



PROJECT LOCATION

LOCATION MAP

PARCEL ADDRESSES:
802 & 804 EAST WASHINGTON AVENUE
MADISON, WI 53703

ALDERMANIC DISTRICT 2:
LEDELL ZELLERS

URBAN DESIGN DISTRICT 8

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

P R O J E C T T E A M

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

GENERAL CONTRACTOR:
TRI NORTH BUILDERS

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:
FINK ASSOCIATES

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

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P R O J E C T I N F O R M A T I O N -

ALTERATION TO APPROVED CONDITIONAL USE

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

TOTAL USABLE OPEN SPACE: REQUIRED: 410 UNITS x 20 S.F./UNIT = 8200 S.F.; 25% AT GRADE = 2050 S.F. REQUIRED

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

BALCONIES AND TERRACES (ABOVE GRADE): APPROX. 20,654 S.F.

REFER TO SHEET C101-Z FOR LOT COVERAGE CALCULATIONS

UNIT INFORMATION

UNIT BREAKDOWN (Tower):

	2 LEVEL UNITS										UNITS	BEDROOMS
	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR		
EFFICIENCY	5	5	5	5	5	5	5	0	0	0	35	35
1 BR/1 BATH	7	7	7	7	7	7	7	5	5	5	64	64
1 BR/2 BATH/1 DEN												
2 BR/1 BATH												
2 BR/2 BATH	8	8	8	8	8	8	8	4	4	4	68	126
2 BR/2 BATH/1 DEN												
3 BR/2 BATH	3	3	3	3	3	3	3	4	4	4	33	90
4 BR/2 BATH									1	1	1	4
UNITS PER FLOOR	23	23	23	23	23	23	23	19	19	14	201	338

UNIT BREAKDOWN (CONDOS):

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	1	1	3	4	8	8
1 BR/1 BATH:	2	2	2	2	8	8
2 BR/1 BATH:						
2 BR/2 BATH:	1	1	2	1	6	12
3 BR/2 BATH:	3				3	9
TOTAL:	7	4	7	7	25	52

UNIT BREAKDOWN (LIVE/WORK):

	2 LEVEL UNITS			TOTAL UNITS	TOTAL BEDROOMS
	1ST FLOOR	2ND FLOOR	3RD FLOOR		
LOFT:	9		11	20	20
1 BR/1 BATH:					
2 BR/1 BATH:					
2 BR/2 BATH:					
3 BR/2 BATH:					
UNITS PER FLOOR	9		11	20	20

BUILDING AREA BREAKDOWN:
TOTAL S.F.: 670,000 S.F.

BREAKDOWN BY COMPONENT:

GROCERY: 55,000 S.F.
PARKING: 292,600 S.F.
COMMERCIAL/RETAIL/OFFICE: 77,500
RENTAL RESIDENTIAL: 220,100
OWNER OCCUPIED RESIDENTIAL: 27,100

BREAKDOWN BY FLOOR:

FLOOR	USE	AREA (S.F.)	RESIDENTIAL UNITS	AREA (S.F.)
1ST (GROUND) FLOOR:	158,800 GSF	8TH FLOOR (RESIDENTIAL UNITS):	23,900 GSF	
7,000 S.F. COMMERCIAL/RETAIL		(4) EFFICIENCIES		
3,000 S.F. LOBBIES, CIRCULATION		(9) 1. BEDROOM		
63,800 S.F. PARKING, MECH., STORAGE		(6) 2. BEDROOM		
50,000 S.F. GROCERY STORE		(2) 3. BEDROOM		
7,000 S.F. OWNER OCCUPIED HOUSING				
8,000 S.F. LIVE/WORK HOUSING		9TH FLOOR (RESIDENTIAL UNITS):	23,900 GSF	
2ND FLOOR:	102,500 GSF	(4) EFFICIENCIES		
27,500 S.F. COMMERCIAL/OFFICE		(9) 1. BEDROOM		
2,800 S.F. LOBBY		(6) 2. BEDROOM		
57,200 S.F. PARKING		(2) 3. BEDROOM		
7,000 S.F. OWNER OCCUPIED HOUSING				
8,000 S.F. LIVE/WORK HOUSING		10TH FLOOR (RESIDENTIAL UNITS):	23,900 GSF	
3RD FLOOR:	104,325 GSF	(4) EFFICIENCIES		
31,000 S.F. COMMERCIAL/RETAIL		(9) 1. BEDROOM		
2,800 S.F. LOBBIES, CIRCULATION		(6) 2. BEDROOM		
57,200 S.F. PARKING, MECH., STORAGE		(2) 3. BEDROOM		
6,100 S.F. OWNER OCCUPIED HOUSING				
7,225 S.F. LIVE/WORK HOUSING		11TH FLOOR (RESIDENTIAL UNITS):	13,100 GSF	
4TH FLOOR (PARKING LEVEL):	57,200 GSF	(RESIDENTIAL UNITS):	13,100 GSF	
57,200 GSF PARKING, MECH., AND STORAGE		12TH FLOOR (RESIDENTIAL UNITS):	13,100 GSF	
5TH FLOOR (PARKING LEVEL):	57,200 GSF	13TH FLOOR (RESIDENTIAL UNITS):	10,452 GSF	
57,200 GSF PARKING, MECH., AND STORAGE		14TH FLOOR (RESIDENTIAL UNITS):	10,452 GSF	
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				

AUTO PARKING STALLS:

1ST FLOOR:
DEDICATED GROCERY: 138
HC: 10
(VAN ACCESSIBLE: 2)

2ND FLOOR:
DEDICATED GROCERY: 45
RETAIL: 79
TOTAL STALLS : 124

3RD FLOOR
TOTAL STALLS (COMMERCIAL) : 131

4TH FLOOR
RESIDENTIAL: 132

5TH FLOOR
RESIDENTIAL: 136

TOTAL PARKING STALLS (GROCERY) : 183
TOTAL PARKING STALLS (RETAIL) : 79
TOTAL PARKING STALLS (COMMERCIAL) : 131
TOTAL PARKING STALLS (RESIDENTIAL) : 268
TOTAL PARKING STALLS : 661

BIKE PARKING STALLS:

