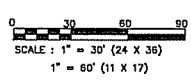


**LEGEND**

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



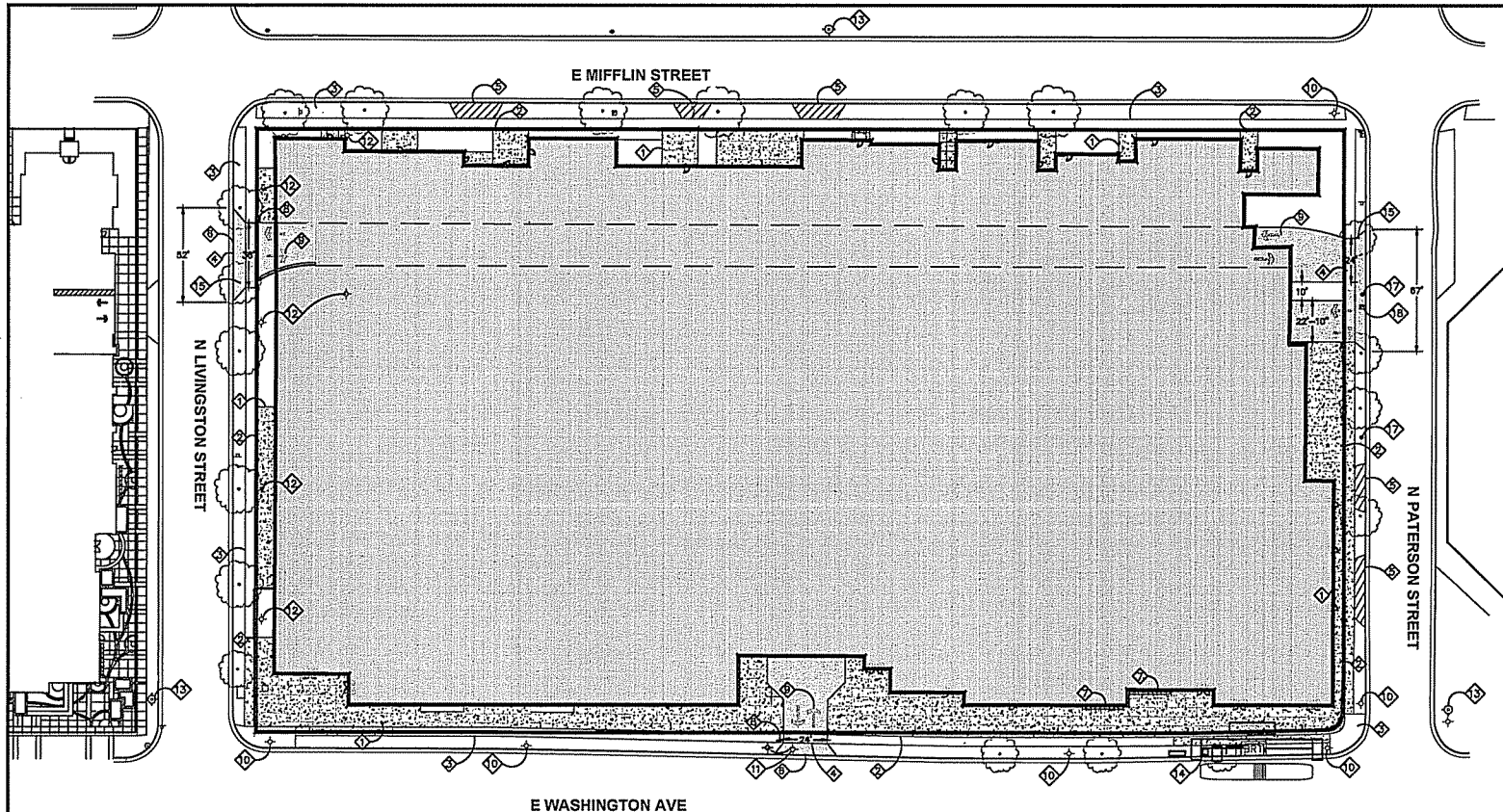
DATE	12-04-13
ISSUANCE/REVISION	
PLAN COMMISSION	

818 N. Mendota Rd.  
 Wausau, WI 53597  
 phone (608) 545-9376  
 fax (608) 237-2129

**PROFESSIONAL ENGINEERING LLC**

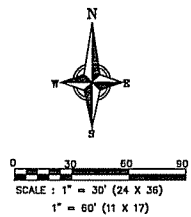
**THE GALAXIE**  
**EXISTING CONDITIONS**  
 800N BLOCK E WASHINGTON AVE  
 MADISON, WISCONSIN

