THE STARLINER CONDOMINIUMS

PROJECT LOCATION INFORMATION

PARCEL ADDRESS:
800 BLOCK EAST MIFFLIN STREET
MADISON, WI 53703
ALDERMANIC DISTRICT 2:
LEDELL ZELLERS
URBAN DESIGN DISTRICT 8
CURRENT ZONING:
TE (TRADITIONAL EMPLOYMENT)

ALTERATION TO APPROVED CONDITIONAL USE

PROJECT TEAM

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

GENERAL CONTRACTOR:
HARMONY CONSTRUCTION MANAGEMENT, INC
906 JONATHON DR
MADISON, WI 53713
ATTN: PAUL REED
608.224.3310

ARCHITECT:
MIDWEST MODERN, LLC
510 WEST EDGEWATER STREET
PORTAGE, WI 53901
ATTN: KYLE DUMBLETON
608-445-7869

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:
VIERBICHER
ATTN.: SUZANNE VINCENT
SVIN@VIERBICHER.COM
608.821.3963

STRUCTURAL ENGINEER:
FINK HOREJSH, LLC
141 NORTH MAIN STREET
MONTICELLO, WI 53570
608-658-1257

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

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM.

	Number	area	Level	# Bedrooms	# Baths	DEN
EAST MIFFLIN ST.	827	931 SF	1ST FLOOR	1	1	
	831	1,079 SF	1ST FLOOR	1	1	1
	1: 2	2,011 SF		2	2	
	837	1,314 SF	1ST FLOOR	2	2	
	835	1,337 SF	1ST FLOOR	2	2	
	829	1,079 SF	1ST FLOOR	2	2	
	833	1,194 SF	1ST FLOOR	2	2	
	2: 4	4,925 SF		8	8	
	1ST FLOOR: 6	6,935 SF		10	10	
825 EAST MIFFLIN ST.	204	919 SF	2ND FLOOR	1	1	1
	206	919 SF	2ND FLOOR	1	1	1
	1: 2	1,837 SF		2	2	
	202	1,305 SF	2ND FLOOR	2	2	
	208	1,003 SF	2ND FLOOR	2	2	
	210	1,126 SF	2ND FLOOR	2	2	
	212	1,488 SF	2ND FLOOR	2	2	1
	2: 4	4,921 SF		8	8	
	2ND FLOOR: 6	6,758 SF		10	10	
	304	775 SF	3RD FLOOR	1	1	0
	306	876 SF	3RD FLOOR	1	1	1
	1: 2	1,651 SF		2	2	
	302	1,305 SF	3RD FLOOR	2	2	
	308	1,003 SF	3RD FLOOR	2	2	
	310	1,021 SF	3RD FLOOR	2	2	
	312	1,488 SF	3RD FLOOR	2	2	1
	2: 4	4,816 SF		8	8	
	3RD FLOOR: 6	6,467 SF		10	10	
	404	811 SF	4TH FLOOR	1	1	
	406	820 SF	4TH FLOOR	1	1	
	1: 2	1,631 SF		2	2	
	402	1,133 SF	4TH FLOOR	2	2	
	408	974 SF	4TH FLOOR	2	2	
	410	965 SF	4TH FLOOR	2	2	
	412	1,355 SF	4TH FLOOR	2	2	
	2: 4	4,427 SF		8	8	
	4TH FLOOR: 6	6,058 SF		10	10	
	GRAND TOTAL: 24	26,219 SF		40	40	

24 OWNER OCCUPIED CONDOMINIUMS

PHASE III LIVE/WORK & APARTMENT UNIT MATRIX.

	Number	area	Name	Level	# Bedrooms	# Baths
819 EAST MIFFLIN ST.	302.	1,099 SF	UNIT	LW/ 3RD FLOOR	2	2
	302.: 1	1,099 SF			2	2
	304.	1,319 SF	UNIT	LW/ 3RD FLOOR	2	2
	304.: 1	1,319 SF			2	2
	306.	792 SF	UNIT	LW/ 3RD FLOOR	1	0
	306.: 1	792 SF			1	0
	308.	1,189 SF	UNIT	LW/ 3RD FLOOR	2	2
	308.: 1	1,189 SF			2	2
	310.	1,189 SF	UNIT	LW/ 3RD FLOOR	2	2
	310.: 1	1,189 SF			2	2
	312.	689 SF	UNIT	LW/ 3RD FLOOR	1	1
	312.: 1	689 SF			1	1
	314.	689 SF	UNIT	LW/ 3RD FLOOR	1	1
	314.: 1	689 SF			1	1
	316.	895 SF	UNIT	LW/ 3RD FLOOR	2	1
	316.: 1	895 SF			2	1
EAST MIFFLIN ST.	23 LIVINGSTON ST.	1,152 SF	LW UNIT		1	0
	23: 2	1,152 SF			1	0
	801	1,362 SF	LW UNIT		1	0
	801: 2	1,362 SF			1	0
	803	1,388 SF	LW UNIT		1	0
	803: 2	1,388 SF			1	0
	805	1,388 SF	LW UNIT		1	0
	805: 2	1,388 SF			1	0
	807	1,596 SF	LW UNIT		1	0
	807: 2	1,596 SF			1	0
	809	1,596 SF	LW UNIT		1	0
	809: 2	1,596 SF			1	0
	811	1,596 SF	LW UNIT		1	0
	811: 2	1,596 SF			1	0
	813	1,596 SF	LW UNIT		1	0
	813: 2	1,596 SF			1	0
	815	1,596 SF	LW UNIT		1	0
	815: 2	1,596 SF			1	0
	817	1,596 SF	LW UNIT		1	0
	817: 2	1,596 SF			1	0
	821	1,415 SF	LW UNIT		1	0
	821: 2	1,415 SF			1	0
	LW: 30	24,144 SF			24	11
		24,144 SF			24	11

APARTMENTS
LIVE/WORK

(11) LIVE-WORK UNITS
(8) APARTMENTS
(19) TOTAL UNITS

SHEET INDEX

CODE INFORMATION

APPLICABLE CODES:
BUILDING CODE / STRUCTURAL CODE: IBC 2009 (WI COMMERCIAL BUILDING CODE, CHAPTER 62)
PLUMBING CODE: WISCONSIN COMMERCIAL BUILDING CODE, CHAPTERS 81-84
MECHANICAL CODE: IMC 2009 (WI COMMERCIAL BUILDING CODE, CHAPTER 64)
ELECTRICAL CODE: NEC 2008(WI COMMERCIAL BUILDING CODE, CHAPTER 16)
FIRE / LIFE SAFETY CODE: 2009 NFPA-1 (WI COMMERCIAL BUILDING CODE, CHAPTERS 14 & 30)
ACCESSIBILITY CODE: 2003 ICC/ANSI
ENERGY CODE: IECC 2009 (WI COMMERCIAL BUILDING CODE, CHAPTER 63)
ELEVATOR CODE: WISCONSIN COMMERCIAL BUILDING CODE, CHAPTER 18
GAS CODE: 2006 IFGC WITH STATE AMENDMENTS
BOILER CODE: WISCONSIN COMMERCIAL BUILDING CODE, CHAPTER 41

CONSTRUCTION TYPE: CONDOS: VA -- LIVE/WORK & LOFTS: VB
SPRINKLERED: NFPA 13R
NUMBER OF STORIES: CONDOMINIUMS: 4 -- LIVE/WORK & LOFTS: 3
EXISTING S-2 PARKING SEPARATED BY 2-HR FIREWALL
HIGHRISE BUILDING: NO
OCCUPANCIES:
R-2 RESIDENTIAL

HEIGHT: CONDOS 49'-0" LOFTS 38'-0"

AREAS: SEE BELOW
SITE AREA: OVERALL 4.48+/- ACRES THIS PHASE: 0.60+/- ACRES

BIKE PARKING THIS PHASE: 39 EXTERIOR, 10 IN PARKING STRUCTURE
AUTOMOBILE PARKING THIS PHASE: 46 ON 5TH FLOOR OF EXISTING PARKING STRUCTURE (2 ADA OF TOTAL)

BASE ADDRESS: 825 E. MIFFLIN ST.

STARLINER CONDOS GROSS SF AREA		
Name	Area	Level
4TH FLOOR	8,096 SF	4TH FLOOR
3RD FLOOR	8,556 SF	3RD FLOOR
2ND FLOOR	8,810 SF	2ND FLOOR
1ST FLOOR	8,148 SF	1ST FLOOR
CONDOS: 4	33,610 SF	
GRAND TOTAL	33,610 SF	

BASE ADDRESS: 819 E. MIFFLIN ST.

STARLINER LOFTS GROSS SF AREA SCHEDULE		
Name	Area	Level
3RD FLOOR	9,547 SF	LW/ 3RD FLOOR
2ND FLOOR	9,251 SF	L/W 2ND FLOOR
1ST FLOOR	9,293 SF	1ST FLOOR
LIVE-WORK: 3	28,091 SF	
GRAND TOTAL	28,091 SF	

ARCHITECT
STRUCTURAL ENGINEER

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT
MIDWEST MODERN

PREVIOUSLY SUBMITTED
8-17-2016

DATE
11.16.2016

the starliner
810 EAST WASHINGTON AVENUE - (819 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS, 825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS) MADISON, WI

COVER SHEET

CS

SCALE

NOTE: LANDSCAPE ELEMENTS ARE APPROX. - SEE LANDSCAPE PLANS

GEBHARDT DEVELOPMENT

MIDWEST MODERN

CITY APPROVAL SET

PREVIOUSLY SUBMITTED 8-17-2016

DATE 11.16.2016

NORTH

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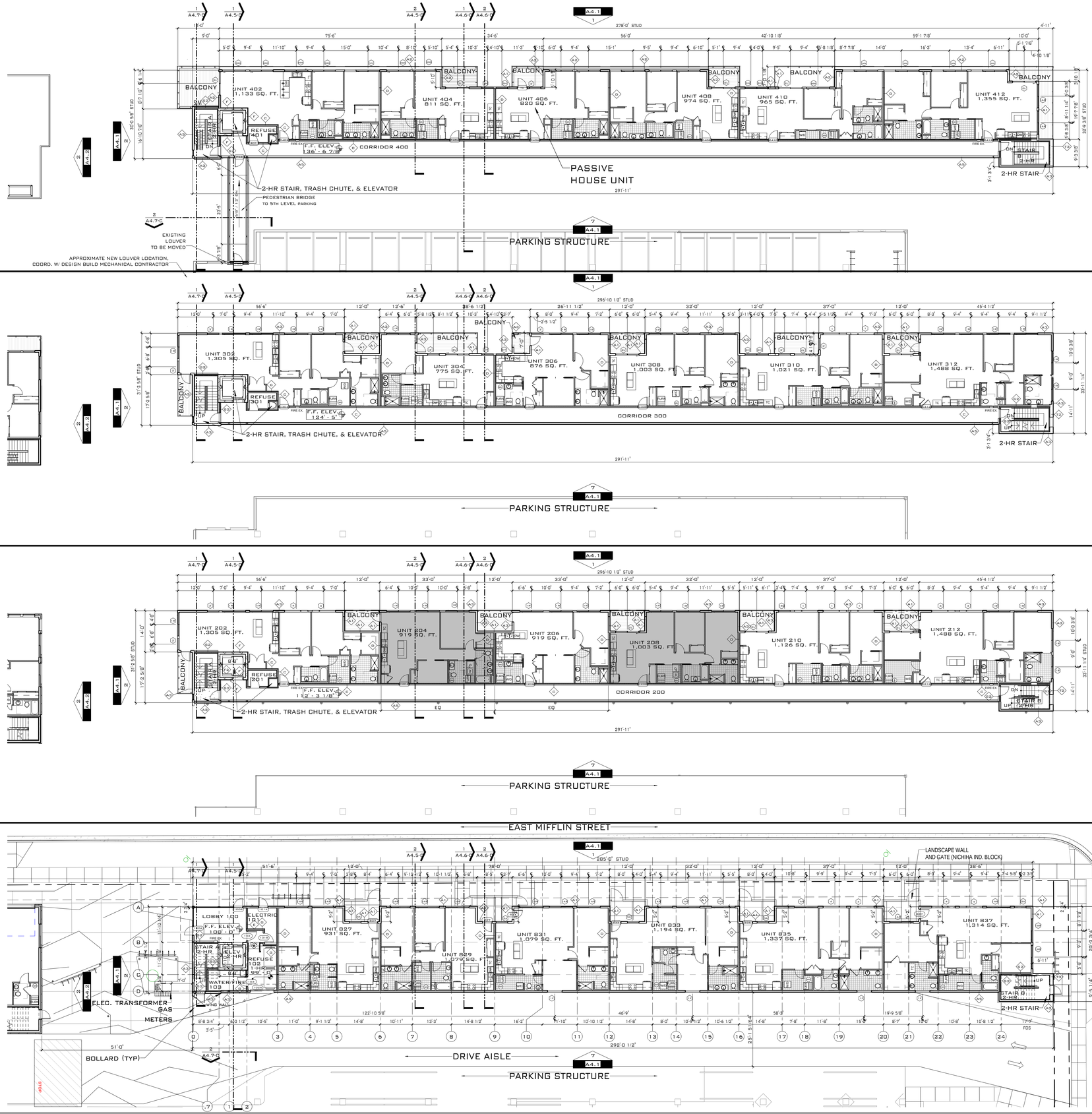
810 EAST WASHINGTON AVENUE - (819 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS, 825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS) MADISON, WI

OVERALL SITE PLAN

SCALE: 3/64" = 1'-0"

AS1.0



4 4TH FLOOR
1/16" = 1'-0"

3 3RD FLOOR
1/16" = 1'-0"

2 2ND FLOOR
1/16" = 1'-0"

1 1ST FLOOR
1/16" = 1'-0"

NORTH PATERSON STREET

GENERAL NOTES

1: CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPENCIES 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

1. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTEDED OTHERWISE (UNO)
2. TYPE A UNITS ARE SHOWN WITH GRAY FILL

CODE NOTES

07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT
11.01.16	CONDO FDN & FRAMING

ARCHITECT

STRUCTURAL ENGINEER

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

DATE
11.16.2016

NORTH

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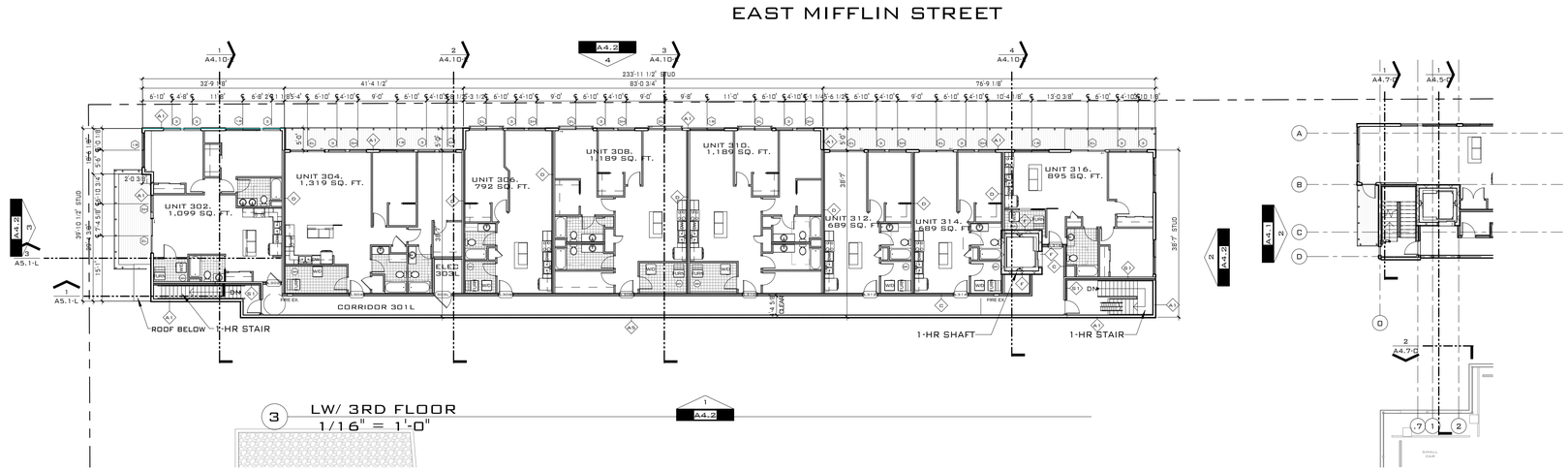
810 EAST WASHINGTON AVENUE - (810 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS;
825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS) MADISON, WI