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

2ND FLOOR
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

3RD FLOOR
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

4TH FLOOR
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

5TH FLOOR
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 42

TOTAL BIKE PARKING STALLS : 360

**PREVIOUSLY APPROVED
CONDITIONAL USE SUBMITTAL-
SEE SHEET A0 FOR
ALTERATION REQUEST**

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

PHASE II CONDITIONAL USE ALTERATION

bark DESIGN

GEBHARDT DEVELOPMENT

galaxie
800N BLOCK EAST WASHINGTON AVENUE
MADISON, WI

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

DATE
08.19.15

UNITS FLOOR AREA CALCULATION SCHEDULE

Story	Number	Usage	NET Area	GROSS Area
4th floor residential				
	401	2 br / 2 bath	1 269	1 412
	402	1 br / 1 bath	629	701
	403	1 br / 1 bath	628	701
	404	1 br / 1 bath	629	701
	405	1 br / 1 bath	629	701
	406	1 br / 1 bath	629	701
	407	1 br / 1 bath	656	738
	408	1 br / 1 bath	686	754
	409	3 br / 2 bath	1 199	1 351
	410	1 br / 1 bath	661	729
	411	1 br / 1 bath	627	699
	412	2 br / 2 bath	1 263	1 401
			9 505 sq ft	10 589 sq ft
5th floor residential				
	501	2 br / 2 bath	1 269	1 412
	502	1 br / 1 bath	629	701
	503	1 br / 1 bath	628	701
	504	1 br / 1 bath	629	701
	505	1 br / 1 bath	629	701
	506	1 br / 1 bath	629	701
	507	1 br / 1 bath	656	738
	508	1 br / 1 bath	686	754
	509	3 br / 2 bath	1 199	1 351
	510	1 br / 1 bath	661	729
	511	1 br / 1 bath	627	699
	512	2 br / 2 bath	1 263	1 401
			9 505 sq ft	10 589 sq ft
6th floor residential				
	601	1 br / 1 bath	760	857
	602	1 br / 1 bath	629	701
	603	1 br / 1 bath	628	701
	604	1 br / 1 bath	629	701
	605	1 br / 1 bath	629	701
	606	1 br / 1 bath	629	701
	607	1 br / 1 bath	656	738
	608	1 br / 1 bath	686	754
	609	1 br / 1 bath	769	858
	610	1 br / 1 bath	661	729
	611	1 br / 1 bath	627	699
	612	1 br / 1 bath	1 106	1 215
			8 409 sq ft	9 355 sq ft
7th floor residential				
	701	1 br / 1 bath	760	857
	702	1 br / 1 bath	629	701
	703	1 br / 1 bath	628	701
	704	1 br / 1 bath	629	701
	705	1 br / 1 bath	629	701
	706	1 br / 1 bath	629	701
	707	1 br / 1 bath	656	738
	708	1 br / 1 bath	686	754
	709	1 br / 1 bath	769	858
	710	1 br / 1 bath	661	729
	711	1 br / 1 bath	627	699
	712	1 br / 1 bath	1 106	1 215
			8 409 sq ft	9 355 sq ft
			35 828 sq ft	39 888 sq ft

AREA ANALYSIS

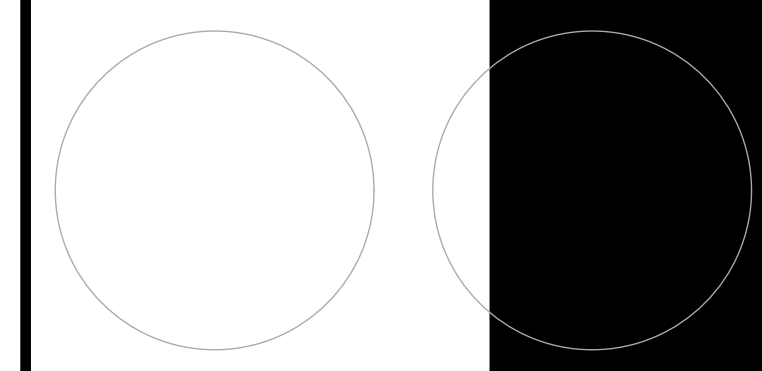
Story	Usage	NET Area	GROSS Area
4th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	769	525
		11 301 sq ft	12 332 sq ft
5th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	2 288	1 142
		12 820 sq ft	12 949 sq ft
6th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	2 395	1 367
		11 831 sq ft	11 940 sq ft
7th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	1 927	999
		11 363 sq ft	11 572 sq ft
Roof Deck			
	COMMUNICATION & ACCESS	418	519
	OTHER USAGE	1 272	1 629
	USABLE OPEN SPACE	4 693	4 693
		6 383 sq ft	6 841 sq ft
		53 698 sq ft	55 634 sq ft



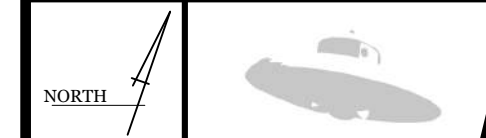
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DRAW

C O D

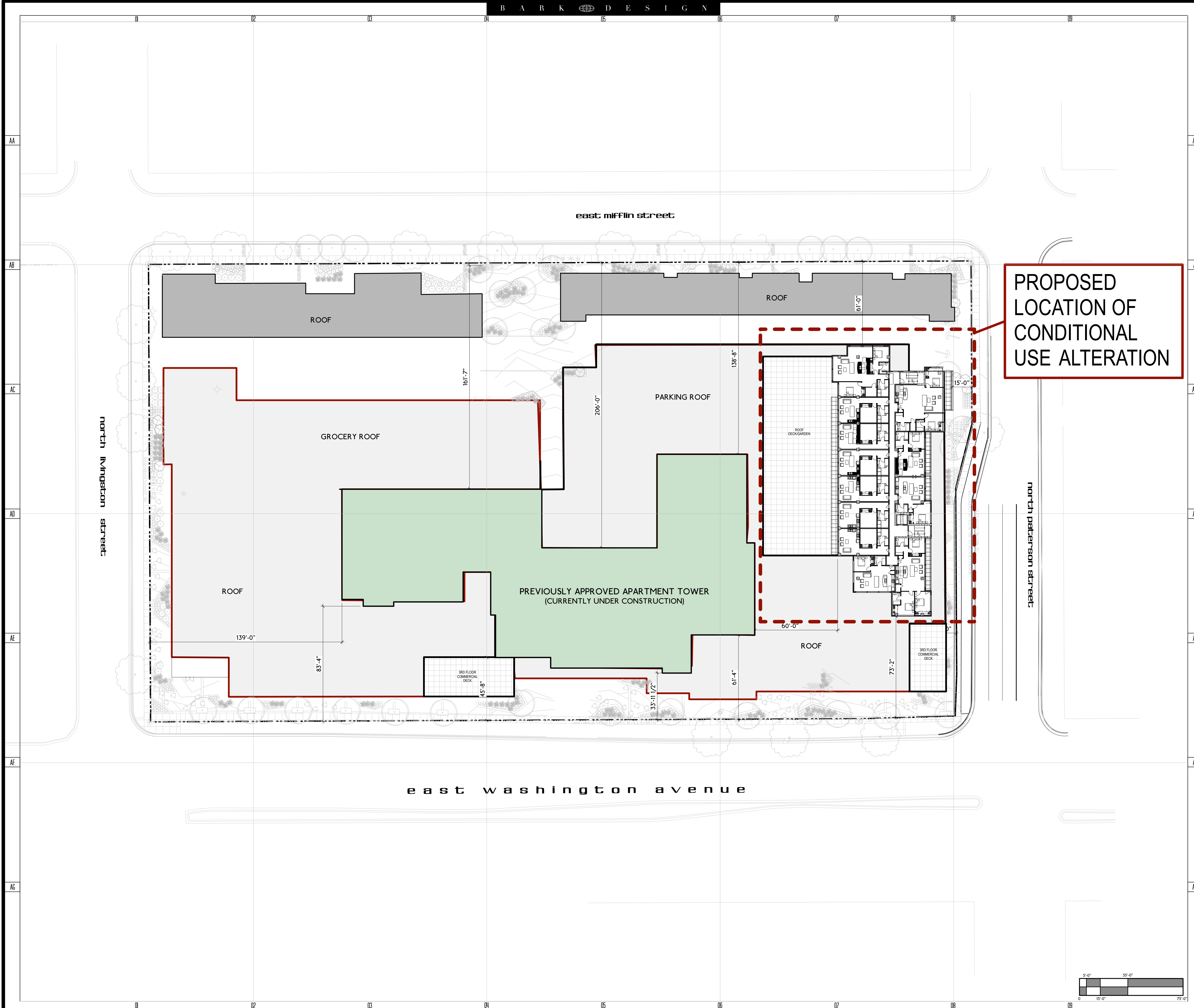


PHASE II
CONDITIONAL USE
ALTERATION



DATE
06.04.15

A0



DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
05.28.14	SUPPLEMENTAL INFORMATION