**C100**

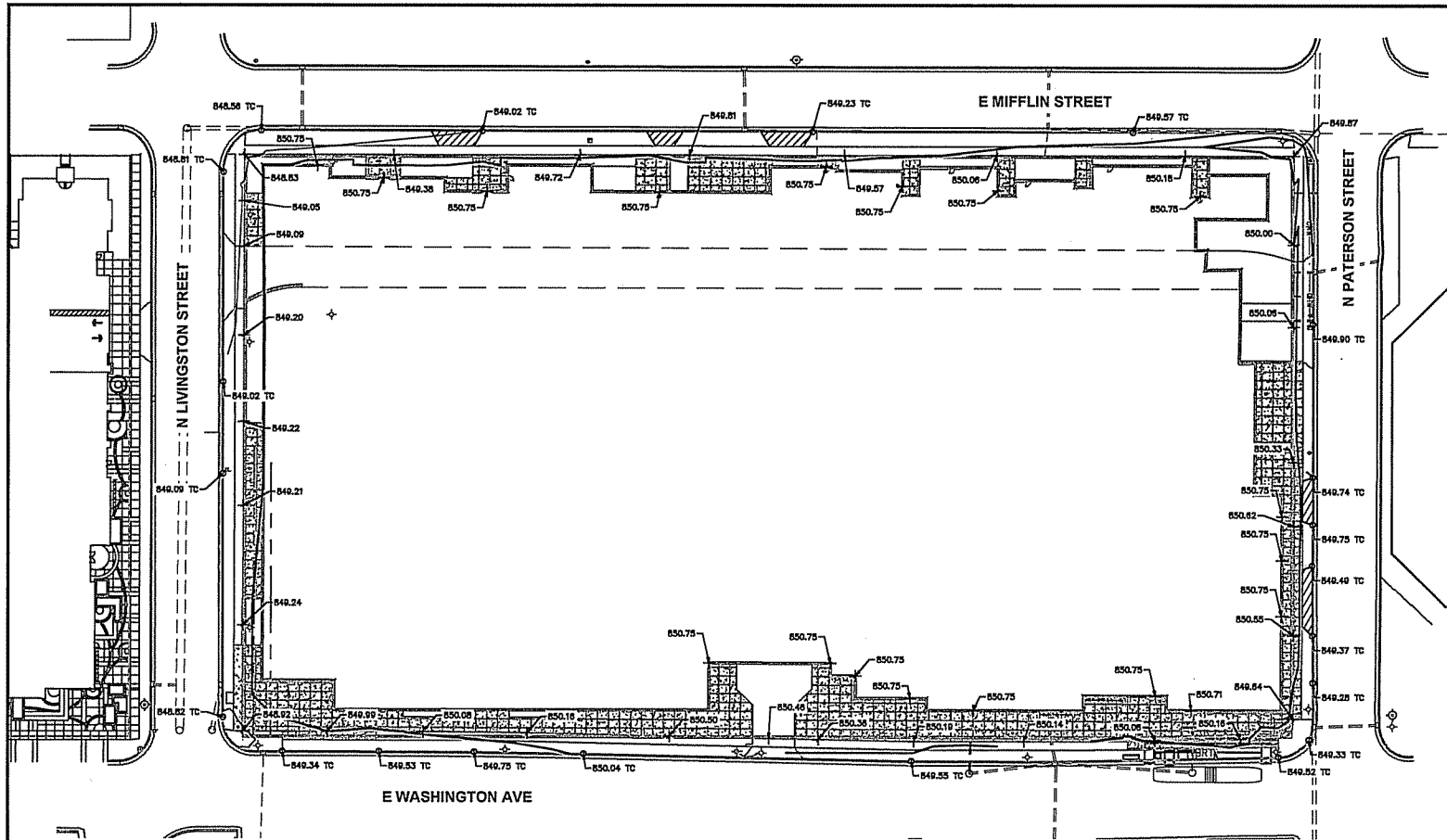


**PLAN KEY**

- |   |  |  |   |
|---|--|--|---|
| ◆ CONCRETE SIDEWALK, TYP.   | ◆ NEW DRIVEWAY APPROACH SHALL BE IN ACCORDANCE WITH CITY STANDARDS | ◆ EXISTING LIGHT POLE TO BE RELOCATED    | ◆ EXISTING POWER TO BE RELOCATED            |
| ◆ CONNECT TO EXISTING SIDEWALK, TYP.  | ◆ BICYCLE RACK   | ◆ EXISTING LIGHT POLE TO BE REMOVED      | ◆ EXISTING UTILITY PEDESTAL TO BE RELOCATED |
| ◆ EXISTING SIDEWALK TO REMAIN, TYP.   | ◆ 7' HIGH STOP SIGN, TYP.  | ◆ EXISTING FIRE HYDRANT                  |   |
| ◆ SIDEWALK TO BE 7" THICK IN DRIVEWAY SECTION   | ◆ PAVEMENT MARKING   | ◆ FUTURE BUS RAPID TRANSIT (BRT) STATION |   |
| ◆ EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED & TERRACE RESTORED | ◆ EXISTING LIGHT POLE TO REMAIN, TYP.                              | ◆ EX TREE TO BE REMOVED                  |   |
|   |  | ◆ EX TREE TO REMAIN                      |   |



<p>818 N Mendotabrook Ln          Waunakee, WI 53597          Phone (608) 848-9278          Fax (608) 237-2129</p> <p style="text-align: center;"><b>PROFESSIONAL          ENGINEERING</b> LLC</p>	<p>DATE: 12-04-13</p> <p>ISSUANCE/REVISION:</p> <p>PLAN COMMISSION:</p>
<p><b>THE GALAXIE          CIVIL SITE PLAN</b>          800N BLOCK E WASHINGTON AVE          MADISON, WISCONSIN</p>	
<p><b>C101</b></p>	

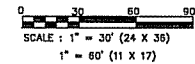


**GRADING NOTES**

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 WATERING 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 LOOSEND PRIOR TO ADDITION OF TOPSOIL.

**GRADING LEGEND**

- PROPOSED CONTOUR
- × 850.00 SIDEWALK ELEVATION
- 850.00 TC TOP OF CURB ELEVATION



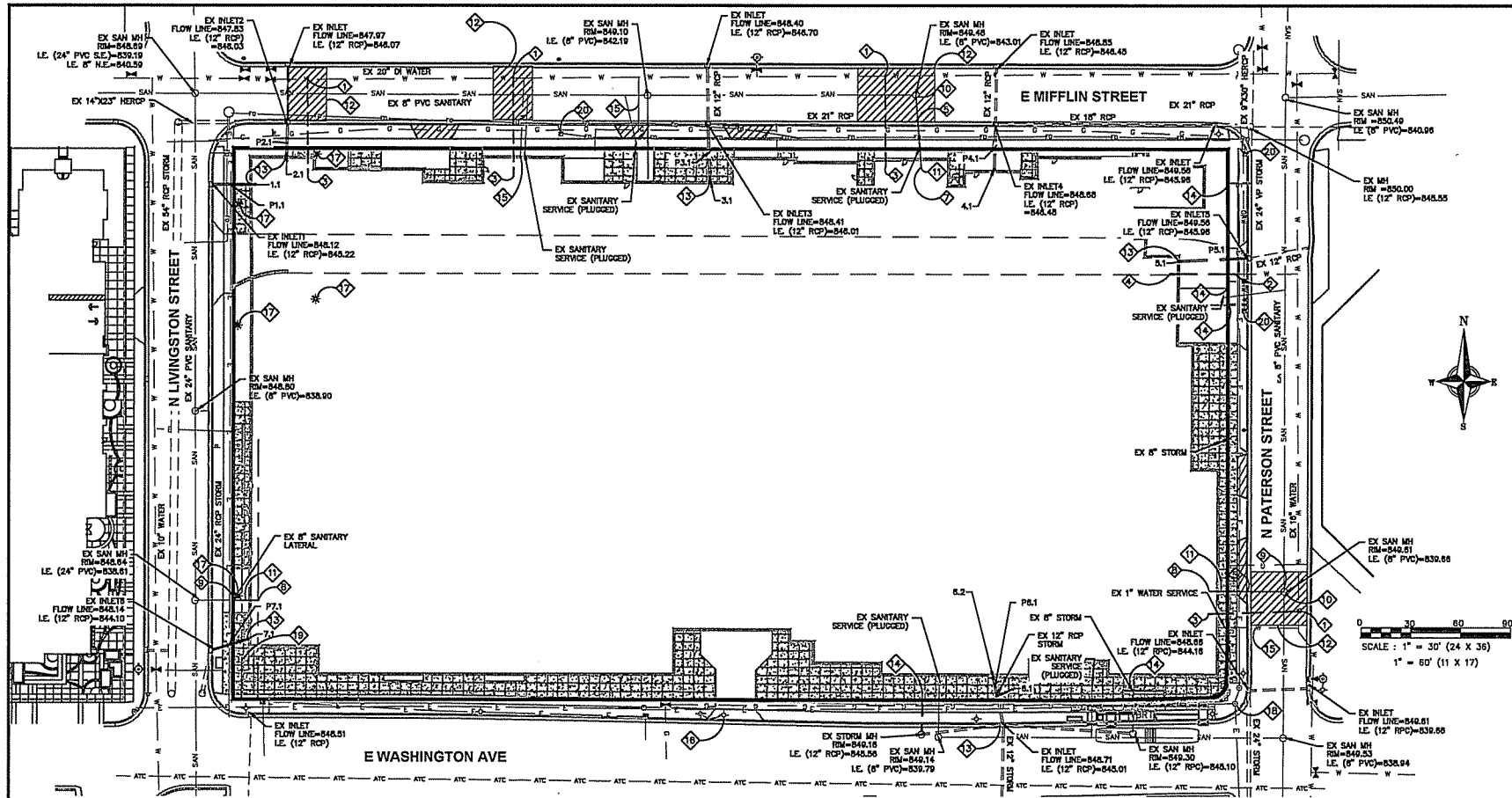
DATE	12-04-13
ISSUANCE/VERSION	
PLAN NUMBER	