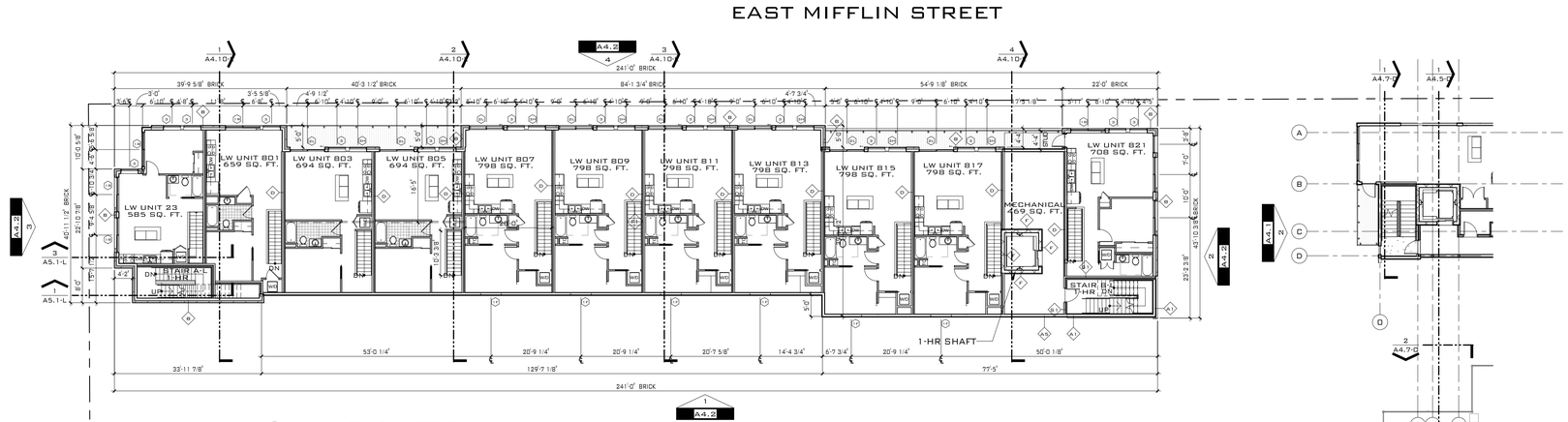
CONDOMINIUM OVERALL FLOOR PLANS

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

A1.1-C

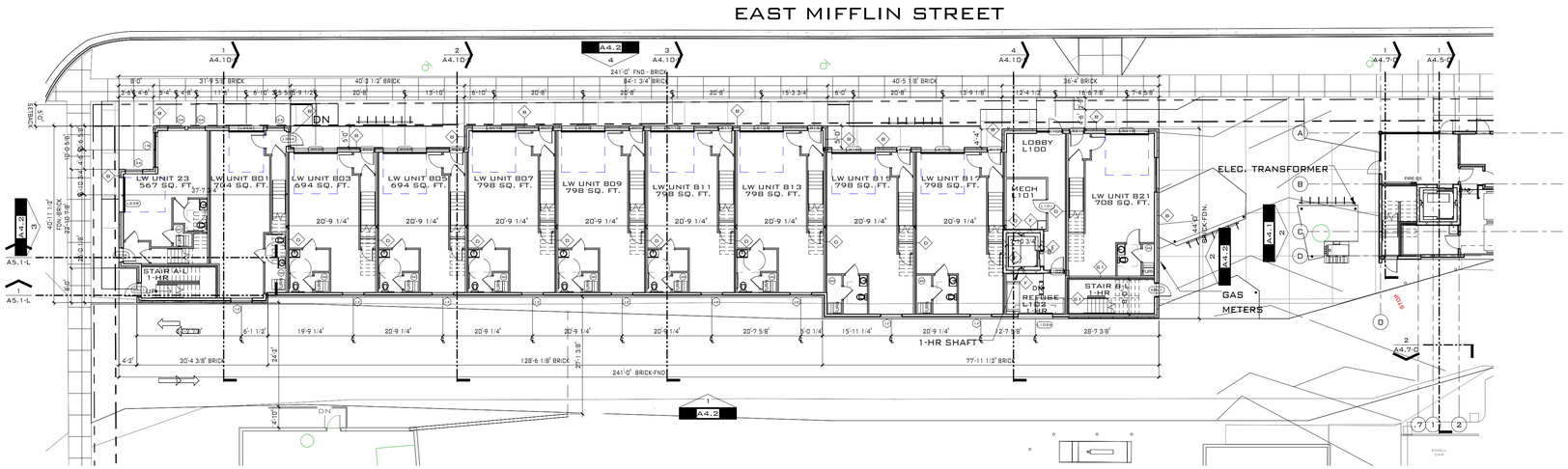


3 LW/ 3RD FLOOR
1/16" = 1'-0"



2 L/W 2ND FLOOR
1/16" = 1'-0"

(11) LIVE-WORK UNITS
(8) APARTMENTS
(19) TOTAL UNITS



1 L/W 1ST FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES

1: CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPENCIES 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.
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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

CODE NOTES

ARCHITECT

STRUCTURAL ENGINEER

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

PREVIOUSLY SUBMITTED
8-17-2016

DATE
11.16.2016

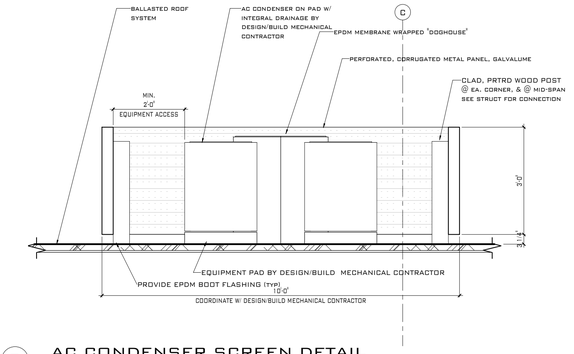
NORTH

the starliner
810 EAST WASHINGTON AVENUE - (819 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS; 825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS)
MADISON, WI

LIVE/WORK & LOFT OVERALL PLANS

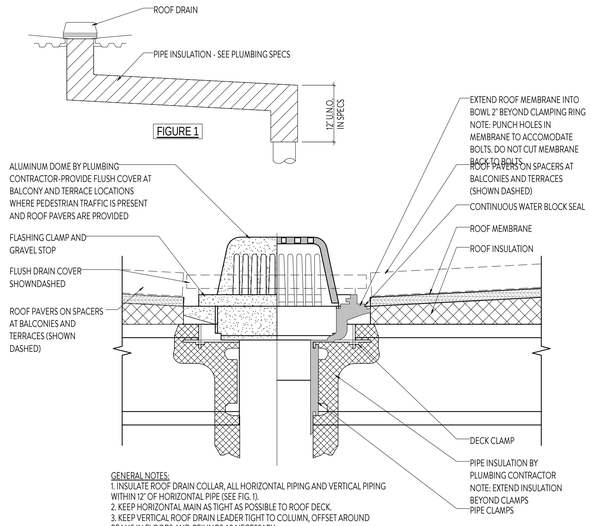
SCALE: 1/16" = 1'-0"

A1.1 L



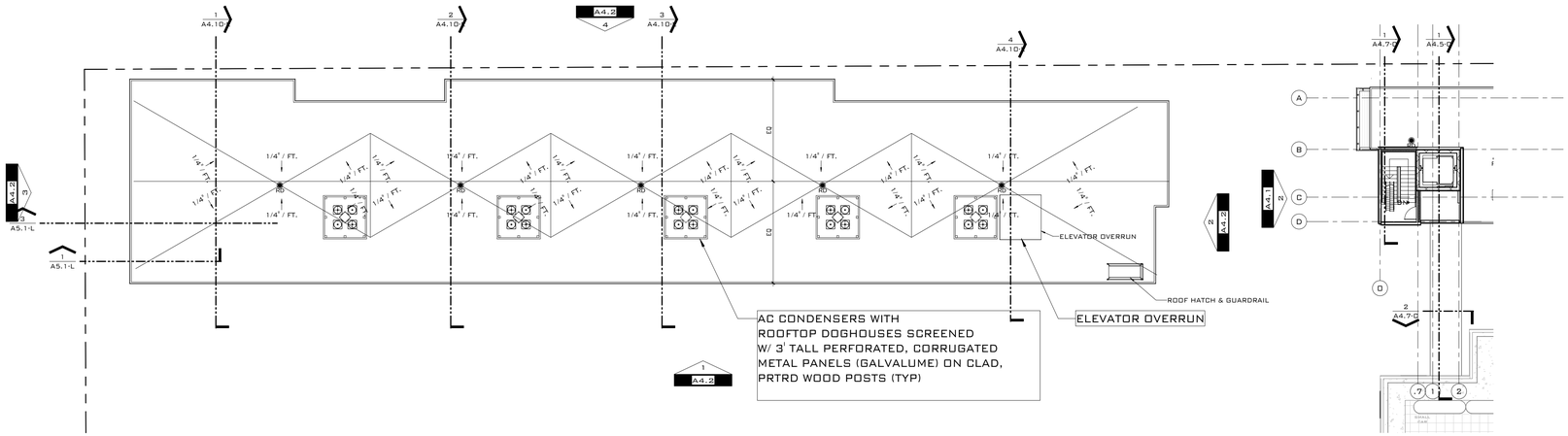
3 AC CONDENSER SCREEN DETAIL
1/2" = 1'-0"

3' TALL PERFORATED, CORRUGATED AC CONDENSER SCREENING PANEL, GALVALUME

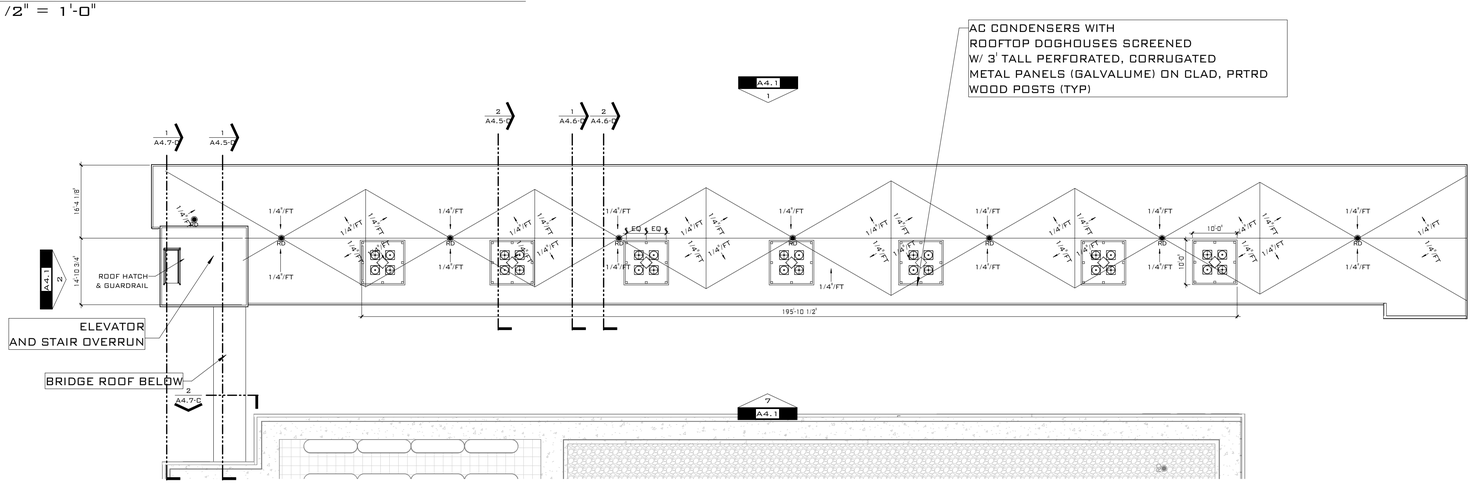


GENERAL NOTES:
1. INSULATE ROOF DRAIN COLLAR. ALL HORIZONTAL PIPING AND VERTICAL PIPING WITHIN 12' OF HORIZONTAL PIPE (SEE FIG. 1).
2. KEEP HORIZONTAL MAIN AS TIGHT AS POSSIBLE TO ROOF DECK.
3. KEEP VERTICAL ROOF DRAIN LEADER TIGHT TO COLUMN, OFFSET AROUND BEAMS IN FLOORS AND CEILINGS AS NECESSARY.
4. IF ROOF MEMBRANE SEAM RUNS WITHIN 18" OF DRAIN, INSTALL MIN. 4'x4' ROOF MEMBRANE PATCH ON TOP OF ROOF MEMBRANE, ASSURING SEAM IS COVERED.

2 ROOF DRAIN
1 1/2" = 1'-0"



4 LIVE/WORK ROOF PLAN
1/16" = 1'-0"



1 CONDOMINIUM ROOF PLAN
1/16" = 1'-0"

BALLASTED ROOF PITCHED TO ROOF DRAINS: COORDINATE W/ DESIGN /BUILD PLUMBING CONTRACTOR

ARCHITECT

STRUCTURAL ENGINEER

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

PREVIOUSLY SUBMITTED
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NORTH

the starliner
810 EAST WASHINGTON AVENUE - (810 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS:
825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS)
MADISON, WI

ROOF PLANS

SCALE: AS INDICATED

A1.3

PREVIOUSLY APPROVED OWNER OCCUPIED CONDOMINIUMS

PREVIOUSLY APPROVED LIVE/WORK UNITS

DRAWING NOTES

CODE NOTES

07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT
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PREVIOUSLY APPROVED RENDERINGS

SCALE

UDCP3.0

OWNER OCCUPIED CONDOMINIUMS

LIVE WORK UNITS AND APARTMENTS

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

the starliner

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DATE
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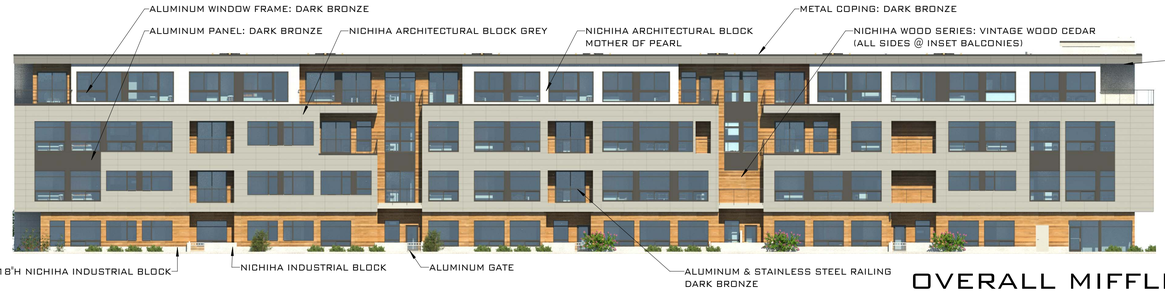
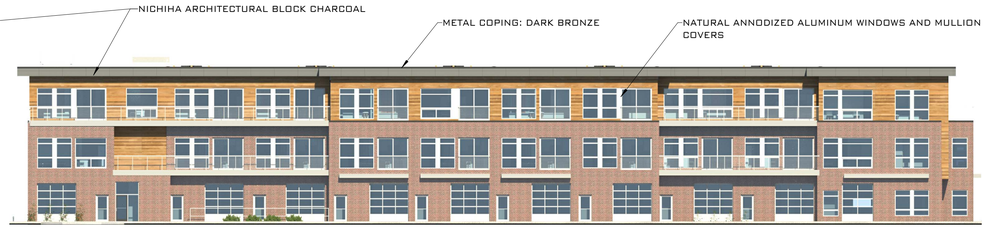
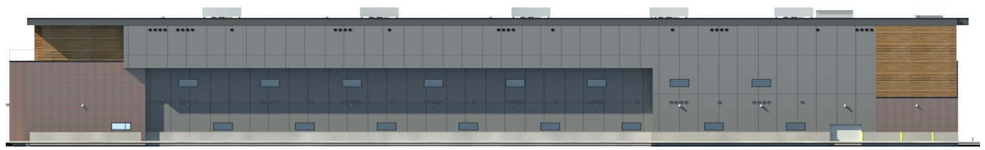
OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS

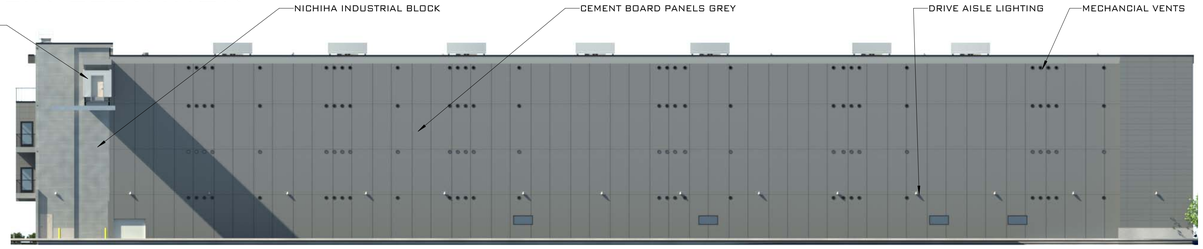
UDCP3.1





OVERALL MIFFLIN ELEVATION





OVERALL DRIVE AISLE ELEVATION

PATERSON ELEVATION

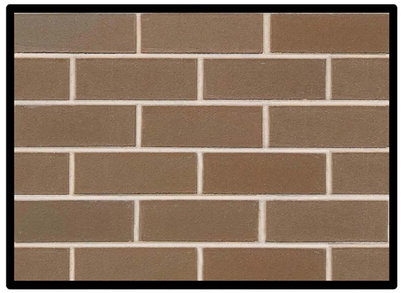
MIFFLIN ELEVATION

PLAZA ELEVATION

PLAZA ELEVATION

MIFFLIN ELEVATION

LIVINGSTON ELEVATION



MODULAR BRICK: GLEN-GERY CRIMSON POINTE

PREFINISHED COMPOSITE PANEL NICHIHA - WOOD SERIES: VINTAGE CEDAR

PREFINISHED COMPOSITE PANEL NICHIHA - INDUSTRIAL BLOCK

PREFINISHED COMPOSITE PANEL COLOR B NICHIHA - ARCHITECTURAL BLOCK-GRAY

PREFINISHED COMPOSITE PANEL COLOR A NICHIHA - ARCHITECTURAL BLOCK- CHARCOAL

PREFINISHED COMPOSITE PANEL COLOR C NICHIHA - ARCHITECTURAL BLOCK - MOTHER OF PEARL

-ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
-APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
-ALUMINUM PANELS, RAILINGS & BRAKE METAL

STOREFRONT AND WINDOW FRAMES

LIVE/WORK BUILDING
CONDO BUILDING

-ALUMINUM STOREFRONT: DARK BRONZE ALUMINUM
-CONDO WINDOWS AND DOORS: DARK BRONZE ALUMINUM
-ALUMINUM PANELS, RAILINGS, AND BRAKE METAL
-ROOF AND WALL COPING ON BOTH BUILDINGS

ALUMINUM & STAINLESS STEEL RAILING: NATURAL ANNODIZED AT LIVE/WORK & DARK BRONZE AND CONDOS

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

PREVIOUSLY SUBMITTED
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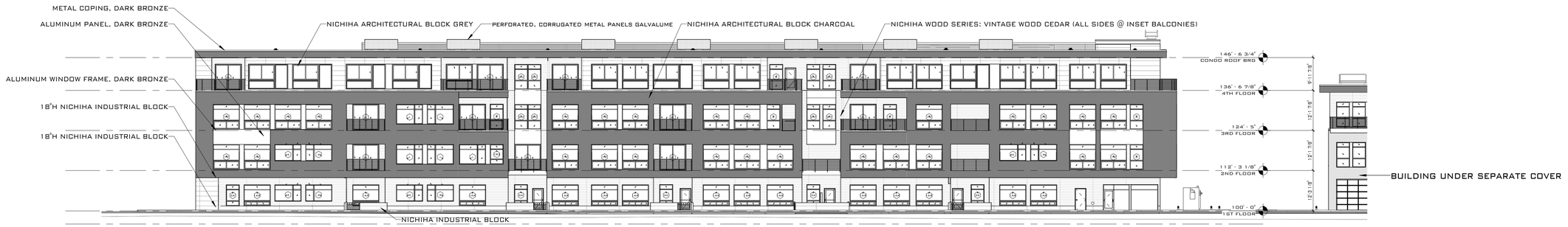
MADISON, WI

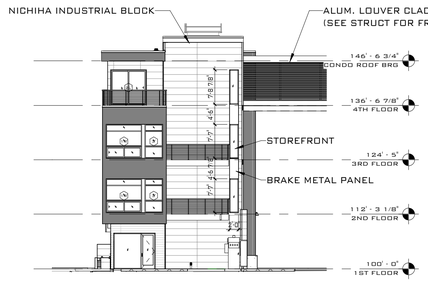
LIVE/WORK & CONDOMINIUM ELEVATIONS

SCALE

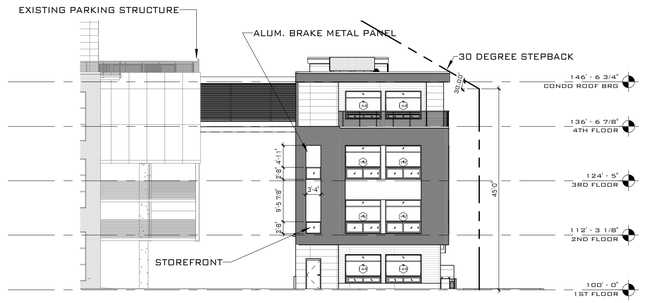
A2.0



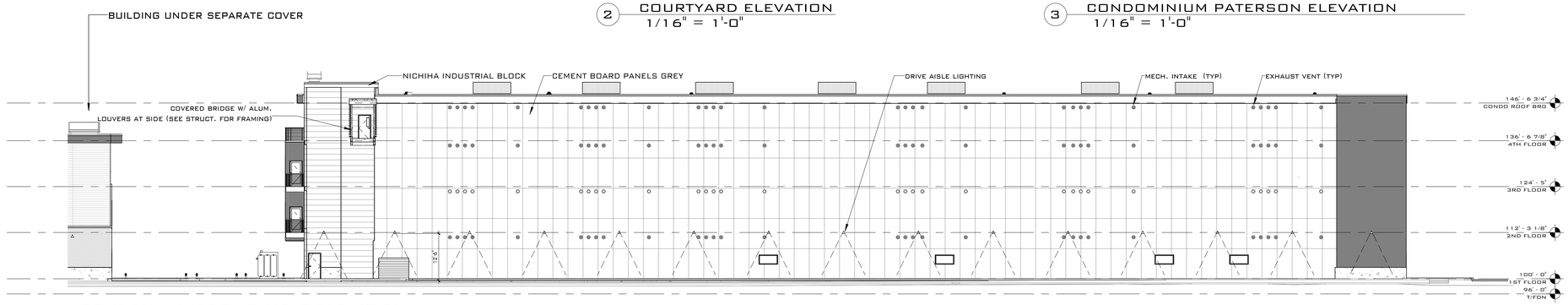
1 CONDOMINIUM MIFFLIN ELEVATION
1/16" = 1'-0"



2 CONDOMINIUM COURTYARD ELEVATION
1/16" = 1'-0"



3 CONDOMINIUM PATERSON ELEVATION
1/16" = 1'-0"



7 CONDOMINIUM DRIVE AISLE ELEVATION
1/16" = 1'-0"

07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT
11.01.16	CONDO FDN & FRAMING

ARCHITECT

STRUCTURAL ENGINEER

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

PREVIOUSLY SUBMITTED
8-17-2016

DATE
11.16.2016

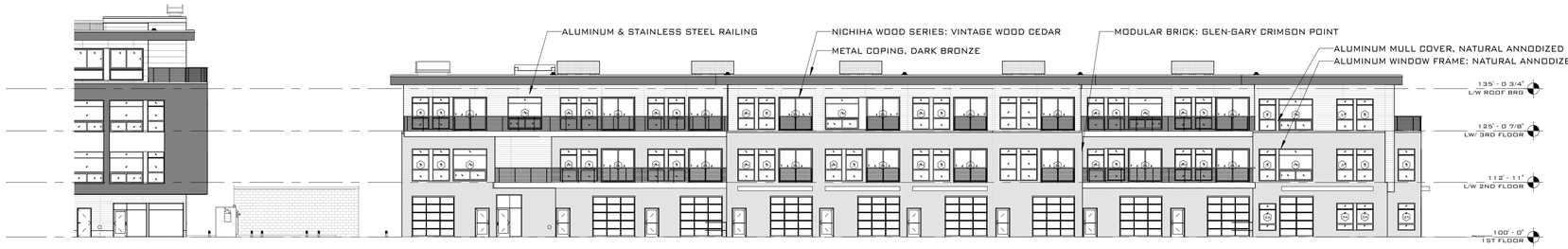
NORTH

the starliner
810 EAST WASHINGTON AVENUE - (818 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS;
825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS) MADISON, WI

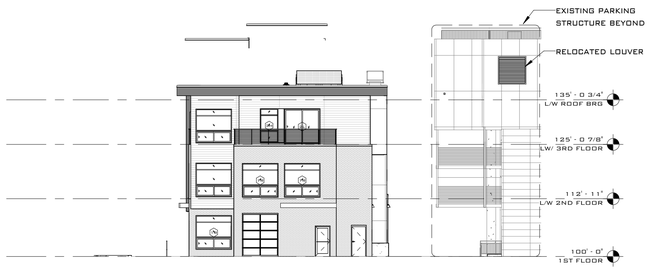
CONDOMINIUM ELEVATIONS

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

A4.1

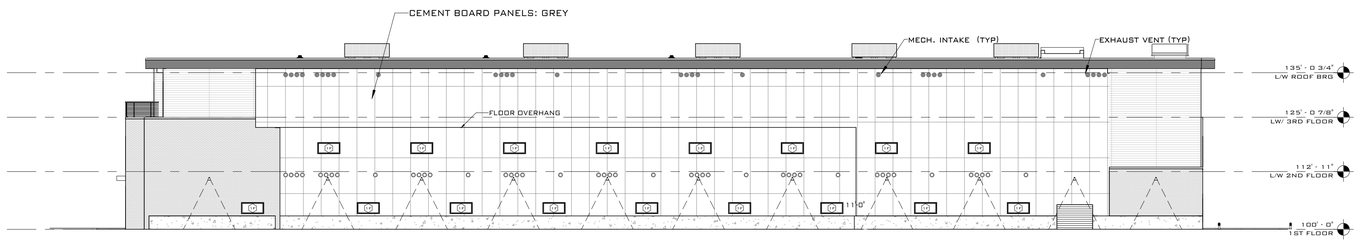


4 LIVE/WORK MIFFLIN ELEVATION
1/16" = 1'-0"



3 LIVE/ WORK LIVINGSTON ELEVATION
1/16" = 1'-0"

2 LIVE/WORK COURTYARD ELEVATION
1/16" = 1'-0"



1 LIVE/WORK DRIVE AISLE ELEVATION
1/16" = 1'-0"

GENERAL NOTES

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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.
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DRAWING NOTES

CODE NOTES

07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT
11.01.16	CONDO FDN & FRAMING

ARCHITECT

STRUCTURAL ENGINEER

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

DATE
11.16.2016

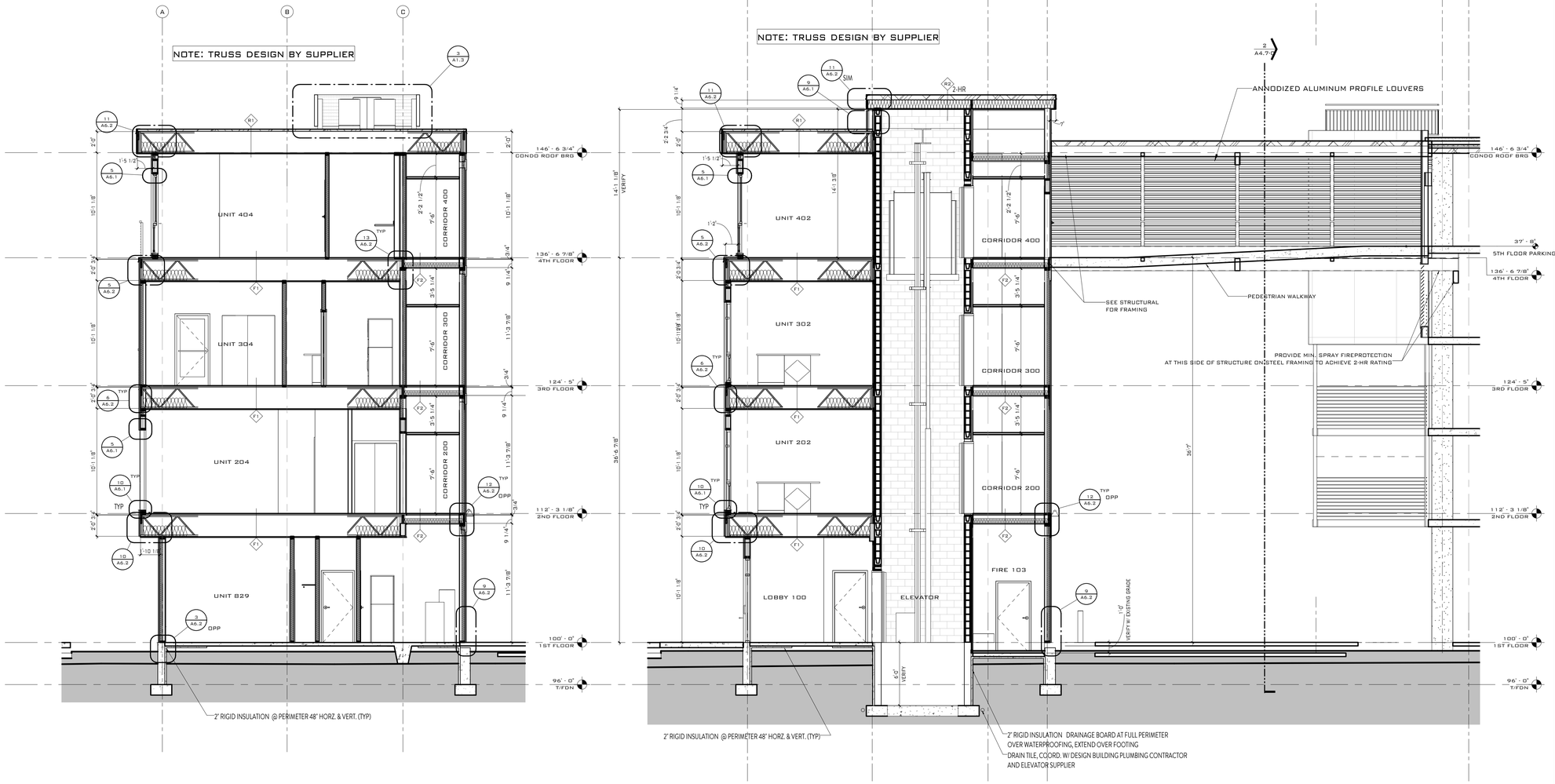
NORTH

the starliner
810 EAST WASHINGTON AVENUE - (819 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS, 825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS)
MADISON, WI

LIVE/ WORK & LOFT ELEVATIONS

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

A4.2



2 CONDO SECTION 2
3/16" = 1'-0"

1 CONDO SECTION 1
3/16" = 1'-0"

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DRAWING NOTES

CODE NOTES

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STRUCTURAL ENGINEER

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UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

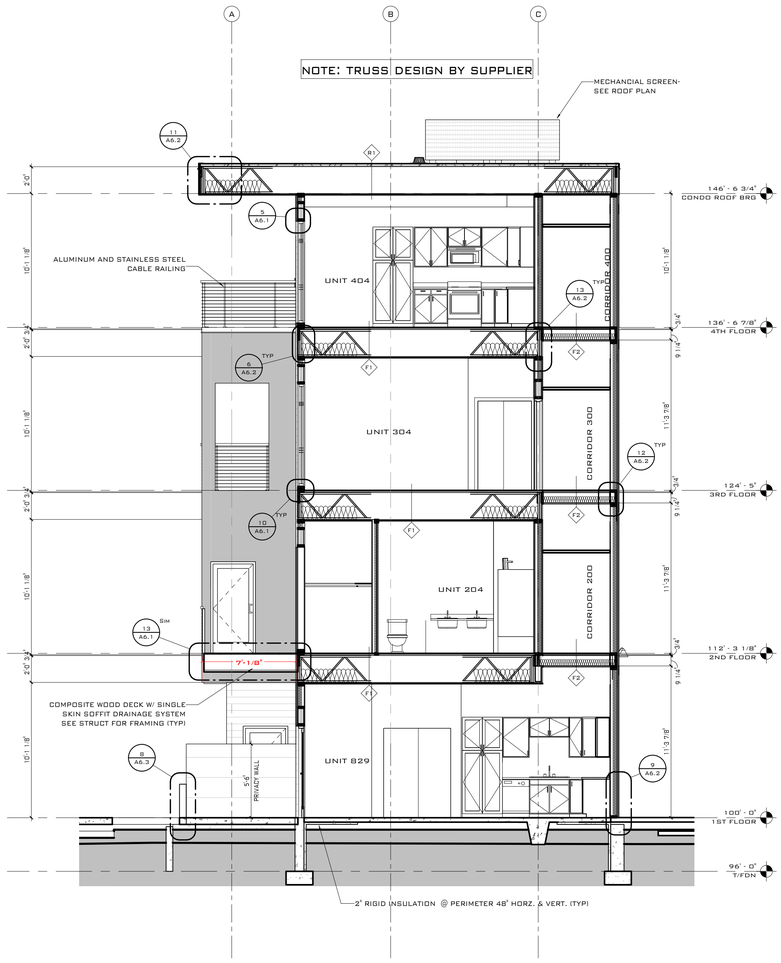
DATE
11.16.2016

the starliner
810 EAST WASHINGTON AVENUE - (1918 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS;
825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS) MADISON, WI