PHASE II CONDITIONAL USE ALTERATION

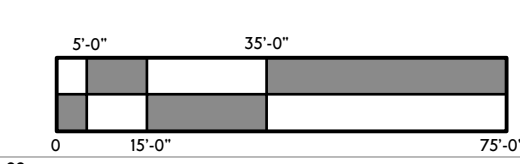


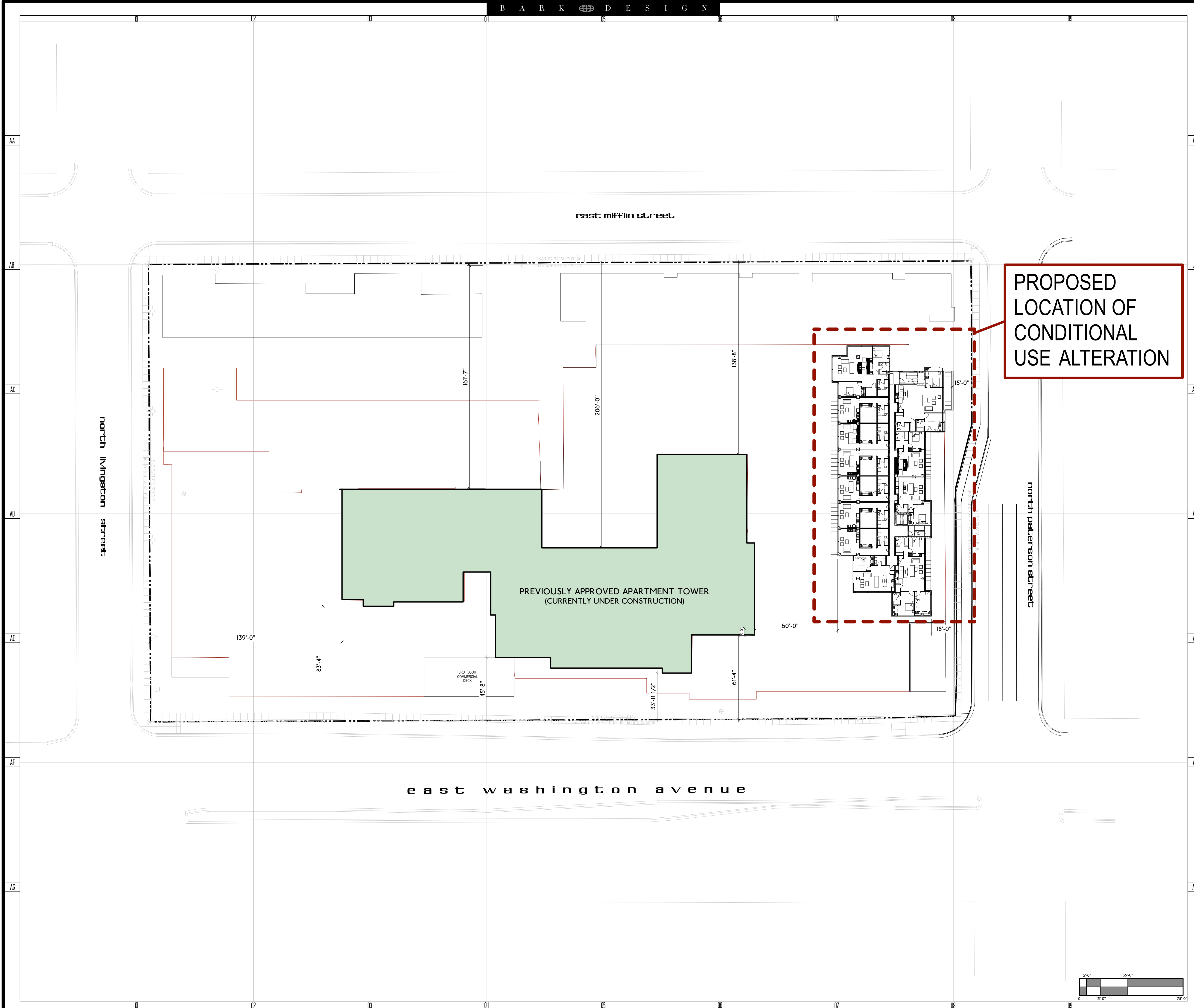

WWW.BARK-DESIGN.COM
 STUDIO@BARK-DESIGN.COM
 608.333.1928
 DATE: 08.19.15


 800.822.834 EAST WASHINGTON AVENUE
 MADISON, WI

OVERALL FOURTH FLOOR PLAN
 SCALE: 1/32" = 1'-0"

A104-0





PROPOSED
LOCATION OF
CONDITIONAL
USE ALTERATION

PREVIOUSLY APPROVED APARTMENT TOWER
(CURRENTLY UNDER CONSTRUCTION)

3RD FLOOR
COMMERCIAL
DECK

DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
05.28.14	SUPPLEMENTAL INFORMATION

PHASE II CONDITIONAL USE ALTERATION





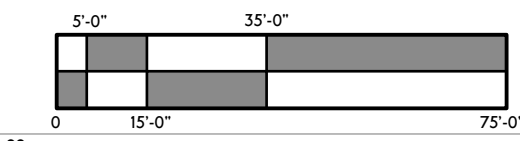

 800.822.834 EAST WASHINGTON AVENUE
 MADISON, WI

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608.333.1928

DATE	08.19.15
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OVERALL FIFTH FLOOR PLAN

A105-0



SCALE: 1/32" = 1'-0"