818 N Mendota  
 Wisconsin, WI 53577  
 Phone (608) 448-9378  
 Fax (608) 237-2129  
**PROFESSIONAL ENGINEERING** LLC



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

**C200**



**PLAN KEY**

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>① CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY</li> <li>② CONNECT TO EXISTING 6" WATER SERVICE</li> <li>③ 6" WATER SERVICE, VERIFY SIZE WITH ARCHITECT</li> <li>④ 6" WATER SERVICE, VERIFY SIZE WITH ARCHITECT</li> <li>⑤ 6" SANITARY LATERAL @ 1% MIN. SLOPE, VERIFY SIZE WITH ARCHITECT</li> <li>⑥ 6" SANITARY INV=841.00. EXTEND 5 FEET INTO BUILDING</li> <li>⑦ 6" SANITARY INV=843.50. EXTEND 5 FEET INTO BUILDING</li> </ul> | <ul style="list-style-type: none"> <li>⑧ 6" SANITARY INV=840.00. EXTEND 5 FEET INTO BUILDING</li> <li>⑨ CONNECT TO EXISTING 6" SANITARY SEWER</li> <li>⑩ FIELD CORE CONNECTION TO EXISTING MANHOLE &amp; USE CORE-IN-SEAL BOOT PER CITY STANDARDS</li> <li>⑪ SEE PLUMBING PLANS FOR CLEAN OUT LOCATION</li> <li>⑫ UTILITY PATCH PER CITY REQUIREMENTS</li> <li>⑬ CONNECT TO ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR.</li> <li>⑭ PLUG EXISTING STORM SEWER</li> </ul> | <ul style="list-style-type: none"> <li>⑮ EXISTING WATER SERVICE TO BE ABANDONED</li> <li>⑯ EXISTING LIGHT POLE TO BE RELOCATED</li> <li>⑰ EXISTING LIGHT POLE TO BE REMOVED</li> <li>⑱ EXISTING MO&amp;E MANHOLE</li> <li>⑲ EXISTING TRANSFORMER</li> <li>⑳ EXISTING UTILITY PEDESTAL</li> </ul> |
|---|---|--|

**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 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-112 PIPE OR RCP CLASS B 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 82.
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 BUILDING(S) SHALL BE SURVEYED INTO THE PROPOSED BUILDING(S) A MIN. OF 6" AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 0.5'. AFTER REPAIRING 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.

