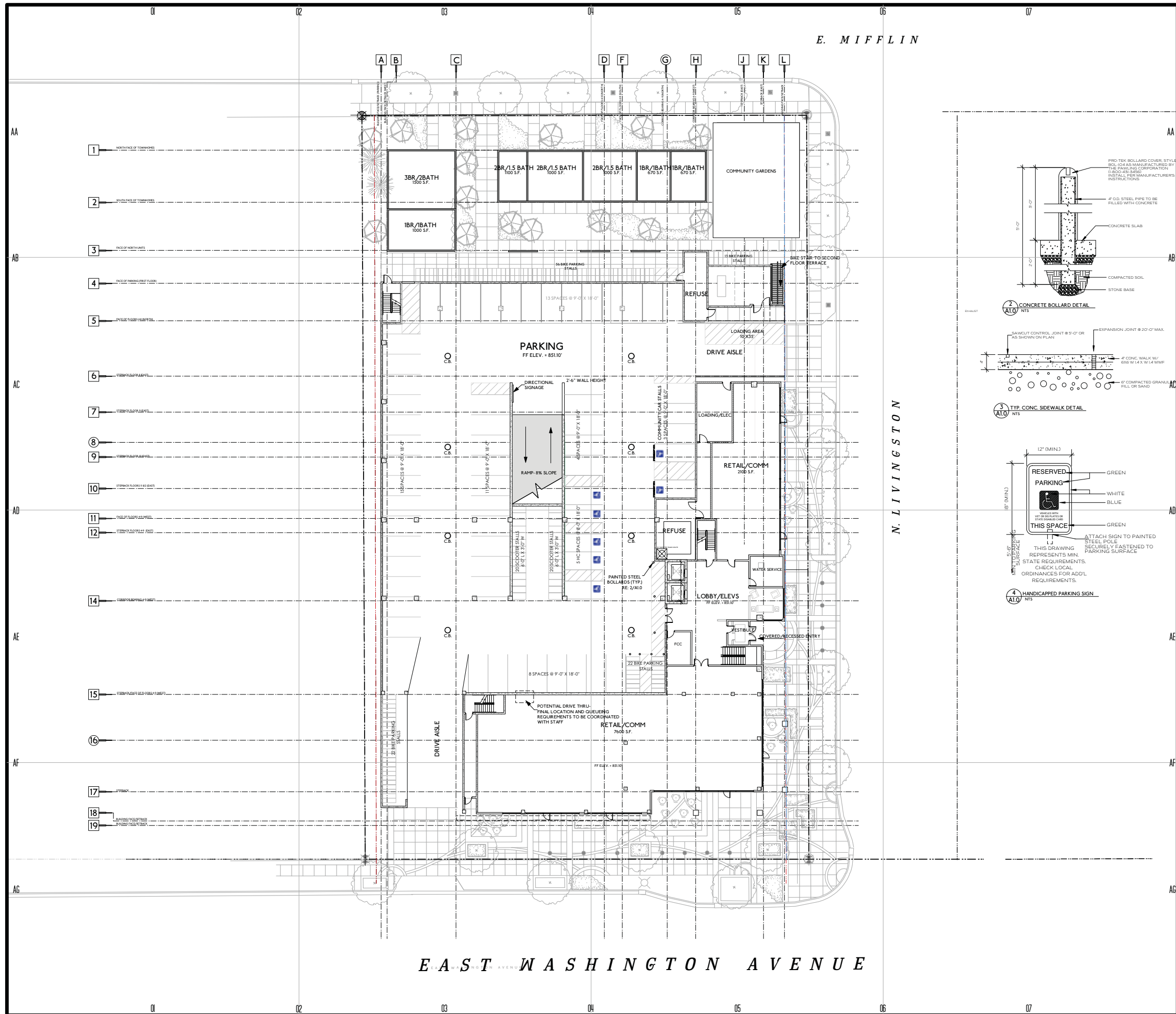
EXISTING SITE AND BUILDING
TO BE REMOVED

SC1.2

E. MIFFLIN

N. LIVINGSTON

EAST WASHINGTON AVENUE



GENERAL NOTES

1. PARKING STALLS THIS LEVEL TO BE 9'-0" IN WIDTH BY 18'-0" IN LENGTH WITH A 24"-0" BACKUP.
2. BICYCLE PARKING STALLS TO BE 2'-0" W X 6'-0" D. REFER TO SHEET A8.2 FOR ADDITIONAL DETAILS
3. SCOOTER PARKING STALLS TO BE 3'-0" W X 6'-0" D AND SHALL BE REPRESENTED BY STRIPING ON CONCRETE SURFACE.
4. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS AND EXTENTS OF LANDSCAPING

DRAWING NOTES

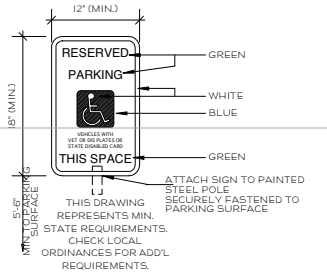
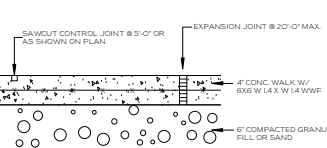
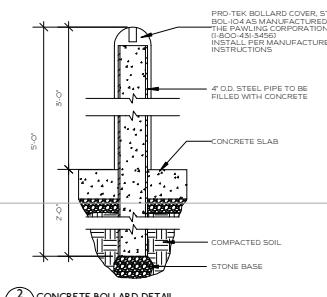
FLOOR SUMMARY:
 AUTO PARKING: 61 STALLS
 7 HC (INCLUDING 2 VAN STALLS)
 SCOOTER PARKING: 40 STALLS
 BICYCLE PARKING:
 91 COVERED STALLS (NOT INCLUDING VISITOR/CUSTOMER STALLS ON EAST WASHINGTON AND N. LIVINGSTON)
 15 INTERIOR STALLS PER RESIDENTIAL FLOOR = 135 STALLS
 TOTAL BICYCLE STALLS = 214 STALLS

BUILDING S.F. PER USE:
 PARKING STRUCTURE: 23,900 S.F.
 LOBBY: 1100 S.F.
 COMMERCIAL/RETAIL: 9700 S.F.
 RESIDENTIAL: 3300 S.F.