GENERAL NOTES

DRAWING NOTES

1: ALL UNITS WITH DIRECT VENT GAS FIREPLACE

CODE NOTES

DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1

CITY APPROVAL SET



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608.333.8226

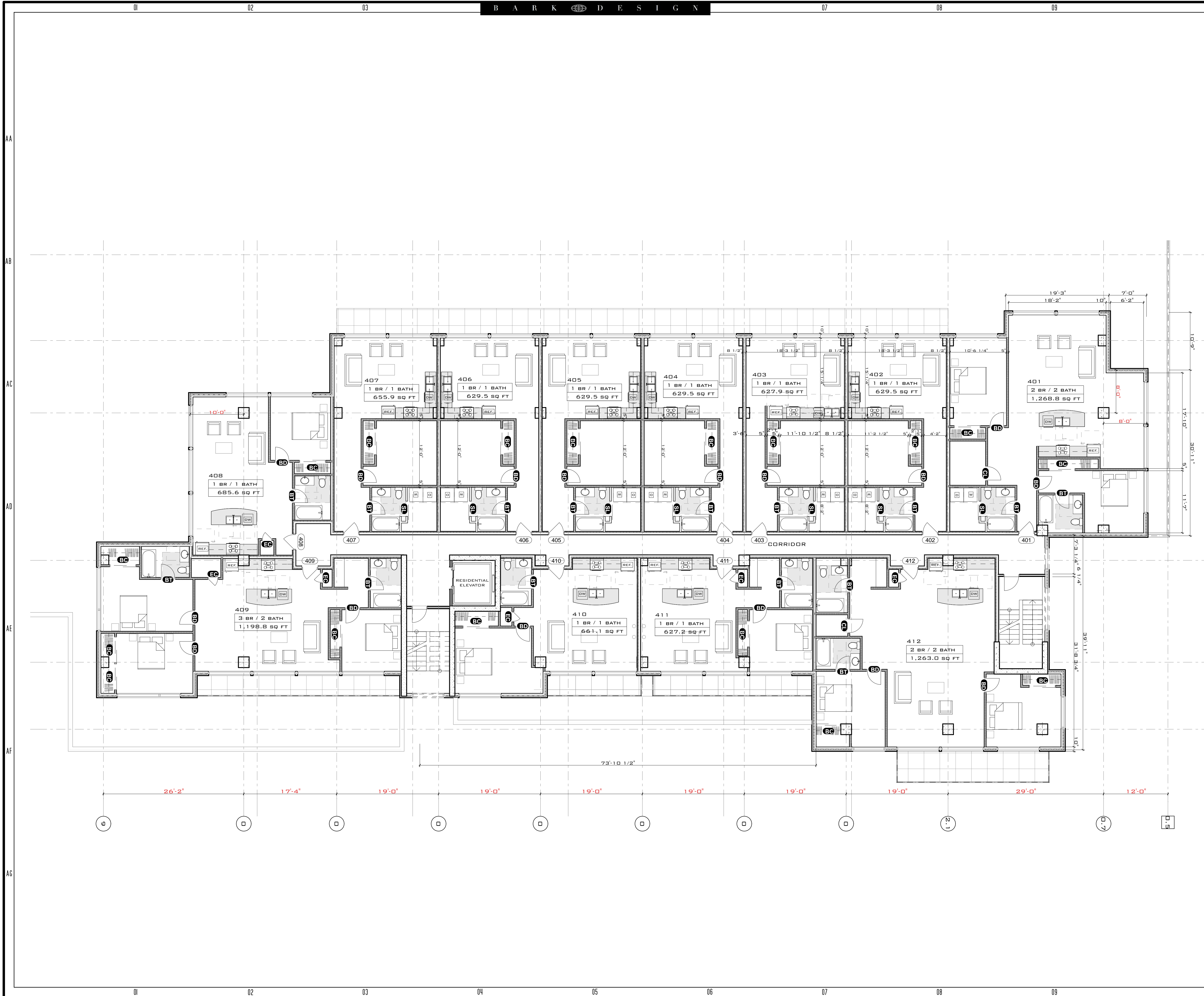
DATE
06.04.15



4TH FLOOR RESIDENTIAL PLAN

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

A-03





GENERAL NOTES

DRAWING NOTES

1: ALL UNITS WITH DIRECT VENT GAS FIREPLACE

CODE NOTES



DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1

CITY APPROVAL SET

bark DESIGN **GEBHARDT DEVELOPMENT**

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STUDIO@BARK-DESIGN.COM
608.333.8226

DATE: 06.04.15

galaxie
810.822.834 EAST WASHINGTON AVENUE
MADISON, WI

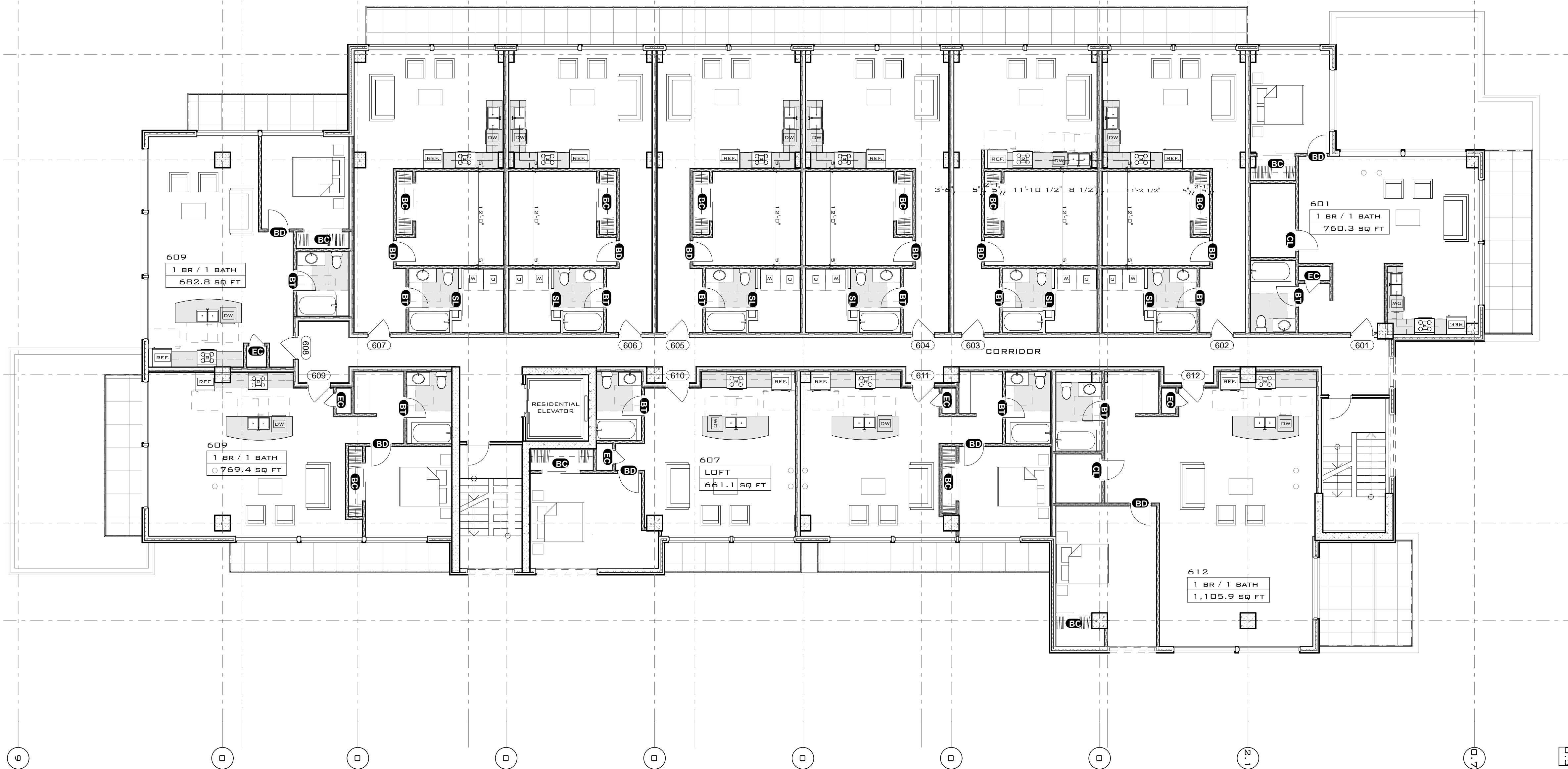


GENERAL NOTES

DRAWING NOTES

1: ALL UNITS WITH DIRECT VENT GAS FIREPLACE

CODE NOTES



DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1

CITY APPROVAL SET

810.822.834 EAST WASHINGTON AVENUE
 MADISON, WI

6TH FLOOR RESIDENTIAL PLAN

A-05
SCALE: 1/8" = 1'-0"