DATE	12-24-13
ISSUANCE/REVISION	
PLAN CONSTRUCTION	

818 N Mendota Street  
 Wausau, WI 53987  
 phone (808) 848-9378  
 fax (808) 237-2129



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

**C300**











GENERAL NOTES

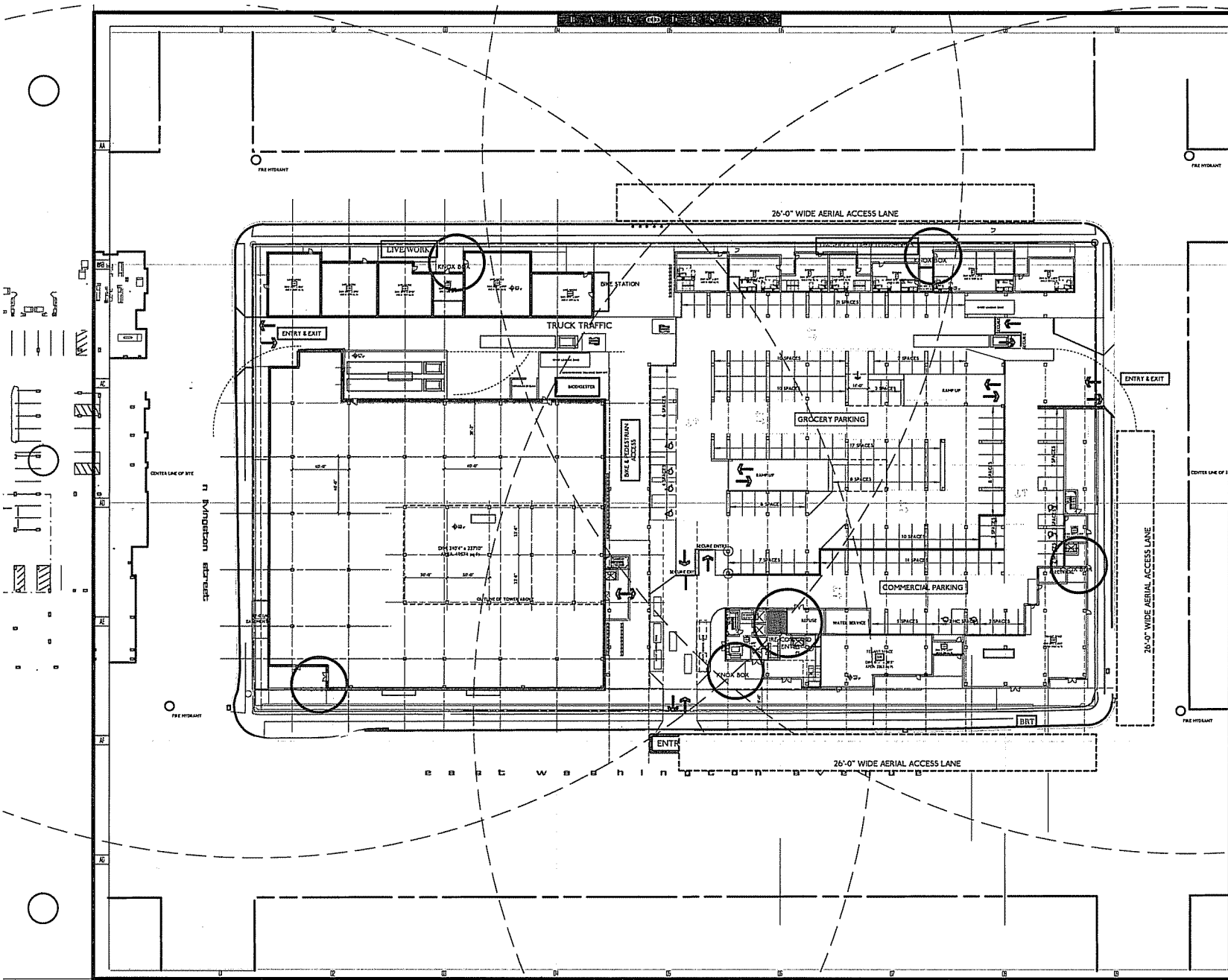


CITY OF MADISON FIRE DEPARTMENT

200 Exchange Street, 1st Floor, Madison, WI 53702-2644 • Tel: 608-263-2262

Project Ref: \_\_\_\_\_  
 Contract & Phase #: \_\_\_\_\_  
 TYPE APPARATUS ACCESS AND TYPE I (FCI-511) SPECIFIC

1. This building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.
2. The building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.
3. The building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.
4. The building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.
5. The building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.
6. The building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.
7. The building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.
8. The building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.
9. The building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.
10. The building is required to meet NFPA 101, Life Safety Code, Section 10.2.1.1.2.1, for the protection of life.



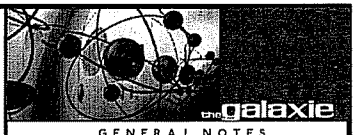
DATE	DESCRIPTION

PLAN COMMISSION SUBMITTAL

WWW.HARKDESIGN.COM  
 WWW.GERHARDTDEV.COM  
 WWW.GALAXIEDSIGN.COM

12.04.13

C-F-100



**GENERAL NOTES**

1. PROVIDE PARKING SPACES STEEPED AND PARALLEL TO DRIVEWAYS.
2. PARKING STALLS TO BE 4'-0" WIDE BY 8'-0" IN LENGTH WITH A 3'-0" DRIVE LANE.
3. SLOPE CONCRETE SLAB TO CATCH RAIN (1/4" FT. MIN).
4. PROVIDE SLOPED CONTROL GROTES BY 1/8" TO 3/16" AND 1" OUTSIDE CORNER OF INTERIOR WALLS COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR.
5. REFER TO LIGHTING DRAWINGS FOR LOCATIONS AND EXTENTS OF LIGHT FIXTURES.
6. BICYCLE PARKING STALLS TO BE 2'-0" W X 8'-0" D.
7. BICYCLE PARKING STALLS TO BE 2'-0" W X 8'-0" D AND SHALL BE REPRESENTED BY STAMPS ON CONCRETE SURFACE.
8. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS AND EXTENTS OF LANDSCAPING AND HARDSCAPE.
9. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY SERVICE ENTRY, LOCATION, METALS AND CLEARANCES REQUIRED BY UTILITY COMPANY AND/OR GOVERNMENT AGENCIES BY CONTRACTOR OR SUBCONTRACTOR AND ALL OTHERS PERMITTED BY APPROVAL CODE OR AUTHORITY HAVING JURISDICTION FOR REVIEW BY ARCHITECT.
10. DESCRIBE CONDITIONS TO VERIFY THAT SOUND LEVELS OF ALL EQUIPMENT MEET OR EXCEED ALLOWABLE SOUND ORDINANCES FOR HOUSING.
11. GENERAL CONTRACTOR TO COORDINATE ALL EXISTING CONDITIONS IN PRECINCT PANELS WITH ARCHITECT, SUBCONTRACTORS AND PRECAST SUPPLIER.
12. GENERAL CONTRACTOR TO PROVIDE RAINFOREST WHEEL STOP WHEN SHOWS OR REQUIRED BY AUTHORITY HAVING JURISDICTION.
13. GC TO COORDINATE CATCH BASIN LOCATIONS AND ELEVATIONS WITH PLUMBING DESIGNER/GENERAL CONTRACTOR.
14. ISOLATE PLASTER AND COLLARS FROM FLOOR SLAB.
15. THE CONTRACTOR SHALL ACCORDANCE THE SIGNELINE ALONG ADJACENT STREETS WHEN ARE DAMAGED DUE TO THE CONSTRUCTION OF THIS DEVELOPMENT.
16. ALL REQUIRED SIGNELINE AND CURB CHANGES ALONG EAST WASHINGTON AVENUE SHALL BE COORDINATED WITH THE PROPOSED EAST WASHINGTON MEDIAN AND STREET DESIGN.
17. THE CONTRACTOR, ARCHITECT, AND ENGINEER SHALL COORDINATE THE PROPOSED 300' EAST WASHINGTON AVENUE MEDIAN AND CURBWAY PERMITS WITH CITY OF MADISON ENGINEERING AND TRAFFIC ENGINEER.
18. REVIEW PROPOSED SIGN CONNECTIONS WITH CITY OF MADISON ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

**AUTO PARKING STALLS:**  
 DEDICATED GROCERY: 16  
 COMMERCIAL: 37  
 HC 8  
 VAN ACCESSIBLE: 3

**BICYCLE PARKING STALLS**  
 OUTSIDE PARKING STRUCTURE:  
 GROUND LEVEL (MADRAX): 109  
 INSIDE PARKING STRUCTURE:  
 1ST FLOOR PARKING (MADRAX): 37

**BUILDING SUMMARY:**  
 7,000 S.F. COMMERCIAL/RETAIL  
 3,000 S.F. LOBBY  
 63,800 S.F. PARKING  
 50,000 S.F. GROCERY STORE  
 7,000 S.F. OWNER OCCUPIED HOUSING  
 8,000 S.F. LIVE/WORK HOUSING