TOTAL: 38,000 S.F.

EFF.=0
 1BR/1BATH= 3
 2BR/1BATH=0
 2BR/1.5BATH=3
 2BR/2BATH=0
 3BR/2BATH=1

TOTAL UNITS = 7



DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
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12.07.11	PROGRESS SET
12.14.11	PLAN COMMISSION SUBMITTAL

PLAN COMMISSION SUBMITTAL
 CITY OF MADISON, WI

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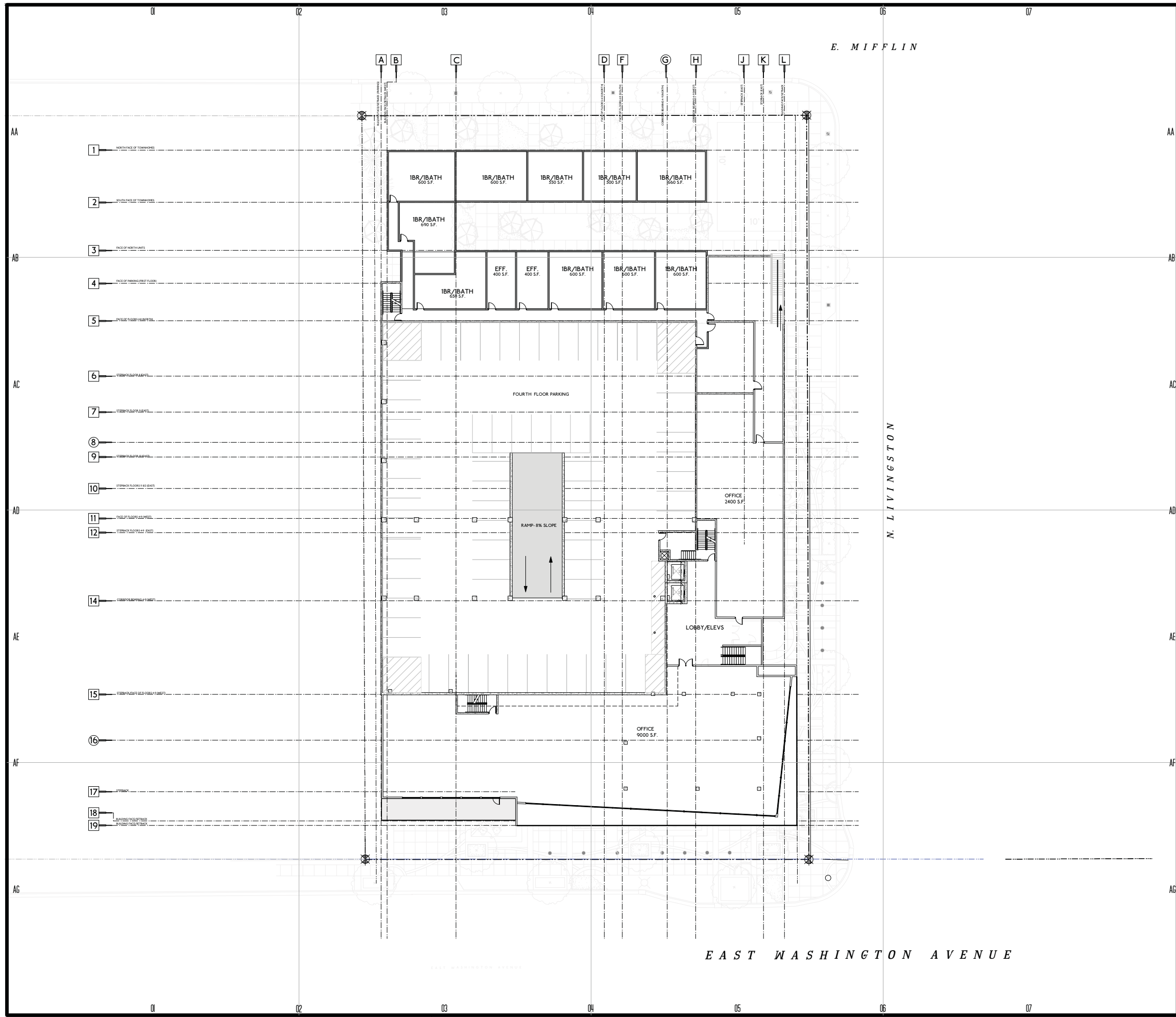
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THE "CONSTELLATION"
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 MADISON, WI

A1.1

FIRST FLOOR PLAN



GENERAL NOTES

1. ALL PARKING STALLS THIS FLOOR TO BE 8'-9" WIDE X 18' DEEP WITH A 24'-0" DRIVE AISLE
STALLS INTENDED FOR RESIDENTIAL USE

DRAWING NOTES

FLOOR SUMMARY:
AUTO PARKING: 68 STALLS (2nd AND 3rd LEVELS)

PARKING STRUCTURE: 23,900 S.F.
LOBBY: 1000 S.F.
COMMERCIAL/RETAIL: 11,000 S.F.
RESIDENTIAL: 5500 S.F.

TOTAL S.F. THIS FLOOR: 39,400 S.F.