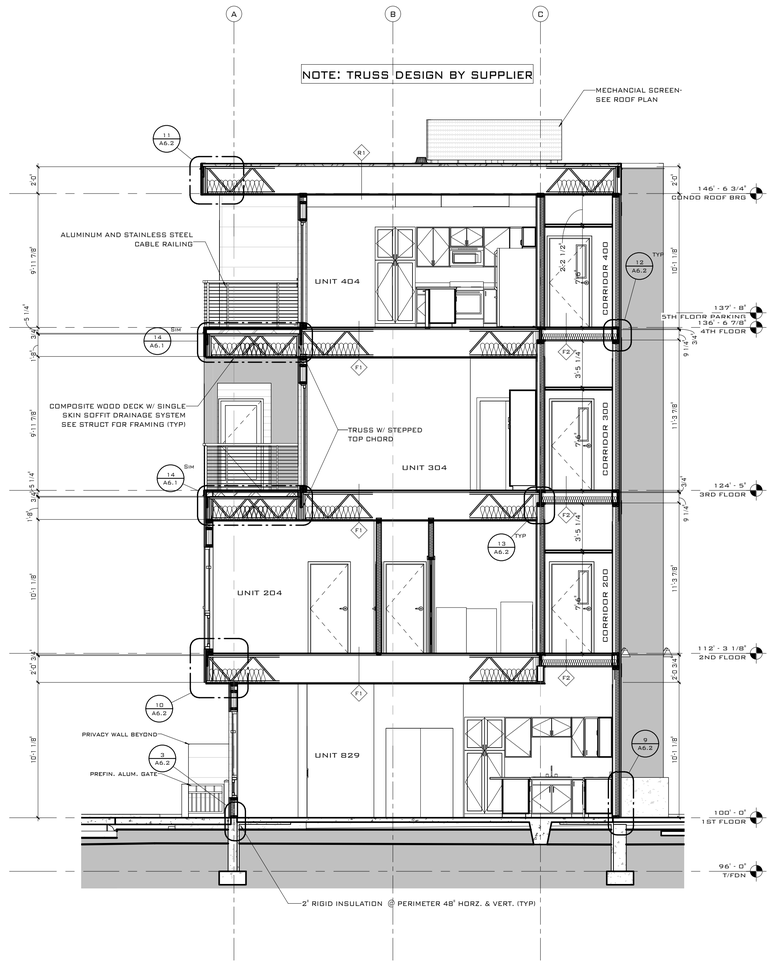
BUILDING SECTIONS

SCALE: 3/16" = 1'-0"

A4.5-C



2 CONDO SECTION 4
3/16" = 1'-0"



1 CONDO SECTION 3
3/16" = 1'-0"

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UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

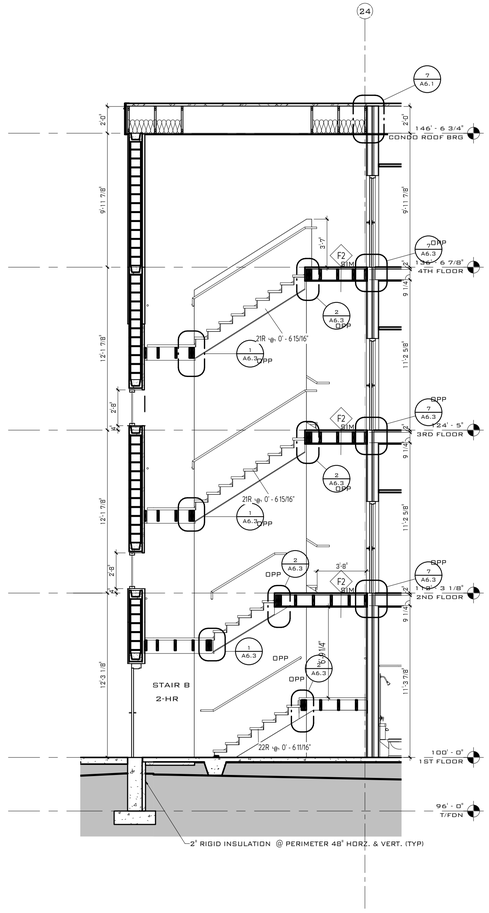
DATE
11.16.2016

the starliner
810 EAST WASHINGTON AVENUE - (810 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS;
825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS) MADISON, WI

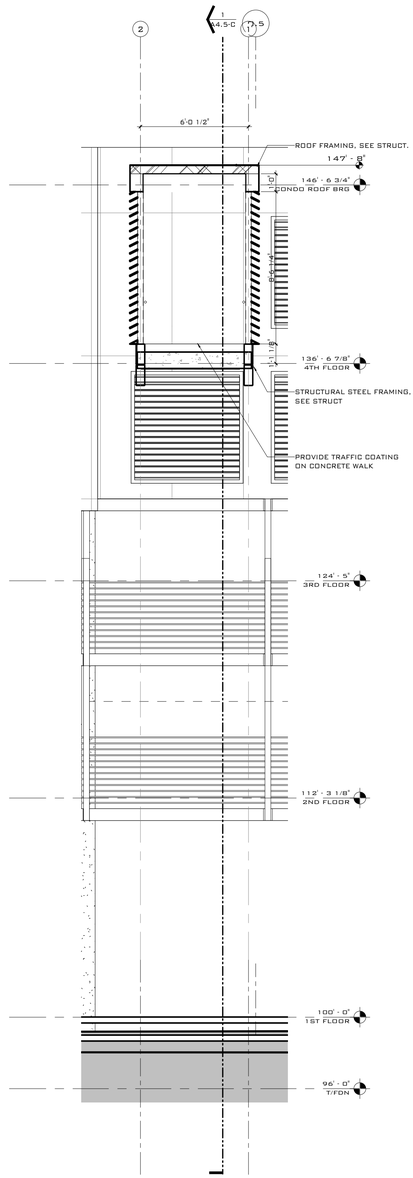
BUILDING SECTIONS

SCALE: 3/16" = 1'-0"

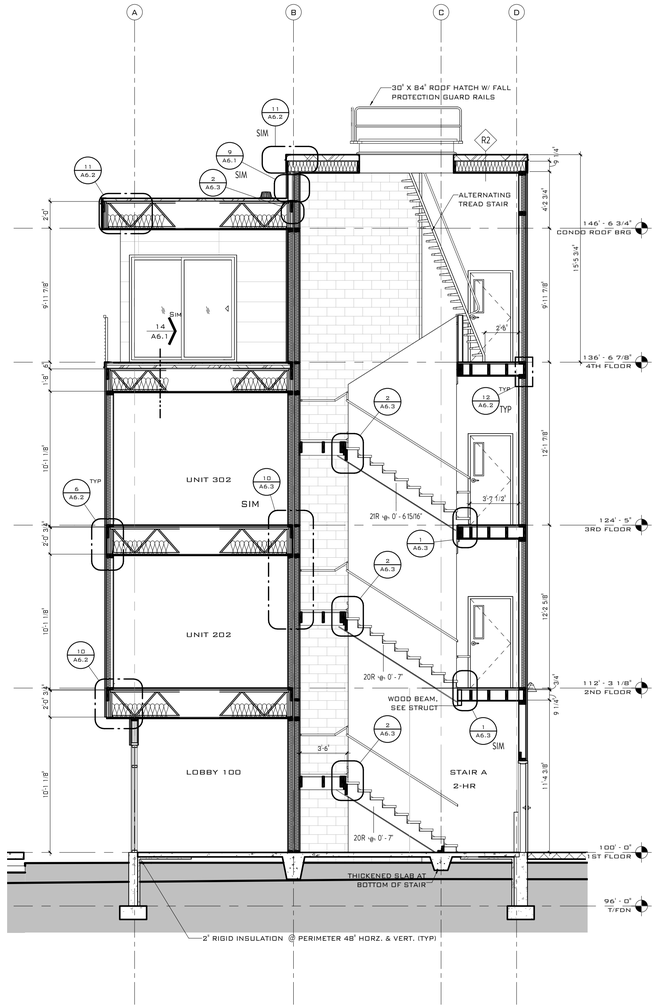
A4.6-C



3 STAIR B SECTION - CONDO
3/16" = 1'-0"



2 ELEVATED RAMP SECTION
1/4" = 1'-0"



1 CONDO SECTION 5
3/16" = 1'-0"

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ARCHITECT

STRUCTURAL ENGINEER

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

DATE
11.16.2016

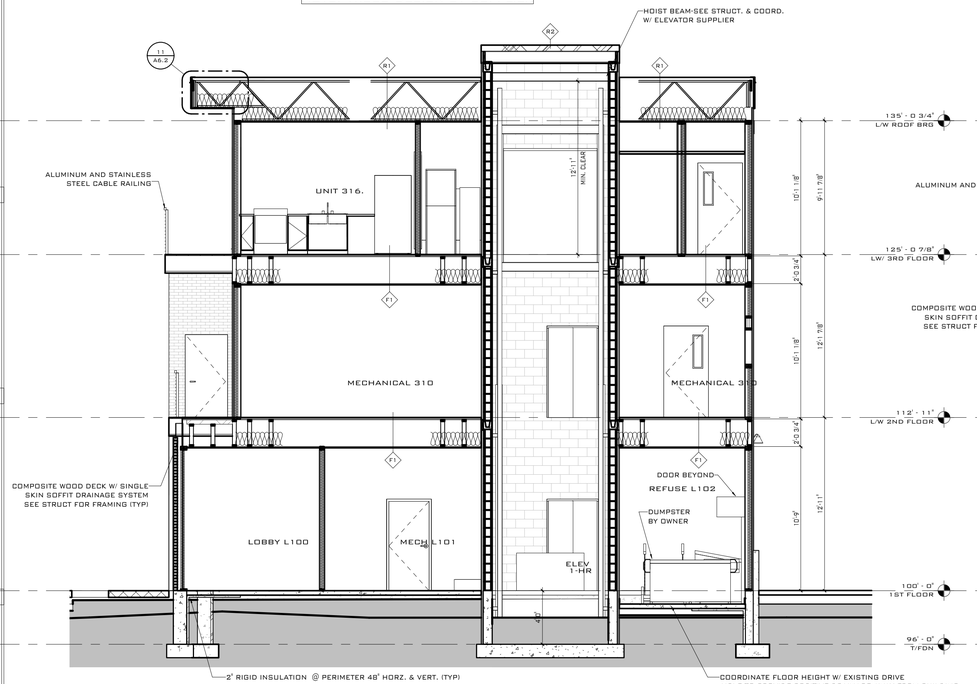
the starliner
810 EAST WASHINGTON AVENUE - (818 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS;
825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS) MADISON, WI

BUILDING SECTIONS

SCALE: As indicated

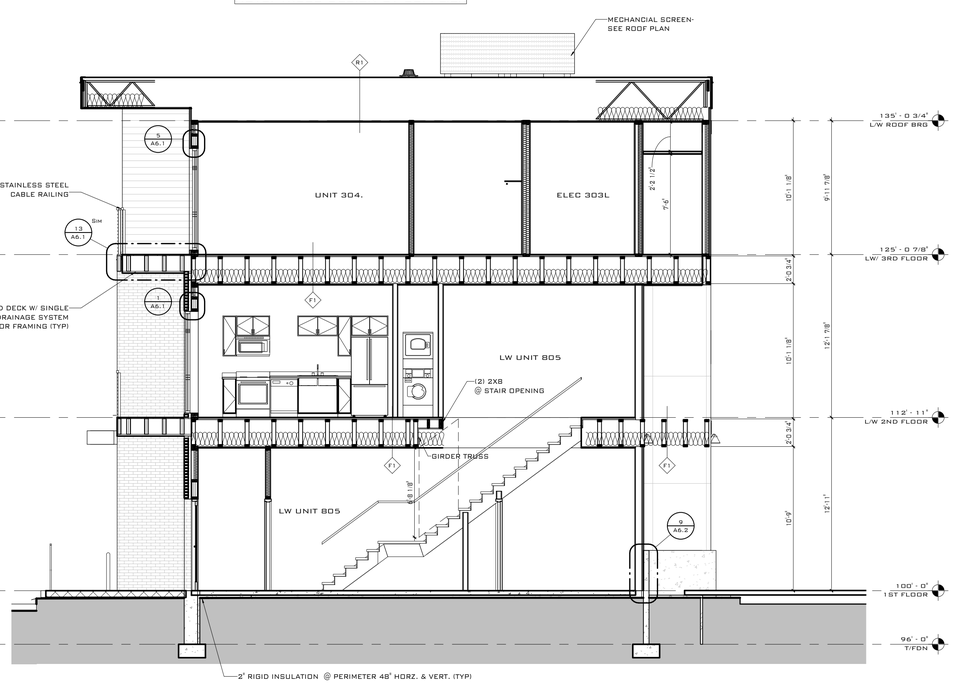
A4.7-C

NOTE: TRUSS DESIGN BY SUPPLIER



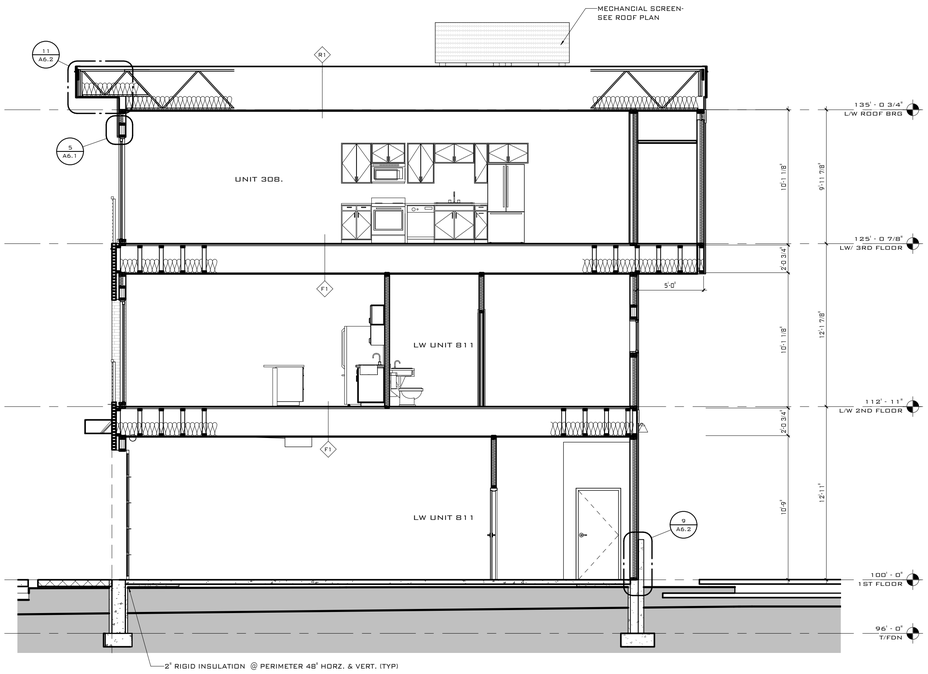
4 LOFT SECTION 4
3/16" = 1'-0"

NOTE: TRUSS DESIGN BY SUPPLIER



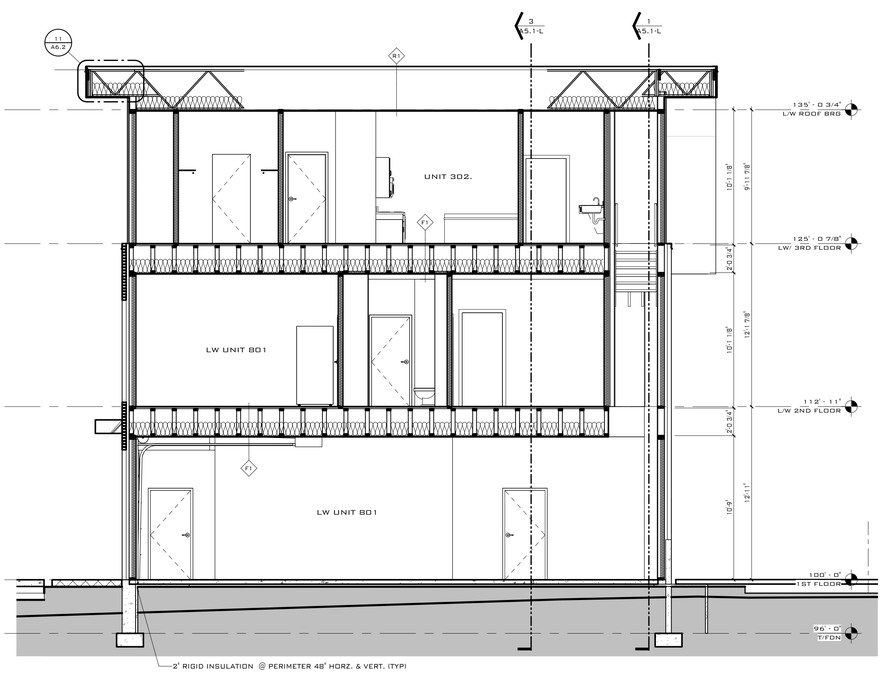
2 LOFT SECTION 2
3/16" = 1'-0"