DATE	DESCRIPTION

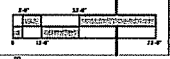
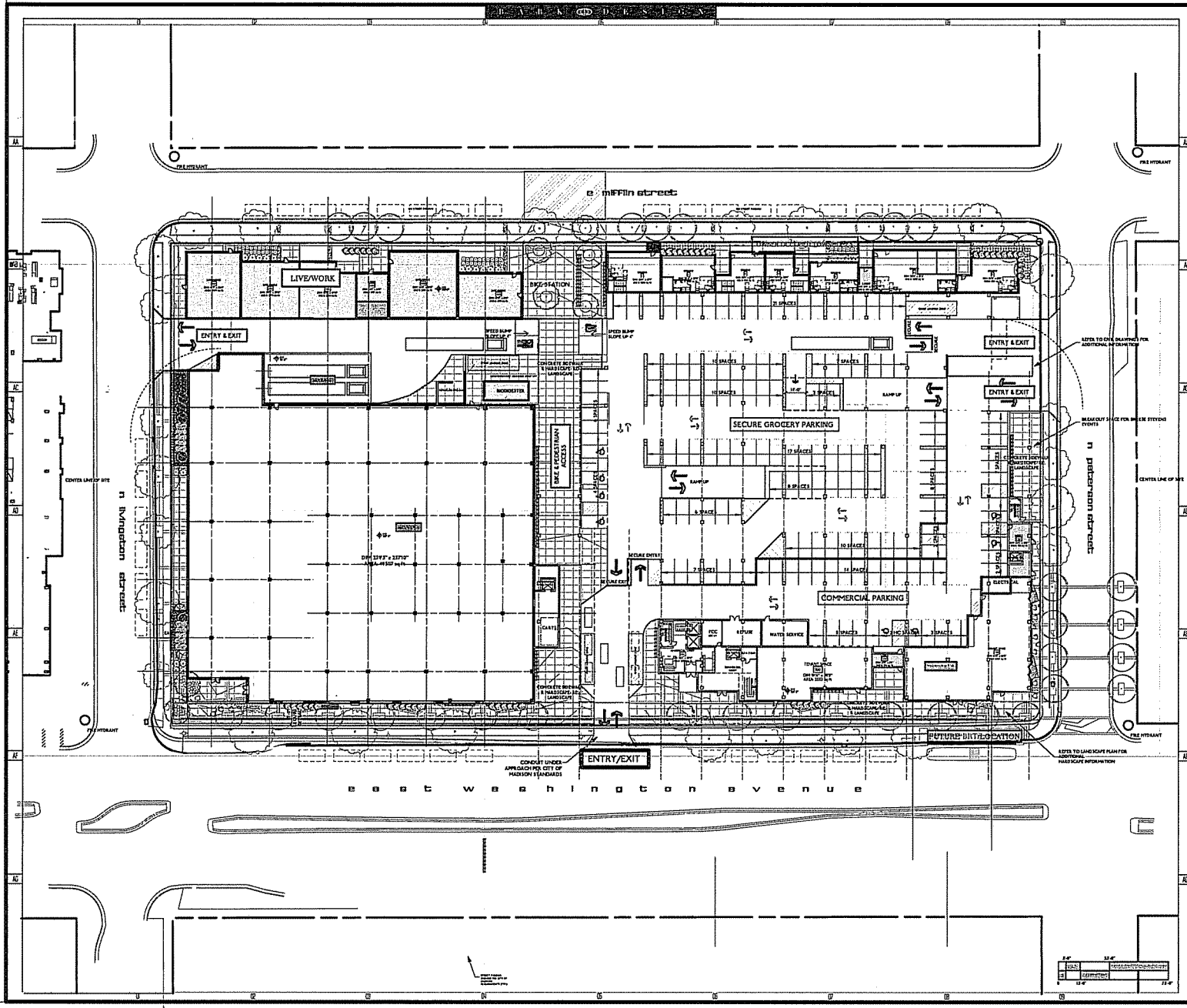
**PLAN COMMISSION SUBMITTAL**

WWW.GALAXIEDESIGN.COM  
 STUDIO@GALAXIEDESIGN.COM  
 608.782.1922

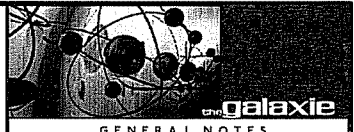
DATE: 12.04.13

GEBHARDT DEVELOPMENT  
 800 CALLE EAST WASHINGTON AVENUE  
 MADISON, WI

**OVERALL SITE & FIRST FLOOR PLAN**



SCALE 1/8" = 1'-0"



**GENERAL NOTES**

**AUTO PARKING STALLS:**  
 DEDICATED GROCERY: 80  
 COMMERCIAL: 67  
 TOTAL STALLS : 147

**BIKE PARKING STALLS**  
 INSIDE PARKING STRUCTURE: 54

**BUILDING SUMMARY:**  
 27,500 S.F. COMMERCIAL/OFFICE  
 2,000 S.F. LOBBY  
 57,200 S.F. PARKING  
 7,200 S.F. OWNER OCCUPIED HOUSING  
 8,000 S.F. LIVE/WORK HOUSING

11'-0"	11'-0"	11'-0"	11'-0"
11'-0"	11'-0"	11'-0"	11'-0"