EFF.=2
1BR/1BATH= 12
2BR/1BATH=0
2BR/1.5BATH=0
2BR/2BATH=0
3BR/2BATH=0

TOTAL UNITS = 14

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC
12.07.11	PROGRESS SET
12.14.11	PLAN COMMISSION SUBMITTAL

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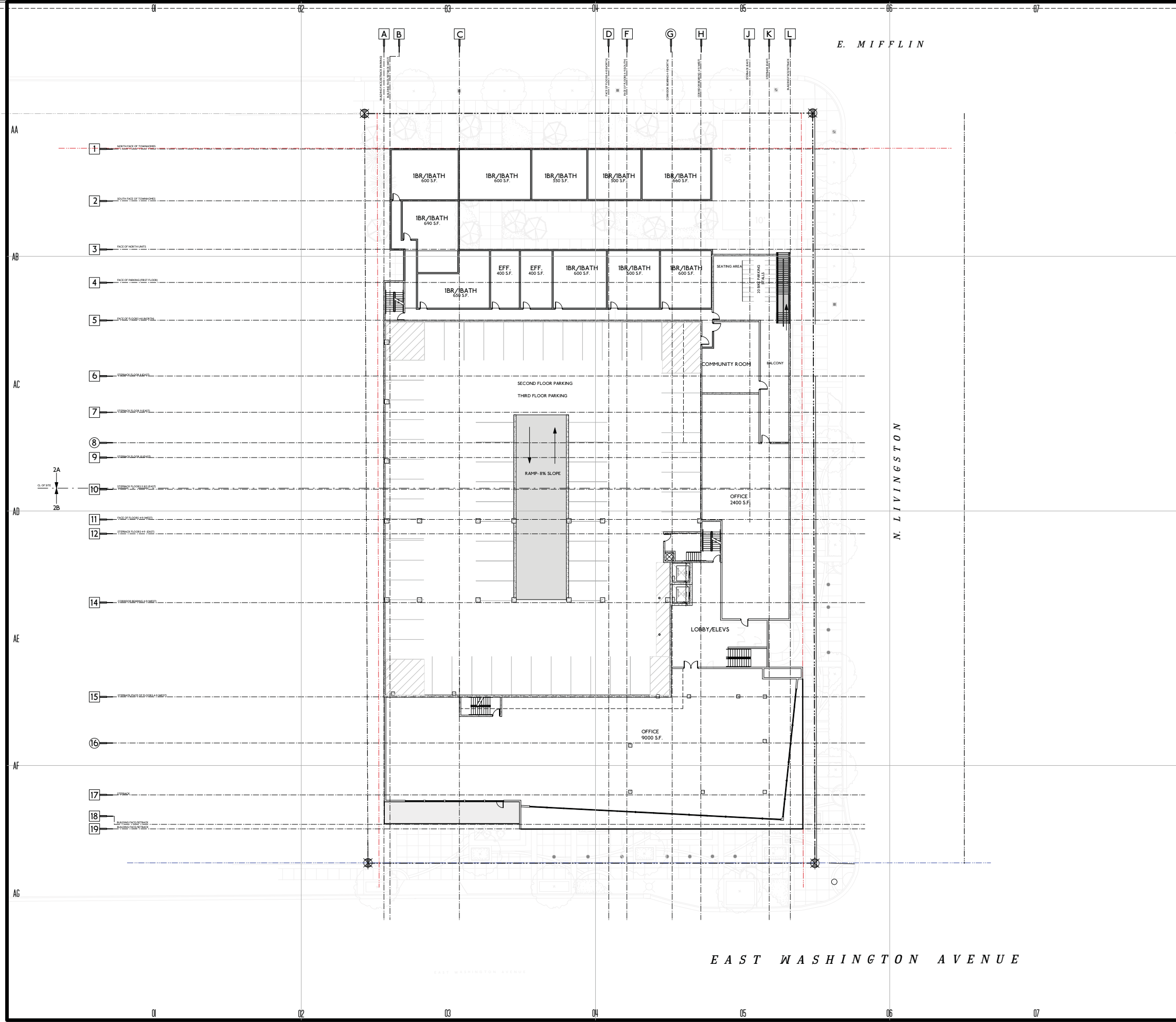
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SECOND FLOOR PLAN

A1.2



GENERAL NOTES

DRAWING NOTES

FLOOR SUMMARY:
 AUTO PARKING: 71 STALLS

PARKING STRUCTURE: 23,900 S.F.
 LOBBY: 1000 S.F.
 COMMERCIAL/RETAIL: 11,000 S.F.
 RESIDENTIAL: 3500 S.F.

TOTAL S.F. THIS FLOOR: 39,400 S.F.

EFF.=2
 IBR/IBATH= 8
 ZBR/IBATH=0
 ZBR/1.5BATH=0
 ZBR/2BATH=0
 ZBR/2BATH=0
 TOTAL UNITS = 10

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC
12.07.11	PROGRESS SET
12.14.11	PLAN COMMISSION SUBMITTAL