NOTE: TRUSS DESIGN BY SUPPLIER



3 LOFT SECTION 3
3/16" = 1'-0"

NOTE: TRUSS DESIGN BY SUPPLIER



1 LOFT SECTION 1
3/16" = 1'-0"

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DRAWING NOTES

CODE NOTES

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GEBHARDT DEVELOPMENT

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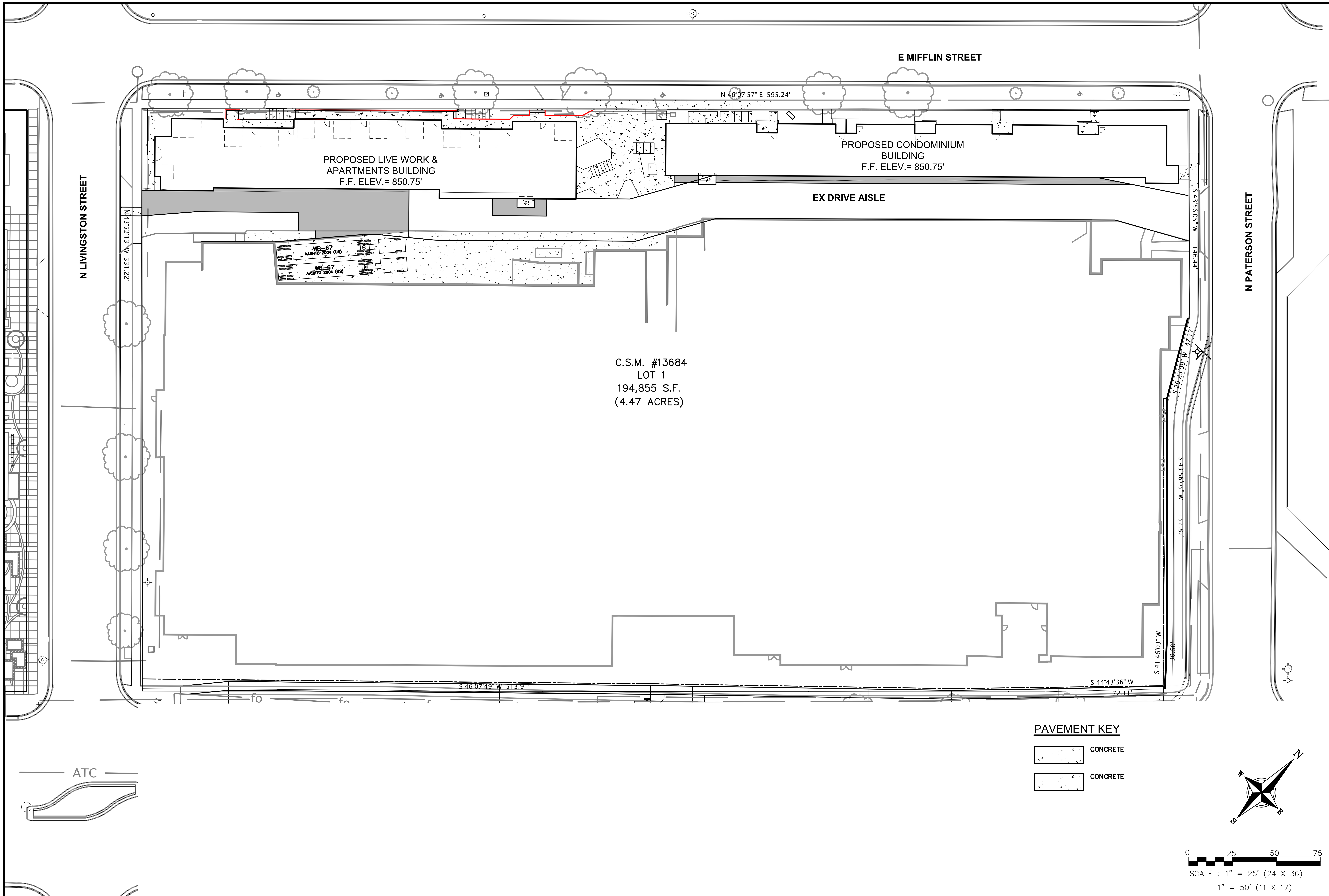
the starliner
810 EAST WASHINGTON AVENUE - (818 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS;
825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS) MADISON, WI

BUILDING SECTIONS

SCALE: 3/16" = 1'-0"

A4.10-L



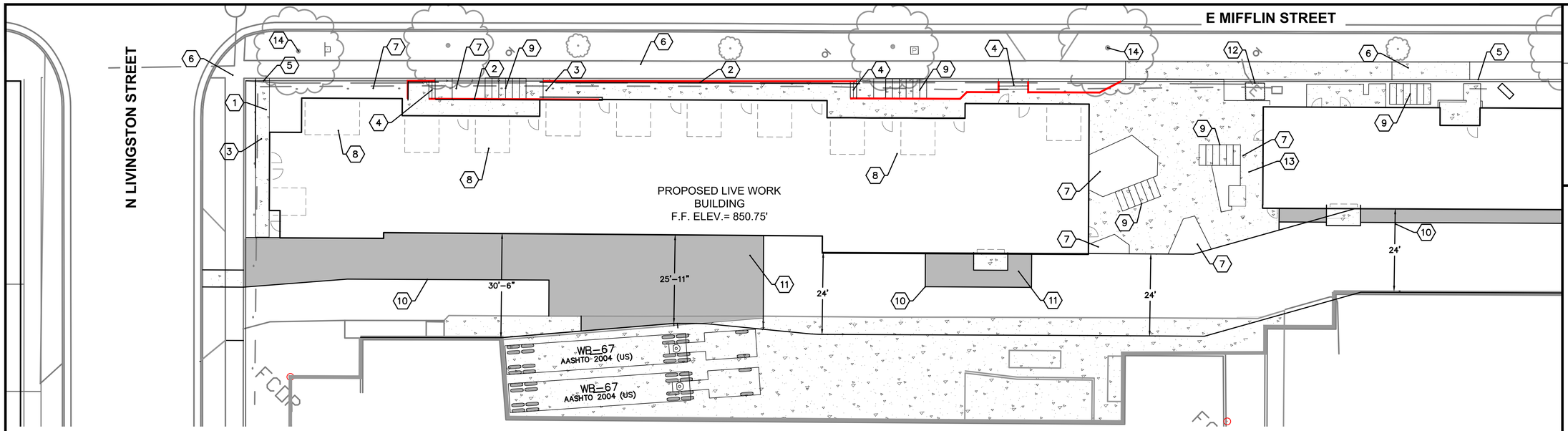
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	11-9-16

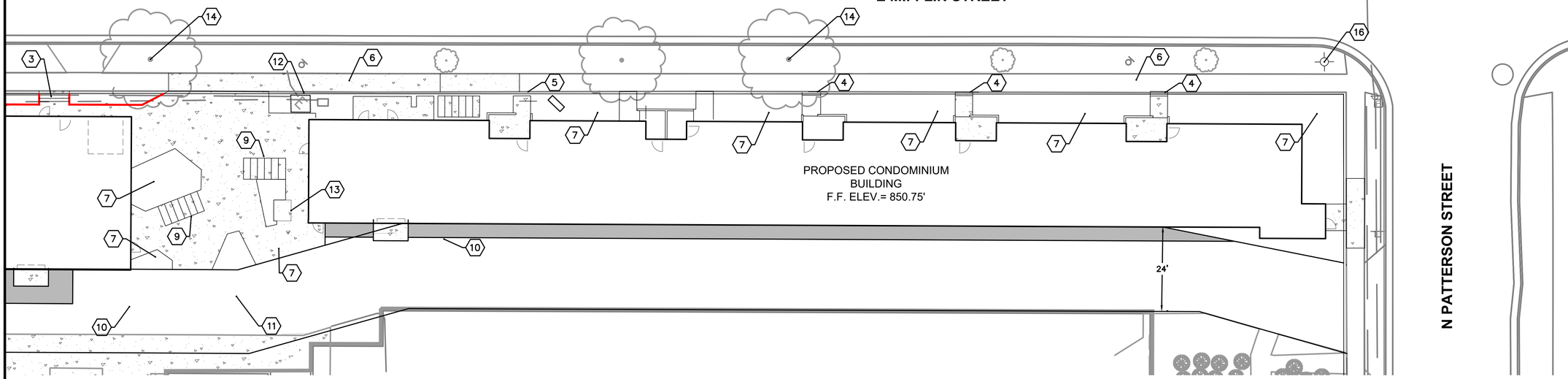
PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378

THE STARLINER
OVERALL SITE PLAN
819 E MIFFLIN STREET
MADISON, WISCONSIN

C102

X:\files\1272 The Starliner\Dwg\Design\1272 Site Plan.dwg | 11/9/2016 11:22:55 AM





PLAN KEY

1. CONCRETE SIDEWALK, TYP.
2. THICKENED SLAB EDGE WITH GUARDRAIL, SEE ARCHITECTURAL PLANS
3. ACCESSIBLE RAMP & RAILING, SEE ARCHITECTURAL PLANS
4. STAIRS, SEE ARCHITECTURAL PLANS
5. MATCH EXISTING SIDEWALK, TYP.
6. EXISTING SIDEWALK TO REMAIN, TYP.
7. LANDSCAPE AREA, TYP. SEE LANDSCAPE PLANS
8. OVERHEAD DOOR, TYP.
9. BICYCLE RACK, TYP.
10. SAWCUT EXISTING ASPHALT
11. ASPHALT PAVEMENT
12. EX TRANSFORMER LOCATION – TO BE MOVED
13. NEW TRANSFORMER LOCATION
14. EXISTING TREE, TYP.
15. EXISTING FIRE HYDRANT
16. EXISTING STREET LIGHT

PAVEMENT KEY

CONCRETE PAVEMENT

ASPHALT PAVEMENT

0 15 30 45

SCALE : 1" = 15' (24 X 36)

1" = 30' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	11-9-16

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Waunakee, WI 53597
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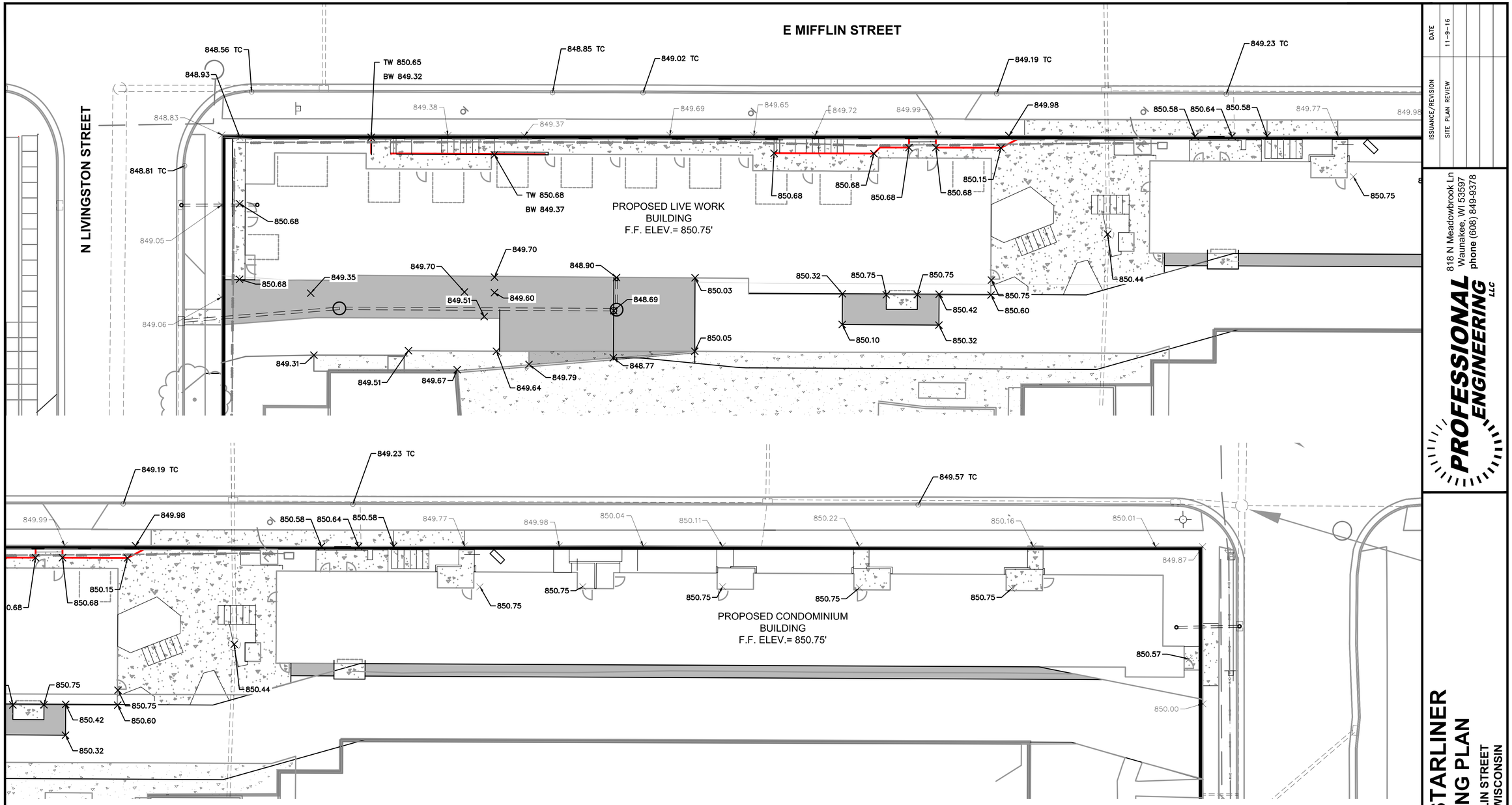
PROFESSIONAL ENGINEERING LLC

THE STARLINER
SITE PLAN

819 E MIFFLIN STREET
MADISON, WISCONSIN

C103



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	SPOT ELEVATION
o 850.00 TC	TOP OF CURB ELEVATION
× 850.00 TW	TOP OF WALL/RAISED SIDEWALK
× 850.00 BW	BOTTOM OF WALL/RAISED SIDEWALK

N W E S

0 15 30 45

SCALE : 1" = 15' (24 X 36)
1" = 30' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	11-9-16

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Waunakee, WI 53597
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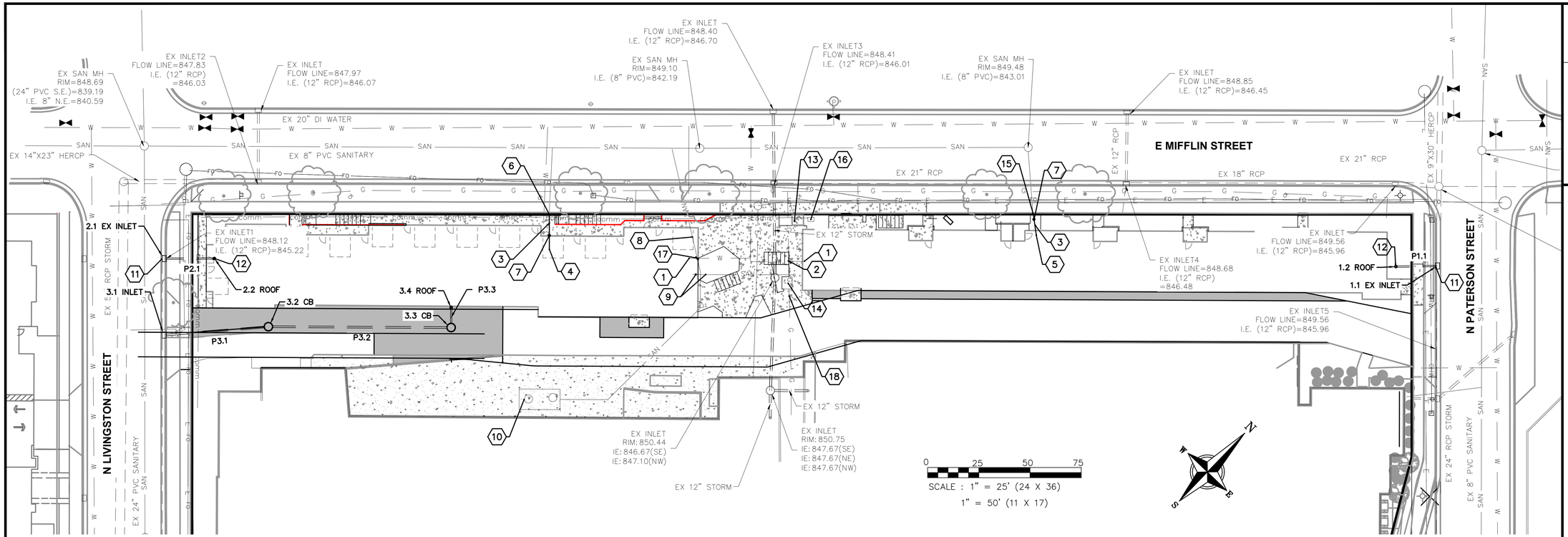
THE STARLINER
GRADING PLAN
819 E MIFFLIN STREET
MADISON, WISCONSIN

C200



UTILITY NOTES

1. 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.

2. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.

3. 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.

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

5. 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.

6. ALL STORM SEWER PIPE TO BE ADS N-12 PIPE OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.

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

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

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

10. 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.

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

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

13. 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.

14. 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.

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

PLAN KEY

1. CONNECT TO EXISTING 6" WATER SERVICE
2. EXISTING 6" GATE VALVE
3. 6" SANITARY LATERAL @ 1% MIN. SLOPE
4. 6" SANITARY INV=842.00. EXTEND 5 FEET INTO BUILDING
5. 6" SANITARY INV=843.60. EXTEND 5 FEET INTO BUILDING
6. CONNECT TO EXISTING 6" SANITARY SEWER LATERAL. APPROX IE=842.7'
7. SANITARY CLEAN OUT
8. EXISTING SANITARY LATERAL TO BE RELOCATED
9. EXISTING 6" SANITARY LATERAL TO BE ABANDONED
10. EXISTING GREASE TRAP
11. CONNECT TO EXISTING STORM SEWER INLET PER CITY STANDARDS
12. CONNECT TO INTERNAL ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR.
13. RELOCATE EXISTING TRANSFORMER
14. NEW TRANSFORMER LOCATION
15. CONNECT TO EXISTING 6" SANITARY SEWER LATERAL. APPROX IE=843.9'
16. EXISTING CHARTER VAULT
17. RELOCATE EXISTING 6" GATE VALVE OUTSIDE OF BUILDING FOOTPRINT
18. RELOCATE EXISTING GAS LINE

STRUCTURE TABLE

STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 EX INLET	CONNECT TO EXISTING INLET	846.21	P1.1, 8" INV IN =845.50		
1.2 ROOF	CONNECT TO INTERIOR ROOF DRAIN	850.75		P1.1, 8" INV OUT =845.89	
2.1 EX INLET	CONNECT TO EXISTING INLET	846.21	P2.1, 8" INV IN =845.50		
2.2 ROOF	CONNECT TO INTERIOR ROOF DRAIN	850.75		P2.1, 8" INV OUT =845.99	
3.1 INLET	2X3-FT	846.08	P3.1, 10" INV IN =845.20		NEENAH R-3290A
3.2 CB	3' DIA. CB	849.23	P3.2, 10" INV IN =845.52	P3.1, 10" INV OUT =845.51	NEENAH R-2050, TYPE D
3.3 CB	3' DIA. CB	848.68	P3.3, 8" INV IN =845.97	P3.2, 10" INV OUT =845.97	NEENAH R-2050, TYPE D
3.4 ROOF	CONNECT TO INTERIOR ROOF DRAIN	848.89		P3.3, 8" INV OUT =846.07	

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	8"	21'	1.90%	ADS N-12	845.89'	845.50'
P2.1	8"	25'	2.00%	ADS N-12	845.99'	845.50'
P3.1	10"	52'	0.61%	ADS N-12	845.51'	845.20'
P3.2	10"	90'	0.50%	ADS N-12	845.97'	845.52'
P3.3	8"	10'	1.04%	ADS N-12	846.07'	845.97'

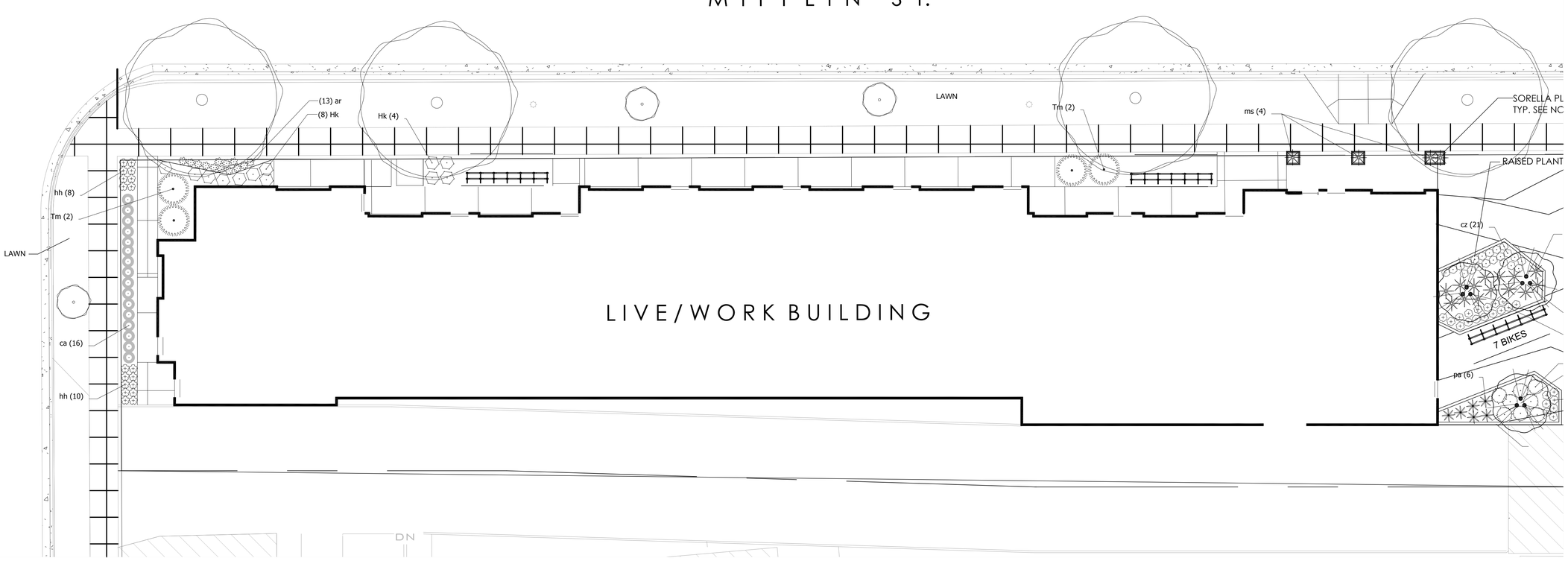
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	11-9-16

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

THE STARLINER
UTILITY PLAN
819 E MIFFLIN STREET
MADISON, WISCONSIN

C300

LANDSCAPE PLAN: LIVE/WORK BUILDING



GENERAL NOTES:

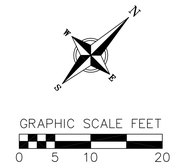
1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds and maintenance strip to be mulched with 1.5" trap rock to 3" depth min. over weed barrier fabric .
8. Planters at lobby entrance to live/work building to be Sorella Planters by Landscape Forms or equal. Square planters are 30" x 30", rectangular planters are 30" x 45". All planters to be 30" ht. Material to be satin-finished stainless steel.

PLANT SCHEDULE

FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
Cm	Cornus mas / Cornelian Cherry Dogwood	B & B		6` ht.	3
Hm	Heptacodium miconioides / Seven Sons Flower	10 gal		6` ht.	1
Pm	Prunus maackii / Amur Chokecherry Clump	B & B		12-15` H	4

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
Hk	Hypericum kalmianum `Ames` / St. Johns Wort	3 gal	Cont		24
Js	Juniperus sabina `Blue Forest` / Blue Forest Juniper	3 gal			8
Tm	Taxus x media `Tauntonii` / Tauton Yew	5 gal			18

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
ar	Astilbe x arendsii `Rheinland` / Rhineland False Spiraea	4" pot			63
ca	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal			38
cz	Coreopsis verticillata `Zagreb` / Zagreb Thread Leaf Coreopsis	1 gal			51
hh	Hemerocallis x `Happy Returns` / Happy Returns Daylily	1 gal			57
ls	Liatris spicata `Kobold` / Spike Gayfeather	1 gal			30
ms	Miscanthus sinensis `Purpurescens` / Flame Grass	1 gal			18
mp	Monarda didyma `Petite Delight` / Petite Delight Bee Balm	4" pot			23
pa	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	4" pot			89



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planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Landscape Plan
The Starliner/Galaxie Phase 3
810 E Washington Ave
Madison, WI

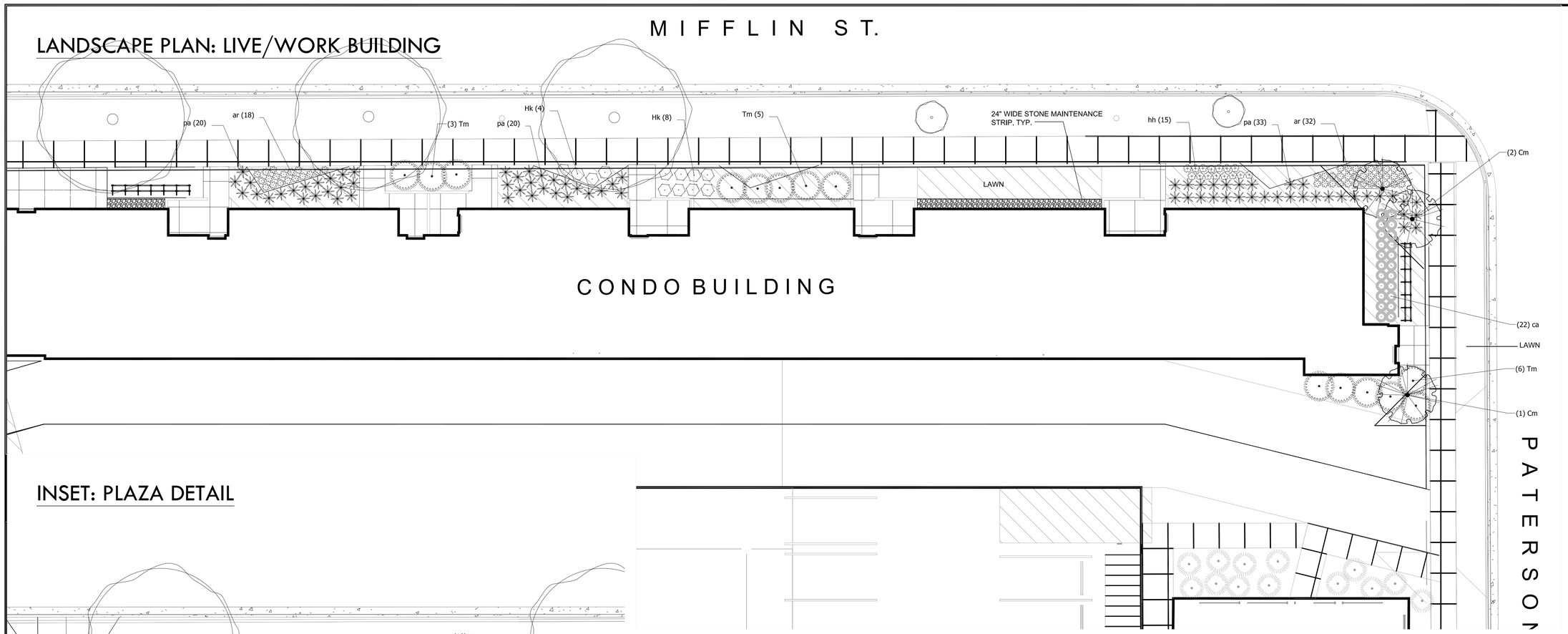
REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

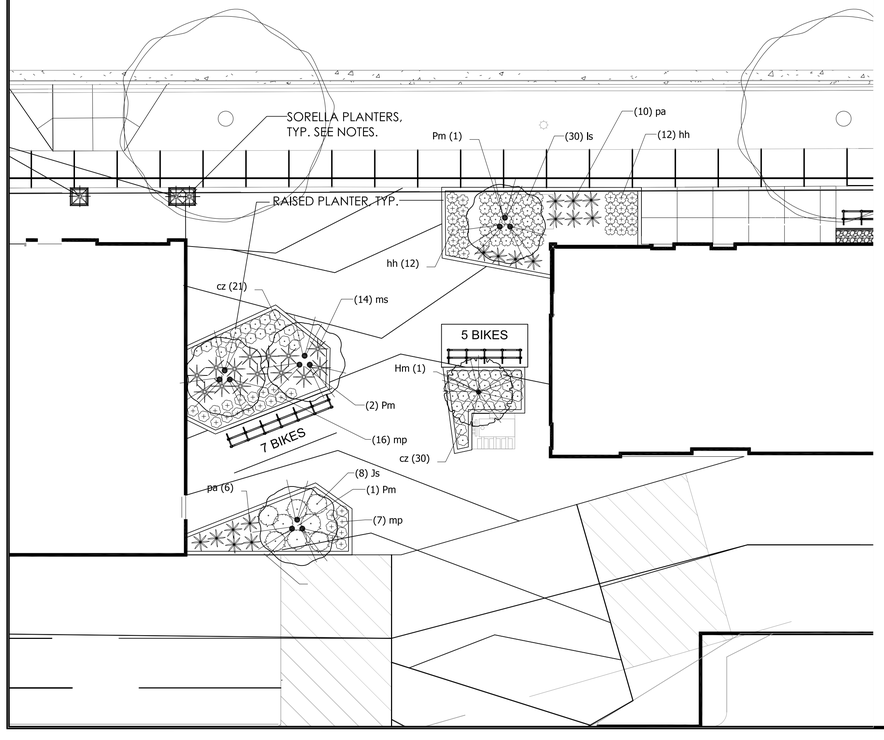
SCALE: AS SHOWN
DATE: 11.11.2016
DRAFTER: SVIN
CHECKED:
PROJECT NO.: 160338
SHEET: 1 OF 3
DWG. NO.: L100

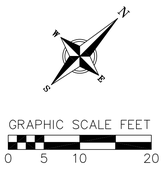
11 Nov 2016 - 2:44p M:\Gebhardt Developers\160338_Galaxie Phase 3\CADD\160338_Starliner Landscape.dwg by: svin

LANDSCAPE PLAN: LIVE/WORK BUILDING



INSET: PLAZA DETAIL





GRAPHIC SCALE FEET
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999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Landscape Plan
The Starliner/Galaxie Phase 3
810 E Washington Ave
Madison, WI

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

SCALE
AS SHOWN

DATE
11.11.2016

DRAFTER
SVIN

CHECKED

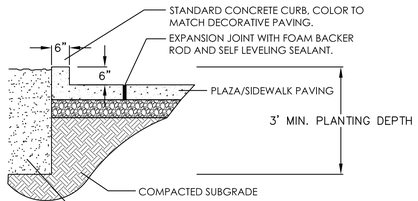
PROJECT NO.
160338

SHEET
2 OF 3

DWG. NO.
L101

11 Nov 2016 - 2:43p M:\Gebhardt Developers\160338_Galaxie Phase 3\CADD\160338_Starliner Landscape.dwg by: svin

1 RAISED PLANTER DETAIL



NOTE: SEE PLAN FOR INDIVIDUAL PLANTER SHAPES & LOCATIONS

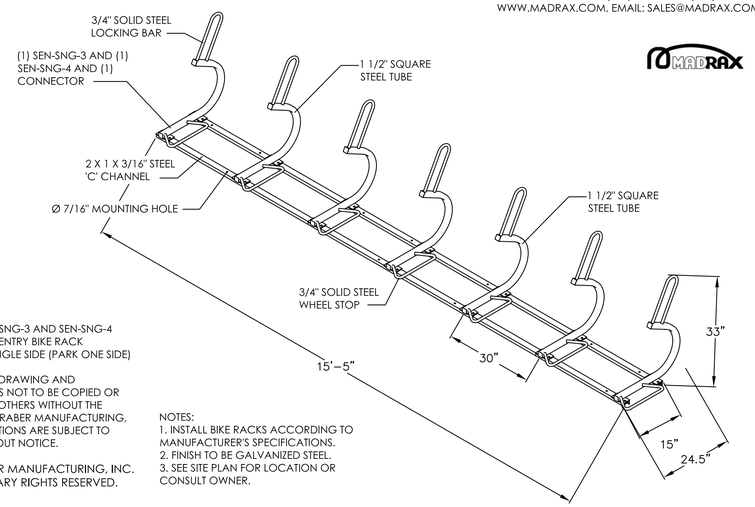
GRAPHIC SCALE FEET

0 .5 1 2

2 BIKE RACK DETAIL

MADRAX DIVISION

GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1081
WWW.MADRAX.COM, EMAIL: SALES@MADRAX.COM