DATE	DESCRIPTION

**PLAN COMMISSION SUBMITTAL**

**bank DESIGN** **GEBHARDT DEVELOPMENT**

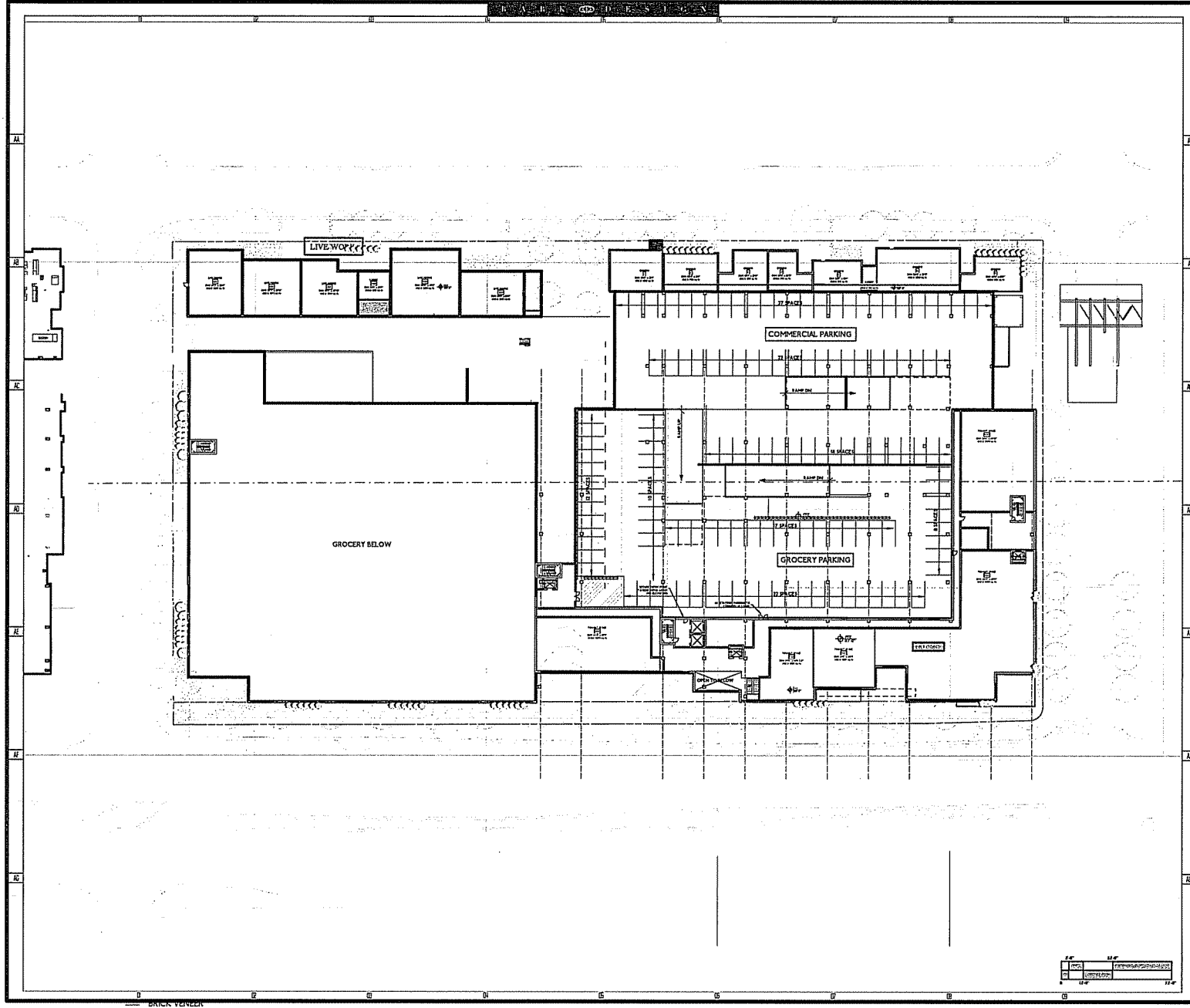
WWW.BANKDESIGN.COM  
 STUDIO@BANKDESIGN.COM  
 800.322.8222

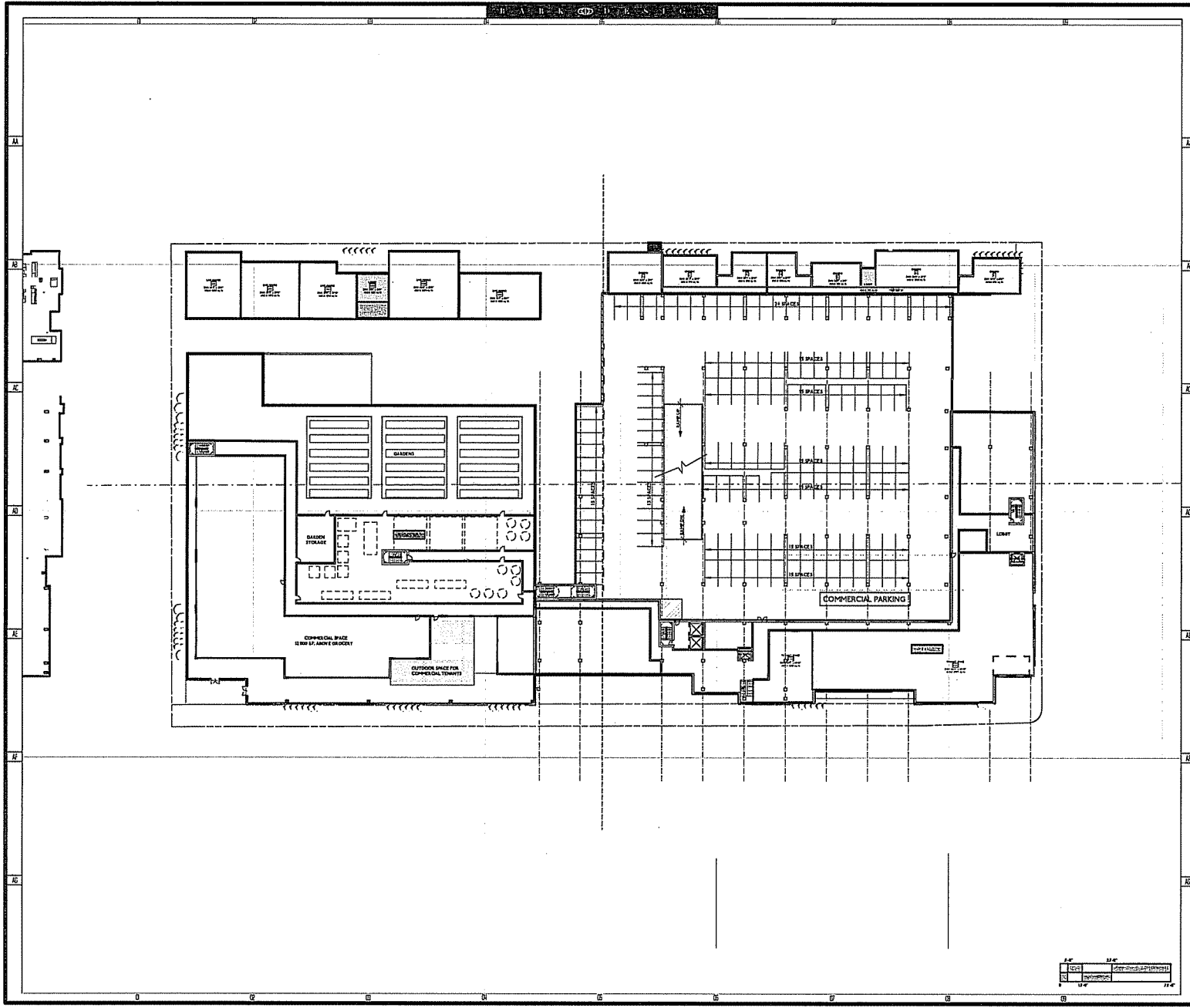
DATE: 12.04.13

**galaxie**  
 605 BEECH CREST WASHINGTON  
 WASHINGTON, DC 20007

**SECOND FLOOR PLAN**

**A102-C**





**GENERAL NOTES**

**AUTO PARKING STALLS:**

**3RD FLOOR**  
 COMMERCIAL: 143  
 TOTAL STALLS : 143

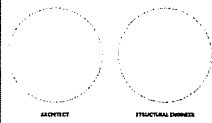
**4TH FLOOR**  
 RESIDENTIAL: 91  
 COMMERCIAL: 32  