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 CITY OF MADISON, WI

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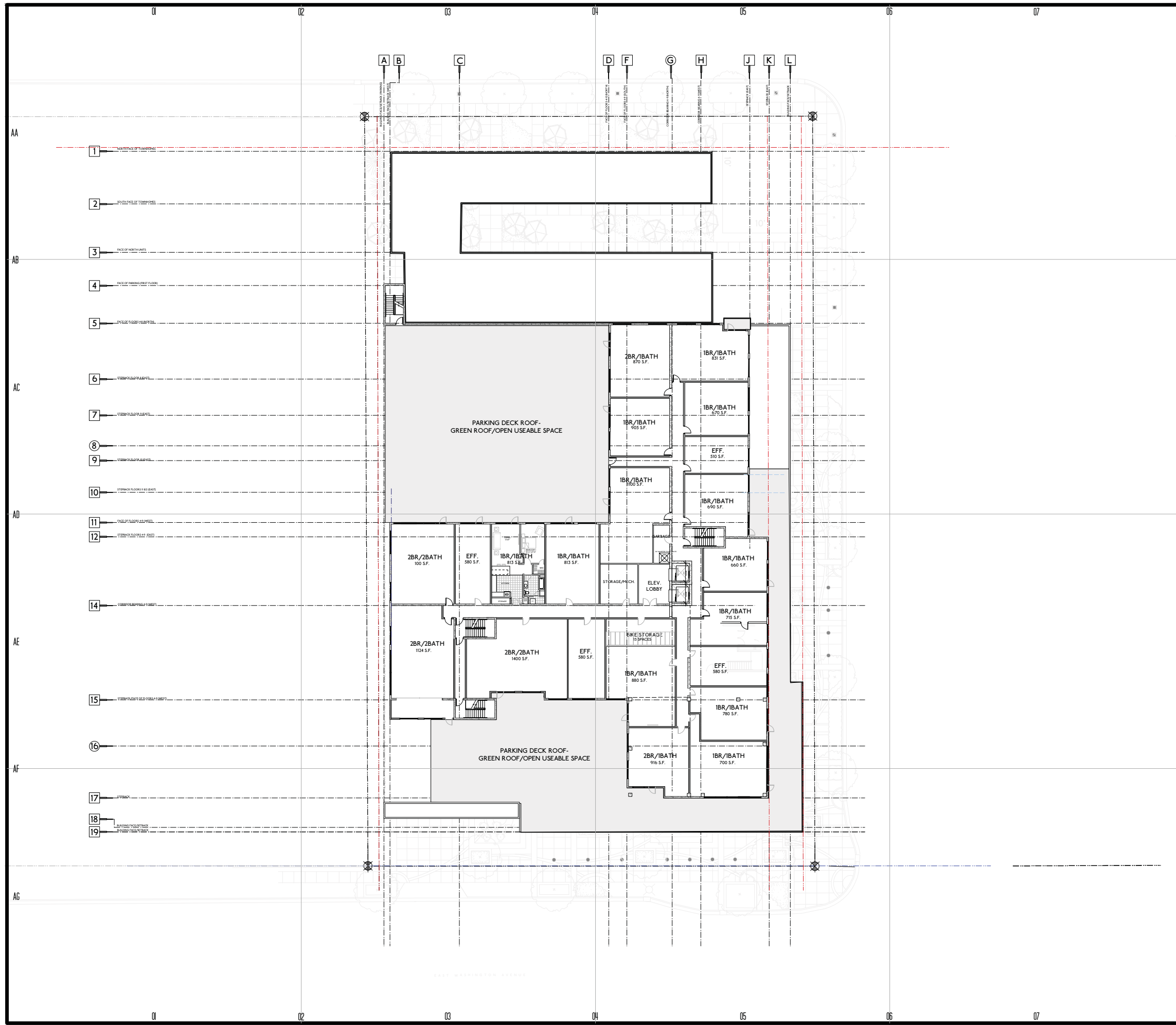
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THE "CONSTELLATION"
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 MADISON, WI

A1.3

THIRD FLOOR PLAN



GENERAL NOTES

DRAWING NOTES

FLOOR SUMMARY:
RESIDENTIAL: 21,465 S.F.

TOTAL S.F. THIS FLOOR: 21,465 S.F.

EFF.=4
1BR/1BATH= 12
2BR/1BATH=2
2BR/2BATH=3
3BR/2BATH=0

TOTAL UNITS = 21

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC
12.07.11	PROGRESS SET
12.14.11	PLAN COMMISSION SUBMITTAL

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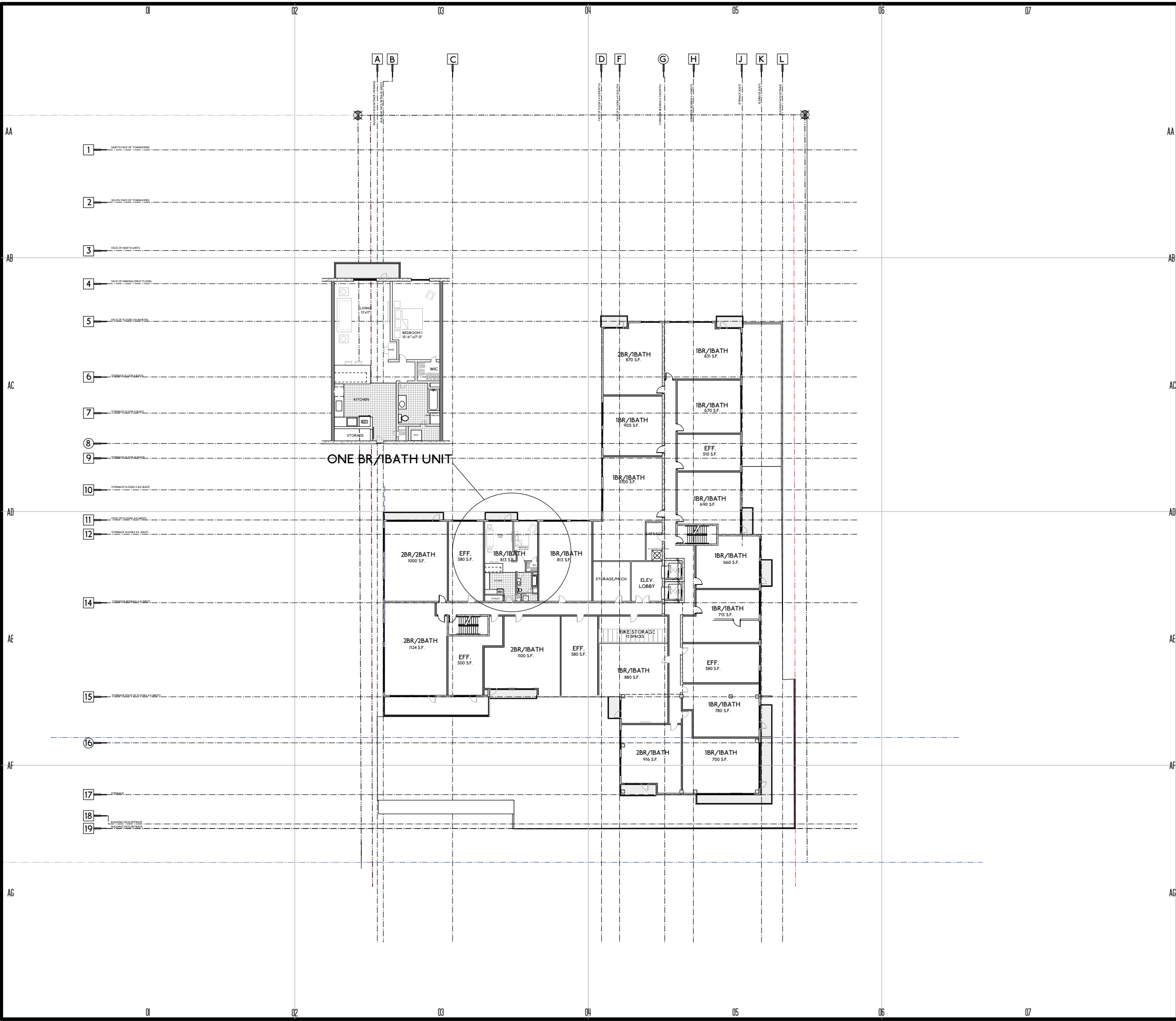
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THE "CONSTELLATION"
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FOURTH FLOOR PLAN