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DATE
06.04.15

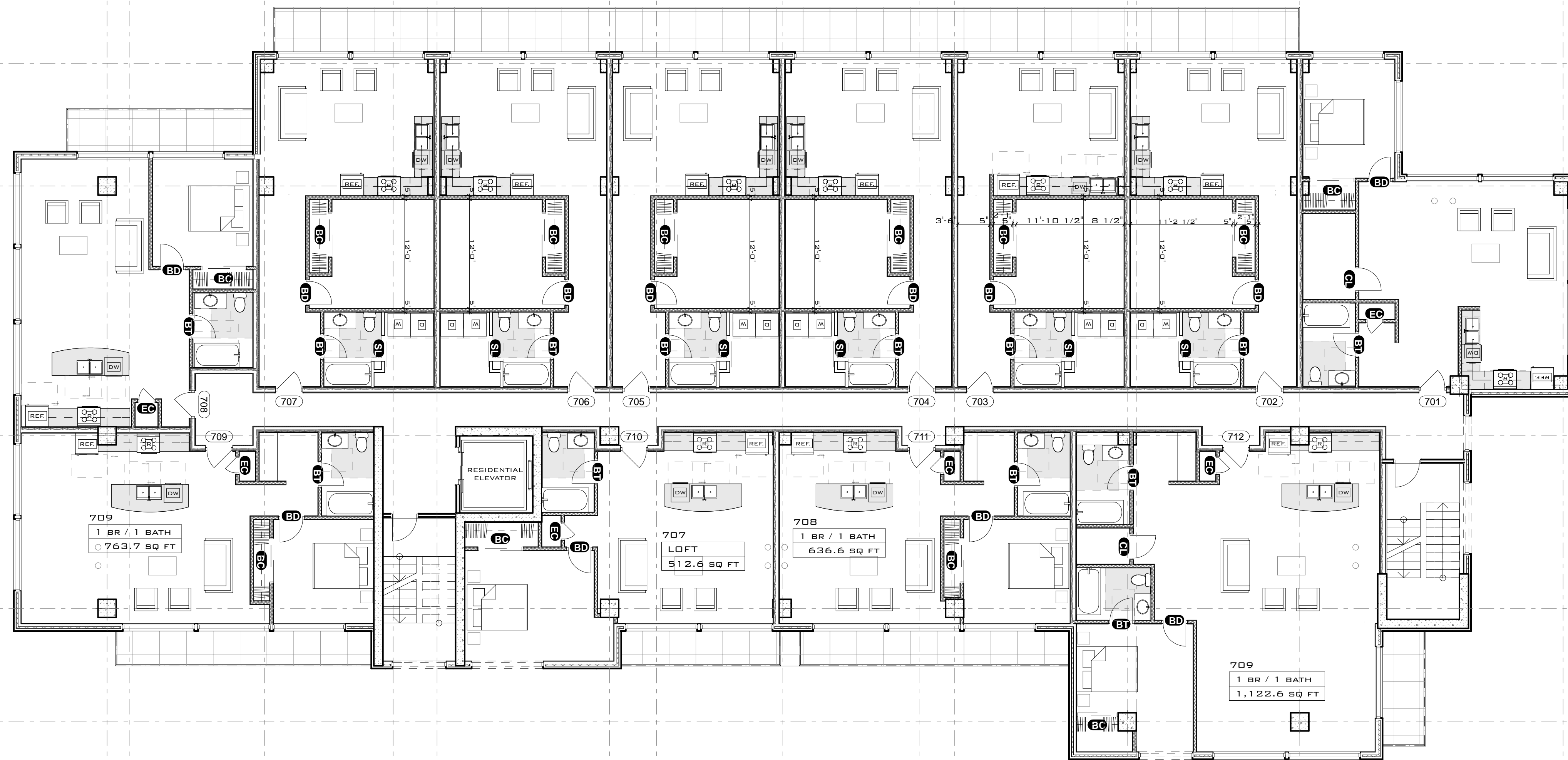


GENERAL NOTES

DRAWING NOTES

1: ALL UNITS WITH DIRECT VENT GAS FIREPLACE

CODE NOTES



709
1 BR / 1 BATH
763.7 SQ FT

707
LOFT
512.6 SQ FT

708
1 BR / 1 BATH
636.6 SQ FT

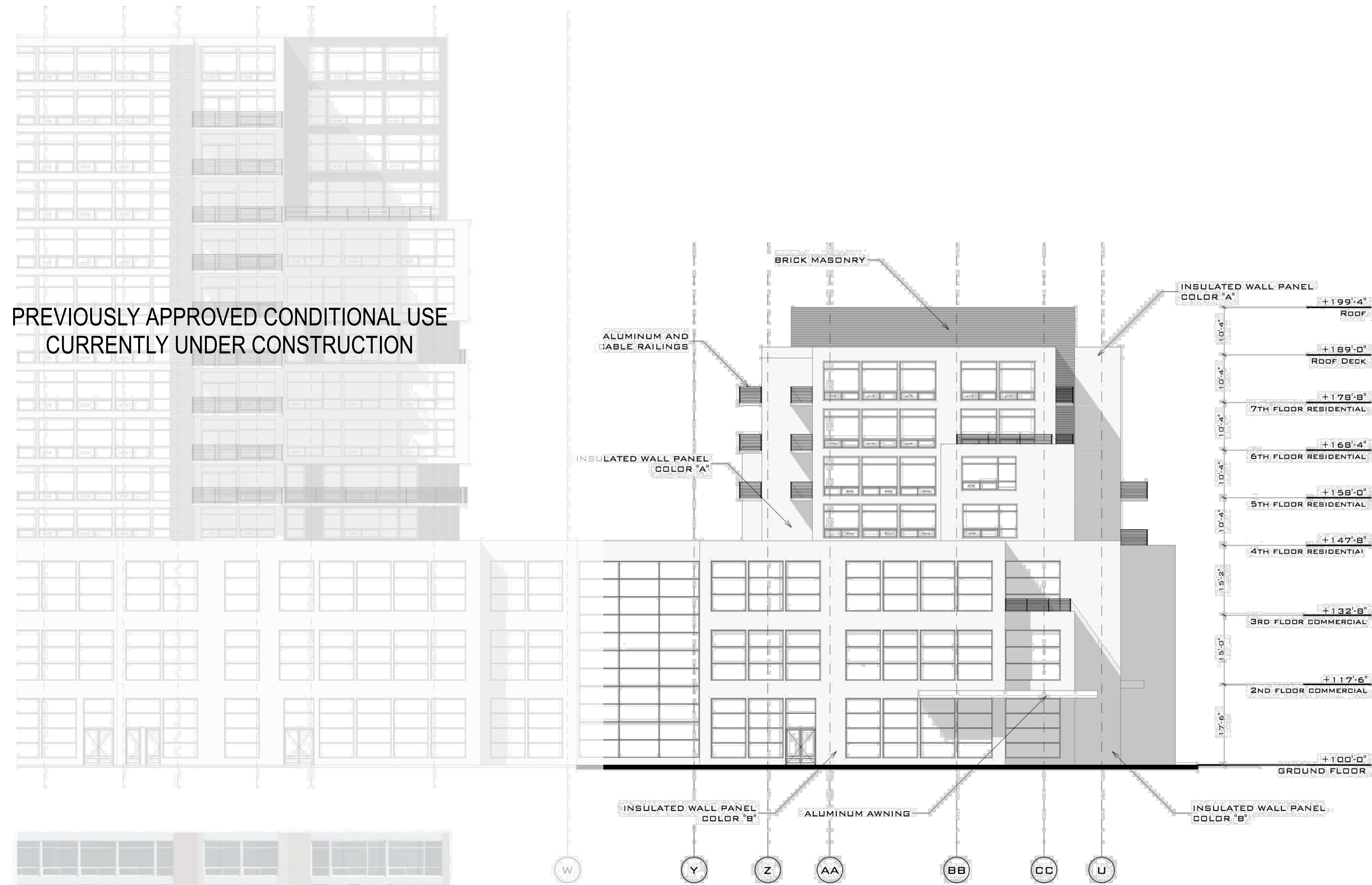
709
1 BR / 1 BATH
1,122.6 SQ FT

RESIDENTIAL ELEVATOR

DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1

CITY APPROVAL SET

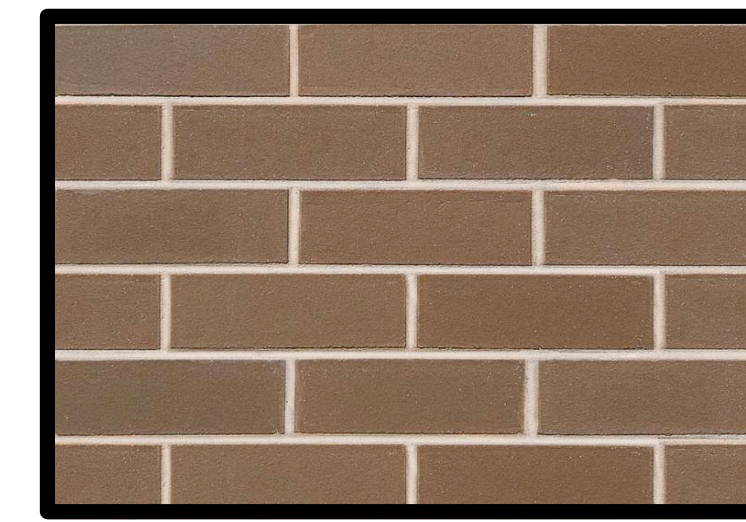
810.822.834 EAST WASHINGTON AVENUE
MADISON, WI



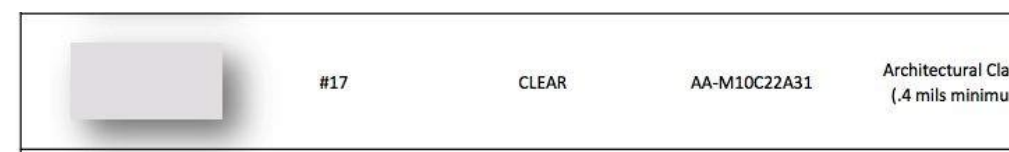
PREVIOUSLY APPROVED CONDITIONAL USE
CURRENTLY UNDER CONSTRUCTION

PREVIOUSLY APPROVED CONDITIONAL USE
CURRENTLY UNDER CONSTRUCTION

EAST WASHINGTON ELEVATION
1/16" = 1'-0"



MODULAR BRICK: GLEN-GERY CRIMSON POINTE



ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM

STOREFRONT AND WINDOW FRAMES



PREFINISHED INSULATED METAL PANEL:
GALVALUME (AT BUMP OUTS AND CONDOS)



PREFINISHED INSULATED METAL PANEL:
PPG DURANAR STONE WHITE PREFINISHED INSULATED METAL PANEL:
PPG DURANAR GREY

4 MATERIALS
SCALE: NTS



GENERAL NOTES

MATERIALS AS NOTED ON DRAWINGS:

- PREFINISHED INSULATED METAL PANEL: PPG DURANAR STONE WHITE
- PREFINISHED INSULATED METAL PANEL: PPG DURANAR CHARCOAL
- ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
- APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
- GLASS: INSULATED LOW-E CLEAR (NO TINT)
- MODULAR BRICK: GLEN-GERY CRIMSON POINTE

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
08.19.15	ALTERATION TO CONDITIONAL USE