 TOTAL STALLS : 143

**5TH FLOOR**  
 RESIDENTIAL: 143  
 TOTAL STALLS : 143

**BUILDING SUMMARY:**

31,000 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

DATE	DESCRIPTION



**PLAN COMMISSION SUBMITTAL**

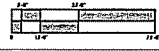


WWW.PLANETREE.COM  
 STONINGHOUSE.COM  
 12.04.13



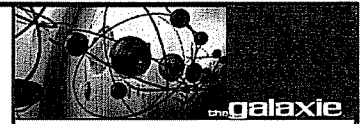
THIRD FLOOR PLAN

**A103-C**



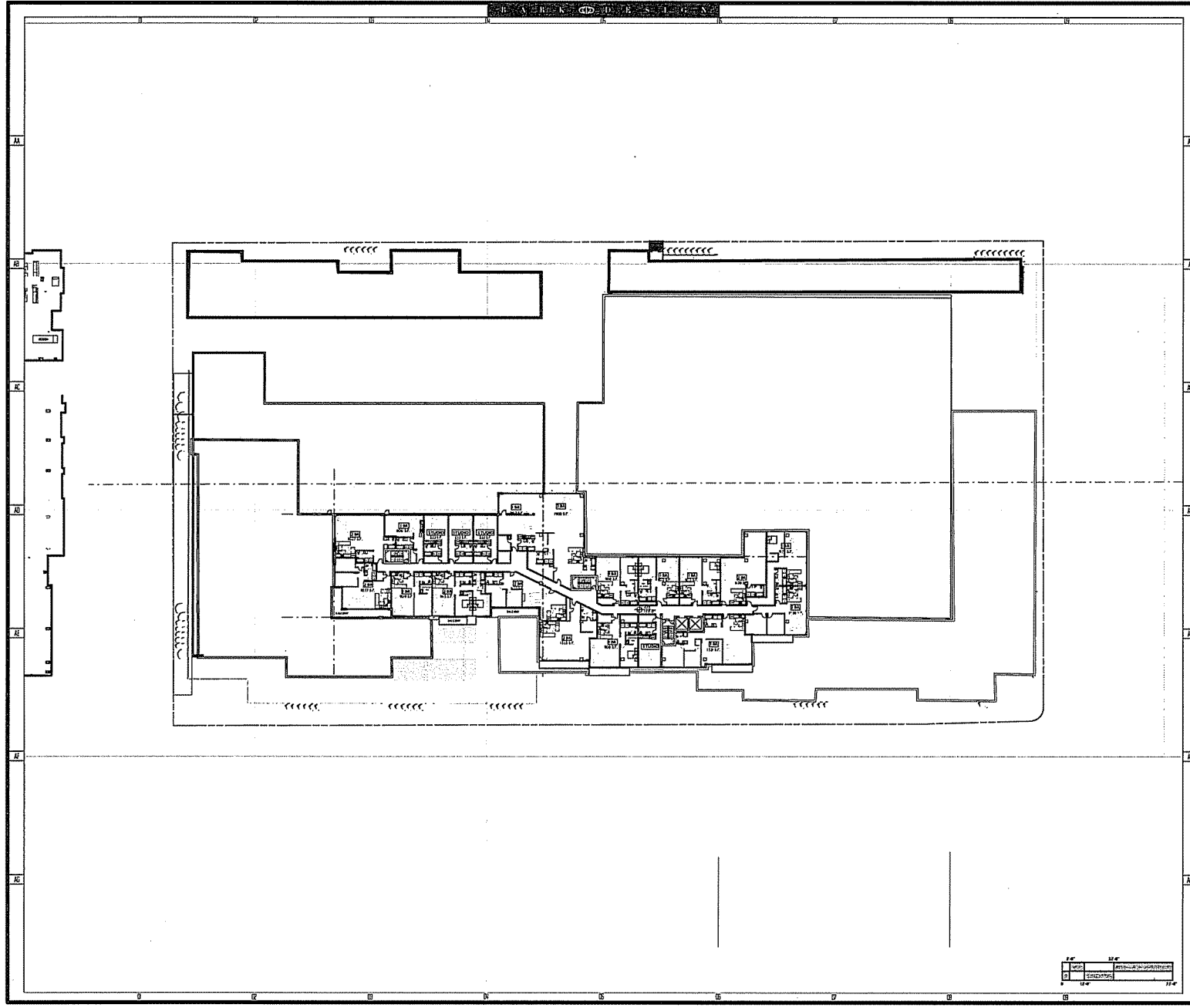
DATE: 12/27

BARK DESIGN

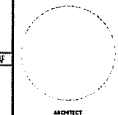


GENERAL NOTES

[Empty space for general notes]