A1.4



GENERAL NOTES

DRAWING NOTES

FLOOR SUMMARY:
RESIDENTIAL: 21,465 S.F.

TOTAL S.F. THIS FLOOR: 21,465 S.F.

EFF.=5
1BR/1BATH=12
2BR/1BATH=3
2BR/2BATH=2
3BR/2BATH=0

TOTAL UNITS = 22

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC
12.07.11	PROGRESS SET
12.14.11	PLAN COMMISSION SUBMITTAL

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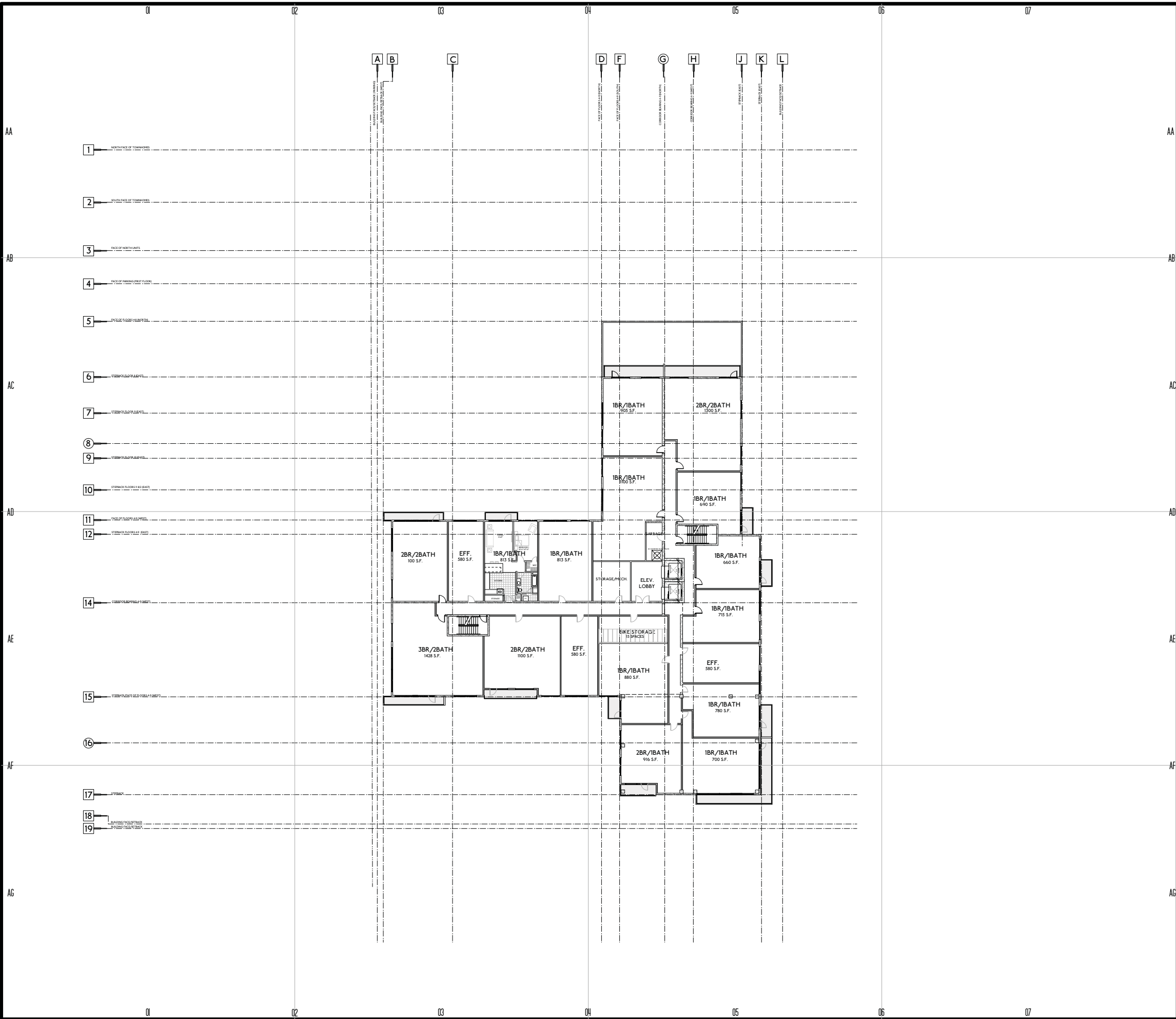
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THE "CONSTELLATION"
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FIFTH-SEVENTH FLOOR PLAN

A1.5



GENERAL NOTES

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

DRAWING NOTES

FLOOR SUMMARY:
RESIDENTIAL: 20,300 S.F.

TOTAL S.F. THIS FLOOR: 20,300 S.F.