PRODUCT: SEN-SNG-3 AND SEN-SNG-4
DESCRIPTION: SENTRY BIKE RACK
7 BIKE, SINGLE SIDE (PARK ONE SIDE)

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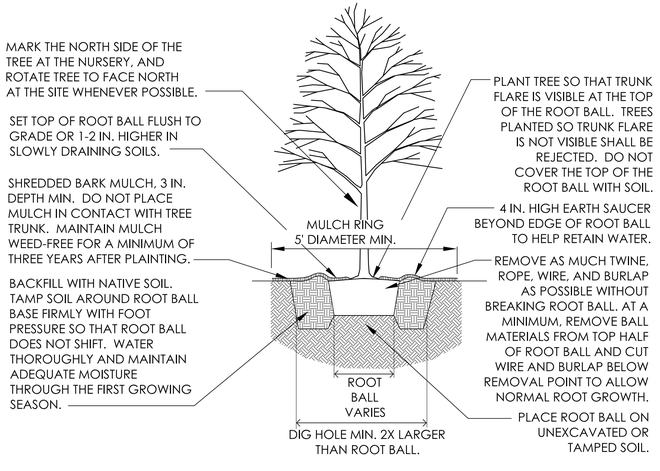
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. FINISH TO BE GALVANIZED STEEL.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

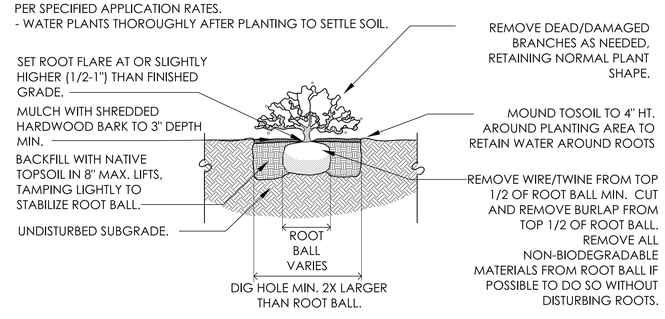
3 TREE PLANTING DETAIL

NOTES:
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



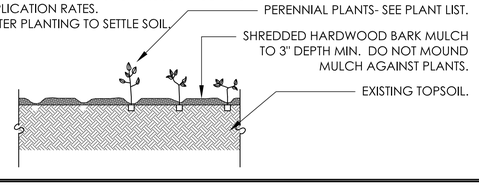
4 SHRUB PLANTING DETAIL

NOTES:
- KEEP CONTAINER/BURLAP ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS SHALL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SURFACE OF SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



5 PERENNIAL PLANTING DETAIL

NOTES:
- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



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999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Landscape Details

The Starliner/Galaxie Phase 3
810 E Washington Ave
Madison, WI

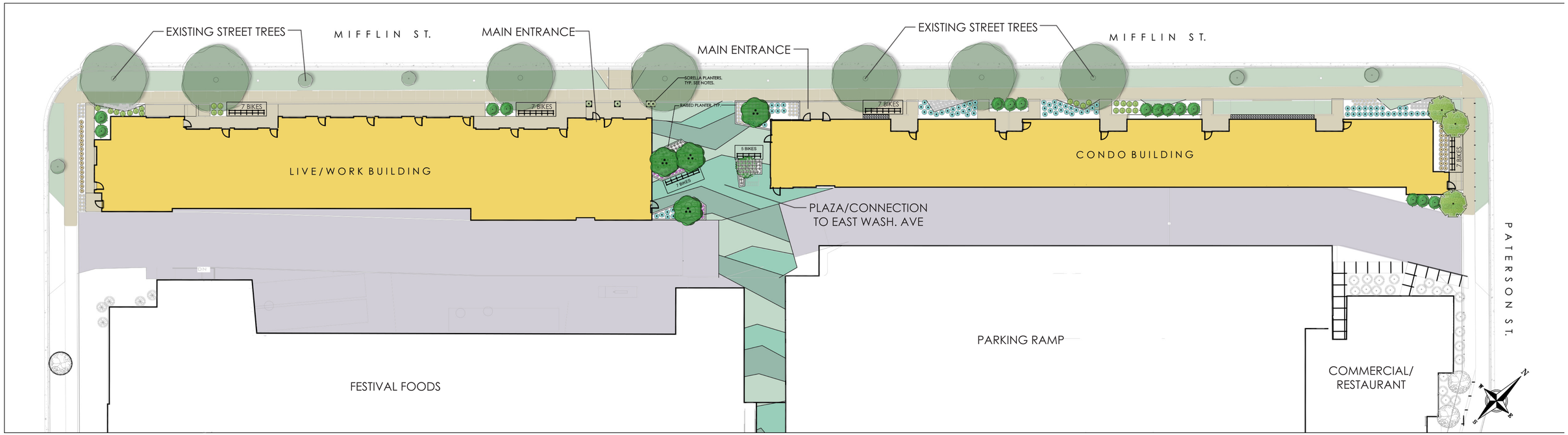
REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

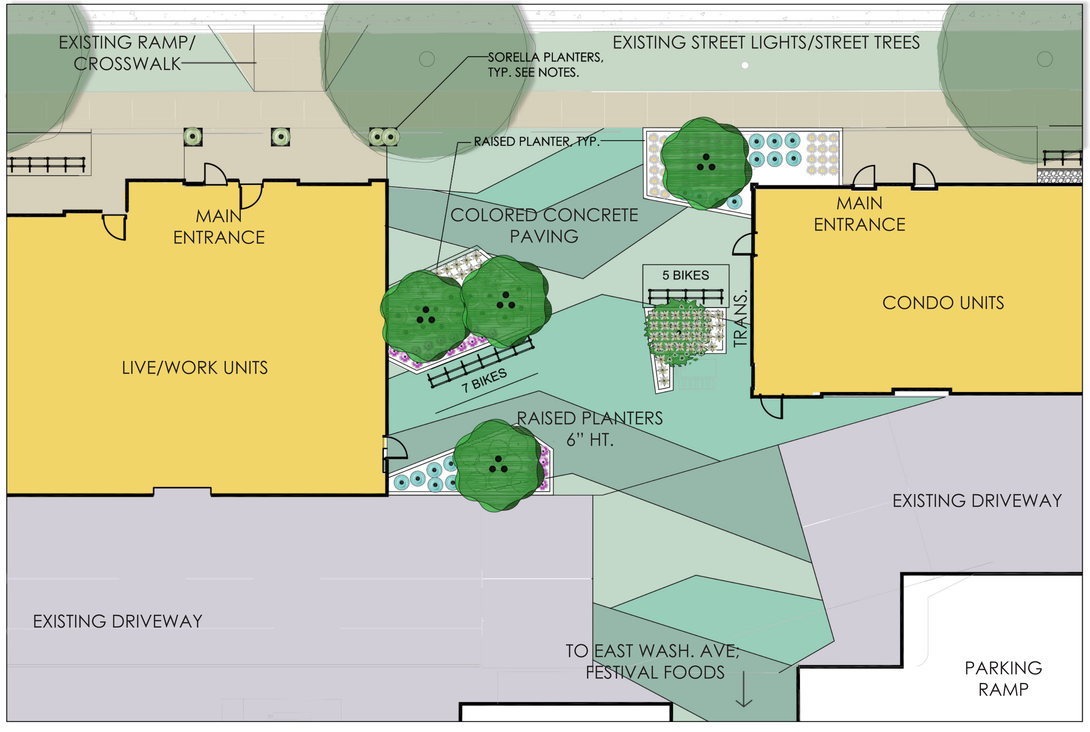
SCALE: AS SHOWN
DATE: 11.11.2016
DRAFTER: SVIN
CHECKED:
PROJECT NO.: 160338
SHEET: 3 OF 3
DWG. NO.: L102

11 Nov 2016 - 2:45p M:\Gebhardt Developers\160338_Galaxie Phase 3\CADD\160338_Starliner Landscape.dwg by: svin

SITE PLAN: STARLINER LIVE/WORK AND CONDO BUILDINGS



DETAIL: PLAZA AREA



GEBHARDT DEVELOPMENT

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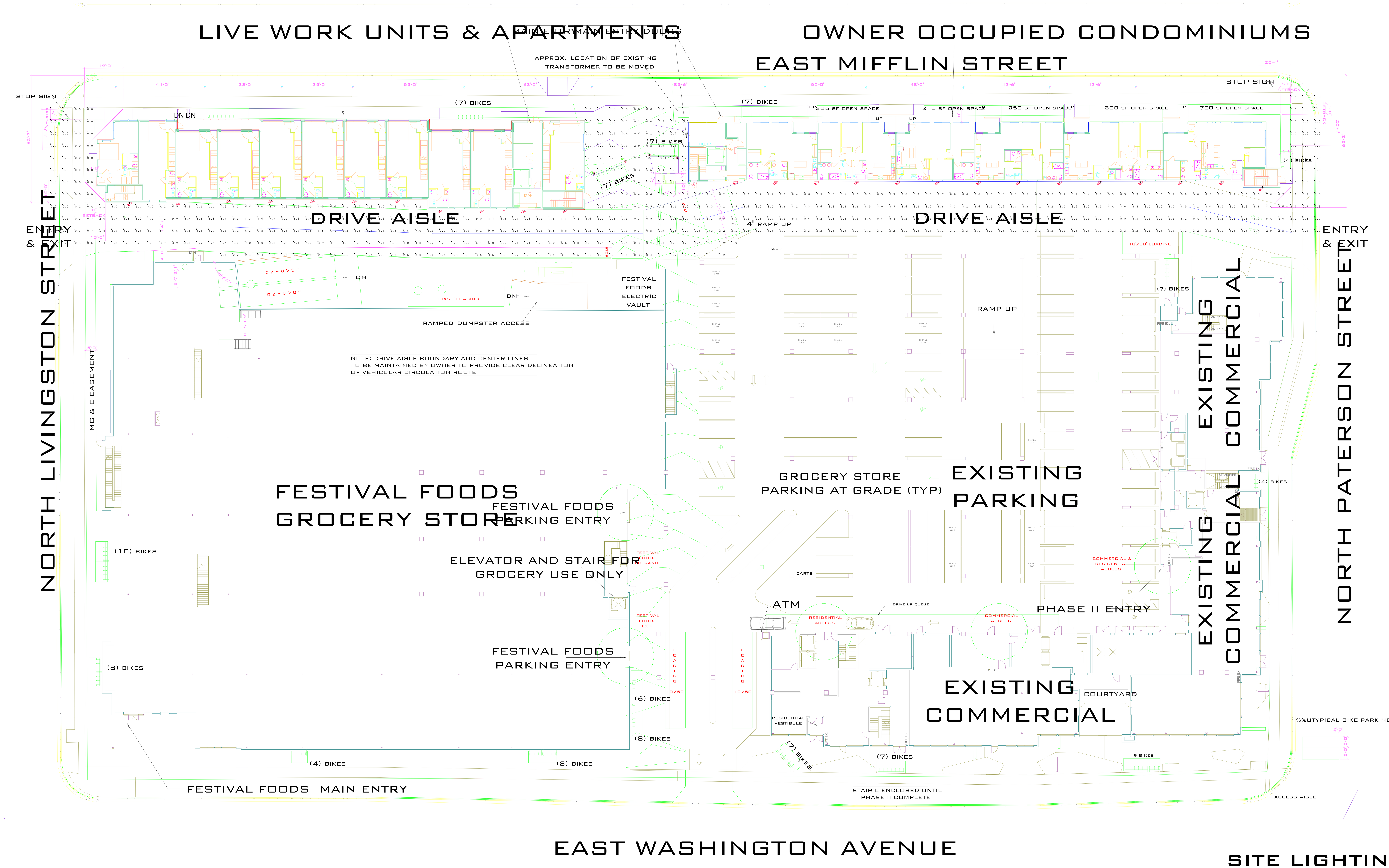
L103

Calculation Summary				
Label	Max	Min	Avg	Units
GROUND	12.1	0.0	4.41	Fc

SPECIALIZED ELECTRIC
1041 Thousand Oaks Trail
Verona, Wi. 53593
608-845-8484

REVA DATE: 11-15-16

GALAXY MIFFLIN ST MADISON, WI



SITE LIGHTING PLAN

SL1.0

LIGHT BOLLARD:
CREE, THE EDGE PWY-EDG-5M
P4, 42" BRONZE

DRIVE AISLE SCONCE:
COOPER LIGHTING, LUMARK XTOR5A
FULL CUT OFF 11"X8 3/4"
50 W, 4,282 DELIVERED LUMENS

MECHANCIAL VENT COVERS
CLEAR ANNODIZED ALUM.

SEIHO
Seiho International.Inc.

SUBMITTAL SHEET

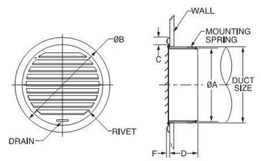
www.seiho.com

Model: SX

Aluminum Vent Cap

- Fresh Air Intake/Exhaust Outlet
- For Interior and Exterior Location
- Optional Insect Screen (SX-N)

- **Material: Aluminum**
- **Standard Finish: Clear Anodized**



MODEL	DUCT SIZE	A	B	C	D	F	FREE AREA
SX 3	3	2 29/32	4 13/16	19/32	1 3/8	9/32	0.02 sq. ft.
SX 4	4	3 15/16	5 23/32	19/32	1 27/32	9/32	0.04 sq. ft.
SX 5	5	4 3/4	6 21/32	19/32	1 25/32	9/32	0.05 sq. ft.
SX 6	6	5 23/32	8	25/32	2 3/4	9/32	0.08 sq. ft.
SX 7	7	6 11/16	8 31/32	29/32	2 3/4	9/32	0.11 sq. ft.
SX 8	8	7 11/16	10	25/32	2 31/32	9/32	0.14 sq. ft.

Product information is subject to change without notice. All dimensions in inches.

JOB NAME:	SUBMITTED BY:	DATE:	**Model SX** Aluminum Vent Cap
LOCATION:			Form No.400-22
ARCHITECT:			
ENGINEER:			
CONTRACTOR:			

P.O.Box 91813 Pasadena, CA 91109 U.S.A. Tel: (800) 248-0030 (626) 395-7299 Fax: (626) 395-7290 http://www.seiho.com e-mail: info@seiho.com

SEIHO
Seiho International.Inc.

SUBMITTAL SHEET

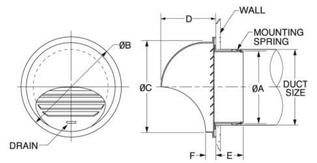
www.seiho.com

Model: SFX

Aluminum Vent Cap

- Fresh Air Intake/Exhaust Outlet
- For Interior and Exterior Location
- Optional Insect Screen (SFX-N)

- **Material: Aluminum**
- **Standard Finish: Clear Anodized**



MODEL	DUCT SIZE	A	B	C	D	E	F	FREE AREA
SFX 3	3	2 29/32	4 3/4	3 25/32	2 11/16	1 9/16	9/16	0.02 sq. ft.
SFX 4	4	3 15/16	6 3/32	5 1/8	3 1/32	1 9/16	3/4	0.04 sq. ft.
SFX 5	5	4 3/4	6 29/32	5 29/32	3 15/16	1 31/32	3/4	0.05 sq. ft.
SFX 6	6	5 23/32	8 1/16	7 1/16	4 17/32	2 9/16	3/4	0.08 sq. ft.
SFX 7	7	6 11/16	9 15/32	8 9/32	5 1/8	2 9/16	3/4	0.11 sq. ft.
SFX 8	8	7 11/16	10 5/8	9 7/16	5 29/32	2 31/32	3/4	0.14 sq. ft.
SFX 10	10	9 47/32	13	11 13/16	6 29/32	3 1/32	3/4	0.24 sq. ft.
SFX 12	12	11 39/64	14 11/64	13	7 31/64	2 3/4	3/4	0.31 sq. ft.