PHASE II CONDITIONAL USE ALTERATION



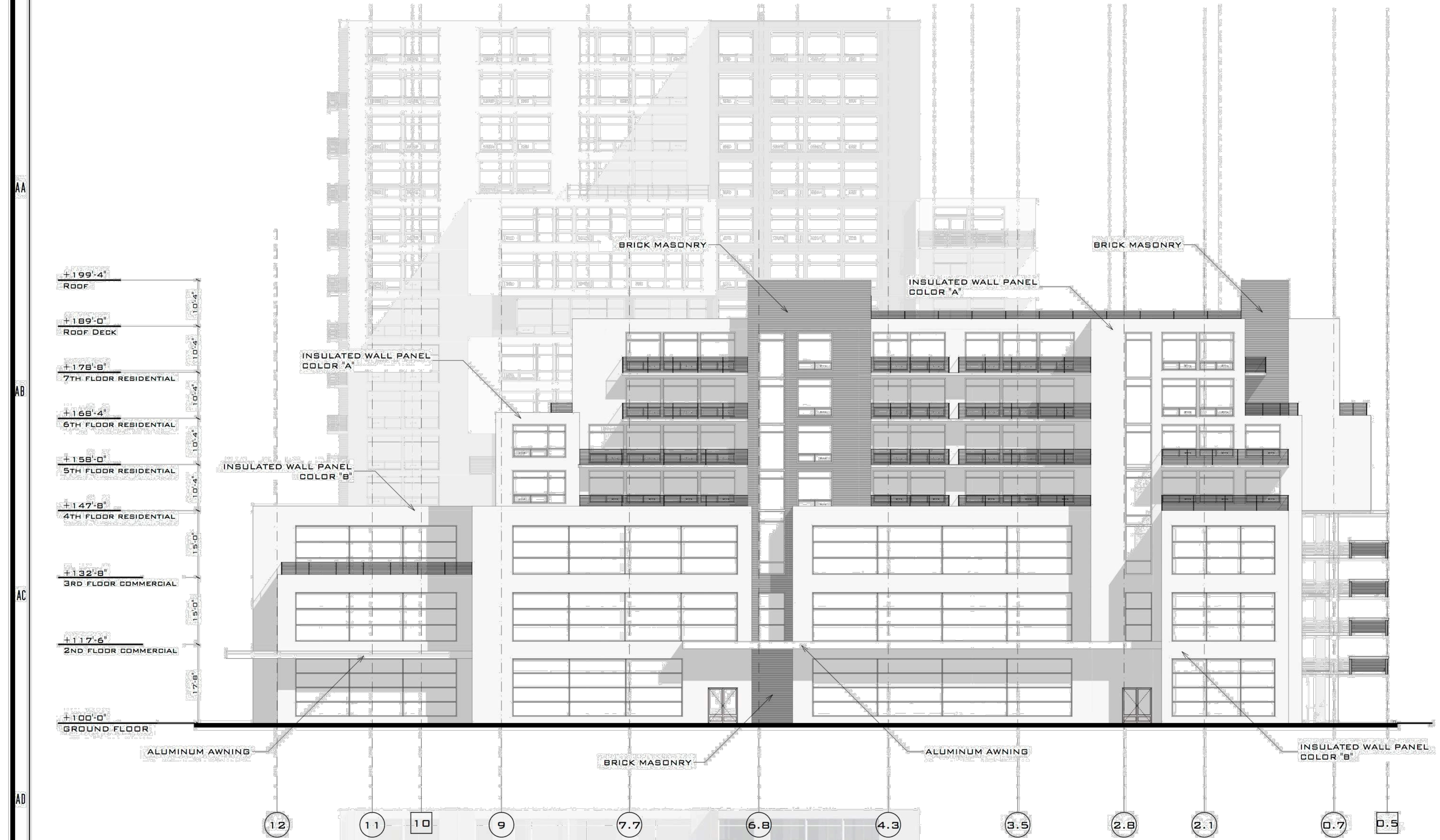

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STUDIO@BARK-DESIGN.COM
608.333.1929

DATE
08.19.15

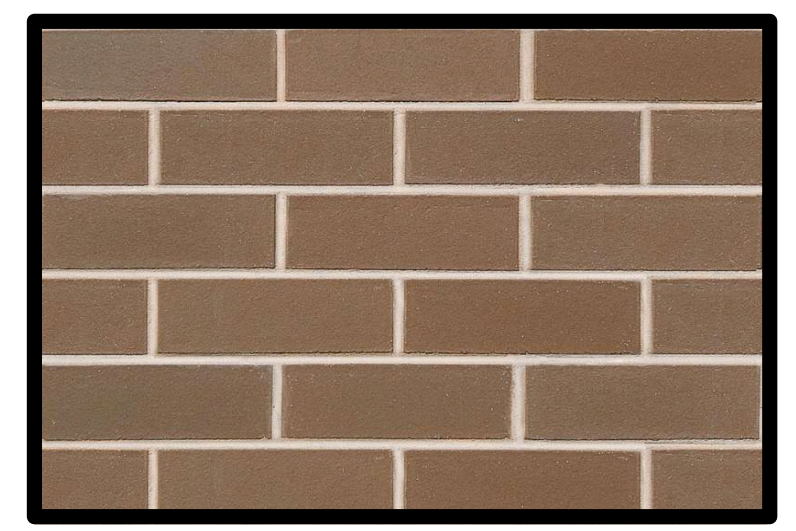
the **galaxie**
810-804 EAST WASHINGTON AVENUE
MADISON, WI

A4.1

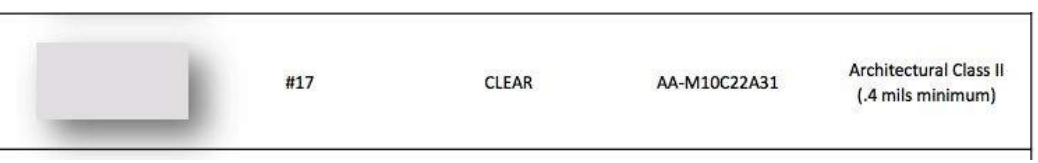
BUILDING ELEVATIONS



NORTH PATERSON ELEVATION
1/16" = 1'-0"



MODULAR BRICK: GLEN-GERY CRIMSON POINTE



#17 CLEAR AA-M10C2A31 Architectural Class II (4 mils minimum)
-ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
-APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM

STOREFRONT AND WINDOW FRAMES



PREFINISHED INSULATED METAL PANEL: GALVALUME (AT BUMP OUTS AND CONDOS)



PREFINISHED INSULATED METAL PANEL: PPG DURANAR STONE WHITE / PPG DURANAR GREY

4 MATERIALS
SCALE: NTS



MATERIALS AS NOTED ON DRAWINGS:

- PREFINISHED INSULATED METAL PANEL: PPG DURANAR STONE WHITE
- PREFINISHED INSULATED METAL PANEL: PPG DURANAR GREY
- ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
- APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
- GLASS: INSULATED LOW-E CLEAR (NO TINT)
- MODULAR BRICK: GLEN-GERY CRIMSON POINTE

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
08.19.15	ALTERATION TO CONDITIONAL USE