EFF.=3
1BR/1BATH= 10
2BR/1BATH=1
2BR/2BATH=3
3BR/2BATH=1

TOTAL UNITS = 18

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
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11.11.11	INFORMATIONAL UDC
12.07.11	PROGRESS SET
12.14.11	PLAN COMMISSION SUBMITTAL

PLAN COMMISSION SUBMITTAL
CITY OF MADISON, WI

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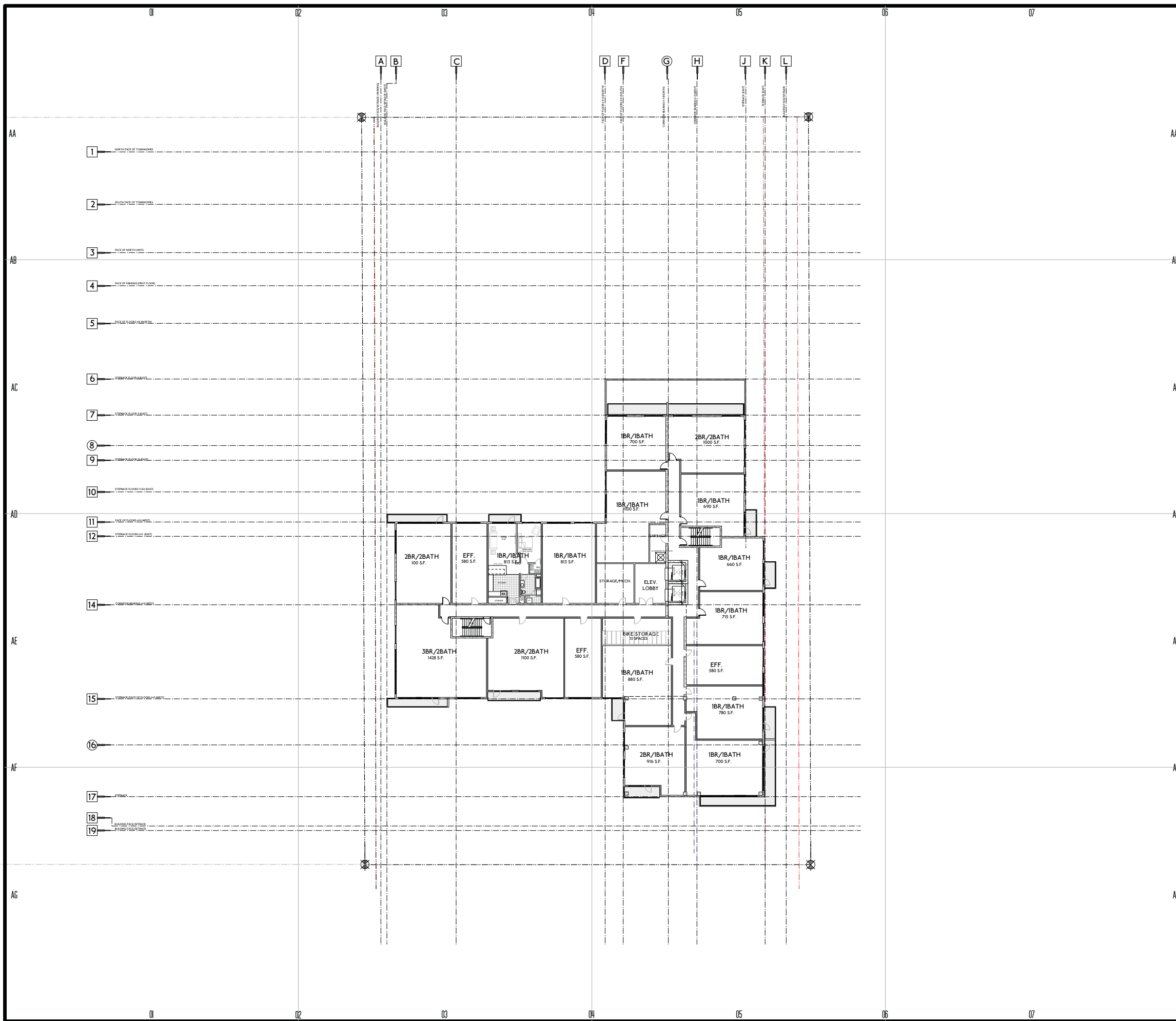
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MADISON, WI

EIGHTH FLOOR PLAN

A1.8



GENERAL NOTES

DRAWING NOTES

FLOOR SUMMARY:
 RESIDENTIAL: 19,100 S.F.
 USEABLE OPEN SPACE:
 TOTAL S.F. THIS FLOOR: 19,100 S.F.

EFF.+3
 1BR/1BATH= 10
 2BR/1BATH=1
 2BR/2BATH=3
 3BR/2BATH=1
 TOTAL UNITS = 18

DATE	DESCRIPTION
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12.07.11	PROGRESS SET
12.14.11	PLAN COMMISSION SUBMITTAL