Product information is subject to change without notice. All dimensions in inches.

JOB NAME:	SUBMITTED BY:	DATE:	**Model SFX** Aluminum Vent Cap
LOCATION:			Form No.402-23
ARCHITECT:			
ENGINEER:			
CONTRACTOR:			

P.O.Box 91813 Pasadena, CA 91109 U.S.A. Tel: (800) 248-0030 (626) 395-7299 Fax: (626) 395-7290 http://www.seiho.com e-mail: info@seiho.com

ARCHITECT

STRUCTURAL ENGINEER

UDC RESUBMITTAL

GEBHARDT DEVELOPMENT

MIDWEST MODERN

DATE
11/16/16

the starliner

810 EAST WASHINGTON AVENUE - (918 EAST MIFFLIN ST. LIVE/WORK BASE ADDRESS:
825 EAST MIFFLIN ST. CONDOMINIUMS BASE ADDRESS) MADISON, WI

PRODUCT DETAILS

SCALE:

PD

DESCRIPTION

The patent pending Lumark Crosstour™ MAXX LED Wall Pack Series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

LUMARK® energy solutions

Catalog #		Type
Project		TYPE OB BUILDING LIGHTS
Comments		
Prepared by		

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 50W and 85W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour luminaries are thermally optimized with two lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

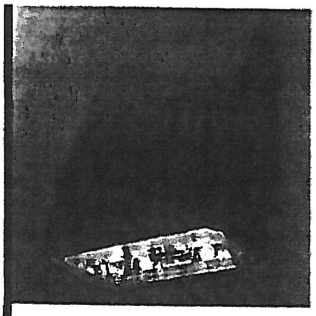
Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 50W and 85W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available. Crosstour MAXX luminaires maintain greater than 83% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation.

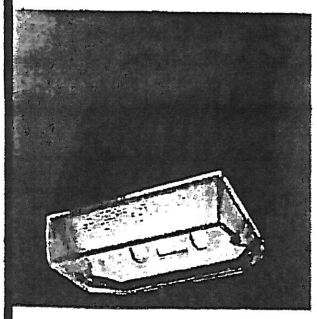
Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.



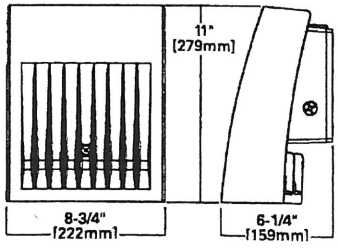


XTOR
CROSSTOUR MAXX LED

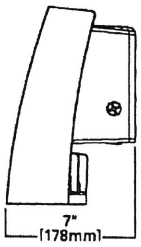
APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS

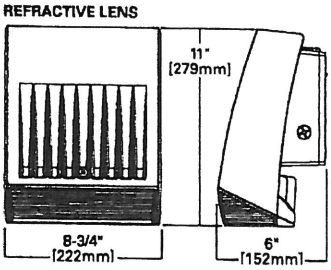
FULL CUTOFF



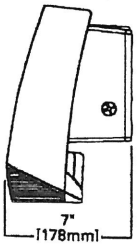
DEEP BACK BOX



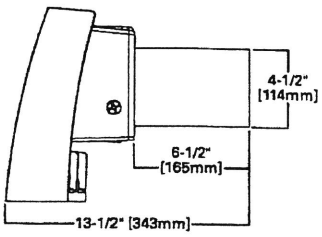
REFRACTIVE LENS



DEEP BACK BOX

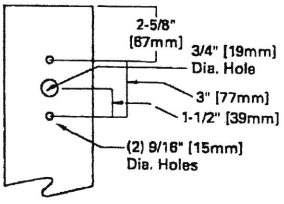


OPTIONAL POLE MOUNT ARM

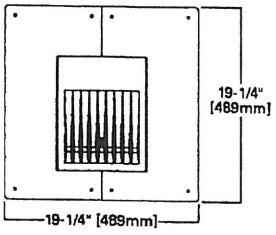


ARM DRILLING

TYPE "C"



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
Lighting Facts® Registered
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR5A/XTOR9A = 0.54
With Pole Mount Arm = 0.98

SHIPPING DATA:
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

* www.designlights.org

Cooper Lighting
by EATON

POWER AND LUMENS BY FIXTURE MODEL

50W LED Information	XTOR5A	XTOR5ARL	XTOR5A-N	XTOR5ARL-N
Delivered Lumens	4,282	4,553	3,532	3,830
B.U.G. Rating	B1-U0-G1	B1-U3-G2	B1-U0-G1	B1-U3-G2
CCT (Kelvin)	5000K	5000K	3500K	3500K
CRI (Color Rendering Index)	65	65	68	68
Power Consumption (Watts)	50W	50W	50W	50W

85W LED Information	XTOR9A	XTOR9ARL	XTOR9A-N	XTOR9ARL-N
Delivered Lumens	7,192	7,416	5,456	5,702
B.U.G. Rating	B1-U0-G1	B1-U3-G3	B1-U0-G1	B1-U3-G2
CCT (Kelvin)	5000K	5000K	3500K	3500K
CRI (Color Rendering Index)	65	65	68	68
Power Consumption (Watts)	86W	85W	84W	82W

EGRESS Information	50W and 85W Full Cutoff CBP Egress LED	50W and 85W Refractive Lens CBP Egress LED
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	85
Power Consumption (Watts)	1.8W	1.8W

CURRENT DRAW

Current (A)	Model Series			
	XTOR5A	XTOR9A	XTOR5A-CBP (Fixture/Battery)	XTOR9A-CBP (Fixture/Battery)
120V	0.43	0.72	0.68/0.25	0.97/0.25
208V	0.25	0.41	--	--
240V	0.22	0.36	--	--
277V	0.20	0.32	0.41/0.21	0.53/0.21
347V	0.16	0.26	--	--
480V	0.12	0.19	--	--

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance	Theoretical L70 (Hours)
50W Model	72,000 Hours	
25°C	98%	500,000
40°C	97%	490,000
50°C	97%	490,000
85W Model	72,000 Hours	
25°C	96%	221,000
40°C	94%	192,000
50°C	83%	140,000

ORDERING INFORMATION

Sample Number: XTOR5A-N-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR5A=50W XTOR9A=85W **Refractive Lens** XTOR5ARL=50W XTOR9ARL=85W	[Blank]=Bright White (Standard) 5000K N=Neutral Warm White, 3500K	[Blank]=Carbon Bronze (Standard) WT=Summit White	347V=347V [2, 3, 4, 5] 480V=480V [2, 3, 4, 5] PC1=Photocontrol 120V [6] PC2=Photocontrol 208-277V [4, 7] DIM=0-10V Dimming Driver [2] PMA=Pole Mount Arm (C Drilling) with Round Adapter [3] HA=50°C High Ambient [5] MS-L20=Motion Sensor for ON/OFF Operation [2, 3, 8, 11] MS/DIM-L20=Motion Sensor for Dimming Operation [2, 3, 8, 9, 10, 11] CBP=Cold Weather Battery Pack [2, 3, 8, 12]

Accessories (Order Separately)

WG-XTORMX=Crosstour MAXX Wire Guard PB120V=Field Installed 120V Photocontrol PB277V BUTTON PC=Field Installed 208-277V Photocontrol [7] VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon [13] VA1041-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon [13] VA1042-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon [13] VA1043-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon [13] VA1044-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon [13] VA1045-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon [13]	VA1046-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon [13] VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon [13] VA1034-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon [13] VA1035-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon [13] VA1036-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon [13] VA1037-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon [13] VA1038-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon [13] VA1039-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon [13] EWP/XTORMX=Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White

NOTES: 1 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2 Not available with HA option. 3 Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20. 4 Not available with CBP option. 5 Thru-branch wiring not available with HA option or with 347V. 6 Not available with MS-L20 and MS/DIM-L20 options. 7 Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead. 8 For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'. 9 120V or 277V only. 10 Factory set to 50% power reduction after 15 minutes of inactivity. Dimming driver included. 11 Includes integral photo sensor. 12 Operating temperatures -20°C to 25°C. 13 Replace "XX" with CB for carbon bronze or WT for summit white.

STOCK ORDERING INFORMATION

50W Series	85W Series
Full Cutoff	
XTOR5A=50W, 5000K, Carbon Bronze	XTOR9A=85W, 5000K, Carbon Bronze
XTOR5A-PC1=50W, 5000K, 120V PC, Carbon Bronze	XTOR9A-PC1=85W, 5000K, 120V PC, Carbon Bronze
XTOR5A-WT= 50W, 5000K, Summit White	XTOR9A-WT=85W, 5000K, Summit White
XTOR5A-N=50W, 3500K, Carbon Bronze	XTOR9A-PC2=85W, 5000K, 208-277V PC, Carbon Bronze
	XTOR9A-480V=85W, 5000K, 480V, Carbon Bronze
	XTOR9A-PMA=85W, 5000K, Pole Mount Arm, Carbon Bronze
Refractive Lens	
XTOR5ARL=50W, 5000K, Refractive Lens, Carbon Bronze	XTOR9ARL=85W, 5000K, Refractive Lens, Carbon Bronze
XTOR5ARL-PC1=50W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR9ARL-PC1=85W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR5ARL-WT=50W, 5000K, Refractive Lens, Summit White	XTOR9ARL-WT=85W, 5000K, Refractive Lens, Summit White
XTOR5ARL-N=50W, 3500K, Refractive Lens, Carbon Bronze	XTOR9ARL-PC2=85W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
	XTOR9ARL-480V=85W, 5000K, Refractive Lens, 480V, Carbon Bronze
	XTOR9ARL-PMA=85W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

Days Quick-Ship

5-DAY QUICK SHIP ORDERING INFORMATION

50W Series	85W Series
Full Cutoff	
XTOR5A-CBP=50W, 5000K, Carbon Bronze, Cold Weather Battery Pack	XTOR9A-CBP=85W, 5000K, Carbon Bronze, Cold Weather Battery Pack
XTOR5A-480V=50W, 5000K, Carbon Bronze, 480V	XTOR9A-N=85W, 3500K, Carbon Bronze
XTOR5A-PC2=50W, 5000K, Carbon Bronze, 208-277V PC	
Refractive Lens	
XTOR5ARL-PC2=50W, Refractive Lens, 5000K, Carbon Bronze, 208-277V PC	XTOR9ARL-CBP=85W, Refractive Lens, 5000K, Carbon Bronze, Cold Weather Battery Pack
XTOR5ARL-CBP=50W, Refractive Lens, 5000K, Carbon Bronze, Cold Weather Battery Pack	XTOR9ARL-N=85W, Refractive Lens, 3500K, Carbon Bronze
XTOR5ARL-480V=50W, Refractive Lens, 5000K, Carbon Bronze, 480V	

THE EDGE® PWY-EDG-5M

Pathway Luminaire - Type V Medium

TYPE OC
BOLLARDS

Product Description

Duable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole without visible mounting hardware for clean apperance. Pole mounts to rugged die cast aluminum internal flange secured by (3) 3/8-16 anchor bolts (provided). Note: T45 Torx 3/8 socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

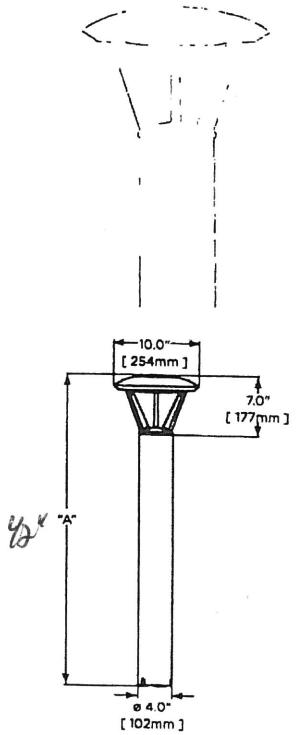
Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 5700K (+/- 500K) Standard, 4000K (+/- 300K)

Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish†

EPA and Weight: Reference EPA and Weight spec sheet



Model	Dim. "A"
Landscape-13	13" [330mm]
Landscape-18	18" [457mm]
Pathway	36" [914mm]
Pathway	42" [1067mm]
Pedestrian	96" [2438mm]

Accessories

Field Installed Accessories
XA-XBP8RSV
XA-XBP8BK
XA-XBP8RWH
XA-XBP8RBZ
XA-XBP8RPB Retro-Fit Kit - Used for replacement of existing bollards

Ordering Information

Example: PWY-EDG-5M-P0-02-D-UL-SV-350-OPTIONS

PWY-EDG	5M		02	D	UL	BZ	350	
Product	**Optic**	**Mounting**	**LED Count (#)**	**Version**	**Voltage**	**Color Options**	**Drive Current**	**Options**
PWY-EDG	**5M** Type V Medium	**P0** 13" (330mm) landscape **P1** 18" (457mm) landscape **P3** 3' (0.9m) landscape **P4** 42" (1068mm) landscape **P8** 8' (2.4m) landscape	**02**	**D**	**UL** Universal 120-277V **UH*** Universal 347-480V 12 120V 24 240V 27 347V 34* 347V 48* 480V	**SV** Silver (Standard) **BK** Black **BZ** Bronze **PB** Platinum Bronze **WH** White	**350** 350mA **525**** 525mA	**40K 4000K Color Temperature** - Color temperature per luminaire **F Fuse** - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options **HL Hi / Low (175/350/525 Dual Circuit Input)** - Refer to ML spec sheet for details - Sensor not included **TL Two-Level (175/525 w/ integrated sensor control)** - Refer to ML spec sheet for details **TL2 Two-Level (0/350 w/ integrated sensor control)** - Refer to ML spec sheet for details **TL3 Two-Level (0/525 w/ integrated sensor control)** - Refer to ML spec sheet for details **WB Welded Base** - Standard on P8 mounting option, available with P1, P3, and P4 mounting options

42"

* Available with P3, P4 and P8 mounting options.
** Available with P1, P3, P4 and P8 mounting options.
† See www.cree.com/lighting for warranty terms.

BetaLED TECHNOLOGY

c UL us

Rev. Date 11/09/2012

CREE®

www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Product Specifications

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole without visavle mounting hardware for clean apperance
- Pole mounts to rugged die cast aluminum internal flange secured by (3) 3/8-16 anchor bolts (provided)
- Note: T45 Torx 3/8 socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

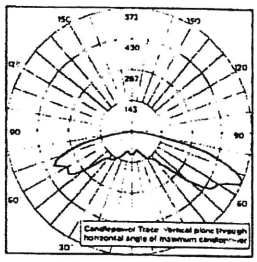
- Input Voltage: 120–277V or 347–480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

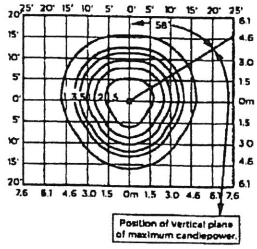
- cULus Listed
- Suitable for wet locations
- Luminaire also available with CE listing
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- ENERGY STAR Qualified LED Lighting
- Dark Sky Friendly, IDA Approved
- RoHS Compliant
- Meets Buy American requirements within ARRA

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by Independent Testing Laboratories, a NVLAP certified laboratory.



ITL Test Report #: 70714
PWY-EDG-5M-**-02-D-UL-350
Initial Delivered Lumens: 1,520



PWY-EDG-5M-**-02-D-UL-350
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 1,520
Initial FC at grade

IES Files
To obtain an IES file specific to your project consult:
http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool

Lumen Output, Electrical, and Lumen Maintenance Data

Type V Medium Distribution													
LED Count (x10)	5700K		4000K		System Watts 120–480V	TOTAL CURRENT				System Watts 347–480V**	TOTAL CURRENT		50K Hours Projected Lumen Maintenance Factor @ 15°C (59°F)***
	Initial Delivered Lumens	BUG Ratings* Per TM-15-11	Initial Delivered Lumens	BUG Ratings* Per TM-15-11		120V	208V	240V	277V		347V	480V	
350mA @ 25°C (77°F)													
18	1,498	B1 U1 G1	1,380	B1 U1 G1	22	0.18	0.12	0.10	0.10	28	0.09	0.13	91%
525mA @ 25°C (77°F)													
18	2,097	B2 U1 G2	1,932	B1 U1 G1	34	0.29	0.19	0.17	0.15	40	0.12	0.13	89%

* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf
** Utilizes magnetic step-down transformer when 525mA drive current or multi-level options are selected
*** Projected L70 (10K) Hours >60,000. For recommended lumen maintenance factor data see TD-13

www.cree.com/lighting T (800) 236-6800 F (262) 504-5415