PHASE II CONDITIONAL USE ALTERATION





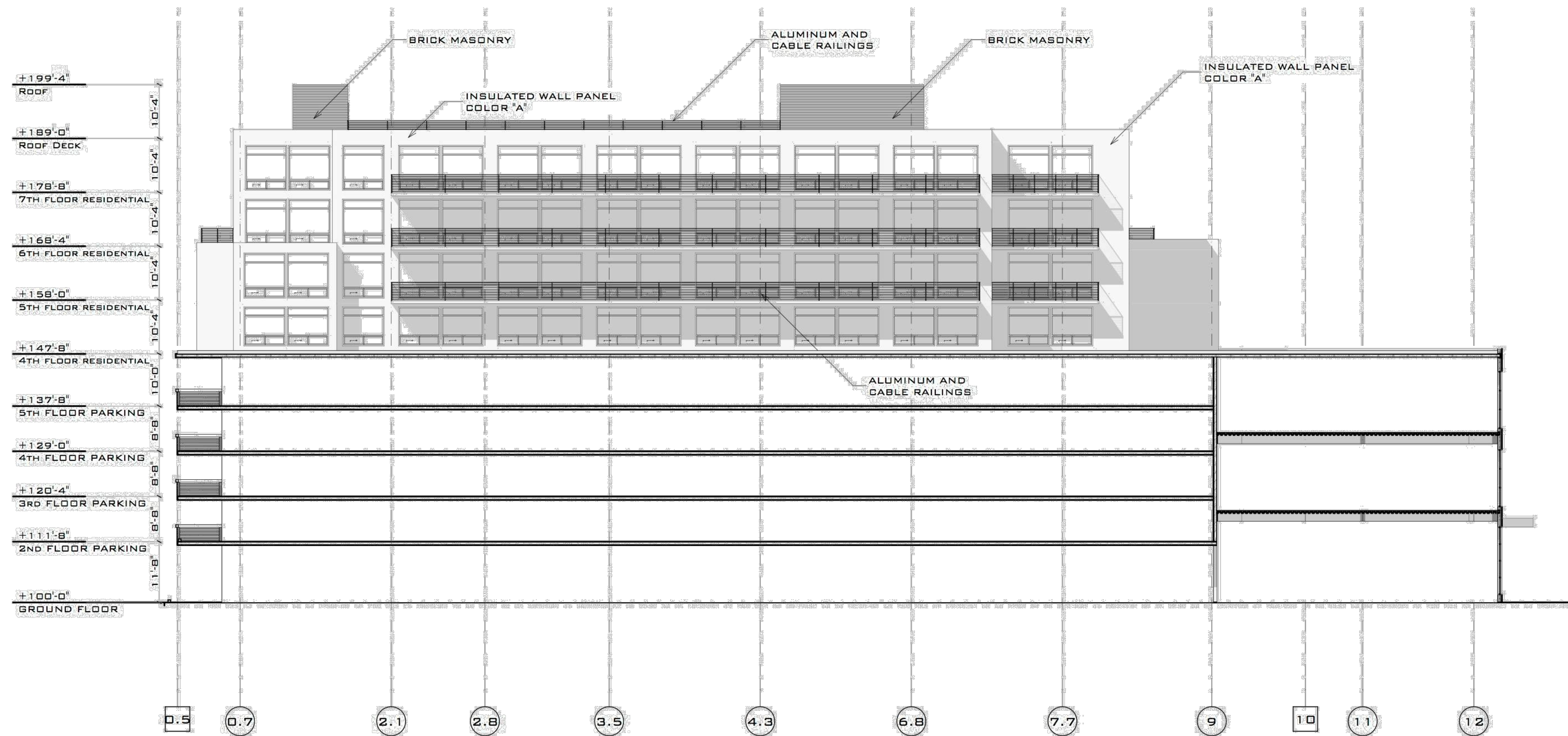
 810 EAST WASHINGTON AVENUE
 MADISON, WI

BUILDING ELEVATIONS

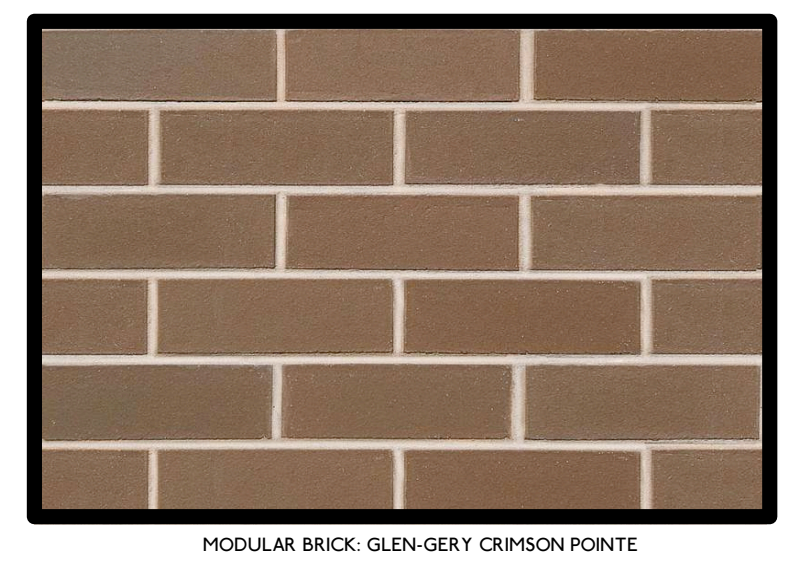
WWW.BARK-DESIGN.COM
 STUDIO@BARK-DESIGN.COM
 608.333.1929
 DATE
 08.19.15

A4.3

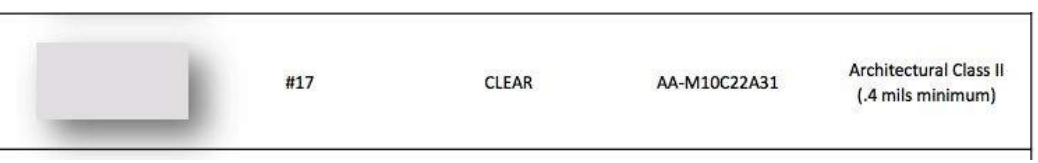
2 RENDERING



1 BACK ELEVATION
1/16" = 1'-0"



MODULAR BRICK: GLEN-GERY CRIMSON POINTE



#17 CLEAR AA-M10C2A31 Architectural Class II (4 mils minimum)

ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM

STOREFRONT AND WINDOW FRAMES



PREFINISHED INSULATED METAL PANEL GALVALUME (AT BUMP OUTS AND CONDOS)



PREFINISHED INSULATED METAL PANEL: PPG DURANAR STONE WHITE
PREFINISHED INSULATED METAL PANEL: PPG DURANAR GREY

4 MATERIALS
SCALE: NTS



2 RENDERING

GENERAL NOTES

MATERIALS AS NOTED ON DRAWINGS:

- PREFINISHED INSULATED METAL PANEL: PPG DURANAR STONE WHITE
- PREFINISHED INSULATED METAL PANEL: PPG DURANAR GREY
- ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
- APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
- GLASS: INSULATED LOW-E CLEAR (NO TINT)
- MODULAR BRICK: GLEN-GERY CRIMSON POINTE

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
08.19.15	ALTERATION TO CONDITIONAL USE

PHASE II CONDITIONAL USE ALTERATION

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DATE
08.19.15

the galaxie
810 EAST WASHINGTON AVENUE
MADISON, WI

A4.4

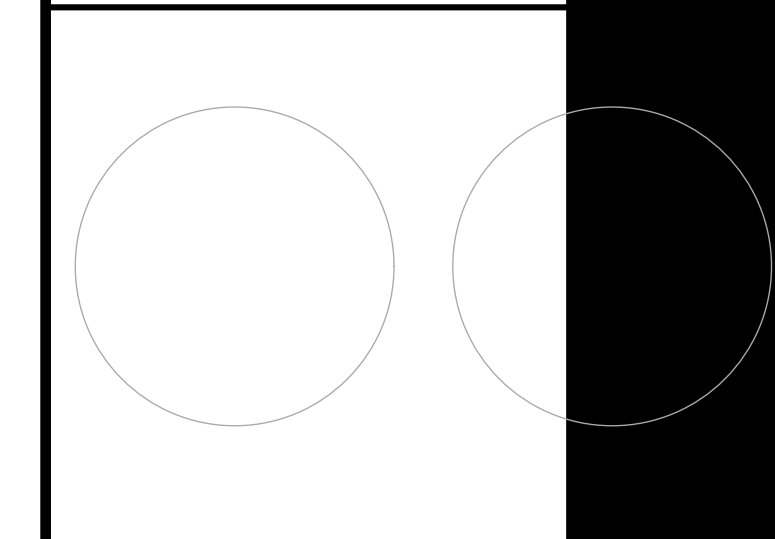
BUILDING ELEVATIONS



GENER

DRAWING

CODE



PHASE II
CONDITIONAL USE
ALTERATION



DATE
06.04.15