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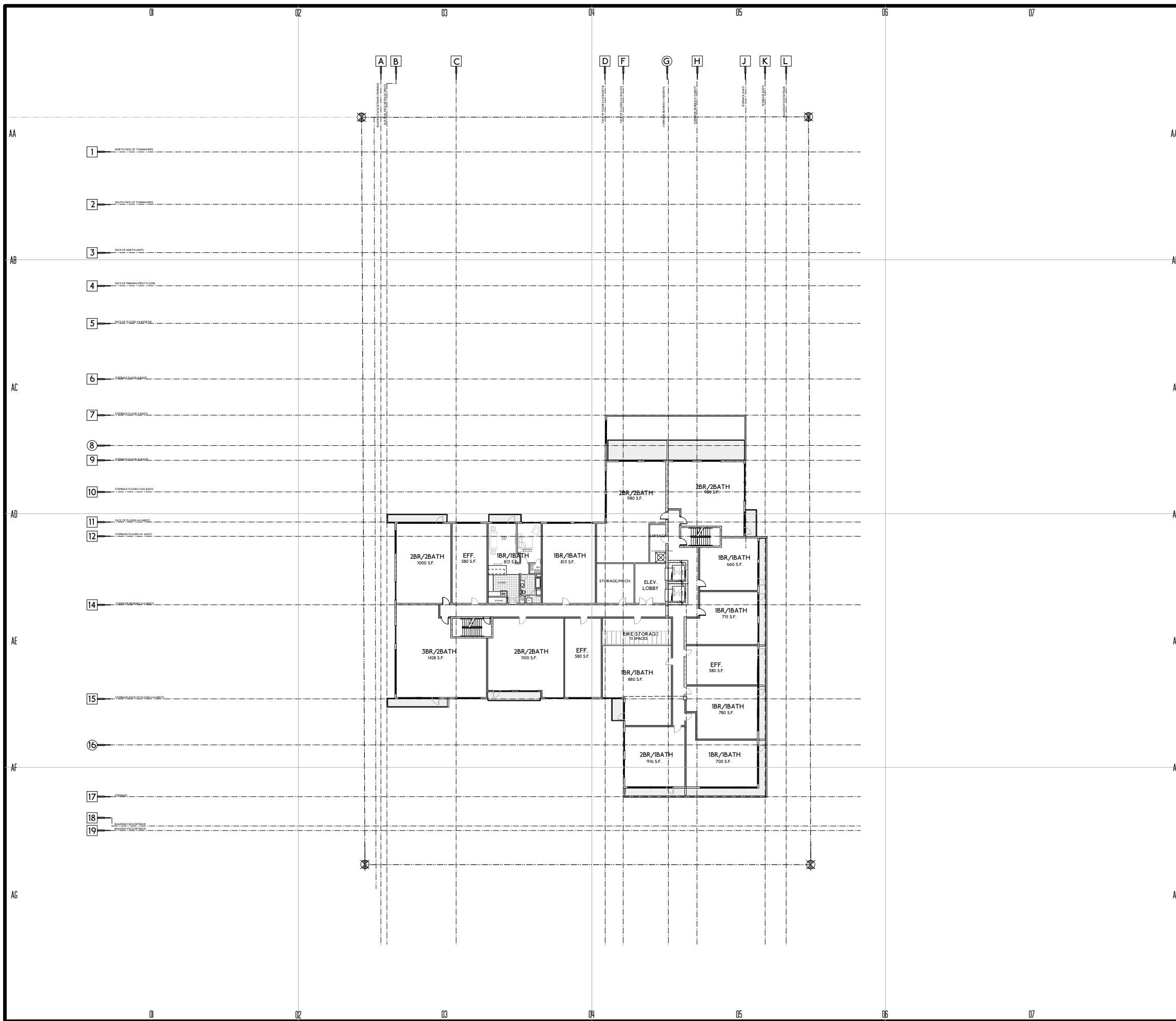
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THE "CONSTELLATION"
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NINTH FLOOR PLAN

A1.9



GENERAL NOTES

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

DRAWING NOTES

FLOOR SUMMARY:
 RESIDENTIAL: 17,900 S.F.
 USEABLE OPEN SPACE:
 TOTAL S.F. THIS FLOOR: 17,900 S.F.

EFF.=3
 1BR/1BATH= 6
 2BR/1BATH=2
 2BR/2BATH=4
 3BR/2BATH=1
 TOTAL UNITS = 16

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC
12.07.11	PROGRESS SET
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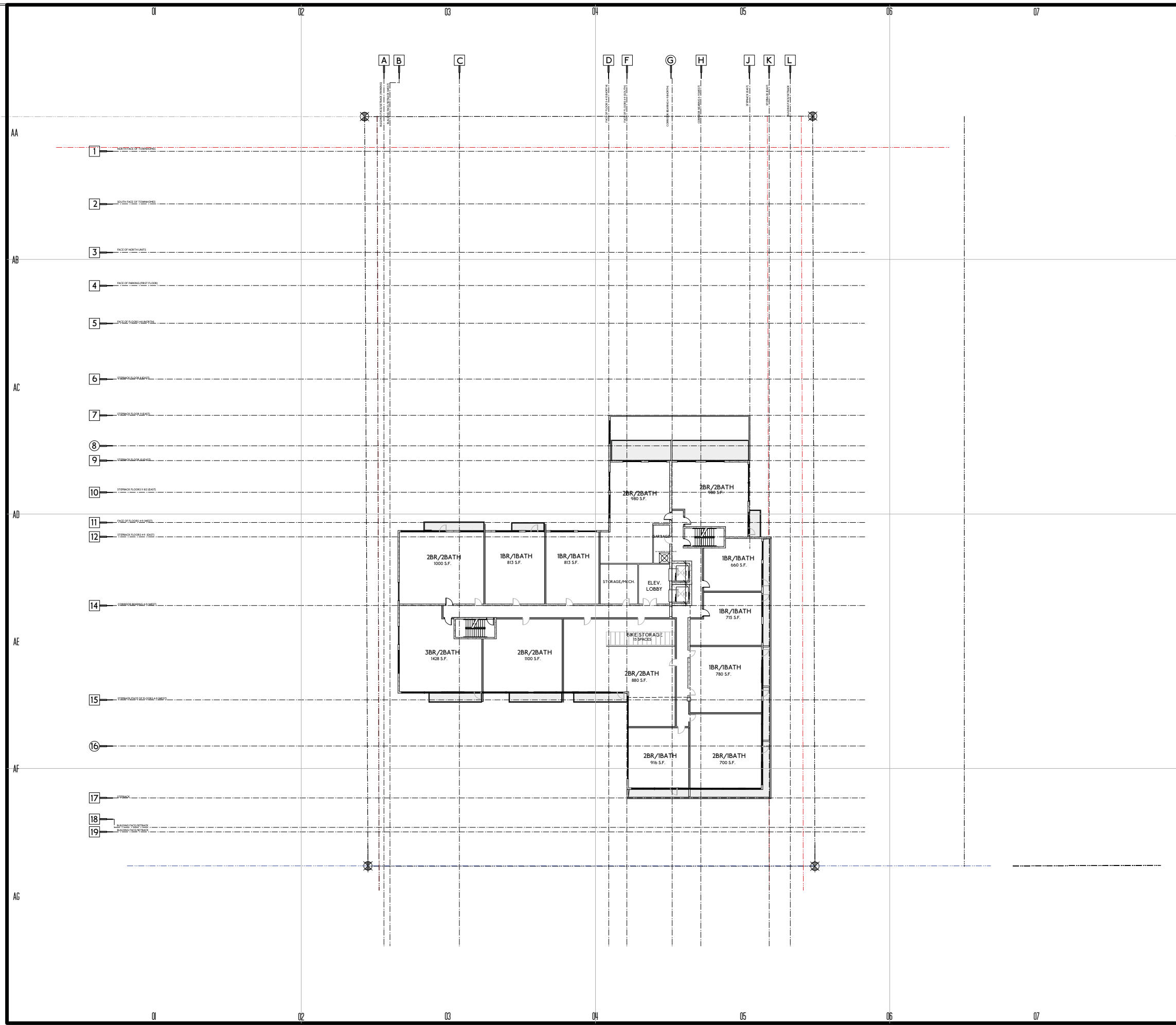
DATE: 12.14.11