DATE	DESCRIPTION
	ISSUED FOR PERMITS REVIEW
	BLDG INTERVIEW SET



ARCHITECT



STRUCTURAL ENGINEER

PLAN COMMISSION SUBMITTAL

**bark** DESIGN     **G. BEBHARDT** DEVELOPMENT

WWW.BARKDESIGN.COM     STUDIO@BARKDESIGN.COM     PH: 771.420.1234

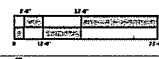
DATE: 12.04.13

**the galaxie** DEVELOPMENT CORPORATION

TYP. RESIDENTIAL PLAN

**A104-BI**

DATE: 12.04.13





GENERAL NOTES

DRAWING NOTES

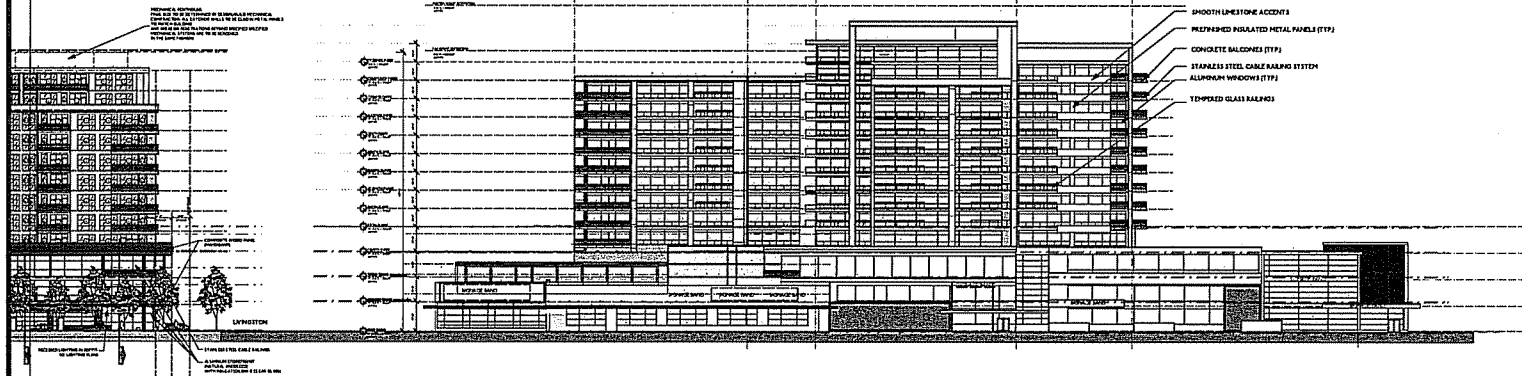
CODE NOTES

DATE	DESCRIPTION

PLAN COMMISSION SUBMITTAL

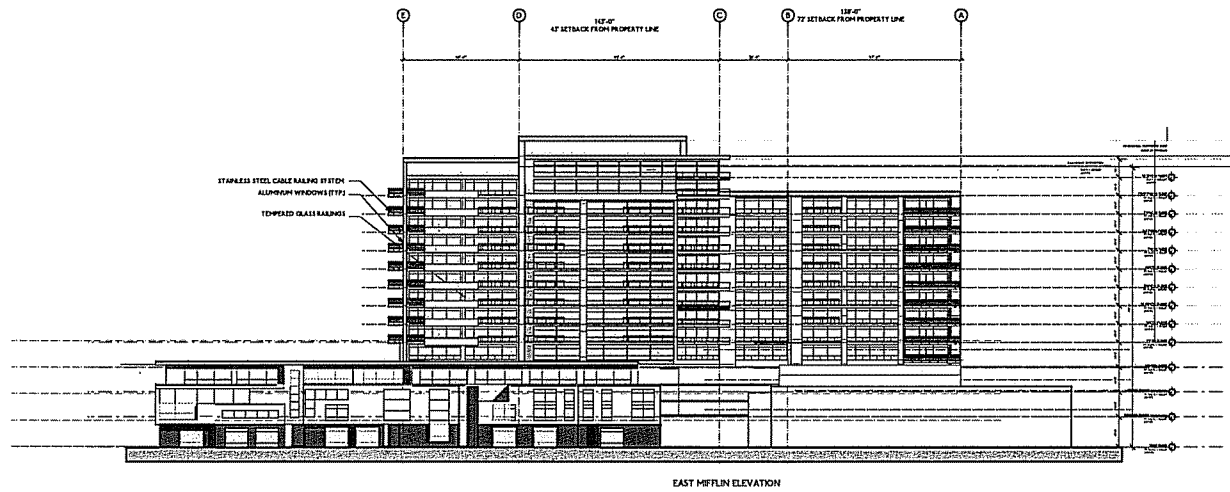
BUCKLE UP EAST WASHINGTON AVENUE  
 BILLYEAR, TN  
 BUILDING ELEVATIONS

WWW.GALAXIEDESIGN.COM  
 STUDIO SPACE @ 9500 JEFFERSON  
 COLLETT, TENN  
 DATE: 12.04.13  
 A4.1

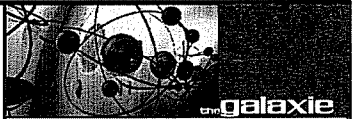


EAST WASHINGTON ELEVATION


PLAN DEVELOPMENT



EAST MIDFLIN ELEVATION



GENERAL NOTES

A1

A2

DRAWING NOTES

A3

A4

CODE NOTES

A5

A6

DATE	DESCRIPTION
12/04/13	PRELIMINARY REVIEW SET
	MAJOR REVIEW SET



PLAN COMMISSION SUBMITTAL

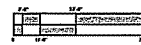


WWW.BARKDESIGN.COM  
STUDIO SPACE: 2010 N. 2ND ST.  
SUE, ANDY, BOB

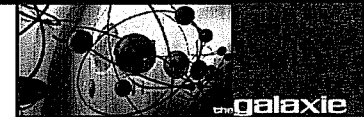
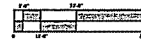
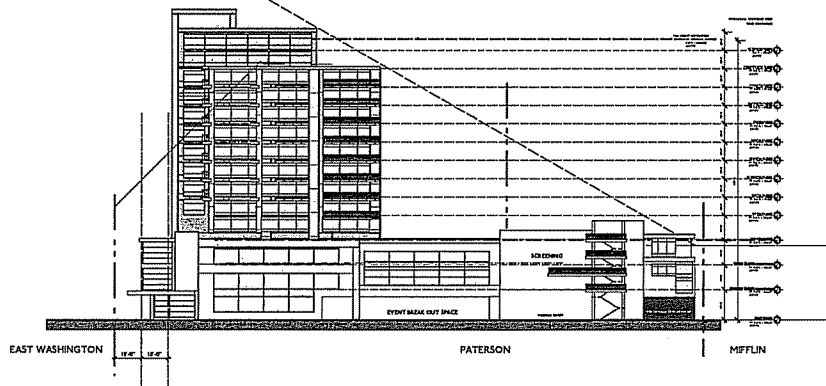
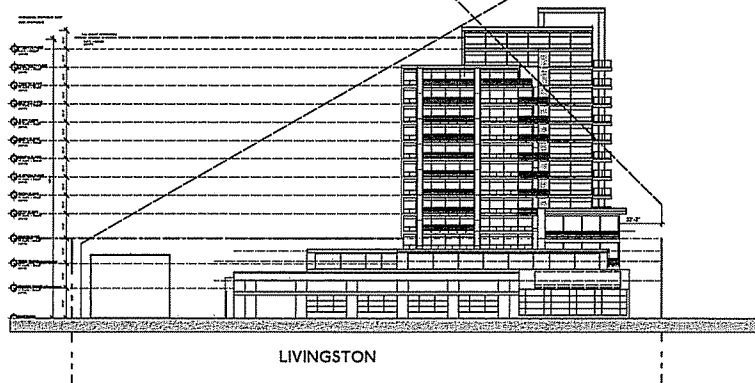
12.04.13

the galaxie  
ARCHITECTS  
1000 EAST WASHINGTON AVENUE  
MADISON, WI  
BUILDING ELEVATIONS

A4.2



EAST MIDFLIN



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
	ARCHITECTURAL REVIEW SET
	MECHANICAL REVIEW SET
	PLUMBING REVIEW SET
	ELECTRICAL REVIEW SET
	STRUCTURAL REVIEW SET
	ENVIRONMENTAL REVIEW SET
	OTHER REVIEW SET

**PLAN COMMISSION SUBMITTAL**

		<small>WWW.BANK-OF-AMERICA.COM</small> <small>1-800-BANK-OF-AMERICA</small> <small>OR CALL 800-368-5773</small>
		12.04.13

 <small>GERHARDT DEVELOPMENT</small> <small>1400 WEST WASHINGTON AVENUE</small> <small>MADISON, WI</small> <b>BUILDING ELEVATIONS</b>	A4.3
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