 741 EAST MIFFLIN STREET, 754 EAST WASHINGTON AVENUE
 MADISON, WI

TENTH FLOOR PLAN

A1.10



GENERAL NOTES

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

DRAWING NOTES

FLOOR SUMMARY:
 RESIDENTIAL: 16,032 S.F.
 USEABLE OPEN SPACE:
 TOTAL S.F. THIS FLOOR: 16,032 S.F.

EFF-0
 1BR/1BATH= 5
 2BR/1BATH=1
 2BR/2BATH=6
 3BR/2BATH=1
 TOTAL UNITS = 13

DATE	DESCRIPTION
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11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC
12.07.11	PROGRESS SET
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THE "CONSTELLATION"
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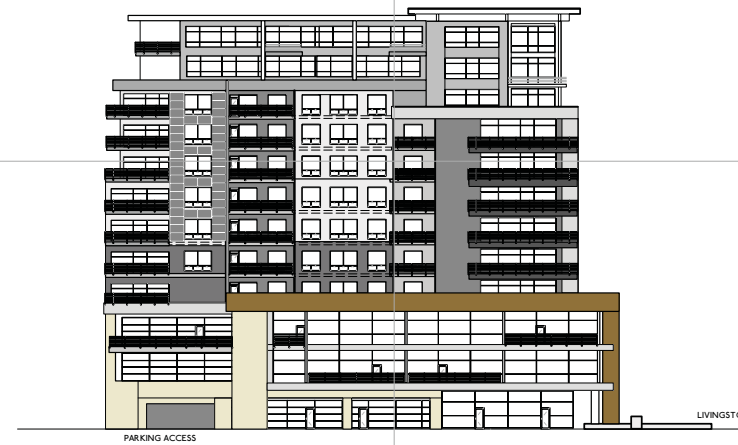
A1.11

ELEVENTH AND TWELFTH FLOOR PLAN

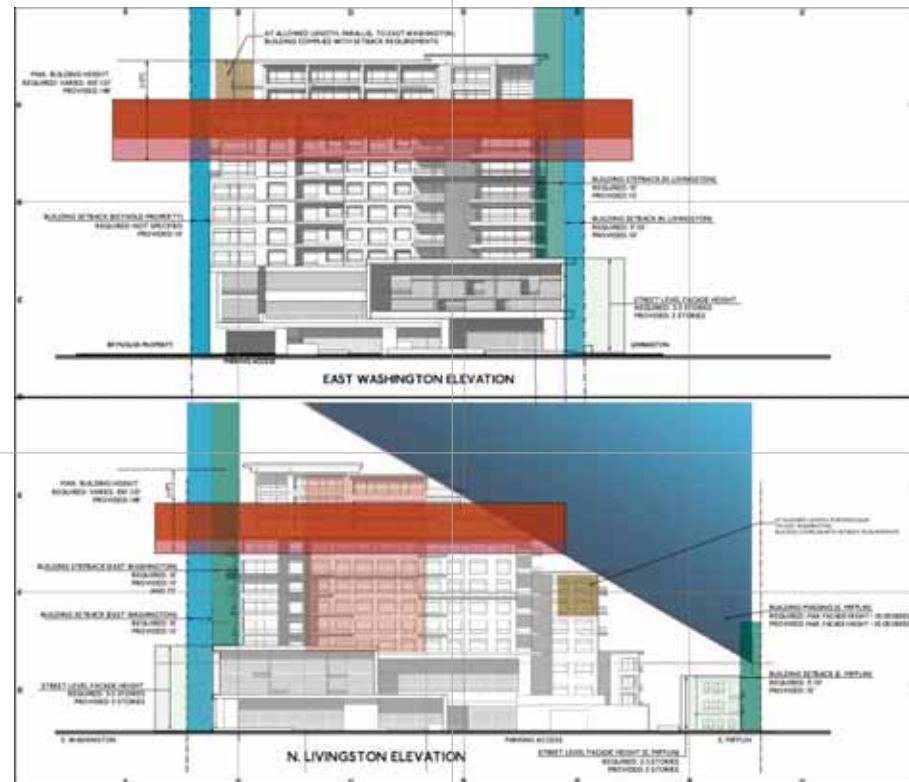
GENERAL NOTES

DRAWING NOTES

CODE NOTES



EAST WASHINGTON ELEVATION



EAST WASHINGTON ELEVATION

N. LIVINGSTON ELEVATION

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.11.11	INFORMATIONAL UDC
11.30.11	PROGRESS SET
12.07.11	PROGRESS SET

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CITY OF MADISON, WI

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THE "CONSTELLATION"
741 EAST MIFFLIN STREET, 754 EAST WASHINGTON AVENUE
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BUILDING ELEVATIONS

A4.1